

PERSPECTIVES



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES



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

DA2022/0725



DESIGNER HOME ADDITIONS
Licence 60007c

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ABN 92 003 918 116 • ACN 003 918 116
BUILDER LICENCE • 60007C
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : BRUCE & KERRIE O'HAGAN

Client Address : 82 BANTRY BAY ROAD,
FRENCHS FOREST 2086

Client No. : OHA 0222 02 DA

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Project Number: OHA 0222 02 DA Included Pages: 1-

Signed..... Date: Wednesday, 27 April 2022

Client's signature

Project Acceptance

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Signed..... Date: Wednesday, 27 April 2022

Your Style Designer Home Additions

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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, 27 April 2022

Drawing No. : 1

File Location: OHA 0322 02 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
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WASTE MANAGEMENT, DEMOLITION & CONSTRUCTION PLAN

-EXISTING ROOF TILES 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 KIMBIKI TIP FOR BUILDING WASTE RECYCLING

-IF ANY ASBESTOS IS REQUIRED TO BE REMOVED IT WILL BE 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.

EXISTING HOME AND LANDSCAPED AREAS

PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

INSTALLATION AND MAINTENANCE OF SEDIMENT CONTROL

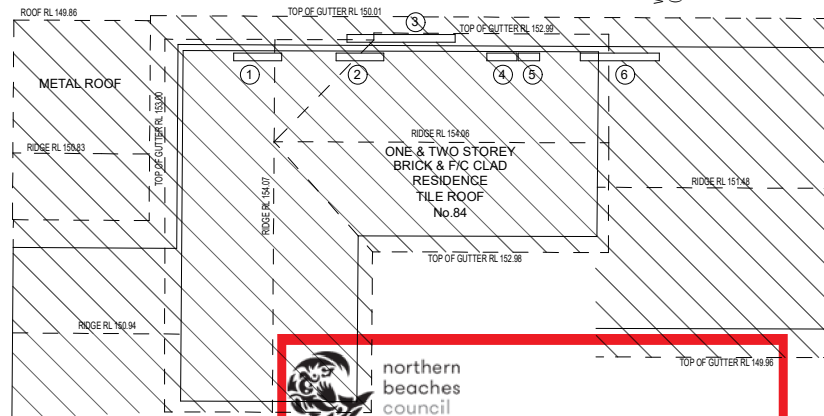
-PROPOSED WORKS ARE FOR A TIMBER FRAMED FIRST FLOOR ADDITION ONLY WHICH IS ABOVE AN EXISTING HOME. NO GROUND WORKS OR EXCAVATION ARE REQUIRED. SOIL AND LAND WILL REMAIN AS EXISTING.

NOTES:

1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO THE 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. A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
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 0.2m MINOR 1.0m MAJOR
8. ORIGIN OF LEVELS: PM 2752 RL 144.025 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	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		



SCHEDULE OF TREES

No.	DIAMETER	HEIGHT	SPR
1	0.7	20	14
2	0.4	10	8
3	0.4	10	10
4	3x0.4	10	10
5	0.3	5	6

SCHEDULE OF WINDOWS & DOORS

No.	SILL RL	HEAD RL
1	151.55	152.79
2	148.55	149.85
3	148.55	149.85
4	148.55	149.85
5	148.55	149.85
6	148.55	149.85

* DENOTES DOOR

(A) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (H132570)

DA2022/0725

REFERENCE:

11482/22

CHABROIS DETAIL DESIG

REG'D SURVEYOR

STUTCHBURY JAKUES PTY LTD

LAND SURVEYING CONSULTANTS

P.O. BOX 7249, BROOKVALE NSW 2100

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

DATE: 05/04/2022

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 889.6m²

SHEET 1 OF 1 SHEETS

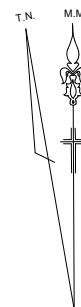
CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY

LOT 10 D.P.233924

No.82 BANTRY BAY ROAD, FRENCHS FOREST

LGA: NORTHERN BEACHES



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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 : Wednesday, 27 April 2022

Drawing No. : 4

File Location : OHA 0322 02 DA.pln

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GROUND FLOOR PLAN



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Client No. :	OHA 0222 02 DA

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Signed..... Date: Wednesday, 27 April 2022
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Signed..... Date: Wednesday, 27 April 2022
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, 27 April 2022	Drawing No. :	5
File Location:	OHA 0322 02 DA.pln		

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EXISTING PERGOLA TO REMAIN AS IS

13,965
TO FRONT BOUNDARY

PATIO

BATH

KITCHEN

OFFICE

BED

BED

ENTRY

LIVING

PORCH

DINING

LDY

WC

GARAGE

(FLOOR AREA EXCLUDING EXTERNAL WALLS) 152m²

SA

AC VENT

AC VENT

AC VENT

AC VENT

AC VENT

AC VENT

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10,330
TO REAR BOUNDARY

EXISTING GROUND FLOOR GABLES, ROOF TILES, EAVES, FASCIA, GUTTERS AND DOWNPIPES TO REMAIN AS IS.

REMOVE EXISTING INTERNAL WALL SHOWN TO OPEN UP STAIR AREA

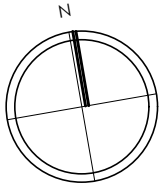
EXISTING WINDOW TO REMAIN.

TO OWNERS: DEAL DIRECT WITH ELECTRICIAN TO HAVE A HARDWIRED AND INTERCONNECTED SMOKE ALARM INSTALLED

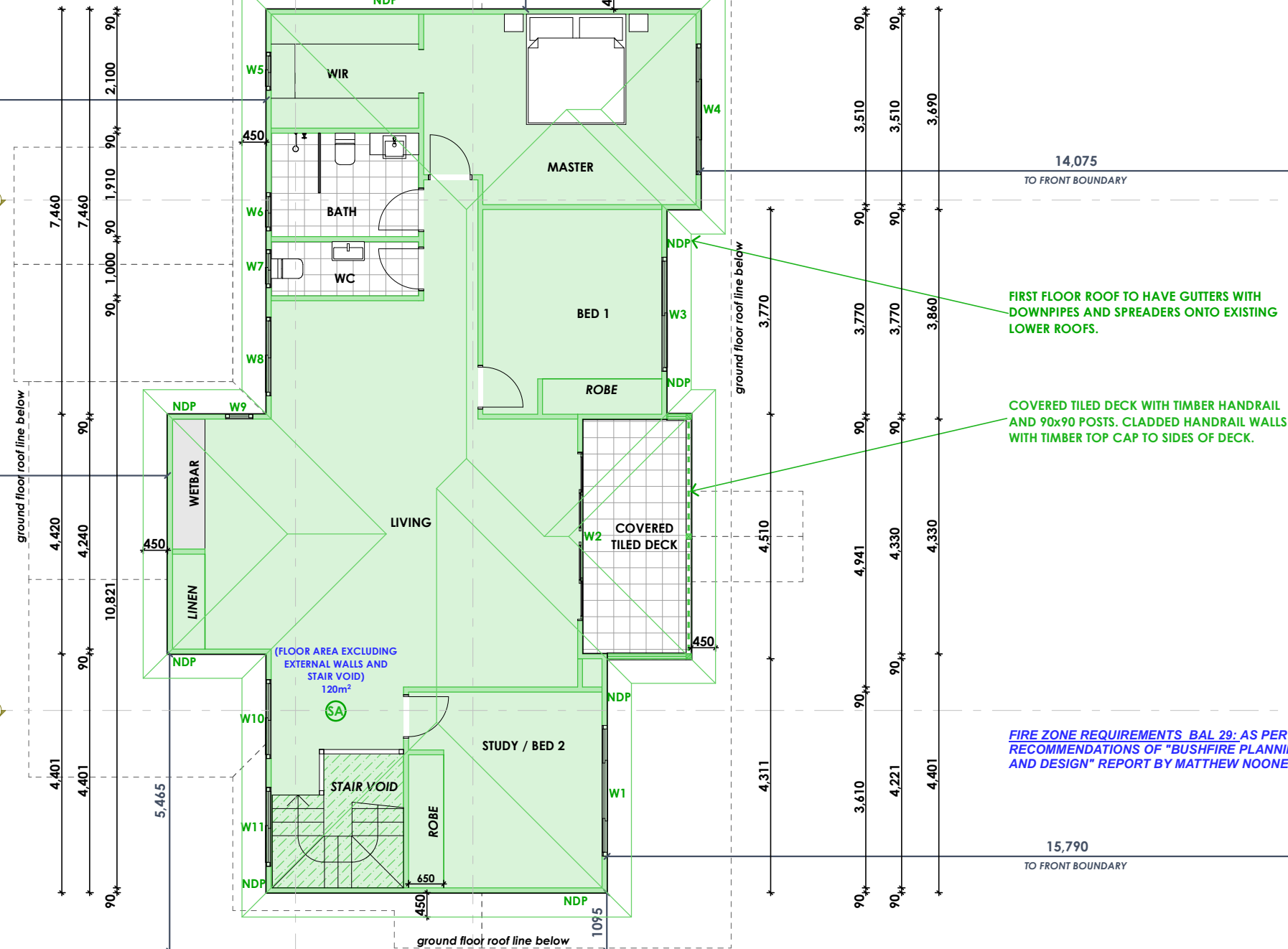
EXISTING PERGOLA TO REMAIN AS IS

REMOVE SKYLIGHT AND PATCH GYPROCK OPENING ONLY


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



- External walls - James Hardie cladding
- Roof - New Profile concrete roof tiles
- Windows - Aluminium

[illegible]

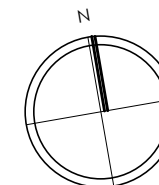
**HARDWIRED AND INTERCONNECTED SMOKE ALARM TO BE
INSTALLED, POSITION TO BE DETERMINED ONSITE BY
ELECTRICIAN TO BE COMPLAINT WITH BCA REQUIREMENTS**

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

 northern
beaches
council

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Client Address :	82 BANTRY BAY ROAD, FRENCHS FOREST 2086
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Client No. :	OHA 0222 02 DA
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Drawing Title : **FIRST FLOOR PLAN**

Project Name : **First Floor Addition**

Architect:	Your Style Designer Home Additions
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Status :	DA STAGE	Scale :	1:100
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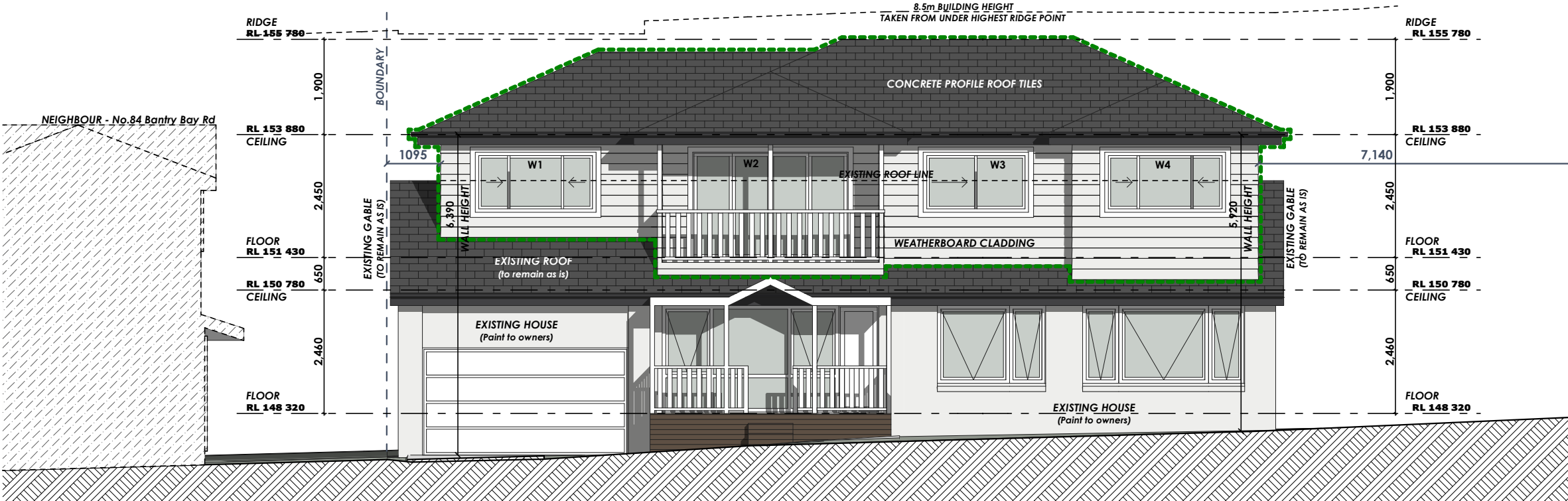
Plot Date :	Wednesday 27 April 2022		
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File Location:	C:\Users\joe.DA\Documents\...	Drawing No. : 6
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)

ELEVATIONS (EAST & WEST)



EAST ELEVATION (FRONT ELEVATION)

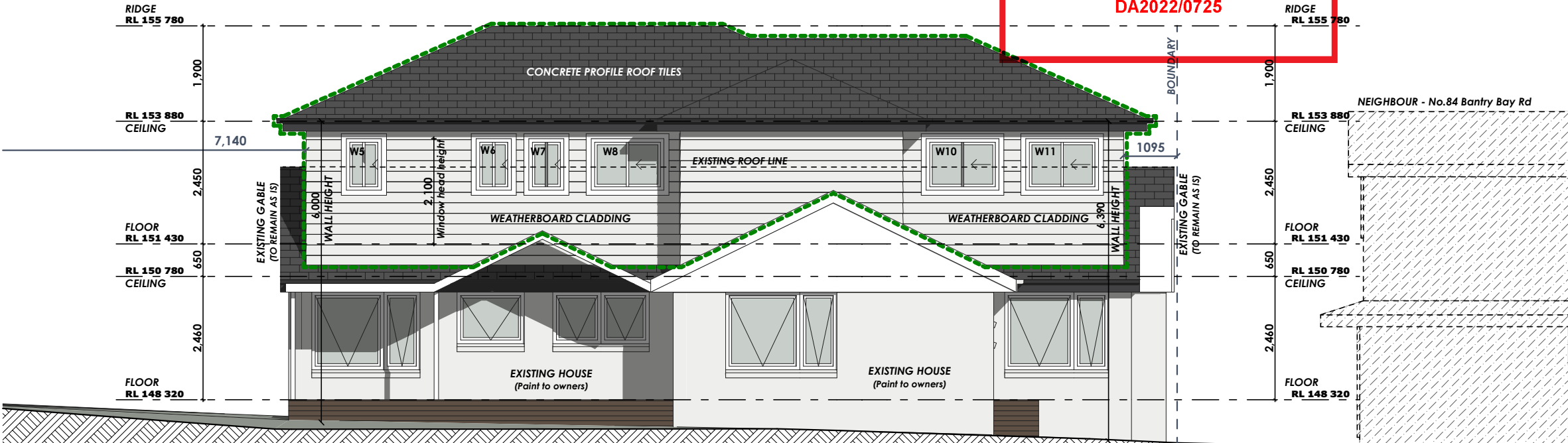
1:100



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beaches
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WEST ELEVATION (REAR 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 :	Wednesday, 27 April 2022	Drawing No. :	7
File Location:	OHA 0322 02 DA.pln		

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ELEVATIONS (NORTH & SOUTH)



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Drawing Title : ELEVATIONS

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE

Scale : 1:100

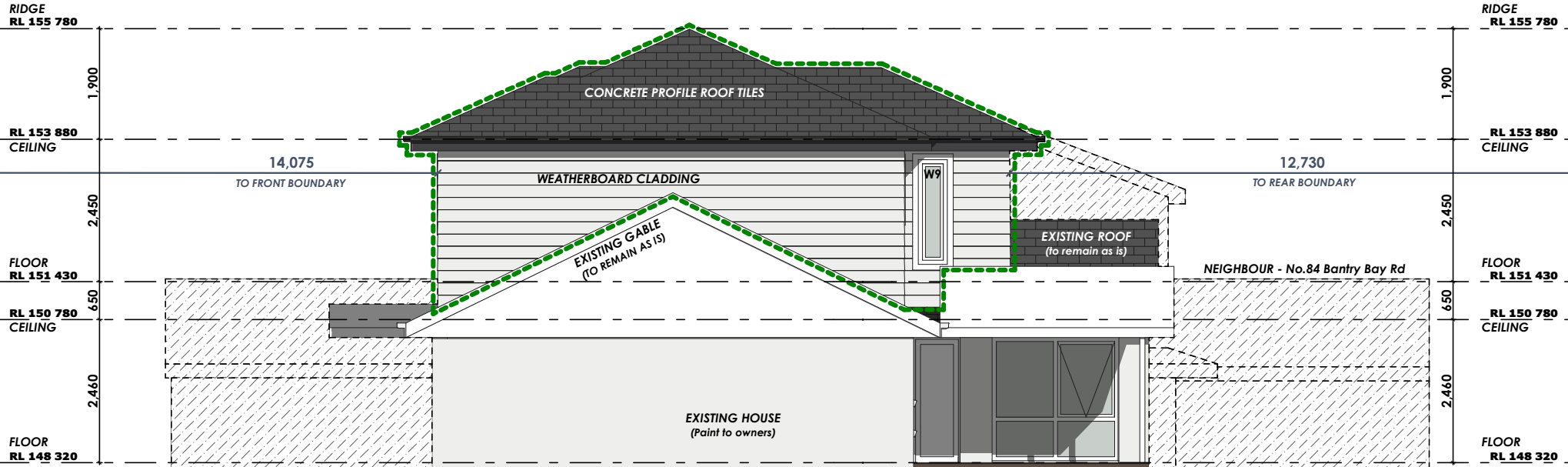
Plot Date : Wednesday, 27 April 2022

Drawing No. : 8

File Location: OHA 0322 02 DA.pln

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NORTH ELEVATION

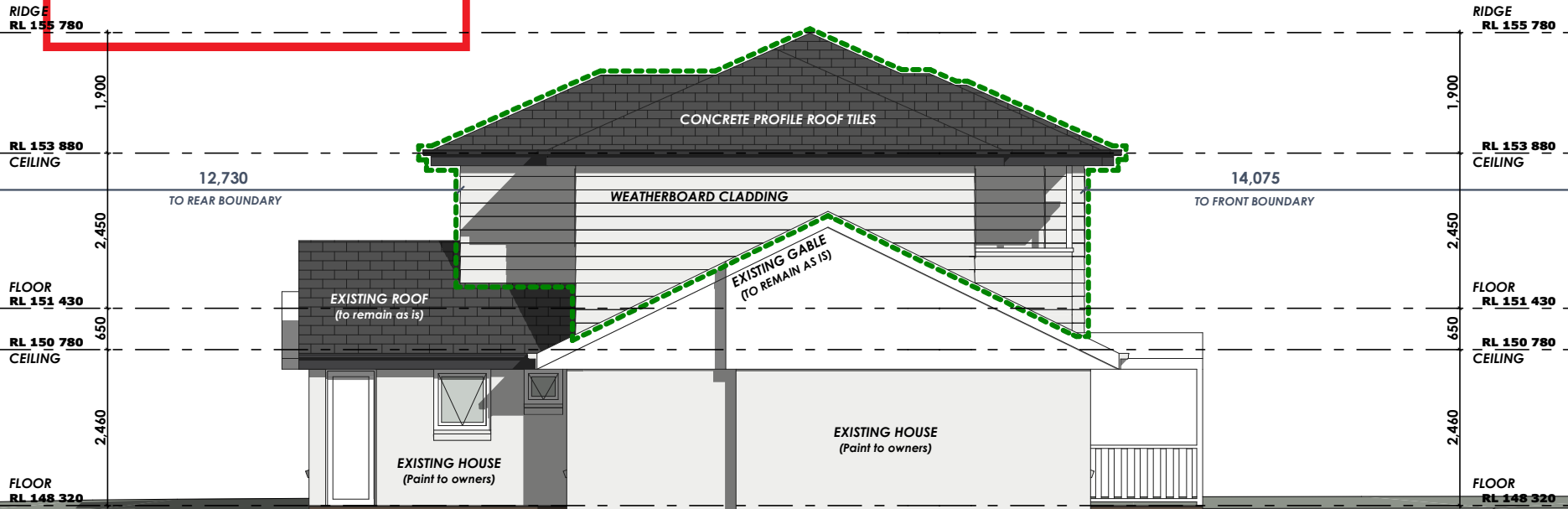
1:100



northern
beaches
council

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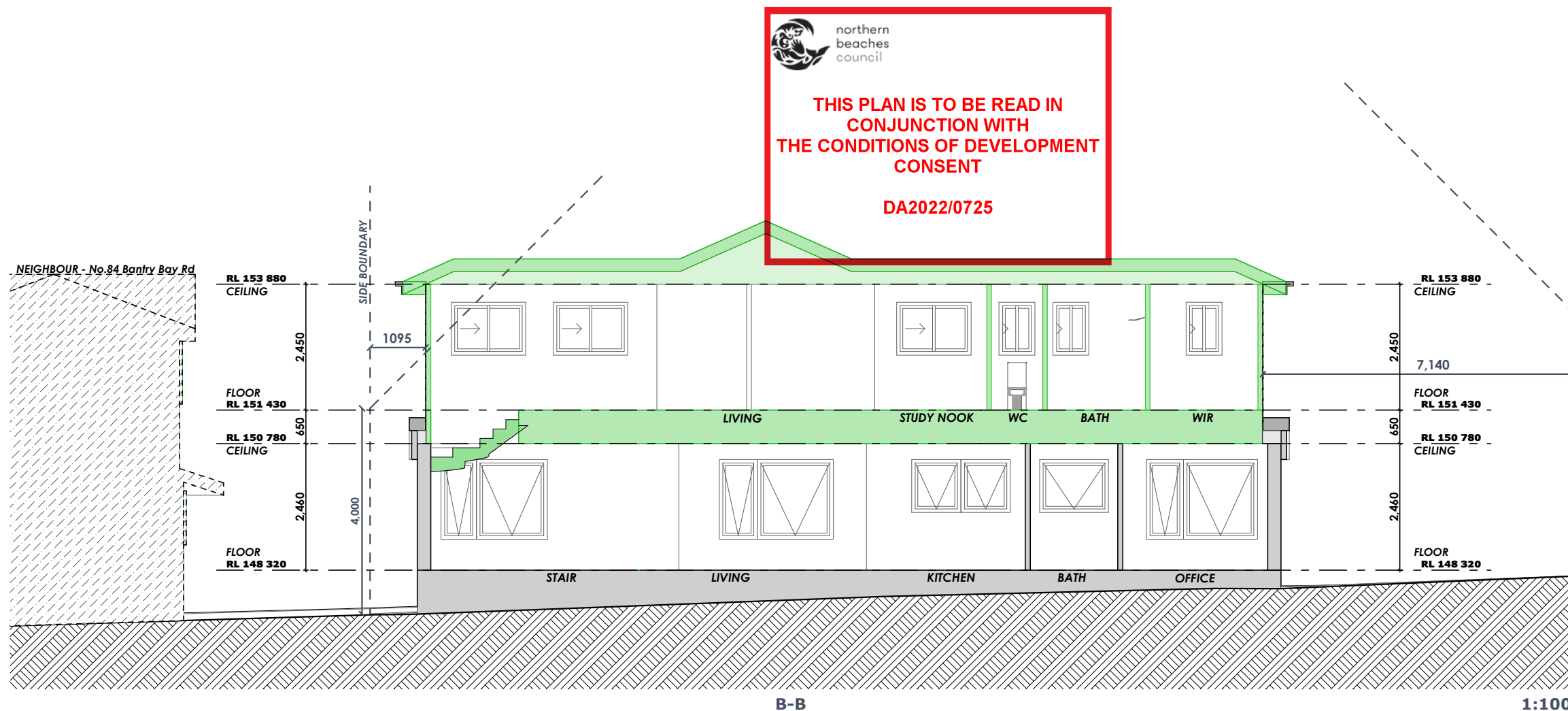
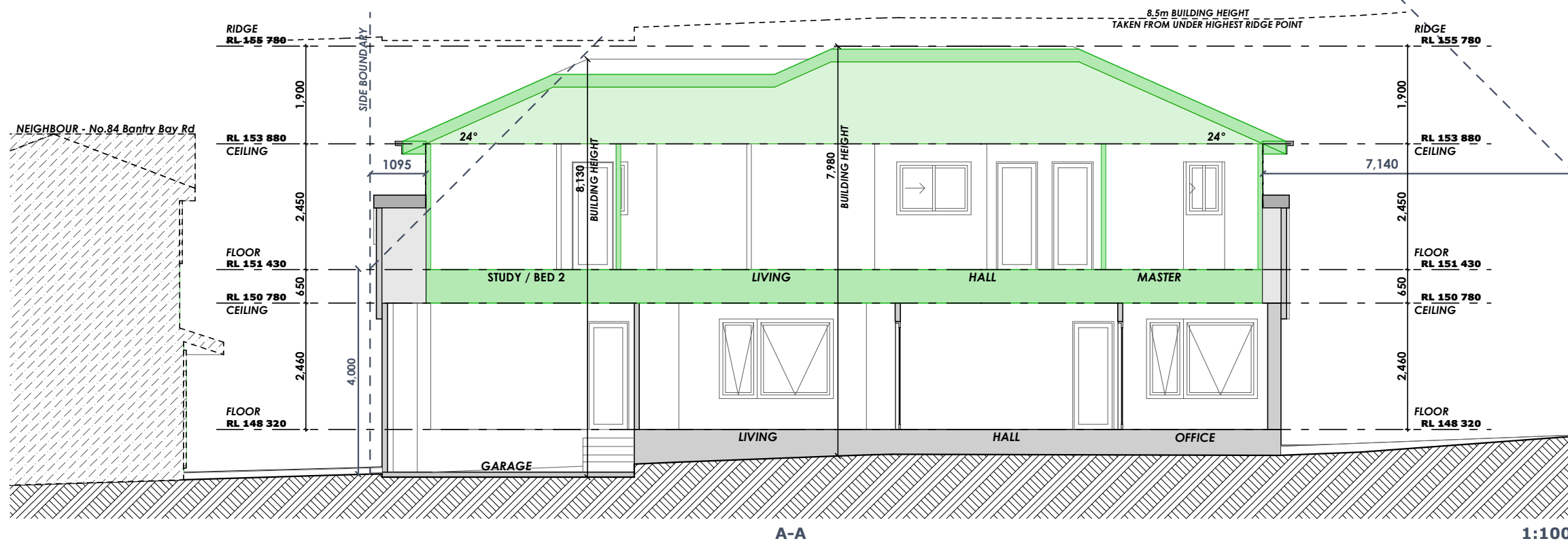
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SOUTH ELEVATION

1:100

SECTIONS (A-A & B-B)



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Your Style Designer Home Additions

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Signed..... Date: Wednesday, 27 April 2022

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 : Wednesday, 27 April 2022 Drawing No. : 9

File Location: OHA 0322 02 DA.pln

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SECTIONS (C-C & D-D)



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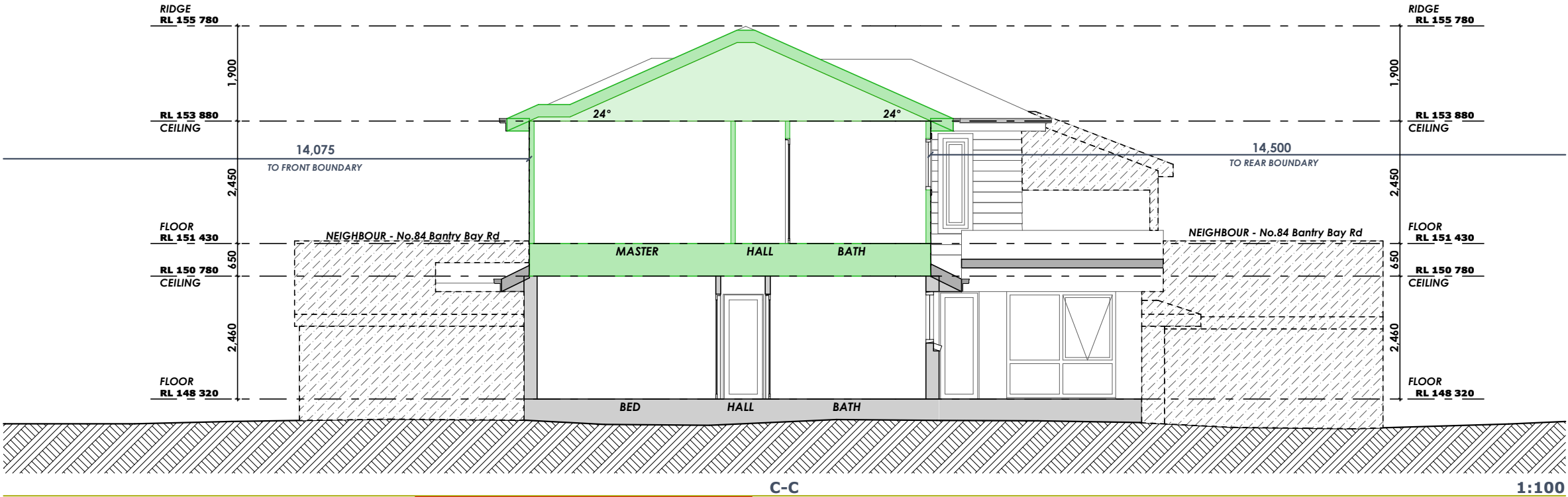
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Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Wednesday, 27 April 2022	Drawing No. :	10
File Location:	OHA 0322 02 DA.pln		

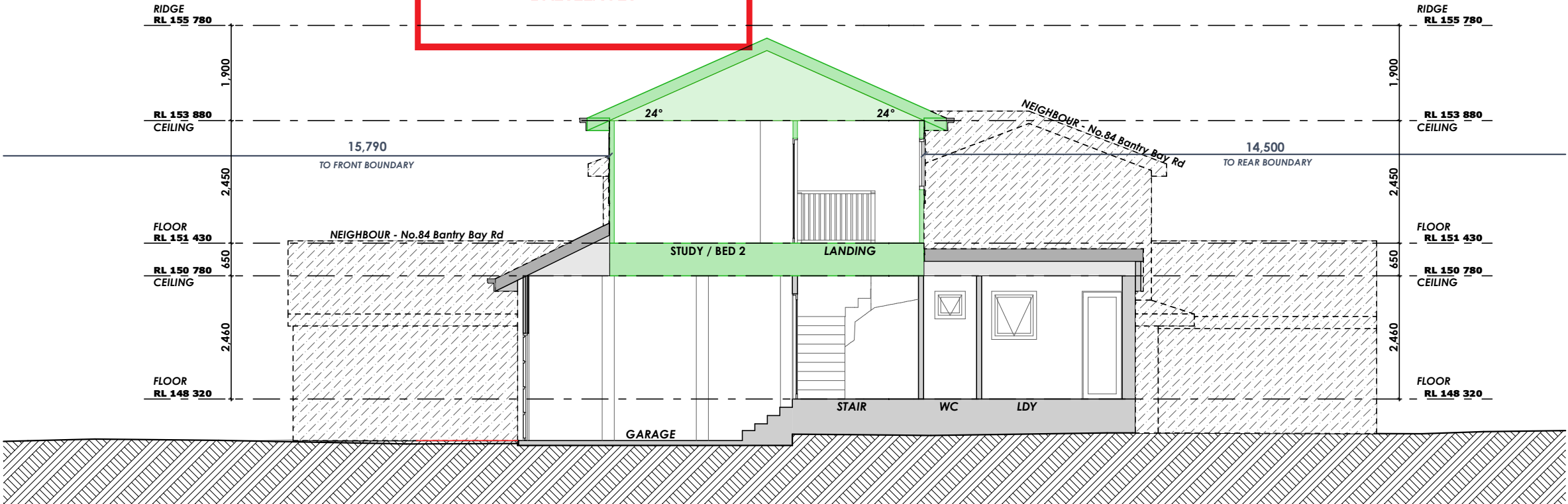
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C-C

1:100

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DA2022/0725



D-D

1:100