

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

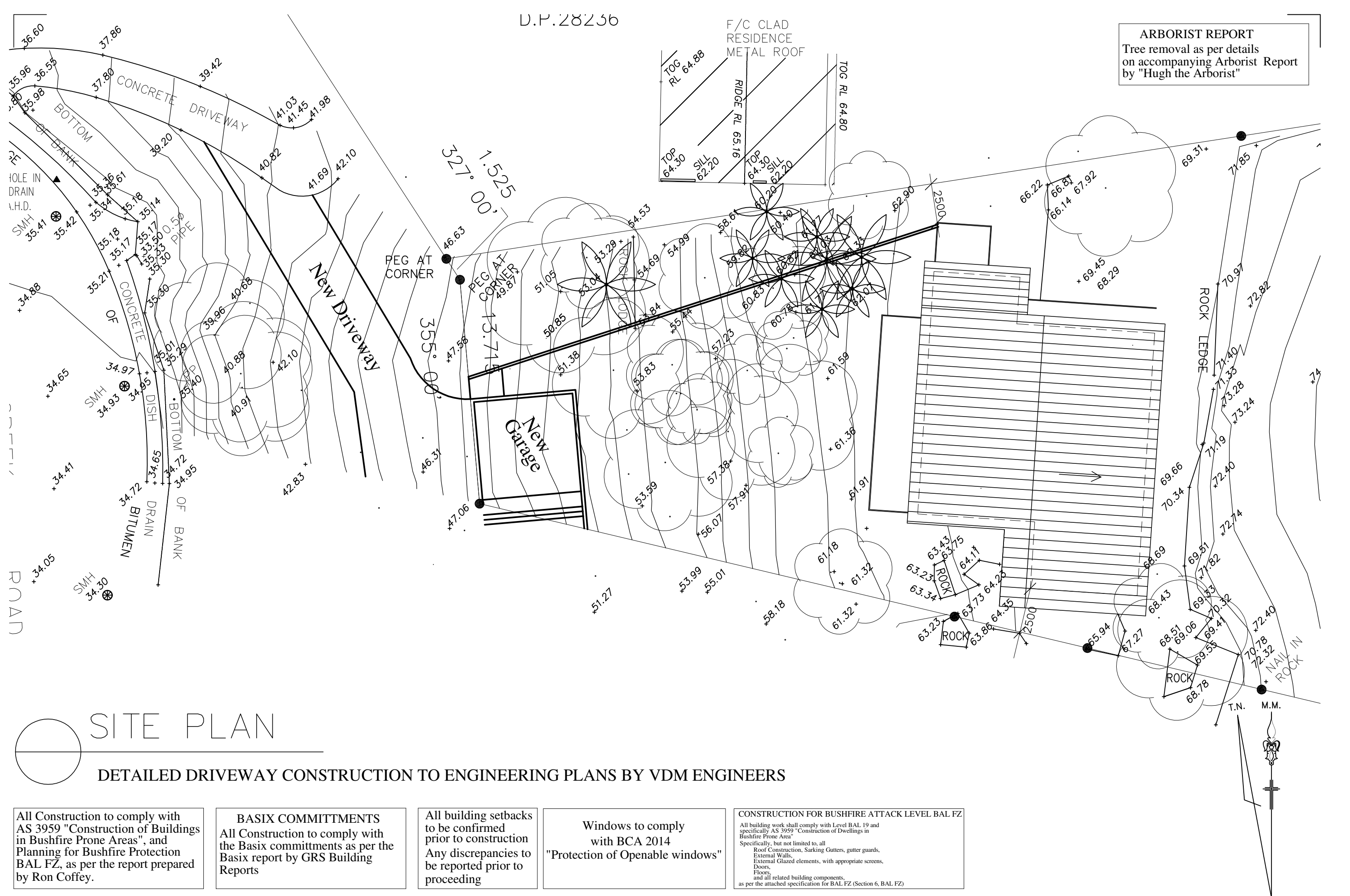
Drawing
OVERALL SITE PLAN
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DEVELOPMENT APPLICATION

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

Drawing No.
DA01



SITE PLAN

DETAILED DRIVEWAY CONSTRUCTION TO ENGINEERING PLANS BY VDM ENGINEERS

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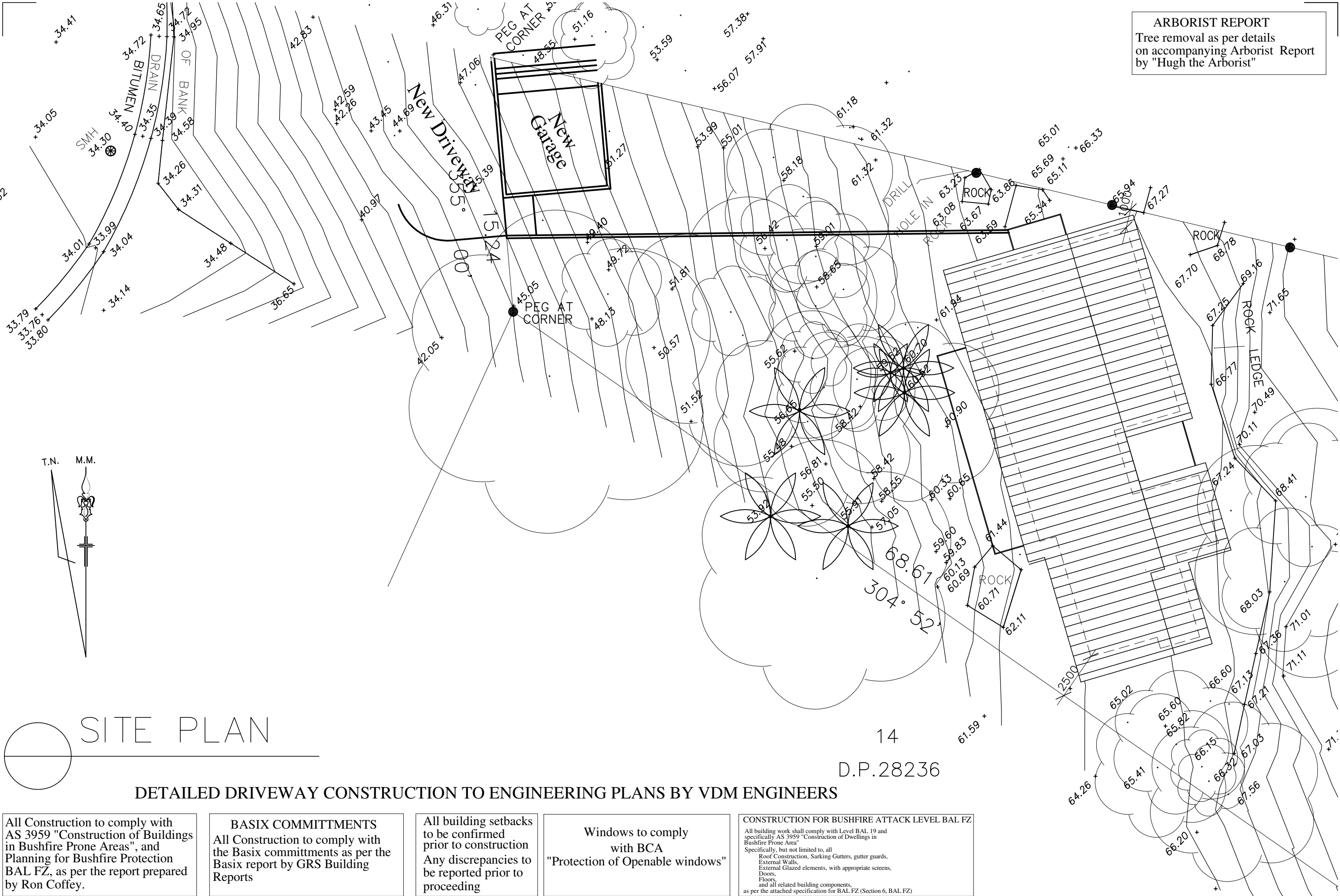
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PP	Job No.
Checked PP	Date Oct '19
Scale 1:200	Issue A

DA02

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

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"Protection of Openable windows"

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Floors,
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All work to BCA and AS
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	Oct '19
Scale	Issue
1:200	A

Drawing No.
DA03

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

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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"

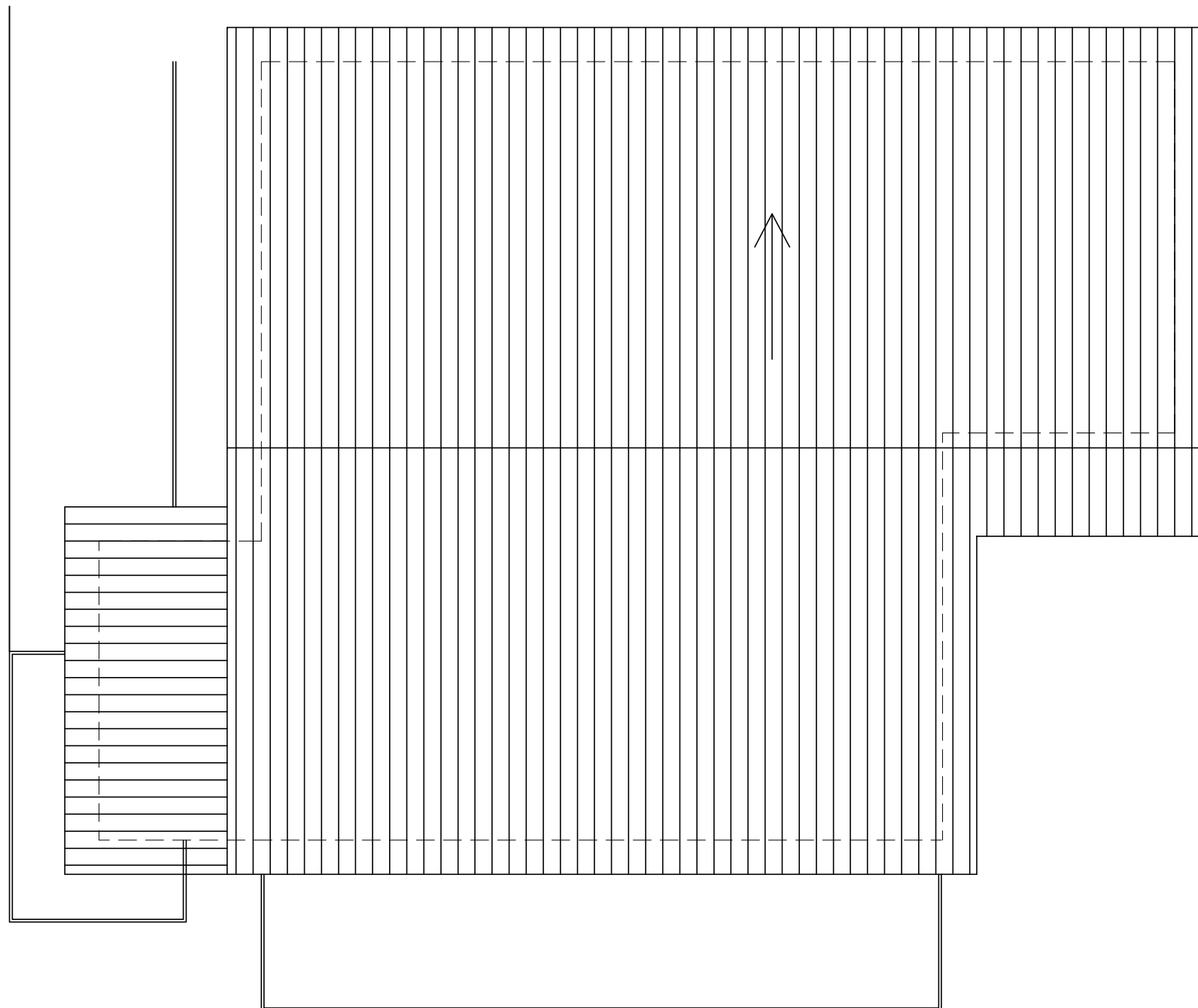
CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL BAL FZ

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 attached building components,

as per the related specification for BAL FZ (Section 6, BAL FZ)



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 sealed 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

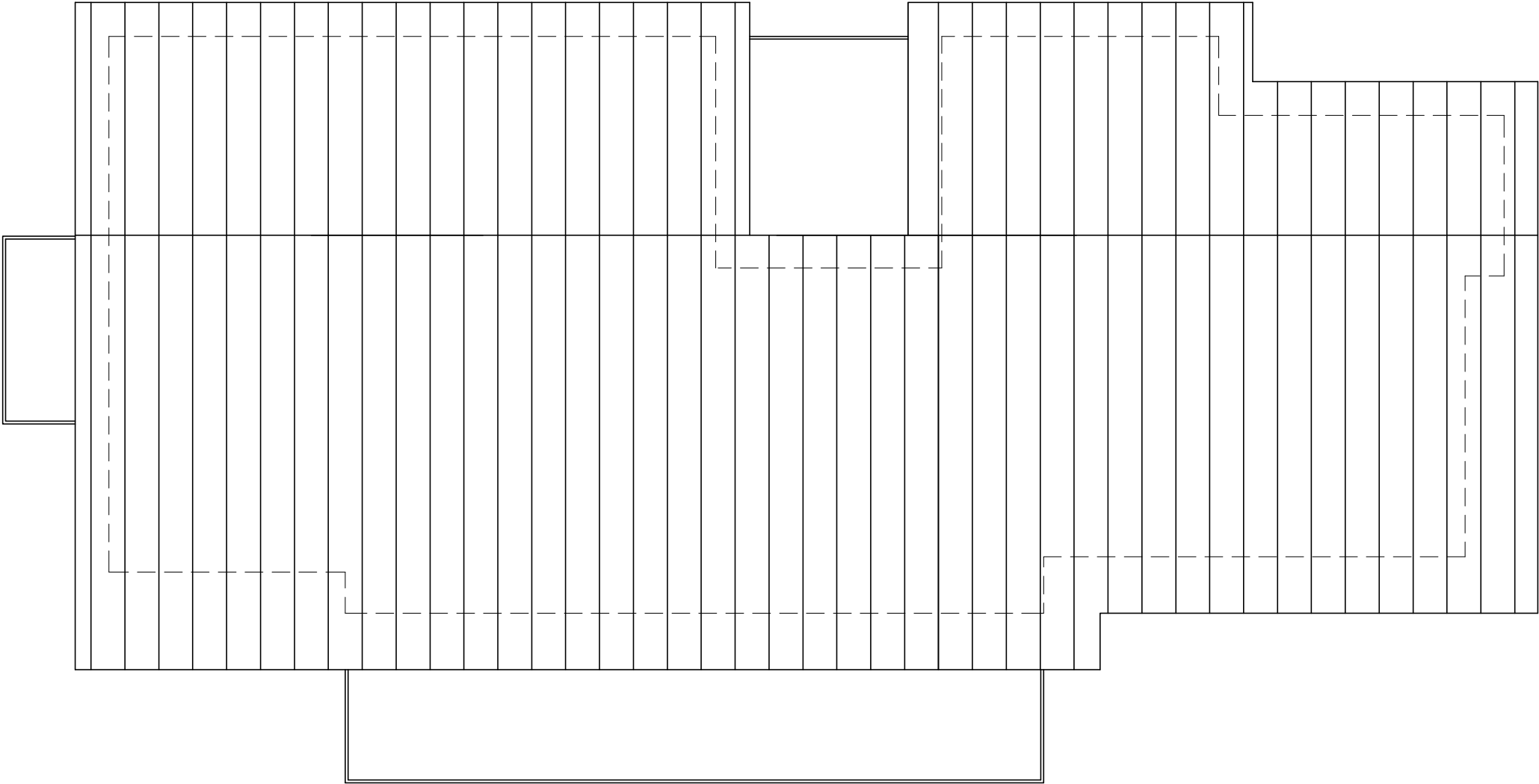
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BASIX COMMITMENTS
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Any discrepancies to be reported prior to proceeding

Windows to comply with BCA
"Protection of Openable windows"

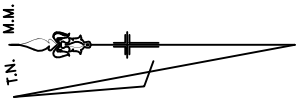
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External Glazed elements, with appropriate screens,
Doors,
Floors,
and all related building components,
as per the attached specification for BAL FZ (Section 6, BAL FZ)



ROOF PLAN

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



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 reponsibility .
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

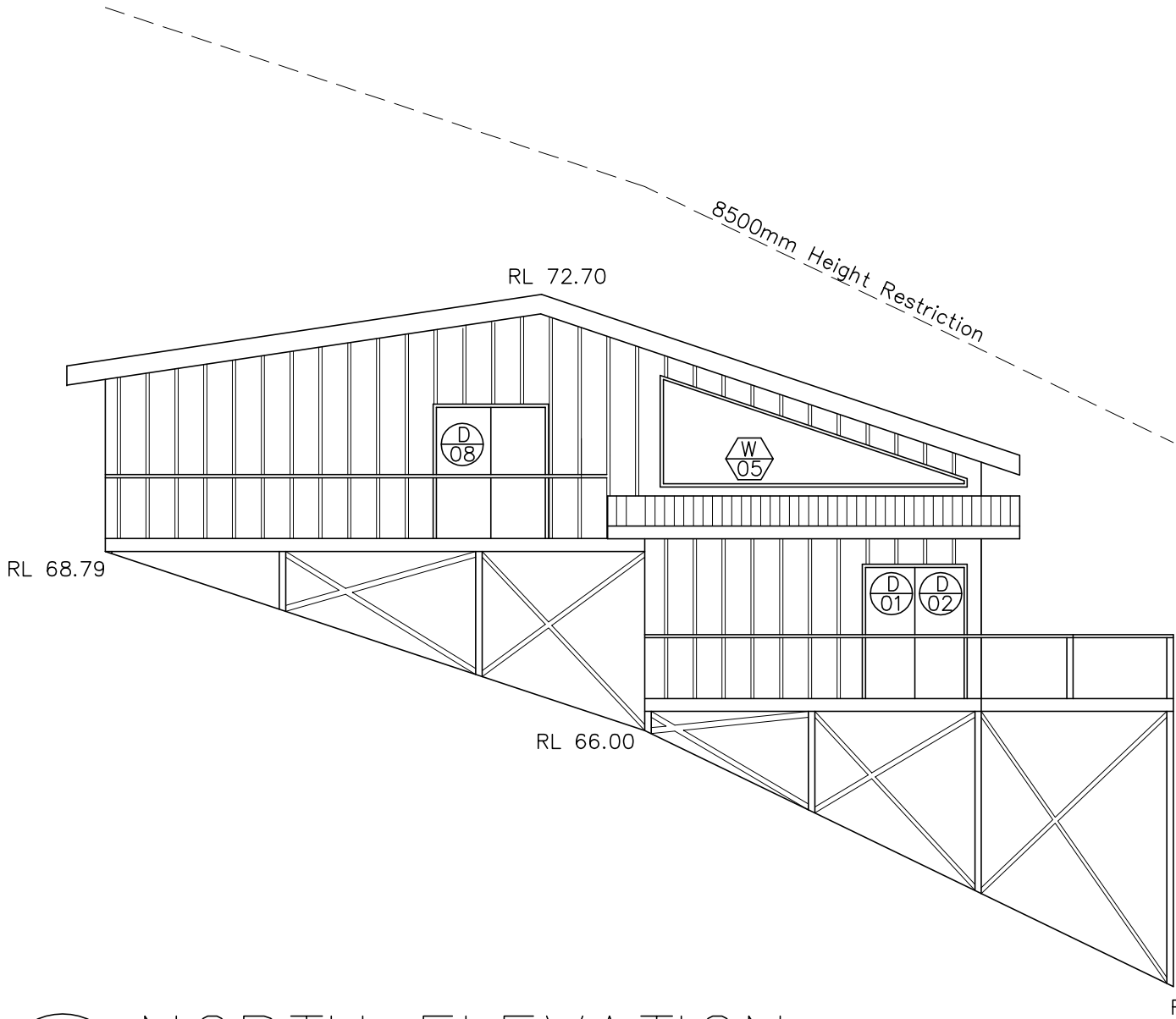
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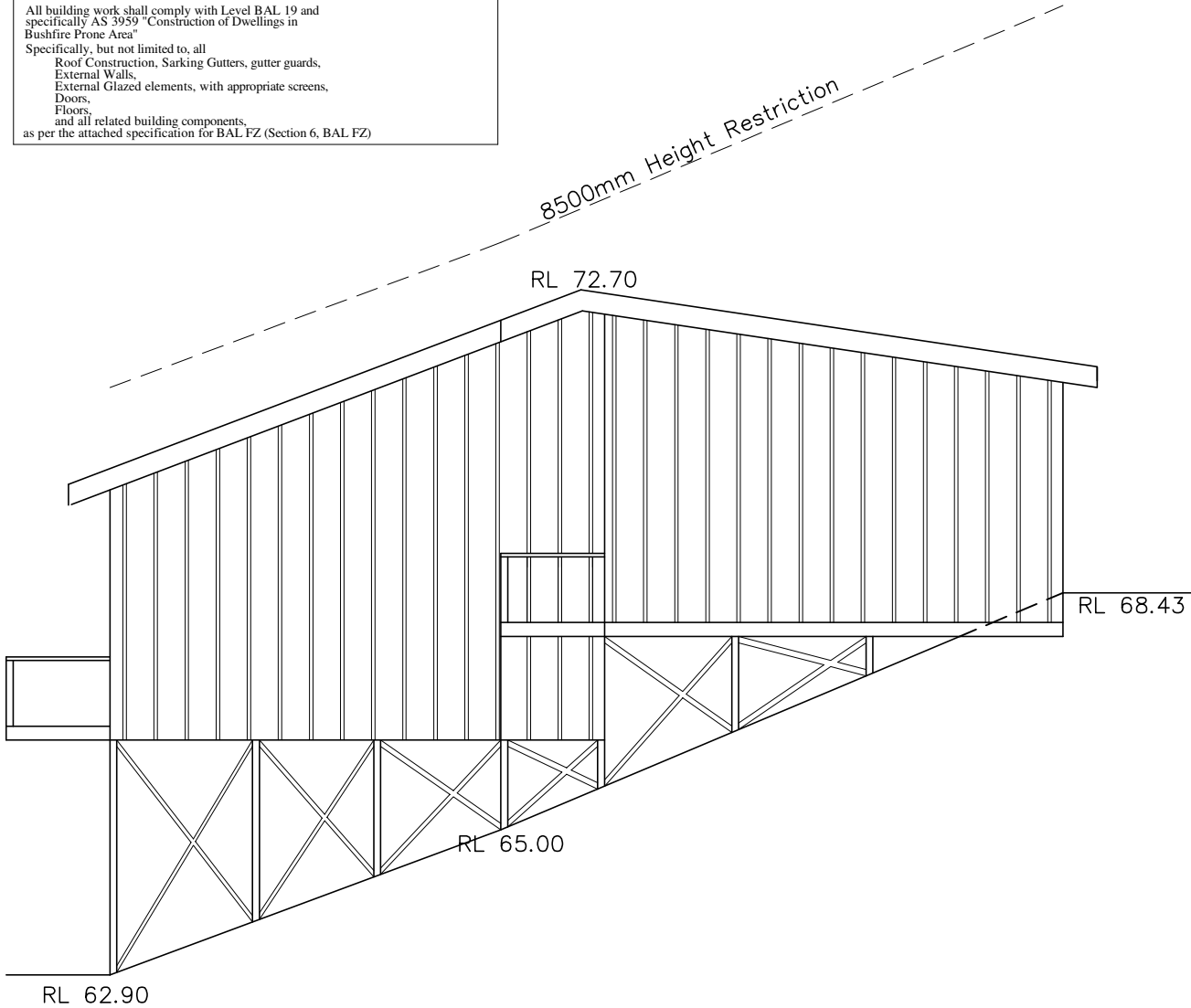
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 NORTH ELEVATION



 SOUTH ELEVATION

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NOT FOR CONSTRUCTION



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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

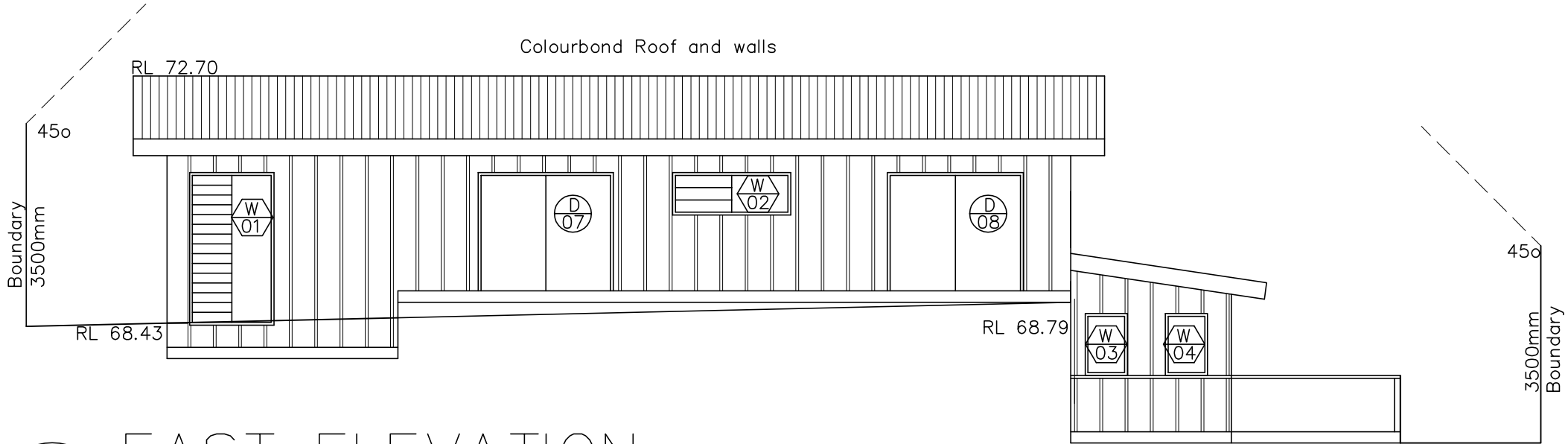
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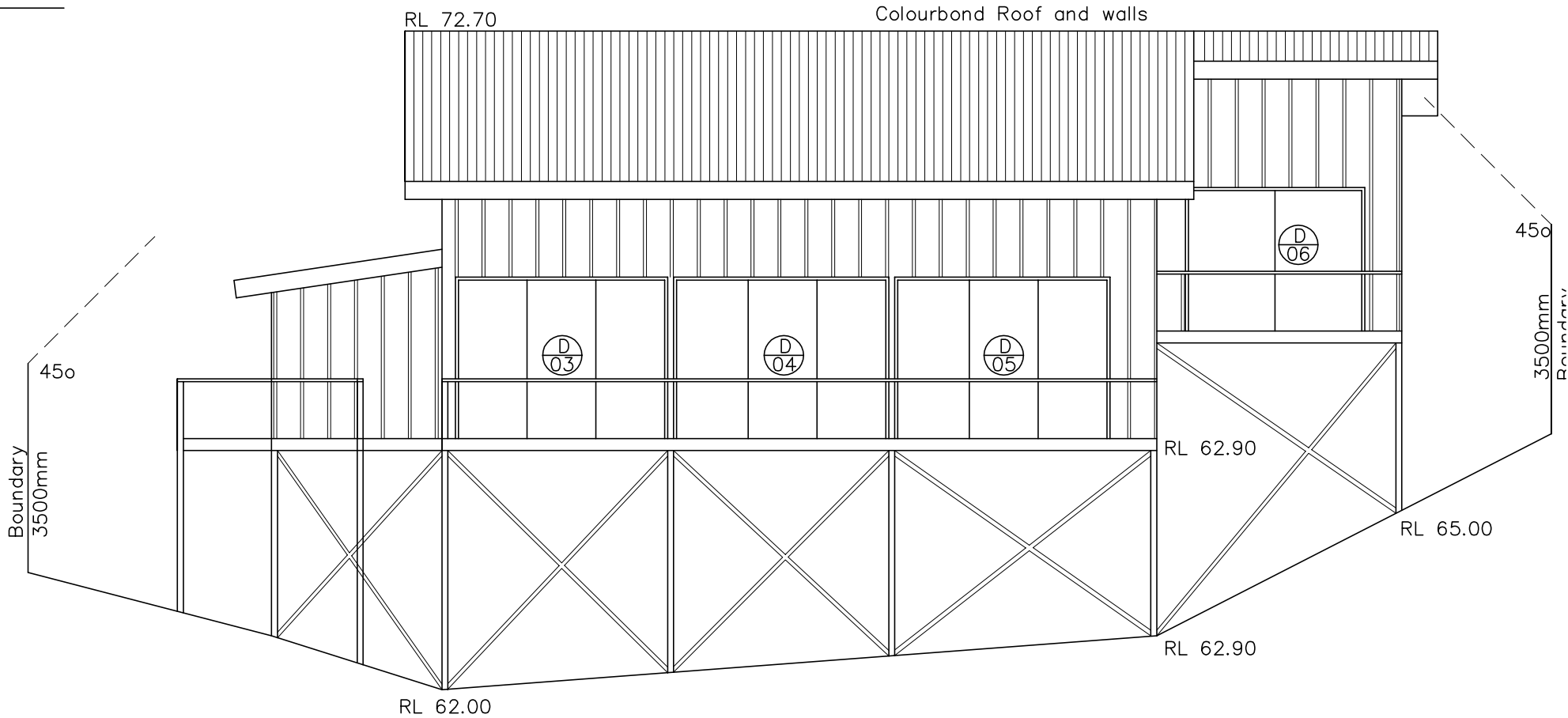
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EAST ELEVATION



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

Drawing No.
DA09

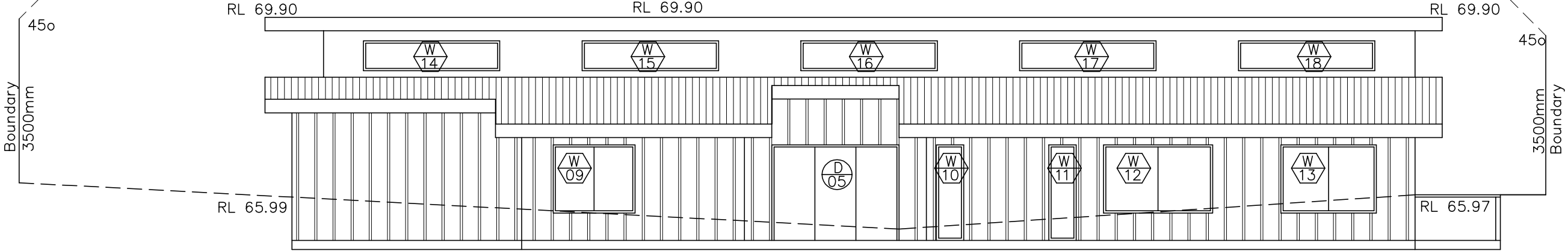
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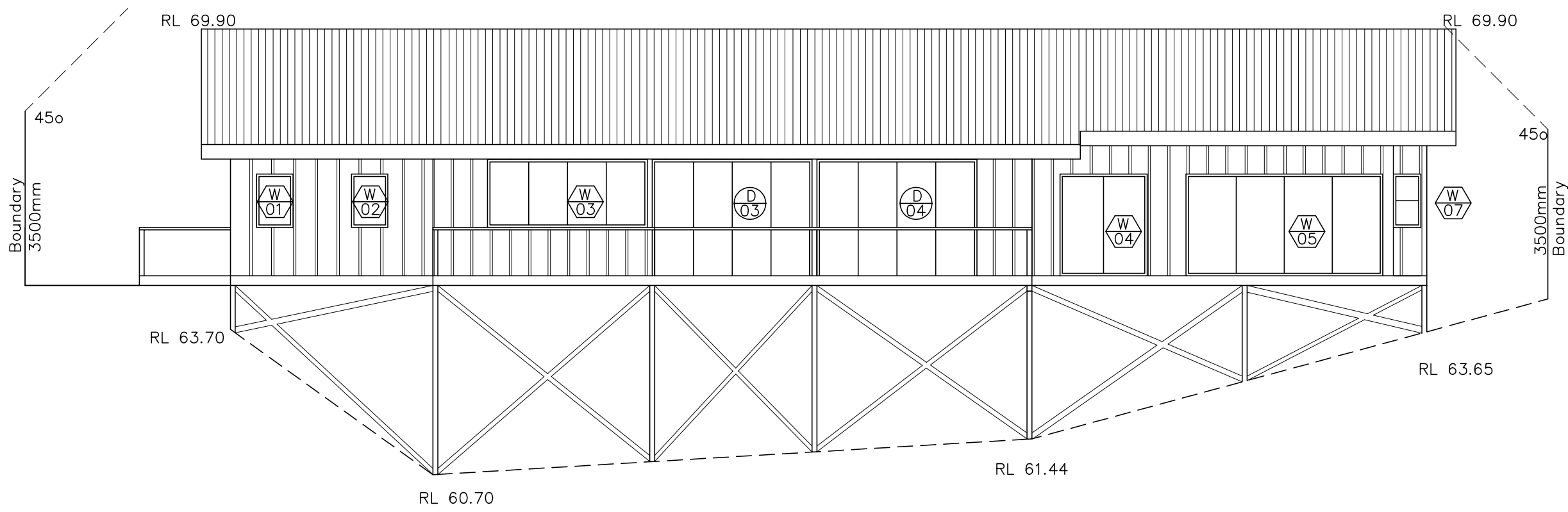
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EAST ELEVATION



WEST ELEVATION
Facing McCarr's Creek Road

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Client
Mr. & MRS ANGLICAS

Project
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.
DA11

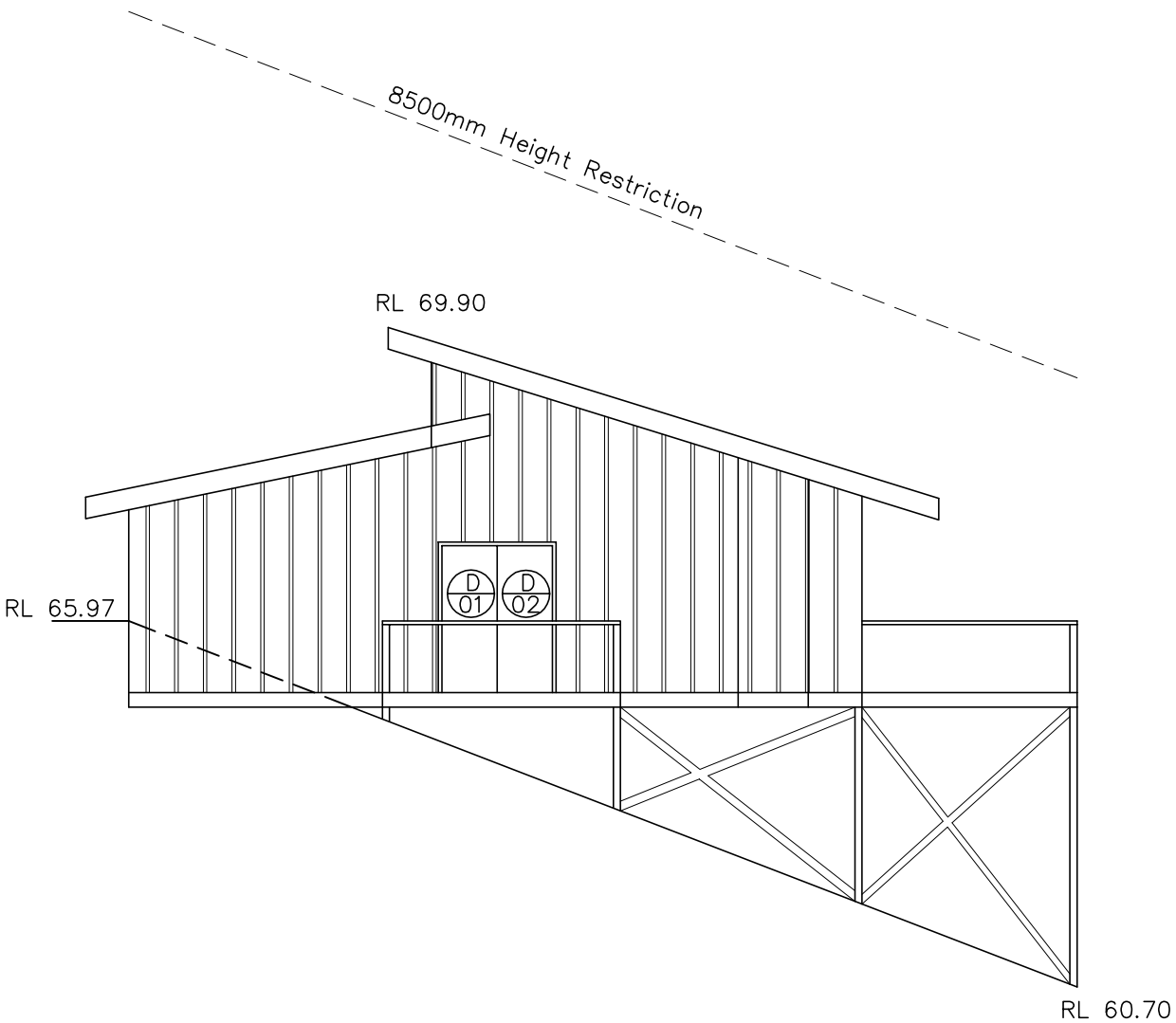
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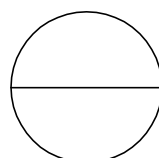
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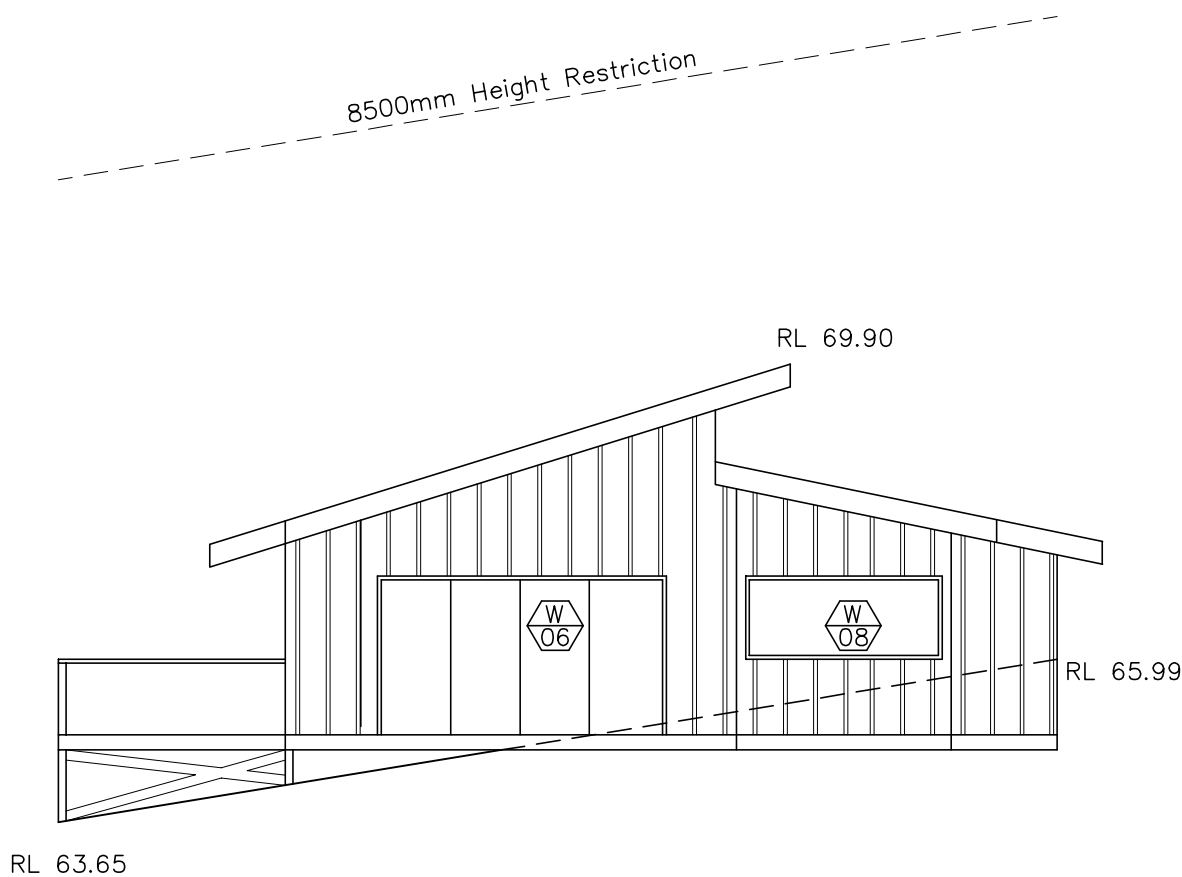
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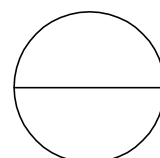
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 NORTH ELEVATION



 SOUTH ELEVATION

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Mr. & MRS ANGLICAS

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

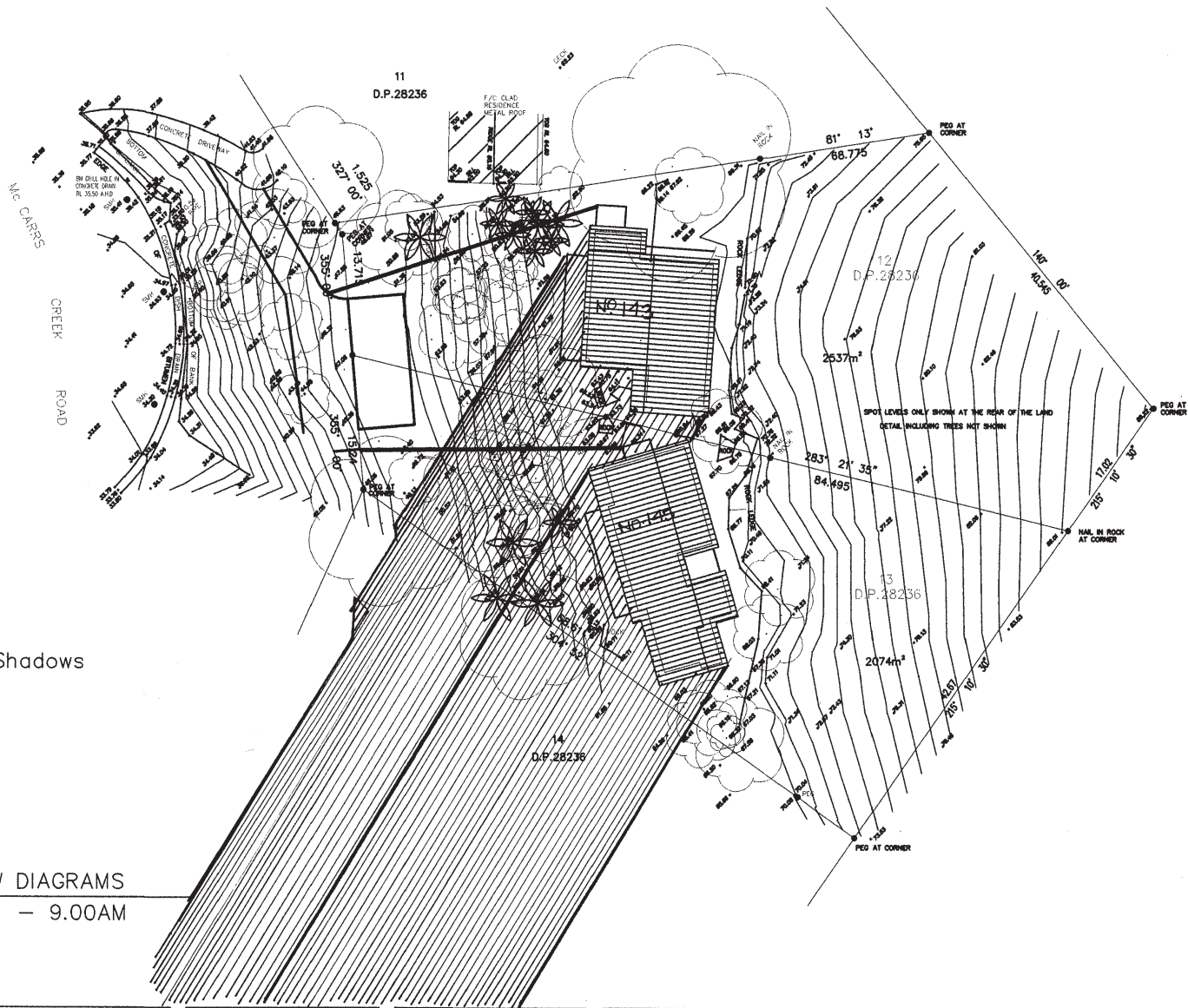
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ELEVATIONS
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DEVELOPMENT APPLICATION

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

Drawing No.
DA12



SHADOW DIAGRAMS
JUNE 21 - 9.00AM



All Dimensions are in millimetres
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Project
PROPOSED NEW DWELLINGS
143-145 McCARR'S CREEK RD
CHURCH POINT NSW 2105

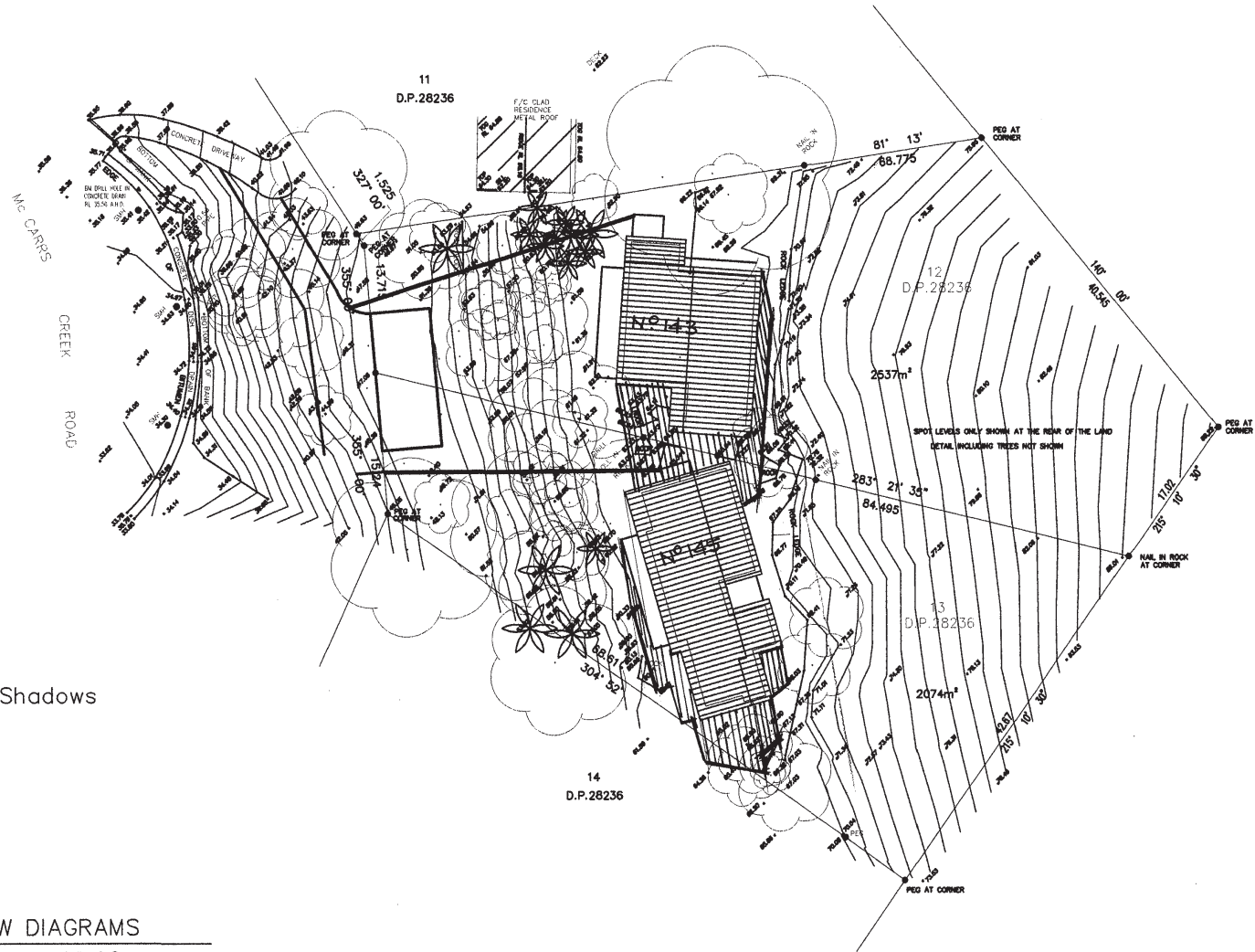
Drawing
SHADOW DIAGRAMS

DEVELOPMENT APPLICATION

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

Drawing No.
SD01



Proposed Shadows



SHADOW DIAGRAMS
JUNE 21 — 12.00 noon



All Dimensions are in millimetres
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All measurements to be checked on site
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Client
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Project
PROPOSED NEW DWELLINGS
143-145 McCARR'S CREEK RD
CHURCH POINT NSW 2105

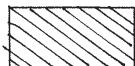
Drawing
SHADOW DIAGRAMS

DEVELOPMENT APPLICATION

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

Drawing No.
SD02



Proposed Shadows



SHADOW DIAGRAMS
JUNE 21 - 3.00PM



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

Drawing
SHADOW DIAGRAMS

DEVELOPMENT APPLICATION

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

Drawing No.
SD03

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
