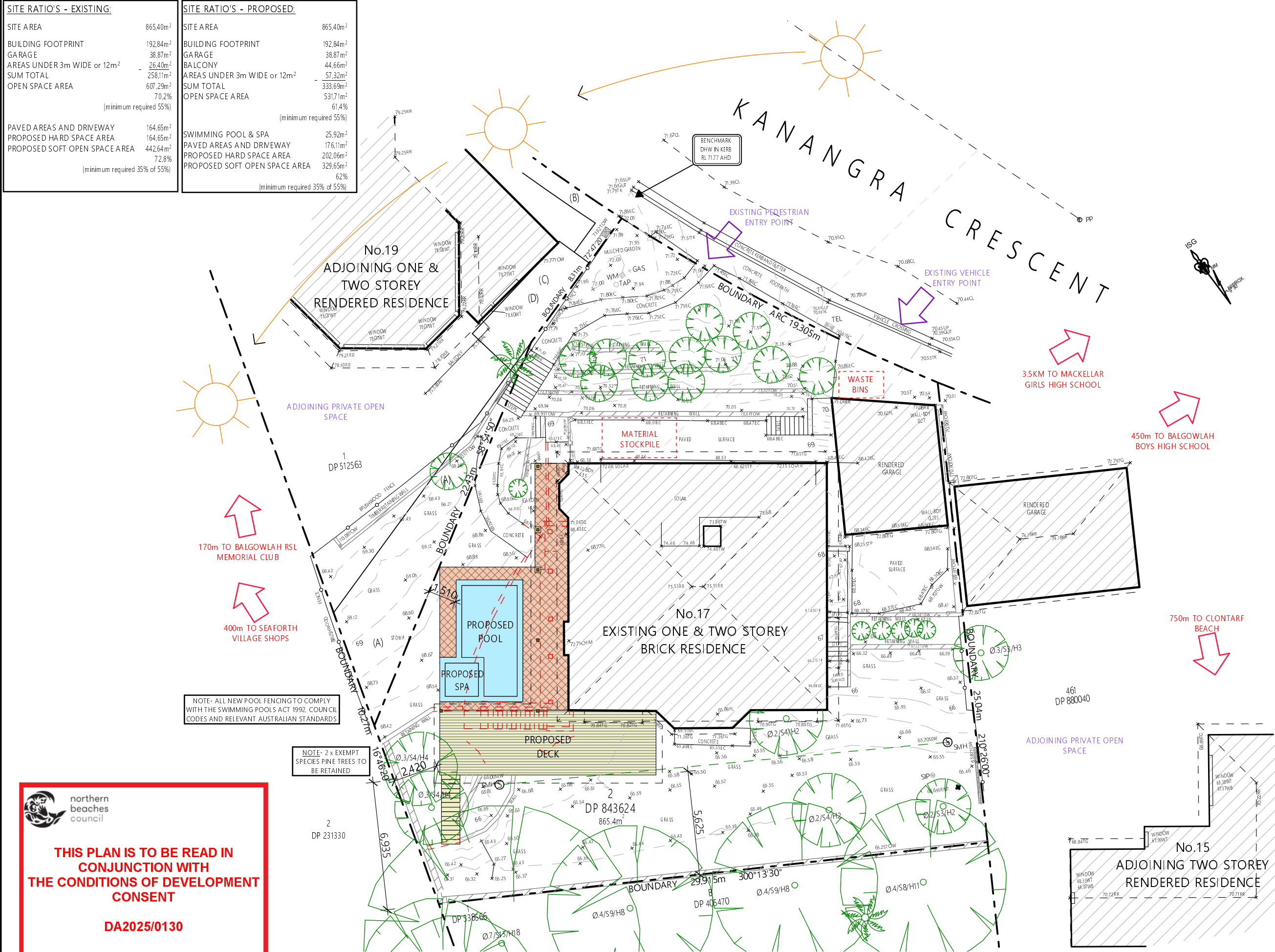


SITE RATIO'S - EXISTING:		SITE RATIO'S - PROPOSED:	
SITE AREA	865.40m ²	SITE AREA	865.40m ²
BUILDING FOOTPRINT	192.84m ²	BUILDING FOOTPRINT	192.84m ²
GARAGE	38.87m ²	GARAGE	38.87m ²
AREAS UNDER 3m WIDE or 12m ²	26.40m ²	BALCONY	44.66m ²
SUM TOTAL	258.11m ²	AREAS UNDER 3m WIDE or 12m ²	57.32m ²
OPEN SPACE AREA	607.29m ²	SUM TOTAL	333.69m ²
	70.2%	OPEN SPACE AREA	531.71m ²
	(minimum required 55%)		61.4%
			(minimum required 55%)
PAVED AREAS AND DRIVEWAY	164.65m ²	SWIMMING POOL & SPA	25.92m ²
PROPOSED HARD SPACE AREA	164.65m ²	PAVED AREAS AND DRIVEWAY	176.11m ²
PROPOSED SOFT OPEN SPACE AREA	442.64m ²	PROPOSED HARD SPACE AREA	202.06m ²
	72.8%	PROPOSED SOFT OPEN SPACE AREA	329.65m ²
	(minimum required 35% of 55%)		62%
			(minimum required 35% of 55%)



NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:
Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:
All door numbers shown on the door schedule correspond to matching door numbers shown in the Basic certificate.

Sizes: The total area of glazing for each door shall be no greater than that shown on the Basic certificate

Shading devices: Shading devices shall be installed in accordance with the Basic certificate

Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS FAULKNER

Project Name
PROPOSED ALTERATIONS + ADDITIONS
17 KANANGRA CRESCENT
LOT 2, DP 843624
CLONTARF NSW 2093

ABN 22 630 690 834
SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:

SITE PLAN

Scale:	1:200 @ A3	Date:	FEBRUARY 2025
Status:	DA submission	Checked By:	JAH
Project No:	2414	Drawing No:	DA01

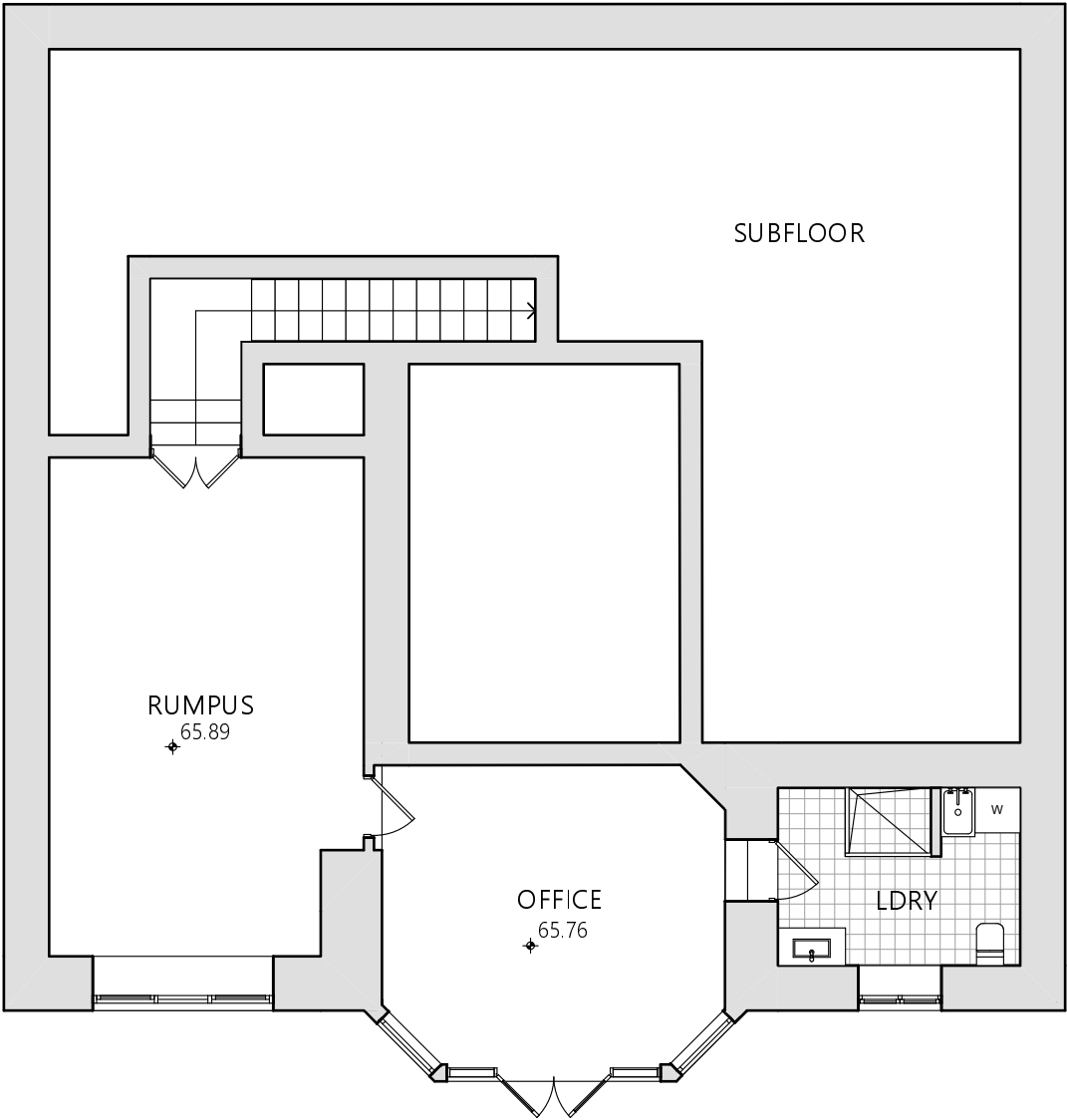
Plot Date:	11/02/2025
------------	------------



northern
beaches
council

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

DA2025/0130



NOTE- NO INTERNAL CHANGES PROPOSED TO THE LOWER GROUND FLOOR PLAN

1 EXISTING LOWER GROUND FLOOR PLAN 1:100

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS: All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.

Sizes: The total area of glazing for each door shall be no greater than that shown on the Basix certificate.

Shading devices: Shading devices shall be installed in accordance with the Basix certificate.

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.

Project North

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS FAULKNER


Project Name

PROPOSED ALTERATIONS + ADDITIONS

17 KANANGRA CRESCENT

LOT 2, DP 843624

CLONTARF NSW 2093



ABN 22 630 690 834

SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085

PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:

EXIST. LOWER GROUND FLOOR

Scale: 1:100 @ A3

Date: FEBRUARY 2025

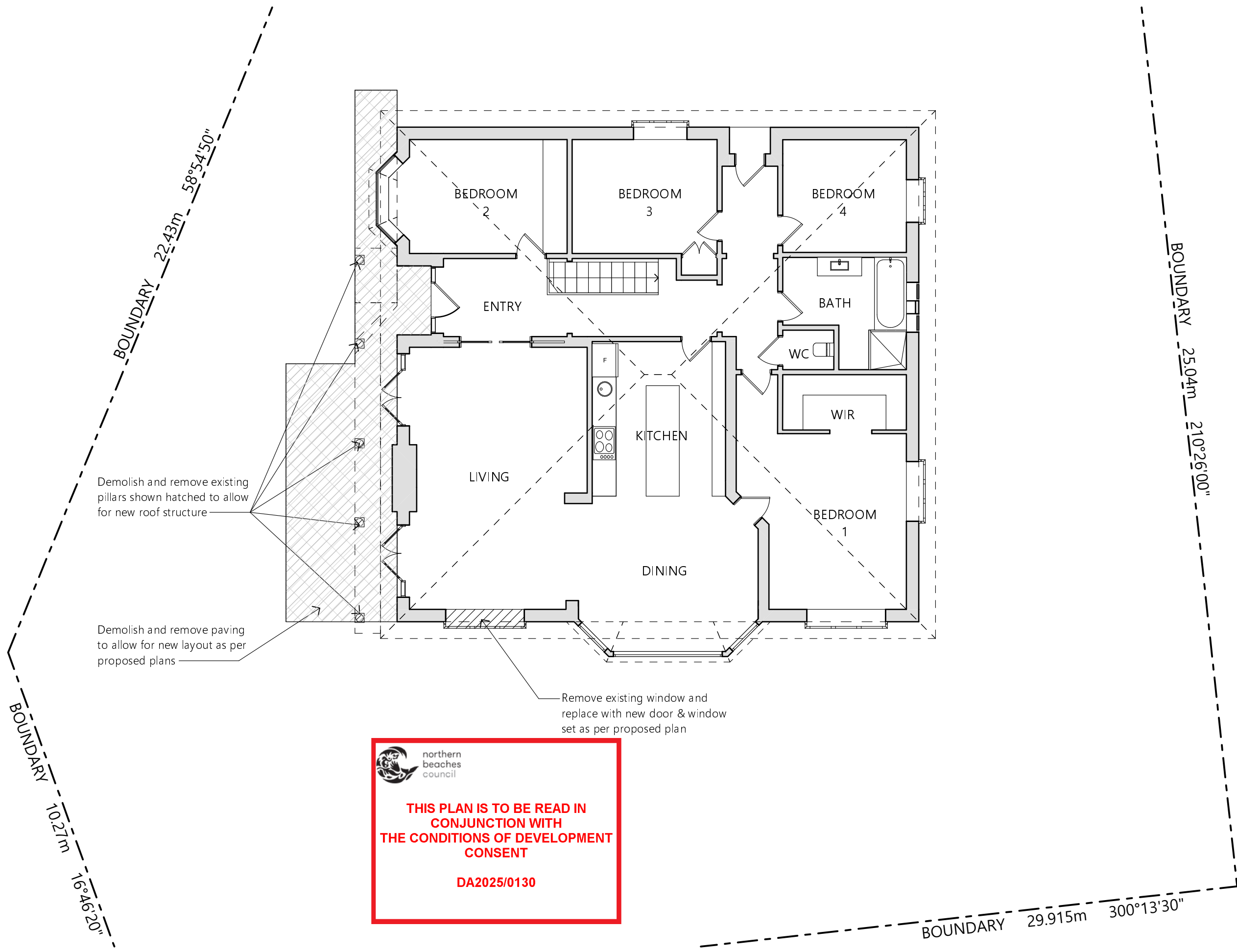
Status: DA submission

Checked By: JAH

Project No: 2414

Drawing No: DA02

Plot Date: 11/02/2025



 northern
beaches
council

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

DA2025/0130

1 EXISTING UPPER GROUND FLOOR PLAN 1:100

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:

All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.

Sizes: The total area of glazing for each door shall be no greater than that shown on the Basix certificate.

Shading devices: Shading devices shall be installed in accordance with the Basix certificate.

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.



COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS FAULKNER

Project Name

PROPOSED ALTERATIONS + ADDITIONS

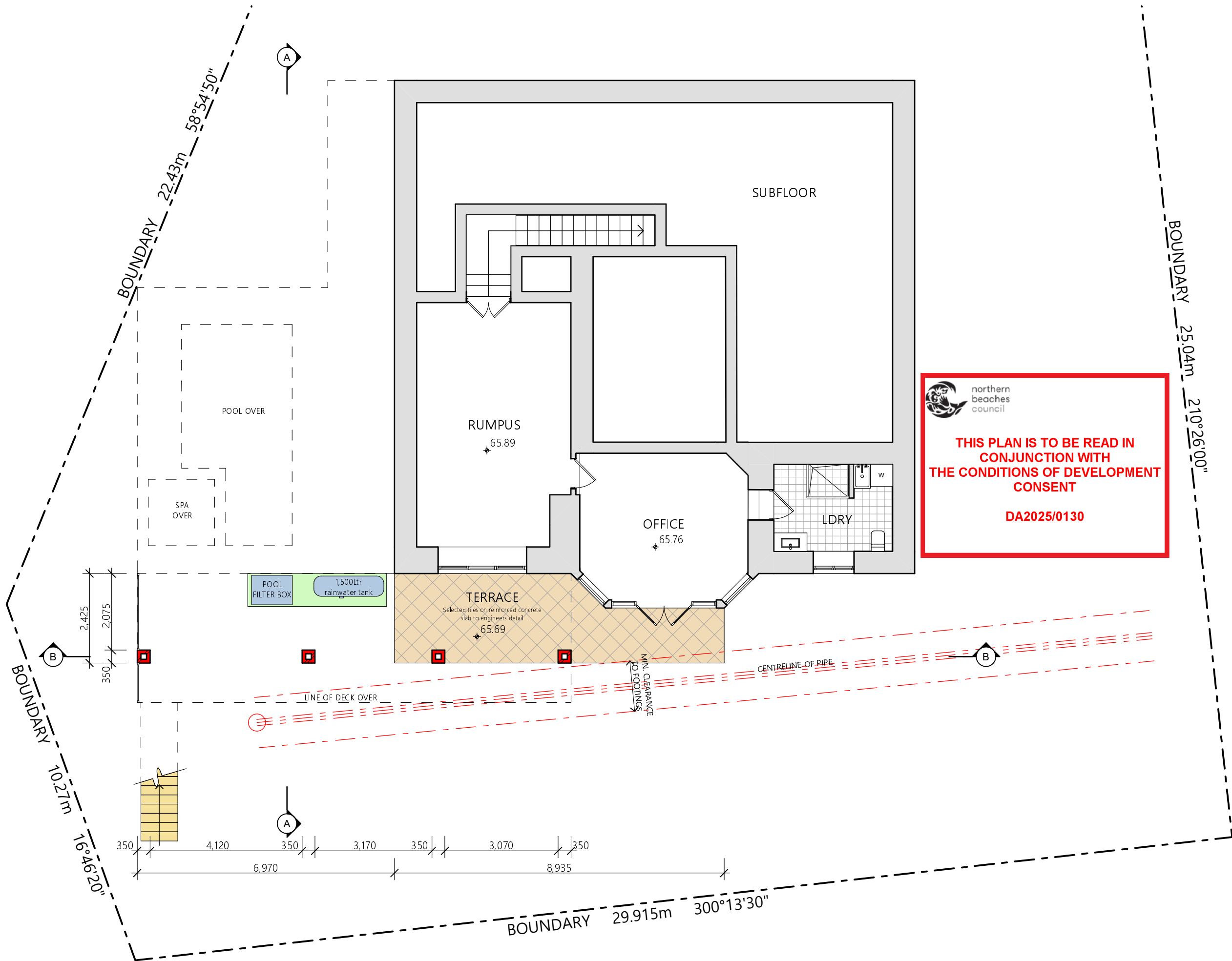
17 KANANGRA CRESCENT

LOT 2, DP 843624

CLONTARF NSW 2093



Drawing Title:	
EXISTING UPPER FLOOR PLAN	
Scale:	1:100 @ A3
Date:	FEBRUARY 2025
Status:	DA submission
Checked By:	JAH
Project No:	2414
Drawing No:	DA03
Plot Date:	11/02/2025



1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:

All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.

Sizes: The total area of glazing for each door shall be no greater than that shown on the Basix certificate.

Shading devices: Shading devices shall be installed in accordance with the Basix certificate.

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.

 northern beaches council

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

DA2025/0130



COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS FAULKNER

Project Name

PROPOSED ALTERATIONS + ADDITIONS

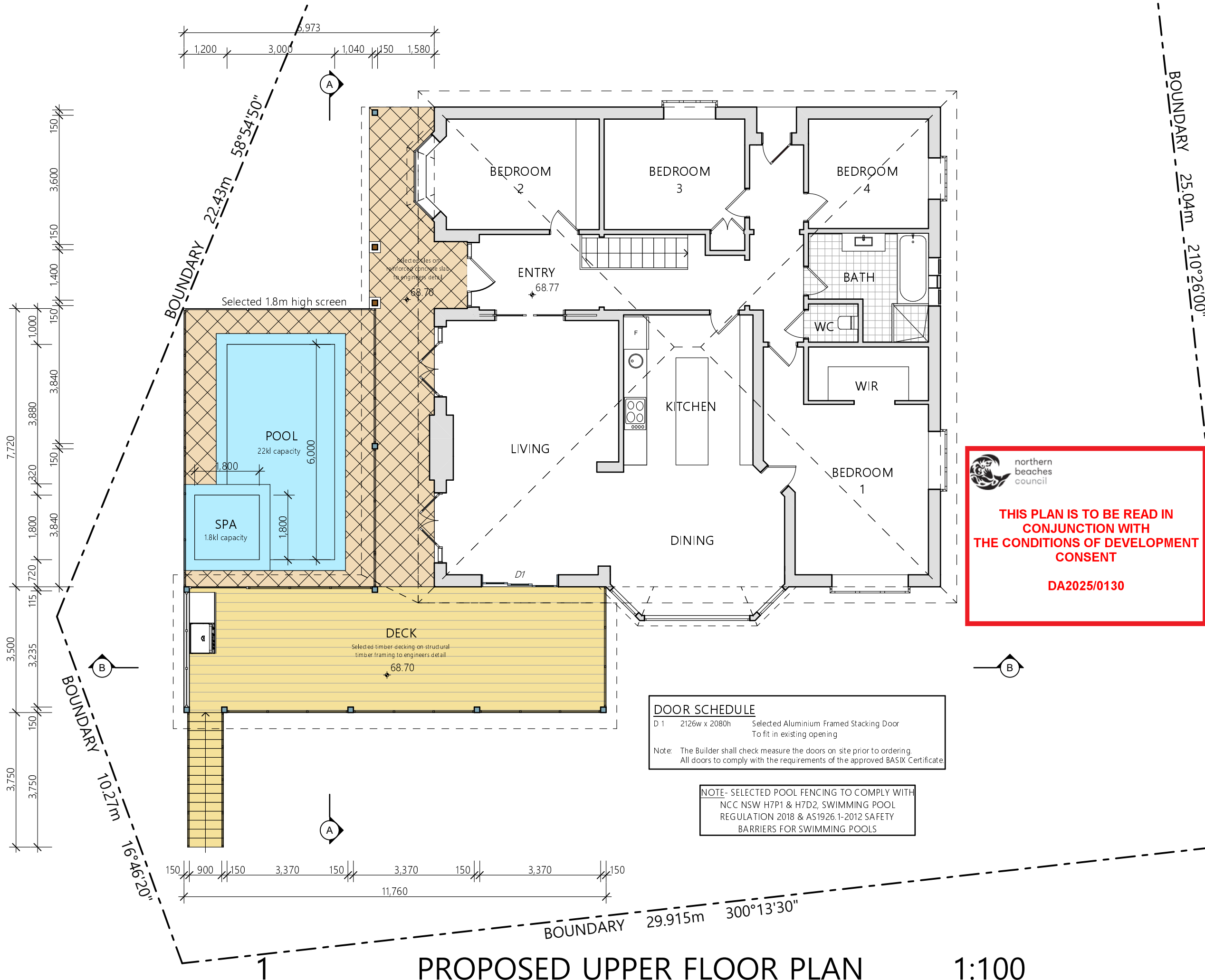
17 KANANGRA CRESCENT

LOT 2, DP 843624

CLONTARF NSW 2093



Drawing Title:	
PROP. LOWER GROUND FLOOR	
Scale:	1:100 @ A3
Date:	FEBRUARY 2025
Status:	DA submission
Checked By:	JAH
Project No:	2414
Drawing No:	DA04
Plot Date:	11/02/2025



NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:

All door numbers shown on the door schedule correspond to matching door numbers shown in the Basic certificate.

Sizes: The total area of glazing for each door shall be no greater than that shown on the Basic certificate.

Shading devices: Shading devices shall be installed in accordance with the Basic certificate.

Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate.

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

DA2025/0130

DOOR SCHEDULE		
D 1	2126w x 2080h	Selected Aluminium Framed Stacking Door To fit in existing opening
Note: The Builder shall check measure the doors on site prior to ordering. All doors to comply with the requirements of the approved BASIX Certificate.		

NOTE- SELECTED POOL FENCING TO COMPLY WITH NCC NSW H7P1 & H7D2, SWIMMING POOL REGULATION 2018 & AS1926.1-2012 SAFETY BARRIERS FOR SWIMMING POOLS

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS FAULKNER

Project Name

PROPOSED ALTERATIONS + ADDITIONS

17 KANANGRA CRESCENT

LOT 2, DP 843624

CLOUTARF NSW 2093

JAH

DESIGN SERVICES

ABN 22 630 690 834

SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085

PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:

PROPOSED UPPER FLOOR PLAN

Scale: 1:100 @ A3 Date: FEBRUARY 2025

Status: DA submission Checked By: JAH

Project No: 2414 Drawing No: DA05

Plot Date: 11/02/2025



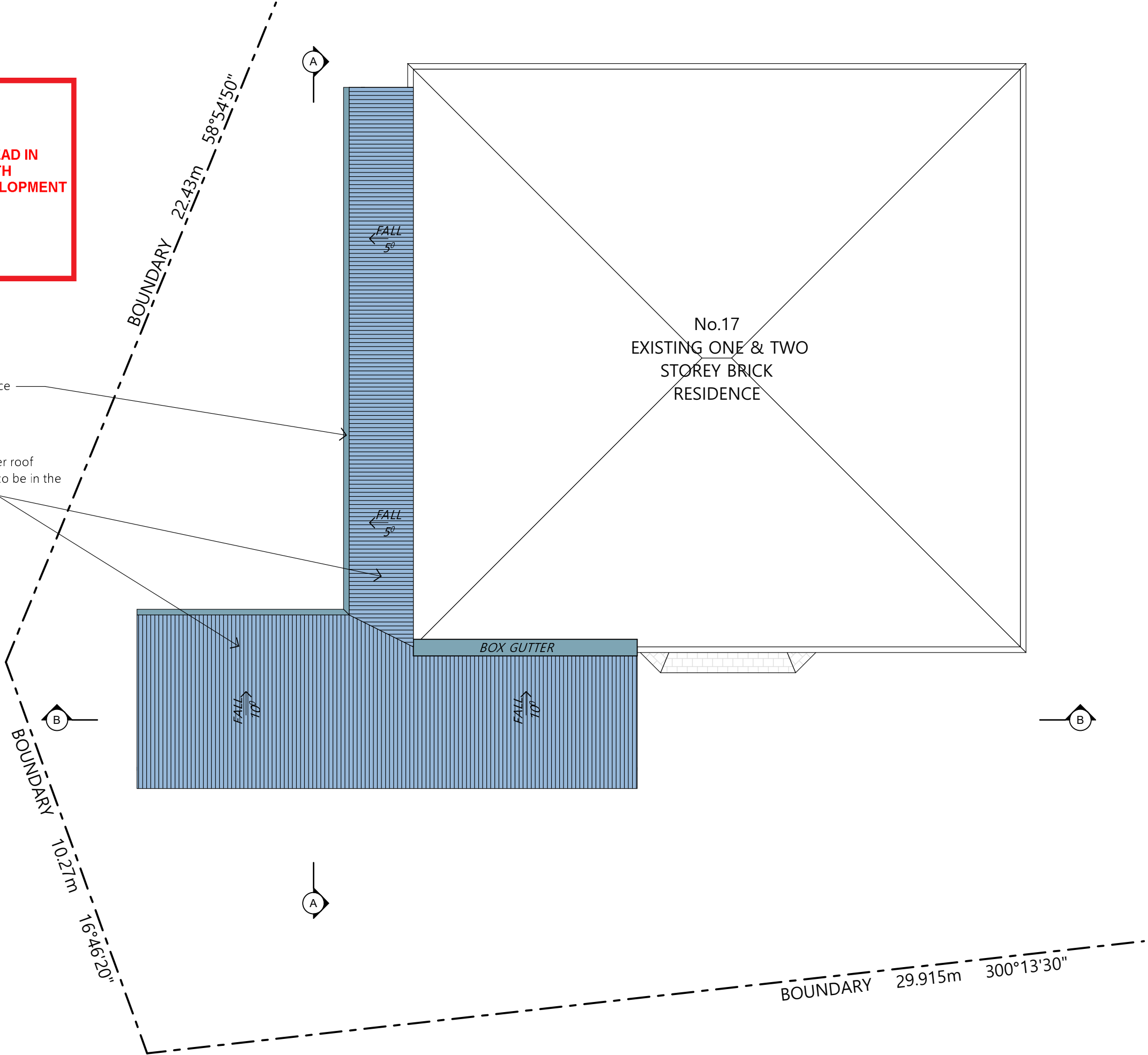
northern
beaches
council

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

DA2025/0130

Seleted Colorbond gutters and
downpipes to match existing residence

Selected Colorbond roofing on timber roof
framing to engineers details. Colour to be in the
medium/dark absorption range



1

PROPOSED FIRST FLOOR PLAN

1:100

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:

All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.

Sizes: The total area of glazing for each door shall be no greater than that shown on the Basix certificate

Shading devices: Shading devices shall be installed in accordance with the Basix certificate

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS FAULKNER


Project Name

PROPOSED ALTERATIONS + ADDITIONS

17 KANANGRA CRESCENT

LOT 2, DP 843624

CLONTARF NSW 2093



ABN 22 630 690 834

SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085

PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:

ROOF PLAN

Scale:

1:100 @ A3

Date:

FEBRUARY 2025

Status:

DA submission

Checked By:

JAH

Project No:

2414

Drawing No.:

DA06

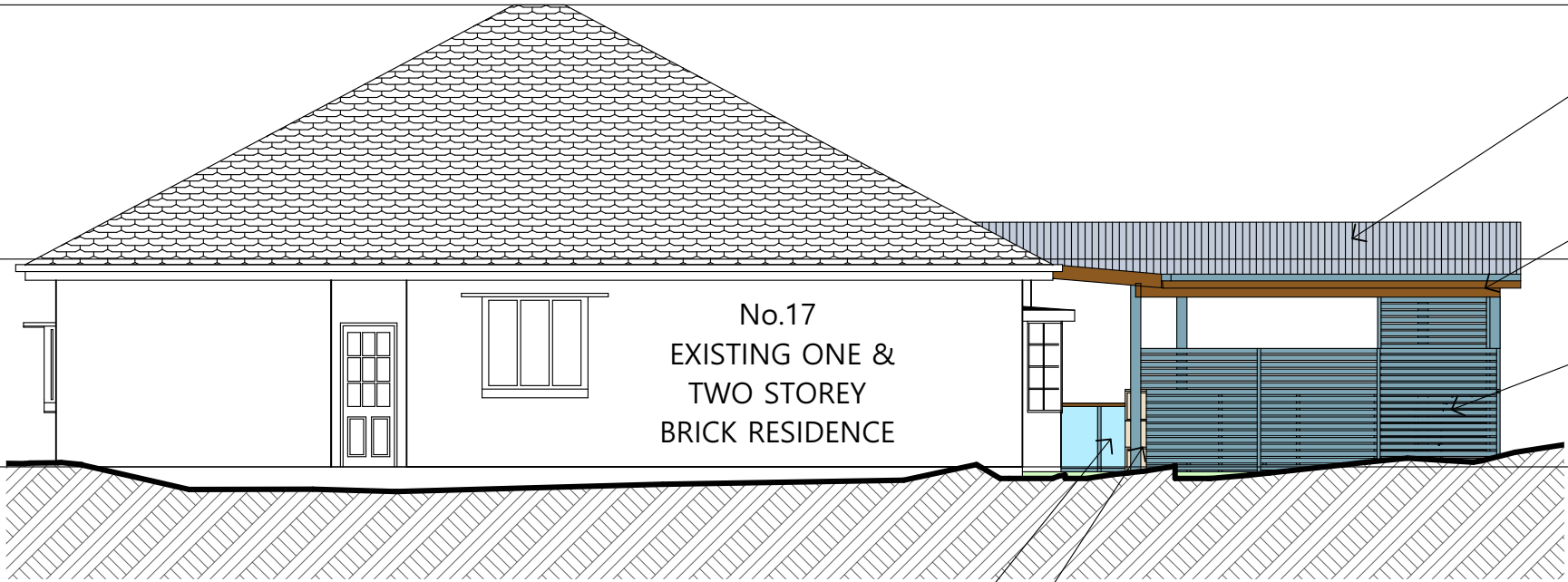
Plot Date:

11/02/2025

EXISTING RIDGE LEVEL
RL 75.53

EXISTING CEILING LEVEL
RL 71.805

EXISTING FIRST FLOOR LEVEL
RL 68.77



1

NORTH ELEVATION

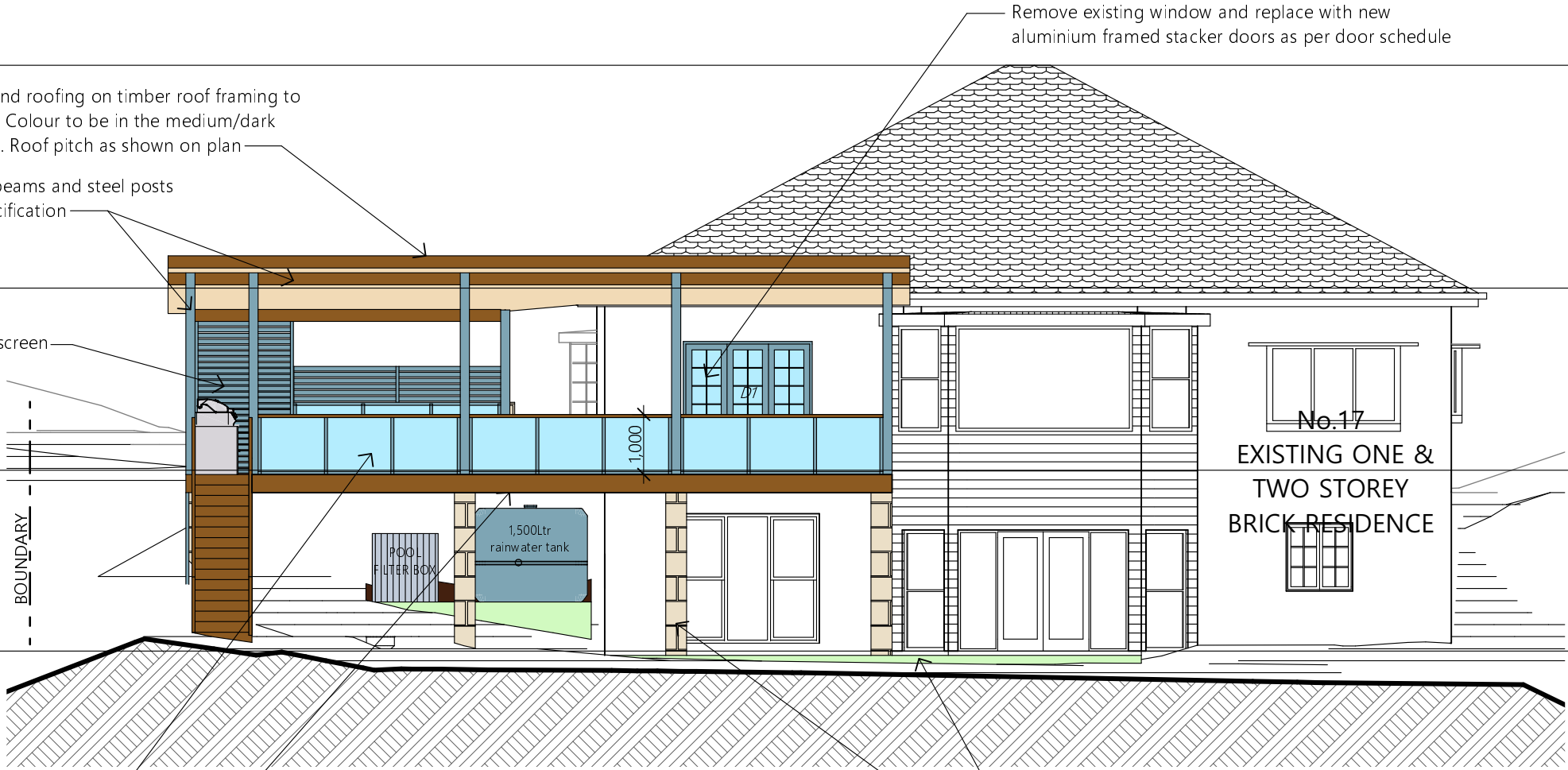
1:100

EXISTING RIDGE LEVEL
RL 75.53

EXISTING CEILING LEVEL
RL 71.805

EXISTING FIRST FLOOR LEVEL
RL 68.77

EXISTING GROUND FLOOR LEVEL
RL 65.89



2

SOUTH ELEVATION

1:100

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.
Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.
Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:

All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.
Size: The total area of glazing for each door shall be no greater than that shown on the Basix certificate.

Shading devices: Shading devices shall be installed in accordance with the Basix certificate.

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.



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

DA2025/0130

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS FAULKNER

Project Name

PROPOSED ALTERATIONS + ADDITIONS
17 KANANGRA CRESCENT
LOT 2, DP 843624
CLONTARF NSW 2093



ABN 22 630 690 834
SUITE 105, 138 NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL: jule@jahdesigns.com.au

Drawing Title:

NORTH & SOUTH ELEVATIONS

Scale: 1:100 @ A3 Date: FEBRUARY 2025

Status: DA submission Checked By: JAH

Project No: 2414 Drawing No: DA07

Plot Date: 11/02/2025

EXISTING RIDGE LEVEL
RL 75.53

Selected Colorbond roofing on timber roof framing to engineers details. Colour to be in the medium/dark absorption range. Roof pitch as shown on plan

Selected timber beams and steel posts to engineers specification

EXISTING CEILING LEVEL
RL 71.805

Selected privacy screen

Selected glazed balustrade

EXISTING FIRST FLOOR LEVEL
RL 68.77

EXISTING GROUND FLOOR LEVEL
RL 65.89

Selected stone cladding on masonry pillars to support structure of deck to engineers detail

1

EAST ELEVATION

1:100

8.5m Maximum Building Height



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

DA2025/0130

EXISTING RIDGE LEVEL
RL 75.53

No.17
EXISTING ONE &
TWO STOREY
BRICK RESIDENCE

EXISTING CEILING LEVEL
RL 71.805

EXISTING FIRST FLOOR LEVEL
RL 68.77

Selected stone base and timber posts to new covered area

Selected glass pool fencing to comply with the Swimming Pools Act 1992, Concil Codes and any relevant Australian Standards

2

WEST ELEVATION

1:100

Selected Colorbond roofing on timber roof framing to engineers details. Colour to be in the medium/dark absorption range. Roof pitch as shown on plan

Selected timber beams and steel posts to engineers specification

Selected privacy screens

Selected glazed balustrade

Selected fc sheeting on timber framing

NOTES
All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:
Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.
Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.
Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:
All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.
Sizes: The total area of glazing for each door shall be no greater than that shown on the Basix certificate

Shading devices: Shading devices shall be installed in accordance with the Basix certificate

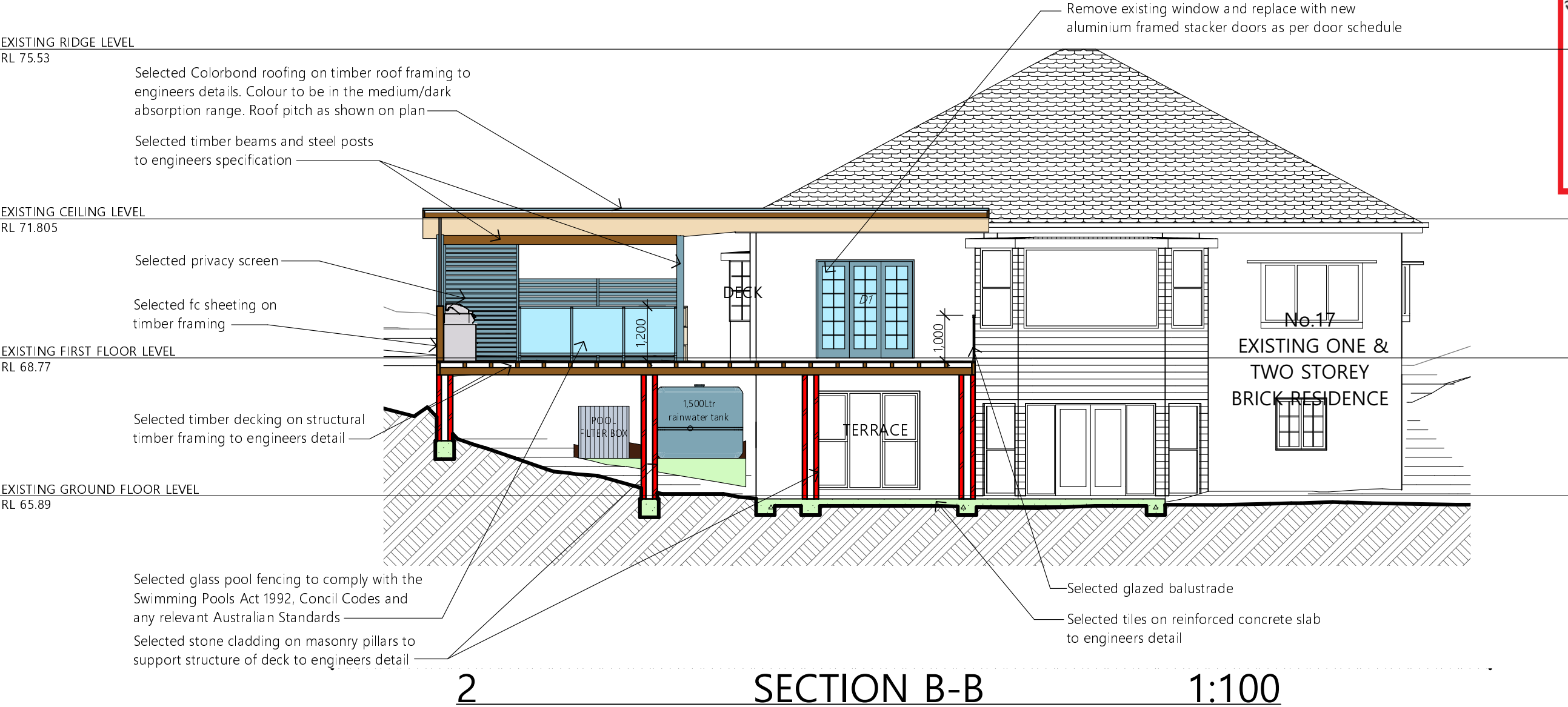
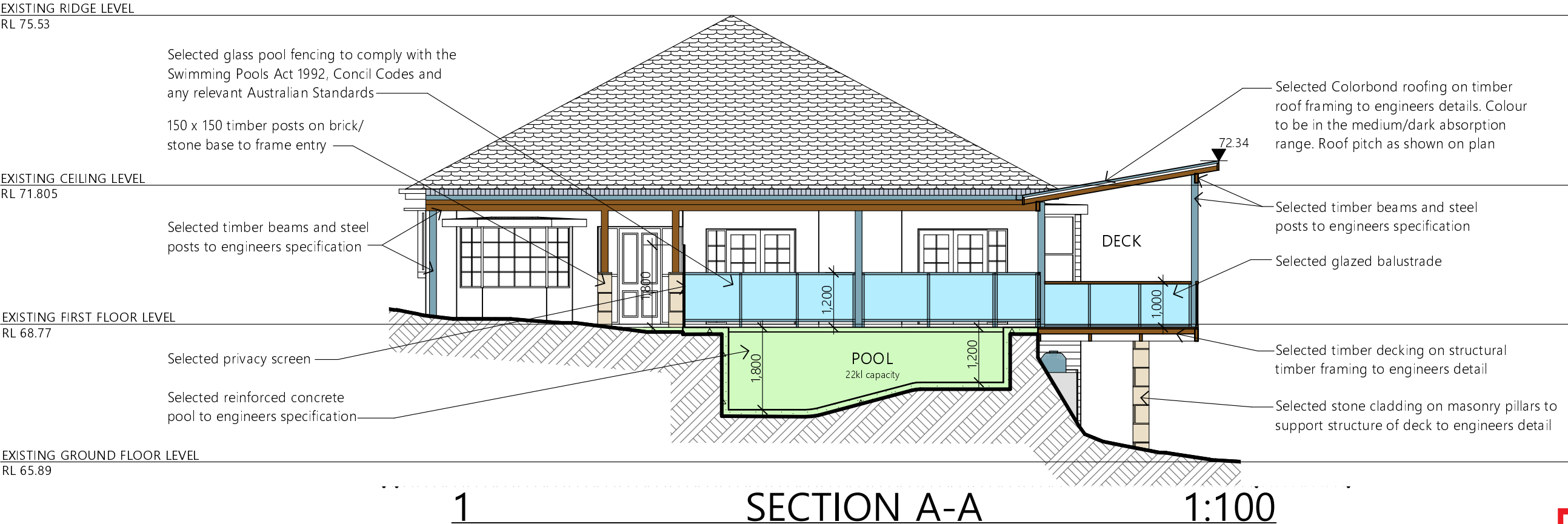
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

COPYRIGHT
This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client
MR + MRS FAULKNER
Project Name
PROPOSED ALTERATIONS + ADDITIONS
17 KANANGRA CRESCENT
LOT 2, DP 843624
CLONTARF NSW 2093

JAH
DESIGN SERVICES
ABN 22 630 690 834
SUITE 105, 138 NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:
EAST & WEST ELEVATIONS
Scale: 1:100 @ A3 Date: FEBRUARY 2025
Status: DA submission Checked By: JAH
Project No: 2414 Drawing No: DA08
Plot Date: 11/02/2025



NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENT:

Alternative Water: A minimum of a 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Spa: Maximum size spa shall be 1.8 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS: All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.

Sizes: The total area of glazing for each door shall be no greater than that shown on the Basix certificate

Shading devices: Shading devices shall be installed in accordance with the Basix certificate

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

 **northern beaches council**

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

DA2025/0130

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS FAULKNER

Project Name

PROPOSED ALTERATIONS + ADDITIONS

17 KANANGRA CRESCENT

LOT 2, DP 843624

CLOUTARF NSW 2093

 **JAH DESIGN SERVICES**

ABN 22 630 690 834

SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085

PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:

SECTIONS

Scale:	1:100 @ A3	Date:	FEBRUARY 2025
Status:	DA submission	Checked By:	JAH
Project No:	2414	Drawing No:	DA09
Plot Date:	11/02/2025		