

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	15.61m ²
PAVED AREAS AND DRIVEWAY	110.54m ²
AREAS UNDER 2m WIDE	20.68m ²
SUM TOTAL	418.38m ²
PROPOSED LANDSCAPED AREA	280.42m ² 40.1%

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

NOTES

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 notices, obtain all permits and pay all fees.

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 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)
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:
All window and door numbers shown on the window and door schedule correspond to matching window/door/ numbers shown in the Basix certificate.
Sizes: The total area of glazing for each window/door/ shall be no greater than that shown on the Basix certificate
Shading devices: Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

A- 30/01/21 CHANGES AS INDICATED 'A'

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR. & MRS. POOLE
Project Name
PROPOSED ALTERATIONS + ADDITIONS
6 HAWEA PLACE
LOT 5, DP 222901
BELROSE NSW 2085

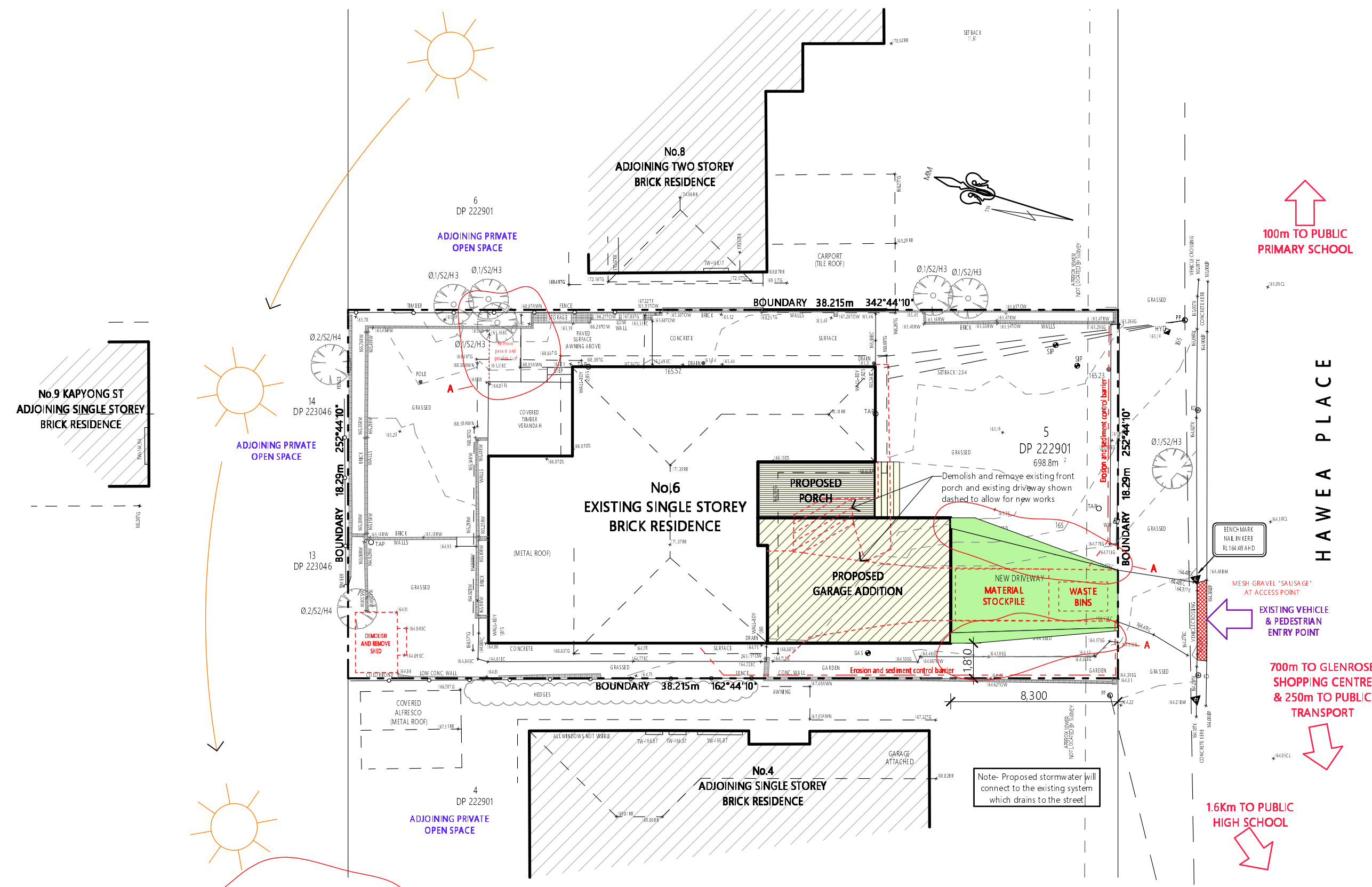
JAH DESIGN SERVICES

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

Drawing Title:

SITE PLAN

Scale: 1:200 @ A3	Date: JANUARY 2021
Status: MOD DA submission	Checked By: JAH
Project No: 2003	Drawing No.: MOD01
Plot Date:	2/02/2021



Demolish and remove existing walls shown hatched, all laundry, WC and bathroom fittings, wall and floor tiles shown hatched. Cap off any unused plumbing points and make good as per proposed plan

Remove existing windows and portion of wall shown hatched to allow for new as per proposed plan.

Remove existing sliding door and portion of wall shown hatched and replace with new as per proposed plan.

BOUNDARY 18.29m 252°44'10"

BOUNDARY 38.215m 342°44'10"

BOUNDARY 38.215m 162°44'10"

NOTE- Demolish and remove all existing walls, windows and doors shown hatched. Make good to all affected surfaces as per proposed plan.

1

EXISTING FLOOR PLAN

1:100

NOTES

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 notices, obtain all permits and pay all fees.
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 be checked on site.

BASIX INFORMATION REQUIREMENTS:

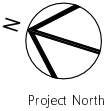
LIGHTING:
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps.

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:
All window and door numbers shown on the window and door schedule correspond to matching window/door/ numbers shown in the Basix certificate.
Sizes: The total area of glazing for each window/door/ shall be no greater than that shown on the Basix certificate
Shading devices: Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

A- 30/01/21 CHANGES AS INDICATED 'A'



COPYRIGHT
This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client
MR. & MRS. POOLE
Project Name
PROPOSED ALTERATIONS + ADDITIONS
6 HAWEA PLACE
LOT 5 , DP 222901
BELROSE NSW 2085



Drawing Title: EXISTING FLOOR PLAN			
Scale:	1:100 @ A3	Date:	JANUARY 2021
Status:	MOD DA submission	Checked By:	JAH
Project No:	2003	Drawing No.:	MOD02
Plot Date:	2/02/2021		

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 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		DELETED
W 6	1620w x 910h	Selected Aluminium Framed Fixed/Double Hung Window with Frosted Glass
W 7		DELETED
D 1	3800w x 2100h	Selected Aluminium Framed 4 Panel Sliding Door
D 2		DELETED
GD 1	5200w x 2400h	Selected Panel lift Garage Door
GW1	1200w x 900h	Selected Aluminium Framed Double Hung Window
SK 1		DELETED
SK 2		DELETED

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

NOTES

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 notices, obtain all permits and pay all fees.

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 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:

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

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

Shading devices: Shading devices shall be installed in accordance with the Basix certificate

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

A- 30/01/21 CHANGES AS INDICATED 'A'



COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR. & MRS. POOLE

Project Name

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

P.H. 0410 410 064 EMAIL: julie@jahdesigns.com.au

Drawing Title:

PROPOSED FLOOR PLAN

Scale:

1:100 @ A3

Date:

JANUARY 2021

Status:

MOD DA submission

Checked By:

JAH

Project No:

2003

Drawing No.:

MOD03

Plot Date:

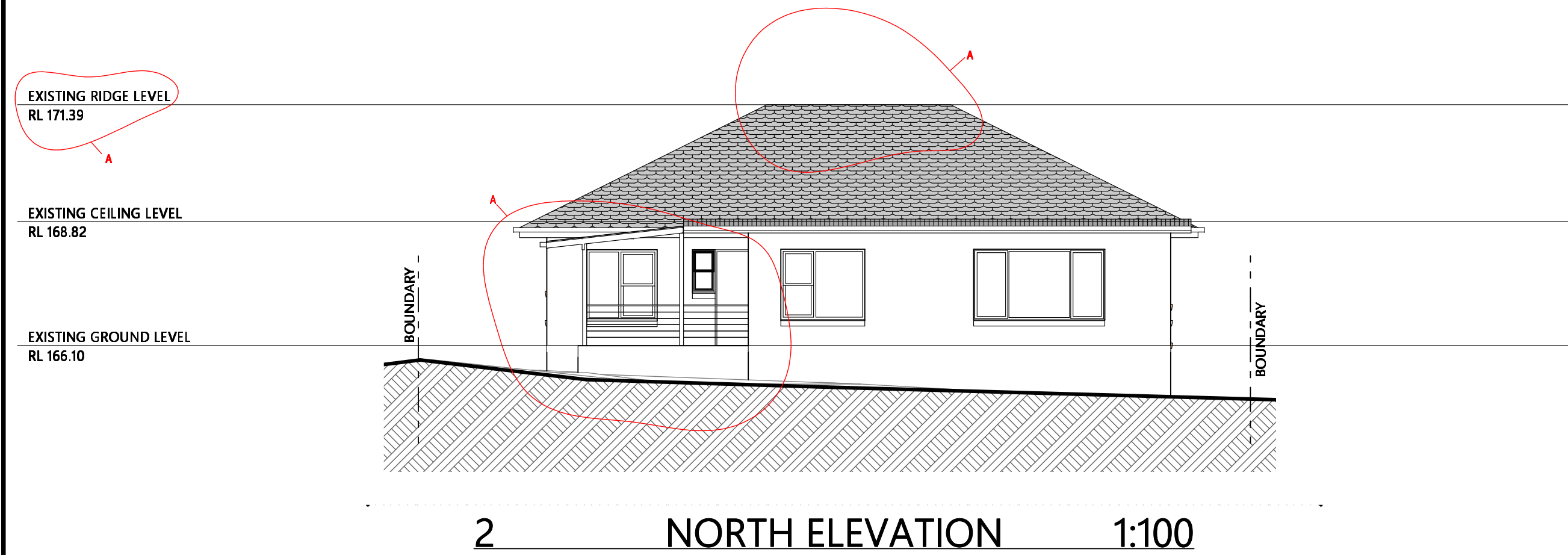
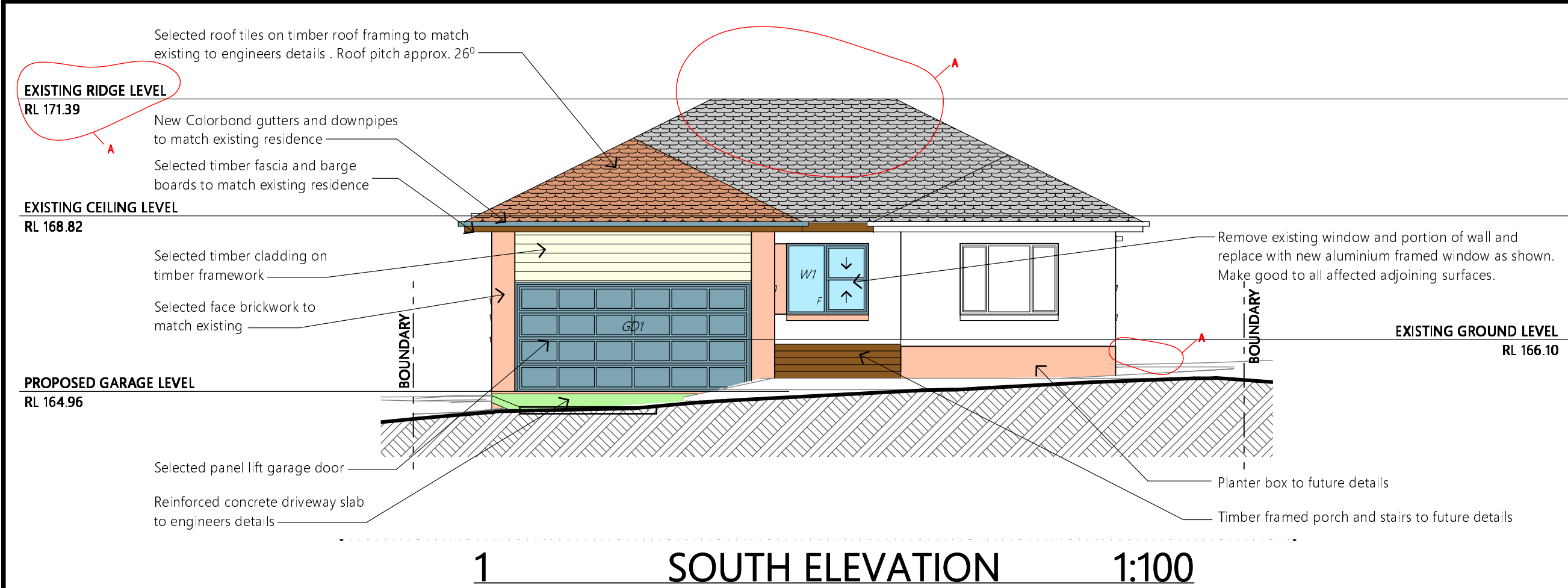
2/02/2021

BOUNDARY 38.215m 162°44'10"

1

PROPOSED FLOOR PLAN

1:100



NOTES

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 notices, obtain all permits and pay all fees.

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 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:
All window and door numbers shown on the window and door schedule correspond to matching window/door/ numbers shown in the Basix certificate.
Sizes: The total area of glazing for each window/door/ shall be no greater than that shown on the Basix certificate
Shading devices: Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

A- 30/01/21 CHANGES AS INDICATED 'A'

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR. & MRS. POOLE

Project Name

PROPOSED ALTERATIONS + ADDITIONS

6 HAWEA PLACE

LOT 5 , DP 222901

BELROSE NSW 2085

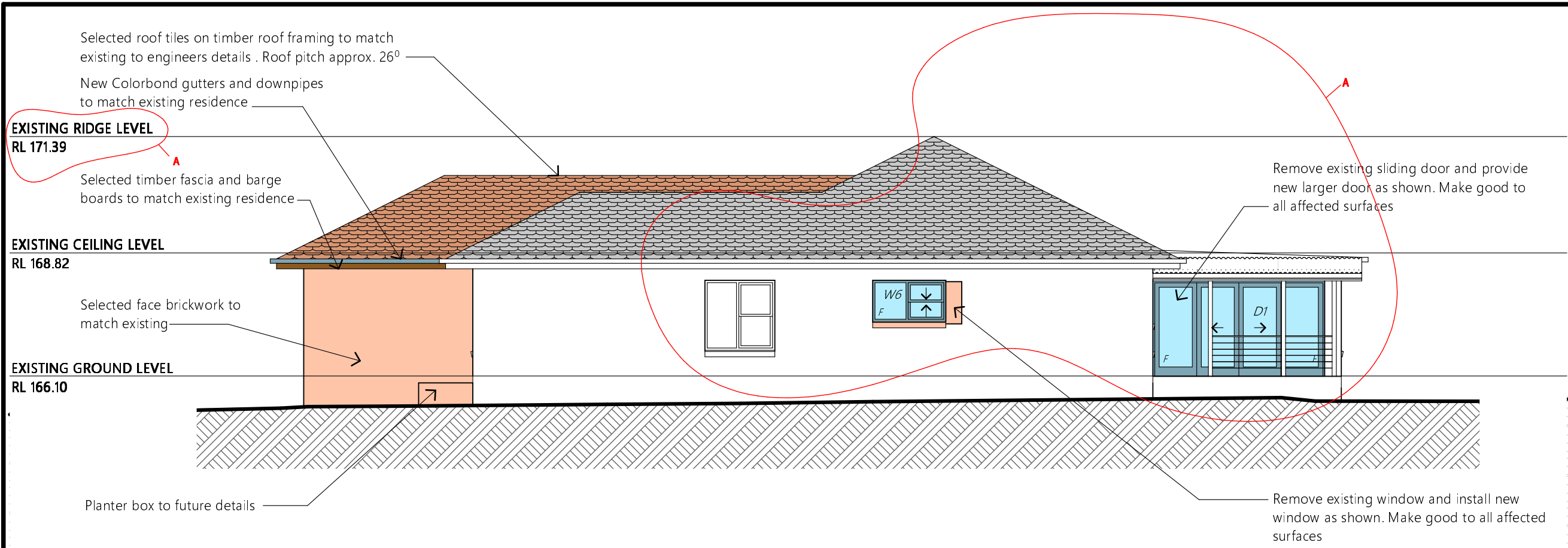
JAH
DESIGN SERVICES

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

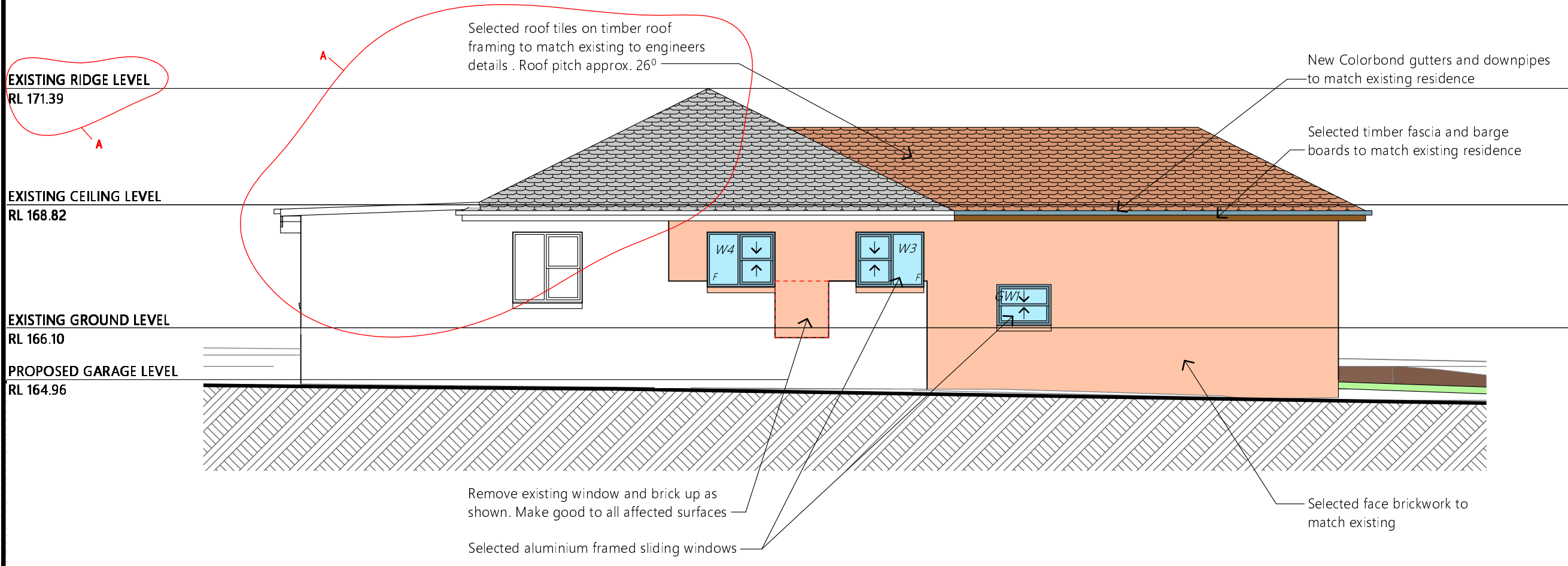
Drawing Title:

NORTH & SOUTH ELEVATIONS

Scale: 1:100 @ A3	Date: JANUARY 2021
Status: MOD DA submission	Checked By: JAH
Project No: 2003	Drawing No.: MOD04
Plot Date:	2/02/2021



1 EAST ELEVATION 1:100



2 WEST ELEVATION 1:100

NOTES

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 notices, obtain all permits and pay all fees.

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 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:
All window and door numbers shown on the window and door schedule correspond to matching window/door/ numbers shown in the Basix certificate.
Sizes: The total area of glazing for each window/door/ shall be no greater than that shown on the Basix certificate
Shading devices: Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

A- 30/01/21 CHANGES AS INDICATED 'A'

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR. & MRS. POOLE

Project Name

PROPOSED ALTERATIONS + ADDITIONS

6 HAWEA PLACE

LOT 5 , DP 222901

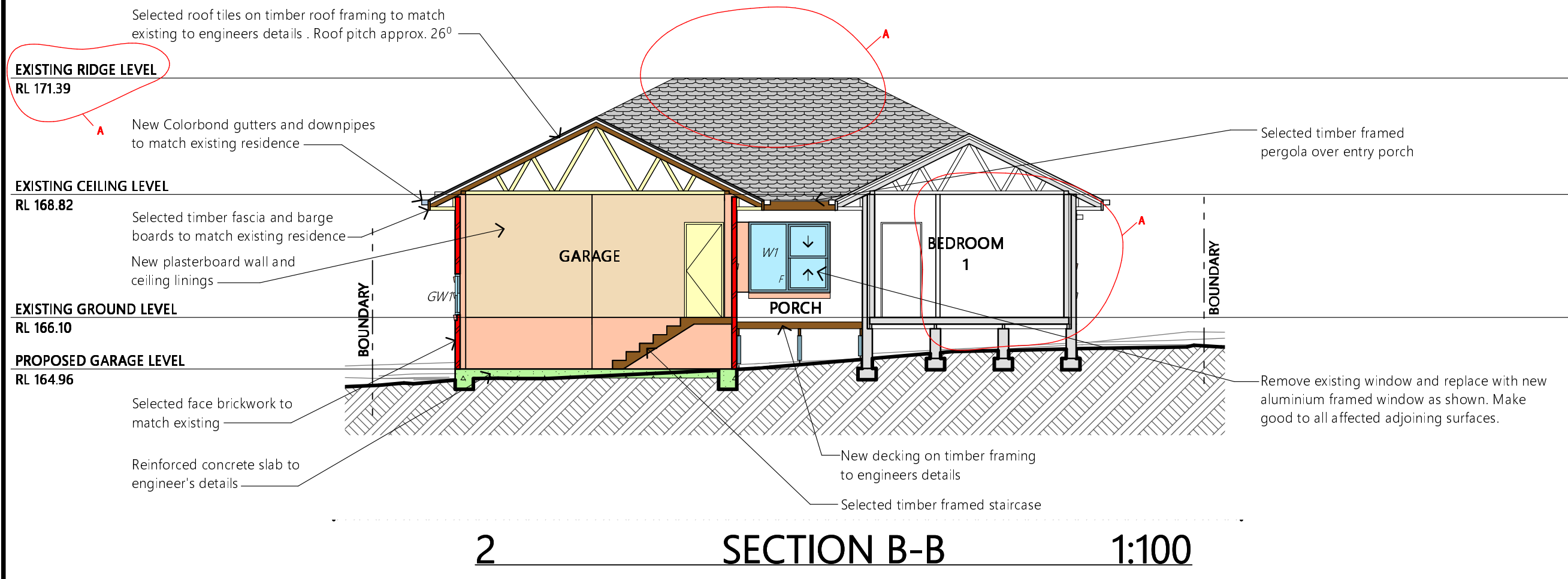
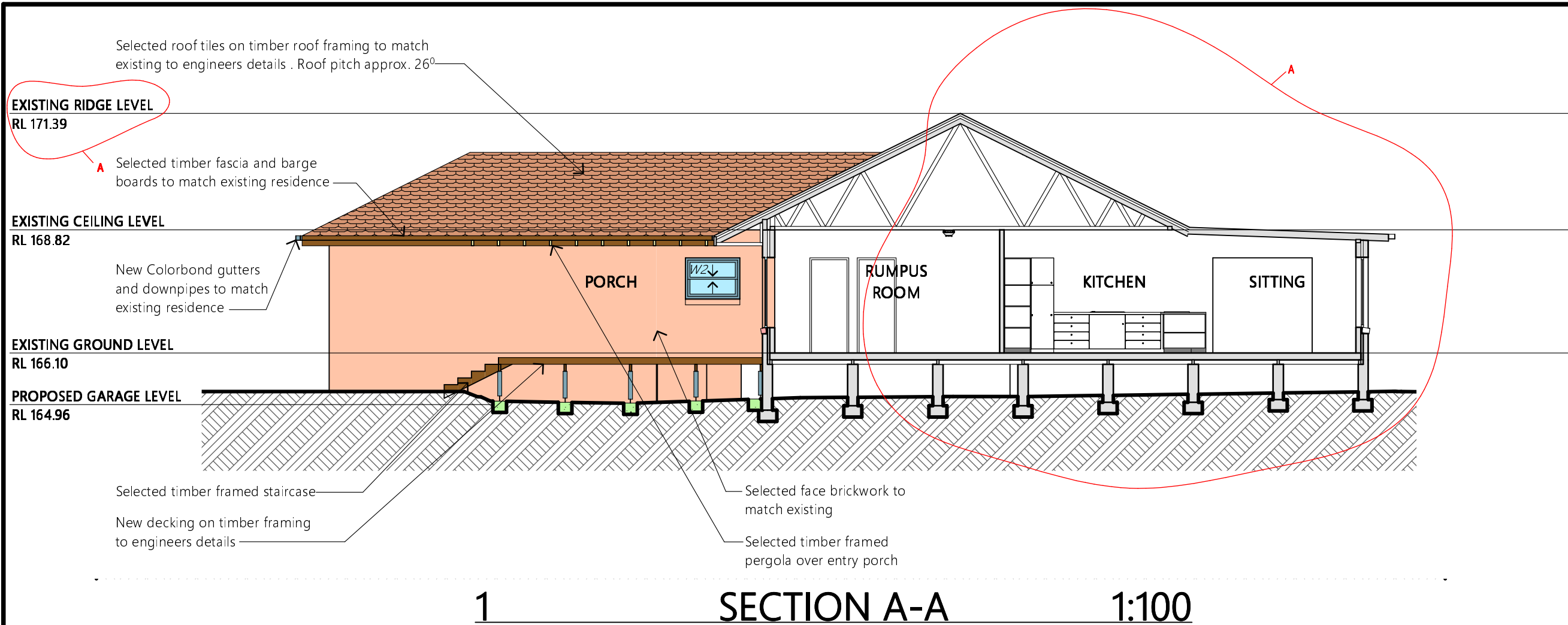
BELROSE NSW 2085

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

Drawing Title:

EAST & WEST ELEVATIONS

Scale: 1:100 @ A3	Date: JANUARY 2021
Status: MOD DA submission	Checked By: JAH
Project No: 2003	Drawing No.: MOD05
Plot Date:	2/02/2021



NOTES

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 notices, obtain all permits and pay all fees.

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 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:
All window and door numbers shown on the window and door schedule correspond to matching window/door/ numbers shown in the Basix certificate.
Sizes: The total area of glazing for each window/door/ shall be no greater than that shown on the Basix certificate
Shading devices: Shading devices shall be installed in accordance with the Basix certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

A- 30/01/21 CHANGES AS INDICATED 'A'

COPYRIGHT
This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

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
P.H. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:
SECTIONS

Scale: 1:100, 1:50 @ A3	Date: JANUARY 2021
Status: MOD DA submission	Checked By: JAH
Project No.: 2003	Drawing No.: MOD06

Plot Date: 2/02/2021