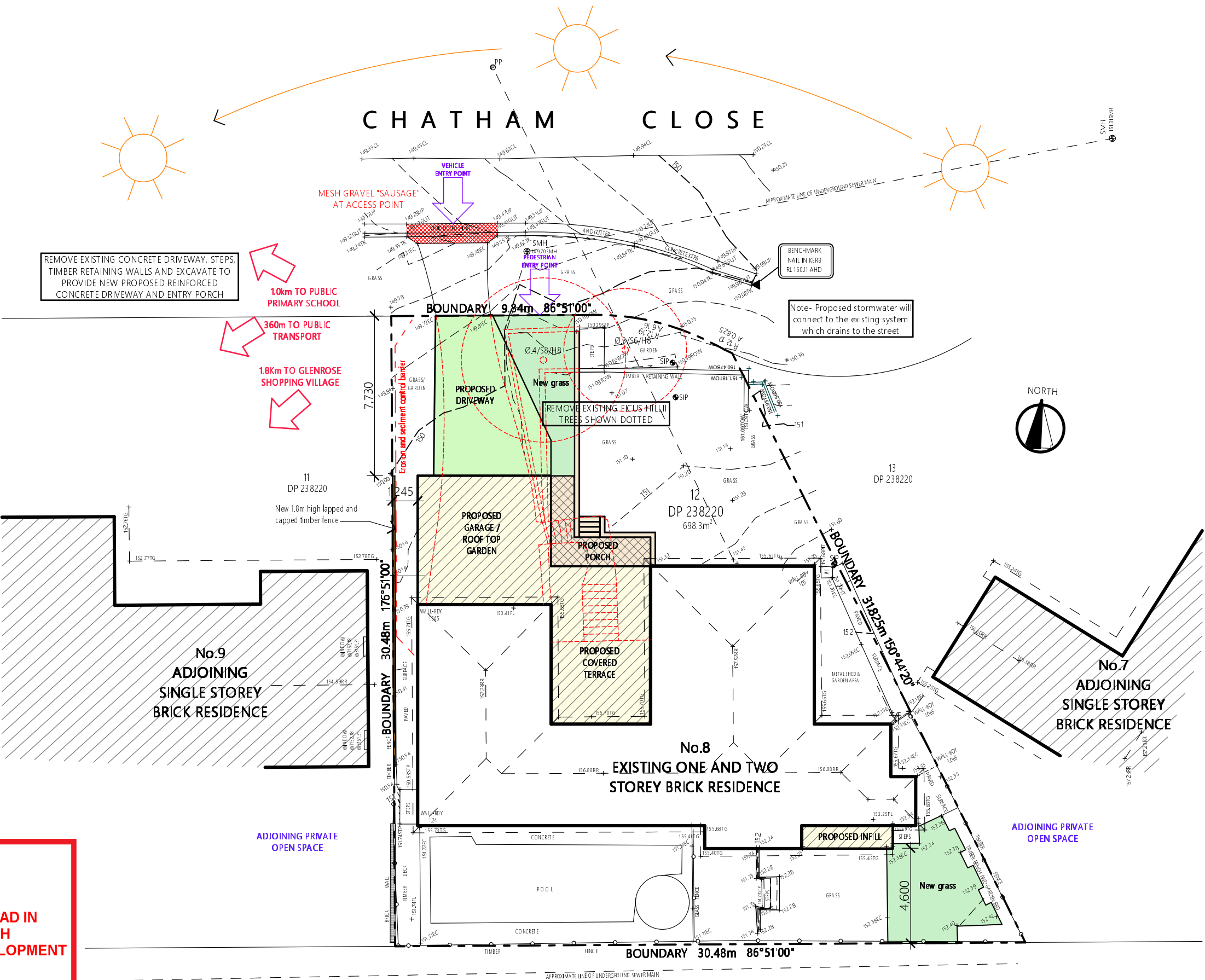


SITE RATIOS - EXISTING:	
SITE AREA	698,30m ²
BUILDING FOOTPRINT	224,32m ²
FRONT PORCH	19,34m ²
PAVED AREAS AND DRIVEWAY	128,22m ²
POOL SURROUNDS	36,30m ²
AREAS UNDER 2m WIDE	22,12m ²
SUM TOTAL	430,30m ²
EXISTING LANDSCAPED AREA	268,00m ² 38.4%

SITE RATIOS - PROPOSED:	
SITE AREA	698,30m ²
BUILDING FOOTPRINT	298,62m ²
ENTRY PORCH	12,88m ²
PAVED AREAS AND DRIVEWAY	76,80m ²
POOL SURROUNDS	36,30m ²
AREAS UNDER 2m WIDE	3,20m ²
SUM TOTAL	427,80m ²
PROPOSED LANDSCAPED AREA	270,50m ² 38.7%



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

DA2022/1057

1 SITE PLAN 1:200

& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

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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 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 (brick veneer & weatherboard) shall meet minimum R1.70 including construction.
Suspended Floors: The new enclosed sub-floor shall meet minimum R0.6 (down) or R1.30 including construction.
Ceilings: The new raked roof ceilings shall meet minimum R3.00 (up).
Roof: The roof shall have foil/sarking and be 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.
Window sizes: The total area of glazing for each window 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-18/08/22 CORRECT SPECIES OF TREES TO BE REMOVED CLARIFIED

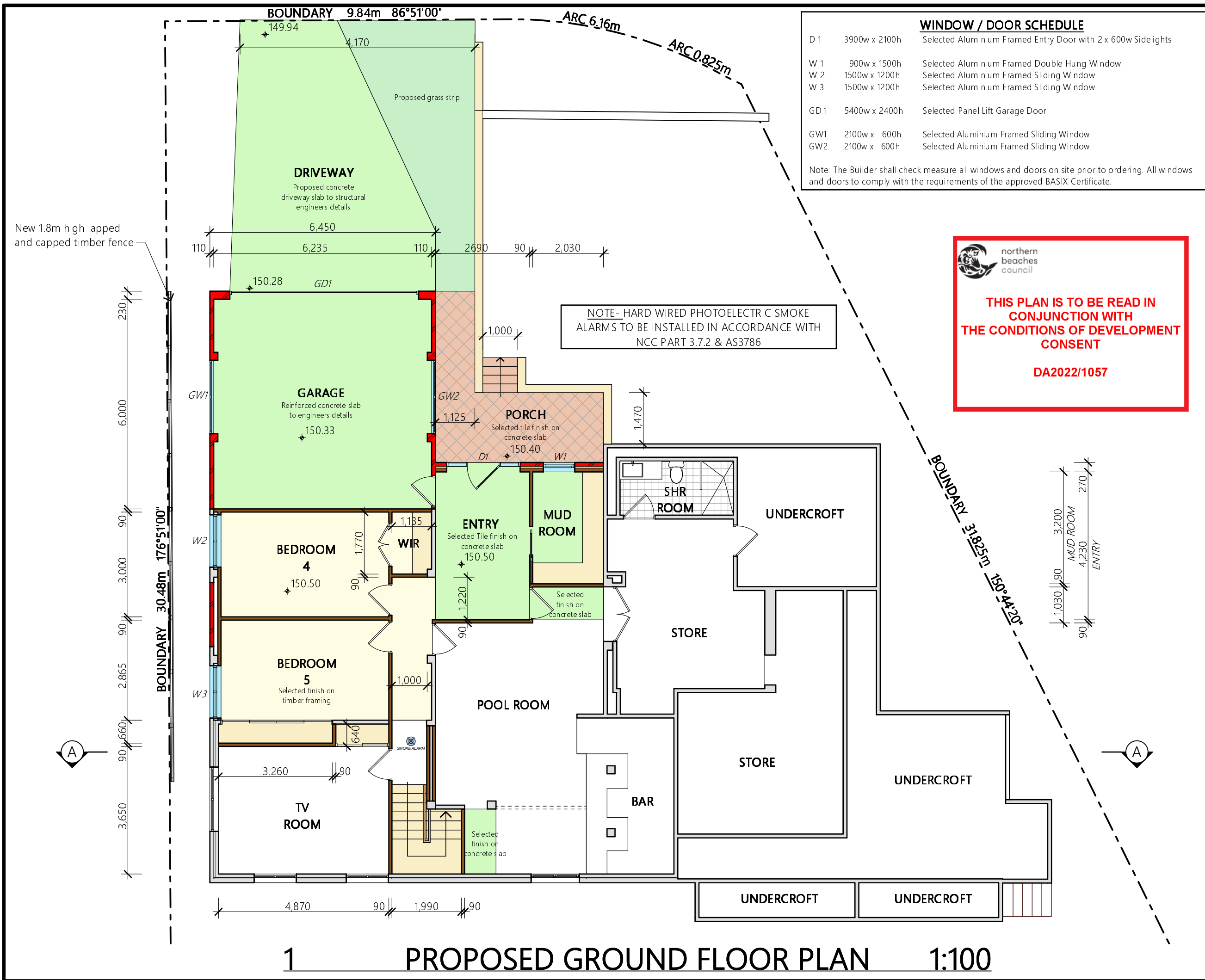
Project North

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Client
MR. & MRS. FLYNN
Project Name
PROPOSED ALTERATIONS + ADDITIONS
8 CHATHAM CLOSE
LOT 12, DP 238220
BELROSE NSW 2085

JAH DESIGN SERVICES
ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2085
PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au

Drawing Title: SITE PLAN	
Scale: 1:200 @ A3	Date: MAY 2022
Status: DA submission	Checked By: JAH
Project No: 2204	Drawing No.: DA01
Plot Date:	18/08/2022



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Client

MR. & MRS. FLYNN

Project Name

PROPOSED ALTERATIONS + ADDITIONS

8 CHATHAM CLOSE

LOT 12 , DP 238220

BELROSE NSW 2085

JAH

DESIGN SERVICES

ABN 22 630 690 834

BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088

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

Drawing Title:

PROPOSED GROUND FLOOR PLAN

Scale: 1:100 @ A3	Date: MAY 2022
Status: DA submission	Checked By: JAH
Project No: 2204	Drawing No.: DA04
Plot Date:	21/06/2022

WINDOW / DOOR SCHEDULE

D 2	3900w x 2100h	Selected Aluminium Framed 5L Bi-fold Door- width to fit existing opening
D 3	3000w x 2100h	Selected Aluminium Framed 3R Sliding Door- width to fit existing opening
D 4	900w x 2100h	Selected Timber and Glass Laundry Door
W 4	1800w x 1320h	Selected Aluminium Framed Sliding/Fixed/Sliding Window
W 5	1350w x 1750h	Selected Aluminium Framed Double Hung Window
W 6	1800w x 600h	Selected Aluminium Framed Fixed Window- to fit existing width of opening
W 7	1100w x 1030h	Selected Aluminium Framed Double Hung Window

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.



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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

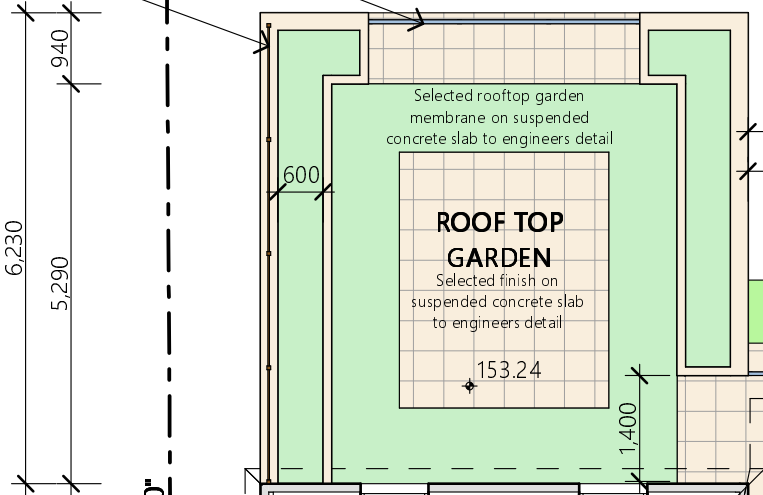
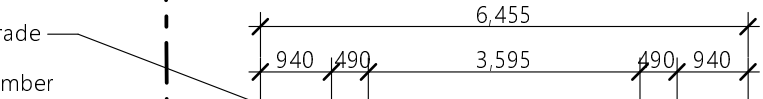
DA2022/1057

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

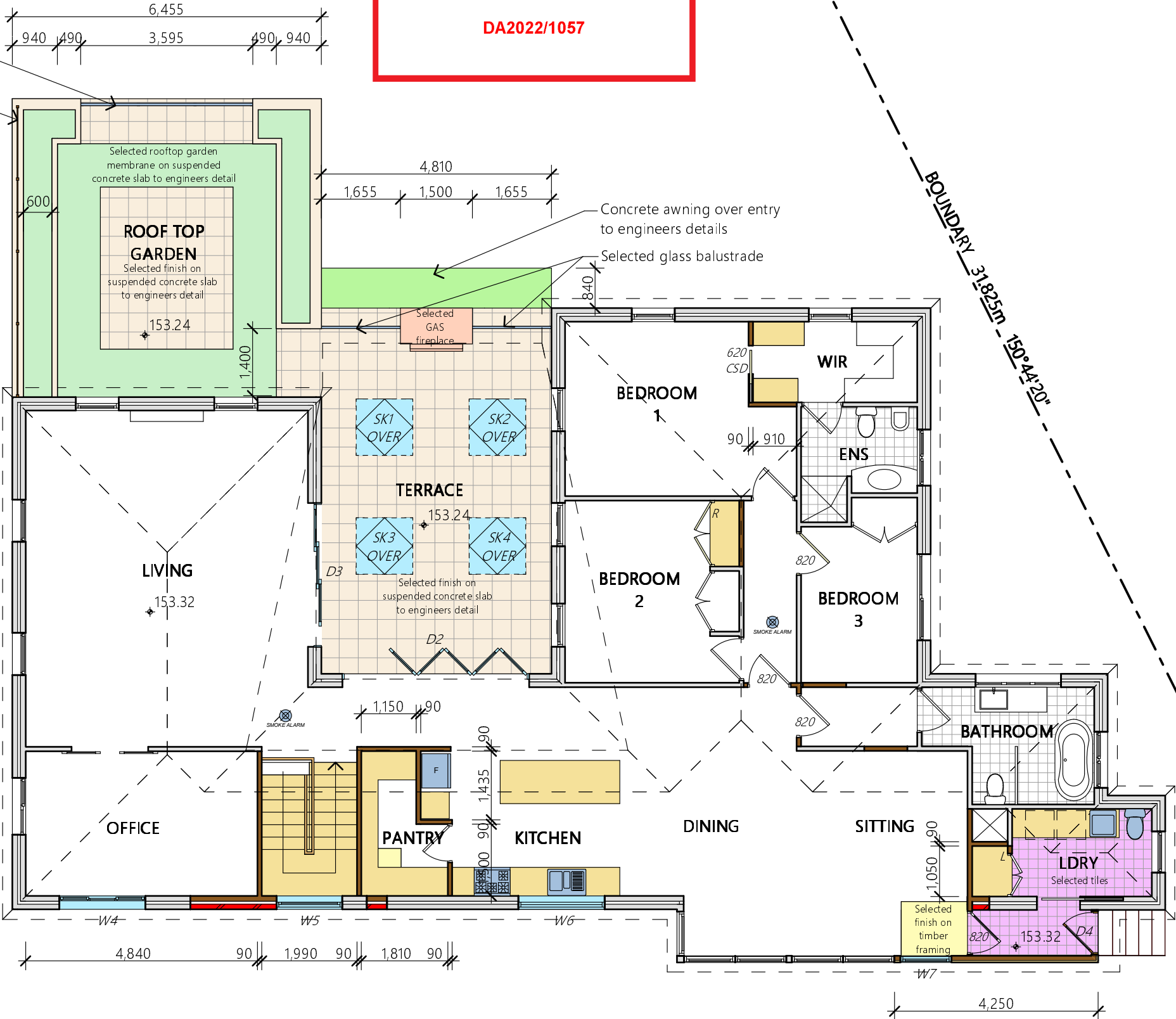
NOTE- HARD WIRED PHOTOELECTRIC SMOKE
ALARMS TO BE INSTALLED IN ACCORDANCE WITH
NCC PART 3.7.2 & AS3786

Selected glass balustrade

Selected hardwood timber
slatted privacy screen



BOUNDARY 30.48m 176°51'00"



1 PROPOSED FIRST FLOOR PLAN 1:100

NOTES

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A- 18/08/22 FIREPLACE NOTED AS BEING GAS.
ROOFTOP PLANTER BOXES NOTED AS 600mm WIDE



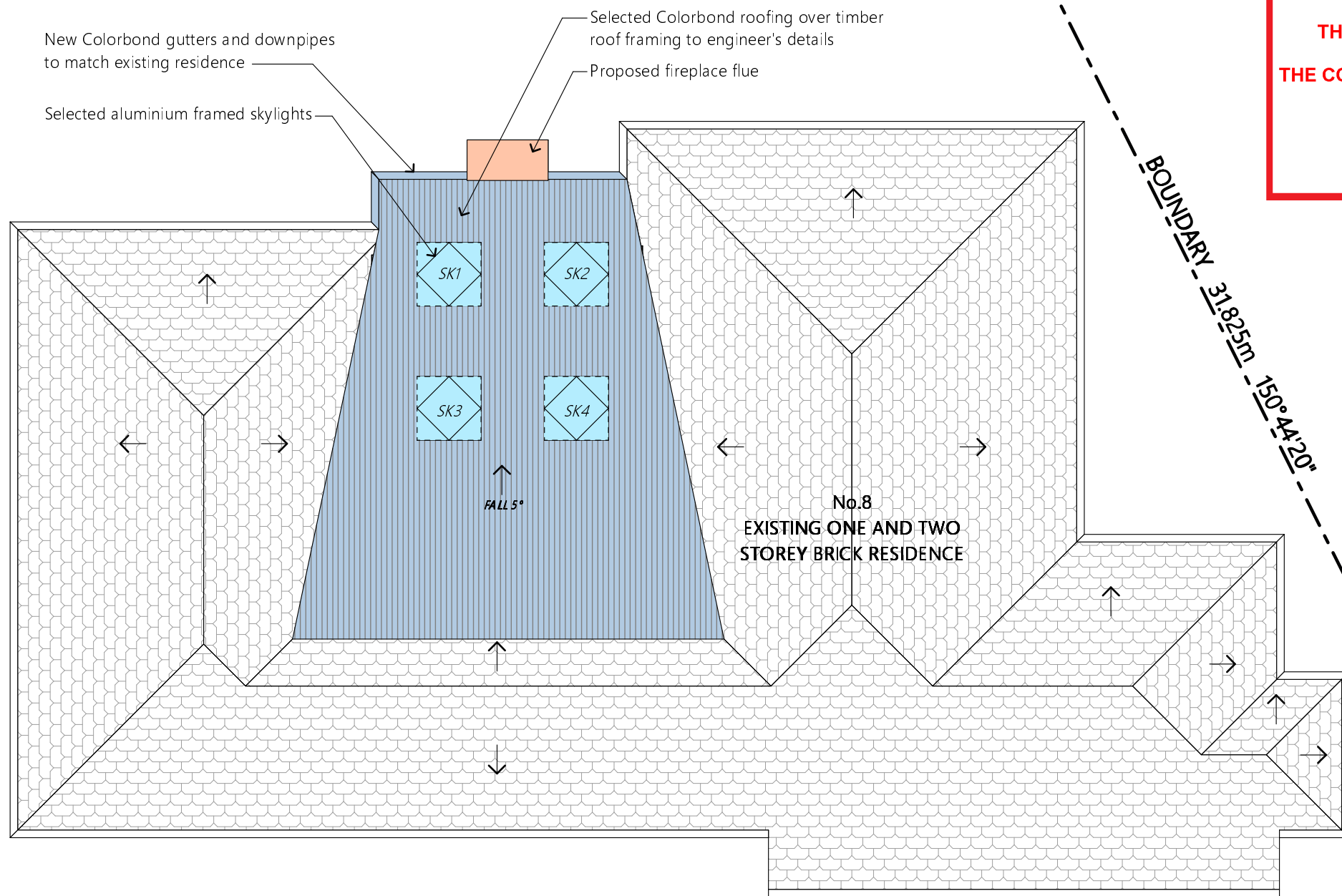
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Client
MR. & MRS. FLYNN
Project Name
PROPOSED ALTERATIONS + ADDITIONS
8 CHATHAM CLOSE
LOT 12 , DP 238220
BELROSE NSW 2085

JAH
DESIGN SERVICES
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 FIRST FLOOR PLAN	
Scale: 1:100 @ A3	Date: MAY 2022
Status: DA submission	Checked By: JAH
Project No: 2204	Drawing No.: DA05
Plot Date:	18/08/2022



 **northern beaches council**

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

DA2022/1057

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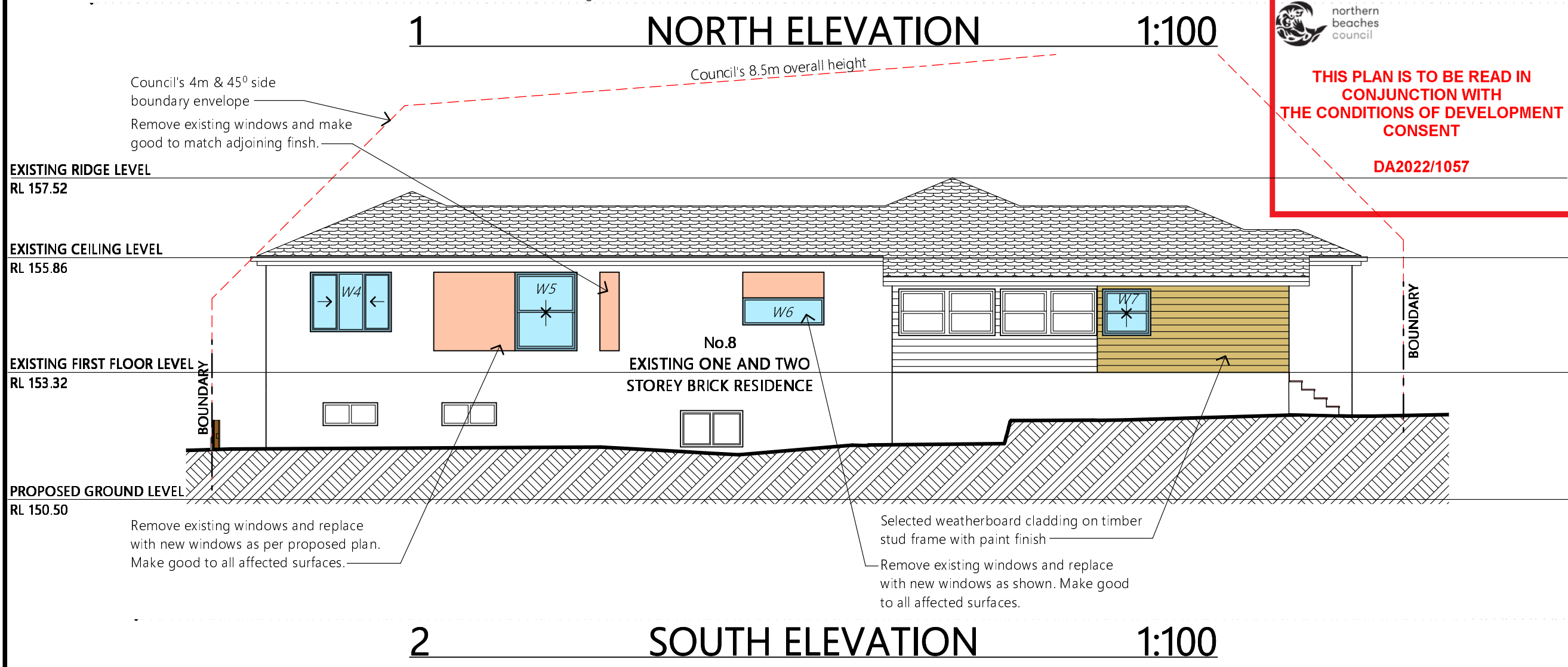
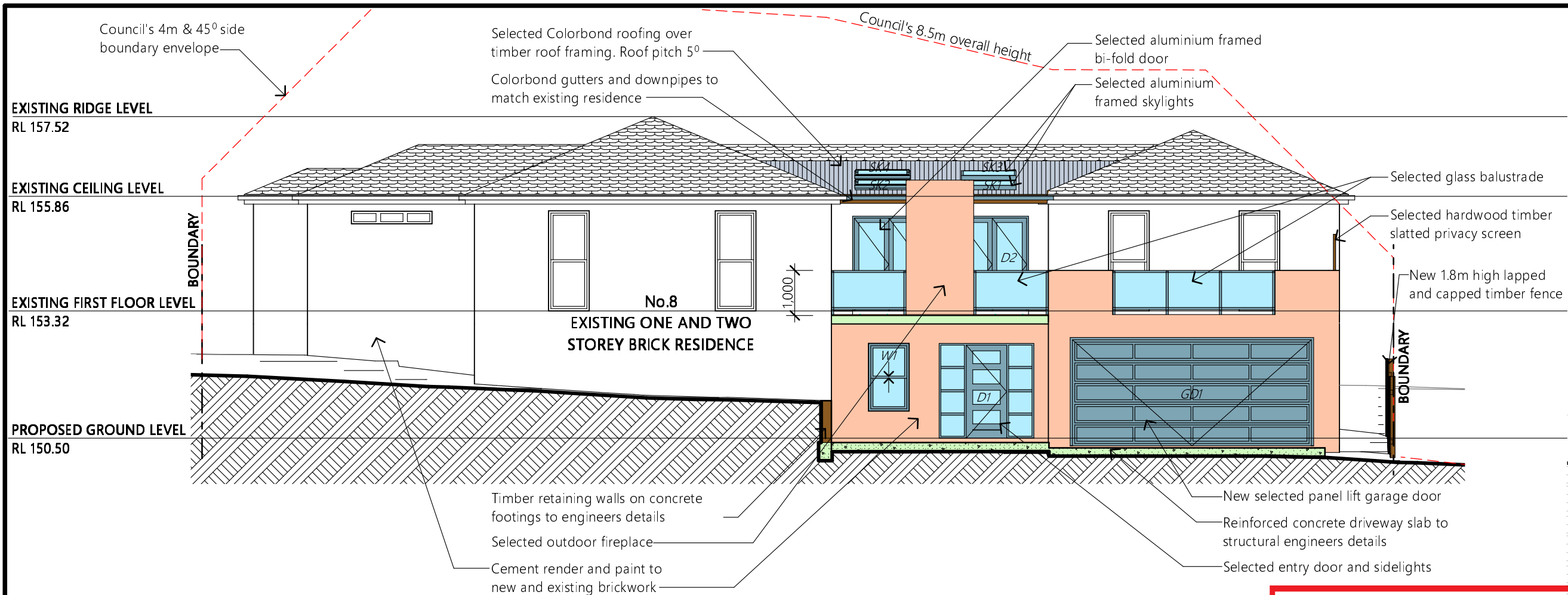


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PROPOSED ALTERATIONS + ADDITIONS
8 CHATHAM CLOSE
LOT 12 , DP 238220
BELROSE NSW 2085


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ABN 22 630 690 834
BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2085
PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au

Drawing Title: PROPOSED ROOF PLAN	
Scale: 1:100 @ A3	Date: MAY 2022
Status: DA submission	Checked By: JAH
Project No: 2204	Drawing No.: DA06
Plot Date:	21/06/2022



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Client MR. & MRS. FLYNN Project Name PROPOSED ALTERATIONS + ADDITIONS 8 CHATHAM CLOSE LOT 12 , DP 238220 BELROSE NSW 2085									
JAH DESIGN SERVICES ABN 22 630 690 834 BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088 PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au									
Drawing Title: NORTH & SOUTH ELEVATIONS <table><tr><td>Scale: 1:100 @ A3</td><td>Date: MAY 2022</td></tr><tr><td>Status: DA submission</td><td>Checked By: JAH</td></tr><tr><td>Project No: 2204</td><td>Drawing No.: DA07</td></tr><tr><td>Plot Date:</td><td>21/06/2022</td></tr></table>		Scale: 1:100 @ A3	Date: MAY 2022	Status: DA submission	Checked By: JAH	Project No: 2204	Drawing No.: DA07	Plot Date:	21/06/2022
Scale: 1:100 @ A3	Date: MAY 2022								
Status: DA submission	Checked By: JAH								
Project No: 2204	Drawing No.: DA07								
Plot Date:	21/06/2022								



northern
beaches
council

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

DA2022/1057

EXISTING RIDGE LEVEL
RL 157.52

EXISTING CEILING LEVEL
RL 155.86

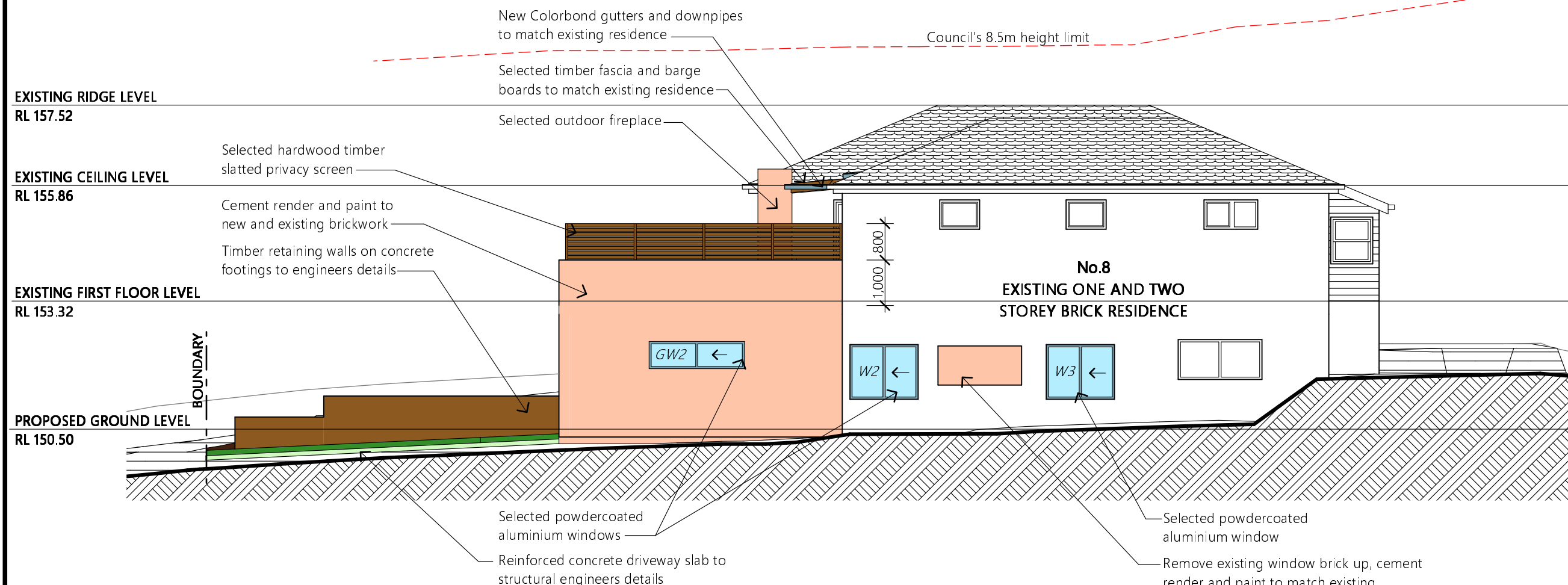
EXISTING FIRST FLOOR LEVEL
RL 153.32

PROPOSED GROUND LEVEL
RL 150.50

1

EAST ELEVATION

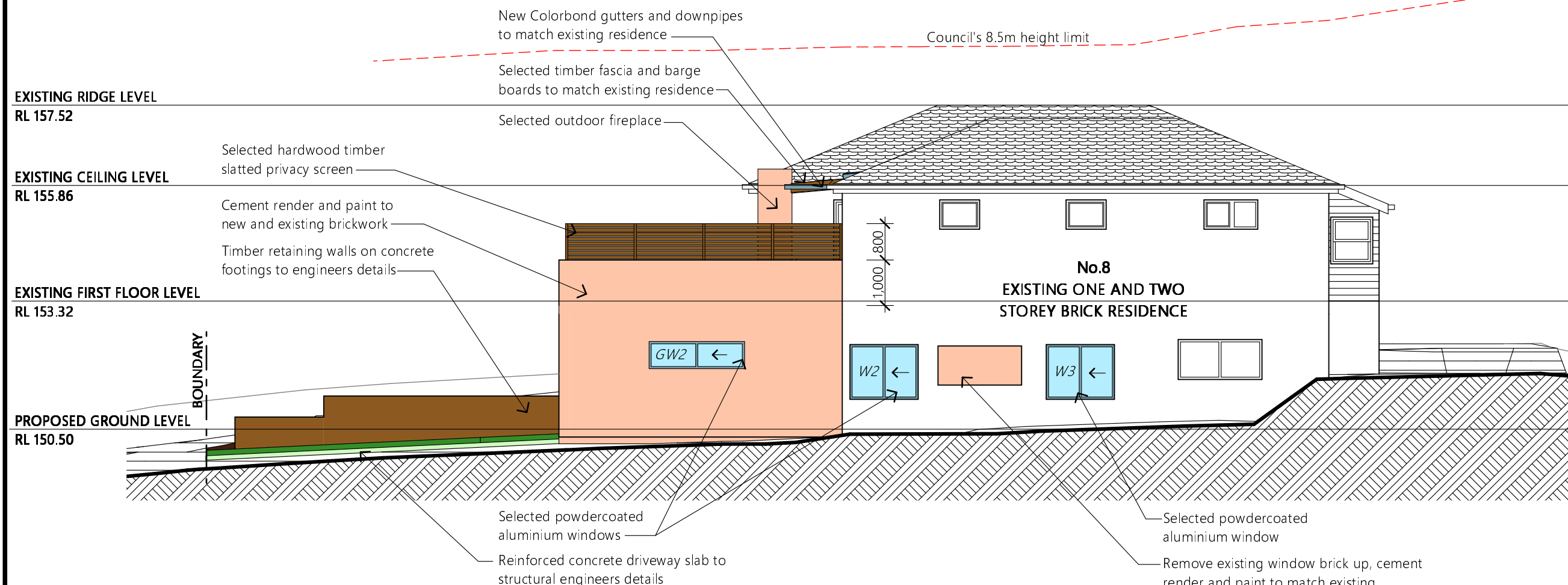
1:100



2

WEST ELEVATION

1:100



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Client

MR. & MRS. FLYNN

Project Name

PROPOSED ALTERATIONS + ADDITIONS

8 CHATHAM CLOSE

LOT 12 , DP 238220

BELROSE NSW 2085

JAH

DESIGN SERVICES

ABN 22 630 690 834

BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088

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

Drawing Title:

EAST & WEST ELEVATIONS

Scale: 1:100 @ A3

Date: MAY 2022

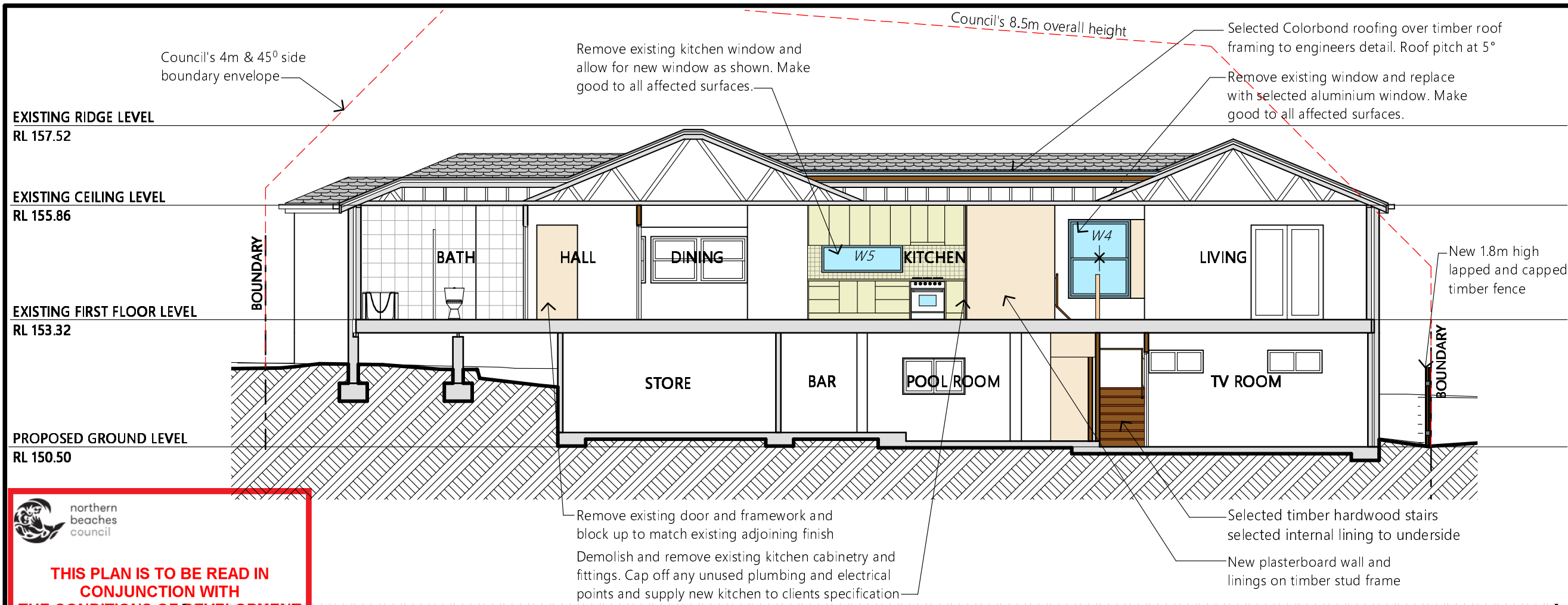
Status: DA submission

Checked By: JAH

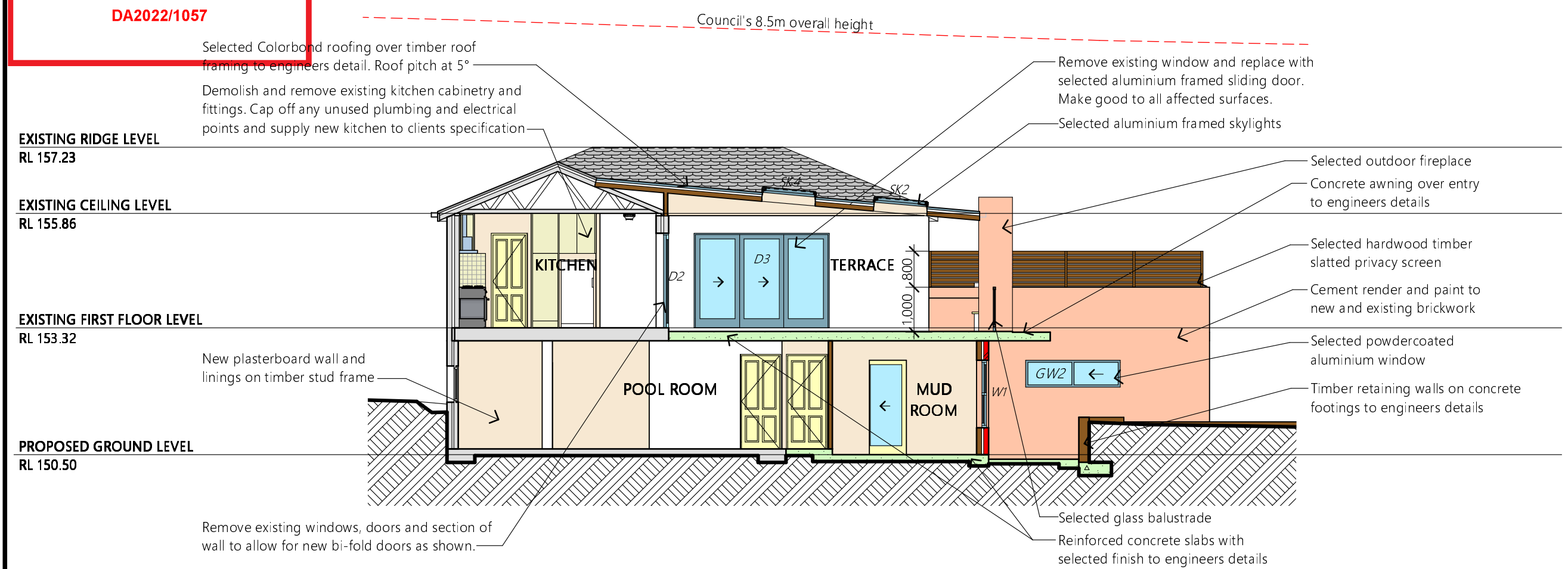
Project No: 2204

Drawing No.: DA08

Plot Date: 21/06/2022



1 SECTION A-A 1:100



2 SECTION B-B 1:100

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8 CHATHAM CLOSE
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BELROSE NSW 2085

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BUILDING 6, 49 FRENCHS FOREST ROAD EAST, FRENCHS FOREST NSW 2088
PH. 0410 410 064 EMAIL:jule@jahdesigns.com.au

Drawing Title:
SECTIONS

Scale: 1:100 @ A3	Date: MAY 2022
Status: DA submission	Checked By: JAH
Project No: 2204	Drawing No.: DA09
Plot Date:	21/06/2022