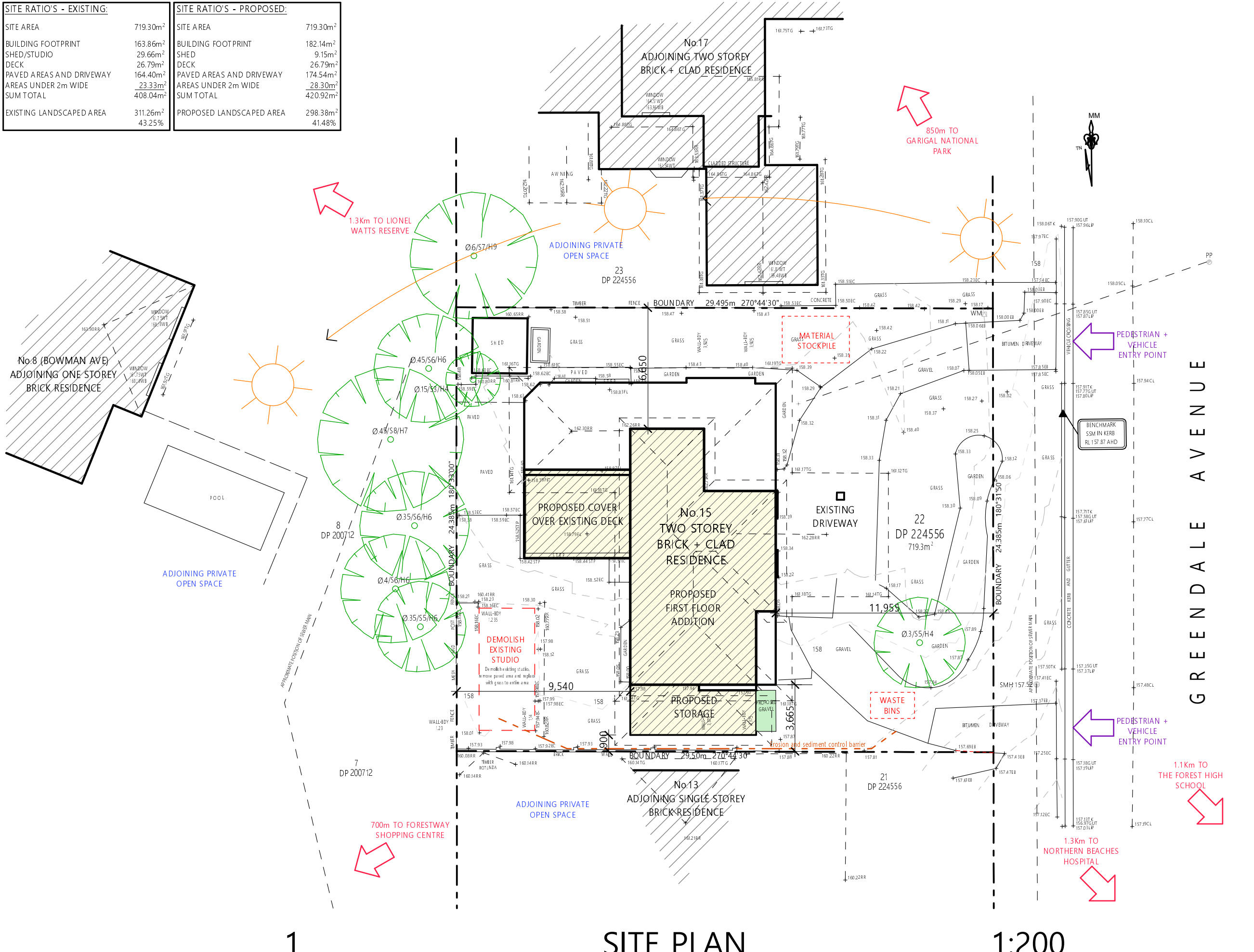


SITE RATIOS - EXISTING:		SITE RATIOS - PROPOSED:	
SITE AREA	719.30m ²	SITE AREA	719.30m ²
BUILDING FOOTPRINT	163.86m ²	BUILDING FOOTPRINT	182.14m ²
SHED/STUDIO	29.66m ²	SHED	9.15m ²
DECK	26.79m ²	DECK	26.79m ²
PAVED AREAS AND DRIVEWAY	164.40m ²	PAVED AREAS AND DRIVEWAY	174.54m ²
AREAS UNDER 2m WIDE	23.33m ²	AREAS UNDER 2m WIDE	28.30m ²
SUM TOTAL	408.04m ²	SUM TOTAL	420.92m ²
EXISTING LANDSCAPED AREA	311.26m ²	PROPOSED LANDSCAPED AREA	298.38m ²
	43.25%		41.48%



1 **SITE PLAN** 1:200
& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

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BASIX INFORMATION REQUIREMENTS:

LIGHTING:
 A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or LED lamps.

WATER COMMITMENTS:
 Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating.

INSULATION REQUIREMENTS:
 External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction).
 Ceilings: The new raked ceiling, pitched/skillion roof ceilings shall meet minimum R1.74 (up).
 The new flat ceiling, pitched roof ceilings shall meet minimum R1.45 (up).
 Roof: The roof shall have a foil backed blanket (55mm) and be medium colour (solar absorption 0.475 > 0.70).

WINDOWS, GLAZED DOORS & SKYLIGHTS:
 All window, door & skylight numbers shown on the window/door/skylight schedule correspond to matching window/door/skylight numbers shown in the Basix certificate.

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

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

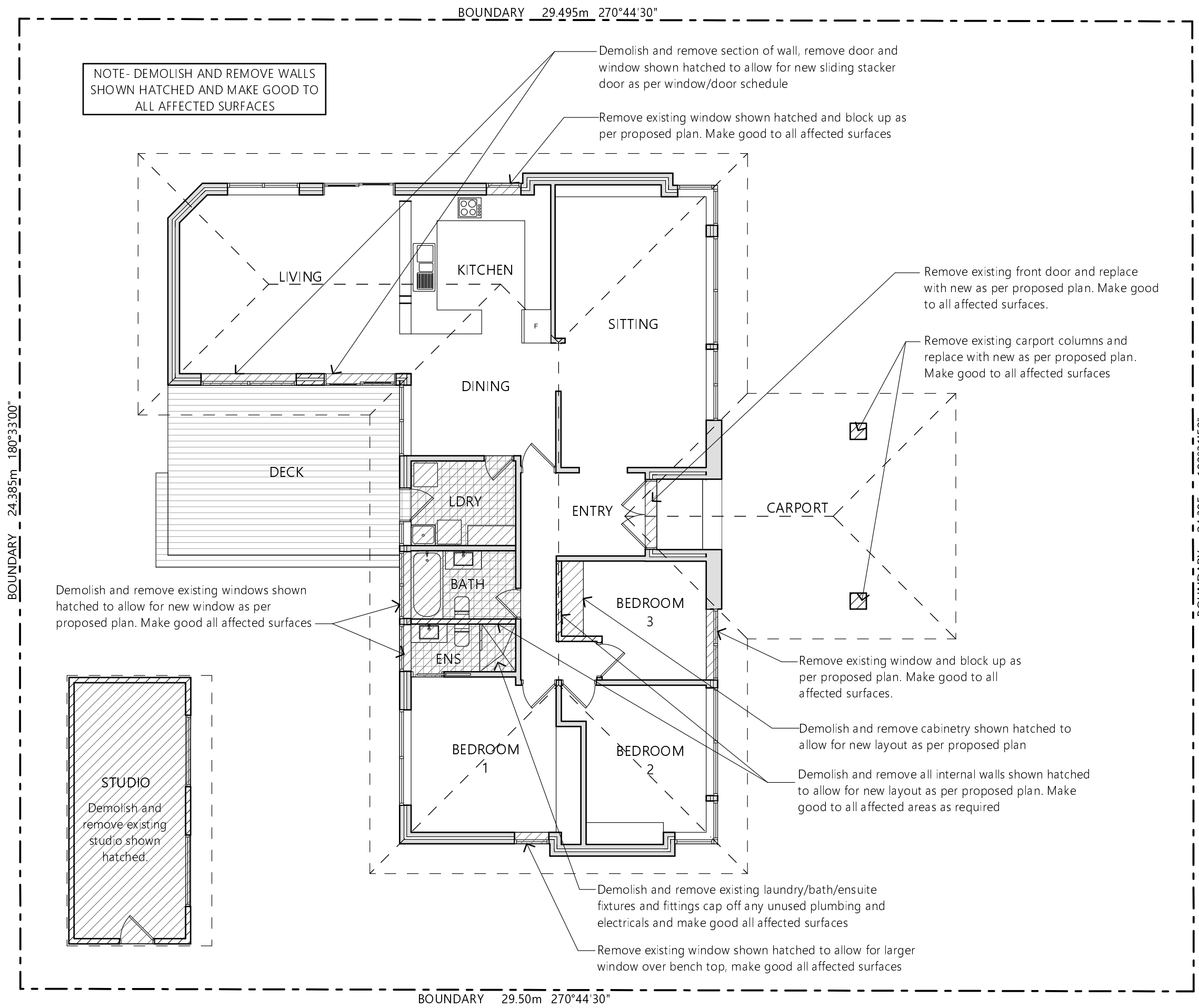
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.

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Client
MR. + MRS. YORSTON
 Project Name
PROPOSED ALTERATIONS + ADDITIONS
15 GREENDALE AVENUE
LOT 22, DP224556
FRENCHS FOREST NSW 2086



Drawing Title: SITE PLAN	
Scale: 1:200 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2404	Drawing No.: DA01
Plot Date: 3/12/2024	



1 EXISTING GROUND FLOOR PLAN 1:100

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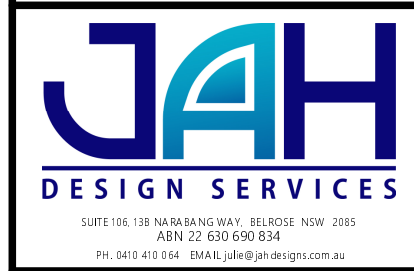
INSULATION REQUIREMENTS:
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Project North

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MR. + MRS. YORSTON
Project Name
PROPOSED ALTERATIONS + ADDITIONS
15 GREENDALE AVENUE
LOT 22, DP224556
FRENCHS FOREST NSW 2086



Drawing Title:
EXISTING GROUND FLOOR

Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2404	Drawing No: DA02
Plot Date:	3/12/2024

BOUNDARY 29.495m 270°44'30"

NOTE- EXHAUST SYSTEM INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC2022 PART 2 H4P5. BATHROOM, SANITARY COMPARTMENTS & LAUNDRIES MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF SPACE COMPLYING WITH NCC2022 VOLUME 2 PART H4D7

DOOR/WINDOW SCHEDULE

W 1	1800w x 560h	Selected Aluminium Framed Sliding Window- Opaque
W 2	900w x 560h	Selected Aluminium Framed Sliding Window- Opaque
W 3	970w x 1130h	Selected Aluminium Framed Awning Window
W 4	2110w x 900h	Selected Aluminium Framed Sliding Window
W 5	2110w x 600h	Selected Aluminium Framed Sliding Window
W 6	1500w x 1500h	Selected Aluminium Framed Sliding Window
W 7	1500w x 1500h	Selected Aluminium Framed Sliding Window
W 8	1500w x 1500h	Selected Aluminium Framed Sliding Window
W 9	2110w x 1200h	Selected Aluminium Framed Sliding Window
W 10	2110w x 600h	Selected Aluminium Framed Sliding Window
W 11	2110w x 600h	Selected Aluminium Framed Sliding Window
W 12	2110w x 1200h	Selected Aluminium Framed Sliding Window
W 13	900w x 900h	Selected Aluminium Framed Sliding Window-Opaque
W 14	900w x 900h	Selected Aluminium Framed Sliding Window-Opaque
W 15	2110w x 1200h	Selected Aluminium Framed Sliding Window
D 1	1760w x 2100h	Selected Timber Framed Front Entry Door with Sidelight
D 2	4900w x 2080h	Selected Aluminium Framed Sliding Stacker Door
GD 1	2100w x 2100h	Selected Garage Door
GD 2	2100w x 2100h	Selected Garage Door
SK 1	550w x 700h	Selected Aluminium Framed Fixed Skylight
SK 2	600w x 1600h	Selected Aluminium Framed Fixed Skylight
SK 3	600w x 1600h	Selected Aluminium Framed Fixed Skylight

Note: The Builder shall check measure all windows and doors on site prior to ordering. All windows and doors to comply with the requirements of the approved BASIX Certificate

NOTES

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Client MR. + MRS. YORSTON Project Name PROPOSED ALTERATIONS + ADDITIONS 15 GREENDALE AVENUE LOT 22, DP224556 FRENCHS FOREST NSW 2086



SUITE 106, 13B NARA BANG WAY, BELROSE NSW 2085 ABN 22 630 690 834 PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

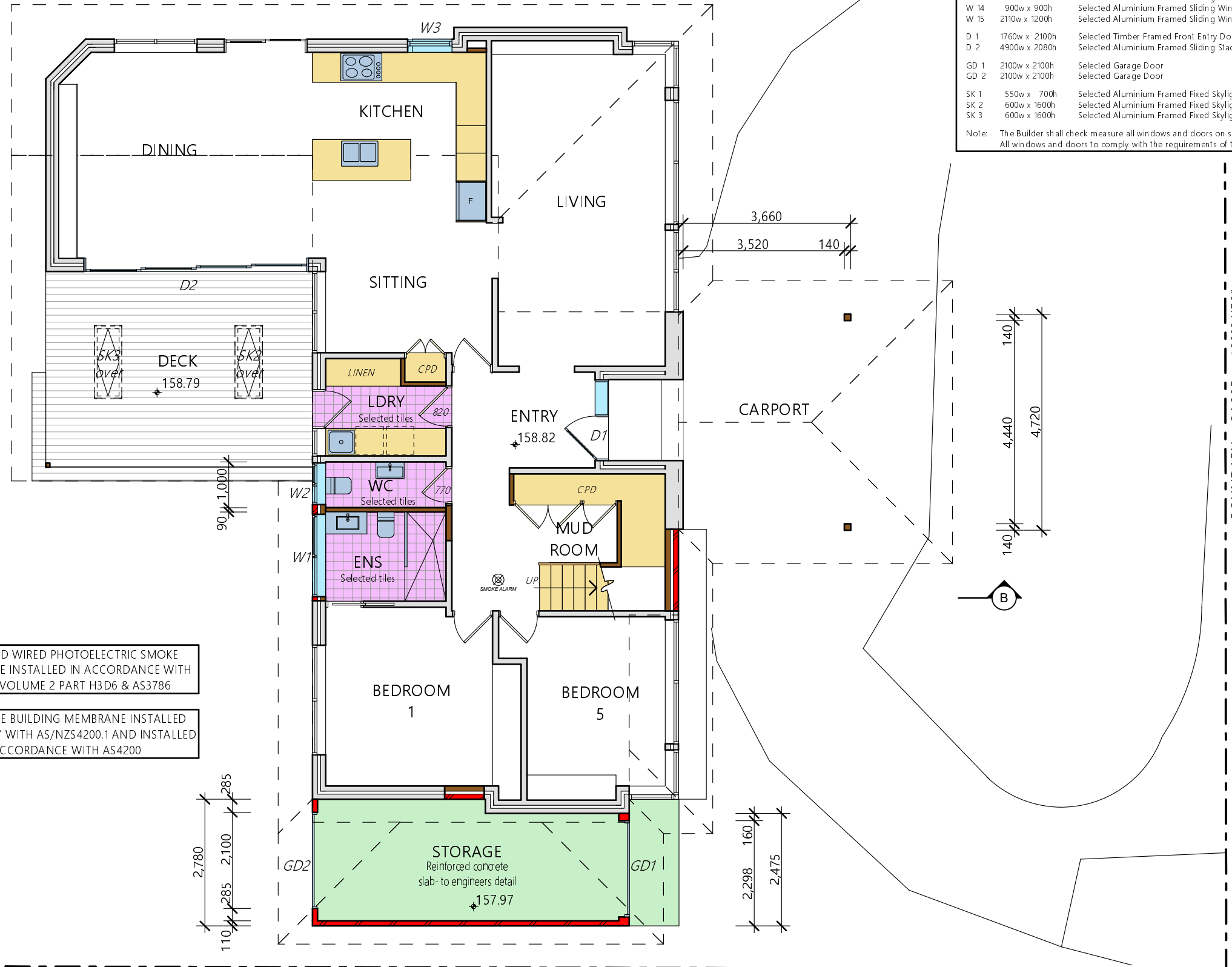
Drawing Title: PROPOSED GROUND FLOOR	
Scale: 1:100 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2404	Drawing No: DA03
Plot Date: 3/12/2024	

BOUNDARY 24.385m 180°33'00"

B

NOTE- HARD WIRED PHOTOELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC2022 VOLUME 2 PART H3D6 & AS3786

NOTE- PIABLE BUILDING MEMBRANE INSTALLED MUST COMPLY WITH AS/NZS4200.1 AND INSTALLED IN ACCORDANCE WITH AS4200



BOUNDARY 29.50m 270°44'30"

1 PROPOSED GROUND FLOOR PLAN 1:100

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DOOR/WINDOW SCHEDULE		
W 1	1800w x 560h	Selected Aluminium Framed Sliding Window- Opaque
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W 5	2110w x 600h	Selected Aluminium Framed Sliding Window
W 6	1500w x 1500h	Selected Aluminium Framed Sliding Window
W 7	1500w x 1500h	Selected Aluminium Framed Sliding Window
W 8	1500w x 1500h	Selected Aluminium Framed Sliding Window
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W 11	2110w x 600h	Selected Aluminium Framed Sliding Window
W 12	2110w x 1200h	Selected Aluminium Framed Sliding Window
W 13	900w x 900h	Selected Aluminium Framed Sliding Window-Opaque
W 14	900w x 900h	Selected Aluminium Framed Sliding Window-Opaque
W 15	2110w x 1200h	Selected Aluminium Framed Sliding Window
D 1	1760w x 2100h	Selected Timber Framed Front Entry Door with Sidelight
D 2	4900w x 2080h	Selected Aluminium Framed Sliding Stacker Door
GD 1	2100w x 2100h	Selected Garage Door
GD 2	2100w x 2100h	Selected Garage Door
SK 1	550w x 700h	Selected Aluminium Framed Fixed Skylight
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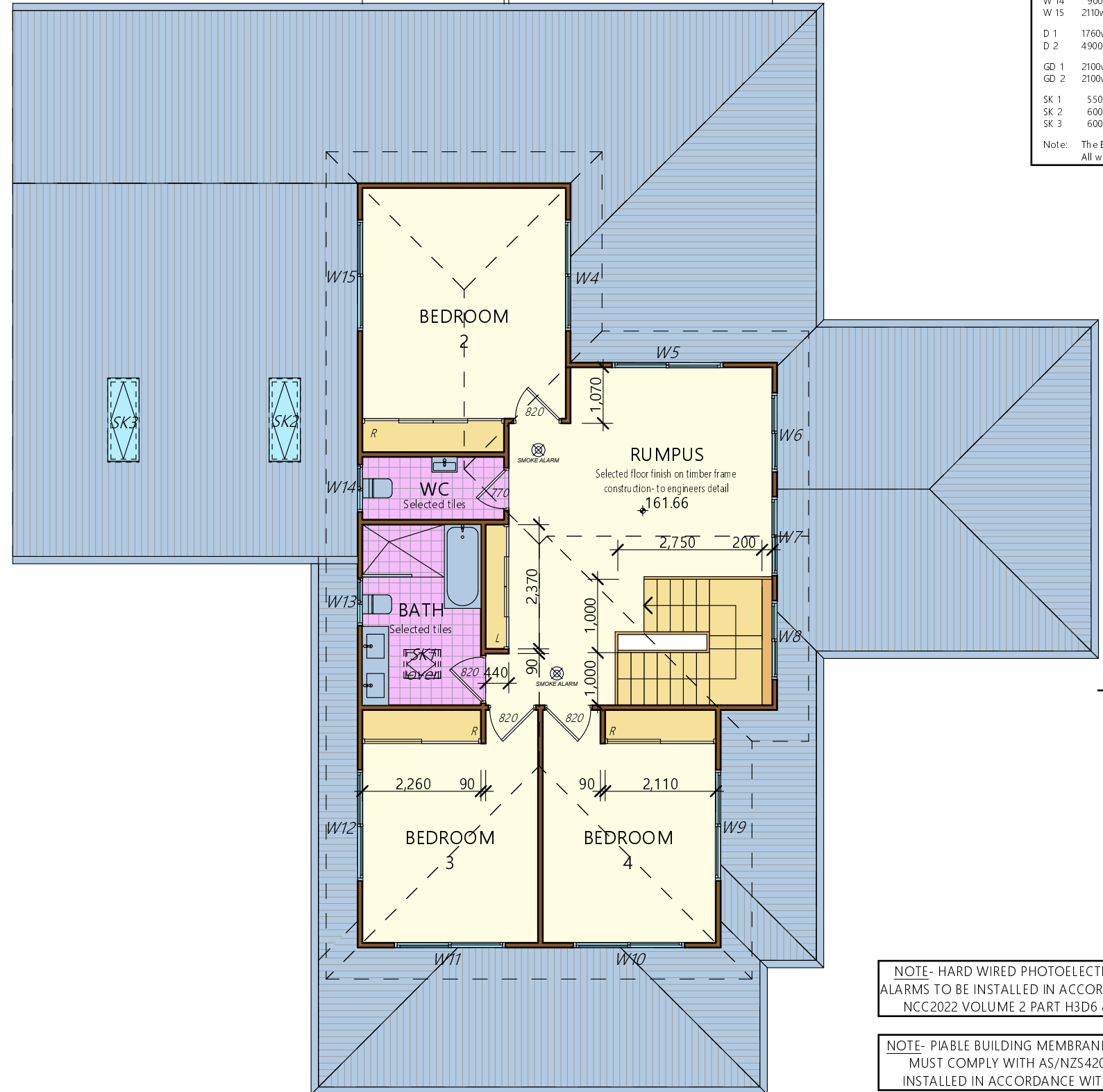


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Client
MR. + MRS. YORSTON
Project Name
PROPOSED ALTERATIONS + ADDITIONS
15 GREENDALE AVENUE
LOT 22, DP224556
FRENCHS FOREST NSW 2086



Drawing Title: PROPOSED FIRST FLOOR PLAN	
Scale:	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2404	Drawing No: DA04
Plot Date:	3/12/2024



BOUNDARY 24.385m 180°33'00"

14,570

3,800

640

90

3,440

90

1,200

90

640

90

4,400

90

BOUNDARY 24.385m 180°31'50"

14,570

6,620

6,440

5,370

90

3,420

90

4,400

90

BOUNDARY 29.50m 270°44'30"

8,000

1,080

90

3,300

90

3,350

90

BOUNDARY 29.495m 270°44'30"

BOUNDARY 29.50m 270°44'30"

1 PROPOSED FIRST FLOOR PLAN 1:100

NOTE- HARD WIRED PHOTOELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC2022 VOLUME 2 PART H3D6 & AS3786

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BOUNDARY 29.495m 270°44'30"



DOOR/WINDOW SCHEDULE

W 1	1800w x 560h	Selected Aluminium Framed Sliding Window- Opaque
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Client
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Project Name
PROPOSED ALTERATIONS + ADDITIONS
15 GREENDALE AVENUE
LOT 22, DP224556
FRENCHS FOREST NSW 2086

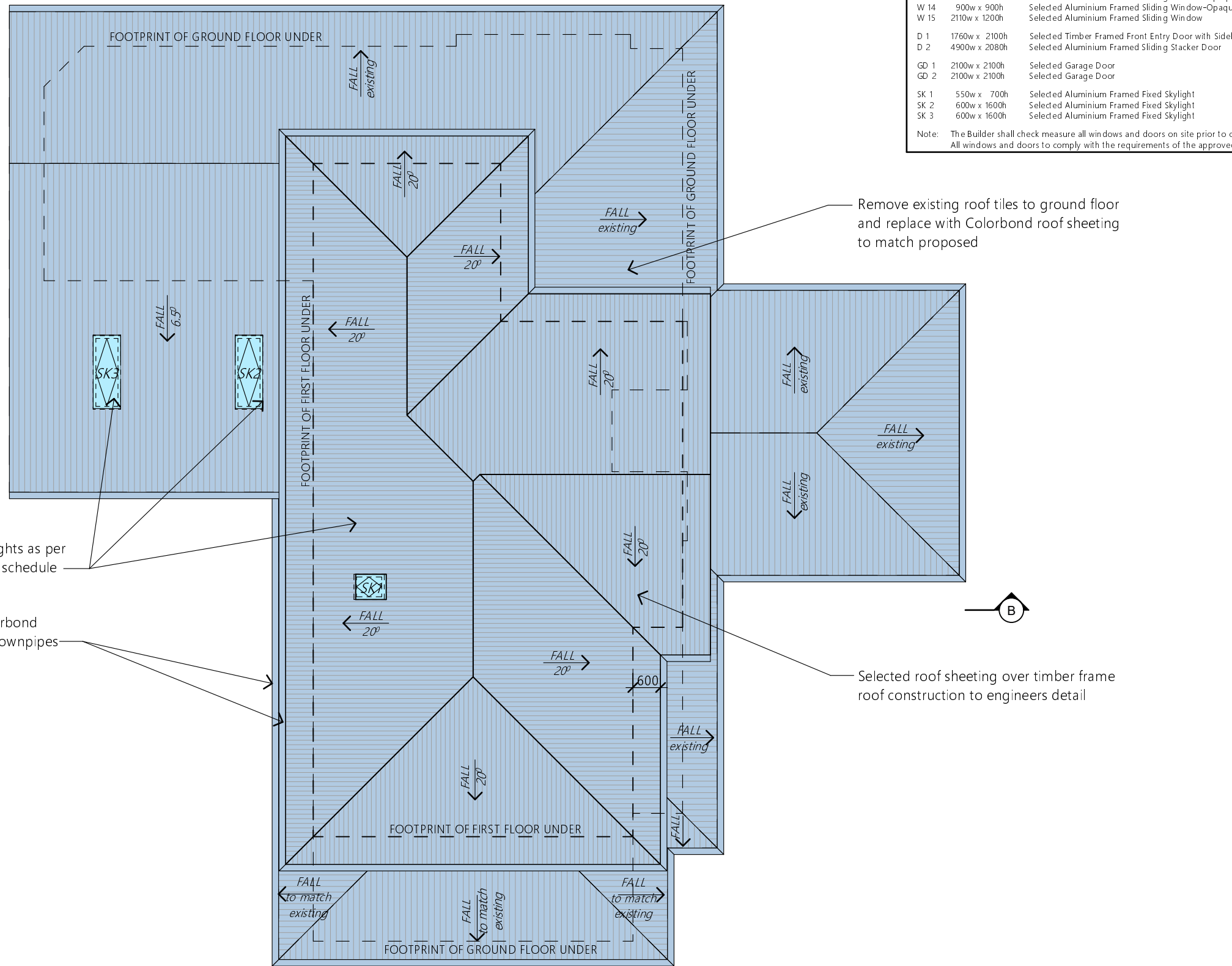


SUITE 106, 13B NARA BANG WAY, BELROSE NSW 2085
ABN 22 630 690 834
PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

PROPOSED ROOF PLAN

Scale:	1:100 @ A3	Date:	DECEMBER 2024
Status:	DA submission	Checked By:	JAH
Project No:	2404	Drawing No.:	DA05

Plot Date: 3/12/2024



BOUNDARY 24.385m 180°33'00"



Selected skylights as per window/door schedule

Selected Colorbond gutters and downpipes

Remove existing roof tiles to ground floor and replace with Colorbond roof sheeting to match proposed

Selected roof sheeting over timber frame roof construction to engineers detail

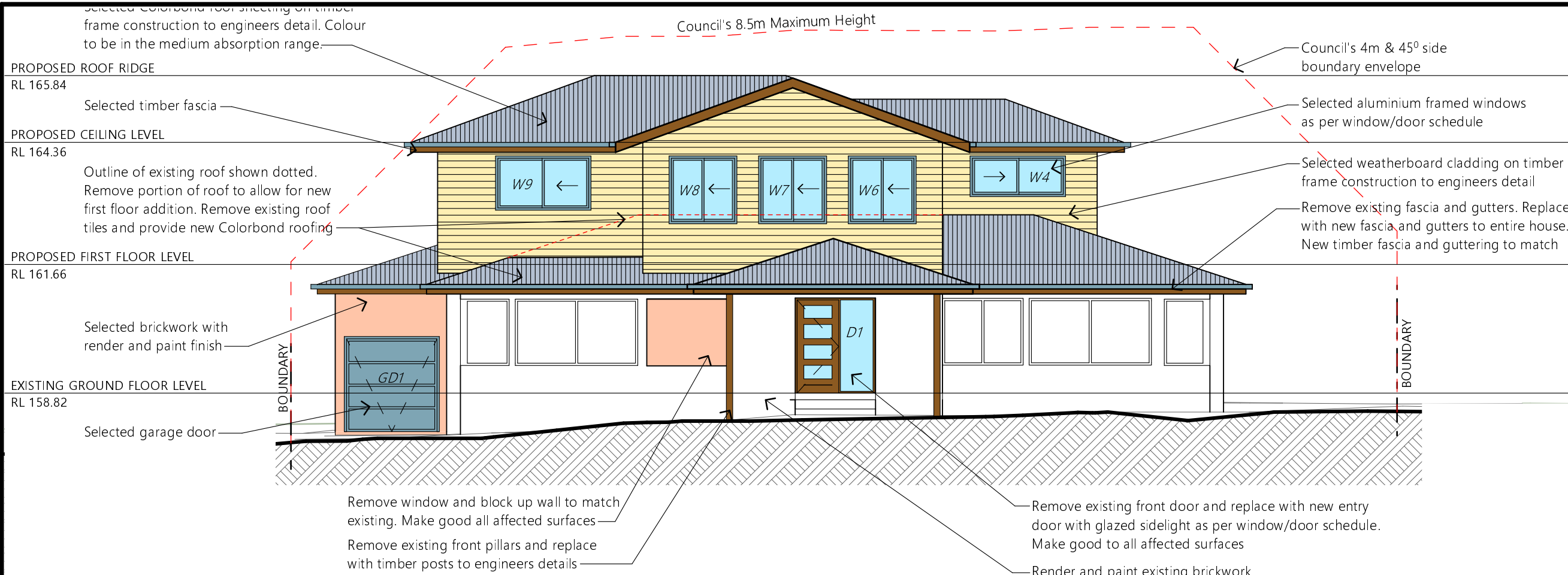
BOUNDARY 29.50m 270°44'30"



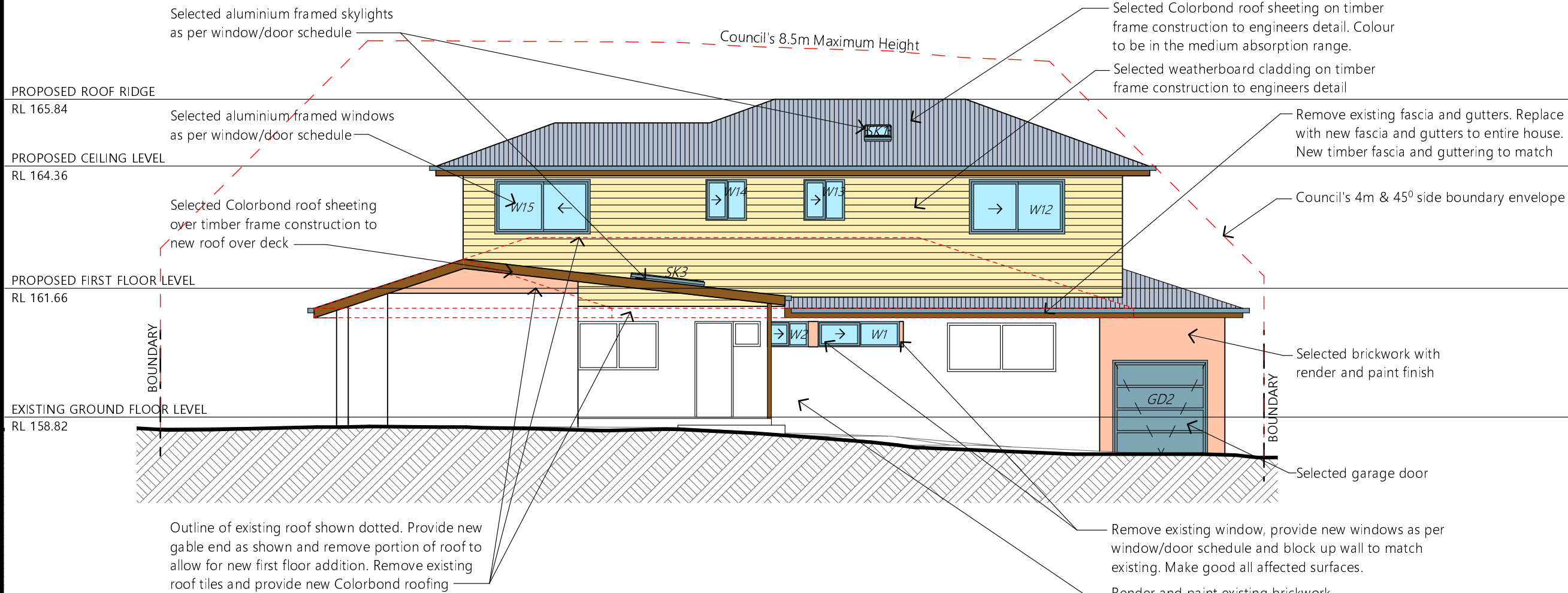
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PROPOSED ROOF PLAN

1:100



1 EAST ELEVATION 1:100



2 WEST ELEVATION 1:100

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15 GREENDALE AVENUE
LOT 22, DP224556
FRENCHS FOREST NSW 2086



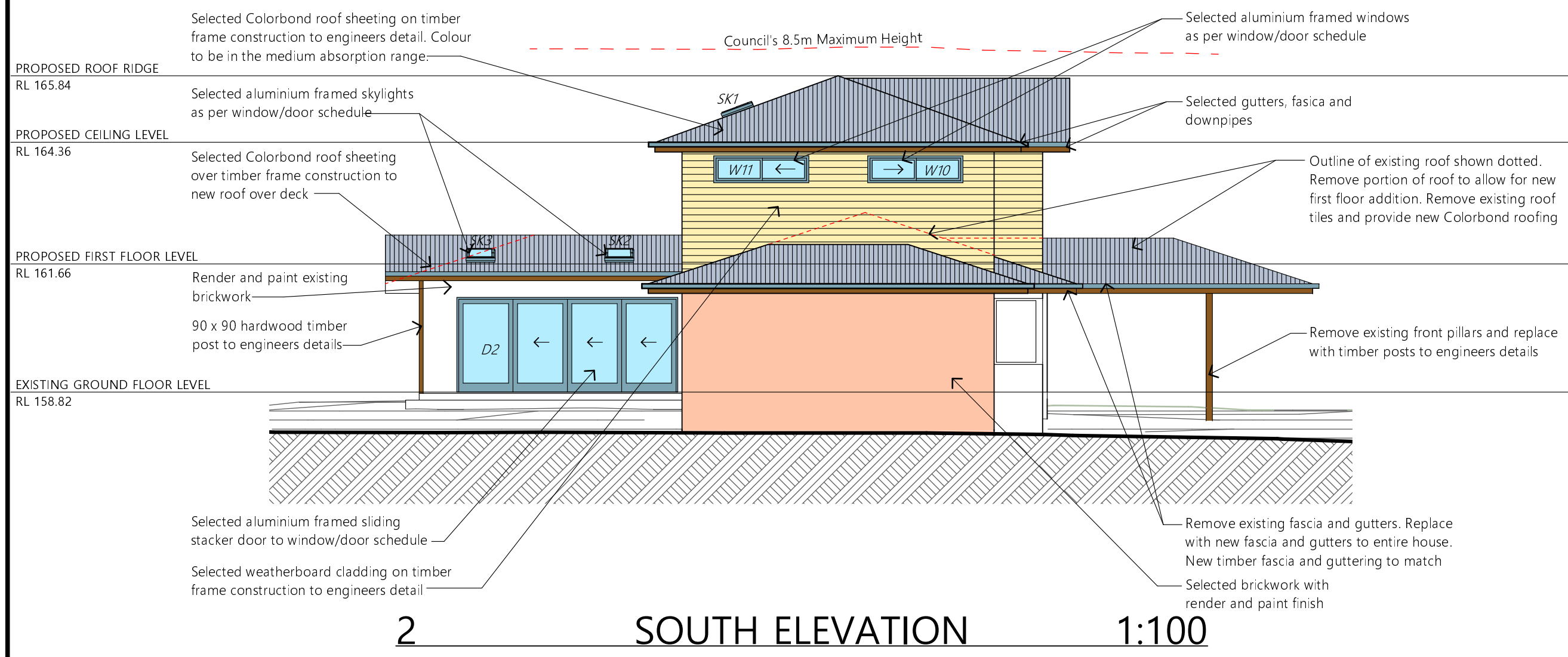
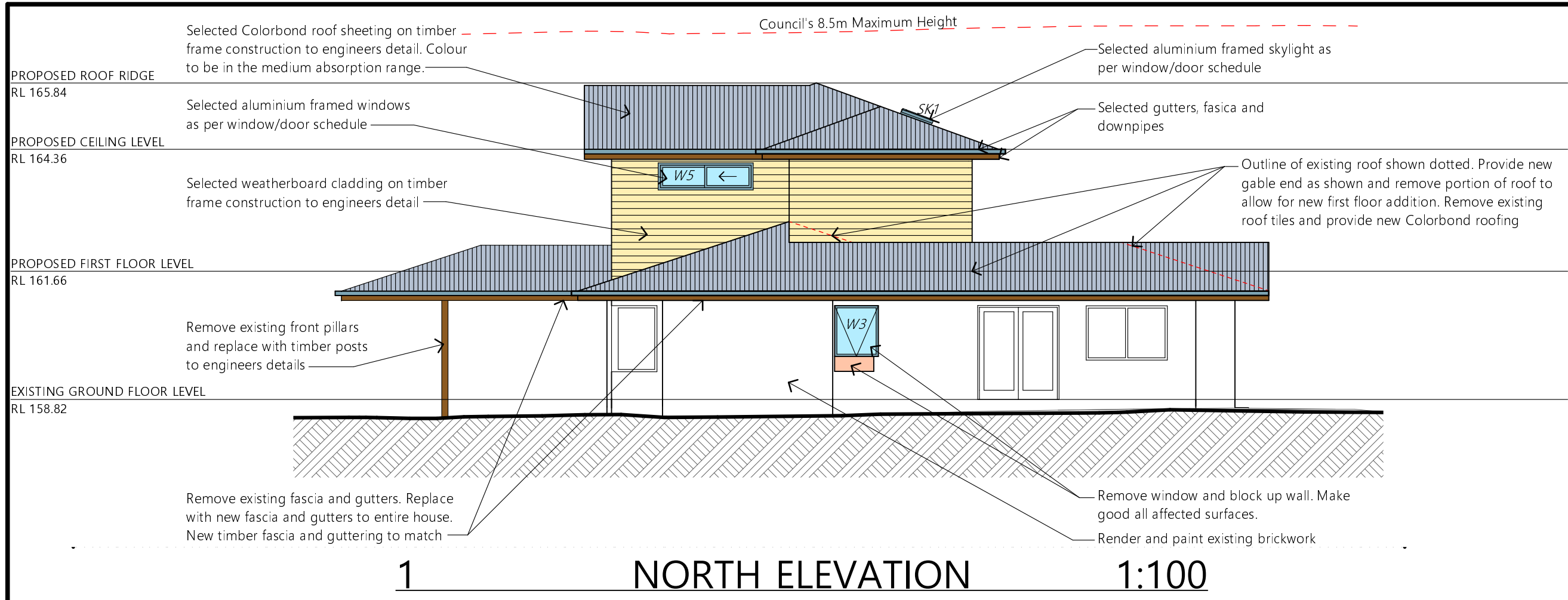
Drawing Title:
EAST & WEST ELEVATIONS

Scale: 1:100@ A3 Date: DECEMBER 2024

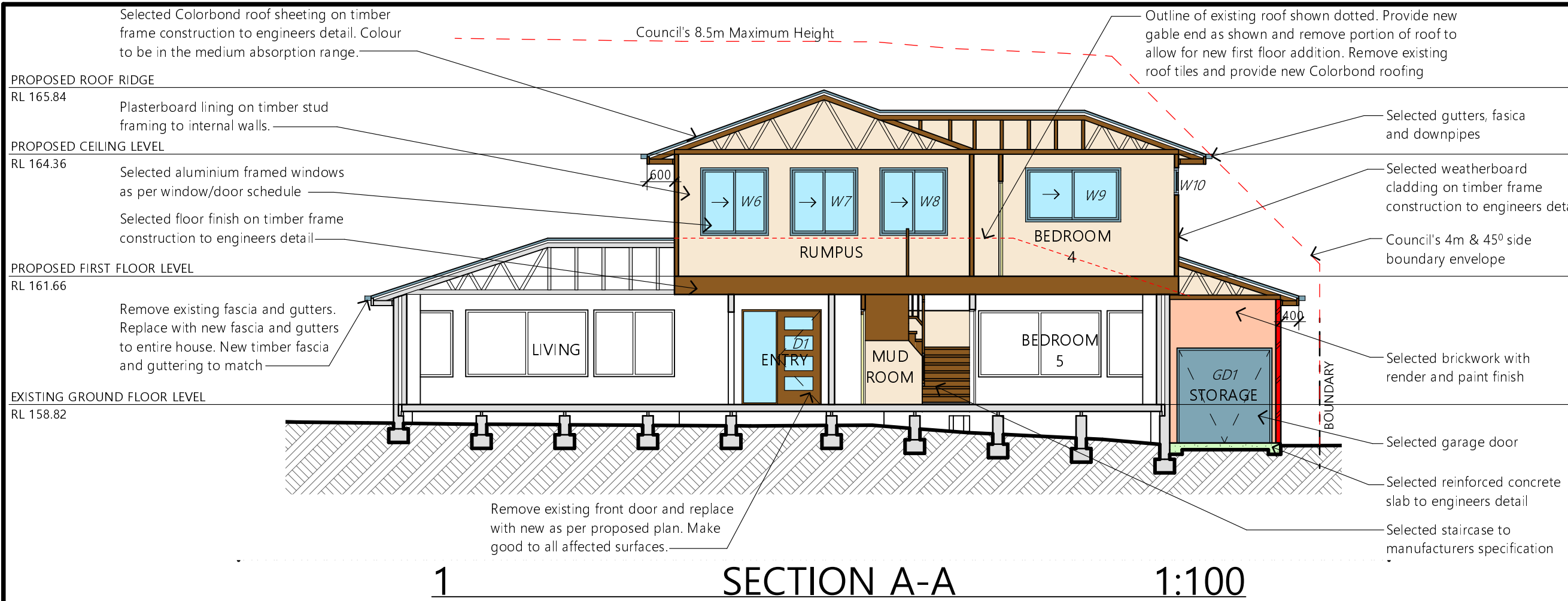
Status: DA submission Checked By: JAH

Project No: 2404 Drawing No: DA06

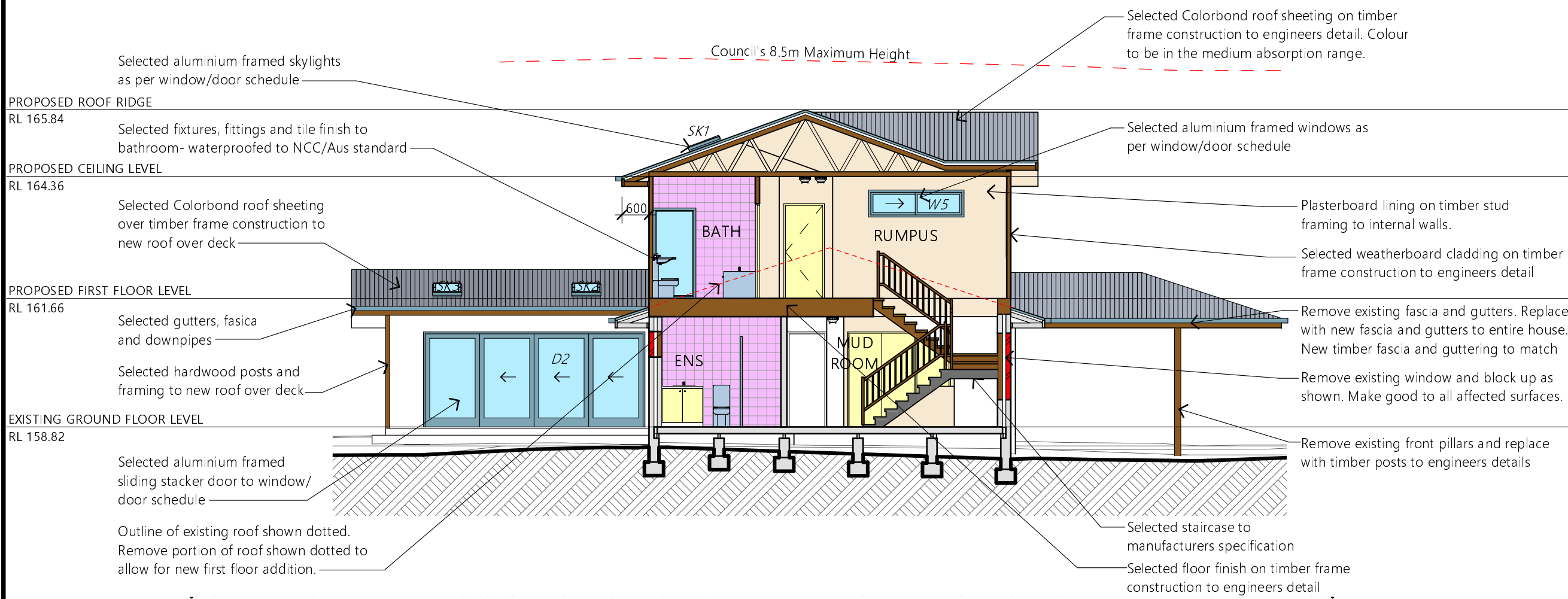
Plot Date: 3/12/2024



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Client	
MR. + MRS. YORSTON	
Project Name	
PROPOSED ALTERATIONS + ADDITIONS	
15 GREENDALE AVENUE	
LOT 22, DP224556	
FRENCHS FOREST NSW 2086	
JAH DESIGN SERVICES	
<small>SUITE 106, 13B NARA BANG WAY, BELROSE NSW 2085 ABN 22 630 690 834 PH. 0410 410 064 EMAIL jule@jahdesigns.com.au</small>	
Drawing Title:	
NORTH & SOUTH ELEVATIONS	
Scale:	1:100@ A3
Date:	DECEMBER 2024
Status:	DA submission
Checked By:	JAH
Project No:	2404
Drawing No.:	DA07
Plot Date:	3/12/2024



1 SECTION A-A 1:100



2 SECTION B-B 1:100

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BASIX INFORMATION REQUIREMENTS:

LIGHTING:
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or LED lamps

WATER COMMITMENTS:
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

INSULATION REQUIREMENTS:

External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction)

Ceilings: The new raked ceiling, pitched/skillion roof ceilings shall meet minimum R1.74 (up).
The new flat ceiling, pitched roof ceilings shall meet minimum R1.45 (up).

Roof: The roof shall have a foil backed blanket (55mm) and be medium colour (solar absorption 0.475-0.70)

WINDOWS, GLAZED DOORS & SKYLIGHTS:

All window, door & skylight numbers shown on the window/door/skylight schedule correspond to matching window/door/skylight numbers shown in the Basix certificate.

Sizes: The total area of glazing for each window/door/skylight 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

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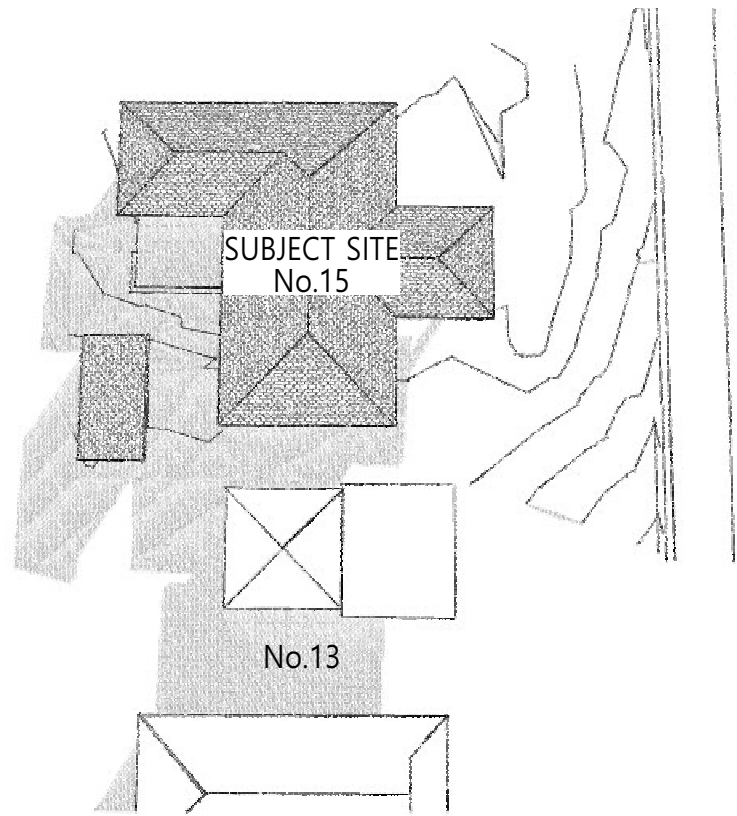
Client
MR. + MRS. YORSTON
Project Name
PROPOSED ALTERATIONS + ADDITIONS
15 GREENDALE AVENUE
LOT 22, DP224556
FRENCHS FOREST NSW 2086

JAH
DESIGN SERVICES
SUITE 106, 13B NARA BANG WAY, BELROSE NSW 2085
ABN 22 630 690 834
PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

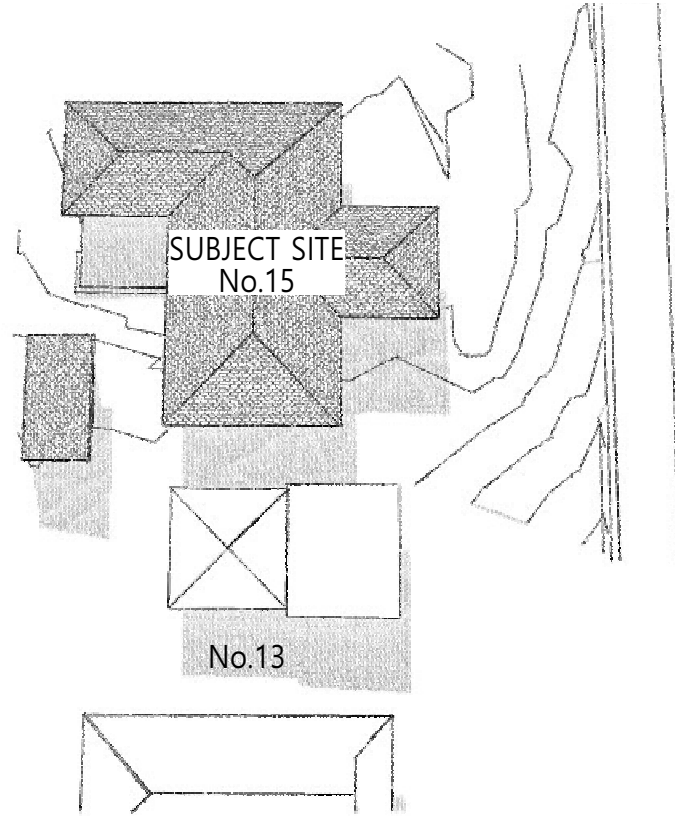
Drawing Title:
SECTIONS

Scale:	1:100 @ A3	Date:	DECEMBER 2024
Status:	DA submission	Checked By:	JAH
Project No:	2404	Drawing No.:	DA08

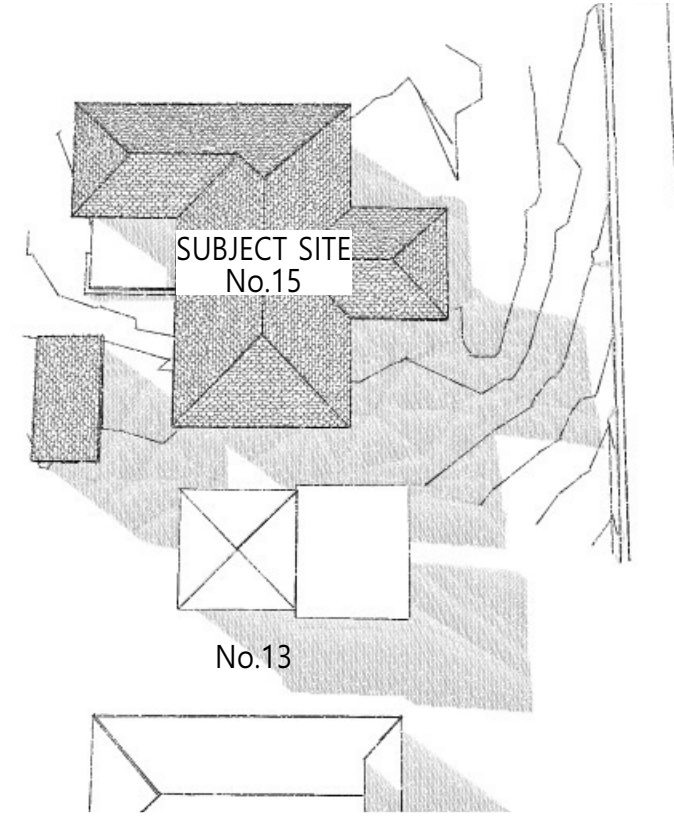
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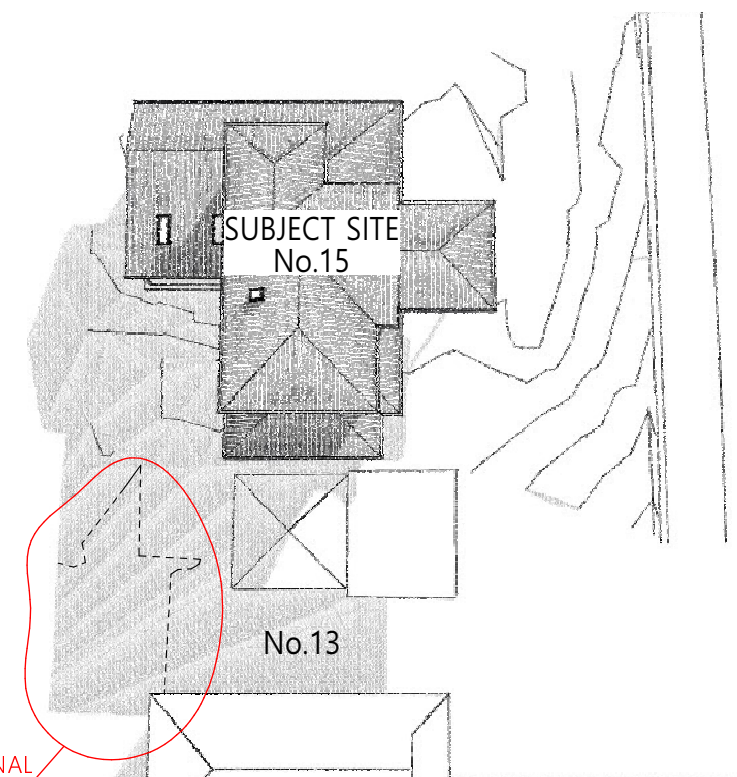
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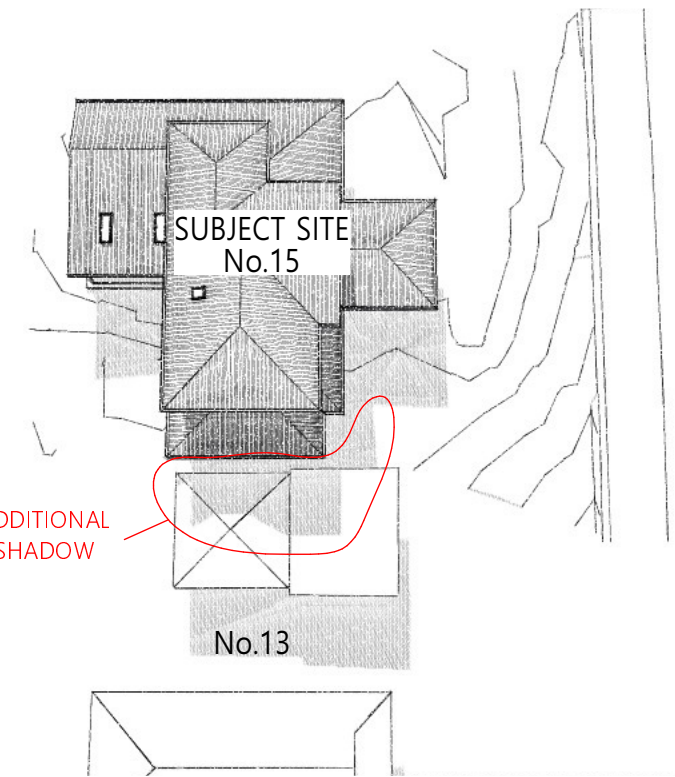
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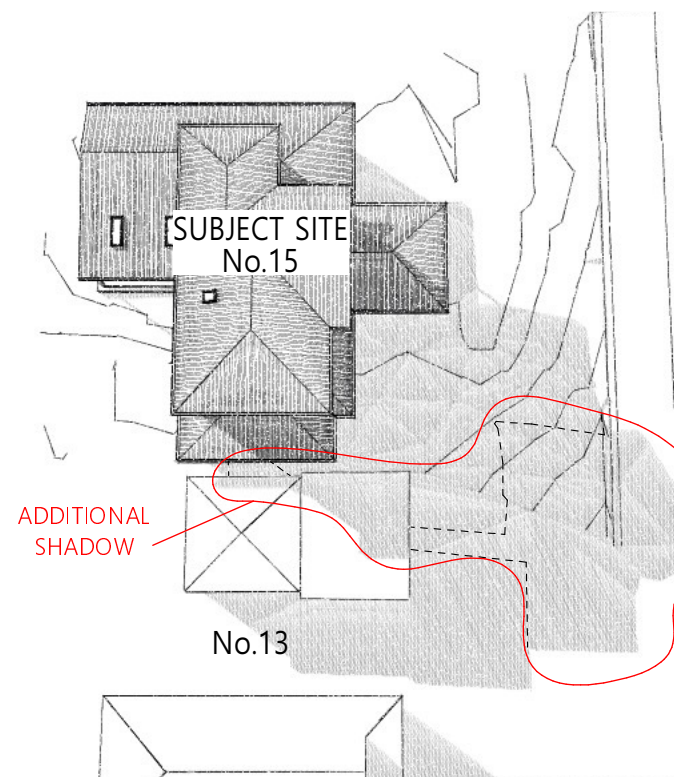
3PM JUNE 21 EXISTING



9AM JUNE 21 PROPOSED



12 NOON JUNE 21 PROPOSED



3PM JUNE 21 PROPOSED

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:

LIGHTING:
 A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:
 Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

INSULATION REQUIREMENTS:
 External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction)
 Ceilings: The new raked ceiling, pitched/skillion roof ceilings shall meet minimum R1.74 (up).
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 Project Name
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 FRENCHS FOREST NSW 2086



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Drawing Title:

SHADOW DIAGRAMS

Scale:	N.T.S	Date:	DECEMBER 2024
Status:	DA submission	Checked By:	JAH
Project No:	2404	Drawing No.:	DA09

Plot Date: 3/12/2024

ADDITIONAL SHADOW

ADDITIONAL SHADOW

ADDITIONAL SHADOW