

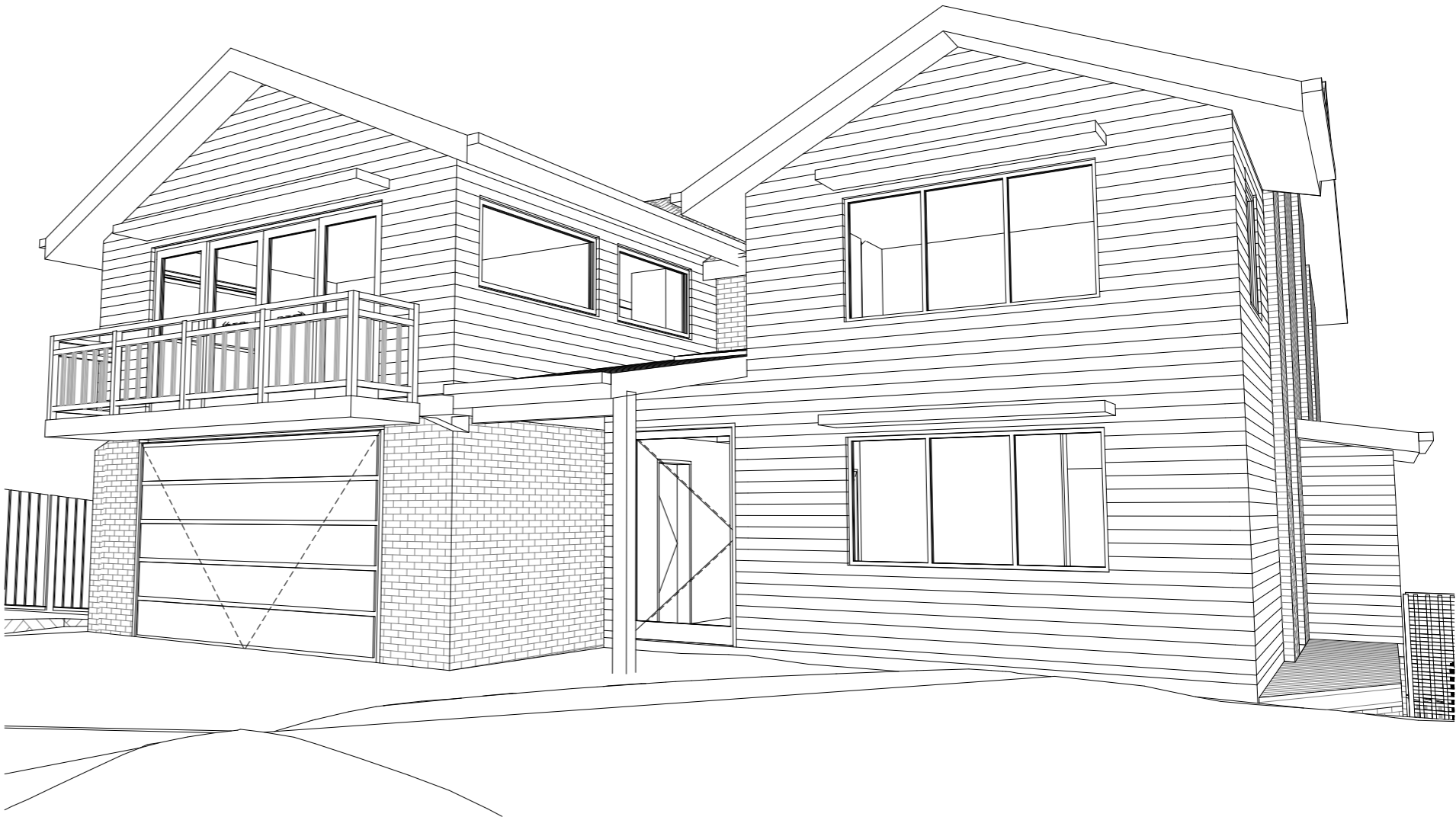
DEVELOPMENT APPLICATION

57 PARNI PLACE, FRENCHS FOREST 2086



SUBJECT SITE

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DA.04	EXISTING ROOF PLAN
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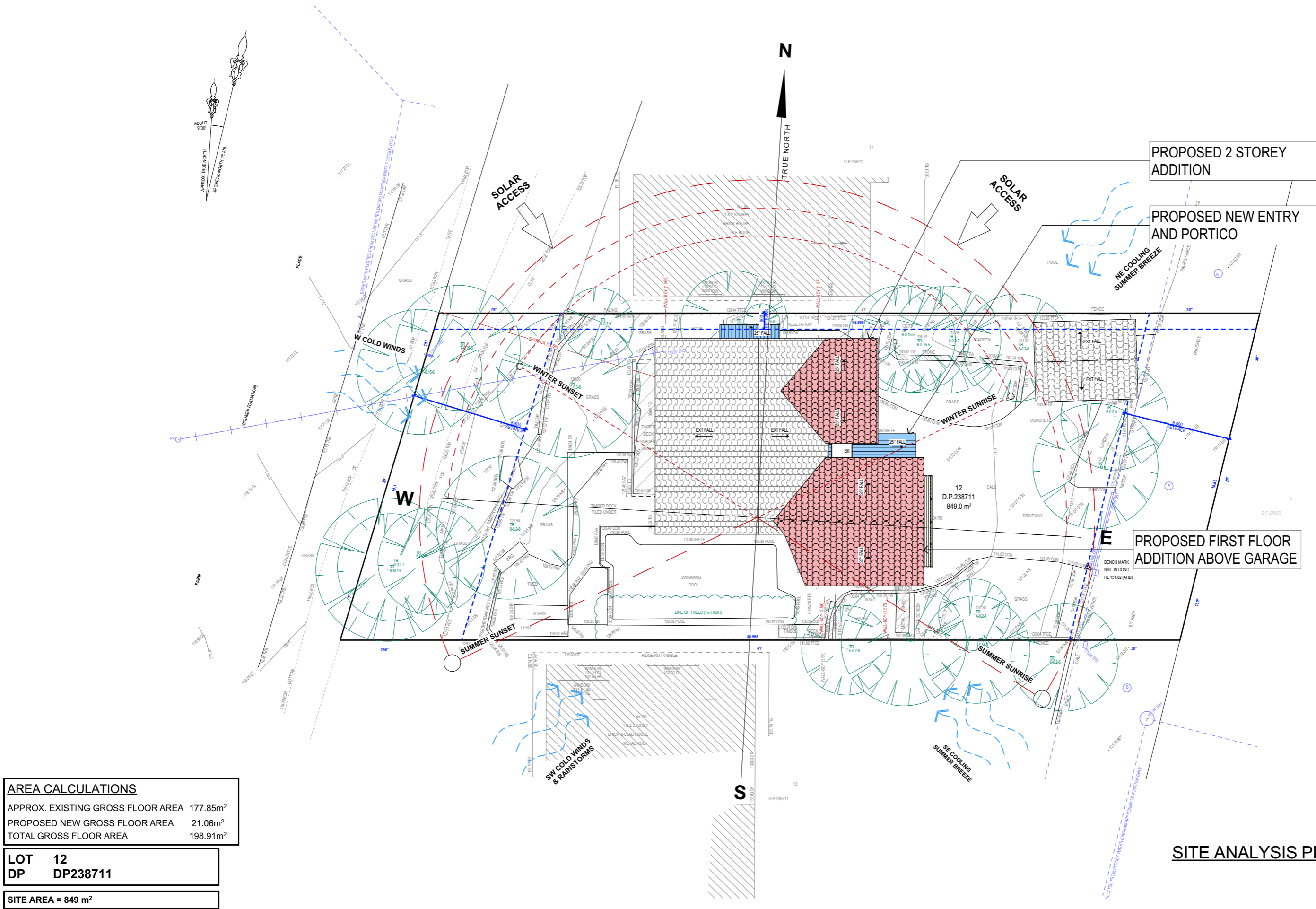


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AREA CALCULATIONS	
APPROX. EXISTING GROSS FLOOR AREA	177.85m²
PROPOSED NEW GROSS FLOOR AREA	21.06m²
TOTAL GROSS FLOOR AREA	198.91m²
LOT 12	
DP DP238711	
SITE AREA = 849 m²	

TRUE NORTH: 	NOTES (E & OE)
	<ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions & Levels are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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www.jjdrafting.com.au	
REV:	DATE:
A	28/05/25
DESCRIPTION:	
DEVELOPMENT APPLICATION	

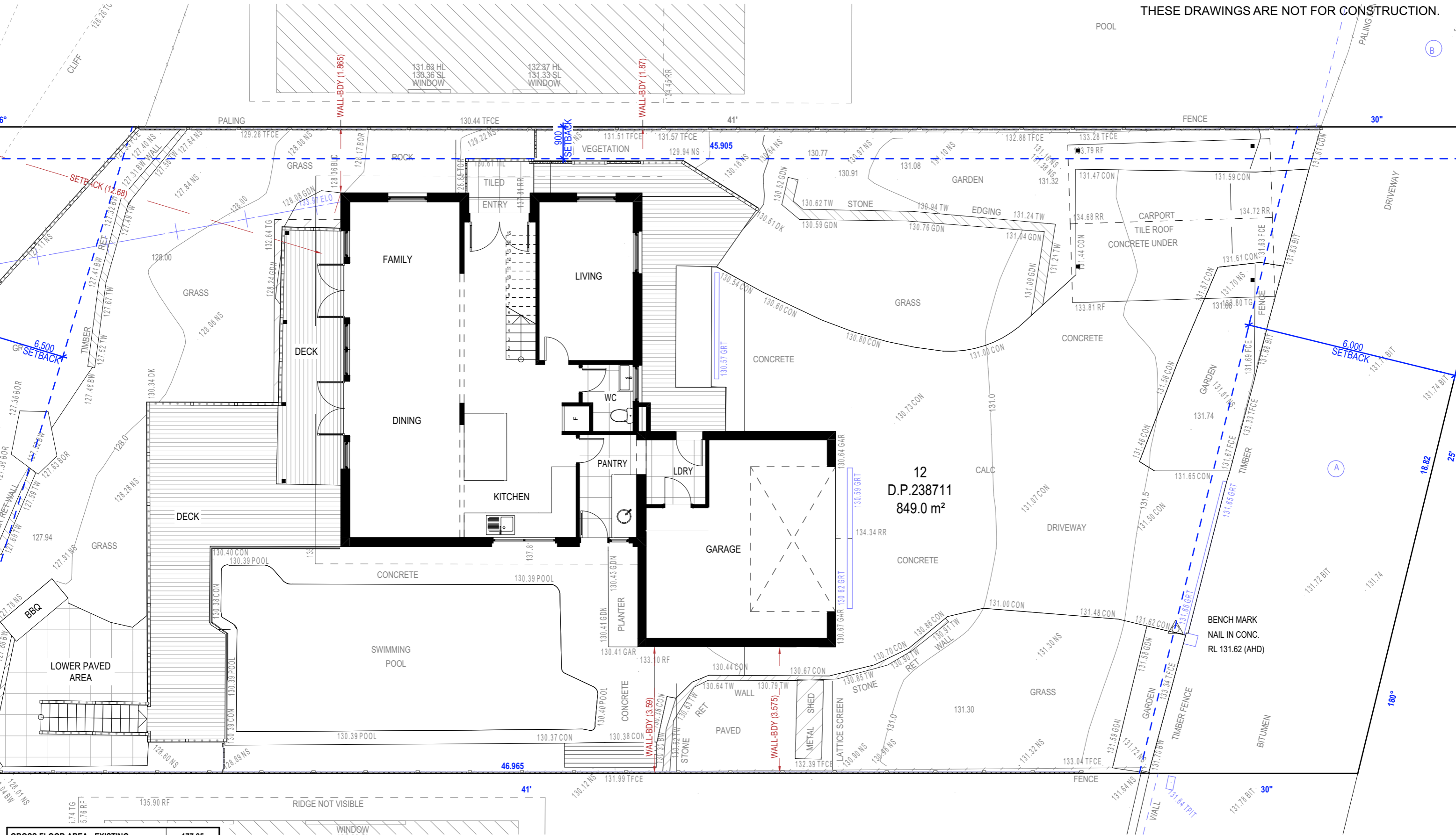
PROPOSED ALTERATIONS AND ADDITIONS
57 Parri Place Frenchs Forest
CLIENT:
Sophia Dafaur
DRAWING TITLE:
SITE ANALYSIS PLAN

JOB No:
1346/25

DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:200 @ A3
DRAWING No:
DA.01

	ACCREDITED
	BUILDING DESIGNER
CHECKED BY:	
JJ	



GROSS FLOOR AREA - EXISTING	177.85
GROSS FLOOR AREA - PROPOSED	21.06

EXISTING GROUND FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
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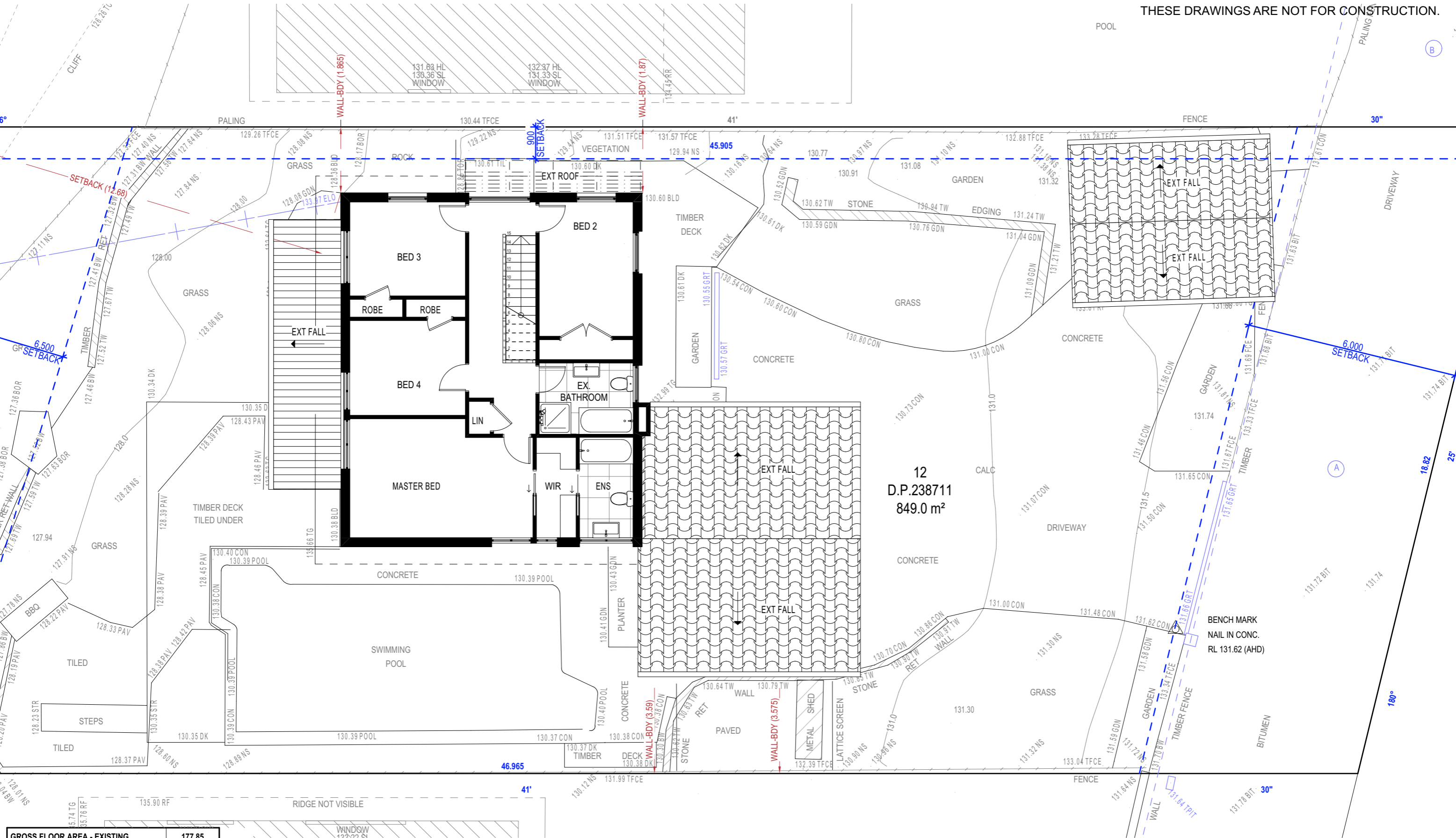
PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur
DRAWING TITLE:
EXISTING GROUND FLOOR PLAN

JOB No:
1346/25

DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.02

ACCREDITED
BUILDING DESIGNER
CHECKED BY:
JJ



GROSS FLOOR AREA - EXISTING	177.85
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GROSS FLOOR AREA - PROPOSED	21.06
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EXISTING FIRST FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

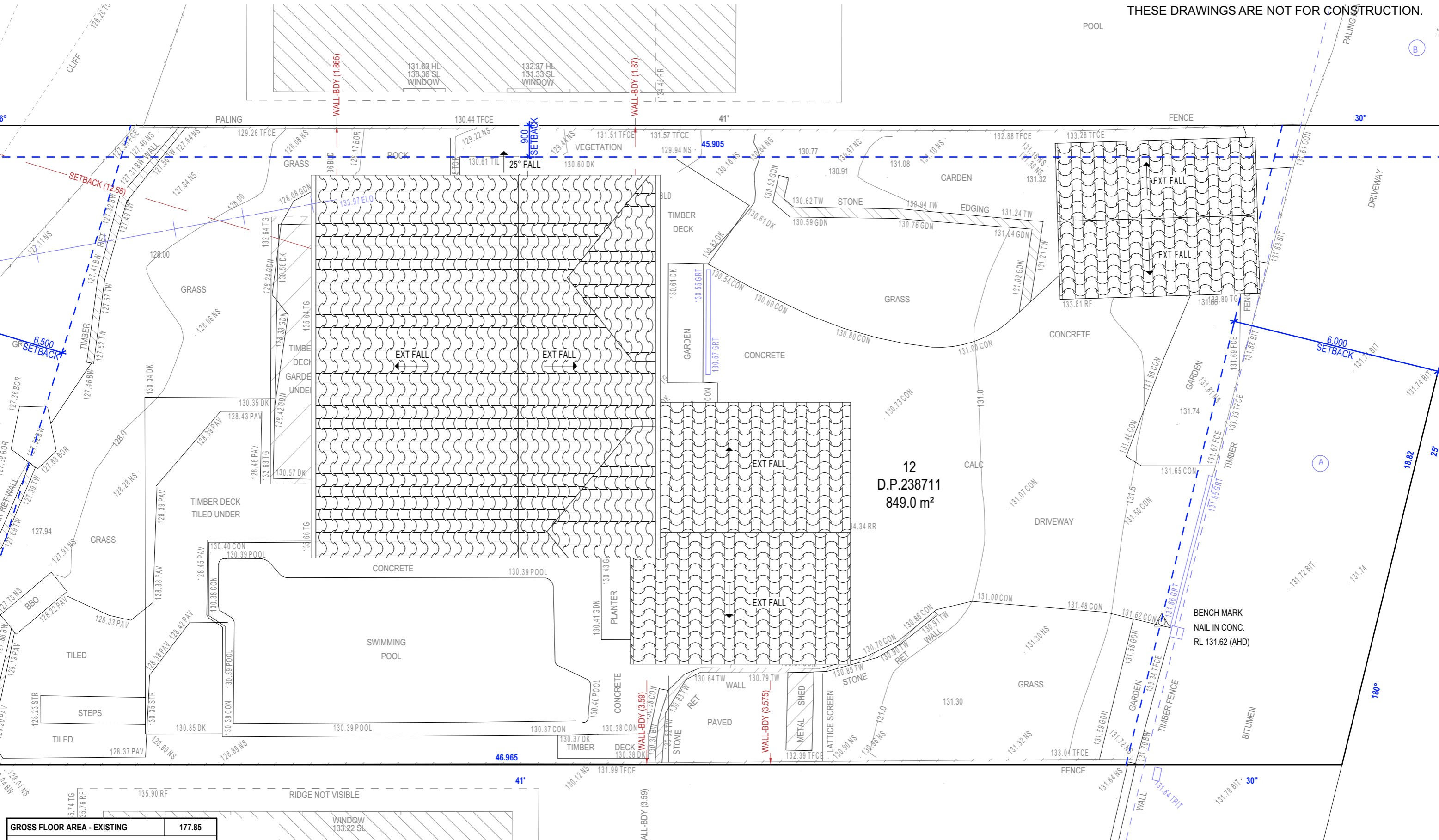
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REV:	DATE:	DESCRIPTION:
A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS 57 Parni Place Frenchs Forest CLIENT: Sophia Dafaur	JOB No: 1346/25	DRAWN BY: PP	SCALE: 1:100 @ A3
DRAWING TITLE: EXISTING FIRST FLOOR PLAN	DATE: APR/25	DRAWING No: DA.03	CHECKED BY: JJ



GROSS FLOOR AREA - EXISTING	177.85

GROSS FLOOR AREA - PROPOSED	21.06

EXISTING ROOF PLAN

TRUE NORTH:

NOTES (E & OE)

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A	28/05/25	DEVELOPMENT APPLICATION

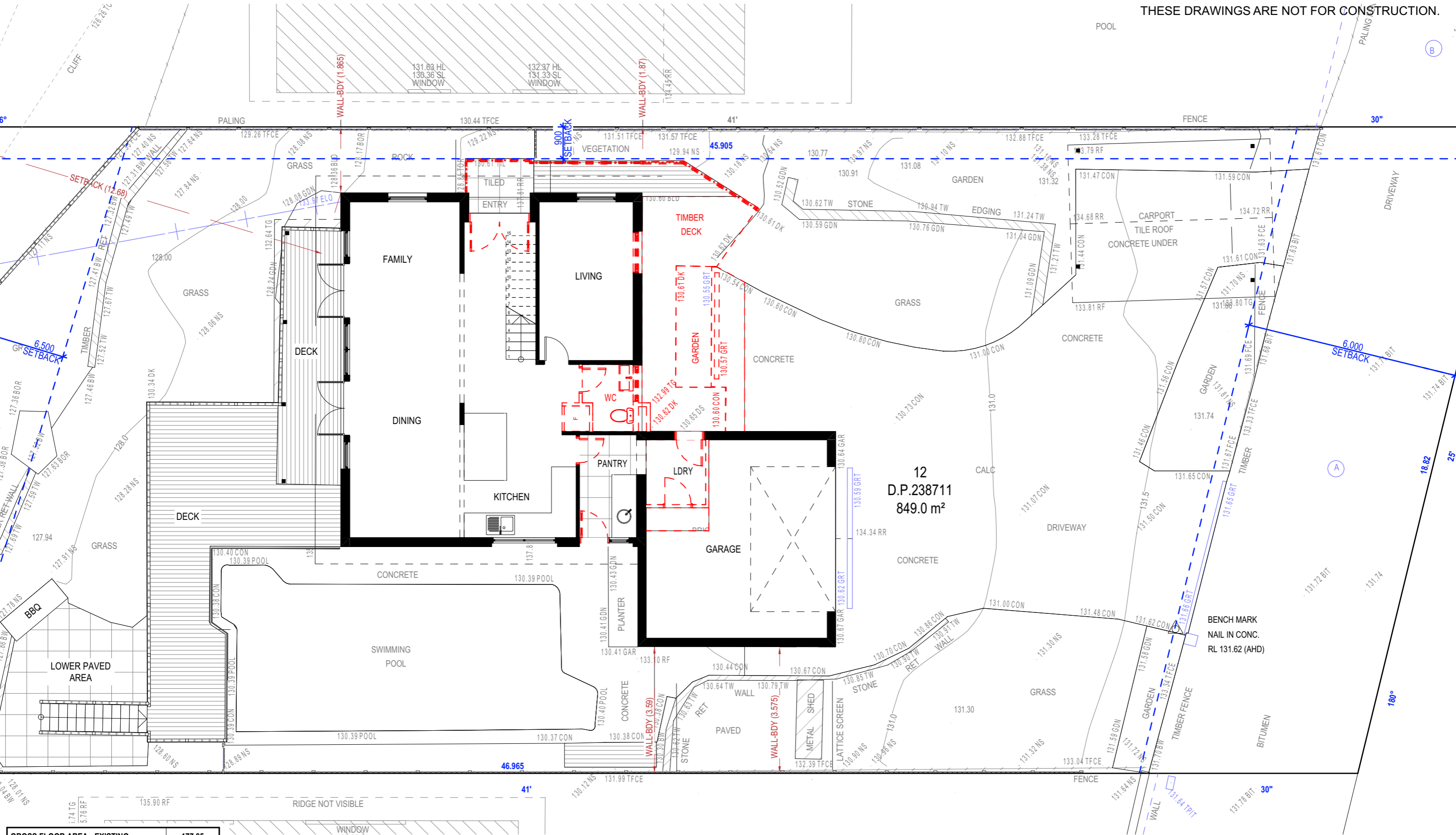
PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur
DRAWING TITLE:
EXISTING ROOF PLAN

JOB No:
1346/25

DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.04

ACCREDITED
BUILDING DESIGNER
CHECKED BY:
JJ



GROSS FLOOR AREA - EXISTING	177.85
GROSS FLOOR AREA - PROPOSED	21.06

DEMOLITION GROUND FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

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REV: A	DATE: 28/05/25	DESCRIPTION: DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS

57 Parni Place Frenchs Forest

CLIENT: Sophia Dafaur

DRAWING TITLE: DEMOLITION GROUND FLOOR PLAN

JOB No: 1346/25

DRAWN BY: PP

DATE: APR/25

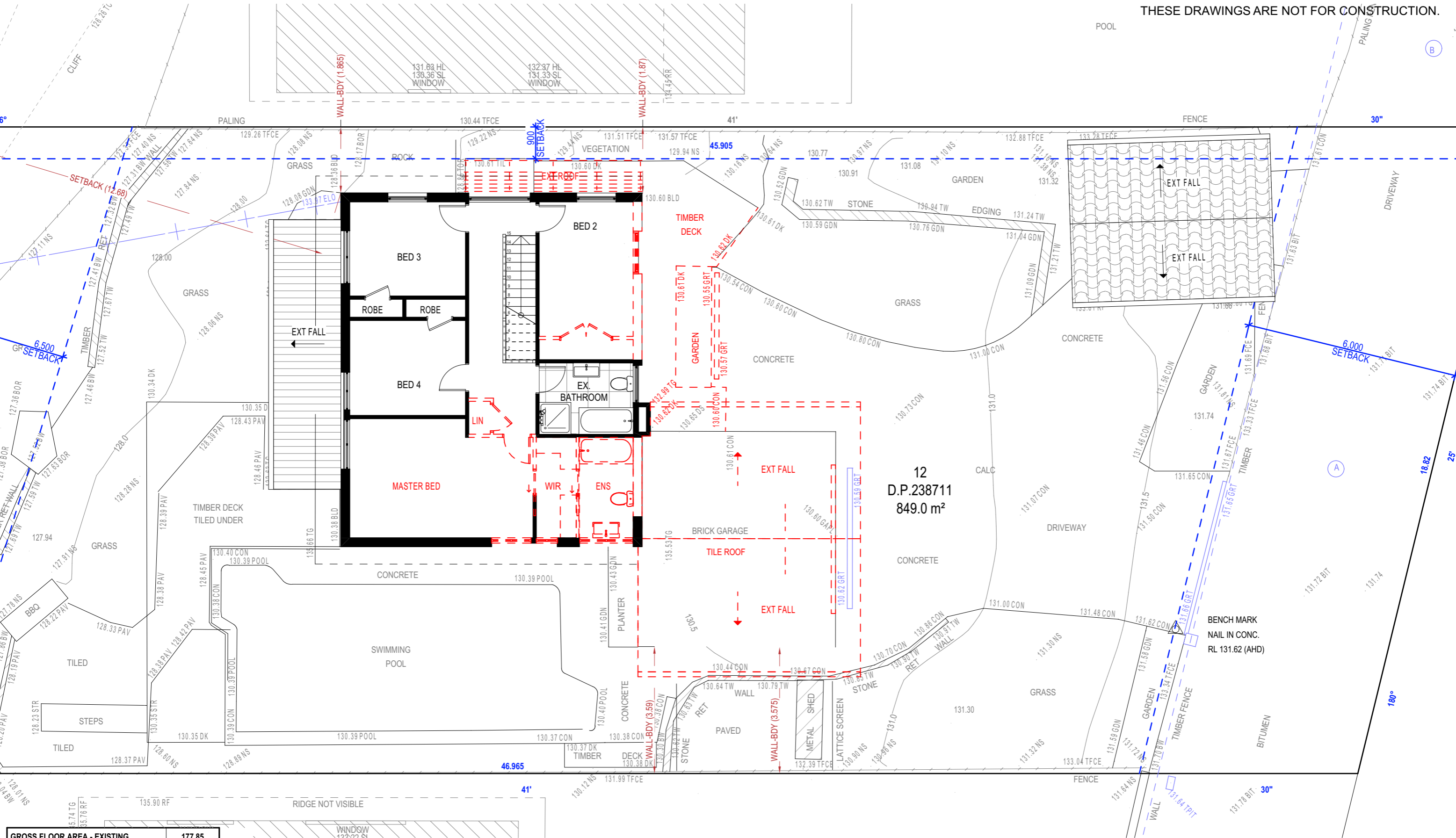
SCALE: 1:100 @ A3

DRAWING No: DA.05

CHECKED BY: JJ

bdca

ACCREDITED BUILDING DESIGNER



GROSS FLOOR AREA - EXISTING	177.85
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GROSS FLOOR AREA - PROPOSED	21.06
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DEMOLITION FIRST FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

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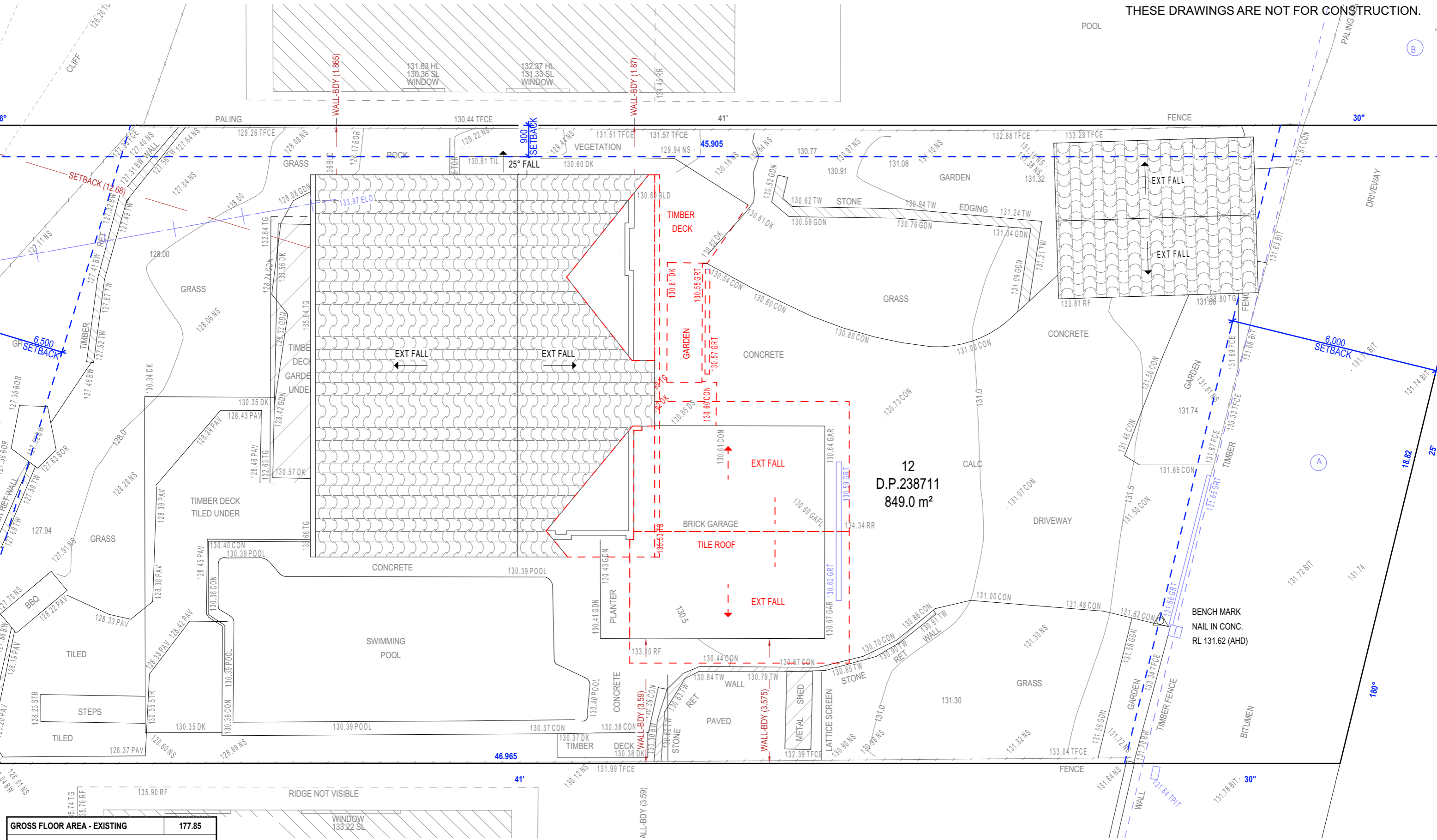
PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur
DRAWING TITLE:
DEMOLITION FIRST FLOOR PLAN

JOB No:
1346/25

DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.06

ACCREDITED
BUILDING DESIGNER
CHECKED BY:
JJ



GROSS FLOOR AREA - EXISTING	177.85
GROSS FLOOR AREA - PROPOSED	21.06

DEMOLITION ROOF PLAN

TRUE NORTH:

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
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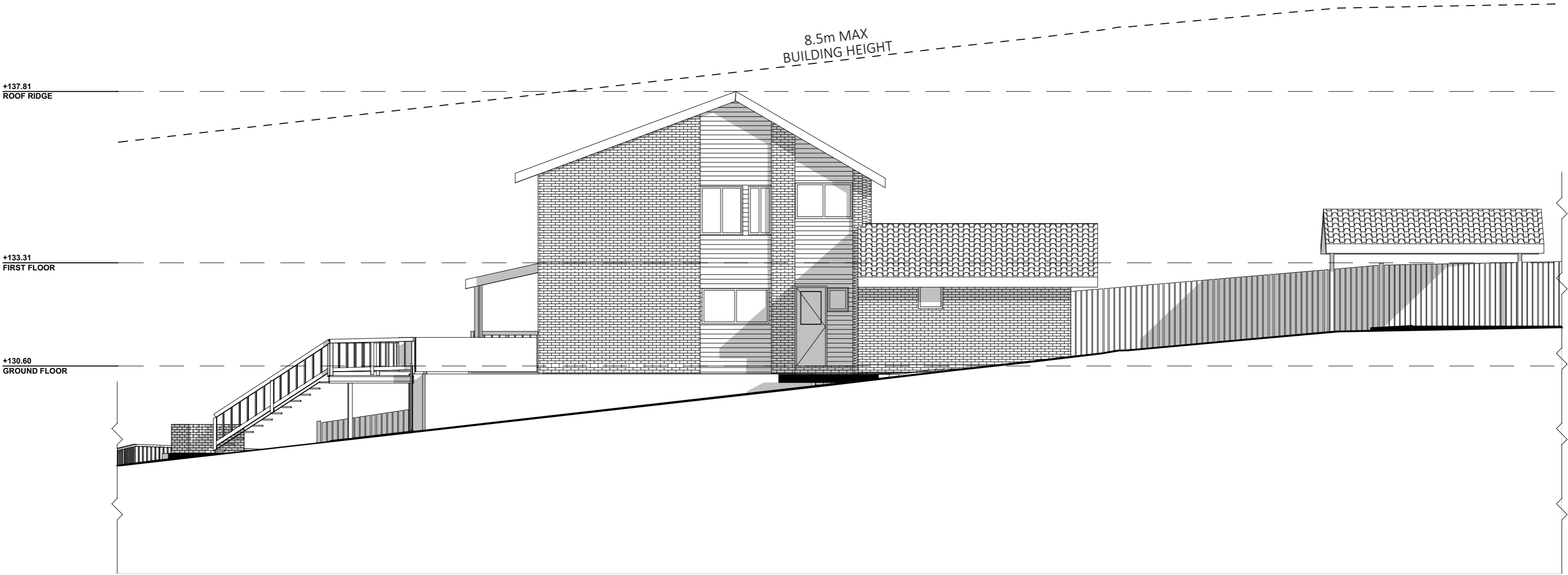
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REV:	DATE:	DESCRIPTION:
A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS 57 Parni Place Frenchs Forest CLIENT: Sophia Dafaur	JOB No: 1346/25	DRAWN BY: PP	SCALE: 1:100 @ A3
DRAWING TITLE: DEMOLITION ROOF PLAN	DATE: APR/25	DRAWING No: DA.07	CHECKED BY: JJ

ACCREDITED BUILDING DESIGNER



EXISTING SOUTH ELEVATION

<div>NOTES (E & OE)</div> <div><ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions & Levels are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</div>	

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REV:	DATE:	DESCRIPTION:
A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS

57 Parni Place Frenchs Forest

CLIENT:

Sophia Dafaur

DRAWING TITLE:

EXISTING ELEVATIONS SHEET 1

JOB No:
1346/25

DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.08

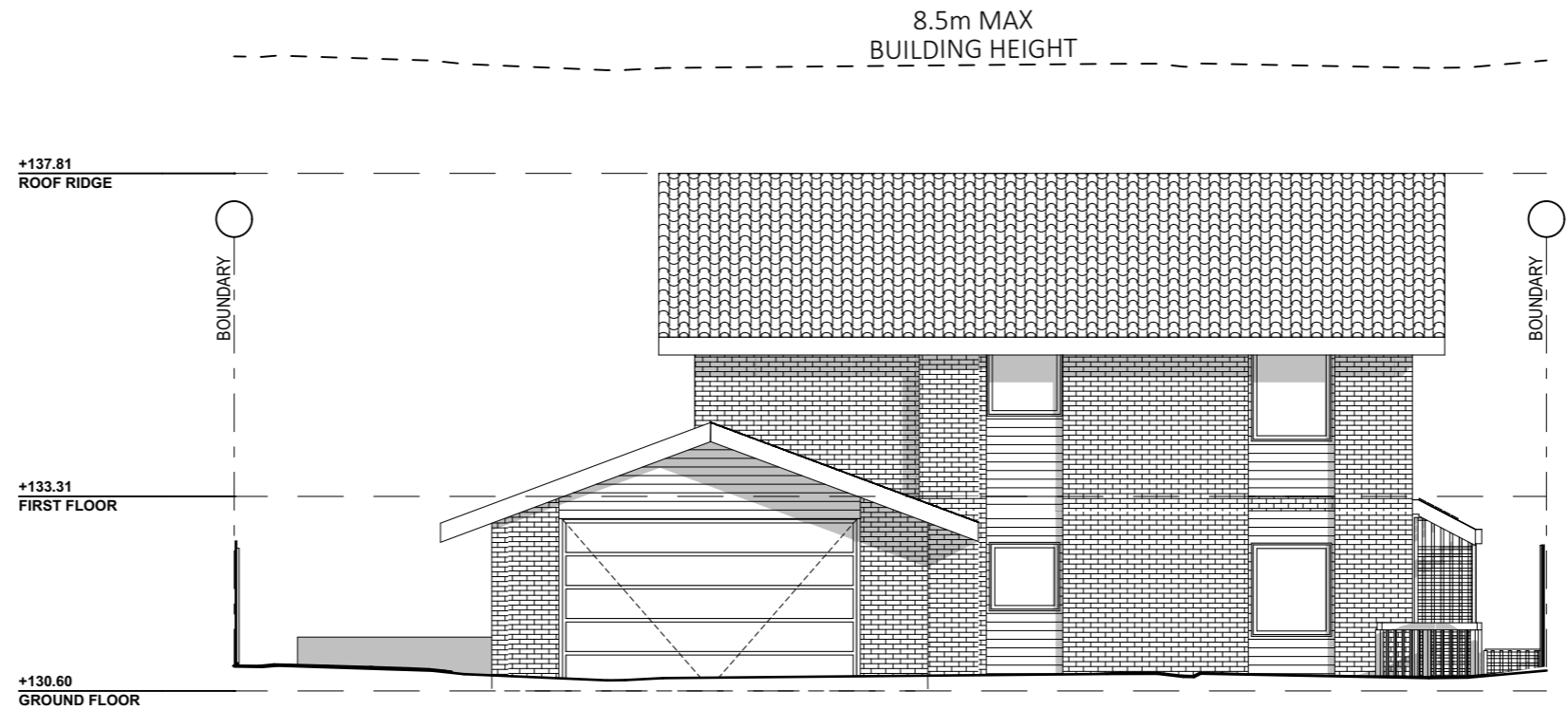
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BUILDING DESIGNER

CHECKED BY:

JJ



EXISTING EAST ELEVATION

<div>NOTES (E & OE)</div> <div><ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions & Levels are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</div>	

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REV:	DATE:	DESCRIPTION:
A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS

57 Parni Place Frenchs Forest

CLIENT:

Sophia Dafaur

DRAWING TITLE:

EXISTING ELEVATIONS SHEET 2

JOB No:
1346/25

DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.09

bdca

ACCREDITED

BUILDING DESIGNER

CHECKED BY:

JJ



EXISTING NORTH ELEVATION

<div>NOTES (E & OE)</div> <div><ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions & Levels are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</div>	

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REV:	DATE:	DESCRIPTION:
A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS 57 Parni Place Frenchs Forest CLIENT: Sophia Dafaur	DRAWING TITLE: EXISTING ELEVATIONS SHEET 3
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JOB No: 1346/25

DRAWN BY: PP
DATE: APR/25

SCALE: 1:100 @ A3
DRAWING No: DA.10


ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ



NOTES (E & OE)

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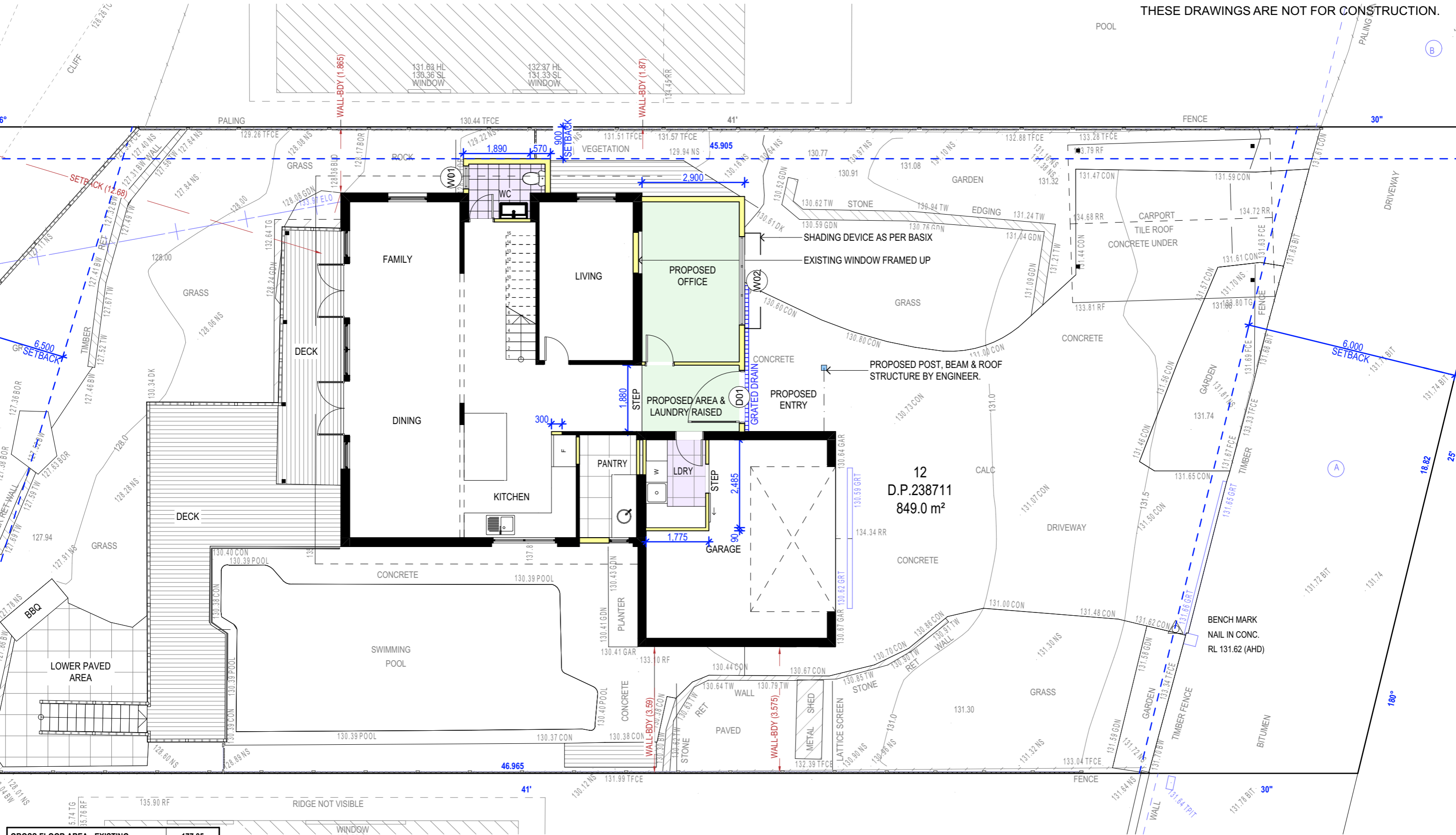
PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur
DRAWING TITLE:
EXISTING ELEVATIONS SHEET 4

JOB No:
1346/25

DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.11

bdca
ACCREDITED
BUILDING DESIGNER
CHECKED BY:
JJ



GROSS FLOOR AREA - EXISTING	177.85
GROSS FLOOR AREA - PROPOSED	21.06

PROPOSED GROUND FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

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REV:	DATE:	DESCRIPTION:
A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS

57 Parni Place Frenchs Forest

CLIENT:
Sophia Dafaur

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

JOB No:
1346/25

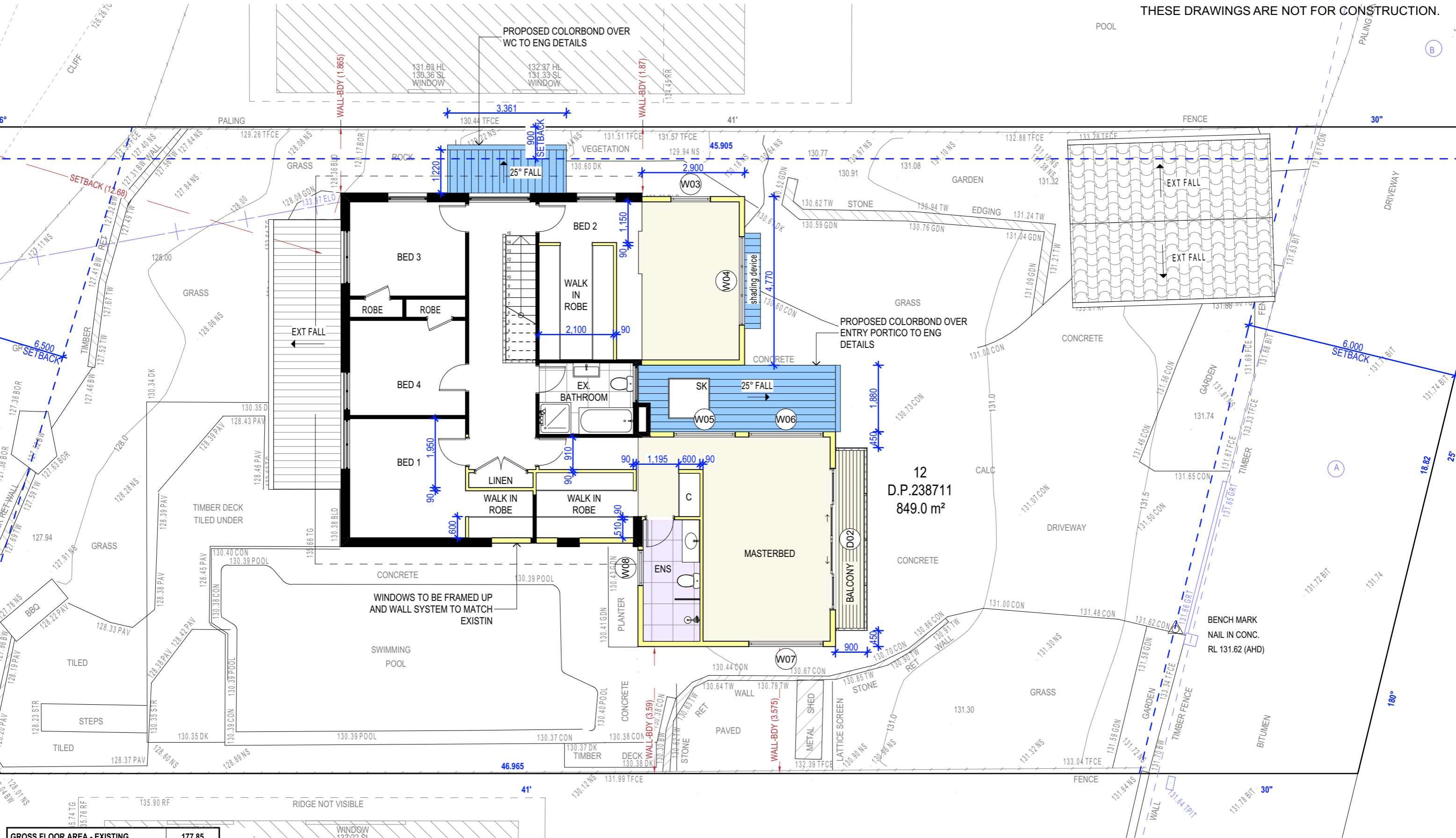
DRAWN BY:
PP

DATE:
APR/25

SCALE:
1:100 @ A3

DRAWING No:
DA.12

CHECKED BY:
JJ



GROSS FLOOR AREA - EXISTING	177.85
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GROSS FLOOR AREA - PROPOSED	21.06
-----------------------------	-------

PROPOSED FIRST FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

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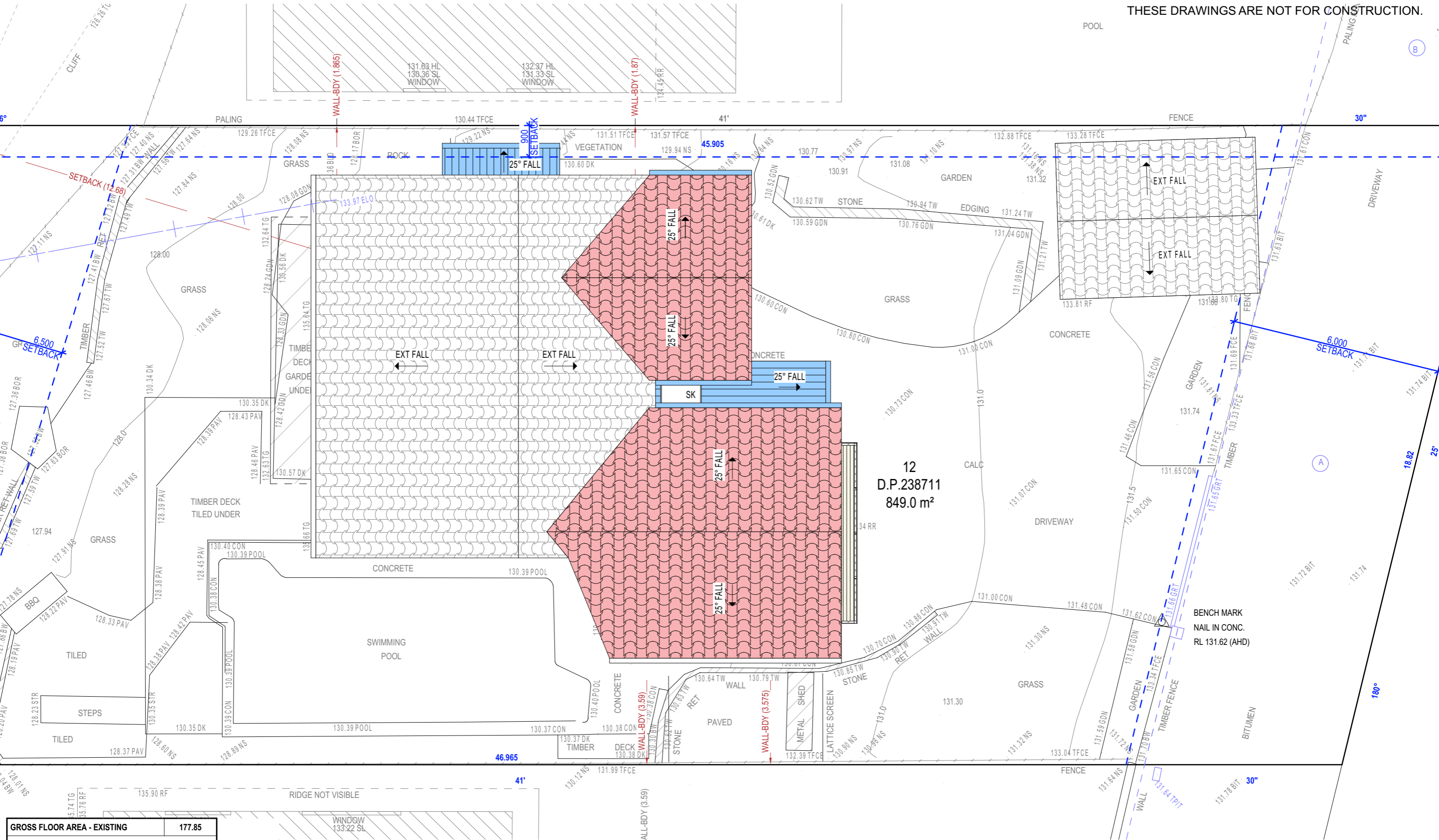
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REV:	DATE:	DESCRIPTION:
A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS 57 Parni Place Frenchs Forest CLIENT: Sophia Dafaur	JOB No: 1346/25	DRAWN BY: PP	SCALE: 1:100 @ A3
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN	DATE: APR/25	DRAWING No: DA.13	CHECKED BY: JJ

ACCREDITED BUILDING DESIGNER



GROSS FLOOR AREA - EXISTING	177.85
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GROSS FLOOR AREA - PROPOSED	21.06
-----------------------------	-------

PROPOSED ROOF PLAN

TRUE NORTH:

NOTES (E & OE)

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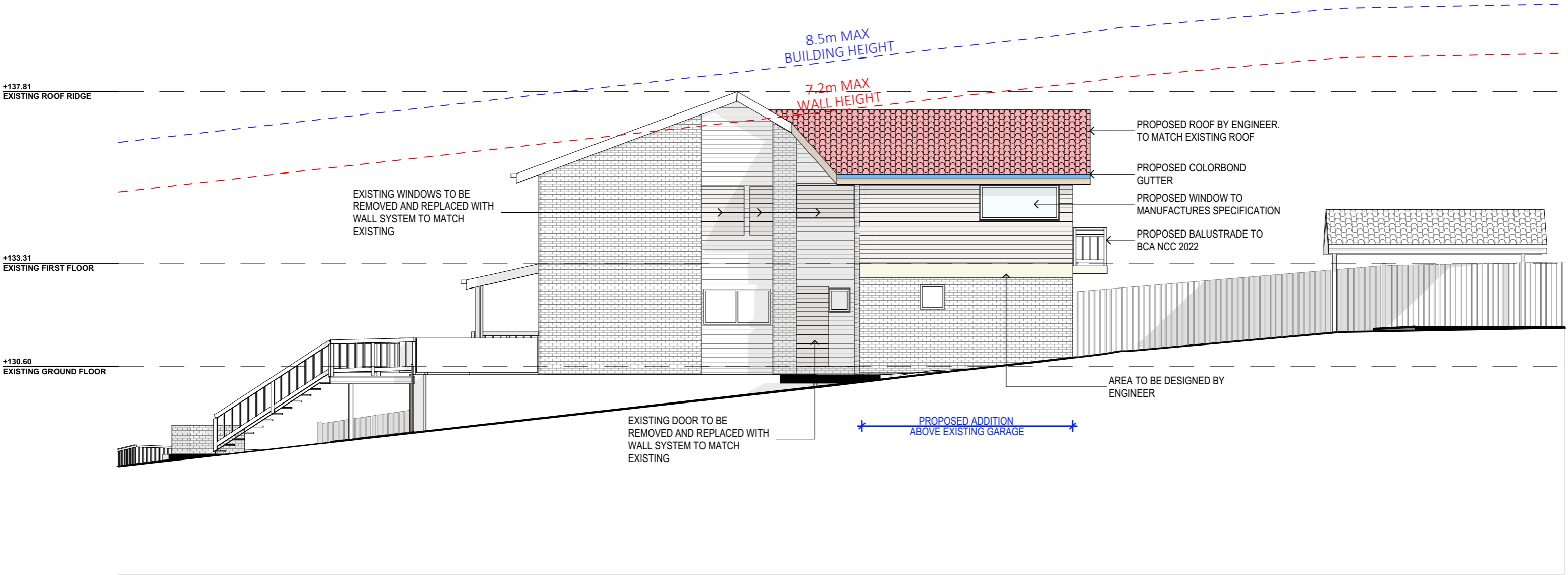
PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur
DRAWING TITLE:
PROPOSED ROOF PLAN

JOB No:
1346/25

DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.14

ACCREDITED
BUILDING DESIGNER
CHECKED BY:
JJ



PROPOSED SOUTH ELEVATION

NOTES (E & OE)	
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PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 1

JOB No:
1346/25

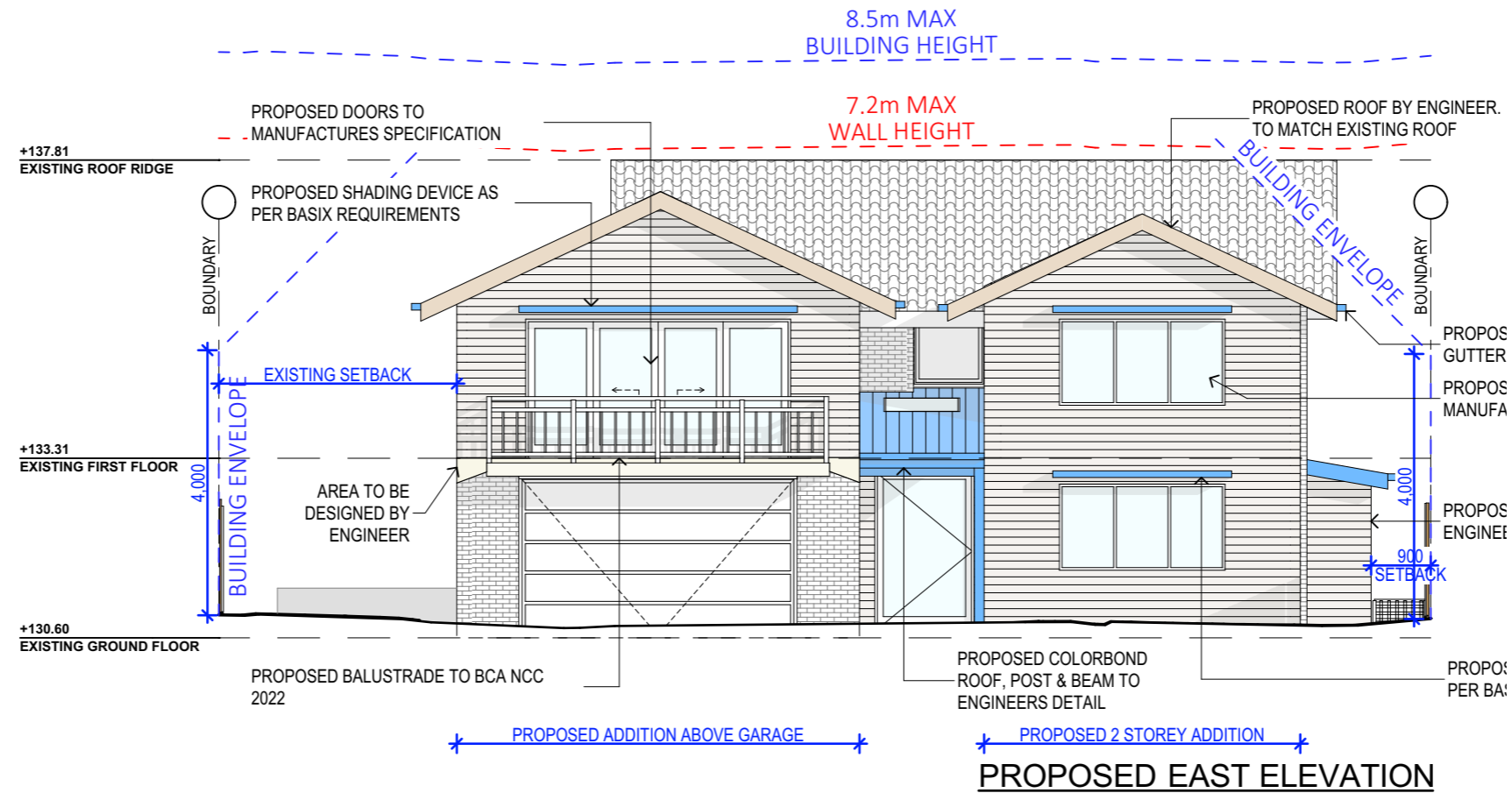
DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.15

bdac

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BUILDING DESIGNER

CHECKED BY:
JJ



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions & Levels are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting
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REV:	DATE:	DESCRIPTION:
A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 2

JOB No:
1346/25

DRAWN BY:
PP

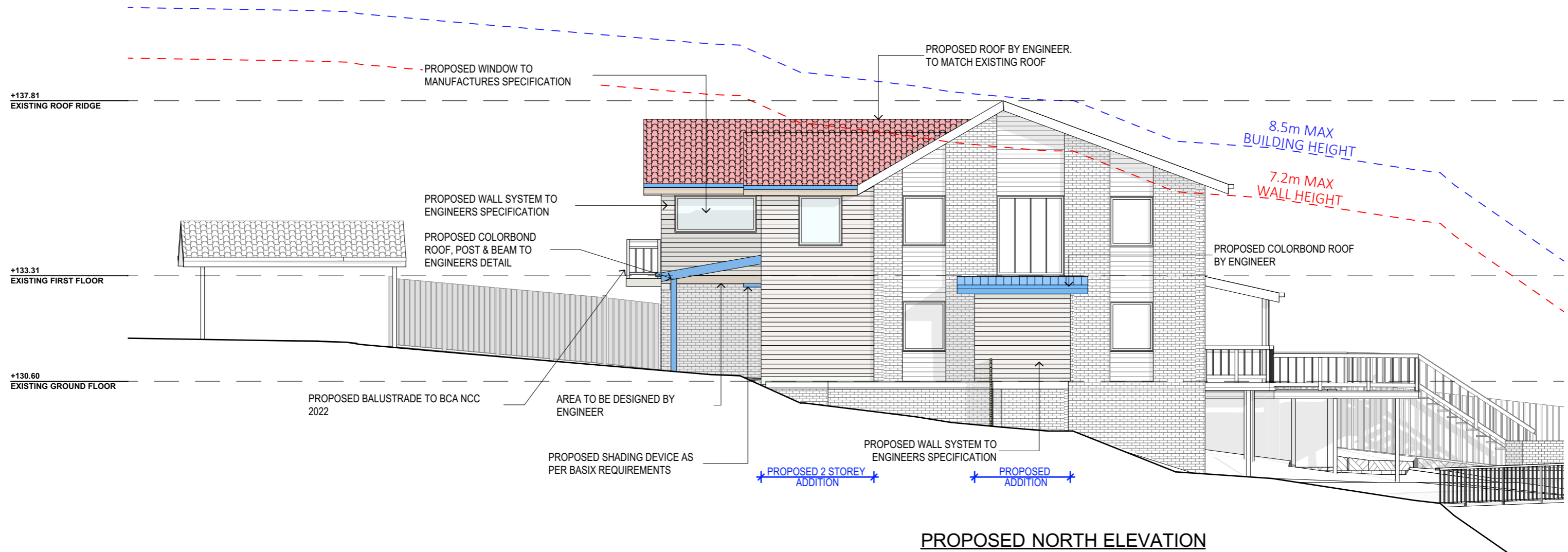
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APR/25

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NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 3

JOB No:
1346/25

DRAWN BY:
PP

DATE:
APR/25

SCALE:
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DRAWING No:
DA.17

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PROPOSED WEST ELEVATION

NOTES (E & OE)	
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● New materials are to be used throughout unless otherwise noted.	
● Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	

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PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 4

JOB No:
1346/25

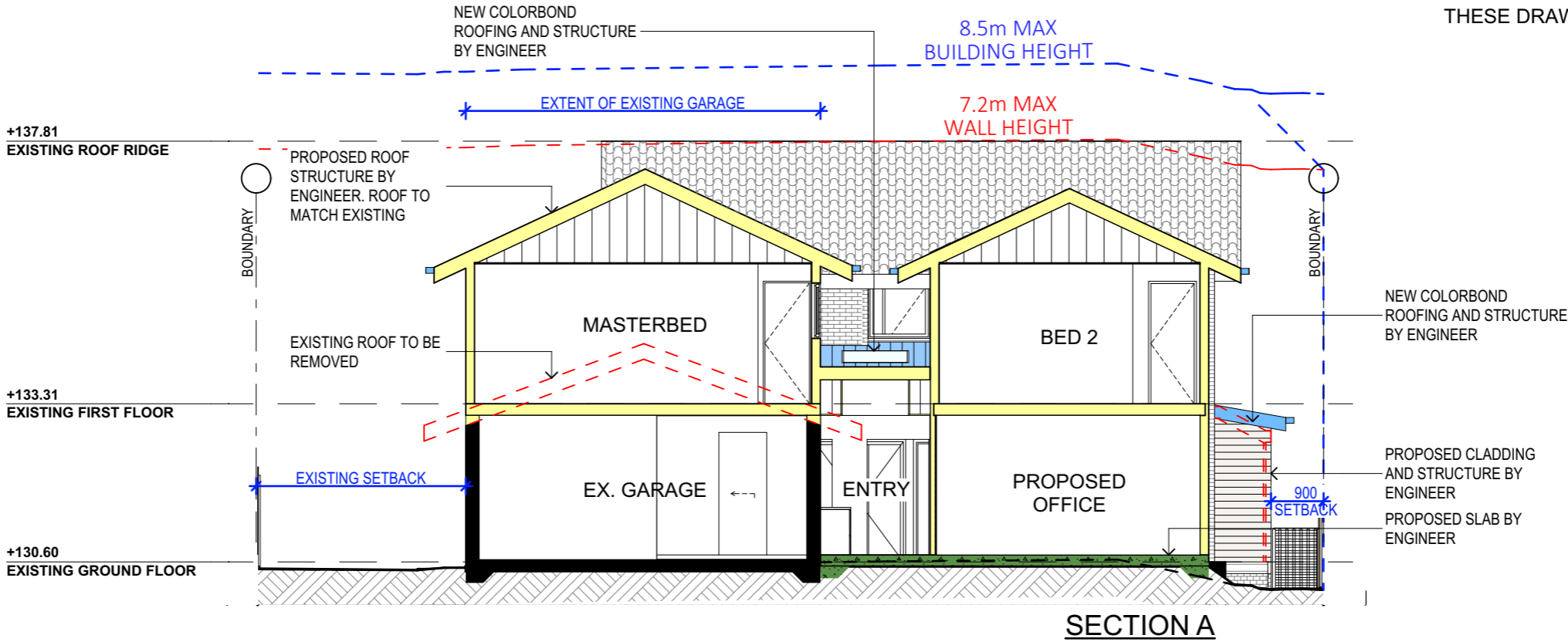
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DATE:
APR/25

SCALE:
1:100 @ A3
DRAWING No:
DA.18

bdca

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BUILDING DESIGNER

CHECKED BY:
JJ



SPECIFICATION NOTES

INTERNAL LINING

- PROVIDE PLASTERBOARD LINING.
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

EXTERNAL WALLS:

- BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING.
- ALL EXTERNAL WALL CLADDINGS MUST BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2022 - ABCB HOUSING PROVISIONS PART 7, AS1684 AND ALL RELEVANT CODEMARK CERTIFICATES.
- ROOF AND WALL CLADDING INSTALLATION TO NCC 2022 H1D7 & AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.

CONDENSATION MANAGEMENT:

- CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC 2022 - HOUSING PROVISIONS PART 10.8.

FLOOR:

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870.
- FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.

WET AREAS:

- ALL WATERPROOFING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
- WATERPROOF INSTALLATION NCC (2022): HOUSING PROVISIONS PART 10, AS 3740 WATERPROOFING OF DOMESTIC WET AREAS (INTERNAL) & AS 4654 WATERPROOF MEMBRANES FOR EXTERNAL USE.

BEARERS AND JOISTS:

- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

ANT CAPS:

- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:

- COLORBOND ROOF CLADDING
- METAL ROOF DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 7, AS 1562.

ROOF TILES OR SHINGLES:

- NCC 2022 - ABCB HOUSING PROVISIONS PART 7.3.

CONCRETE:

- SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 4 .2.10.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.

BRICK AND BLOCKWORK:

- MASONRY STRUCTURES TO NCC 2022 - ABCB HOUSING PROVISIONS PART 5 & AS 3700 MASONRY STRUCTURES.

FOOTINGS:

- FOOTINGS TO BE IN ACCORDANCE WITH AS1480.
- FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS H1D4
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.
- RESIDENTIAL SLABS, FOOTINGS AND CONCRETE STRUCTURES TO NCC 2022 – ABCB HOUSING PROVISIONS PART 3 & 4, AS 2870 RESIDENTIAL SLABS AND FOOTING & AS 3600 CONCRETE STRUCTURES.

CARPENTRY:

- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.
- TERMITE MANAGEMENT INSTALLATION OF PERIMETER & COLLARS TO NCC 2022 - ABCB HOUSING PROVISIONS PART 3.4 & AS 3660.1 TERMITE MANAGEMENT - NEW BUILDING WORK.

TIMBER FRAMING:

- ALL EXTERNAL TIMBER FRAMED WALLS TO BE WRAPPED IN A BREATHABLE VAPOUR PERMEABLE MEMBRANE IN ACCORDANCE WITH NCC VOL.2 PART H1D6 , INSTALLED WITH AS/NZS 4200.1 & AS/NZS 4200.2.
- TIMBER FRAMING INSTALLATION TO NCC 2022 - VOL.2 PART HAD6(4), AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS/NZS 1170 STRUCTURAL DESIGN ACTIONS.
- GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.
- SUBFLOOR VENTILATION SHALL CONFORM TO NCC 2022 - ABCB HOUSING PRIVIONS PART 6.2
- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.
- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION.
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.

STEEL FRAMING:

- ALL STEEL FRAMING TO NCC 2022 - VOL.2 PARTH1D6(3), AS 4100 STEEL STRUCTURES, AS/NZS 4600 COLD-FORMED STEEL STRUCTURES & NASH STANDARD.

TERMITE CONTROL:

- TO BE IN ACCORDANCE WITH TO AS3660.1
- SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISION PART 3.4

FLASHING AND CAPPINGS:

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.
- DAMP PROOF COURSE AND FLASHINGS TO NCC 2022 - VOL.2 PART H2 & AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS.

CONCRETE BLOCKS OR BRICKS:

- TO COMPLY WITH TO AS4455 MASONRY BUILDING BLOCKS/PAVER.

LIGHTING:

- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

DOORS & WINDOWS:

- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS.
- ALUMINIUM FRAMED WINDOWS AND DOORS.
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.
- ALL WINDOWS ARE TO BE RESTRICTED IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11.3.7 & PART 11.3.8 PROTECTION OF OPENABLE WINDOWS WHERE SURFACE BELOW IS MORE THAN 2M.
- PROVIDE LIFT-OFF HINGES WHERE THE TOILET PAN IS WITHIN 1.2 METRES OF THE HINGED SIDE OF THE DOOR IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 10.4.

STAIRS, HANDRAILS AND BALUSTRADES:

- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN AS1657.
- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.
- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm.
- THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.
- ALL BALUSTRADES & PRIVACY SCREENS TO COMPLY WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208

SLIP RESISTANCE:

- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198.
- ALL STAIRS PROVIDING ACCESS TO COMPLY WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 4586 INCLUDING SLIP RESISTANCE P3 / R10 FOR DRY OR P4 / R11 FOR WET.

STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- IN ACCORDANCE WITH NCC VOL 2 PART 3.5.3
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

GLAZING:

- NCC VOL2 PART H1D8, ABCB HOUSING PROVISIONS PART 8 .3
- ALL WINDOW GLAZING AND DOOR GLAZING TO BE INSTALLED IN ACCORDANCE TO NCC 2022 - ABCB HOUSING PROVISIONS PART 8, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 2047 WINDOWS AND EXTERNAL DOORS IN BUILDINGS.
- SHOWER SCREEN/MIRRORS / WARDROBE GLASS INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 8, AS 1288 & AS/NZS 2208.
- GLASS BALUSTRADE INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 11, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 1170 STRUCTURAL DESIGN ACTIONS.

WATERPROOFING FOR EXTERNAL TILED BALCONIES:

- WATERPROOFING TO COMPLY WITH AS4654
- ALL WATERPROOFING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS

FIRE SAFETY, SMOKE DETECTORS/ALARMS:

- PROVIDE HARDWIRED & INTERCONNECTED SMOKE ALARM DEVICES COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY. SMOKE ALARMS TO BE INSTALLED TO NCC 2022 – ABCB HOUSING PROVISIONS PART 9.5, NSW 9.5.1 & AS 3786.
- INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
- FIRE SEPARATING WALL, A WALL WITHIN 900MM OF BOUNDARY INSTALLATION CERTIFICATE (FRL60/60/60) INCL ACOUSTIC SOUND (RW) + CTR50 TO NCC 2022 - ABCB HOUSING PROVISIONS PART 9 & PART 10.7, AS 1530 ALL PARTS.
- BUSHFIRE-PRONE AREAS CERTIFICATE FOR BUILDING - NCC 2022 - VOL. 2 PART NSW H7D4 CONSTRUCTION IN BUSHFIRE PRONE AREAS - AS 3959 CONSTRUCTION OF BUILDING IN BUSHFIRE-PRONE AREAS & PLANNING FOR BUSHFIRE PROTECTION 2019.

WASTE MANAGEMENT:

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

SEDIMENT CONTROL:

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM..

SWIMMING POOLS & SAFETY:

- POOL PLUMBING/CIRCULATION TO COMPLY WITH NCC 2022 PART NSW H7D2, AS 1926.3 SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS
- ALL POOL FENCING TO BE INSTALLED TO: NCC 2022 NSW H7D2, AS 1926.1 - 2012 - SAFETY BARRIERS FOR SWIMMING POOLS, AS 1926.2 - 20007 - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS, AS 1170 STRUCTURAL DESIGN ACTIONS AND IF GLASS POOL FENCING TO ADDITIONALLY COMPLY WITH AS 1288 - 2021 GLASS IN BUILDINGS, AS/NZS 2208 - SAFETY GLASS,
- AS 2783 USE OF REINFORCED CONCRETE FOR SMALL SWIMMING POOLS

MISCELLANEOUS ITEMS:

- ALLOW FOR SEPARATE TAPS FOR THE WASHING MACHINE AND KEEP THEM SEPARATE FROM THOSE OF THE LAUNDRY TUB. A DEDICATED LAUNDRY SPACE COMPRISING OF ONE WASHTUB AND A SPACE FOR A WASHING MACHINE MUST BE PROVIDED IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 10.4.
- GAS FIRE SUPPLY AND INSTALLATION TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 12.4, AS/NZS 5601 GAS INSTALLATIONS.

NOTE:

ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.

NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS

57 Parni Place Frenchs Forest

CLIENT:

Sophia Dafaur

DRAWING TITLE:

SECTION / SPECIFICATION

JOB No:

1346/25

DRAWN BY:

PP

DATE:

APR/25

SCALE:

1:100 @ A3

DRAWING No:

DA.19



CHECKED BY:

JJ

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1797653

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Thursday, 29 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



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BASIX Certificate number:A1797653

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BASIX Certificate number:A1797653

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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.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
suspended floor above garage: framed (R0.7).	nil	N/A			
floor above existing dwelling or building.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
internal wall shared with garage: plasterboard (R0.36)	nil				
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

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BASIX Certificate number:A1797653

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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.		✓	✓

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BASIX Certificate number:A1797653

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W06	N	2	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W05	N	1.65	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D01	E	3.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D02	E	8.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W04	E	3.25	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W02	E	3.25	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W07	S	2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W01	W	0.59	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W08	W	0.9	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W03	N	1.45	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

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Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	1.34	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			

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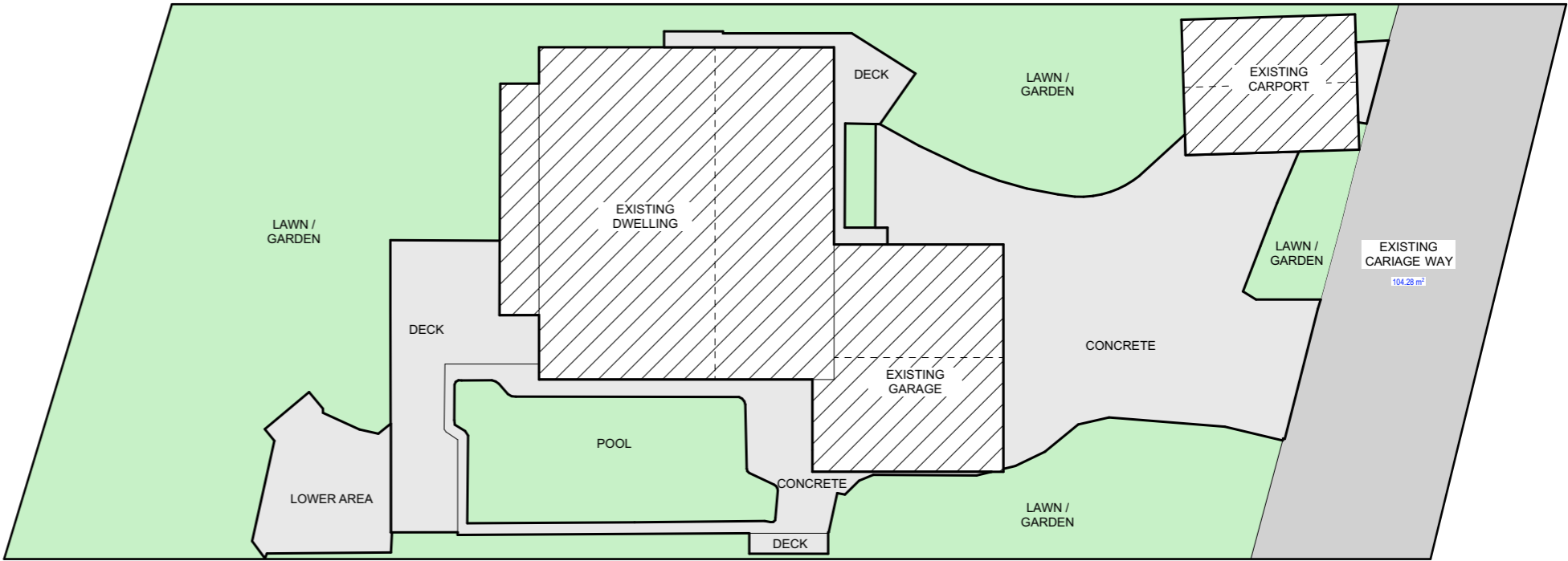
PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur
DRAWING TITLE:
BASIX

JOB No:
1346/25

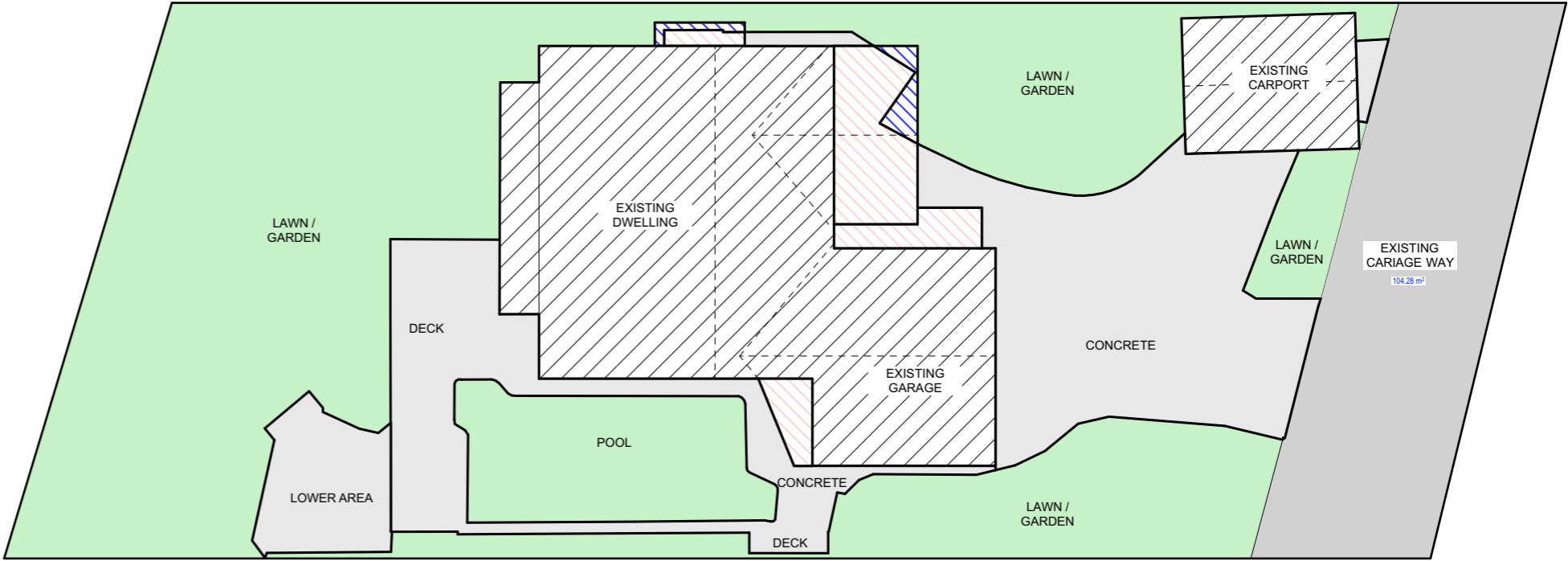
DRAWN BY:
PP
DATE:
APR/25

SCALE:
1:2.42 @ A3
DRAWING No:
DA.20

bdaa
ACCREDITED
BUILDING DESIGNER
CHECKED BY:
JJ



EXISTING LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN

CALCULATIONS			
SITE AREA			849m ²
CARRIAGE WAY AREA			104.28m ²
LANDSCAPE CONTROL		40%	297.8m ²
EXISTING LANDSCAPED AREA		51.39%	382.72m ²
TOTAL LANDSCAPED AREA		50.09%	373.05m ²
EXISTING HARD SURFACE AREA (NOT INCLUDING CARRIAGE WAY)			360.21m ²
PROPOSED NEW AREAS OVER EXISTING HARDSURFACE			
NEW HARD SURFACE AREA			3.12m ²
TOTAL HARD SURFACE AREA			363.33m ²

744.72m²
AVAILABLE AREA

COMPLIES

TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest

CLIENT:
Sophia Dafaur

DRAWING TITLE:
LANDSCAPED AREA CALCULATION PLAN

JOB No:
1346/25

DRAWN BY:
PP

DATE:
APR/25

SCALE:
1:200 @ A3

DRAWING No:
DA.21

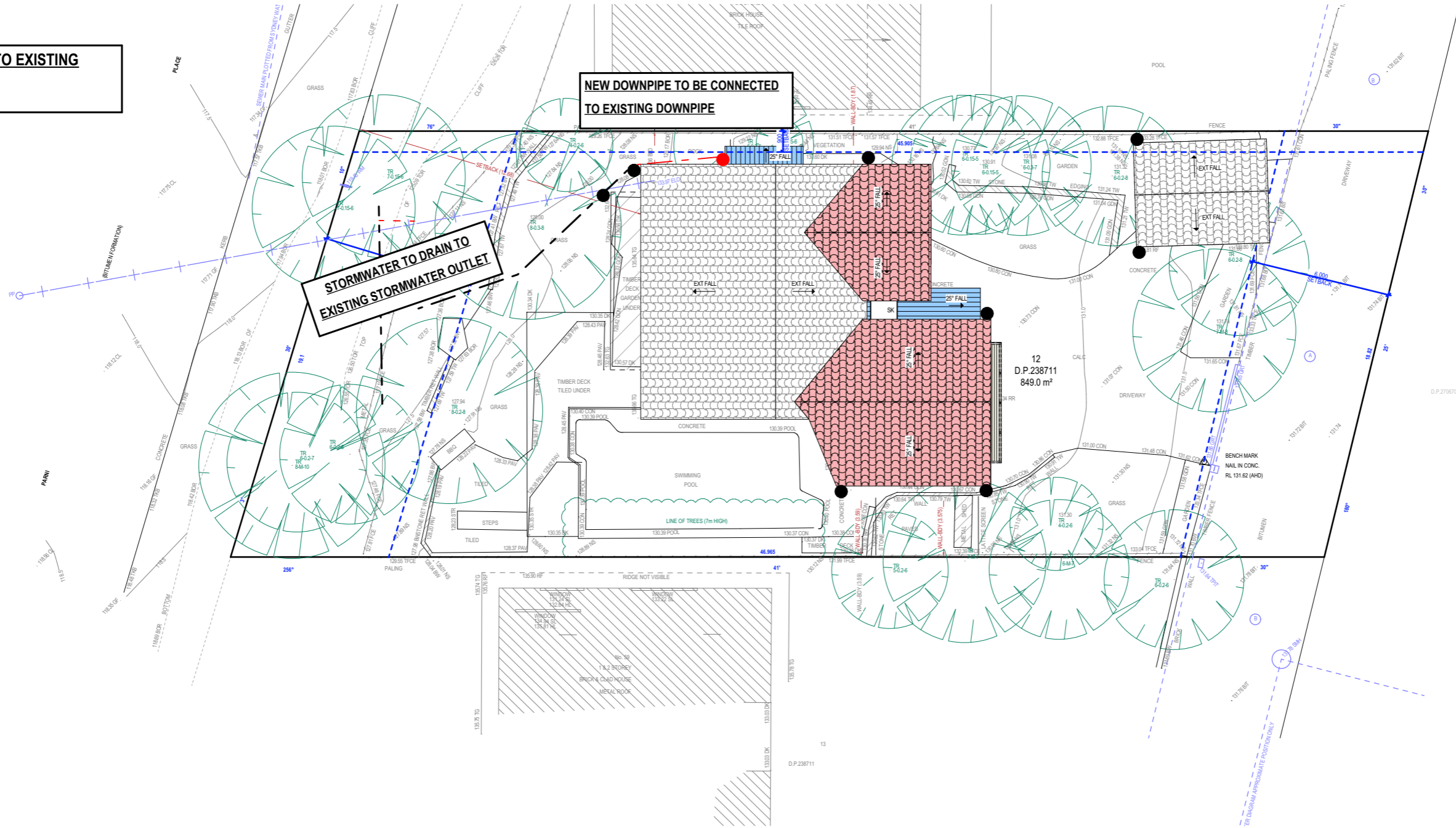
ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ

STORMWATER TO DRAIN TO EXISTING
STORMWATER OUTLET

NEW DOWNPIPE TO BE CONNECTED
TO EXISTING DOWNPIPE

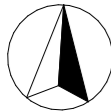
STORMWATER TO DRAIN TO
EXISTING STORMWATER OUTLET



STORMWATER CONCEPT LEGEND

- EXISTING DOWNPIPES ●
- NEW DOWNPIPES ●
- EXISTING STORMWATER LINE - - -
- NEW STORMWATER LINE - - -

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS

57 Parni Place Frenchs Forest

CLIENT:

Sophia Dafaur

DRAWING TITLE:

ROOF & STORMWATER CONCEPT PLAN

JOB No:

1346/25

DRAWN BY:

PP

DATE:

APR/25

SCALE:

1:200 @ A3

DRAWING No:

DA.22

CHECKED BY:

JJ

bdac
ACCREDITED
BUILDING DESIGNER

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

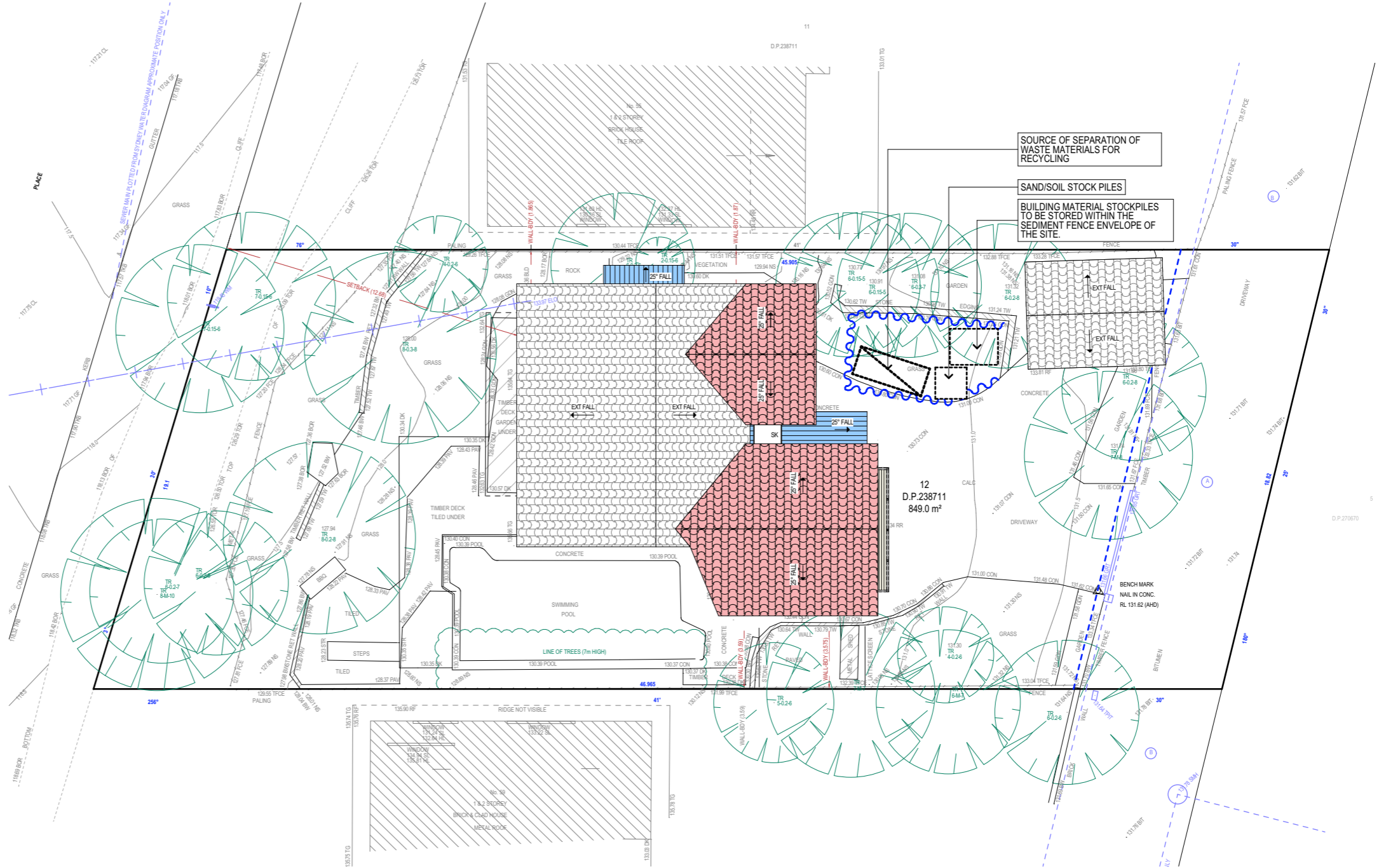
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

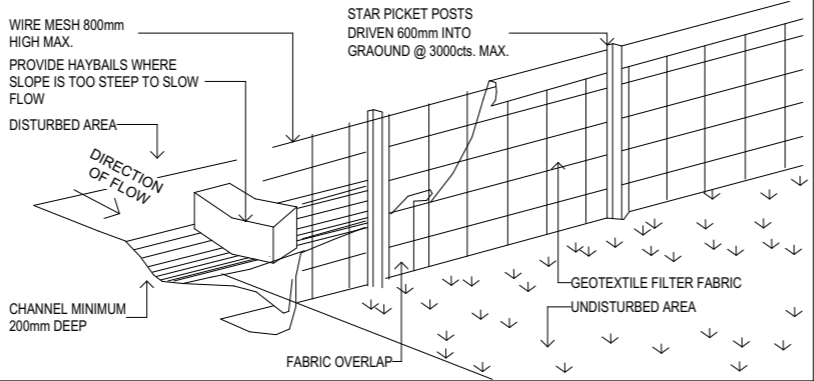
VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

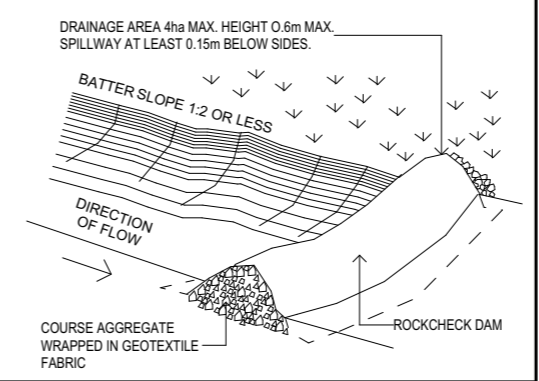


EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts



TRUE NORTH:



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A	28/05/25	DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS

57 Parni Place Frenchs Forest

CLIENT:
Sophia Dafaur

DRAWING TITLE:
EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT
PI AN

JOB No:

1346/25

DRAWN BY:

PP

DATE:

APR/25

SCALE:

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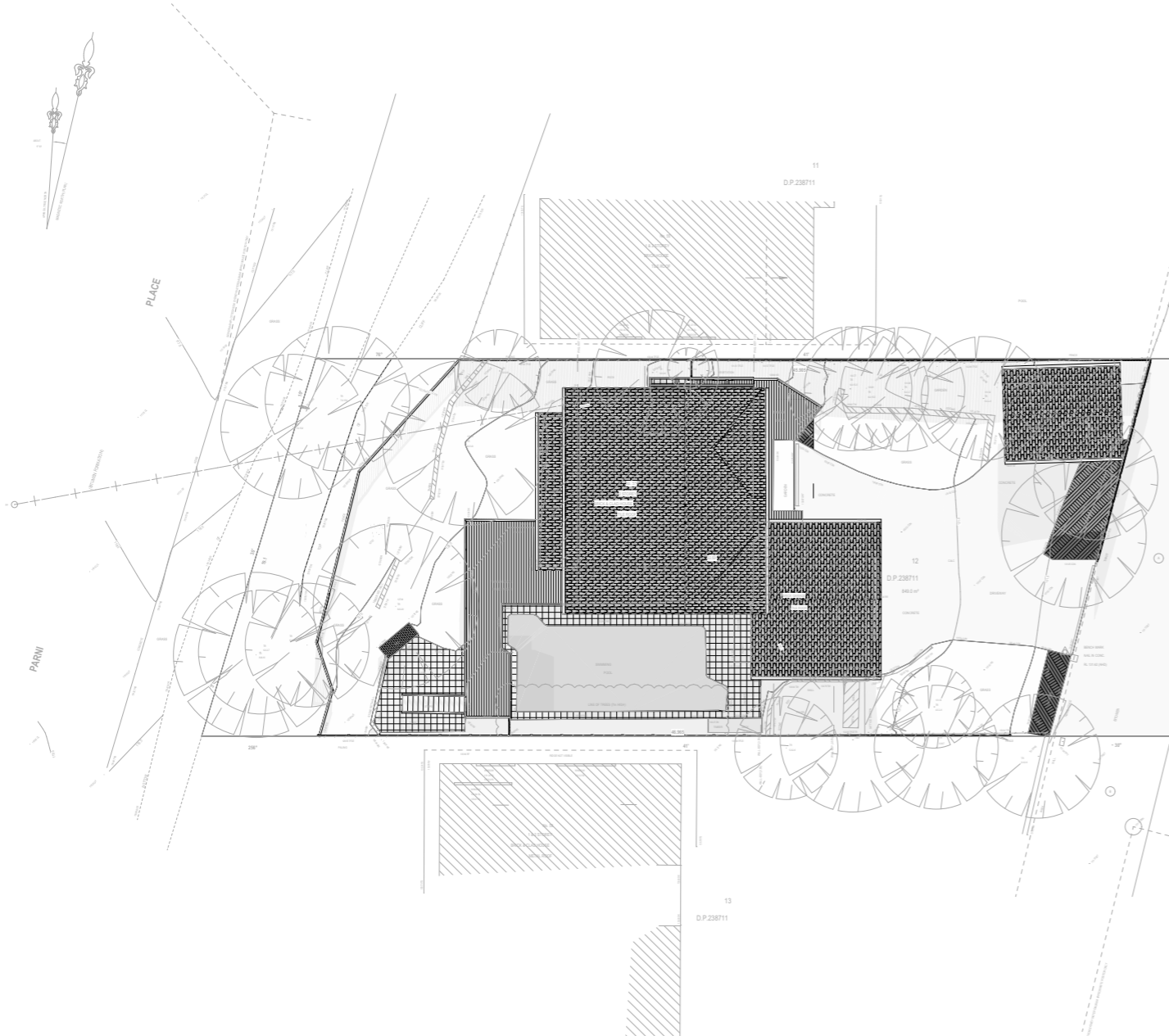
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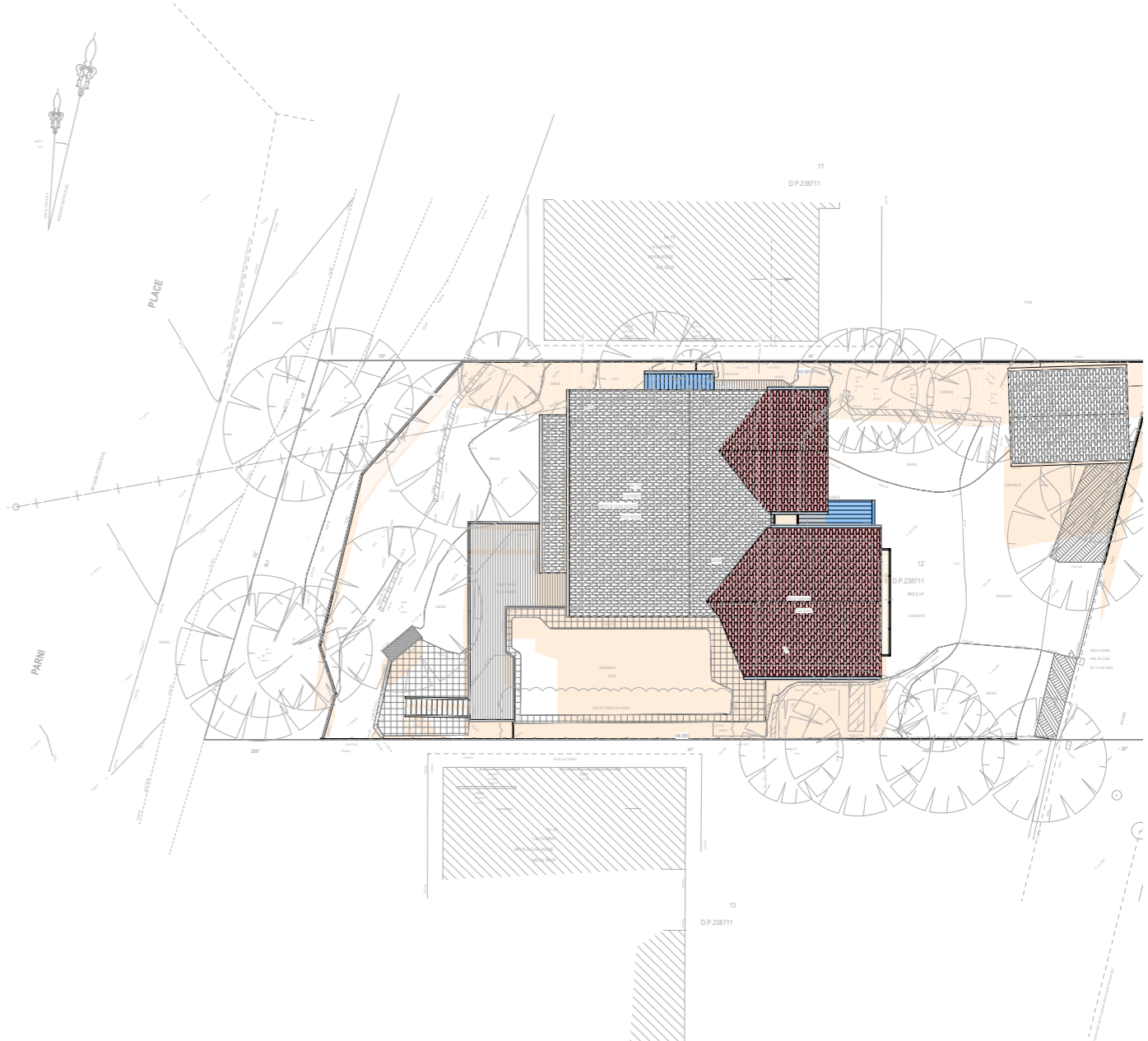
bdca
ACCREDITED
BUILDING DESIGNER

CHECKED BY:

JJ



SHADOW DIAGRAM 9AM EXISTING



SHADOW DIAGRAM 9AM PROPOSED

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
57 Parni Place Frenchs Forest
CLIENT:
Sophia Dafaur

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 9AM

JOB No:
1346/25

DRAWN BY:
PP

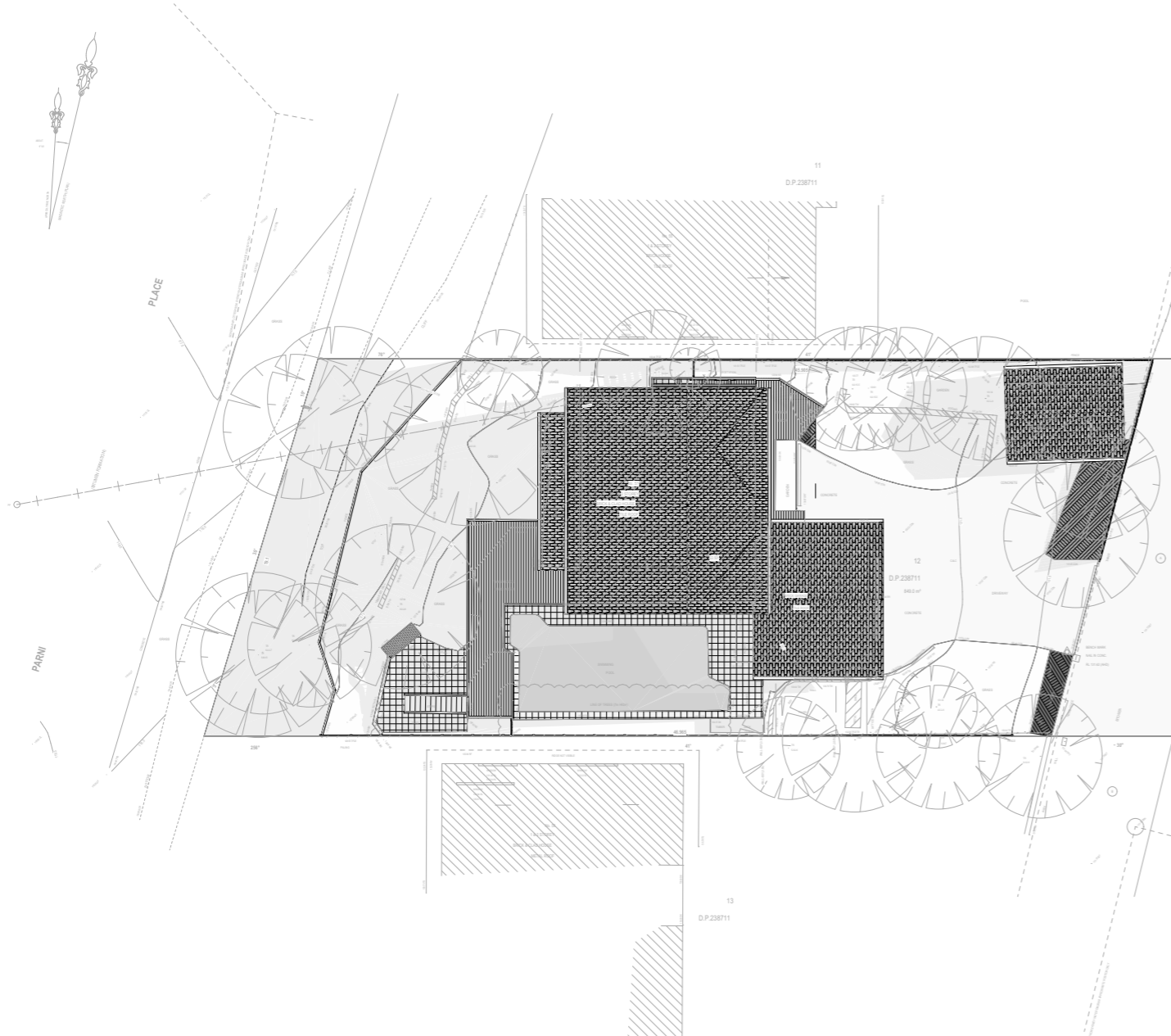
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APR/25

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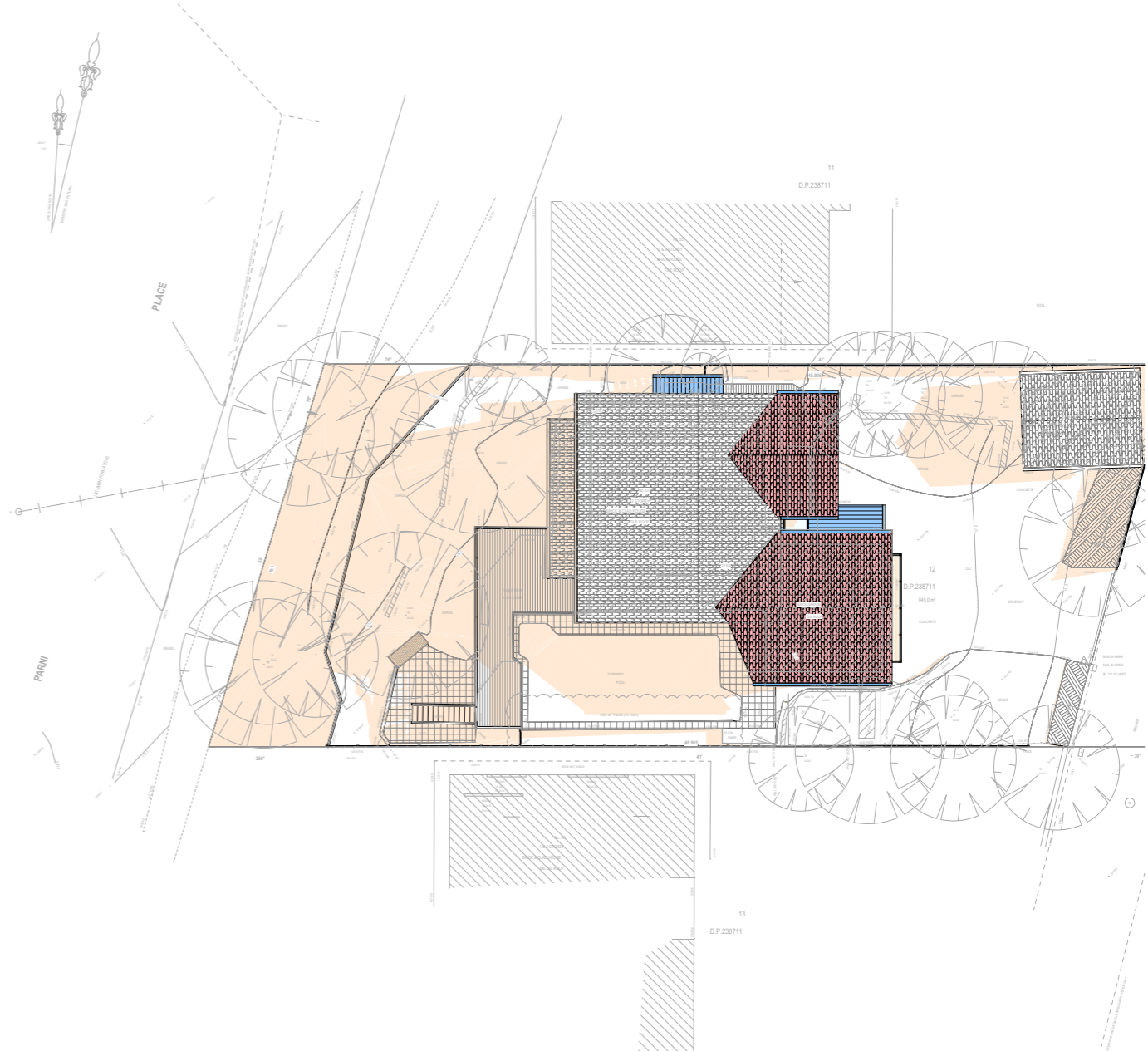
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BUILDING DESIGNER

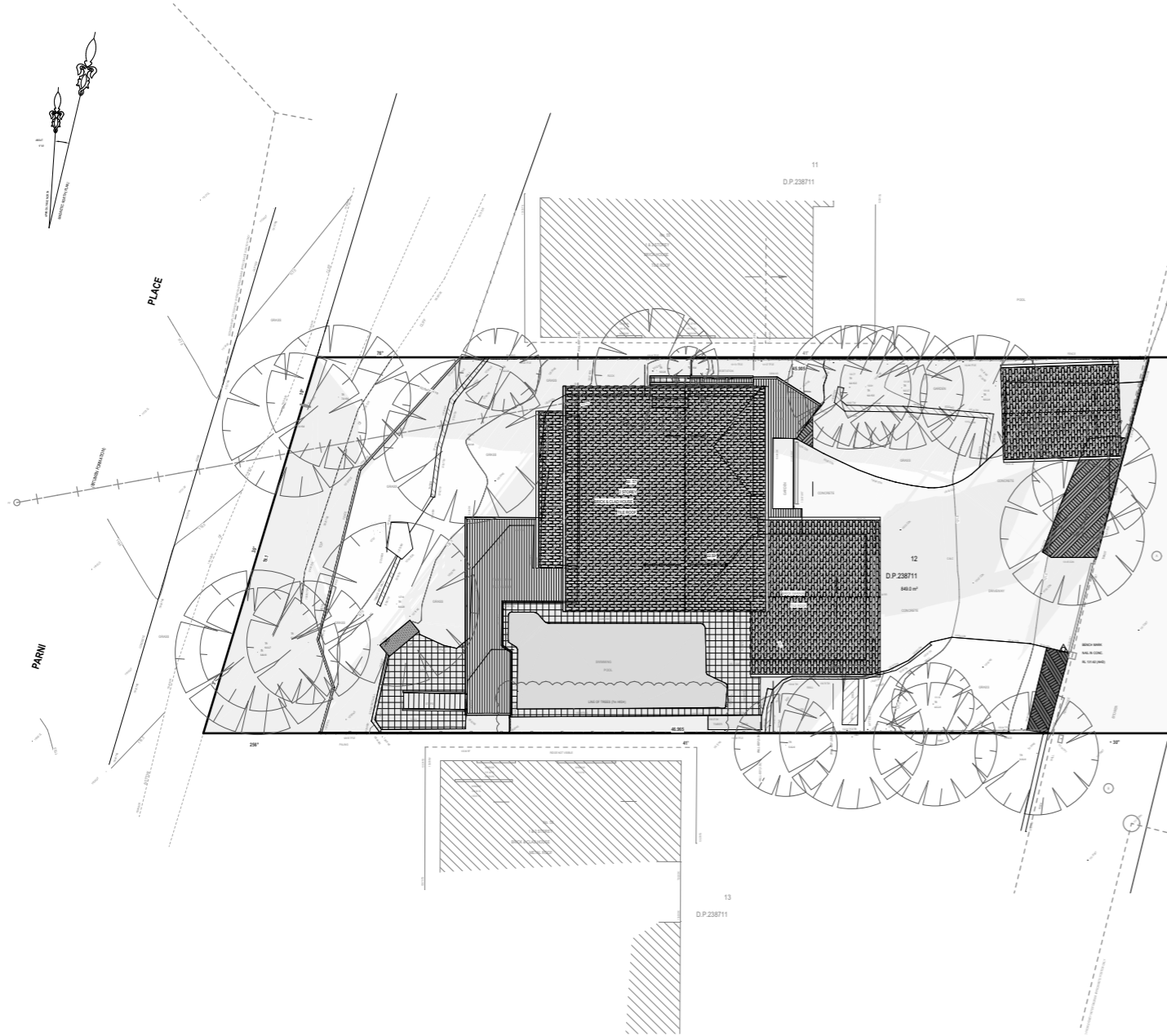
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JJ



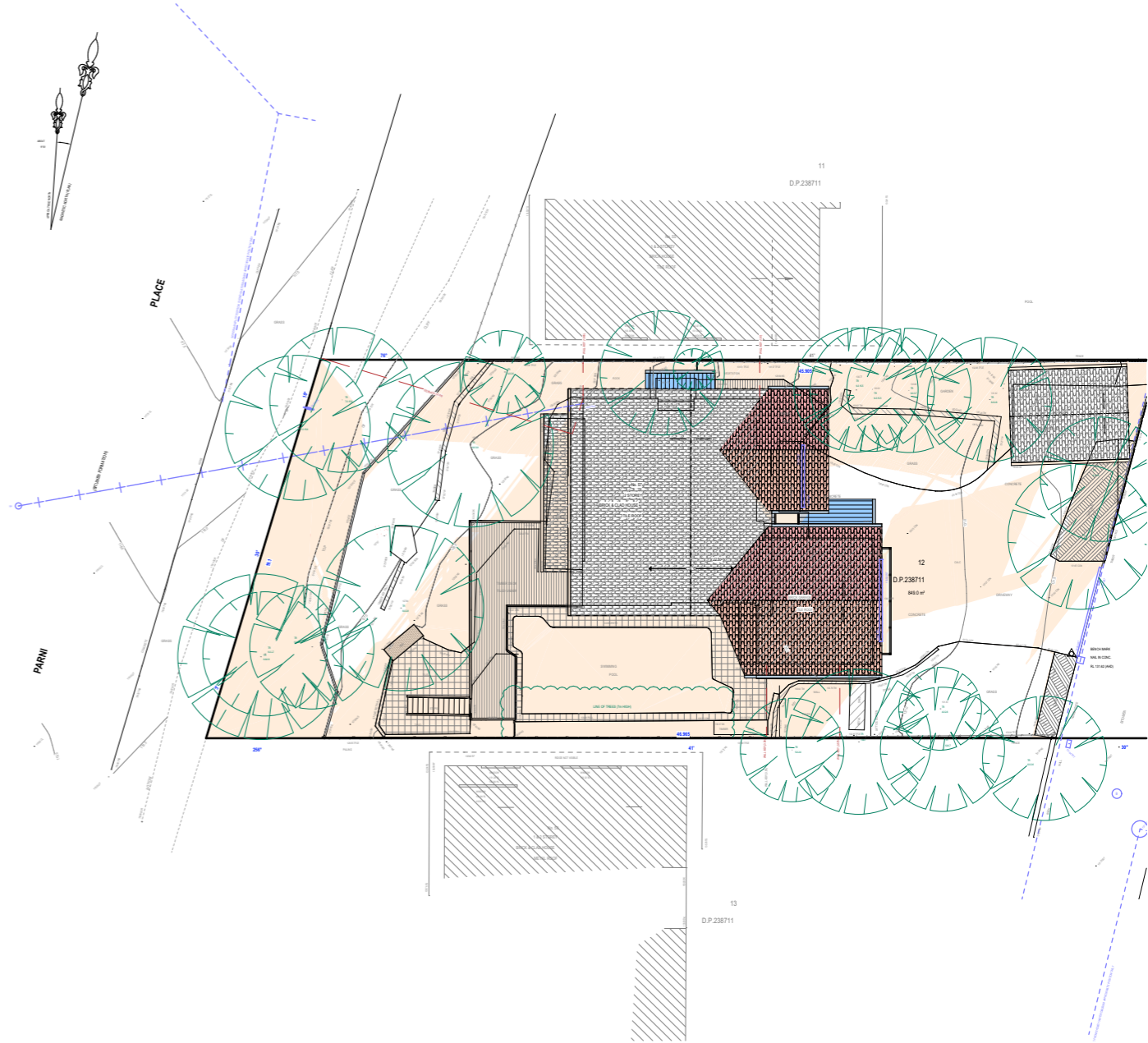
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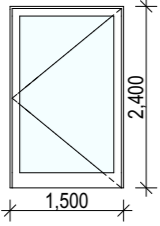
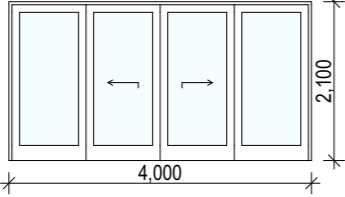
SHADOW DIAGRAM 12PM PROPOSED



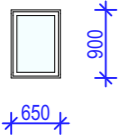
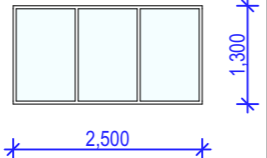
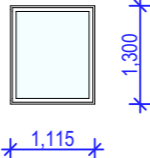
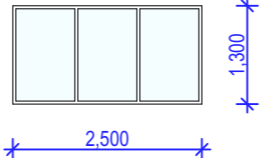
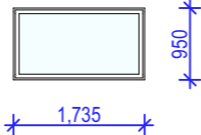
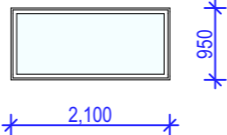
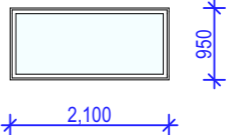
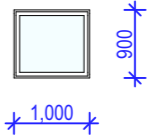
SHADOW DIAGRAM 3PM EXISTING



SHADOW DIAGRAM 3PM PROPOSED

LABEL ID	D01	D02
ORIENTATION	EAST	EAST
ELEVATION		
TYPE	SWING DOOR	SLIDING
AREA FOR BASIX	3.60	8.40
QUANTITY	1	1
LOCATION	ENTRY	MASTER BED

DOOR SCHEDULE

LABEL ID	W01	W02	W03	W04	W05	W06	W07	W08
ORIENTATION	WEST	EAST	NORTH	EAST	NORTH	NORTH	SOUTH	WEST
ELEVATION								
AREA FOR BASIX	0.59	3.25	1.45	3.25	1.65	2.00	2.00	0.90
QUANTITY	1	1	1	1	1	1	1	1
LOCATION	WC	OFFICE	BED 2	BED 2	MASTER BED	MASTER BED	MASTER BED	MASTER BED ENSUITE

WINDOW SCHEDULE

NOTES

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

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28/05/25

DEVELOPMENT APPLICATION

PROPOSED ALTERATIONS AND ADDITIONS

57 Parni Place Frenchs Forest

CLIENT:

Sophia Dafaur

DRAWING TITLE:

OPENINGS SCHEDULE

JOB No:

1346/25

DRAWN BY:

PP

DATE:

APR/25

SCALE:

1:1 @ A3

DRAWING No:

DA.27

CHECKED BY:

JJ

bdac

ACCREDITED

BUILDING DESIGNER