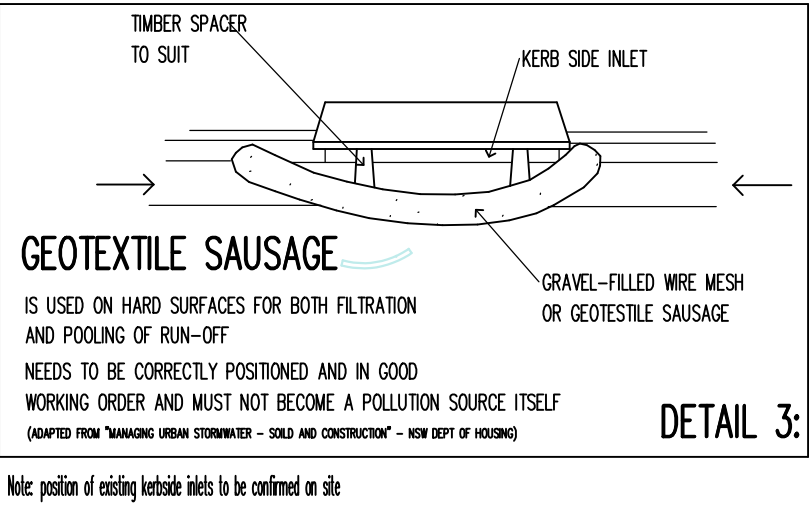
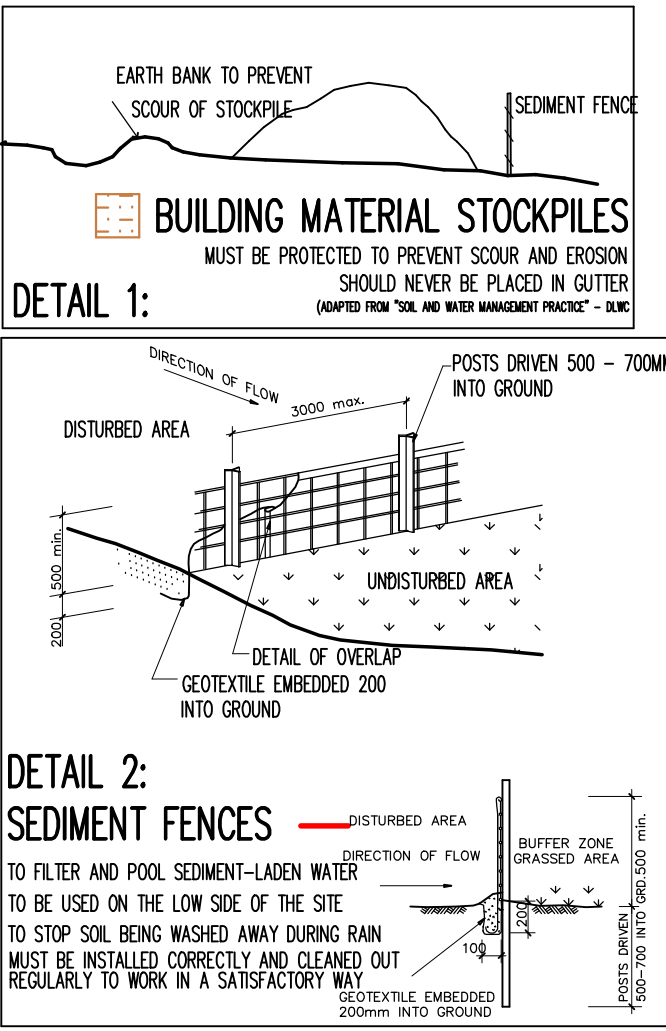


TREE SCHEDULE		
TREE No.	HEIGHT	NAME
1	0.80 SH	
2	0.20 2H	
3	0.40 9H	
4	0.80 7H	
5	0.50 12H	
6	0.80 10H	Paper Bark
7	0.50 9H	Palm
8	0.50 8H	Palm
9	0.20 2H	
10	0.20 2H	
11	0.20 4H	Palm
12	0.20 2H	
13	0.40 10H	
14	0.50	Shrub
15	0.40 10H	Palm
16	0.40 10H	Palm
17	0.20 4H	Pine
18	0.20 4H	
19	0.20 8H	
20	0.20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

LEGEND	
	SPOT LEVEL
	BOUNDARY
	PROPOSED ADDITION
	RETAINING WALL
	POOL DECKING
	LANDSCAPING STEPS
	AMENDED INGROUND SWIMMING POOL
	PROPOSED PLATFORM LEVEL
	MAGNETIC NORTH
	TRUE NORTH
	EARTH & GRASS
	CONCRETE
	RIDGE
	EAVE
	GUTTER
	VERANDAH / DECK
	PATH
	DRIVEWAY
	GARDEN
	WATER METER
	SIGN
	KERB
	PAVING
	EARTH BANK TO PREVENT SCOUR OF STOCKPILE
	SEDIMENT FENCE
	BUILDING MATERIAL STOCKPILES
	GEOTEXTILE SAUSAGE
	TIMBER SPACER TO SUIT
	KERB SIDE INLET
	GRAVEL-FILLED WIRE MESH OR GEOTEXTILE SAUSAGE
	NOTE



LOT B

D.P.327134

LOT 2

LOT 1

LOT 3

LOT 4

LOT 5

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LOT 276

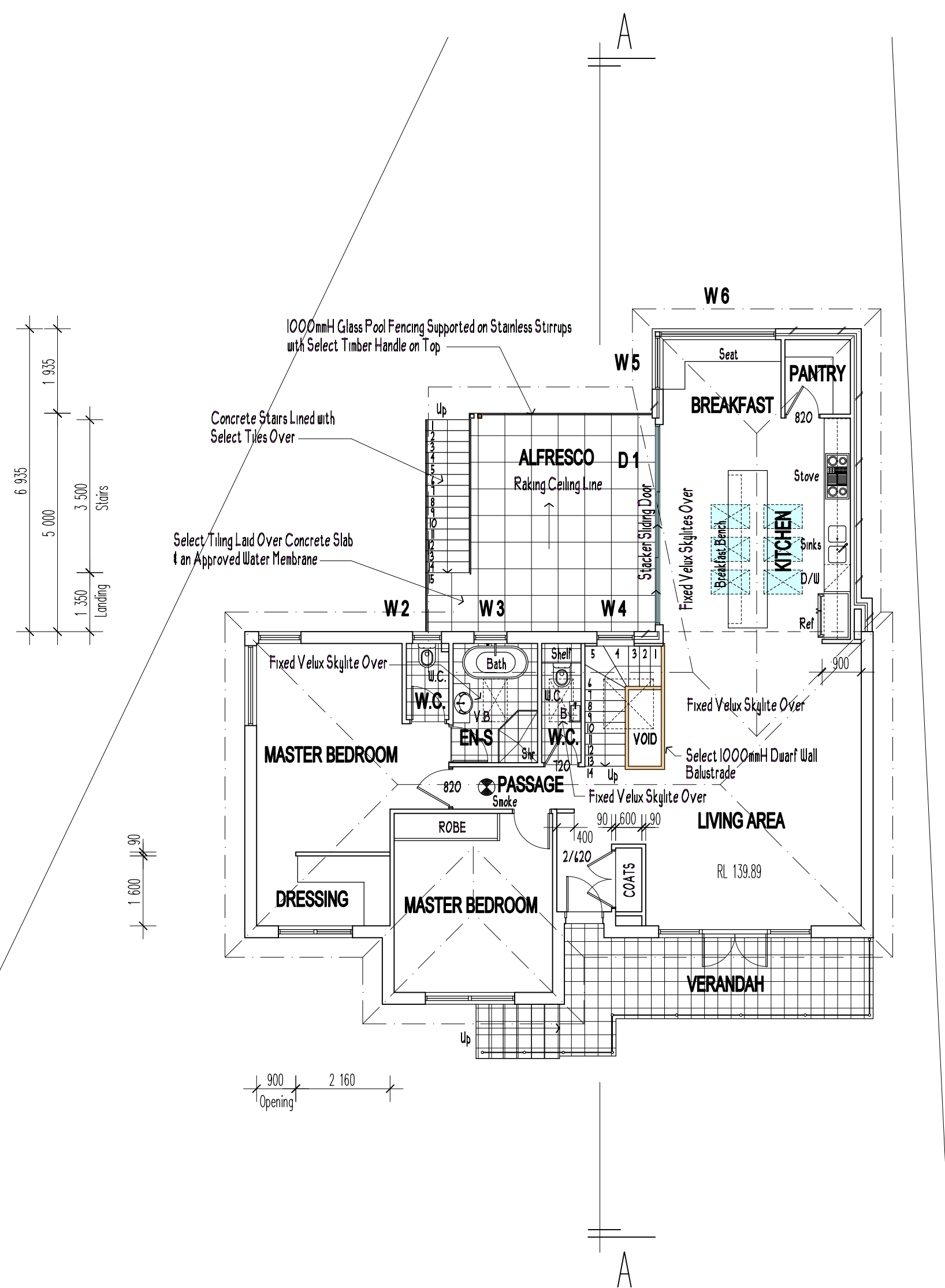
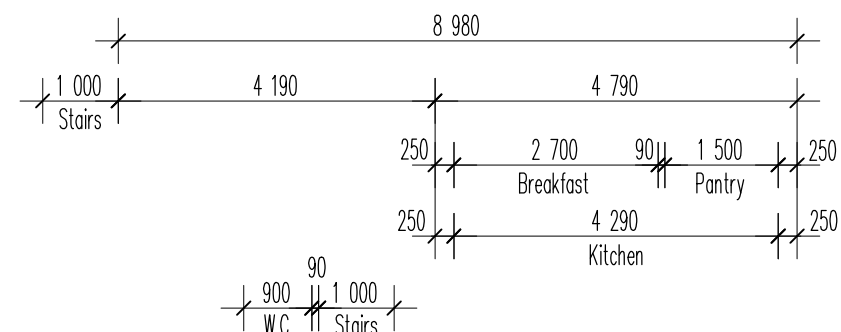
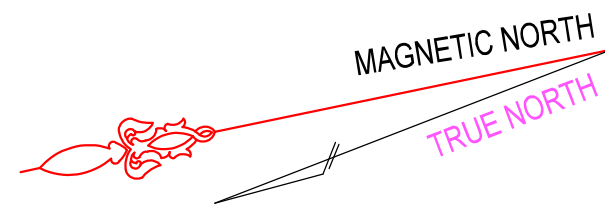
LOT 277

LOT 278

LOT 279

LOT 280

LOT 281



PROPOSED GROUND FLOOR PLAN

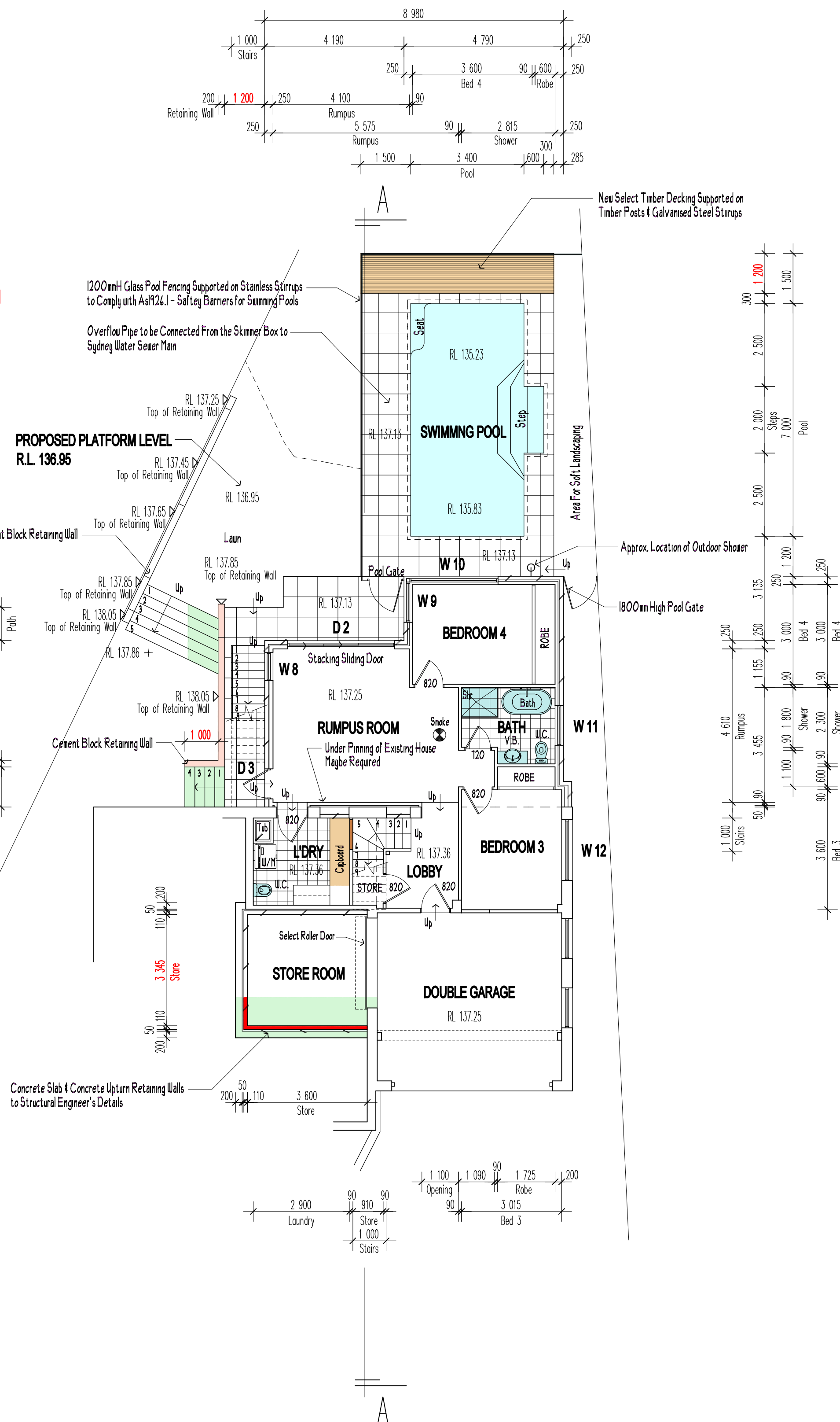
WINDOW & DOOR SCHEDULE

- ~~W 1~~ Aluminium Framed 1200H x 1210W - With Obscure Glazing
- W 2 Aluminium Framed to Fit Existing Opening 1200H x 660W - With Obscure Glazing
- W 3 Aluminium Framed to Fit Existing Opening 1200H x 775W - With Obscure Glazing
- W 4 Aluminium Framed Fixed 1200H x 850W
- W 5 Aluminium Framed 1365H x 1210W
- W 6 Aluminium Framed 1365H x 2650W
- ~~W 7~~ Aluminium Framed 1030H x 340W - Louvered Window
- W 8 Aluminium Framed 1030H x 850W
- W 9 Aluminium Framed 1030H x 1210W
- W 10 Aluminium Framed 1030H x 2650W
- W 11 Aluminium Framed 610H x 1210W - With Obscure Glazing
- W 12 Aluminium Framed 1200H x 1810W

- D 1 Aluminium Framed 2100H x 4582W - Stacking Sliding Door
- D 2 Aluminium Framed 2100H x 3216W - Stacking Sliding Door
- D 3 Timber Hinged Door - Home Entrance Door Savoy 820 XSII

- S 1 Velux Skylight - FS 2004 - 1140W x 180H - CO6
- 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 980H - CO4
- S 9, 10 & 11 Velux Skylight - FS 2004 - 550W x 980H - CO4

NOTE
Smoke
Smoke Detector Positions



PROPOSED LOWER FLOOR PLAN

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2020/0466

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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.
C	14/9/20	Section 4.55 Drawings	R.H.

BUENAVISTA
home designs

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

FOR:
MR & MRS MILES

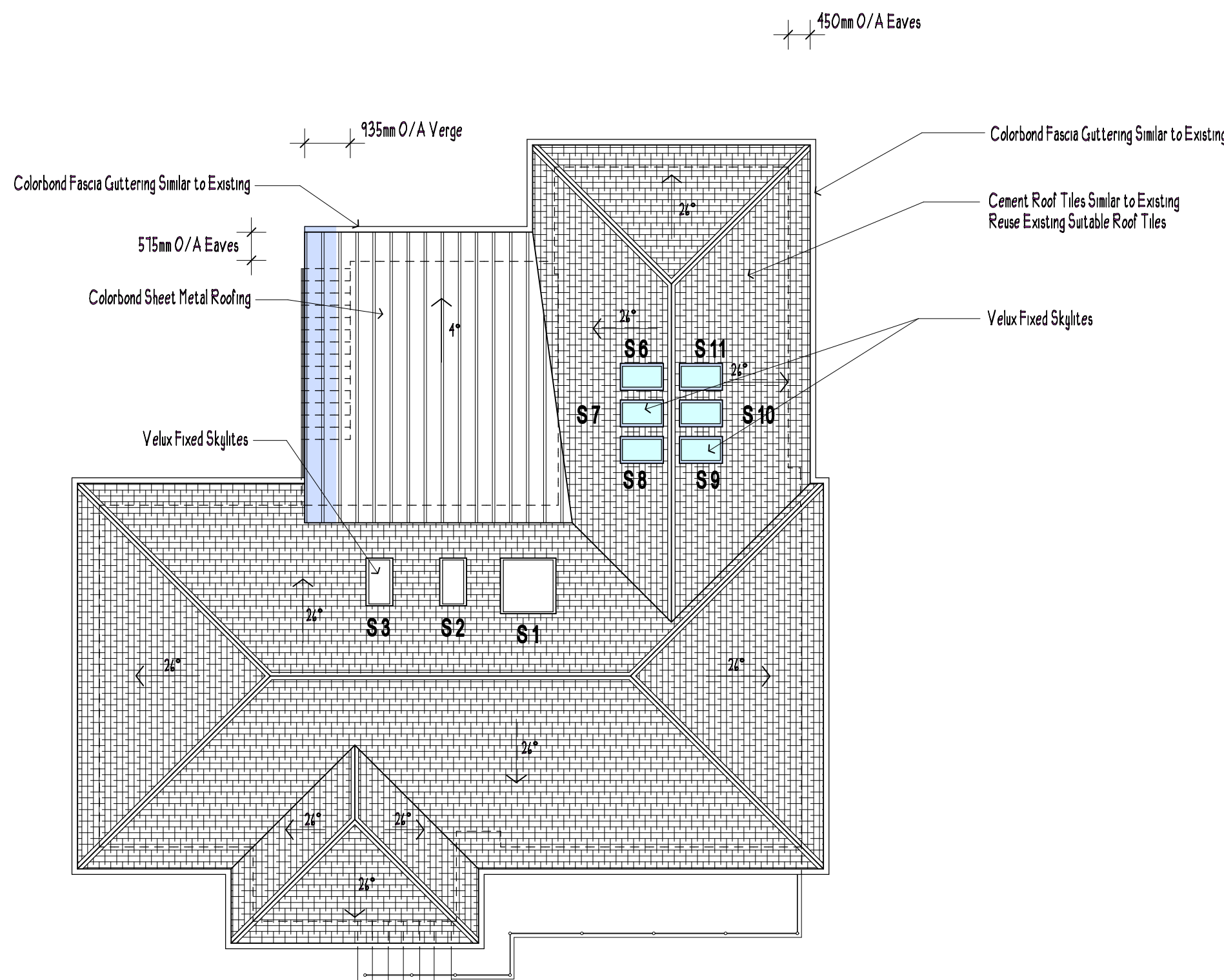
Scale: 1:100 @ A1	Date: AUGUST 2020
Drawn by: Rodney Hale	Drawing/Job No: 0687/19
Sheet No: S 4.55 - 04	Revision Issue: C

PROPOSED PLANS

LOT 1 DP 205274

Living the dream.

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



PROPOSED ROOF LAYOUT

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

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A335584_02

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 this 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

Secretary
Date of issue: Tuesday, 15 September 2020
To be valid, this certificate must be signed within 3 months of the date of issue.



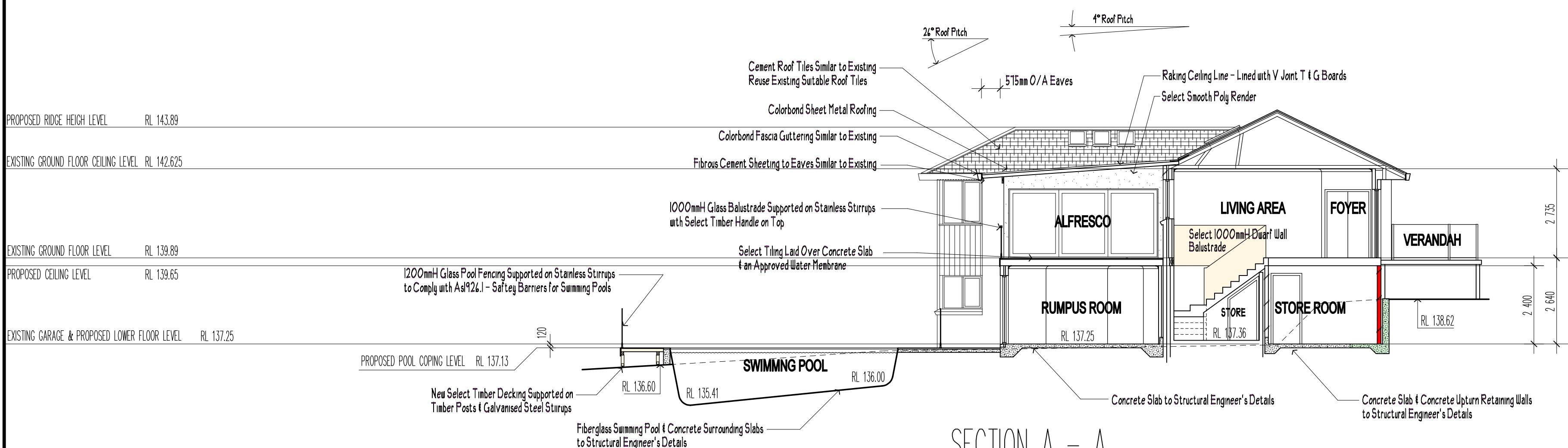
Description of project

Project address	21 Rangers Retreat Rd Frenchs Forest, NSW
Project name	21 Rangers Retreat Rd Frenchs Forest 2086
Street address	21 Rangers Retreat Rd Frenchs Forest 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 205274
Lot number	1
Section number	
Project type	Separate dwelling house
Dwelling type	
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 Energywise
ABN (if applicable): 631418543

Pool and Spa	Show on DA Plans	Show on CC/CDC 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/CDC 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 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 (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 ² , 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, fibre, metal clud)	R1.30 (or R1.70 including construction)		
internal wall shared with garage: plasterboard (R0.38)	nil		
flat ceiling, pitched roof	ceiling: R2.50 (ap), roof: full/sarking	medium (solar absorptance 0.475 - 0.70)	
flat ceiling, flat roof: framed	ceiling: R2.50 (ap), roof: full/sarking	medium (solar absorptance 0.475 - 0.70)	

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 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 Fenestration Rating Council (NFRC) conditions.								
Each window or glazed door with improved frames, or pyrolytic low-glass, or clear/air gap/clear glazing, or toner/air gap/clear 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 Fenestration Rating Council (NFRC) 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 0.35.								
External louvers 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.								
Windows and glazed doors glazing requirements								
Window / door	Orientation	Area of glassing (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W2	E	0.79	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W3	E	0.93	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W4	E	1.62	0	0	eave/verandah/pergola/balcony	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	Orientation	Area of glassing (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
					>=600 mm:	U-value: 7.63, SHGC: 0.75)		
W5	N	1.65	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W6	E	3.62	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W8	N	9.8	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	N	1.25	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	E	2.73	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W11	S	0.74	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W12	S	2.17	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D1	N	9.62	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D2	E	8.75	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
Skylights								
The applicant must install the skylights in accordance with the specifications listed in the table below.								
The following requirements must also be satisfied in relation to each skylight:								
Each skylight 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.								
Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
the table below								
Skylights glazing requirements								
Skylight number	Area of glazing (m ²)	Shading device	Frame and glass type					
S1	1.35	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S2	0.54	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S6-8	1.61	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S9-11	1.61	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S3	0.54	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					



SECTION A - A



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CONSENT

MOD2020/0466

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

FOR :
MR & MRS MILES

Scale	1:100 @ A1	Date	AUGUST 2020
Drawn by	Rodney Hale	Drawing/Job No.	Revision Issue
Sheet No.	S 4.55 - 07	0687/19	C

PROPOSED ROOF LAYOUT - SECTION & BASIX

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