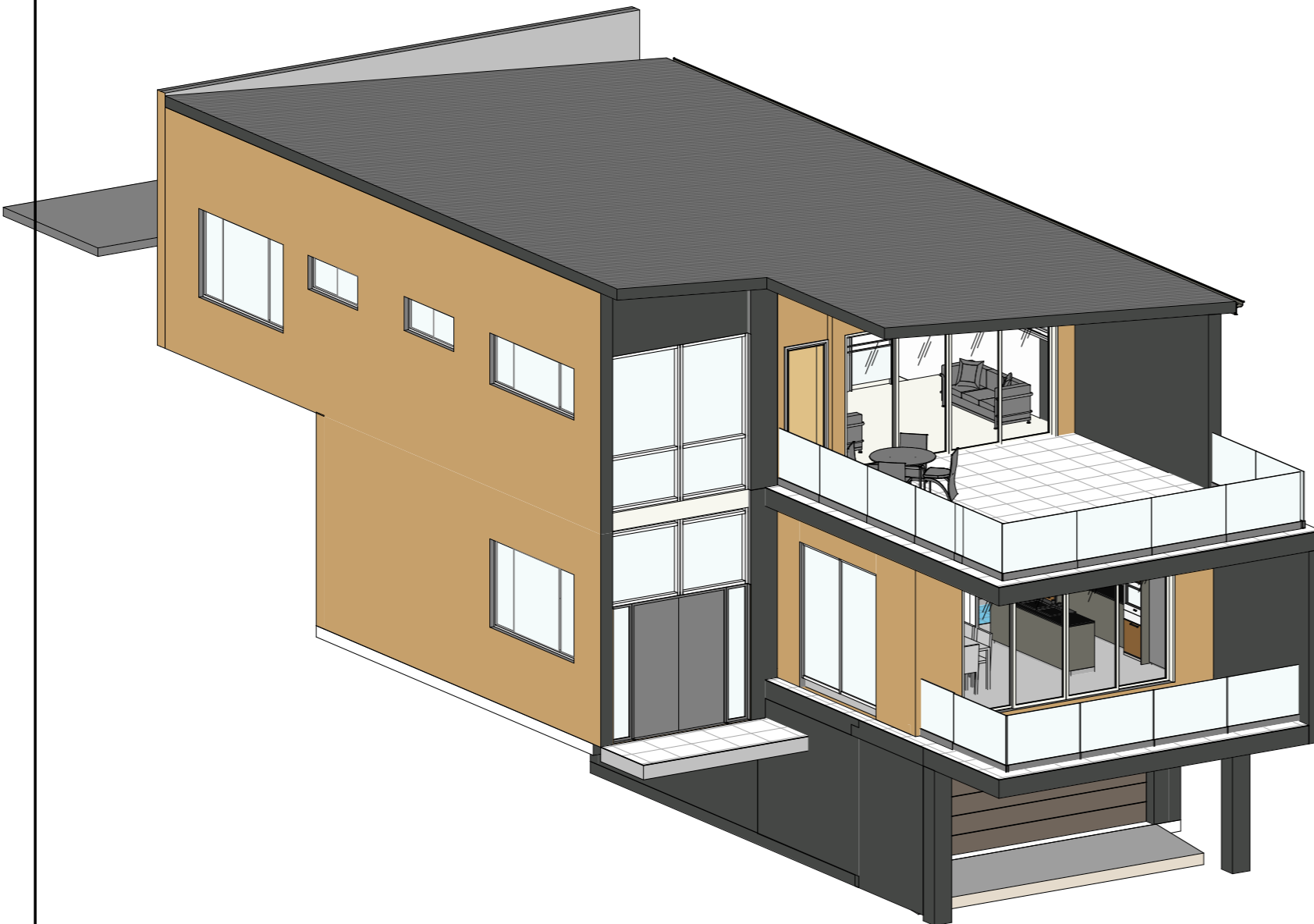


DEVELOPMENT APPLICATION

237 MCCARRS CREEK ROAD CHURCH POINT 2105
LOT/SECTION /PLAN NO: 32/-/DP20097

PROPOSED SINGLE DWELLING



Prefixes denote the discipline of the drawing:

- A= Architectural
- S=Structural
- M=Mechanical
- E=Electrical
- P=Plumbing
- L=Landscape
- AS=Architectural SDA
- CD=Construction Drawing



LOCATION PLAN SOURCE: SIX MAPS

NOTES
 -DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE, HOWEVER, INFORMATION WRITTEN ONTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS.
 -DO NOT SCALE ANY OF THE DRAWINGS. USE WRITTEN DIMENSIONS.

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
 37/5 GOOD STREET, PARRAMATTA, NSW 2151
 PHONE: 0470279597

GREEN MEASURES

DESIGN: MP	SCALE: 1:50	ADDRESS: 237 McCarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
DRAWN: MP	DATE: 14/09/2024	PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-001 / 15
CHECKED: MP	STAGE: CONCEPT	CLIENT: MR NIMA	REV. NO. A
APPROVED: -		DRAWING TITLE: COVER SHEET	
LGA: NORTHERN BEACHES COUNCIL			

SITE DETAIL:

Site Address: 237 Mccarrs Creek Road Church Point 2105
Lot/Section /Plan No: 32/-/DP20097
Site Area: 514.5m2
Site dimensions: Front 12.42m approx. , Side 41.53/42.875m approx.
 NORTHERN BEACHES COUNCIL

Local Environmental Plan

Local Government Area: Pittwater Local Environmental Plan 2014

Land Zone	C4 - Environmental Living
Height Of Building	8.5m
Min. Lot Size	700m2
Floor Space Ratio	NA
Acid Sulfate Soils	Class 5
Local Provisions	Geotechnical Hazard H1
Terrestrial Biodiversity	Biodiversity

Permitted with consent RU1:


Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; **Dwelling houses**; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures

SHEET LIST

SHEET	DESCRIPTION	Current Revision
A-001	COVER SHEET	A
A-002	DRWING LIST/CONTROL	A
A-003	GENERAL NOTES	A
A-004	BASIX REQUIREMENTS	A
A-005	BASIX REQUIREMENTS	A
A-100	SITE ANALYSIS	A
A-101	PROOSED SITE PLAN	A
A-201	GARAGE FLOOR PLAN	A
A-202	GROUND FLOOR LEVEL	A
A-203	FIRST FLOOR PLAN	A
A-207	3D VIEW	A
A-208	3D VIEW	A
A-300	ELEVATIONS	A
A-301	ELEVATIONS	A
A-400	SECTIONS	A
A-500	SHADOW DIAGRAMS	A
A-501	DRIVEWAY SECTION	A
A-502	DRIVEWAY SECTION-B & C	A

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION


GREEN MEASURES
 37/5 GOOD STREET, PARRAMATTA, NSW 2151
 PHONE: 0470279597



GREEN MEASURES

DESIGN: MP	SCALE: 1 : 200	ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
DRAWN: Approver	DATE: 14/09/2024	PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-002 / 15
CHECKED: MP	STAGE: CONCEPT	CLIENT: MR NIMA	REV. NO. A
APPROVED: -	LGA: NORTHERN BEACHES COUNCIL	DRAWING TITLE: DRWING LIST/CONTROL	

<p>AUSTRALIAN STANDARD COMPLIANCE THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS. - AS/NZS 1664 ALUMINIUM STRUCTURES - AS/NZS 1905 COMPONENTS FOR PROTECTION OF OPENING IN FIRE RESISTANT WALL</p> <p>- AS 2050 INSTALLATION OF ROOF TILES - AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION - AS 2372 COMPOSITE STRUCTURES - AS 2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION - AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - AS 3700 MASONRY STRUCTURES - AS 3013 ELECTRICAL INSTALLATIONS - AS 1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS - AS 2441 INSTALLATION OF HOSE REELS - AS 3786 SMOKE ALARMS - AS 1288 GLASS IN BUILDINGS SELECTION AND INSTALLATION - AS 2107 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS - AS 3660.1 TERMITE MANAGEMENT - NEW BUILDING WORK -2000</p> <p>- AS 2890.1-2004 OFF STREET CAR PARKING</p>	<p>BUILDING CODE OF AUSTRALIA Building Classification: 1 SECTION A General Provisions Vol. 2 Part 1.3. Clause 1.3.2 Classifications: CLASS 1: One or more buildings which in association constitute - (a) Class 1A - A single dwelling, being - (i) A detached house, or (ii) One or more attached dwellings, each being a building, separated by a fire resisting wall, including a row house, terrace house, townhouse or villa unit: CLASS 10: A non-habitable building being a private garage, carport, shed, or the like BCA 2022 COMPLIANCE Fire Separation "H3D2 BCA 2022" Part 3.7.1 Fire Separation 3.7.1.1 Application Compliance with this Part satisfies Performance Requirement sp2.3.1. For Fire separations. 3.7.1.2 General Concession - Non Combustible materials The following materials though combustible or containing combustible fibres, maybe used wherever a non-combustible is required in the Housing Provisions : (a) plasterboard, and (b) perforated gypsum lath with a normal paper finish, and (c) fibrous-plaster sheet, and (d) fibre-reinforced cement sheeting, and (e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and where the Spread of Flames index of the product is not more than 0; AND (f) Banded laminated materials, where - (i) Each laminate is non-combustible; and (ii) Each adhesive layer is not more than 1mm thick; and (iii) The total thickness of adhesive layers is not more than 2mm; and (iv) The Spread of Flame Index and Smoke Development Index of the laminated Material as a whole does not exceed 0 and 3 respectively. 3.7.1.3 External Walls of Class 1 of buildings An external wall of a Class 1 building and any openings in that wall must comply with 3.7.1.5, if the wall is less than_ (a) The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without obstruction by a wall complying with 3.7.1.5. (b) Where a wall within a specified distance is required to be constructed in a certain manner, only that part of the wall, (including any openings) within the specified distance, must be constructed in that manner.</p>	<p>3.7.1.5 Construction of External Walls (a) External walls (including gables) required to be fire resisting (Referred to in 3.7.1.3 or 3.7.1.6) must extend to the underside of a non-combustible roof covering or non-combustible eaves lining, and must- (i) have an FRL of not less than 60/60/60 when tested from the outside or (ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90 mm thick or (iii) be of masonry construction not less than 90 mm thick (B) Openings in external walls required to be fire resisting (referred to in 3.7.1.3 or 3.7.1.6) must be protected by- (i) non operable fire-windows or other construction with an FRL of not less than --/60/--; or (ii) self closing solid-core doors not less than 35mm thick. (c) Sub-floor vents, roof vents, weep holes and penetrations for pipes, conduits and the like need not comply with (b) above. (d) Concessions for non-habitable room windows, conduits and the like Despite the requirements in (b) in a non-habitable room a window that faces the boundary of an adjoining building on the same allotment, not less than 1.2m from that building: providing that- (i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2sqm: or (ii) in a room other than referred to in (i), opening has an area of not more than 0.54sqm: and- (A) the window is steel framed, there are no opening sashes and it is glazed in wire glass; or (B) The opening is enclosed with hollow glass blocks. 3.7.1.8 Separating walls (a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building which is not appurtenant to that Class 1 BUILDING, MUST HAVE AN FRL of not less than 60/60/60, and- (i) commence at the footings or ground slab: and (ii) extend- (A) If the building has a non-combustible roof covering, to the underside of the roof the roof covering SPECIFICATION C1.10 Fire Hazard Properties Materials used in the building having flamability, smoke developed and spread of flame indices as set out in Spec C1.10.</p>	<p>Health and Amenity Part F1: Damp and Weatherproofing - Stormwater drainage must comply with AS/NZS 3500.3.2 - Roof covering to comply with F1.5 - Sarking must comply with AS/NZS 4200, Part 1 and 2 - Waterproofing of wet areas in buildings to comply with F1.7 - Damp-proof of floors on ground to comply with F1.11 Part F3.7: Fire safety - Automatic fire detection system to be provided in accordance with Part 3.7.2 General concessions: Part 3.7.2 Smoke alarms - requirements for smoke: (a) Smoke alarms must be installed in: (i) any storey containing bedrooms. Part3.8: Health and Amenity -Wet areas within the building must comply with the requirements of Part 3.8.1 Wet Areas. Part 3.8.6: Sound insulation requirements Part 3.8.6.2 Sound Insulation Requirements (a) To provide insulation from air-born and impact a separating wall Between two or more Class Buildings, must- (i) Achieve the weighted sound reduction with spectrum adaption Term [Rw + Ctr] and discontinuous construction Requirements, as required by Table 3.8.6.1; and (ii) Be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4 (b) For the purposes of this Part, the Rw + Ctr must be determined In accordance with AS/NZS 1276.2 or ISO 717.1 using results from laboratory measurements. Part 3.9: Safe movement and access The treads and risers of the proposed stairs are to comply with Part 3.9.1.2. General requirements 3.9.2.6 Windows barriers "protection of openable windows" General requirements</p>
<p>SEDIMENT CONTROL NOTES 1. All erosion and sediment control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standards of Soil Conservation of NSW. 2. All drainage works shall be constructed and stabilized as early as possible during development. 3 Sediment traps shall be constructed around all inlets pits, consisting of 450 mm wide by 450mm deep trench. 4. All sediment basins and traps shall be cleaned when structures are a maximum of 60 % full of soil materials, including the maintenance period. 5. All disturbed areas shall be revegetated as soon as the relevant works are completed. 6 Soil and topsoil stockpiles shall be located away from drainage lines and area where water may congregate. 7. Filter shall be constructed by stretching a filter fabric (propex or approved equivalent) between posts at 3.0m centers. Fabric shall be buried 150mm along its lower edge. 8. Refer to concept stormwater engineering for clarity and structure details</p>			

AMENDMENTS			<p>GREEN MEASURES 37/5 GOOD STREET, PARRAMATTA, NSW 2151 PHONE: 0470279597</p>  GREEN MEASURES	DESIGN: MP	SCALE:	ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
REV	DATE	DESCRIPTION		DRAWN: Approver			
A	14/09/2024	DEVELOPMENT APPLICATION		CHECKED: MP	DATE: 14/09/2024	PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-003 / 15
				APPROVED: -		CLIENT: MR NIMA	
				LGA: NORTHERN BEACHES COUNCIL	STAGE: CONCEPT	DRAWING TITLE: GENERAL NOTES	REV. NO. A

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 09 October 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	237 Mccarrs Creek Road Church Point 2105	
Street address	237 MCCARRS CREEK ROAD CHURCH POINT 2105	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP20097	
Lot no.	32	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	40	Target 40
Thermal Performance	Pass	Target Pass
Energy	72	Target 72
Materials	-73	Target n/a

Certificate Prepared by	
Name / Company Name:	Green Measures
ABN (if applicable):	28814330729

Description of project

Project address		Assessor details and thermal loads	
Project name	237 Mccarrs Creek Road Church Point 2105	Assessor number	n/a
Street address	237 MCCARRS CREEK ROAD CHURCH POINT 2105	Certificate number	n/a
Local Government Area	Northern Beaches Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP20097	Area adjusted cooling load (MJ/m ² year)	n/a
Lot no.	32	Area adjusted heating load (MJ/m ² year)	n/a
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	40 Target 40
No. of bedrooms	4	Thermal Performance	Pass Target Pass
		Energy	72 Target 72
		Materials	-73 Target n/a
Site details			
Site area (m ²)	515		
Roof area (m ²)	165		
Conditioned floor area (m ²)	207.0		
Unconditioned floor area (m ²)	13.2		
Total area of garden and lawn (m ²)	148		
Roof area of the existing dwelling (m ²)	0		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 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 rain runoff from at least 165 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> at least one outdoor tap in the development. (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	101.5	nil/not specified	nil	
floor - above habitable rooms or mezzanine, treated softwood; frame: timber - H2 treated softwood.	94.7	nil;fibreglass batts or roll	nil	
floor - suspended floor above garage, treated softwood; frame: timber - H2 treated softwood.	24	nil;fibreglass batts or roll	nil	

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
garage floor - concrete slab on ground, waffle pod slab.	48	none	nil	
external wall: concrete panel/ plasterboard; frame: timber - H2 treated softwood.	106.7	3.21 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorbance 0.48-0.7)
external wall: external insulated facade system (EIFS); frame: timber - H2 treated softwood.	165	1.20 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorbance 0.48-0.7)
external garage wall: AAC veneer; frame: timber - H2 treated softwood.	68	none	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	187	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	165.1	ceiling: 5 (up), roof: foil/ sarking; ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof colour: medium (solar absorbance 0.6-0.7); ceiling area fully insulated

- Note • Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
- Note • If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
- Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
- Note • Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.	✓	✓	✓

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
37/5 GOOD STREET, PARRAMATTA, NSW 2151
PHONE: 0470279597

GREEN MEASURES

DESIGN:	MP	SCALE:	
DRAWN:	Approver		
CHECKED:	MP	DATE:	14/09/2024
APPROVED:	-		
LGA:	NORTHERN BEACHES COUNCIL	STAGE:	CONCEPT

ADDRESS:	237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO.	A002024041
PROJECT:	PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO.	A-004 / 15
CLIENT:	MR NIMA	REV. NO.	A
DRAWING TITLE:	BASIX REQUIREMENTS		

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	1560.00	2710.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W02	2400.00	2400.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W07	900.00	2650.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W08	600.00	1560.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	none	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W09	600.00	1560.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W10	1560.00	2650.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	none	not overshadowed
South facing					
W02	600.00	910.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W03	600.00	910.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	none	not overshadowed
W11	1560.00	2650.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W12	1560.00	2650.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W13	1560.00	2650.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W14	900.00	2650.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
West facing					
SD01	2400.00	4200.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	solid overhang 3000 mm, 300 mm above head of window or glazed door	not overshadowed
SD02	2400.00	4200.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.74 - 0.90)	solid overhang 2830 mm, 300 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
D10	2400.00	800.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.60 - 0.74)	solid overhang 2830 mm, 300 mm above head of window or glazed door	not overshadowed
W05	2410.00	390.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.60 - 0.74)	none	not overshadowed
W06	2410.00	390.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.60 - 0.74)	none	not overshadowed
W15	1340.00	2780.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.60 - 0.74)	none	not overshadowed
W16	2750.00	2780.00	aluminium, single glazed (U-value: <=5.5, SHGC: 0.60 - 0.74)	none	not overshadowed


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating, gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

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/CDC plans and 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 (either interim or final) for the development may be issued.

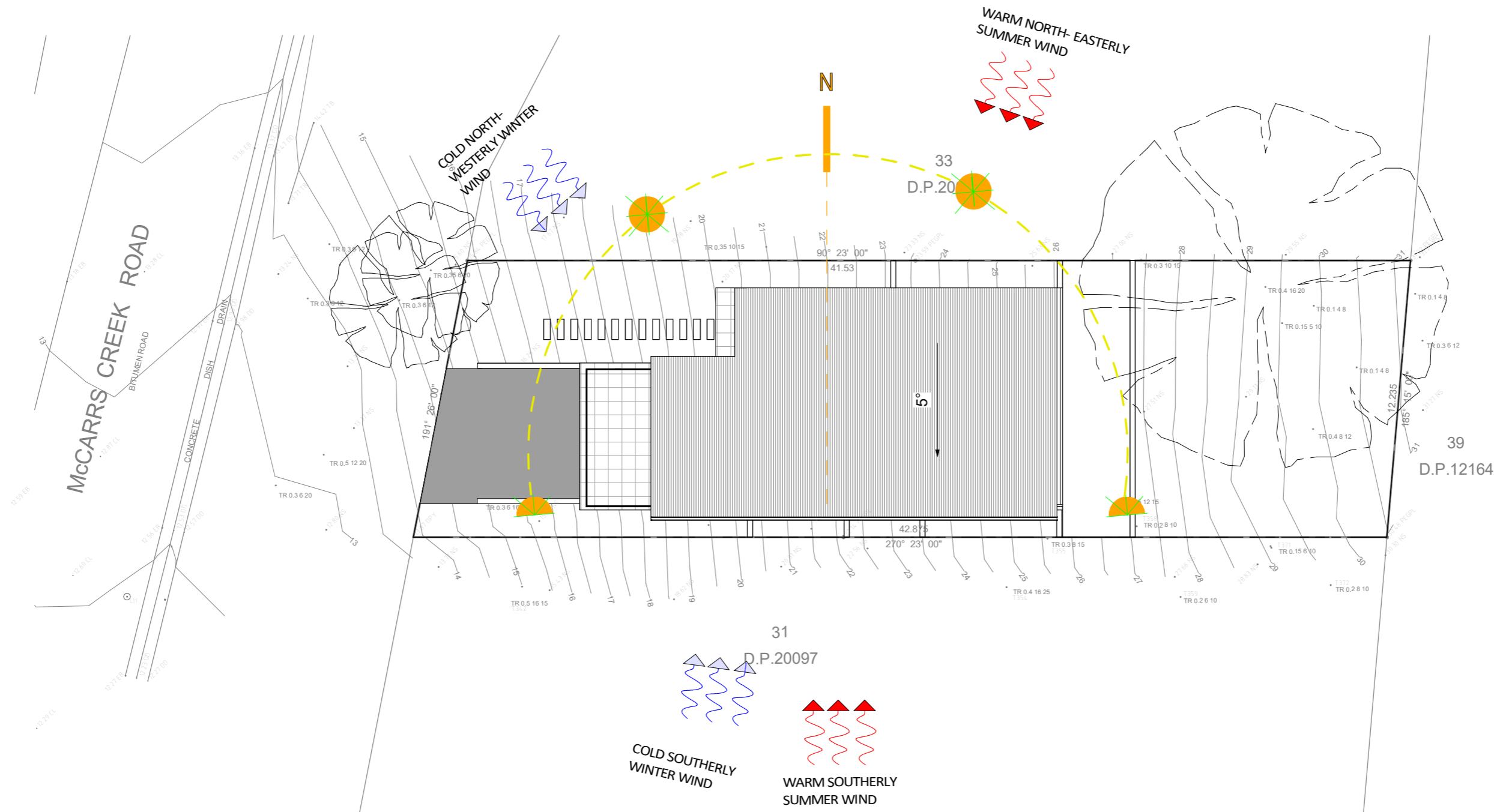
AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
37/5 GOOD STREET, PARRAMATTA, NSW 2151
PHONE: 0470279597



GREEN MEASURES

DESIGN: MP	SCALE:	ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
DRAWN: Approver	DATE: 14/09/2024	PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-005 / 15
CHECKED: MP	STAGE: CONCEPT	CLIENT: MR NIMA	REV. NO. A
APPROVED: -		DRAWING TITLE: BASIX REQUIREMENTS	
LGA: NORTHERN BEACHES COUNCIL			




SITE ANALYSIS

1 : 200

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
 37/5 GOOD STREET, PARRAMATTA, NSW 2151
 PHONE: 0470279597

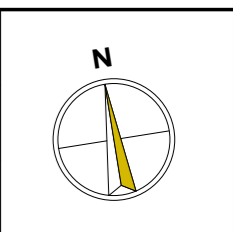


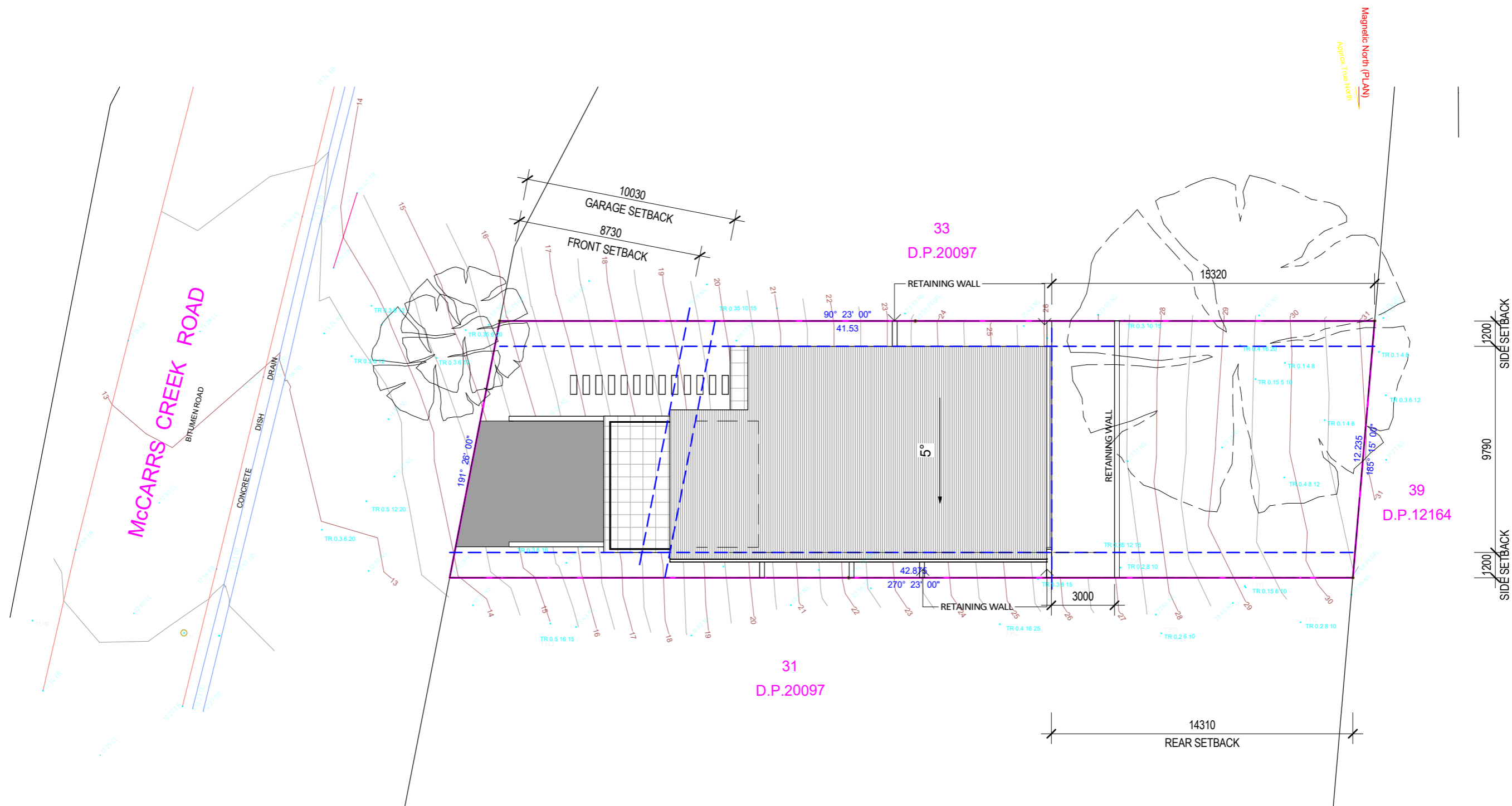
GREEN MEASURES

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DRAWN:	Approver	DATE:	14/09/2024
CHECKED:	MP	STAGE:	CONCEPT
APPROVED:	-		
LGA:	NORTHERN BEACHES COUNCIL		

ADDRESS:	237 McCarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097
PROJECT:	PROPOSED SINGLE DWELLING
CLIENT:	MR NIMA
DRAWING TITLE:	SITE ANALYSIS

PROJECT NO.	A002024041
DRAWING NO./TOTAL NO.	A-100 / 15
REV. NO.	A






PROPOSED SITE PLAN

1 : 200

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
 37/5 GOOD STREET, PARRAMATTA, NSW 2151
 PHONE: 0470279597

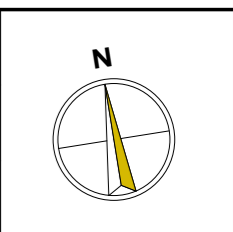


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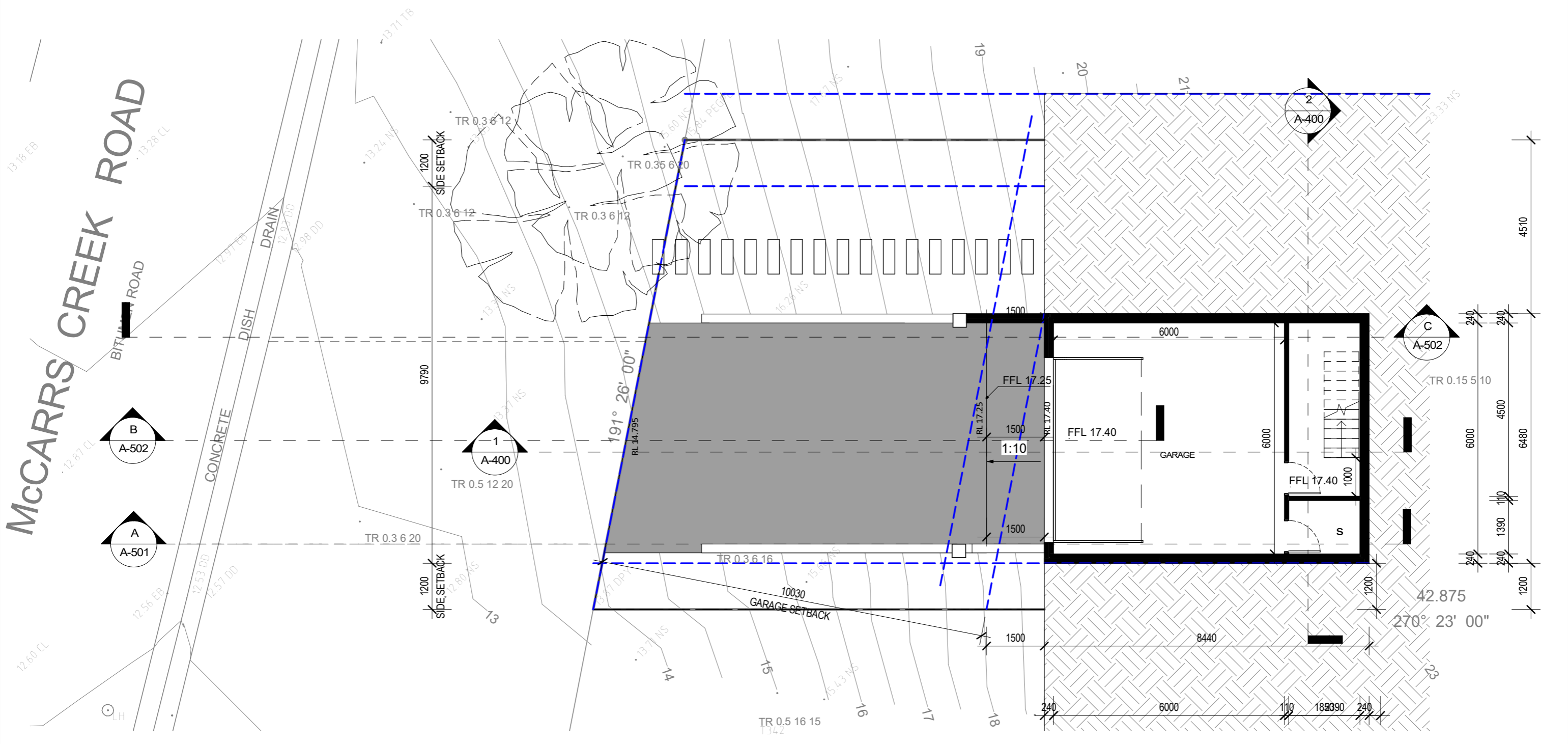
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CHECKED:	MP	APPROVED:	-
LGA:	NORTHERN BEACHES COUNCIL	STAGE:	CONCEPT

ADDRESS:	237 McCarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097
PROJECT:	PROPOSED SINGLE DWELLING
CLIENT:	MR NIMA
DRAWING TITLE:	PROPOSED SITE PLAN

PROJECT NO.	A002024041
DRAWING NO./TOTAL NO.	A-101 / 15
REV. NO.	A




MCCARRS CREEK ROAD



GARAGE FLOOR PLAN
1:100

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
37/5 GOOD STREET, PARRAMATTA, NSW 2151
PHONE: 0470279597

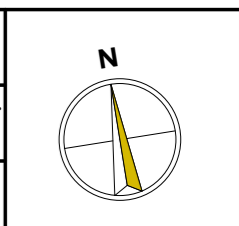


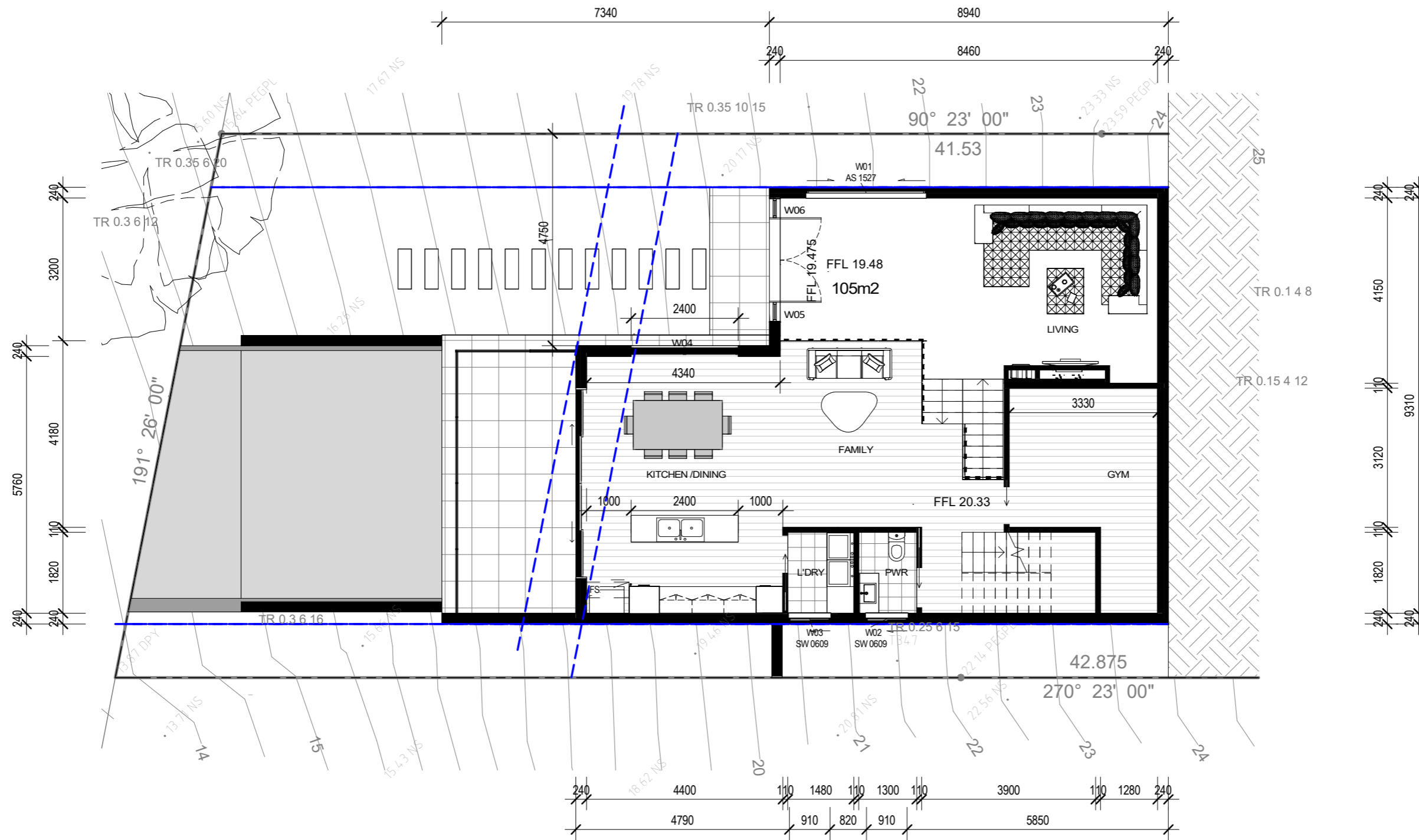
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DRAWN:	Approver	DATE:	14/09/2024
CHECKED:	MP	STAGE:	CONCEPT
APPROVED:	-		
LGA:	NORTHERN BEACHES COUNCIL		

ADDRESS:	237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097
PROJECT:	PROPOSED SINGLE DWELLING
CLIENT:	MR NIMA
DRAWING TITLE:	GARAGE FLOOR PLAN

PROJECT NO.	A002024041
DRAWING NO./TOTAL NO.	A-201 / 15
REV. NO.	A






GROUND FLOOR LEVEL
1:100

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

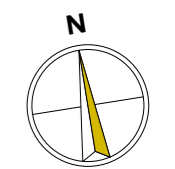
GREEN MEASURES
37/5 GOOD STREET, PARRAMATTA, NSW 2151
PHONE: 0470279597

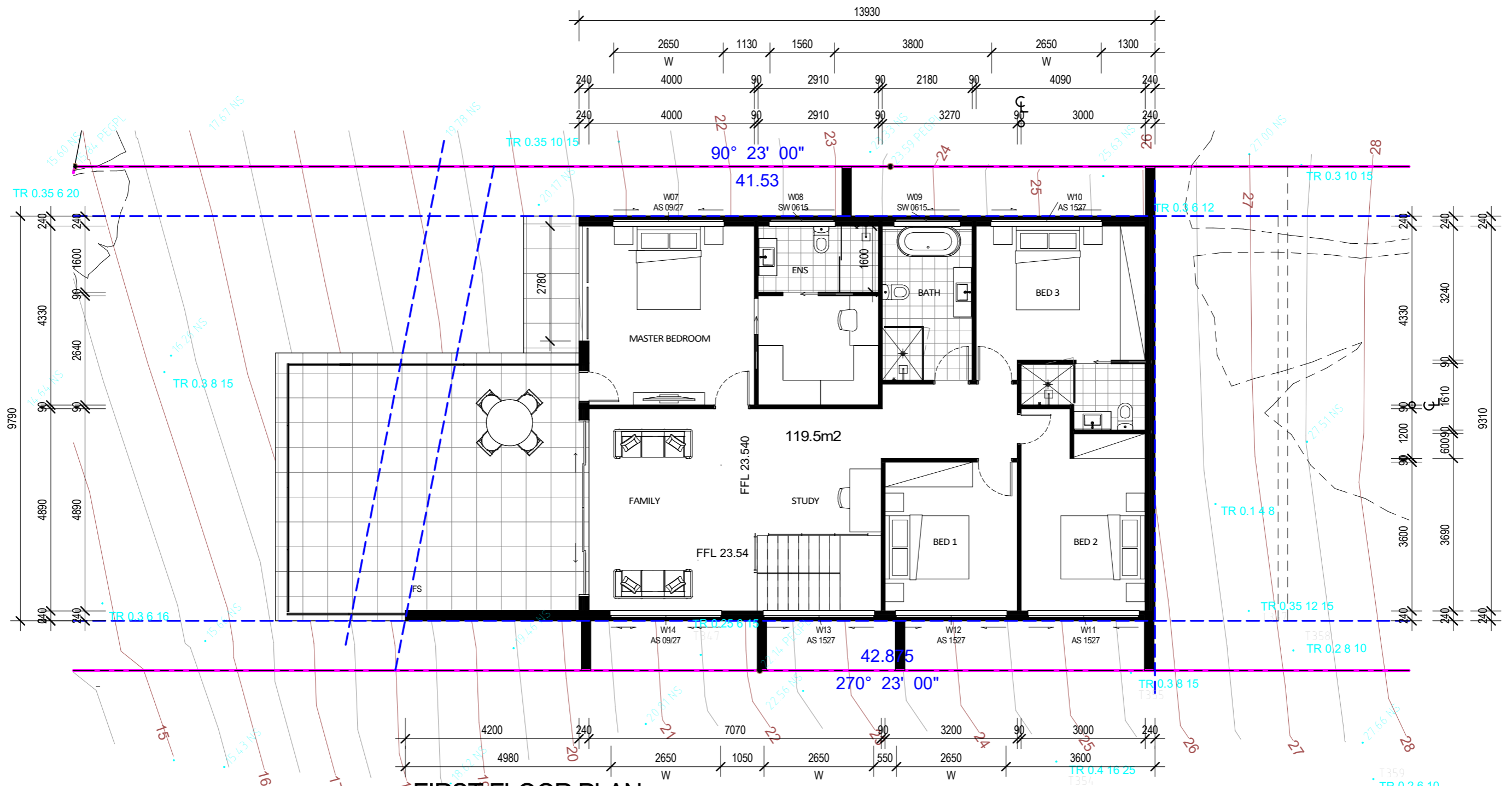


GREEN MEASURES

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DRAWN: Approver	DATE: 14/09/2024
CHECKED: MP	STAGE: CONCEPT
APPROVED: -	
LGA: NORTHERN BEACHES COUNCIL	

ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-202 / 15
CLIENT: MR NIMA	REV. NO. A
DRAWING TITLE: GROUND FLOOR LEVEL	






FIRST FLOOR PLAN
1:100

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
37/5 GOOD STREET, PARRAMATTA, NSW 2151
PHONE: 0470279597

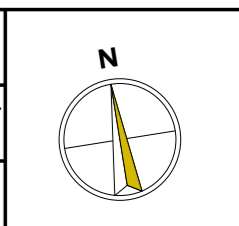


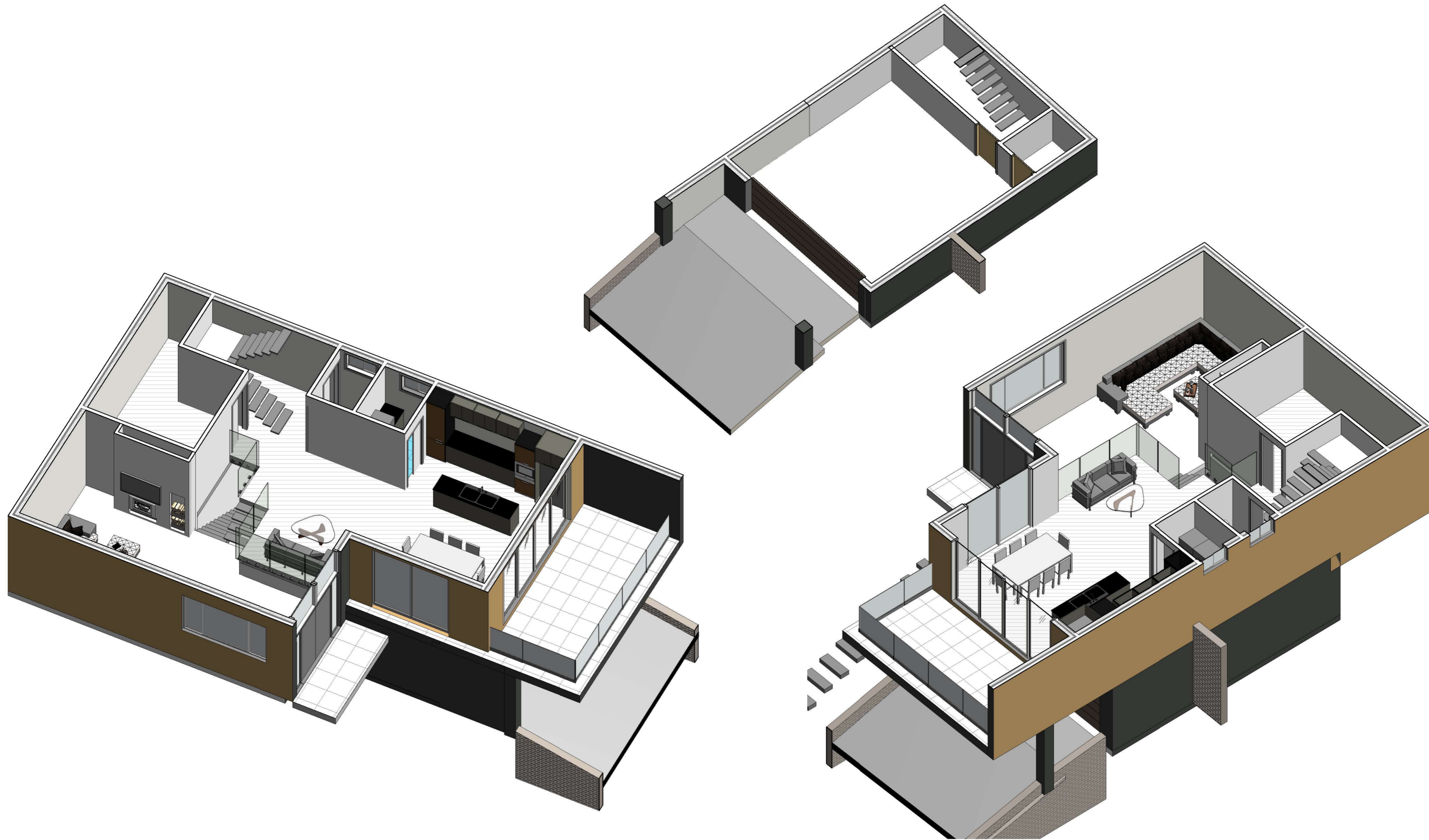
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DRAWN: Approver	DATE: 14/09/2024
CHECKED: MP	STAGE: CONCEPT
APPROVED: -	
LGA: NORTHERN BEACHES COUNCIL	

ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097
PROJECT: PROPOSED SINGLE DWELLING
CLIENT: MR NIMA
DRAWING TITLE: FIRST FLOOR PLAN


PROJECT NO. A002024041
DRAWING NO./TOTAL NO. A-203 / 15
REV. NO. A





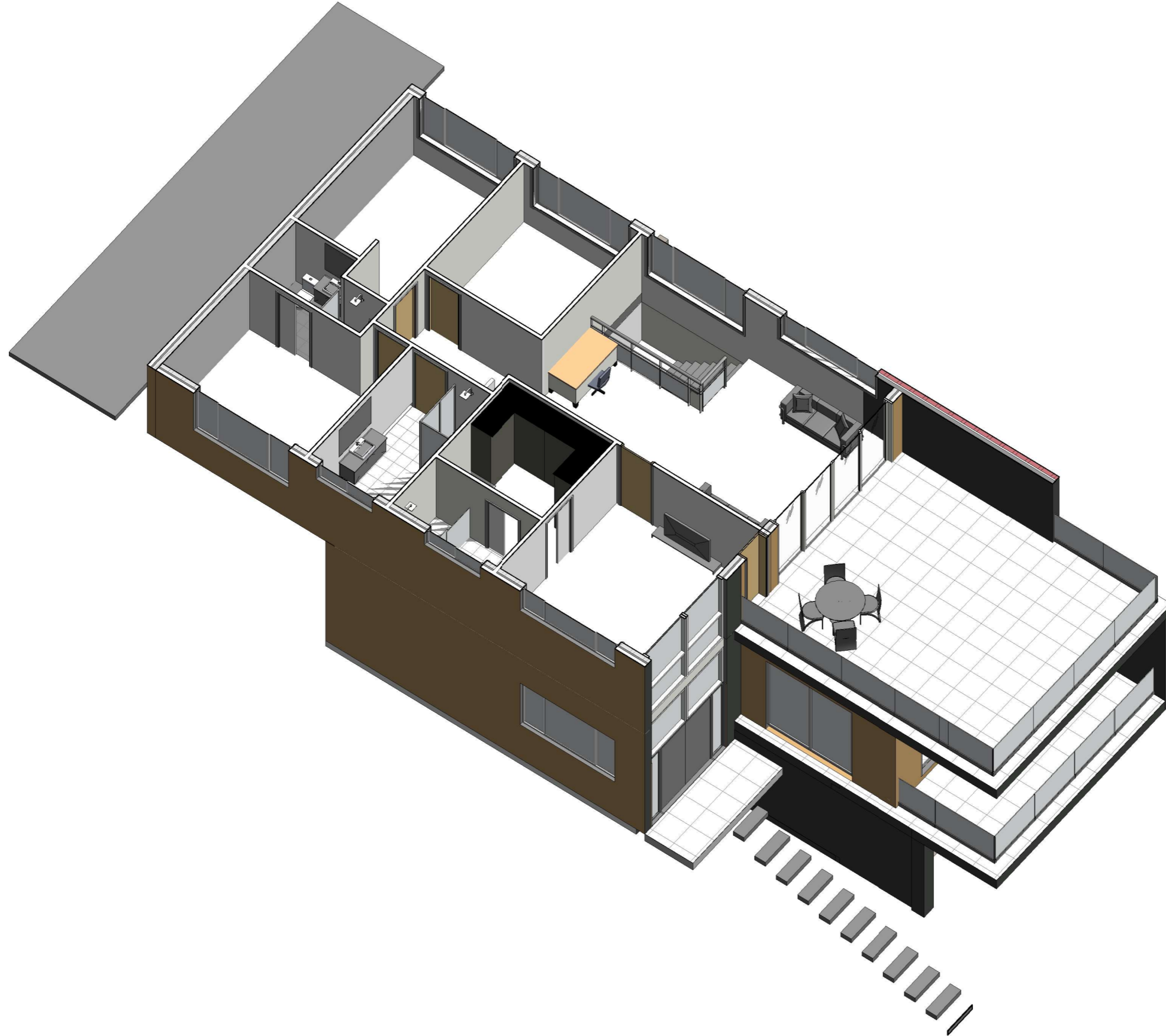
AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
 37/5 GOOD STREET, PARRAMATTA, NSW 2151
 PHONE: 0470279597




GREEN MEASURES

DESIGN: MP	SCALE:	ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
DRAWN: Approver	DATE: 14/09/2024	PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-207 / 15
CHECKED: MP	STAGE: CONCEPT	CLIENT: MR NIMA	REV. NO. A
APPROVED: -		DRAWING TITLE: 3D VIEW	
LGA: NORTHERN BEACHES COUNCIL			



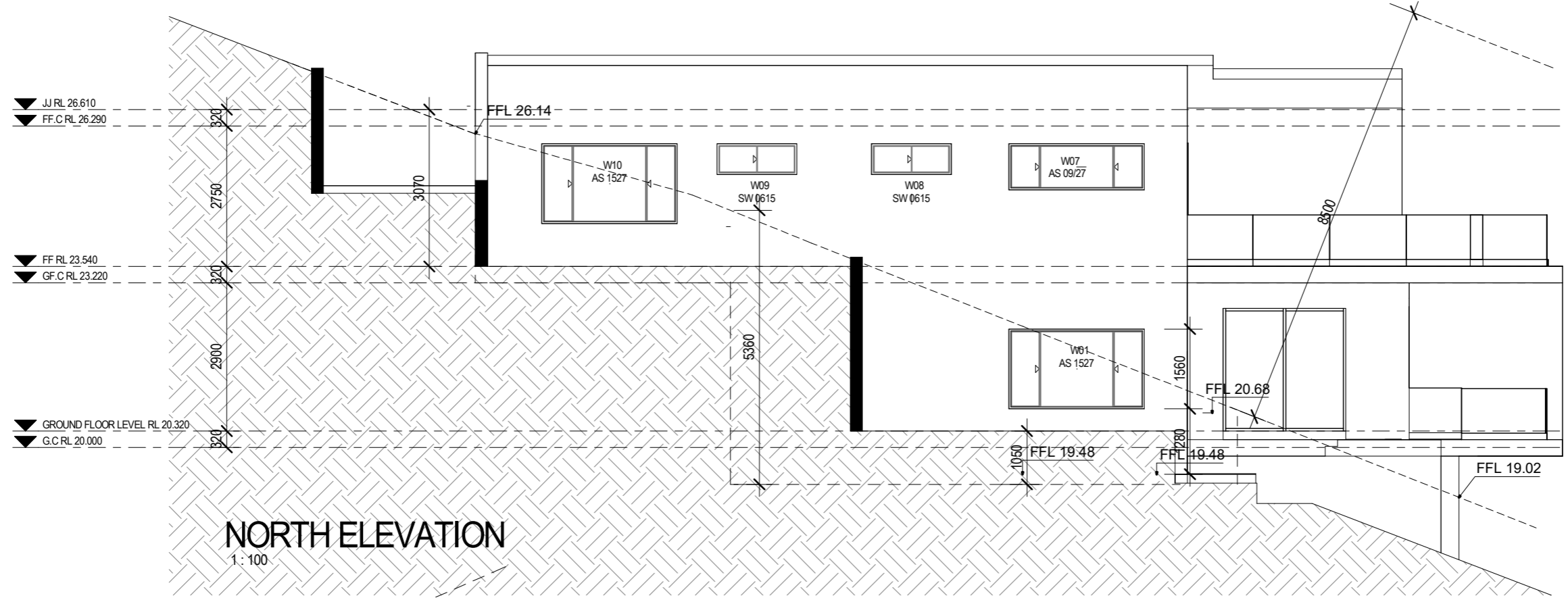
AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
37/5 GOOD STREET, PARRAMATTA, NSW 2151
PHONE: 0470279597

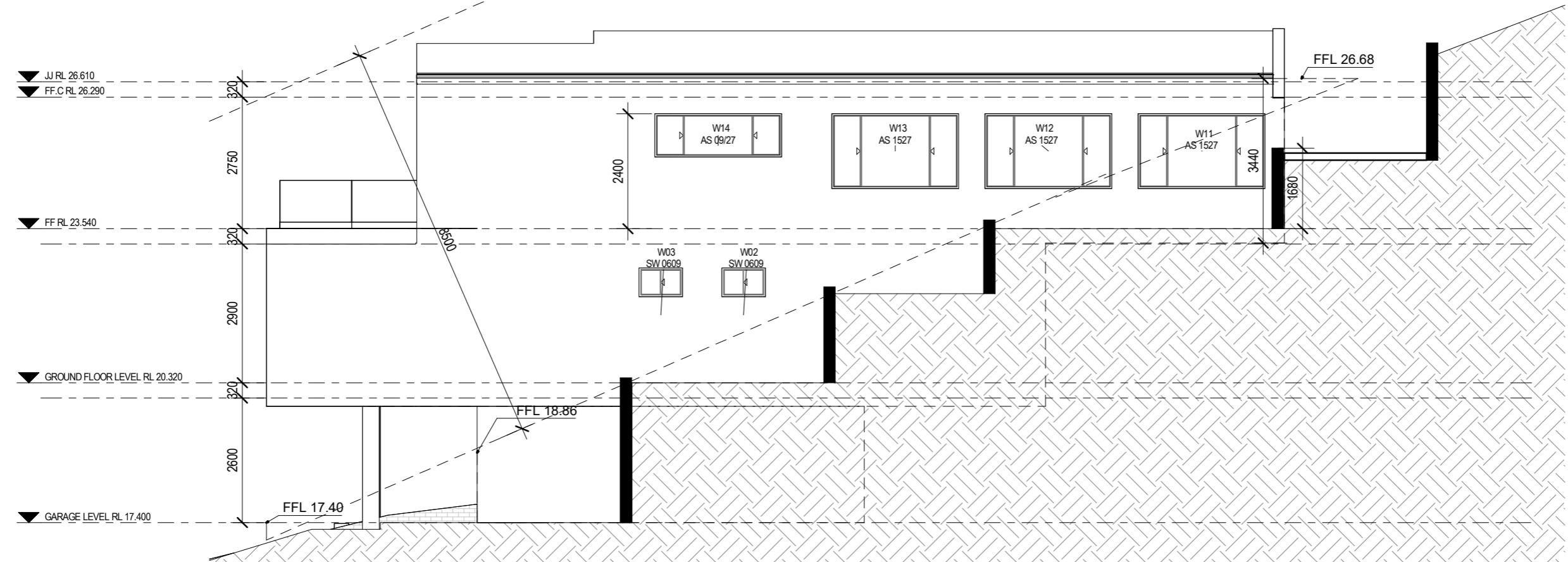


GREEN MEASURES

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DRAWN: Approver	DATE: 14/09/2024	PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-208 / 15
CHECKED: MP	STAGE: CONCEPT	CLIENT: MR NIMA	REV. NO. A
APPROVED: -	LGA: NORTHERN BEACHES COUNCIL	DRAWING TITLE: 3D VIEW	




NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

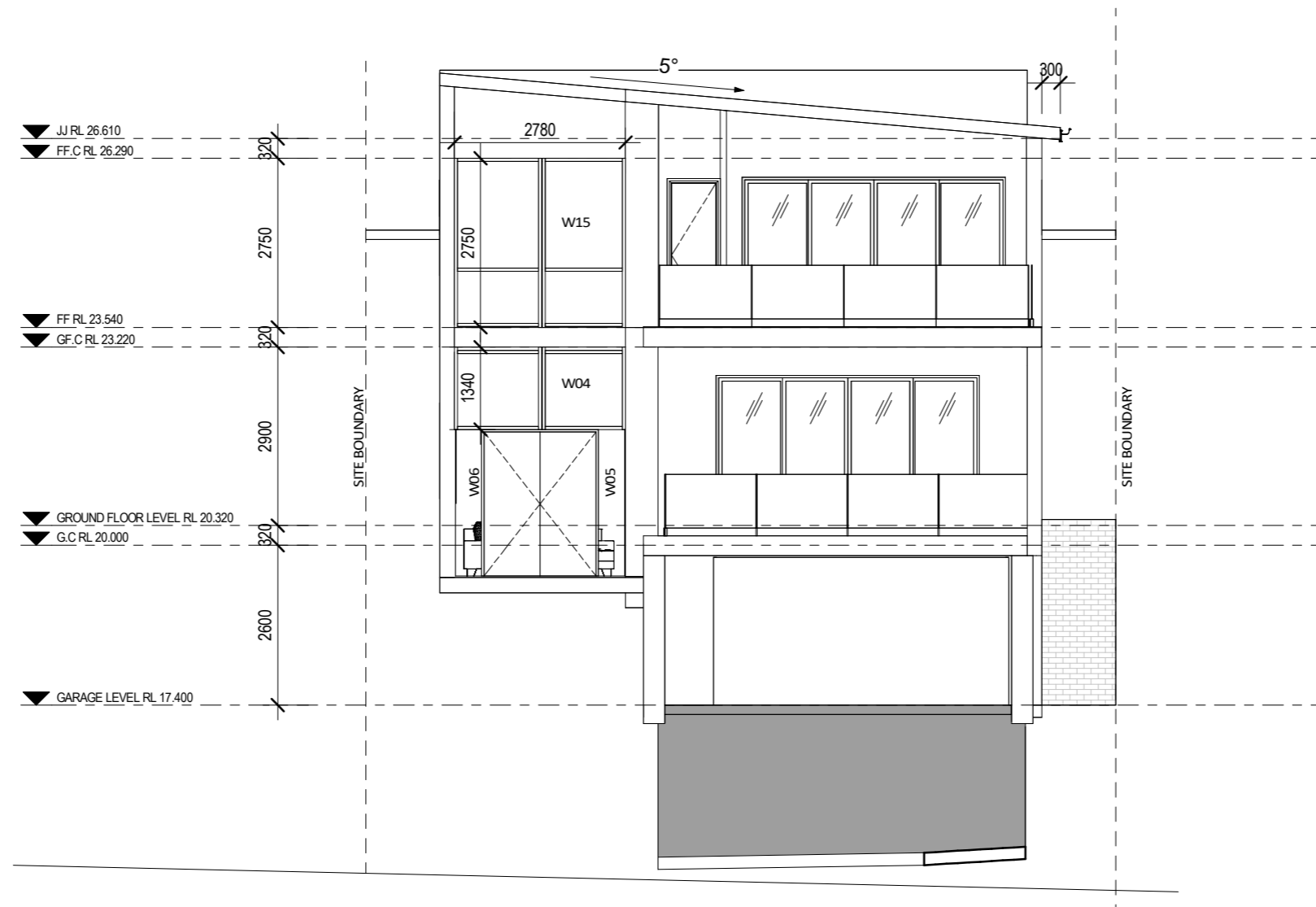
GREEN MEASURES
37/5 GOOD STREET, PARRAMATTA, NSW 2151
PHONE: 0470279597



GREEN MEASURES

DESIGN: MP	SCALE: 1:100
DRAWN: Approver	DATE: 14/09/2024
CHECKED: MP	APPROVED: -
LGA: NORTHERN BEACHES COUNCIL	STAGE: CONCEPT

ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-300 / 15
CLIENT: MR NIMA	REV. NO. A
DRAWING TITLE: ELEVATIONS	




WEST ELEVATION

1:100

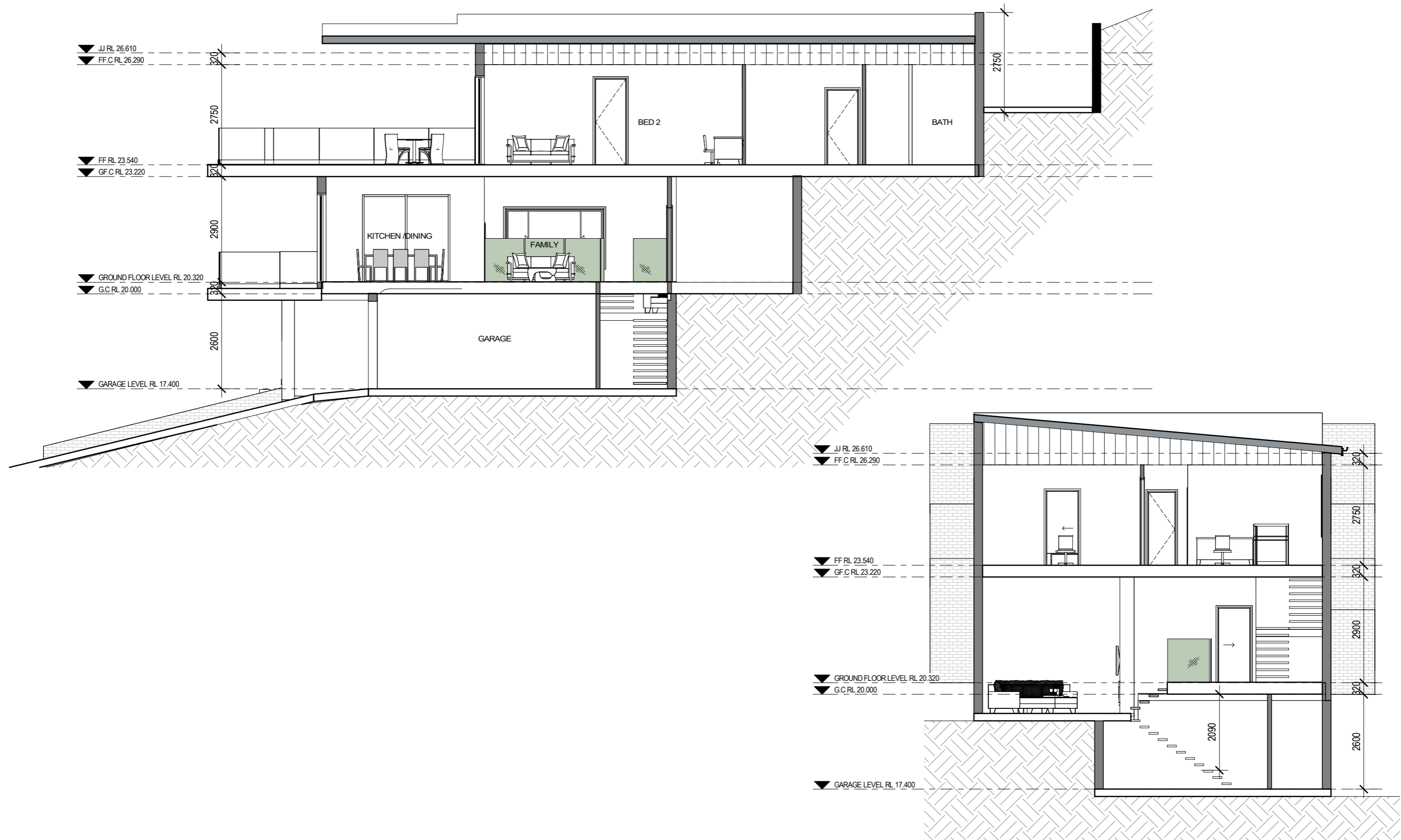
AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
 37/5 GOOD STREET, PARRAMATTA, NSW 2151
 PHONE: 0470279597




GREEN MEASURES

DESIGN: MP	SCALE: 1:100	ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
DRAWN: Approver	DATE: 14/09/2024	PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-301 / 15
CHECKED: MP	STAGE: CONCEPT	CLIENT: MR NIMA	REV. NO. A
APPROVED: -		DRAWING TITLE: ELEVATIONS	
LGA: NORTHERN BEACHES COUNCIL			



AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

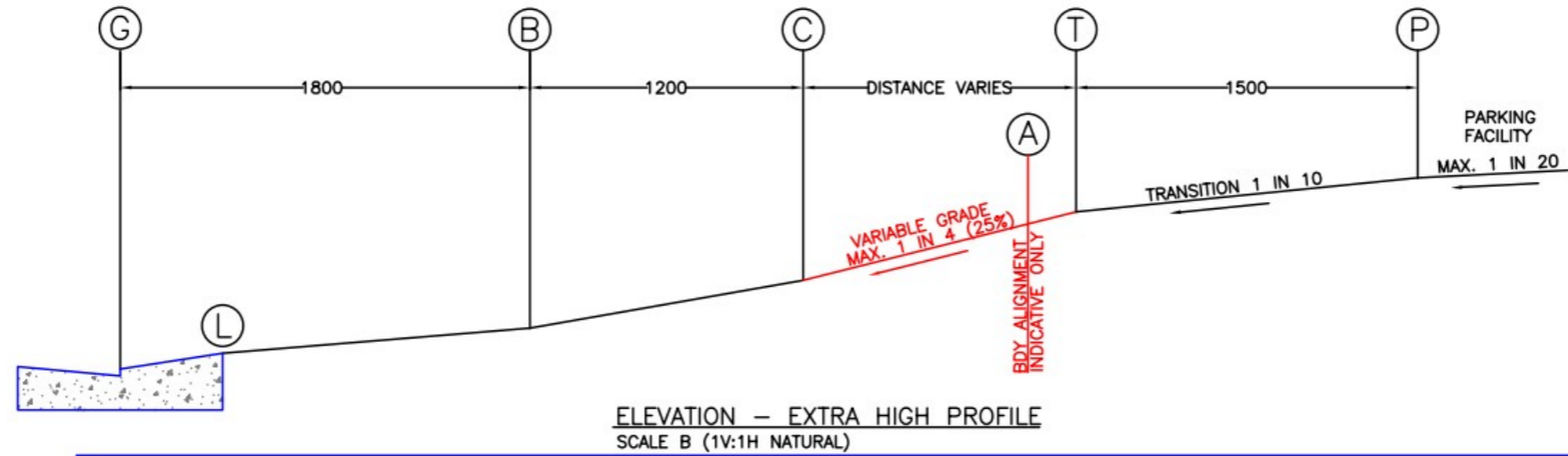
GREEN MEASURES
 37/5 GOOD STREET, PARRAMATTA, NSW 2151
 PHONE: 0470279597



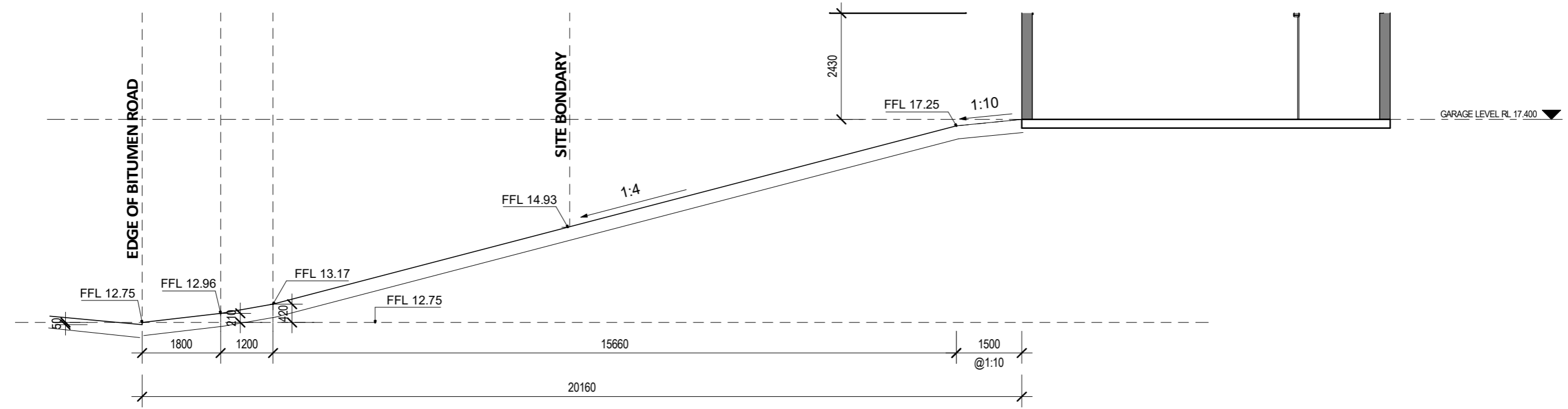
GREEN MEASURES

DESIGN: MP	SCALE: 1 : 100
DRAWN: Approver	
CHECKED: MP	DATE: 14/09/2024
APPROVED: -	
LGA: NORTHERN BEACHES COUNCIL	STAGE: CONCEPT


ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-400 / 15
CLIENT: MR NIMA	REV. NO. A
DRAWING TITLE: SECTIONS	



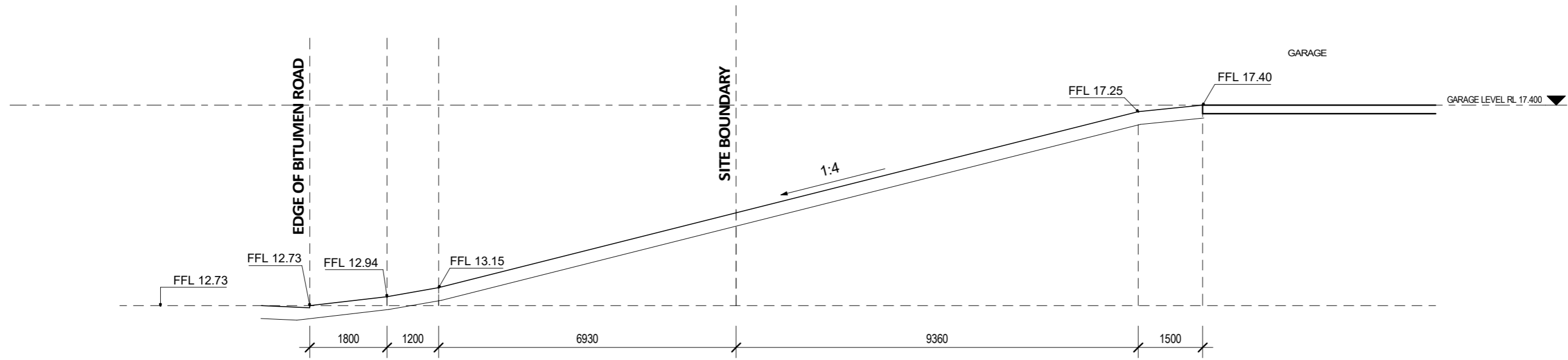
DRIVEWAY SET-OUT SCHEDULE		
POINT	REMARK	LEVELS
G	GUTTER INVERT	DRIVEWAY CROSSING SET-OUT POINT
L	REAR OF LAYBACK	100mm ABOVE GUTTER INVERT (MAY BE ALTERED AT COUNCIL'S DISCRETION)
B	1800mm FROM GUTTER INVERT	210mm ABOVE GUTTER INVERT
C	3000mm FROM GUTTER INVERT	420mm ABOVE GUTTER INVERT
A	BOUNDARY ALIGNMENT	PLACE 10mm EXPANSION JOINT. CONTINUE CROSSING GRADIENT BETWEEN POINTS C AND T
T	1500mm BEFORE PARKING FACILITY	PROVIDE TRANSITIONAL SLOPE 1V:10H OVER 1500mm WHICH MAY BE PARTIALLY OR WHOLLY ON ROAD RESERVE
P	PARKING FACILITY	MAXIMUM GRADE PARALLEL TO ANGLE OF PARKING 1V:20H. FOR ANY OTHER DIRECTION 1V:16H



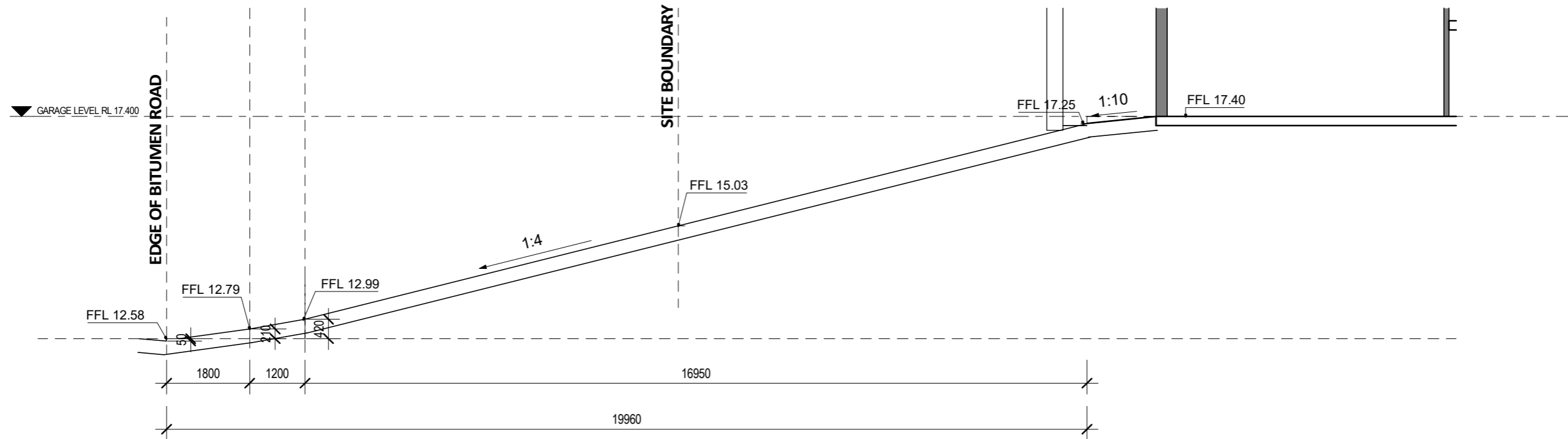
DRIVEWAY SECTION-A
1:100

AMENDMENTS <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>14/09/2024</td> <td>DEVELOPMENT APPLICATION</td> </tr> </tbody> </table>			REV	DATE	DESCRIPTION	A	14/09/2024	DEVELOPMENT APPLICATION	GREEN MEASURES 37/5 GOOD STREET, PARRAMATTA, NSW 2151 PHONE: 0470279597  GREEN MEASURES		DESIGN: MP DRAWN: Approver CHECKED: MP APPROVED: - LGA: NORTHERN BEACHES COUNCIL	SCALE: 1:100 DATE: 14/09/2024 STAGE: CONCEPT	ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097 PROJECT: PROPOSED SINGLE DWELLING CLIENT: MR NIMA DRAWING TITLE: DRIVEWAY SECTION	PROJECT NO. A002024041 DRAWING NO./TOTAL NO. A-501 / 15 REV. NO. A
REV	DATE	DESCRIPTION												
A	14/09/2024	DEVELOPMENT APPLICATION												

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DRIVEWAY SECTION-B
1:100



DRIVEWAY SECTION-C
1:100

AMENDMENTS		
REV	DATE	DESCRIPTION
A	14/09/2024	DEVELOPMENT APPLICATION

GREEN MEASURES
 37/5 GOOD STREET, PARRAMATTA, NSW 2151
 PHONE: 0470279597

GREEN MEASURES

DESIGN: MP	SCALE: 1:100
DRAWN: Approver	DATE: 14/09/2024
CHECKED: MP	STAGE: CONCEPT
APPROVED: -	LGA: NORTHERN BEACHES COUNCIL

ADDRESS: 237 Mccarrs Creek Road Church Point 2105 Lot/Section /Plan No: 32/-/DP20097	PROJECT NO. A002024041
PROJECT: PROPOSED SINGLE DWELLING	DRAWING NO./TOTAL NO. A-502 / 15
CLIENT: MR NIMA	REV. NO. A
DRAWING TITLE: DRIVEWAY SECTION-B & C	

