

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

PROPOSED FIRST FLOOR ADDITION
ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED
AREAS

OFF STREET PARKING
(2 SPACES PROVIDED)

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



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0752

COREEN AVENUE

SITE PLAN



DESIGNER HOME ADDITIONS
Licence 60007c

9938 5611
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TEL : 9938 5611
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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 DA

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

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Project Number: DUF 0425 01 DA Included Pages: 1 -

Signed..... Date: Tuesday, 17 June 2025

Client's signature

Project Acceptance

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Drawing Title : SITE PLAN

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

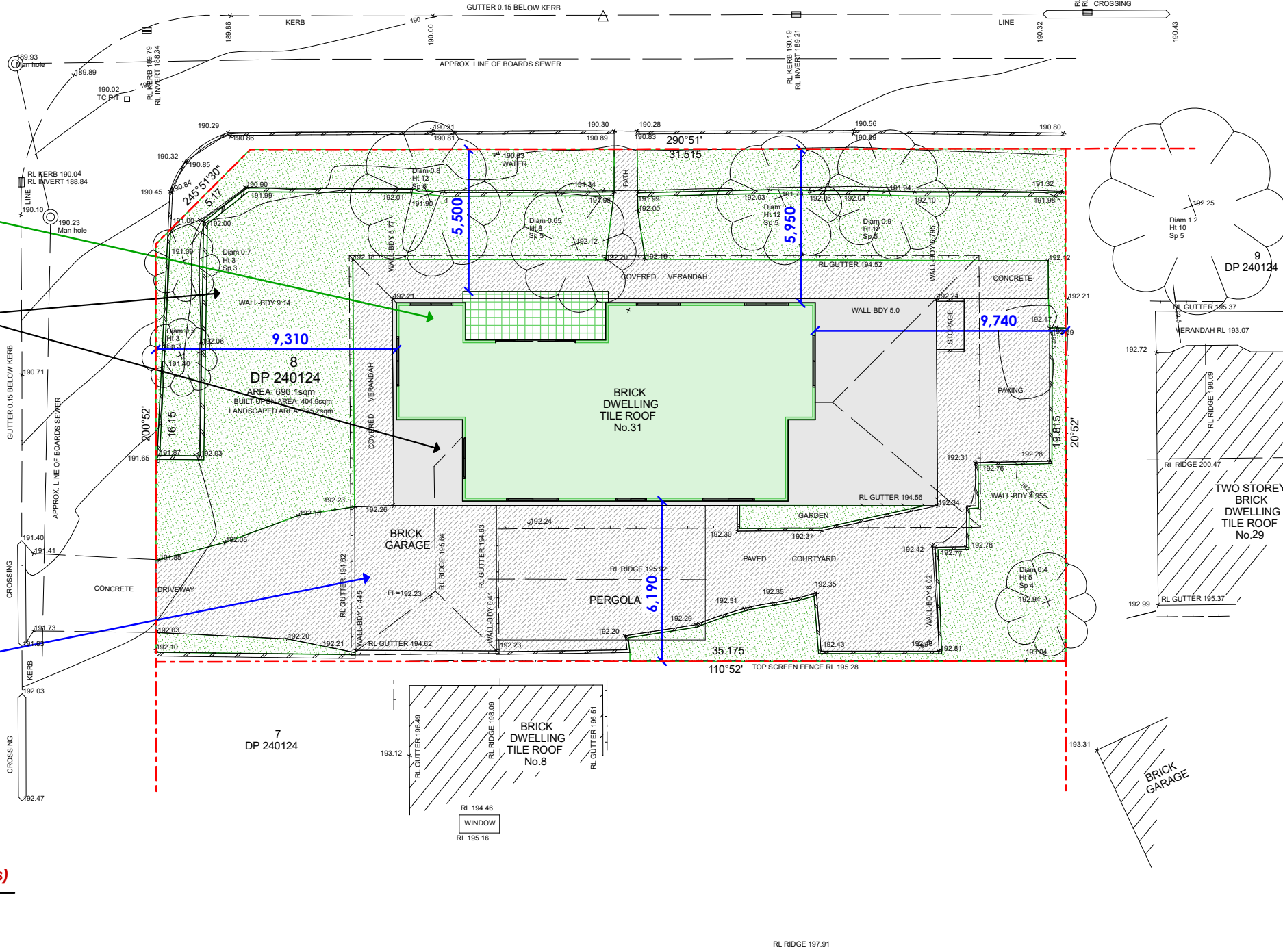
Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 17 June 2025 Drawing No. : 2

File Location : DUF 0425 01 DA.pln

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can be withdrawn at anytime from councils, legal professions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



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GROUND FLOOR PLAN



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Your Style Designer Home Additions

Signed..... Date: Tuesday, 17 June 2025

Client's signature

Signed..... Date: Tuesday, 17 June 2025

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 : Tuesday, 17 June 2025 Drawing No. : 5

File Location: DUF 0425 01 DA.pln

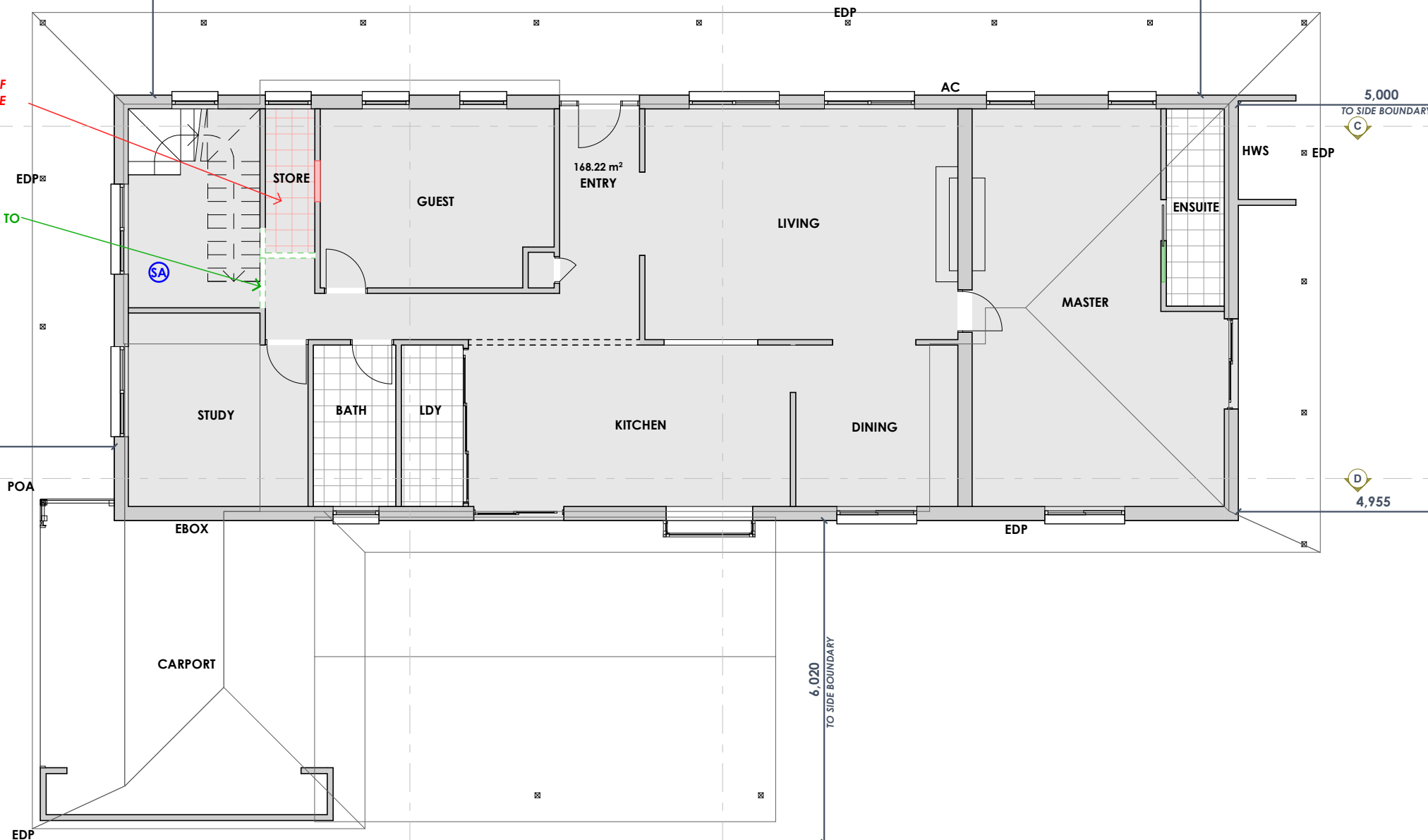
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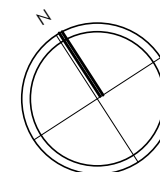
TO OWNERS: DEAL DIRECT WITH ELECTRICIAN TO
HAVE A HARDWIRED AND INTERCONNECTED
SMOKE ALARM INSTALLED, POSITION TO BE
DETERMINED ONSITE BY ELECTRICIAN TO BE
COMPLIANT WITH PART 9.5.1 OF THE NCC 2022

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

- External walls - James Hardie
- Roof - New Profile Concrete tiles
- Windows - Aluminium

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DA2025/0752

FIRST FLOOR PLAN



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Your Style Designer Home Additions

Signed..... Date: Tuesday, 17 June 2025

Client's signature

Signed..... Date: Tuesday, 17 June 2025

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 : Tuesday, 17 June 2025

File Location: DUF 0425 01 DA.pln Drawing No. : 6

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WATERPROOF AND TILE DECK WITH FALL TO EDGE
WITH BALCONY TRIM DETAIL. DECK
WATERPROOFING AS PER AS.4654-2012

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

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

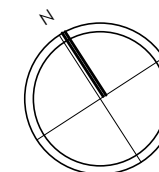
WINDOWS AND EXTERNAL GLAZED DOORS
TO 8.2 OF THE NCC 2022

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

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

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



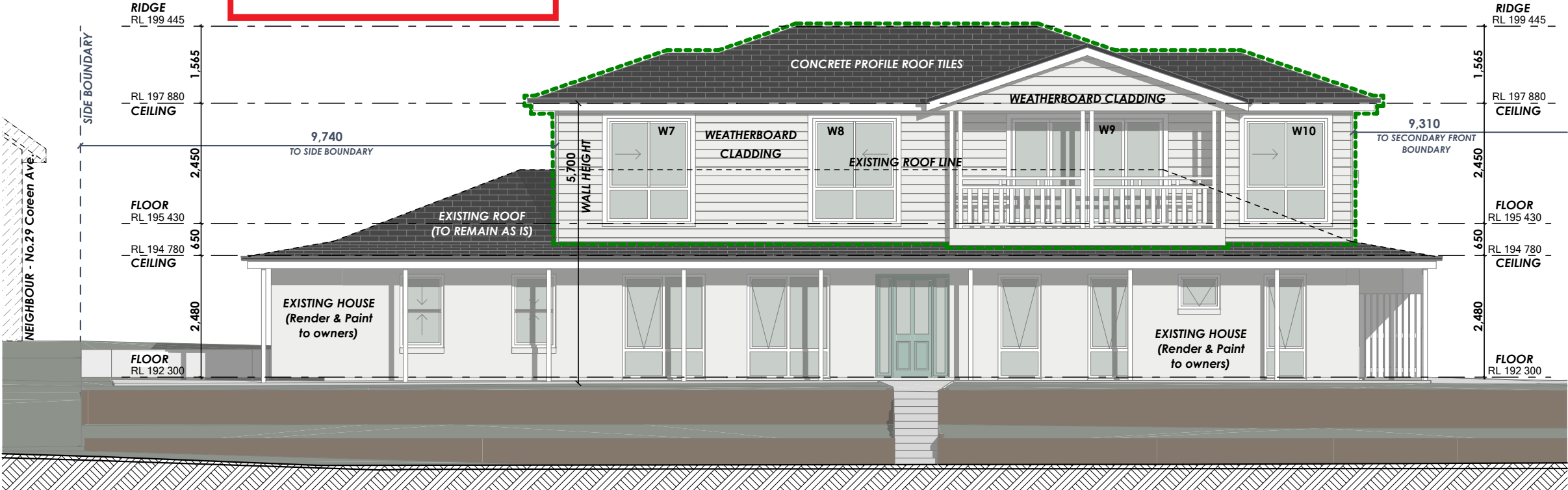


northern
beaches
council

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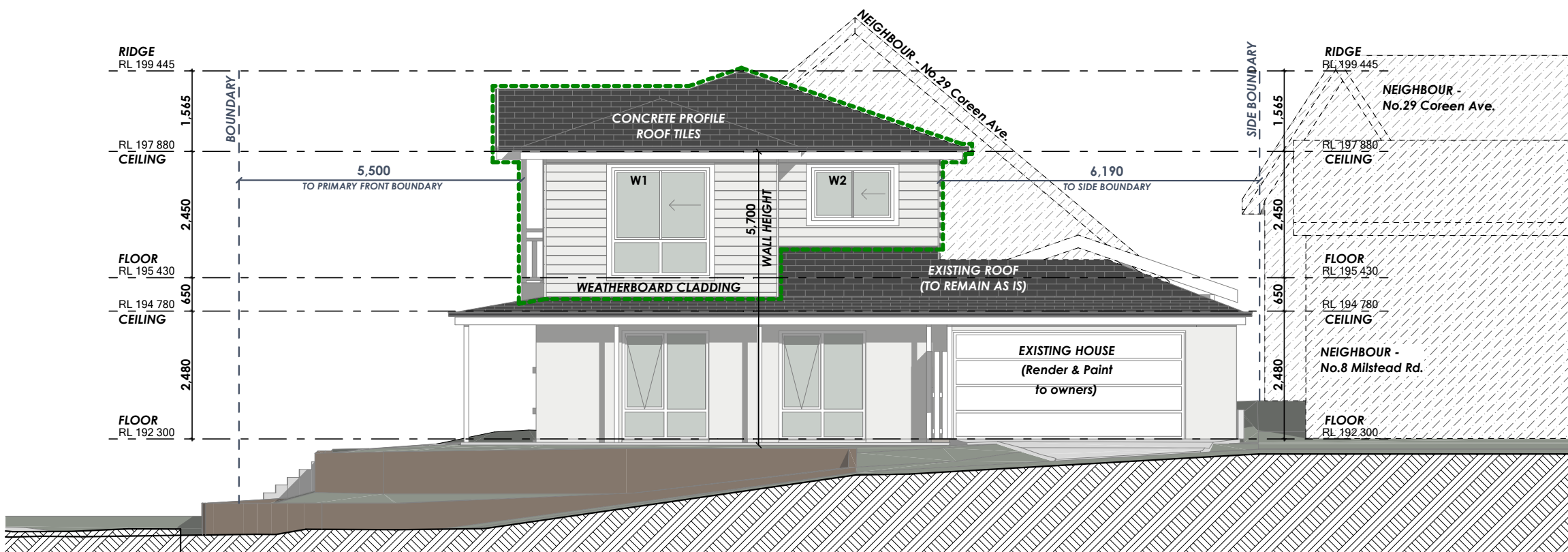
DA2025/0752

ELEVATIONS (NORTH & SOUTH)



NORTH ELEVATION (PRIMARY FRONT ELEVATION)

1:100



WEST ELEVATION (SECONDARY FRONT ELEVATION)

1:100



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Signed..... Date: Tuesday, 17 June 2025

Client's signature

Signed..... Date: Tuesday, 17 June 2025

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 : Tuesday, 17 June 2025

Drawing No. : 7

File Location: DUF 0425 01 DA.pln

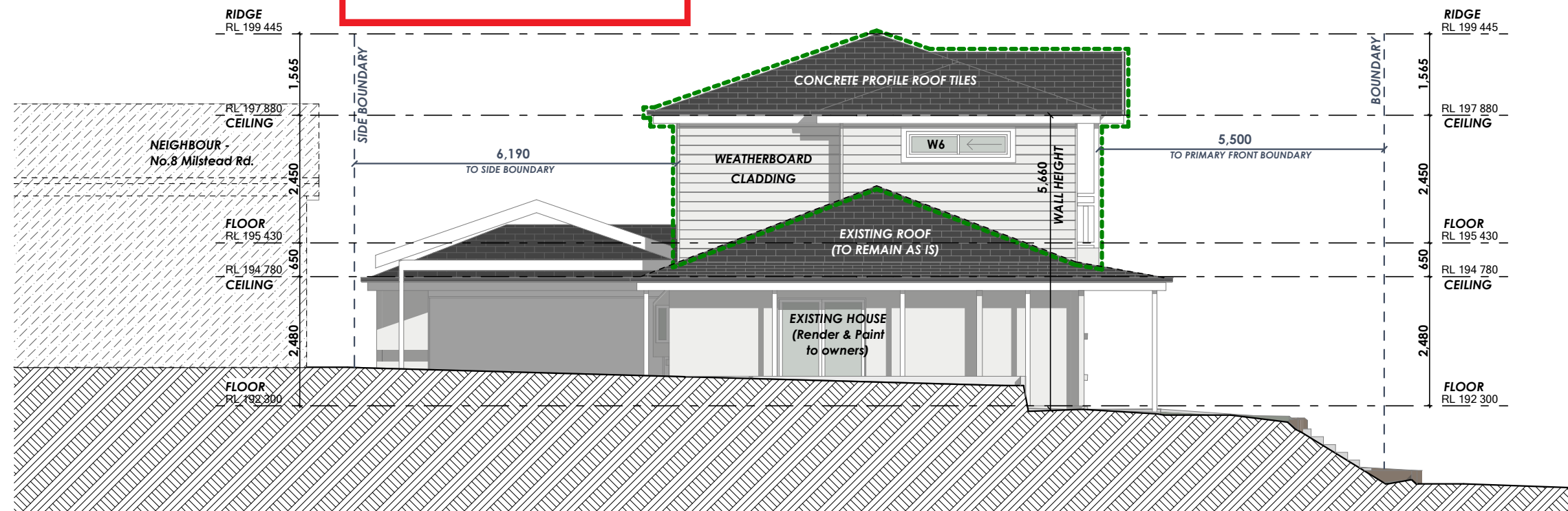
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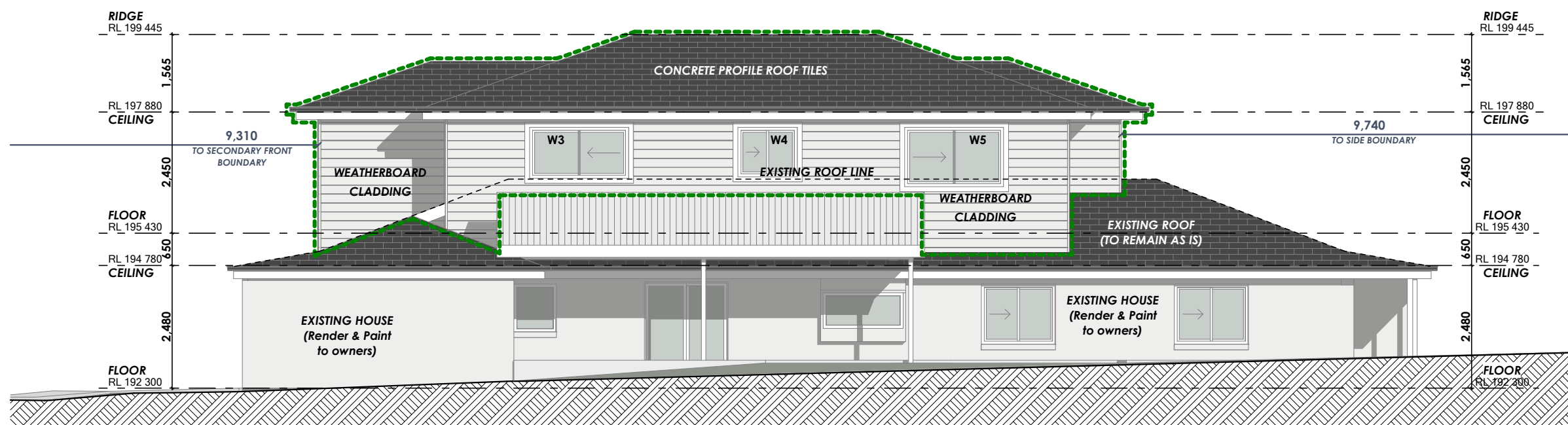
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ELEVATIONS (EAST & WEST)



EAST ELEVATION

1:100



SOUTH ELEVATION

1:100



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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 : Tuesday, 17 June 2025 Drawing No. : 8

File Location: DUF 0425 01 DA.pln

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-
-
-
-
-

SECTIONS (A-A & B-B)



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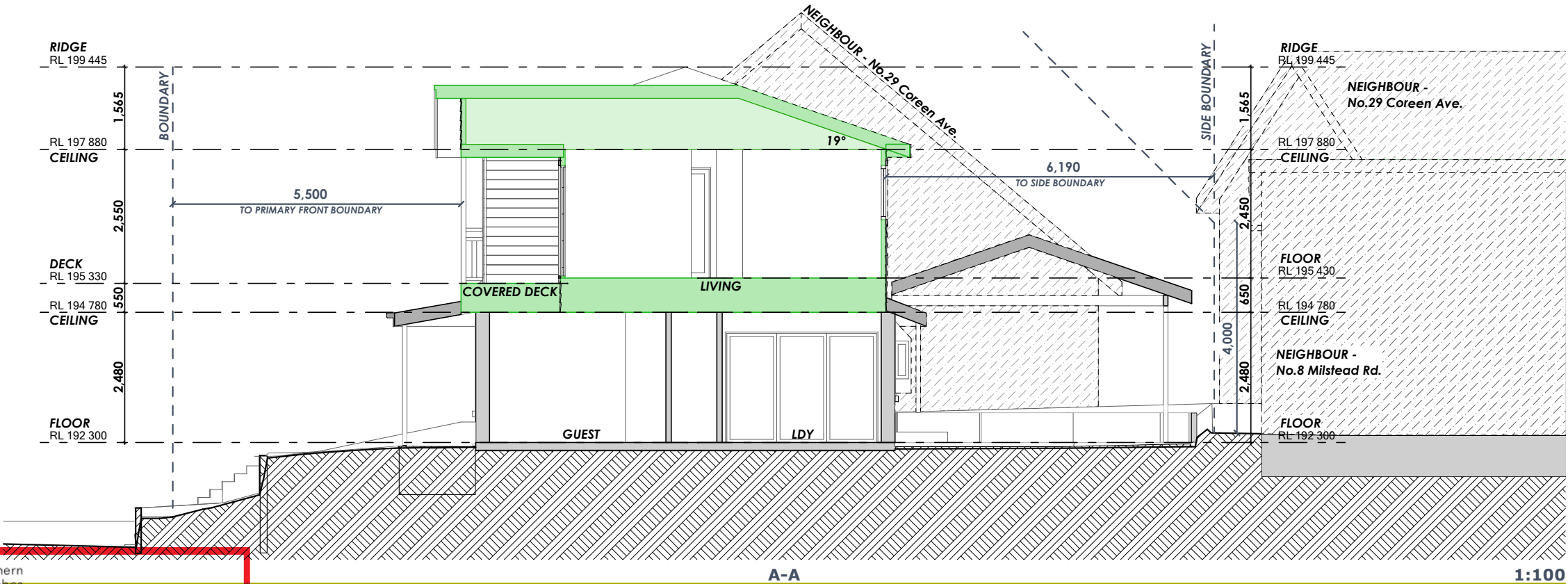
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Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Tuesday, 17 June 2025	Drawing No. :	9
File Location:	DUF 0425 01 DA.pln		

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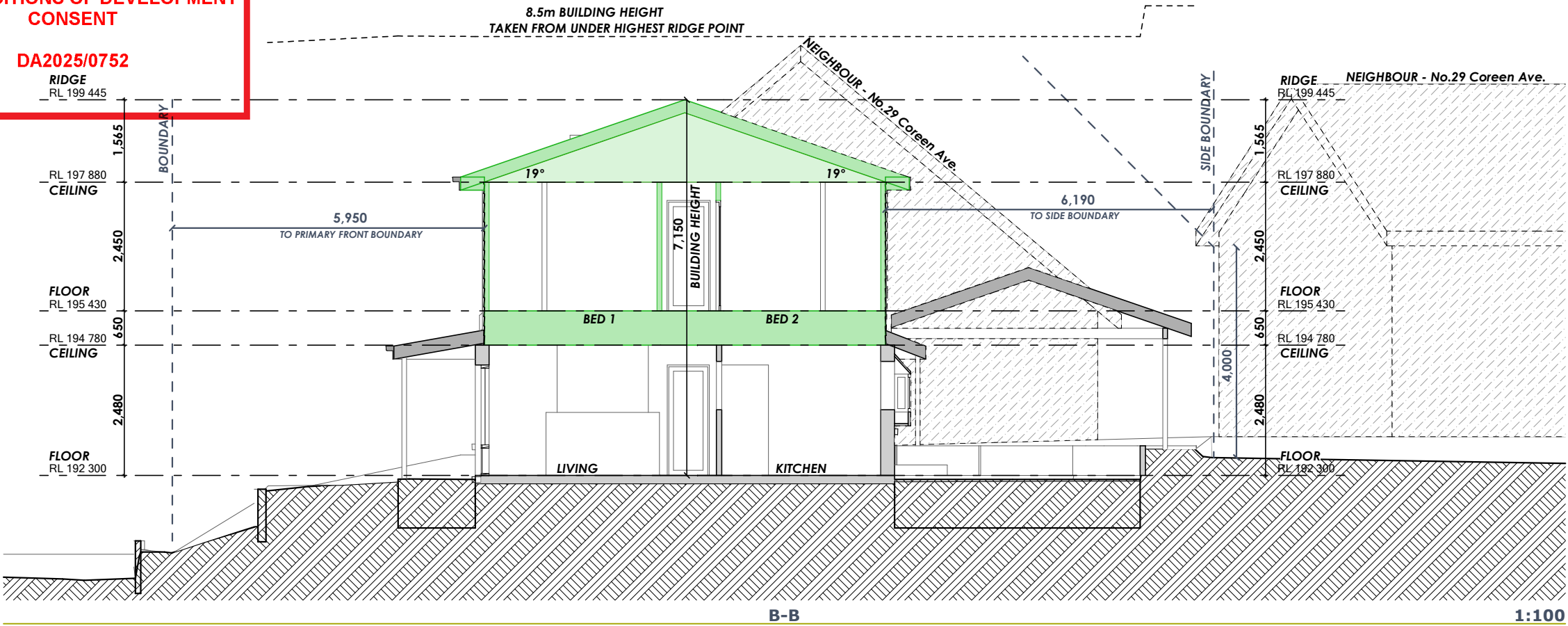
A-A

1:100

northern beaches council

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DA2025/0752



B-B

1:100

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2025/0752

SECTIONS (C-C & D-D)


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File Location:	DUF 0425 01 DA.pln		

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