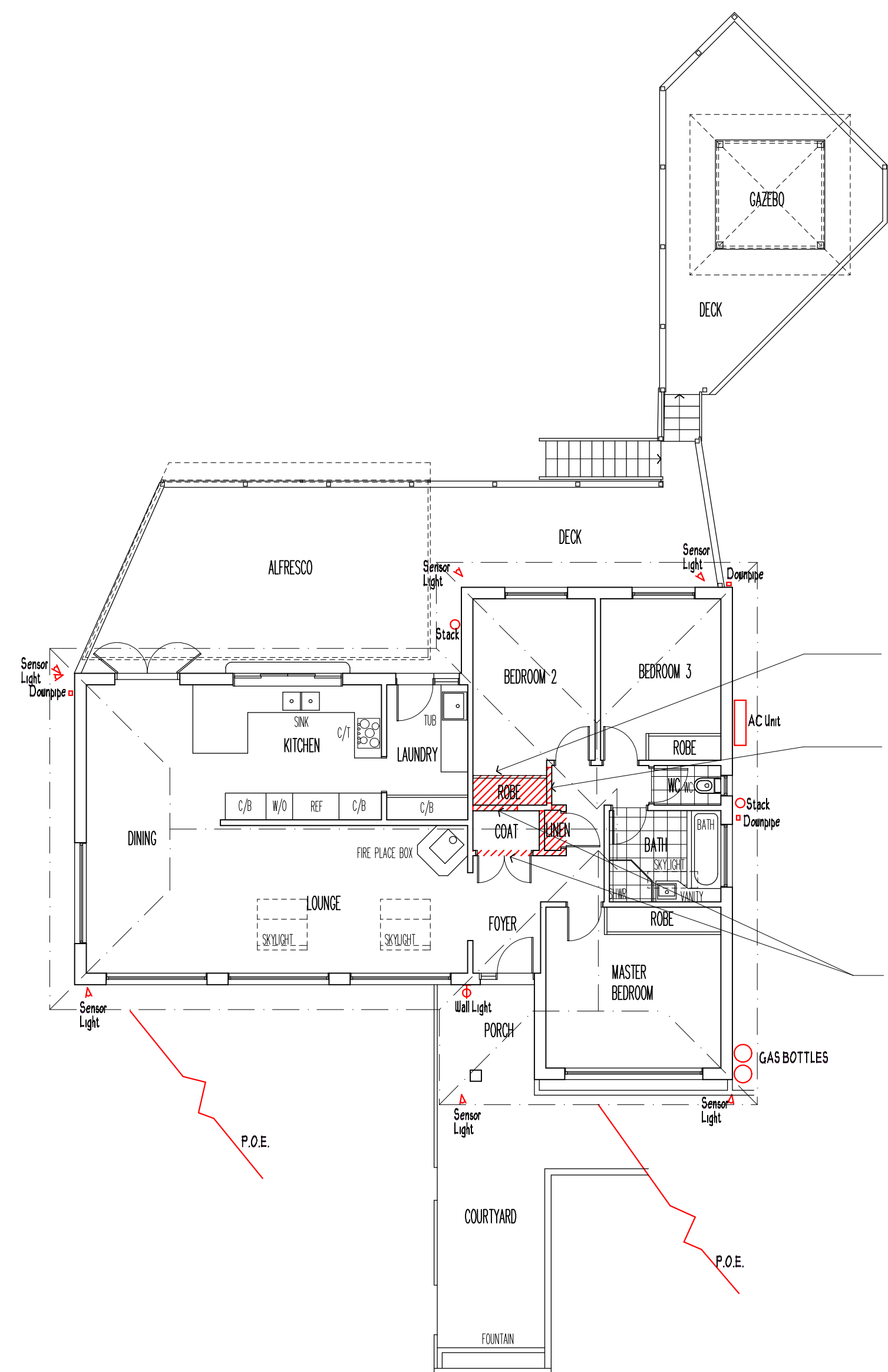
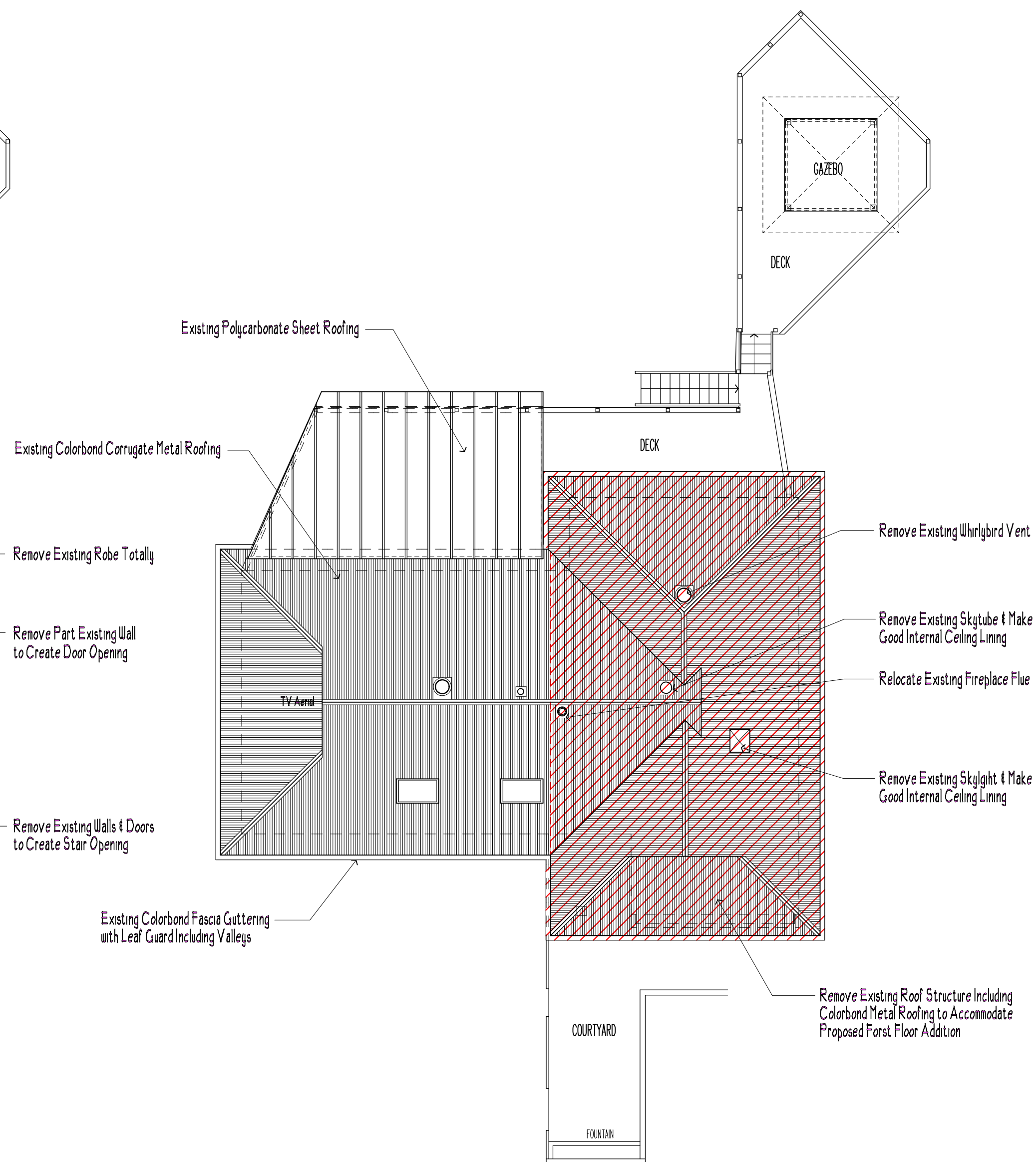


EXISTING LOWER FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING ROOF LAYOUT

NOTE:  
ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001 - DEMOLITION OF STRUCTURES

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ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY
A	11/11/21	Concept Drawings	R.H.
A 1	2/12/21	Amended Concept Drawings	R.H.
A 2	3/02/22	Amended Concept Drawings	R.H.
A 3	10/02/22	Amended Concept Drawings	R.H.
B	13/05/22	DA Drawings For Submission	R.H.

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT :

1 PRINCE CHARLES ROAD  
FRENCHS FOREST NSW 2086  
FOR :

BARIOL RESIDENCE

Scale	1:100 @ A1	Date	OCTOBER 2021
Drawn by	Rodney Hale	Drawing/Job No.	21096
Sheet No.	DA - 03	Revision Issue	B

EXISTING PLANS

**IMMACULATE**  
HOMES

ABN 20 611 479 844 Licence number 295970C

E info@immaculatehomes.com.au  
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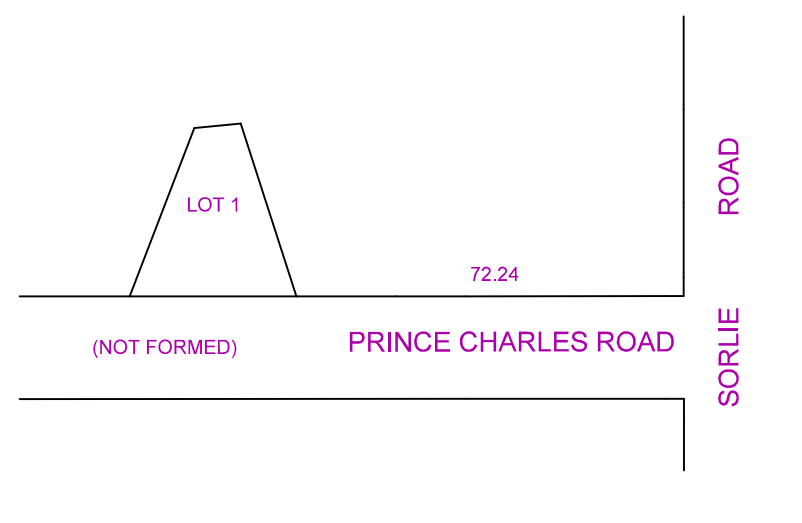
POSTAL ADDRESS  
PO BOX 6102  
PYMBLE NSW 2073



LOCATION PLAN

(NOT TO SCALE)

LATITUDE: -33.748513  
LONGITUDE: 151.218986



"ALL BOUNDARIES NOT FENCED UNLESS NOTED OTHERWISE"

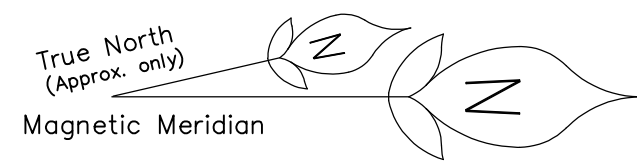
TREE SCHEDULE (APPROX)

NO.	DIAMETER	SPREAD	HEIGHT
T1	1	20	25
T2	0.6	12	20
T3	0.3	12	16
T4	0.3	2	4
T5	0.2	5	8
T6	0.15	3	5
T7	0.15	3	4
T8	0.2	5	6
T9	0.6	10	13
T10	0.3	3	8
T11	0.4	6	10
T12	0.4	3	5
T13	0.2	2	4
T14	0.2	2	4
T15	0.2	1	7
T16	0.2	3	5
T17	0.5	10	15
T18	0.5	6	10
T19	0.2	3	4
T20	0.15	2	3
T21	0.15	2	3
T22	0.3	4	6
T23	0.2	2	3
T24	0.3	4	4
T25	0.5	5	7

**CAUTION:** ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ALL SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE ONLY. YOU ARE ADVISED TO SEEK INFORMATION FROM THE RELEVANT SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/ STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY. THE SURVEY INFORMATION SHOWN IS FOR THE SPECIFIC PURPOSE AS INSTRUCTED BY THE CLIENT ONLY. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PERMISSION OF INTRAX.

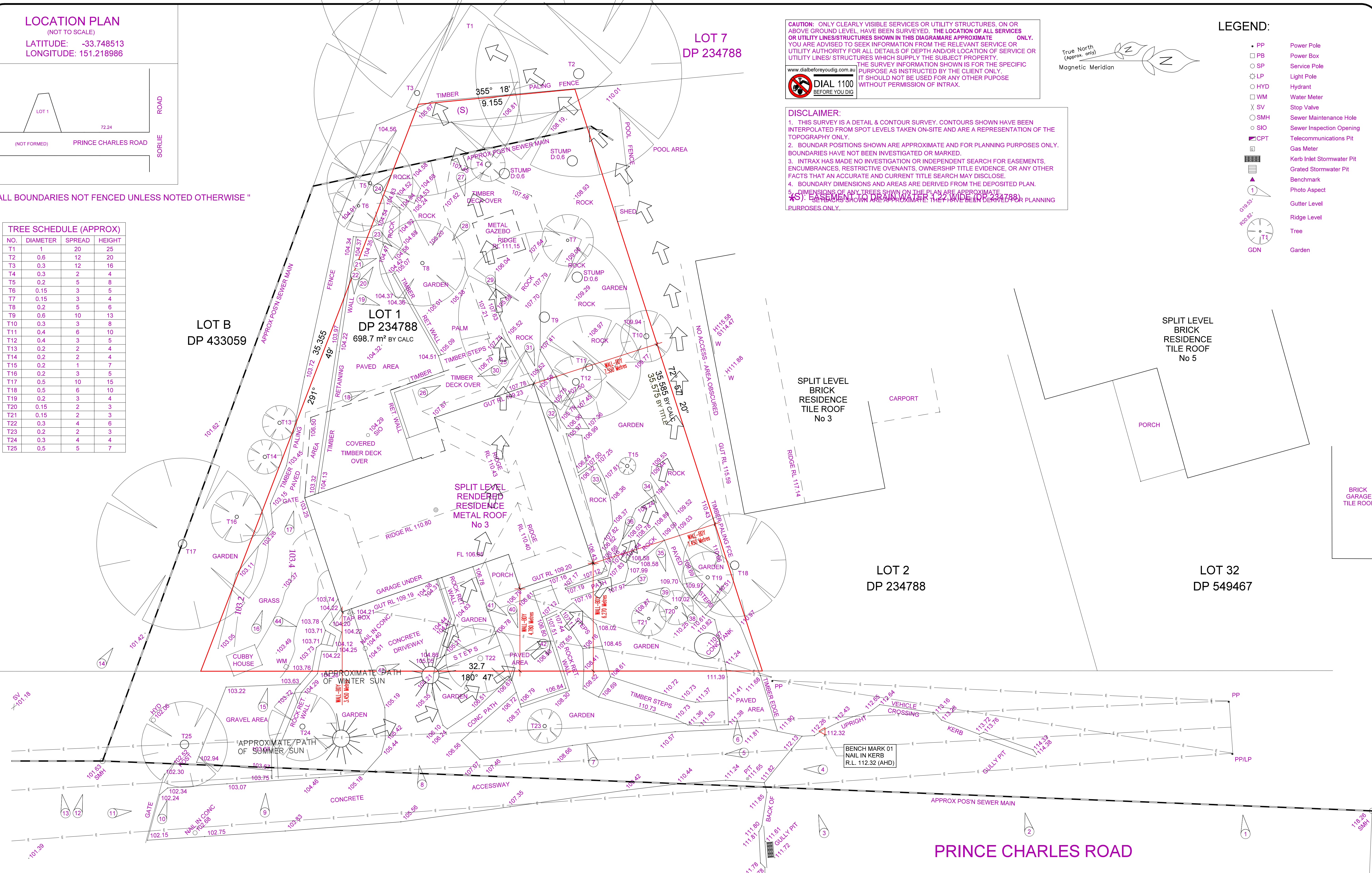
www.dialbeforeyoudig.com.au  
**DIAL 1100 BEFORE YOU DIG**

**DISCLAIMER:**  
1. THIS SURVEY IS A DETAIL & CONTOUR SURVEY. CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.  
2. BOUNDARY POSITIONS SHOWN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. BOUNDARIES HAVE NOT BEEN INVESTIGATED OR MARKED.  
3. INTRAX HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
4. BOUNDARY DIMENSIONS AND AREAS ARE DERIVED FROM THE DEPOSITED PLAN.  
5. DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.  
6. SETBACKS SHOWN ARE APPROXIMATE. THEY HAVE BEEN DERIVED FOR PLANNING PURPOSES ONLY.



LEGEND:

- PP Power Pole
- PB Power Box
- SP Service Pole
- LP Light Pole
- HYD Hydrant
- WM Water Meter
- SV Stop Valve
- SMH Sewer Maintenance Hole
- SIO Sewer Inspection Opening
- CPT Telecommunications Pit
- Gas Meter
- Kerb Inlet Stormwater Pit
- Grated Stormwater Pit
- Benchmark
- Photo Aspect
- Gutter Level
- Ridge Level
- Tree
- Garden



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**IMMACULATE HOMES**

IMMACULATE HOMES  
POSTAL ADDRESS  
PO BOX 6102  
PYMBLE NSW 2073

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT:  
1 PRINCE CHARLES ROAD  
FRENCHS FOREST NSW 2086  
FOR:  
BARIOL RESIDENCE

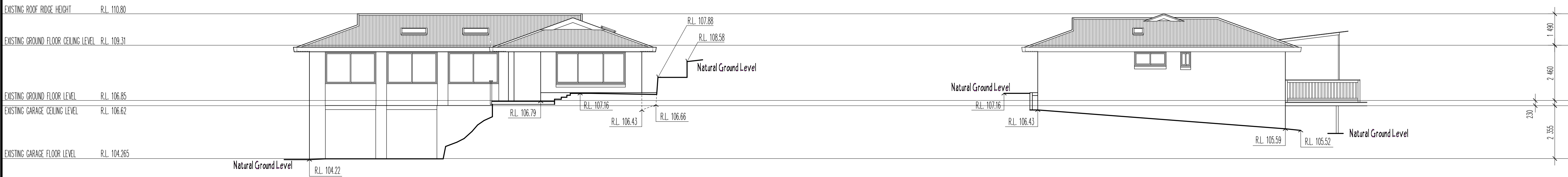
ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY	ISSUE REVISION	ISSUE DATE	ISSUED FOR
A	11/11/21	Concept Drawings	R.H			
A 1	2/12/21	Amended Concept Drawings	R.H			
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A 3	10/02/22	Amended Concept Drawings	R.H			
B	13/05/22	DA Drawings For Submission	R.H			

Scale: 1:100 @ A1	Date: OCTOBER 2021
Drawn by: Rodney Hale	Drawing/Job No: 21096
Sheet No: DA - 01	Revision Issue: B
SURVEY & EXISTING SITE ANALYSIS	

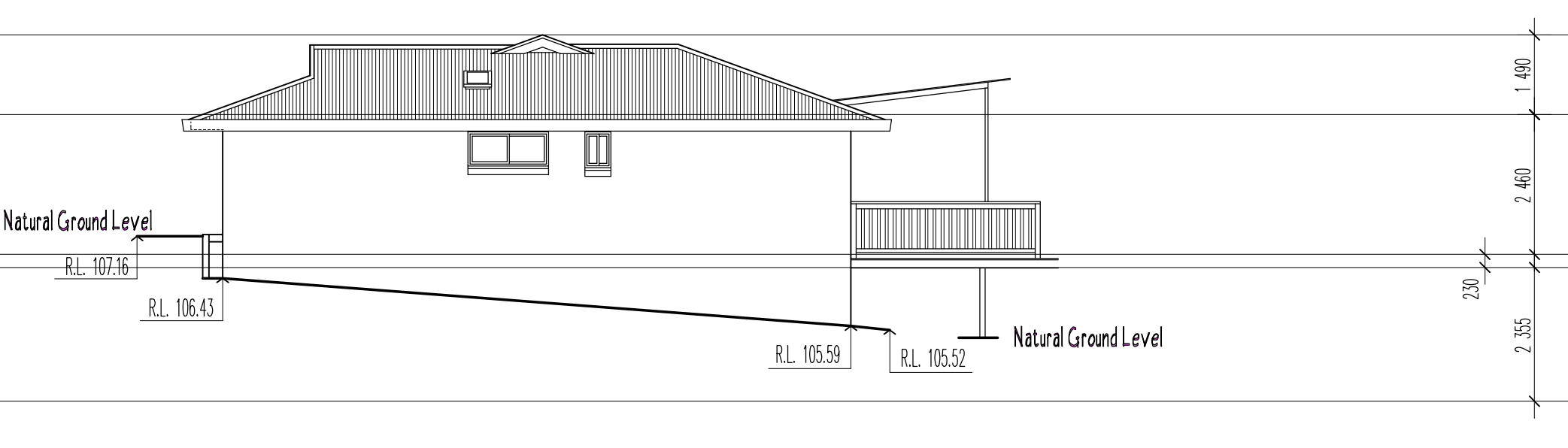
ABN 20 611 479 844 Licence number 295970C

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www.immaculatehomes.com.au  
P 02 9634 1202

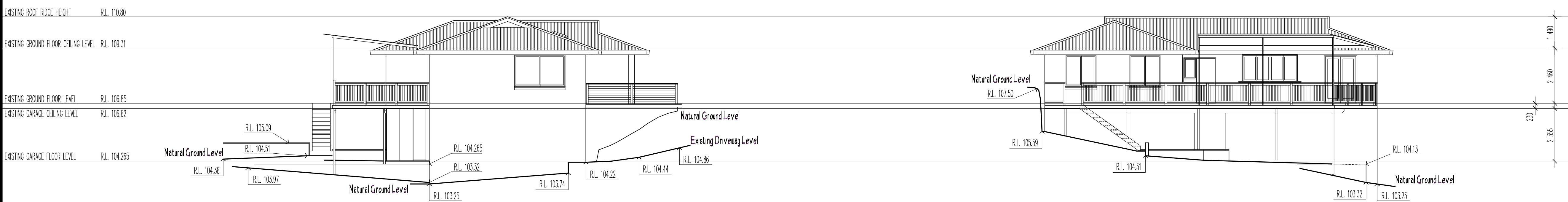




EXISTING EASTERN ELEVATION



EXISTING NORTHERN ELEVATION



EXISTING SOUTHERN ELEVATION



EXISTING WESTERN ELEVATION

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A 3	10/02/22	Amended Concept Drawings	R.H.
B	13/05/22	DA Drawings For Submission	R.H.

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT :

1 PRINCE CHARLES ROAD  
FRENCHS FOREST NSW 2086

FOR :

BARIOL RESIDENCE			
Scale	1: 100 @ A1	Date OCTOBER 2021	
Drawn by	Rodney Hale	Drawing/Job No.	Revision Issue
Sheet No.	DA - 04	21096	B

EXISTING ELEVATIONS

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H O M E S

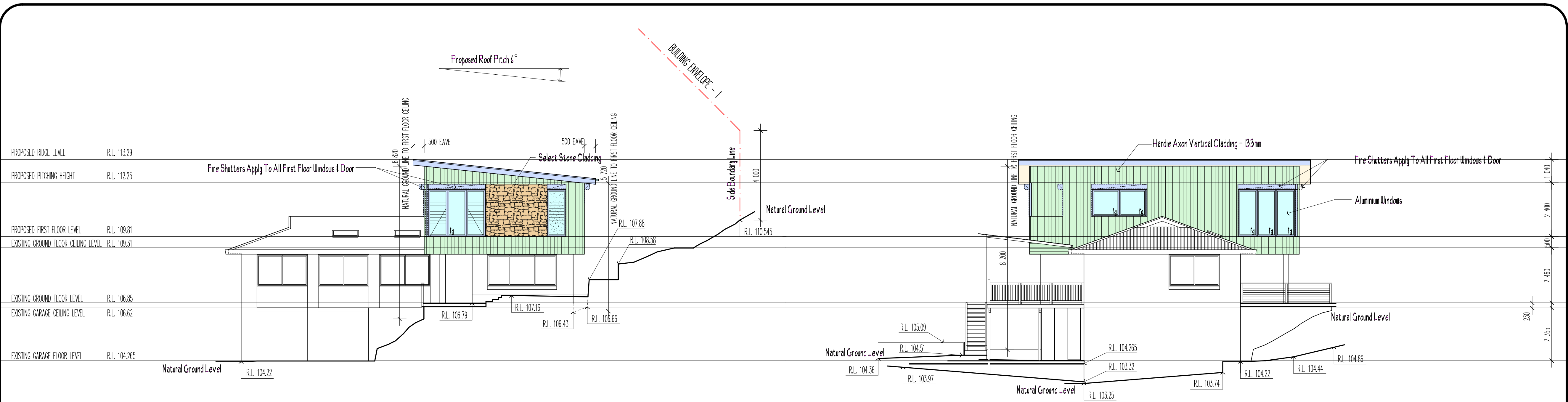
ABN 20 611 479 844 Licence number 295970C

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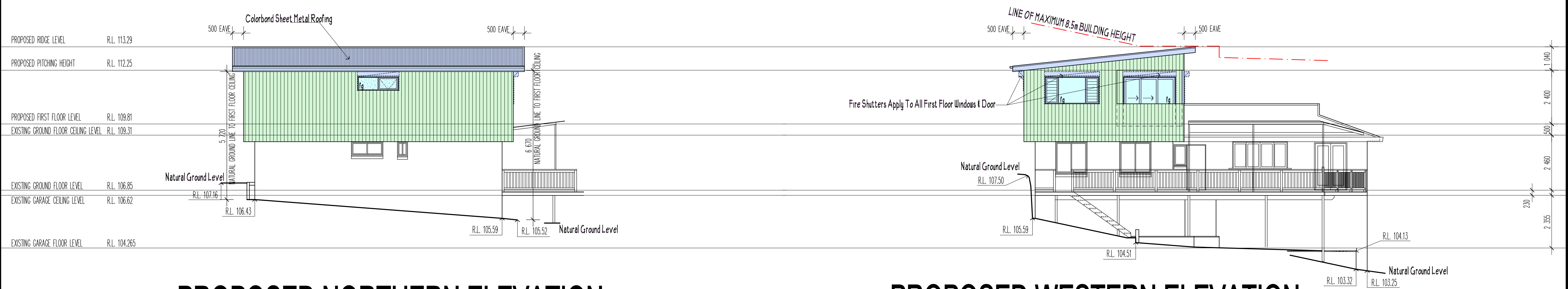
POSTAL ADDRESS

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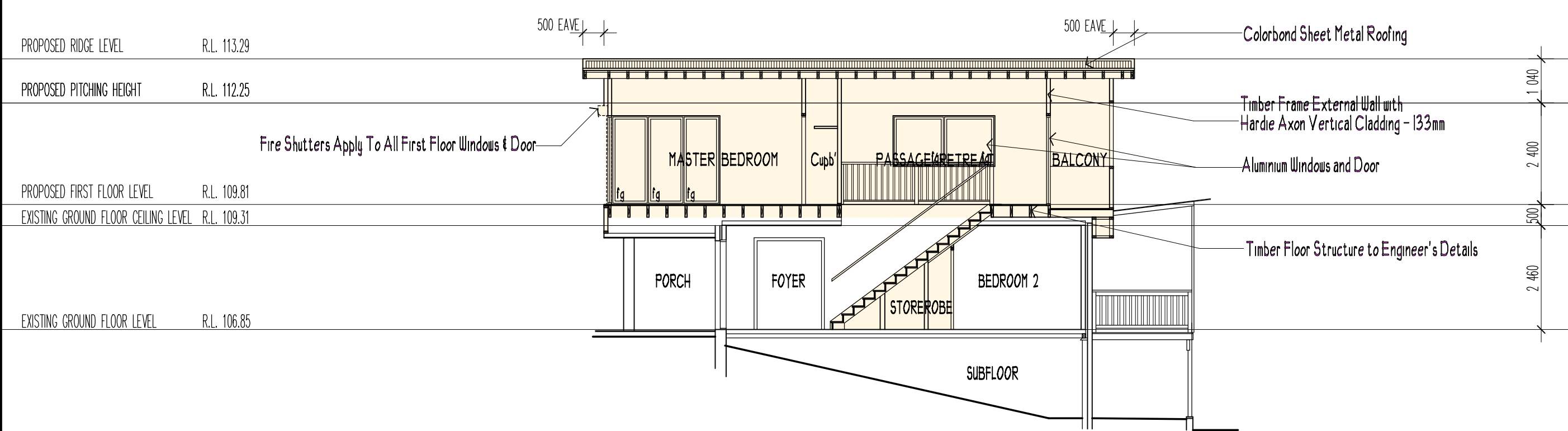
PROPOSED EASTERN ELEVATION

PROPOSED SOUTHERN ELEVATION



PROPOSED NORTHERN ELEVATION

PROPOSED WESTERN ELEVATION



SECTION A - A



**Building Code &  
Bushfire Hazard Solutions**  
(Pty) Limited | ABN 19 057 337 774  
P.O. Box 124, Berowra NSW 2081  
Telephone: (02) 9457 6530  
www.bushfirehazardsolutions.com.au

**SILVER  
MEMBER**  
FPA  
AUSTRALIA

BUSHFIRE RISK ASSESSMENT CERTIFICATE UNDER PART 4 DIVISION 4.3 SECTION 4.14 OF THE EP&A ACT 1979 NO 203	
PROPERTY ADDRESS:	1 Prince Charles Road, Frenchs Forest
DESCRIPTION OF PROPOSAL:	Alterations and Additions
PLAN REFERENCE: <small>(relied upon in report preparation)</small>	Plans by Immaculate Homes, Job No. 0779/21, Revision A3, Dated 10/02/2022
BAL RATING:	BAL FZ <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	220921
REPORT DATE	29 <sup>th</sup> April 2022
CERTIFICATION NO/ACCREDITED SCHEME	BPAD9400

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PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT :  
**1 PRINCE CHARLES ROAD  
FRENCHS FOREST NSW 2086**  
FOR :

BARIOL RESIDENCE			
Scale	1:100 @ A1	Date	OCTOBER 2021
Drawn by	Rodney Hale	Drawing/Job No.	Revision Issue
Sheet No.	DA - 06	21096	B

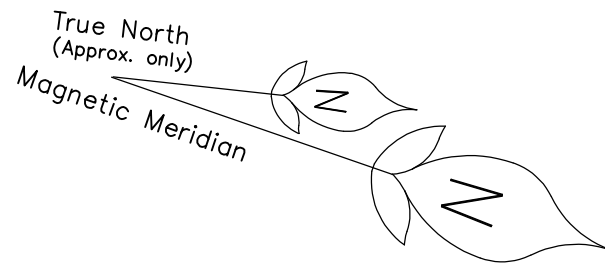
**PROPOSED ELEVATIONS & SECTION**  
**IMMACULATE**  
**HOMES**  
  
ABN 20 611 479 844 Licence number 295970C  
[E info@immaculatehomes.com.au](mailto:info@immaculatehomes.com.au)  
[www.immaculatehomes.com.au](http://www.immaculatehomes.com.au)  
[P 02 9634 1202](tel:0296341202)  
  
IMMACULATE HOMES  
POSTAL ADDRESS  
PO BOX 6102  
PYMBLE NSW 2073





**Building Code &  
Bushfire Hazard Solutions**

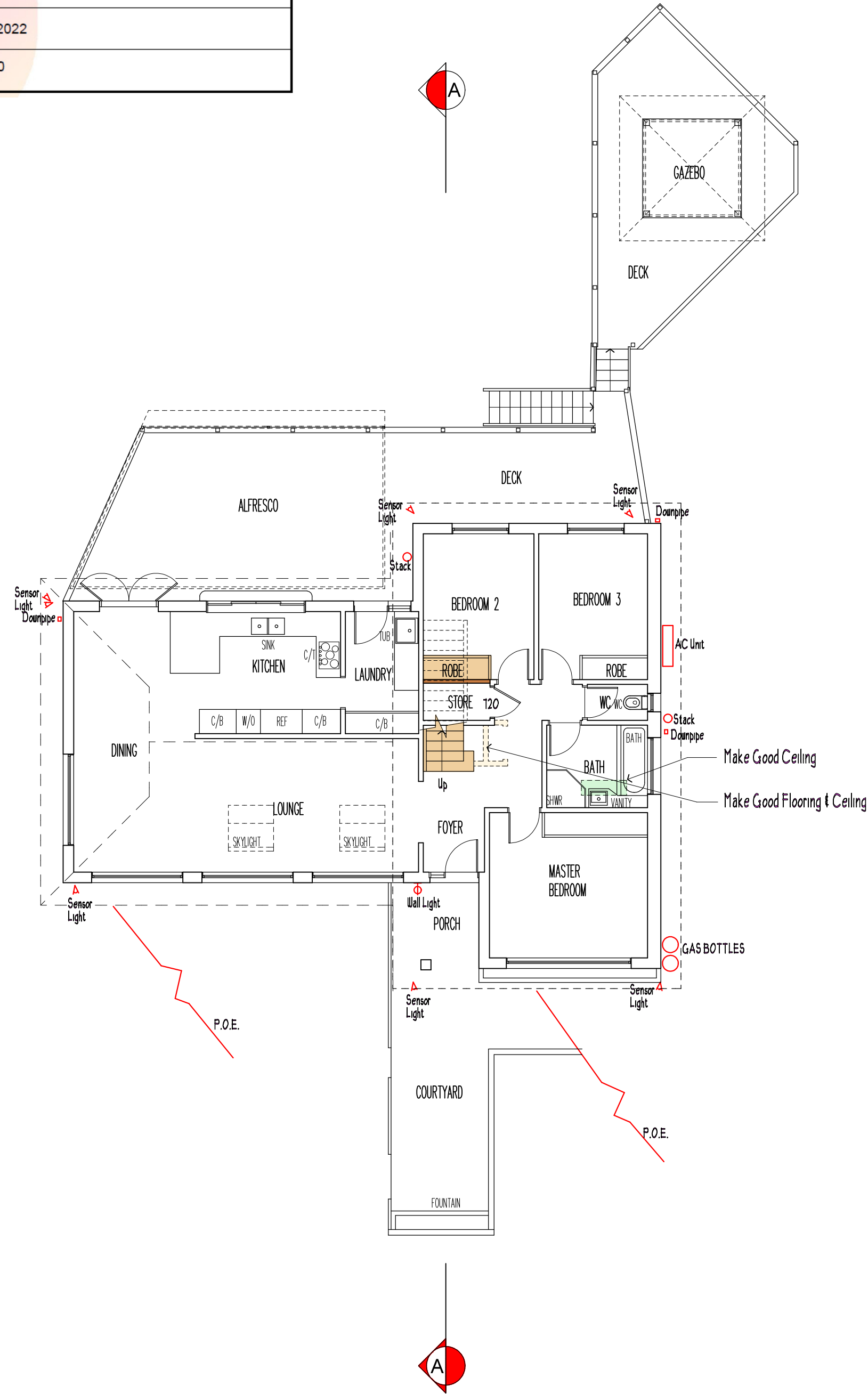
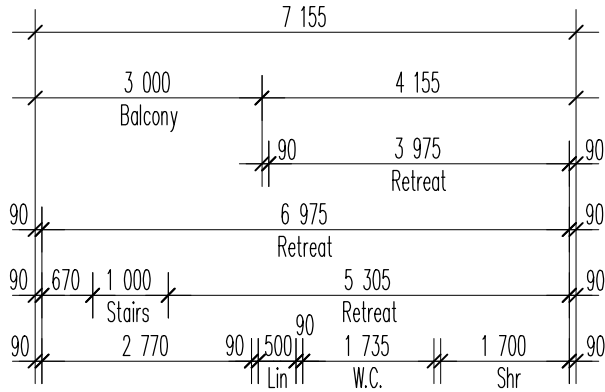
(Pty. Limited) ABN 19 057 337 774  
PO Box 124, Berowra NSW 2081  
Telephone: (02) 9457 6530  
www.bushfirehazardsolutions.com.au



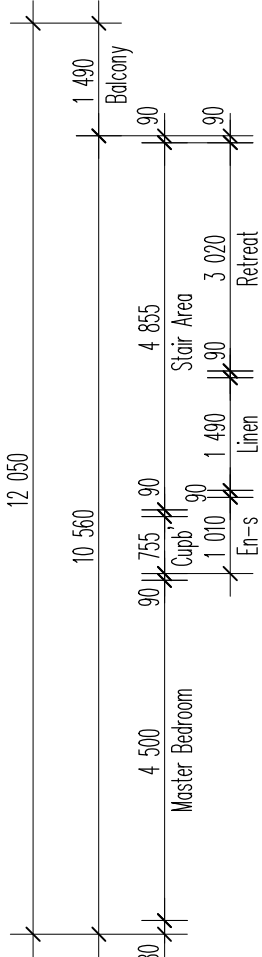
**WINDOW & DOOR SCHEDULE**

**FIRST FLOOR**

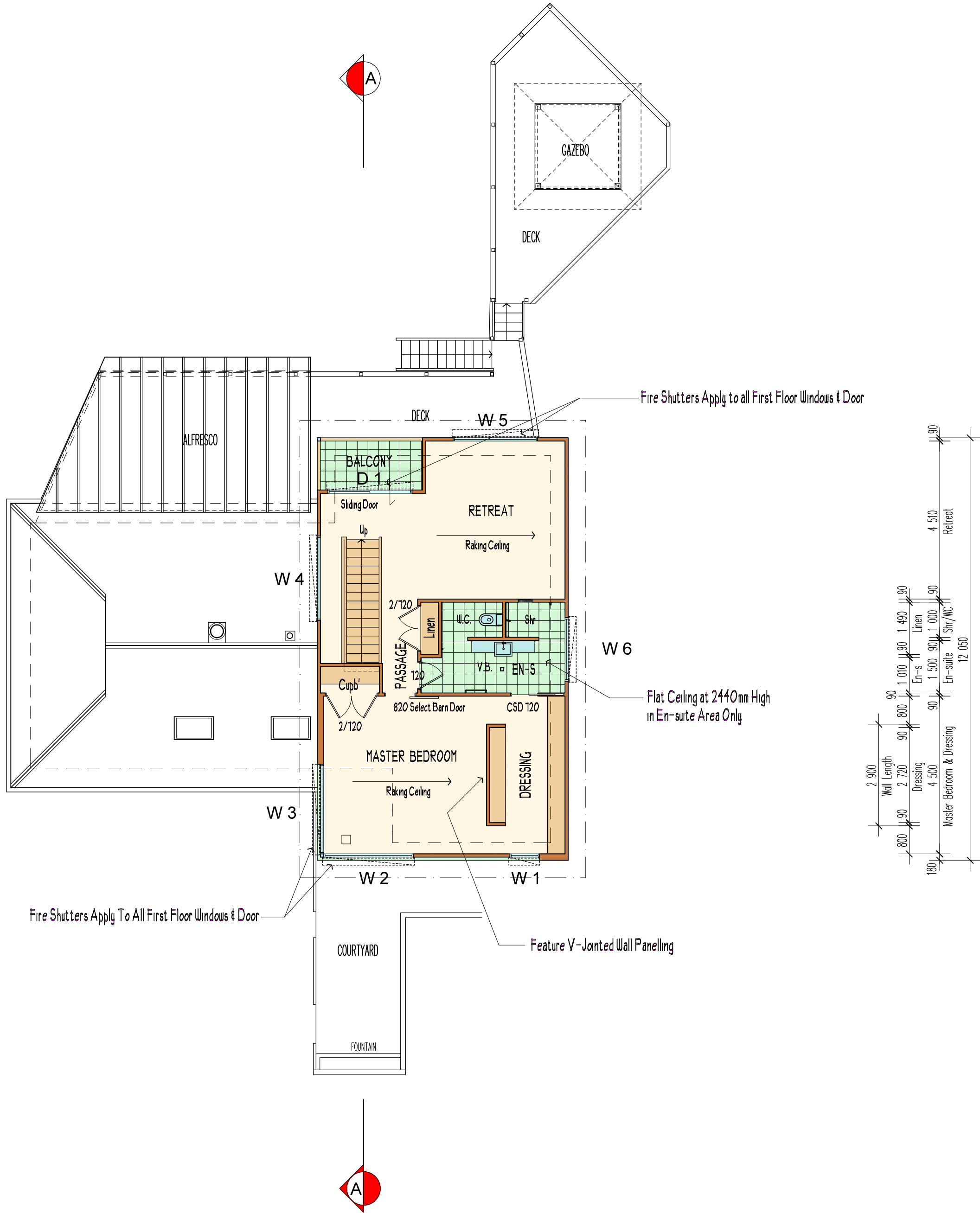
- W 1** 2100 x 850 Aluminum Louvre Window with White Translucent Glass  
**W 2** 2100 x 2500 Aluminum Louvre Window with Fixed Panel  
**W 3** 2100 x 2500 Aluminum Window with Fixed Panels  
**W 4** 1200 x 2410 Aluminum Fixed Window  
**W 5** 1200 x 2410 Aluminum Louvre Window  
**W 6** 600 x 1810 Aluminum Awning Window with Obscure  
**D 1** 2100 x 2324 Aluminum Sliding Patio Door



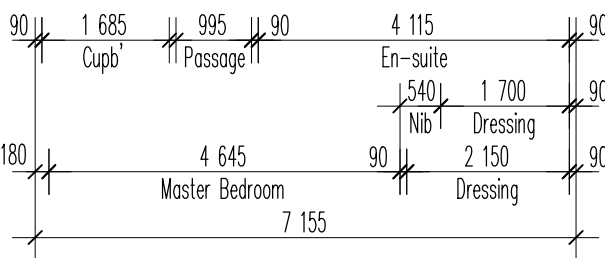
**PROPOSED GROUND FLOOR PLAN**



Smoke Detector & Alarm to Comply  
with NCC Part 3.75 & AS 3786



**PROPOSED FIRST FLOOR PLAN**



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PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT :  
**1 PRINCE CHARLES ROAD  
FRENCHS FOREST NSW 2086**  
FOR :

BARIOL RESIDENCE			
Scale	1:100 @ A1	Date OCTOBER 2021	
Drawn by	Rodney Hale	Drawing/Job No.	Revision Issue
Sheet No.	DA - 05	21096	B

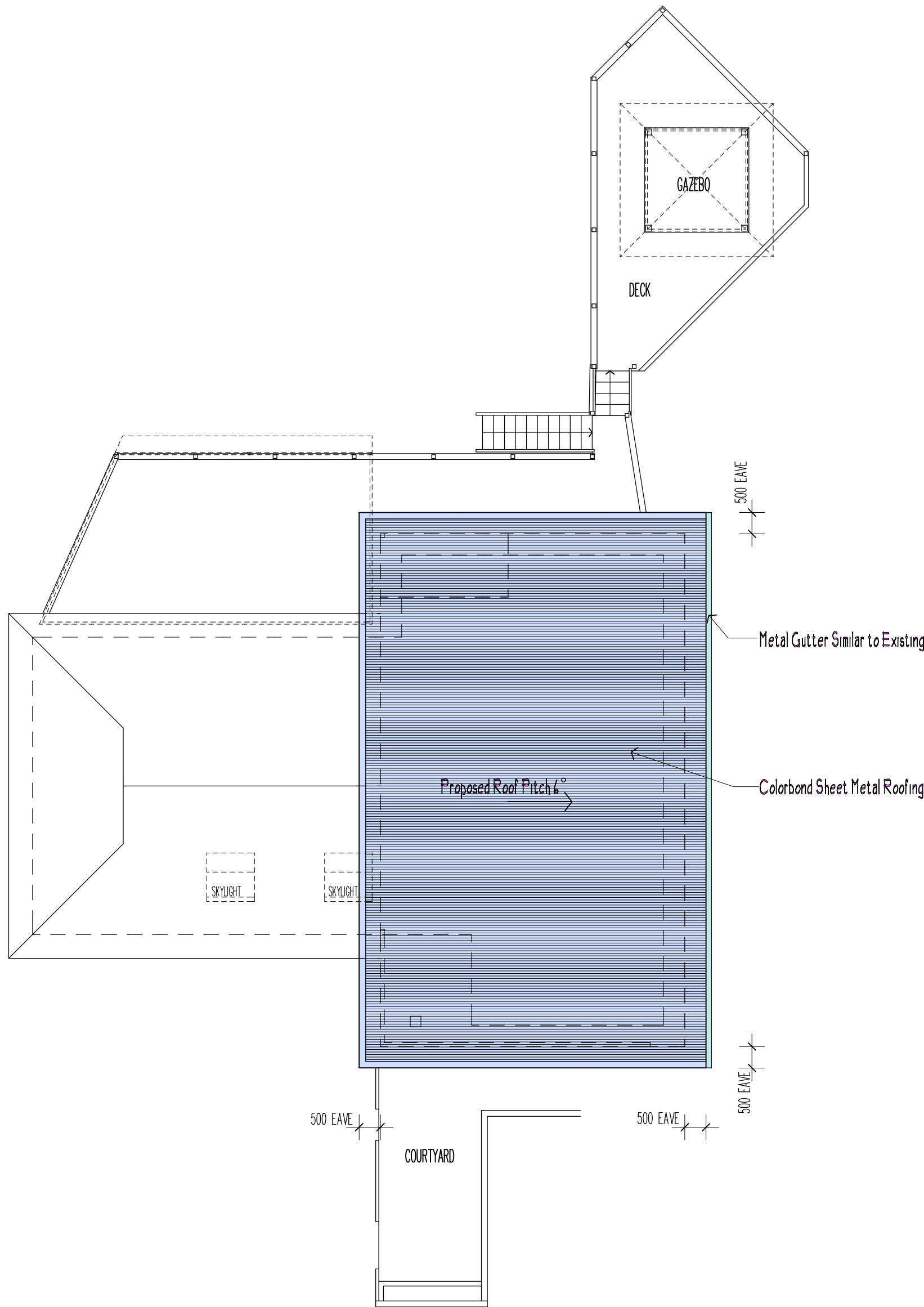
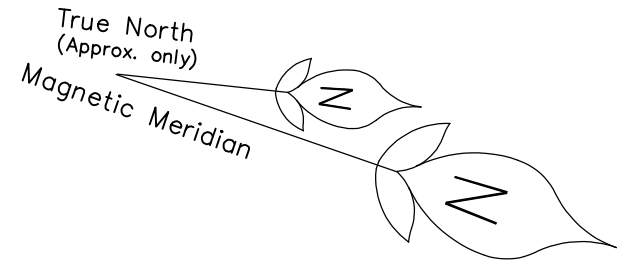
**PROPOSED PLANS**

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HOMES**

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## PROPOSED ROOF LAYOUT

NOTE:  
Proposed Stormwater is to be Connected to the Existing Stormwater Drainage System

### BASIX<sup>®</sup> Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

#### Alterations and Additions

Certificate number: A459047

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Wednesday, 11 May 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	202205_Immaculate_BARIOL
Street address	1 Prince Charles Road FRENCHS FOREST 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 234788
Lot number	1
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).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Silman Building Pty Ltd
ABN (if applicable):	94125184483

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.		✓ ✓ ✓	✓ ✓ ✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check															
Insulation requirements																		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓															
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>floor above existing dwelling or building</td><td>nil</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: other/undecided</td><td>R1.70 (including construction)</td><td></td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R2.50 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	floor above existing dwelling or building	nil		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		external wall: other/undecided	R1.70 (including construction)		raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
Construction	Additional insulation required (R-value)	Other specifications																
floor above existing dwelling or building	nil																	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)																	
external wall: other/undecided	R1.70 (including construction)																	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)																

Glazing requirements		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
<b>Windows and glazed doors</b>						
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.			✓	✓		
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.			✓	✓		
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.			✓	✓		
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.			✓	✓		
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.			✓	✓		
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.			✓	✓		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.			✓	✓		
<b>Windows and glazed doors glazing requirements</b>						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	NE	1.79	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	NE	5.25	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type			
W3	SE	5.25	0	0	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	SE	2.89	0	0	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D1	SW	4.87	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	SW	2.89	0	0	projection/height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	NW	1.09	5	10	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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A A 1 A 2 A 3 B	11/11/21 2/12/21 3/02/22 10/02/22 13/05/22	Concept Drawings Amended Concept Drawings Amended Concept Drawings Amended Concept Drawings DA Drawings For Submission	R.H R.H R.H R.H R.H

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT :

1 PRINCE CHARLES ROAD  
FRENCHS FOREST NSW 2086  
FOR :

BARIOL RESIDENCE

Scale	1:100 @ A1	Date	OCTOBER 2021
Drawn by	Rodney Hale	Drawing/Job No.	21096
Sheet No.	DA - 07	Revision Issue	B

PROPOSED ROOF PLAN &  
BASIX COMMITMENTS

**IMMACULATE**  
HOMES

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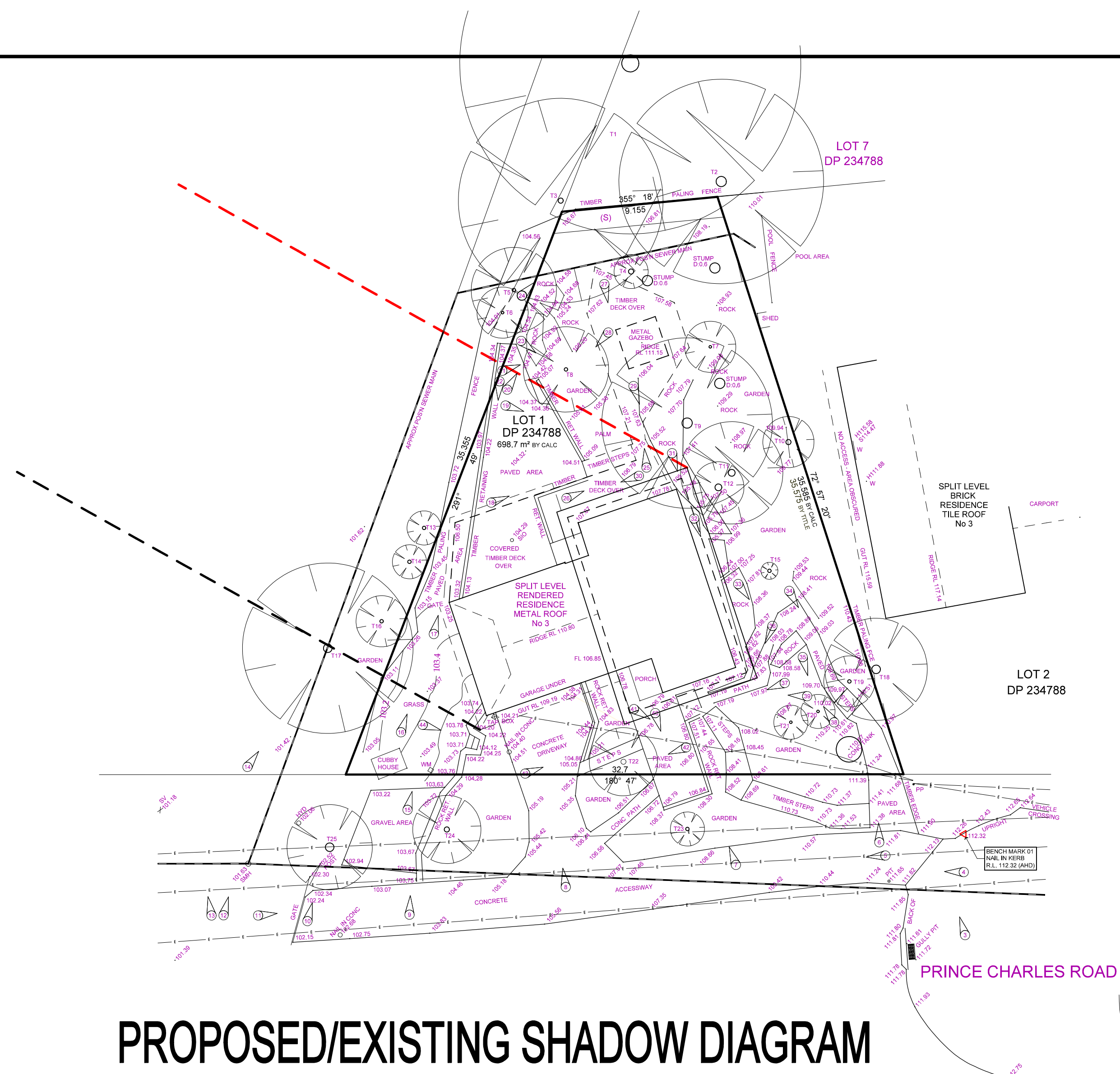
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PYMBLE NSW 2073

PREP: 13 MAY 2022

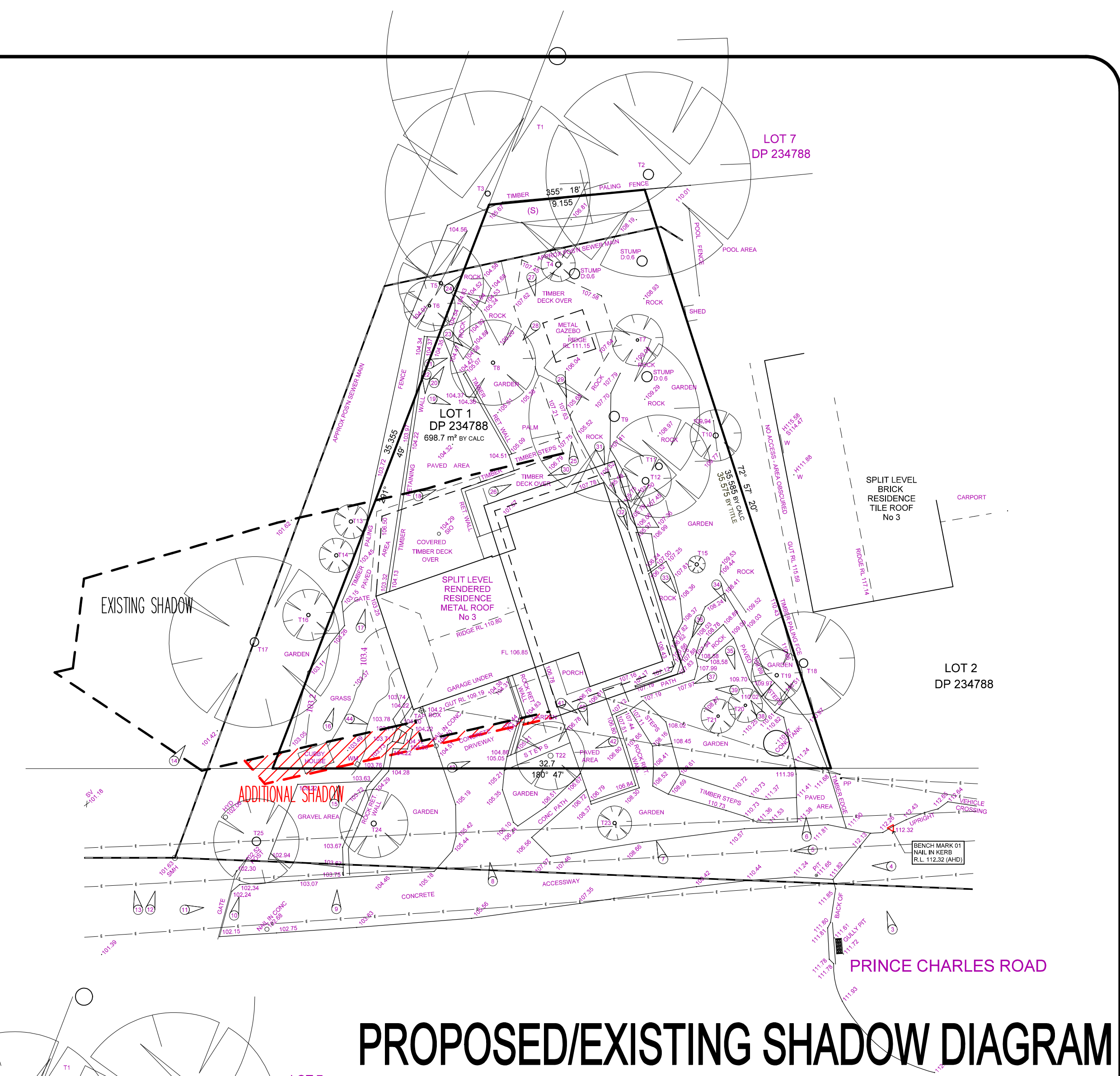




## PROPOSED/EXISTING SHADOW DIAGRAM

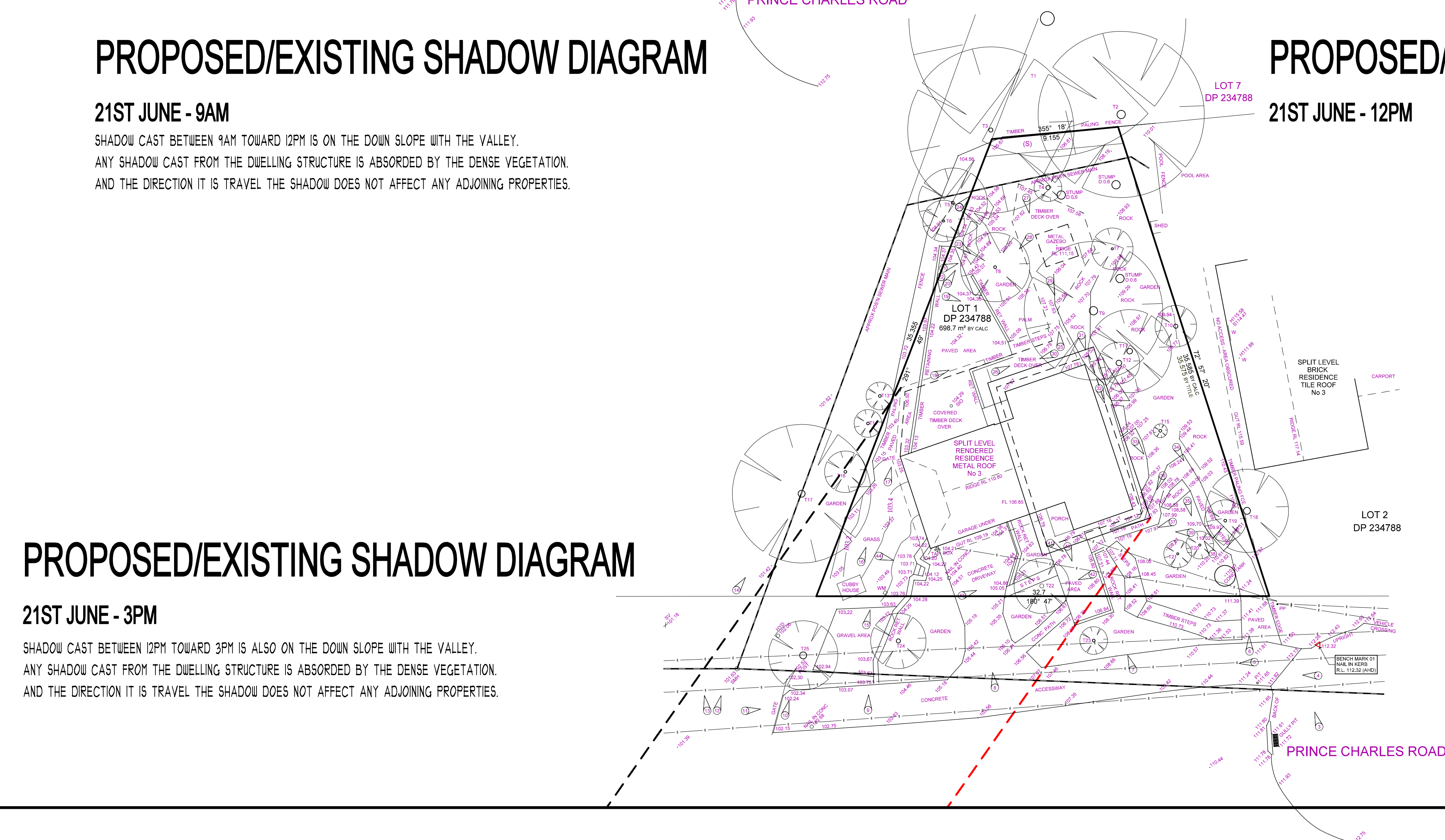
21ST JUNE - 9AM

SHADOW CAST BETWEEN 9AM TOWARD 12PM IS ON THE DOWN SLOPE WITH THE VALLEY.  
ANY SHADOW CAST FROM THE DWELLING STRUCTURE IS ABSORBED BY THE DENSE VEGETATION.  
AND THE DIRECTION IT IS TRAVEL THE SHADOW DOES NOT AFFECT ANY ADJOINING PROPERTIES.



## PROPOSED/EXISTING SHADOW DIAGRAM

21ST JUNE - 12PM



## PROPOSED/EXISTING SHADOW DIAGRAM

21ST JUNE - 3PM

SHADOW CAST BETWEEN 12PM TOWARD 3PM IS ALSO ON THE DOWN SLOPE WITH THE VALLEY.  
ANY SHADOW CAST FROM THE DWELLING STRUCTURE IS ABSORBED BY THE DENSE VEGETATION.  
AND THE DIRECTION IT IS TRAVEL THE SHADOW DOES NOT AFFECT ANY ADJOINING PROPERTIES.

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ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY
A	11/11/21	Concept Drawings	R.H
A 1	2/12/21	Amended Concept Drawings	R.H
A 2	3/02/22	Amended Concept Drawings	R.H
A 3	10/02/22	Amended Concept Drawings	R.H
B	13/05/22	DA Drawings For Submission	R.H

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT :  
1 PRINCE CHARLES ROAD  
FRENCHS FOREST NSW 2086  
FOR :  
  
BARIOL RESIDENCE

Scale 1:200 @ A1

Date OCTOBER 2021

Drawn by Rodney Hale

Drawing/Job No. 21096

Revision Issue B

PROPOSED/EXISTING SHADOW DIAGRAMS

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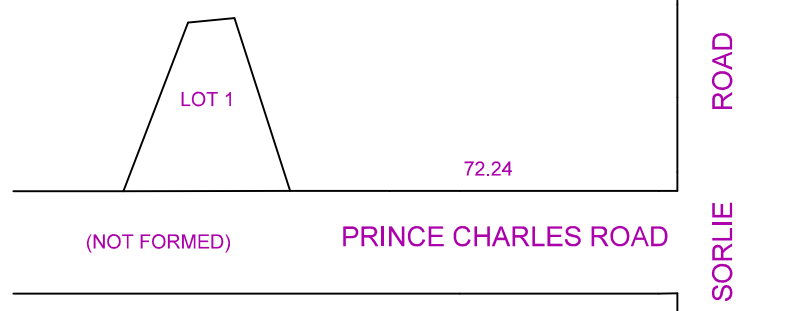


COPYRIGHT This plan is the exclusive property of Immaculate Homes and must not be used, reproduced or copied in any way of form without written permission .		PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT : 1 PRINCE CHARLES ROAD FRENCHS FOREST NSW 2086 FOR : BARIOL RESIDENCE	ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY	ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY	Scale 1: 100 @ A1	Date OCTOBER 2021	ABN 20 611 479 844 Licence number 2959700 E info@immaculatehomes.com.au www.immaculatehomes.com.au P 02 9634 1202	
			A 1	11/11/21	Concept Drawings	R.H					Drawn by Rodney Hale	Drawing/Job No. 21096		Revision Issue B
			A 2	2/12/21	Amended Concept Drawings	R.H					Sheet No. DA - 08	SITE CALCULATION PLAN		
Finished ground levels on the plan are subject to the site conditions . Do not scale from drawings. Figured dimensions are to be given preference over scale. All figured dimensions are to be checked on site			A 3	3/02/22	Amended Concept Drawings	R.H								
			B	10/02/22	Amended Concept Drawings	R.H								
				13/05/22	DA Drawings For Submission	R.H								



## LOCATION PLAN

(NOT TO SCALE)

LATITUDE: -33.748513  
LONGITUDE: 151.218986

"ALL BOUNDARIES NOT FENCED UNLESS NOTED OTHERWISE"

## TREE SCHEDULE (APPROX)

NO.	DIAMETER	SPREAD	HEIGHT
T1	1	20	25
T2	0.6	12	20
T3	0.3	12	16
T4	0.3	2	4
T5	0.2	5	8
T6	0.15	3	5
T7	0.15	3	4
T8	0.2	5	6
T9	0.6	10	13
T10	0.3	3	8
T11	0.4	6	10
T12	0.4	3	5
T13	0.2	2	4
T14	0.2	2	4
T15	0.2	1	7
T16	0.2	3	5
T17	0.5	10	15
T18	0.5	6	10
T19	0.2	3	4
T20	0.15	2	3
T21	0.15	2	3
T22	0.3	4	6
T23	0.2	2	3
T24	0.3	4	4
T25	0.5	5	7

LOT B  
DP 433059LOT 1  
DP 234788  
698.7 m<sup>2</sup> BY CALCLOT 7  
DP 234788

**CAUTION:** ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ALL SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE ONLY. YOU ARE ADVISED TO SEEK INFORMATION FROM THE RELEVANT SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/ STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY. THE SURVEY INFORMATION SHOWN IS FOR THE SPECIFIC PURPOSE AS INSTRUCTED BY THE CLIENT ONLY. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PERMISSION OF INTRAX.

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**DIAL 1100 BEFORE YOU DIG**

**DISCLAIMER:**

- THIS SURVEY IS A DETAIL & CONTOUR SURVEY. CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
- BOUNDARY POSITIONS SHOWN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. BOUNDARIES HAVE NOT BEEN INVESTIGATED OR MARKED.
- INTRAX HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BOUNDARY DIMENSIONS AND AREAS ARE DERIVED FROM THE DEPOSITED PLAN.
- DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

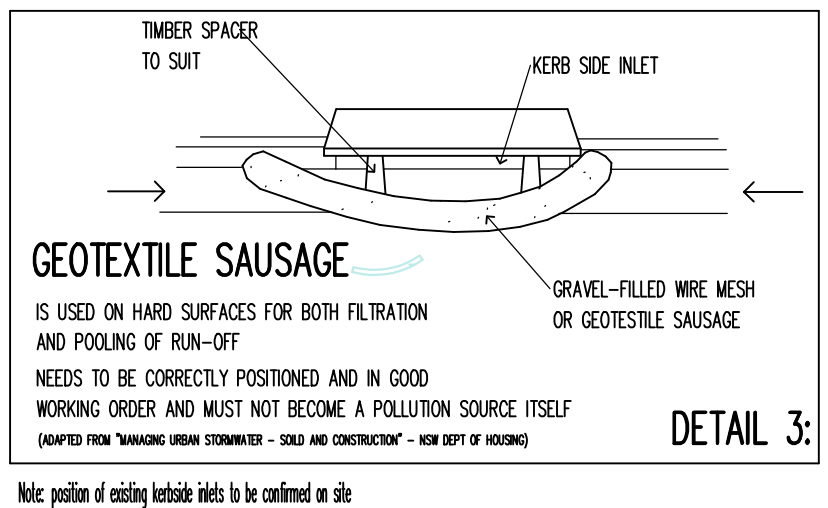
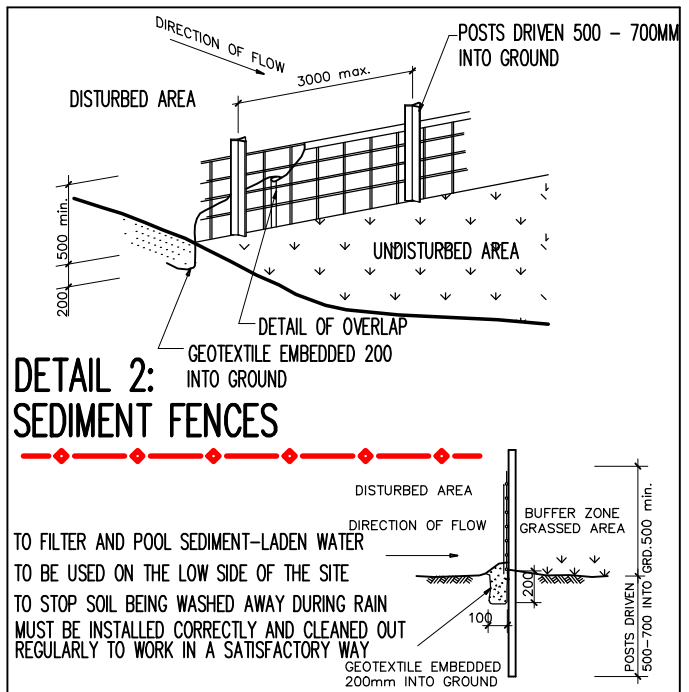
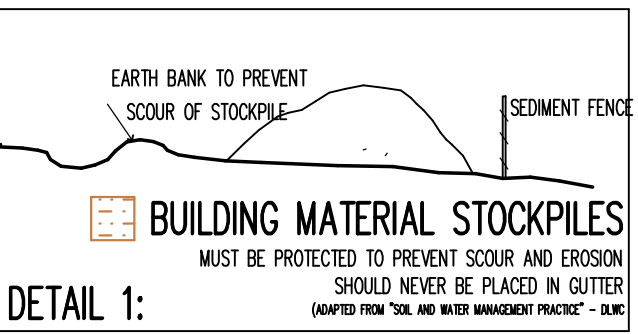
(S): EASEMENT TO DRAIN WATER 1.22' WIDE (DP 234788)

True North  
(Approx. only)

Magnetic Meridian

## LEGEND:

- PP Power Pole
- PB Power Box
- SP Service Pole
- LP Light Pole
- HYD Hydrant
- WM Water Meter
- SV Stop Valve
- SMH Sewer Maintenance Hole
- SIO Sewer Inspection Opening
- CPT Telecommunications Pit
- Gas Meter
- Kerb Inlet Stormwater Pit
- Grated Stormwater Pit
- Benchmark
- Photo Aspect
- Gutter Level
- Ridge Level
- Tree
- Garden



Note: position of existing kerb side inlets to be confirmed on site

SPLIT LEVEL  
BRICK  
RESIDENCE  
TILE ROOF  
No 3LOT 2  
DP 234788

EXTENT OF PROPOSED FIRST FLOOR AREA

PRINCE CHARLES ROAD

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**IMMACULATE**  
HOMESIMMACULATE HOMES  
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PO BOX 602  
PYMBLE NSW 2073

PROPOSED ALTERATIONS &amp; ADDITIONS TO RESIDENCE AT:

1 PRINCE CHARLES ROAD  
FRENCHS FOREST NSW 2086

FOR:

BARIOL RESIDENCE

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ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY

ISSUED BY  
Drawn by Rodney Hale  
Sheet No. DA - 02PROPOSED SITE PLAN & SEDIMENT  
CONTROL PLANScale 1:100 @ A1  
Date OCTOBER 2021  
Drawing/Job No. 21096  
Revision Issue B

ABN 20 611 479 844 Licence number 295970C

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