PERSPECTIVE



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES



PO BOX 1183 • DEE WHY 2099

TEL: 9938 5611

FAX: 9938 5911

EMAIL: sales@yourstyle.com.au

WEB: www.yourstyle.com.au

A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

www.yourstyle.com.au

Client Name: KEITH AND KAREN WADDELL

Client Address: 17 CONNEMARA AVENUE,
KILLARNEY HEIGHTS

Client No.: WAD 1219 06 DA

All construction work to be performed in accordance with Australian Standards and Building Code of Australia 2019.

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Project Number: WAD 1219 06 DA Included Pages: 1-

Signed...... Date: Thursday, 5 March 2020

Client's signature

<u>Project Acceptance</u>

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

Project Name: First Floor Addition

Architect: Your Style Designer Home Additions

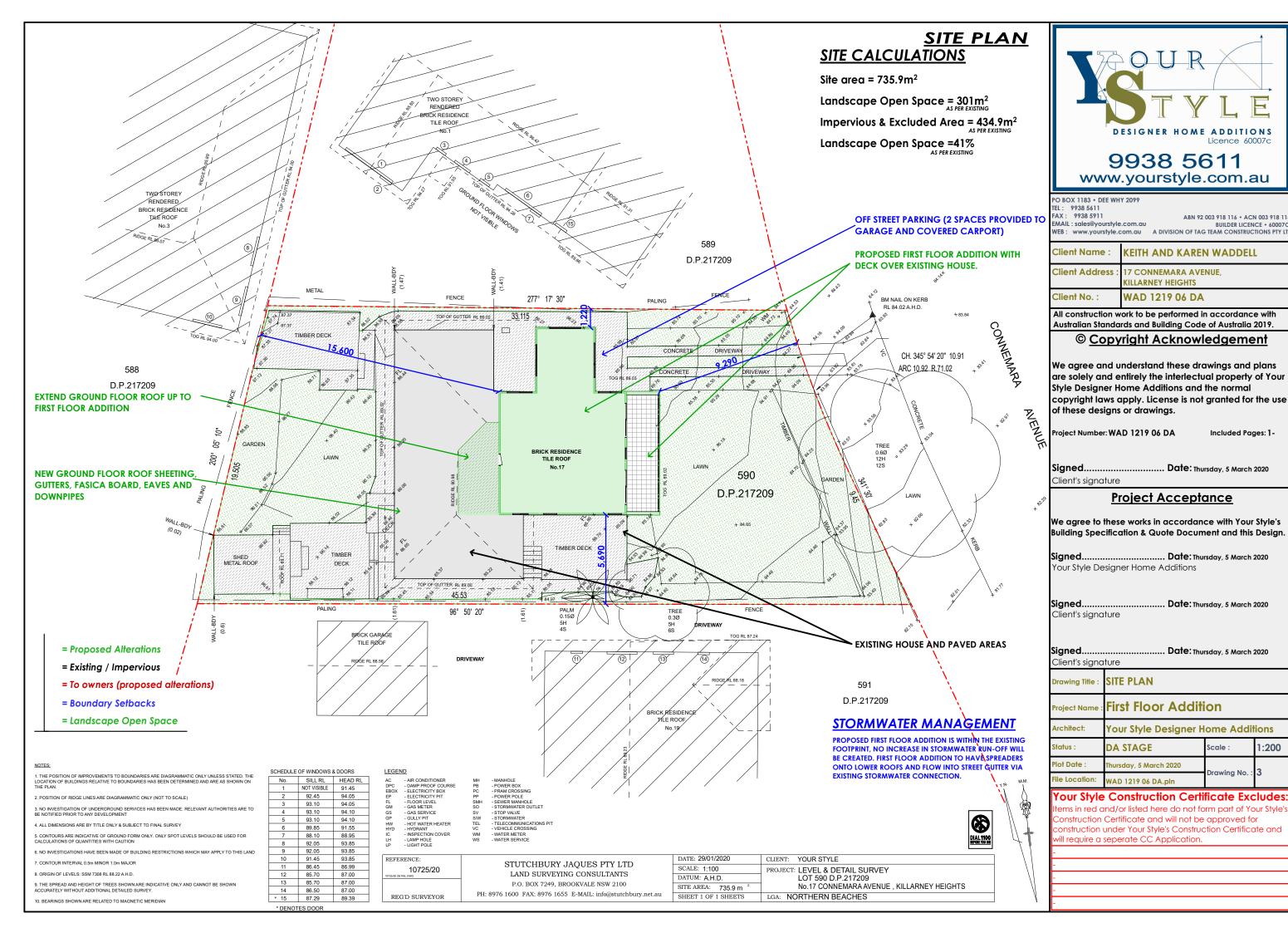
Status: DA STAGE Scale:

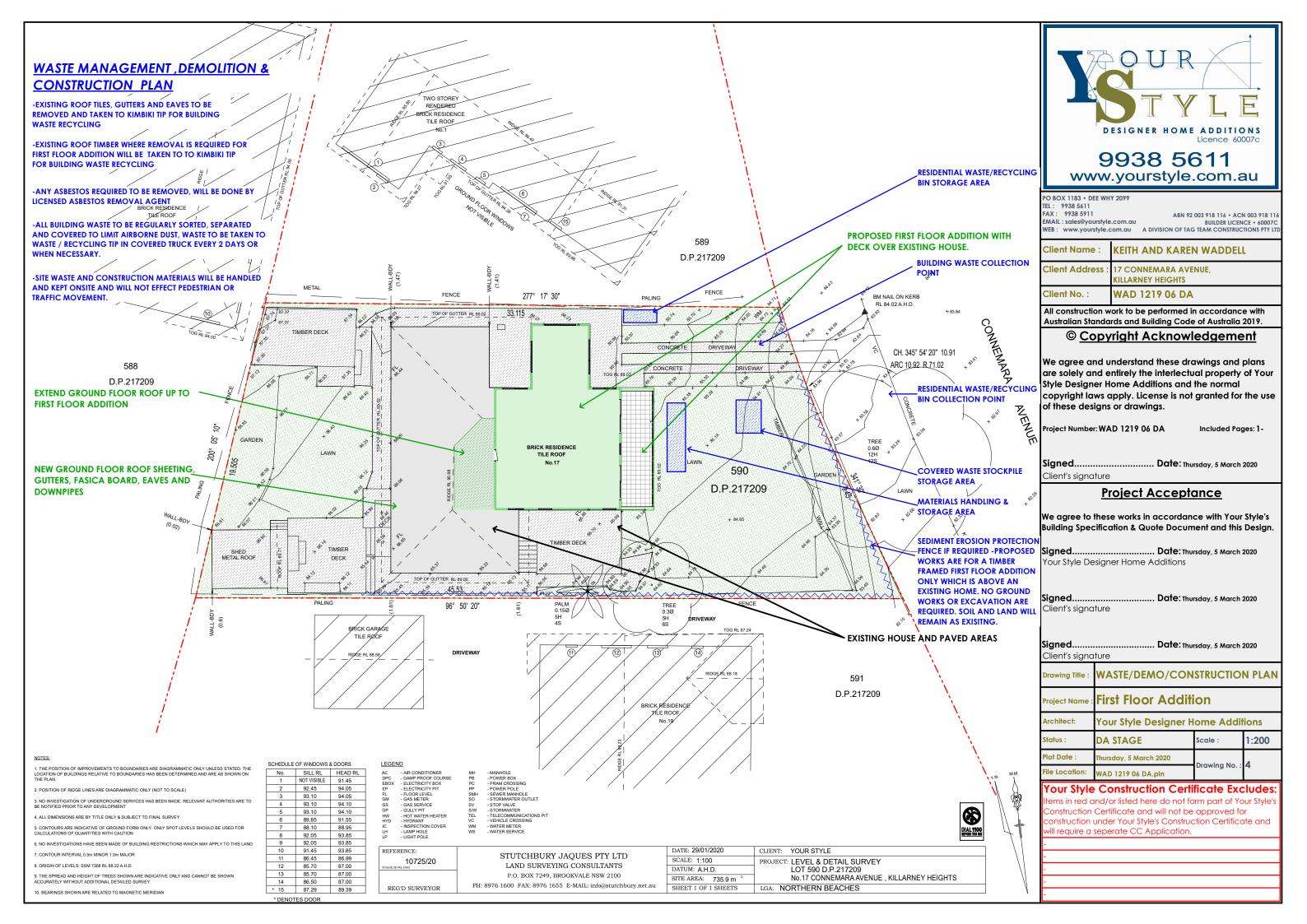
Plot Date: Thursday, 5 March 2020

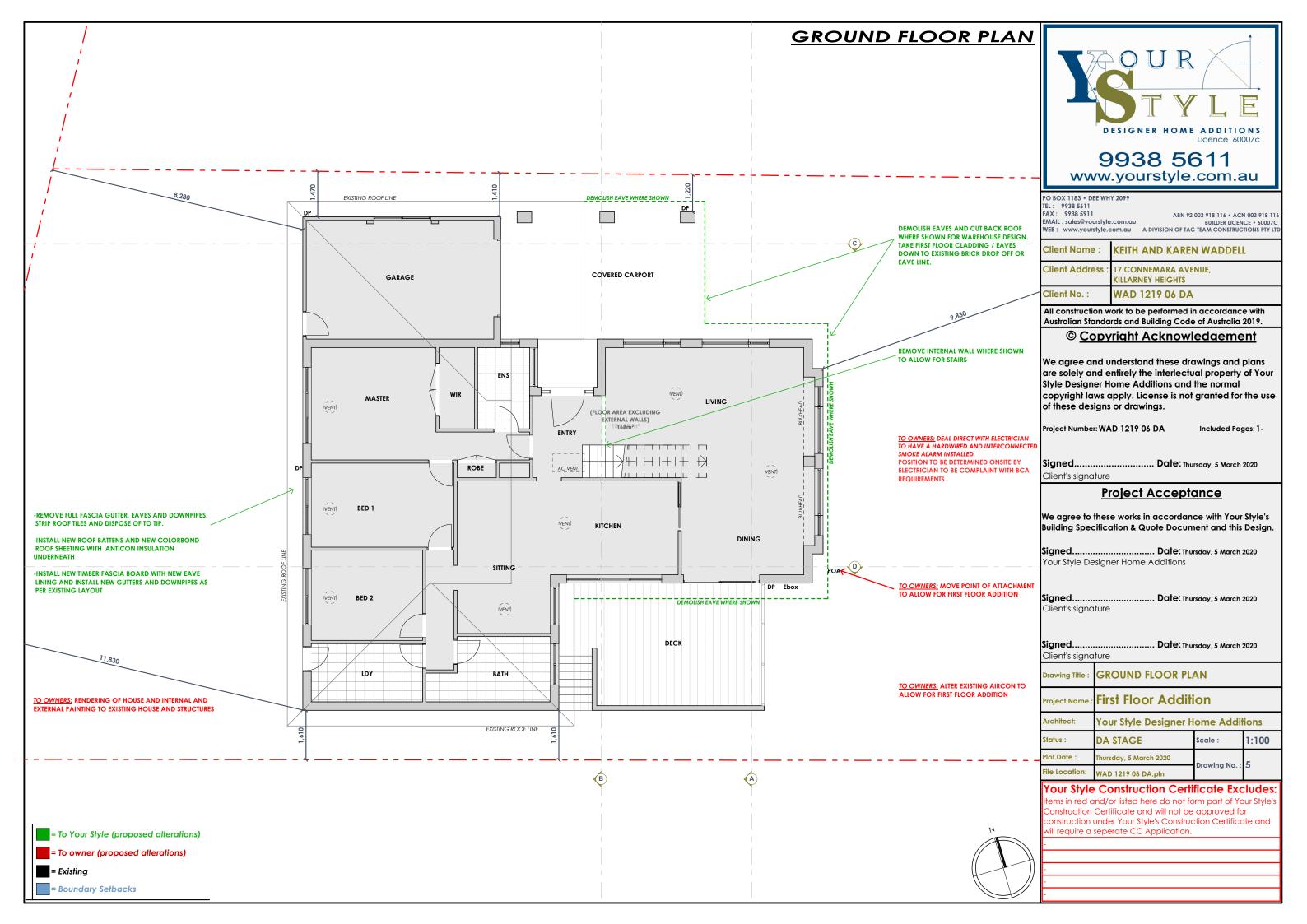
File Location: WAD 1219 06 DA.pln

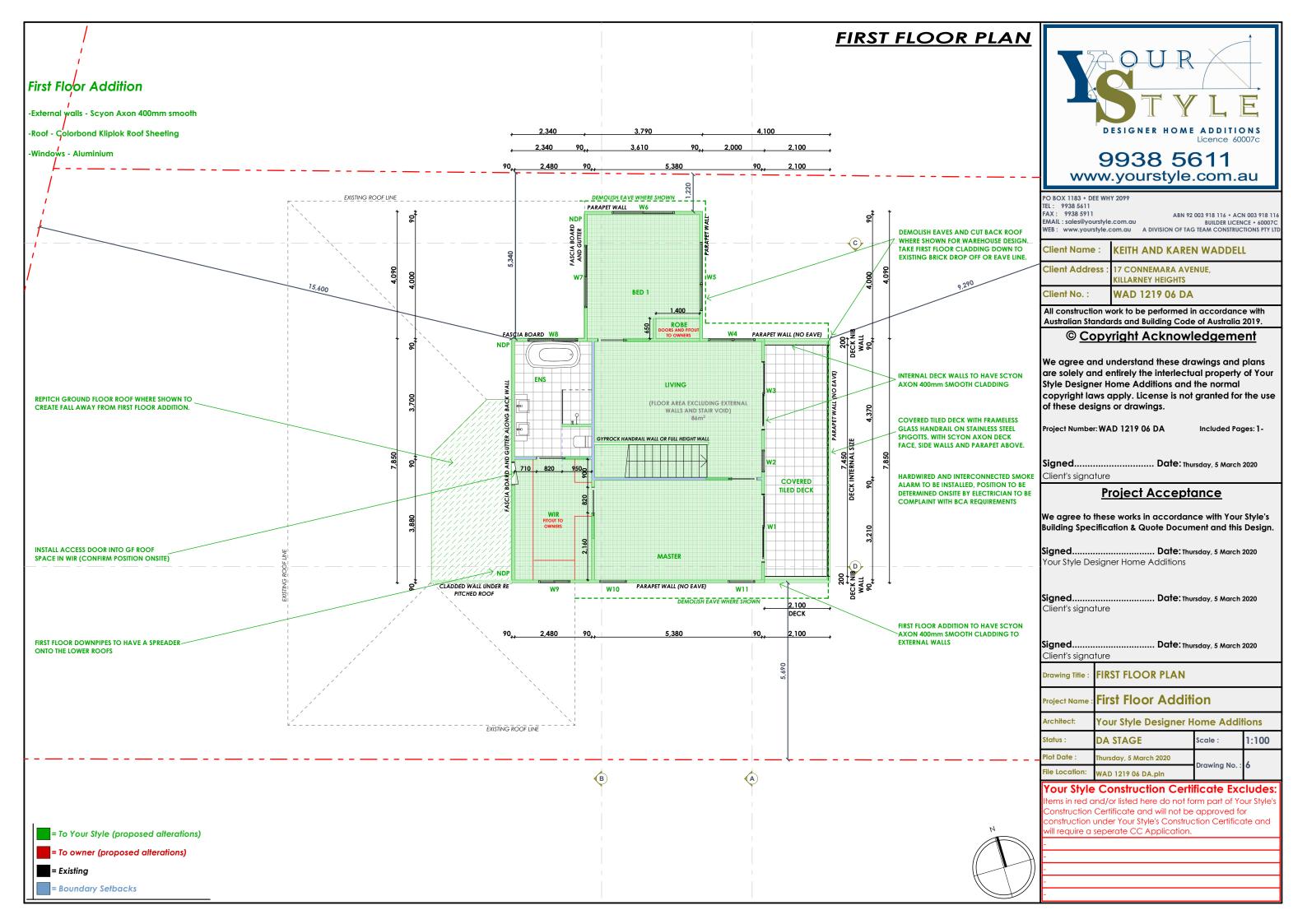
Your Style Construction Certificate Excludes:

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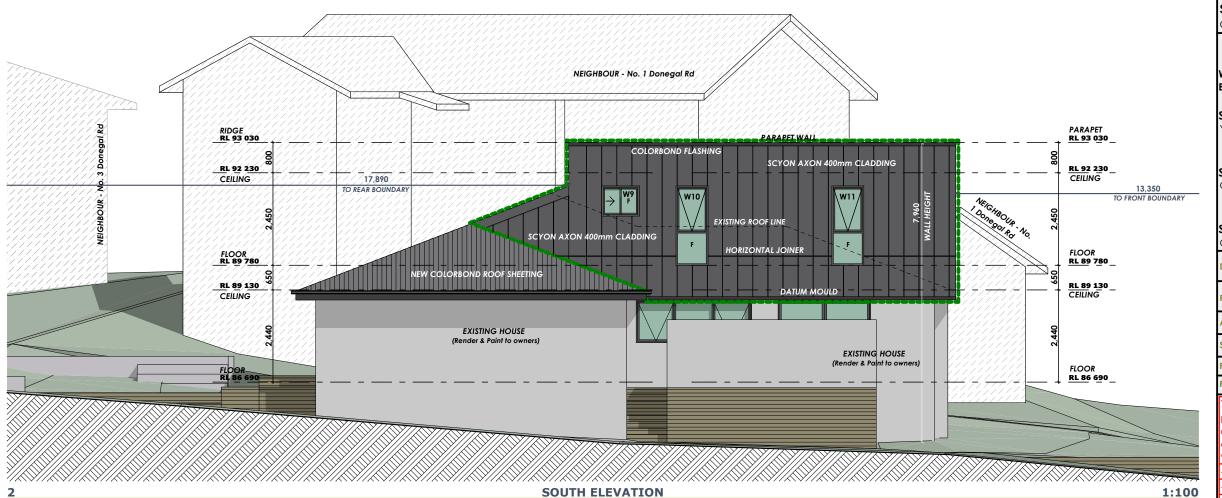






ELEVATIONS (NORTH & SOUTH)







PO BOX 1183 • DEE WHY 2099
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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTC

Client Name: KEITH AND KAREN WADDELL

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Client No.: WAD 1219 06 DA

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Project Number: WAD 1219 06 DA Included Pages: 1-

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Project Acceptance

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Project Name: First Floor Addition

Architect: Your Style Designer Home Additions

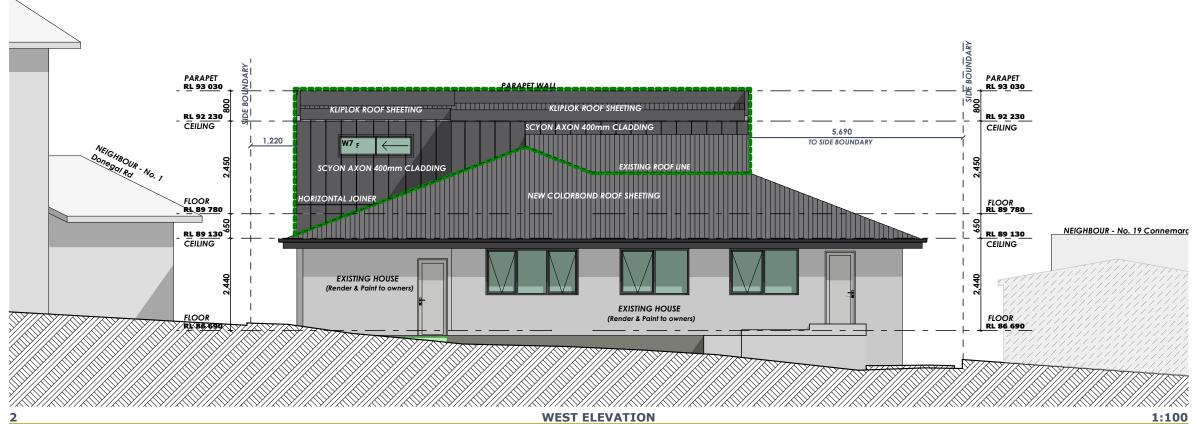
Status: DA STAGE Scale: 1:100

Plot Date: Thursday, 5 March 2020
File Location: WAD 1219 06 DA.pln

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Client Name: KEITH AND KAREN WADDELL

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KILLARNEY HEIGHTS

Client No.: WAD 1219 06 DA

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Project Number: WAD 1219 06 DA Included Pages: 1-

Signed.....Client's signature

Project Acceptance

.......... Date: Thursday, 5 March 2020

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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: Thursday, 5 March 2020

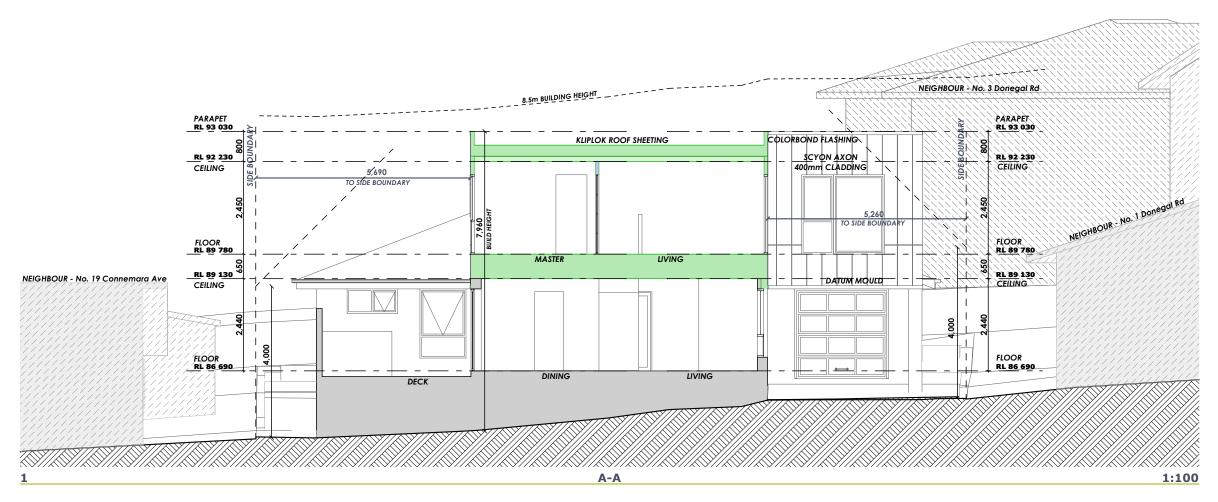
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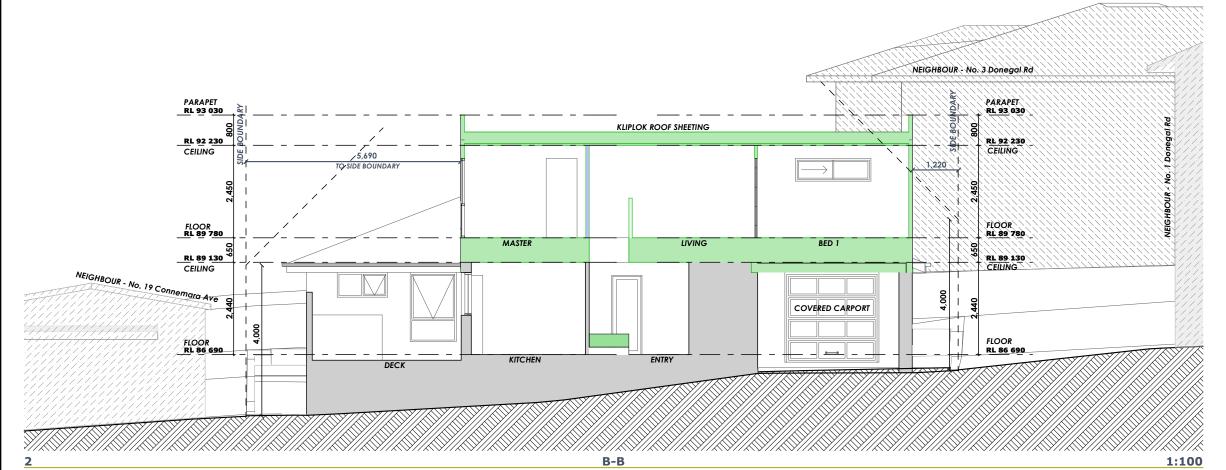
Drawing No.: 8

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tems 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 seperate CC Application.

SECTIONS (A-A & B-B)







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FAX: 9938 5911 ABN 92 003 918 116 • ACN 003 918 116 EMAIL: sales@yourstyle.com.au BUILDER LICENCE • 60007C WEB: www.yourstyle.com.au A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTI

Client Name : **KEITH AND KAREN WADDELL** Client Address 17 CONNEMARA AVENUE. KILLARNEY HEIGHTS Client No. : WAD 1219 06 DA

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Project Acceptance

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. Date: Thursday, 5 March 2020 Your Style Designer Home Additions

Signed... . Date: Thursday, 5 March 2020 Client's signature

Signed.. Date: Thursday, 5 March 2020 Client's signature

SECTIONS First Floor Addition Project Nam Architect: Your Style Designer Home Additions DA STAGE 1:100 tatus : lot Date : nursday, 5 March 2020 rawina No. ile Location WAD 1219 06 DA.pln

Your Style Construction Certificate Excludes

ems in red and/or listed here do not form part of Your Style Construction Certificate and will not be approved for onstruction under Your Style's Construction Certificate and ill require a seperate CC Applicatior

SECTIONS (C-C & D-D) REAR BOUNDARY PARAPET PARAPET WALL RL 93 030 COLORBOND FLASHING KLIPLOK ROOF SHEETING www.yourstyle.com.au 17.650 PO BOX 1183 • DEE WHY 2099 TEL: 9938 5611 FAX: 9938 5911 SCYON AXON 12.890 Client Name : FLOOR RL 89 780 HORIZONTAL JOINER Client Address DATUM MOULD RL 88 860 EAVE Client No. : WAD 1219 06 DA NEIGHBOUR - No. 19 Connemara Ave t - No. 19 a Aye FLOOR RL 86 690 GARAGE COVERED CARPORT of these designs or drawings. Project Number: WAD 1219 06 DA 1:100 Signed.... Client's signature **Project Acceptance** -PARAPET Your Style Designer Home Additions PARAPET WALL RL 93_030 KLIPLOK ROOF SHEETING RL 92 230 CEILING RL 92 230 _ CEILING **Signed.....**Client's signature SCYON AXON Signed.. FLOOR RL 89 780 Client's signature MASTER TILED DECK SECTIONS RL 89 130 CEILING RL 89 130 CEILING Project Nam NEIGHBOUR - No. 19 Architect: OUR - No. 19 ngra Ave tatus : DA STAGE FLOOR RL 86 690 Plot Date : nursday, 5 March 2020 KITCHEN SITTING BED 2 ile Location WAD 1219 06 DA.pln ems in red and/or listed here do not form part of Your Style D-D 1:100



FAX: 9938 5911 ABN 92 003 918 116 • ACN 003 918 116 EMAIL: sales@yourstyle.com.au BUILDER LICENCE • 60007C WEB: www.yourstyle.com.au A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTI

KEITH AND KAREN WADDELL 17 CONNEMARA AVENUE, KILLARNEY HEIGHTS

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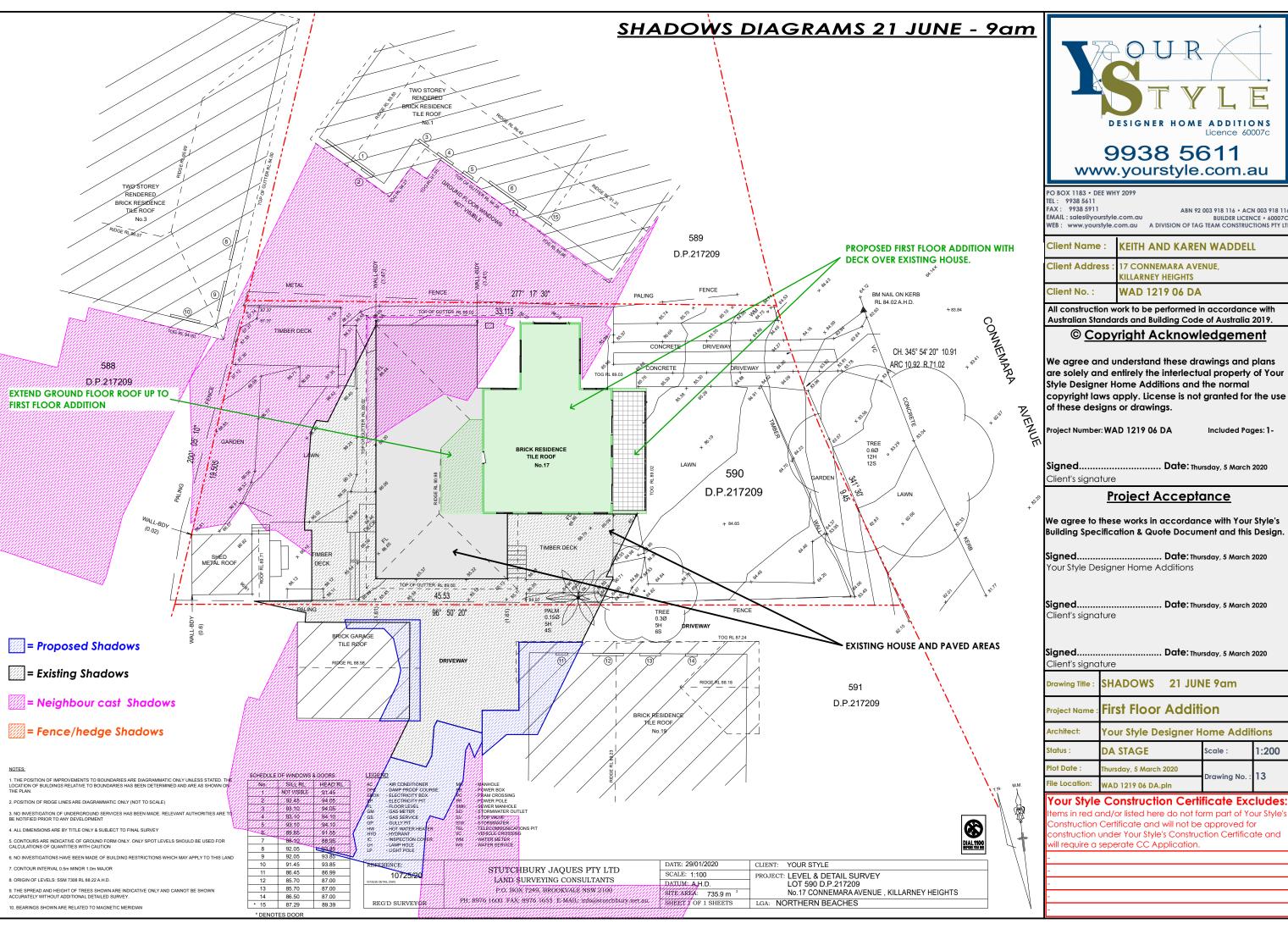
. Date: Thursday, 5 March 2020

Date: Thursday, 5 March 2020

First Floor Addition Your Style Designer Home Additions 1:100 10 rawina No.

Your Style Construction Certificate Excludes

Construction Certificate and will not be approved for onstruction under Your Style's Construction Certificate and ill require a seperate CC Application





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KEITH AND KAREN WADDELL 17 CONNEMARA AVENUE.

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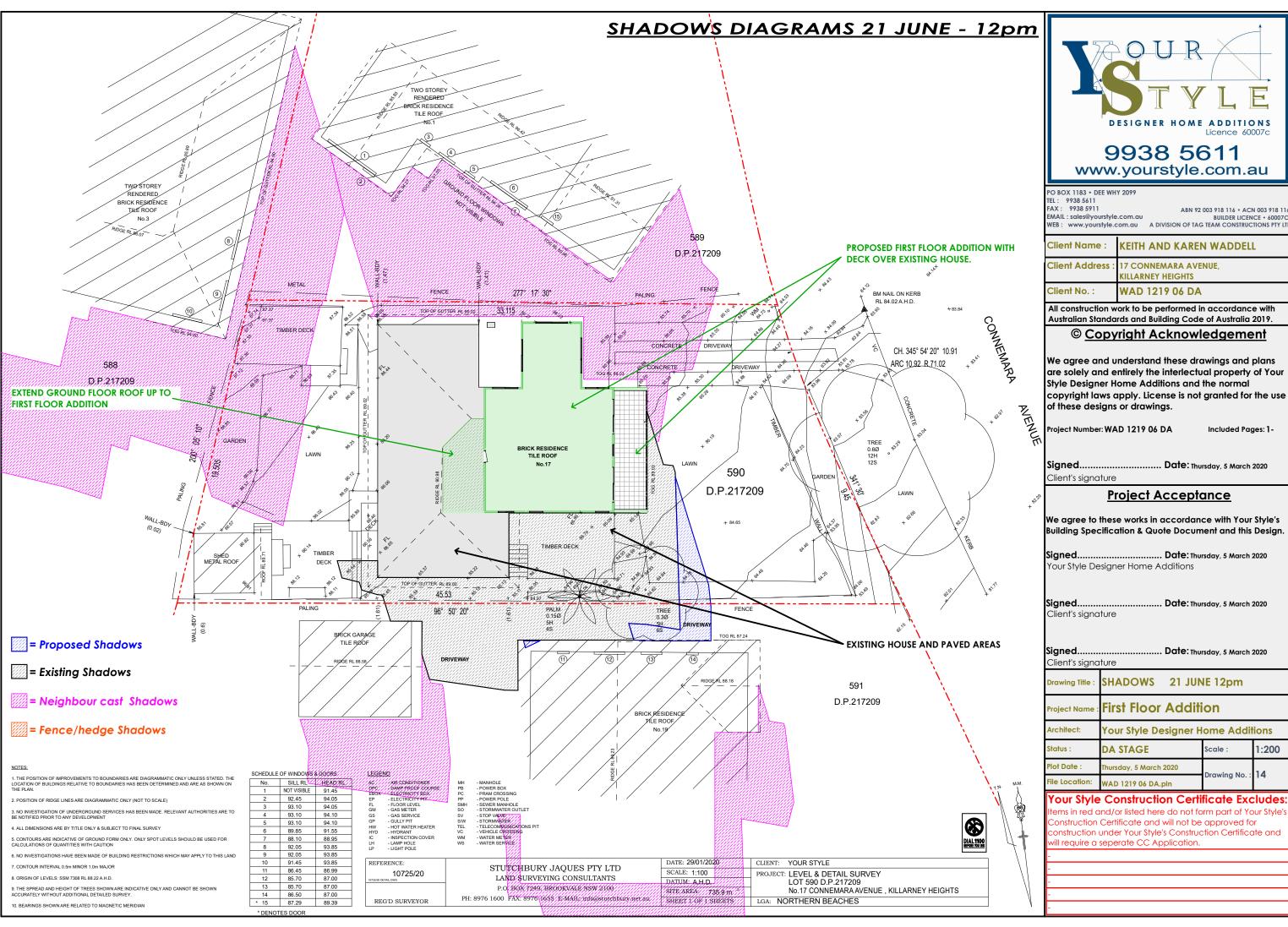
SHADOWS 21 JUNE 9am

Your Style Designer Home Additions

1:200 rawina No.

our Style Construction Certificate Excludes

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KEITH AND KAREN WADDELL 17 CONNEMARA AVENUE.

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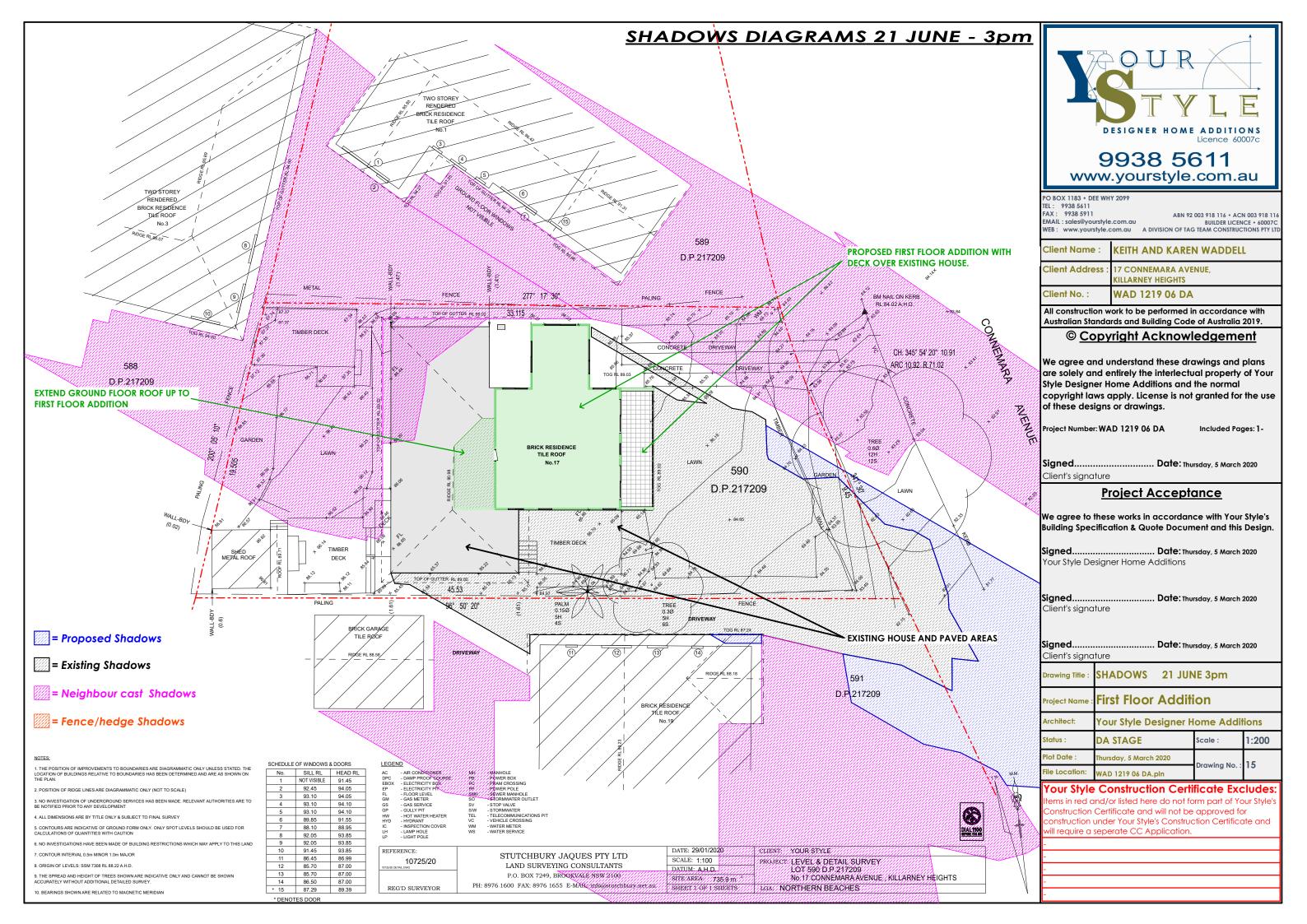
Date: Thursday, 5 March 2020

Date: Thursday, 5 March 2020

First Floor Addition **Your Style Designer Home Additions** 1:200

our Style Construction Certificate Excludes

Construction Certificate and will not be approved for onstruction under Your Style's Construction Certificate and



EXISTING & PROPOSED SHADOWS - JUNE 21 SOUTHERN NEIGHBOUR



EXISTING SHADOWS - 9am (view from the East)



PROPOSED SHADOWS - 9am (view from the East)



EXISTING SHADOWS - 12pm (view from the East)



PROPOSED SHADOWS - 12pm (view from the East)



EXISTING SHADOWS - 3pm (view from the East)



PROPOSED SHADOWS - 3pm (view from the East)



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FAX: 9938 5911 ABN 92 003 918 116 • ACN 003 918 116 EMAIL: sales@yourstyle.com.au BUILDER LICENCE • 60007C WEB: www.yourstyle.com.au A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTI

Included Pages: 1-

Client Name : **KEITH AND KAREN WADDELL** Client Address 17 CONNEMARA AVENUE. KILLARNEY HEIGHTS Client No. : WAD 1219 06 DA

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Project Number: WAD 1219 06 DA

...... Date: Thursday, 5 March 2020 Signed.... Client's signature

Project Acceptance

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. Date: Thursday, 5 March 2020 Your Style Designer Home Additions

Signed... Date: Thursday, 5 March 2020 Client's signature

Signed.. Date: Thursday, 5 March 2020 Client's signature

	Drawing Title :	3D SHADOWS 21 JUNE						
	Project Name :	First Floor Addition						
	Architect:	Your Style Designer H	Your Style Designer Home Additions					
	Status :	DA STAGE	Scale :	1:4.19				
	Plot Date :	Thursday, 5 March 2020	Drawing No. :	14				
	File Location:	WAD 1219 06 DA.pln	Didwing No. :	10				

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BASIX CERTIFICATE

BASIX Certificate

Alterations and Additions

Certificate number: A370793_02

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 02, March 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project name	WAD_02
Street address	17 Connemara Avenue Killarney Heights 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 217209
Lot number	590
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or mo and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: yourstyle
ABN (if applicable): 003918116

BASIX Certificate number: A370793_02

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
nsulation requirements				•	
the table below, except that a) additional insu	red construction (floor(s), walls, and ceilings/roofs) Ilation is not required where the area of new consti		~	~	~
		Other specifications			
Construction	Additional insulation required (R-value)	Other specifications			
is not required for parts of altered construction Construction suspended floor with enclosed subfloor: framed (R0.7).		Other specifications	_		

BASIX Certificate number: A370793_02

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and	d glazed do	ors							
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 r	equirements r	nust also	be satisfie	ed in relation	to each window and glazed door:			✓	~
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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 (INFRC) conditions.								✓	~
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 mus 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.						le below. Total system U-values and SHGCs		~	✓
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 p	olycarbonate	roof or si	milar trans	slucent mate	rial must have a shading coefficien	t of less than 0.35.		✓	~
					window or glazed door above which must not be more than 50 mm.	ch they are situated, unless the pergola also		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.				✓	✓	✓			
Windows a	nd glazed o	loors gl	azing re	equireme	nts				
Window / door	Orientation		Oversha	dowing	Shading device	Frame and glass type			
		glass inc. frame (m2)	Height (m)	Distance (m)					
W1	E	4.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	E	1.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Planning, Industry & Environment Building Sustainability Index www.basix.nsw.gov.au

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
W3	E	4.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	N	3.1	3.5	2.2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W5	E	4.6	6.8	6	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W6	N	1.2	5.2	5	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W7	W	1.2	5.2	9	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W8	N	1.3	3.5	2.2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W9	S	0.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	S	1.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	S	1.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "\" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "\" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "\" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



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Client No.:

ABN 92 003 918 116 * ACN 003 918 116
EMAIL : sales@yourstyle.com.au BUILDER LICENCE * 60007C
WEB: www.yourstyle.com.au A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTI Client Name : KEITH AND KAREN WADDELL Client Address : 17 CONNEMARA AVENUE. KILLARNEY HEIGHTS

ABN 92 003 918 116 • ACN 003 918 116

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WAD 1219 06 DA

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Project Number: WAD 1219 06 DA Included Pages: 1-

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Signed...... Date: Thursday, 5 March 2020 Your Style Designer Home Additions

Signed.... . Date: Thursday, 5 March 2020 Client's signature

Signed.... . Date: Thursday, 5 March 2020 Client's signature

Drawing Title :	BASIX CERTIFICATE						
Project Name :	First Floor Addition						
Architect:	Your Style Designer Home Additions						
Status :	DA STAGE	Scale :	1:2				
Plot Date :	Thursday, 5 March 2020	Drawing No. :	17				
File Location:	WAD 1219 04 DA pln	Drawing No. :	17				

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Client Name :	KEITH AND KAREN WADDELL	Drawing Title :	SCHEDULE OF FII	VISHES	
(Tient Address :	nt Address : 17 CONNEMARA AVENUE,		23	DRAWINGS	POUR .
	KILLARNEY HEIGHTS	Plot Date :		NOT TO SCALE	TYLE
Client No.:	Client No.: WAD 1219 06 DA		VHY 2099		DESIGNER HOME ADDITIONS
Project Name :	First Floor Addition	FAX: 9938 5911 EMAIL: sales@yoursty WEB: www.yourstyle	ABN 92 003 918 1 yle.com.au BUIL e.com.au A DIVISION OF TAG TEAM C	9938 5611 www.yourstyle.com.au	



EXTERNAL WALLS FIRST FLOOR GROUND FLOOR AND DECK WALLS	COLORBOND - MONUMENT DULUX - BLEACHES HALF
FASCIA	DULUX - MONUMENT
EAVES	DULUX - BLEACHES HALF
GUTTERS	COLORBOND - MONUMENT
DOWNPIPES	COLORBOND - MONUMENT
ROOF SHEETING	COLORBOND - MONUMENT
WINDOWS	COLORBOND - MONUMENT