



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

PERSPECTIVES



DESIGNER HOME ADDITIONS
Licence 60007c

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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 :	MATT & BARBARA AUSTIN
Client Address :	31 COREEN AVE, TERRY HILLS 2084
Client No. :	DUF 0425 01 MOD 4.55 (1A)

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

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DUF 0425 01 MOD 4.55
Project Number: (1A) Included Pages: 1-

Signed..... Date: Monday, 1 September 2025
Client's signature

Project Acceptance

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Drawing Title :	PERSPECTIVES		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	MOD	Scale :	
Plot Date :	Monday, 1 September 2025	Drawing No. :	1
File Location:	DUF 0425 01 MOD SECTION 4.55 (1A).pln		

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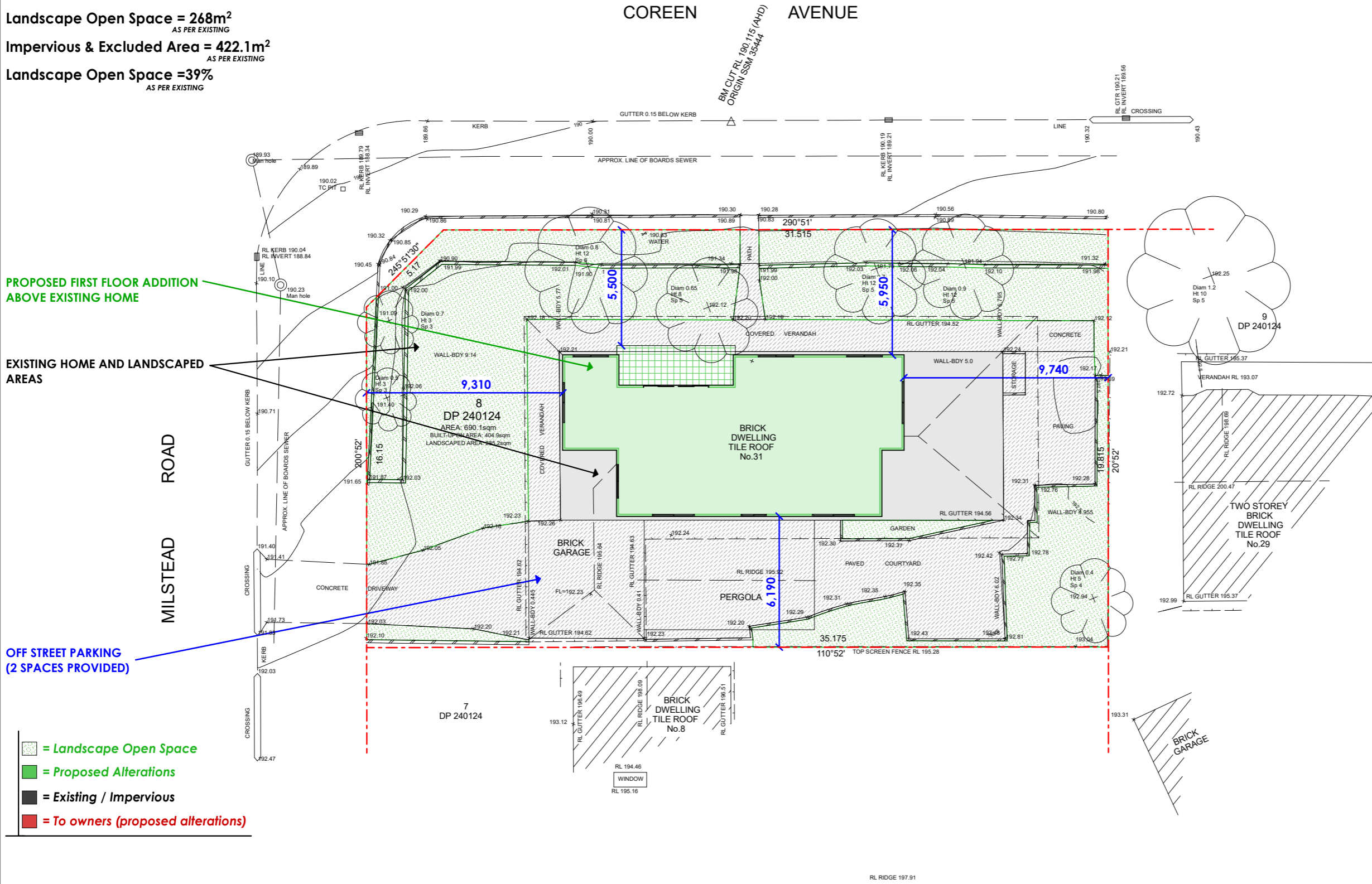
SITE CALCULATIONS

Site area = 690.1m²

Landscape Open Space = 268m²
AS PER EXISTING

Impervious & Excluded Area = 422.1m²
AS PER EXISTING

Landscape Open Space = 39%
AS PER EXISTING



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NOTE: Title information has been taken from original D.P.
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can be withdrawn at anytime from councils, legal professions
or the like unless payment of the account has been made in full.

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.

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

31 COREEN AVENUE TERREY HILLS

DETAILED SURVEYS

(A.B.N. 36 233 529 164)

CONSULTING SURVEYORS

87 ELANORA ROAD, ELANORA HEIGHTS, 2101

PHONE: 9913-9525

Email: jsurveyor@live.com.au

J. MCCLURE
SURVEYOR REGISTERED UNDER
THE SURVEYING AND SPATIAL
INFORMATION ACT, 2002

Registration No.3861

J. McClure

M & C DUFFEY

LOT 8 DP 240124
BOUNDARY DEFINITION
& LEVELS

A1 REDUCTION RATIO: 1:100

SURVEY J.McC

DRAWN A1 J.McC

REFERENCE 013/25

DRAWING No.

1

22 APR 2025

SITE PLAN



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Client's signature

Drawing Title : SITE PLAN

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : MOD

Scale : 1:200

Plot Date : Monday, 1 September 2025

File Location: DUF 0425 01 MOD

SECTION 4.55 (1A).pln

Drawing No. : 2

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GROUND FLOOR PLAN



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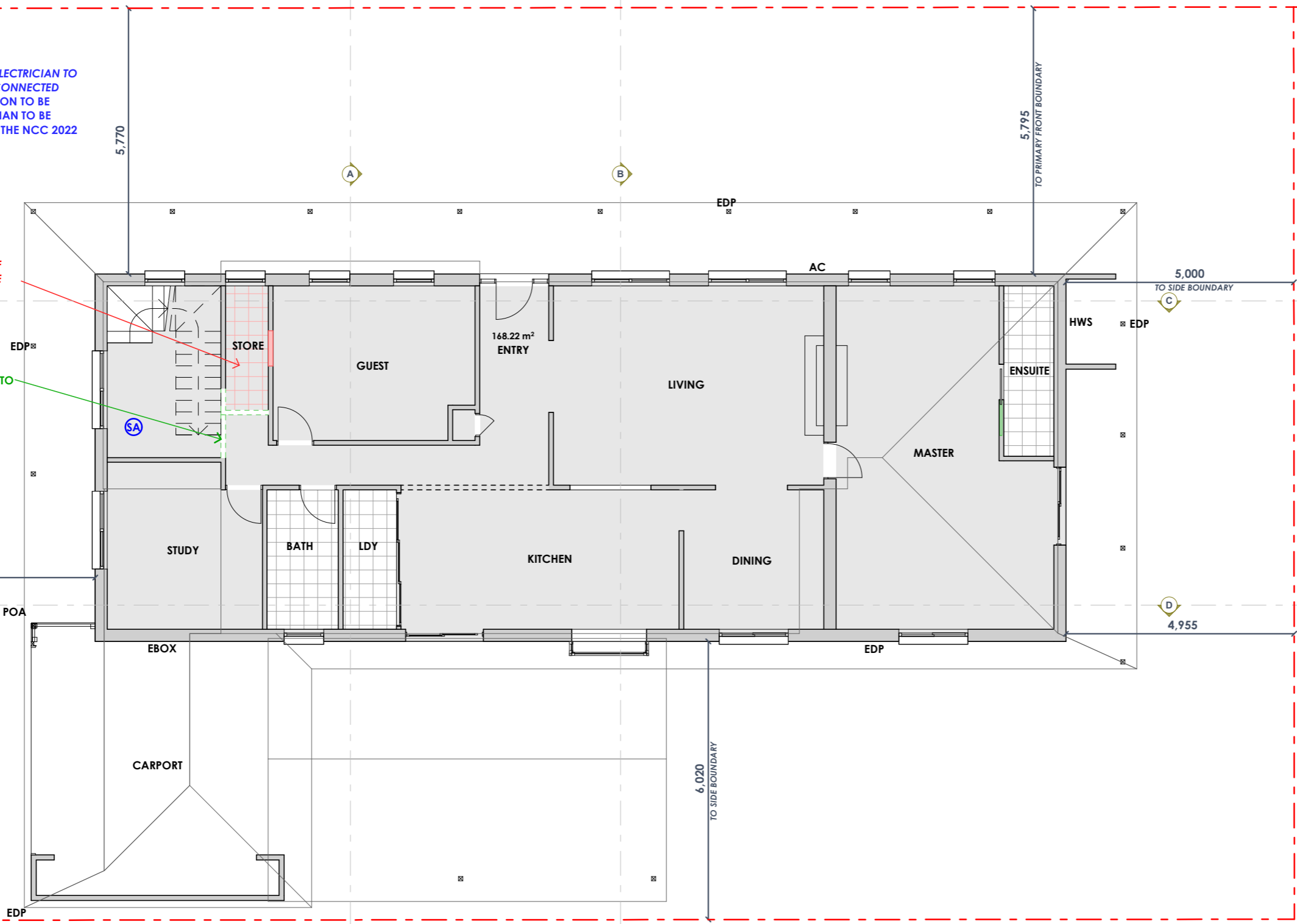
Drawing Title :	GROUND FLOOR PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	MOD	Scale :	1:100
Plot Date :	Monday, 1 September 2025		
File Location:	DUF 0425 01 MOD SECTION 4.55 (1A).pln		
	Drawing No. :	5	

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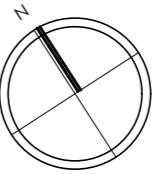
TO OWNERS: DEAL DIRECT WITH ELECTRICIAN TO HAVE A HARDWIRED AND INTERCONNECTED SMOKE ALARM INSTALLED. POSITION TO BE DETERMINED ONSITE BY ELECTRICIAN TO BE COMPLIANT WITH PART 9.5.1 OF THE NCC 2022

DEMO BATHROOM AND CAP OFF SERVICES, LINE WALLS AND MAKE GOOD FOR STORAGE AREA

REMOVE DOORWAY AND WALLS TO OPEN UP STAIR AREA



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



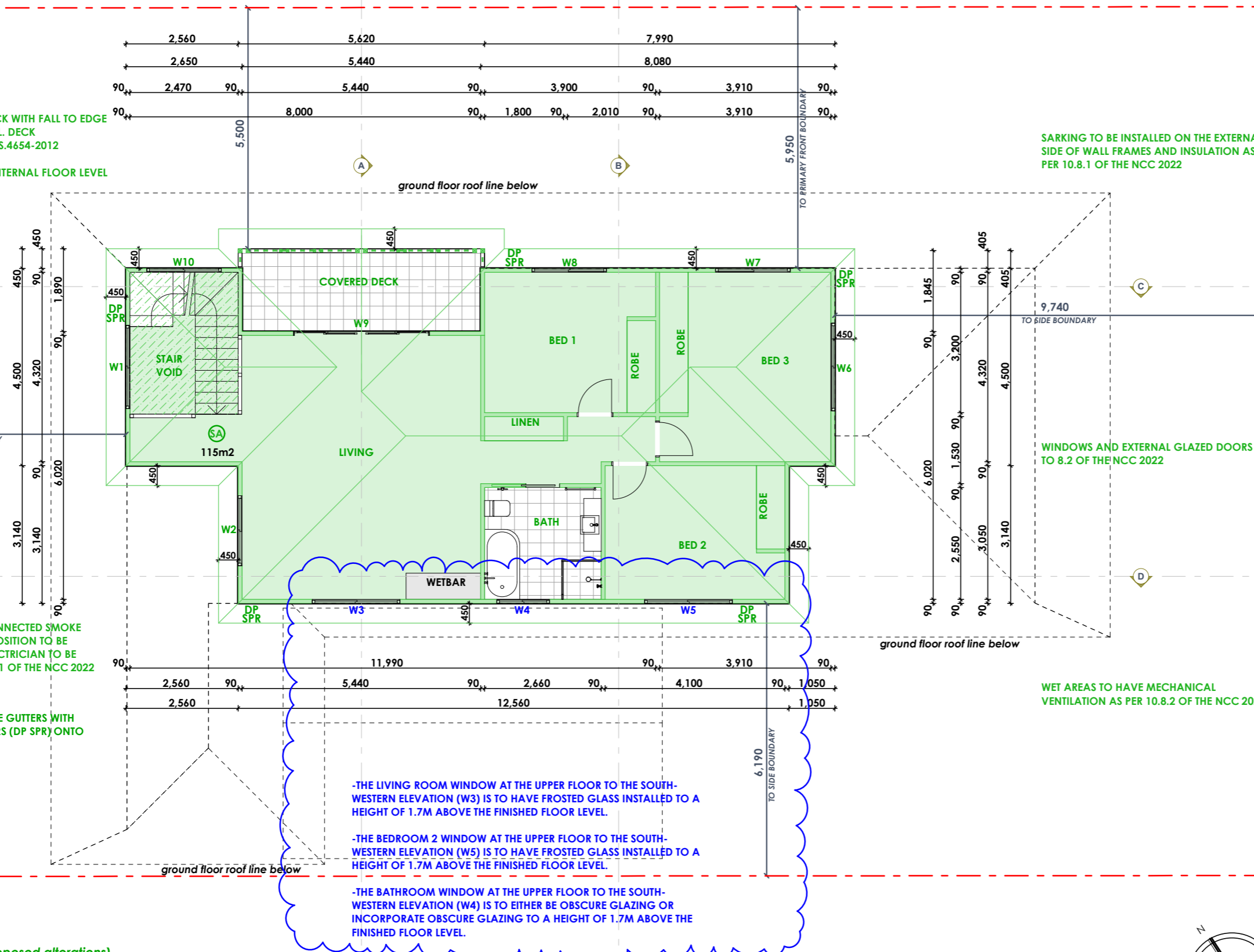
First Floor Addition

-Windows - Aluminium

DECK STEP DOWN FROM INTERNAL FLOOR LEVEL
OF 50mm MINIMUM.

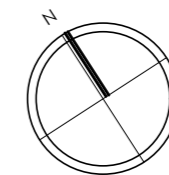
FIRST FLOOR ROOF TO HAVE GUTTERS WITH DOWNPIPES AND SPREADERS (DP SPR) ONTO EXISTING LOWER ROOFS.

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



- THE LIVING ROOM WINDOW AT THE UPPER FLOOR TO THE SOUTH-WESTERN ELEVATION (W3) IS TO HAVE FROSTED GLASS INSTALLED TO A HEIGHT OF 1.7M ABOVE THE FINISHED FLOOR LEVEL.
- THE BEDROOM 2 WINDOW AT THE UPPER FLOOR TO THE SOUTH-WESTERN ELEVATION (W5) IS TO HAVE FROSTED GLASS INSTALLED TO A HEIGHT OF 1.7M ABOVE THE FINISHED FLOOR LEVEL.
- THE BATHROOM WINDOW AT THE UPPER FLOOR TO THE SOUTH-WESTERN ELEVATION (W4) IS TO EITHER BE OBSCURE GLAZING OR INCORPORATE OBSCURE GLAZING TO A HEIGHT OF 1.7M ABOVE THE FINISHED FLOOR LEVEL.

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

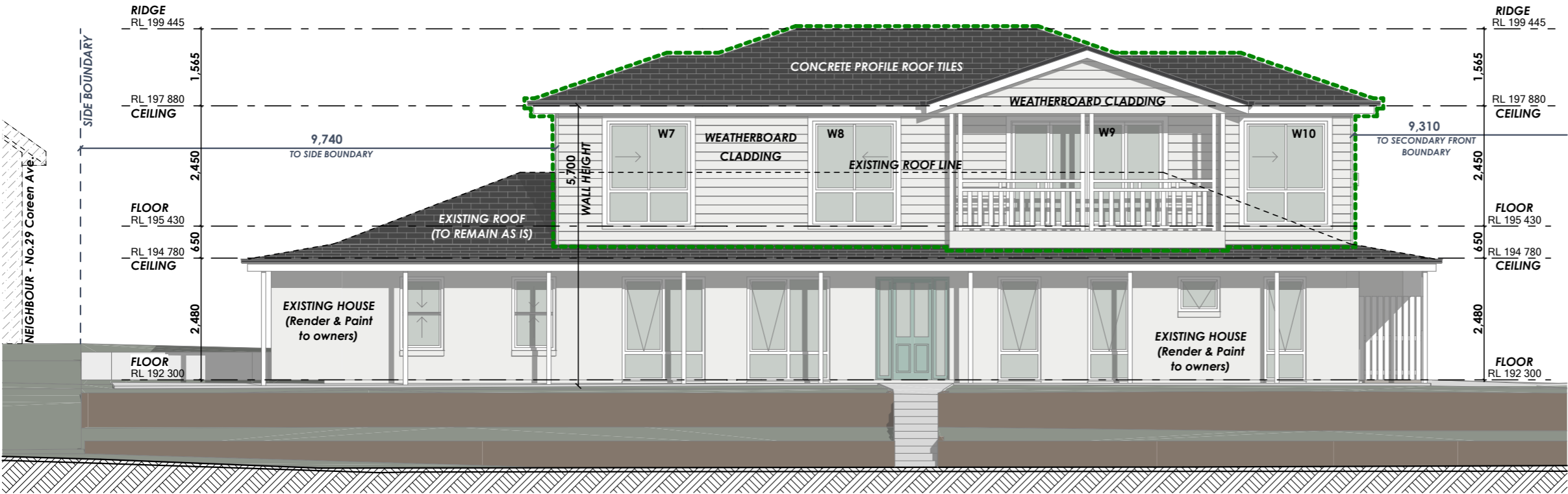


Client's signature

Client's signature

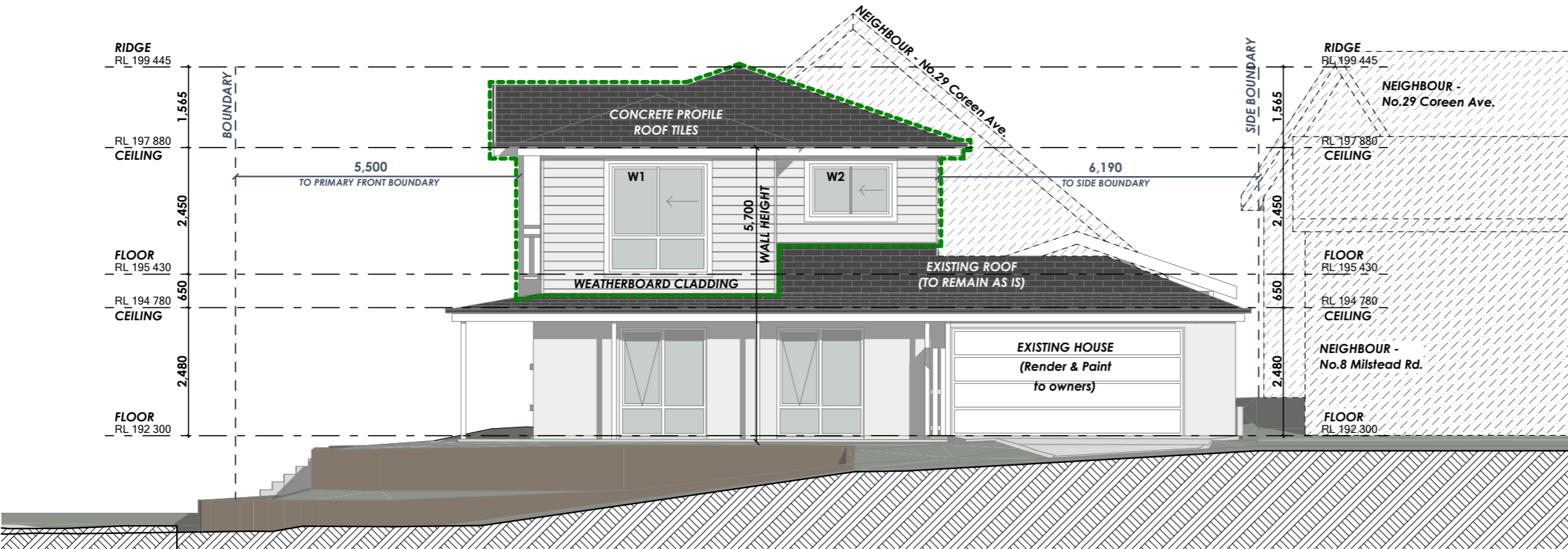
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ELEVATIONS (NORTH & SOUTH)



NORTH ELEVATION (PRIMARY FRONT ELEVATION)

1:100



WEST ELEVATION (SECONDARY FRONT ELEVATION)

1:100



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Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	MOD	Scale :	1:100
Plot Date :	Monday, 1 September 2025		Drawing No. : 7
File Location:	DUF 0425 01 MOD SECTION 4.55 (1A).pln		

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ELEVATIONS (EAST & WEST)



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Drawing Title : **ELEVATIONS**

Project Name : **First Floor Addition**

Architect:	Your Style Designer Home Additions
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Status :	MOD
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Scale : 1:100

Plot Date :	Monday, 1 September 2025
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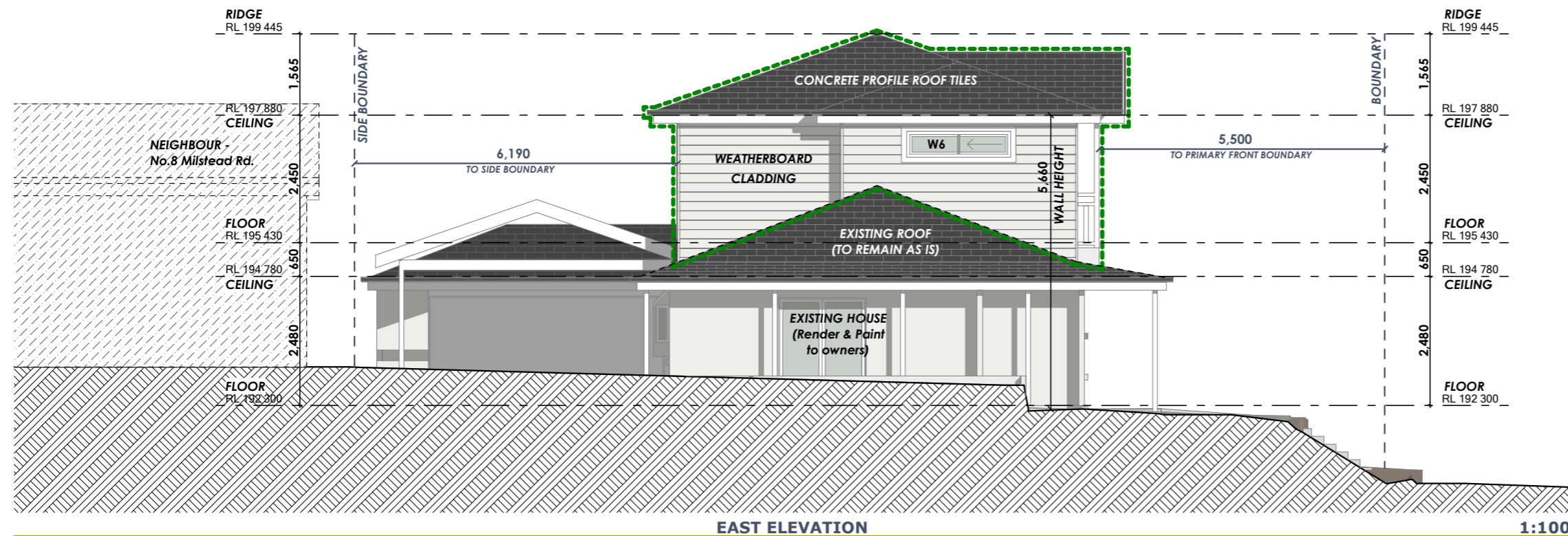
File Location:	DUF 0425 01 MOD
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Drawing No. : 8

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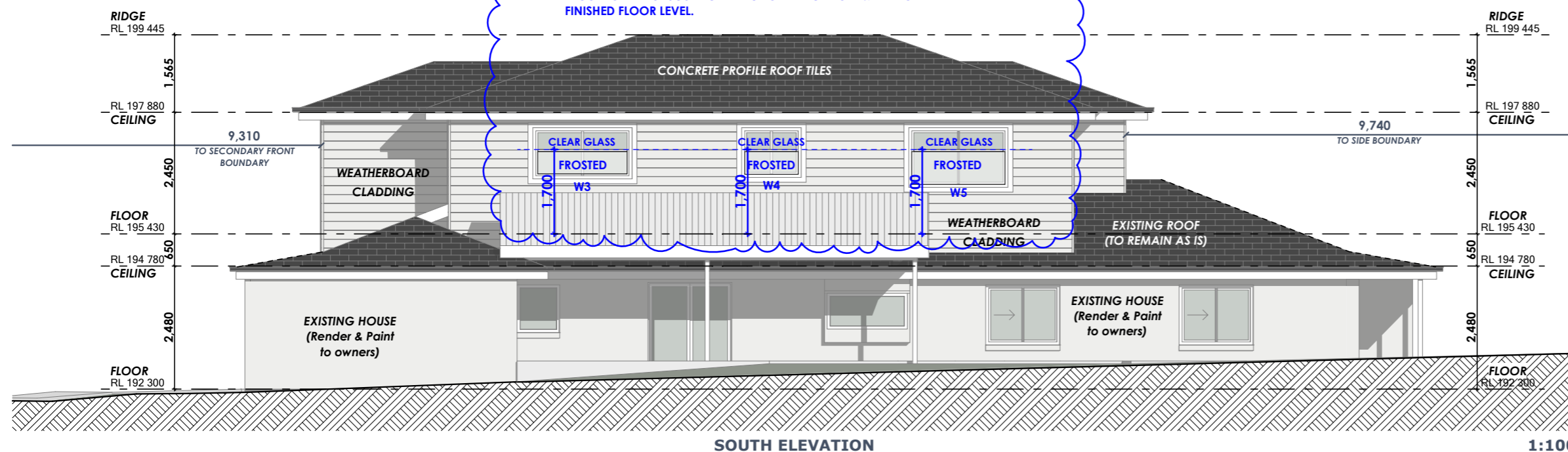
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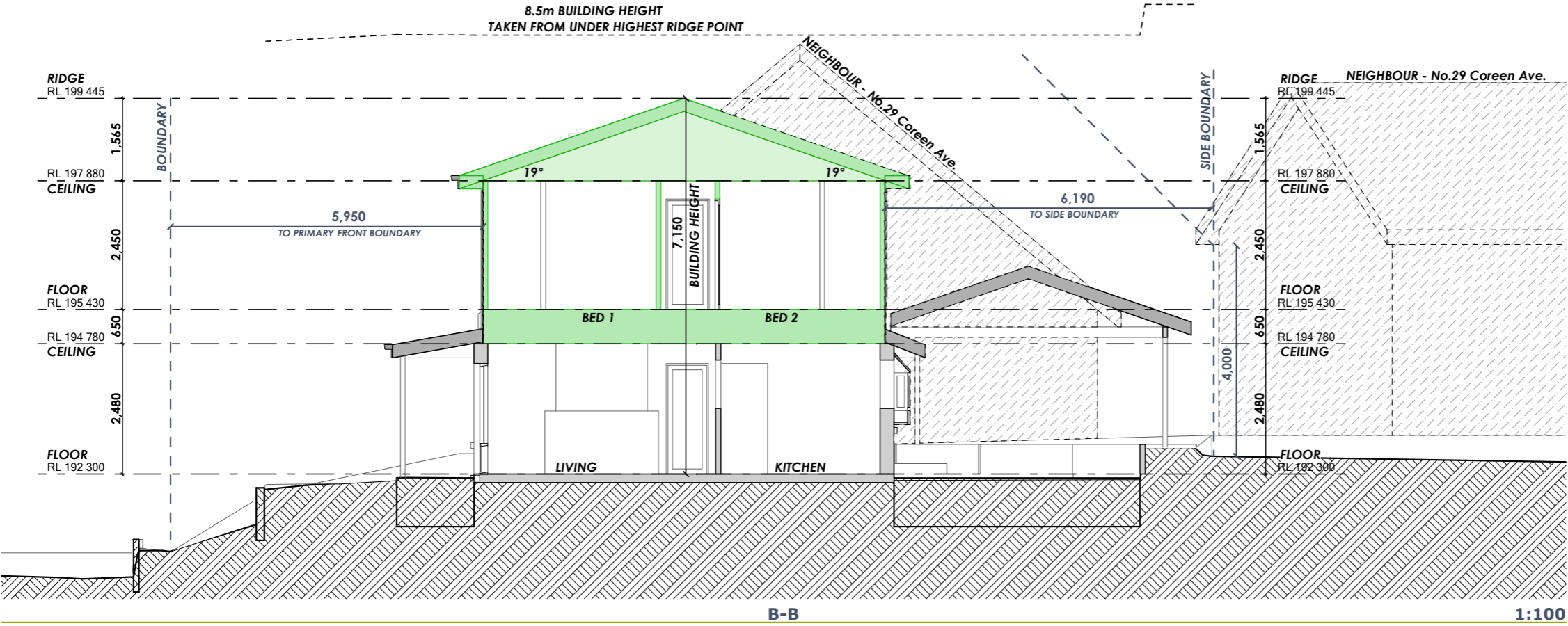
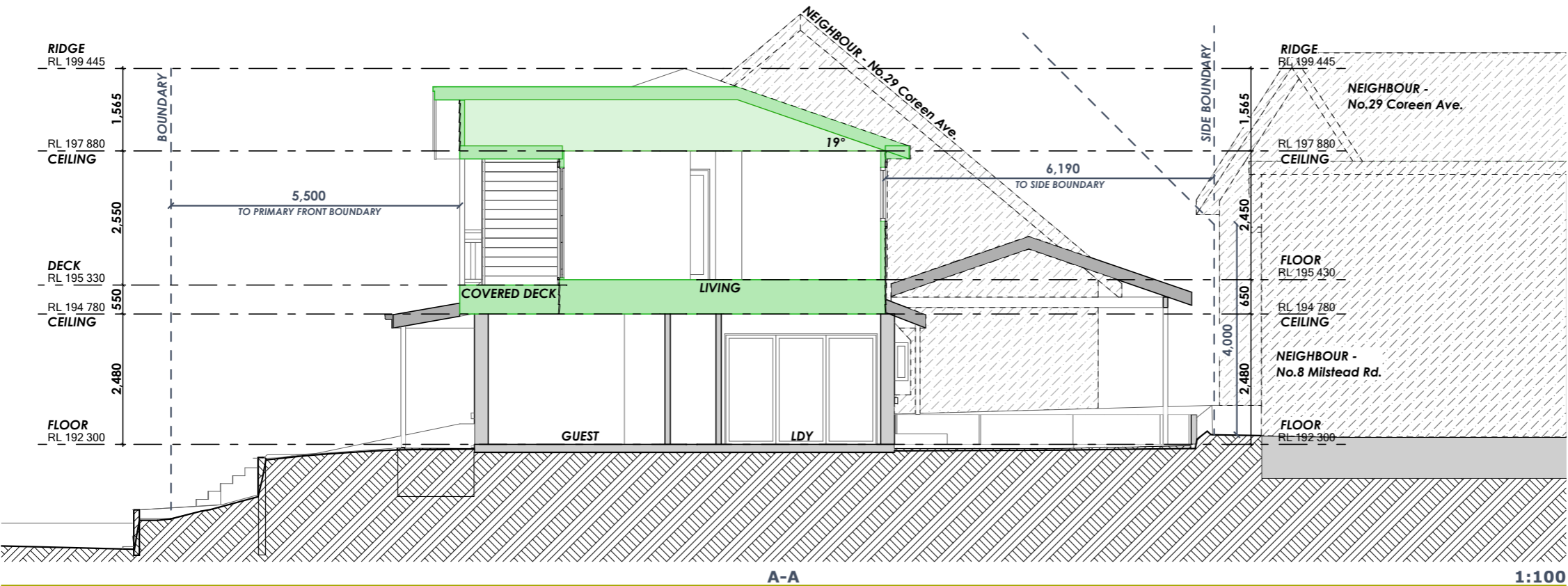
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SECTIONS (A-A & B-B)



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Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	MOD	Scale :	1:100
Plot Date :	Monday, 1 September 2025		
File Location:	DUF 0425 01 MOD SECTION 4.55 (1A).pln		
	Drawing No. :	9	

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SECTIONS (C-C & D-D)



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File Location:	DUF 0425 01 MOD SECTION 4.55 (1A).pln		

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