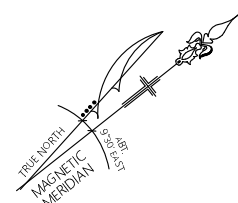
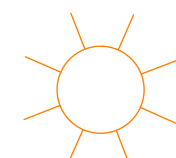


SITE RATIOS - PROPOSED:	
SITE AREA	1,056.00m ²
BUILDING FOOTPRINT	248.63m ²
PAVED AREAS AND DRIVEWAY	192.11m ²
POOL SURROUNDS	80.90m ²
AREAS UNDER 2m WIDE	89.08m ²
SUM TOTAL	610.72m ²
PROPOSED LANDSCAPED AREA	445.28m ²
	42%



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

NOTE- All new pool fencing to Comply with Swimming Pool Acts 1992, Council Codes and relevant Australian Standards

COOLING
NORTH-
EASTERLY WINDS

10
D.P. 215649



Project North

All figured dimensions to be checked on site.

BUSHFIRE REQUIREMENTS
All materials and construction methods shall meet AS 3959-2018 BAL-12.5 "Construction of buildings in bush fire prone areas"

BASIC INFORMATION REQUIREMENTS:

LIGHTING:
A minimum of 4.0% 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

Alternative Water:	A minimum of 1,815 Litre rainwater tank shall be installed, to collect run-off from at least 75m ² of roof and connected to a tap within 10m of the pool edge.
Swimming pool:	Maximum size pool shall be 64 Kilolitres. It must have a pool pump timer, pool cover and can be gas heated.

HOT WATER SYSTEM:
Any new Hot water system shall be a gas instantaneous system in accordance with the Basic certificate.

INSULATION REQUIREMENTS:
 External walls: The external brick veneer and weatherboard walls shall meet:

Exterior walls:	The exterior brick veneer and weatherboard walls shall meet R1.70 (including construction)
Floors:	The suspended floor with enclosed sub-floor shall meet

Ceilings: The new flat ceiling, pitched roof shall meet minimum R1.05 (unf).

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

WINDOWS & GLAZED DOORS:

All window & door numbers shown on the window/door schedule correspond to matching window/door numbers shown in the Basix certificate.

Sizes: The total area of glazing for each window/door shall be no

Shading devices: Shading devices shall be installed in accordance with the

Frames and glazingFrame and glazingtypes shall meet the requirements of the
Basic certificate

BOOK CERTIFICATE

Project North
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Client
MR. & MRS. PATCHETT

PROPOSED ALTERATIONS + ADDITIONS

24 MILHAM CRESCENT

LOT 3, SECTION 36, DP 75841
FORESTVILLE NSW 2087

Page 10 of 10



DESIGN SERVICES
APRIL 22, 630.600.834

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

Drawing Title:

SITE PLAN

Scale:	1:200 @ A3	Date:	JULY 2021
Signature:		Checked By:	

Status:	Checked by:
DA submission	JAH

Project No:	Drawing No.:
2013	DA01

2013	DA01
Plot Date:	5/08/2021

Print Date: 3/30/2021

northern beaches council

1Km TO PUBLIC

1.6Km TO FORESTVILLE SHOPPING VILLAGE

DA2021/1136

1 SITE PLAN 1:200

& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

WINDOW/DOOR SCHEDULE

W 1	1800w x 900h	Selected Aluminium Framed Sliding Window with Frosted Glass
W 2	2400w x 1200h	Selected Aluminium Framed Sliding Window
W 3	2400w x 1200h	Selected Aluminium Framed Sliding Window
W 4	2800w x 1200h	Selected Aluminium Framed Sliding/Fixed/Sliding Window
W 5	1800w x 600h	Selected Aluminium Framed Sliding Window
W 6	1800w x 600h	Selected Aluminium Framed Sliding Window
D 1	4950w x 2100h	Selected Aluminium Framed 4 Panel Sliding Stacker Door
D 2	900w x 2100h	Selected Aluminium Framed Glazed Door with Frosted Glass
D 3	3200w x 2100h	Selected Aluminium Framed 3 Panel Sliding Stacker Door

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

NOTE- EXHAUST SYSTEM INSTALLED IN THE BATHROOMS TO 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 TO COMPLY WITH NCC PART 3.8.7.4

NOTE- HARD WIRED PHOTOELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2 & AS3786

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

DA2021/1136

BOUNDARY 49.725m 38°24'40"

GARAGE

RUMPUS ROOM

UNDERCROFT

BATH

BATH

BEDROOM 2

BEDROOM 3

TV ROOM

TERRACE

Selected paving on compacted fill

REFER TO DA06 FOR FURTHER DETAILS

BOUNDARY 49.145m 221°32'20"

11,646
CHECK ON SITE

deep planting

SELECTED RAINWATER TANK

1 PROPOSED GROUND FLOOR PLAN 1:100

NOTES

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All figured dimensions to be checked on site.

BUSHFIRE REQUIREMENTS

All materials and construction methods shall meet AS 3959-2018 BAL-12.5 "Construction of buildings in bush fire prone areas".

BASIS INFORMATION REQUIREMENTS:

LIGHTING:

A minimum of 4.0% of all new or altered light fixtures are to be fluorescent, compact fluorescent or LED lamps.

WATER COMMITMENTS:

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

Alternative Water: A minimum of 1,815 Litre rainwater tank shall be installed, to collect runoff from at least 75m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 64 Kilolitres. It must have a pool pump timer, pool cover and can be gas heated.

HOT WATER SYSTEM:

Any new Hot water system shall be a gas instantaneous system in accordance with the Basic certificate.

INSULATION REQUIREMENTS:

External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction).

Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction).

Ceilings: The new flat ceiling, pitched roof shall meet minimum R1.95 (upl).

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

WINDOWS & GLAZED DOORS:

All window & door numbers shown on the window/door schedule correspond to matching window/door numbers shown in the Basic certificate.

Sizes: The total area of glazing for each window/door 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.



Project North

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Client

MR. & MRS. PATCHETT

Project Name

PROPOSED ALTERATIONS + ADDITIONS

24 MILHAM CRESCENT

LOT 3 , SECTION 36, DP 75841

FORESTVILLE NSW 2087

JAH
DESIGN SERVICES

ABN 22 630 690 834

BUILDING 6, 49 FRENCH'S FOREST ROAD EAST, FRENCH'S FOREST NSW 2086

PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:

PROPOSED GROUND FLOOR PLAN

Scale:

1:100 @ A3

Date:

JULY 2021

Status:

DA submission

Checked By:

JAH

Project No:

2013

Drawing No.:

DA04

Plot Date:

5/08/2021

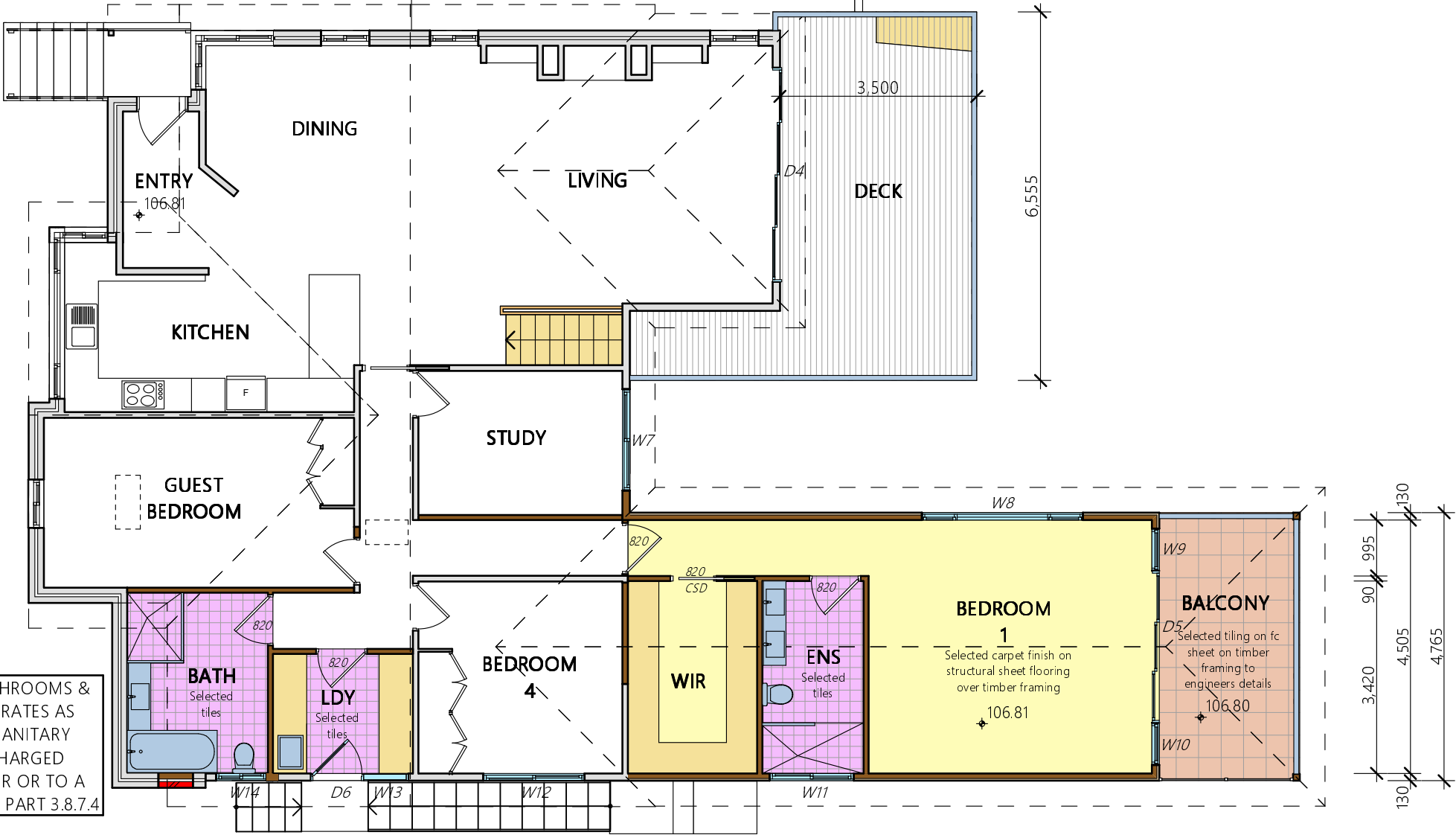
BOUNDARY 49.725m 38°24'40"

WINDOW/DOOR SCHEDULE

W 7	1800w x 1350h	Selected Aluminium Framed Sliding Window
W 8	2800w x 1200h	Selected Aluminium Framed Sliding/Fixed/Sliding Window
W 9	750w x 2100h	Selected Aluminium Framed Awning Over Fixed Window
W 10	750w x 2100h	Selected Aluminium Framed Awning Over Fixed Window
W 11	1500w x 600h	Selected Aluminium Framed Sliding Window with Frosted Glass
W 12	1800w x 1500h	Selected Aluminium Framed Sliding Window
W 13	800w x 1330h	Selected Aluminium Framed Awning Window with Fixed Transom and Frosted Glass to fit existing opening
W 14	900w x 1200h	Selected Aluminium Framed Sliding Window with Frosted Glass
D 4	3800w x 2100h	Selected Aluminium Framed 4 Panel Sliding Stacker Door
D 5	2700w x 2100h	Selected Aluminium Framed 3 Panel Sliding Stacker Door
D 6	900w x 2370h	Selected Aluminium Framed Glazed Door with Fixed Transom and Frosted Glass to fit existing opening

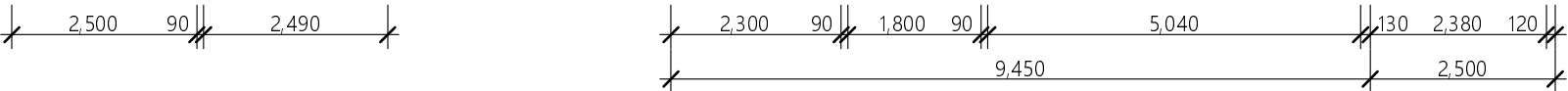
Note: The Builder shall check measure all windows and doors on site prior to ordering.

NOTE- HARD WIRED PHOTOELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2 & AS3786



NOTE- EXHAUST SYSTEM INSTALLED IN THE BATHROOMS & LAUNDRY TO 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 TO COMPLY WITH NCC PART 3.8.7.4

BOUNDARY 49.145m 221°32'20"



1 PROPOSED FIRST FLOOR PLAN 1:100

NOTES

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All figured dimensions to be checked on site.

BUSHFIRE REQUIREMENTS

All materials and construction methods shall meet AS 3959-2018 BAL-12.5 "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 LED lamps.

WATER COMMITMENTS:
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating.
Alternative Water: A minimum of 1,815 Litre rainwater tank shall be installed, to collect runoff from at least 75m² of roof and connected to a tap within 10m of the pool edge.
Swimming pool: Maximum size pool shall be 64 Kilolitres. It must have a pool pump/timer, pool cover and can be gas heated.

HOT WATER SYSTEM:
Any new Hot water system shall be a gas instantaneous system in accordance with the Basic certificate.

INSULATION REQUIREMENTS:
External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction).
Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction).
Ceilings: The new flat ceiling, pitched roof shall meet minimum R1.95 (upl).
Roof: The roof shall have foil backed blanket (55mm) and be a dark colour (solar absorption > 0.70).

WINDOWS & GLAZED DOORS:
All window & door numbers shown on the window/door schedule correspond to matching window/door numbers shown in the Basic certificate.
Sizes: The total area of glazing for each window/door 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. & MRS. PATCHETT

Project Name

PROPOSED ALTERATIONS + ADDITIONS
24 MILHAM CRESCENT
LOT 3, SECTION 36, DP 75841
FORESTVILLE NSW 2087



ABN 22 630 690 834
BUILDING 6, 49 FRENCH'S FOREST ROAD EAST, FRENCH'S FOREST NSW 2086
PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:

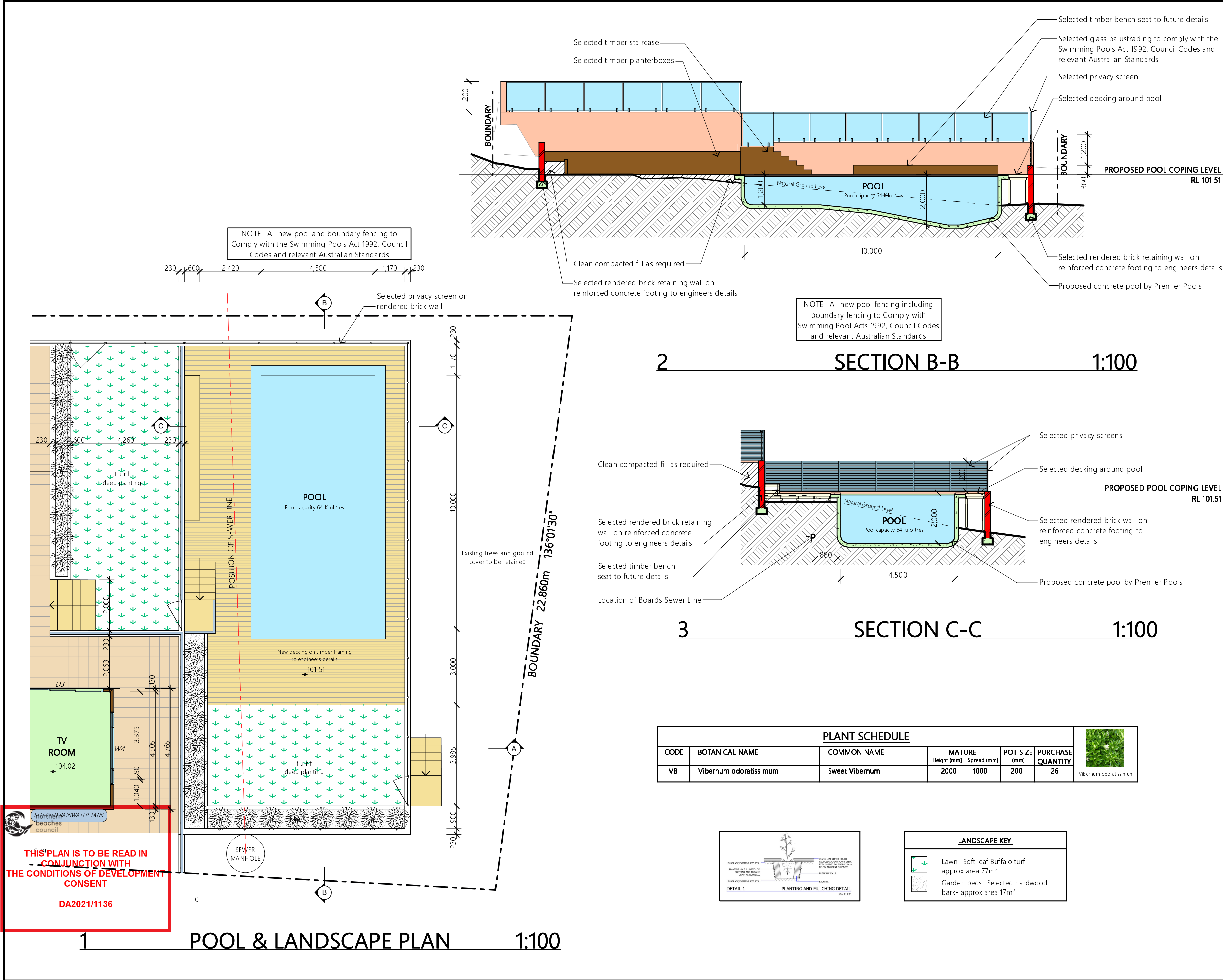
PROPOSED FIRST FLOOR PLAN

Scale: 1:100 @ A3	Date: JULY 2021
Status: DA submission	Checked By: JAH
Project No: 2013	Drawing No.: DA05
Plot Date:	12/07/2021



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

DA2021/1136



NOTES

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BUSHFIRE REQUIREMENTS

All materials and construction methods shall meet AS 3959-2018 BAL-12.5 "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
Alternative Water: A minimum of 1,815 Litre rainwater tank shall be installed, to collect runoff from at least 75 m² of roof and connected to a tap within 10m of the pool edge.
Swimming pool: Maximum size pool shall be 64 Kilolitres. It must have a pool pump timer, pool cover and can be gas heated.

HOT WATER SYSTEM:
Any new Hot water system shall be a gas instantaneous system in accordance with the Basix certificate.

INSULATION REQUIREMENTS:
External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction)
Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)
Ceilings: The new flat ceiling, pitched roof shall meet minimum R1.95 (up).
Roof: The roof shall have foil backed blanket (55mm) and be a dark colour (solar absorption >0.70).

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

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Client

MR. & MRS. PATCHETT

Project Name

PROPOSED ALTERATIONS + ADDITIONS

24 MILHAM CRESCENT

LOT 3 , SECTION 36, DP 75841

FORESTVILLE NSW 2087

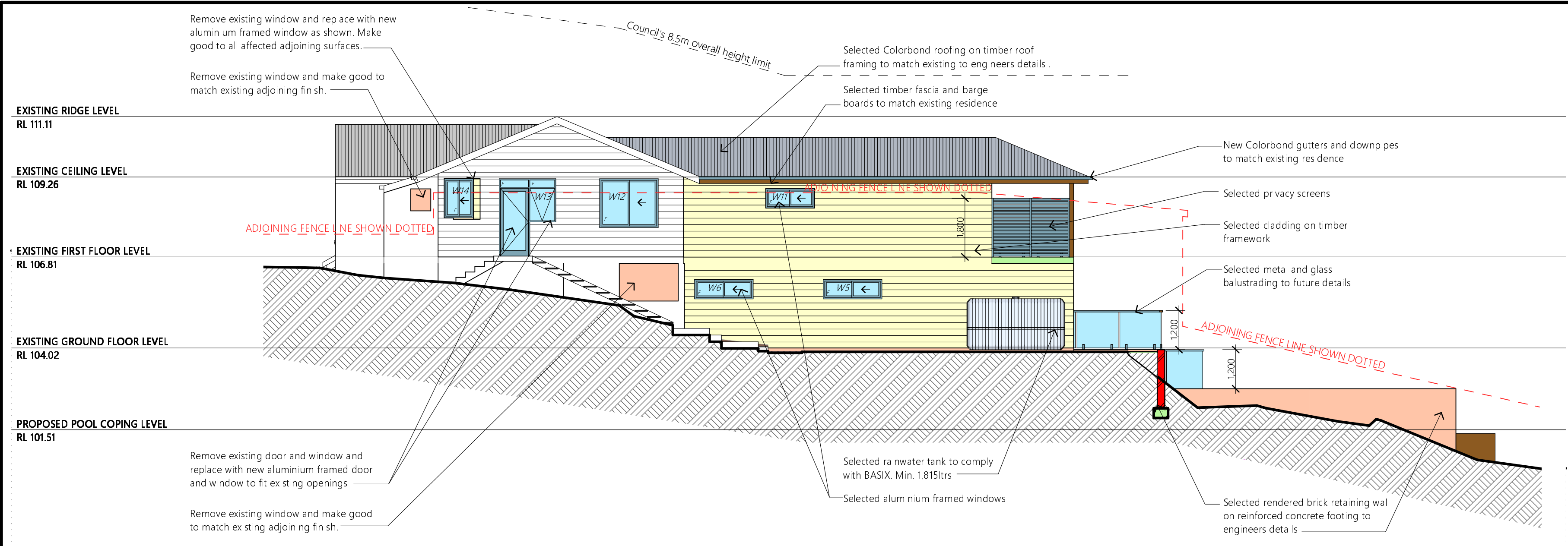
JAH
DESIGN SERVICES

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

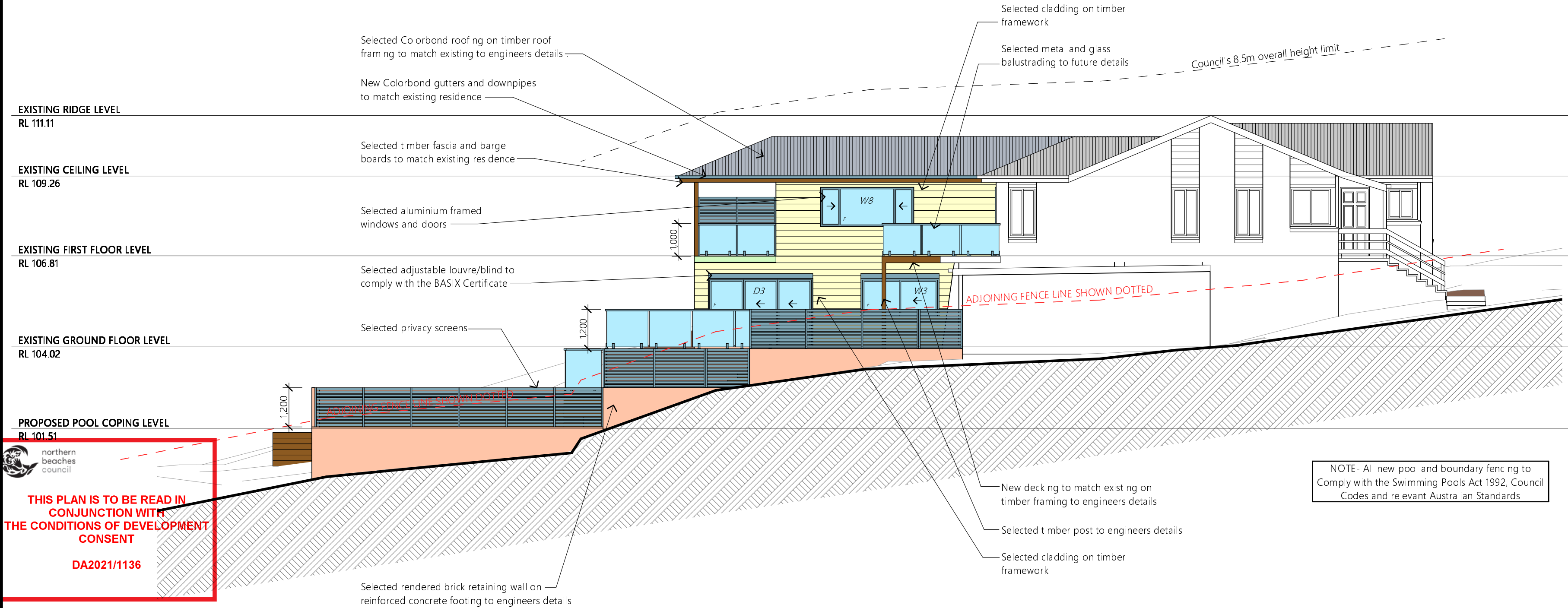
Drawing Title:

POOL/ LANDSCAPE PLAN

Scale: 1:100 @ A2	Date: JULY 2021
Status: DA submission	Checked By: JAH
Project No: 2013	Drawing No.: DA06
Plot Date:	5/08/2021



1 SOUTH-EAST ELEVATION 1:100



2 NORTH-WEST ELEVATION 1:100

NOTES

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All figured dimensions to be checked on site.

BUSHFIRE REQUIREMENTS

All materials and construction methods shall meet AS 3959-2018 BAL-12.5 '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
Alternative Water: A minimum of 1,815 Litre rainwater tank shall be installed, to collect runoff from at least 75 m² of roof and connected to a tap within 10m of the pool edge.
Swimming pool: Maximum size pool shall be 64 Kilolitres. It must have a pool pump timer, pool cover and can be gas heated.

HOT WATER SYSTEM:
Any new Hot water system shall be a gas instantaneous system in accordance with the BASIX certificate.

INSULATION REQUIREMENTS:
External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction)
Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)
Ceilings: The new flat ceiling, pitched roof shall meet minimum R1.95 (up).
Roof: The roof shall have foil backed blanket (55mm) and be a dark colour (solar absorption >0.70)

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

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Client
MR. & MRS. PATCHETT
Project Name
PROPOSED ALTERATIONS + ADDITIONS
24 MILHAM CRESCENT
LOT 3 , SECTION 36, DP 75841
FORESTVILLE NSW 2087

JAH
DESIGN SERVICES
ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2087
PH. 0410 410 064 EMAIL: julie@jahdesigns.com.au

Drawing Title: NW & SE ELEVATIONS	
Scale: 1:100 @ A2	Date: JULY 2021
Status: DA submission	Checked By: JAH
Project No: 2013	Drawing No.: DA07
Plot Date:	5/08/2021

 northern beaches council

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

DA2021/1136

NOTE- All new pool and boundary fencing to Comply with the Swimming Pools Act 1992, Council Codes and relevant Australian Standards

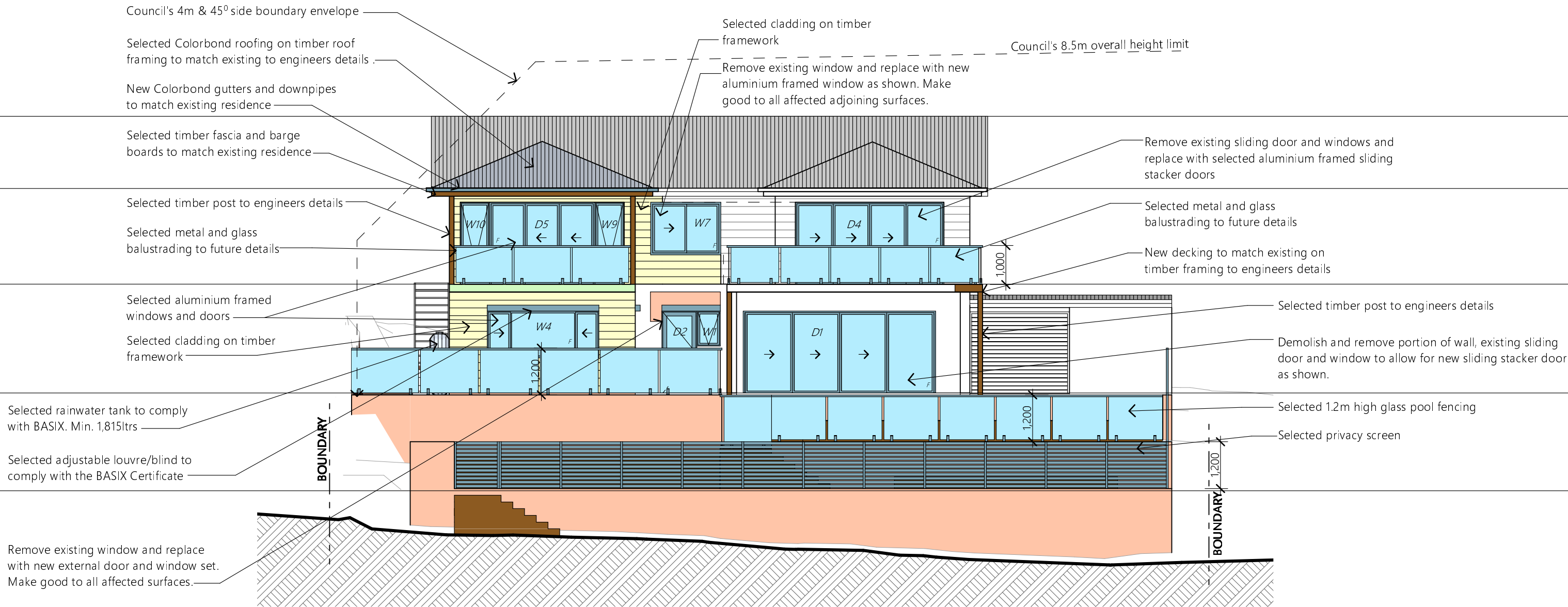
EXISTING RIDGE LEVEL
RL 111.11

EXISTING CEILING LEVEL
RL 109.26

EXISTING FIRST FLOOR LEVEL
RL 106.81

EXISTING GROUND FLOOR LEVEL
RL 104.02

PROPOSED POOL COPING LEVEL
RL 101.51

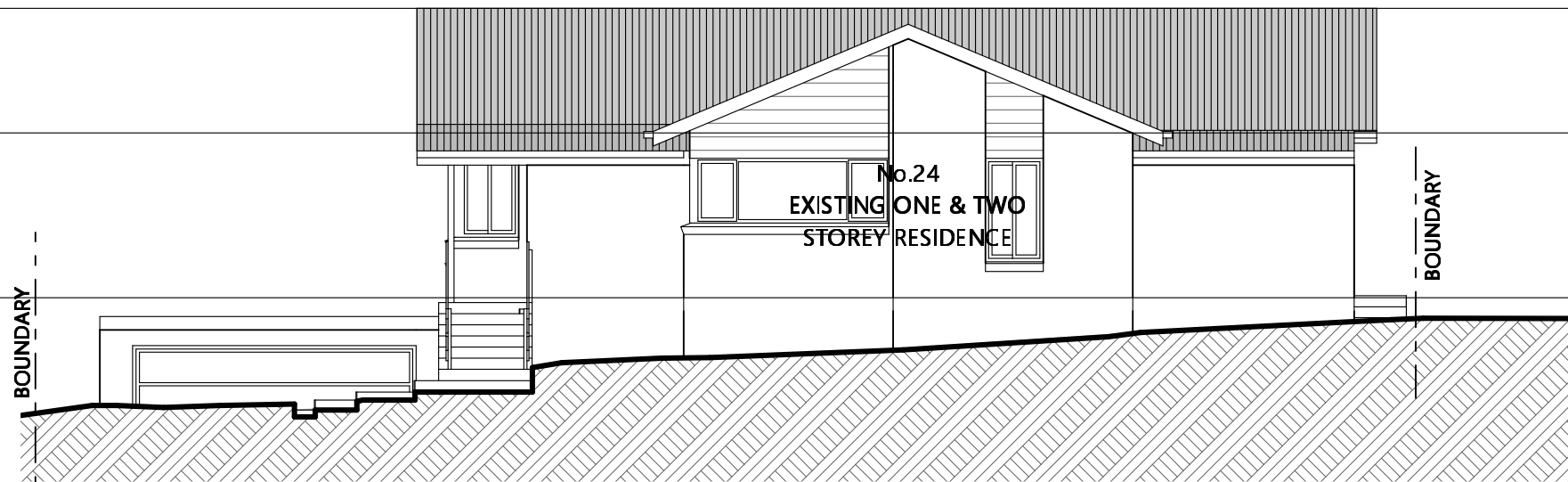


1 NORTH-EAST ELEVATION 1:100

EXISTING RIDGE LEVEL
RL 111.11

EXISTING CEILING LEVEL
RL 109.26

EXISTING FIRST FLOOR LEVEL
RL 106.81



2 SOUTH-WEST ELEVATION 1:100

NOTES

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BUSHFIRE REQUIREMENTS

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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
Alternative Water: A minimum of 1,815 Litre rainwater tank shall be installed, to collect runoff from at least 75 m² of roof and connected to a tap within 10m of the pool edge.
Swimming pool: Maximum size pool shall be 64 Kilolitres. It must have a pool pump timer, pool cover and can be gas heated.

HOT WATER SYSTEM:

Any new Hot water system shall be a gas instantaneous system in accordance with the Basix certificate.

INSULATION REQUIREMENTS:

External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction)
Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)
Ceilings: The new flat ceiling, pitched roof shall meet minimum R1.95 (up).
Roof: The roof shall have foil backed blanket (55mm) and be a dark colour (solar absorption >0.70)

WINDOWS & GLAZED DOORS:

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Client

MR. & MRS. PATCHETT

Project Name

PROPOSED ALTERATIONS + ADDITIONS

24 MILHAM CRESCENT

LOT 3 , SECTION 36, DP 75841

FORESTVILLE NSW 2087



ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2087
PH: 0410 410 064 EMAIL: julie@jahdesigns.com.au

Drawing Title:

NE & SW ELEVATIONS

Scale: 1:100 @ A2

Date: JULY 2021

Status: DA submission

Checked By: JAH

Project No:

2013

Drawing No:

DA08

Plot Date:

5/08/2021



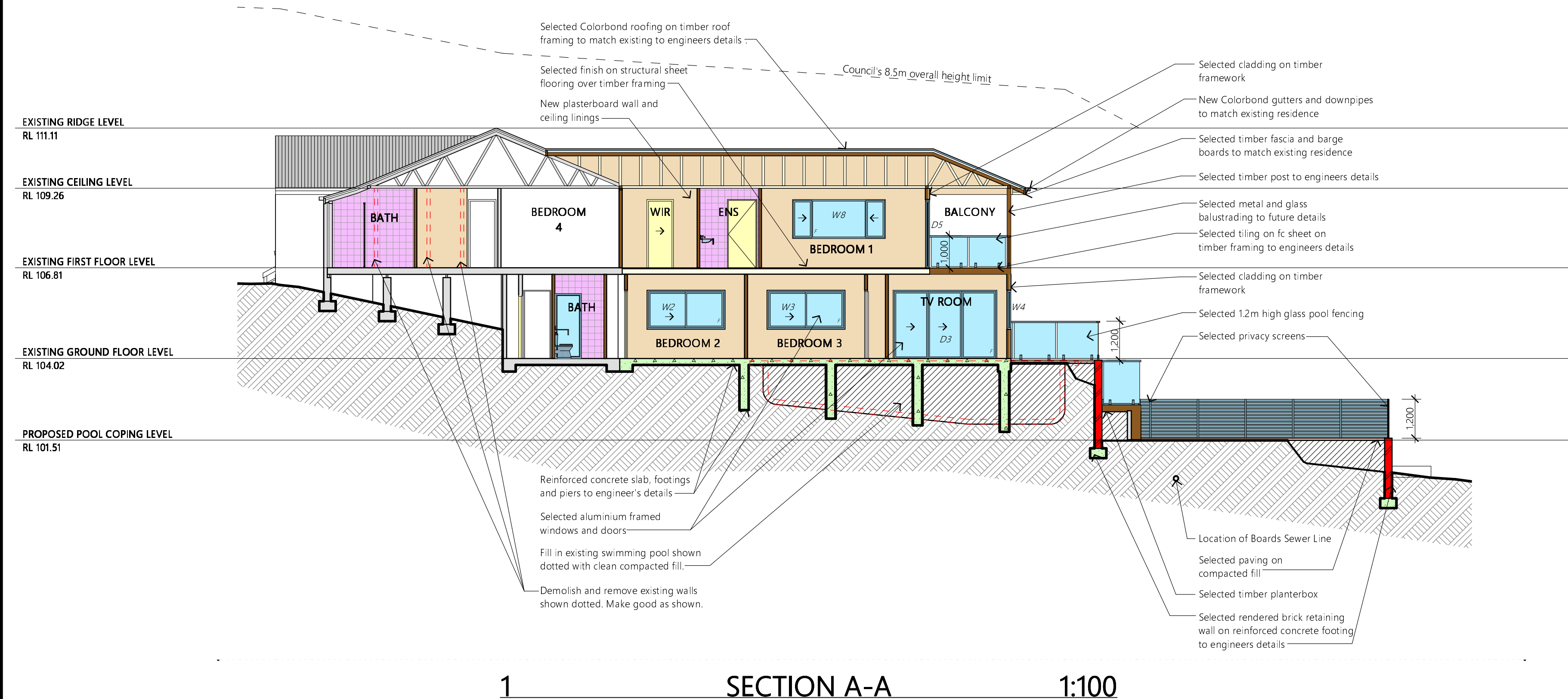
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/1136

 northern
beaches
council

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

DA2021/1136



NOTES

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BUSHFIRE REQUIREMENTS

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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
Alternative Water: A minimum of 1,815 Litre rainwater tank shall be installed, to collect runoff from at least 75 m² of roof and connected to a tap within 10m of the pool edge.
Swimming pool: Maximum size pool shall be 64 Kilolitres. It must have a pool pump timer, pool cover and can be gas heated.

HOT WATER SYSTEM:
Any new Hot water system shall be a gas instantaneous system in accordance with the Basix certificate.

INSULATION REQUIREMENTS:
External walls: The external brick veneer and weatherboard walls shall meet R1.70 (including construction)
Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)
Ceilings: The new flat ceiling, pitched roof shall meet minimum R1.95 (upl).
Roof: The roof shall have foil backed blanket (55mm) and be a dark colour (solar absorption >0.70)

WINDOWS & GLAZED DOORS:
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Client
MR. & MRS. PATCHETT
Project Name
**PROPOSED ALTERATIONS + ADDITIONS
24 MILHAM CRESCENT
LOT 3 , SECTION 36, DP 75841
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: julie@jahdesigns.com.au

Drawing Title:
SECTION A-A

Scale: 1:100 @ A2	Date: JULY 2021
Status: DA submission	Checked By: JAH
Project No: 2013	Drawing No: DA09
Plot Date:	5/08/2021