

ALL BEARINGS ARE ON MAGNETIC
MERIDIAN
TAKEN FROM DP551014 DATED 1971

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

DA2025/0135

AREA ANALYSIS	
SITE AREA	730.00M2
EXISTING: DWELLING	247.60M2
PROPOSED	
GROUND FLOOR BALCONY	37.84M2
FIRST FLOOR BALCONY	38.62M2
TOTAL PROPOSED	76.46M2
SOFT LANDSCAPE TO REMAIN UNCHANGED	
PRIVATE OPEN SPACE REMAIN UNCHANGED	

NOTE: DRAINAGE TO BE CONNECTED TO EXISTING HOUSE
FROM PROPOSED NEW DOWN PIPES FOR NEW BALCONY ROOF.

SITE PLAN 1:200

No	Date	Description	By

'ALL DIMENSIONS, LEVELS ,AREAS
AND DRAWINGS SHALL BE CHECKED
AND VERIFIED ON SITE BEFORE
APPROVAL,FABRICATION AND
START OF WORK'

CLIENT	JULIE	JOB	DECK/BALCONY	TITLE:	DA	DATE:	12/10/22	SHEET:	1
ADDRESS	4 CURRA CLOSE - FRENCHS FOREST	DWG	2111	SCALE:	1 : 200	BY:	KV	REV.	

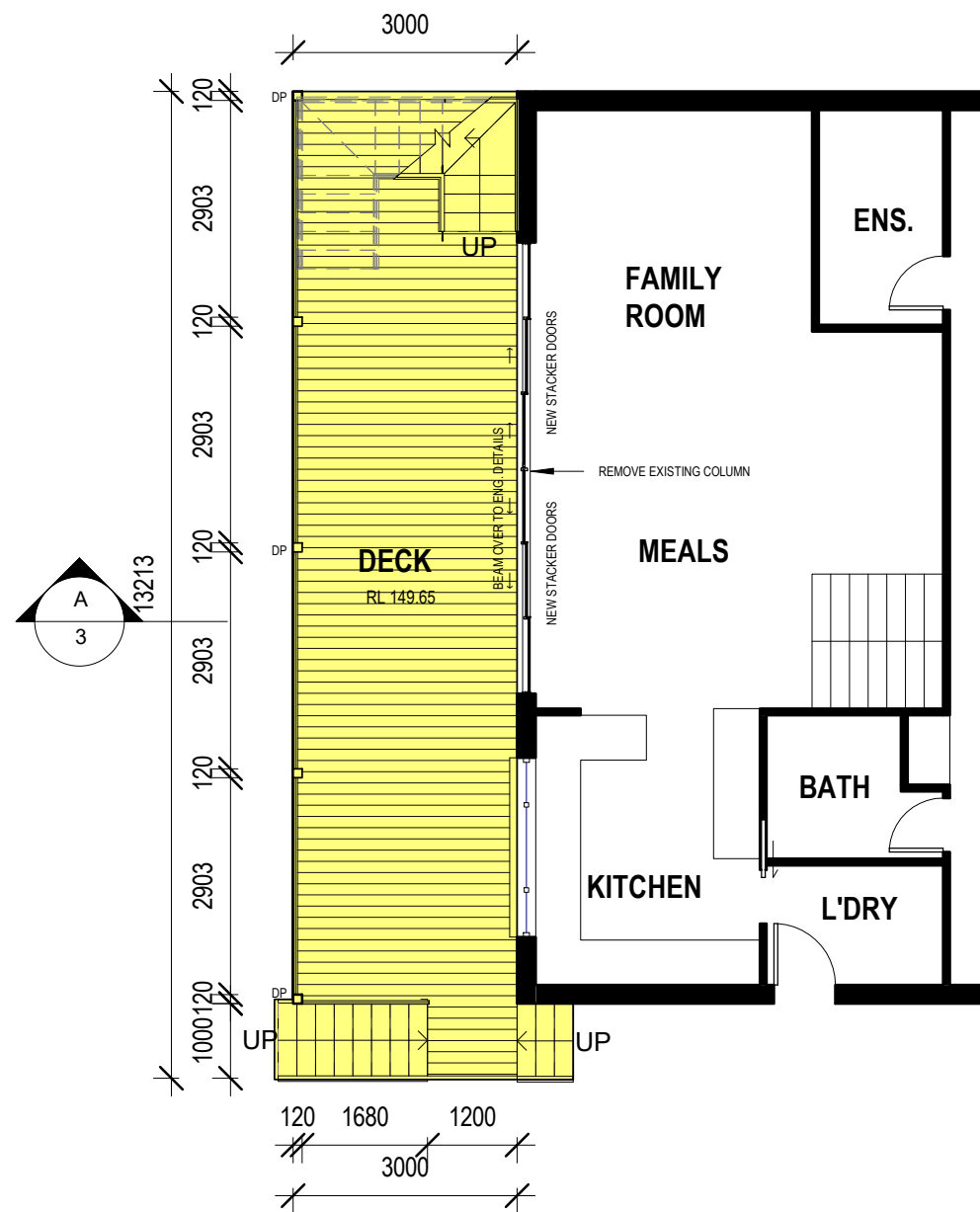
TJK DESIGN
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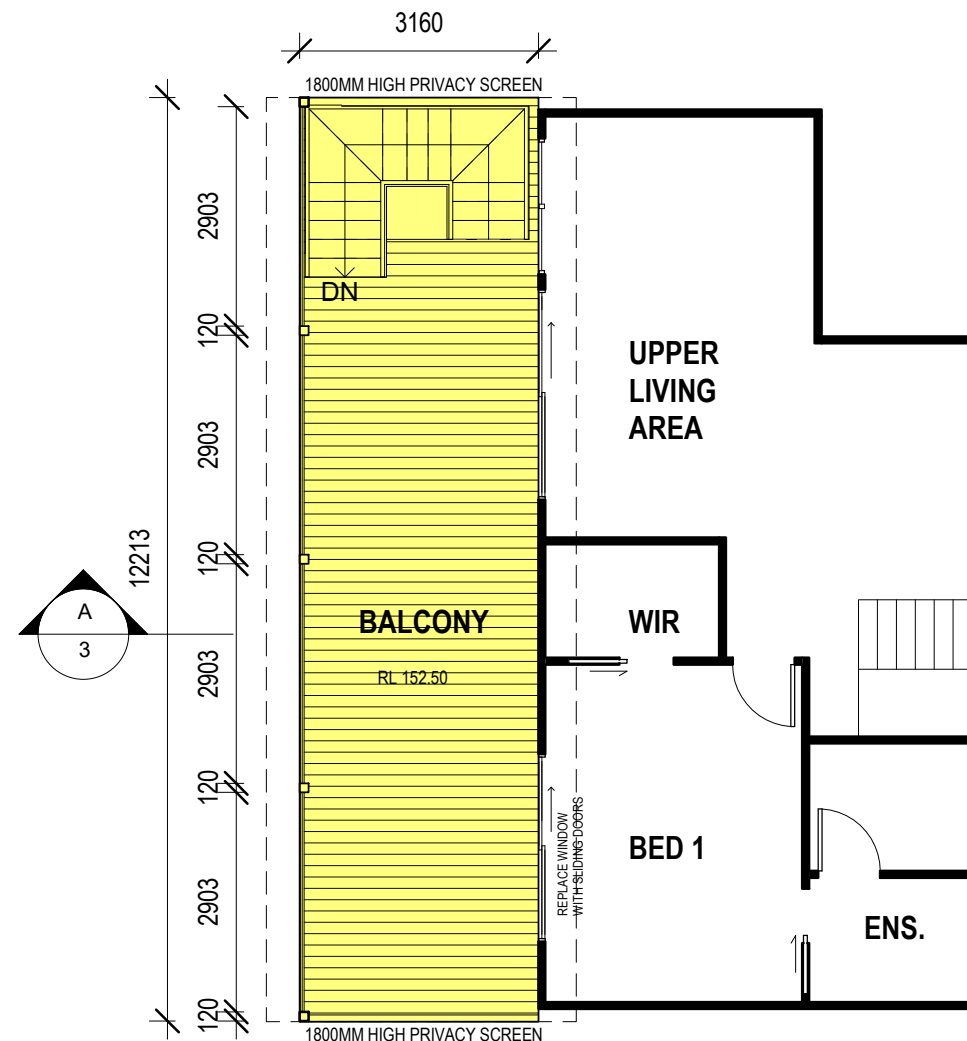
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

SCHEDULE OF FINISHES

- METAL POSTS - COLORBOND GULLY
- METAL ROOF - COLORBOND GULLY
- DOORS FRAMES - MONUMENT

No	Date	Description	By
1			
2			
3			
4			

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CLIENT JULIE

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TITLE: DA

DATE: 12/10/22

SHEET: 2

ADDRESS 4 CURRA CLOSE - FRENCHS FOREST

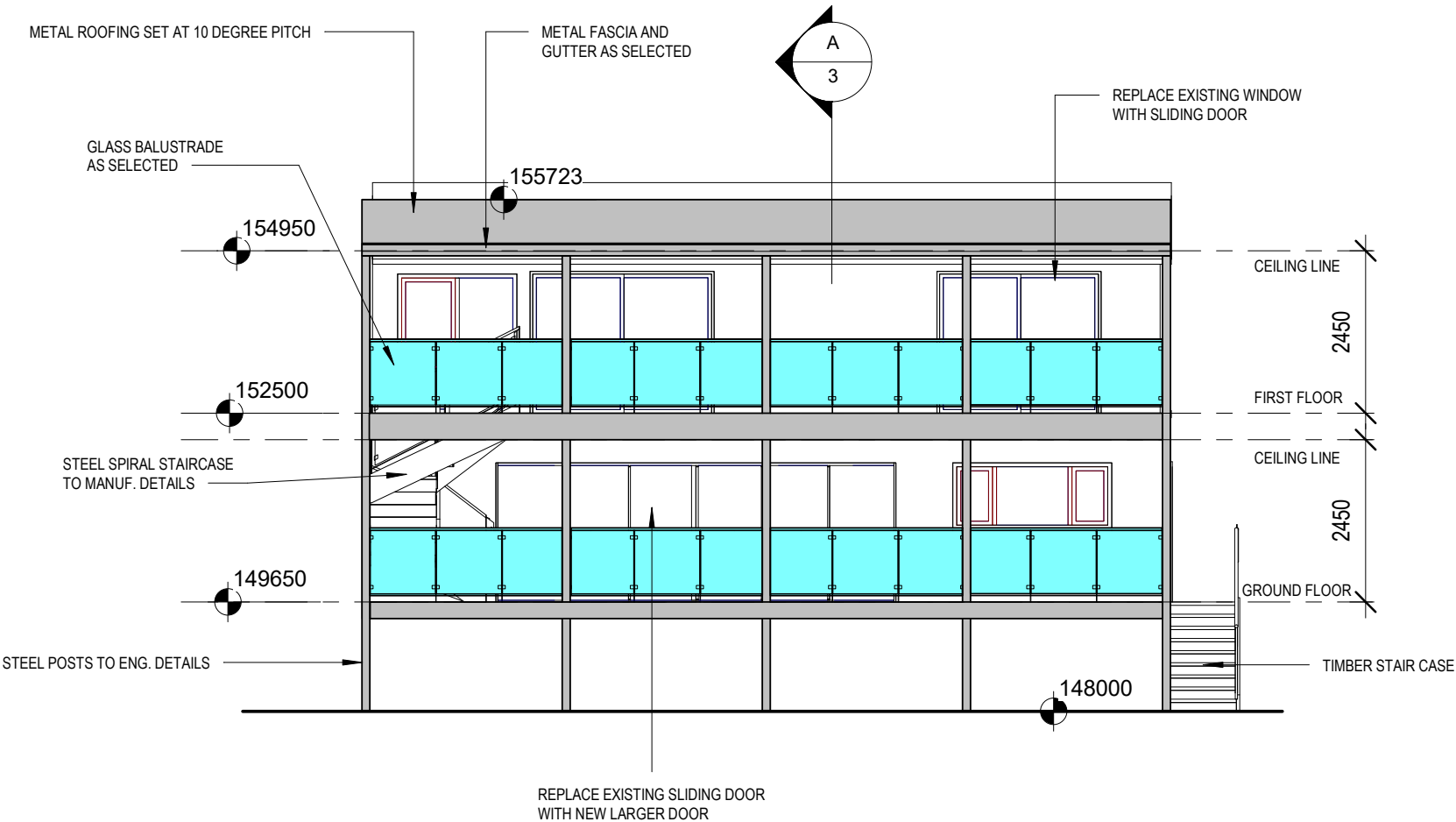
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SCALE: 1 : 100

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SOUTH ELEVATION

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.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), 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 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorbance > 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 toned 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.			✓	✓	
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.			✓	✓	
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 (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type
meals dr	S	12.4	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
bed 1 dr	S	5.4	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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SCALE: 1 : 100

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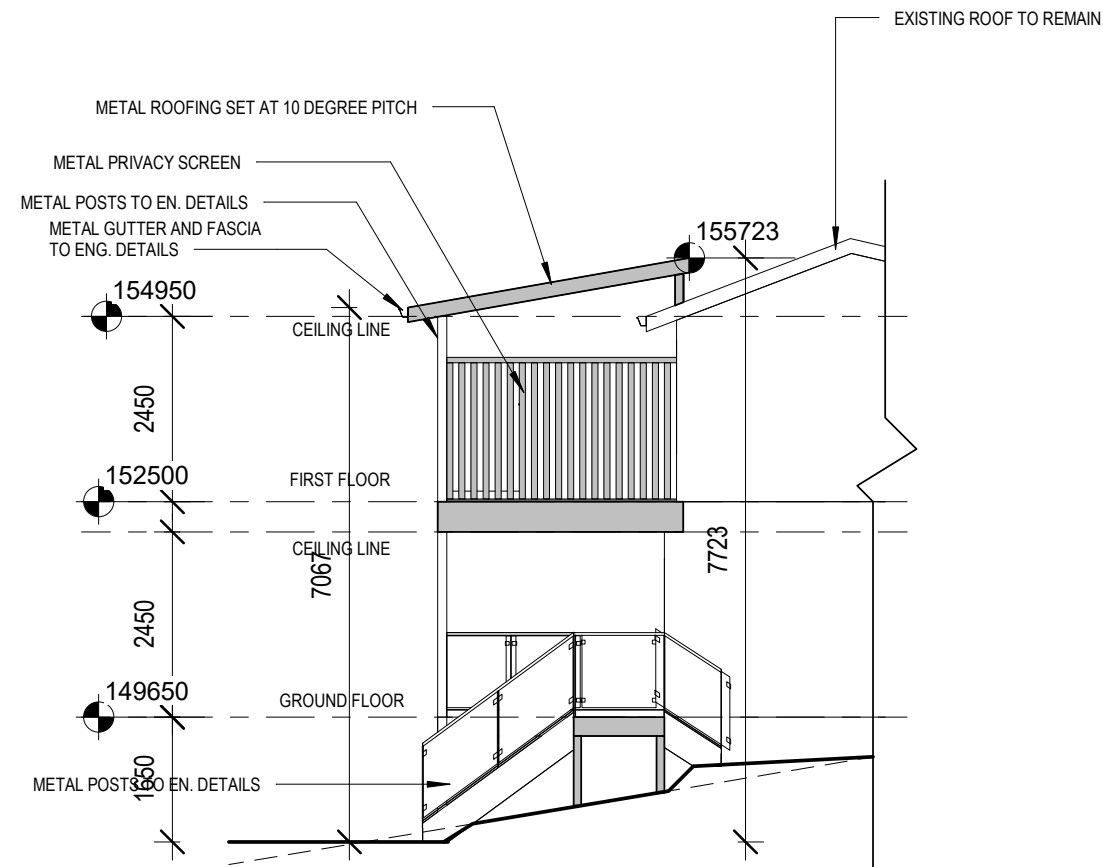
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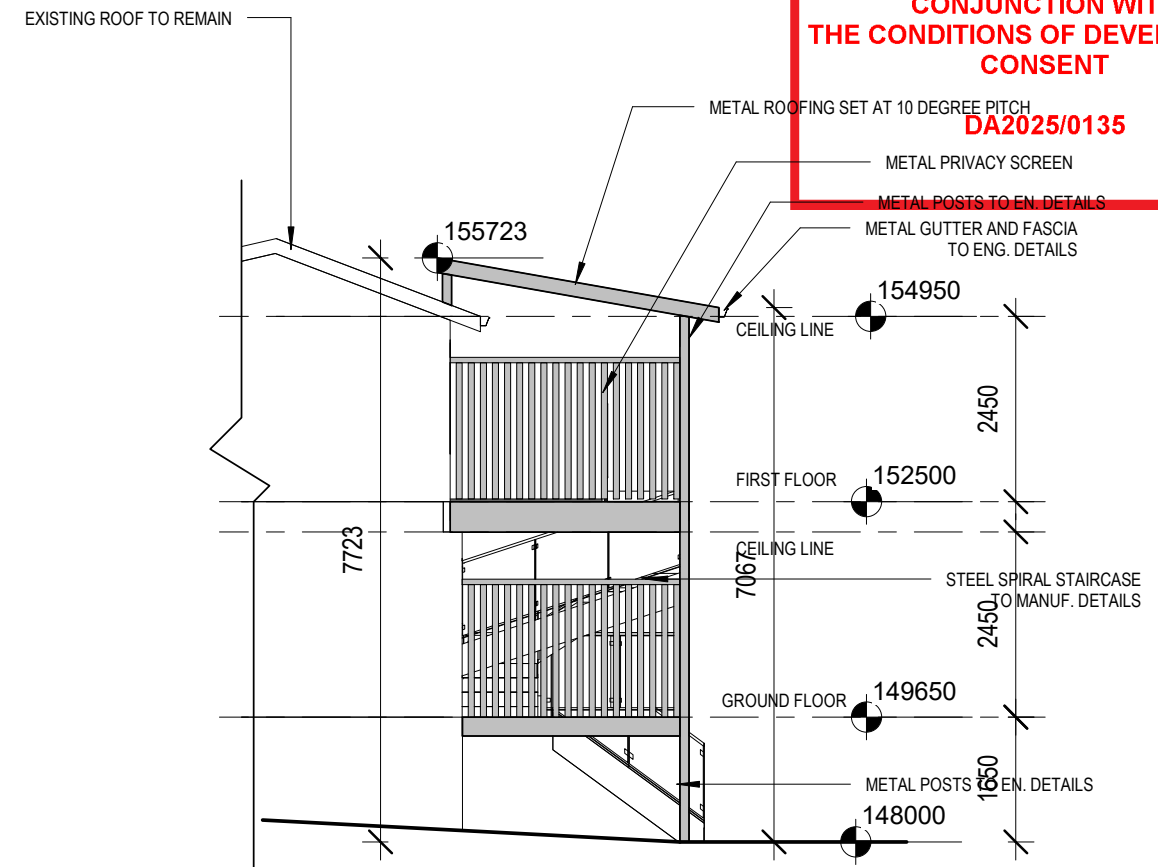
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EAST ELEVATION



WEST ELEVATION



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