

Planning Report

Dwelling and outbuilding

19 Melaleuca Street,
Buronga, NSW, 2739



EXECUTIVE SUMMARY

| | |
|--|---|
| Proposal | Dwelling, outbuilding, associated earthworks and retaining wall/fencing |
| Street Address | 19 Melaleuca Street, Buronga |
| Formal Land Description | Lot 5 DP 1300121 |
| Zone | RU5 - Village |
| Relevant State Environmental Planning Policies | Not applicable |

SUBJECT SITE AND SURROUNDING AREA

Site Description

The subject site comprises one parcel of land commonly known as 19 Melaleuca Street, Buronga, and more formally as Lot 5 in Deposited Plan 1300121. It has an area of approx. 914.31 square metres (sqm) and a frontage of 22.88 metres (m) to Melaleuca Street. The site resulted from a recent residential subdivision and is currently vacant. No heritage or cultural sensitivities affect the land and there are no environmental constraints or natural hazards.

The site is situated within a developing residential area of Buronga, approximately 580m to the northwest of the Buronga Midway Market Place. The surrounding area predominantly consists of residentially zoned allotments anticipating development and recently constructed single storey dwellings.

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

Aerial Image of the Site and Surrounding Area



Figure 1: Subject site and surrounding area

Site Photos



Figure 2: Aerial view of site



Figure 3: View of the site from the east



Figure 4: View of the site from the north



Figure 5: View of the site from the south



Figure 6: View of the site from the rear

PROPOSAL

DESCRIPTION

This application is for the construction of a dwelling, outbuilding, associated earthworks and retaining wall/fencing as summarised under the following points:

- The dwelling is single storey and contains four bedrooms (master with WIR and ensuite), open plan kitchen, meals and family area, walk in pantry, bathroom and separate WC, laundry, alfresco area and double garage.
- The dwelling features a contemporary exterior finish comprising face brickwork as the predominant material, complemented by decorative cladding elements on the front façade. The roof will be finished in Colorbond steel sheeting. Associated external fixtures including guttering, fascia boards, and window frames will be installed as part of the works.
- The dwelling has a maximum height of 5.6m above natural ground.
- Approximately 600mm of cut and 600mm of fill is proposed to provide a benched area for the slab. Earthworks will be managed by using a treated pine sleeper retaining wall along the southern boundary (max height 600mm).
- The outbuilding has a length of 10 metres, width of 7.5 metres and a height of 4.8 metres. This is proposed to be situated directly at the rear of the subject site along the northern boundary. The shed is proposed to contain Colorbond roofing and Colorbond cladding. The building is setback 200mm from the rear easement.

PLANNING

CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU5 – Village

The objectives of the zone are:

- *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 proposed dwelling is located within a recently subdivided estate and will support the development of Buronga. The dwelling has been designed to meet sustainability targets and is appropriately located so as not to unreasonably impact on the adjoining land. As such, the proposal supports the objectives of the RU5 zone.

Wentworth Development Control Plan

Chapter 4 – Residential Development Controls

4.1.1 Site Context and Analysis

As mentioned previously in this report, the subject land is a standard sized parcel located in an established residential area. The proposed development will be consistent with all other lots within the street by providing a single dwelling and associated structure. It is noted that there are existing dwellings within the locality that share the same resemblance as this proposal.

4.1.2 Streetscapes

The proposal is deemed to enhance the streetscape through its design and material selection. The external finishes have been chosen to sync with the wider established and emerging residential character of the area, which features a diverse range of materials and colour palettes. The architectural plans demonstrate that façade articulation has been considered, incorporating a combination of face brickwork and decorative cladding elements, along with panel lift garage doors that add visual interest.

The garage design has been integrated to complement the dwelling's overall aesthetic. In accordance with the DCP's performance standards, the garage width remains below 50% of the dwelling frontage and is set back 1.8m from the main façade, ensuring it does not dominate the street presentation. The inclusion of a front porch provides clear address to the street and establishes a welcoming entry point to the dwelling. Overall, the proposal is deemed to be in accordance with this control.

4.1.3 Front Setback

While the proposed setback of 4.5m is less than the prescriptive 6m setback identified within the DCP, the design achieves the objectives of the control. The dwelling provides adequate articulation to the street through the inclusion of a recessed garage, front porch and varied façade materials. Furthermore, the reduced setback is consistent with the setback requirements under the Inland Housing Code and is anticipated to become the prevailing setback within the subdivision.

4.1.4 Side setbacks and Corner Lot Setbacks

The dwelling has a side setback of 2 meters from the southern boundary and 6.9 meter from the northern boundary; thus, meeting this control.

While the outbuilding is located within 200mm of the northern boundary, the adjoining land is not envisaged for any sensitive land use; therefore, it is considered the proposed location will not impact on the adjoining land to the north.

4.1.5 Rear setbacks

The dwelling and outbuilding are located in excess of 3 meters from the rear boundary, thus meeting the objective.

4.1.6. Walls on Boundaries

Not applicable for this application.

4.1.7 Building heights and overshadowing

The dwelling and outbuilding have been appropriately sited to have minimal overshadowing impacts on the adjoining properties. The dwelling is single storey and has generous side and rear setbacks.

4.1.8 Site Coverage

The total site coverage is less than the 60% requirement, thus meeting the objective.

4.1.9 Private Open Space

The dwelling contains more than 40 square meters of private open space, thus meeting the objective.

4.1.10 Energy Efficiency and Solar access

All habitable rooms will receive morning or afternoon sun. A BASIX has been supplied with this application.

4.1.11 Daylight to existing windows

Not applicable for this application.

4.1.12 North-facing windows

Not applicable for this application.

4.1.13 Overlooking

Not applicable for this application.

4.1.14 Fencing and Retaining Walls

Not applicable for this application.

4.1.15 Car Parking and Vehicle Access

Sufficient car parking has been provided for the dwelling.

4.1.16 Cut and Fill

As discussed previously, approximately 600mm of cut and 500mm of fill is proposed to provide a benched area for the slab. This accords with the DCP, which specifies that cut and fill should not exceed 1m for a dwelling. Appropriate stormwater infrastructure will be installed to ensure that run off will not impact adjoining properties.

State Environmental Planning Policies (SEPP)

There are no SEPP's applicable to this application.

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

Only standard domestic mechanical plant will be associated with the proposed dwelling, which will emit noise typical for a residential area.

Erosion Control Measures

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

Economic and Social Impacts

Albeit minor, the proposed dwelling will contribute to the economic and social wellbeing of the Buronga Township area by increasing investment in the local area and social interaction with the local community.

Environmental Benefits

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

Disabled Access

Not applicable for this application. The proposed dwelling will be required to comply with the applicable National Construction Code requirements for disabled access.

Security, Site Facilities and Safety

Not applicable for this application.

Waste Management

Not applicable for this application – standard domestic waste services will be provided by Council.

National Construction Code

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

Traffic

The proposed dwelling will result in standard domestic travel within the existing road network. This would have been anticipated and accounted for in the design of the subdivision.

Stormwater/flooding

The site is not subject to any identified natural hazards and stormwater will be directed to the legal point of discharge within the road reserve.

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 development is appropriate for the site as it:

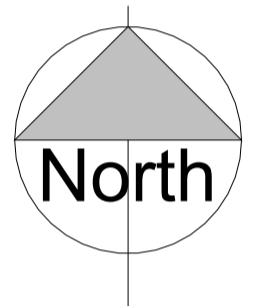
- Is encouraged in the RU5 Village Zone;
- Is appropriately located on the subject site;
- Will have minimal impacts on the locality; and
- Will not result in any detrimental impacts on the environment.

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 the development of a dwelling as described in this report at 19 Melaleuca Street, Buronga.

**PROPOSED SUBJECT SITE:
LOT 5 DP1300121
19 MELALEUCA STREET
BURONGA, NSW 2739**



**PROPOSED LOCALITY PLAN
NTS**



**PROPOSED SUBJECT SITE:
LOT 5 DP1300121
19 MELALEUCA STREET
BURONGA, NSW 2739**



**PROPOSED LOCALITY PLAN AERIAL VIEW
NTS**

| REV | DATE | BY | AMENDMENTS | CKD |
|-----|------|----|------------|-----|
| | | | | |
| | | | | |
| | | | | |

Certificate No. #HR-BIM03D-01
Scan QR code or follow website link for rating details.

Assessor name: Beau Brown
Accreditation No.: DMN/19/1910
Property Address: 19 Melaleuca Street, Buronga, NSW, 2739

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VICTORIA - CDBU-48552

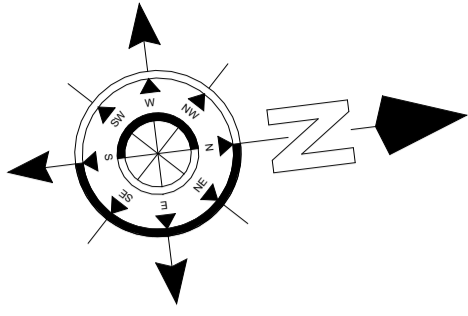
JOB
PROPOSED NEW DWELLING
LOT 5 DP1300121
19 MELALEUCA STREET
BURONGA
NSW 2739

CLIENT
MITCH HOWARD

DATE **18/03/26** DRAWN **T.P.**
SCALE CHECKED **G.H.**
DETAIL **PROPOSED LOCALITY PLANS**
JOB No. **25-903v8** A3 SHEET No. **2 of 12**

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REGISTERED
Building Practitioner | GREGORY J HAMILTON DP-AD 222



LOT 47
DP1300121
No.19
VACANT
LAND

NSW BUSHFIRE PRONE LAND

IN ACCORDANCE WITH 'NSW RURAL FIRE SERVICE'
BUSHFIRE PRONE LAND MAPS ZONES

**THIS PROPERTY IS NOT LOCATED IN
BUSHFIRE PRONE LAND**

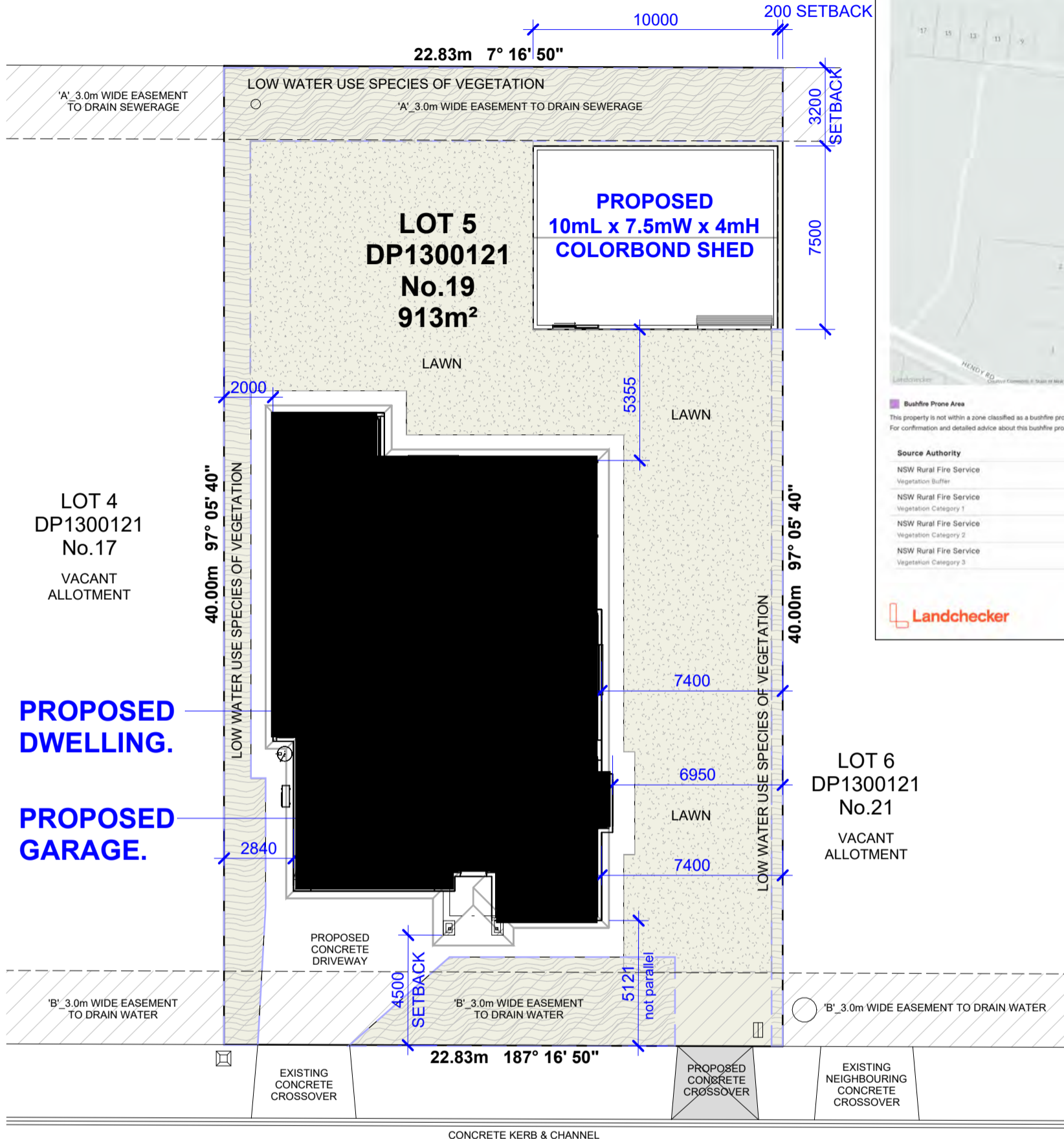
BUSHFIRE PRONE AREA 19 Melaleuca Street, Buronga NSW 2739



Bushfire Prone Area
This property is not within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

| Source Authority | Status | Type | Last Updated |
|---|------------|-------|--------------|
| NSW Rural Fire Service Vegetation Buffer | Unaffected | State | 16/02/2026 |
| NSW Rural Fire Service Vegetation Category 1 | Unaffected | State | 16/02/2026 |
| NSW Rural Fire Service Vegetation Category 2 | Unaffected | State | 16/02/2026 |
| NSW Rural Fire Service Vegetation Category 3 | Unaffected | State | 16/02/2026 |

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LOT 4
DP1300121
No.17
VACANT
ALLOTMENT

**PROPOSED
DWELLING.**

**PROPOSED
GARAGE.**

LOT 6
DP1300121
No.21
VACANT
ALLOTMENT

MELALEUCA STREET

**PROPOSED SITE PLAN &
BASIX LANDSCAPING PLAN**

1:200

LANDSCAPING LEGEND

- INDICATES TURFED AREA
- INDICATES LOW WATER USE SPECIES OF VEGETATION
- INDICATES EXISTING NATIVE TREES

200m² MAXIMUM LOW WATER USE SPECIES OF VEGETATION
PLANTED THROUGHOUT THE SITE.

TOTAL LANDSCAPE AREA = 425m² IN ACCORDANCE WITH
POWER HOUSE RATERS COMMITMENTS

| REV | DATE | BY | AMENDMENTS | CKD |
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Certificate No. #HR-BIM03D-01
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Assessor name Beau Brown
Accreditation No. DMN/19/1910
Property Address 19 Melaleuca Street, Buronga, NSW, 2739
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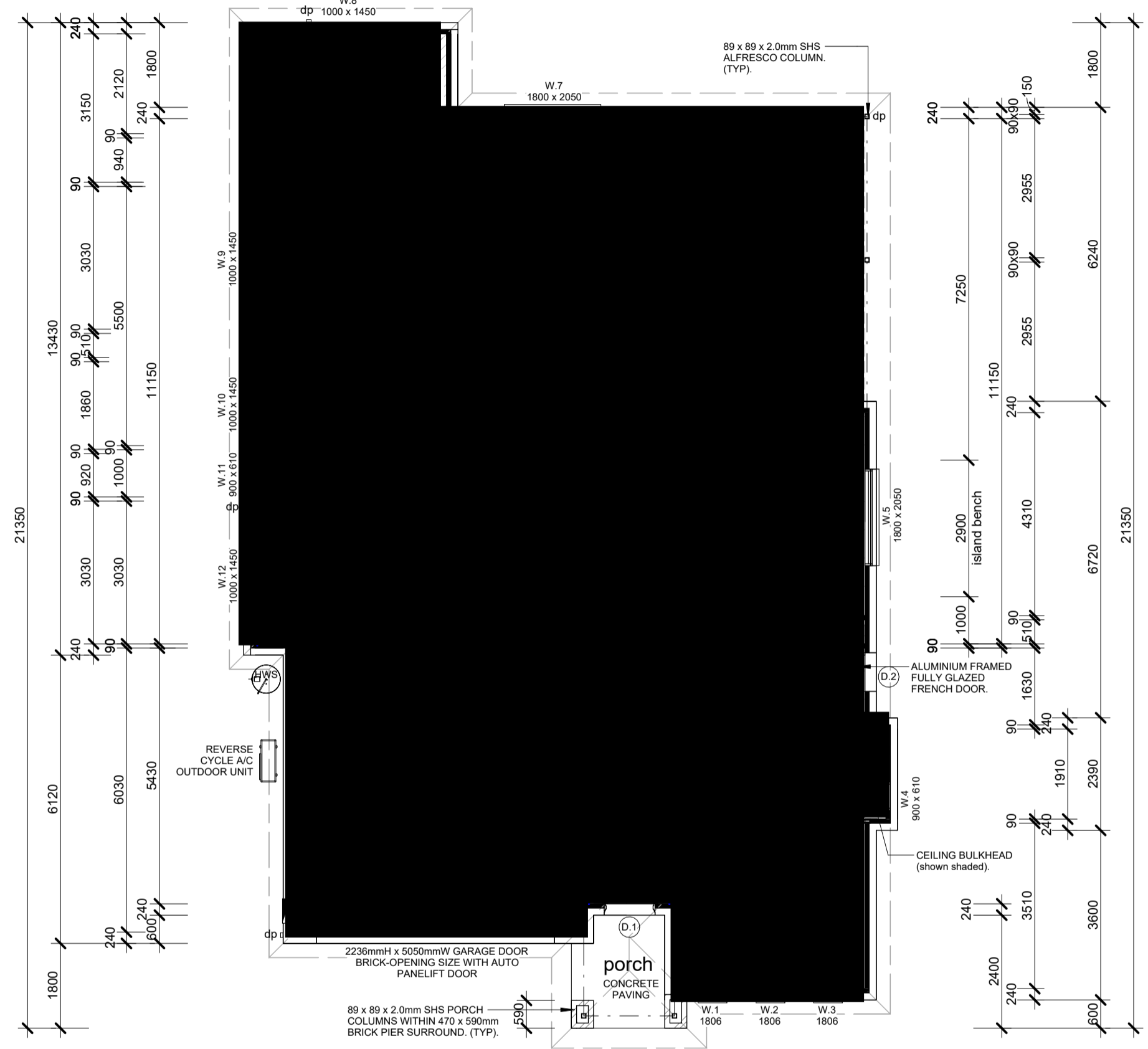
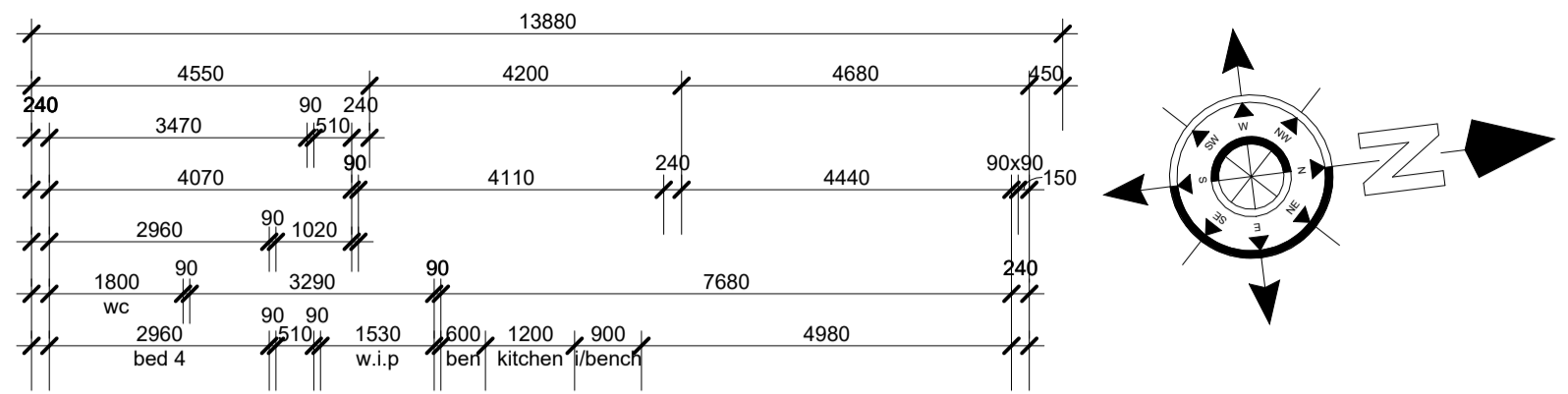
CLIENT
MITCH HOWARD

| | |
|---|----------------------|
| DATE 18/03/26 | DRAWN G.J.H. |
| SCALE As indicated | CHECKED G.H. |
| DETAIL PROPOSED SITE PLAN & BASIX LANDSCAPING PLAN | |
| JOB No. 25-903v8 | A3 SHEET No. 3 of 12 |

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REGISTERED
Asbestos Insulator | GREGORY J HAMILTON DP-AD 222

| AREAS | |
|---------------|---|
| Dwelling | 178.07m ² (19.17 SQS.) |
| Double Garage | 39.76m ² (4.28 SQS.) |
| Alfresco | 29.20m ² (3.14 SQS.) |
| Porch | 4.85m ² (0.52 SQS.) |
| Total | 251.88m² (27.11 SQS.) |



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PROPOSED FLOOR PLAN

1:100

SMOKE ALARM NOTE

SA- SMOKE ALARMS - INSTALL AC POWERED ALARMS WITH BATTERY BACK-UP AND BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM IN ACCORDANCE WITH B.C.A. PART 3.7.5.2 - 'SMOKE ALARM'

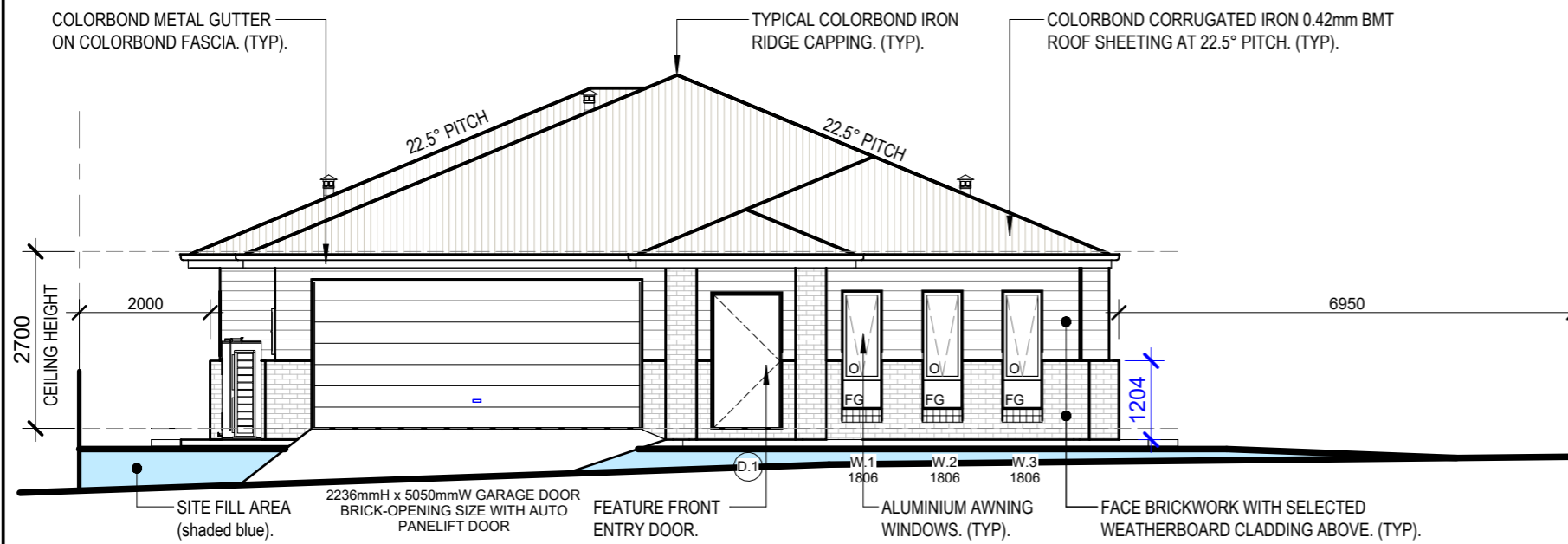
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JOB
 PROPOSED NEW DWELLING
 LOT 5 DP1300121
 19 MELALEUCA STREET
 BURONGA
 NSW 2739

CLIENT
 MITCH HOWARD

DATE **18/03/26** DRAWN **G.J.H.**
 SCALE **1 : 100** CHECKED **G.H.**
 DETAIL **PROPOSED FLOOR PLAN**
 JOB No. **25-903v8** A3 SHEET No. **5 of 12**

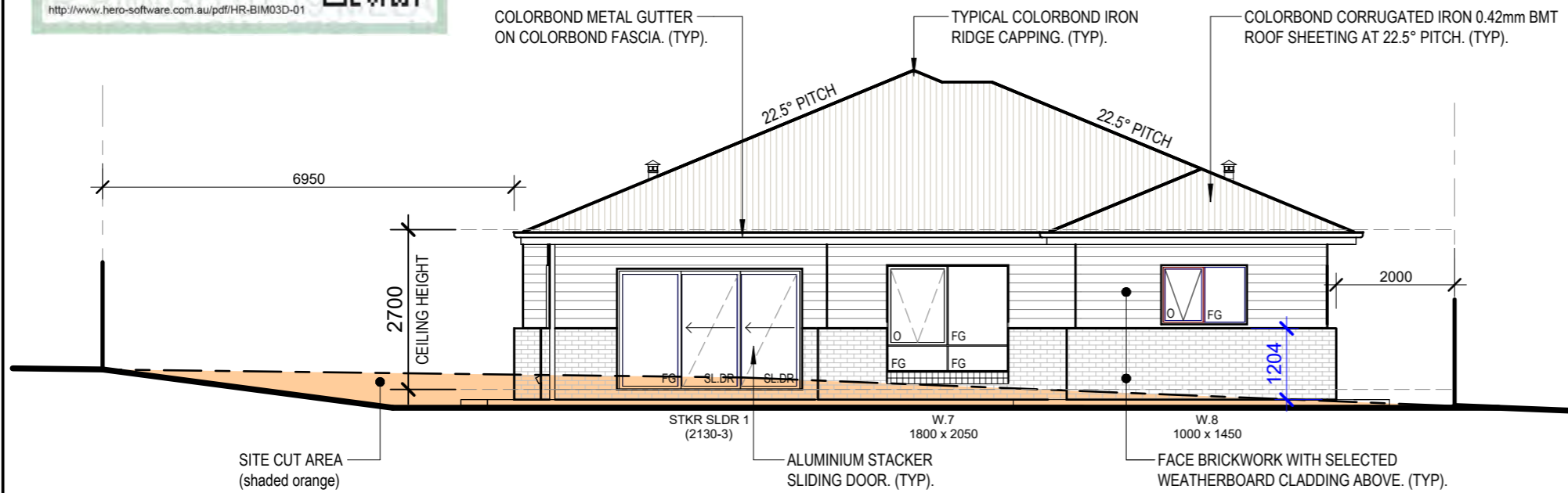
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PROPOSED east ELEVATION
1:100

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Accreditation No.: DMN/19/1910
Property Address: 19 Melaleuca Street, Buronga, NSW, 2739
<http://www.hero-software.com.au/pdf/HR-BIM03D-01>



PROPOSED west ELEVATION
1:100

WINDOW SCHEDULE

| WINDOW | H x W | U-VALUE | SHGC | DESCRIPTION |
|-----------------|-------------|---------|------|--|
| W.1, W.2, W.3. | 1800 x 610 | 6.5 | 0.64 | CLEAR SINGLE GLAZED - AWNING |
| W.4, W.11. | 900 x 610 | 6.5 | 0.64 | OBSCURE SINGLE GLAZED - AWNING |
| W.5, W.7. | 1800 x 2050 | 6.5 | 0.64 | CLEAR SINGLE GLAZED - AWNING |
| W.6. | 600 x 2650 | 6.5 | 0.64 | CLEAR SINGLE GLAZED - AWNING |
| W.8, W.9, W.12. | 1000 x 1450 | 6.5 | 0.64 | CLEAR SINGLE GLAZED - AWNING |
| W.10. | 1000 x 1450 | 6.5 | 0.64 | OBSCURE SINGLE GLAZED - AWNING |
| D.2 | 2100 x 820 | 5.9 | 0.75 | CLEAR SINGLE GLAZED - FULLY GLAZED DOOR |
| STKR.1 | 2100 x 3048 | 6.2 | 0.72 | CLEAR SINGLE GLAZED - STACKER SLIDING DOOR |

- ALL NEW WINDOWS TO BE FRAMED USING DOMESTIC ALUMINIUM IMPROVED DOUBLE GLAZED SECTION.
- SINGLE SASHES WITH INSECT SCREENS TO ALL OPENING SASHES AS NOTED.
- ALL GLAZING IN KITCHENS, BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE, INCLUDING SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURE, AND ASSOCIATED WINDOWS & DOORS (including cabinet doors) WHERE THE LOWEST SITE LINE IS LESS THAN 2.0m ABOVE HIGHEST ABUTTING FINISHED FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE, MUST -
(a) for framed panels, be glazed with GRADE A SAFETY GLAZING in accordance with TABLE 8.4.2 NCC 2022; or
(b) for panels or doors with any edge exposed, BE TOUGHENED SAFETY GLASS in accordance with TABLE 8.4.6 NCC 2022 with a minimum nominal thickness of 6mm.
- SLIDING DOOR GLAZING TO BE GRADE A SAFETY GLASS.
- ALL GLASS & GLAZING TO COMPLY WITH AS-1288, AS-2208, AS-2047.

Schedule of BASIX Commitments

| ITEM | COMMITMENT |
|-----------------------------------|--|
| WATER | |
| Landscape | 200 m ² indigenous or low water use, up to 425 m ² total |
| Showerheads, toilets | 3 stars |
| Taps | 4 stars |
| THERMAL PERFORMANCE | |
| External walls (excl. garage) | Vapour permeable sarking, R2.0 batts |
| Internal walls - to garage | R2.0 batts |
| Ceilings (excl. garage) | R6.0 batts |
| Roof | Single-sided reflective foil (E=0.05) |
| Glazing | Single glazed, clear (5) • Awning windows: AWS 516 (AWS-007-002) • Fixed windows: AWS 516 (AWS-066-007) • Sliding doors: AWS 541/542 (AWS-011-001) • Hinged doors: AWS 549 (AWS-018-001) |
| External doors | Air infiltration seals |
| Exhaust fans | Self-closing damper |
| Downlights | IC-rated |
| ENERGY | |
| Hot water | Heat pump, 31-35 STCs |
| Heating and cooling system | Ducted air conditioning, single phase, EER 3.0-3.5 |
| Ventilation - kitchen | Ducted exhaust fan, manual switch |
| Ventilation - bathrooms, ensuites | Ducted exhaust fan, manual switch, self-closing damper |

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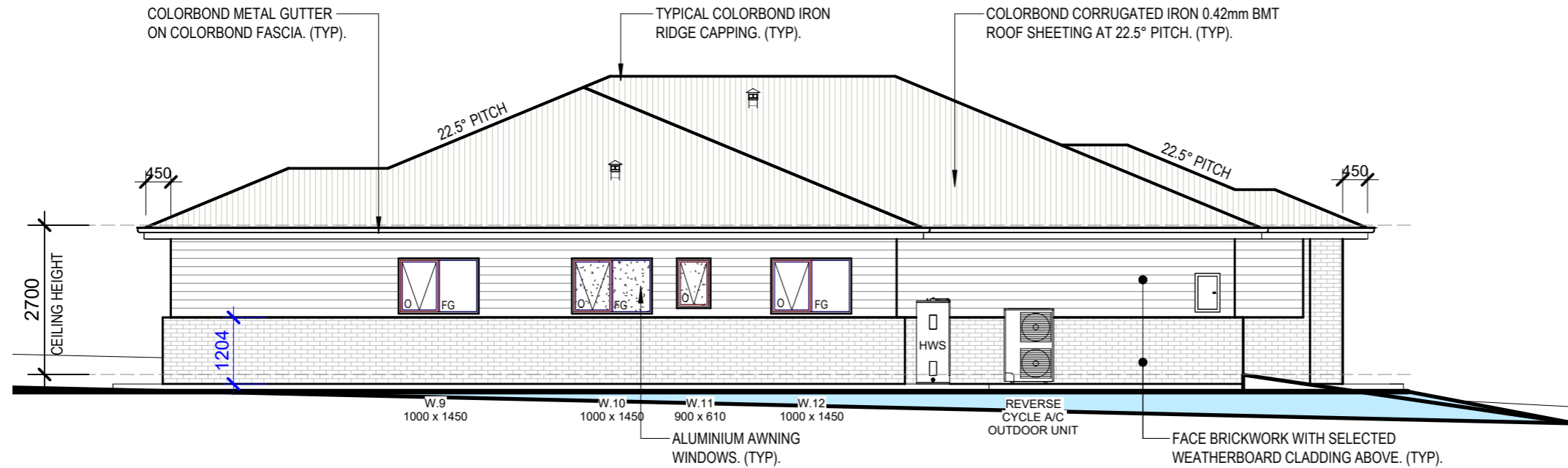
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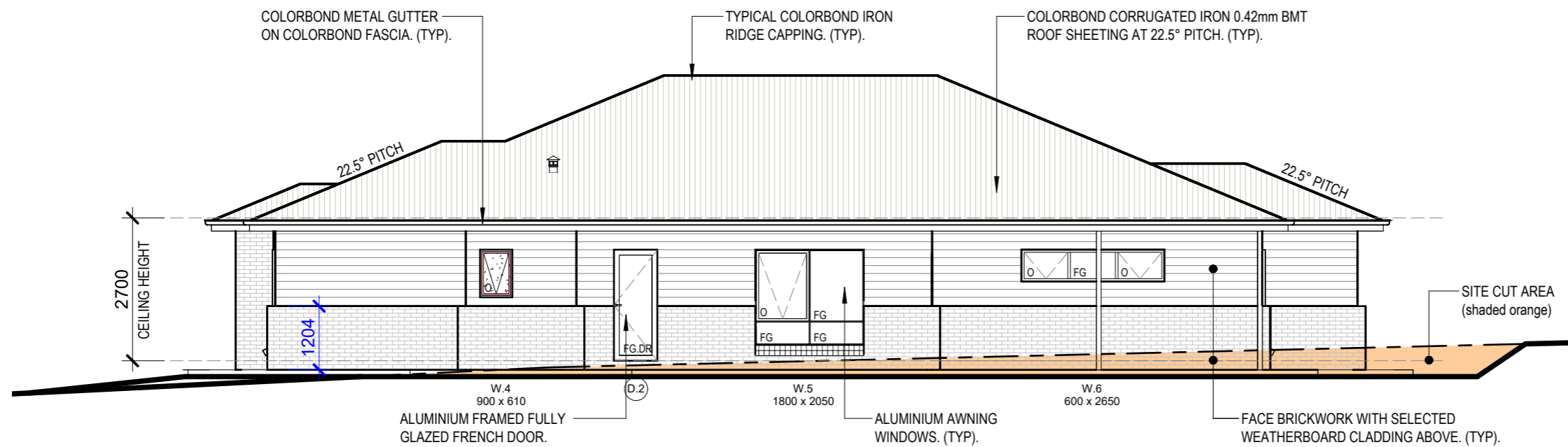
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DATE **18/03/26**
SCALE **1 : 100**
DETAIL **PROPOSED ELEVATIONS**
DRAWN **G.J.H.**
CHECKED **G.H.**
JOB No: **25-903v8**
A3 SHEET No. **6 of 12**

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REGISTERED Building Practitioner | GREGORY J HAMILTON DP-AD 222



PROPOSED south ELEVATION
1:100



PROPOSED north ELEVATION
1:100

Certificate No. #HR-BIM03D-01
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Accreditation No.: DMN/19/1910
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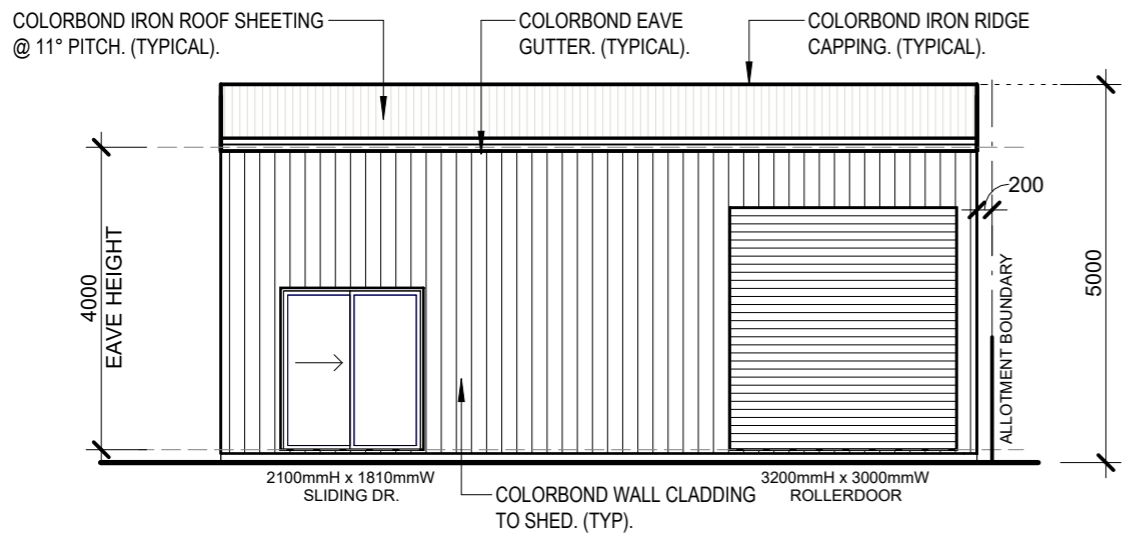
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MITCH HOWARD

| REV | DATE | BY | AMENDMENTS | CKD | DATE | 18/03/26 | DRAWN | T.P. |
|-----|------|----|------------|-----|------|----------|-------|------|
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SCALE: 1 : 100
DETAIL: **PROPOSED ELEVATIONS**
JOB No: **25-903v8**
A3 SHEET No. **7 of 12**

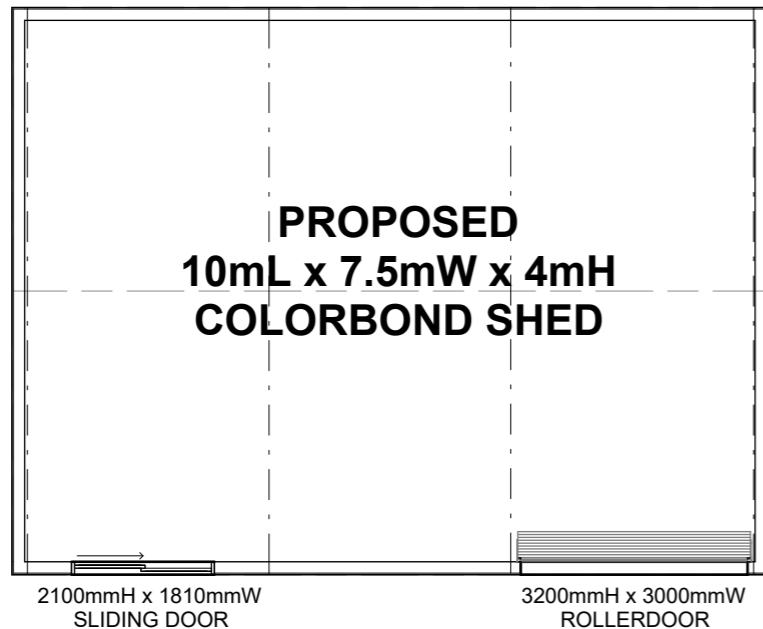
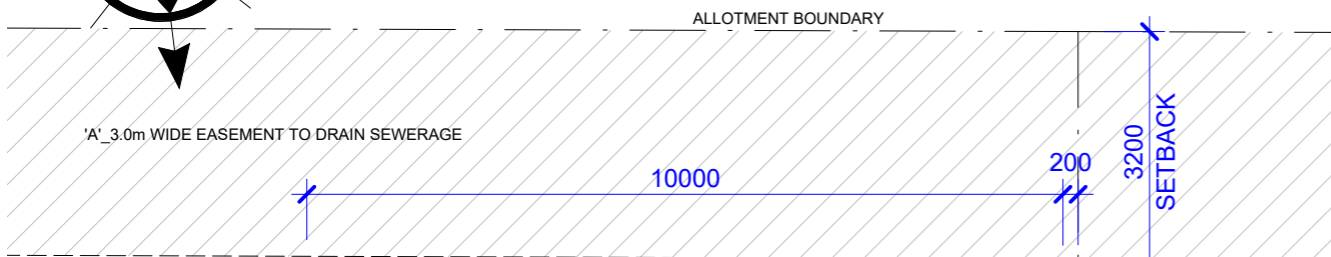
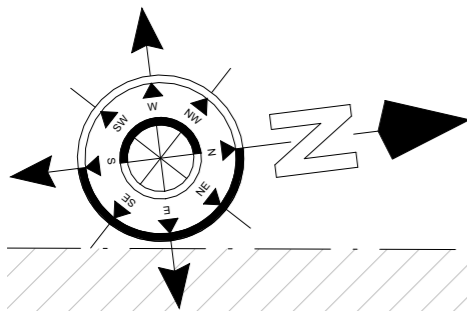
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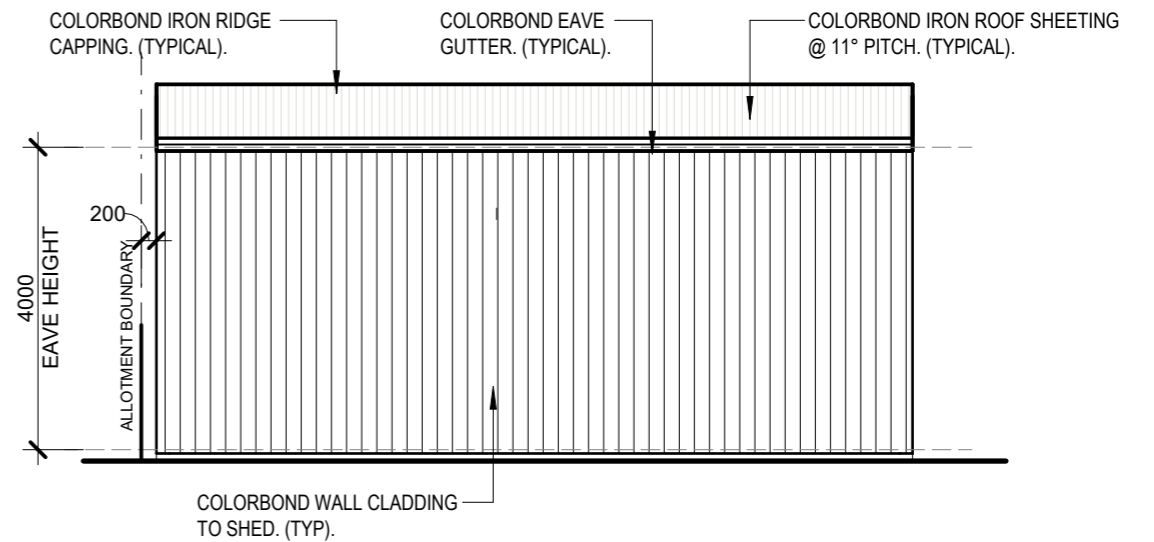
PROPOSED east ELEVATION

1:100



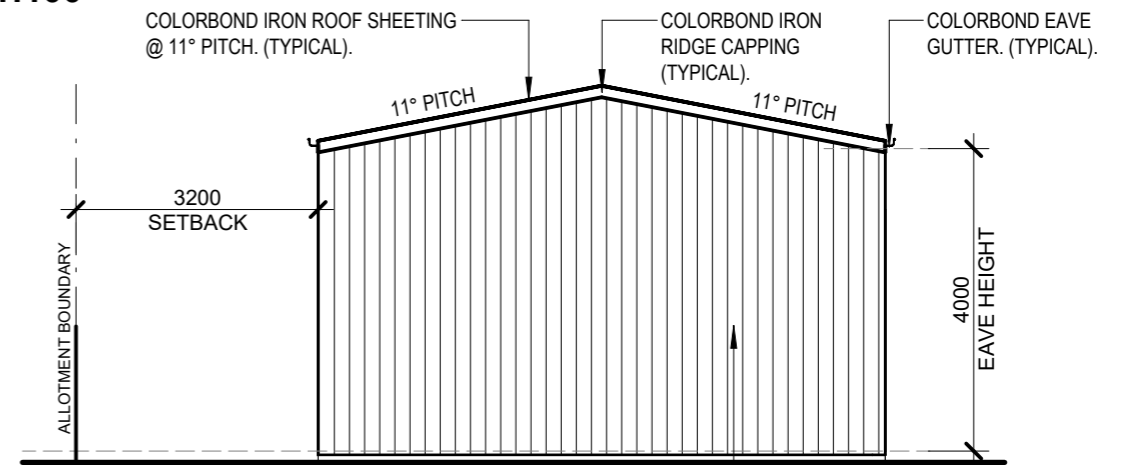
PROPOSED SHED FLOOR PLAN

1:100



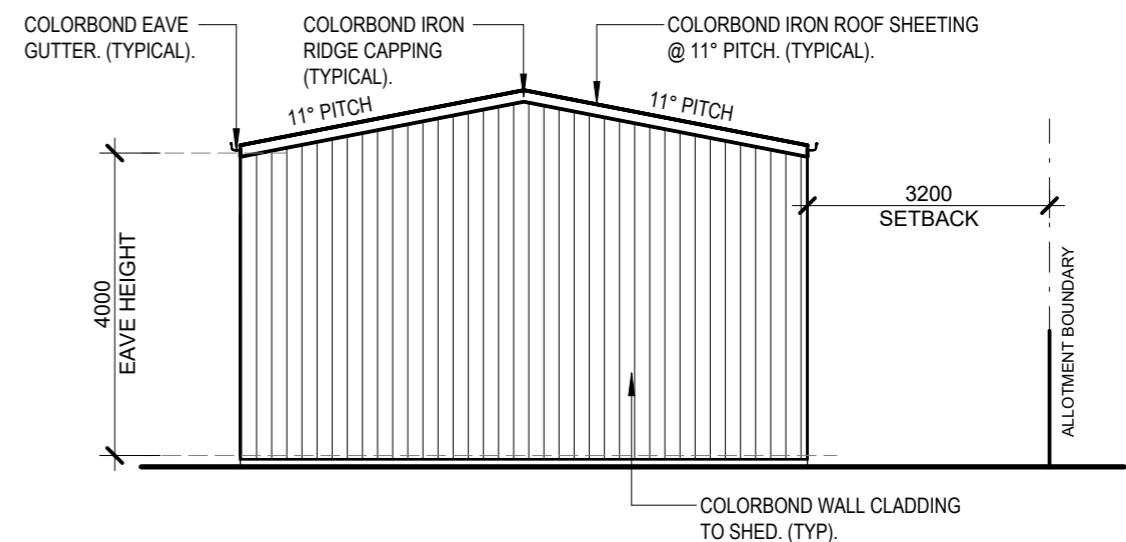
PROPOSED south ELEVATION

1:100



PROPOSED west ELEVATION

1:100



PROPOSED north ELEVATION

1:100



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CLIENT
MITCH HOWARD

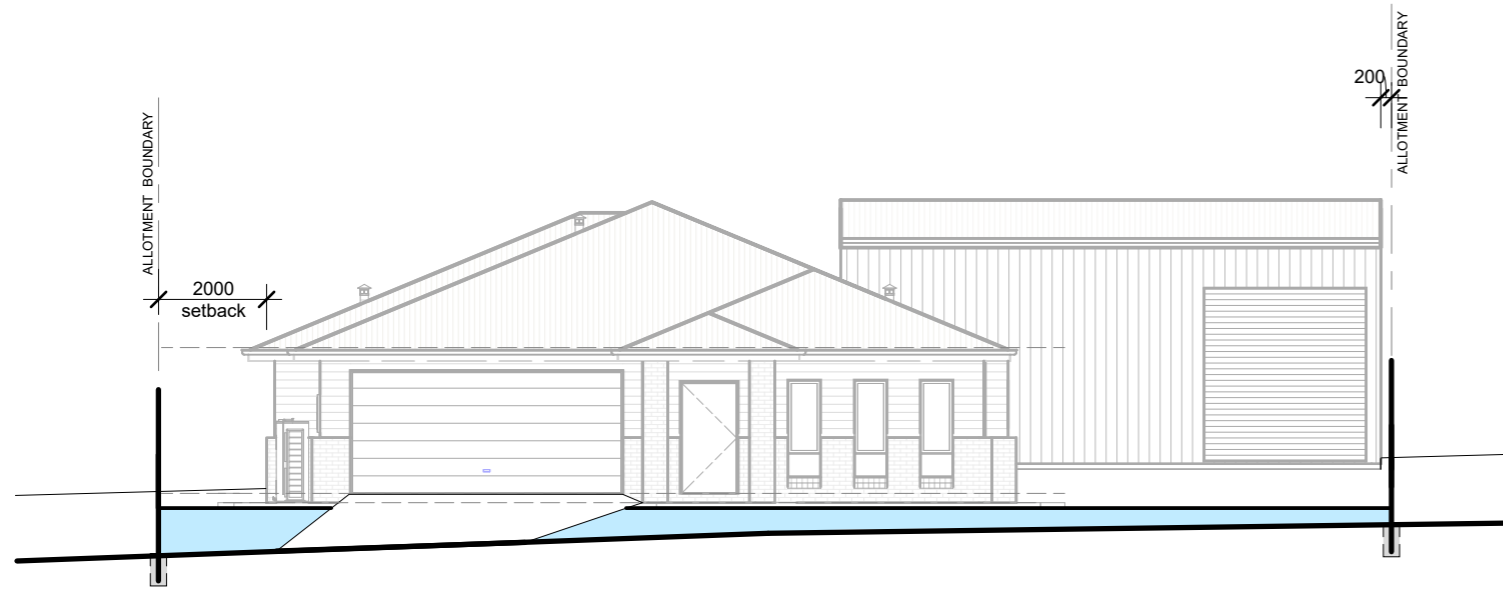
| REV | DATE | BY | AMENDMENTS | CKD | DATE | DRAWN |
|-----|------|----|------------|-----|----------|--------|
| | | | | | 18/03/26 | G.J.H. |
| | | | | | | G.H. |

| | |
|---------|---------------------------------------|
| SCALE | 1 : 100 |
| DETAIL | PROPOSED SHED FLOOR PLAN & ELEVATIONS |
| JOB No. | 25-903v8 |
| A3 | SHEET No. 12 of 12 |

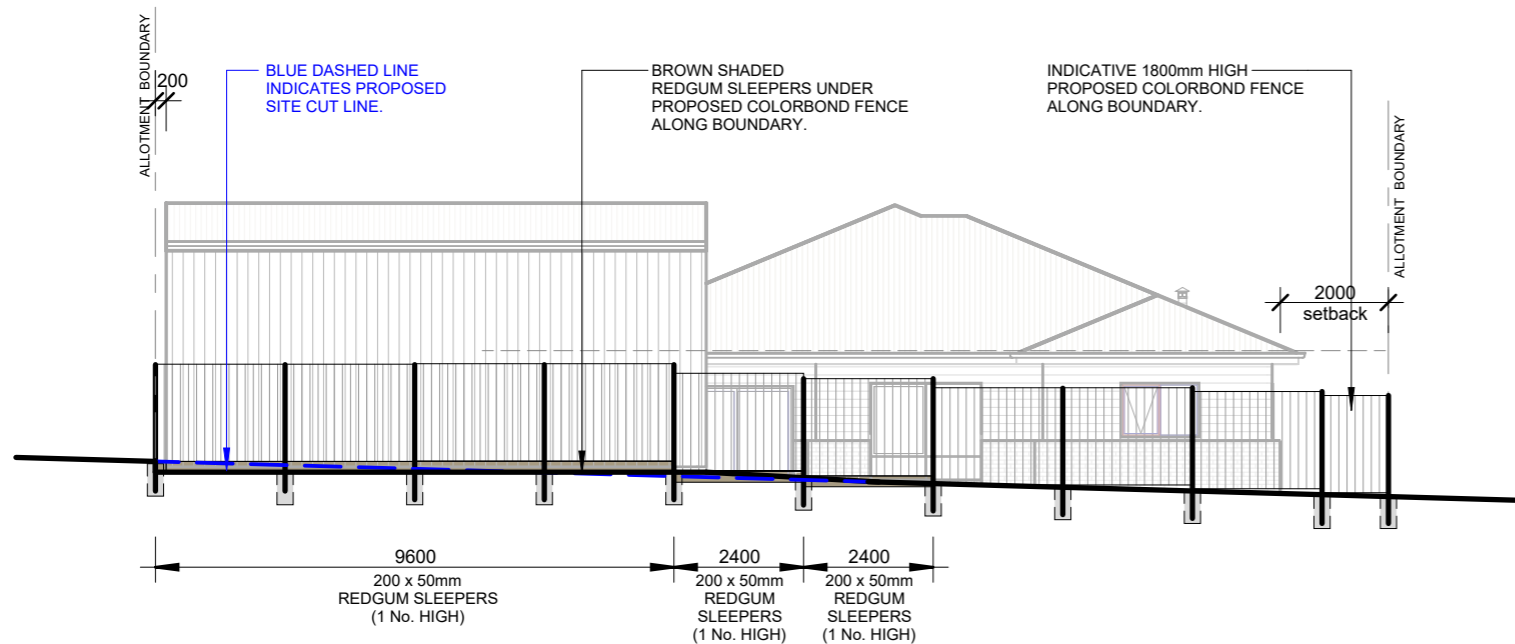
I INTREND DESIGN & DRAFTING PTY LTD
ABN 57 633 054 519
P. 03 5024 2806 | M. 0407 559 306 | E. jintrend@intrend.net.au
A. SUITES 283/6 ILEX STREET | RED CLIFFS VIC 3496
REGISTERED Building Practitioner | GREGORY J HAMILTON DP-AD 222

Certificate No. #HR-BIM03D-01
 Scan QR code or follow website link for rating details.

Assessor name: Beau Brown
 Accreditation No.: DMN/19/1910
 Property Address: 19 Melaleuca Street, Buronga, NSW, 2739
<http://www.hero-software.com.au/pdf/HR-BIM03D-01>

PROPOSED east ELEVATION / SECTION 1:140
BOUNDARY FENCE



PROPOSED west ELEVATION / SECTION 1:140
200 x 50mm REDGUM SLEEPER RETAINING WALL UNDER BOUNDARY FENCE



A. 8 SEVENTH STREET
 MILDURA VIC 3500
 P. 5021 4524
 E. info@ubsmildura.com.au
 ABN 19609 574 736
 NSW 316152C
 VICTORIA - CDBU-48552

JOB
PROPOSED NEW DWELLING
LOT 5 DP1300121
19 MELALEUCA STREET
BURONGA
NSW 2739

CLIENT
MITCH HOWARD

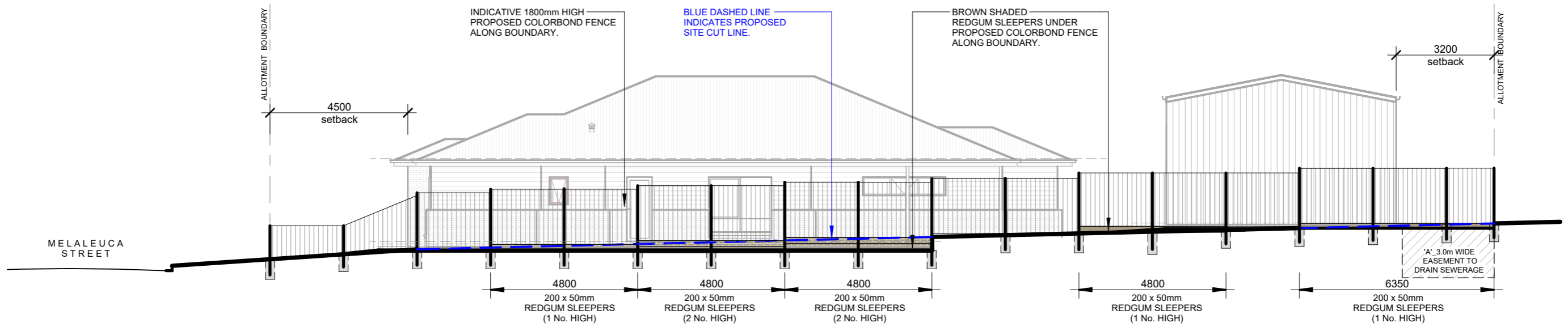
| REV | DATE | BY | AMENDMENTS | CKD |
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| | | | |
|------------------|--|-------------------|----------|
| DATE | 18/03/26 | DRAWN | G.J.H. |
| SCALE | 1 : 140 | CHECKED | G.H. |
| DETAIL | PROPOSED FENCELINE ELEVATION / SECTION | | |
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| A3 | | SHEET No. 8 of 12 | |

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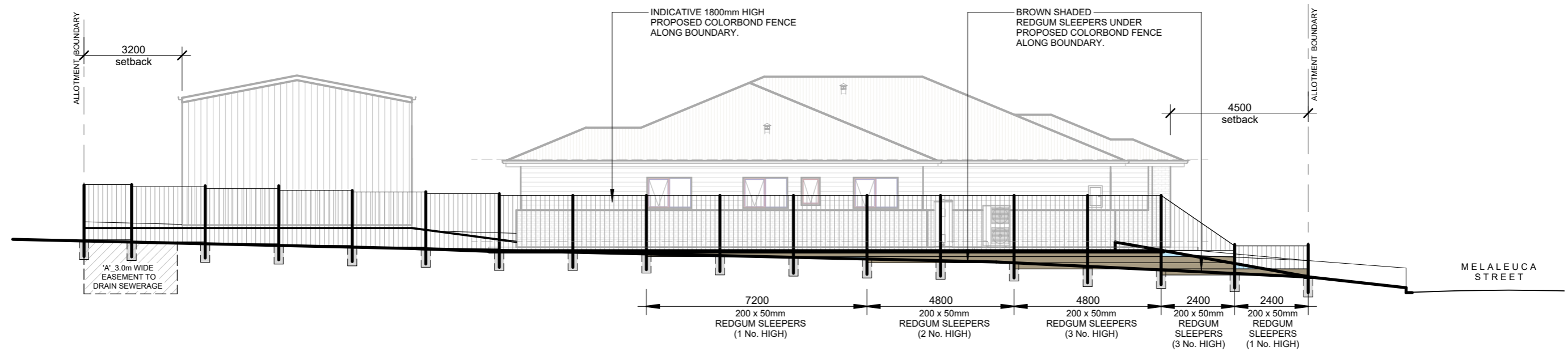
REGISTERED Building Practitioner | GREGORY J HAMILTON DP-AD 222



PROPOSED north ELEVATION / SECTION 1:140
200 x 50mm REDGUM SLEEPER RETAINING WALL UNDER BOUNDARY FENCE

Certificate No. #HR-BIM03D-01
 Scan QR code or follow website link for rating details.

Assessor name: Beau Brown
 Accreditation No.: DMN/19/1910
 Property Address: 19 Melaleuca Street, Buronga, NSW, 2739
<http://www.hero-software.com.au/pdf/HR-BIM03D-01>



PROPOSED south ELEVATION / SECTION 1:140
200 x 50mm REDGUM SLEEPER RETAINING WALL UNDER BOUNDARY FENCE

UBS
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 NSW 316152C
 VICTORIA - CDBU-48552

JOB
PROPOSED NEW DWELLING
LOT 5 DP1300121
19 MELALEUCA STREET
BURONGA
NSW 2739

CLIENT
MITCH HOWARD

| REV | DATE | BY | AMENDMENTS |
|-----|------|----|------------|
| | | | |
| | | | |
| | | | |

| | | | | |
|--|-------|----------|-------------------|--------|
| CKD | DATE | 18/03/26 | DRAWN | G.J.H. |
| | SCALE | 1 : 140 | CHECKED | G.H. |
| DETAIL PROPOSED FENCELINE ELEVATION / SECTION | | | | |
| JOB No. 25-903v8 | | A3 | SHEET No. 9 of 12 | |

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