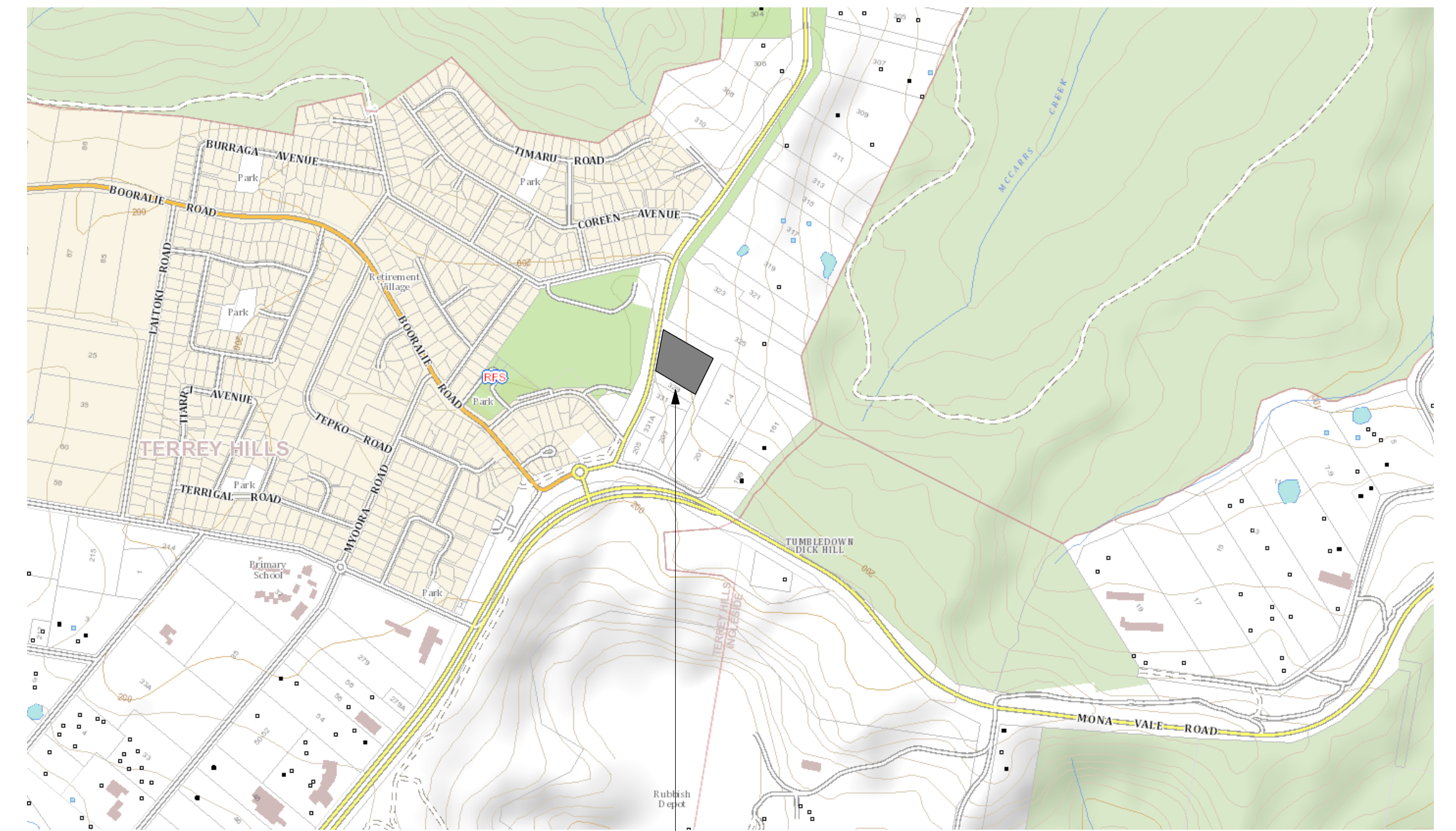
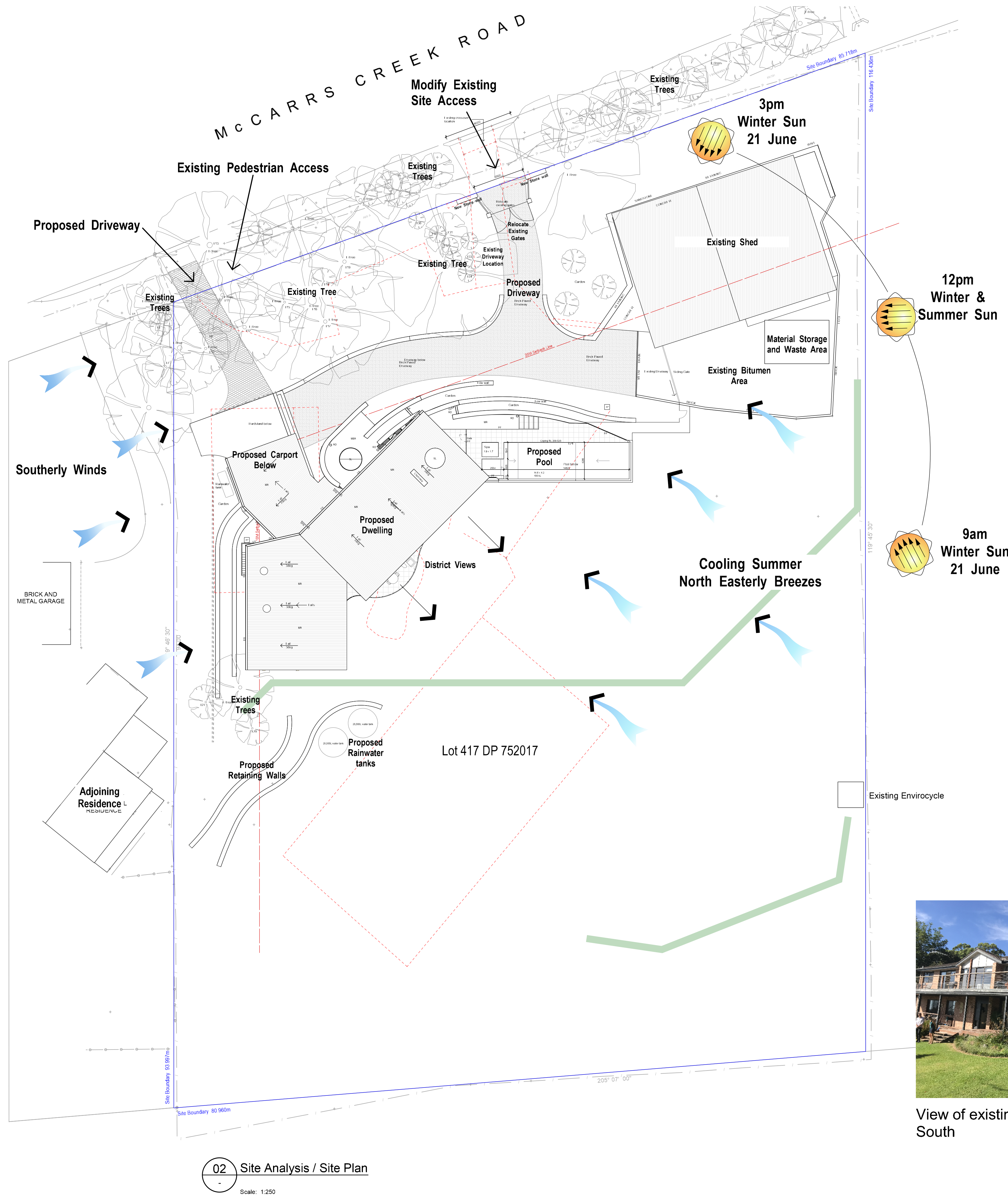
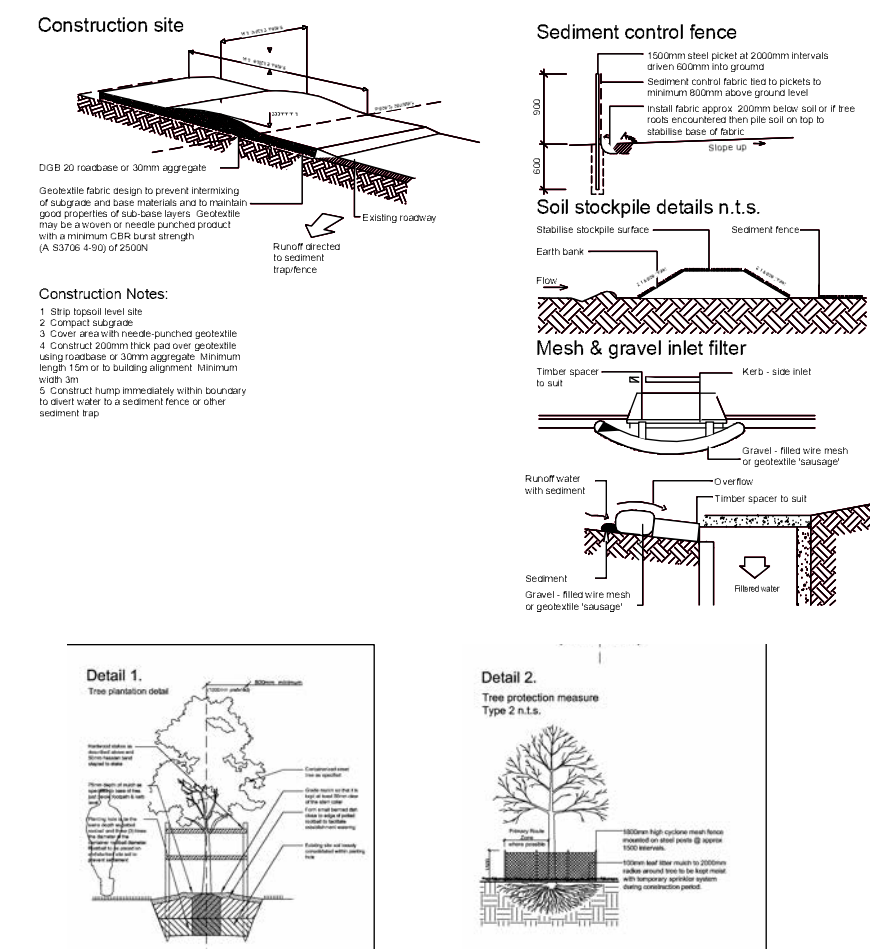




01 Location Plan
NTS



04 Sediment Control Diagrams
NTS

LEGEND	
	Existing Wall to Remain
	Existing Cavity Brick Wall to Remain
	Proposed Timber Stud Wall
	Proposed Brick Wall
	Proposed Brick Veneer Wall
	To Be Demolished
	Exist. Level
	New Site Level
	Finished Floor Level
	Basix Window Number
	Sediment Control Fence
	Existing Tree
	Tree to be removed

DA Drawing List	
DA A100-A	Site Analysis/ Site Plan
DA A101-A	Existing / Demolition Plan
DA A102-A	Ground Floor Plan
DA A103-A	First Floor Plan
DA A104-A	Roof Plan
DA A200-A	Street Elevation (Site Images)
DA A201-A	Elevations Sheet 1
DA A202-A	Elevations Sheet 2
DA A210-A	Sections
DA A1000-A	Finishes Selections

Landscape Area Calculations	
Site Area	8486m ²
Required Area (30%)	2545.8m ²
Proposed Landscape Area	6664m ² (78.5%)



View of existing dwelling, looking South



View of existing shed, looking West

McCARRS CREEK ROAD

Remove and replace existing crossover. Refer Civil engineer's design

Existing driveway to be reconfigured

Existing parking to be removed and re-landscaped

Existing landscaping structures to be demolished

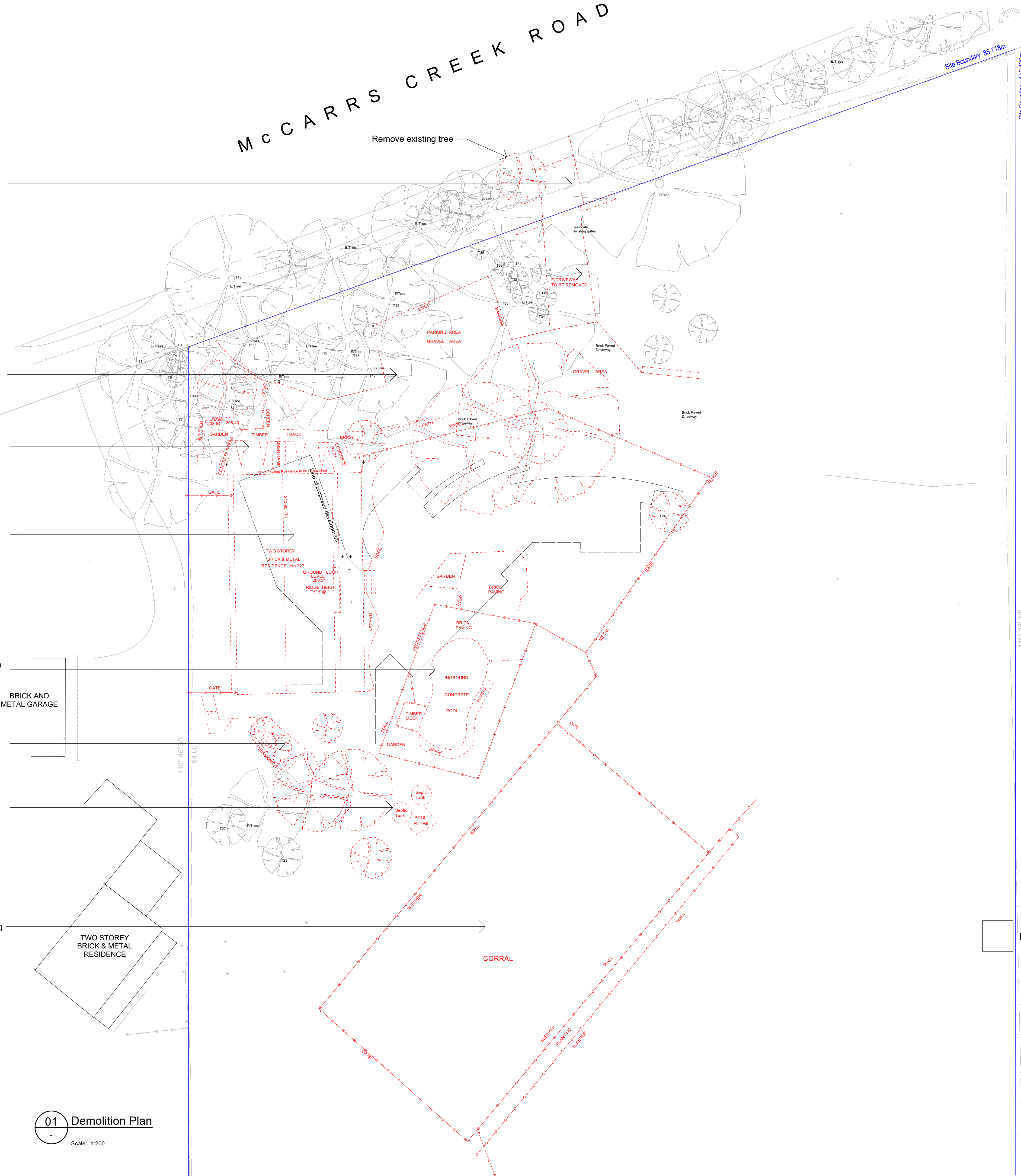
Existing dwelling to be demolished

Remove inground swimming pool. Demolish all paving and associated pool structure.

Trees shown red dashed to be removed. Refer arborists report

Remove existing septic tanks

Dismantle Corrale fencing



- LEGEND
- Existing Wall To Remain
 - Existing Cavity Brick Wall To Remain
 - Proposed Timber Stud Wall
 - Proposed Brick Wall
 - Proposed Brick Veneer Wall
 - To Be Demolished
 - Exist. Level
 - RL +37.40
 - FFL +37.40
 - W3
 - Sediment Control Fence
 - Existing Tree
 - Tree to be removed

A 23/05/2025 FOR DA SUBMISSION TL
rev date revision notes by
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project # 23-844

Proposed Residence
327 McCarrs Creek Road, Terry Hills

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Existing/ Demolition Plan

printed 25/06/2025 drawn TL ckd KvB scale@A1 1:200

stage drawing # revision

DA A101 A

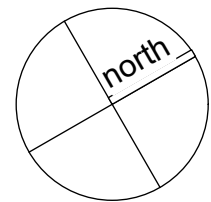
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01 Demolition Plan

Scale: 1:200





- Finishes Legend**
- | | |
|-------|----------------|
| BL | Balustrade |
| BWK | Brickwork |
| CS | Concrete Slab |
| DP | Downpipe |
| EG | Eaves Gutter |
| Fence | Fence |
| MBR | Membrane Roof |
| MC | Metal Cladding |
| MR | Metal Roof |
| MS | Mild Steel |
| PF | Pool Fence |
| PFN | Pool Finish |
| RD | Roof Drain |
| RE | Rammed Earth |
| SL | Skylight |
| SPR | Spreader |
| ST | Stone |

- LEGEND**
- | | |
|--|--------------------------------------|
| | Existing Wall To Remain |
| | Existing Cavity Brick Wall To Remain |
| | Proposed Timber Stud Wall |
| | Proposed Brick Wall |
| | Proposed Brick Veneer Wall |
| | To Be Demolished |
| | Exist. Level |
| | New Site Level |
| | Finished Floor Level |
| | Basix Window Number |
| | Sediment Control Fence |
| | Existing Tree |
| | Tree to be removed |

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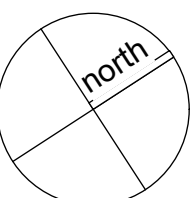
Ground Floor Plan

printed
26/05/2025
drawn
TL
chkd
KVB
scale@A1
1:100

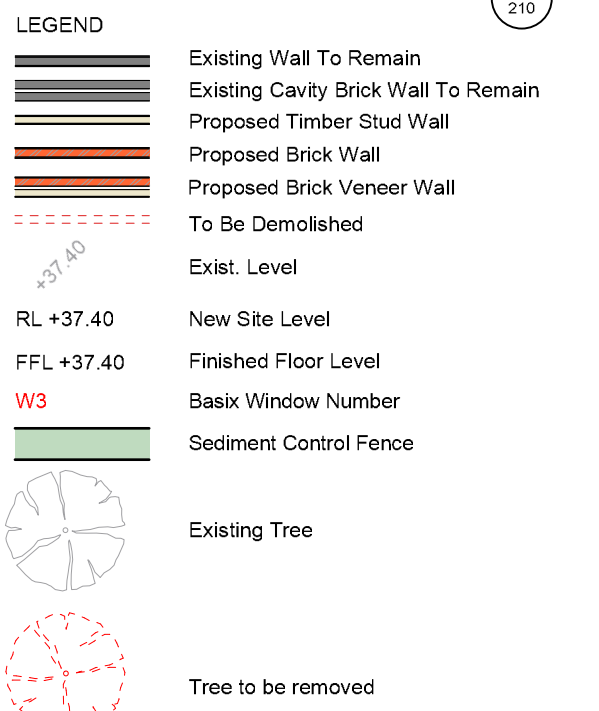
stage
DA
drawing #
A102
revision
A

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1 Ground Floor Plan
- Proposed
Scale: 1:100



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project
project #
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Proposed Residence
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First Floor Plan

printed	drawn	ckd	scale:@A1
7/07/2025	TL	KvB	1:100

stage	drawing #	revision
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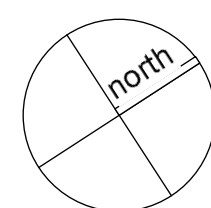
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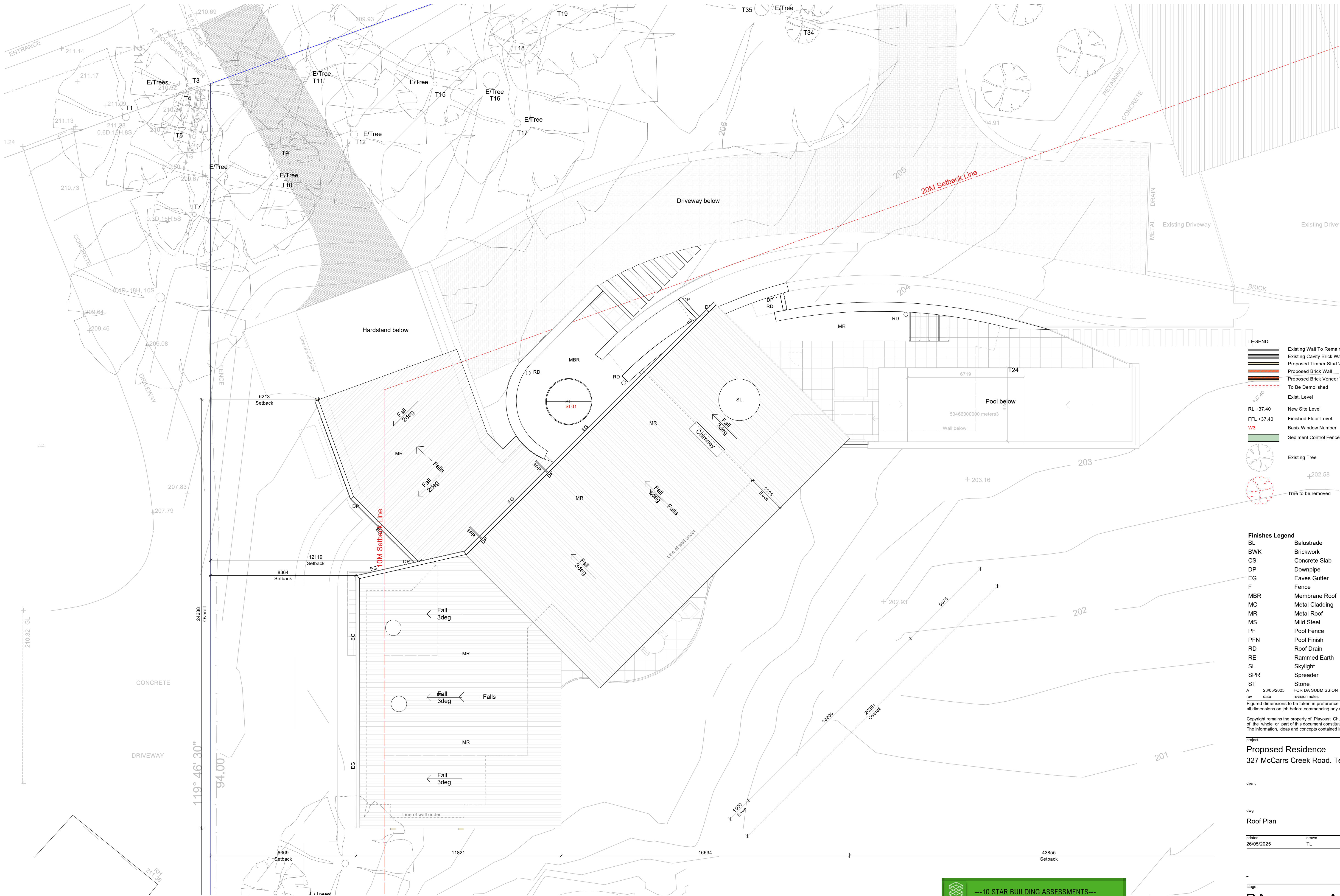
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- LEGEND**
- Existing Wall To Remain
 - Existing Cavity Brick Wall To Remain
 - Proposed Timber Stud Wall
 - Proposed Brick Wall
 - Proposed Brick Veneer Wall
 - To Be Demolished
 - Exist. Level
 - RL +37.40
 - New Site Level
 - FFL +37.40
 - Finished Floor Level
 - W3
 - Basix Window Number
 - Sediment Control Fence
 - Existing Tree
 - Tree to be removed

Finishes Legend

- BL Balustrade
- BWK Brickwork
- CS Concrete Slab
- DP Downpipe
- EG Eaves Gutter
- F Fence
- MBR Membrane Roof
- MC Metal Cladding
- MR Metal Roof
- MS Mild Steel
- PF Pool Fence
- PFN Pool Finish
- RD Roof Drain
- RE Rammed Earth
- SL Skylight
- SPR Spreader
- ST Stone

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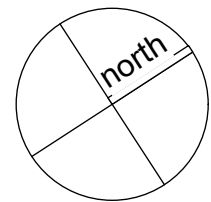
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Roof Plan

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stage drawing # revision

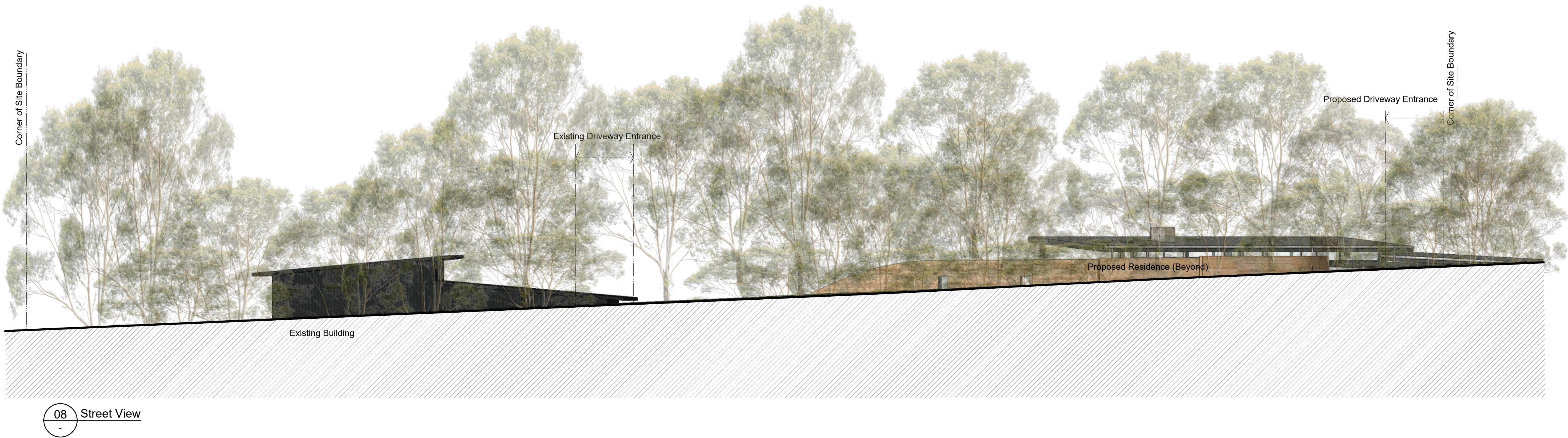
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04 Street View
Subject Site No.327 (Shed & Main Gate)



05 Street View
Subject Site No.327



06 Street View
Subject Site No.327



07 Street View
Adjoining Property No.329



01 Street View
Adjoining Property No.325



02 Street View
Subject Site No.327 (Shed)



03 Street View
Subject Site No.327 (Shed)

Google Streetview images starting from south corner of site (Image 01) going north to nothern corner of site (Image 08)

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client			
dwg			
Street Elevation (Site Images)			
printed	drawn	chkd	scale@A
22/05/2025	TL	LP	1:100



Scale: 1:100



Scale: 1:100

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Elevations Sheet 1

printed	drawn	ckd	scale@A1
26/05/2025	TL	KvB	1:100

stage	drawing #	revision
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01 South East Elevation
Scale: 1:100



02 East Elevation
Scale: 1:100



03 North East Elevation
Scale: 1:100

Finishes Legend	
BL	Balustrade
BWK	Brickwork
CS	Concrete Slab
DP	Downpipe
EG	Eaves Gutter
F	Fence
MBR	Membrane Roof
MC	Metal Cladding
MR	Metal Roof
MS	Mild Steel
PF	Pool Fence
PFN	Pool Finish
RD	Roof Drain
RE	Rammed Earth
SL	Skylight
SPR	Spreader
ST	Stone

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Proposed Residence
327 McCarrs Creek Road, Terry Hills

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Elevations Sheet 2

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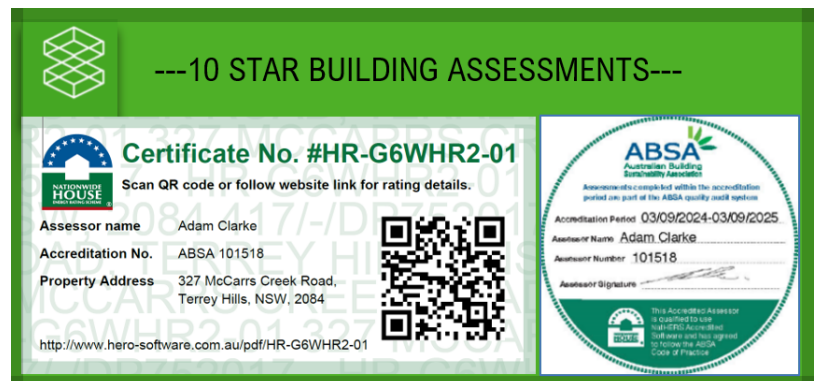
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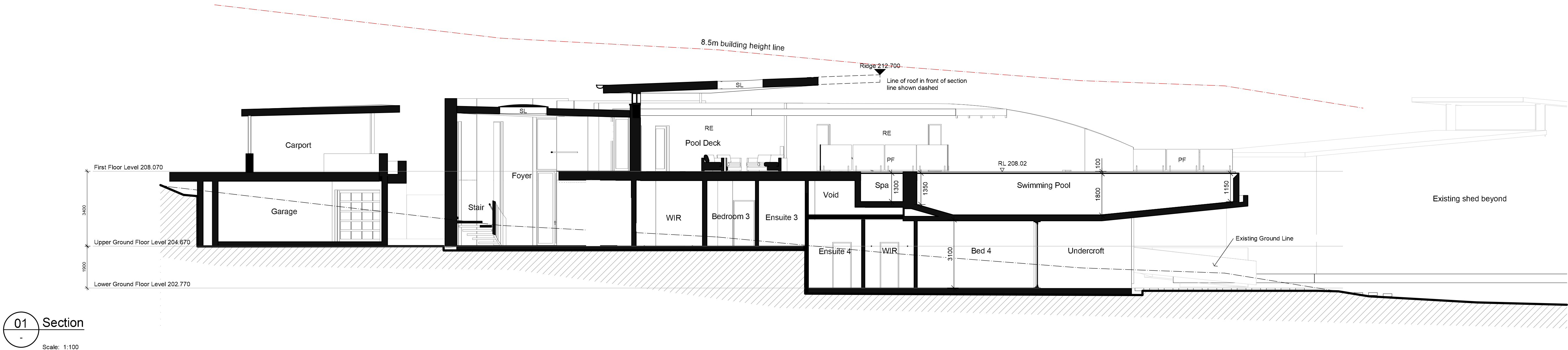
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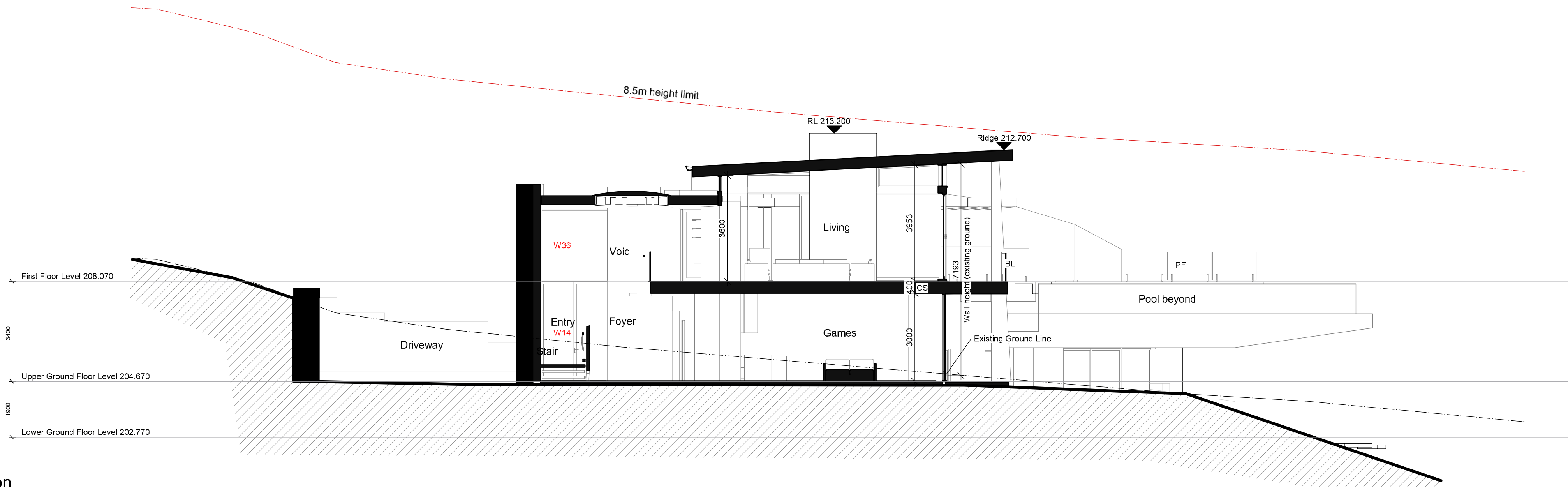
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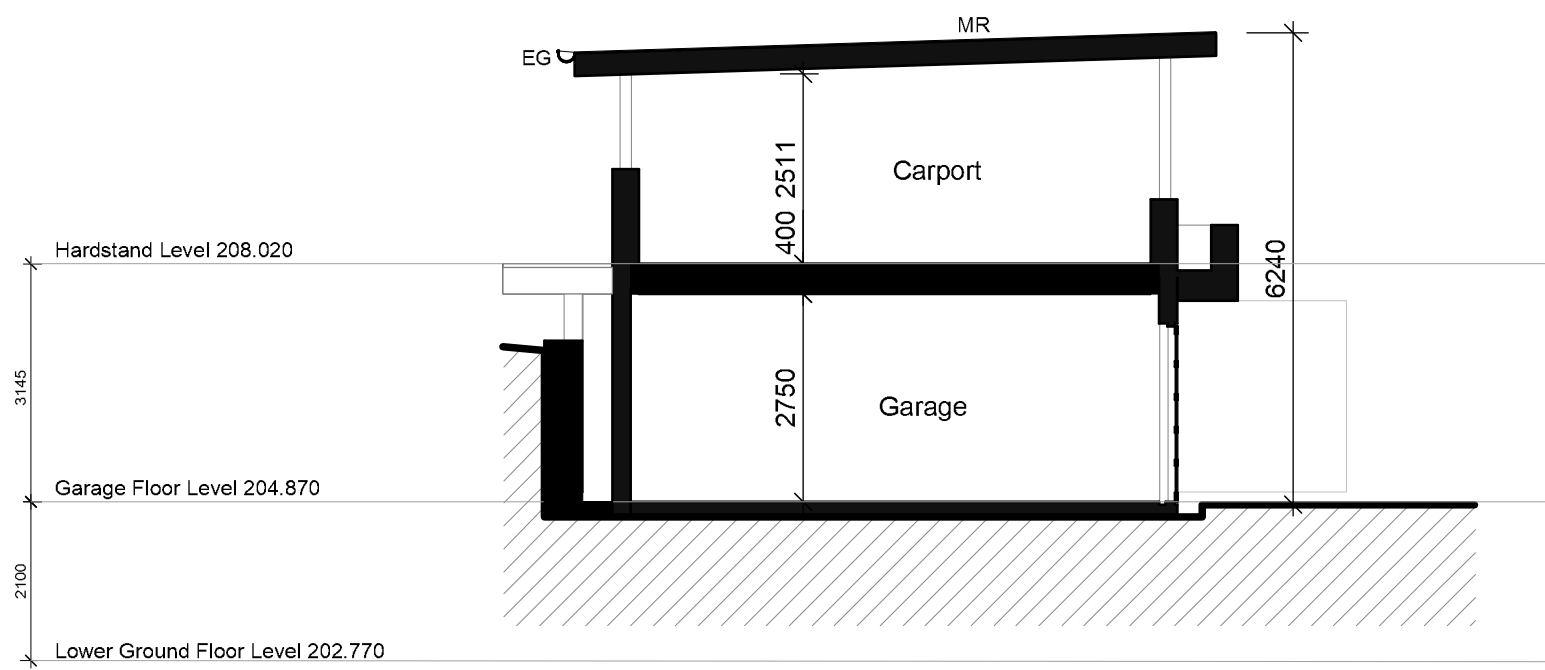




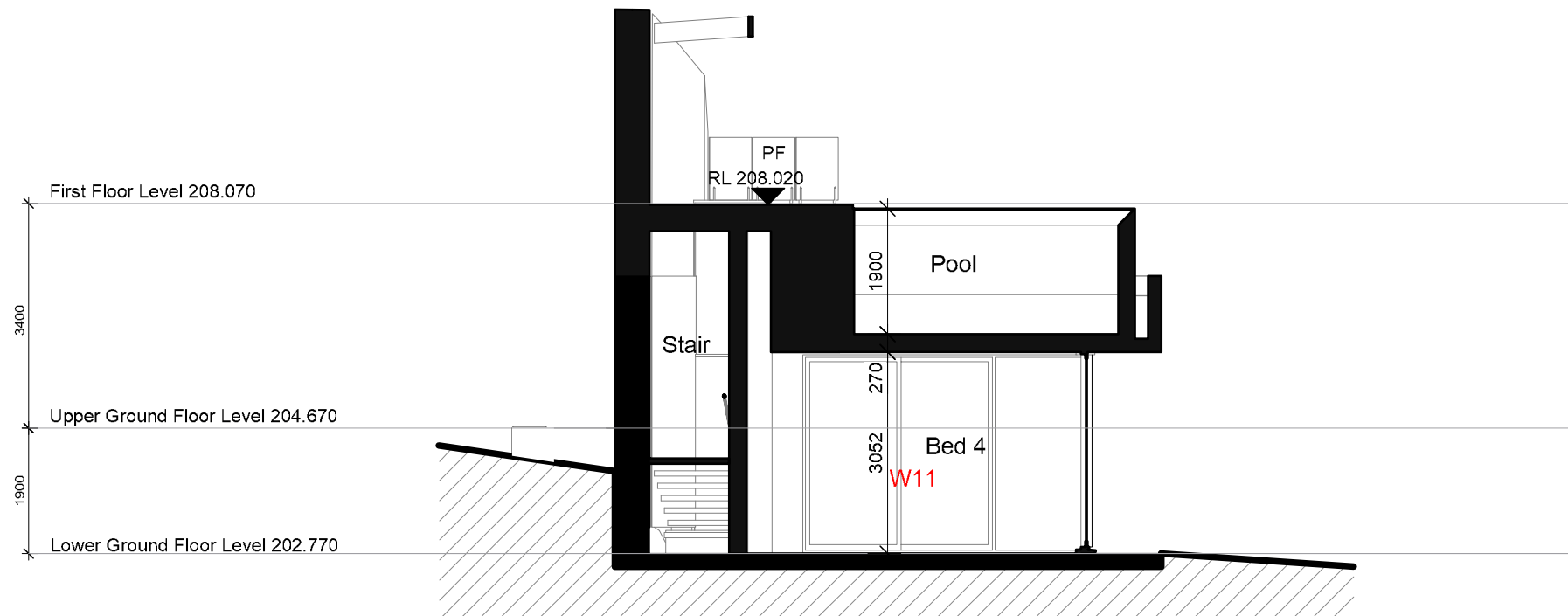
01 Section
Scale: 1:100



02 Section
Scale: 1:100



03 Section
Garage
Scale: 1:100



04 Section
Pool
Scale: 1:100

Finishes Legend

BL	Balustrade
BWK	Brickwork
CS	Concrete Slab
DP	Downpipe
EG	Eaves Gutter
F	Fence
MBR	Membrane Roof
MC	Metal Cladding
MR	Metal Roof
MS	Mild Steel
PF	Pool Fence
PFN	Pool Finish
RD	Roof Drain
RE	Rammed Earth
SL	Skylight
SPR	Spreader
ST	Stone

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client

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Sections

printed	drawn	chk	scale@A1
7/07/2025	TL	KvB	1:100

stage	drawing #	revision
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DA	A210	A
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NATHERS REQUIREMENTS PLAN STAMP - 642.0 ESD-NAT-BAX-191124-TERRYHILLS

NatHERS requirements set out below are part of the requirements to achieve final occupation certification.

Any items that are changed or altered require a new NatHERS certificate to be issued.

Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

PROJECT DETAILS

ADDRESS	SUBURB / TOWN / POST CODE	LOT # DP#
327 MCCARRS CREEK RD	TERREY HILLS 2084	417/-DP752017

ENERGY RATING

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
7.1		18.0	10.7

FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
CSOG-150	R1.30 XPS (Extruded Polystyrene)	Grd Floor
CSOG-150	No Insulation	Garage
SUSP-CONC-150-LINED	R1.10 Fibreglass	external suspended floors level 1
SUSP-CONC-150-LINED	R1.10 Fibreglass	Internal Floors shared with Kit / Dining
SUSP-CONC-150-LINED	90mm Non-Ref Air (e0.82)	Internal floors between levels

FLOOR COVERINGS

AREA	COVERING	OTHER INFORMATION
Bedrooms, Multipurpose	CARPET	
Wet areas		
Garage	CONCRETE EXPOSED	
All other areas	TIMBER	

WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
EXTERNAL	REN-CAV-BRICK-110-110-REN	40mm Non-Ref Air (e0.82) + R2.30 XPS (Extruded Polystyrene)	
EXTERNAL	Metal Clad Direct-Fix (No Cavity) Stud Wall	R2.70 Fibreglass	
EXTERNAL	Ren Brick Veneer Stud Wall with NonReflective Sarking	R2.70 Fibreglass	
EXTERNAL	MUD-BRICK-500 INSUL	R1.10 XPS (Extruded Polystyrene)	adjacent to Living / bedroom areas
EXTERNAL	300 MUD-BRICK-EXP INSUL	R1.10 XPS (Extruded Polystyrene)	adjacent to living / bedroom areas
EXTERNAL	INSUL - CONC-200-EXP1	R2.00 Fibreglass	
EXTERNAL	MUD-BRICK-500	Nil	Garage

NatHERS REQUIREMENTS PLAN STAMP - 642.0 ESD-NAT-BAX-191124-TERRYHILLS

Version: 11

Page 1

BASIX PLAN REQUIREMENTS - 642.0 ESD-NAT-BAX-191124-TERRYHILLS

14 Apr 2025

PROJECT DETAILS

PROJECT DETAILS

ADDRESS	LOT AND DP #	DWELLING TYPE
327 MCCARRS CREEK RD TERREY HILLS2084	417/-DP752017	New dwelling with pool and spa

WATER REQUIREMENTS

DWELLINGS

TOILET	SHOWER	KITCHEN TAPS	BATH TAPS	Clothes Dryer	Dishwasher
minimum rating of 4 star	minimum rating of 4 star (> 6 but <= 7.5 L/min)	minimum rating of 4 star	minimum rating of 4 star		

DWELLINGS RAINWATER TANKS

LTRS	COLLECTION AREAS	SUPPLIED AREAS
5652 ltr min	500 sqm roof diverted to tank	ldry, outdoor tap, tap that is located within 10 metres of pool and spa

Other Information 350 sqm gardens and lawn, 150 sqm low water species planting

POOL AND SPA

SIZE 1KL=1000ltr	SHADING	HEATING	CONTROL
100 kilolitres	No	Heat Pump	
4 kilolitres	Cover	Heat pump	

ENERGY REQUIREMENTS

HWS

TYPE	ENERGY RATING	OTHER REQUIREMENTS
Electric Heat Pump	21 to 25 STCs or better	

VENTILATION

AREA	OPERATION TYPE
Bathroom, Ldry, Kitchen	individual fan, ducted to façade or roof - manual switch on / off

HEATING AND COOLING

AREA	SYSTEM	ENERGY EFFIECENCY	ZONED
Cooling - Living Bedrooms	1-phaseairconditioning - ducted	Energy rating: EER 3.0 - 3.5	
Heating - Bedrooms	1-phaseairconditioning - ducted	Energy rating: EER 3.0 - 3.5	
Heating - Living	heat pump hydronic system		

APPLIANCES TYPE AND STAR RATING

OVEN / C TOP	FRIDGE	DISHWASHER	WASHING MACHINE	Clothes Dryer	Other Information
Induction Cooktop and Electric Oven					

BASIX PLAN REQUIREMENTS - 642.0 ESD-NAT-BAX-191124-TERRYHILLS

Version: 8

Page 1

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
INTERNAL	Internal Plasterboard Stud Wall		
INTERNAL	MUD-BRICK-500	No Insulation	Internal walls - Stairs
INTERNAL	SGL-BRICK-110-INSUL-PB	R1.10 XPS (Extruded Polystyrene)	Walls shared with garage and ldry
INTERNAL	Internal Plasterboard Stud Wall	R2.00 Fibreglass	walls shared with ldry upper floor

Specified colour Medium S.A (= > 0.475 / = < 0.70)

ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
Flat Framed / Skillion Metal Roof & Flat PB Ceiling	R1.30 Fibreglass + 40mm Refl Air e(0.05)	Upper level roof
Concrete Slab (200mm) with Suspended PB Ceiling	R2.30 xps polystyrene	Grd Floor areas adjacent external
Concrete Slab (150mm) with Exposed Concrete Ceiling	No Insulation	Garage

Specified colour Medium S.A (= > 0.475 / = < 0.70)

CEILING TYPE	INSULATION	OTHER INFORMATION
Flat Framed / Skillion Metal Roof & Flat PB Ceiling	R4.00 Fibreglass	

WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
Hinged Door	ALM-DG-LOWE-CLEAR	2.39	0.46 (0.44/0.48)
Awning (W03-7-8-3-20-21-24-37-38-42-41-25-clareatory windows	ALM-DG-LOWE-CLEAR	2.39	0.46 (0.44/0.48)
Sliding (W22-23)	ALM-DG-LOWE-CLEAR	2.75	0.49 (0.47/0.52)
Sliding Door (W1-2-4-5-6-10-11-26-28-29-32-33-34)	ALM-DG-LOWE-CLEAR	2.36	0.49 (0.46/0.51)
Fixed (W12-13-15-16-17-18-19-25-27-31-32 over-33 over-34 over-36-39-41-42-43)	ALM-DG-LOWE-CLEAR	1.95	0.50 (0.47/0.52)
French	ALM-DG-LOWE-CLEAR	2.39	0.46 (0.44/0.48)

Specified colour Medium S.A (= > 0.475 / = < 0.70)

SKYLIGHTS

FRAME TYPE	GLAZING	U VALUE	SHGC	SHAFT INSULATION / COVERINGS
	FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	

CEILING FANS - EXHAUST FANS

AREA	TYPE	SIZE
Kitchen - Dining	CEILING FAN	2 x 1500 dia
Bedrooms	CEILING FAN	Min 1300 dia
Games and Multipurpose	CEILING FAN	Min 1400 dia
Study	CEILING FAN	Min 1200 dia
Kitchen, Wc, Ldry	EXHAUST FAN	Max 150 x 150 Fan capable of being sealed
Bathrooms, Ens	EXHAUST FAN	Max 250 x 250 Fan capable of being sealed

NatHERS REQUIREMENTS PLAN STAMP - 642.0 ESD-NAT-BAX-191124-TERRYHILLS

Version: 11

Page 2

MISC

CLOTHES LINE	UNDERCOVER COTHE LINE	VENTILATED FRIDGE SPACE
Out door required	Not required	

ALTERNATIVE ENERGY

SOLAR PHOTOVOLTAIC SIZE	OTHER INFORMATION
photovoltaic collectors with the capacity to generate at least 8 peak kilowatts of electricity	installed at an angle between 0 degrees and 10 degrees to the horizontal facing east

Window	Orientation	Width/ Height	Area	Shading device
GROUND				
W01	SE	4210x3000	12.63	Balconny 2300
W02	NE	4210x3000	12.63	Balcony 1400
W03	NE	610x1400 + 980x2600	3.40	Balcony 1400
W04	E	3730x3000	11.19	Balcony 4500
W05	E	8280x3000	24.84	Balcony 2000
W06	E	3250x3000	9.75	Balcony 3000
W07	E	850x3000	2.55	Balcony 3000
W08	SE	850x2600	2.21	Blacony 2700
W09	SE	850x2600	2.21	Blacony 1600
W10	SE	4210x3000	12.63	Balcony 1000
W11	NE	4210x3000	12.63	Balcony 9000
W12	W	600x3200	1.92	
W13	NE	800x3200	2.56	Overshadowed see plan
W14	N	2280x3420	7.80	Overshadowed see plan
W15	W	600x5660	3.40	
W16	W	600xx5660	3.40	
W17	N	600x2600	1.56	Overshadowing see plan
W18	N	600x2600	1.56	
W19	S	970x2600	2.52	
W20	S	970x2600	2.52	
W21	SW	3250x2600	8.45	Eave 480
W22	NW	2700x2600	7.02	Floor above 3700
W23	SW	2530x800	2.02	Eave 600
W24	SW	850x2600	2.21	Eave 600

FIRST	Orientation	Width/ Height	Area	Shading device
W25	SE	1100x2600	2.86	Eave 1360
W26	NE	2630x2600	6.84	Eave 4000
W27	SE	1420x3000	4.26	Eave 4000
W28	NE	4210x3000	12.63	Eave 2100
W29	NE	1670x3000	5.01	Eave 2000
W30	E	1070x3000	3.21	Eave 2300
W31	S	2840x830	2.36	Eave 1400
W32	E	12200x3800	46.36	Eave 2400mm
W33	N	2400x3800	9.12	Eave 5700
W34	N	2100x3800	7.98	Eave 5700
W35	N	1070x2500	2.68	Eave 5700
W36	N	2270x2350	5.33	Eave 1000
W37	S	970x2400	2.33	
W38	SW	1690x2600	4.39	Eave 900
W39	NW	970x2600	2.52	Eave 1000
W40	SW	1180x900	1.06	Eave 1900
W41	NE	1100x2600	2.86	Eave 1360
W42	E	600x1700	1.02	Eave 1500
W43	NE	600x1700	1.02	Eave 760

AREA	TYPE	SIZE
Fire place	N/A	Flue - Max 250 x 250 Fan capable of being sealed

LIGHTING

If not specified below - All lighting has been assessed as 100mm Sealed Recessed Downlighting.

Maximum allowance of 1 light per 5 sqm

No recessed ighting allowed for in garage

DESCRIPTION	OTHER INFORMATION
Downlights IC-F rated - Insulation to be continuous (refer to manufacturers requirements)	



A 23/05/2025 FOR DA SUBMISSION TL
rev date revision notes by

Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

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project project # 23-844

Proposed Residence
327 McCarrs Creek Road, Terry Hills

client

dwg

10 STAR ASSESSMENT

printed 5/06/2025 drawn TL ckd KVB scale@A1 NTS

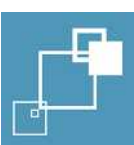
stage drawing # revision

DA A400 A

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Proposed Exterior Colours & Finishes



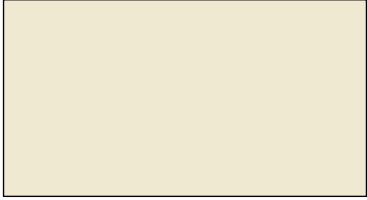
Window & Door Frames
Dulux Duralloy 'Charcoal'



External Columns
Dulux 'Monument'



Brick (BWK) Ground Floor External Walls
White brick



Metal Cladding (MC) First Floor External Walls
Bronze Metallic



Roof Sheet (MR)
Colorbond "Monument" or similar



Gutters (EG) Downpipes (DP)
Colorbond "Monument" or similar



Balustrade (Fence) - Glass (PF) (F)
Clear Glass - "Ultraclear" Low Iron Glass



Retaining Wall
Sandstone block



Stone Cladding (ST)
Sandstone Chimney cladding



Rammed Earth (RE)
Rammed Earth

Finishes Legend

BL	Balustrade
BWK	Brickwork
CS	Concrete Slab
DP	Downpipe
EG	Eaves Gutter
F	Fence
MBR	Membrane Roof
MC	Metal Cladding
MR	Metal Roof
MS	Mild Steel
PF	Pool Fence
PFN	Pool Finish
RD	Roof Drain
RE	Rammed Earth
SL	Skylight
SPR	Spreader
ST	Stone