

All Construction to comply with AS 3959 "Construction of Buildings in Bushfire Prone Areas", and Planning for Bushfire Protection BAL FZ, as per the report prepared by Ron Coffey.

BASIX COMMITMENTS
All Construction to comply with the Basix commitments as per the Basix report by GRS Building Reports

All building setbacks to be confirmed prior to construction
Any discrepancies to be reported prior to proceeding

Windows to comply with BCA
"Protection of Openable windows"

CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL BAL FZ
All building work shall comply with Level BAL 19 and specifically AS 3959 "Construction of Dwellings in Bushfire Prone Area"
Specifically, but not limited to, all
Roof Construction, Sarking Gutters, gutter guards,
External Walls,
External Glazed elements, with appropriate screens,
Doors,
Floors,
and all related building components,
as per the attached specification for BAL FZ (Section 6, BAL FZ)

ARBORIST REPORT
Tree removal as per details on accompanying Arborist Report by "Hugh the Arborist"



SITE PLAN

DETAILED DRIVEWAY CONSTRUCTION TO ENGINEERING PLANS BY VDM ENGINEERS

All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION



Peter Princi Architects have not been engaged to provide specific material or finishes selections, nor any ongoing inspections or site co-ordination and take no on going responsibility.
Specification by others

Client
Mr. & MRS ANGLICAS

Project
**PROPOSED NEW DWELLING
143-145 McCARR'S CREEK RD
CHURCH POINT NSW 2105**

Drawing
OVERALL SITE PLAN
©COPYRIGHT 2019

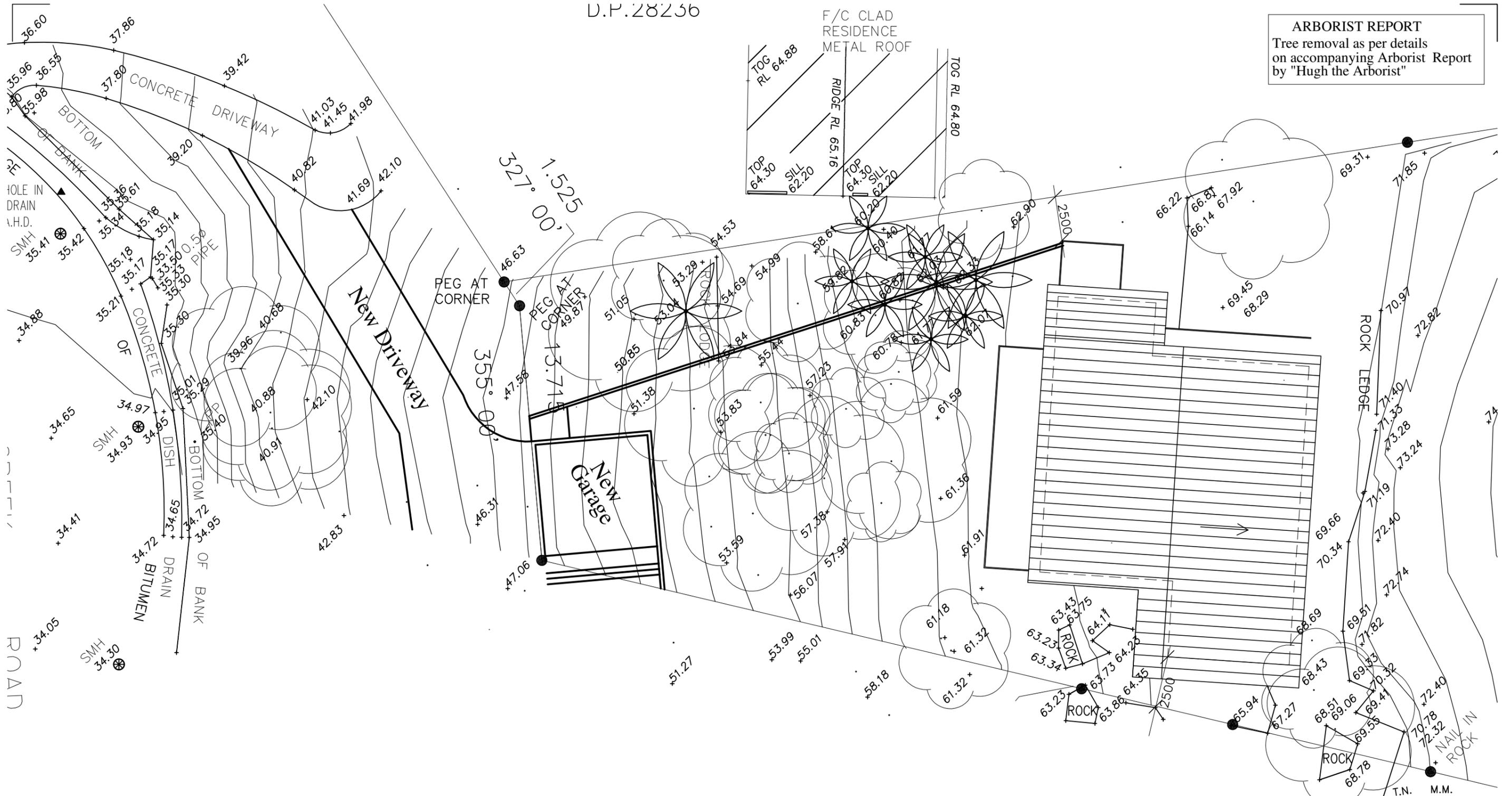
DEVELOPMENT APPLICATION

PETER PRINCI architects
ABN 34 315 485 678
Registration No. 7048
P.O. Box 615
Frenchie Forest NSW 1640
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PP	Job No.
Checked	Date
PP	Oct '19
Scale	Issue
1:500	A

Drawing No.
DA01

ARBORIST REPORT
 Tree removal as per details on accompanying Arborist Report by "Hugh the Arborist"



SITE PLAN

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 Specification by others

Client
 Mr. & MRS ANGLICAS

Project
 PROPOSED NEW DWELLING
 143 McCARR'S CREEK RD
 CHURCH POINT NSW 2105

Drawing
 SITE PLAN
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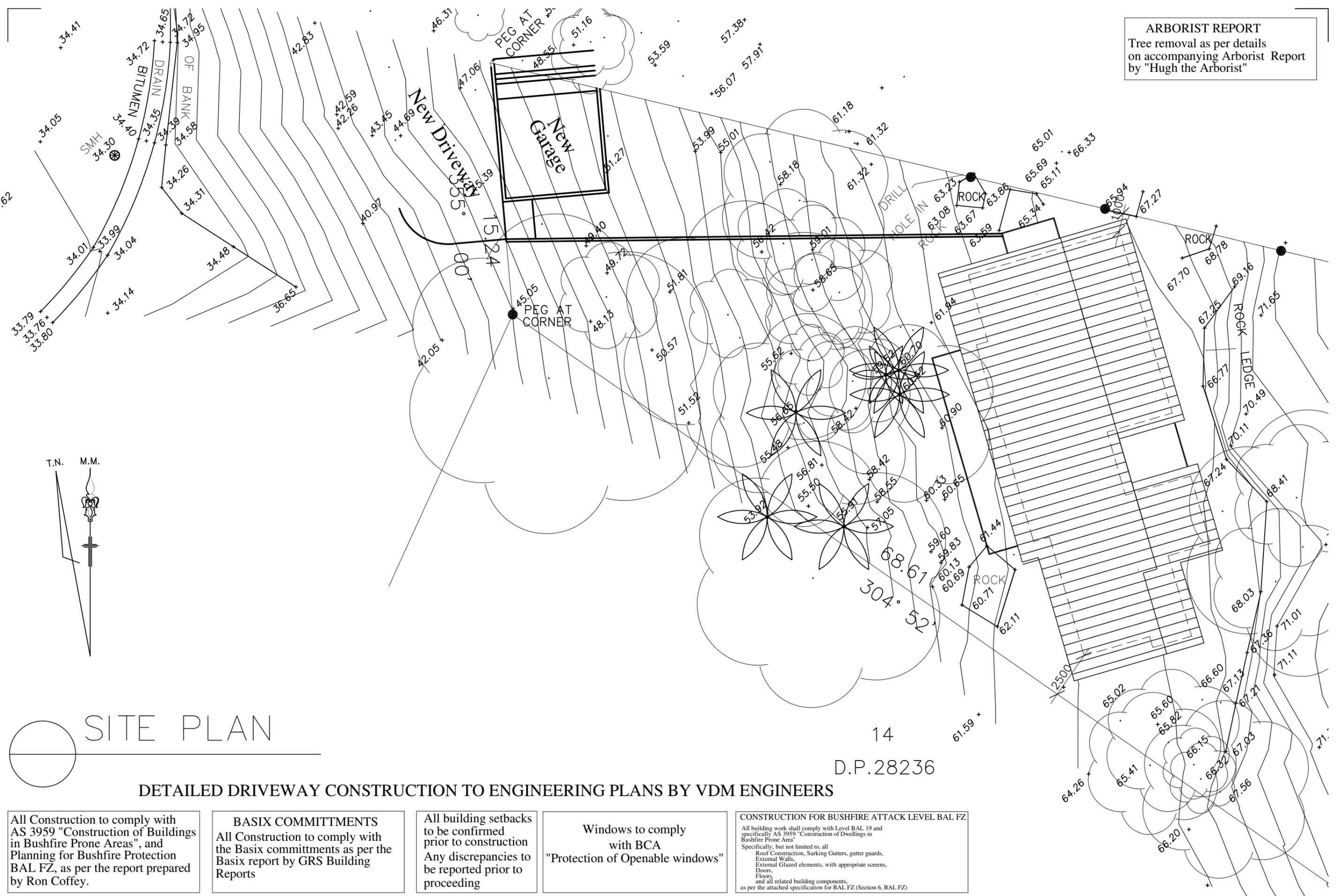
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PP	Job No.
Checked	Date
PP	Oct '19
Scale	Issue
1:200	A

Drawing No.
DA02

ARBORIST REPORT
 Tree removal as per details
 on accompanying Arborist Report
 by "Hugh the Arborist"



SITE PLAN

14
 D.P.28236

DETAILED DRIVEWAY CONSTRUCTION TO ENGINEERING PLANS BY VDM ENGINEERS

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NOT FOR CONSTRUCTION



Client
 Mr. & MRS ANGLICAS

Project
 PROPOSED NEW DWELLING
 145 McCARR'S CREEK RD
 CHURCH POINT NSW 2105

Drawing
 SITE PLAN
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DEVELOPMENT APPLICATION

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PP	Job No.
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PP	Oct '19
Scale	Issue
1:200	A

Drawing No.
DA03

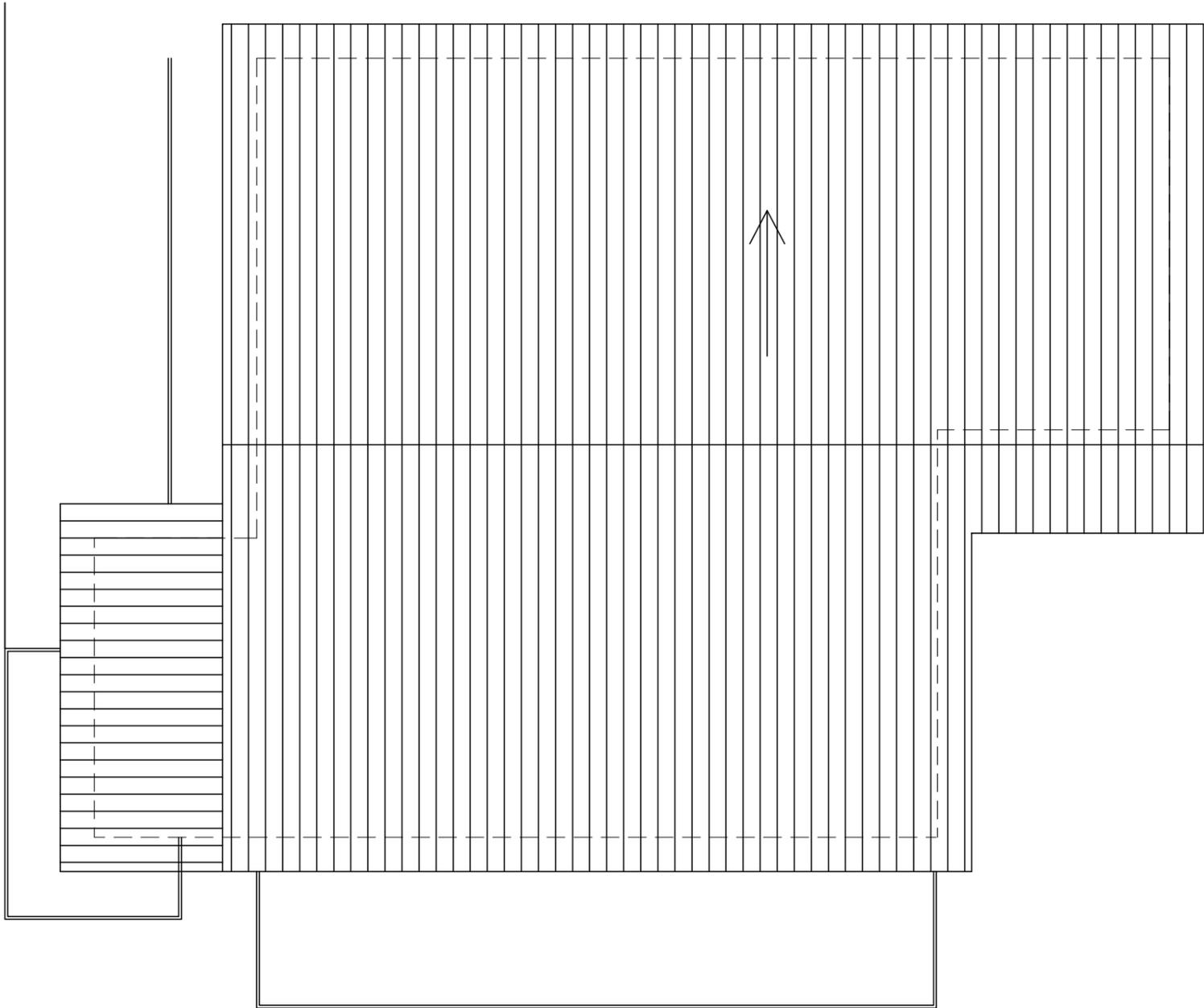
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SITE CALCULATIONS	
SITE AREA	2537.00m2
EXISTING SITE COVERAGE	0.00m2
PROPOSED SITE COVERAGE	150.20m2
PROPOSED FLOOR AREA	200.00m2
PROPOSED IMPERVIOUS AREA	300.00m2
PROPOSED LANDSCAPED AREA	2200.00m2

BASIX SPECIFICATION	
EXTERNAL WALLS	Colorbond – R2 Insulation – Medium Colour
INTERNAL WALLS	Timber studs with plasterboard over
FLOORS	Timber – R3 Insulation
WINDOWS	Aluminium Windows fitted with shutters Low-e double glazed glass to all new windows and doors U value 3.0 SHGC value 0.26
CEILINGS	Plasterboard – R 3.5 Insulation
ROOF	Colorbond – Medium Colour Anticon R1.33 Sarking
HOT WATER	Gas Tanks
FIXTURES	New or altered showerheads to be 3 star rated low flow New or altered taps to be 3 star rated New or altered toilets to be 3 star rated
LIGHTING	40% of new or altered light fixtures to be fluorescent, compact fluorescent, or LED's Downlights to be sea;ed LED with approved firecaps

ROOF PLAN



All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION



Peter Princi Architects have not been engaged to provide specific material or finishes selections, nor any ongoing inspections or site co-ordination and take no on going responsibility .
Specification by others

Client
LLOYD & JANE

Project
PROPOSED NEW DWELLING
143 McCARR'S CREEK RD
CHURCH POINT NSW 2105

Drawing
ROOF PLAN
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DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date Oct' 19
Scale 1:100	Issue A

Drawing No.
DA06

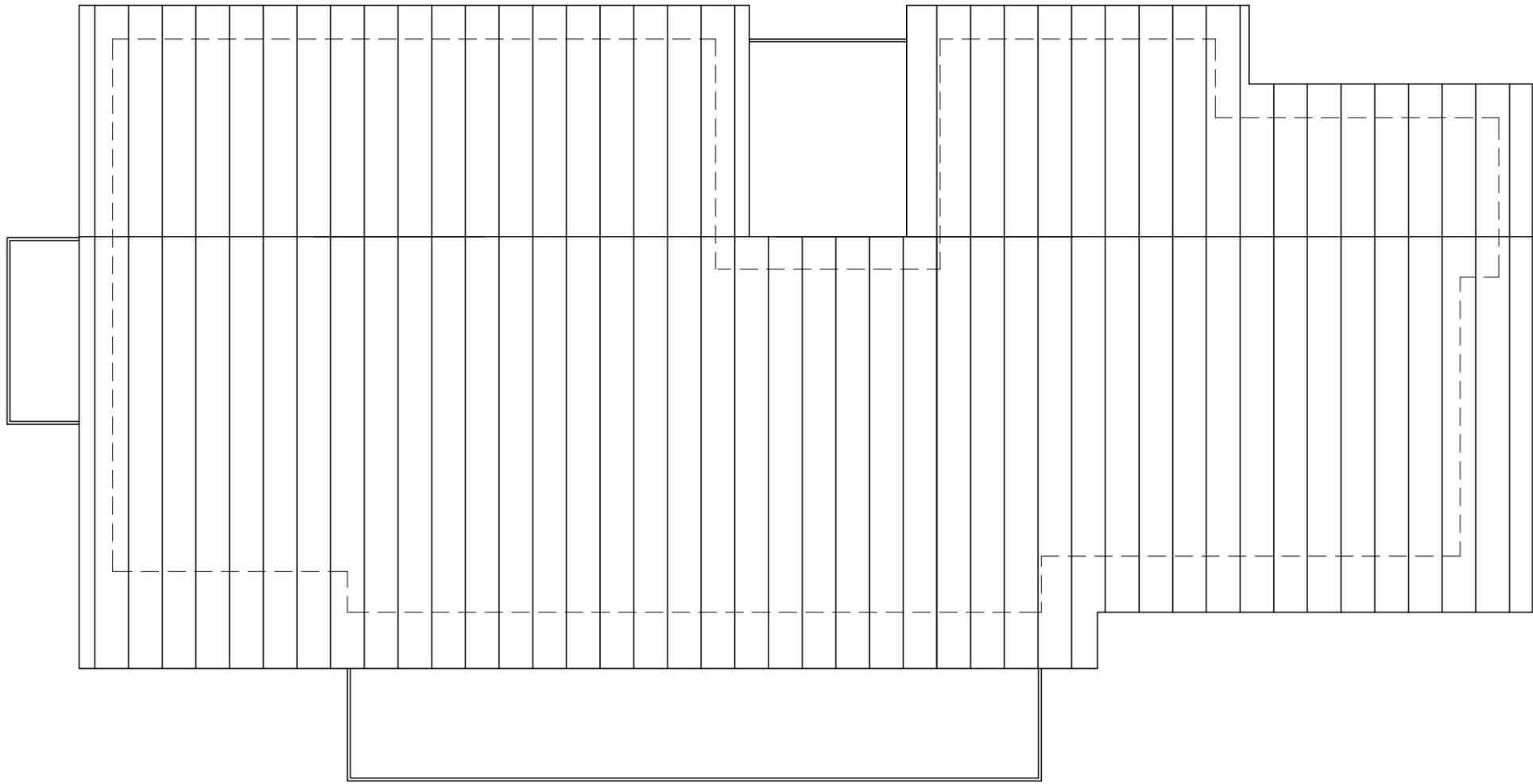
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BASIX COMMITMENTS
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Windows to comply with BCA
"Protection of Openable windows"

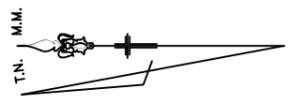
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Floors,
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SITE CALCULATIONS	
SITE AREA	2074.00m2
EXISTING SITE COVERAGE	0.00m2
PROPOSED SITE COVERAGE	
PROPOSED FLOOR AREA	200.00m2
PROPOSED IMPERVIOUS AREA	300.00m2
PROPOSED LANDSCAPED AREA	1700.00m2

BASIX SPECIFICATION	
EXTERNAL WALLS	Colorbond – R 2 insulation – Medium Colour
INTERNAL WALLS	Timber studs with plasterboard over
FLOORS	Timber – R3 Insulation
WINDOWS	Aluminium Windows fitted with shutters Low-e double glazed glass to all new windows and doors U value 3.0 SHGC value 0.26
CEILINGS	Plasterboard – R 2.5 Insulation
ROOF	Colorbond – Dark Colour Anticon R1.33 Sarking
HOT WATER	Electric boosted solar
FIXTURES	New or altered showerheads to be 3 star rated low flow New or altered taps to be 3 star rated New or altered toilets to be 3 star rated
LIGHTING	40% of new or altered light fixtures to be fluorescent, compact fluorescent, or LED's Downlights to be sea;ed LED with approved firecaps

ROOF PLAN



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All work to BCA and AS
NOT FOR CONSTRUCTION



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Specification by others

Client
Mr. & MRS ANGLICAS

Project
**PROPOSED NEW DWELLING
145 McCARR'S CREEK RD
CHURCH POINT NSW 2105**

Drawing
ROOF PLAN
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DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date Oct '19
Scale 1:100	Issue A

Drawing No.
DA07

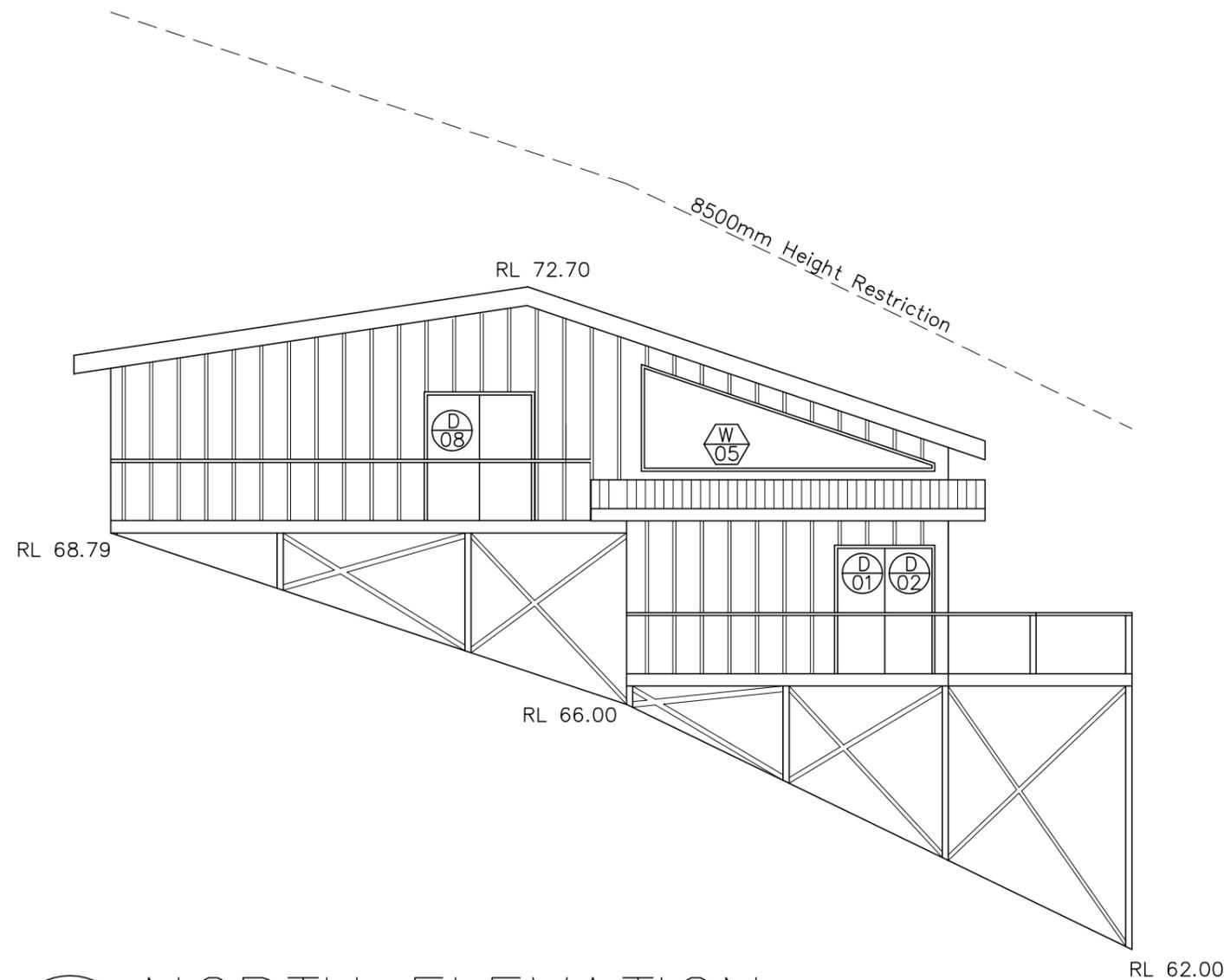
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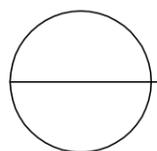
BASIX COMMITMENTS
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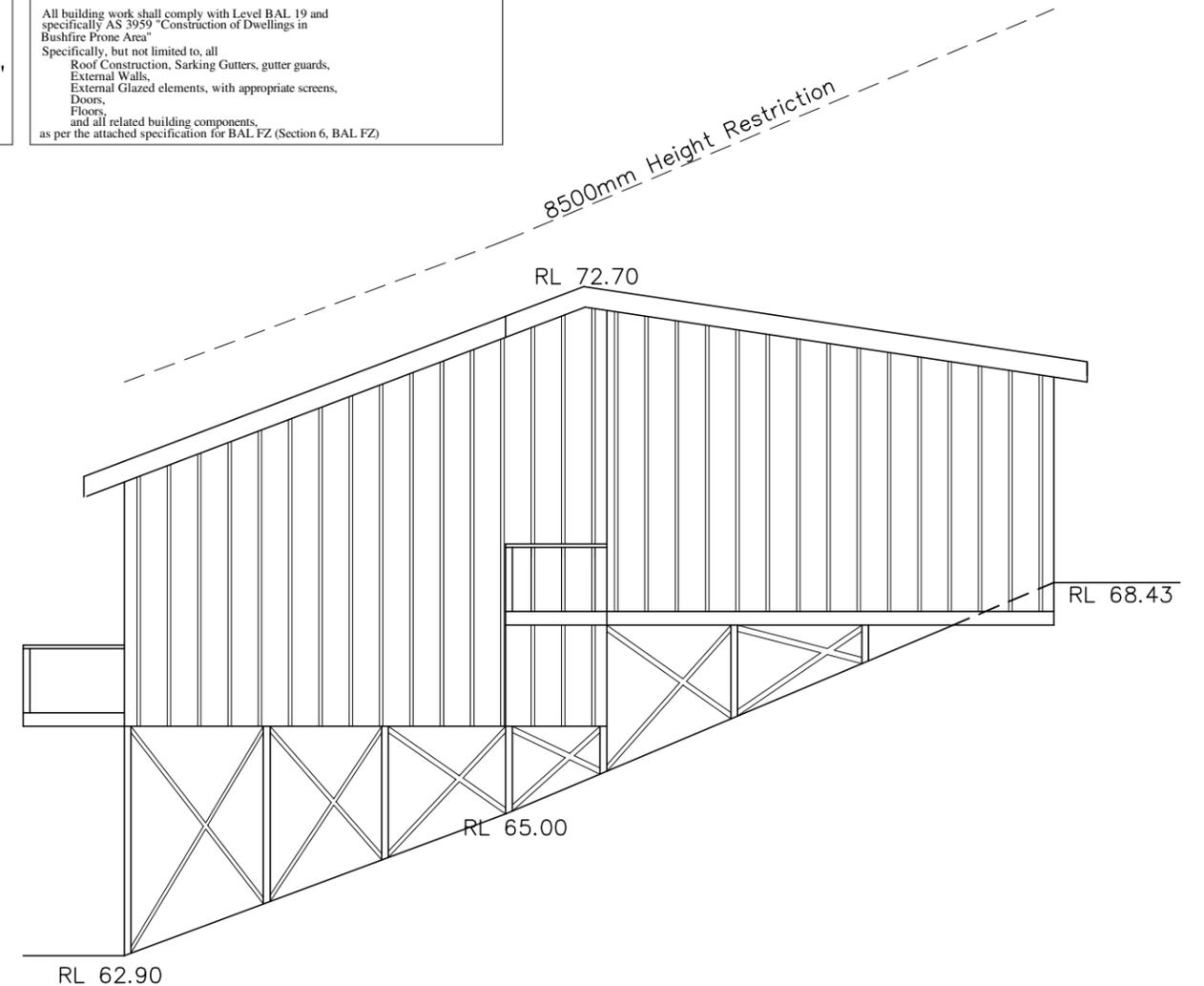
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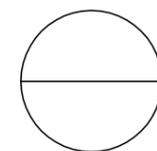
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 NORTH ELEVATION



 SOUTH ELEVATION

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Specification by others

Client
Mr. & MRS L & J ANGLICAS

Project
PROPOSED NEW DWELLING
143 McCARR'S CREEK RD
CHURCH POINT NSW 2105

Drawing
ELEVATIONS

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DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date Oct '19
Scale 1:100	Issue A

Drawing No.
DA08

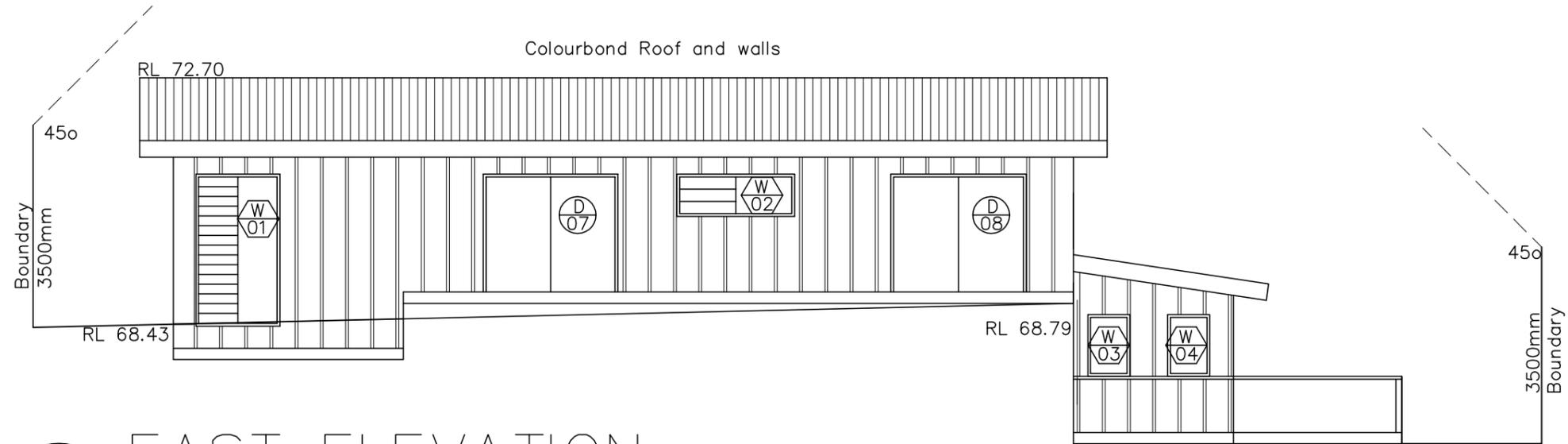
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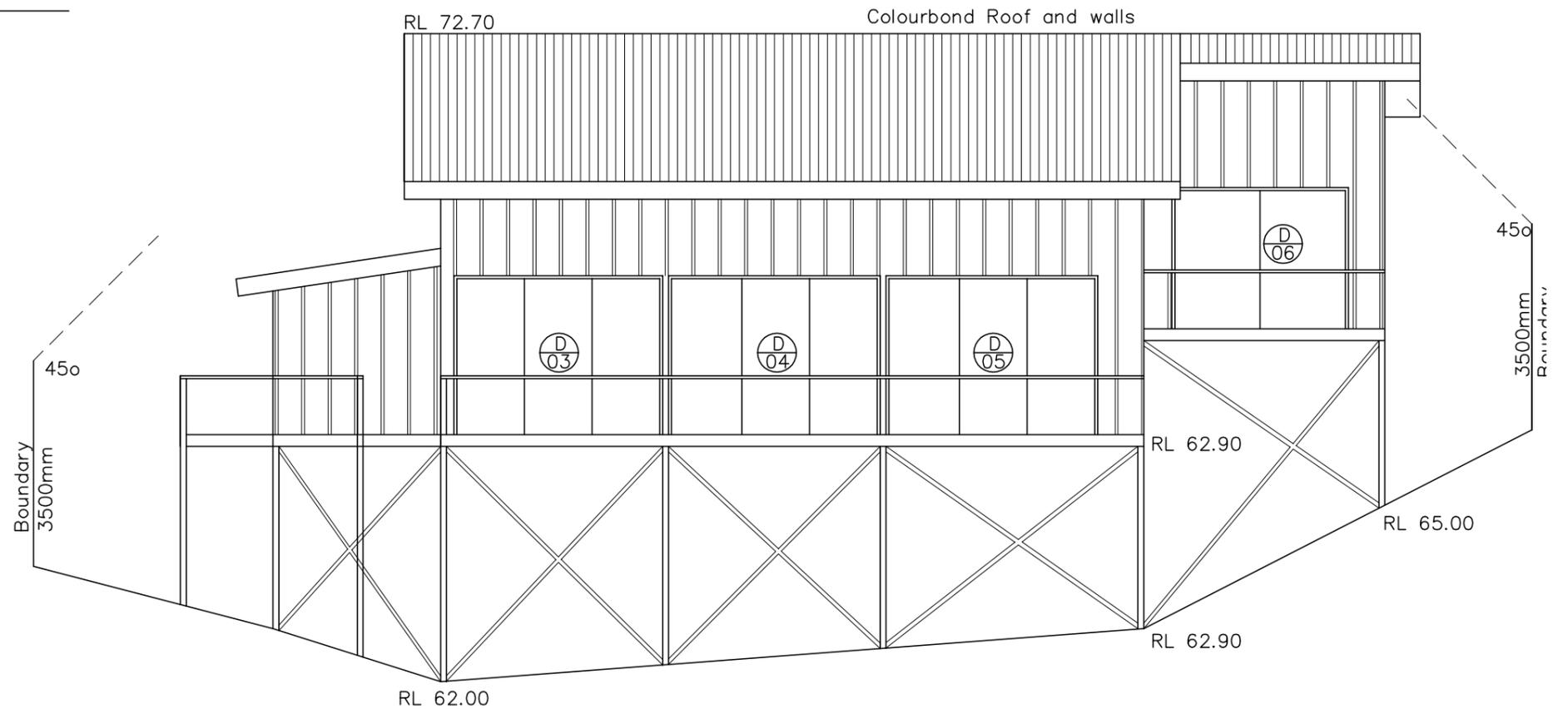
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EAST ELEVATION



WEST ELEVATION

Facing McCarr's Creek Road

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Specification by others

Client
Mr. & MRS L & J ANGLICAS

Project
PROPOSED NEW DWELLING
143 McCARR'S CREEK RD
CHURCH POINT NSW 2105

Drawing
ELEVATIONS

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DEVELOPMENT APPLICATION

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Drawn PP	Job No.
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Scale 1:100	Issue A

Drawing No.
DA09

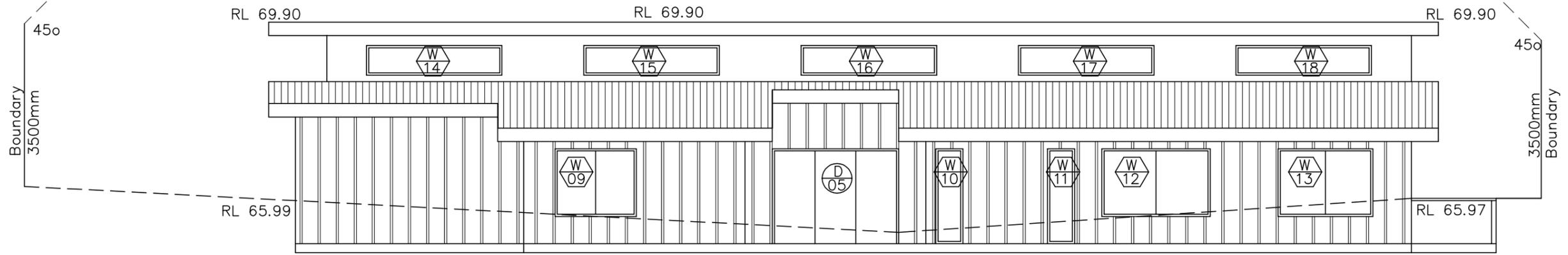
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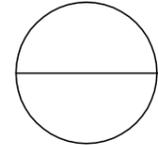
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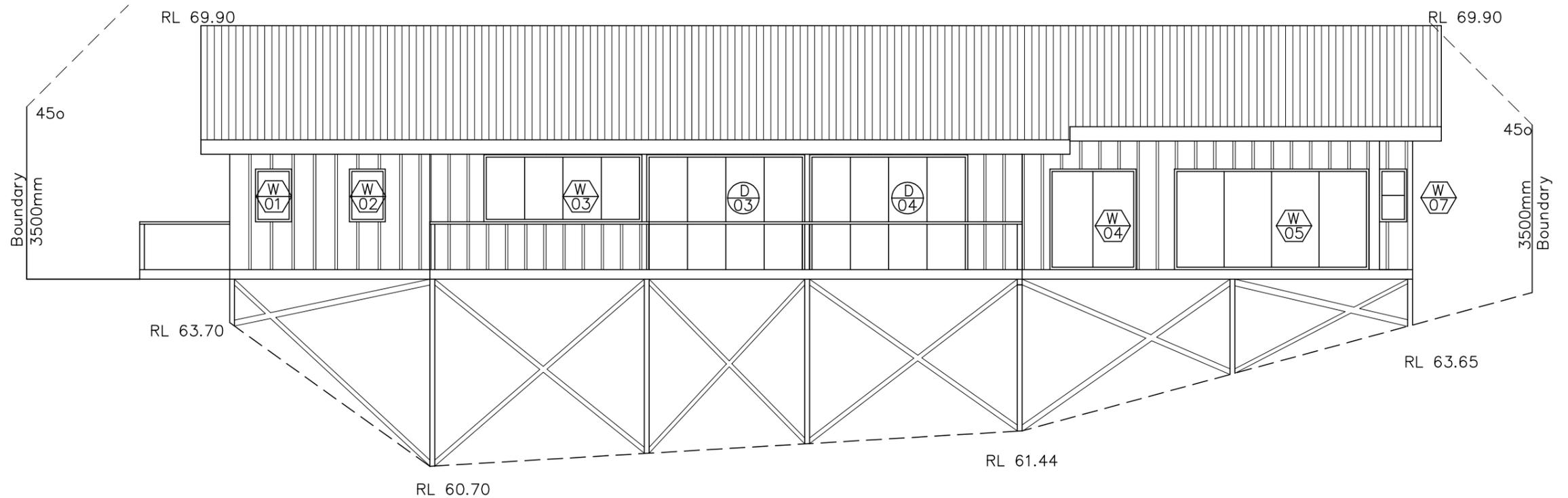
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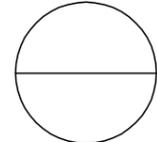
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 EAST ELEVATION



 WEST ELEVATION
Facing McCarr's Creek Road

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Drawing
ELEVATIONS
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Drawn PP	Job No.
Checked PP	Date Oct '19
Scale 1:100	Issue A

Drawing No.
DA11

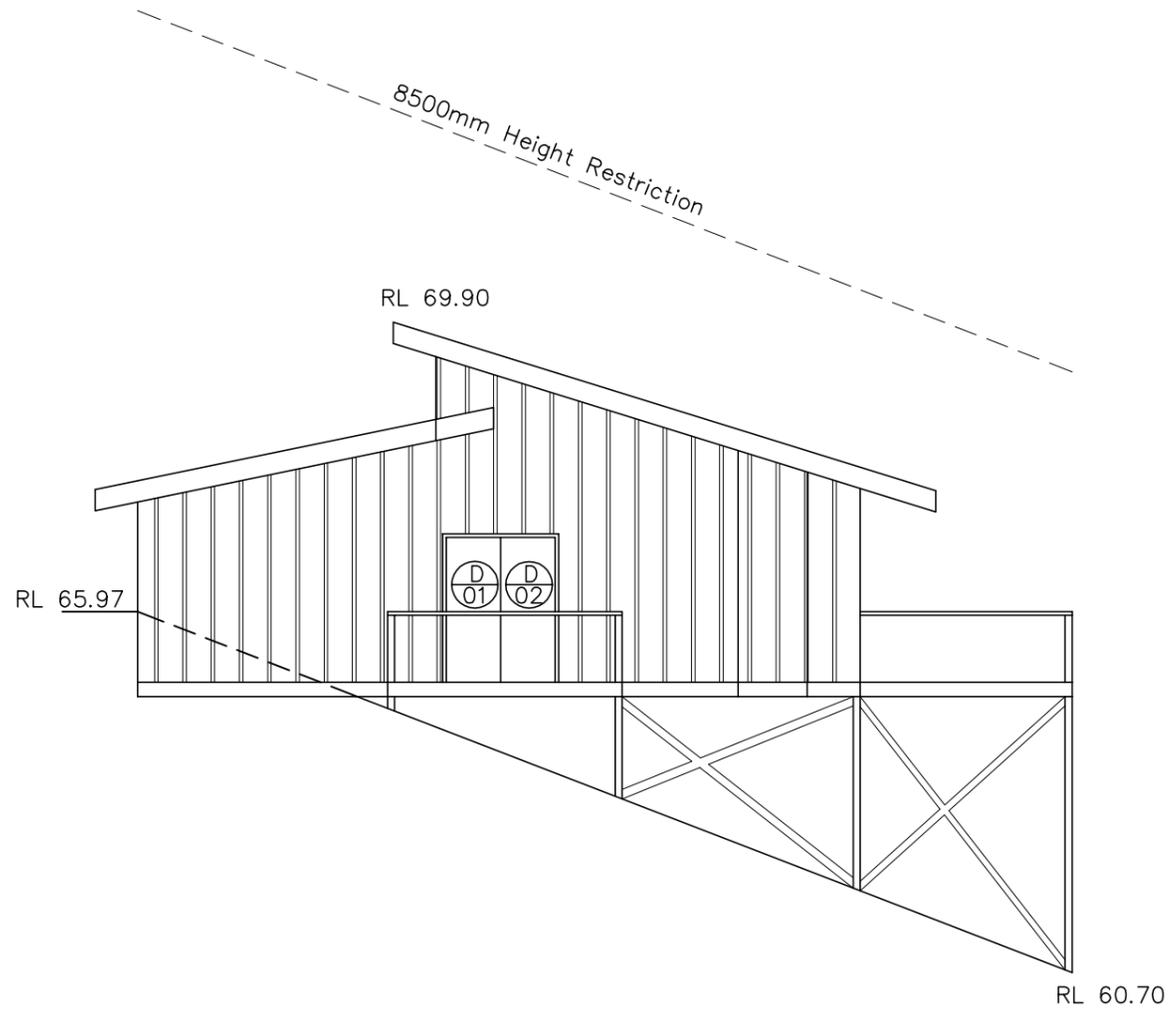
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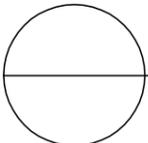
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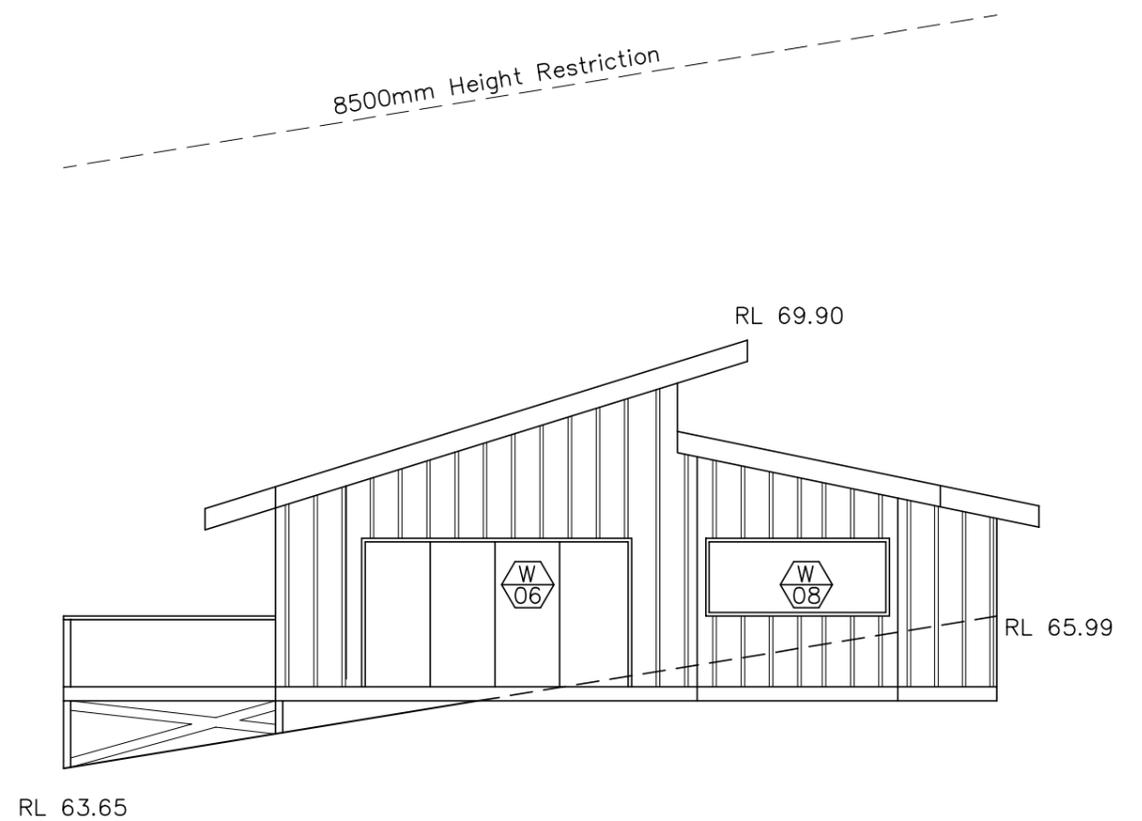
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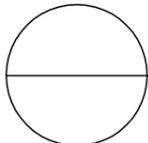
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 NORTH ELEVATION



 SOUTH ELEVATION

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PROPOSED NEW DWELLING
145 McCARR'S CREEK RD
CHURCH POINT NSW 2105

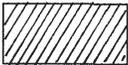
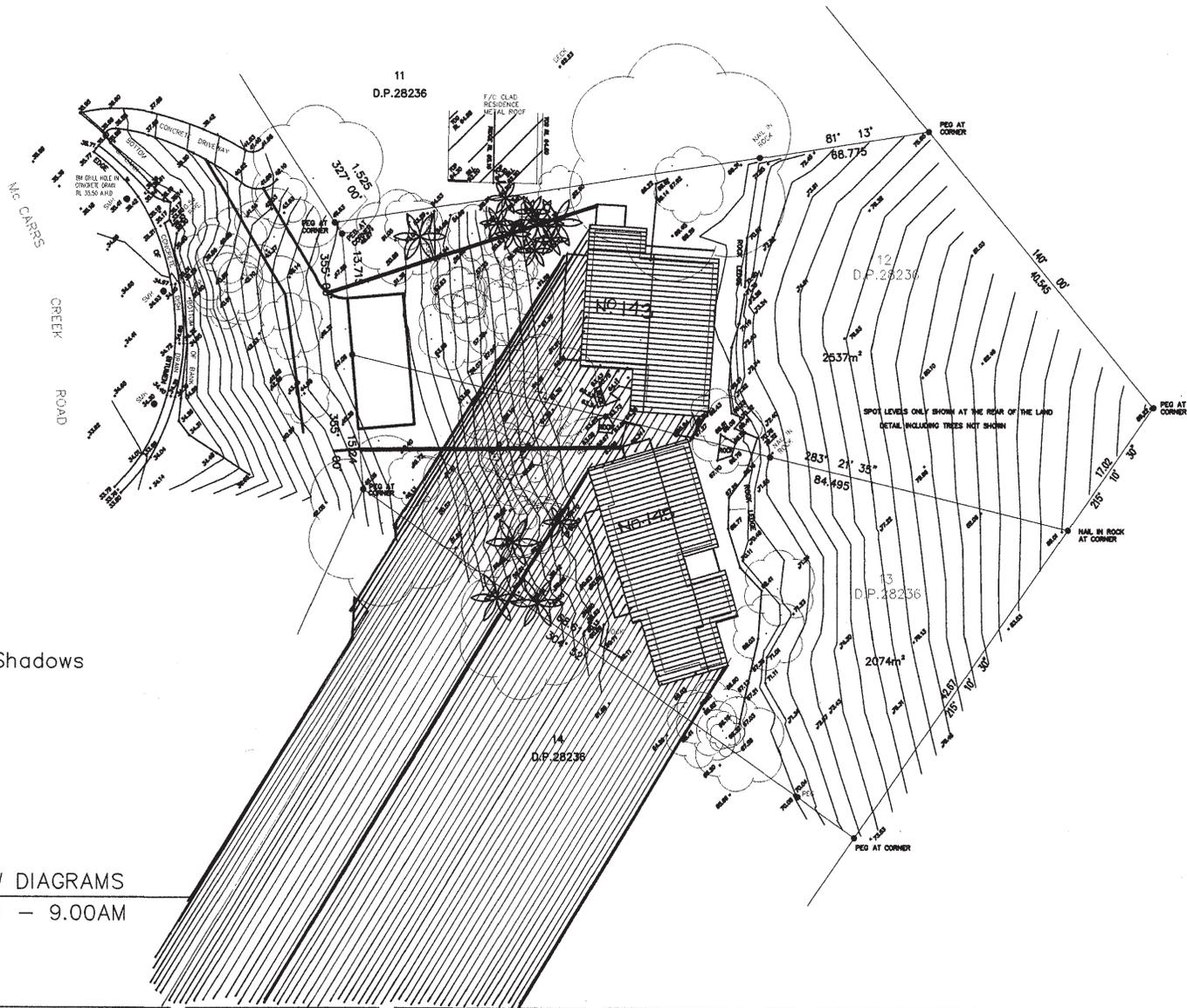
Drawing
ELEVATIONS
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DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date Oct '19
Scale 1:100	Issue A

Drawing No.
DA12



Proposed Shadows

SHADOW DIAGRAMS
JUNE 21 - 9.00AM



All Dimensions are in millimetres
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Client
Mr. & MRS ANGLICAS

Project
PROPOSED NEW DWELLINGS
143-145 McCARR'S CREEK RD
CHURCH POINT NSW 2105

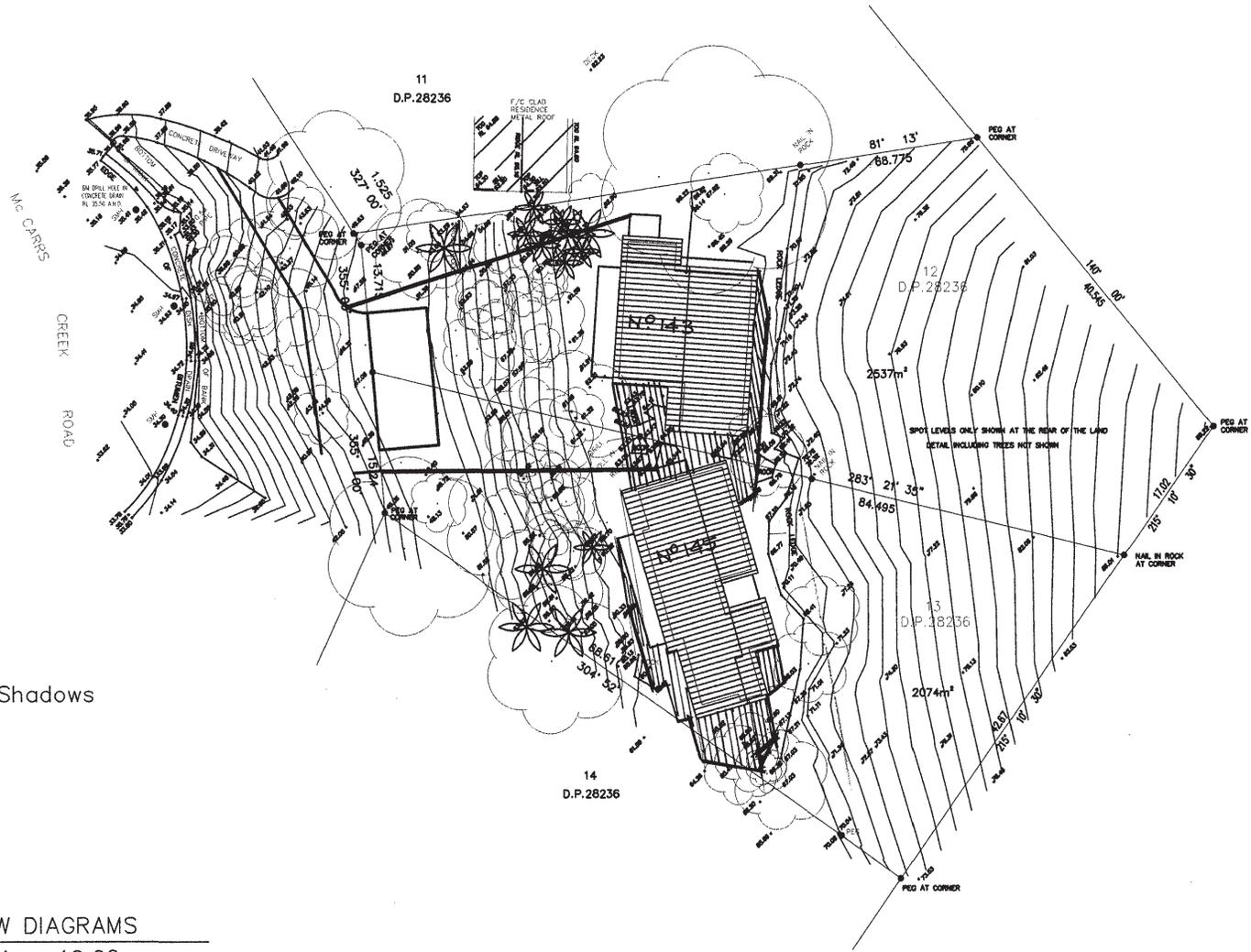
Drawing
SHADOW DIAGRAMS

DEVELOPMENT APPLICATION

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Fax: (02) 9492 5662
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PP	Job No.
Checked PP	Date Aug '19
Scale 1:500	Issue A

Drawing No.
SD01



Proposed Shadows

SHADOW DIAGRAMS
 JUNE 21 - 12.00 noon



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Client
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 PROPOSED NEW DWELLINGS
 143-145 McCARR'S CREEK RD
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Drawing
 SHADOW DIAGRAMS

DEVELOPMENT APPLICATION

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PP	Job No.
Checked: PP	Date: Aug '19
Scale: 1:500	Issue: A

Drawing No.
 SD02

SCHEDULE OF EXTERNAL FINISHES AND COLOURS

143 McCarrs Creek Road, CHURCH POINT

ROOF

Colorbond Roof – Mid Grey

EXTERNAL WALLS

Colourbond vertically laid cladding – Mid Grey

SCHEDULE OF EXTERNAL FINISHES AND COLOURS

145¹ McCarrs Creek Road, CHURCH POINT

ROOF

Colorbond Roof – Mid Grey

EXTERNAL WALLS

Colourbond vertically laid cladding – Mid Grey
