

# PROPOSED SECONDARY DWELLING

AT

10 PENROSE PLACE

FRENCHS FOREST

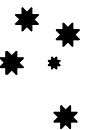
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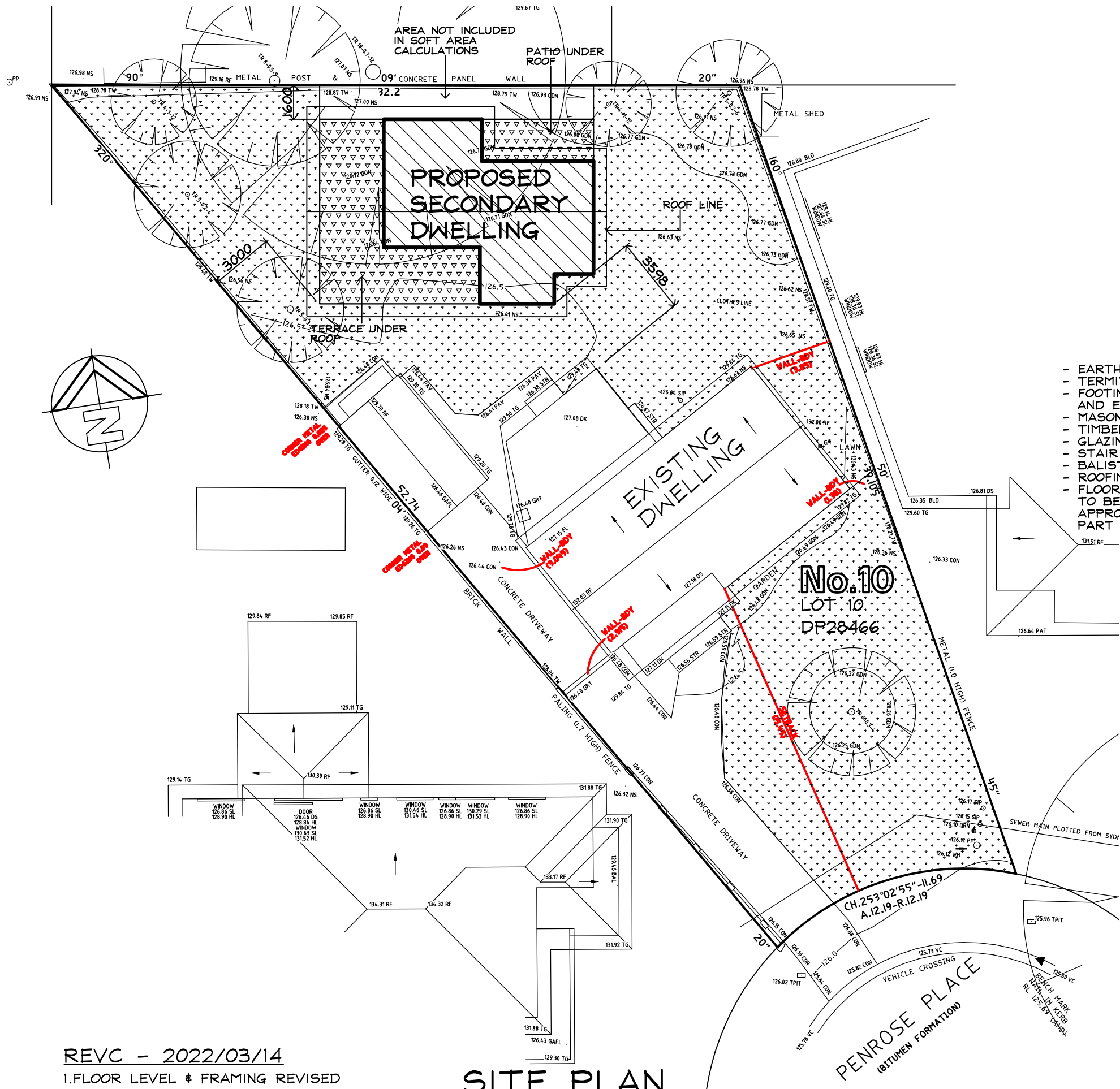
Mr. B. MYRDEN

MARCH 2022

DEVELOPEMENT APPLICATION  
ISSUE

**H&C DESIGN** PTY. LTD.





REVC - 2022/03/14  
1.FLOOR LEVEL & FRAMING REVISED

## SITE PLAN

Scale 1:200

### SITE CRITERIA

10 PENROSE PLACE FRENCHS FOREST N.S.W. 2086  
LOT 10 D.P. 28466

SITE AREA.	= 866.0	sq. m. (BY CALC.)
EXISTING SOFT OPEN SPACE	= 591.1	sq. m. 68.2 %
EXISTING HARD OPEN SPACE	= 86.4	sq. m.
EXISTING HARDSTAND	= 188.5	sq. m.
TOTAL EXISTING HARDSTAND	= 274.9	sq. m.
PROPOSED HARDSTAND	= 108.0	sq. m.
EXISTING DWELLING FLOOR AREA	= 93.5	sq. m.
SECONDARY DWELLING FLOOR AREA	= 60.0	sq. m.
TOTAL FLOOR AREA	= 153.5	sq. m.
EXISTING DWELLING ROOF AREA	= 147.2	sq. m.
PROPOSED ROOF AREA	= 125.0	sq. m.
TOTAL ROOF AREA	= 272.2	sq. m.
POST SOFT OPEN SPACE	= 483.1	sq. m.
POST HARDSTAND	= 382.9	sq. m.

POST FRONT SOFT OPEN SPACE	= 168.7	sq. m.
POST REAR SOFT OPEN SPACE	= 314.4	sq. m.
POST TOTAL SOFT OPEN SPACE	= 483.1	sq. m. 55.8 %

### GENERAL NOTES AND BCA / NCC COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740

ABOVE NOTES TO BE READ IN-CONJUNCTION  
WITH THE ARCHITECTURAL PLANS AND THE  
STRUCTURAL ENGINEERS DETAILS

### NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

## DEVELOPEMENT APPLICATION ISSUE

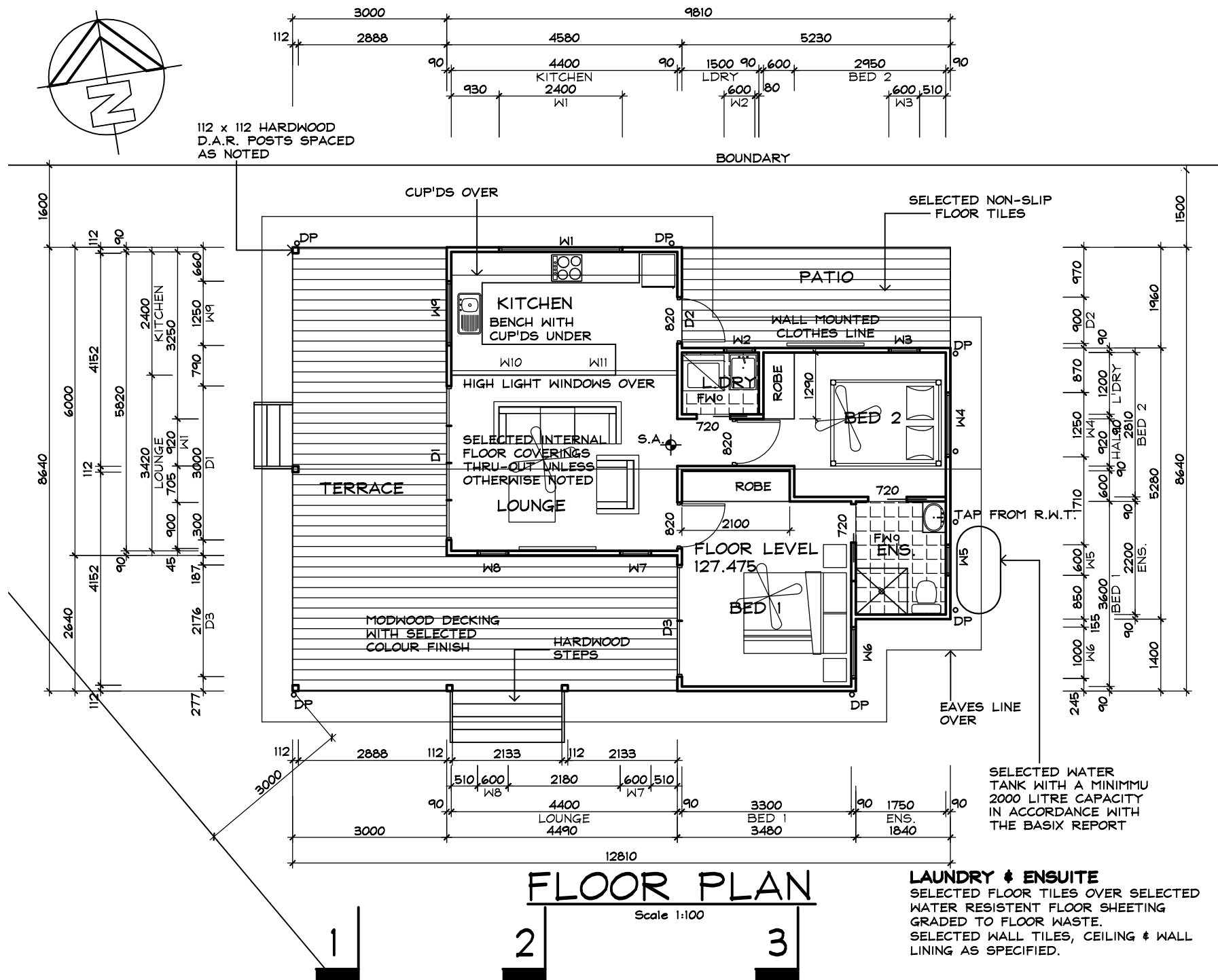
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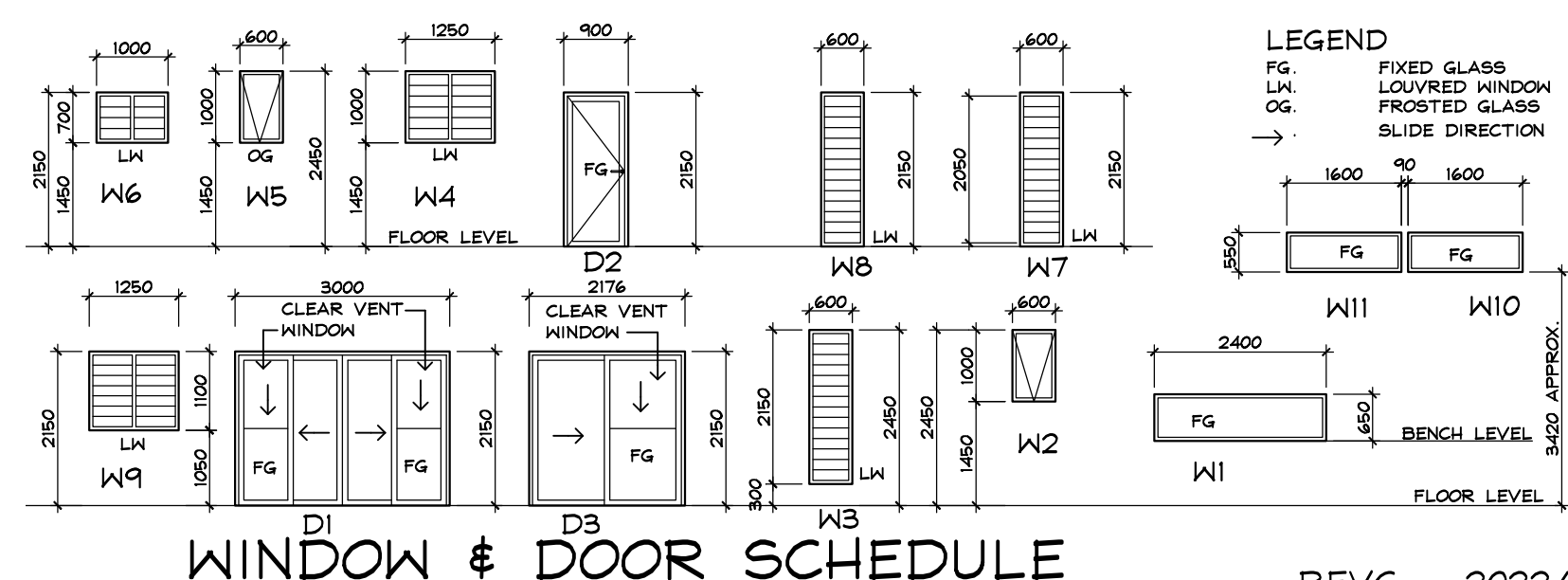
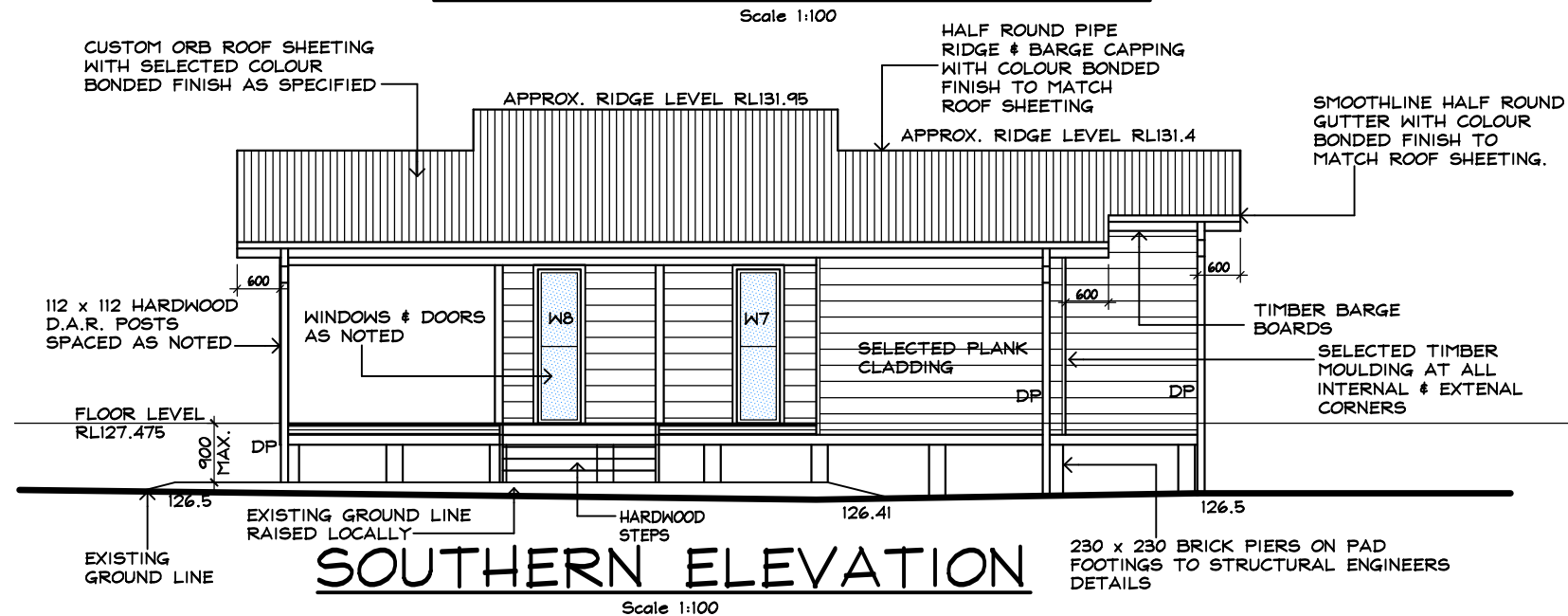
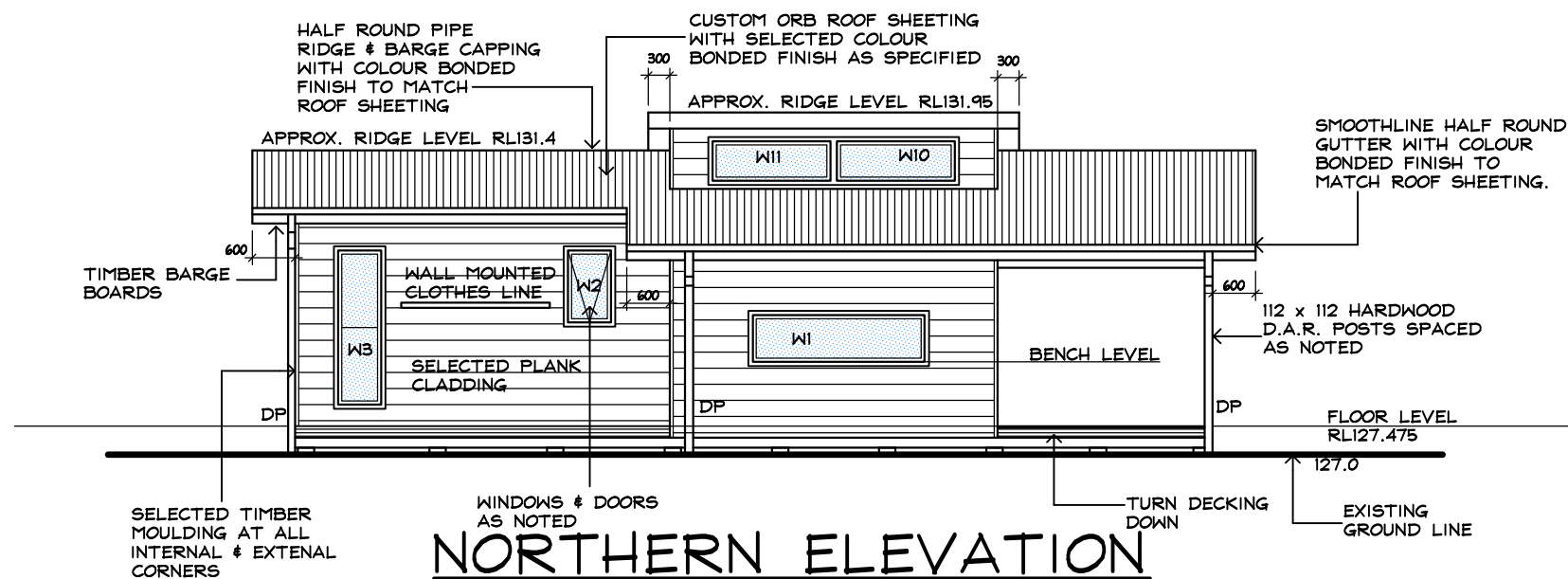
Prepared by  
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PHONE 0412386411 A.C.N.002079192

Date DEC. 2021  
Drawn HENK.  
Scale 1:200  
Job No. 21096-01

NOTES:-  
1 Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING  
2 All work to be in accordance with the B.C.A./ NCC & to the satisfaction of local council requirements & other authorities concerned.  
3 This drawing is the copyright of H & C Design Pty. Limited and shall not be reproduced in part or whole without their written approval

Project **PROPOSED GRANNY FLAT**  
**10 PENROSE PLACE FRENCHS FOREST**  
FOR **Mr. B. MYRDEN**



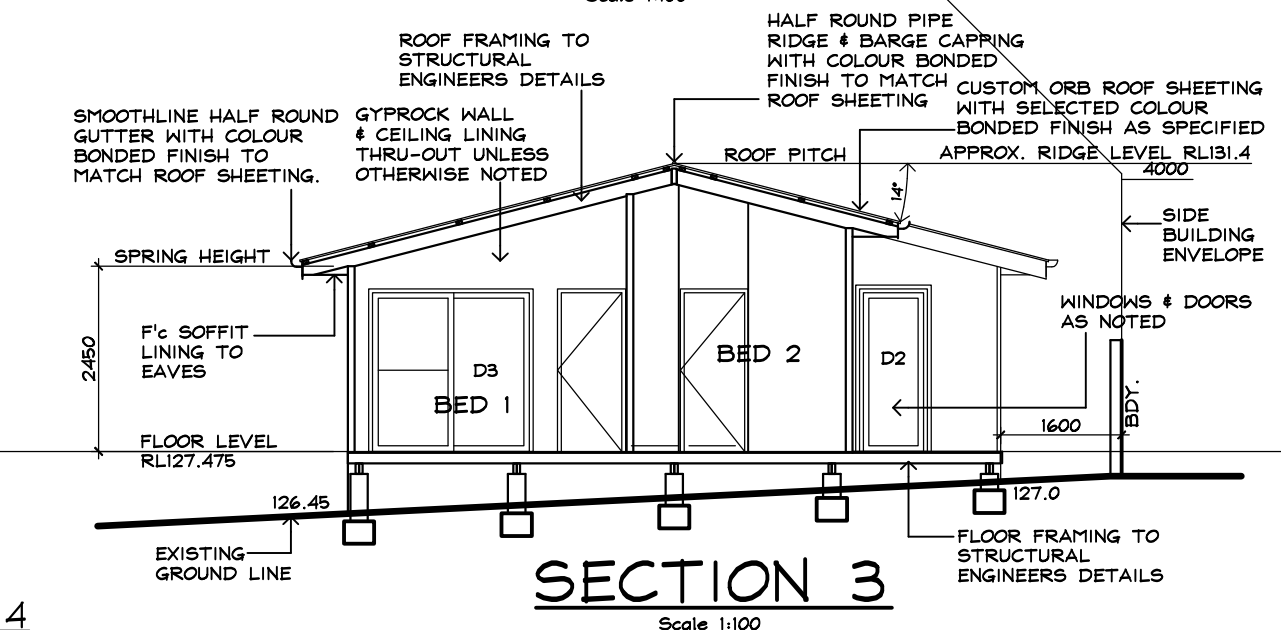
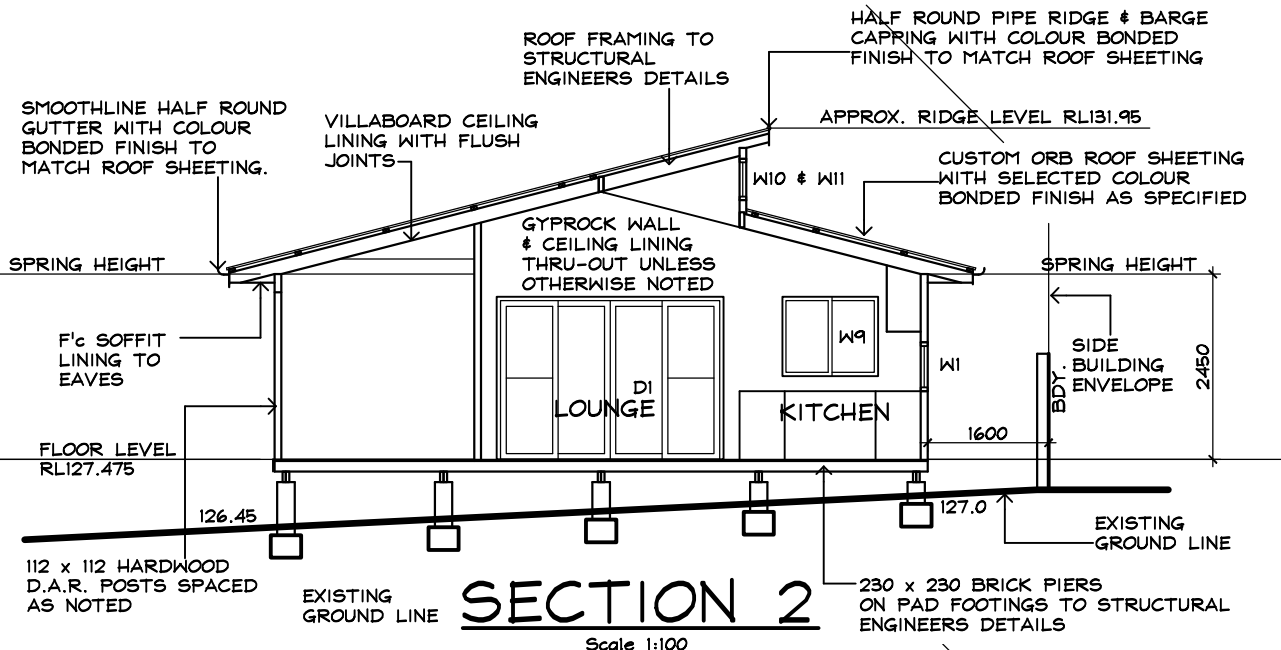
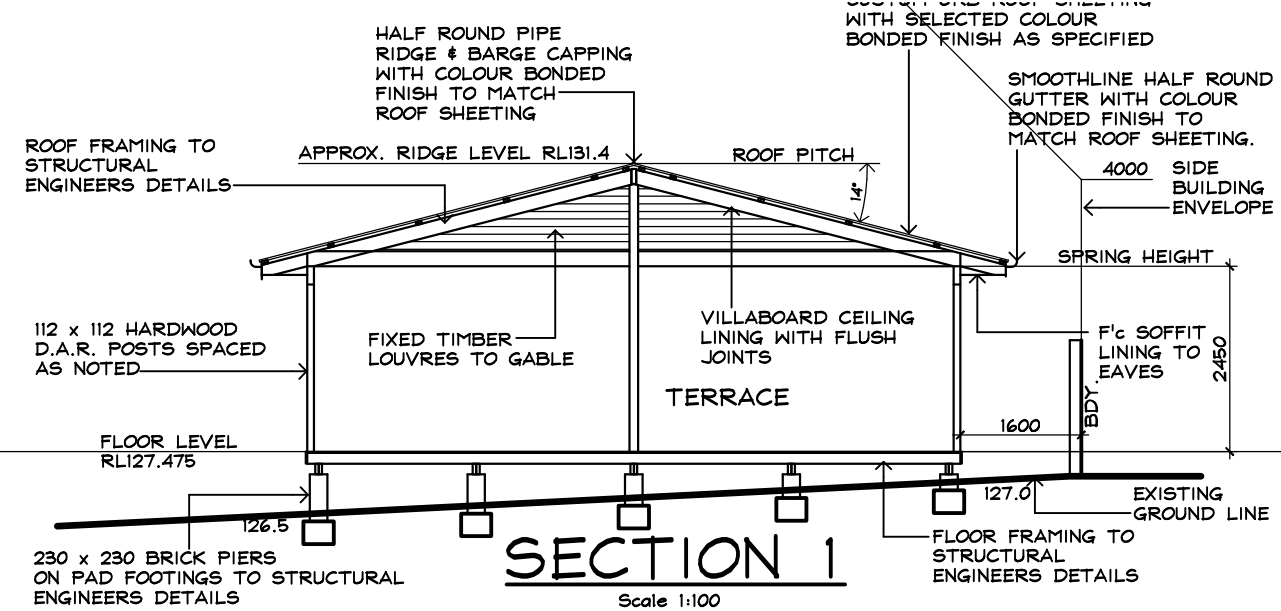


## WINDOW & DOOR SCHEDULE

NOTE:- DIMENSIONS SHOWN ARE OPENING SIZE & VIEWED FROM THE OUTSIDE & INDICATIVE ONLY. SIZES TO BE VERIFIED PRIOR TO ORDER AND SUPPLIED WITH FLYSCREENS IF REQUIRED BY OWNER. ALL GLAZING TO WINDOWS AND DOORS TO BE IN ACCORDANCE WITH THE BASIS REPORT. ALL WINDOWS AND DOORS TO BE ALUMINIUM FRAMED UNLESS OTHERWISE NOTED.

REVC - 2022/03/14

1.FLOOR LEVEL & FRAMING REVISED



## DEVELOPEMENT APPLICATION ISSUE

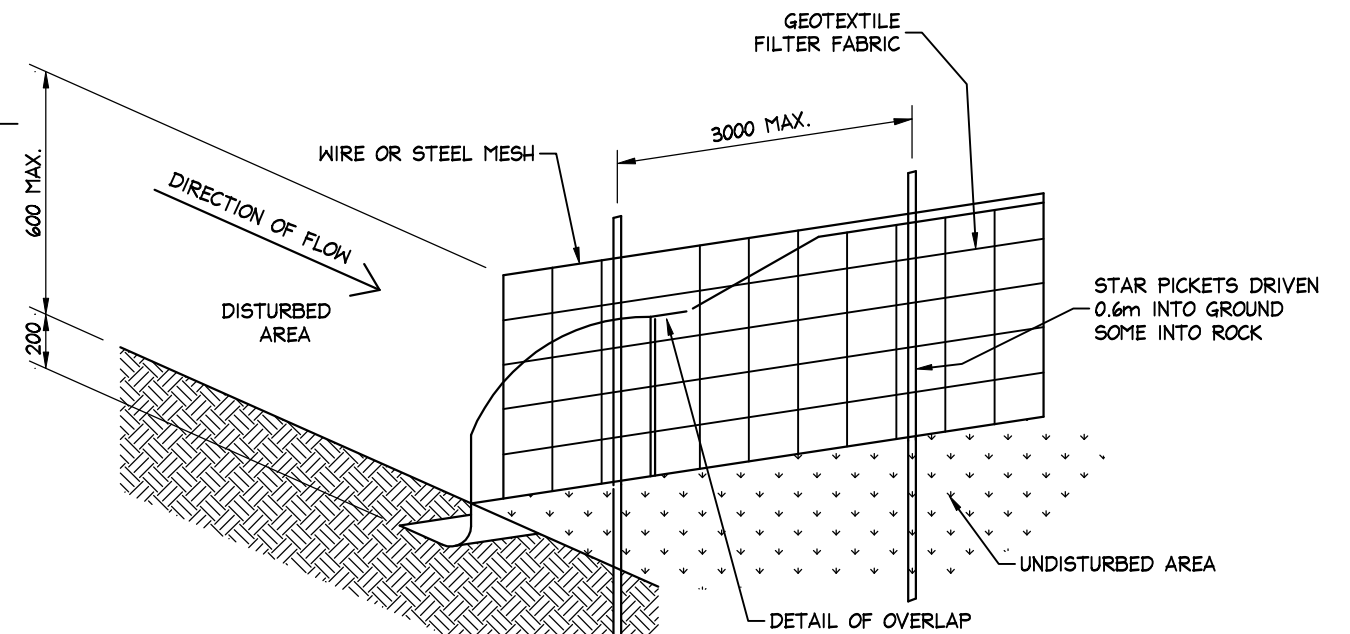
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PHONE 0412386411 A.C.N.002079192

Date NOV. 2021  
Drawn HENK.  
Scale 1:100  
Job No. 21096-03

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Project **PROPOSED GRANNY FLAT**  
**10 PENROSE PLACE FRENCHS FOREST**  
FOR **Mr. B. MYRDEN**



SCALE = N.T.S.

1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

# DEVELOPEMENT APPLICATION

## ISSUE

# SEDIMENTATION CONTROL PLAN

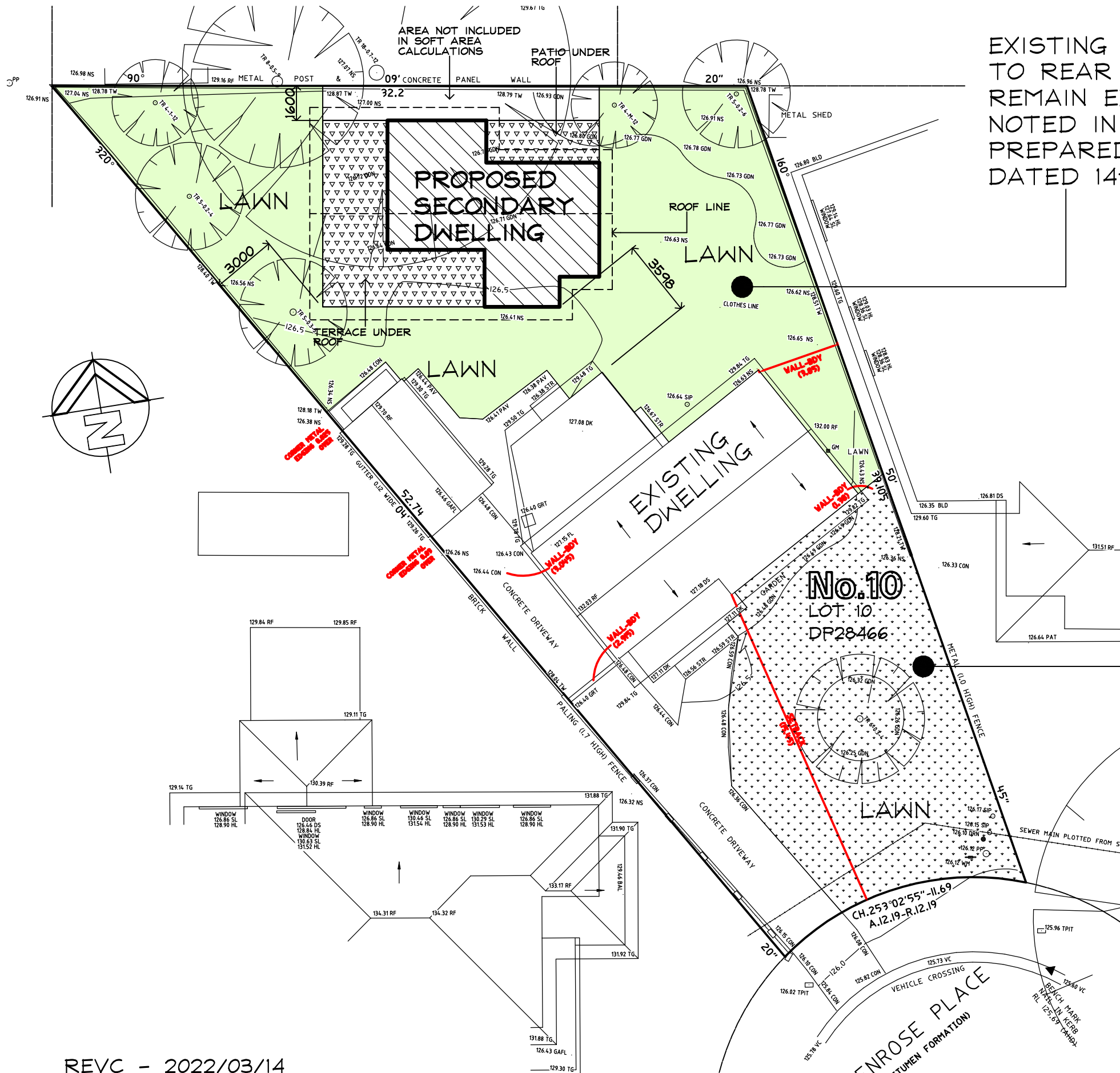
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Date MAR. 2022  
Drawn HENK.  
Scale 1:200  
Job No. 21096-04

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Project **PROPOSED GRANNY FLAT**  
**10 PENROSE PLACE FRENCHS FOREST**  
 FOR **Mr. B. MYRDEN**



EXISTING LANDSCAPING  
TO REAR YARD IS TO  
REMAIN EXCEPT WHERE  
NOTED IN THE ARBORIST REPORT  
PREPARED BY BLUES BROS.  
DATED 14th. MARCH 2022

EXISTING LANDSCAPING  
TO FRONT YARD IS TO  
REMAIN UNCHANGED

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10 PENROSE PLACE FRENCHS FOREST N.S.W. 2086  
LOT 10 D.P. 28466

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REVC - 2022/03/14

1.FLOOR LEVEL & FRAMING REVISED

## LANDSCAPE PLAN

Scale 1:200

IF IN  
DOUBT  
ASK

Prepared by

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Date MAY 2022

Drawn HENK.

Scale 1:200

Job No.21096-05

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Project

**PROPOSED GRANNY FLAT  
10 PENROSE PLACE FRENCHS FOREST  
Mr. B. MYRDEN**

FOR

**DEVELOPEMENT APPLICATION  
ISSUE**

# **H&C DESIGN PTY. LIMITED**

**50 FULLER STREET • COLLAROY PLATEAU • N.S.W. • 2097**

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**February 2022**

## **SAMPLE BOARD**

**FOR THE PROPOSED SECONDARY DWELLING**

**AT 10 PENROSE PLACE FRENCHS FOREST**

### **1. WALLS**



**STONE**

### **2. ROOF SHEETING TO ADDITION**

Custom orb roof sheeting with colour bonded finish in accordance with the reflectivity index.



### **3. WINDOWS & DOORS TO ADDITION - WHITE**

**These colours may change during the course of construction. The Certifier will be notified if this occurs.**