

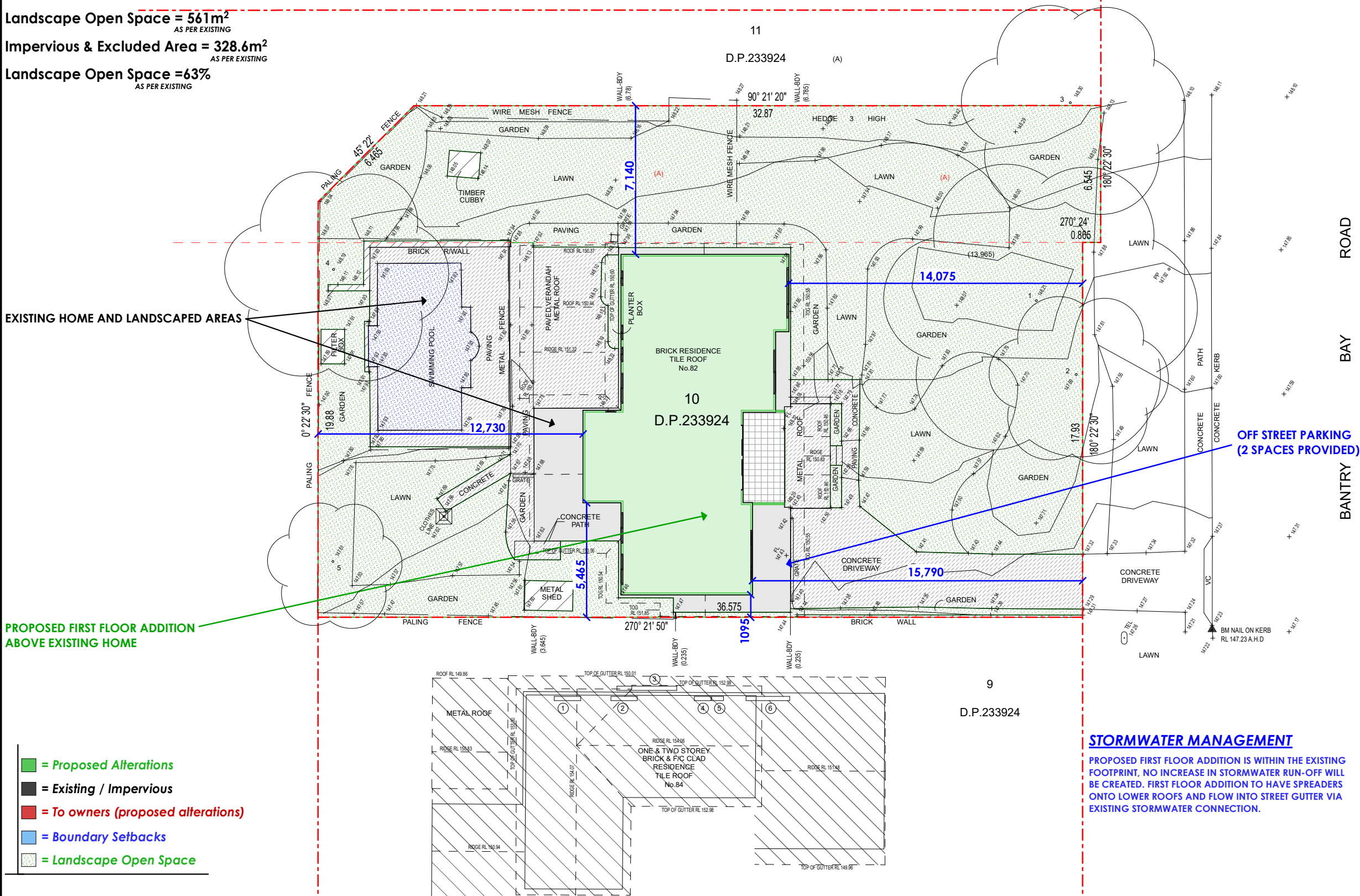
SITE CALCULATIONS

Site area = 889.6m²

Landscape Open Space = 561m²
AS PER EXISTING

Impervious & Excluded Area = 328.6m²
AS PER EXISTING

Landscape Open Space = 63%
AS PER EXISTING



NOTES:

- 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.
- 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
- 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 0.2m MINOR 1.0m MAJOR
- ORIGIN OF LEVELS: PM 2752 RL 144.025 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
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	SPREAD
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	151.56	152.80
2	151.55	152.79
3	148.81	149.86
4	147.57	149.65
5	148.64	149.65
6	149.14	149.85

* DENOTES DOOR

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

REFERENCE:

11482/22

CHABROIS DETAIL DESIGNED

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

SITE PLAN



DESIGNER HOME ADDITIONS
Licence 60007c

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www.yourstyle.com.au

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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 : BRUCE & KERRIE O'HAGAN

Client Address : 82 BANTRY BAY ROAD,
FRENCHS FOREST 2086

Client No. : OHA 0222 02 DA

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Australian Standards and Building Code of Australia 2019.

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Project Number: OHA 0222 02 DA

Included Pages: 1 -

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

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, 27 April 2022

Your Style Designer Home Additions

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

Client's signature

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

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, 27 April 2022

Drawing No. : 3

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.

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

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SCALE: 1:100	PROJECT: LEVEL & DETAIL SURVEY
DATUM: A.H.D.	LOT 10 D.P.233924
SITE AREA: 889.6m ²	No.82 BANTRY BAY ROAD, FRENCHS FOREST
SHEET 1 OF 1 SHEETS	LGA: NORTHERN BEACHES



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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

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Client No. : OHA 0222 02 DA

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

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Client's signature

Project Acceptance

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

Your Style Designer Home Additions

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

Client's signature

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

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

File Location: OHA 0322 02 DA.pln Drawing No. : 4

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-
-
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-

GROUND FLOOR PLAN



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BUILDER LICENCE • 60007C

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FRENCHS FOREST 2086

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Your Style Designer Home Additions

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

Client's signature

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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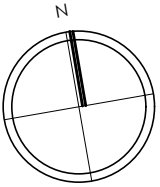
EXISTING PERGOLA TO REMAIN AS IS

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

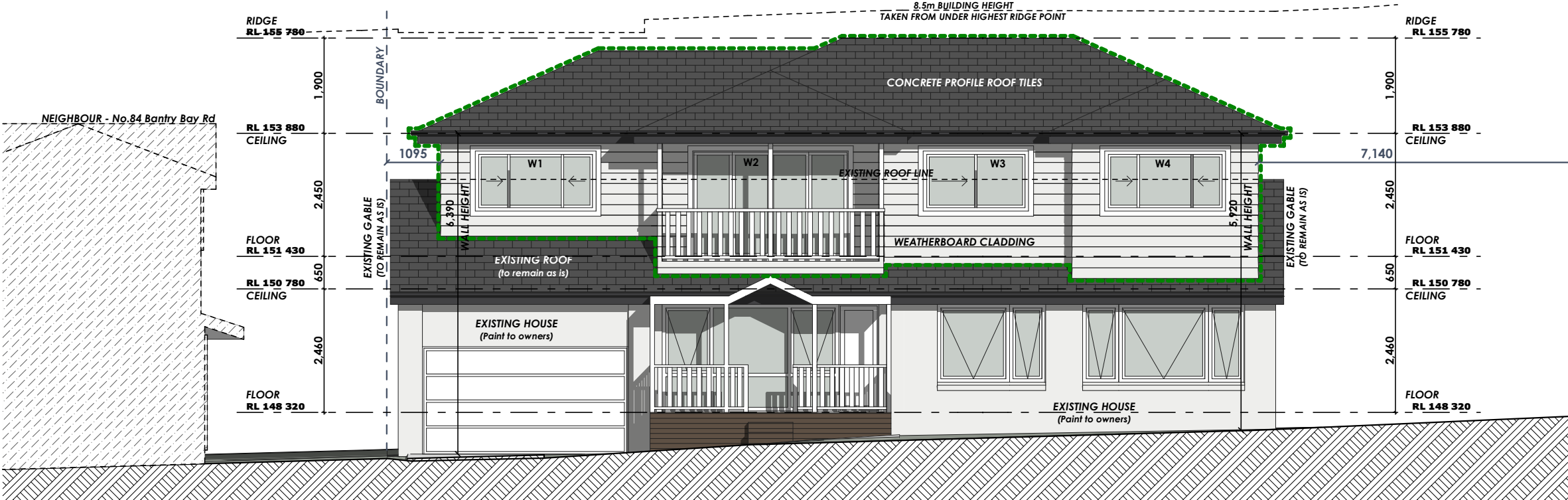
REMOVE EXISTING INTERNAL WALL SHOWN TO OPEN UP
STAIR AREA

EXISTING WINDOW TO REMAIN.

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

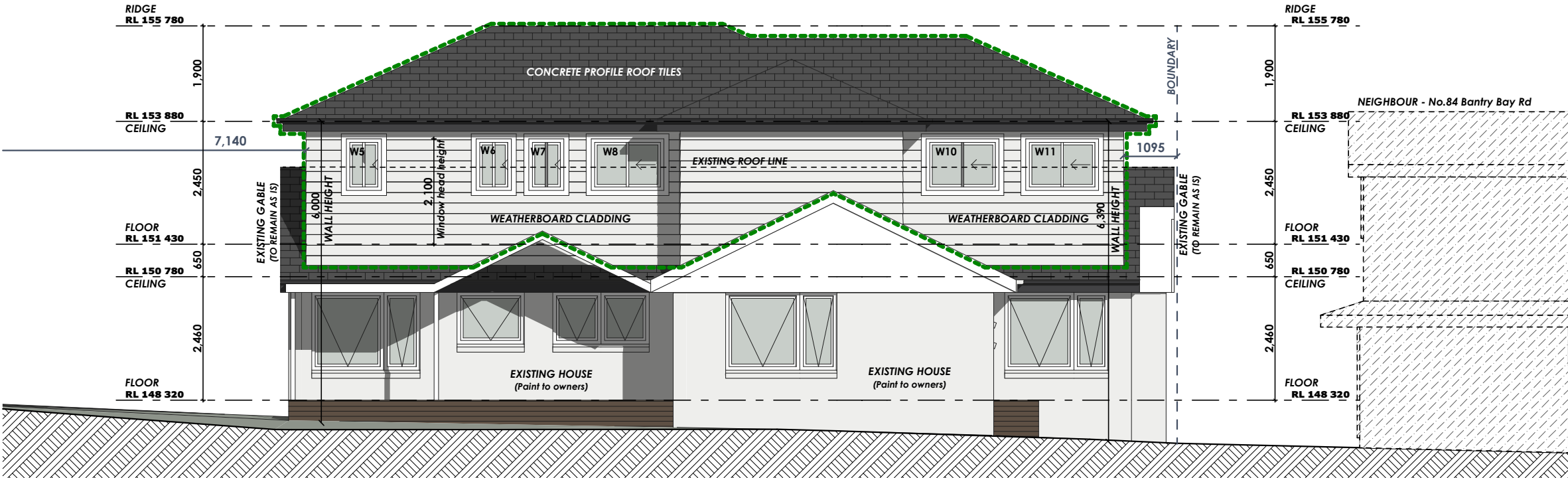


ELEVATIONS (EAST & WEST)



EAST ELEVATION (FRONT ELEVATION)

1:100



WEST ELEVATION (REAR ELEVATION)

1:100



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WEB : www.yourstyle.com.au
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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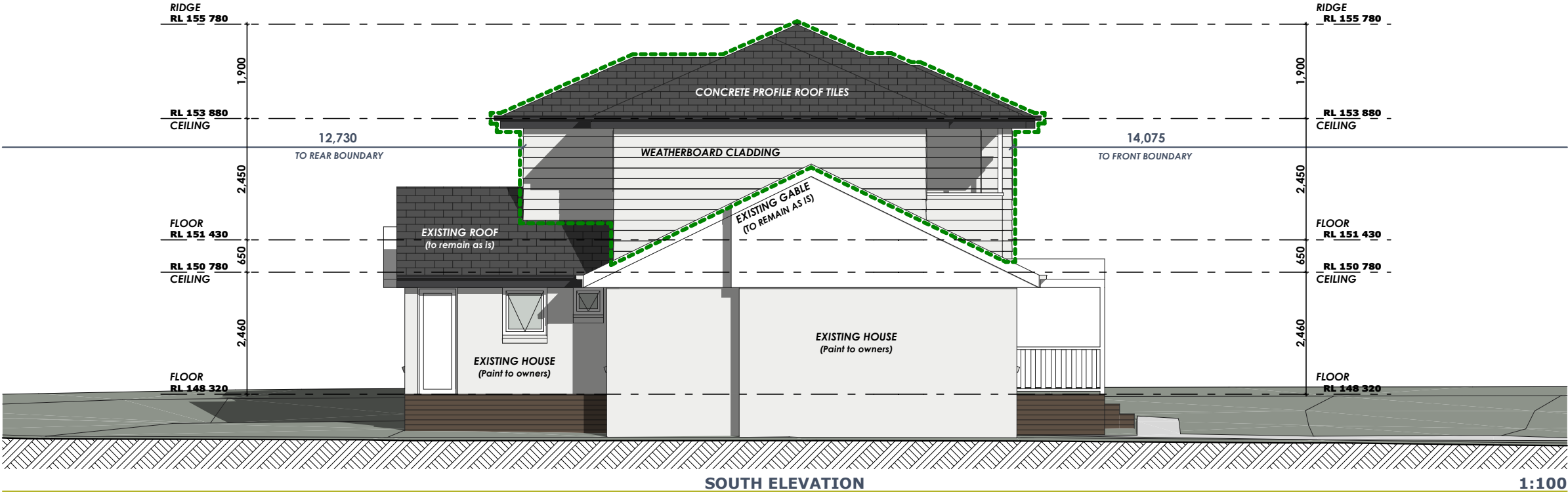
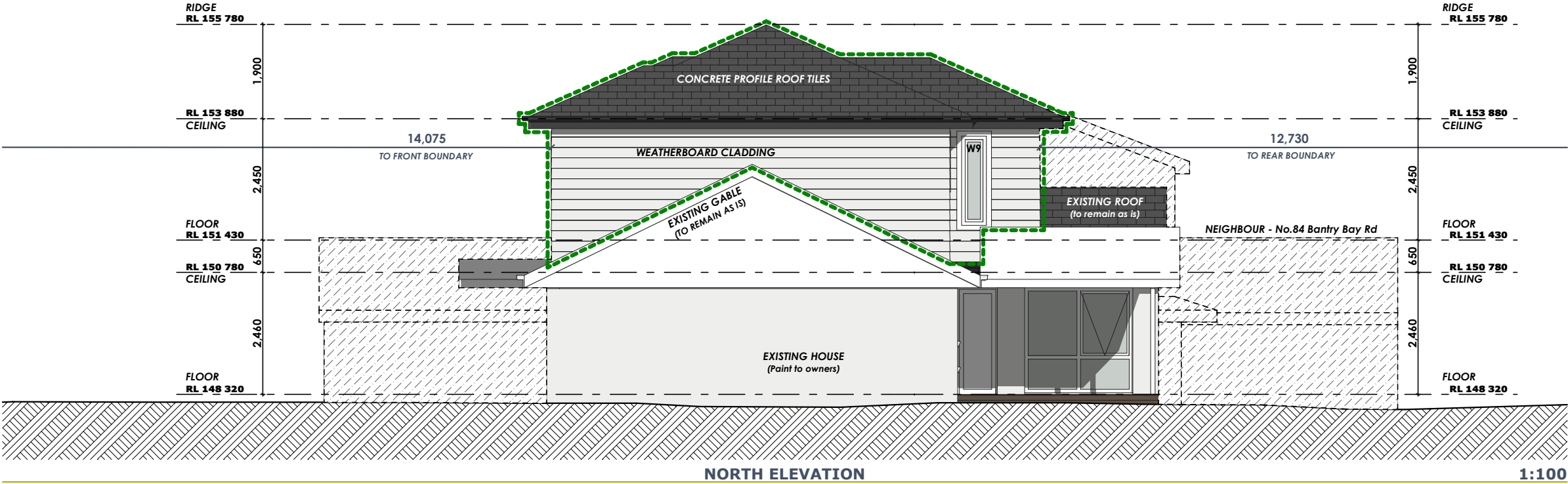
Signed..... Date: Wednesday, 27 April 2022
Client's signature

Signed..... Date: Wednesday, 27 April 2022
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 :	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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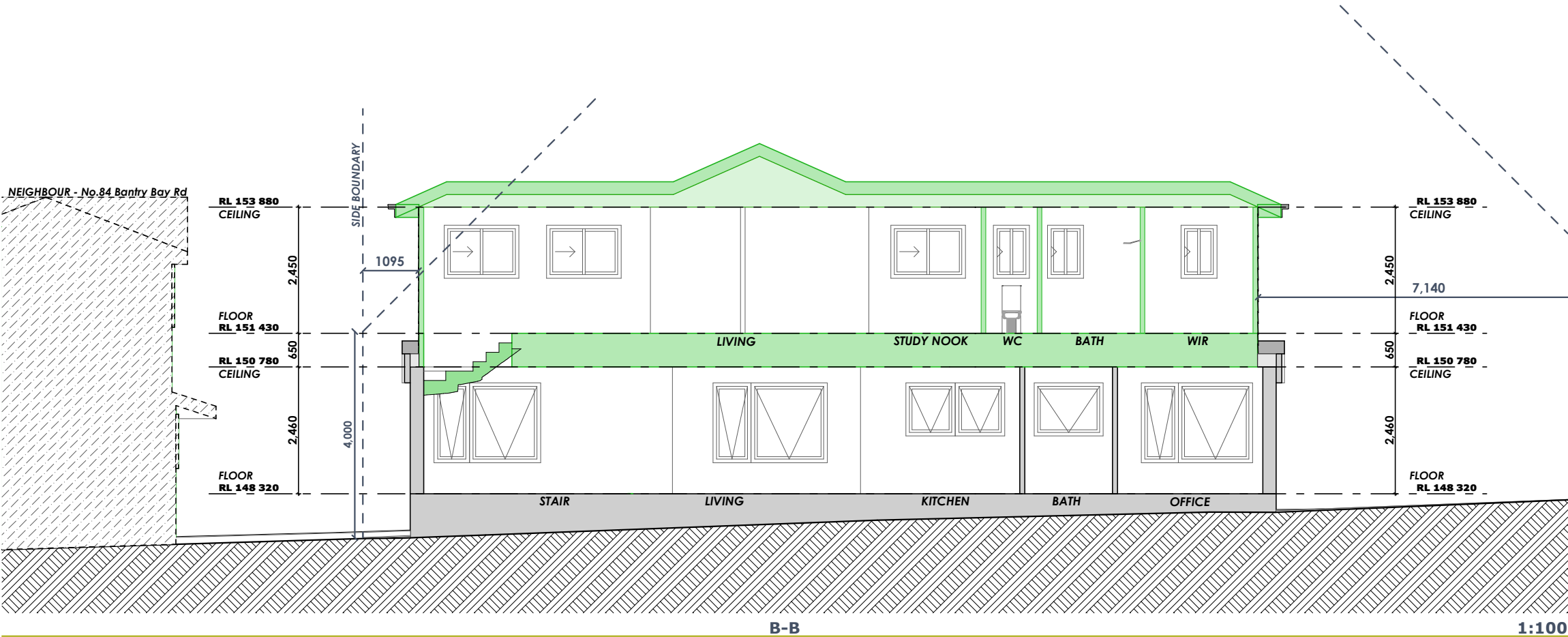
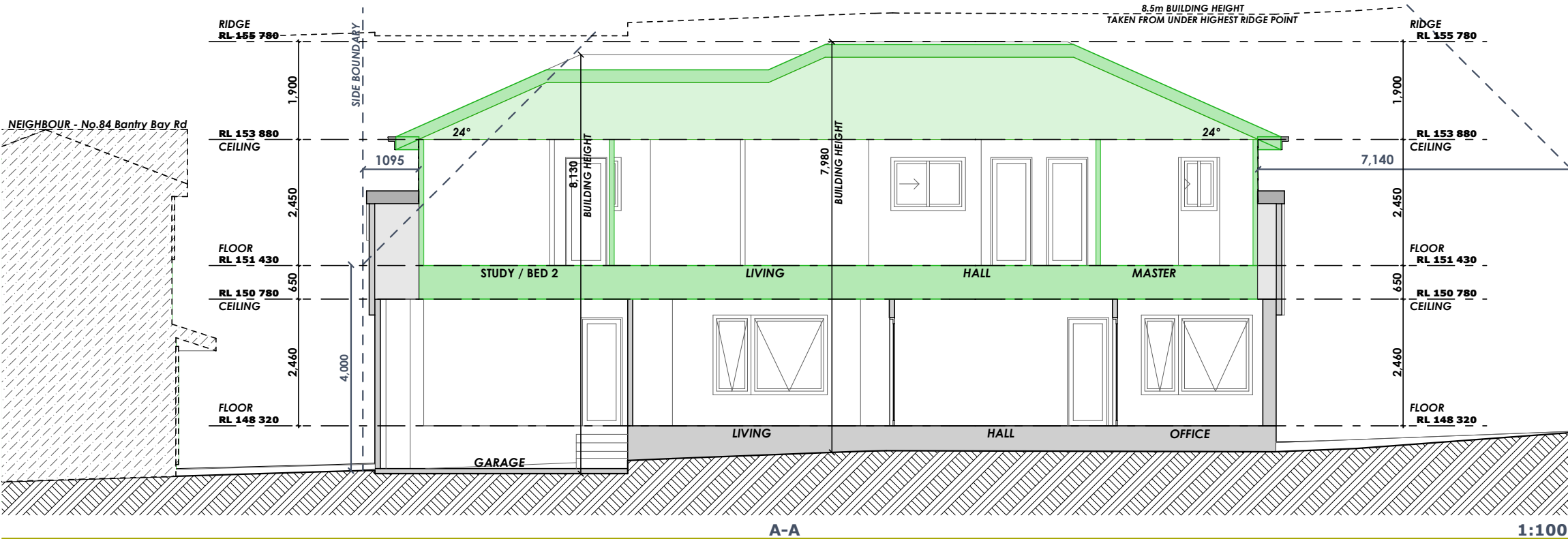
Signed..... Date: Wednesday, 27 April 2022
Client's signature

Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Wednesday, 27 April 2022	Drawing No. :	8
File Location:	OHA 0322 02 DA.pln		

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-
-
-
-

SECTIONS (A-A & B-B)



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Client Name :	BRUCE & KERRIE O'HAGAN
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Client No. :	OHA 0222 02 DA

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Your Style Designer Home Additions

Signed..... Date: Wednesday, 27 April 2022
Client's signature

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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 :	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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Your Style Designer Home Additions

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Client's signature

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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

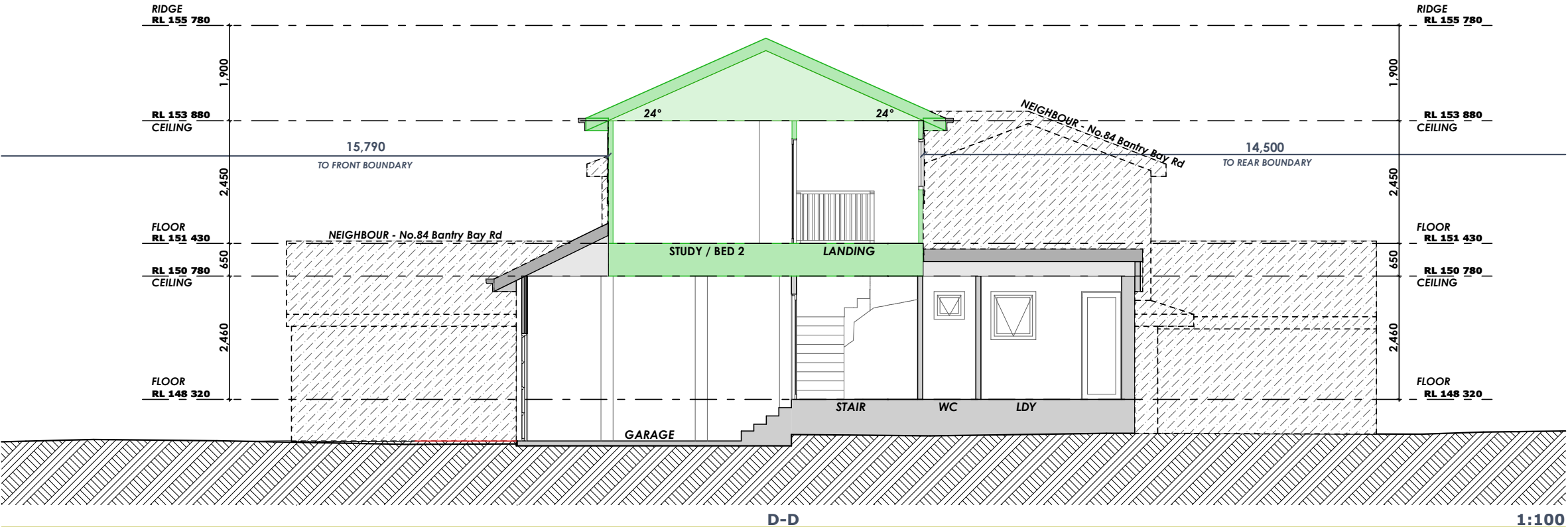
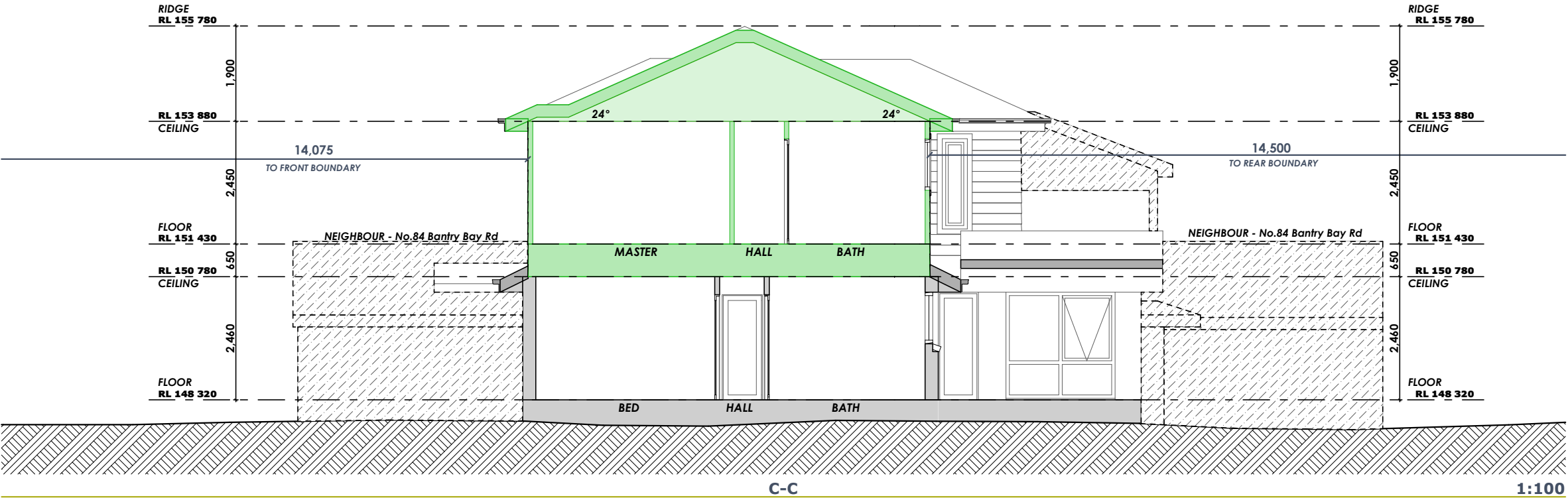
Plot Date : Wednesday, 27 April 2022

Drawing No. : 10

File Location: OHA 0322 02 DA.pln

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-
-
-
-
-



SHADOWS DIAGRAMS 21 JUNE - 9am



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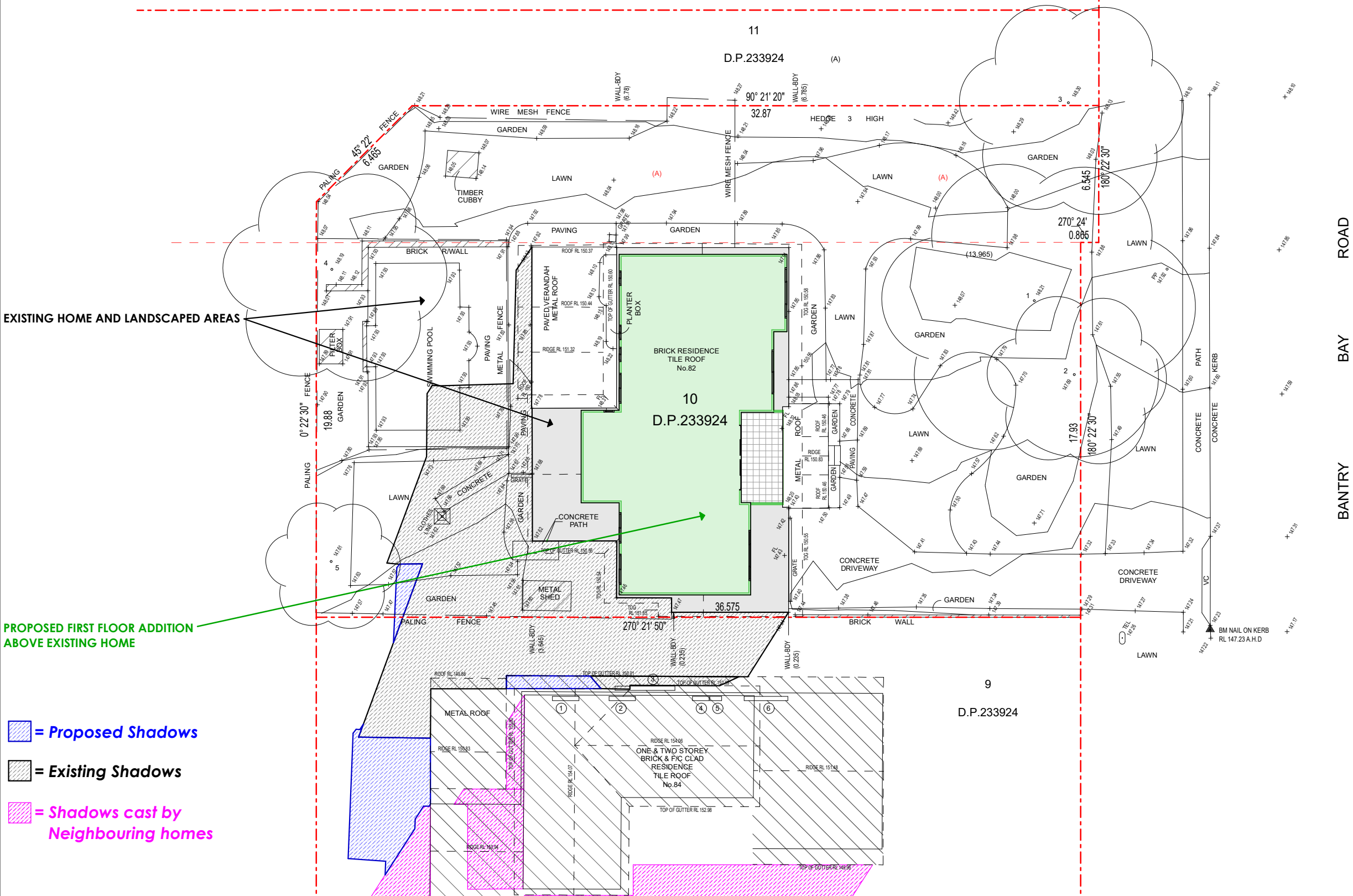
Signed..... Date: Wednesday, 27 April 2022
Your Style Designer Home Additions

Signed..... Date: Wednesday, 27 April 2022
Client's signature

Signed..... Date: Wednesday, 27 April 2022
Client's signature

Drawing Title : SHADOWS 21 JUNE 9am
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. : 13
File Location: OHA 0322 02 DA.pln

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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

SCHEDULE OF TREES

No	DIAMETER	HEIGHT	SPREAD
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	151.56	152.88
2	151.55	152.79
3	148.81	149.96
4	147.57	149.65
5	148.64	149.65
6	149.14	149.65

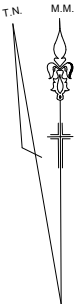
* DENOTES DOOR

(A) EASEMENT FOR TRANSMISSION LINE 30.48' WIDE (H132578)

REFERENCE:
11482/22
REG'D SURVEYOR

STUTCHBURY JAQUES 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



SHADOWS DIAGRAMS 21 JUNE - 12pm



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ABN 92 003 918 116 • ACN 003 918 116

BUILDER LICENCE • 60007C

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

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

Signed..... Date: Wednesday, 27 April 2022
Your Style Designer Home Additions

Signed..... Date: Wednesday, 27 April 2022
Client's signature

Signed..... Date: Wednesday, 27 April 2022
Client's signature

Drawing Title : SHADOWS 21 JUNE 12pm

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:200

Plot Date : Wednesday, 27 April 2022

File Location: OHA 0322 02 DA.pln Drawing No. : 14

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construction under Your Style's Construction Certificate and
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EXISTING HOME AND LANDSCAPED AREAS

PROPOSED FIRST FLOOR ADDITION
ABOVE EXISTING HOME

■ = Proposed Shadows

■ = Existing Shadows

■ = Shadows cast by
Neighbouring homes

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
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
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SV - STOP VALVE
TEL - TELECOMMUNICATIONS PIT
VC - VEHICLE CROSSING
WM - WATER METER
WS - WATER SERVICE

SCHEDULE OF TREES

No	DIAMETER	HEIGHT	SPREAD
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	151.56	152.88
2	151.55	152.79
3	148.81	149.96
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5	148.64	149.65
6	149.14	149.65

* DENOTES DOOR

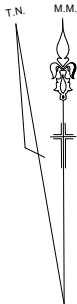
(A) EASEMENT FOR TRANSMISSION LINE 30.48' WIDE (H132570)

REFERENCE:
11482/22
REG'D SURVEYOR

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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



SHADOWS DIAGRAMS 21 JUNE - 3pm



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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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Signed..... Date: Wednesday, 27 April 2022
Client's signature

Project Acceptance

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

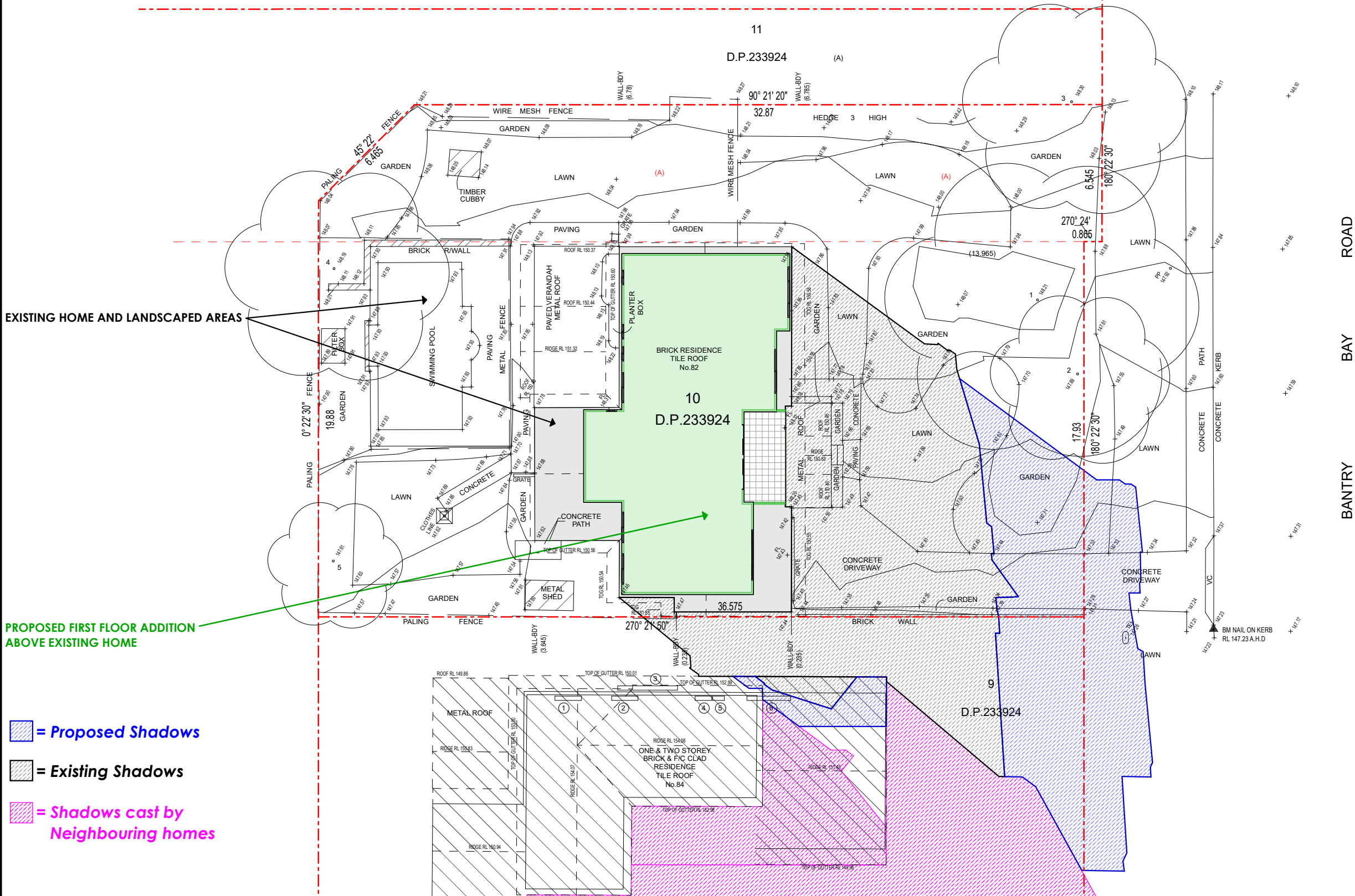
Signed..... Date: Wednesday, 27 April 2022
Your Style Designer Home Additions

Signed..... Date: Wednesday, 27 April 2022
Client's signature

Signed..... Date: Wednesday, 27 April 2022
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 :	Wednesday, 27 April 2022	Drawing No. :	15
File Location:	OHA 0322 02 DA.pln		

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EXISTING HOME AND LANDSCAPED AREAS

PROPOSED FIRST FLOOR ADDITION
ABOVE EXISTING HOME

- = Proposed Shadows
- = Existing Shadows
- = Shadows cast by Neighbouring homes

- NOTES:
- 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.
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 - NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
 - CONTOUR INTERVAL 0.2m MINOR 1.0m MAJOR
 - ORIGIN OF LEVELS: PM 2752 RL 144.025 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
DPC	- DAMP PROOF COURSE	PB	- POWER BOX
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FL	- FLOOR LEVEL	SMH	- SEWER MANHOLE
GM	- GAS METER	SO	- STORMWATER OUTLET
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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

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SCHEDULE OF WINDOWS & DOORS

No.	SILL RL	HEAD RL
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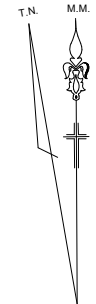
* DENOTES DOOR

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

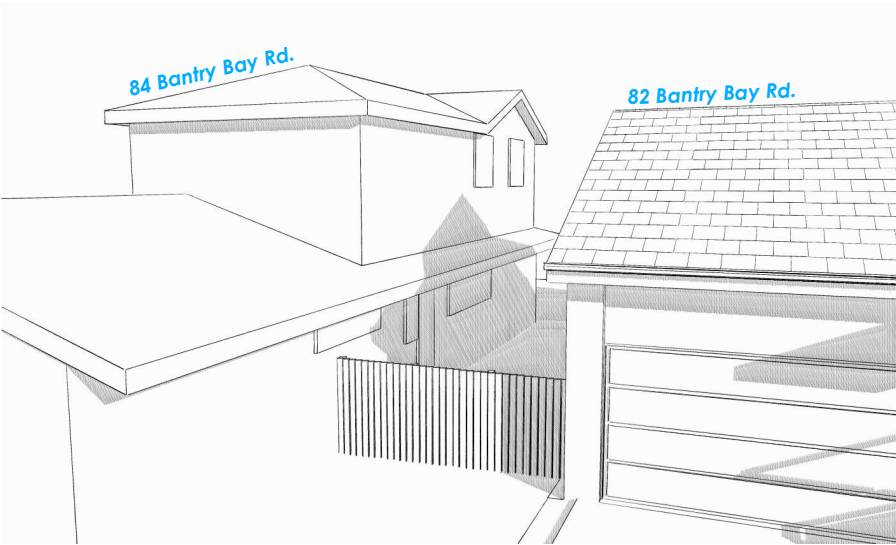
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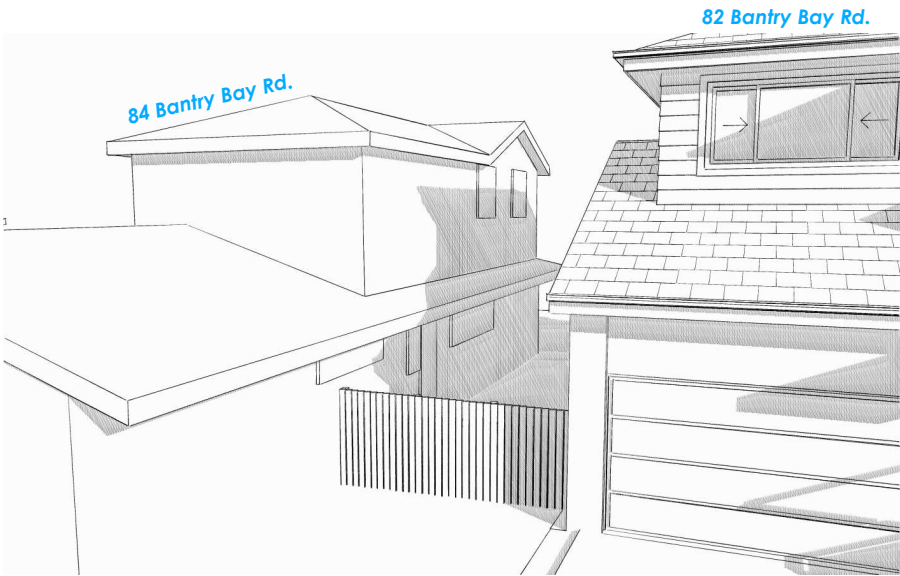
DATE: 05/04/2022	CLIENT: YOUR STYLE
SCALE: 1:100	PROJECT: LEVEL & DETAIL SURVEY
DATUM: A.H.D.	LOT 10 D.P.233924
SITE AREA: 889.6m ²	No.82 BANTRY BAY ROAD, FRENCHS FOREST
SHEET 1 OF 1 SHEETS	LGA: NORTHERN BEACHES



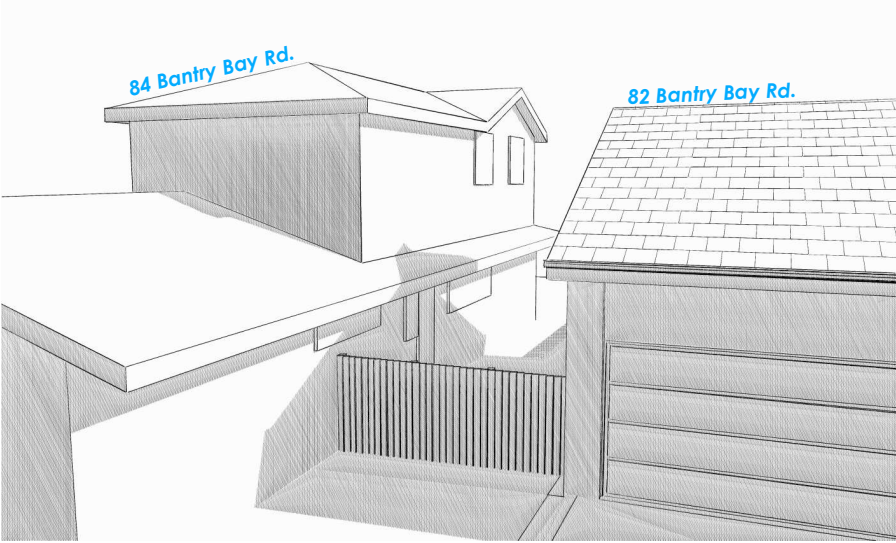
EXISTING & PROPOSED SHADOWS - JUNE 21 SOUTHERN NEIGHBOUR



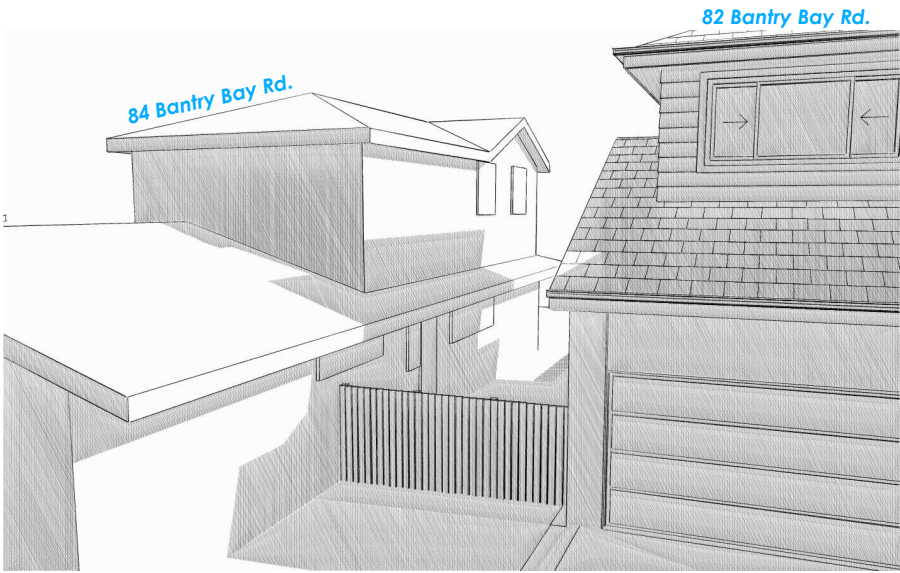
EXISTING SHADOWS - 9am (view from the East)



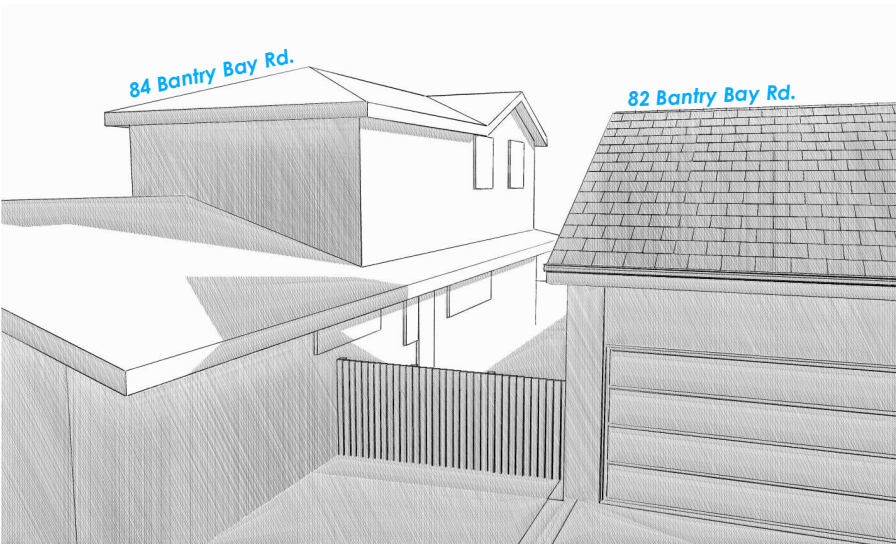
PROPOSED SHADOWS - 9am (view from the East)



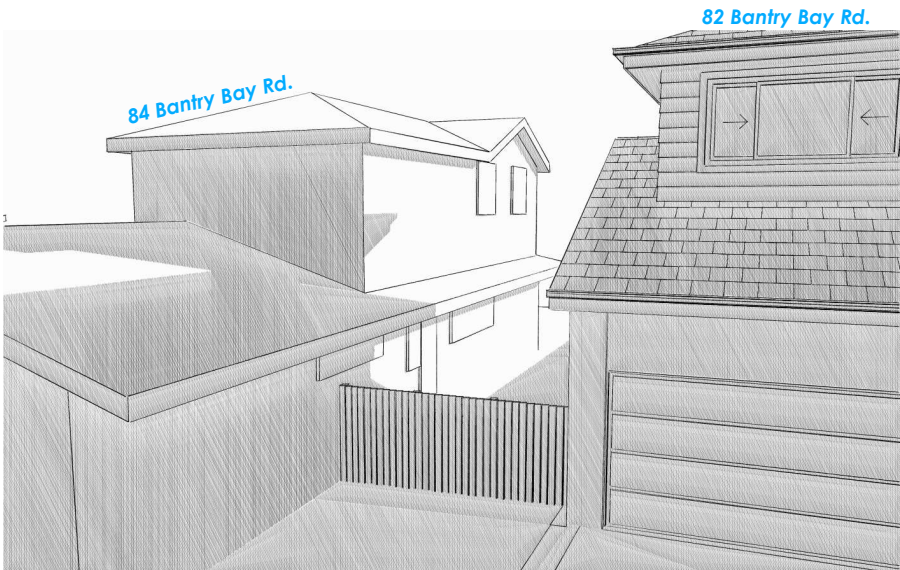
EXISTING SHADOWS - 12pm (view from the East)



PROPOSED SHADOWS - 12pm (view from the East)



EXISTING SHADOWS - 3pm (view from the East)



PROPOSED SHADOWS - 3pm (view from the East)



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

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

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Signed..... Date: Wednesday, 27 April 2022
Your Style Designer Home Additions

Signed..... Date: Wednesday, 27 April 2022
Client's signature

Signed..... Date: Wednesday, 27 April 2022
Client's signature

Drawing Title :	3D SHADOWS 21 JUNE		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:4.19
Plot Date :	Wednesday, 27 April 2022	Drawing No. :	16
File Location:	OHA 0322 02 DA.pln		

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