



northern
beaches
council

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

DA2020/0718

No.9 KAPYONG ST
ADJOINING SINGLE STOREY
BRICK RESIDENCE

ADJOINING PRIVATE
OPEN SPACE

ADJOINING PRIVATE
OPEN SPACE

No.6
EXISTING SINGLE STOREY
BRICK RESIDENCE

No.8
ADJOINING TWO STOREY
BRICK RESIDENCE

No.4
ADJOINING SINGLE STOREY
BRICK RESIDENCE

100m TO PUBLIC
PRIMARY SCHOOL

HAWEA PLACE

700m TO GLENROSE
SHOPPING CENTRE
& 250m TO PUBLIC
TRANSPORT

1.6Km TO PUBLIC
HIGH SCHOOL

SITE RATIOS - EXISTING:

SITE AREA	698.80m ²
BUILDING FOOTPRINT	194.81m ²
FRONT PORCH	21.39m ²
REAR DECK	15.61m ²
SHED	6.24m ²
PAVED AREAS AND DRIVEWAY	128.70m ²
AREAS UNDER 2m WIDE	18.41m ²
SUM TOTAL	385.16m ²
EXISTING LANDSCAPED AREA	313.64m ² 44.8%

SITE RATIOS - PROPOSED:

SITE AREA	698.80m ²
BUILDING FOOTPRINT	252.10m ²
FRONT PORCH	19.45m ²
REAR DECK	18.46m ²
PAVED AREAS AND DRIVEWAY	107.94m ²
AREAS UNDER 2m WIDE	21.32m ²
SUM TOTAL	419.27m ²
PROPOSED LANDSCAPED AREA	279.53m ² 40%

1 SITE PLAN 1:200 & SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

NOTES

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All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

LIGHTING:

A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps.

WATER COMMITMENTS:

Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

INSULATION REQUIREMENTS:

External walls: The external walls shall meet minimum R1.70 (including construction)

Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)

Ceilings: The new flat ceilings shall meet minimum R3.00 (up).

Roof: The roof shall have a foil /sarking and be of a dark colour (solar absorption >0.70)

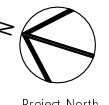
WINDOWS, GLAZED DOORS & SKYLIGHTS:

All window, door and skylight numbers shown on the window, door and skylight schedule correspond to matching window/door/skylight numbers shown in the Basix certificate.

Sizes: The total area of glazing for each window/door/skylight shall be no greater than that shown on the Basix certificate

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Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate



Project North

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Client

MR. & MRS. POOLE

Project Name

PROPOSED ALTERATIONS + ADDITIONS

6 HAWEA PLACE

LOT 5, DP 222901

BELROSE NSW 2085

JAH
DESIGN SERVICES

ABN 22 630 690 834
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:

SITE PLAN

Scale: 1:200 @ A3

Date: JUNE 2020

Status: DA submission

Checked By: JAH

Project No: 2003

Drawing No.: DA01

Plot Date: 26/06/2020



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NOTE- EXHAUST SYSTEM INSTALLED IN THE KITCHEN, BATHROOM,
SANITARY COMPARTMENTS OR 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

WINDOW/DOOR/SKYLIGHT SCHEDULE

W 1	1800w x 1550h	Selected Aluminium Framed Fixed/Double Hung Window
W 2	1200w x 900h	Selected Aluminium Framed Double Hung Window with Frosted Glass
W 3	1500w x 1200h	Selected Aluminium Framed Fixed/Double Hung Window
W 4	1500w x 1200h	Selected Aluminium Framed Fixed/Double Hung Window
W 5	1400w x 1200h	Selected Aluminium Framed Bi-fold Window
W 6	1200w x 900h	Selected Aluminium Framed Fixed/Double Hung Window with Frosted Glass
W 7	1200w x 900h	Selected Aluminium Framed Fixed/Double Hung Window with Frosted Glass
D 1	3800w x 2100h	Selected Aluminium Framed 4 Panel Sliding Door
D 2	900w x 2100h	Selected Aluminium Framed Glazed Door
GD 1	5200w x 2400h	Selected Panel lift Garage Door
GW1	1200w x 900h	Selected Aluminium Framed Double Hung Window
SK 1	780w x 980h	Selected Aluminium Framed Skylight
SK 2	780w x 980h	Selected Aluminium Framed Skylight

Note: The Builder shall check measure all windows and doors on site prior to ordering.

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PROPOSED ALTERATIONS + ADDITIONS

6 HAWEA PLACE

LOT 5, DP 222901

BELROSE NSW 2085



ABN 22 630 690 834
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086
PH. 0410 410 064 EMAIL: juke@jahdesigns.com.au

Drawing Title:

PROPOSED FLOOR PLAN

Scale: 1:100 @ A3 Date: JUNE 2020

Status: DA submission Checked By: JAH

Project No: Drawing No.:

2003

DA03

Plot Date: 26/06/2020

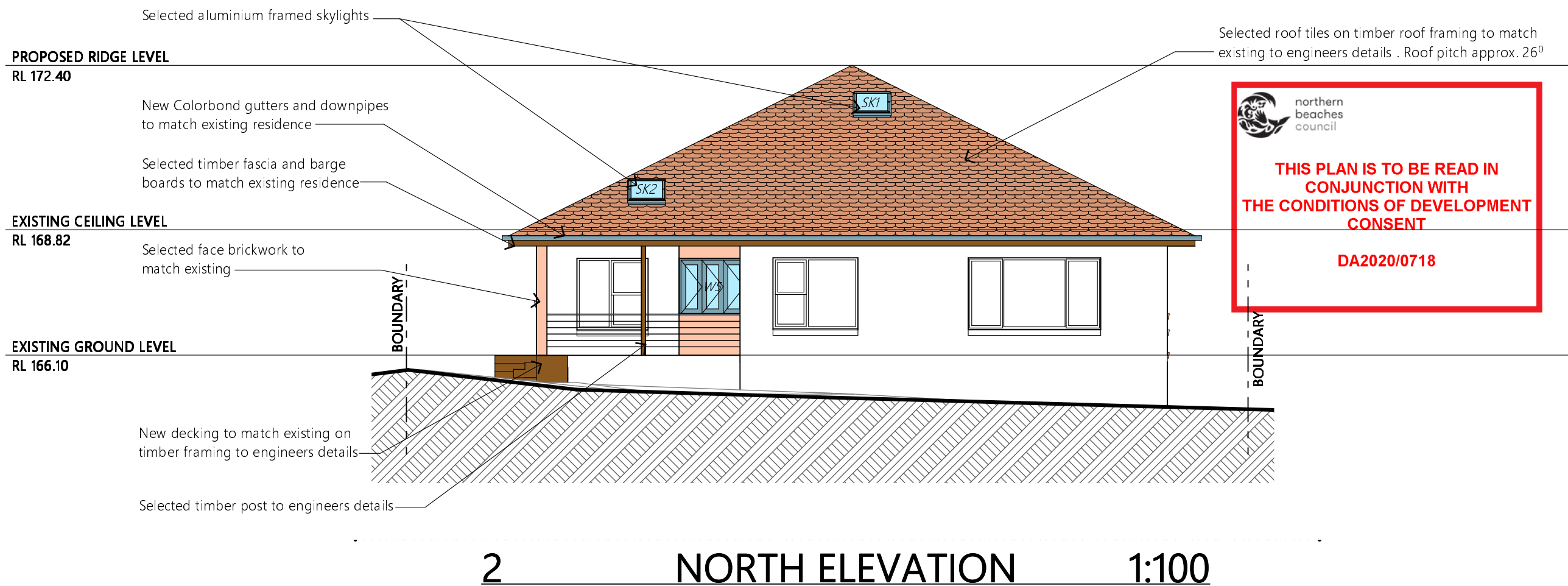
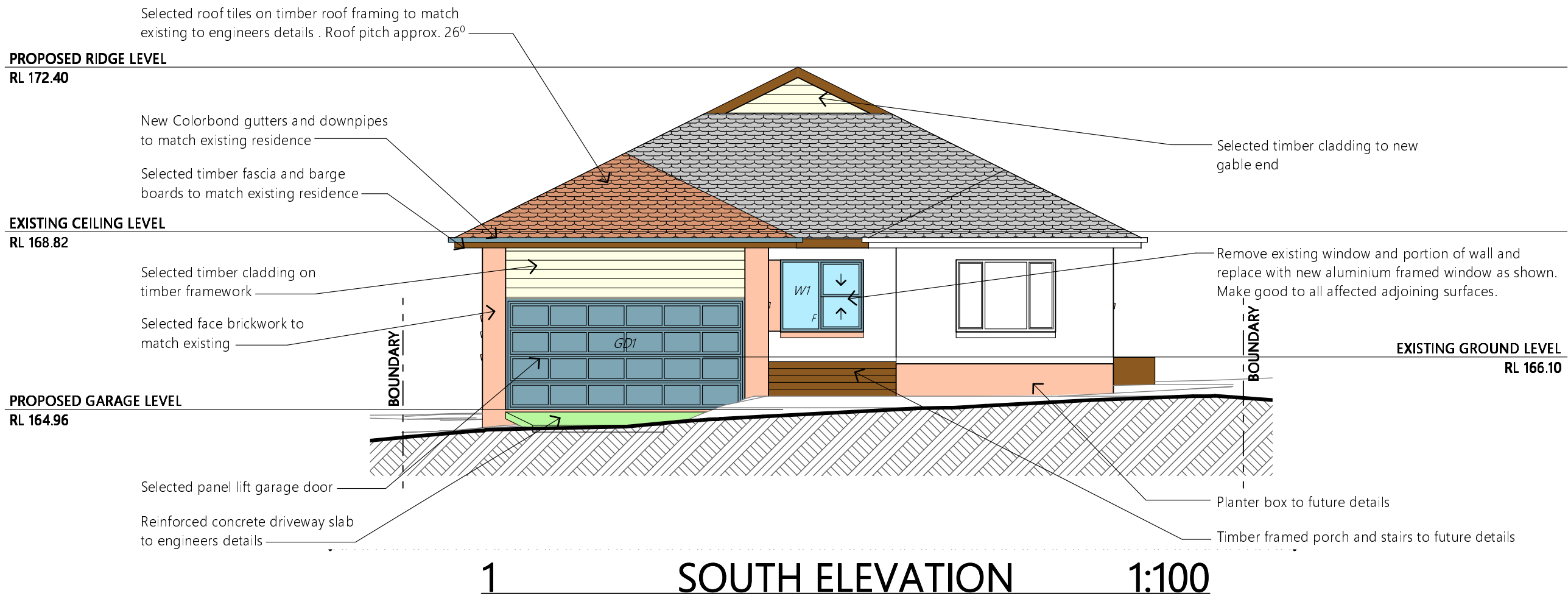
BOUNDARY 38.215m 342°44'10"



BOUNDARY 38.215m 162°44'10"



1 PROPOSED FLOOR PLAN 1:100



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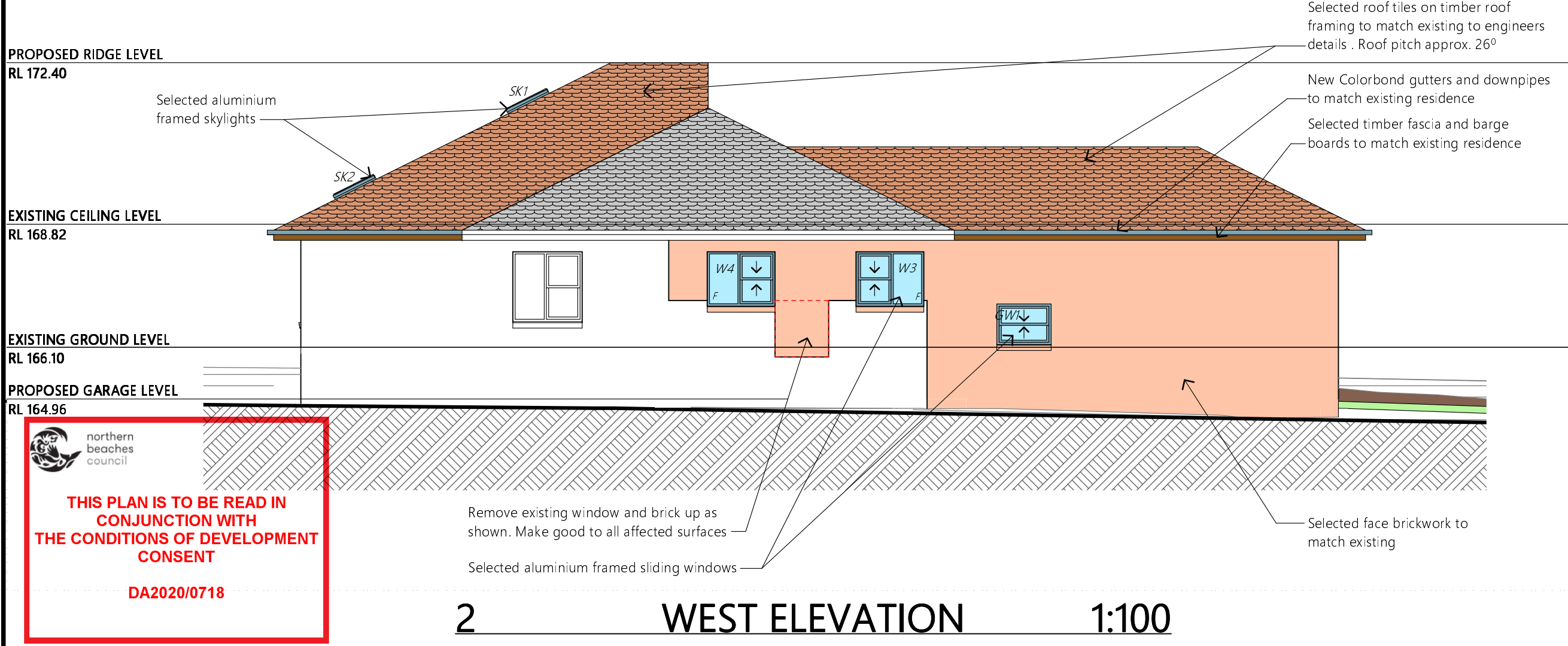
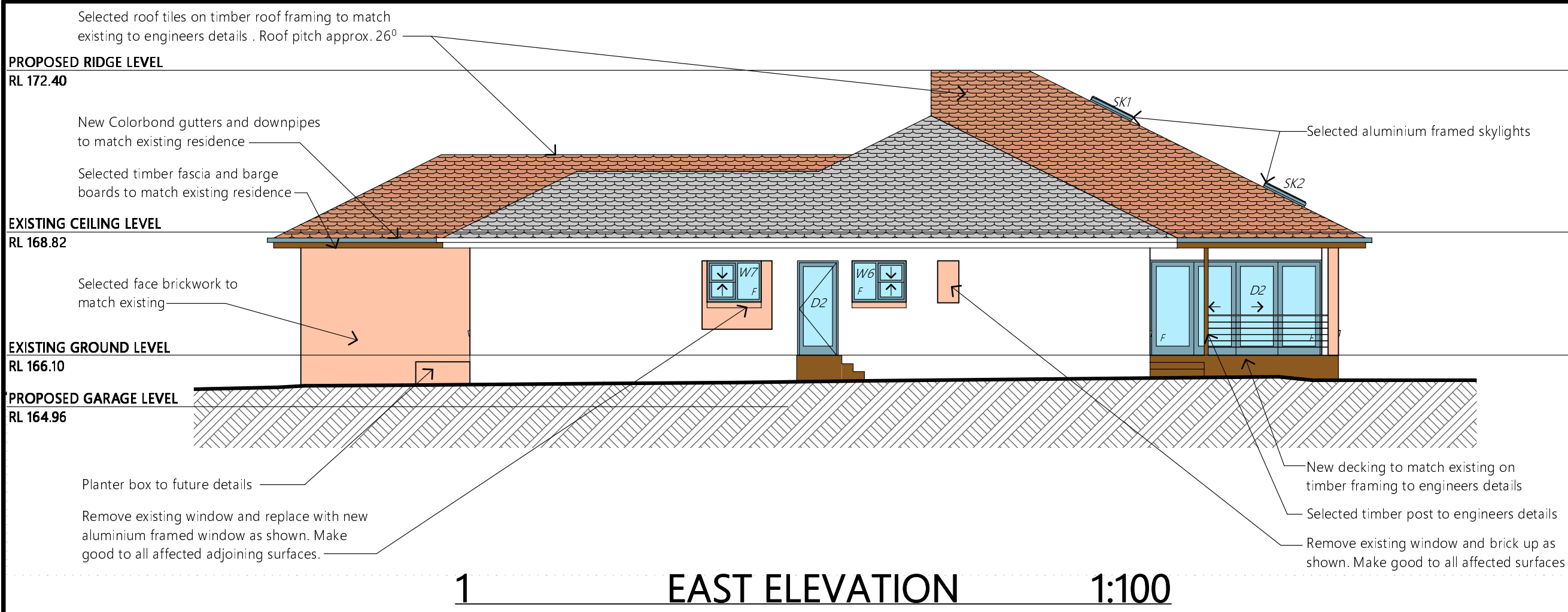
Drawing Title:
NORTH & SOUTH ELEVATIONS

Scale: 1:100 @ A3	Date: JUNE 2020
Status: DA submission	Checked By: JAH
Project No.: 2003	Drawing No.: DA04
Plot Date: 25/06/2020	

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DA2020/0718



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PROPOSED ALTERATIONS + ADDITIONS
6 HAWEA PLACE
LOT 5 , DP 222901
BELROSE NSW 2085



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DESIGN SERVICES
ABN 22 630 690 834
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086
PH. 0410 410 064 EMAIL juke@jahdesigns.com.au

Drawing Title:
EAST & WEST ELEVATIONS

Scale: 1:100 @ A3	Date: JUNE 2020
Status: DA submission	Checked By: JAH
Project No: 2003	Drawing No.: DA05

Plot Date: 25/06/2020

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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

INSULATION REQUIREMENTS:

External walls: The external walls shall meet minimum R1.70 (including construction)

Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)

Ceiling: The new flat ceiling shall meet minimum R3.00 (up).

Roof: The roof shall have a foil/sarking and be of a dark color (solar absorption >0.70)

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PROPOSED ALTERATIONS + ADDITIONS

6 HAWEA PLACE

LOT 5, DP 222901

BELROSE NSW 2085



Drawing Title:

SECTIONS

Scale: 1:100 1:50 @ A3 Date: JUNE 2020

Status: DA submission Checked By: JAH

Project No: 2003 Drawing No.: DA06

Plot Date: 25/06/2020

Selected roof tiles on timber roof framing to match existing to engineers details. Roof pitch approx. 26°

Selected aluminium framed skylights

PROPOSED RIDGE LEVEL

RL 172.40

Selected timber fascia and barge boards to match existing residence

EXISTING CEILING LEVEL

RL 168.82

New Colorbond gutters and downpipes to match existing residence

EXISTING GROUND LEVEL

RL 166.10

PROPOSED GARAGE LEVEL

RL 164.96

Selected timber framed staircase

New decking on timber framing to engineers details

PORCH

RUMPUS ROOM

KITCHEN

SITTING

Selected face brickwork to match existing

Selected timber framed pergola over entry porch

1

SECTION A-A

1:100



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DA2020/0718

Selected timber cladding to new gable end

Selected timber framed pergola over entry porch

New plasterboard wall linings to new internal walls

Remove existing window and replace with new aluminium framed window as shown. Make good to all affected adjoining surfaces.

Selected roof tiles on timber roof framing to match existing to engineers details. Roof pitch approx. 26°

New Colorbond gutters and downpipes to match existing residence

EXISTING CEILING LEVEL

RL 168.82

Selected timber fascia and barge boards to match existing residence

New plasterboard wall and ceiling linings

EXISTING GROUND LEVEL

RL 166.10

PROPOSED GARAGE LEVEL

RL 164.96

Selected face brickwork to match existing

Reinforced concrete slab to engineer's details

GARAGE

PORCH

BEDROOM 1

BOUNDARY

BOUNDARY

New decking on timber framing to engineers details

Selected timber framed staircase

2

SECTION B-B

1:100