CLARKE DOWDLE & ASSOCIATES
DEVELOPMENT CONSULTANTS
SURVEYORS • PLANNERS • ECOLOGISTS • BUSHFIRE CONSULTANTS

BUSH FIRE ASSESSMENT REPORT

For the Proposed Development at

31 WHISTLING KITE CIRCUIT, MURRAYS BEACH, NSW

(LOT 610 IN DP 270485)

December 2025

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DOCUMENT TRACKING

Project Location	31 Whistling Kite Circuit, Murrays Beach
Date	19/12/25
Prepared by	Ashley Dowdle
Reviewed by	Kristan Dowdle
Approved by	Kristan Dowdle
Status	FINAL
Version	2

1.0 INTRODUCTION

We have attended the above-described property to undertake a Bush Fire Assessment Report (BFAR) per the guidelines outlined in Planning for Bushfire Protection, 2019 (PBP), to determine the level of bushfire threat to the site. Lake Macquarie City Council has provided mapping of Bushfire Prone Areas that identifies areas of bushfire threat. This mapping identifies properties that are in the buffer zone of 100m metres from Category 1 mapped vegetation or 30m from Category 2 & 3 mapped vegetation. All developments occurring on land mapped as bushfire prone are subject to the conditions detailed in the planning document PBP.

The subject site has been mapped as bushfire prone land (See Figure 1); therefore, the purpose of this BFAR is to provide information to Lake Macquarie City Council to ascertain compliance or otherwise with AS3959-2018 'Construction of Buildings in Bush Fire Prone Areas' and PBP.

This report will provide an independent assessment of the bushfire risk to the proposal, based upon the surrounding site conditions with reference to Section 4.14 of the Environmental Planning and Assessment Act 1979, PBP and AS3959-2018.

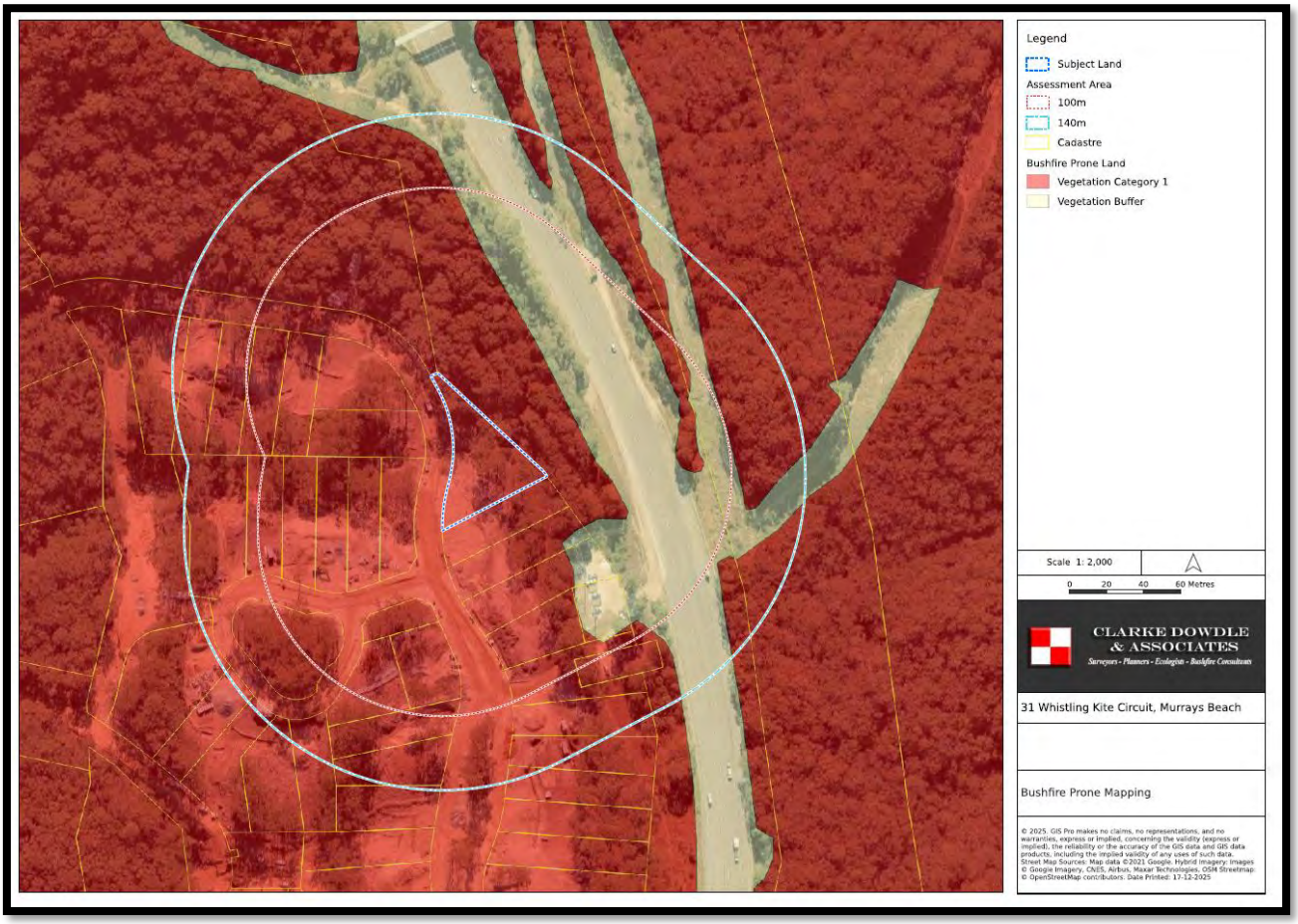

Figure 1: Bushfire Mapping

1.1 Proposed Development

The site is a vacant residential parcel of land and the proposed development will involve the construction of a new single occupancy dwelling and pool on the site. Figure 2 provides a site plan of the proposal.

The final building plans outlining the size and dimension of the proposed development will accompany the Development Application.

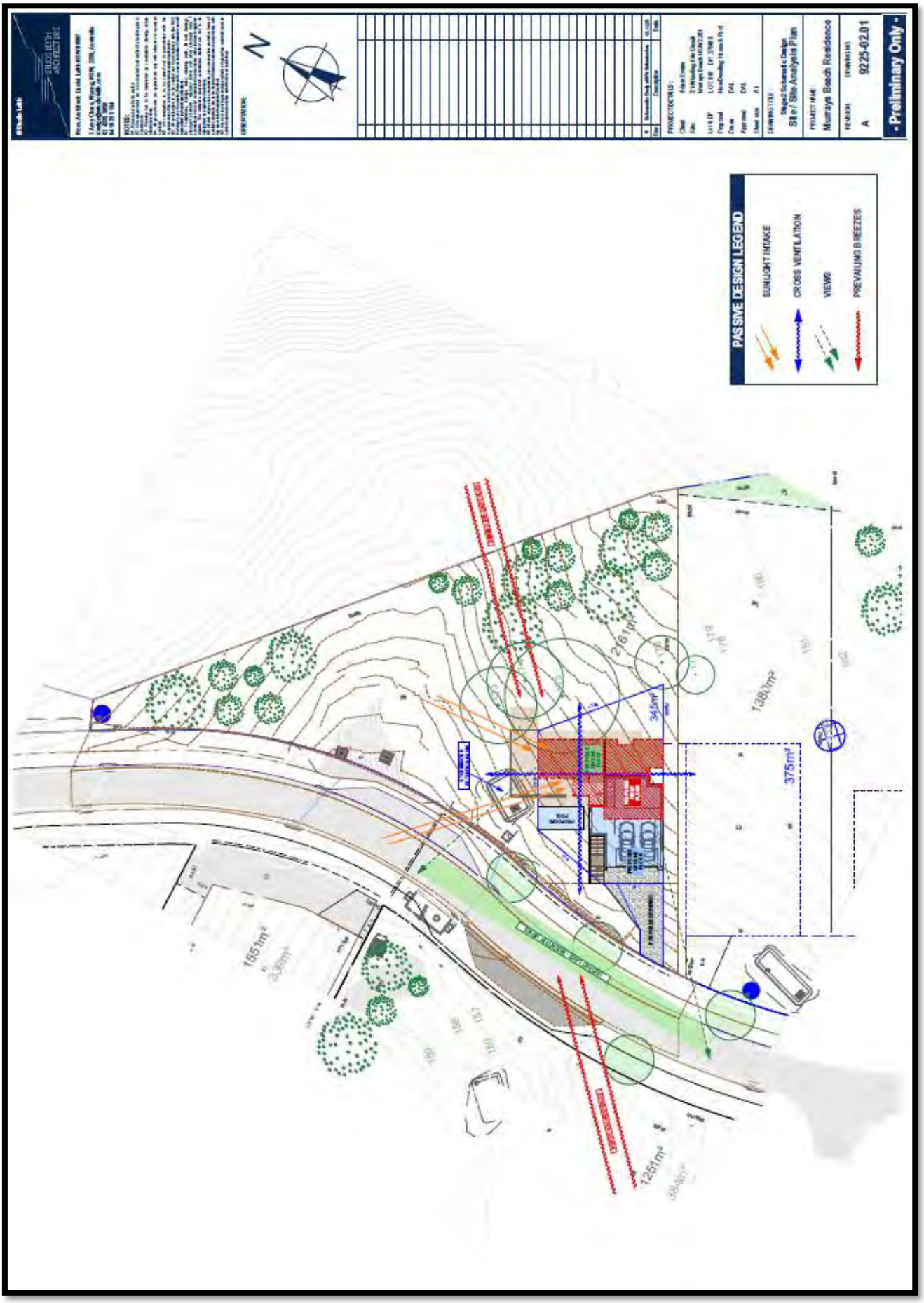

Figure 2: Proposed Development Site Plan

2.0 SITE IDENTIFICATION

The site is located at 31 Whistling Kite Circuit, Murrays Beach (Lot 610 DP 270485). The site is in the Local Government Area (LGA) of Lake Macquarie City Council (Fire Danger Index-100).

The site is a vacant residential parcel of land that contains a mixture of cleared lands with areas of vegetation on the northern and eastern portions beyond these cleared areas.

The site will be connected to the town-reticulated supply of water and to the mains electrical grid.

Figure 3: Aerial Photograph of the site (site boundary bordered in blue)
Source: Nearmap, 2025

2.1 Property Access

The subject property has street access via Whistling Kite Circuit to the west. Persons seeking to egress from the subject property can do so via the existing access driveway and public roads.

The most distant external point of the proposed footprint is <70 metres from a public road supporting the operational use of fire fighting vehicles and therefore the access requirements detailed in Table 7.4a of PBP are not applicable.

2.2 Service Supply

The most distant external point of the proposal within the site is < 90 meters from a water hydrant. Therefore, no Static Water Supply (SWS) requirements of PBP apply to this allotment.

The existing underground electrical supply is available to the subject site.

2.3 Ecological Constraints

As shown in Figure 4 below, the site does contain areas mapped on the Biodiversity Values Map.

Figure 4: Biodiversity Values Map (site highlighted in yellow)
Source: Department of Planning, 2025

3.0 BUSH FIRE HAZARD ASSESSMENT

3.1 Surrounding Vegetation

In accordance with PBP, an assessment of the vegetation over a distance of 140m in all directions from the site was undertaken. Vegetation that may be considered a bushfire hazard was identified in all directions from the proposed footprint. The vegetation classification is based on Appendix 1 of PBP 2019; per Keith (2004). The findings of the site inspection were compared to the referenced vegetation mapping (**Figures 5 & 6**). The inconsistencies between the mapping sources were quantified during the site inspection and are discussed within this assessment.

Vegetation classification over the site and surrounding area has been carried out as follows:

- Aerial Photograph Interpretation to map the vegetation classification and extent;
- Reference to NSW State Vegetation Type Mapping (SVTM), NSW Department of Planning and Environment (**Figure 5**);
- Aerial and ground site inspection completed by Clarke Dowdle & Associates on 16th December 2025.

The following clauses outline the surrounding conditions;

North & East
To the north and east and directly adjoining the site, is vegetation that has been mapped as containing a mixture of *Hunter Coast Lowland Spotted Gum Dry Forest, Sydney Coastal Sandstone Riparian Forest* and *Hunter Coast Lowland Scribbly Gum Forest.* The vegetation contained on these aspects meets with the Keith (2004) description of a '*Dry Sclerophyll Forest'*. In accordance with Appendix 1 in PBP, this vegetation will be assessed as a **Forest.**

Located further to the east beyond the Pacific Highway is vegetation mapped as containing a mixture of *Hunter Coast Lowland Scribbly Gum Forest* and *Hunter Coast Lowland Spotted Gum Moist Forest.* The vegetation contained on this aspect meets with the Keith (2004) description of a '*Dry Sclerophyll Forest'* and '*Wet Sclerophyll Forest'* respectively. In accordance with Appendix 1 in PBP, this vegetation will be assessed as a **Forest.**

South
The surrounding land on these aspects are occupied by vacant and developed residential allotments as part of the new subdivision and predominantly contains cleared and managed lands throughout. Therefore, these aspects are deemed not to contain a bushfire hazard.

West
To the west, beyond the site and Whistling Kite Circuit, is a narrow strip of vegetation mapped as containing a mixture of *Hunter Coast Lowland Spotted Gum Dry Forest* and *Hunter Coast Lowland Grey Myrtle Wet Forest.* This narrow strip provides a fire run of less than 50m towards the site and meets with Section *A1.11.1 Simplified Approach* in PBP for assessing remnant vegetation. Therefore, this narrow corridor can be considered a low hazard and will be assessed as equivalent to a **Rainforest**.


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1.


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2.


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3.


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4.


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5.


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Note: See Figure 7 for photograph location and direction.

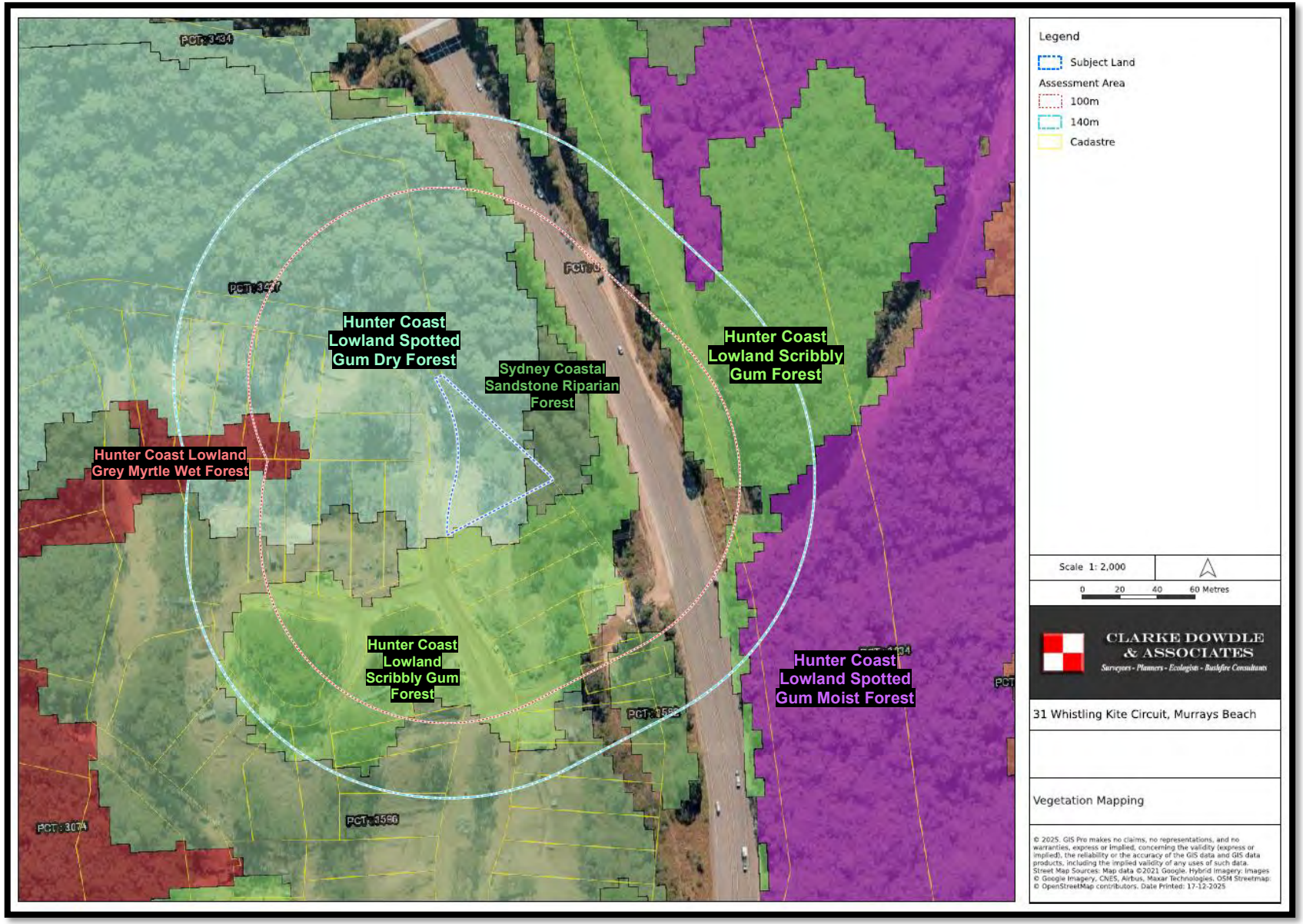

Figure 5: Vegetation Assessment
Source: Bushfire Pro, 2025

3.2 Effective Slope

PBP states in A1.5 that the effective slope is;

'The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the intensity of the fire and the ultimate level of radiant heat flux. The effective slope is the slope of the ground under the hazard (vegetation). It is not the slope between the vegetation and the building (slope located between the asset and vegetation is the site slope).'

The slope assessment was undertaken as follows:

- Review of LiDAR point cloud data - including DEM (NSW Spatial Services- *this data has a stated accuracy of 0.3m (95% Confidence Interval) vertical and 0.8m (95% Confidence Interval) horizontal*); and
- Aerial and ground site inspection.

An assessment of the slope over a distance of no less than 100m in the hazard direction from the site boundary was undertaken (see Figure 6). The topography of the site has been evaluated to identify both the average slope and by identifying the maximum slope present. These values help determine the level of gradient that will most significantly influence the fire behaviour of the site.

Upon inspection of the topographic mapping and the site inspection, the effective slope measured 100m from the proposed development for the hazard facing aspects are (See Figure 6);

North & East: **Flat/Up Slope**
West: **5-10° Down Slope**

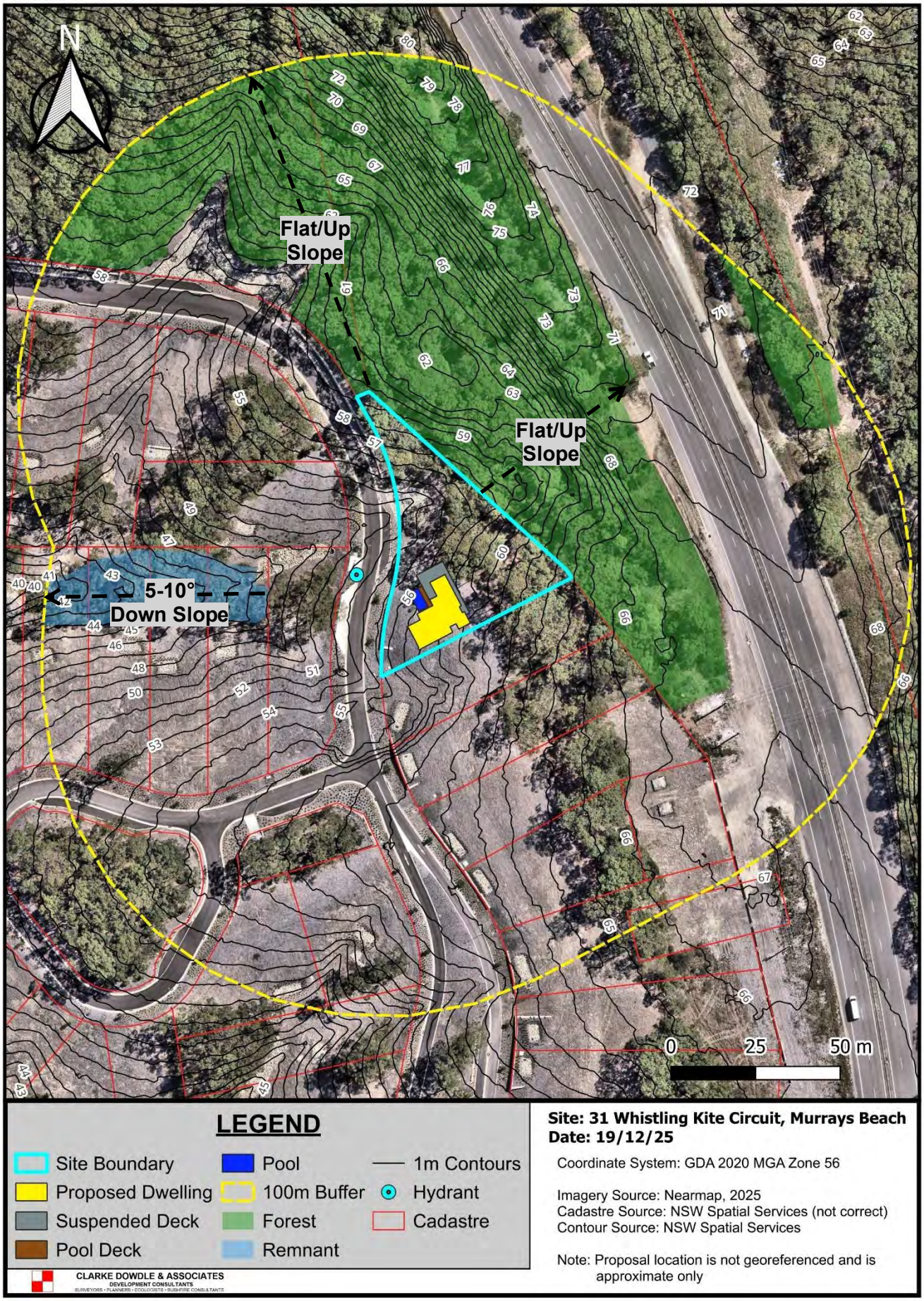

Figure 6: Vegetation & Topographic Mapping

4.0 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

The bushfire risk to property depends on the vegetation type, slope and proximity of vegetation to the proposed development, and can be classified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL FZ as outlined in AS3959-2018 and PBP. The categories of bushfire attack were determined for the vegetation conditions currently existing on the site and adjacent areas. Following the identification of the bushfire attack category for each aspect, the site will be assessed according to vegetation that presents the highest level of bushfire attack risk. AS3959-2018 provides two methods to determine complying Bushfire Attack Levels, these are; the **Simplified Procedure-Method 1** (deemed-to-satisfy) and **Detailed Method for Determining the Bushfire Attack Level-Method 2** (alternate solution).

The level of bushfire attack then determines the construction standards necessary for the proposed development. These protective construction measures are outlined in Australian Standard AS3959-2018. The BAL required for each of the aspects/facades for the proposed development are summarised in Table 1.

Table 1: Bushfire Attack Assessment

	ASPECT			
	North-Eastern		**Southern**	**Western**
Vegetation[1] within 100m of development	Forest		Managed Lands	Rainforest (Remnant)
Effective Slope of Land	Flat/Up Slope		-	5-10° Down Slope
APZ Required/Setback Provided[2]	**Suspended Deck**	**Dwelling**	>100m	~41m
	~22m	~25m		
Bushfire Attack Level (BAL)[3]	BAL 40	BAL 29	BAL 29	BAL 19[4]

Notes for Table 1:

- (1) Refer to Keith (2004), AS 3959-2018 and *PBP*
- (2) Distance to vegetation
- (3) BAL's are in accordance with Table A1.12.5 in PBP
- (4) *PBP* states where an elevation is shielded from direct radiant heat arising from bush fire attack, then the construction requirements for that elevation can be reduced to the next lower BAL except when BAL 12.5 where all aspects shall comply with BAL 12.5. The shielding of an elevation shall apply to all the elements of the wall but shall not apply to subfloors or roofs.
- Table 1 **does not display applicable BAL Ratings** for each aspect (**See recommendations of this report)**

Proposed Works

With reference to Table 1 and Table A1.12.5 of PBP, the proposed dwelling is subject to BAL–29 to the eastern aspect, whereas the suspended deck is subject to BAL–40 to the same aspect.

Although the suspended northern deck is located closer to the classified forest vegetation to the east, it is structurally and physically separated from the main dwelling, with no shared roof space or enclosed building volume. The only connection is via an open deck element. On this basis, the suspended deck has been assessed independently of the dwelling.

Due to the reduced separation distance/APZ associated with the suspended deck, this element is appropriately classified as BAL–40. In addition, it is recommended that the connecting deck between the suspended deck and the dwelling be constructed to BAL–40 standards, to minimise the potential for fire spread from the more exposed deck to the dwelling.

In contrast, the main dwelling is setback by approximately 25 m from the same forest vegetation on the eastern aspect. When assessed in accordance with Table A1.12.5, this separation distance results in a BAL–29 exposure.

Accordingly, and consistent with Section A1.8 (Shielding) of PBP, the dwelling's BAL ratings (BAL–29 and BAL–19) are determined by the setback and shielding afforded by the building envelope, rather than the worst-case exposure applicable to the detached suspended deck structure.

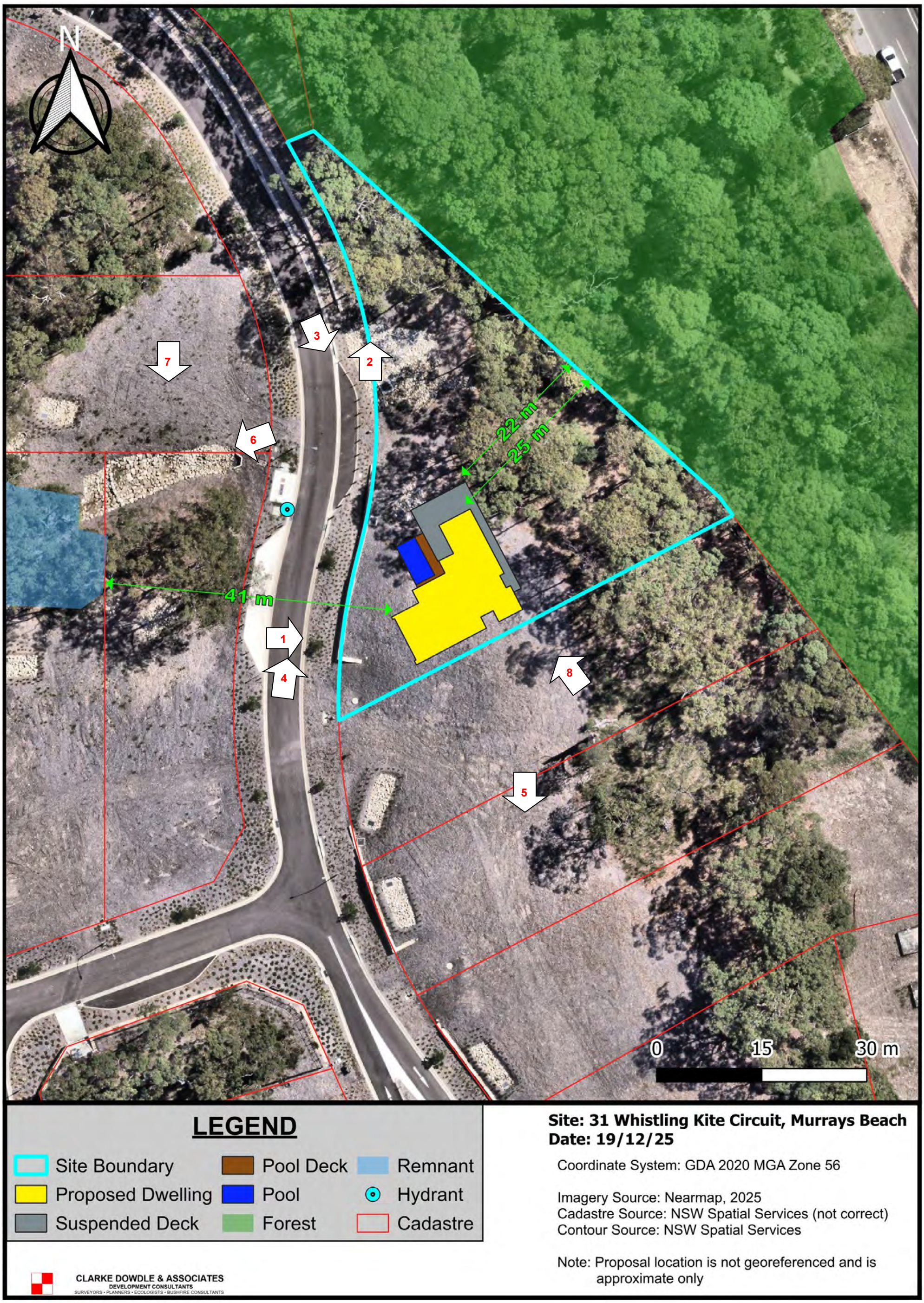

Figure 7: Bushfire Site Plan

5.0 RECOMMENDATIONS

This Bush Fire Assessment Report concluded that the proposed development may comply with the performance criteria for PBP if the proposed acceptable solutions and recommendations are implemented. These items are outlined below.

5.1 Asset Protection Zones

- **The entire site shall be maintained as an APZ for the lifetime of the development.**
- The APZ shall be maintained to meet with the requirements of an Inner Protection Area (IPA) as outlined in Appendix 4 in PBP.

5.1.1 Environmental Considerations

No tree clearing will be required for bushfire protection purposes.

5.2 Construction Standards

Proposed Suspended Deck

- The **proposed suspended deck and connecting deck, as shown in Figure 8,** shall be constructed to comply with **Sections 3 & 8 (BAL 40)** as per AS3959- 2018 or NASH Standard-*National Standard Steel Framed Construction in Bushfire Areas – 2021* as appropriate and **Section 7.5 in PBP 2019. (see figure 8 below)**

Proposed Dwelling

- The **northern, southern and eastern aspects and entire roof** of the **proposed dwelling** shall be constructed to comply with **Sections 3 & 7 (BAL 29)** as per AS3959- 2018 or NASH Standard-*National Standard Steel Framed Construction in Bushfire Areas – 2021* as appropriate and **Section 7.5 in PBP 2019. (see figure 8 below)**

- The **western aspects** of the **proposed dwelling** shall be constructed to comply with **Sections 3 & 6 (BAL 19)** as per AS3959- 2018 or NASH Standard-*National Standard Steel Framed Construction in Bushfire Areas – 2021* as appropriate and **Section 7.5 in PBP 2019. (see figure 8 below)**

Service Pipes

- All exposed piping should be of metal. Pipes of other materials should be buried to a depth of at least 300mm below the finished ground level.

Fencing (if applicable)

All new fencing shall be constructed in accordance with section 7.6 in PBP.

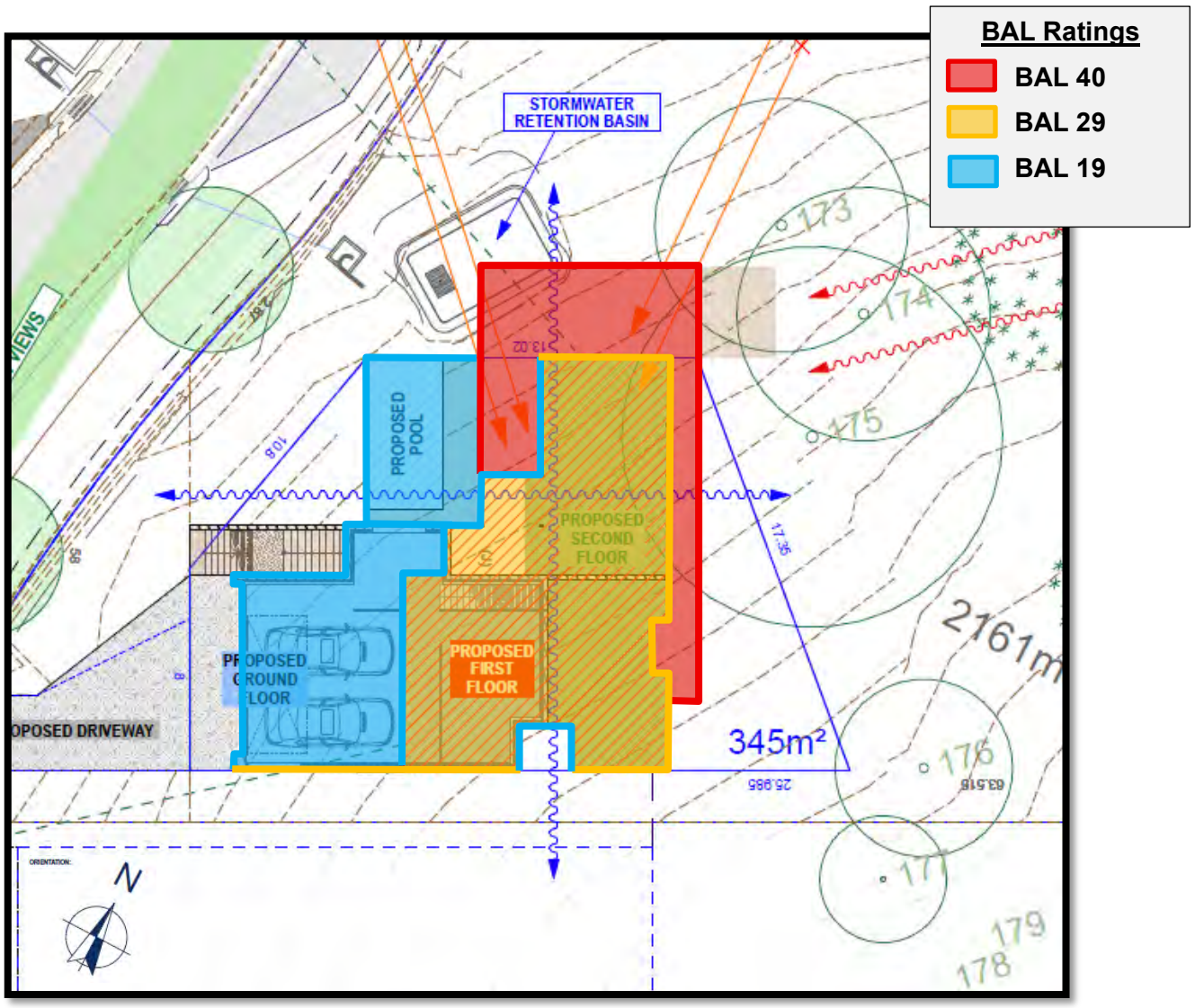

Figure 8: Applicable BAL Ratings

5.3 Property Access and Evacuation Safety

- Safe access is provided to the subject property via Whistling Kite Circuit and the proposed driveway. This road will serve both as an access point for firefighters and an egress point for residents during a bushfire event.

- It is recommended that the building occupants prepare a bushfire survival plan which addresses the option to leave early before bushfire impacting the site. Details on how to prepare this plan are provided by the NSW RFS website. (http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf)

5.4 Water and Utility Services Supply

5.4.1 Water

The site is connected to the reticulated supply of water and is located <70m from a hydrant. In recognition of these, the following recommendations are made;

- Taps and fittings should be constructed of metal; and
- The number of taps and/or length of hose should be adequate in number and/or length to supply water to the dwelling;

5.4.2 Gas (if applicable)

- Any gas cylinders or gas connections should be installed and maintained in accordance with Australian Standard AS1596 - *The Storage and Handling of LP Gas* and the requirements of relevant authorities.
- If gas cylinders need to be kept close to the building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion.

5.4.3 Electricity

- The site will be connected via underground lines.

6.0 SECTION 4.14(1)(b) CERTIFICATE

Bush Fire Certificate

Certificate issued unders4.14(1)(b) of the *Environmental Planning & Assessment Act, 1979* and *Planning for Bush Fire Protection 2019*

This Certificate has been issued by a person accredited by Fire Protection Association Australia (FPA Australia) under the Bush Fire Planning and Design (BPAD) Accreditation Scheme and who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment within the meaning of section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW).

Property Details and Description of Works

Address Details	**Unit no**	**Street no** 31	**Street name** Whistling Kite Circuit	**Lot/Sec/DP** 610/-/DP270485
	Suburb Murrays Beach		**State** NSW	**Postcode** 2281
Local Government Area	LAKE MACQUARIE CITY COUNCIL			
BCA class of the building	1a & 10b			
Description of the proposal	Construction of a dwelling and pool			
Development Application Reference	n/a			

Bush Fire Assessment Report

A detailed Bush Fire Assessment Report is attached, which includes the relevant submission requirements set out in *Appendix* 2 of *Planning for Bush Fire Protection 2019* together with recommendations as to how the relevant specifications and requirements are to be achieved.	☑ YES ☐ NO
Report Reference and date	18/12/2025
	GO27849

BPAD Certification

Name Kristan Dowdle	I hereby certify, in accordance with Section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* that: • I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment; and • the development conforms to the relevant specifications and requirements of Planning for Bush Fire Protection 2019 in accordance with section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW).	
Company Details & ABN Clarke Dowdle & Associates ABN 15 114 156 740		
BPAD Accreditation Number BPAD15318 BPAD Bushfire Planning & Design Accredited Practitioner Level 2	**Signature**	**Date** 18/12/2025

7.0 PERFORMANCE CRITERIA COMPLIANCE

The following table outlines the proposals compliance or otherwise with each of the relevant performance requirements and acceptable solutions provided in Section 7.4 and Table 7.4a of PBP.

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
ASSET PROTECTION ZONES	• APZs are provided commensurate with the construction of the building. • A defendable space is provided.	• an APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1. • APZs are managed in accordance with the requirements of Appendix 4.	The proposal is provided with an APZ/defendable space equating to BAL 40. The entire site will be maintained as an APZ. A defendable space is provided on the property.
	• APZs are managed and maintained to prevent the spread of a fire to the building.	• APZs are managed in accordance with the requirements of Appendix 4 of PBP.	APZs will provide compliance.
	• the APZs is provided in perpetuity. • APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	• APZs are wholly within the boundaries of the development site • APZs are wholly within the boundaries of the development site. APZ are located on lands with a slope less than 18 degrees.	Complies APZ's will occur upon lands less than lands with a slope less than 18 degrees.
PROPERTY ACCESS	• firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation	• property access roads are two-wheel drive, all-weather roads.	Whistling Kite Circuit provides access to the property and provides compliance
	• the capacity of access roads is adequate for firefighting vehicles.	• the capacity of road surfaces and any bridges/ • causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating.	Whistling Kite Circuit provides access to the property and provides compliance
	• there is appropriate access to water supply.	• hydrants are provided in accordance with the relevant clauses of AS 2419.1:2021; • There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	Whistling Kite Circuit contains water hydrants that are assumed to provide compliance
	• firefighting vehicles can access the dwelling and exit the property safely.	• at least one alternative property access road is provided for individual dwellings or groups of dwellings that are located more than 200 metres from a public through road; • There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles.	The proposal is located within 70m of Whistling Kite Circuit and hydrants and therefore no access requirements are applicable

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
WATER SUPPLY	• adequate water supplies is provided for firefighting purposes.	• reticulated water is to be provided to the development where available; • a static water and hydrant supply is provided for non-reticulated developments	Reticulated water available
	• water supplies are located at regular intervals; and • the water supply is accessible and reliable for firefighting operations.	• fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2021; • hydrants are not located within any road carriageway; and • reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	Whistling Kite Circuit contains water hydrants that are assumed to provide compliance
	• flows and pressure are appropriate	• fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021.	Whistling Kite Circuit contains water hydrants that are assumed to provide compliance
	• the integrity of the water supply is maintained.	• all above-ground water service pipes are metal, including and up to any taps; and • above-ground water storage tanks shall be of concrete or metal	Any future development upon the site will be required to comply with this condition
ELECTRICAL SERVICES	• location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	• where practicable, electrical transmission lines are underground; • where overhead, electrical transmission lines are proposed as follows: ○ lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and ○ no part of a tree is closer to a power line than the distance set out in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.	The proposal will be required to comply with this condition
GAS SERVICES	• location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	• reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used; • all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; • connections to and from gas cylinders are metal; • polymer-sheathed flexible gas supply lines are not used; and • above-ground gas service pipes are metal, including and up to any outlets.	The proposal will be required to comply with this condition

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
CONSTRUCTION STANDARDS	• the proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact.	• BAL is determined in accordance with Tables A1.12.5 to A1.12.7; and • construction provided in accordance with the NCC and as modified by section 7.5 (please see advice on construction in the flame zone).	The proposal will be constructed to Sections 3, 6, 7 & 8 (BAL 19, BAL 29 & BAL 40) of AS3959-2018 and Section 7.5 in PBP 2019
	• proposed fences and gates are designed to minimise the spread of bush fire.	• fencing and gates are constructed in accordance with section 7.6.	The proposal will be required to comply with this condition
	• proposed Class 10a buildings are designed to minimise the spread of bush fire.	• Class 10a buildings are constructed in accordance with section 8.3.2.	The proposal will be required to comply with this condition
LANDSCAPING	landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	• compliance with the NSW RFS '*Asset protection zone standards*' (see Appendix 4); • a clear area of low-cut lawn or pavement is maintained adjacent to the house; • fencing is constructed in accordance with section 7.6; and • trees and shrubs are located so that: • the branches will not overhang the roof; • the tree canopy is not continuous; and • any proposed windbreak is located on the elevation from which fires are likely to approach.	The proposal will be required to comply with this condition

8.0 CONCLUSION

Clarke Dowdle & Associates have been engaged to conduct a Bush Fire Assessment Report upon the property located at 31 Whistling Kite Circuit, Murrays Beach, NSW The subject property has been identified as bushfire prone land, necessitating compliance with the National Construction Code (NCC) through adherence to the goals and principles outlined in PBP. This involves implementing construction measures that mitigate the impact of bushfires, including measures against smoke, embers, radiant heat, and direct flame exposure, as well as ensuring appropriate access, service supply, and long-term maintenance of bushfire protection measures throughout the development's lifespan.

This assessment has identified that the highest Bushfire Attack Level (BAL) for the planned new construction is assessed as 'BAL 40' for the suspended deck and 'BAL 29' for the Dwelling. In response, this report has outlined and provided bushfire protection measures demonstrating how the proposed development will comply with the aims and objectives of PBP.

The report has been completed by a person recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment. Attached to this report is a certificate that states the requirements of Section 4.14 have been satisfied. Consequently, the Council can approve the application without referral to the NSW Rural Fire Service.

We would be pleased to provide further information on any aspects of this report.

For and on behalf of

Clarke Dowdle and Associates

Ashley Dowdle
Bushfire Consultant
Planning for Bushfire Prone Areas - UTS Short Course

Kristan Dowdle
B. Env. Sc
Grad. Dip Design in Bushfire Prone Areas
BPAD-Certified Practitioner (BPAD15318)
Bushfire Consultant

Disclaimer

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Finally, it is important to note that the measures outlined in the relevant requirements of AS3959-2018 Construction of Buildings in Bushfire-Prone Areas, NASH Standard - Steel Framed Construction in Bushfire Areas 2021, and the construction requirements in Planning for Bushfire Protection 2019 cannot provide a guarantee that a building will survive a bushfire event on every occasion. This is primarily due to factors such as the level of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions. As a result, Clarke Dowdle & Associates disclaims any claims and assumes no liability in the event of any damage, loss of property, or loss of life resulting from a bushfire event.

REFERENCES

- Keith, D. (2004), *Ocean Shores to Desert Dunes.* Department of Environment and Conservation, Sydney

- National Construction Code (2022), Building Codes Australia, *Class 1 and Class 10 Building Housing Provisions Volume 2*

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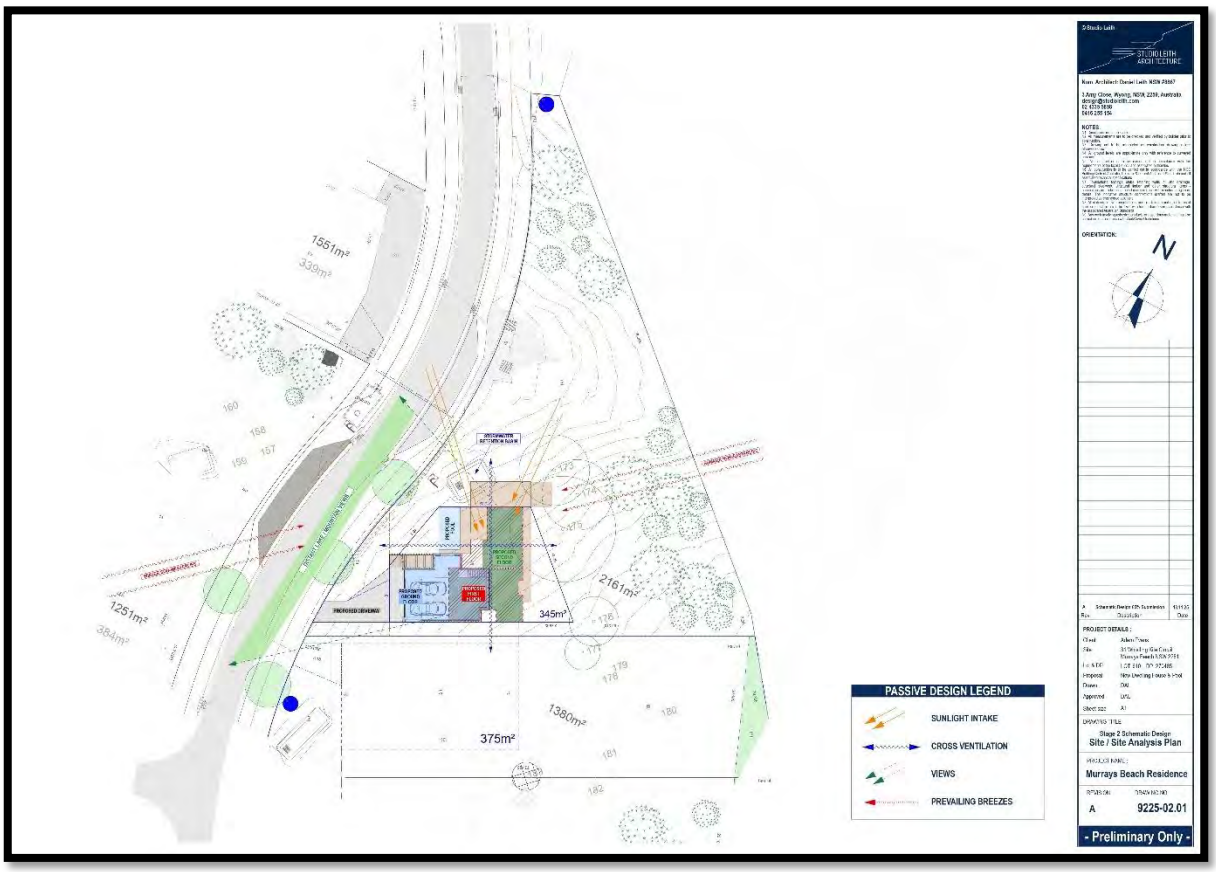
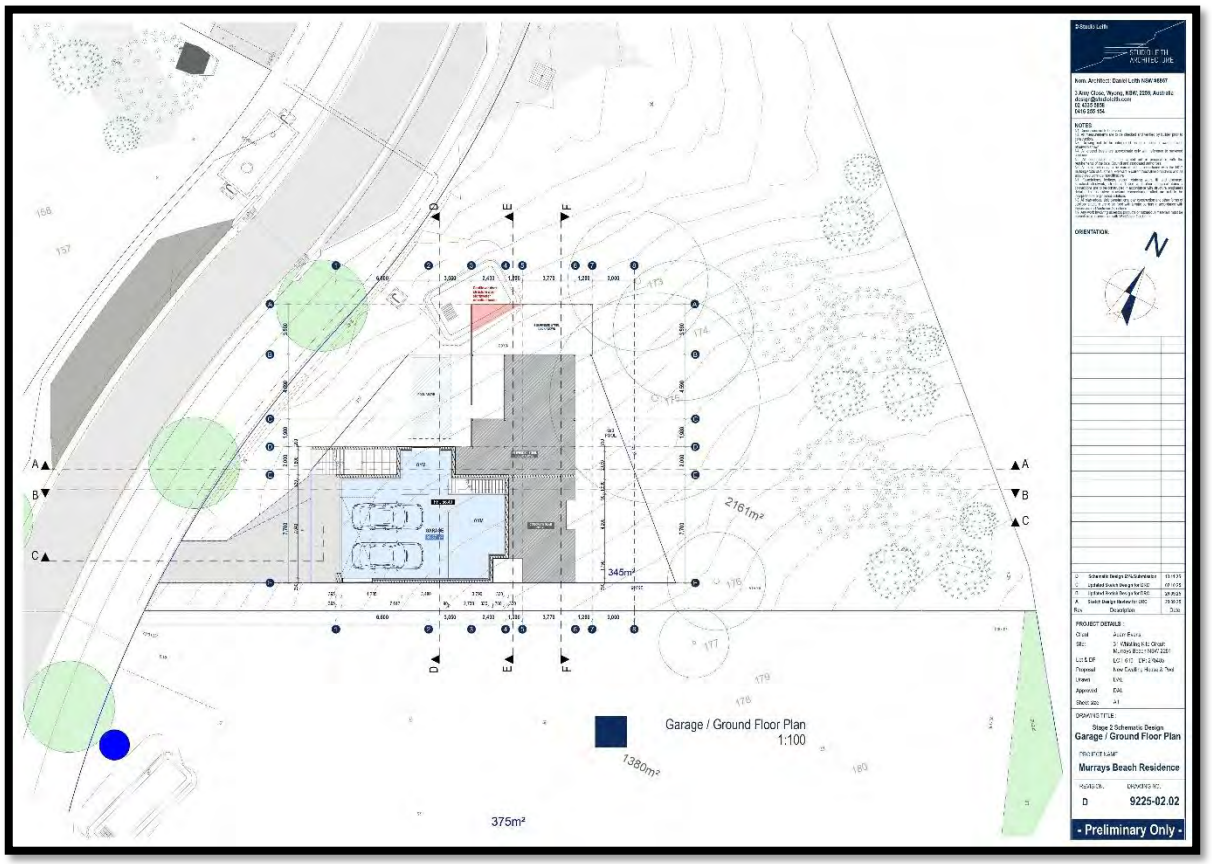
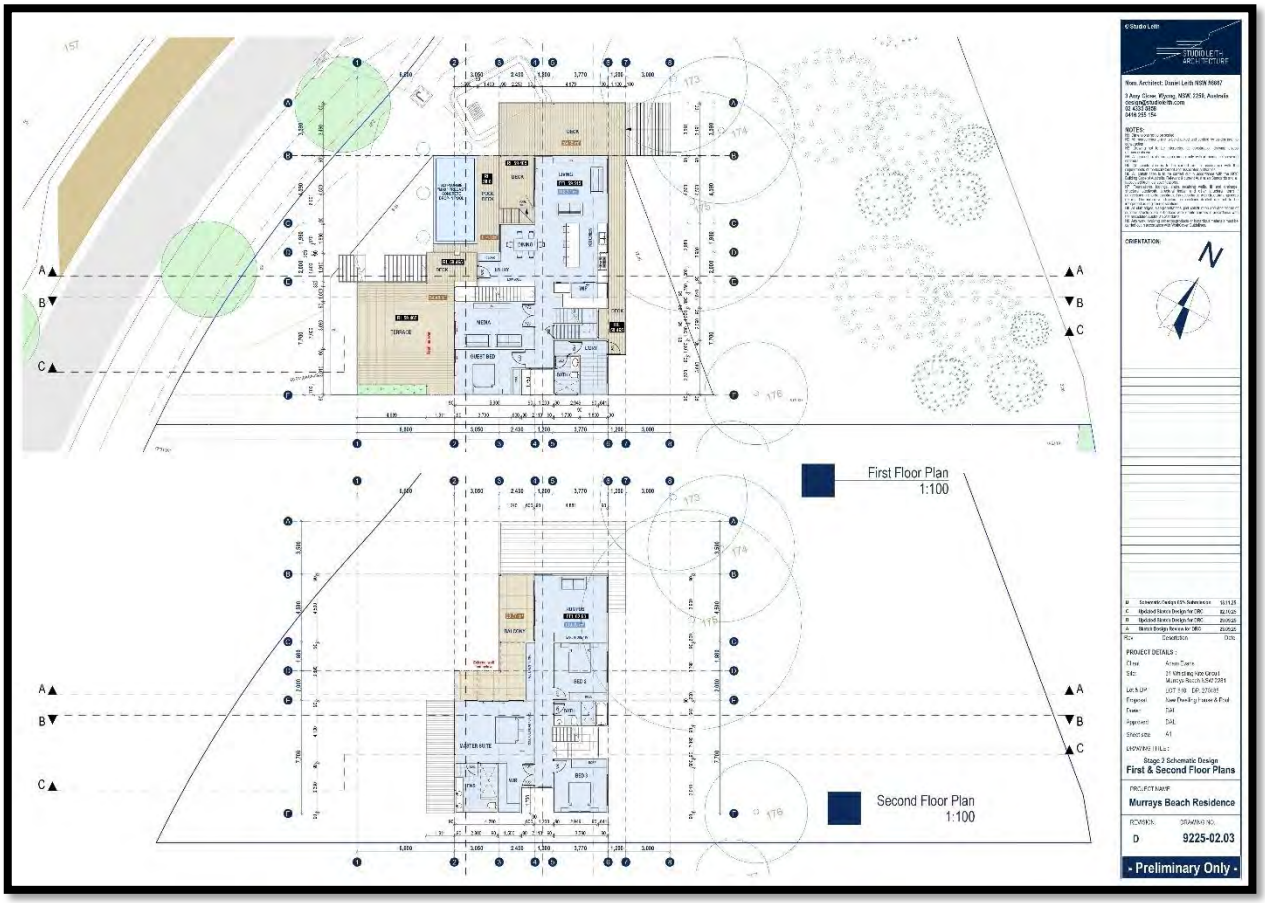
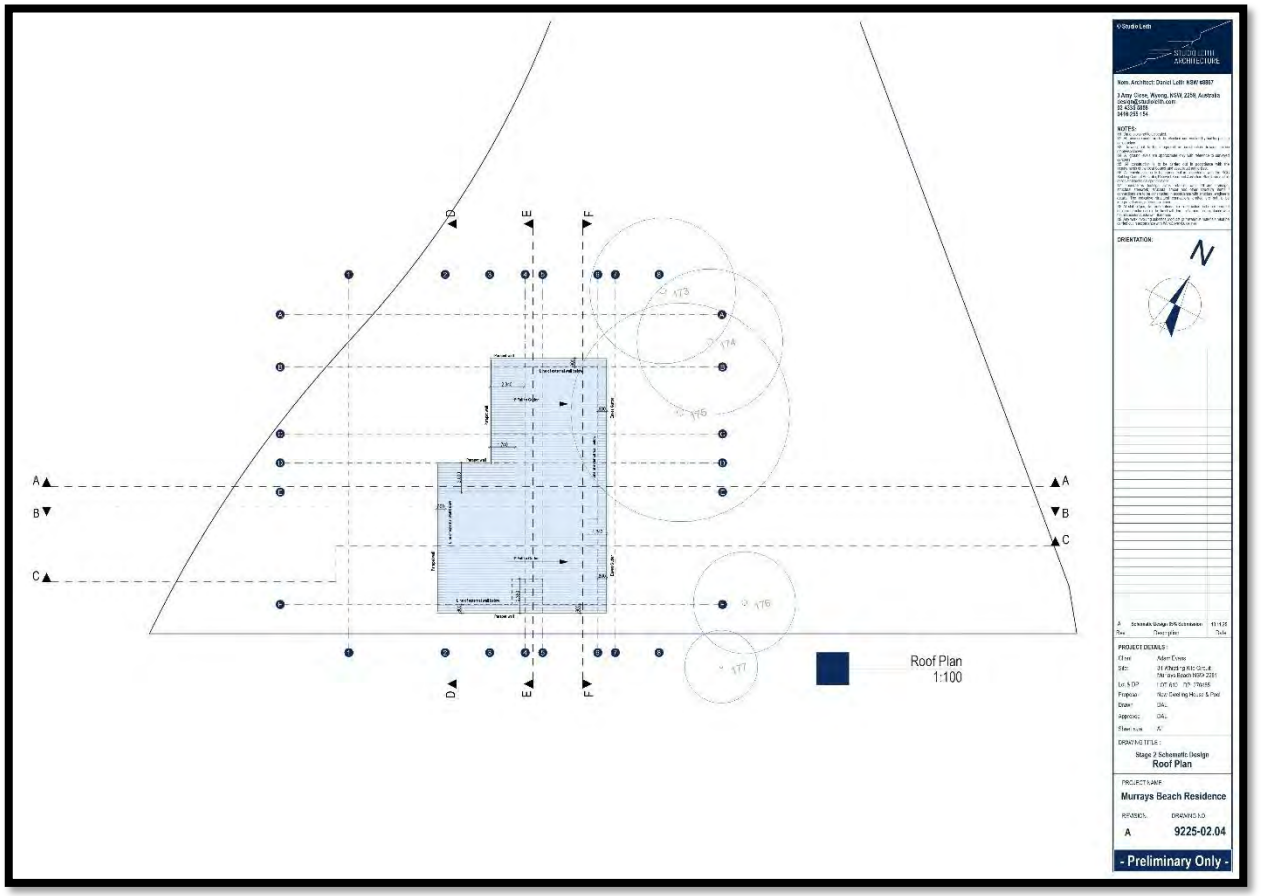
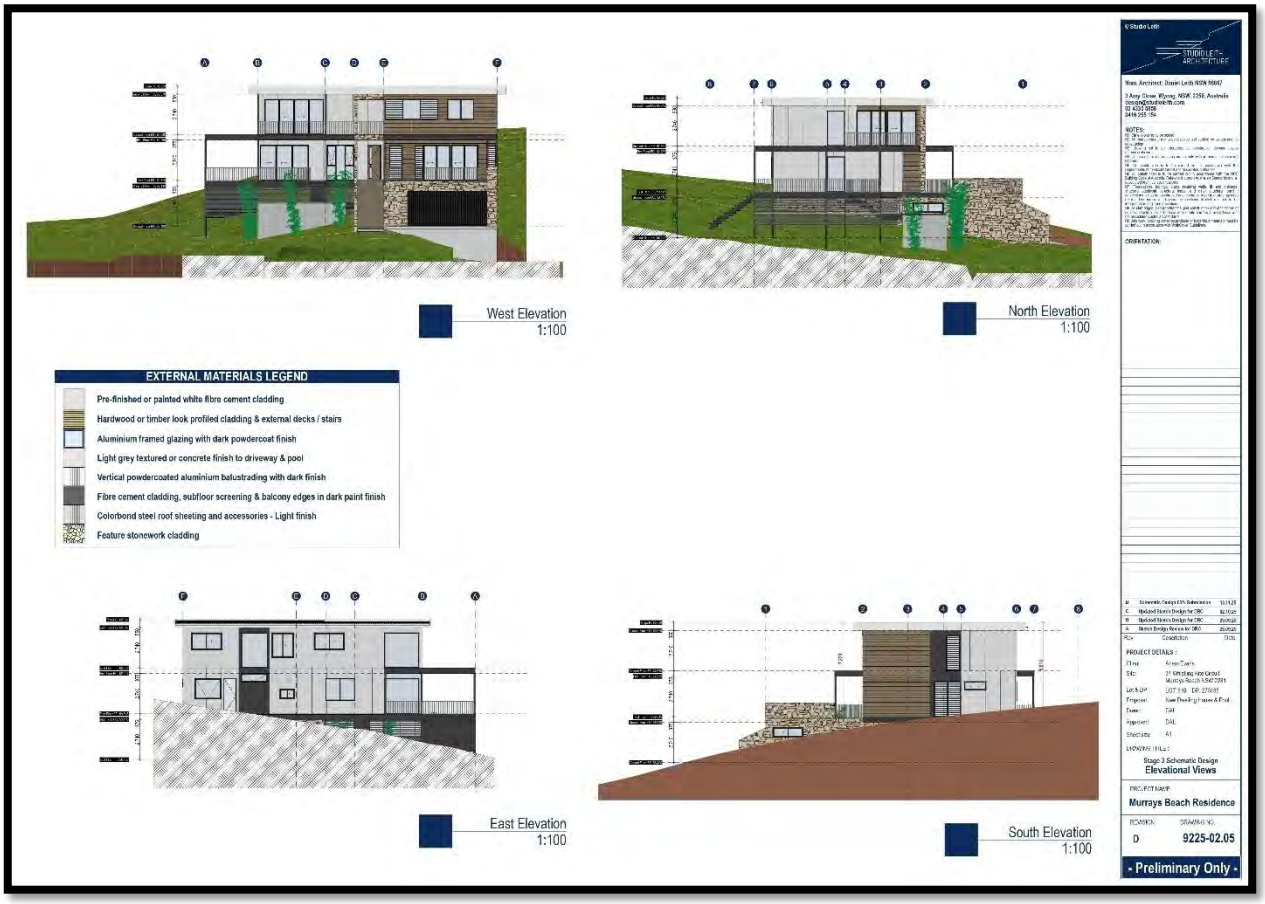
APPENDIX A PROPOSED DEVELOPMENT PLANS

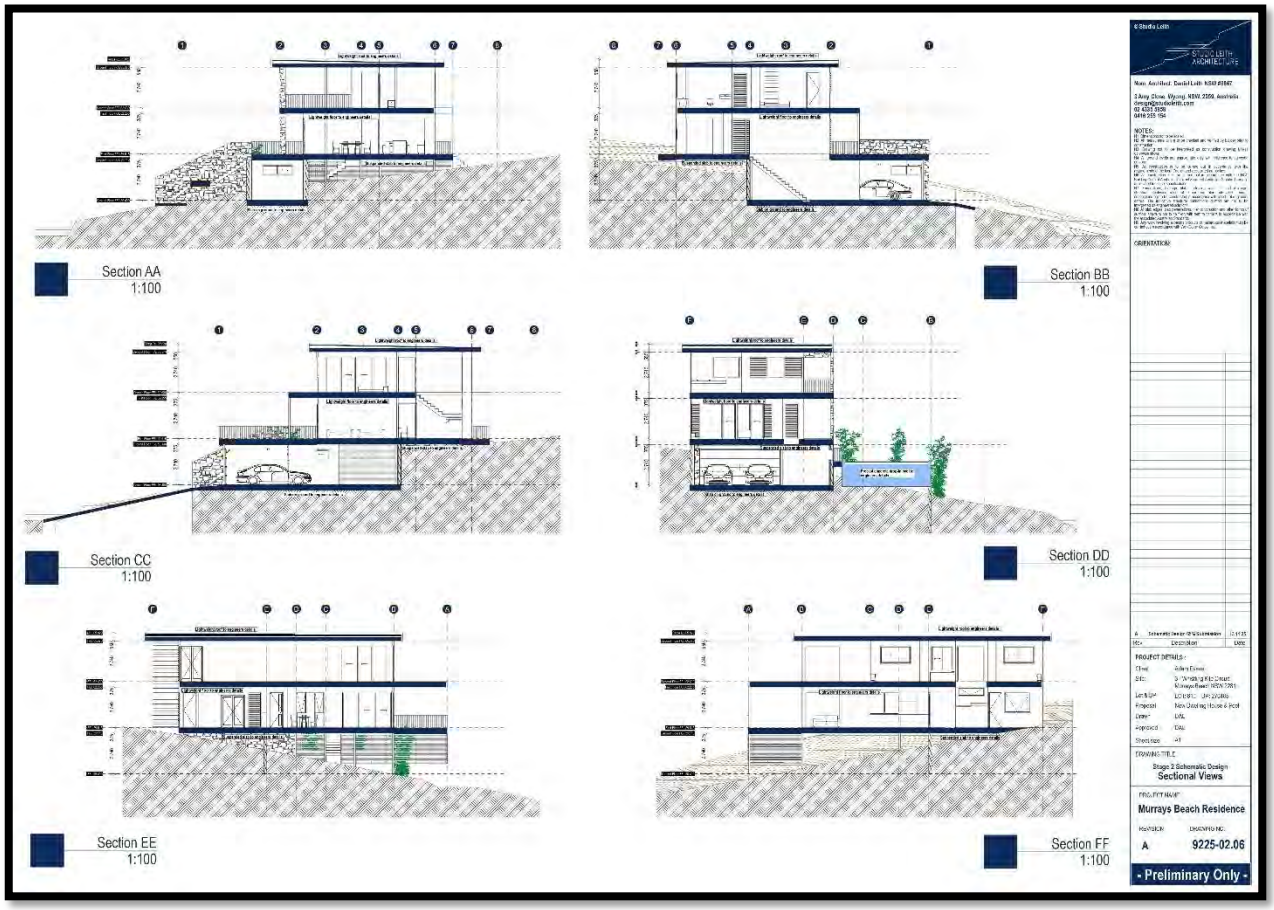





First Floor Plan
1:100
Second Floor Plan
1:100
Stage 2 Schematic Design
First & Second Floor Plans
Murrays Beach Residence
D
9225-02.03
- Preliminary Only -


Roof Plan
1:100
Stage 2 Schematic Design
Roof Plan
Murrays Beach Residence
A
9225-02.04
- Preliminary Only -


West Elevation
1:100
North Elevation
1:100
EXTERNAL MATERIALS LEGEND
Pre-finished or painted white fibre cement cladding
Hardwood or timber look profiled cladding & external decks / stairs
Aluminium framed glazing with dark powdercoat finish
Light grey textured or concrete finish to driveway & pool
Vertical powdercoated aluminium balustrading with dark finish
Fibre cement cladding, subfloor screening & balcony edges in dark paint finish
Colorbond steel roof sheeting and accessories - Light finish
Feature stonework cladding
East Elevation
1:100
South Elevation
1:100
Stage 3 Schematic Design
Elevational Views
Murrays Beach Residence
D
9225-02.05
- Preliminary Only -


Section AA
1:100
Section BB
1:100
Section CC
1:100
Section DD
1:100
Section EE
1:100
Section FF
1:100
Stage 3 Schematic Design
Sectional Views
Murrays Beach Residence
A
9225-02.06
- Preliminary Only -


West
North
Overhead - 10m Height Plane
East
South
Stage 2 Schematic Design
External Perspectives
Murrays Beach Residence
D
9225-02.07
- Preliminary Only -


2nd Floor Rumpus
Living to Entry
Decks
Master Bedroom
Entry to Living
Stage 2 Schematic Design
Internal Perspectives
Murrays Beach Residence
A
9225-02.08
- Preliminary Only -