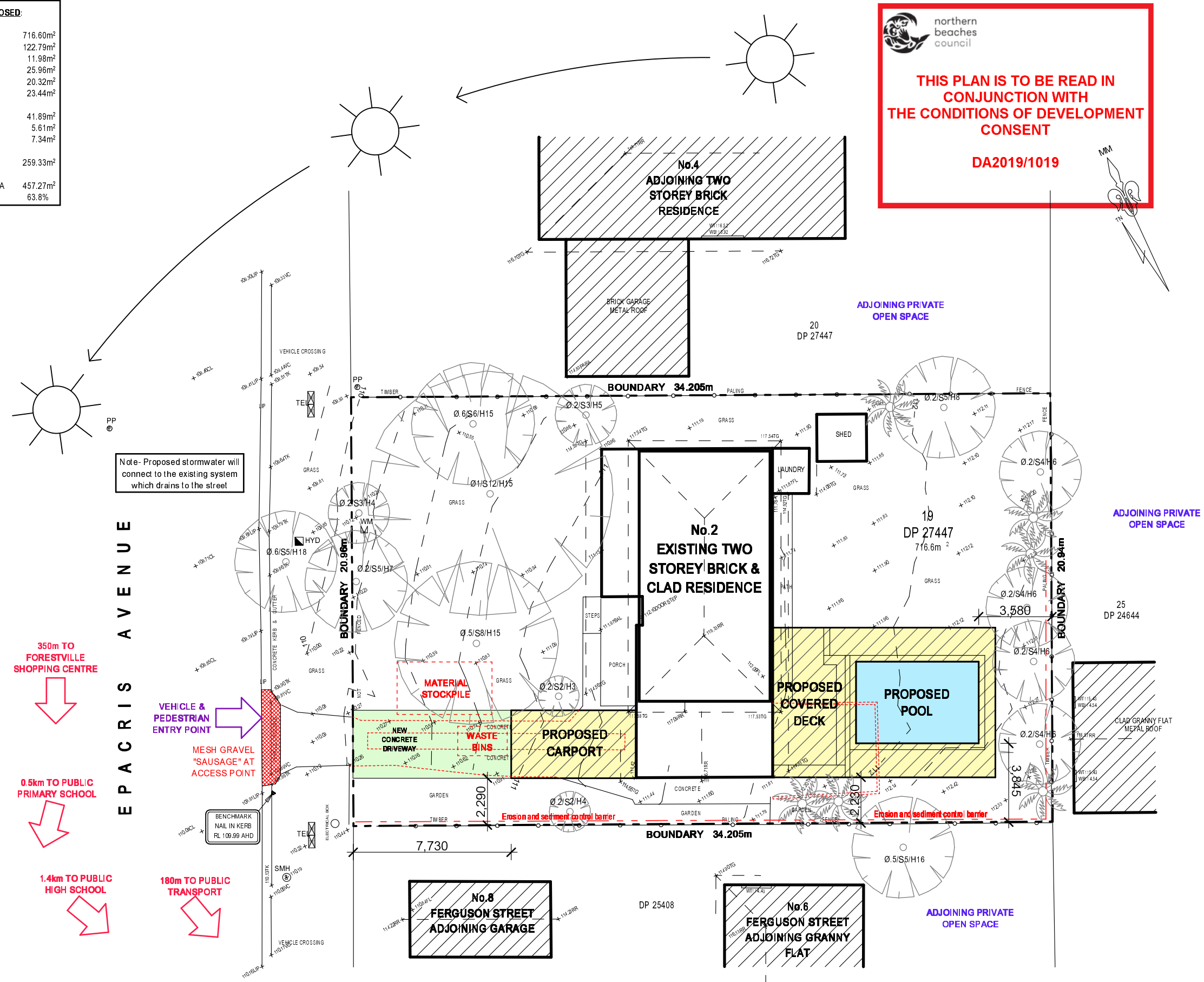


SITE RATIOS - PROPOSED:	
SITE AREA	716.60m <sup>2</sup>
BUILDING FOOTPRINT	122.79m <sup>2</sup>
PORCH	11.98m <sup>2</sup>
PROPOSED DECK	25.96m <sup>2</sup>
PROPOSED CARPORT	20.32m <sup>2</sup>
POOL SURROUNDS	23.44m <sup>2</sup>
PAVED AREAS AND DRIVEWAY	41.89m <sup>2</sup>
SHED	5.61m <sup>2</sup>
AREAS UNDER 2m WIDE	7.34m <sup>2</sup>
SUM TOTAL	259.33m <sup>2</sup>
PROPOSED LANDSCAPED AREA	457.27m <sup>2</sup>
	63.8%



# 1 SITE PLAN 1:200

## & SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

**NOTES**

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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  
Alternative Water: A minimum of 1,268 Litre rainwater tank shall be installed, to collect runoff from at least 30m<sup>2</sup> of roof and connected to a tap within 10m of the pool edge.  
Swimming pool: Maximum size pool shall be 36 Kilolitres. It must have a pool pump timer, pool cover and be heated by an electric heat pump.

**INSULATION REQUIREMENTS:**  
External walls: The external walls shall be of an insulated facade system 70mm thick.

**WINDOWS & GLAZED DOORS:**  
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.  
Window sizes: The total area of glazing for each window 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. BLOOMFIELD-SHEARER**

Project Name

**PROPOSED ALTERATIONS + ADDITIONS**

**2 EPACRIS AVENUE**

**LOT 19, DP 274447**

**FORESTVILLE NSW 2087**

**JAH**

**DESIGN SERVICES**

ABN 22 630 690 834

9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086

PH. 04 10 410 064 EMAIL: info@jahdesignservices.com.au

Drawing Title:

**SITE PLAN**

Scale:	1:200 @ A3	Date:	SEPTEMBER 2019
Status:	DA SUBMISSION	Drawn By:	JAH
Project No:	1907	Drawing No.:	DA01
Plot Date:	15/09/2019		

EXISTING RIDGE LEVEL  
RL 119.330

EXISTING CEILING LEVEL  
RL 117.505

EXISTING FIRST FLOOR  
RL 115.090

EXISTING GROUND FLOOR  
RL 112.090



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

DA2019/1019

BOUNDARY

BOUNDARY

1

WEST ELEVATION

1:100

EXISTING RIDGE LEVEL

RL 119.330

Selected Colorbond roofing on timber roof  
framing to engineers details. Roof pitch to  
match existing approx. 27.5°

EXISTING CEILING LEVEL

RL 117.505

Selected aluminium framed skylights  
  
New Colorbond gutters and downpipes  
to match existing residence

EXISTING FIRST FLOOR

RL 115.090

Selected timber posts to  
proposed roof over deck

EXISTING GROUND FLOOR

RL 112.090

Selected glass pool fencing to Comply with  
Swimming Pool Acts 1992, Council Codes  
and relevant Australian Standards

2

EAST ELEVATION

1:100

BOUNDARY

BOUNDARY

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Client

**MR. & MRS. BLOOMFIELD-SHEARER**

Project Name

**PROPOSED ALTERATIONS + ADDITIONS**

**2 EPACRIS AVENUE**

**LOT 19 , DP 274447**

**FORESTVILLE NSW 2087**

**JAH**  
DESIGN SERVICES

ABN 22 630 690 834  
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086  
PH. 04 10 410 064 EMAIL: jah@jahdesignservices.com.au

Drawing Title:

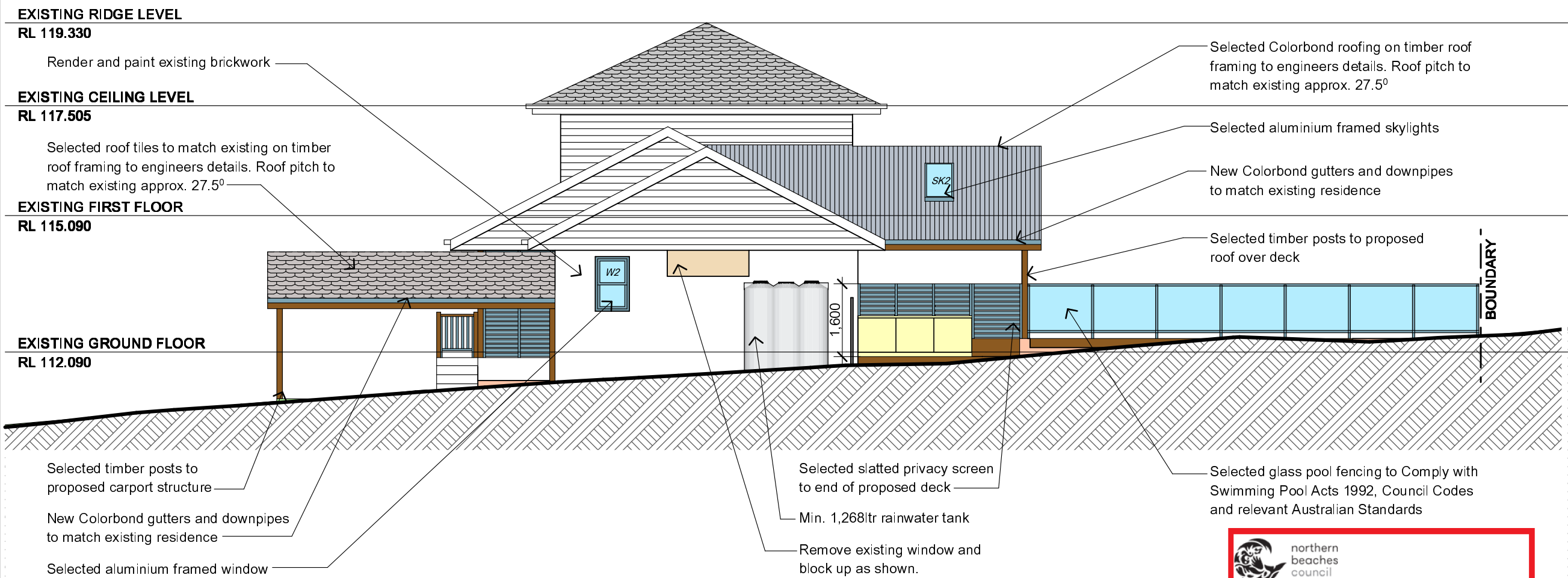
**EAST & WEST ELEVATIONS**

Scale: 1:100 @ A3 Date: SEPTEMBER 2019

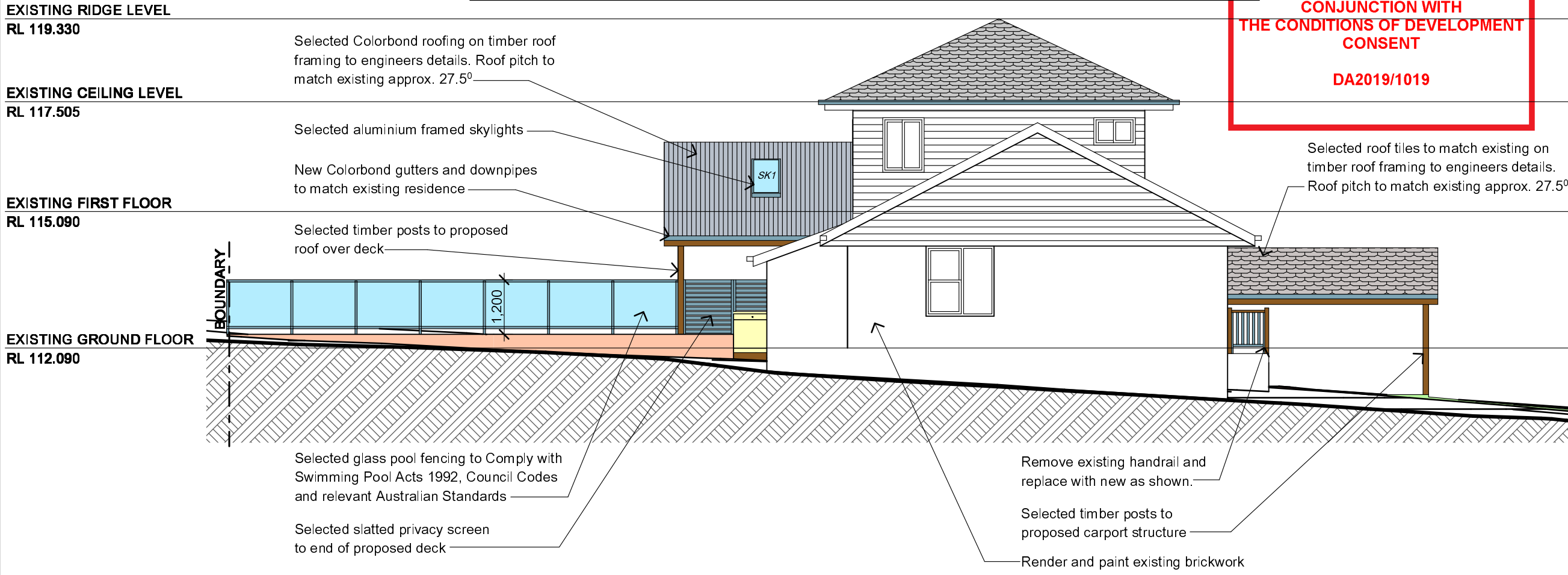
Status: DA SUBMISSION Drawn By: JAH

Project No: 1907 Drawing No.: DA06

Plot Date: 15/09/2019



1 SOUTH ELEVATION 1:100



2 NORTH ELEVATION 1:100

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 **northern beaches council**

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Client  
**MR. & MRS. BLOOMFIELD-SHEARER**  
Project Name  
**PROPOSED ALTERATIONS + ADDITIONS  
2 EPACRIS AVENUE  
LOT 19 , DP 274447  
FORESTVILLE NSW 2087**

  
**JAH DESIGN SERVICES**  
ABN 22 630 690 834  
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086  
PH. 04 10 410 064 EMAIL: jah@jahdesignservices.com.au

Drawing Title:  
**NORTH & SOUTH ELEVATIONS**

Scale: 1:100 @ A3	Date: SEPTEMBER 2019
Status: DA SUBMISSION	Drawn By: JAH
Project No.: 1907	Drawing No.: DA07

Plot Date: 15/09/2019