

All Construction to comply with AS 3959 "Construction of Buildings in Bushfire Prone Areas", and Planning for Bushfire Protection BAL FZ, as per the report prepared by Ron Coffey.

BASIX COMMITMENTS
All Construction to comply with the Basix commitments as per the Basix report by GRS Building Reports

All building setbacks to be confirmed prior to construction
Any discrepancies to be reported prior to proceeding

Windows to comply with BCA
"Protection of Openable windows"

CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL BAL FZ
All building work shall comply with Level BAL 19 and specifically AS 3959 "Construction of Dwellings in Bushfire Prone Area"
Specifically, but not limited to, all
Roof Construction, Sarking Gutters, gutter guards,
External Walls,
External Glazed elements, with appropriate screens,
Doors,
Floors,
and all related building components,
as per the attached specification for BAL FZ (Section 6, BAL FZ)

ARBORIST REPORT
Tree removal as per details on accompanying Arborist Report by "Hugh the Arborist"



 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1248

 **SITE PLAN**

DETAILED DRIVEWAY CONSTRUCTION TO ENGINEERING PLANS BY VDM ENGINEERS

All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION



Peter Princi Architects have not been engaged to provide specific material or finishes selections, nor any ongoing inspections or site co-ordination and take no on going responsibility .
Specification by others

Client
Mr. & MRS ANGLICAS

Project
**PROPOSED NEW DWELLING
143-145 McCARR'S CREEK RD
CHURCH POINT NSW 2105**

Drawing
OVERALL SITE PLAN

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DEVELOPMENT APPLICATION

 **PETER PRINCI architects**
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PP	Job No.
Checked	Date
PP	Oct '19
Scale	Issue
1: 500	A

Drawing No.
DA01

F/C CLAD
RESIDENCE
METAL ROOF

Tree removal as per details
on accompanying Arborist Report
by "Hugh the Arborist"



**THIS PLAN IS TO BE READ IN
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M.M.

BASIX COMMITMENTS
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Windows to comply
with BCA 2014
"Protection of Openable windows"

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

Drawing No.
DA02

**DIAL 1100
BEFORE YOU DIE**

Specification by others

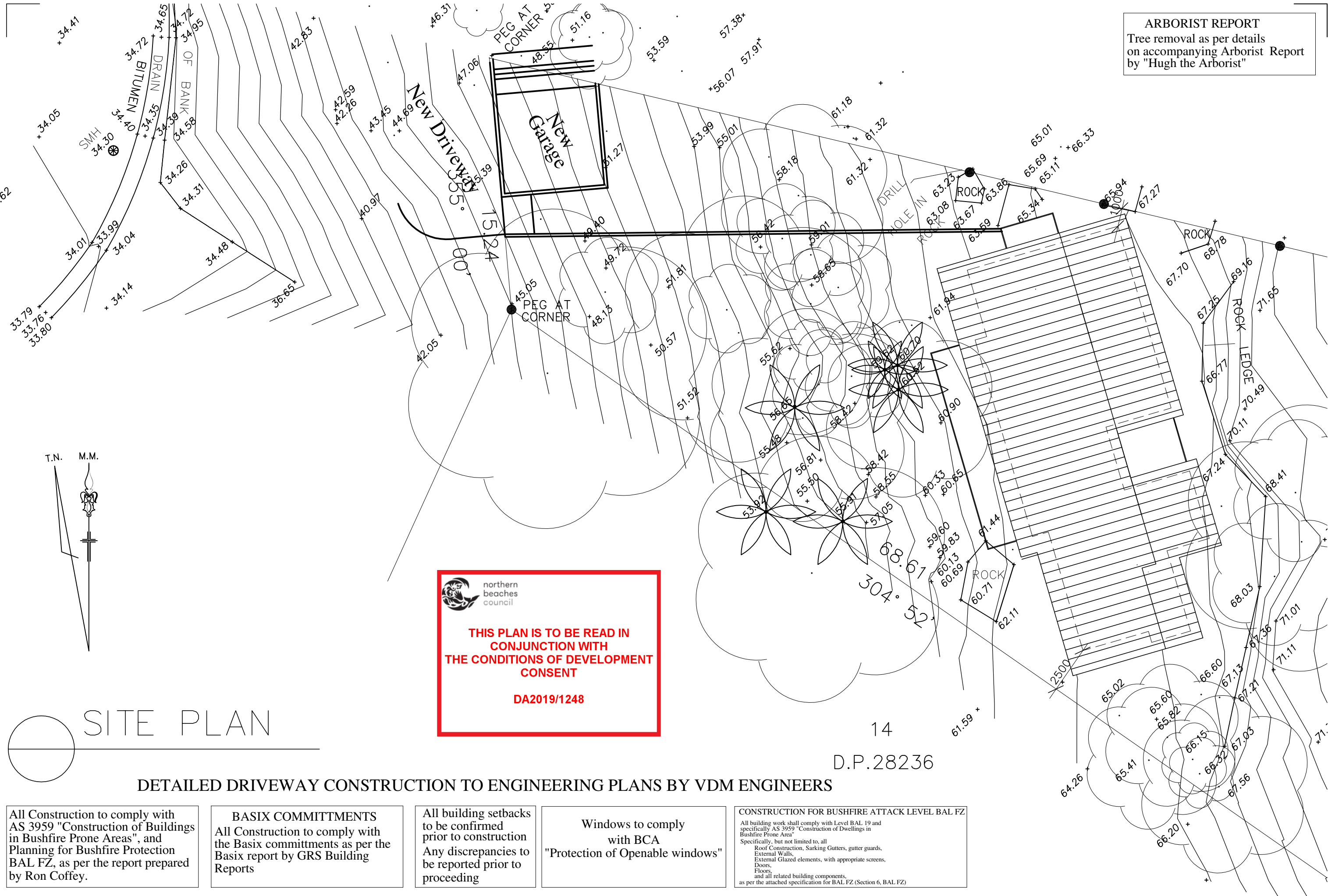
Project
PROPOSED NEW DWELLING
143 McCARR'S CREEK RD
CHURCH POINT NSW 2105

Drawing
SITE PLAN

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DEVELOPMENT APPLICATION

ARBORIST REPORT
Tree removal as per details
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DETAILED DRIVEWAY CONSTRUCTION TO ENGINEERING PLANS BY VDM ENGINEERS

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Floors,
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Written Dimensions preferred to scale
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All work to BCA and AS
NOT FOR CONSTRUCTION



Client
Mr. & MRS ANGLICAS

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

Drawing
SITE PLAN
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DEVELOPMENT APPLICATION

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

Drawing No.
DA03

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<p>BASIX COMMITMENTS</p> <p>All Construction to comply with the Basix commitments as per the Basix report by GRS Building Reports</p>
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All Construction to comply with the Basix commitments as per the Basix report by GRS Building Reports

All building setbacks to be conformed prior to construction. Any discrepancies to be reported prior to proceeding

All building setbacks to be conformed prior to construction. Any discrepancies to be reported prior to proceeding

Windows to comply with BCA "Protection of Openable windows"

CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL BAL FZ	
<p>All building work shall comply with Level BAL 19 and specifically AS 3959 "Construction of Dwellings in Bushfire Prone Area"</p> <p>Specifically, but not limited to, all</p> <ul style="list-style-type: none"> Roof Construction, Sarking Gutters, gutter guards, External Walls, External Glazed elements, with appropriate screens, Doors, Floors, and all related building components, <p>as per the attached specification for BAL FZ (Section 6, BAL FZ)</p>	

All building work shall comply with Level BAL 19 and specifically AS 3959 "Construction of Dwellings in Bushfire Prone Area"

Specifically, but not limited to, all

- Roof Construction, Sarking Gutters, gutter guards,
- External Walls,
- External Glazed elements, with appropriate screens,
- Doors,
- Floors,
- and all related building components,

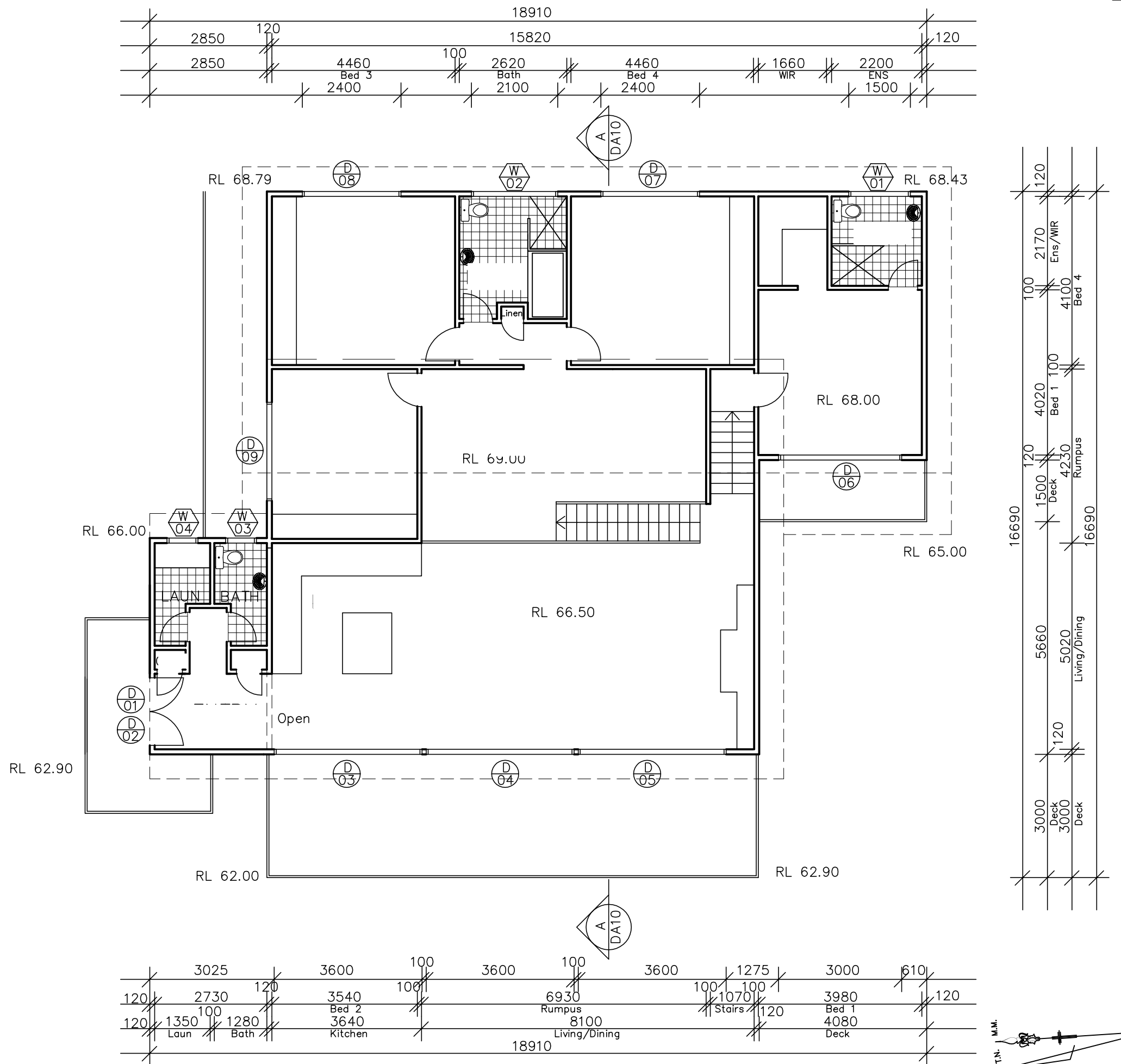
as per the attached specification for BAL FZ (Section 6, BAL FZ)



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DA2019/1248

○ FLOOR PLAN



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Specification by others

Client
LLOYD & JANE

Project
PROPOSED NEW DWELLING
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Drawing
FLOOR PLAN

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DEVELOPMENT APPLICATION



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Scale 1:100	Issue A

Drawing No.

DA04

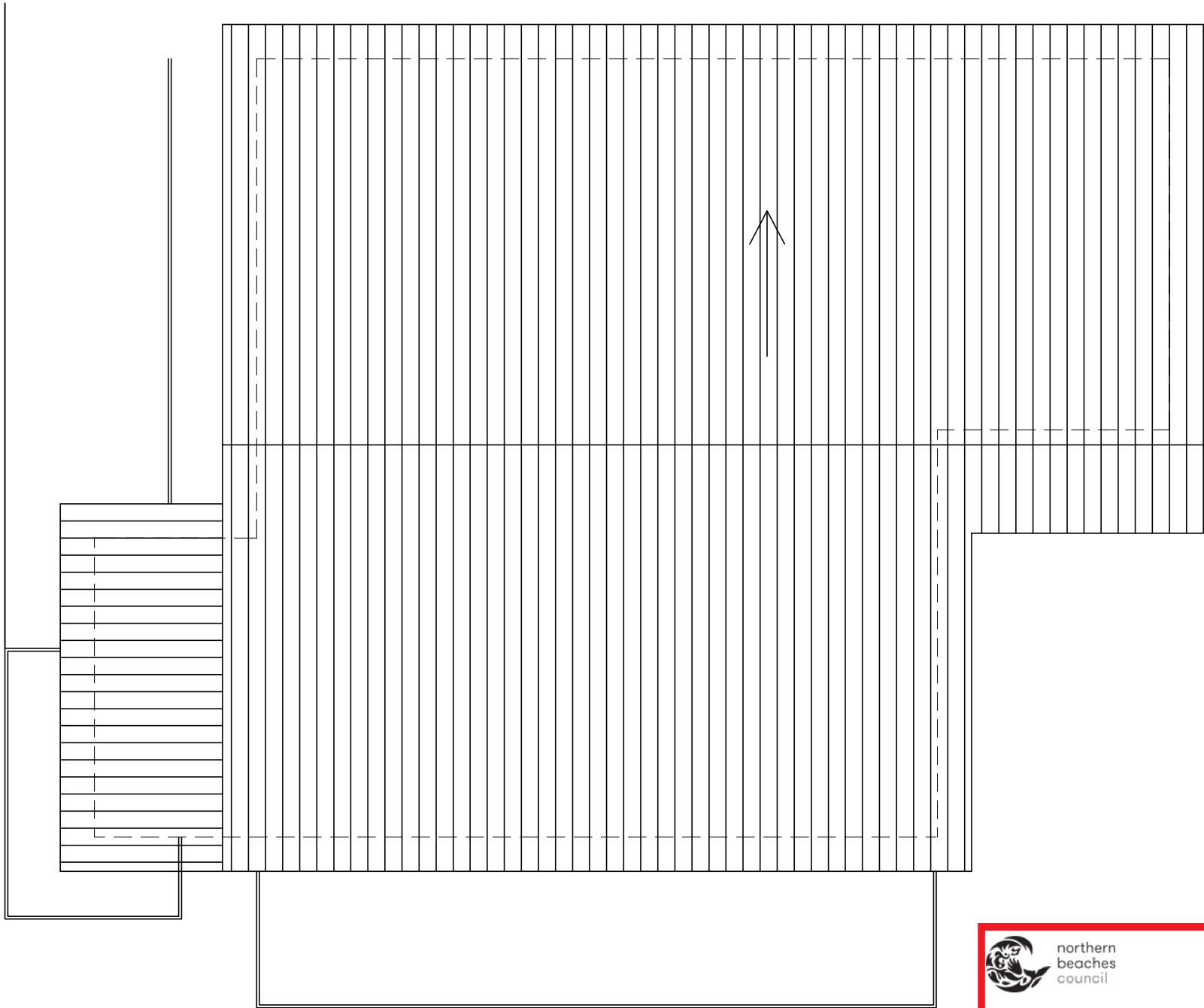
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Floors,
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SITE CALCULATIONS	
SITE AREA	2537.00m2
EXISTING SITE COVERAGE	0.00m2
PROPOSED SITE COVERAGE	150.20m2
PROPOSED FLOOR AREA	200.00m2
PROPOSED IMPERVIOUS AREA	300.00m2
PROPOSED LANDSCAPED AREA	2200.00m2

BASIX SPECIFICATION	
EXTERNAL WALLS	Colorbond – R2 Insulation – Medium Colour
INTERNAL WALLS	Timber studs with plasterboard over
FLOORS	Timber – R3 Insulation
WINDOWS	Aluminium Windows fitted with shutters Low–e double glazed glass to all new windows and doors U value 3.0 SHGC value 0.26
CEILINGS	Plasterboard – R 3.5 Insulation
ROOF	Colorbond – Medium Colour Anticon R1.33 Sarking
HOT WATER	Gas Tanks
FIXTURES	New or altered showerheads to be 3 star rated low flow New or altered taps to be 3 star rated New or altered toilets to be 3 star rated
LIGHTING	40% of new or altered light fixtures to be fluorescent, compact fluorescent, or LED's Downlights to be sea;ed LED with approved firecaps

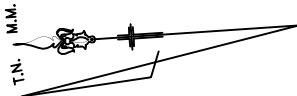


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DA2019/1248

ROOF PLAN



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Specification by others

Client
LLOYD & JANE

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PROPOSED NEW DWELLING
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Drawing
ROOF PLAN
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DEVELOPMENT APPLICATION



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Drawing No.
DA06

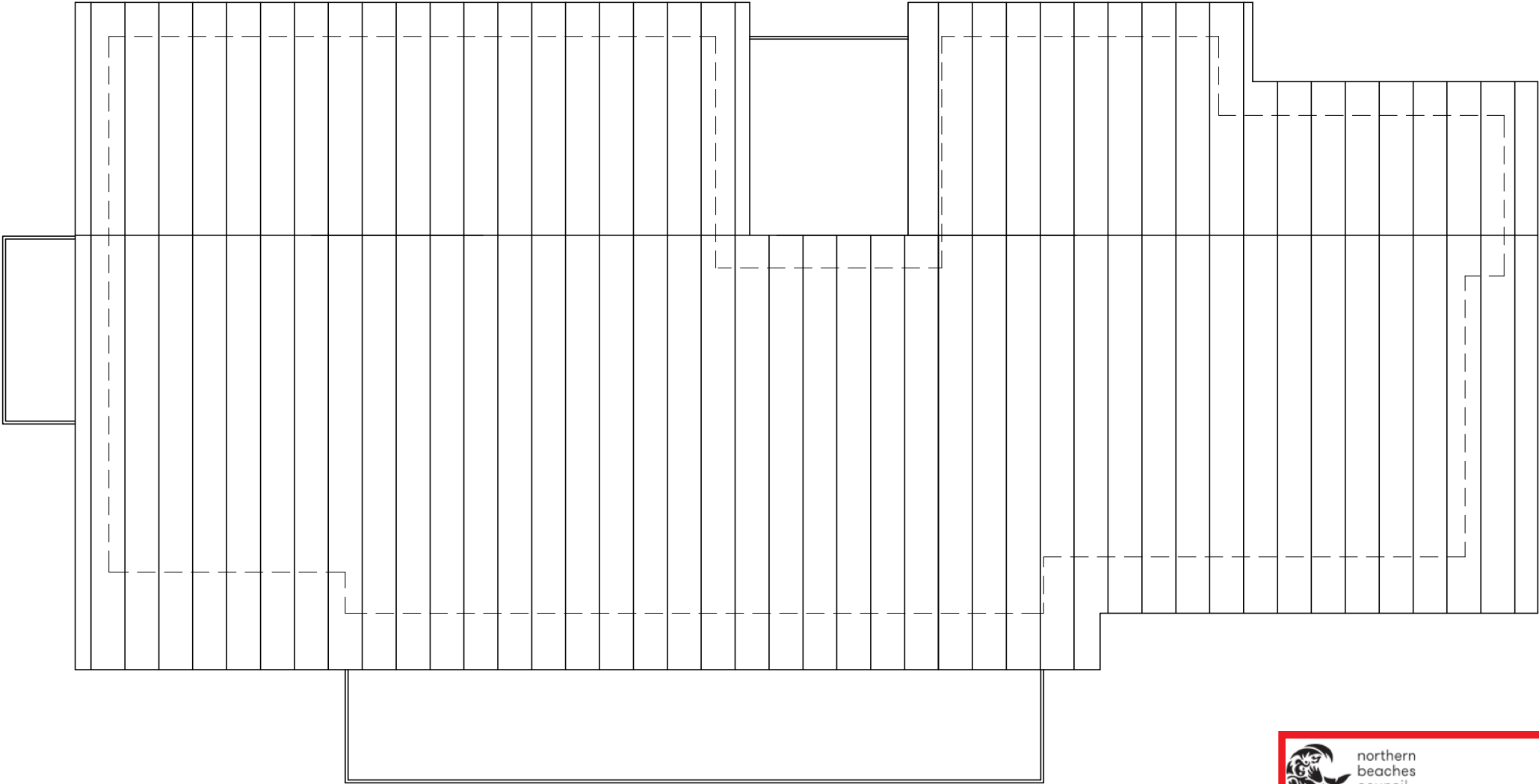
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Floors,
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as per the attached specification for BAL FZ (Section 6, BAL FZ)



ROOF PLAN

SITE CALCULATIONS	
SITE AREA	2074.00m2
EXISTING SITE COVERAGE	0.00m2
PROPOSED SITE COVERAGE	
PROPOSED FLOOR AREA	200.00m2
PROPOSED IMPERVIOUS AREA	300.00m2
PROPOSED LANDSCAPED AREA	1700.00m2

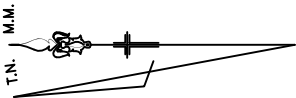
BASIX SPECIFICATION
EXTERNAL WALLS Colorbond – R 2 insulation – Medium Colour
INTERNAL WALLS Timber studs with plasterboard over
FLOORS Timber – R3 Insulation
WINDOWS Aluminium Windows fitted with shutters Low-e double glazed glass to all new windows and doors U value 3.0 SHGC value 0.26
CEILINGS Plasterboard – R 2.5 Insulation
ROOF Colorbond – Dark Colour Anticon R1.33 Sarking
HOT WATER Electric boosted solar
FIXTURES New or altered showerheads to be 3 star rated low flow New or altered taps to be 3 star rated New or altered toilets to be 3 star rated
LIGHTING 40% of new or altered light fixtures to be fluorescent, compact fluorescent, or LED's Downlights to be sea;ed LED with approved firecaps



northern
beaches
council

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Specification by others

Client
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145 McCARR'S CREEK RD
CHURCH POINT NSW 2105

Drawing
ROOF PLAN

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DEVELOPMENT APPLICATION



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Checked PP	Date Oct '19
Scale 1:100	Issue A

Drawing No.
DA07

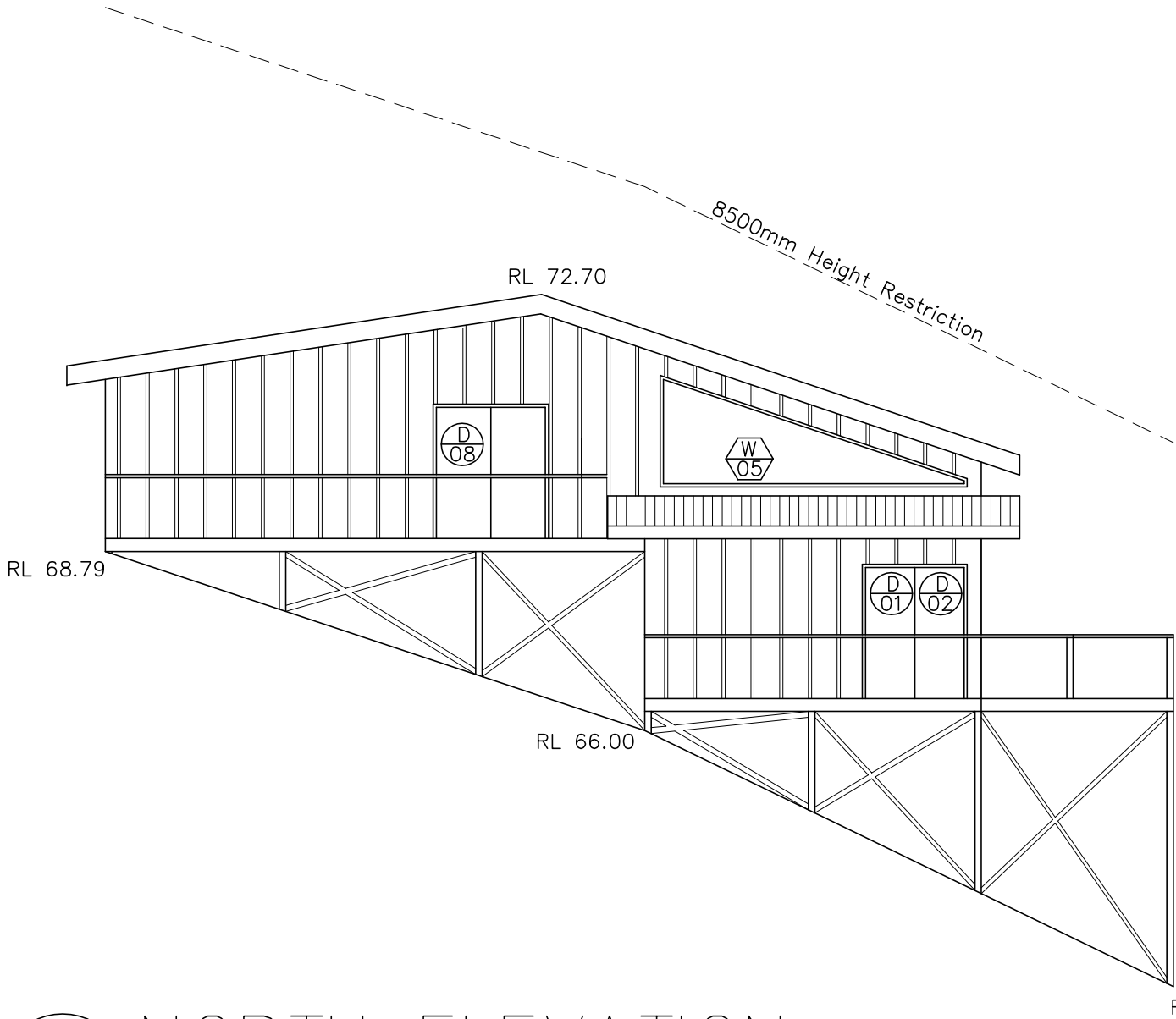
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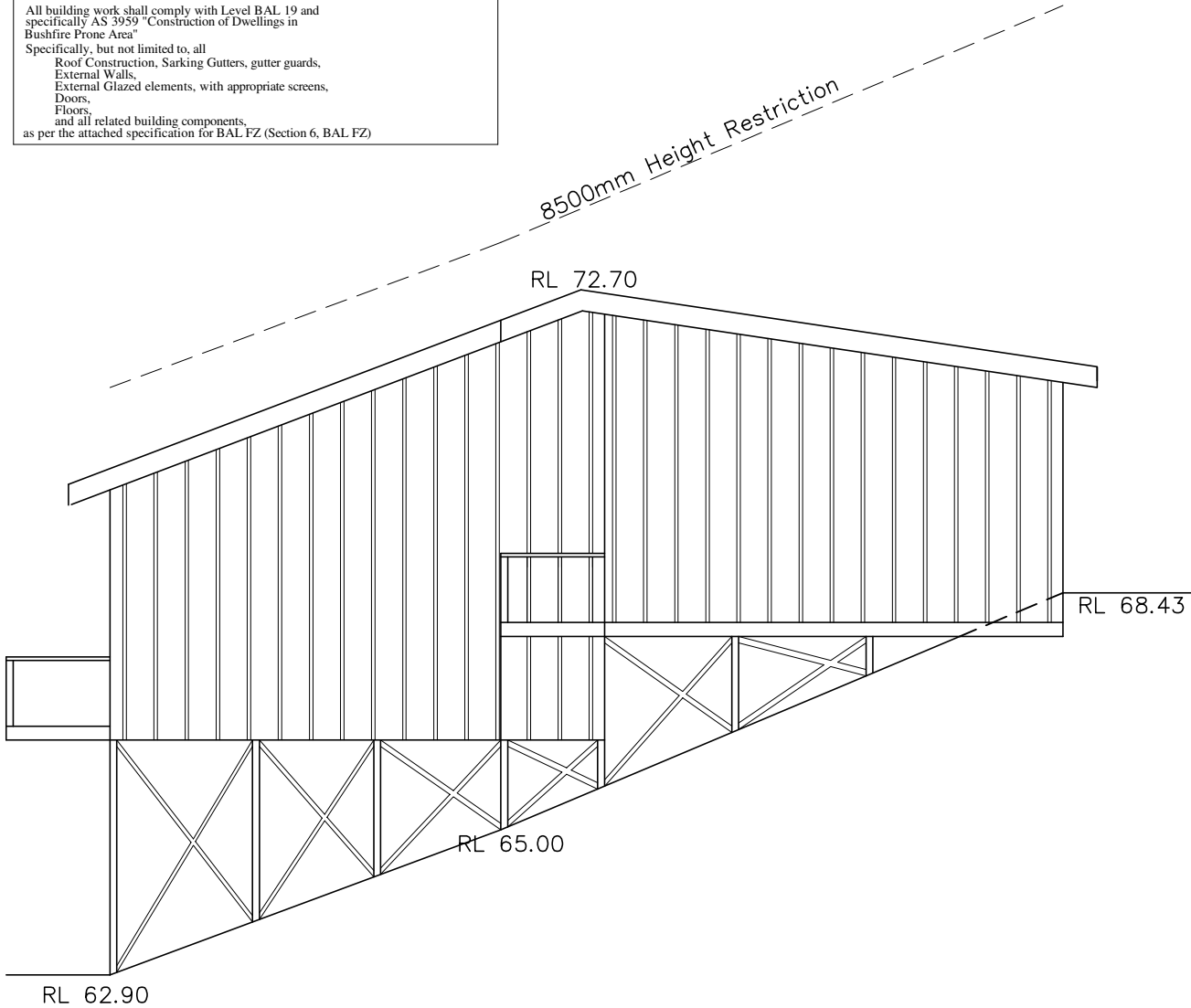
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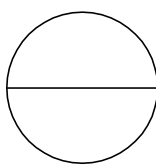
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 NORTH ELEVATION



 SOUTH ELEVATION

 northern beaches council

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DA2019/1248

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Specification by others

Client
Mr. & MRS L & J ANGLICAS

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

Drawing
ELEVATIONS

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DEVELOPMENT APPLICATION

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Drawn PP	Job No.
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Scale 1:100	Issue A

Drawing No.
DA08

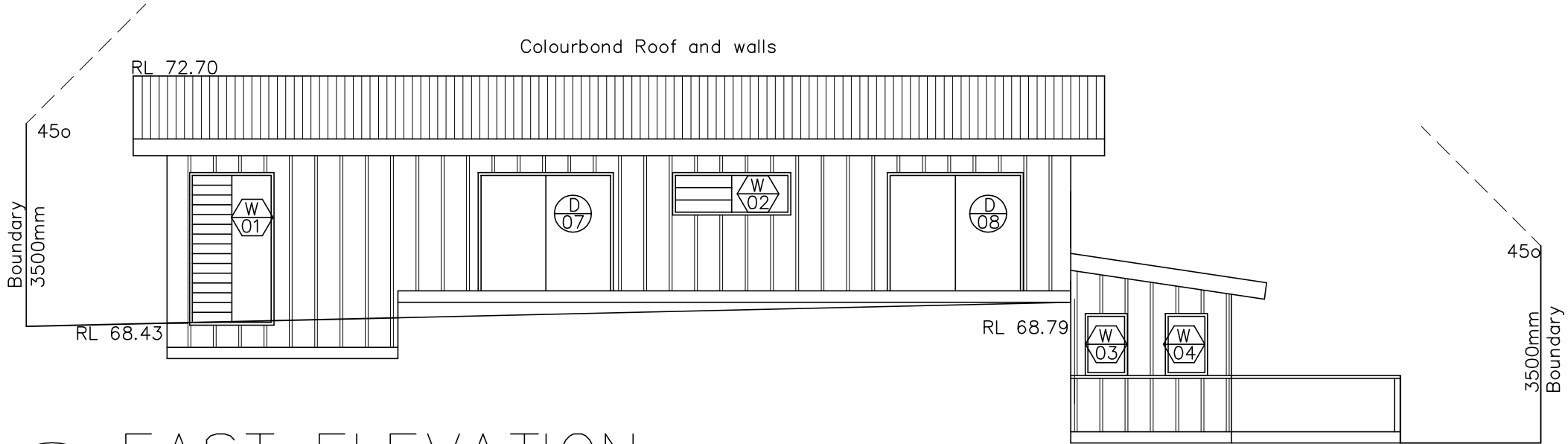
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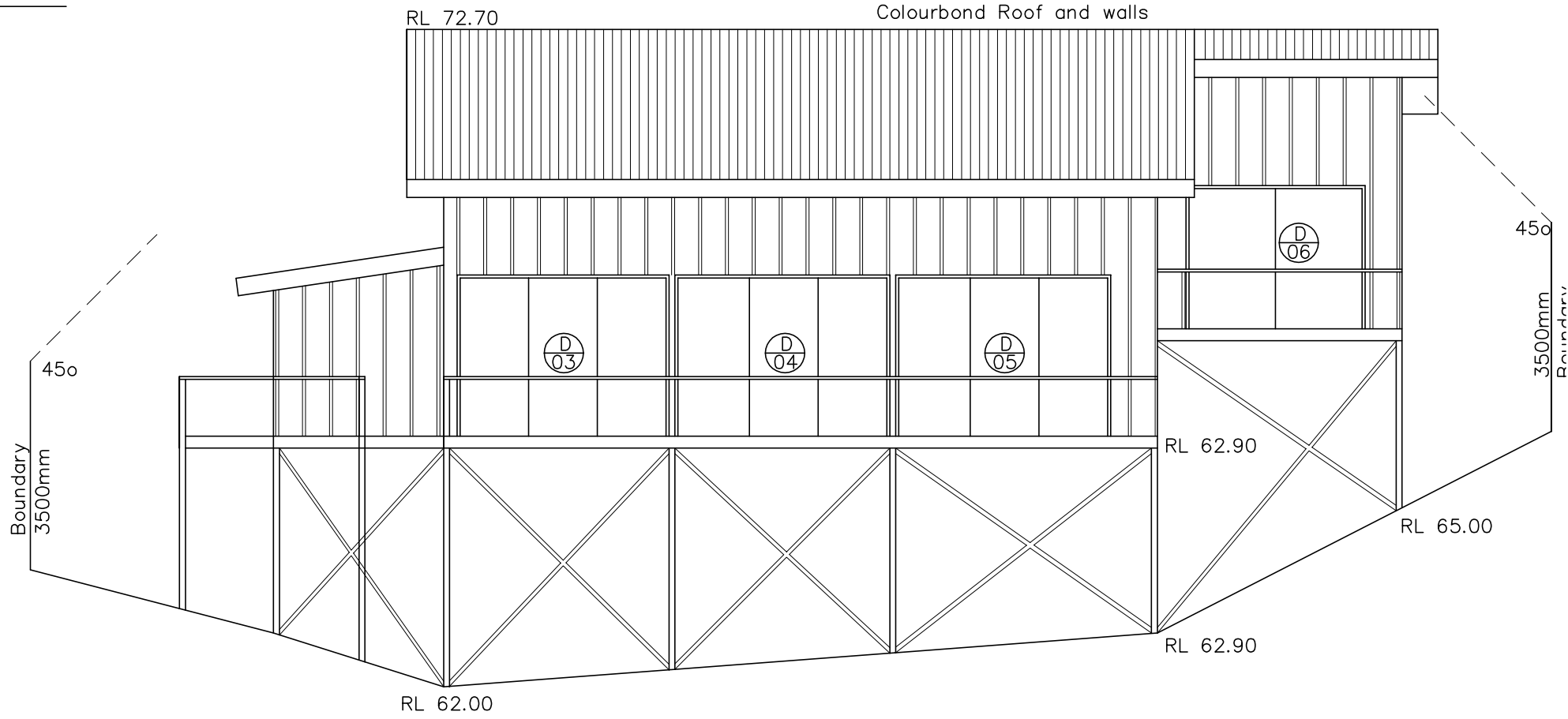


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DA2019/1248

EAST ELEVATION



WEST ELEVATION
Facing McCarr's Creek Road

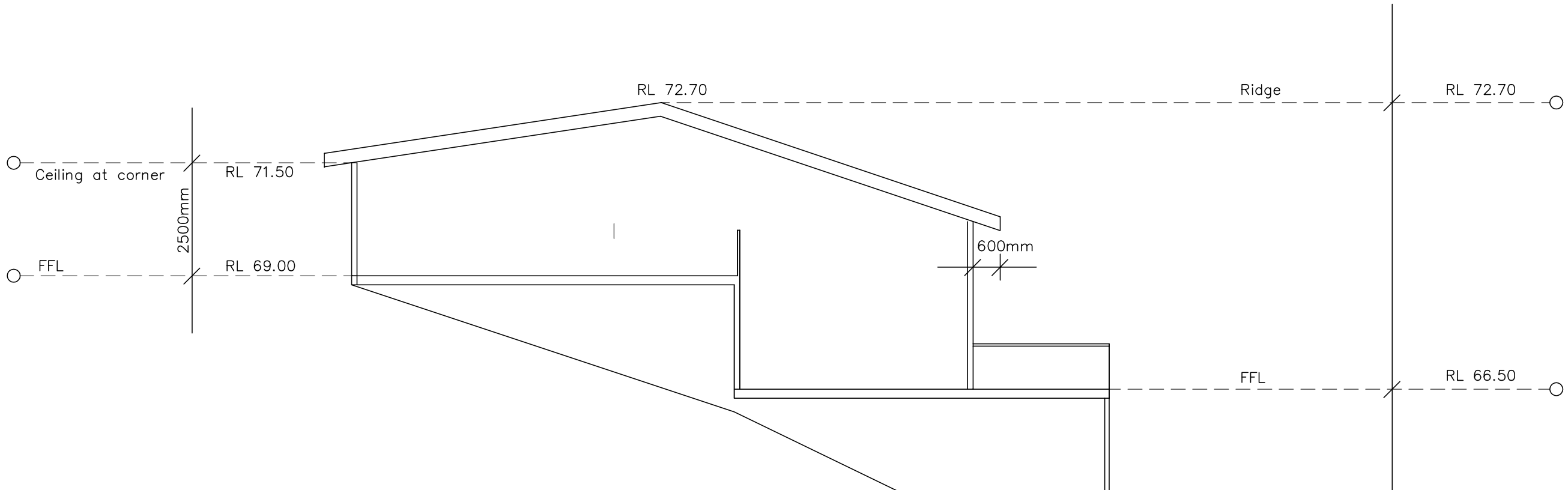
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SECTION A—A

northern beaches council

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Specification by others

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Drawing
SECTION

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DEVELOPMENT APPLICATION



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Drawing No.
DA10

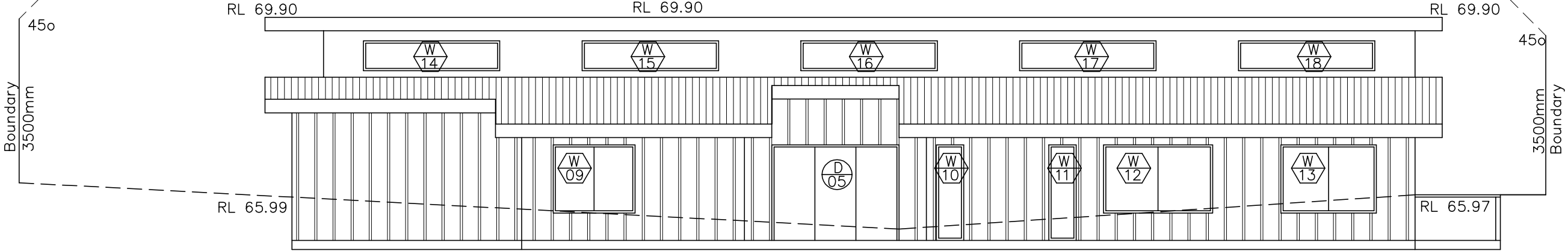
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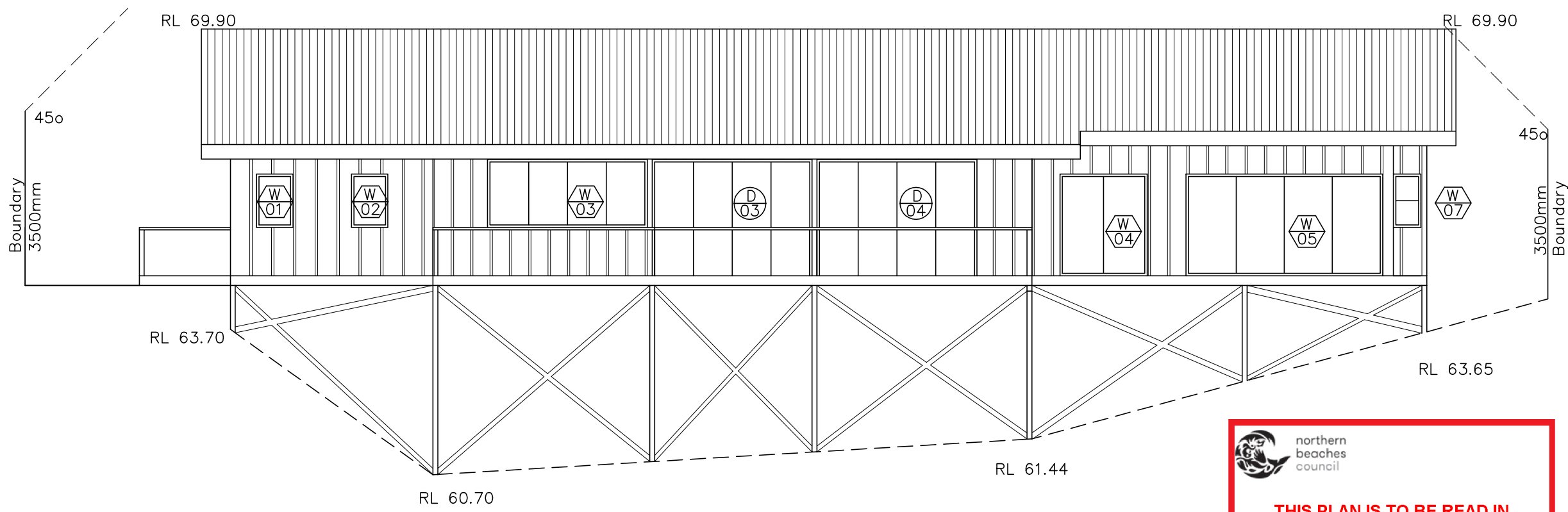
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EAST ELEVATION



WEST ELEVATION
Facing McCarr's Creek Road

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DEVELOPMENT APPLICATION

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

Drawing No.
DA11

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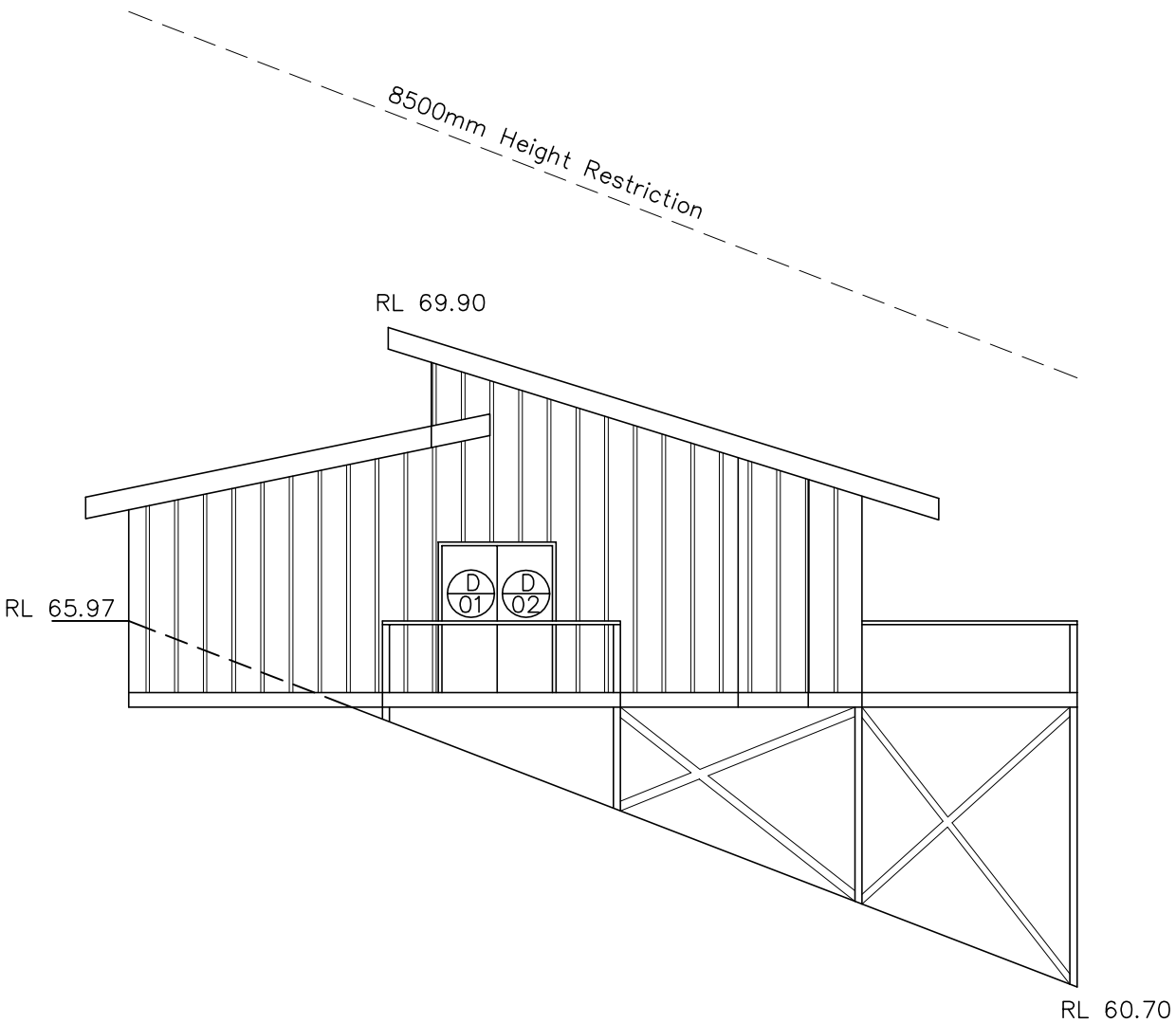
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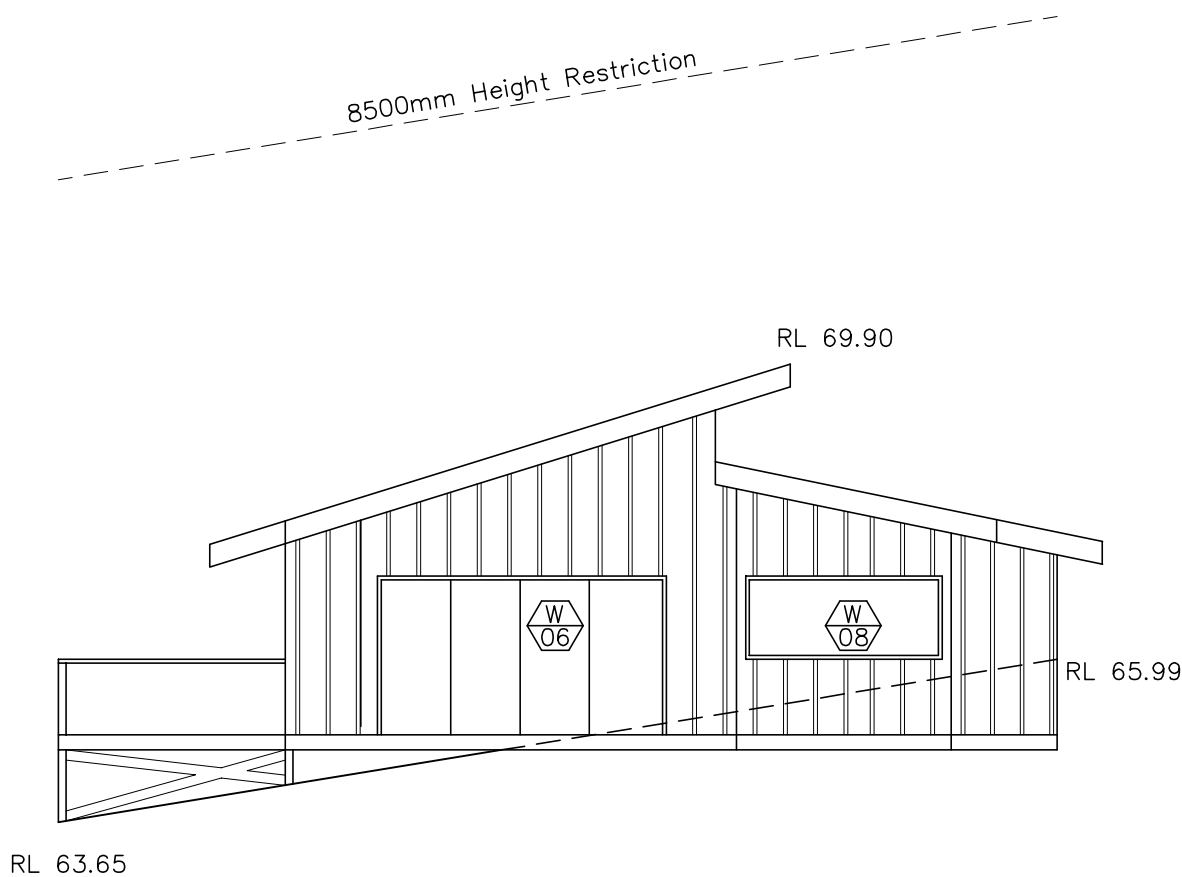
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NORTH ELEVATION





SOUTH ELEVATION

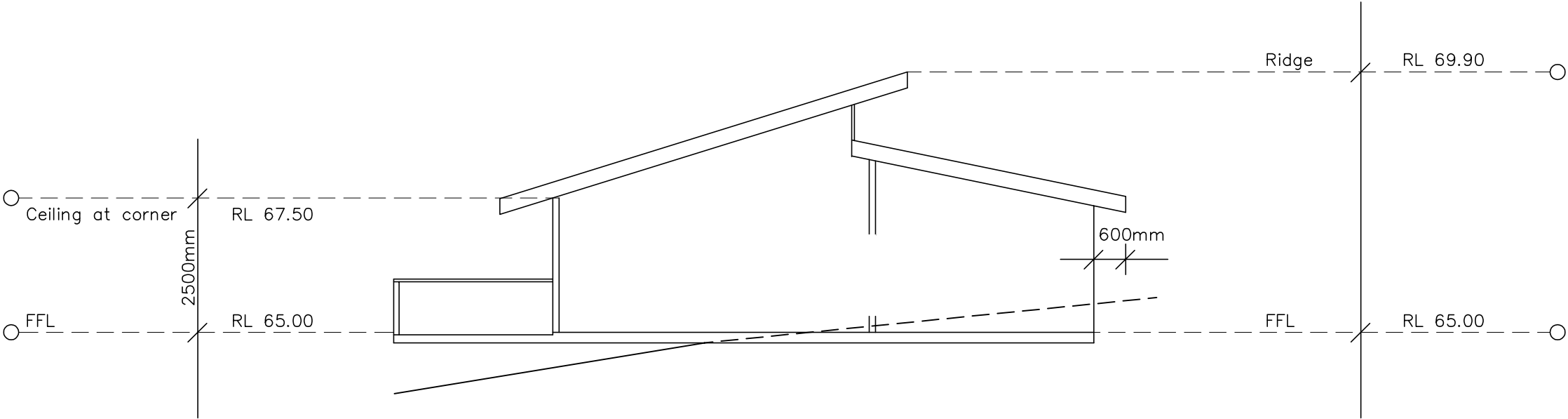
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SECTION A—A

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All work to BCA and AS
NOT FOR CONSTRUCTION



Peter Princi Architects have not been engaged to provide specific material or finishes selections, nor any ongoing inspections or site co-ordination and take no on going responsibility .
Specification by others

Client
Mr. & MRS ANGLICAS

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

Drawing
SECTION

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DEVELOPMENT APPLICATION

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

Drawing No.
DA13

All Construction to comply with AS 3959 "Construction of Buildings in Bushfire Prone Areas", and Planning for Bushfire Protection BAL FZ, as per the report prepared by Ron Coffey.

BASIX COMMITMENTS
All Construction to comply with the Basix committments as per the Basix report by GRS Building Reports

All building setbacks to be confirmed prior to construction
Any discrepancies to be reported prior to proceeding

Windows to comply with BCA
"Protection of Openable windows"

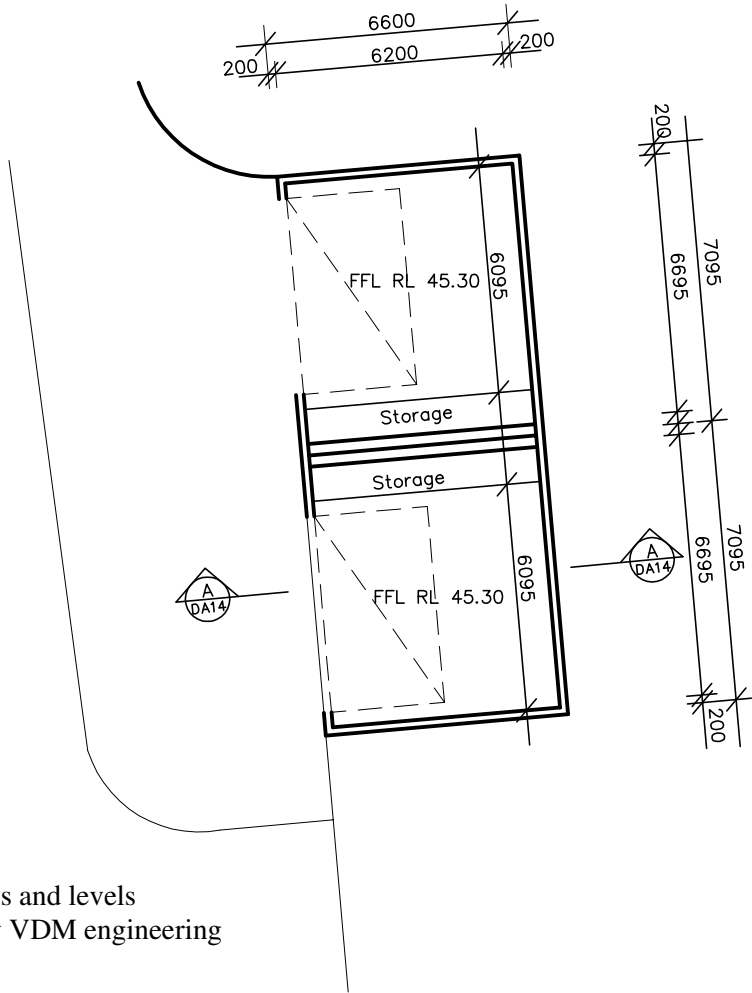
CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL BAL FZ
All building work shall comply with Level BAL 19 and specifically AS 3959 "Construction of Dwellings in Bushfire Prone Area"
Specifically, but not limited to, all
Roof Construction, Sarking Gutters, gutter guards,
External Walls,
External Glazed elements, with appropriate screens,
Doors,
Floors,
and all related building components,
as per the attached specification for BAL FZ (Section 6, BAL FZ)



northern
beaches
council

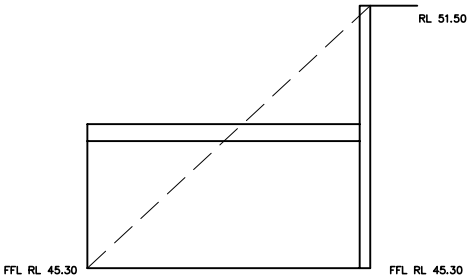
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2019/1248

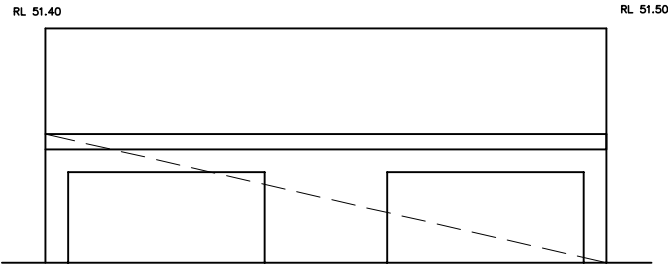


Driveway details and levels
as per details by VDM engineering

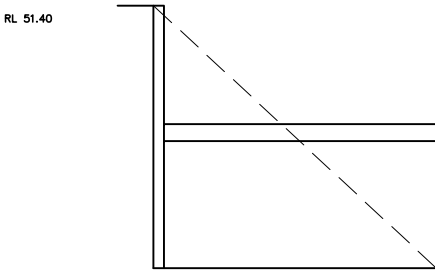
PLAN



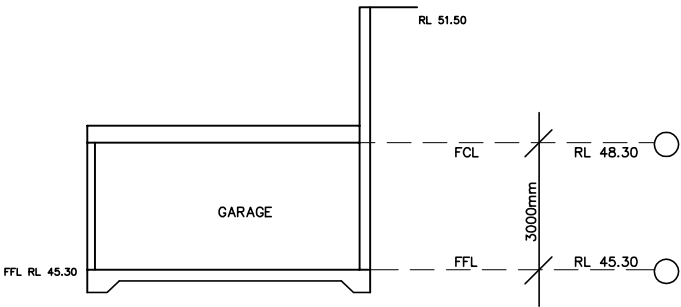
SOUTH ELEVATION



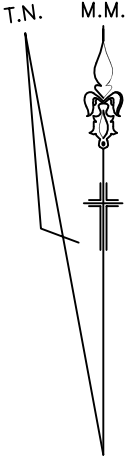
EAST ELEVATION



NORTH ELEVATION



SECTION A-A



All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION



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Drawing
GARAGE
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Drawing No.
DA14