

A 3D architectural rendering of a two-story house. The house has light green horizontal siding and a black tiled roof. The front facade features a central entrance door with a small overhang, flanked by two large windows. The second floor has two large windows and a small central window. The house is surrounded by landscaping, including palm trees and a driveway on the right.



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SURVEY PLAN



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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : PHILLIP & JEMMA MARCELLINO

Client Address : 15 GONDOLA ROAD, NORTH NARABEEN 2101

Client No. : MAR 1019 01 DA

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Project Number: MAR 1019 01 DA **Included Pages:** 1-

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Signed..... Date: Thursday, 5 December 2019

Your Style Designer Home Additions

Signed..... Date: Thursday, 5 December 2019

Client's signature

Signed..... Date: Thursday, 5 December 2019

Client's signature

Drawing Title : SURVEY

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE

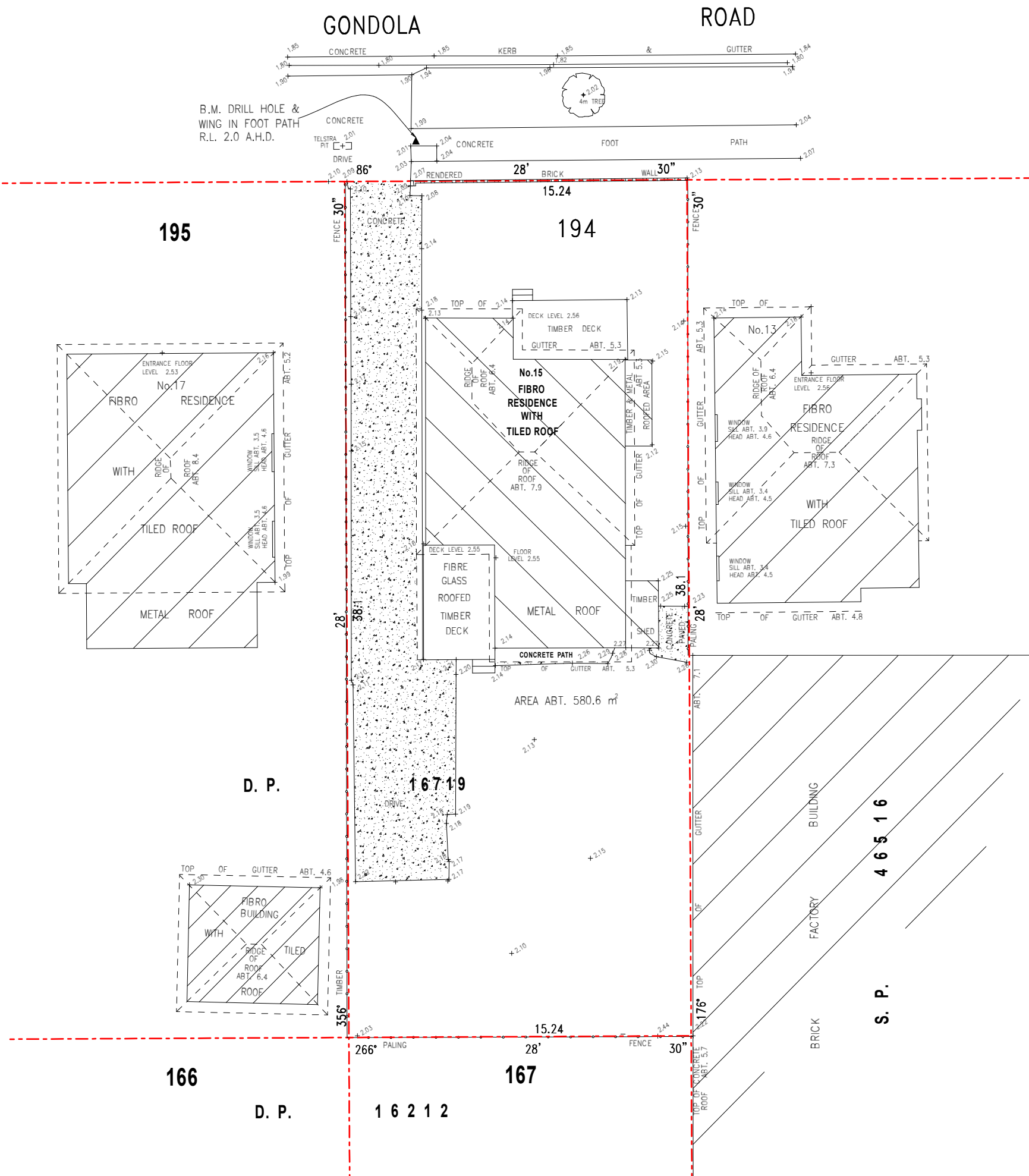
Scale : 1:200

Plot Date : Thursday, 5 December 2019

Drawing No. : 2

File Location: Marcellino 1019 01 DA.pln

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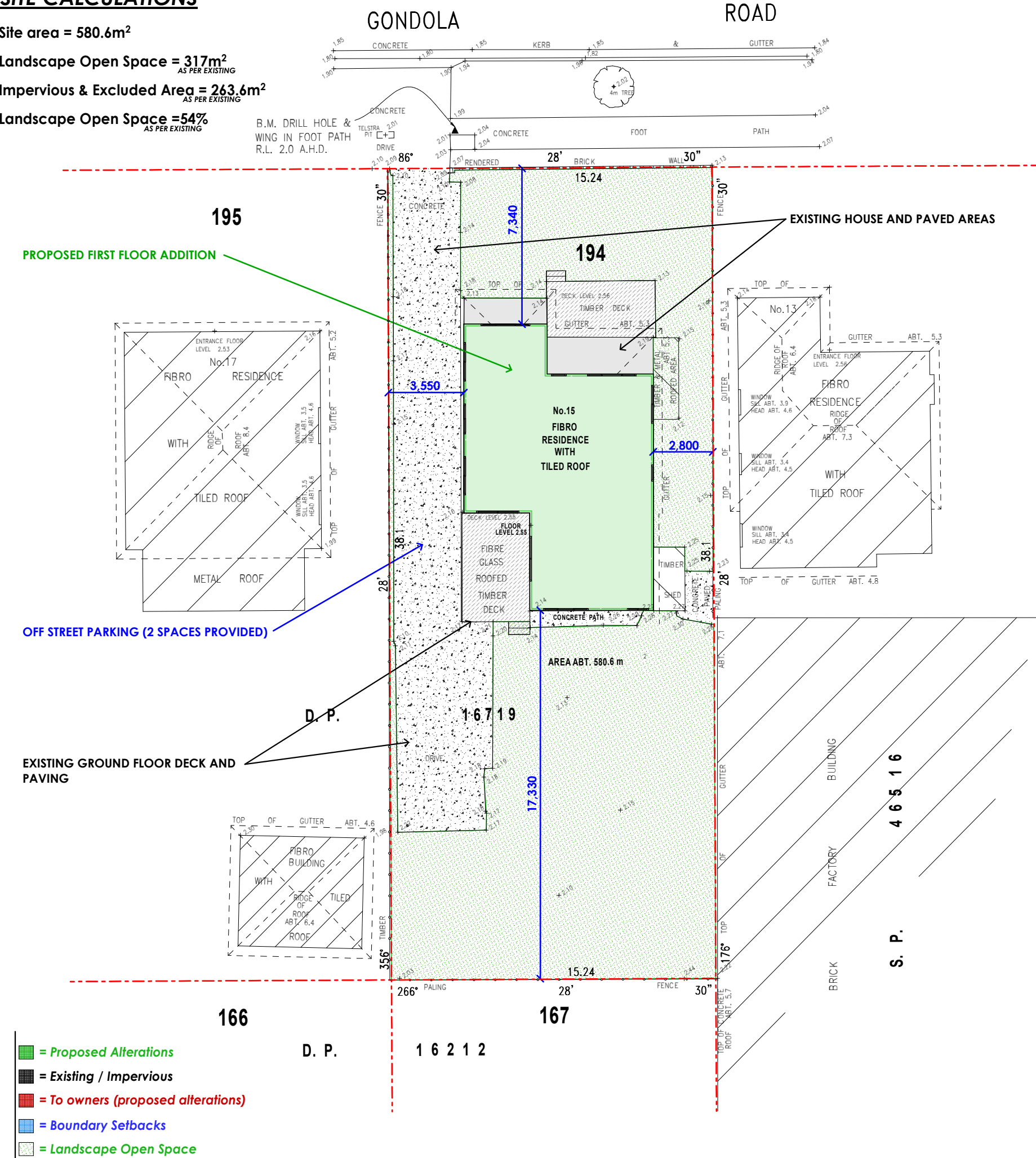
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 13. THE SUBJECT LAND IS AFFECTED BY A COVENANT CREATED BY THE REGISTRATION OF TRANSFER No.D160187.



B	AMENDED FEATURES ADDED TO PLAN	28/8/17
A	INITIAL	22/9/10
ISSUE	DESCRIPTION	DATE
	ISSUES	
BYRNE & ASSOCIATES PTY LIMITED CONSULTING SURVEYORS & ENGINEERS 63 WATERLOO STREET NARRABEEN 2101 Ph: (02) 9913 7110 Fax: (02) 9913 1583 Email: survey@byrneandassociates.com.au		
LEVEL AND DETAIL SURVEY OF LOT 194 IN DEPOSITED PLAN 16719 No.15 GONDOLA ROAD, NORTH NARRABEEN		
Date of Survey	20/9/10	Prepared by
File Name	1029702.DWG	Sheet
	1	Drawn
		Plan No. A1 -
		10297D2

SITE CALCULATIONS

Site area = 580.6m²
Landscape Open Space = 317m²
Impervious & Excluded Area = 263.6m²
Landscape Open Space = 54%
AS PER EXISTING



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

SITE PLAN

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 LOCATED ALONG GONDOLA ROAD VIA THE EXISTING STORMWATER CONNECTION.

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LEVEL AND DETAIL SURVEY OF LOT 194 IN DEPOSITED PLAN 16719 No.15 GONDOLA ROAD, NORTH NARRABEEN		
Date of Survey	20/9/10	Prepared by
File Name	10297D2.DWG	Sheet
	1	of
		Draws
		Plan No. A1 -
		10297D2

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Client Name :	PHILLIP & JEMMA MARCELLINO
Client Address :	15 GONDOLA ROAD, NORTH NARRABEEN 2101
Client No. :	MAR 1019 01 DA

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Project Number: MAR 1019 01 DA Included Pages: 1-

Signed..... Date: Thursday, 5 December 2019
Client's signature

Project Acceptance

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Your Style Designer Home Additions

Signed..... Date: Thursday, 5 December 2019
Client's signature

Signed..... Date: Thursday, 5 December 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 :	Thursday, 5 December 2019	Drawing No. :	3
File Location:	Marcellino 1019 01 DA.pln		

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-SITE WASTE AND CONSTRUCTION MATERIALS WILL BE HANDLED AND KEPT ONSITE AND WILL NOT EFFECT PEDESTRIAN OR TRAFFIC MOVEMENT.

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B	AMENDED FEATURES ADDED TO PLAN		28
A	INITIAL		22
ISSUE	DESCRIPTION		0.
ISSUES			
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Ph: 02) 9913 7110		Fax: 02) 9913 1510	
Email: survey@byrneandassociates.com.au			
<p>LEVEL AND DETAIL SURVEY</p> <p>OF LOT 194 IN DEPOSITED</p> <p>PLAN 16719 No.15 GONDOL</p> <p>ROAD, NORTH NARRABEEN</p>			
Date of Survey	20/9/10	Prepared by	DD
		Date	22/9/10
Approved by			
Date			
File Name	1029701.DWG		
Sheet	1		
Plan No. A1	1029701		

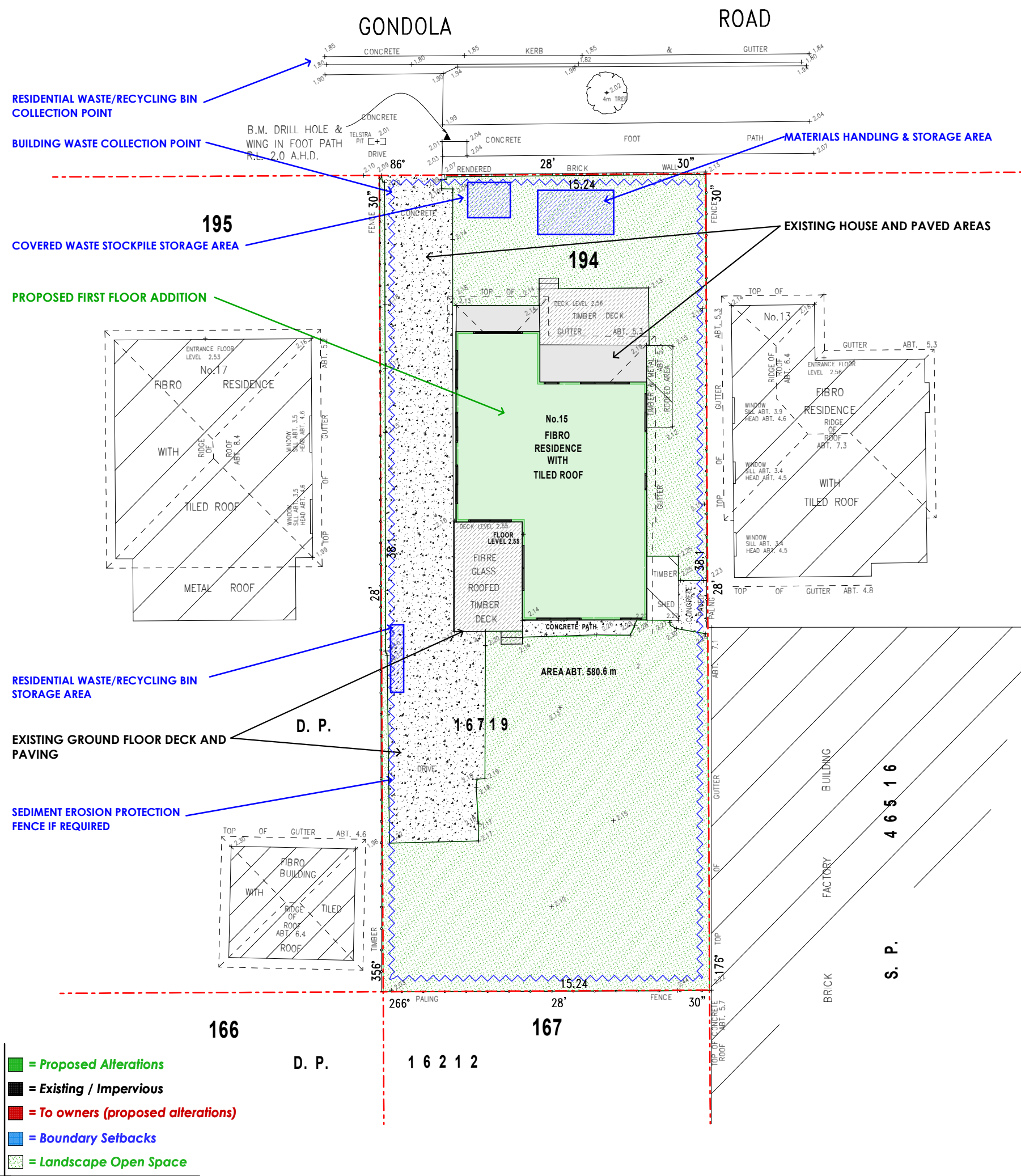
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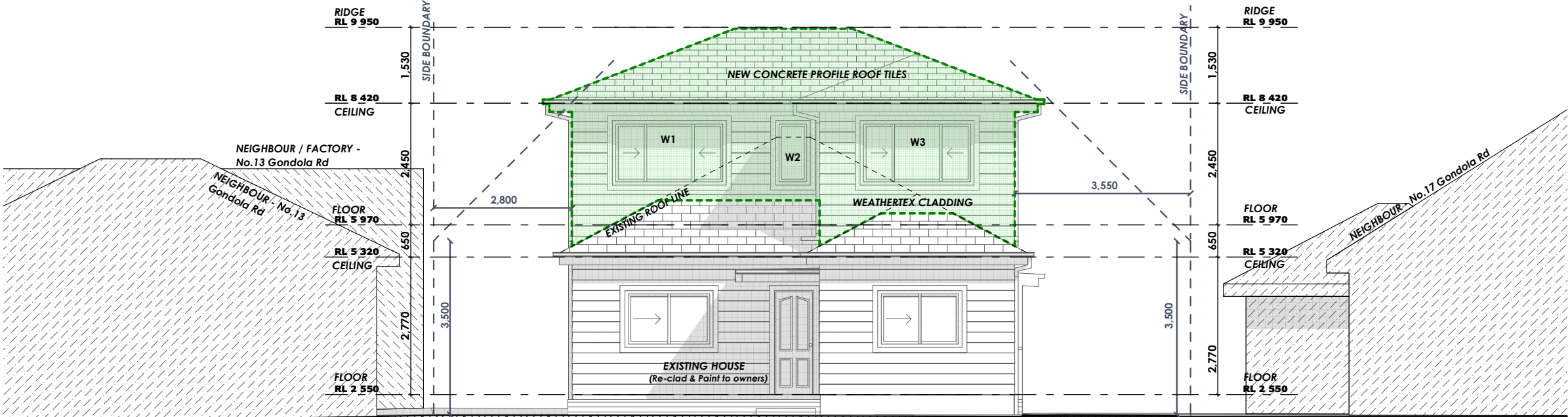
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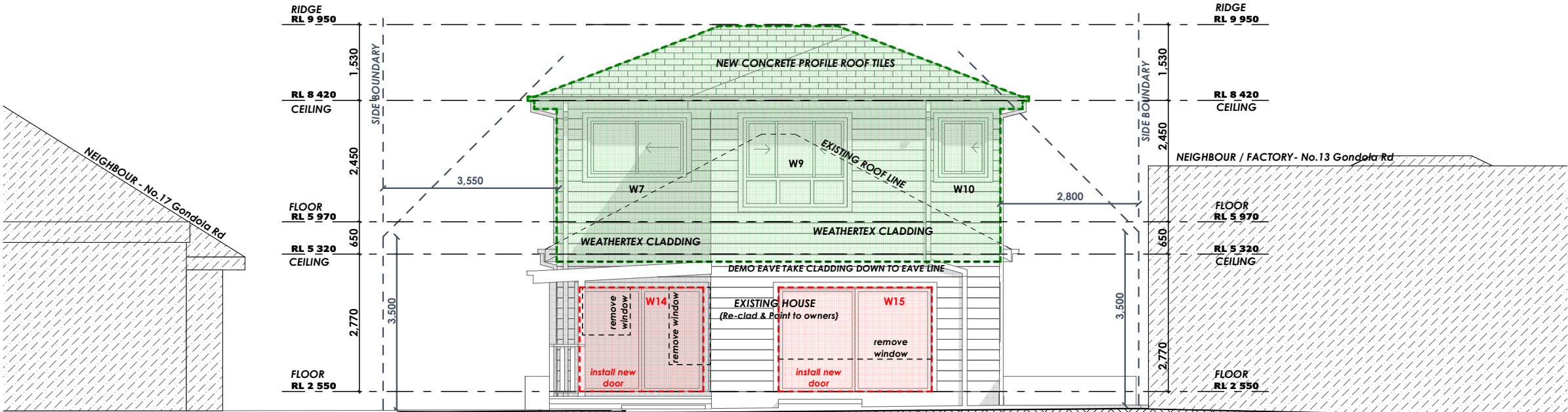
File Location:	Marcellino 1019 01 DA.pln	Drawing No. : 4
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ELEVATIONS (NORTH & SOUTH)



1 NORTH ELEVATION 1:100



2 SOUTH ELEVATION 1:100



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Client Name :	PHILLIP & JEMMA MARCELLINO
Client Address :	15 GONDOLA ROAD, NORTH NARABEEN 2107
Client No. :	MAR 1019 01 DA

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Your Style Designer Home Additions

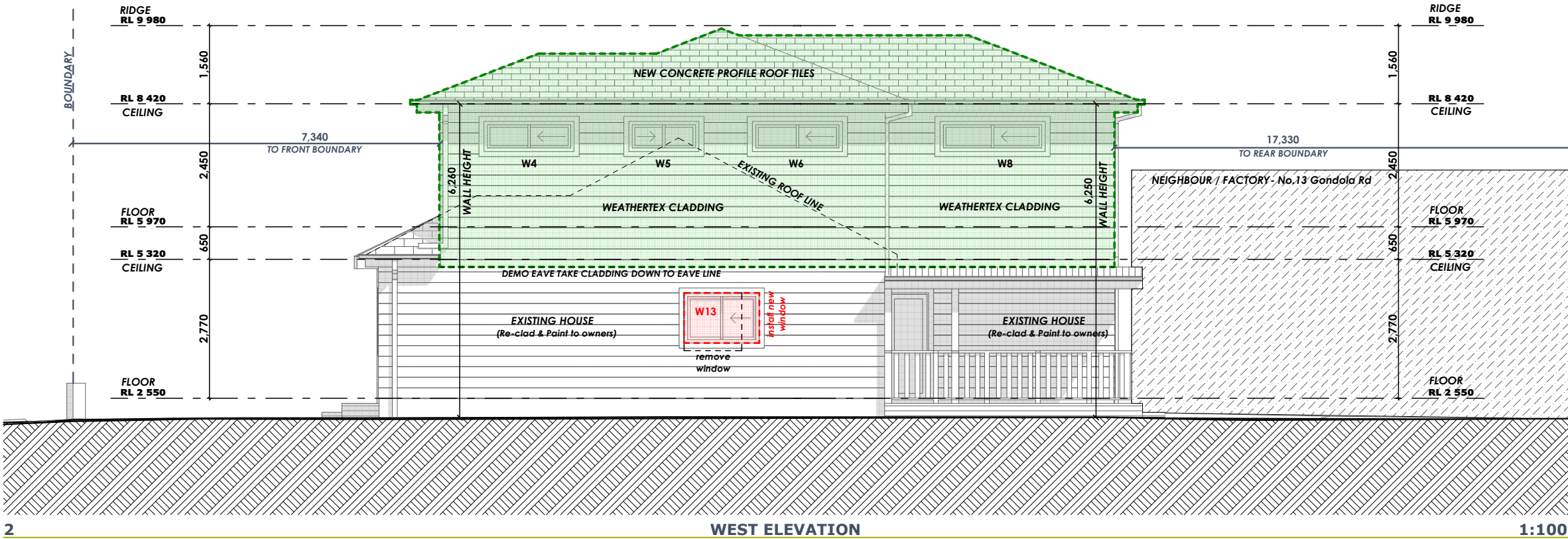
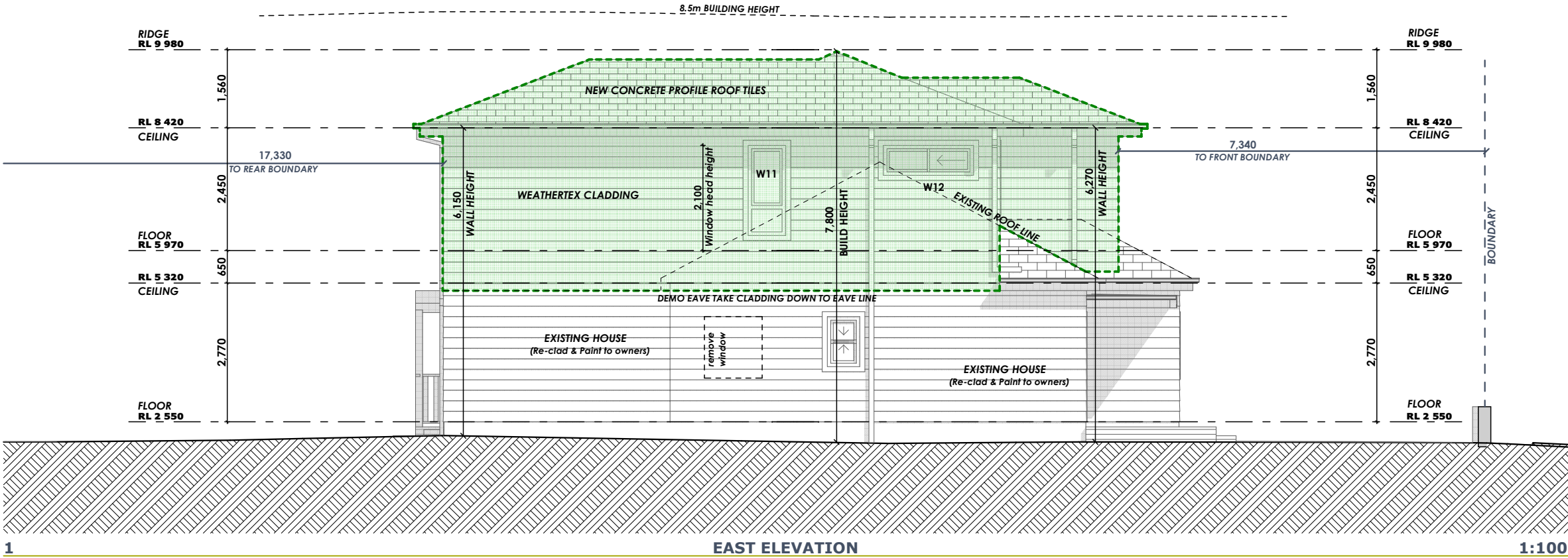
Signed..... Date: Thursday, 5 December 2019
Client's signature

Signed..... Date: Thursday, 5 December 2019
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, 5 December 2019	Drawing No. :	9
File Location:	Marcellino 1019 01 DA.pln		

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ELEVATIONS (EAST & WEST)



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Client Name : PHILLIP & JEMMA MARCELLINO
Client Address : 15 GONDOLA ROAD, NORTH NARABEEN 2107
Client No. : MAR 1019 01 DA

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Plot Date :	Thursday, 5 December 2019	Drawing No. :	10
File Location:	Marcellino 1019 01 DA.pln		

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SHADOWS DIAGRAMS 21 JUNE - 3pm

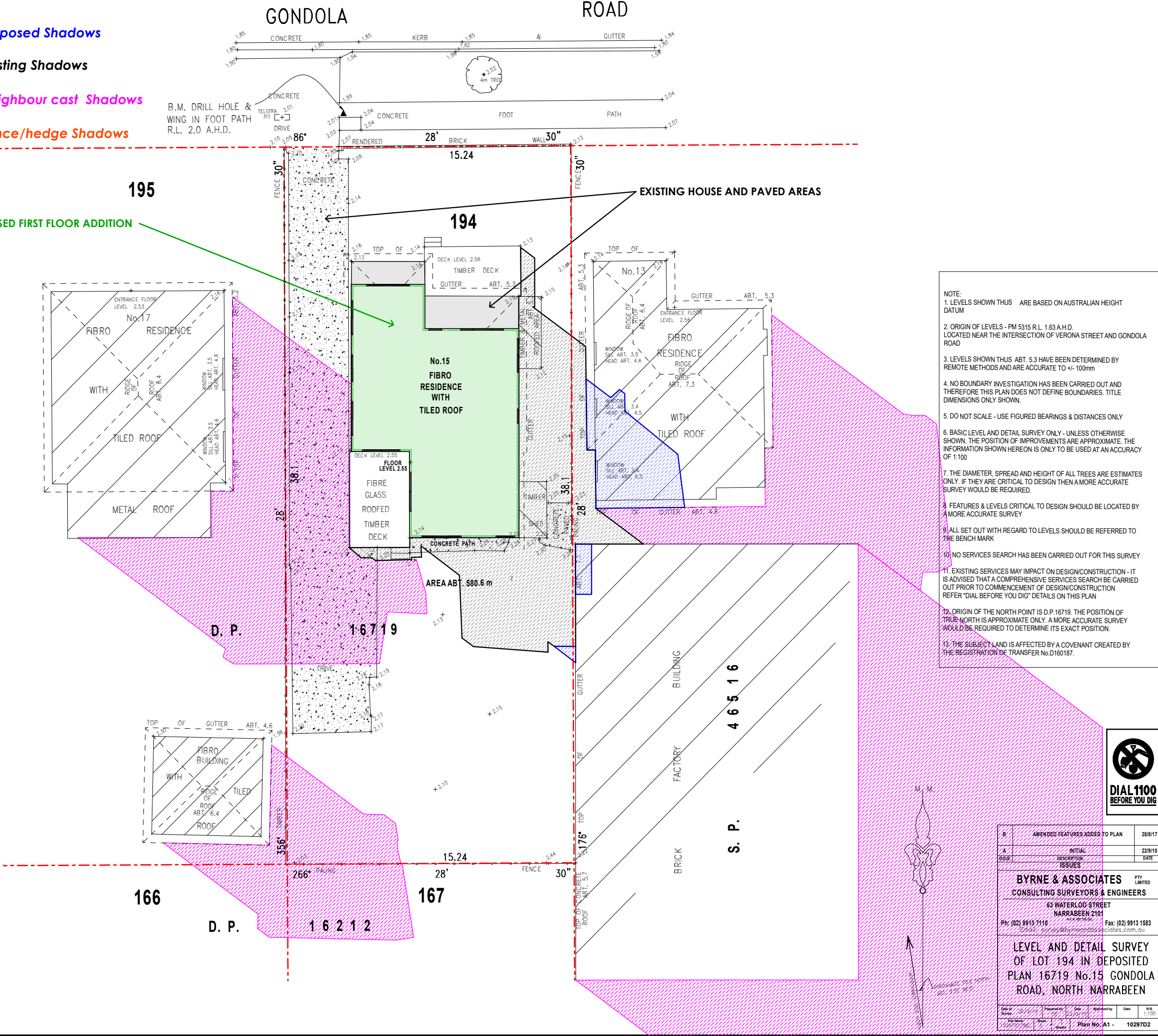
[Blue hatched box] = Proposed Shadows

[Grey hatched box] = Existing Shadows

[Pink hatched box] = Neighbour cast Shadows

[Orange hatched box] = Fence/hedge Shadows

PROPOSED FIRST FLOOR ADDITION



NOTE:
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AMENDED FEATURES ADDED TO PLAN		28/8/17
INITIAL DESCRIPTION		22/8/10
ISSUE		DATE
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LEVEL AND DETAIL SURVEY OF LOT 194 IN DEPOSITED PLAN 16719 No.15 GONDOLA ROAD, NORTH NARRABEEN		
Date of Survey: 20/9/18	Prepared by: [Signature]	Date: 22/9/18
Drawn by: [Signature]	Checked by: [Signature]	Date: 11/10/18
File Name: 102972D2.pln	Sheet: 1 of 1	Plan No. A1 - 10297D2



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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : PHILLIP & JEMMA MARCELLINO
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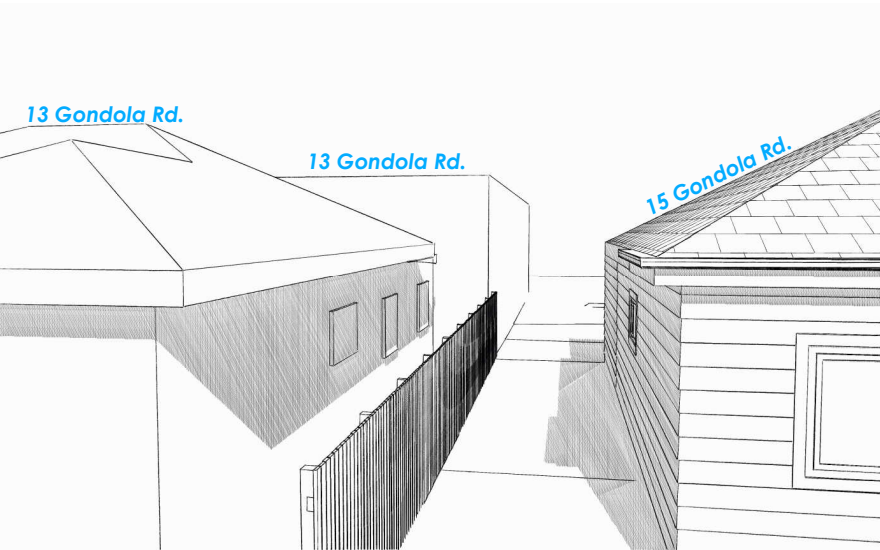
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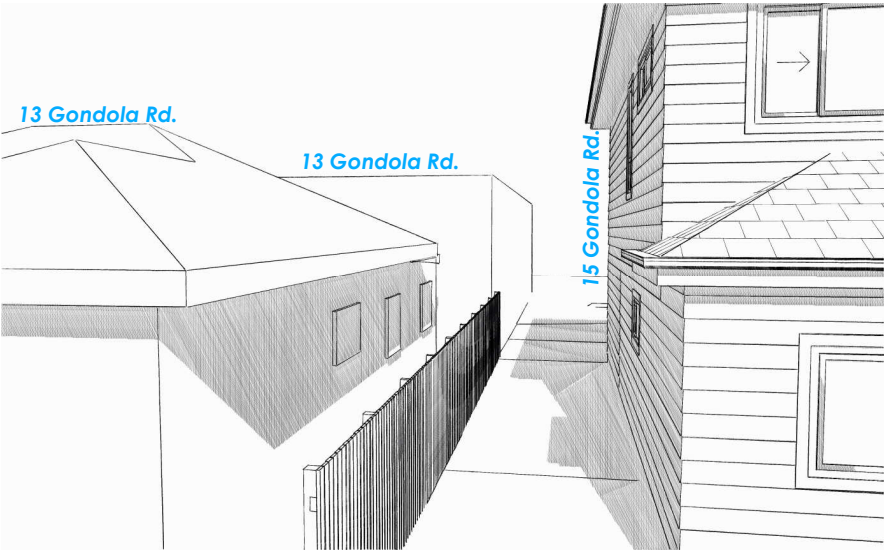
Drawing Title :	SHADOWS 21 JUNE 3pm		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:200
Plot Date :	Thursday, 5 December 2019	Drawing No. :	15
File Location:	Marcellino 1019 01 DA.pln		

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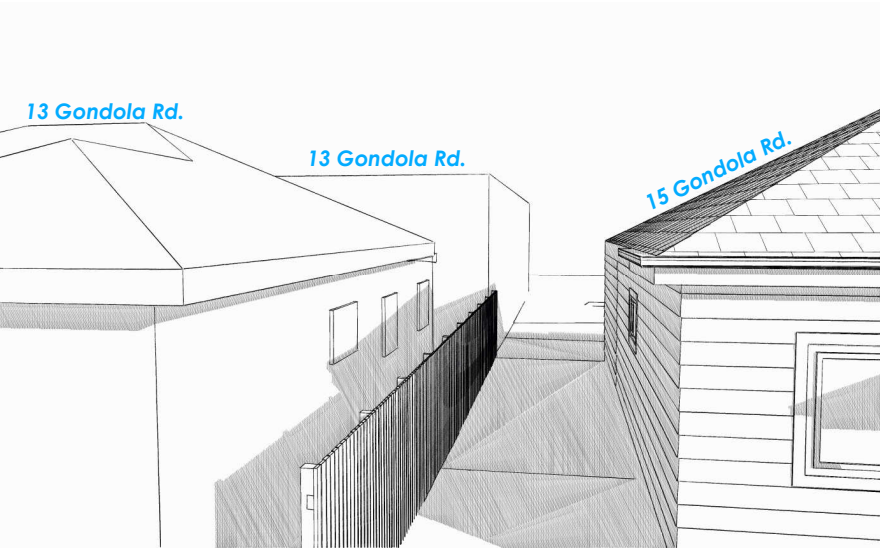
EXISTING & PROPOSED SHADOWS - JUNE 21 EASTERN NEIGHBOUR



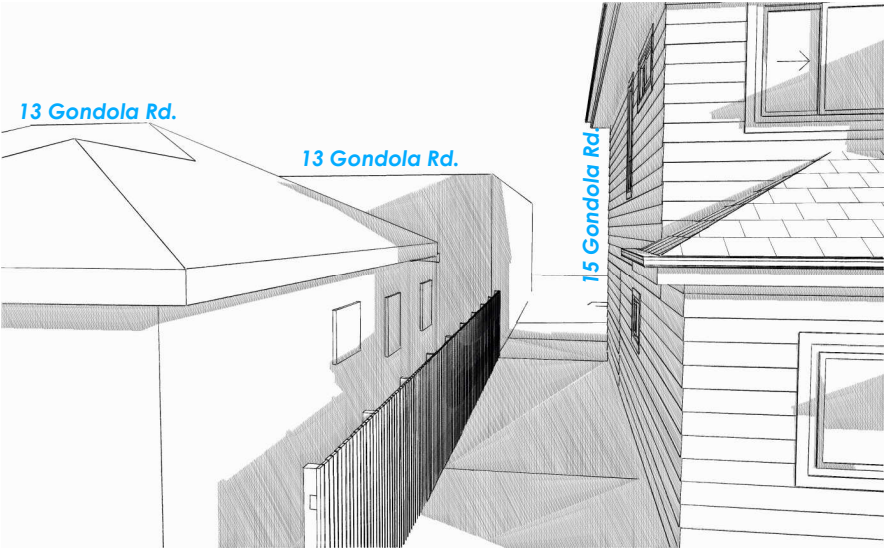
EXISTING SHADOWS - 12pm (view from the North)



PROPOSED SHADOWS - 12pm (view from the North)



EXISTING SHADOWS - 3pm (view from the North)



PROPOSED SHADOWS - 3pm (view from the North)



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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 :	Thursday, 5 December 2019	Drawing No. :	16
File Location:	Marcellino 1019 01 DA.pln		

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BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A363624_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 28, November 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	MAR_02
Street address	15 Gondola Road North Narrabeen 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16719
Lot number	194
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: yourstyle	
ABN (if applicable): 003918116	

BASIX Certificate number: A363624_02

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W1	N	3	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2	N	1	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W3	N	3	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W4	W	1.1	0	0	projection/height above sill ratio	standard aluminium, single clear, (or		

Planning & Environment

Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A363624_02

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
					>=0.36	U-value: 7.63, SHGC: 0.75)		
W5	W	0.9	0	0	projection/height above sill ratio >=0.29	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W6	W	1.1	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W7	S	2.4	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W8	W	1.3	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	S	3.8	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	S	1.2	0	0	projection/height above sill ratio >=0.36	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W11	E	1.35	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W12	E	1.1	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W13	W	1.3	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W14	S	5.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W15	S	6.5	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

BASIX Certificate number: A363624_02

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

BASIX Certificate number: A363624_02

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

BASIX Certificate number: A363624_02

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
	✓	✓	✓
Construction	Additional insulation required (R-value)		Other specifications
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking		medium (solar absorptance 0.475 - 0.70)

page 4 / 6

page 5 / 6

page 6 / 6



DESIGNER HOME ADDITIONS
Licence 60007c

9938 5611
www.yourstyle.com.au

PO BOX 1183 • DEE WHY 2099
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 : PHILLIP & JEMMA MARCELLINO

Client Address : 15 GONDOLA ROAD, NORTH NARABEEN 2101

Client No. : MAR 1019 01 DA

All construction work to be performed in accordance with Australian Standards and Building Code of Australia 2019.

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We agree and understand these drawings and plans are solely and entirely the intellectual property of Your Style Designer Home Additions and the normal copyright laws apply. License is not granted for the use of these designs or drawings.

Project Number: MAR 1019 01 DA Included Pages: 1-

Signed..... Date: Thursday, 5 December 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: Thursday, 5 December 2019
Your Style Designer Home Additions

Signed..... Date: Thursday, 5 December 2019
Client's signature

Signed..... Date: Thursday, 5 December 2019
Client's signature

Drawing Title : BASIX CERTIFICATE

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:2

Plot Date : Thursday, 5 December 2019 Drawing No. : 17

File Location: Marcellino 1019 01 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 construction under Your Style's Construction Certificate and will require a separate CC Application.

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Client Name :	PHILLIP & JEMMA MARCELLINO	Drawing Title :	SCHEDULE OF FINISHES		 9938 5611 www.yourstyle.com.au
Client Address :	15 GONDOLA ROAD, NORTH NARABEEN 2401	Drawing No. :	23	DRAWINGS	
Client No. :	MAR 1019 01 DA	Plot Date :	Thursday, 5 December 2019	NOT TO SCALE	
Project Name :	First Floor Addition	PO BOX 1183 • DEE WHY 2099 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			



EXTERNAL WALLS	DULUX - ANTARCTICA WHITE
FASCIA	DULUX - WHITE ON WHITE
EAVES	DULUX - WHITE ON WHITE
GUTTERS	STALCO - MONOLITH
DOWNPIPES	ACE - WHITE
ROOF SHEETING	BORAL - TWILIGHT
WINDOWS	AIRLITE - BLACK