

## A 3D architectural rendering of a modern, two-story house. The house features light gray horizontal siding and a dark gray gabled roof. A prominent white balcony with a white railing is located on the second floor. Large, multi-paned windows are visible on both floors, and a blue front door is centered on the ground floor. The house is surrounded by lush green landscaping, including trees and shrubs, under a blue sky with clouds. A white car is partially visible on the right side of the image.



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STYLE**

**DESIGNER HOME ADDITIONS**  
Licence 60007c

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|                  |                                 |
|------------------|---------------------------------|
| Client Name :    | MATT & BARBARA AUSTIN           |
| Client Address : | 31 COREEN AVE, TERRY HILLS 2084 |
| Client No. :     | DUF 0425 01 DA                  |

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

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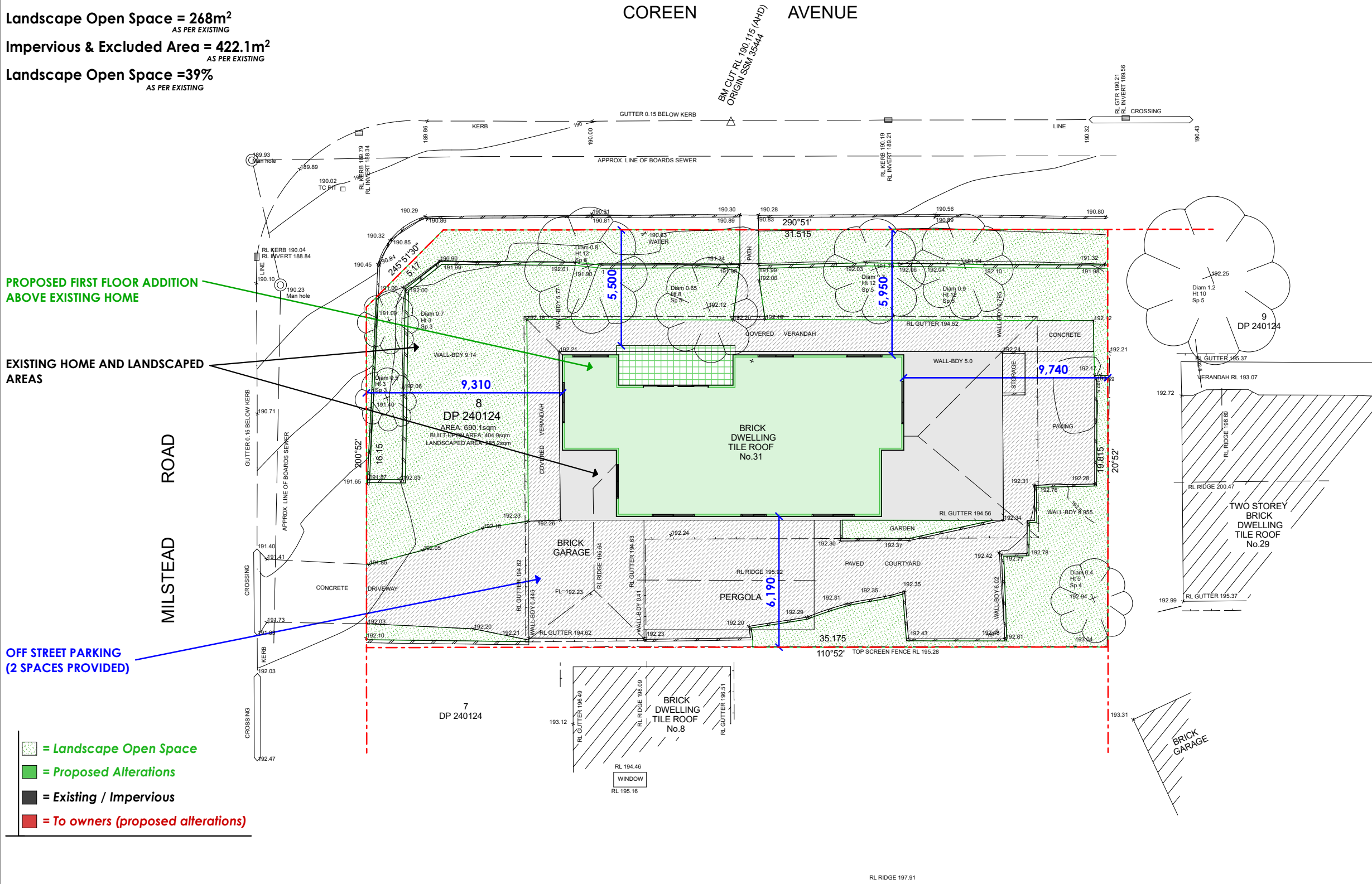
## SITE CALCULATIONS

Site area = 690.1m<sup>2</sup>

Landscape Open Space = 268m<sup>2</sup>  
AS PER EXISTING

Impervious & Excluded Area = 422.1m<sup>2</sup>  
AS PER EXISTING

Landscape Open Space = 39%  
AS PER EXISTING



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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

LOT 8 DP 240124  
BOUNDARY DEFINITION  
& LEVELS

M & C DUFFEY

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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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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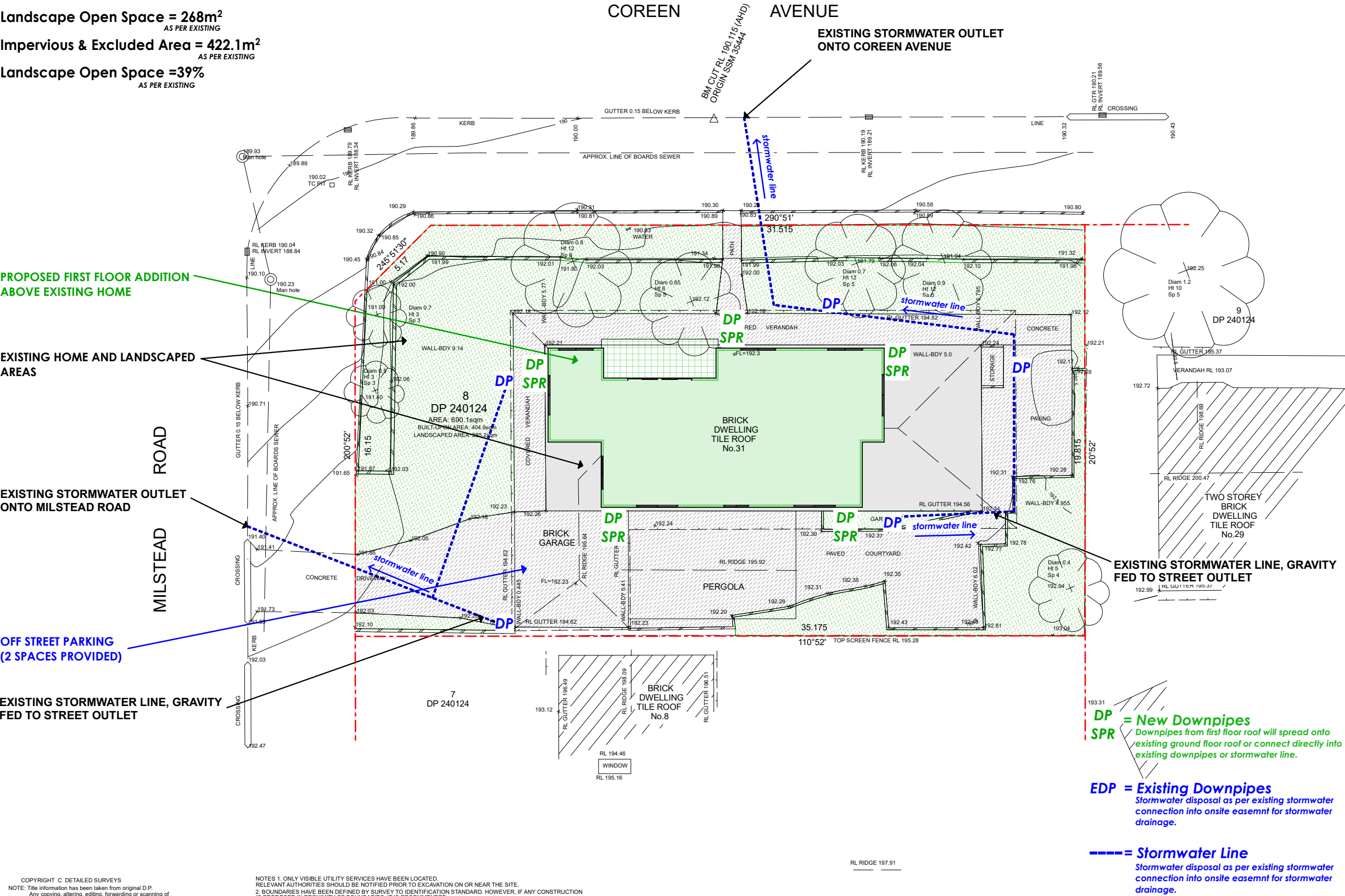


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Impervious & Excluded Area = 422.1m<sup>2</sup> AS PER EXISTING  
Landscape Open Space =39% AS PER EXISTING

STORMWATER DISPOSAL & MANAGEMENT PLAN

- FIRST FLOOR ADDITION IS WITHIN THE EXISTING BUILDING FOOTPRINT / ROOF AREA (NO ADDITIONAL STORMWATER LOAD ONTO EXISTING SYSTEM).
- NEW ROOFS FROM THE FIRST FLOOR ADDITION ROOF WILL BE SPREAD ONTO THE EXISTING ROOF OR CONNECT DIRECTLY INTO EXISTING DOWNPIPES.
- THE STORMWATER SYSTEM IS GRAIVTY FED TO STREET KERB AND GUTTER FOR STORMWATER DRAINAGE.



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|                               |                                                                                                                                                                   |                                                                                                                                     | LOT 8 DP 240124<br>BOUNDARY DEFINITION<br>& LEVELS | A1 REDUCTION RATIO: 1:100<br>SURVEY J.McC<br>DRAWN A1 J.McC<br>REFERENCE 013/25<br>DRAWING No. 1<br>22 APR 2025 |



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|-----------------|------------------------------------|---------------|-------|
| Drawing Title : | STORMWATER MANAGEMENT              |               |       |
| 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. : | 4     |
| File Location:  | DUF 0425 01 DA.pln                 |               |       |

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GROUND FLOOR PLAN



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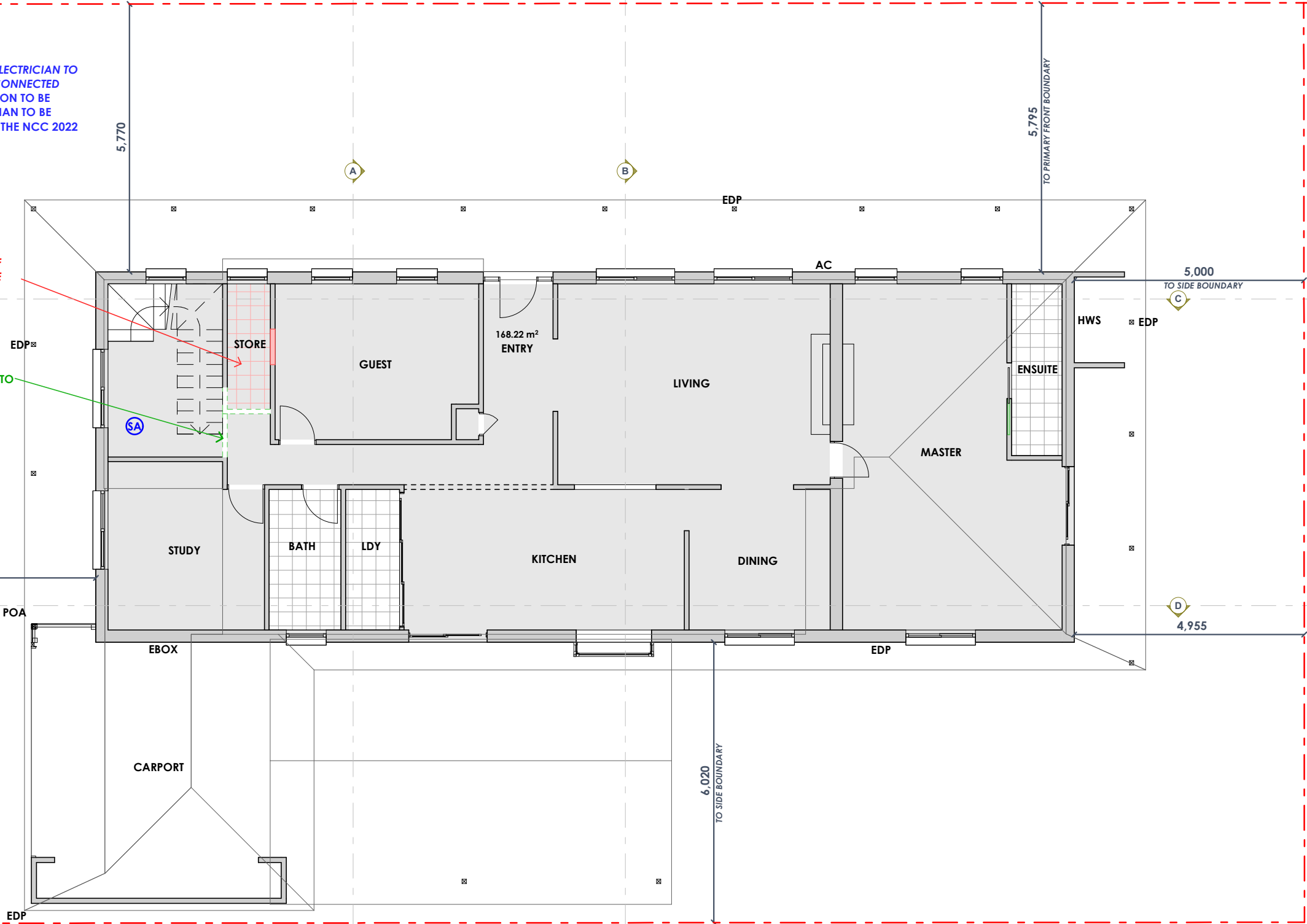
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| Drawing Title : | GROUND FLOOR PLAN                  |               |       |
| Project Name :  | First Floor Addition               |               |       |
| Architect:      | Your Style Designer Home Additions |               |       |
| Status :        | DA STAGE                           | Scale :       | 1:100 |
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| File Location:  | DUF 0425 01 DA.pln                 |               |       |

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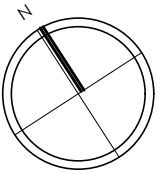
TO OWNERS: DEAL DIRECT WITH ELECTRICIAN TO HAVE A HARDWIRED AND INTERCONNECTED SMOKE ALARM INSTALLED. POSITION TO BE DETERMINED ONSITE BY ELECTRICIAN TO BE COMPLIANT WITH PART 9.5.1 OF THE NCC 2022

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 PLAN

First Floor Addition

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

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

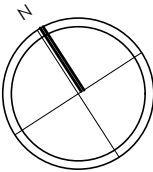
WINDOWS AND EXTERNAL GLAZED DOORS TO 8.2 OF THE NCC 2022

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



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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 : Tuesday, 17 June 2025

Drawing No. : 6

File Location: DUF 0425 01 DA.pln

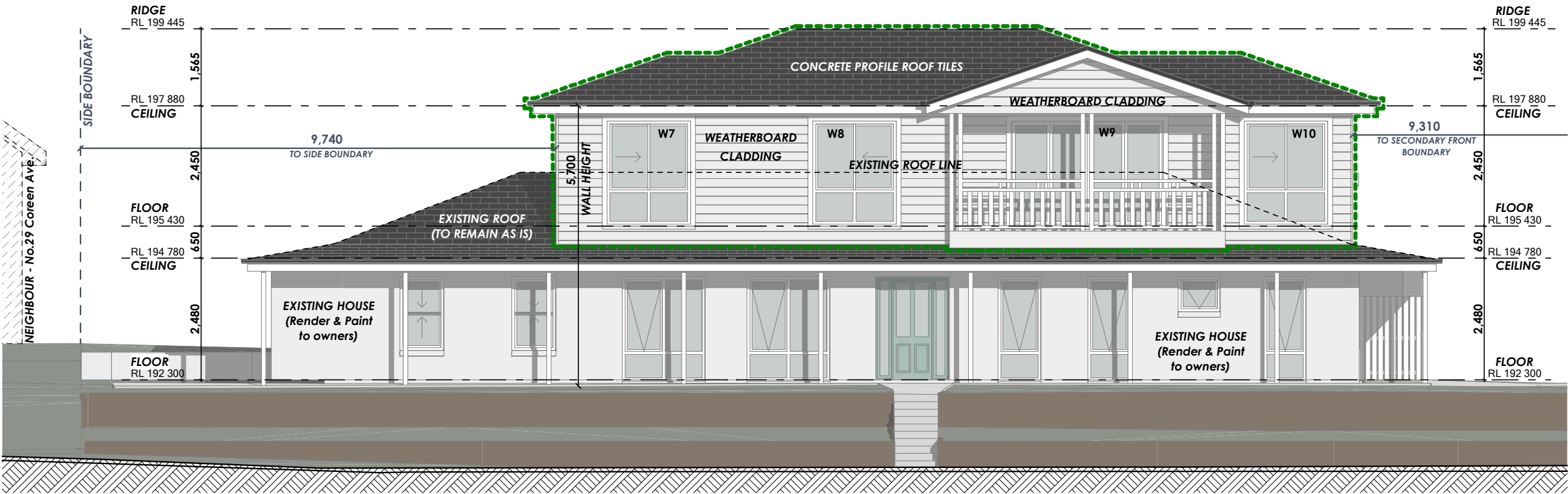
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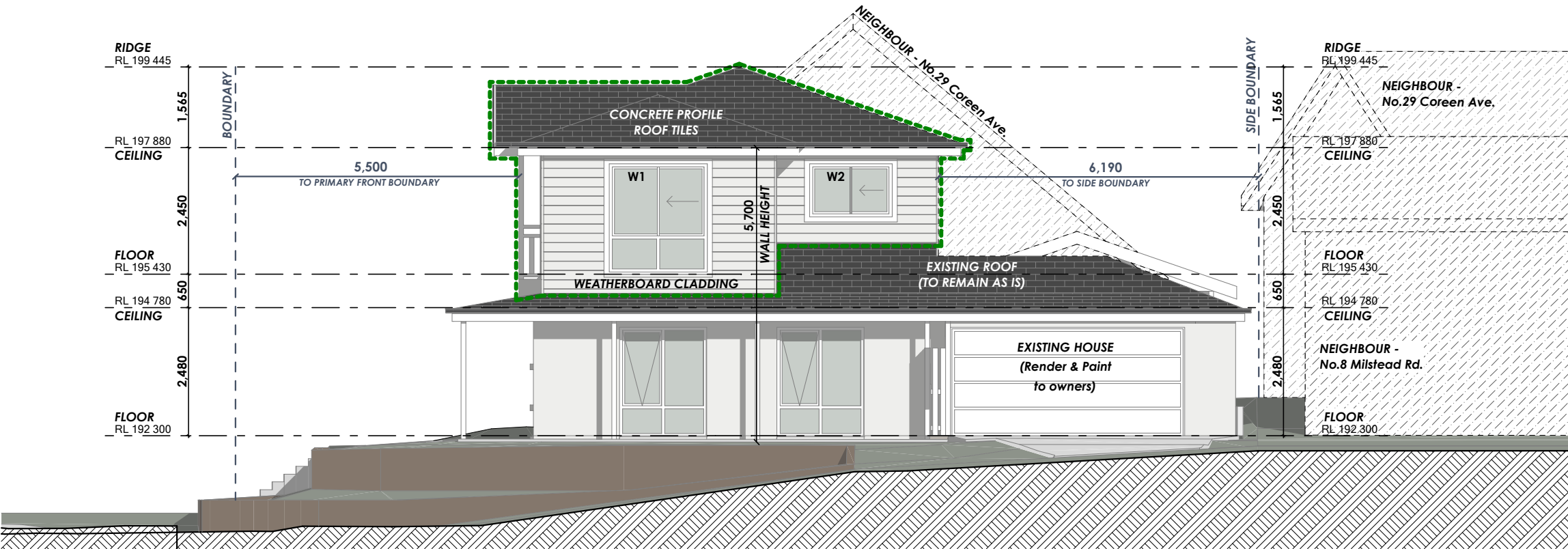


ELEVATIONS (NORTH & SOUTH)



NORTH ELEVATION (PRIMARY FRONT ELEVATION)

1:100



WEST ELEVATION (SECONDARY FRONT ELEVATION)

1:100



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Client's signature

Drawing Title : ELEVATIONS

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE

Scale : 1:100

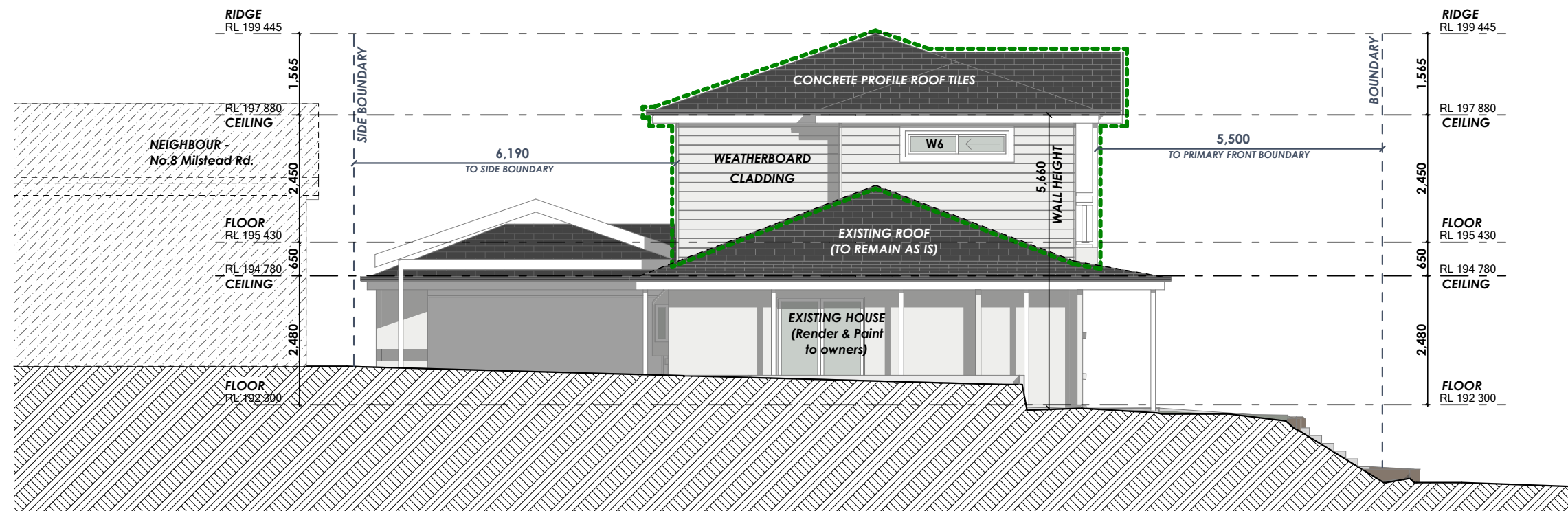
Plot Date : Tuesday, 17 June 2025

Drawing No. : 7

File Location: DUF 0425 01 DA.pln

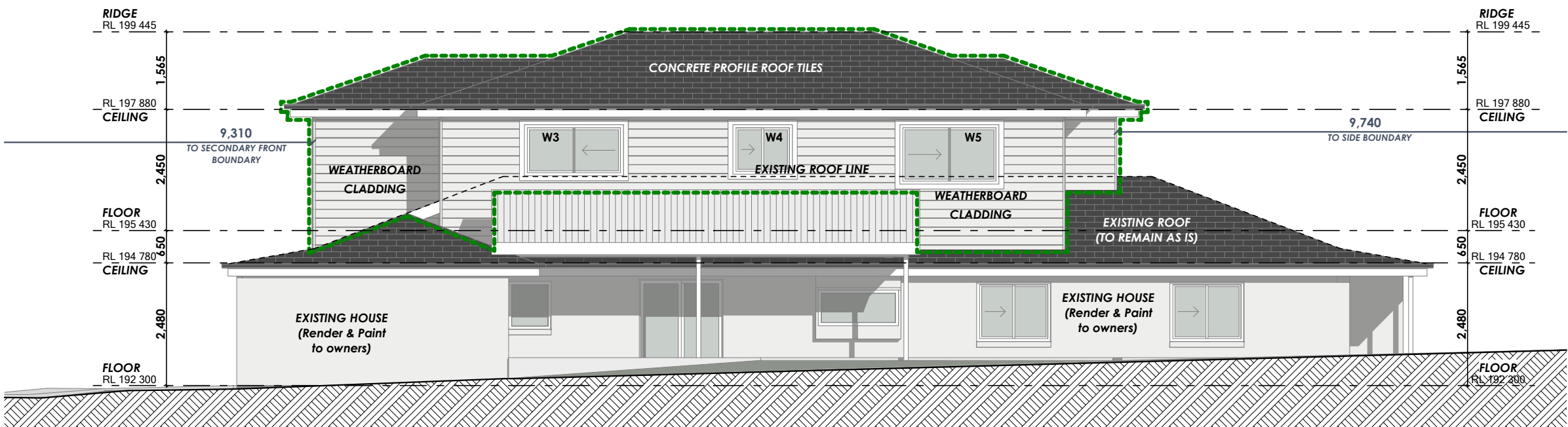
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ELEVATIONS (EAST & WEST)



EAST ELEVATION

1:100



SOUTH ELEVATION

1:100



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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 : Tuesday, 17 June 2025

Drawing No. : 8

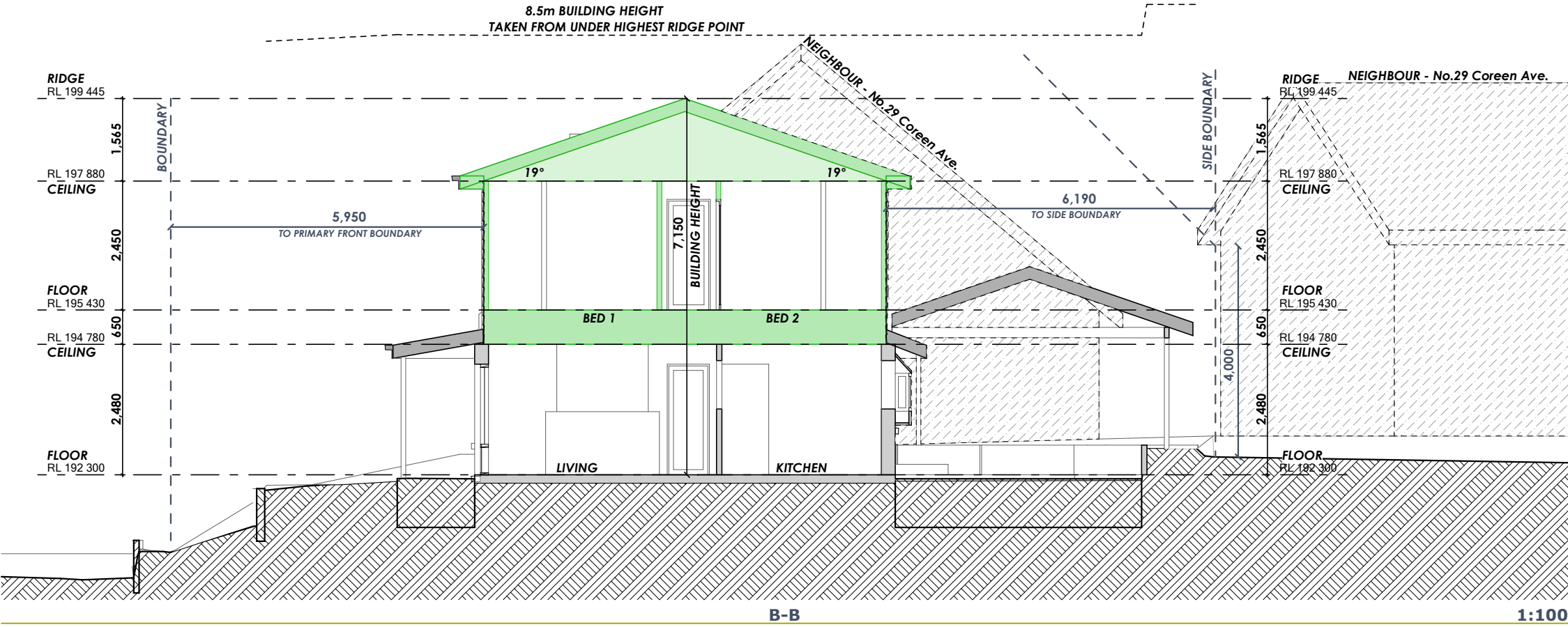
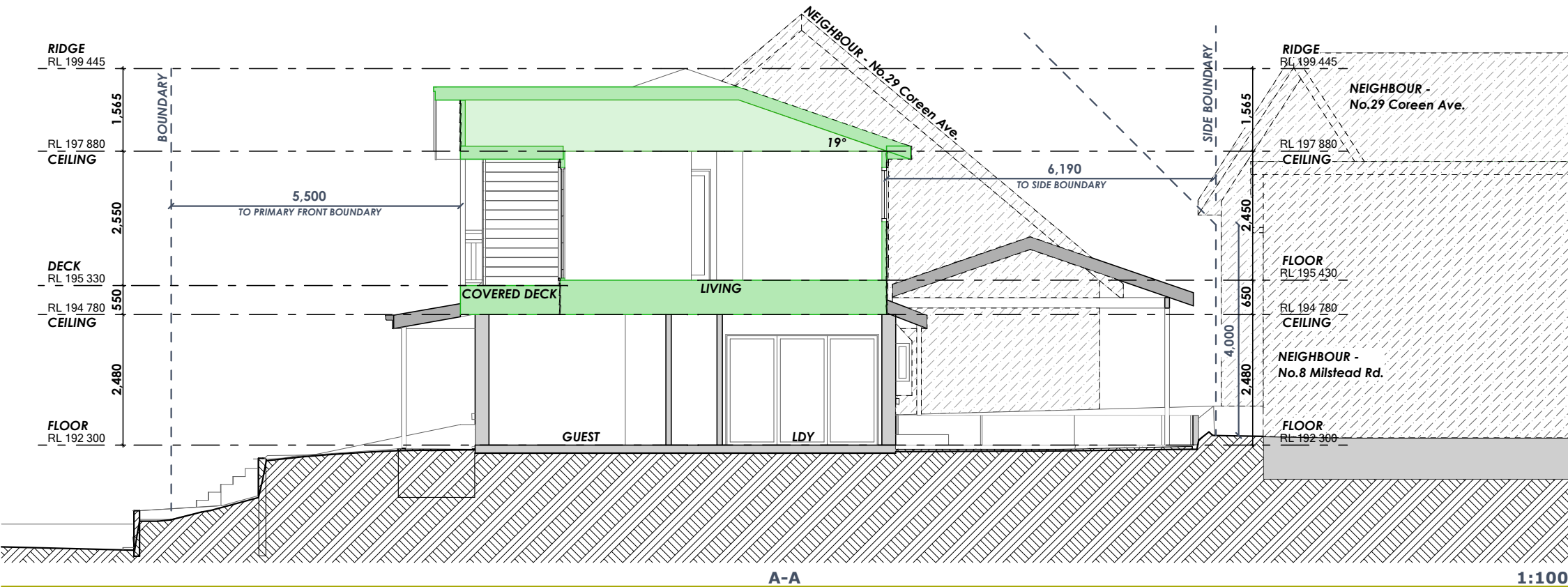
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SECTIONS (A-A & B-B)



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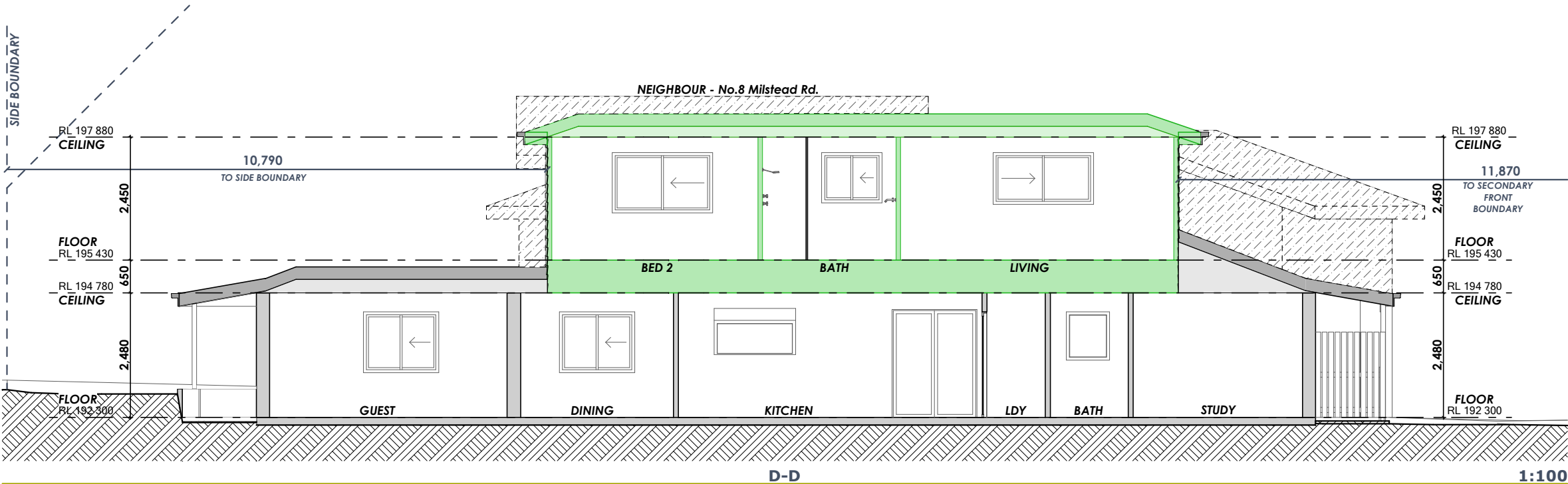
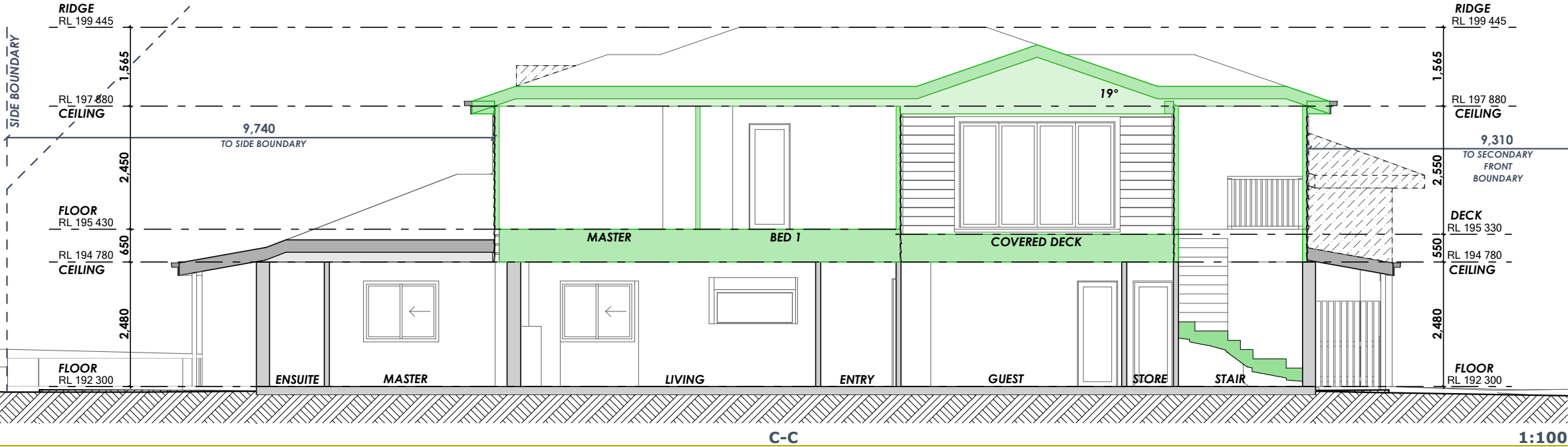
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| Drawing Title : | SECTIONS                           |               |       |
| Project Name :  | First Floor Addition               |               |       |
| Architect:      | Your Style Designer Home Additions |               |       |
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SECTIONS (C-C & D-D)



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Client's signature

|                 |                                    |               |       |
|-----------------|------------------------------------|---------------|-------|
| 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. : | 10    |
| File Location:  | DUF 0425 01 DA.pln                 |               |       |

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SHADOWS DIAGRAMS 21 JUNE - 9am



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Client Name : MATT & BARBARA AUSTIN

Client Address : 31 COREEN AVE, TERRY HILLS 2084

Client No. : DUF 0425 01 DA

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Project Acceptance

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

Client's signature

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

Client's signature

Drawing Title : SHADOWS 21 JUNE 9am

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

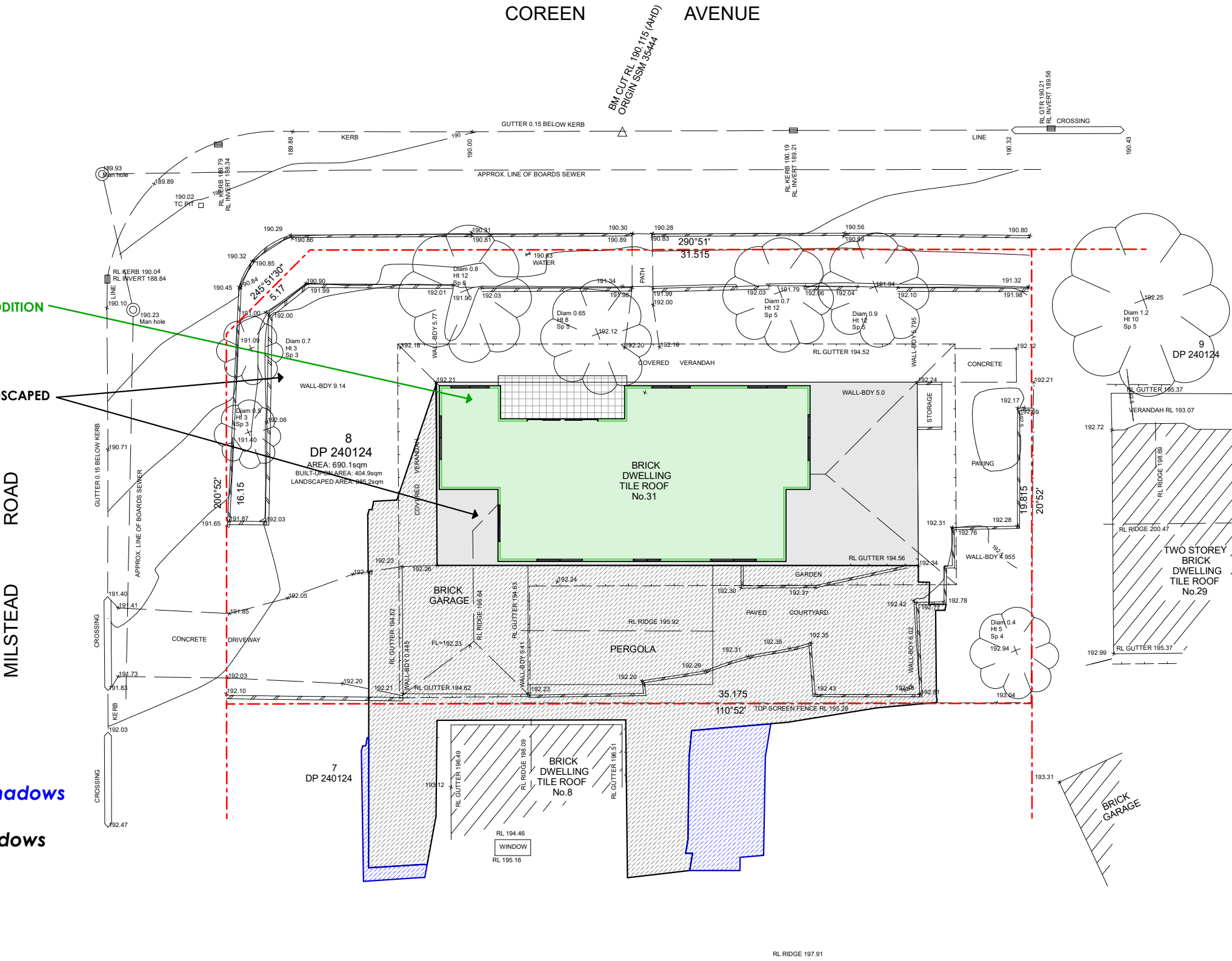
Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 17 June 2025 Drawing No. : 13

File Location: DUF 0425 01 DA.pln

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LOT 8 DP 240124  
BOUNDARY DEFINITION  
& LEVELS

A1 REDUCTION RATIO: 1:100

SURVEY J.McC

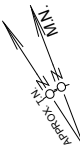
DRAWN A1 J.McC

REFERENCE 013/25

DRAWING No.

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22 APR 2025





SHADOWS DIAGRAMS 21 JUNE - 12pm



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Client Name : MATT & BARBARA AUSTIN

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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 : SHADOWS 21 JUNE 12pm

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

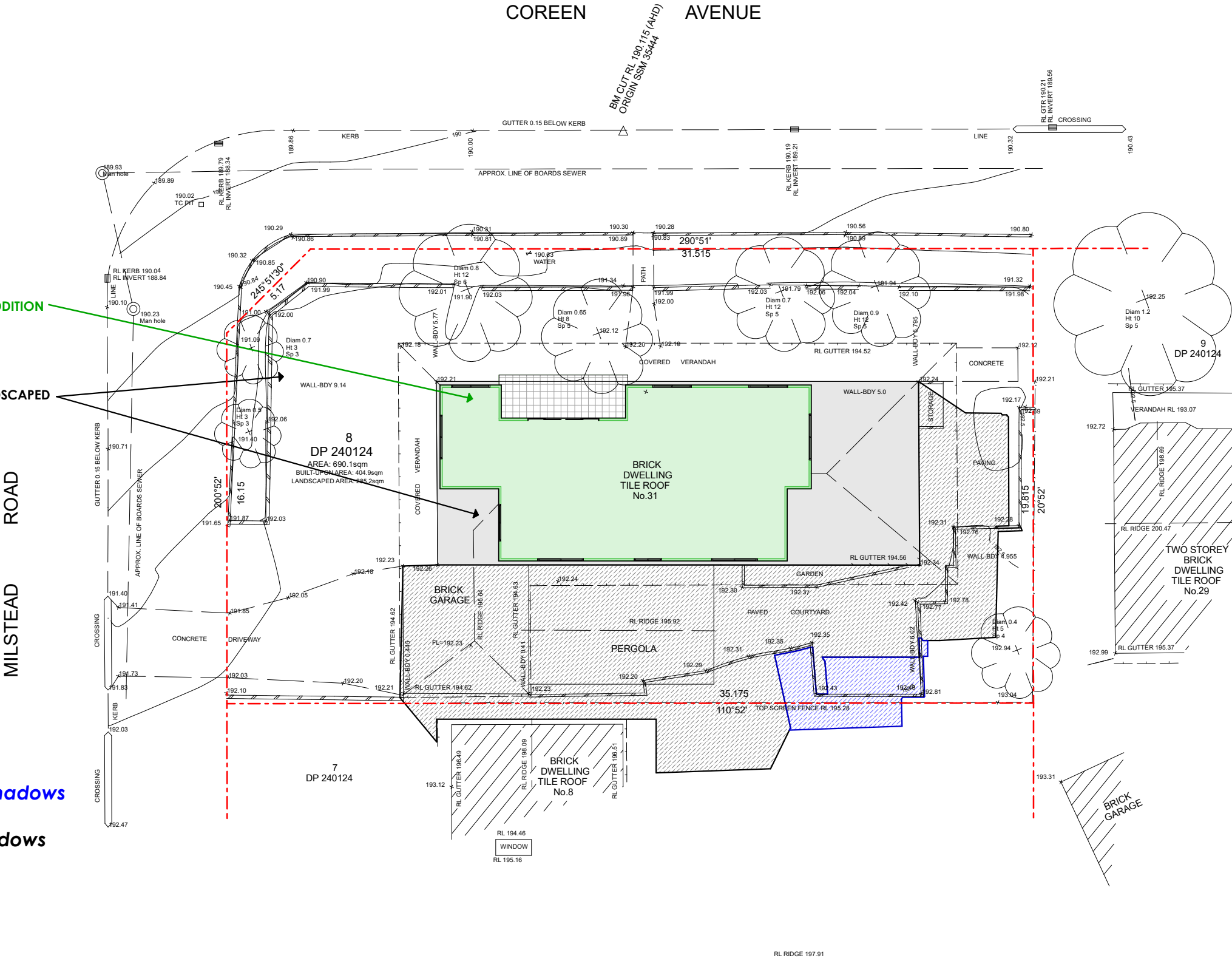
Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 17 June 2025 Drawing No. : 14

File Location: DUF 0425 01 DA.pln

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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.

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SHADOWS DIAGRAMS 21 JUNE - 3pm



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Client Name : MATT & BARBARA AUSTIN  
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Client No. : DUF 0425 01 DA

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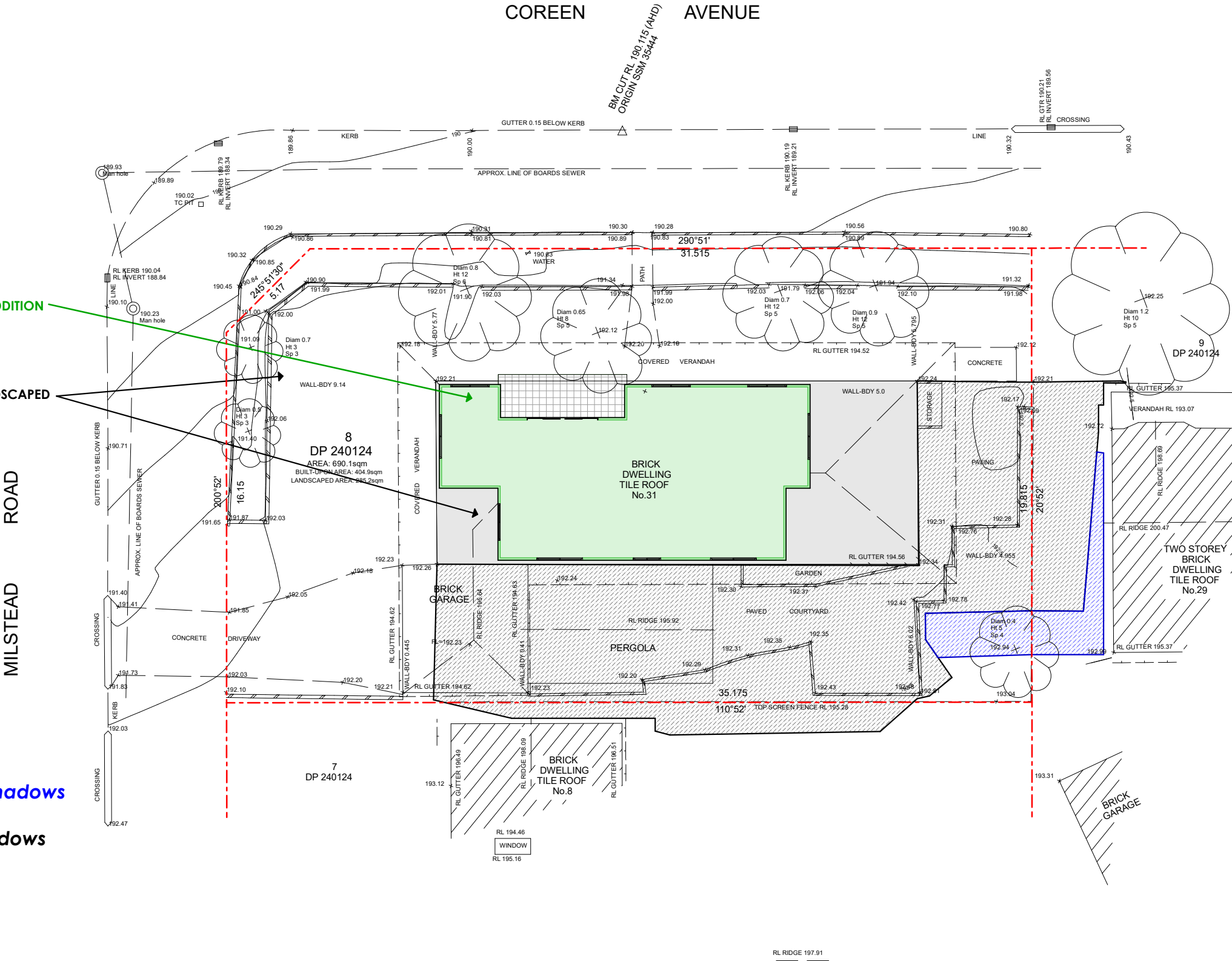
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Client's signature

|                 |                                    |               |       |
|-----------------|------------------------------------|---------------|-------|
| 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 :     | Tuesday, 17 June 2025              | Drawing No. : | 15    |
| File Location:  | DUF 0425 01 DA.pln                 |               |       |

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PROPOSED FIRST FLOOR ADDITION  
ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED  
AREAS

= Proposed Shadows

= Existing Shadows

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& LEVELS

M & C DUFFEY

|                           |          |             |
|---------------------------|----------|-------------|
| A1 REDUCTION RATIO: 1:100 |          | DRAWING No. |
| SURVEY                    | J.McC    | 1           |
| DRAWN                     | A1 J.McC |             |
| REFERENCE                 | 013/25   |             |

22 APR 2025





SHADOWS DIAGRAMS 20 MARCH - 9am



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Client Name : MATT & BARBARA AUSTIN

Client Address : 31 COREEN AVE, TERRY HILLS 2084

Client No. : DUF 0425 01 DA

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Project Acceptance

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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 : SHADOWS 20 MARCH 9am

Project Name : First Floor Addition

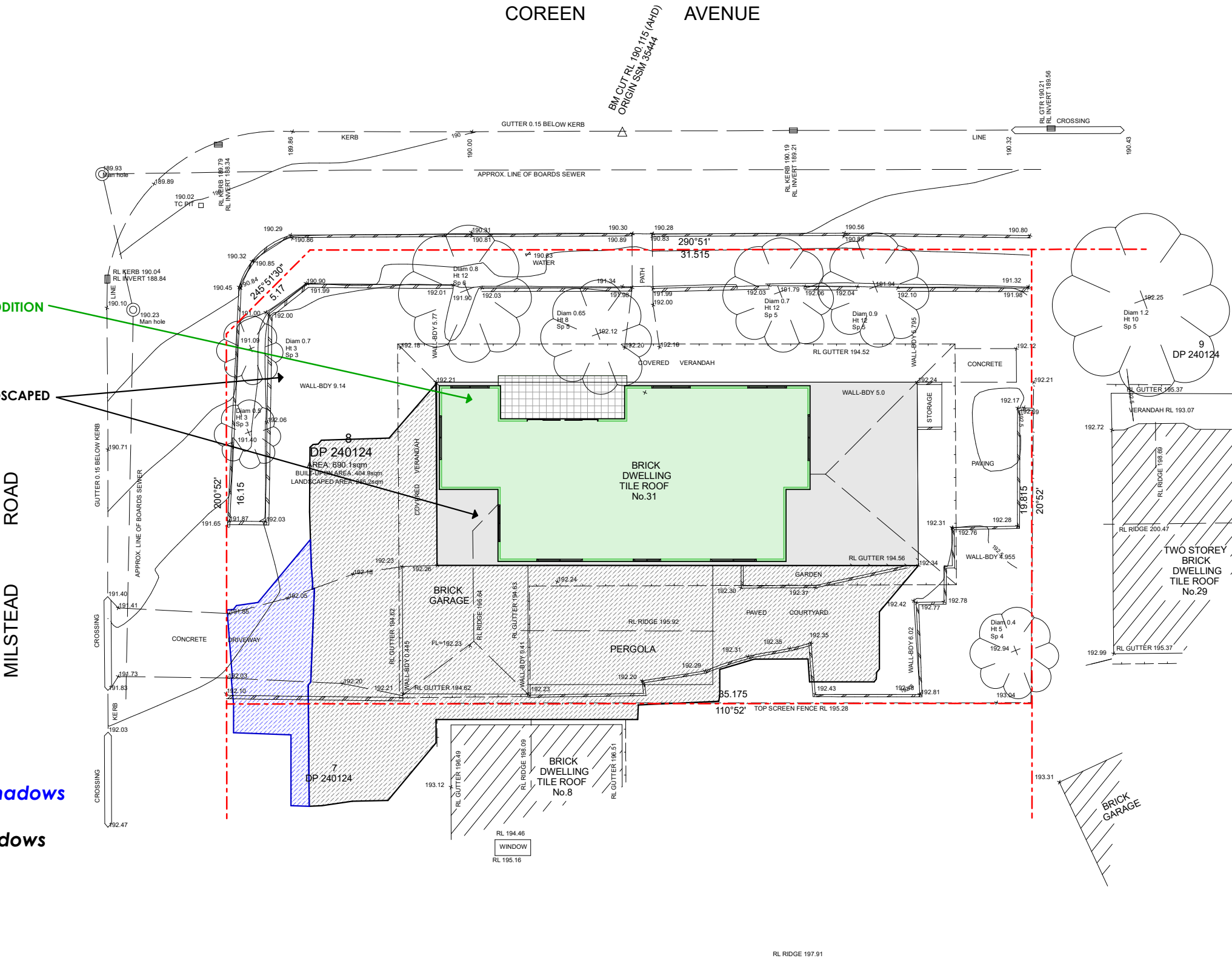
Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 17 June 2025 Drawing No. : 16

File Location: DUF 0425 01 DA.pln

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SHADOWS DIAGRAMS 20 MARCH - 12pm



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

Client's signature

Drawing Title : SHADOWS 20 MARCH 12pm

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

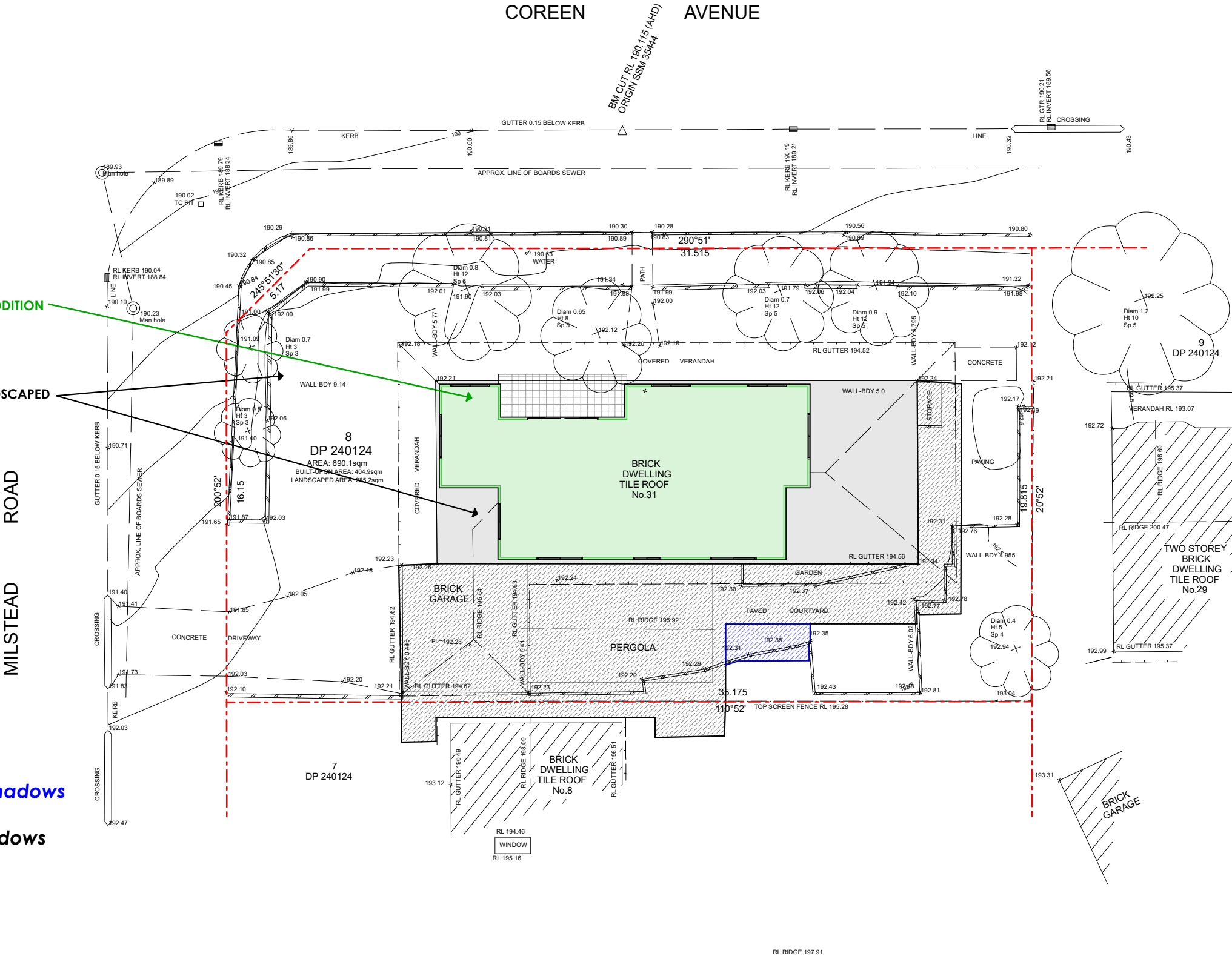
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SHADOWS DIAGRAMS 20 MARCH - 3pm



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Your Style Designer Home Additions

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

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

Client's signature

Drawing Title : SHADOWS 20 MARCH 3pm

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

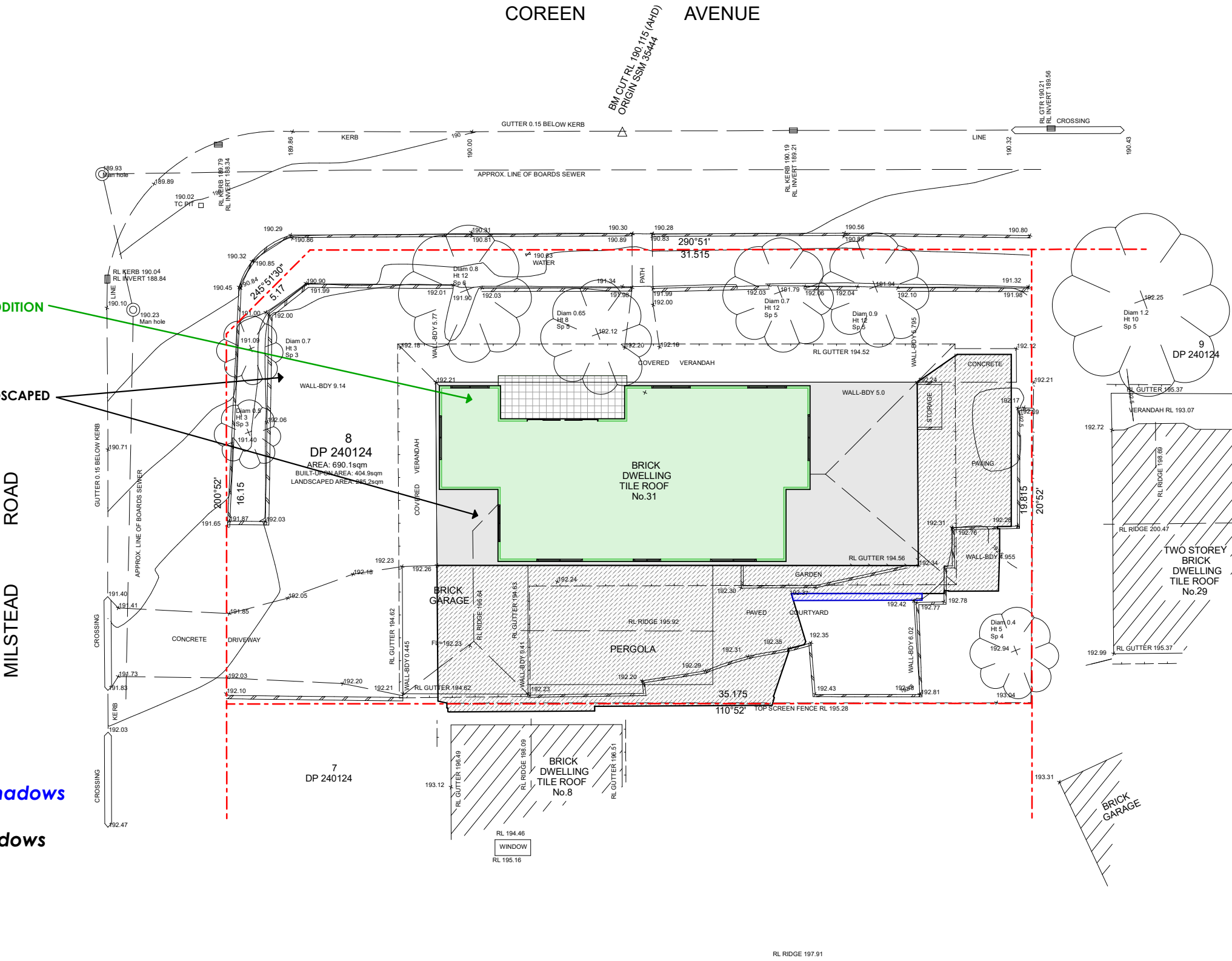
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Plot Date : Tuesday, 17 June 2025 Drawing No. : 18

File Location: DUF 0425 01 DA.pln

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PROPOSED FIRST FLOOR ADDITION  
ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED  
AREAS

= Proposed Shadows

= Existing Shadows

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SURVEY J.McC

DRAWN A1 J.McC

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DRAWING No.

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