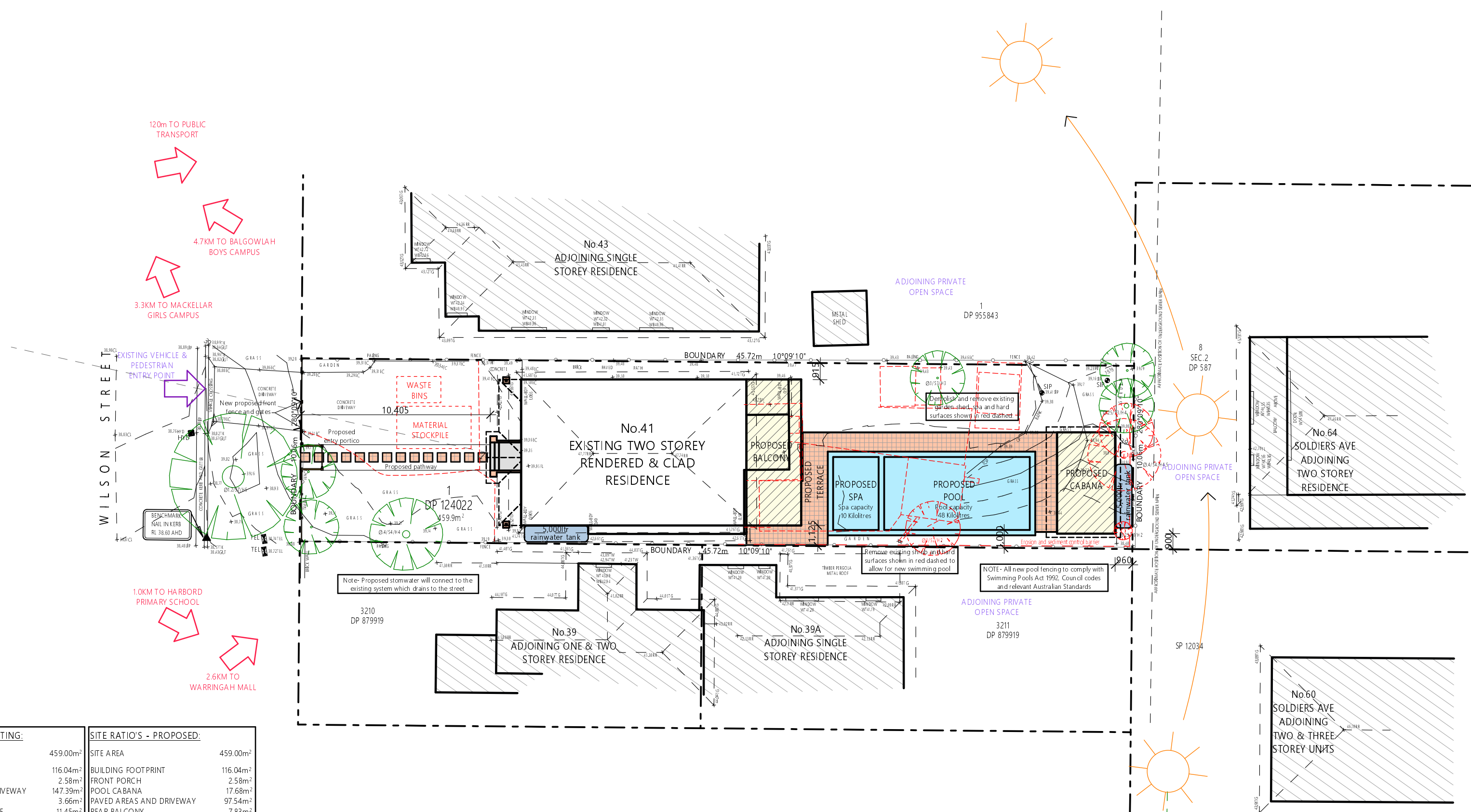
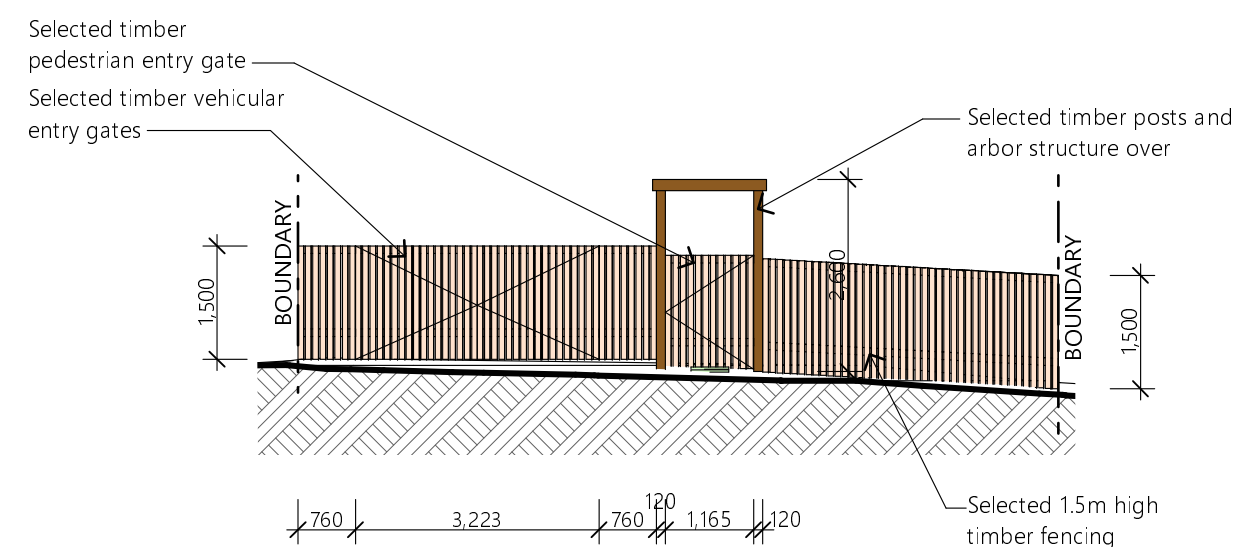
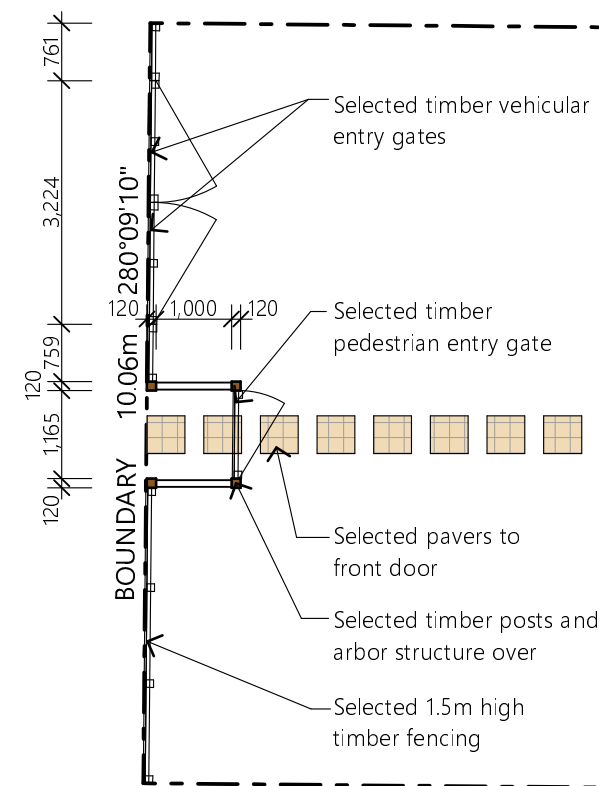




<u>SITE RATIO'S - EXISTING:</u>		<u>SITE RATIO'S - PROPOSED:</u>	
SITE AREA	459.00m ²	SITE AREA	459.00m ²
BUILDING FOOTPRINT	116.04m ²	BUILDING FOOTPRINT	116.04m ²
FRONT PORCH	2.58m ²	FRONT PORCH	2.58m ²
PAVED AREAS AND DRIVEWAY	147.39m ²	POOL CABANA	17.68m ²
REAR BALCONY	3.66m ²	PAVED AREAS AND DRIVEWAY	97.54m ²
AREAS UNDER 2m WIDE	11.45m ²	REAR BALCONY	7.83m ²
SUM TOTAL	281.12m ²	AREAS UNDER 2m WIDE	28.82m ²
		SUM TOTAL	270.49m ²
EXISTING LANDSCAPED AREA	177.88m ²		
	38.75%	PROPOSED LANDSCAPED AREA	188.51m ²

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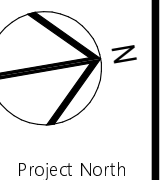
All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Swimming Pool & Spa: Maximum pool size shall be 48 kilolitres and spa size 12 kilolitres. The pool and spa are to both be outside and have a cover, a pool/spa pump timer and have an electric heat pump heating system

Alternative Water: A minimum 9,537.50 litre rainwater tank shall be installed to collect runoff from at least 156m² of roof and connected to a tap within 10m of the pool edge.



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Client

MR. GIBSON & MS. WRIGHT

Project Name

PROPOSED ALTERATIONS + ADDITIONS

41 WILSON STREET

LOT 1, DP 124022

FRESHWATER NSW 2096



ABN 22 630 690 834
SUITE 106, 13B NARABANG WAY, BELROSE NSW 2085
PH 0410 410 064 EMAIL julie@iiahdesigns.com.au

Drawing Title:

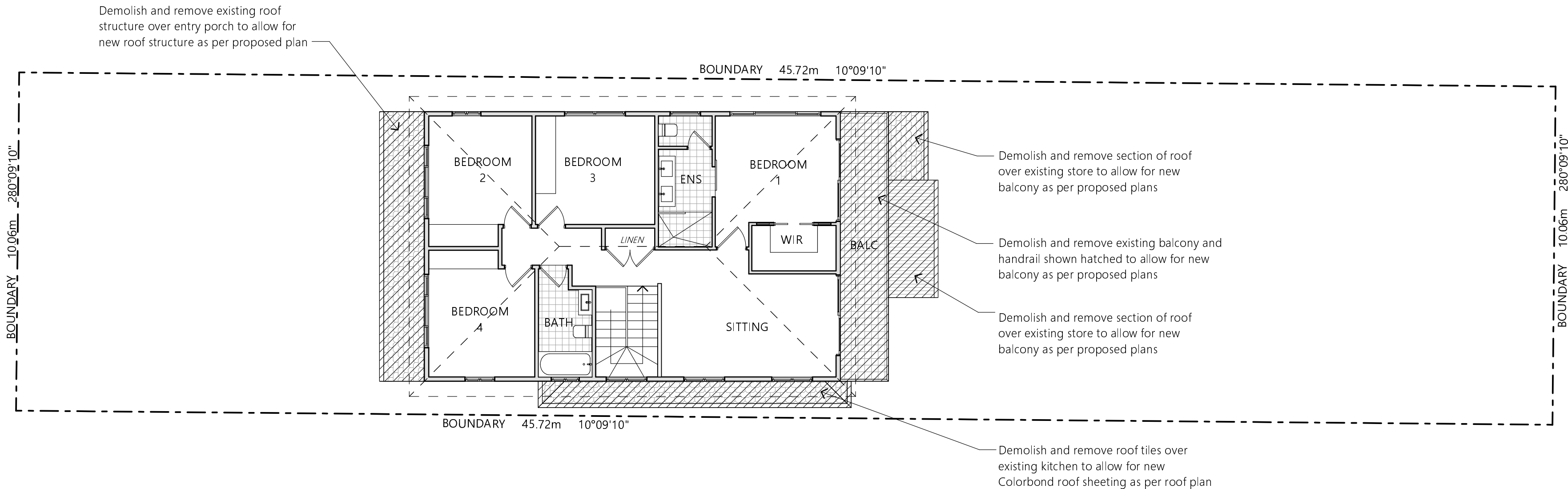
SITE PLAN & FENCE DETAILS

Scale:	1:100 @ A2	Date:	MARCH 2022
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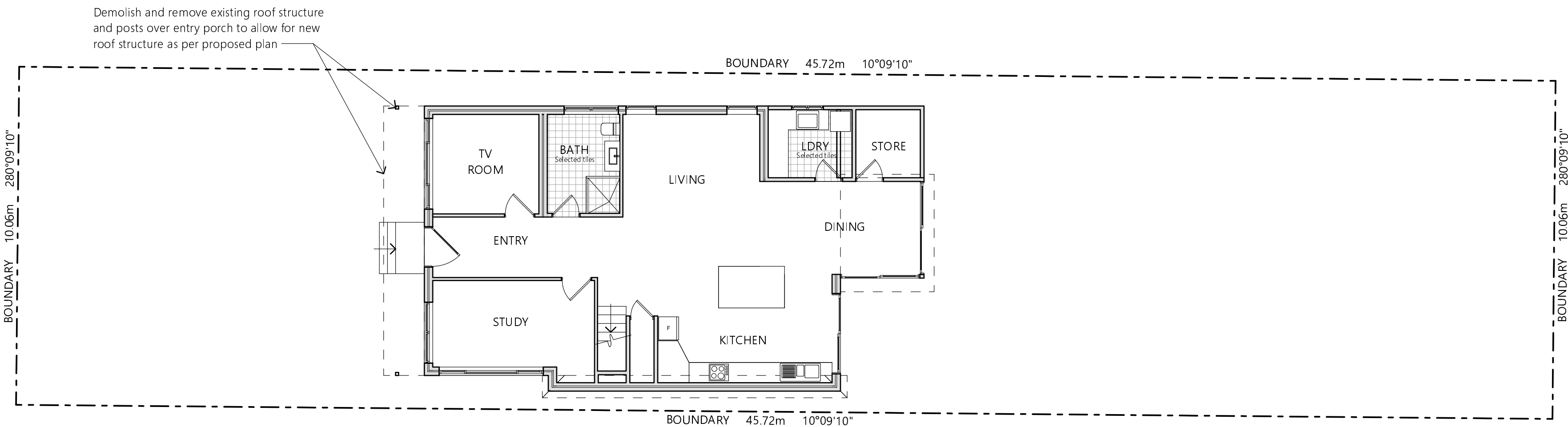
Status:	Checked By:
DA submission	JAH

Project No:	Drawing No.:
2322	DA01

Plot Date:	22/04/2024
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2 EXISTING FIRST FLOOR PLAN 1:100



1 EXISTING GROUND FLOOR PLAN 1:100

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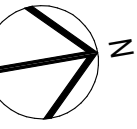
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Project Name

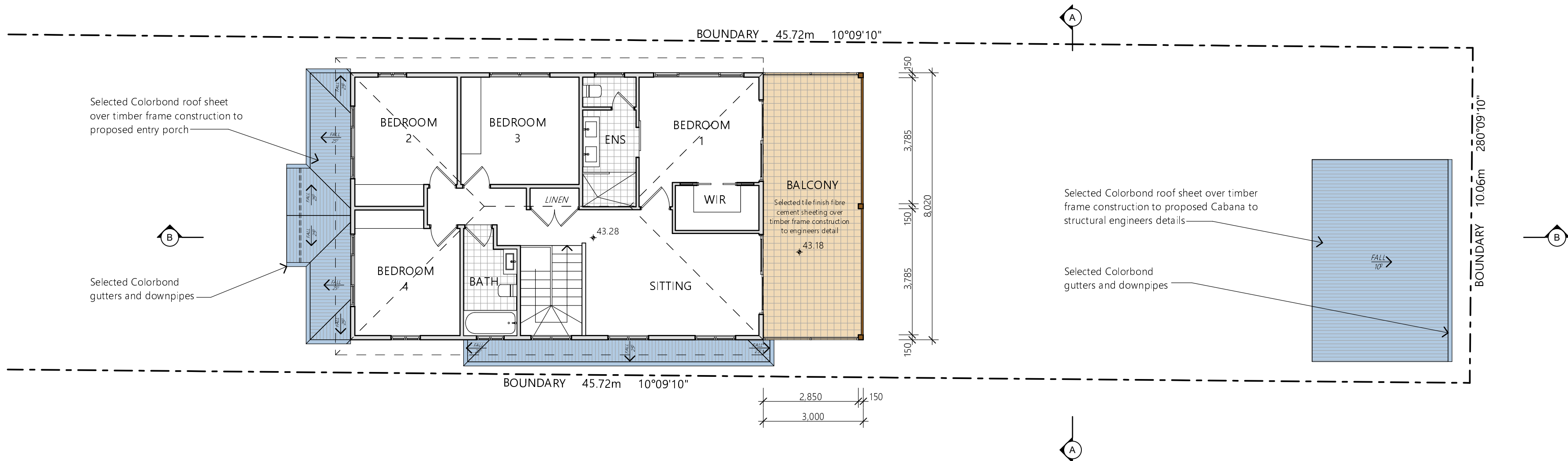
PROPOSED ALTERATIONS + ADDITIONS
41 WILSON STREET
LOT 1, DP 124022
FRESHWATER NSW 2096


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

Drawing Title:

EXISTING FLOOR PLANS

Scale:	1:100 @ A2	Date:	MARCH 2022
Status:	DA submission	Checked By:	JAH
Project No:	2322	Drawing No.:	DA02
Plot Date:	22/04/2024		

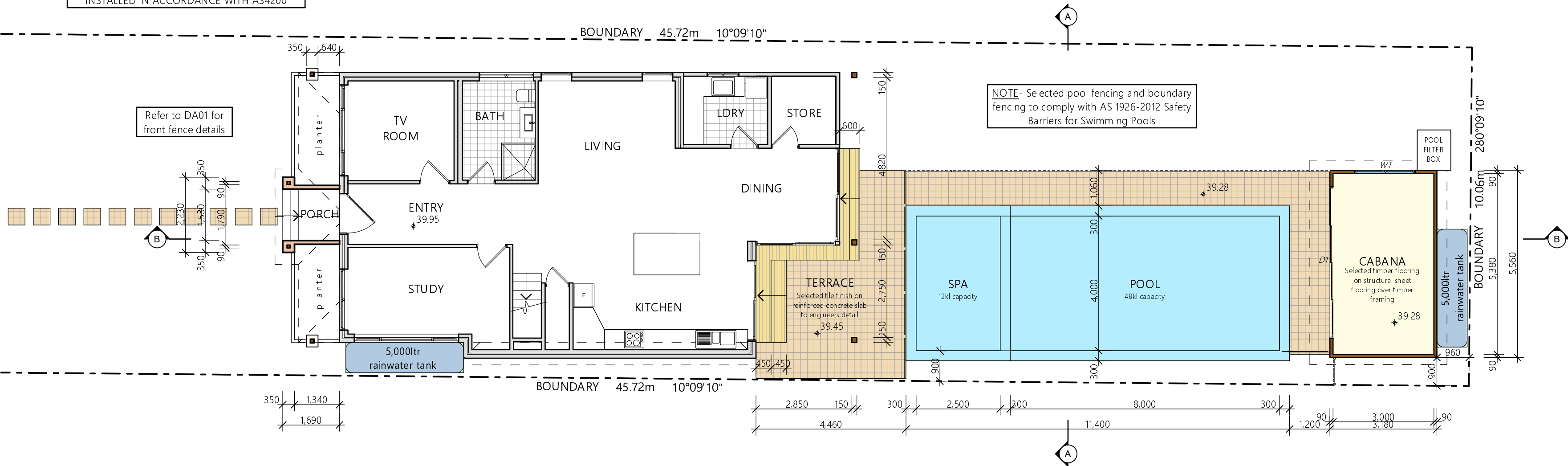


2 PROPOSED FIRST FLOOR PLAN 1:100

NOTE- HARD WIRED PHOTOELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC2022 VOLUME 2 PART H3D6 & AS3786

NOTE- PIABLE BUILDING MEMBRANE INSTALLED MUST COMPLY WITH AS/NZS4200.1 AND INSTALLED IN ACCORDANCE WITH AS4200

DOOR & WINDOW SCHEDULE		
D 1	4500w x 2100h	Selected Aluminium Framed Sliding Stacker Door
W1	1800w x 1200h	Selected Aluminium Framed Sliding Window
Note: The Builder shall check measure all windows and doors on site prior to ordering. All windows and doors to comply with the approved BASIX Certificate.		



1 PROPOSED GROUND FLOOR PLAN 1:100

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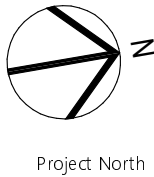
All figured dimensions to be checked on site.

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Alternative Water:



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Project Name

PROPOSED ALTERATIONS + ADDITIONS

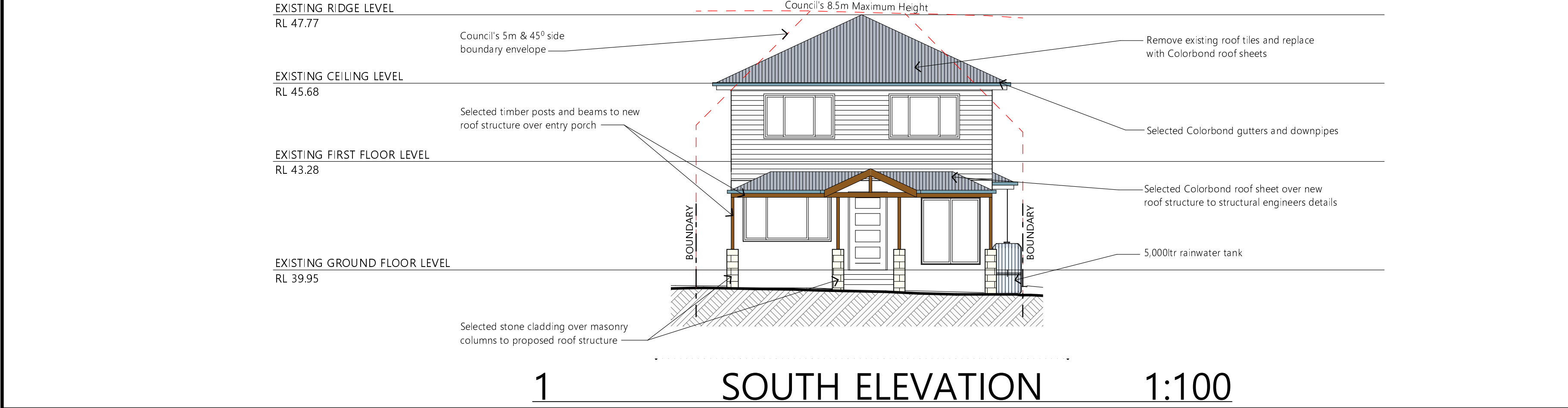
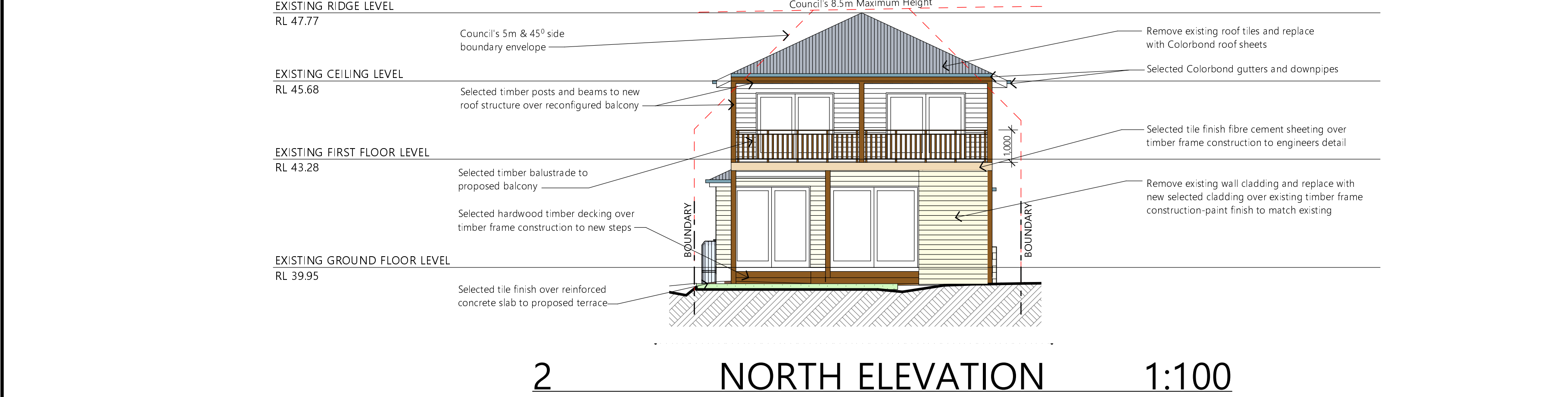
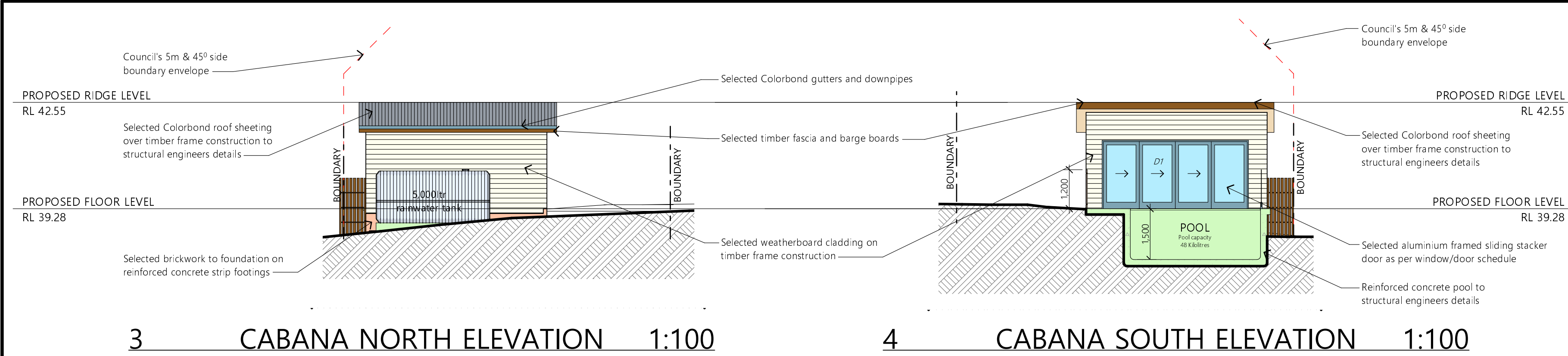
41 WILSON STREET

LOT 1, DP 124022

FRESHWATER NSW 2096



Drawing Title:	
PROPOSED FLOOR PLANS	
Scale:	1:100 @ A2
Date:	MARCH 2022
Status:	DA submission
Checked By:	JAH
Project No:	2322
Drawing No:	DA03
Plot Date:	22/04/2024



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PROPOSED ALTERATIONS + ADDITIONS

41 WILSON STREET

LOT 1, DP 124022

FRESHWATER NSW 2096

JAH DESIGN SERVICES

ABN 22 630 690 834

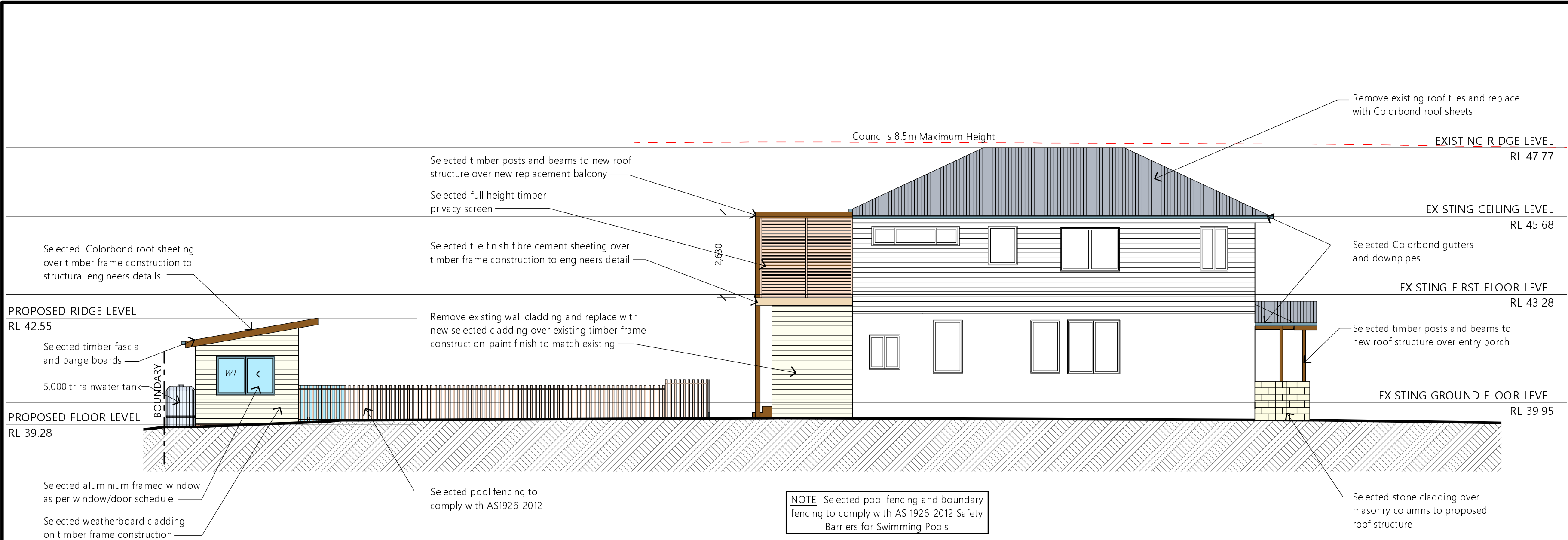
SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085

PH. 0410 410 064 EMAIL: julie@jahdesigns.com.au

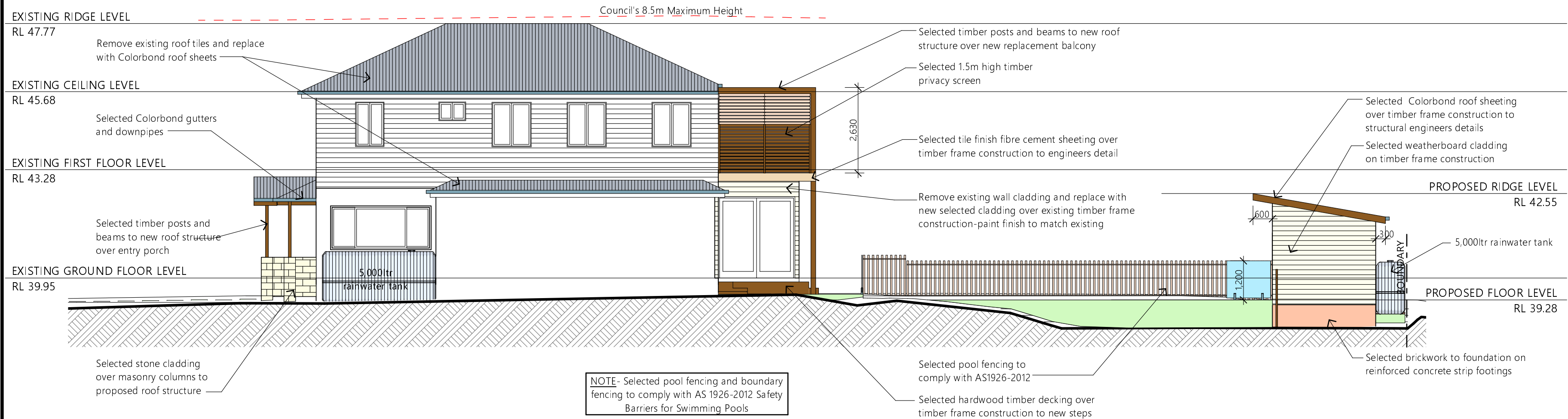
Drawing Title:

NORTH & SOUTH ELEVATIONS

Scale: 1:100 @ A2	Date: MARCH 2022
Status: DA submission	Checked By: JAH
Project No: 2322	Drawing No: DA04
Plot Date:	22/04/2024



2 WEST ELEVATION 1:100



1 EAST ELEVATION 1:100

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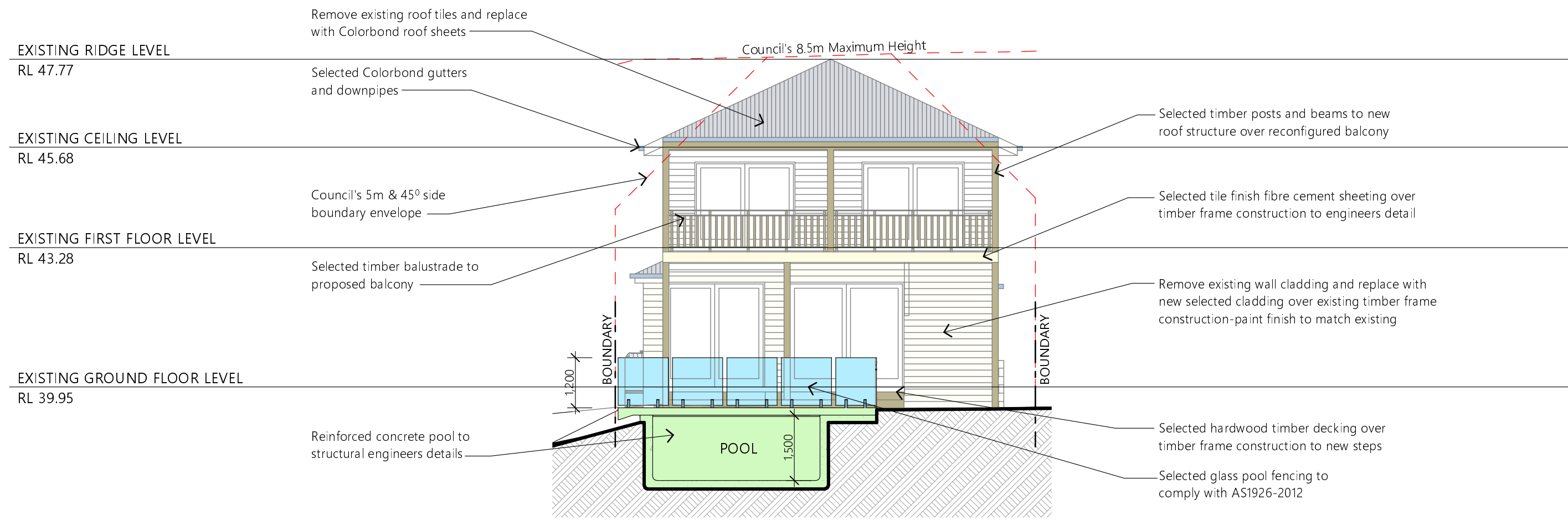
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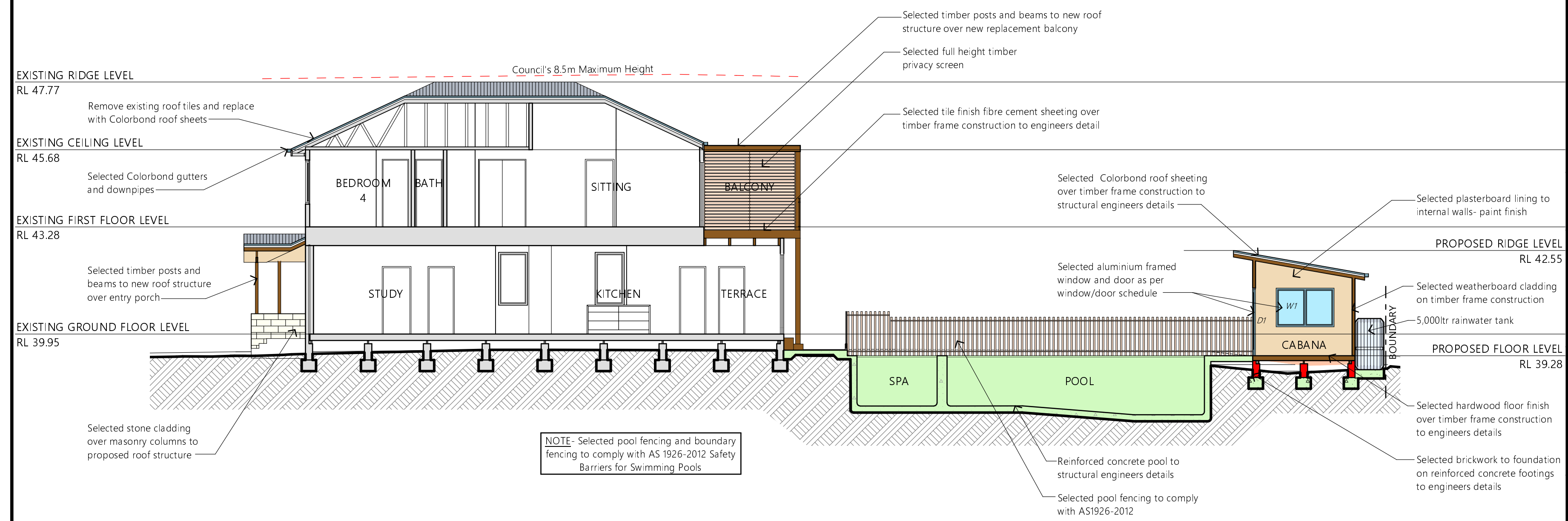
Project Name
PROPOSED ALTERATIONS + ADDITIONS
41 WILSON STREET
LOT 1, DP 124022
FRESHWATER NSW 2096



Drawing Title: EAST & WEST ELEVATIONS	
Scale: 1:100 @ A2	Date: MARCH 2022
Status: DA submission	Checked By: JAH
Project No: 2322	Drawing No.: DA05
Plot Date: 22/04/2024	



1 SECTION A-A 1:100



2 SECTION B-B 1:100

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Project Name
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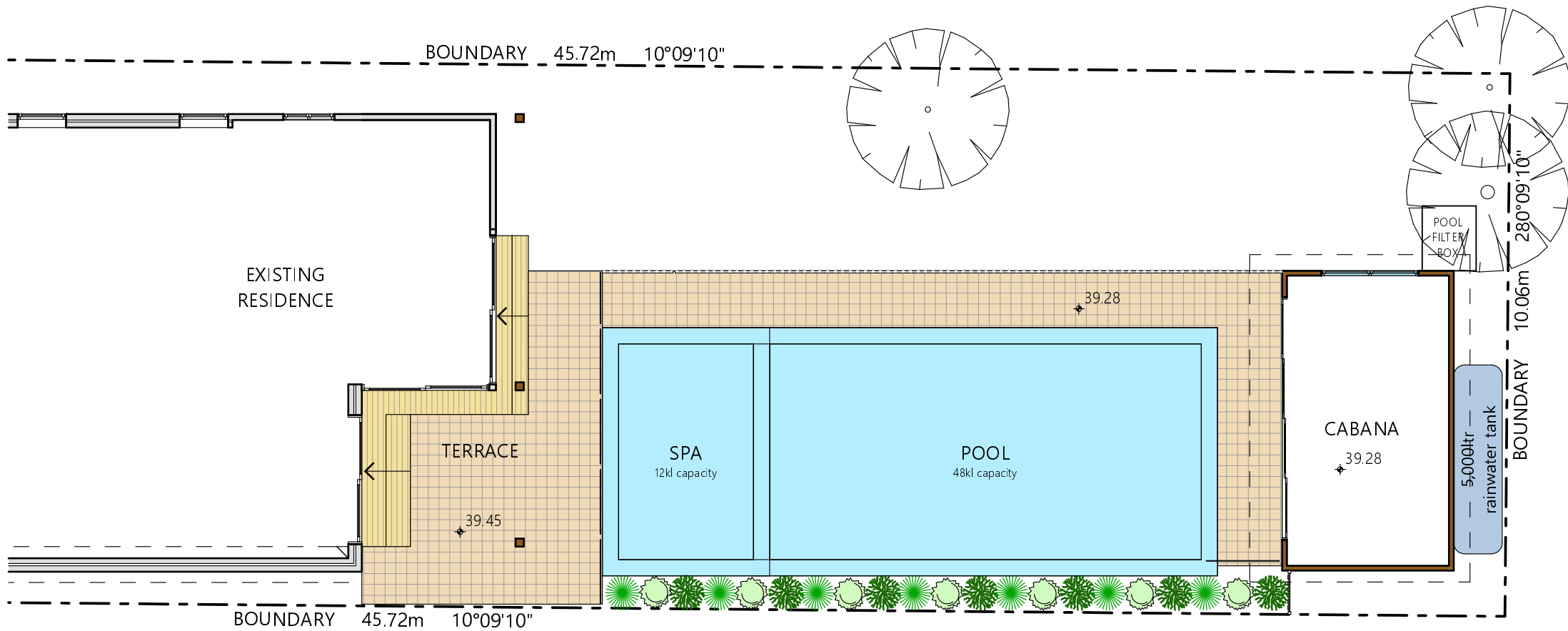
41 WILSON STREET
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FRESHWATER NSW 2096

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ABN 22 630 690 834
SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085
PH. 0410 410 064 EMAIL: julie@jahdesigns.com.au

Drawing Title:
SECTIONS

Scale: 1:100 @ A2	Date: MARCH 2022
Status: DA submission	Checked By: JAH
Project No: 2322	Drawing No.: DA06
Plot Date: 22/04/2024	



LEGEND

-  Bird of Paradise (*Strelitzia reginae*)
-  Kangaroo Paw (*Anigozanthos flavidus*)
-  Agapanthus (*Agapanthus africanus*)

1 LANDSCAPE PLAN 1:100

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Project Name

PROPOSED ALTERATIONS + ADDITIONS

41 WILSON STREET

LOT 1, DP 124022

FRESHWATER NSW 2096

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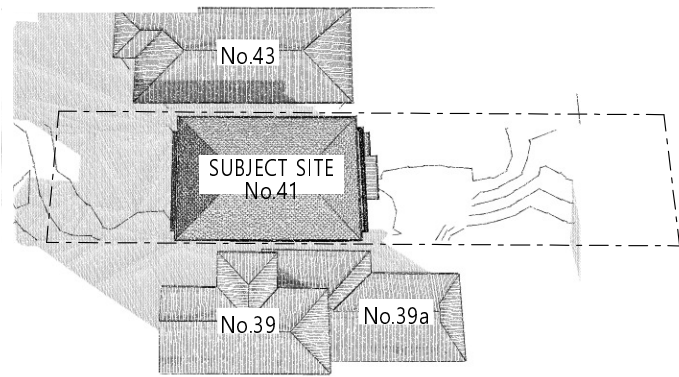
DESIGN SERVICES

ABN 22 630 690 834

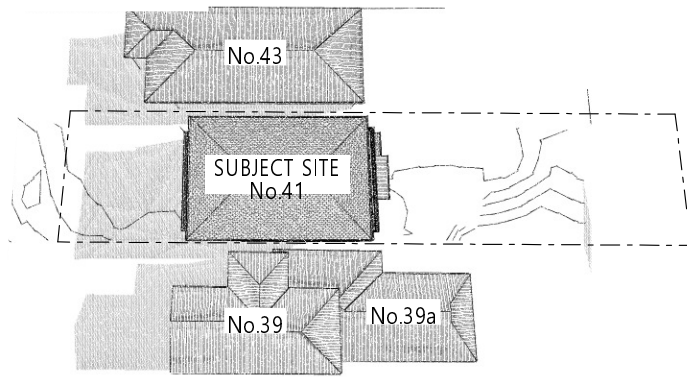
SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085

PH. 0410 410 064 EMAIL: julie@jahdesigns.com.au

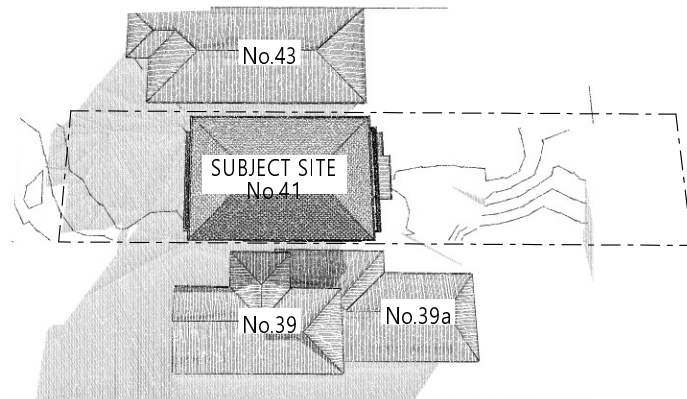
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Status: DA submission	Checked By: JAH
Project No: 2322	Drawing No: DA07
Plot Date:	22/04/2024



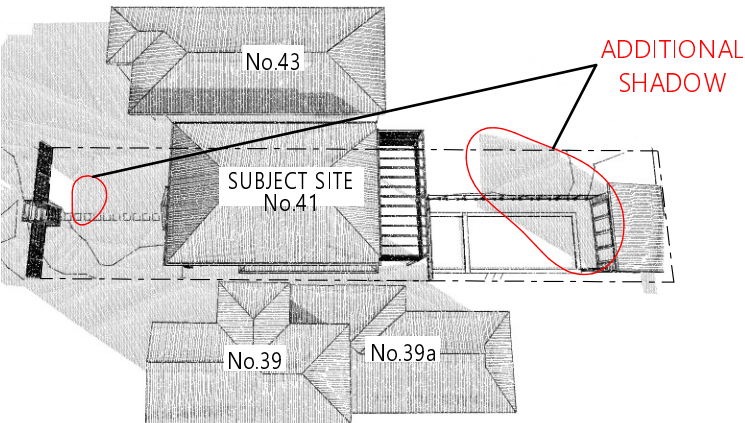
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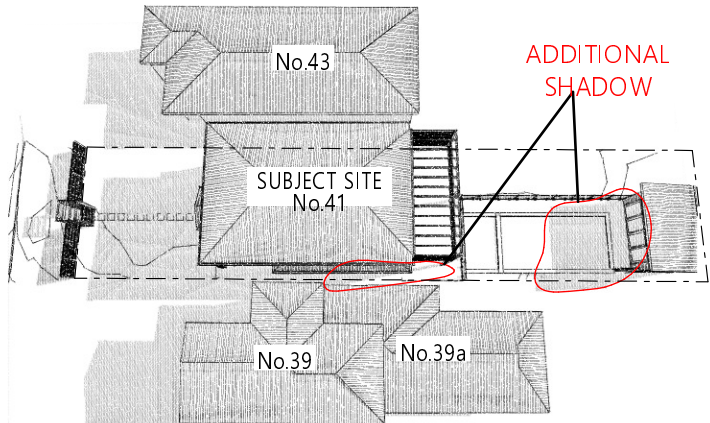
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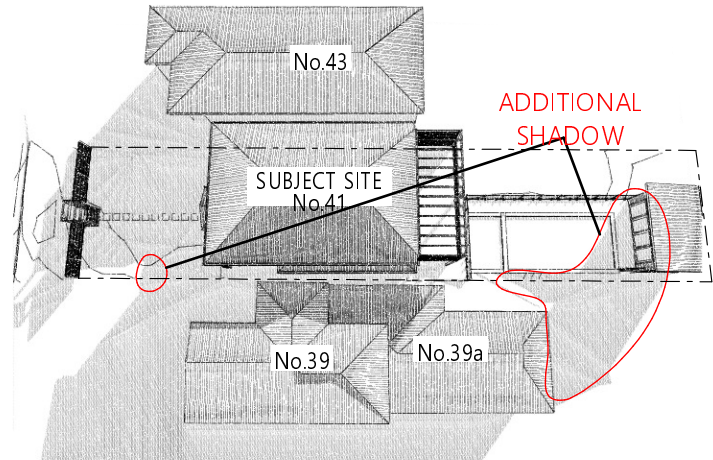
3PM JUNE 21 EXISTING



9AM JUNE 21 PROPOSED



12 NOON JUNE 21 PROPOSED



3PM JUNE 21 PROPOSED

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PH. 0410 410 064 EMAIL: julie@jahdesigns.com.au

Drawing Title:	
SHADOW DIAGRAMS	
Scale: N.T.S	Date: JANUARY 2024
Status: DA submission	Checked By: JAH
Project No: 2322	Drawing No: DA08
Plot Date:	22/04/2024

