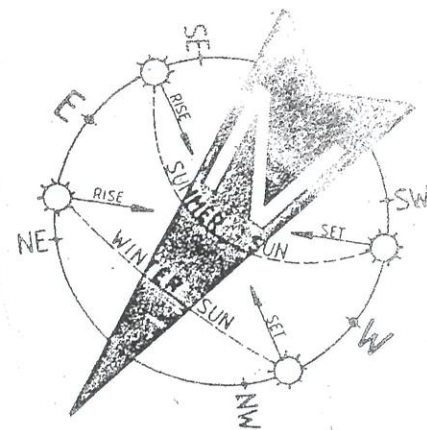




NOTES:

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1. BUILD & PRIVACY SURVEY DELETED	3/5
2. ISSUED FOR CO	1/10
3. AMENDMENT	DATE

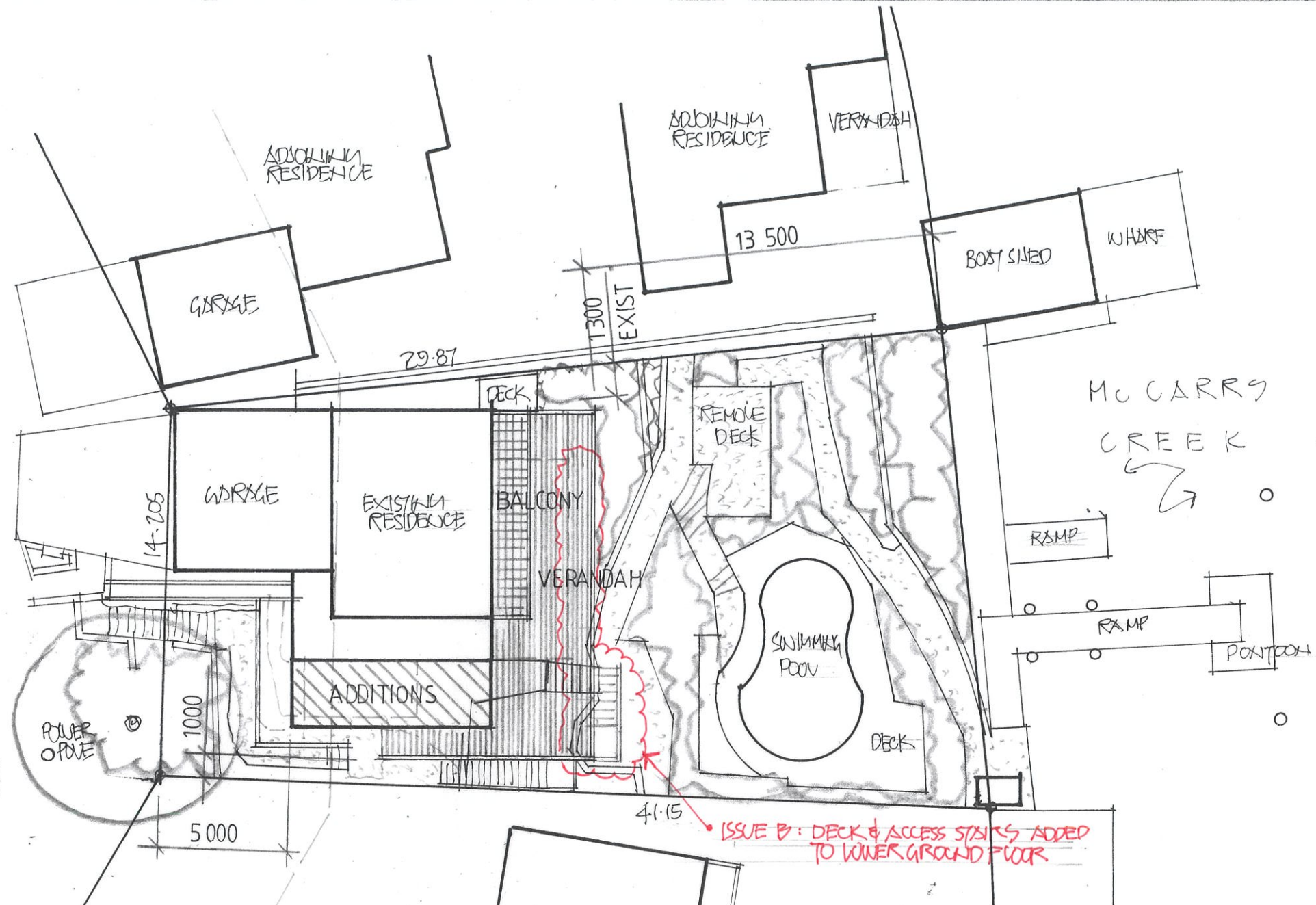


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NO. 5 ELAINE AVENUE, AVALON BEACH 2107
EMAIL JDECO.AVALON@GMAIL.COM
MOBILE 0418 976 596

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 44 McCARRS CREEK ROAD
CHURCH POINT N. S. W.
CLIENT
LINDSAY PARKER & TRACEY BASHAM

DATE 23/01/2023	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No. 2090-1	ISSUE B

McCARRS CREEK ROAD



SITE PLAN

LOT 17 IN DP 11691

DEVELOPMENT CALCULATIONS

SITE AREA 505.90 SQUARE METRES		
DESCRIPTION	EXISTING SQM	PROPOSED SQM
RESIDENCE FLOOR	142.75	163.29
RESIDENCE ROOF	62.52	83.06
VERANDAH & BALCONY	26.70	57.26
GARAGE	36.00	36.00
AWNING	10.56	
SWIMMING POOL	27.35	27.35
TOTAL HARD SURFACE	163.13 (32.25%)	203.67 (40.26%)
INCLUDING THE 6% VARIATION (30.35SQM)		
FOR UNCOVERED DECK AREAS (OUTDOOR RECREATIONAL SPACE)		
TOTAL LANDSCAPING	373.12 (73.75%)	332.58 (65.74%)

WINDOW & GLAZED DOOR SCHEDULE			
No.	HEIGHT	WIDTH	AREA
W1*	2.10	2.10	4.41
W2	2.10	4.00	8.40
W3	2.10	2.40	5.04
W4	2.10	2.40	5.04
W5	2.10	2.40	5.04
W6	2.10	1.80	3.78

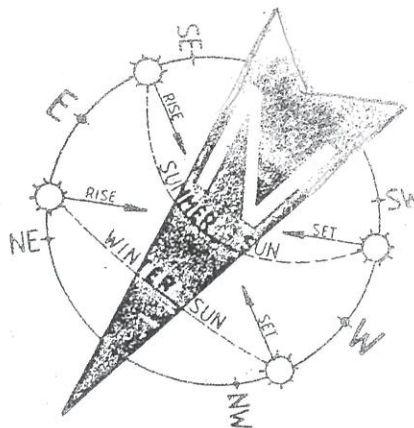
NOTE:

- ALL WINDOWS & GLAZED DOORS TO BE FRAMED IMPROVED ALUMINIUM AND TO BE FITTED WITH, SINGLE CLEAR GLAZED (U - VALUE: 6.44, SHGC: 0.75).
- WINDOWS & GLAZED DOORS DENOTED THUS * TO BE FITTED WITH SINGLE PROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46).

SKYLIGHT / ROOF WINDOW SCHEDULE			
No.	HEIGHT	WIDTH	AREA
S1	1.14	1.18	1.35
S2	1.14	1.18	1.35
S3	1.14	1.18	1.35

NOTES:

- ALL SKYLIGHT / ROOF WINDOWS TO BE VELUX OPENABLE SKYLIGHTS VSE 2004 / S06.



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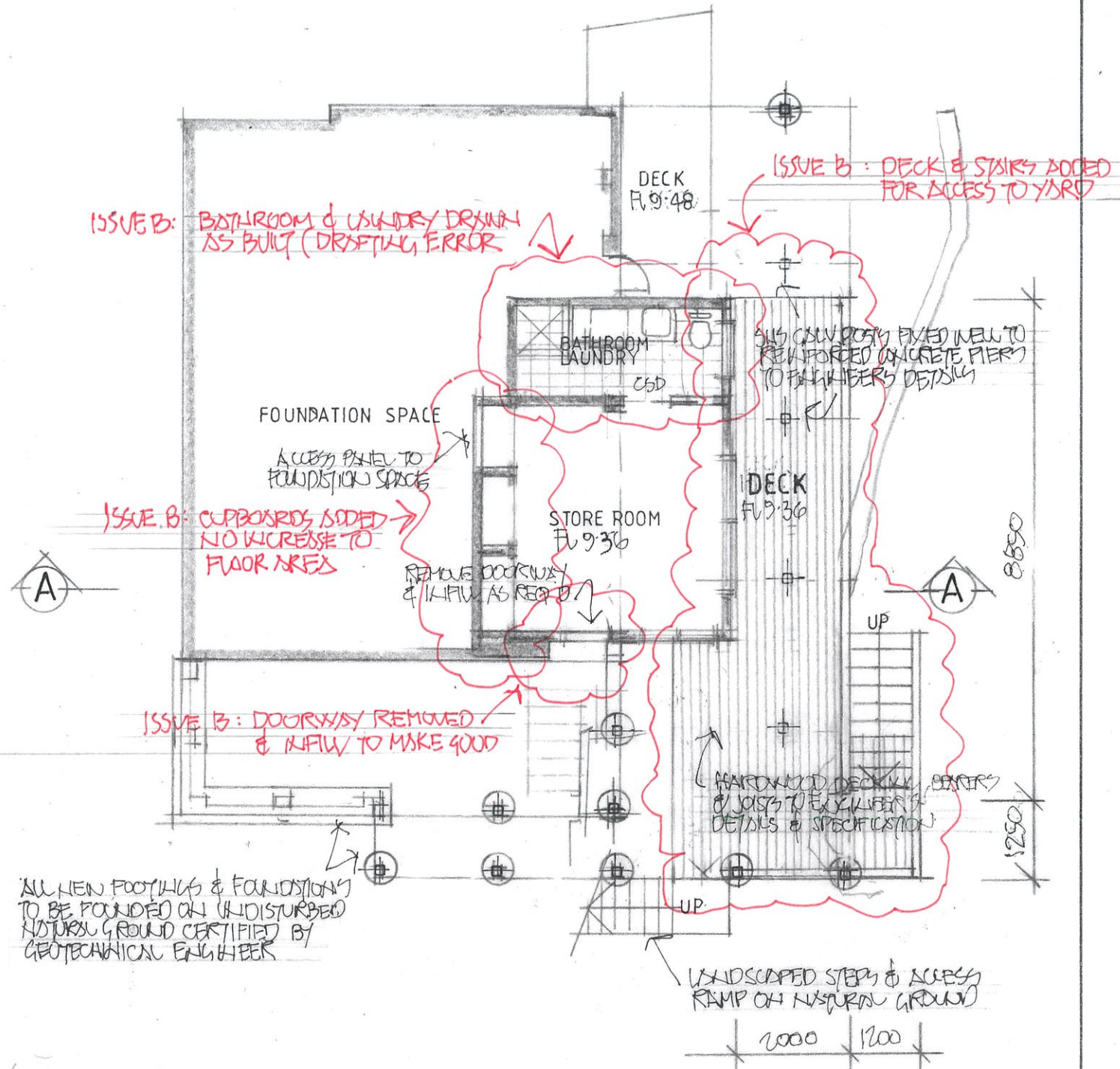
NO. 1	AMENDMENT	DATE
1	ISSUED FOR CC	11-10



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MOBILE 0418 976 596

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 44 McCARRS CREEK ROAD
CHURCH POINT N. S. W.
CLIENT
LINDSAY PARKER & TRACEY BASHAM

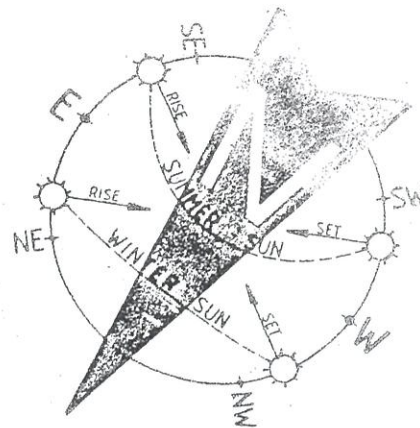
DATE 23/01/2023	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
2090-2	B



LOWER GROUND FLOOR PLAN

NOTES:

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH NCC VOL. 2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
2. VENTILATION OF BATHROOMS, ENSUITES & WC'S TO BE IN ACCORDANCE WITH PART 3.8.5.2 OF THE BUILDING CODE OF AUSTRALIA AS / NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. FIRE / SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE NCC VOL. 2 PART 3.7.2. AND AS 3786.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH VOL. 2 PART 3.1.4 OR VOL. 1 PART B1.4 (I) AND INSTALLED IN ACCORDANCE WITH AS 3660.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6.2 CLAUSES (a), (b) & (c) AND PART 3.8.6.3. OF THE NCC.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL. 2 PART F1 & VOL. 2 PART 3.8.1 & CONSTRUCTED IN ACCORDANCE WITH AS 3740.
10. AN APPROVED NON-VENTILATED COVER OR SHIELD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.
11. STAIRS, HANDRAILS, BALUSTRADES & RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL. 2 PARTS 3.9.1 & 3.9.2 IN AS1657.
12. PROTECTION OF OPEN-ABLE WINDOWS MUST COMPLY WITH NCC VOL. 2 PART 3.9.2.5 (a) & (b) AND NCC VOL. 2 PART 3.9.5 (c) & (d).
13. GLAZING TO ALL BATHROOMS AND ENSUITES TO BE TOUGHENED GLASS.
14. SLIP RESISTANCE TO COMPLY WITH NCC AND AS4586.



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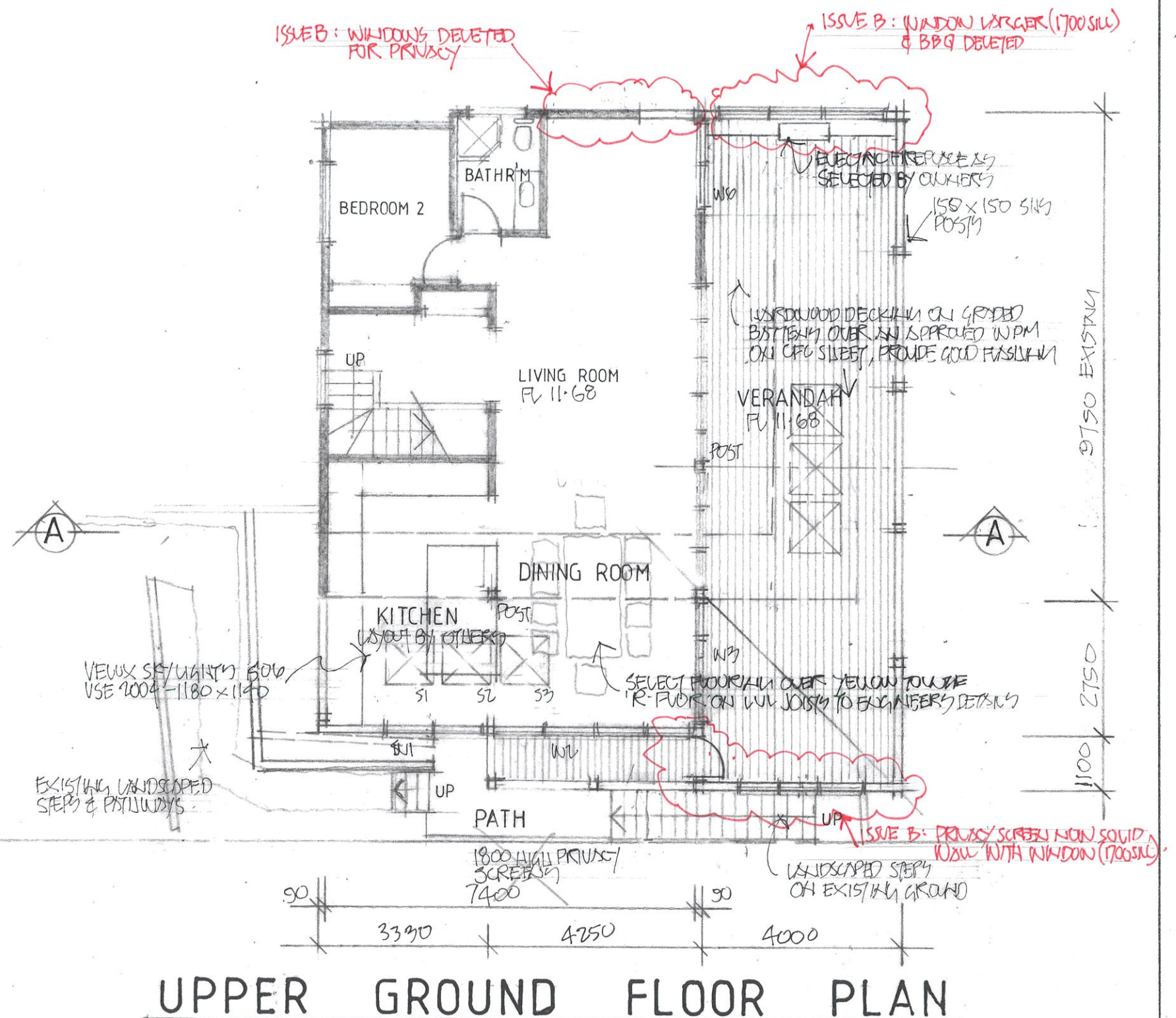
No.	AMENDMENT	DATE
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2	ISSUED FOR CC	11/10

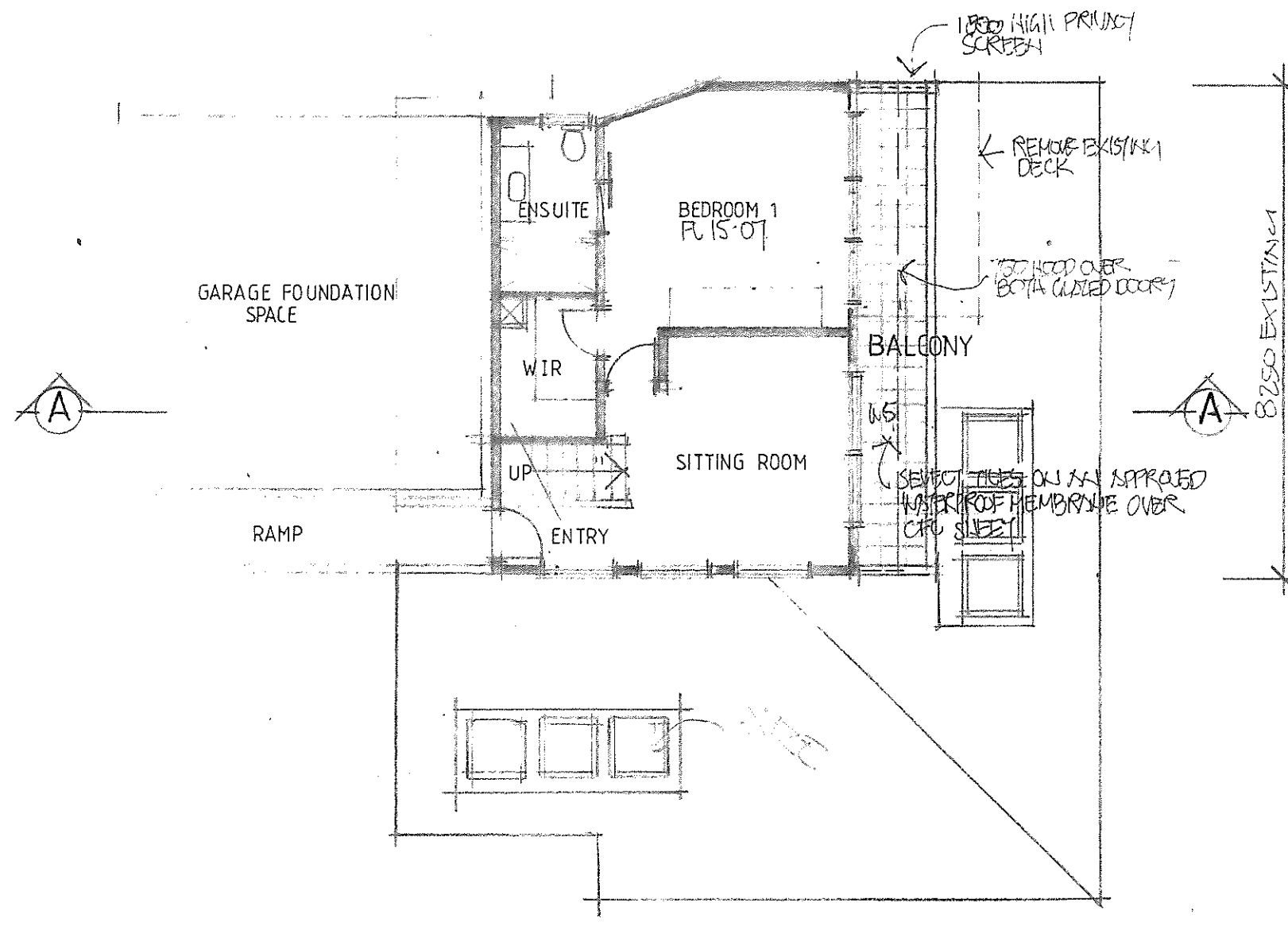


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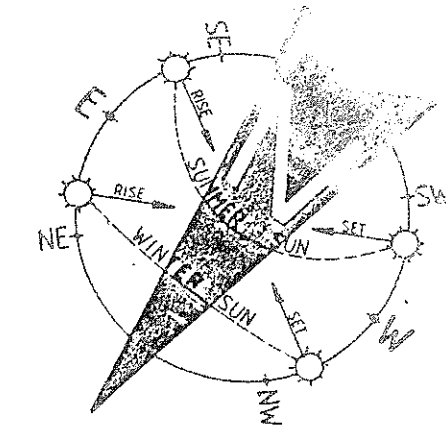
PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 44 McCARRS CREEK ROAD
CHURCH POINT N. S. W.
CLIENT
LINDSAY PARKER & TRACEY BASHAM

DATE	23/01/2023	SCALE	1:100
DRAWN	JDE	CHECKED	
DRAWING No.	2090-3	ISSUE	B





FIRST FLOOR PLAN



- NOTES:**
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No.	AMENDMENT	DATE
1	1800 HIGH PRIVACY SCREEN	3/5
2	REMOVE EXISTING DECK	11/10
3	130 HOOD OVER BOTH GLAZED DOORS	
4	SELECT TILES ON AN APPROVED WATERPROOF MEMBRANE OVER C/P SHEET	
5	8250 EXISTING	

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DATE	23/01/2023	SCALE	1:100
DRAWN	JDE	CHECKED	
DRAWING No.	2090-4	ISSUE	

BASI Certificate

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

Alterations and Additions

Certificate number: A480194

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the constraints set out below. Terms used in this certificate, or in the comments have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 14, February 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	Lindsay Parker & Tracey Basham
Project name	44 McCarrs Creek Road Church Point 2104
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 11681
Lot number	17
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or FCA)	
Name / Company Name	J.D. Evans & Co Pty Ltd
ABN (if applicable)	72 001 636 693

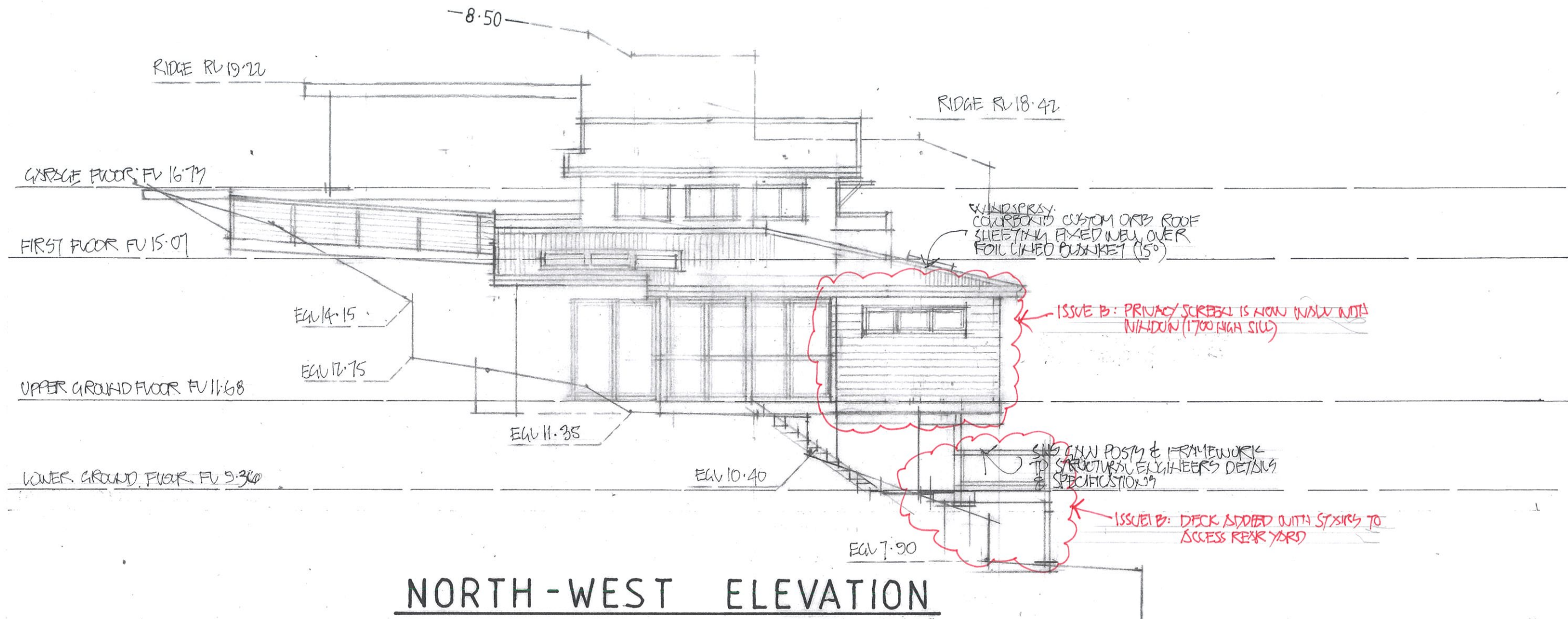
Features and systems	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures The applicant must ensure new or altered 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 0 litres per minute or minimum 3 star water rating.			

Insulation requirements	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Insulation requirements The applicant must construct the new or altered construction (Roof(s), walls and ceilings/floors) 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.			
Roof (sloped)			
external wall: framed (weatherboard, fibre-metal clad)			
flat ceiling, pitched roof			

Glazing requirements	Show on DA Plans	Show on CC/CDC 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/low pyrolytic glazing, or tinted/air 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, 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.			
Windows and glazed doors glazing requirements			
Window (door) Orientation	Area of glazing (m ²)	Shading device	Frame and glass type
W1 NW 4.41 10 0	0	eave/verandah/pergola/balcony >600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2 NW 0.4 10 0	0	eave/verandah/pergola/balcony >600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3 SW 5.04 0 0	0	eave/verandah/pergola/balcony >600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4 SE 1.26 0 0	0	eave/verandah/pergola/balcony >600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5 & W6 S 5.04 0 10	10	eave/verandah/pergola/balcony >750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Skylights The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight: Each skylight may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.			
Skylights glazing requirements			
Skylight number	Area of glazing (m ²)	Shading device	Frame and glass type
S1 1.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	
S2 1.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	
S3 1.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	

Legend
In these comments, "applicant" means the person carrying out the development.
Comments 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).
Comments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Comments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



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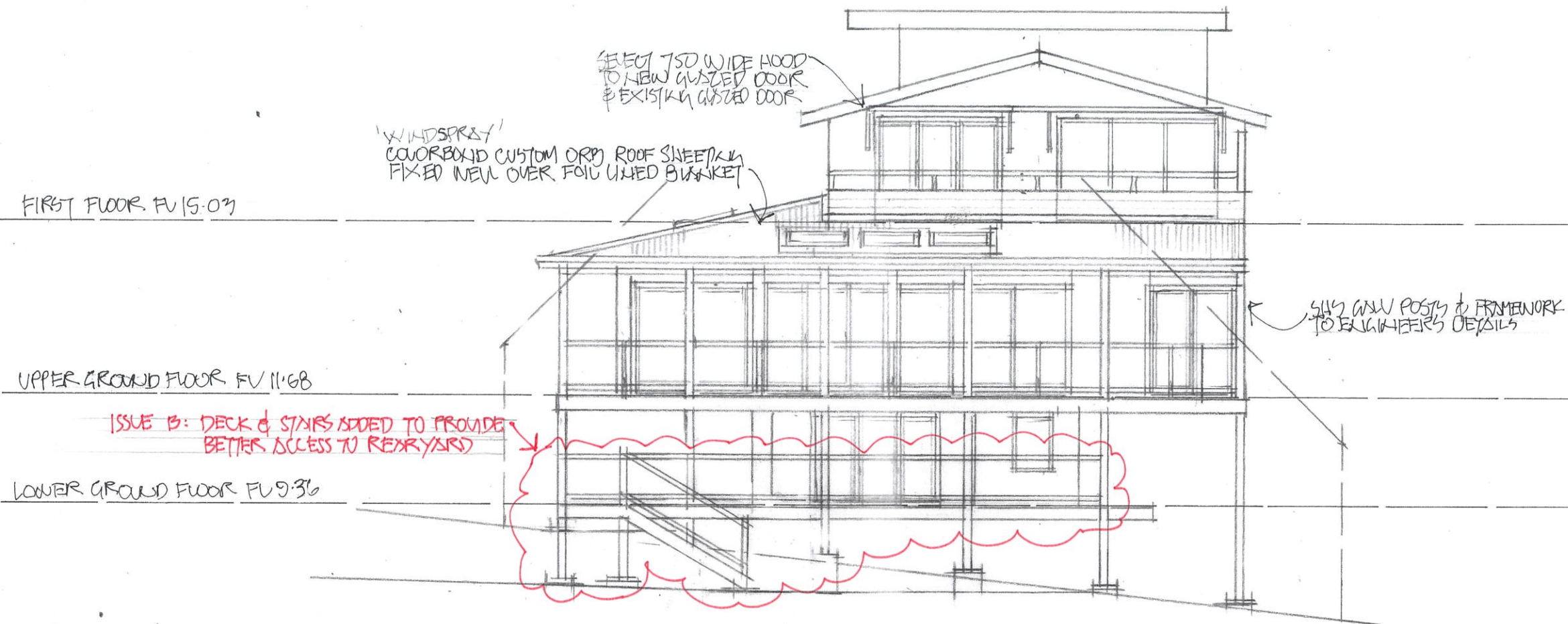
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6	ISSUED FOR CC	11/10
7	ISSUED FOR CC	11/10
8	ISSUED FOR CC	11/10
9	ISSUED FOR CC	11/10
10	ISSUED FOR CC	11/10



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PROJECT
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CHURCH POINT N. S. W.
CLIENT
LINDSAY PARKER & TRACEY BASHAM

DATE 23/01/2023	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
2090-5	B



SOUTH-WEST ELEVATION

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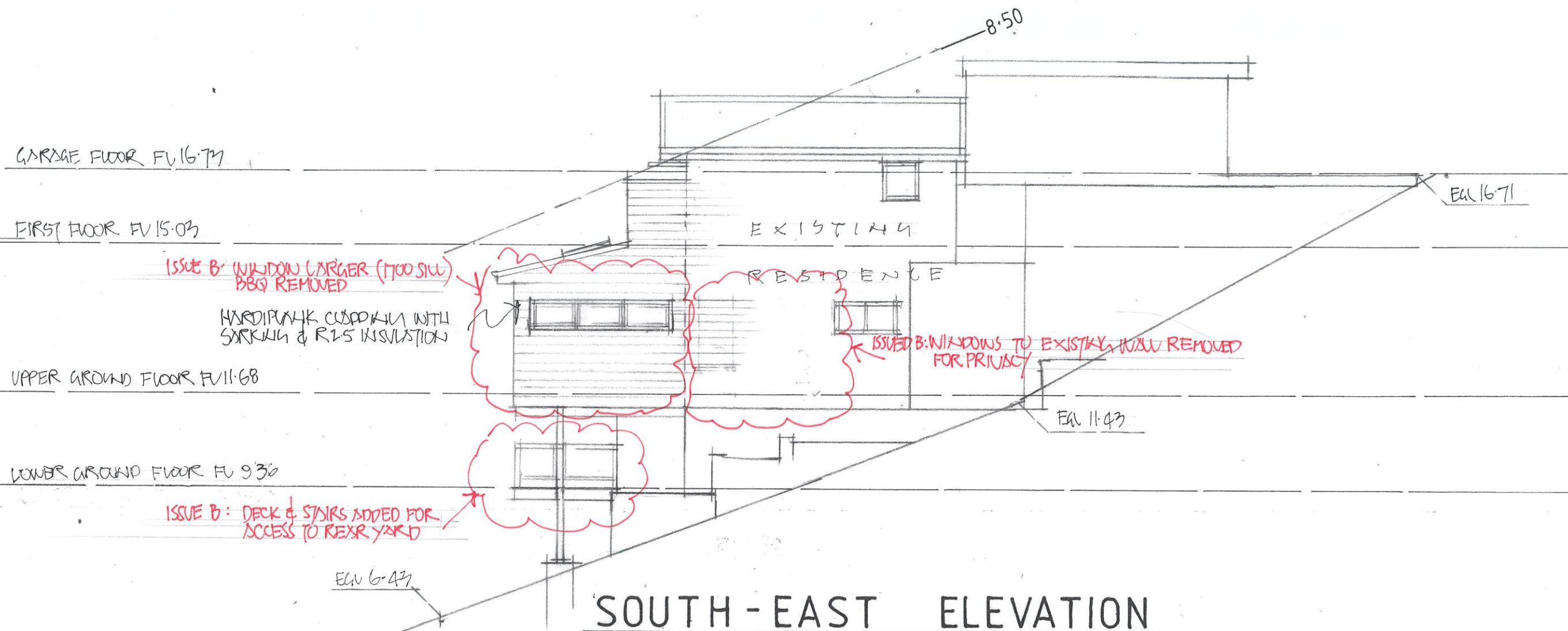
No.	AMENDMENT	DATE
B	W4 & PRIVACY SCREEN DETAIL	3/5
A	ISSUED FOR CC	11/10



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DRAWING No.	ISSUE
2090-6	B



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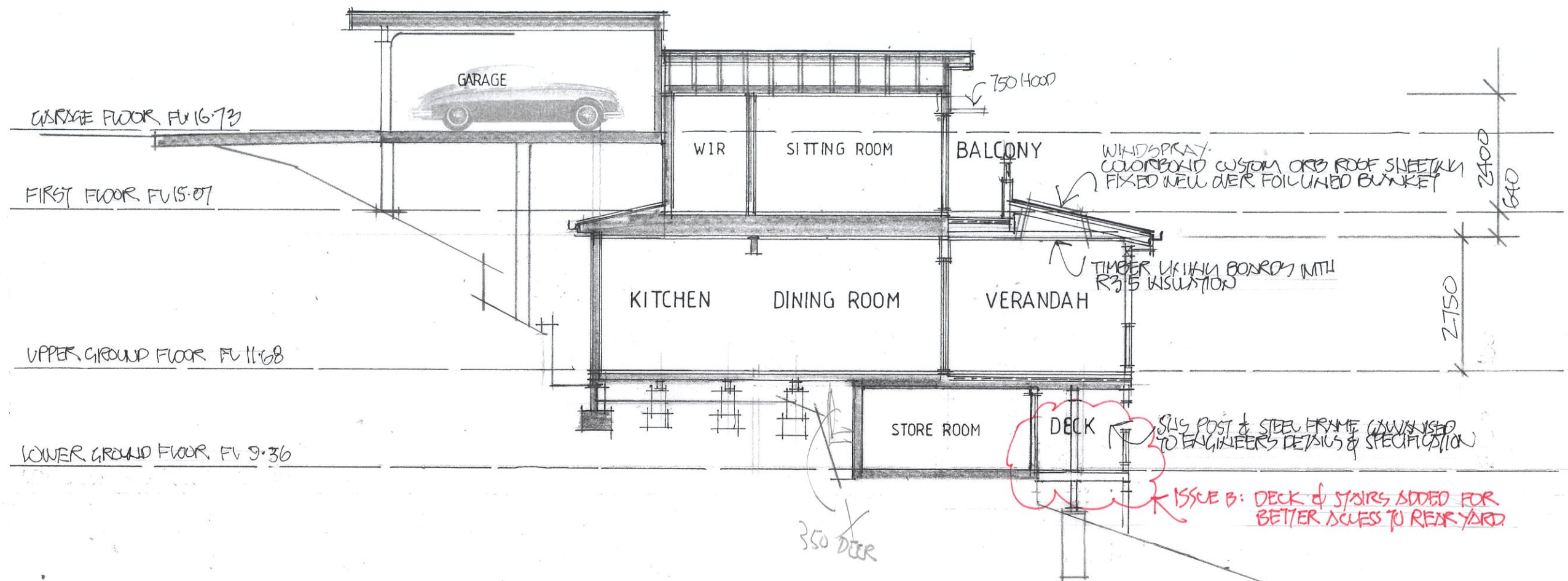
No.	AMENDMENT	DATE
1	B. INCL & PRIVACY SCREEN DELETED A. ISSUED FOR C.C.	2/5/17/10



J.D. EVANS and COMPANY
 DESIGN AND BUILDING CONSULTANTS
 NO. 5 ELAINE AVENUE, AVALON BEACH 2107
 EMAIL: JDECO.AVALON@GMAIL.COM
 MOBILE 0418 976 596

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
 No. 44 McCARRS CREEK ROAD
 CHURCH POINT N. S. W.
 CLIENT
LINDSAY PARKER & TRACEY BASHAM

DATE 23/01/2023	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
2090-7	B



SECTION A - A

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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COPYRIGHT AND ANY ATTEMPT OR ACTUAL
INFRINGEMENT BY USING, REPRODUCING OR
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PRIOR WRITTEN PERMISSION WILL RESULT IN
LEGAL PROCEEDINGS.
J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS

B. N. & P. V. S. C. R. E. E. D. E. T. E. D. 3/5	
A. I. S. S. U. E. D. F. O. R. C. C.	
No.	DATE
AMENDMENT	



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2090-8	B