





**SITE CALCULATIONS**

Site area = 915.3m<sup>2</sup>

Landscape Open Space = 461m<sup>2</sup>

Impervious & Excluded Area = 454.3m<sup>2</sup>

Landscape Open Space = 50%

OFF STREET PARKING (2 SPACES PROVIDED)

**SITE PLAN**

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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 : **MATTHEW & CLEO TONKIN**  
Client Address : **6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100**  
Client No. : **TON 0121 01 DA**

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Project Number: TON 0121 01 DA Included Pages: 1-

Signed..... Date: Wednesday, 9 June 2021  
Client's signature

**Project Acceptance**

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

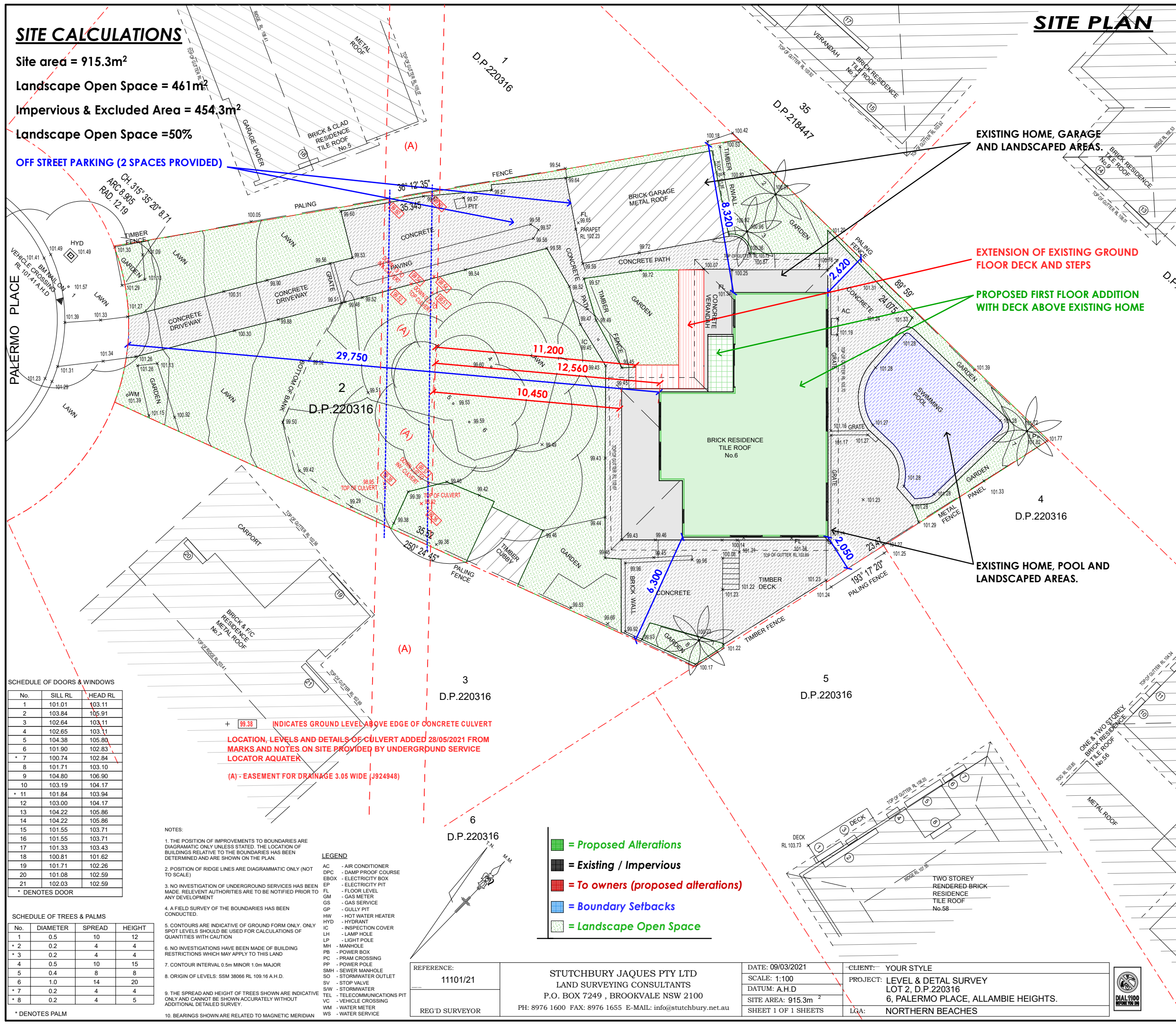
Signed..... Date: Wednesday, 9 June 2021  
Your Style Designer Home Additions

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Client's signature

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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 :	Wednesday, 9 June 2021	Drawing No. : 3	
File Location:	TON 0121 01 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 construction under Your Style's Construction Certificate and will require a separate CC Application.



**SCHEDULE OF DOORS & WINDOWS**

No.	SILL RL	HEAD RL
1	101.01	103.11
2	103.84	105.91
3	102.64	103.11
4	102.65	103.11
5	104.38	105.80
6	101.90	102.83
* 7	100.74	102.84
8	101.71	103.10
9	104.80	106.90
10	103.19	104.17
* 11	101.84	103.94
12	103.00	104.17
13	104.22	105.86
14	104.22	105.86
15	101.55	103.71
16	101.55	103.71
17	101.33	103.43
18	100.81	101.62
19	101.71	102.26
20	101.08	102.59
21	102.03	102.59

**SCHEDULE OF TREES & PALMS**

No.	DIAMETER	SPREAD	HEIGHT
1	0.5	10	12
* 2	0.2	4	4
* 3	0.2	4	4
4	0.5	10	15
5	0.4	8	8
6	1.0	14	20
* 7	0.2	4	4
* 8	0.2	4	5

**NOTES:**

- THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO THE BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
- POSITION OF RIDGE LINES ARE DIAGRAMATIC ONLY (NOT TO SCALE)
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED
- CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
- CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
- ORIGIN OF LEVELS: SSM 38066 RL 109.16 A.H.D.
- THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
- BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN

**LEGEND**

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

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

REFERENCE:  
11101/21  
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: 09/03/2021  
SCALE: 1:100  
DATUM: A.H.D  
SITE AREA: 915.3m<sup>2</sup>  
SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE  
PROJECT: LEVEL & DETAIL SURVEY  
LOT 2, D.P.220316  
6, PALERMO PLACE, ALLAMBIE HEIGHTS.  
LGA: NORTHERN BEACHES



WASTE MANAGEMENT ,DEMOLITION & CONSTRUCTION PLAN

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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name :

GARY TONKIN

Client Address :

6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100

Client No. :

TON 0121 01 DA

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Project Acceptance

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Client's signature

Signed..... Date: Tuesday, 13 April 2021  
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 :

Tuesday, 13 April 2021

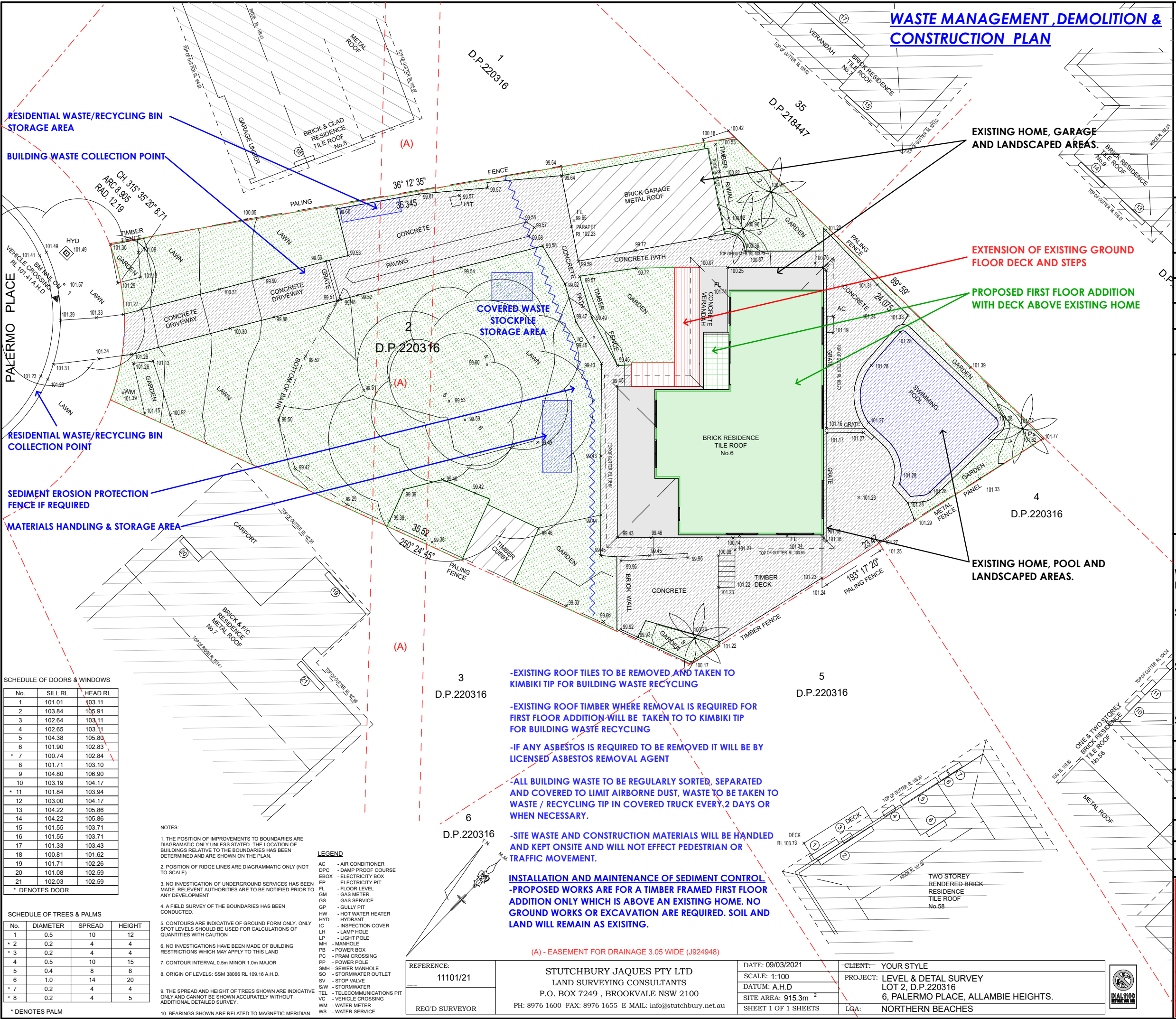
Drawing No. :

4

File Location:

TON 0121 01 DA.pln

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\* DENOTES DOOR

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1	0.5	10	12
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\* DENOTES PALM

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| TEL | - TELECOMMUNICATIONS PIT |
| VC | - VEHICLE CROSSING |
| WM | - WATER METER |
| WS | - WATER SERVICE |

-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.

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.

(A) - EASEMENT FOR DRAINAGE 3.05 WIDE (J924948)

REFERENCE:

11101/21

REG'D SURVEYOR

STUTCHBURY JAUQUES 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: 09/03/2021

SCALE: 1:100

DATUM: A.H.D

SITE AREA: 915.3m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAL SURVEY  
LOT 2, D.P.220316  
6, PALERMO PLACE, ALLAMBIE HEIGHTS.

LGA: NORTHERN BEACHES



**GROUND FLOOR PLAN**



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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

**Client Name :** GARY TONKIN

**Client Address :** 6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100

**Client No. :** TON 0121 01 DA

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Project Number: TON 0121 01 DA Included Pages: 1-

Signed..... Date: Tuesday, 13 April 2021  
Client's signature

**Project Acceptance**

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Signed..... Date: Tuesday, 13 April 2021  
Your Style Designer Home Additions

Signed..... Date: Tuesday, 13 April 2021  
Client's signature

Signed..... Date: Tuesday, 13 April 2021  
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 :** Tuesday, 13 April 2021 **Drawing No. :** 6

**File Location:** TON 0121 01 DA.pln

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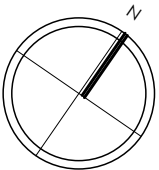
EXTEND FRONT BALCONY AND STAIRS, EXISTING ROOF LINE AND POSTS TO REMAIN AS IS.

INSTALL NEW FRONT DOOR UNIT INTO WINDOW. CHANGE OLD FRONT DOOR INTO A WINDOW

INSTALL NEW PROFILE CONCRETE ROOF TILES TO HOME EXISTING FASCIA GUTTER, EAVES AND DOWNPIPES TO REMAIN.

REMOVE HALLWAY LINEN CUPBOARDS TO MAKE BATHROOM AND LDY BIGGER

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





First Floor Addition

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

FIRST FLOOR PLAN



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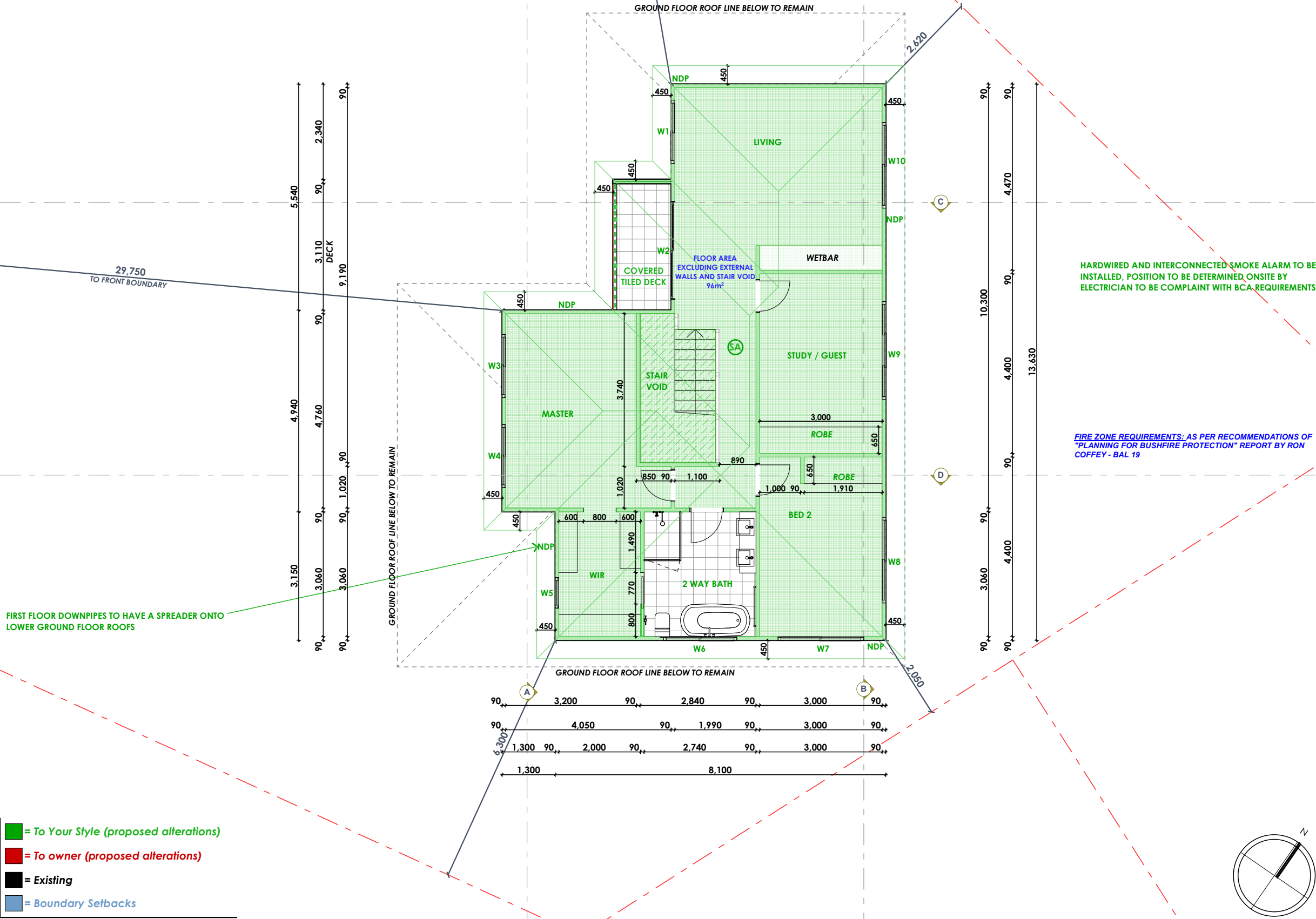
Signed..... Date: Tuesday, 13 April 2021  
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Client's signature

Drawing Title :	FIRST FLOOR PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Tuesday, 13 April 2021	Drawing No. :	7
File Location:	TON 0121 01 DA.pln		

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ELEVATIONS



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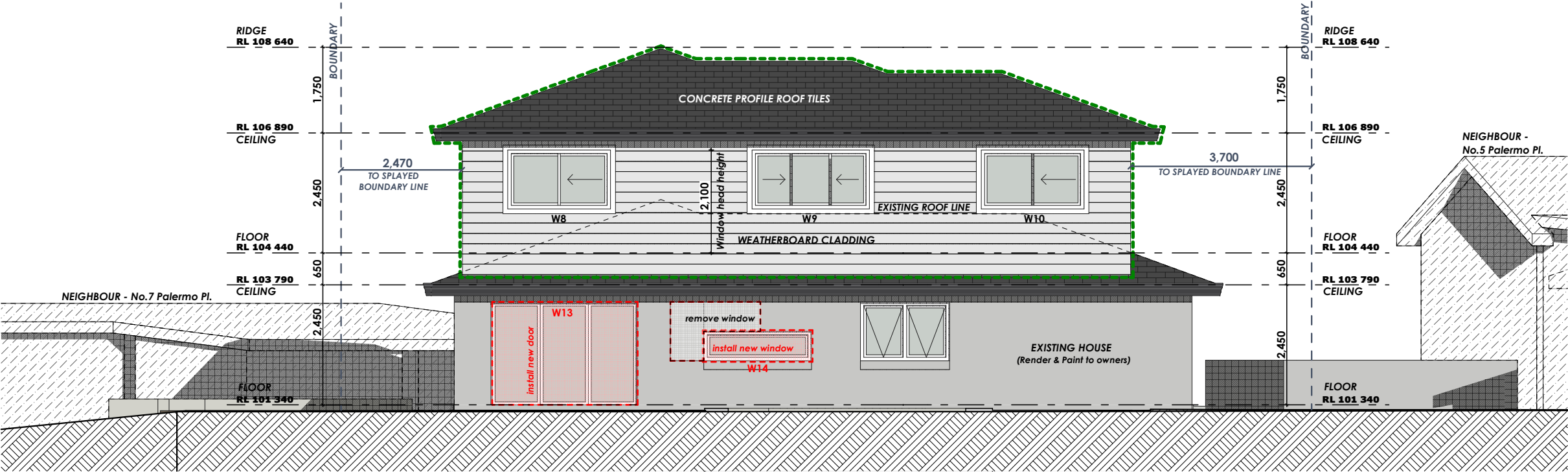
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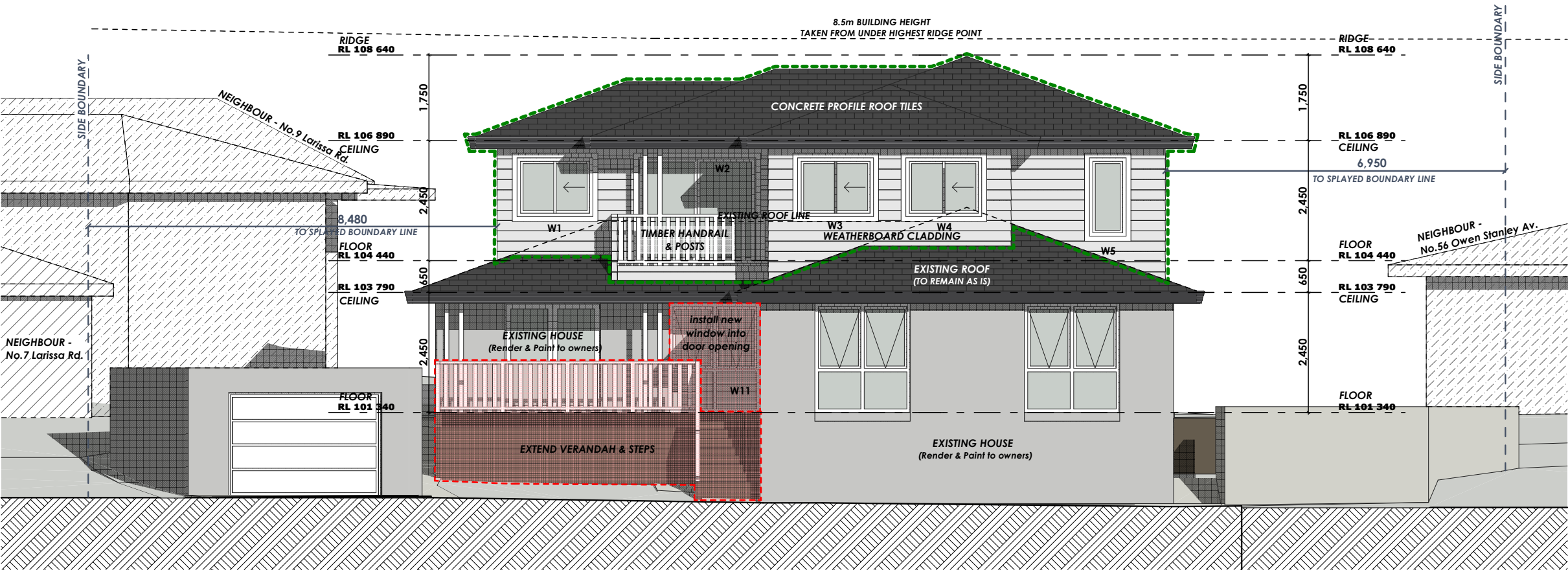
Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Tuesday, 13 April 2021	Drawing No. :	8
File Location:	TON 0121 01 DA.pln		

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NORTHEAST ELEVATION (REAR ELEVATION)

1:100



SOUTHWEST ELEVATION (FRONT ELEVATION)

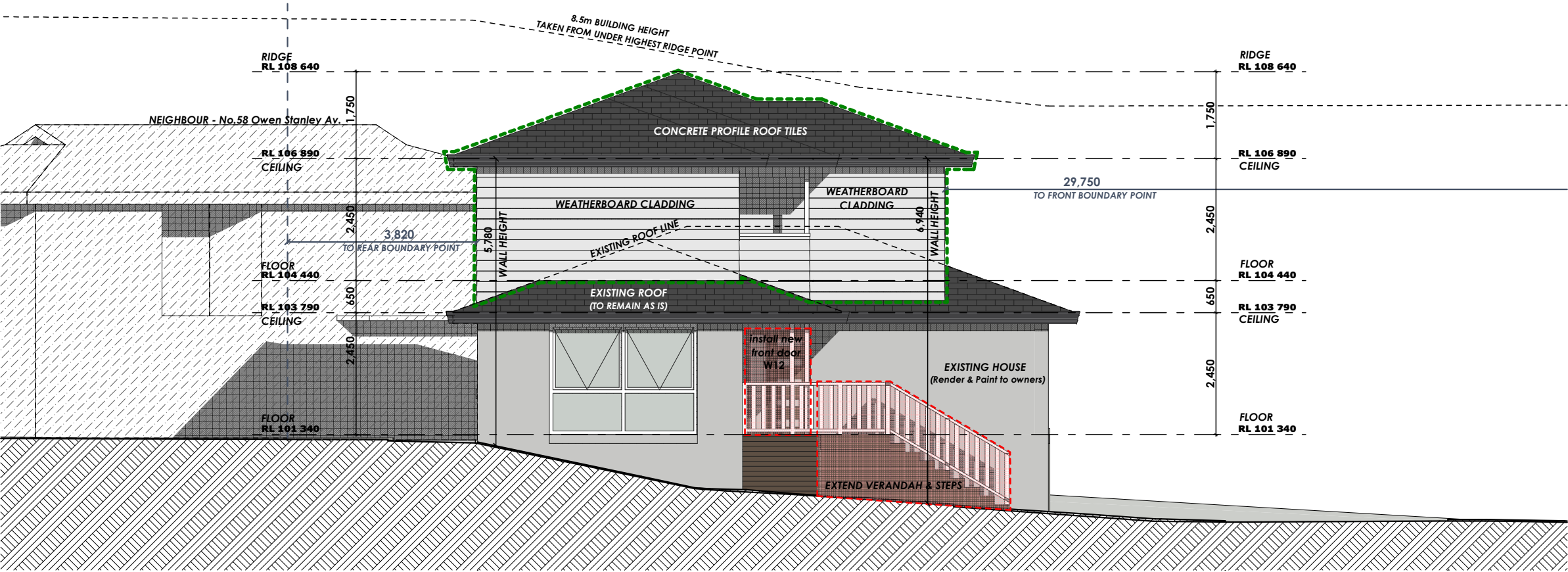
1:100

1

2

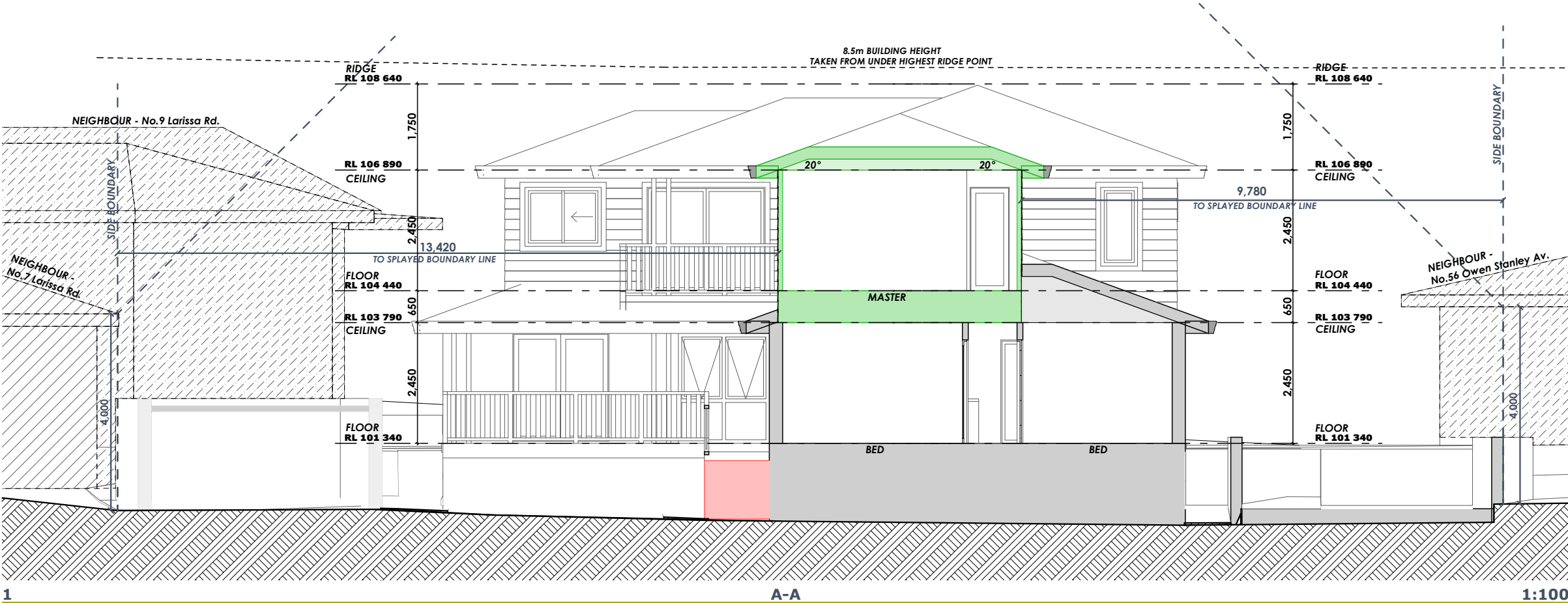


ELEVATIONS

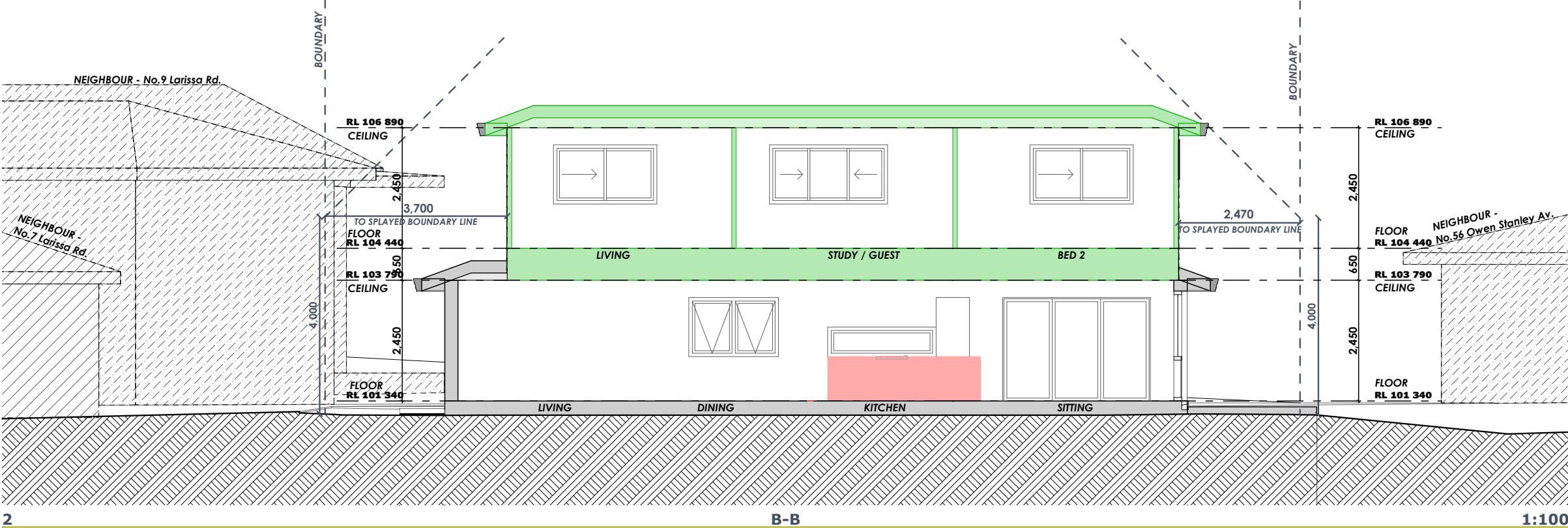




SECTIONS (A-A & B-B)



1 A-A 1:100



2 B-B 1:100



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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, 13 April 2021	Drawing No. :	10
File Location:	TON 0121 01 DA.pln		

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- 
- 
- 
- 
-



SECTIONS (C-C & D-D)



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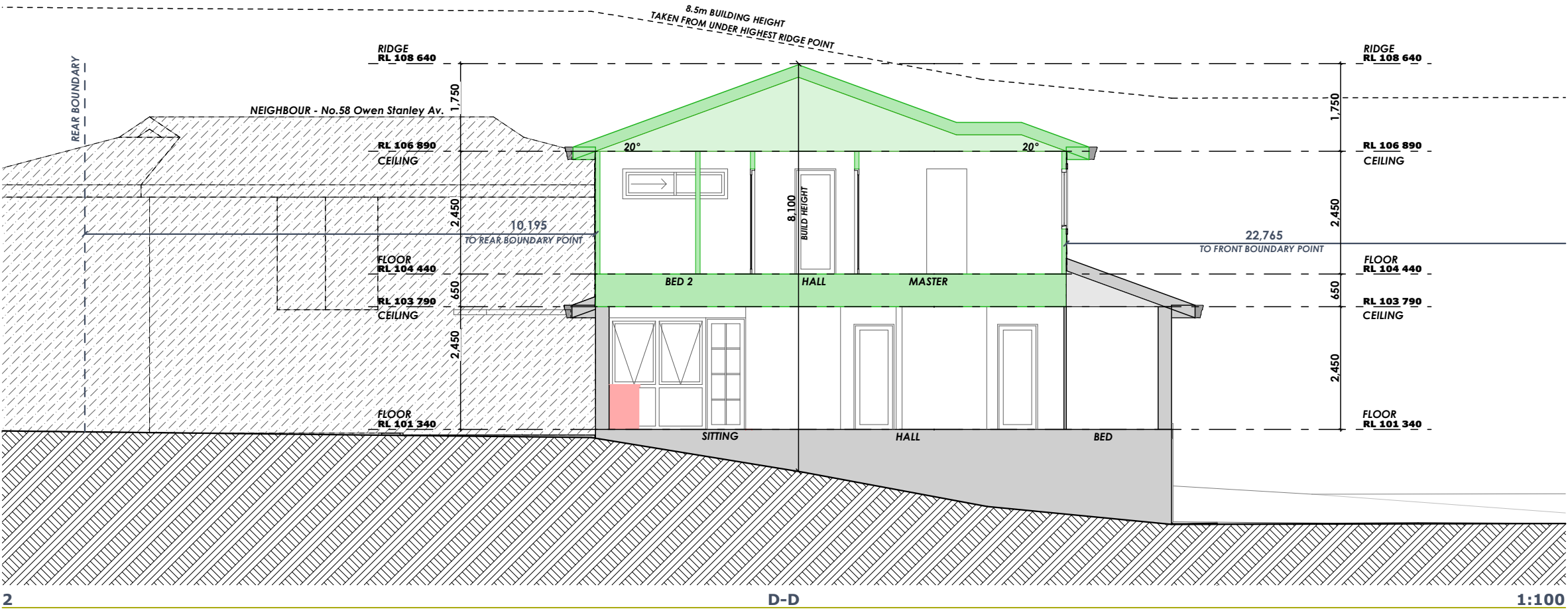
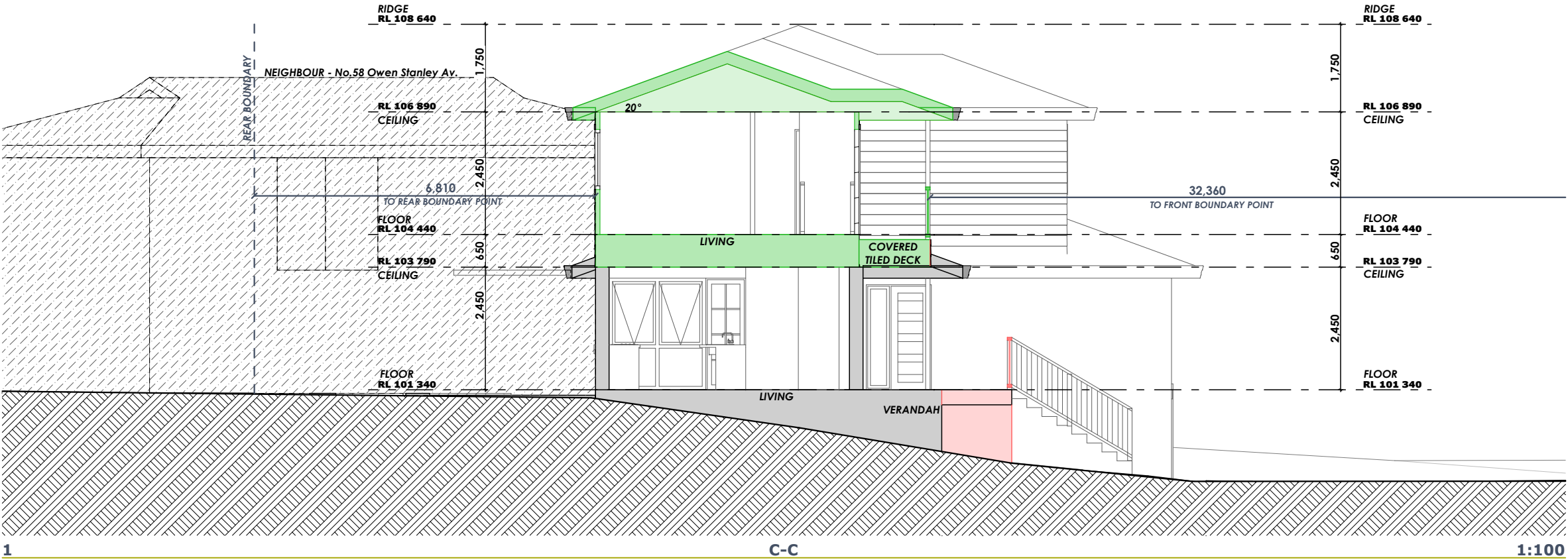
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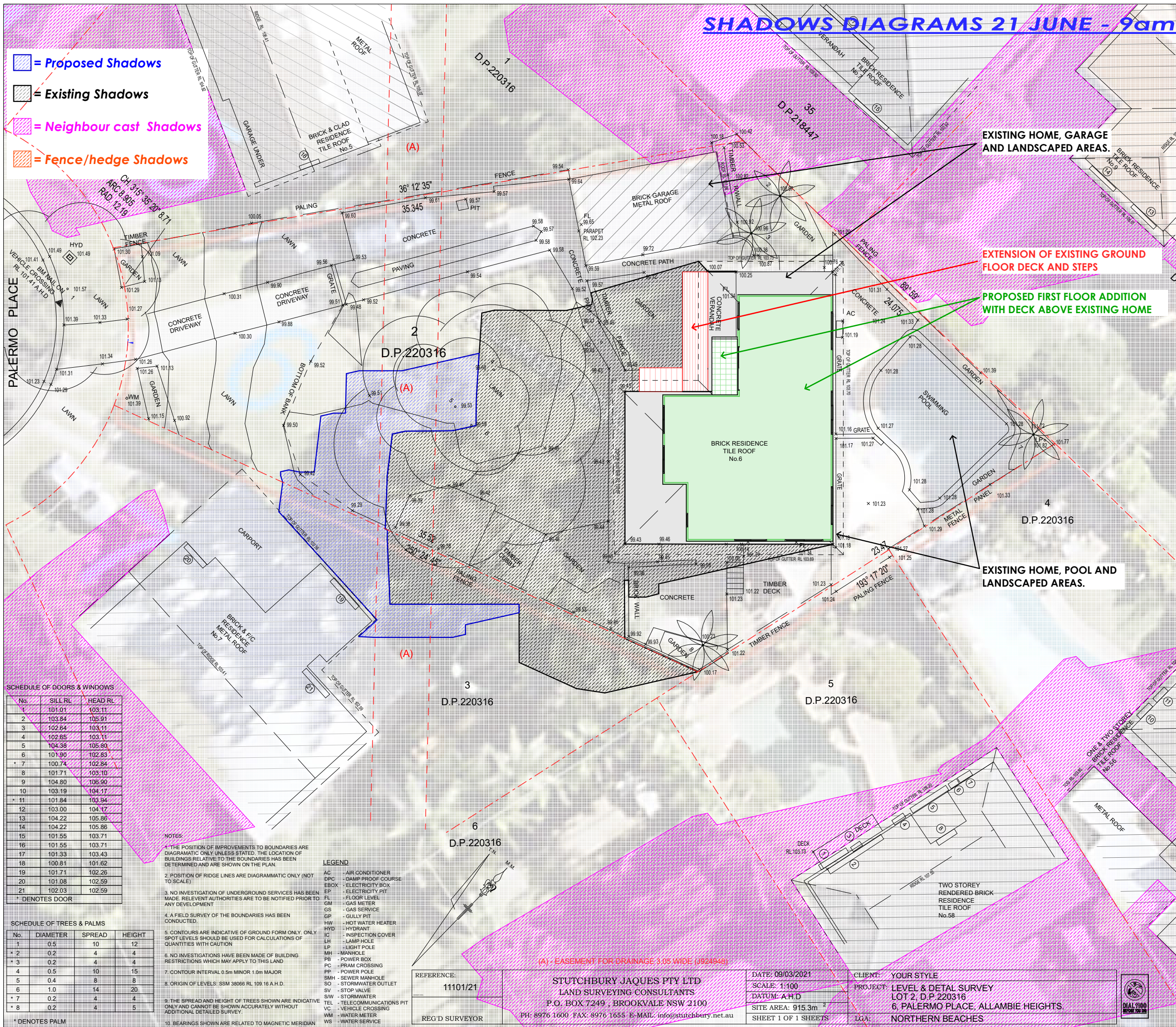
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Your Style Designer Home Additions

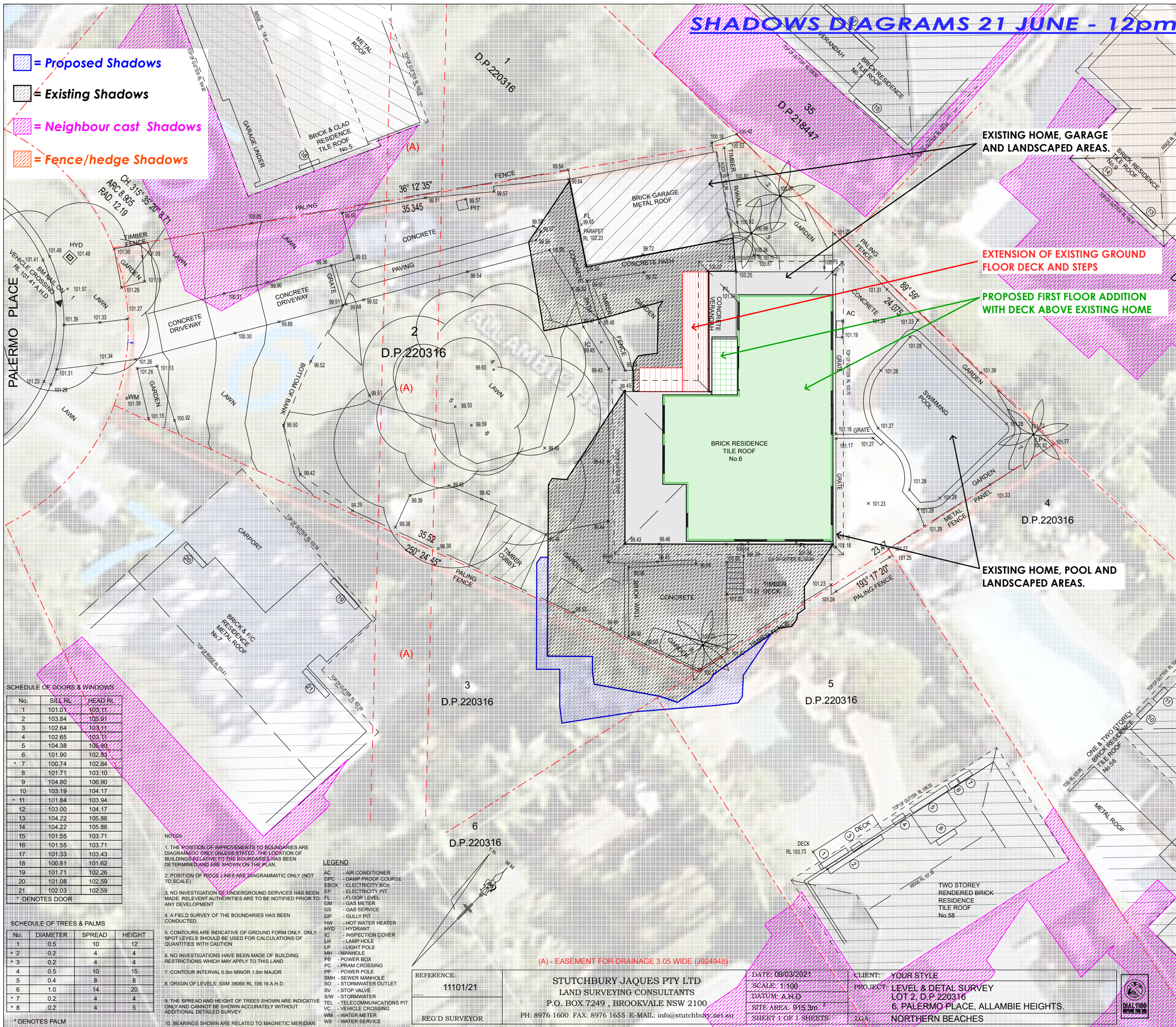
**Signed..... Date:** Tuesday, 13 April 2021  
Client's signature

**Signed..... Date:** Tuesday, 13 April 2021  
Client's signature

<b>Drawing Title :</b>	<b>SHADOWS 21 JUNE 9am</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>Tuesday, 13 April 2021</b>	<b>Drawing No. :</b>	<b>14</b>
<b>File Location:</b>	<b>TON 0121 01 DA.pln</b>		

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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

**Client Name :** GARY TONKIN

**Client Address :** 6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100

**Client No. :** TON 0121 01 DA

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

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Project Number: TON 0121 01 DA      Included Pages: 1-

**Signed..... Date:** Tuesday, 13 April 2021  
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:** Tuesday, 13 April 2021  
Your Style Designer Home Additions

**Signed..... Date:** Tuesday, 13 April 2021  
Client's signature





**Signed..... Date:** Tuesday, 13 April 2021  
Client's signature

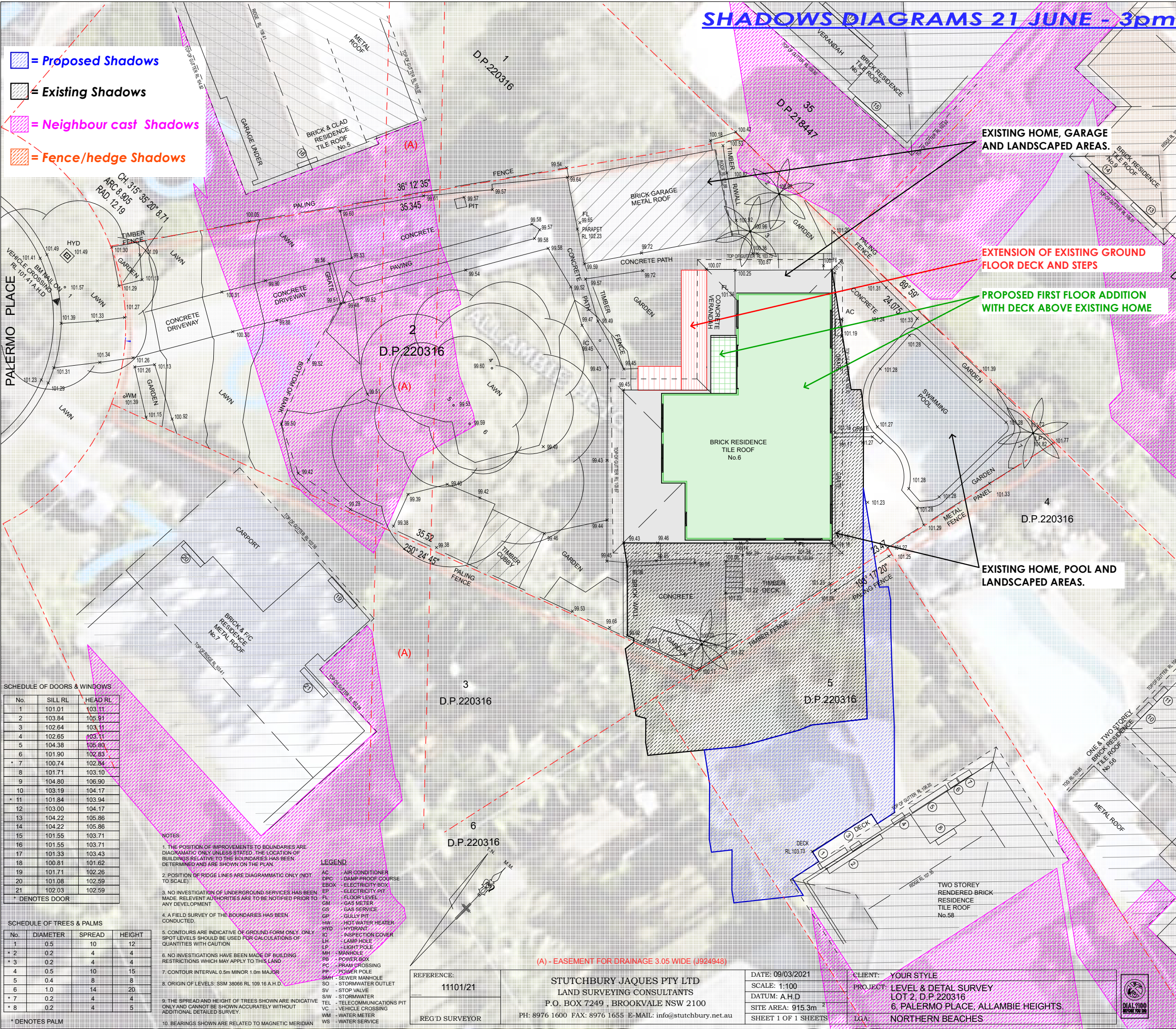
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<b>Project Name :</b>	<b>First Floor Addition</b>		
<b>Architect:</b>	<b>Your Style Designer Home Additions</b>		
<b>Status :</b>	<b>DA STAGE</b>	<b>Scale :</b>	<b>1:200</b>
<b>Plot Date :</b>	<b>Tuesday, 13 April 2021</b>	<b>Drawing No. :</b>	<b>15</b>
<b>File Location:</b>	<b>TON 0121 01 DA.pln</b>		

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SHADOWS DIAGRAMS 21 JUNE - 3pm

-  = Proposed Shadows  
 = Existing Shadows  
 = Neighbour cast Shadows  
 = Fence/hedge Shadows



SCHEDULE OF DOORS & WINDOWS

No.	SILL RL	HEAD RL
1	101.01	103.11
2	103.84	105.91
3	102.64	103.11
4	102.65	103.11
5	104.38	105.80
6	101.90	102.83
* 7	100.74	102.84
8	101.71	103.10
9	104.80	106.90
10	103.19	104.17
* 11	101.84	103.94
12	103.00	104.17
13	104.22	105.86
14	104.22	105.86
15	101.55	103.71
16	101.55	103.71
17	101.33	103.43
18	100.81	101.62
19	101.71	102.26
20	101.08	102.59
21	102.03	102.59

\* DENOTES DOOR

SCHEDULE OF TREES & PALMS

No.	DIAMETER	SPREAD	HEIGHT
1	0.5	10	12
* 2	0.2	4	4
* 3	0.2	4	4
4	0.5	10	15
5	0.4	8	8
6	1.0	14	20
* 7	0.2	4	4
* 8	0.2	4	5

\* DENOTES PALM

- NOTES:
- THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO THE BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
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  - NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND.
  - CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR.
  - ORIGIN OF LEVELS: SSM 38066 RL 109.16 A.H.D.
  - THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
  - BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

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

REFERENCE: 11101/21

REG'D SURVEYOR

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P.O. BOX 7249, BROOKVALE NSW 2100  
PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 09/03/2021  
SCALE: 1:100  
DATUM: A.H.D  
SITE AREA: 915.3m<sup>2</sup>  
SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE  
PROJECT: LEVEL & DETAIL SURVEY  
LOT 2, D.P.220316  
6, PALERMO PLACE, ALLAMBIE HEIGHTS.  
LGA: NORTHERN BEACHES

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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 : **GARY TONKIN**

Client Address : **6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100**

Client No. : **TON 0121 01 DA**

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Project Number: TON 0121 01 DA Included Pages: 1-

Signed..... Date: Tuesday, 13 April 2021  
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: Tuesday, 13 April 2021  
Your Style Designer Home Additions

Signed..... Date: Tuesday, 13 April 2021  
Client's signature

Signed..... Date: Tuesday, 13 April 2021  
Client's signature

Drawing Title : **SHADOWS 21 JUNE 3pm**

Project Name : **First Floor Addition**

Architect: **Your Style Designer Home Additions**

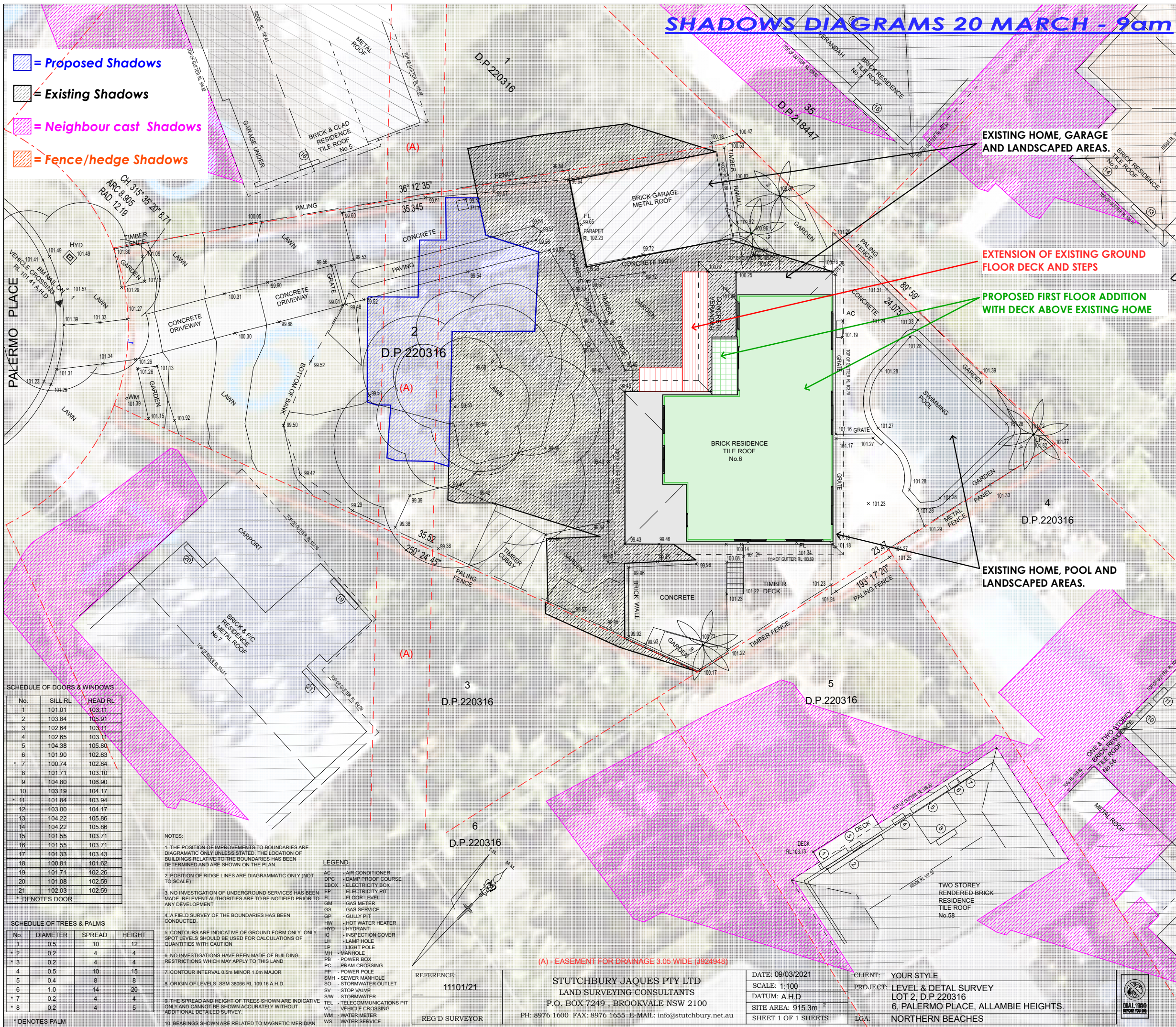
Status : **DA STAGE** Scale : **1:200**

Plot Date : **Tuesday, 13 April 2021** Drawing No. : **16**

File Location: **TON 0121 01 DA.pln**

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**Client Name :** GARY TONKIN

**Client Address :** 6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100

**Client No. :** TON 0121 01 DA

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Project Number: TON 0121 01 DA      Included Pages: 1-

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Client's signature

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Your Style Designer Home Additions

Signed..... Date: Tuesday, 13 April 2021  
Client's signature

Signed..... Date: Tuesday, 13 April 2021  
Client's signature

**Drawing Title :** SHADOWS 20 MARCH 9am

**Project Name :** First Floor Addition

**Architect:** Your Style Designer Home Additions

**Status :** DA STAGE      **Scale :** 1:200





**Plot Date :** Tuesday, 13 April 2021      **Drawing No. :** 17

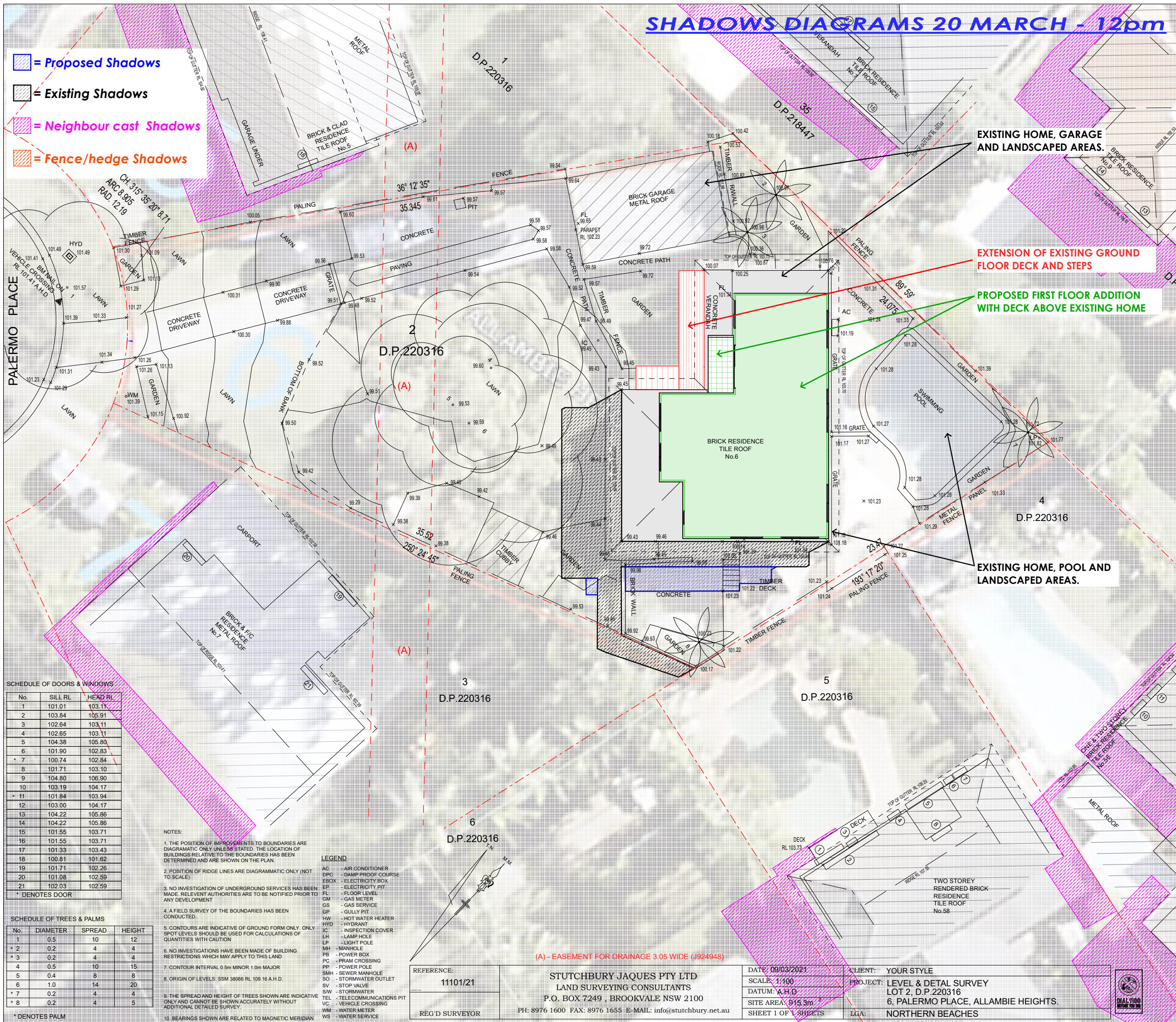
**File Location:** TON 0121 01 DA.pln

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# SHADOWS DIAGRAMS 20 MARCH - 12pm

-  = Proposed Shadows  
 = Existing Shadows  
 = Neighbour cast Shadows  
 = Fence/hedge Shadows



SCHEDULE OF DOORS & WINDOWS			
No.	SILL RL	HEAD RL	
1	101.01	103.11	
2	103.84	105.91	
3	102.64	103.11	
4	102.65	103.11	
5	104.38	105.80	
6	101.90	102.83	
* 7	100.74	102.84	
8	101.71	103.10	
9	104.80	106.90	
10	103.19	104.17	
* 11	101.84	103.94	
12	103.00	104.17	
13	104.22	105.86	
14	104.22	105.86	
15	101.55	103.71	
16	101.55	103.71	
17	101.33	103.43	
18	100.81	101.62	
19	101.71	102.26	
20	101.08	102.59	
21	102.03	102.59	
* DENOTES DOOR			

SCHEDULE OF TREES & PALMS			
No.	DIAMETER	SPREAD	HEIGHT
1	0.5	10	12
* 2	0.2	4	4
* 3	0.2	4	4
4	0.5	10	15
5	0.4	8	8
6	1.0	14	20
* 7	0.2	4	4
* 8	0.2	4	5
* DENOTES PALM			

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- LEGEND
- AC - AIR CONDITIONER
  - DPC - DAMP PROOF COURSE
  - EBOX - ELECTRICITY BOX
  - EP - ELECTRICITY PIT
 F | L | G | S | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z |

REFERENCE:  
11101/21  
REG'D SURVEYOR

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LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100  
PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 09/03/2021  
SCALE: 1:100  
DATUM: A.H.D.  
SITE AREA: 915.3m<sup>2</sup>  
SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE  
PROJECT: LEVEL & DETAIL SURVEY  
LOT 2, D.P.220316  
6, PALERMO PLACE, ALLAMBIE HEIGHTS.  
LGA: NORTHERN BEACHES



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Client Name : GARY TONKIN  
Client Address : 6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100  
Client No. : TON 0121 01 DA

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Project Number: TON 0121 01 DA Included Pages: 1-

Signed..... Date: Tuesday, 13 April 2021  
Client's signature

## Project Acceptance

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Signed..... Date: Tuesday, 13 April 2021  
Your Style Designer Home Additions

Signed..... Date: Tuesday, 13 April 2021  
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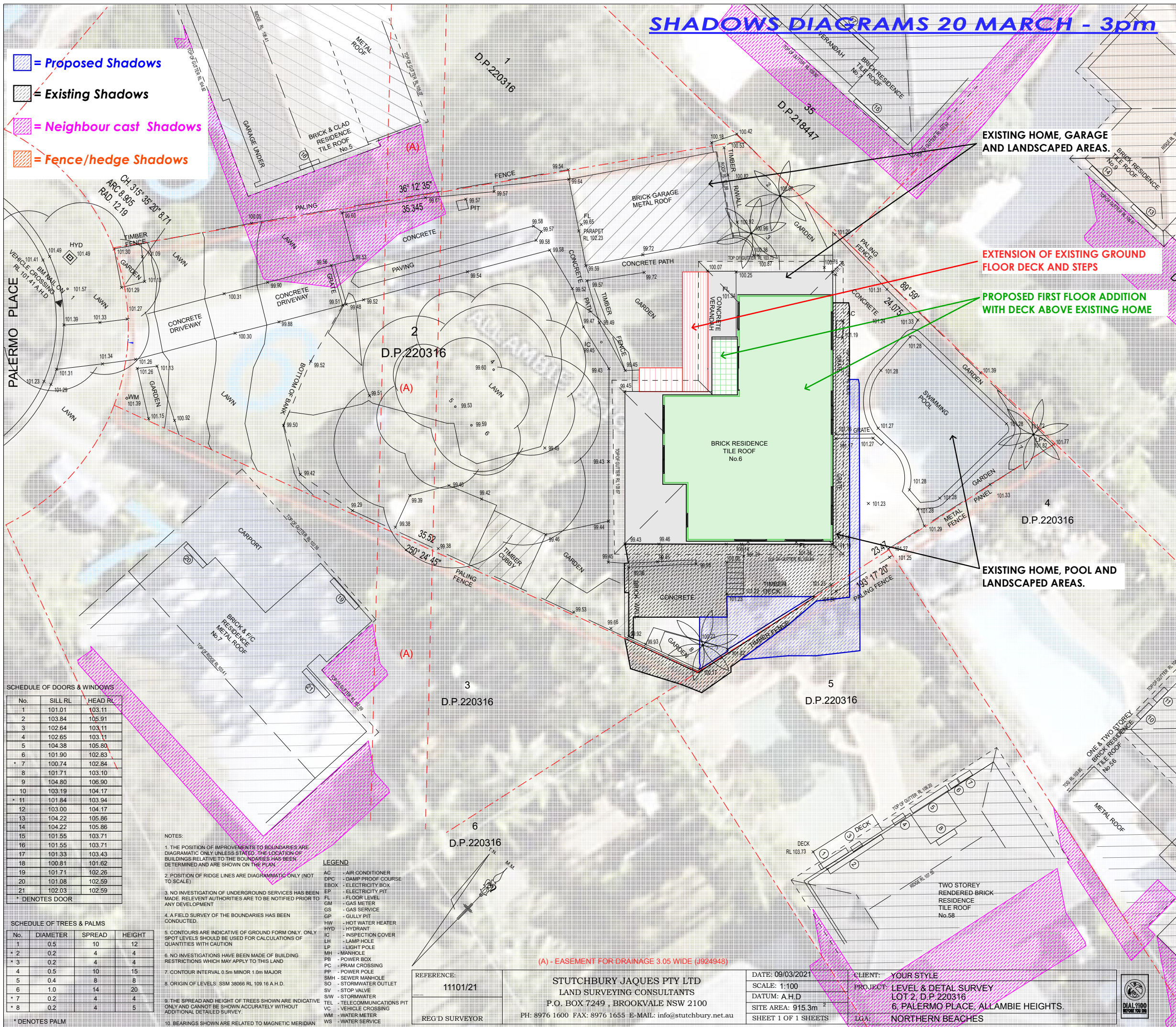
Drawing Title :	SHADOWS 20 MARCH 12pm		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:200
Plot Date :	Tuesday, 13 April 2021	Drawing No. : 18	
File Location:	TON 0121 01 DA.pln		

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# SHADOWS DIAGRAMS 20 MARCH - 3pm

-  = Proposed Shadows  
 = Existing Shadows  
 = Neighbour cast Shadows  
 = Fence/hedge Shadows



## SCHEDULE OF DOORS & WINDOWS

No.	SILL RL	HEAD RL
1	101.01	103.11
2	103.84	105.91
3	102.64	103.11
4	102.65	103.11
5	104.38	105.80
6	101.90	102.83
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13	104.22	105.86
14	104.22	105.86
15	101.55	103.71
16	101.55	103.71
17	101.33	103.43
18	100.81	101.62
19	101.71	102.26
20	101.08	102.59
21	102.03	102.59

## SCHEDULE OF TREES & PALMS

No.	DIAMETER	SPREAD	HEIGHT
1	0.5	10	12
* 2	0.2	4	4
* 3	0.2	4	4
4	0.5	10	15
5	0.4	8	8
6	1.0	14	20
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## LEGEND

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

## REFERENCE:

11101/21

REG'D SURVEYOR

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LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100

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

DATE: 09/03/2021

SCALE: 1:100

DATUM: A.H.D

SITE AREA: 915.3m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY  
LOT 2, D.P.220316  
6, PALERMO PLACE, ALLAMBIE HEIGHTS.

LGA: NORTHERN BEACHES



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ABN 92 003 918 116 • ACN 003 918 116

BUILDER LICENCE • 60007C

Client Name : **GARY TONKIN**

Client Address : **6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100**

Client No. : **TON 0121 01 DA**

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Project Number: TON 0121 01 DA Included Pages: 1-

Signed..... Date: Tuesday, 13 April 2021

Client's signature

## Project Acceptance

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Signed..... Date: Tuesday, 13 April 2021

Your Style Designer Home Additions

Signed..... Date: Tuesday, 13 April 2021

Client's signature

Signed..... Date: Tuesday, 13 April 2021

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 : **Tuesday, 13 April 2021** Drawing No. : **19**

File Location: **TON 0121 01 DA.pln**

**Your Style Construction Certificate Excludes:**  
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# BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Alterations and Additions

Certificate number: A411931

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: Tuesday, 30, March 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Tonkin
Street address	6 Palermo Place Allambie Heights 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 220316
Lot number	2
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

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

BASIX Certificate number: A411931

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
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 requirements must also be satisfied 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 (NFRC) 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 must 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.							✓	✓
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 polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type		
W1	SW	1.86	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2	SW	5.04	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W3	SW	1.86	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

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Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type		
W4	SW	1.86	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W5	SW	1.2	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W6	SE	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W7	SE	1.26	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W8	NE	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W9	NE	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W10	NE	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W11	SW	4.13	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W12	NW	2.73	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W13	NE	6.3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W14	NE	132	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

BASIX Certificate number: A411931

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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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.		✓	

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Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

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## BASIX CERTIFICATE



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

Client Name :	GARY TONKIN
Client Address :	6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100
Client No. :	TON 0121 01 DA

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

### © Copyright Acknowledgement

We agree and understand these drawings and plans are solely and entirely the intellectual property of Your Style Designer Home Additions and the normal copyright laws apply. License is not granted for the use of these designs or drawings.

Project Number: TON 0121 01 DA Included Pages: 1-

Signed..... Date: Tuesday, 13 April 2021  
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: Tuesday, 13 April 2021  
Your Style Designer Home Additions

Signed..... Date: Tuesday, 13 April 2021  
Client's signature

Signed..... Date: Tuesday, 13 April 2021  
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 :	Tuesday, 13 April 2021	Drawing No. :	20
File Location:	TON 0121 01 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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- 
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Client Name :	GARY TONKIN	Drawing Title :	SCHEDULE OF FINISHES		
Client Address :	6 PALERMO PLACE, ALLAMBIE HEIGHTS 2100	Drawing No. :	26	DRAWINGS	
Client No. :	TON 0121 01 DA	Plot Date :	Tuesday, 13 April 2021	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



EXTERNAL WALLS - FIRST FLOOR	DULUX TRANQUIL RETREAT
EXTERNAL WALLS - GROUND FLOOR	DULUX FLOODED GUM
EAVES	DULUX BRUME HALF
GUTTERS	MONUMENT
DOWNPIPES	ACE GULL GEY
ROOF TILES	BORAL TWILIGHT
WINDOWS	AIRLITE PEARL WHITE
TIMBER HANDRAILS AND TRIM	DULUX LEXICON QUARTER