

## A 3D architectural rendering of a two-story house. The house has white horizontal siding on the upper level and white brickwork on the lower level. The roof is dark grey or black shingles. On the left side, there are two windows on the second floor and a large window on the first floor. In the center, there is a wooden front door with a small porch. To the right of the door, there are more windows on both floors. On the far right, there is a second-floor balcony with white railings. The house is surrounded by green bushes in the foreground and tall trees in the background under a clear blue sky. A white picket fence runs across the bottom of the image.



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Client Name :	STUART & NERIDA DAVIES
Client Address :	12 IRIS STREET, FRENCHS FOREST 2086
Client No. :	DAV 0423 02 DA

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Project Number: DAV 0423 02 DA Included Pages: 1 -

Client's signature

Signed..... Date:Thursday, 1 June 2023

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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, 1 June 2023	Drawing No. : 1	
File Location:	DAV 0423 02 DA.pln		

[illegible]



SITE CALCULATIONS

Site area = 550m<sup>2</sup>  
Landscape Open Space = 280m<sup>2</sup>  
Impervious & Excluded Area = 270m<sup>2</sup>  
Landscape Open Space =51%

OFF STREET PARKING SPACES PROVIDED

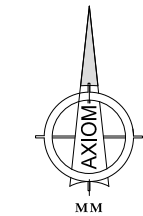
STORMWATER MANAGEMENT

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 VIA EXISTING STORMWATER CONNECTION.

PROPOSED FIRST FLOOR ADDITION WITH DECK ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS

= Proposed Alterations & Additions  
= Existing / Impervious



SITE PLAN

WINDOW	SILL RL	HEAD RL	WIDTH	GLASS TYPE
1	158.88	159.17	1.1	CLEAR
2	158.88	159.17	1.1	CLEAR
3	158.88	159.17	0.76	CLEAR
4	158.88	159.17	1.24	CLEAR
5	158.88	159.17	1.75	CLEAR



REVISION	DATE	DESCRIPTION
01	24/11/2021	EXTRA BUILDING STREET FRONTAGES ADDED
02	24/11/2021	ADJACENT BUILDING STREET FRONTAGES

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3. VISIBLE SERVICES ONLY HAVE BEEN SHOWN WHICH WERE VISIBLE TO THE SURVEYOR. THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO LOCATE ANY POTENTIAL UNDERGROUND SERVICES WHICH MAY BE PRESENT.
4. THE CONTOUR INTERVAL IS 0.2 M.
5. THE RIDGE HEIGHTS, ROOF LINE, WINDOWS AND GUTTER HEIGHTS HAVE BEEN LOCATED BY PERFECT PLANS AND ARE APPROXIMATE ONLY.
6. THE POSITION OF ALL FEATURES ON THE PLAN HAVE NOT BEEN VERIFIED BY A SURVEYOR. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND THE LOCATION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.
7. PRIOR TO ANY CONSTRUCTION WORK AN ACCURATE BOUNDARY SURVEY MUST BE OBTAINED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND THE LOCATION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.
8. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN WHICH ARE NOT TO BE REMOVED.

LEGEND	DESCRIPTION
CONTOUR LINE	CONTOUR LINE
BOUNDARY SUBJECT	BOUNDARY SUBJECT
BOUNDARY ASSUMING	BOUNDARY ASSUMING
BUILDING EDGE	BUILDING EDGE
GUTTER / ROOF LINE / AWNING	GUTTER / ROOF LINE / AWNING
RETAINING WALL BOTTOM	RETAINING WALL BOTTOM
TOP OF BANK	TOP OF BANK
TOP OF ROAD	TOP OF ROAD
COMMUNICATIONS LINE	COMMUNICATIONS LINE
POWER POLE WITH LIGHT	POWER POLE WITH LIGHT
POWER POLE	POWER POLE
COMMUNICATIONS PT TWIN	COMMUNICATIONS PT TWIN
GATE	GATE

AREA: 3  
LOT: DP201718 550.1 m<sup>2</sup>  
BY CALC: 550 m<sup>2</sup>

ORIGIN OF LEVELS:  
SSM 14752 RL 153.397 (AHD)  
FOUND AT THE INTERSECTION OF  
HURDIS AVE AND IRIS ST

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Client Name : **STUART & NERIDA DAVIES**  
Client Address : **12 IRIS STREET, FRENCHS FOREST 2086**  
Client No. : **DAV 0423 02 DA**

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Project Number: DAV 0423 02 DA Included Pages: 1 -

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Project Acceptance

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Your Style Designer Home Additions

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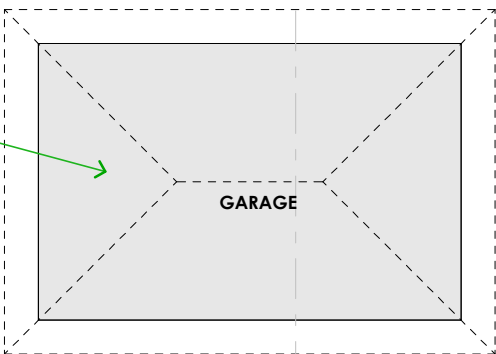
Client's signature

Drawing Title : **SITE PLAN**  
Project Name : **First Floor Addition**  
Architect: **Your Style Designer Home Additions**  
Status : **DA STAGE** Scale : **1:200**  
Plot Date : **Thursday, 1 June 2023**  
File Location: **DAV 0423 02 DA.pln** Drawing No. : **3**

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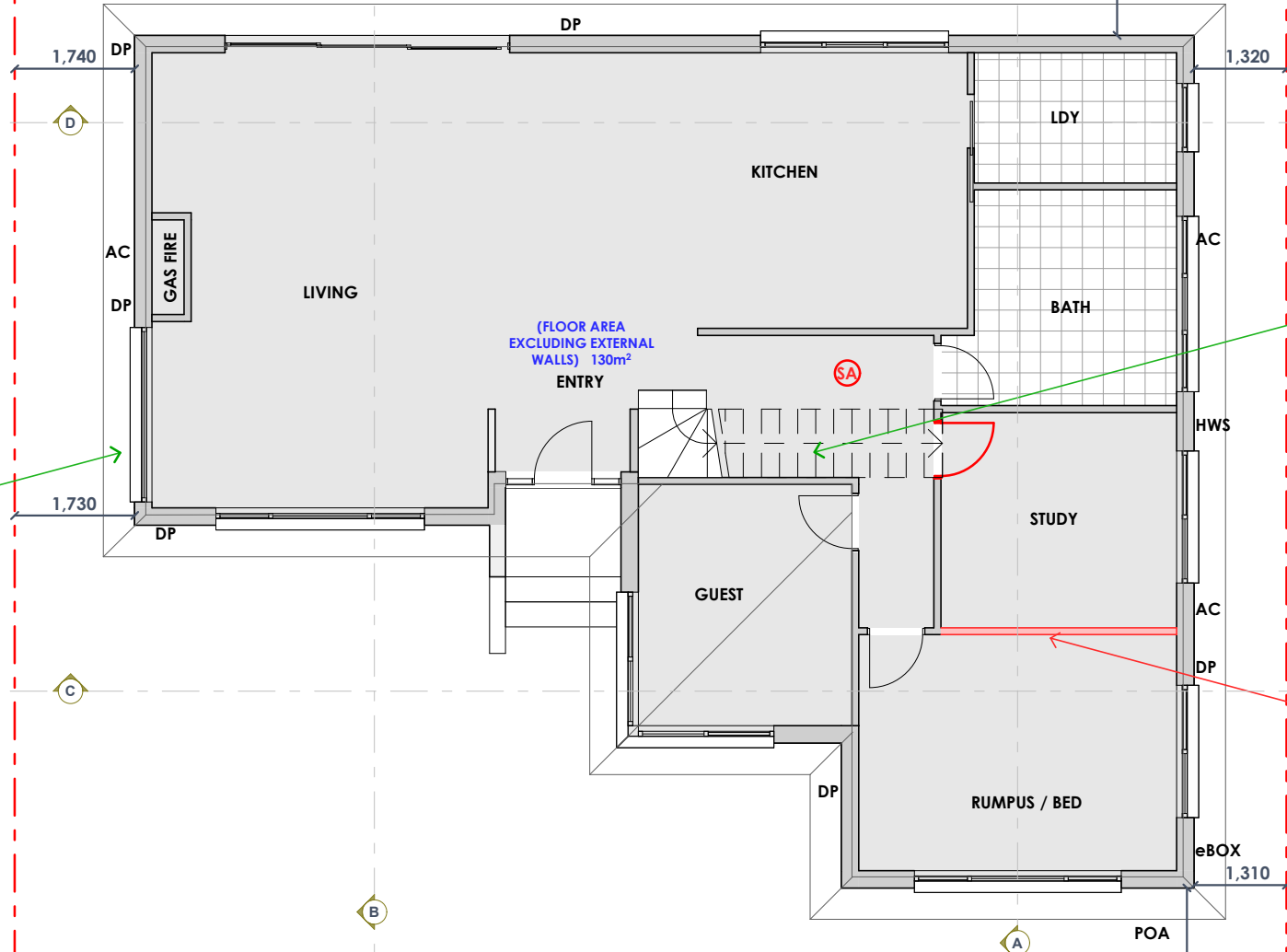
GROUND FLOOR PLAN

NEW FLAT LINEA CHARCOAL GREY CONCRETE ROOF  
TILES TO GARAGE WITH NEW GUTTERS AND  
DOWNPIPES



DECK & POOL LANDSCAPED AREA

NEW FLAT LINEA CHARCOAL GREY CONCRETE ROOF  
TILES TO GROUND FLOOR HOUSE.

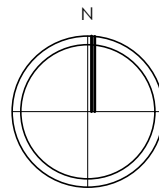


INSTALL NEW STAIR INTO SAME POSITION OF  
EXISTING STAIR

TO OWNERS: DEAL DIRECT WITH ELECTRICIAN TO  
HAVE A HARDWIRED AND INTERCONNECTED  
SMOKE ALARM INSTALLED, POSITION TO BE  
DETERMINED ONSITE BY ELECTRICIAN TO BE  
COMPLAINT WITH PART 9.5.1 OF THE NCC

BUILD GYROCK WALL WITH DOOR AT LATER  
STAGE IF REQUIRED

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



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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 :	Thursday, 1 June 2023	Drawing No. :	5
File Location:	DAV 0423 02 DA.pln		

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-
-
-
-
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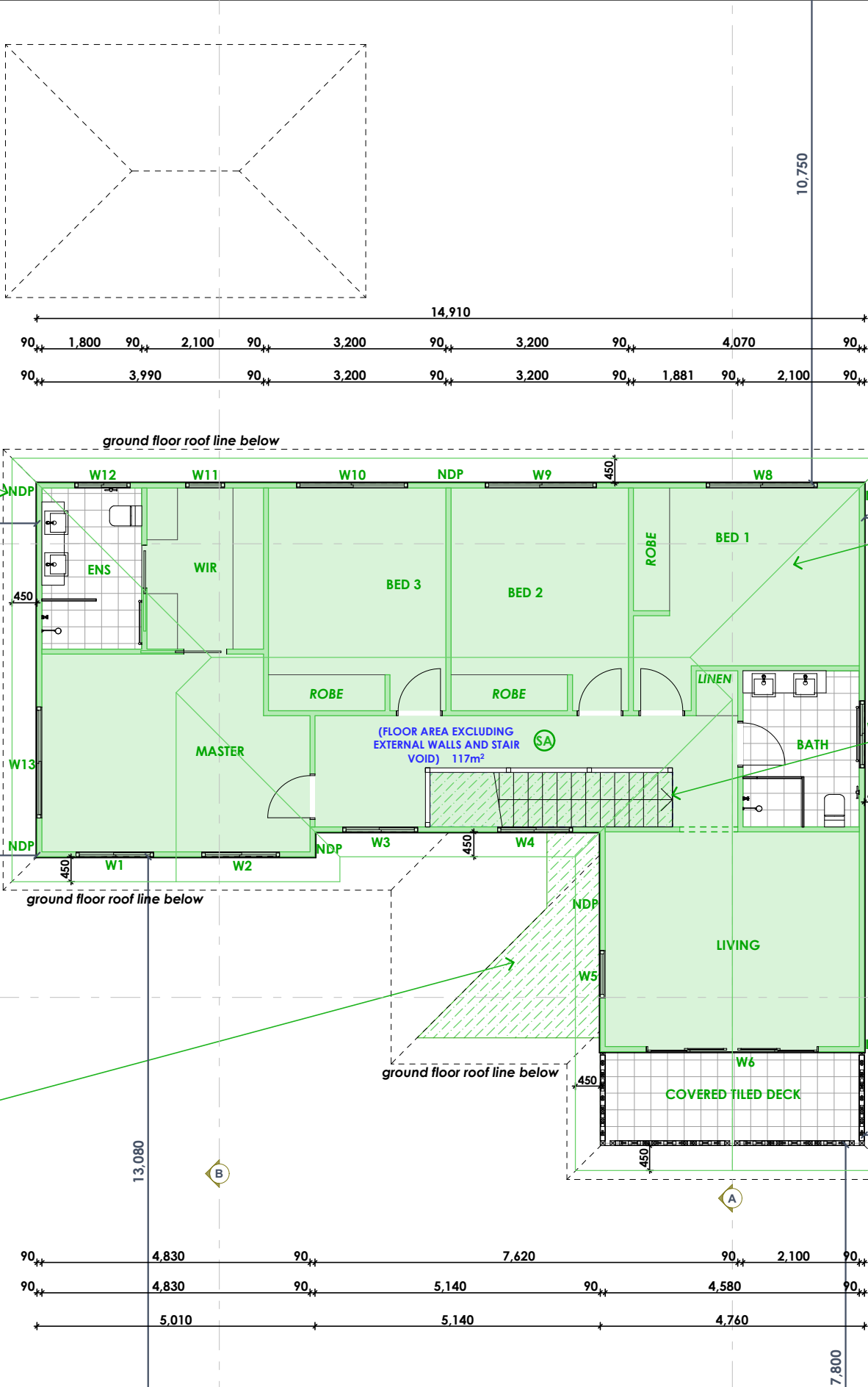
First Floor Addition

- External walls - James Hardie
- Roof - Flat concrete Linea tiles
- Windows - Aluminium

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

REPITCH ROOF FROM GABLE TO HIP ROOF WHERE SHOWN

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



FIRST FLOOR PLAN

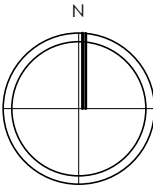
WINDOWS AND EXTERNAL GLAZED DOORS TO 8.2 OF THE NCC

DEMOLISH EXISTING 1ST FLOOR ADDITION, CAP OFF PLUMBING AND REMOVE EXISTING STAIRS.

INSTALL NEW STAIR INTO SAME POSITION OF EXISTING STAIR - STAIR AND STAIR AREA WORK AS PER QUOTE.

HARDWIRED AND INTERCONNECTED SMOKE ALARM TO BE INSTALLED, POSITION TO BE DETERMINED ONSITE BY ELECTRICIAN TO BE COMPLAINT WITH PART 9.5.1 OF THE NCC

ground floor roof line below



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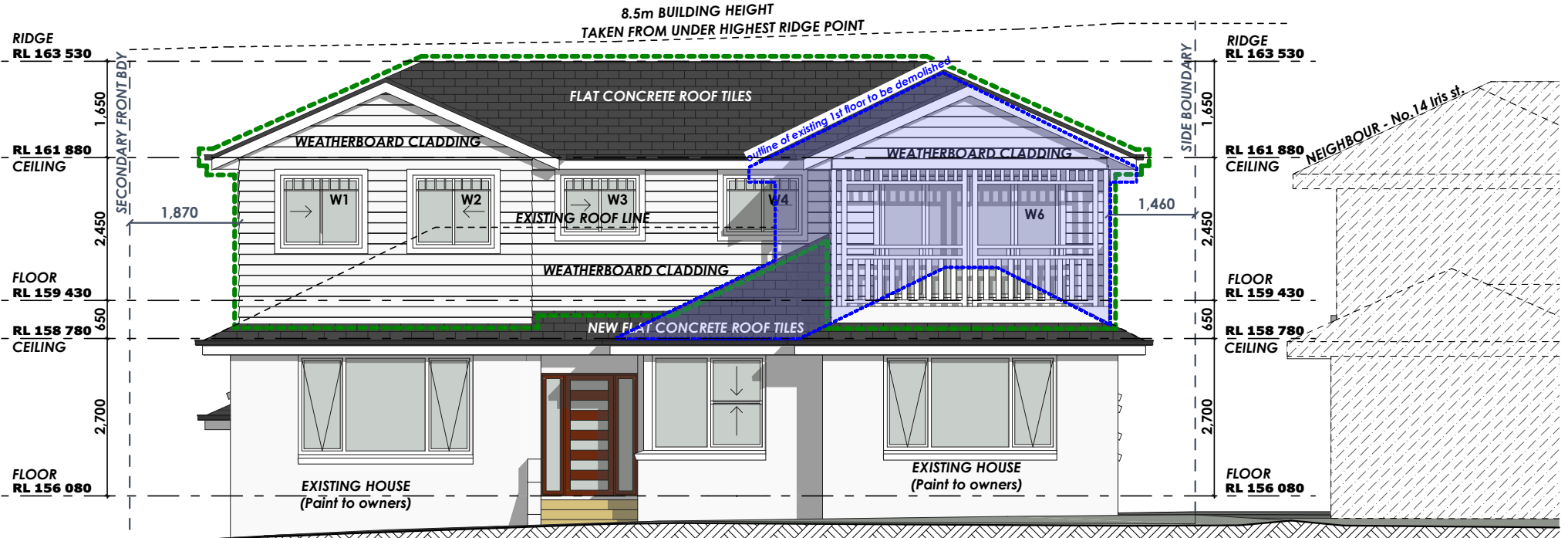
Client's signature

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, 1 June 2023	Drawing No. :	6
File Location:	DAV 0423 02 DA.pln		

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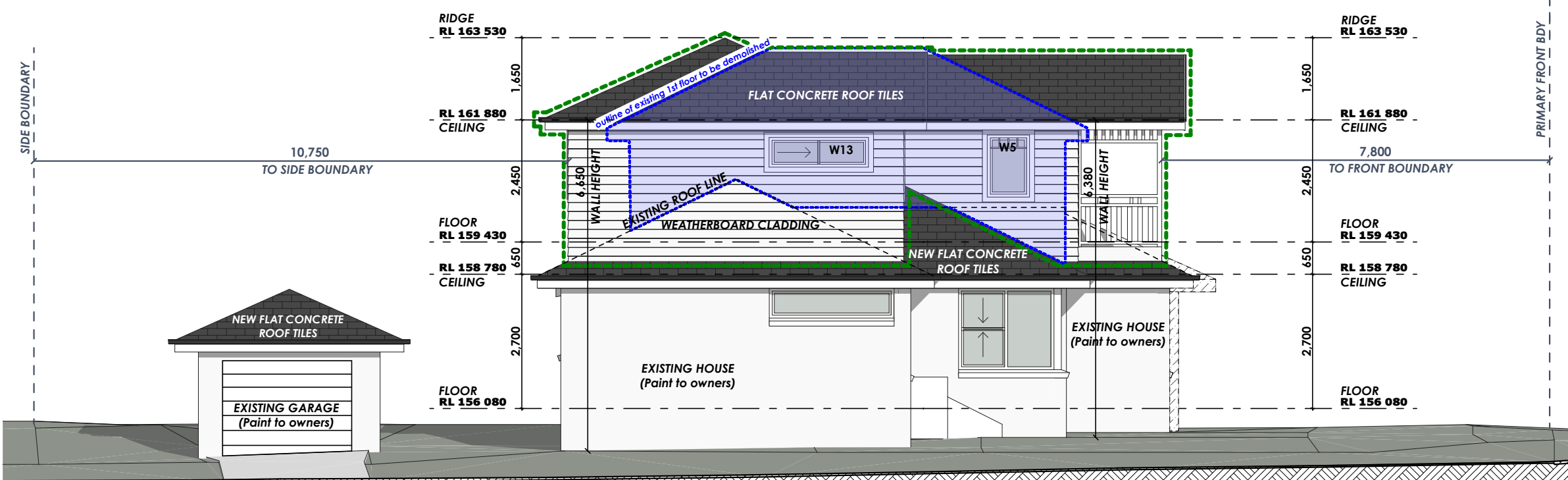



ELEVATIONS (NORTH & SOUTH)



SOUTH ELEVATION (PRIMARY FRONT ELEVATION)

1:100



WEST ELEVATION (SECONDARY FRONT ELEVATION)

1:100



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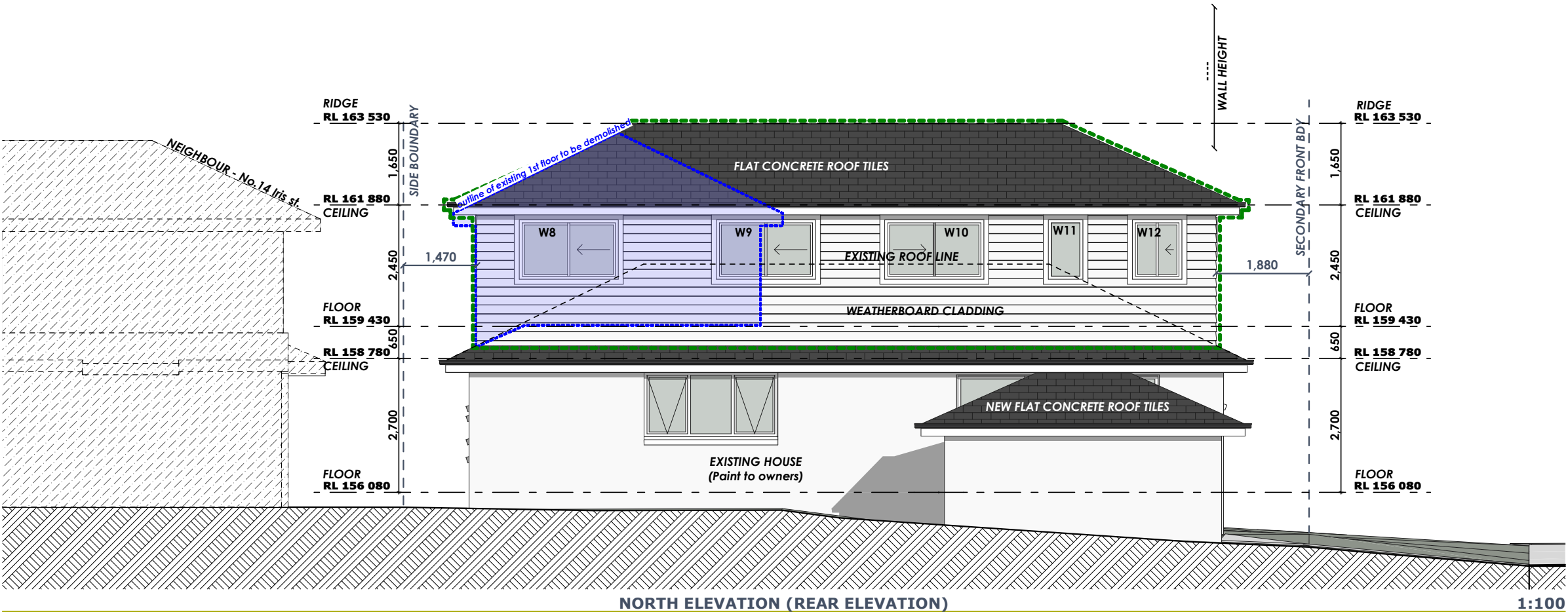
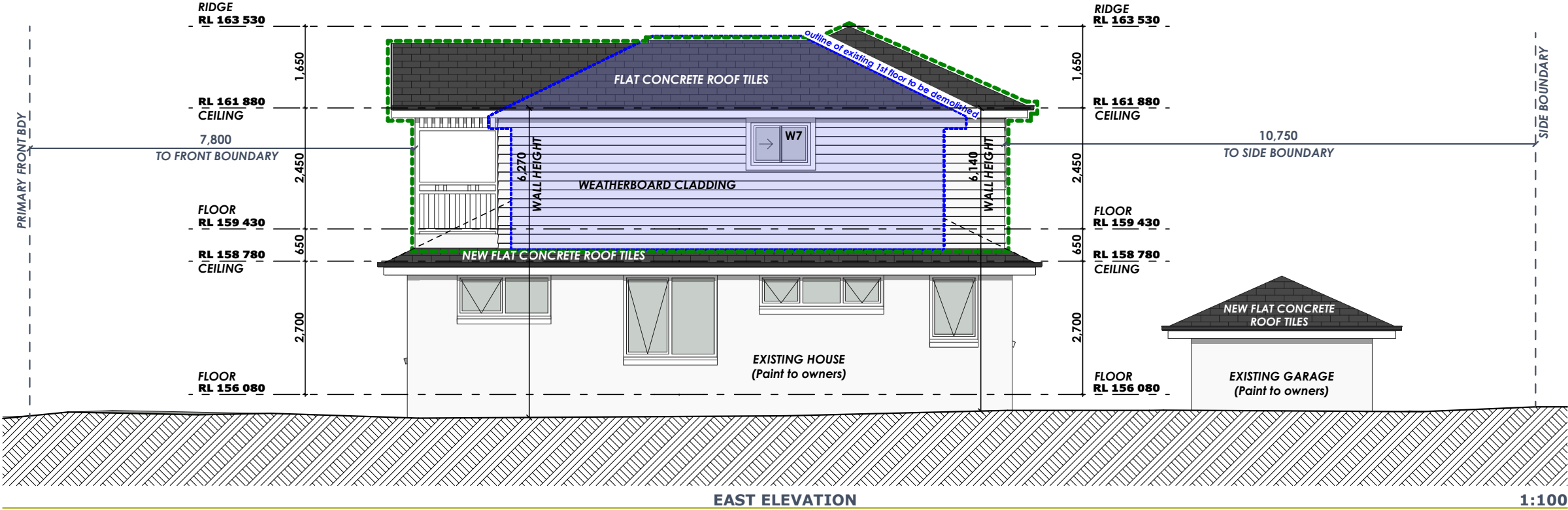
Signed..... Date: Thursday, 1 June 2023

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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, 1 June 2023	Drawing No. :	7
File Location:	DAV 0423 02 DA.pln		

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ELEVATIONS (EAST & WEST)



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Signed..... Date: Thursday, 1 June 2023

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Signed..... Date: Thursday, 1 June 2023

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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, 1 June 2023	Drawing No. :	8
File Location:	DAV 0423 02 DA.pln		

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SECTIONS (A-A & B-B)



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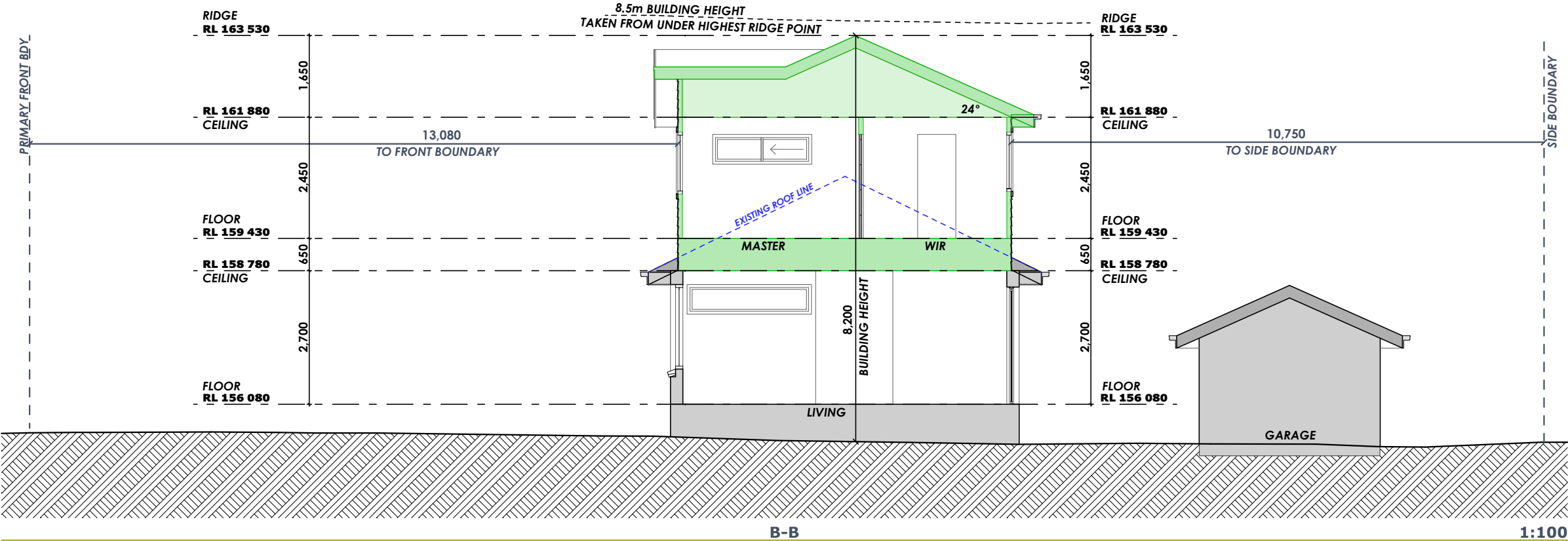
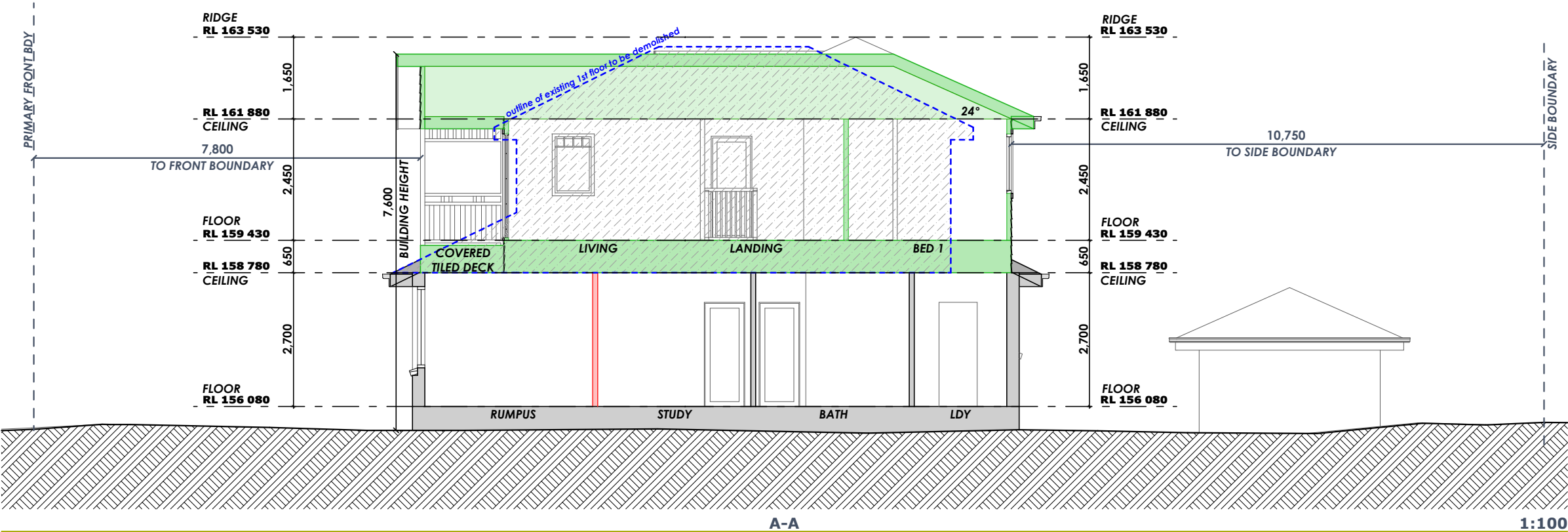
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Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 1 June 2023	Drawing No. :	9
File Location:	DAV 0423 02 DA.pln		

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SECTIONS (C-C & D-D)



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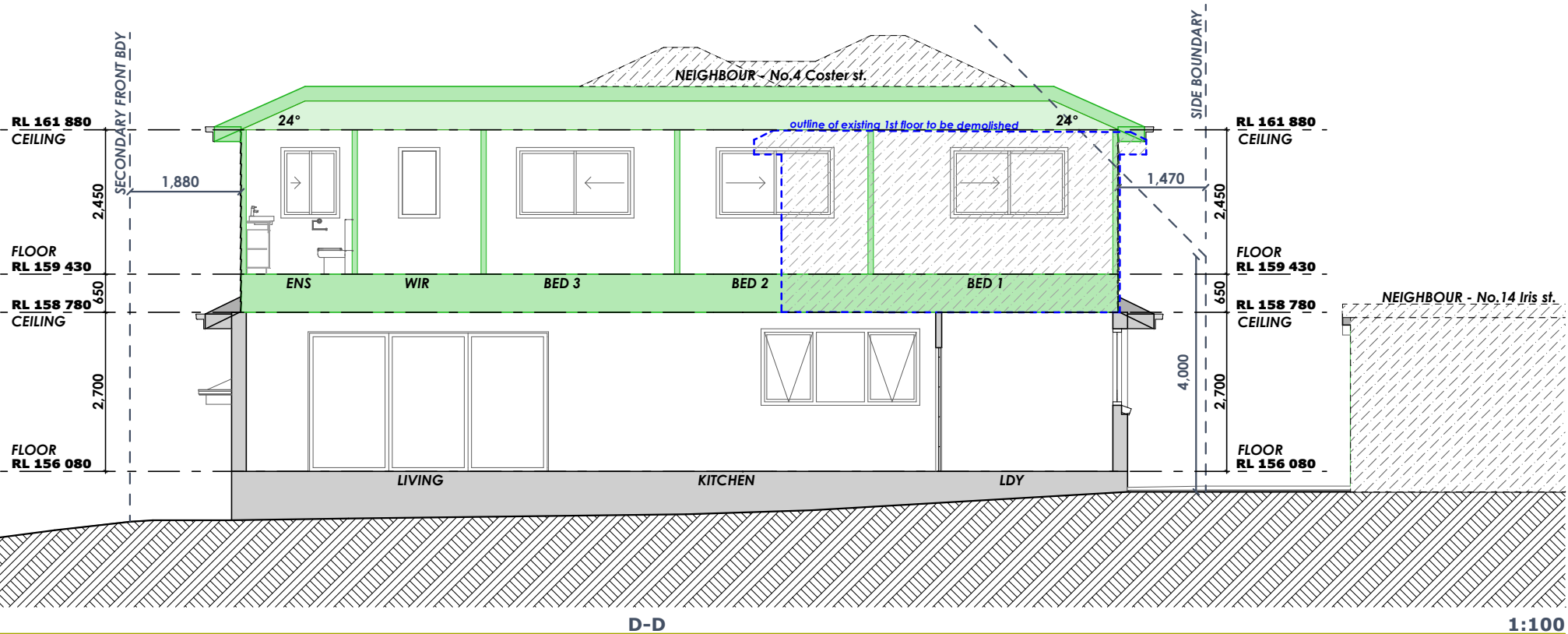
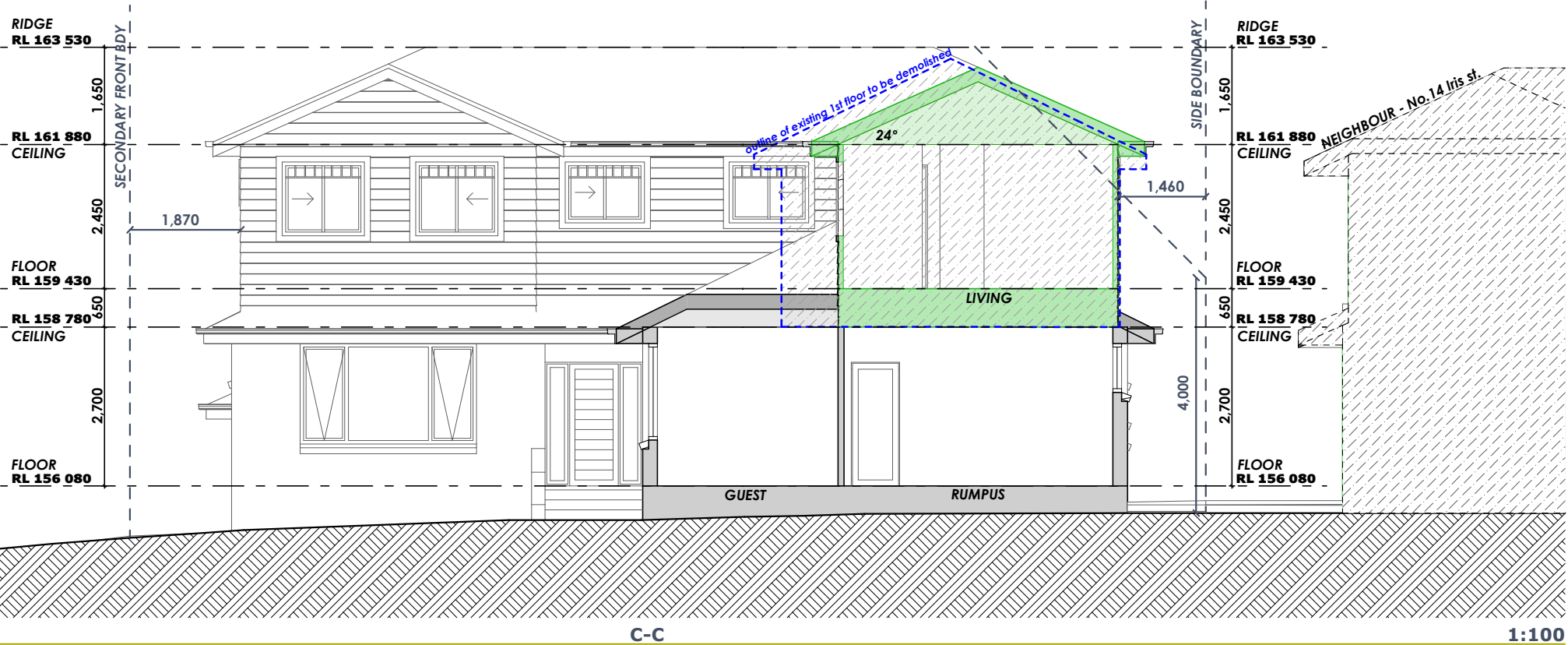
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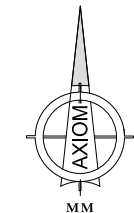
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Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Thursday, 1 June 2023	Drawing No. :	10
File Location:	DAV 0423 02 DA.pln		

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

PROPOSED FIRST FLOOR ADDITION  
WITH DECK ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS

COSTER STREET

IRIS STREET

## SHADOWS DIAGRAMS 21 JUNE - 9am

WINDOW	SILL RL	HEAD RL	WIDTH	GLASS TYPE
1	158.88	158.97	1.0	CLEAR
2	158.88	158.97	1.0	CLEAR
3	158.88	158.97	1.0	CLEAR
4	158.88	158.97	1.0	CLEAR
5	158.88	158.97	1.0	CLEAR



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www.axiomspatial.com.au  
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Engadine NSW 2233

REVISION	DATE	DESCRIPTION
01	24/01/2021	EXTRA BUILDING STREET FRONTAGES ADDED
02	24/01/2021	ADJACENT BUILDING STREET FRONTAGES
03	24/01/2021	ORIGINAL ISSUE

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3. THE LOCATION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.
4. THE POSITION OF ANY POTENTIAL UNDERGROUND SERVICES WHICH MAY BE LOCATED BY THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO LOCATE ANY POTENTIAL UNDERGROUND SERVICES WHICH MAY BE LOCATED BY THE RELEVANT AUTHORITIES.
5. THE CONTOUR INTERVAL IS 0.2m.
6. THE RIDGE HEIGHTS, ROOF LINE, WINDOW AND GUTTER HEIGHTS HAVE BEEN LOCATED BY PERFECT PLANS AND ARE APPROXIMATE ONLY.
7. THE POSITION OF ALL FEATURES ON THE PLAN HAVE NOT BEEN VERIFIED BY A FIELD SURVEY AND ARE APPROXIMATE.
8. NO BOUNDARY SURVEY HAS BEEN MADE.
9. THE POSITION OF ALL FEATURES ON THE PLAN HAVE NOT BEEN VERIFIED BY A FIELD SURVEY AND ARE APPROXIMATE.
10. PRIOR TO ANY CONSTRUCTION WORK AN ACCURATE BOUNDARY SURVEY MUST BE OBTAINED AND THE BOUNDARY MARKS PLACED TO DEFINE THE POSITION OF ALL NEW CONSTRUCTION PART OF THIS PLAN WHICH ARE NOT TO BE REMOVED.

LEGEND	DESCRIPTION
CONTOUR LINE	CONTOUR LINE
BOUNDARY SURVEY	BOUNDARY SURVEY
BOUNDARY ADJOINING	BOUNDARY ADJOINING
BUILDING EDGE	BUILDING EDGE
GUTTER / ROOF LINE / AWNING	GUTTER / ROOF LINE / AWNING
RETAINING WALL BOTTOM	RETAINING WALL BOTTOM
TOP OF BANK	TOP OF BANK
TOP OF ROAD	TOP OF ROAD
COMMUNICATIONS LINE	COMMUNICATIONS LINE
POWER POLE WITH LIGHT	POWER POLE WITH LIGHT
POWER POLE	POWER POLE
COMMUNICATIONS PT TWIN	COMMUNICATIONS PT TWIN
GATE	GATE
PAVED FLOOR LEVEL	PAVED FLOOR LEVEL
MAIL BOX	MAIL BOX

AREA: 3  
LOT: DP201718 500.1 m<sup>2</sup>  
BY CALC: 500 m<sup>2</sup>

ORIGIN OF LEVELS:  
SSM 14752 RL 153.397 (AHD)  
FOUND AT THE INTERSECTION OF  
HURDIS AVE AND IRIS ST

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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : **STUART & NERIDA DAVIES**

Client Address : **12 IRIS STREET, FRENCHS FOREST 2086**

Client No. : **DAV 0423 02 DA**

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

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Project Number: DAV 0423 02 DA Included Pages: 1 -

Signed..... Date: Thursday, 1 June 2023

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, 1 June 2023

Your Style Designer Home Additions

Signed..... Date: Thursday, 1 June 2023

Client's signature

Signed..... Date: Thursday, 1 June 2023

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**

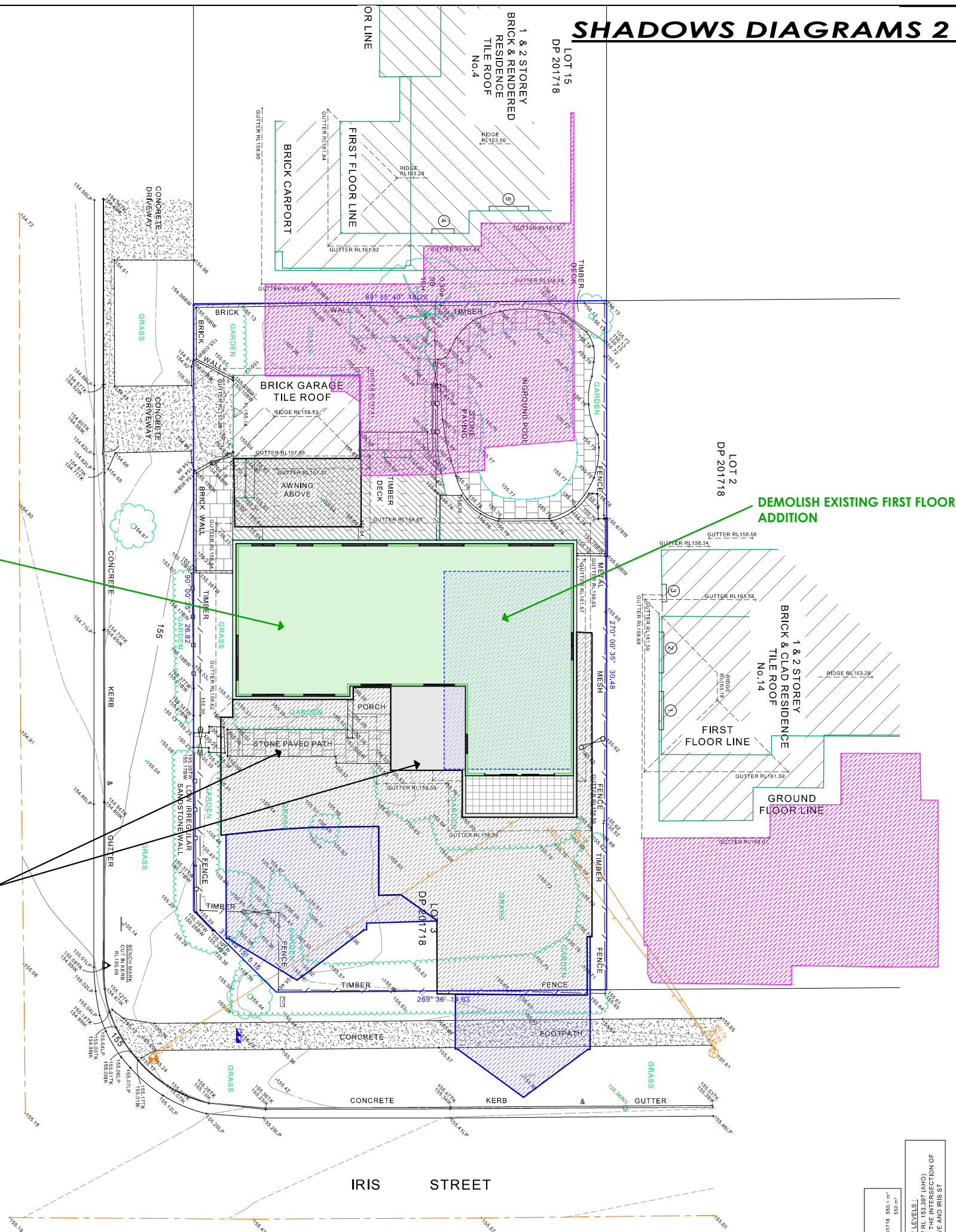
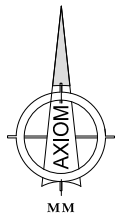
Plot Date : **Thursday, 1 June 2023** Drawing No. : **13**

File Location: **DAV 0423 02 DA.pln**

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## EXISTING HOME AND LANDSCAPED AREAS



WINDOW	SILL RL	HEAD RL	WIDTH	GLASS TYPE
1	157.59	158.18	1.70	CLEAR
2	156.98	158.17	1.8	CLEAR
3	-	159.43	0.78	CLEAR
4	160.63	161.63	1.34	CLEAR
5	160.91	161.46	1.75	CLEAR

[illegible]

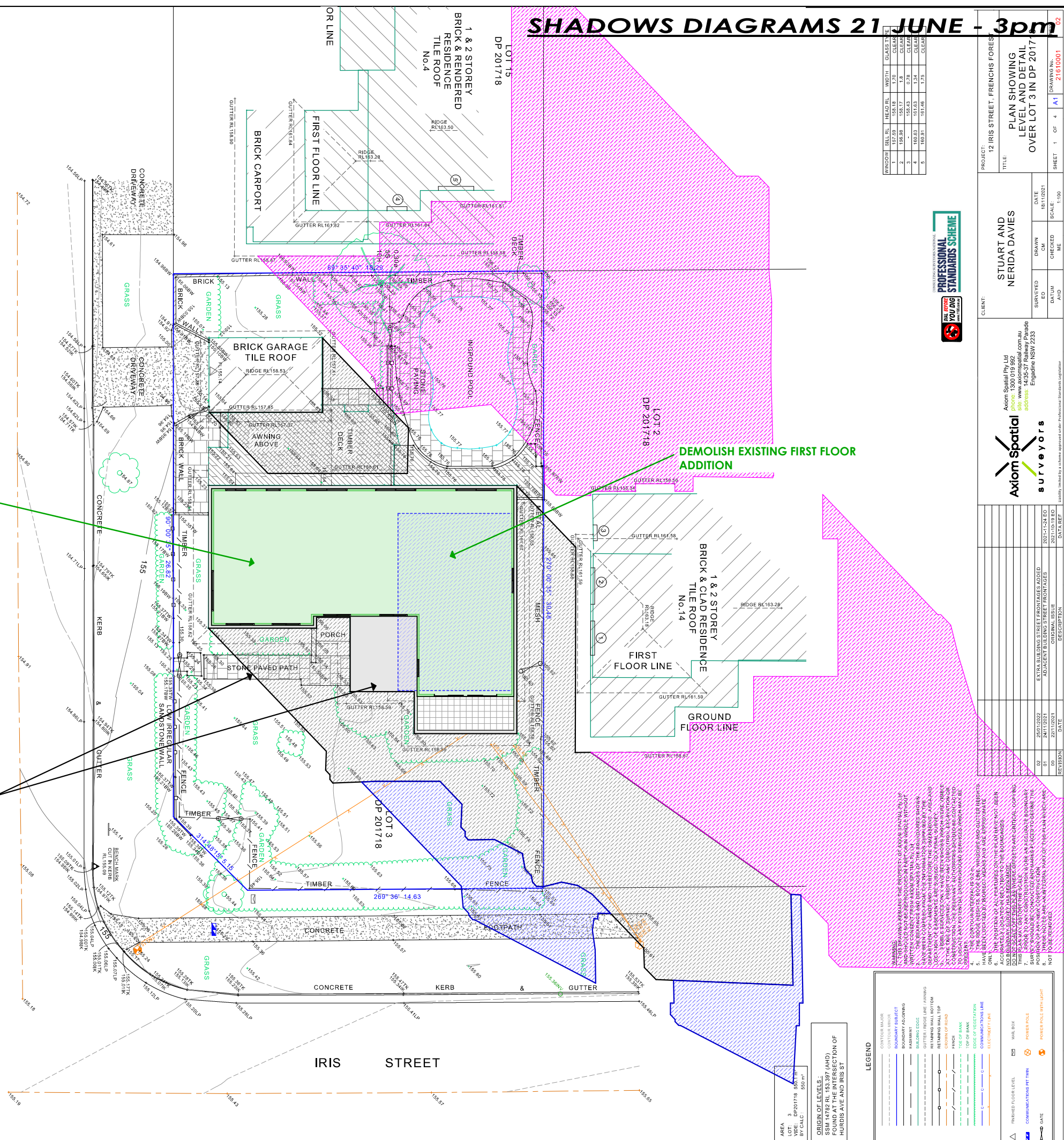
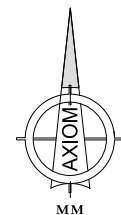
4. THE CONTOUR INTERVAL IS 0.25m.
5. THE POSITIONS OF THE MAIN WINDOWS AND GUTTER HEIGHTS HAVE BEEN LOCATED BY INDIRECT MEANS AND ARE APPROXIMATE ONLY.
6. THE POSITION OF ALL FEATURES ON THE PLAN HAVE NOT BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARIES.
7. THE SCALE OF THE PLAN WHERE OFFSETS ARE CRITICAL, COPYING THIS PLAN MAY DISTORT THE CONSTRUCTION.
8. PRIOR TO ANY CONSTRUCTION WORK AN ACCURATE BOUNDARY SURVEY SHOULD BE CONDUCTED AND MARKS PLACED TO DEFINE THE BOUNDARIES.
9. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN WHICH ARE NOT TO BE REMOVED

LEGEND	
CONTIGUOUS MAJOR	WALL, BOY
CONTIGUOUS MINOR	FINISHED FLOOR LEVEL
BOUNDARY MAJOR	COMMUNICATIONS AT TWIN
BOUNDARY MINOR	GATE
BASEMENT	
BUILDING EDGE	
BUTTER, INSIDE LINE, AROUND	
BUTTER, OUTSIDE LINE, AROUND	
RETAINING WALL TOP	
CROWN OF ROAD	
FENCE	
TOP OF BANK	
TOP OF TRENCH	
EDGE OF VEGETATION	
COMMUNICATIONS LINE	
ELECTRICITY LINE	
	POWER POLE
	POWER POLE WITH LIGHT

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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 :		STUART & NERIDA DAVIES	
Client Address :		12 IRIS STREET, FRENCHS FOREST 2086	
Client No. :		DAV 0423 02 DA	
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Project Number:		DAV 0423 02 DA	
		Included Pages: 1-	
Signed..... Date: Thursday, 1 June 2023			
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, 1 June 2023			
Your Style Designer Home Additions			
Signed..... Date:Thursday, 1 June 2023			
Client's signature			
Signed..... Date:Thursday, 1 June 2023			
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, 1 June 2023	Drawing No. :	14
File Location:	DAV 0423 02 DA.pln		
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## EXISTING HOME AND LANDSCAPED AREAS



WINDOW	SILL RL	HEAD RL	WIDTH	GLASS TYPE
1	167.69	168.18	1.70	CLEAR
2	156.98	158.17	1.8	CLEAR
3	-	158.43	0.78	CLEAR
4	160.83	161.63	1.34	CLEAR
5	160.91	161.46	1.75	CLEAR

PROJECT:		12 IRIS STREET, FRENCHS FOREST	
TITLE:		PLAN SHOWING LEVEL AND DETAIL OVER LOT 3 IN DP 201718	
SHEET	1	OF	4
DRAWING No.		A1	
DATE		21/6/2001	
BY		02	

CLIENT:	STUART AND NERIDA DAVIES			
	SURVEYED EO	DRAWN CM	DATE 16/11/2021	
	DATUM AHD	CHECKED ME	SCALE: 1:100	

**Axiom Spatial**  
**surveyors**

Axiom Spatial Pty Ltd  
Phone: 1300 019 982  
Site: [www.axiomspatial.com.au](http://www.axiomspatial.com.au)  
add/ess: 14/35-37 Railway Parade  
Engadine NSW 2233

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[illegible]

THE ABOVE SHOWN LOCUS OF THE PROPOSED BOUNDARY LINES HAS BEEN CONSIDERED IN THE PRESENT AND IS APPROVED IN FULL.

THE POSITION OF ALL FEATURES ON THE PLAN HAVE NOT BEEN ACCURATELY DATED IN RELATION TO THE BOUNDARIES OF BOUNDARY SURVEY HAS BEEN MADE.

THE ABOVE SHOWN LOCUS OF THE PROPOSED BOUNDARY LINES ARE CRITICAL COPYING OF THE ORIGINAL DRAWING.

PRIOR TO ANY CONSTRUCTION WORK AN ACCURATE BOUNDARY SURVEY SHOULD BE CONDUCTED AND MARKS PLACED TO DEFINE THE POSITION OF ANY NEW CONSTRUCTION.

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN WHICH ARE NOT TO BE REMOVED.

[illegible]

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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name :	STUART & NERIDA DAVIES
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Client Address :	12 IRIS STREET, FRENCHS FOREST 2086
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Client No. :	DAV 0423 02 DA
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Project Number: DAV 0423 02 DA Included Pages: 1 -

**Signed**..... **Date:** Thursday, 1 June 2023

Client's signature

### Project Acceptance

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**Signed..... Date:Thursday, 1 June 2023**  
Your Style Designer Home Additions

Signed..... Date: Thursday, 1 June 2023

Client's signature \_\_\_\_\_

Signed..... Date:Thursday, 1 June 2023

Client's signature

Drawing Title :	SHADOWS 21 JUNE 3pm
-----------------	---------------------

Project Name :	<b>First Floor Addition</b>
----------------	-----------------------------

Architect:	Your Style Designer Home Additions		

Status :	DA STAGE	Scale :	1:200
Plot Date :	Thursday, 1 June 2023		

File Location:	DAV 0423 02 DA.pln	Drawing No. :	15
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-
-
-
-
-



Client Name :	STUART & NERIDA DAVIES	Drawing Title :	SCHEDULE OF FINISHES	
Client Address :	12 IRIS STREET, FRENCHS FOREST 2086	Drawing No. :	23	DRAWINGS NOT TO SCALE
		Plot Date :	Thursday, 1 June 2023	
Client No. :	DAV 0423 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 A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD		



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EXTERNAL WALLS	DULUX - SNOW SEASON QUARTER
FASCIA	DULUX - LEXICON QUARTER
EAVES	DULUX - LEXICON QUARTER
GUTTERS	COLORBOND - MONUMENT
DOWNPIPES	COLORBOND - OFF WHITE
ROOF TILES	CHARCOAL GREY
WINDOWS	PEARL WHITE