

PERSPECTIVES



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

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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 :	ANDREW & NOELLE KYLE
Client Address :	3 PARUNA PL, CROMER 2099
Client No. :	KYL 0924 02 DA

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

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Project Number: KYL 0924 02 DA Included Pages: 1-

Signed..... Date: Thursday, 12 December 2024
Client's signature

Project Acceptance

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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, 12 December 2024	Drawing No. :	1
File Location :	KYL 0924 DA.pln		

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-
-
-
-
-

SITE PLAN

SITE CALCULATIONS

Site area = 563.5m²
 Landscape Open Space = 271m²
AS PER EXISTING
 Impervious & Excluded Area = 292.5m²
AS PER EXISTING
 Landscape Open Space = 48%
AS PER EXISTING

PROPOSED NEW FRONT ENTRY STEPS AND VERANDAH

OFF STREET PARKING (2 SPACES PROVIDED)

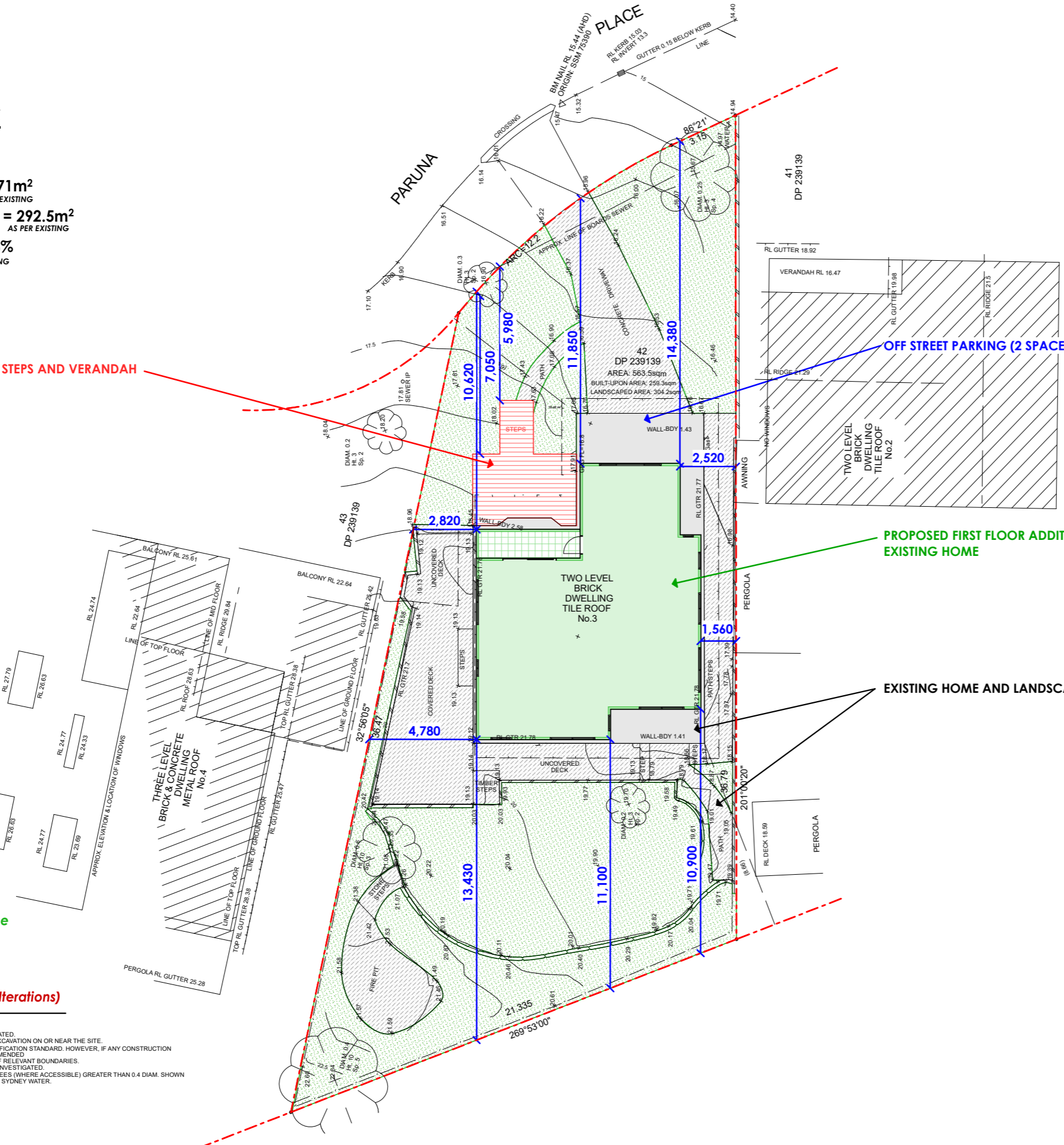
PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS

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

NOTES 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED. RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.
 2. BOUNDARIES HAVE BEEN DEFINED BY SURVEY 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.

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



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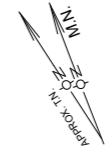
Signed..... Date: Thursday, 12 December 2024
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Signed..... Date: Thursday, 12 December 2024
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Drawing Title :	SITE PLAN		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:200
Plot Date :	Thursday, 12 December 2024	Drawing No. :	3
File Location :	KYL 0924 DA.pln		

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3 PARUNA PLACE CROMER	DETAILED SURVEYS <small>(A.B.N. 36 233 529 164)</small> CONSULTING SURVEYORS 87 ELANORA ROAD, ELANORA HEIGHTS, 2101 PHONE: 9913-9525 Email: jsurveyor@live.com.au	J MCCLURE <small>SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002</small> Registration No. 3861 J. McClure	A. KYLE LOT 42 DP 239139 BOUNDARY DEFINITION & LEVELS	A1 REDUCTION RATIO: 1:100 SURVEY: J.McC DRAWN: A1 J.McC REFERENCE: 04824 4 OCT 2024 DRAWING No.: 1
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LOWER FLOOR PLAN



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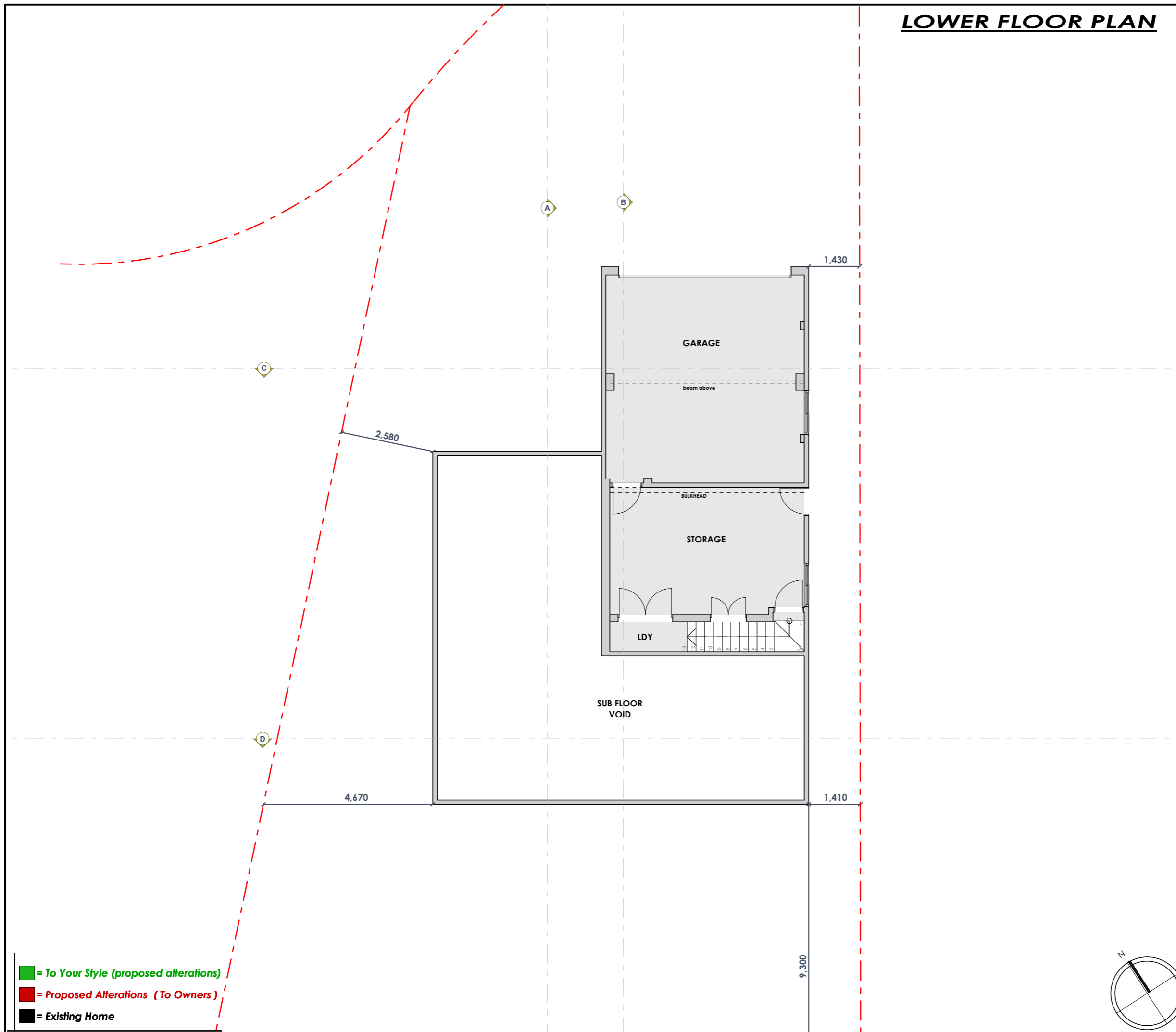
Signed..... Date: Thursday, 12 December 2024
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Signed..... Date: Thursday, 12 December 2024
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Signed..... Date: Thursday, 12 December 2024
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Drawing Title :	LOWER LEVEL PLAN		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 12 December 2024	Drawing No. :	6
File Location :	KYL 0924 DA.pln		

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

GROUND FLOOR PLAN



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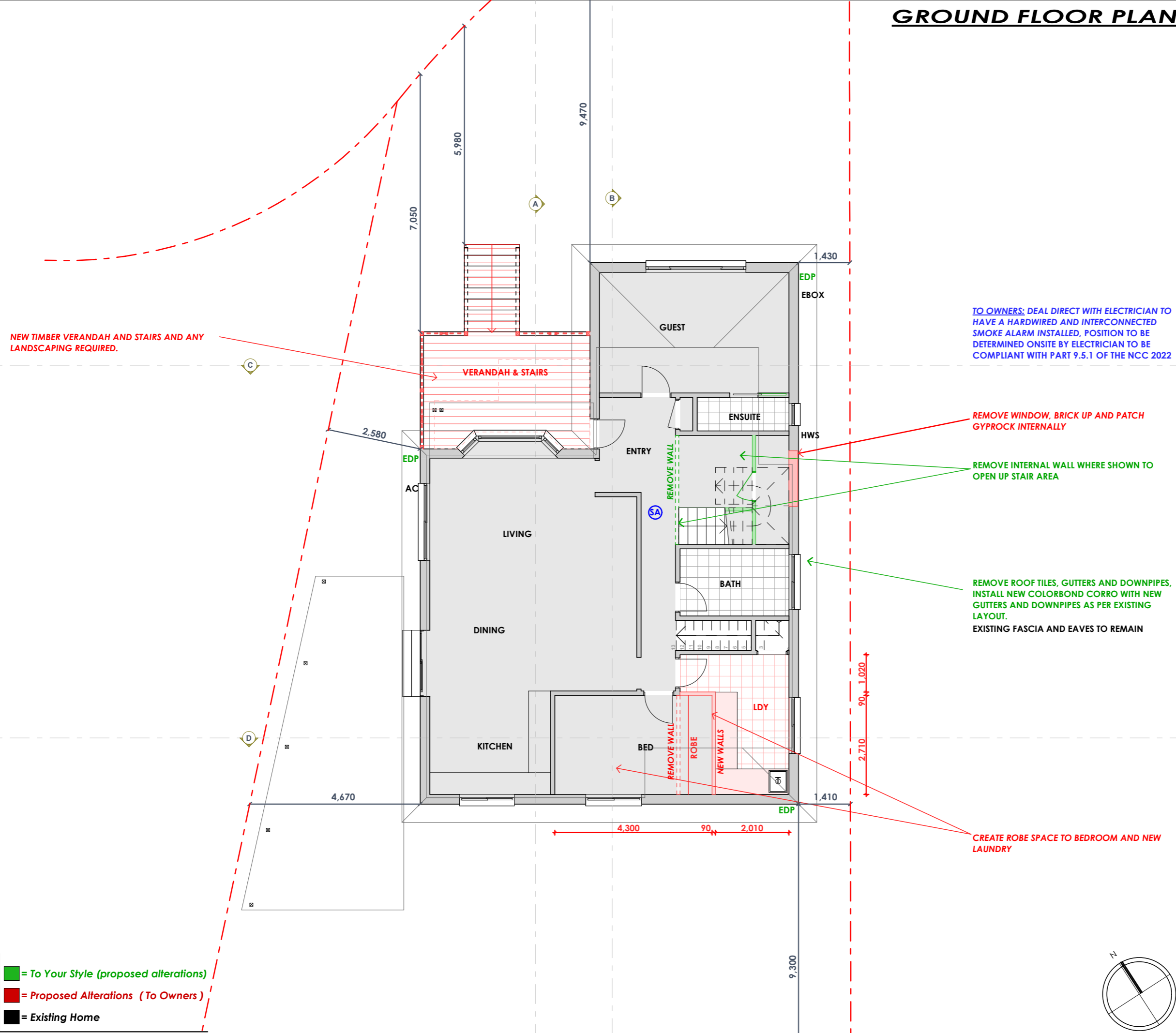
Signed..... Date: Thursday, 12 December 2024
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Signed..... Date: Thursday, 12 December 2024
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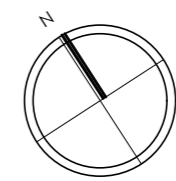
Signed..... Date: Thursday, 12 December 2024
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Drawing Title :	GROUND FLOOR PLAN		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 12 December 2024	Drawing No. :	7
File Location :	KYL 0924 DA.pln		

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- = Existing Home



FIRST FLOOR PLAN

First Floor Addition

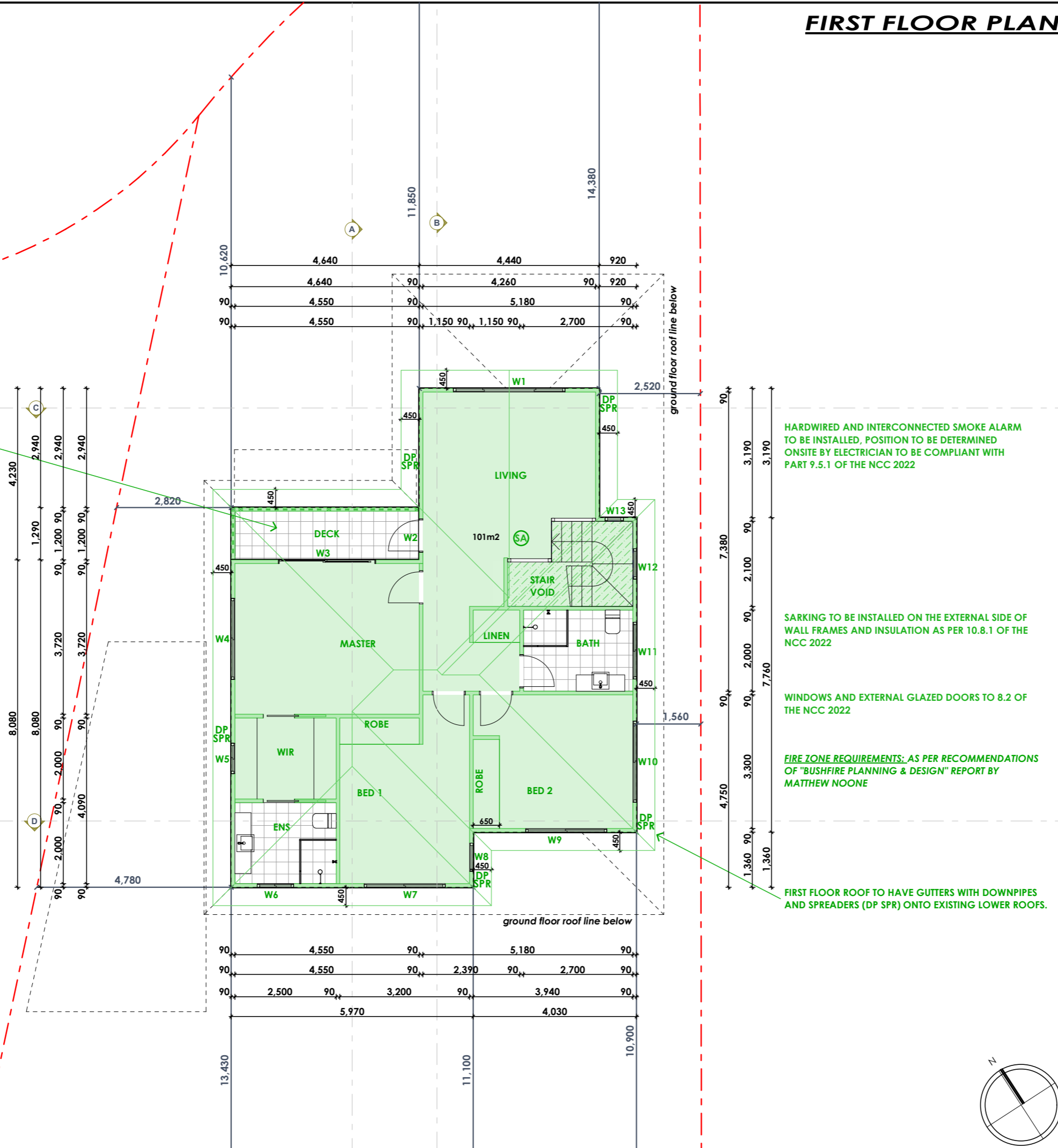
- External walls - James Hardie - Hardiplank
- Roof - Corro roof sheeting
- Windows - Residential Aluminium

COVERED TILED DECK WITH TWIN 90x90mm CORNER POSTS AND TIMBER HANDRAIL

WATERPROOF AND TILE DECK WITH FLOOR WASTE AND SPITTER OUTLET ONTO LOWER. DECK WATERPROOFING AS PER AS.4654-2012

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

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



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

FIRE ZONE REQUIREMENTS: AS PER RECOMMENDATIONS OF "BUSHFIRE PLANNING & DESIGN" REPORT BY MATTHEW NOONE

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

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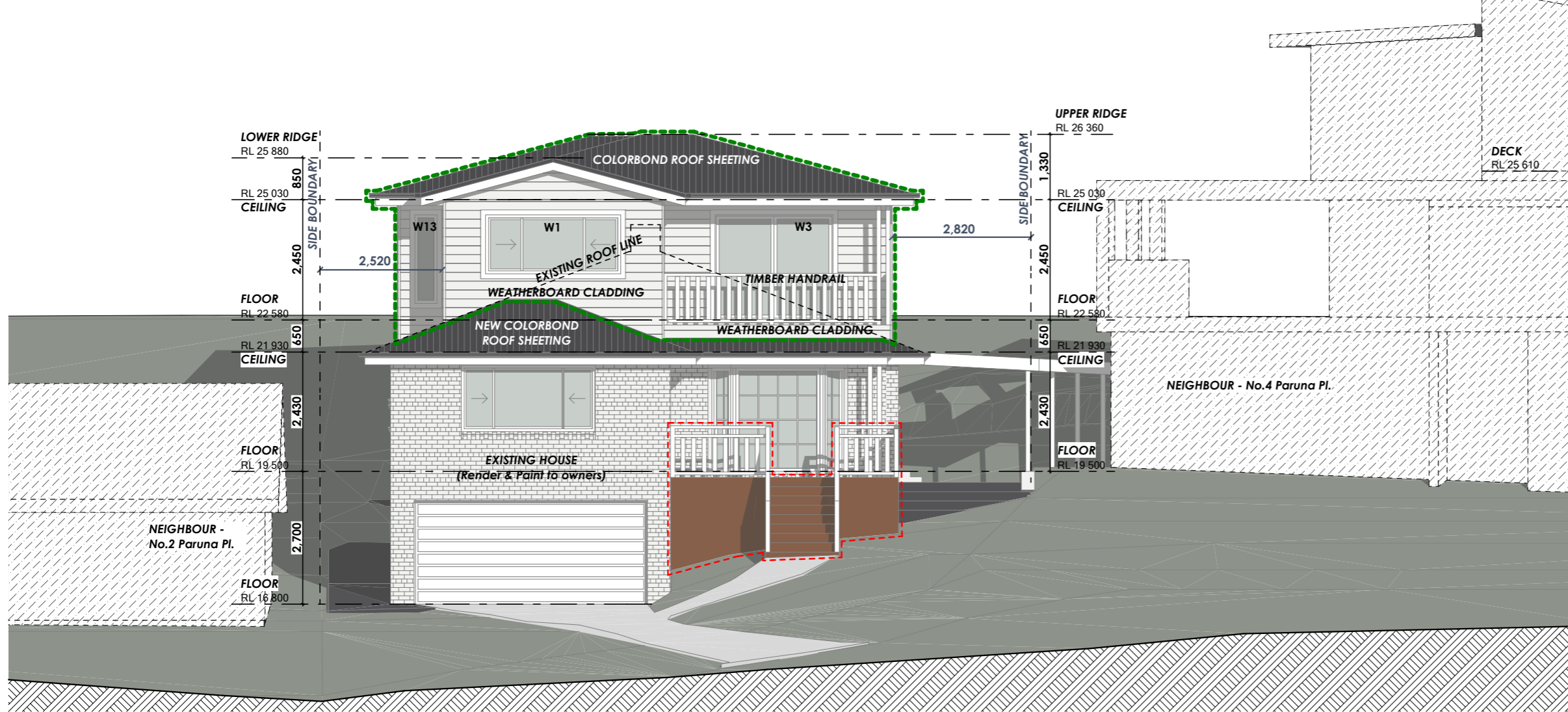
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Drawing Title :	FIRST FLOOR PLAN		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 12 December 2024	Drawing No. :	8
File Location :	KYL 0924 DA.pln		

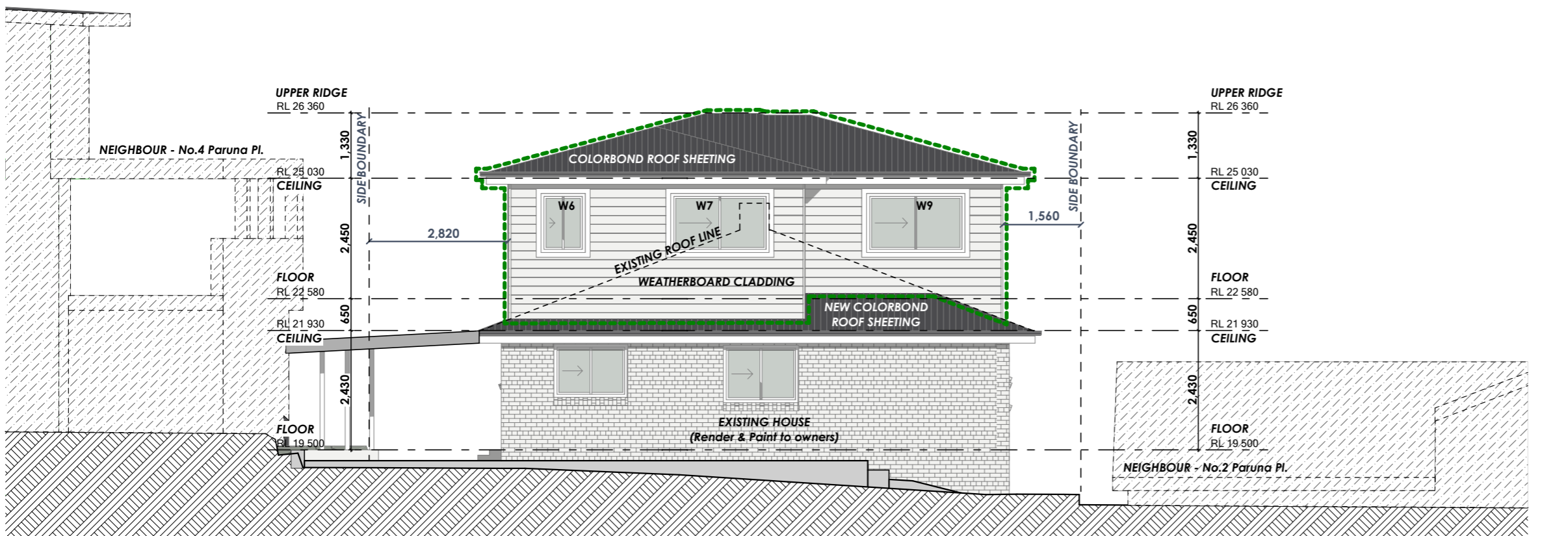
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ELEVATIONS (NORTH & SOUTH)



NORTH ELEVATION (FRONT ELEVATION)

1:100



SOUTH ELEVATION (REAR ELEVATION)

1:100

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Signed..... Date: Thursday, 12 December 2024

Client's signature

Drawing Title : **ELEVATIONS**

Project Name : **First Floor Addition**

Architect : **Your Style Designer Home Additions**

Status : **DA STAGE**

Scale : **1:100**

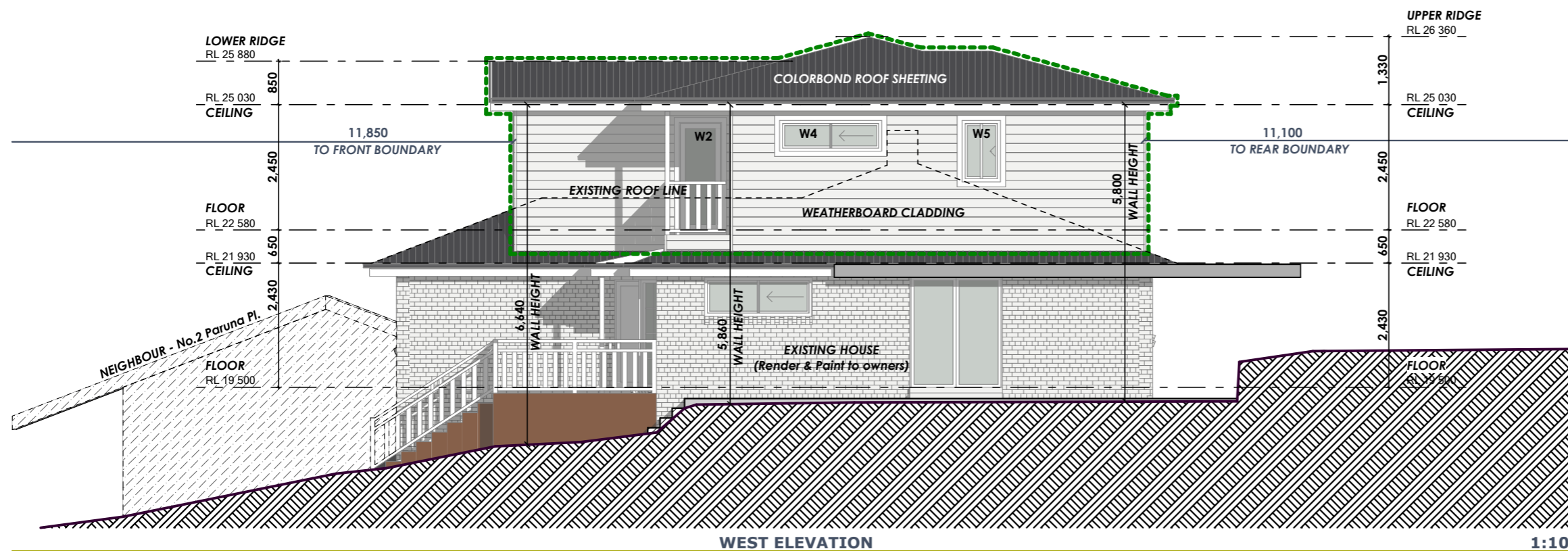
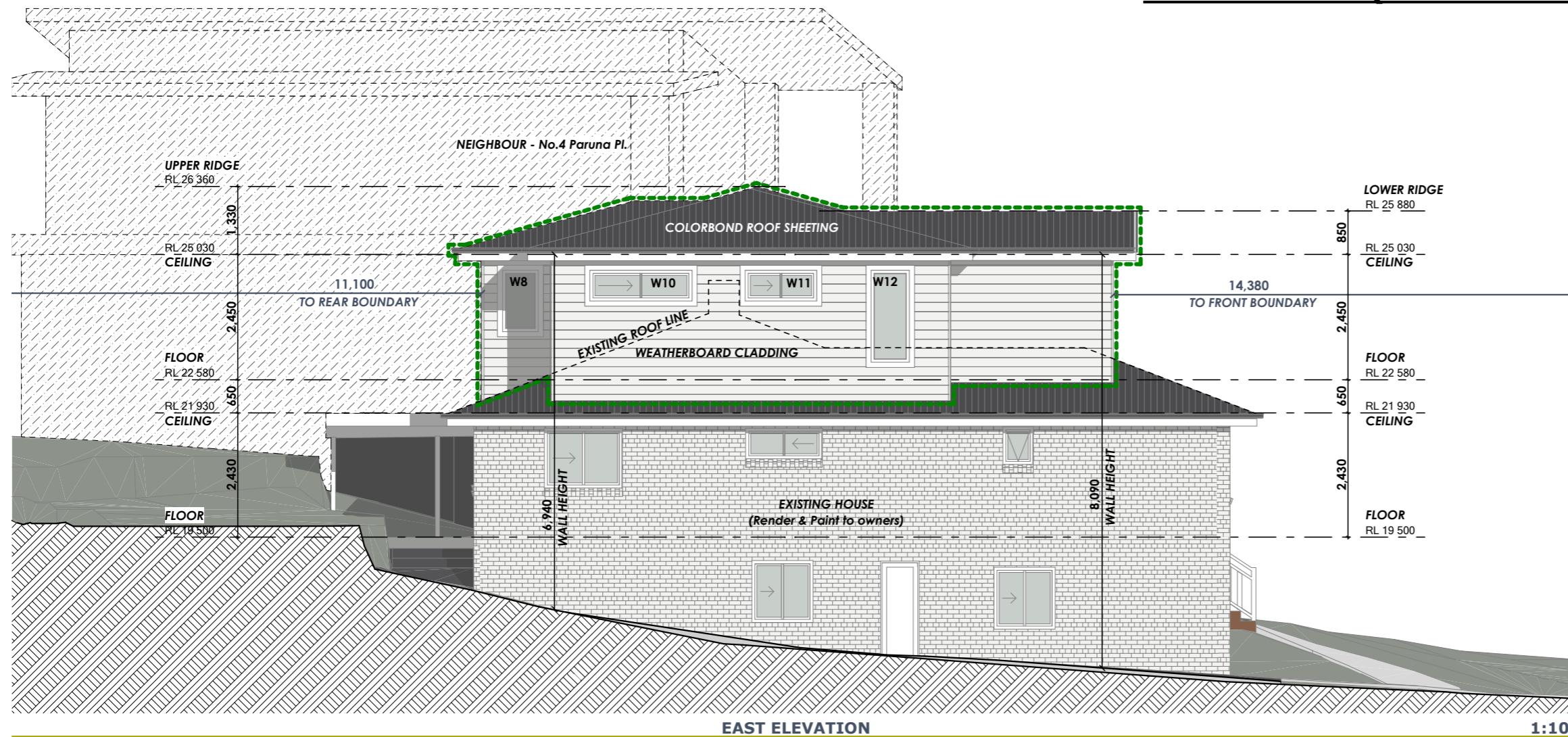
Plot Date : **Thursday, 12 December 2024**

Drawing No. : **9**

File Location : **KYL 0924 DA.pln**

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ELEVATIONS (EAST & WEST)



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Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 12 December 2024	Drawing No. :	10
File Location :	KYL 0924 DA.pln		

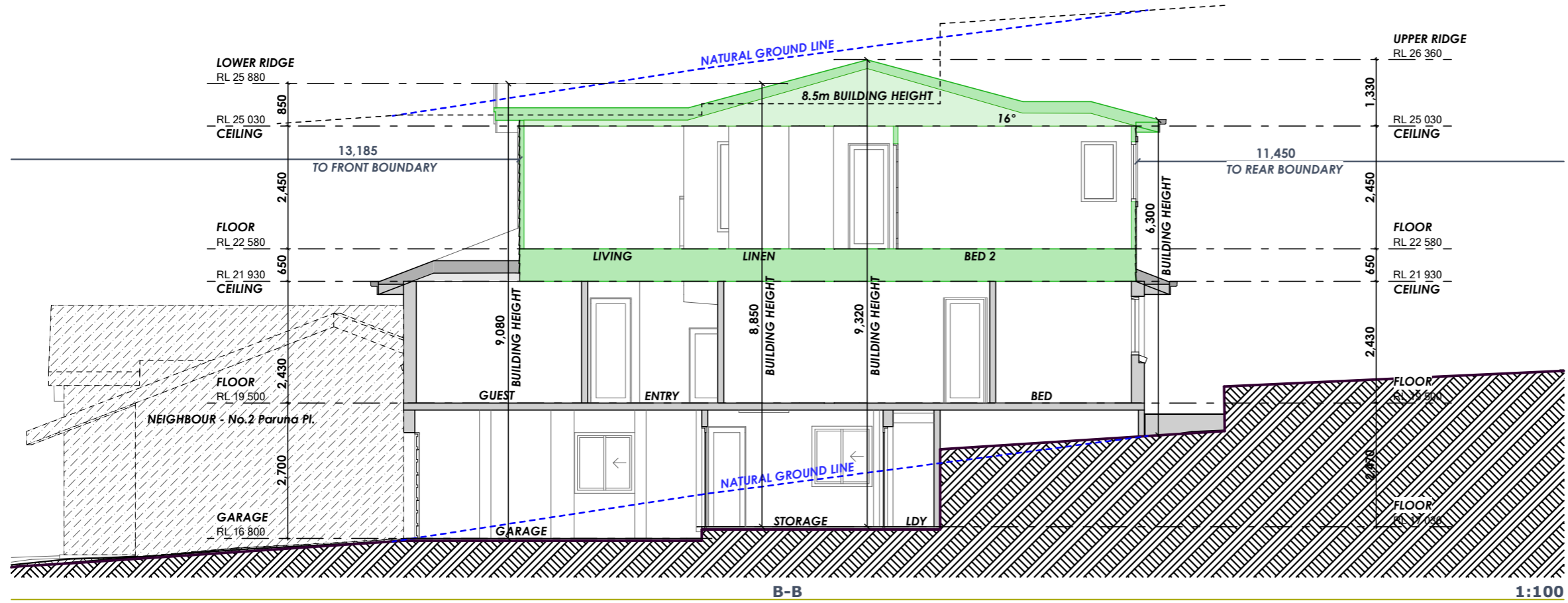
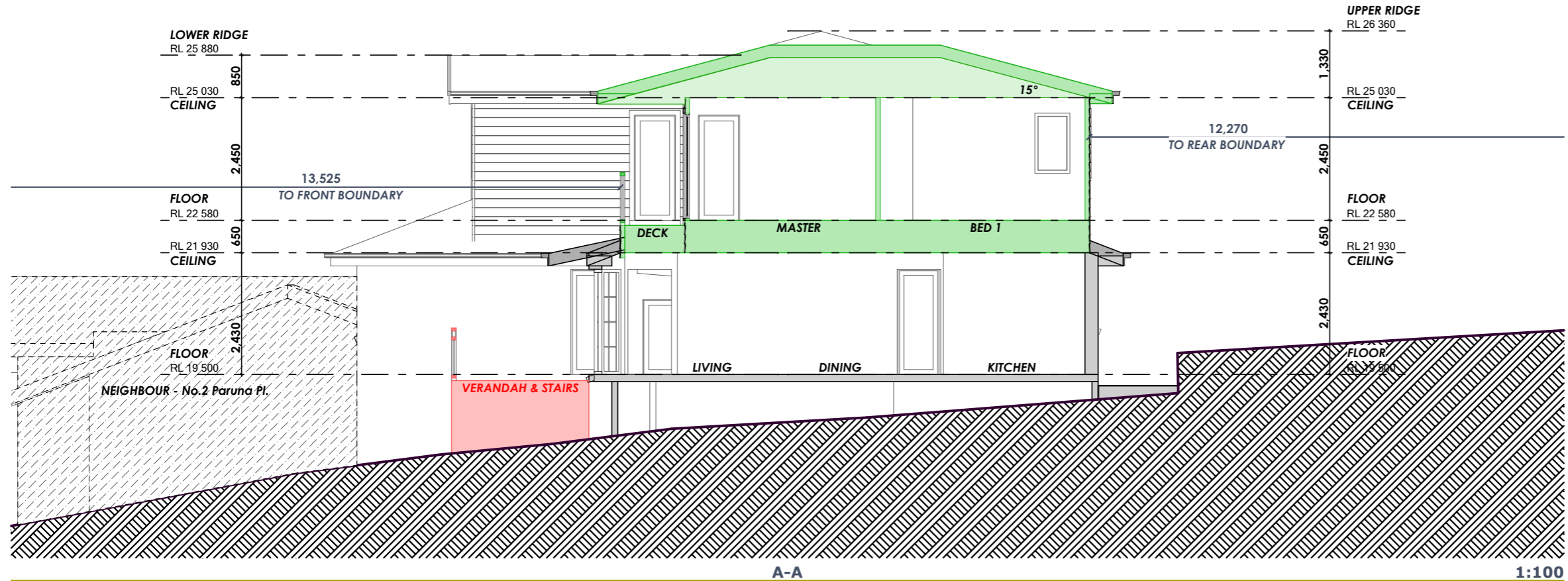
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SECTIONS (A-A & B-B)



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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, 12 December 2024	Drawing No. :	11
File Location :	KYL 0924 DA.pln		

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SECTIONS (C-C & D-D)

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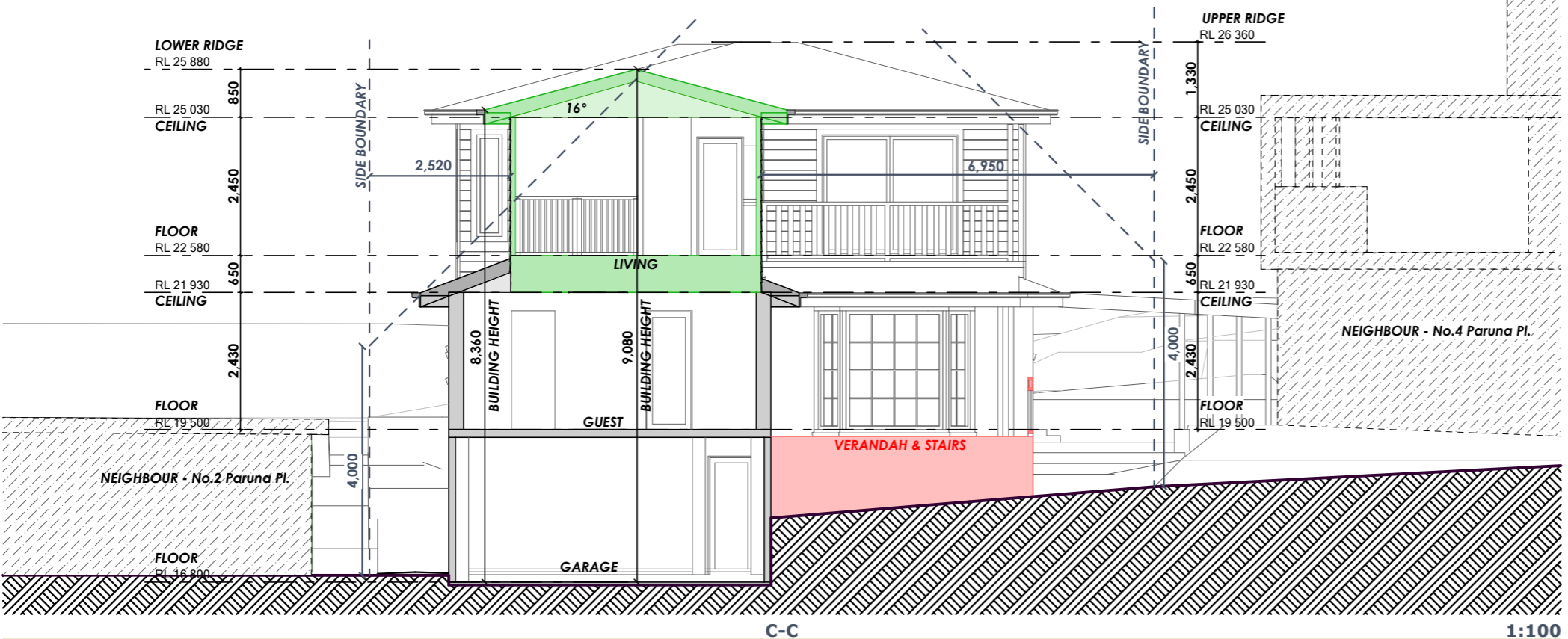
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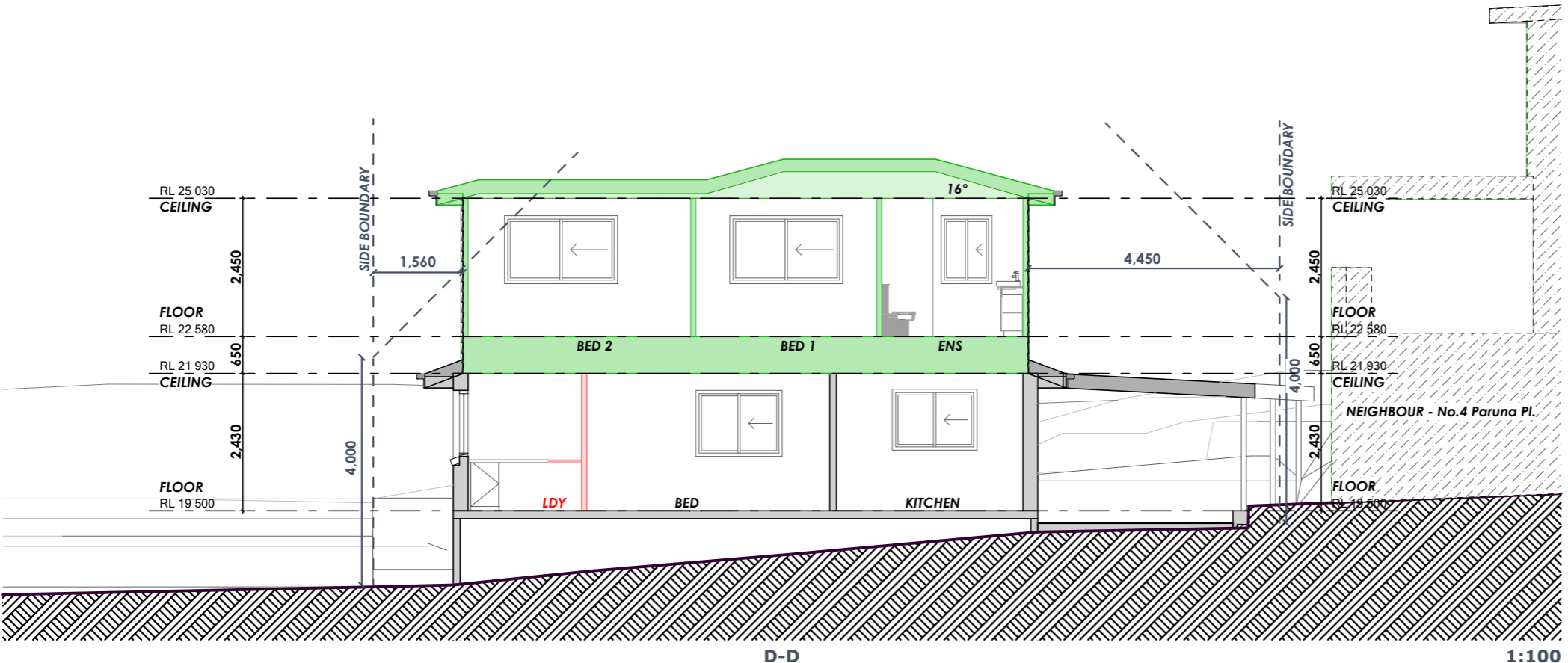
Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
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Plot Date :	Thursday, 12 December 2024	Drawing No. :	12
File Location :	KYL 0924 DA.pln		

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C-C

1:100



D-D

1:100