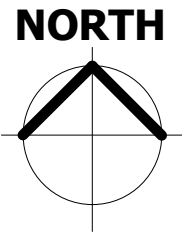




FOR VISUALISATION PURPOSES ONLY


Internal Perspective



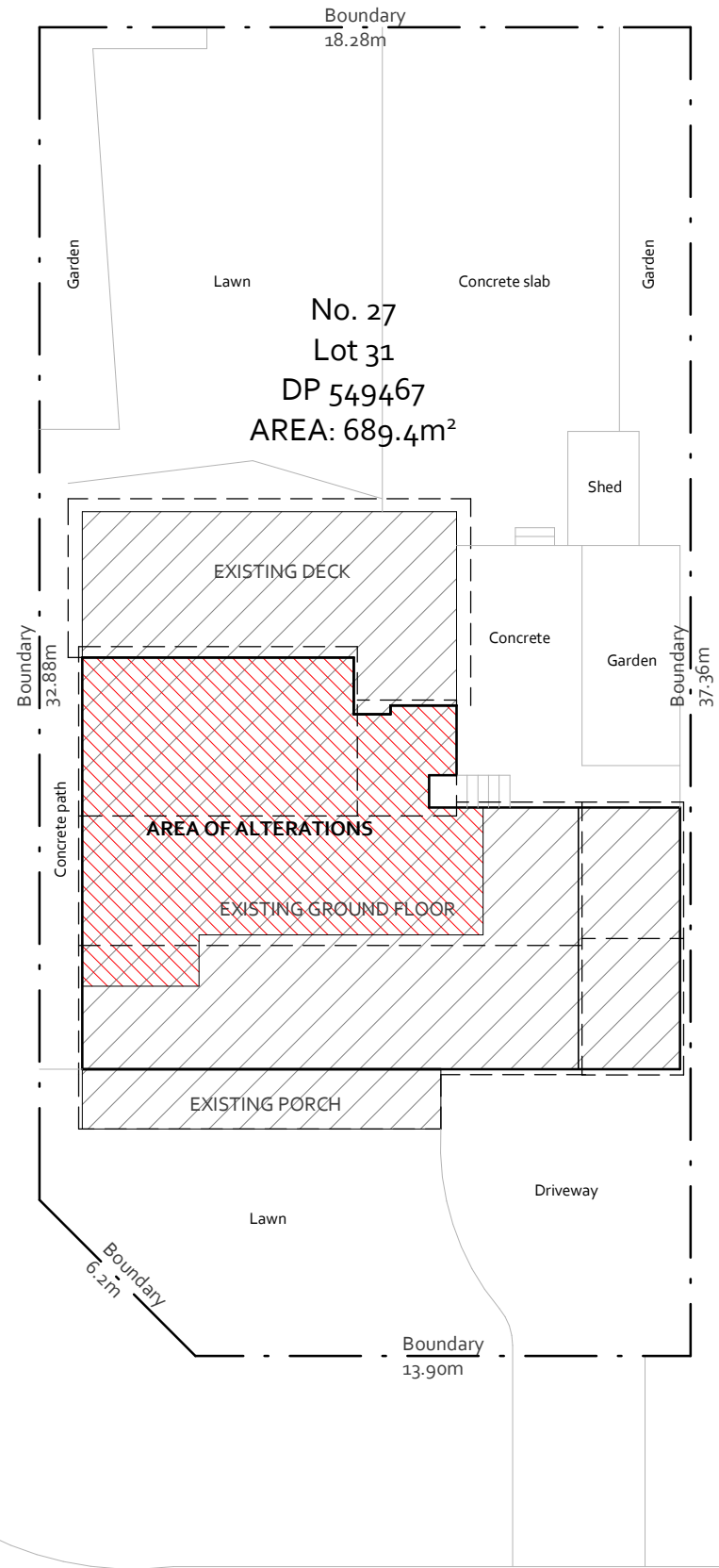
SHEET LIST	
SHEET NUMBER	SHEET NAME
DA01	Title Page
DA02	Site Plan
DA03	Existing Ground Floor Plan
DA04	Ground Floor Demolition Plan
DA05	Proposed Ground Floor Plan
DA06	Elevations
DA07	Elevations
DA08	Section, Door Schedule & BASIX
DA09	Roof Plan
DA10	Site Analysis



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						AT:	27 Sorlie Road	SHEET: DA01
							Frenchs Forest NSW 2086	SCALE:
						FOR:	Conrad Zgliniecki & Eva Berger	ISSUE: D
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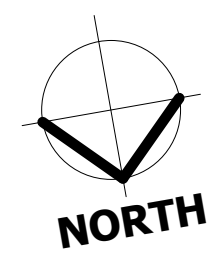
PRINCE CHARLES ROAD



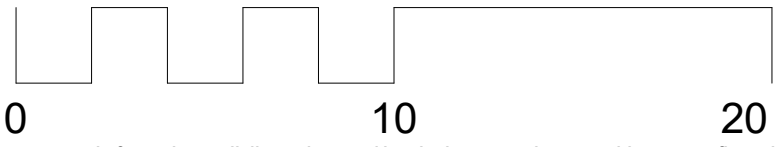
## ADDITIONAL INFORMATION

LOT 31  
DP 549467

SITE AREA:	689.4m <sup>2</sup>
EXISTING SITE COVERAGE:	162.55m <sup>2</sup> (23.5%)
PROPOSED SITE COVERAGE:	162.55m <sup>2</sup> (23.5%) (No change)
MIN. LANDSCAPED AREA 40% OF SITE AREA:	275.76m <sup>2</sup>
EXISTING LANDSCAPED AREA:	236.62m <sup>2</sup> (34.3%)
PROPOSED LANDSCAPED AREA:	236.62m <sup>2</sup> (34.3%) (No change)
EXISTING GROUND FLOOR SPACE:	130.72m <sup>2</sup>
PROPOSED GROUND FLOOR SPACE:	130.72m <sup>2</sup> (No change)



## Site Plan



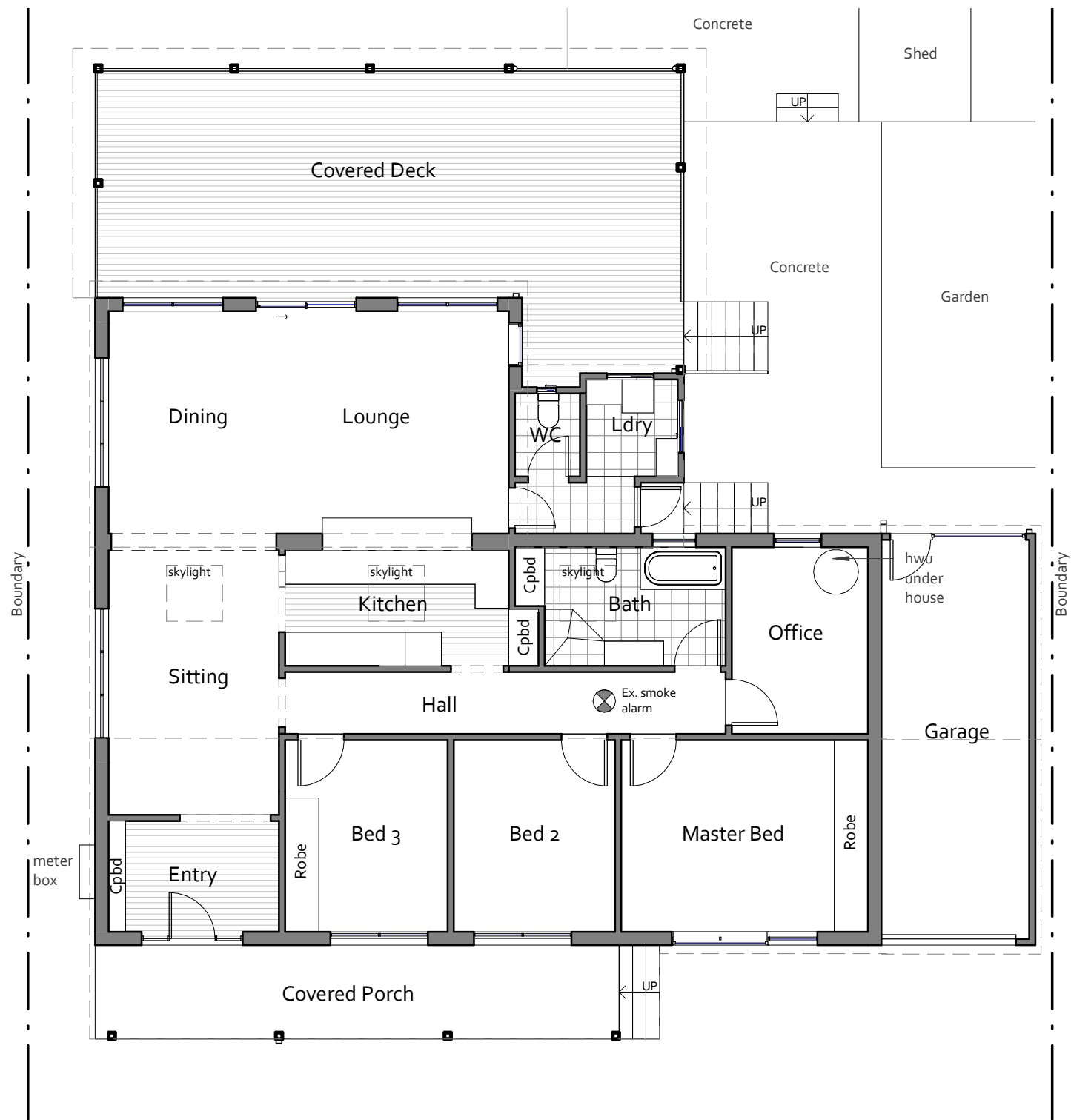
SORLIE ROAD



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C	13.05.2022	DA Plans Amended	Grant Kelly			Frenchs Forest NSW 2086	SCALE: 1 : 200
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A	29.03.2022	Preliminary Agreement	Grant Kelly		FOR:	Conrad Zgliniecki & Eva Berger	ISSUE: D
ISSUE	DATE	DESCRIPTION	DRWN	CHKD			



## Existing Ground Floor Plan



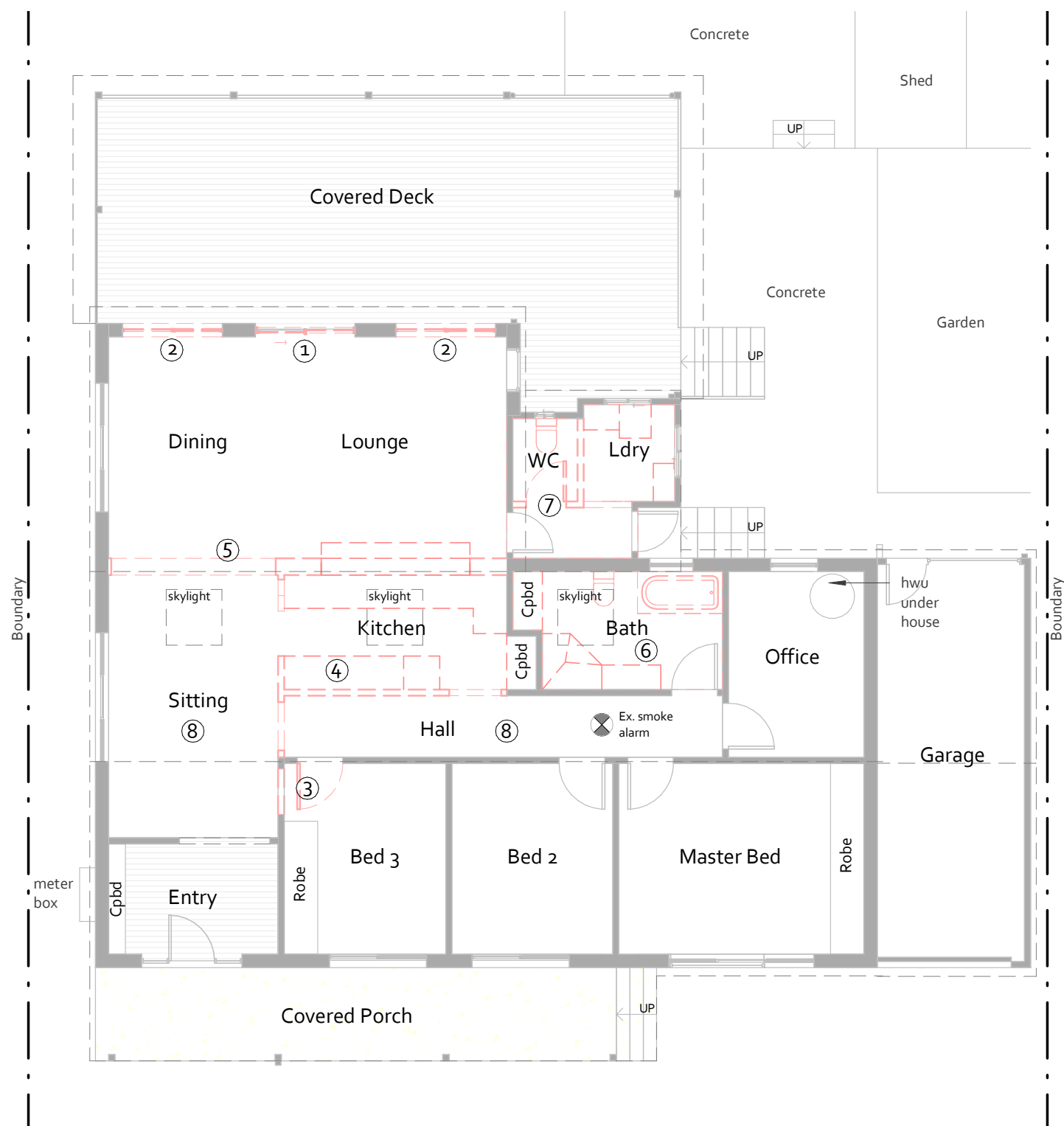
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						AT:	27 Sorlie Road	SHEET: DA03
							Frenchs Forest NSW 2086	SCALE: 1 : 100
						FOR:	Conrad Zgliniecki & Eva Berger	ISSUE: D
D	31.05.2022	DA Plans Amended	Grant Kelly					
C	13.05.2022	DA Plans Amended	Grant Kelly					
B	08.04.2022	DA Plans	Grant Kelly					
A	29.03.2022	Preliminary Agreement	Grant Kelly					
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Scope of Demolition - First Floor

- 1. Remove existing sliding doors for new Aluminium French doors to fit existing opening.
- 2. Remove existing awning windows and demolish wall to floor level to fit new French doors.
- 3. Remove door and demolish section of wall to fit reused bedroom door.
- 4. Disconnect plumbing and drainage from Kitchen and strip out fixtures, fittings and cupboards.
- 5. Demolish walls for new steel beam above..
- 6. Disconnect plumbing and drainage from Bathroom and strip out fixtures fittings and floor and wall tiling. Existing floor structure to remain.
- 7. Disconnect plumbing and drainage from Laundry/WC and strip out fixtures, fittings and floor and wall tiling. Existing floor structure to remain.
- 8. Remove of and dispose of carpet from Sitting and Hall.

First Floor Demolition Plan



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							AT:	27 Sorlie Road	SHEET: DA04
		D	31.05.2022	DA Plans Amended	Grant Kelly			Frenchs Forest NSW 2086	SCALE: 1 : 100
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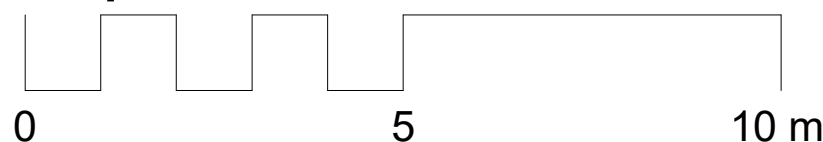




## Scope of Refurbishment - Ground Floor

1. Build in new aluminium French doors to fit existing opening.
2. Build in new aluminium French doors to suite existing opening width. Make good finishes.
3. Build in reused bedroom door to new location. Frame up existing door opening and make good wall finishes.
4. Build in new timber framed nib walls as shown. Provide plumbing and drainage for new Kitchen. Cupboards and appliances by Owner.
5. Build in new steel beam above. Make good all wall, floor and ceiling finishes.
6. Provide plumbing and drainage to new shower, sink and toilet. Tiles, cupboards and P.C. items supplied by Owner.
7. Provide plumbing and drainage to new laundry tub, washing machine points, shower and toilet. Tiles, cupboards and P.C. items supplied by Owner.
8. No allowance for new flooring. Subject to site inspection.
9. Close and lock up existing external door.

## Proposed Ground Floor Plan



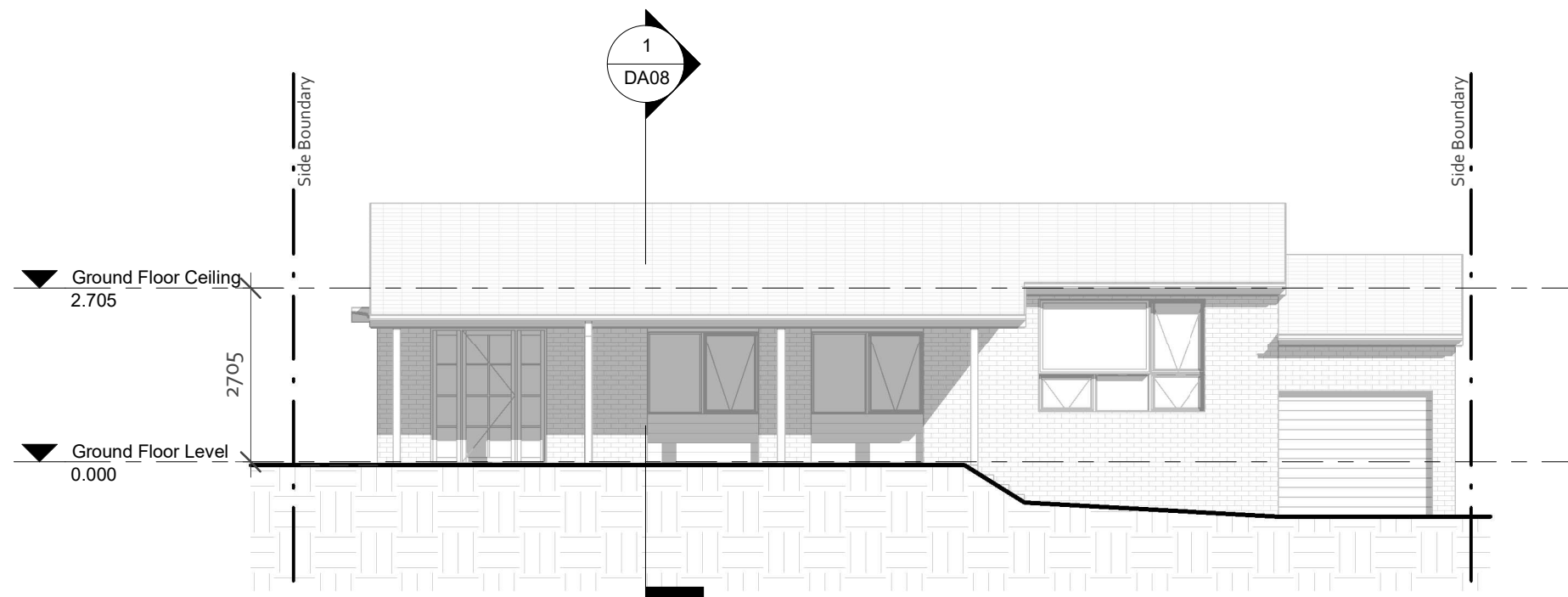
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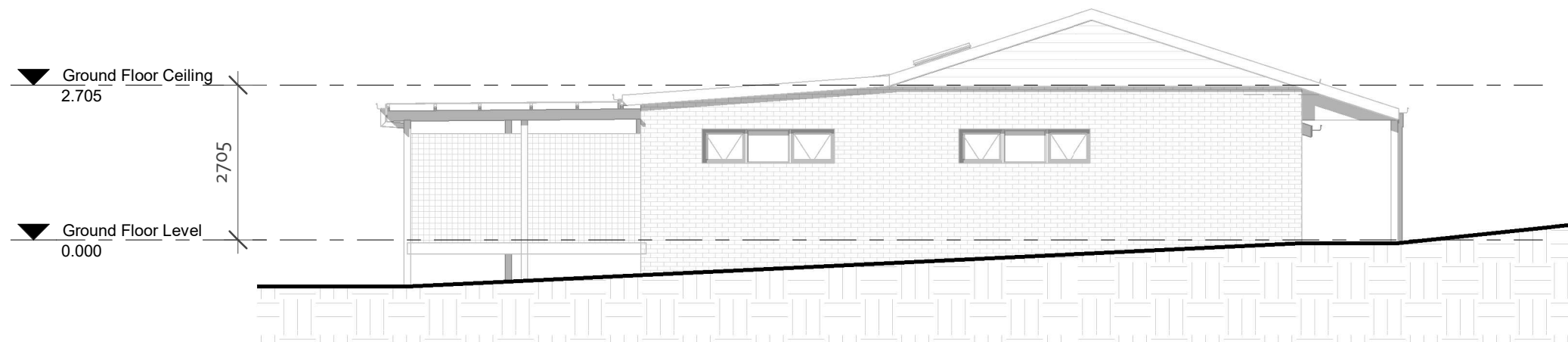
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						Frenchs Forest NSW 2086	SCALE: 1 : 100
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D	31.05.2022	DA Plans Amended	Grant Kelly				
C	13.05.2022	DA Plans Amended	Grant Kelly				
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North Elevation



East Elevation

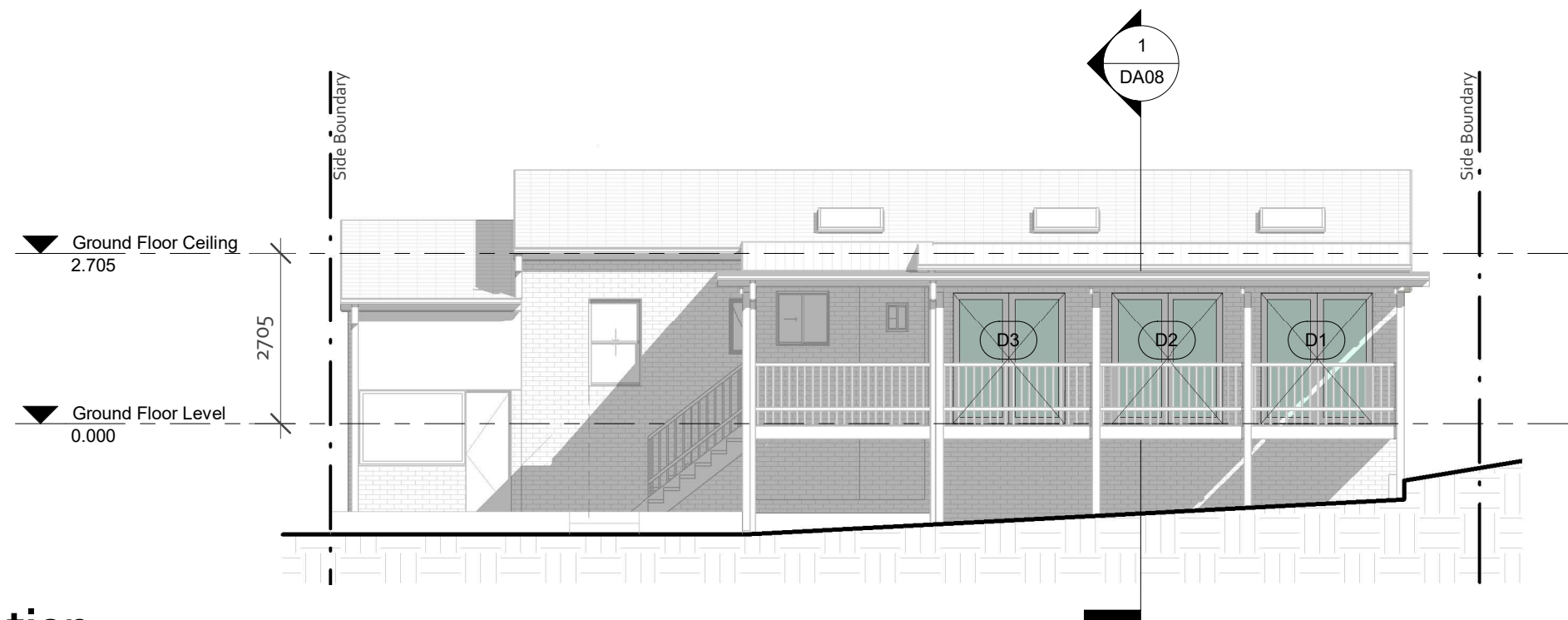
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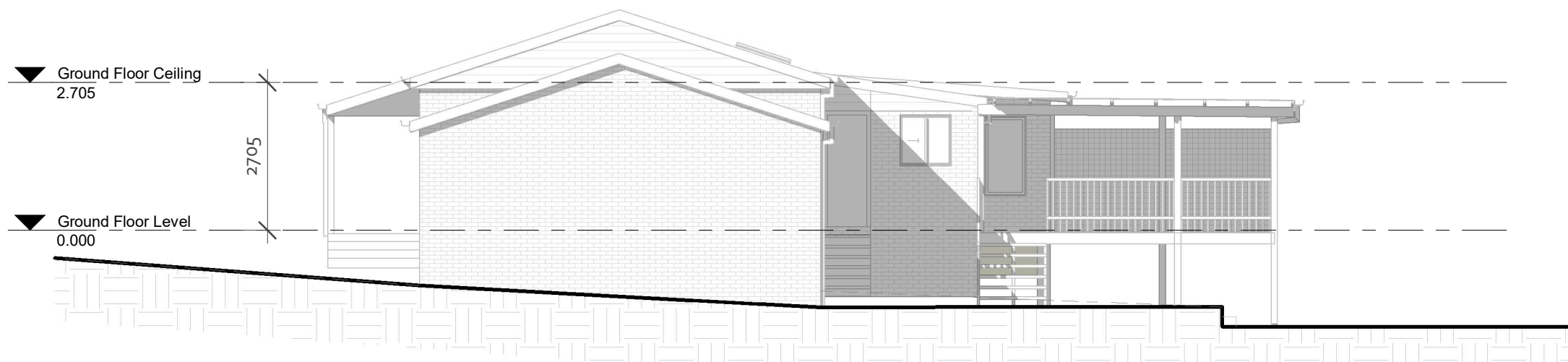
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							Frenchs Forest NSW 2086	SCALE: 1 : 100
						FOR:	Conrad Zgliniecki & Eva Berger	ISSUE: D
D	31.05.2022	DA Plans Amended	Grant Kelly					
C	13.05.2022	DA Plans Amended	Grant Kelly					
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South Elevation



West Elevation

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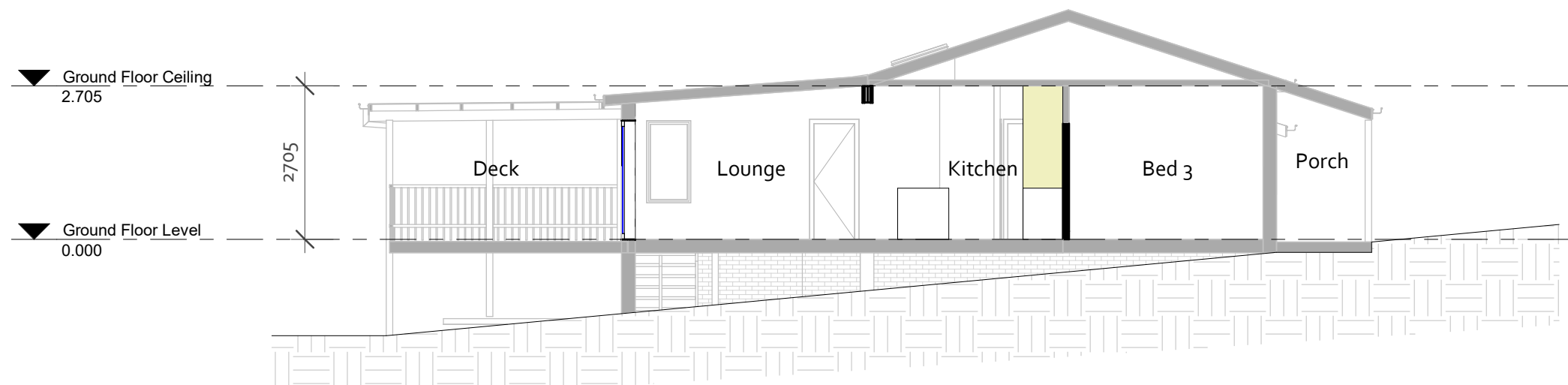


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							Frenchs Forest NSW 2086	SCALE: 1 : 100
						FOR:	Conrad Zgliniecki & Eva Berger	ISSUE: D
D	31.05.2022	DA Plans Amended	Grant Kelly					
C	13.05.2022	DA Plans Amended	Grant Kelly					
B	08.04.2022	DA Plans	Grant Kelly					
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ISSUE	DATE	DESCRIPTION	DRWN	CHKD				





## Section 1

### GLASS DOOR SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	MATERIAL	COLOUR	GLAZING
D1	AFD2118	2090	1770	Aluminium	White	Clear
D2	AFD2118	2090	1770	Aluminium	White	Clear
D3	AFD2118	2090	1770	Aluminium	White	Clear

Grand total: 3

**Note:** All new doors facing south shall be rated BAL 40 or higher and shall comply with sections 3 & 8 (BAL 40) of Australian Standard AS3959-2018 "Construction of buildings in bushfire prone zones" and section 7.5 of Planning for Bushfire Protection 2019.

## BASIX Commitments

CERTIFICATE NUMBER: A461456

Project address	
Project name	Berger & Zgliniecki
Street address	27 Sorlie Road Frenchs Forest 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 549467
Lot number	31
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
<b>Fixtures</b>			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Glazing requirements		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		✓	✓	✓		
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
D1	S	3.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	S	3.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D3	S	3.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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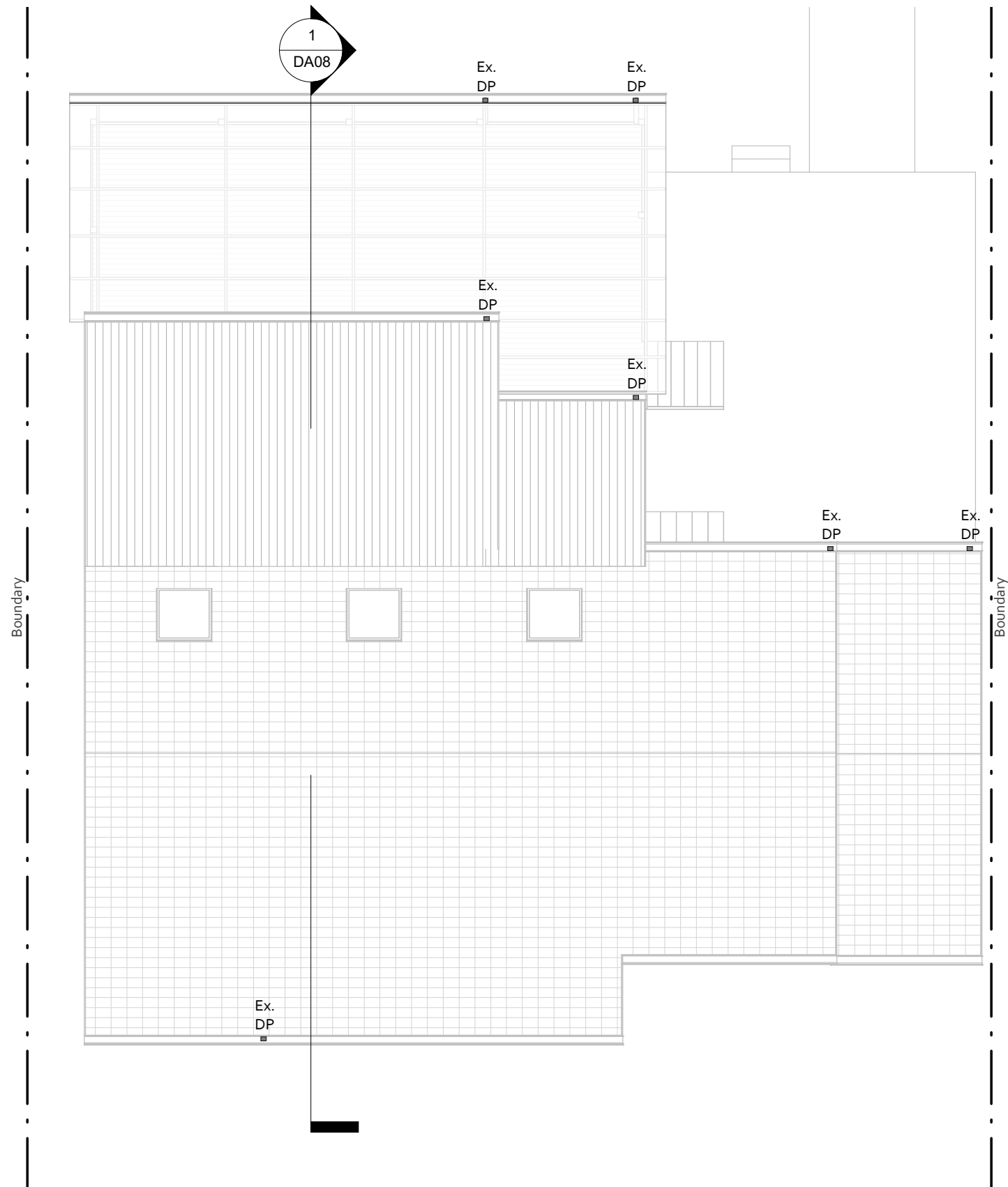
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C	13.05.2022	DA Plans Amended	Grant Kelly			Frenchs Forest NSW 2086	SCALE: 1 : 100
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## Roof Plan



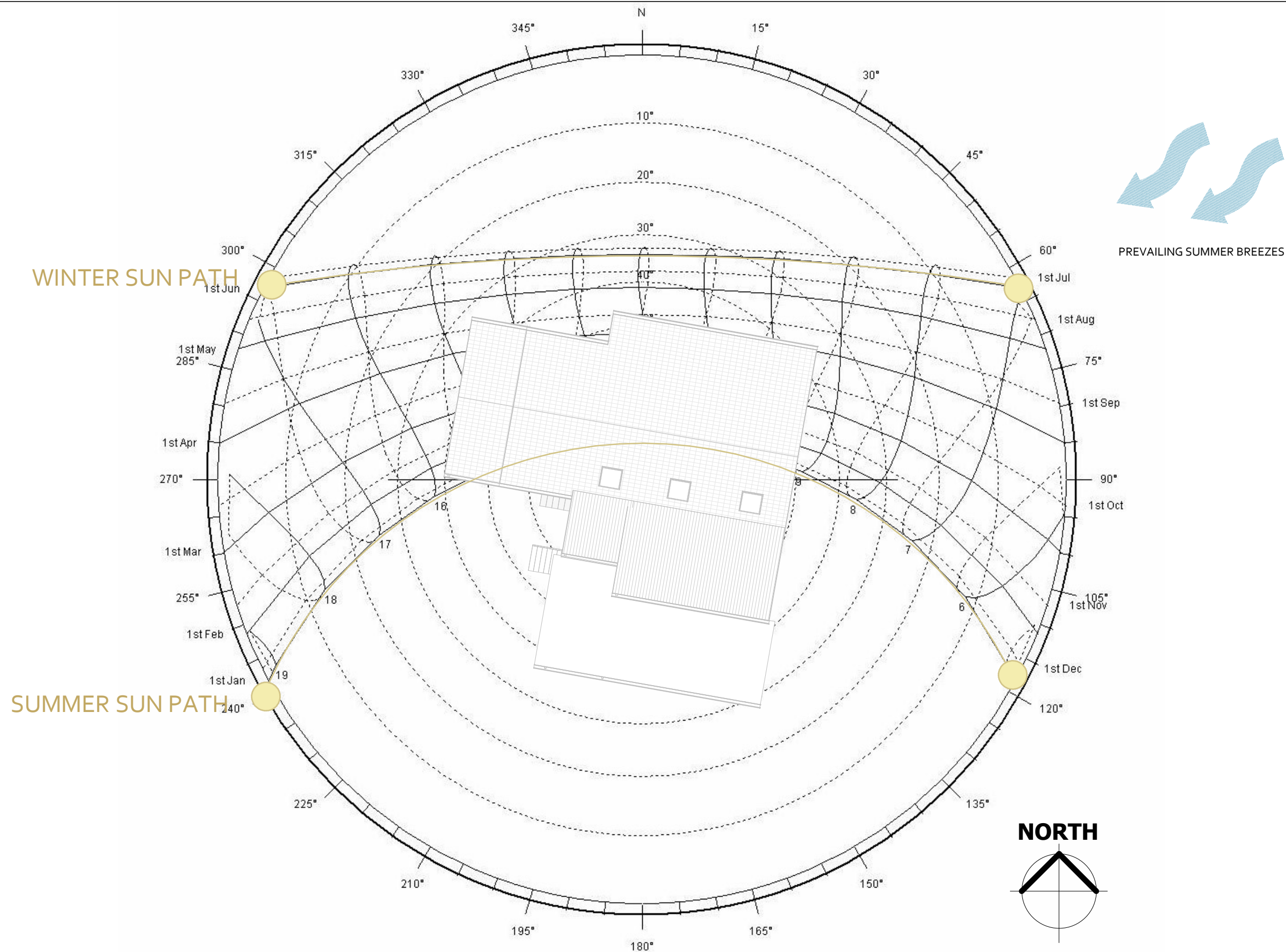
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D	31.05.2022	DA Plans Amended	Grant Kelly				Frenchs Forest NSW 2086	SCALE: 1 : 100
C	13.05.2022	DA Plans Amended	Grant Kelly					
B	08.04.2022	DA Plans	Grant Kelly					
A	29.03.2022	Preliminary Agreement	Grant Kelly			FOR:	Conrad Zgliniecki & Eva Berger	ISSUE: D
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# Site Analysis

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						AT:	27 Sorlie Road	SHEET: DA10
							Frenchs Forest NSW 2086	SCALE: 1 : 200
	D	31.05.2022	DA Plans Amended	Grant Kelly				
	C	13.05.2022	DA Plans Amended	Grant Kelly				
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	A	29.03.2022	Preliminary Agreement	Grant Kelly		FOR:	Conrad Zgliniecki & Eva Berger	ISSUE: D
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