

AREA SUMMARY

TOTAL SITE AREA	502.20 m2
EXISTING GROUND FLOOR AREA	74.70 m2
EXISTING FIRST FLOOR AREA	65.76 m2
EXISTING FRONT GARAGE FLOOR AREA	38.78 m2
EXISTING REAR DECK AREA	19.37 m2
EXISTING FRONT PORCH AREA	10.13 m2
TOTAL EXISTING FLOOR AREA	140.46 m2 OR 0.28:1
TOTAL LANDSCAPE AREA	172.02 m2 or 34.0 %
TOTAL SITE COVERAGE	330.18 m2 or 66.0 %
PROPOSED GROUND FLOOR AREA	95.28 m2
Proposed Additional Ground Floor Area -	20.58 m2
PROPOSED FRONT GARAGE FLOOR AREA	16.67 m2
PROPOSED FIRST FLOOR AREA	88.48 m2
Proposed Additional First Floor Area -	22.72 m2
PROPOSED FIRST FLOOR BALCONY AREA	11.11 m2
TOTAL PROPOSED FLOOR AREA	183.76 m2 OR 0.37:1
TOTAL LANDSCAPE AREA (Not Affected)	172.02 m2 or 34.0 %
TOTAL SITE COVERAGE (Not Affected)	330.18 m2 or 67.0 %

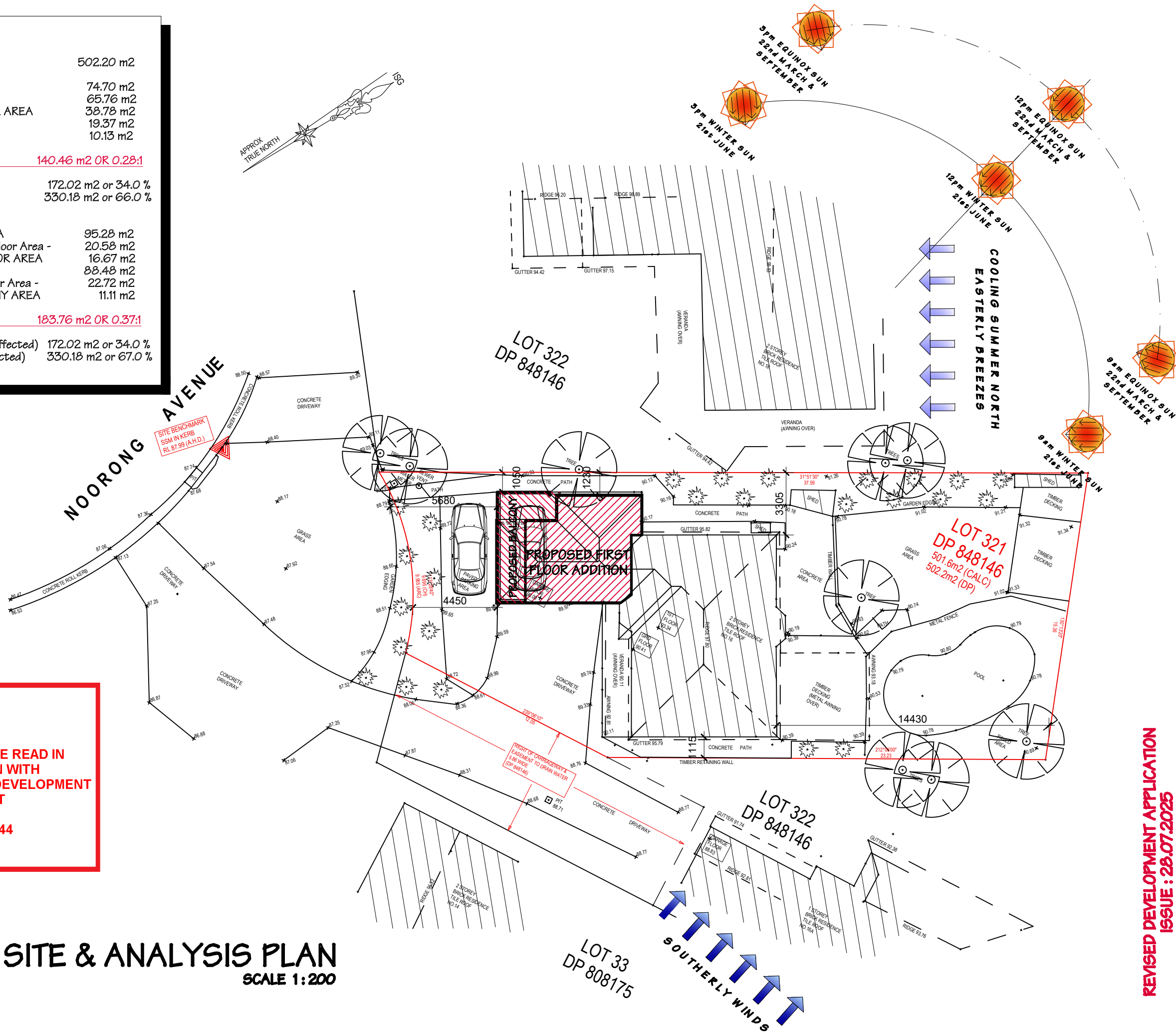


northern
beaches
council

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

DA2025/0344

PROPOSED SITE & ANALYSIS PLAN
SCALE 1:200



REVISED DEVELOPMENT APPLICATION
ISSUE : 28.07.2025

SYDNEY
EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS

Lic No: 119641C
No.731 WARRINGAH ROAD,
FORESTVILLE, NSW, 2087
Tel: (02) 9882 2449
Fax: (02) 9882 3225

CLIENT NAME: **Mr. Roland and Mrs. Aleksandra GIENAU**

ADDRESS: No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086

LOT No: 321 SECTION No: -

TELEPHONE (M): - CONTRACT No: **9316**

DESIGNER: DAVID MACKENZIE CONTRACT DATE: -

DRAFTSPERSON: M. VAROL CHECKED: M. VAROL

COUNCIL: NORTHERN BEACHES COUNCIL

GENERAL DESCRIPTION: GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

VARIATION ORDER AMENDMENT DETAILS

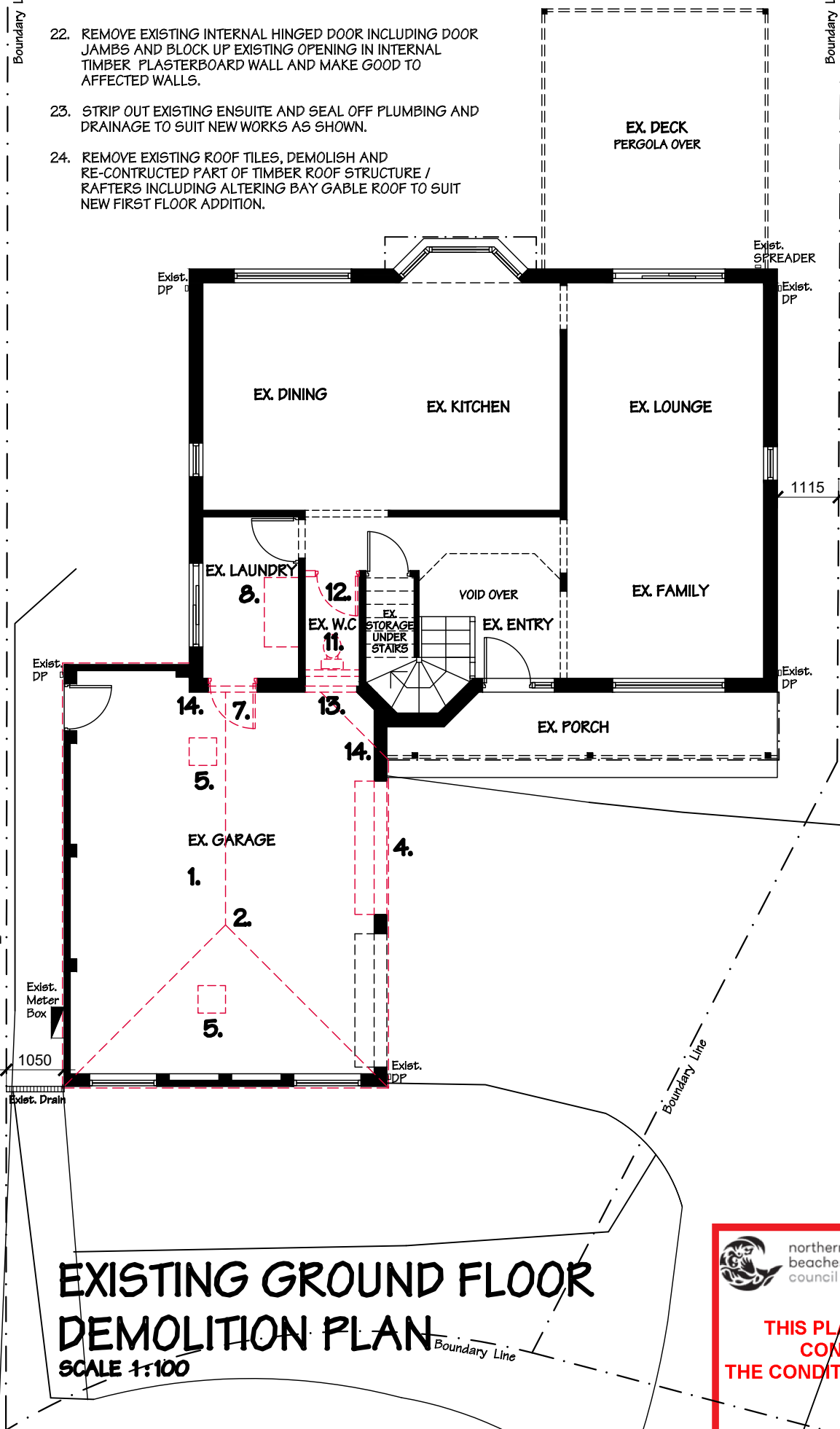
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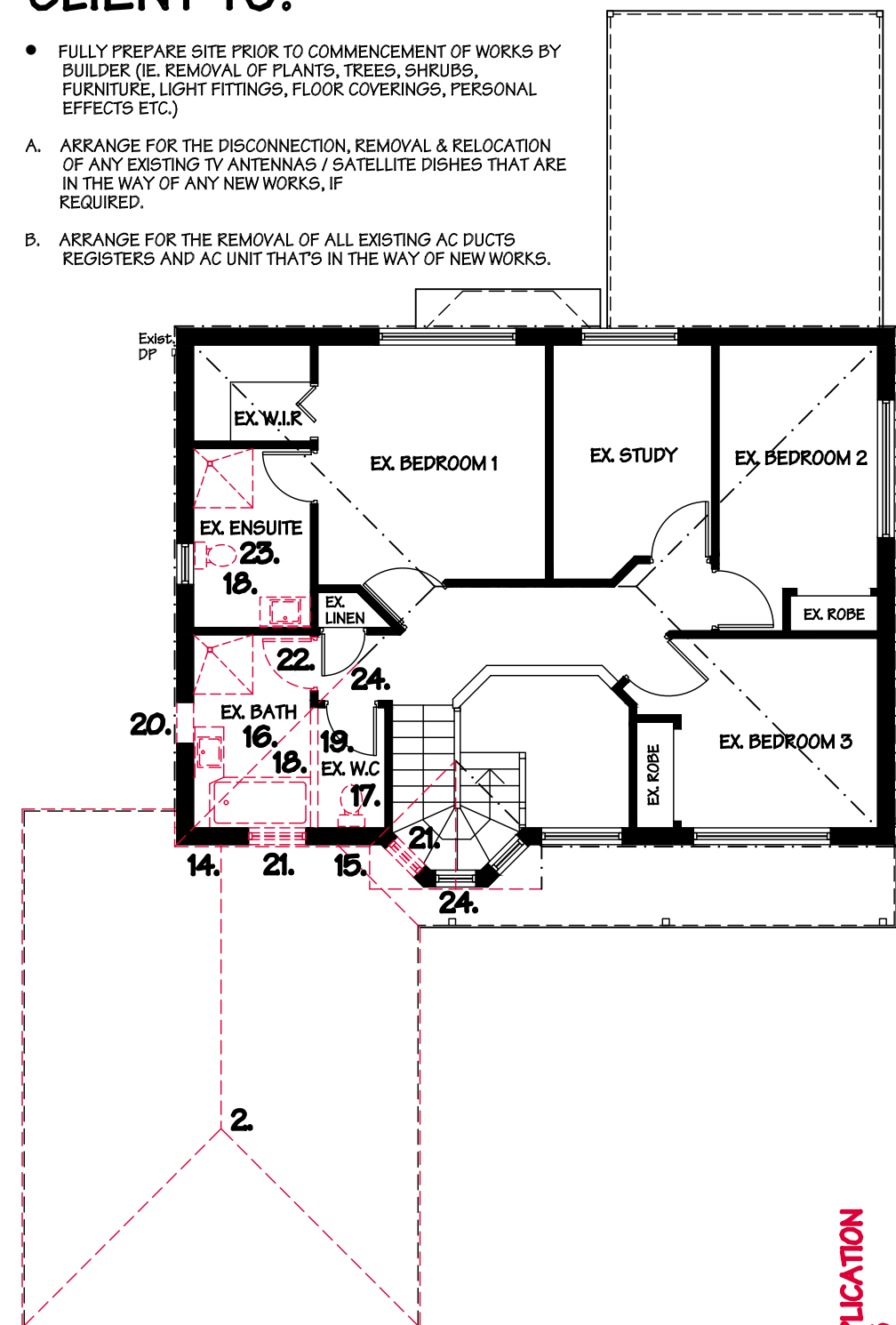
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9961 JULY
ALL INFORMATION CONTAINED HEREIN
MAY BE REPRODUCED TO THE FULL
EXTENT OF THE LAW

1. RAISE / LEVEL EXISTING GARAGE FLOOR LEVEL TO SUIT NEW WORKS AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
2. DEMOLISH AND REMOVE COMPLETE EXISTING GARAGE TIMBER ROOF STRUCTURE / RAFTERS INCLUDING ROOF TILES TO SUIT NEW FIRST FLOOR ADDITION.
3. DELETED.
4. REMOVE EXISTING GARAGE ROLLER DOOR AND CREATE NEW OPENING TO SUIT 600H x 2420W ALUMINIUM AWNING WINDOW AND BLOCK UP PART PART OF OPENING IN DOUBLE BRICK WALL AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
- NOTE: OPENING WIDTH TO REMAIN AS IS. SITE CHECK EXACT EXISTING OPENING SIZE BEFORE ORDERING.
5. REMOVE EXISTING MANHOLE IN GARAGE AND PATCH UP CEILING AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
6. DELETED.
7. REMOVE EXISTING INTERNAL HINGED DOOR INCLUDING DOOR JAMBS AND BLOCK UP OPENING IN INTERNAL BRICK VENEER WALL AND MAKE GOOD TO AFFECTED WALLS.
8. STRIP OUT EXISTING LAUNDRY AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
9. DELETED.
10. DELETED.
11. STRIP OUT EXISTING GROUND FLOOR W.C AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
12. DEMOLISH AND REMOVE EXISTING INTERNAL TIMBER PLASTERBOARD WALL INCLUDING REMOVAL OF HINGED DOOR AND DOOR JAMBS AND CREATE FULL HEIGHT x FULL WIDTH OPENING AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
13. DEMOLISH AND REMOVE EXISTING BRICK VENEER WALL AND CREATE FULL HEIGHT x FULL WIDTH OPENING AND MAKE GOOD AFFECTED SURFACES AS NECESSARY. BUILDER TO CHECK WALL VOID REGARDING PLUMBING PIPES TO BE ALTER TO SUIT NEW WORKS.
14. RE-LINE EXISTING EXTERNAL BRICK WALLS WITH PLASTERBOARD TO NEW GROUND FLOOR GAME ROOM AND FIRST FLOOR BEDROOM 3 TO SUIT NEW WORKS AS SHOWN.
15. RE-LINE EXISTING EXTERNAL BRICK WALLS WITH 6mm VILLABOARD TO NEW FIRST FLOOR ENSUITE WALLS TO SUIT NEW WORKS AS SHOWN.
16. STRIP OUT EXISTING BATHROOM AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
17. STRIP OUT EXISTING FIRST FLOOR W.C AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
18. STRIP EXISTING FLOOR TILES TO FIRST FLOOR W.C, BATHROOM AND ENSUITE AND RELAY NEW SCYON SHEET FLOORING TO SUITE WORKS.
19. DEMOLISH AND REMOVE EXISTING FIRST FLOOR INTERNAL PLASTERBOARD TIMBER WALL BETWEEN BATHROOM AND W.C AND CREATE FULL HEIGHT X FULL WIDTH OPENING TO SUIT NEW WORKS AS SHOWN AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
20. CREATE A NEW OPENING IN EXTERNAL BRICK VENEER WALL TO SUIT NEW 900H x 600W ALUMINIUM AWNING WINDOW UNIT AND MAKE GOOD TO AFFECTED WALLS.
21. REMOVE EXISTING WINDOW UNIT AND BLOCK UP OPENING IN EXTERNAL BRICK VENEER WALL AND MAKE GOOD TO AFFECTED WALLS.

22. REMOVE EXISTING INTERNAL HINGED DOOR INCLUDING DOOR JAMBS AND BLOCK UP EXISTING OPENING IN INTERNAL TIMBER PLASTERBOARD WALL AND MAKE GOOD TO AFFECTED WALLS.
23. STRIP OUT EXISTING ENSUITE AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
24. REMOVE EXISTING ROOF TILES, DEMOLISH AND RE-CONSTRUCTED PART OF TIMBER ROOF STRUCTURE / RAFTERS INCLUDING ALTERING BAY GABLE ROOF TO SUIT NEW FIRST FLOOR ADDITION.



- FULLY PREPARE SITE PRIOR TO COMMENCEMENT OF WORKS BY BUILDER (IE. REMOVAL OF PLANTS, TREES, SHRUBS, FURNITURE, LIGHT FITTINGS, FLOOR COVERINGS, PERSONAL EFFECTS ETC.)
- A. ARRANGE FOR THE DISCONNECTION, REMOVAL & RELOCATION OF ANY EXISTING TV ANTENNAS / SATELLITE DISHES THAT ARE IN THE WAY OF ANY NEW WORKS, IF REQUIRED.
- B. ARRANGE FOR THE REMOVAL OF ALL EXISTING AC DUCTS, REGISTERS AND AC UNIT THAT'S IN THE WAY OF NEW WORKS.



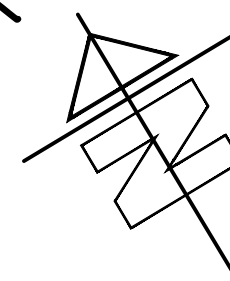
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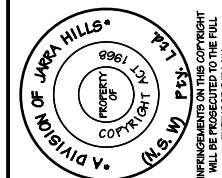
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~~DA2025/0344~~



REVISED DEVELOPMENT APPLICATION
ISSUE : 28.07.2025



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E		-	
F		-	

Sheet No. 5 OF 11

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU	
ADDRESS:	No.16 NOOKONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No:	321
SECTION No: -	DP No: 848146
TELEPHONE (M): -	CONTRACT No:
DESIGNER:	DAVID MACKENZIE
PERSON:	M. VAROL
COUNCIL:	NORTHERN BEACHES COUNCIL
CONTRACT DATE:	-
9316	



CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD,
FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
Fax : (02) 9882 3225
LIC No: 119641C
ABN 92 086 626 002
H/LA No: 393 251

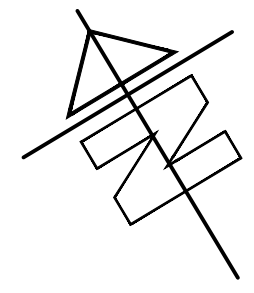
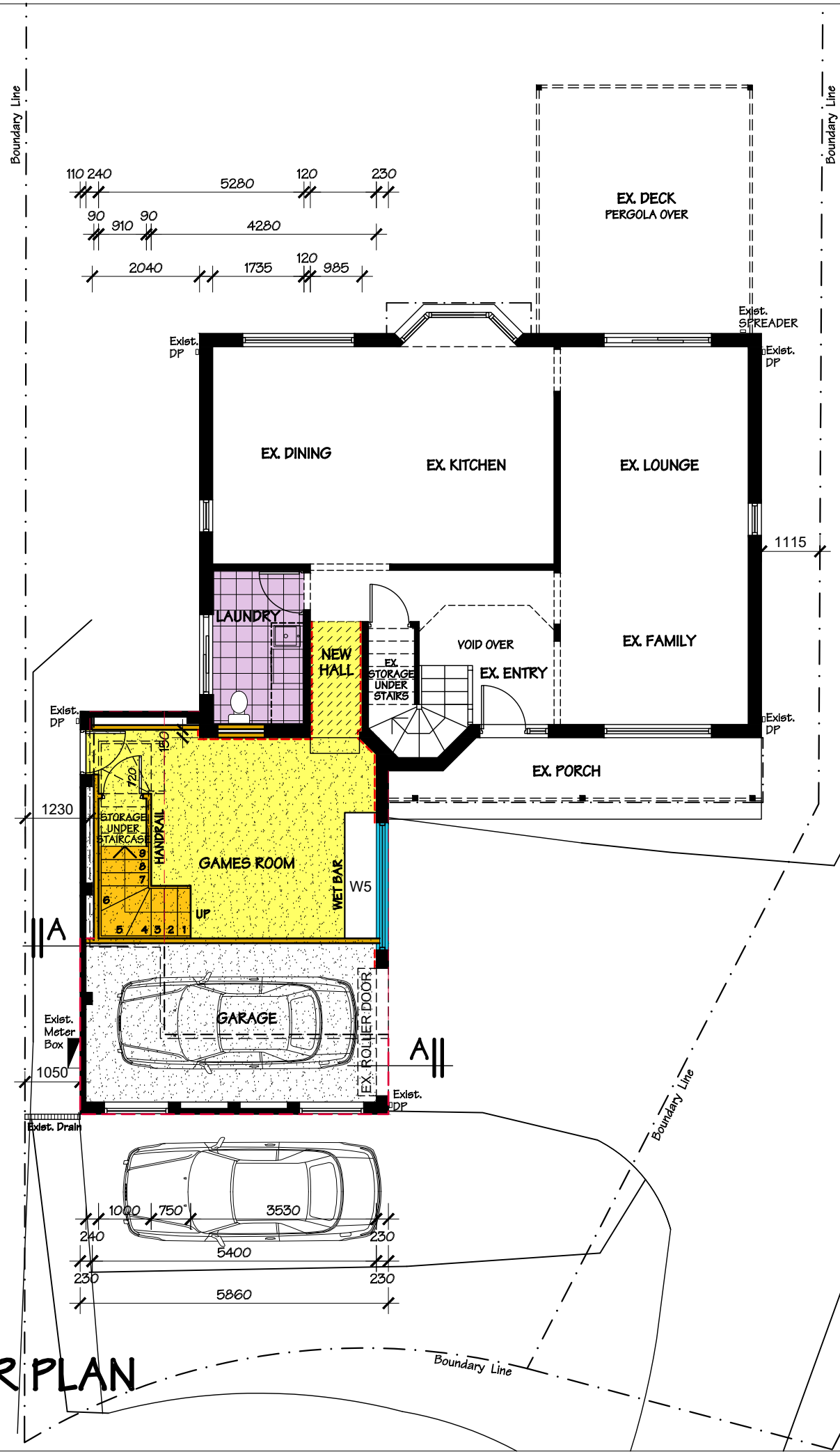
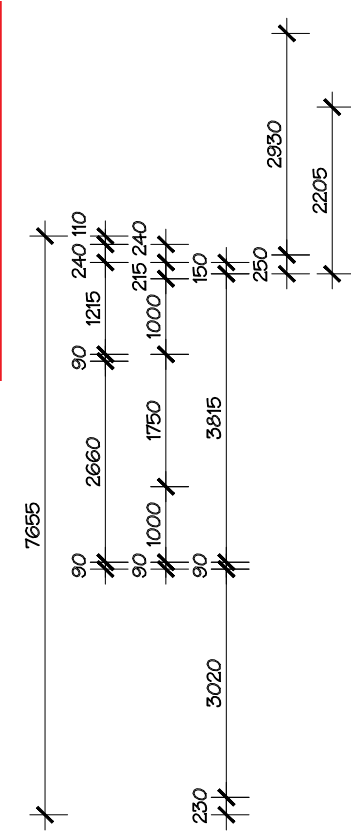
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beaches
council

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DA2025/0344

PROPOSED GROUND FLOOR PLAN

SCALE 1:100



**REVISED DEVELOPMENT APPLICATION
ISSUE : 28.07.2025**

 **SYDNEY**
EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS

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FORESTVILLE, NSW, 2087
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LIC No: 119641C
ABN 92 096 626 002
H.L.A. No: 385 251

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU

ADDRESS: No. 16 NOOKONG AVENUE, FRENCHS FOREST, NSW, 2086

LOT No: 321 **SECTION No.:** -

TELEPHONE (M): - **DP No:** 848146

DESIGNER: DAVID MACKENZIE **CONTRACT No:** 9316

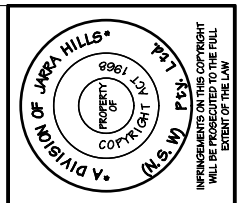
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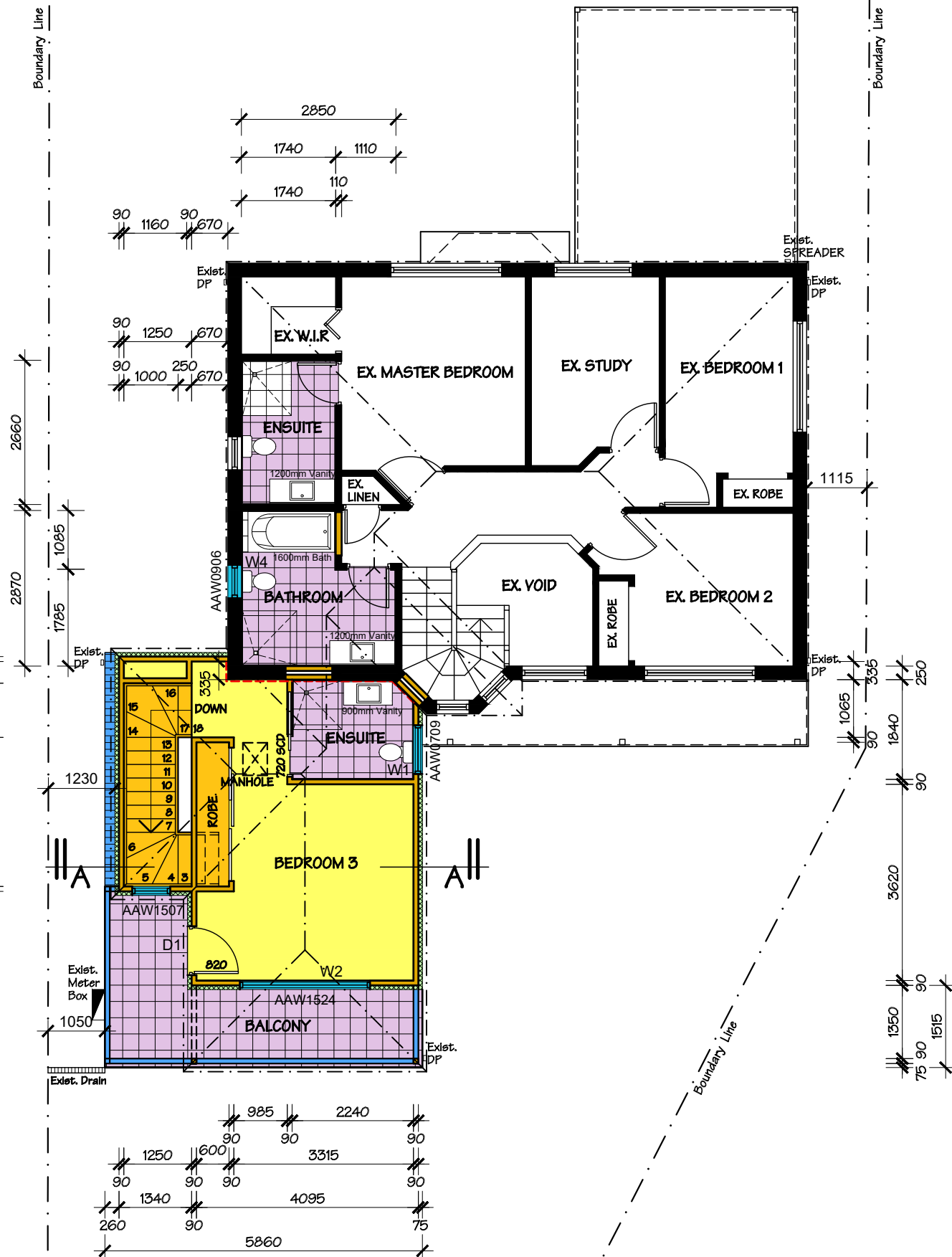
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GENERAL DESCRIPTION: GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

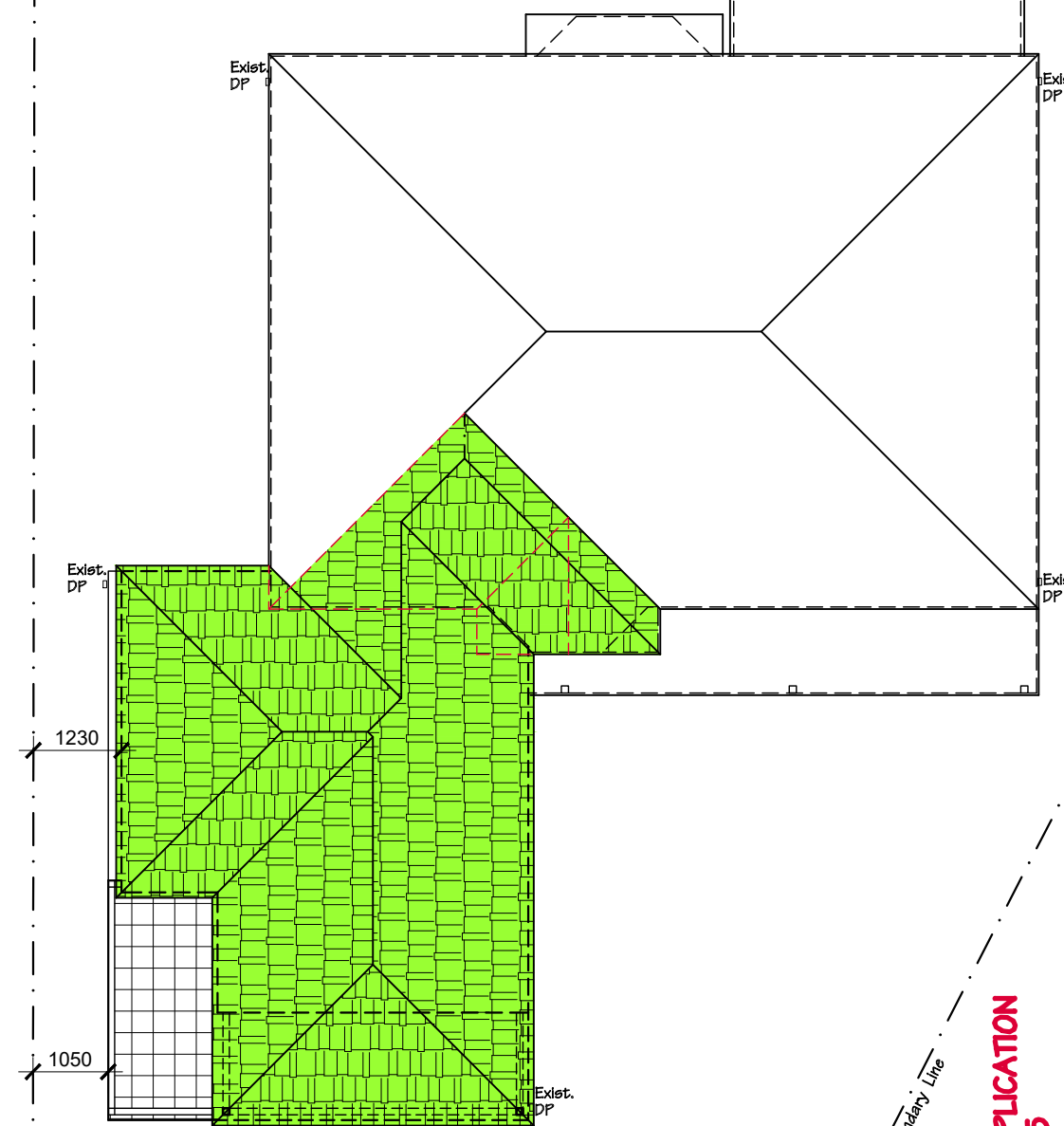
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Sheet No. **7** OF **11**





PROPOSED ROOF FLOOR PLAN



REVISED DEVELOPMENT APPLICATION
ISSUE : 28.07.2025

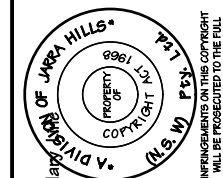
CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU	
Address:	No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No:	321
TELEPHONE (M):	SECTION No: -
DESIGNER:	DP No: 848146
DRAFTSPERSON:	CONTRACT No:
DAVID MACKENZIE	9316
M. VAROL	CONTRACT DATE:
NORTHERN BEACHES COUNCIL	CHECKED: M. VAROL
GENERAL DESCRIPTION: GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS	

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Sheet No. 8 OF 11

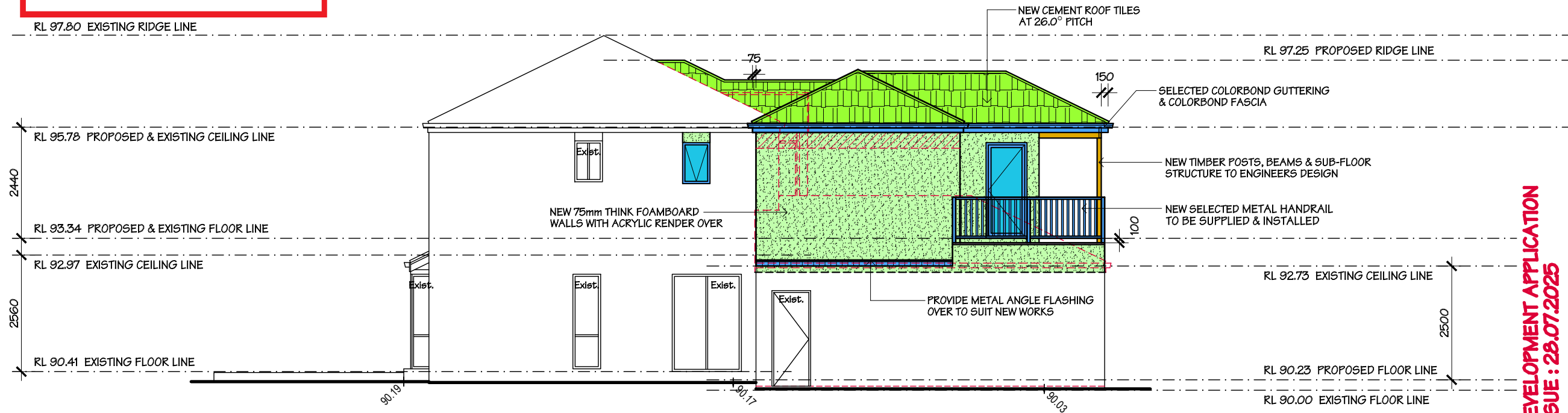


CUSTOM DESIGNERS AND BUILDERS
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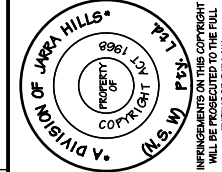




SOUTH-WESTERN ELEVATION - FRONT
SCALE 1:100



NORTH-WESTERN ELEVATION - SIDE
SCALE 1:100



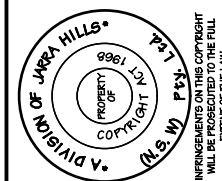
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CLIENT NAME:	Mr. Roland and Mrs. Aleksandra GIENAU
ADDRESS:	No.16 NOOKONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No:	321
SECTION No.:	-
DP No:	848146
CONTRACT No.:	9316
DESIGNER:	DAVID MACKENZIE
DRAFTSPERSON:	M. VAROL
CHECKED:	M. VAROL
COUNCIL:	NORTHERN BEACHES COUNCIL
GENERAL DESCRIPTION:	GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

SYDNEY
EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS

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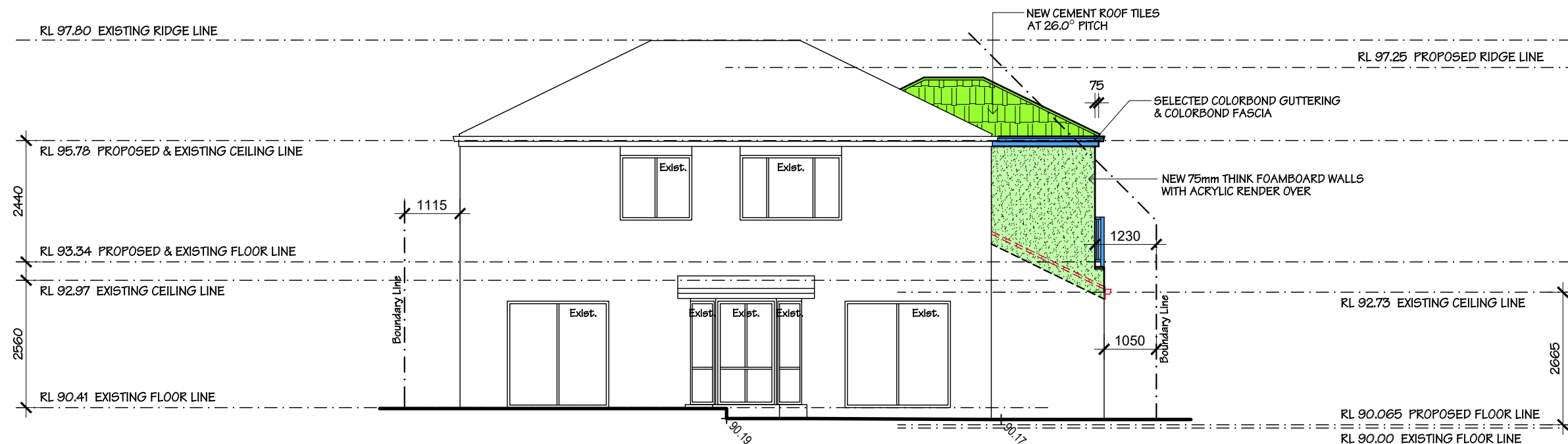
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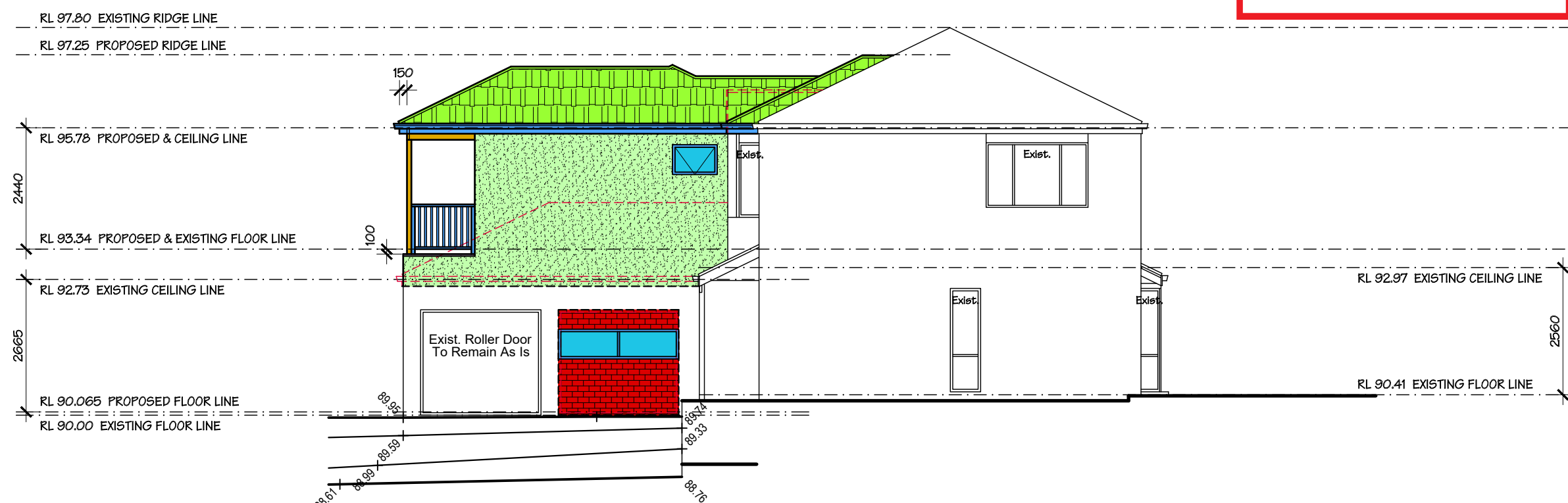


NORTH-EASTERN ELEVATION - REAR
SCALE 1:100

 **northern beaches council**

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DA2025/0344



SOUTH-EASTERN ELEVATION - SIDE
SCALE 1:100

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