

TREE SCHEDULE		
TREE No.	HEIGHT	NAME
1	0.8D 5H	
2	0.2	
3	0.4D 8H	
4	0.8D 7H	
5	0.5D 12H	
6	0.8D 10H	Paper Bark
7	0.5D 8H	Palm
8	0.5D 8H	Palm
9	0.2D 2H	
10	0.2D 2H	
11	0.2D 4H	Palm
12	0.2D 2H	
13	0.4D 10H	
14	0.6D	Stump
15	0.4D 10H	Palm
16	0.4D 10H	Palm
17	0.2D 4H	Pine
18	0.2D 4H	
19	0.2D 8H	
20	0.2D 6H	

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2019/0931

LEGEND

- HOT WATER TANK
- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- SEWER TERMINAL MAINTENANCE SHAFT
- SEWER MAINTENANCE SHAFT
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIAM/HEIGHT)
- GARDEN BED
- SHRUB
- DENOTES PHOTO POINT
- DENOTES TELEPHONE BOOTH

LOCATION PLAN

UBD REF: 176, L8  
LAT: -33.756789  
LONG: 151.229783

GARDEN AVENUE

MAGNETIC NORTH  
TRUE NORTH




BEARINGS SHOWN HAVE BEEN DEDUCED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH. TRUE NORTH IS APPROXIMATE ONLY. FURTHER INVESTIGATION WILL BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.

TWO STOREY WEATHERBOARD RESIDENCE METAL ROOF No 23

RANGERS RETREAT ROAD

EXISTING SITE PLAN & SITE ANALYSIS PLAN

CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.  
DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM PLANS MADE AVAILABLE AT LPI, NSW AND ARE SUBJECT TO FINAL SURVEY.  
BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.  
THE RELATIONSHIP OF IMPROVEMENTS & SURVEYED DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY.  
SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH ACCURATE POSITION AND DEPTH OF ANY SERVICES.  
DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE

EXISTING SITE PLAN & SITE ANALYSIS PLAN		ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY	<div><div>STRUCterre consulting</div></div> <div>REGISTERED SURVEYORS &amp; LAND INFORMATION CONSULTANTS</div> <div>Suite 1, Level 2, 42 Birnie Avenue Lidcombe, NSW 2141</div> <div>Phone: 9646 5811, Fax: 9646 2311</div> <div>Email: nswsurveying@strucTerre.com.au www.strucTerre.com.au</div>			PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT : 21 RANGERS RETREAT ROAD FRENCHS FOREST NSW 2086			COPYRIGHT  This plan is the exclusive property of Buena Vista Home Design and must not be used, reproduced or copied in any way of form without written permission .		
<div>Living the dream.</div> <div></div> <div>BUENA VISTA HOME DESIGNS / R/H DESIGN 35 BRISBANE AVENUE, MT KURING-GAI NSW 2080 PH: 9457 9303      MOB: 0411 758 479 email : rod_buenavista@optusnet.com.au</div>		A B	2/5/19 23/8/19	Concept Drawings Development Application Drawings	R/H R/H				FOR : MR & MRS MILES			<div></div>		
						Scale	1:100 @ A1	Date	APRIL 2019					
						Drawn by	Rodney Hale	Drawing/Job No.	0687/19		Revision Issue	B		
						Sheet No.	DA - 01							
						DRAWN: C.H		JOB 1776/324535		DATE: 27.03.2019				
						CHECKED: GD		FILE NAME 324535		DATUM: AHD				
						LOT 1		DP 205274						
						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								



TREE SCHEDULE		
TREE No.	HEIGHT	NAME
1	0.80 5H	
2	0.20 2H	
3	0.40 8H	
4	0.80 7H	
5	0.50 12H	
6	0.80 10H	Palm
7	0.50 8H	Palm
8	0.50 8H	Palm
9	0.20 2H	
10	0.20 2H	
11	0.20 4H	Palm
12	0.20 2H	
13	0.40 10H	
14	0.60	Stump
15	0.40 10H	Palm
16	0.40 10H	Palm
17	0.20 4H	Palm
18	0.20 4H	
19	0.20 8H	
20	0.20 8H	

### LEGEND

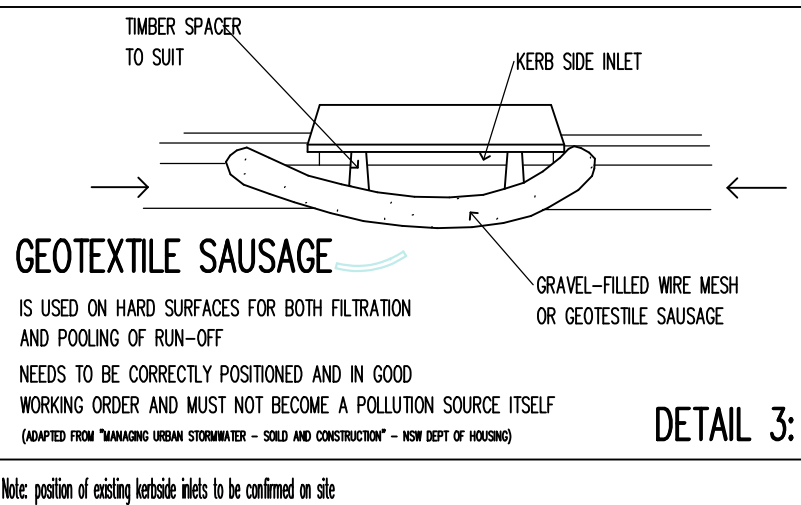
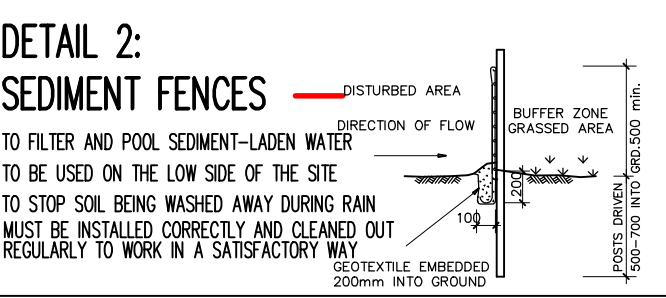
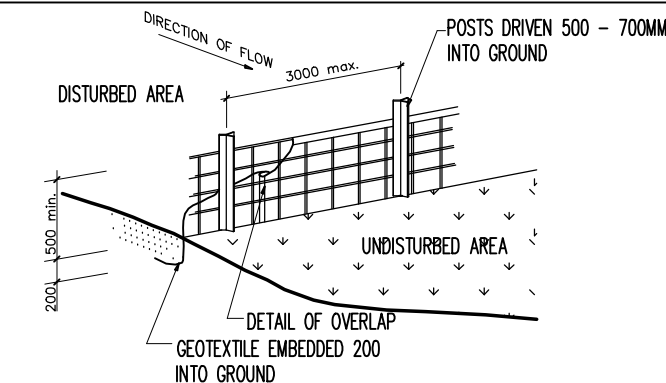
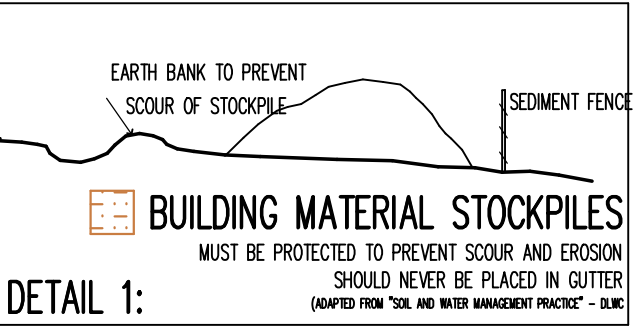
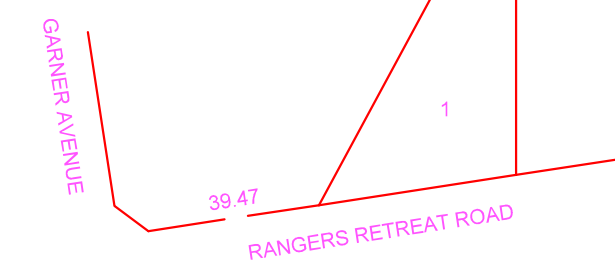


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0931

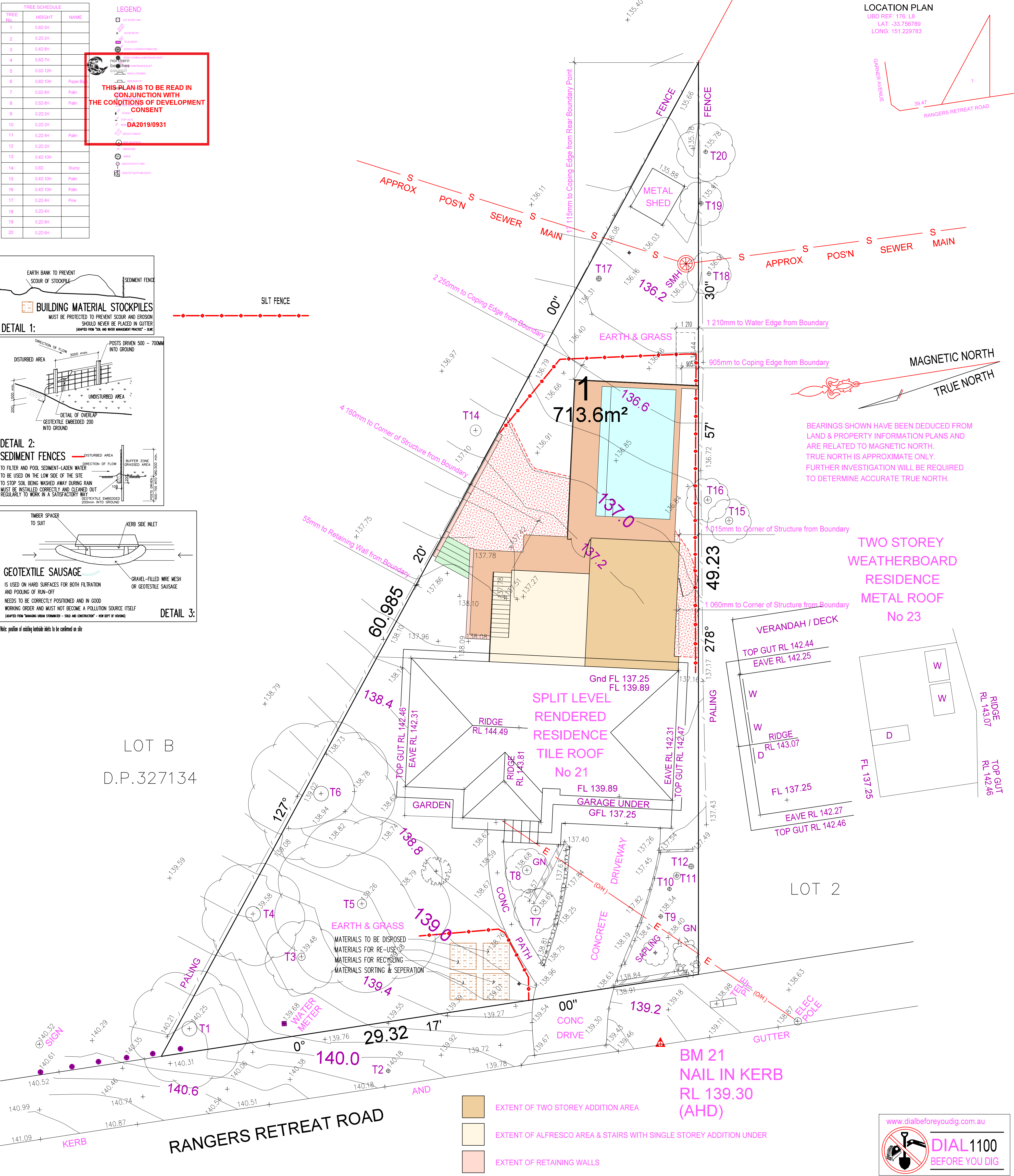
### LOCATION PLAN

UBD REF: 176, L8  
LAT: -33.756789  
LONG: 151.229783



Note: position of existing landscape beds to be confirmed on site

LOT B  
D.P.327134



ALL KERB LEVELS REPRESENT TOP OF KERB.

DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM

ORIGIN OF LEVELS: PM 2753  
RL 142.415

SOURCE OF LEVELS: SCIMS

## PROPOSED SITE PLAN

- EXTENT OF TWO STOREY ADDITION AREA
- EXTENT OF ALFRESCO AREA & STAIRS WITH SINGLE STOREY ADDITION UNDER
- EXTENT OF RETAINING WALLS
- EXTENT OF PAVED AREAS
- EXTENT LANDSCAPING STEPS
- EXTENT OF INGROUND SWIMMING POOL
- EXTENT OF PROPOSED PLATFORM LEVEL - R.L. 136.95

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DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE

### PROPOSED SITE PLAN

Living the dream.

BUENA VISTA HOME DESIGNS / R.H. DESIGN  
35 BRISBANE AVENUE, MT KURING-GAI NSW 2080  
PH: 9457 9303 MOB: 0411 758 479  
email: rod\_buenavista@optusnet.com.au

ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY
A	2/5/19	Concept Drawings	R.H.
B	23/8/19	Development Application Drawings	R.H.

**STRUCterre consulting**

REGISTERED SURVEYORS & LAND INFORMATION CONSULTANTS

Suite 1, Level 2, 42 Birnie Avenue Lidcombe, NSW 2141  
Phone: 9646 5811, Fax: 9646 2311  
Email: nswsurveying@strucsterre.com.au  
www.strucsterre.com.au

DRAWN: C.H.	JOB 1776/324535	DATE: 27.03.2019
CHECKED: GD	FILE NAME 324535	DATUM: AHD

PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT :  
21 RANGERS RETREAT ROAD  
FRENCHS FOREST NSW 2086

FOR:  
MR & MRS MILES

Scale: 1:100 @ A1	Date: APRIL 2019
Drawn by: Rodney Hale	Drawing/Job No.: 0687/19
Sheet No.: DA - 02	Revision Issue: B

LOT 1 DP 205274

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TREE SCHEDULE		
TREE No.	HEIGHT	NAME
1	0.8D 5H	
2	0.2D 2H	
3	0.4D 8H	
4	0.8D 7H	
5	0.8D 12H	
6	0.8D 10H	Palm B
7	0.5D 8H	Palm
8	0.5D 8H	Palm
9	0.2D 2H	
10	0.2D 2H	
11	0.2D 4H	Palm
12	0.2D 2H	
13	0.4D 10H	
14	0.6D	Stump
15	0.4D 10H	Palm
16	0.4D 10H	Palm
17	0.2D 4H	Pine
18	0.2D 4H	
19	0.2D 8H	
20	0.2D 8H	

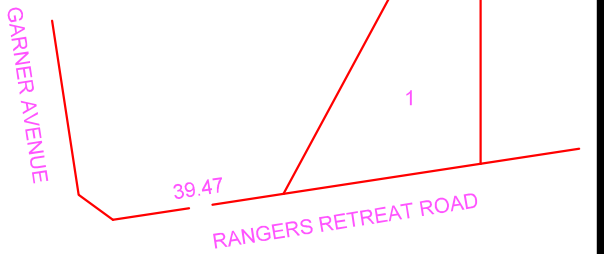
LEGEND



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2019/0931

LOCATION PLAN

UBD REF: 176, L8  
LAT: -33.756789  
LONG: 151.229783



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6.48 Sqm Landscaped Area

100.18 Sqm Landscaped Area

28.00 Sqm Landscaped Area Swimming Pool Area

16.48 Sqm Landscaped Area

TWO STOREY WEATHERBOARD RESIDENCE METAL ROOF No 23

LOT B  
D.P.327134

206.32 Sqm Landscaped Area

LOT 2

19.65 Sqm Landscaped Area

- EXTENT OF EXISTING & PROPOSED DWELLING
- EXTENT OF ALFRESCO AREA & STAIRS WITH SINGLE STOREY ADDITION UNDER
- EXTENT OF RETAINING WALLS
- EXTENT OF PAVED AREAS
- EXTENT STEPS, PATH & DRIVEWAY
- EXTENT OF INGROUND SWIMMING POOL
- EXTENT OF SOFT LANDSCAPED AREA - TOTAL 377.11 Sqm

ALL KERB LEVELS REPRESENT TOP OF KERB.

DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM

ORIGIN OF LEVELS: PM 2753  
RL 142.415

SOURCE OF LEVELS: SCIMS

PROPOSED LANDSCAPING RATIO PLAN

BM 21  
NAIL IN KERB  
RL 139.30  
(AHD)

www.dialbeforeyoudig.com.au



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PROPOSED LANDSCAPING RATIO PLAN

ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY
A	2/5/19	Concept Drawings	RJH
B	23/8/19	Development Application Drawings	RJH

**STRUCterre consulting**  
REGISTERED SURVEYORS & LAND INFORMATION CONSULTANTS  
Suite 1, Level 2, 42 Birnie Avenue Lidcombe, NSW 2141  
Phone: 9646 5811, Fax: 9646 2311  
Email: nswsurveying@strucerre.com.au  
www.strucerre.com.au

DRAWN: C.H	JOB 1776/324535	DATE: 27.03.2019
CHECKED: GD	FILE NAME 324535	DATUM: AHD

PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT :  
21 RANGERS RETREAT ROAD  
FRENCHS FOREST NSW 2086

FOR :  
MR & MRS MILES

Scale: 1:100 @ A1	Date: APRIL 2019
Drawn by: Rodney Hale	Drawing/Job No: 0687/19
Sheet No: DA - 03	Revision Issue: B

LOT 1 DP 205274

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35 BRISBANE AVENUE, MT KURING-GAI NSW 2080  
PH: 9457 9303 MOB: 0411 758 479  
email: rod\_buonavista@optusnet.com.au



  
northern  
beaches  
council  
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT  
DA2019/0931**

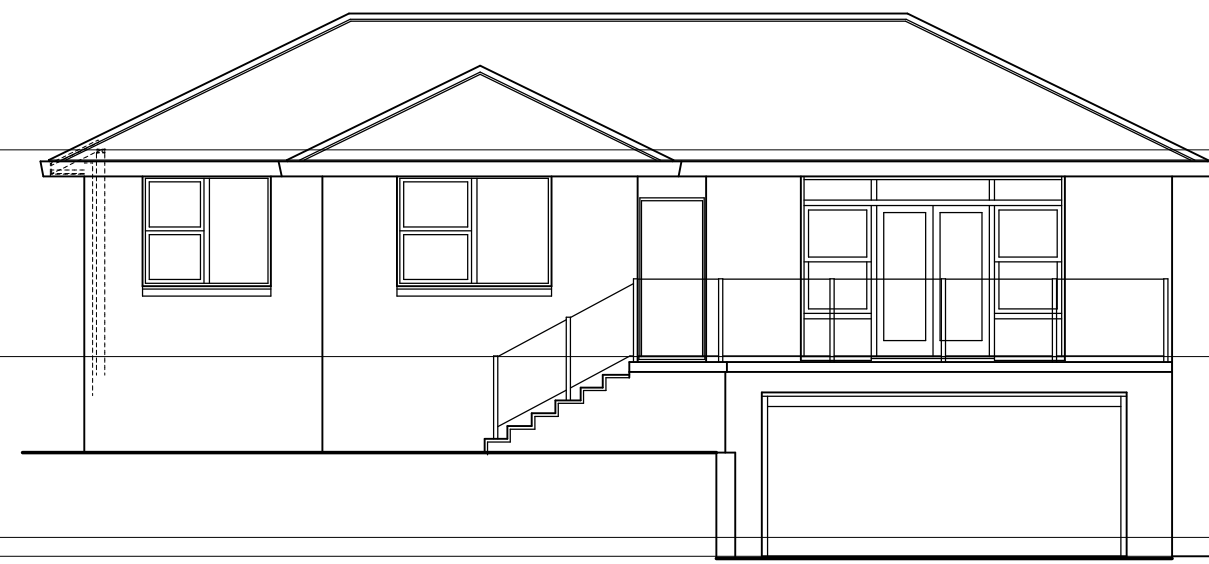
24° Roof Pitch

EXISTING GROUND FLOOR CEILING LEVEL RL 142.625

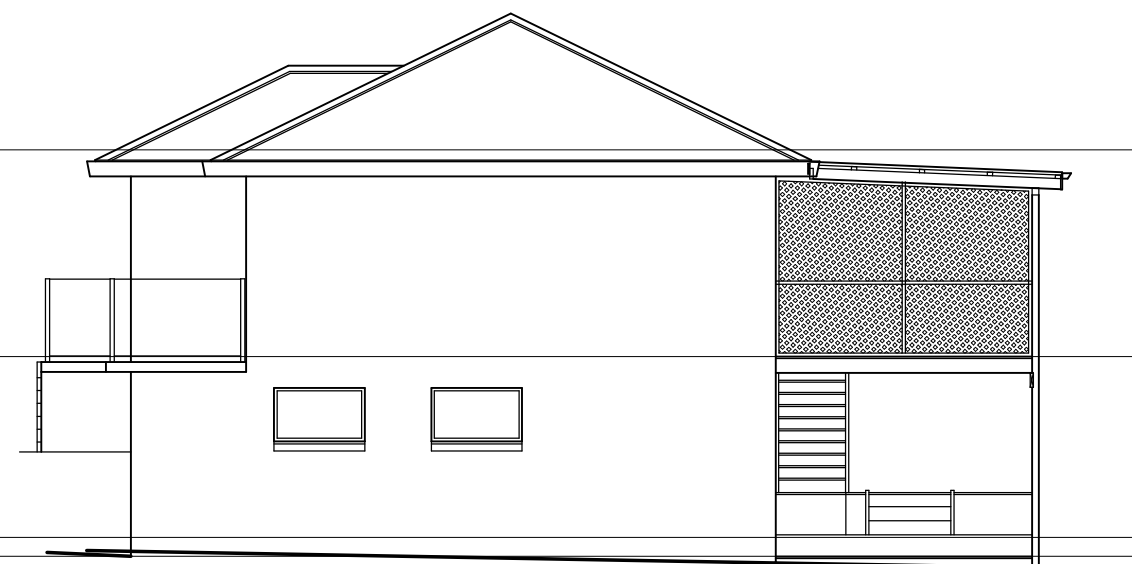
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EXISTING LAUNDRY FLOOR LEVEL RL 137.50

EXISTING GARAGE FLOOR LEVEL RL 137.25



EXISTING WESTERN ELEVATION



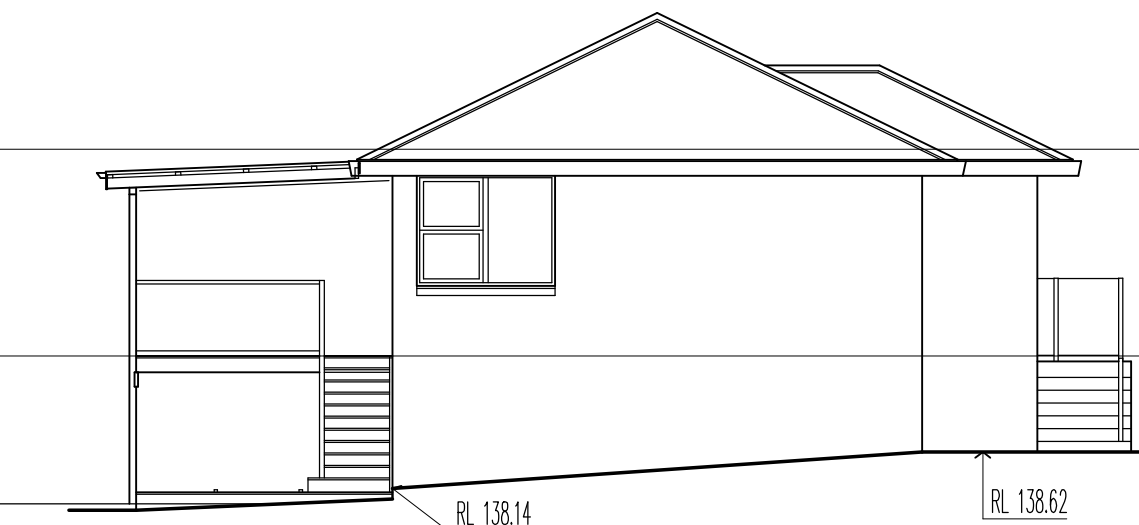
EXISTING SOUTHERN ELEVATION

EXISTING GROUND FLOOR CEILING LEVEL RL 142.625

EXISTING GROUND FLOOR LEVEL RL 139.89

EXISTING LAUNDRY FLOOR LEVEL RL 137.50

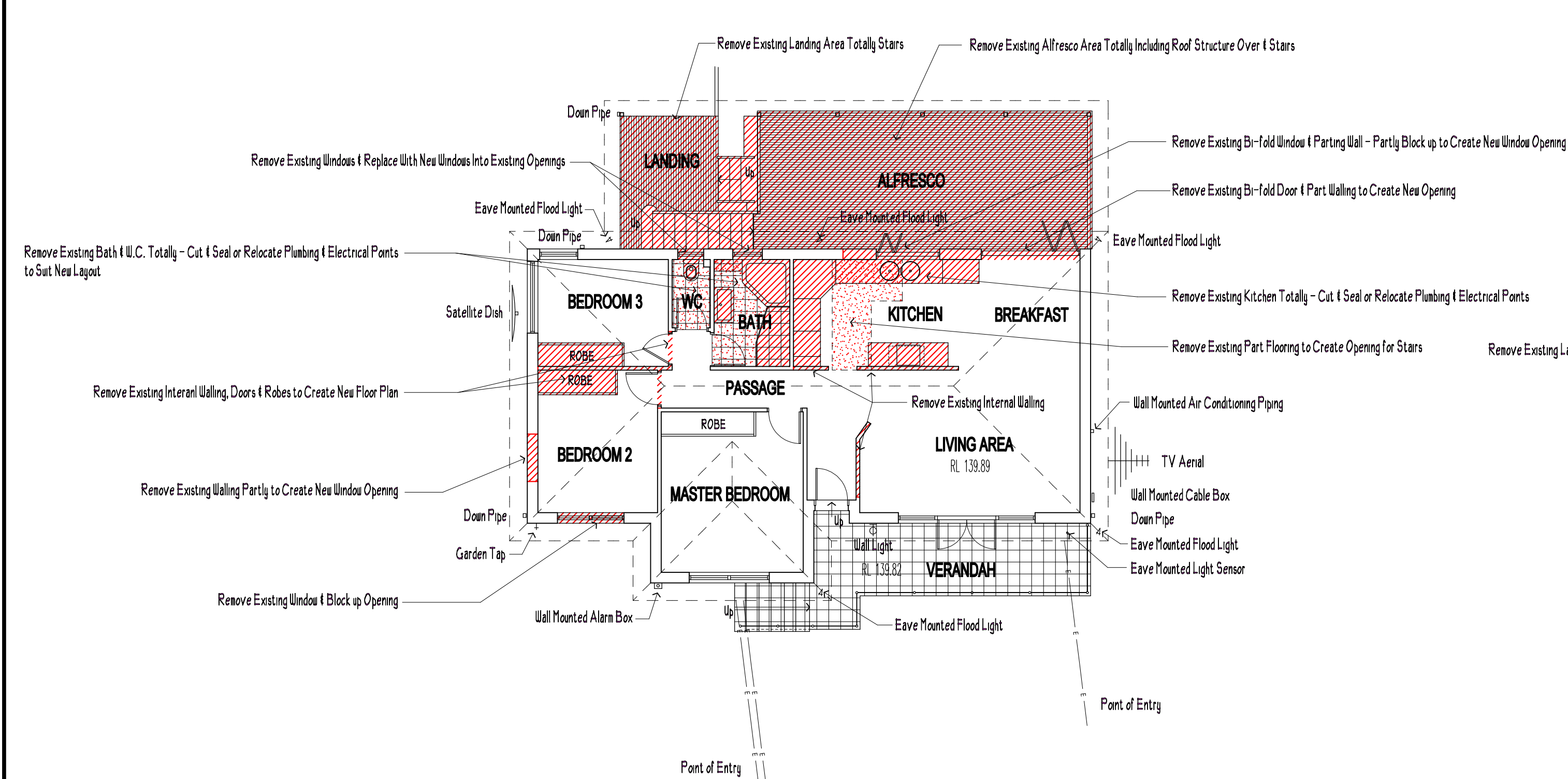
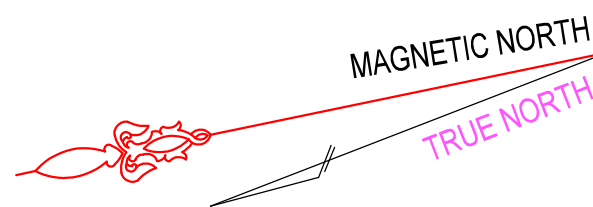
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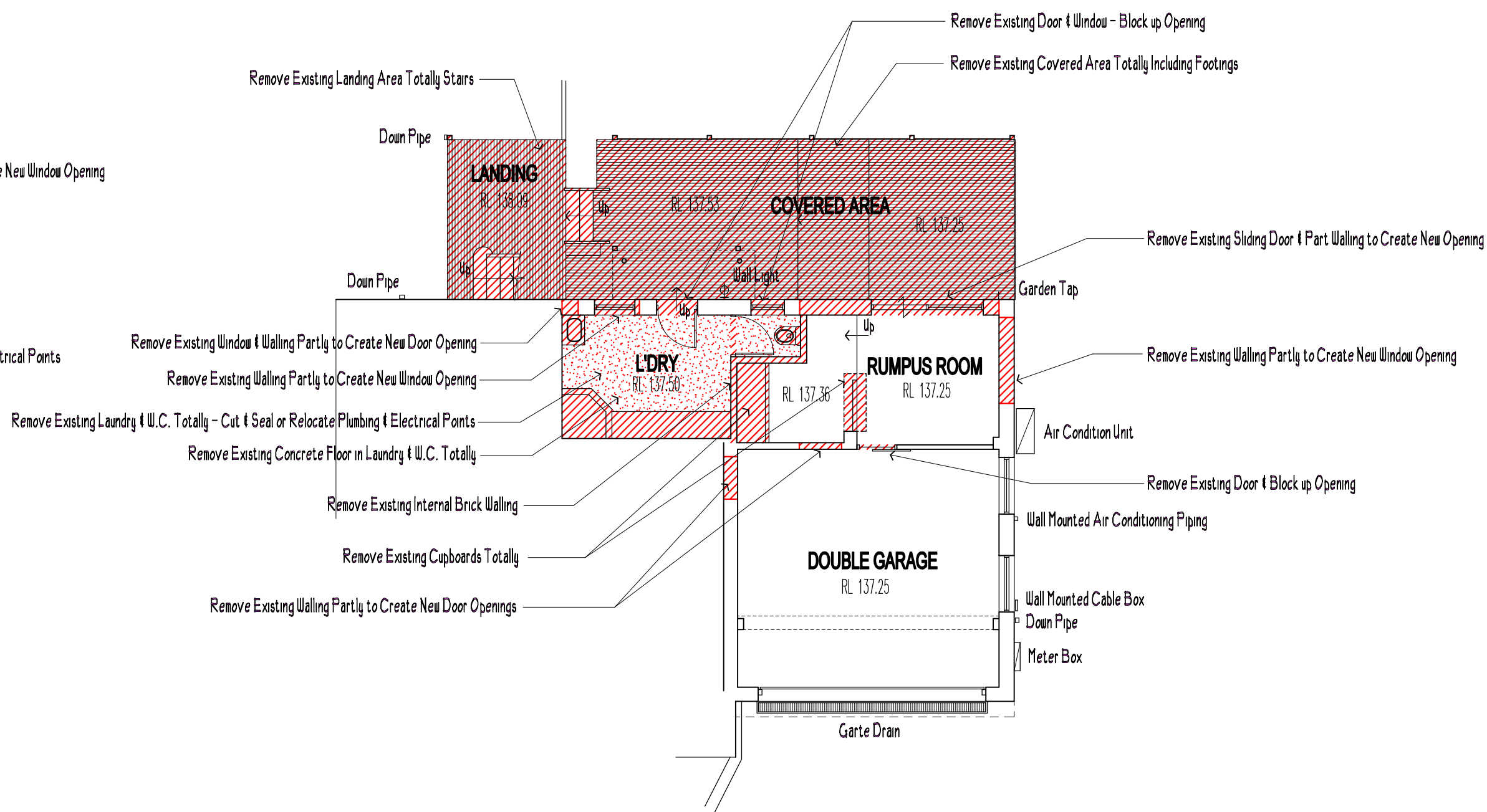
EXISTING NORTHERN ELEVATION



EXISTING EASTERN ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING LOWER FLOOR PLAN

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	2/5/19	Concept Drawings	RJH
B	23/8/19	Development Application Drawings	RJH

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home designs

PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT :  
21 RANGERS RETREAT ROAD  
FRENCHS FOREST NSW 2086

FOR :  
MR & MRS MILES

Scale 1:100 @ A1	Date APRIL 2019
Drawn by Rodney Hale	Drawing/Job No. 0687/19
Sheet No. DA - 04	Revision Issue B

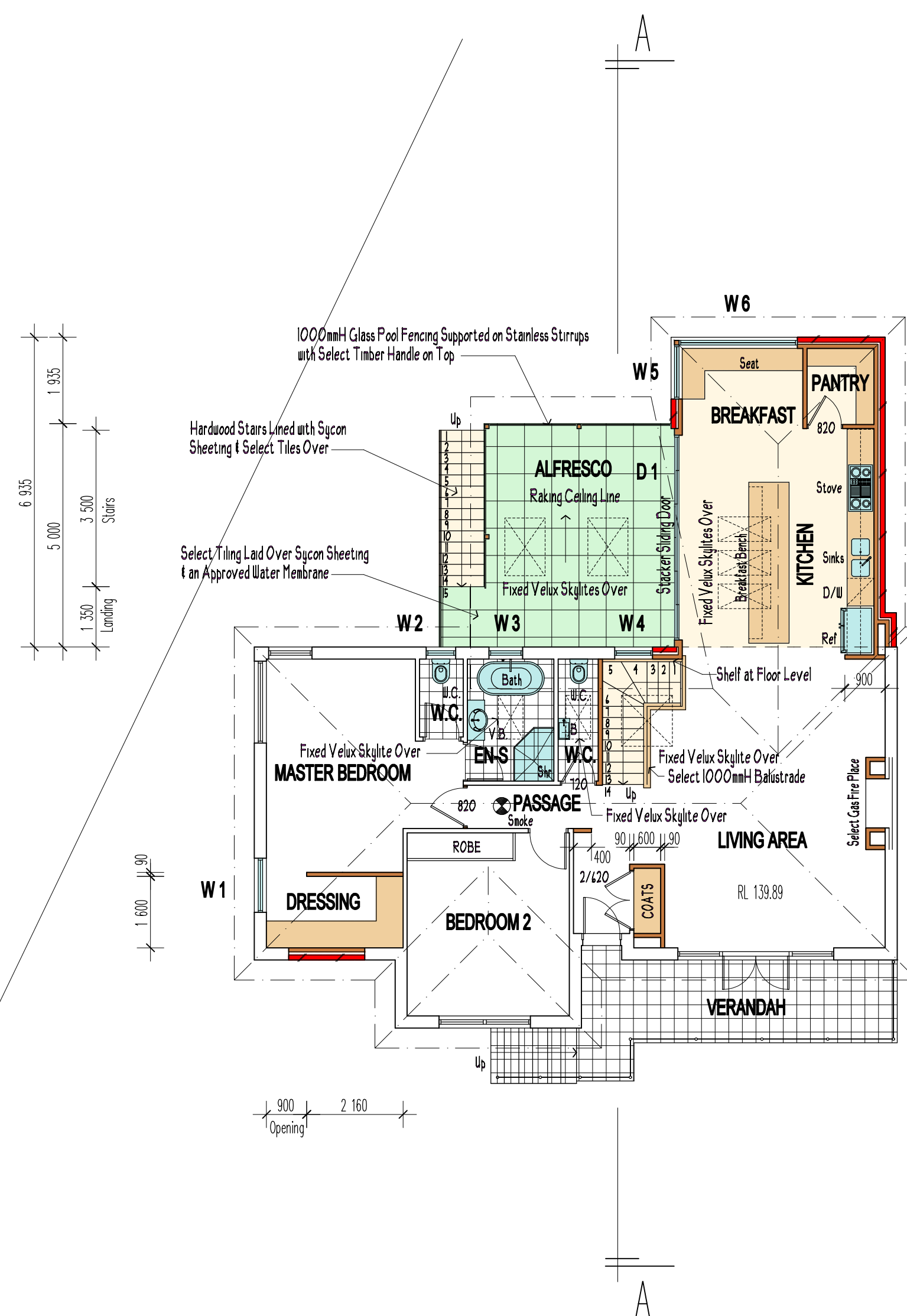
EXISTING PLANS & ELEVATIONS

LOT 1 DP 205274

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PH: 9457 9303 MOB: 0411 758 479  
email : rod\_buenavista@optusnet.com.au

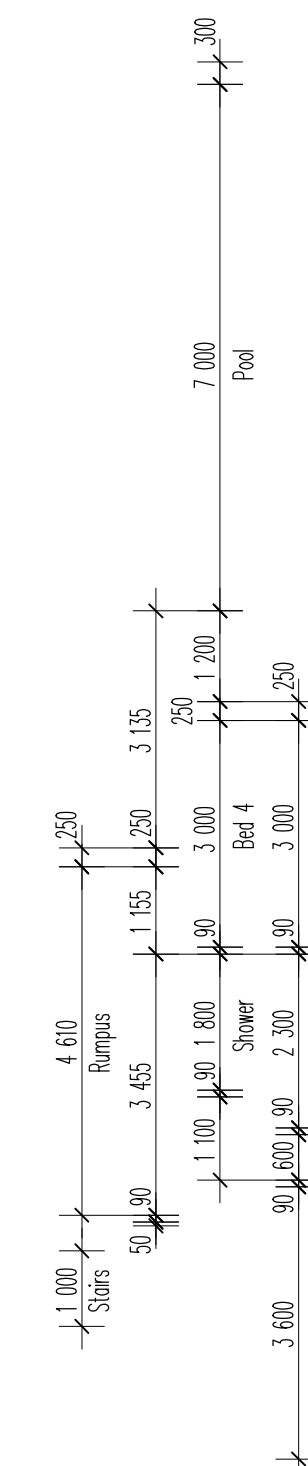
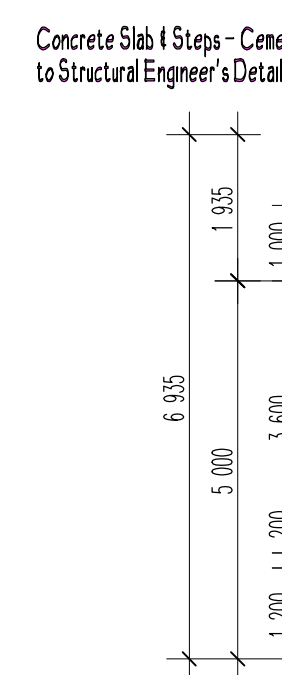




### PROPOSED GROUND FLOOR PLAN

## WINDOW & DOOR SCHEDULE

- |            |  |
|------------|--|
| S 1        | Velux Skylight - FS 2004 - 1140W x 1180H - SO6 |
| S 2 & 3    | Velux Skylight - FS 2004 - 550W x 980H - CO4   |
| S 4 & 5    | Velux Skylight - FCM 3046 - 870W x 1275H       |
| S 6, 7 & 8 | Velux Skylight - FS 2004 - 550W x 1180H - CO6  |



PROPOSED LOWER FLOOR PLAN

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ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY
A	23/7/19	Concept Drawings	R.H.
B	23/8/19	Development Application Drawings	R.H.



PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT :  
21 RANGERS RETREAT ROAD  
FRENCHS FOREST NSW 2086

FOR:  
MR & MRS MILES

Scale	1:100 @ A1	Date	APRIL 2019	
Drawn by	Rodney Hale	Drawing/Job No.	0687/19	Revision Issue B
Sheet No.	DA - 05			

## PROPOSED PLANS

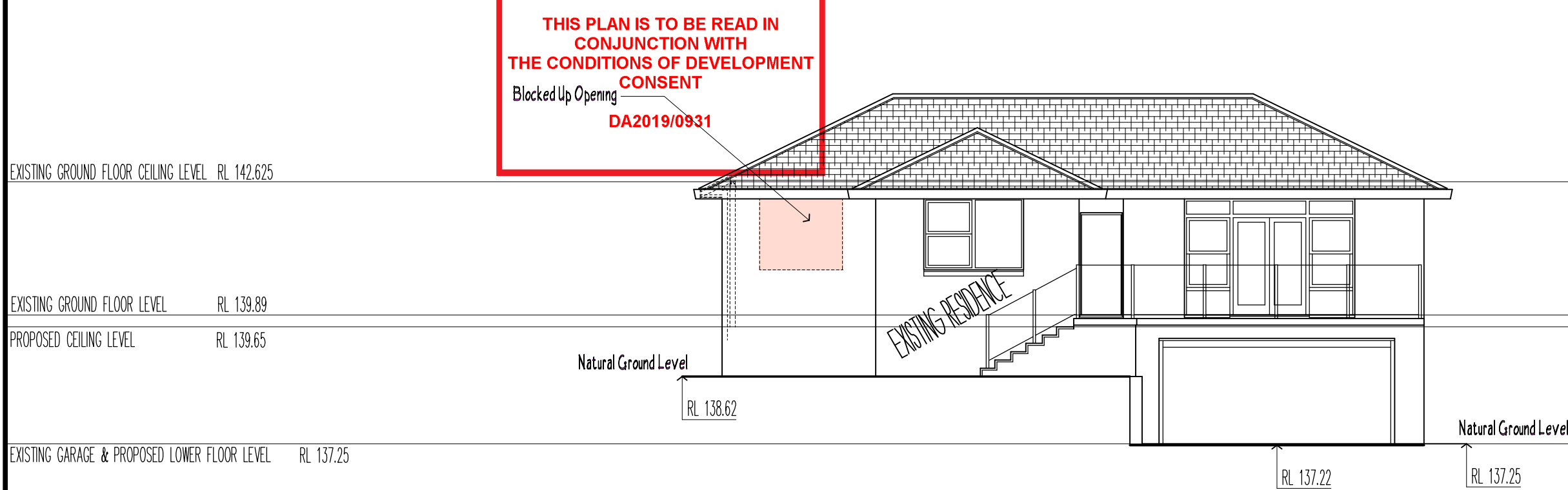
LOT 1 DP 205274

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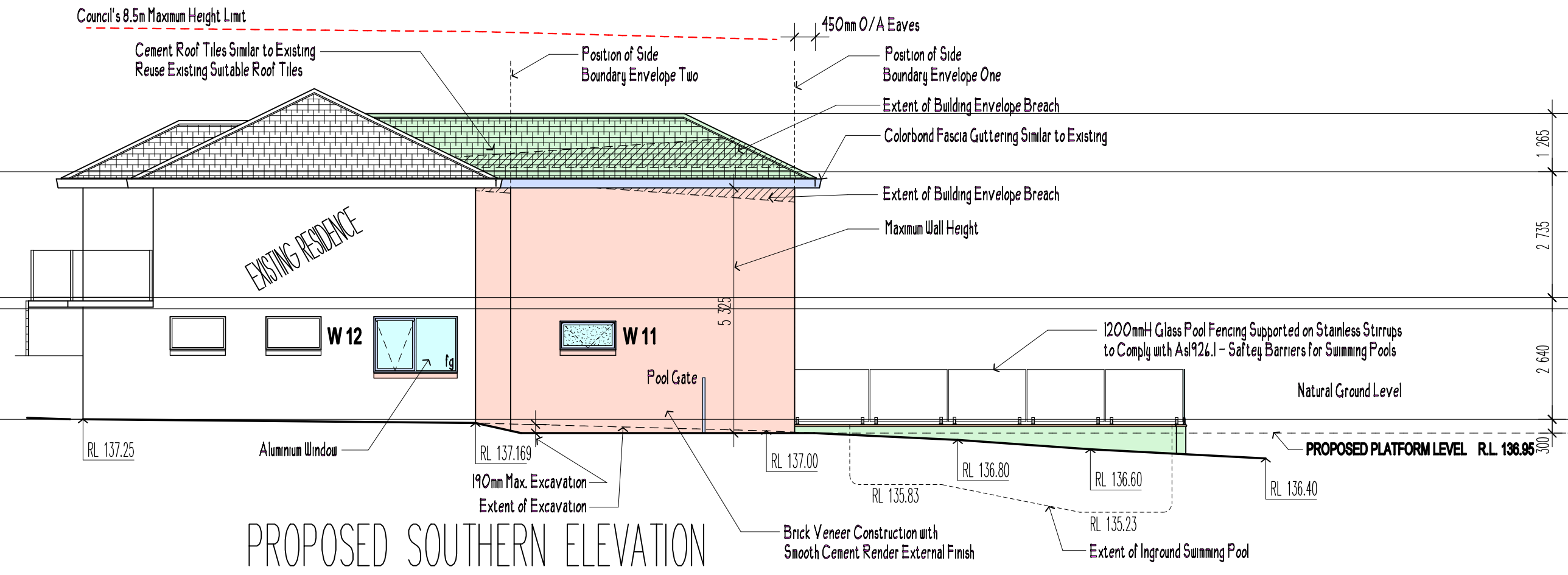
BUENA VISTA HOME DESIGNS / RIJ DESIGN  
35 BRISBANE AVENUE, MT KURING-GAI NSW 2080  
PH: 9457 9303 MOB: 0411 758 479  
email: rod\_buenavista@optusnet.com.au



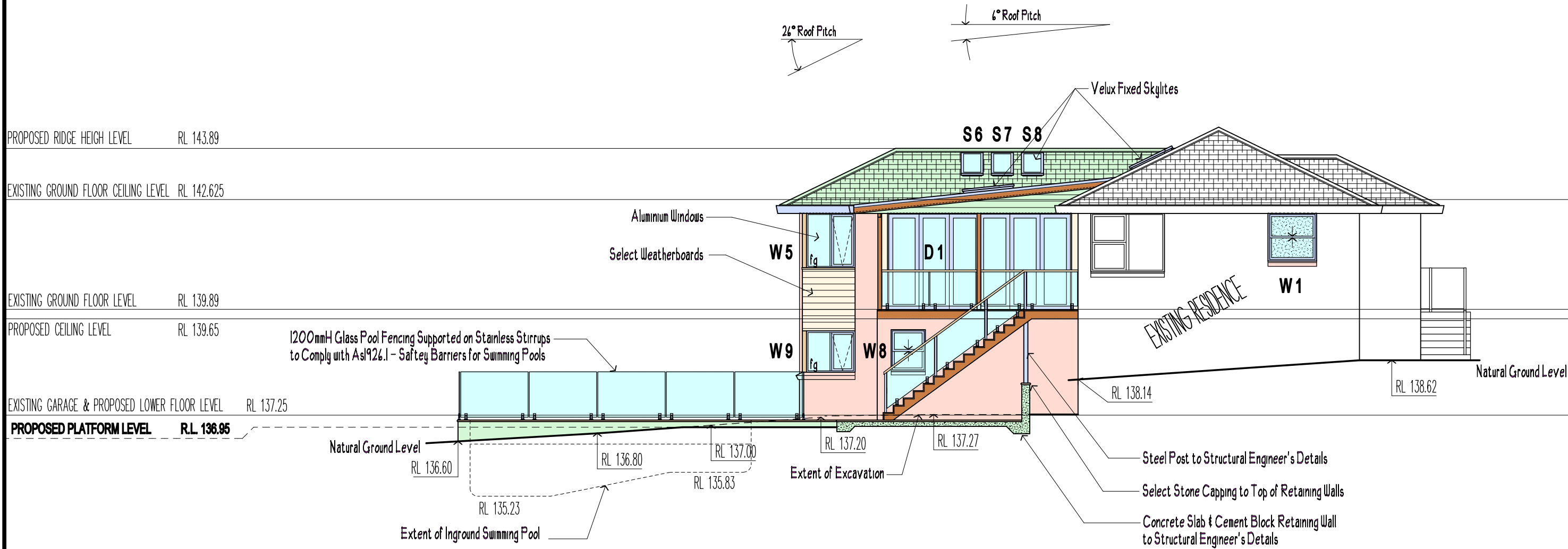
  
THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT  
Blocked Up Opening  
DA2019/0931



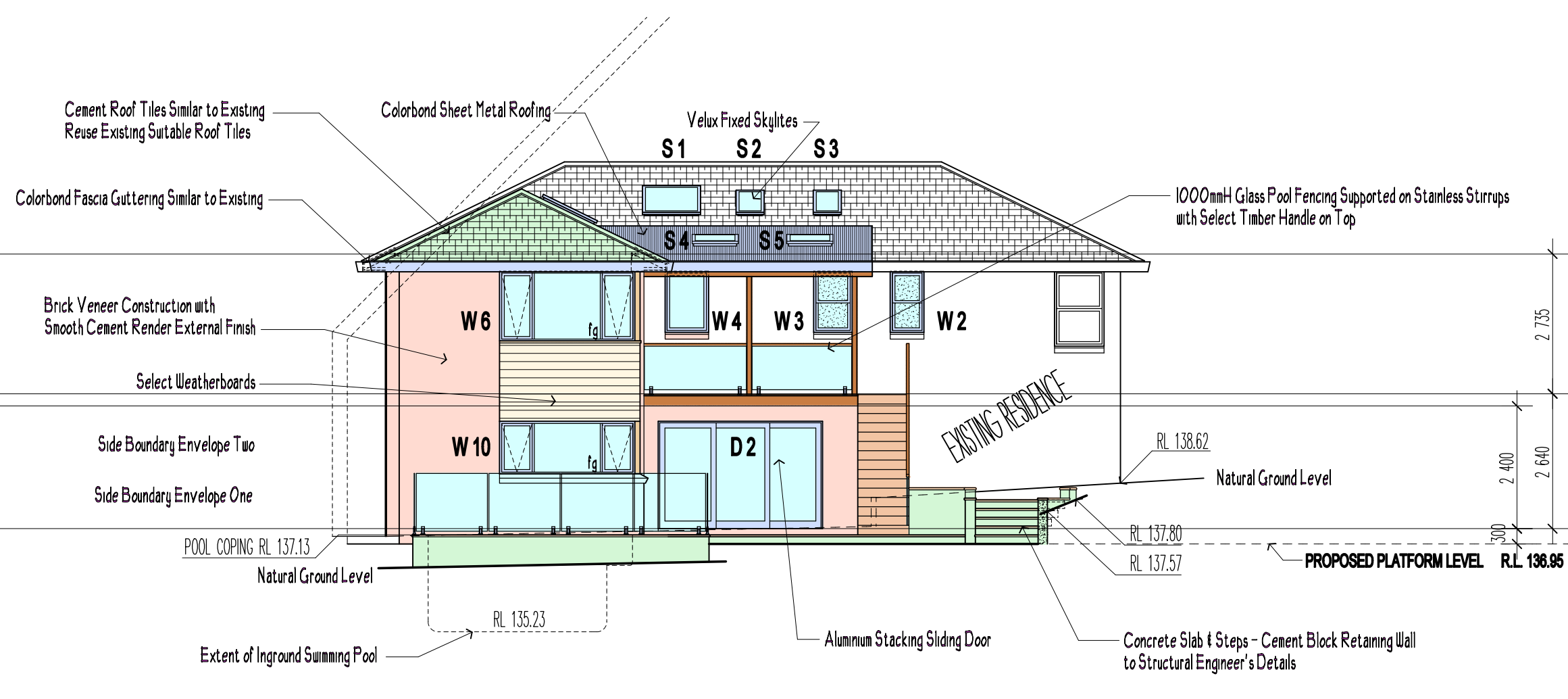
PROPOSED WESTERN ELEVATION



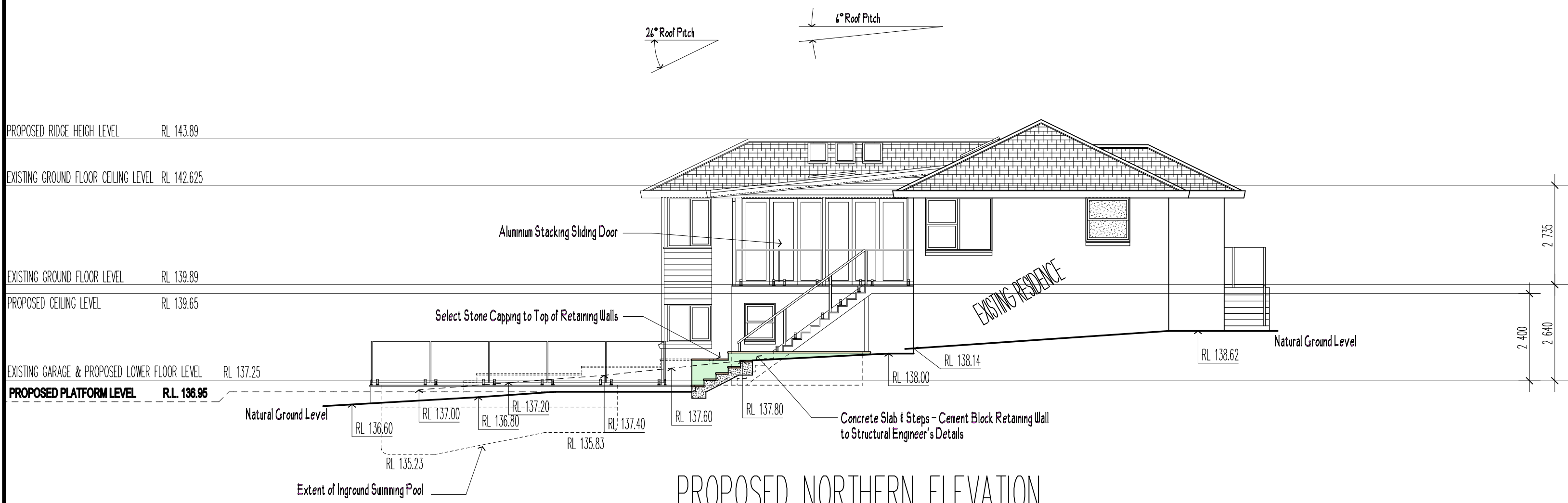
PROPOSED SOUTHERN ELEVATION



PROPOSED NORTHERN ELEVATION



PROPOSED EASTERN ELEVATION



PROPOSED NORTHERN ELEVATION

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B	23/8/19	Development Application Drawings	R.H



PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT :  
21 RANGERS RETREAT ROAD  
FRENCHS FOREST NSW 2086  
FOR :  
MR & MRS MILES

Scale 1:100 @ A1	Date APRIL 2019
Drawn by Rodney Hale	Drawing/Job No. 0687/19
Sheet No. DA - 06	Revision Issue A

PROPOSED ELEVATIONS

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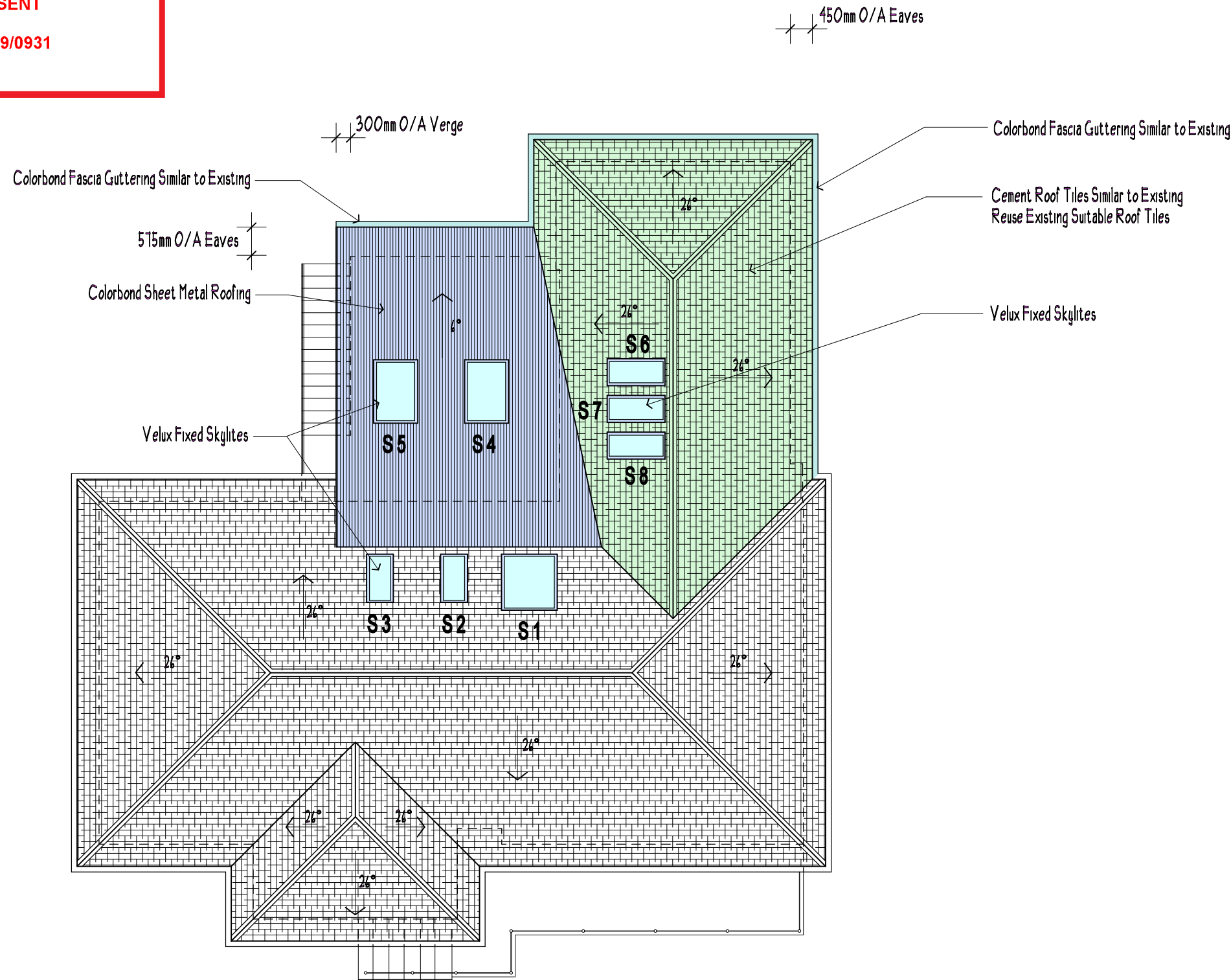
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 northern beaches council

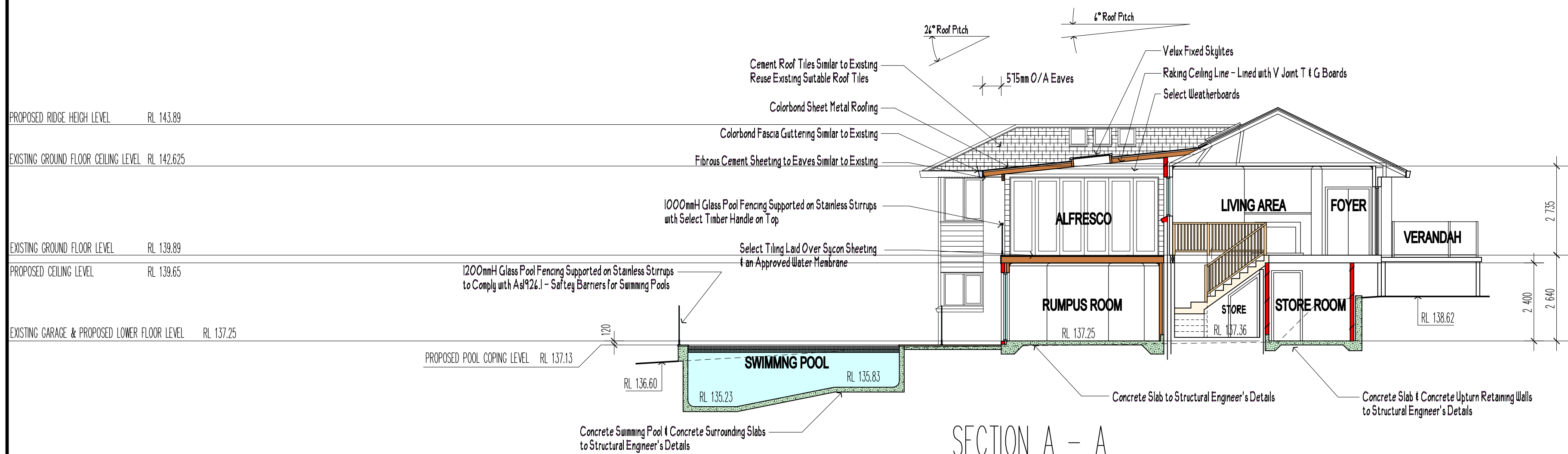
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2019/0931**



## PROPOSED ROOF LAYOUT

NOTE:  
THE PROPOSED STORMWATER WILL BE CONNECTED TO THE EXISTING STORMWATER SYSTEM



## SECTION A - A

## BASIX Certificate

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

### Alterations and Additions

Certificate number A355884

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, as 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, 21 August 2019  
To be used, this certificate must be signed either: 1. Supply of the date of issue.



### Description of project

Project address	21 Rangers Retreat Rd Frenchs Forest
Project name	21 Rangers Retreat Road Frenchs Forest 2066
Street address	Northern Beaches Council
Local Government Area	Deposited Plan: 206274
Plan type and number	1
Lot number	
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 includes a pool (and/or spa)

Certificate Prepared by	please complete before submitting to Council or PCA
Name / Company Name:	Frys Energise
ABN (if applicable)	631418543

Pool and Spa	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 35.42 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.	✓	✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.	✓	✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Lighting			
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.	✓	✓	✓

Fixtures			
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 6 litres per minute or minimum 3 star water rating.	✓	✓	✓

Construction	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floors, 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 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foilsarking	medium (solar absorbance 0.475 - 0.78)
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foilsarking	medium (solar absorbance 0.475 - 0.78)

Glazing requirements	Show on DA Plans	Show on CC/DC 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 tinted 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 Forestation Rating Council (NFRCC) conditions.	✓	✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/air glazing, or tinted/air gap/air glazing must 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 Forestation Rating Council (NFRCC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.	✓	✓	✓
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.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.36.	✓	✓	✓
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully closed 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.	✓	✓	✓

Windows and glazed doors glazing requirements			
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Shading device
W1	N	1.45	0
W2	E	0.79	0
W3	E	0.93	0

Shading device	Distance (m)	Frame and glass type
eave/verandah/pergola/balcony	>=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
eave/verandah/pergola/balcony	>=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
eave/verandah/pergola/balcony	>=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
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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.	✓	✓	✓
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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.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.36.	✓	✓	✓
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully closed 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.	✓	✓	✓

Windows and glazed doors glazing requirements			
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Shading device
W4	E	1.62	0
W5	N	1.65	0
W6	E	3.62	0
W7	E	0.55	0
W8	N	8.6	0
W9	N	1.25	0
W10	E	2.73	0
W11	S	0.74	0
W12	S	2.17	0
D1	N	9.62	0
D2	E	6.75	0

Shading device	Distance (m)	Frame and glass type
eave/verandah/pergola/balcony	>=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
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external louver/blind (adjustable)		standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
external louver/blind (adjustable)		standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
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Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.36.	✓	✓	✓
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully closed 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.	✓	✓	✓

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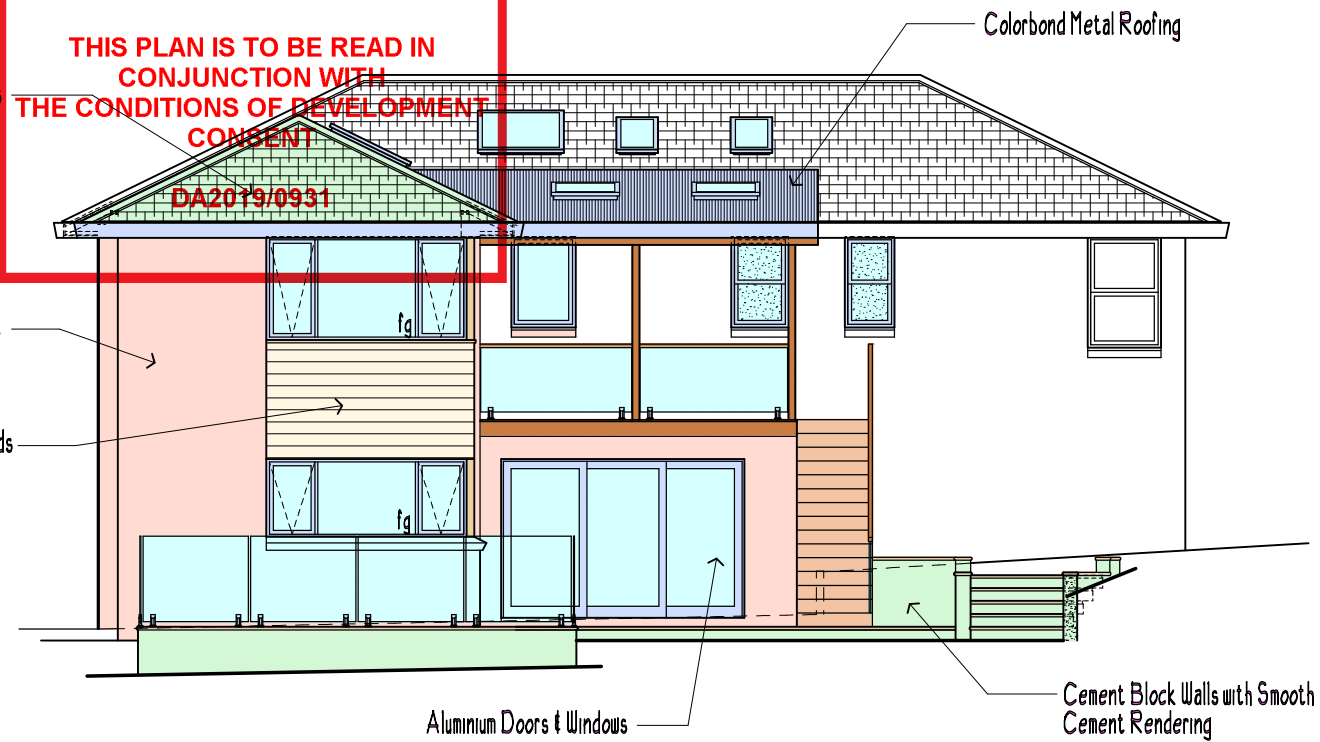
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W12	S	2.17	0
D1	N	9.62	0
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THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2019/0931



## PROPOSED EASTERN ELEVATION



ALL PROPOSED EXTERNAL COLOURS ARE TO MATCH EXISTING

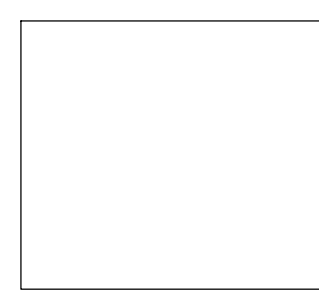


MONUMENT COLORBOND CORRUGATED  
METAL ROOFING & NEW ROOF TILES -  
SIMILAR TO EXISTING

GUTTERS AND DOWNPIPES IN  
COLORBOND MONUMENT



DULUX EXTERIOR COLOUR - WHITE MIST  
(COLOUR TO BE SIMILAR TO EXISTING RENDERED WALLS)  
TO ALL NEW WEATHERBOARD CLADDING  
TO ALL NEW RENDERED WALLS



NEW WINDOWS - WHITE ALUMINIUM FRAME  
ALL EXTERNAL TIMBER - PAINTED WHITE

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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.

ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY
A	23/7/19	Concept Drawings	RH
B	23/8/19	Development Application Drawings	RH



PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT:  
21 RANGERS RETREAT ROAD  
FRENCHS FOREST NSW 2086  
FOR:  
MR & MRS MILES

Scale	1:100 @ A1	Date	APRIL 2019
Drawn by	Rodney Hale	Drawing/Job No.	0687/19
Sheet No.	DA - 09	Revision Issue	B

### MATERIALS AND COLOURS SCHEDULE

Living the dream.

BUENA VISTA HOME DESIGNS / RH DESIGN  
35 BRISBANE AVENUE, MT KURING-GAI NSW 2080  
PH: 9457 9303 MOB: 0411 758 479  
email: rod\_buenvista@optusnet.com.au