



PERSPECTIVES



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

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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 :	NATHAN & EMMA JENKINS
Client Address :	17 ROOSEVELT AVE, ALLAMBIE HEIGHTS 2100
Client No. :	JEN 0424 02 DA

All construction work to be performed in accordance with Australian Standards and National Construction Code 2022.

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Project Number: JEN 0424 02 DA Included Pages: 1-

Signed..... Date: Thursday, 19 December 2024
 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: Thursday, 19 December 2024
 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 :	Thursday, 19 December 2024	Drawing No. :	1
File Location:	JEN 0424 02.pln		

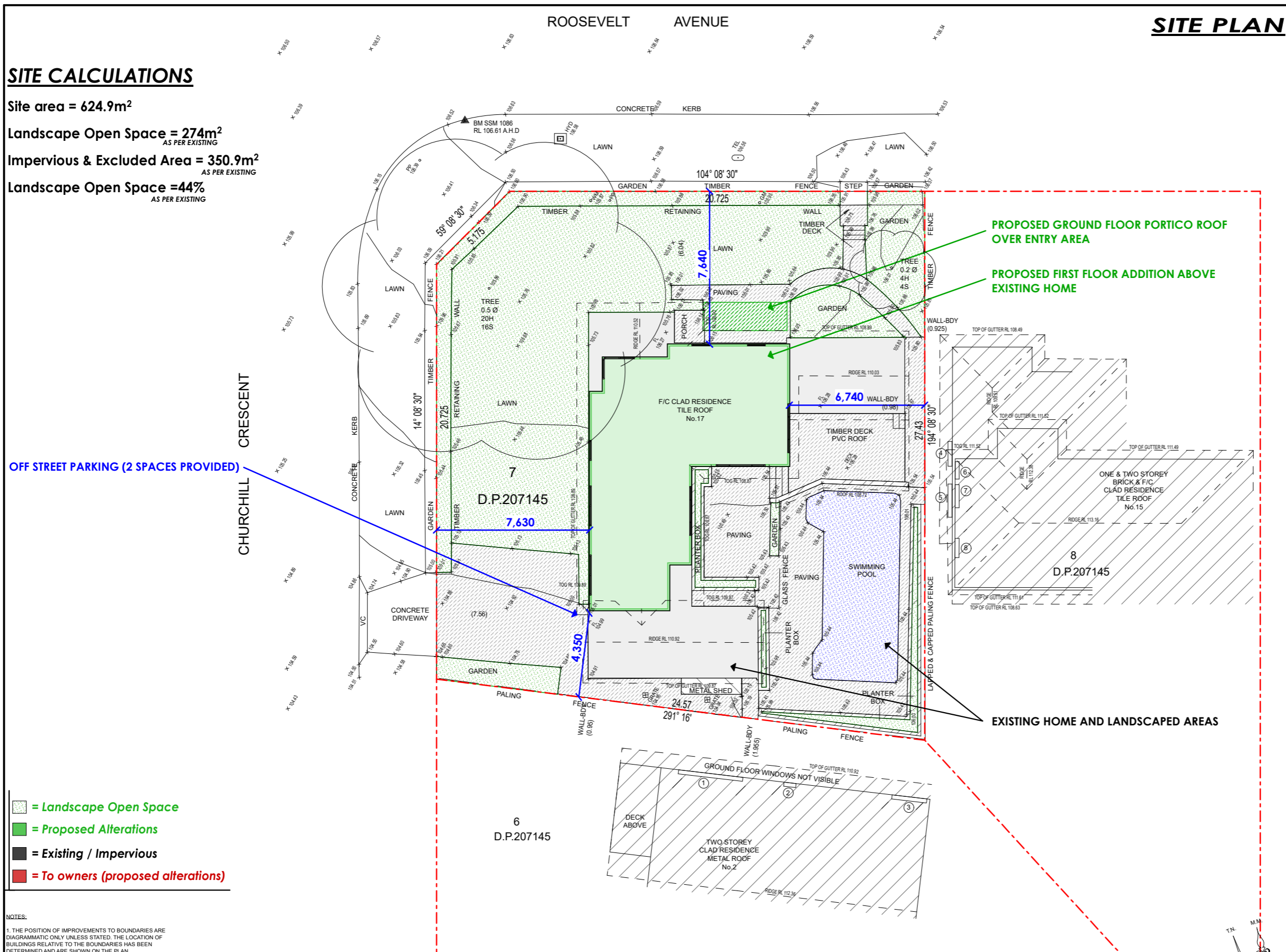
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-
-
-
-
-

SITE CALCULATIONS

Site area = 624.9m²
 Landscape Open Space = 274m² AS PER EXISTING
 Impervious & Excluded Area = 350.9m² AS PER EXISTING
 Landscape Open Space = 44% AS PER EXISTING

SITE PLAN



OFF STREET PARKING (2 SPACES PROVIDED)

CHURCHILL CRESCENT

PROPOSED GROUND FLOOR PORTICO ROOF OVER ENTRY AREA

PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS

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

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. BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY FIELD SURVEY.
 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 0.5m MINOR 1.0m MAJOR
 8. ORIGIN OF LEVELS: SSM 1086 RL 106.61 A.H.D.
 9. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.

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	SW - STORMWATER
HW - HOT WATER HEATER	TW - TELECOMMUNICATIONS PIT
HYD - HYDRANT	VC - VEHICLE CROSSING
IC - INSPECTION COVER	WM - WATER METER
LH - LAMP HOLE	WS - WATER SERVICE
LP - LIGHT POLE	

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	109.79	110.41
2	108.92	110.42
3	108.76	110.37
4	107.60	108.32
5	107.06	108.32
6	110.63	111.17
7	110.62	111.17
8	107.06	108.16

REFERENCE:
 12087/24
 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: 31/5/2024
 SCALE: 1:100
 DATUM: A.H.D.
 SITE AREA: 624.9m²
 SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE
 PROJECT: LEVEL & DETAIL SURVEY
 LOT 7 D.P.207145
 No.17 ROOSEVELT AVENUE, ALLAMBIE HEIGHTS
 LGA: NORTHERN BEACHES

DAVID STUTCHBURY
 REGISTERED SURVEYOR
 IDENTIFICATION No: SU002051



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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, 19 December 2024	Drawing No. :	3
File Location :	JEN 0424 02.pln		

Your Style Construction Certificate Excludes:
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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.

- MATERIALS HANDLING & STORAGE AREA
- COVERED WASTE STOCKPILE STORAGE AREA
- BUILDING WASTE COLLECTION POINT
- RESIDENTIAL WASTE/RECYCLING BIN COLLECTION POINT
- RESIDENTIAL WASTE/RECYCLING BIN STORAGE AREA

- = Landscape Open Space
- = Proposed Alterations
- = Existing / Impervious
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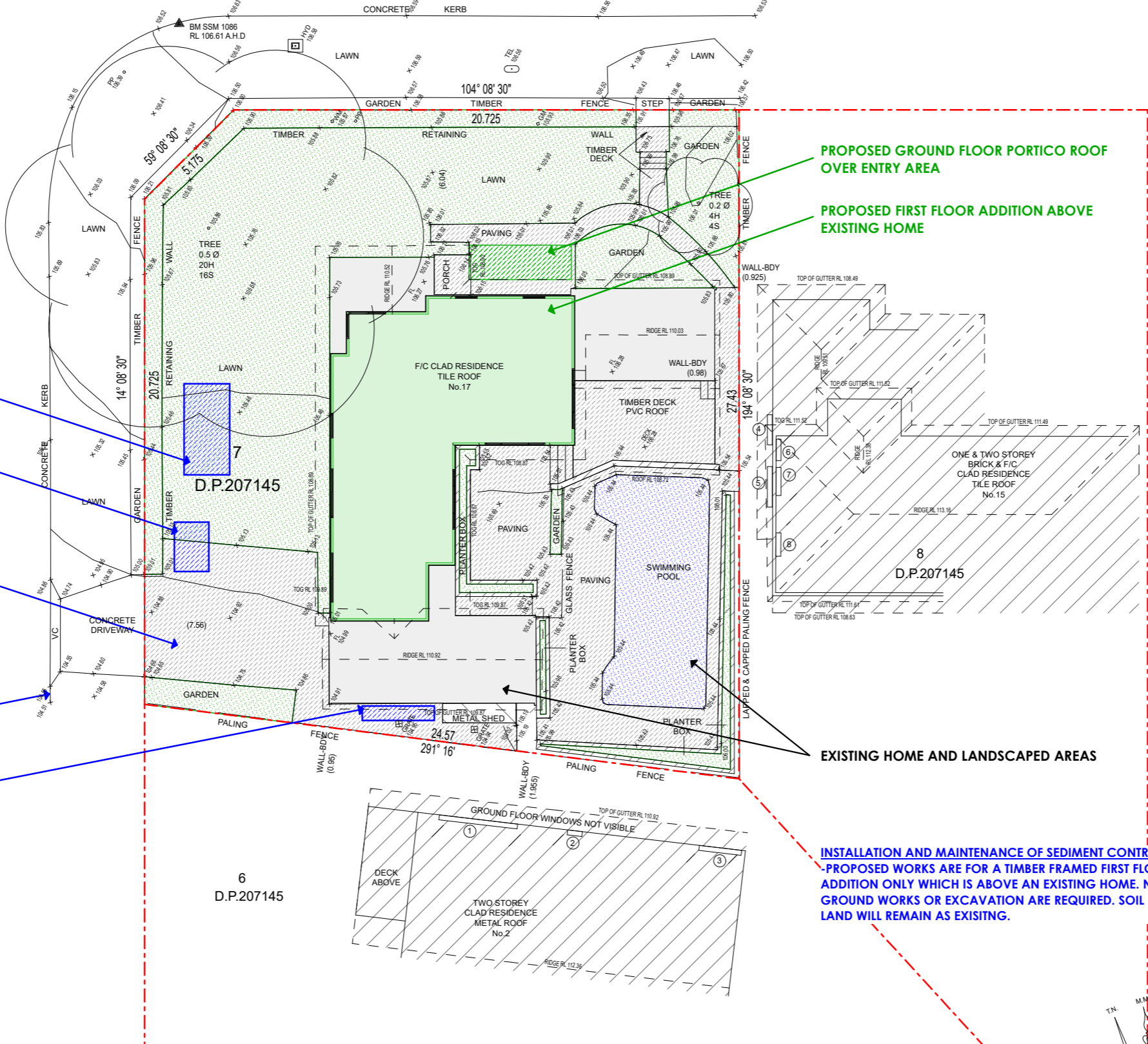
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SHEET 1 OF 1 SHEETS

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PROJECT: LEVEL & DETAIL SURVEY
LOT 7 D.P.207145
No.17 ROOSEVELT AVENUE, ALLAMBIE HEIGHTS
LGA: NORTHERN BEACHES

DAVID STUTCHBURY
REGISTERED SURVEYOR
IDENTIFICATION No: SU002051



PROPOSED GROUND FLOOR PORTICO ROOF OVER ENTRY AREA

PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS

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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Client No. : **JEN 0424 02 DA**

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Project Number: JEN 0424 02 DA Included Pages: 1-

Signed..... Date: Thursday, 19 December 2024
Client's signature

Project Acceptance

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Signed..... Date: Thursday, 19 December 2024
Your Style Designer Home Additions

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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 : **Thursday, 19 December 2024** Drawing No. : **4**

File Location: **JEN 0424 02.pln**

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LOWER FLOOR PLAN



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Client No. :	JEN 0424 02 DA

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Signed..... Date: Thursday, 19 December 2024
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Signed..... Date: Thursday, 19 December 2024
 Client's signature

Drawing Title : LOWER LEVEL PLAN

Project Name : First Floor Addition

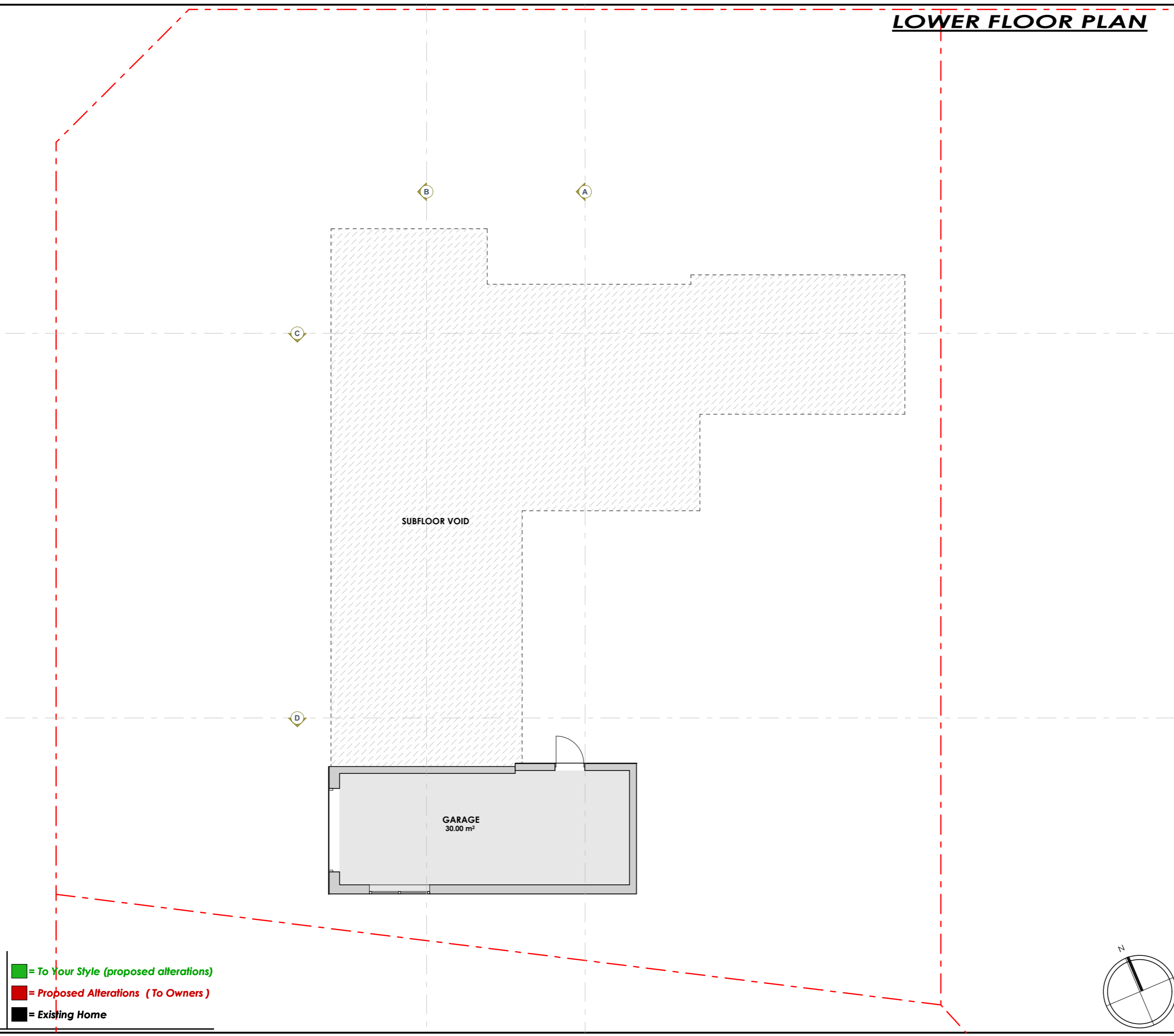
Architect : Your Style Designer Home Additions

Status : DA STAGE Scale : 1:100

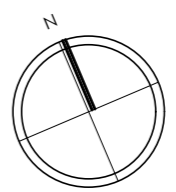
Plot Date : Thursday, 19 December 2024 Drawing No. : 6

File Location: JEN 0424 02.pln

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



GROUND FLOOR PLAN



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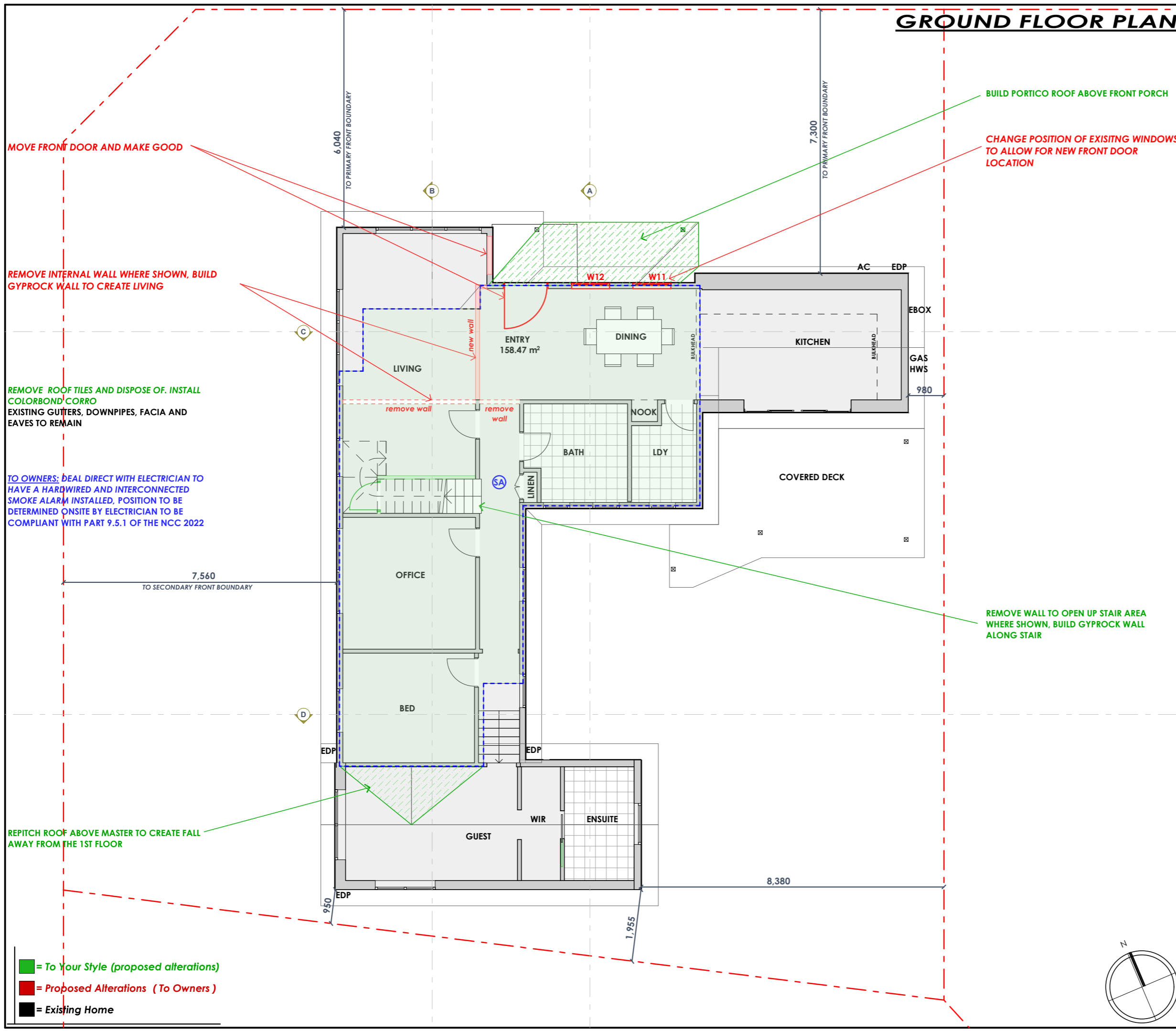
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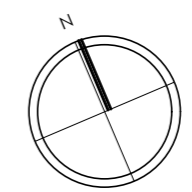
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Drawing Title :	GROUND FLOOR PLAN		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 19 December 2024	Drawing No. :	7
File Location :	JEN 0424 02.pln		

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- = Proposed Alterations (To Owners)
- = Existing Home



First Floor Addition

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

HARDWIRED AND INTERCONNECTED SMOKE ALARM TO BE INSTALLED. POSITION TO BE DETERMINED ONSITE BY ELECTRICIAN TO BE COMPLIANT WITH PART 9.5.1 OF THE NCC 2022

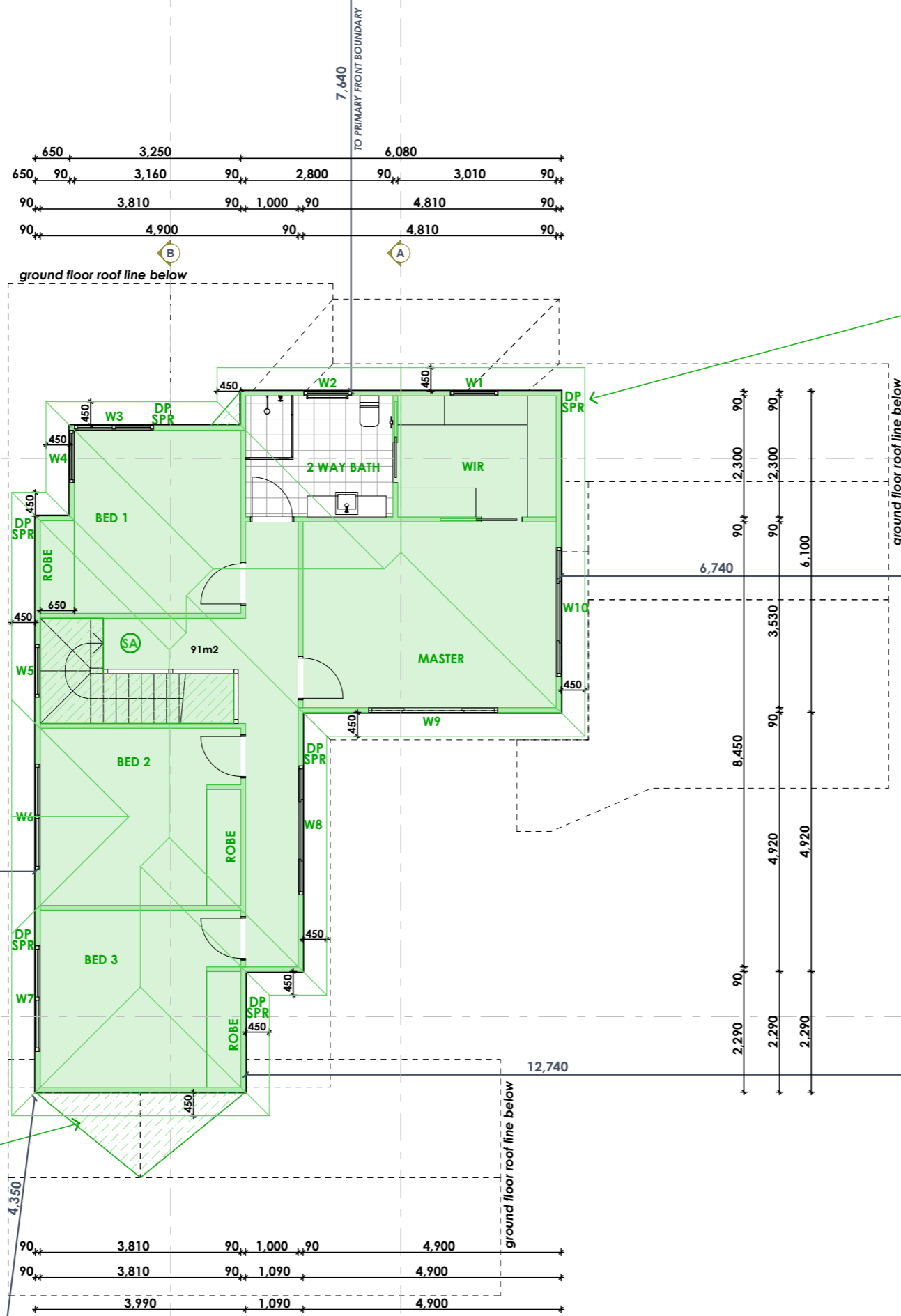
SARKING TO BE INSTALLED ON THE EXTERNAL SIDE OF WALL FRAMES AND INSULATION AS PER 10.8.1 OF THE NCC 2022

WINDOWS AND EXTERNAL GLAZED DOORS TO 8.2 OF THE NCC 2022

REPITCH ROOF ABOVE MASTER TO CREATE FALL AWAY FROM THE 1ST FLOOR

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

FIRST FLOOR PLAN



FIRST FLOOR ROOF TO HAVE GUTTERS WITH DOWNPIPES AND SPREADERS (DP SPR) ONTO EXISTING LOWER ROOFS.

WET AREAS TO HAVE MECHANICAL VENTILATION AS PER 10.8.2 OF THE NCC 2022

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Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 19 December 2024	Drawing No. :	8
File Location :	JEN 0424 02.pln		

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ELEVATIONS (NORTH & SOUTH)

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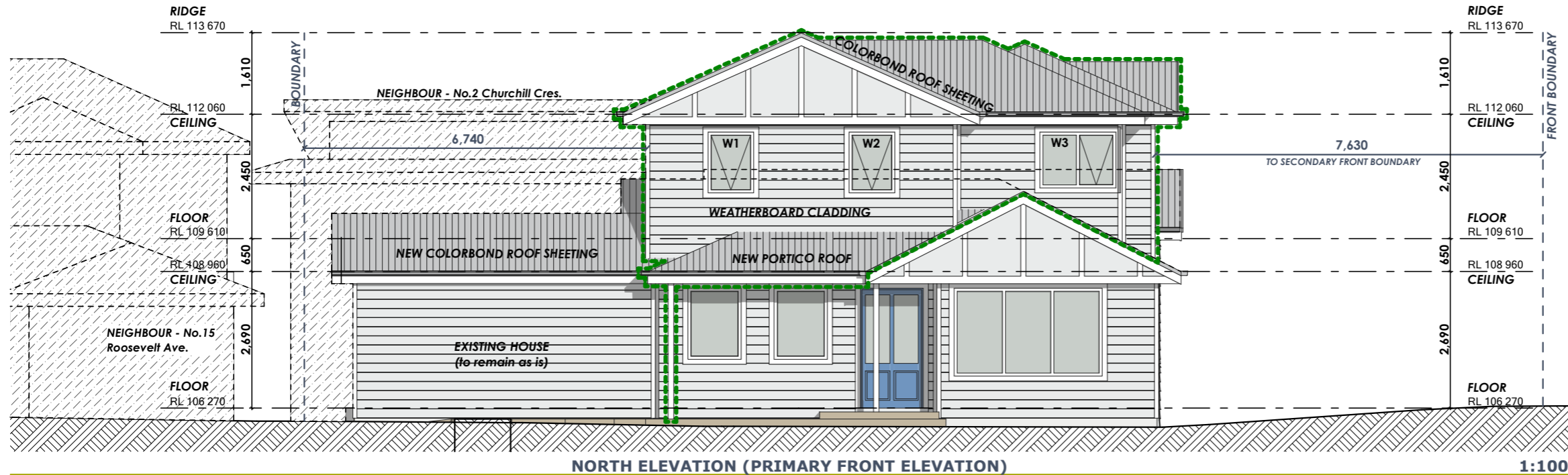
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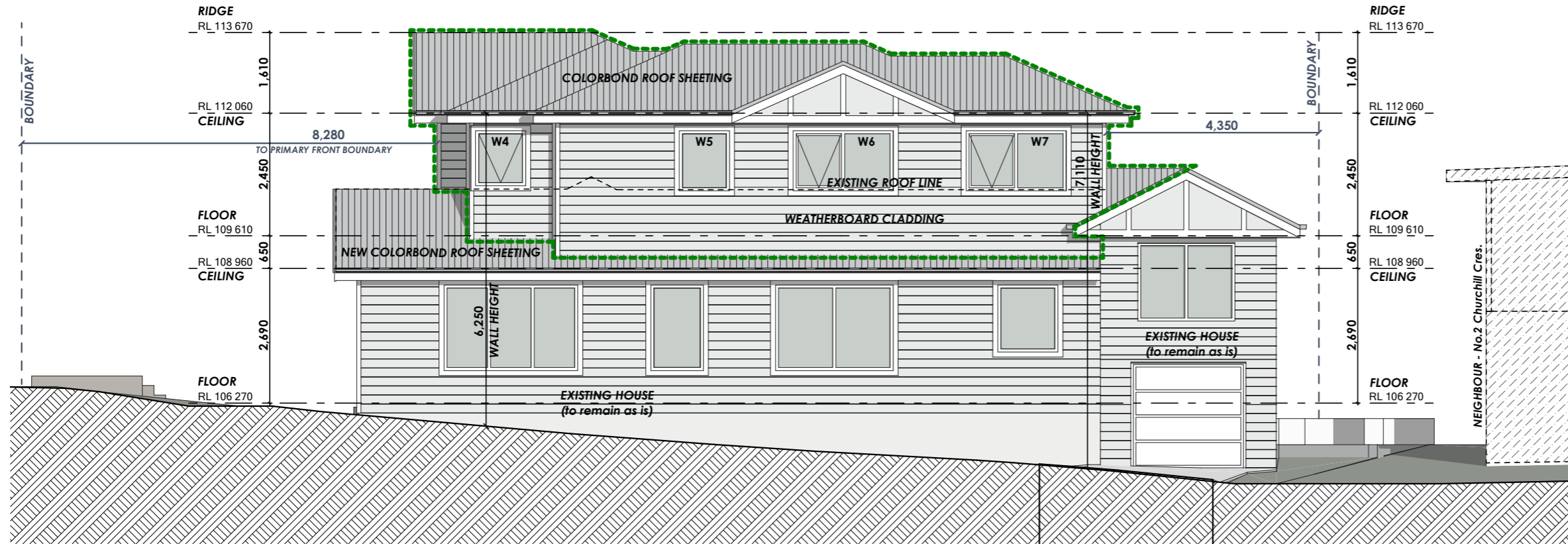
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NORTH ELEVATION (PRIMARY FRONT ELEVATION)

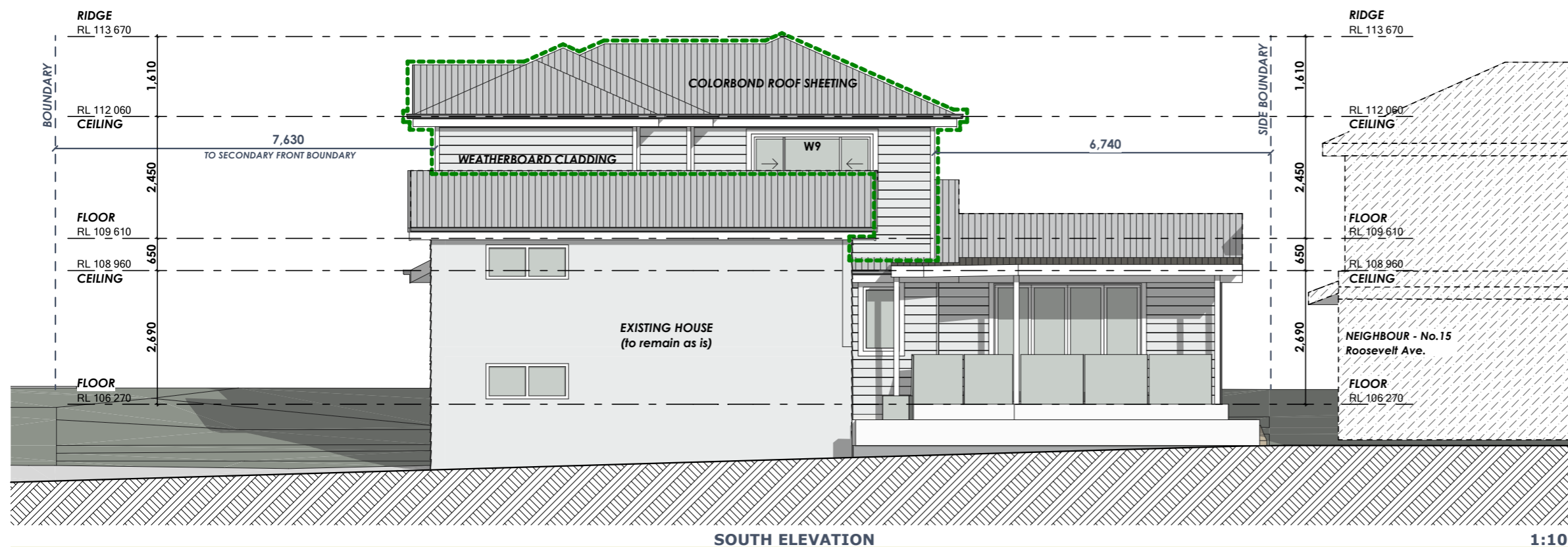
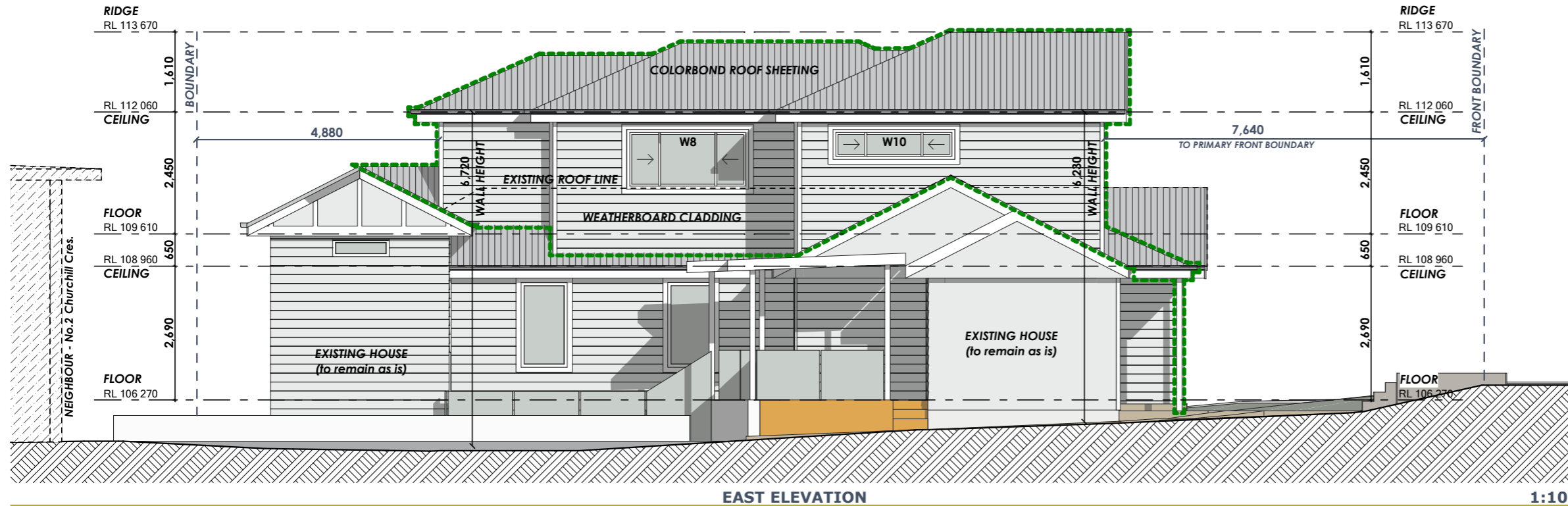
1:100



WEST ELEVATION (SECONDARY FRONT ELEVATION)

1:100

ELEVATIONS (EAST & WEST)



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SECTIONS (A-A & B-B)

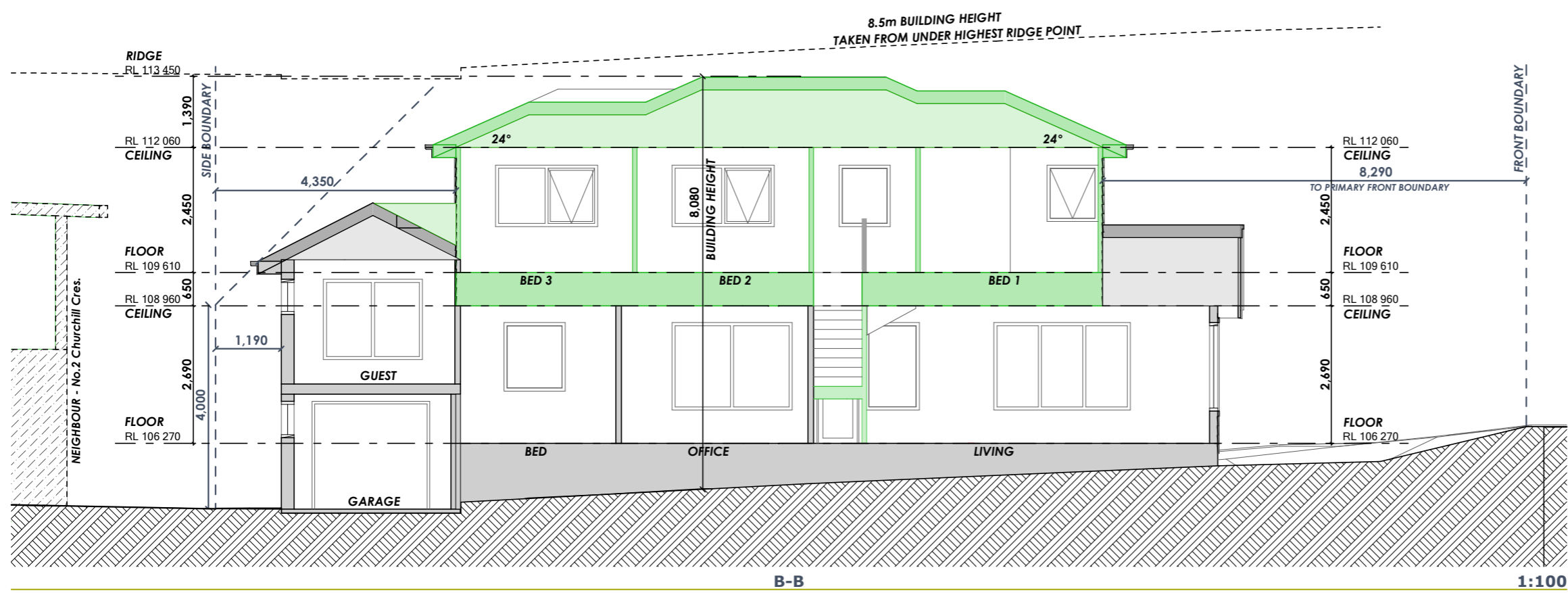


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ABN 92 003 918 116 • ACN 003 918 116
BUILDER LICENCE • 60007C
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD



Client Name :	NATHAN & EMMA JENKINS
Client Address :	17 ROOSEVELT AVE, ALLAMBIE HEIGHTS 2100
Client No. :	JEN 0424 02 DA

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Project Number: JEN 0424 02 DA Included Pages: 1-

Signed..... Date: Thursday, 19 December 2024
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: Thursday, 19 December 2024
Your Style Designer Home Additions

Signed..... Date: Thursday, 19 December 2024
Client's signature

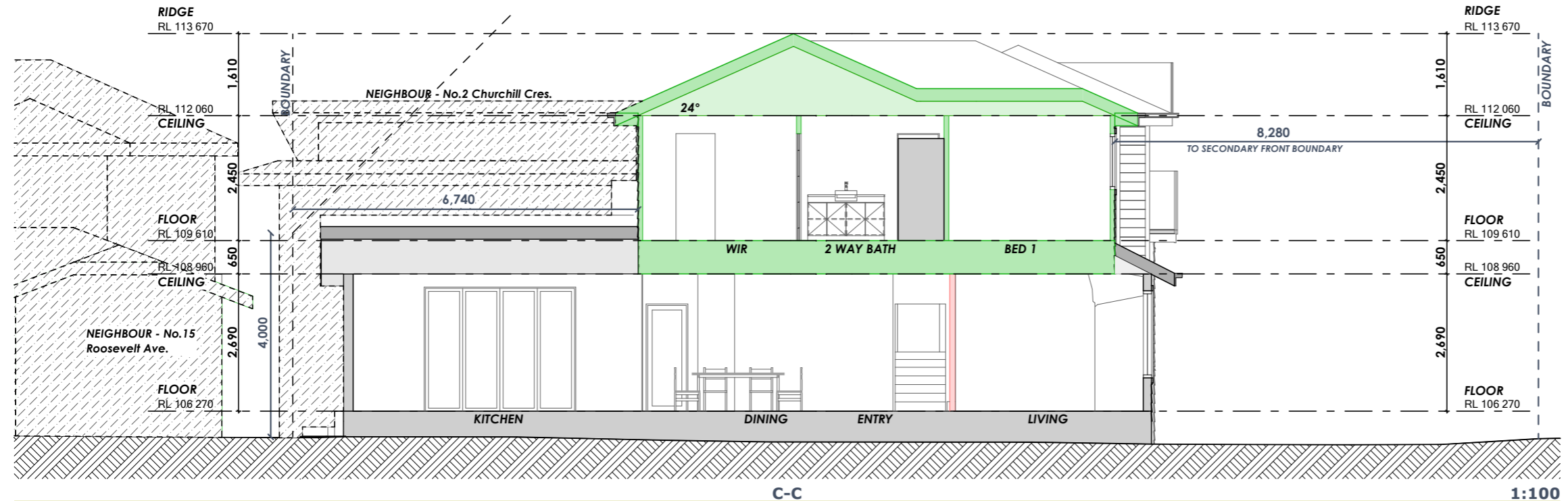
Signed..... Date: Thursday, 19 December 2024
Client's signature

Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 19 December 2024	Drawing No. :	11
File Location :	JEN 0424 02.pln		

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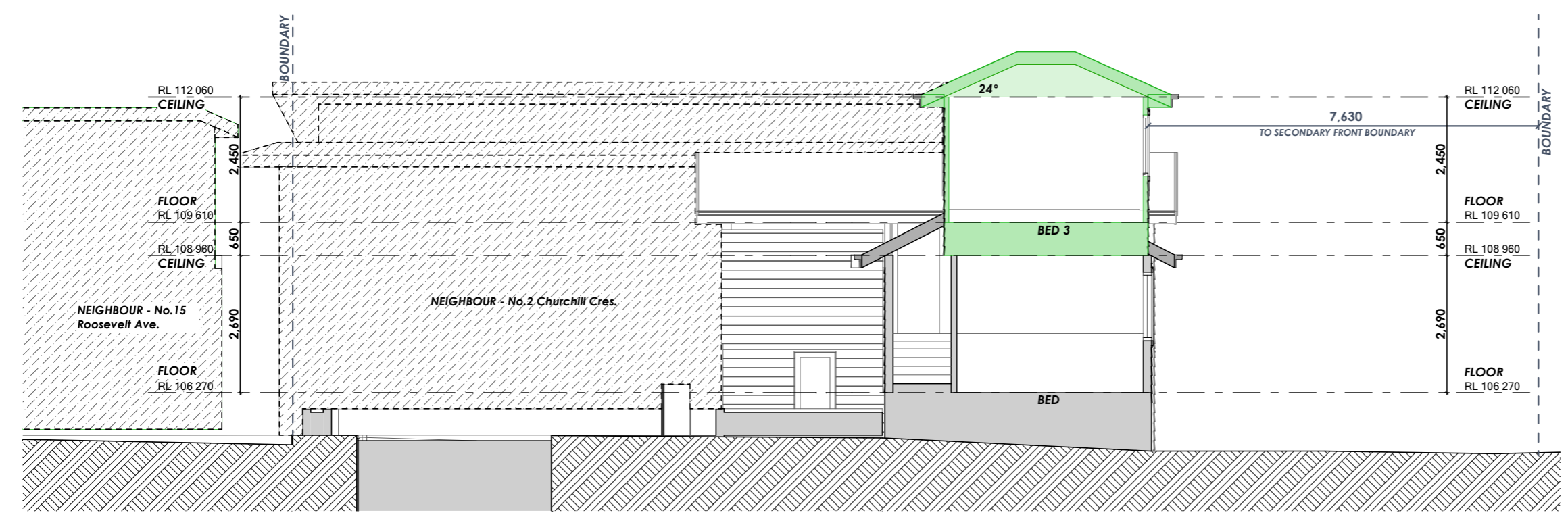
SECTIONS (C-C & D-D)

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C-C

1:100



D-D

1:100

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Client Name :	NATHAN & EMMA JENKINS
Client Address :	17 ROOSEVELT AVE, ALLAMBIE HEIGHTS 2100
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Project Number: JEN 0424 02 DA Included Pages: 1-

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Client's signature

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Signed..... Date: Thursday, 19 December 2024
Your Style Designer Home Additions

Signed..... Date: Thursday, 19 December 2024
Client's signature

Signed..... Date: Thursday, 19 December 2024
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 :	Thursday, 19 December 2024	Drawing No. :	12
File Location :	JEN 0424 02.pln		

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SHADOWS DIAGRAMS 21 JUNE - 9am



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Client No. : JEN 0424 02 DA

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Project Number: JEN 0424 02 DA Included Pages: 1-

Signed..... Date: Thursday, 19 December 2024
Client's signature

Project Acceptance

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Signed..... Date: Thursday, 19 December 2024
Your Style Designer Home Additions

Signed..... Date: Thursday, 19 December 2024
Client's signature

Signed..... Date: Thursday, 19 December 2024
Client's signature

Drawing Title : SHADOWS 21 JUNE 9am

Project Name : First Floor Addition

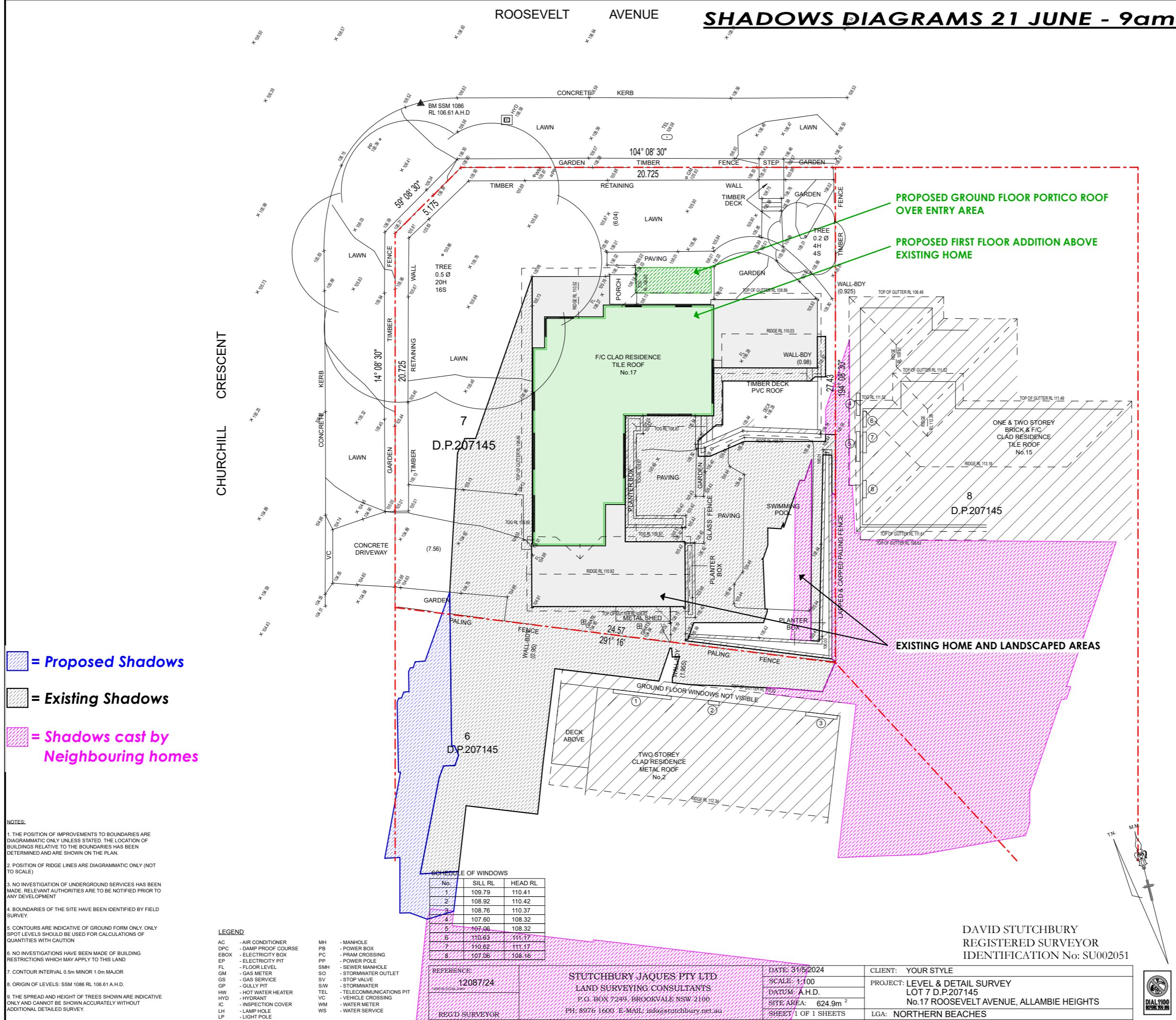
Architect : Your Style Designer Home Additions

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

Plot Date : Thursday, 19 December 2024 **Drawing No. :** 15

File Location : JEN 0424 02.pln

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SHADOWS DIAGRAMS 21 JUNE - 12pm



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Client Name : NATHAN & EMMA JENKINS
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Client No. : JEN 0424 02 DA

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Project Number: JEN 0424 02 DA Included Pages: 1 -

Signed..... Date: Thursday, 19 December 2024
Client's signature

Project Acceptance

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Signed..... Date: Thursday, 19 December 2024
Your Style Designer Home Additions

Signed..... Date: Thursday, 19 December 2024
Client's signature

Signed..... Date: Thursday, 19 December 2024
Client's signature

Drawing Title : SHADOWS 21 JUNE 12pm

Project Name : First Floor Addition

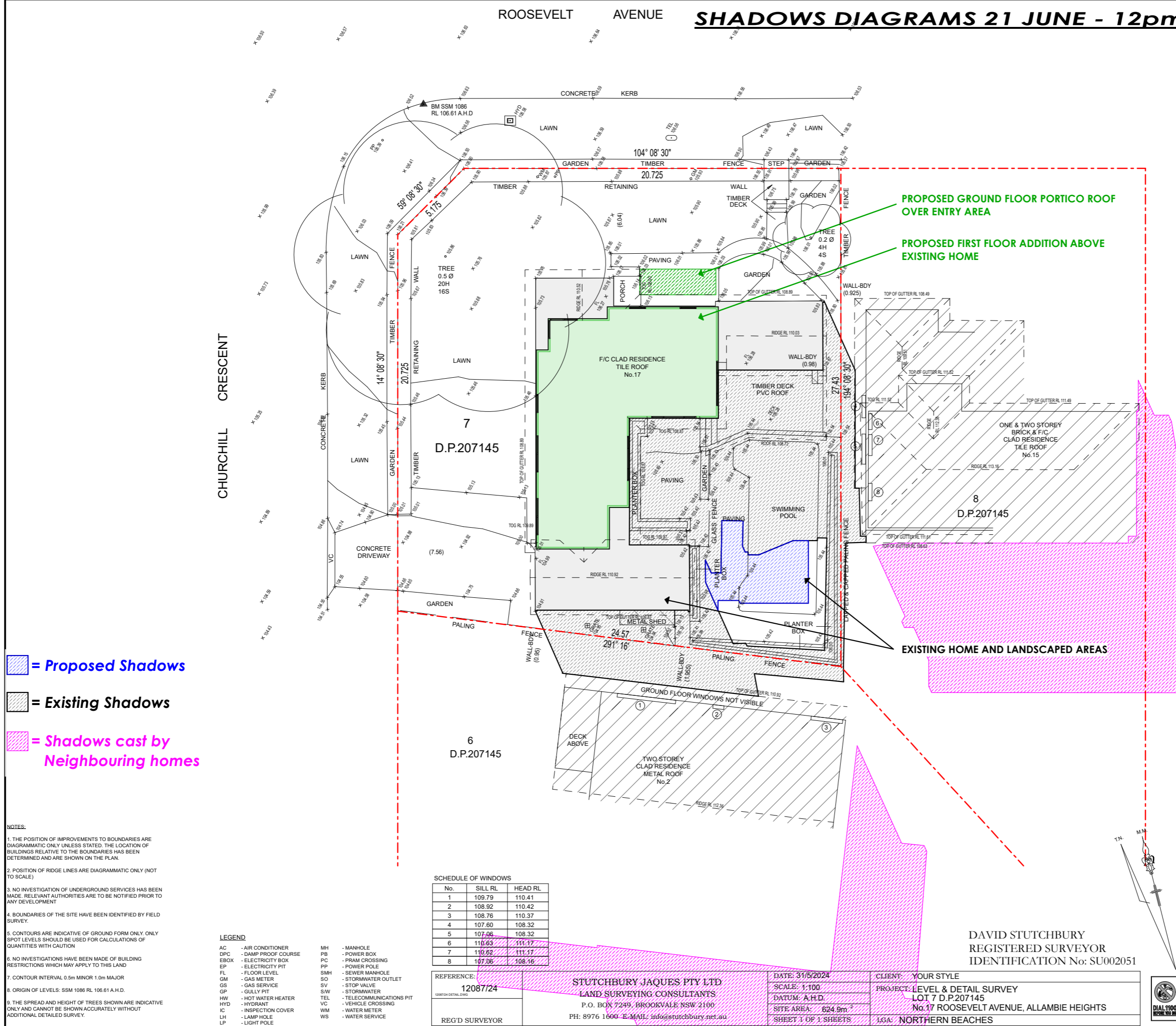
Architect : Your Style Designer Home Additions




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

Plot Date : Thursday, 19 December 2024 **Drawing No. :** 16

File Location : JEN 0424 02.pln

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-  = 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.
- 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
- BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY FIELD 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 1086 RL 106.61 A.H.D.
- THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.

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	SW - 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 WINDOWS

No.	SILL RL	HEAD RL
1	109.79	110.41
2	108.92	110.42
3	108.76	110.37
4	107.60	108.32
5	107.06	108.32
6	110.63	111.17
7	110.62	111.17
8	107.06	108.16

REFERENCE: 12087/24	STUTCHBURY JAUQUES PTY LTD LAND SURVEYING CONSULTANTS P.O. BOX 7249, BROOKVALE NSW 2100 PH: 8976 1600 E-MAIL: info@stutchbury.net.au	DATE: 31/5/2024 SCALE: 1:100 DATUM: A.H.D. SITE AREA: 624.9m ² SHEET 1 OF 1 SHEETS	CLIENT: YOUR STYLE PROJECT: LEVEL & DETAIL SURVEY LOT 7 D.P.207145 No.17 ROOSEVELT AVENUE, ALLAMBIE HEIGHTS LGA: NORTHERN BEACHES
---------------------	---	---	---

REG'D SURVEYOR DAVID STUTCHBURY REGISTERED SURVEYOR IDENTIFICATION No: SU002051





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Client Name : NATHAN & EMMA JENKINS
Client Address : 17 ROOSEVELT AVE, ALLAMBIE HEIGHTS 2100
Client No. : JEN 0424 02 DA

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Client's signature

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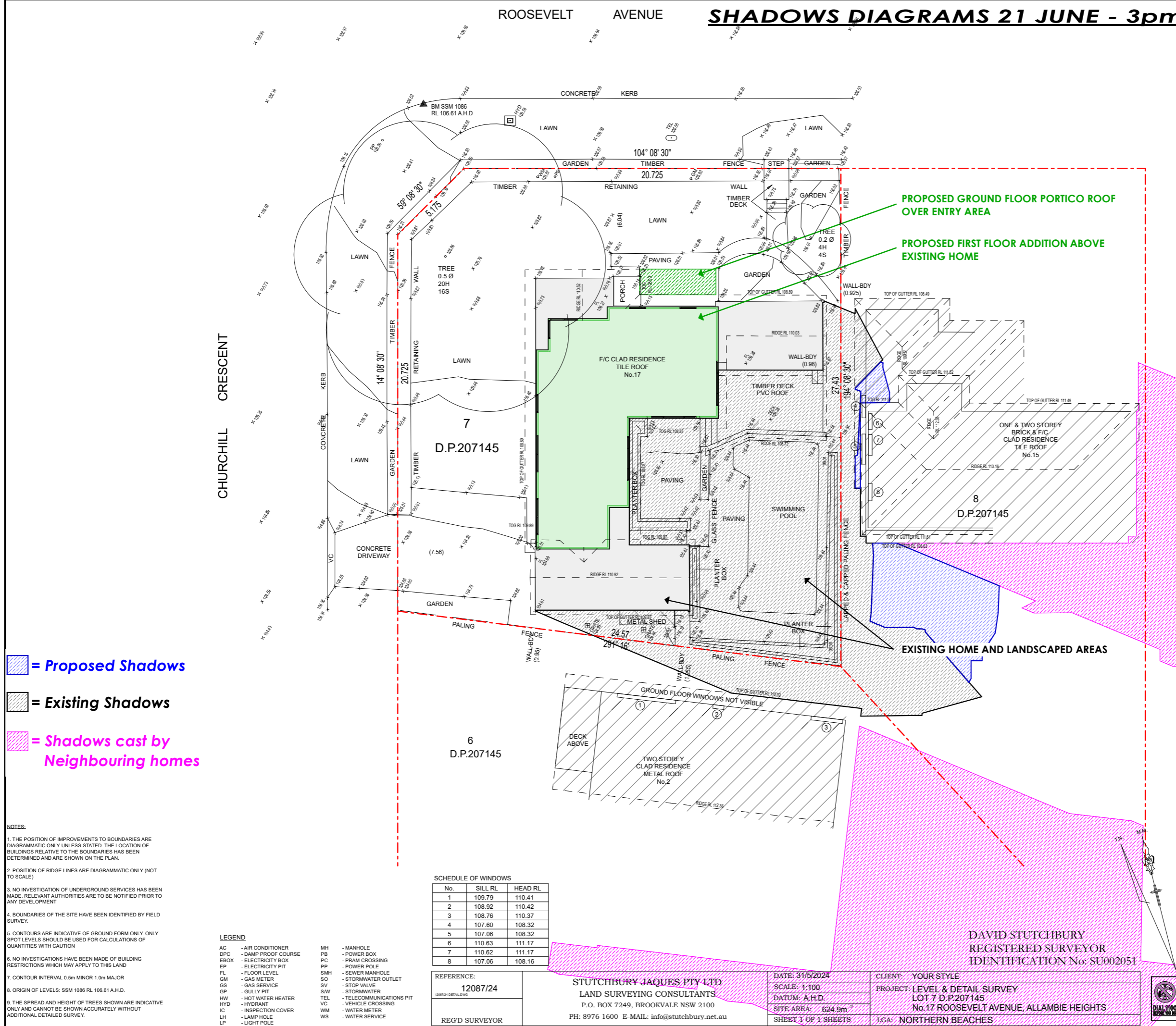
Signed..... Date: Thursday, 19 December 2024
Your Style Designer Home Additions




Signed..... Date: Thursday, 19 December 2024
Client's signature

Signed..... Date: Thursday, 19 December 2024
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 :	Thursday, 19 December 2024	Drawing No. :	17
File Location:	JEN 0424 02.pln		

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HYD - HYDRANT	VC - VEHICLE CROSSING
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LP - LIGHT POLE	

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
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5	107.06	108.32
6	110.63	111.17
7	110.62	111.17
8	107.06	108.16

REFERENCE:
12087/24
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: 31/5/2024	CLIENT: YOUR STYLE
SCALE: 1:100	PROJECT: LEVEL & DETAIL SURVEY
DATUM: A.H.D.	LOT 7 D.P.207145
SITE AREA: 624.9m ²	No.17 ROOSEVELT AVENUE, ALLAMBIE HEIGHTS
SHEET 1 OF 1 SHEETS	LGA: NORTHERN BEACHES

DAVID STUTCHBURY
REGISTERED SURVEYOR
IDENTIFICATION No: SU002051



Client Name :	NATHAN & EMMA JENKINS	Drawing Title :	SCHEDULE OF FINISHES	
Client Address :	17 ROOSEVELT AVE, ALLAMBIE HEIGHTS 2100	Drawing No. :	25	DRAWINGS NOT TO SCALE
		Plot Date :	Thursday, 19 December 2024	
Client No. :	JEN 0424 02 DA	PO BOX 1183 • DEE WHY 2099 TEL : 9938 5611 FAX : 9938 5911 EMAIL : sales@yourstyle.com.au WEB : www.yourstyle.com.au		
Project Name :	First Floor Addition	ABN 92 003 918 116 • ACN 003 918 116 BUILDER LICENCE • 60007C		9938 5611 www.yourstyle.com.au



<i>EXTERNAL WALLS</i>	<i>DULUX MILTON MOON</i>
<i>FASCIA</i>	<i>DULUX LEXICON</i>
<i>EAVES</i>	<i>DULUX LEXICON</i>
<i>GUTTERS</i>	<i>COLORBOND BASALT</i>
<i>DOWNPIPES</i>	<i>COLORBOND BASALT</i>
<i>ROOF SHEETING</i>	<i>COLORBOND BASALT</i>
<i>WINDOWS</i>	<i>PEARL WHITE</i>