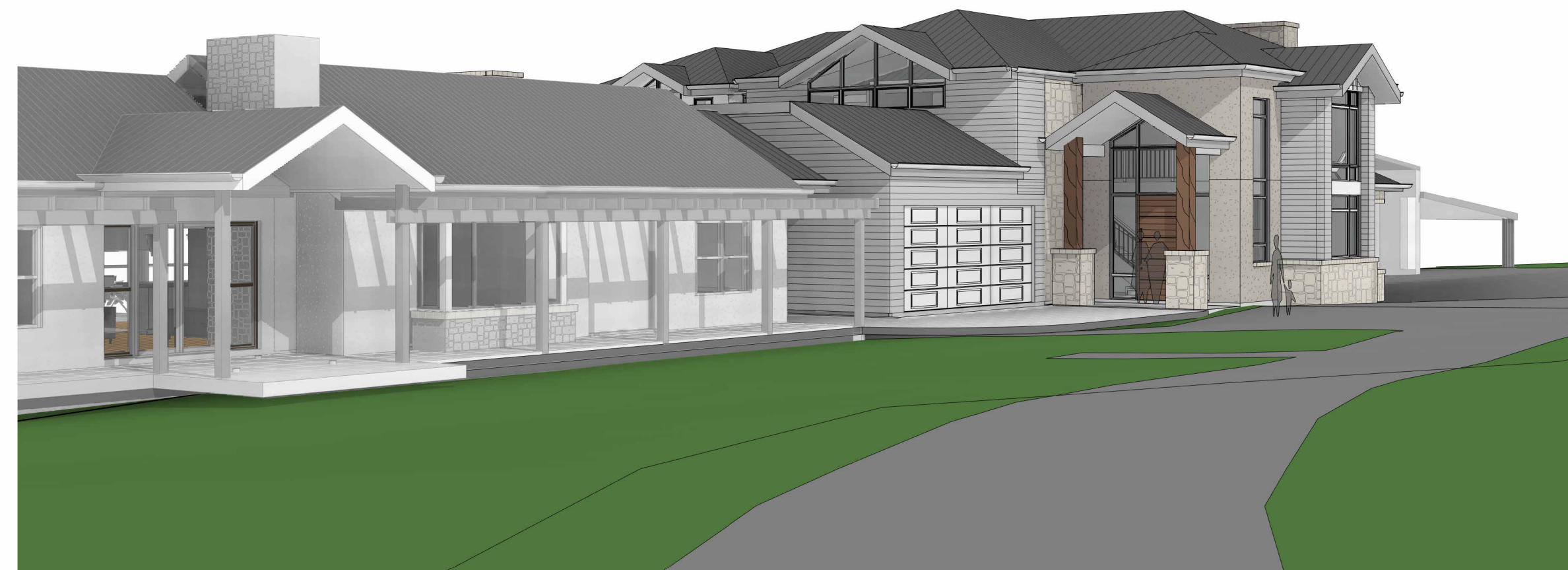


DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS

323 McCARRS CREEK ROAD, TERRY HILLS

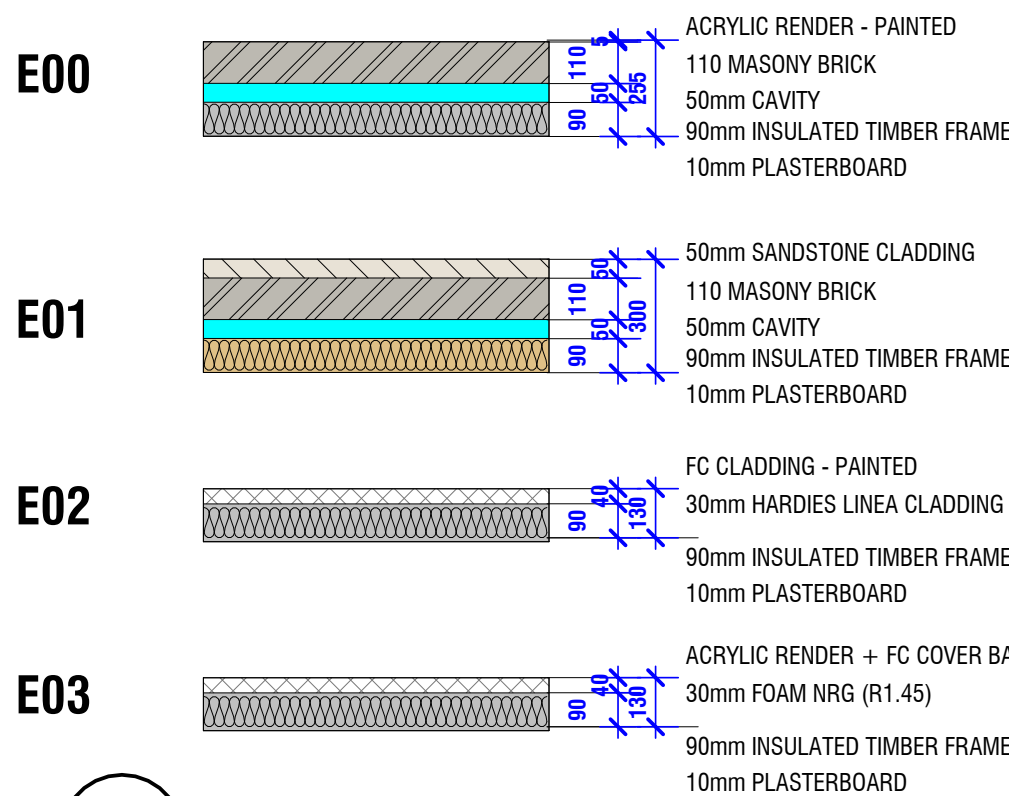
SHEET LIST		
SHEET NUMBER	SHEET NAME	Current Revision
A020	NOTES & SCHEDULES	F
A021	BASIC COMMITMENTS	F
A022	APPROVAL KEY PLAN	F
A030	LOT PLAN	F
A050	SITE PLAN & SITE ANALYSIS	F
A051	SHADOW STUDY	F
A052	AREA PLANS	F
A053	GROSS FLOOR AREA	F
A150	FLOOR PLAN_GF	F
A151	FLOOR PLAN_FF	F
A450	NEW EXTERIOR ELEVATIONS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



**REFER TO APPROVED DA2021/2228
MODIFIED CC2023/0875**

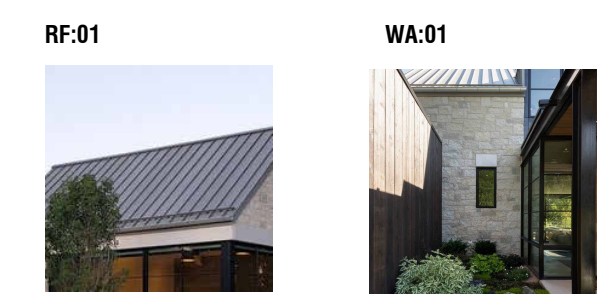
BUSHFIRE ATTACK LEVEL (BAL-FZ)
AS3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS IS TO APPLY TO THIS DEVELOPMENT

EXTERNAL WALLS



WALL TYPES

1 : 20



NOTES:
COLORBOND ROOF - SNAPLOK 38 MATT BASALT

NOTES:
SANDSTONE CLADDING



NOTES:
JAMES HARDIES - LINEA CLADDING FC

NOTES:
ACRYLIC RENDER PAINTED



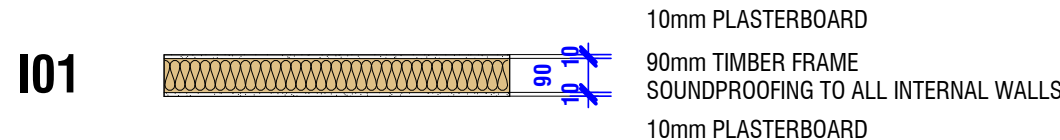
NOTES:
COLORBOND - EDGE LINE PROFILE - MATT BASALT

NOTES:
ALUMINIUM WINDOWS & DOORS COLOUR - PEARL WHITE

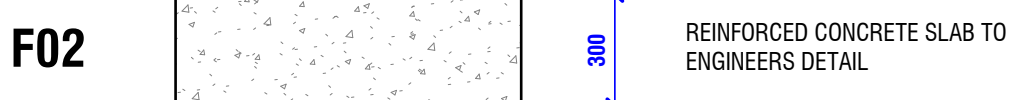
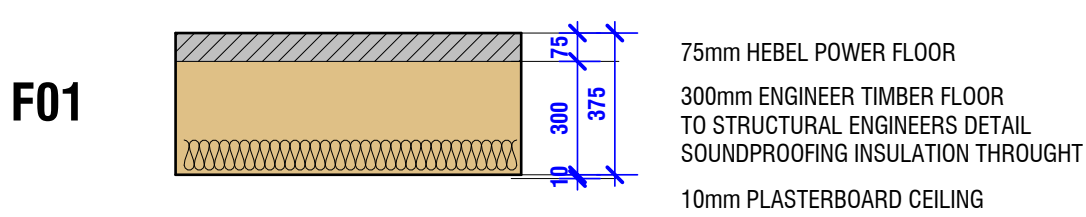
PROPOSED MATERIALS

1 : 20

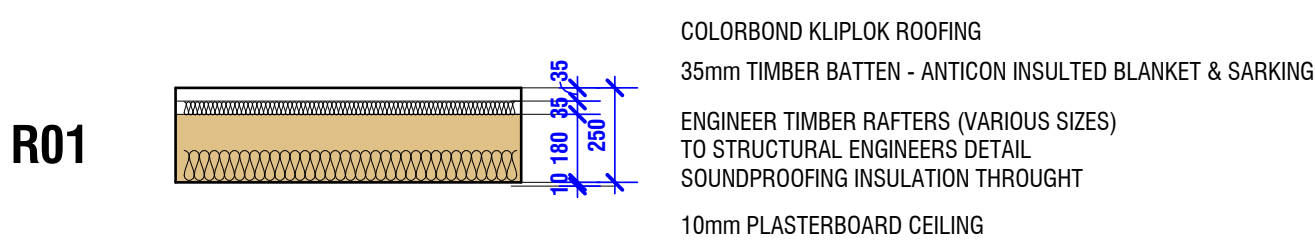
INTERNAL WALLS



FLOORS



ROOF



FLOOR / ROOF TYPES

1 : 20

DESIGNERS WORK HEALTH AND SAFETY STATEMENT

- FALLS, SLIPS, TRIPS & WORKING AT HEIGHT / CRANE CONSTRUCTION**
Wherever possible, components for this building should be prefabricated off-site at or 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, led ladders 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 accordance with AS 1089-1999 and AS 1089-2001.
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 4589-2004.
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 access ways.
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 on 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 the building, parts of the structure including fabricated steel work, heavy panels and many other components will remain suspended prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other support is provided in place at all times where collapse, which may injure persons in the area, is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and the capacity to avoid below the load is prevented or limited.
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 the 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 existing loading/unloading is restricted:
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**
Residual risk of exposure during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified in 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 electronic ground testing 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 carrying 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:
1990 - If there are no asbestos containing materials (ACM) in the building, it is likely to contain asbestos either in cladding material or in the relevant insulation material. In either case, the building owner should check and, if necessary, take appropriate action before 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. Personal wearing on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against entrapment while 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. Personal working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against entrapment while sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, 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 installation. 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. protection against inhalation 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:
Some small spaces within the 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, 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 the 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 end-use.
For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawing. 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 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 3003.2015 or Section 5 of AS/NZS 3003.2012.
- Termite Management to comply with NCC 2019 Part 3.1.3 and AS 3000.1.2000 and/or AS 3603.1.2015. 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 approved list of registered termiticides.
- Firefighting and escape to comply with AS 3700.2011.
- Materiality & quality accessories are to comply with AS 3700.2011 Amend 1 or AS 3713.1.2015 Amend 1 & AS 3713.2.2015.
- Weatherproofing of masonry is to comply with AS 3700.2011 or AS 3713.1.2015 Amend 1 & AS 3713.2.2015.
- Steel framing to comply with Steel Structures: AS 4100-1999 Amend 1.
- Cold Formed steel structures: AS/NZS 4600-2005 Amend 1, or Residential & non-residential framing: NASH (Non-residential) & Low Rise Steel Framing Part 1-2005 Amend A, B & C Part 2-2014 Amend A.
- Timber framing to comply with AS 1664.2.2010 Amend 1 & AS 1664.4.2010 Amend 1.
- Non-plated timber trusses: AS 1720-2015.
- Structural steel members are to comply with Steel Structures: AS 4100-1999 Amend 1.
- Cold Formed steel structures: AS/NZS 4600-2005 Amend 1.
- Wall cladding is to comply with Building Code Australia: AS 1556-2.2012.
- Material: AS 1062.
- Curtains and drapes to comply with AS/NZS 3003.3.2015 or Section 5 of AS/NZS 3003.2015.
- Wall cladding to comply with AS/NZS 3008.2.2000.
- Asbestos requirements are to comply with NCC 2019 Part 3.1.7.1.1.
- Starting type materials used in a roof must have flammability index of not greater than 5.
- Combustible walling, height of the line installed in a roof or 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 3786-1993 Amend 1, 2, 3, 4 & AS/NZS 45796-2014 Amend 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 Amend 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 1585-2.2006.
- Mechanical ventilation is to comply with AS 1666-2.2012.
- An enclosed bath room - sanitary compartment, laundry or bathroom must comply with NCC 2019 Part 3.8.3.6.
- 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.
- Start construction is to comply with NCC 2019 Part 3.9.1.
- Barriers and handrails are to comply with NCC 2019 Part 3.9.2.
- Swimming Pools: Safety barriers installed in accordance with AS 1926.1 and AS 1926.2.
- Building fabric insulation is to comply with NCC 2019 Part 3.12.1.1 and AS/NZS 4859.1-2002 Amend 1.
- Building sealing is to comply with NCC 2019 NSW Part 3.12.3 as follows:
Rooflight: 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 sealing) is to comply with NCC 2019 Part 3.12.3.5.
- A health net water supply system is to comply with Part 82 of NCC 2019 Volume Three - Plumbing Code Australia.
- Installation of services: NCC 2019 Part 3.12.1.1 & AS/NZS 4889.1-2002 Amend 1.
- Centre 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

no.	description	date
F	ISSUE_F - Gas Fire(s) Added	22.01.2024
E	ISSUE_E - Building Height & Council RFI	06.12.2024
D	ISSUE_D - Bath 2/3 reconfiguration	10.10.2024

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:
NOTES & SCHEDULES

Drawing Status:
DEVELOPMENT APPLICATION

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

A020

Revision:
F

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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 10/09/2022 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 22 October 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Mckenna_McCarrs Creek_03
Street address	323 MCCARRS CREEK ROAD - TERREYHILLS 2084
Local Government Area	Northam Shire Council
Plan type and number	Development 752017
Lot number	369
Section number	-
Project type	
Dwelling type	Dwelling house (attached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa)
Number of bedrooms after alterations or additions	3
Certificate Prepared by	
Name / Company Name:	Brent Gasson
AIN (if applicable):	

Pool and Spa		Show on DA Plans	Show on CC/DC Plans & Specs	Certifier Check
Rainwater tank				
The applicant must install a rainwater tank of at least 1208 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 800.4 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/DC 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/DC Plans & Specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (Roofs, walls, and ceilings/ceilings) 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	Additional insulation required (R-value)	Other specifications		
concrete slab on ground floor	nil	NA		
suspended floor with enclosed subfloor framed (R1.7)	R0.60 (above) or R1.30 including construction	NA		
floor above existing dwelling or building	nil	NA		
external wall: brick veneer	R1.16 (or R1.70 including construction)			
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)			
internal wall: shared with garage, plasterboard (R0.36)	nil			
flat ceiling, pitched roof	ceiling: R1.45 (up); roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.7)		
railed ceiling, pitched/skillion roof: framed	ceiling: R1.75 (up); roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.7)		
flat ceiling, flat roof: framed	ceiling: R1.58 (up); roof: foil backed blanket (75 mm)	medium (solar absorbance 0.475 - 0.7)		

Glazing requirements						Show on DA Plans	Show on CC/DC 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 overshadowing specifications must be satisfied for each window and glazed door.								
The following requirements must also be satisfied in relation to each window and glazed door:								
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear or tinted polycarbonate glazing, or treated polycarbonate glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.								
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.								
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								
						✓	✓	✓
						✓	✓	✓
						✓	✓	✓

Glazing requirements						Show on DA Plans	Show on CC/DC Plans & Specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
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	0.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
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)		

Glazing requirements						Show on DA Plans	Show on CC/DC Plans & Specs	Certifier Check
Windows and glazed doors glazing requirements								
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W11	S	2.1	0	0	none	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W12	E	0.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W13	S	1.89	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	1.89	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

Glazing requirements						Show on DA Plans	Show on CC/DC Plans & Specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W16	E	3.72	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W17	E	3.3	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W18	E	3.2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W19	E	3.2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W20	E	3.2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

Glazing requirements						Show on DA Plans	Show on CC/DC Plans & Specs	Certifier Check
Windows and glazed doors glazing requirements								
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W21	E	7.48	0	0	eave/ verandah/ pergola/balcony >=700 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
D12	E	6.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
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 pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W25	W	1.36	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

Glazing requirements						Show on DA Plans	Show on CC/DC Plans & Specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W26	S	1.36	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W27	S	0.97	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W28	S	0.97	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W29	S	0.97	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W30	W	0.97	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

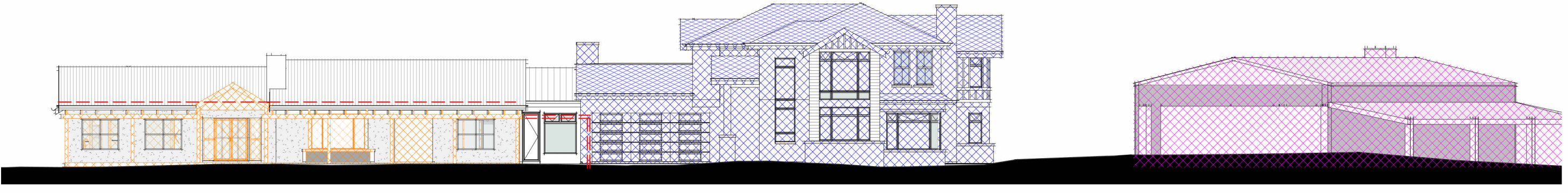
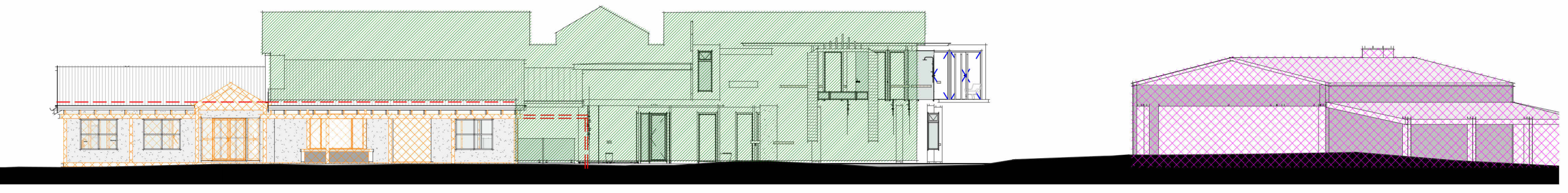
Glazing requirements						Show on DA Plans	Show on CC/DC Plans & Specs	Certifier Check
Windows and glazed doors glazing requirements								
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W31	E	1.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear (U-value: 4.48, SHGC: 0.46)		
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 >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W35	S	1.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		

Glazing requirements						Show on DA Plans	Show on CC/DC Plans & Specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W36	S	2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W37	E	1.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W38	E	3.16	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
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 pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

APPROVAL KEY:

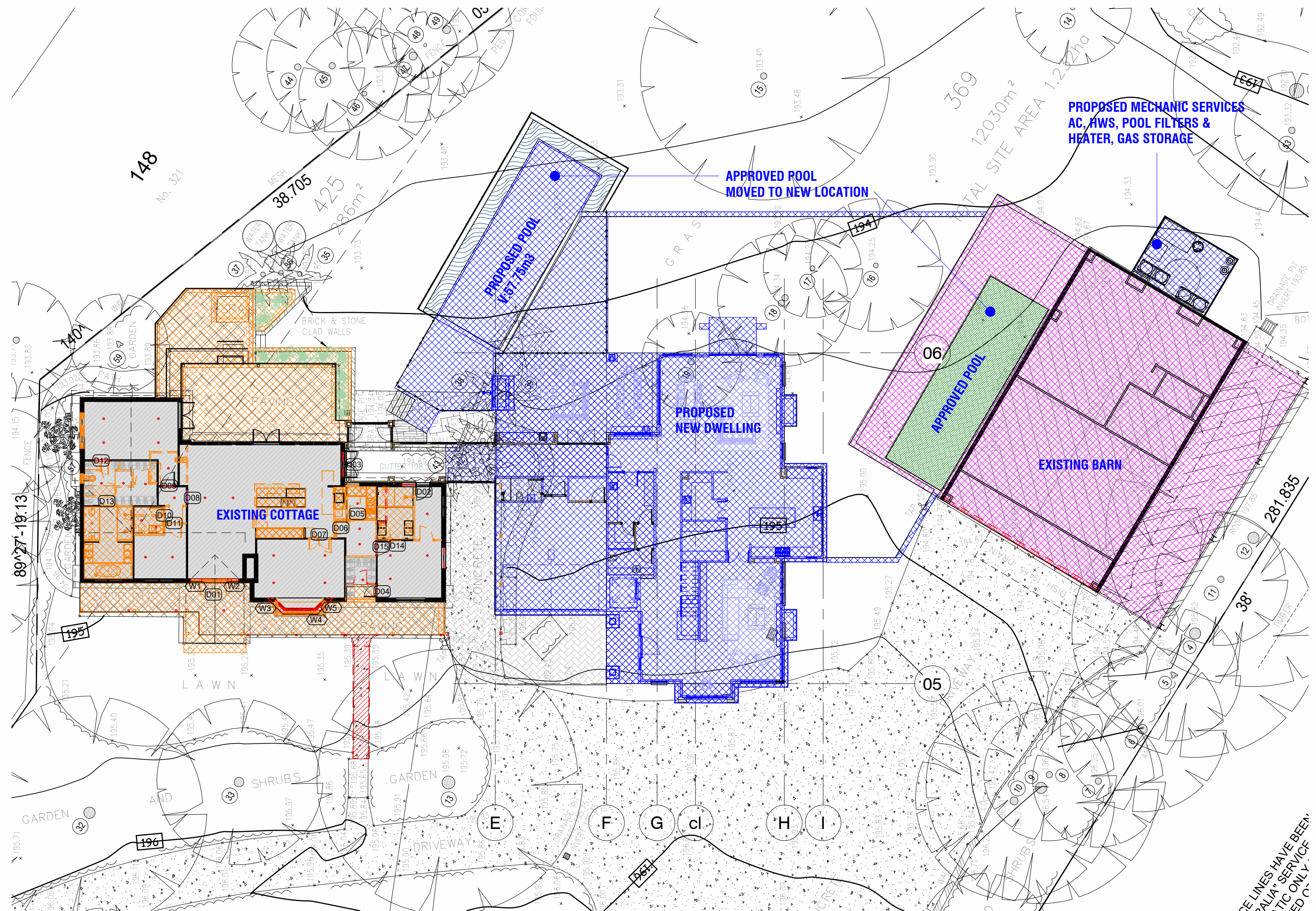
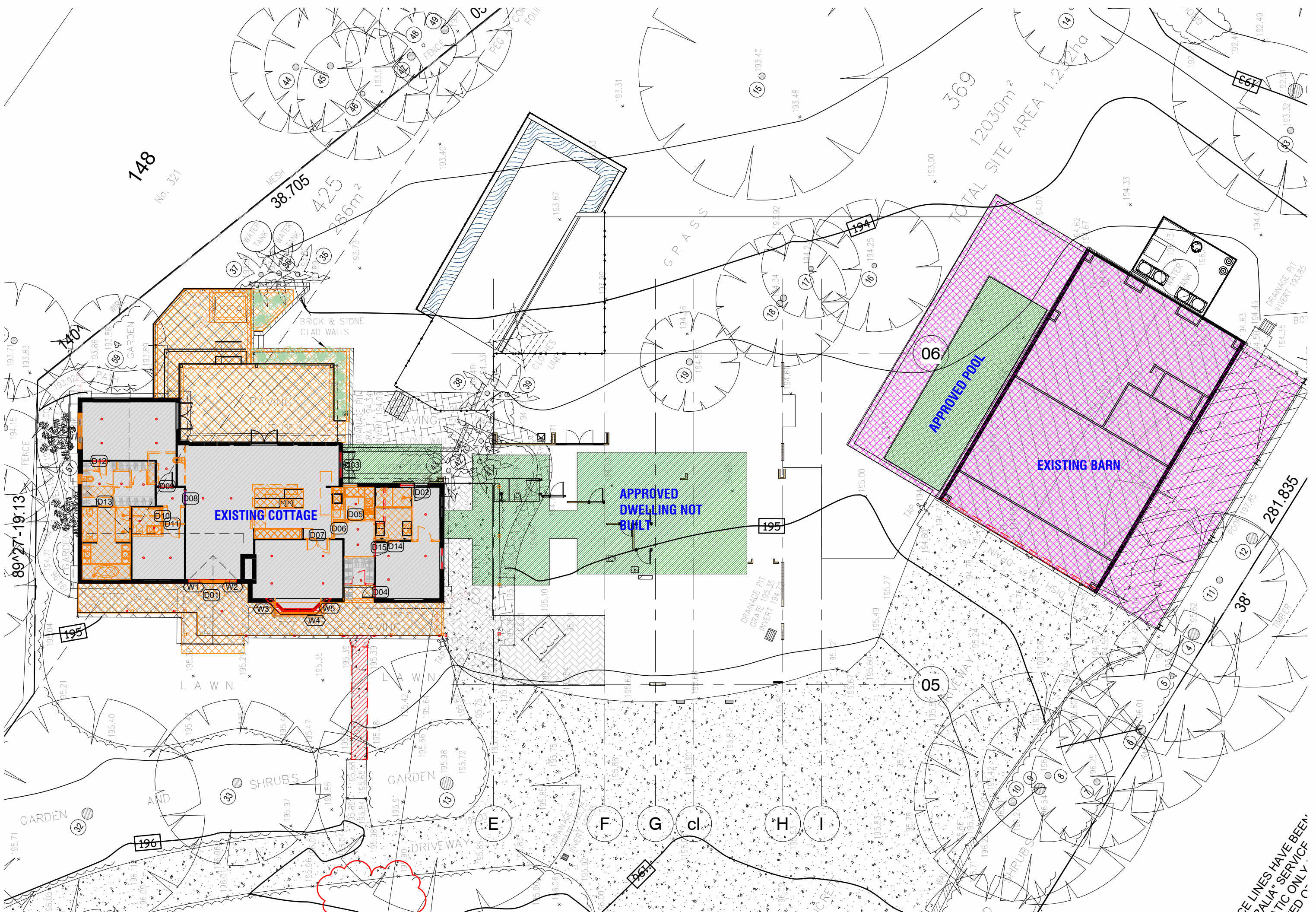
- EXISTING DWELLING
- ELEMENTS APPROVAED - WILL NOT BE BUILT UNDER DA2021/2228
- ELEMENTS APPROVED - YET TO BE BUILT UNDER DA2121/2228
- ELEMENTS BUILD - AS APPROVED UNDER DA2021/2228
- PROPOSED NEW WORK UNDER THIS APPLICATION

2 APPROVAL KEY PLAN
1:100



3 WEST ELEVATION - PREVIOUS DA
A150 1:200

4 WEST ELEVATION - PROPOSED DA
A150 1:200

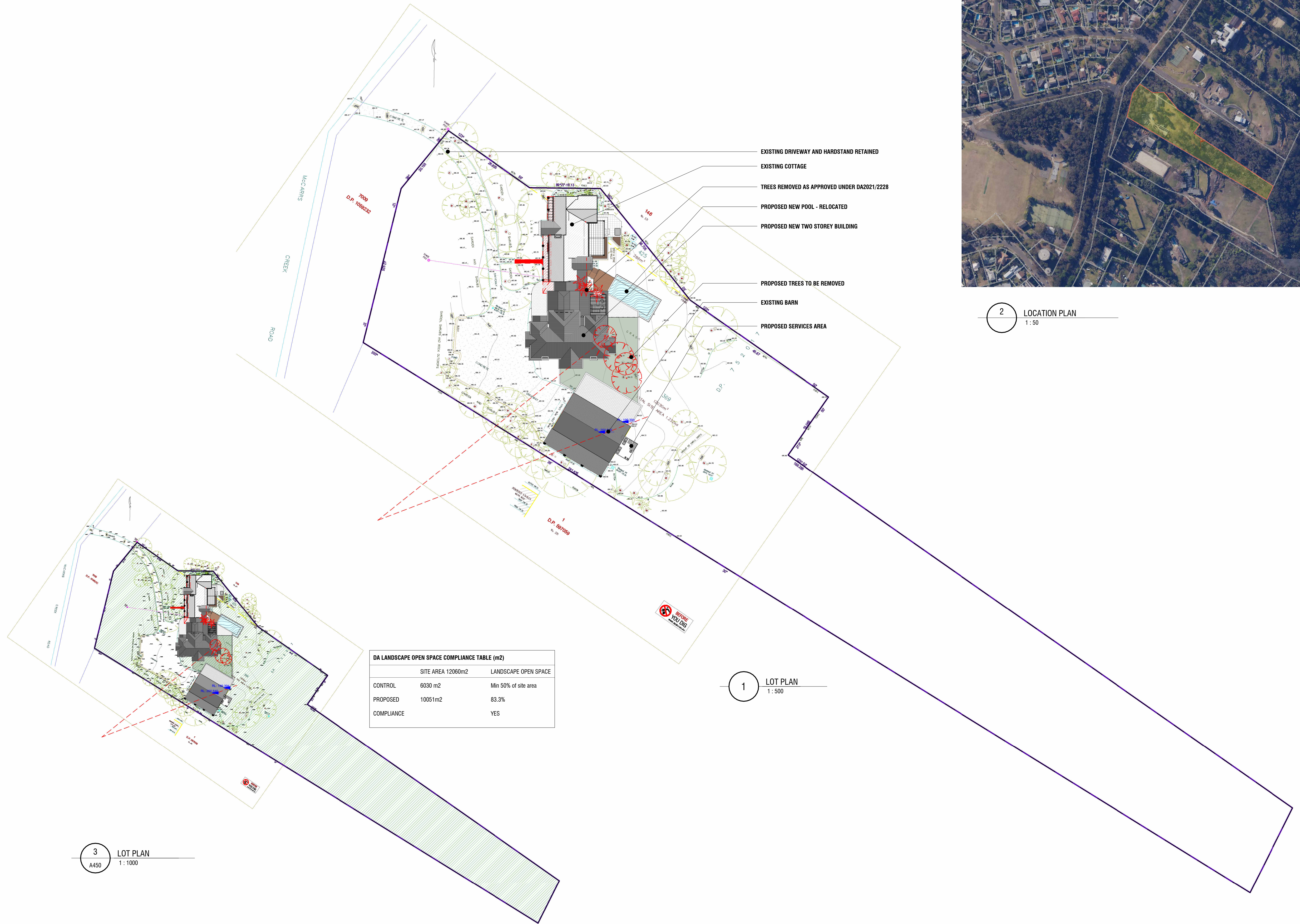


1 LEVEL 1 FLOOR PLAN - PREVIOUS DA
A450 1:200

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



2 LOCATION PLAN
1:50

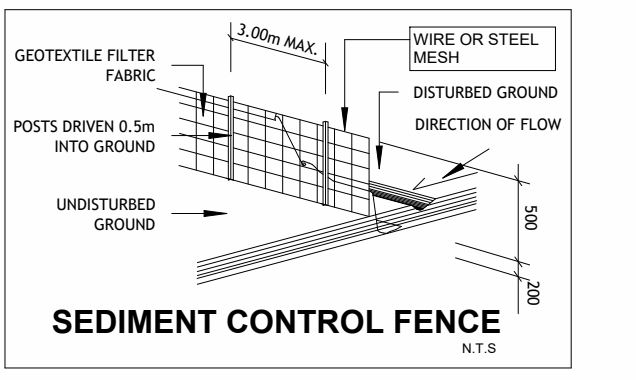


- EXISTING DRIVEWAY AND HARDSTAND RETAINED
- EXISTING COTTAGE
- TREES REMOVED AS APPROVED UNDER DA2021/2228
- PROPOSED NEW POOL - RELOCATED
- PROPOSED NEW TWO STOREY BUILDING
- PROPOSED TREES TO BE REMOVED
- EXISTING BARN
- PROPOSED SERVICES AREA

DA LANDSCAPE OPEN SPACE COMPLIANCE TABLE (m2)		
	SITE AREA 12060m2	LANDSCAPE OPEN SPACE
CONTROL	6030 m2	Min 50% of site area
PROPOSED	10051m2	83.3%
COMPLIANCE		YES

1 LOT PLAN
1:500

3 LOT PLAN
A450 1:1000



AREA FOR RECYCLING AND BUILDERS RUBBISH AS PER LOCAL AUTHORITIES REQUIREMENTS

BUILDER'S ALL-WEATHER ACCESS TO PREVENT TRACKING OF SEDIMENT

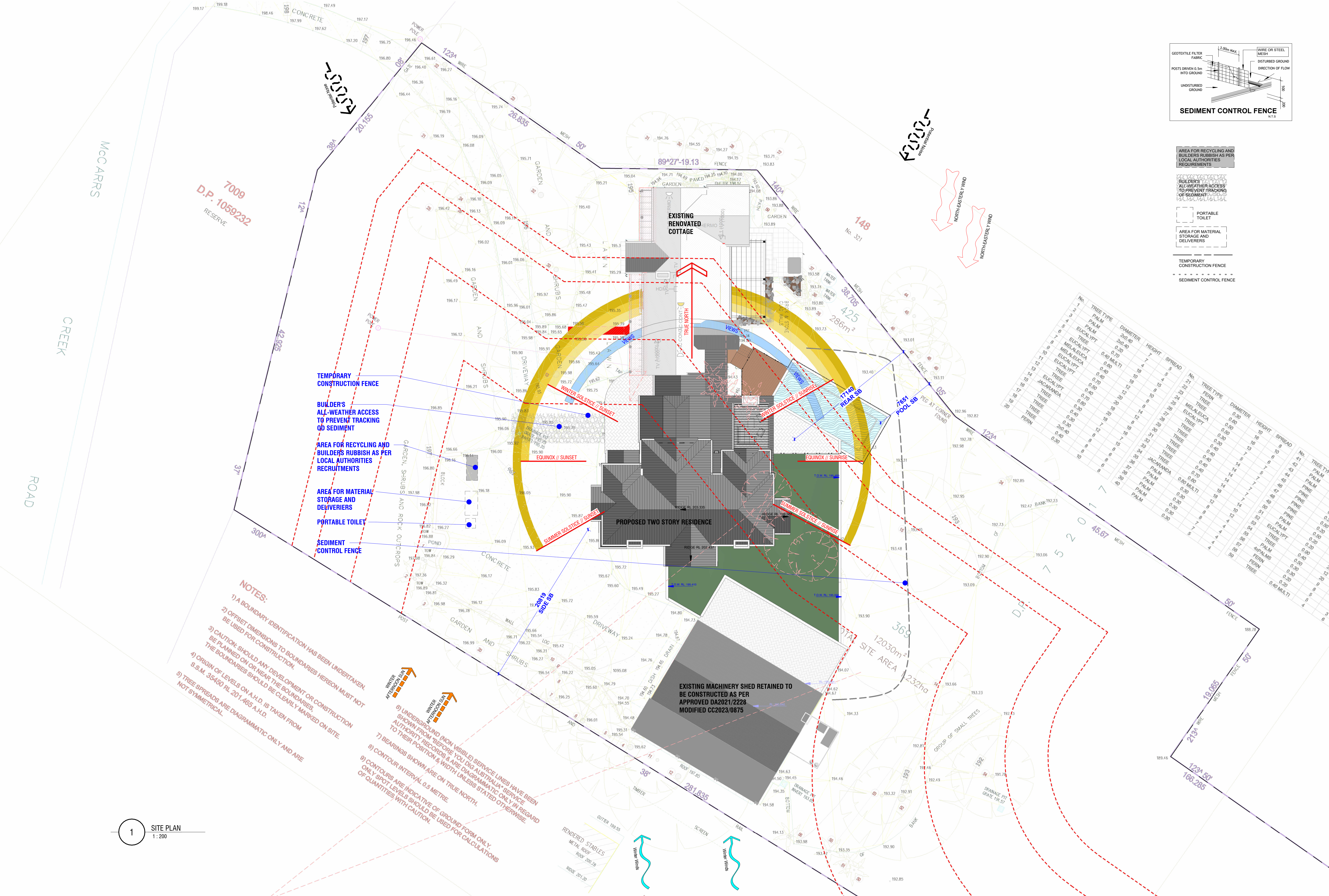
PORTABLE TOILET

AREA FOR MATERIAL STORAGE AND DELIVERERS

TEMPORARY CONSTRUCTION FENCE

SEDIMENT CONTROL FENCE

No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD	No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD	No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD
1	PALM	20.40	0.30	10	21	FERN	0.30	16	10	41	PALM	0.30	16	10
2	PALM	20.40	0.30	10	22	TREE	0.30	16	10	42	PALM	0.30	16	10
3	EUCALYPT	0.70	0.40	10	23	EUCALYPT	0.40	16	10	43	PALM	0.30	16	10
4	PALM	20.40	0.30	10	24	TREE	0.30	16	10	44	FINE	0.30	16	10
5	EUCALYPT	0.70	0.40	10	25	TREE	0.30	16	10	45	FINE	0.30	16	10
6	TREE	0.30	16	10	26	MELALEUCA	0.40	16	10	46	FINE	0.30	16	10
7	EUCALYPT	0.70	0.40	10	27	TREE	0.30	16	10	47	FINE	0.30	16	10
8	MELALEUCA	0.40	16	10	28	TREE	0.30	16	10	48	FINE	0.30	16	10
9	EUCALYPT	0.70	0.40	10	29	TREE	0.30	16	10	49	FINE	0.30	16	10
10	EUCALYPT	0.70	0.40	10	30	TREE	0.30	16	10	50	PALM	0.30	16	10
11	EUCALYPT	0.70	0.40	10	31	TREE	0.30	16	10	51	EUCALYPT	0.30	16	10
12	TREE	0.30	16	10	32	TREE	0.30	16	10	52	TREE	0.30	16	10
13	EUCALYPT	0.70	0.40	10	33	TREE	0.30	16	10	53	PALM	0.30	16	10
14	EUCALYPT	0.70	0.40	10	34	JACARANDA	0.40	16	10	54	PALM	0.30	16	10
15	JACARANDA	0.40	16	10	35	PALM	0.30	16	10	55	PALM	0.30	16	10
16	TREE	0.30	16	10	36	PALM	0.30	16	10	56	PALM	0.30	16	10
17	TREE	0.30	16	10	37	PALM	0.30	16	10	57	PALM	0.30	16	10
18	TREE	0.30	16	10	38	PALM	0.30	16	10	58	PALM	0.30	16	10
19	TREE	0.30	16	10	39	PALM	0.30	16	10	59	PALM	0.30	16	10
20	TREE	0.30	16	10	40	PALM	0.30	16	10	60	PALM	0.30	16	10

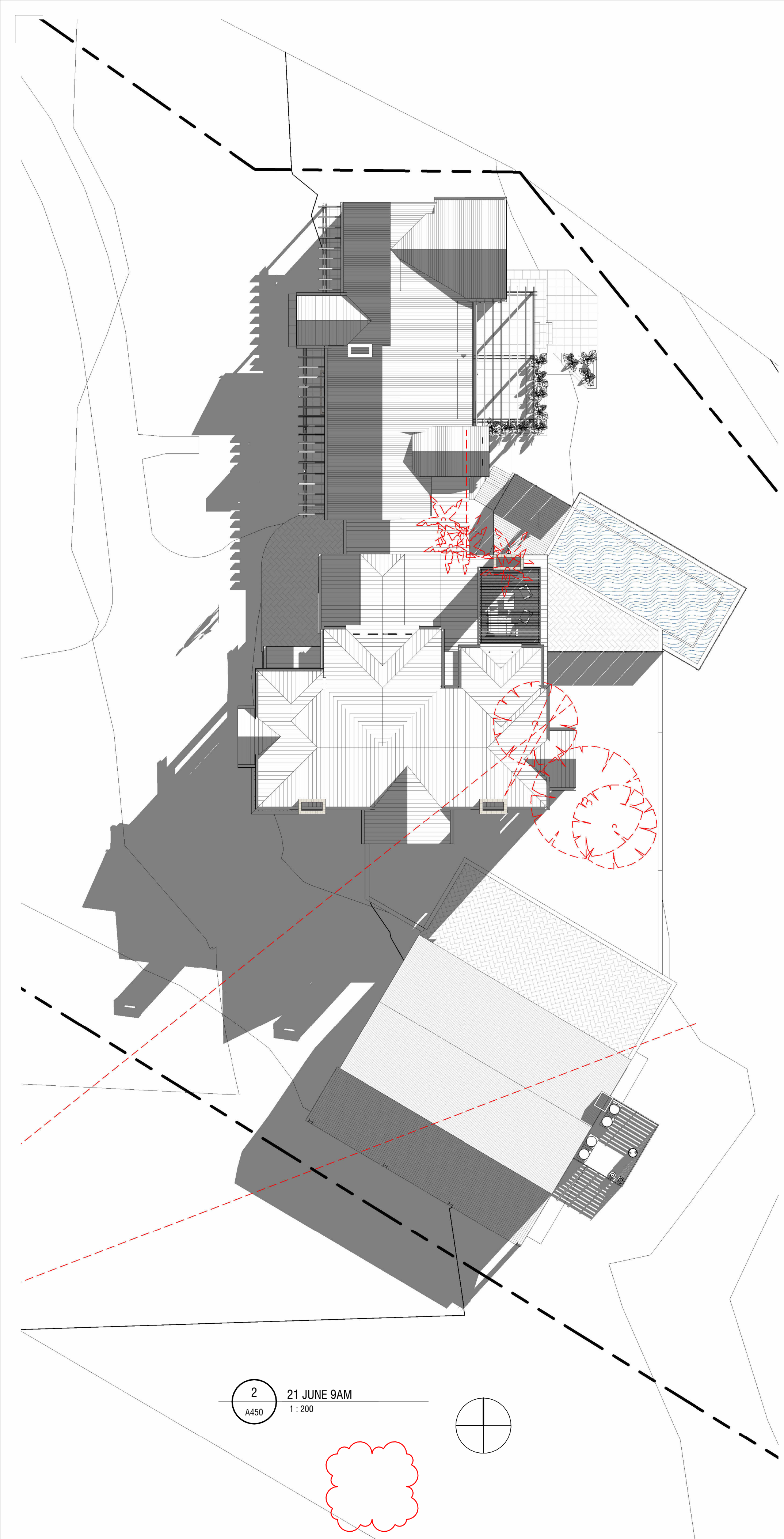


- TEMPORARY CONSTRUCTION FENCE
- BUILDER'S ALL-WEATHER ACCESS TO PREVENT TRACKING OF SEDIMENT
- AREA FOR RECYCLING AND BUILDERS RUBBISH AS PER LOCAL AUTHORITIES REQUIREMENTS
- AREA FOR MATERIAL STORAGE AND DELIVERERS
- PORTABLE TOILET
- SEDIMENT CONTROL FENCE

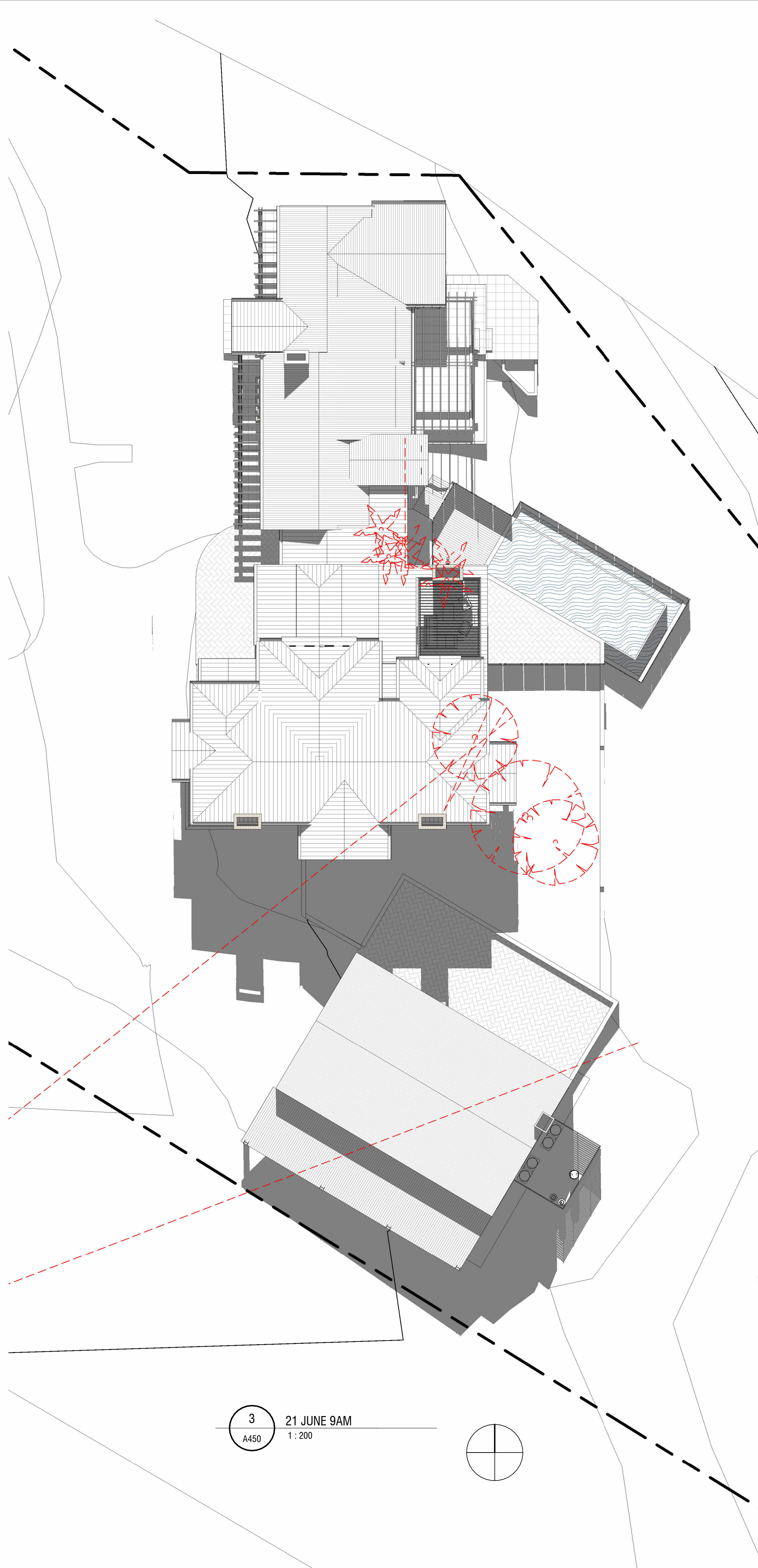
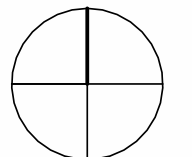
NOTES:

- 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.N.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.

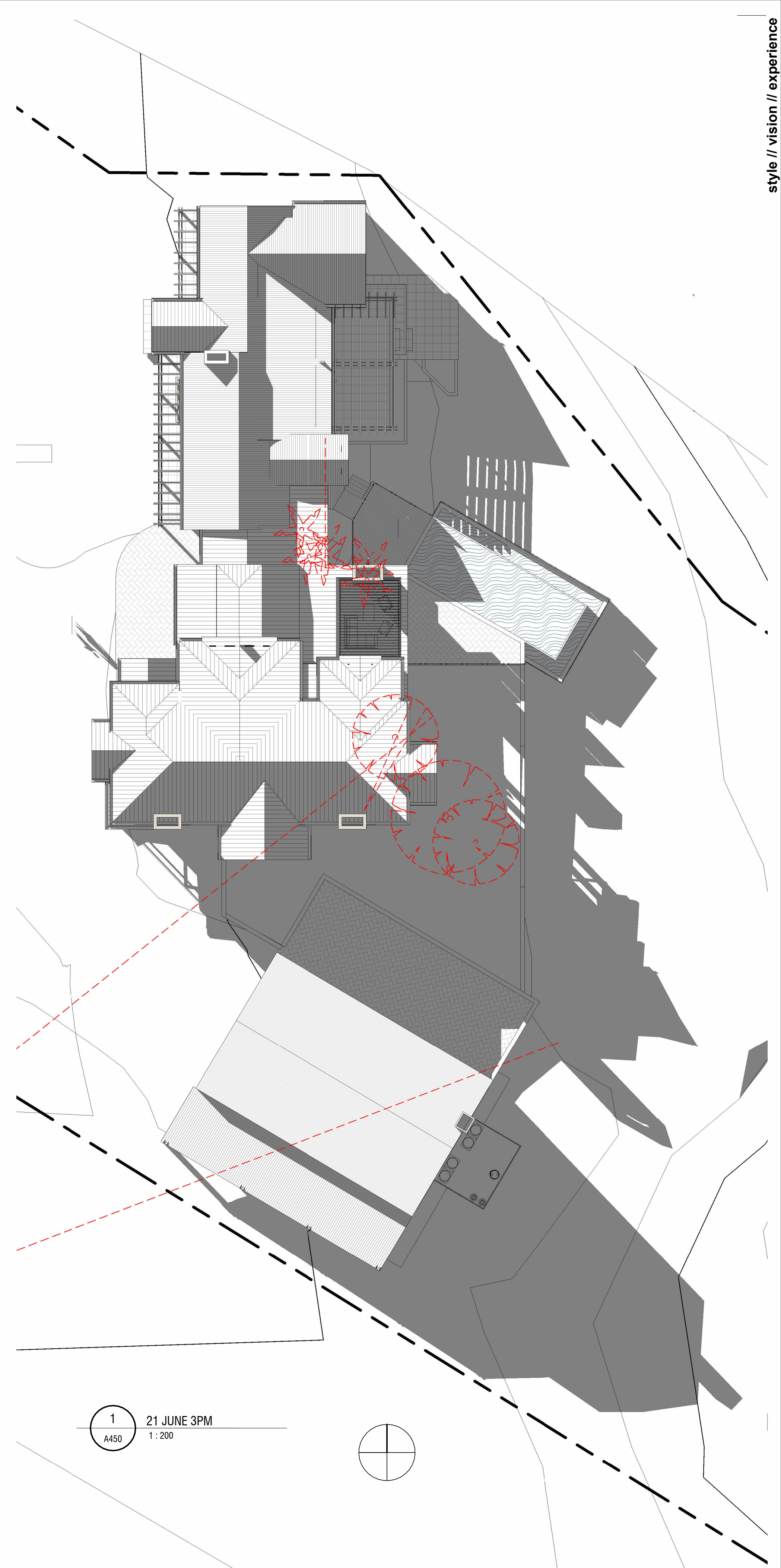
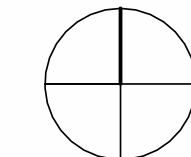
1 SITE PLAN
1:200



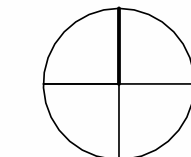
2 21 JUNE 9AM
A450 1:200




3 21 JUNE 9AM
A450 1:200



1 21 JUNE 3PM
A450 1:200

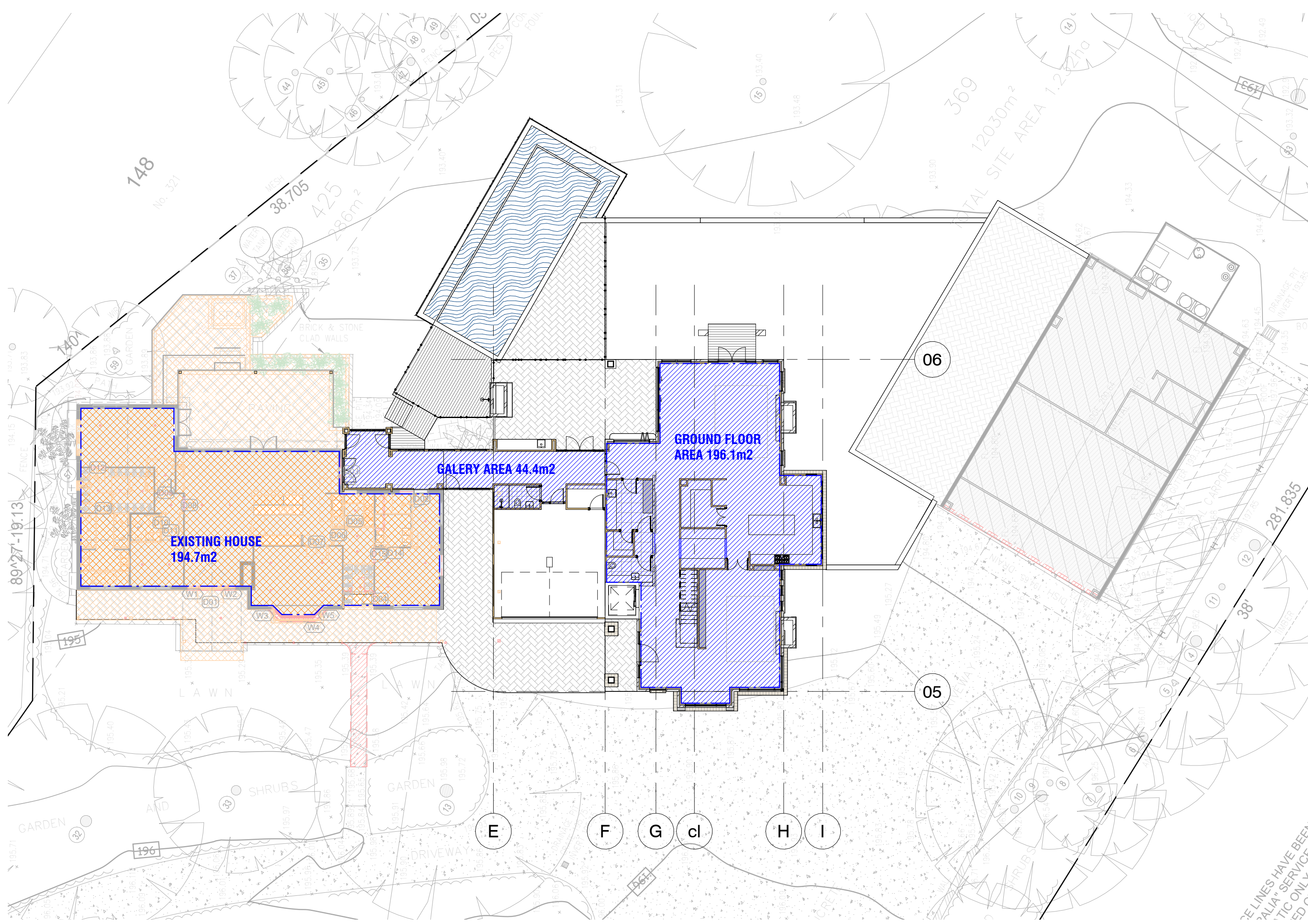


PROPOSED AREAS:

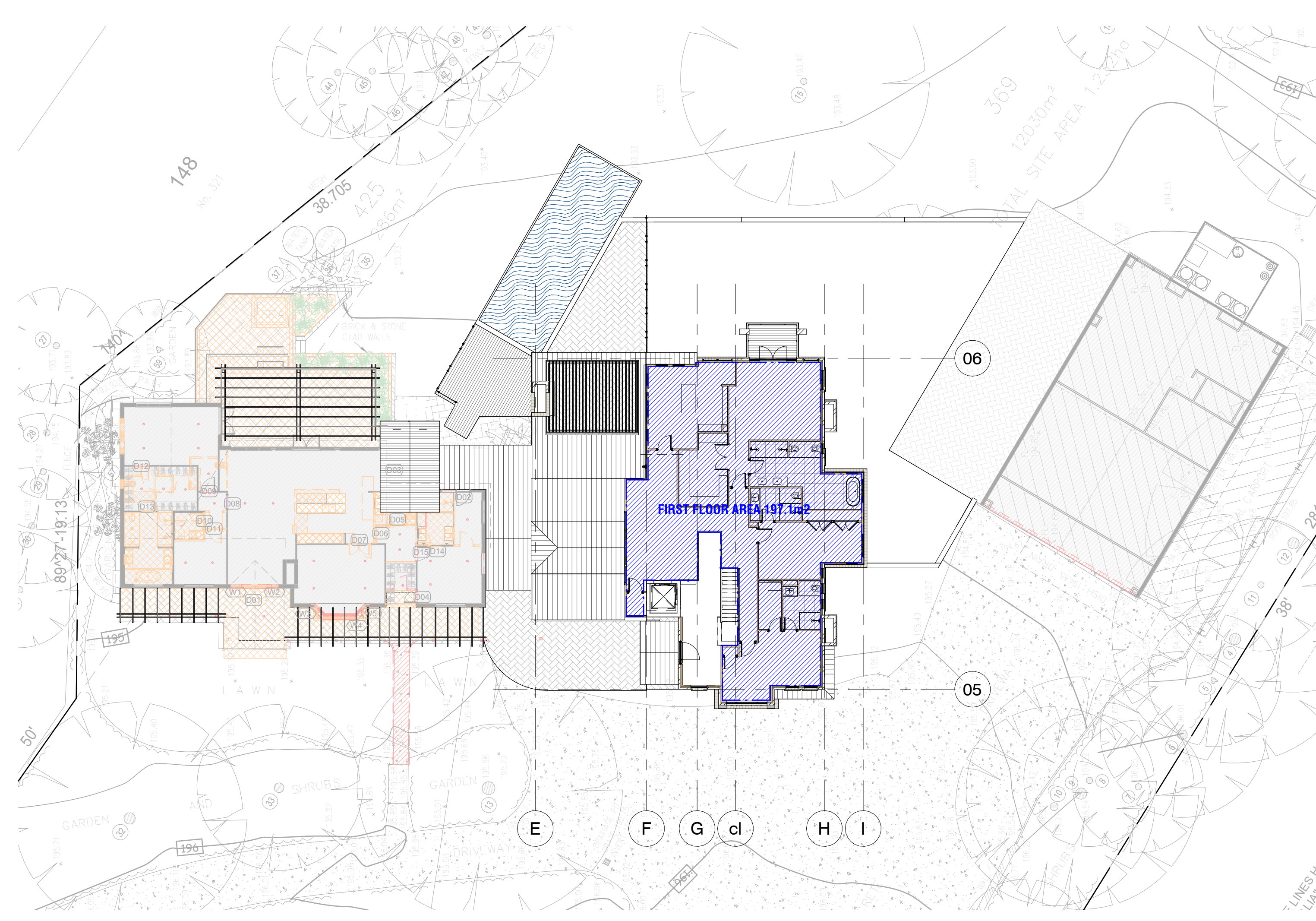
 GFA CALCULATED AREA

SITE AREA = 12030 m2

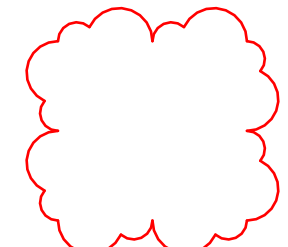
PROPOSED GROUND FLOOR = 240.50m2
 PROPOSED FRIST FLOOR = 197.10m2
 PROPOSED TOTAL = 437.60m2



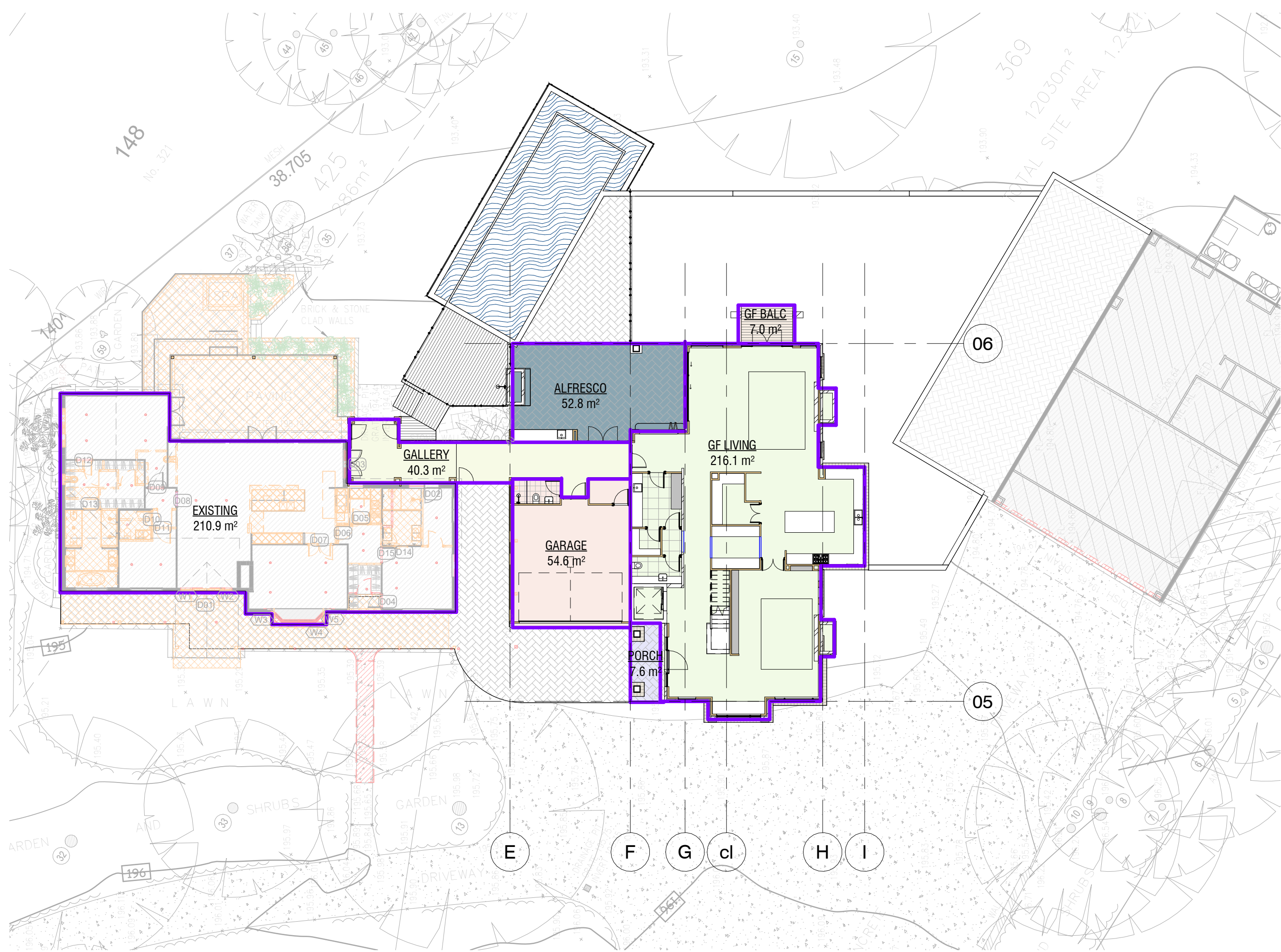
1 LEVEL 1 FLOOR PLAN - PROPOSED DA
 A450 1:200



2 LEVEL 2 FLOOR PLAN
 A450 1:200



Area Schedule (Gross Building)				
Level	Name	Area	Area Type	Comments
LEVEL 1	ALFRESCO	52.8 m ²	Gross Building Area	
LEVEL 1	GARAGE	54.6 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		128.3 m ²		
LEVEL 1	GF LIVING	216.1 m ²	Gross Building Area	BASIX
LEVEL 2	FF LIVING	204.8 m ²	Gross Building Area	BASIX
LEVEL 1	GALLERY	40.3 m ²	Gross Building Area	BASIX
BASIX: 3		461.3 m ²		
LEVEL 1	EXISTING	210.9 m ²	Gross Building Area	BASIX EX
BASIX EX: 1		210.9 m ²		
		800.4 m ²		

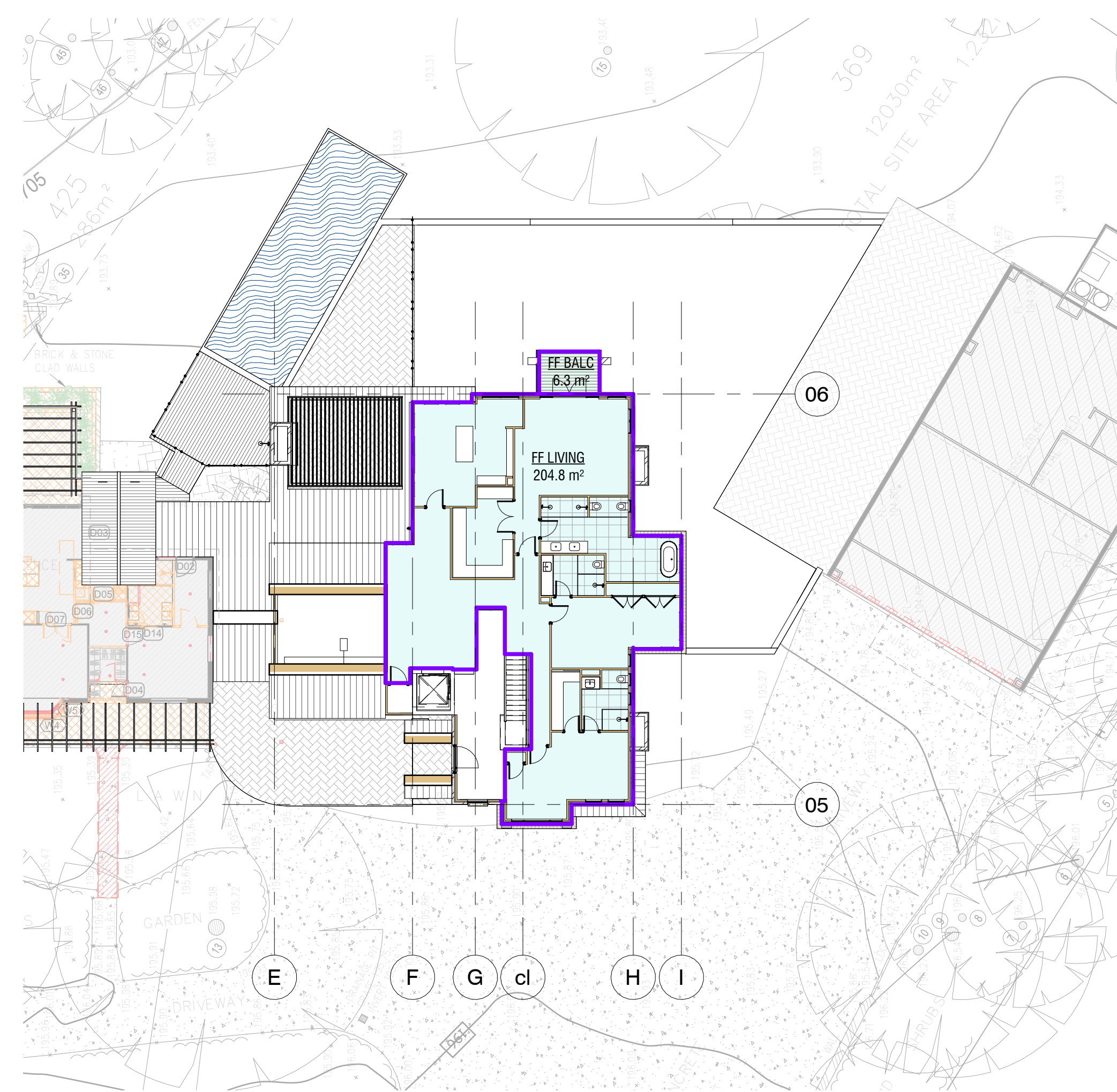


Building Area Legend

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

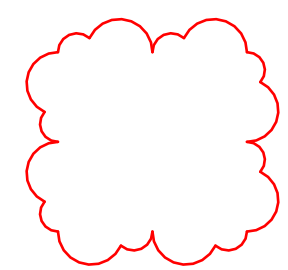
Building Area Legend

- FF BALC
- FF LIVING

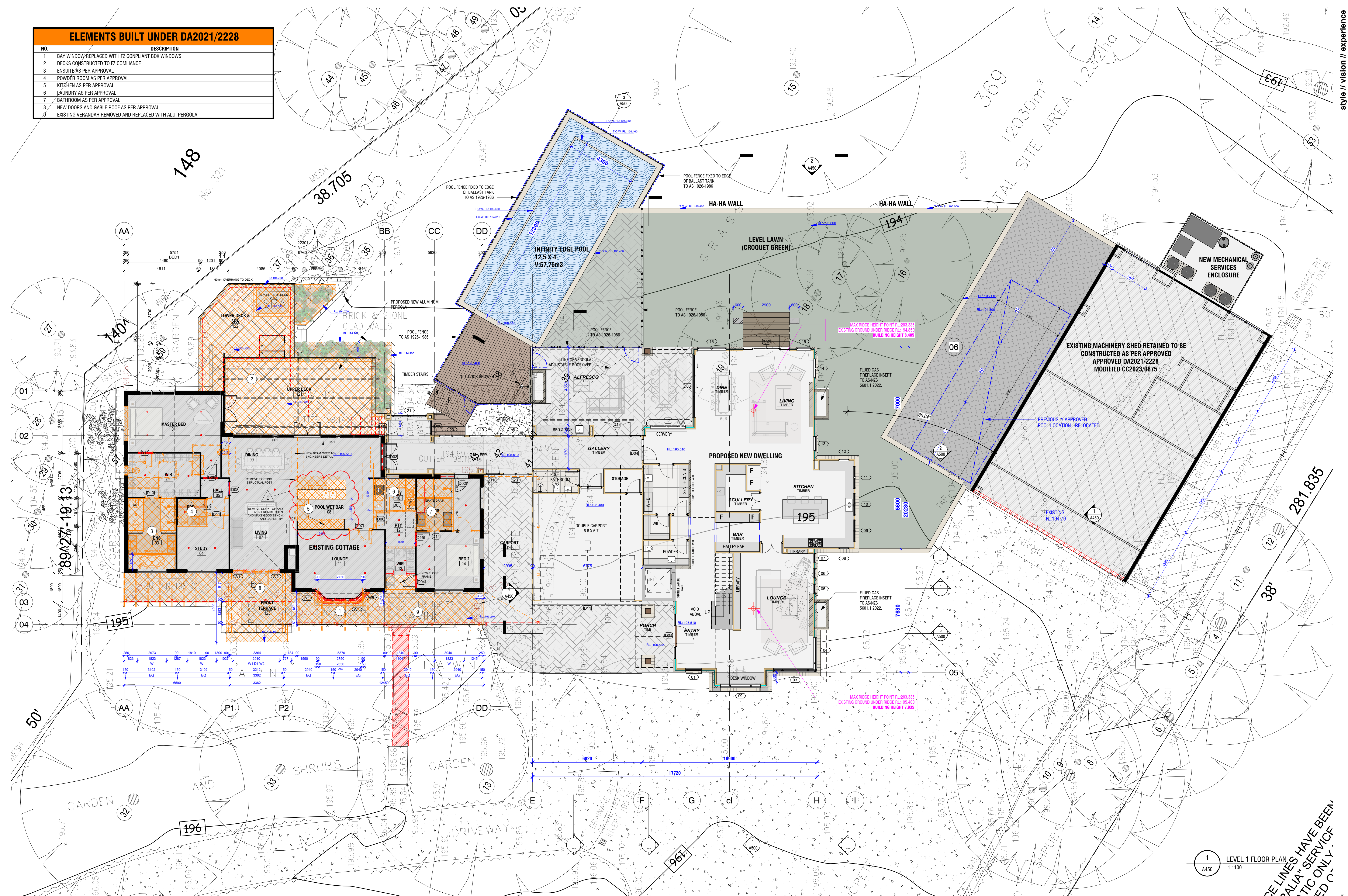


1 LEVEL 1
A450 1:200

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



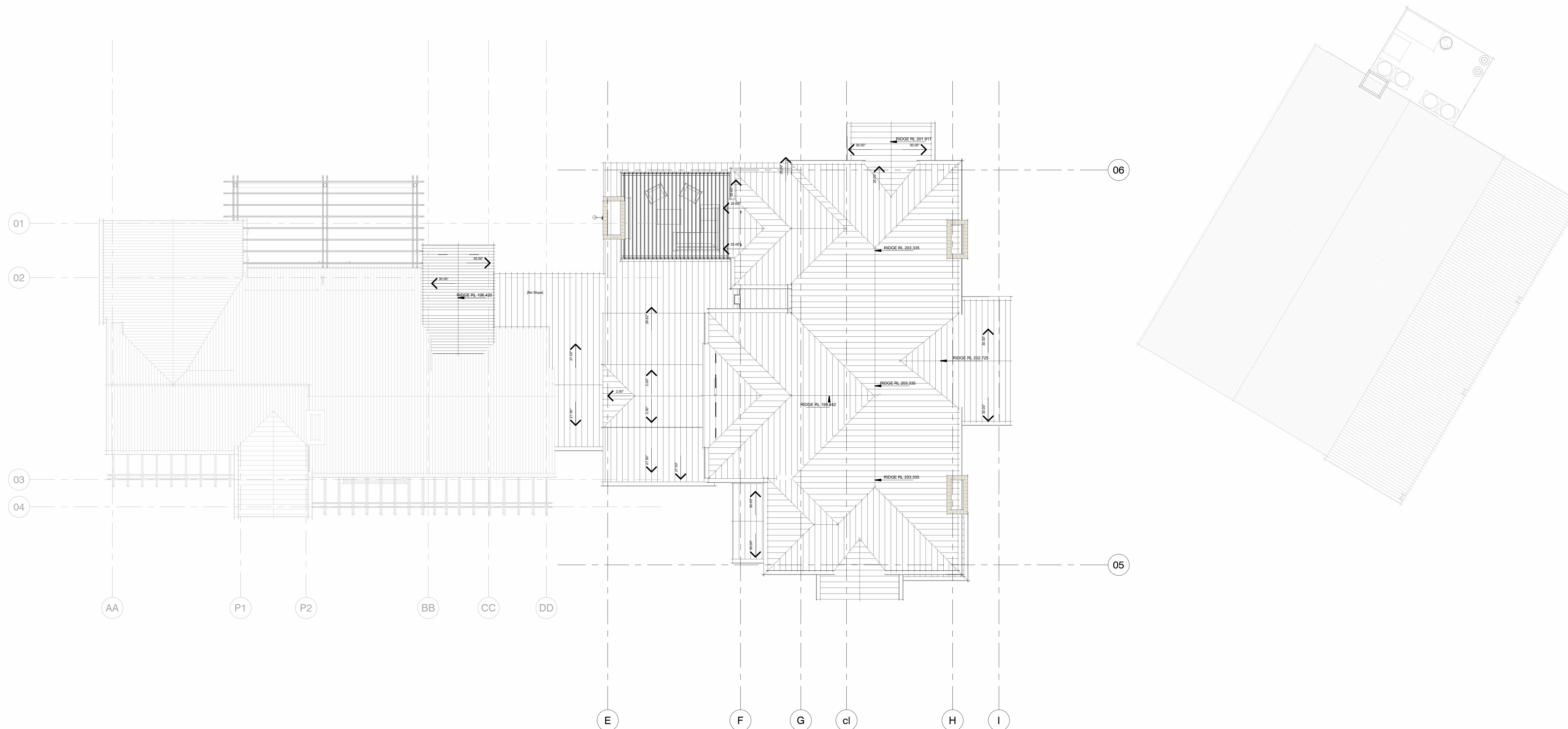
1 LEVEL 1 FLOOR PLAN
A450 1:100

RE LINE HAVE BEEN
"PALIA" SERVICE
ED ONLY

style // vision // experience



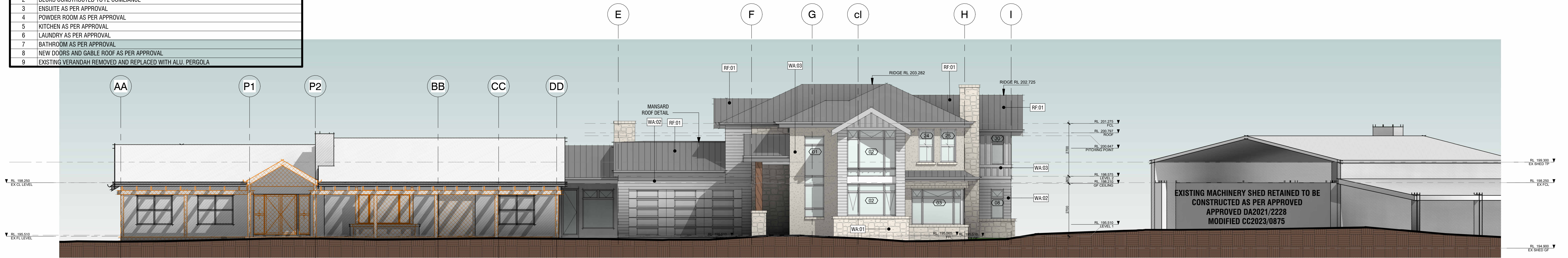
1 LEVEL 2 FLOOR PLAN
A450 1:100



1 ROOF PLAN
1:100

ELEMENTS BUILT UNDER DA2021/2228

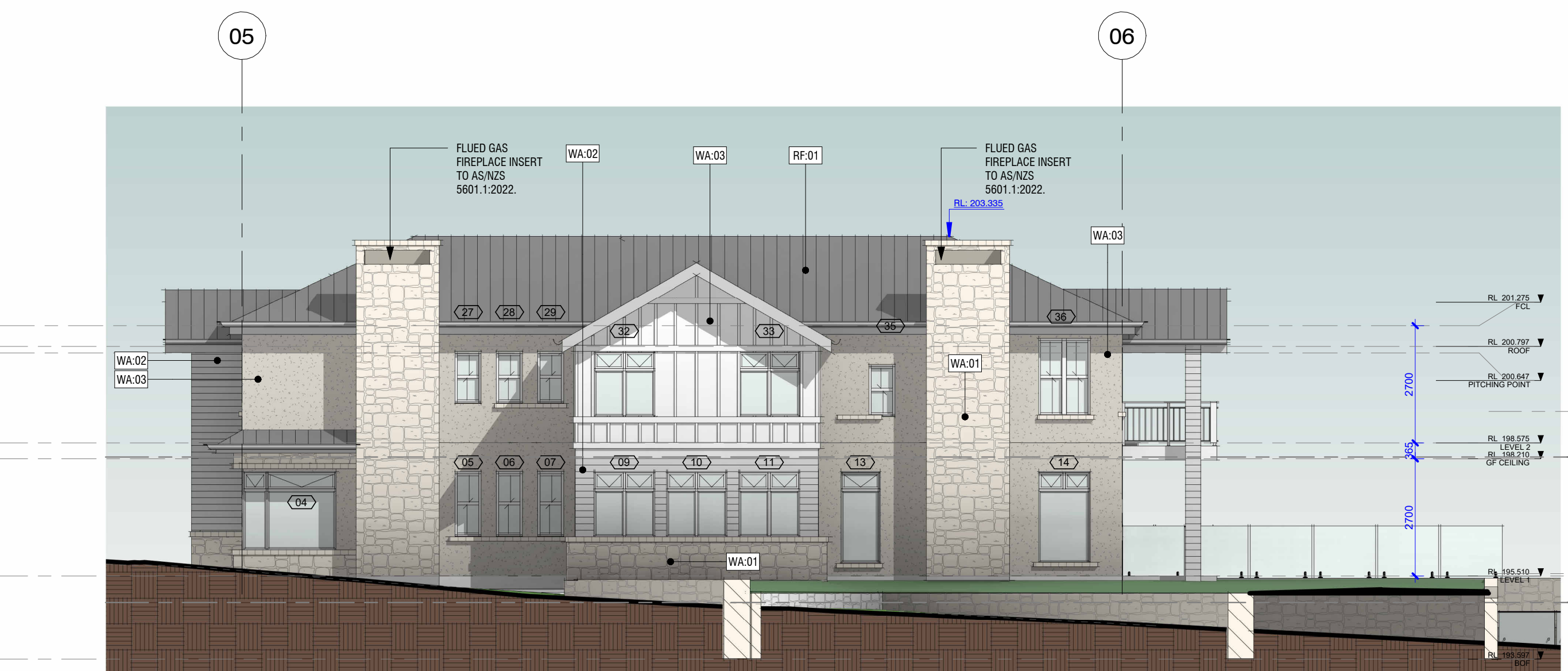
NO.	DESCRIPTION
1	BAY WINDOW REPLACED WITH FZ COMPLIANT BOX WINDOWS
2	DECKS CONSTRUCTED TO FZ COMPLIANCE
3	ENSUITE AS PER APPROVAL
4	POWDER ROOM AS PER APPROVAL
5	KITCHEN AS PER APPROVAL
6	LAUNDRY AS PER APPROVAL
7	BATHROOM AS PER APPROVAL
8	NEW DOORS AND GABLE ROOF AS PER APPROVAL
9	EXISTING VERANDAH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



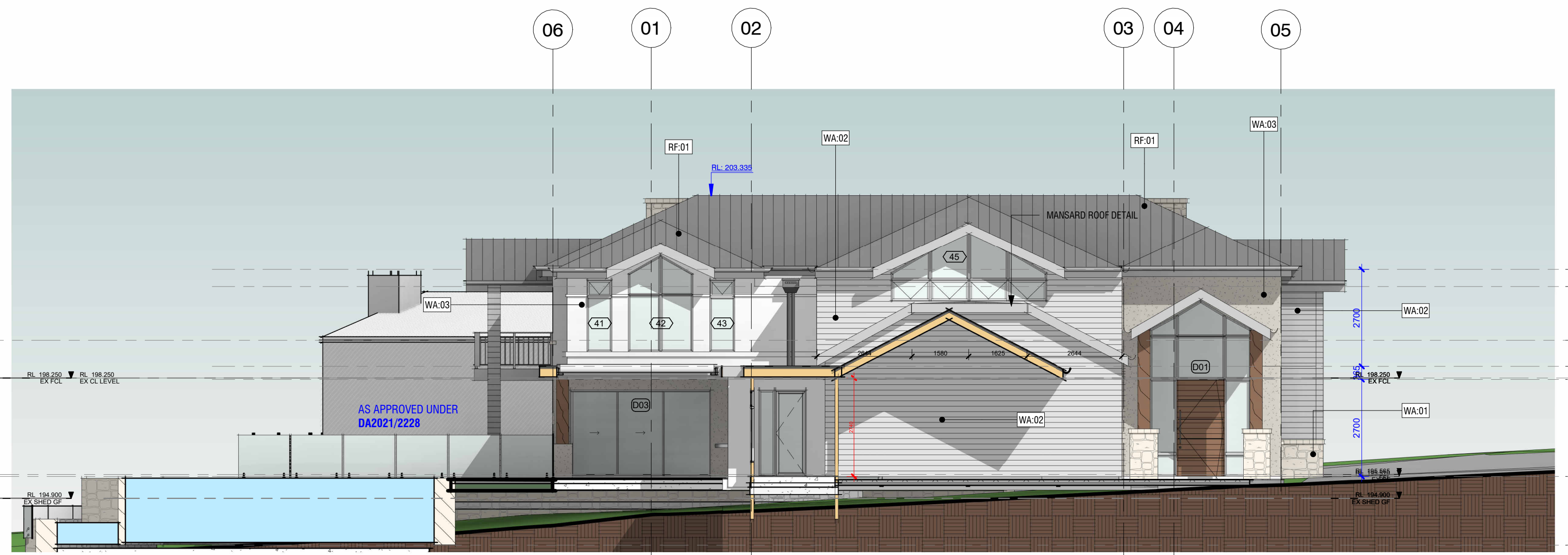
3 NEW WEST ELEVATION
1:100



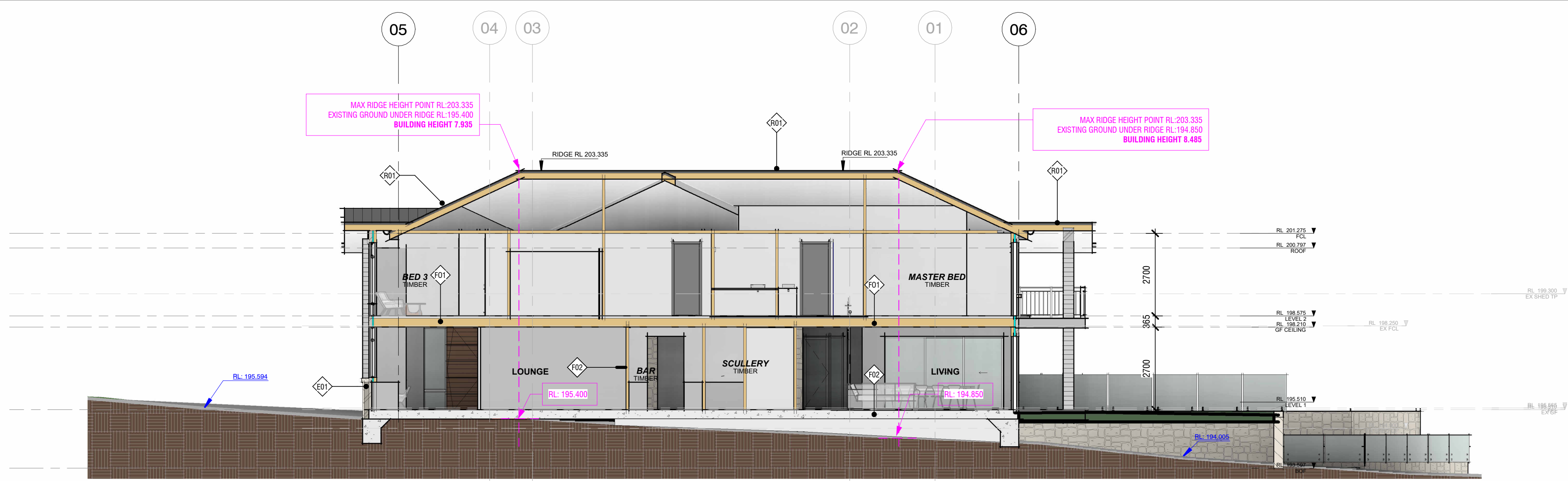
2 NEW EAST ELEVATION
1:100



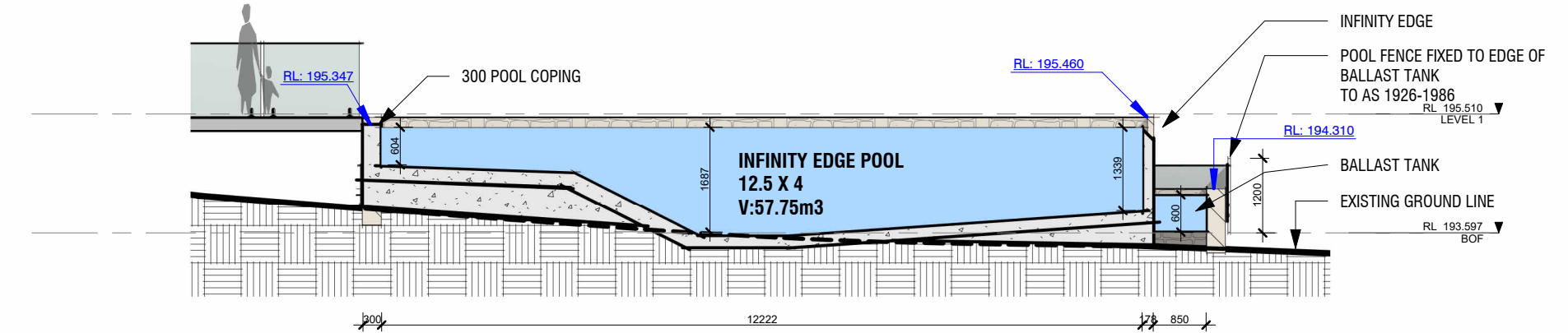
1 NEW SOUTH ELEVATION
1:100



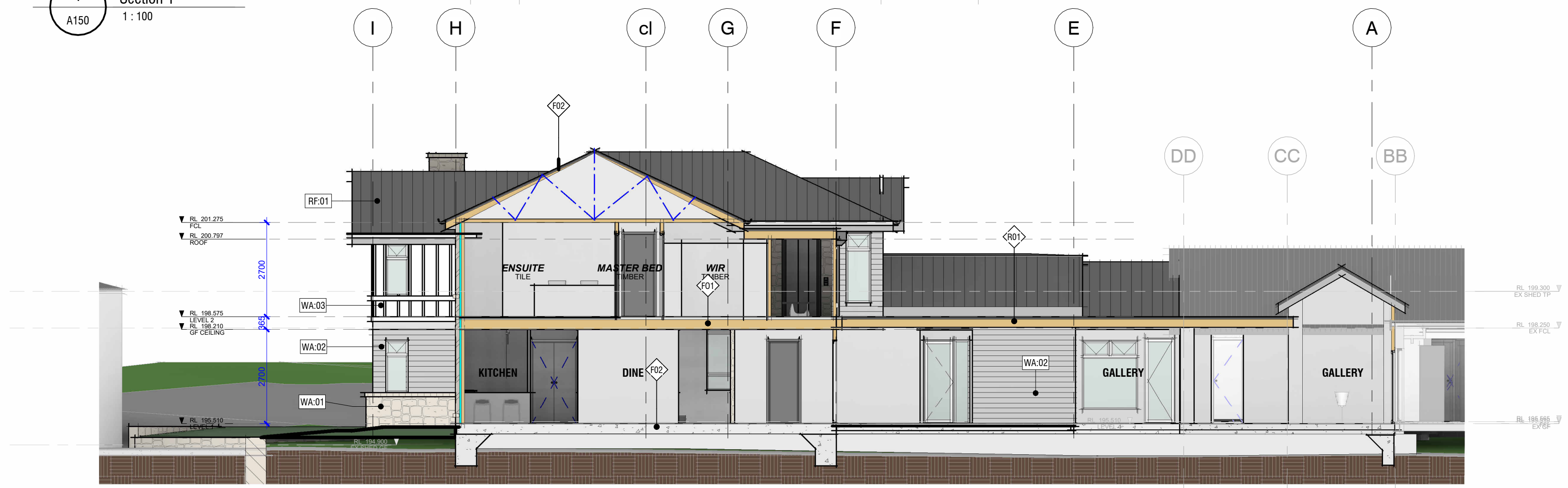
4 NEW NORTH ELEVATION
1:100



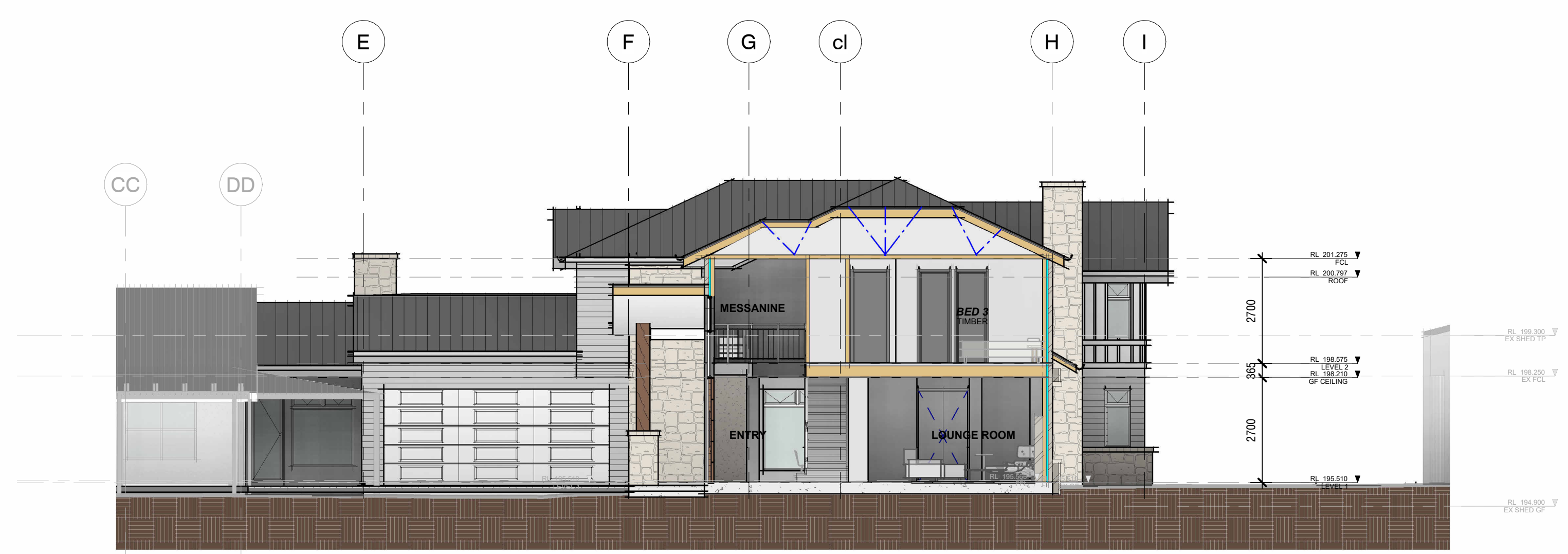
1 Section 1
A150 1:100



3 POOL LONG SECTION
A150 1:100

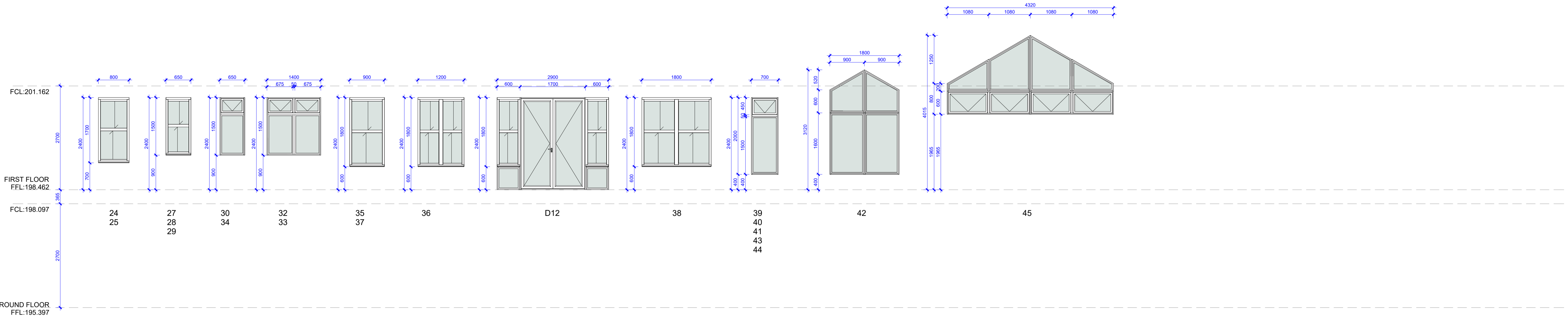


2 Section 7
A150 1:100



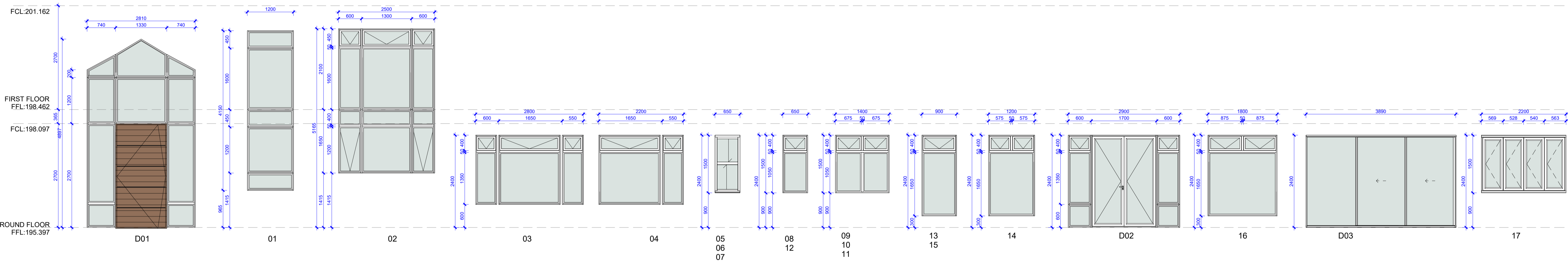
5 Section 3
A150 1:100

Area Schedule (Gross Building)				
Level	Name	Area	Area Type	Comments
LEVEL 1	ALFRESCO	52.8 m ²	Gross Building Area	
LEVEL 1	GARAGE	54.6 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		128.3 m ²		
LEVEL 1	GF LIVING	216.1 m ²	Gross Building Area	BASIX
LEVEL 2	FF LIVING	204.8 m ²	Gross Building Area	BASIX
LEVEL 1	GALLERY	40.3 m ²	Gross Building Area	BASIX
BASIX: 3		461.3 m ²		
LEVEL 1	EXISTING	210.9 m ²	Gross Building Area	BASIX EX
BASIX EX: 1		210.9 m ²		
		800.4 m ²		

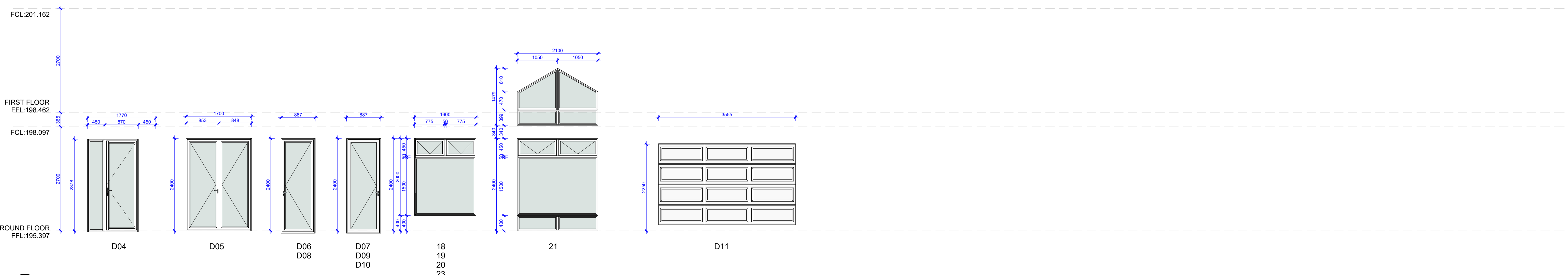


WINDOWS & DOORS FIRST FLOOR
1 : 50

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



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



WINDOWS & DOORS GROUND FLOOR
1 : 50

