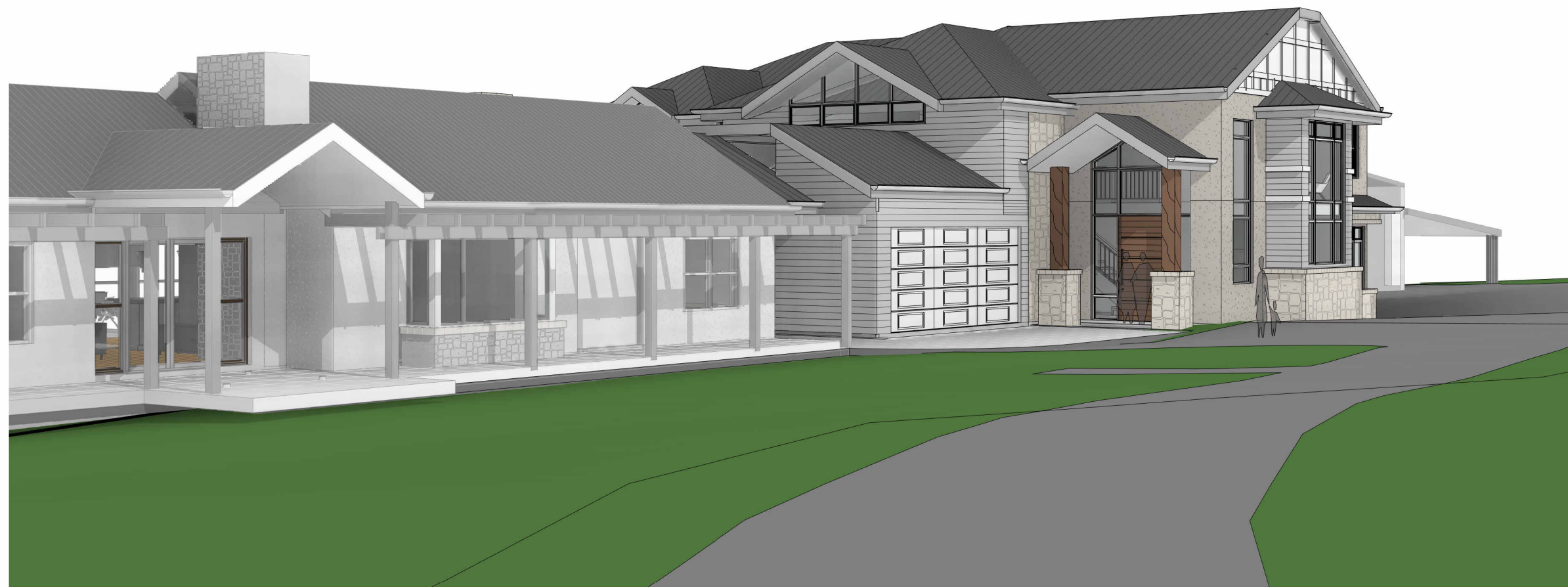


DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS

323 McCARRS CREEK ROAD, TERRY HILLS

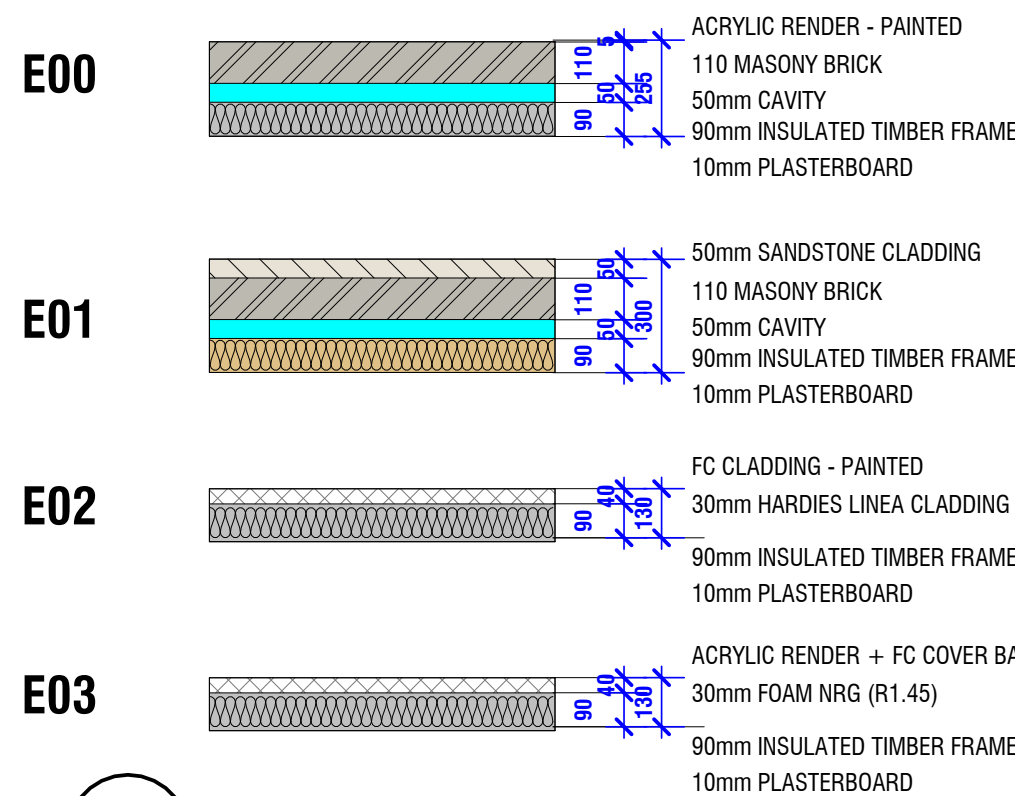
SHEET LIST		
SHEET NUMBER	SHEET NAME	Current Revision
A020	NOTES & SCHEDULES	B
A021	BASIC COMMITMENTS	B
A022	APPROVAL KEY PLAN	B
A030	LOT PLAN	B
A050	SITE PLAN & SITE ANALYSIS	B
A051	SHADOW STUDY	B
A052	AREA PLANS	B
A053	GROSS FLOOR AREA	B
A150	FLOOR PLAN_GF	B
A151	FLOOR PLAN_FF	B
A450	NEW EXTERIOR ELEVATIONS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



**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

EXTERNAL WALLS



WALL TYPES

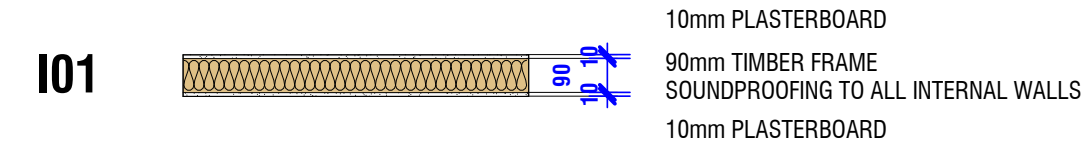
1 : 20



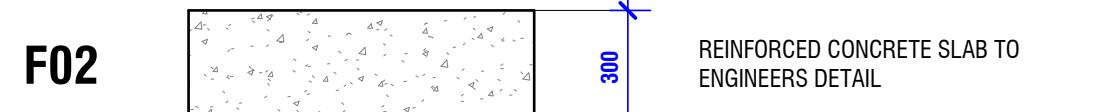
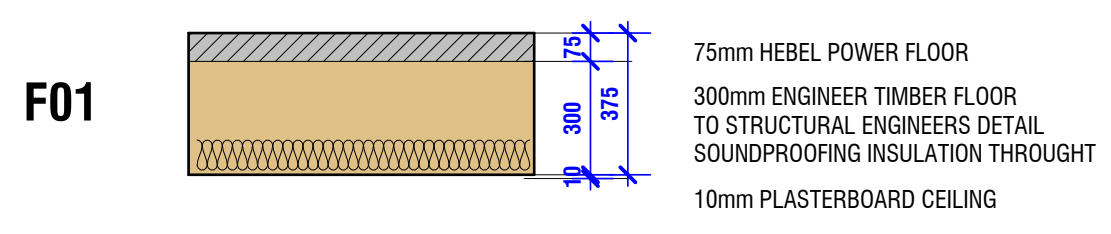
PROPOSED MATERIALS

1 : 20

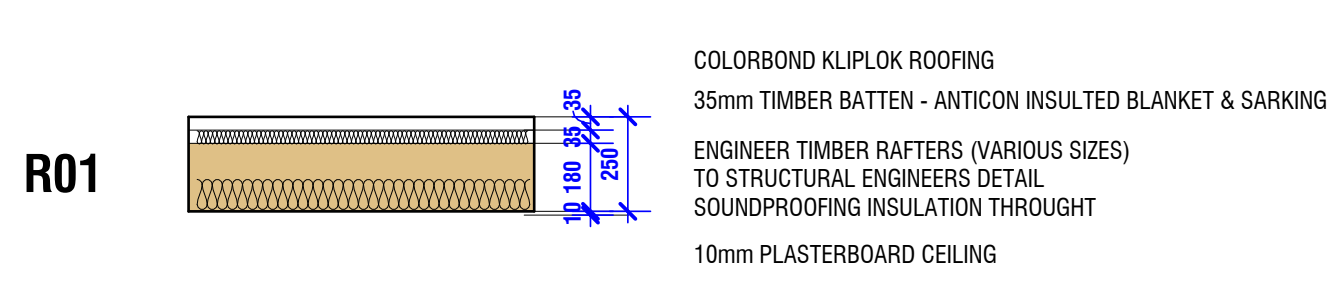
INTERNAL WALLS



FLOORS



ROOF



FLOOR / ROOF TYPES

1 : 20

DESIGNERS WORK HEALTH AND SAFETY STATEMENT

- FALLS, SLIPS, TRIPS & WORKING AT HEIGHT / CAVING 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 small 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 of two metres is possible. Where this type of activity is required, scaffolding, fall harness or Personal Protective Equipment (PPE) should be used in accordance with relevant code of practice, regulations or legislation.
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 and used in conjunction with wet areas.
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 trafficked areas of this building. Surfaces should be selected in accordance with AS 187:1999 and AS 4284:2014.
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 where 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 eroded 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 the workplace.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of slips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work.
- 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 four levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the level where the work is being carried out onto persons below:
1. Prevent or restrict access to areas below where 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.
- BUILDING COMPONENTS**
During construction, maintenance or demolition of this building, parts of the structure including fabricated steel work, heavy panels and many other components will remain suspended prior to or after supporting collapse, which may injure persons in the area, is a temporary bracing or other support required in place at all times where collapse, which may injure persons in the area, is a possibility.
Mechanical fitting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate fitting devices are used, that tools are properly secured and the access to areas below the level is prevented or restricted.
- TRAFFIC MANAGEMENT**
For buildings on high road, narrow road or already existing road.
Parking of vehicles or loading/unloading of vehicles on the 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 supervision of these areas.
For buildings where vehicle loading/unloading is required.
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.
Bare 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.
- GENERAL**
Services during excavation or other activity create a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are 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 caution 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 devices or other plant and persons working above ground level. Where there is a danger of the occupancy power lines should be, where practical, disconnected or isolated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.
- MANUAL TASKS**
Components within this design with a mass in excess of 25 kilograms should be lifted by two or more workers or by mechanical lifting devices. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
Any material packaging, building and maintenance components should clearly 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 area where lifting may occur. Construction, maintenance and demolition of this building will require the use of appropriate tools and equipment. This should be maintained in accordance with manufacturers specifications and not used where faulty or in the case of electrical equipment not complying and electrical safety tag. All safety guards should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturers specifications.
- HAZARDOUS SUBSTANCES ASBESTOS**
For alterations to a building constructed prior to 1990:
If the existing building was constructed prior to 1990, it is therefore likely to contain asbestos.
If the building is to be demolished, the contractor should ensure that asbestos is removed prior to demolition. In other cases, the building owner should ensure that asbestos is removed prior to demolition, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including respirators against irritation when using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The material used in the building may include preservative treated timber within the structure. Dust or fumes from the material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including respiratory protection against irritation of the respiratory tract.
VOLATILE ORGANIC COMPOUNDS
Many types of glues, solvents, spray paints, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after use. 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 mineral wool used for either thermal or sound insulation may contain synthetic mineral wool which is harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment inc. respirators against irritation of harmful material should be used when installing, removing or working near bulk insulation material.
- EXCAVATION**
Construction of 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 workers to enter the excavation. Where this is not practical, adequate support for the excavated areas should be provided to prevent collapse. Warning signs and barriers 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 construction, 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 buildings with small spaces where maintenance may be required.
Some small spaces within this building may require access for construction or maintenance works. 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 they should be scheduled so that access is for short periods. Manual lifting and other manual tasks should be restricted to small spaces.
- PUBLIC ACCESS**
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, pipes or noise reduction are present they should be located where fully accessible.
OPERATIONAL USE OF BUILDINGS RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If at a later date, 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
This building has been designed to meet the 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 prior to the start of the construction.
For non-residential buildings where the end-use is known:
This building has been designed for 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.
OTHER HIGH RISK ACTIVITY
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risk at Workplaces. AS/NZS 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risk 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 various incidents it is recommended that particular care be exercised when undertaking work involving steel structures.
NOTES
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT THIS INCLUDES (but is not limited to): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, INNOVATORS, MANUFACTURERS AND DEMOLISHERS.

CONST. CERTIFICATE SPEC. + NCC COMPLIANCE

- Earthwork to comply with NCC 2019 Table 3.1.1.1 as referenced in Figure 3.1.2.1 & Clause 2.1.1.00 for determination of a normal site as referenced by Clause 3.2.1.
- Drainage to comply with AS/NZS 3000:2019 or Section 5 of AS/NZS 3000:2012.
- Termite Management to comply with NCC 2019 Part 3.1.3 and AS 3000:12000 under AS 3602:12014. A suitable notice is to be installed in accordance with NCC 2019 Part 3.1.3.20b. Where a termite termite management system is used, the chemical must be included on the appropriate schedule in a product register.
- Firefighting and other services to comply with AS 3070:2011.
- Materiality & masonry accessories are to comply with AS 3700:2011 Amnd 1 or AS/173:1019 Amnd 1 & AS/174:2010.
- Weatherproofing of masonry is to comply with AS 3700:2011 or AS/173:1019 Amnd 1 & AS/174:2010.
- Steel framing to comply with Steel Structures: AS 4100:1999 Amnd 1.
- Cold Formed steel structures: AS/NZS 4600:2005 Amnd 1, or Residential & non-residential framing: NASH (Non-residential & Low Rise Steel Framing) Part 1-2005 Amnd A, B & C Part 2-2014 Amnd A.
- Timber framing to comply with AS 1904.2:2010 Amnd 1 or AS 1684.4:2010 Amnd 1.
- Not plated timber trusses: AS 1720:2015.
- Structure steel members are to comply with Steel Structures: AS 4100:1999 Amnd 1.
- Cold Formed steel structures: AS/NZS 4600:2005 Amnd 1.
- Wall cladding is to comply with Building Code Australia: AS/NZS 2050:2002 Amnd 1 & 2.
- Material: AS 1062.
- Curtains and drapes to comply with AS/NZS 3000.3:2015 or Section 5 of AS/NZS 3000:2015.
- Wall cladding to comply with AS/NZS 2008.2:2000.
- Assessable requirements are to comply with NCC 2019 Part 3.1.7.1.
- Starting type materials used in a roof must have flammability index of not greater than 5.
- Combustible ceiling, ceiling in the void, or in a part of a roof required to have a non-combustible covering must comply with NCC 2019 Part 3.1.7.1.5.
- Smoke alarms are to comply with NCC 2019 Part 3.1.7.2 and AS 3786:1983 Amnd 1, 2, 3, & 4 and/or AS/3786:2014 Amnd 1.
- Building elements in wet areas must be waterproof or water resistant in accordance with NCC Table 3.8.1.1 & comply with AS 3745:2010 Amnd 1.
- Room heights to comply with NCC 2019 Part 3.8.2.
- Construction of sanitary compartments to comply with NCC 2019 Part 3.8.3.3.
- Natural lighting is to comply with NCC 2019 Part 3.8.4.2.
- Artificial lighting is to comply with AS/NZS 1580:2006.
- Mechanical ventilation is to comply with AS 1666:2012.
- An enclosed bathroom sanitary compartment, laundry or bathroom must comply with NCC 2019 Part 3.8.3.3.
- Natural ventilation is to comply with NCC 2019 Part 3.8.5.2.
- Location of sanitary compartments is to comply with NCC 2019 Part 3.8.3.3.
- Sound insulation must comply with NCC 2019 Part 3.8.1.
- Barriers and handrails are to comply with NCC 2019 Part 3.9.1.
- Swimming Pools: Safety barriers installed in accordance with AS 1926:1 and AS 1926.2.
- Building fabric required to comply with NCC 2019 Part 3.12.1.1 and AS/NZS 4859.1-2002 Amnd 1.
- Building sealing is to 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 sealings) is to comply with NCC 2019 Part 3.12.3.5.
- A health hot water supply system is to comply with Part 82 of NCC 2019 Volume Three - Plumbing Code Australia.
- Installation of drainage: NCC 2019 Part 3.12.1.1 & AS/NZS 4859.1-2002 Amnd 1.
- Control meeting water piping: NCC 2019 Part 3.12.2.
- Heating & cooling ductwork: NCC 2019 Part 3.12.3.3.

1 HEALTH & SAFETY

1 : 100

2 NCC

1 : 100

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 September 2023
This certificate must be valid within 12 months of the date of issue.



Project address

Project name	McKenna_McCarrs Creek
Street address	323 McCarrs Creek Road TerreyHills 2084
Local Government Area	Northern Beaches Council
Plan type and number	Disposited Plan 752017
Lot number	369
Section number	

Project type

Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$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:	Archit
ABN (if applicable):	41732899624

Pool and Spa

	Show on DA Plans	Show on CC/DCD Plans & specs	Certifier Check
Rainwater tank The applicant must install a rainwater tank of at least 1219 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 642 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/DCD 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/DCD Plans & specs	Certifier Check
Insulation requirements The applicant must construct the new or altered construction (floors), 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 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction			
concrete slab on ground floor	nil		
suspended floor with enclosed outdoor framed (RO.7)	RO 60 (down) or R1.30 including construction		
floor above existing dwelling or building	nil		
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: cavity brick wall (RO.67)	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

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overhang/shading Height (m)	Distance (m)	Shading device	Frame and glass type	Show on DA Plans	Show on CC/DCD 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 overhang/shading 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 polycarbonate or glass, or clear or tinted glass, or tonal or gas-tinted 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 Federation 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.										✓	✓	✓
W1	W	4.90	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tectair gas-tinted, (U-value: 4.9, SHGC: 0.33)			✓			
W2	W	9.46	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			✓			
W3	W	5.22	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			✓			
W4	S	4.05	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			✓			
W5	S	0.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			✓			

Glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overhang/shading Height (m)	Distance (m)	Shading device	Frame and glass type	Show on DA Plans	Show on CC/DCD Plans & specs	Certifier Check
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 polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
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)			
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 polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W13	S	1.99	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	1.99	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W16	E	3.72	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
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 polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			

Glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overhang/shading Height (m)	Distance (m)	Shading device	Frame and glass type	Show on DA Plans	Show on CC/DCD Plans & specs	Certifier Check
W19	E	3.2	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W20	E	3.2	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W21	E	7.48	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
D12	E	6.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W23	W	3.2	0	0	eave/verandah/pergola/balcony >=600 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 polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W25	W	1.36	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W26	S	1.36	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W27	S	0.97	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W28	S	0.97	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W29	S	0.97	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W30	W	0.97	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W39	E	1.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			

Glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overhang/shading Height (m)	Distance (m)	Shading device	Frame and glass type	Show on DA Plans	Show on CC/DCD Plans & specs	Certifier Check
W32	S	2.05	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W33	S	2.05	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W34	E	0.97	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W35	S	1.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W36	S	2	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W37	E	1.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W38	E	3.16	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			
W42	N	4.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W45	E	6.14	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single polycrylic low-e, (U-value: 4.48, SHGC: 0.48)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

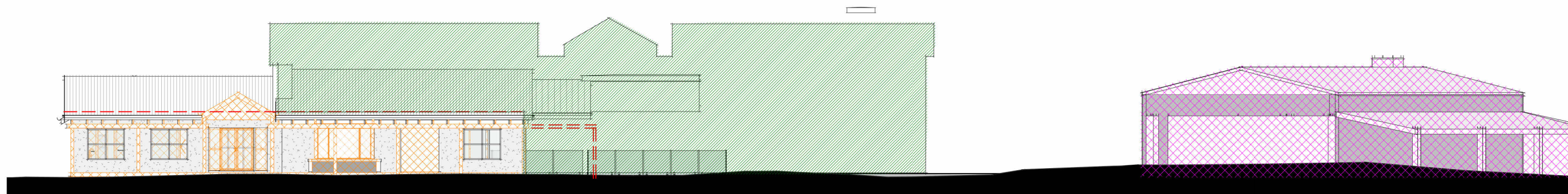
Commitments identified with a "✓" in the "Show on CC/DCD plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

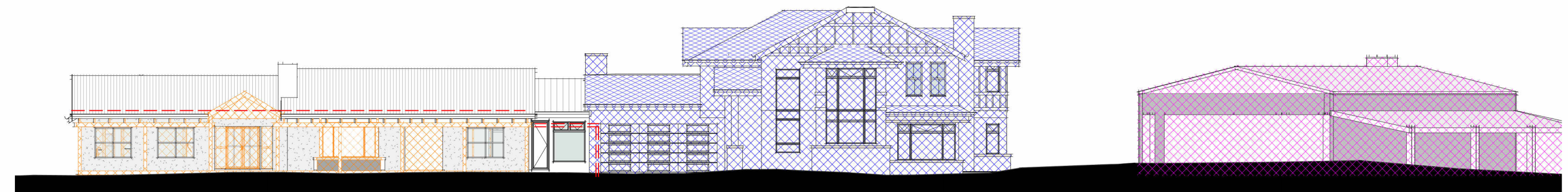
APPROVAL KEY:

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

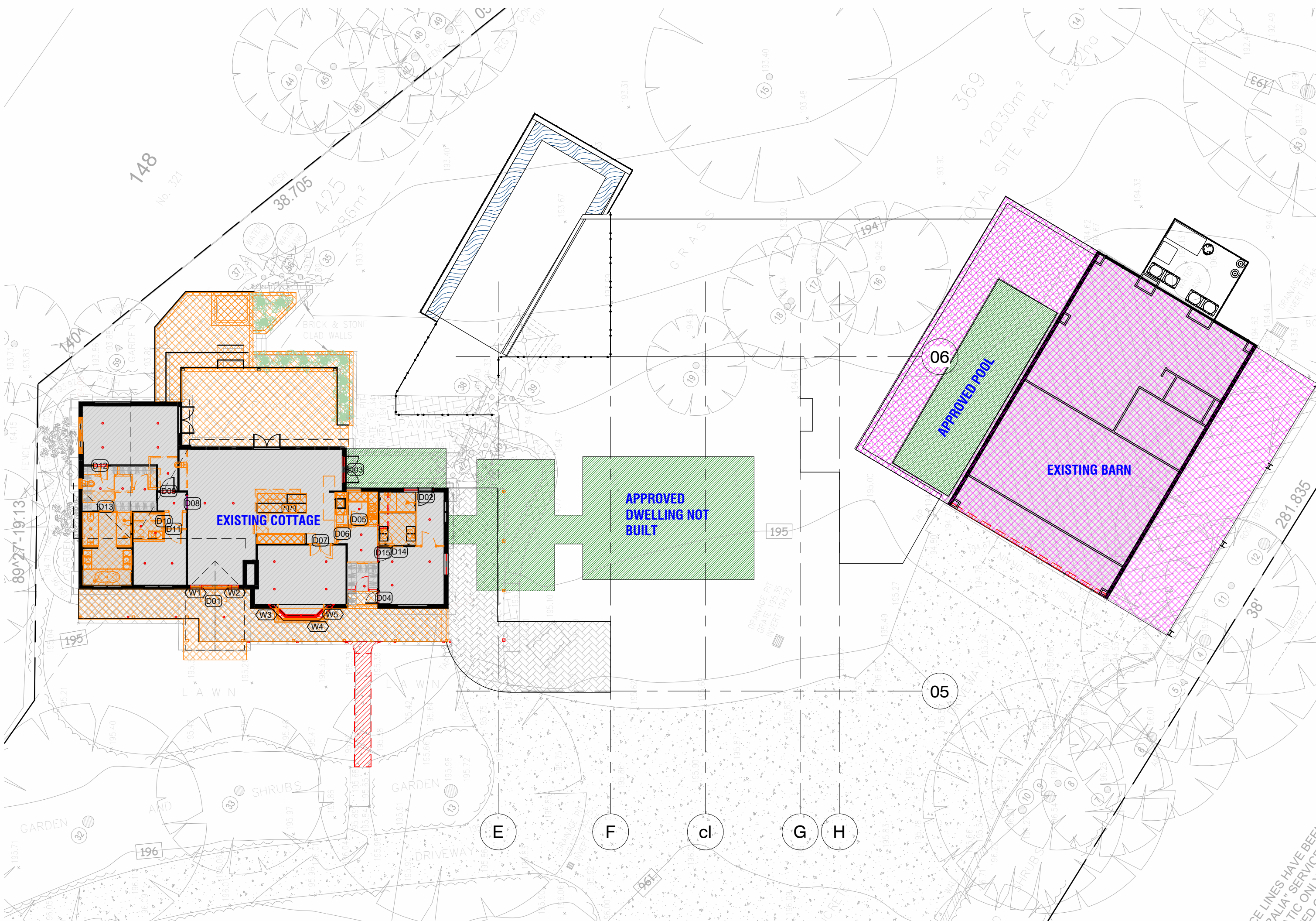
2 APPROVAL KEY PLAN
1:100



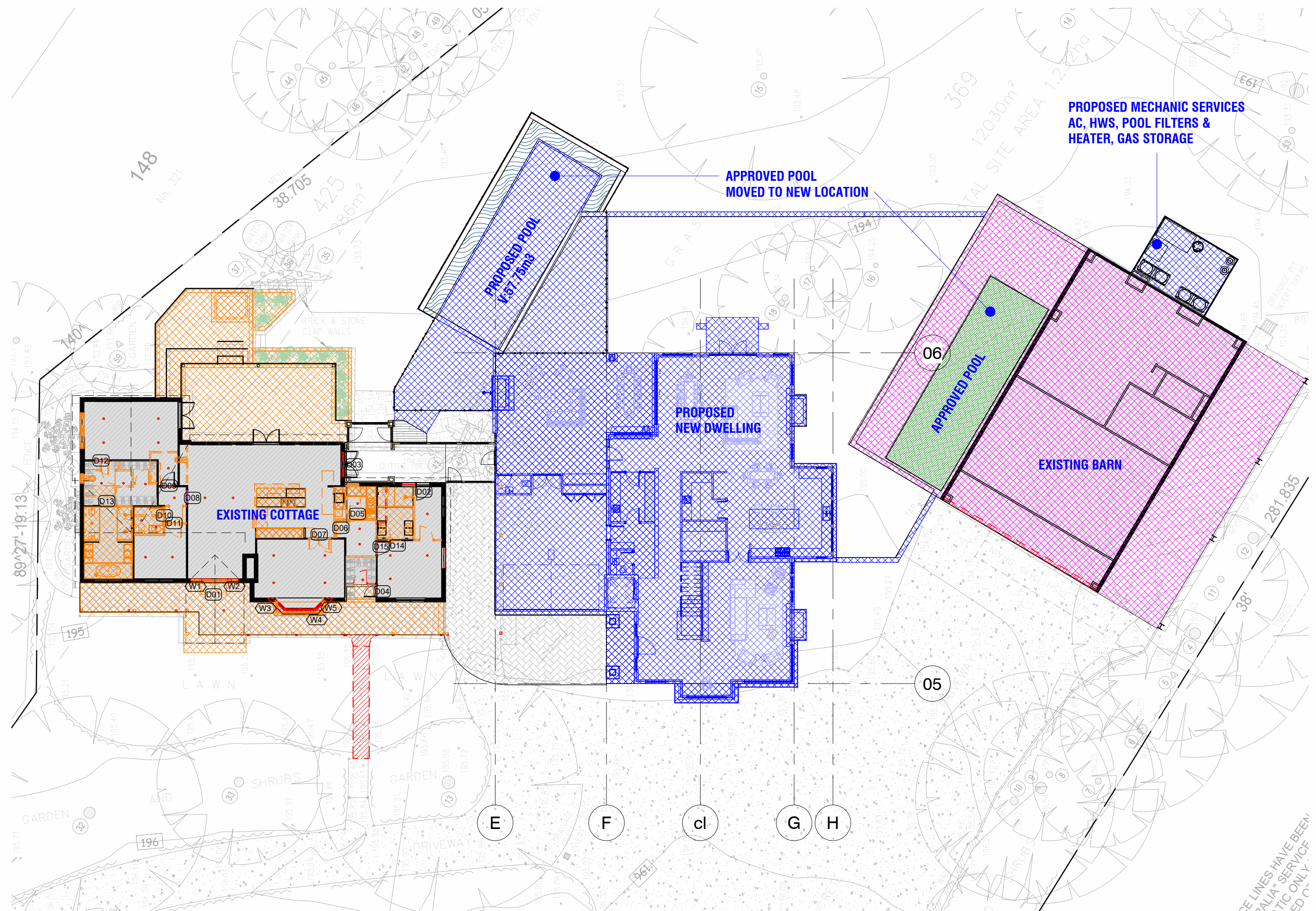
3 WEST ELEVATION - PREVIOUS DA
A150 1:200



4 WEST ELEVATION - PROPOSED DA
A150 1:200



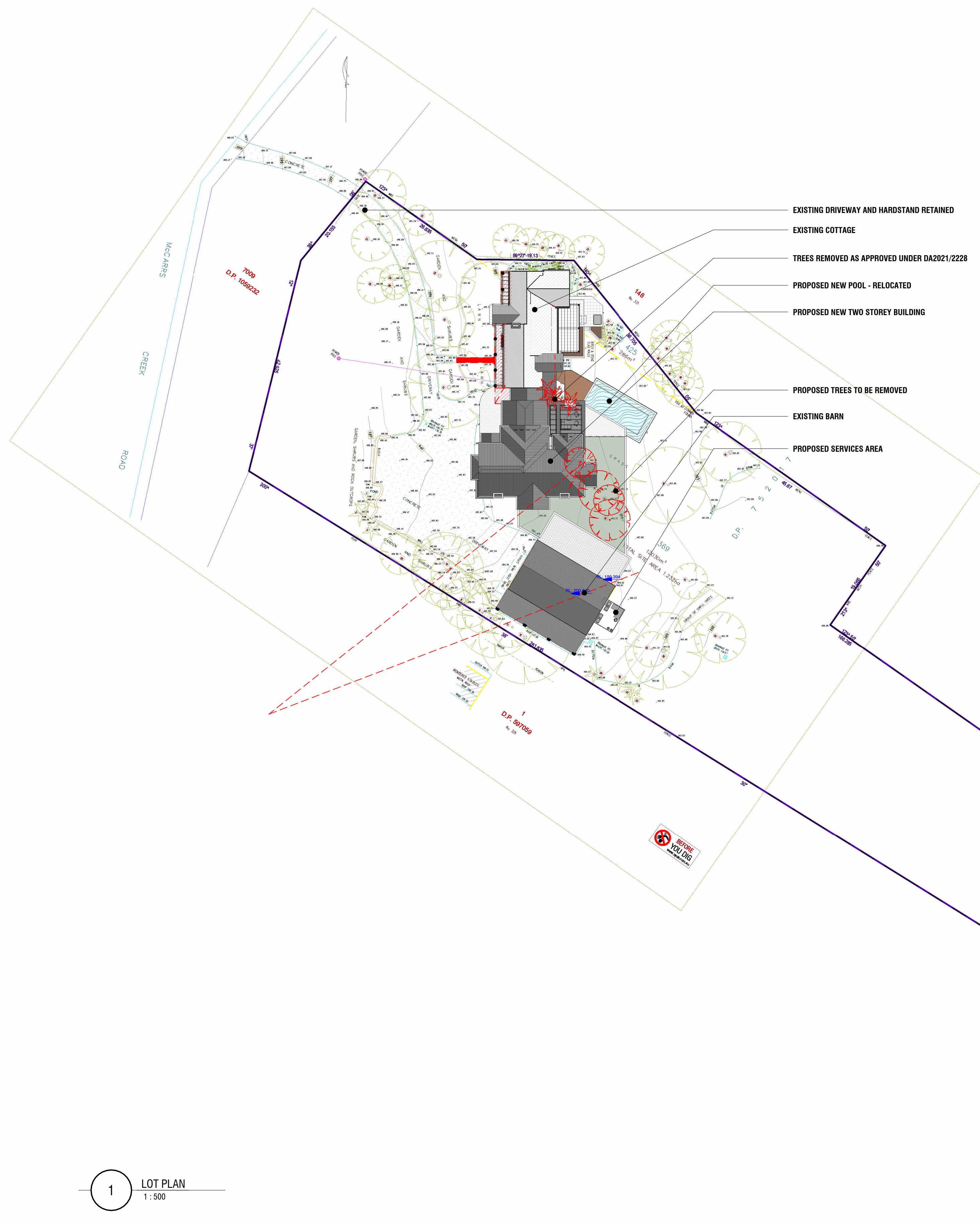
1 LEVEL 1 FLOOR PLAN - PREVIOUS DA
A450 1:200



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

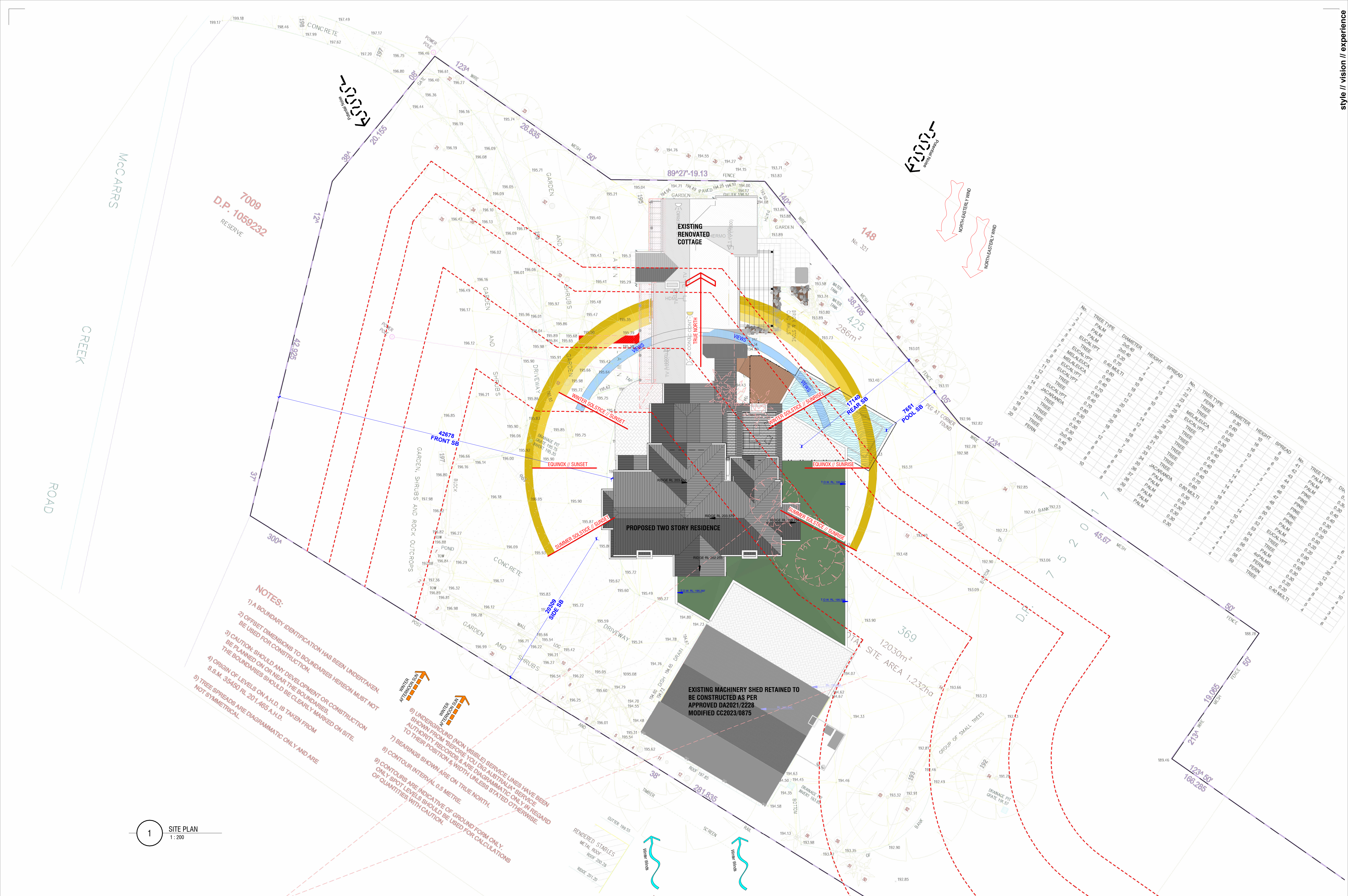


2 LOCATION PLAN
1:50



1 LOT PLAN
1:500

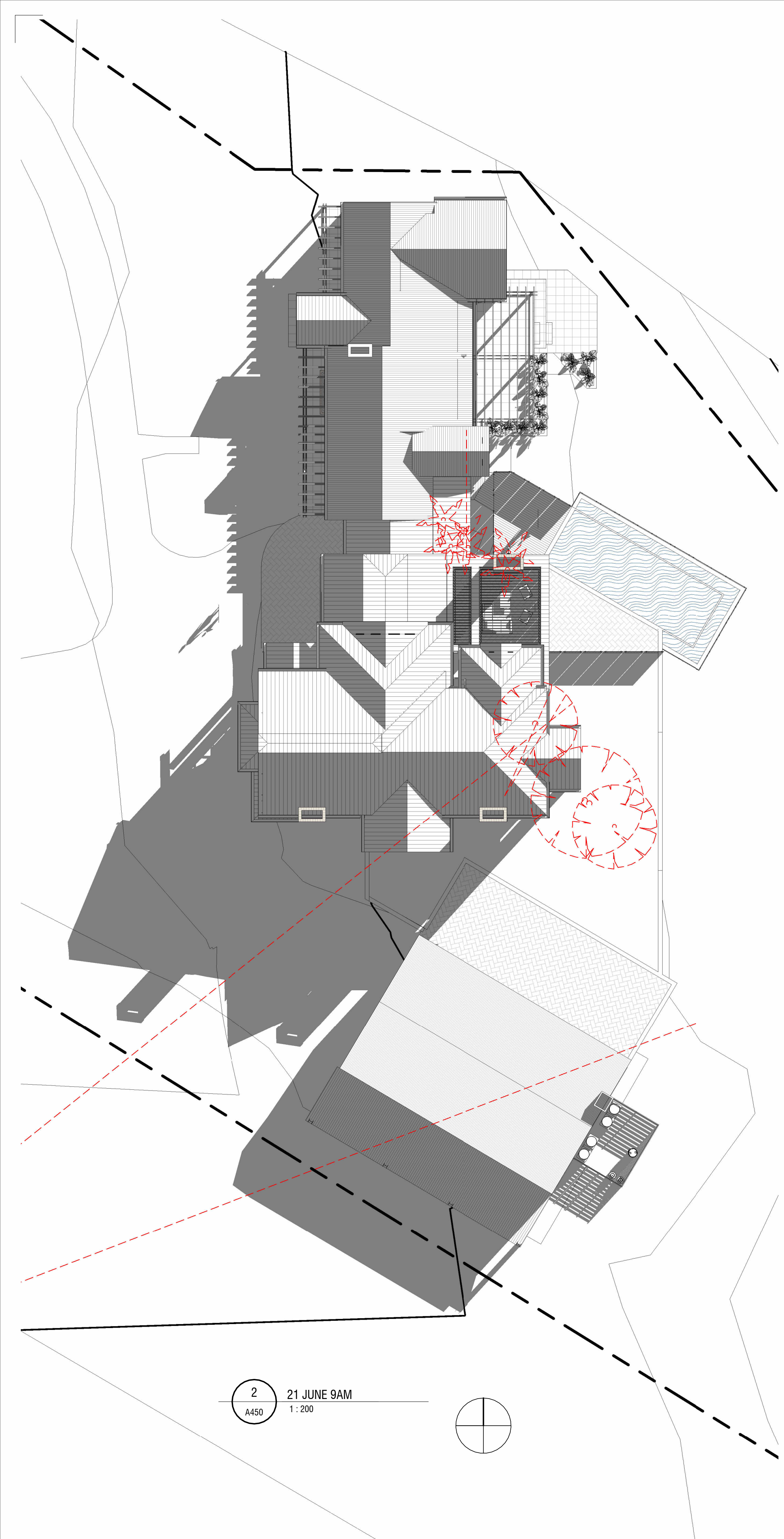
- EXISTING DRIVEWAY AND HARSTAND RETAINED
- EXISTING COTTAGE
- TREES REMOVED AS APPROVED UNDER DA2021/2228
- PROPOSED NEW POOL - RELOCATED
- PROPOSED NEW TWO STOREY BUILDING
- PROPOSED TREES TO BE REMOVED
- EXISTING BARN
- PROPOSED SERVICES AREA



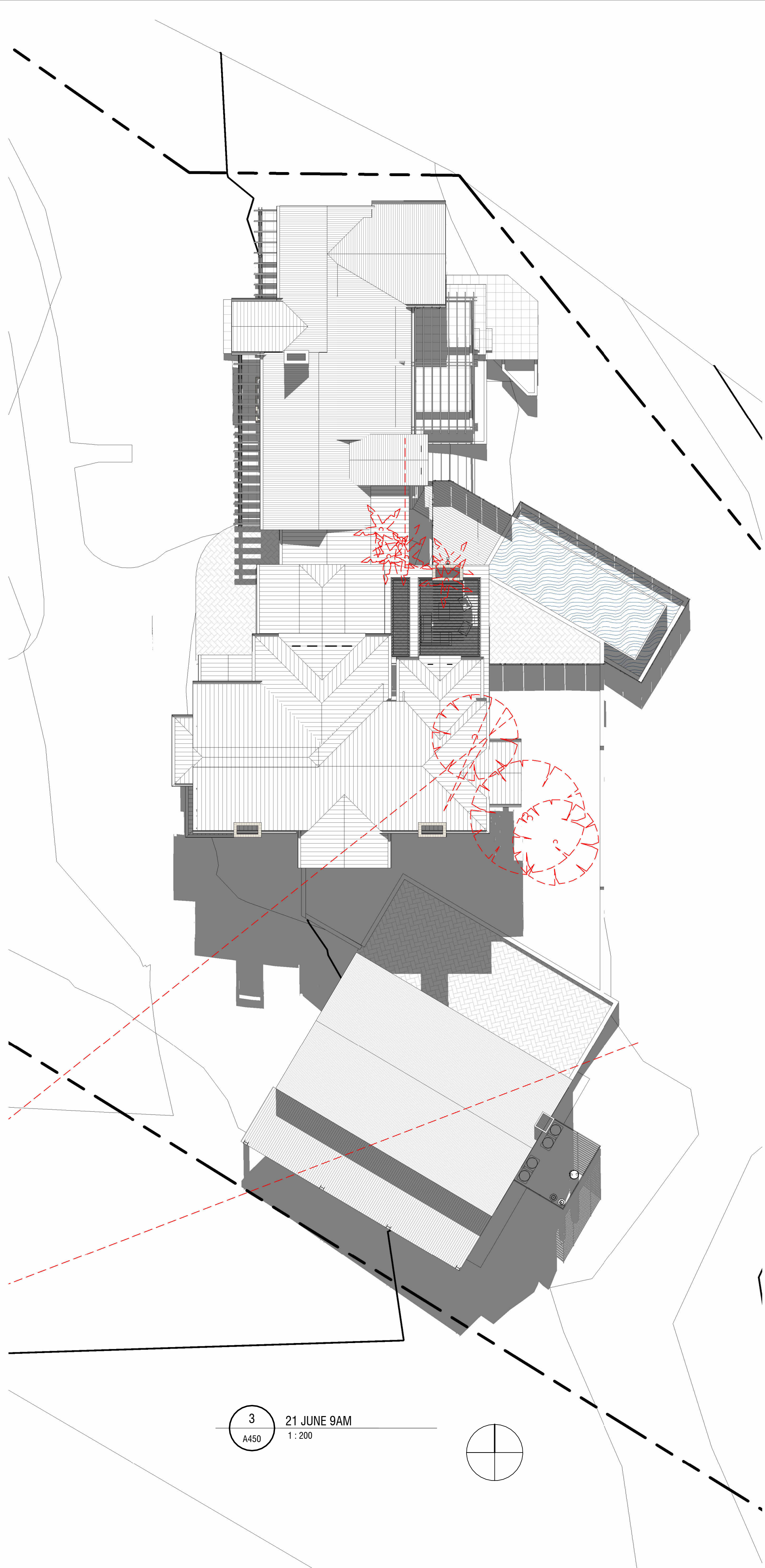
No	TREE TYPE	DIAMETER	HEIGHT	SPREAD	No	TREE TYPE	DIAMETER	HEIGHT	SPREAD	No	TREE TYPE	DIAMETER	HEIGHT	SPREAD
1	PALM	0.30	10	10	21	FERN	0.30	10	10	41	PALM	0.30	10	10
2	PALM	0.30	10	10	22	TREE	0.30	10	10	42	PALM	0.30	10	10
3	PALM	0.30	10	10	23	TREE	0.30	10	10	43	PALM	0.30	10	10
4	EUCALYPT	0.40	12	12	24	MELALEUCA	0.30	10	10	44	PALM	0.30	10	10
5	TREE	0.30	10	10	25	EUCALYPT	0.30	10	10	45	FINE	0.30	10	10
6	EUCALYPT	0.40	12	12	26	TREE	0.30	10	10	46	FINE	0.30	10	10
7	MELALEUCA	0.40	12	12	27	TREE	0.30	10	10	47	FINE	0.30	10	10
8	EUCALYPT	0.40	12	12	28	MELALEUCA	0.30	10	10	48	FINE	0.30	10	10
9	MELALEUCA	0.40	12	12	29	TREE	0.30	10	10	49	FINE	0.30	10	10
10	EUCALYPT	0.40	12	12	30	TREE	0.30	10	10	50	PALM	0.30	10	10
11	EUCALYPT	0.40	12	12	31	TREE	0.30	10	10	51	FINE	0.30	10	10
12	TREE	0.30	10	10	32	TREE	0.30	10	10	52	FINE	0.30	10	10
13	TREE	0.30	10	10	33	TREE	0.30	10	10	53	FINE	0.30	10	10
14	EUCALYPT	0.40	12	12	34	TREE	0.30	10	10	54	FINE	0.30	10	10
15	JACARANDA	0.30	10	10	35	TREE	0.30	10	10	55	PALM	0.30	10	10
16	TREE	0.30	10	10	36	PALM	0.30	10	10	56	PALM	0.30	10	10
17	TREE	0.30	10	10	37	PALM	0.30	10	10	57	PALM	0.30	10	10
18	TREE	0.30	10	10	38	PALM	0.30	10	10	58	PALM	0.30	10	10
19	TREE	0.30	10	10	39	PALM	0.30	10	10	59	PALM	0.30	10	10
20	TREE	0.30	10	10	40	PALM	0.30	10	10	60	PALM	0.30	10	10

- NOTES:**
- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
 - 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 35450 RL 201.465 A.H.D.
 - 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
 - 6) UNDERGROUND (NOT VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "BEFORE YOU DIG AUSTRALIA" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
 - 7) BEARINGS SHOWN ARE ON TRUE NORTH.
 - 8) CONTOUR INTERVAL 0.5 METRE.
 - 9) CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

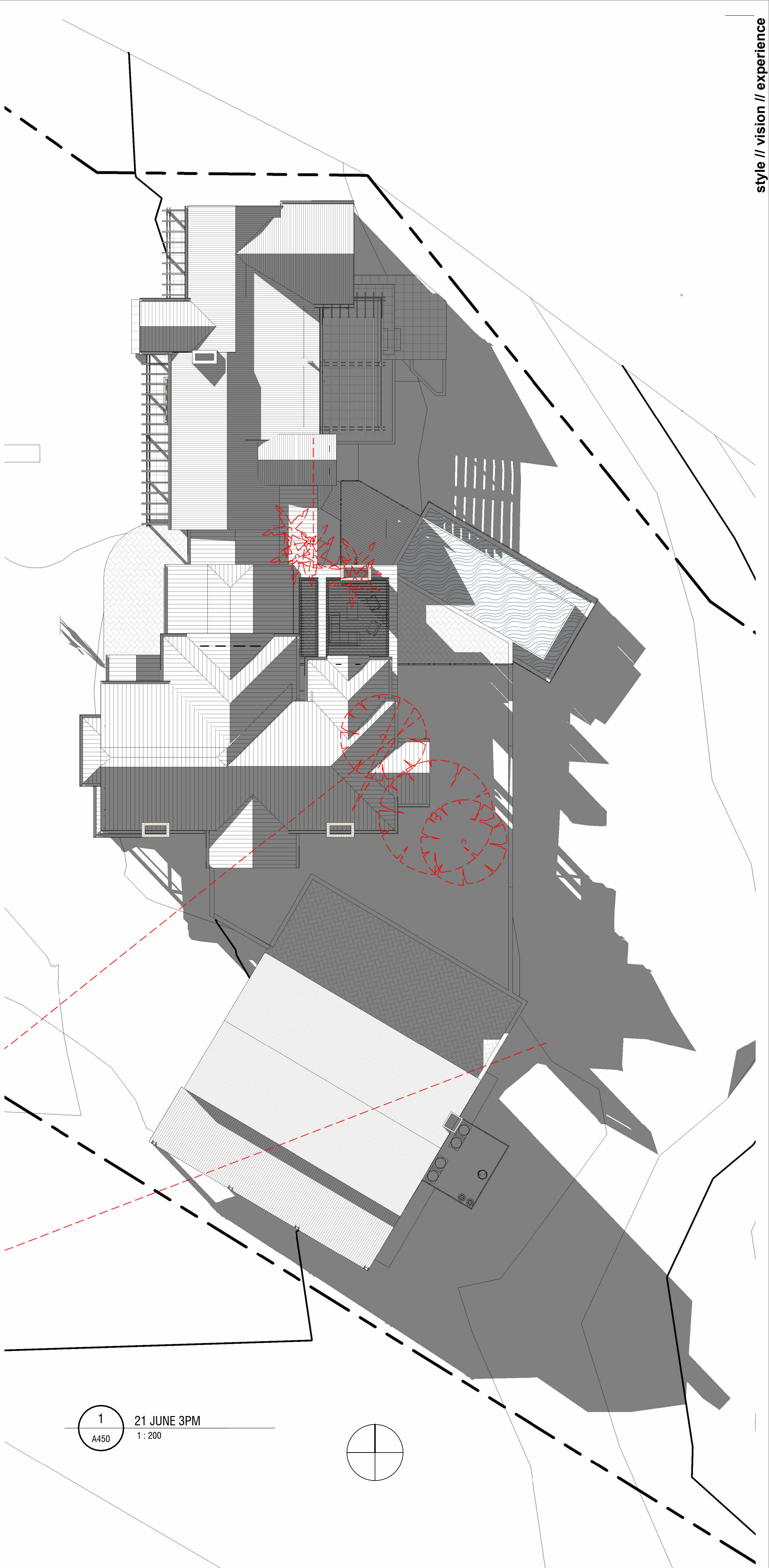
1 SITE PLAN
1:200



2 21 JUNE 9AM
A450 1:200




3 21 JUNE 9AM
A450 1:200



1 21 JUNE 3PM
A450 1:200

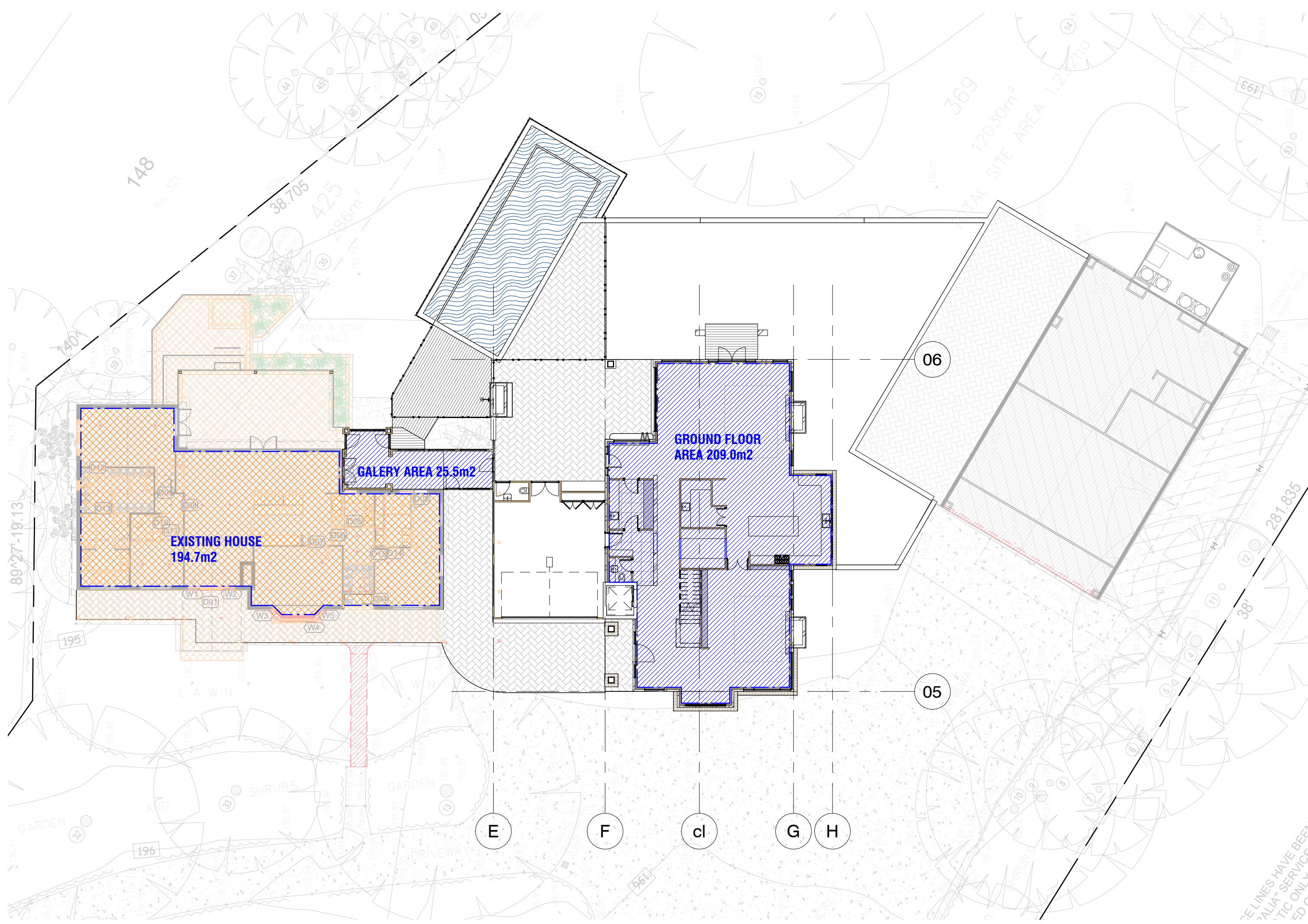
PROPOSED AREAS:

 GFA CALCULATED AREA

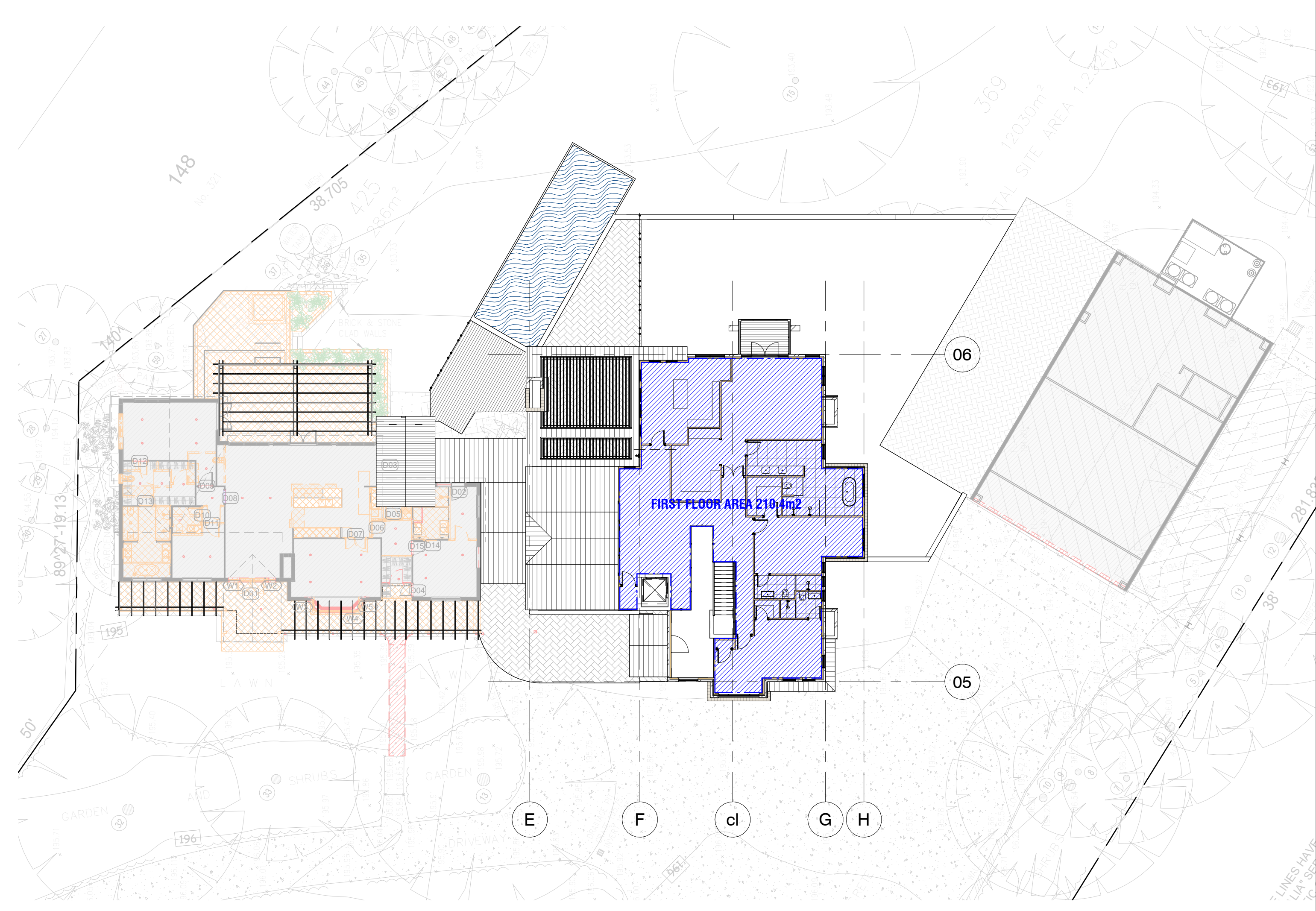
SITE AREA = 550.1m²

MAXIMUM FLOOR SPACE RATIO = 0.60:1
 MAXIMUM FLOOR AREA = 330.06m²

PROPOSED GROUND FLOOR = 126.50m²
 PROPOSED FRIST FLOOR = 145.80m²
 PROPOSED TOTAL = 272.30m²

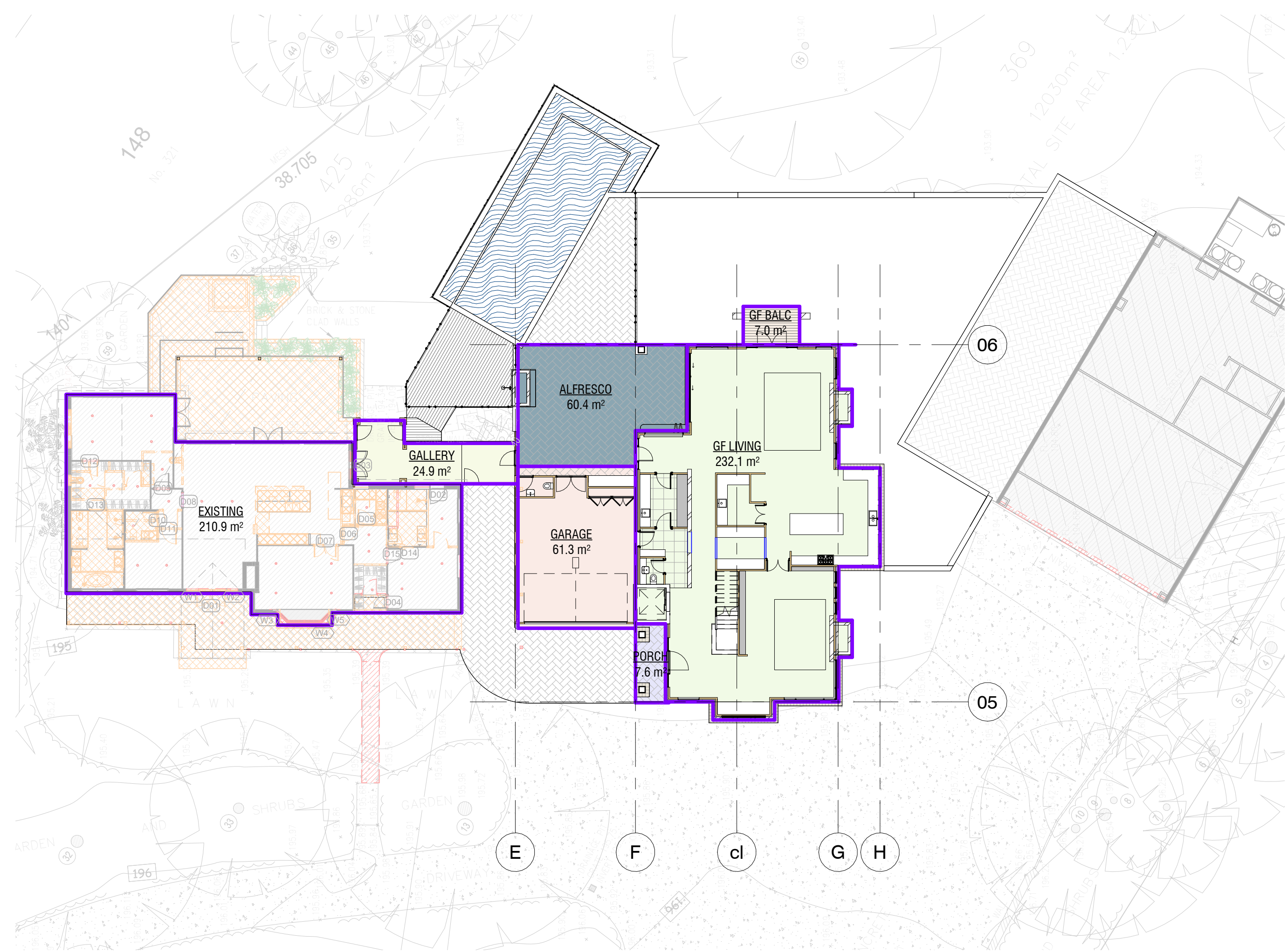


1 LEVEL 1 FLOOR PLAN - PROPOSED DA
 A450 1:200



2 LEVEL 2 FLOOR PLAN
 A450 1:200

Area Schedule (Gross Building)				
Level	Name	Area	Area Type	Comments
LEVEL 1	ALFRESCO	60.4 m ²	Gross Building Area	
LEVEL 1	GARAGE	61.3 m ²	Gross Building Area	
LEVEL 1	GF BALC	7.0 m ²	Gross Building Area	
LEVEL 1	PORCH	7.6 m ²	Gross Building Area	
LEVEL 2	FF BALC	6.3 m ²	Gross Building Area	
: 5		142.5 m ²		
LEVEL 1	GF LIVING	232.1 m ²	Gross Building Area	BASIX
LEVEL 2	FF LIVING	220.1 m ²	Gross Building Area	BASIX
LEVEL 1	GALLERY	24.9 m ²	Gross Building Area	BASIX
BASIX: 3		471.1 m ²		
LEVEL 1	EXISTING	210.9 m ²	Gross Building Area	BASIX EX
BASIX EX: 1		210.9 m ²		
		830.5 m ²		

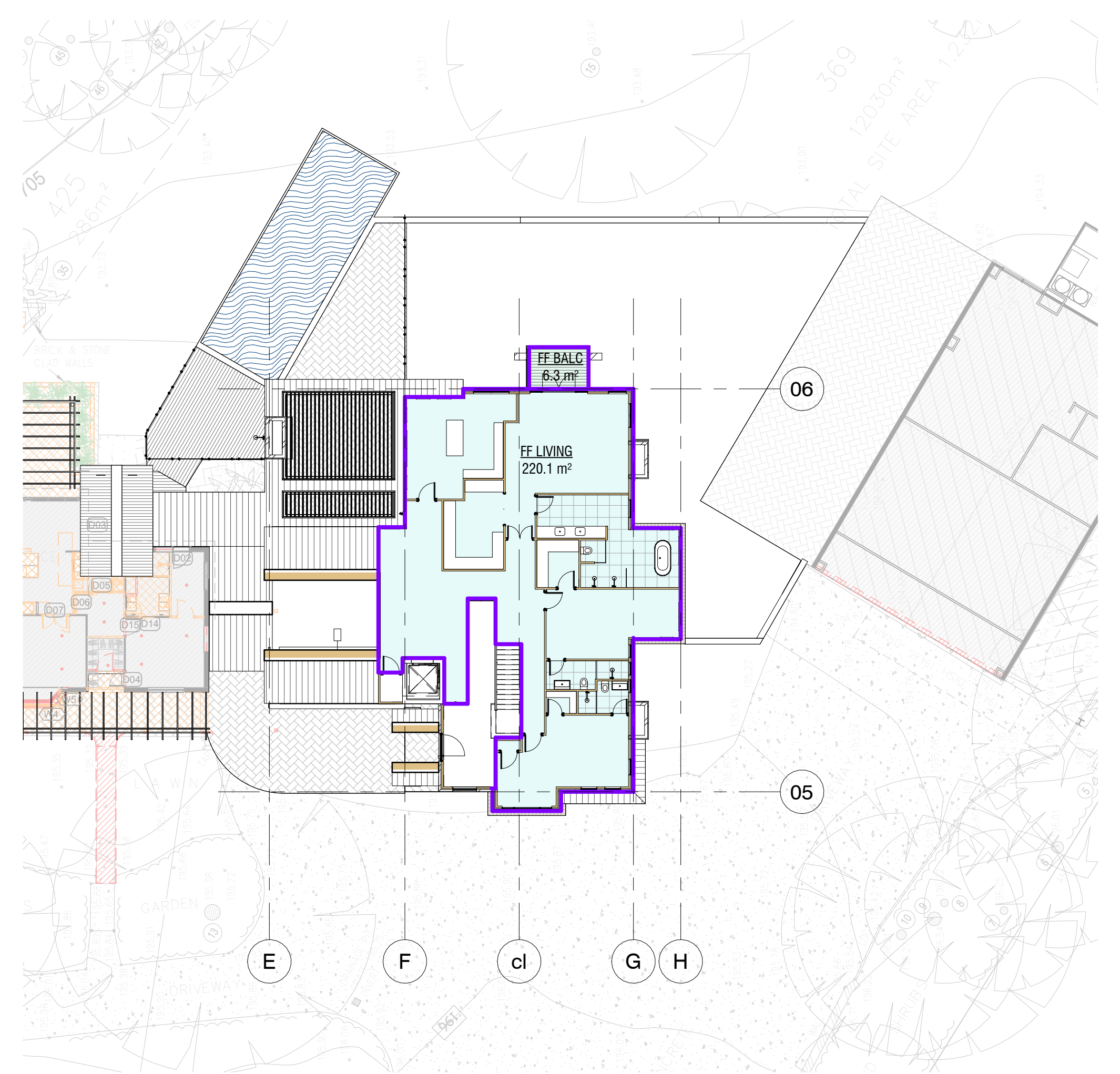


Building Area Legend

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

Building Area Legend

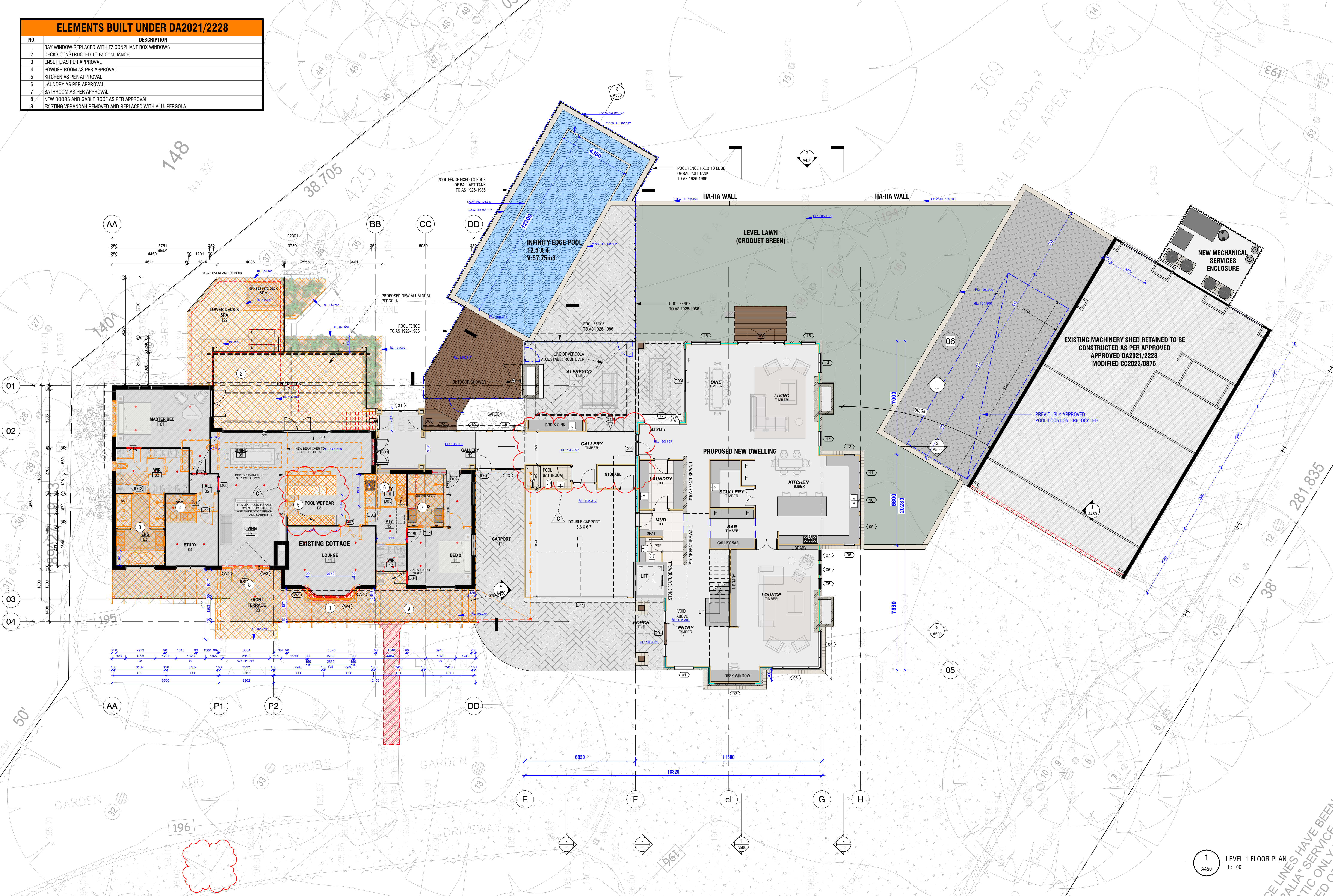
- FF BALC
- FF LIVING



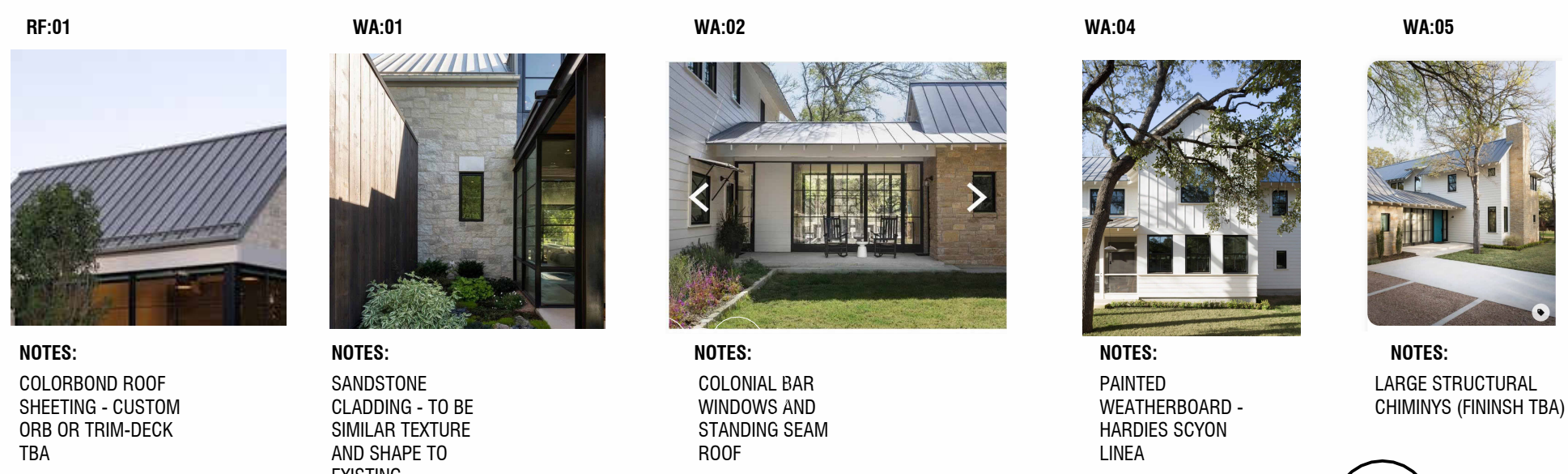
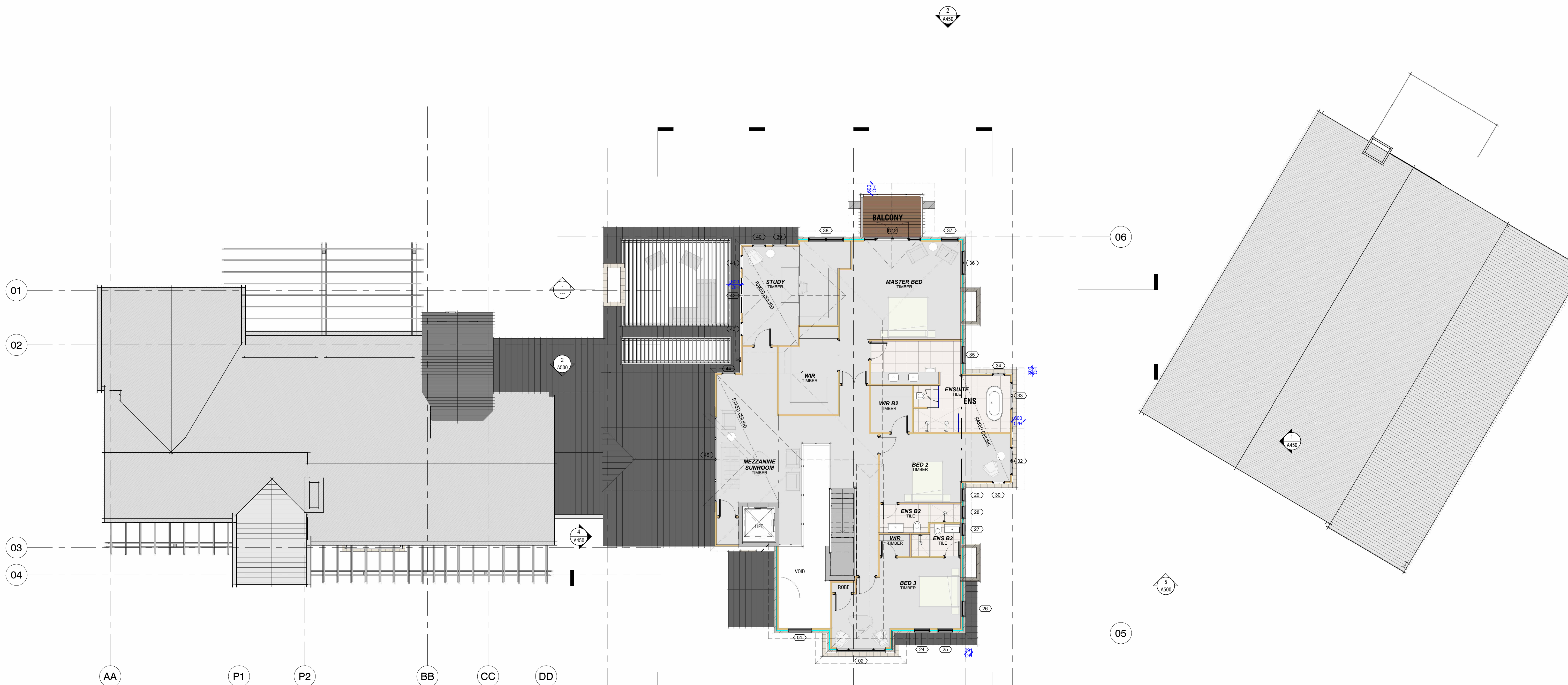
1 LEVEL 1
A450 1:200

2 LEVEL 2
A450 1:200

ELEMENTS BUILT UNDER DA2021/2228	
NO.	DESCRIPTION
1	BAY WINDOW REPLACED WITH FZ COMPLIANT BOX WINDOWS
2	DECKS CONSTRUCTED TO FZ COMPLIANCE
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



1 LEVEL 1 FLOOR PLAN
1:100



DESIGN REFERENCES
1:20

no.	description	date
B	ISSUE_B - Revised for Height Compliance	31.07.2024
A	ISSUE_A - FOR APPROVAL	24.08.2023

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

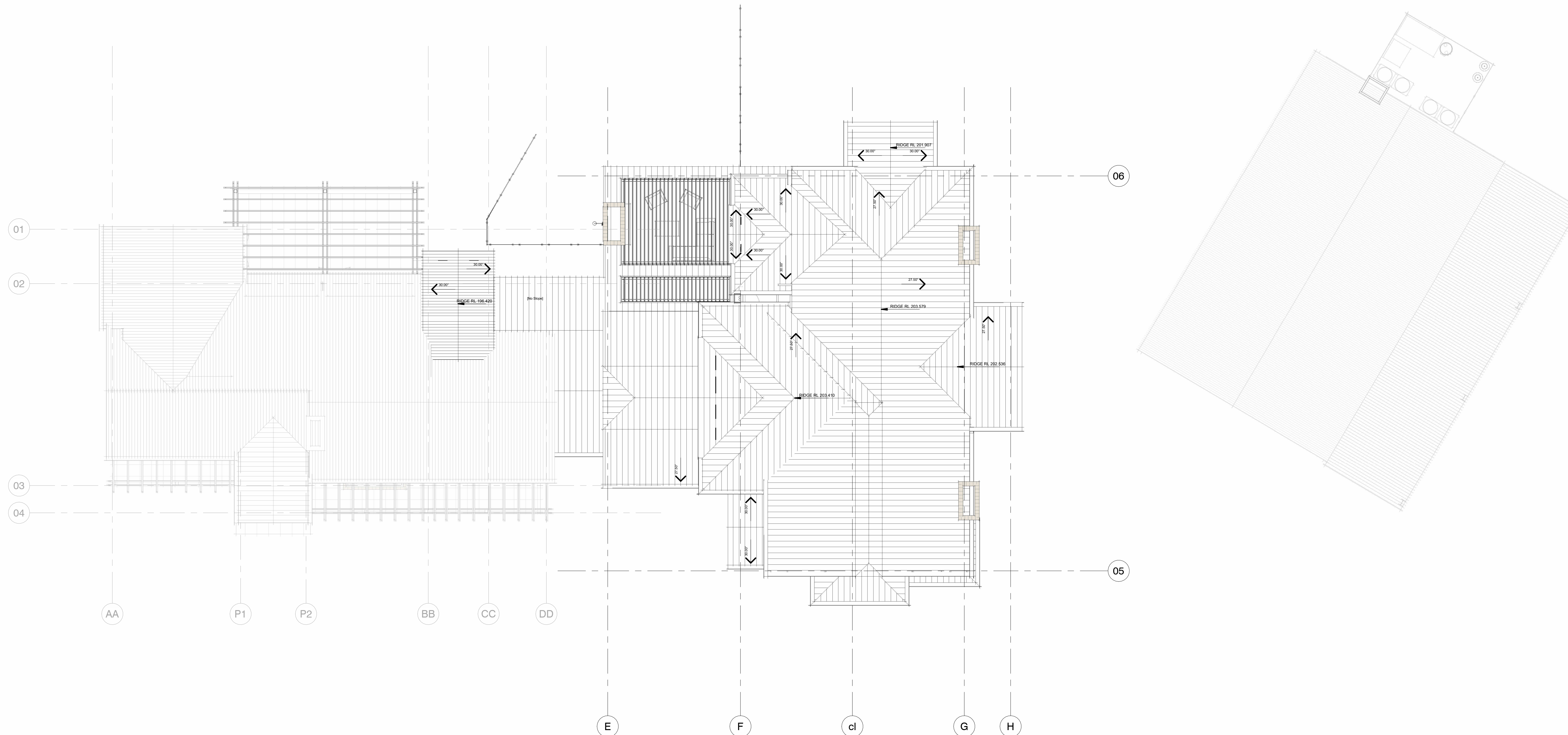
Drawing Status:
DEVELOPMENT APPLICATION

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

A151

Revision:
B

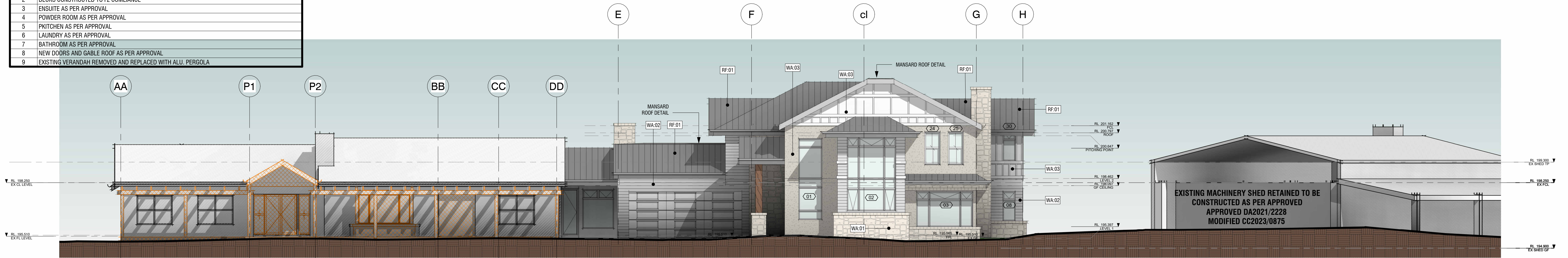
1 LEVEL 2 FLOOR PLAN
A450 1:100



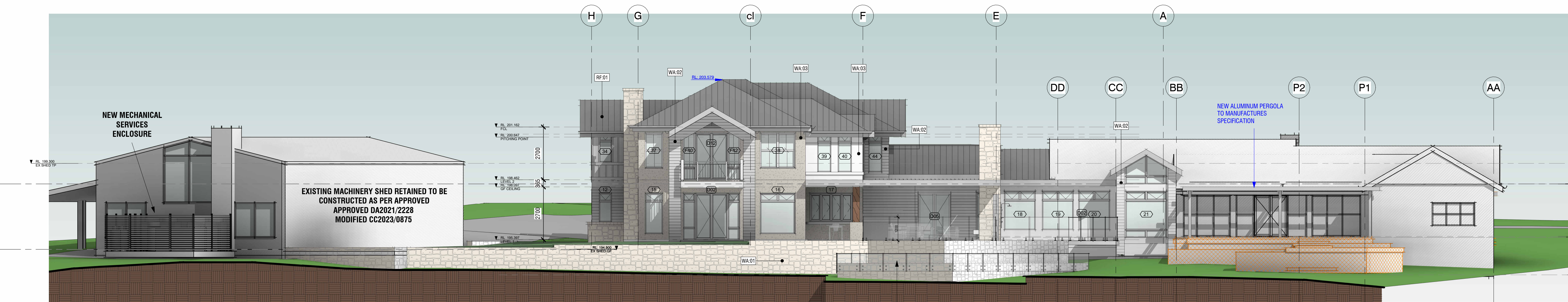
1 ROOF PLAN
1:100

ELEMENTS BUILT UNDER DA2021/2228

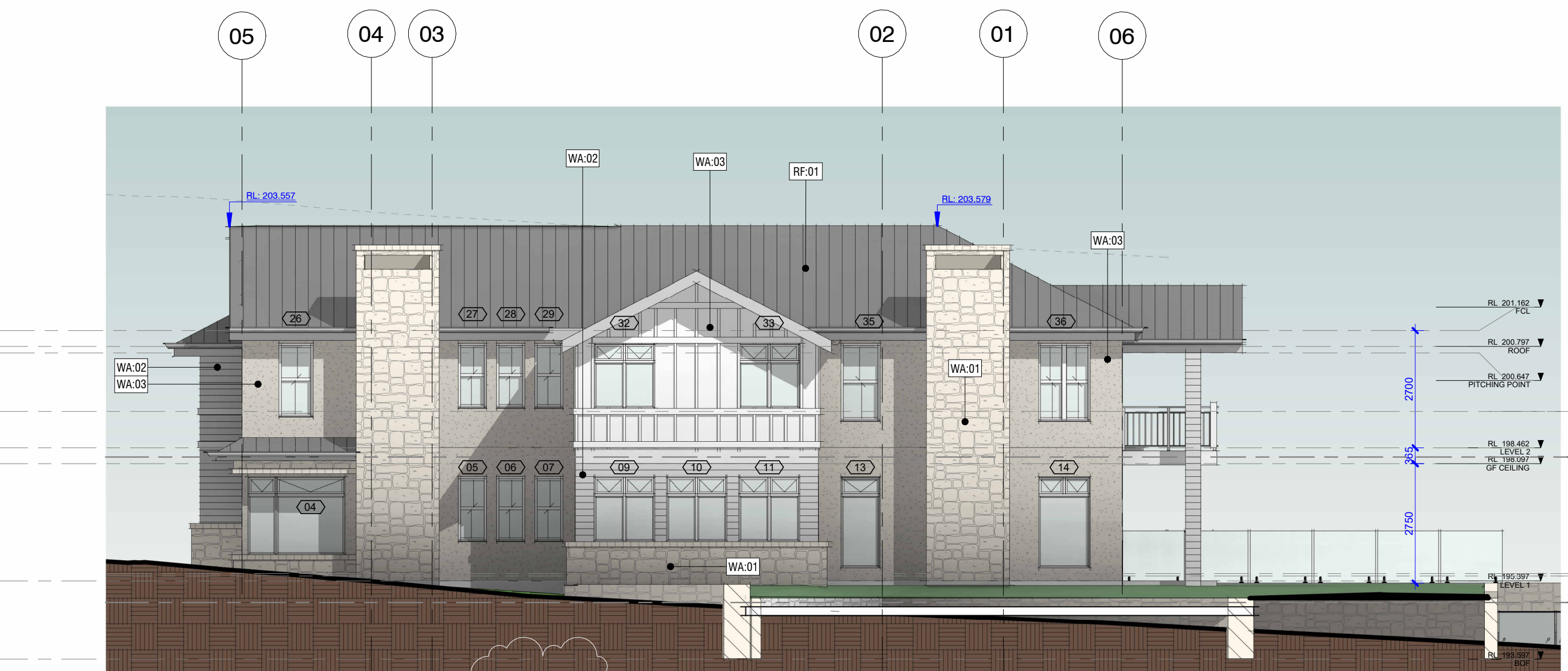
NO.	DESCRIPTION
1	BAY WINDOW REPLACED WITH FZ COMPLIANT BOX WINDOWS
2	DECKS CONSTRUCTED TO FZ COMPLIANCE
3	ENSUITE AS PER APPROVAL
4	POWDER ROOM AS PER APPROVAL
5	PKITCHEN AS PER APPROVAL
6	LAUNDRY AS PER APPROVAL
7	BATHROOM AS PER APPROVAL
8	NEW DOORS AND GABLE ROOF AS PER APPROVAL
9	EXISTING VERANDAH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



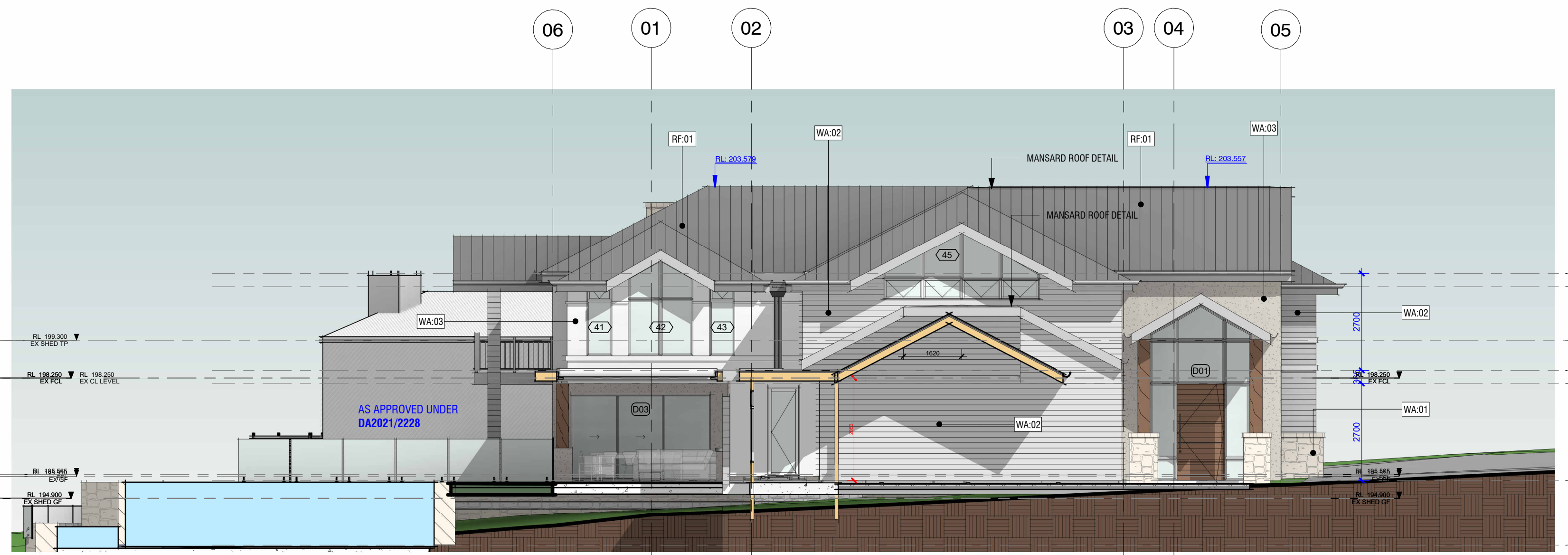
3 NEW WEST ELEVATION
A150 1:100



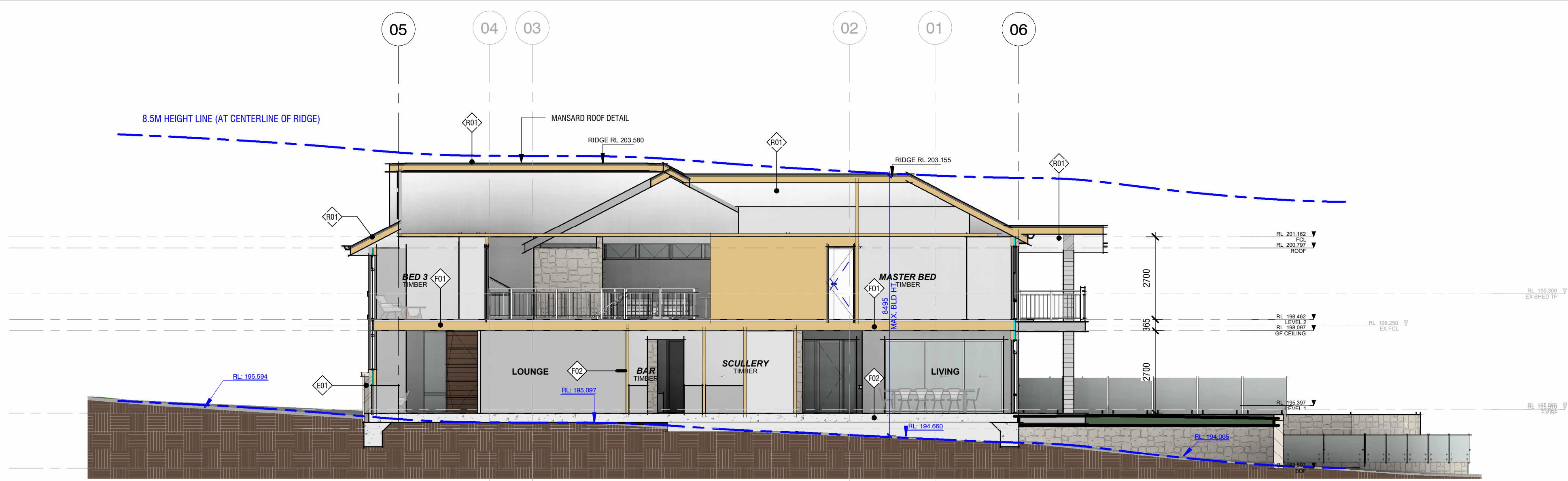
2 NEW EAST ELEVATION
A150 1:100



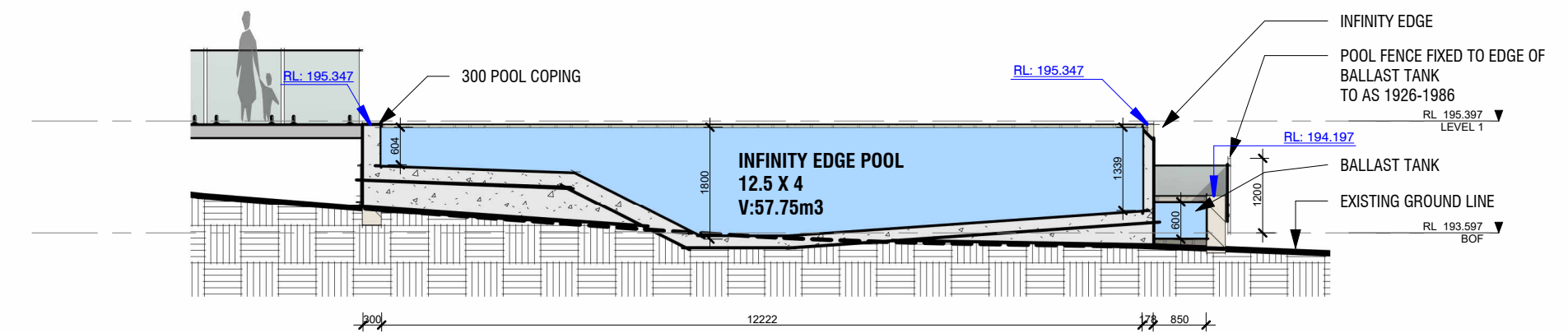
1 NEW SOUTH ELEVATION
A150 1:100



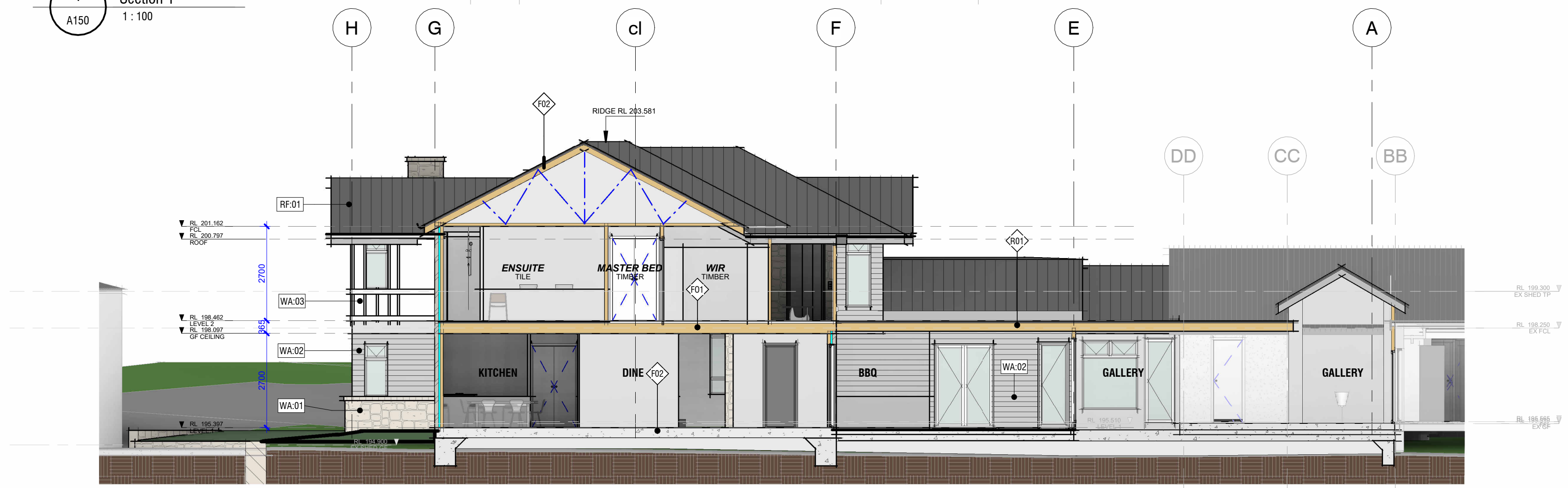
4 NEW NORTH ELEVATION
A150 1:100



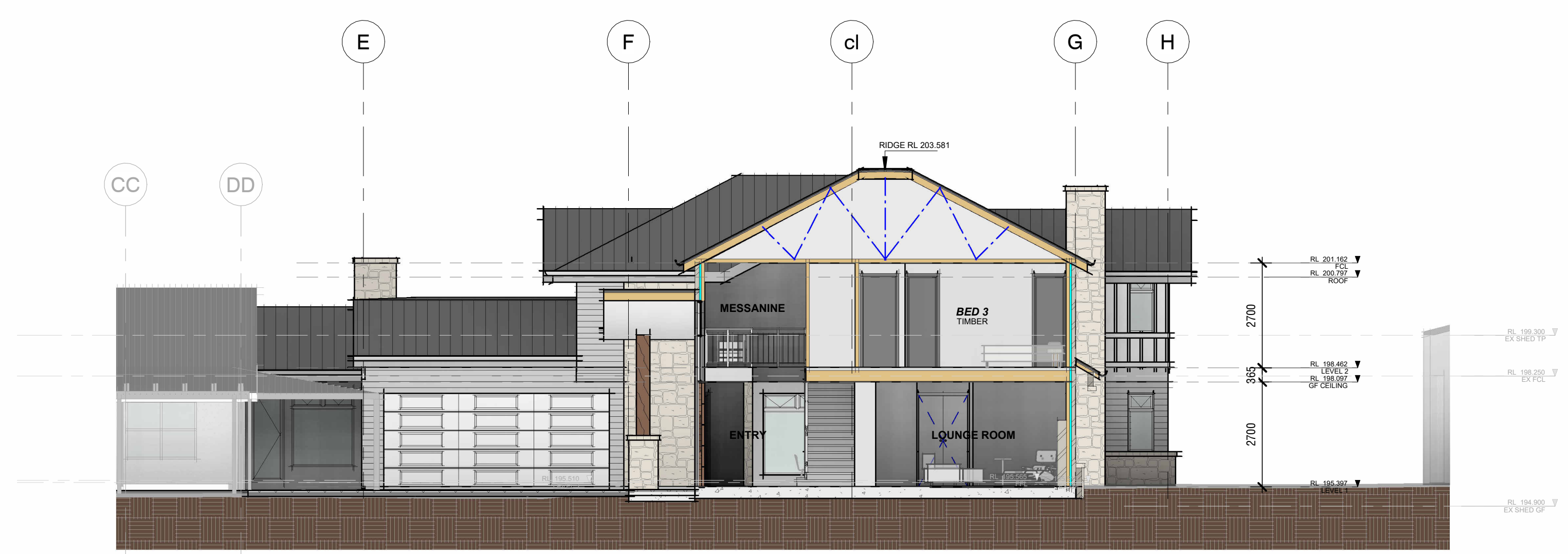
1 Section 1
A150 1:100



3 POOL LONG SECTION
A150 1:100

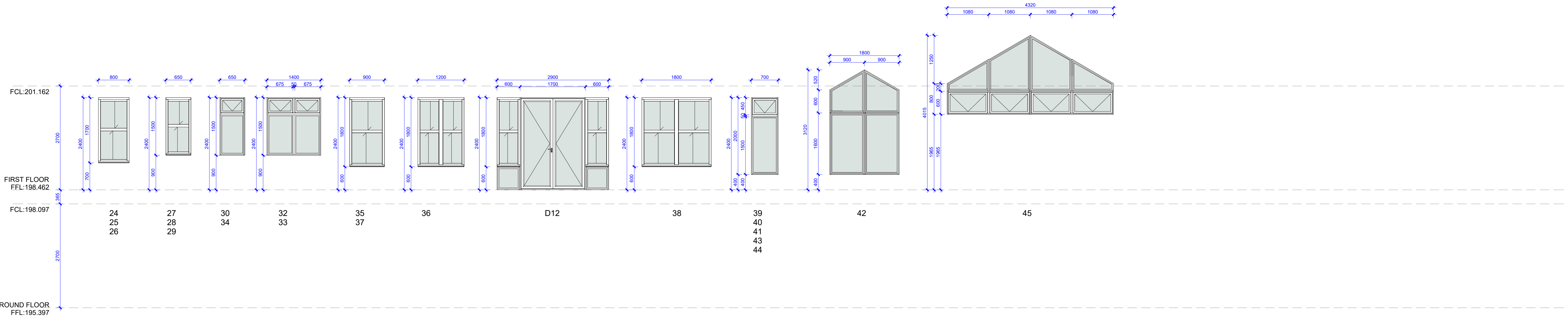


2 Section 7
A150 1:100



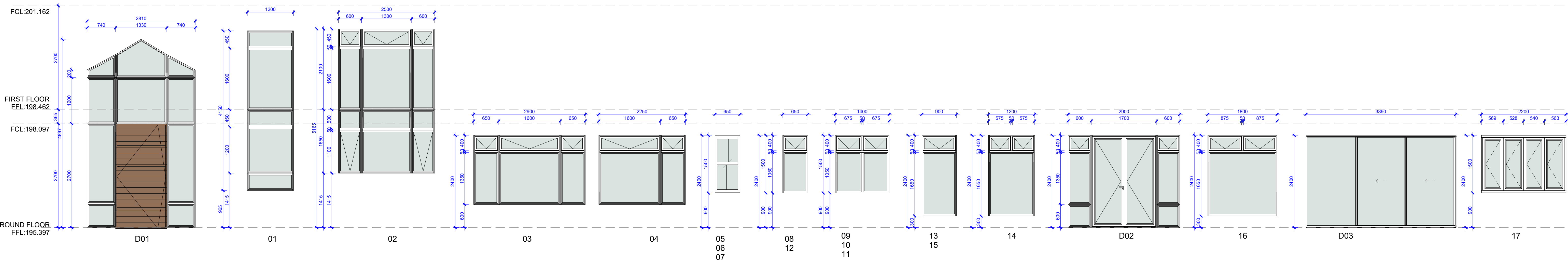
5 Section 3
A150 1:100

Area Schedule (Gross Building)				
Level	Name	Area	Area Type	Comments
LEVEL 1	ALFRESCO	60.4 m ²	Gross Building Area	
LEVEL 1	GARAGE	61.3 m ²	Gross Building Area	
LEVEL 1	GF BALC	7.0 m ²	Gross Building Area	
LEVEL 1	PORCH	7.6 m ²	Gross Building Area	
LEVEL 2	FF BALC	6.3 m ²	Gross Building Area	
: 5		142.5 m ²		
LEVEL 1	GF LIVING	232.1 m ²	Gross Building Area	BASIX
LEVEL 2	FF LIVING	220.1 m ²	Gross Building Area	BASIX
LEVEL 1	GALLERY	24.9 m ²	Gross Building Area	BASIX
BASIX: 3		477.1 m ²		
LEVEL 1	EXISTING	210.9 m ²	Gross Building Area	BASIX EX
BASIX EX: 1		210.9 m ²		
		830.5 m ²		



WINDOWS & DOORS FIRST FLOOR
1 : 50

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



WINDOWS & DOORS GROUND FLOOR
1 : 50

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

