NOTES : (For Council)

(a) Framing Timbers are to comply with A.S. 1684 (2006).
(b) Sub Floor Ventilation:
(i) 150mm minimum bearer to ground clearance or 200mm minimum for particleboard.
(ii) Sub floor vents minimum 6000mm/m (External Wall).
(iii) Weep holes at 1200mm maximum centres to comply with A.S. 1640.
(c) Reinforcement:
(i) Trench mesh for concrete footings lapped minimum 500mm with 50mm minimum cover.
(ii) Fabric mesh to be lapped minimum 225mm with 25mm minimum cover.
(d) Brickwork is to comply with A.S. 3700 - Flashing as per AS / NZS 2904.
(e) Wet Areas (refer to Specification for responsible party). Provide impervious floor and wall coverings to all wet areas to AS 3740 (2004).
(f) Concrete strength to be minimum 20 Mpa at 28 days per A.S. 1480.
(g) Steps / Stairs :
Min Tread - 240mm Max Riser Height - 190mm
Min Head Clearance - 2000mm. (Recommended)
Min Width of Stairway - 750mm clear of all obstructions eg. handrails, balustrades etc.
Min. Handrail Height - 865mm above tread nosing. 1020mm above landing, ramps etc.
(h) Insulation is to comply with clause 3.12.1.1 (d) & VIC amendment 1.2 of the Building Code of Australia.

1. TREES:

Some species of tree in certain soils, (pending size & distance from the building) could in particular circumstances affect the structural integrity of the proposed work.
It is suggested that the Client, if concerned, organise an arborist to advise them in this regard.
The Builder can, upon written request, organise this report and carry out any recommendations.

2. MATERIALS:
Items specified to match existing as close as possible, does not imply an identical match.
The contract allows for materials available from current manufacturer's standard lines (no special tooling allowed for).

3. CHECKS BY CLIENT:
The Client is required to check the dimensions of the work (with the assistance of the Construction Supervisor) at:
a) Floor Stage,
b) Frame Stage,
This includes levels, heights, widths, window locations, door locations, external and internal wall locations, brick & roof tile selections. Any discrepancies found are to be advised in writing to the Building Manager within three (3) days of the check. The allowance by the Client for the works to continue will be deemed to be acceptance by the Client that the preceding works satisfy the Clients requirements and the Builder's obligations.

4. ASBESTOS:
Unless otherwise specified in these Specifications NO allowance has been made for the removal or handling of any asbestos products. The Builder, prior to commencement of works, will take a sample of all materials in areas affected by new works and have the existing linings tested for the presence of asbestos. If asbestos is found a quote for the safe handling and removal of this material from affected areas will be obtained and this work included in this contract by way of Variation Order at additional cost to Client. Alternatively it will be the Clients responsibility to remove asbestos from affected areas and provide a 'clearance certificate' for following works to occur.

5. EXISTING STRUCTURE:
Where the Builder is carrying out works in an existing area (e.g. re-tile / re-line floors walls etc.) unless the Client notifies the Builder otherwise the Builder will assume that the Client accepts the existing condition of the structure (ie. Level, plumb, square etc.). Should the Client desire it, the Builder will undertake to provide a detailed existing conditions report in any area of concern for a fee to be agreed upon. The request to undertake this report must be in writing and be received by the Builder in advance of any works being undertaken on site.

6. WORKS BY CLIENT:
Where the Client is responsible for specified works to be carried out in conjunction with this contract, the Client shall be responsible for paying for and obtaining the necessary security deposit / approval as may be required by local council including obtaining a 'Certificate of Final Inspection' upon completion of works.

7. FRAME & LOCK UP ONLY PROJECTS:
The Client will be responsible for:
· obtaining a 'Certificate of Final Inspection' upon completion of works and
· paying for and obtaining any necessary security deposit / approval that may be required by local council.
Where works past frame or lock up stage are required by the Builder (eg. Plaster, Fixing, Fit off etc.) but do not involve completion of the contract, the Builder will claim an extension of time from completion of 'Frame" or 'Lock Up' stage till ten (10) days after receiving written confirmation from the Client that preceding works (eg. Plumbing & electrical rough in, plaster etc) has been completed.

8. COUNCIL CONDITIONS ON APPROVED DOCUMENTS:
The BUILDER has allowed for the standard fees associated with the application of a Development Application and Construction Certificate, unless otherwise specified no allowance has been made for additional works or fees required by Council as per the conditions included within the Development Application and/or Construction Certificate approvals. Any additional costs involved shall be charged to the Client by way of Variation Order.

9.BASIX COMPLIANCE:
BASIX (Building Sustainability Index) is a measure of thermal comfort, water saving measures and energy efficiency of a new building. As of 1st July 2007, residential additions and renovations over the value of $ 50,000 will need to be assessed and comply with the requirements of BASIX. Works to this effect have been included in this contract, and will be provided for your selection by way of Variation Order to Contract. The included basix compliance items are:
- A minimum of 40% of new or altered light fittings are to be fitted with fluorescent, compact fluorescent, or led lamps.
- All new or altered showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
- All new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
- All new or altered taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

10. TERMITES:
- CLIENT is advised that due to the nature of termites it is extremely difficult to prevent them gaining access to a building. It is therefore the
- CLIENTS responsibility to ensure regular maintenance and competent inspection of the building (new and existing) is carried out on an ongoing basis.

Areal View with Highlighted the Location of the Residence at No.16 Noorong Avenue, FRENCHS FOREST

Drawings List

Drawings List	Rev.
WD-01 - Cover Page	A
WD-02 - Proposed Site / Analysis Plan	C
WD-03 - Window and Door Schedule	C
WD-04 - Existing Ground Floor & First Floor Plans	C
WD-05 - Existing Ground Floor & First Floor Demolition Plans	C
WD-06 - BASIX Commitments	A
WD-07 - Proposed Ground Floor Plan	C
WD-08 - Proposed First Floor and Roof Plan	C
WD-09 - South-Western & North-Western Elevations - Sheet 1	C
WD-10 - North-Eastern & South-Eastern Elevations - Sheet 2	C
WD-11 - Sections A.A	C
WD-01 - 9:00am Winter Shadow Diagram	A
WD-02 - 12:00 Noon Winter Shadow Diagram	A
WD-03 - 3:00pm Winter Shadow Diagram	A
WD-01 - Sediment & Erosion Control Plan	A
WD-01 - Stormwater Concept Plan	A
WD-01 - Landscape and Impervious Area Plan	A

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

SYDNEY EXTENSIONS AND DESIGNS
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.I.A No: 393 251

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU
ADDRESS : No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No : 321 DP No : 848146
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

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	20.01.2025	-	DEVELOPMENT APPLICATION ISSUE
B		-	
C		-	
D		-	
E		-	
F		-	
G		-	
H		-	

DWG
COVER SHEET

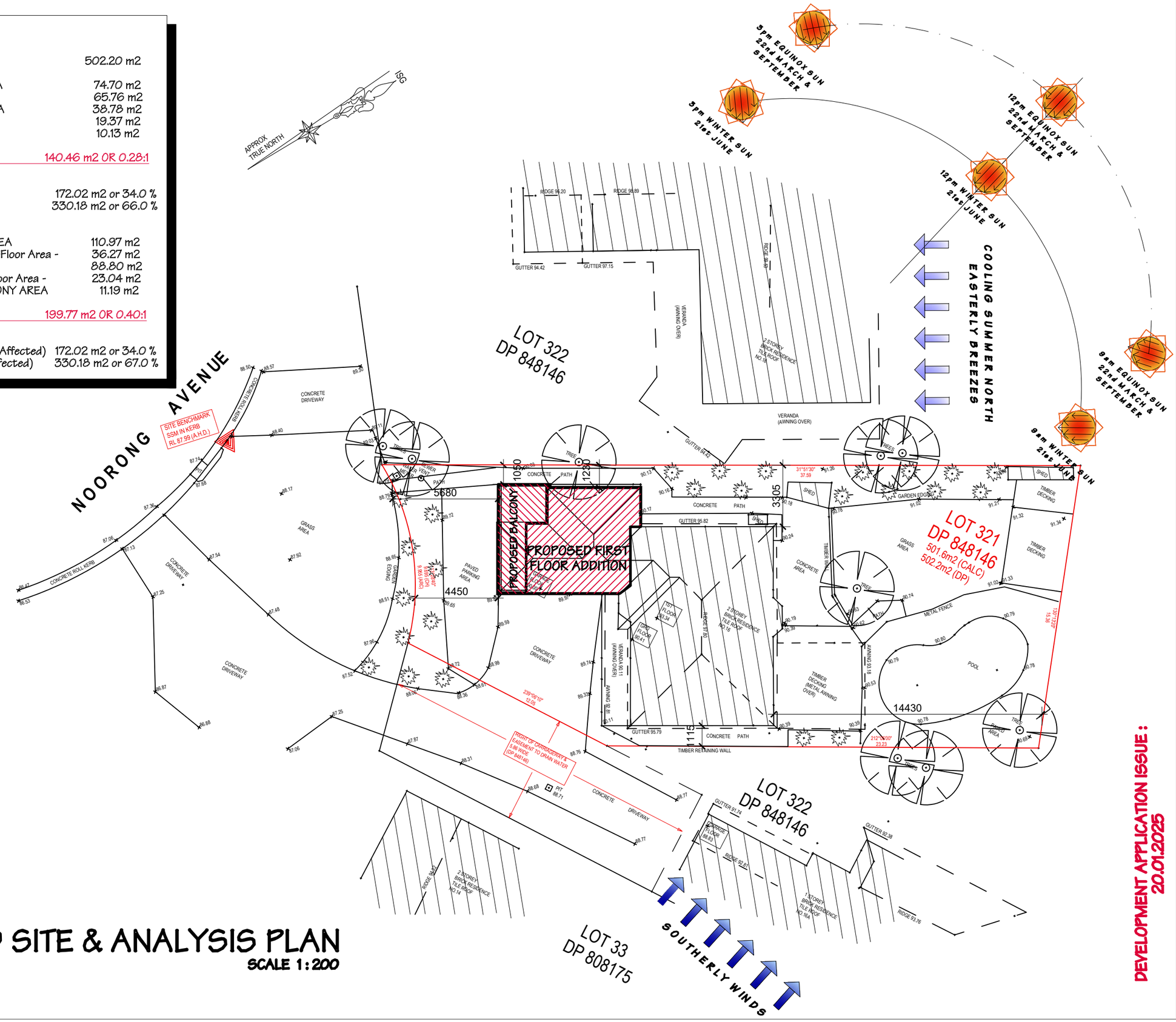
NOTE

Sheet No. 1 OF 11

"A DIVISION OF JARRA HILLS" PROPERTY OF COPYRIGHT ACT 1968 (N.S.W.) Pty. Ltd.
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

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 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	110.97 m2
Proposed Additional Ground Floor Area -	36.27 m2
PROPOSED FIRST FLOOR AREA	88.80 m2
Proposed Additional First Floor Area -	23.04 m2
PROPOSED FIRST FLOOR BALCONY AREA	11.19 m2
TOTAL PROPOSED FLOOR AREA	199.77 m2 OR 0.40:1
TOTAL LANDSCAPE AREA (Not Affected)	172.02 m2 or 34.0 %
TOTAL SITE COVERAGE (Not Affected)	330.18 m2 or 67.0 %



PROPOSED SITE & ANALYSIS PLAN

SCALE 1:200

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

A DIVISION OF JARA HILLS PTY. LTD. (N.S.W.) (PROPERTY OF COPYRIGHT ACT 1968)
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Sheet No. 2 OF 11

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ADDRESS : No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No : 321 SECTION No : - DP No : 848146
TELEPHONE (M) : - CONTRACT No: 9516

DESIGNER : DAVID MACKENZIE CONTRACT DATE :
DRAFTSPERSON : M. YAROL CHECKED : M. YAROL
COUNCIL : NORTHERN BEACHES COUNCIL
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SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2445 Fax : (02) 9882 5225
LIC No: 119644C ABN 92 086 626 002 H.I.A No: 595 251

NOTES : (For Council)

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(b) Sub Floor Ventilation:
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- CLIENTS responsibility to ensure regular maintenance and competent inspection of the building (new and existing) is carried out on an ongoing basis.

WINDOW SCHEDULE

No.	SIZE (H x W)	DESCRIPTION	BASIX No.	GLAZING
W1	700 x 900	ALUMINIUM AWNING WINDOW	W1	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W2	1500 x 2400	ALUMINIUM AWNING WINDOW	W2	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W3	1500 x 700	ALUMINIUM FIXED WINDOW	W3	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W4	900 x 600	ALUMINIUM AWNING WINDOW	W4	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)

WINDOW SCHEDULE - CHECK ON-SITE BEFORE ORDERING

W5	600 x 2420	ALUMINIUM FIXED WINDOW	W6	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)

DOOR SCHEDULE

D1	2100 x 880	ALUMINIUM 820 HINGED DOOR	D1	IMPROVED ALUMINIUM, SINGLE PYTOLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)

DOOR SCHEDULE - CHECK ON-SITE BEFORE ORDERING

D2	2100 x 2420	ALUMINIUM SLIDING DOOR	D2	

* SIZES SHOWN ARE NOMINAL SIZES ONLY AND ARE SUBJECT TO MANUFACTURERS STANDARD SIZE AND PROFILE.
* ALL GLAZING IS TO COMPLY WITH A.S 1288. (2006) AND A.S. 2047 (1999).
* ALL NEW WINDOWS AND DOORS ARE TO BE CLEAR GLAZED UNLESS NOTED OTHERWISE.
* ALL NEW WINDOWS TO FIRST FLOOR WINDOWS TO SIT AT 2.1m HEAD HEIGHT
* BUILDER IS TO DRAFTSEAL ALL NEW WINDOWS
* ALL NEW WINDOWS ARE TO BE POSITIONED CENTRE TO THE ROOM, UNLESS OTHERWISE NOTED
* ALL FIRST FLOOR WINDOWS WITH A SILL HEIGHT OF LESS THAN 1.7m HIGH MUST BE RESTRICTED TO AN OPENING OF 125mm ONLY AS PER BCA STANDARDS

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

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Sheet No. 3 OF 11

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DRAFTSPERSON : M. VAROL CHECKED : M. VAROL
COUNCIL : NORTHERN BEACHES COUNCIL
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SYDNEY EXTENSIONS AND DESIGNS
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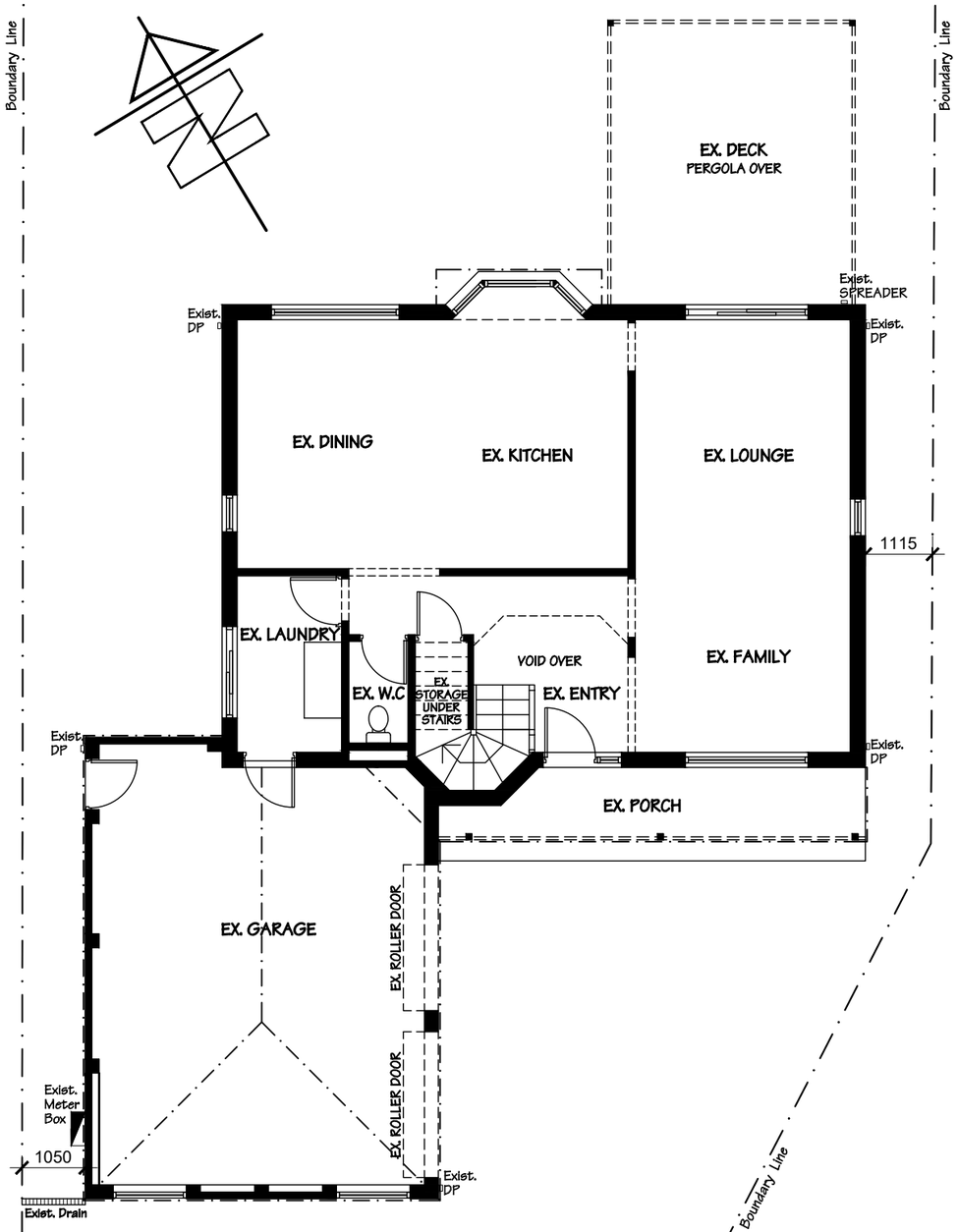
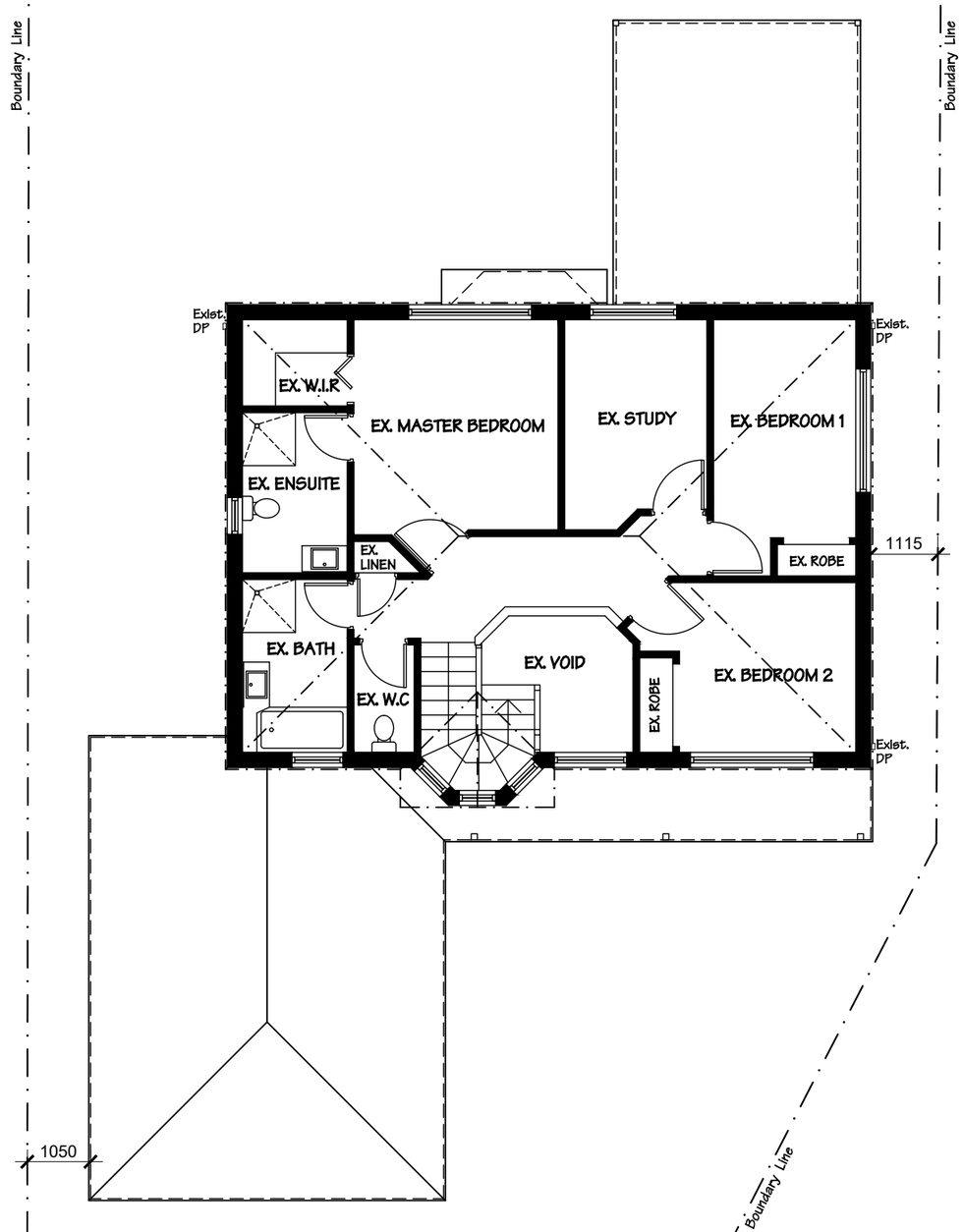


EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

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Sheet No. 4 OF 11

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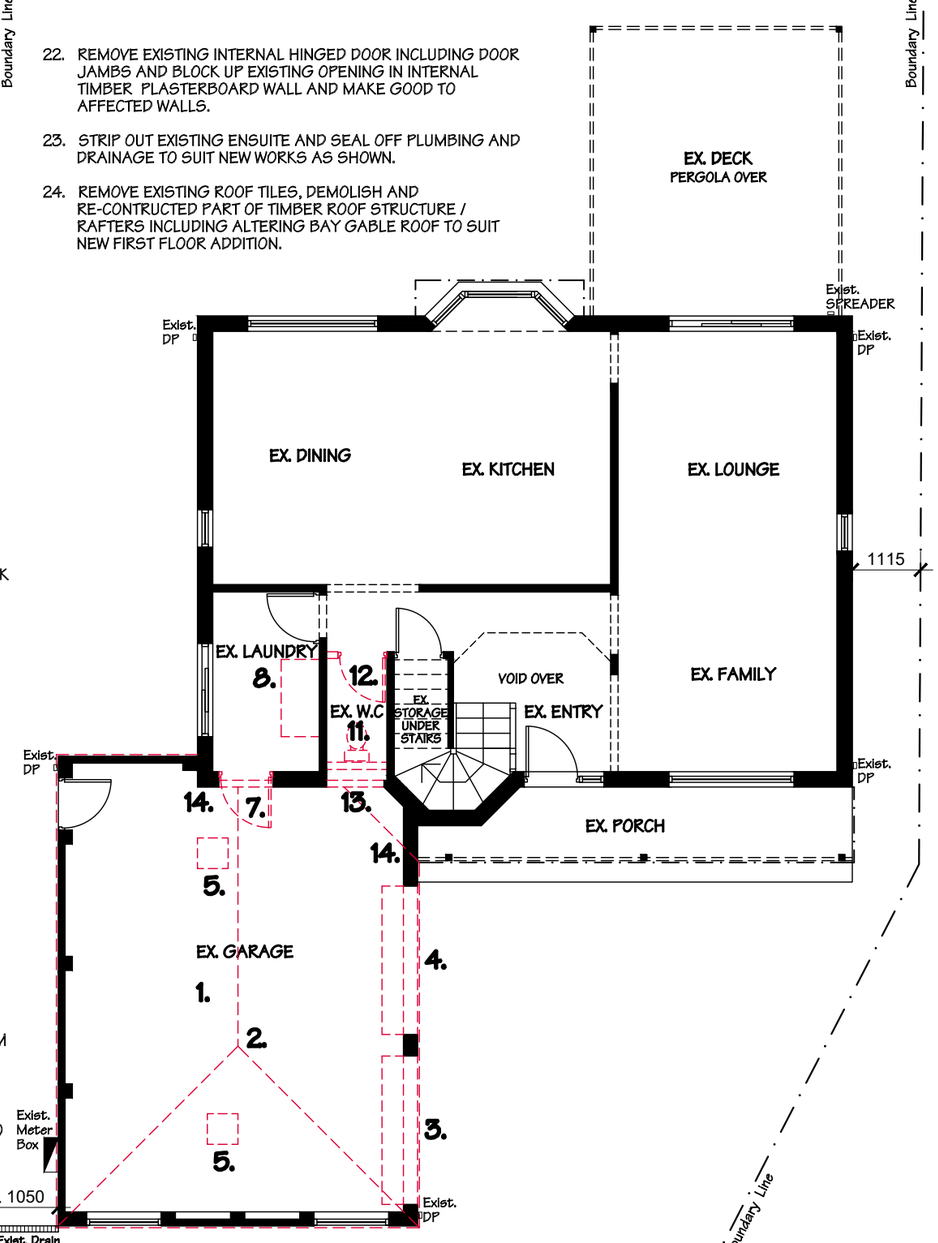
Tel: (02) 9882 2448 Fax: (02) 9882 3225
LIC No: 119641C ABN 92 086 626 002 H.I.A No: 393 251

BUILDER TO:

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. REMOVE EXISTING GARAGE ROLLER DOOR AND CREATE NEW OPENING TO SUIT 2100H x 2420W ALUMINIUM SLIDING DOOR 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.
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-CONTRUCTED PART OF TIMBER ROOF STRUCTURE / RAFTERS INCLUDING ALTERING BAY GABLE ROOF TO SUIT NEW FIRST FLOOR ADDITION.



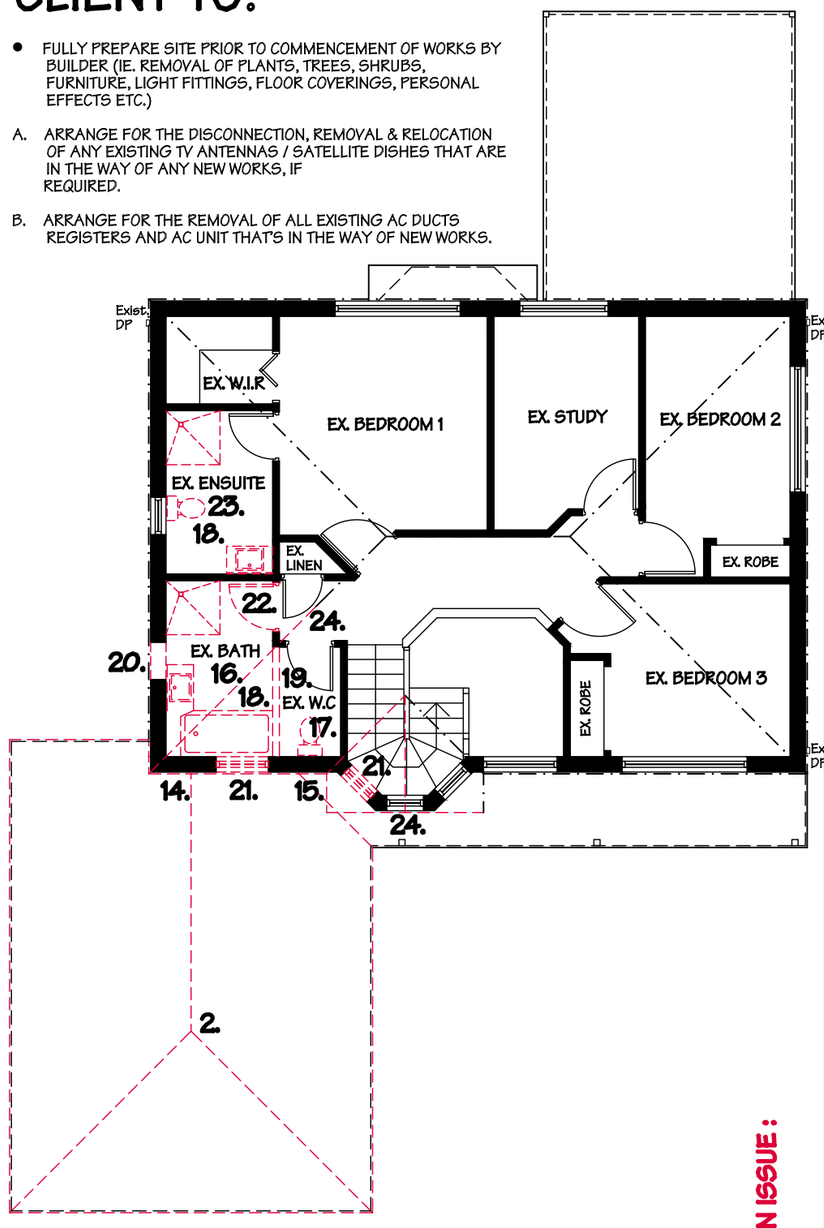
EXISTING GROUND FLOOR DEMOLITION PLAN
SCALE 1:100

CLIENT TO:

- 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.



EXISTING FIRST FLOOR DEMOLITION PLAN
SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	09.12.2024	-	PRELIMINARY CONTRACT AGREEMENT
B	11.12.2024	-	CONTRACT SIGNING ISSUE
C	20.01.2025	-	DEVELOPMENT APPLICATION ISSUE
D		-	
E		-	
F		-	

Sheet No. 5 OF 11

VICTORIA HILLS • DIVISION OF • N.S.W. • PTY. LTD. • (PROPERTY OF) COPYRIGHT 1986
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU
ADDRESS: No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No: 321 SECTION No: - DP No: 848146
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

SYDNEY EXTENSIONS AND DESIGNS
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.I.A No: 395 251

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1784523

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 21 February 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project address	
Project name	#9316 GIENAU
Street address	16 NOORONG Avenue FRENCHS FOREST 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP848146
Lot number	321
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: JARRA HILLS (N.S.W.) PTY LTD	
ABN (if applicable): 92086626002	

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: external insulated façade system (EIFS)(façade panel: 75 mm)	nil	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	SE	0.63	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	SW	3.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	SW	1.05	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	NW	0.54	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	SE	1.45	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	NW	1.85	0	0	none	aluminium, double Lo-Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)
D2	SE	5.08	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

DEVELOPMENT APPLICATION ISSUE :
20.01.2025

A DIVISION OF JARRA HILLS PTY LTD (N.S.W.) ACT 1986 PROPERTY OF COPYRIGHT
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	20.01.2025	-	DEVELOPMENT APPLICATION ISSUE
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C		-	
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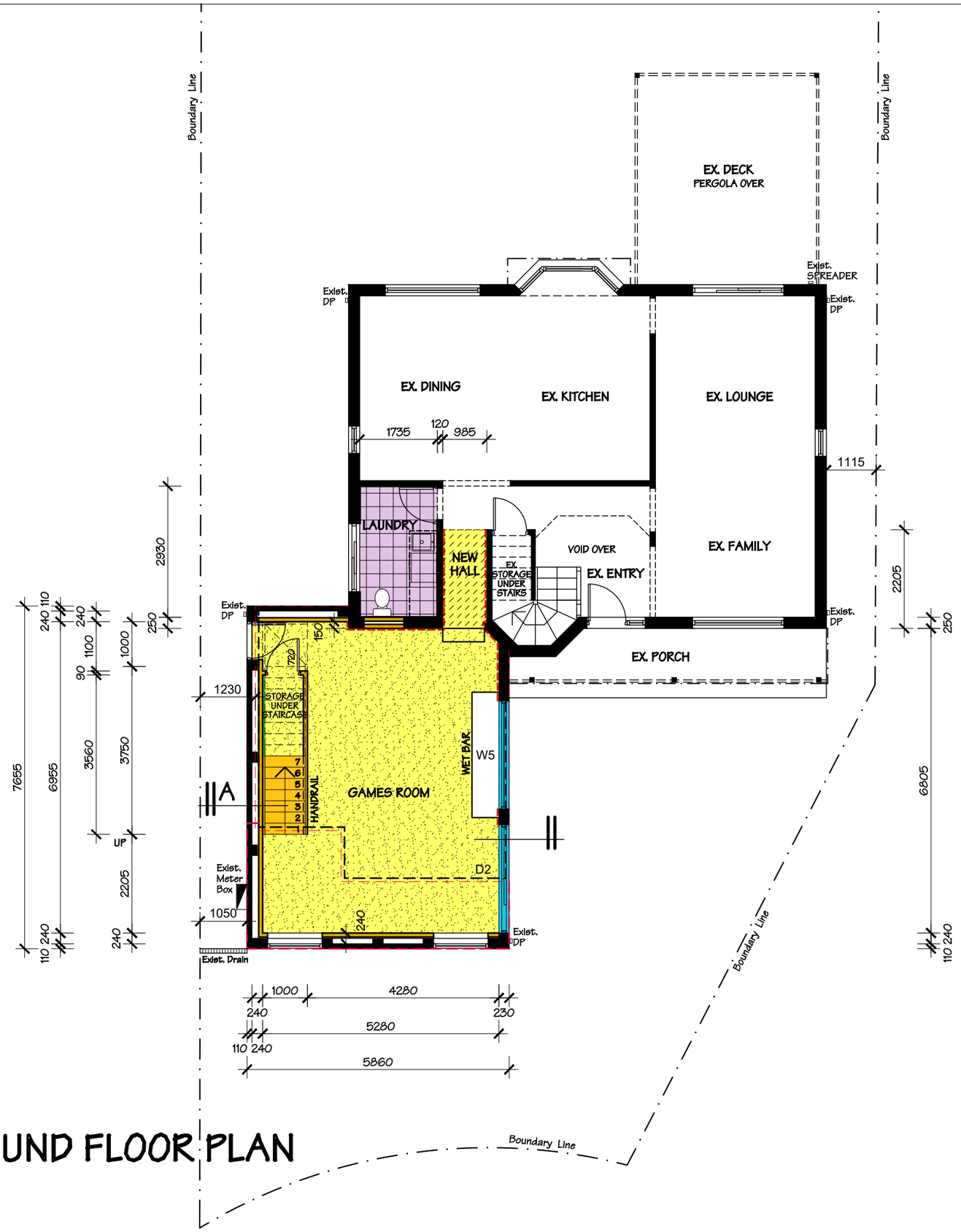
Sheet No. 6 OF 11

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

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9452 2448 Fax : (02) 9452 5225
LIC No: 119641C ABN 92 086 626 002 H.I.A No: 395 251



PROPOSED GROUND FLOOR PLAN

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

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Sheet No. 7 OF 11

A DIVISION OF JARRA HILLS PTY. LTD. (N.S.W.) — PROPERTY OF COPYRIGHT 1986

INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

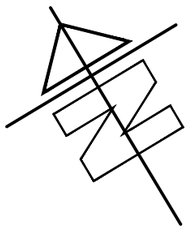
CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU

ADDRESS: No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No: 321 SECTION No: - DP No: 848146
TELEPHONE (M): - CONTRACT No: 9516

DESIGNER: DAVID MACKENZIE CONTRACT DATE: -
DRAFTSPERSON: M. YAROL CHECKED: M. YAROL
COUNCIL: NORTHERN BEACHES COUNCIL

GENERAL DESCRIPTION: GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel: (02) 9882 2448 Fax: (02) 9882 5225
LIC No: 119641C ABN 92 086 626 002 H.I.A No: 595 251



Boundary Line

Boundary Line

2850

1740 1110

110

1740

Exist. DP

Exist. SPREADER

Exist. DP

EX. W.I.R

EX. MASTER BEDROOM

EX. STUDY

EX. BEDROOM 1

ENSUITE

1200mm Vanity

EX. LINEN

EX. ROBE

1115

2660

1085

2870

1785

AAW0906

W4

1600mm Bath

BATHROOM

1200mm Vanity

EX. VOID

EX. ROBE

EX. BEDROOM 2

Exist. DP

Exist. DP

17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2

DOWN

MANHOLE

720 SCD

900mm Vanity

ENSUITE

W1

AAW0709

ROBE

BEDROOM 3

W3

AAW1507

D1

820

W2

AAW1524

BALCONY

Exist. Meter Box

Exist. DP

Exist. Drain

A

A

1230

1050

90 185 90 335 90 385 250

1000 1495 160 1455 1840

310 90 3100 90 90

4865 4775 4330 3560

90 90 90 90 90

2715 1140 1140 2715

1575 1410 1410 1575

75 90 90 75

1095 2240

90 90

1000 740 3425

90 90 90 90

1920 3605

260 75

5860

PROPOSED FIRST FLOOR PLAN

SCALE 1:100

Boundary Line

Boundary Line

Exist. DP

Exist. DP

Exist. DP

Exist. DP

1230

1050

Boundary Line

PROPOSED ROOF FLOOR PLAN

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

A DIVISION OF JARRA HILLS PTY LTD (N.S.W.) ACN 003 863 486

(PROPERTY OF) COPYRIGHT 1986

INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

Sheet No. 8 OF 11

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
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TELEPHONE (M): - CONTRACT No: 9516

DESIGNER: DAVID MACKENZIE CONTRACT DATE: -

DRAFTSPERSON: M. VAROL CHECKED: M. VAROL

COUNCIL: NORTHERN BEACHES COUNCIL

GENERAL DESCRIPTION: GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

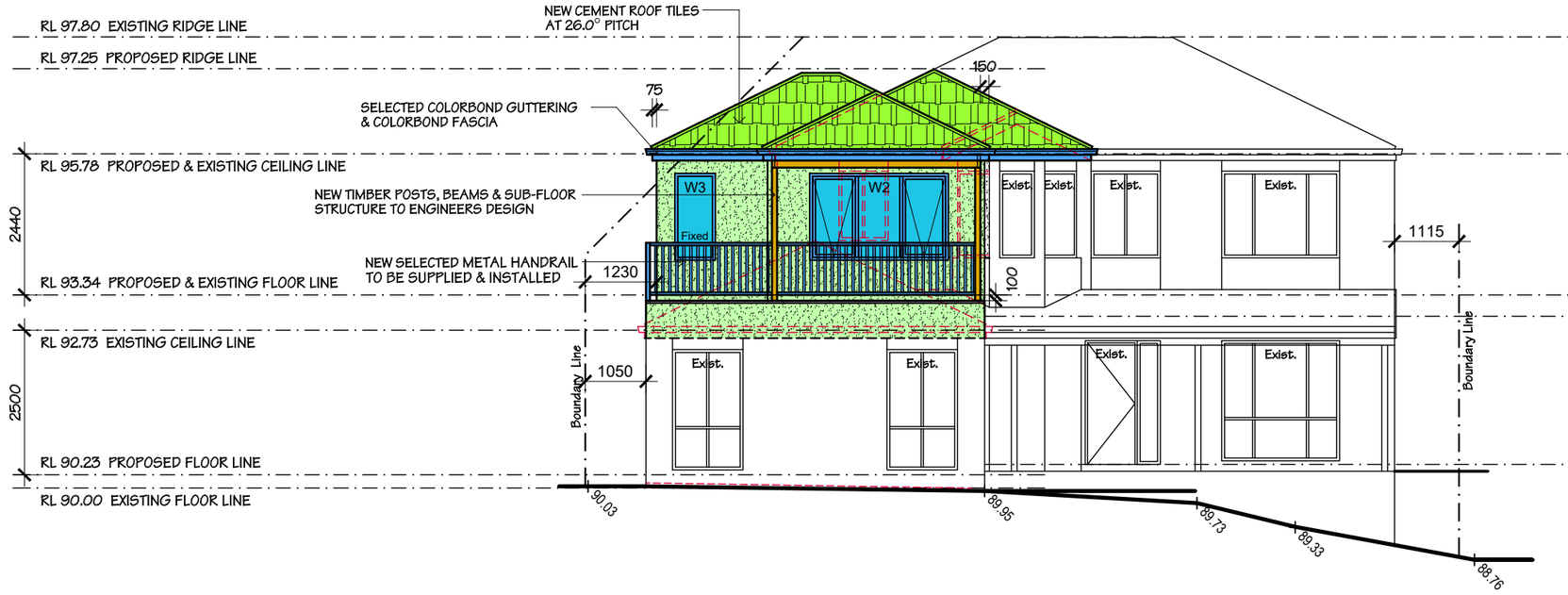
SYDNEY EXTENSIONS AND DESIGNS

CUSTOM DESIGNERS AND BUILDERS

No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087

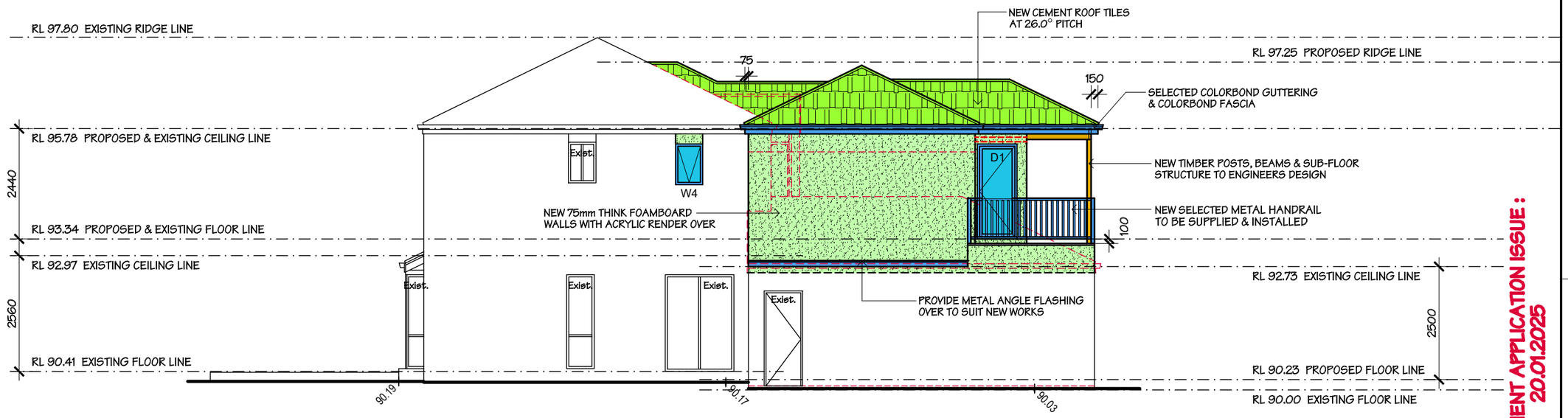
Tel: (02) 9882 2448 Fax: (02) 9882 3225

LIC No: 119641C ABN 92 086 626 002 H.I.A No: 393 251



SOUTH-WESTERN ELEVATION - FRONT

SCALE 1:100



NORTH-WESTERN ELEVATION - SIDE

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

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Sheet No. 9 OF 11

DIVISION OF JAGRA HILLS PTY. LTD. (N.S.W.) PROPERTY OF COPYRIGHT ACT 1968
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU

ADDRESS: No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No: 321 SECTION No: - DP No: 848146
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SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
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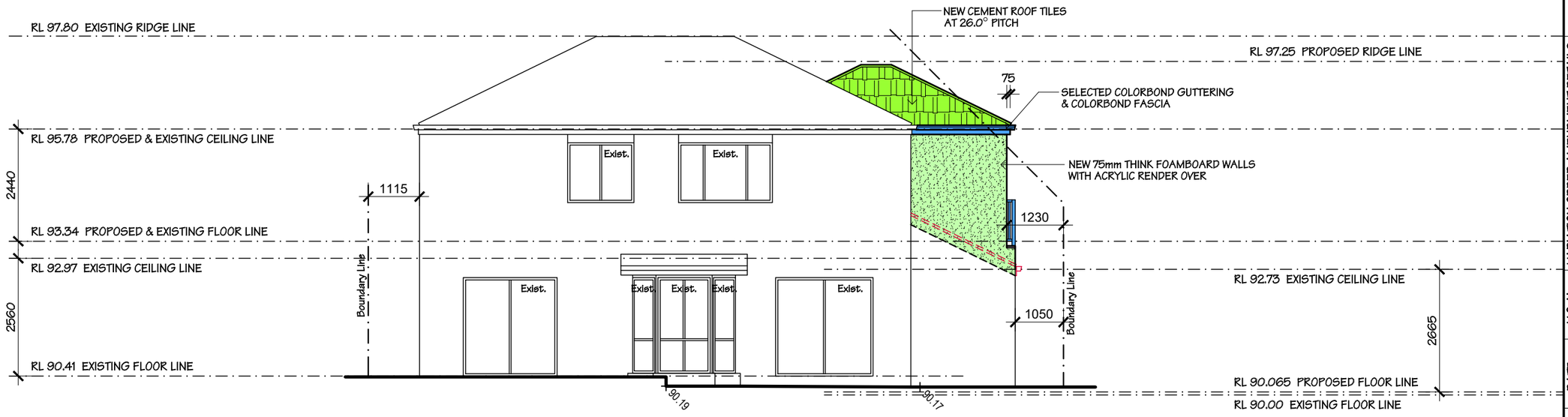
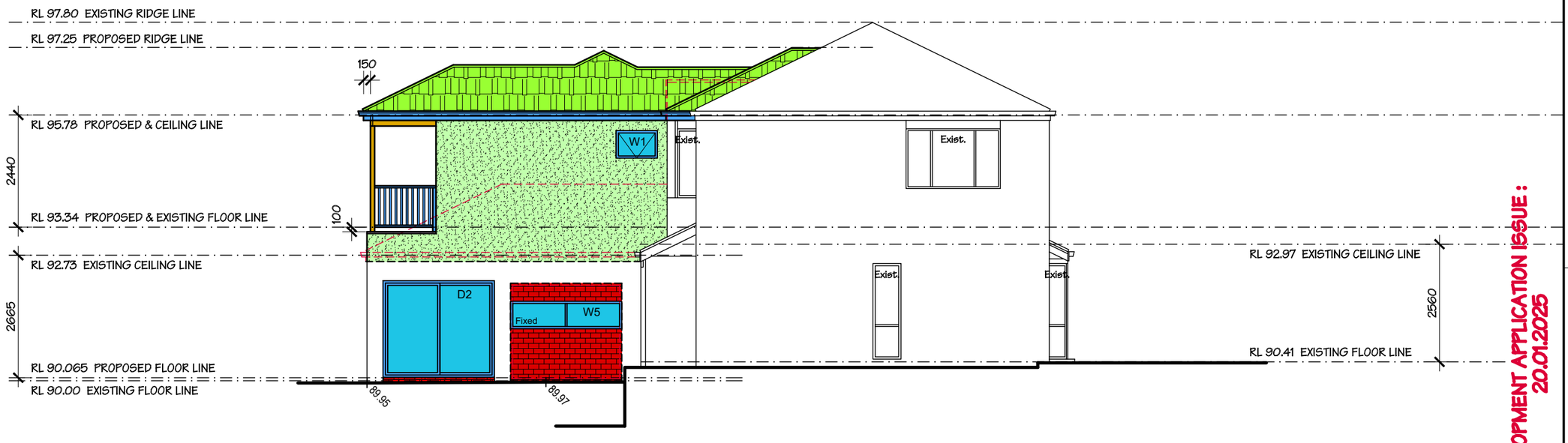
LIC No: 119646C
ABN 92 086 626 002
H.I.A No: 395 251



NORTH-EASTERN ELEVATION - REAR

SCALE 1:100



SOUTH-EASTERN ELEVATION - SIDE

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

A DIVISION OF JAMA HILLS PTY. LTD. (N.S.W.)
PROPERTY OF COPYRIGHT ACT 1968
INFRINGEMENTS OF THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

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Sheet No.10 OF 11

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU

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SYDNEY
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CUSTOM DESIGNERS AND BUILDERS
No.7/31 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
Fax : (02) 9882 3225
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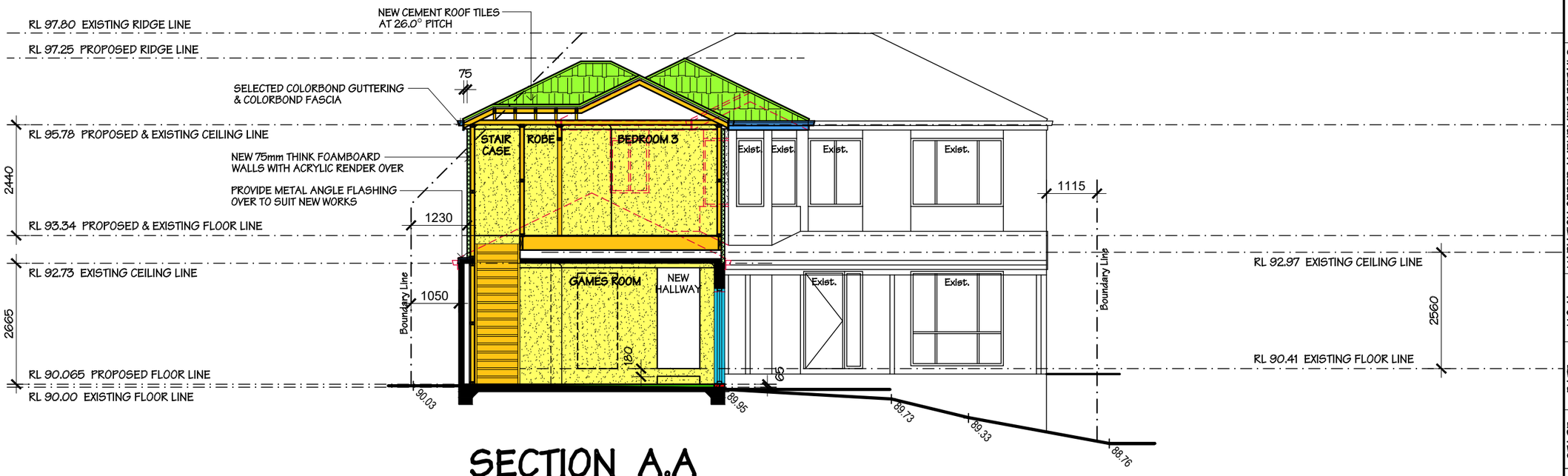

SECTION A.A

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
20.01.2025

SYDNEY
EXTENSIONS AND DESIGNS
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.I.A No: 393 251

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU

ADDRESS :	No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No :	321 SECTION No : - DP No : 848146
TELEPHONE (M) :	- CONTRACT No: 9316
DESIGNER :	DAVID MACKENZIE CONTRACT DATE : -
DRAFTSPERSON :	M. YAROL CHECKED : M. YAROL
COUNCIL :	NORTHERN BEACHES COUNCIL -

GENERAL DESCRIPTION : GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

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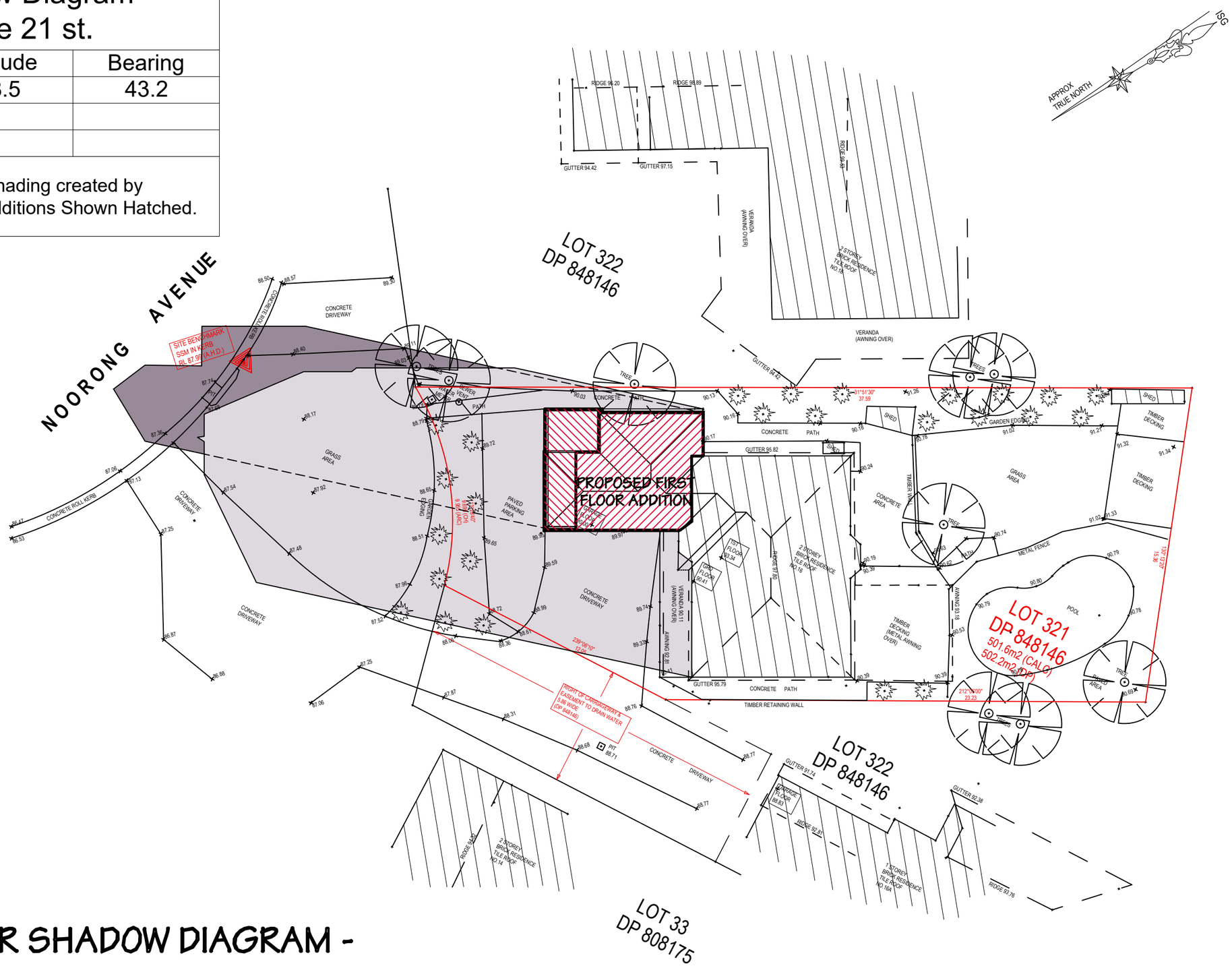
Sheet No. 11 OF 11

A DIVISION OF JARRA HILLS PTY. LTD. (N.S.W.)
PROPERTY OF COPYRIGHT ACT 1968
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

Shadow Diagram
June 21 st.

Time	Altitude	Bearing
9:00am	18.5	43.2

Additional Shading created by Proposed Additions Shown Hatched.



WINTER SHADOW DIAGRAM -
9:00 am - 21st June
SCALE 1:200

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	20.01.2025	-	DEVELOPMENT APPLICATION ISSUE
B		-	
C		-	
D		-	
E		-	
F		-	

Sheet No. 1 OF 3

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU
ADDRESS : No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No : 321 SECTION No : - DP No : 848146 9316
TELEPHONE (M) : - CONTRACT No:
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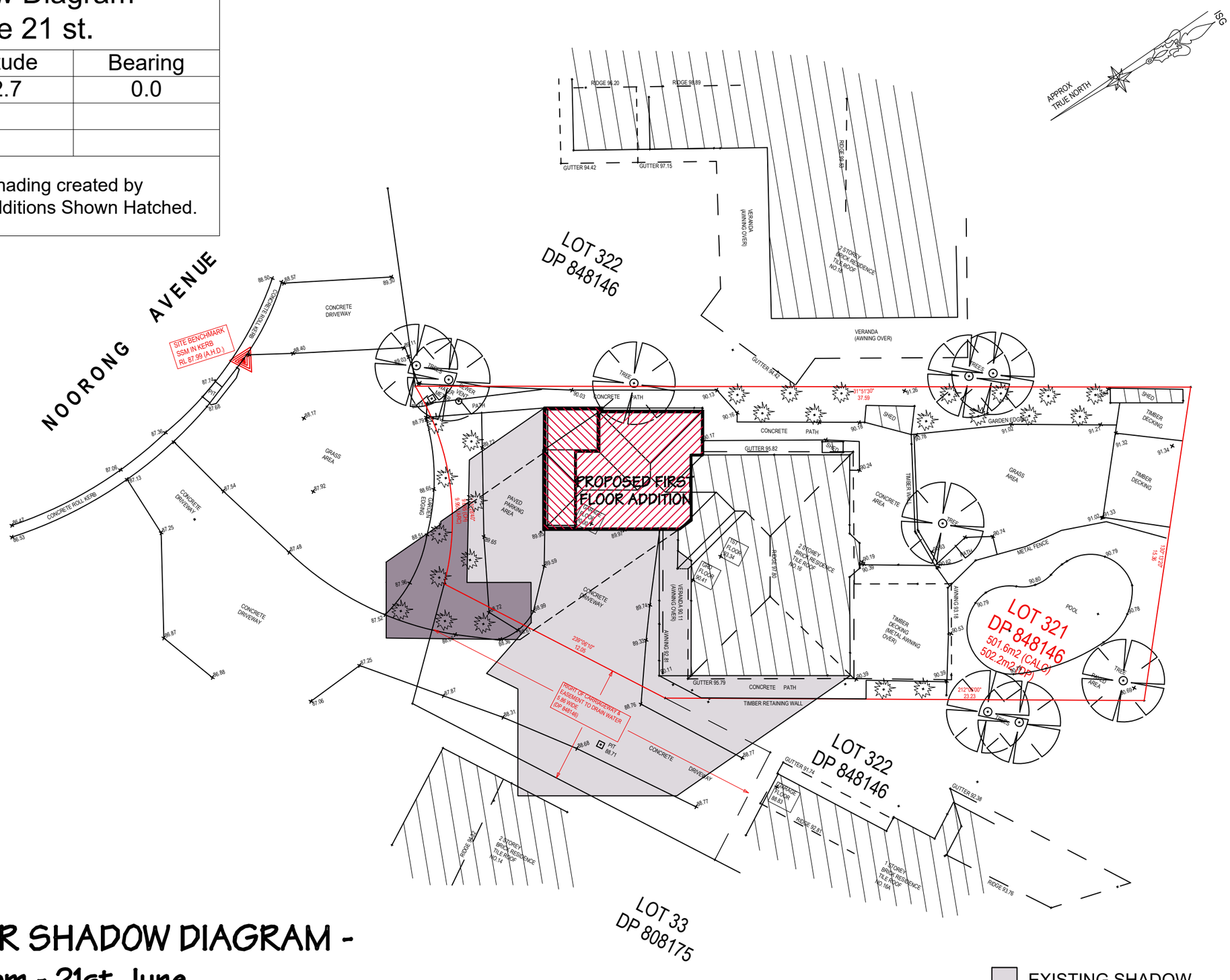
SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.7/91 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448 Fax : (02) 9882 3225
LIC No: 119644C ABN 92 086 626 002 H.I.A No: 393 251

A DIVISION OF JARRA HILLS PTY LTD (N.S.W.) (PROPERTY OF COPYRIGHT ACT 1968)
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

Shadow Diagram
June 21 st.

Time	Altitude	Bearing
12 Noon	32.7	0.0

Additional Shading created by
Proposed Additions Shown Hatched.



WINTER SHADOW DIAGRAM -
12:00 pm - 21st June
SCALE 1:200

EXISTING SHADOW

PROPOSED SHADOW

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

A DIVISION OF JARRA HILLS PTY LTD (A.C.N. 1966) PROPERTY OF COPYRIGHT (N.S.W.)
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STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
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Sheet No. 2 OF 3

GIENAU

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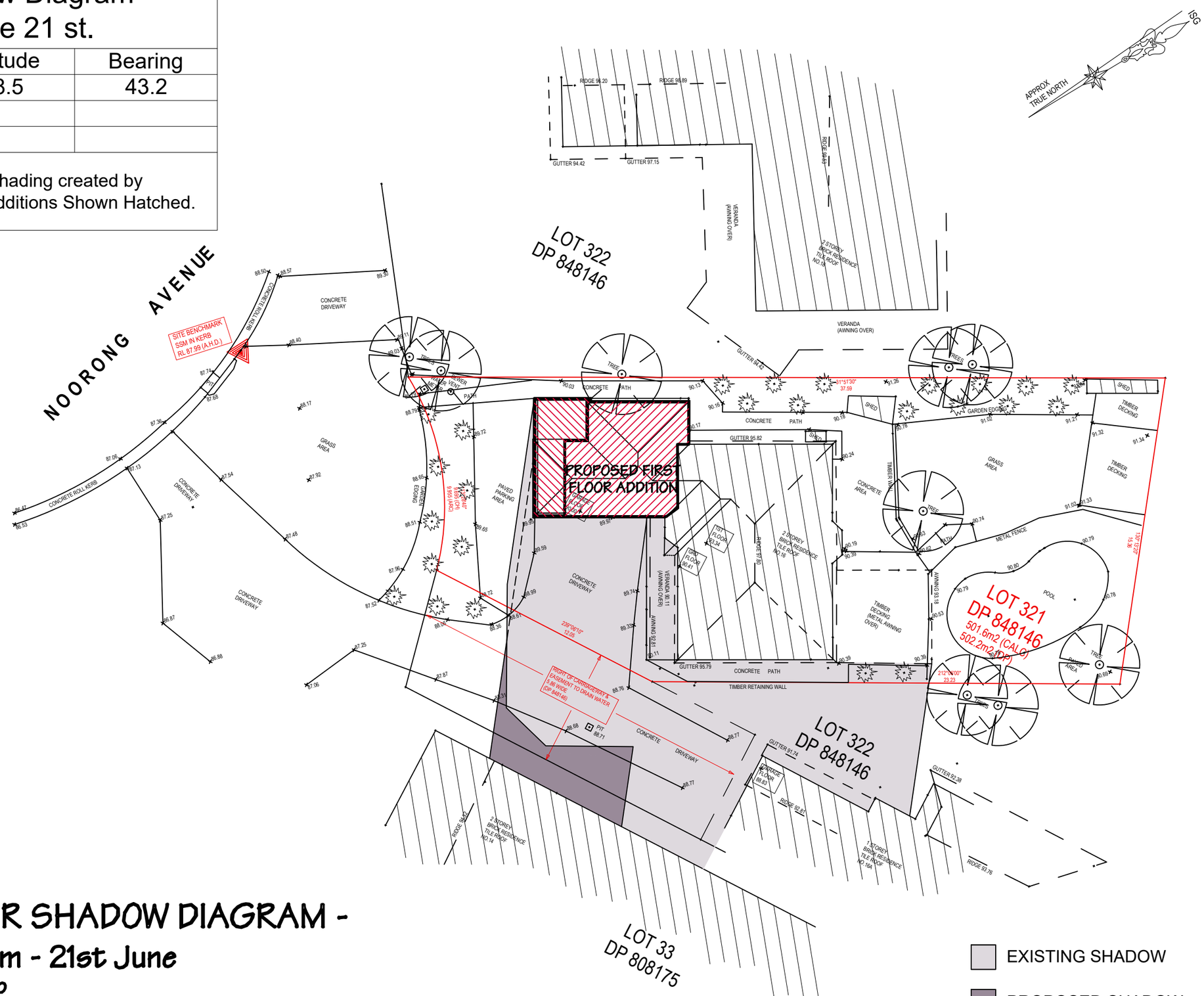
GENERAL DESCRIPTION : GROUND FLOOR AND FIRST FLOOR ALTERATIONS & ADDITIONS

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9452 2446 Fax : (02) 9452 5225
LIC No: 119641C ABN 92 096 626 002 H.I.A No: 395 251

Shadow Diagram
June 21 st.

Time	Altitude	Bearing
3:00pm	18.5	43.2

Additional Shading created by Proposed Additions Shown Hatched.



WINTER SHADOW DIAGRAM -
3:00 pm - 21st June
SCALE 1:200

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
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Sheet No. 3 OF 3

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU
ADDRESS : No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No : 321 SECTION No : - DP No : 848146 9316
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SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.7/31 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448 Fax : (02) 9882 3225
LIC No: 119641C ABN 92 086 626 002 H.I.A No: 395 251

A DIVISION OF JARA HILLS PTY. LTD. (N.S.W.) ACN 1966 PROPERTY OF COPYRIGHT
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

GENERAL NOTES.

1. All erosion & sediment control measures to be inspected & maintained daily.
2. Council approval must be obtained prior to the placement of any materials on the footpath.
3. All stockpiles to be clear of drains & gutters.
4. Drainage is to be connected to stormwater as soon as possible.
5. Noise from construction activities shall comply with the *Protection of the Environment Operations (Noise Control) Regulation 2000.*
6. A crane is not anticipated. a mobile crane approval permit together with necessary fee in accordance with Council's adopted schedule of fees & charges to be submitted by builder if a crane is deemed necessary.

MATERIAL NOTES.

7. Refer waste management plan for re-cycling & materials to be removed from the site. the waste management plan is to be maintained on site throughout the construction period.
8. Hazardous materials & asbestos removal to be in accordance with the requirements of the relevant legislation, codes, standards & guidelines prior to any demolition works. prior to any asbestos removal full details to be submitted to council on the method of containment & control of emission of fibres to the air.
9. Asbestos removal & transportation works are to fully comply with workcover NSW & the EPA as well as 'Code of Practice for Safe Removal of Asbestos (NOHS:2002 (1988))'

Dust Control Management Plan

During excavation, demolition and construction adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures will be adopted when required on site.
- Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust.
- Earthwork and scheduling activities shall be managed to coincide with the next stage of the development to minimise the amount of time the site is left cut or exposed.
- All materials shall be stored or stockpiled at the best locations.
- The ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs .
- All vehicles carrying spoil or rubble to or from the site shall be covered.
- All equipment wheel shall be washed before existing the site using manual sprayers.
- Gates shall be closed between vehicle movements and shall be fitted with shade cloth.
- Cleaning of footpaths and roadways shall be carried out daily when required.

Construction Management Plan

- Location of material storage.
- Location of any plant & equipment (cranes, hoists etc)
- Maximum intended weight and size of construction and delivery vehicles.
- How vehicles will access and egress the site.
- How material storage (loading / unloading) will be carried out on site without blocking access to adjoining properties for residents, service and emergency vehicles.
- Intended timing of deliveries to site.
- Contact details for of person with authority to respond to any construction related access issues.
- Intended communication of construction details to adjoining residents
- Details of any signage to be erected on the site

NOTE - Material deliveries are to be timed so that only materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades / residents to and from the site.

Location of any plant & equipment

Plant and equipment (cranes, hoists, rubbish bins etc) will be located in Location "A"(same as for material storage) to avoid damage to existing established landscaping.
NOTE - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.

Construction and delivery vehicles

Construction vehicles will generally take the shape of trade utes / vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tones.Concrete delivery is to be in the form of mini-mix vehicle. Rubbish bins are to be limited to 4 cubic meter bins during demolition stage and reduced to 3 cubic meter bins for general site cleaning as necessary.

Hours of Work

All Construction/Demolition work relating to the Development Consent within the city must be carried out only between the hours of 7.00am to 5.00pm Mondays to Fridays and 7.00am to 12.00 noon on Saturday. No work is to be done on Sunday and Public Holidays.

Timing of deliveries

Material deliveries will generally take place between 8.00am and 3.00pm the day before the materials will be required on site.

Vehicle access and egress

Construction vehicles (utes / vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public road to avoid damage to road crossing, footpath and or driveway.

Material delivery and handling

Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate locations as specified immediately. Where unloading is not possible on site materials are to unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately.
NOTE- At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.

Signage

Signage in the form of a site sign to identify the Builder's name and contact details and the Principal Certifying Authority will be required on site. The location of this signage is shown on the associated plans.

Contact details

A Construction Supervisor will be appointed upon receipt of the required Construction Certificate. The Supervisors details including name and mobile contact number will be provided to the adjoining residents. Emergency contact details (name & contact number) will also be provided in the event that the supervisor is not contactable. The office number for contact during normal business hours will be displayed on signage to be erected on the subject site (to identify the site to trades and material deliveries).
NOTE - these details cannot be provided at this time as work is allocated to one of five supervisors pending current workload at time of Construction Certificate release.

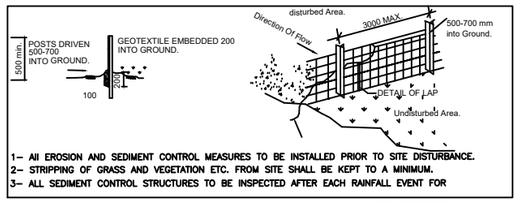
Communication with adjoining residents

Upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin. This will provide approximately 2 weeks notice in this regard. This notification will include all contact details per above. Further to this the Construction Supervisor will introduce himself to these residents a minimum of 48 hours prior to commencement.

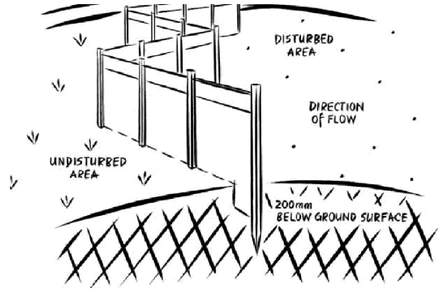
Location Soil & Water Management Plan

All sediment controls are to be installed before work commences. Any areas of exposed soil are to be minimised.All top-soil is to be retained on site for re-use. Material & soil stockpiles are to be protected by sediment fencing Stockpiles & work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation Surface water flow during construction are to be controlled as follows;
- Clean run off is to be diverted around disturbed areas
- Slope gradient & flow distance are to be minimised within disturbed areas
- Disturbed areas are to be promptly rehabilitated

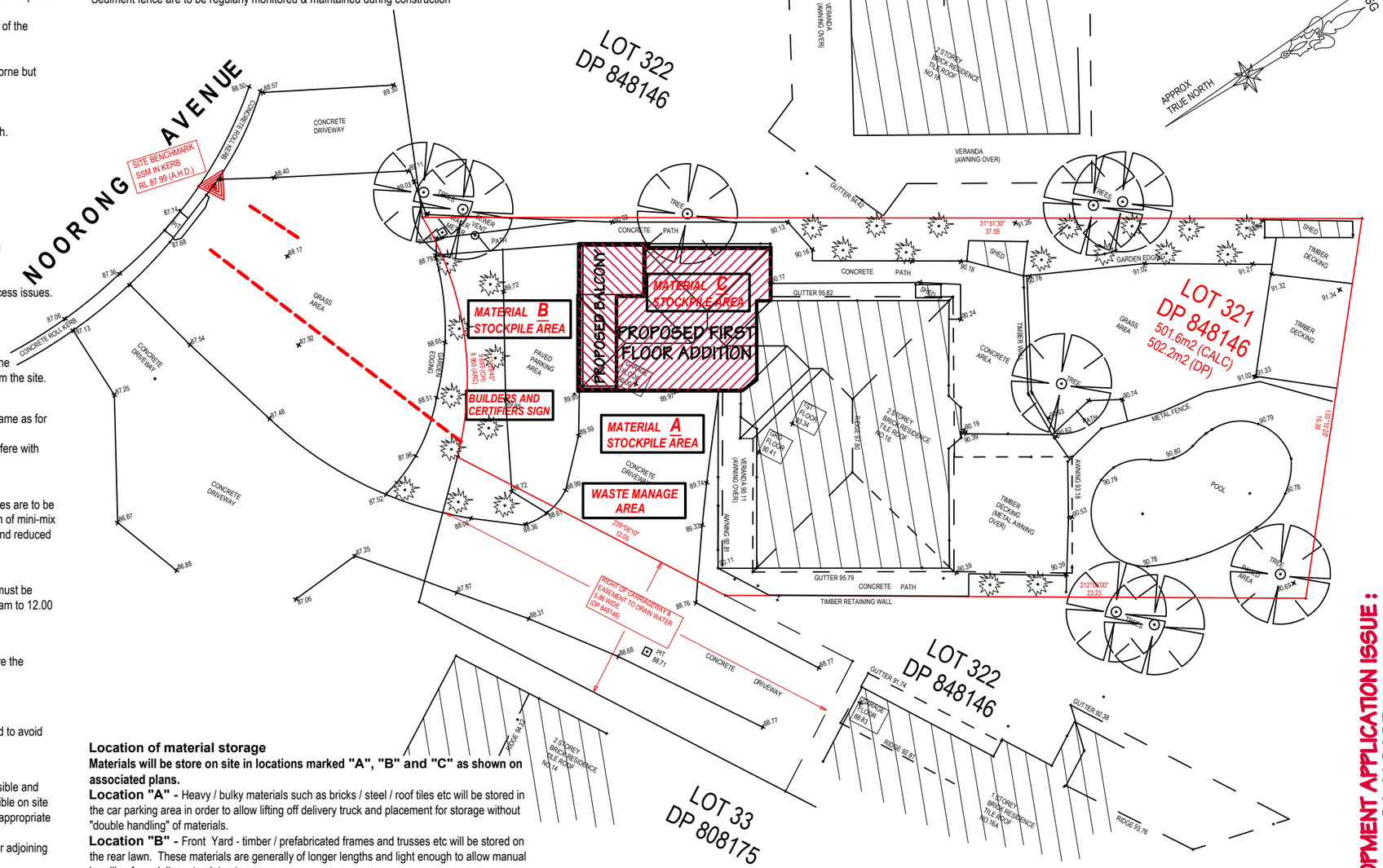
Sediment fence are to be regularly monitored & maintained during construction



PROPOSED METHOD OF SEDIMENT CONTROL



THE SEDIMENT & EROSION, SOIL & CONSTRUCTION MANAGEMENT IS IN ACCORDANCE WITH MANAGING URBAN STROMWATER- SOIL & CONSTRUCTION.



Location of material storage

Materials will be store on site in locations marked "A", "B" and "C" as shown on associated plans.

Location "A" - Heavy / bulky materials such as bricks / steel / roof tiles etc will be stored in the car parking area in order to allow lifting off delivery truck and placement for storage without "double handling" of materials.

Location "B" - Front Yard - timber / prefabricated frames and trusses etc will be stored on the rear lawn. These materials are generally of longer lengths and light enough to allow manual handling from delivery truck to storage area.

Location "C" - New Floor Platform - fagile Nmaterials such as tiles, plumbing fittings and fixtures etc will be stored to minimize possibility of damage and to provide security against theft. Internal finishing materials (skirting / architraves /doors etc) will be stored internally within the new area for protection from weather.

SEDIMENT & EROSION CONTROL PLAN

SCALE 1:200

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

DIVISION OF JERRA HILLS PTY LTD (N.S.W.) ACT 1966 (PROPERTY OF COPYRIGHT)
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	20.01.2025	-	DEVELOPMENT APPLICATION ISSUE
B		-	
C		-	
D		-	
E		-	
F		-	

Sheet No. 1 OF 1

CLIENT NAME: Mr. Roland and Mrs. Aleksandra GIENAU
ADDRESS: No.16 NOORONG AVENUE, FRENCHS FOREST, NSW, 2086
LOT No: 321 SECTION No: - DP No: 848146
TELEPHONE (M): - CONTRACT No: 9516
DESIGNER: DAVID MACKENZIE CONTRACT DATE: -
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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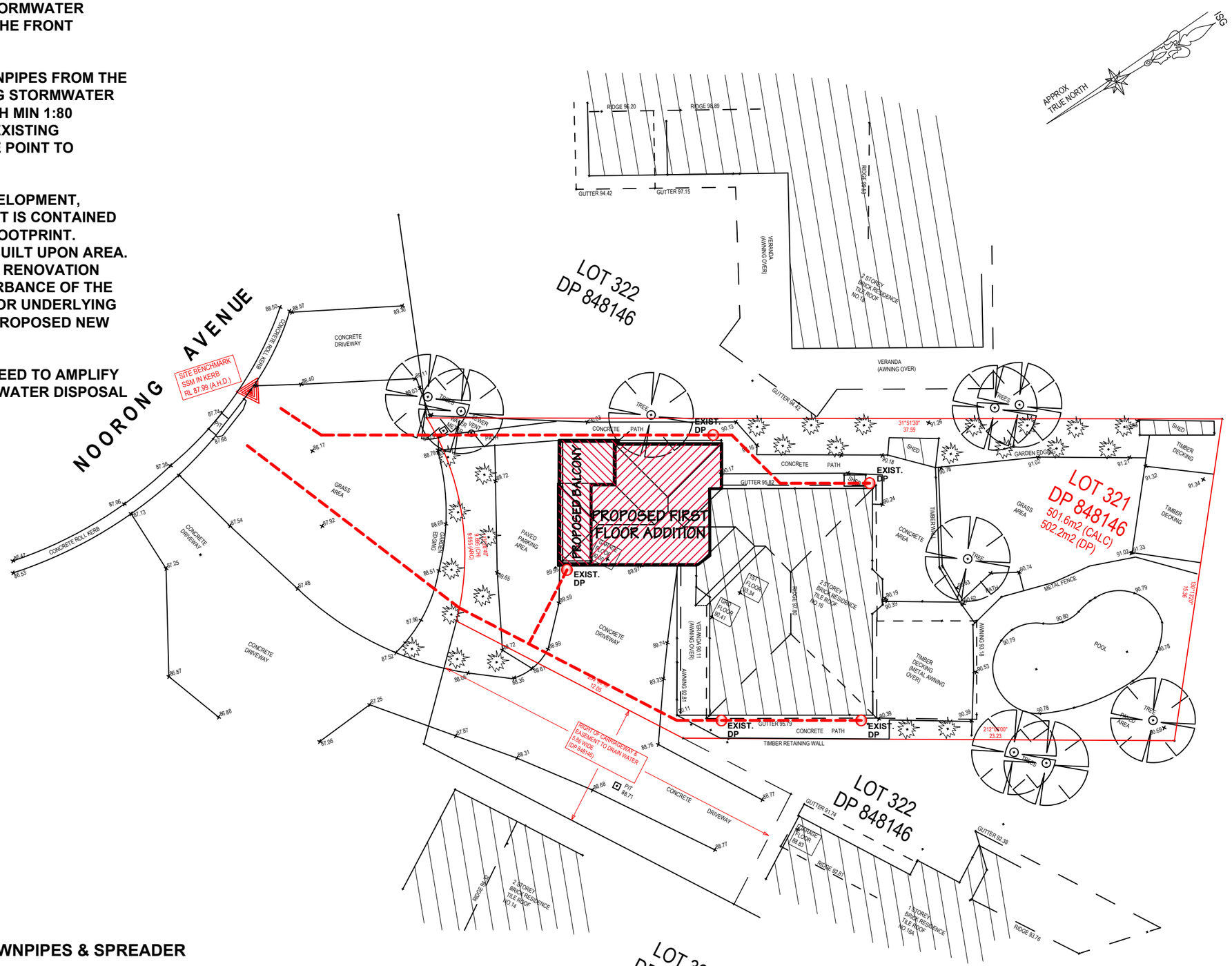
NB:

ALL NEW DOWNPIPES WITH SPREADERS CONNECT TO EXISTING ROOF GUTTERS AND DOWNPIPES. WHICH CONNECT TO EXISTING STORMWATER DISPOSAL LINES WHICH RUN TO THE FRONT BOUNDARY OF THE PROPERTY.

BUILDER TO CONNECT NEW DOWNPIPES FROM THE PROPOSED ADDITION TO EXISTING STORMWATER LINE VIA 100mm DIA PVC PIPE WITH MIN 1:80 GRADE & 300mm EARTH COVER. EXISTING STORMWATER LINE & DISCHARGE POINT TO REMAIN AS IS

DUE TO THE NATURE OF THE DEVELOPMENT, BEING A FIRST FLOOR ADDITION, IT IS CONTAINED WITHIN THE EXISTING BUILDING FOOTPRINT. THERE IS NO INCREASE OF THE BUILT UPON AREA. TOGETHER WITH SOME INTERNAL RENOVATION WORK, THERE WILL BE NO DISTURBANCE OF THE EXISTING SITE SURFACE LEVELS OR UNDERLYING FOUNDATION MATERIAL BY THE PROPOSED NEW WORKS.

THERE IS NO REQUIREMENT OR NEED TO AMPLIFY OR MODIFY THE EXISTING STORMWATER DISPOSAL SYSTEM.



- PROPOSED NEW DOWNPIPES & SPREADER
- PROPOSED NEW STORMWATER DISPOSAL LINES
- EXISTING DOWNPIPES
- EXISTING STORMWATER DISPOSAL LINES

STORMWATER CONCEPT PLAN

SCALE 1:200

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

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LOT No: 321 SECTION No: - DP No: 848146 9316
TELEPHONE (M) : - CONTRACT No: -
DESIGNER : DAVID MACKENZIE CONTRACT DATE : -
DRAFTSPERSON : M. VAROL CHECKED : M. VAROL
COUNCIL : NORTHERN BEACHES COUNCIL
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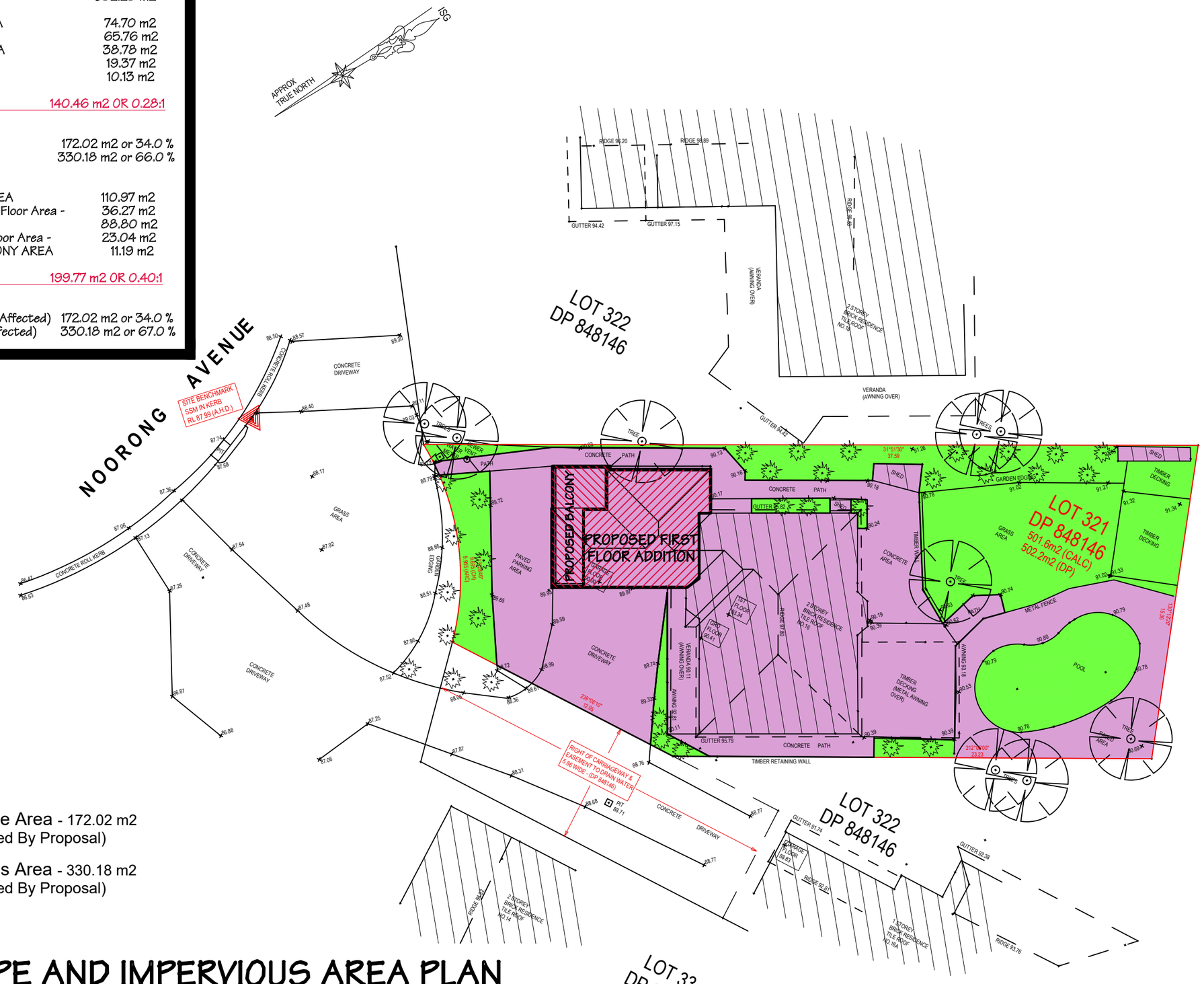
AREA SUMMARY

TOTAL SITE AREA	502.20 m2
EXISTING GROUND FLOOR AREA	74.70 m2
EXISTING FIRST FLOOR AREA	65.76 m2
EXISTING FRONT GARAGE 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	110.97 m2
Proposed Additional Ground Floor Area -	36.27 m2
PROPOSED FIRST FLOOR AREA	88.80 m2
Proposed Additional First Floor Area -	23.04 m2
PROPOSED FIRST FLOOR BALCONY AREA	11.19 m2
TOTAL PROPOSED FLOOR AREA	199.77 m2 OR 0.40:1
TOTAL LANDSCAPE AREA (Not Affected)	172.02 m2 or 34.0 %
TOTAL SITE COVERAGE (Not Affected)	330.18 m2 or 67.0 %



Landscape Area - 172.02 m2
(Not Affected By Proposal)

Impervious Area - 330.18 m2
(Not Affected By Proposal)

LANDSCAPE AND IMPERVIOUS AREA PLAN

SCALE 1:200

DEVELOPMENT APPLICATION ISSUE : 20.01.2025

A DIVISION OF JARA HILLS PTY. LTD. (N.S.W.) (PROPERTY OF COPYRIGHT ACT 1968)

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STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	09.12.2024	-	PRELIMINARY CONTRACT AGREEMENT
B	11.12.2024	-	CONTRACT SIGNING ISSUE
C	20.01.2025	-	DEVELOPMENT APPLICATION ISSUE
D		-	
E		-	
F		-	

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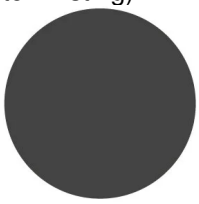
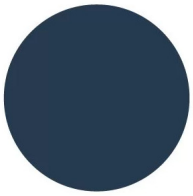
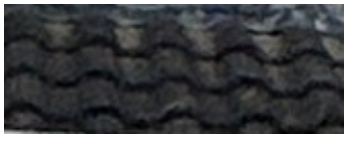
PROPOSED GROUND FLOOR & FIRST FLOOR ALTERATIONS & ADDITIONS TO AN EXISTING RESIDENTIAL DWELLING

AT

No.16 NOORONG AVENUE, FRENCHS FOREST

PROPOSED EXTERNAL FINISHES

ITEM	MATERIAL	COLOUR
Windows and Doors	Aluminium Power-Coated Frame Windows and Doors	Classis Cream OR Similar – (Similar to Existing)
Gutters	Colorbond	Woodland Grey OR Similar – (Similar to Existing) 
Fascia	Colorbond	Classis Cream OR Similar – (Similar to Existing)
Downpipes	Colorbond	Deep Ocean OR Similar – (Similar to Existing) 
Roof Tiles	Cement Roof Tiles	Similar to Existing 
External Walls	Face Brick Work	Similar to Existing