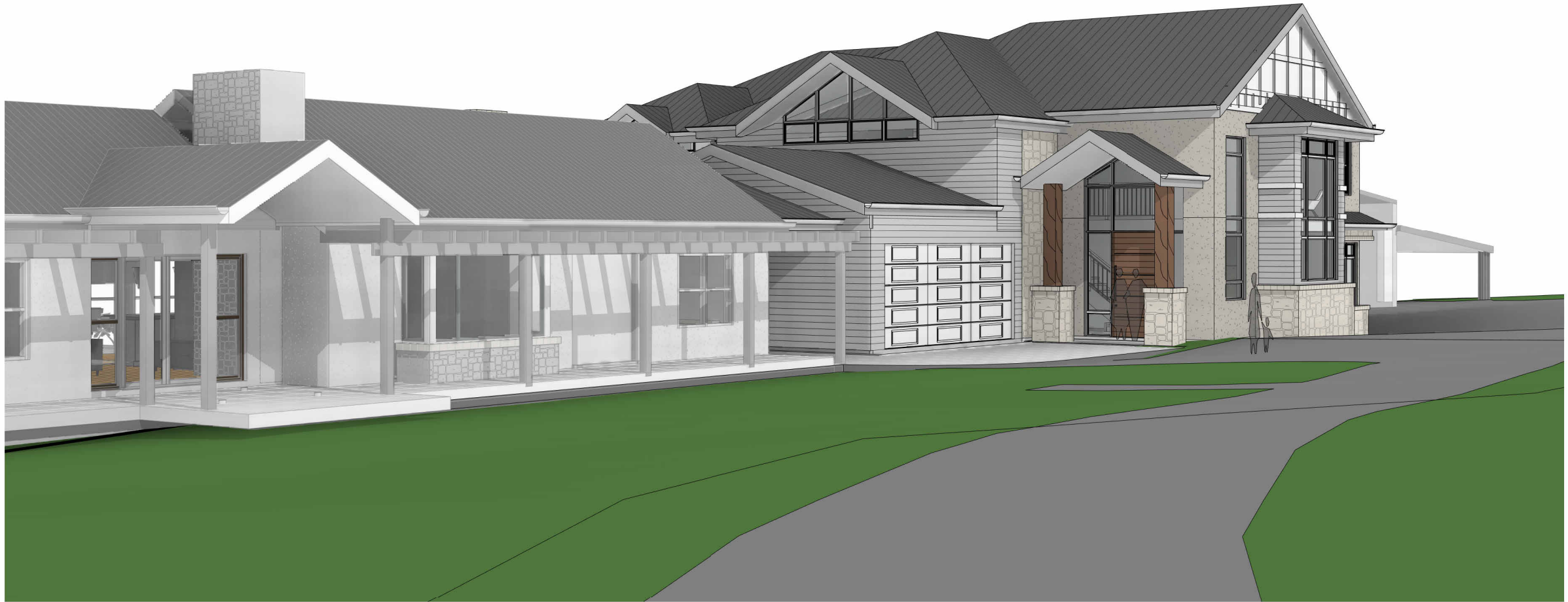


# DEVELOPMENT APPLICATION

## ALTERATIONS AND ADDITIONS

323 McCARRS CREEK ROAD, TERRY HILLS

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



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



BASIX Certificate

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

Alterations and Additions

Certificate number: A509721

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability...

Secretary Date of issue: Thursday, 28 September 2023



Vertical text: Description of project

Table with project details: Project address, Project name, Street address, Local Government Area, Plan type and number, Lot number, Section number, Dwelling type, Type of alteration and addition, Number of bedrooms after alterations or additions.

Table: Certificate Prepared by (jname complete before submitting to Council or PCA)

Table: Pool and Spa. Includes sections for Rainwater tank, Outdoor swimming pool, and Heating system.

Table: Glazing requirements. Includes sections for Windows and glazed doors, Pergolas, and Windows and glazed doors glazing requirements.

Table: Glazing requirements. Includes sections for Windows / door and Pergolas.

Table: Glazing requirements. Includes sections for Windows / door and Pergolas.

Table: Glazing requirements. Includes sections for Windows / door and Pergolas.

Table: Legend. Includes commitments identified with a 'y', 'n', or 'c'.

Table: Fixtures and systems. Includes sections for Hot water, Lighting, and Fixtures.

Table: Construction. Includes sections for Insulation requirements and Construction details.



ARCHIT Project Design Studio 5101 84 Alexander St Crowes Nest, Sydney NSW 2065 Australia



Dane Middleton lic. Builder 201005C 0422 129184 info@hampptonshomes.com.au www.hampptonshomesydney.com.au

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: BASIX COMMITMENTS DEVELOPMENT APPLICATION

Drawing Status: DEVELOPMENT APPLICATION

Drawing Details: Scale: 1 : 500 @A1 Date: 26/03/2022 Project No: A22\_00167 Drawn: Author Checked: Checker

Revision: A

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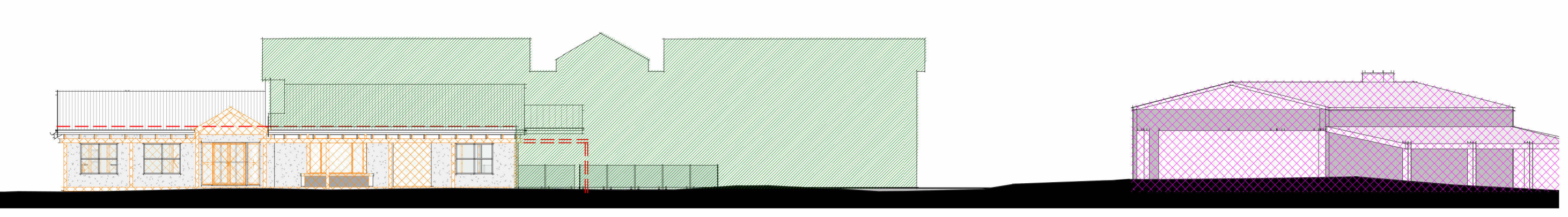
style // vision // experience

12/11/2023 5:23:12 PM

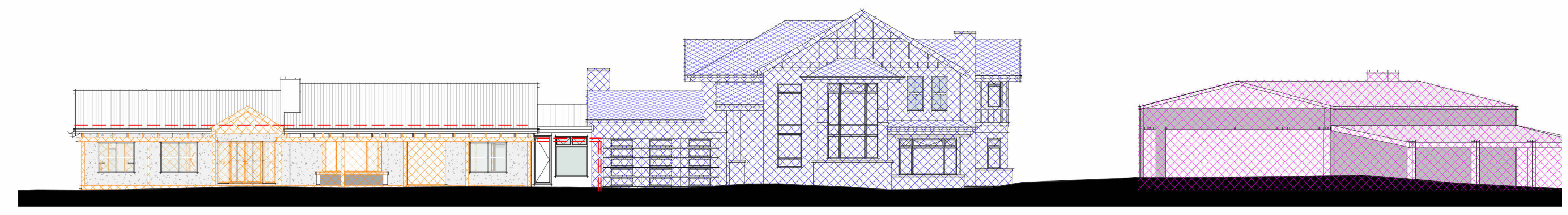
**APPROVAL KEY:**

- 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

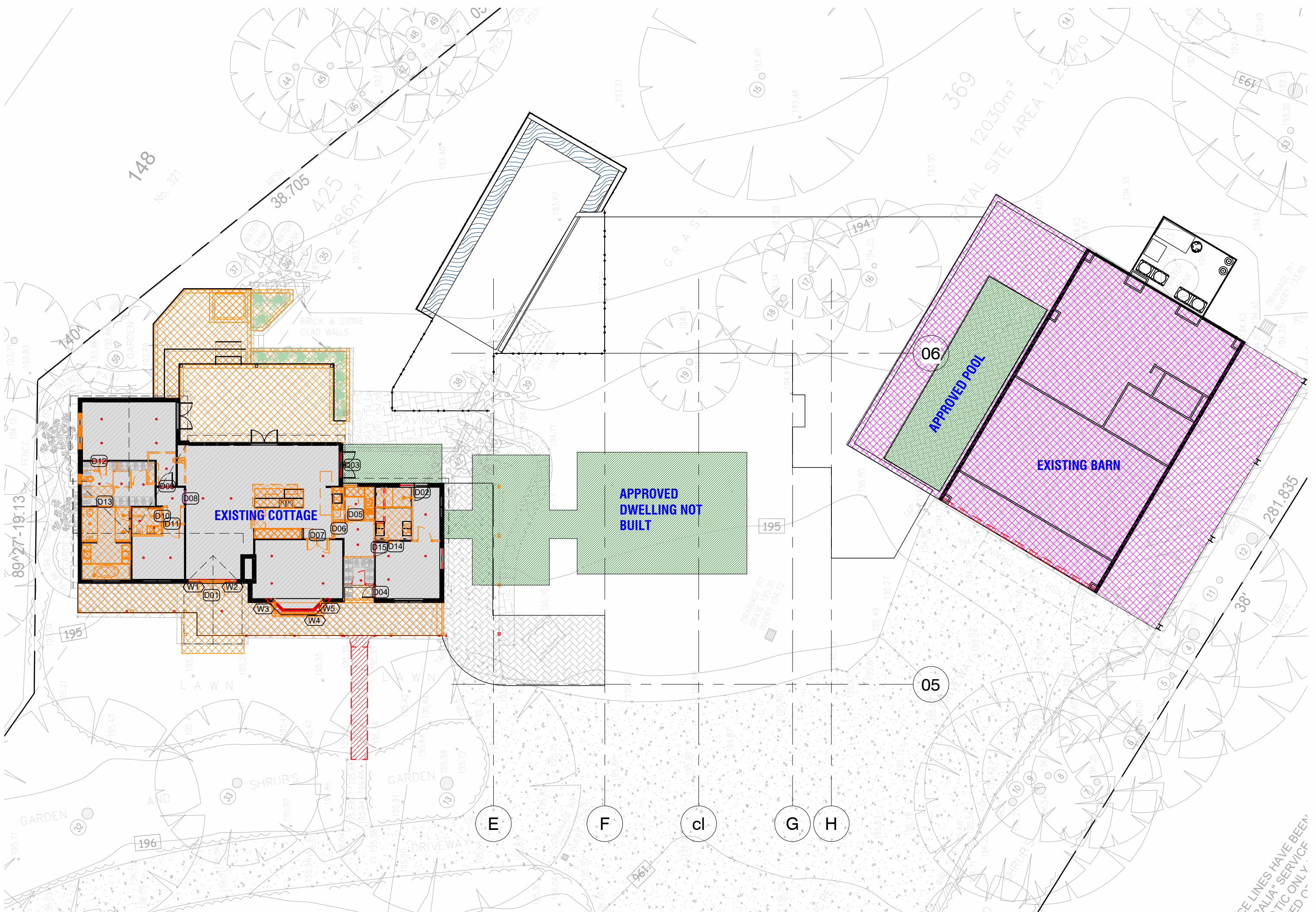
2 APPROVAL KEY PLAN  
1:100



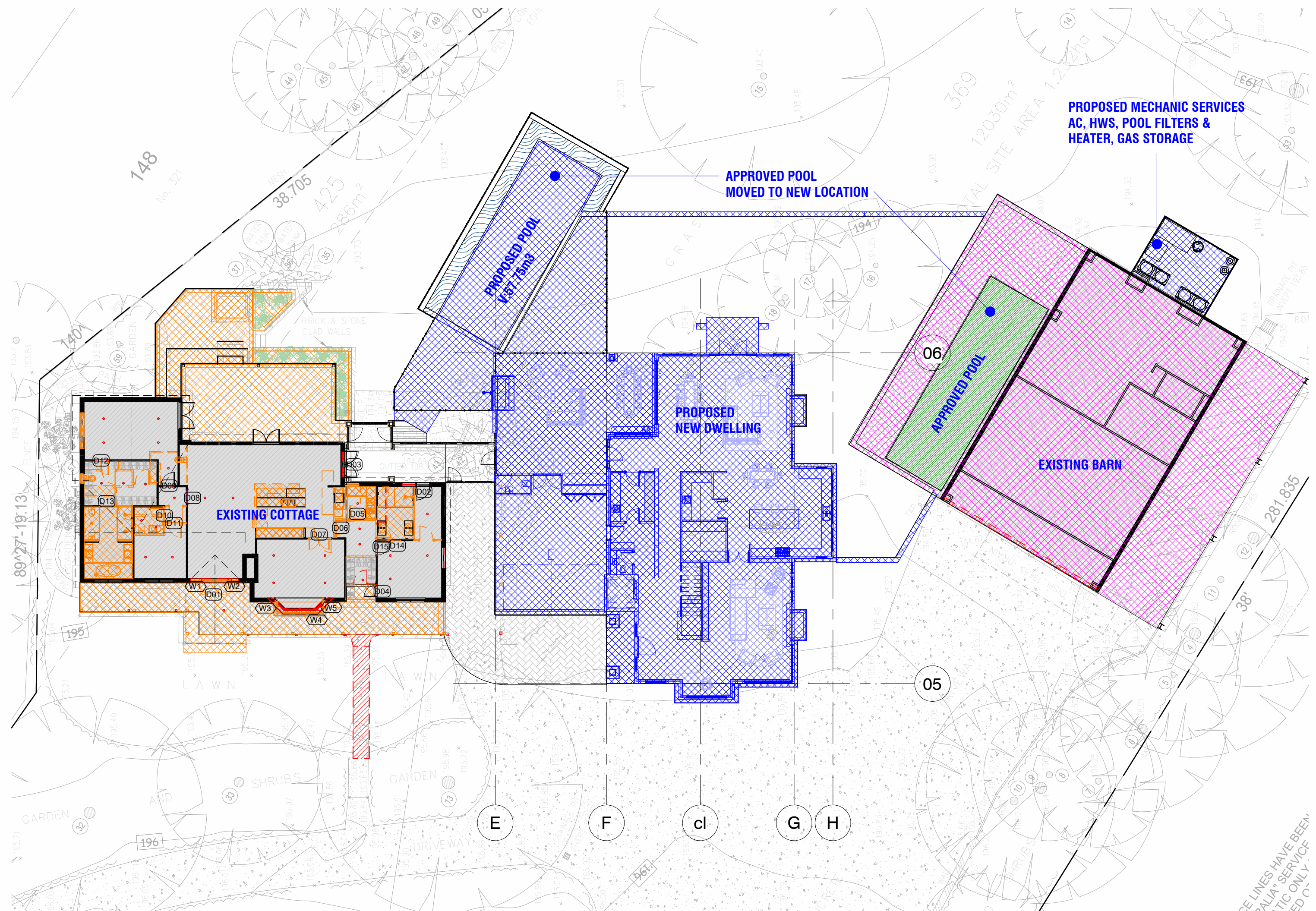
3 WEST ELEVATION - PREVIOUS DA  
1:200



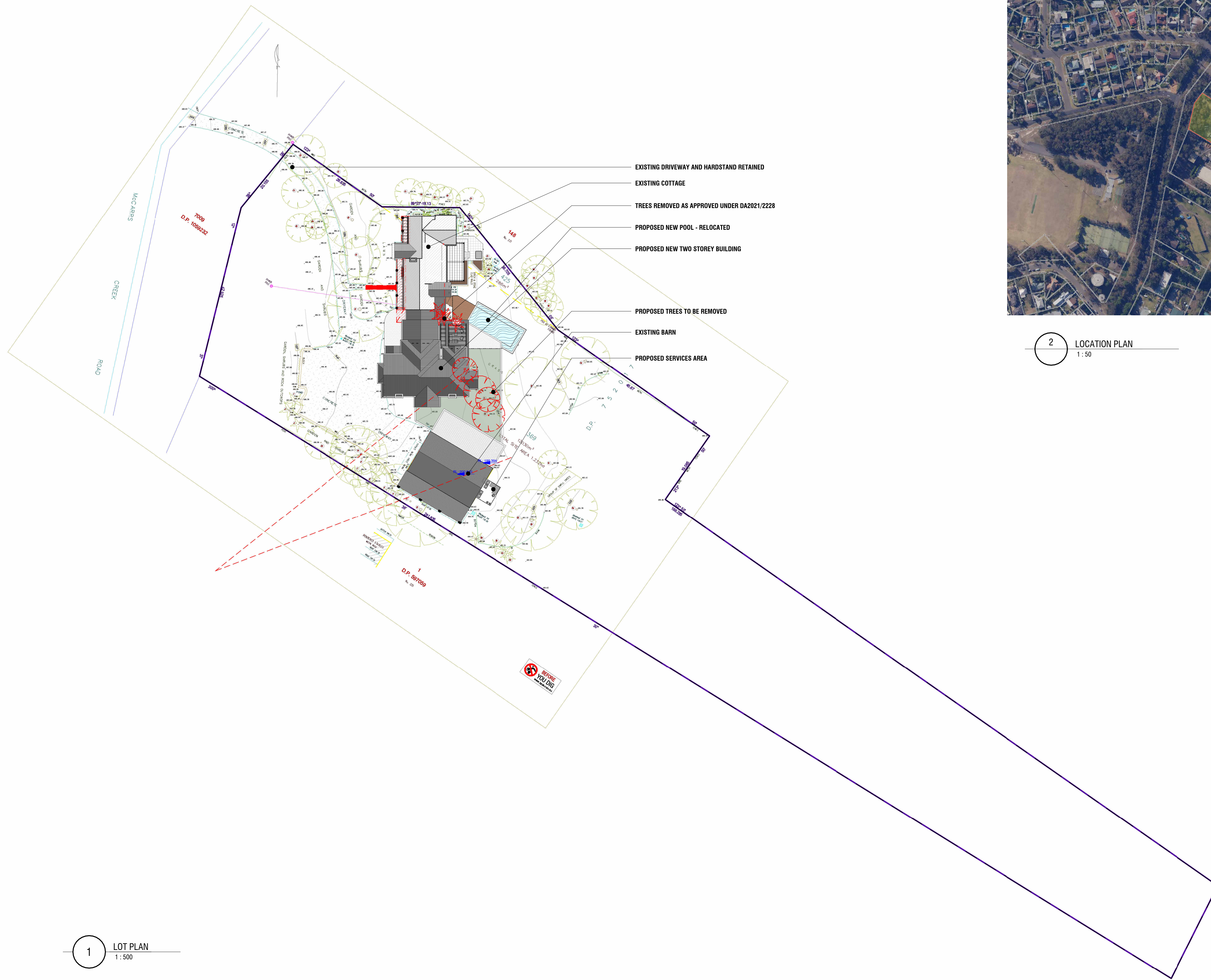
4 WEST ELEVATION - PROPOSED DA  
1:200



1 LEVEL 1 FLOOR PLAN - PREVIOUS DA  
1:200

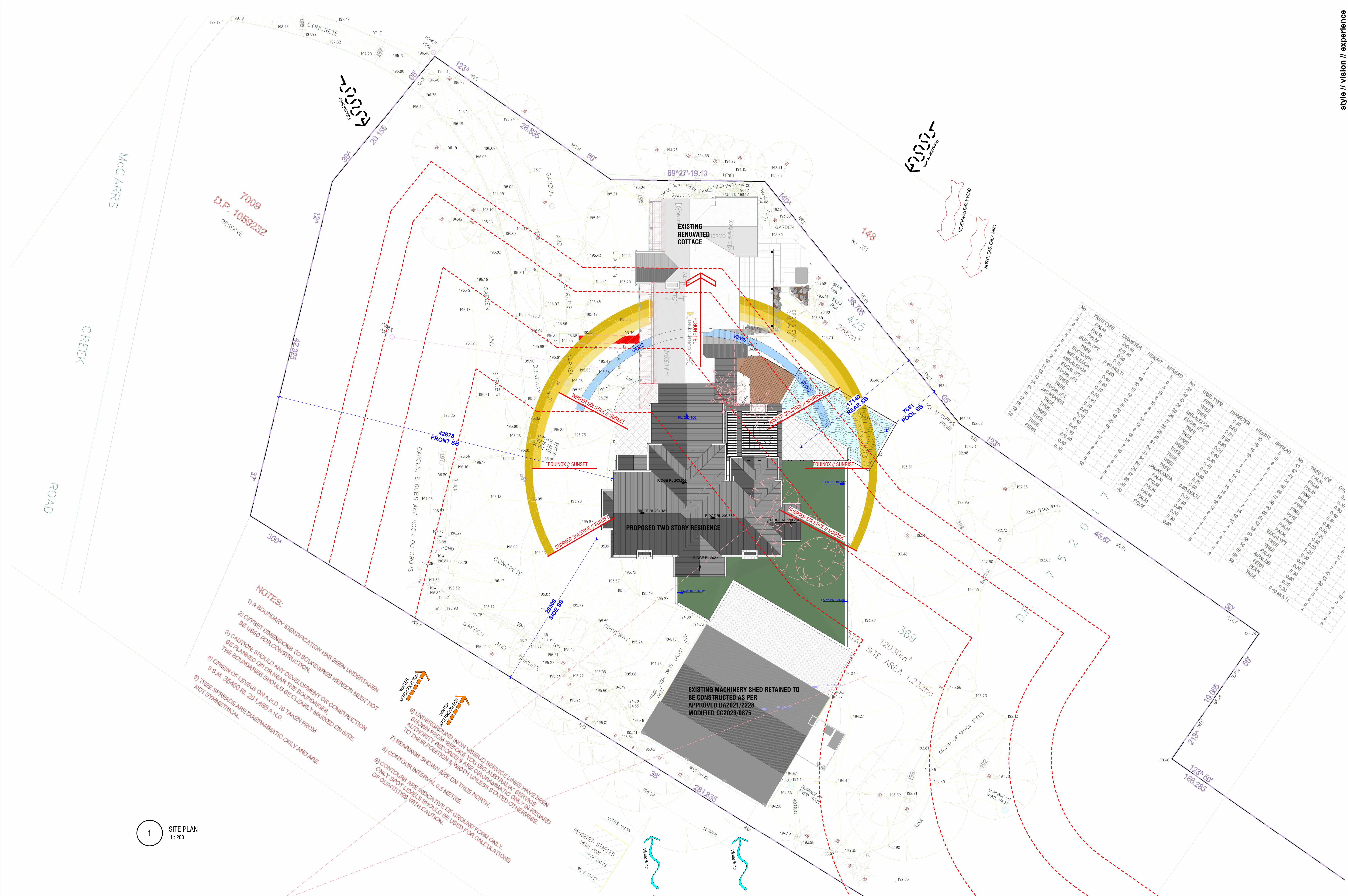


5 LEVEL 1 FLOOR PLAN - PROPOSED DA  
1:200



2 LOCATION PLAN  
1:50

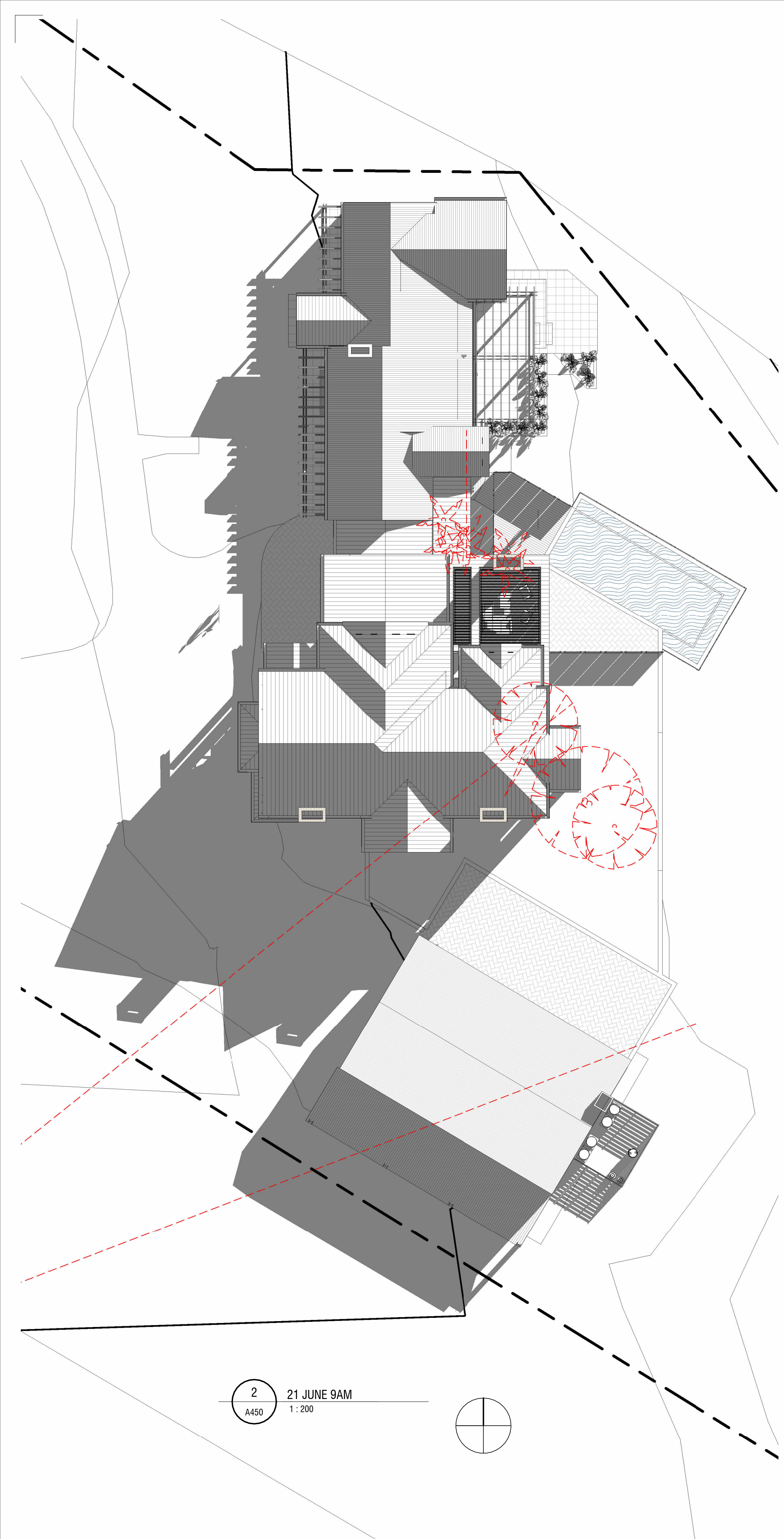
1 LOT PLAN  
1:500



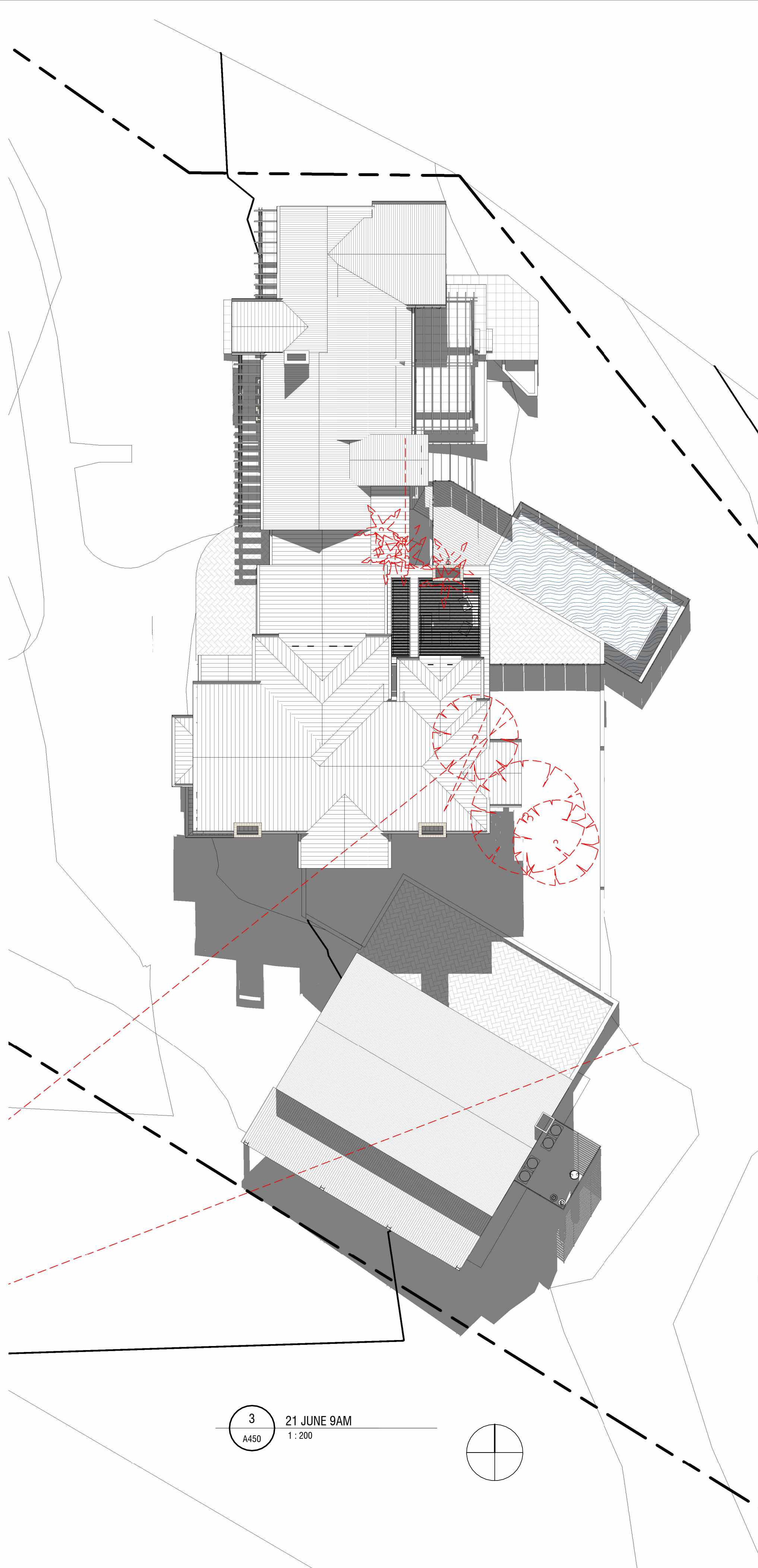
No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD	No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD	No.	TREE TYPE	DIAMETER	HEIGHT	SPREAD
1	PALM	20.40	10	10	21	FERN	0.30	10	10	41	PALM	0.30	10	10
2	PALM	20.40	10	10	22	TREE	0.30	10	10	42	PALM	0.30	10	10
3	EUCALYPT	0.70	10	10	23	TREE	0.30	10	10	43	PALM	0.30	10	10
4	TREE	0.70	10	10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

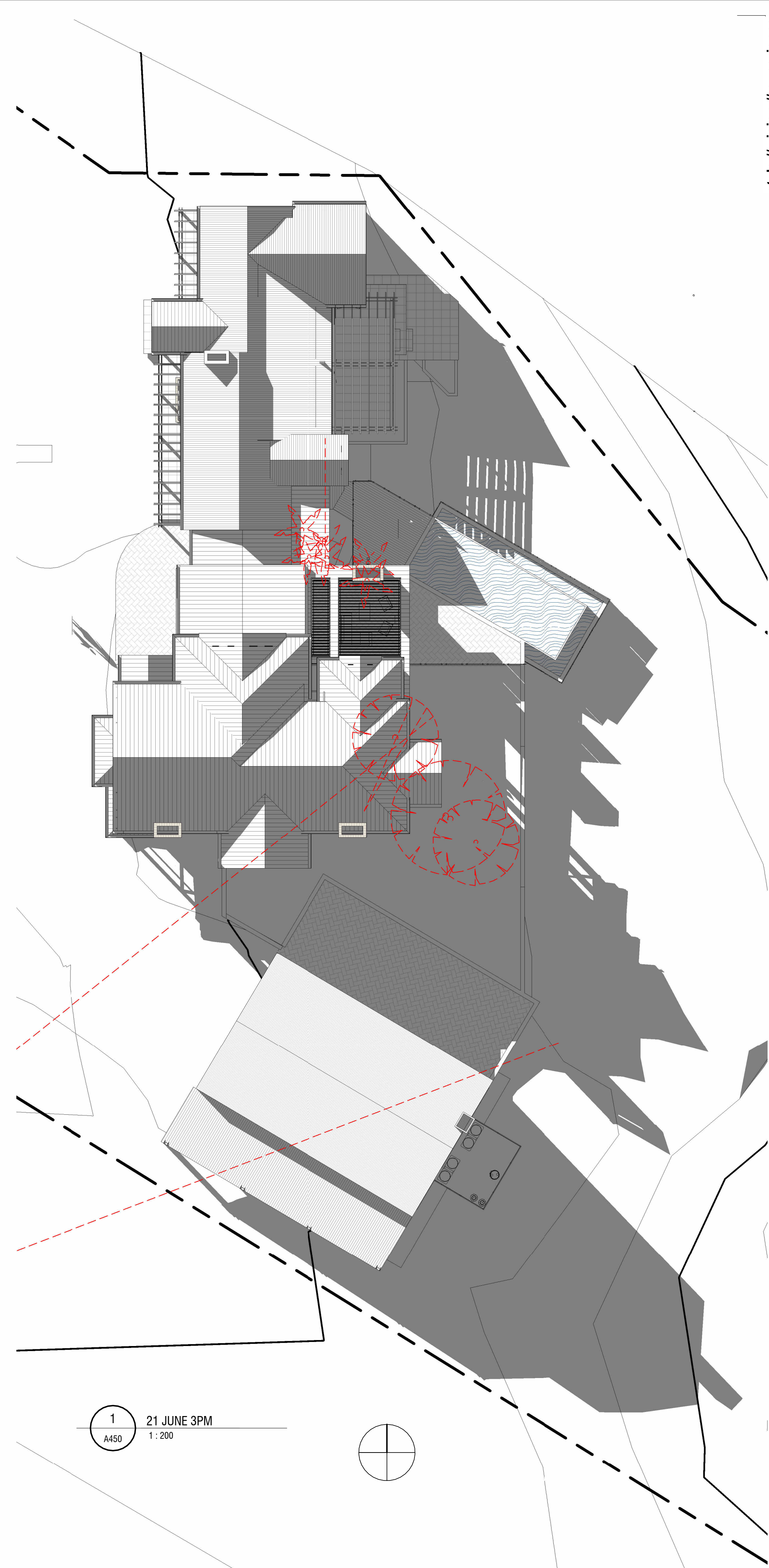
1 SITE PLAN  
1:200



2 21 JUNE 9AM  
A450 1:200




3 21 JUNE 9AM  
A450 1:200



1 21 JUNE 3PM  
A450 1:200

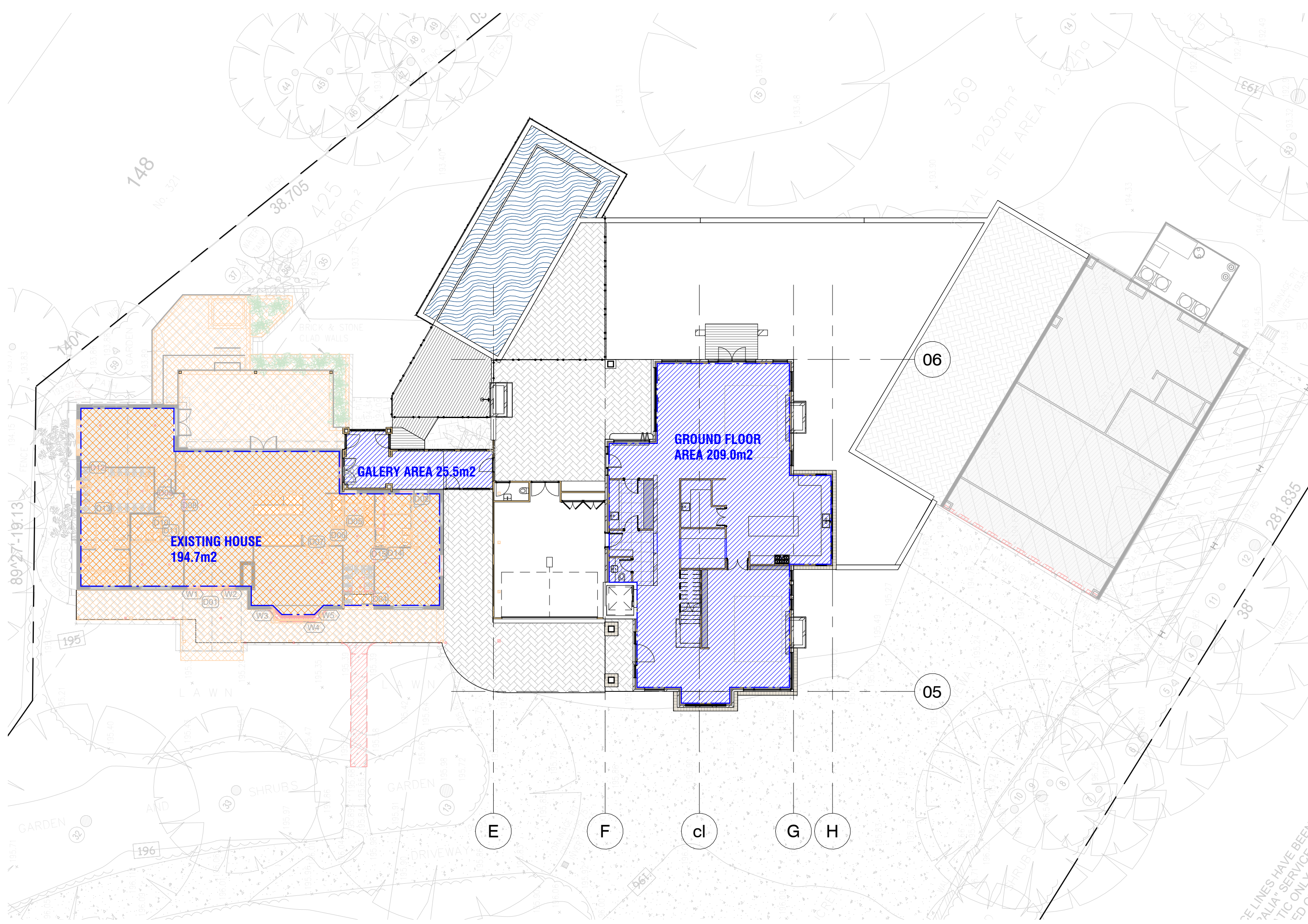
**PROPOSED AREAS:**

 GFA CALCULATED AREA

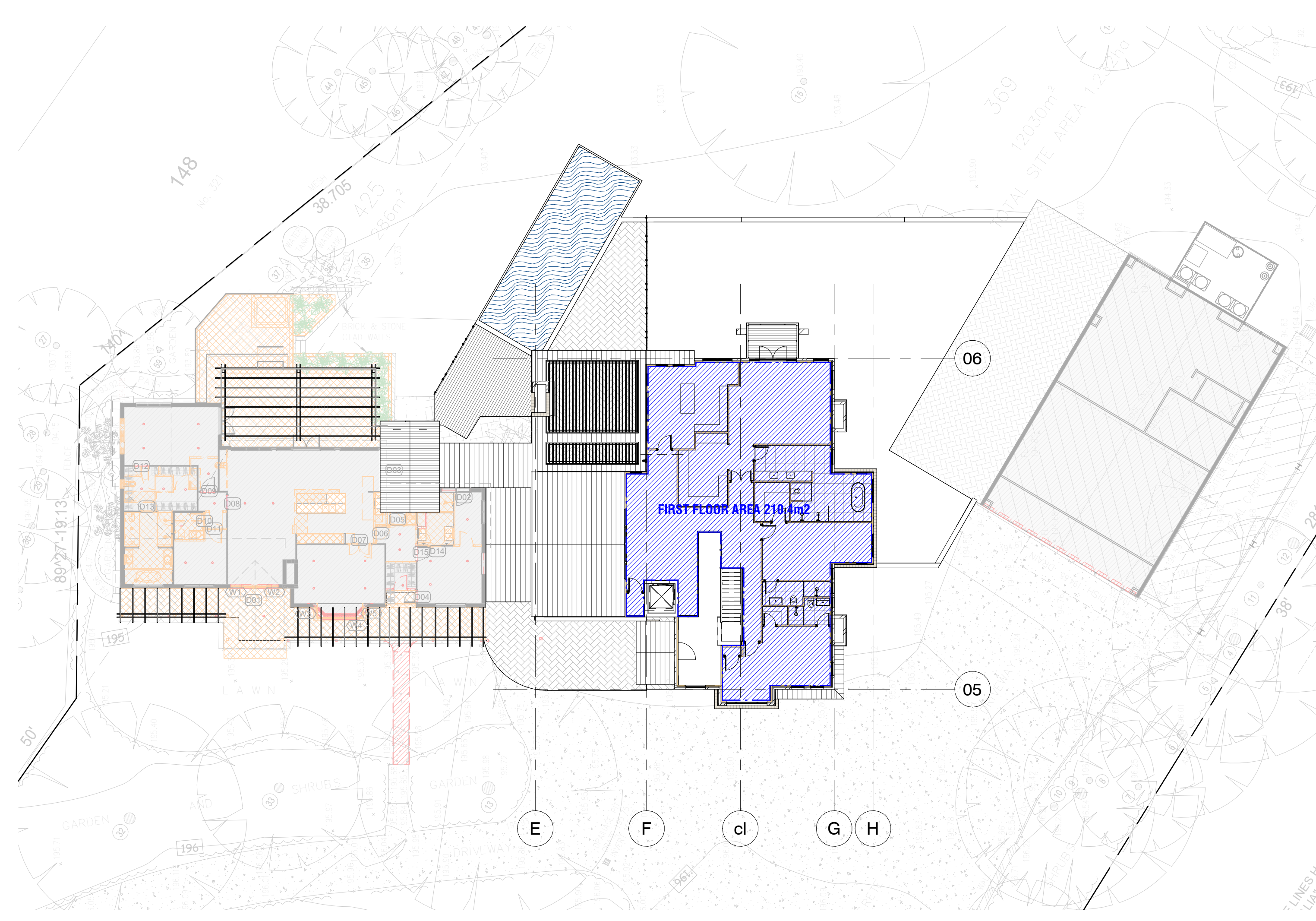
SITE AREA = 550.1m<sup>2</sup>

MAXIMUM FLOOR SPACE RATIO = 0.60:1  
 MAXIMUM FLOOR AREA = 330.06m<sup>2</sup>

PROPOSED GROUND FLOOR = 126.50m<sup>2</sup>  
 PROPOSED FRIST FLOOR = 145.80m<sup>2</sup>  
 PROPOSED TOTAL = 272.30m<sup>2</sup>



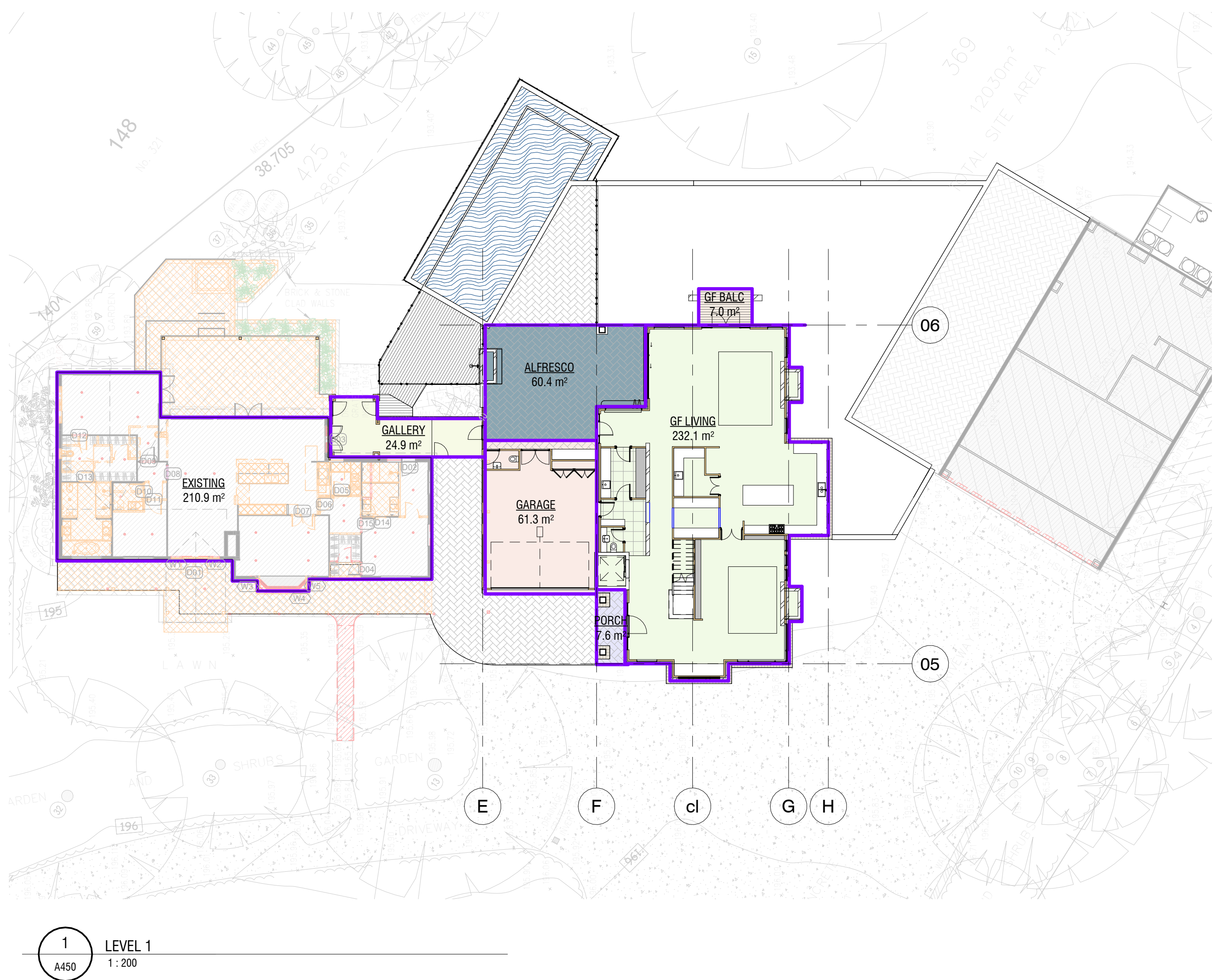
**1** LEVEL 1 FLOOR PLAN - PROPOSED DA  
 A450 1:200



**2** LEVEL 2 FLOOR PLAN  
 A450 1:200



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

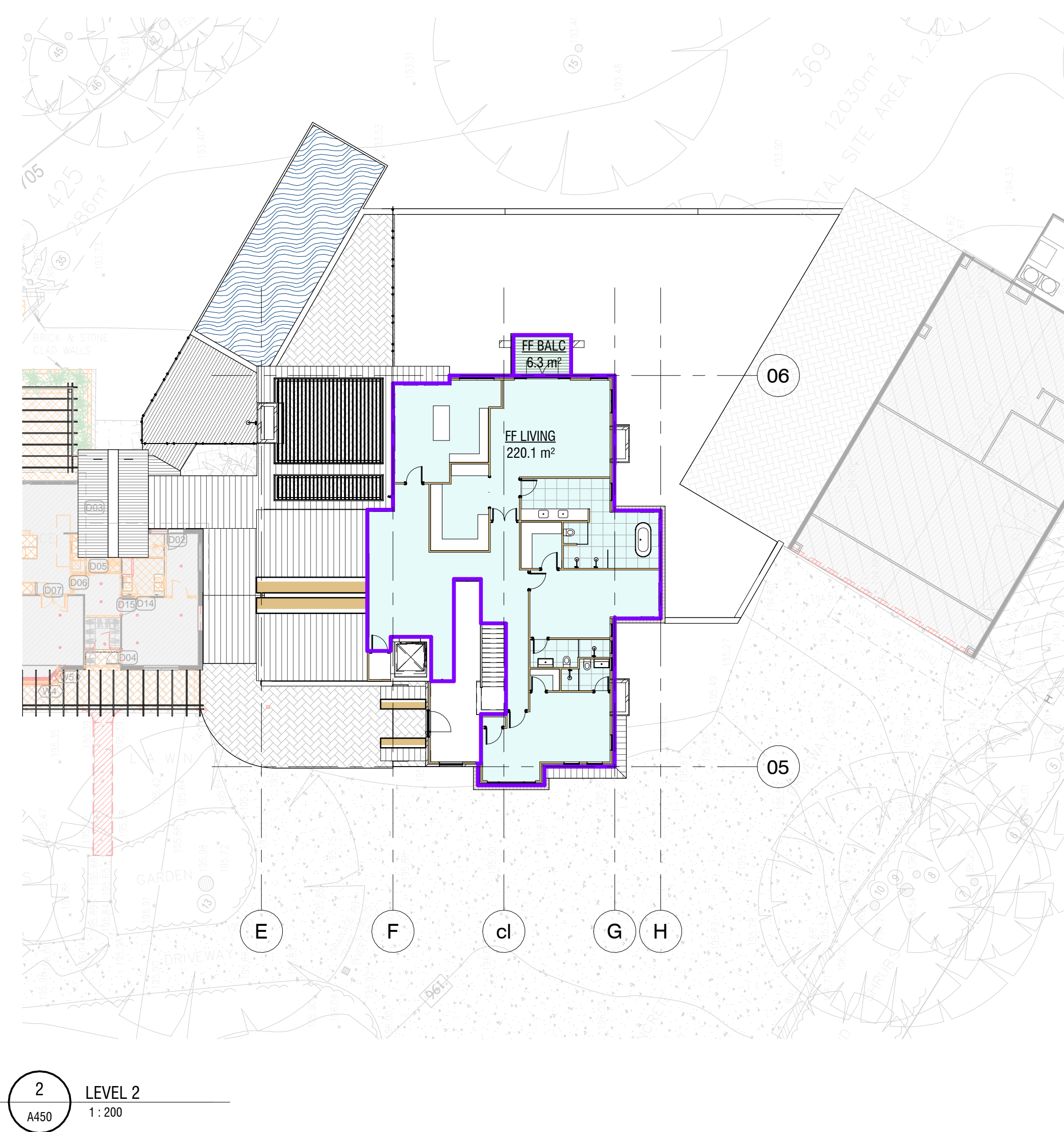


**Building Area Legend**

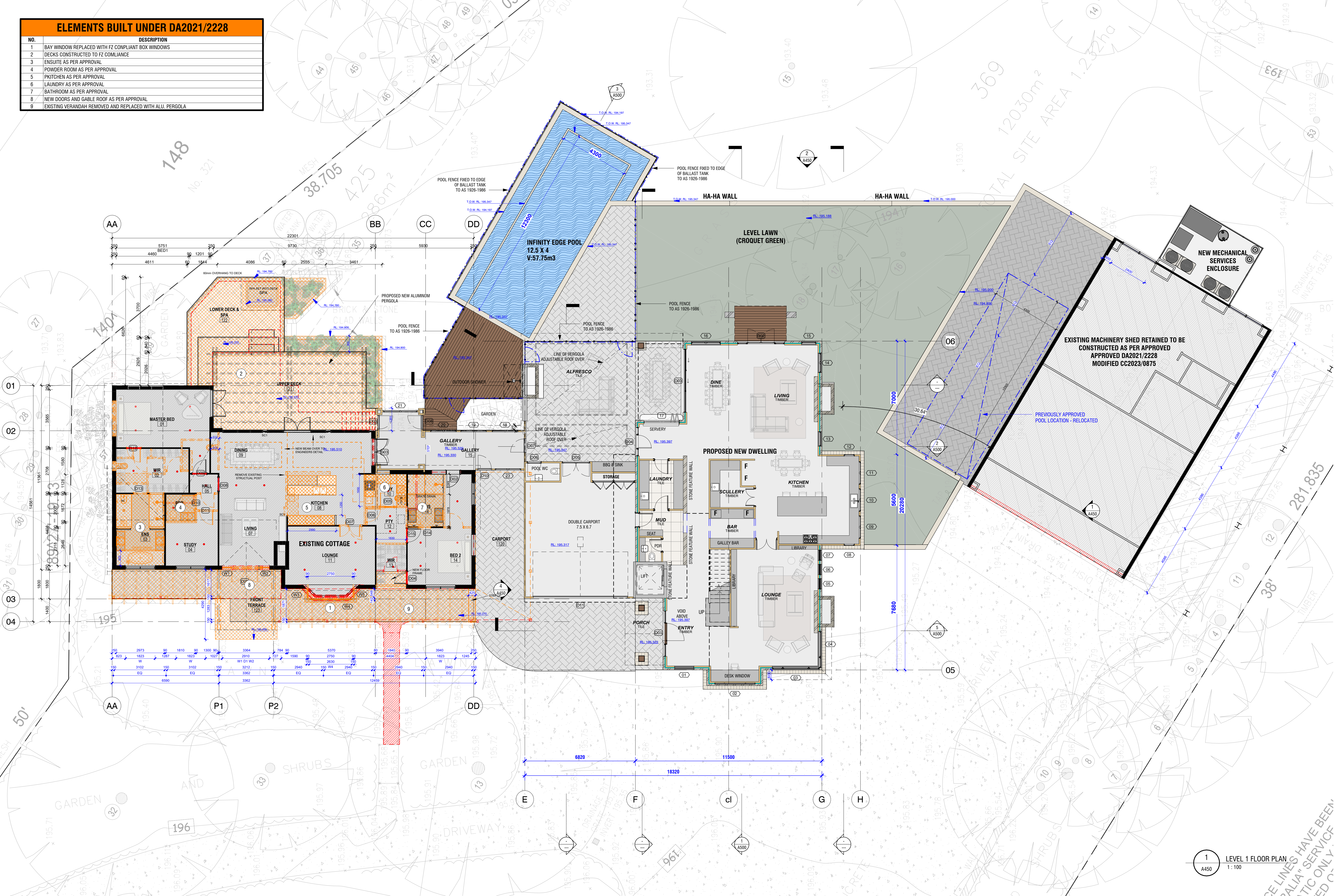
- ALFRESCO
- EXISTING
- GALLERY
- GARAGE
- GF BALC
- GF LIVING
- PORCH

**Building Area Legend**

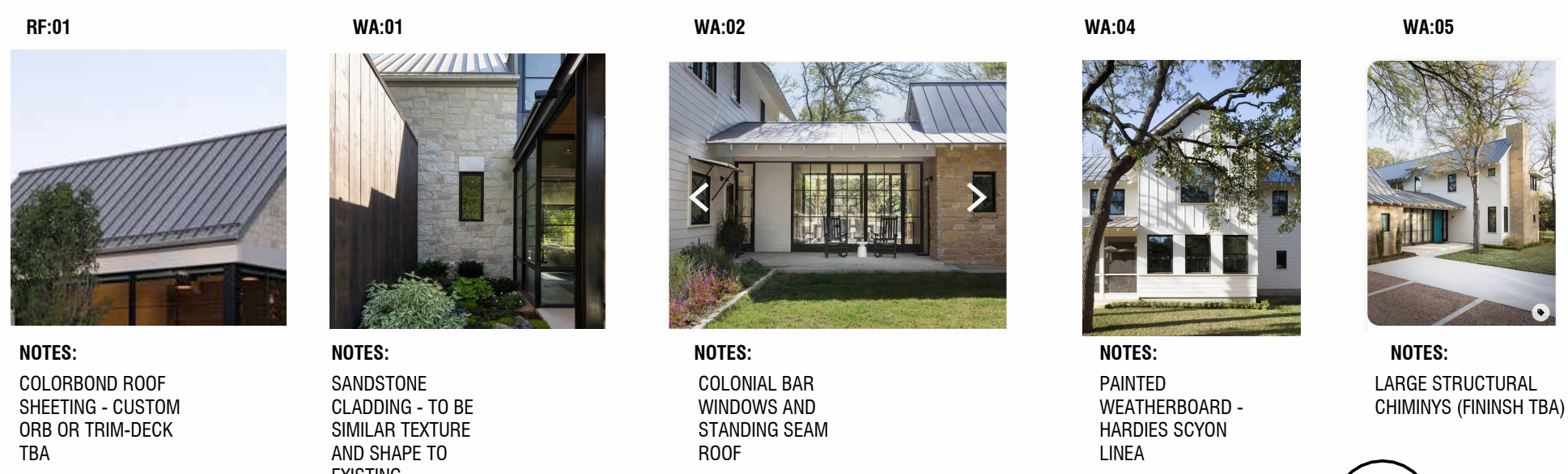
- FF BALC
- FF LIVING



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
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

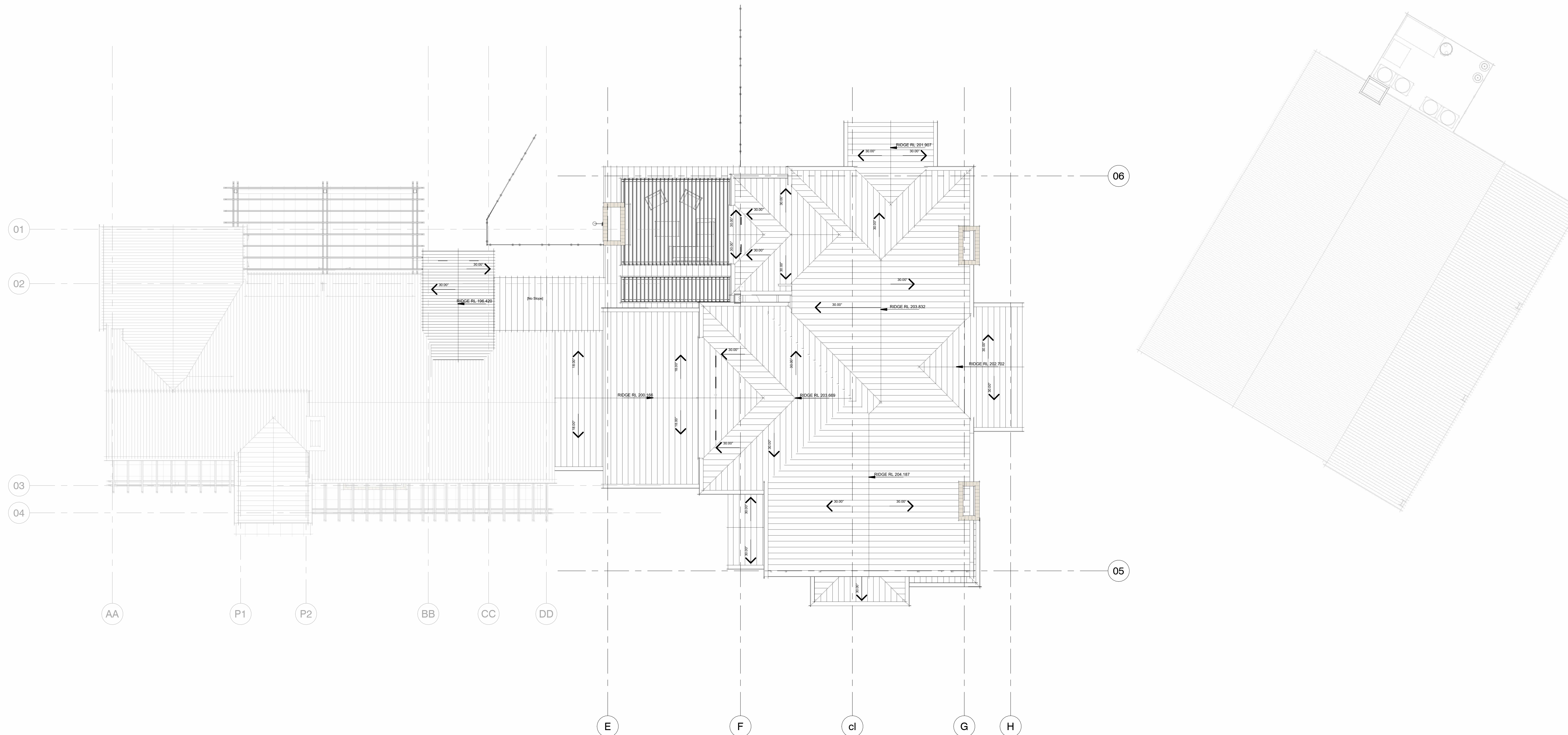
**Drawing Status:**  
DEVELOPMENT APPLICATION

**Drawing Details:**  
Scale: As indicated @A1  
Date: 26/03/2022  
Project No: A22\_00167  
Drawn: Author  
Checked: Checker

**A151**

Revision: **A**

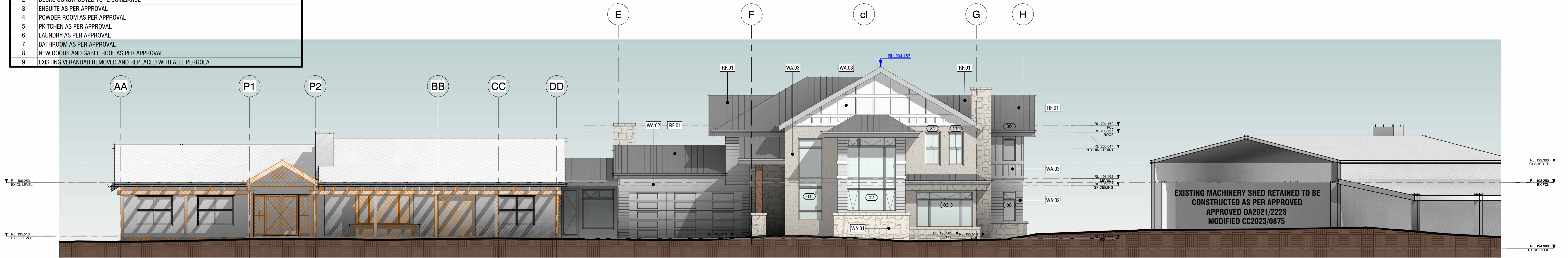
**1** LEVEL 2 FLOOR PLAN  
A450 1:100



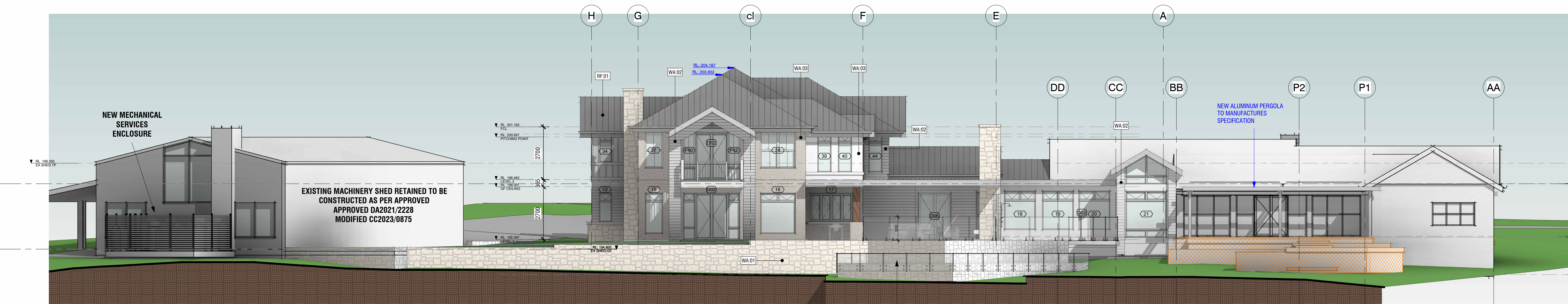
1 ROOF PLAN  
1:100

**ELEMENTS BUILT UNDER DA2021/2228**

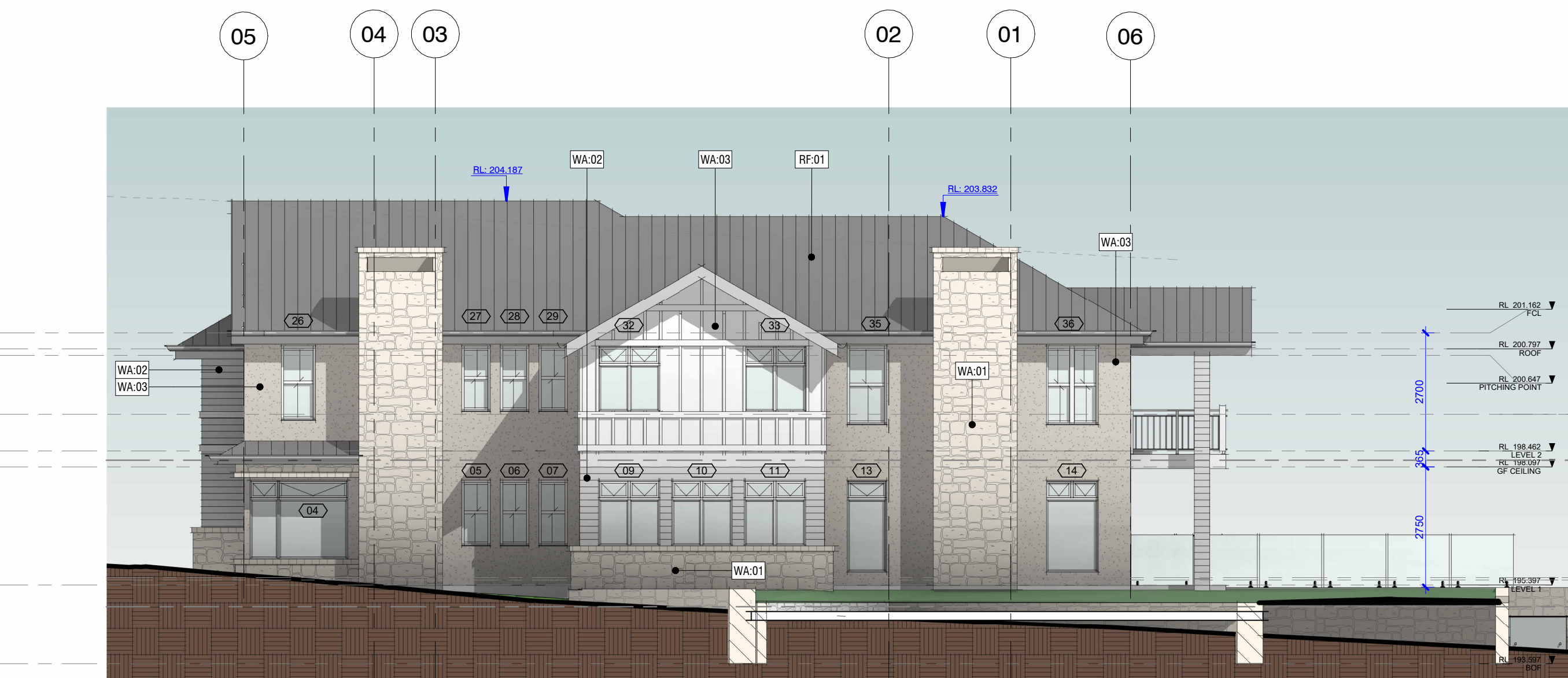
NO.	DESCRIPTION
1	BAY WINDOW REPLACED WITH FZ COMPLIANT BOX WINDOWS
2	DECKS CONSTRUCTED TO FZ COMPLIANCE
3	ENSUITE AS PER APPROVAL
4	POWDER ROOM AS PER APPROVAL
5	PKITCHEN AS PER APPROVAL
6	LAUNDRY AS PER APPROVAL
7	BATHROOM AS PER APPROVAL
8	NEW DOORS AND GABLE ROOF AS PER APPROVAL
9	EXISTING VERANDAH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



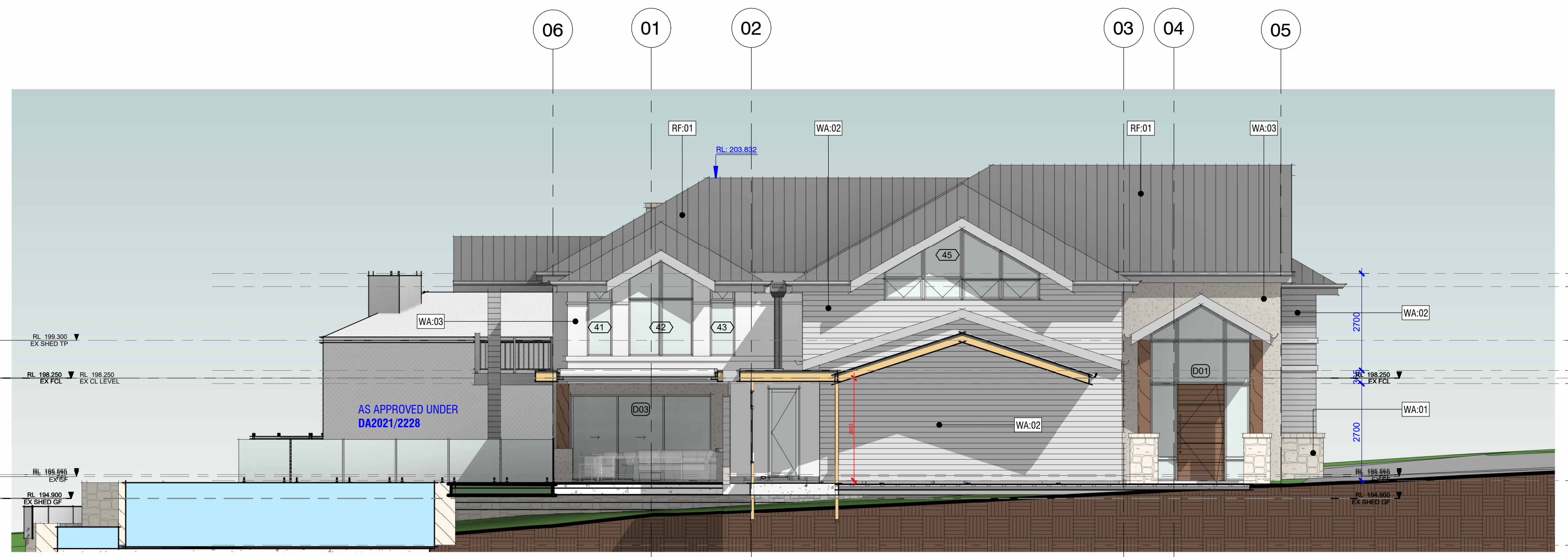
**3 NEW WEST ELEVATION**  
A150 1:100



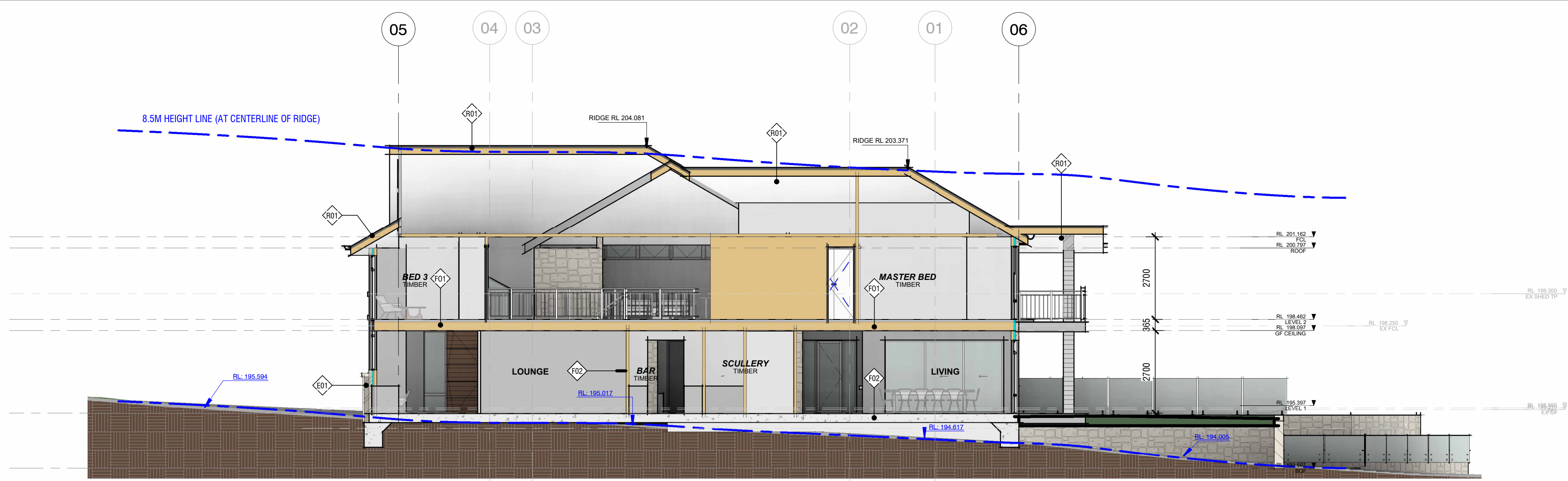
**2 NEW EAST ELEVATION**  
A150 1:100



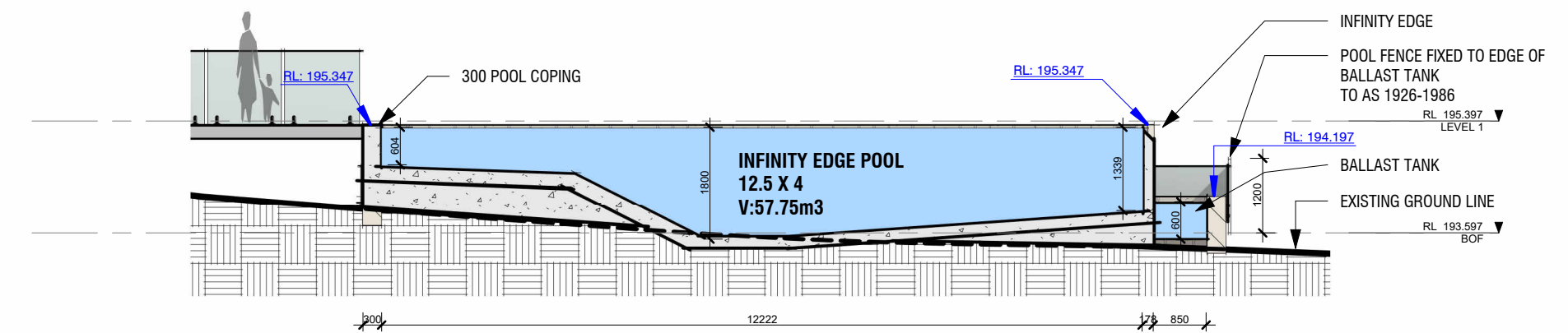
**1 NEW SOUTH ELEVATION**  
A150 1:100



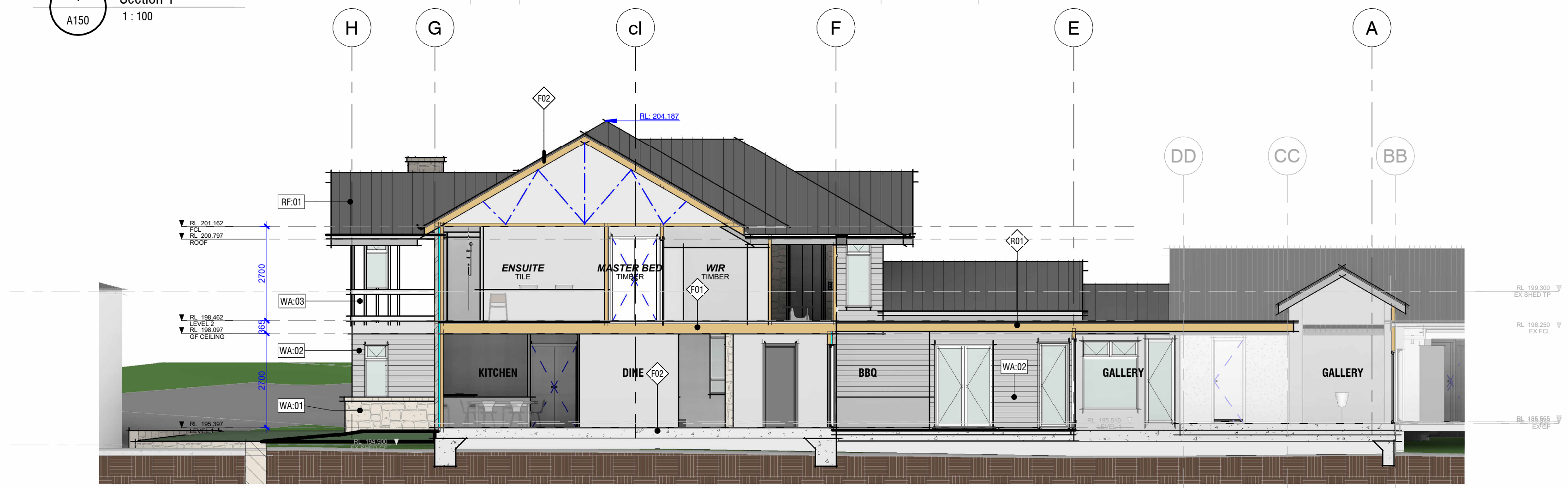
**4 NEW NORTH ELEVATION**  
A150 1:100



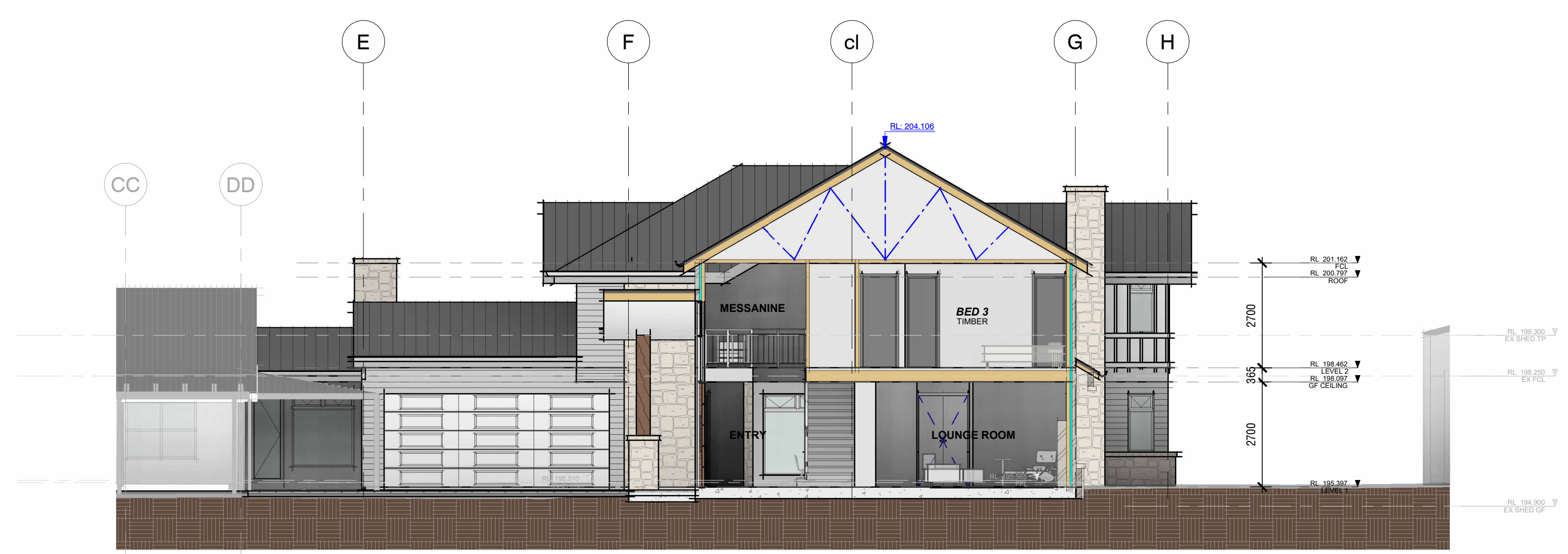
1 Section 1  
1:100



3 POOL LONG SECTION  
1:100

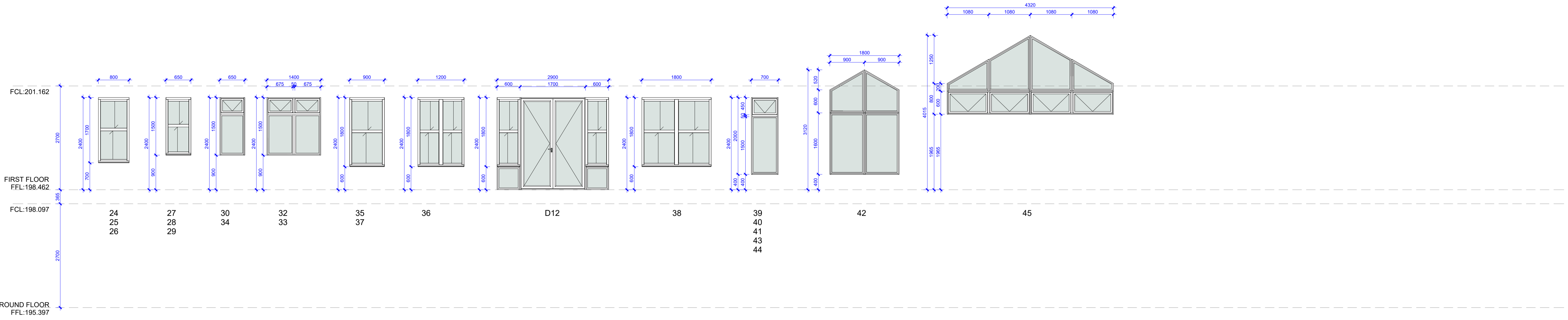


2 Section 7  
1:100



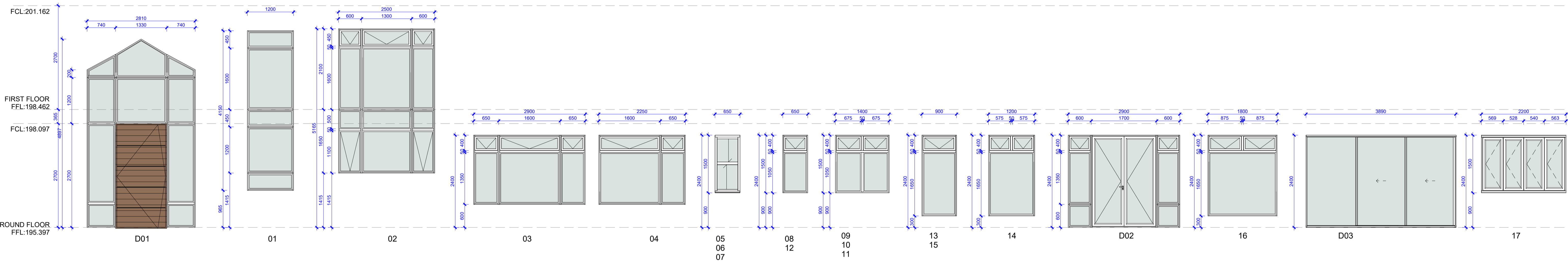
5 Section 3  
1:100

Area Schedule (Gross Building)				
Level	Name	Area	Area Type	Comments
LEVEL 1	ALFRESCO	60.4 m <sup>2</sup>	Gross Building Area	
LEVEL 1	GARAGE	61.3 m <sup>2</sup>	Gross Building Area	
LEVEL 1	GF BALC	7.0 m <sup>2</sup>	Gross Building Area	
LEVEL 1	PORCH	7.6 m <sup>2</sup>	Gross Building Area	
LEVEL 2	FF BALC	6.3 m <sup>2</sup>	Gross Building Area	
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BASIX: 3		477.1 m <sup>2</sup>		
LEVEL 1	EXISTING	210.9 m <sup>2</sup>	Gross Building Area	BASIX EX
BASIX EX: 1		210.9 m <sup>2</sup>		
		830.5 m <sup>2</sup>		

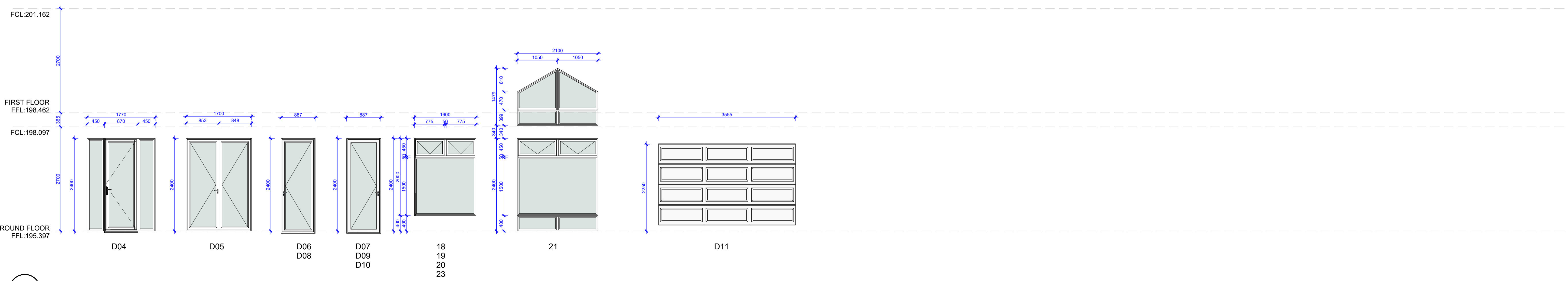


**WINDOWS & DOORS FIRST FLOOR**  
1:50

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

