

**OPTION 4: WEATHERBOARD GABLE**



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

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BUILDER LICENCE • 60007C  
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name :	Shannon & Leslie Whelan
Client Address :	69 WAKEHURST PWY, SEAFORTH 2092
Client No. :	WHE 1124 04 DA

All construction work to be performed in accordance with Australian Standards and National Construction Code 2022.

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Project Number: WHE 1124 04 DA      Included Pages: 1-

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Client's signature

**Project Acceptance**

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Signed..... Date: Wednesday, 21 May 2025  
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Drawing Title :	PERSPECTIVES		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	1
File Location:	WHE 1124 04 DA.pln		

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# SITE PLAN

## SITE CALCULATIONS

Site area = 520.2m<sup>2</sup>

Total Open Space (OS3 - 55%)

Proposed = 61% (319m<sup>2</sup>)

No change to existing site conditions

Landscape area (35% of total open space)

Proposed = 72% (230m<sup>2</sup>)

No change to existing site conditions

Private Open Space = Min 125m<sup>2</sup>

No change to existing site conditions

Floor Space Ratio (Zone C - 0.45 or 234m<sup>2</sup>)

Proposed FSR 0.41 (212m<sup>2</sup>)

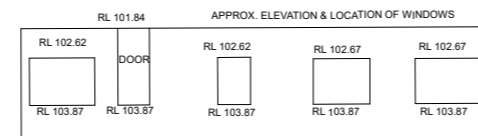
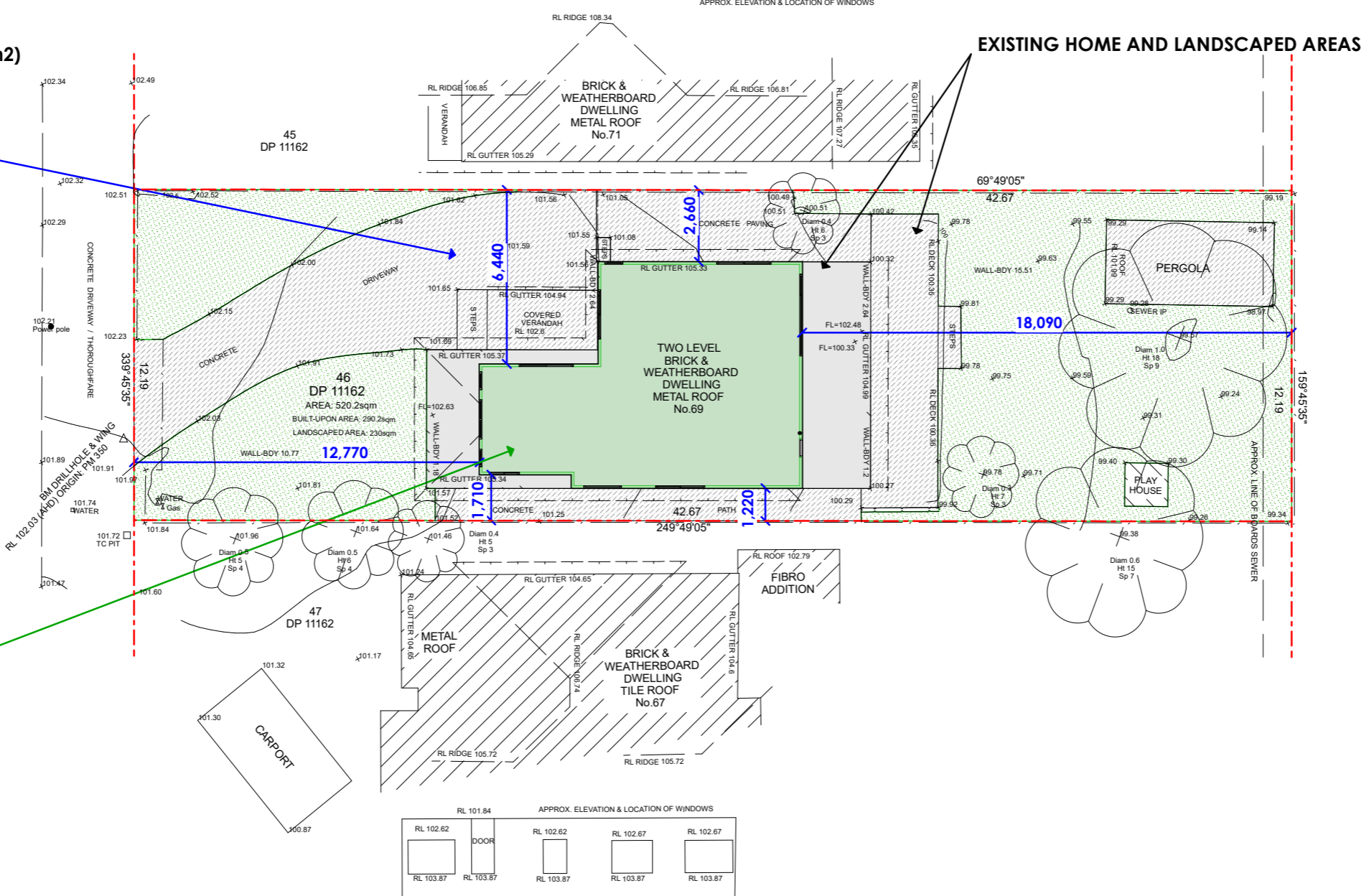
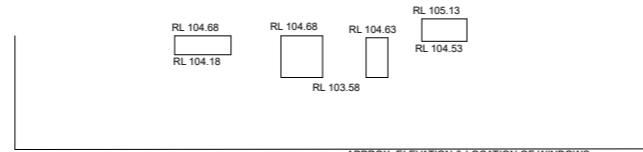
excludes external wall and voids for vertical circulation

OFF STREET PARKING (2 SPACES PROVIDED)

WAKEHURST PARKWAY

PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

- = Landscape Open Space
- = Proposed Alterations
- = Existing / Impervious
- = To owners (proposed alterations)





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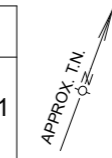
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Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:200
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	3
File Location :	WHE 1124 04 DA.pln		

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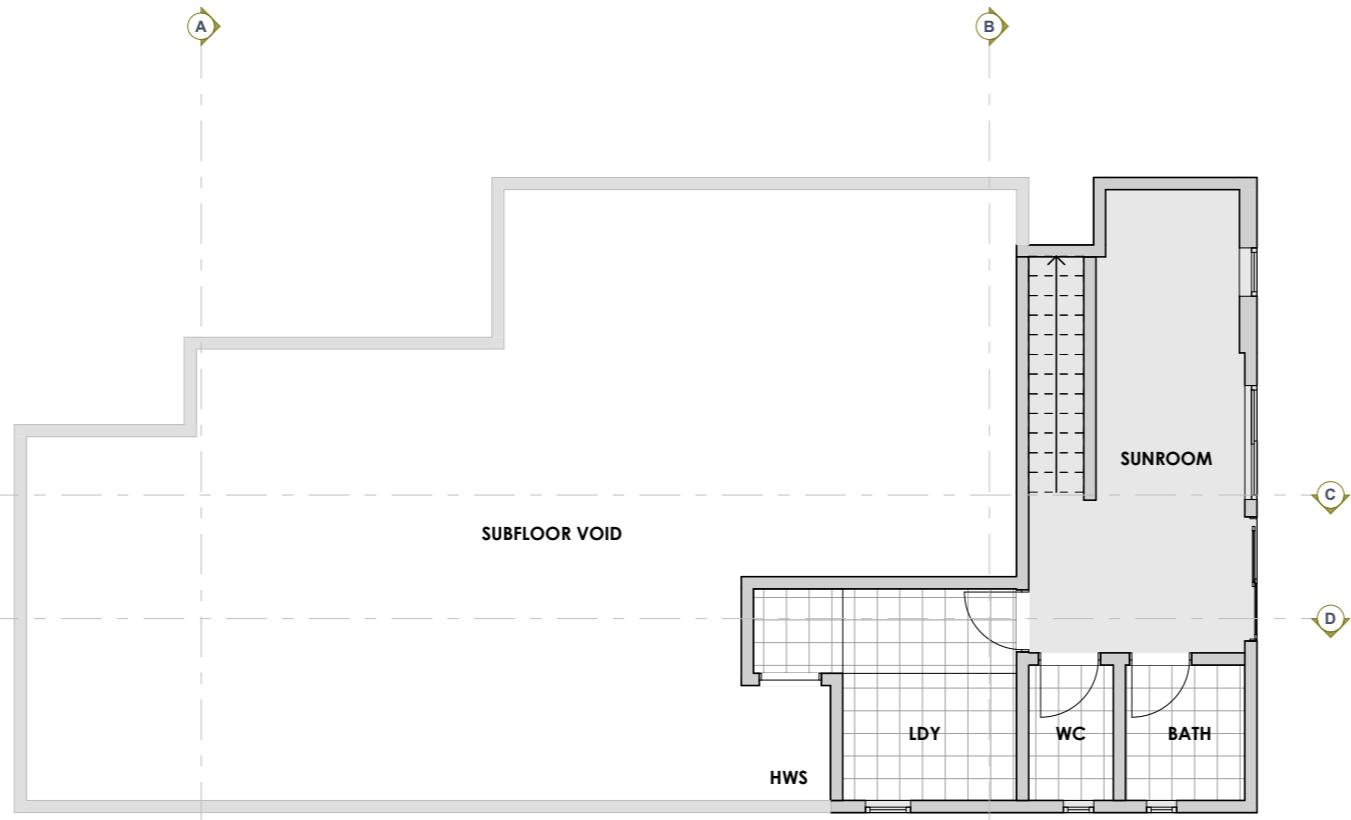
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NOTES 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED. RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.  
 2. BOUNDARIES HAVE BEEN DEFINED BY SURVEY TO IDENTIFICATION STANDARD. HOWEVER, IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARIES.  
 3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.  
 4. ROOF LINES SHOWN ARE APPROXIMATE. SIGNIFICANT TREES GREATER THAN 0.4 DIAM. SHOWN  
 5. APPROX. SEWER LINE MUST BE VERIFIED BY SYDNEY WATER.

<p><b>69 WAKEHURST PARKWAY SEAFORTH</b></p>	<p><b>DETAILED SURVEYS</b>                  (A.B.N. 36 233 529 164)                  CONSULTING SURVEYORS                  87 ELANORA ROAD, ELANORA HEIGHTS, 2101                  PHONE: 9913-9525                  Email: <a href="mailto:jsurveyor@live.com.au">jsurveyor@live.com.au</a></p>	<p><b>S &amp; L WHELAN</b>                  J. MCCLURE                  SURVEYOR REGISTERED UNDER                  THE SURVEYING AND SPATIAL                  INFORMATION ACT, 2002                  Registration No.3861                  J. McClure</p>																
<p><b>LOT 46 DP 11162                  BOUNDARY DEFINITION                  &amp; LEVELS</b></p>		<table border="1"> <tr> <td>A1 REDUCTION RATIO:</td> <td>1:100</td> <td>DRAWING No.</td> <td>1</td> </tr> <tr> <td>SURVEY</td> <td>J.McC</td> <td></td> <td></td> </tr> <tr> <td>DRAWN</td> <td>A1 J.McC</td> <td></td> <td></td> </tr> <tr> <td>REFERENCE</td> <td>062/24</td> <td></td> <td>18 DEC 2024</td> </tr> </table>	A1 REDUCTION RATIO:	1:100	DRAWING No.	1	SURVEY	J.McC			DRAWN	A1 J.McC			REFERENCE	062/24		18 DEC 2024
A1 REDUCTION RATIO:	1:100	DRAWING No.	1															
SURVEY	J.McC																	
DRAWN	A1 J.McC																	
REFERENCE	062/24		18 DEC 2024															



**LOWER FLOOR PLAN**



- = To Your Style (proposed alterations)
- = Proposed Alterations (To Owners)
- = Existing Home



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<b>Drawing Title :</b>	<b>LOWER LEVEL PLAN</b>		
<b>Project Name :</b>	<b>First Floor Addition</b>		
<b>Architect:</b>	<b>Your Style Designer Home Additions</b>		
<b>Status :</b>	<b>DA Stage</b>	<b>Scale :</b>	<b>1:100</b>
<b>Plot Date :</b>	<b>Wednesday, 21 May 2025</b>	<b>Drawing No. :</b>	<b>6</b>
<b>File Location:</b>	<b>WHE 1124 04 DA.pln</b>		

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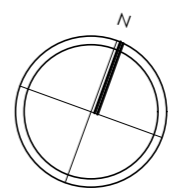
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**GROUND FLOOR PLAN**



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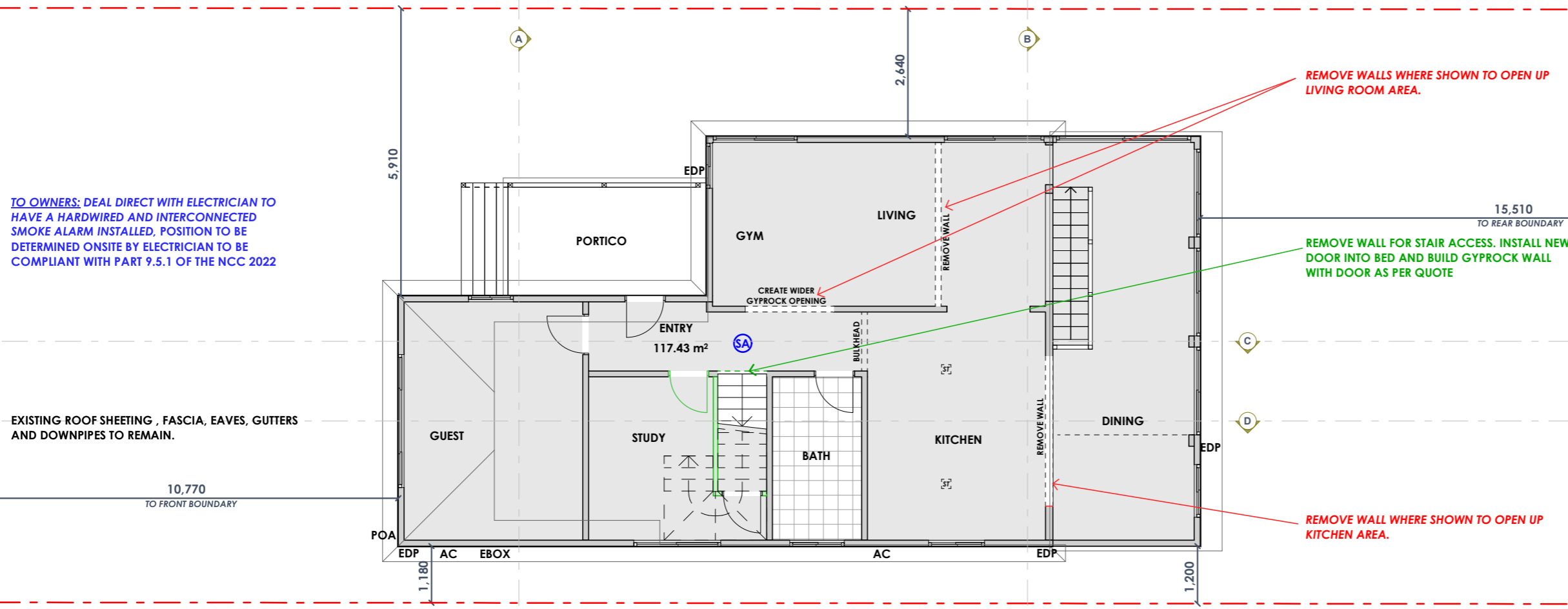
Signed..... Date: Wednesday, 21 May 2025  
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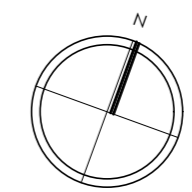
Signed..... Date: Wednesday, 21 May 2025  
Client's signature

Drawing Title :	GROUND FLOOR PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:100
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	7
File Location:	WHE 1124 04 DA.pln		

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- = To Your Style (proposed alterations)
- = Proposed Alterations (To Owners)
- = Existing Home





**FIRST FLOOR PLAN**

**First Floor Addition**

- External walls - James Hardie-Scyon Stria To Match Existing
- Roof - Colorbond Corro
- Windows - Residential Aluminium, As Per Bushfire Requirements

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Drawing Title :	FIRST FLOOR PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:100
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	8
File Location:	WHE 1124 04 DA.pln		

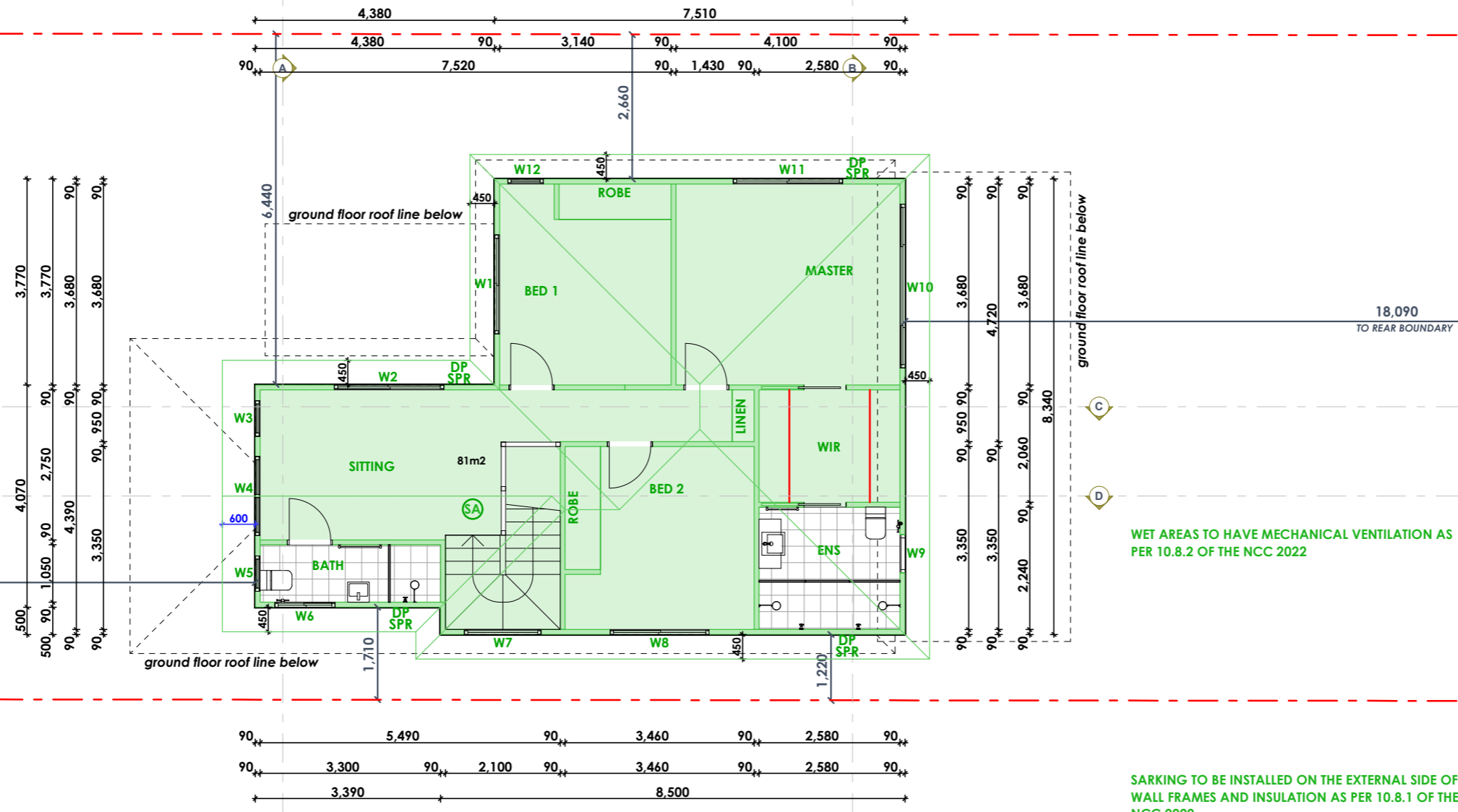
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HARDWIRED AND INTERCONNECTED SMOKE ALARM TO BE INSTALLED, POSITION TO BE DETERMINED ONSITE BY ELECTRICIAN TO BE COMPLIANT WITH PART 9.5.1 OF THE NCC 2022

WINDOWS AND EXTERNAL GLAZED DOORS TO 8.2 OF THE NCC 2022

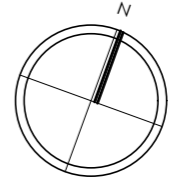
FIRE ZONE REQUIREMENTS - BAL 40: AS PER RECOMMENDATIONS OF "BUSHFIRE PLANNING & DESIGN" REPORT BY MATTHEW NOONE

- = To Your Style (proposed alterations)
- = Proposed Alterations (To Owners)
- = Existing Home

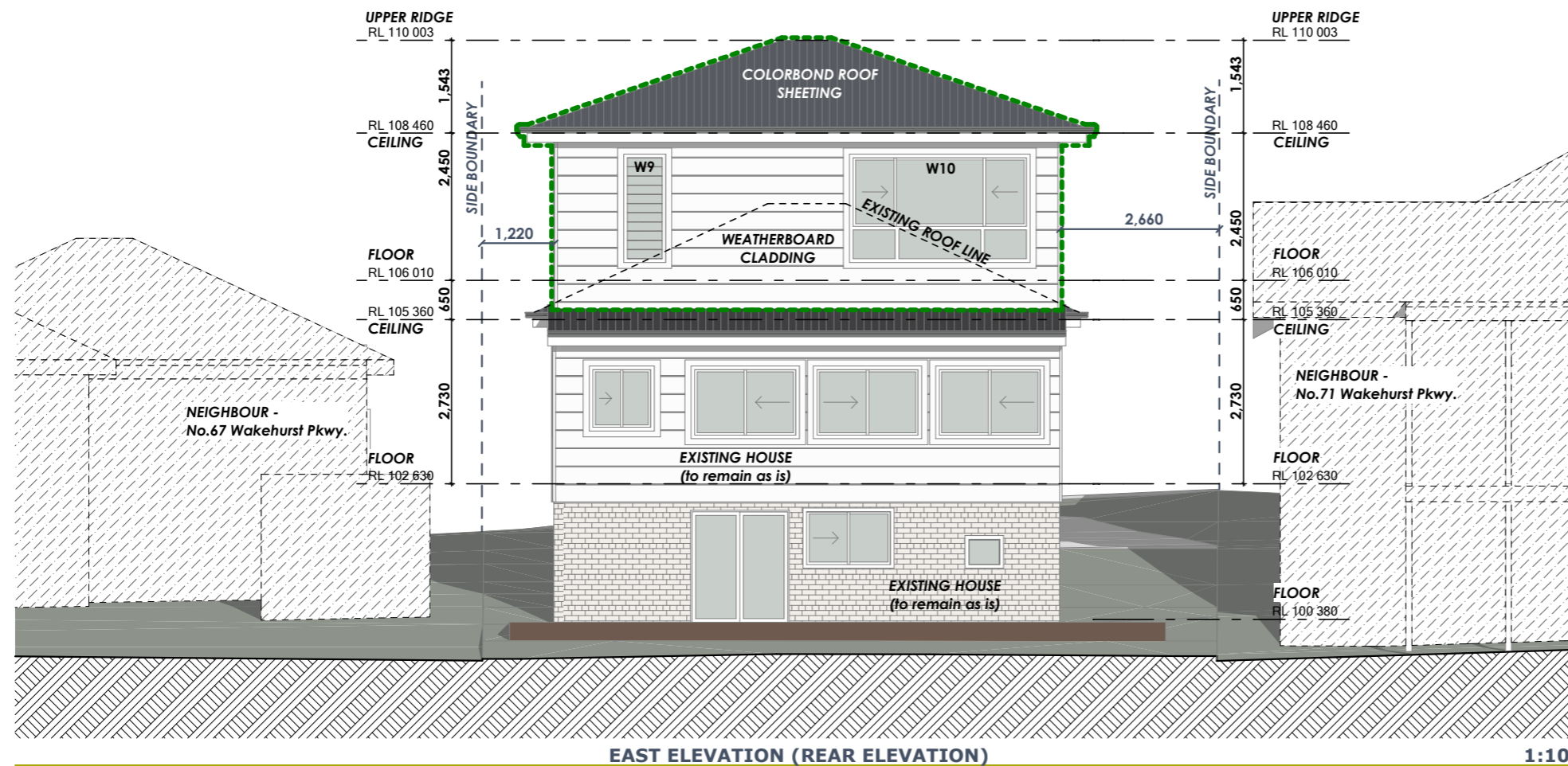
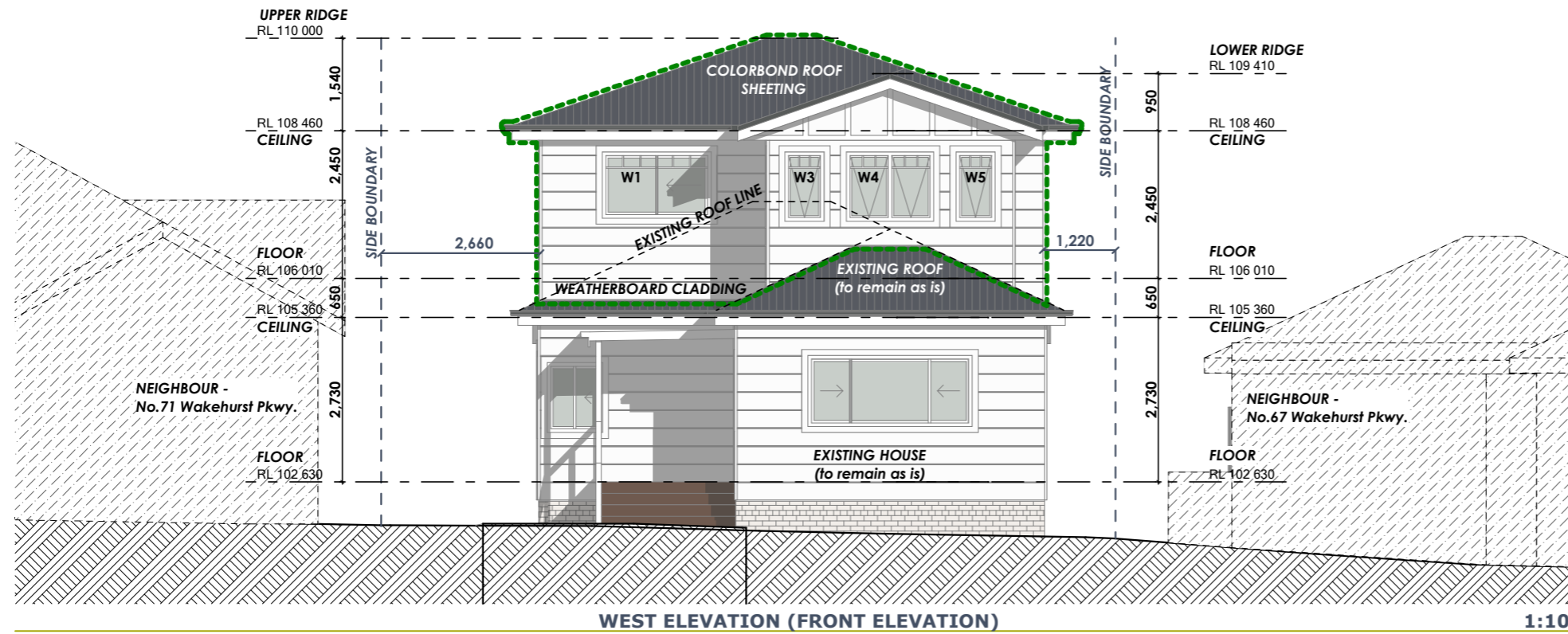


WET AREAS TO HAVE MECHANICAL VENTILATION AS PER 10.8.2 OF THE NCC 2022

SARKING TO BE INSTALLED ON THE EXTERNAL SIDE OF WALL FRAMES AND INSULATION AS PER 10.8.1 OF THE NCC 2022



# ELEVATIONS (EAST & WEST)



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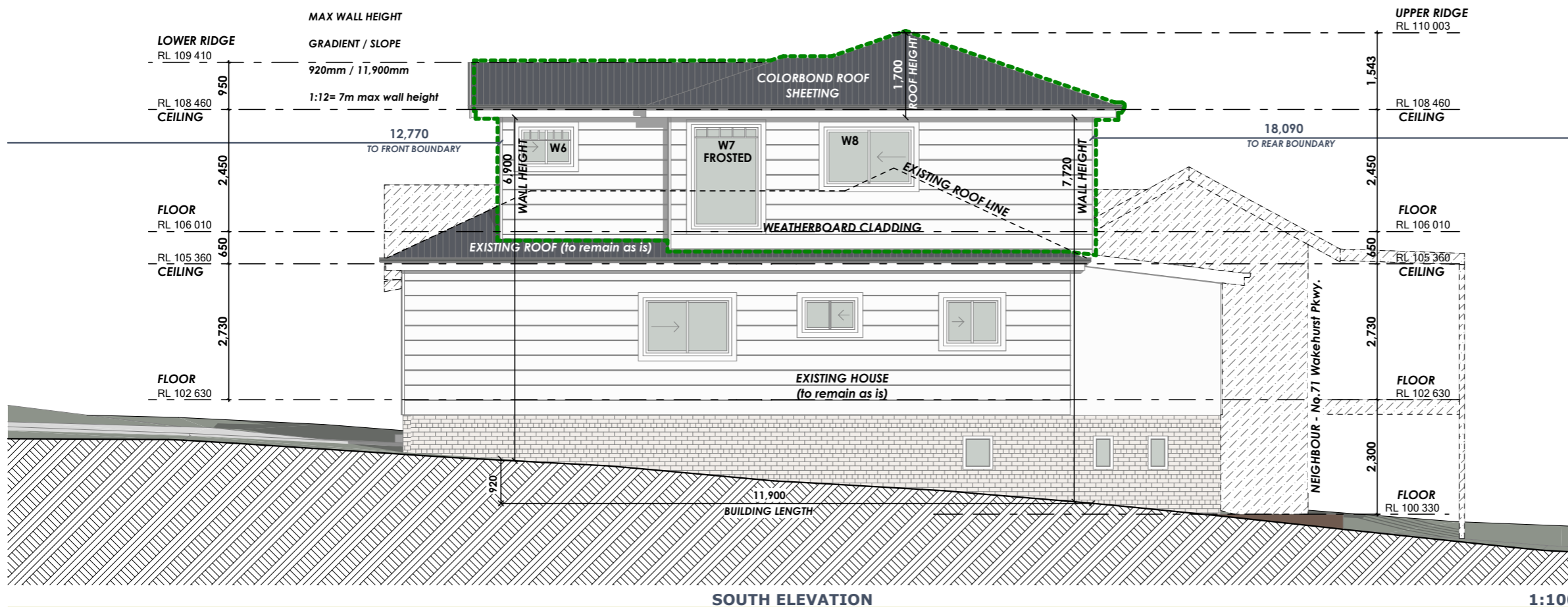
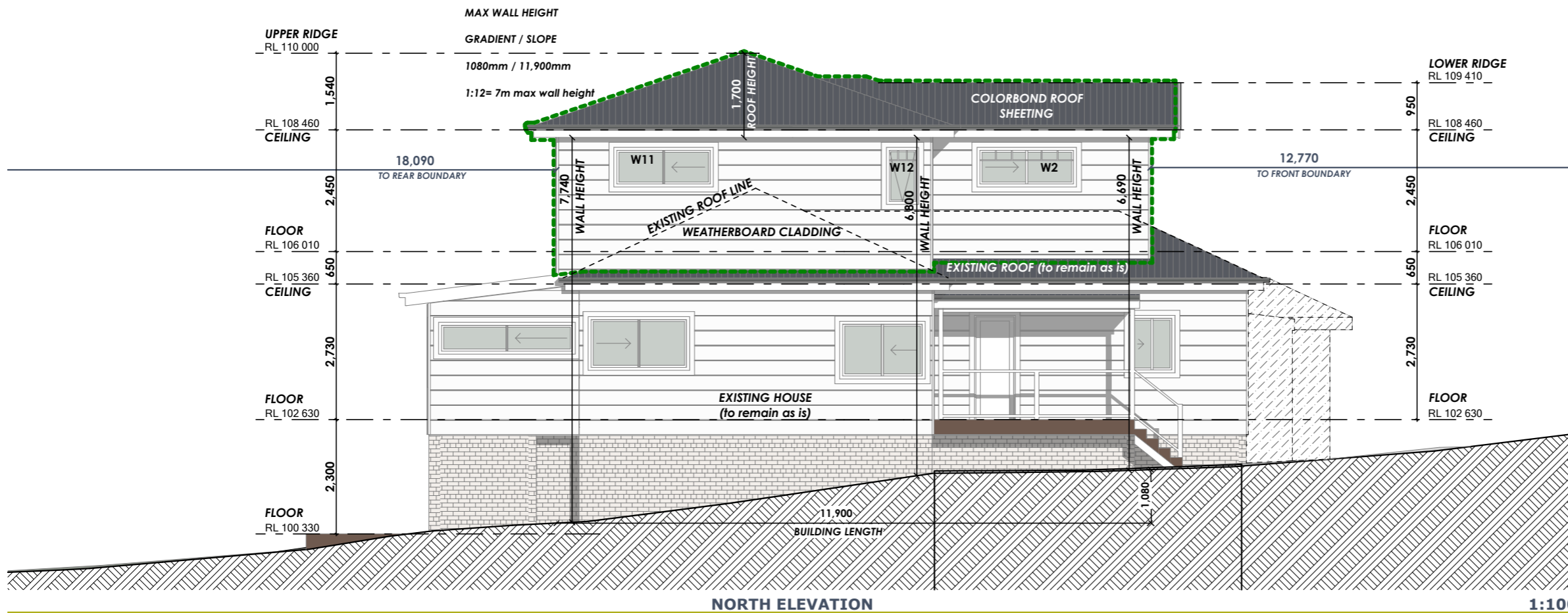
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Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:100
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	9
File Location:	WHE 1124 04 DA.pln		

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# ELEVATIONS (NORTH & SOUTH)



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Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:100
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	10
File Location :	WHE 1124 04 DA.pln		

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**SECTIONS (A-A & B-B)**



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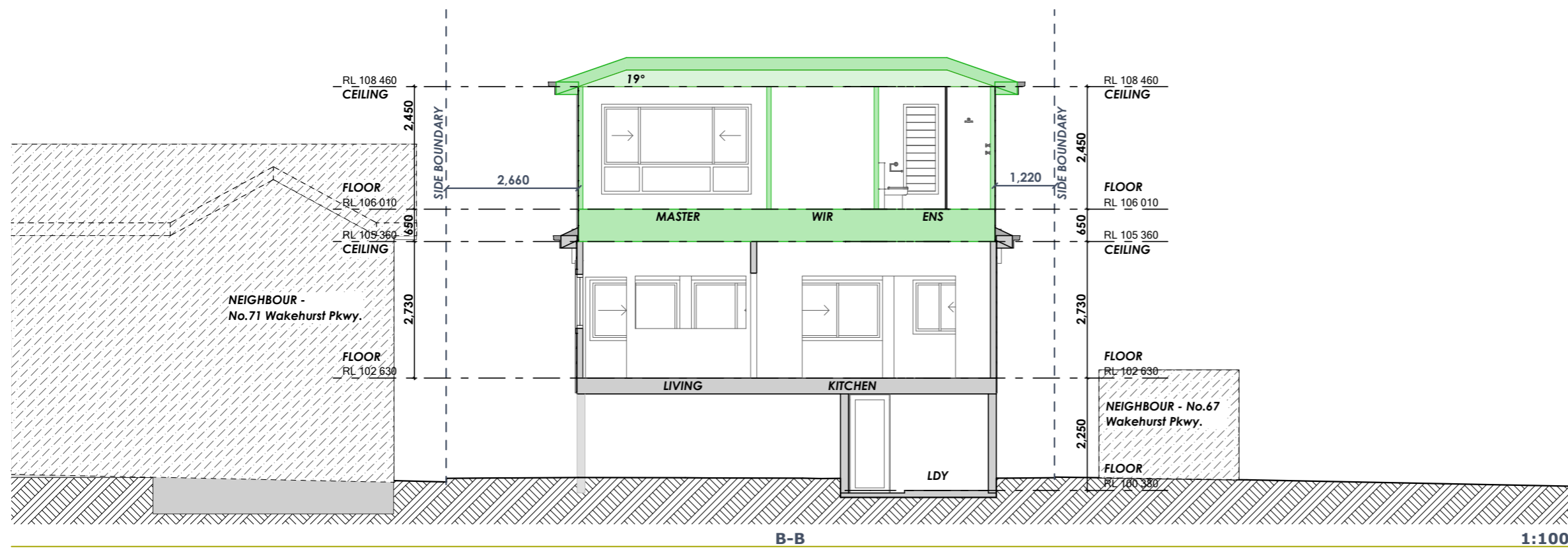
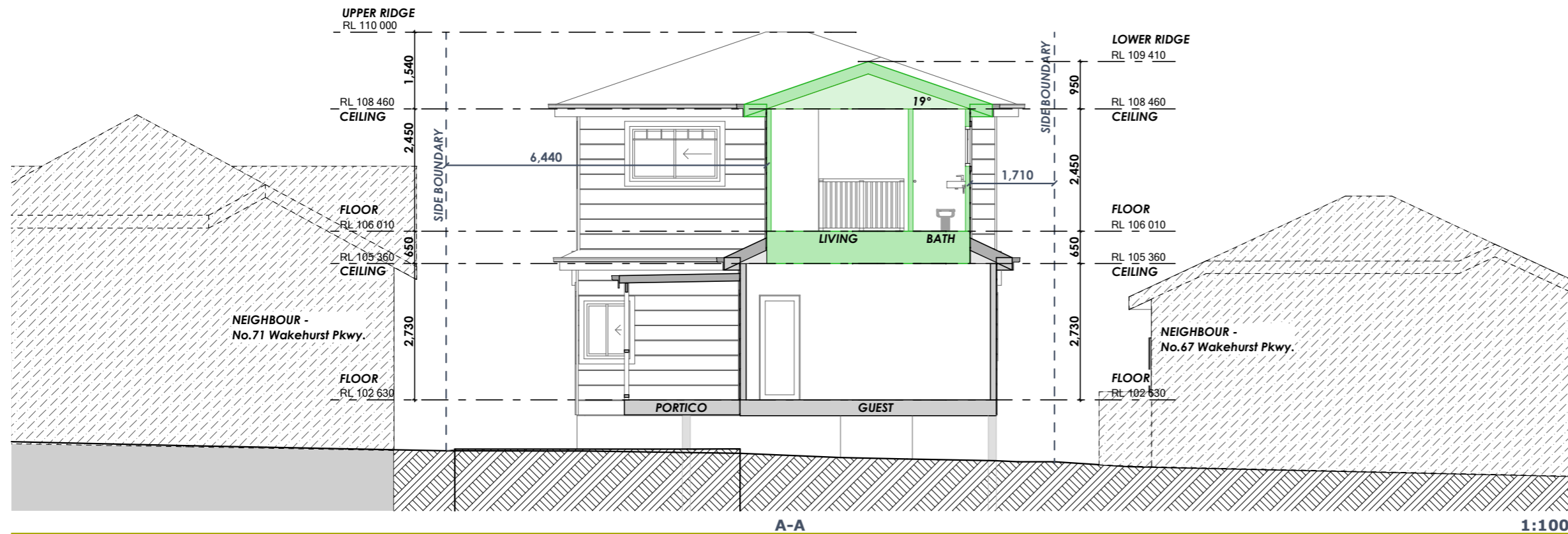
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Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:100
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	11
File Location :	WHE 1124 04 DA.pln		

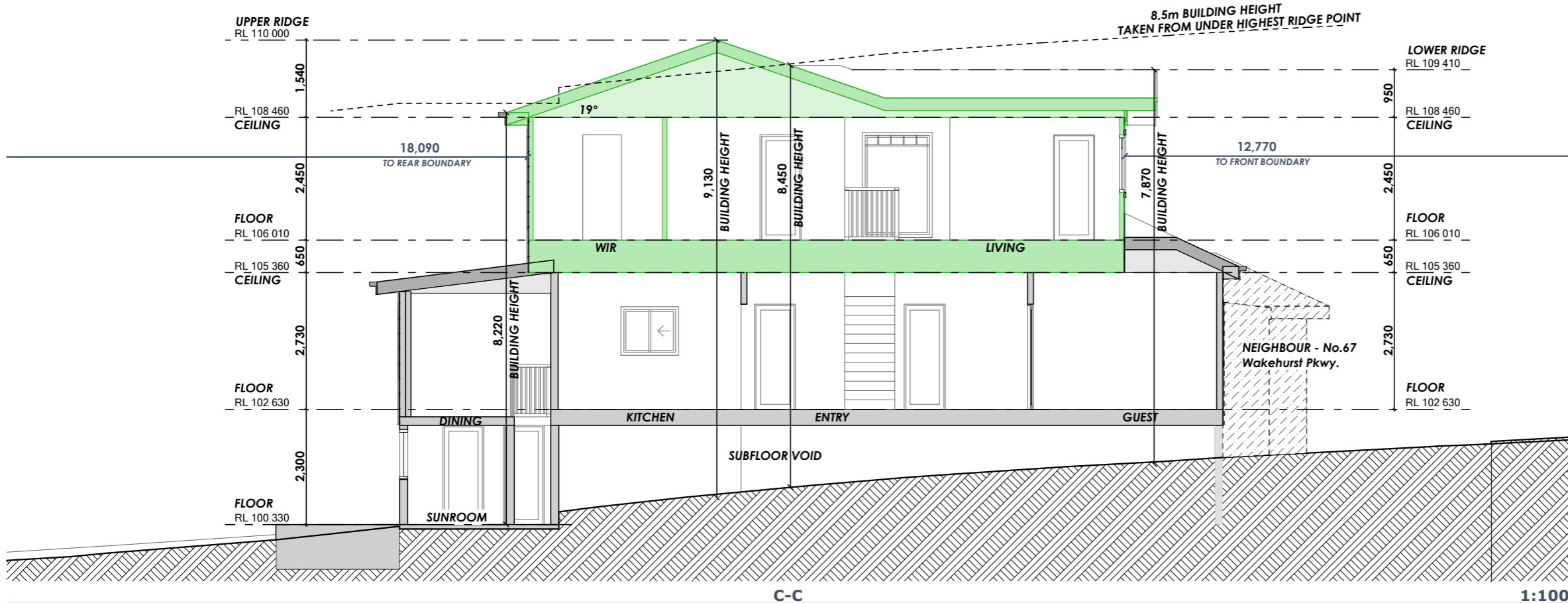
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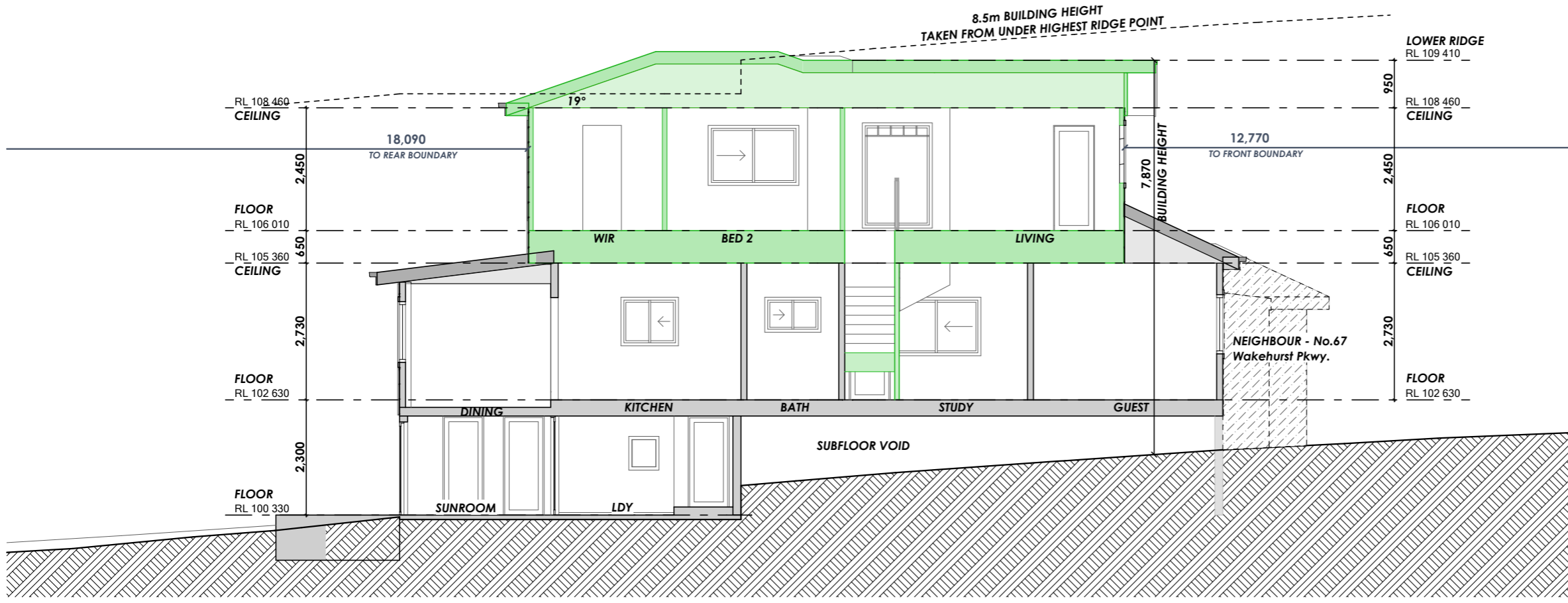
**SECTIONS (C-C & D-D)**

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C-C

1:100



D-D

1:100

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Architect :	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:100
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	12
File Location :	WHE 1124 04 DA.pln		

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Client Name :	Shannon & Leslie Whelan	Drawing Title :	SCHEDULE OF FINISHES	
Client Address :	69 WAKEHURST PWY, SEAFORTH 2092	Drawing No. :	30	DRAWINGS NOT TO SCALE
Client No. :	WHE 1124 04 DA	Plot Date :	Wednesday, 21 May 2025	
Project Name :	First Floor Addition	PO BOX 1183 • DEE WHY 2099 TEL : 9938 5611 FAX : 9938 5911 EMAIL : sales@yourstyle.com.au WEB : www.yourstyle.com.au	ABN 92 003 918 116 • ACN 003 918 116 BUILDER LICENCE • 60007C	 <b>9938 5611</b> <a href="http://www.yourstyle.com.au">www.yourstyle.com.au</a>



EXTERNAL WALLS	DULUX MILTON MOON
FASCIA	DULUX VIVID WHITE
EAVES	DULUX VIVID WHITE
GUTTERS	COLORBOND IRONSTONE
DOWNPIPES	COLORBOND WHITE
ROOF SHEETING	COLORBOND IRONSTONE
WINDOWS	PEARL WHITE



# SHADOWS DIAGRAMS 21 JUNE - 9am



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Client Name :	Shannon & Leslie Whelan
Client Address :	69 WAKEHURST PWY, SEAFORTH 2092
Client No. :	WHE 1124 04 DA

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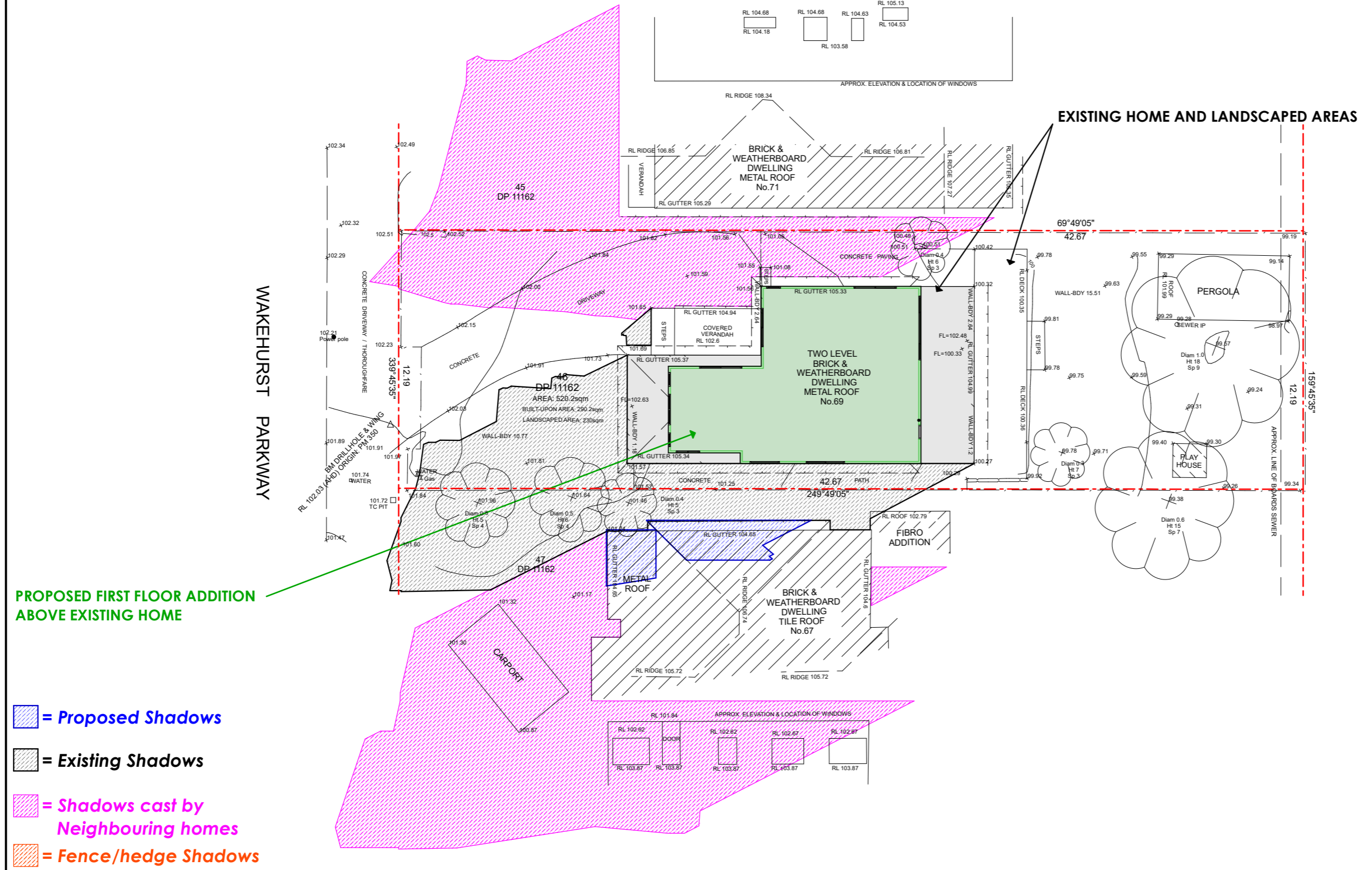
Signed..... Date: Wednesday, 21 May 2025  
Your Style Designer Home Additions

Signed..... Date: Wednesday, 21 May 2025  
Client's signature





Signed..... Date: Wednesday, 21 May 2025  
Client's signature

Drawing Title :	SHADOWS 21 JUNE 9am		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:200
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	15
File Location :	WHE 1124 04 DA.pln		

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PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

-  = Proposed Shadows
-  = Existing Shadows
-  = Shadows cast by Neighbouring homes
-  = Fence/hedge Shadows

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69 WAKEHURST PARKWAY SEAFORTH	DETAILED SURVEYS (A.B.N. 36 233 529 164) CONSULTING SURVEYORS 87 ELANORA ROAD, ELANORA HEIGHTS, 2101 PHONE: 9913-9525 Email: jsurveyor@live.com.au	J. MCCLURE SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002 Registration No. 3861 J. McClure	S & L WHELAN LOT 46 DP 1162 BOUNDARY DEFINITION & LEVELS	A1 REDUCTION RATIO: 1:100 SURVEY: J.McC DRAWN: A1 J.McC REFERENCE: 062/24	DRAWING No. 1 18 DEC 2024
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# SHADOWS DIAGRAMS 21 JUNE - 12pm



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**Client Name :** Shannon & Leslie Whelan  
**Client Address :** 69 WAKEHURST PWY, SEAFORTH 2092  
**Client No. :** WHE 1124 04 DA

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Project Number: WHE 1124 04 DA Included Pages: 1-

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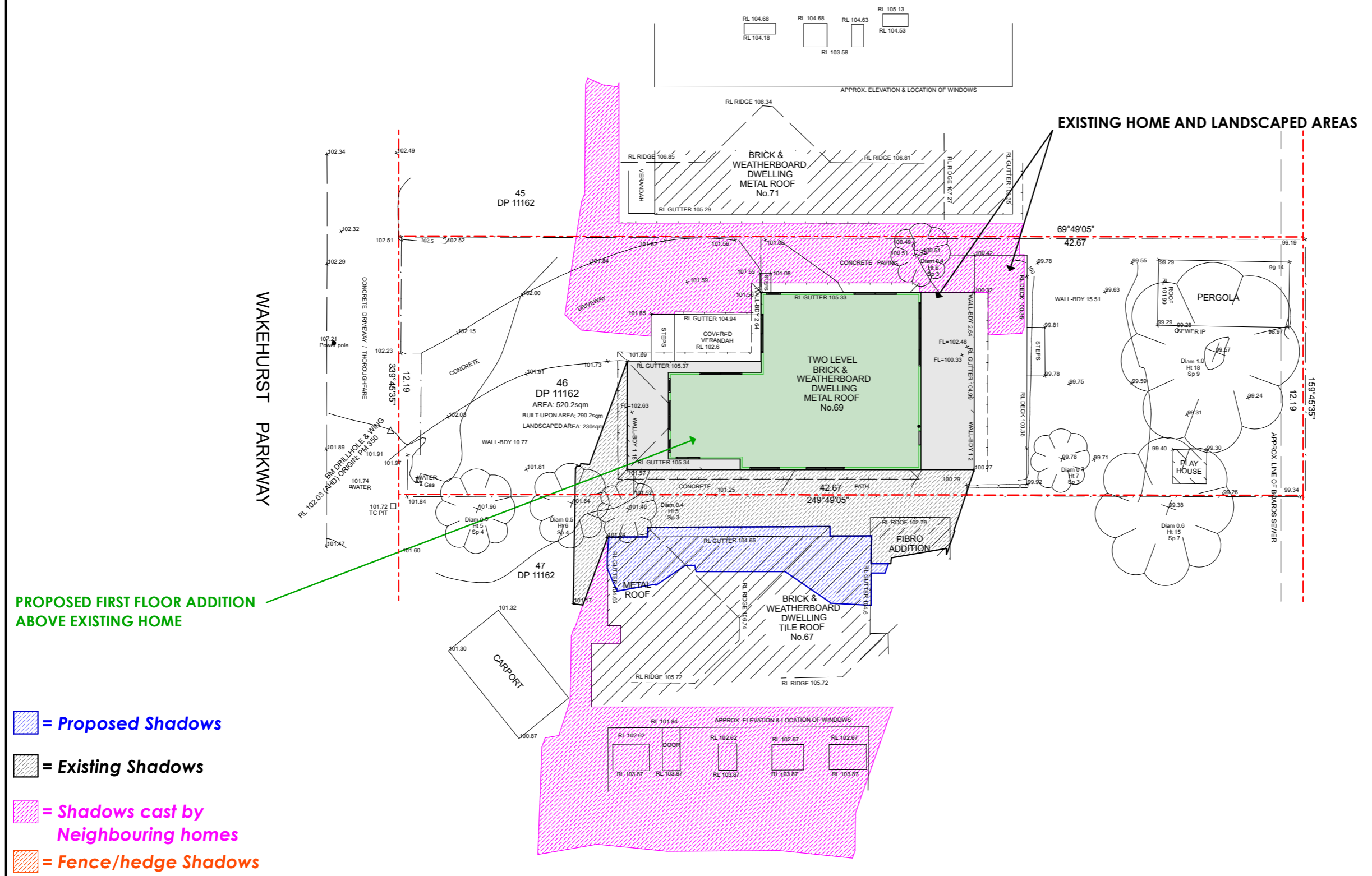
Signed..... Date: Wednesday, 21 May 2025  
Your Style Designer Home Additions

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

<b>Drawing Title :</b>	<b>SHADOWS 21 JUNE 12pm</b>		
<b>Project Name :</b>	<b>First Floor Addition</b>		
<b>Architect:</b>	<b>Your Style Designer Home Additions</b>		
<b>Status :</b>	<b>DA Stage</b>	<b>Scale :</b>	<b>1:200</b>
<b>Plot Date :</b>	<b>Wednesday, 21 May 2025</b>	<b>Drawing No. :</b>	<b>16</b>
<b>File Location:</b>	<b>WHE 1124 04 DA.pln</b>		

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- = Fence/hedge Shadows

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	APPROX. T.N.				



**SHADOWS DIAGRAMS 21 JUNE - 3pm**

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**Client Name :** Shannon & Leslie Whelan  
**Client Address :** 69 WAKEHURST PWY, SEAFORTH 2092  
**Client No. :** WHE 1124 04 DA

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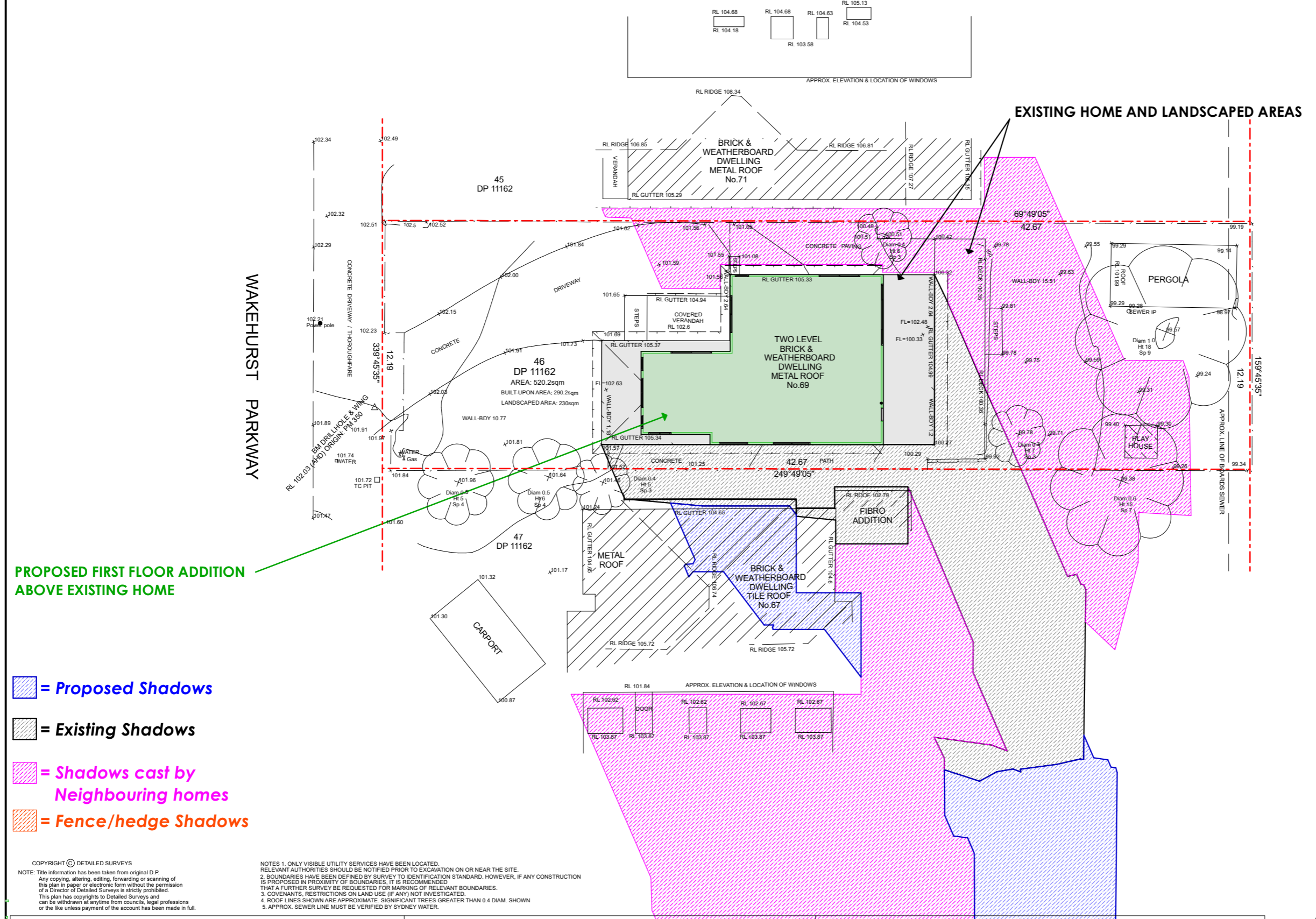
Signed..... Date: Wednesday, 21 May 2025  
Your Style Designer Home Additions

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

<b>Drawing Title :</b>	<b>SHADOWS 21 JUNE 3pm</b>		
<b>Project Name :</b>	<b>First Floor Addition</b>		
<b>Architect:</b>	<b>Your Style Designer Home Additions</b>		
<b>Status :</b>	<b>DA Stage</b>	<b>Scale :</b>	<b>1:200</b>
<b>Plot Date :</b>	<b>Wednesday, 21 May 2025</b>	<b>Drawing No. :</b>	<b>17</b>
<b>File Location:</b>	<b>WHE 1124 04 DA.pln</b>		

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<p><small>J. McCLURE SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002 Registration No.3861 J. McClure</small></p>		<table border="1" style="width: 100%;"> <tr> <td>A1 REDUCTION RATIO:</td> <td>1:100</td> <td>DRAWING No.</td> <td>1</td> </tr> <tr> <td>SURVEY</td> <td>J.McC</td> <td></td> <td></td> </tr> <tr> <td>DRAWN</td> <td>A1 J.McC</td> <td></td> <td></td> </tr> <tr> <td>REFERENCE</td> <td>062/24</td> <td></td> <td>18 DEC 2024</td> </tr> </table>	A1 REDUCTION RATIO:	1:100	DRAWING No.	1	SURVEY	J.McC			DRAWN	A1 J.McC			REFERENCE	062/24		18 DEC 2024
A1 REDUCTION RATIO:	1:100	DRAWING No.	1															
SURVEY	J.McC																	
DRAWN	A1 J.McC																	
REFERENCE	062/24		18 DEC 2024															



# SHADOWS DIAGRAMS 20 MARCH - 9am



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**Client Address :** 69 WAKEHURST PWY, SEAFORTH 2092  
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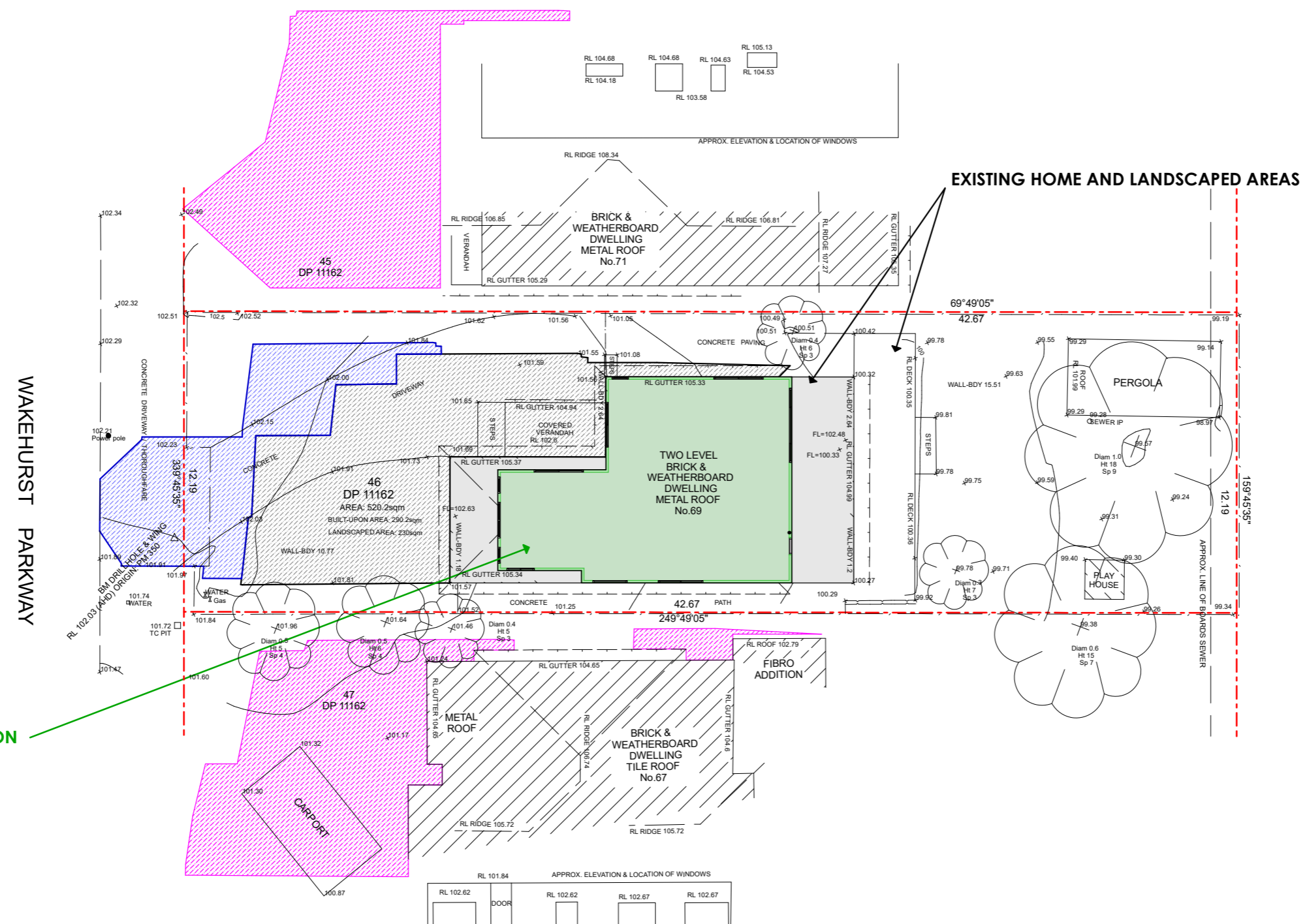
Signed..... Date: Wednesday, 21 May 2025  
Your Style Designer Home Additions





Signed..... Date: Wednesday, 21 May 2025  
Client's signature

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

<b>Drawing Title :</b>	SHADOWS 20 MARCH 9am		
<b>Project Name :</b>	First Floor Addition		
<b>Architect:</b>	Your Style Designer Home Additions		
<b>Status :</b>	DA Stage	<b>Scale :</b>	1:200
<b>Plot Date :</b>	Wednesday, 21 May 2025	<b>Drawing No. :</b>	18
<b>File Location:</b>	WHE 1124 04 DA.pln		

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SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002  
Registration No.3861  
J. McClure

**S & L WHELAN**

LOT 46 DP 11162  
BOUNDARY DEFINITION & LEVELS

A1 REDUCTION RATIO: 1:100	DRAWING No. 1
SURVEY J.McC	18 DEC 2024
DRAWN A1 J.McC	
REFERENCE 062/24	





# SHADOWS DIAGRAMS 20 MARCH - 12pm

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Client Name : **Shannon & Leslie Whelan**  
Client Address : **69 WAKEHURST PWY, SEAFORTH 2092**  
Client No. : **WHE 1124 04 DA**

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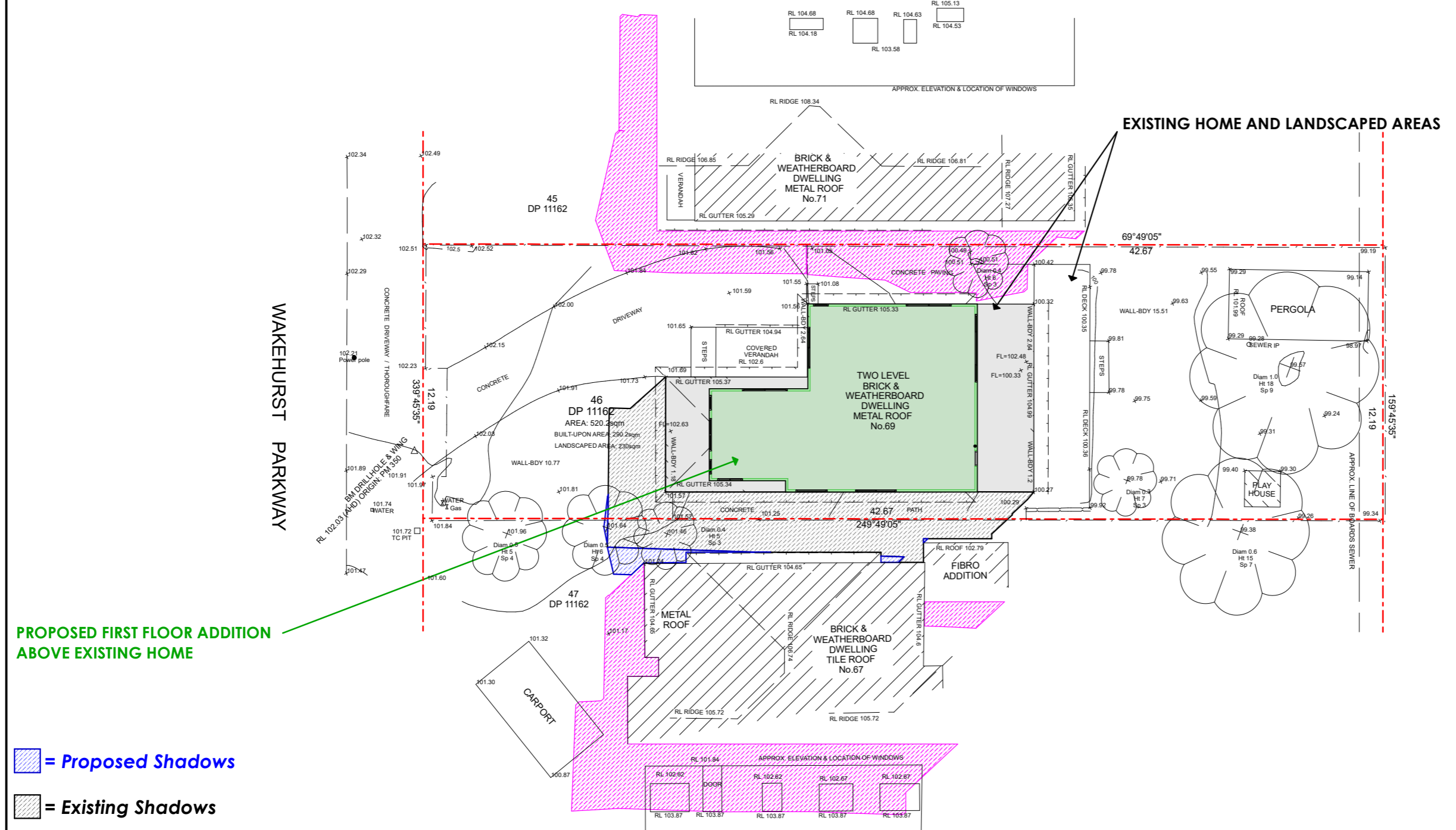
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Signed..... Date: Wednesday, 21 May 2025  
Client's signature

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

Drawing Title :	<b>SHADOWS 20 MARCH 12pm</b>		
Project Name :	<b>First Floor Addition</b>		
Architect :	<b>Your Style Designer Home Additions</b>		
Status :	<b>DA Stage</b>	Scale :	<b>1:200</b>
Plot Date :	<b>Wednesday, 21 May 2025</b>	Drawing No. :	<b>19</b>
File Location :	<b>WHE 1124 04 DA.pln</b>		

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<p><b>LOT 46 DP 11162 BOUNDARY DEFINITION &amp; LEVELS</b></p>		<p>DRAWING No. <b>1</b> 18 DEC 2024</p>



# SHADOWS DIAGRAMS 20 MARCH - 3pm



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Client Name :	Shannon & Leslie Whelan
Client Address :	69 WAKEHURST PWY, SEAFORTH 2092
Client No. :	WHE 1124 04 DA

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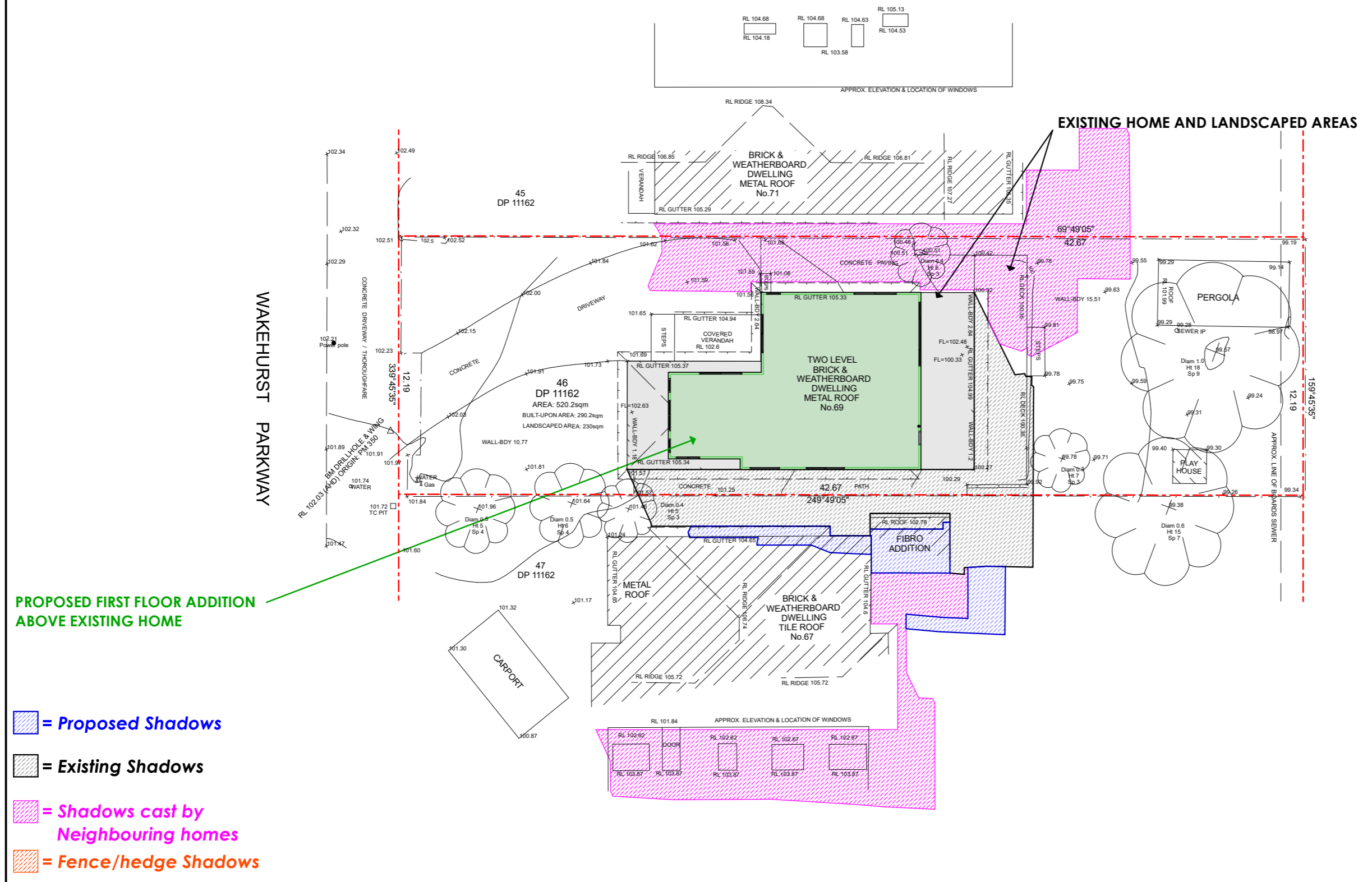
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Client's signature

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

Drawing Title :	SHADOWS 20 MARCH 3pm		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	1:200
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	20
File Location :	WHE 1124 04 DA.pln		

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3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.  
4. ROOF LINES SHOWN ARE APPROXIMATE. SIGNIFICANT TREES GREATER THAN 0.4 DIAM. SHOWN  
5. APPROX. SEWER LINE MUST BE VERIFIED BY SYDNEY WATER.

<p><b>69 WAKEHURST PARKWAY SEAFORTH</b></p>	<p><b>DETAILED SURVEYS</b> (A.B.N. 36 233 529 164) CONSULTING SURVEYORS 87 ELANORA ROAD, ELANORA HEIGHTS, 2101 PHONE: 9913-9525 Email: jsurveyor@live.com.au</p>	<p><b>S &amp; L WHELAN</b> J. MCCLURE SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002 Registration No.3861 J. McClure</p>
<p><b>LOT 46 DP 11162 BOUNDARY DEFINITION &amp; LEVELS</b></p>		<p>A1 REDUCTION RATIO: 1:100 DRAWING No. 1 18 DEC 2024</p>



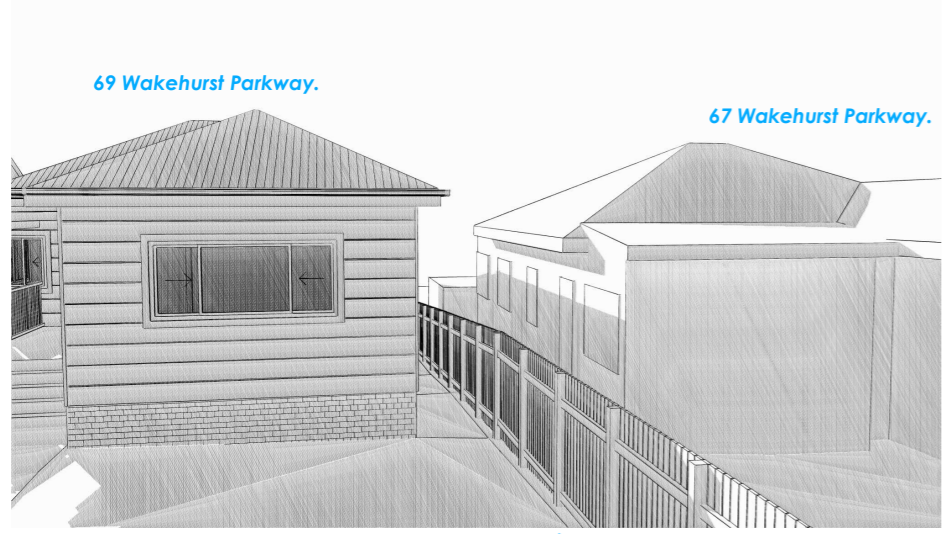


**EXISTING & PROPOSED SHADOWS - JUNE 21 SOUTHERN NEIGHBOUR**

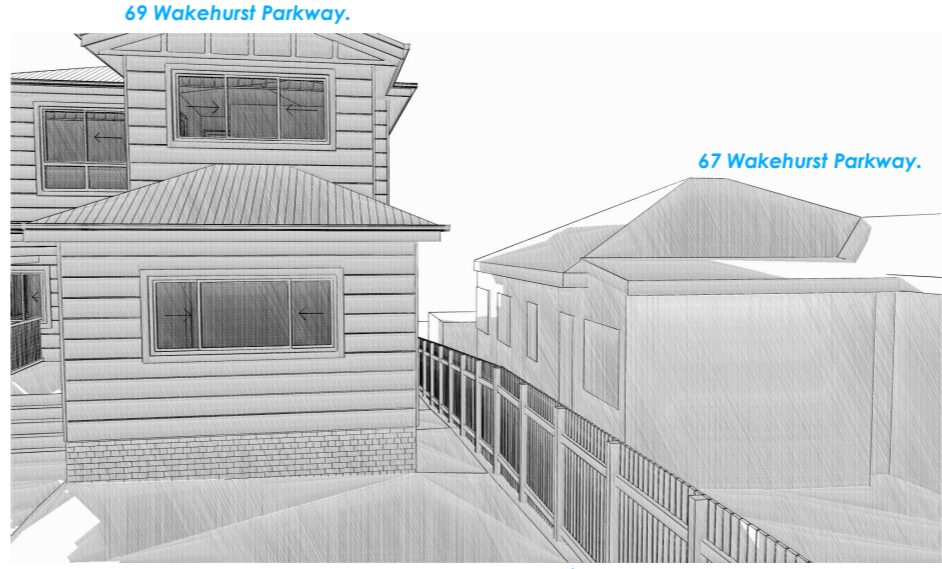


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**EXISTING SHADOWS - 9am (view from the FRONT)**



**PROPOSED SHADOWS - 9am (view from the FRONT)**

Client Name :	Shannon & Leslie Whelan
Client Address :	69 WAKEHURST PWY, SEAFORTH 2092
Client No. :	WHE 1124 04 DA

All construction work to be performed in accordance with Australian Standards and National Construction Code 2022.

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Project Number: WHE 1124 04 DA      Included Pages: 1-

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

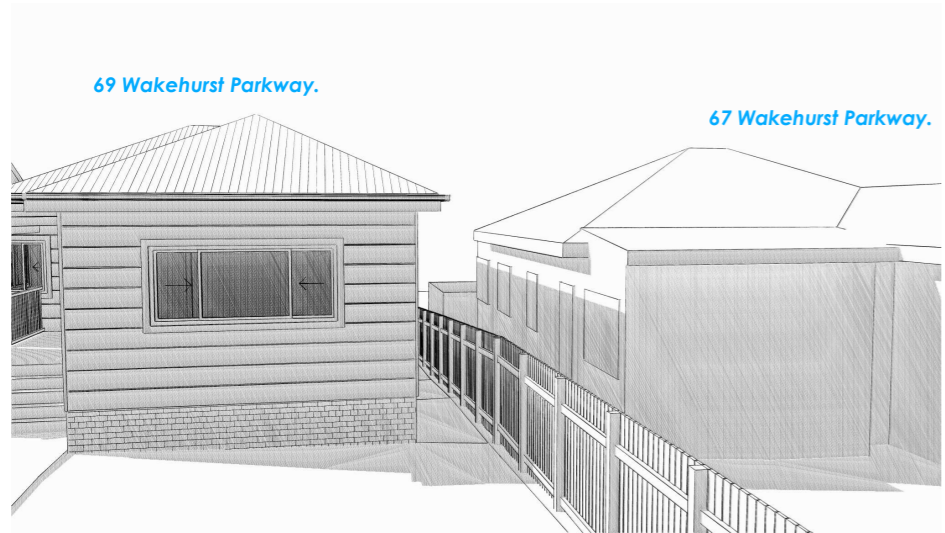
**Project Acceptance**

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

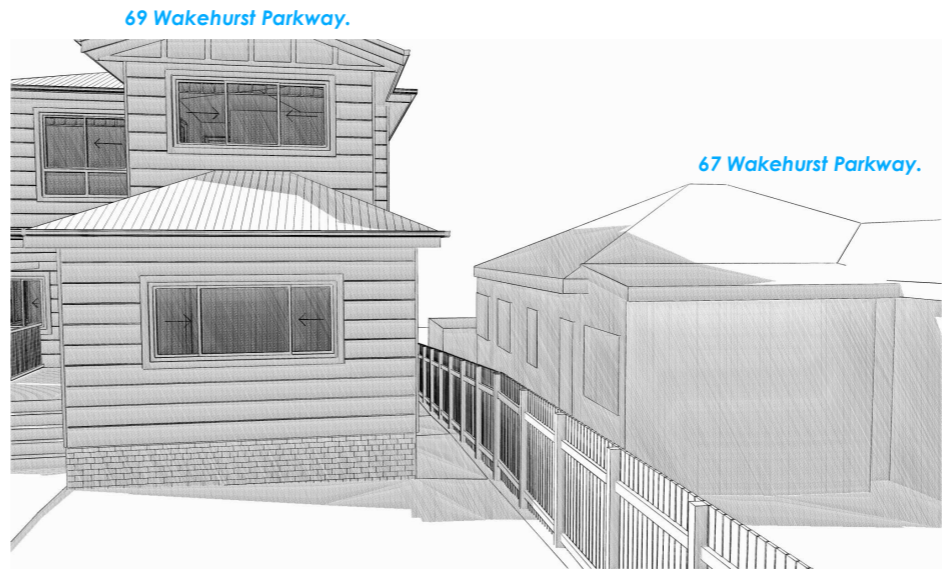
Signed..... Date: Wednesday, 21 May 2025  
Your Style Designer Home Additions

Signed..... Date: Wednesday, 21 May 2025  
Client's signature

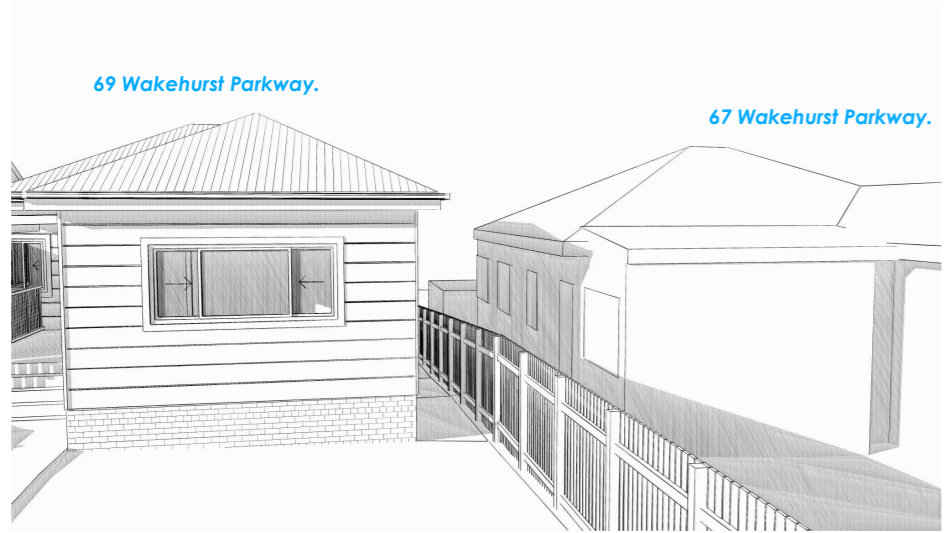
Signed..... Date: Wednesday, 21 May 2025  
Client's signature



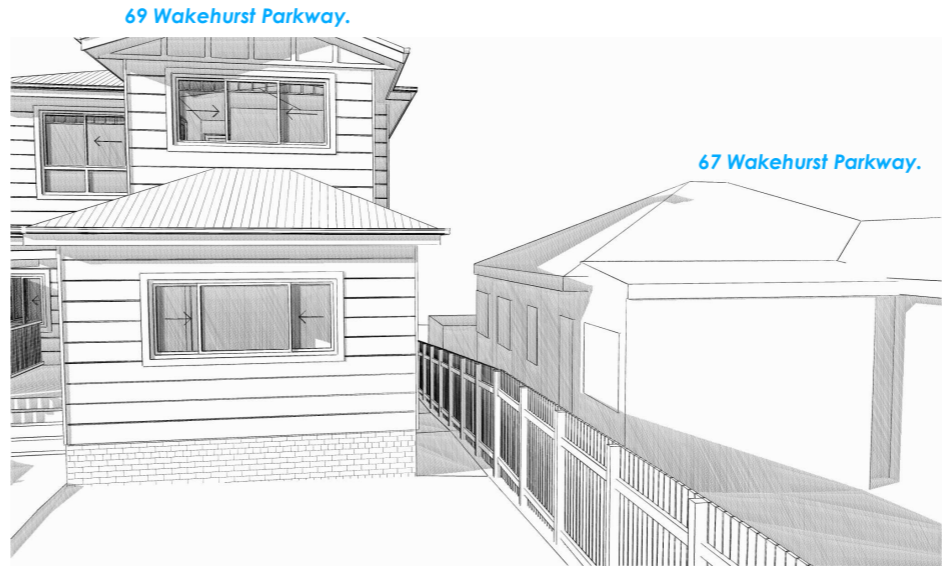
**EXISTING SHADOWS - 12pm (view from the FRONT)**



**PROPOSED SHADOWS - 12pm (view from the FRONT)**



**EXISTING SHADOWS - 3pm (view from the FRONT)**



**PROPOSED SHADOWS - 3pm (view from the FRONT)**

Drawing Title :	3D SHADOWS 21 JUNE		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	21
File Location :	WHE 1124 04 DA.pln		

**Your Style Construction Certificate Excludes:**  
Items in red and/or listed here do not form part of Your Style's Construction Certificate and will not be approved for construction under Your Style's Construction Certificate and will require a separate CC Application.

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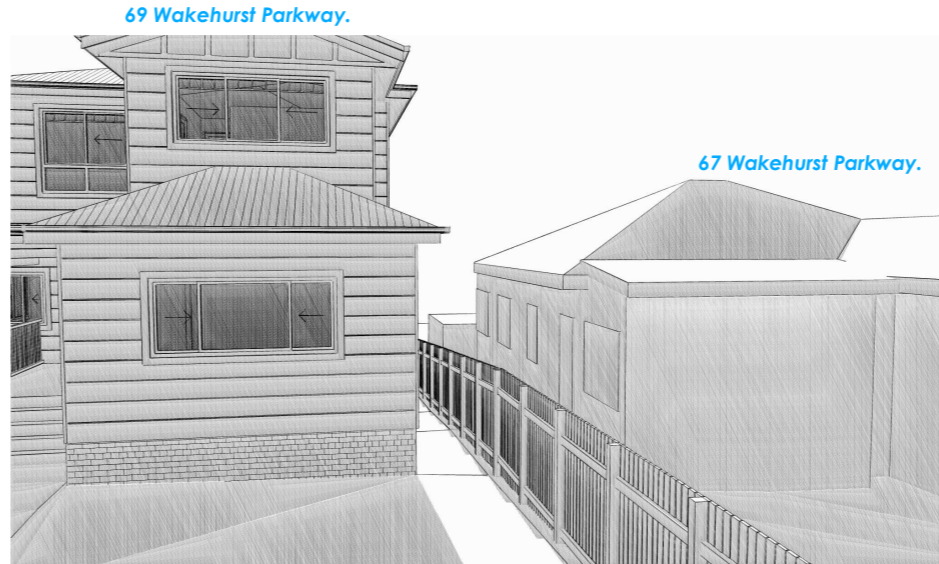


**EXISTING & PROPOSED SHADOWS - MARCH 20 SOUTHERN NEIGHBOUR**

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**EXISTING SHADOWS - 9am (view from the FRONT)**



**PROPOSED SHADOWS - 9am (view from the FRONT)**

Client Name :	Shannon & Leslie Whelan
Client Address :	69 WAKEHURST PWY, SEAFORTH 2092
Client No. :	WHE 1124 04 DA

All construction work to be performed in accordance with Australian Standards and National Construction Code 2022.

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Project Number: WHE 1124 04 DA      Included Pages: 1-

Signed..... Date: Wednesday, 21 May 2025  
 Client's signature

**Project Acceptance**

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

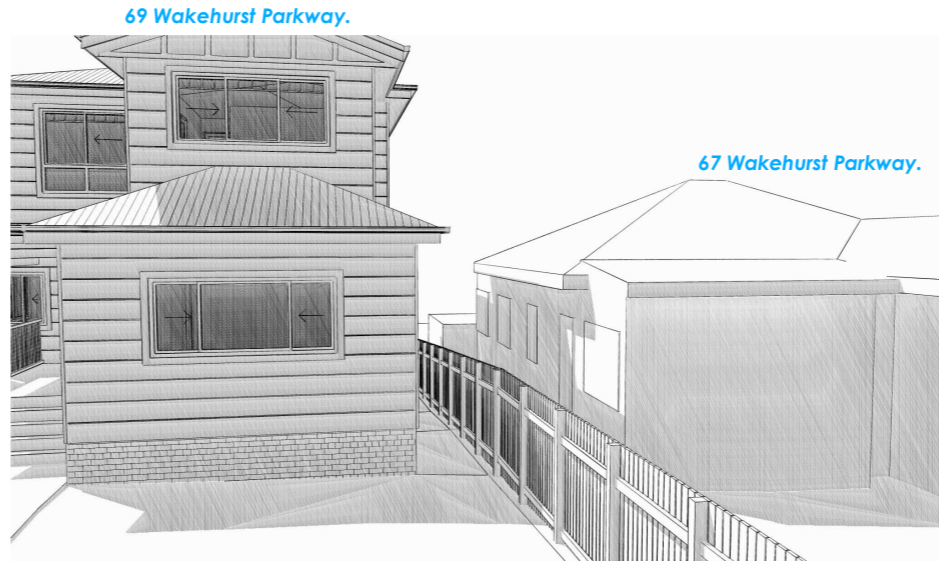
Signed..... Date: Wednesday, 21 May 2025  
 Your Style Designer Home Additions

Signed..... Date: Wednesday, 21 May 2025  
 Client's signature

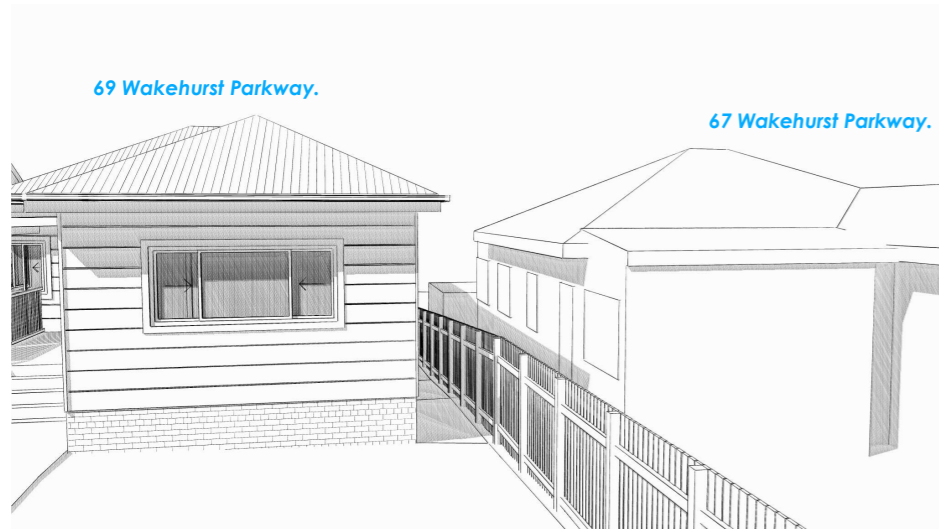
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 Client's signature



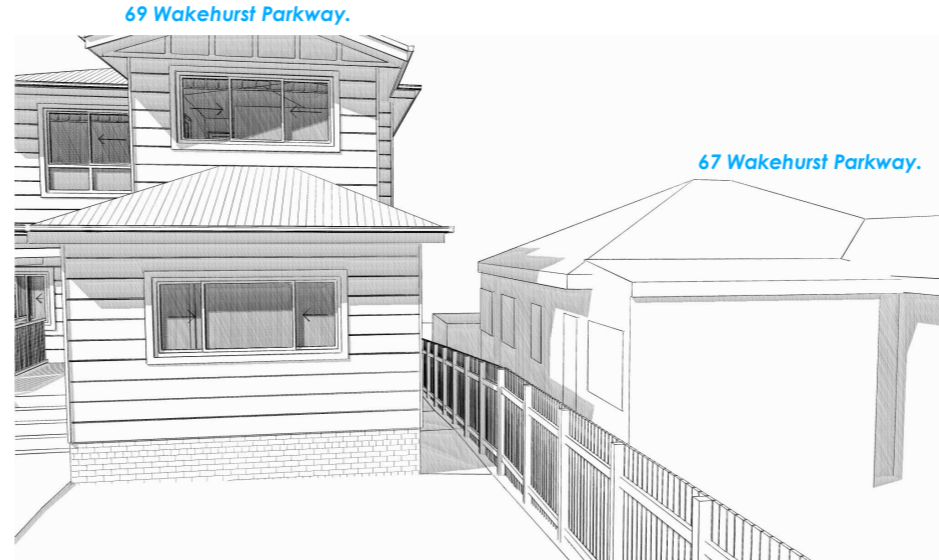
**EXISTING SHADOWS - 12pm (view from the FRONT)**



**PROPOSED SHADOWS - 12pm (view from the FRONT)**



**EXISTING SHADOWS - 3pm (view from the FRONT)**



**PROPOSED SHADOWS - 3pm (view from the FRONT)**

Drawing Title :	3D SHADOWS 20 march		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA Stage	Scale :	
Plot Date :	Wednesday, 21 May 2025	Drawing No. :	22
File Location :	WHE 1124 04 DA.pln		

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