

GROUND FLOOR PLAN

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.



John Wright

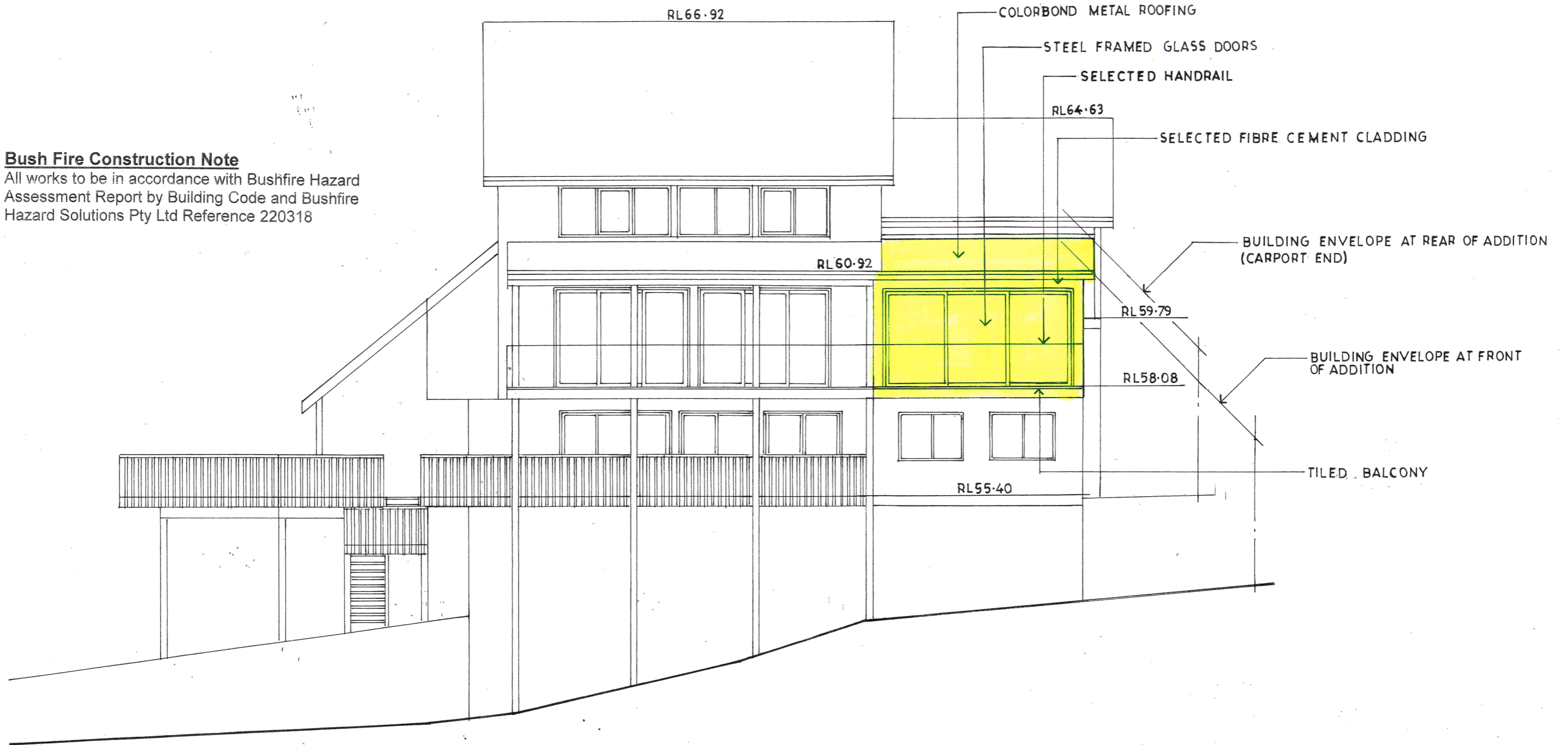
NETWORK DESIGN

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ALTERATIONS AND ADDITIONS 163 MCCARRS CREEK ROAD CHURCH POINT LOT 10 DP243387		
CLIENT DEBBIE AND CHRIS HORSLEY		
GROUND FLOOR PLAN		
DATE MARCH 2021	DRAWN J.WRIGHT	DRG. NO. 03-21-MCA
SCALE 1:100	ISSUE: DA	SHEET NO. 1

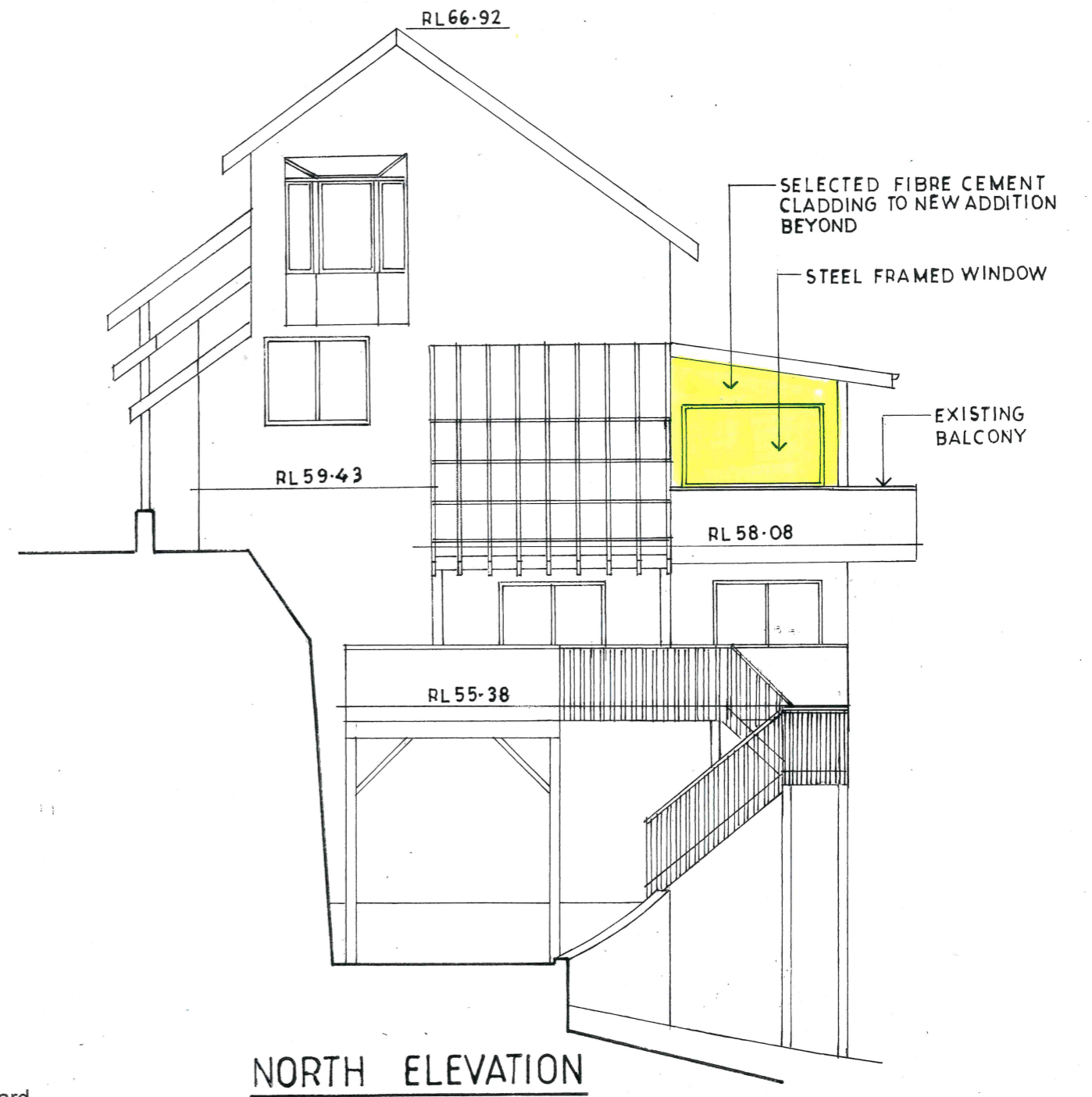
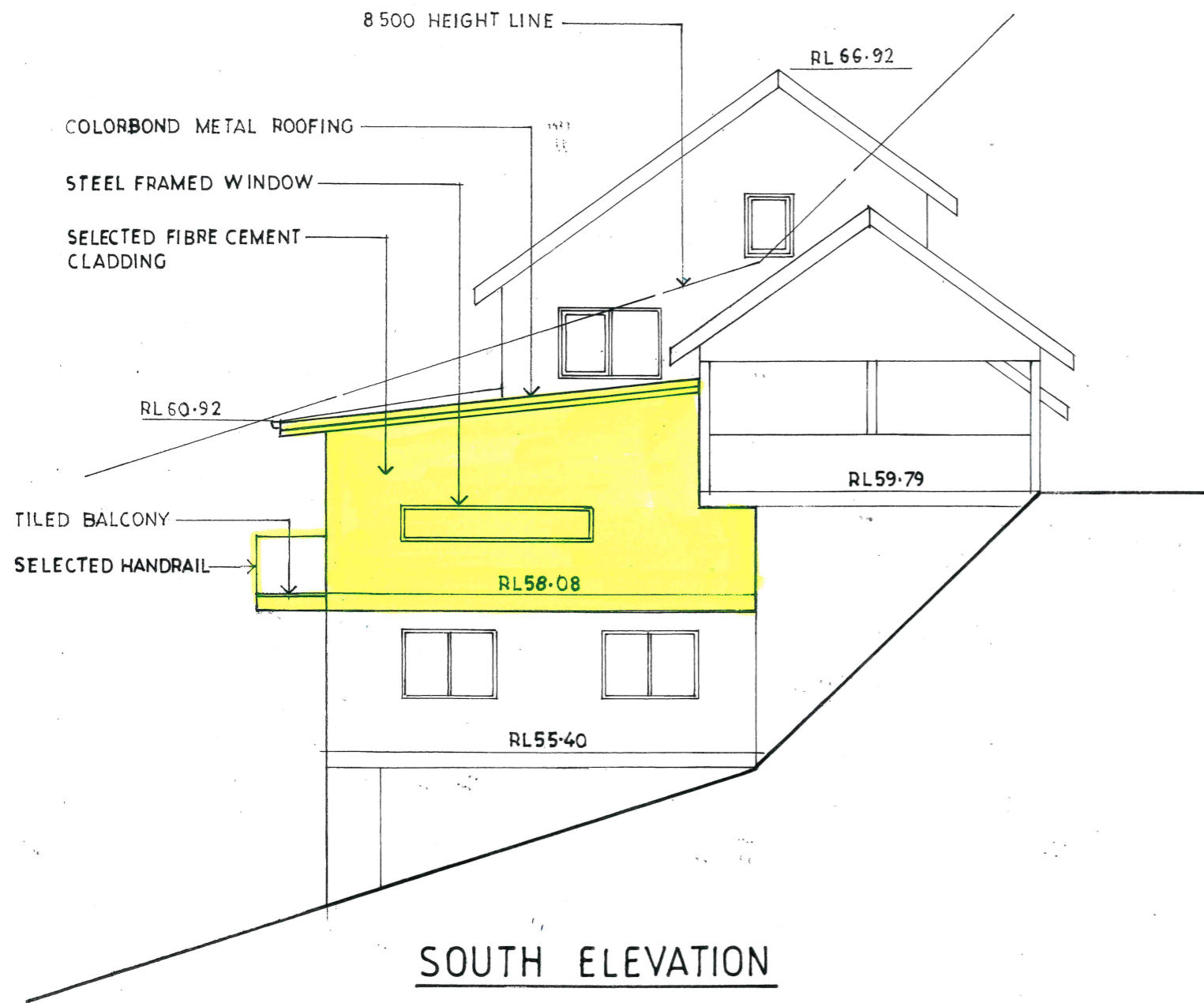
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WEST ELEVATION

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



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

RL66.92

RL64.63

SELECTED FIBRE CEMENT CLADDING TO NEW ADDITION BEYOND

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

EAST ELEVATION

SELECTED FIBRE CEMENT CLADDING

COLORBOND METAL ROOFING ON TIMBER ROOF FRAMING TO ENGINEERS DETAILS

CEILING INSULATION

PLASTERBOARD WALL AND CEILING LININGS

SELECTED FLOORING ON TIMBER JOISTS TO ENGINEERS DETAILS

RL60.92

COLORBOND GUTTERS AND DOWNPIPES

METAL FRAMED DOORS AND WINDOWS

TILED BALCONY

SELECTED HANDRAIL

RL58.08

RL59.79

RL55.40

SECTION 1

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.



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ALTERATIONS AND ADDITIONS

163 McCARRS CREEK ROAD
CHURCH POINT LOT 10 DP243387

CLIENT

DEBBIE AND CHRIS HORSLEY

EAST ELEVATION AND SECTION

DATE	DRAWN	DRG. NO.
MARCH 2021	J.WRIGHT	03-21-MCA
SCALE	ISSUE:	SHEET NO.
1:100	DA	4

BASIX Certificate

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

Alterations and Additions

Certificate number: A433699_02

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 28, October 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Fixtures and systems
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

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
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: single skin masonry (R0.18)	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Project address	
Project name	163 McCarrs Creek Road, Church point_02
Street address	163 McCarrs Creek Road Church point 2105
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 243387
Lot number	10
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Glazing requirements

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 complying 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.

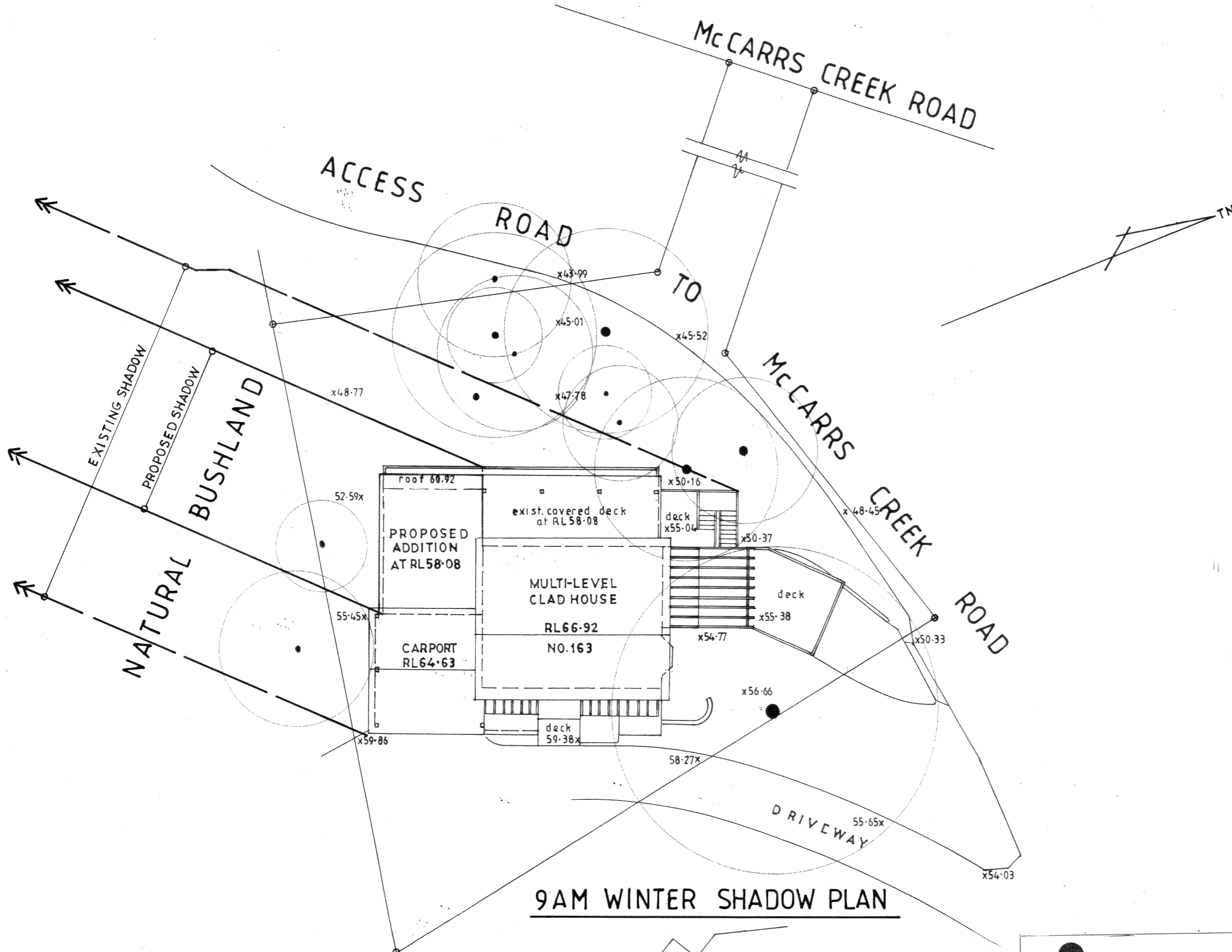
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	3.36	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	W	10.8	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	S	1.92	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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	<p>CLIENT DEBBIE AND CHRIS HORSLEY</p>		
	<p>BASIX COMMITMENTS</p>		
	<p>DATE MARCH 2021</p>	<p>DRAWN J.WRIGHT</p>	<p>DRG. NO. 03-21-MCA</p>
<p>SCALE NO SCALE</p>	<p>ISSUE: DA</p>	<p>SHEET NO. 6</p>	



9AM WINTER SHADOW PLAN

NO.157
SPLIT LEVEL CLAD HOUSE

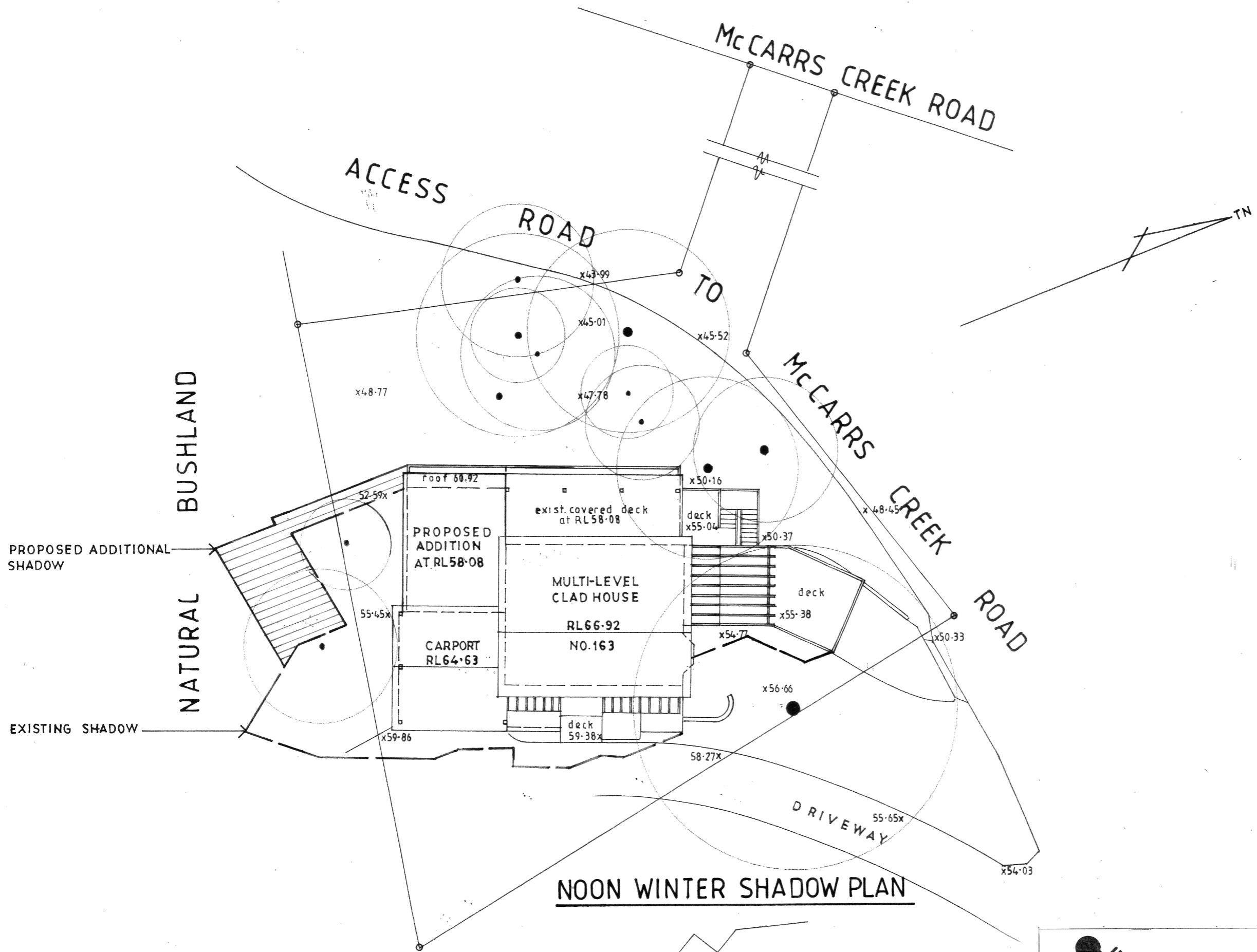


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CLIENT DEBBIE AND CHRIS HORSLEY		
9AM WINTER SHADOW PLAN		
DATE MARCH 2021	DRAWN J.WRIGHT	DRG. NO. 03-21-MCA
SCALE 1:200	ISSUE: DA	SHEET NO. 7



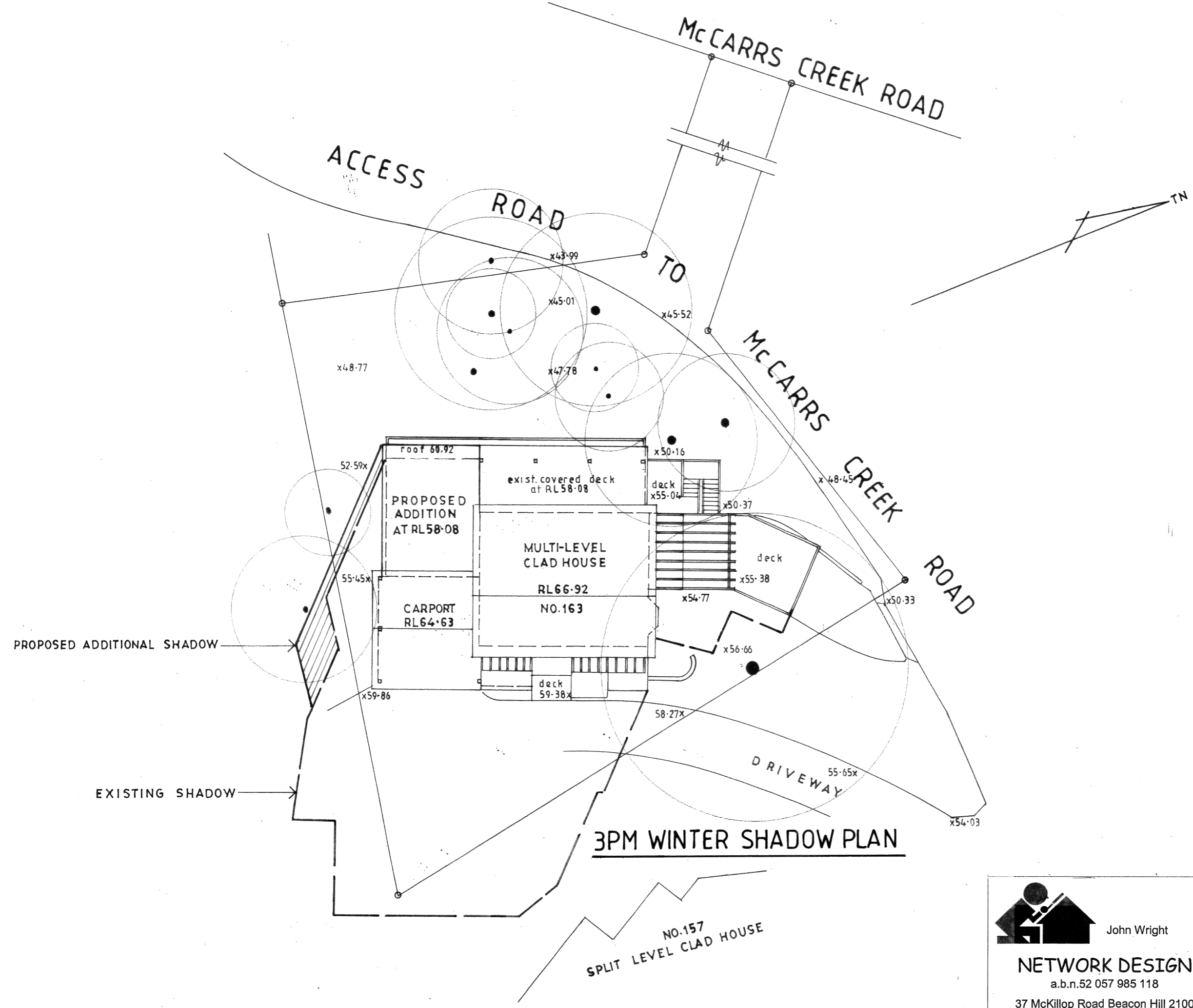
NOON WINTER SHADOW PLAN

NO.157
SPLIT LEVEL CLAD HOUSE



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NOON WINTER SHADOW PLAN		
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3PM WINTER SHADOW PLAN



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163 McCARRS CREEK ROAD CHURCH POINT LOT 10 DP243387		
CLIENT		
DEBBIE AND CHRIS HORSLEY		
3PM WINTER SHADOW PLAN		
DATE	DRAWN	DRG. NO.
MARCH 2021	J.WRIGHT	03-21-MCA
SCALE	ISSUE:	SHEET NO.
1:200	DA	9