

SITE PLAN

SITE CALCULATIONS

Site area = 735.9m²
 Landscape Open Space = 301m² AS PER EXISTING
 Impervious & Excluded Area = 434.9m² AS PER EXISTING
 Landscape Open Space = 41% AS PER EXISTING

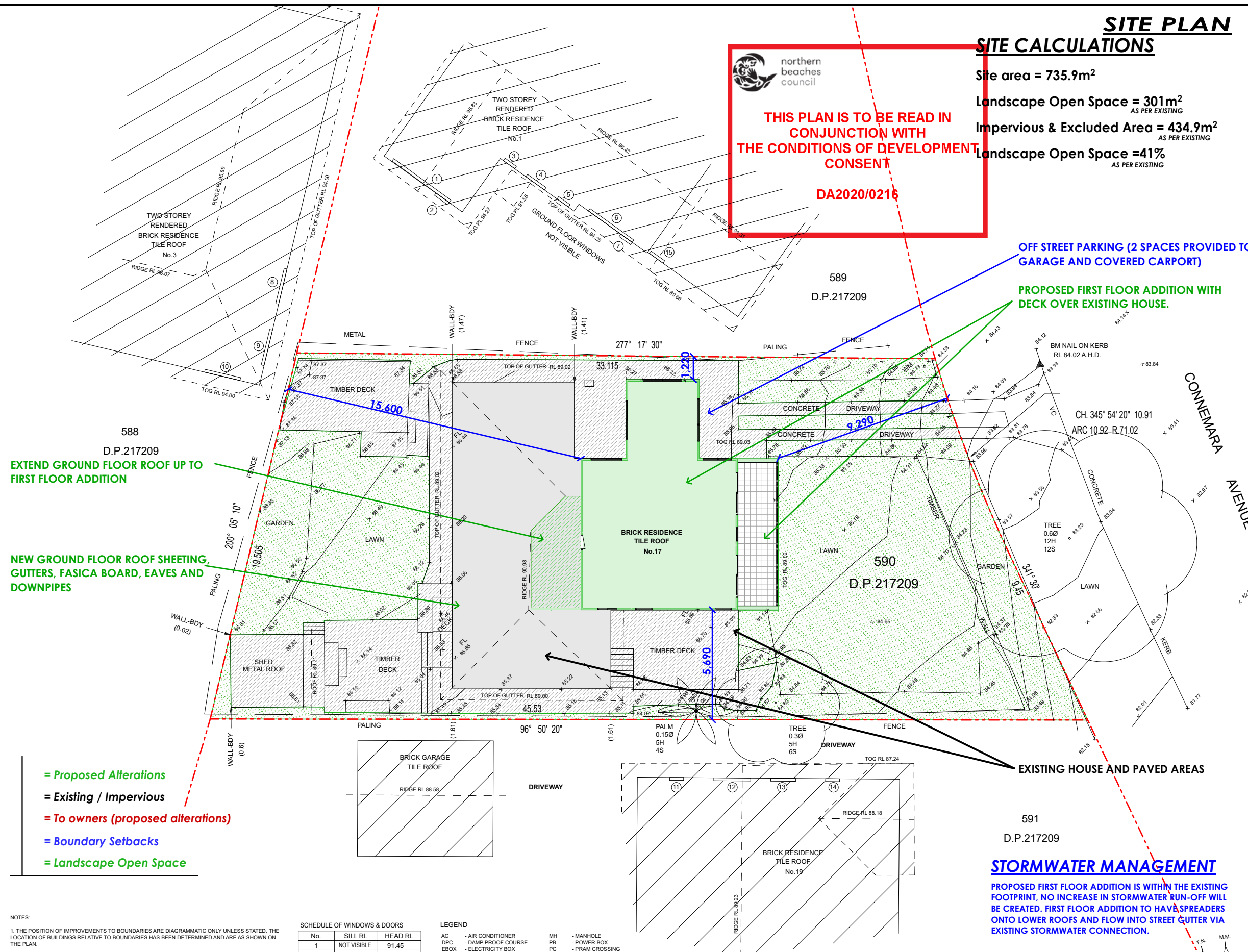


THIS PLAN IS TO BE READ IN
 CONJUNCTION WITH
 THE CONDITIONS OF DEVELOPMENT
 CONSENT

DA2020/0216

OFF STREET PARKING (2 SPACES PROVIDED TO
 GARAGE AND COVERED CARPORT)

PROPOSED FIRST FLOOR ADDITION WITH
 DECK OVER EXISTING HOUSE.



EXTEND GROUND FLOOR ROOF UP TO
 FIRST FLOOR ADDITION

NEW GROUND FLOOR ROOF SHEETING,
 GUTTERS, FASICA BOARD, EAVES AND
 DOWNPIPES

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

EXISTING HOUSE AND PAVED AREAS

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.

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 AS 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: SSM 7308 RL 88.22 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

SCHEDULE OF WINDOWS & DOORS

No.	SILL RL	HEAD RL
1	NOT VISIBLE	91.45
2	92.45	94.05
3	93.10	94.05
4	93.10	94.10
5	93.10	94.10
6	89.85	91.55
7	88.10	88.95
8	92.05	93.85
9	92.05	93.85
10	91.45	93.85
11	86.45	86.99
12	85.70	87.00
13	85.70	87.00
14	86.50	87.00
* 15	87.29	89.39

* DENOTES DOOR

LEGEND

AC	- AIR CONDITIONER	MH	- MANHOLE
DP	- 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	S/W	- 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		

REFERENCE:

10725/20
 10725/20 DETAIL ONLY
 REG'D SURVEYOR

STUTCHBURY JAKES 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: 29/01/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 735.9 m²

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY
 LOT 590 D.P.217209
 No.17 CONNEMARA AVENUE, KILLARNEY HEIGHTS

LGA: NORTHERN BEACHES

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 www.yourstyle.com.au

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 TEL : 9938 5611
 FAX : 9938 5911
 EMAIL : sales@yourstyle.com.au
 WEB : www.yourstyle.com.au
 A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

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 Included Pages: 1-

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

Client's signature

Project Acceptance

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

Your Style Designer Home Additions

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Client's signature

Drawing Title : **SITE PLAN**

Project Name : **First Floor Addition**

Architect: **Your Style Designer Home Additions**

Status : **DA STAGE**

Scale : **1:200**

Plot Date : **Thursday, 5 March 2020**

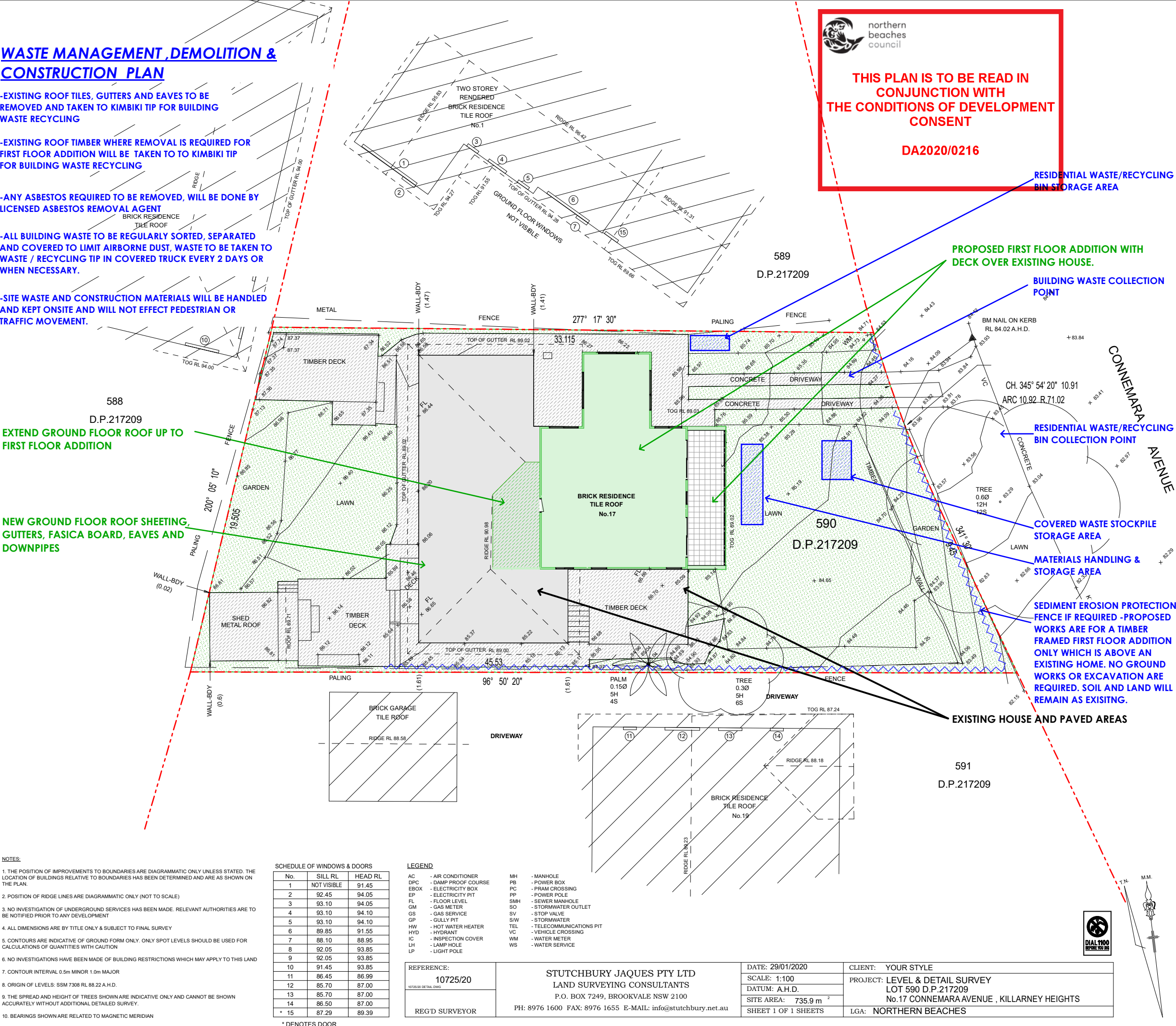
File Location : **WAD 1219 06 DA.pln**

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 Items in red and/or listed here do not form part of Your Style's
 Construction Certificate and will not be approved for
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WASTE MANAGEMENT, DEMOLITION & CONSTRUCTION PLAN

- EXISTING ROOF TILES, GUTTERS AND EAVES TO BE REMOVED AND TAKEN TO KIMBIKI TIP FOR BUILDING WASTE RECYCLING
- EXISTING ROOF TIMBER WHERE REMOVAL IS REQUIRED FOR FIRST FLOOR ADDITION WILL BE TAKEN TO TO KIMBIKI TIP FOR BUILDING WASTE RECYCLING
- ANY ASBESTOS REQUIRED TO BE REMOVED, WILL BE DONE BY LICENSED ASBESTOS REMOVAL AGENT
- ALL BUILDING WASTE TO BE REGULARLY SORTED, SEPARATED AND COVERED TO LIMIT AIRBORNE DUST, WASTE TO BE TAKEN TO WASTE / RECYCLING TIP IN COVERED TRUCK EVERY 2 DAYS OR WHEN NECESSARY.
- SITE WASTE AND CONSTRUCTION MATERIALS WILL BE HANDLED AND KEPT ONSITE AND WILL NOT EFFECT PEDESTRIAN OR TRAFFIC MOVEMENT.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2020/0216



- NOTES:
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* 15	87.29	89.39

* DENOTES DOOR

- 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 |
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| HYD | - HYDRANT | VC | - VEHICLE CROSSING |
| IC | - INSPECTION COVER | WM | - WATER METER |
| LH | - LAMP HOLE | WS | - WATER SERVICE |
| LP | - LIGHT POLE | | |

REFERENCE: 10725/20

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SCALE: 1:100
DATUM: A.H.D.
SITE AREA: 735.9 m²
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LGA: NORTHERN BEACHES

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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

ABN 92 003 918 116 • ACN 003 918 116
BUILDER LICENCE • 60007C

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 Included Pages: 1-

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

Project Acceptance

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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 :	WASTE/DEMO/CONSTRUCTION PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:200
Plot Date :	Thursday, 5 March 2020	Drawing No. :	4
File Location:	WAD 1219 06 DA.pln		

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-
-
-
-
-



northern
beaches
council

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DA2020/0216

GROUND FLOOR PLAN



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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 : GROUND FLOOR PLAN

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:100

Plot Date : Thursday, 5 March 2020 Drawing No. : 5

File Location: WAD 1219 06 DA.pln

Your Style Construction Certificate Excludes:

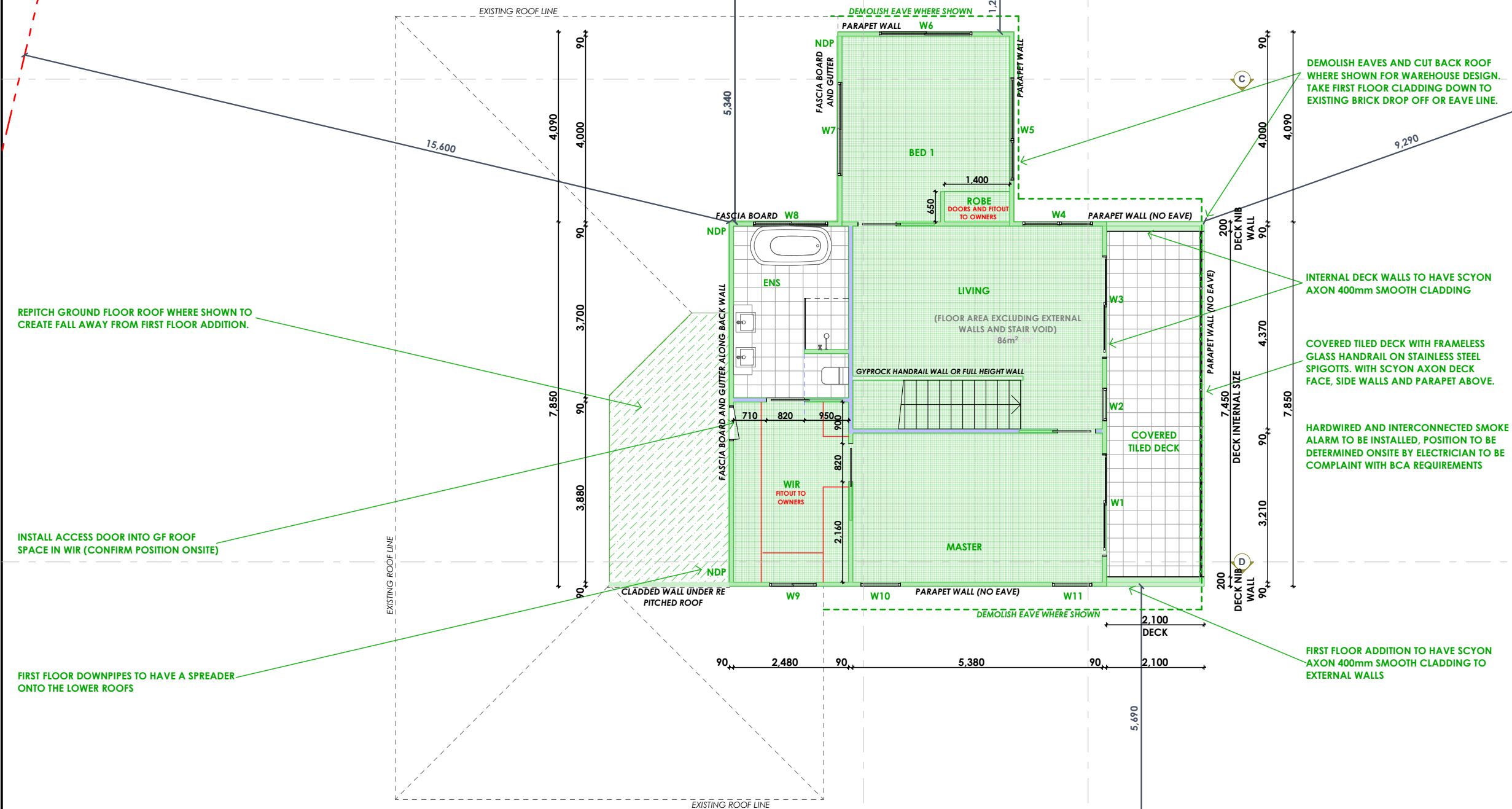
Items in red and/or listed here do not form part of Your Style's
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construction under Your Style's Construction Certificate and
will require a separate CC Application.



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

First Floor Addition

- External walls - Scyon Axon 400mm smooth
- Roof - Colorbond Kliplok Roof Sheeting
- Windows - Aluminium



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

FIRST FLOOR PLAN

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Client No. : WAD 1219 06 DA

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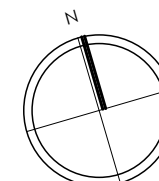
Signed..... Date: Thursday, 5 March 2020
Client's signature

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

Drawing Title :	FIRST FLOOR PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 5 March 2020	Drawing No. :	6
File Location:	WAD 1219 06 DA.pln		

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DA2020/0216





THIS PLAN IS TO BE READ IN
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CONSENT

ELEVATIONS (NORTH & SOUTH)



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Client Name : KEITH AND KAREN WADDELL

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Client No. : WAD 1219 06 DA

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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 : ELEVATIONS

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE

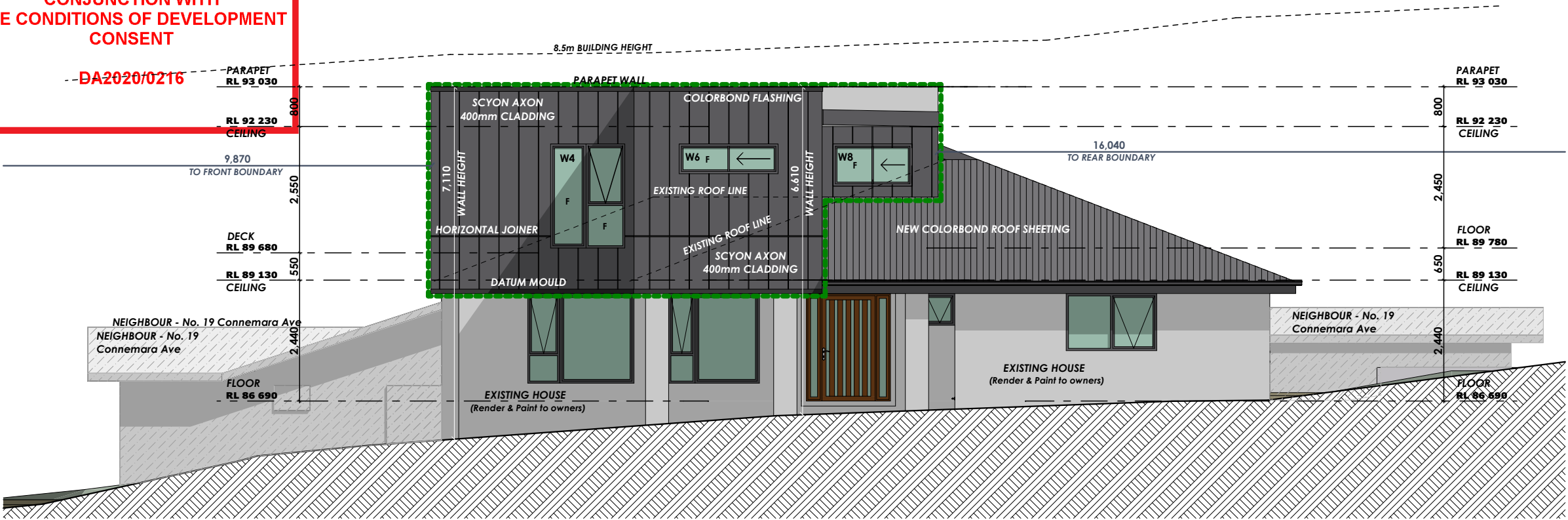
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Plot Date : Thursday, 5 March 2020

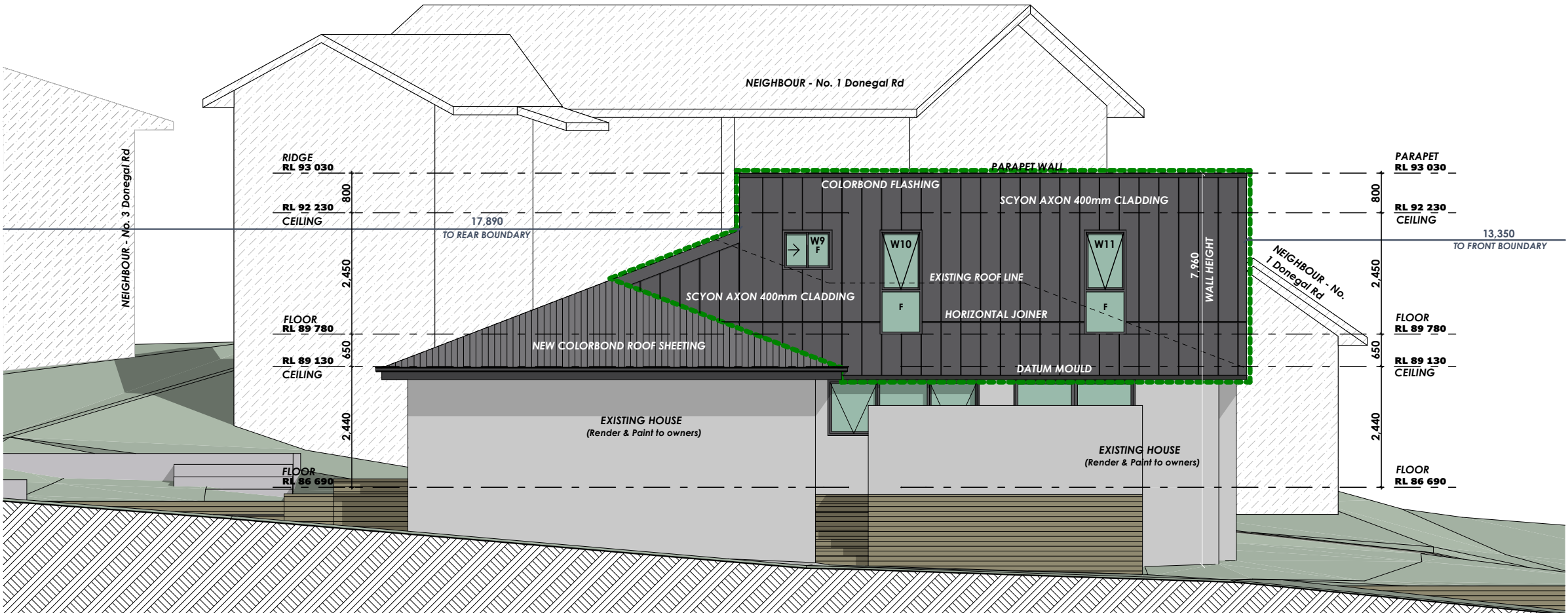
Drawing No. : 7

File Location: WAD 1219 06 DA.pln

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1 NORTH ELEVATION 1:100



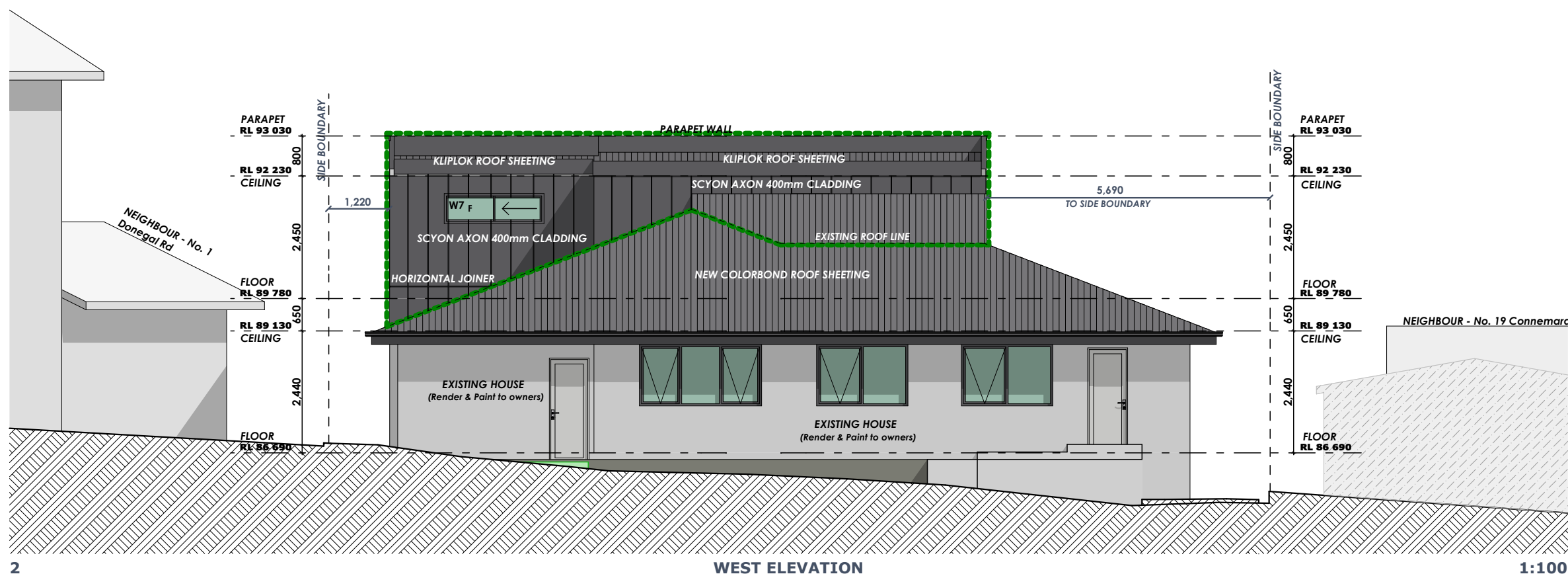
2 SOUTH ELEVATION 1:100



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DA2020/0216

ELEVATIONS (EAST & WEST)



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

Client's signature

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

Client's signature

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**

Drawing No. : **8**

File Location : **WAD 1219 06 DA.pln**

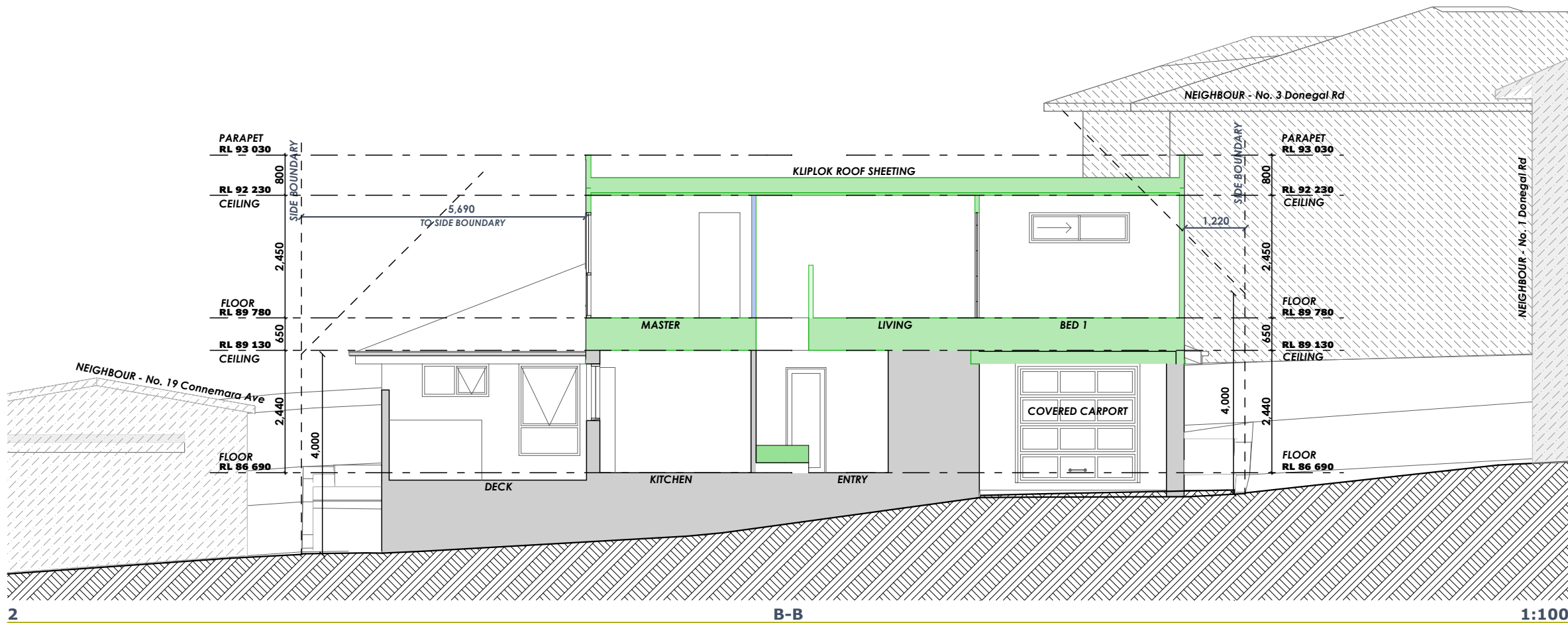
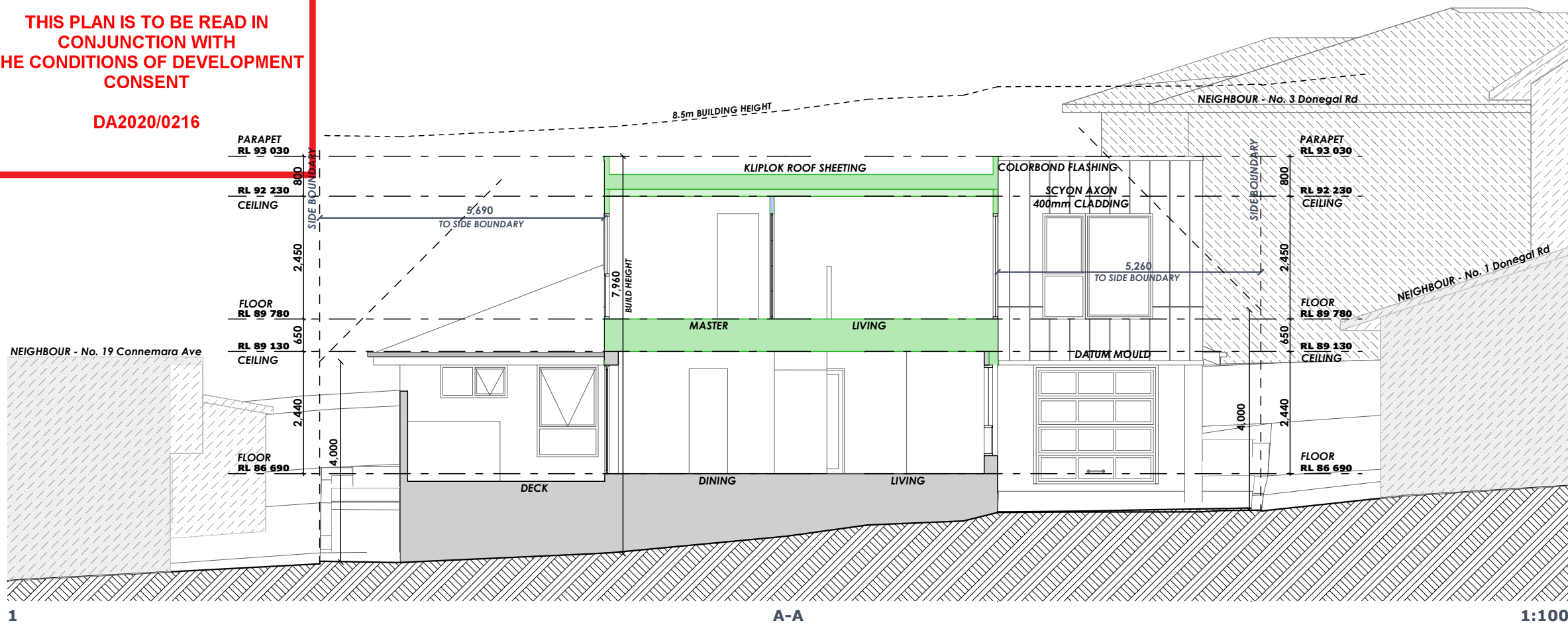
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DA2020/0216

SECTIONS (A-A & B-B)



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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 : **SECTIONS**

Project Name : **First Floor Addition**

Architect: **Your Style Designer Home Additions**

Status : **DA STAGE**

Scale : **1:100**

Plot Date : **Thursday, 5 March 2020**

Drawing No. : **9**

File Location: **WAD 1219 06 DA.pln**

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DA2020/0216

SECTIONS (C-C & D-D)



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Client's signature

Drawing Title : SECTIONS

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE

Scale : 1:100

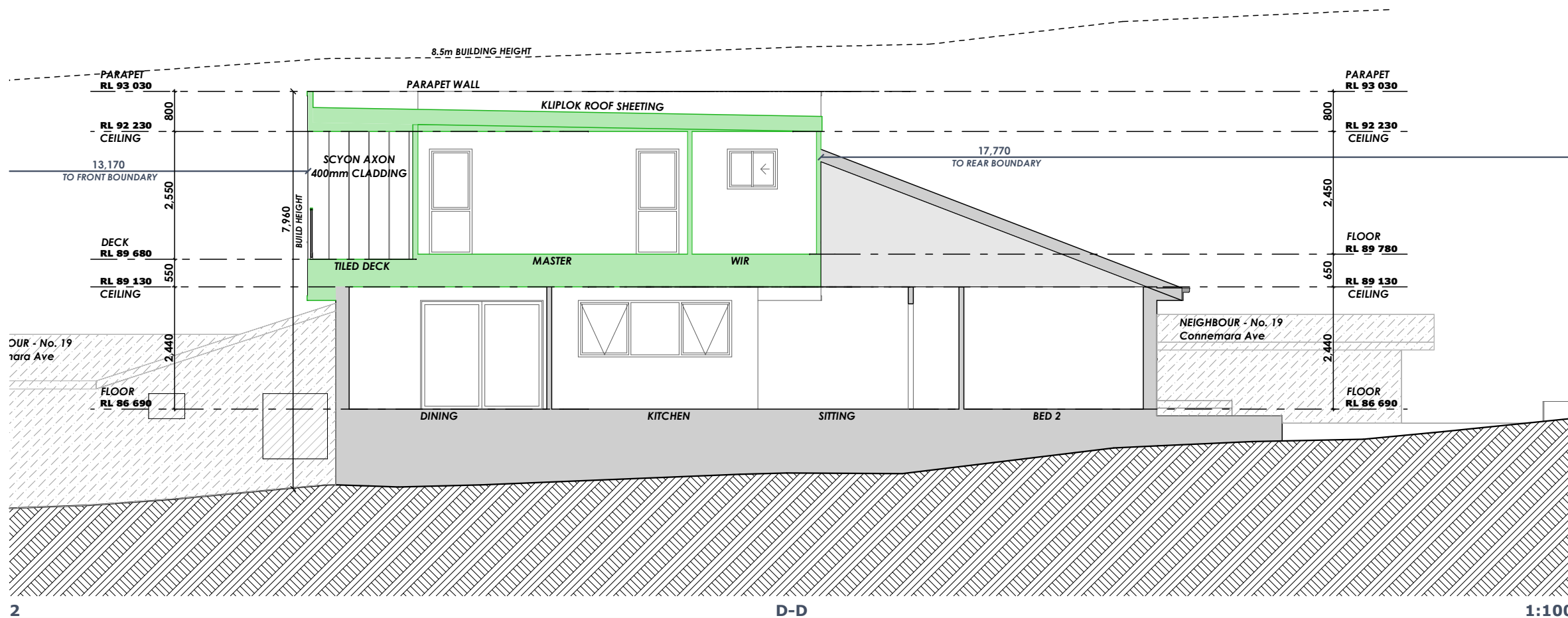
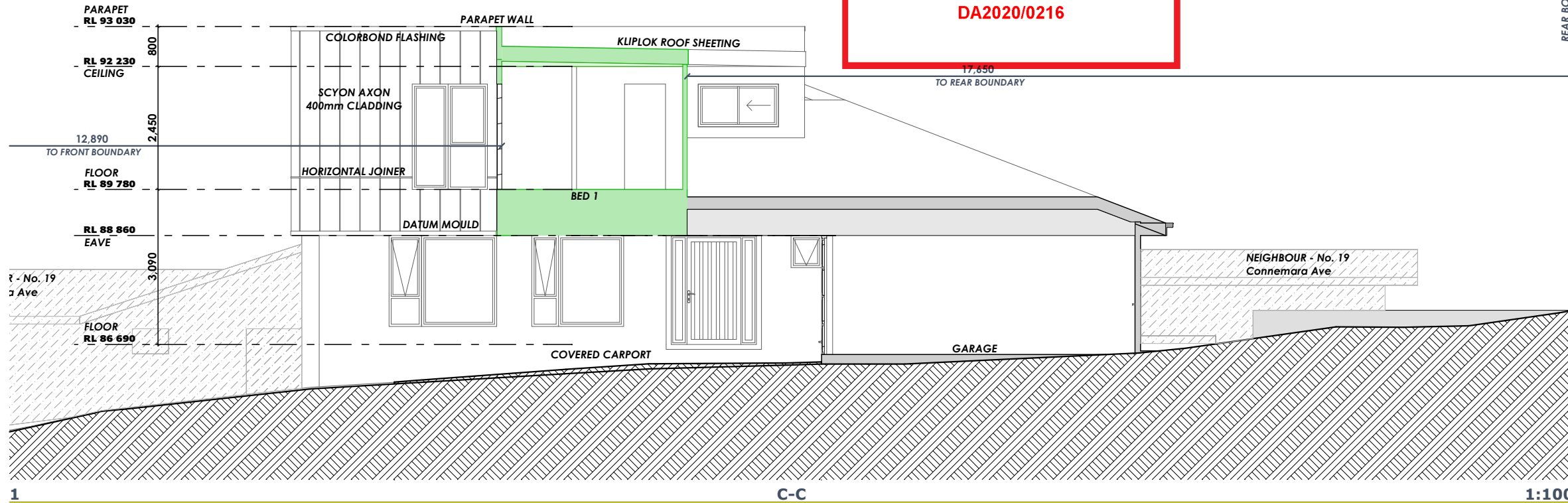
Plot Date : Thursday, 5 March 2020

Drawing No. : 10

File Location: WAD 1219 06 DA.pln

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will require a separate CC Application.



Client Name :	KEITH AND KAREN WADDELL	Drawing Title :	SCHEDULE OF FINISHES		
Client Address :	17 CONNEMARA AVENUE, KILLARNEY HEIGHTS	Drawing No. :	23	DRAWINGS	
Client No. :	WAD 1219 06 DA	Plot Date :	Thursday, 5 March 2020	NOT TO SCALE	
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 A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD





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council

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

DA2020/0216

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