

**SITE PLAN**

**SITE CALCULATIONS**

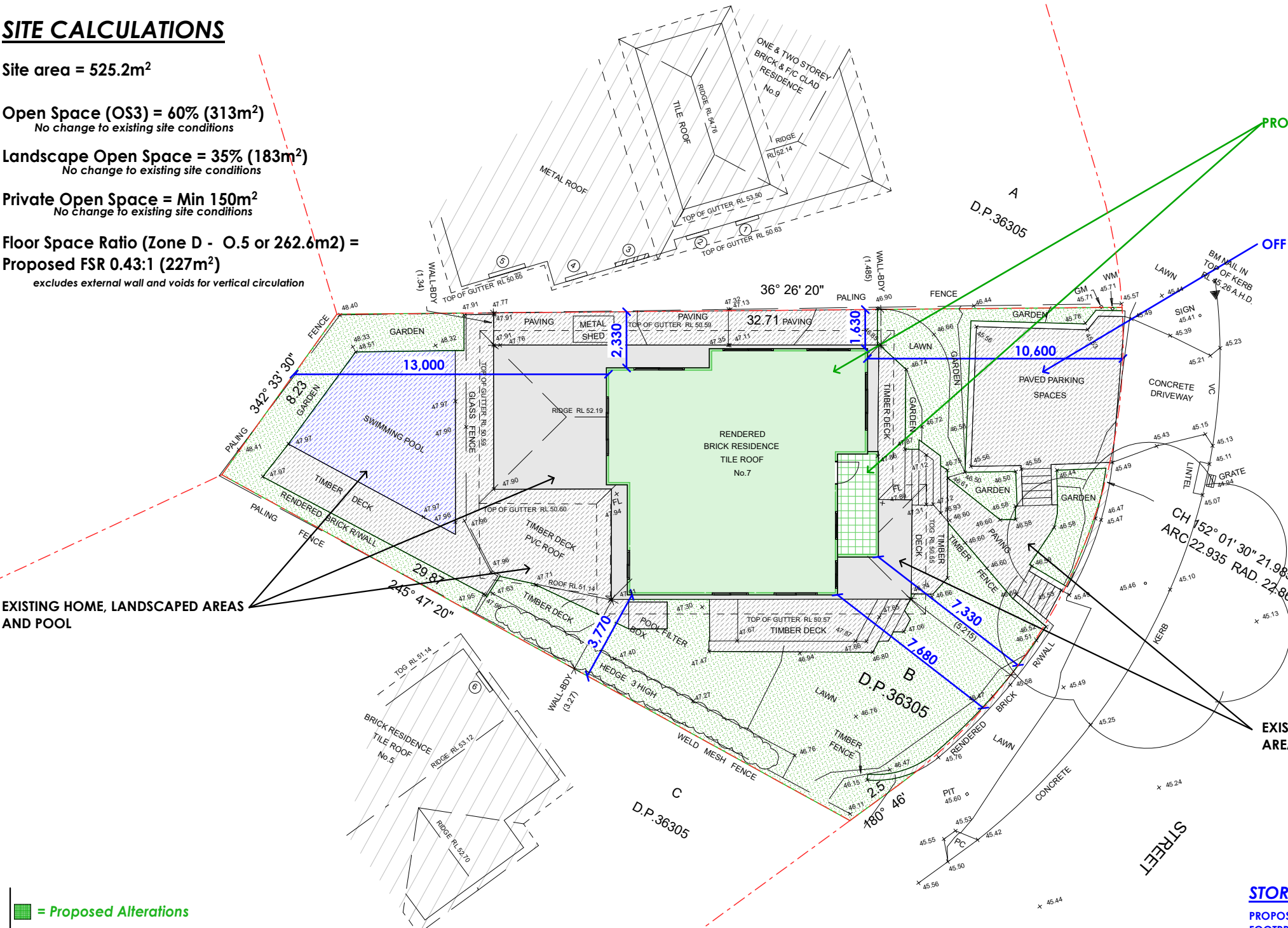
Site area = 525.2m<sup>2</sup>

Open Space (OS3) = 60% (313m<sup>2</sup>)  
No change to existing site conditions

Landscape Open Space = 35% (183m<sup>2</sup>)  
No change to existing site conditions

Private Open Space = Min 150m<sup>2</sup>  
No change to existing site conditions

Floor Space Ratio (Zone D - 0.5 or 262.6m<sup>2</sup>) =  
Proposed FSR 0.43:1 (227m<sup>2</sup>)  
excludes external wall and voids for vertical circulation



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

NOTES:

1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.

2. POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)

3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT

4. ALL DIMENSIONS ARE BY TITLE ONLY & SUBJECT TO FINAL SURVEY

5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION

6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND

7. CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR

8. ORIGIN OF LEVELS: PM 5392 RL 48.286 A.H.D.

9. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.

10. BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

**LEGEND**

AC	- AIR CONDITIONER	MH	- MANHOLE
DPC	- DAMP PROOF COURSE	PB	- POWER BOX
EBOX	- ELECTRICITY BOX	PC	- PRAM CROSSING
EP	- ELECTRICITY PIT	PP	- POWER POLE
FL	- FLOOR LEVEL	SMH	- SEWER MANHOLE
GM	- GAS METER	SO	- STORMWATER OUTLET
GS	- GAS SERVICE	SV	- STOP VALVE
GP	- GULLY PIT	SW	- STORMWATER
HW	- HOT WATER HEATER	TEL	- TELECOMMUNICATIONS PIT
HYD	- HYDRANT	VC	- VEHICLE CROSSING
IC	- INSPECTION COVER	WM	- WATER METER
LH	- LAMP HOLE	WS	- WATER SERVICE
LP	- LIGHT POLE		

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:

10850/20

REG'D SURVEYOR

STUTCHBURY JQUES PTY LTD

LAND SURVEYING CONSULTANTS

P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY

LOT B D.P.36305

No.7 BENELONG STREET, SEAFORTH.

LGA: NORTHERN BEACHES

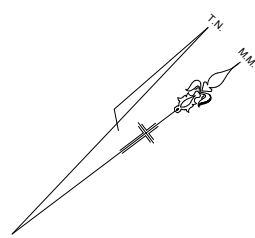
northern beaches council

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

**DA2020/0858**

**STORMWATER MANAGEMENT**

PROPOSED FIRST FLOOR ADDITION IS WITHIN THE EXISTING FOOTPRINT, NO INCREASE IN STORMWATER RUN-OFF WILL BE CREATED. FIRST FLOOR ADDITION TO HAVE SPREADERS ONTO LOWER ROOFS AND FLOW INTO STREET GUTTER VIA EXISTING STORMWATER CONNECTION.



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WEB : www.yourstyle.com.au

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

Client Name :	DEAN & JEMMA ARMSTRONG
Client Address :	7 BENELONG STREET, SEAFORTH 2092
Client No. :	ARM 0620 01B DA

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Project Number: ARM 0620 01B DA Included Pages: 1-

Signed..... Date: Tuesday, 28 July 2020  
Client's signature

**Project Acceptance**

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Signed..... Date: Tuesday, 28 July 2020  
Your Style Designer Home Additions

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Drawing Title :	SITE PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:200
Plot Date :	Tuesday, 28 July 2020	Drawing No. :	3
File Location:	ARM 0620 01 DA.pln		

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**GROUND FLOOR PLAN**



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**Drawing Title :** GROUND FLOOR PLAN

**Project Name :** First Floor Addition

**Architect:** Your Style Designer Home Additions

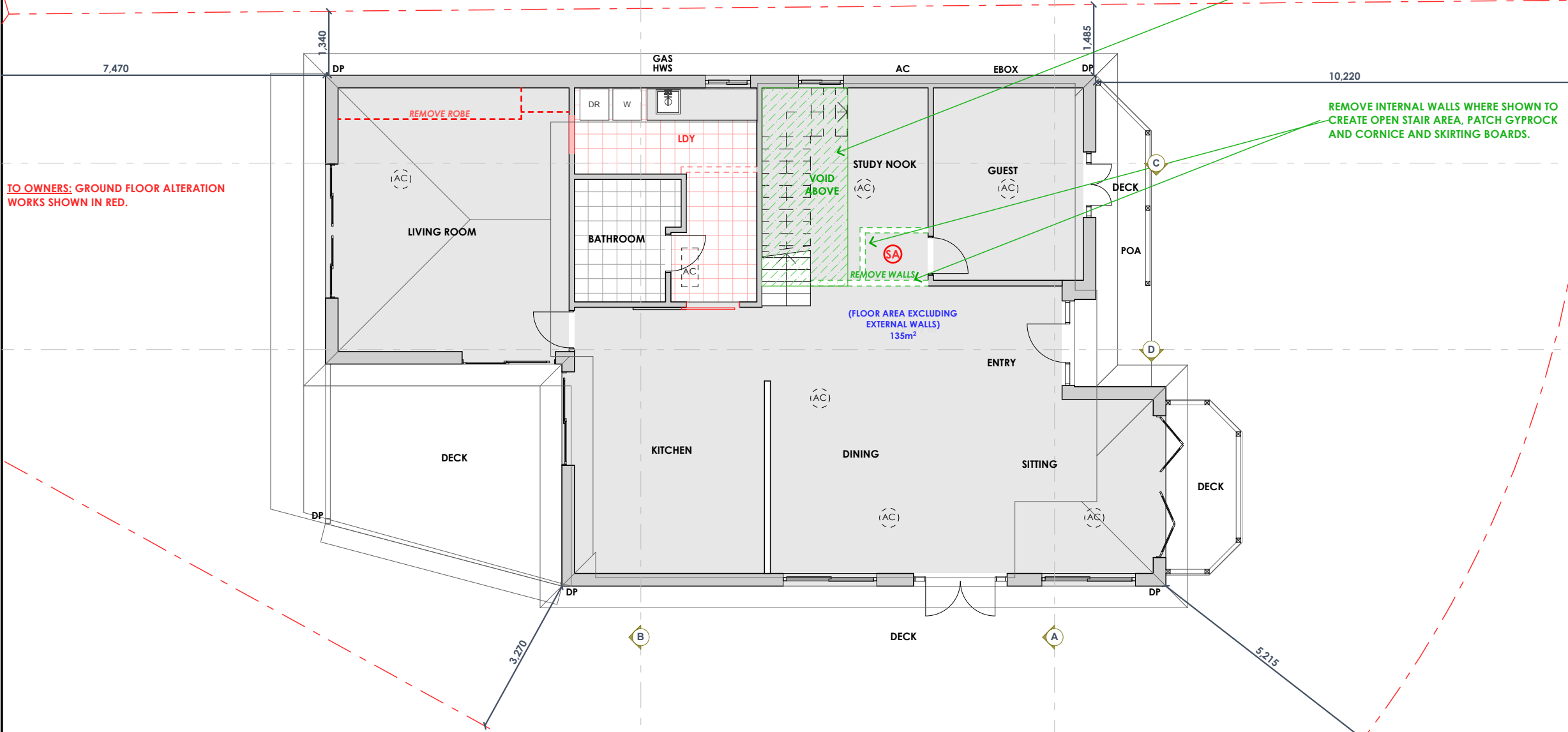
**Status :** DA STAGE **Scale :** 1:100

**Plot Date :** Tuesday, 28 July 2020 **Drawing No. :** 5

**File Location:** ARM 0620 01 DA.pln

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TO OWNERS: GROUND FLOOR ALTERATION  
WORKS SHOWN IN RED.

STAIR WITH OPEN STAIR VOID ABOVE

REMOVE INTERNAL WALLS WHERE SHOWN TO  
CREATE OPEN STAIR AREA, PATCH GYPROCK  
AND CORNICE AND SKIRTING BOARDS.

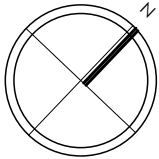
(FLOOR AREA EXCLUDING  
EXTERNAL WALLS)  
135m<sup>2</sup>

- = To Your Style (proposed alterations)
- = To owner (proposed alterations)
- = Existing
- = Boundary Setbacks



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CONSENT**

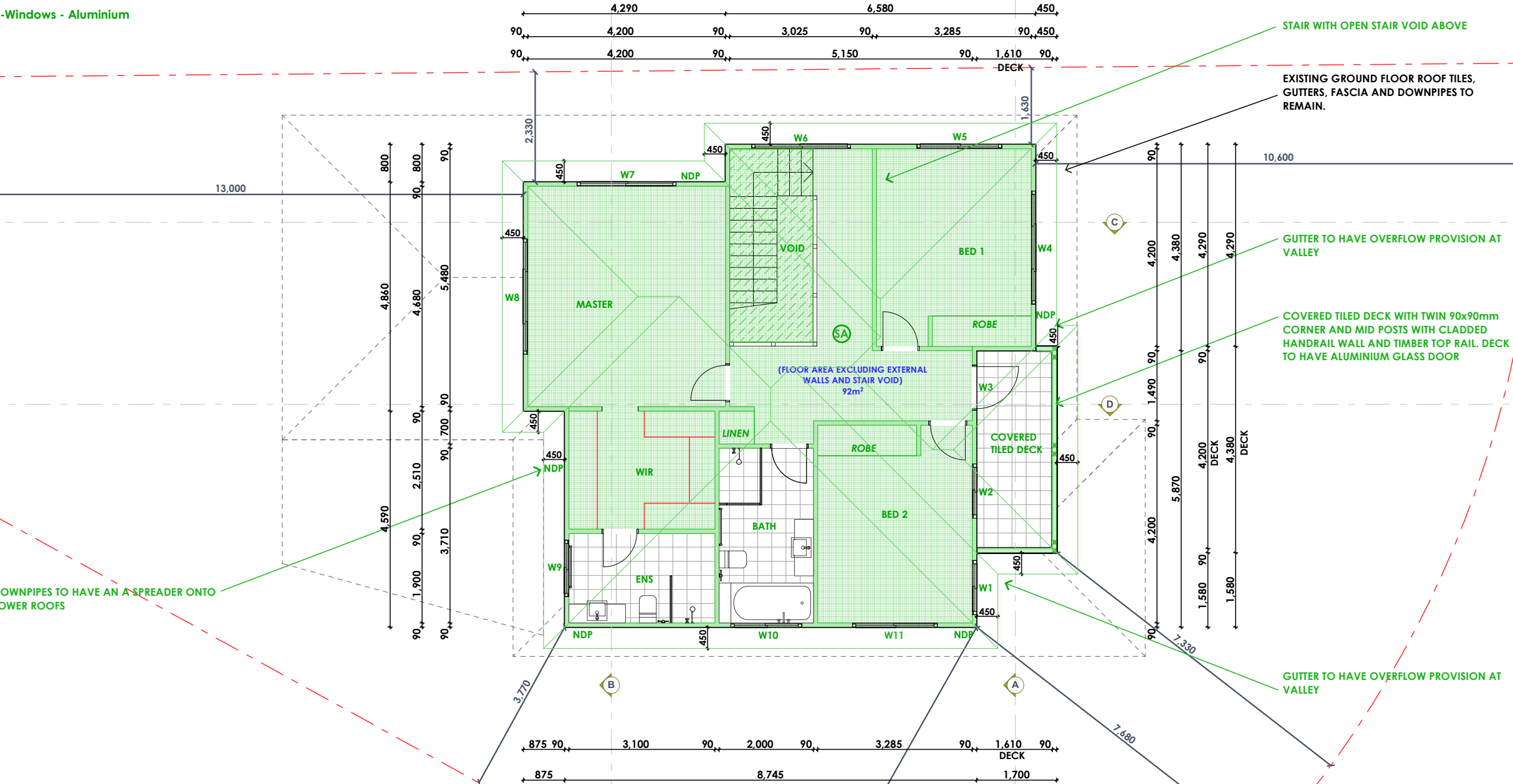
**DA2020/0858**



First Floor Addition

- External walls - Weatherex Cladding
- Roof - New Concrete flat tiles
- Windows - Aluminium

FIRST FLOOR PLAN



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Drawing Title : FIRST FLOOR PLAN

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

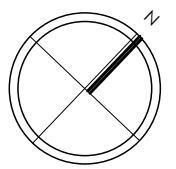
Status : DA STAGE Scale : 1:100

Plot Date : Tuesday, 28 July 2020 Drawing No. : 6

File Location: ARM 0620 01 DA.pln

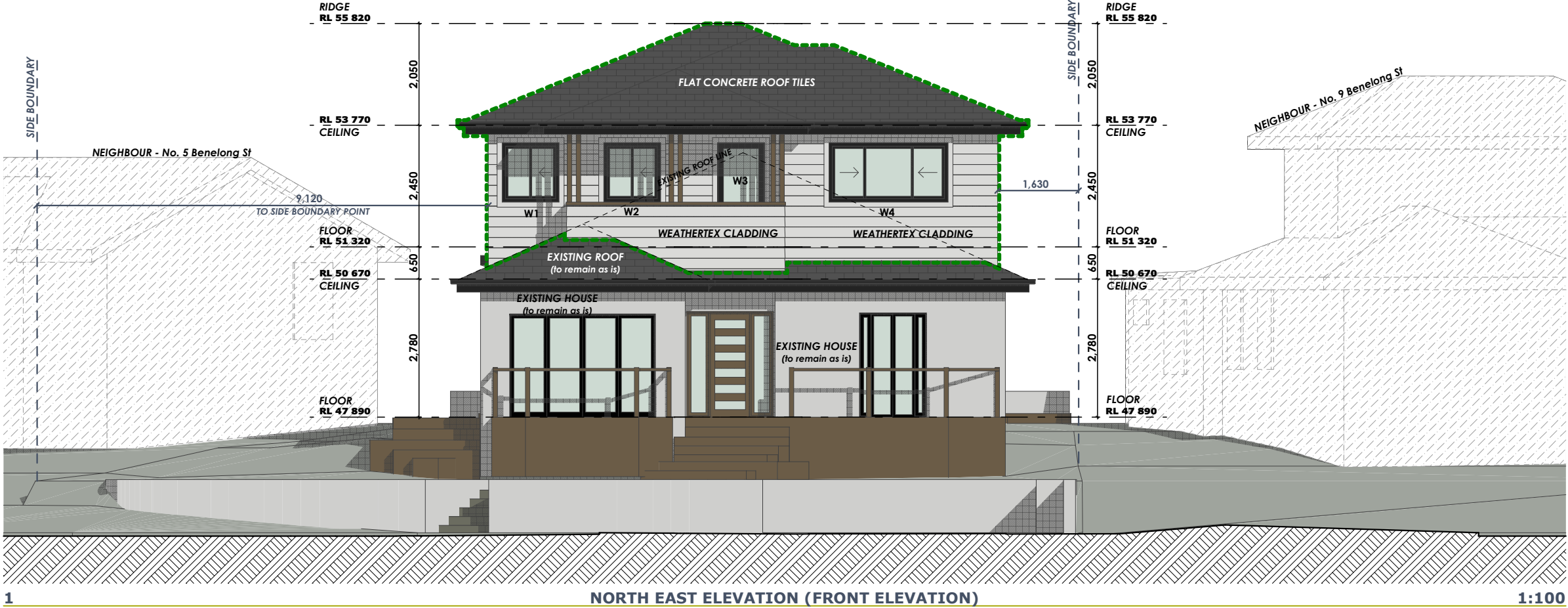
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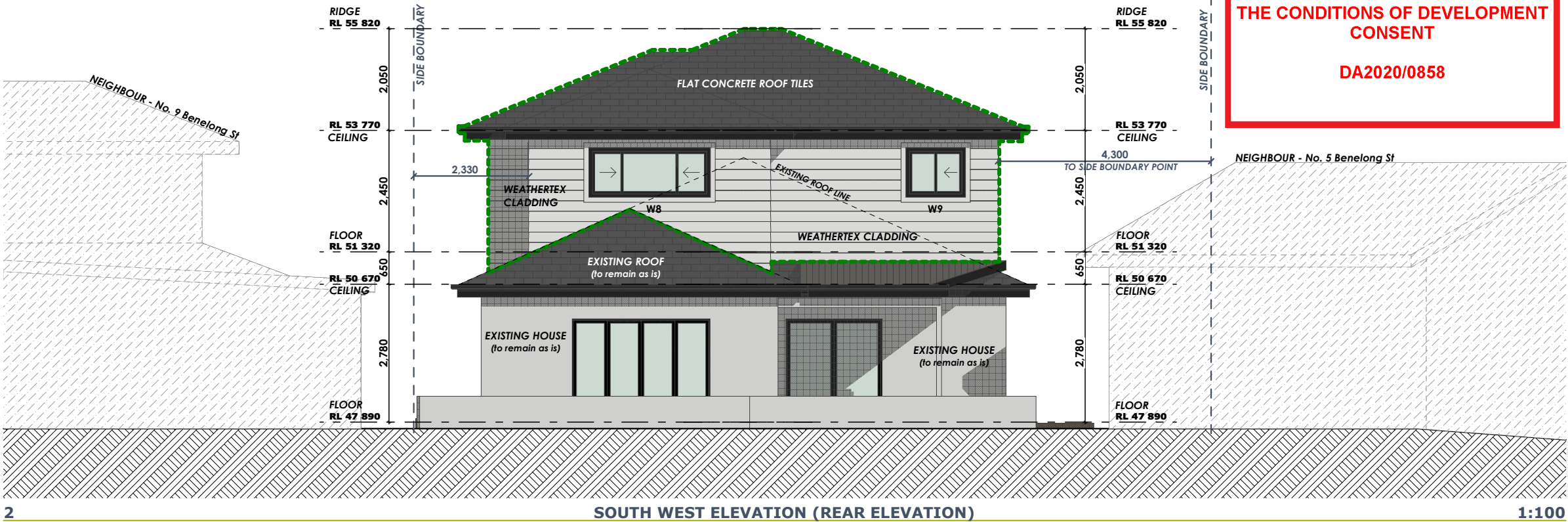


ELEVATIONS (EAST & WEST)



NORTH EAST ELEVATION (FRONT ELEVATION)

1:100



SOUTH WEST ELEVATION (REAR ELEVATION)

1:100

 northern beaches council

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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 : **Tuesday, 28 July 2020** Drawing No. : **7**

File Location: **ARM 0620 01 DA.pln**

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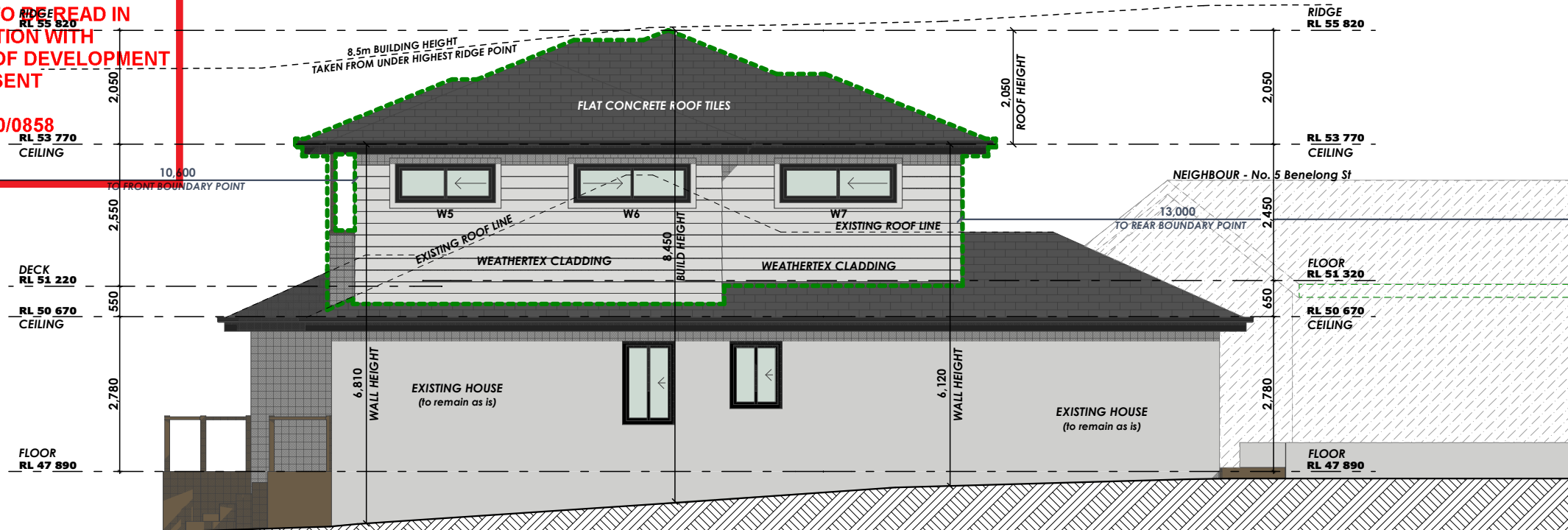


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beaches  
council

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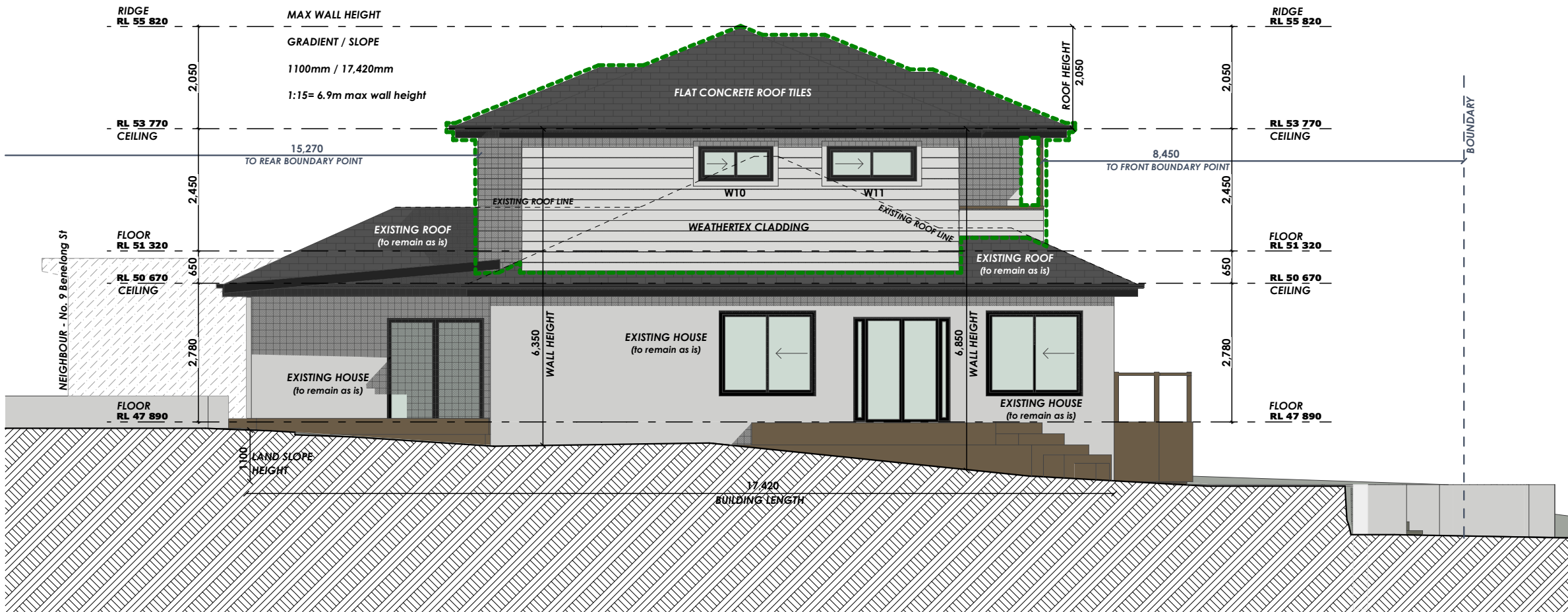
## ELEVATIONS (NORTH & SOUTH)



1

NORTH WEST ELEVATION

1:100



2

SOUTH EAST ELEVATION

1:100



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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 : Tuesday, 28 July 2020 Drawing No. : 8

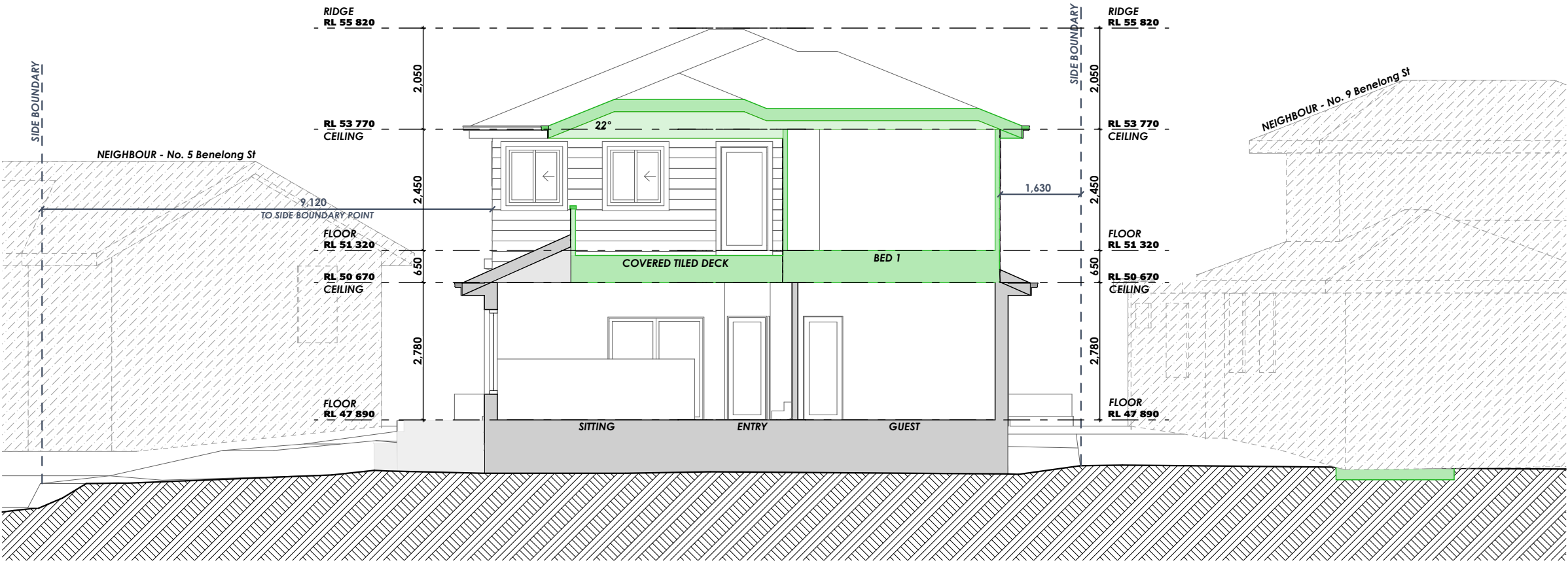
File Location: ARM 0620 01 DA.pln

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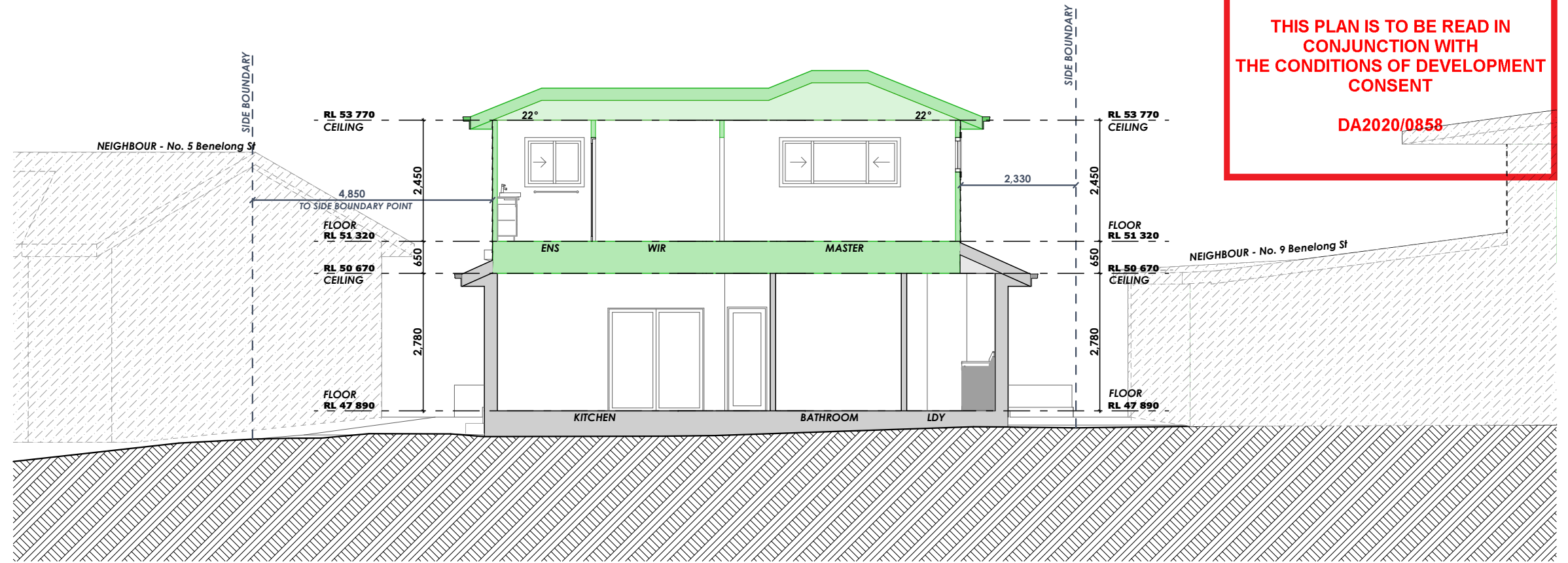
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SECTIONS (A-A & B-B)



1 A-A 1:100



2 B-B 1:100

 northern  
beaches  
council

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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 :	Tuesday, 28 July 2020	Drawing No. :	9
File Location:	ARM 0620 01 DA.pln		

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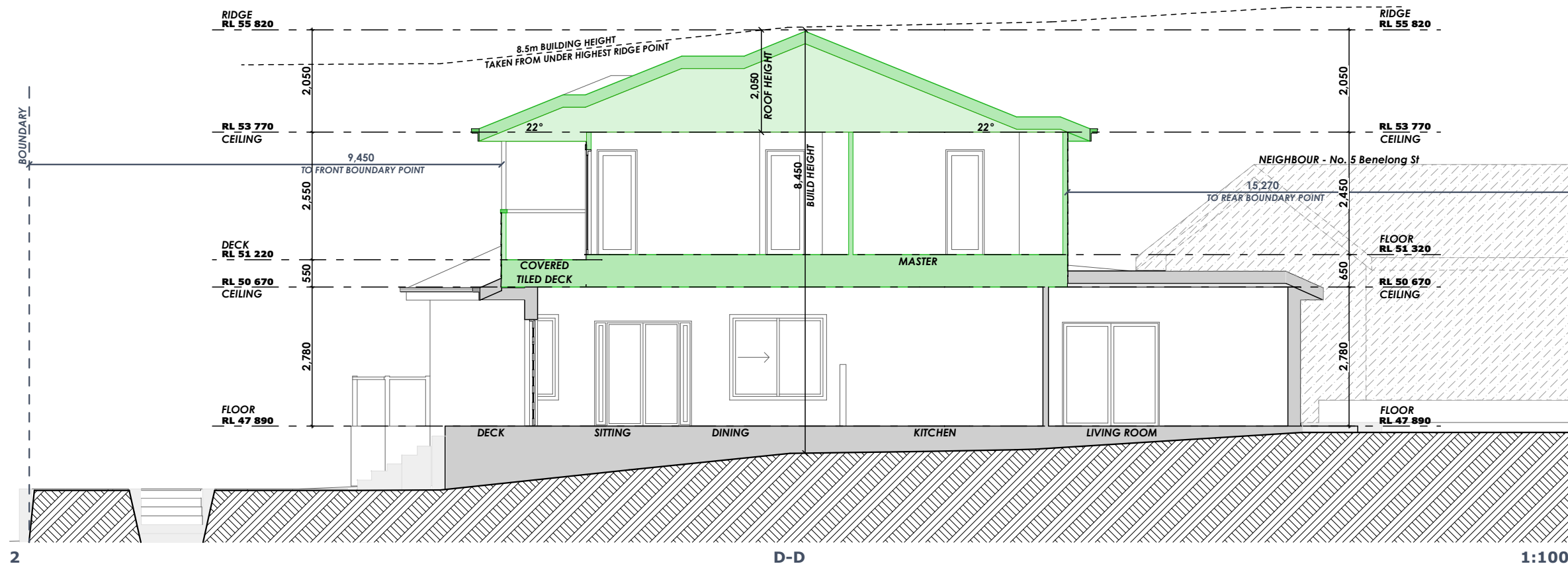


northern  
beaches  
council

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DA2020/0858

## SECTIONS (C-C & D-D)



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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 : Tuesday, 28 July 2020 Drawing No. : 10

File Location: ARM 0620 01 DA.pln

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