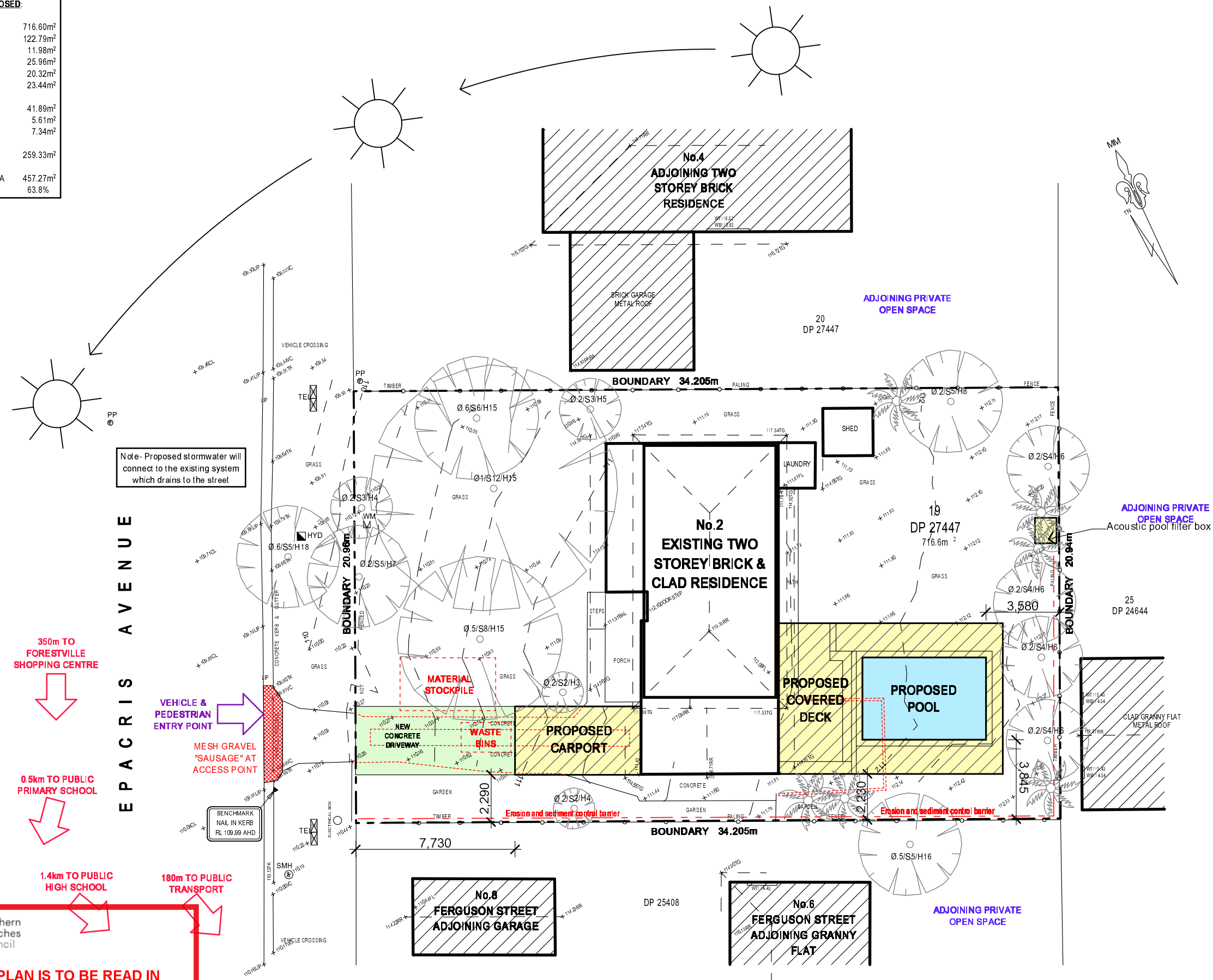


SITE RATIOS - PROPOSED:	
SITE AREA	716.60m <sup>2</sup>
BUILDING FOOTPRINT	122.79m <sup>2</sup>
PORCH	11.98m <sup>2</sup>
PROPOSED DECK	25.96m <sup>2</sup>
PROPOSED CARPORT	20.32m <sup>2</sup>
POOL SURROUNDS	23.44m <sup>2</sup>
PAVED AREAS AND DRIVEWAY	41.89m <sup>2</sup>
SHED	5.61m <sup>2</sup>
AREAS 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%



Note- Proposed stormwater will connect to the existing system which drains to the street

350m TO FORESTVILLE SHOPPING CENTRE

0.5km TO PUBLIC PRIMARY SCHOOL

1.4km TO PUBLIC HIGH SCHOOL

180m TO PUBLIC TRANSPORT

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
MOD2020/0135

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

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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:	
SITE PLAN	
Scale: 1:200 @ A3	Date: MARCH 2020
Status: MOD DA SUBMISSION	Drawn By: JAH
Project No: 1907	Drawing No.: MOD01
Plot Date: 30/03/2020	

## WINDOW / DOOR SCHEDULE

D 1	3200w x 2100h	Selected Aluminium Framed 3 Panel Sliding Stacker Doors
W 1	2400w x 1200h	Selected Aluminium Framed Bi-Fold Window
W 2	750w x 1200h	Selected Aluminium Framed Double Hung Window
W 3	2355w x 1540h	Selected Aluminium Framed Double Hung/Fixed/Double Hung Window
SK1	1140w x 1180h	Selected Timber Framed Skylight

Note: The Builder shall check measure all windows and doors on site prior to ordering.

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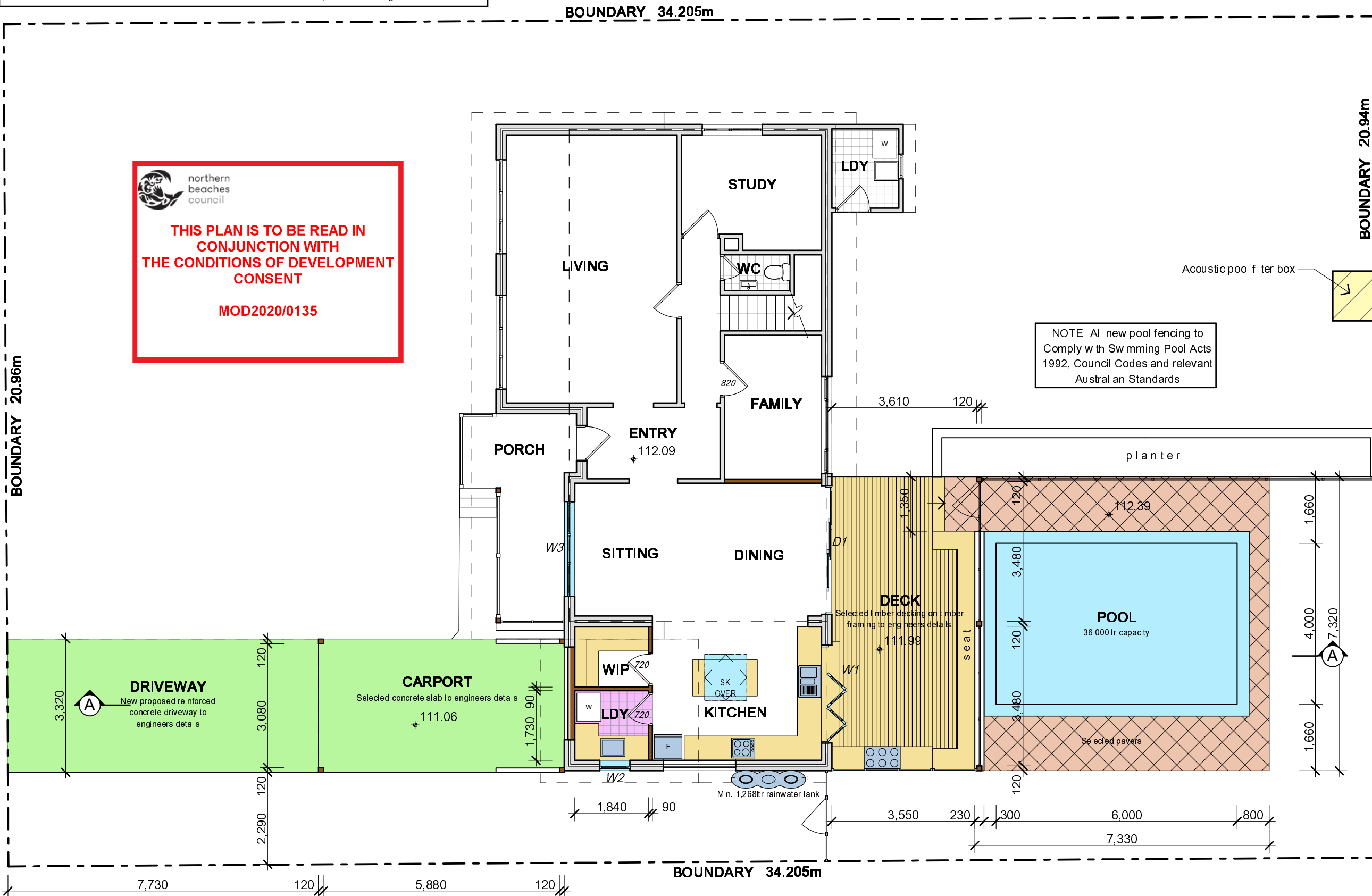
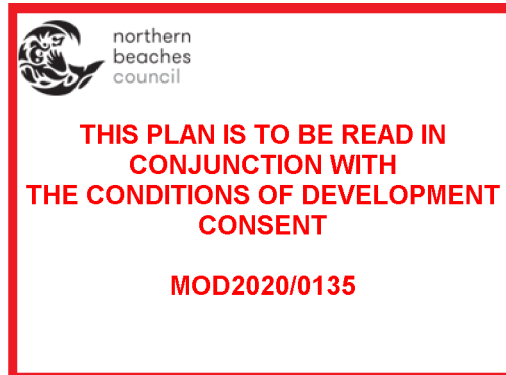
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# 1 PROPOSED GROUND FLOOR PLAN 1:100

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## Client

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

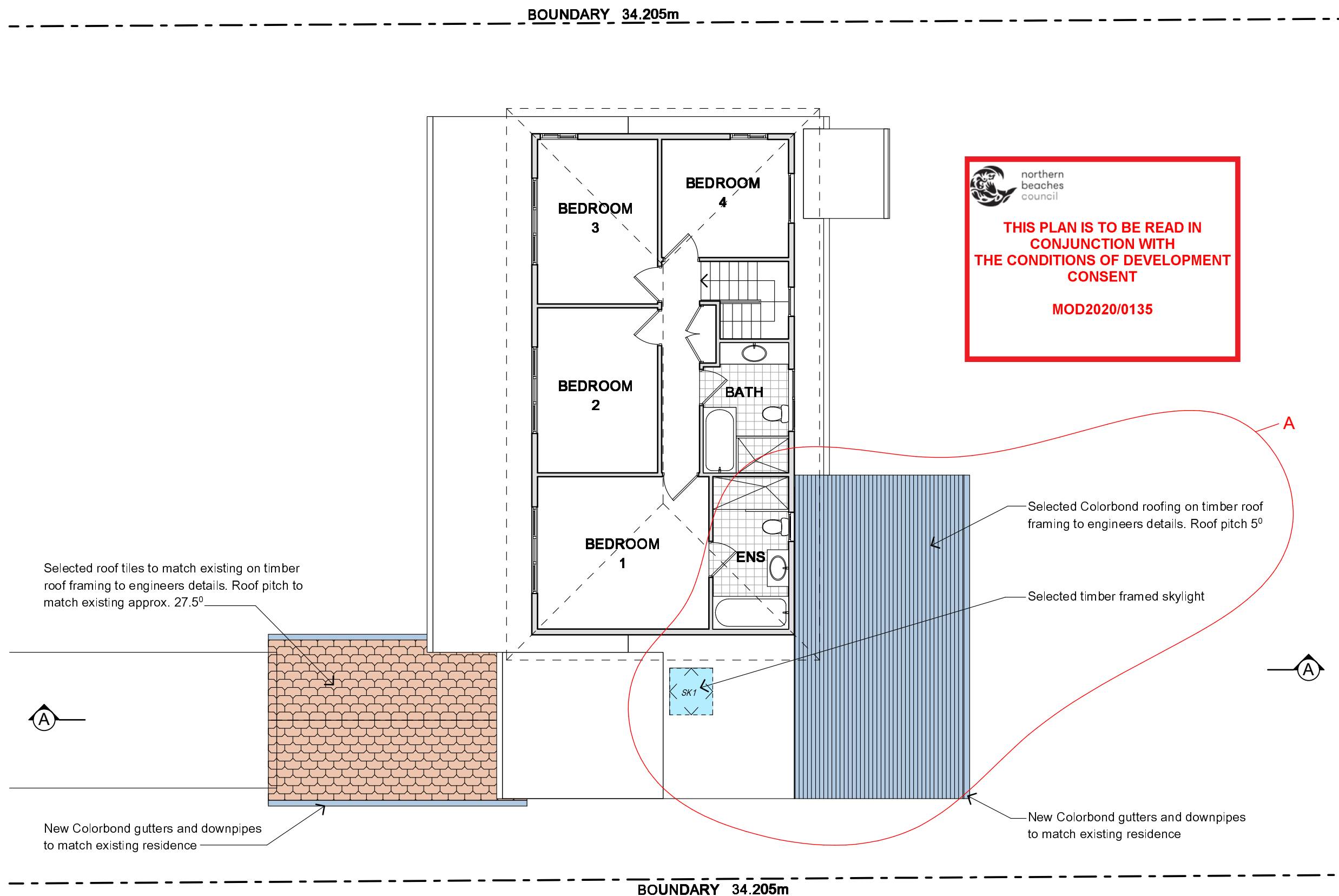


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9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086  
PH. 04 10 410 064 EMAIL: jah@jahdesignservices.com.au

## Drawing Title:

## PROPOSED GROUND FLOOR

Scale:	1:100 @ A3	Date:	MARCH 2020
Status:	MOD DA SUBMISSION	Drawn By:	JAH
Project No.:	1907	Drawing No.:	MOD04
Plot Date:	30/03/2020		



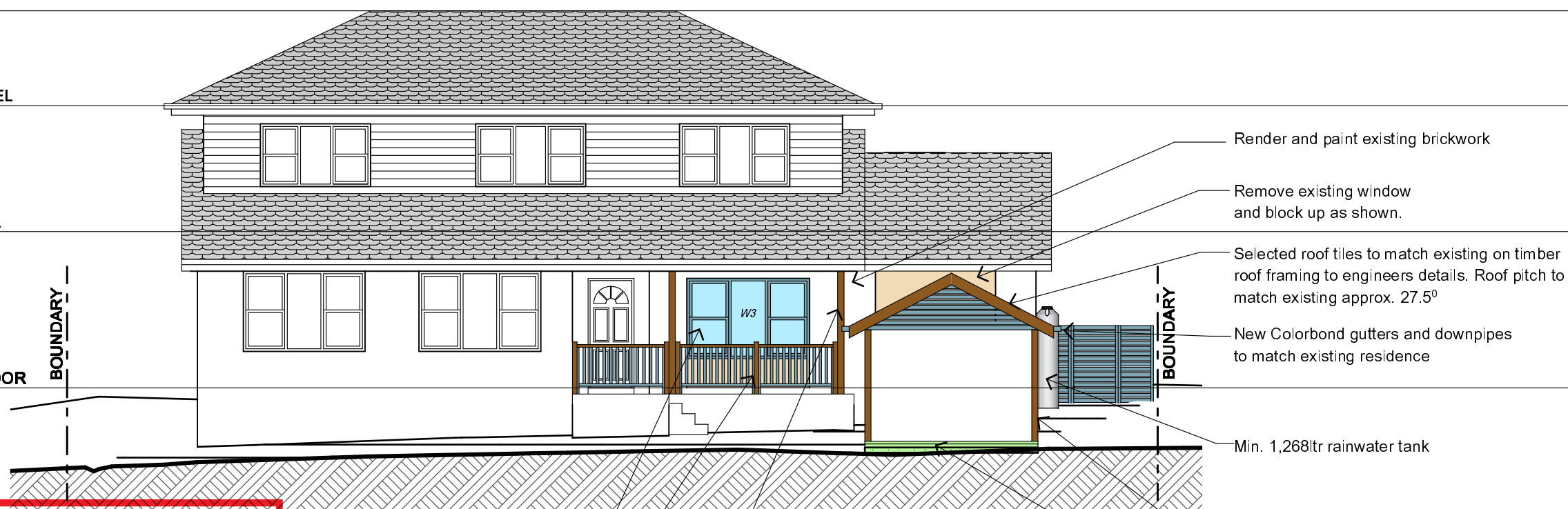
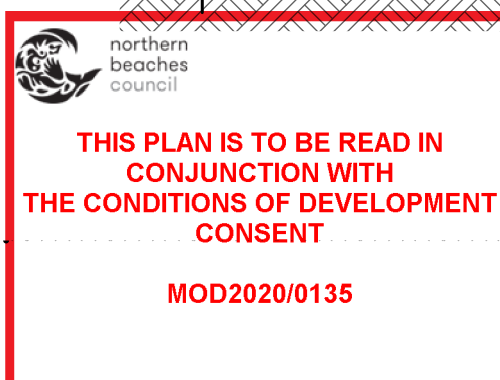
<b>NOTES</b>  All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia. The Builder is to give all notices, obtain all permits 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.	
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Client <b>MR. &amp; MRS. BLOOMFIELD-SHEARER</b> Project Name <b>PROPOSED ALTERATIONS + ADDITIONS</b> <b>2 EPACRIS AVENUE</b> <b>LOT 19 , DP 274447</b> <b>FORESTVILLE NSW 2087</b>	
 ABN 22 630 690 834 9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086 PH. 04 10 410 064 EMAIL: jule@jahdesignservices.com.au	
Drawing Title: <b>PROPOSED FIRST FLOOR</b>	
Scale: 1:100 @ A3	Date: MARCH 2020
Status: MOD DA SUBMISSION	Drawn By: JAH
Project No.: 1907	Drawing No.: MOD05
Plot Date:	30/03/2020

EXISTING RIDGE LEVEL  
RL 119.330

EXISTING CEILING LEVEL  
RL 117.505

EXISTING FIRST FLOOR  
RL 115.090

EXISTING GROUND FLOOR  
RL 112.090



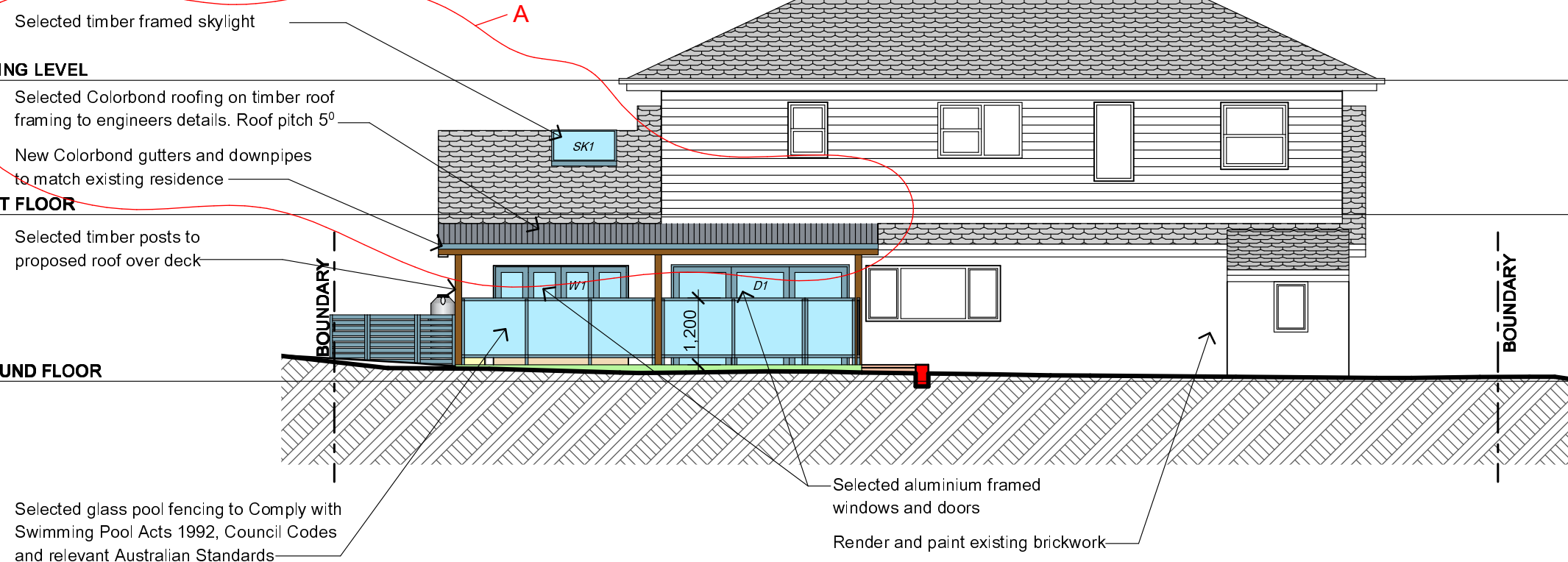
1 WEST ELEVATION 1:100

EXISTING RIDGE LEVEL  
RL 119.330

EXISTING CEILING LEVEL  
RL 117.505

EXISTING FIRST FLOOR  
RL 115.090

EXISTING GROUND FLOOR  
RL 112.090



2 EAST ELEVATION 1:100

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Client

MR. & MRS. BLOOMFIELD-SHEARER

Project Name

PROPOSED ALTERATIONS + ADDITIONS

2 EPACRIS AVENUE

LOT 19 , DP 274447

FORESTVILLE NSW 2087



ABN 22 630 690 834  
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086  
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Drawing Title:

EAST & WEST ELEVATIONS

Scale: 1:100 @ A3 Date: MARCH 2020

Status: MOD DA SUBMISSION Drawn By: JAH

Project No: 1907 Drawing No.: MOD06

Plot Date: 30/03/2020



EXISTING RIDGE LEVEL

RL 119.330

EXISTING CEILING LEVEL

RL 117.505

EXISTING FIRST FLOOR

RL 115.090

EXISTING GROUND FLOOR

RL 112.090

Selected timber posts to proposed carport structure

New Colorbond gutters and downpipes to match existing residence

Selected aluminium framed window

EXISTING RIDGE LEVEL

RL 119.330

EXISTING CEILING LEVEL

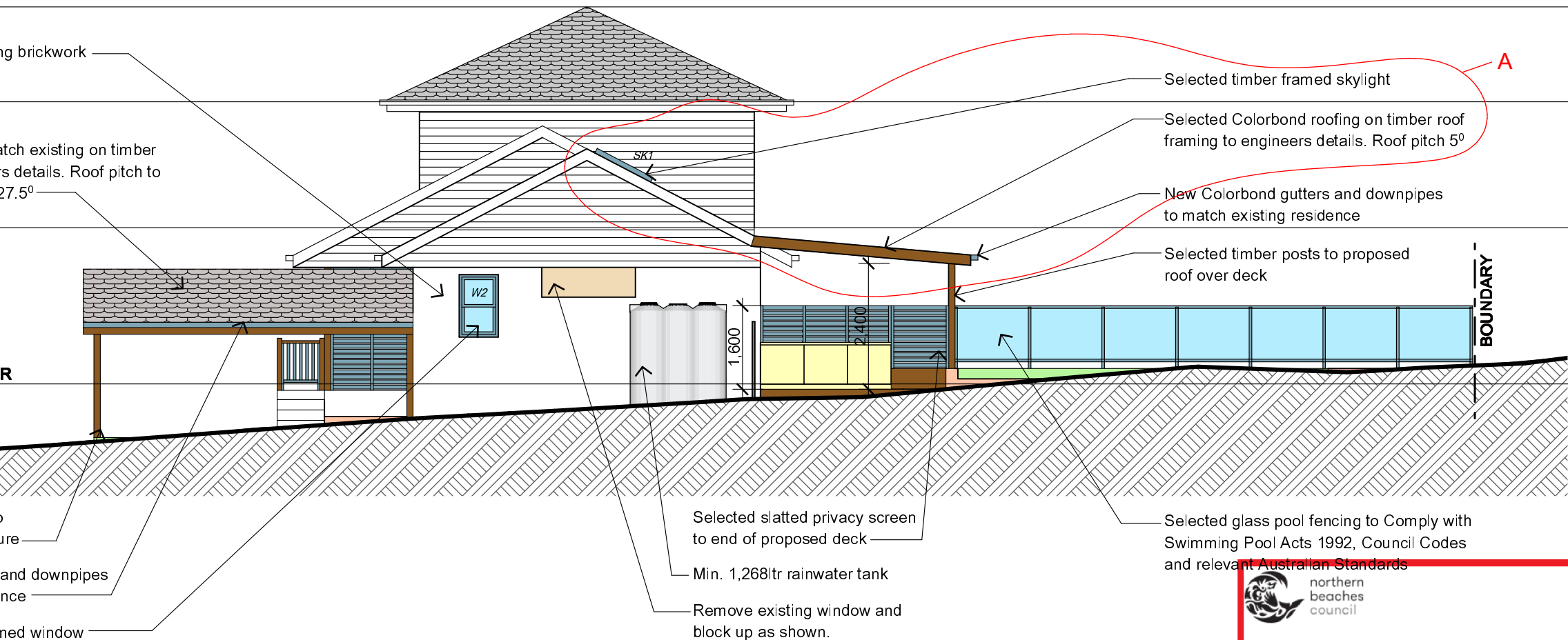
RL 117.505

EXISTING FIRST FLOOR

RL 115.090

EXISTING GROUND FLOOR

RL 112.090



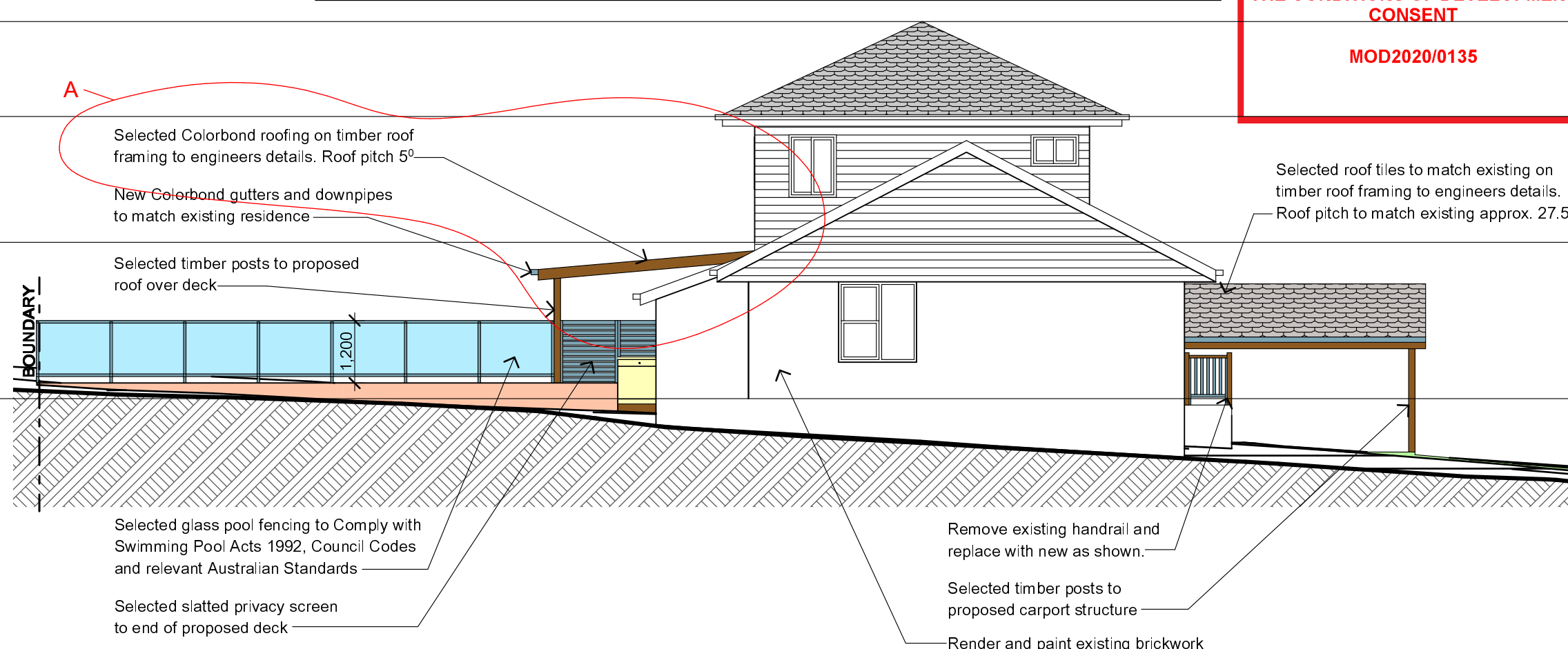
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SOUTH ELEVATION

1:100

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

MOD2020/0135



2

NORTH ELEVATION

1:100

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Project Name

PROPOSED ALTERATIONS + ADDITIONS

2 EPACRIS AVENUE

LOT 19 , DP 274447

FORESTVILLE NSW 2087

**JAH**  
DESIGN SERVICES

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

Drawing Title:

**NORTH & SOUTH ELEVATIONS**

Scale: 1:100 @ A3

Date: MARCH 2020


Status: MOD DA SUBMISSION

Drawn By: JAH

Project No.: 1907

Drawing No.: MOD07

Plot Date: 30/03/2020



northern  
beaches  
council

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

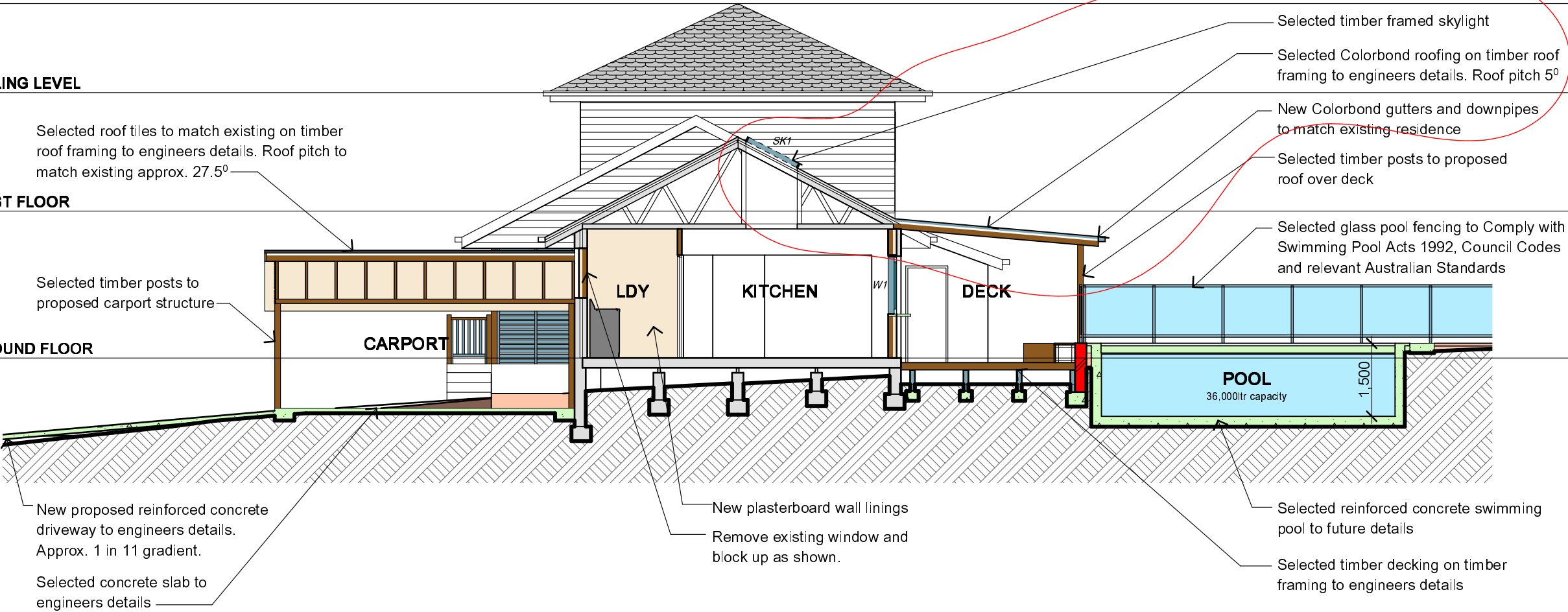
MOD2020/0135

EXISTING RIDGE LEVEL  
RL 119.330

EXISTING CEILING LEVEL  
RL 117.505

EXISTING FIRST FLOOR  
RL 115.090

EXISTING GROUND FLOOR  
RL 112.090



1

SECTION A-A

1:100

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FORESTVILLE NSW 2087**



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

SECTIONS			
Scale:	1:100 @ A3	Date:	MARCH 2020
Status:	MOD DA SUBMISSION	Drawn By:	JAH
Project No.:	1907	Drawing No.:	MOD08
Plot Date:	30/03/2020		