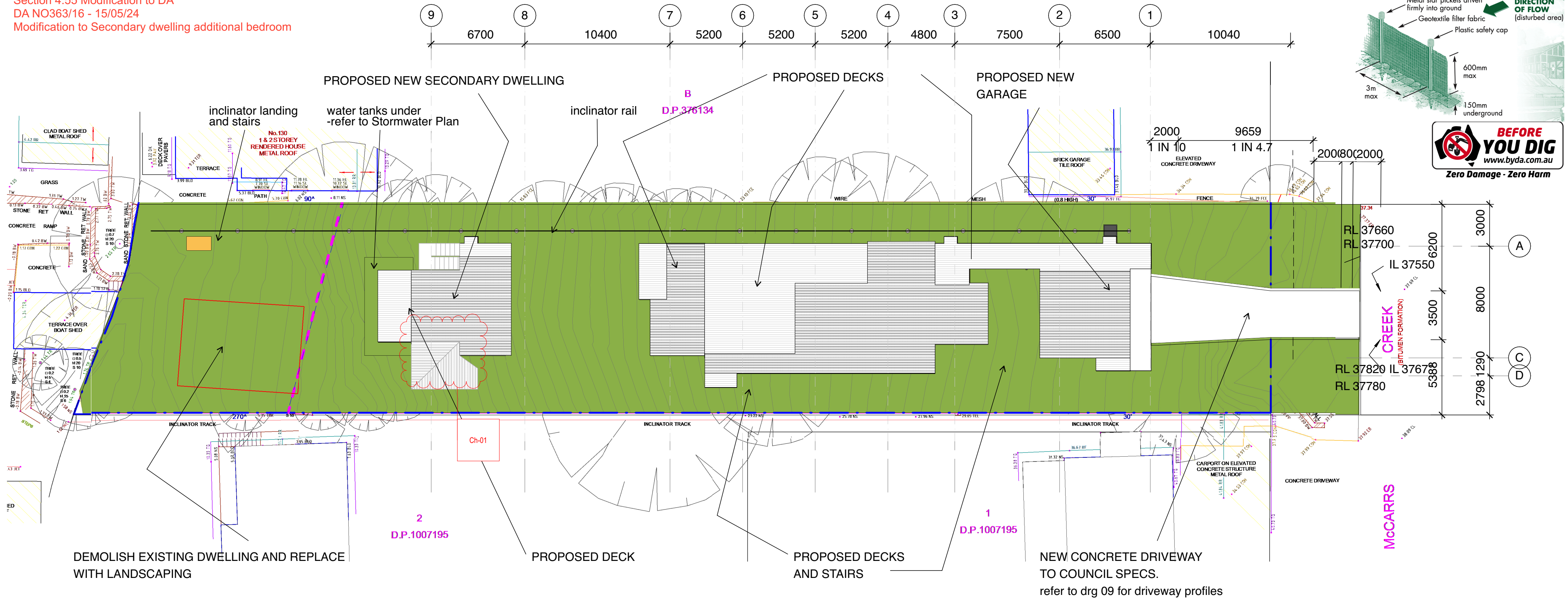




WINDOW AND DOOR SCHEDULE

W1	5000w x 800h	4 fixed
W2	1310w x 1474h	1 fixed
W3	1310w x 1474h	1 fixed
W4	850w x 747h	1 louvre
W4A	850x 2400h	1 fixed
W5	850w x 1474h	1 louvre
W6	4250w x 1474h	1 fixed
W7	850w x 2400h	1 louvre
W8	4200w x 720h	1 fixed
W9	2300w x 1474h	1 fixed, 1 louvre
W10	2300w x 840h	1 fixed
W11	4010w x 500h	1 fixed
W12	4400w x 1475h	1 fixed
W13	3240w x 800h	1 fixed
W14	3240w x 800h	1 fixed
W15	2620w x 774h	1 fixed, 2 louvre
W16	3240w x 800h	1 fixed
W17	3240w x 800h	1 fixed
W18	2620w x 774h	1 fixed, 2 louvre
W19	3010w x 1474h	2 louvre, 1 fixed
W20	3010w x 1474h	2 louvre, 1 fixed
W21	2160w x 1474h	1 louvre, 1 fixed
W22	2160w x 1474h	1 louvre, 1 fixed
W23	850w x 2400h	1 louvre
W24	3210h x 1474h	2 louvre, 1 fixed
W24A	850w x 774h	1 louvre
W25	3350w x 1474h	2 louvre, 1 fixed
W26	500w x 1500h	1 fixed
W27	3010w x 1474h	2 louvre, 1 fixed
W28	2600w x 774h	1 louvre, 1 fixed
W29	3600w x 774h	2 louvre, 1 fixed
W30	3210w x 1474h	2 louvre, 1 fixed
W31	850w x 774h	1 louvre
W32	500w x 1500h	1 fixed

W33	850w x 2400h	1 louvre
W34 to W39		not used
W40	850w x 1474h	1 louvre
W41	850w x 774w	1 louvre
W42	1600w x 1774h	1 louvre, 1 fixed
W43	850w x 1474h	1 louvre
W44	2400w x 1474h	1 louvre, 1 fixed
W45	2300w x 1474h	1 louvre, 1 fixed
W46	850w x 1474h	1 louvre

D1	820w x 2400h	glass door
D2	1200w x 2400h	selected door
D3		not used
D4	4200w x 2400h	3 panel glass stacker
D5	4200w x 2400h	3 panel glass stacker
D6	820w x 2400h	glass door
D7	3315w x 2400h	3 panel glass stacker
D8	820w x 2400h	glass door
D9	3850w x 2400h	3 panel glass stacker
D10	820w x 2400h	glass door

All windows and doors to be powder coated aluminium

Glazing and frames to BASIX specification

All dimensions to be verified by the builder

BASIX commitments

Each dwelling	3 star shower heads 3 star toilet flushing 3 star kitchen taps 3 star bathroom taps
RW tank	2500 min
Hot water	solar electric boosted 36 to 40 REC's
Cooling	ceiling fans + 1 phase AC 4 star (new rating) zoned
Heating	1 phase AC 4 star (new rating) zoned
Cooking	induction cooktop and electric oven
NatHERS	
glazing	high solar gain low E U = 5.4, SHCG = 0.58
insulation	walls and floors R 2.0 ceiling R 4.0

BUILDING NOTES

All work to be carried out by suitably licensed and qualified tradesmen, and to comply with all relevant standards and Councils requirements.

Main contractor to be responsible for obtaining all necessary inspection certificates.

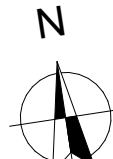
An approved sedimentation control system is to be installed and maintained for the duration of the contract (refer to ESCP).

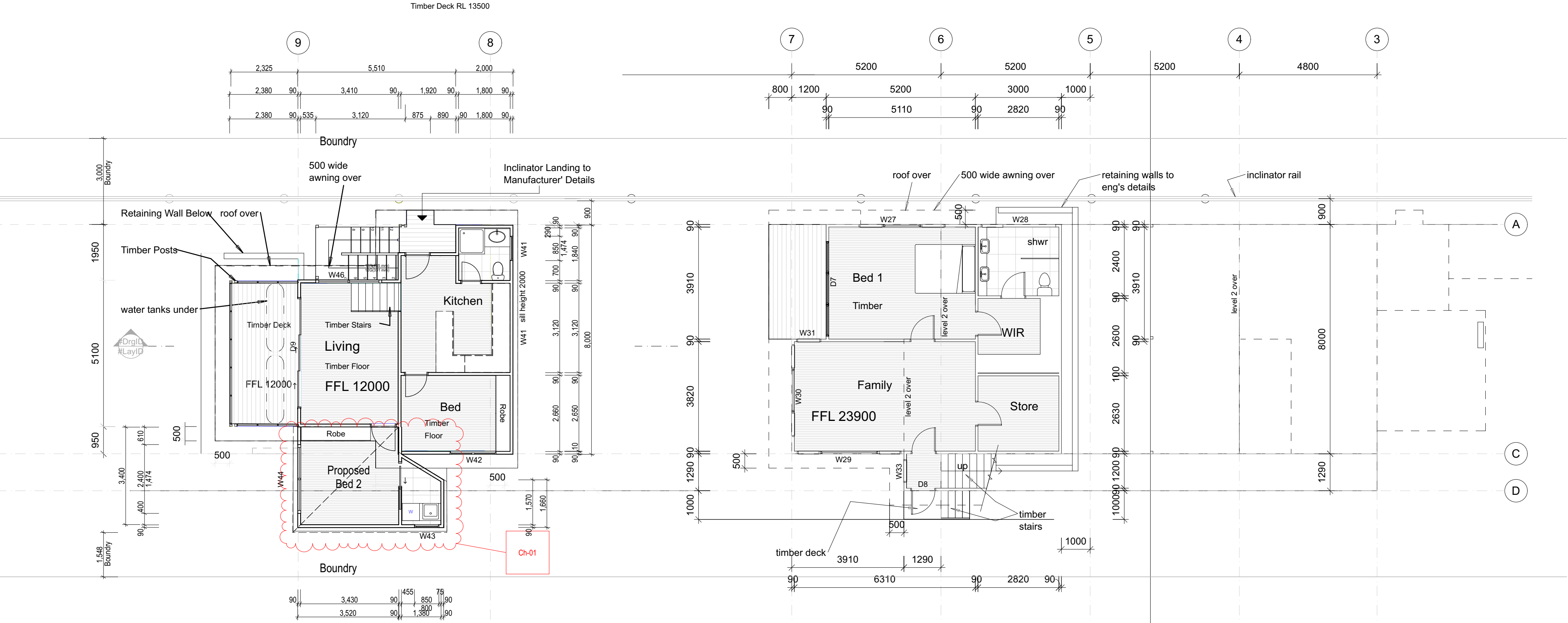
Smoke alarms are to be fitted in accordance with Building Code of Australia requirements.

Termite protection is to be in the form of a physical barrier (eg Termimesh or similar) - no chemical barriers to be used.

SITE DATA

total site area = 1252 m2
total landscaped area 872.2 m2 = 69.7 %





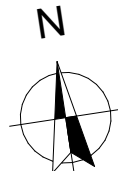
SECONDARY DWELLING FLOOR PLAN

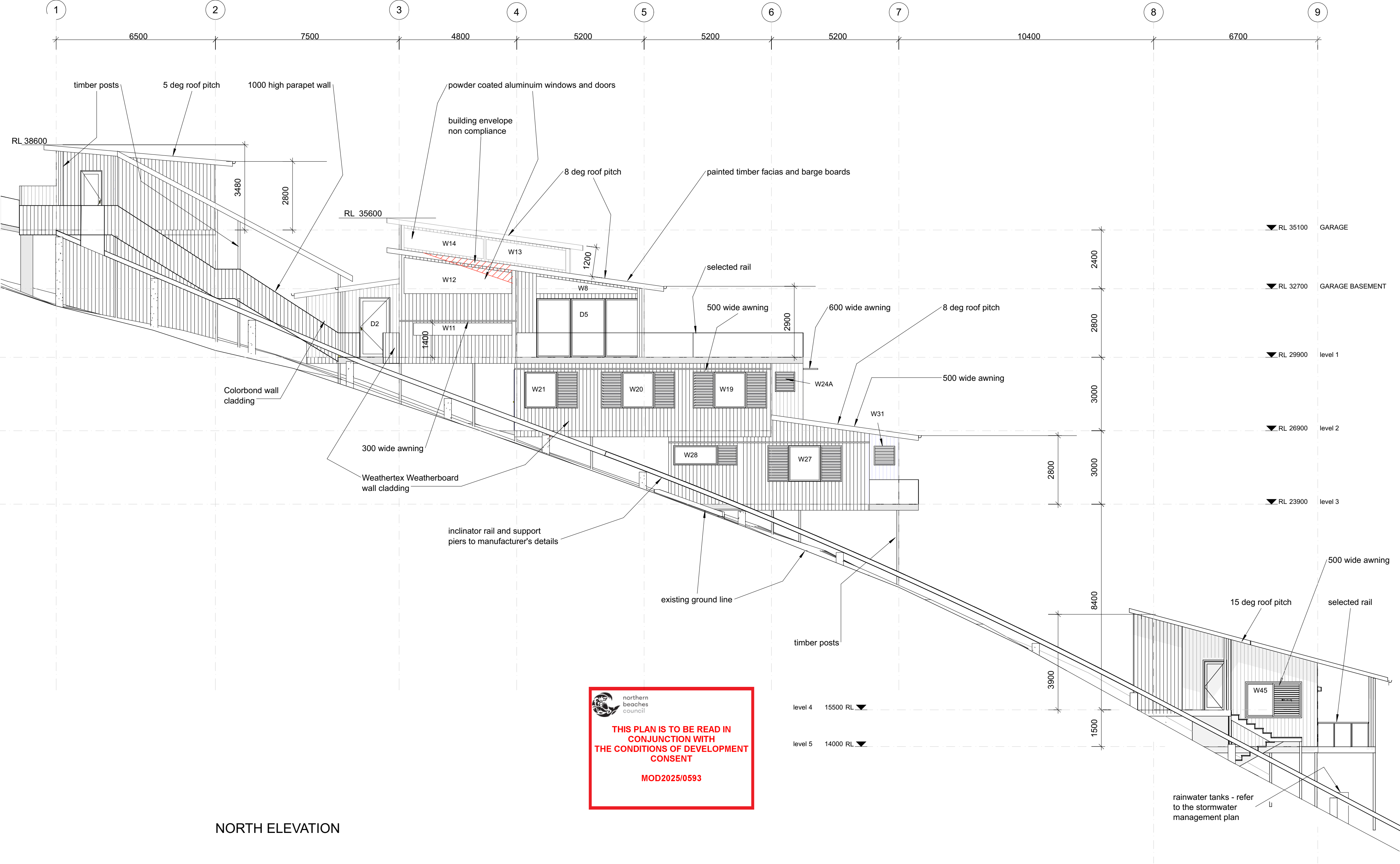
LEVEL 3 FLOOR PLAN



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

MOD2025/0593

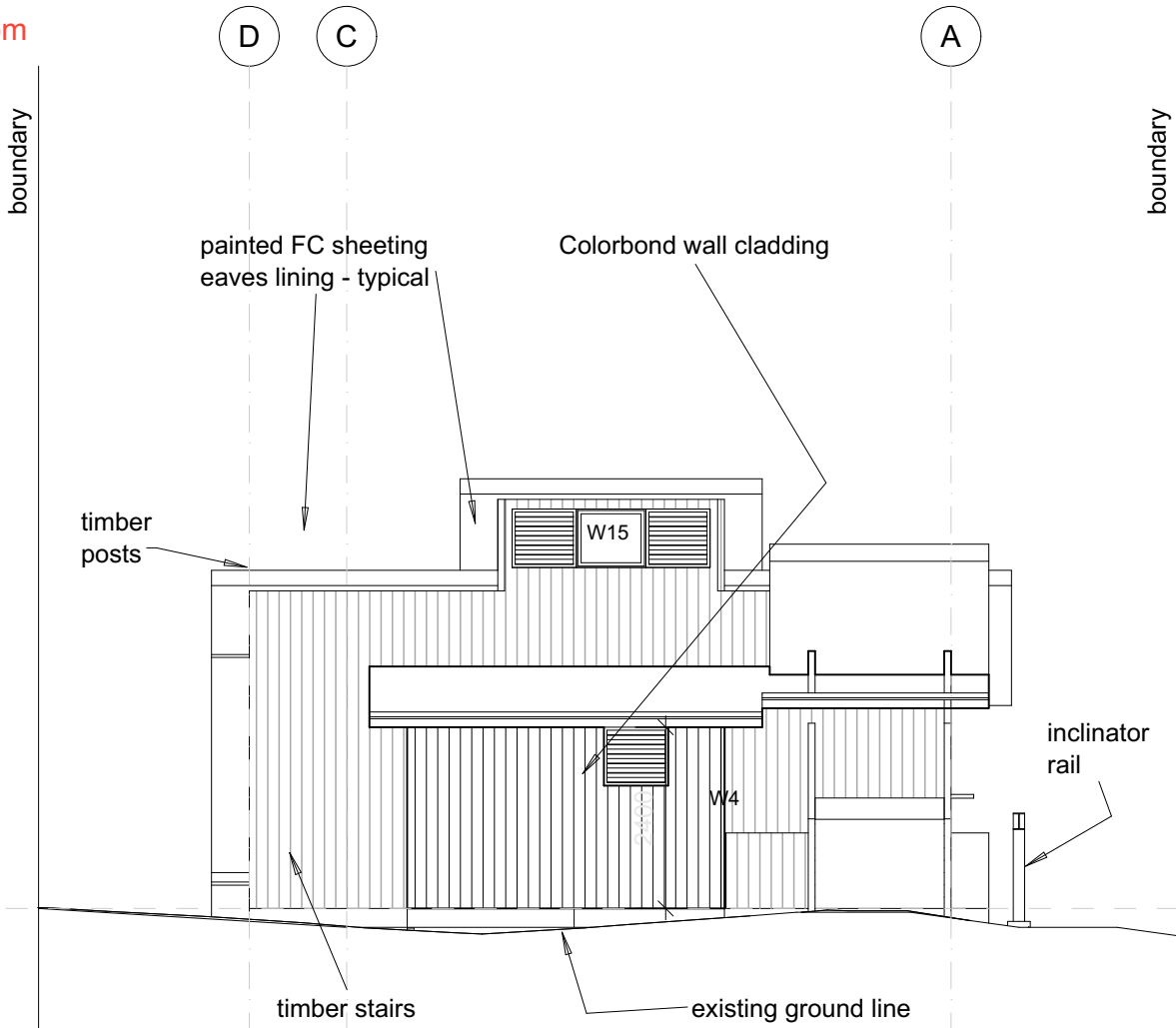




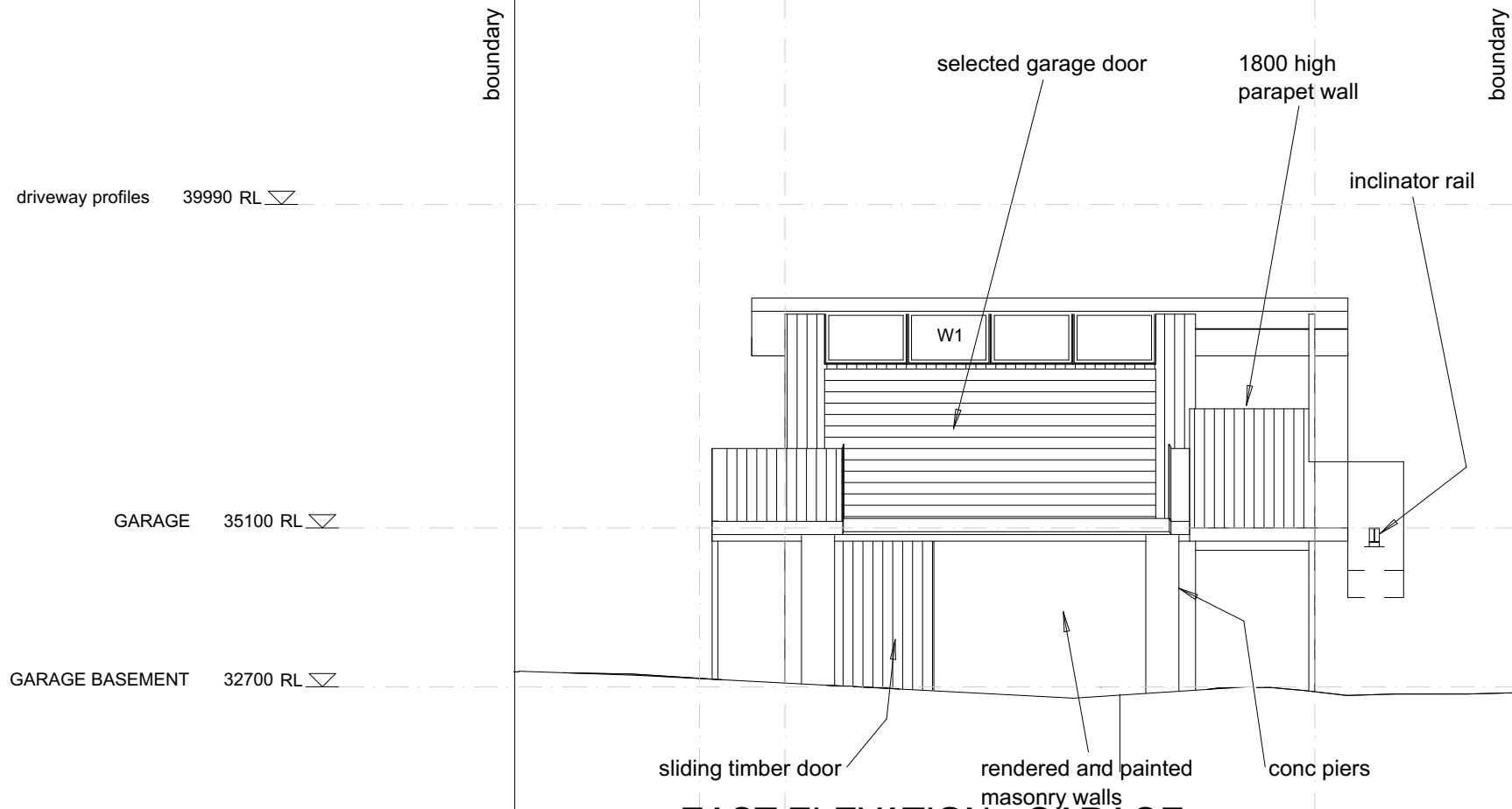
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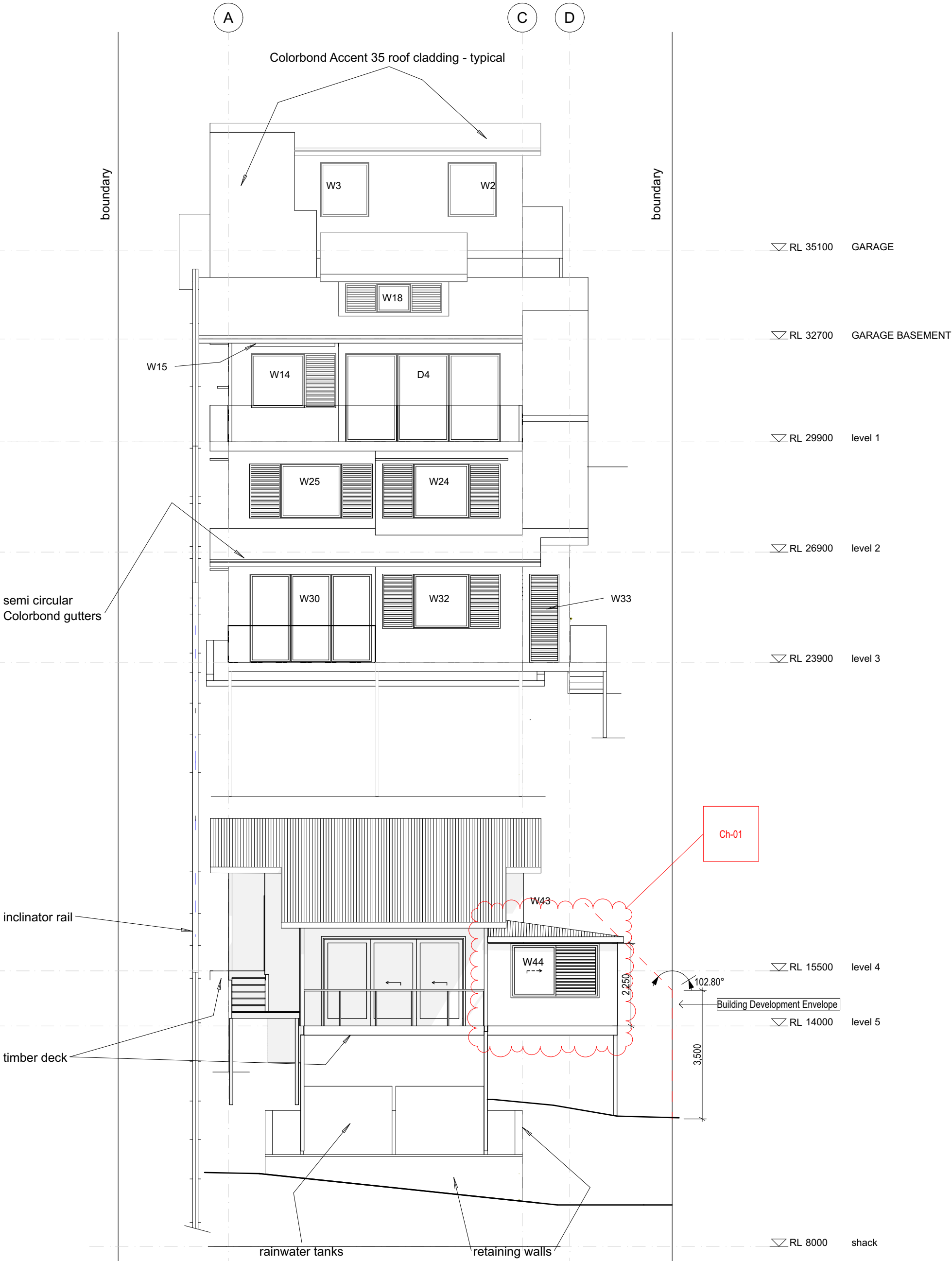
MOD2025/0593



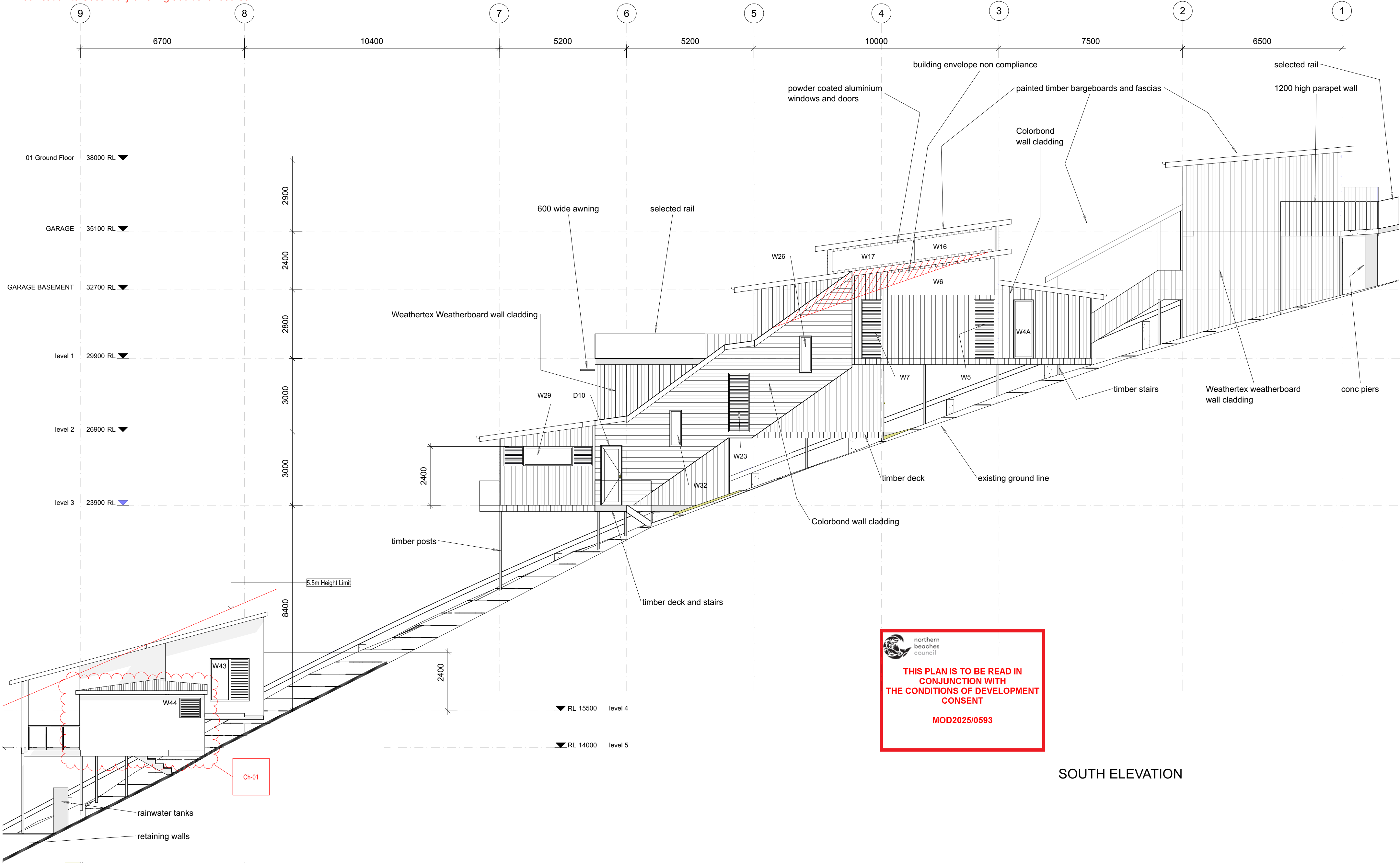
EAST ELEVATION - HOUSE

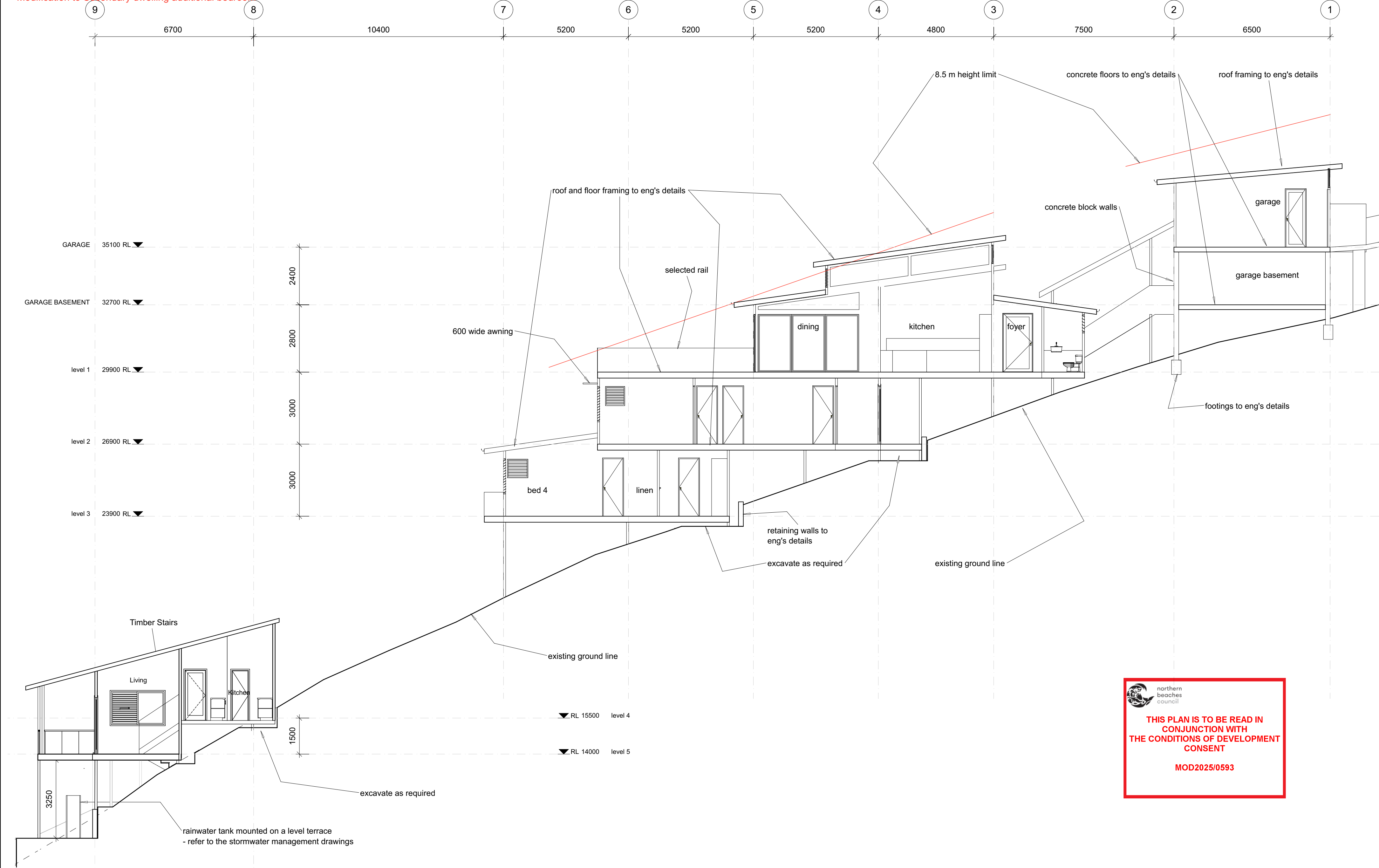


EAST ELEVATION - GARAGE



Section 4.55 Modification to DA
DA NO363/16 - 15/05/24
Modification to Secondary dwelling additional bedroom





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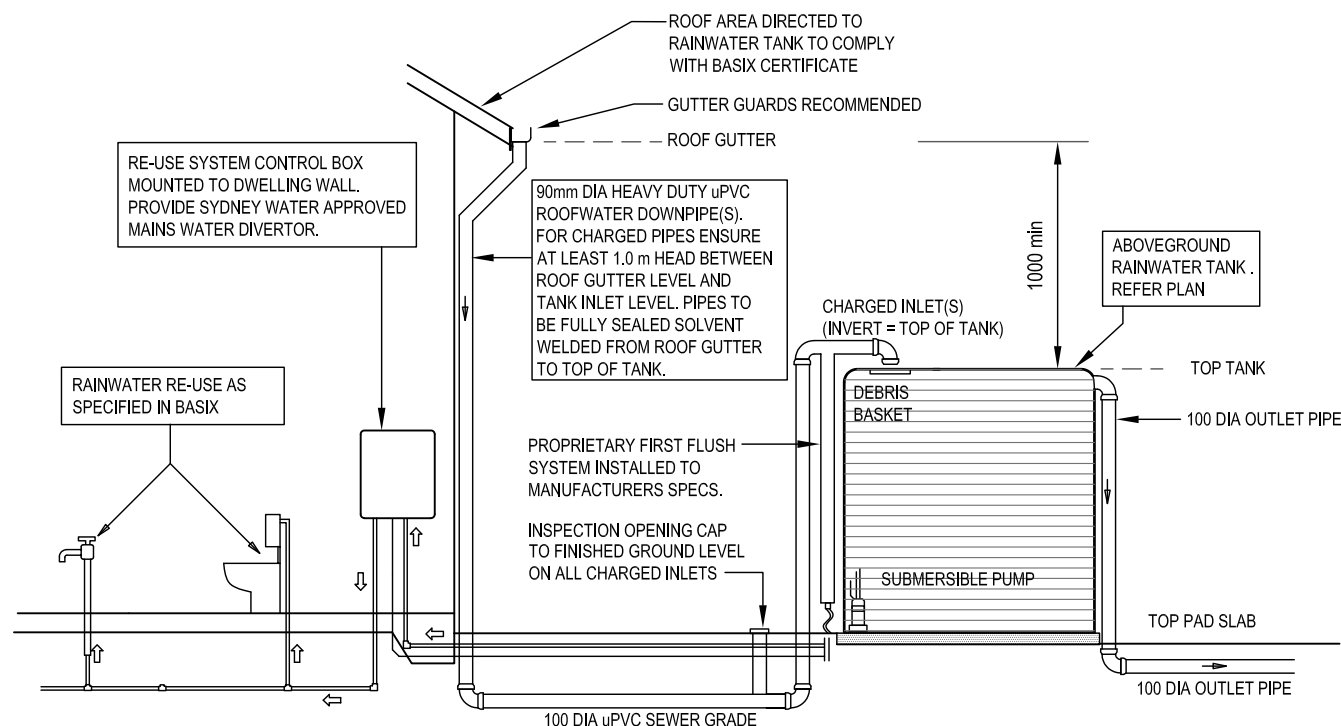
**THIS PLAN IS TO BE READ IN
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MOD2025/0593

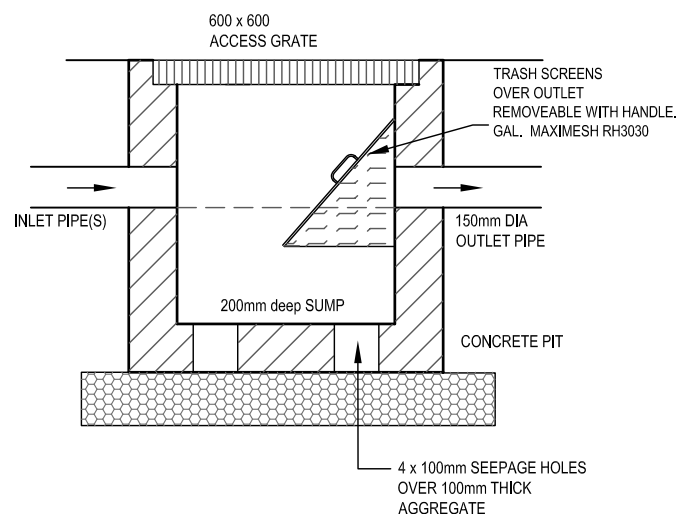
STORMWATER MANAGEMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

Lot A, No 132 McCARRS CK ROAD, CHURCH POINT

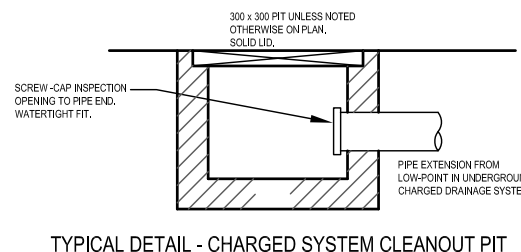


TYPICAL DETAIL - RAINWATER RE-USE TANK



TYPICAL DETAIL - POLLUTION CONTROL PIT

NTS



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT

LEGEND

	GRADED INLET PIT
450x450	450 SQUARE INTERNAL
GRT 75.54	GRATE LEVEL = 75.54
IL 75.12	INVERT LEVEL = RL 75.12
	PROPOSED DOWNPIPE No 5.
	90mm dia. or 100mm x 50mm min.
	EXISTING TREE
	GRADED TRENCH DRAIN
	PROPOSED ROOF GUTTER FALL
	PROPOSED DOWNPIPE SPREADER
	STORMWATER PIPE 100mm dia min UNO
	SUBSOIL PIPE
	INSPECTION OPENING
02	CONNECTION No 02, REFER SHEET D3
D3	FOR CONTINUATION
	RAINWATER HEAD
	SUBSOIL CLEANOUT
	BALCONY OUTLET

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2021 STORMWATER DRAINAGE, NCC/BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF STORMCIVIL AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM STORMCIVIL.



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**THIS PLAN IS TO BE READ IN
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MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	
	CAST/DUCTILE IRON GAL. STEEL	OTHER AUTHORISED PRODUCTS (*)
1. NOT SUBJECT TO VEHICULAR LOADS:		
A. WITHOUT PAVEMENT:		
I. FOR SINGLE DWELLINGS -	0	100
II. OTHER THAN SINGLE DWELLINGS -	0	300
B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	0 (**)	50 (**)
2. SUBJECT TO VEHICULAR LOADS:		
A. OTHER THAN ROADS:		
I. WITHOUT PAVEMENT -	300	450
II. WITH PAVEMENT OF:		
- REINF. CONC. FOR HEAVY VEHICLES -	0 (**#)	100 (**#)
- BRICK/UNREINF. CONC LIGHT VEHICLES -	0 (**#)	75 (**#)
B. ROADS		
I. SEALED	300	500 (#)
II. UNSEALED	300	500 (#)
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	300	500 (#)
(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK		
(**) BELOW THE UNDERSIDE OF THE PAVEMENT		
(#): SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS 2566.1, AS3725 OR AS 4060		

D	05.09.2024	S4.55 ISSUE
C	31.10.2016	ARCH AMENDS - DA ISSUE
B	17.08.2016	DA ISSUE
A	08.08.2016	DA ISSUE
ISS	DATE	AMENDMENT

ARCHITECT/BUILDER	ARCH. REF : 1604
PETER DOWNES DESIGNS	
OWNER	
SIMUNDZA	
LGA	PITTWATER COUNCIL

	Consulting Engineers Civil & Environmental, Stormwater Management.
	3 Gresham Street, Cowan NSW 2250 ph/fax (02) 9456 7233 mobile : 0424023047 mark@stormcivil.com.au
Pty Ltd. ABN 71 612 151 461	

DWG TITLE	LEGEND, NOTES, DETAILS, CALCULATIONS
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT Lot A, No 132 McCARRS CK ROAD, CHURCH POINT

StormCivil		APPROVED ON BEHALF OF STORMCIVIL PTY LTD	
		Mark Taylor MIE Aust CP Eng NER 173333	
JOB No	DWG No	No IN SET	ISSUE
301062	D1	2	D



NOTE
ALL ROOF GUTTERS TO HAVE OVERFLOW
PROVISION IN ACCORDANCE WITH
AS 3500.3:2021

NOTE
THIS DRAWING DEPICTS THE DESIGN OF SURFACE STORMWATER
RUNOFF DRAINAGE SYSTEMS ONLY AND DOES NOT DEPICT ROOF
DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED
OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE
SYSTEMS IS THE RESPONSIBILITY OF OTHERS.

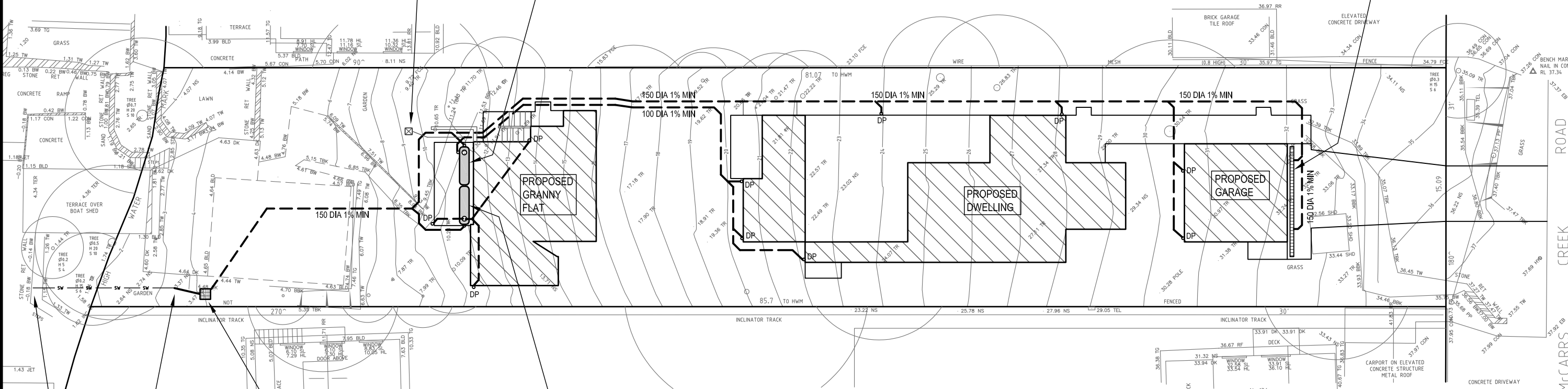
NOTE
THIS PLAN MANAGES STORMWATER
RUNOFF DERIVED FROM ROOF AND
DRIVEWAY SURFACES ONLY AS SHOWN
ON ARCHITECTURAL DRAWINGS.
ANY OTHER SURFACE RUNOFF WATER
TO BE MANAGED BY SEPARATE
SYSTEM BY OWNER IN ACCORDANCE
WITH AS 3500.3 AND NCC/BCA

PROVIDE 100mm DIA
EXTENSIONS FROM
LOWPOINTS OF MAIN
CHARGED LINES TO
TERMINATE AS CAPPED
STUBS INSIDE CLEANOUT
PIT FOR OCCASIONAL
CHARGED SYSTEM CLEANOUT.
REFER CLEANOUT PIT DETAIL.

RAINWATER/RE-USE BASIX TANK FOR MAIN DWELLING
2500 litre min. ABOVE GROUND TANK.
CATCHMENT = MAIN DWELLING ROOF AREA AS PER BASIX
(TO BE CONFIRMED PRIOR COMMENCEMENT WORKS).
TANK : USE "TANKWORKS SLIMLINE" OR SIMILAR
DIMENSIONS : 1860 h x 2400 lg x 600 w = 2500 litres
FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE.
REFER TYPICAL DETAIL DRAWING D1.
NOTE 1 : ENSURE TOP OF TANK IS AT LEAST 1.0m BELOW ROOF GUTTERS TO
PROVIDE SUFFICIENT HEAD TO DRIVE CHARGED SYSTEM INTO TANK.

TANK TO BE INSTALLED BY LICENSED PLUMBER TO MANUFACTURERS
SPECIFICATIONS, AS/NZS 3500:2003 AND NSW CODE OF PRACTICE PLUMBING
AND DRAINAGE 2006.

GRATED TRENCH DRAIN
300 WIDE CHAMBER
TRAFFICABLE GRATE.
2 x 150 DIA OUTLETS



EXISTING 150 DIA
STORMWATER OUTLET
IN STONE WALL

CONNECT TO EXISTING
150 DIA STORMWATER
LINE

PIT P1 : 600 x 600
POLLUTION CONTROL PIT.
GRATE : RL 3.50 nom
INVERT OUTLET : RL 3.10 nom
INVERT PIT : RL 2.90 nom.
PROVIDE TRASH SCREEN, SUMP
AND WEEPHOLES INSIDE PIT.
PIT LOCATION MAY BE ALTERED
TO SUIT SITE CONDITIONS.
REFER DETAIL SHEET D1

RAINWATER/RE-USE BASIX TANK FOR GRANNY FLAT
2500 litre min. ABOVE GROUND TANK.
CATCHMENT = GRANNY FLAT ROOF AREA AS PER BASIX
(TO BE CONFIRMED PRIOR COMMENCEMENT WORKS).
TANK : USE "TANKWORKS SLIMLINE" OR SIMILAR
DIMENSIONS : 1860 h x 2400 lg x 600 w = 2500 litres
FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE.
REFER TYPICAL DETAIL DRAWING D1.
NOTE 1 : ENSURE TOP OF TANK IS AT LEAST 1.0m BELOW ROOF GUTTERS TO
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TANK TO BE INSTALLED BY LICENSED PLUMBER TO MANUFACTURERS
SPECIFICATIONS, AS/NZS 3500:2003 AND NSW CODE OF PRACTICE PLUMBING
AND DRAINAGE 2006.


**THIS PLAN IS TO BE READ IN
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MOD2025/0593

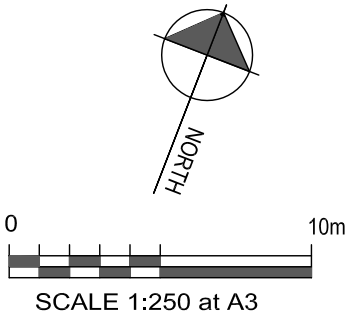
TREE PRESERVATION NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR
TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM
COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON
TREES FOR ANY WORKS SHOWN ON THIS DRAWING
PRIOR TO THE COMMENCEMENT OF THOSE WORKS.

STORMWATER MANAGEMENT PLAN

SCALE 1:250 A3

NOTE
THIS DRAWING IS NOT TO BE USED
FOR SETOUT PURPOSES - REFER
TO ARCHITECTURAL DRAWINGS

NOTE
THIS DRAWING TO BE
READ IN CONJUNCTION WITH
ARCHITECTURAL DRAWINGS BY :
PETER DOWNES DESIGNS
REF : 1604



D	05.09.2024	S4.55 ISSUE
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ph/fax (02) 9456 7233
mobile : 0424023047
mark@stormcivil.com.au

DWG TITLE	STORMWATER MANAGEMENT PLAN
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT Lot A, No 132 McCARRS CK ROAD, CHURCH POINT

StormCivil		APPROVED ON BEHALF OF STORMCIVIL PTY LTD	
Mark Taylor MIE Aust CP Eng NER 173333			
JOB No	DWG No	No IN SET	ISSUE
301062	D2	2	D