

**Bush Fire Construction Note**  
 All works to be in accordance with Bushfire Hazard Assessment Report by Building Code and Bushfire Hazard Solutions Pty Ltd Reference 220318

**Window & Door Schedule**  
 All windows and doors to be metal framed

Legend	Height x Width	Description
W1	1400 x 2400	Fixed glass
D2	2400 x 4500	Stacking glass doors
W3	600 x 3200	Fixed glass


**Glazing Note**  
 All windows and doors to be glazed to achieve a total system U-value: 6.44, SHGC: 0.75.

**GROUND FLOOR PLAN**

**northern beaches council**

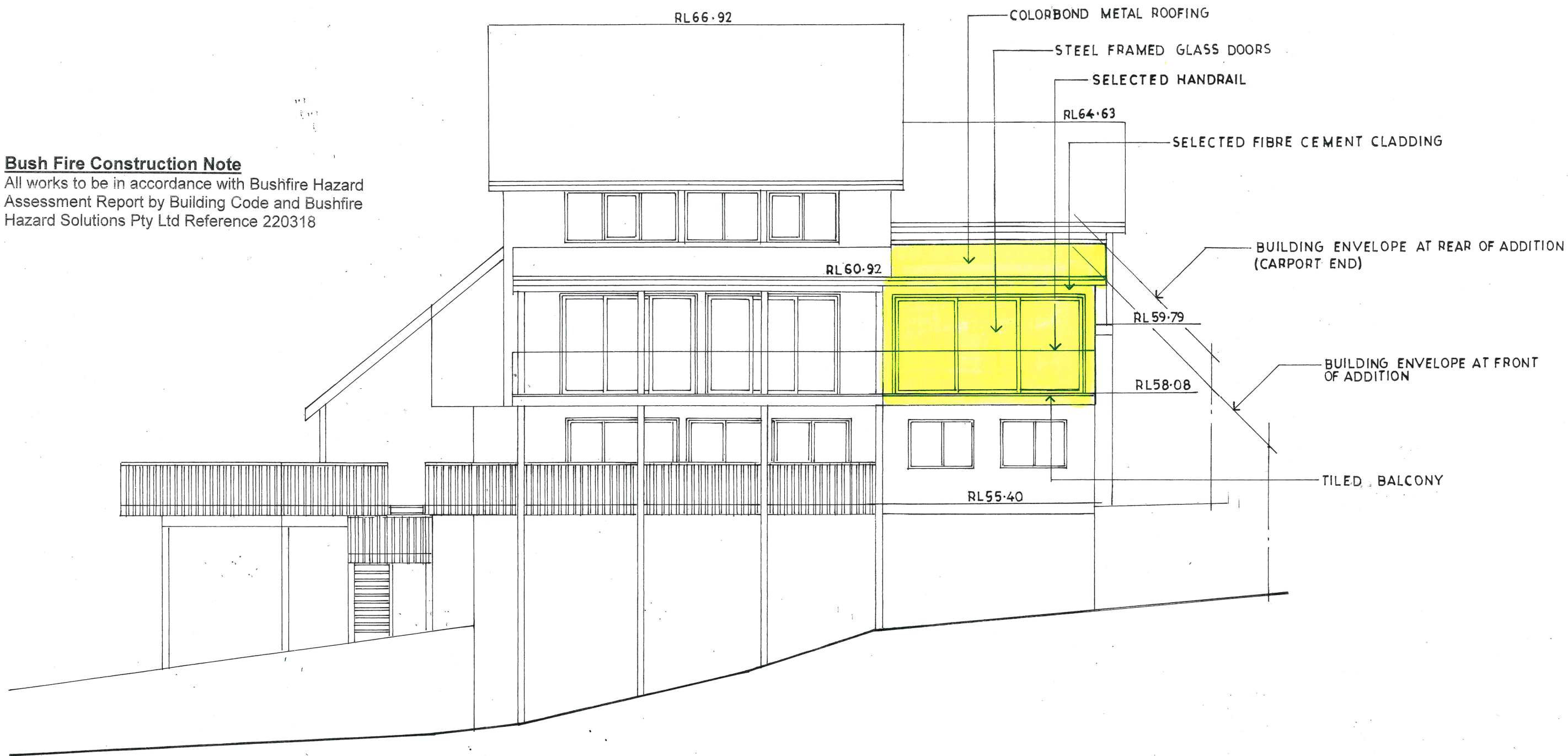
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2021/2095**


 John Wright <b>NETWORK DESIGN</b> a.b.n.52 057 985 118 37 McKillop Road Beacon Hill 2100 M. 0417 459 596 alwayswright@optusnet.com.au	<b>ALTERATIONS AND ADDITIONS</b> 163 McCARRS CREEK ROAD CHURCH POINT LOT 10 DP243387 CLIENT DEBBIE AND CHRIS HORSLEY		
	<b>GROUND FLOOR PLAN</b>		
DATE MARCH 2021	DRAWN J.WRIGHT	DRG. NO. 03-21-MCA	
SCALE 1:100	ISSUE: DA	SHEET NO. 1	

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WEST ELEVATION

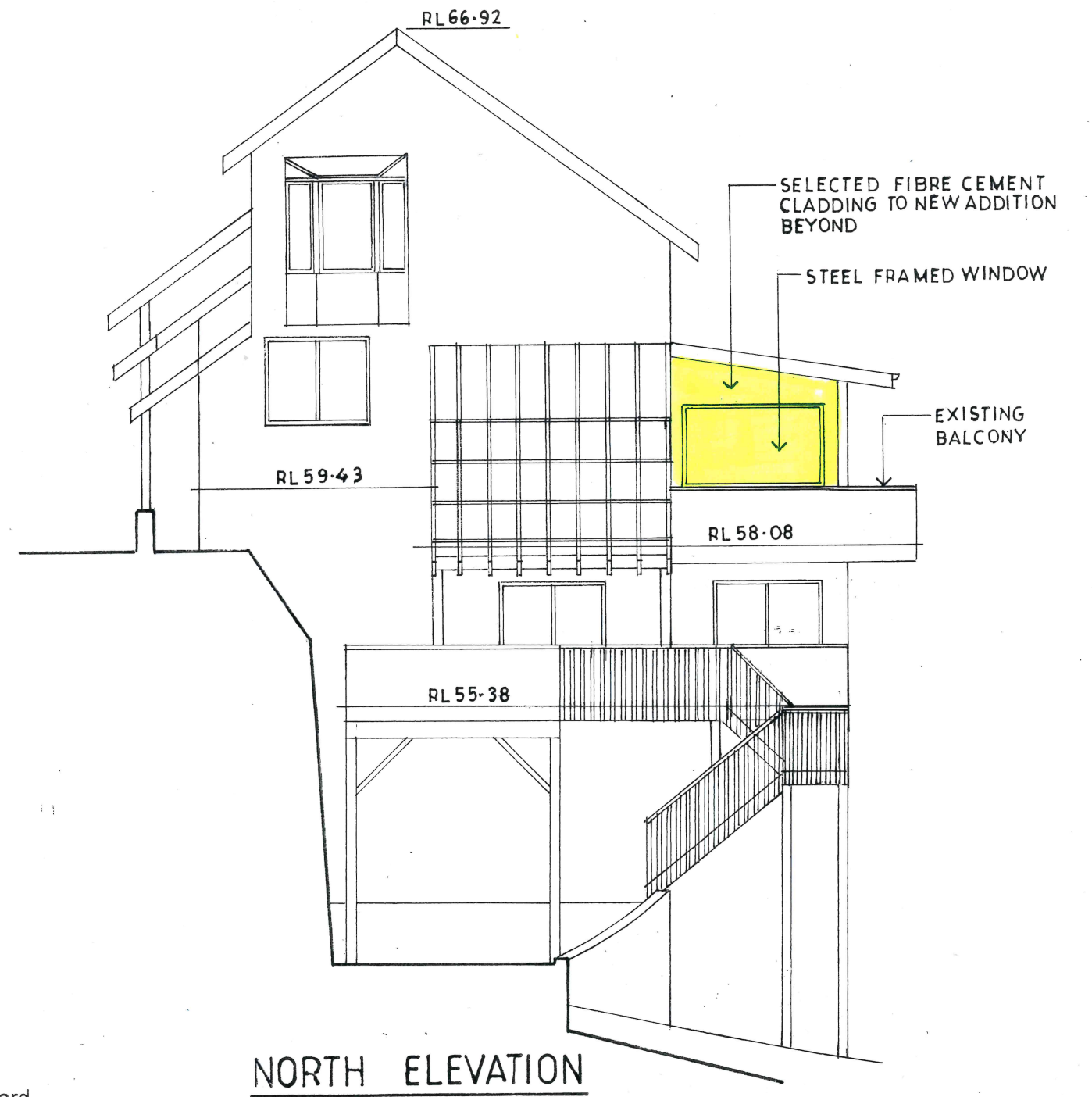
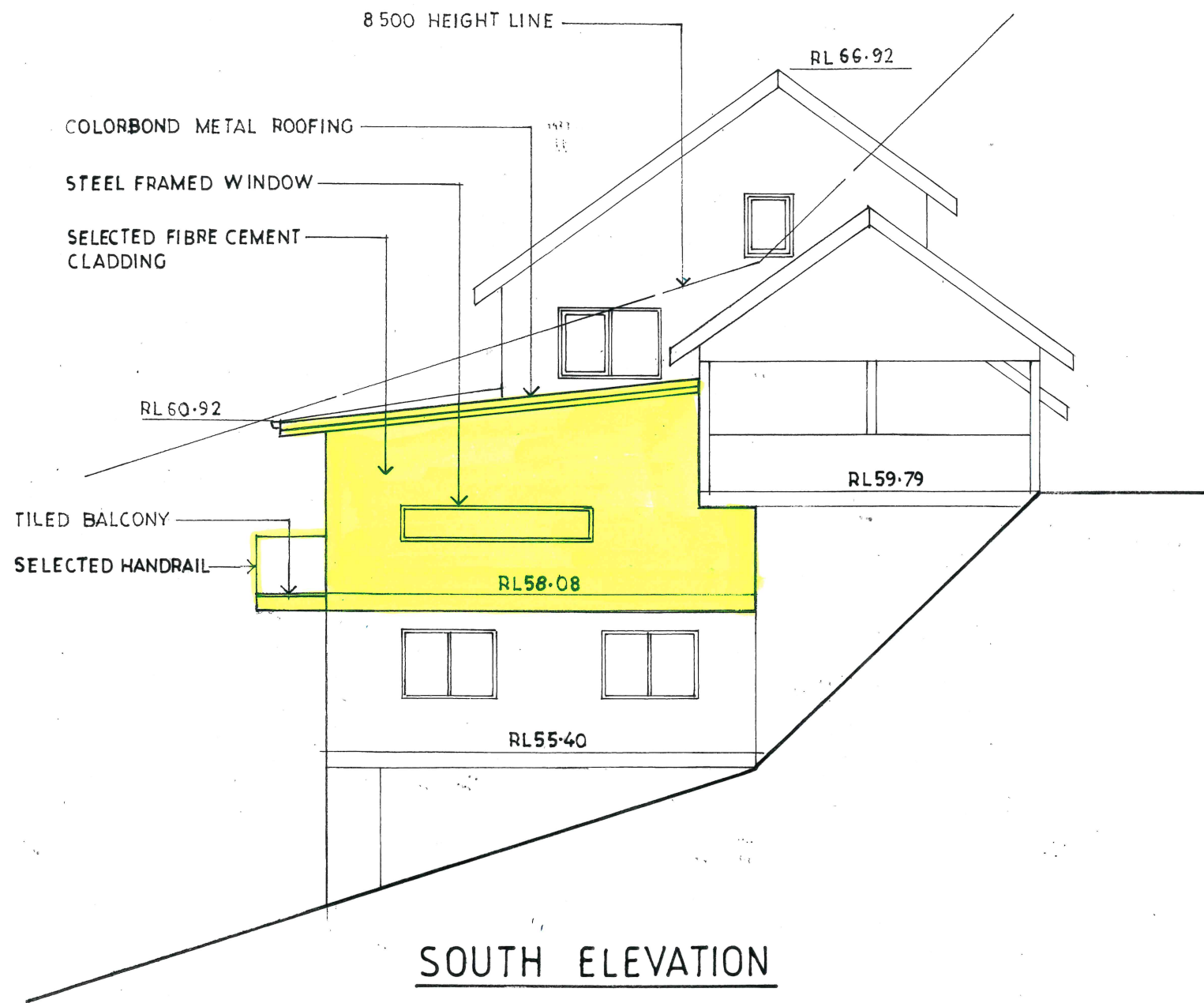
 northern beaches council

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	CLIENT DEBBIE AND CHRIS HORSLEY		
<b>WEST ELEVATION</b>			
DATE MARCH 2021	DRAWN J.WRIGHT	DRG. NO. 03-21-MCA	
SCALE 1:100	ISSUE: DA	SHEET NO. 2	






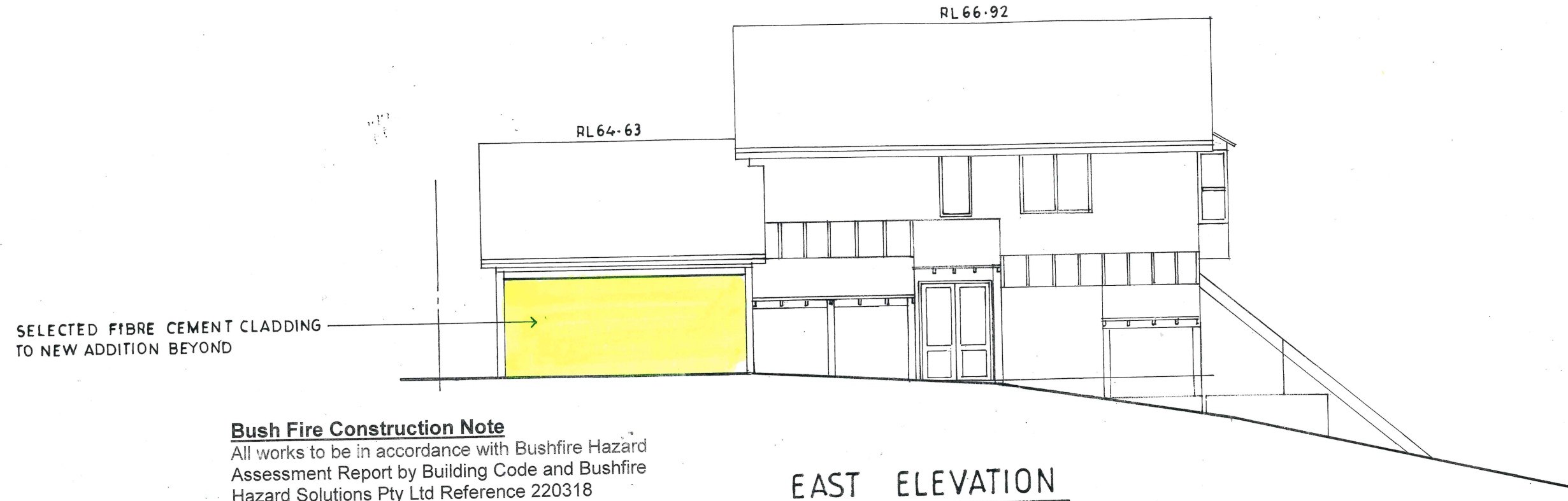
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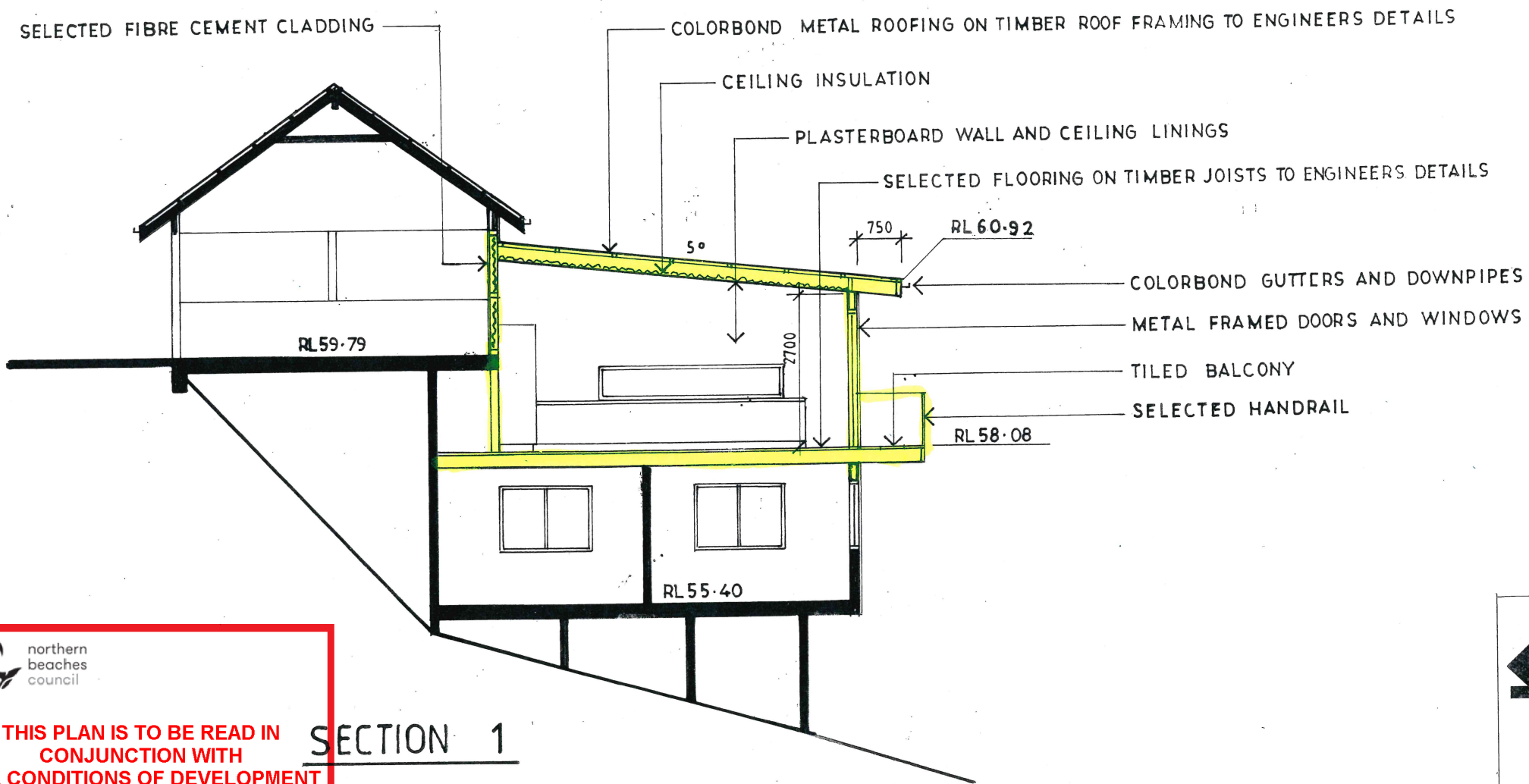
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 <p>John Wright</p> <p><b>NETWORK DESIGN</b>          a.b.n.52 057 985 118          37 McKillop Road Beacon Hill 2100          M. 0417 459 596          alwayswright@optusnet.com.au</p>	<b>ALTERATIONS AND ADDITIONS</b> 163 McCARRS CREEK ROAD CHURCH POINT LOT 10 DP243387 <b>CLIENT</b> DEBBIE AND CHRIS HORSLEY		
	<b>SOUTH AND NORTH ELEVATION</b>		
	<b>DATE</b> MARCH 2021	<b>DRAWN</b> J.WRIGHT	<b>DRG. NO.</b> 03-21-MCA
<b>SCALE</b> 1:100	<b>ISSUE:</b> DA	<b>SHEET NO.</b> 3	



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**Notes**


1. All dimensions to be checked on site by builder prior to the commencement of works. Figured dimensions to be used. Do not scale drawing. All dimensions in millimetres unless shown otherwise.
2. All timber framing to AS1684 & 1720 and Engineers details where relevant.
3. All steelwork to AS4100 and Engineers details.
4. All new glazing to be in accordance with AS1288. Windows and doors to be installed in accordance with manufacturers specifications. Flashing details to comply with the relevant exposure condition for each window or door. New doors and windows to be protected with bushfire shutters installed in accordance with manufacturers specifications
5. All new roof drainage to be connected to existing stormwater system.
6. All works generally to be in accordance with local council bylaws and the Building Code of Australia.
7. All work to be left in a safe and stable condition at the end of each day.

**northern beaches council**

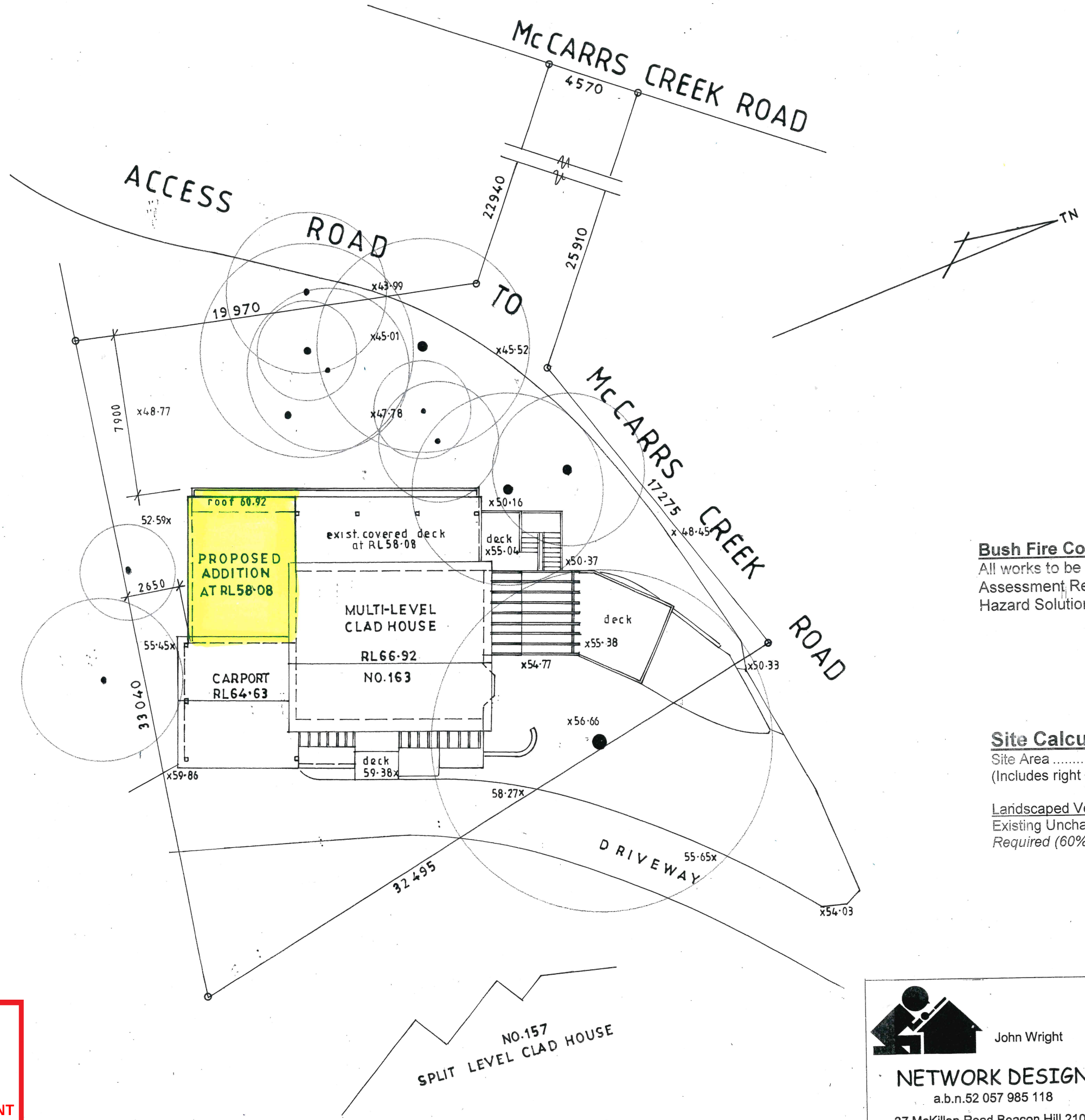
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**DA2021/2095**

**SECTION 1**

 <p>John Wright</p> <p><b>NETWORK DESIGN</b>          a.b.n.52 057 985 118          37 McKillop Road Beacon Hill 2100          M. 0417 459 596          alwayswright@optusnet.com.au</p>	<p><b>ALTERATIONS AND ADDITIONS</b>          163 McCARRS CREEK ROAD          CHURCH POINT LOT 10 DP243387</p> <p>CLIENT          DEBBIE AND CHRIS HORSLEY</p>							
	<p><b>EAST ELEVATION AND SECTION</b></p> <table border="1"> <tr> <td>DATE MARCH 2021</td> <td>DRAWN J.WRIGHT</td> <td>DRG. NO. 03-21-MCA</td> </tr> <tr> <td>SCALE 1:100</td> <td>ISSUE: DA</td> <td>SHEET NO. 4</td> </tr> </table>			DATE MARCH 2021	DRAWN J.WRIGHT	DRG. NO. 03-21-MCA	SCALE 1:100	ISSUE: DA
DATE MARCH 2021	DRAWN J.WRIGHT	DRG. NO. 03-21-MCA						
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**Site Calculations m<sup>2</sup>**

Site Area .....	807.8
(Includes right of way to McCarrs Creek Road)	
<b>Landscaped Vegetated areas</b> .....	
Existing Unchanged .....	349.4
Required (60%) .....	484.7

**northern beaches council**

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John Wright

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37 McKillop Road Beacon Hill 2100  
M. 0417 459 596  
alwayswright@optusnet.com.au

<b>ALTERATIONS AND ADDITIONS</b> 163 MCCARRS CREEK ROAD CHURCH POINT LOT 10 DP243387		
CLIENT DEBBIE AND CHRIS HORSLEY		
<b>SITE PLAN</b>		
DATE MARCH 2021	DRAWN J.WRIGHT	DRG. NO. 03-21-MCA
SCALE 1:200	ISSUE: DA	SHEET NO. 5