

SITE RATIO'S - EXISTING:

SITE AREA	1247.90m ²
BUILDING FOOTPRINT	207.40m ²
DECKING	52.01m ²
PAVED AREAS AND DRIVEWAY	93.84m ²
AREAS UNDER 2m WIDE	27.02m ²
SUM TOTAL	380.27m ²
EXISTING LANDSCAPED AREA	867.63m ²
	69.5%

SITE RATIO'S - PROPOSED:

SITE AREA	1247.90m ²
BUILDING FOOTPRINT	246.33m ²
DECKING	180.14m ²
PAVED AREAS AND DRIVEWAY	109.91m ²
AREAS UNDER 2m WIDE	24.02m ²
SUM TOTAL	560.40m ²
PROPOSED LANDSCAPED AREA	687.50m ²
	55.1%



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DA2025/0401

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LIGHTING:

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WATER COMMITMENTS:

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

Alternative Water: A minimum of a 1324 Litre rainwater tank shall be installed to collect runoff from at least 130m² of roof and connected to a tap within 10m of the pool edge

Swimming pool: Maximum size pool shall be 30 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Outdoor Spa: Maximum size spa shall be 2.2 kilolitres. It must have a spa pump timer, pool cover and have an electric heat pump heating system.

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

Ceilings: The new flat ceiling/pitched roof ceilings shall meet a minimum of R1.95 (up).

Roof: The roof shall have a foil backed blanket (55mm) and be of medium colour (solar absorption 0.475>0.70)

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Client

MR. & MRS. WILLIAMS

Project Name

PROPOSED ALTERATIONS + ADDITIONS

25 ARANDA DRIVE

LOT 11, DP227863

DAVIDSON NSW 2085



ABN 22 630 690 834
SUITE 106, 138 NARA BANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL jah@jahdesigns.com.au

Drawing Title:

SITE PLAN

Scale:

1:200 @ A2

Status:

DA submission

Project No:

2425

Plot Date:

26/05/2025

Date:

MARCH 2025

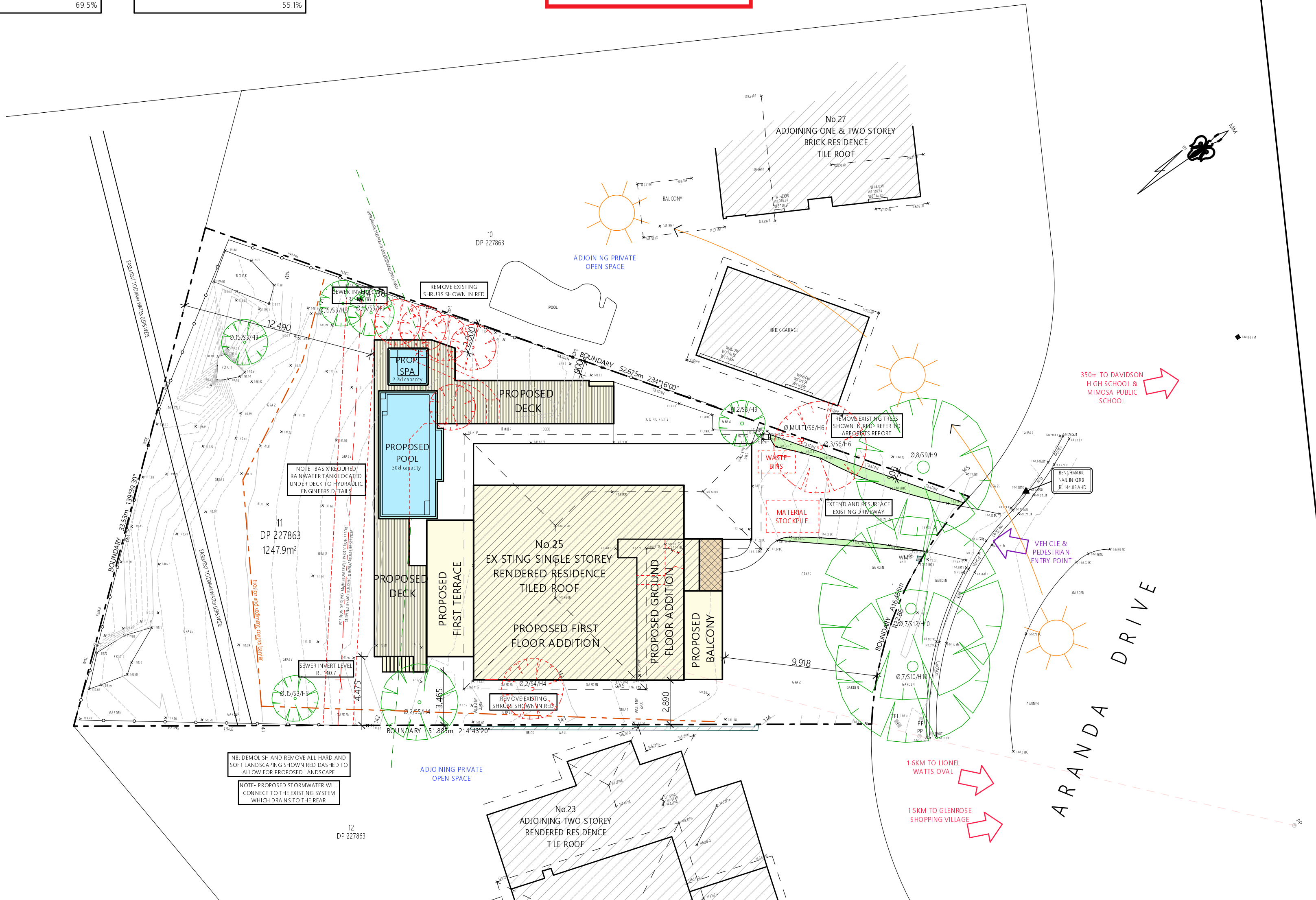
Checked By:

JAH

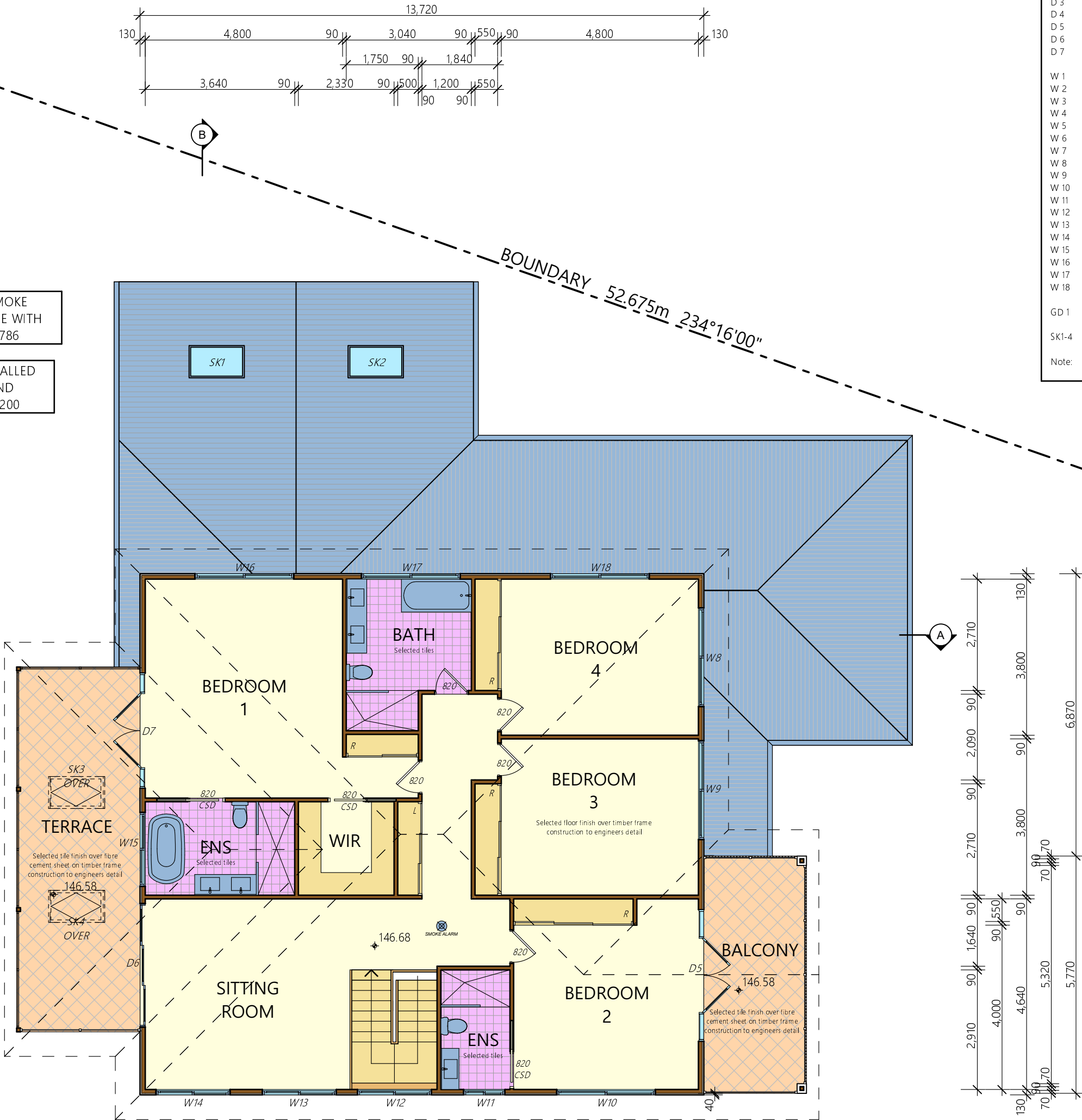
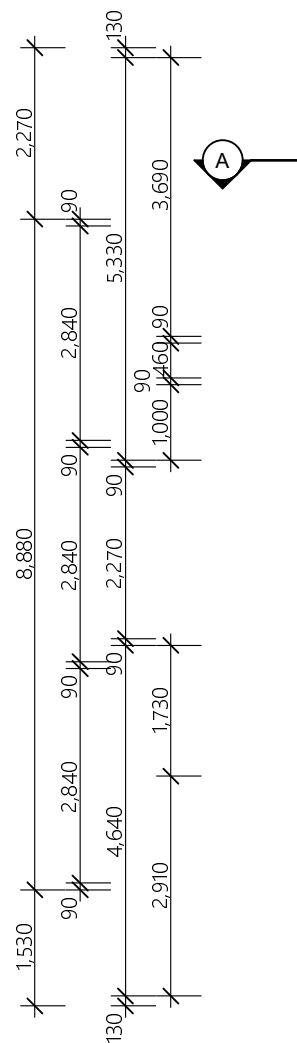
Drawing No.:

DA01

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







DOOR/WINDOW/SKYLIGHT SCHEDULE		
D 1	1400w x 2200h	Selected Timber Framed Entry Door with Glazed Sidelight
D 2	3000w x 2200h	Selected Aluminium Framed Sliding Stacker Door
D 3	4200w x 2200h	Selected Aluminium Framed Sliding Stacker Door
D 4	4000w x 2200h	Selected Aluminium Framed Sliding Stacker Door
D 5	3200w x 2100h	Selected Aluminium Framed French Door with Louvred Sidelights
D 6	3200w x 2100h	Selected Aluminium Framed Sliding Stacker Door
D 7	2800w x 2100h	Selected Aluminium Framed French Door with Louvred Sidelights
W 1	2400w x 1300h	Selected Aluminium Framed Sliding Window
W 2	2400w x 1300h	Selected Aluminium Framed Sliding Window
W 3	2700w x 600h	Selected Aluminium Framed Sliding/Fixed/Sliding Window
W 4	1000w x 1000h	Selected Aluminium Framed Sliding Window with Frosted Glass
W 5	2700w x 600h	Selected Aluminium Framed Sliding/Fixed/Sliding Window
W 6	1800w x 2150h	Selected Aluminium Framed Fixed Window
W 7	1600w x 1300h	Selected Aluminium Framed Gas Strut Window
W 8	2400w x 1100h	Selected Aluminium Framed Sliding Window
W 9	2400w x 1100h	Selected Aluminium Framed Sliding Window
W 10	2400w x 600h	Selected Aluminium Framed Sliding Window
W 11	1000w x 1200h	Selected Aluminium Framed Sliding Window with Frosted Glass
W 12	1800w x 1500h	Selected Aluminium Framed Sliding Window with Frosted Glass
W 13	1800w x 600h	Selected Aluminium Framed Sliding Window
W 14	1800w x 600h	Selected Aluminium Framed Sliding Window
W 15	1800w x 1500h	Selected Aluminium Framed Sliding Window
W 16	2400w x 600h	Selected Aluminium Framed Sliding Window with Frosted Glass
W 17	2400w x 600h	Selected Aluminium Framed Sliding Window with Frosted Glass
W 18	2400w x 600h	Selected Aluminium Framed Sliding Window
GD 1	5500w x 2100h	Selected Panel Lift Garage Door
SK1-4	780w x 1400h	Selected Aluminium Framed Fixed Skylight
Note: The Builder shall check measure all windows, doors and skylights on site prior to ordering. All window/doors/skylights to comply with the approved BASIX Certificate		

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Client
MR. & MRS. WILLIAMS

Project Name
PROPOSED ALTERATIONS + ADDITIONS

25 ARANDA DRIVE

LOT 11, DP227863

DAVIDSON NSW 2085



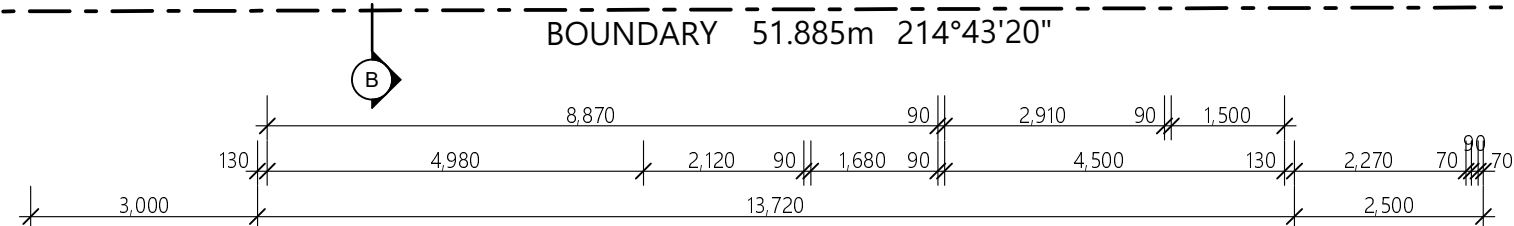
SUITE 106, 138 NARA BANG WAY, BELROSE NSW 2085
PH: 0410 410 064 EMAIL: jah@jahdesigns.com.au

Drawing Title: PROPOSED FIRST FLOOR PLAN	
Scale: 1:100 @ A2	Date: MARCH 2025
Status: DA submission	Checked By: JAH
Project No: 2425	Drawing No.: DA04
Plot Date:	26/05/2025

 **northern beaches council**

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

DA2025/0401



NOTE- EXHAUST SYSTEM INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC2022 PART 2 H4P5. BATHROOM, SANITARY COMPARTMENTS & LAUNDRIES MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF SPACE COMPLYING WITH NCC2022 VOLUME 2 PART H4D7

1 PROPOSED FIRST FLOOR PLAN 1:100

 **northern beaches council**

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DA2025/0401

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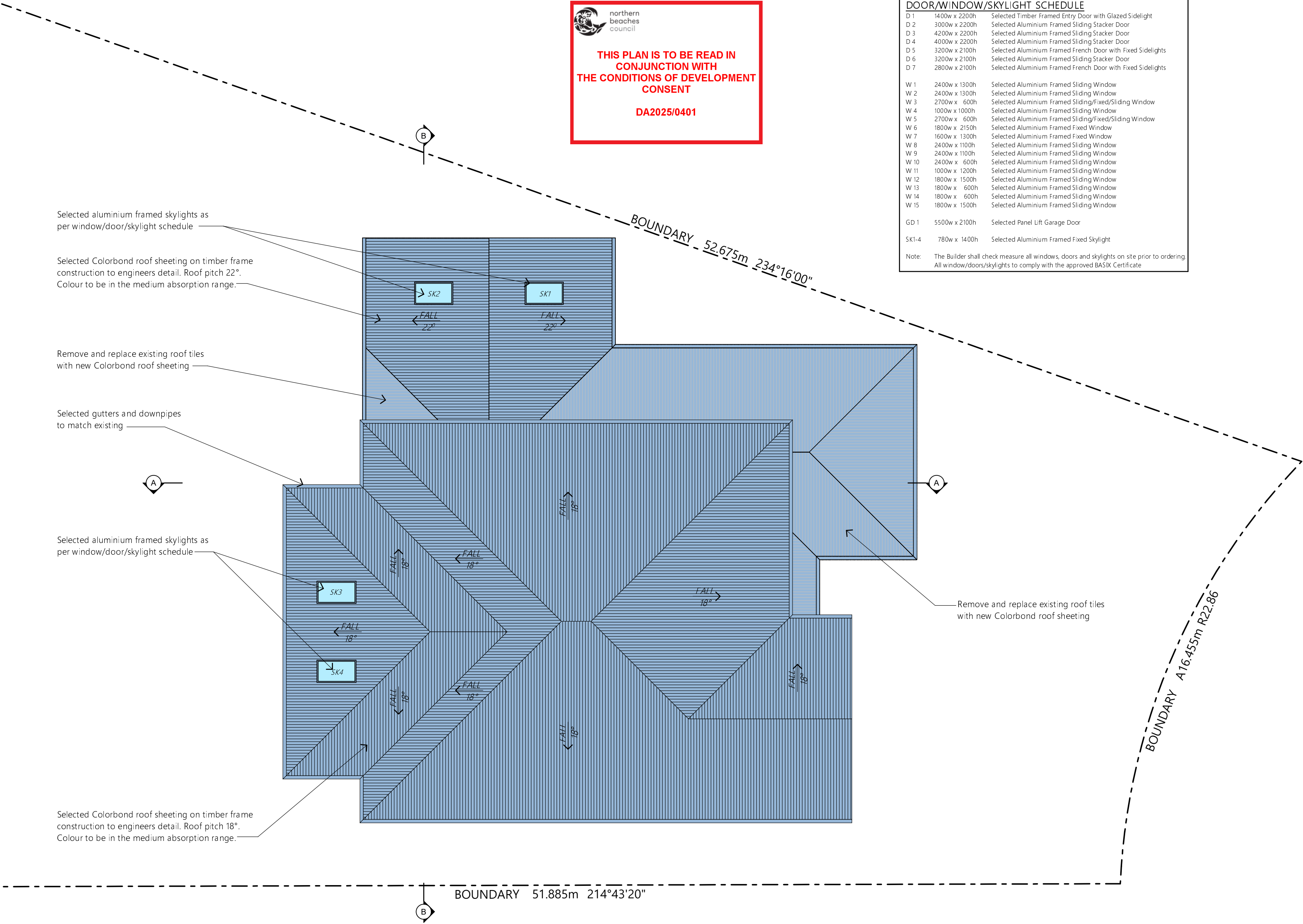
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Client
MR. & MRS. WILLIAMS

Project Name
PROPOSED ALTERATIONS + ADDITIONS
25 ARANDA DRIVE
LOT 11, DP227863
DAVIDSON NSW 2085



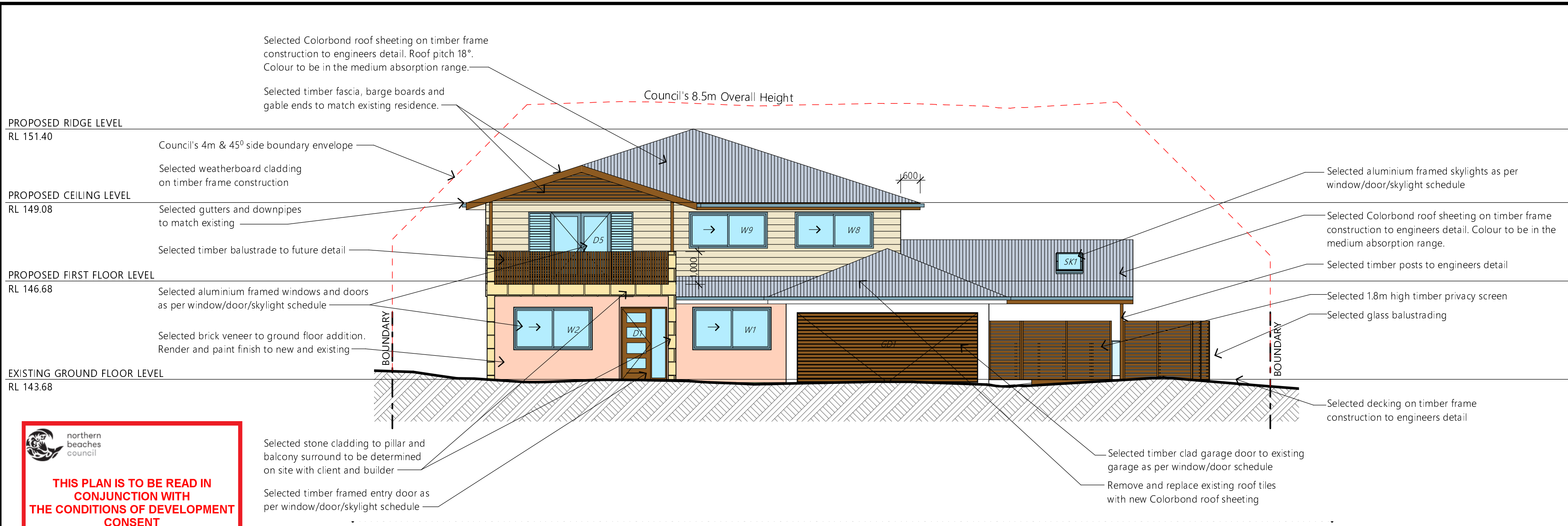
Drawing Title: PROPOSED ROOF PLAN	
Scale: 1:100 @ A2	Date: MARCH 2025
Status: DA submission	Checked By: JAH
Project No: 2425	Drawing No.: DA05
Plot Date:	26/05/2025



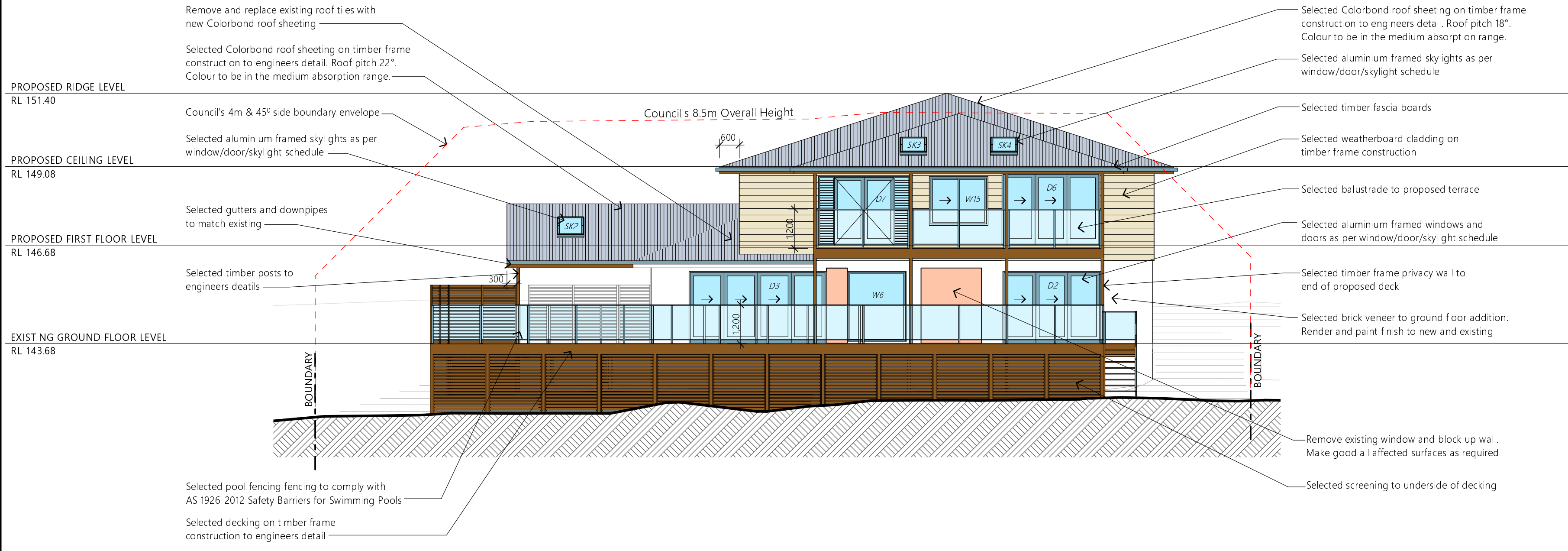
1

PROPOSED ROOF PLAN

1:100



1 NORTH-EAST ELEVATION 1:100



2 SOUTH-WEST ELEVATION 1:100

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LOT 11, DP227863
DAVIDSON NSW 2085

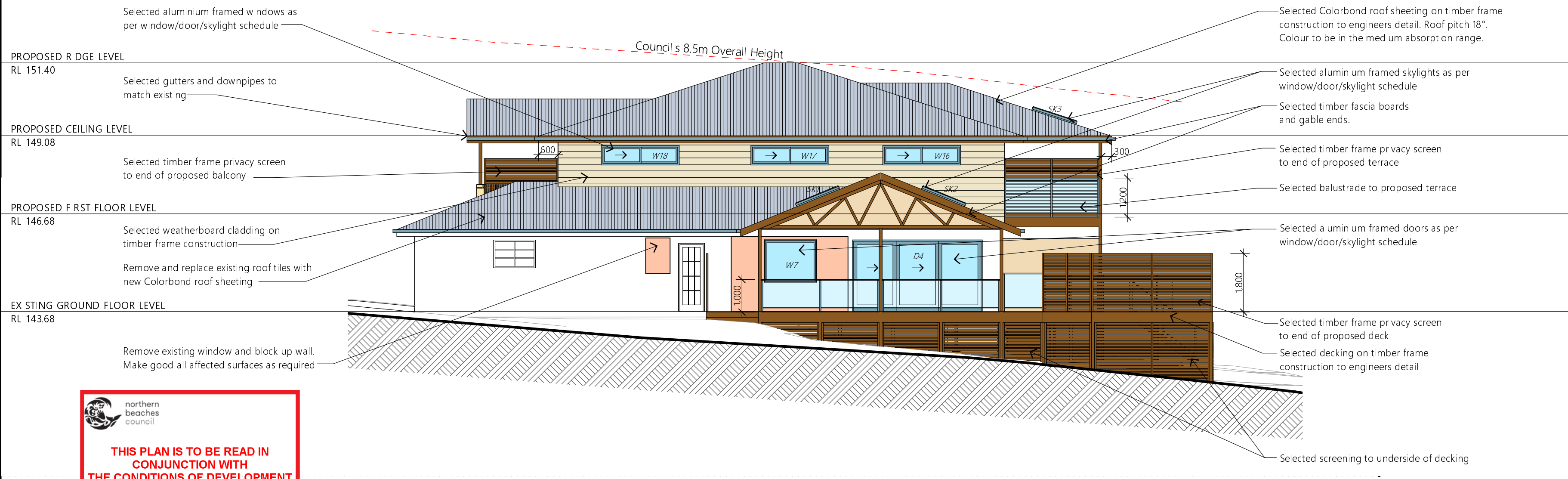
JAH
DESIGN SERVICES
ABN 22 630 690 834
SUITE 106, 138 NARA BANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL julie@jahdesigns.com.au

Drawing Title:
N.E & S.W ELEVATIONS

Scale: 1:100 @ A2	Date: MARCH 2025
Status: DA submission	Checked By: JAH
Project No: 2425	Drawing No.: DA06
Plot Date: 26/05/2025	



1 SOUTH-EAST ELEVATION 1:100



2 NORTH-WEST ELEVATION 1:100

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LOT 11, DP227863

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Drawing Title: N.W & S.E ELEVATIONS	
Scale: 1:100 @ A2	Date: MARCH 2025
Status: DA submission	Checked By: JAH
Project No: 2425	Drawing No.: DA07
Plot Date:	26/05/2025


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DA2025/0401



2 SECTION B-B 1:100

Plot Date:	26/05/2025
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