

SITE RATIO'S - EXISTING:

SITE AREA	697.30m ²
BUILDING FOOTPRINT	190.52m ²
PORCH	6.20m ²
PAVED AREAS AND DRIVEWAY	124.21m ²
AREAS UNDER 2m WIDE	36.58m ²
SUM TOTAL	357.51m ²

SITE RATIO'S - PROPOSED:

SITE AREA	697.30m ²
BUILDING FOOTPRINT	194.52m ²
PORCH	7.22m ²
CARPORT	17.40m ²
PROPOSED DECK	36.13m ²
PAVED AREAS AND DRIVEWAY	92.59m ²
AREAS UNDER 2m WIDE	52.78m ²
SUM TOTAL	390.69m ²

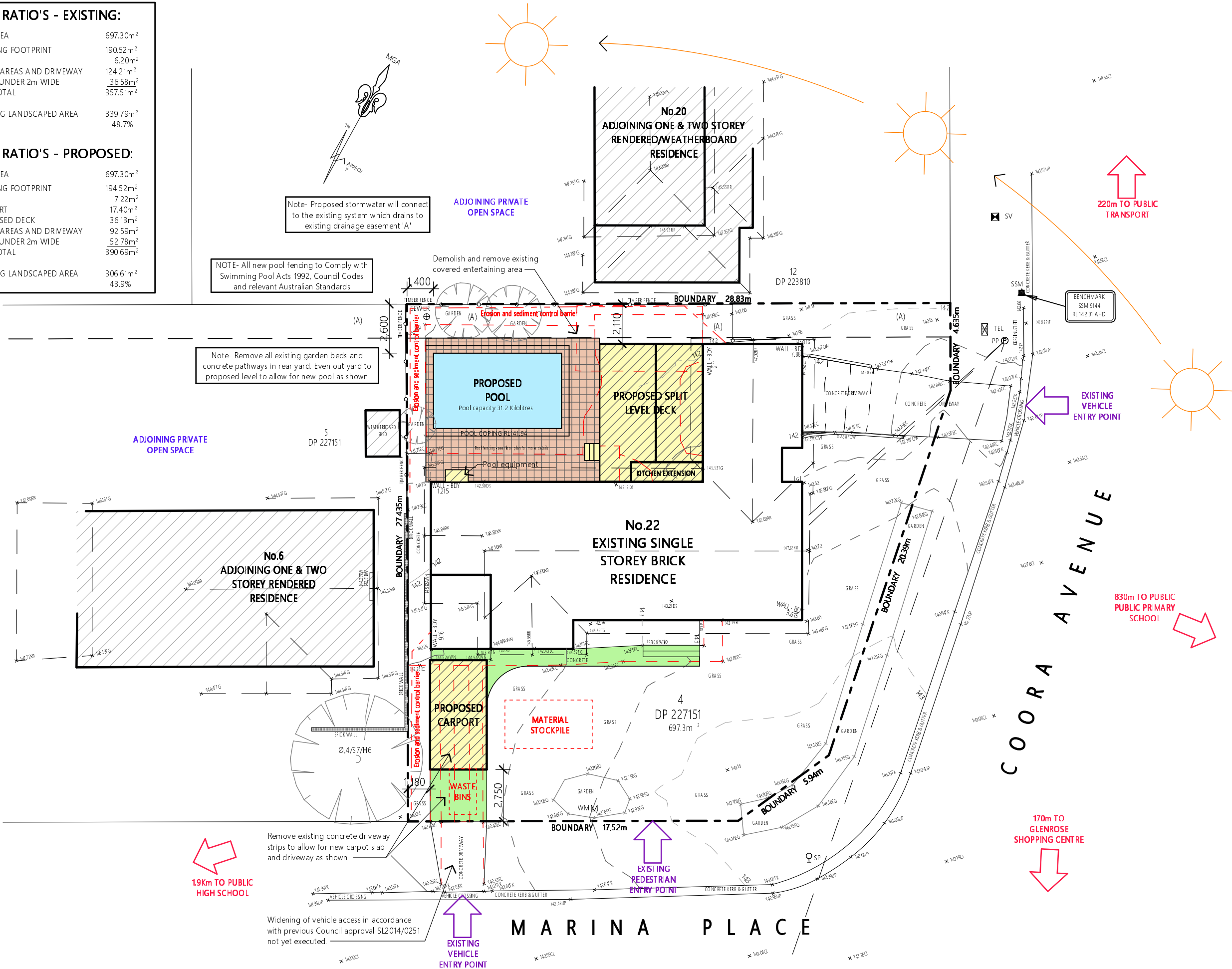
EXISTING LANDSCAPED AREA
339.79m²
48.7%

EXISTING LANDSCAPED AREA
306.61m²
43.9%

Note- Proposed stormwater will connect to the existing system which drains to existing drainage easement 'A'

NOTE- All new pool fencing to Comply with Swimming Pool Acts 1992, Council Codes and relevant Australian Standards

Note- Remove all existing garden beds and concrete pathways in rear yard. Even out yard to proposed level to allow for new pool as shown



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WATER COMMITMENTS:
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating
Swimming pool: Maximum size pool shall be 31.2 Kilolitres. It must have a pool pump timer, pool cover and not be heated.

INSULATION REQUIREMENTS:
External walls: The external walls shall be of an insulated facade system 70mm thick.
Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)
Ceilings: The new flat ceiling/pitched roof ceilings shall meet minimum R1.95 (upl).
Roof: The roof shall have a foil backed blanket (55mm) and be of dark colour (solar absorption >0.70)

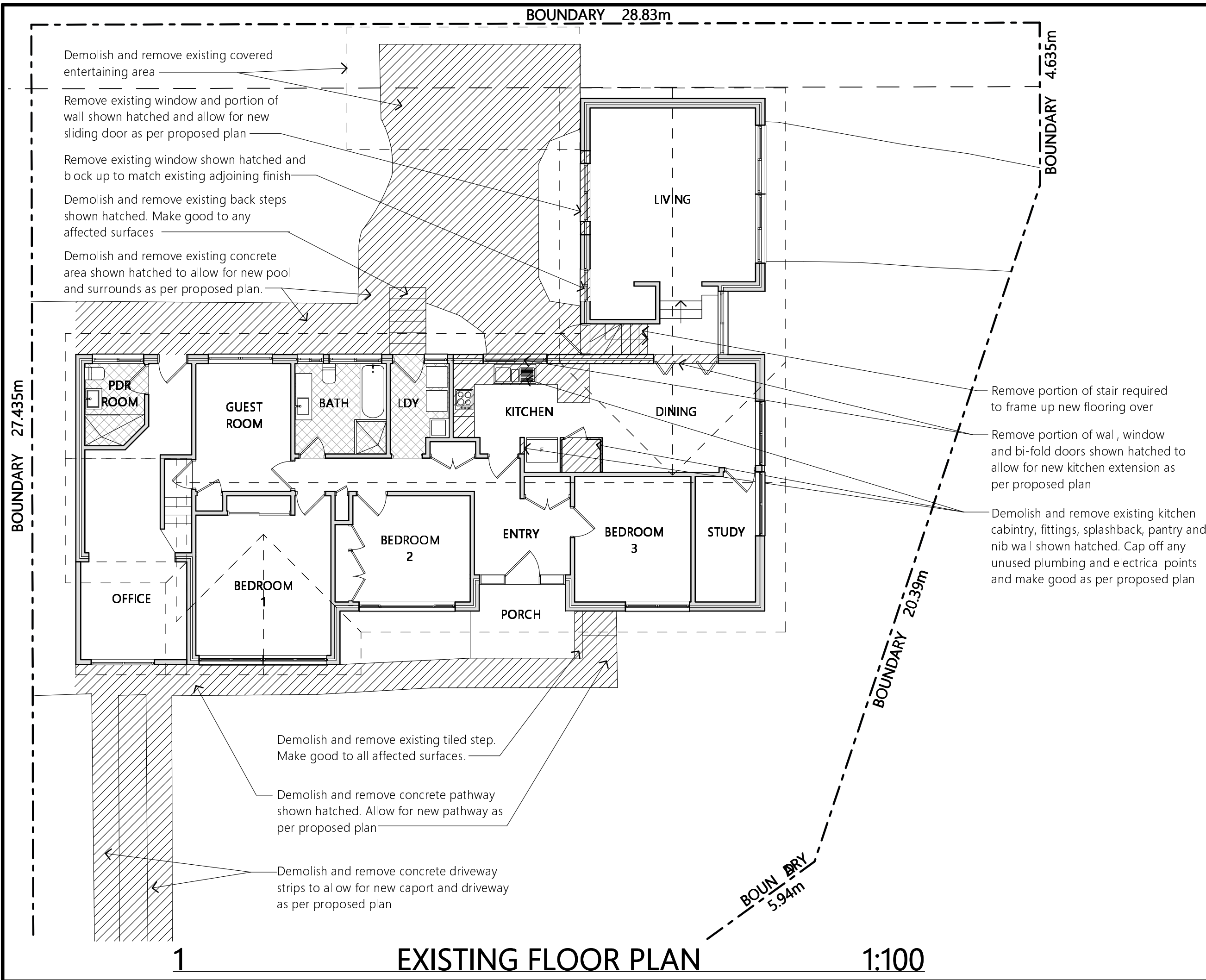
WINDOWS, GLAZED DOORS & SKYLIGHTS:
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Client
MS. D. COOPER
Project Name
PROPOSED ALTERATIONS + ADDITIONS
22 COORA AVENUE
LOT 4, DP 227151
BELROSE NSW 2085

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

Drawing Title: SITE PLAN	
Scale: 1:200 @ A3	Date: MAY 2020
Status: DA submission	Checked By: JAH
Project No: 2001	Drawing No.: DA01
Plot Date:	9/06/2020



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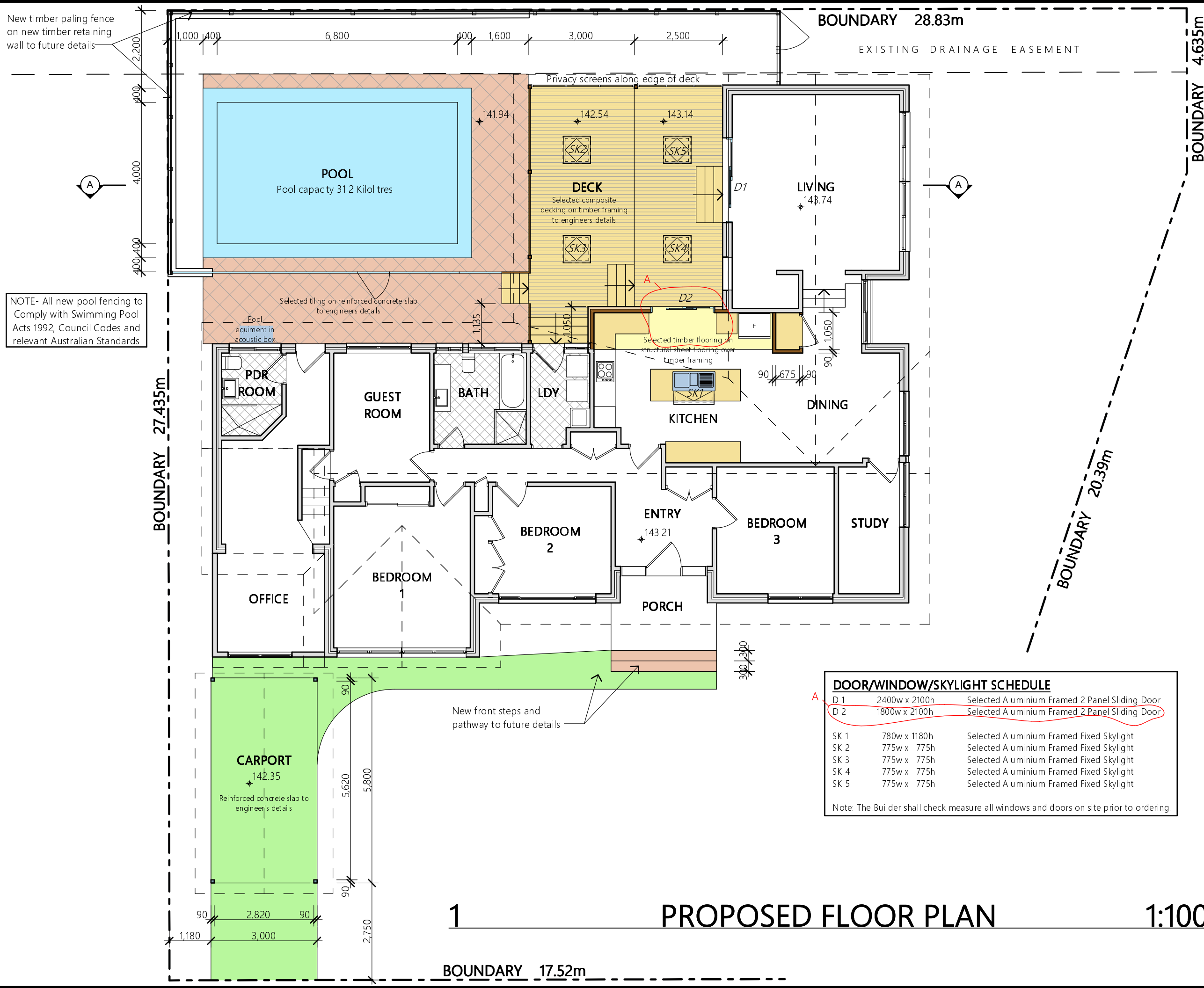
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Drawing Title:
EXISTING FLOOR PLAN

Scale: 1:100 @ A3	Date: MAY 2020
Status: DA submission	Checked By: JAH
Project No: 2001	Drawing No.: DA02
Plot Date:	9/06/2020



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A- W1 changed to D2. 9/6/20

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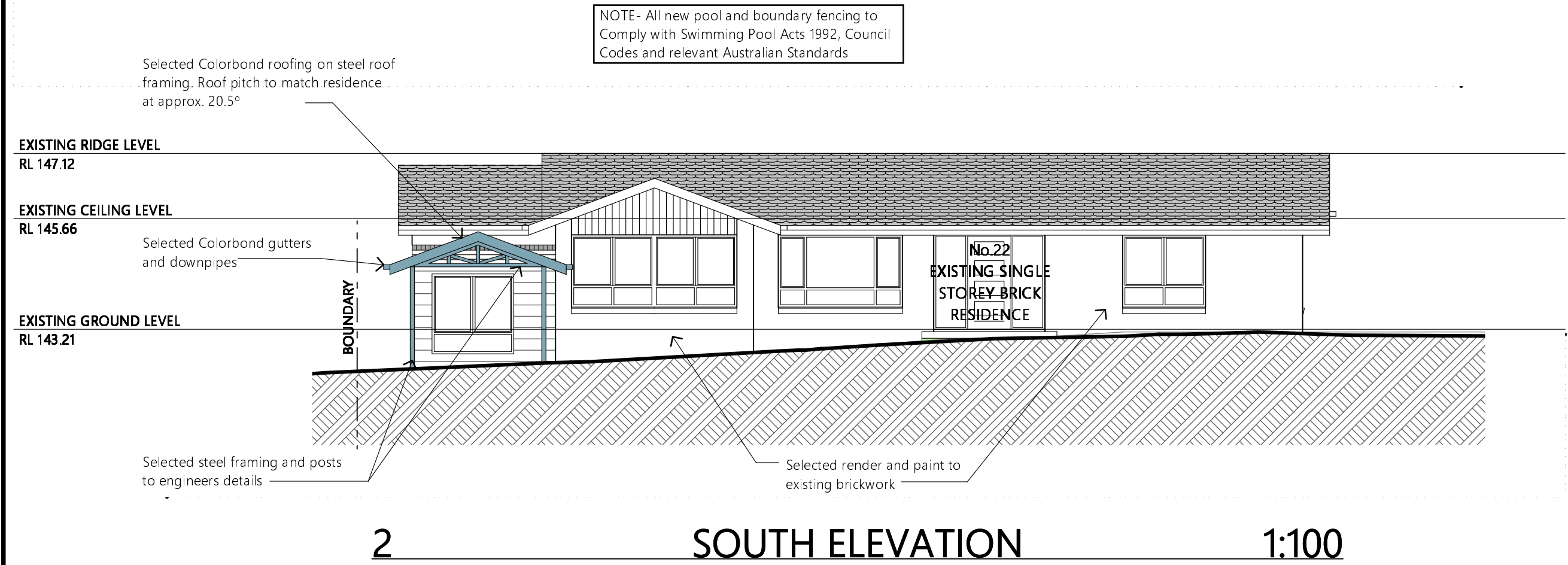
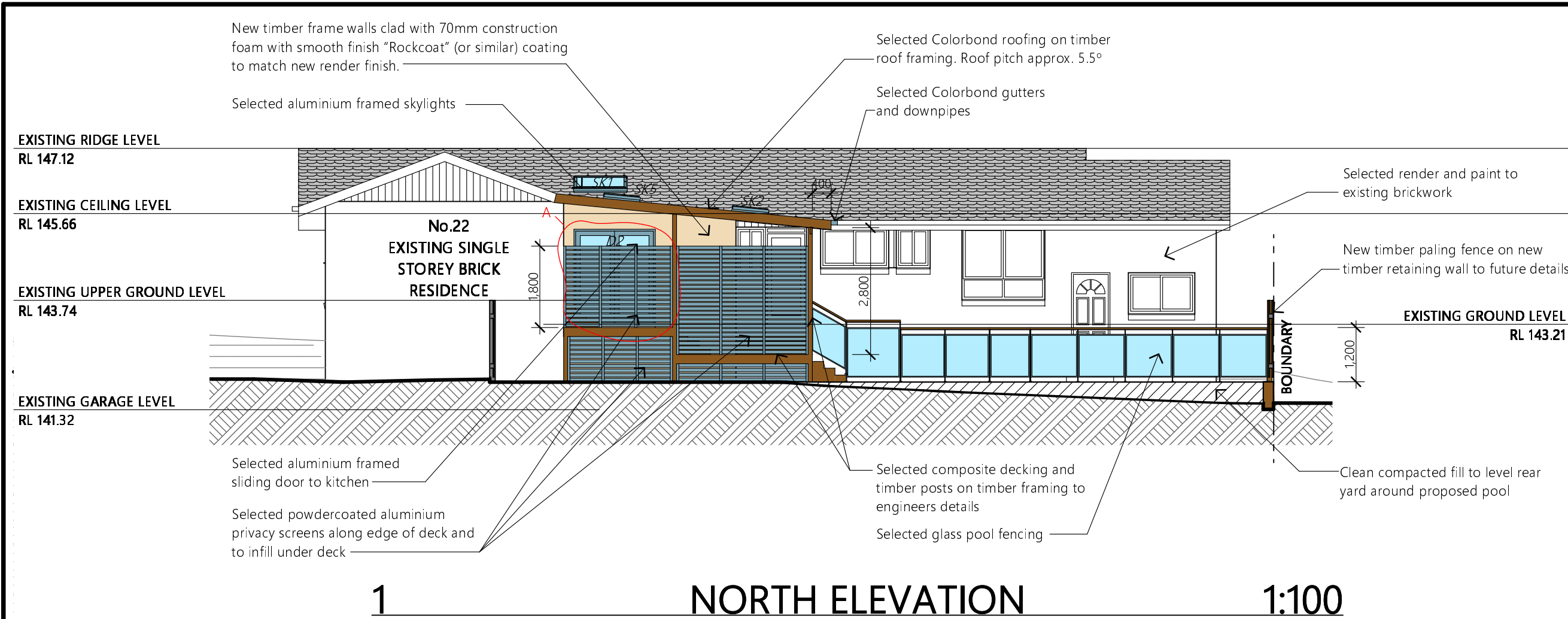
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Drawing Title:
PROPOSED FLOOR PLAN

Scale: 1:100 @ A3	Date: MAY 2020
Status: DA submission	Checked By: JAH
Project No.: 2001	Drawing No.: DA03

Plot Date: 9/06/2020



NOTE- All new pool and boundary fencing to Comply with Swimming Pool Acts 1992, Council Codes and relevant Australian Standards

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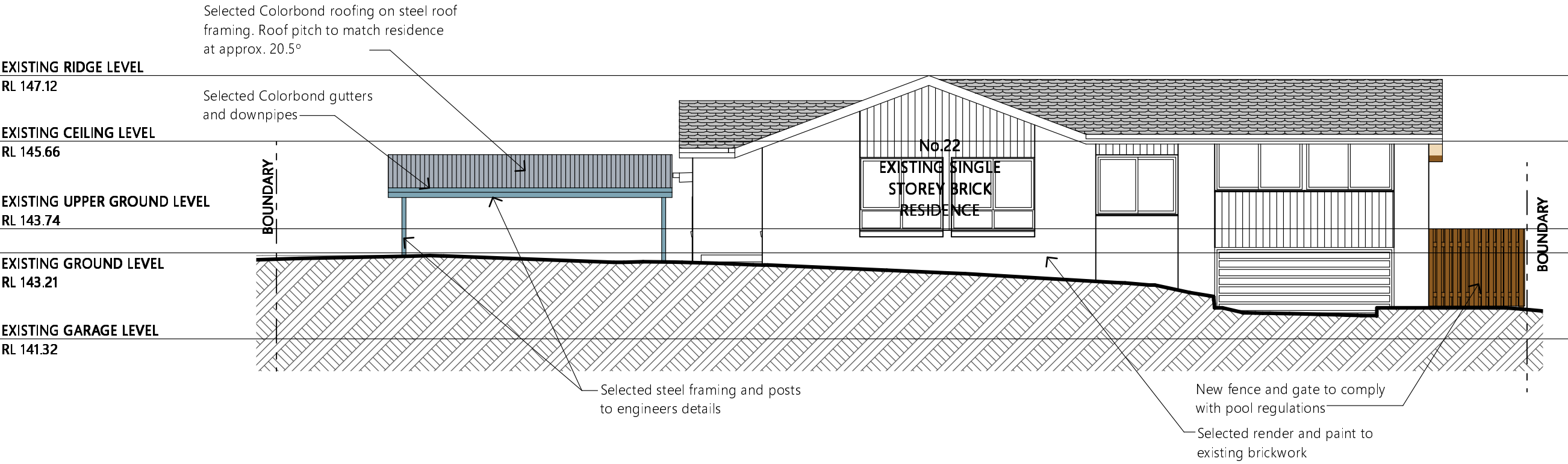
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Drawing Title:
NORTH & SOUTH ELEVATIONS

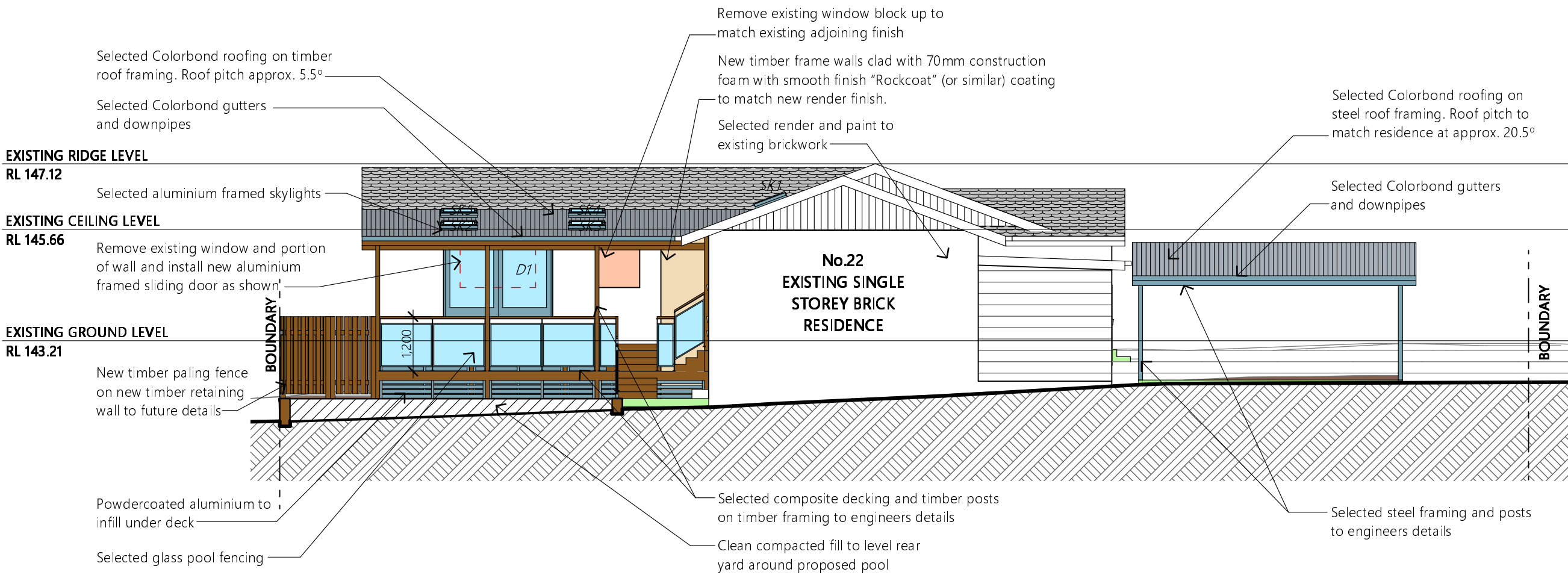
Scale: 1:100 @ A3	Date: MAY 2020
Status: DA submission	Checked By: JAH
Project No: 2001	Drawing No.: DA04
Plot Date:	9/06/2020



1

EAST ELEVATION

1:100



2

WEST ELEVATION

1:100

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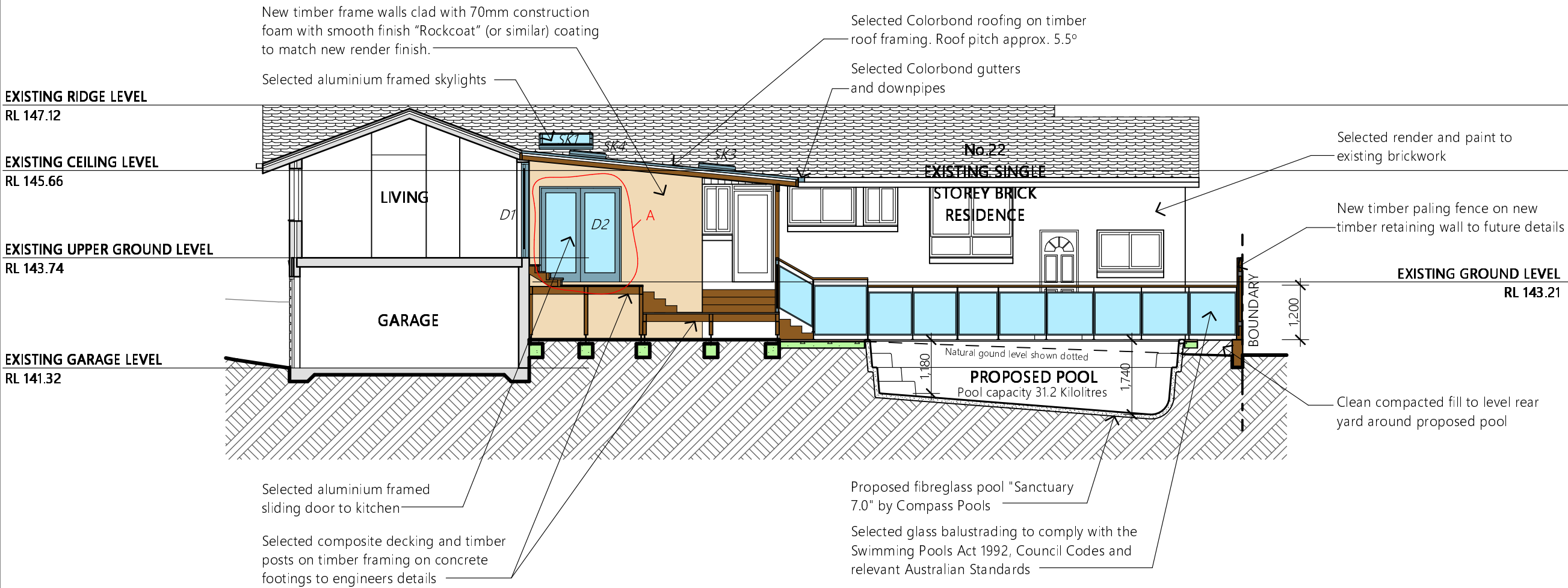
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Drawing Title:
EAST & WEST ELEVATIONS

Scale: 1:100 @ A3	Date: MAY 2020
Status: DA submission	Checked By: JAH
Project No.: 2001	Drawing No.: DA05

Plot Date: 9/06/2020



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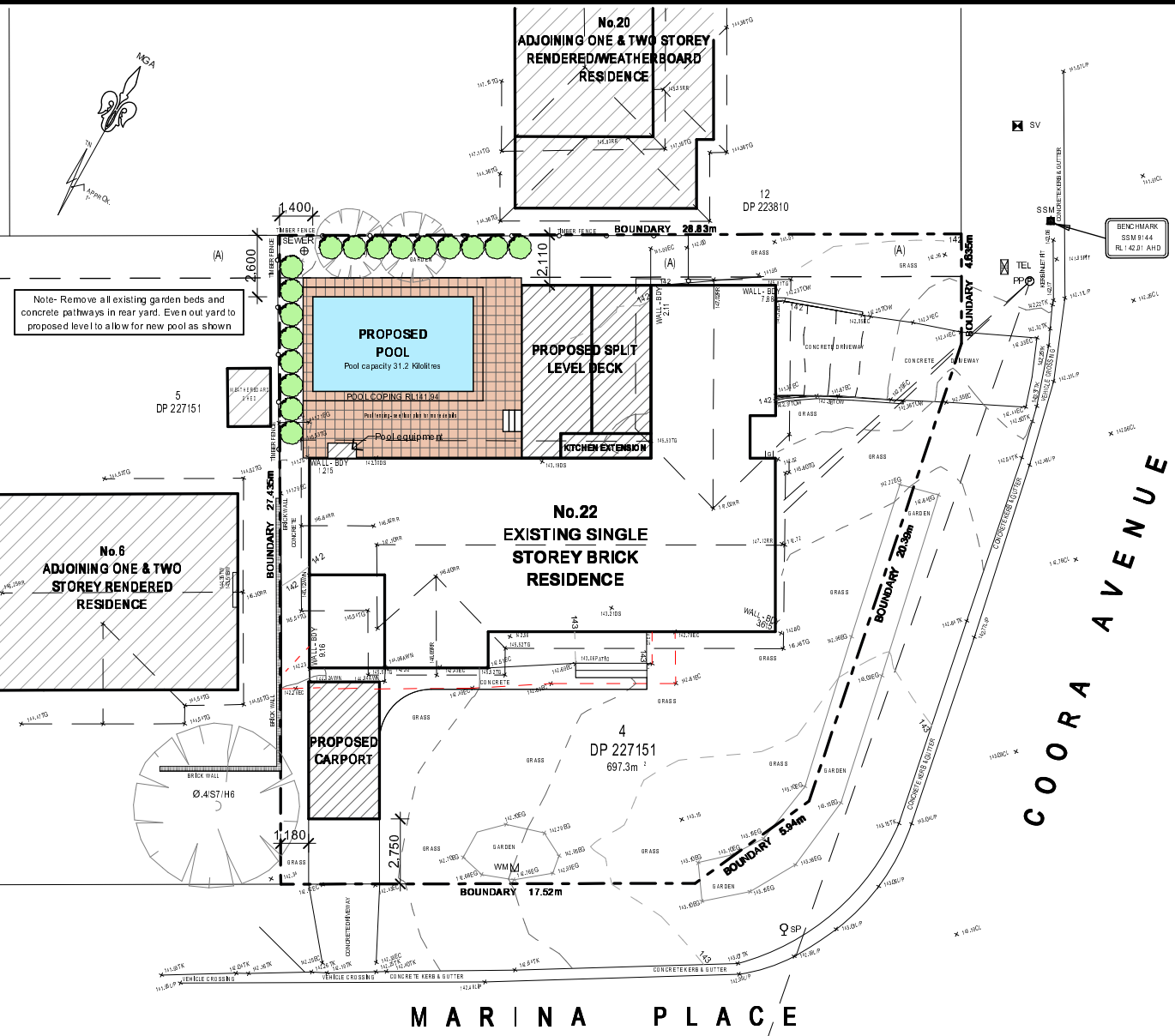
A- W1 changed to D2. 9/6/20

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Drawing Title:			
SECTION A-A			
Scale:	1:100 @ A3	Date:	MAY 2020
Status:	DA submission	Checked By:	JAH
Project No:	2001	Drawing No.:	DA06A
Plot Date:	9/06/2020		

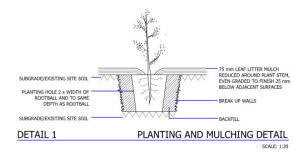


Note: Remove all existing garden beds and concrete pathways in rear yard. Even out yard to proposed level to allow for new pool as shown

PLANT SELECTION

Syzygium australe "Resilience"

PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY	QTY	POT SIZE	APPROX. SPACING
	Syzygium australe 'Resilience'	Resilience Lilly Pilly	Hedge to 3m	8	300mm	1m



1

LANDSCAPE PLAN

1:200

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Drawing Title:

LANDSCAPE PLAN

Scale:	1:100 @ A3	Date:	MAY 2020
Status:	DA submission	Checked By:	JAH
Project No:	2001	Drawing No.:	DA07

Plot Date:	29/05/2020
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