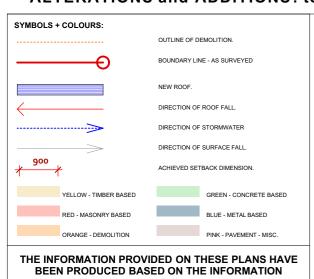
ALTERATIONS and ADDITIONS: to EXISTING DETACHED STYLE 1 & 2 STOREY BRICK HOUSE at No.8 THE CREST FRENCHS FOREST NSW 2086



PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO AND COMPLY WITH THE BCA, HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER **INVERT LEVELS, UNDERGROUND and OVERHEAD** SERVICES, and FLOOR AREAS CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or **FABRICATION OF ITEMS.**

LEGEND:			
AFFL	ABOVE FINISHED	Н	HIGH
	FLOOR LEVEL	HDR	HANDRAIL
BAL	BALUSTRADE	MDR	METAL DECK ROOF
BG	BOX GUTTER - TO		SHEETING
	ENGINEER'S DETAILS	MTL	METAL SHEET
BLD	BUILDING	O/H	OVERHEAD
BSN	BASIN	PAR	PARAPET
BWK#	BRICKWORK-	PAV	PAVEMENT
511101	COLOUR/FINISH	PF	PAINT FINISH
COL	COLUMN	PP	POWER POLE
CONC	CONCRETE	R	RENDER
cos	CONFIRM ON SITE	RR	ROOF RIDGE
CPT	CARPET	RL	RELATIVE LEVEL
DP .	DOWNPIPE	RT	ROOF TILE
DR	DRYFR	RWO	RAINWATER OUTLET
Fx.	EXISTING	SHR	SHOWER
FB.	FACE BRICK	TD	TIMBER DECK
FC#	FIBRE CEMENT	TF	TIMBER FLOOR
. 011	SHEETING-TYPE	TFAS	TOP OF FASCIA
FCL	FINISHED CEILING	TG	TOP OF GUTTER
. 02	LEVEL	TILE	TILED FLOORING
FFI.	FINISHED FLOOR	TYP	TYPICAL
	LEVEL	TW	TOP OF WALL
FLUE	FIRE PLACE FLUE	WC	WATER CLOSET
FP	FIRE PLACE -		TOILET SUITE
	INTERNAL	WIN	WINDOW
GL	GLASS-TO BASIX	WM	WASHING MACHINE
	REQUIREMENTS	VNTY	VANITY



6. AERIAL VIEW - sourced from NBC

SITE AREA: 695.6m² SITE WIDTH: 16.37m

-Flood Risk: Not in Flood Zone

- Foreshore Building Line: N/A - Acid Sulfate Soils: N/A

Biodiversity: N/A

Pool: Existing

-Front setback: Prevailling Steback - N/A -Side setback: Side Boundary Envelope 4m @ 45° -Rear setback: 6m

-No. of storeys: Max. 2

PLANNING: WARRINGAH LEP & DCP 2013 -Land Zoning: R2 - Low Density Resider -FSR: N/A

-Site Coverage: Open Space requirement: 278.24m²
-Height of Building: 8.5m

-Building Envelope: no less than 1/3 of proposed height -Landscape ratio: Open Space Bushland Setting: 40% = 278.24m²

-Private Open Space: 60m², rear and level to building.

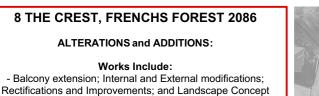
Geotechnical Hazard: Yes, Landslip Area B

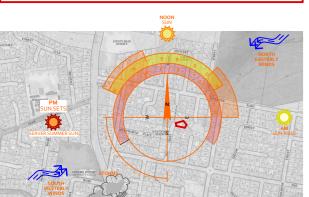
-Heritage: Not an Item; Not within a Heritage Conservation Area and is not a Contributory Item.

-Bushfire Prone Land: Yes is within Bushfire Prone Land



4. KITCHEN VIEW OF EXISTING BUILDING







3. AERIAL VIEW - sourced from SIX MAPS





3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION or AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS and CONDITIONS OF CONSENT.
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RTH	LOT & DP		
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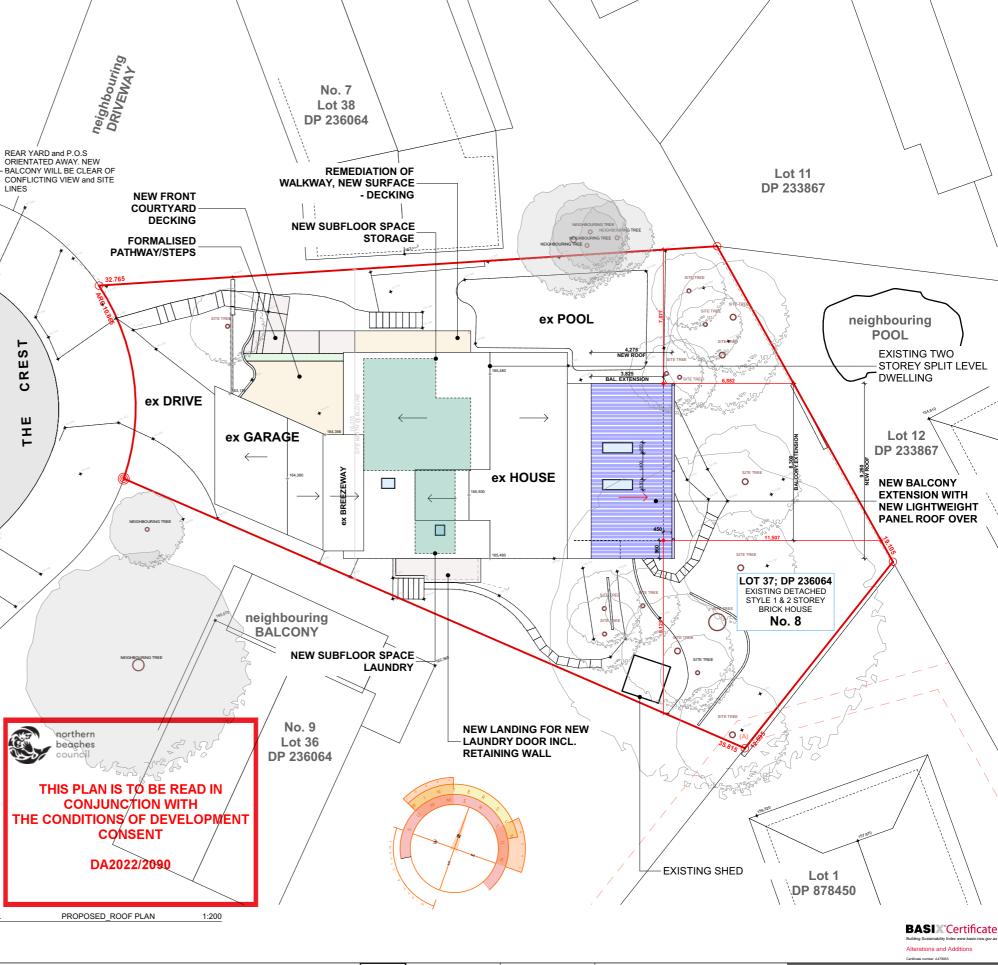
ALTERATIONS and ADDITIONS: CHES COUNCIL 8 THE CREST, FRENCHS FOREST NSW, 2086 CRAIG & NICOLA McMENAMIN

HARGROVES DESIGN CONSULTANTS DATE JAN 2022 TITLE

SCALE AS NOTED

BASING R.P.

SHEET DA-100 E



1. LOCATION & ANALYSIS PLAN

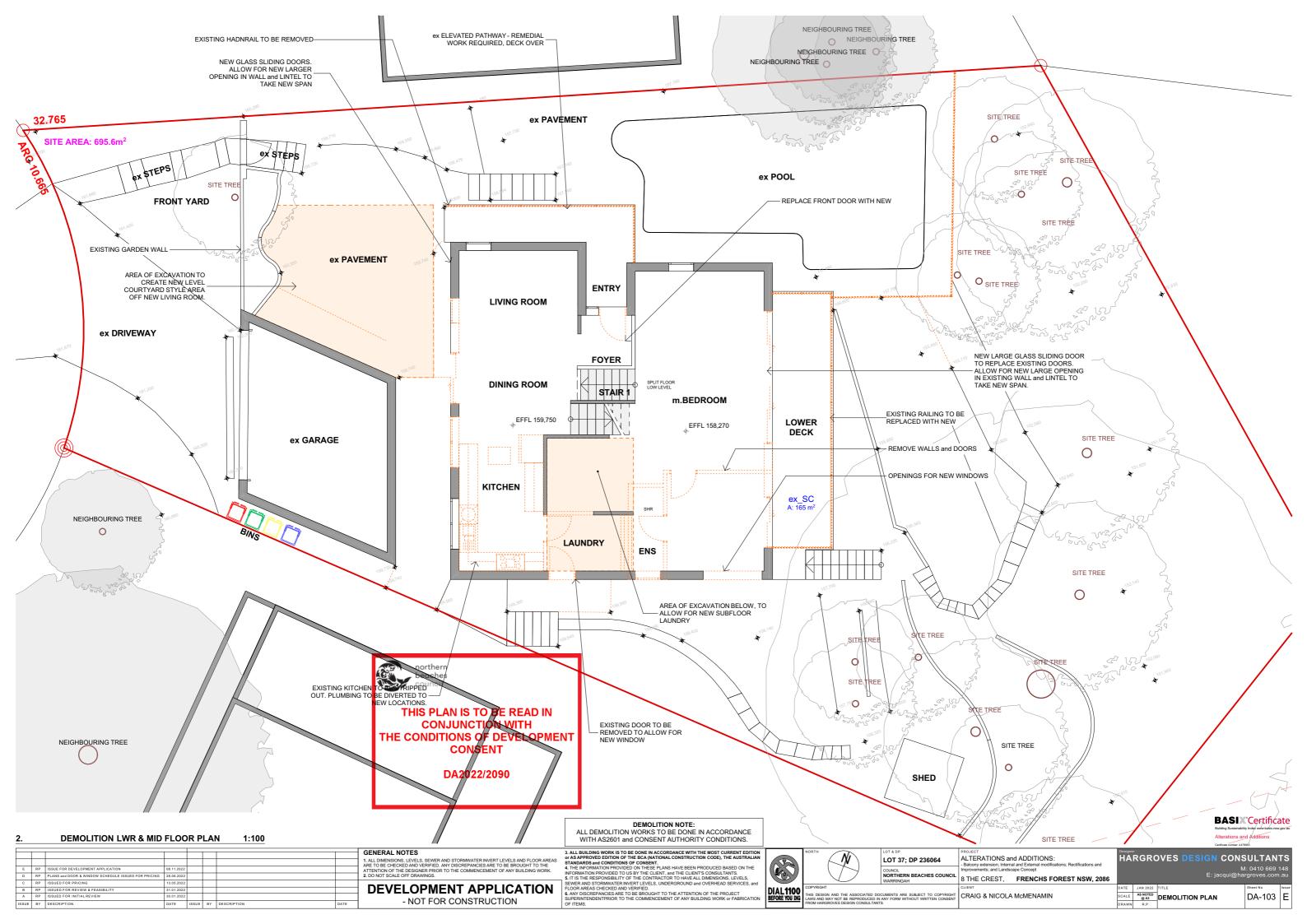
2. SIDEVIEW - BUILDING TO BE RETAINED

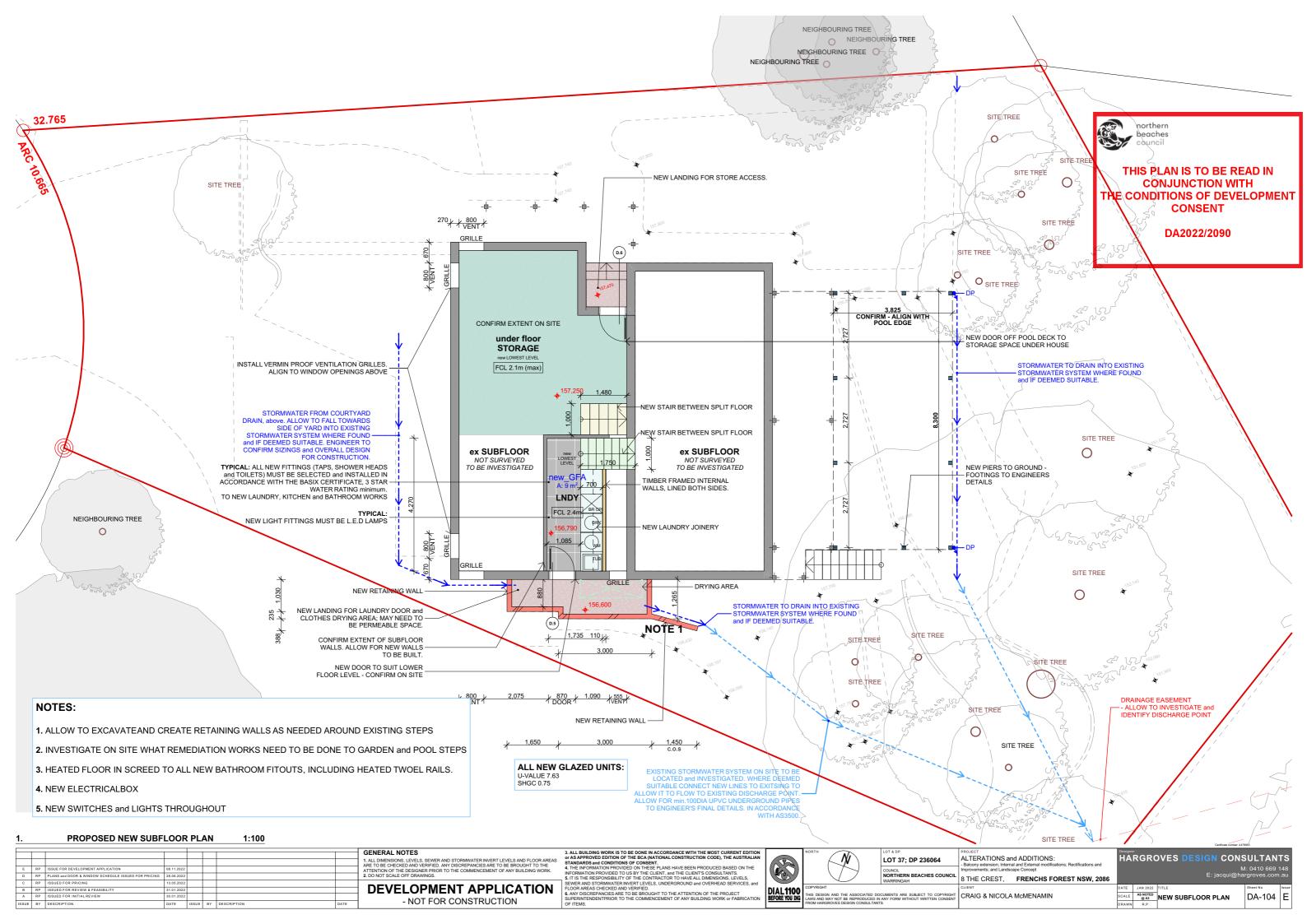
Е	RP	ISSUE FOR DEVELOPMENT APPLICATION	08.11.2022		
D	RP	PLANS and DOOR & WINDOW SCHEDULE ISSUED FOR PRICING	28.06.2022		
С	RP	ISSUED FOR PRICING	13.05.2022		
В	RP	ISSUED FOR REVIEW & FEASIBILITY	31.01.2022		
Α	RP	ISSUED FOR INITIAL REVIEW	30.01.2022		

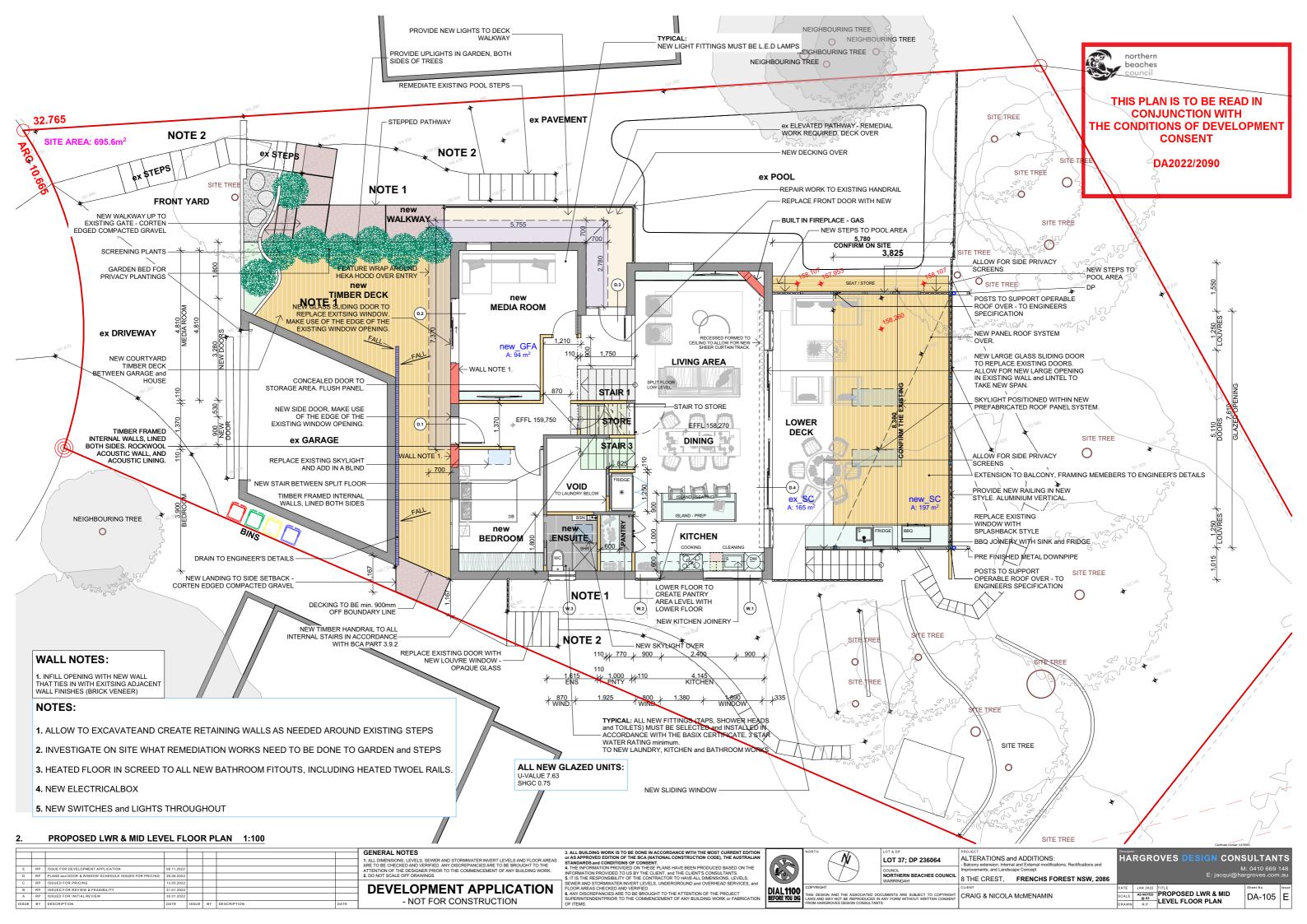
GENERAL NOTES

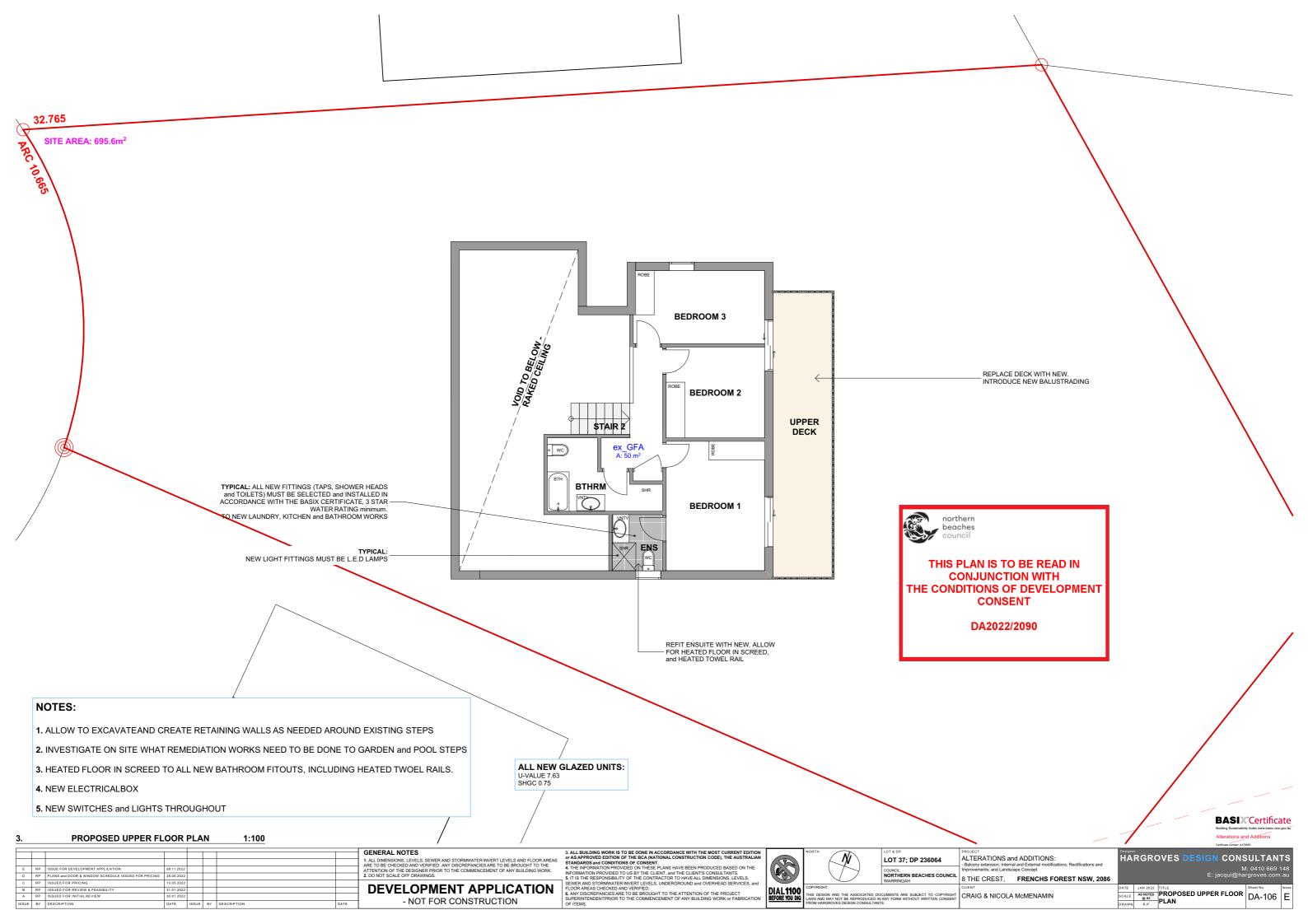
- NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION



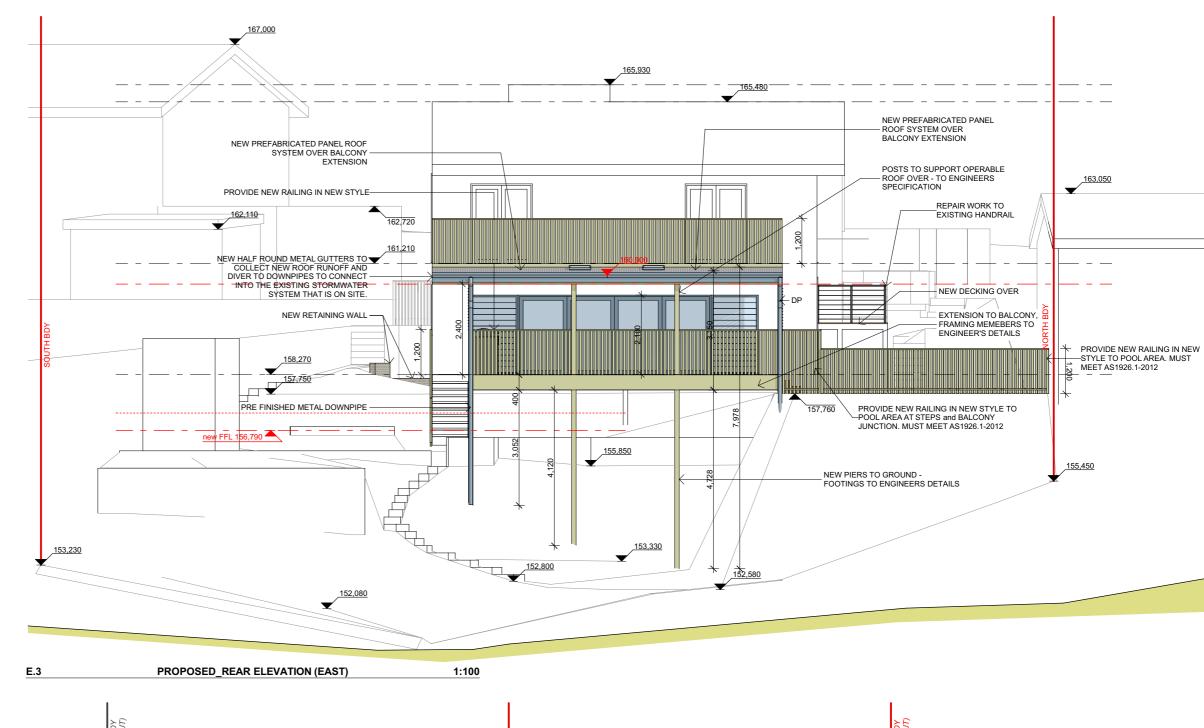


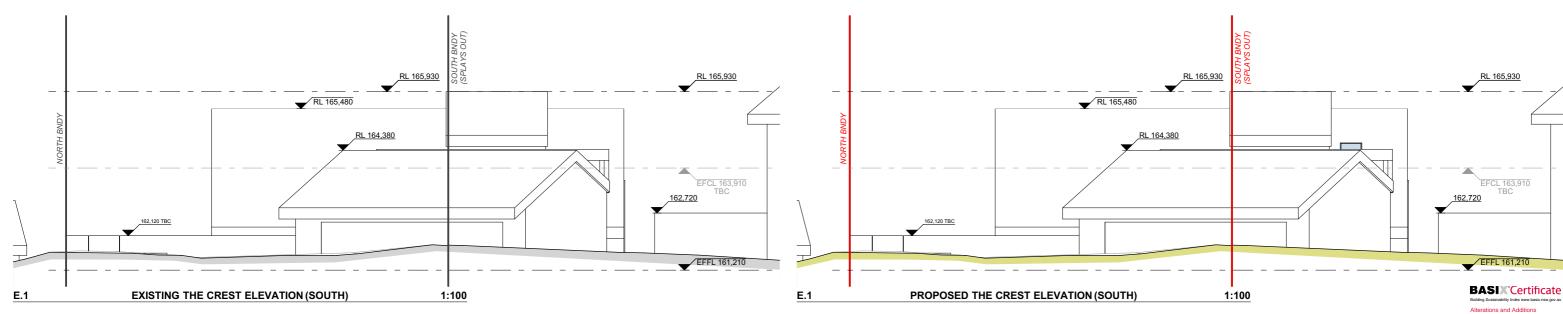




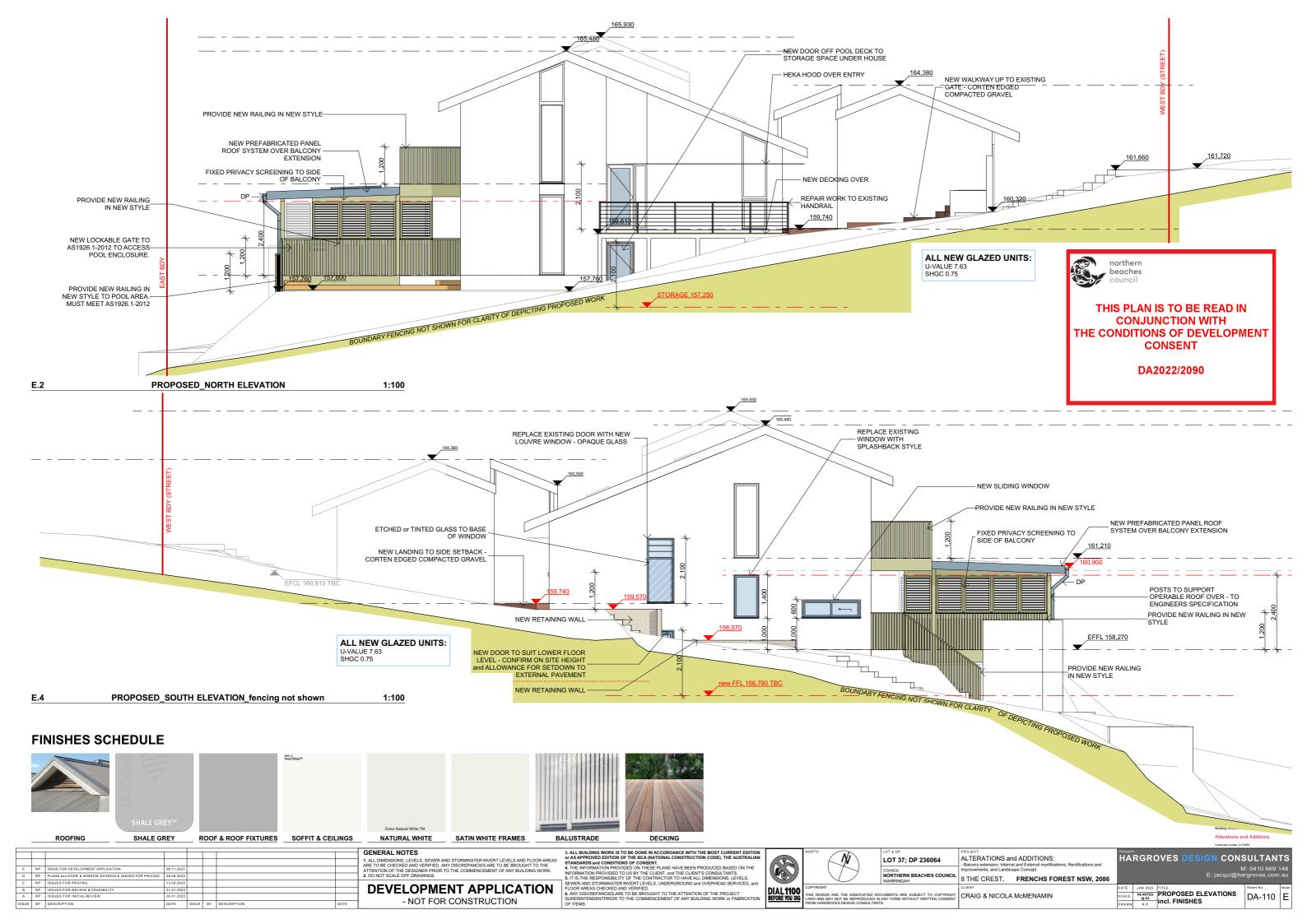


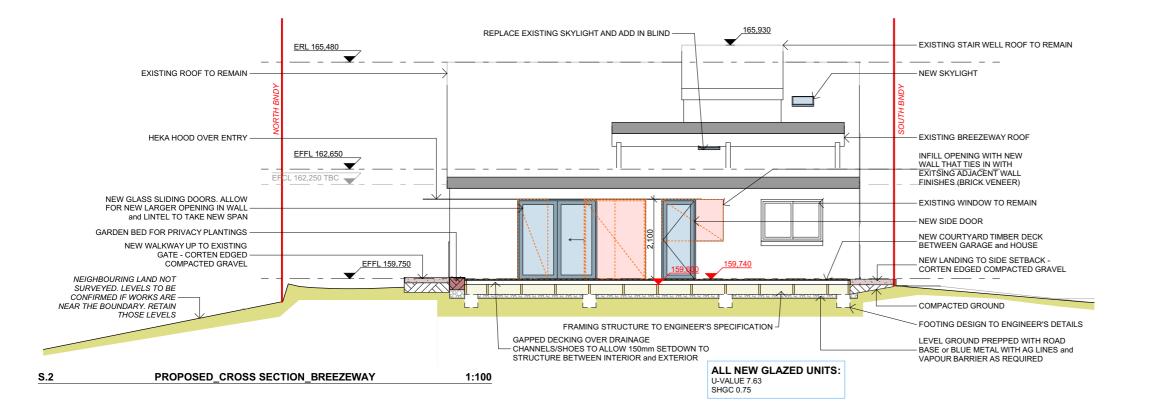
ALL NEW GLAZED UNITS: U-VALUE 7.63 SHGC 0.75





E RP D RP C RP	ISSUE FOR DEVELOPMENT APPLICATION PLANS and DOOR & WINDOW SCHEDULE ISSUED FOR PRICING ISSUED FOR PRICING	08.11.2022 28.06.2022 13.05.2022			GENERAL NOTES 1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 2. DO NOT SCALE OFF DRAWINGS.	3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF AS APPROVED EDITION OF THE BCS. (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS and CONDITIONS OF CONSENT. 4. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENTS CONSULTANTS. 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS,	NORTH	NORTH X	LOT 37; DP 236064 COUNCIL NORTHERN BEACHES COUNCIL WARRINGAH	ALTERATIONS - Balcony extension; Intellimprovements; and Land	and ADDITIONS: smal and External modifications; Rectifications and dscape Concept FRENCHS FOREST NSW, 2086	HARGROVES DES		ULTANTS 0410 669 148 groves.com.au
B RP A RP ISSUE BY	ISSUED FOR REVIEW & FEASIBILITY ISSUED FOR INITIAL REVIEW DESCRIPTION	31.01.2022 30.01.2022 DATE ISSUI	BY	DESCRIPTION DATE	DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT	DIAL 1100 BEFORE YOU DIG	COPYRIGHT THIS DESIGN AND THE ASSOCIATED DI LAWS AND MAY NOT BE REPRODUCED I FROM HARGROVES DESIGN CONSULTAN	OCUMENTS ARE SUBJECT TO COPYRIGHT N ANY FORM WITHOUT WRITTEN CONSENT ITS.	CRAIG & NICO	_A McMENAMIN	DATE JAN 2022 SCALE AS NOTED (a) A3 DRAWN R.P ELEVATIONS	PROPOSED	DA-109 E





DEVELOPMENT APPLICATION

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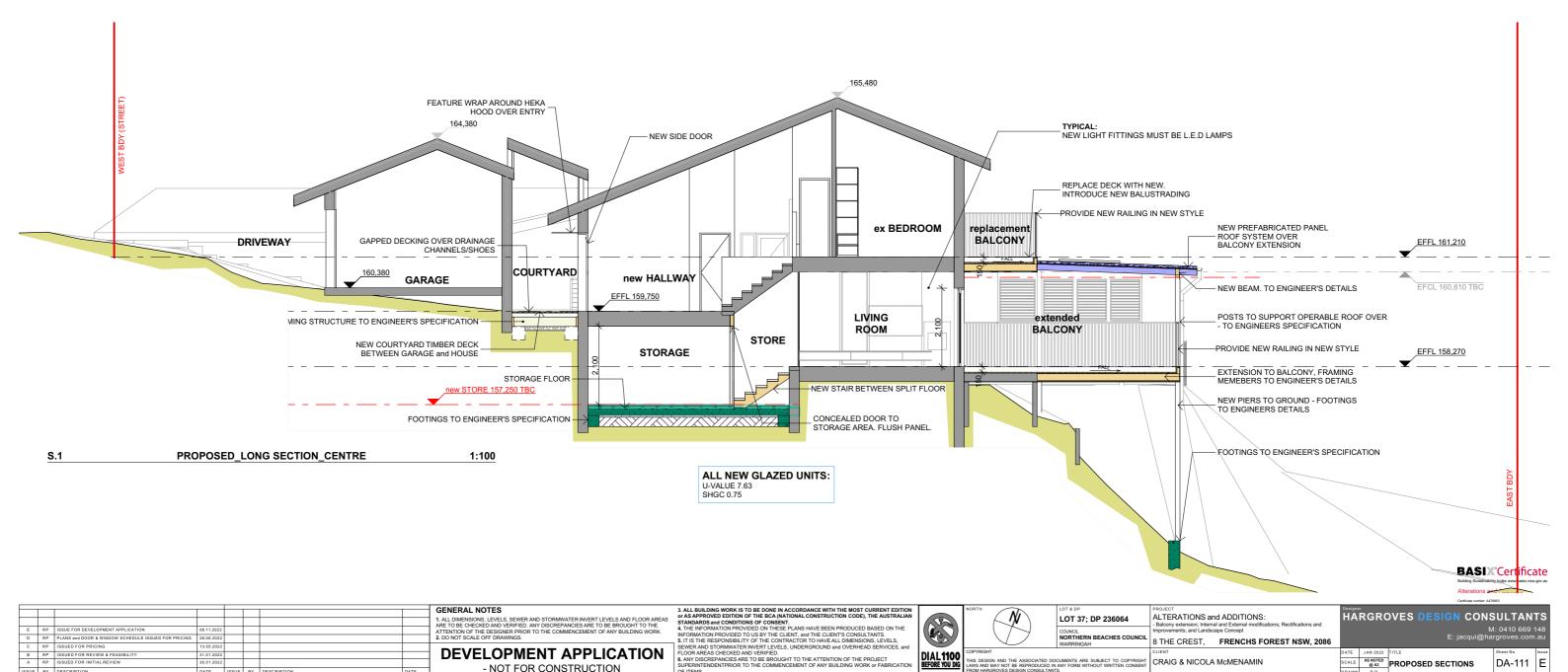


DATE JAN 2022 TITLE

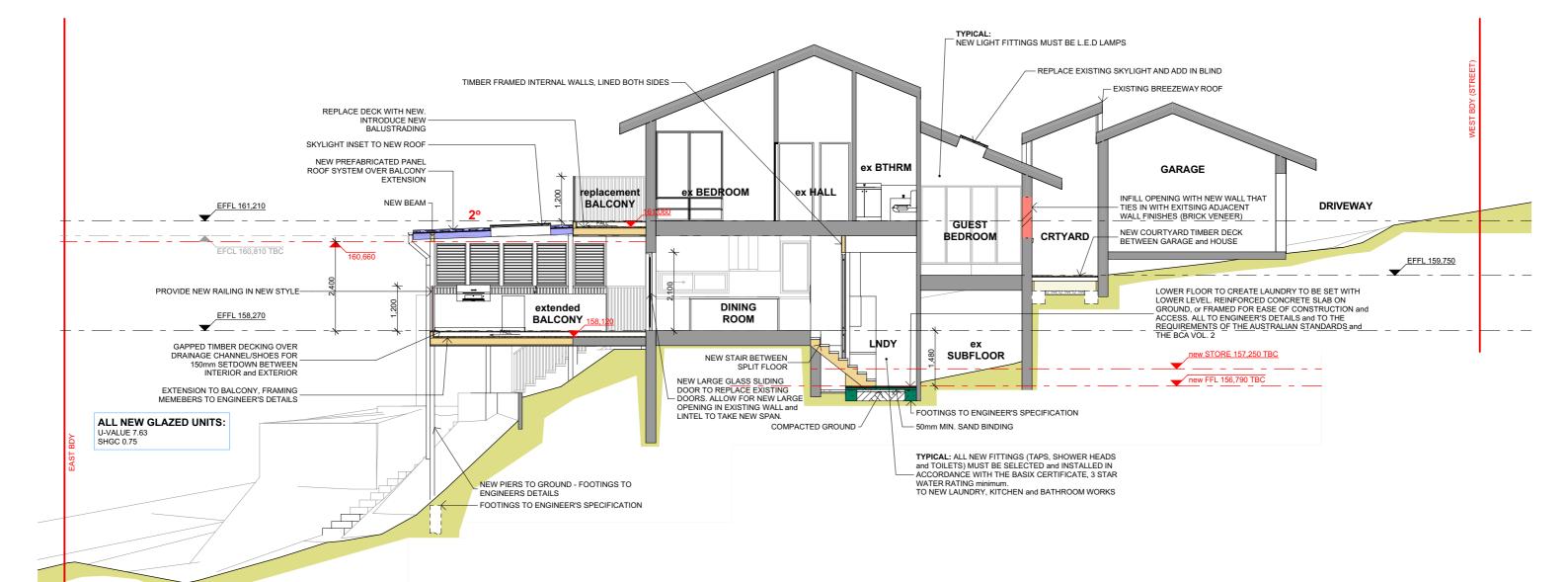
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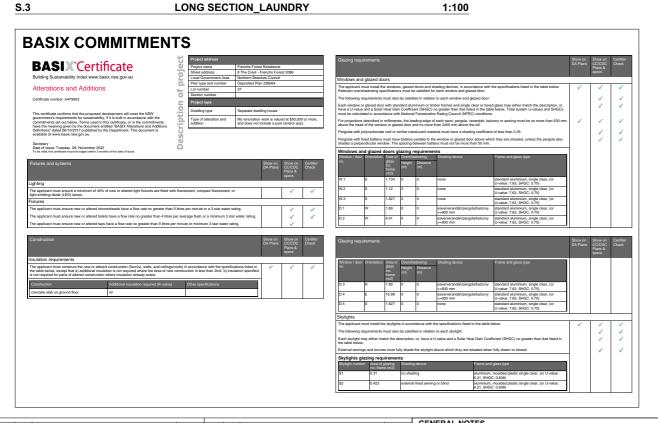
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CRAIG & NICOLA McMENAMIN



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BASIX*Certificate Alterations and Additions

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CRAIG & NICOLA McMENAMIN

HARGROVES DESIGN CONSULTANTS