

SITE RATIOS - EXISTING:	
SITE AREA	1,056.00m ²
BUILDING FOOTPRINT	191.83m ²
PAVED AREAS AND DRIVEWAY	103.74m ²
POOL SURROUNDS	87.52m ²
AREAS UNDER 2m WIDE	95.39m ²
SUM TOTAL	478.48m ²
PROPOSED LANDSCAPED AREA	577.52m ²
	55%

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%

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".

BASIS 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 R1.35 (upl).
Roof: The roof shall have foil backed blanket (55mm) and be a dark colour (solar absorption >0.70).

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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
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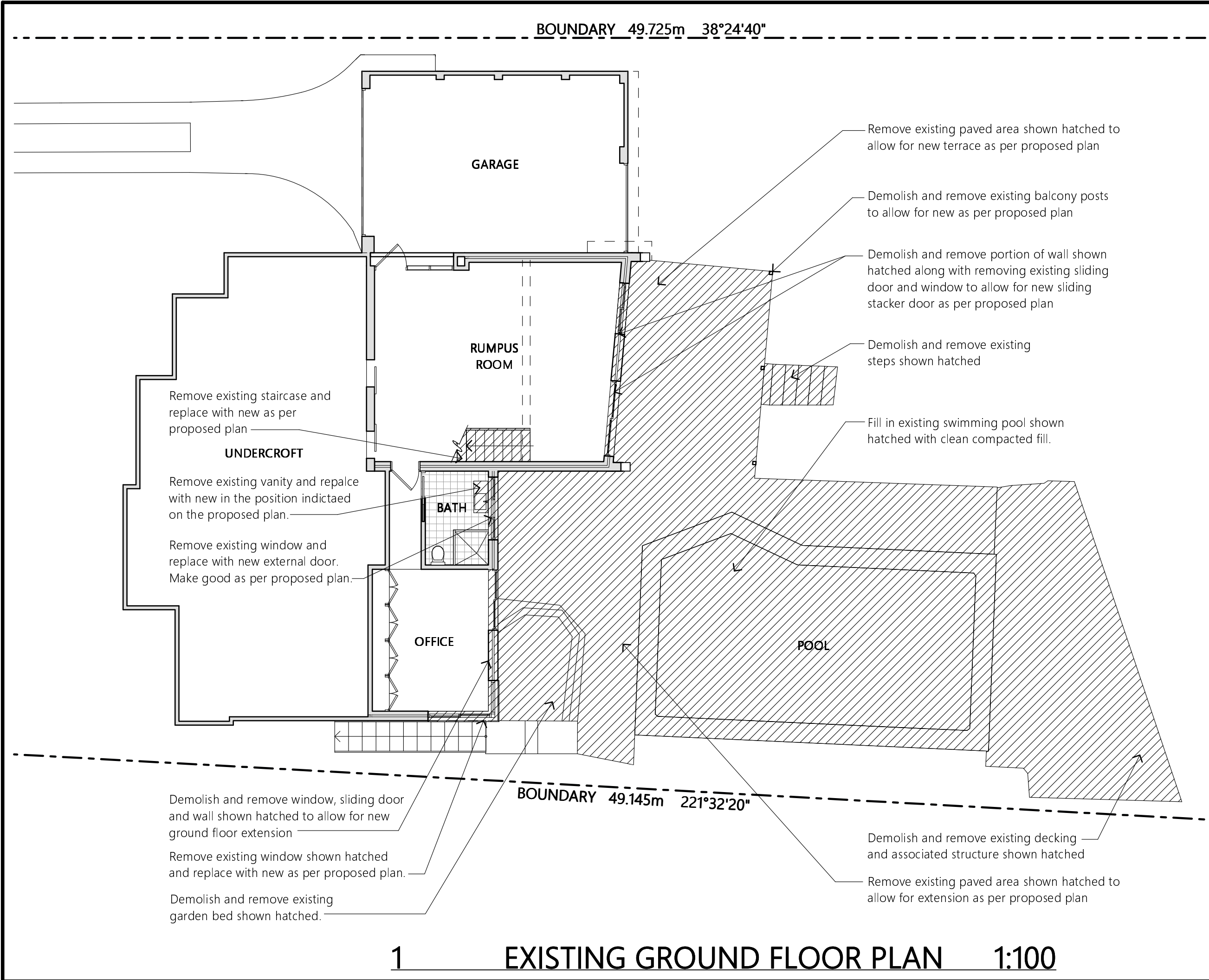
Drawing Title:
SITE PLAN

Scale: 1:200 @ A3 Date: JULY 2021

Status: DA submission Checked By: JAH

Project No: 2013 Drawing No.: DA01

Plot Date: 12/07/2021



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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:

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

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Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating.
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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 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2086

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Drawing Title:

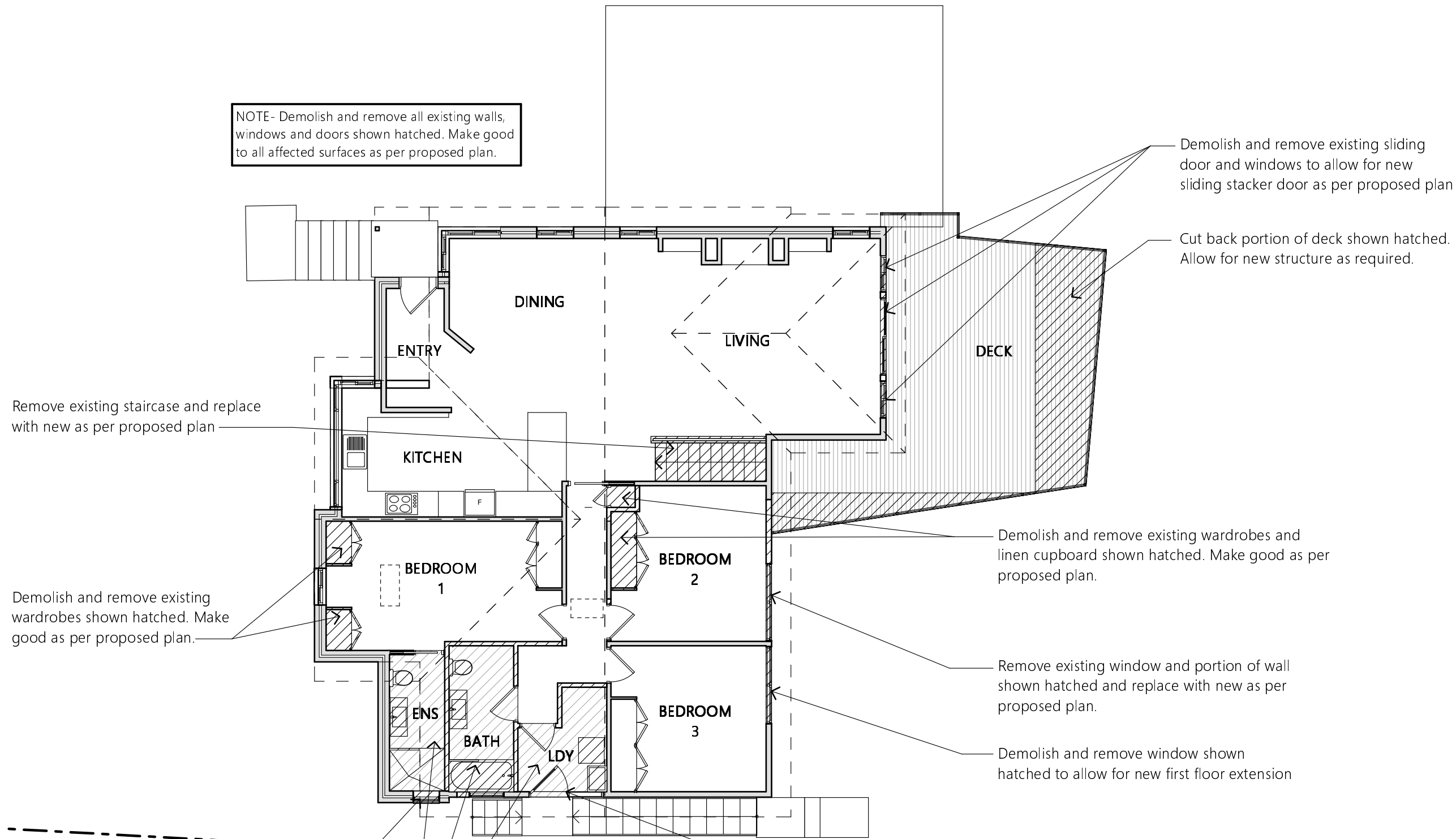
EXISTING GROUND FLOOR PLAN

Scale: 1:100 @ A3	Date: JULY 2021
Status: DA submission	Checked By: JAH
Project No: 2013	Drawing No.: DA02

Plot Date: 12/07/2021

----- **BOUNDARY 49.725m 38°24'40"** -----

NOTE- Demolish and remove all existing walls, windows and doors shown hatched. Make good to all affected surfaces as per proposed plan.



Remove existing window shown hatched and make good to match existing adjoining finish.

Demolish and remove existing walls and windows shown hatched, all laundry, ensuite and bathroom fittings, wall and floor tiles shown hatched. Cap off any unused plumbing points and make good as per proposed plan.

Demolish and remove existing sliding door and windows to allow for new sliding stacker door as per proposed plan

Cut back portion of deck shown hatched. Allow for new structure as required.

Demolish and remove existing wardrobes and linen cupboard shown hatched. Make good as per proposed plan.

Remove existing window and portion of wall shown hatched and replace with new as per proposed plan.

Demolish and remove window shown hatched to allow for new first floor extension

Remove existing window and door shown hatched and replace with new aluminium framed door and window as per proposed plan.

1 EXISTING FIRST FLOOR PLAN 1:100

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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:

EXISTING FIRST FLOOR PLAN

Scale: 1:100 @ A3	Date: JULY 2021
Status: DA submission	Checked By: JAH
Project No: 2013	Drawing No.: DA03
Plot Date:	12/07/2021

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

1 PROPOSED GROUND FLOOR PLAN 1:100

BOUNDARY 49.725m 38°24'40"

GARAGE

RUMPUS ROOM

UNDERCROFT

BATH

BATH

BEDROOM 2

BEDROOM 3

TV ROOM

TERRACE

REFER TO DA06 FOR FURTHER DETAILS

BOUNDARY 49.145m 221°32'20"

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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: 12/07/2021

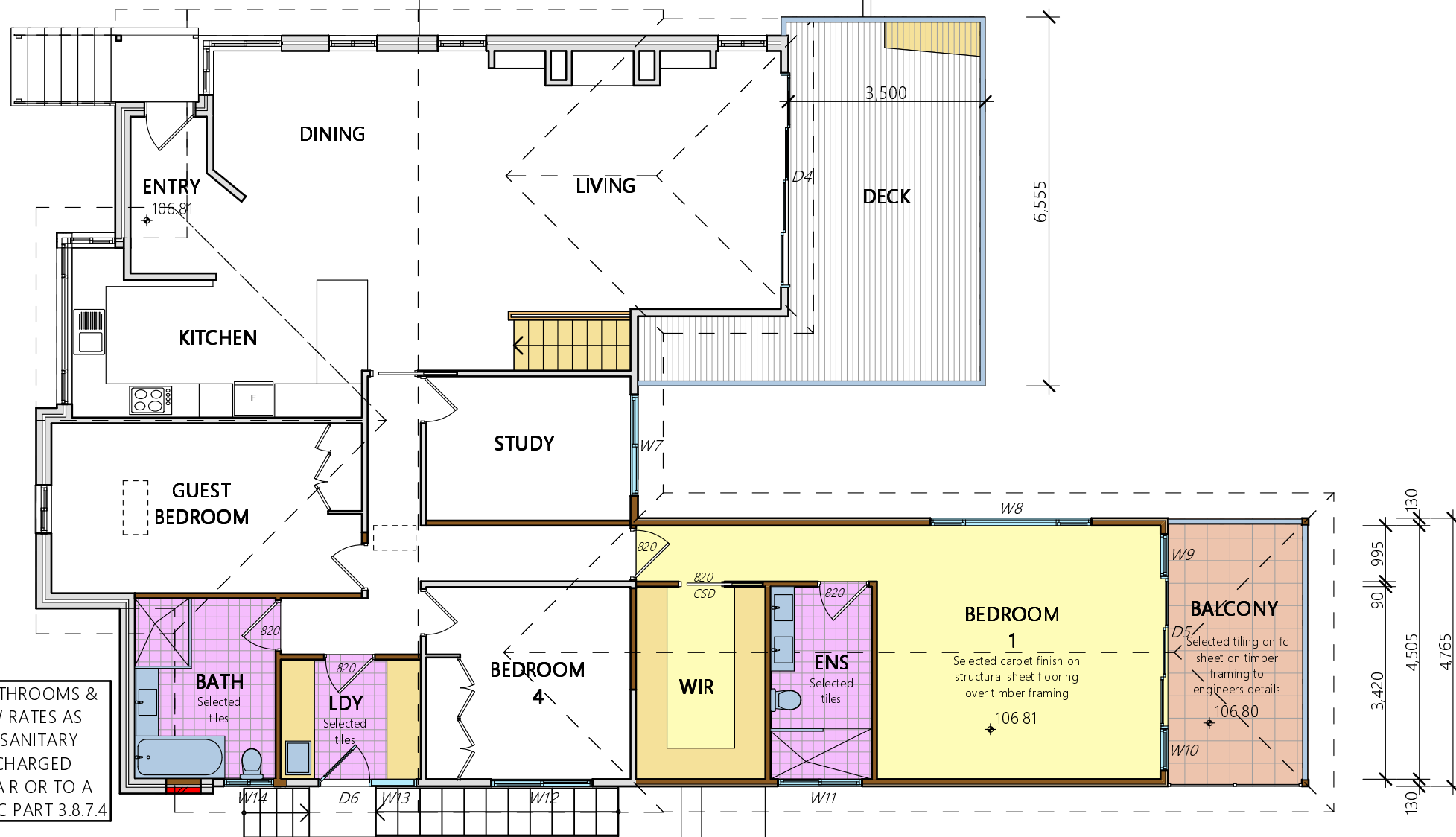
WINDOW/DOOR SCHEDULE

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

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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

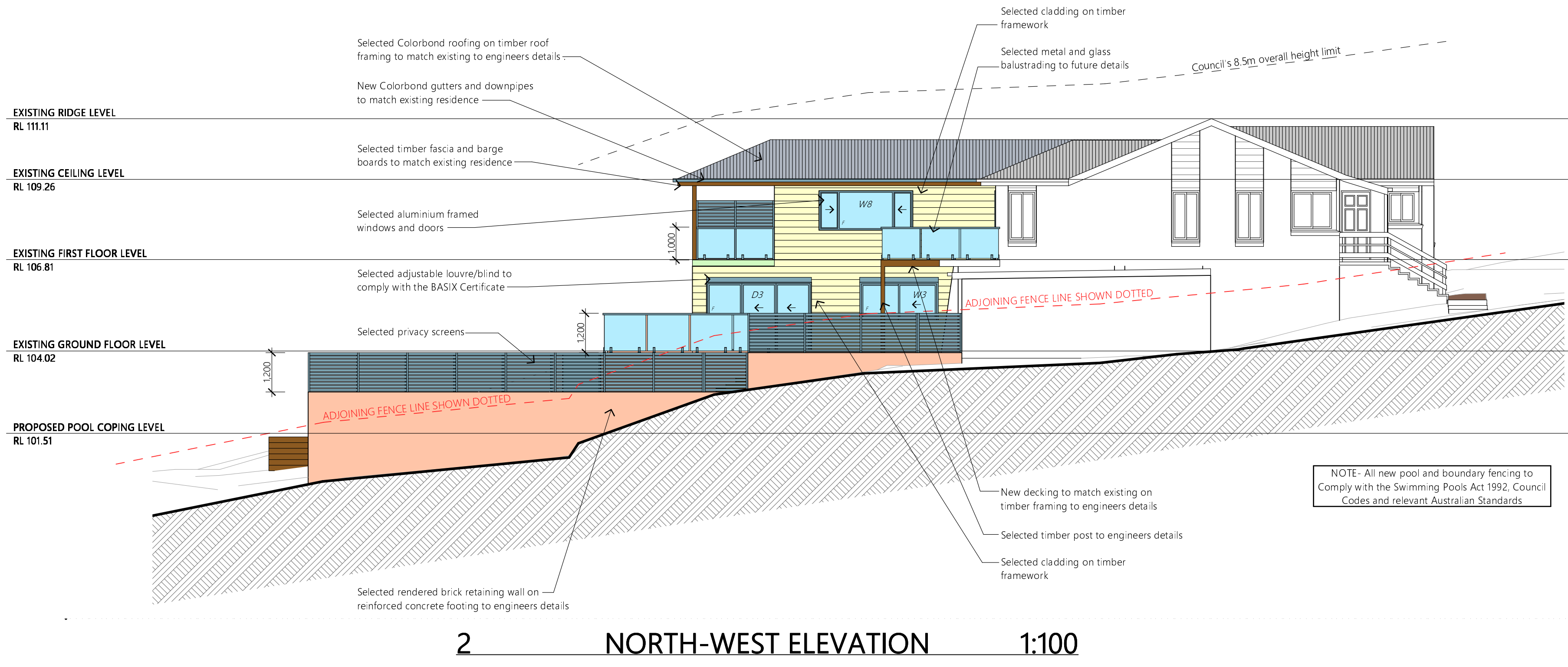
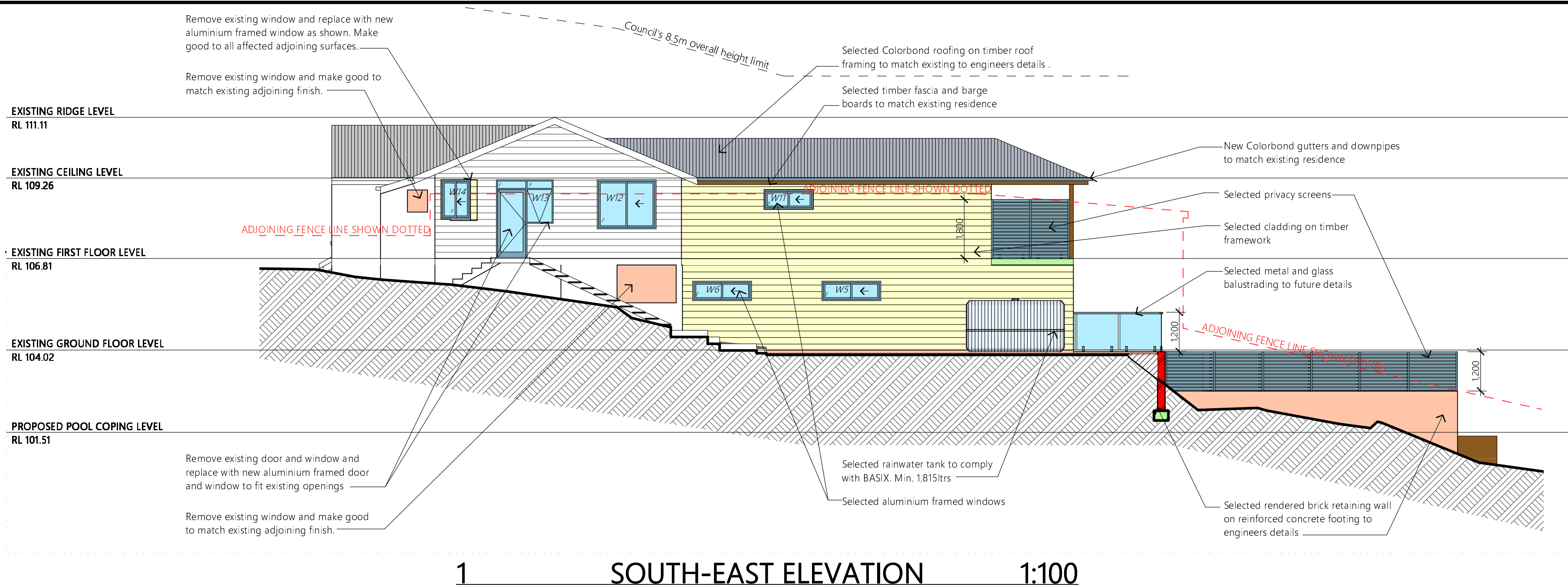
Scale: 1:100 @ A3 Date: JULY 2021

Status: DA submission Checked By: JAH

Project No: 2013 Drawing No.: DA05

Plot Date: 12/07/2021

1 PROPOSED FIRST FLOOR PLAN 1:100



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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:	12/07/2021



1 NORTH-EAST ELEVATION 1:100



2 SOUTH-WEST ELEVATION 1:100

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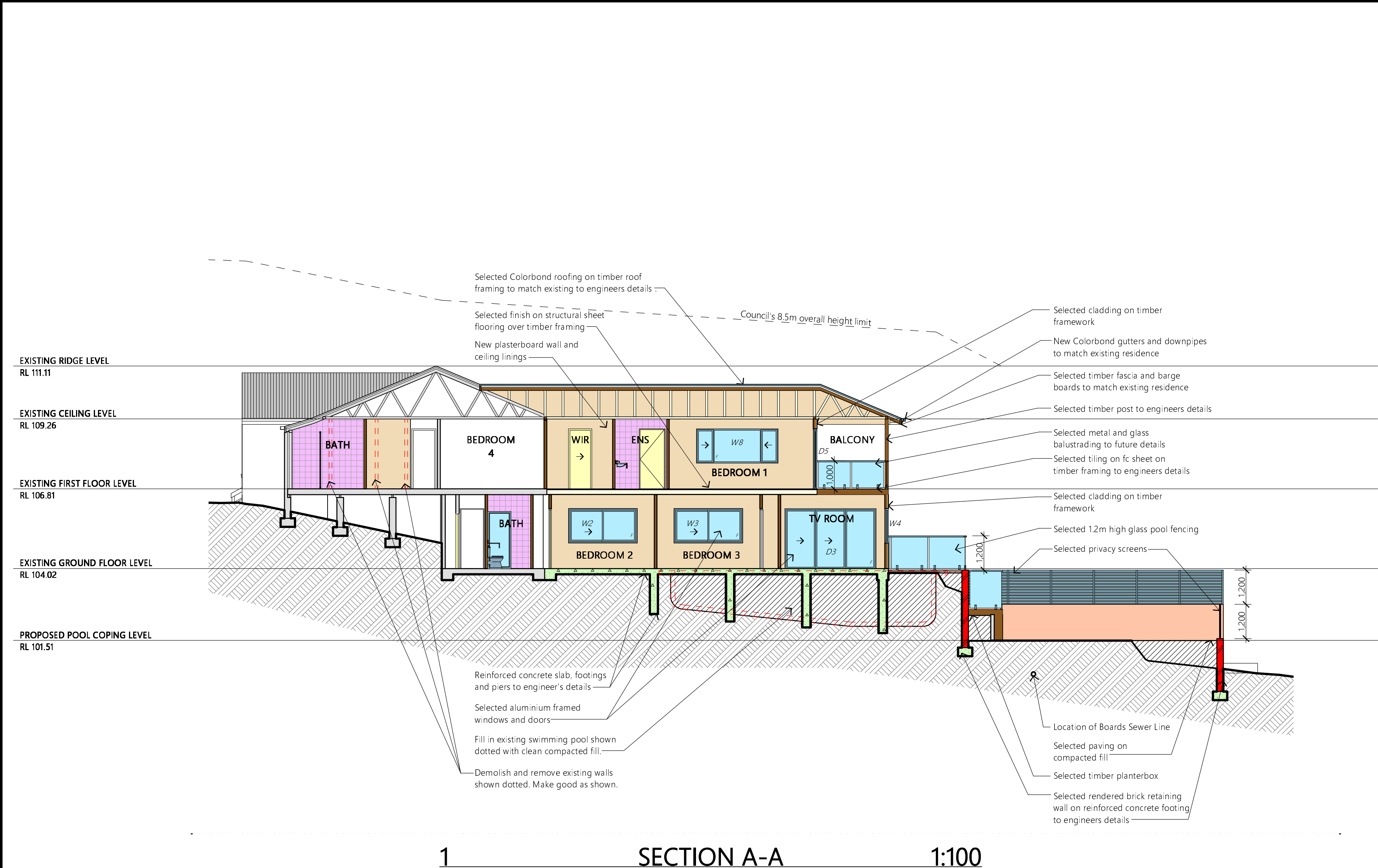
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Project Name
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24 MILHAM CRESCENT
LOT 3 , SECTION 36, DP 75841
FORESTVILLE NSW 2087

JAH

DESIGN SERVICES

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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:	12/07/2021



1 SECTION A-A 1:100

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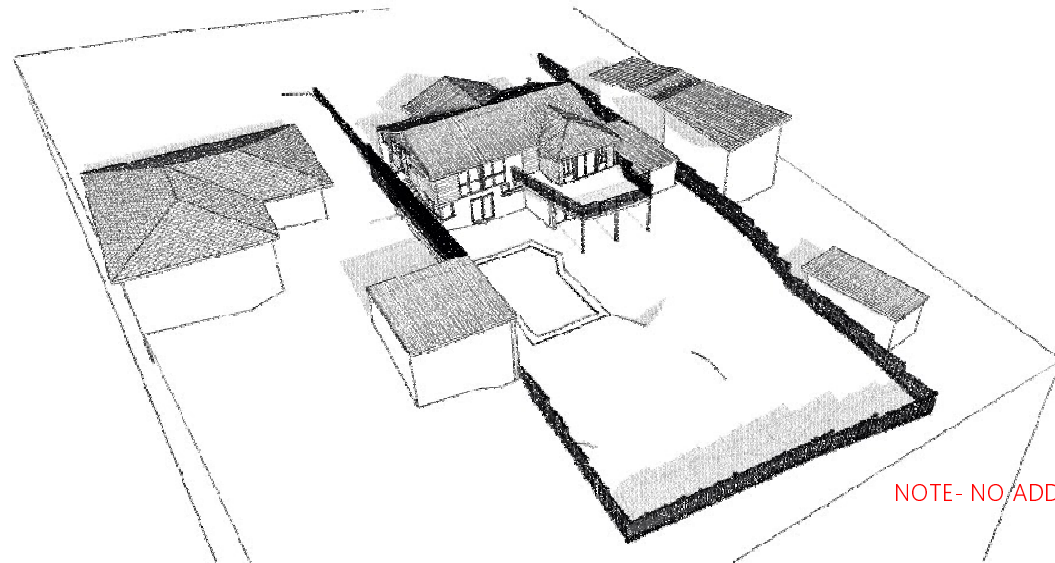
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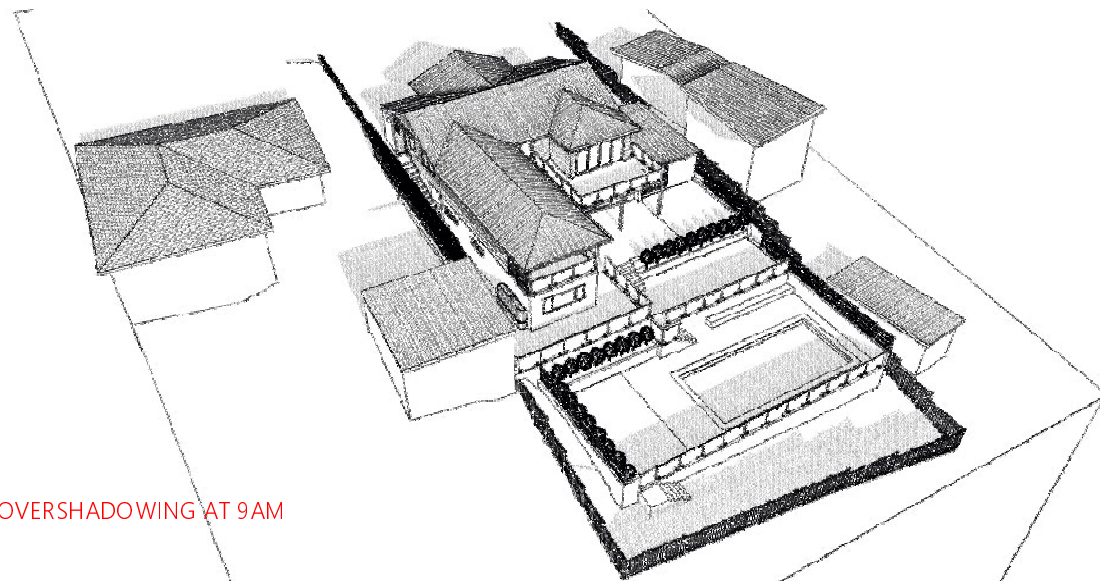
Client
MR. & MRS. PATCHETT
Project Name
PROPOSED ALTERATIONS + ADDITIONS
24 MILHAM CRESCENT
LOT 3 , SECTION 36, DP 75841
FORESTVILLE NSW 2087

JAH
DESIGN SERVICES
ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2087
PH: 0410 410 054 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:	12/07/2021

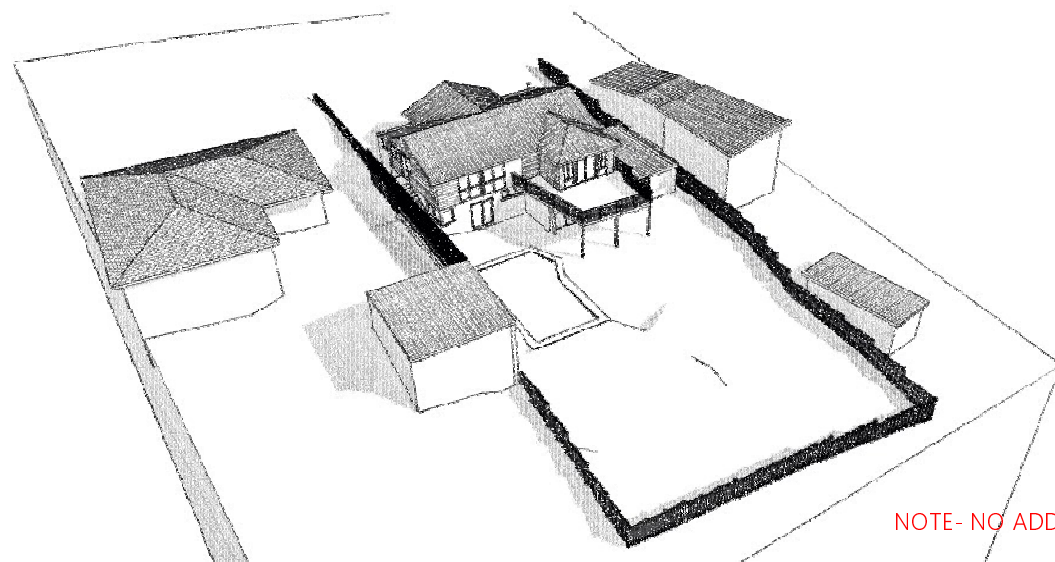


9 AM JUNE 21 EXISTING

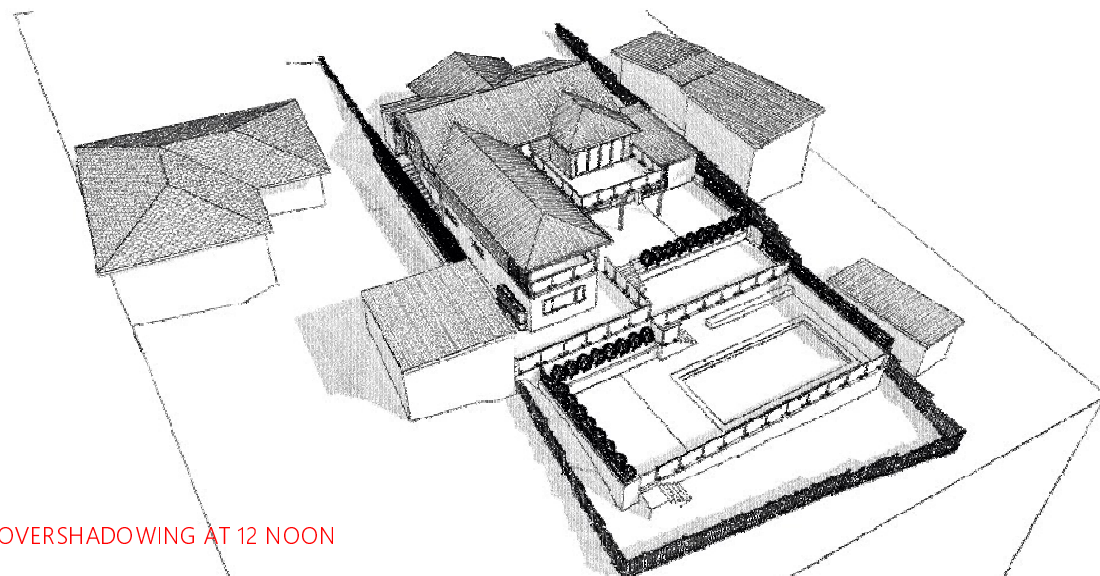


9 AM JUNE 21 PROPOSED

NOTE- NO ADDITIONAL OVERSHADOWING AT 9AM

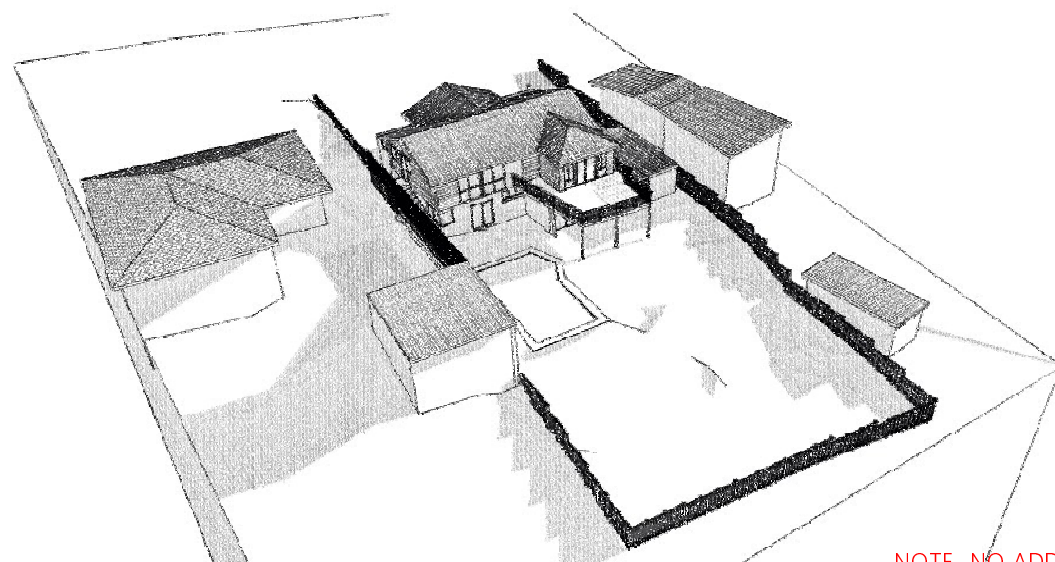


12 NOON JUNE 21 EXISTING

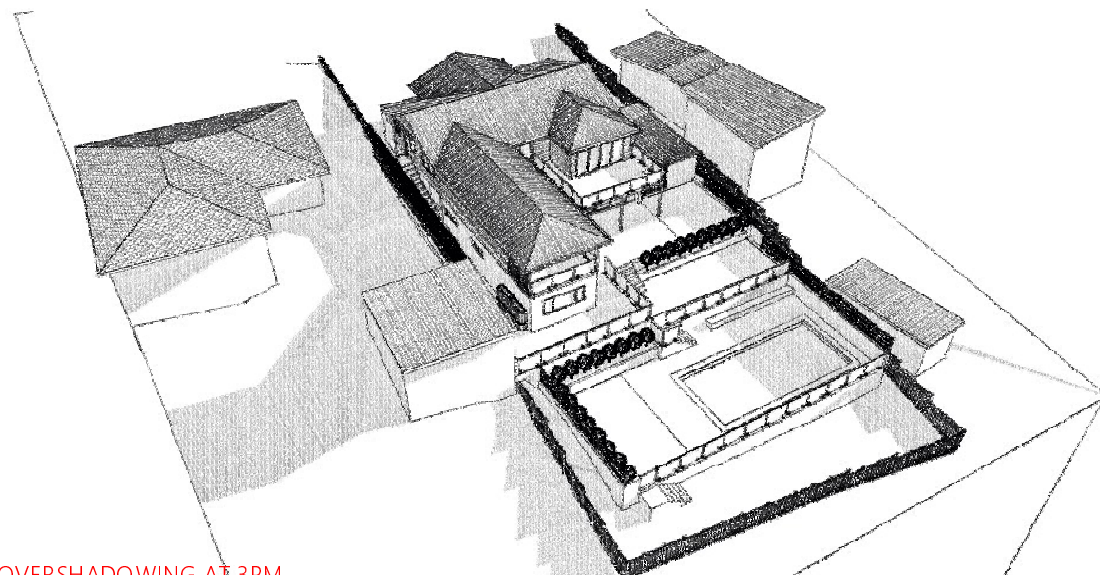


12 NOON JUNE 21 PROPOSED

NOTE- NO ADDITIONAL OVERSHADOWING AT 12 NOON



3 PM JUNE 21 EXISTING



3 PM JUNE 21 PROPOSED

NOTE- NO ADDITIONAL OVERSHADOWING AT 3PM

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 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

P.H. 0410 410 064 EMAIL: julie@jahdesigns.com.au

Drawing Title:

SHADOW DIAGRAMS

Scale:	Date:	JULY 2021
Status:	Checked By:	JAH
Project No:	Drawing No.:	DA10
Plot Date:		12/07/2021