

## SITE CALCULATIONS

Site area = 702.5m<sup>2</sup>

Landscape Open Space = 428m<sup>2</sup>  
AS PER EXISTING

Impervious & Excluded Area = 274.5m<sup>2</sup>  
AS PER EXISTING

Landscape Open Space = 61%  
AS PER EXISTING

EXISTING HOUSE AND PAVED AREAS

OFF STREET PARKING (TO GARAGE AND DRIVEWAY)

PROPOSED FIRST FLOOR ADDITION

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

### SCHEDULE OF WINDOWS & DOORS

No.	SILL RL	HEAD RL
1	136.25	138.15
2	132.80	133.80
3	136.55	136.94
4	132.80	133.80
5	136.55	136.94
* 6	131.70	133.80
7	133.56	135.00
8	133.83	135.00
* 9	132.55	134.55
10	133.56	135.00
11	132.55	135.00
12	132.55	135.00

\* DENOTES DOOR

### NOTES:

- THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
- ALL DIMENSIONS ARE BY TITLE ONLY & SUBJECT TO FINAL SURVEY
- 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 11054 RL 140.669 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	MH	- MANHOLE
DP	- DAMP PROOF COURSE	PB	- POWER BOX
EB	- 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:

10385/19

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: 26/02/2019

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 702.5 m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY

LOT 66 D.P.204122

No.12 ARDSLEY AVENUE, FRENCHS FOREST.

LGA: NORTHERN BEACHES

## SITE PLAN



northern  
beaches  
council

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

DA2019/0357

YOUR  
STYLE  
DESIGNER HOME ADDITIONS

9938 5611  
www.yourstyle.com.au

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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 : MATTHEW & REBECCA DUFF

Client Address : 12 ARDSLEY AVENUE, FRENCHS FOREST 2086

Client No. : DUF 0119 01 DA

All construction work to be performed in accordance with  
Australian Standards and Building Code of Australia 2013.

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Project Number: DUF 0119 01 DA

Included Pages: 1-

Signed..... Date: Wednesday, 10 April 2019

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, 10 April 2019

Your Style Designer Home Additions

Signed..... Date: Wednesday, 10 April 2019

Client's signature

Signed..... Date: Wednesday, 10 April 2019

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, 10 April 2019

Drawing No. : 3

File Location: DUF 0119 01 DA.pln

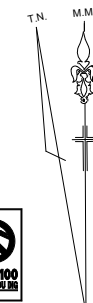
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construction under Your Style's Construction Certificate and  
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### STORMWATER MANAGEMENT

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.



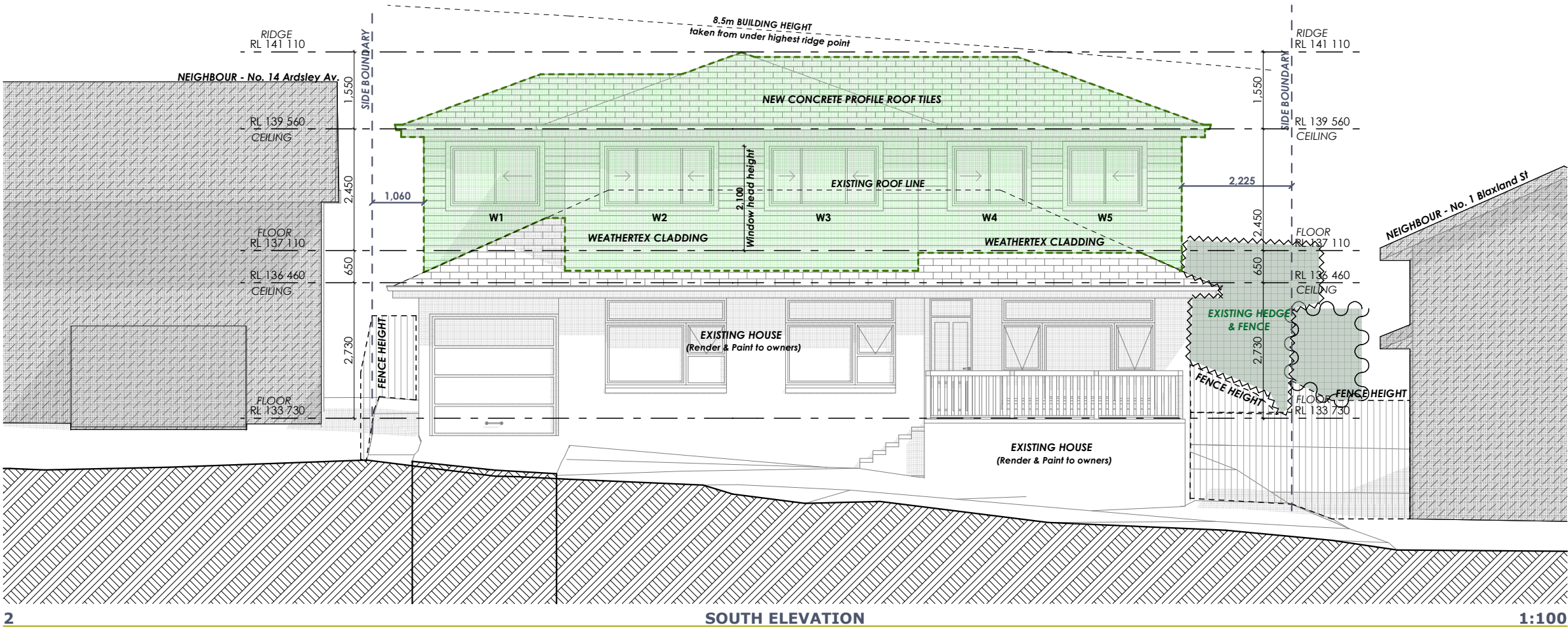
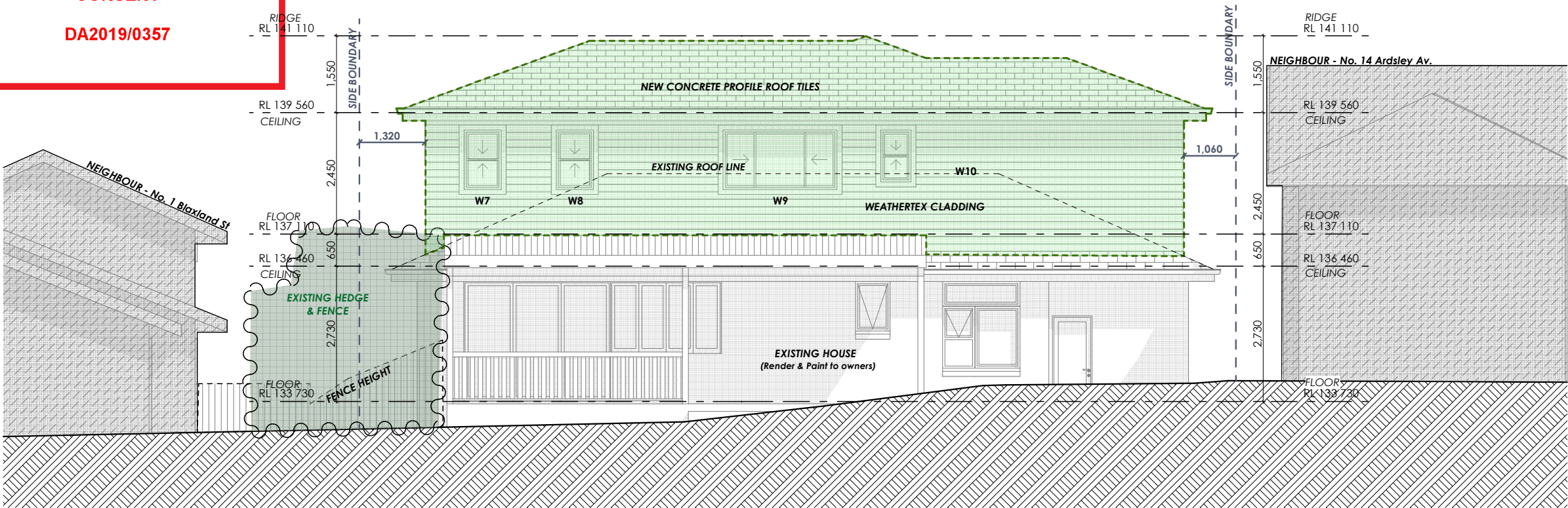


 northern  
beaches  
council

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DA2019/0357

ELEVATIONS (NORTH & SOUTH)



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

Client Name :	MATTHEW & REBECCA DUFF
Client Address :	12 ARDSLEY AVENUE, FRENCHS FOREST 2086
Client No. :	DUF 0119 01 DA

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Project Number: DUF 0119 01 DA Included Pages: 1-

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Client's signature

Project Acceptance

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Signed..... Date: Wednesday, 10 April 2019  
Your Style Designer Home Additions


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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, 10 April 2019	Drawing No. :	7
File Location:	DUF 0119 01 DA.pln		

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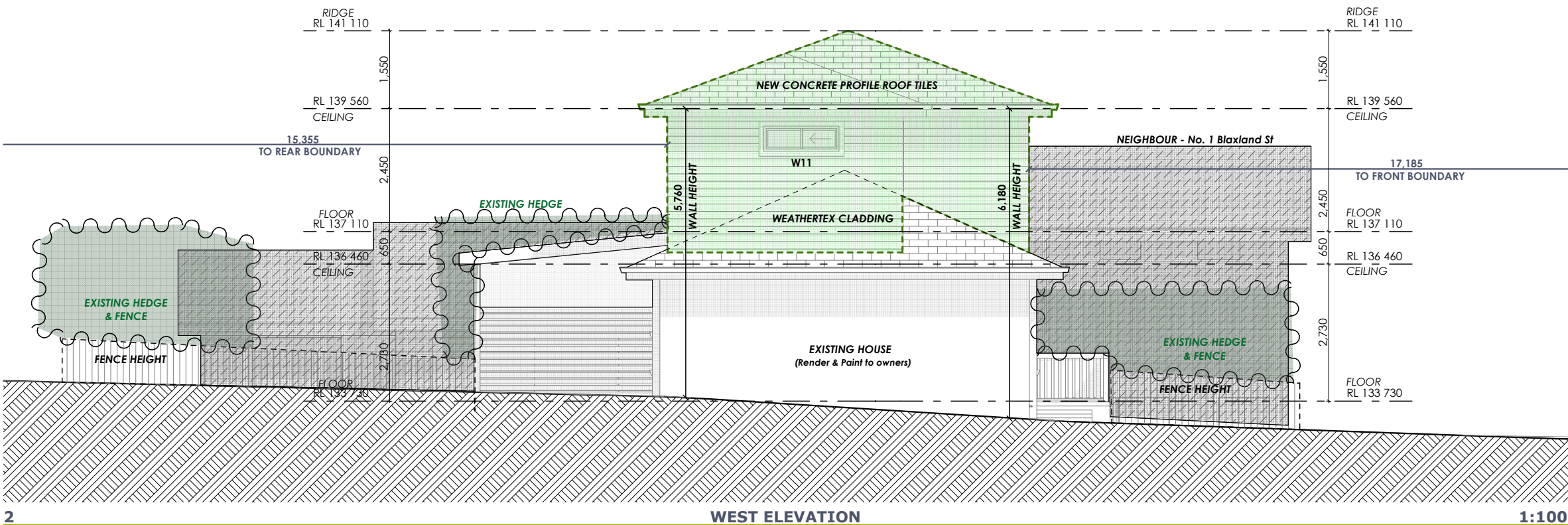
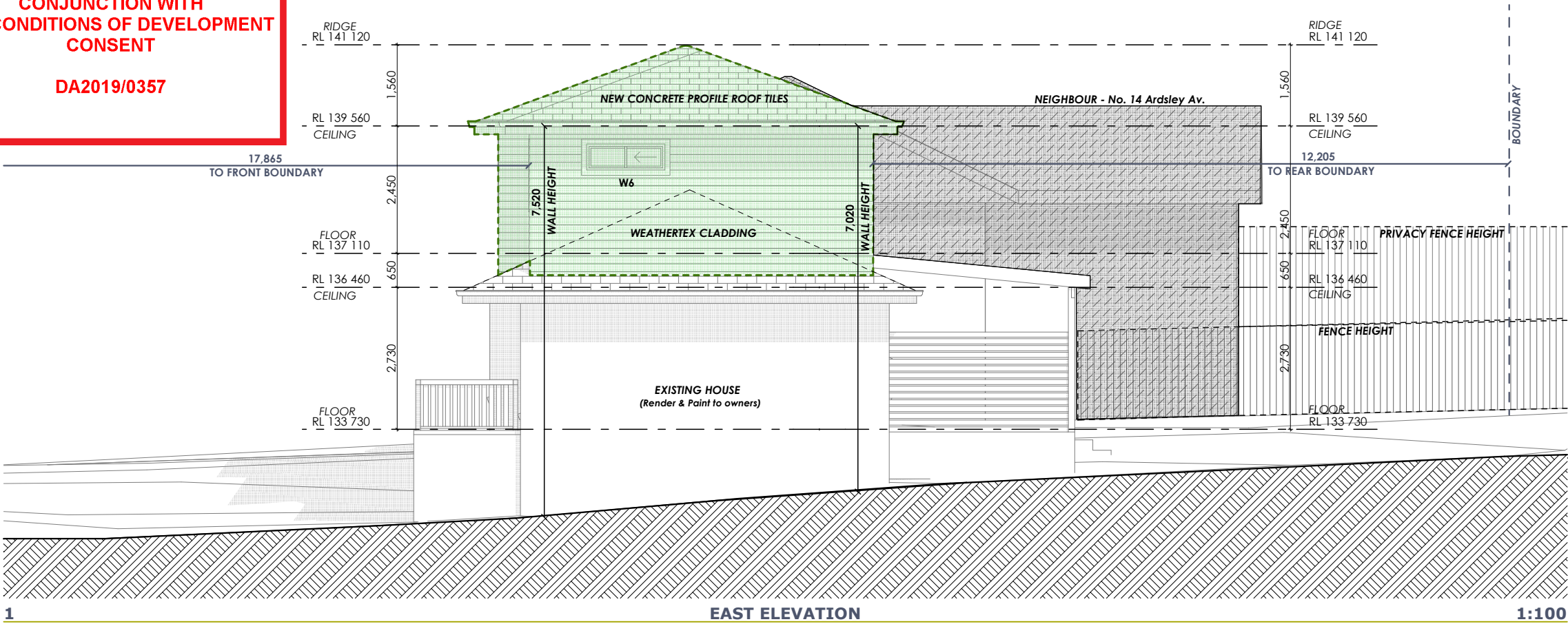


 northern  
beaches  
council

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CONSENT**

**DA2019/0357**

**ELEVATIONS (EAST & WEST)**



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Plot Date :	Wednesday, 10 April 2019	Drawing No. :	8
File Location:	DUF 0119 01 DA.pln		

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