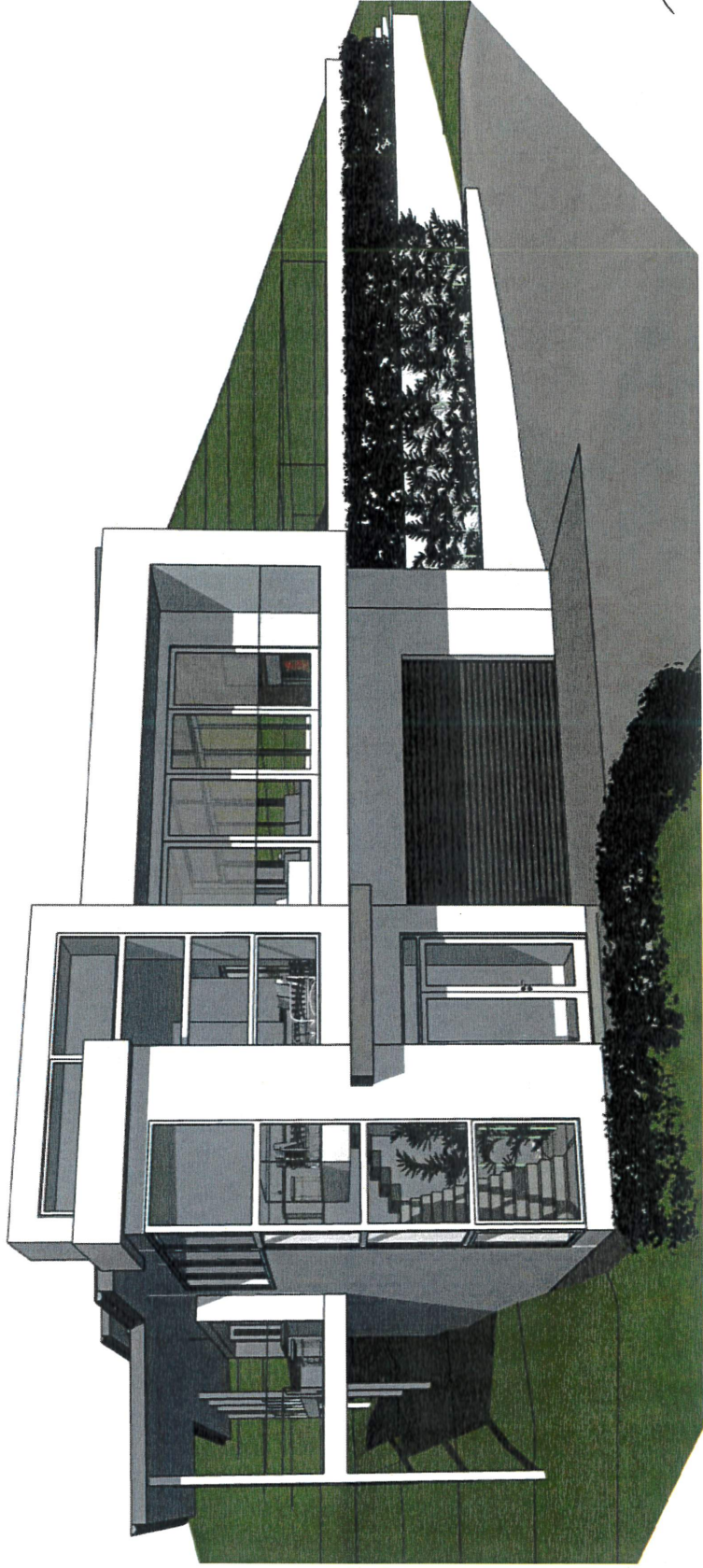


CENTRAL COAST COUNCIL  
 DEVELOPMENT CONSENT  
 Application No: 51976/2017  
 Date of Consent: 28/05/2018  
 Plan Approved subject to conditions and the  
 amendments, if any, shown in RED.

## SCHEDULE OF ARCHITECTURAL DRAWINGS

DRAWING NO	TITLE	SCALE	SIZE
01	COVER PAGE	NTS	A2
02	PART SITE PLAN	1:250	A2
03	CUT & FILL PLAN	1:250	A2
04	GROUND FLOOR PLAN	1:100	A2
05	FIRST / SECOND FLOOR PLAN	1:100	A2
06	THIRD FLOOR PLAN	1:100	A2
07	ELEVATIONS	1:100	A2
08	ELEVATION & SECTION B-B	1:100	A2
09	PERSPECTIVES	NTS	A2
10	ELECTRICAL PLAN	1:100	A2
11	BAL 40 & ADDENDUM NOTES	NTS	A2



design by  
**KATH  
 IFFIELD**  
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 Margate NSW 2281  
 M : 0419 992 482

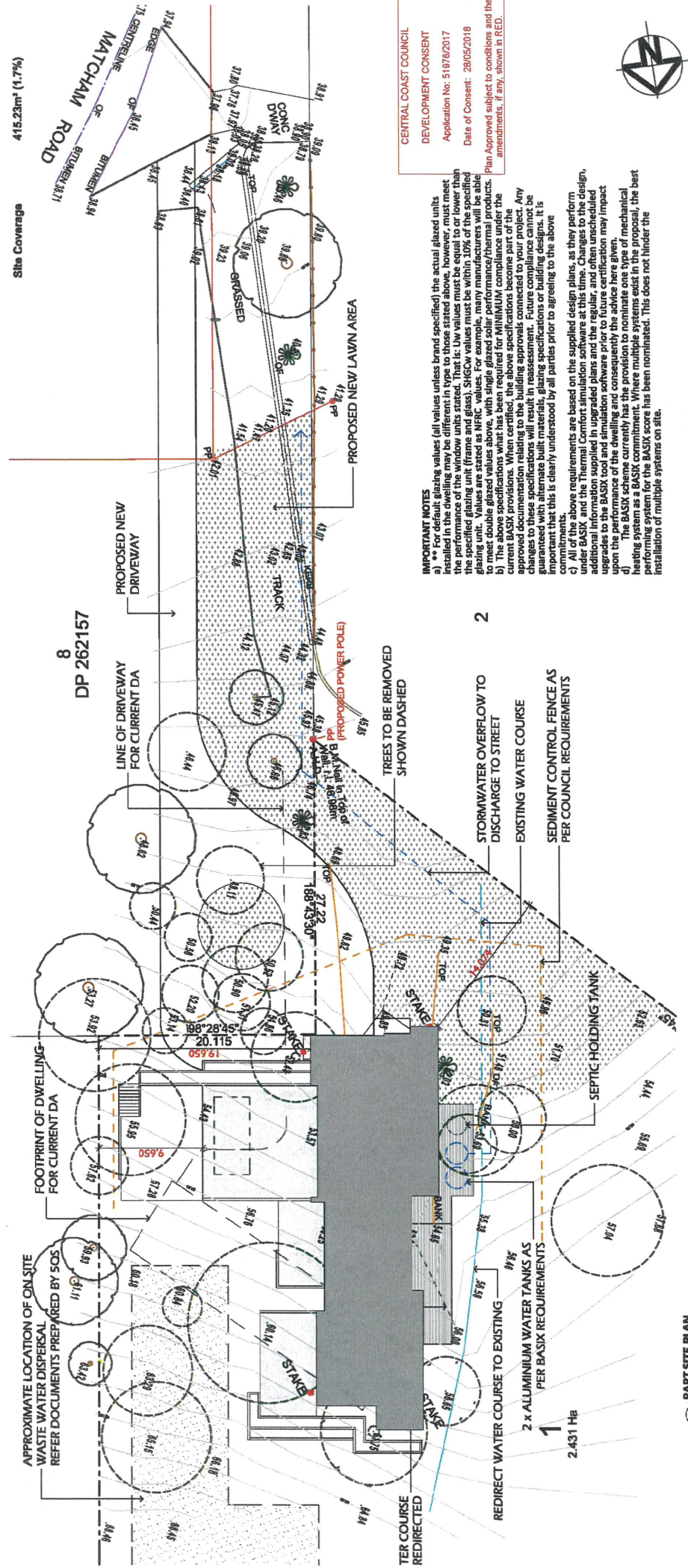
## McGarry Residence

Proposed New Dwelling  
 LOT 1 DP 561056  
 293 Matcham Road, Matcham NSW 2251  
 March 2018

**BAL 40 & BAL ADDENDUM  
BUILDING REGULATIONS APPLY**

Areas	
Ground Floor	172.39m <sup>2</sup>
First / Second Floor	280.21m <sup>2</sup>
Third Floor	116.35m <sup>2</sup>
Decks	71.79m <sup>2</sup>
Pool Terrace	111.57m <sup>2</sup>
Site Area	2.431ha
Site Coverage	415.23m <sup>2</sup> (1.7%)

- ENERGY SAVINGS**
- The project is able to achieve the necessary pass rating of 50%, with the following scenario. Unfortunately the project would not pass without the addition of a solar power system (a result of the dwelling size and the demands of the swimming pool):
  - ENERGY SCENARIO hot water system, Min BECS 31
  - Mechanical exhausts to at least one bathroom, laundry & rangehood, ducted to outside, with manual controls.
  - Electric cooktop & electric oven
  - LED throughout - dedicated units and as per thermal comfort requirements.
  - Calling fans to bedrooms and living rooms
  - 1 phase AC system throughout - zoned between living and bedrooms. Min 4 star heating/cooling.
  - External clothes lines installed
  - No heating to pool. Timer installed to pool pump
  - Install a solar power system to the property, connected to the grid. Peak output minimum 1kW
- WATER SAVINGS**
- Double glazed low e, high solar gain aluminium frames to remainder (or equivalent, performance Utr: 4.3, SHGCw: 0.53)\*\*
  - All downlights to be solid
  - Exhaust fan to bathroom to be sealed (damper installed)
  - Floor coverings: Garage: None. Bedrooms: Carpet. Remainder: Tiles
- WATER SAVINGS**
- BASIX target for water savings across the project is 40%. This is achievable with the following BASIX commitment scenario:
  - 400m<sup>2</sup> nominated garden - no restrictions on plant types under BASIX (remainder of site deemed to be rural due to site size)
  - 3 Star rated toilets
  - 3 Star rated showers with mid range flow rate >6L/min & <=7.5L/min
  - 3 Star rated kitchen taps
  - 3 Star rated bathroom taps
  - 7500L (minimum) individual rainwater tank, serviced by at least 300m<sup>2</sup> roof. Reuse connected to dwelling toilets, outdoor tap and pool top up.
  - 33kL capacity to pool - no pool cover installed.



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**IMPORTANT NOTES**

a) \*\* For default glazing values (all values unless specified) the actual glazed units installed in the dwelling may be different in type to those stated above, however, must meet the performance of the window units stated. That is: Uw values must be equal to or lower than the specified glazing unit (frame and glass), SHGCw values must be within 10% of the specified glazing unit. Values are stated as NFRC values. For example, many manufacturers will be able to meet double glazed values above, with single glazed solar performance/thermal products.

b) The above specifications are for what has been required for BASIX compliance. The approved documentation relating to the building approvals connected to your project. Any changes to these specifications will result in re-assessment. Future compliance cannot be guaranteed with alternate built materials, glazing specifications or building designs. It is important that this is clearly understood by all parties prior to agreeing to the above commitments.

c) All of the above requirements are based on the supplied design plans, as they perform under BASIX and the Thermal Comfort simulation software at this time. Changes to design, additional to those shown on the BASIX tool and simulation software prior to future certification may impact upon the performance of the dwelling and consequently the advice here given.

d) The BASIX scheme currently has the provision to nominate one type of mechanical heating system as a BASIX commitment. Where multiple systems exist in the proposal, the best performing system for the BASIX score has been nominated. This does not hinder the installation of multiple systems on site.

- WATER SAVINGS**
- Double glazed low e, high solar gain aluminium frames to remainder (or equivalent, performance Utr: 4.3, SHGCw: 0.53)\*\*
  - All downlights to be solid
  - Exhaust fan to bathroom to be sealed (damper installed)
  - Floor coverings: Garage: None. Bedrooms: Carpet. Remainder: Tiles
- WATER SAVINGS**
- BASIX target for water savings across the project is 40%. This is achievable with the following BASIX commitment scenario:
  - 400m<sup>2</sup> nominated garden - no restrictions on plant types under BASIX (remainder of site deemed to be rural due to site size)
  - 3 Star rated toilets
  - 3 Star rated showers with mid range flow rate >6L/min & <=7.5L/min
  - 3 Star rated kitchen taps
  - 3 Star rated bathroom taps
  - 7500L (minimum) individual rainwater tank, serviced by at least 300m<sup>2</sup> roof. Reuse connected to dwelling toilets, outdoor tap and pool top up.
  - 33kL capacity to pool - no pool cover installed.

- THERMAL COMFORT**
- Based on the provided plans and correspondence, the project is able to achieve the required BASIX heating and cooling thermal loads with the following suggested specifications as per the current design.
- Thermal Comfort Commitments**
- R2.5 insulation - sanding to powerpanel wall construction
  - R2.5 insulation - sanding to powerpanel floor of the upper TV level, over lower concrete type flooring (excluding internal floor of the upper TV level, over lower concrete type flooring)
  - R2.5 insulation to internal ceiling of garage space
  - R2.5 insulation to underside of suspended floor slabs (ie, soffit insulation)
  - R2.0 insulation to ground floor slab
  - R2.0 insulation (eg, direct stick plasterboard, or on battened wall) to internal walls shared with garage.
  - R6.0 insulation to all external ceilings
  - R1.8 anticondensation blanket under dark colour range metal roofing
  - R1.8 anticondensation blanket under dark colour range metal roofing
  - Living/meals room doors and 2.1.8 window only. (or equivalent, performance Utr: 4.9, SHGCw: 0.33)\*\*

**design by**  
**KATH IFFIELD**

O : 1201 Bircdale Street  
Magenta NSW 2261  
M : 0413 992 462

PROJECT:  
**McGarry Residence  
Proposed New Dwelling  
LOT 1 DP 561056  
293 Matcham Road,  
Matcham  
NSW 2251**

SCALE: \_\_\_\_\_

DATE: MARCH 2018

JOB No.: 2018-07

DRAWING No.: 02

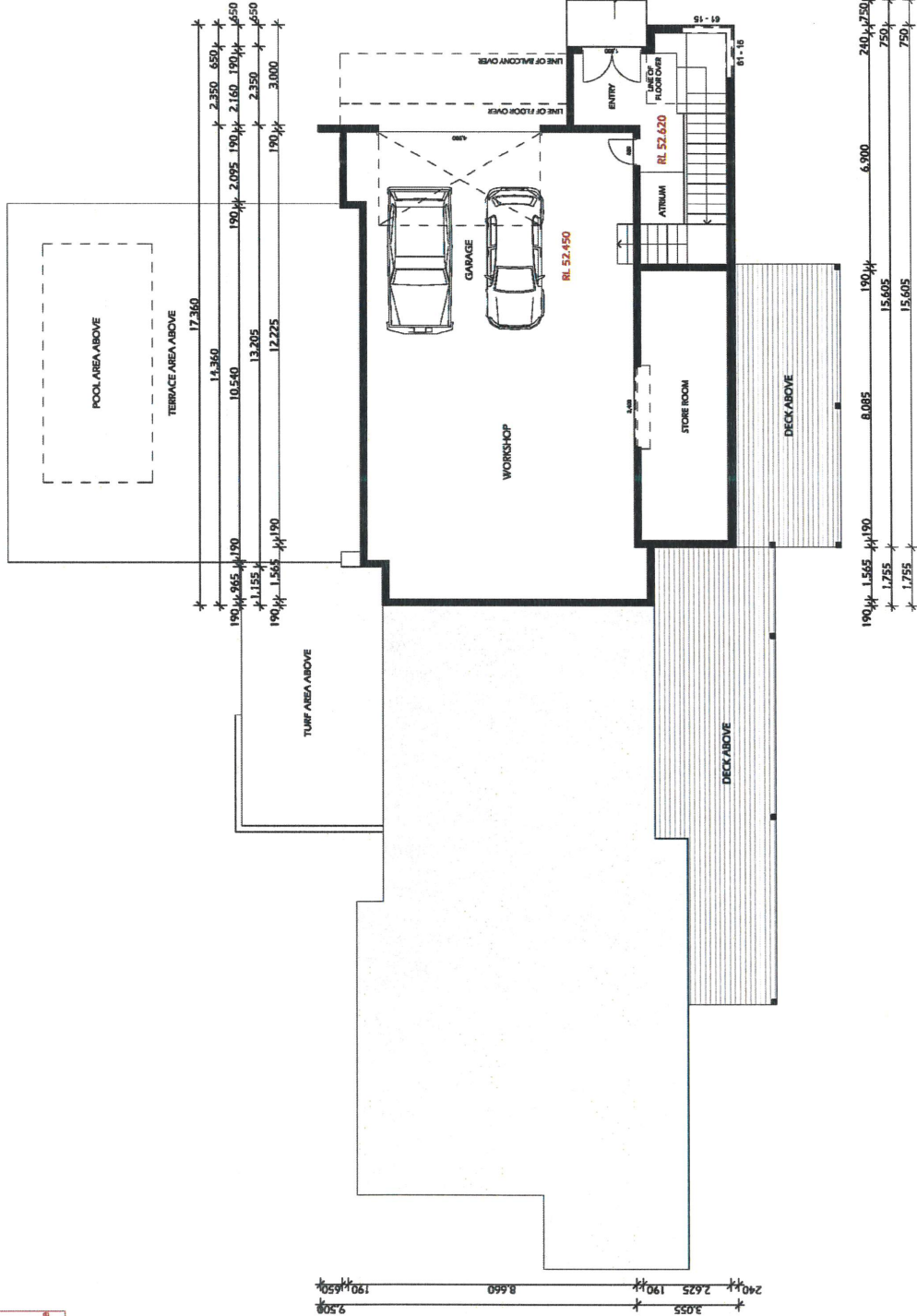
ISSUE: A

DRAWING: **Site Plan**

**BAL 40 & BAL ADDENDUM  
BUILDING REGULATIONS APPLY**


**Areas**

Ground Floor	172.39m <sup>2</sup>
First / Second Floor	280.21m <sup>2</sup>
Third Floor	116.35m <sup>2</sup>
Decks	71.79m <sup>2</sup>
Pool Terrace	111.57m <sup>2</sup>
Site Area	2.431ha
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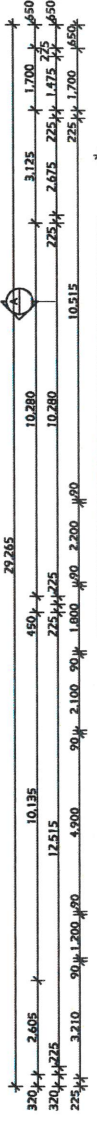


**GROUND FLOOR PLAN**  
SCALE: 1:100 @ A2

CENTRAL COAST COUNCIL  
DEVELOPMENT CONSENT  
Application No: 51976/2017  
Date of Consent: 28/05/2018  
Plan Approved subject to conditions and the amendments, if any, shown in RED.

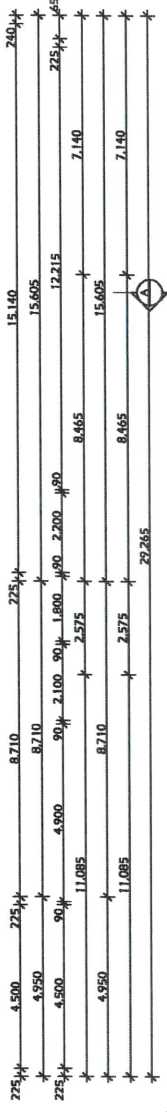
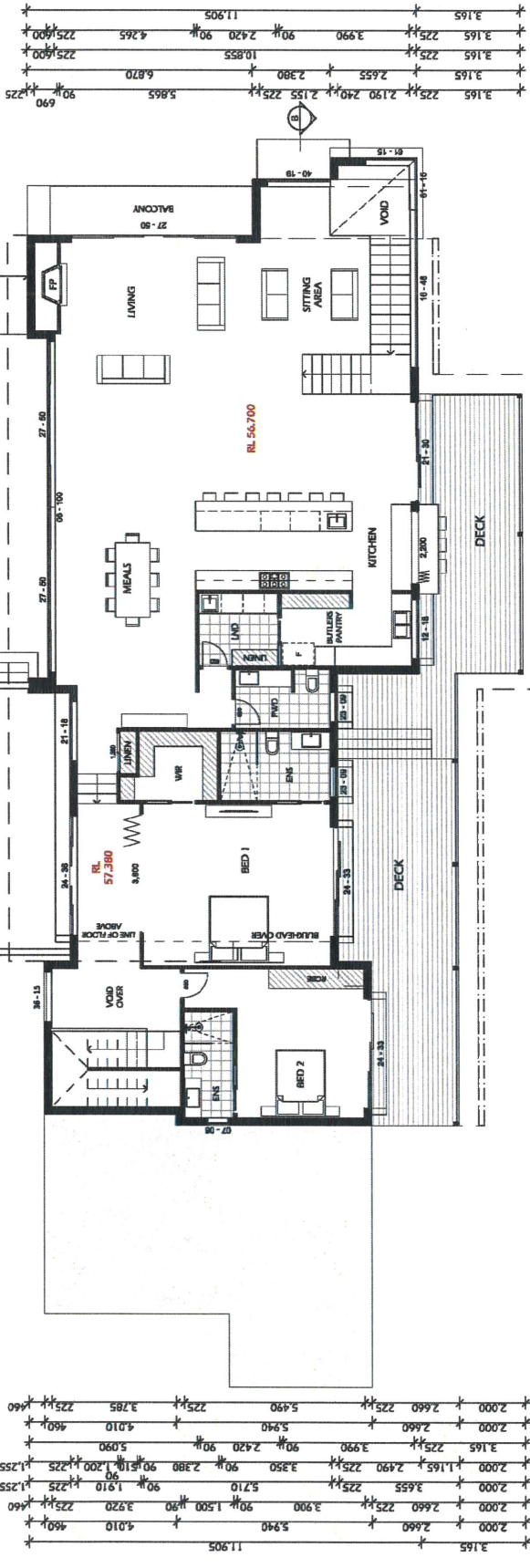
 <p>design by <b>KATH IFFIELD</b> O : 1201 Birkdale Street Macedon NSW 2261 M : 0413 962 482</p>	ISSUE: _____ DATE: _____ AMENDMENT: _____	PROJECT: <b>McGary Residence</b> Proposed New Dwelling LOT 1 DP 56 1056 293 Matcham Road, Matcham NSW 2251	SCALE: _____	JOB No.: 2018-07 DRAWING No.: 04 DATE: MARCH 2018 ISSUE: A
	<h2>Ground Floor Plan</h2>			

**BAL 40 & BAL ADDENDUM  
BUILDING REGULATIONS APPLY**



Areas	172.39m <sup>2</sup>
Ground Floor	172.39m <sup>2</sup>
First / Second Floor	280.21m <sup>2</sup>
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Site Area	2.431ha
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CENTRAL COAST COUNCIL  
DEVELOPMENT CONSENT  
Application No: 51976/2017  
Date of Consent: 26/05/2018  
Plan Approved subject to conditions and the amendments, if any, shown in RED.



**FIRST/SECOND FLOOR PLAN**  
SCALE: 1:100 @ A2

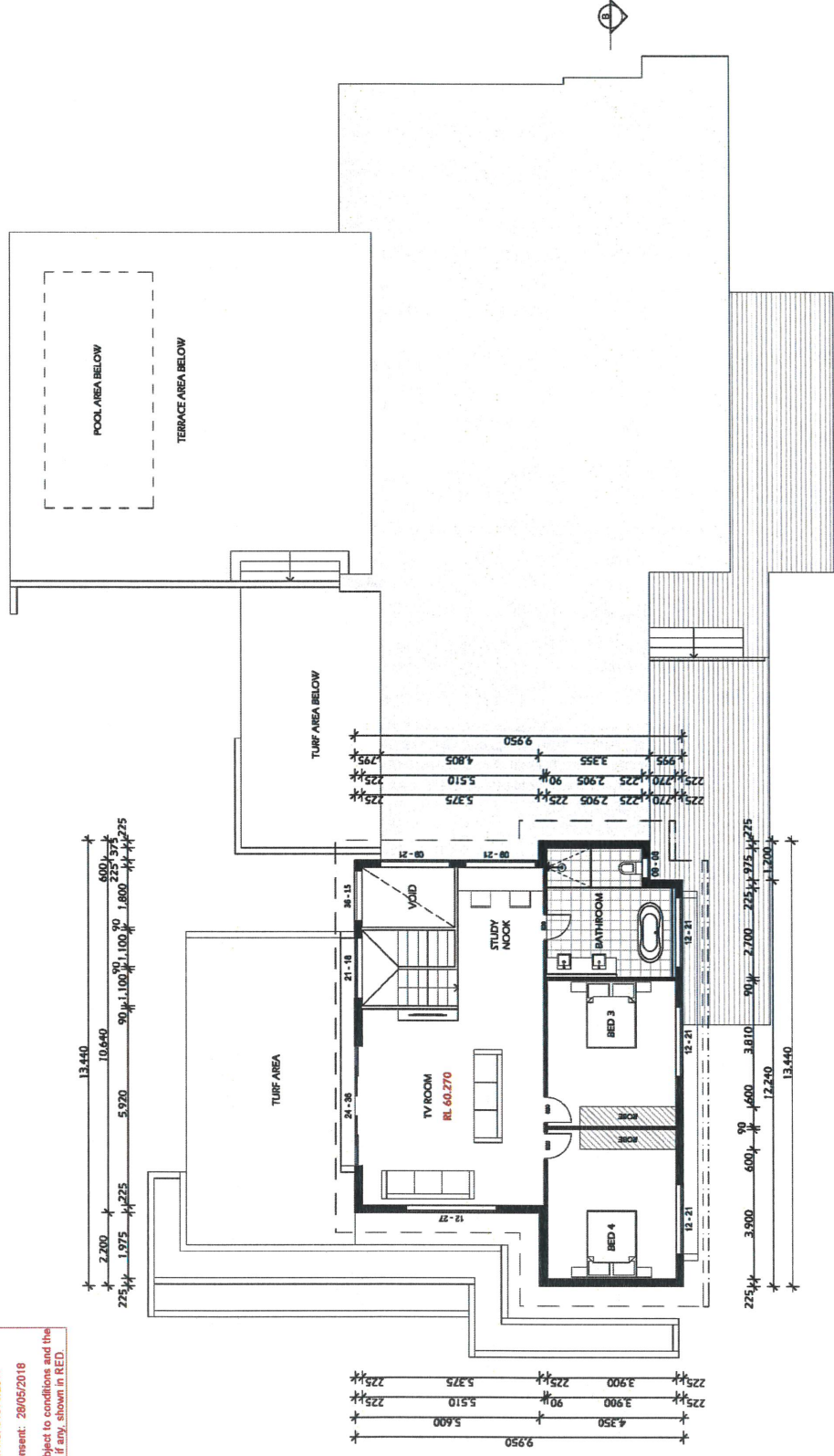


<b>design by</b> <b>KATH IFFIELD</b> O : 1201 Birkdale Street Maitlands NSW 2281 M : 0413 862 462	SCALE:	PROJECT: <b>McGary Residence</b> Proposed New Dwelling LOT 1 DP 561056 293 Matcham Road, Matcham NSW 2251	JOB No.: 2018-07
	DATE: MARCH 2018	DRAWINGS:	DRAWING No.: 05
	ISSUE:	DATE: MARCH 2018	ISSUE: A

**BAL 40 & BAL ADDENDUM  
BUILDING REGULATIONS APPLY**

**Areas**

Ground Floor	172.39m <sup>2</sup>
First / Second Floor	280.21m <sup>2</sup>
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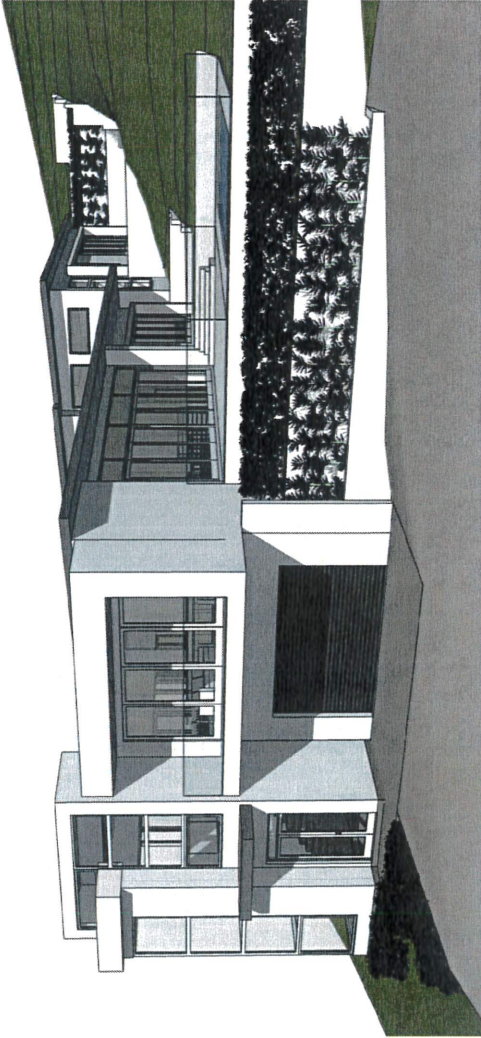


**THIRD FLOOR PLAN**  
SCALE - 1:100 @ A3

CENTRAL COAST COUNCIL  
DEVELOPMENT CONSENT  
Application No: 51976/2017  
Date of Consent: 28/05/2018  
Plan Approved subject to conditions and the amendments, if any, shown in RED.

<b>design by</b> <b>KATH IFFIELD</b> O : 1201 Birchdale Street Margate, NSW 2261 M : 0413 962 462	ISSUE:    DATE:    AMENDMENT:	DRAWINGS:	PROJECT: McGarry Residence Proposed New Dwelling LOT 1 DP 561056 293 Matcham Road, Matcham NSW 2251	SCALE:	JOB No.:    2018-07
	THIRD FLOOR PLAN	DATE:    MARCH 2018	DRAWING No.:    06	ISSUE:    A	DATE:    MARCH 2018

**BAL 40 & BAL ADDENDUM  
BUILDING REGULATIONS APPLY**

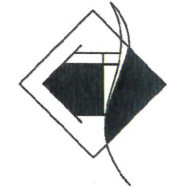


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**Schedule of Finishes**

Roof	Colorbond - Woodland Grey
Eaves	Colorbond - Surfmist
Gutter	Colorbond - Woodland Grey
Windows	Colorbond - Surfmist
Window Hood	Colorbond - Surfmist
Metal Posts	Colorbond - Surfmist
Decking	Select Matchwood Decking
Handrail	Glass



design by  
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Macedon NSW 2261  
M : 0413 962 462

ISSUE:      DATE:      AMENDMENT:

DRAWING:

**Perspectives**

PROJECT:  
**McGary Residence  
Proposed New Dwelling  
LOT 1 DP 561056  
293 Matcham Road,  
Matcham  
NSW 2251**

SCALE:

JOB No.:

**2018-07**

DRAWING No.:

**09**

ISSUE:

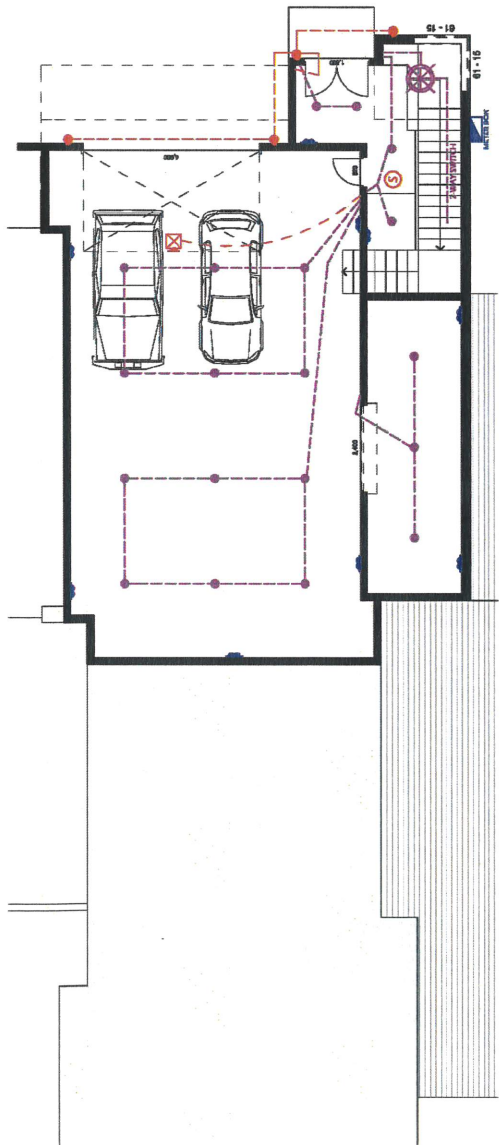
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DATE:  
**MARCH  
2018**

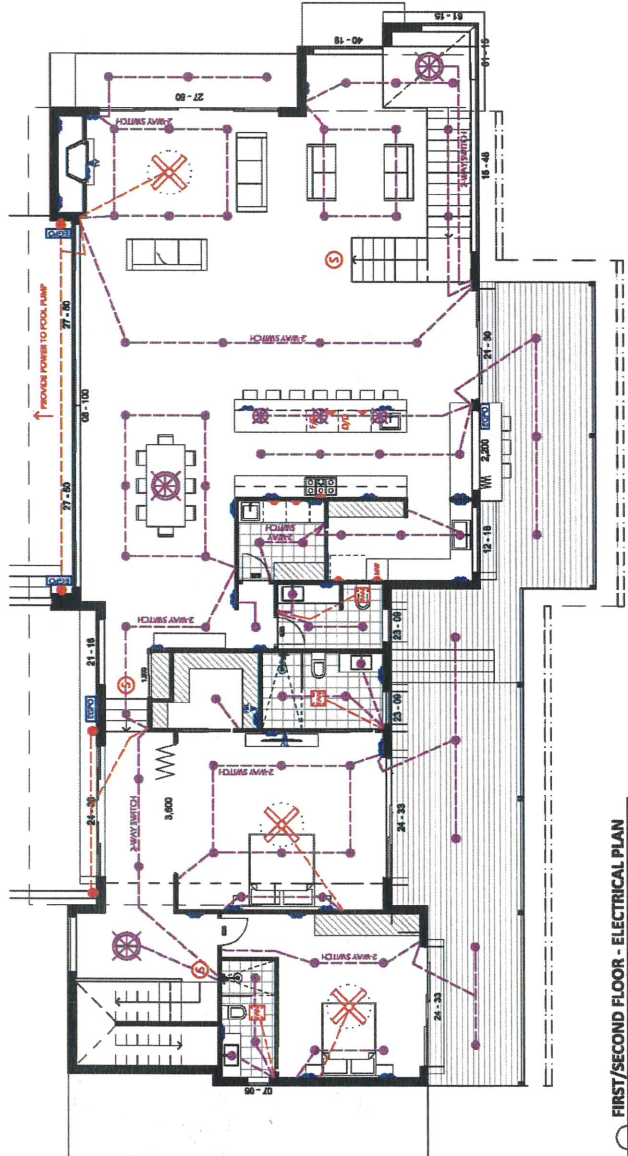
**BAL 40 & BAL ADDENDUM  
BUILDING REGULATIONS APPLY**

CENTRAL COAST COUNCIL  
DEVELOPMENT CONSENT  
Application No: 6197/6/2017  
Date of Consent: 29/05/2018  
Plan Approved subject to conditions and the  
amenagements, if any, shown in RED.

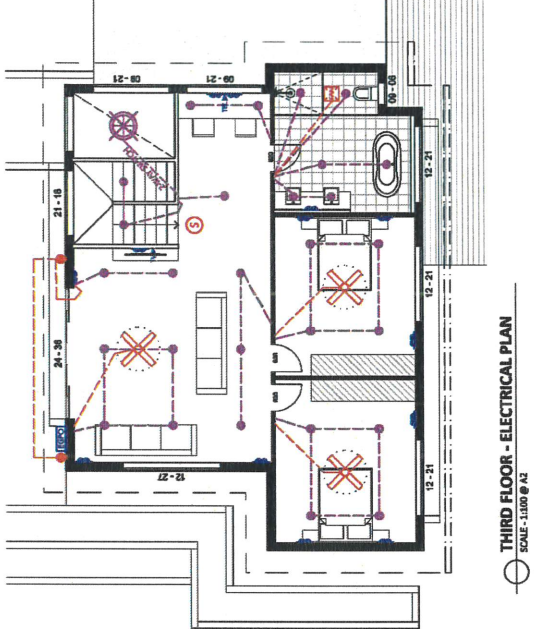
- LEGEND**
- DOWNLIGHT
  - SMALL PENDANT
  - LARGE PENDANT
  - EXTERNAL WALL LIGHT
  - CEILING FAN
  - INTERCONNECTED HARD WIRED SMOKE DETECTOR (TO AS 3786)
  - EXHAUST FAN
  - GARAGE DOOR MOTOR + CONTROL
  - SINGLE GPO
  - DOUBLE GPO
  - TELEVISION OUTLET
  - TELEPHONE OUTLET
  - EXTERNAL GPO



GROUND FLOOR - ELECTRICAL PLAN  
SCALE - 1:100 @ A2



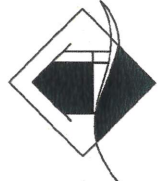
FIRST/SECOND FLOOR - ELECTRICAL PLAN  
SCALE - 1:100 @ A2



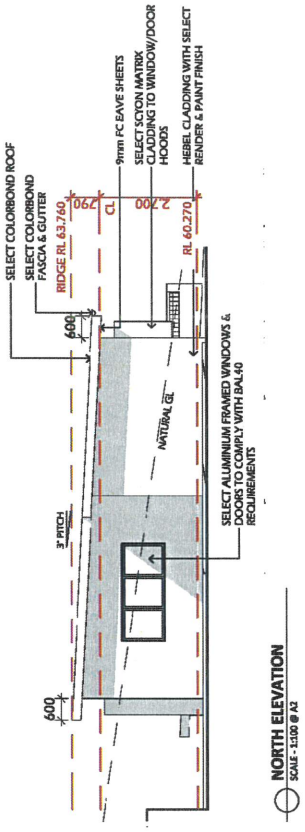
THIRD FLOOR - ELECTRICAL PLAN  
SCALE - 1:100 @ A2

	<b>Electrical Plan</b>		
PROJECT:	McGary Residence Proposed New Dwelling LOT 1 DP 561056 293 Matcham Road, Matcham NSW 2251	SCALE:	2018-07
DRAWING:		DATE:	010
ISSUE:		DATE:	MARCH 2018
AMENDMENT:		ISSUE:	A

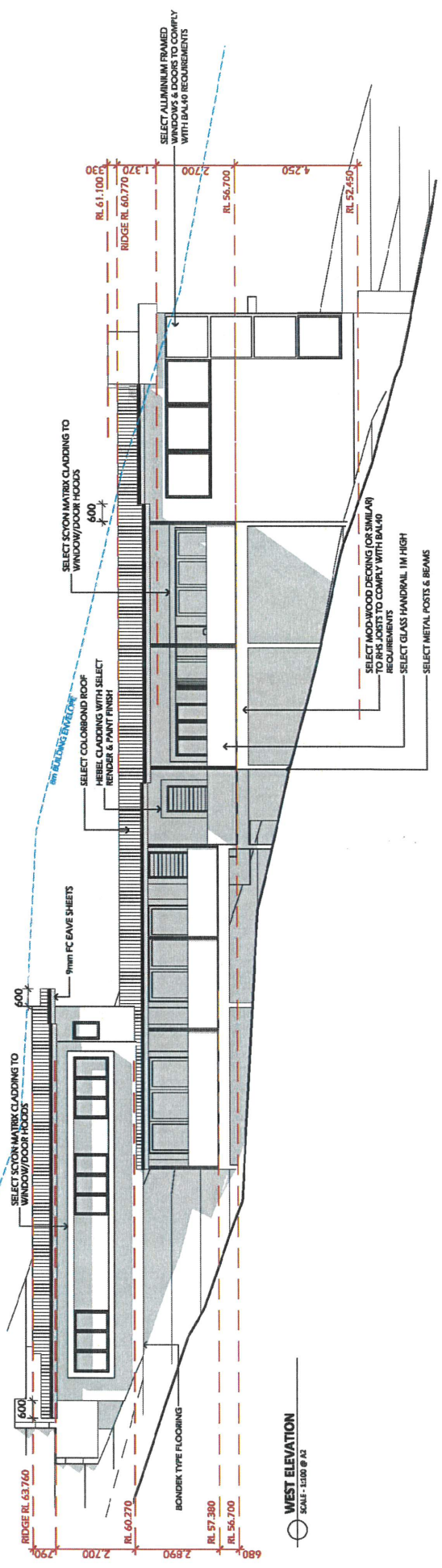
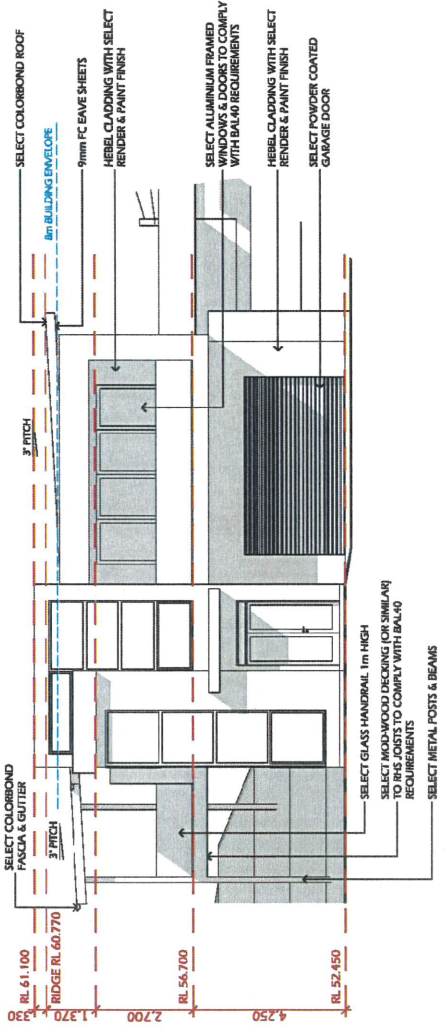
design by  
**KATH IFFIELD**  
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Magenta NSW 2261  
M : 0413 962 402



**BAL 40 & BAL ADDENDUM  
BUILDING REGULATIONS APPLY**



**CENTRAL COAST COUNCIL**  
DEVELOPMENT CONSENT  
Application No: 51979/2017  
Date of Consent: 28/05/2016  
Plan Approved subject to conditions and the amendments, if any, shown in RED.

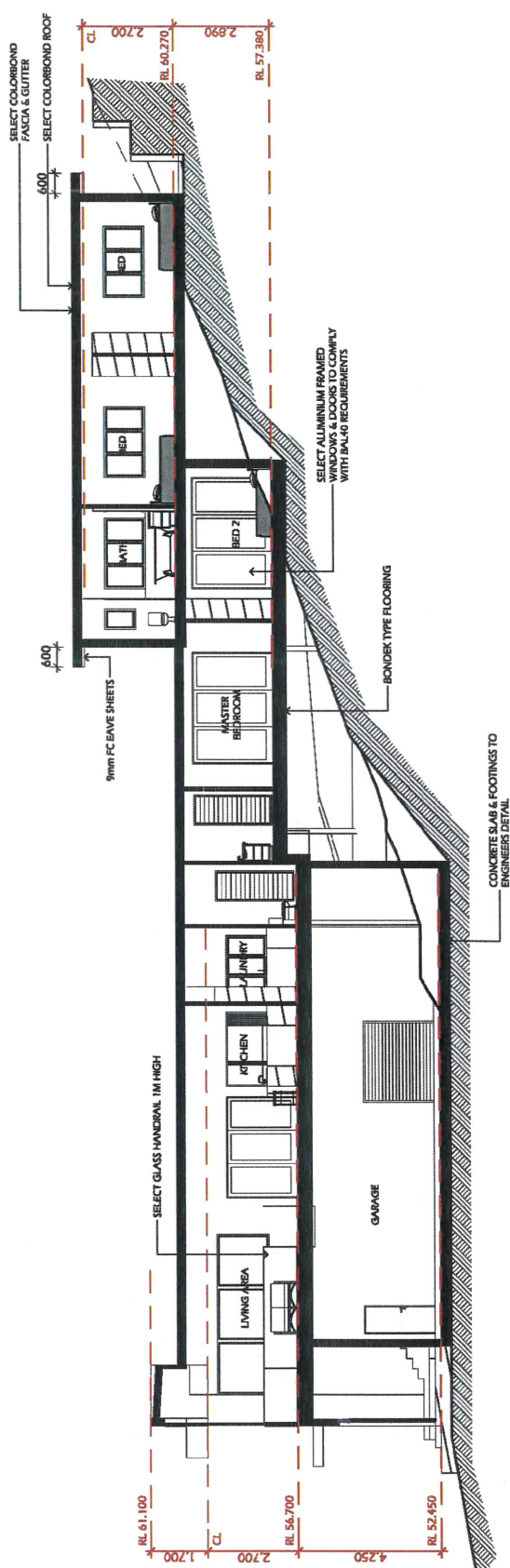
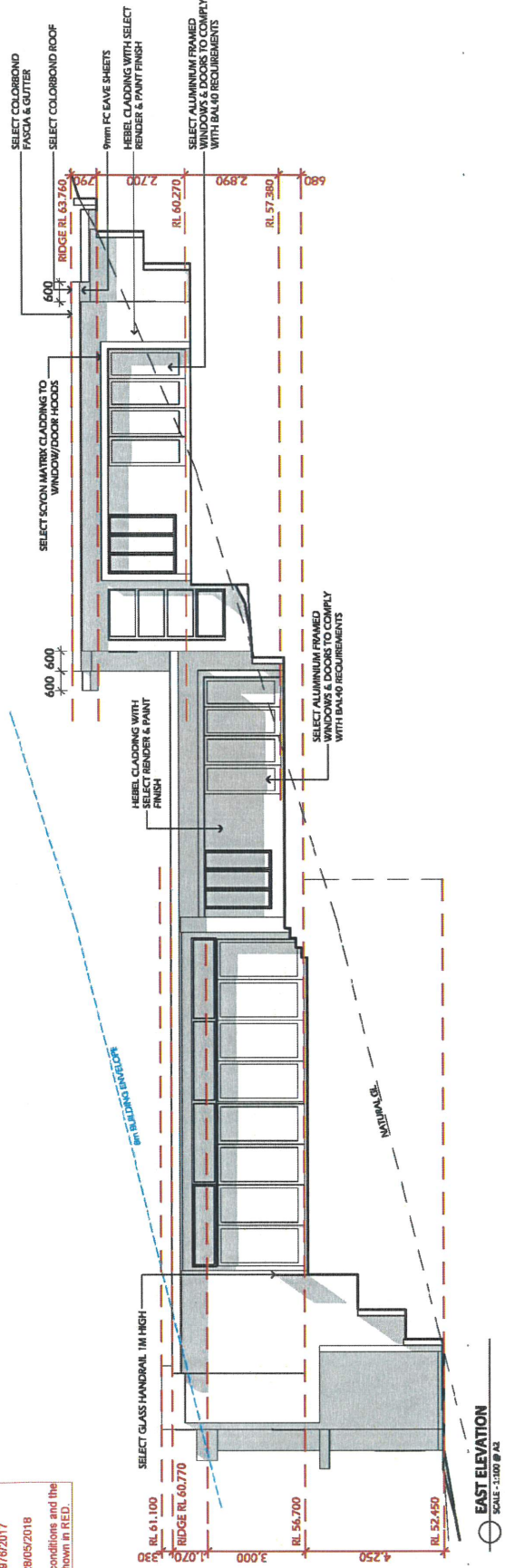


 <p>design by <b>KATH IFFIELD</b></p> <p>O : 1201 Birkdale Street Mecenia NSW 2281 M : 0418 982 452</p>	ISSUE:	DATE:	AMENDMENT:	SCALE:	JOB No.:	2018-07
	DRAWING:			PROJECT:		DRAWING No.:
<p><b>Elevations</b></p>				DATE:	ISSUE:	A
				MARCH 2018		
<p>McGary Residence Proposed New Dwelling LOT 1 DP 561056 293 Matcham Road, Matcham NSW 2251</p>						



CENTRAL COAST COUNCIL  
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BAL 40 & BAL ADDENDUM  
 BUILDING REGULATIONS APPLY



SECTION B-B  
 SCALE: 1:100 @ A3

 <p>design by  <b>KATH IFFIELD</b>          O : 1201 Birkdale Street          Maccles NSW 2281          M : 0413 962 462</p>	ISSUE:    DATE:    AMENDMENT:	DRAWINGS:	PROJECT: <b>McGary Residence</b> Proposed New Dwelling LOT 1 DP 561056 293 Matcham Road, Matcham NSW 2251	SCALE:	JOB NO.:    2018-07 DRAWING No.:    08 DATE:    MARCH 2018 ISSUE:    A
	<h2 style="text-align: center;">Elevation &amp; Section B-B</h2>				