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- existing wall
- proposed brick veneer or masonry wall
- proposed timber-framed wall
- wall to be demolished

- LEGEND**
- cbd cupboard
dp downpipe
dw dishwasher
ex existing
f fridge
fg fixed glazing
fp fireplace (gas)
gl glazed louvres
p pantry
- W window (alum. framed to all new)
(Note: all windows to have fixed integrated insect screens to comply with BAL 19, and NCC 3.9.2.5 'Protection of Openable Windows')
- D door (Note: all sliding doors to have integrated sliding insect screens)
General Note: refer to BASIX for glass & frame specs for all new windows/ doors

- MATERIAL & FINISHES SCHEDULE**
- BAL-01 steel flats to balustrade powdercoated in Colorbond 'Monument' (1200mm min. height, to comply with AS 1926.1)
- BAL-02 frameless glass balustrade (1200mm min. height, to comply with AS 1926.1)
- CPT-01 carpet (100% wool - selection TBC)
- CT-01 ceramic tile (selection TBC)
- FB-01 face brick (existing) painted
- RS-01 steel roof sheeting - standing seam 'Snaplock' in Colorbond 'Monument', or similar
- SC-01 stone cladding - sandstone facing to match stone paving (selection TBC)
- SP-01 stone paving - sandstone paving/ coping (selection TBC)
- TB-01 timber composite vertical battens ('Innoscreen' or similar)
- TC-01 timber composite vertical cladding boards ('Innowood - Innoclad' shiplap system, or similar)
- TD-01 timber hardwood decking - Blackbutt, or similar (species/ density to comply with BAL19)
- TF-01 timber hardwood floorboards - Blackbutt, or similar

B 14/12/18 DA Submission

A 01/08/18 Draft DA Drawings for Costing

Rev. Date Description

Michael & Lisa Montesin

18 Westmeath Avenue
Killarney Heights, 2087

LOT 425, DP 216441

Site Analysis &
Roof Plan - Existing

Status Development Application

Scale 1:200 @ A3

Project no. 1607

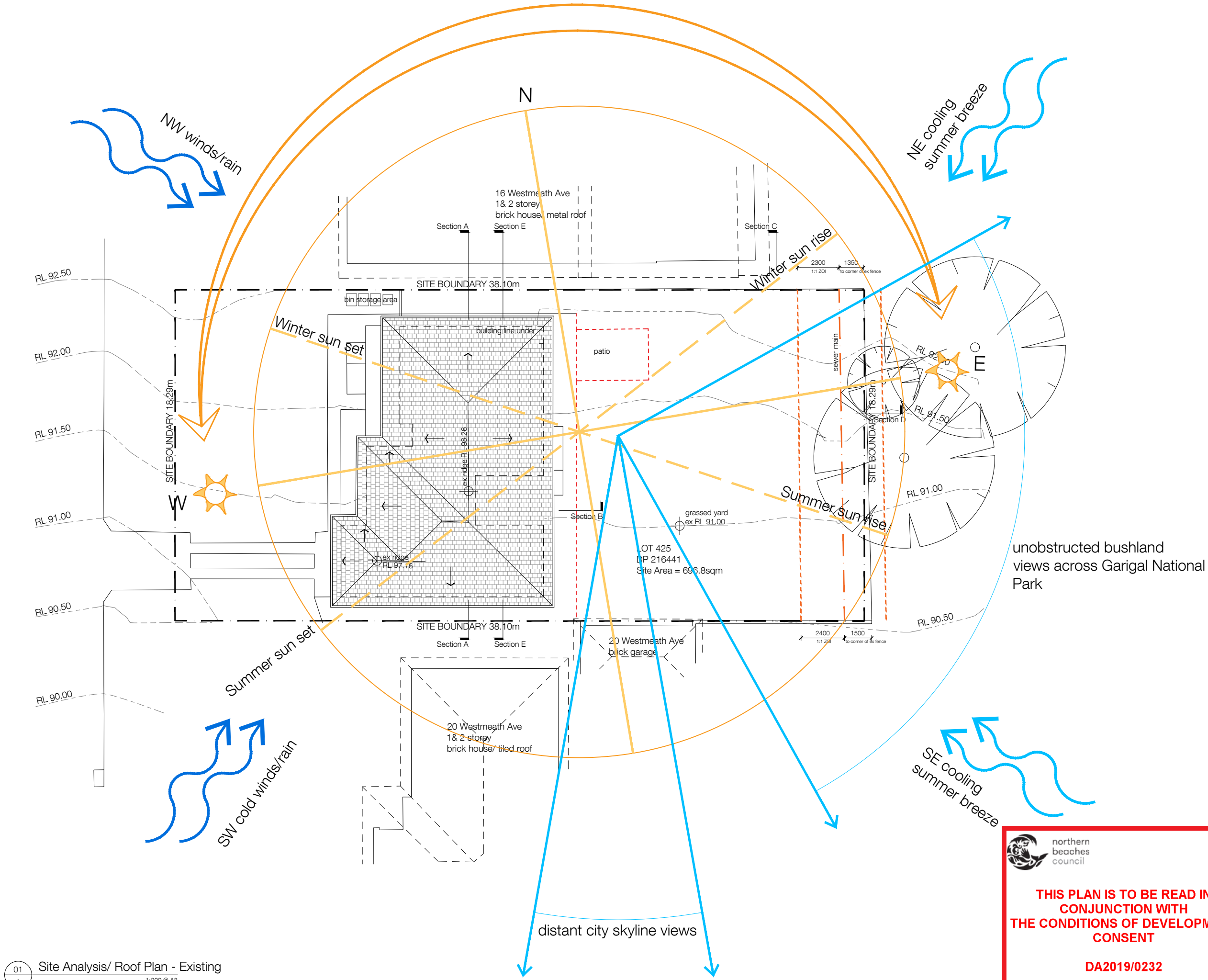
Date 04.05.17

Drawing no. AR DA 1 00 B

Discipline Stage/ Package Type No Revision

Drawn by:

Nikki Mote Architect
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0420 503363
nikki@nikkimotearchitect.com



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Killarney Heights, 2087

LOT 425, DP 216441

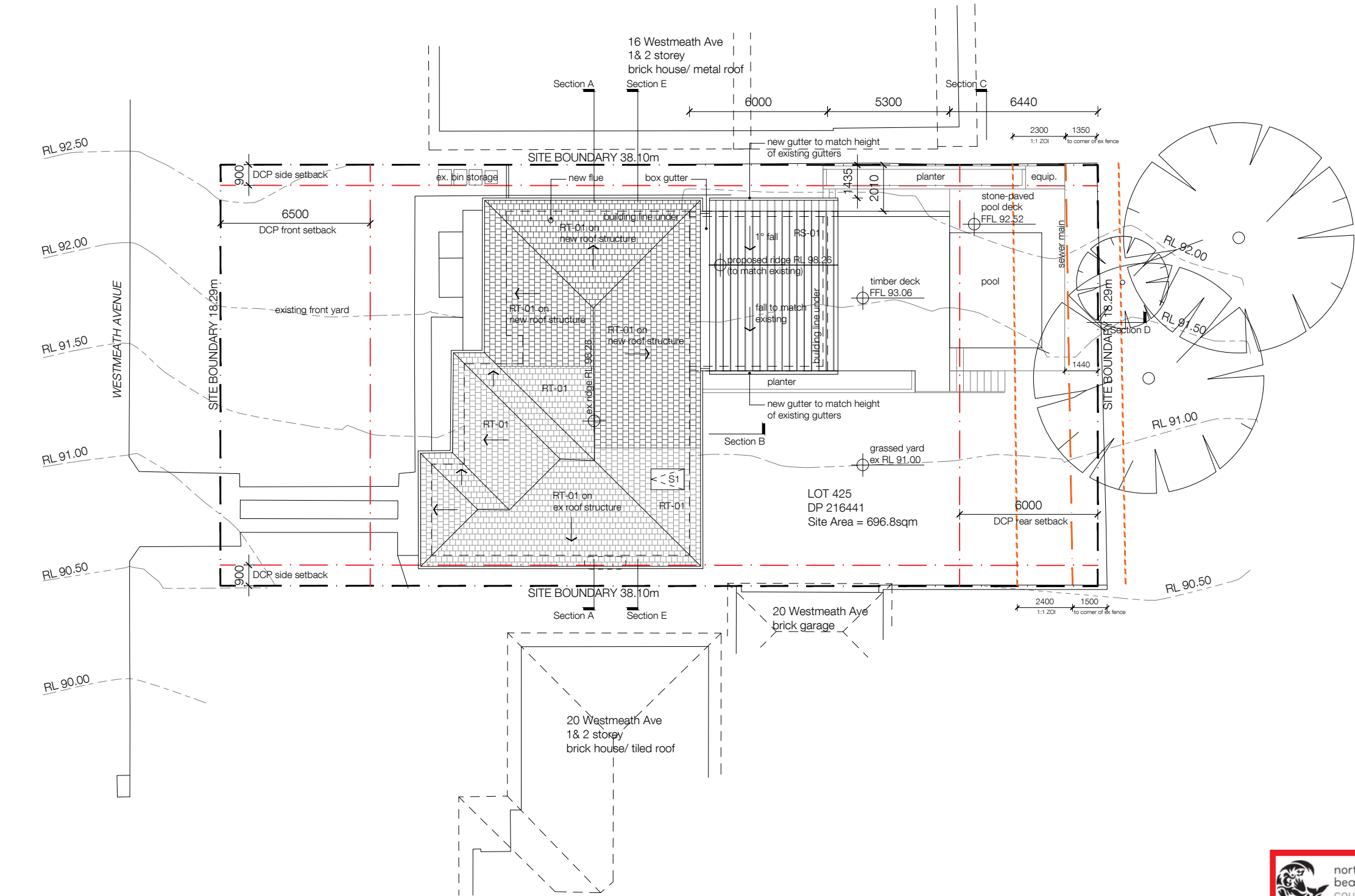
Roof Plan - Proposed

Status	Development Application			
Scale	1:200 @ A3			
Project no.	1607			
Date	04.05.17			
Drawing no.	AR DA 1 01 B			
Discipline.	Stage/ Package	Type.	No.	Revision.

Drawn by:



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 northern beaches council

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DA2019/0232



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18 Westmeath Avenue
Killarney Heights, 2087

LOT 425, DP 216441

Site Plan - Proposed
Landscaped Open Space Calculations

Status	Development Application
Scale	1:200 @ A3
Project no.	1607
Date	04.05.17

Drawing no.				
AR DA 1 02 B				
Discipline.	Stage/ Package.	Type.	No.	Revision.

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01 Roof Plan - Proposed

1:200 @ A3

Total Site Area = 696.8sqm

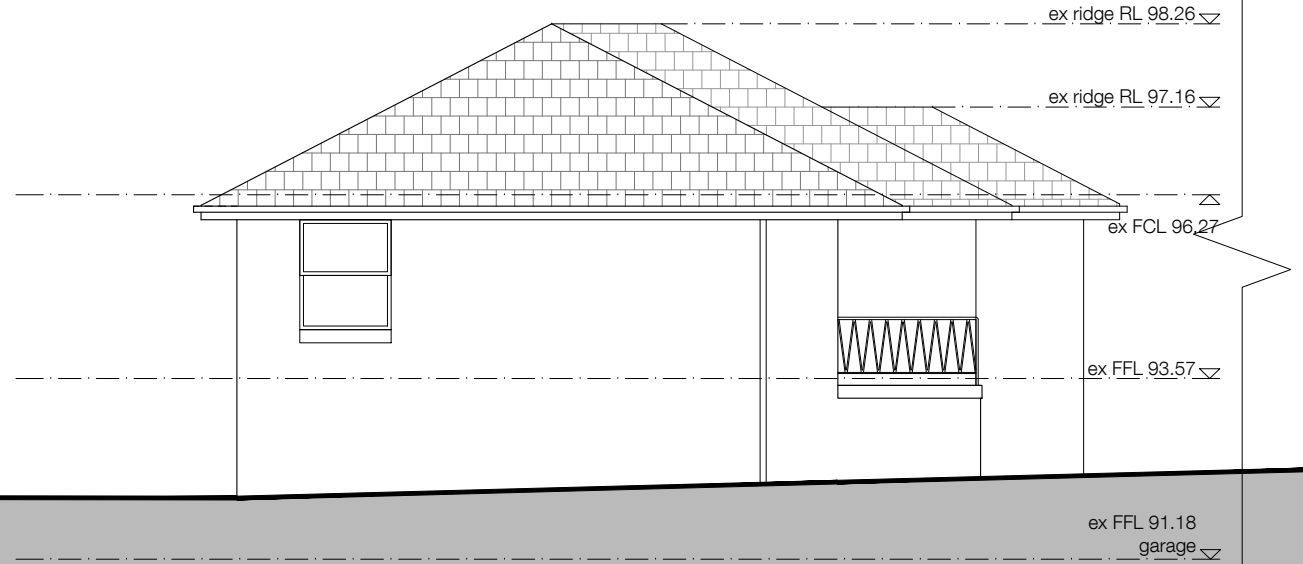
Total Landscaped Open Space = 285.8sqm
(min. dimension 2m)
= 41.0% of site area
(min. allowable = 40% of Site Area)



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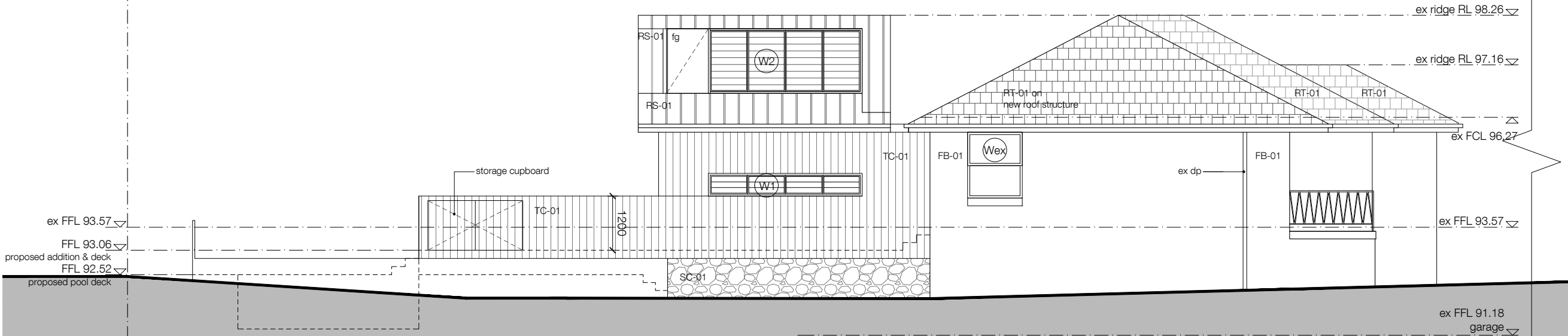
SITE BOUNDARY



01 Elevation North - Existing
1:100 @ A3

SITE BOUNDARY

LEP max. height 8.5m



02 Elevation North - Proposed
1:100 @ A3

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D	14/12/18	DA Submission
C	01/08/18	Draft DA Drawings for Costing
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Michael & Lisa Montesin

18 Westmeath Avenue
Killarney Heights, 2087

LOT 425, DP 216441

Elevation North - Existing & Proposed

Status	Development Application
Scale	1:100 @ A3
Project no.	1607
Date	04.05.17
Drawing no.	AR DA 5 00 D
Discipline.	Stage/ Package.
Type.	No.
Revision.	

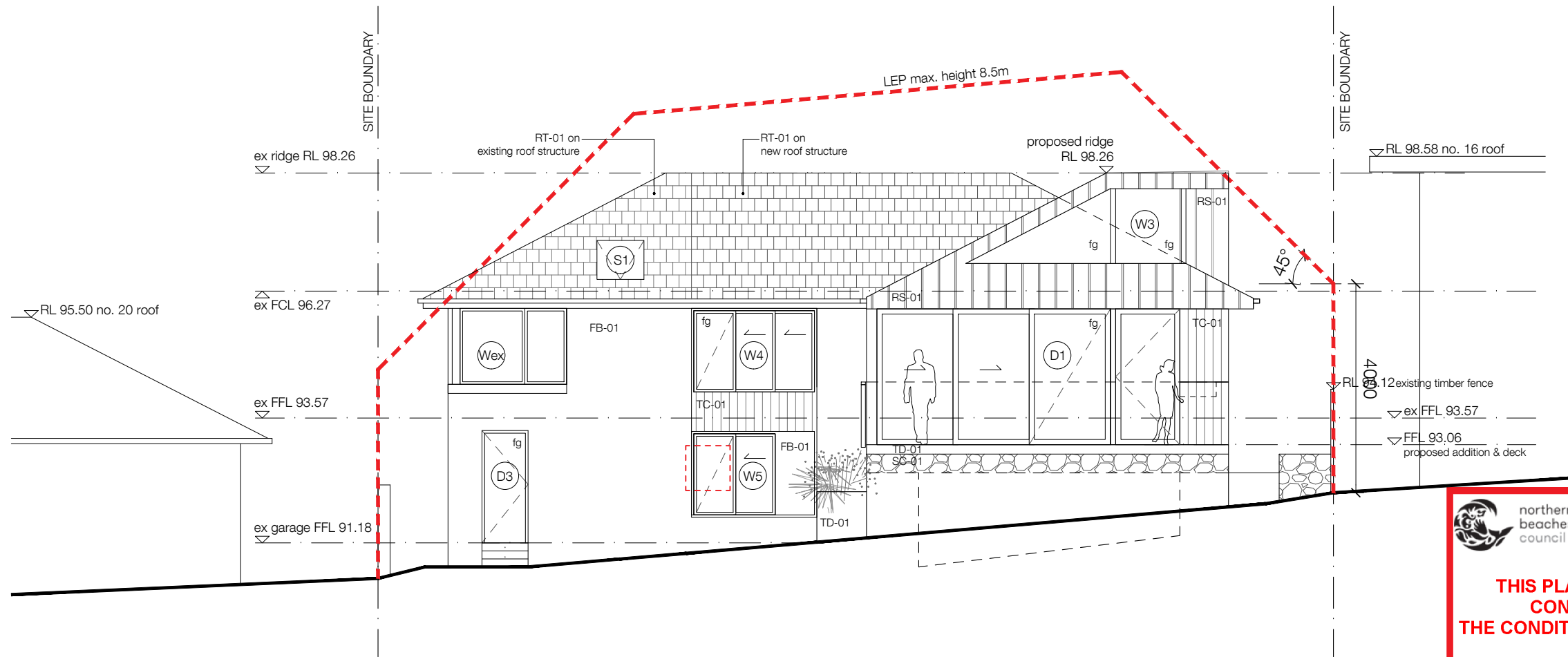
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01 Elevation East - Existing
1:100 @ A3



02 Elevation East - Proposed
1:100 @ A3

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CT-01	ceramic tile (selection TBC)
FB-01	face brick (existing) painted
RS-01	steel roof sheeting - standing seam 'Snaplock' in Colorbond 'Monument', or similar
SC-01	stone cladding - sandstone facing to match stone paving (selection TBC)
SP-01	stone paving - sandstone paving/ coping (selection TBC)
TB-01	timber composite vertical battens ('Innoscreen' or similar)
TC-01	timber composite vertical cladding boards ('Innowood - Innoclad' shiplap system, or similar)
TD-01	timber hardwood decking - Blackbutt, or similar (species/ density to comply with BAL19)
TF-01	timber hardwood floorboards - Blackbutt, or similar

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Killarney Heights, 2087
LOT 425, DP 216441

Elevation East - Existing & Proposed

Status	Development Application
Scale	1:100 @ A3
Project no.	1607
Date	04.05.17
Drawing no.	AR DA 5 01 D
Discipline	Stage/Package
Type	No.
Revision	

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Killarney Heights, 2087
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Elevation South - Existing & Proposed

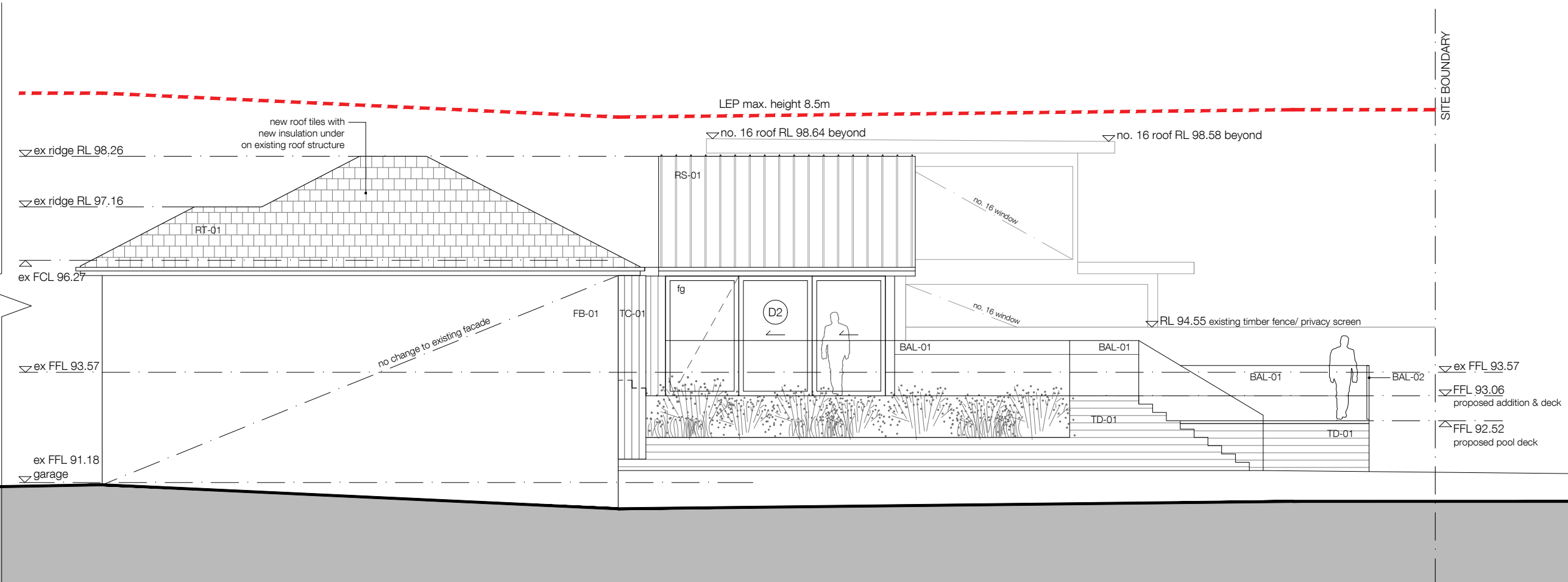
Status	Development Application			
Scale	1:100 @ A3			
Project no.	1607			
Date	04.05.17			
Drawing no.	AR DA 5 02 D			
Discipline.	Stage/ Package	Type.	No.	Revision.

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01 Elevation South - Existing
1:100 @ A3



02 Elevation South - Proposed
1:100 @ A3



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18 Westmeath Avenue
Killarney Heights, 2087

LOT 425, DP 216441

Elevation West - Existing & Proposed

Status	Development Application
Scale	1:100 @ A3
Project no.	1607
Date	04.05.17
Drawing no.	AR DA 5 03 E
Discipline	Stage/ Package
Type	No.
Revision	

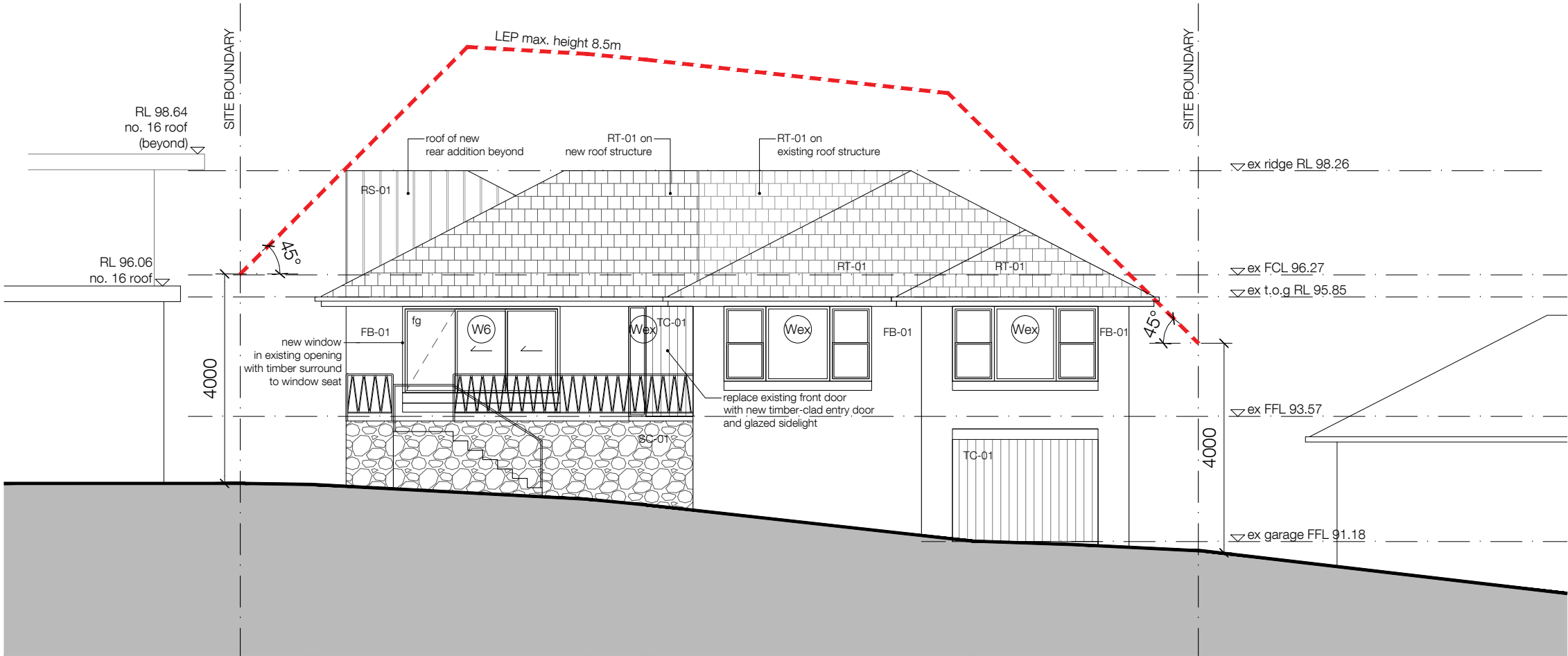
Drawn by:



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01 Elevation West (Street) - Existing
1:100 @ A3



02 Elevation West (Street) - Proposed
1:100 @ A3