



14
SEC 73
P. 758566
821.3m'

The drawing consists of two parts: a cross-section (Section 1:20) and a plan detail (Typical Maintenance Pit Plan Detail 1:20).

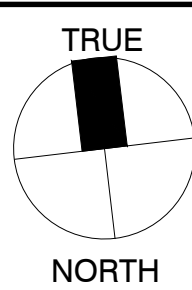
Section 1:20: This view shows the pit's structure. It is a 450x450 mm pit with a solid removable lid. The pit is set into a 100 mm gravel bed. A tee junction with a screw cap and a 10 mm hole is located at the base of the pit, allowing pipes to drain inside out. There are four 40 mm diameter holes at the base of the pit. A 1000 mm charged pipe is shown entering the pit from the side.

Typical Maintenance Pit Plan Detail 1:20: This view shows the top of the pit. It is a 450 square unit. A 1000 mm charged pipe is shown entering the pit from the side. The pit is 450 square units in size.

Registered on the NER in the area(s) of practice of Civil Engineering

Legend:

	Existing Wall		Precast concrete wall
	Existing Wall to be demolished		Reinforced concrete wall
	Double brick wall 230mm		Internal plasterboard
	Single brick wall 110mm		Insulation
	Cavity brick wall 270mm		Concrete
	Concrete block wall		Filled earth
			Waterproof membrane



- INSTALL SMOKE DETECTORS (80) TO WHERE INDICATED ON PLANS IN ACCORDANCE WITH AS 3786 - 1999 & THE NCC 2016
- WHEN 2 SMOKE DETECTORS OR SMOKE ALARMS TO BE INTERCONNECTED, THE DETECTOR MUST BE MORE THAN ONE ALARM. THIS ONLY APPLIES WITHIN A SINGLE DWELLING. THEREFORE SMOKE ALARMS IN A CLASS 1 DWELLING NEED NOT BE INTERCONNECTED WITH SMOKE ALARMS IN ANOTHER DWELLING
- THE STAIRS BALUSTRADES, HANDRAILS BEING DESIGNED TO COMPLY WITH PART 3.9.1 & 3.9.2 OF NCC
- PROTECTION OF OPENABLE WINDOWS BEING ACCORDANCE WITH PART 3.9.2 OF NCC
- THE SURFACES NEAR WALKING SURFACES ON STAIRWAY TREADS AND LANDINGS(S) NEAR THE EDGE OF THE NOSINGS, OR A NOSING STRIP WITH A SLP RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 3.9.1.1 OF NCC

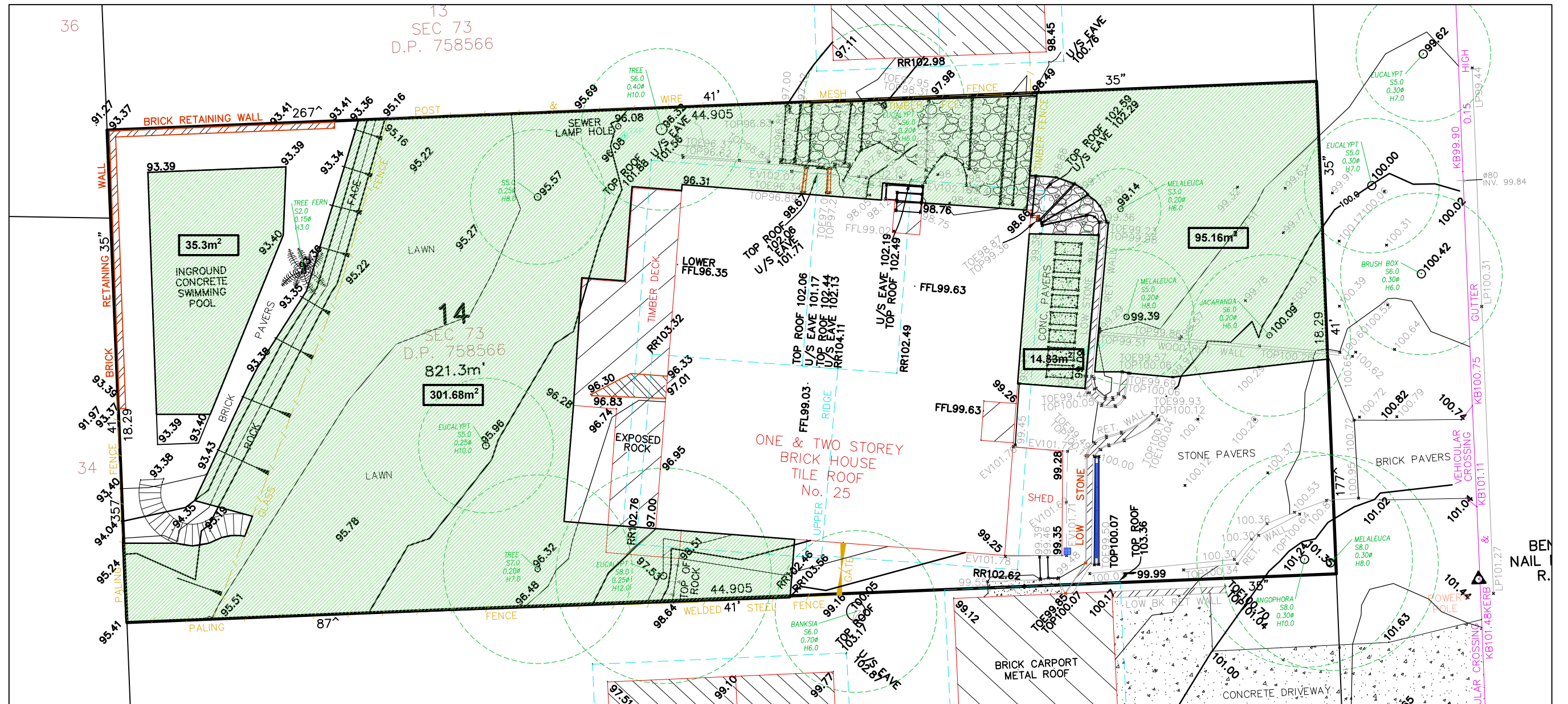
NOTES

All structural foundations, beams, walls, slabs and columns shall be to the Structural Engineer's specification and documentation.

All construction work to comply with current relevant Australian Standards and the Building Code of Australia

All demolition to be carried out in accordance with AS2601-2001- Demolition of Structures

Nominated Architect: Jeffrey Leung, Reg. No. 6196





LANDSCAPED AREA



SITE AREA: 821.3M²

LANDSCAPED AREA REQUIRED: 40% OF SITE AREA

TOTAL LANDSCAPED AREA (EXISTING): 446.47M² 54.36% OF SITE AREA

TOTAL LANDSCAPED AREA (PROPOSED): 413.5M² 50.3% OF SITE AREA

COMPLIANT WITH WARRINGAH DCP2011 CONTROLS

9th September 2020

The General Manager
Northern Beaches Council

Dear Sir/Madam

Re: **25 Killarney Drive, Killarney Heights**
SCHEDULE OF COLOURS & MATERIALS

We submit the following schedule for DA assessment:-

Roof	<u>Metal Sheet Roofing</u>
	Colour: Windspray (2 degree pitch) - Colourbond
	Product: Kliplock or Snaplock.
External Walls	Substrate: Timber Rafters
	<u>Timber Wall Cladding</u>
	Colour: Charcoal
Windows + Doors	Product: Timber cladding – Charred Timber
	Substrate: Timber Frame
	<u>Timber Frame</u>
Foundation Walls	Colour: Ebony stain
	Product: Timber
	<u>Brick</u>
	Colour: To match existing
	Product: Austral Bricks
	Substrate: N/A

Should there be additional information required, please do not hesitate to contact the undersigned.

Yours faithfully,
Leung Architects



Jeffrey Leung
Director