

FRENCHS FOREST ROAD WEST

SITE RATIO'S - EXISTING:

SITE AREA	709.70m ²
BUILDING FOOTPRINT	149.68m ²
PORCH/TERRACE	22.55m ²
PAVED AREAS AND DRIVEWAY	55.39m ²
CUBBY HOUSE	6.24m ²
AREAS UNDER 2m WIDE	35.63m ²
SUM TOTAL	269.49m ²
EXISTING LANDSCAPED AREA	440.21m ²
	62%

SITE RATIO'S - PROPOSED:

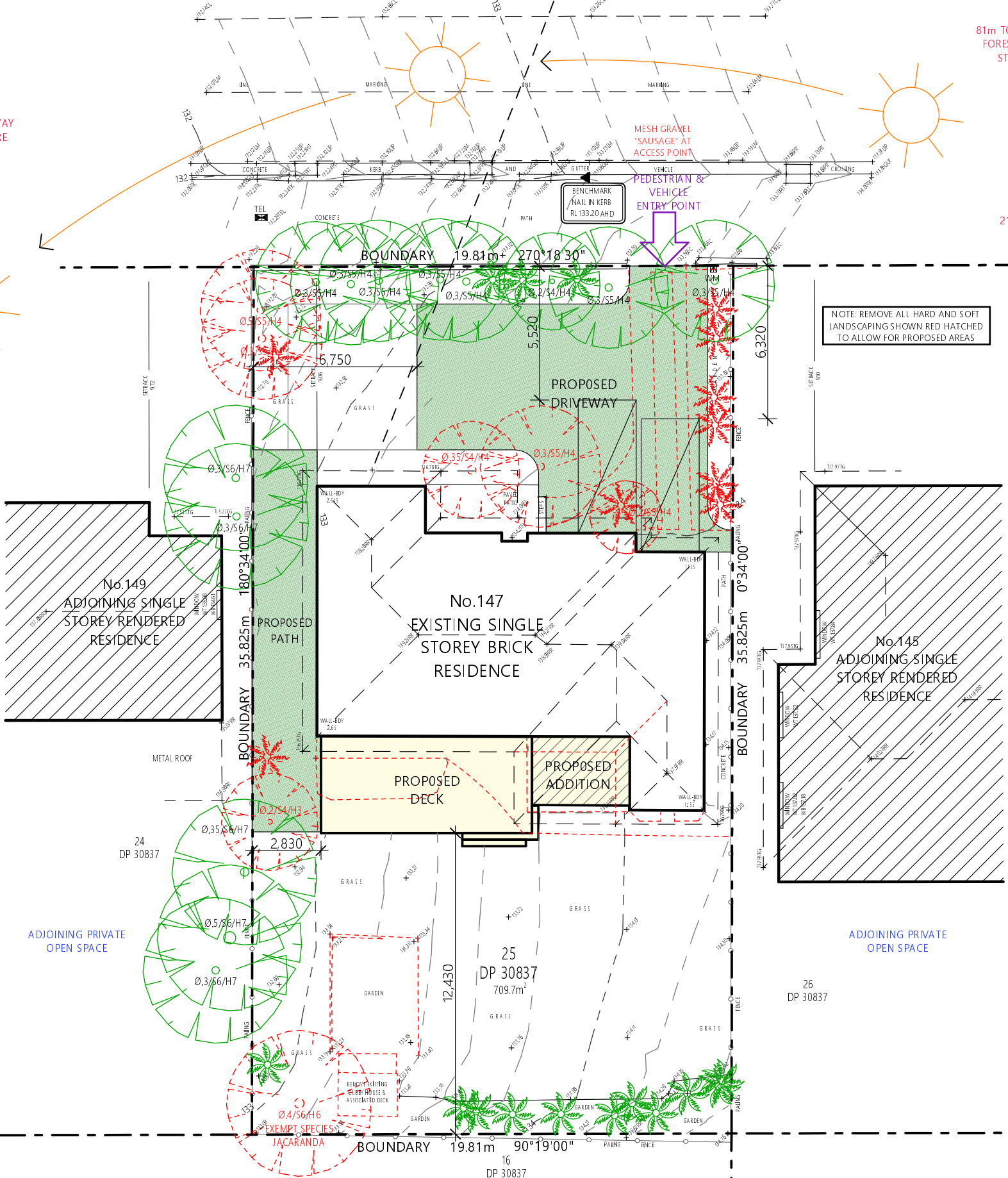
SITE AREA	709.70m ²
BUILDING FOOTPRINT	162.59m ²
PORCH/TERRACE	45.76m ²
PAVED AREAS AND DRIVEWAY	166.64m ²
AREAS UNDER 2m WIDE	30.24m ²
SUM TOTAL	405.23m ²
PROPOSED LANDSCAPED AREA	304.47m ²
	42.9%

450m TO FORESTWAY SHOPPING CENTRE

81m TO FRENCHS FOREST POLICE STATION

400m TO NORTHERN BEACHES HOSPITAL

210m TO THE FOREST HIGH SCHOOL



NOTE: REMOVE ALL HARD AND SOFT LANDSCAPING SHOWN RED HATCHED TO ALLOW FOR PROPOSED AREAS



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

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BASIX INFORMATION REQUIREMENTS:

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

HOT WATER SYSTEM:
Any new Hot water system shall be an electric heat pump system in accordance with the Basic certificate.

INSULATION REQUIREMENTS:
External walls: The external walls shall be framed (weatherboard) and shall meet minimum R1.70 (including construction)
Floors: The suspended floor with enclosed subfloor shall be framed and meet minimum R1.30 (including construction)
Ceilings: The new flat ceiling/pitched roof ceilings shall meet minimum R3.00 (upl)
Roof: The roof shall have foil/sarking and be of medium colour (solar absorption 0.475 - 0.70)

WINDOWS, GLAZED DOORS:
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Sides: The total area of glazing for each window/door shall be no greater than that shown on the Basic certificate
Shading devices: Shading devices shall be installed in accordance with the Basic certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate

A- 16/06/25 CARPARKING SPACES INDICATED

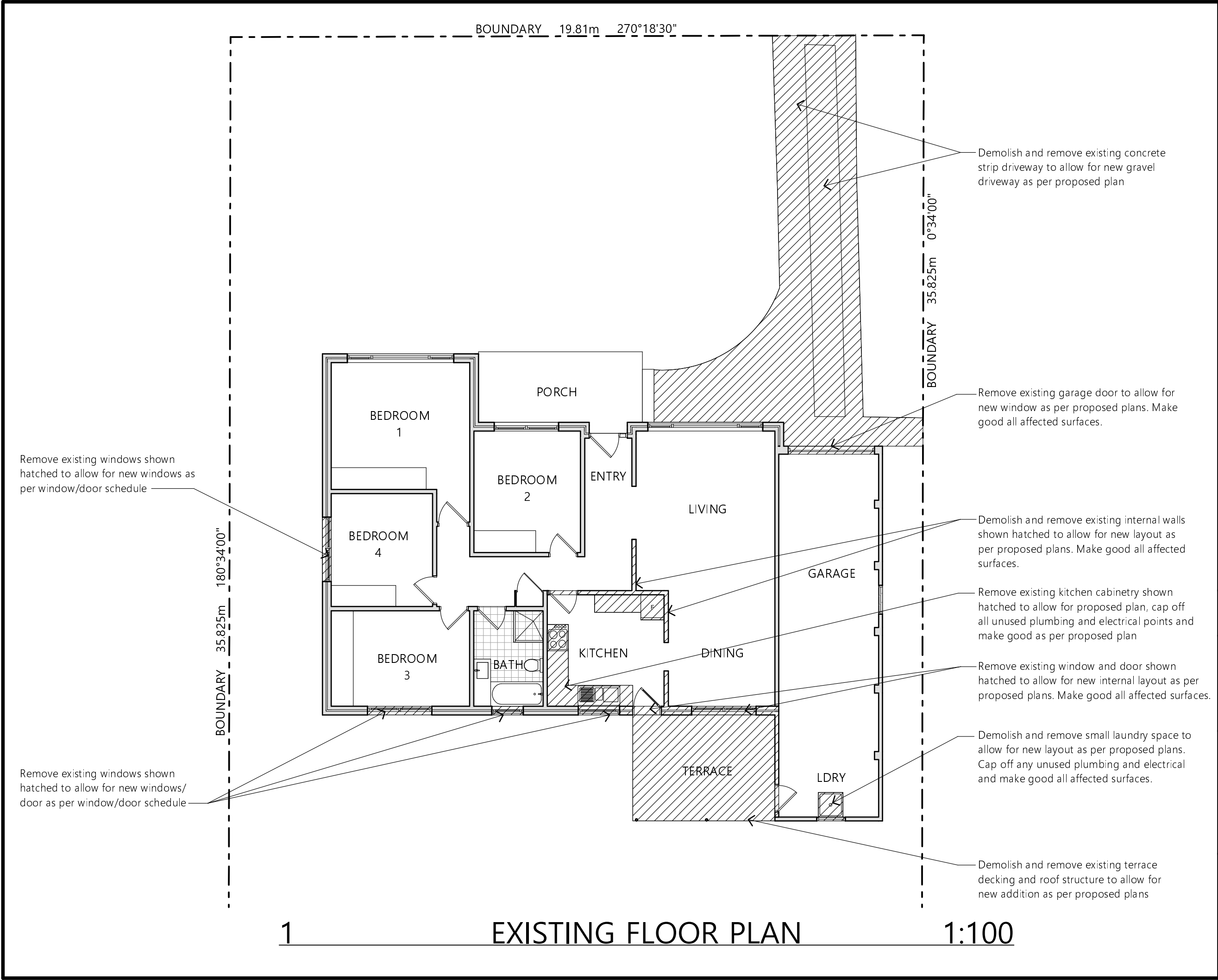
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Client
MR. & MS. D'URSO
Project Name
PROPOSED ALTERATIONS + ADDITIONS
147 FRENCHS FOREST ROAD WEST
LOT 25, DP 30837
FRENCHS FOREST NSW 2086

JAH
DESIGN SERVICES
ABN 22 630 690 834
BUILDING 6, 4/9 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2086
PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:
SITE PLAN

Scale: 1:200 @ A3	Date: APRIL 2025
Status: DA submission	Checked By: JAH
Project No: 2428	Drawing No.: DA01
Plot Date:	16/06/2025



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Drawing Title:
EXISTING FLOOR PLAN

Scale: 1:100 @ A3	Date: APRIL 2025
Status: DA submission	Checked By: JAH
Project No: 2428	Drawing No.: DA02
Plot Date:	12/06/2025

DOOR/WINDOW SCHEDULE

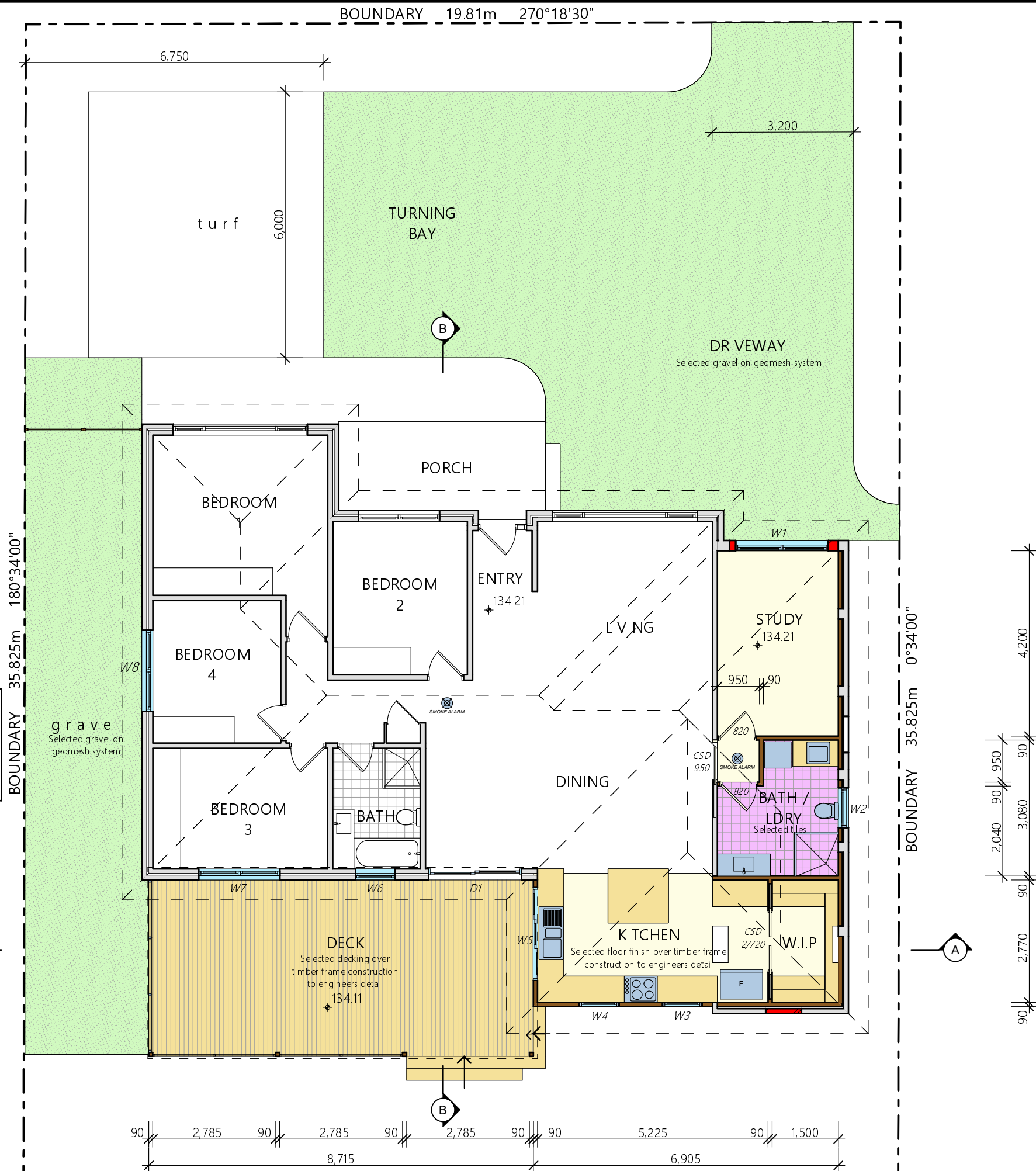
D 1	2100w x 2350h	Selected Aluminium Framed Sliding Door
W 1	2100w x 1600h	Selected Aluminium Framed Double Hung Window
W 2	900w x 1200h	Selected Aluminium Framed Double Hung Window with Opaque Glass
W 3	900w x 1450h	Selected Aluminium Framed Double Hung Window
W 4	900w x 1450h	Selected Aluminium Framed Double Hung Window
W 5	2100w x 1450h	Selected Aluminium Framed Servery Window
W 6	895w x 550h	Selected Aluminium Framed Awning Window with Opaque Glass
W 7	1800w x 1500h	Selected Aluminium Framed Double Hung Window to fit existing opening
W 8	1840w x 1600h	Selected Aluminium Framed Double Hung Window to fit existing opening

Note: The Builder shall check measure all windows and doors on site prior to ordering.
All windows and doors to comply with the requirements of the approved BASIX Certificate

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

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

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 DISHARGED DIRECTLY
VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF
SPACE COMPLYING WITH NCC2022 VOLUME 2 PART H4D7



NOTES

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WATER COMMITMENTS:

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

A 12/06/25 W6 AMENDED



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Client

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Project Name

PROPOSED ALTERATIONS + ADDITIONS
147 FRENCHS FOREST ROAD WEST
LOT 25, DP 30837
FRENCHS FOREST NSW 2086



ABN 22 630 690 834

BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2086
PH. 0410 410 064 EMAIL jule@jahdesigns.com.au

Drawing Title:

PROPOSED FLOOR PLAN

Scale:

1:100 @ A3

Date:

APRIL 2025

Status:

DA submission

Checked By:

JAH

Project No:

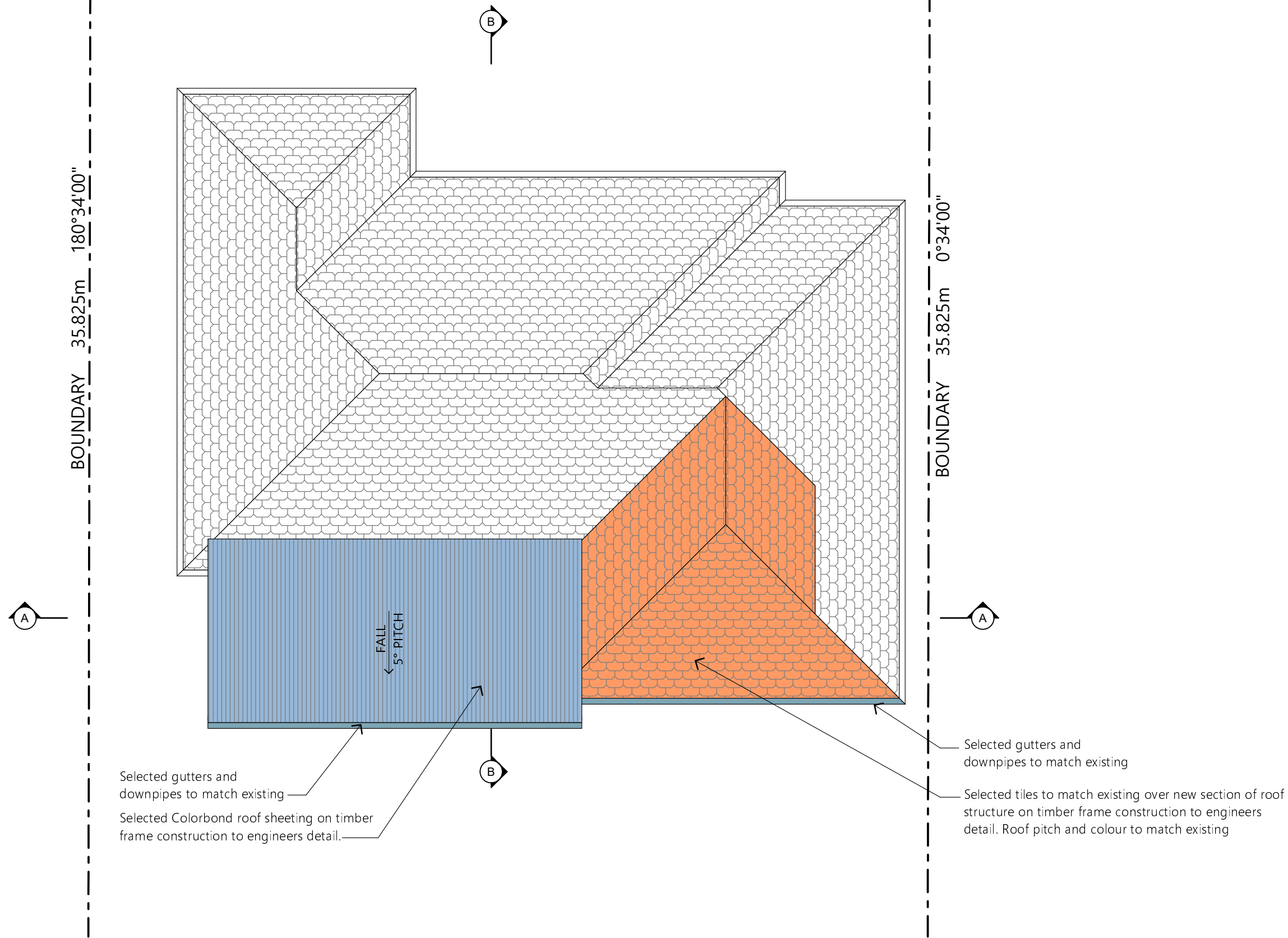
2428

Drawing No.:

DA03

Plot Date:

12/06/2025



1

PROPOSED ROOF PLAN

1:100

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- N
Project North

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BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2086
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Drawing Title: PROPOSED ROOF PLAN	
Scale: 1:100 @ A3	Date: APRIL 2025
Status: DA submission	Checked By: JAH
Project No.: 2428	Drawing No.: DA04
Plot Date: 12/06/2025	

EXISTING RIDGE LEVEL
RL 139.23

EXISTING CEILING LEVEL
RL 136.95

EXISTING FLOOR LEVEL
RL 134.21



Remove existing garage door and install new window as per window/door schedule. Make good to all affected surfaces.

1

NORTH ELEVATION

1:100

Remove existing window and install smaller window as shown. Make good to all affected surfaces.

Selected Colorbond roof sheeting on timber frame construction to engineers detail.

EXISTING RIDGE LEVEL
RL 139.23

EXISTING CEILING LEVEL
RL 136.95

EXISTING FLOOR LEVEL
RL 134.21

Selected gutters and downpipes to match existing

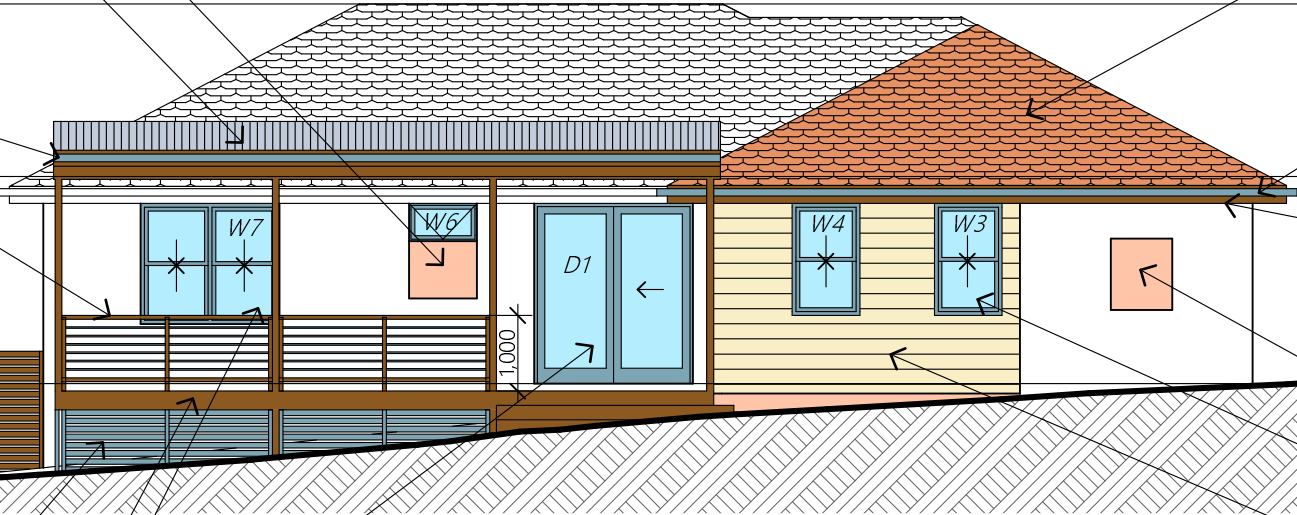
Selected timber/metal balustrade

Selected side fencing and access gate

Selected screening under terrace

Selected timber decking, timber posts and timber framing to engineers detail

Selected aluminium framed windows and doors as per window/door schedule



Selected tiles to match existing on timber frame construction to engineers detail. Roof pitch and colour to match existing

Selected gutters and downpipes to match existing

Selected timber fascia boards to match existing residence.

Remove existing window and brick up. Make good to all affected surfaces.

Selected aluminium framed windows as per window/door schedule

Selected cladding on timber framing to new addition

2

SOUTH ELEVATION

1:100

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A 12/06/25 W6 AMENDED

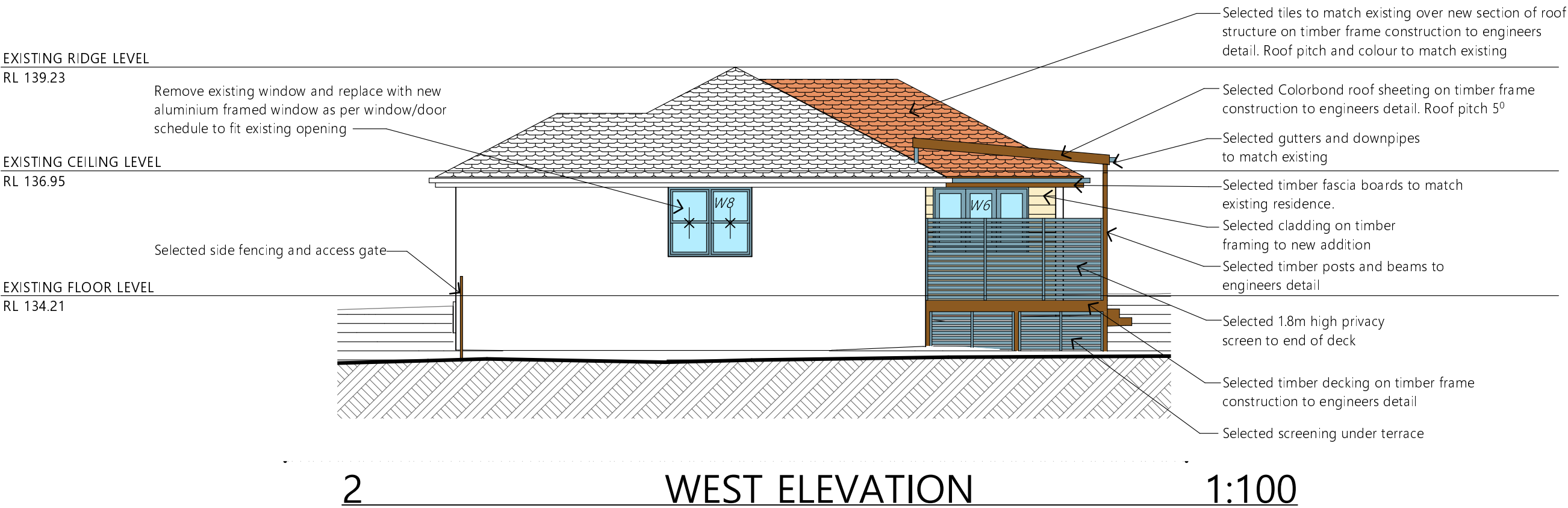
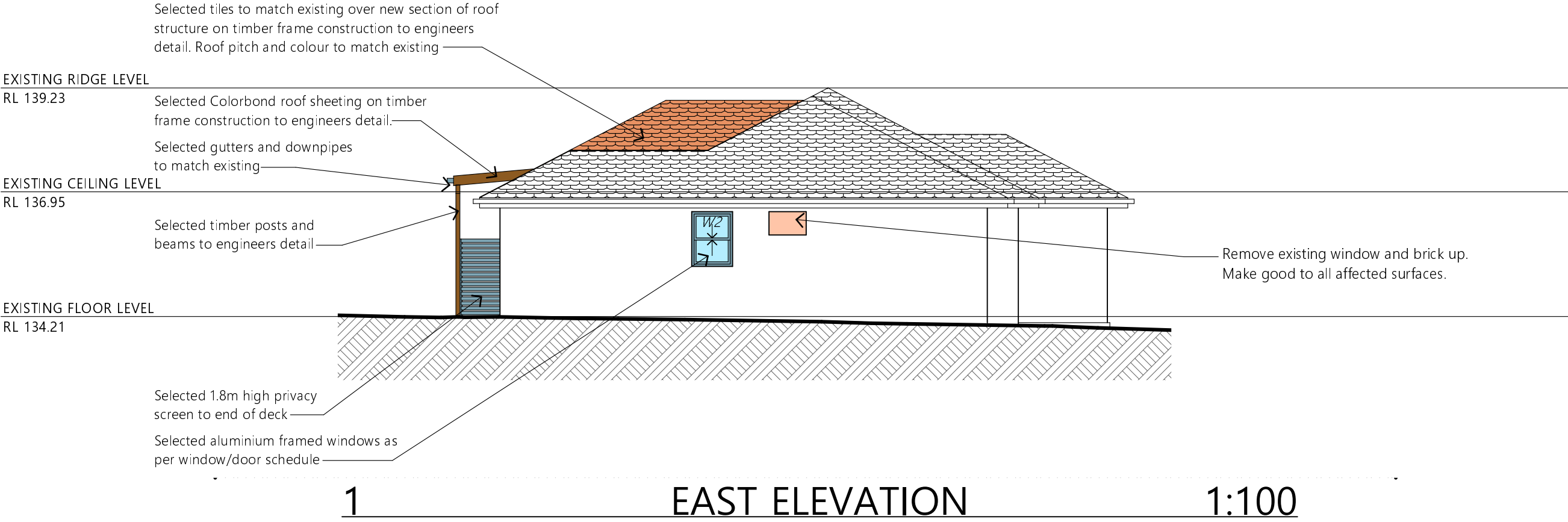
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Project Name
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147 FRENCHS FOREST ROAD WEST
LOT 25, DP 30837
FRENCHS FOREST NSW 2086

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Drawing Title:
NORTH & SOUTH ELEVATIONS

Scale: 1:100 @ A3	Date: APRIL 2025
Status: DA submission	Checked By: JAH
Project No: 2428	Drawing No: DA05
Plot Date:	12/06/2025



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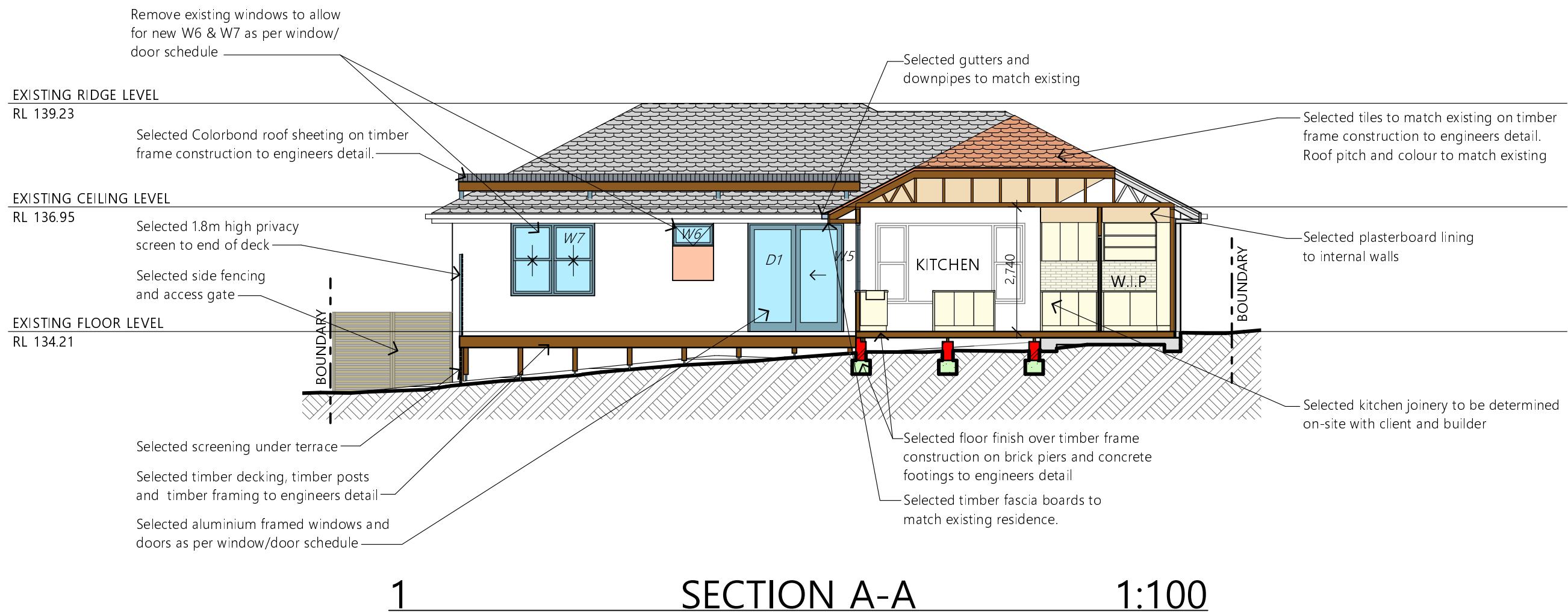
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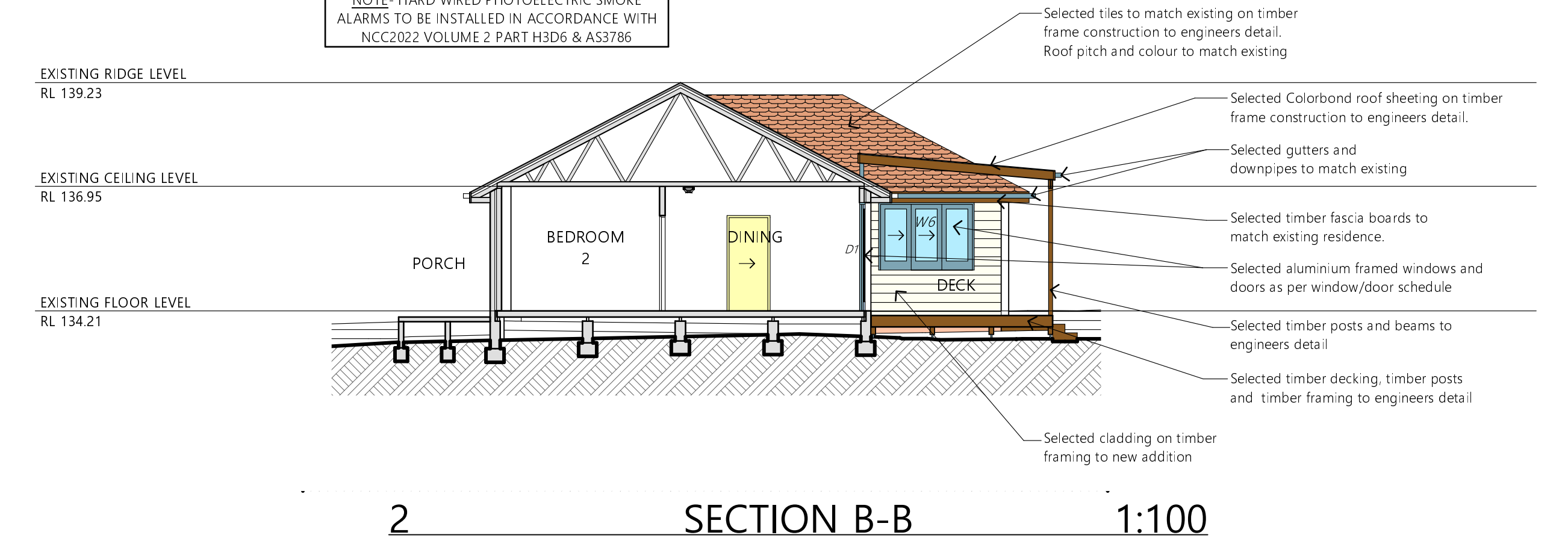
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Drawing Title:
EAST & WEST ELEVATIONS

Scale: 1:100 @ A3	Date: APRIL 2025
Status: DA submission	Checked By: JAH
Project No: 2428	Drawing No.: DA06
Plot Date:	12/06/2025



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



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Drawing Title:
SECTIONS

Scale: 1:100 @ A3	Date: APRIL 2025
Status: DA submission	Checked By: JAH
Project No: 2428	Drawing No.: DA07 A
Plot Date:	12/06/2025