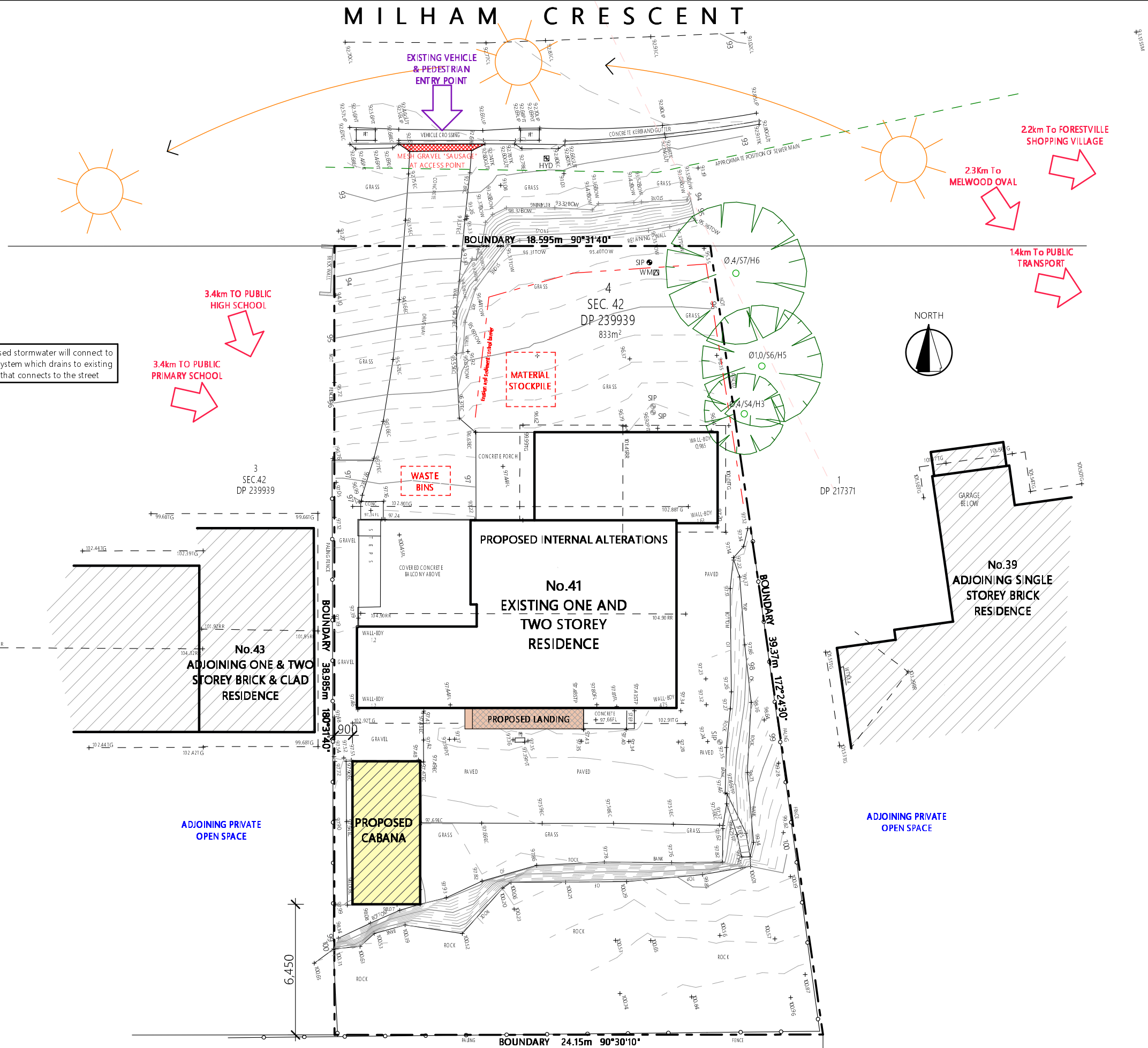


SITE RATIOS - EXISTING:	
SITE AREA	833.00m ²
BUILDING FOOTPRINT	200.29m ²
PAVED AREAS AND DRIVEWAY	189.87m ²
AREAS UNDER 2m WIDE	20.42m ²
SUM TOTAL	410.00m ²
EXISTING LANDSCAPED AREA	423.00m ²
	50.78%

SITE RATIOS - PROPOSED:	
SITE AREA	833.00m ²
BUILDING FOOTPRINT	200.29m ²
PROPOSED CABANA	23.62m ²
PAVED AREAS AND DRIVEWAY	166.25m ²
AREAS UNDER 2m WIDE	20.42m ²
SUM TOTAL	410.00m ²
PROPOSED LANDSCAPED AREA	423.00m ²
	50.78%

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



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

NOTES

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BUSHFIRE REQUIREMENTS

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BASIS INFORMATION REQUIREMENTS:

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

INSULATION REQUIREMENTS:
External walls: The external walls shall meet minimum R1.70 (including construction)
Suspended Floors: The new enclosed sub-floor shall meet minimum R0.6 (down) (or R1.30 including construction).
Ceilings: The new pitched roof, flat ceilings shall meet minimum R3.00 (up).
Roof: The roof shall have foil backed blanket (55mm) and be of dark colour (solar absorption >0.70)

WINDOWS/GLAZED DOORS & SKYLIGHTS:
All window and door numbers shown on the window and door schedule correspond to matching window/doorskylight numbers shown in the Basis certificate.
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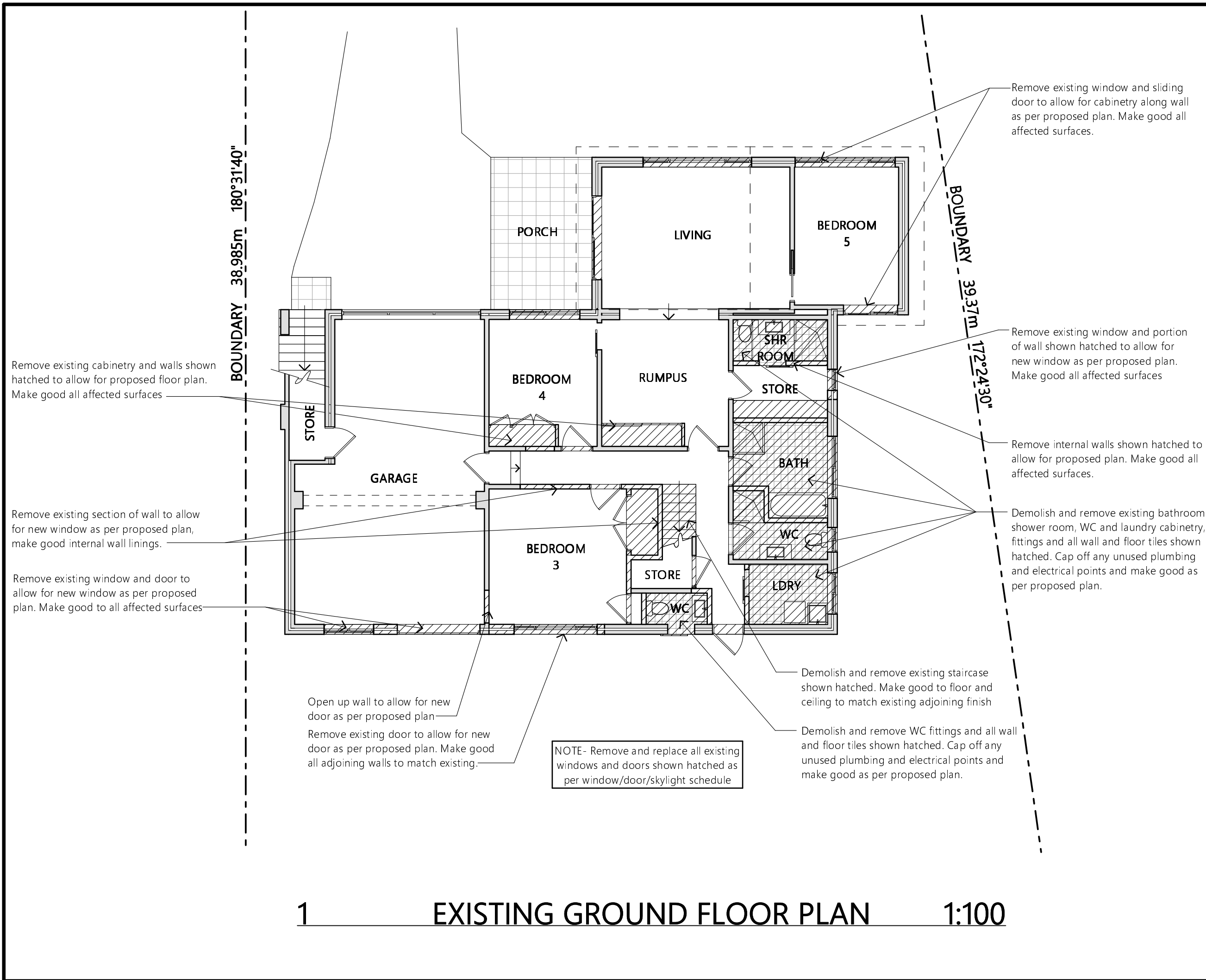
Client
MR. MOSLEHI & MS. GOGANI
Project Name
PROPOSED ALTERATIONS + ADDITIONS
41 MILHAM CRESCENT
LOT 4, SEC 42, DP 239939
FORESTVILLE NSW 2087

JAH
DESIGN SERVICES
ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088
PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au

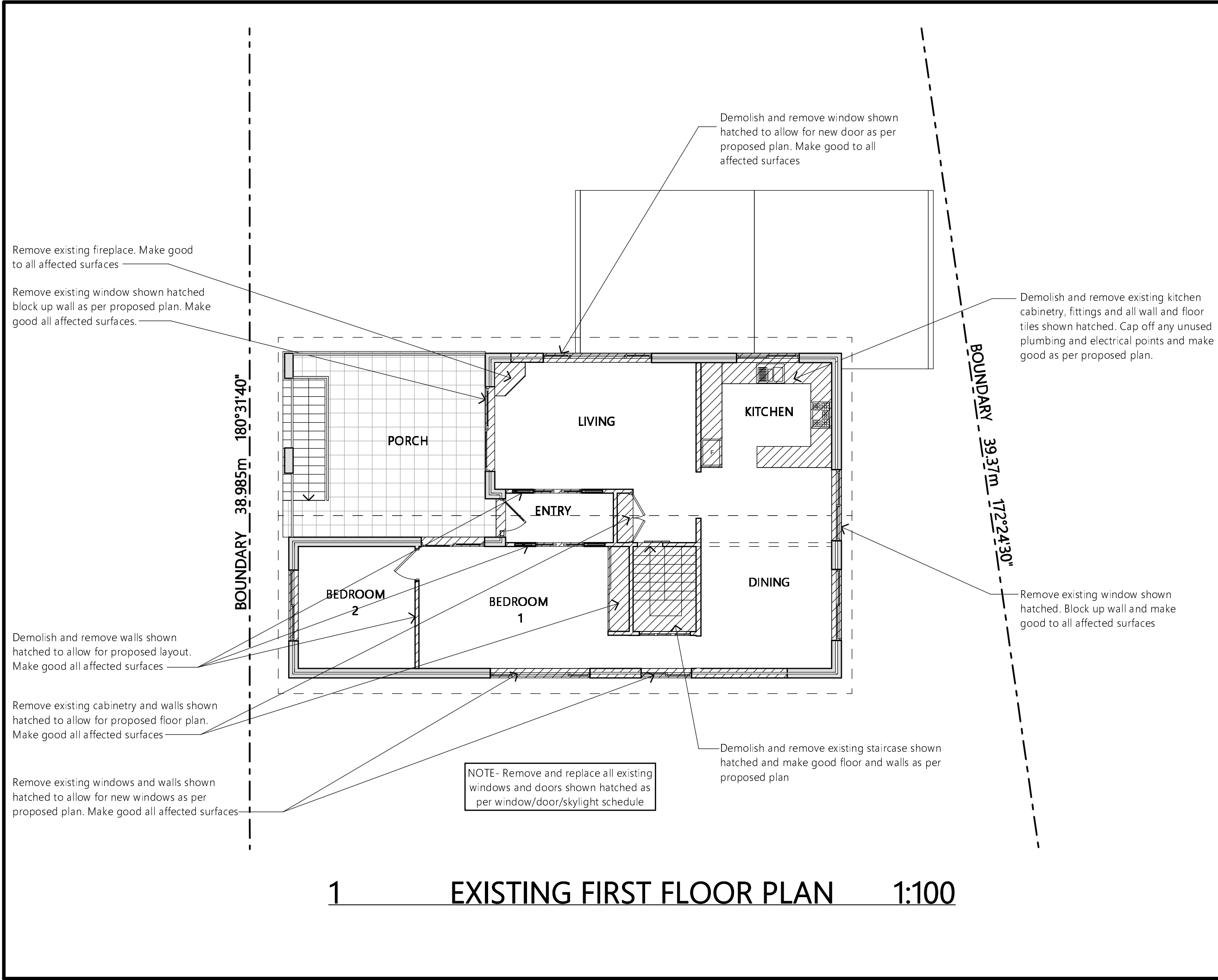
Drawing Title:
SITE PLAN

Scale: 1:200 @ A3	Date: MAY 2023
Status: DA submission	Checked By: JAH
Project No: 2209	Drawing No.: DA01

Plot Date: 23/05/2023



NOTES <p>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.</p> <p>The Builder is to give all notices, obtain all permits and pay all fees.</p> <p>Finished ground levels on the plan are subject to site conditions.</p> <p>Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.</p> <p>All figured dimensions to be checked on site.</p>	
BUSHFIRE REQUIREMENTS <p>All materials and construction methods shall meet AS3959-2018 BAL40 construction of buildings in bush fire prone areas.</p>	
BASIX INFORMATION REQUIREMENTS: <p>LIGHTING: A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps</p> <p>WATER COMMITMENTS: Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating</p> <p>INSULATION REQUIREMENTS: External walls: The external walls shall meet minimum R1.70 (including construction) Suspended Floors: The new enclosed sub-floor shall meet minimum R0.6 (down) (or R1.30 including construction). Ceilings: The new pitched roof, flat ceilings shall meet minimum R3.00 (up). Roof: The roof shall have foil backed blanket (55mm) and be of dark colour (solar absorption >0.70)</p> <p>WINDOWS/GLAZED DOORS & SKYLIGHTS: All window and door numbers shown on the window and door schedule correspond to matching window/doorskylight 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</p>	
<div><div></div><div>Project North</div></div>	
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Client MR. MOSLEHI & MS. GOGANI Project Name PROPOSED ALTERATIONS + ADDITIONS 41 MILHAM CRESCENT LOT 4, SEC 42, DP 239939 FORESTVILLE NSW 2087	
<div><div><div>JAH</div><div>DESIGN SERVICES</div><div>ABN 22 630 690 834</div><div>BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088</div><div>PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au</div></div></div>	
Drawing Title: EXISTING GROUND FLOOR	
Scale: 1:100 @ A3	Date: MAY 2023
Status: DA submission	Checked By: JAH
Project No: 2209	Drawing No.: DA02
Plot Date:	23/05/2023



NOTES

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Roof: The roof shall have foil backed blanket (55mm) and be of dark colour (solar absorption >0.70)

WINDOWS/GLAZED DOORS & SKYLIGHTS:
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N

Project North

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Client

MR. MOSLEHI & MS. GOGANI

Project Name

PROPOSED ALTERATIONS + ADDITIONS

41 MILHAM CRESCENT

LOT 4, SEC 42, DP 239939

FORESTVILLE NSW 2087

JAH
DESIGN SERVICES

ABN 22 630 690 834

BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088

PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au

Drawing Title:

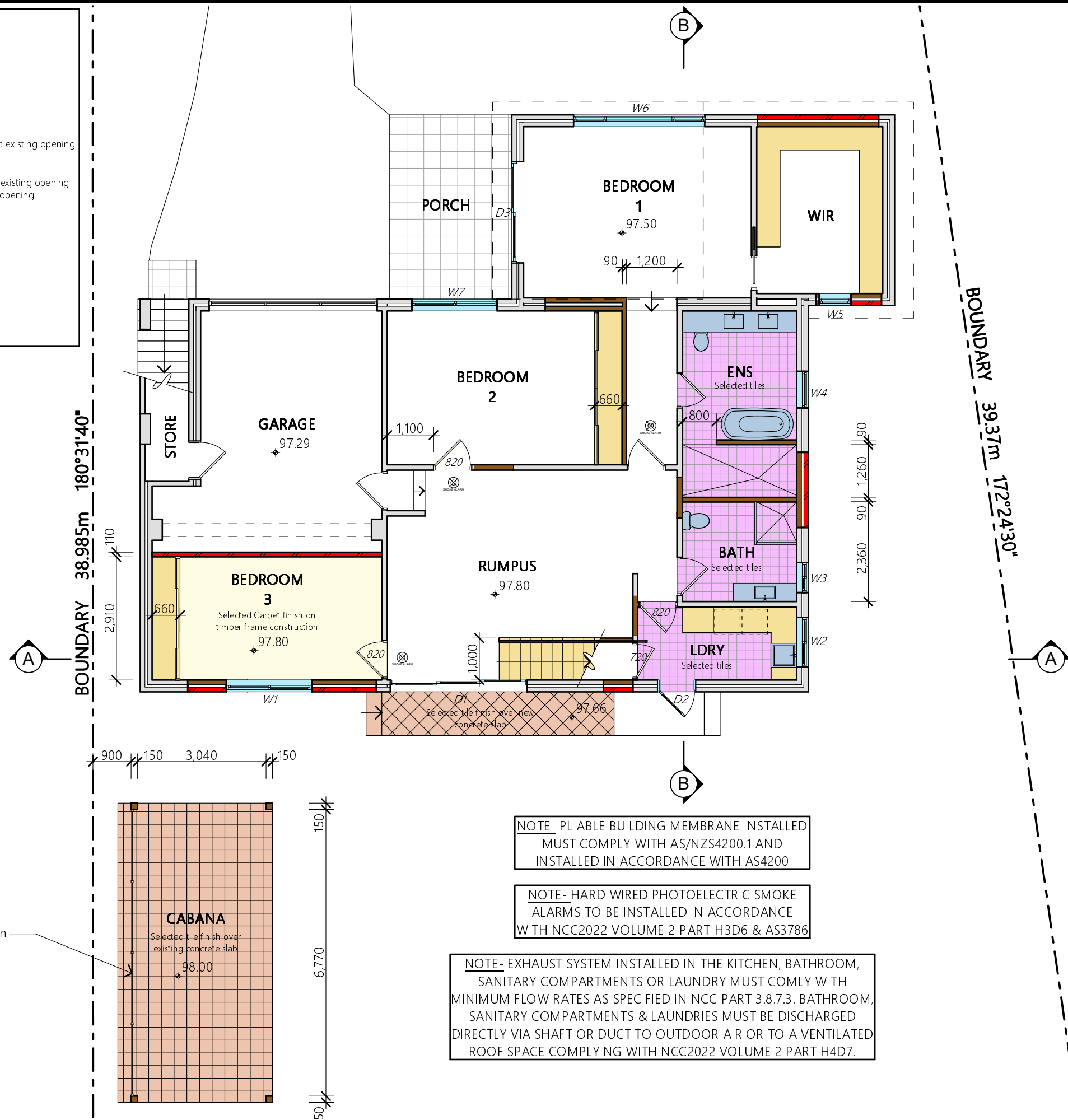
EXISTING FIRST FLOOR

Scale: 1:100 @ A3	Date: MAY 2023
Status: DA submission	Checked By: JAH
Project No: 2209	Drawing No.: DA03
Plot Date:	23/05/2023

WINDOW / DOOR / SKYLIGHT SCHEDULE

D 1	3200w x 2100h	Aluminium Framed Sliding Stacker Door
D 2	900w x 2100h	Aluminium Framed Glazed Door to fit existing opening
D 3	2400w x 2100h	Aluminium Framed Sliding Door to fit existing opening
D 4	1000w x 2100h	Timber Framed Front Entry Door to fit existing opening
D 5	1800w x 2100h	Aluminium Framed Sliding Door to fit existing opening
W 1	2000w x 1540h	Aluminium Framed Double Sliding Window
W 2	1175w x 1000h	Aluminium Framed Sliding Window to fit existing opening
W 3	700w x 650h	Aluminium Framed Sliding Window with Frosted Glass to fit existing opening
W 4	860w x 720h	Aluminium Framed Awning Window with Frosted Glass
W 5	750w x 2100h	Aluminium Framed Fixed Window
W 6	3100w x 1920h	Aluminium Framed Awning/Fixed/Awning over Fixed to fit existing opening
W 7	2000w x 1900h	Aluminium Framed Awning/Fixed over Fixed to fit existing opening
W 8	1800w x 1100h	Aluminium Framed Awning Window to fit existing opening
W 9	4000w x 1920h	Aluminium Framed Awning/Fixed/Awning over Fixed
W 10	2000w x 1540h	Aluminium Framed Sliding Window to fit existing opening
W 11	1200w x 900h	Aluminium Framed Sliding Window
W 12	2030w x 1540h	Aluminium Framed Sliding Window
W 13	2030w x 1540h	Aluminium Framed Sliding Window to fit existing opening
W 14	2030w x 1540h	Aluminium Framed Sliding Window
SK 1	780w x 1400h	Timber Framed Fixed Fixed Skylight

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



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

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

NOTE- EXHAUST SYSTEM INSTALLED IN THE KITCHEN,
SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH
MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 3.8.7.3. 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.

NOTES

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BASIS INFORMATION REQUIREMENTS:

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WATER COMMITMENTS:

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

INSULATION REQUIREMENTS:

External walls: The external walls shall meet minimum R1.70 (including construction)

Suspended Floors: The new enclosed sub-floor shall meet minimum R0.6 (down) (or R1.30 including construction).

Ceilings: The new pitched roof, flat ceilings shall meet minimum R3.00 (up).

Roof: The roof shall have foil backed blanket (55mm) and be of dark colour (solar absorption >0.70)

WINDOWS/GLAZED DOORS & SKYLIGHTS:

All window and door numbers shown on the window and door schedule correspond to matching window/doorsky/light numbers shown in the Basis certificate.

Sizes: The total area of glazing for each window/door/sky/light shall be no greater than that shown on the Basis certificate

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Project North

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Client

MR. MOSLEHI & MS. GOGANI

Project Name

PROPOSED ALTERATIONS + ADDITIONS

41 MILHAM CRESCENT

LOT 4, SEC 42, DP 2399939

FORESTVILLE NSW 2087



ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088
PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au

Drawing Title:

PROPOSED GROUND FLOOR PLAN

Scale: 1:100 @ A3 Date: MAY 2023
Status: DA submission Checked By: JAH

Project No: 2209 Drawing No.: DA04

Plot Date: 23/05/2023

1

PROPOSED GROUND FLOOR PLAN

1:100

WINDOW / DOOR / SKYLIGHT SCHEDULE

D 1	3200w x 2100h	Aluminium Framed Sliding Stacker Door
D 2	900w x 2100h	Aluminium Framed Glazed Door to fit existing opening
D 3	2400w x 2100h	Aluminium Framed Sliding Door to fit existing opening
D 4	1000w x 2100h	Timber Framed Front Entry Door to fit existing opening
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W 12	2030w x 1540h	Aluminium Framed Sliding Window
W 13	2030w x 1540h	Aluminium Framed Sliding Window to fit existing opening
W 14	2030w x 1540h	Aluminium Framed Sliding Window
SK 1	780w x 1400h	Timber Framed Fixed Fixed Skylight

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

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

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

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Client

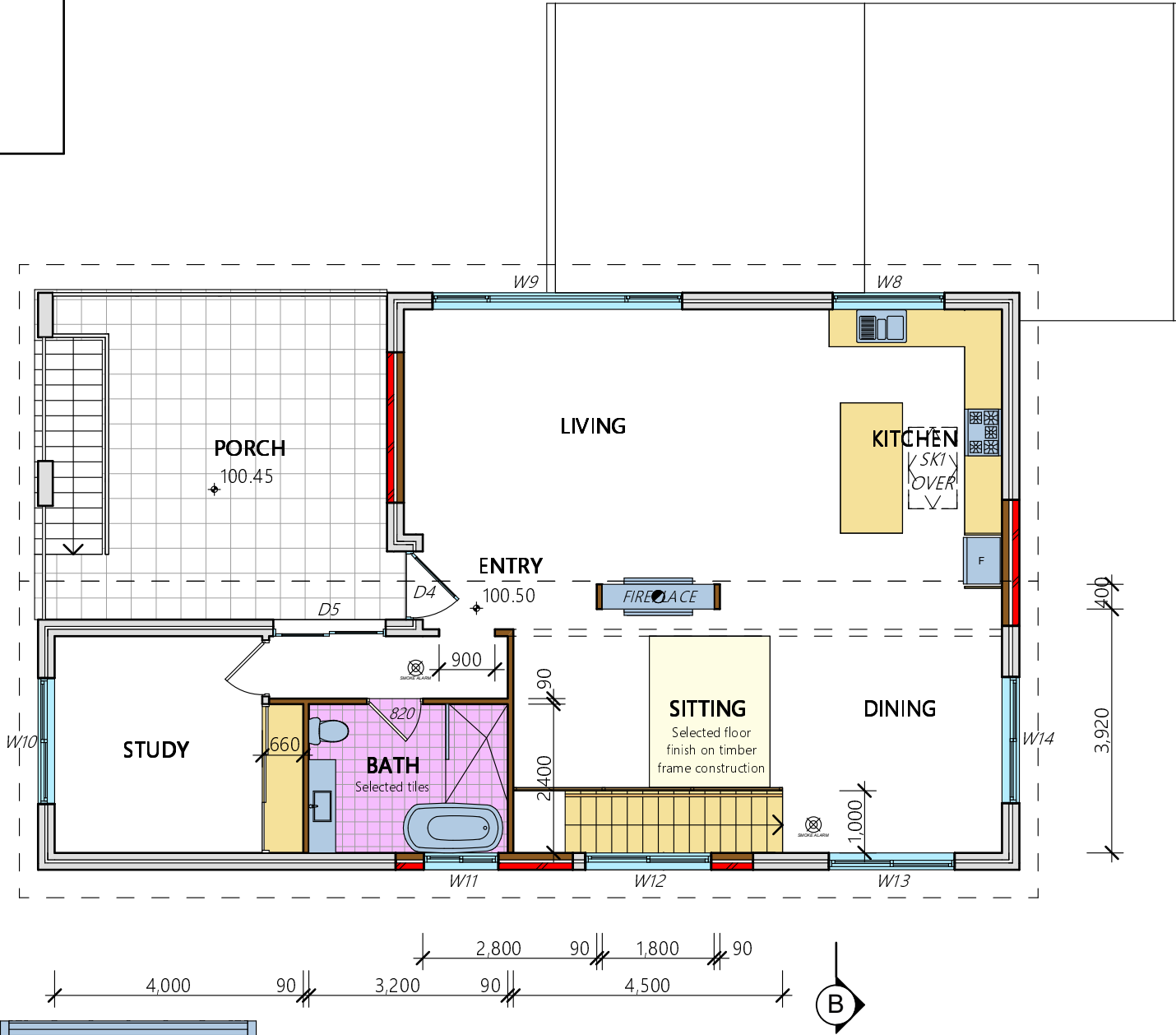
MR. MOSLEHI & MS. GOGANI
Project Name
PROPOSED ALTERATIONS + ADDITIONS
41 MILHAM CRESCENT
LOT 4, SEC 42, DP 239939
FORESTVILLE NSW 2087



Drawing Title:

PROPOSED FIRST FLOOR PLAN

Scale: 1:100 @ A3	Date: MAY 2023
Status: DA submission	Checked By: JAH
Project No: 2209	Drawing No.: DA05
Plot Date:	23/05/2023



NOTE- EXHAUST SYSTEM INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 3.8.7.3. 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.

1 PROPOSED FIRST FLOOR PLAN 1:100

SK 1	780w x 1400h	Timber Framed Fixed Fixed Skylight
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Selected timber framed skylight as
per window/door/skylight schedule

BOUNDARY 38.985m 180°31'40"

**No.41
EXISTING ONE AND TWO
STOREY RENDERED
RESIDENCE**

Proposed fireplace flue

- Selected Colorbond gutters and downpipes to match existing

- Selected Colorbond curved roofing over timber roof framing to match existing.

1

PROPOSED ROOF PLAN

1:100

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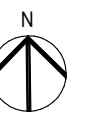
LIGHTING:
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Project North

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Client

MR. MOSLEH | & MS. GOGAN |

Project Name

PROPOSED ALTERATIONS + ADDITIONS

41 MILHAM CRESCENT

LOT 4, SEC 42, DP 239939

FORESTVILLE NSW 2087



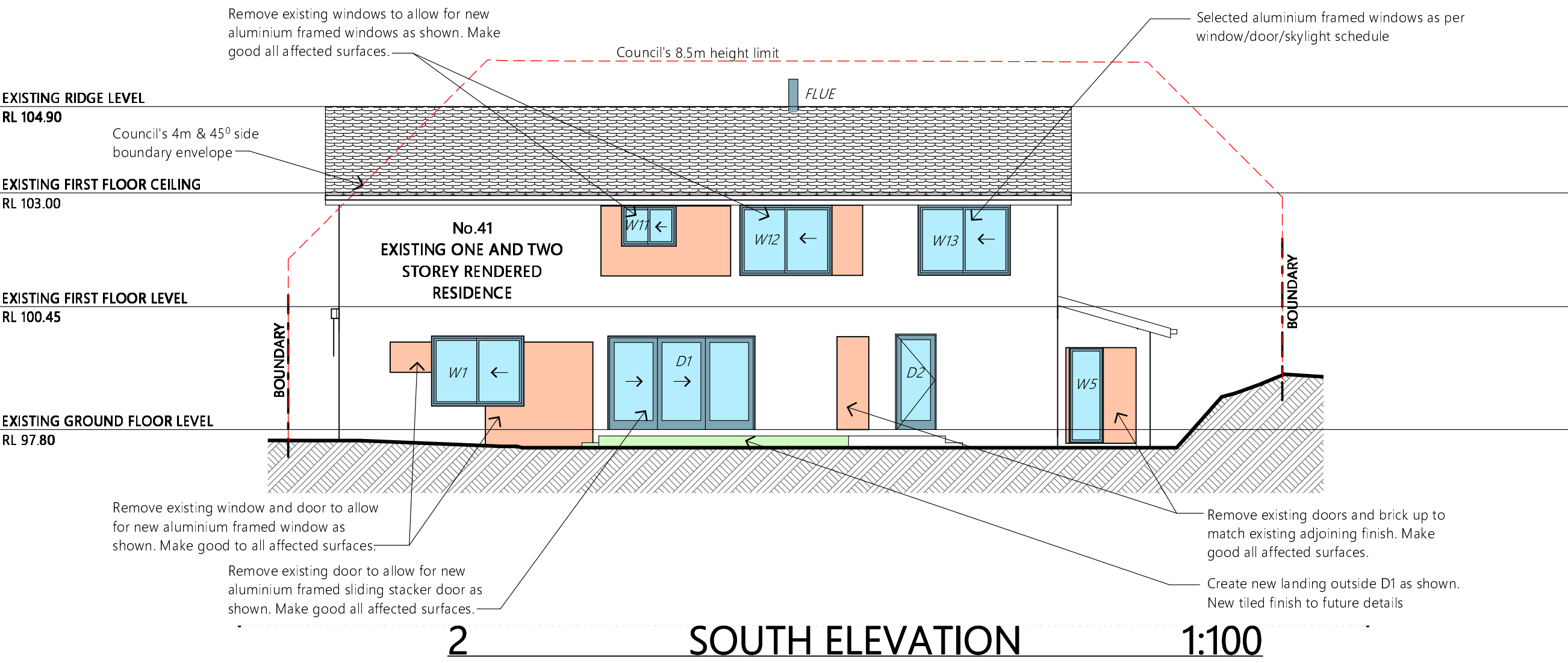
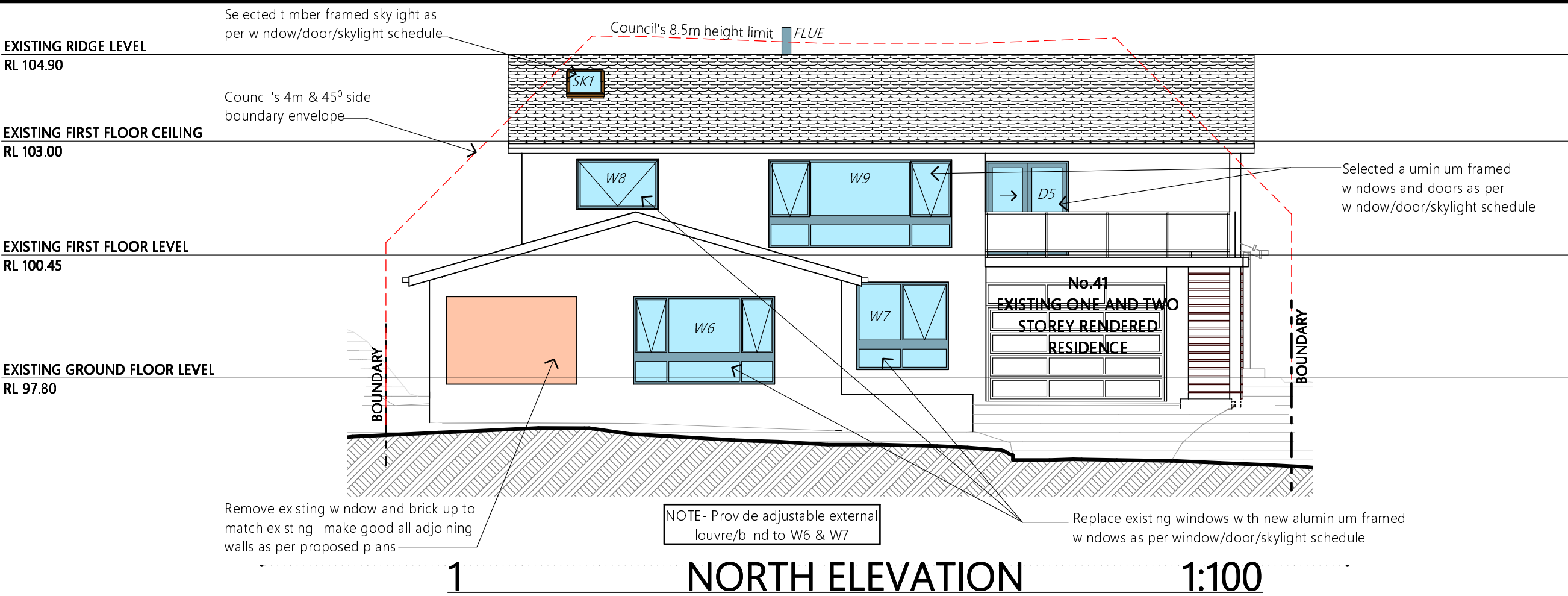
ABN 22 630 690 834

BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2086
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:

Scale:	1:100 @ A3	Date:	MAY 2023
Status:	DA submission	Checked By:	JAH
Project No:	2209	Drawing No.:	DA06

Plot Date:	23/05/2023
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Client
MR. MOSLEHI & MS. GOGANI
Project Name
PROPOSED ALTERATIONS + ADDITIONS
41 MILHAM CRESCENT
LOT 4, SEC 42, DP 2399939
FORESTVILLE NSW 2087

JAH
DESIGN SERVICES
ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088
PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au

Drawing Title:
NORTH & SOUTH ELEVATIONS

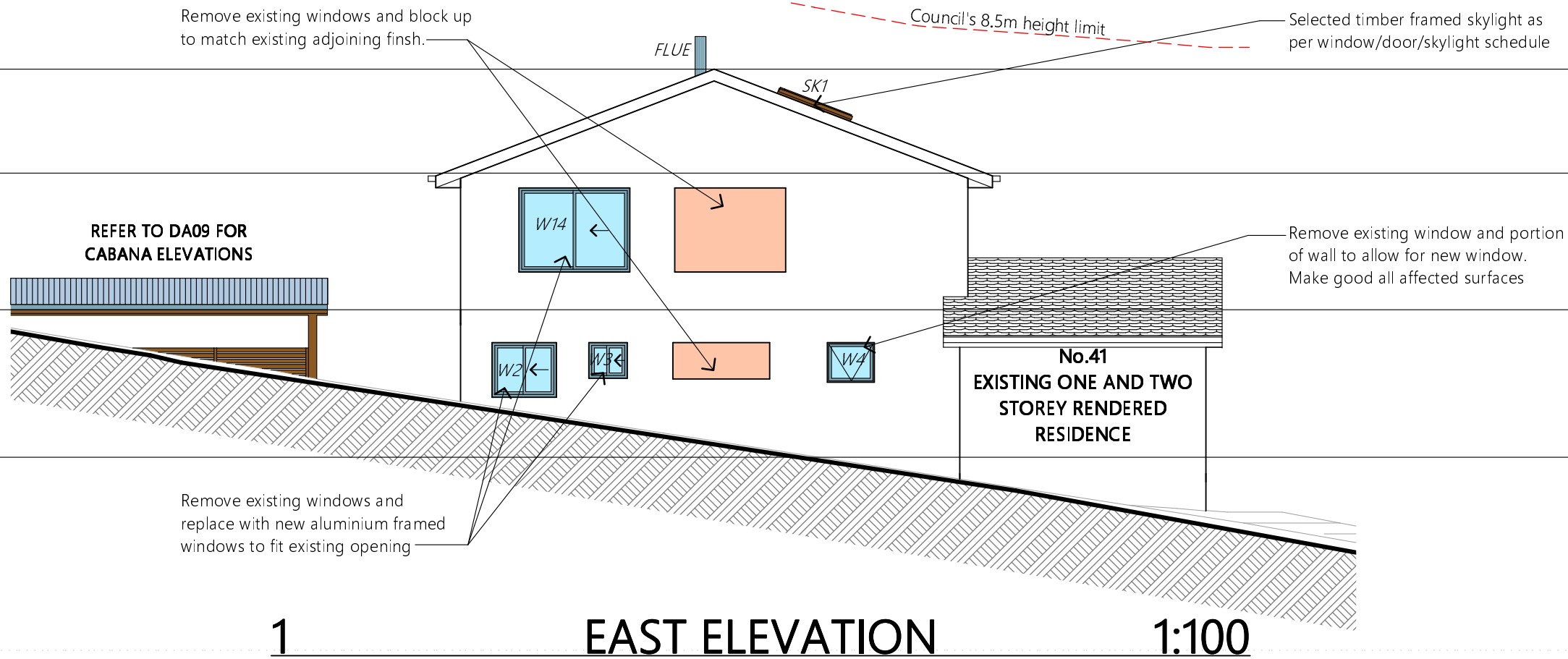
Scale: 1:100 @ A3	Date: MAY 2023
Status: DA submission	Checked By: JAH
Project No: 2209	Drawing No.: DA07
Plot Date:	23/05/2023

EXISTING RIDGE LEVEL
RL 104.90

EXISTING FIRST FLOOR CEILING
RL 103.00

EXISTING FIRST FLOOR LEVEL
RL 100.45

EXISTING GROUND FLOOR LEVEL
RL 97.80

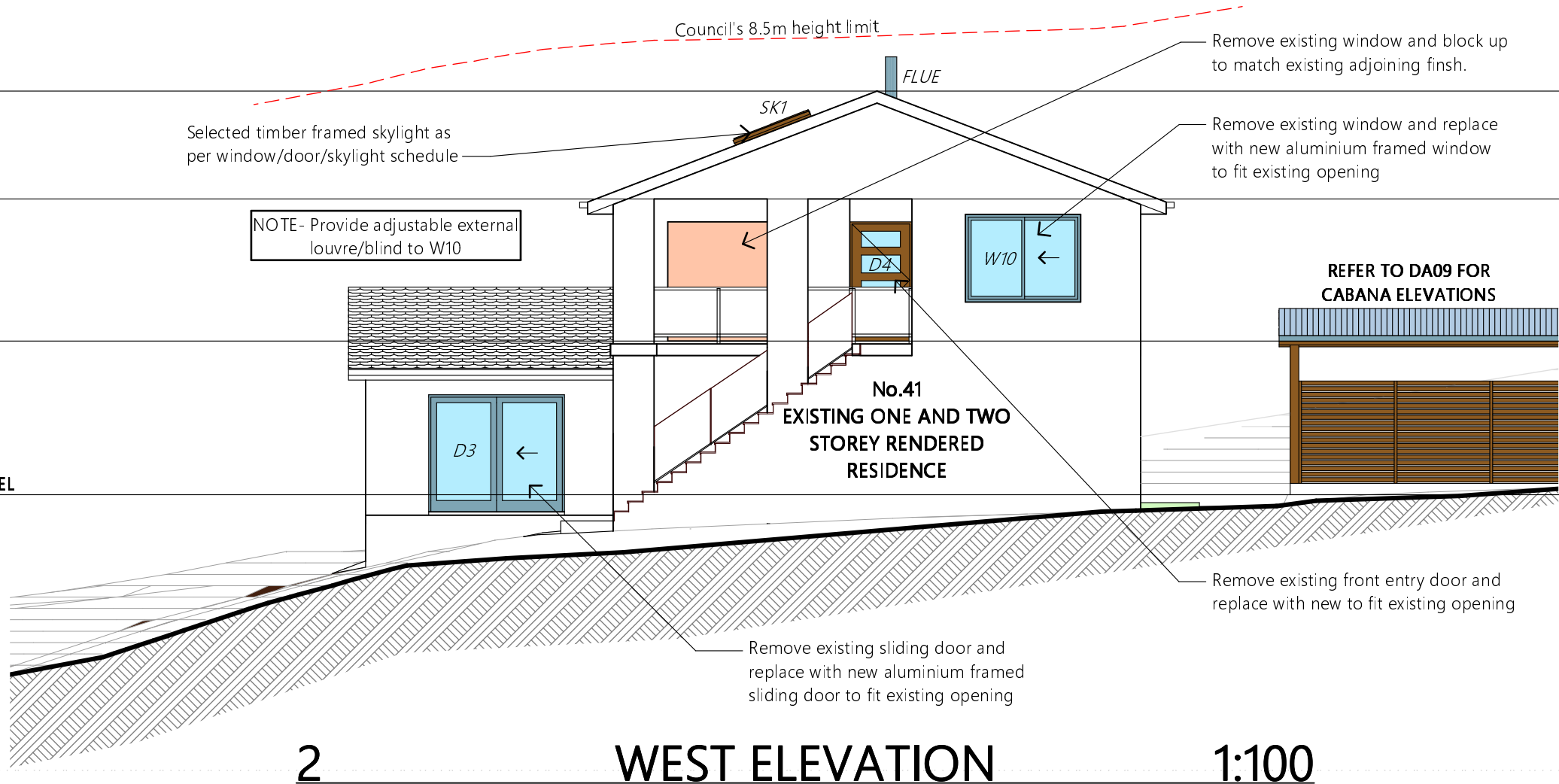


EXISTING RIDGE LEVEL
RL 104.90

EXISTING FIRST FLOOR CEILING
RL 103.00

EXISTING FIRST FLOOR LEVEL
RL 100.45

EXISTING GROUND FLOOR LEVEL
RL 97.80



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Client

MR. MOSLEHI & MS. GOGANI

Project Name

PROPOSED ALTERATIONS + ADDITIONS

41 MILHAM CRESCENT

LOT 4, SEC 42, DP 239939

FORESTVILLE NSW 2087

JAH
DESIGN SERVICES
ABN 22 630 690 834

BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088
PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au

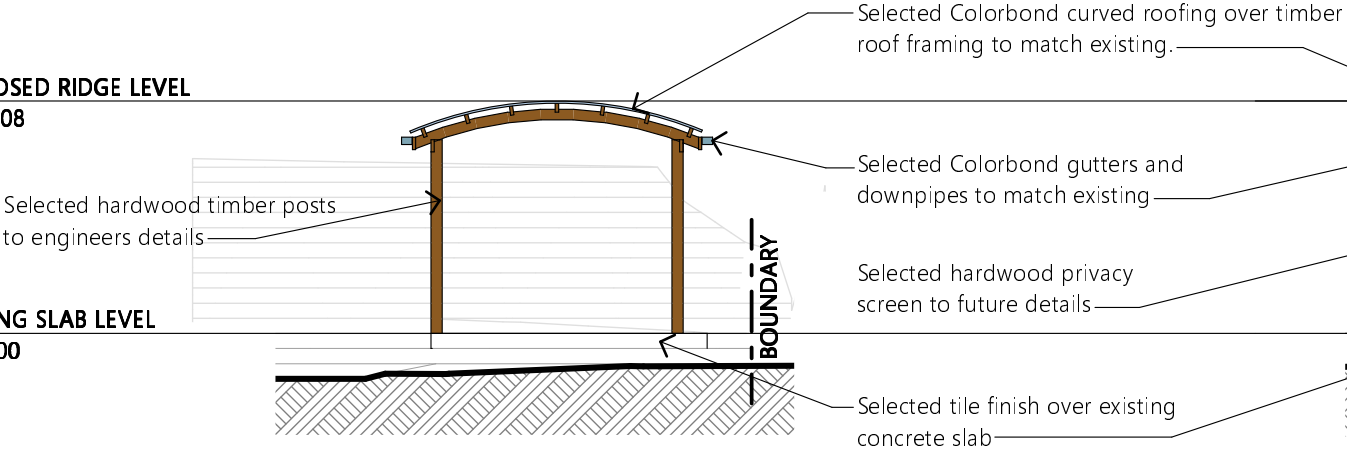
Drawing Title:

EAST & WEST ELEVATIONS

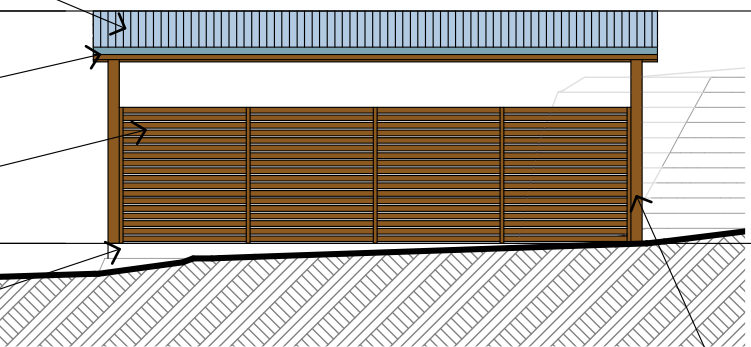
Scale: 1:100 @ A3	Date: MAY 2023
Status: DA submission	Checked By: JAH
Project No: 2209	Drawing No.: DA08
Plot Date:	23/05/2023

PROPOSED RIDGE LEVEL
RL 101.08

EXISTING SLAB LEVEL
RL 98.00



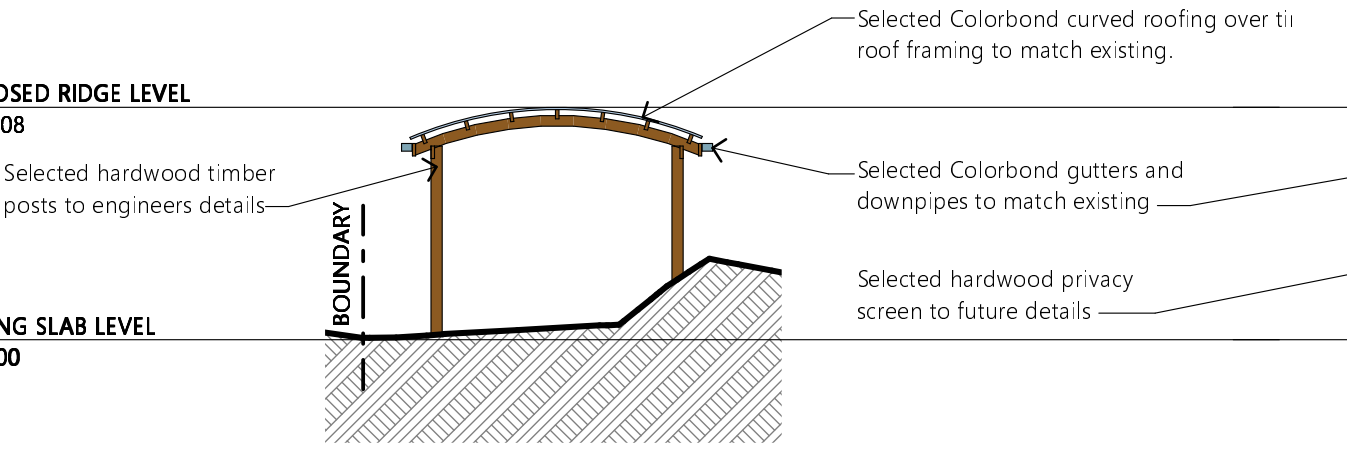
1 NORTH ELEVATION 1:100



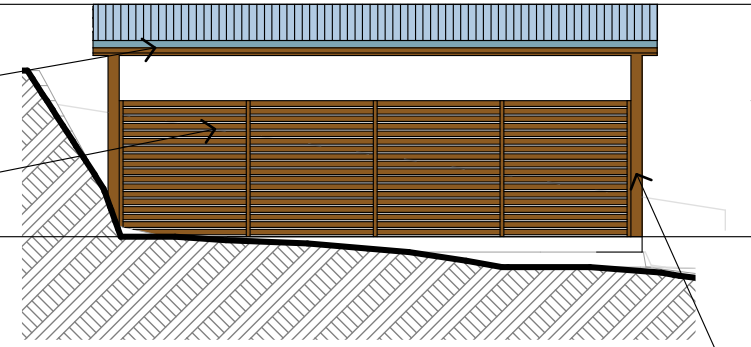
2 WEST ELEVATION 1:100

PROPOSED RIDGE LEVEL
RL 101.08

EXISTING SLAB LEVEL
RL 98.00



3 SOUTH ELEVATION 1:100



4 EAST ELEVATION 1:100

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.

BUSHFIRE REQUIREMENTS

All materials and construction methods shall meet AS3959-2018 BAL40 construction of buildings in bush fire prone areas.

BASIC 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 walls shall meet minimum R1.70 (including construction)
Suspended Floors: The new enclosed sub-floor shall meet minimum R0.6 (down) (or R1.30 including construction).
Ceilings: The new pitched roof, flat ceilings shall meet minimum R3.00 (up).
Roof: The roof shall have foil backed blanket (55mm) and be of dark colour (solar absorption >0.70)

WINDOWS/GLAZED DOORS & SKYLIGHTS:
All window and door numbers shown on the window and door schedule correspond to matching window/doorskylight numbers shown in the Basic certificate.
Sizes: The total area of glazing for each window/door/skylight shall be no greater than that shown on the Basic certificate
Shading devices: Shading devices shall be installed in accordance with the Basic certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate

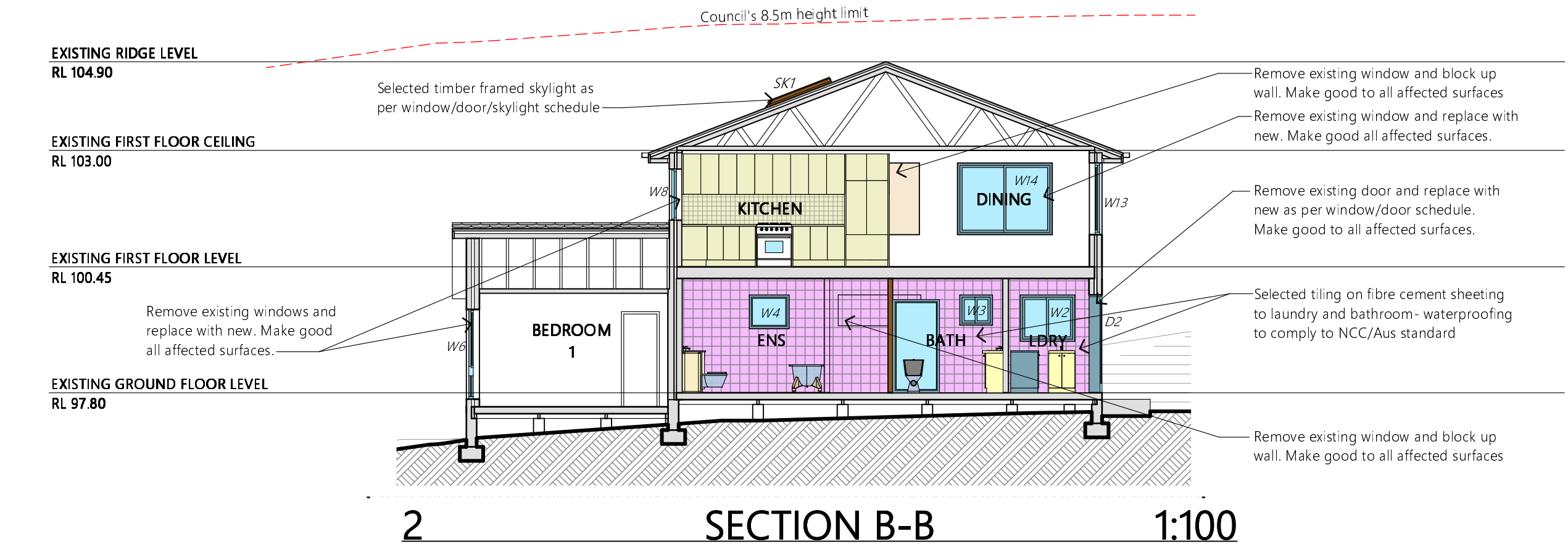
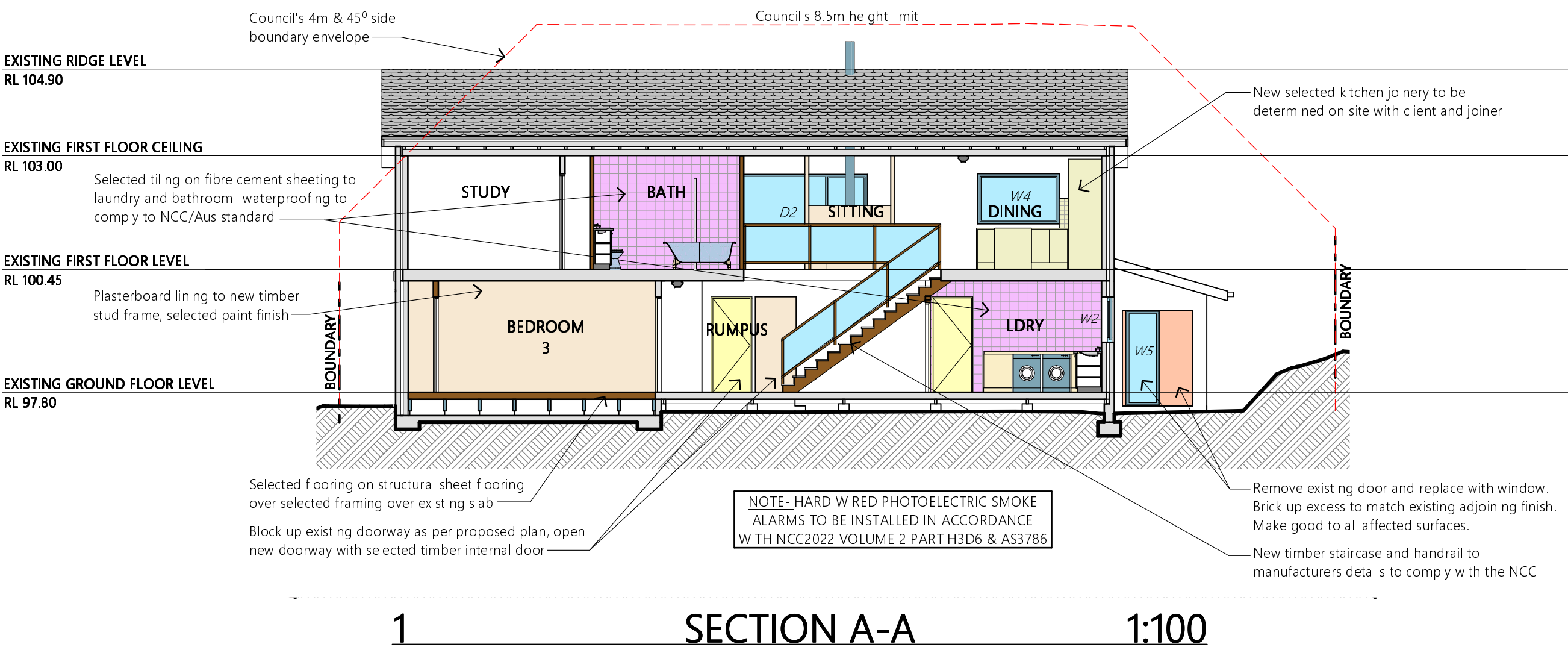
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Client
MR. MOSLEH & MS. GOGANI
Project Name
PROPOSED ALTERATIONS + ADDITIONS
41 MILHAM CRESCENT
LOT 4, SEC 42, DP 239939
FORESTVILLE NSW 2087

JAH
DESIGN SERVICES
ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088
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Drawing Title: CABANA ELEVATIONS			
Scale:	1:100 @ A3	Date:	MAY 2023
Status:	DA submission	Checked By:	JAH
Project No:	2209	Drawing No.:	DA09
Plot Date:	23/05/2023		



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.

BUSHFIRE REQUIREMENTS

All materials and construction methods shall meet AS3959-2018 BAL40 construction of buildings in bush fire prone areas.

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 walls shall meet minimum R1.70 (including construction)
Suspended Floors: The new enclosed sub-floor shall meet minimum R0.6 (down) (or R1.30 including construction).
Ceilings: The new pitched roof, flat ceilings shall meet minimum R3.00 (up).
Roof: The roof shall have foil backed blanket (55mm) and be of dark colour (solar absorption >0.70)

WINDOWS/GLAZED DOORS & SKYLIGHTS:
All window and door numbers shown on the window and door schedule correspond to matching window/doorskylight 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. MOSLEHI & MS. GOGANI

Project Name
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41 MILHAM CRESCENT
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FORESTVILLE NSW 2087

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Drawing Title:
SECTIONS

Scale: 1:100 @ A3	Date: MAY 2023
Status: DA submission	Checked By: JAH
Project No: 2209	Drawing No.: DA10
Plot Date:	23/05/2023