

NOTES : (For Council)

- (a) Framing Timbers are to comply with A.S. 1684 (2006).
- (b) Sub Floor Ventilation:
- (i) 150mm minimum bearer to ground clearance or 200mm minimum for particleboard.
 - (ii) Sub floor vents minimum 6000mm/m (External Wall).
 - (iii) Weep holes at 1200mm maximum centres to comply with A.S. 1640.
- (c) Reinforcement:
- (i) Trench mesh for concrete footings lapped minimum 500mm with 50mm minimum cover.
 - (ii) Fabric mesh to be lapped minimum 225mm with 25mm minimum cover.
- (d) Brickwork is to comply with A.S. 3700 - Flashing as per AS / NZS 2904.
- (e) Wet Areas (refer to Specification for responsible party). Provide impervious floor and wall coverings to all wet areas to AS 3740 (2004).
- (f) Concrete strength to be minimum 20 Mpa at 28 days per A.S. 1480.
- (g) Steps / Stairs :
- Min Tread - 240mm Max Riser Height - 190mm
 - Min Head Clearance - 2000mm. (Recommended)
 - Min Width of Stairway - 750mm clear of all obstructions eg. handrails, balustrades etc.
 - Min. Handrail Height - 865mm above tread nosing. 1020mm above landing, ramps etc.
- (h) Insulation is to comply with clause 3.12.1.1 (d) & VIC amendment 1.2 of the Building Code of Australia.

1. TREES:

Some species of tree in certain soils, (pending size & distance from the building) could in particular circumstances affect the structural integrity of the proposed work.
It is suggested that the Client, if concerned, organise an arborist to advise them in this regard.
The Builder can, upon written request, organise this report and carry out any recommendations.

2. MATERIALS:

Items specified to match existing as close as possible, does not imply an identical match.
The contract allows for materials available from current manufacturer's standard lines (no special tooling allowed for).

3. CHECKS BY CLIENT:

The Client is required to check the dimensions of the work (with the assistance of the Construction Supervisor) at:

- a) Floor Stage,
- b) Frame Stage,

This includes levels, heights, widths, window locations, door locations, external and internal wall locations, brick & roof tile selections. Any discrepancies found are to be advised in writing to the Building Manager within three (3) days of the check. The allowance by the Client for the works to continue will be deemed to be acceptance by the Client that the preceding works satisfy the Clients requirements and the Builder's obligations.

4. ASBESTOS:

Unless otherwise specified in these Specifications NO allowance has been made for the removal or handling of any asbestos products. The Builder, prior to commencement of works, will take a sample of all materials in areas affected by new works and have the existing linings tested for the presence of asbestos. If asbestos is found a quote for the safe handling and removal of this material from affected areas will be obtained and this work included in this contract by way of Variation Order at additional cost to Client. Alternatively it will be the Clients responsibility to remove asbestos from affected areas and provide a 'clearance certificate' for following works to occur.

5. EXISTING STRUCTURE:

Where the Builder is carrying out works in an existing area (e.g. re-tile / re-line floors walls etc.) unless the Client notifies the Builder otherwise the Builder will assume that the Client accepts the existing condition of the structure (ie. Level, plumb, square etc.). Should the Client desire it, the Builder will undertake to provide a detailed existing conditions report in any area of concern for a fee to be agreed upon. The request to undertake this report must be in writing and be received by the Builder in advance of any works being undertaken on site.

6. WORKS BY CLIENT:

Where the Client is responsible for specified works to be carried out in conjunction with this contract, the Client shall be responsible for paying for and obtaining the necessary security deposit / approval as may be required by local council including obtaining a 'Certificate of Final Inspection' upon completion of works.

7. FRAME & LOCK UP ONLY PROJECTS:

The Client will be responsible for:

- obtaining a 'Certificate of Final Inspection' upon completion of works and
- paying for and obtaining any necessary security deposit / approval that may be required by local council.

Where works past frame or lock up stage are required by the Builder (eg. Plaster, Fixing, Fit off etc.) but do not involve completion of the contract, the Builder will claim an extension of time from completion of 'Frame' or 'Lock Up' stage till ten (10) days after receiving written confirmation from the Client that preceding works (eg. Plumbing & electrical rough in, plaster etc) has been completed.

8. COUNCIL CONDITIONS ON APPROVED DOCUMENTS:

The BUILDER has allowed for the standard fees associated with the application of a Development Application and Construction Certificate, unless otherwise specified no allowance has been made for additional works or fees required by Council as per the conditions included within the Development Application and/or Construction Certificate approvals. Any additional costs involved shall be charged to the Client by way of Variation Order.

9.BASIX COMPLIANCE:

BASIX (Building Sustainability Index) is a measure of thermal comfort, water saving measures and energy efficiency of a new building. As of 1st July 2007, residential additions and renovations over the value of \$ 50,000 will need to be assessed and comply with the requirements of BASIX. Works to this effect have been included in this contract, and will be provided for your selection by way of Variation Order to Contract. The included basix compliance items are:

- A minimum of 40% of new or altered light fittings are to be fitted with fluorescent, compact fluorescent, or led lamps.
- All new or altered showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
- All new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
- All new or altered taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

10. TERMITES:

- CLIENT is advised that due to the nature of termites it is extremely difficult to prevent them gaining access to a building. It is therefore the
- CLIENTS responsibility to ensure regular maintenance and competent inspection of the building (new and existing) is carried out on an ongoing basis.



Areal View with Highlighted the Location of the Residence at No.16 Noorong Avenue, FRENCHS FOREST

Drawings List

Rev.

WD-01 - Cover Page	A
WD-02 - Proposed Site / Analysis Plan	C
WD-03 - Window and Door Schedule	C
WD-04 - Existing Ground Floor & First Floor Plans	C
WD-05 - Existing Ground Floor & First Floor Demolition Plans	C
WD-06 - BASIX Commitments	A
WD-07 - Proposed Ground Floor Plan	C
WD-08 - Proposed First Floor and Roof Plan	C
WD-09 - South-Western & North-Western Elevations - Sheet 1	C
WD-10 - North-Eastern & South-Eastern Elevations - Sheet 2	C
WD-11 - Sections A.A	C
WD-01 - 9:00am Winter Shadow Diagram	A
WD-02 - 12:00 Noon Winter Shadow Diagram	A
WD-03 - 3:00pm Winter Shadow Diagram	A
WD-01 - Sediment & Erosion Control Plan	A
WD-01 - Stormwater Concept Plan	A
WD-01 - Landscape and Impervious Area Plan	A

DEVELOPMENT APPLICATION ISSUE :
16.06.2025



SYDNEY
EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS

No.731 WARRINGAH ROAD,
FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
Fax : (02) 9882 3225

LIC No: 119641C
ABN 92 086 626 002
H.I.A No: 393 251

CLIENT NAME: **Mr. Roland and Mrs. Aleksandra GIENAU**

ADDRESS : **No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086**

LOT No : **321** DP No : **848146**

TELEPHONE (M) : **-** CONTRACT No: **9316**

DESIGNER : **DAVID MACKENZIE** CONTRACT DATE : **-**

DRAFTSPERSON : **M. VAROL** CHECKED : **M. VAROL**

COUNCIL : **NORTHERN BEACHES COUNCIL**

GENERAL DESCRIPTION : **GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS**

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	16.06.2025	-	DEVELOPMENT APPLICATION ISSUE
B		-	
C		-	
D		-	
E		-	
F		-	
G		-	
H		-	

DWG

COVER SHEET

NOTE

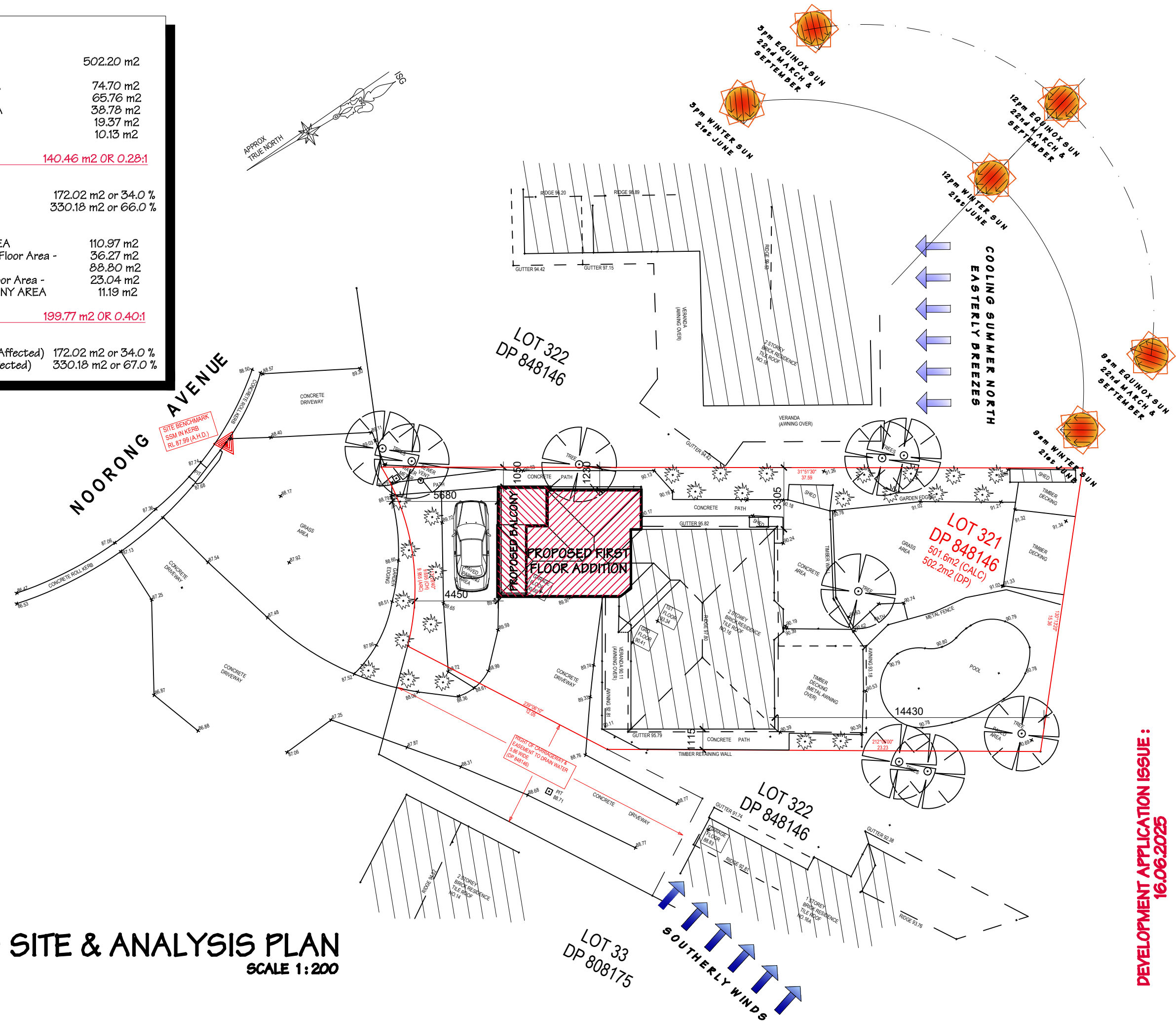
Sheet No. **1** OF **11**



INFRINGEMENTS ON THIS COPYRIGHT
WILL BE PROSECUTED TO THE FULL
EXTENT OF THE LAW

AREA SUMMARY

TOTAL SITE AREA	502.20 m2
EXISTING GROUND FLOOR AREA	74.70 m2
EXISTING FIRST FLOOR AREA	65.76 m2
EXISTING FRONT GARAGE AREA	38.78 m2
EXISTING REAR DECK AREA	19.37 m2
EXISTING FRONT PORCH AREA	10.13 m2
TOTAL EXISTING FLOOR AREA	140.46 m2 OR 0.28:1
TOTAL LANDSCAPE AREA	172.02 m2 or 34.0 %
TOTAL SITE COVERAGE	330.18 m2 or 66.0 %
PROPOSED GROUND FLOOR AREA	110.97 m2
Proposed Additional Ground Floor Area -	36.27 m2
PROPOSED FIRST FLOOR AREA	88.80 m2
Proposed Additional First Floor Area -	23.04 m2
PROPOSED FIRST FLOOR BALCONY AREA	11.19 m2
TOTAL PROPOSED FLOOR AREA	199.77 m2 OR 0.40:1
TOTAL LANDSCAPE AREA (Not Affected)	172.02 m2 or 34.0 %
TOTAL SITE COVERAGE (Not Affected)	330.18 m2 or 67.0 %



PROPOSED SITE & ANALYSIS PLAN
SCALE 1:200

DEVELOPMENT APPLICATION ISSUE :
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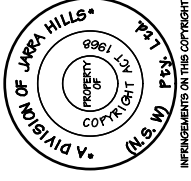
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LOT No: 321 SECTION No: -
TELEPHONE (M): - CONTRACT No: **9316**

DESIGNER: DAVID MACKENZIE
DRAFTSPERSON: M. VAROL
COUNCIL: NORTHERN BEACHES COUNCIL
GENERAL DESCRIPTION: GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

CONTRACT DATE: -
CHECKED: M. VAROL

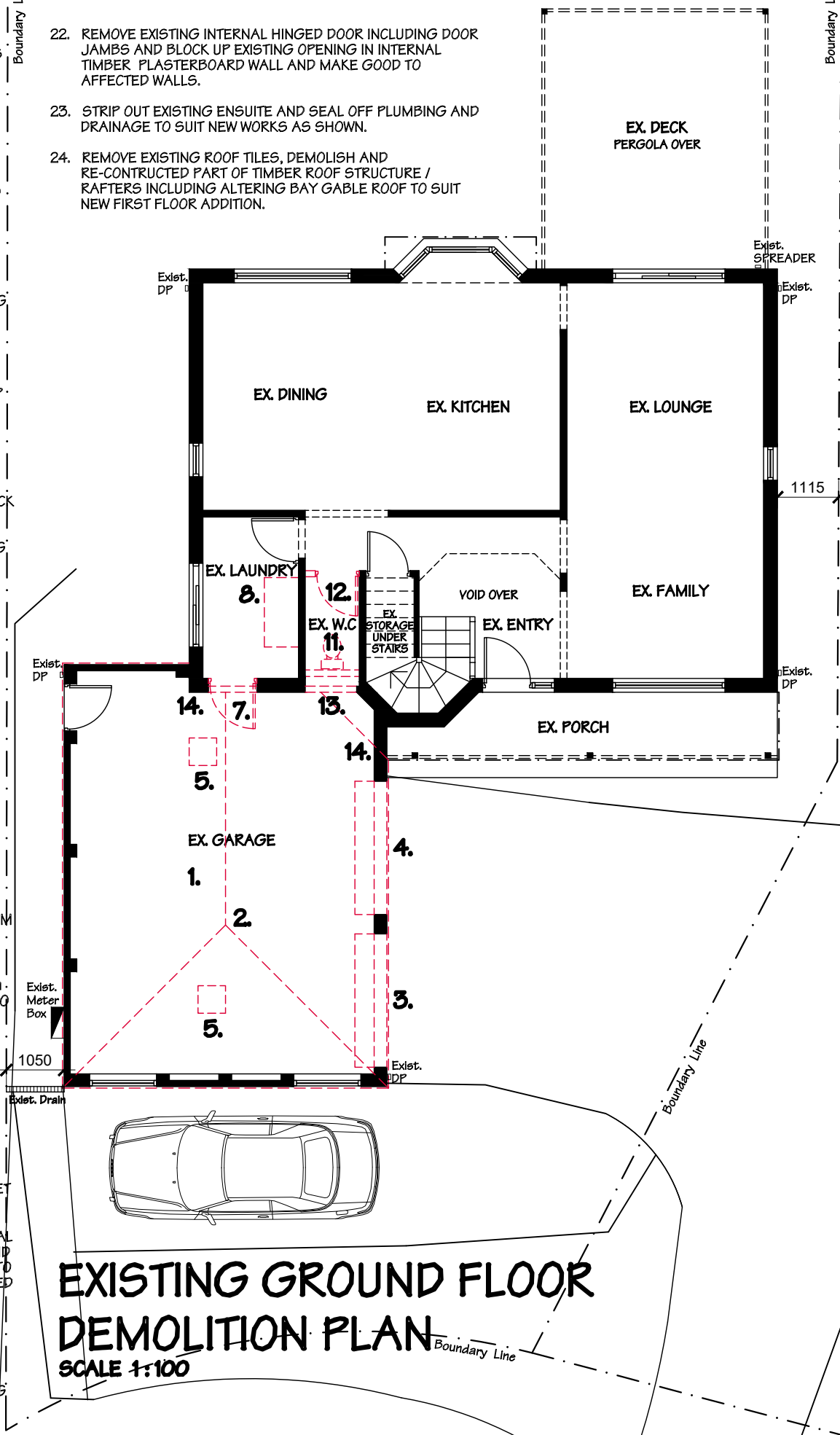
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Sheet No. **2** OF **11**

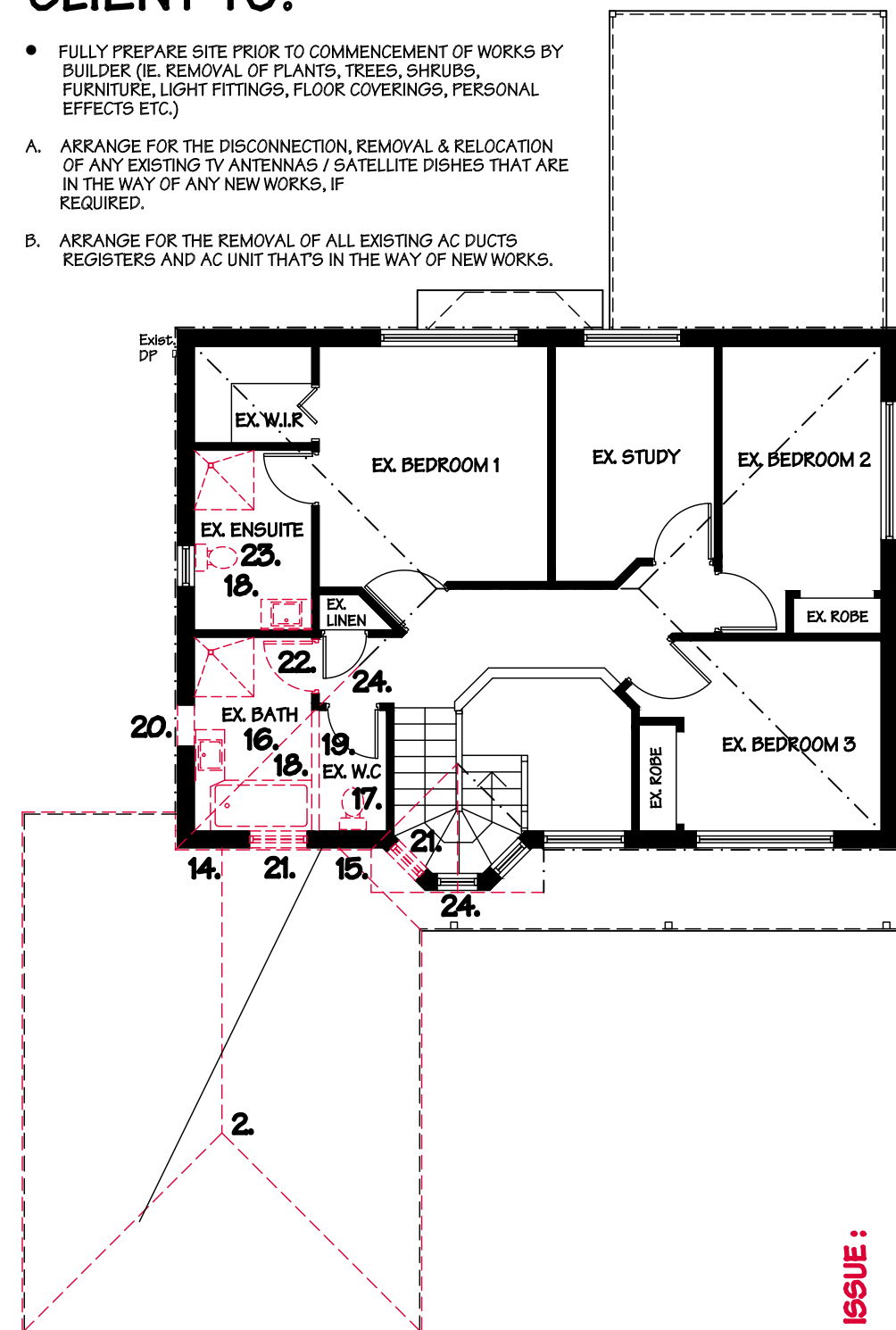


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NSW
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ALL INFORMATION CONTAINED HEREIN
MAY BE REPRODUCED TO THE FULL
EXTENT OF THE LAW

1. RAISE / LEVEL EXISTING GARAGE FLOOR LEVEL TO SUIT NEW WORKS AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
2. DEMOLISH AND REMOVE COMPLETE EXISTING GARAGE TIMBER ROOF STRUCTURE / RAFTERS INCLUDING ROOF TILES TO SUIT NEW FIRST FLOOR ADDITION.
3. REMOVE EXISTING GARAGE ROLLER DOOR AND CREATE NEW OPENING TO SUIT 2100H x 2420W ALUMINIUM SLIDING DOOR IN DOUBLE BRICK WALL AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
NOTE: MEASURE WIDTH TO REMAIN AS IS. SITE CHECK EXACT EXISTING OPENING SIZE BEFORE ORDERING.
4. REMOVE EXISTING GARAGE ROLLER DOOR AND CREATE NEW OPENING TO SUIT 600H x 2420W ALUMINIUM AWNING WINDOW AND BLOCK UP PART PART OF OPENING IN DOUBLE BRICK WALL AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
NOTE: MEASURE WIDTH TO REMAIN AS IS. SITE CHECK EXACT EXISTING OPENING SIZE BEFORE ORDERING.
5. REMOVE EXISTING MANHOLE IN GARAGE AND PATCH UP CEILING AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
6. DELETED.
7. REMOVE EXISTING INTERNAL HINGED DOOR INCLUDING DOOR JAMBS AND BLOCK UP OPENING IN INTERNAL BRICK VENEER WALL AND MAKE GOOD TO AFFECTED WALLS.
8. STRIP OUT EXISTING LAUNDRY AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
9. DELETED.
10. DELETED.
11. STRIP OUT EXISTING GROUND FLOOR W.C AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
12. DEMOLISH AND REMOVE EXISTING INTERNAL TIMBER PLASTERBOARD WALL INCLUDING REMOVAL OF HINGED DOOR AND DOOR JAMBS AND CREATE FULL HEIGHT x FULL WIDTH OPENING AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
13. DEMOLISH AND REMOVE EXISTING BRICK VENEER WALL AND CREATE FULL HEIGHT x FULL WIDTH OPENING AND MAKE GOOD AFFECTED SURFACES AS NECESSARY. BUILDER TO CHECK WALL VOID REGARDING PLUMBING PIPES TO BE ALTER TO SUIT NEW WORKS.
14. RE-LINE EXISTING EXTERNAL BRICK WALLS WITH PLASTERBOARD TO NEW GROUND FLOOR GAME ROOM AND FIRST FLOOR BEDROOM 3 TO SUIT NEW WORKS AS SHOWN.
15. RE-LINE EXISTING EXTERNAL BRICK WALLS WITH 6mm VILLABOARD TO NEW FIRST FLOOR ENSUITE WALLS TO SUIT NEW WORKS AS SHOWN.
16. STRIP OUT EXISTING BATHROOM AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
17. STRIP OUT EXISTING FIRST FLOOR W.C AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
18. STRIP EXISTING FLOOR TILES TO FIRST FLOOR W.C, BATHROOM AND ENSUITE AND RELAY NEW SCYON SHEET FLOORING TO SUITE WORKS.
19. DEMOLISH AND REMOVE EXISTING FIRST FLOOR INTERNAL PLASTERBOARD TIMBER WALL BETWEEN BATHROOM AND W.C AND CREATE FULL HEIGHT X FULL WIDTH OPENING TO SUIT NEW WORKS AS SHOWN AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
20. CREATE A NEW OPENING IN EXTERNAL BRICK VENEER WALL TO SUIT NEW 900H x 600W ALUMINIUM AWNING WINDOW UNIT AND MAKE GOOD TO AFFECTED WALLS.
21. REMOVE EXISTING WINDOW UNIT AND BLOCK UP OPENING IN EXTERNAL BRICK VENEER WALL AND MAKE GOOD TO AFFECTED WALLS.



- FULLY PREPARE SITE PRIOR TO COMMENCEMENT OF WORKS BY BUILDER (IE. REMOVAL OF PLANTS, TREES, SHRUBS, FURNITURE, LIGHT FITTINGS, FLOOR COVERINGS, PERSONAL EFFECTS ETC.)
- A. ARRANGE FOR THE DISCONNECTION, REMOVAL & RELOCATION OF ANY EXISTING TV ANTENNAS / SATELLITE DISHES THAT ARE IN THE WAY OF ANY NEW WORKS, IF REQUIRED.
- B. ARRANGE FOR THE REMOVAL OF ALL EXISTING AC DUCTS REGISTERS AND AC UNIT THAT'S IN THE WAY OF NEW WORKS.



**DEVELOPMENT APPLICATION ISSUE :
16.06.2025**

BASIX®Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1784523

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.basix.nsw.gov.au

Secretary
Date of issue: Friday, 21 February 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	#9316 GIENAU
Street address	16 NOORONG Avenue FRENCHS FOREST 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP848146
Lot number	321
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: JARRA HILLS (N.S.W.) PTY LTD	
ABN (if applicable): 92086626002	

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

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
floor above existing dwelling or building.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: external insulated façade system (EIFS)(façade panel: 75 mm)	nil	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

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.

Glazing requirements

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
W1	SE	0.63	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	SW	3.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	SW	1.05	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	NW	0.54	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	SE	1.45	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	NW	1.85	0	0	none	aluminium, double Lo-Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)
D2	SE	5.08	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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FORESTVILLE, NSW, 2087
Tel: (02) 9882 2449
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LIC No: 119641C
ABN 92 096 626 002
H.L.A. No: 385 251

CLIENT NAME: **Mr. Roland and Mrs. Aleksandra GIENAU**

ADDRESS : No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086

LOT No : 321 SECTION No : - DP No : 848146

TELEPHONE (M) : - CONTRACT No: **9316**

DESIGNER : DAVID MACKENZIE CONTRACT DATE : -

DRAFTSPERSON : M. VAROL CHECKED : M. VAROL

COUNCIL : NORTHERN BEACHES COUNCIL

GENERAL DESCRIPTION : GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

STAGE A B C D E F

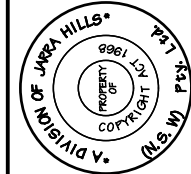
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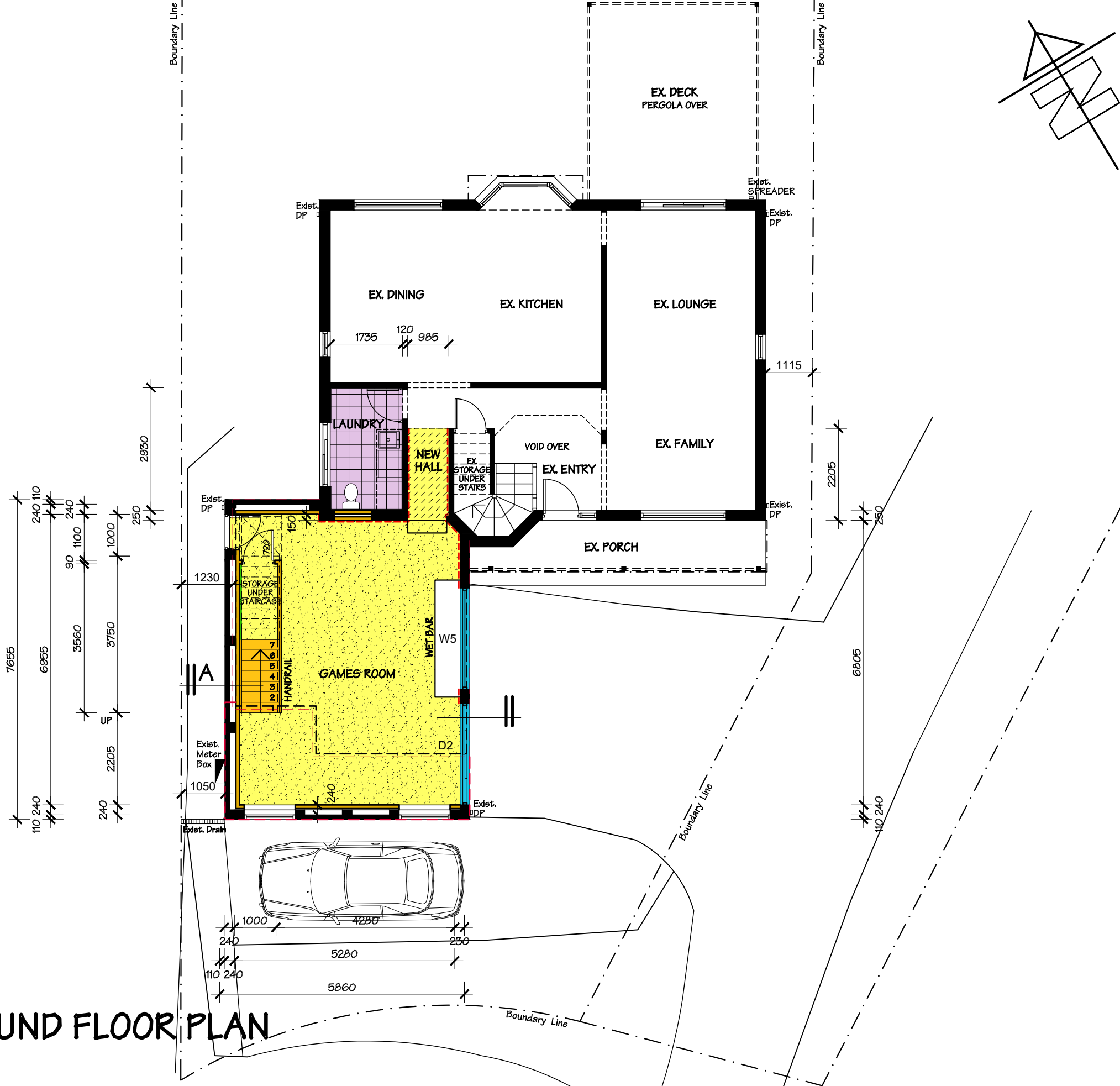
VARIATION ORDER AMENDMENT DETAILS

DEVELOPMENT APPLICATION ISSUE

Sheet No. **6** OF **11**



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

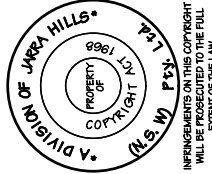


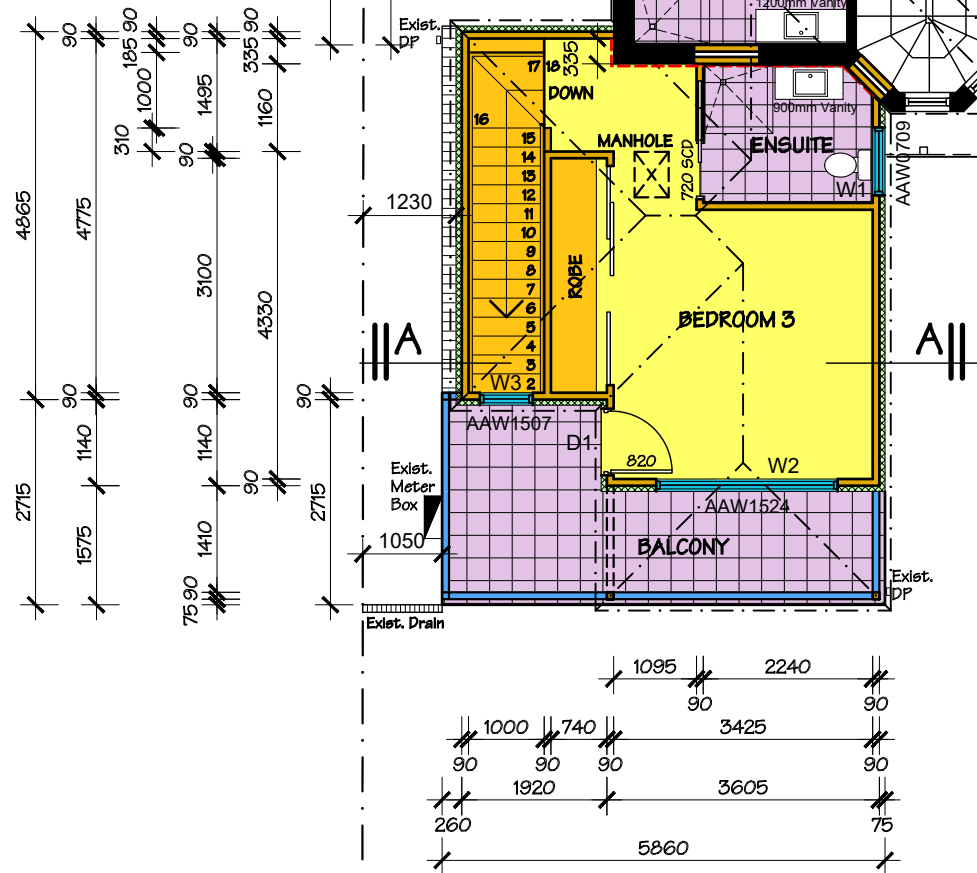
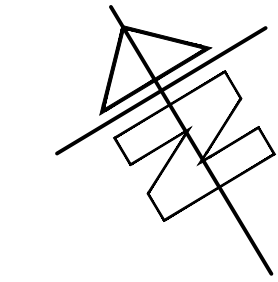
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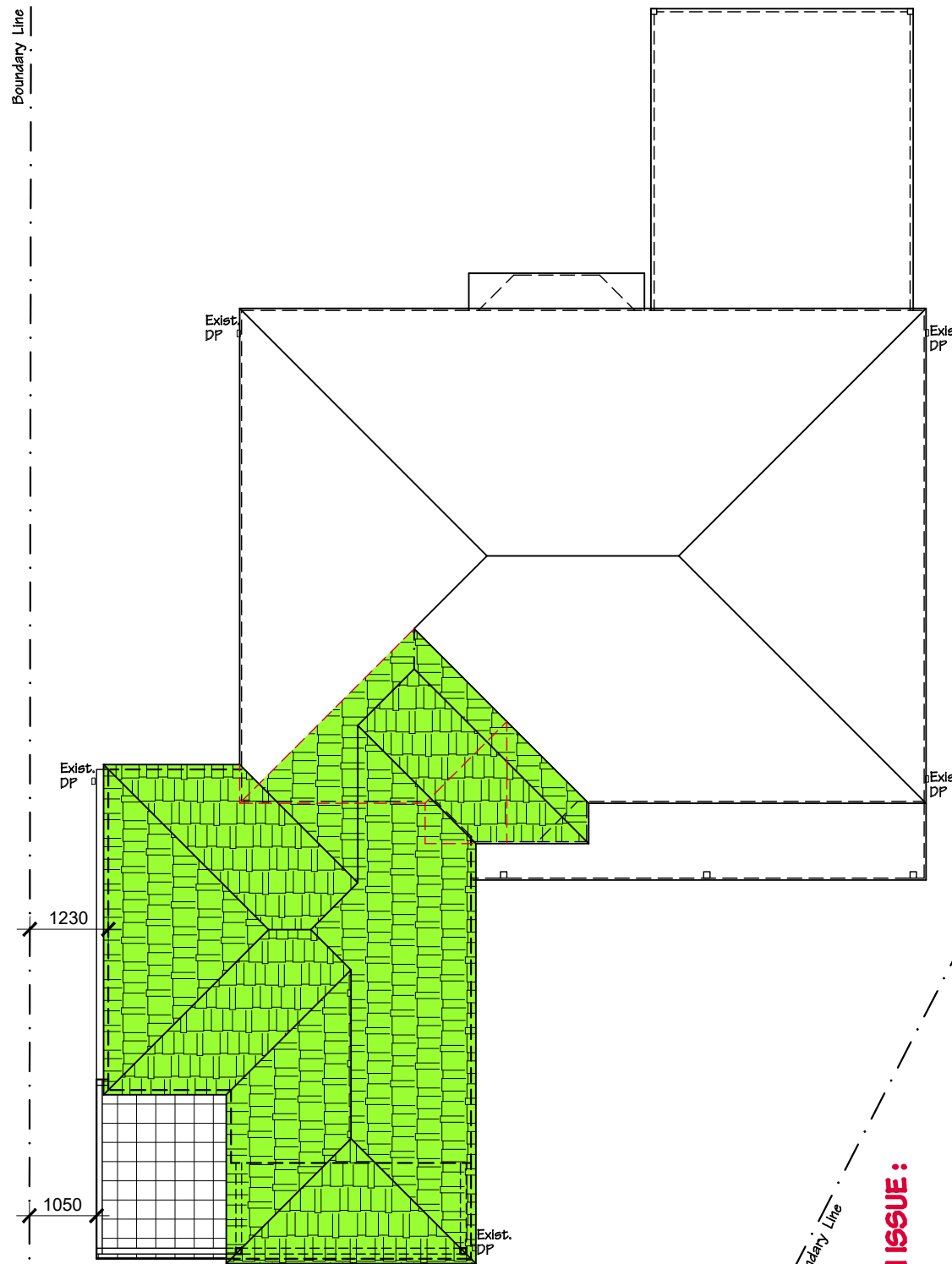
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LOT No: 321 SECTION No: -
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DESIGNER: DAVID MACKENZIE CONTRACT DATE: -
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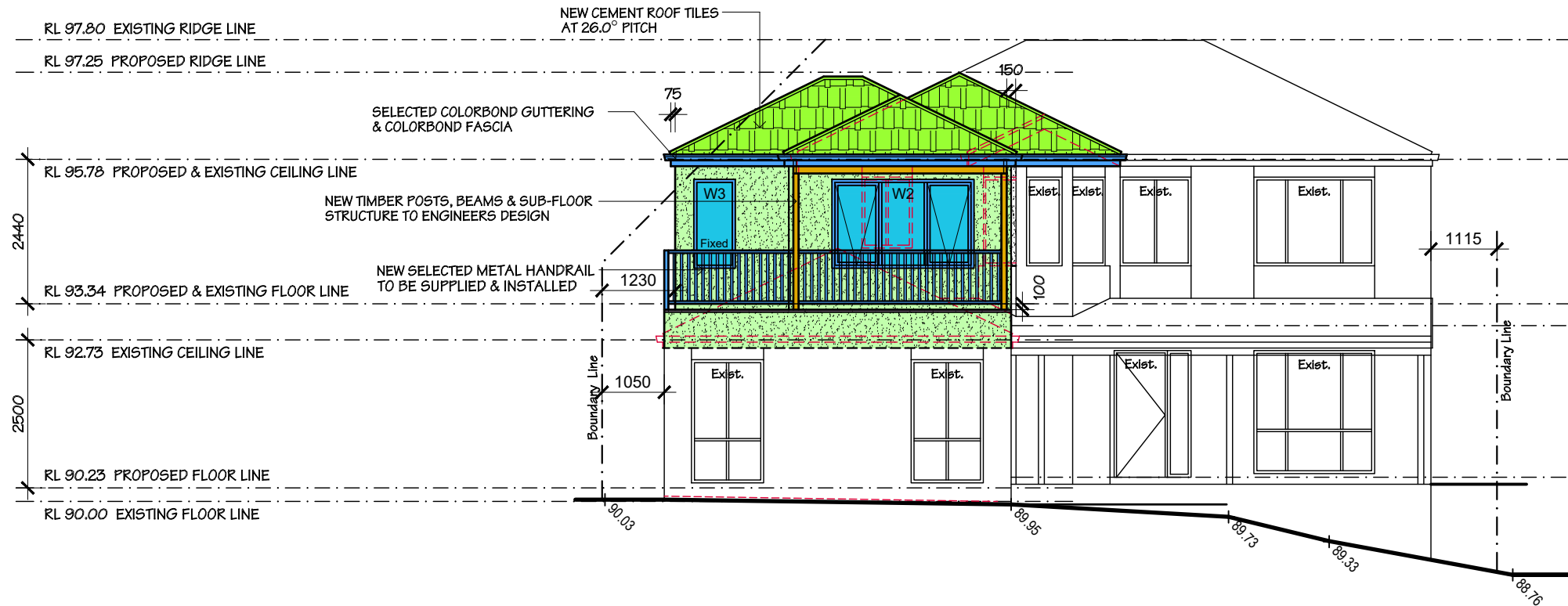


PROPOSED FIRST FLOOR PLAN
SCALE 1:100

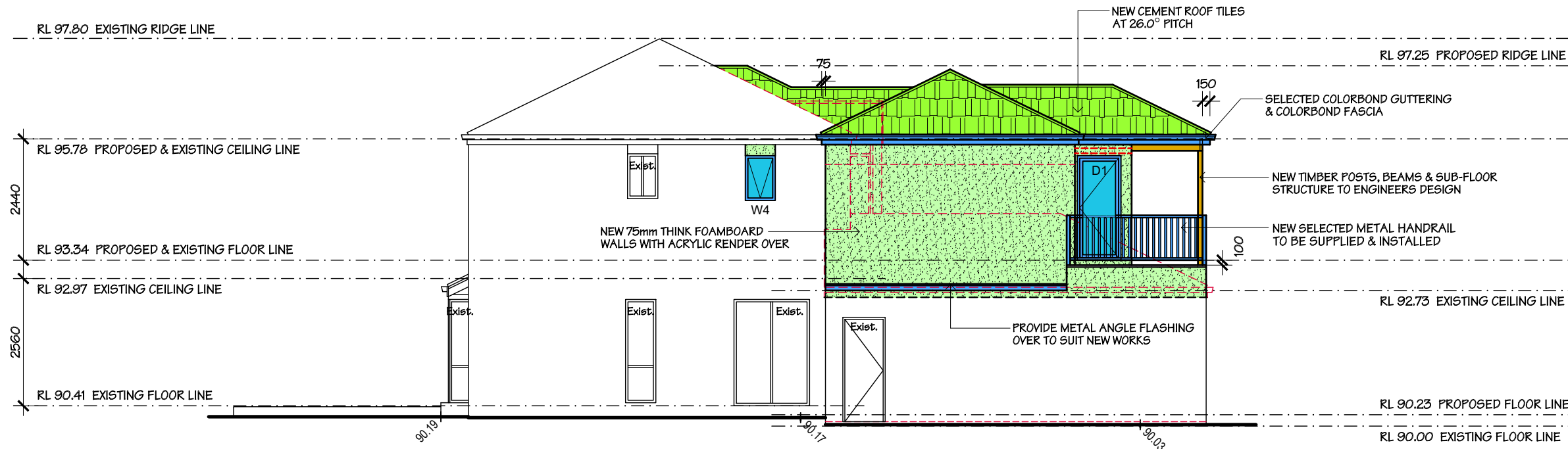


PROPOSED ROOF FLOOR PLAN
SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
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SOUTH-WESTERN ELEVATION - FRONT
SCALE 1:100



NORTH-WESTERN ELEVATION - SIDE
SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
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SYDNEY
EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS

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Fax: (02) 9882 3225

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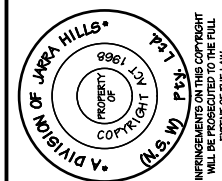
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Sheet No. **9** OF **11**



Alexandra GIENAU
No. 9961
NSW, 2024
PROFESSIONAL ENGINEER
REGISTERED IN THE
EXTENT OF THE LAW



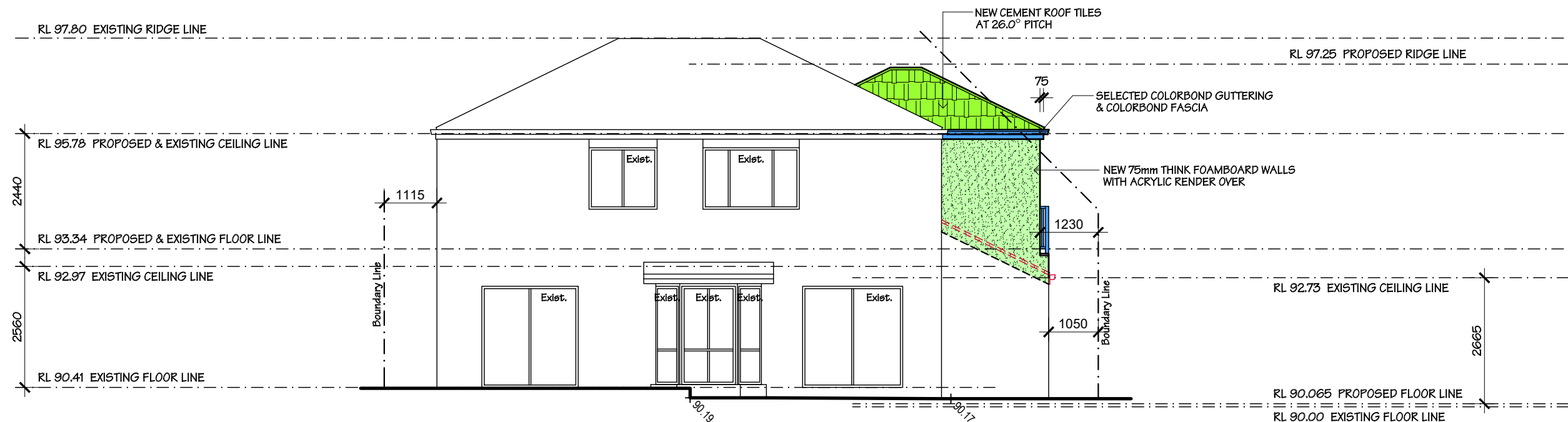
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STAGE	DATE	V.O. No	
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B	11.12.2024	-	CONTRACT SIGNING ISSUE
C	16.06.2025	-	DEVELOPMENT APPLICATION ISSUE
D	-	-	
E	-	-	
F	-	-	

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU			
ADDRESS:	No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086		
LOT No:	321	SECTION No. :-	DP No: 848146
TELEPHONE (M):	-	CONTRACT No:	9316
DESIGNER:	DAVID MACKENZIE		CONTRACT DATE: -
DRAFTSPERSON:	M. VAROL		CHECKED: M. VAROL
COUNCIL:	NORTHERN BEACHES COUNCIL		
GENERAL DESCRIPTION: GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS			

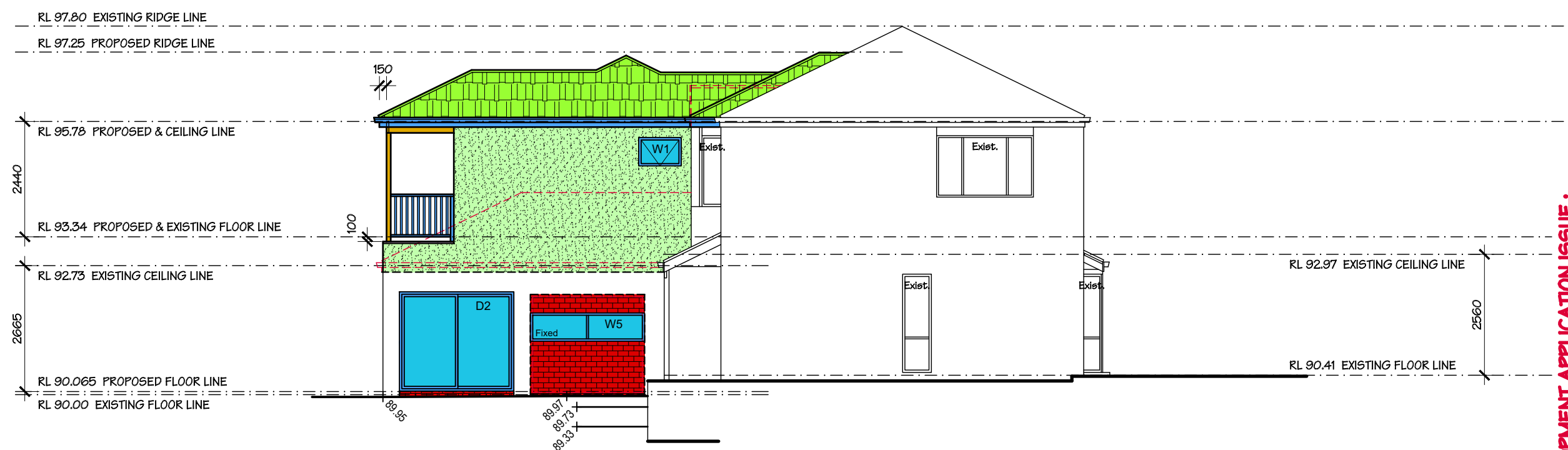
**SYDNEY**
EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS

No.731 WARRINGAH ROAD,
FORESTVILLE, NSW, 2087
Tel: (02) 9882 2448
Fax: (02) 9882 3225

LIC No: 119641C
ABN 92 086 626 002
HLA No: 383 251

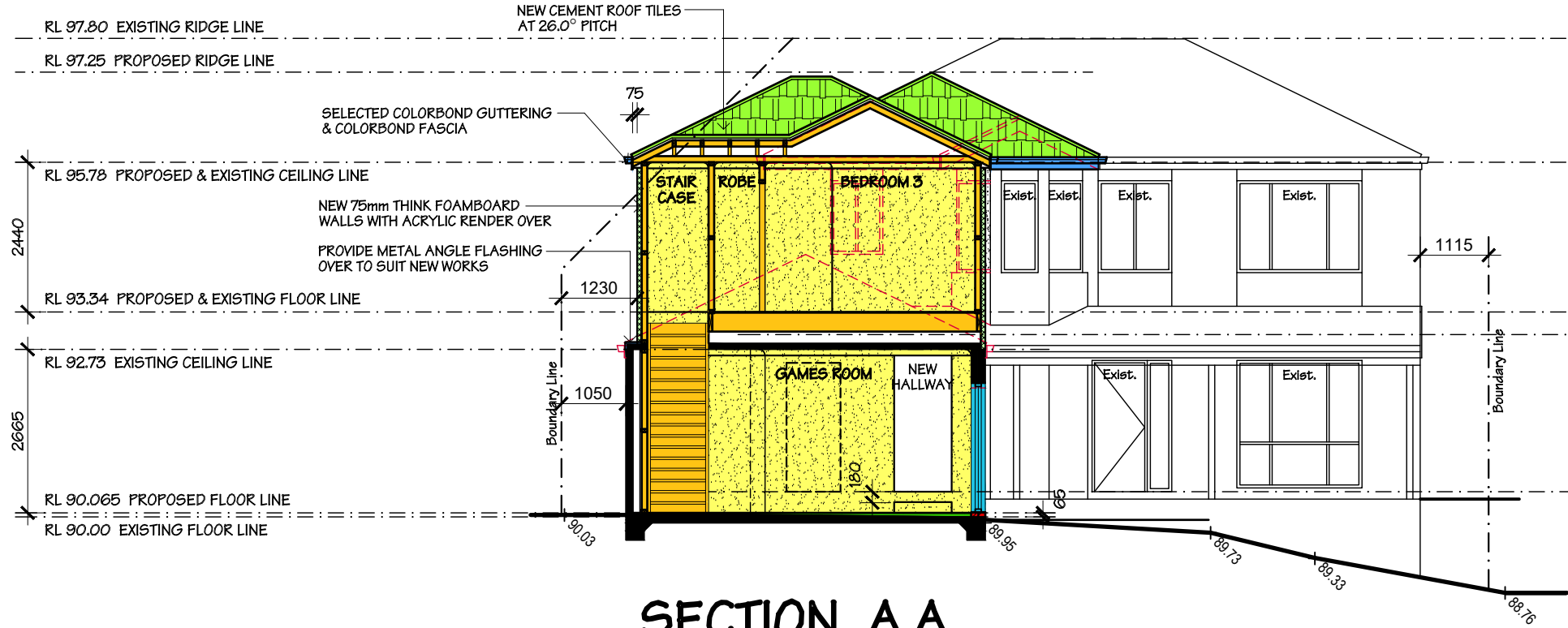


NORTH-EASTERN ELEVATION - REAR
SCALE 1:100



SOUTH-EASTERN ELEVATION - SIDE
SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
16.06.2025



SECTION A.A
SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
16.06.2025

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ADDRESS: No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No: 321 SECTION No: -
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GENERAL DESCRIPTION: GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

9316
CONTRACT No: 848146
CONTRACT DATE: -
CHECKED: M. VAROL

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	09.12.2024	-	PRELIMINARY CONTRACT AGREEMENT
B	11.12.2024	-	CONTRACT SIGNING ISSUE
C	16.06.2025	-	DEVELOPMENT APPLICATION ISSUE
D	-	-	-
E	-	-	-
F	-	-	-

