

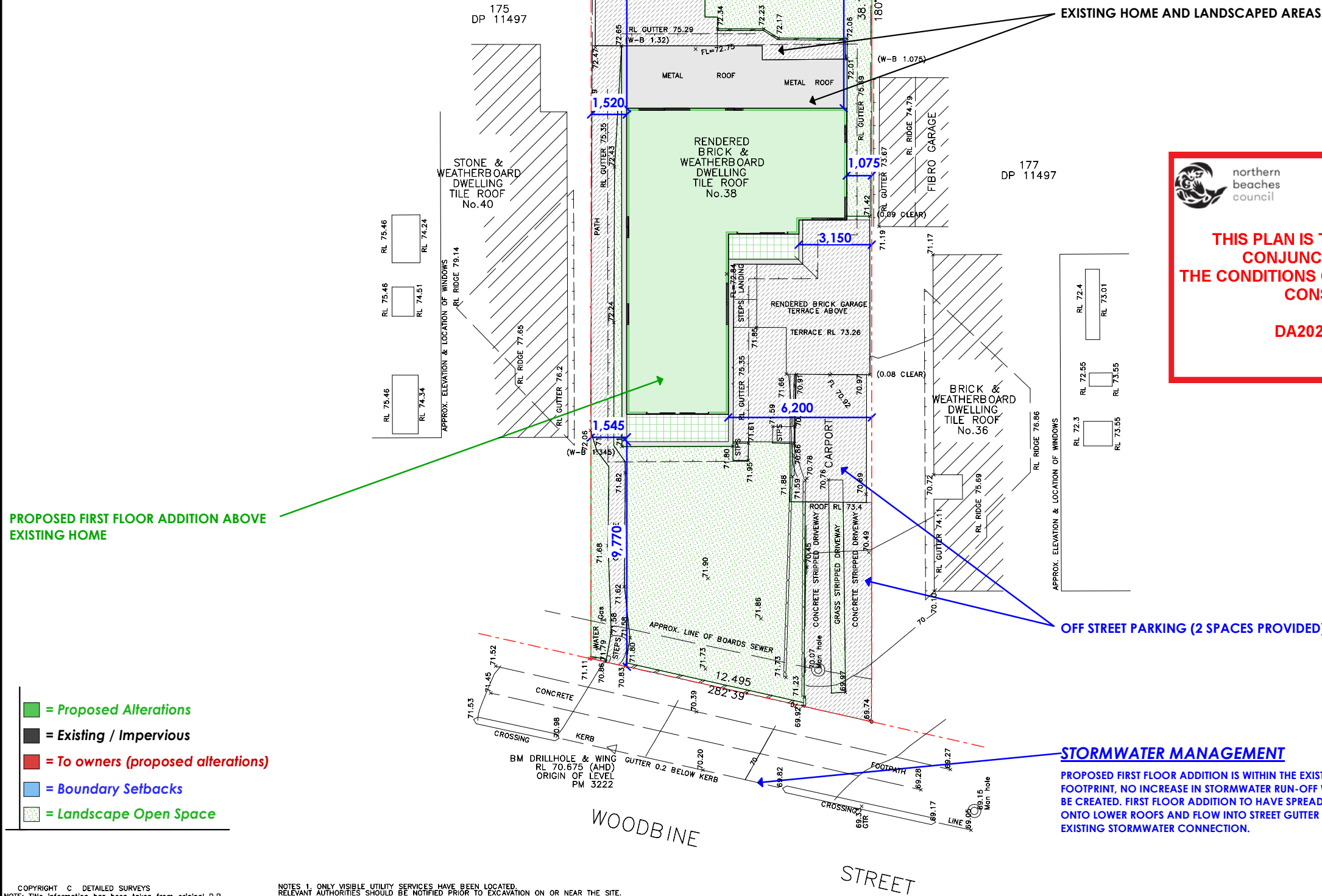
SITE CALCULATIONS

Site area = 464.6m²

Landscape Open Space = 179m²
AS PER EXISTING

Impervious & Excluded Area = 285.6m²
AS PER EXISTING

Landscape Open Space = 38.5%
AS PER EXISTING



SITE PLAN



PO BOX 1183 • DEE WHY 2099
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FAX : 9938 5911
EMAIL : sales@yourstyle.com.au
WEB : www.yourstyle.com.au
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD
ABN 92 003 918 116 • ACN 003 918 116
BUILDER LICENCE • 60007C

Client Name : MATTHEW & RHIA ADENDORFF

Client Address : 38 WOODBINE ST. NTH. BALGOWLAH 2093

Client No. : ADE 0521 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: ADE 0521 01 DA Included Pages: 1 -

Signed..... Date: Thursday, 8 July 2021
Client's signature

Project Acceptance

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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 : Thursday, 8 July 2021 Drawing No. : 3

File Location: ADE 0521 03 DA.pln

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NOTE: Title Information has been taken from original D.P.
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NOTES 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED. RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.
2. BOUNDARY DEFINITION HAS BEEN CREATED TO IDENTIFICATION STANDARD. HOWEVER, IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARIES.
3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.
4. ROOF LINES SHOWN ARE APPROXIMATE. SIGNIFICANT TREES (WHERE ACCESSIBLE) GREATER THAN 0.4 DIAM. SHOWN.
5. APPROX. SEWER LINE (IF SHOWN) MUST BE VERIFIED BY SYDNEY WATER.

NOTE: CONTOURS ARE FOR INDICATIVE PURPOSES ONLY. FOR MORE CONCLUSIVE EVIDENCE OF LEVELS USE THE SPOT HEIGHTS GIVEN.

38 WOODBINE STREET NORTH BALGOWLAH

DETAILED SURVEYS
(A.B.N. 36 233 529 164)
CONSULTING SURVEYORS
87 ELANORA ROAD, ELANORA HEIGHTS, 2101
PHONE: 9913-9525
Email: jsurveyor@live.com.au

J. MCCLURE
SURVEYOR REGISTERED UNDER
THE SURVEYING AND SPATIAL
INFORMATION ACT, 2002

M. ADENDORFF

LOT 176 DP 11497
LEVELS TO AHD

A1 REDUCTION RATIO: 1:100
SURVEY J.McC
DRAWN A1 J.McC
REFERENCE 049/21 7 JUN 2021

DRAWING No.
1

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 :	Thursday, 8 July 2021	Drawing No. :	5
File Location:	ADE 0521 03 DA.pln		

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EXISTING FLAT ROOFS TO REMAIN

REMOVE WINDOW AND BRICKUP

INSTALL NEW COLORBOND CORRO ROOF SHEETING TO TILED ROOFS

CUT BACK ROOF WHERE SHOWN, TAKE FIRST FLOOR CLADDING DOWN TO EXISTING RENDER.

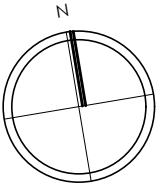


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/1093

CREATE OPENING FOR STAIR AND BUILD WALL FOR STORAGE

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



First Floor Addition

- External walls - James Hardie
- Roof - Colorbond Corro
- Windows - Aluminium

FIRST FLOOR PLAN



northern
beaches
council

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Drawing Title : FIRST FLOOR PLAN

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

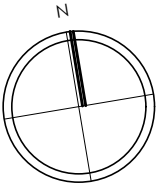
Status : DA STAGE Scale : 1:100

Plot Date : Thursday, 8 July 2021

File Location: ADE 0521 03 DA.pln Drawing No. : 6

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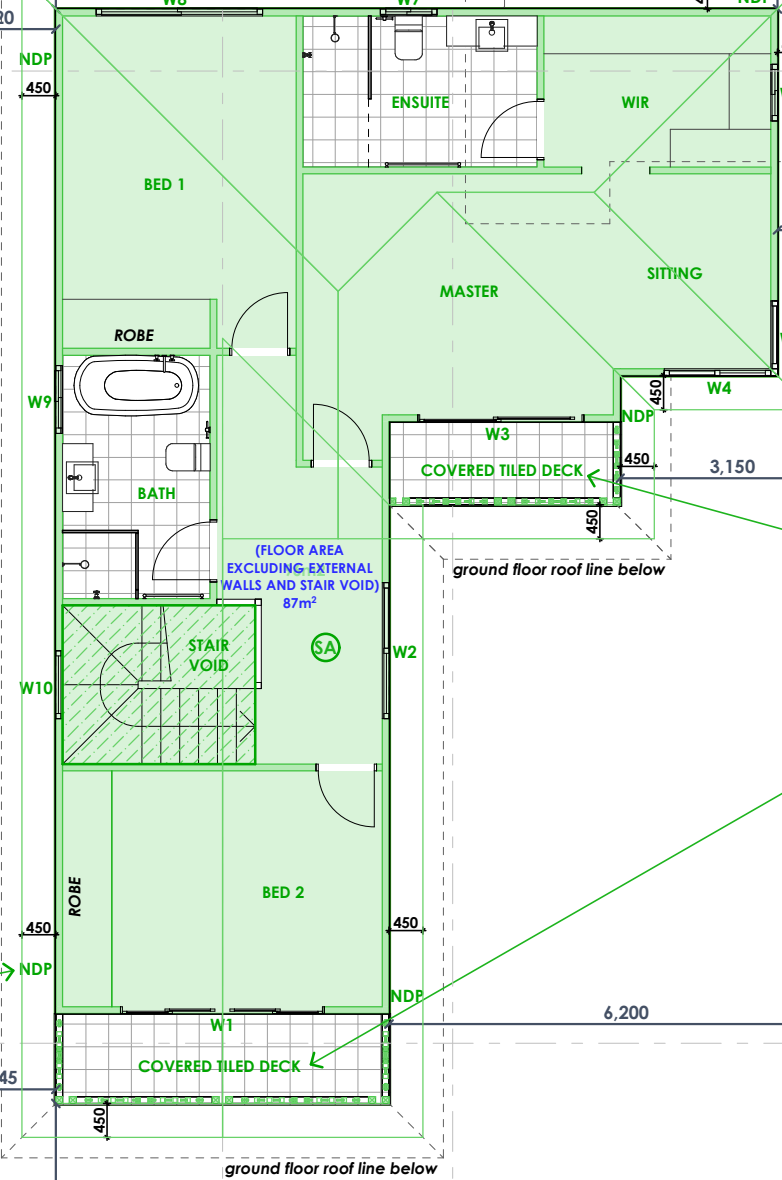
HARDWIRED AND INTERCONNECTED SMOKE ALARM TO BE
INSTALLED, POSITION TO BE DETERMINED ONSITE BY
ELECTRICIAN TO BE COMPLAINT WITH BCA REQUIREMENTS

FIRST FLOOR ADDITION ROOF TO HAVE GUTTERS WITH
DOWNPIPES AND SPREADERS ONTO EXISTING LOWER ROOFS

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

13,290
90
4,400
90
2,000
90
3,790
90
3,220
90
3,930
90
2,100
90
3,120
90
3,120
90
1,190
90
1,190
90
1,145
90

1,520
NDP
450
ground floor roof line below
D
1,545
C
9,770
TO FRONT BOUNDARY

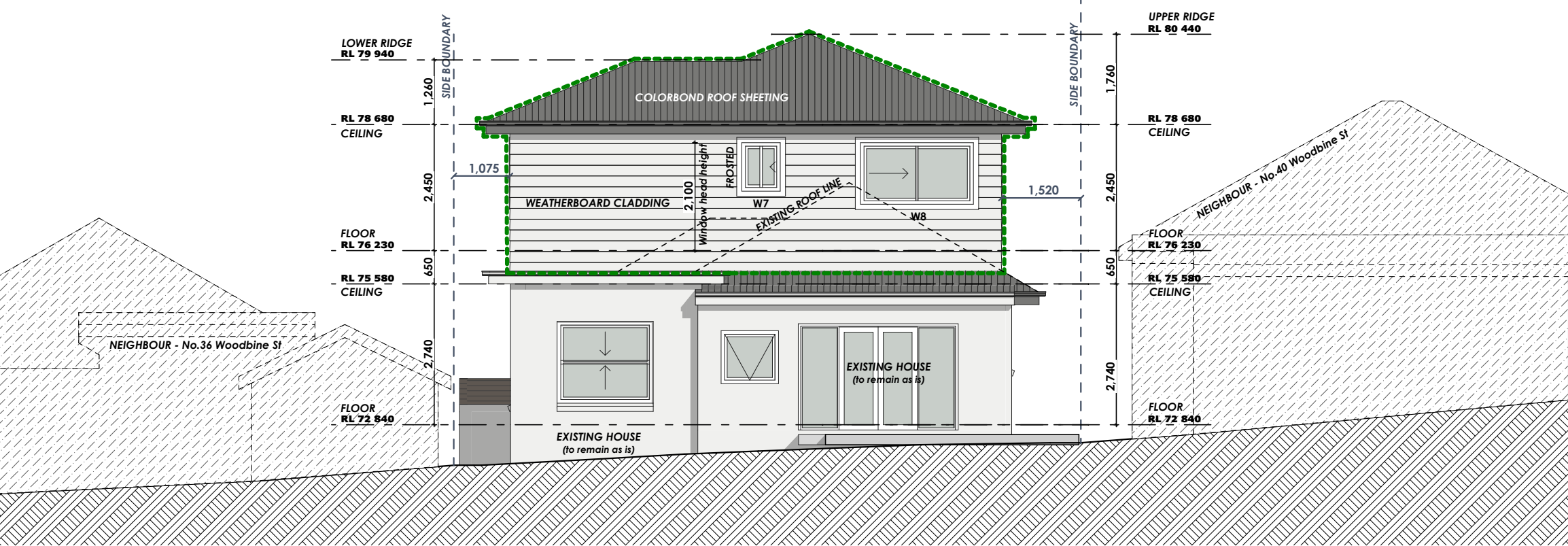


9,550
3,090
90
3,100
90
3,000
90
3,090
90
6,190
90
1,950
90
1,050
90
4,110
90
2,080
90
1,950
90
1,050
90
1,050
90
3,060
2,080
4,230
90
3,015
2,125
4,320
3,060
2,125
B
A

11,680
TO REAR BOUNDARY
450
NDP
450
1,075
W8
W7
W6
W5
W4
W3
W2
W1
W9
W10
3,150
450
450
450
450
3,930
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7,830
1,190
90
1,145
90
1,190
90
1,145

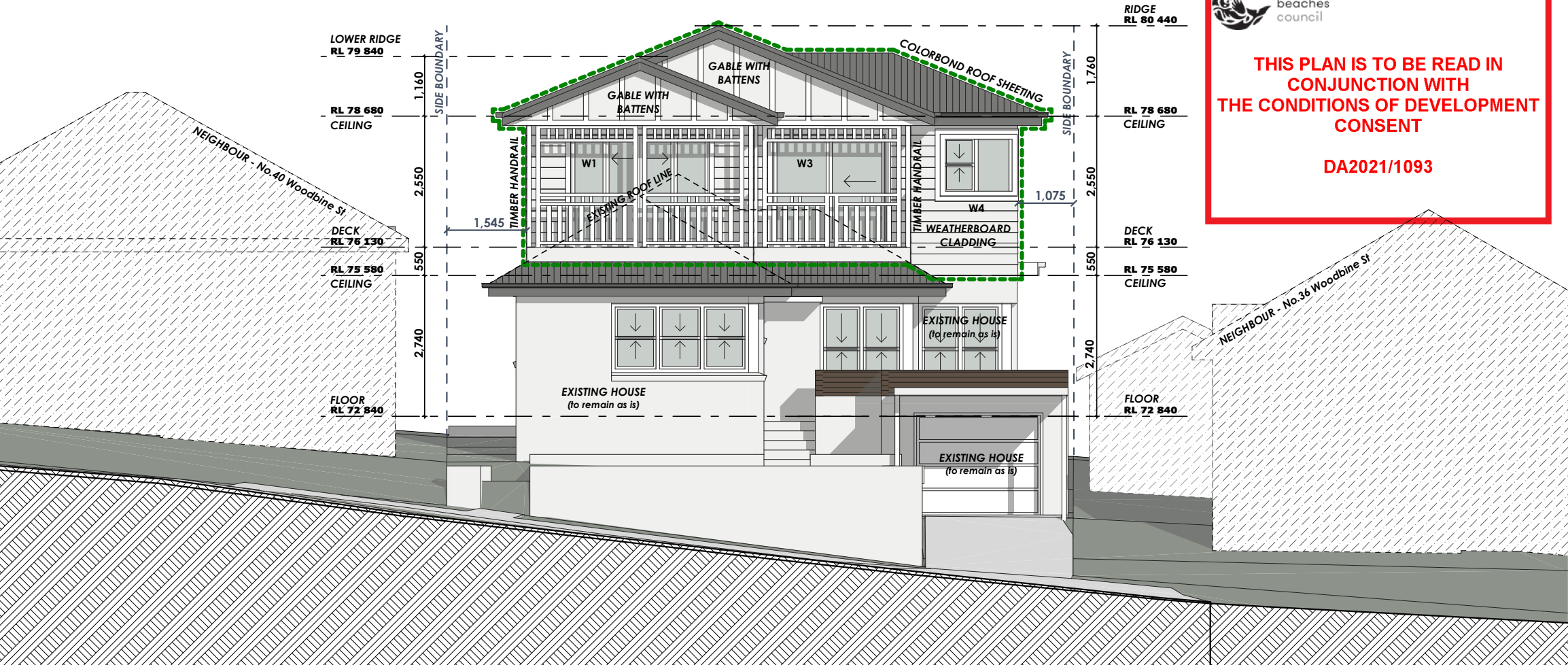
COVERED TILED DECKS WITH TIMBER HANDRAILS

ELEVATIONS (NORTH & SOUTH)



NORTH ELEVATION (REAR ELEVATION)

1:100



SOUTH ELEVATION (FRONT ELEVATION)

1:100

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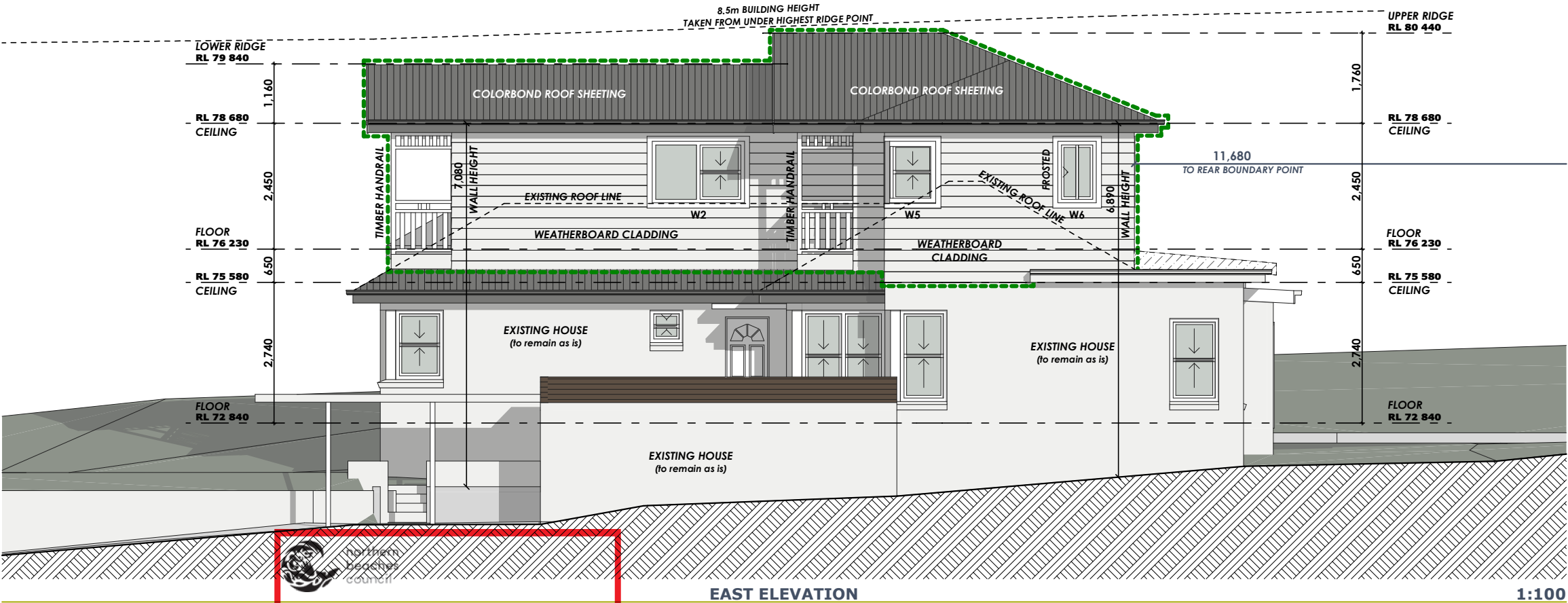
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Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 8 July 2021	Drawing No. :	7
File Location:	ADE 0521 03 DA.pln		

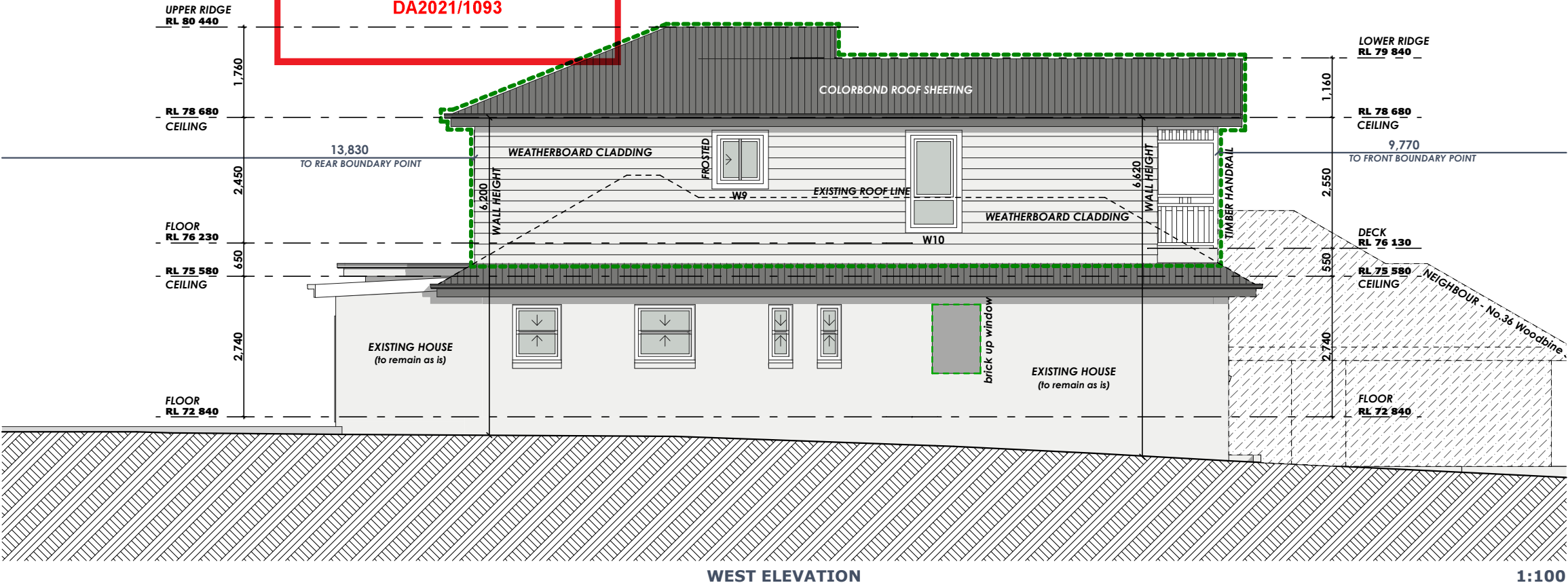
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ELEVATIONS (EAST & WEST)



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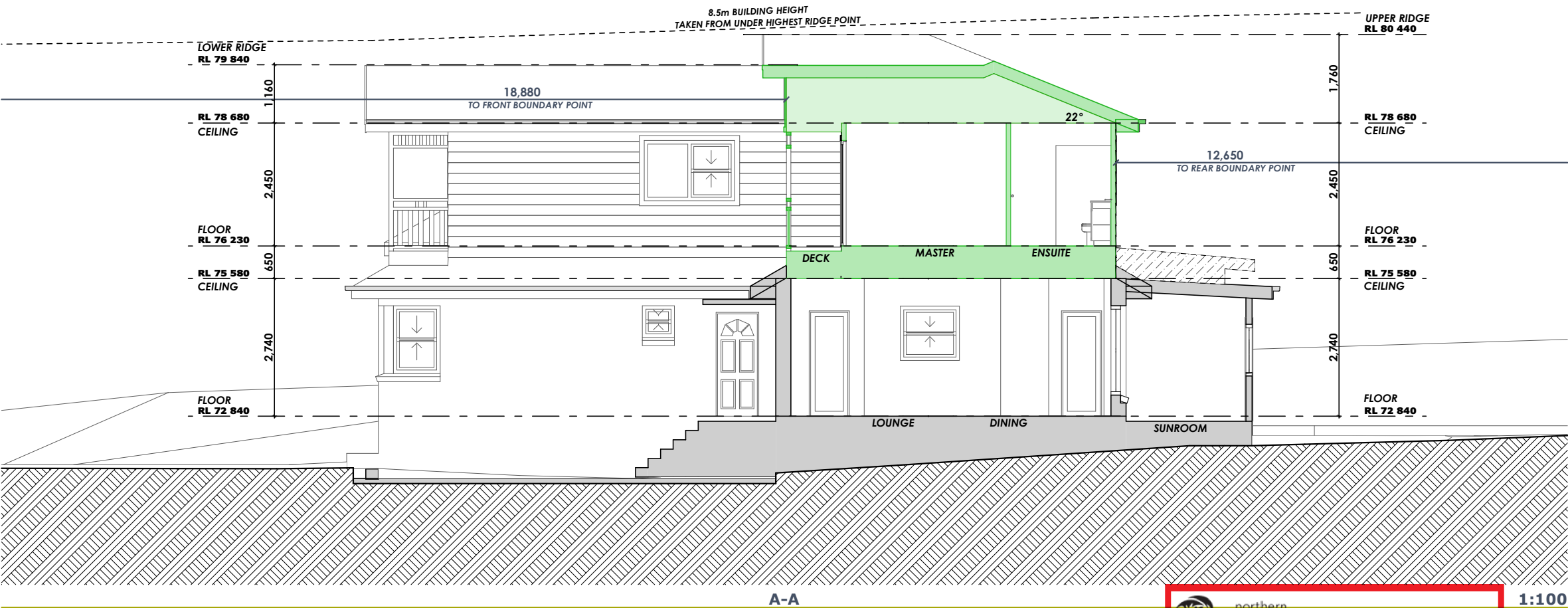
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Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 8 July 2021	Drawing No. :	8
File Location:	ADE 0521 03 DA.pln		

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SECTIONS (A-A & B-B)



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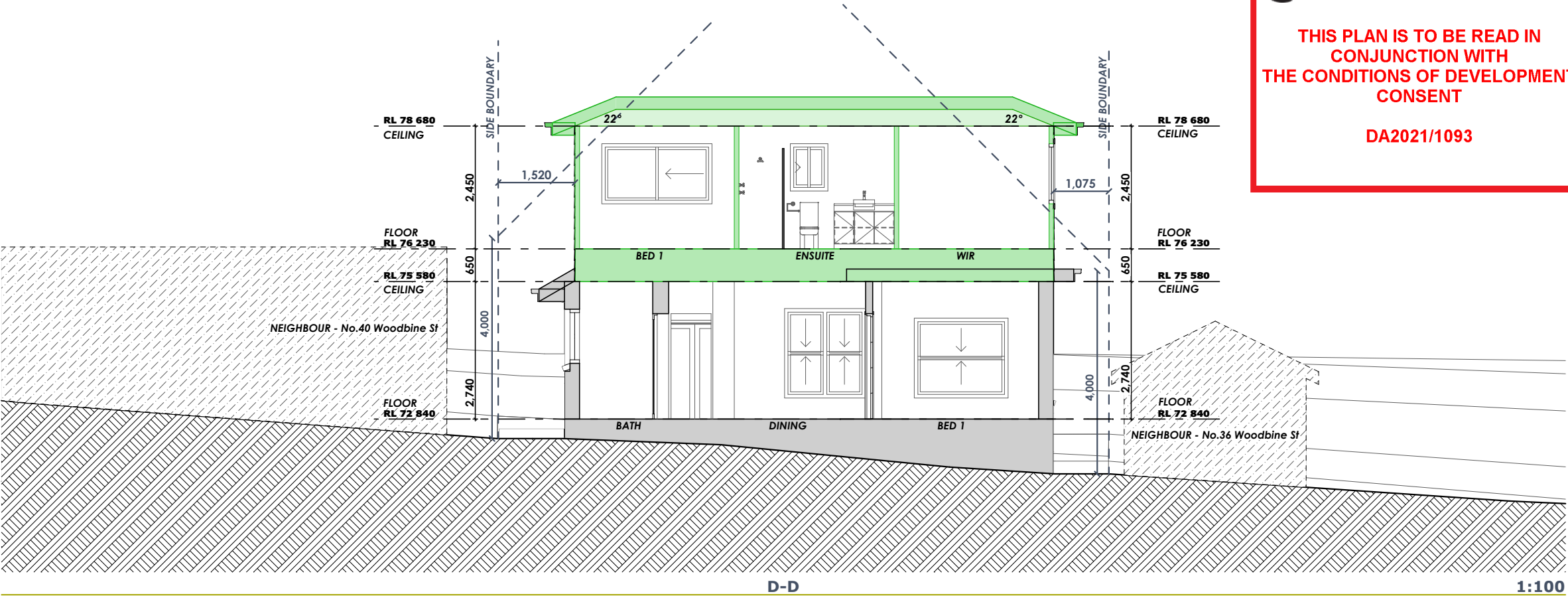
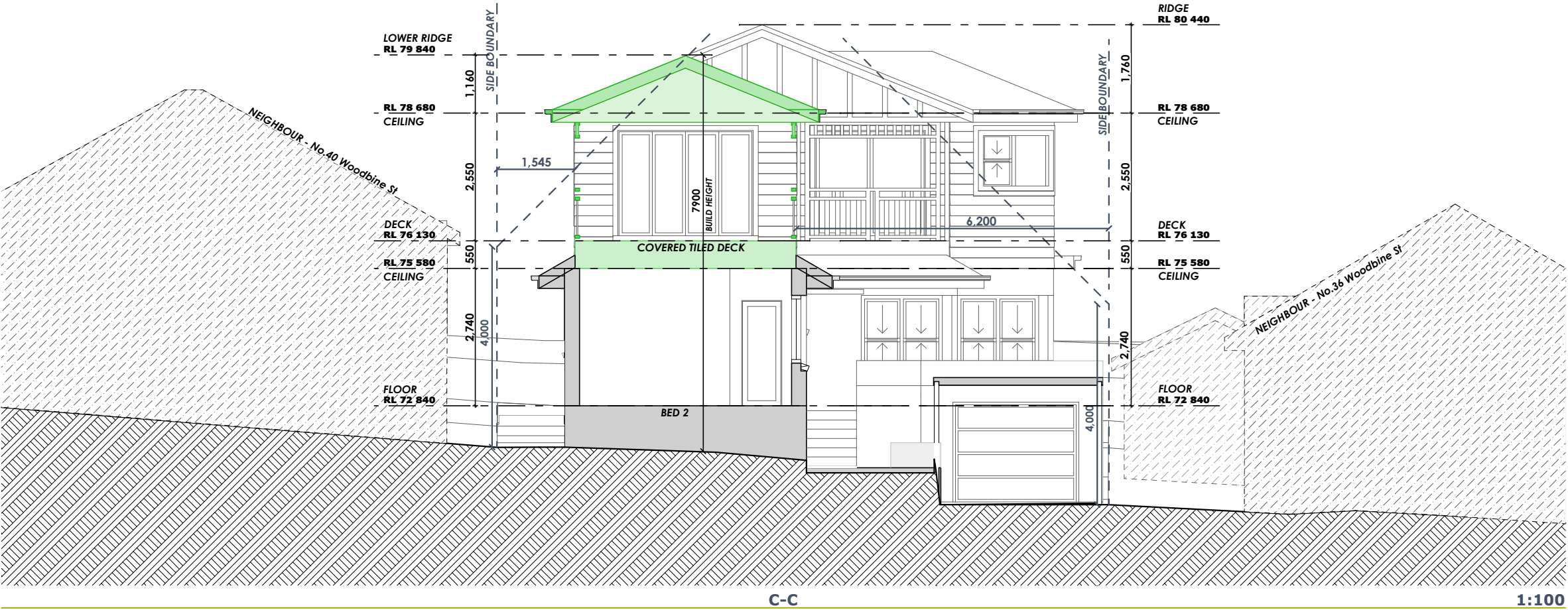
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Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 8 July 2021	Drawing No. :	9
File Location:	ADE 0521 03 DA.pln		

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SECTIONS (C-C & D-D)



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Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 8 July 2021	Drawing No. :	10
File Location:	ADE 0521 03 DA.pln		

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