



ACTION PLANS

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180 McCARRS CREEK ROAD, CHURCH POINT NSW 2105



DEVELOPMENT APPLICATION

This is a **summary** of the **minimum** specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40				
Floor	Slab OK	FRT or lined or enclosed			Non-combustible or FRT or enclosed				
	Timber <400mm ag	OK							
	Timber >400mm ag	FRT or enclosed							
Floor posts		FRT or enclosed			Enclosed or non-combustible				
External walls		400mm FRT or non-combustible	FRT or non-combustible		Non-combustible				
Windows	Frame	FRT or metal			Metal				
	Screens	Al, Fe or Br mesh on all openable							
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter				
	Screens	Al, Fe or Br, if fitted			Fe or Br				
	Timber frames	FRT			Metal only				
	Garage	Lower 400mm FRT or non-combustible	FRT or non-combustible		Non-combustible				
Vents etc	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm				
Roofs	Tiled	Fully sarked (Flammability Index <5)							
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)							
	Rooflights	Non-combustible sleeve/lining, 4mm safety glass			FRL -/30/-				
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			Any supports, unspaced deck, non-combustible				
	Unenclosed	FRT or non-combustible, <3mm spaced deck			All non-combustible, unspaced deck				
	<300mm to glass	300mm wide FRT or non-combustible	FRT or non-combustible		Non-combustible				
Services	Exposed water & gas pipes to metal								
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze

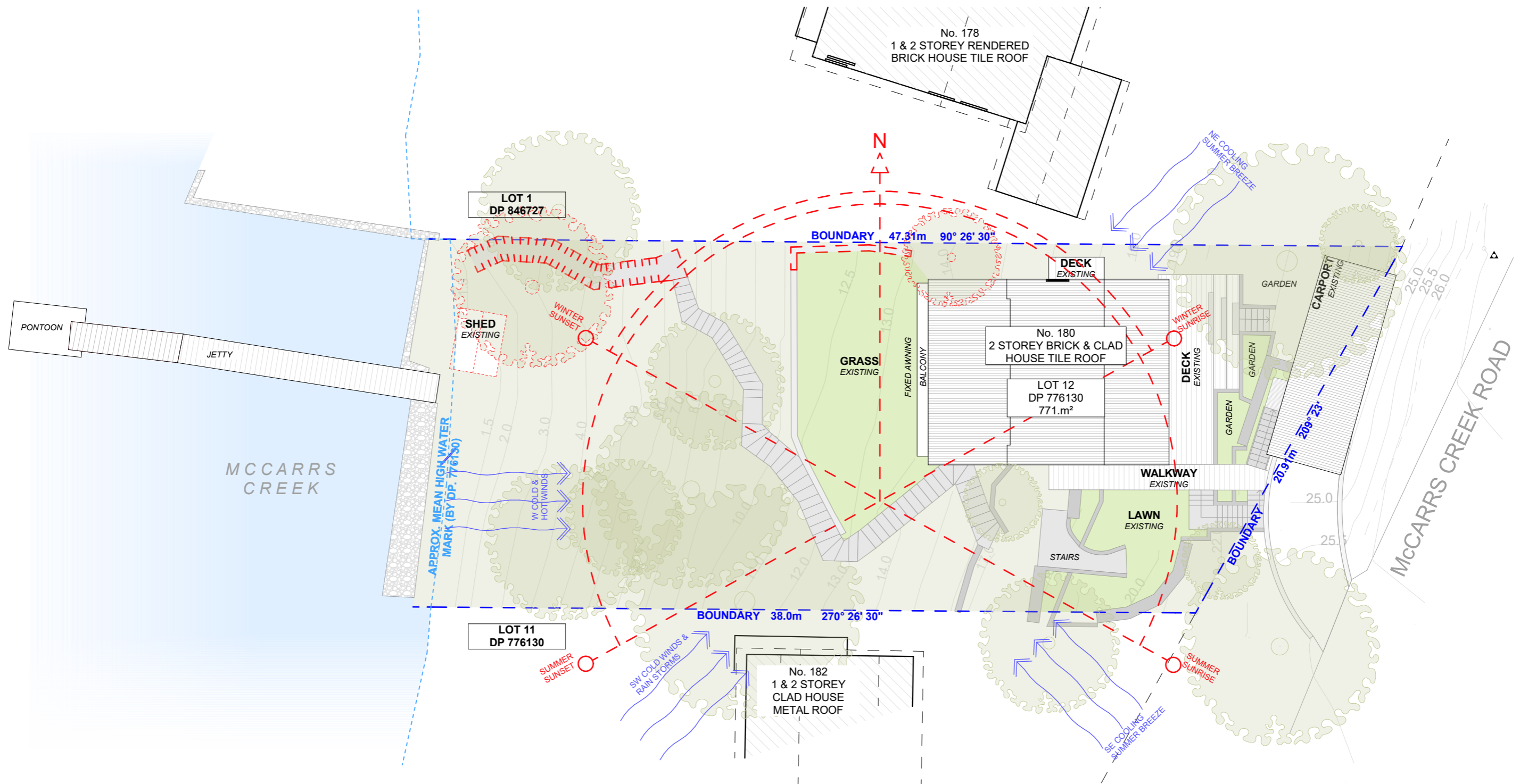
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	180 McCARRS CREEK ROAD, CHURCH POINT, NSW, 2105			
LOT & DP/SP	LOT 12 DP 776130			
COUNCIL	NORTHERN BEACHS COUNCIL (PITWATER)			
SITE AREA	771.00m ²			
FRONTAGE	20.91m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	E4 - ENVIRONMENTAL LIVING	E4	E4	YES
MINIMUM LOT SIZE	700m ²	771.00m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	8.689m	UNCHANGED	NO
HAZARDS				
ACID SULFATE SOILS	CLASS 5			
BIODIVERSITY	IDENTIFIED			
BUSHFIRE PRONE LAND	VEGETATION BUFFER			
GEOTECHNICAL HAZARD H1/H2	H1			
LAND BELOW FORESHORE BUILDING LINE	IDENTIFIED			
DCP				
SIDE BOUNDARY ENVELOPE	3.5m	N/A	N/A	NO
SIDE BOUNDARY SETBACKS	N: 1m S: 2.5m	N: 1.720m S: 7.292m	N: UNCHANGED S: 5.894m	YES
FRONT BOUNDARY SETBACK	10m	5.275m	UNCHANGED	YES
REAR BOUNDARY SETBACK	FORESHORE BUILDING LINE	N/A	N/A	YES
LANDSCAPE OPEN SPACE	60% (462.6m ²)	69.7% (538.01m ²)	61.9% (477.97m ²)	YES
PRIVATE OPEN SPACE	80m ²	82.01m ²	83.14m ²	YES

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	14/07/2021
DA01	SITE ANALYSIS	14/07/2021
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	14/07/2021
DA03	EXISTING LOWER LEVEL PLAN	14/07/2021
DA04	EXISTING LOWER GROUND FLOOR PLAN	14/07/2021
DA05	EXISTING GROUND FLOOR PLAN	14/07/2021
DA06	EXISTING FIRST FLOOR PLAN	14/07/2021
DA07	PROPOSED LOWER LEVEL PLAN	14/07/2021
DA08	PROPOSED LOWER GROUND FLOOR PLAN	14/07/2021
DA09	PROPOSED GROUND FLOOR PLAN	14/07/2021
DA10	PROPOSED FIRST FLOOR PLAN	14/07/2021
DA11	NORTH ELEVATION	14/07/2021
DA12	EAST ELEVATION	14/07/2021
DA13	SOUTH ELEVATION	14/07/2021
DA14	WEST ELEVATION	14/07/2021
DA15	CROSS SECTION	14/07/2021
DA16	LONG SECTION	14/07/2021
DA17	EXISTING BOAT SHED PLAN	14/07/2021
DA18	PROPOSED BOAT SHED PLAN	14/07/2021
DA19	BOAT SHED NORTH / EAST ELEVATION	14/07/2021
DA20	BOAT SHED SOUTH ELEVATIONS	14/07/2021
DA21	BOAST SHED WEST ELEVATION	14/07/2021
DA22	BOAT SHED LONG / CROSS SECTION	14/07/2021
DA23	INCLINATOR SECTION	14/07/2021
DA24	AREA CALCULATIONS	14/07/2021
DA25	SAMPLE BOARD	14/07/2021
DA26	WINTER SOLSTICE 9 AM	14/07/2021
DA27	WINTER SOLSTICE 12 PM	14/07/2021
DA28	WINTER SOLSTICE 3 PM	14/07/2021
DA29	BASIX COMMITMENTS	14/07/2021

NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS 2870-2011
- MASONRY - PART 3.3 OF NCC INCLUDING AS 3700:2018
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS 1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC

- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAY AND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926.1 2012
- DEMOLITION WORKS - AS2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2018
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100-1992 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1-2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285-2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-2002 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION TO COMPLY WITH AS 3959:2018

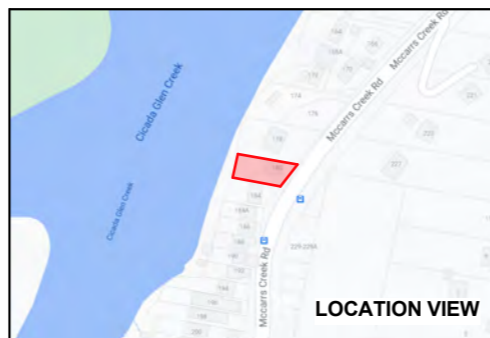


1

SITE ANALYSIS

1:200

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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LEGEND

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 PROPOSED
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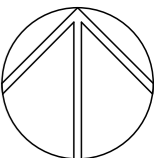
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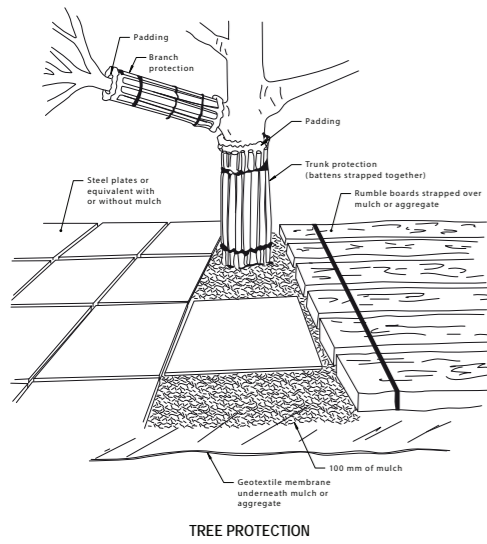
DRAWING NO.
DA01

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 SITE ANALYSIS

SCALE
 1:200 @A3



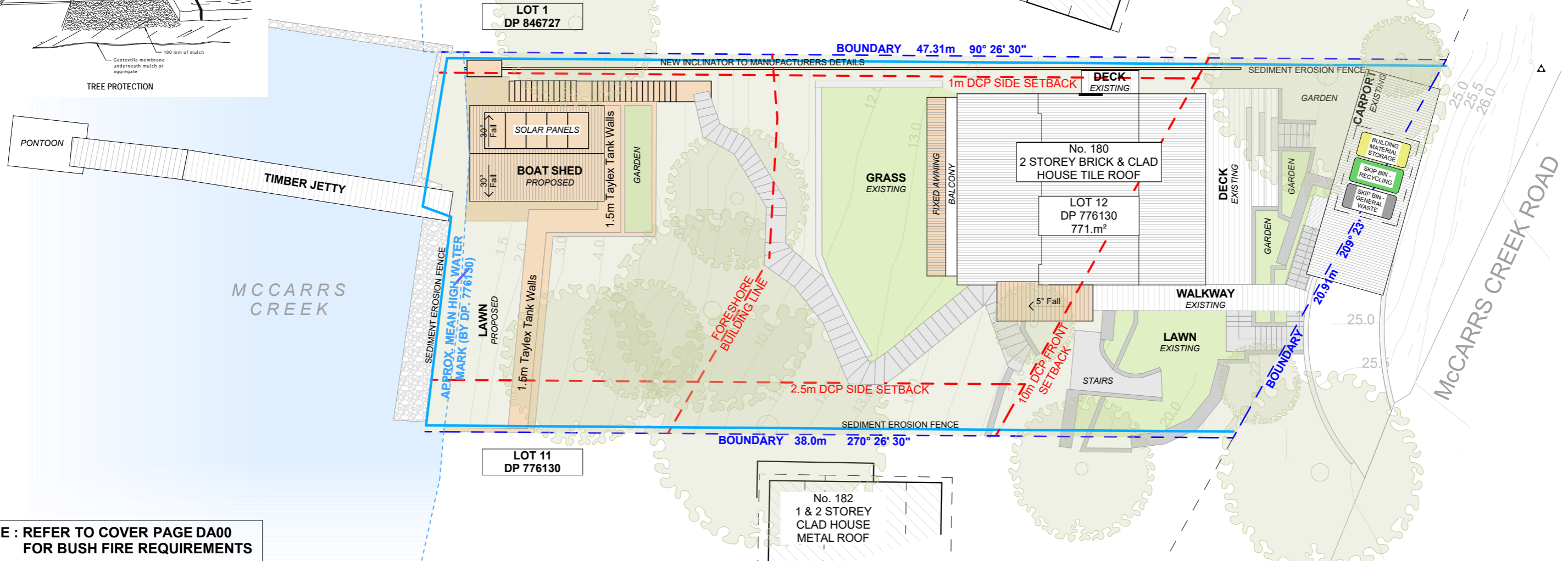


TREE PROTECTION

NOTE:
NO WORKS PROPOSED BEYOND
THE MEAN HIGH WATER MARK

GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN
GUTTER BY MEANS OF SAND BAGS OR BLUE METAL
WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR
SAND BUILDS UP AROUND THIS SEDIMENT BARRIER,
THE MATERIAL SHOULD BE RELOCATED BACK TO THE
SITE FOR DISPOSAL.

**NOTE: ALL PROPOSED STORMWATER
TO CONNECT WITH EXISTING**



**NOTE : REFER TO COVER PAGE DA00
FOR BUSH FIRE REQUIREMENTS**

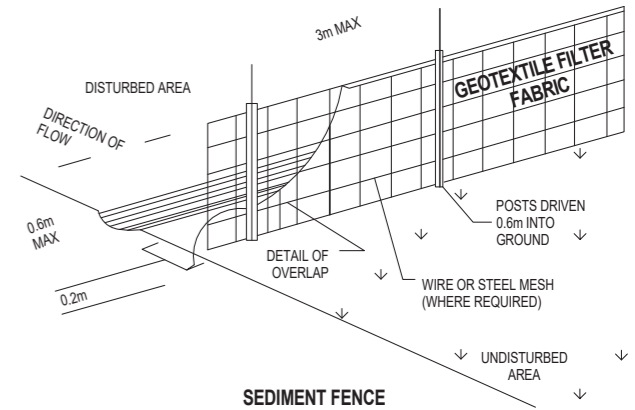
1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN 1:200

STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.



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LEGEND

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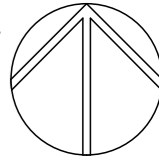
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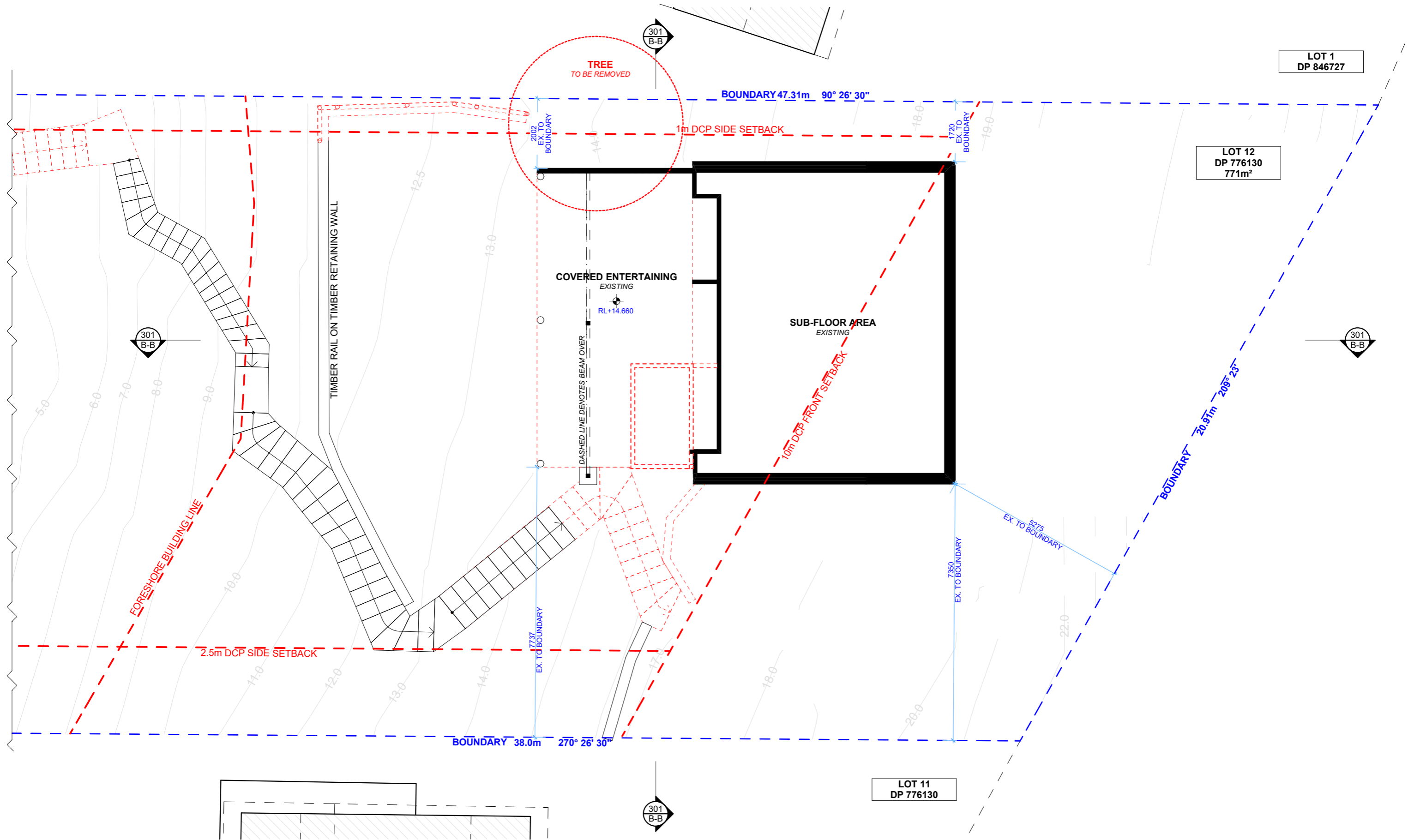
DRAWING NO.
DA02

DATE
Wednesday, 14 July
2021

DRAWING NAME
SITE / ROOF / SEDIMENT EROSION /
WASTE MANAGEMENT /
STORMWATER CONCEPT PLAN

SCALE
1:200 @A3





1 **EXISTING LOWER LEVEL PLAN** **1:100**

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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LEGEND

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	DEMOLISHED

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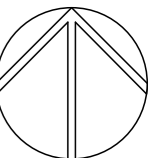
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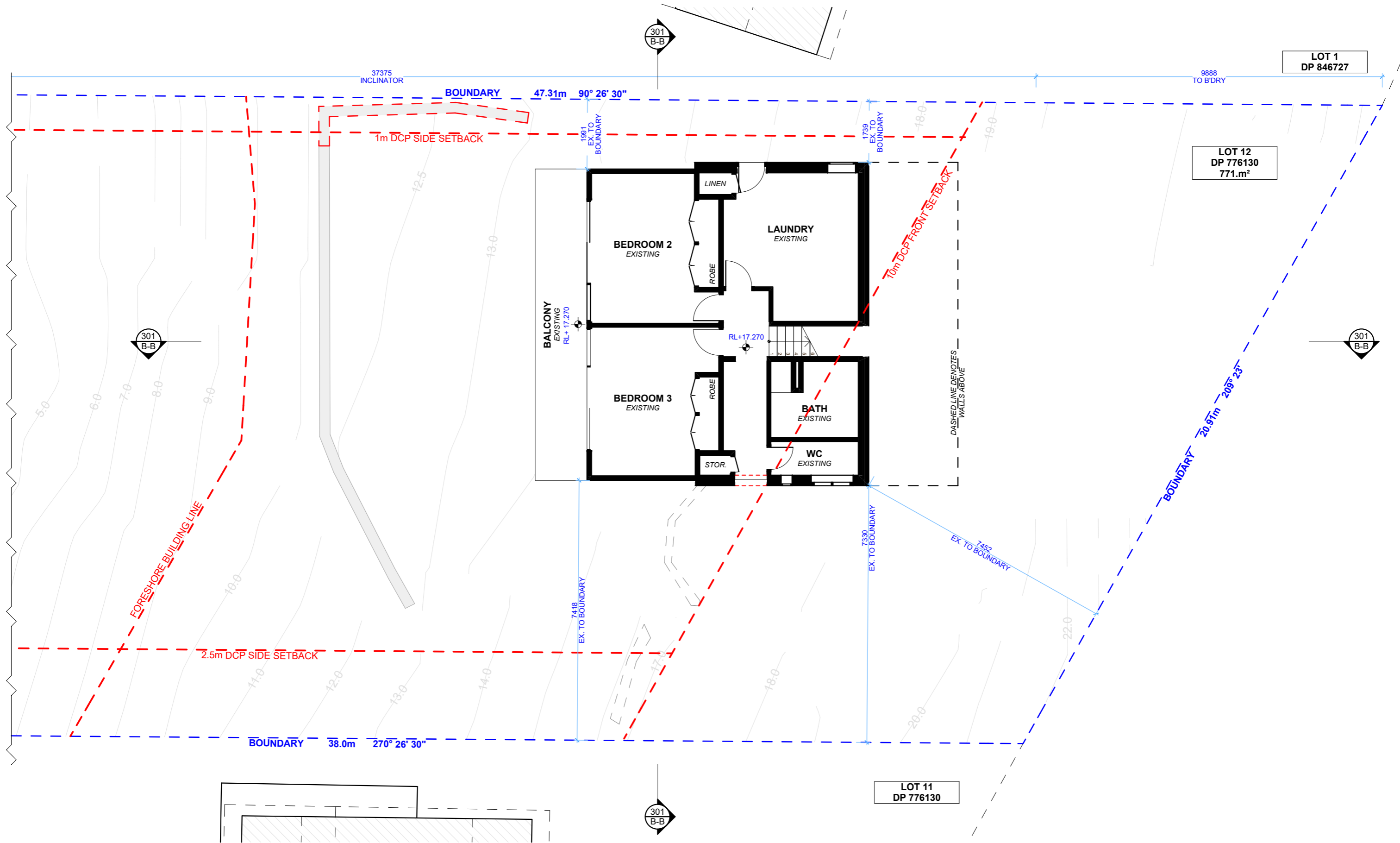
DRAWING NO.
DA03

DATE
 Wednesday, 14 July
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DRAWING NAME
 EXISTING LOWER LEVEL PLAN

SCALE
 1:100 @A3





1 EXISTING LOWER GROUND FLOOR PLAN 1:100

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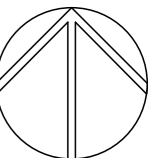
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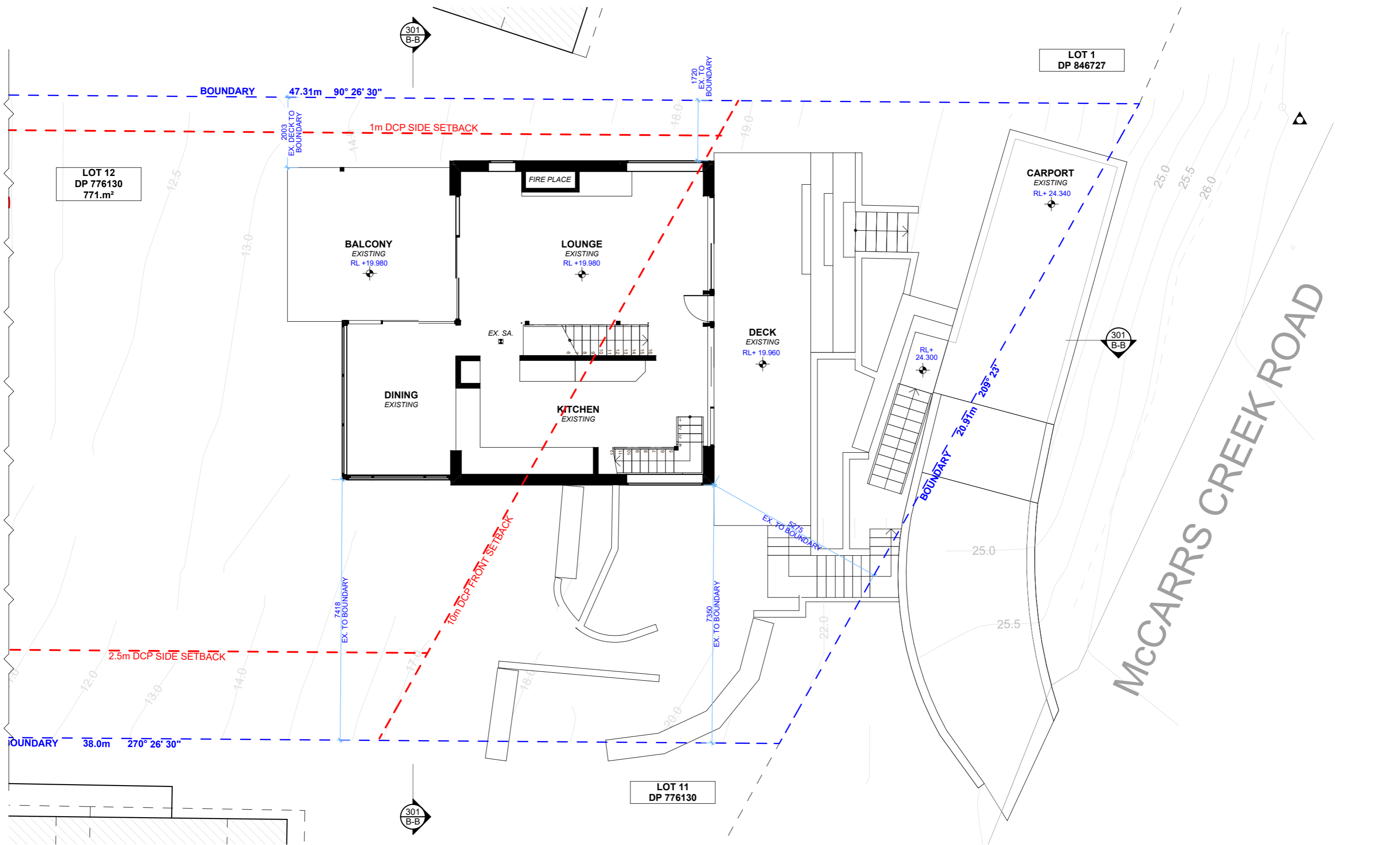
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DA04

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DRAWING NAME
 EXISTING LOWER GROUND FLOOR
 PLAN

SCALE
 1:100 @A3





1 EXISTING GROUND FLOOR PLAN **1:100**

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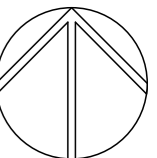
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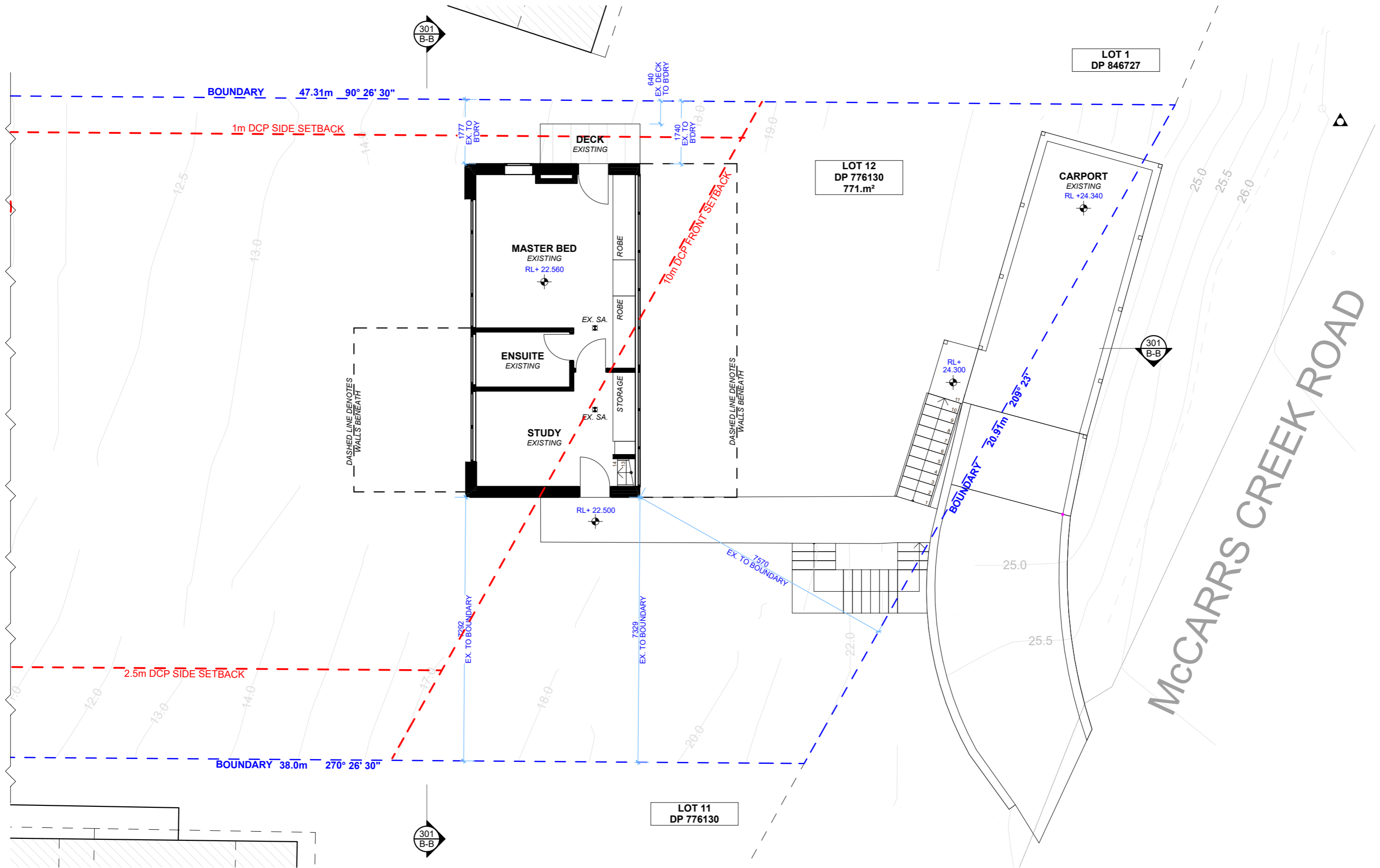
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DA05

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DRAWING NAME
 EXISTING GROUND FLOOR PLAN

SCALE
 1:100 @A3





1 EXISTING FIRST FLOOR PLAN 1:100

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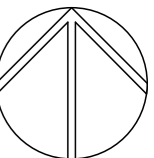
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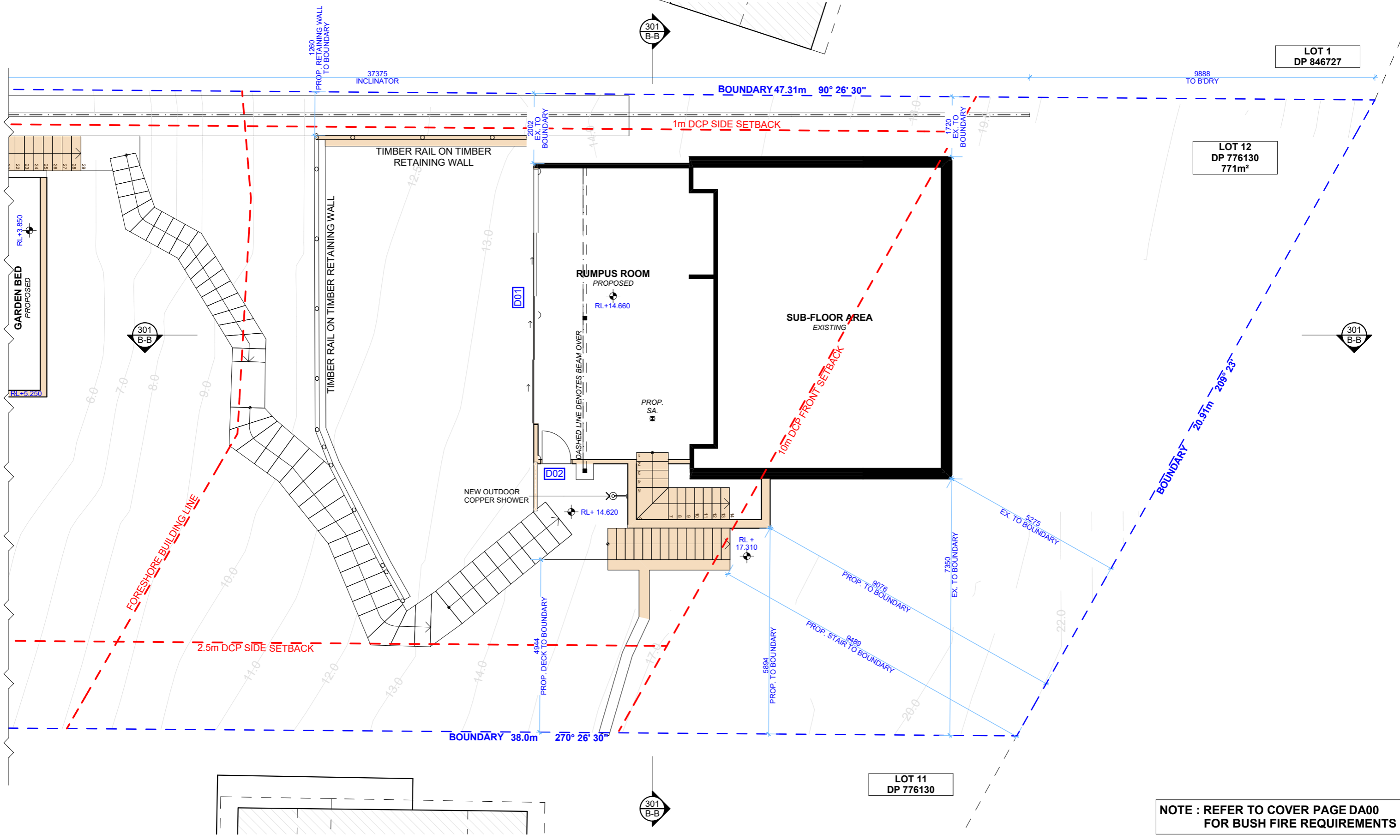
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DRAWING NAME
 EXISTING FIRST FLOOR PLAN

SCALE
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1 PROPOSED LOWER LEVEL PLAN 1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS

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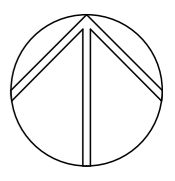
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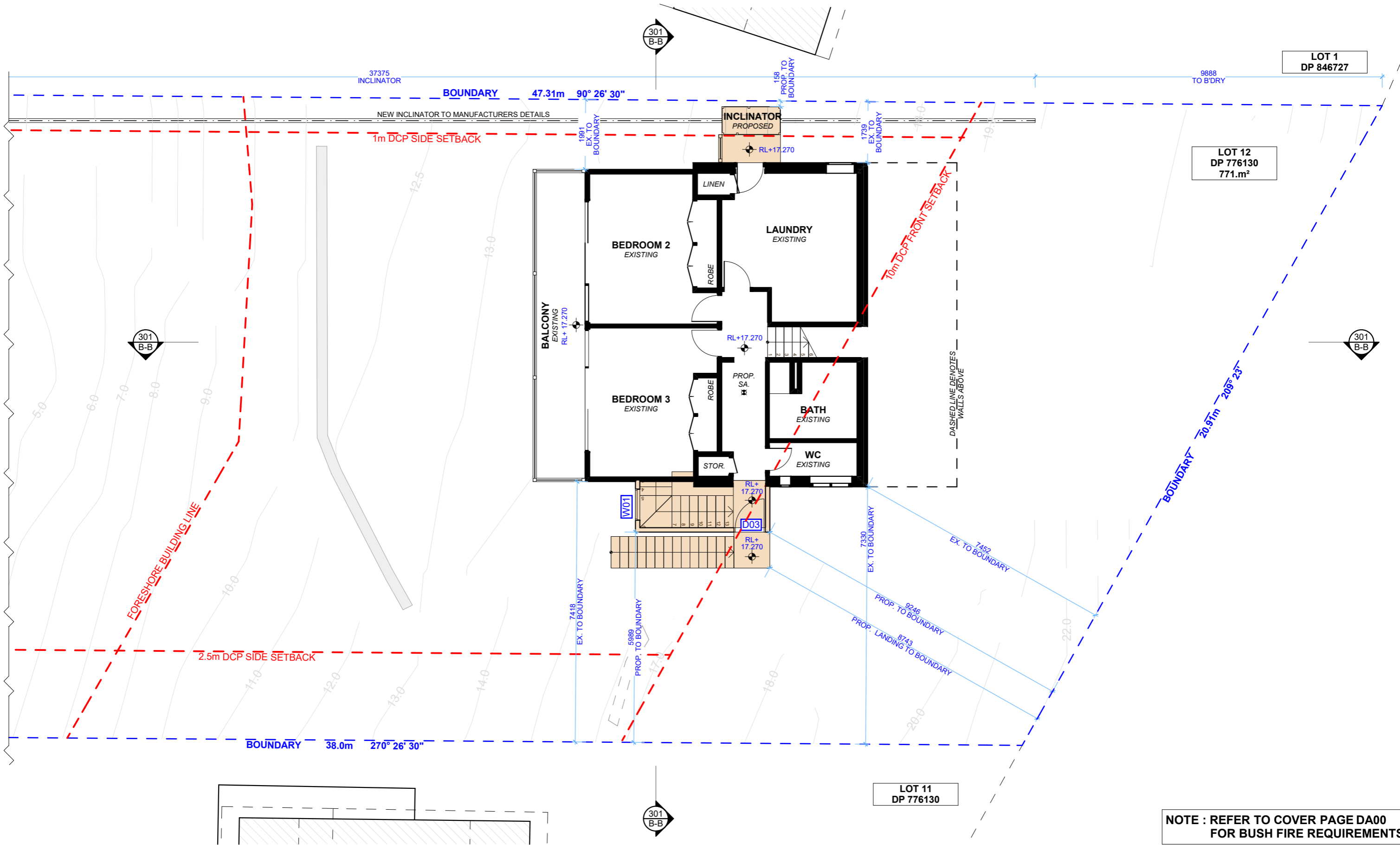
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DATE
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DRAWING NAME
 PROPOSED LOWER LEVEL PLAN

SCALE
 1:100 @A3





NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS

1 PROPOSED LOWER GROUND FLOOR PLAN 1:100



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LEGEND

 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
 Anthea & Yuey Then

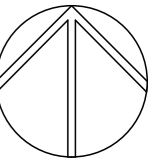
PROJECT ADDRESS
 180 Mccarrs Creek Road,
 Church Point NSW 2105

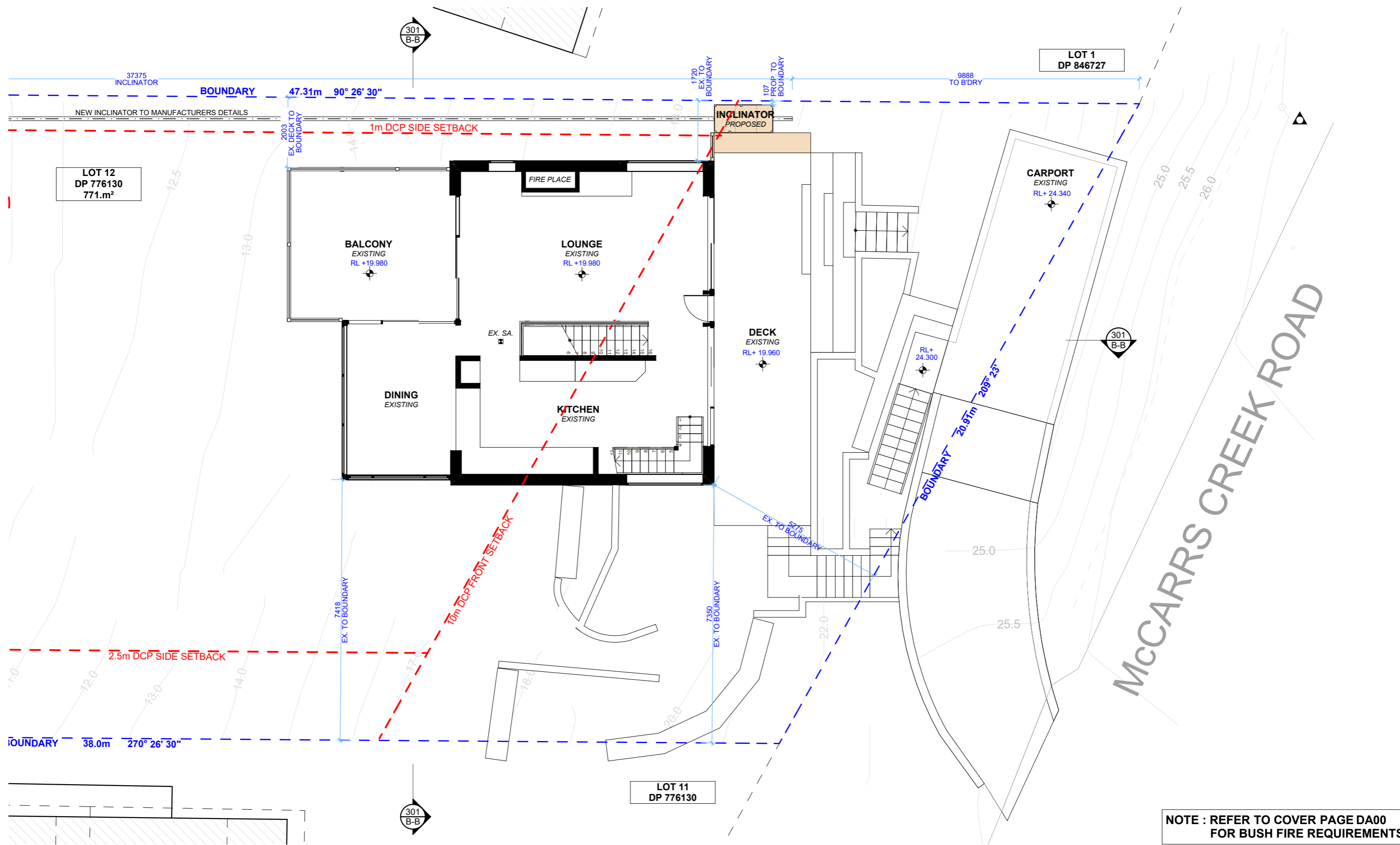
DRAWING NO.
DA08

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 PROPOSED LOWER GROUND
 FLOOR PLAN

SCALE
 1:100 @A3





1 PROPOSED GROUND FLOOR PLAN 1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS

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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

CLIENT
 Anthea & Yuey Then

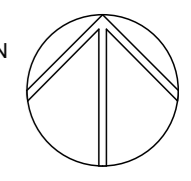
PROJECT ADDRESS
 180 Mccarrs Creek Road,
 Church Point NSW 2105

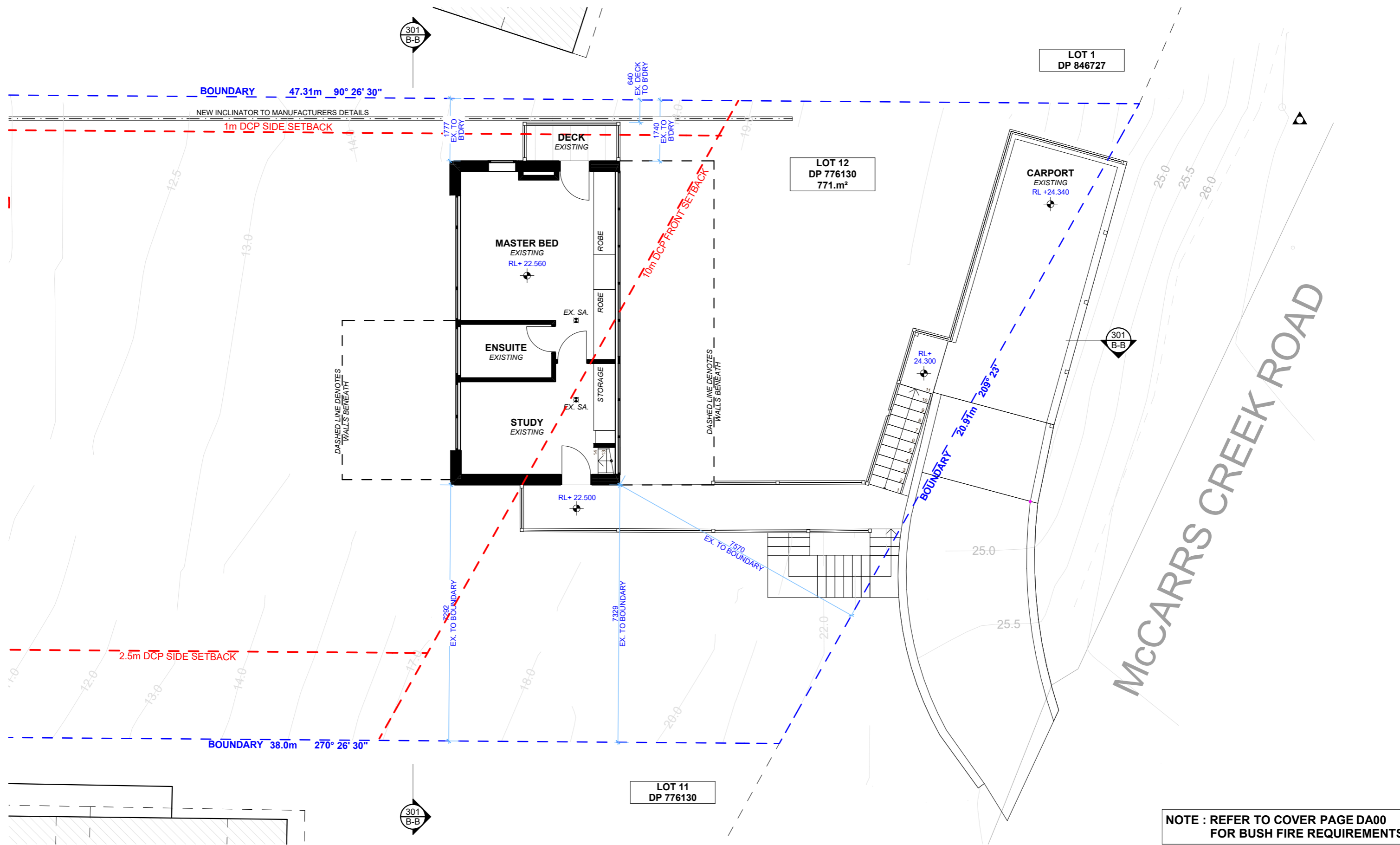
DRAWING NO.
DA09

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 PROPOSED GROUND FLOOR PLAN

SCALE
 1:100 @A3





1 PROPOSED FIRST FLOOR PLAN 1:100



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LEGEND

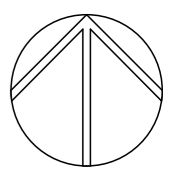
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 PROPOSED
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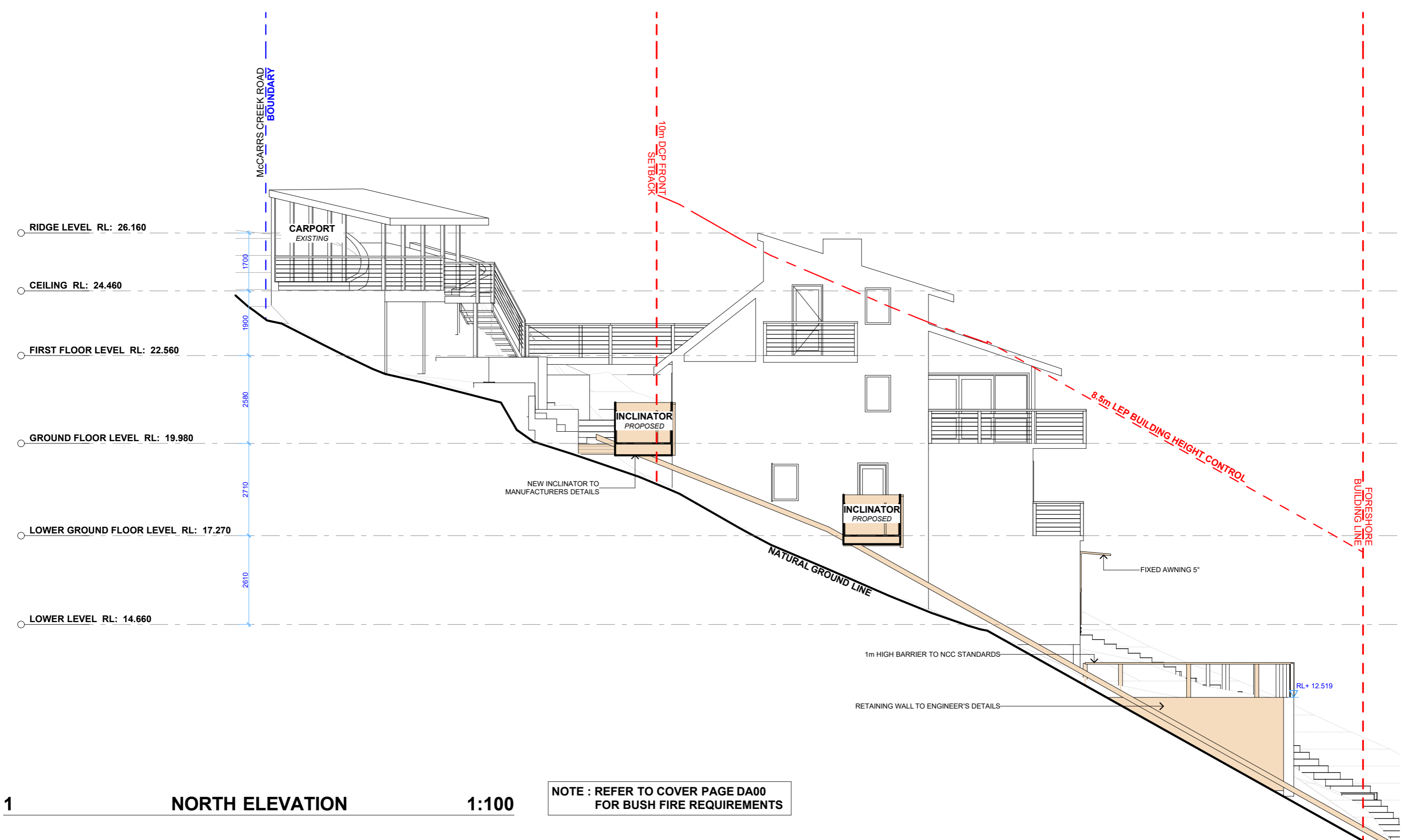
CLIENT
 Anthea & Yuey Then

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DRAWING NO.
DA10
DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 PROPOSED FIRST FLOOR PLAN
SCALE
 1:100 @A3





1 NORTH ELEVATION 1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS



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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 [Outline] EXISTING
 [Shaded] PROPOSED
 [Dashed] DEMOLISHED

CLIENT
 Anthea & Yuey Then

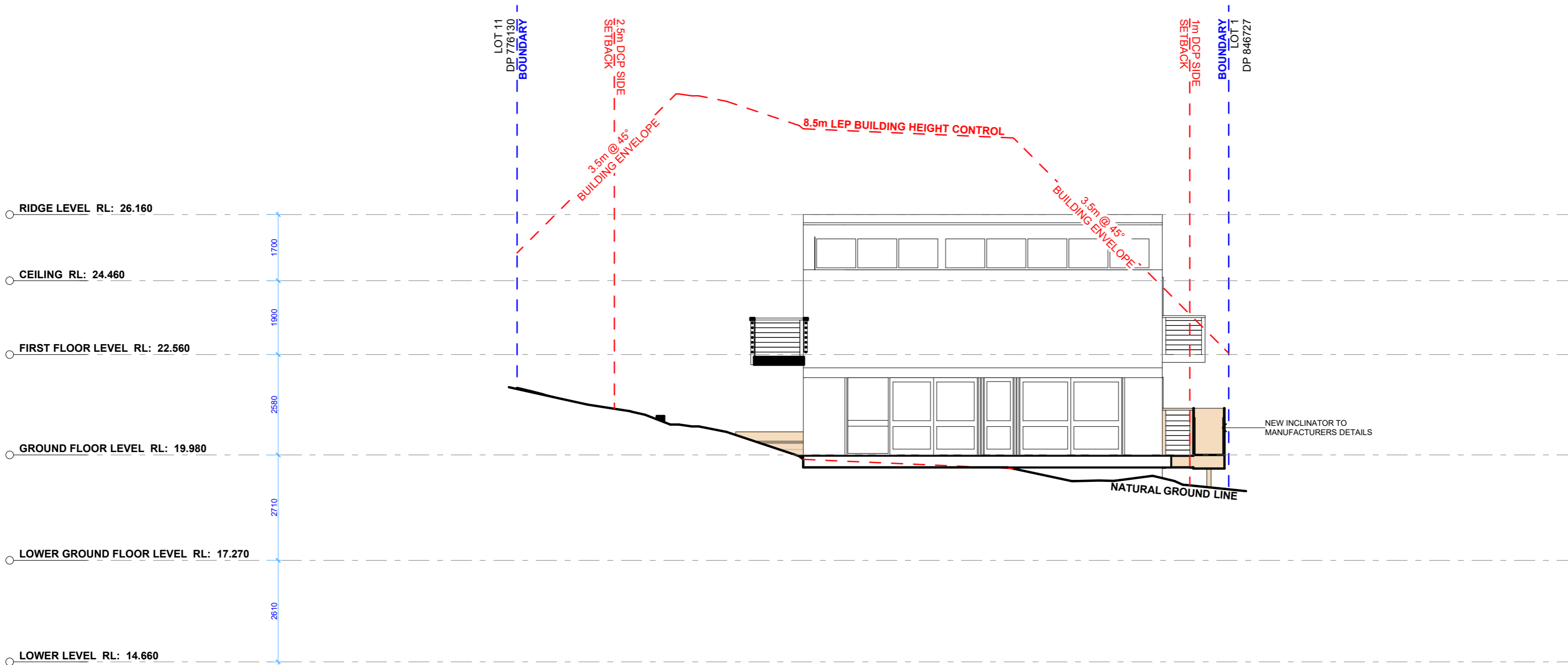
PROJECT ADDRESS
 180 Mccarrs Creek Road,
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DRAWING NO.
DA11

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 NORTH ELEVATION

SCALE
 1:100 @A3



1

EAST ELEVATION

1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS



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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 [White Box] EXISTING
 [Brown Box] PROPOSED
 [Red Dashed Line] DEMOLISHED

CLIENT
 Anthea & Yuey Then

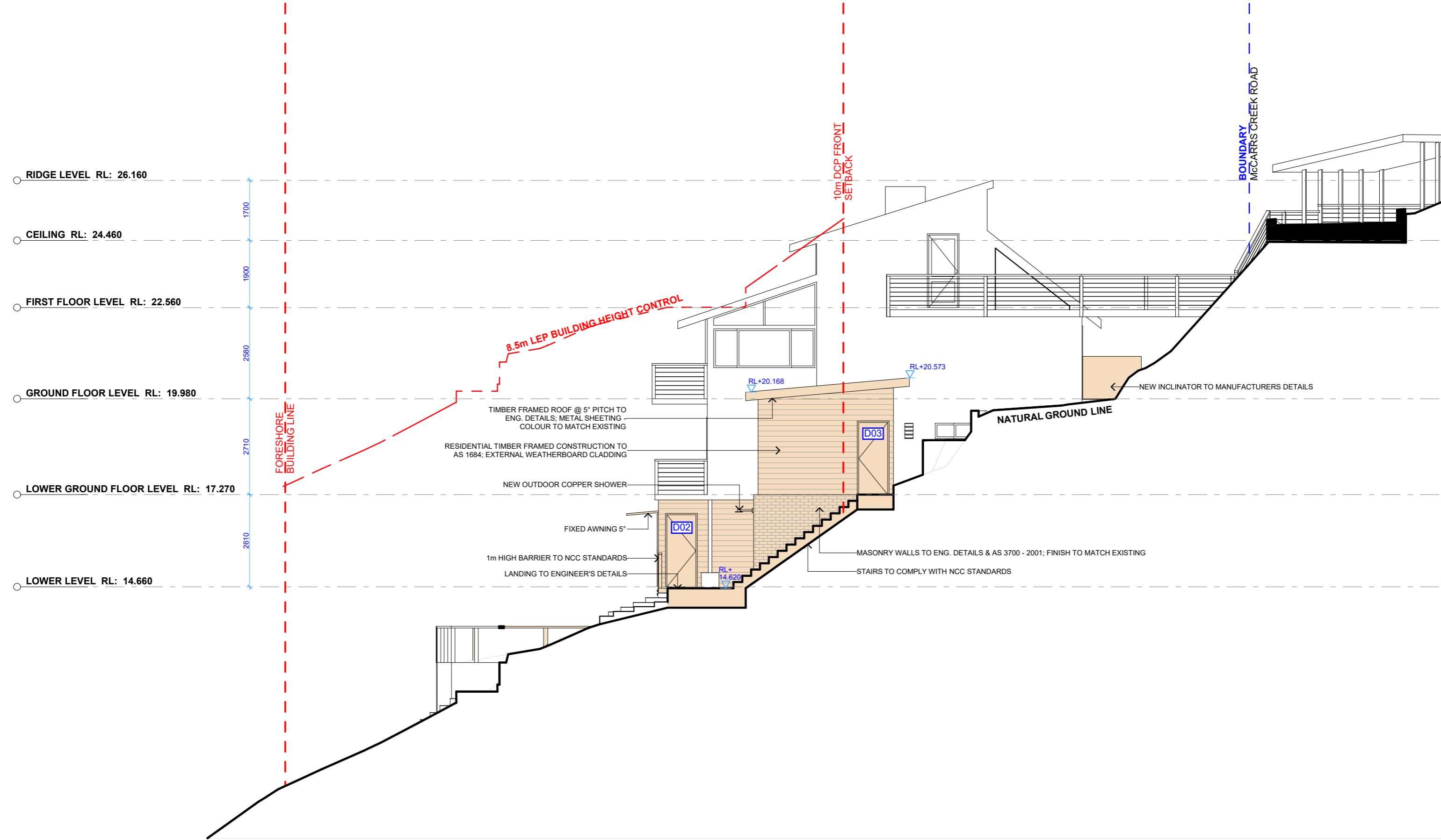
PROJECT ADDRESS
 180 Mccarrs Creek Road,
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DRAWING NO.
DA12

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 EAST ELEVATION

SCALE
 1:100 @A3



1 SOUTH ELEVATION

1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS



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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 [White Box] EXISTING
 [Brown Box] PROPOSED
 [Red Dashed Line] DEMOLISHED

CLIENT
 Anthea & Yuey Then

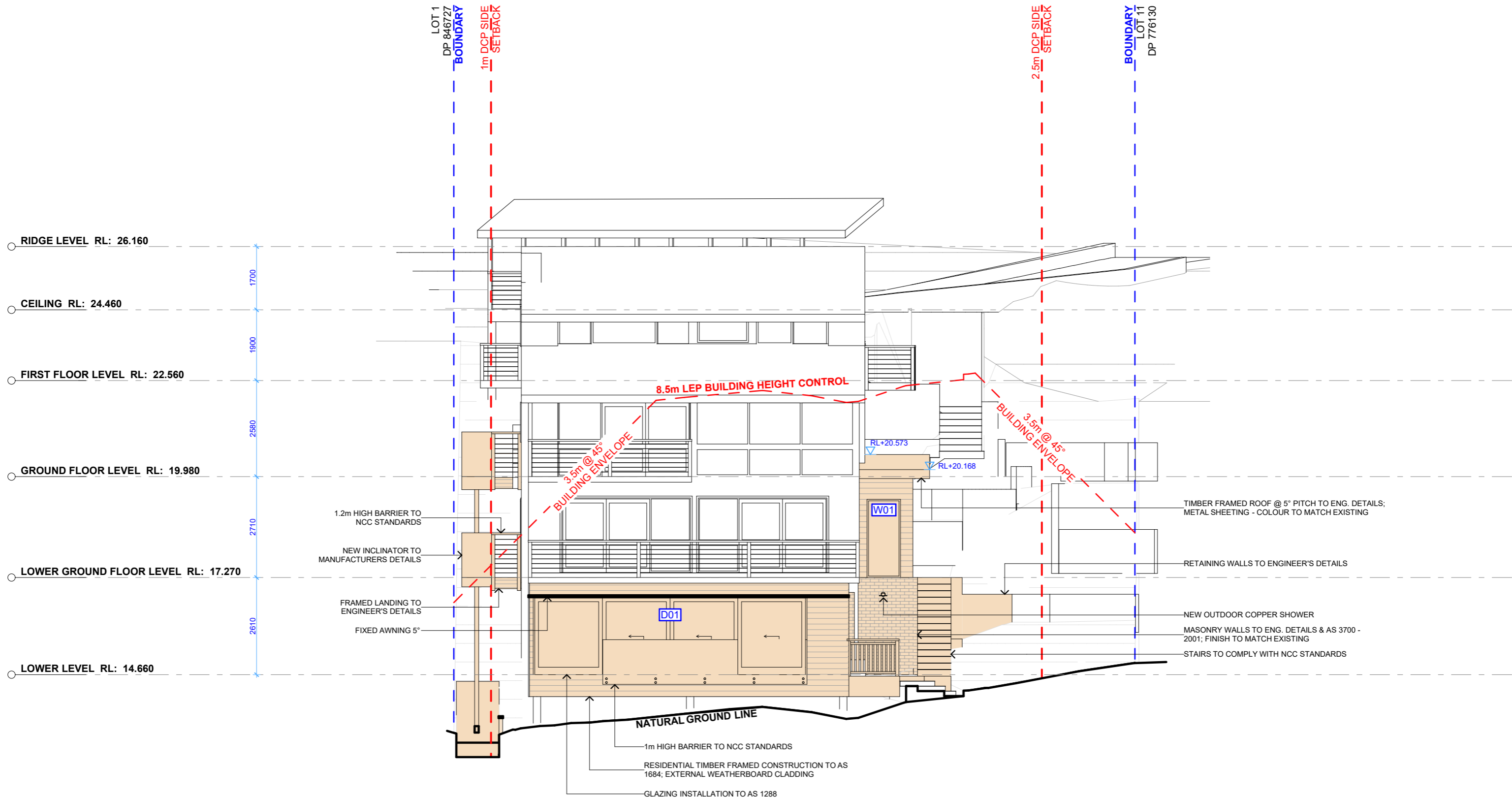
PROJECT ADDRESS
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DRAWING NO.
DA13

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 SOUTH ELEVATION

SCALE
 1:100 @A3



1

WEST ELEVATION

1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS



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LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
 Anthea & Yuey Then

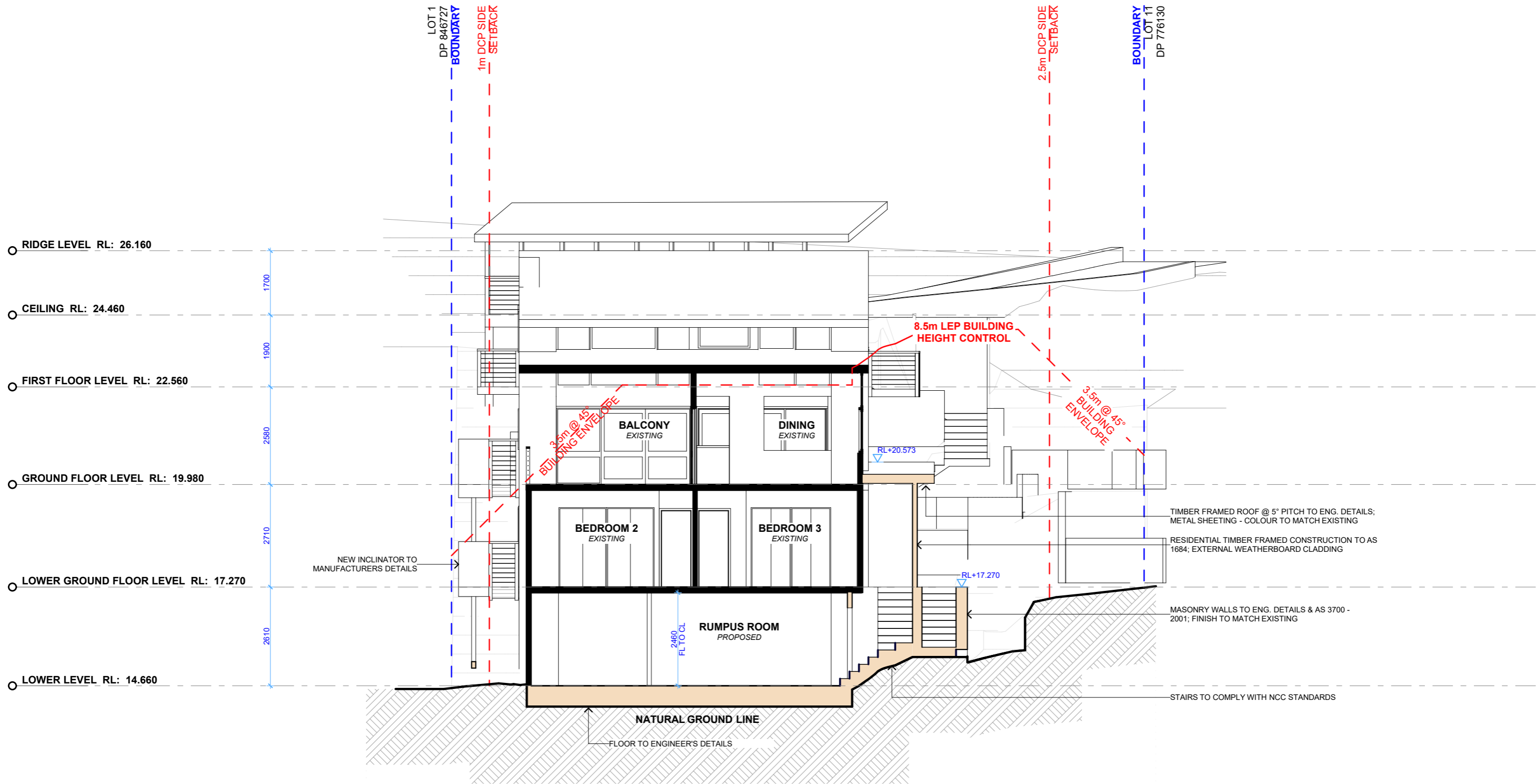
PROJECT ADDRESS
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DRAWING NO.
DA14

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 WEST ELEVATION

SCALE
 1:100 @A3



1

CROSS SECTION

1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS



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B	13/10/2020	FIRST DESIGN AMENDMENT	AL
C	14.07.2021	DA DOCUMENTATION	JW

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LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
 Anthea & Yuey Then

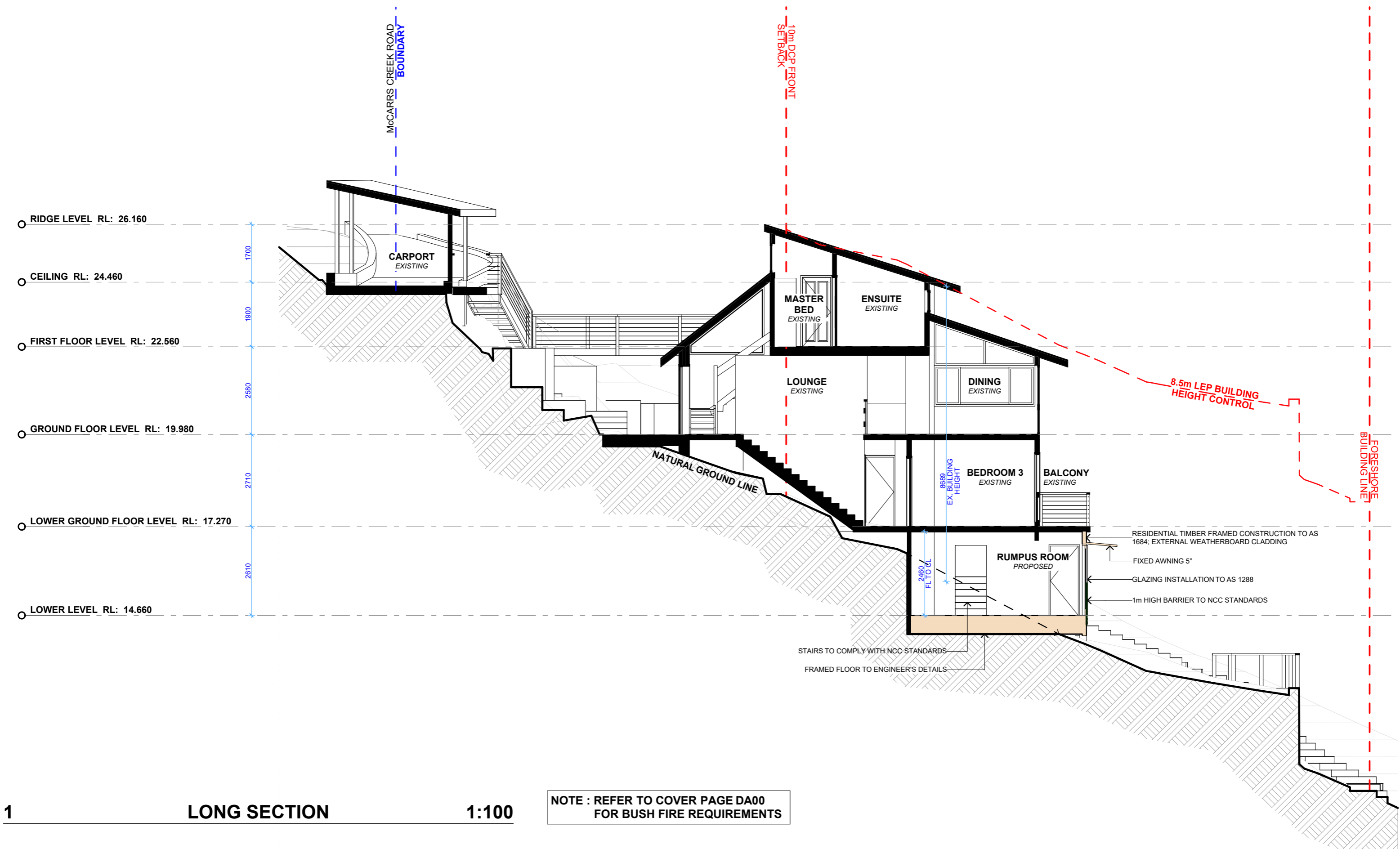
PROJECT ADDRESS
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DRAWING NO.
DA15

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 CROSS SECTION

SCALE
 1:100 @A3



1

LONG SECTION

1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS



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B	13/10/2020	FIRST DESIGN AMENDMENT	AL
C	14.07.2021	DA DOCUMENTATION	JW

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LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
 Anthea & Yuey Then

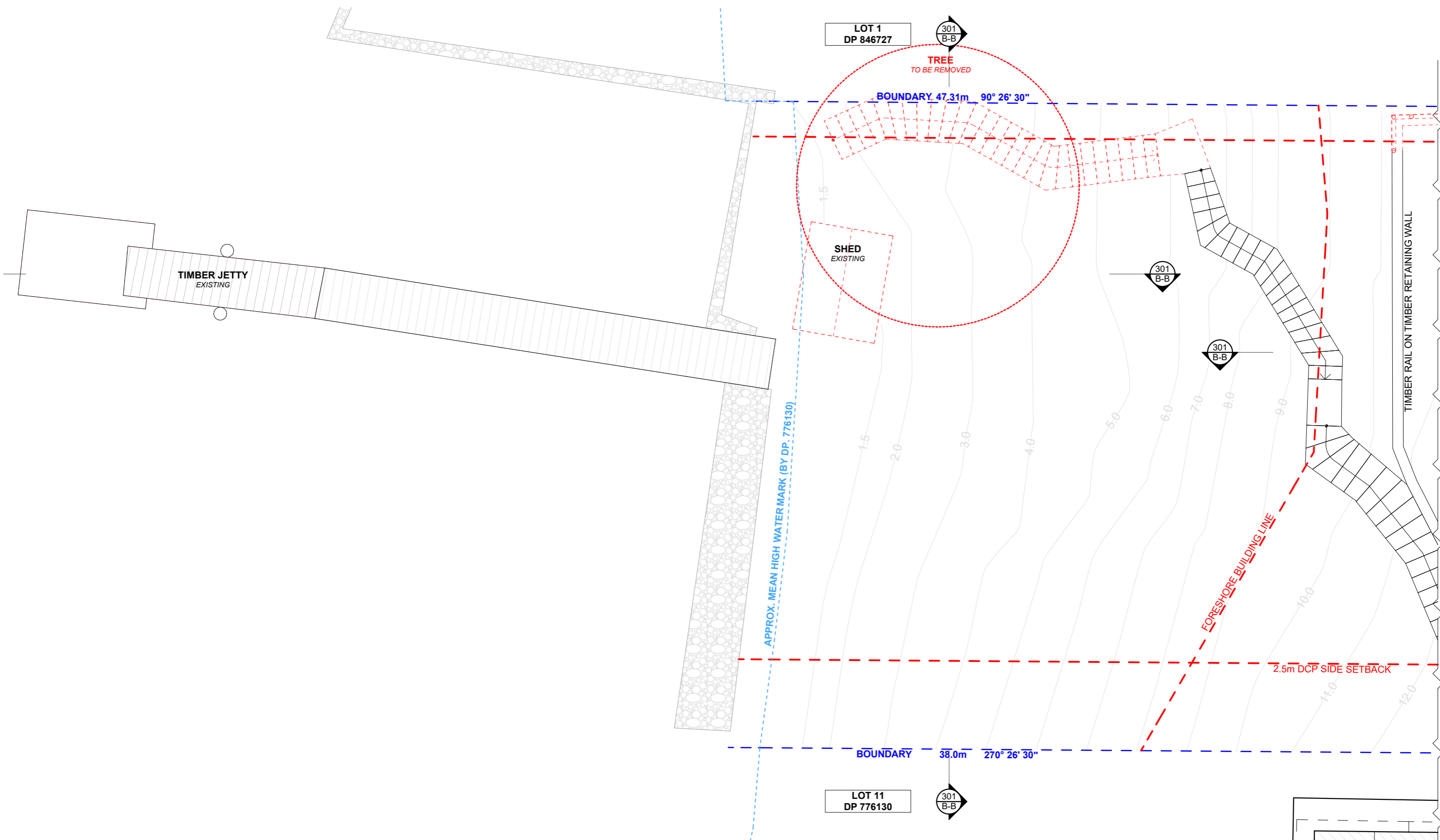
PROJECT ADDRESS
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DRAWING NO.
DA16

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 LONG SECTION

SCALE
 1:100 @A3



1 EXISTING BOAT SHED PLAN 1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
 Anthea & Yuey Then

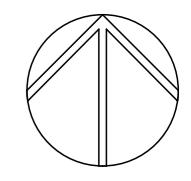
PROJECT ADDRESS
 180 Mccarrs Creek Road,
 Church Point NSW 2105

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DA17

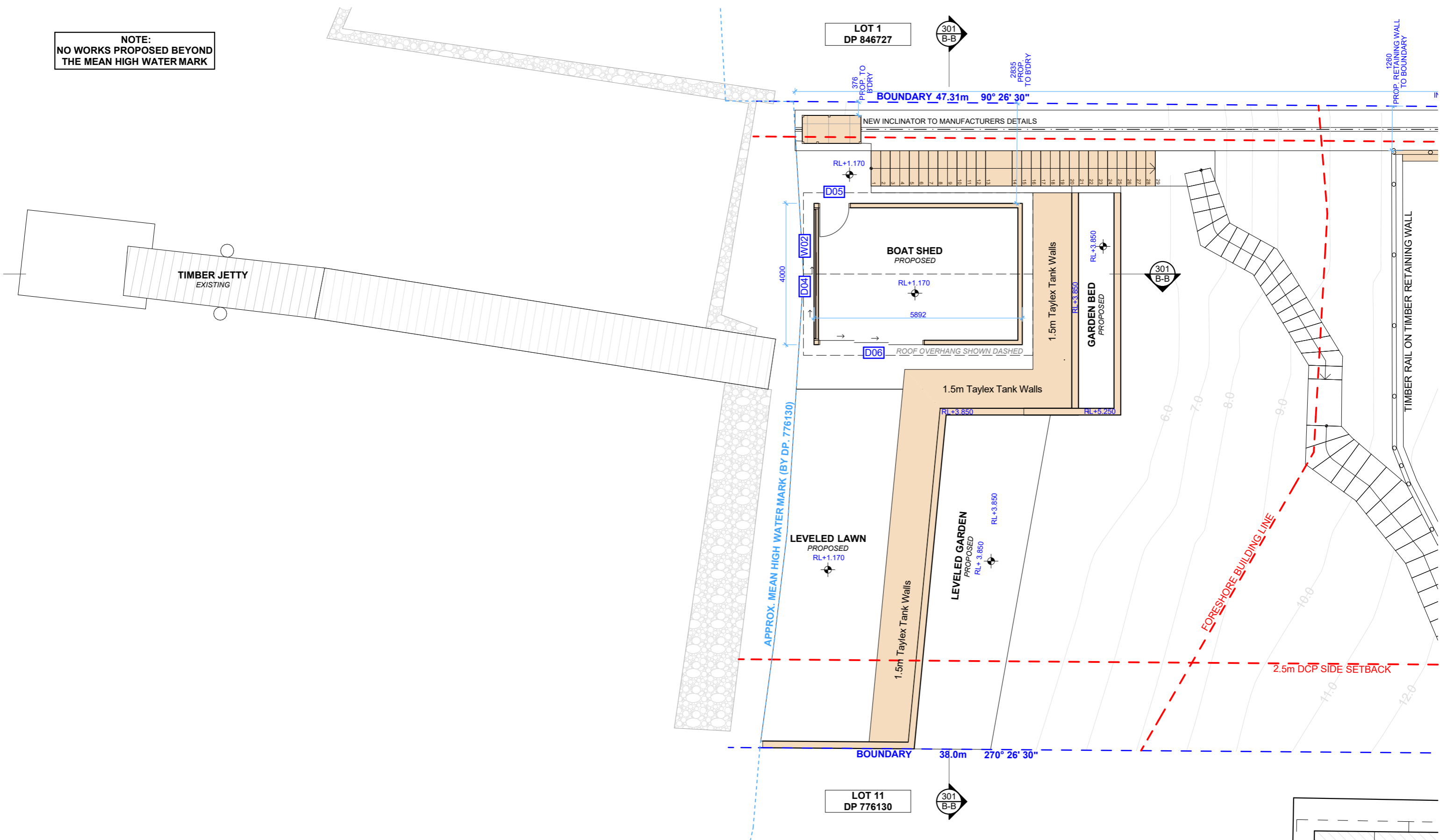
DATE
 Wednesday, 14 July 2021

DRAWING NAME
 EXISTING BOAT SHED PLAN

SCALE
 1:100 @A3



NOTE:
NO WORKS PROPOSED BEYOND
THE MEAN HIGH WATER MARK



1 PROPOSED BOAT SHED PLAN 1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS

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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

CLIENT
Anthea & Yuey Then

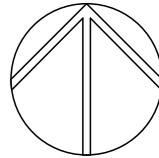
PROJECT ADDRESS
180 Mccarrs Creek Road,
Church Point NSW 2105

DRAWING NO.
DA18

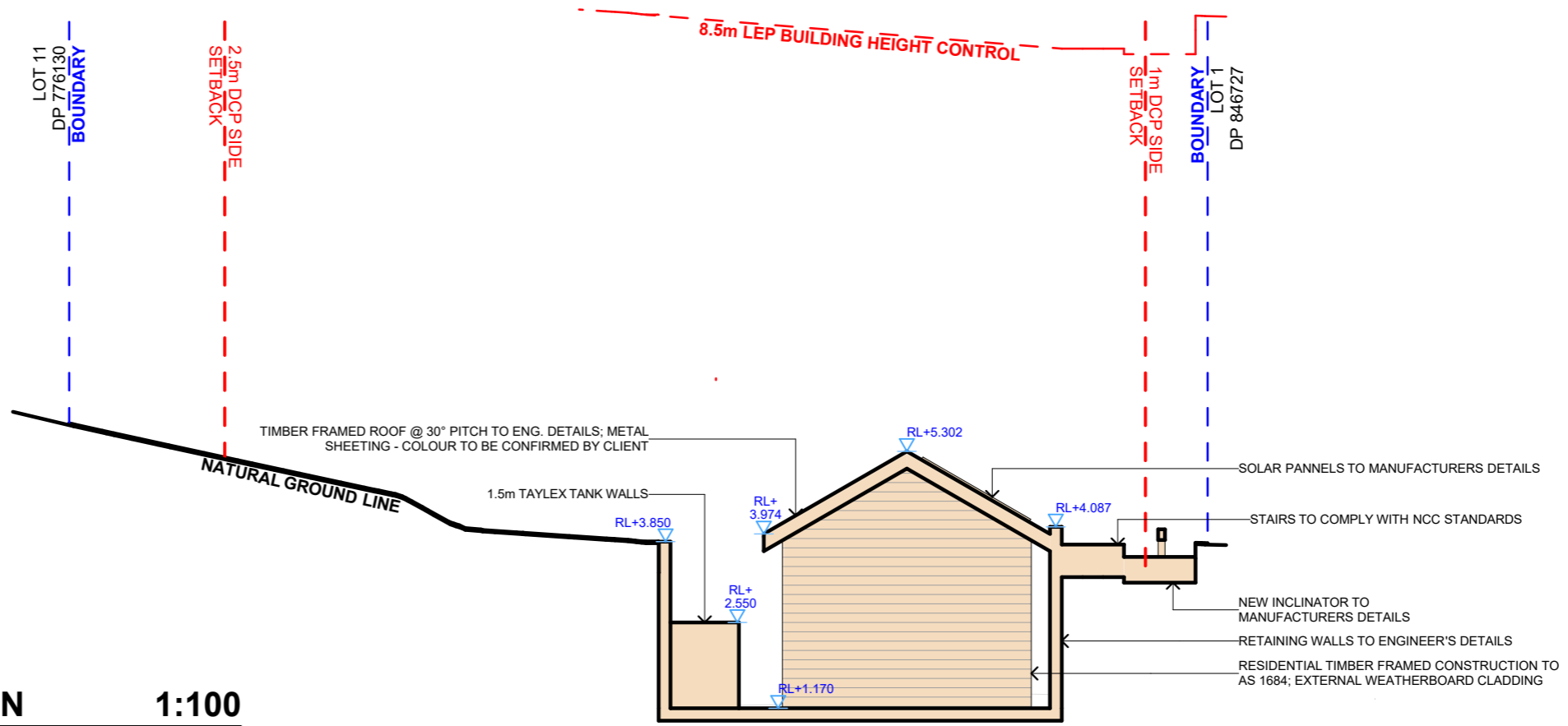
DATE
Wednesday, 14 July
2021

DRAWING NAME
PROPOSED BOAT SHED PLAN

SCALE
1:100 @A3



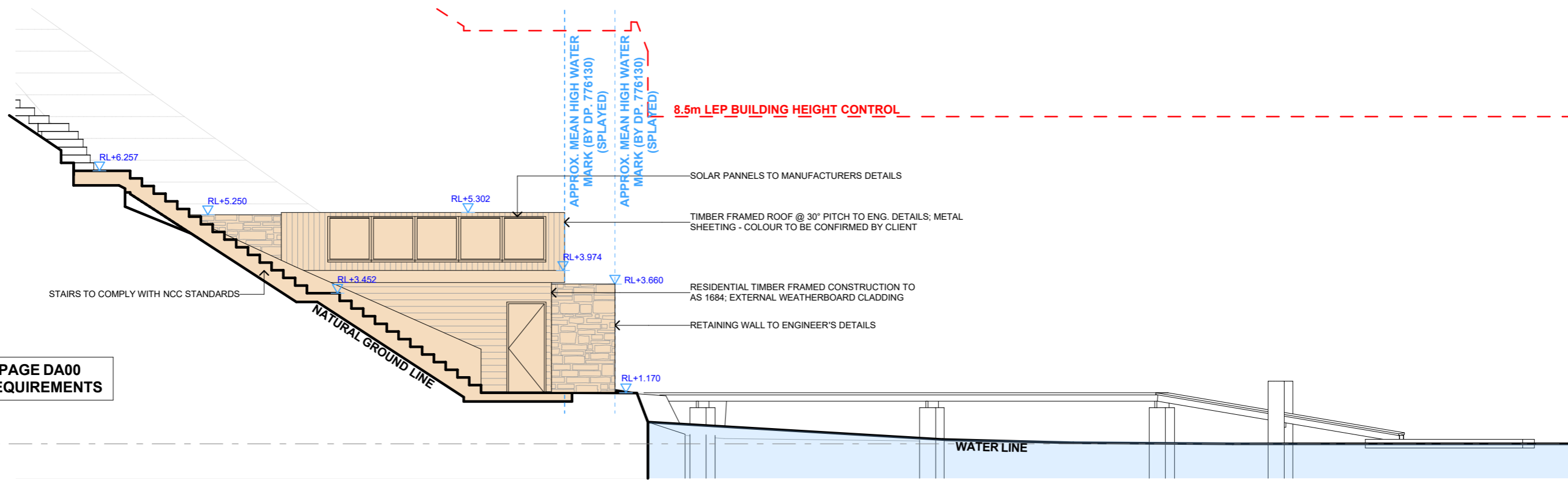
NOTE:
NO WORKS PROPOSED BEYOND
THE MEAN HIGH WATER MARK



NOTE : REFER TO COVER PAGE DA00
FOR BUSH FIRE REQUIREMENTS

1 BOAT SHED EAST ELEVATION 1:100

AHD RL: 0.000



NOTE : REFER TO COVER PAGE DA00
FOR BUSH FIRE REQUIREMENTS

2 BOAT SHED NORTH ELEVATION 1:100

AHD RL: 0.000

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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 [Outline] EXISTING
 [Shaded] PROPOSED
 [Dashed] DEMOLISHED

CLIENT
Anthea & Yuey Then

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180 Mccarrs Creek Road,
Church Point NSW 2105

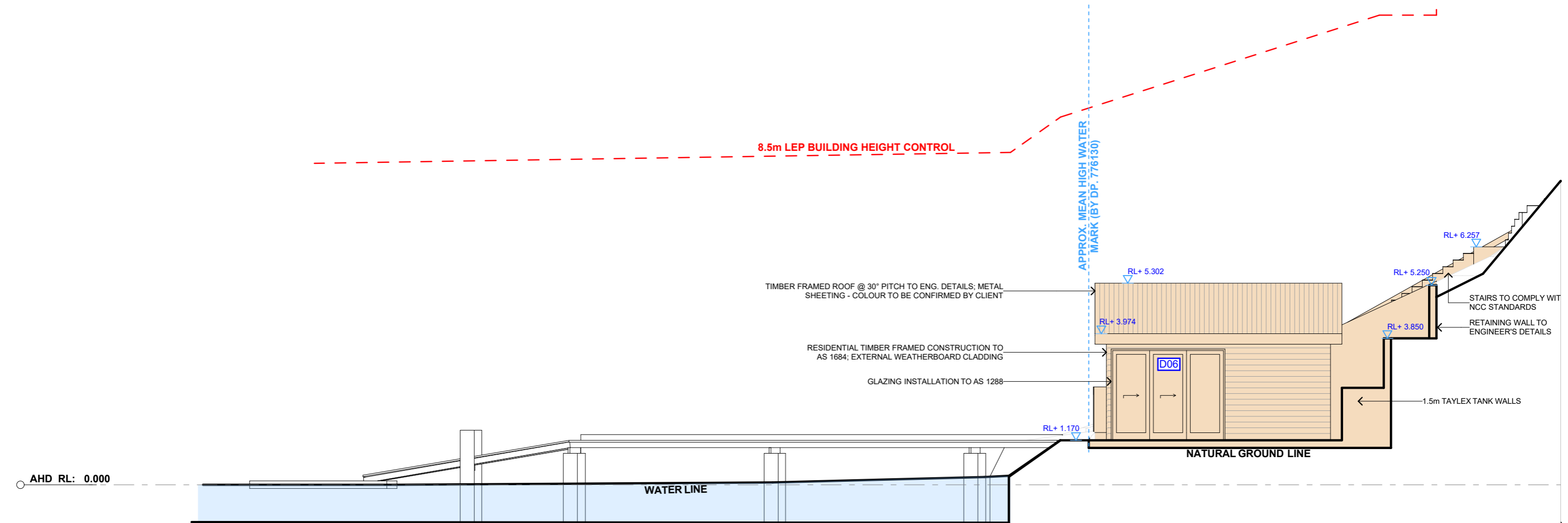
DRAWING NO.
DA19

DATE
Wednesday, 14 July
2021

DRAWING NAME
BOAT SHED NORTH / EAST
ELEVATION

SCALE
1:100 @A3

NOTE:
NO WORKS PROPOSED BEYOND
THE MEAN HIGH WATER MARK



1

BOAT SHED SOUTH ELEVATION

1:100

NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS



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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT

Anthea & Yuey Then

PROJECT ADDRESS

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DRAWING NO.

DA20

DATE

Wednesday, 14 July
2021

DRAWING NAME

BOAT SHED SOUTH
ELEVATIONS

SCALE

1:100 @A3

FIRST FLOOR LEVEL RL: 22.560

GROUND FLOOR LEVEL RL: 19.980

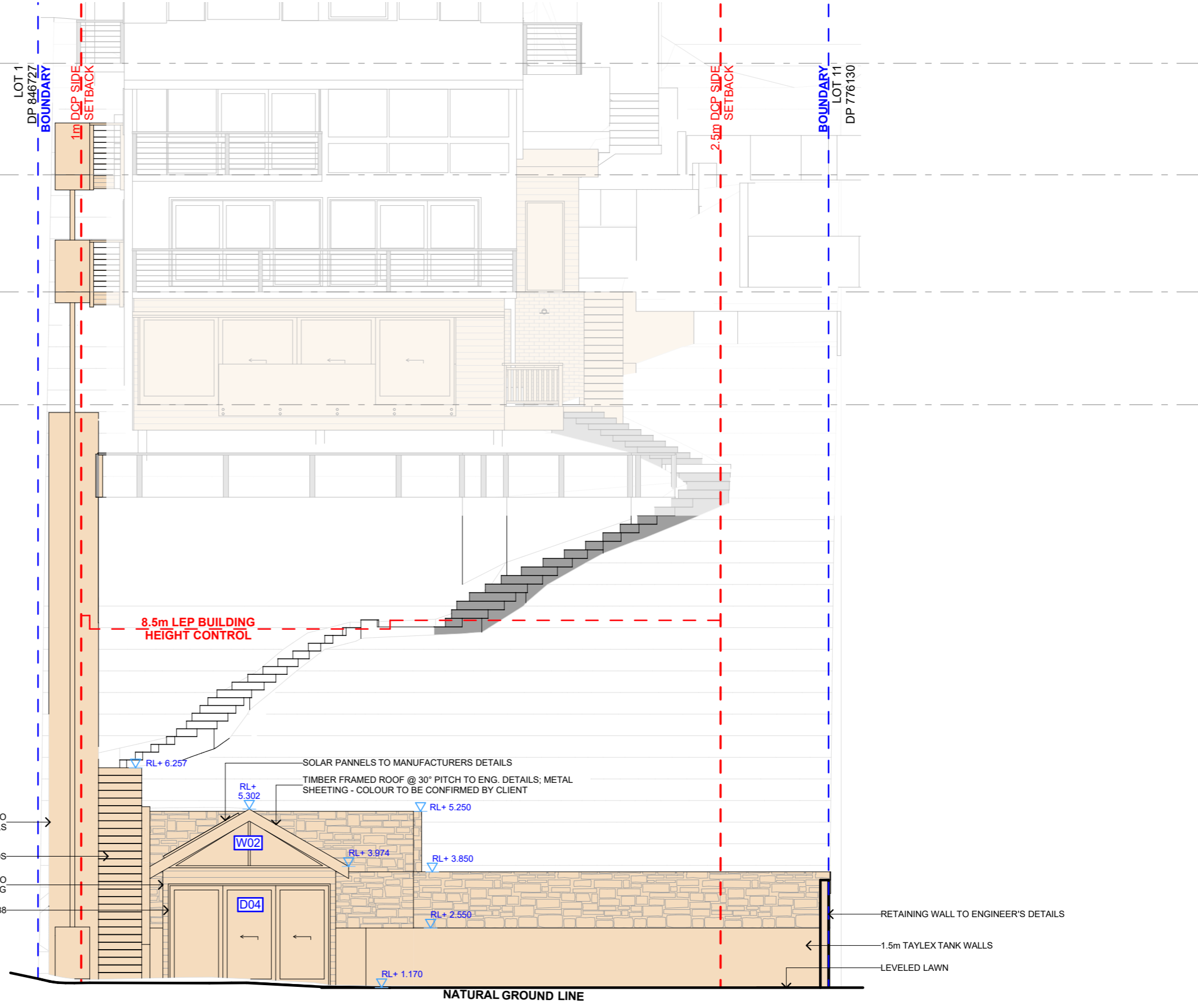
LOWER GROUND FLOOR LEVEL RL: 17.270

LOWER LEVEL RL: 14.660

NOTE:
NO WORKS PROPOSED BEYOND
THE MEAN HIGH WATER MARK

NOTE : REFER TO COVER PAGE DA00
FOR BUSH FIRE REQUIREMENTS

AHD RL: 0.000



1 BOAT SHED WEST ELEVATION 1:100



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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
Anthea & Yuey Then

PROJECT ADDRESS
180 Mccarrs Creek Road,
Church Point NSW 2105

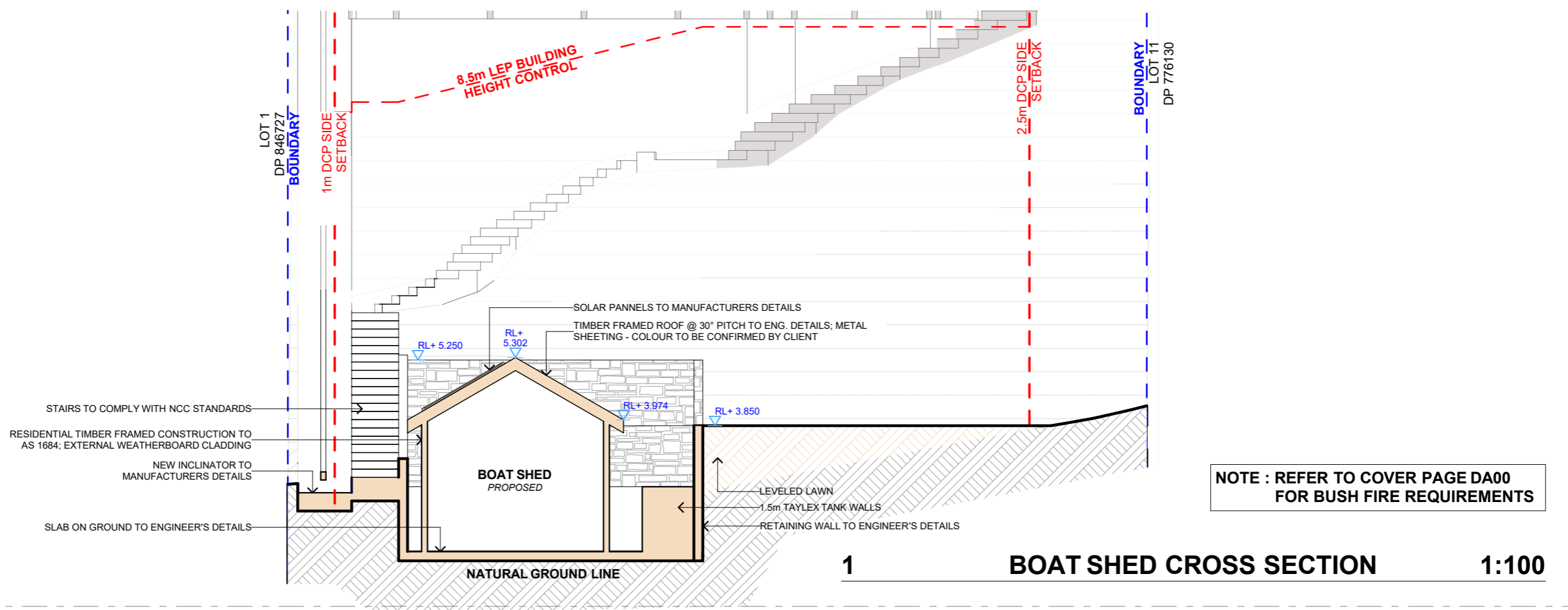
DRAWING NO.
DA21

DATE
Wednesday, 14 July
2021

DRAWING NAME
BOAST SHED WEST
ELEVATION

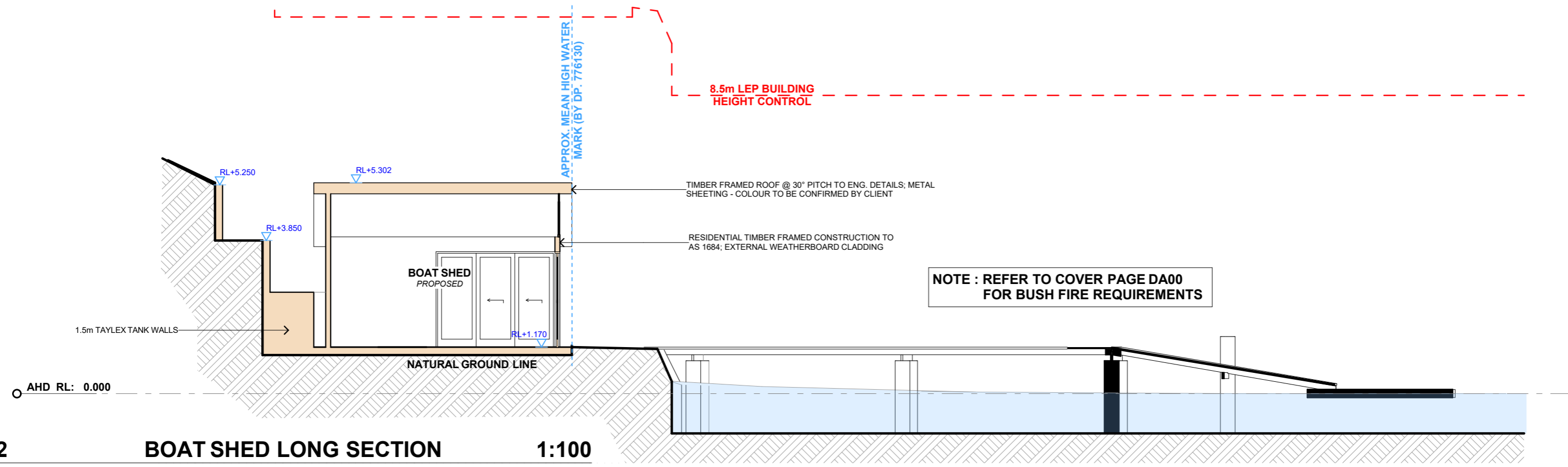
SCALE
1:100 @A3

NOTE:
NO WORKS PROPOSED BEYOND
THE MEAN HIGH WATER MARK



1 BOAT SHED CROSS SECTION 1:100

AHD RL: 0.000



2 BOAT SHED LONG SECTION 1:100

AHD RL: 0.000

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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 [White Box] EXISTING
 [Orange Box] PROPOSED
 [Red Dashed Line] DEMOLISHED

CLIENT
 Anthea & Yuey Then

PROJECT ADDRESS
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 Church Point NSW 2105

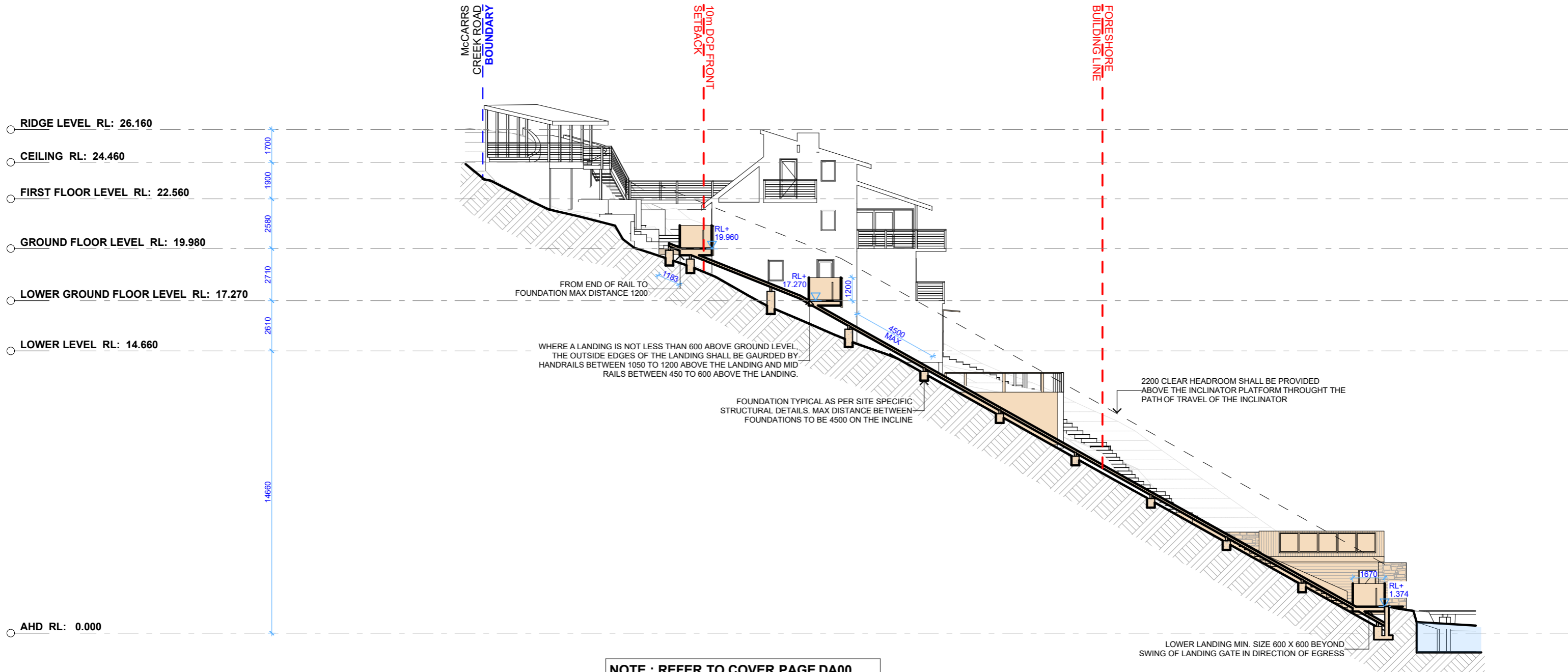
DRAWING NO.
DA22

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 BOAT SHED LONG / CROSS
 SECTION

SCALE
 1:100 @A3

NOTE:
NO WORKS PROPOSED BEYOND
THE MEAN HIGH WATER MARK



**NOTE : REFER TO COVER PAGE DA00
FOR BUSH FIRE REQUIREMENTS**

1 INCLINATOR SECTION

1:200

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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
Anthea & Yuey Then

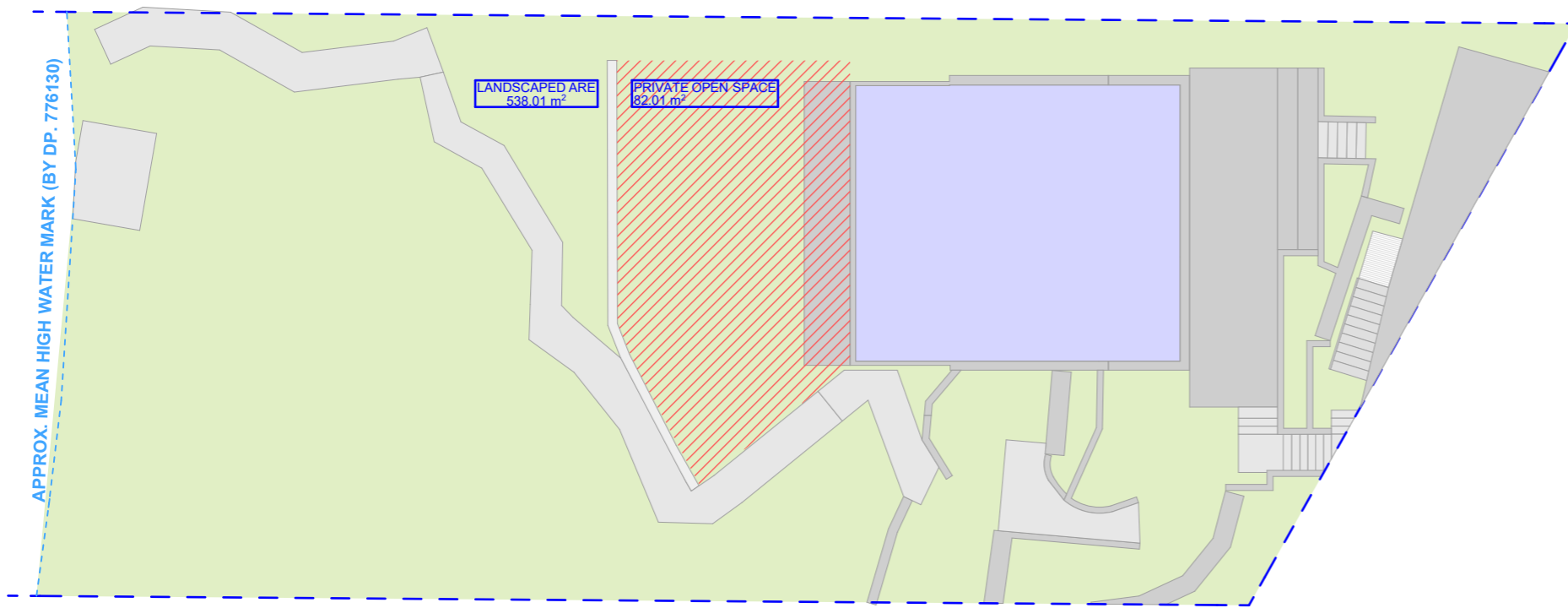
PROJECT ADDRESS
180 Mccarrs Creek Road,
Church Point NSW 2105

DRAWING NO.
DA23

DATE
Wednesday, 14 July
2021

DRAWING NAME
INCLINATOR SECTION

SCALE
1:200 @A3







AREA CALCULATIONS
SITE AREA : 771m²

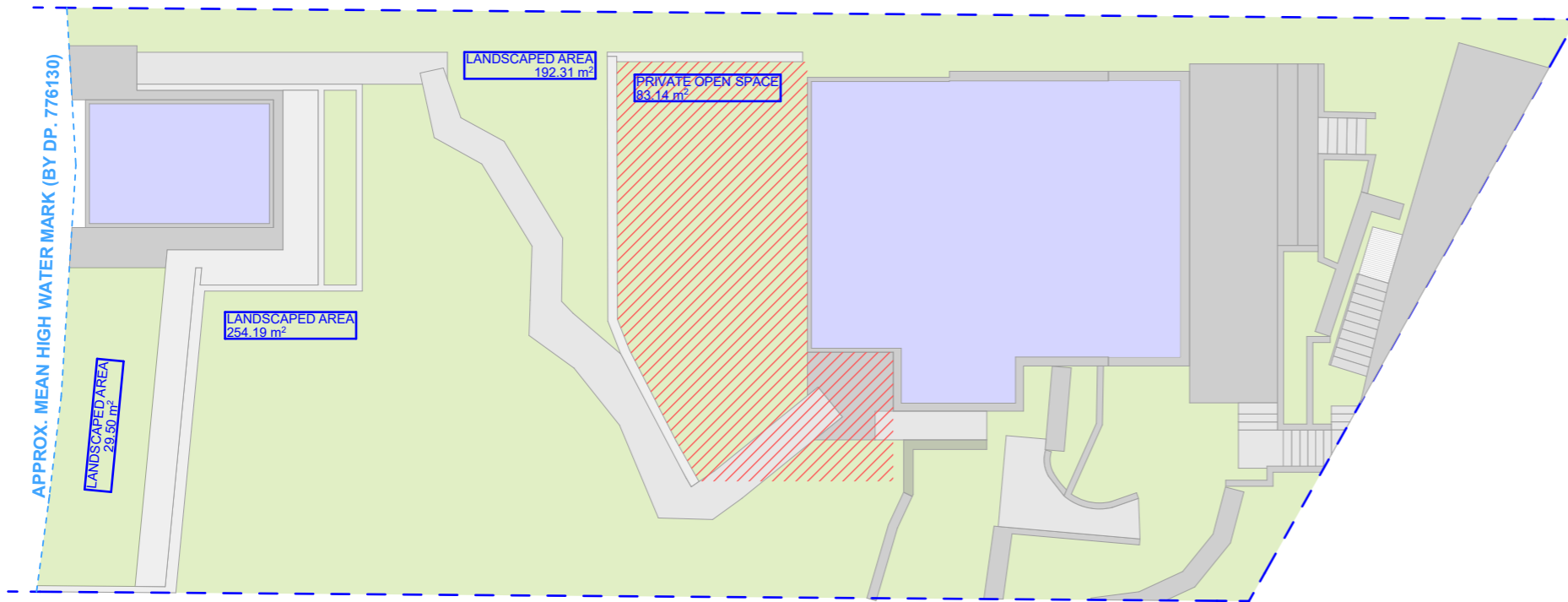
REQUIRED
 LANDSCAPED AREA : 60% (462.6m²)
 PRIVATE OPEN SPACE : 80m²

EXISTING
 LANDSCAPED AREA : 69.7% (538.01m²)
 PRIVATE OPEN SPACE : 82.01m²

PROPOSED
 LANDSCAPED AREA : 61.7% (476m²)
 PRIVATE OPEN SPACE : 83.14m²

-  LANDSCAPED AREA / LANDSCAPED OPEN SPACE
-  HARD SURFACE AREA / BUILT UPON AREA / SITE COVERAGE
-  FLOOR SPACE RATIO / FLOOR AREA
-  PRIVATE OPEN SPACE

1 **EXISTING AREA CALCULATIONS** **1:200**



2 **PROPOSED AREA CALCULATIONS** **1:200**







ACTION PLANS

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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

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- LEGEND**
-  LANDSCAPED AREA / LANDSCAPED OPEN SPACE
 -  HARD SURFACE AREA / BUILT UPON AREA / SITE COVERAGE
 -  FLOOR SPACE RATIO / FLOOR AREA
 -  PRIVATE OPEN SPACE

CLIENT
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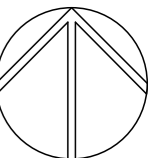
PROJECT ADDRESS
 180 Mccarrs Creek Road,
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DRAWING NO.
DA24

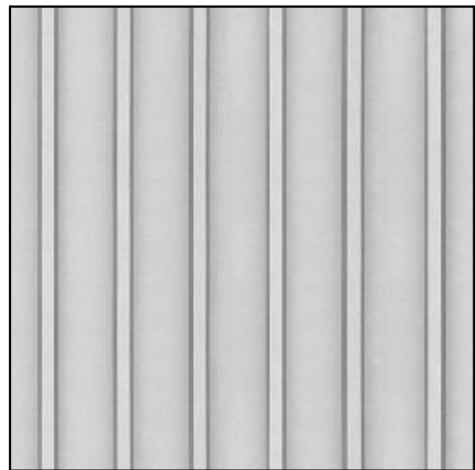
DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 AREA CALCULATIONS

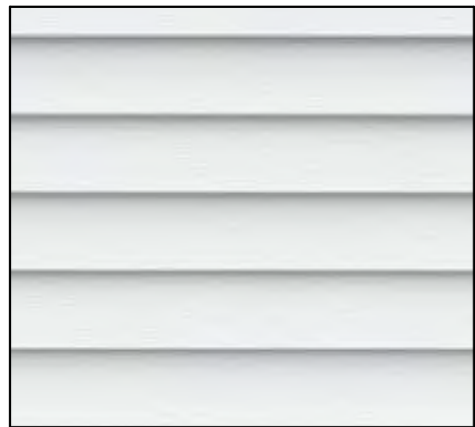
SCALE
 1:200 @A3



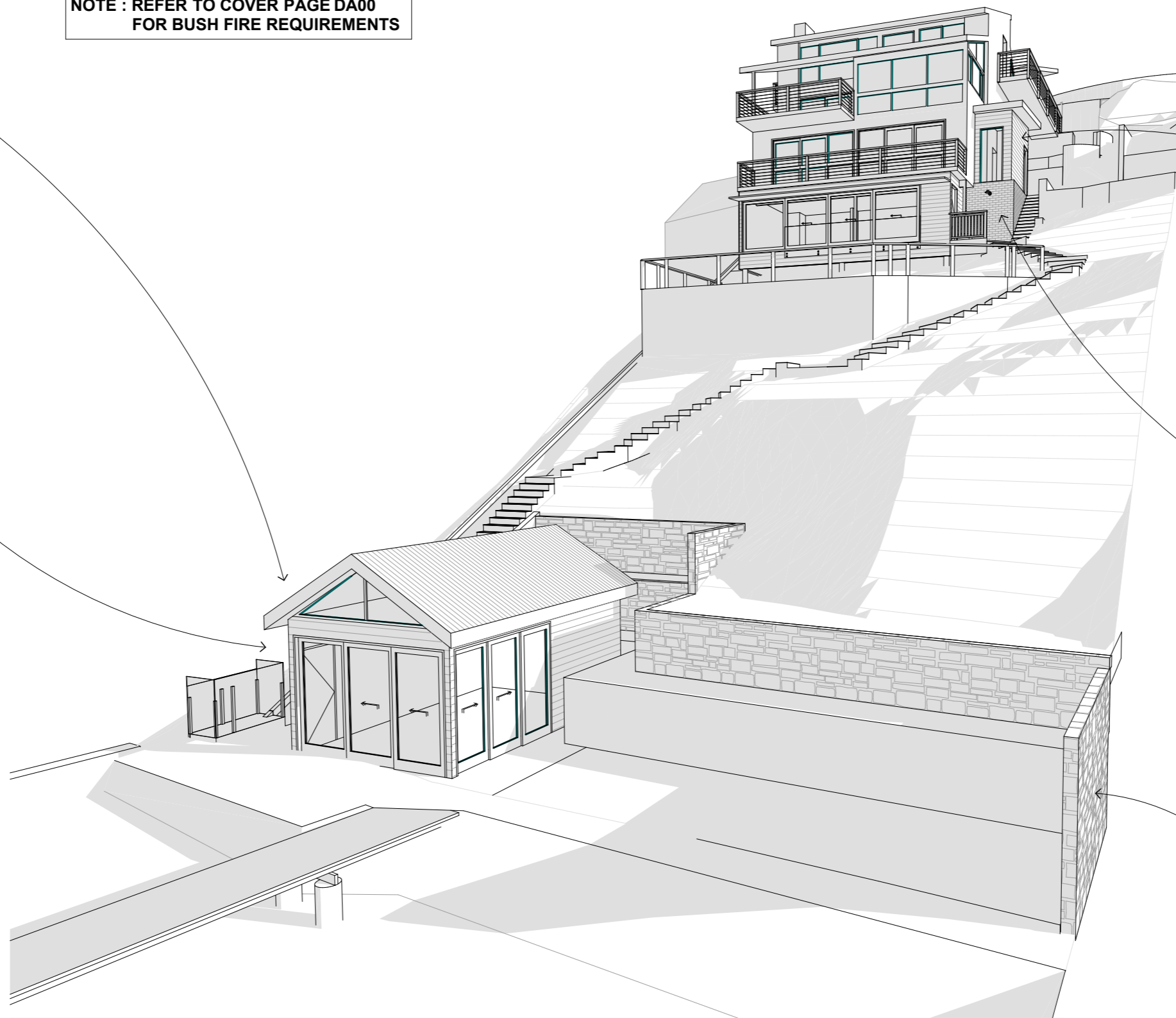
NOTE : REFER TO COVER PAGE DA00 FOR BUSH FIRE REQUIREMENTS



**METAL ROOF -
COLOUR TO BE CONFIRMED BY CLIENT**



**EXTERNAL WEATHERBOARD CLADDING -
COLOUR TO BE CONFIRMED BY CLIENT**



**EXTERNAL WEATHERBOARD CLADDING -
COLOUR TO BE MATCH EXISTING**



**MASONARY WALL -
COLOUR TO BE MATCH EXISTING**



**STONE RETAINING WALL -
COLOUR TO BE CONFIRMED BY CLIENT**

1

SAMPLE BOARD



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LEGEND

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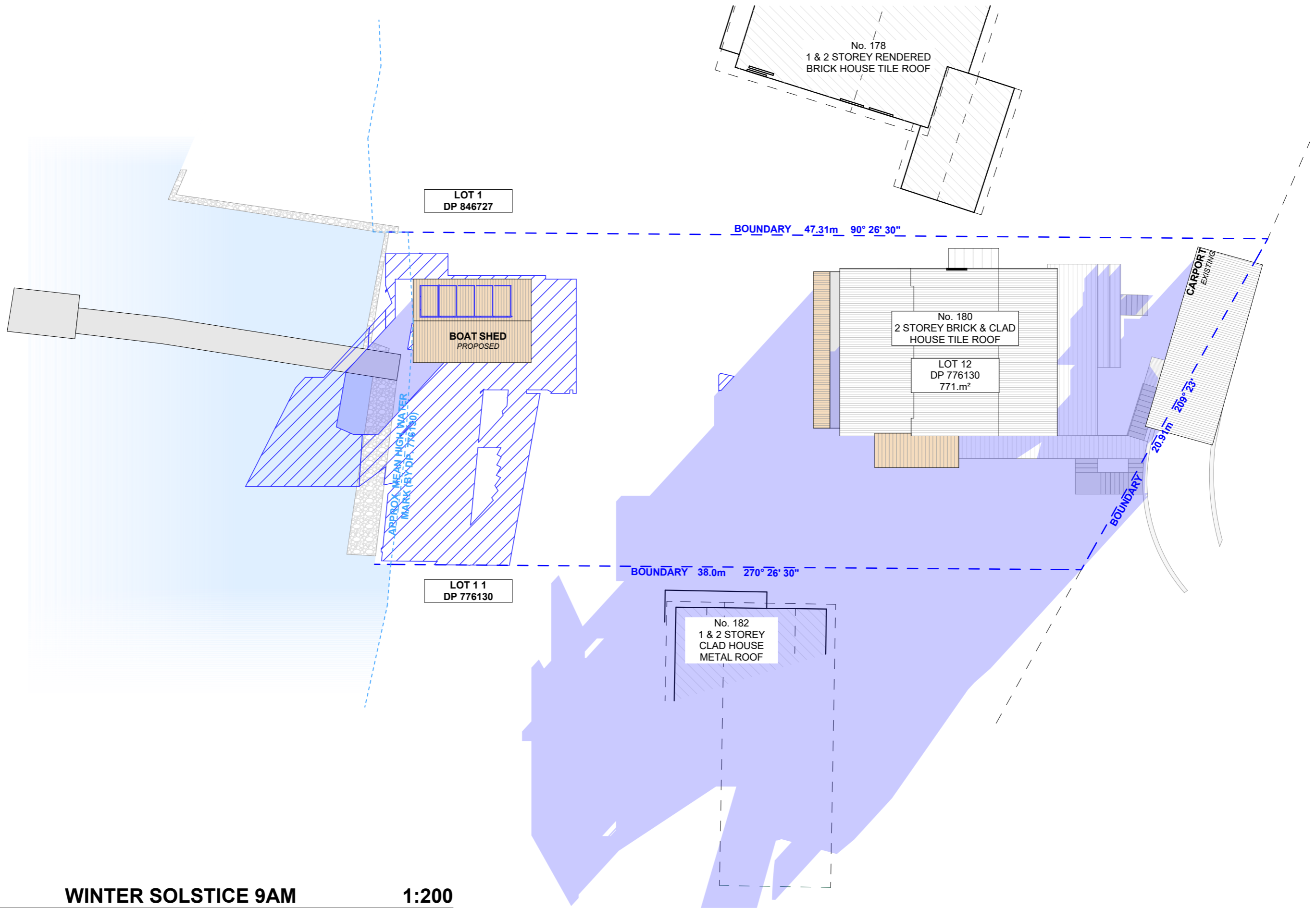
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DRAWING NO.
DA25

DATE
Wednesday, 14 July
2021

DRAWING NAME
SAMPLE BOARD

SCALE
@A3



1

WINTER SOLSTICE 9AM

1:200



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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

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 Church Point NSW 2105

CLIENT
 Anthea & Yuey Then

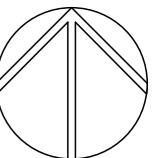
PROJECT ADDRESS
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 Church Point NSW 2105

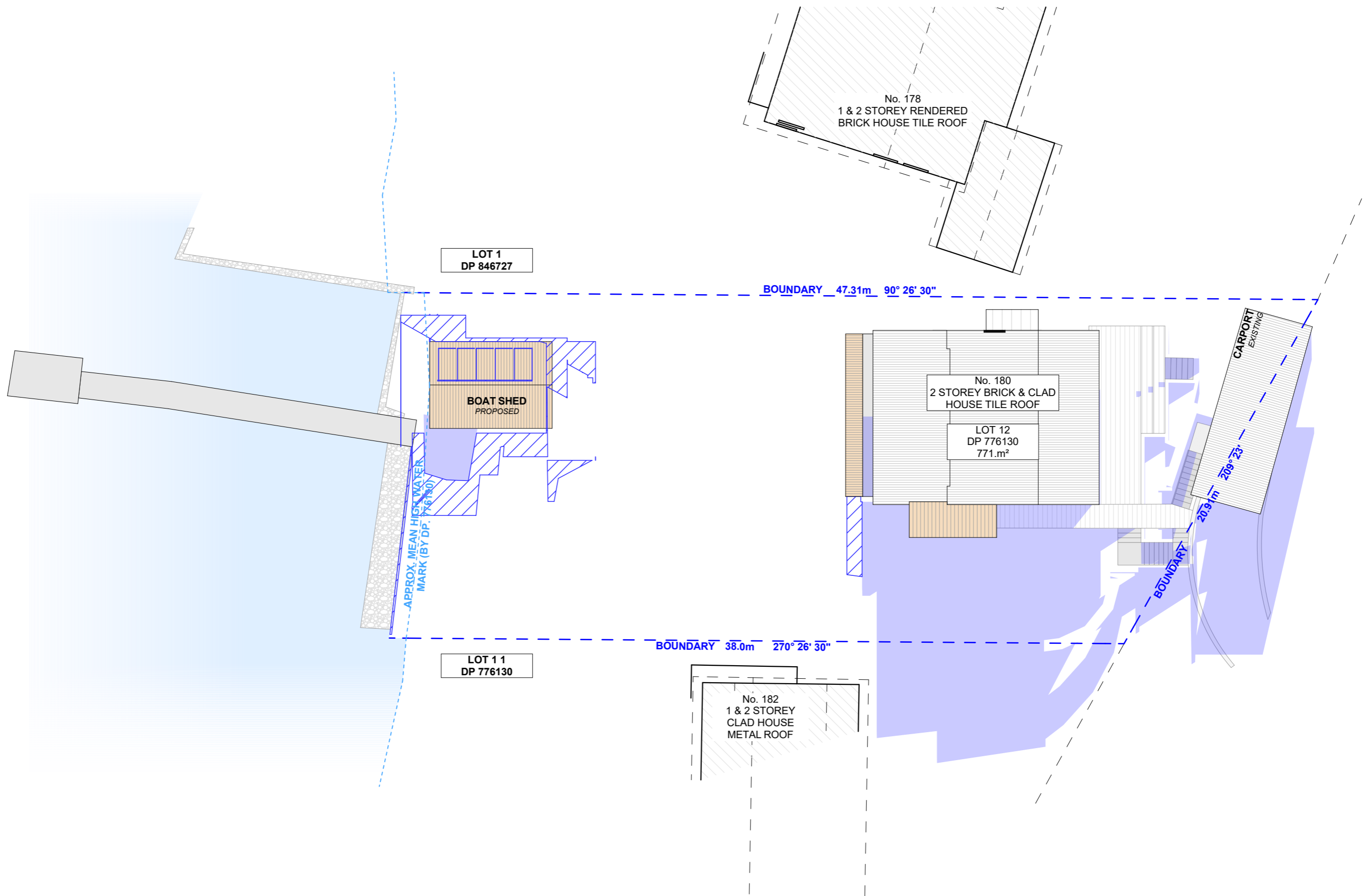
DRAWING NO.
DA26

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 WINTER SOLSTICE 9 AM

SCALE
 @A3





1 WINTER SOLSTICE 12PM 1:200



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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

LEGEND
 [Solid Blue Box] EXISTING SHADOWS
 [Hatched Blue Box] PROPOSED SHADOWS
 [Grey Box] NEIGHBOURING SHADOWS

CLIENT
 Anthea & Yuey Then

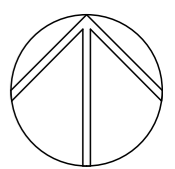
PROJECT ADDRESS
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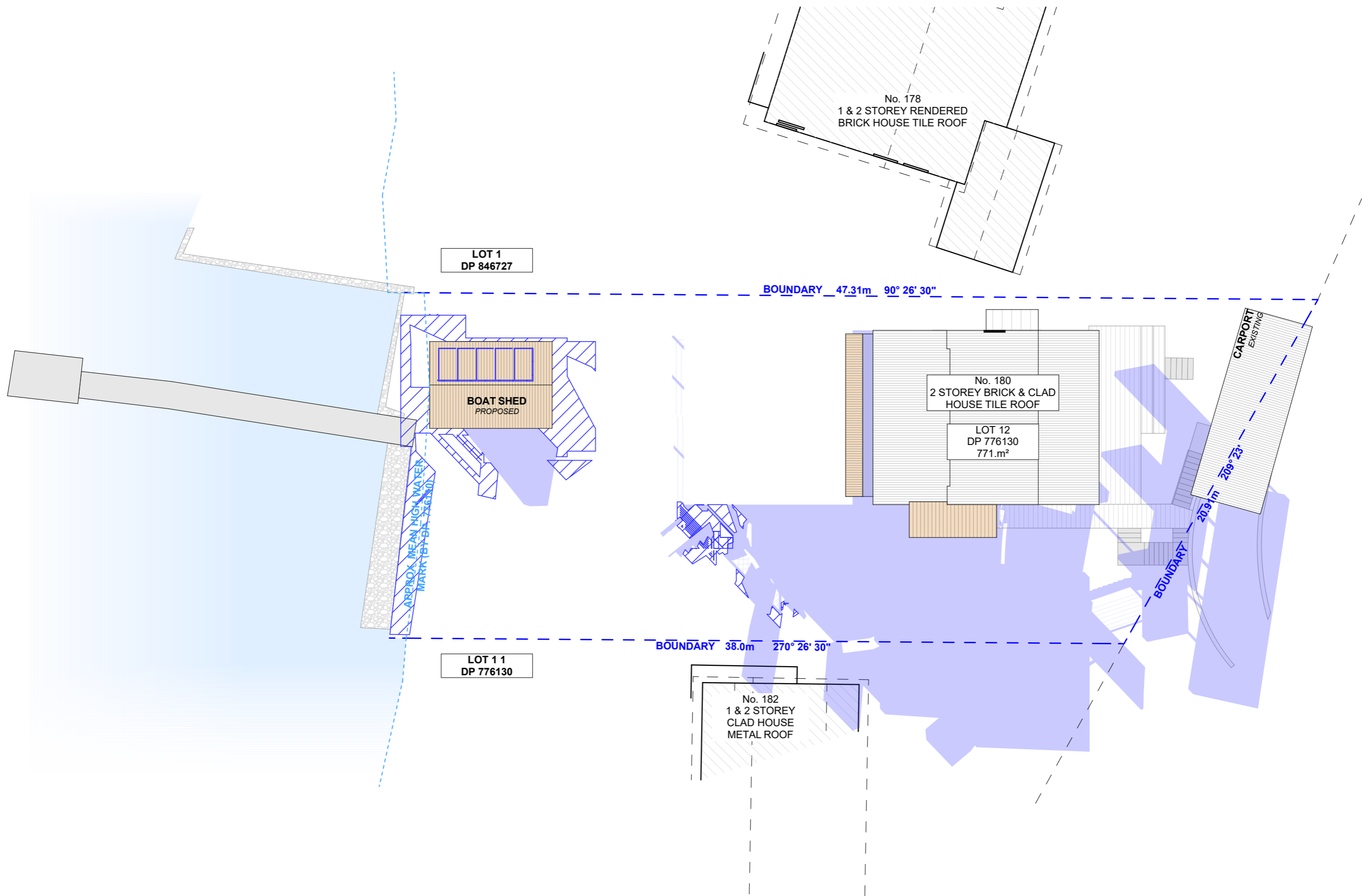
DRAWING NO.
DA27

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 WINTER SOLSTICE 12 PM

SCALE
 @A3





1 WINTER SOLSTICE 3PM 1:200



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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

CLIENT
 Anthea & Yuey Then

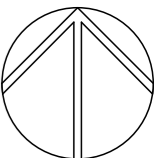
PROJECT ADDRESS
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DRAWING NO.
DA28

DATE
 Wednesday, 14 July
 2021

DRAWING NAME
 WINTER SOLSTICE 3 PM

SCALE
 @A3



BASIX Certificate

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

Alterations and Additions

Certificate number: A408101_02

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 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: Wednesday, 14, July 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	180 Mccarrs Creek Rd Church Point_02
Street address	180 McCarrs Creek Road Church Point 2105
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 776130
Lot number	12
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 PCA)	
Name / Company Name:	Action Plans
ABN (if applicable):	17118297587

Fixtures 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 9 litres per minute or minimum 3 star water rating.		✓ ✓ ✓	✓ ✓ ✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																					
Insulation requirements The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) 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 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓																					
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>concrete slab on ground floor.</td> <td>nil</td> <td></td> </tr> <tr> <td>suspended floor with open subfloor: framed (R0.7).</td> <td>R0.8 (down) (or R1.50 including construction)</td> <td></td> </tr> <tr> <td>floor above existing dwelling or building.</td> <td>nil</td> <td></td> </tr> <tr> <td>external wall: framed (weatherboard, fibro, metal clad)</td> <td>R1.30 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>external wall: brick veneer</td> <td>R1.16 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>raked ceiling, pitched/skillion roof: framed</td> <td>ceiling: R3.00 (up), roof: foil/sarking</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil		suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		floor above existing dwelling or building.	nil		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		external wall: brick veneer	R1.16 (or R1.70 including construction)		raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
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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/air gap/clear glazing, or toned/air gap/clear 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. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓																																					
Windows and glazed doors glazing requirements																																								
<table border="1"> <thead> <tr> <th rowspan="2">Window / door no.</th> <th rowspan="2">Orientation</th> <th rowspan="2">Area of glass inc. frame (m2)</th> <th colspan="2">Overshadowing</th> <th rowspan="2">Shading device</th> <th rowspan="2">Frame and glass type</th> </tr> <tr> <th>Height (m)</th> <th>Distance (m)</th> </tr> </thead> <tbody> <tr> <td>W1</td> <td>W</td> <td>1.89</td> <td>1.59</td> <td>5.4</td> <td>eave/verandah/pergola/balcony >=450 mm</td> <td>standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td> </tr> <tr> <td>W2</td> <td>W</td> <td>2.31</td> <td>0</td> <td>0</td> <td>eave/verandah/pergola/balcony >=750 mm</td> <td>standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td> </tr> <tr> <td>D1</td> <td>W</td> <td>15.45</td> <td>0</td> <td>0</td> <td>awning (fixed) >=900 mm</td> <td>standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td> </tr> <tr> <td>D4</td> <td>W</td> <td>9.6</td> <td>0</td> <td>0</td> <td>eave/verandah/pergola/balcony</td> <td>standard aluminium, single pyrolytic low-e,</td> </tr> </tbody> </table>	Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type	Height (m)	Distance (m)	W1	W	1.89	1.59	5.4	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	W2	W	2.31	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	D1	W	15.45	0	0	awning (fixed) >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	D4	W	9.6	0	0	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e,			
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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																							
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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 & 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 for the development may be issued.

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B	13/10/2020	FIRST DESIGN AMENDMENT	AL	
C	14.07.2021	DA DOCUMENTATION	JW	

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Anthea & Yuey Then

PROJECT ADDRESS
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DRAWING NO.
DA29

DATE
Wednesday, 14 July
2021

DRAWING NAME
BASIX COMMITMENTS