style // vision // experience

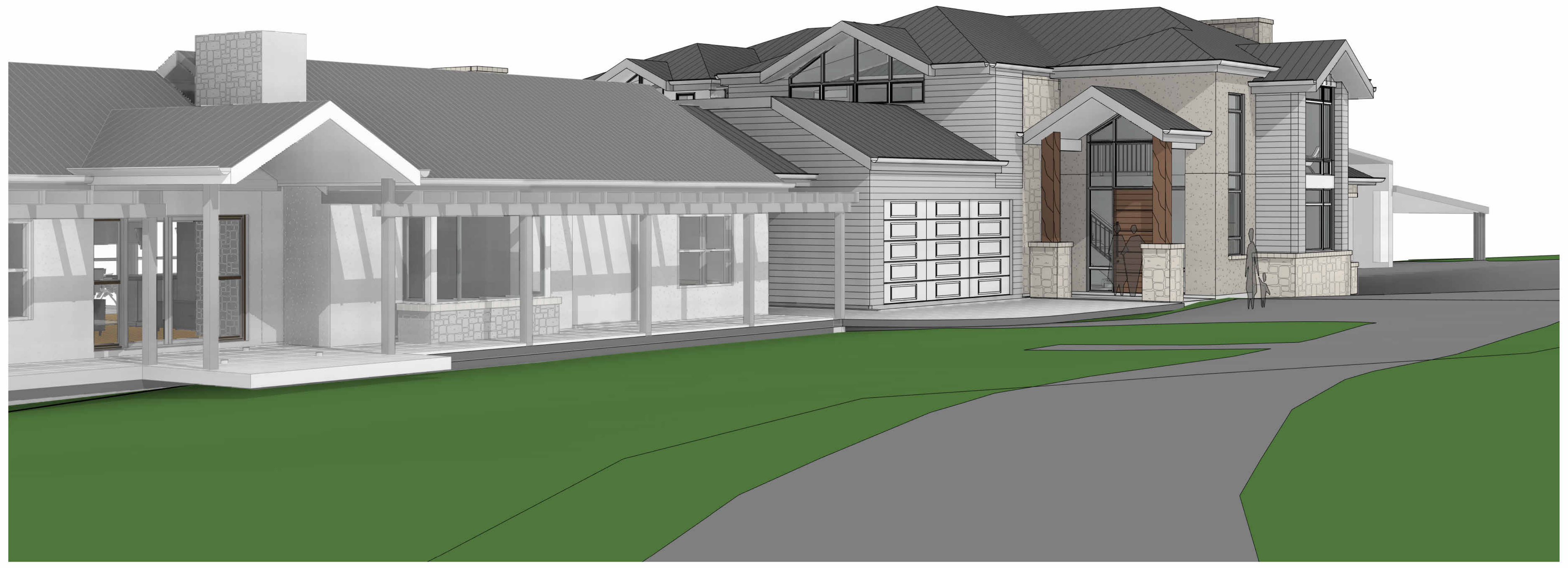
DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS

323 McCARRS CREEK ROAD, TERRY HILLS

SHEET LIST

SHEET NUMBER	SHEET NAME	Current Revision
A020	NOTES & SCHEDULES	E
A021	BASIX COMMITMENTS	E
A022	APPROVAL KEY PLAN	E
A030	LOT PLAN	E
A050	SITE PLAN & SITE ANALYSIS	E
A051	SHADOW STUDY	E
A052	AREA PLANS	E
A053	GROSS FLOOR AREA	E
A150	FLOOR PLAN_GF	E
A151	FLOOR PLAN_FF	E
A450	NEW EXTERIOR ELEVATIONS	E
A500	GENERAL SECTIONS	E
A800	DOORS & WINDOWS SCHEDULE	E
A901	PERSPECTIVES	E



REFER TO APPROVED DA2021/2228
MODIFIED CC2023/0875

BUSHFIRE ATTACK LEVEL (BAL-FZ)

AS3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS IS TO APPLY TO THIS DEVELOPMENT

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no.	description	date
E	ISSUE_E - Building Height & Council RFI	06.12.2024
D	ISSUE_D - Bath 2/3 reconfiguration	10.10.2024
C	ISSUE_C - Remove cooktop & oven and create wet-bar to service pool. Extend Gallery to main dwelling	04.09.2024

Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD,
TERREY HILLS NSW

Drawing Title:
COVER PAGE

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	@A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A000

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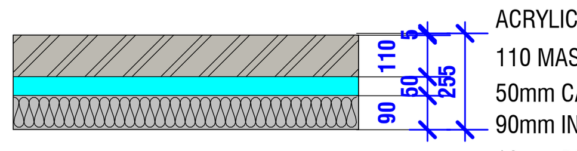
Revision: E

12/12/2024 6:09:06 PM

style // vision // experience

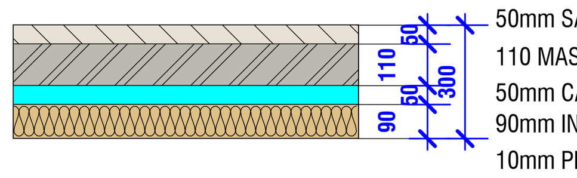
EXTERNAL WALLS

E00



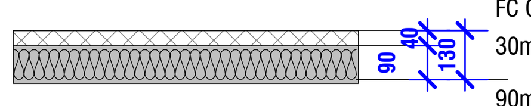
ACRYLIC RENDER - PAINTED
110 MASONY BRICK
50mm CAVITY
90mm INSULATED TIMBER FRAME
10mm PLASTERBOARD

E01



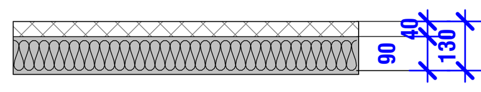
50mm SANDSTONE CLADDING
110 MASONY BRICK
50mm CAVITY
90mm INSULATED TIMBER FRAME
10mm PLASTERBOARD

E02



FC CLADDING - PAINTED
30mm HARDIES LINEA CLADDING
90mm INSULATED TIMBER FRAME
10mm PLASTERBOARD

E03

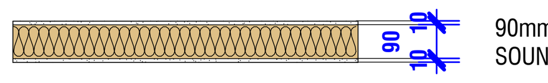


ACRYLIC RENDER + FC COVER BATTONS - PAINTED
30mm FOAM NRG (R1.45)
90mm INSULATED TIMBER FRAME
10mm PLASTERBOARD

WALL TYPES
1 : 20

INTERNAL WALLS

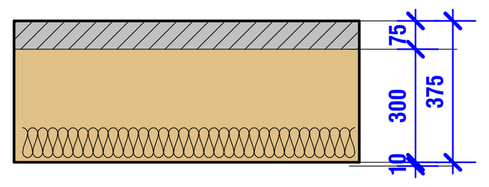
I01



10mm PLASTERBOARD
90mm TIMBER FRAME
SOUNDPROOFING TO ALL INTERNAL WALLS
10mm PLASTERBOARD

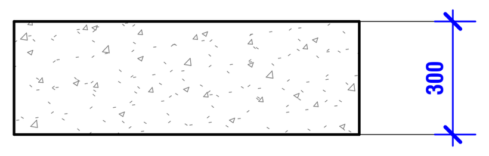
FLOORS

F01



75mm HEBEL POWER FLOOR
300mm ENGINEER TIMBER FLOOR
TO STRUCTURAL ENGINEERS DETAIL
SOUNDPROOFING INSULATION THROUGHT
10mm PLASTERBOARD CEILING

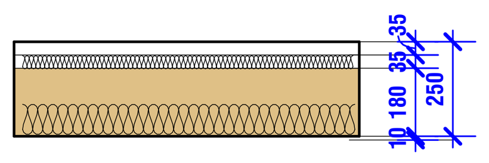
F02



REINFORCED CONCRETE SLAB TO
ENGINEERS DETAIL

ROOF

R01



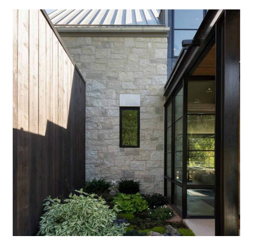
COLORBOND KLIPLOK ROOFING
35mm TIMBER BATTEN - ANTICON INSULTED BLANKET & SARKING
ENGINEER TIMBER RAFTERS (VARIOUS SIZES)
TO STRUCTURAL ENGINEERS DETAIL
SOUNDPROOFING INSULATION THROUGHT
10mm PLASTERBOARD CEILING

FLOOR / ROOF TYPES
1 : 20

RF:01

NOTES:
COLORBOND ROOF - SNAPLOK 38 MATT BASALT

WA:01



NOTES:
SANDSTONE CLADDING

WA:02

NOTES:
JAMES HARDIES - LINEA CLADDING FC

WA:03

NOTES:
ACRYLIC RENDER PAINTED

ST:01

NOTES:
COLORBOND - EDGE LINE PROFILE - MATT BASALT

AL:01

NOTES:
ALUMINIUM WINDOWS & DOORS COLOUR - PEARL WHITE

PROPOSED MATERIALS
1 : 20

DESIGNERS WORK HEALTH AND SAFETY STATEMENT

1. FALLS, SLIPS, TRIPS
   a) WORKING AT HEIGHT
   DURING CONSTRUCTION
   Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
   DURING OPERATION OR MAINTENANCE
   For houses or other low-rise buildings where scaffolding is appropriate:
   Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.
   SLIPPERY OR UNEVEN FLOORS
   FLOOR FINISHES
   Finishes have not been specified by the designer, but should be selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet.
   FLOOR FINISHES BY OWNER
   As the designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4589:2004.
   STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
   Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition and at all times when the building operates as a workplace.
   Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
   Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work
2. FALLING OBJECTS
   LOOSE MATERIAL AND SMALL OBJECTS
   Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:
   1. Prevent or resist access to areas below where the work is being carried out.
   2. Provide toeboards to scaffolding or work platforms.
   3. Provide protective structure below the work area.
   4. Ensure that all persons below the work area have protective equipment PPE.
3. BUILDING COMPONENTS
   During construction renovations or demolition of this building, parts of the structure including fabricated steel work, heavy panels and many other components will remain standing prior to or after supporting parts ore in place. Contractors should ensure that temporary bracing or other required support is in place at all times where collapse, which may injure persons in the area, is a possibility.
   Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects.
   Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and the access to areas below the load is prevented or resisted.
4. TRAFFIC MANAGEMENT
   For building on a major road, narrow rood or steeply sloping road:
   Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided.
   Trained traffic management personnel should be responsible for the subdivision of these areas.
   For building where onsite loading/unloading is restricted:
   Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
   For all buildings:
   Busy construction and demolition sites present a risk of collision where other traffic is moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
5. SERVICES
   GENERAL
   Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these ore identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using appropriate services [such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
   Locations with underground power:
   Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
   Locations with overhead power lines:
   Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devises or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.
6. MANUAL TASK
   Components within this design with a mass in excess of 25 kilograms should be lifted by two or more workers or by mechanical lifting devise. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
   Any material packaging, building and maintenance components should cleor1y show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in an areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. This should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying and electrical safety tag. All safety guards should be regularity checked and Personal Protective Equipment should be used in accordance with manufacturer's specifications.
7. HAZARDOUS SUBSTANCES & ASBESTOS
   For alterations to a building constrvcted prior to 1990:
   If this existing building was constructed prior to:
   1990 - It therefore may contain asbestos
   1996 - It therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolition, cutting, sanding, drining or otherwise disturbing the existing structure.
   POWDERED MATERIALS
   Many materials used in the constrvction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during constrvction, operational maintenance or demolition should ensu-e good ventilation and wear Personal Protective Equipment including protections against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
   TREATED TIMBER
   The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during constrvction, operational, maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protections against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material ta be released. Do not bum treated timber.
   VOLATILE ORGANIC COMPOUNDS
   Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept weU ventilated while the material is being used and for a period ofter installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.
   SYNTHETIC MINERAL FIBRE
   Fibreglass, Rock.wool, ceramic and material used for either thermal or sound insulation may contain synthetic mineral which may beharmful if inhaled or if it comes in contact with the skin, eyes or other sensitive ports of the body.
   Personal Protective Equipment inc. protections against inhalation of harmful material should be used when installing, removing or woridng near bulk insulation material.
   TIMBER FLOORS
   This building may contain timber floors which hove an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for o period after installation. Personal Protective Equipment may also be required. The manufactures recommendations for use must be carefully considered at all times.
8. CONFINED SPACES
   EXCAVATION
   Construction al this building and some maintenance on the building will require excavation and installation of items within excavations.
   Where practical, installation should be carried out using methods which do not require work.ers to enter the excavation. Where this is not practical, adequate support for the excavated areas should be provided to prevent collapse. Warning signs and boniers to prevent accidental or unauthorised access to all excavations should be provided.
   ENCLOSED SPACES
   For buildings with enclosed spaces where maintenance or other access may be required:
   Enclosed spaces within this building may present a risk to persons entering for constrvction, maintenance or any other purpose. The designer requires warning signs and barriers to unauthorised areas. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
   SMALL SPACES
   For building 'Mth small spaces where maintenance may be required:
   Some small spaces within this building may require access by constrvction or maintenance workers. The designer requires warning signs and barriers to unauthorised areas. These should be maintained throughout the life of the building. Where workers ore required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activi ty should be restricted in small spaces.
9. PUBLIC ACCESS
   Public access to constrvction and demolition sites and ta areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fuRy supervised,
10. OPERATIONAL USE OF BUILDINGS RESIDENTIAL BUILDINGS
   This building has been designed as a residential building. If ,at a later dote, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
   NON-RESIDENTIAL BUILDINGS - Iceep one of these notes as appropriate
   For non-residential bu dings where the end-use has not been identified:
   This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit out for the end-user.
   For non-residential buildings where the end-use is known:
   This building has been designed to the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.
11. OTHER HIGH RISK ACTIVITY
   All electrical work should be canied out in accordance with Code of Practice: Managing Electrical Risks at Workplace. AS/NZ 3012 and all licensing requirements.
   All work using Plant should be carried out in accordance wi th Code of Practice: Managing Risks of Plant at the Workplace.
   All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
   Due to history of serious incidents it is recorrmended that particular care be exercised when undertaking work involving steel construction
   NOTE:
   THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT THIS INCLUDES (but is not excluded to): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.

1 HEALTH & SAFETY
1 : 100

CONST. CERTIFICATE SPEC. + NCC COMPLIANCE

1. Earthwork is to comply with NCC 2019 Table 3.1.1.1 as referenced in Figure 3.1.2.1 & Clause 3.1.1.0(b) for determination of a normal site as referenced by Clause 3.2.1.
2. Drainage is to comply with AS/NZS 3500.3-2015 or Section 5 of AS/NZS 3500.5-2012.
3. Termite Management is to comply with NCC 2019 Part 3.1.3 and AS 3660.1-2000 and/or AS 3660.1-2014. A durable notice is to be installed in accordance with NCC 2019 Part 3.1.3.2(b). Where a chemical termite management system is used, the chemical must be included on the *appropriate authority's* pesticides register.
4. Footings and slabs are to comply with AS 2870-2011.
5. Masonry & masonry accessories are to comply with AS 3700-2011 Amdt 1 or AS4773.1-2010 Amdt 1 & AS Part 4773.2-2010.
6. Weatherproofing of masonry is to comply with AS 3700-2011 or AS4773.1-2010 Amdt 1 & AS Part 4773.2-2010.
7. Steel framing to comply with:
   Steel Structures: AS 4100-1998 Amdt 1,
   Cold Formed steel structures: AS/NZS 4600-2005 Amdt 1, or
   Residential & low-rise steel framing: NASH Standard 'Residential & Low-Rise Steel Framing' Part 1-2005 Amdt A, B & C Part 2 - 2014 Amdt A.
8. Timber framing to comply with AS 1684.2-2010 Amdt 1 or & AS 1684.4-2010 Amdt 1.
9. Nail plated timber trusses: AS 1720.5-2015.
10. Structural steel members are to comply with:
    Steel Structures: AS 4100-1998 Amdt 1,
    Cold Formed steel structures: AS/NZS 4600-2005 Amdt 1.
11. Roof cladding is to comply with:
    Roofing tiles: AS 2049-2009 Amdt 1 and AS 2050-2002 Amdt 1 & 2,
    Metal roof: AS 1562.1
12. Gutters and downpipes to comply with AS/NZS 3500.3-2015 or Section 5 of AS/NZS 3500.5-2012.
13. Wall cladding to comply with AS/NZS 2908.2-2000
14. Allowable encroachments are to comply with NCC 2019 Part 3.7.1.7.
15. Sarking type materials used in a roof must have flammability index of not greater than 5.
16. Combustible rooflights, skylight or the like installed in a roof or part of a roof required to have a non-combustible covering must comply with NCC 2019 Part 3.7.1.10.
17. Smoke alarms are to comply with NCC 2019 Part 3.7.2 and AS 3786-1993 Amdt 1, 2, 3, & 4 and/or AS3786-2014 Amdt 1.
18. Building elements in wet areas must be waterproof or water resistant in accordance with NCC Table 3.8.1.1 & comply with AS 3740-2010 Amdt 1.
19. Room heights are to comply with NCC 2019 Part 3.8.2.
20. Construction of sanitary compartments to comply with NCC 2019 Part 3.8.3.3.
21. Natural lighting is to comply with NCC 2019 Part 3.8.4.2.
22. Artificial lighting is to comply with AS/NZS 1680.0-2009.
23. Mechanical ventilation is to comply with AS 1668.2-2012.
24. An exhaust fan from a sanitary compartment, laundry or bathroom must comply with NCC 2019 Part 3.8.5.2(c).
25. Natural ventilation is to comply with NCC 2019 Part 3.8.5.2.
26. Location of sanitary compartments is to comply with NCC 2019 Part 3.8.5.3.
27. Sound insulation must comply with NCC 2019 Part 3.8.6.
28. Stair construction is to comply with NCC 2019 Part 3.9.1.
29. Barriers and handrails are to comply with NCC 2019 Part 3.9.2.
30. Swimming Pools: Safety barriers installed in accordance with AS 1926.1 and AS 1926.2.
31. Building fabric insulation is to comply with NCC 2019 Part 3.12.1.1 and AS/NZS 4859.1. -2002 Amdt 1.
32. Building sealing is comply with NCC 2019 NSW Part 3.12.3 as follows:
    Rooflights: Part 3.12.3.2.
    External windows and doors: Part 3.12.3.3.
    Exhaust fans are to be fitted with a sealing device such as a self-closing damper, filter or the like as required by NCC 2019 Part 3.12.3.4.
    Construction of roofs, walls & floors (building sealing) is to comply with NCC 2019 Part 3.12.3.5.
    A heated hot water supply system is to comply with Part B2 of NCC 2019 Volume Three - Plumbing Code Australia.
33. Insulation of services: NCC 2019 Part 3.12.5.1 & AS/NZS 4859.1-2002 Amdt 1.
34. Central heating water piping: NCC 2019 Part 3.12.5.2.
35. Heating & cooling ductwork: NCC 2019 Part 3.12.5.3.

2 NCC
1 : 100

ARCHIT project design

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no.	description	date
E	ISSUE_E - Building Height & Council RFI	06.12.2024
D	ISSUE_D - Bath 2/3 reconfiguration	10.10.2024
C	ISSUE_C - Remove cooktop & oven and create wet-bar to service pool. Extend Gallery to main dwelling	04.09.2024

Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD, TERREY HILLS NSW

Drawing Title:
NOTES & SCHEDULES

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	As indicated @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A020

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Revision: E

12/12/2024 6:09:09 PM

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A509721_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 22 October 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project address	
Project name	McKenna_McCarrs Creek_03
Street address	323 MCCARRS CREEK ROAD - TERREYHILLS 2084
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 752017
Lot number	369
Section number	-
Project type	
Dwelling type	Dwelling house (attached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and includes a pool (and/or spa).
Number of bedrooms after alterations or additions	5
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Brent Gasson	
ABN (if applicable):	

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1206.6 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rainwater runoff from at least 800.4 square metres of roof area.		✔	✔
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✔	✔
Outdoor swimming pool			
The swimming pool must be outdoors.	✔	✔	✔
The swimming pool must not have a capacity greater than 57.57 kilolitres.	✔	✔	✔
The swimming pool must have a pool cover.		✔	✔
The applicant must install a pool pump timer for the swimming pool.		✔	✔
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✔	✔

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: electric storage plus photovoltaic system.	✔	✔	✔
The applicant must install a photovoltaic system with a capacity to generate at least 0.8 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✔	✔
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✔	✔
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✔	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✔	✔	✔

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	N/A
floor above existing dwelling or building.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with comprising U-value and SHGC may be substituted.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W7	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W8	W	0.9	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W9	S	2.1	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W10	S	2.1	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W11	S	2.1	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W12	E	0.9	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W13	S	1.69	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W14	S	2.44	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W15	E	1.89	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W21	E	7.48	0	0	eave/ verandah/ pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D12	E	6.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W23	W	3.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W24	W	1.36	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W25	W	1.36	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W16	E	3.72	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W17	E	3.3	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W18	E	3.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W19	E	3.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W20	E	3.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

1 BASIX
1 : 500

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no.	description	date
E	ISSUE_E - Building Height & Council RFI	06.12.2024
D	ISSUE_D - Bath 2/3 reconfiguration	10.10.2024
C	ISSUE_C - Remove cooktop & oven and create wet-bar to service pool. Extend Gallery to main dwelling	04.09.2024

Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD, TERREY HILLS NSW

Drawing Title:
BASIX COMMITMENTS

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	1 : 500 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A021

0 1 2 3 5

Revision: E

12/12/2024 6:09:14 PM

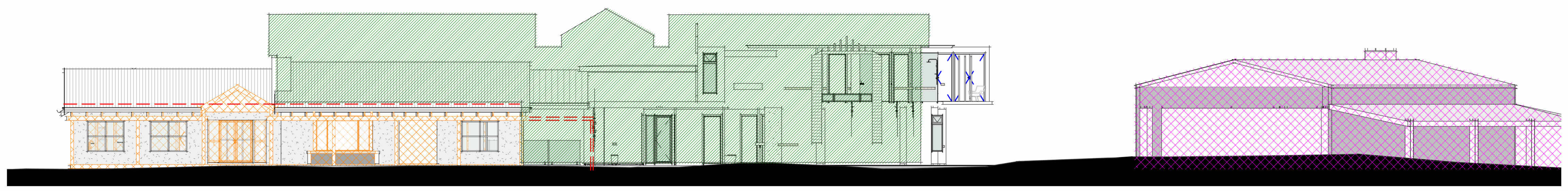
style // vision // experience

style // vision // experience

APPROVAL KEY:

- EXISTING DWELLING
- ELEMENTS APPROVAED - WILL NOT BE BUILT UNDER DA2021/2228
- ELEMENTS APROVED - YET TO BE BUILT UNDER DA2121/2228
- ELEMENTS BUILD - AS APPROVED UNDER DA2021/2228
- PROPOSED NEW WORK UNDER THIS APPLICATION

2 APPROVAL KEY PLAN
1 : 100



3 A150 WEST ELEVATION - PREVIOUS DA
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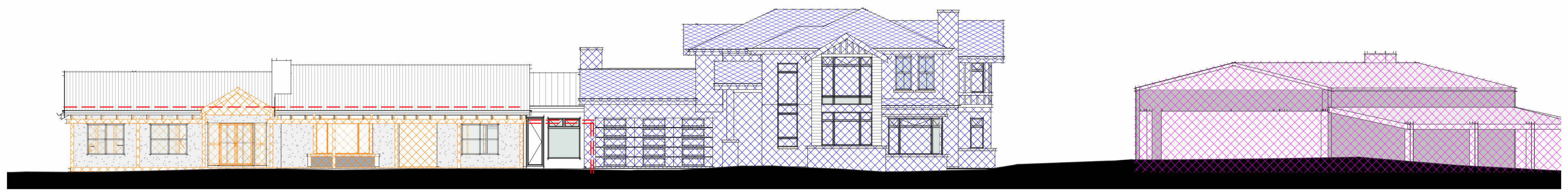

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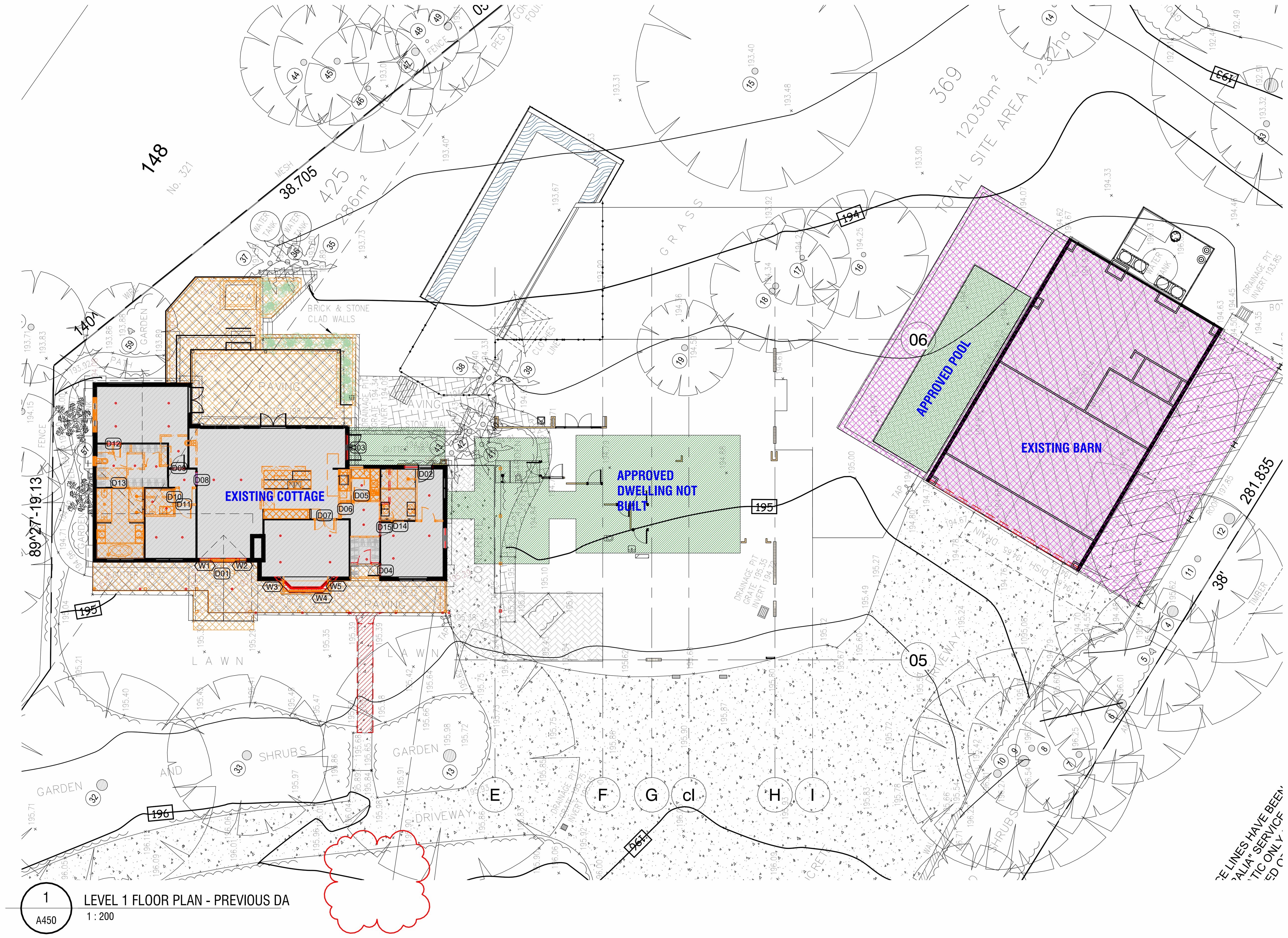

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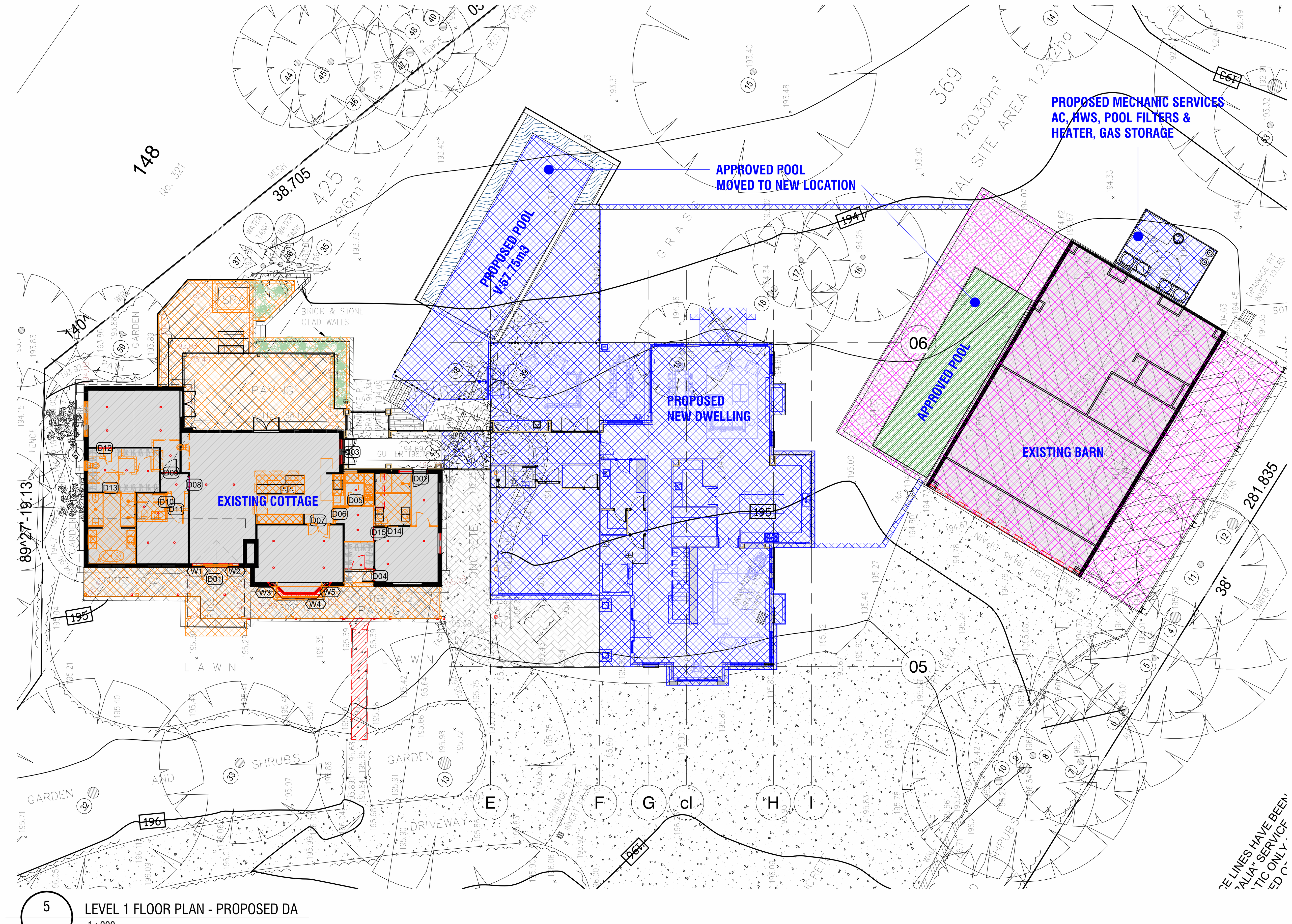

5 A450 LEVEL 1 FLOOR PLAN - PROPOSED DA
1 : 200

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Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD,
TERREY HILLS NSW

Drawing Title:
APPROVAL KEY PLAN

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	As indicated @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A022

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Revision: E

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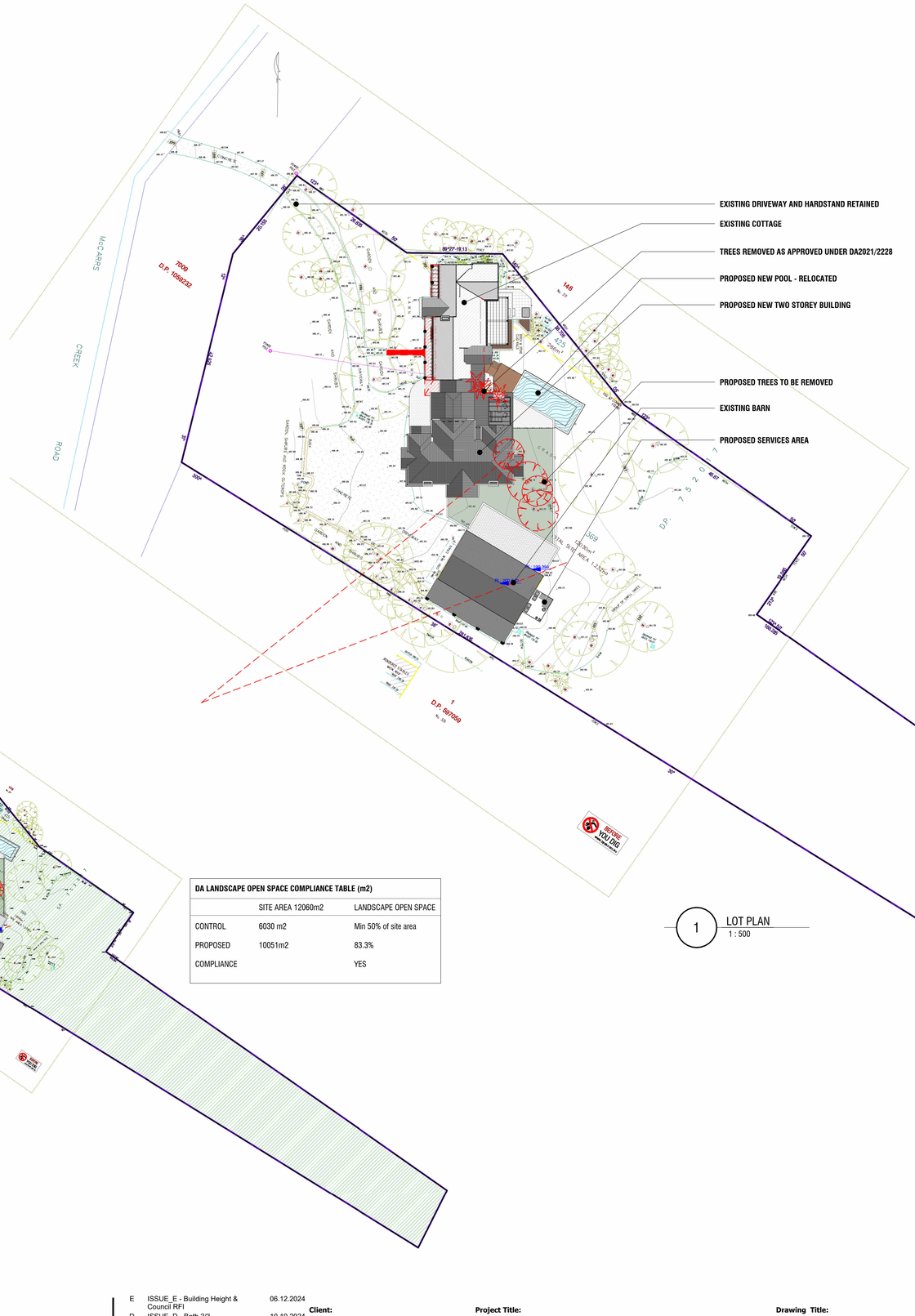

3 A450 LOT PLAN
1 : 1000

DA LANDSCAPE OPEN SPACE COMPLIANCE TABLE (m2)		
	SITE AREA 12060m2	LANDSCAPE OPEN SPACE
CONTROL	6030 m2	Min 50% of site area
PROPOSED	10051m2	83.3%
COMPLIANCE		YES

2 LOCATION PLAN
1 : 50

1 LOT PLAN
1 : 500

style // vision // experience

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Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD,
TERREY HILLS NSW

Drawing Title:
LOT PLAN

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	As indicated @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A030

Revision: E

0 1 2 3 5

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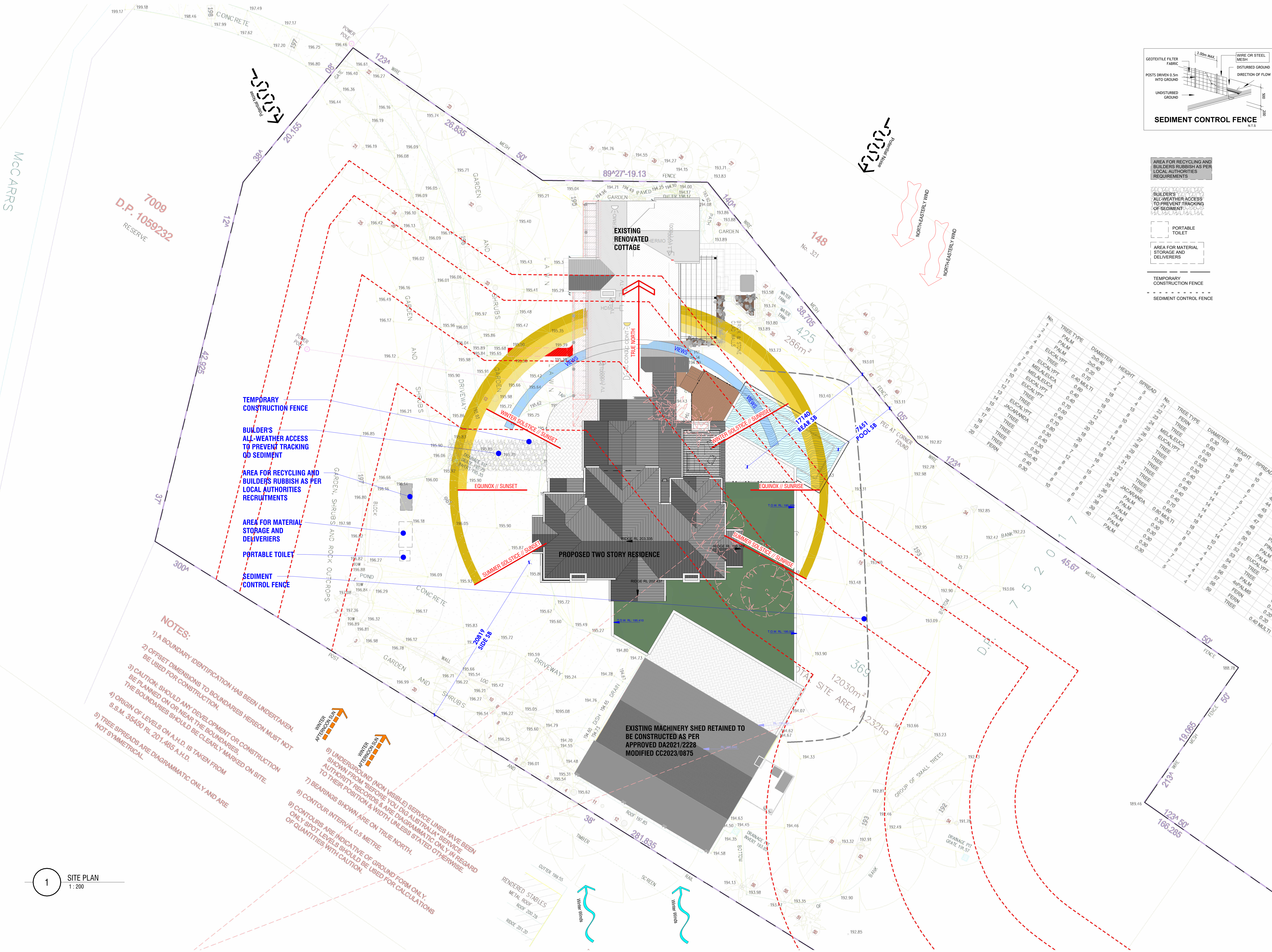

No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD
1	PALM	2x0.40	7	5
2	PALM	2x0.40	7	5
3	PALM	0.20	4	4
4	EUCALYPT	0.70	18	15
5	TREE	0.40 MULTI	10	8
6	EUCALYPT	0.60	18	10
7	MELALEUCA	0.40	12	8
8	MELALEUCA	0.40	12	8
9	EUCALYPT	0.70	20	14
10	EUCALYPT	0.50	20	12
11	TREE	0.40	18	8
12	TREE	0.70	20	18
13	EUCALYPT	0.80	18	16
14	JACARANDA	0.30	7	7
15	TREE	0.40	12	15
16	TREE	0.30	8	8
17	TREE	0.30	8	6
18	TREE	2x0.40	8	8
19	TREE	0.40	8	6
20	FERN	0.30	10	8

No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD
21	FERN	0.30	10	8
22	TREE	0.60	16	10
23	TREE	0.50	16	6
24	MELALEUCA	0.50	13	6
25	EUCALYPT	0.30	7	7
26	TREE	0.30	5	5
27	TREE	0.40	14	7
28	TREE	0.40	14	7
29	TREE	0.40	14	7
30	TREE	0.40	14	7
31	TREE	0.40	14	7
32	TREE	0.70	18	14
33	TREE	0.60	18	10
34	JACARANDA	0.80 MULTI	12	12
35	PALM	0.30	8	4
36	PALM	0.30	8	4
37	PALM	0.30	8	4
38	PALM	0.30	7	4
39	PALM	0.30	7	4
40	PALM	0.30	5	4

No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD
41	PALM	0.3	[illegible]	[illegible]
42	PALM	0.30	[illegible]	[illegible]
43	PALM	0.30	[illegible]	[illegible]
44	PINE	0.40	[illegible]	[illegible]
45	PINE	0.40	[illegible]	[illegible]
46	PINE	0.30	[illegible]	[illegible]
47	PINE	0.50	[illegible]	[illegible]
48	PINE	0.20	6	[illegible]
49	PINE	0.50	12	[illegible]
50	PALM	0.20	5	[illegible]
51	PALM	0.20	7	[illegible]
52	EUCALYPT	0.90	20	[illegible]
53	TREE	0.40	12	7
54	TREE	0.50	20	10
55	PALM	0.30	9	4
56	4xPALMS	0.30	8	4
57	FERN	0.20	5	3
58	FERN	0.20	5	3
59	TREE	0.40 MULTI	4	6

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Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD, TERREY HILLS NSW

Drawing Title:
SITE PLAN & SITE ANALYSIS

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	As indicated @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A050

Revision: E

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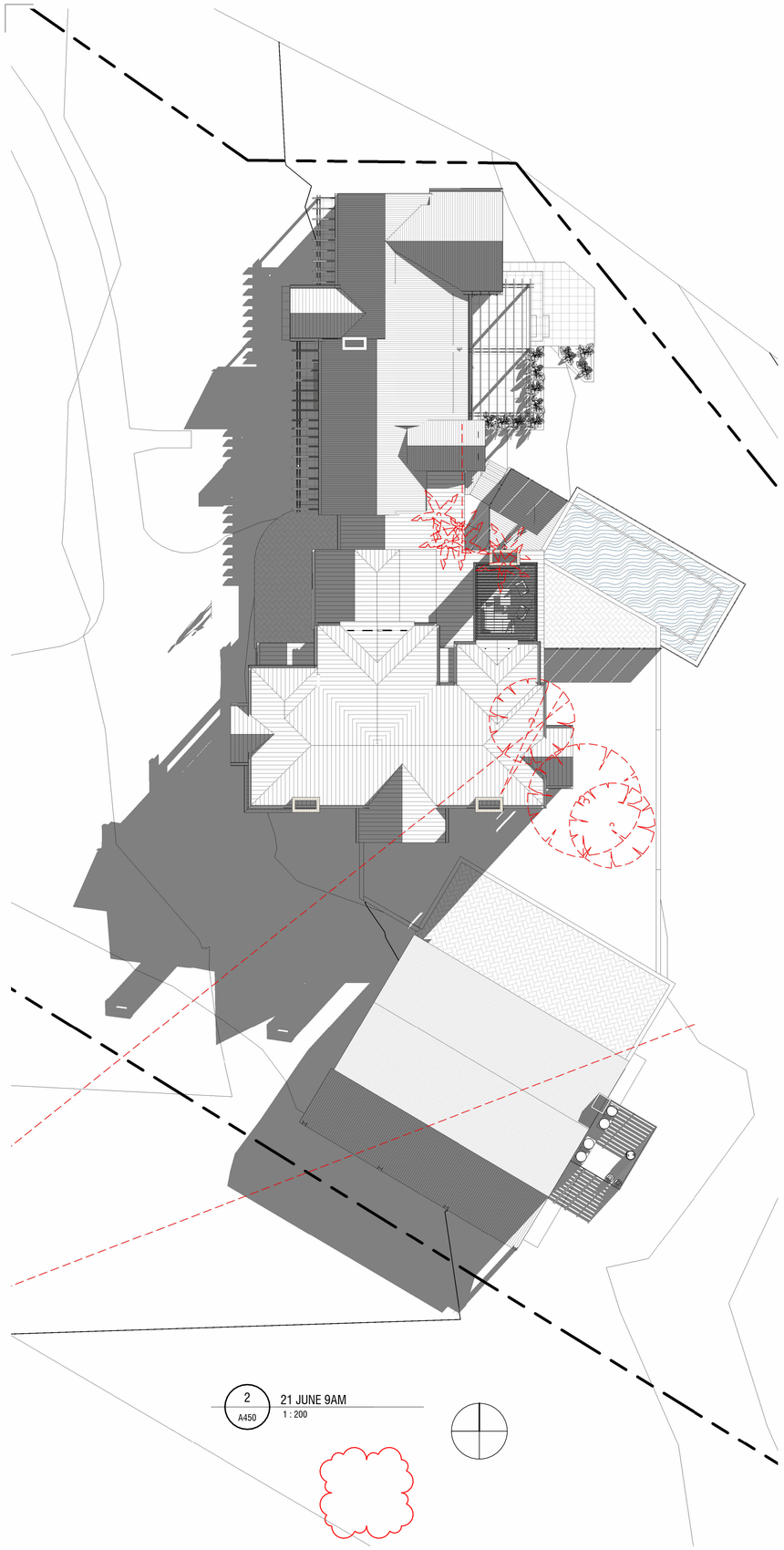

2 A450 21 JUNE 9AM
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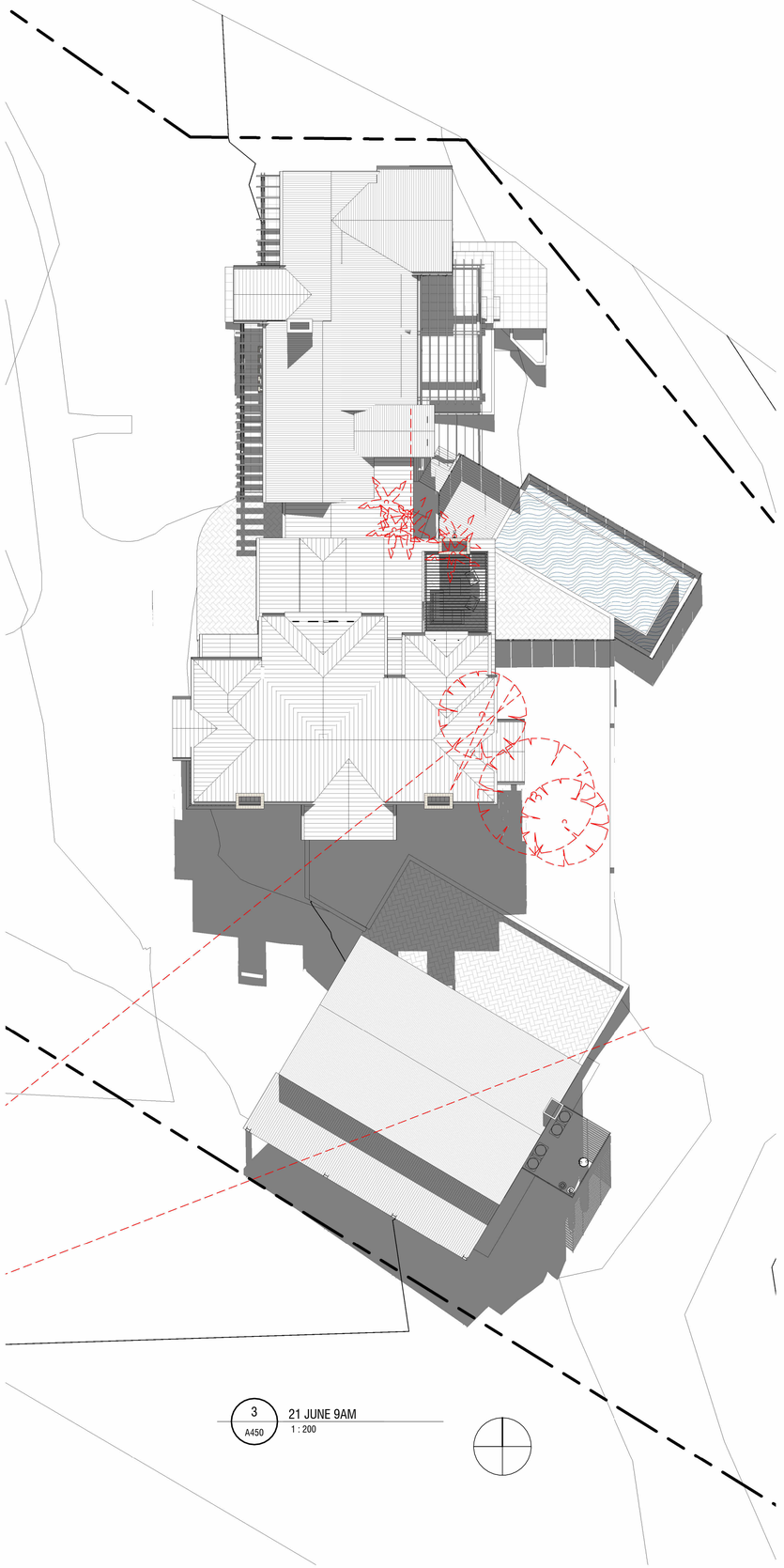

3 A450 21 JUNE 9AM
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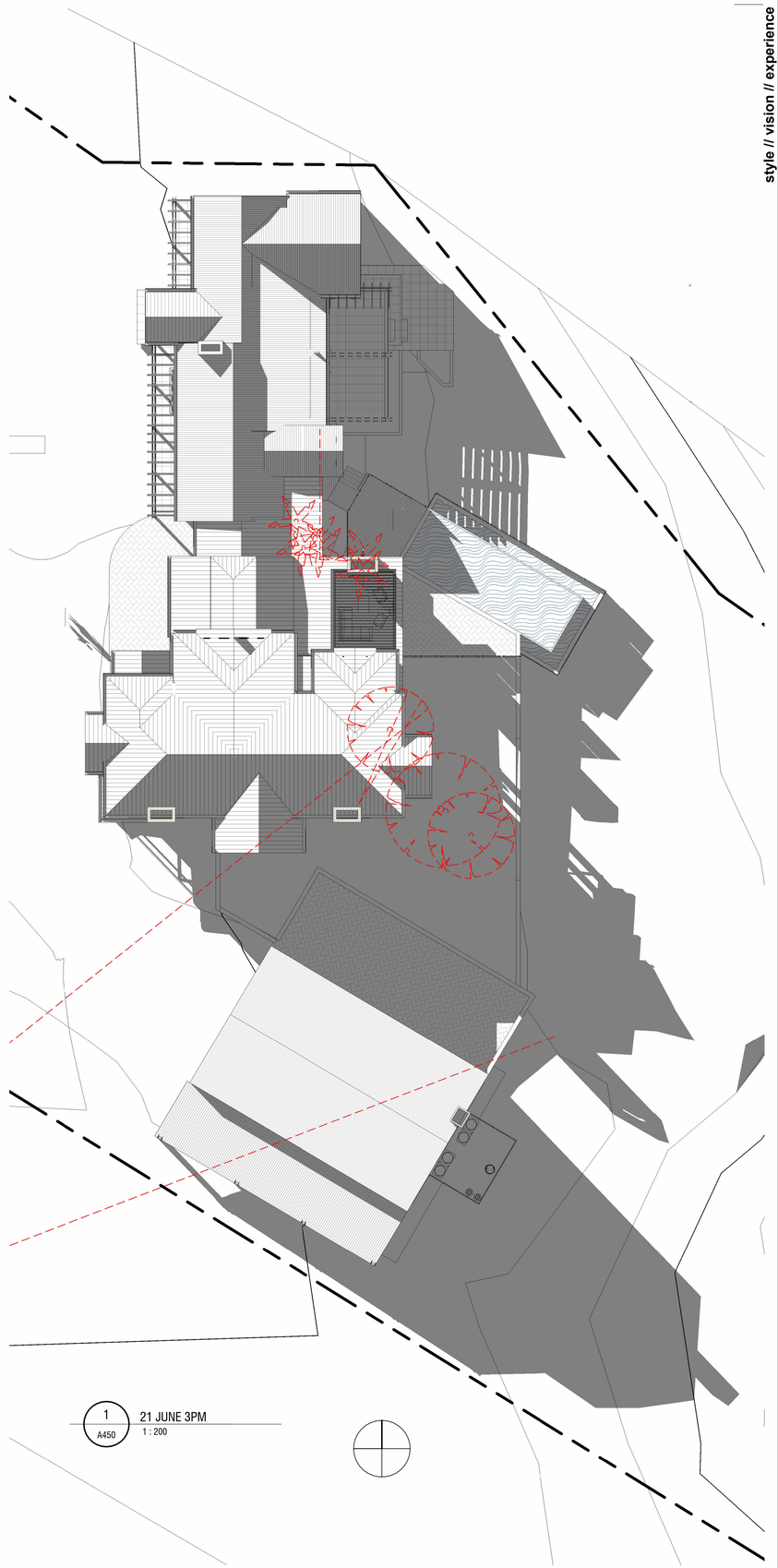

1 A450 21 JUNE 3PM
1 : 200

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Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD, TERREY HILLS NSW

Drawing Title:
SHADOW STUDY

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	1 : 200 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A051

0 1 2 3 5

Revision: E

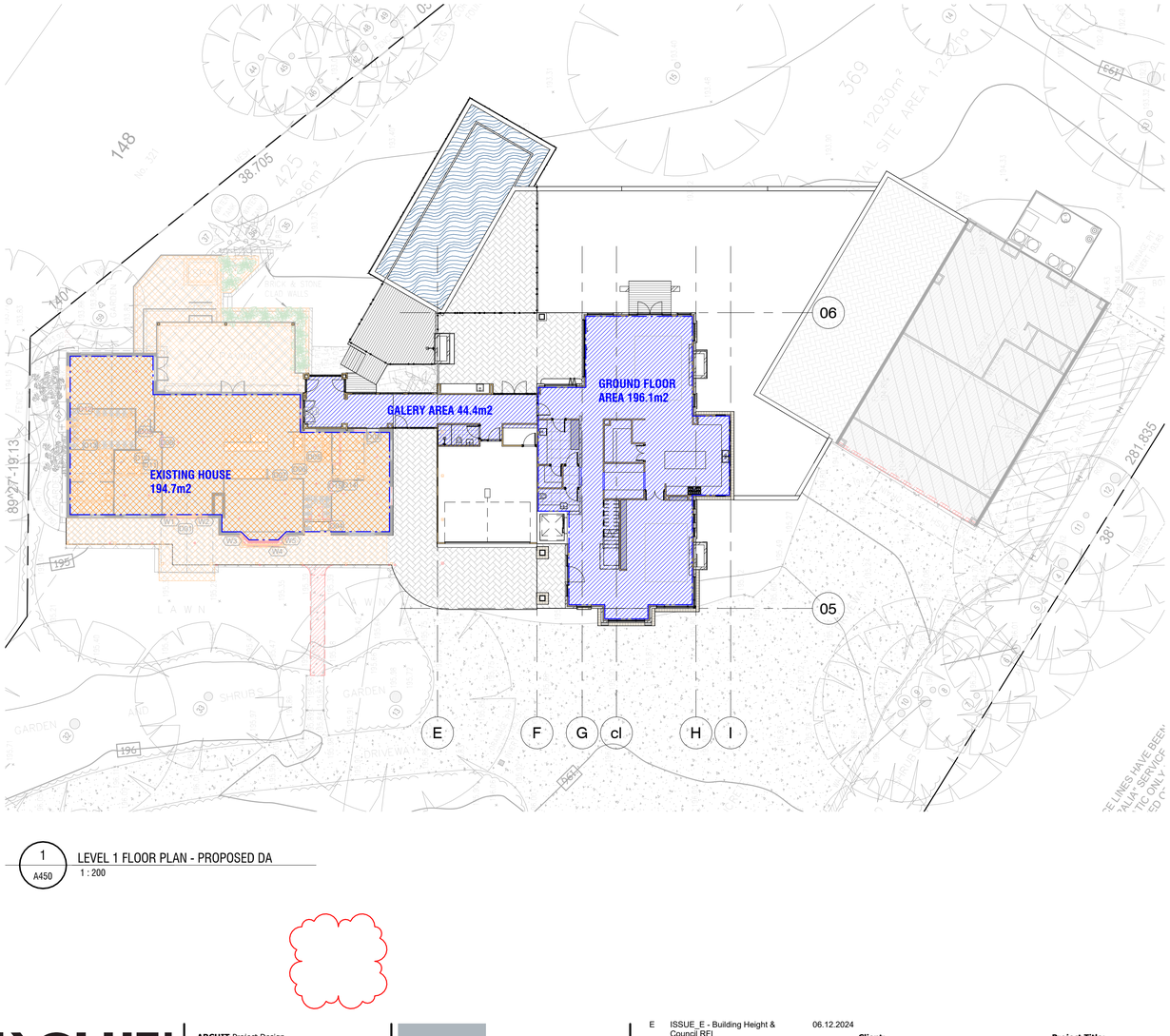
12/12/2024 6:11:00 PM

PROPOSED AREAS:

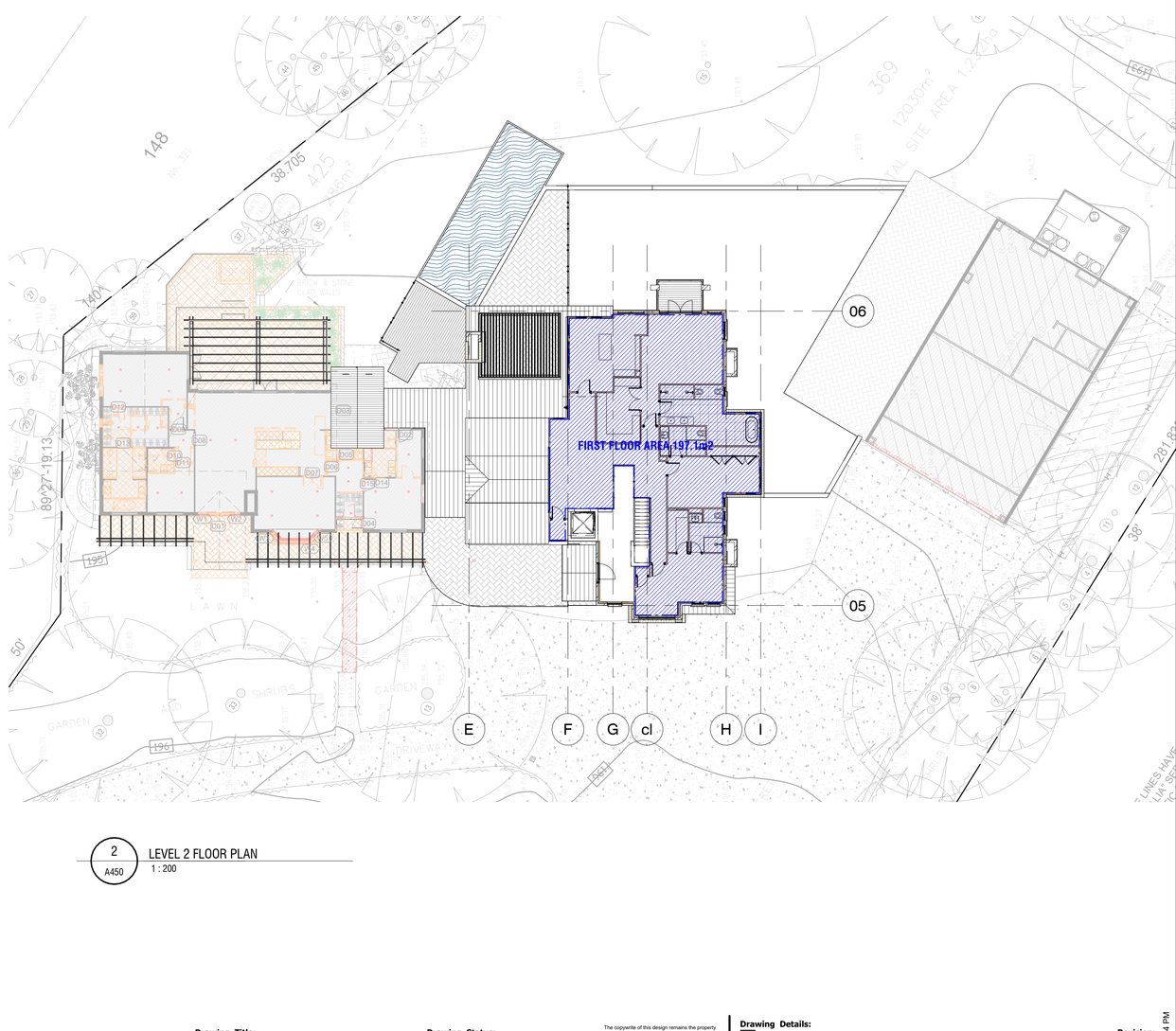
GFA CALCULATED AREA

SITE AREA = 12030 m2

PROPOSED GROUND FLOOR =	240.50m2
PROPOSED FRIST FLOOR =	197.10m2
PROPOSED TOTAL =	437.60m2



1 A450 LEVEL 1 FLOOR PLAN - PROPOSED DA
1 : 200



2 A450 LEVEL 2 FLOOR PLAN
1 : 200

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Client:
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Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD,
TERREY HILLS NSW

Drawing Title:
AREA PLANS

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	As indicated @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A052

Revision: E

0 1 2 3 5

12/12/2024 6:11:14 PM

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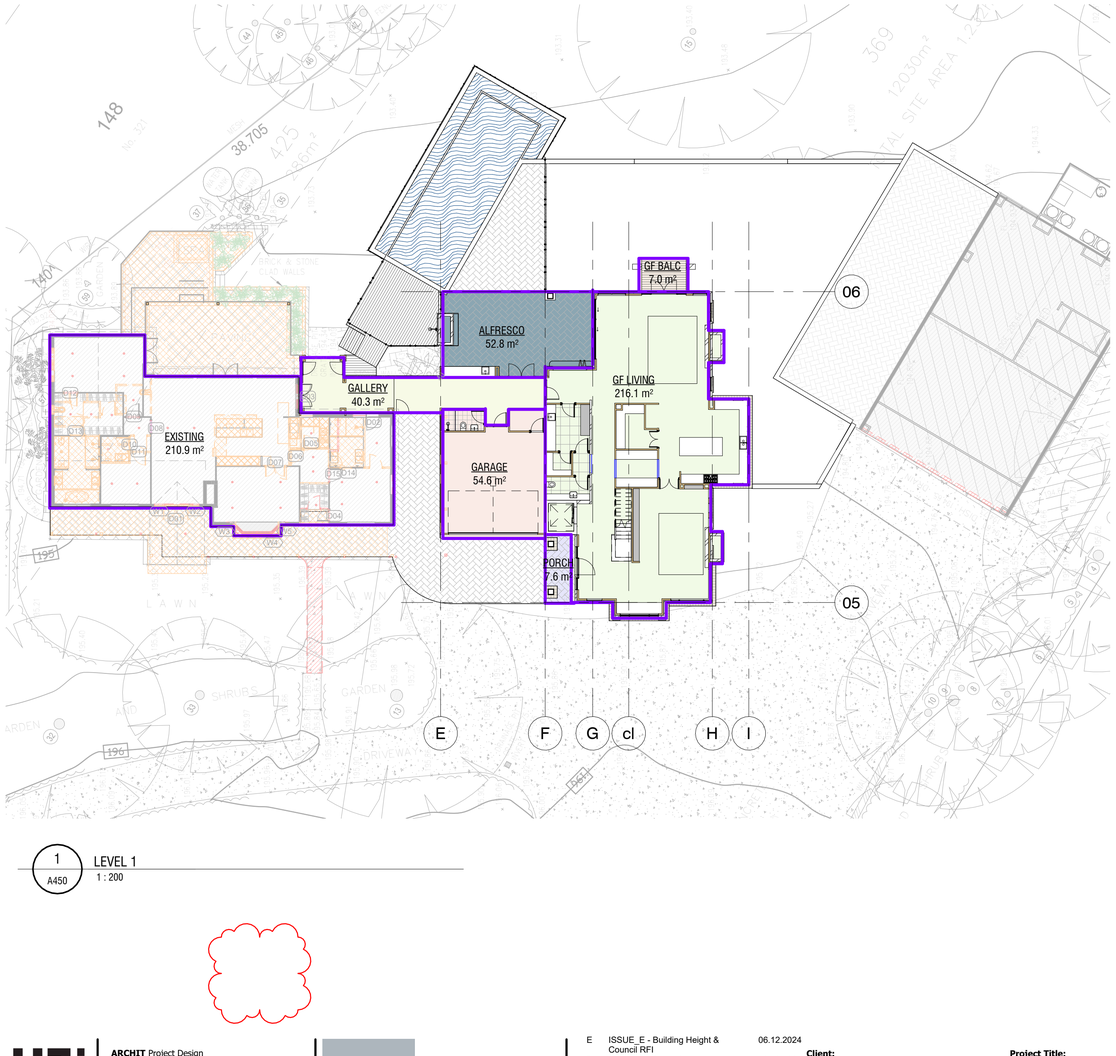
Area Schedule (Gross Building)				
Level	**Name**	**Area**	**Area Type**	**Comments**
LEVEL 1	ALFRESCO	52.8 m²	Gross Building Area	
LEVEL 1	GARAGE	54.6 m²	Gross Building Area	
LEVEL 1	GF BALC	7.0 m²	Gross Building Area	
LEVEL 1	PORCH	7.6 m²	Gross Building Area	
LEVEL 2	FF BALC	6.3 m²	Gross Building Area	
: 5		128.3 m²		
LEVEL 1	GF LIVING	216.1 m²	Gross Building Area	BASIX
LEVEL 2	FF LIVING	204.8 m²	Gross Building Area	BASIX
LEVEL 1	GALLERY	40.3 m²	Gross Building Area	BASIX
BASIX: 3		461.3 m²		
LEVEL 1	EXISTING	210.9 m²	Gross Building Area	BASIX EX
BASIX EX: 1		210.9 m²		
		800.4 m²		



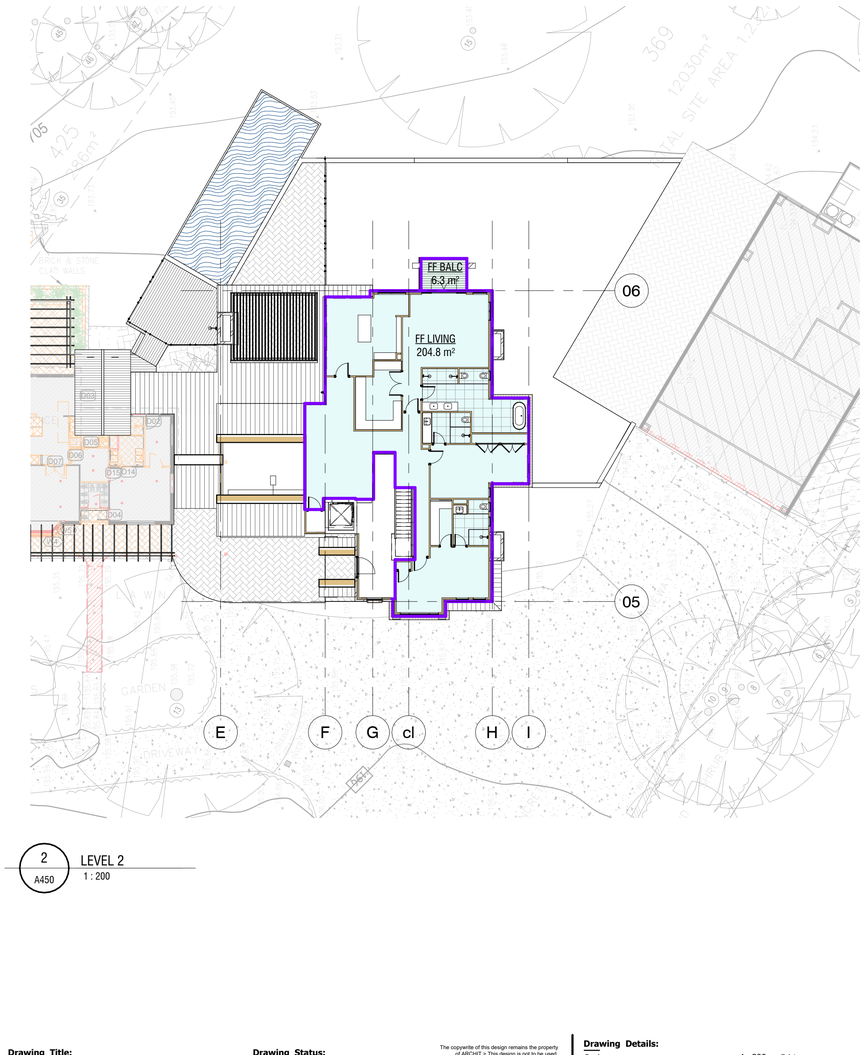
Building Area Legend

- ALFRESCO
- EXISTING
- GALLERY
- GARAGE
- GF BALC
- GF LIVING
- PORCH

1 / A450 LEVEL 1
1 : 200

Building Area Legend

- FF BALC
- FF LIVING



2 / A450 LEVEL 2
1 : 200

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no.	description	date
E	ISSUE_E - Building Height & Council RFI	06.12.2024
D	ISSUE_D - Bath 2/3 reconfiguration	10.10.2024
C	ISSUE_C - Remove cooktop & oven and create wet-bar to service pool. Extend Gallery to main dwelling	04.09.2024

Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD, TERREY HILLS NSW

Drawing Title:
GROSS FLOOR AREA

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	1 : 200 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A053

Revision: E

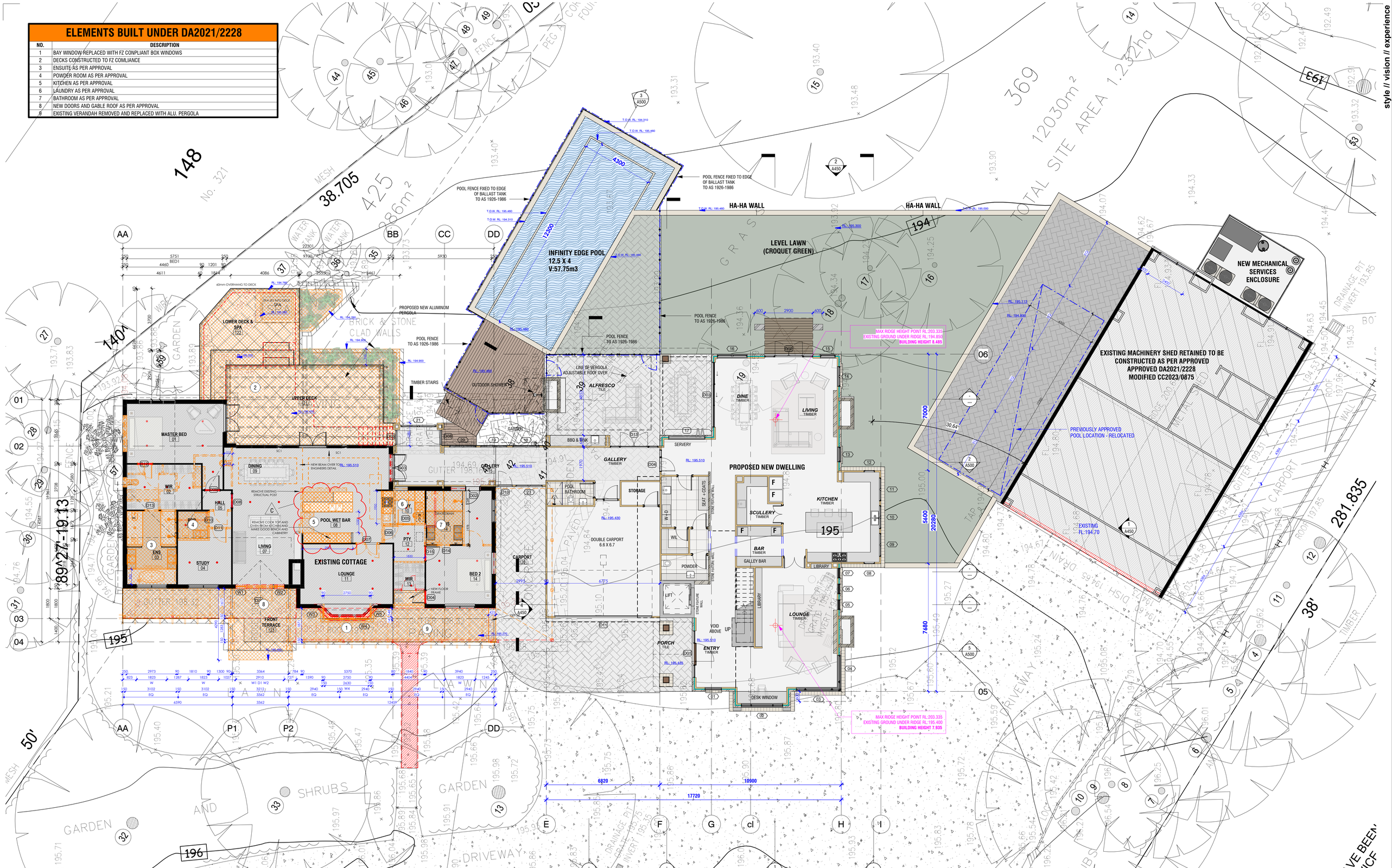
0 1 2 3 5

12/12/2024 6:11:26 PM

ELEMENTS BUILT UNDER DA2021/2228

NO.	DESCRIPTION
1	BAY WINDOW REPLACED WITH FZ CONPLIANT BOX WINDOWS
2	DECKS CONSTRUCTED TO FZ COMLIANCE
3	ENSUITE AS PER APPROVAL
4	POWDER ROOM AS PER APPROVAL
5	KITCHEN AS PER APPROVAL
6	LAUNDRY AS PER APPROVAL
7	BATHROOM AS PER APPROVAL
8	NEW DOORS AND GABLE ROOF AS PER APPROVAL
9	EXISTING VERANDAH REMOVED AND REPLACED WITH ALU. PERGOLA

style // vision // experience



1 / A450 LEVEL 1 FLOOR PLAN
1 : 100

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PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD, TERREY HILLS NSW

Drawing Title:
FLOOR PLAN_GF

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	1 : 100 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	BG
Checked:	BG

A150

Revision: E

0 1 2 3 5

12/12/2024 6:11:43 PM

1 A450 LEVEL 2 FLOOR PLAN
1 : 100

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Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD, TERREY HILLS NSW

Drawing Title:
FLOOR PLAN_FF

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

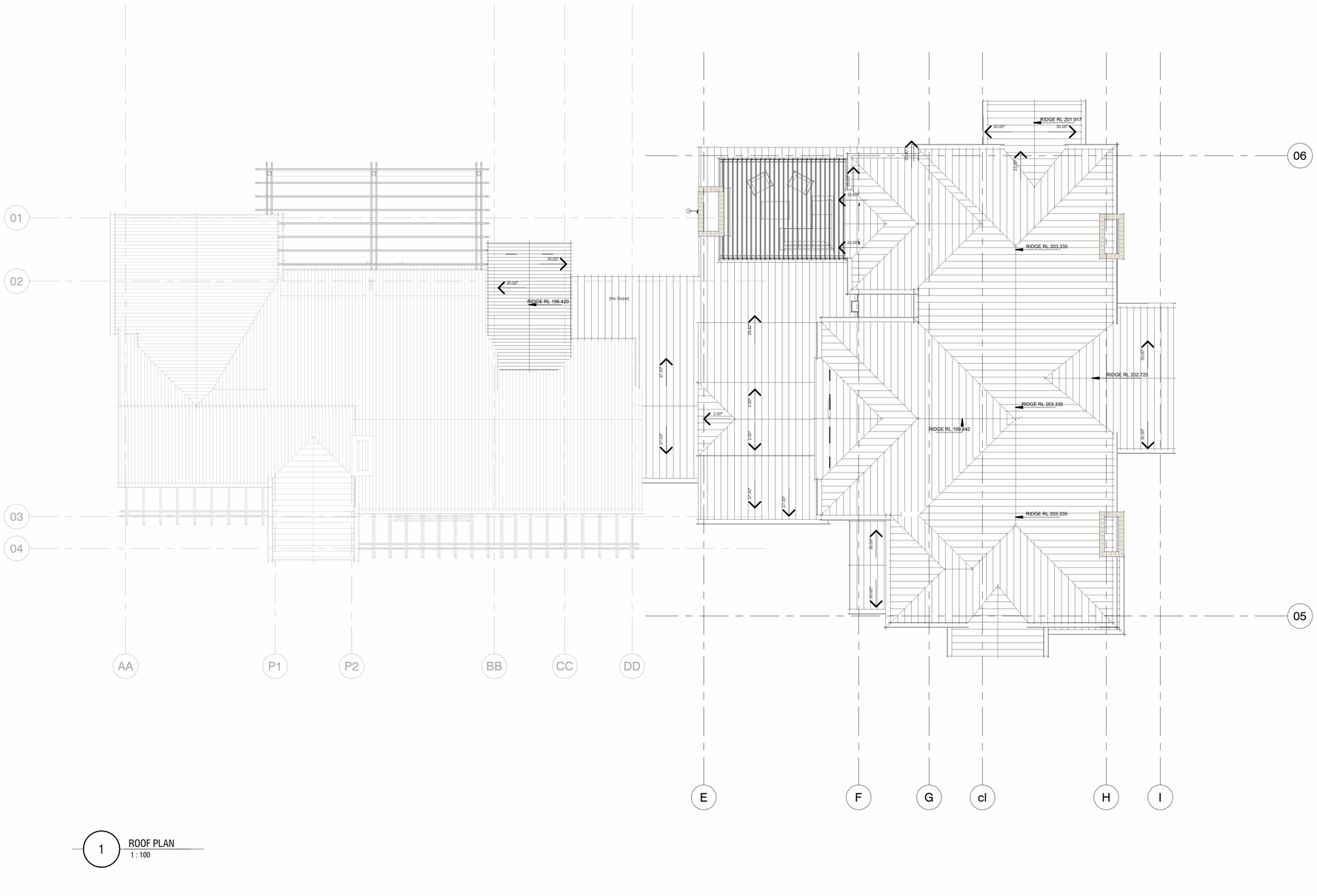
Scale:	1 : 100 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

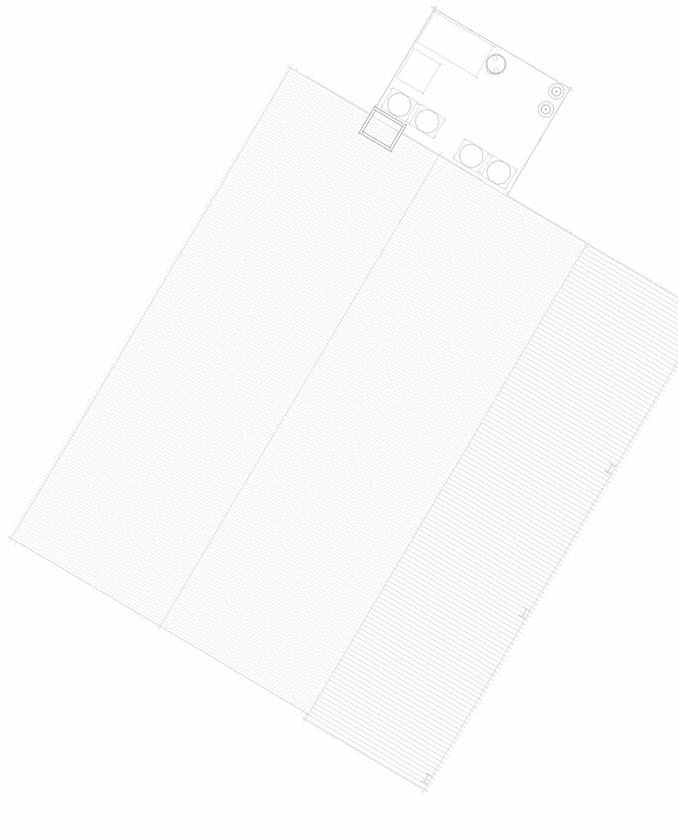
A151

0 1 2 3 5

Revision: E

12/12/2024 6:11:54 PM





1 ROOF PLAN
1 : 100

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Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD,
TERREY HILLS NSW

Drawing Title:
ROOF PLAN

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	1 : 100 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A160

0 1 2 3 5

Revision: E

12/12/2024 6:12:05 PM

ELEMENTS BUILT UNDER DA2021/2228

NO.	DESCRIPTION
1	BAY WINDOW REPLACED WITH FZ CONPLIANT BOX WINDOWS
2	DECKS CONSTRUCTED TO FZ COMLIANCE
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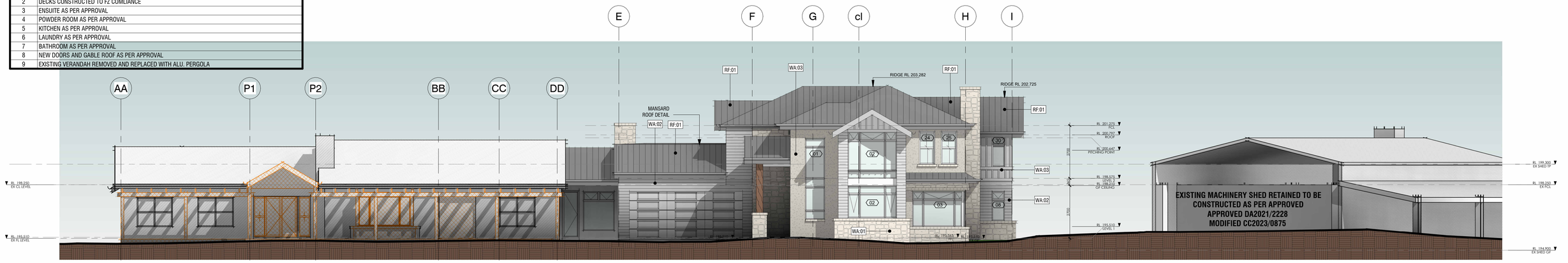
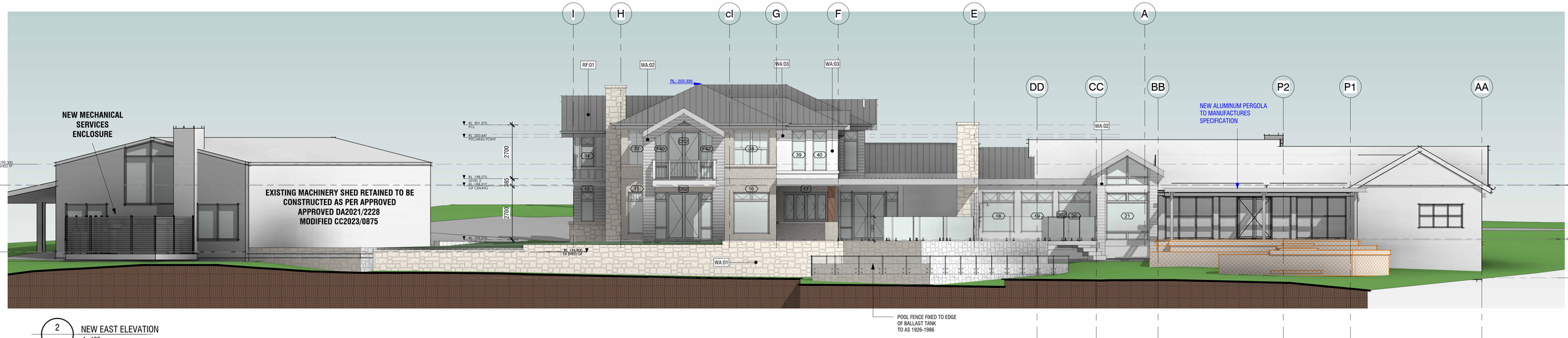
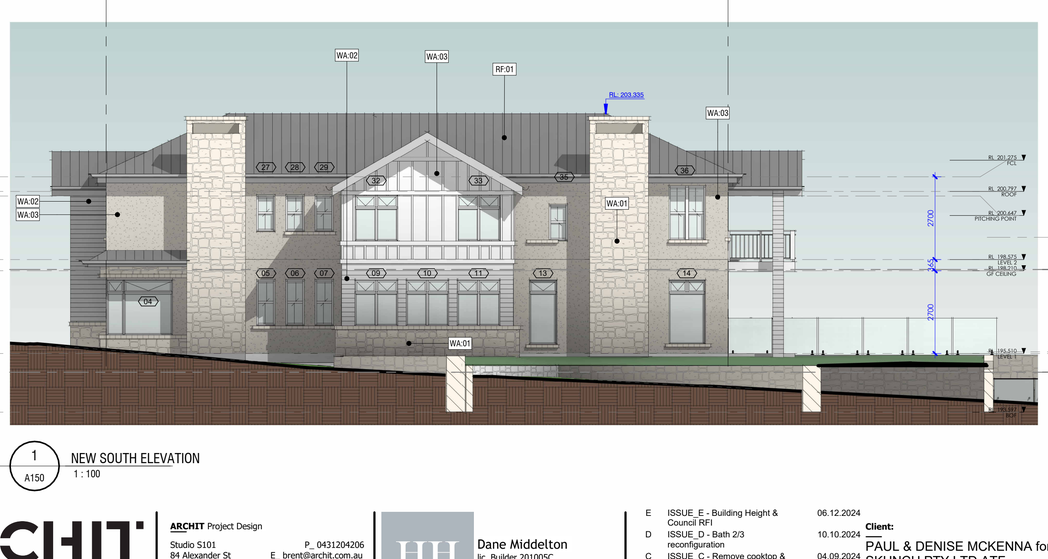
7	BATHROOM AS PER APPROVAL
8	NEW DOORS AND GABLE ROOF AS PER APPROVAL
9	EXISTING VERANDAH REMOVED AND REPLACED WITH ALU. PERGOLA



3 A150 NEW WEST ELEVATION
1 : 100



2 A150 NEW EAST ELEVATION
1 : 100



1 A150 NEW SOUTH ELEVATION
1 : 100

4 A150 NEW NORTH ELEVATION
1 : 100

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no.	description	date
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Client:
PAUL & DENISE MCKENNA for SKUNCH PTY LTD ATF MCKENNA INVESTMENT TRUST

Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD,
TERREY HILLS NSW

Drawing Title:
NEW EXTERIOR ELEVATIONS

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	1 : 100 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A450

Revision: E

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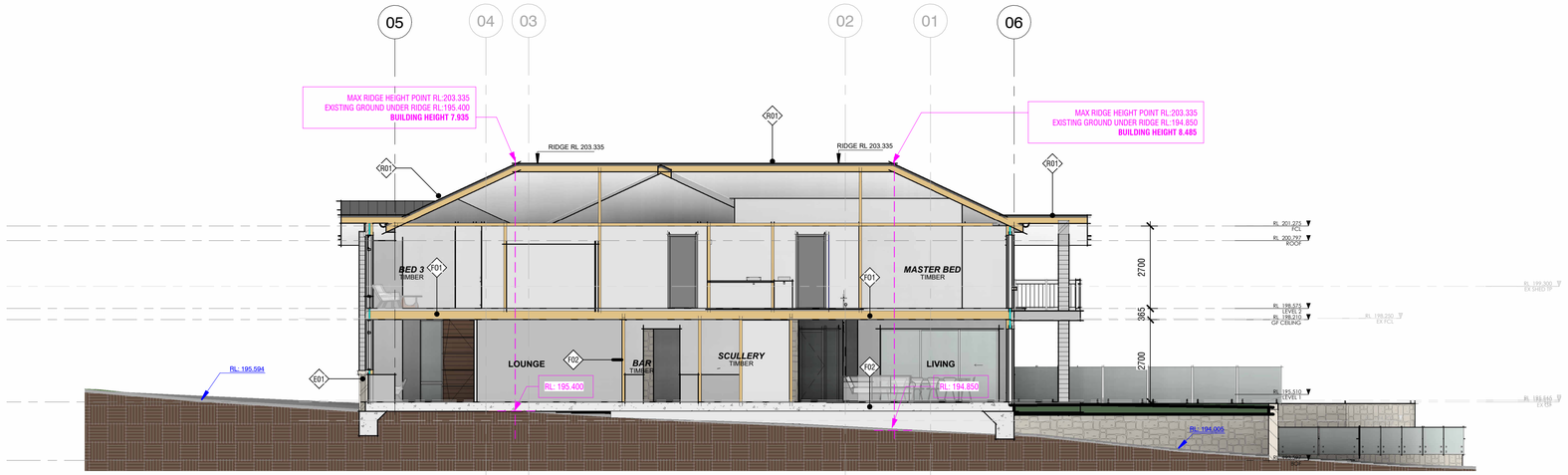
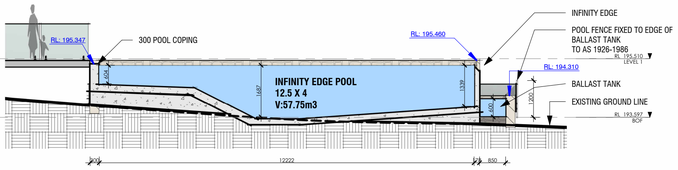
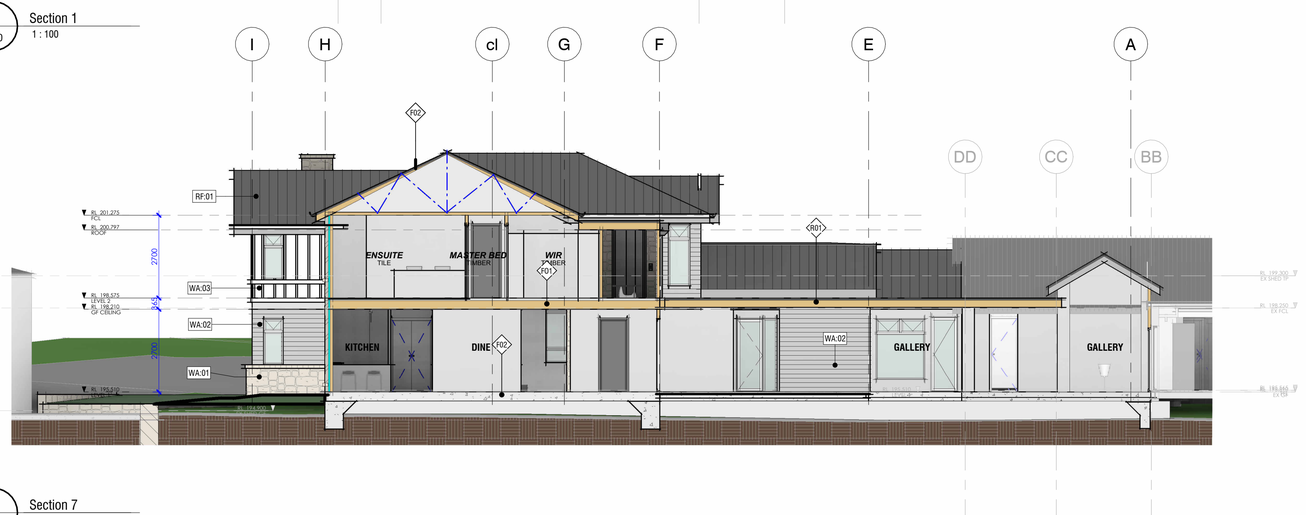
style // vision // experience



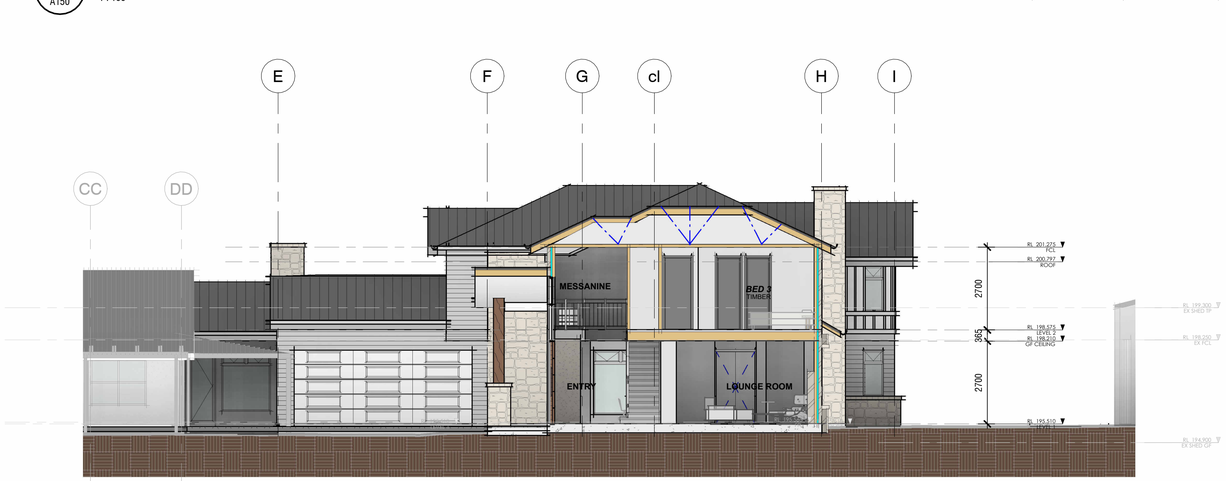
1 / A150 Section 1
1 : 100



3 / A150 POOL LONG SECTION
1 : 100



2 / A150 Section 7
1 : 100



5 / A150 Section 3
1 : 100

Area Schedule (Gross Building)				
Level	**Name**	**Area**	**Area Type**	**Comments**
LEVEL 1	**ALFRESCO**	**52.8 m²**	**Gross Building Area**	
LEVEL 1	**GARAGE**	**54.6 m²**	**Gross Building Area**	
LEVEL 1	**GF BALC**	**7.0 m²**	**Gross Building Area**	
LEVEL 1	**PORCH**	**7.6 m²**	**Gross Building Area**	
LEVEL 2	**FF BALC**	**6.3 m²**	**Gross Building Area**	
: 5		**128.3 m²**		
LEVEL 1	**GF LIVING**	**216.1 m²**	**Gross Building Area**	**BASIX**
LEVEL 2	**FF LIVING**	**204.8 m²**	**Gross Building Area**	**BASIX**
LEVEL 1	**GALLERY**	**40.3 m²**	**Gross Building Area**	**BASIX**
BASIX: 3		**461.3 m²**		
LEVEL 1	**EXISTING**	**210.9 m²**	**Gross Building Area**	**BASIX EX**
BASIX EX: 1		**210.9 m²**		
		800.4 m²		

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Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD,
TERREY HILLS NSW

Drawing Title:
GENERAL SECTIONS

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	1 : 100 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A500

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Revision: E

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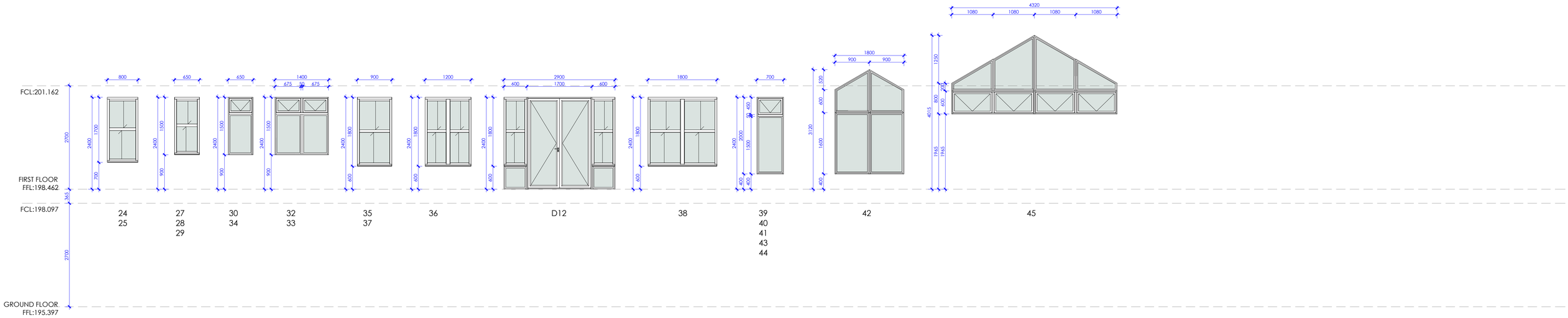
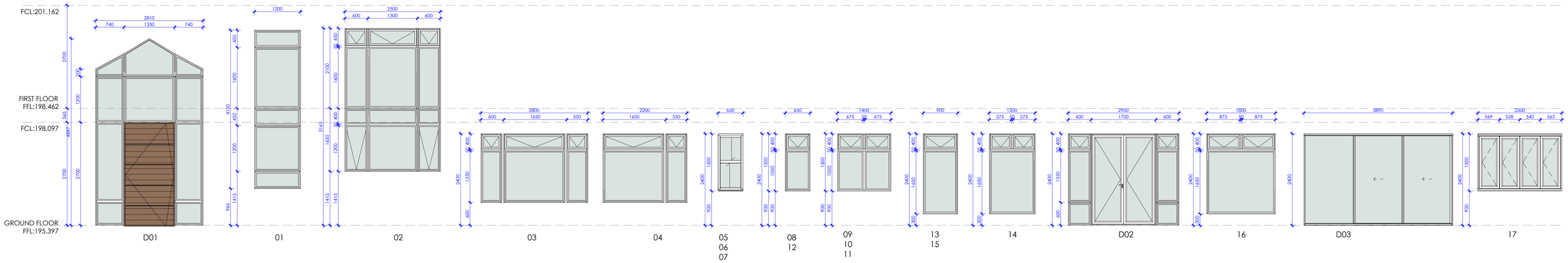
style // vision // experience

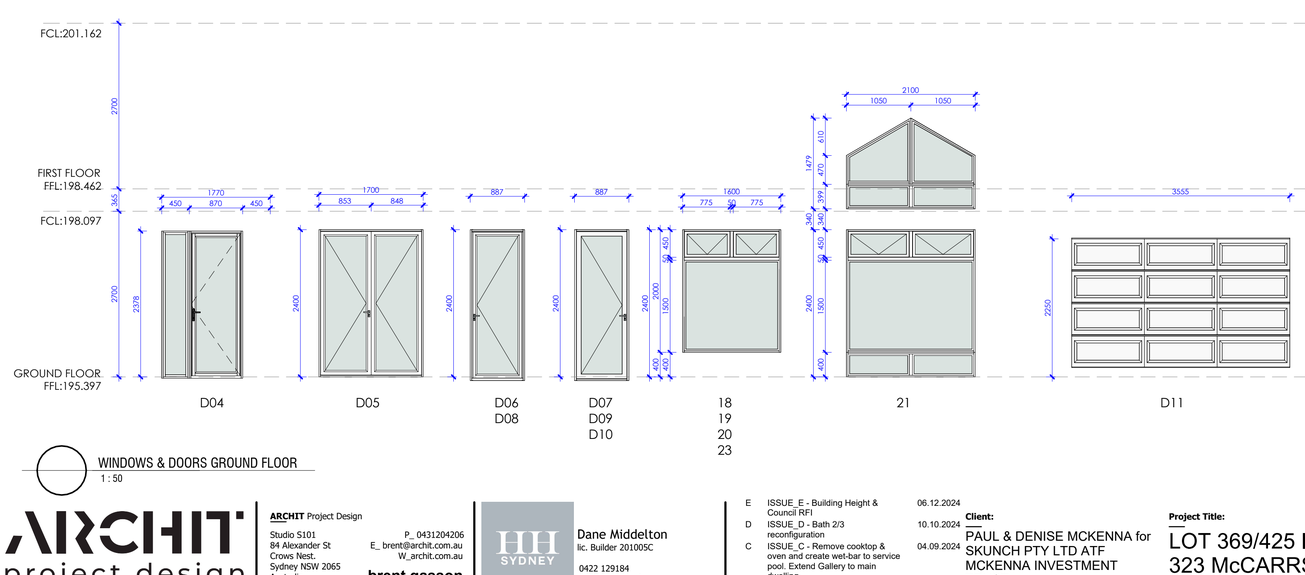


WINDOWS & DOORS FIRST FLOOR
1 : 50

NOTE:
BUILDER TO CONFIRM IF WINDOW CAN BE MANUFACTURED AS A SINGLE BAY WINDOW



NOTE:
BUILDER TO CONFIRM IF WINDOW CAN BE MANUFACTURED AS A SINGLE BAY WINDOW



WINDOWS & DOORS GROUND FLOOR
1 : 50

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Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD, TERREY HILLS NSW

Drawing Title:
DOORS & WINDOWS SCHEDULE

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	1 : 50 @A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A800

Revision: E

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12/12/2024 6:13:25 PM

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Project Title:
LOT 369/425 IN DP 752017
323 McCARRS CREEK RD,
TERREY HILLS NSW

Drawing Title:
PERSPECTIVES

Drawing Status:
DEVELOPMENT APPLICATION

Drawing Details:

Scale:	@A1
Date:	26/03/2022
Project No:	A22_00167
Drawn:	Author
Checked:	Checker

A901

0 1 2 3 5

Revision: E

12/12/2024 6:14:48 PM