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All work is to comply with the Building Code of Australia, the equirements of the local council, the requirements of the legally constituted Authorities for services and the relevant tandards by the Standards Association of Australia. The Builder is to give all notices, obtain all permits and pay all Finished ground levels on the plan are subject to site conditions. Do not scale from drawings. Use figured dimensions only and eport any discrepancies to the designer prior to ommencement. All figured dimensions to be checked on site BASIX INFORMATION REQUIREMENTS: LIGHTING: minimum of 40% of all new or altered light fixtures are to be luorescent, compact fluorescent or L.E.D. lamps WATER COMMITMENTS: All new Shower heads, toilets and taps shall ixtures: have a minimum 3 Star rating INSULATION REQUIREMENTS External walls: The external walls shall be a 70mm external insulated facade system eilings The new flat ceiling/pitched roof ceilings shall meet minimum R1.45 (up) The roof shall have a foil backed blanket (55mm and be of medium colour (solar absorption 0.45-0.70) WINDOWS, GLAZED DOORS & SKYLIGHTS: All window/door/skylight numbers shown on the window/door/ skylight schedule correspond to matching window/door/skylight numbers shown in the Basix certificate. The total area of glazing for each /indow/door/skylight shall be no greater than that shown on the Basix certificate hading devices: Shading devices shall be installed in accordance with the Basix certificate rames and glazing:Frame and glazing types shall meet the requirements of the Basix certificate Project No COPYRIGHT This plan is the exclusive property of JAH Design Services and nust not be used, reproduced or copied without written ermission MR. & MRS. VINKS iect Name PROPOSED ALTERATIONS + ADDITIONS 18 CONDAMINE STREET LOT 2, DP 18053 BALGOWLAH HEIGHTS NSW 2093 DESIGN SERVICES ABN 22 630 690 834 UILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW PH. 0410 410 064 EMAIL julie@jahdesigns.com.au Drawing Title SITE PLAN 1:200 @ A3 JANUARY 2023 hecked By: JAH DA submission oject No: rawing No. 2219 DA01

ot Date

10/01/20







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	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.			
	frieboli en sub give all notices, obtain all permits and pay all fees.			
lights	Finished ground levels on the plan are subject to site conditions. Do not scale from drawings. Use figured dimensions only and			
ber framing to	report any discrepancies to the designer prior to commencement.			
b be in the medium/dark				
	LIGHTING: A minimum of 40% of all new or altered light fixtures are to be			
	fluorescent, compact fluorescent or L.E.D. Tamps			
elected Colorbond gutters nd downpipes	Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating			
ktend existing privacy creen	INSULATION REQUIREMENTS: External walls: The external walls shall be a 70mm external insulated facade system			
elected glass balustrade	Ceilings: The new flat ceiling/pitched roof ceilings shal meet minimum R1.45 (up) Roof: The roof shall have a foil backed blanket (55mm) and bac for medium color (solar absorption			
endered brick dwarf wall	0,45-0,70)			
n concrete strip footing to	WINDOWS, GLAZED DOORS & SKYLIGHTS: All window/door/skylight numbers shown on the window/door/ skylight schedule, screepond to matching window/door/skylight			
	numbers shown in the Basix certificate. Sizes: The total area of olazing for each			
7.	window/door/skylight shall be no greater than that shown on the Basix certificate			
*	Shading devices: Shading devices shall be installed in accordance with the Basix certificate			
	r raines and grazing raine and grazing types shan meet the requirements of the Basix certificate			
her roof framing to				
plour to be in the				
absorption range. Roof ng approx. 27º				
gutters				
on foam on timber framed	COPYRIGHT This plan is the exclusive property of JAH Design Services and			
nish "Rockcoat" (or similar)	must not be used reproduced or copied without written permission.			
ned doors and	MR. & MRS. VINKS			
	Project Name PROPOSED ALTERATIONS + ADDITIONS			
trade	18 CONDAMINE STREET			
	BALGOWLAH HEIGHTS NSW 2093			
/ timber framed carport ngineers detail				
	DESIGN SERVICES			
roofing on timber roof s details. Roof pitch to ox. 2 ⁰	ABN 22 630 690 834 BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2086			
	PH. U41U 41U UG4 EMAIL jule@jahdesigns.com.au Drawing Title: NORTH & SOUTH ELEVATIONS			
	Scale: 1:100 @ A3 Date: JANUARY 2023			
	Status: DA submission Checked By: JAH			
	Project No: Drawing No.: DA07			
	Plot Date: 10/01/2023			



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ramed skylights	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 potices, obtain all permits and pay all the Builder is to give all potices.				
	fees.	notices, obtain an permits and pay an			
ascia and barge existing residence	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	o be checked on site.			
ramed window					
tion	A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps				
luctro do	WATER COMMINMENTS: Fixtures: All new have a r	Shower heads, toilets and taps shall minimum 3 Star rating			
lustrade	INSULATION REQUIREMEN External walls: The ext insulate Ceilings: The new meet m	ITS: ernal walls shall be a 70mm external ed facade system w flat ceiling/pitched roof ceilings shall inimum R145 (up)			
	Roof: The roo and be 0,45-0.	of shall have a foil backed blanket (55mm) of medium colour (solar absorption 70)			
itre rainwater engineers details	WINDOWS, GLAZED DOO' All wind ow/door/skylight n skylight schedule correspon numbers shown in the Basi Sizes: The to wind ow/door/skylight shall shown Shading devices: Shadin accorc Frames and glazing/Fram e require	RS & SKYLIGHTS: umbers shown on the window/door/ nd to matching window/door/skylight ix certificate, Kal area of glazing for each le no greater than that on the Basix certificate g devices shall be installed in dance with the Basix certificate and glazing types shall meet the ements of the Basix certificate			
ramed skylights and on timber framing to . Colour to be in the ar absorption range. Roof &5 ⁰					
ascia and barge existing residence	COPYRIGHT This plan is the exclusive must not be used, repro- permission.	property of JAH Design Services and duced or copied without written			
ramed doors	Client				
ction foam on timber a smooth finish "Rockcoat" ng to match existing finish	Project Name PROPOSED ALTER 18 CONDAMINE S LOT 2, DP 18053 BALGOWLAH HEIC	ials Ations + additions Treet Ghts NSW 2093			
iyii					
lustrade	J	AH			
	DESIGN	N SERVICES N 22 630 690 834			
warf wall on concrete ngineers detail.	ABN 22 630 690 834 BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2086 PH: 0410 410 064 EMAIL jule@jahdesigns.com.au				
	EAST & WEST	ELEVATIONS			
	^{Scale:} 1:100 @ A3	B Date: JANUARY 2023			
	Status: DA submissio	n Checked By: JAH			
	Project No: 221	19 Drawing No.: DA08			
	Plot Date:	10/01/2023			



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	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.			
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mod skylights	Finished ground conditions.	levels on the pla	an are subject to site	
on timbor framing to	Do not scale fro	n drawings. Use	figured dimensions only and	
on timper framing to	commencemen	pances to the c	aesigner prior to	
absorption range. Roof	All figured dimensions to be checked on site.			
)	BASIX INFOR	MATION REQ	UIREMENTS:	
	A minimum of 40 fluorescent com	% of all new or alt	ered light fixtures are to be LED lamos	
vall and	WATER COMMIT	MENTS:	с.с. <i>о</i> . юптрэ	
	Fixtures:	All new Shower h	eads, toilets and taps shall 3 Star rating	
on foam on timber	INSULATION REC	UREMENTS:	u urdi latiliy	
mooth finish "Rockcoat"	External walls:	The external wal	ls shall be a 70mm external system	
to match existing finish	Ceilings:	The new flat ceil	ing/pitched roof ceilings shall	
on structural timber	Roof:	meet minimum I The roof shall ha	KI.45 (up) ave a foil backed blanket (55mm)	
ng floor structure to		and be of mediu 0,45-0,70)	ım colour (solar absorption	
5	WINDOWS, GLAZ	ED DO ORS & SKYI	LIGHTS:	
arf wall on concrete	All window/door/ skylight schedule	skylight numbers s correspond to mat	shown on the window/door/ tching window/door/skylight	
ineers det <mark>a</mark> il.	numbers shown i Sizes	n the Basix certifica The total area o	ate. of glazing for each	
	window/door/sky	light shall be no gr	reater than that	
DIN	Shading devices:	Shading device	s shall be installed in	
	Frames and glazi	accordance with ng:Frame and glazi	h the Basix certificate ing types shall meet the	
PMENT		requirem ents of	f the Basix certificate	
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doorway as	permission.	reproduced of	copied without written	
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	ועות. מ IVIK Project Name	J. VIINKS		
			NS + ADDITIONS	
elected Colorbond auttors	LOT 2, DP 1	MINE STREET 8053		
nd downpipes	BALGOWLA	H HEIGHTS	NSW 2093	
	_			
elected glass balustrade				
mber framed external stair				
		GNS	FRVICES	
		ABN 22 630	C N V I C E J 0 690 834	
	BUILDING 6, 49 FRE PH. 0	BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2086 PH. 0410 410 064 EMAIL julie@jahdesigns.com.au		
	Drawing Title:			
	SECTION	2	Date	
endered brick dwarf wall	^{3cale:} 1:100	@ A3	JANUARY 2023	
ngineers detail.	Status: DA sub	mission	Checked By: JAH	
	Project No:]	Drawing No.:	
		2219	DA09	
	Plot Date:		10/01/2023	