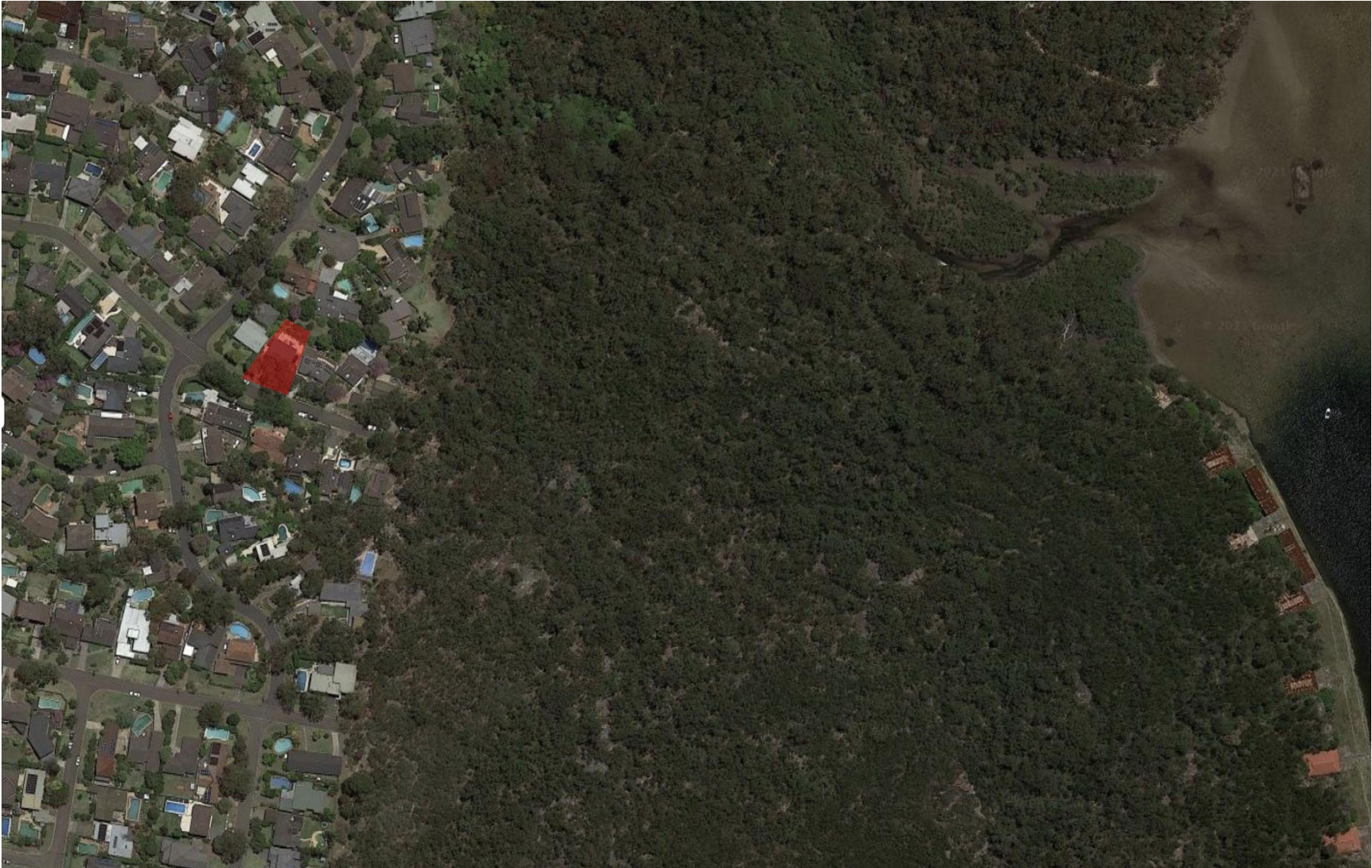


Sheet Number	Sheet Name
026_DA_100	Cover Page
026_DA_101	Site Analysis
026_DA_102	Existing Site Photos
026_DA_103	Existing Ground Floor Plan
026_DA_104	Existing Lower Ground Floor Plan
026_DA_105	Existing Elevations
026_DA_106	Proposed Ground Floor Plan
026_DA_107	Proposed Lower Ground Floor Plan
026_DA_108	Proposed Roof Plan
026_DA_109	Proposed Street/South Elevation
026_DA_110	Proposed East Elevation
026_DA_111	Proposed North Elevation
026_DA_112	Proposed West Elevation
026_DA_113	Proposed Section
026_DA_114	External Materials & Finishes
026_DA_115	Sun Shadows - March 9am & 12pm
026_DA_116	Sun Shadows - March 3pm
026_DA_117	Landscape Areas
026_DA_118	Erosion & Sediment Control Plan

BASIX COMMITMENTS: CERTIFICATE NO **A404566**

- Pool:
- the applicant must install a rainwater tank of at least 1137L
  - the applicant must collect from at least 89.17sqm of roof area
  - a rainwater tank must be connected to the pool & located within 10m
  - pool must be outdoors
  - maximum capacity of 45KL
  - must have a cover
  - must have a pool pump timer
  - solar (electric boosted) heating
- Hot Water:
- Solar electric boosted
- Lighting:
- the applicant must ensure >40% new or altered light fittings are fitted with fluorescent, compact fluorescent, or LED.
- Fittings:
- the applicant must ensure new showerheads have a flow rate <9L/min or a 3 star water rating
  - the applicant must ensure new toilets have a flow rate <4L/flush or a 3 star water rating
  - the applicant must ensure new taps have a flow rate <9L/min or a 3 star water rating
- Insulation:
- external brick veneer walls with R1.16 additional insulation
  - raked ceiling, pitched/skillion roof: framed, ceiling R1.74(up). roof: foil backed blanket (55mm). medium roof colour (solar absorption 0.475-0.70)
- Windows & Glazed Doors:
- W1 - eave >=450mm. Timber. Single low-e
  - W2 - eave >=450mm. Timber. Single low-e
  - W3 - eave >=450mm. Timber. Single low-e
  - W4 - pergola/eave >=900mm. Timber. Single clear
  - W5 - pergola/eave >=900mm. Timber. Single clear
  - W6 - pergola/eave >=750mm. Timber. Single clear
  - W7 - pergola/eave >=750mm. Timber. Single clear
  - W8 - pergola/eave >=750mm. Timber. Single clear
  - W9 - pergola/eave >=750mm. Timber. Single clear
  - W10 - pergola/eave >=750mm. Timber. Single clear
  - W11 - no shading device. Timber. Single clear
- Skylights:
- S1 - Timber. Double low-e + clear external.
  - S2 - Timber. Double low-e + clear external.



VIEW 1: GOOGLE VIEW - SUBJECT SITE

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REV	DESCRIPTION	DATE
A	For Information	22.11.21
B	DA Issue	17.12.21

House Manns

Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

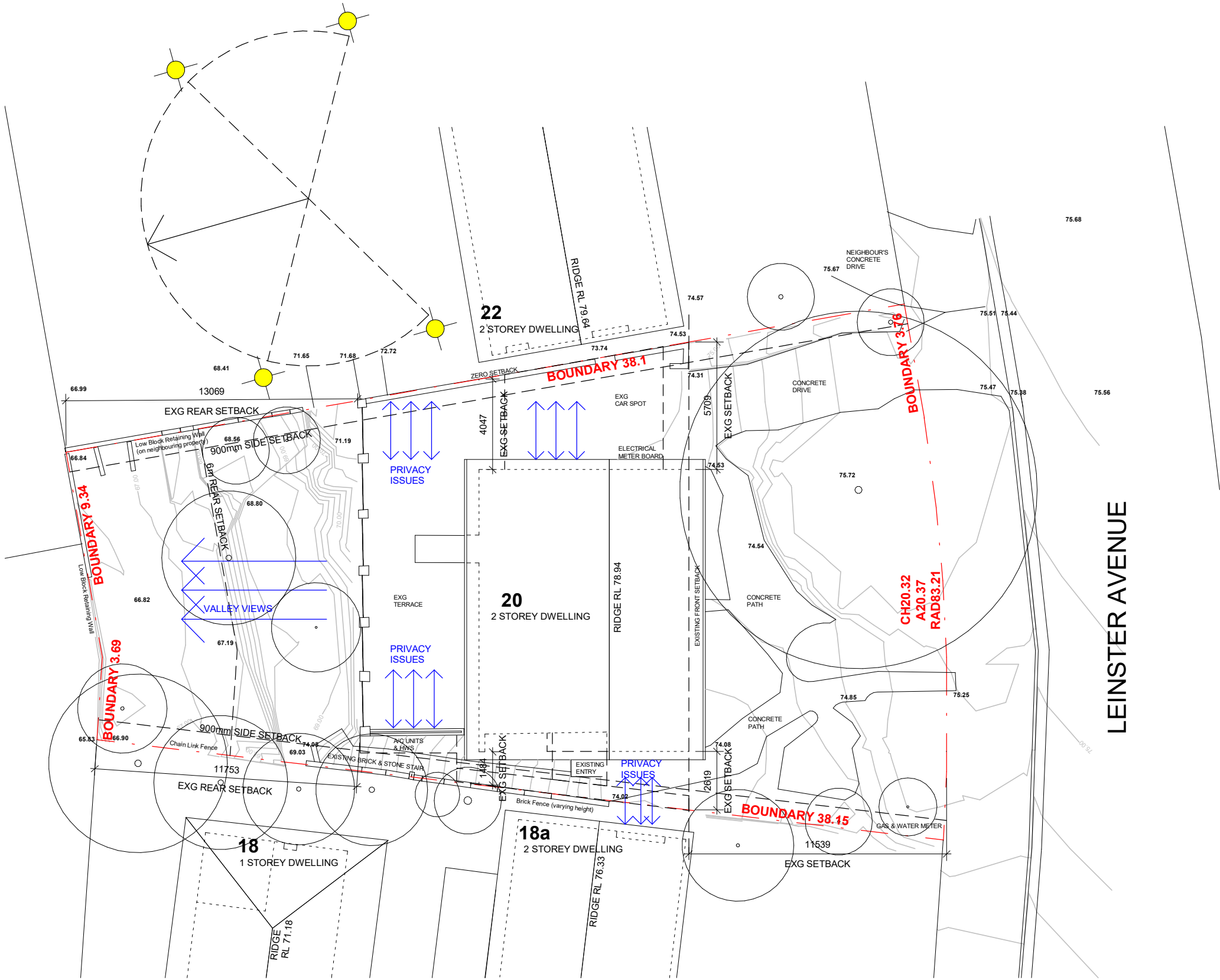
Cover Page

Project number  
Date  
Drawn by  
Scale

026  
June 2021  
MG

026\_DA\_100





SITE ANALYSIS



22 LEINSTER AVE: Street Elevation



20 LEINSTER AVE - SUBJECT SITE : Street Elevation



18a LEINSTER AVE : Street Elevation

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GLASS	28.52	EXISTING LEVELS RETAINED	BT	BRICK TILE
METAL	28.54	EXISTING LEVELS MODIFIED	CPT	CARPET
CONCRETE	28.54	PROPOSED LEVELS	CT	CERAMIC TILE
TIMBER - PAINTED			DP	DOWN PIPE
MASONRY - FACE BRICK			FB	FACE BRICKWORK
ROOF TILE - TO MATCH EXISTING			FBS	FACE BRICKWORK SCREEN
---			GL	GUTTER
---			GU	METAL DECK ROOF
---			MDF	METAL SCREENMESH
---			MSC	Metal Balustrade/Pool Fence
---			MBAL	PAVERS
---			PAV	RENDERED MASONRY
---			RM	STEEL BEAM
---			SB	STEEL COLUMN
---			SC	STEEL PLATE
---			SP	TIMBER CLADDING
---			TD	TIMBER DOOR
---			TSF	TIMBER FLOOR

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House Manns

Site Analysis

Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

Project number  
Date  
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Scale

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June 2021  
MG  
As indicated

026\_DA\_101







Existing approach to house.



Existing entry



Existing eastern setback/carspot



Number 22 at eastern boundary



Ground floor terrace looking north. Valley view.



Ground floor terrace looking east.



Lower ground floor terrace.



Western side setback.



Rear garden from lowest level of garden looking south.



Rear garden, mid terrace level looking east.



Northern elevation from garden

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House Manns

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20 Leinster Avenue  
Killarney Heights 2087

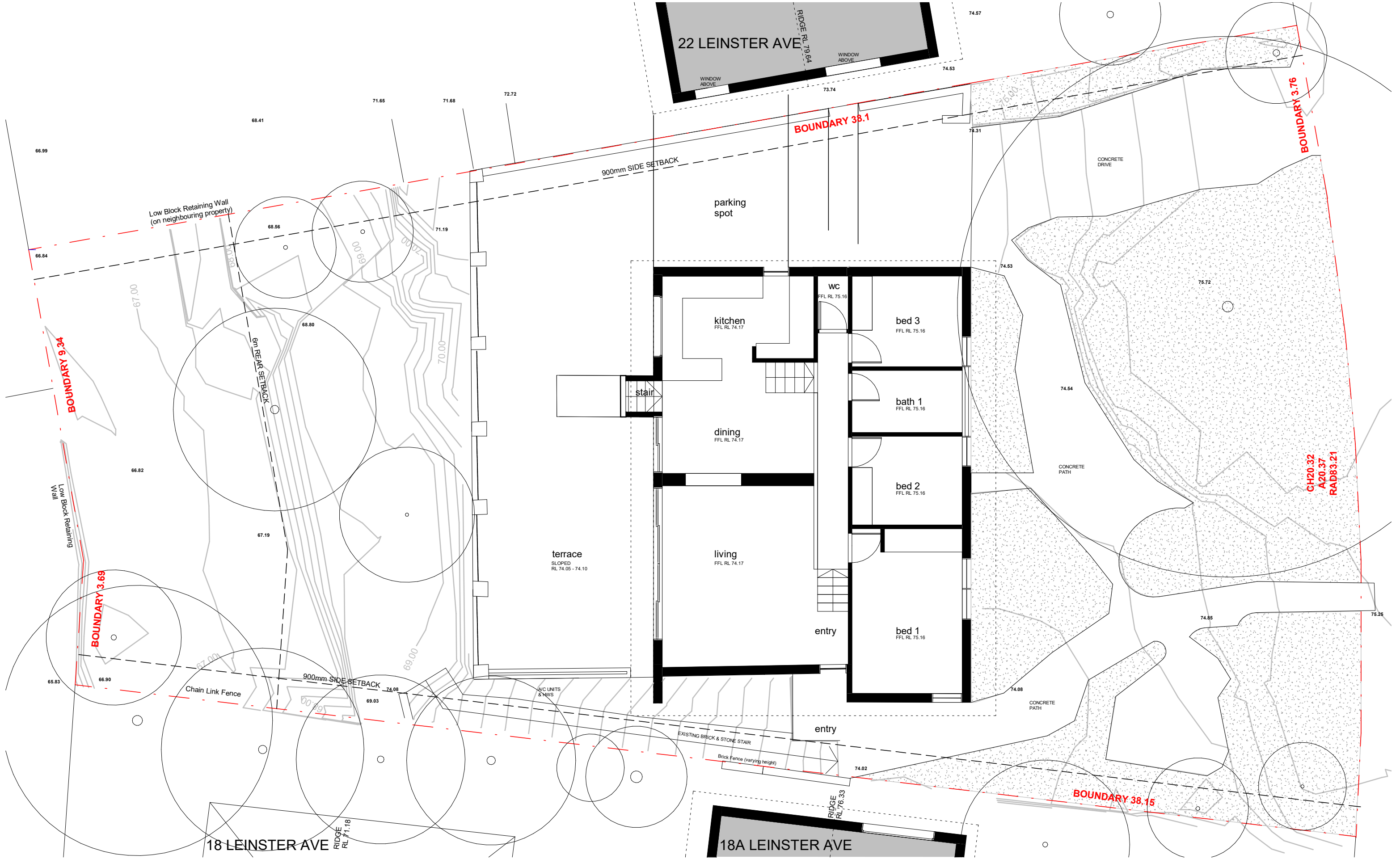
Existing Site Photos

Project number  
Date  
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Scale

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June 2021  
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REV	DESCRIPTION	DATE
A	For Information	22.11.21
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House Manns Existing Ground Floor Plan 026\_DA\_103

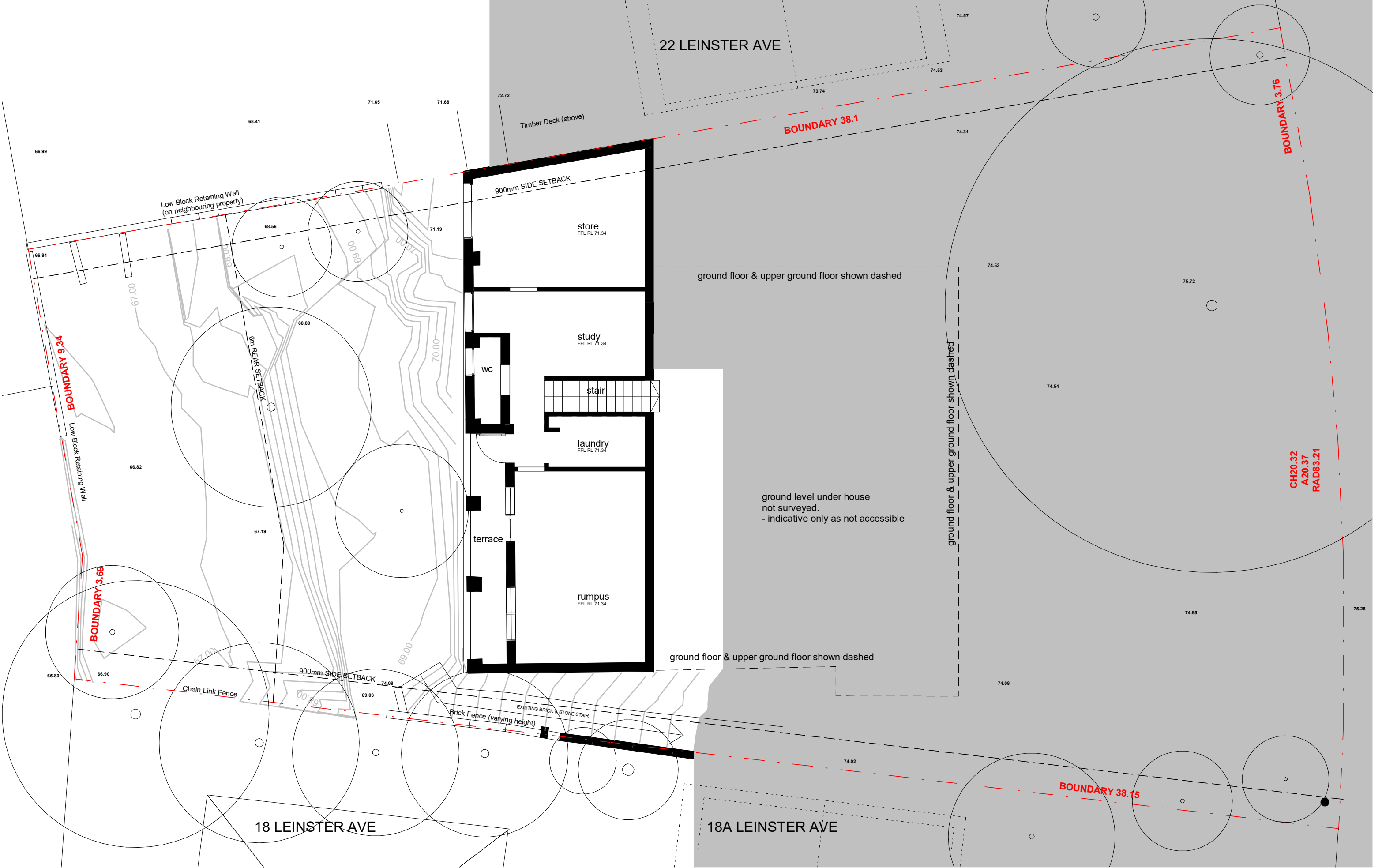
Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

Project number  
Date  
Drawn by  
Scale

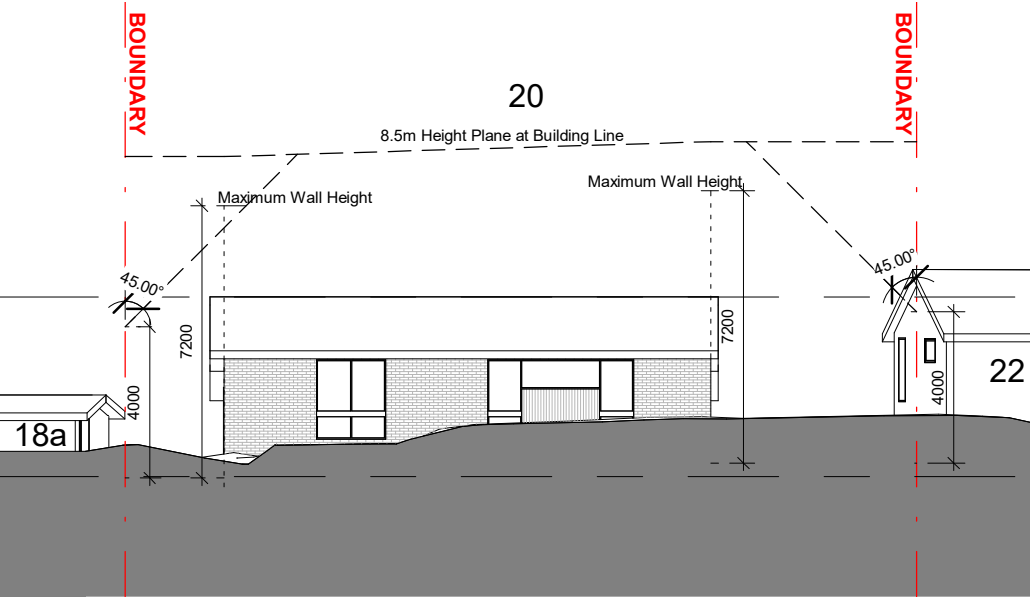
026  
June 2021  
MG  
1 : 100



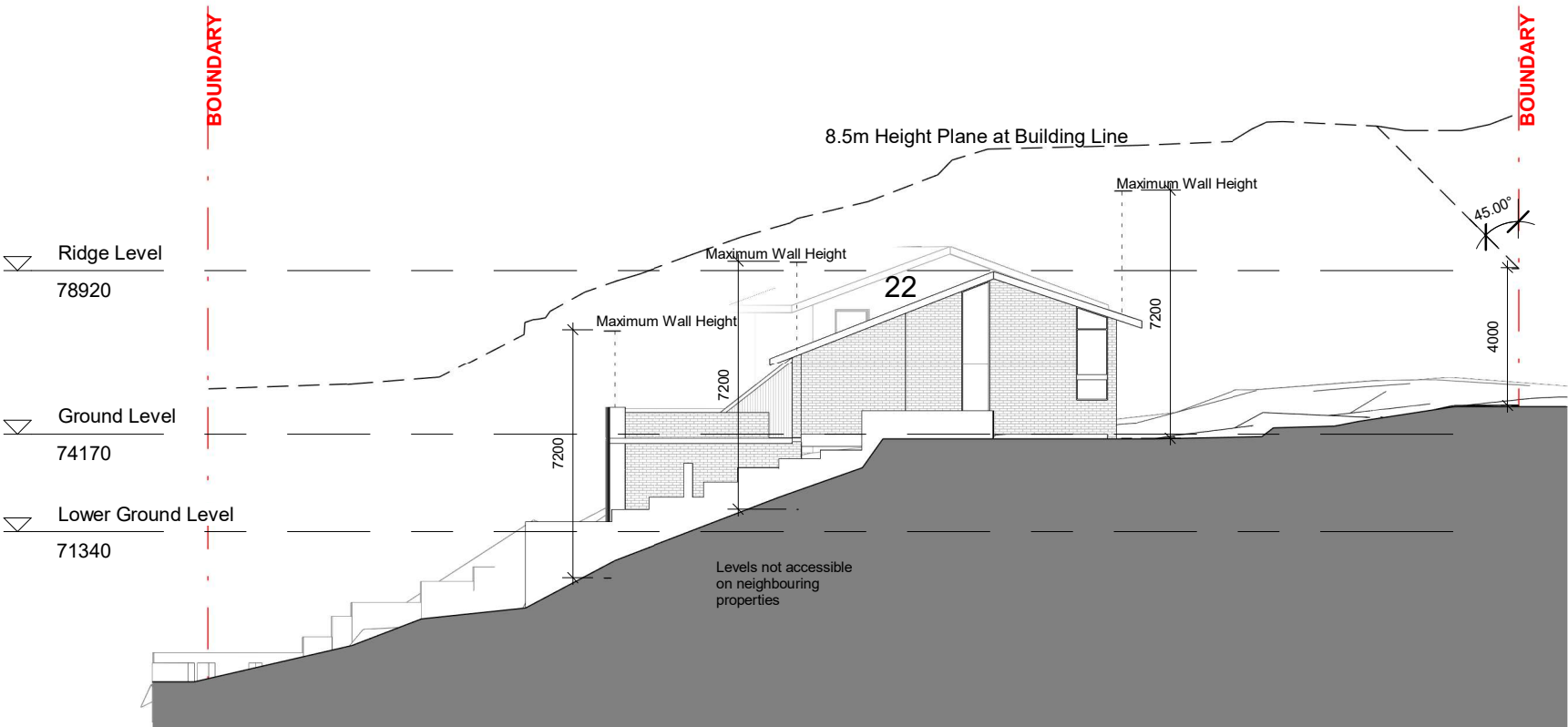




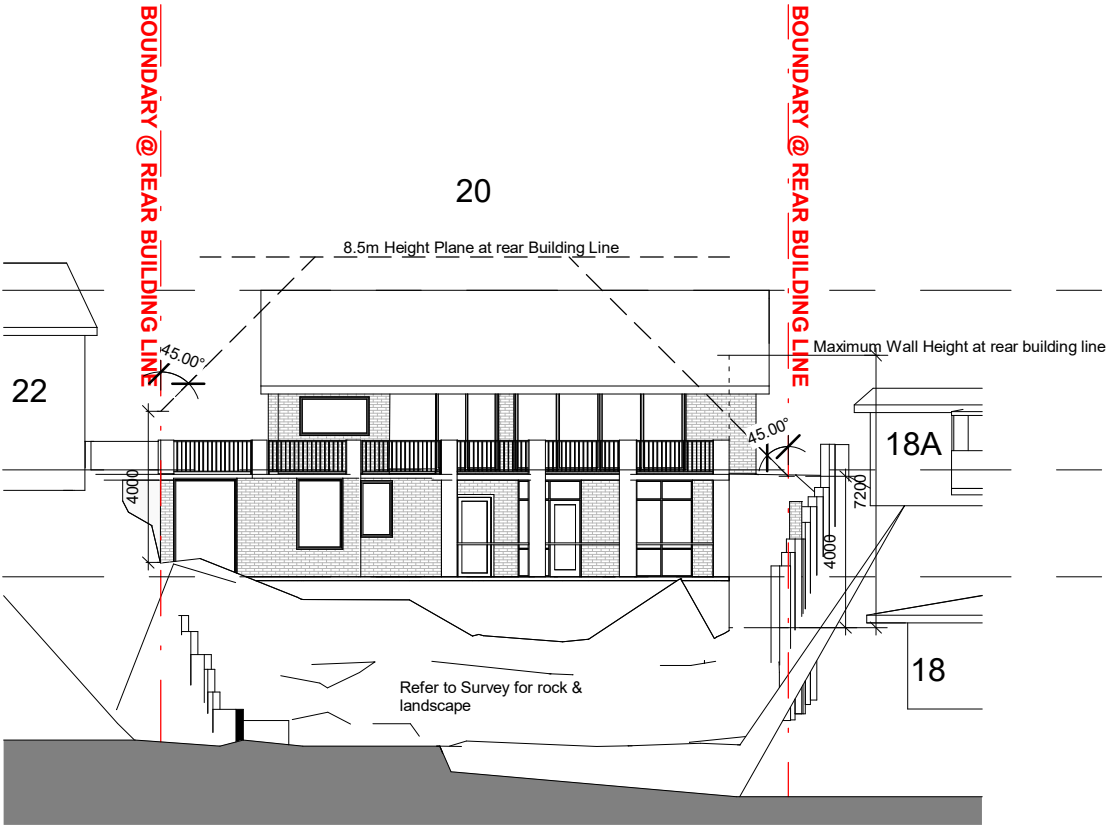




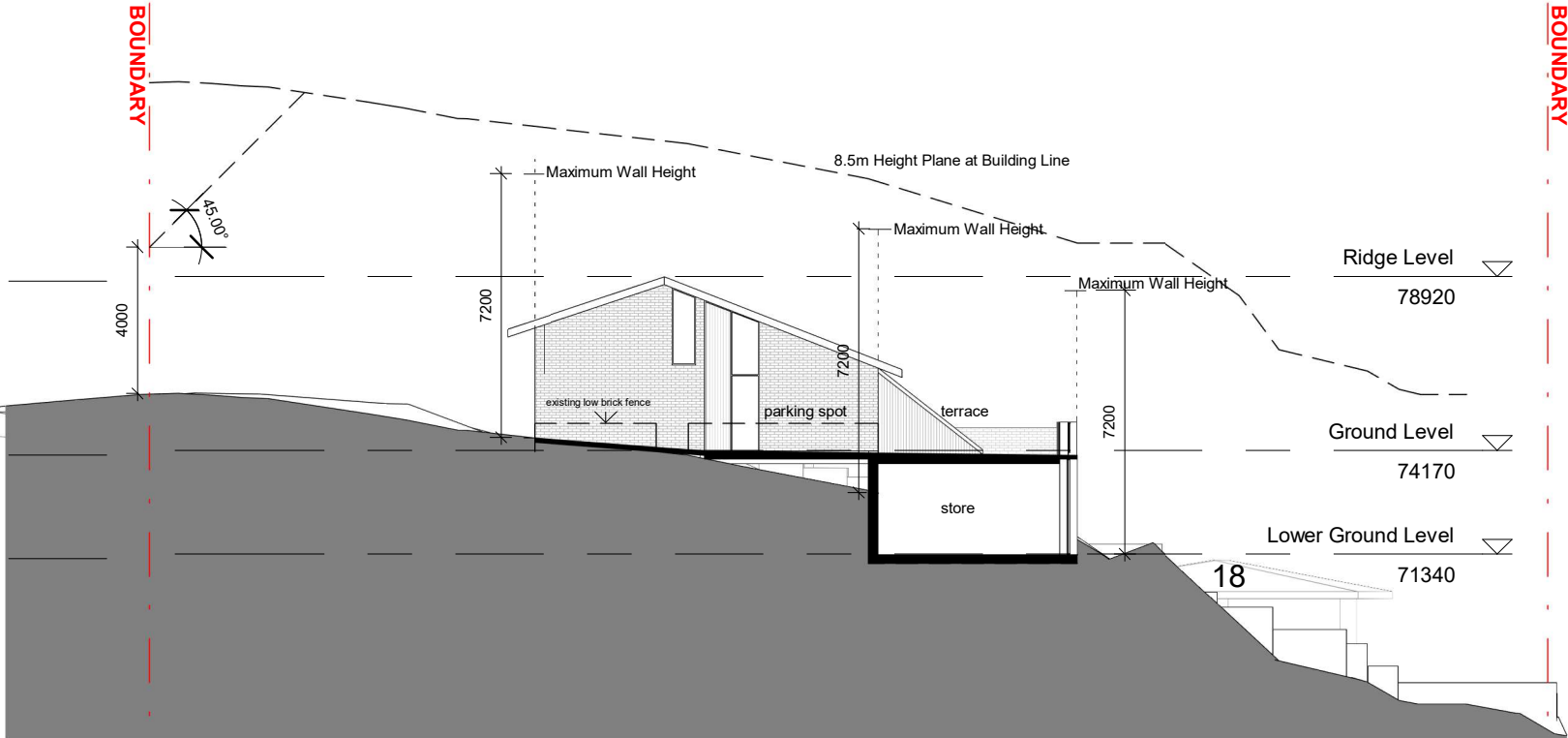
SOUTH/STREET ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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House Manns

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Killarney Heights 2087

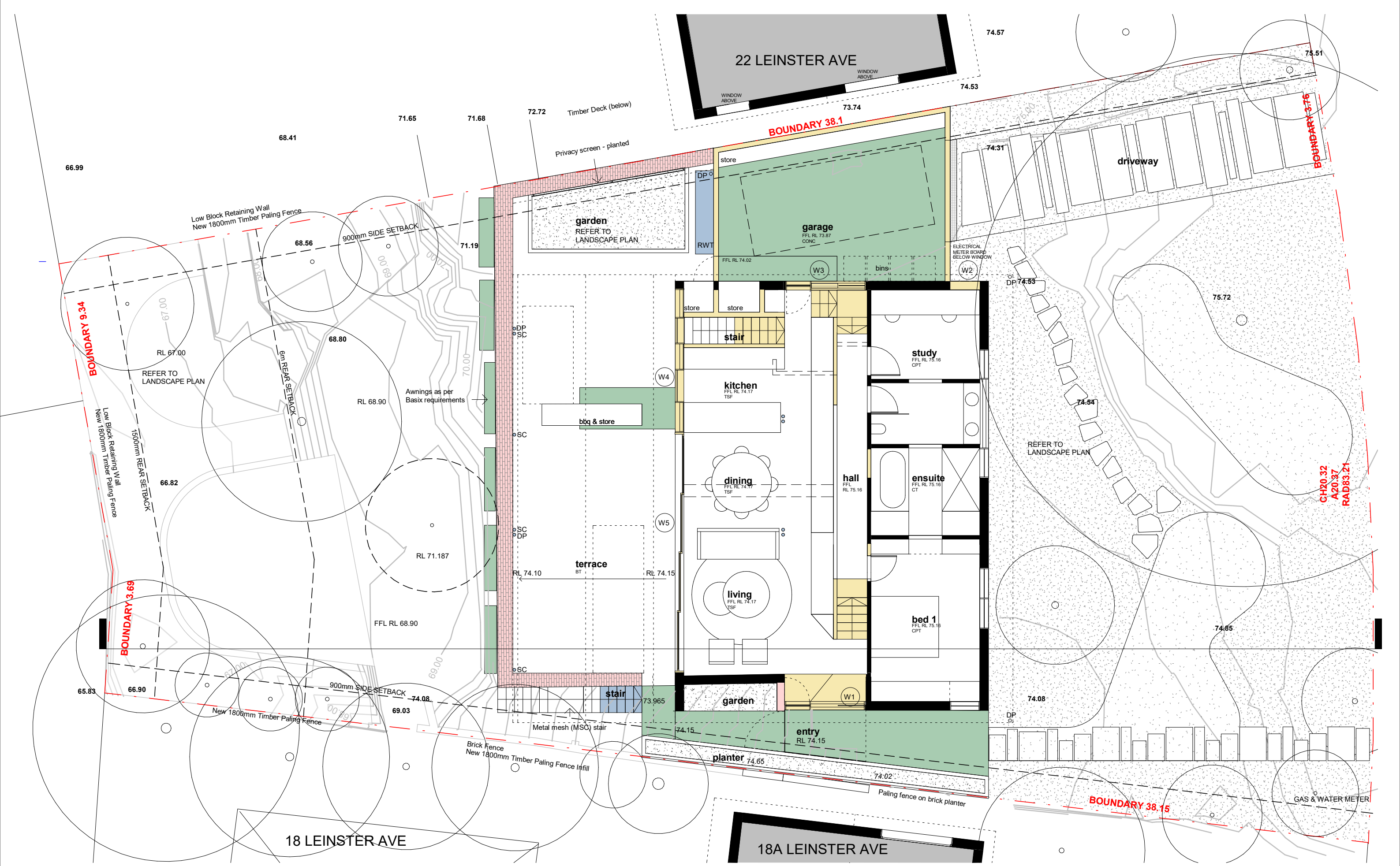
Existing Elevations

Project number  
Date  
Drawn by  
Scale

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June 2021  
MG  
1 : 200

026\_DA\_105





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GLASS

METAL

CONCRETE

TIMBER - PAINTED

MASONRY - FACE BRICK

ROOF TILE - TO MATCH EXISTING

— LINE OF PROPOSED BUILDING

— LINE OF EXISTING BUILDING TO BE DEMOLISHED

— ROOF LINE OVER

28.52

28.54

28.54

EXISTING LEVELS RETAINED

EXISTING LEVELS MODIFIED

PROPOSED LEVELS

BT

CPT

CT

DP

FB

FBSC

GL

GU

MDF

MSC

MBAL

PAV

RM

SB

SC

SP

TC

TD

TSF

BRICK TILE

CARPET

CERAMIC TILE

DOWN PIPE

FACE BRICKWORK

FACE BRICKWORK SCREEN

GUTTER

METAL DECK ROOF

METAL SCREENMESH

Metal Balustrade/Pool Fence

PAVERS

RENDERED MASONRY

STEEL BEAM

STEEL COLUMN

STEEL PLATE

TIMBER CLADDING

TIMBER DOOR

TIMBER FLOOR

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REV	DESCRIPTION	DATE
A	For Information	16.07.21
B	For Information	27.07.21
C	For Information	03.09.21
D	For Information	20.09.21
E	For Information	27.09.21
F	For Information	22.11.21
G	DA Issue	17.12.21

House Manns

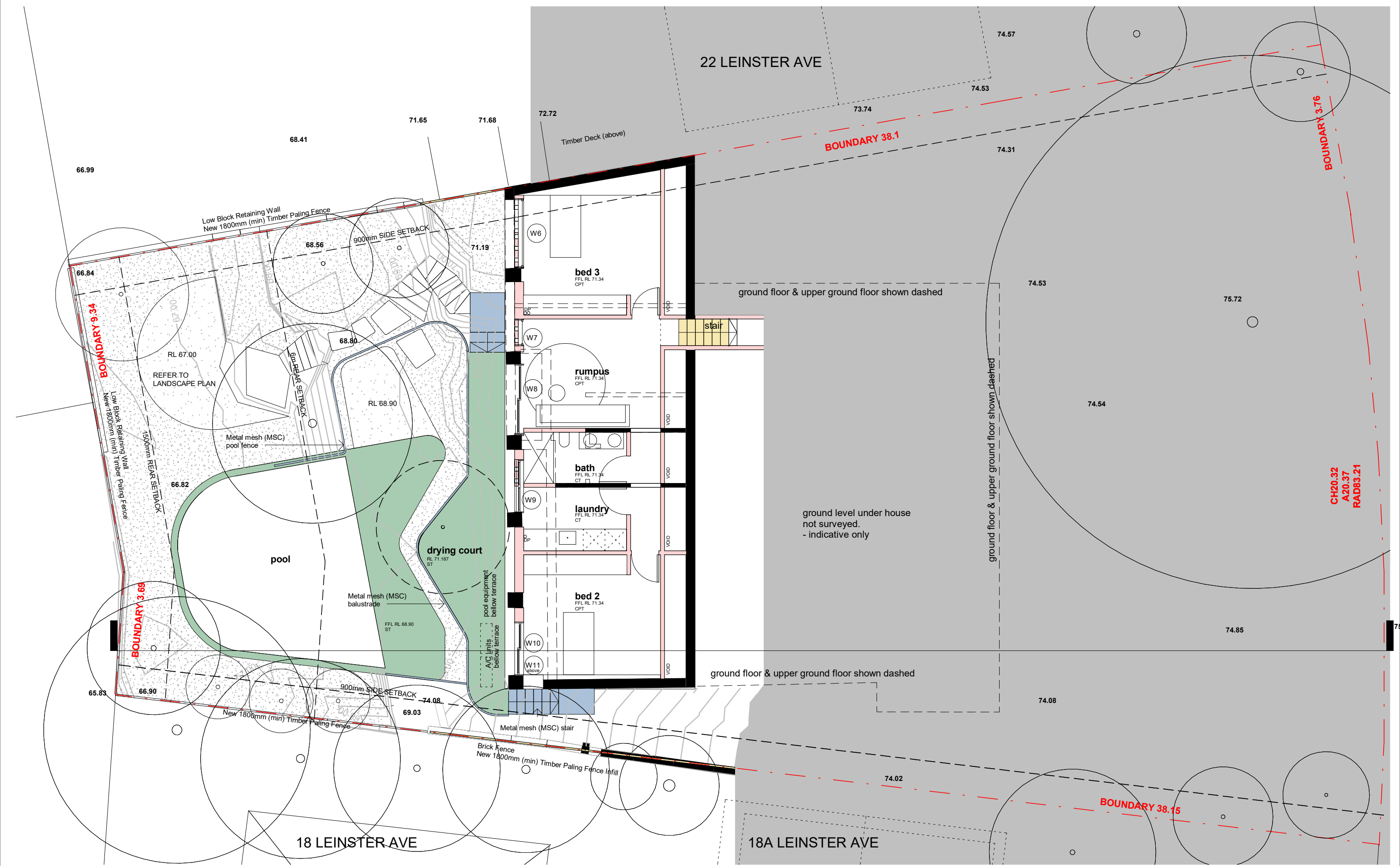
Clare & Kim Manns  
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Killarney Heights 2087

Proposed Ground Floor Plan

Project number 026  
Date June 2021  
Drawn by MG  
Scale 1 : 100

026\_DA\_106





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GLASS

METAL

CONCRETE

TIMBER - PAINTED

MASONRY - FACE BRICK

ROOF TILE - TO MATCH EXISTING

LINE OF PROPOSED BUILDING

LINE OF EXISTING BUILDING TO BE DEMOLISHED

ROOF LINE OVER

28.52

28.54

28.54

EXISTING LEVELS RETAINED

EXISTING LEVELS MODIFIED

PROPOSED LEVELS

BT

CPT

CT

DP

FB

FBSC

GL

GLU

MDR

MSC

MBAL

PAV

PAV

RM

SB

SC

SC

SP

TC

TD

TSF

BRICK TILE

CARPET

CERAMIC TILE

DOWN PIPE

FACE BRICKWORK

FACE BRICKWORK SCREEN

GUTTER

METAL DECK ROOF

METAL SCREENMESH

Metal Balustrade/Pool Fence

PAVERS

RENDERED MASONRY

STEEL BEAM

STEEL COLUMN

STEEL PLATE

TIMBER CLADDING

TIMBER DOOR

TIMBER FLOOR

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REV	DESCRIPTION	DATE
A	For Information	16.07.21
B	For Information	27.07.21
C	For Information	08.09.21
D	For Information	20.09.21
E	For Information	27.09.21
F	For Information	22.11.21
G	DA Issue	17.12.21

House Manns

Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

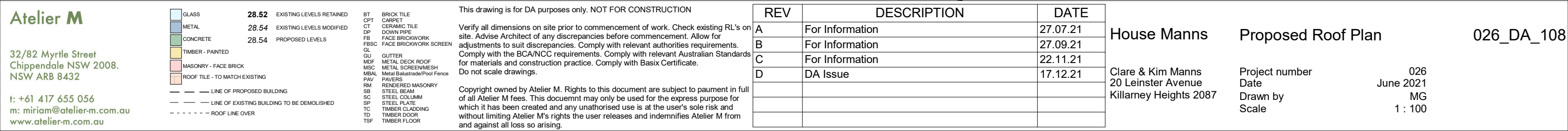
Proposed Lower  
Ground Floor Plan

Project number  
Date  
Drawn by  
Scale

026  
June 2021  
MG  
1 : 100

026\_DA\_107











<div></div> GLASS	28.52	EXISTING LEVELS RETAINED	BT	BRICK TILE
<div></div> METAL	28.54	EXISTING LEVELS MODIFIED	CPT	CARPET
<div></div> CONCRETE	28.54	PROPOSED LEVELS	CT	CERAMIC TILE
<div></div> TIMBER - PAINTED			DP	DOWN PIPE
<div></div> MASONRY - FACE BRICK			FB	FACE BRICKWORK
<div></div> ROOF TILE - TO MATCH EXISTING			FBSC	FACE BRICKWORK SCREEN
<div></div> LINE OF PROPOSED BUILDING			GL	GUTTER
<div></div> LINE OF EXISTING BUILDING TO BE DEMOLISHED			MDP	METAL DECK ROOF
<div></div> ROOF LINE OVER			MSC	METAL SCREEN/MESH
			MBAL	Metal Balustrade/Pool Fence
			PAV	PAVERS
			RM	RENDERED MASONRY
			SB	STEEL BEAM
			SC	STEEL COLUMN
			SP	STEEL PLATE
			TC	TIMBER CLADDING
			TD	TIMBER DOOR
			TSF	TIMBER FLOOR

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REV	DESCRIPTION	DATE
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House Manns

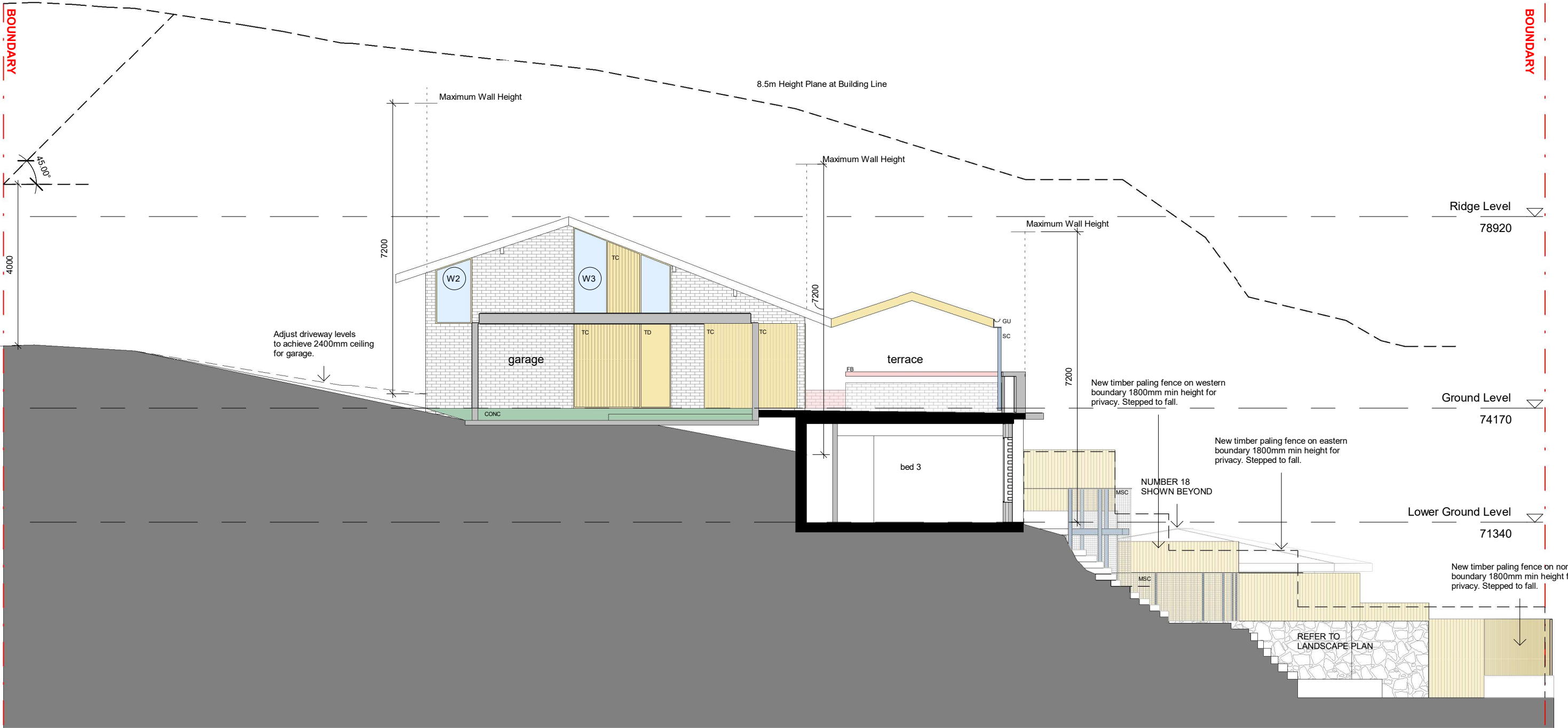
Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

Proposed East  
Elevation

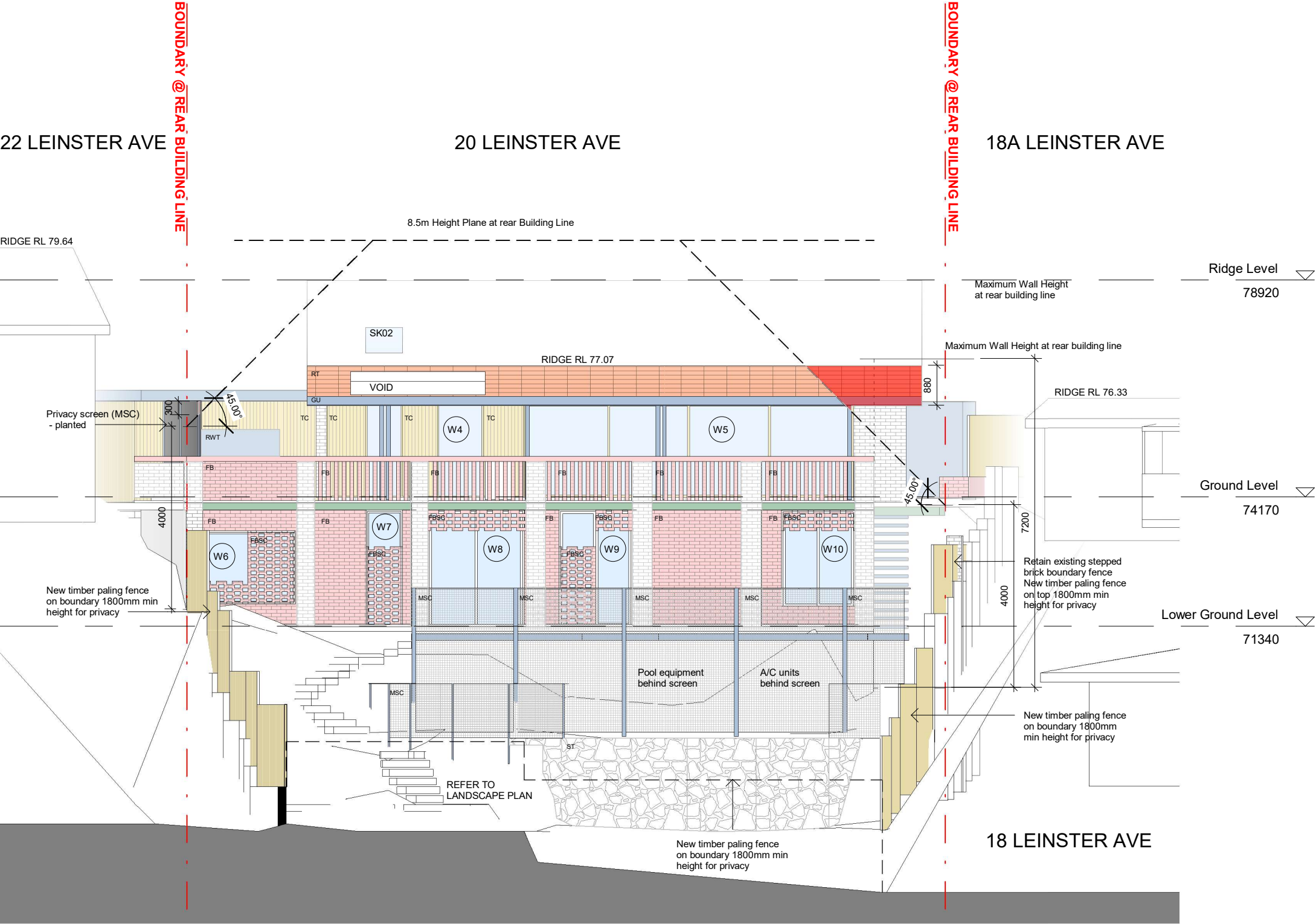
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Date  
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<div>GLASS</div>	28.52	EXISTING LEVELS RETAINED	BT	BRICK TILE
<div>METAL</div>	28.54	EXISTING LEVELS MODIFIED	CPT	CARPET
<div>CONCRETE</div>	28.54	PROPOSED LEVELS	CT	CERAMIC TILE
<div>TIMBER - PAINTED</div>			DP	DOWN PIPE
<div>MASONRY - FACE BRICK</div>			FB	FACE BRICKWORK
<div>ROOF TILE - TO MATCH EXISTING</div>			FBSC	FACE BRICKWORK SCREEN
<div>LINE OF PROPOSED BUILDING</div>			GL	GUTTER
<div>LINE OF EXISTING BUILDING TO BE DEMOLISHED</div>			GU	METAL DECK ROOF
<div>ROOF LINE OVER</div>			MDF	METAL SCREEN/MESH
			MBAL	Metal Balustrade/Pool Fence
			PAV	PAVERS
			RM	RENDERED MASONRY
			SB	STEEL BEAM
			SC	STEEL COLUMN
			SP	STEEL PLATE
			TC	TIMBER CLADDING
			TD	TIMBER DOOR
			TSE	TIMBER SLIP-ON

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B	DA Issue	17.12.21

House Manns

Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

Proposed North  
Elevation

Project number  
Date  
Drawn by  
Scale

026  
June 2021  
MG  
1 : 100

026\_DA\_111



<div><div></div><div>GLASS</div></div>	<div><div>28.52</div><div>EXISTING LEVELS RETAINED</div></div>	<div><div>BT</div><div>BRICK TILE</div></div>
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<div><div></div><div>CONCRETE</div></div>	<div><div>28.54</div><div>PROPOSED LEVELS</div></div>	<div><div>CT</div><div>CERAMIC TILE</div></div>
<div><div></div><div>TIMBER - PAINTED</div></div>		<div><div>DP</div><div>DOWN PIPE</div></div>
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<div><div></div><div>ROOF TILE - TO MATCH EXISTING</div></div>		<div><div>FBSC</div><div>FACE BRICKWORK SCREEN</div></div>
<div><div></div><div>LINE OF PROPOSED BUILDING</div></div>		<div><div>GL</div><div>GUTTER</div></div>
<div><div></div><div>LINE OF EXISTING BUILDING TO BE DEMOLISHED</div></div>		<div><div>GU</div><div>METAL DECK ROOF</div></div>
<div><div></div><div>ROOF LINE OVER</div></div>		<div><div>MDF</div><div>METAL SCREEN/MESH</div></div>
		<div><div>MBAL</div><div>Metal Balustrade/Pool Fence</div></div>
		<div><div>PAV</div><div>PAVERS</div></div>
		<div><div>RM</div><div>RENDERED MASONRY</div></div>
		<div><div>SB</div><div>STEEL BEAM</div></div>
		<div><div>SC</div><div>STEEL COLUMN</div></div>
		<div><div>SP</div><div>STEEL PLATE</div></div>
		<div><div>TC</div><div>TIMBER CLADDING</div></div>
		<div><div>TD</div><div>TIMBER DOOR</div></div>
		<div><div>TSF</div><div>TIMBER FLOOR</div></div>

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House Manns

Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

Proposed West  
Elevation

Project number  
Date  
Drawn by  
Scale

026  
June 2021  
MG  
1 : 100

026\_DA\_112









Existing: Face brickwork (FB).



Existing: Timber cladding painted. New to match. Colour below (TC)



Existing: Mid tone grey roof tiles. New to match (RT)



Existing: Timber windows & doors painted. New to match. (photo not from subject site)



Precedent: Brick hit & miss screen (FBSC).



Precedent: Quilt of brick & tile infill of new into old (FB)



Precedent: Steel mesh balustrade & pool fence. To comply with AS3959-2009 & AS1932-2012 (MSC)



Colour: Painted timber & steel. Pale Green

Atelier M

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Verify all dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with the BCA/NCC requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basix Certificate. Do not scale drawings.

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REV	DESCRIPTION	DATE
A	For Information	22.11.21
B	DA Issue	17.12.21

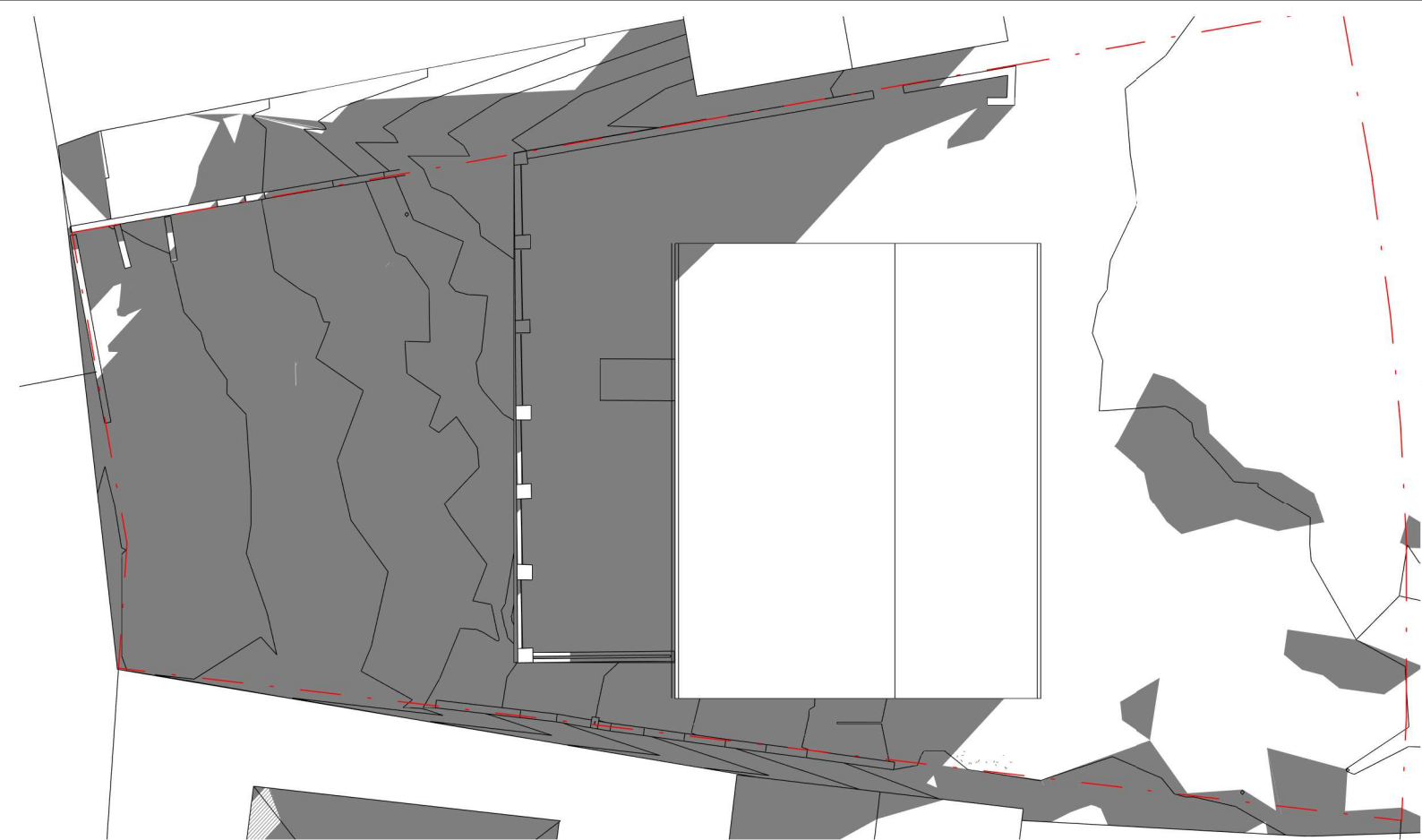
House Manns

Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

External Materials & Finishes

Project number 026  
Date June 2021  
Drawn by MG  
Scale

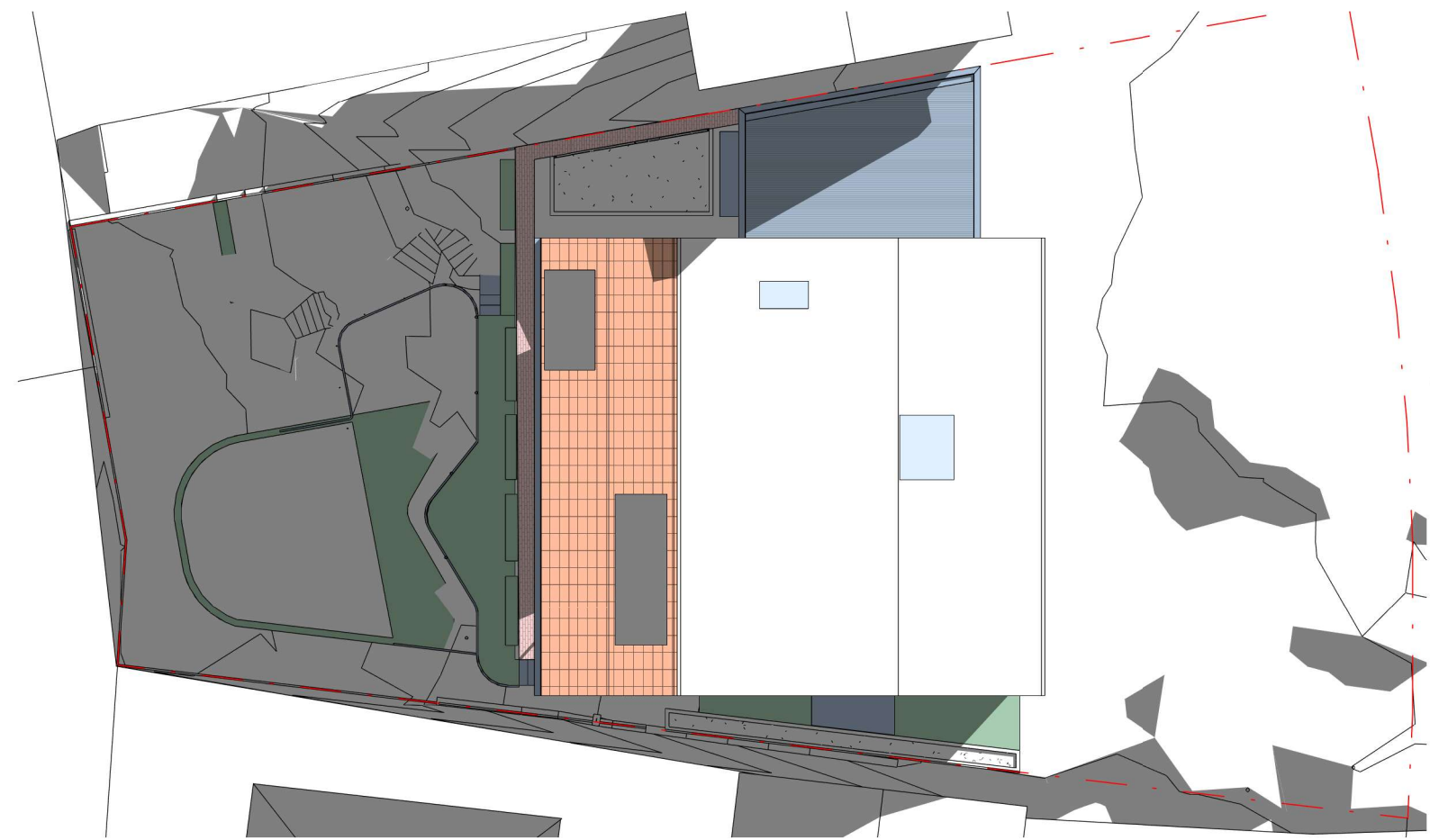




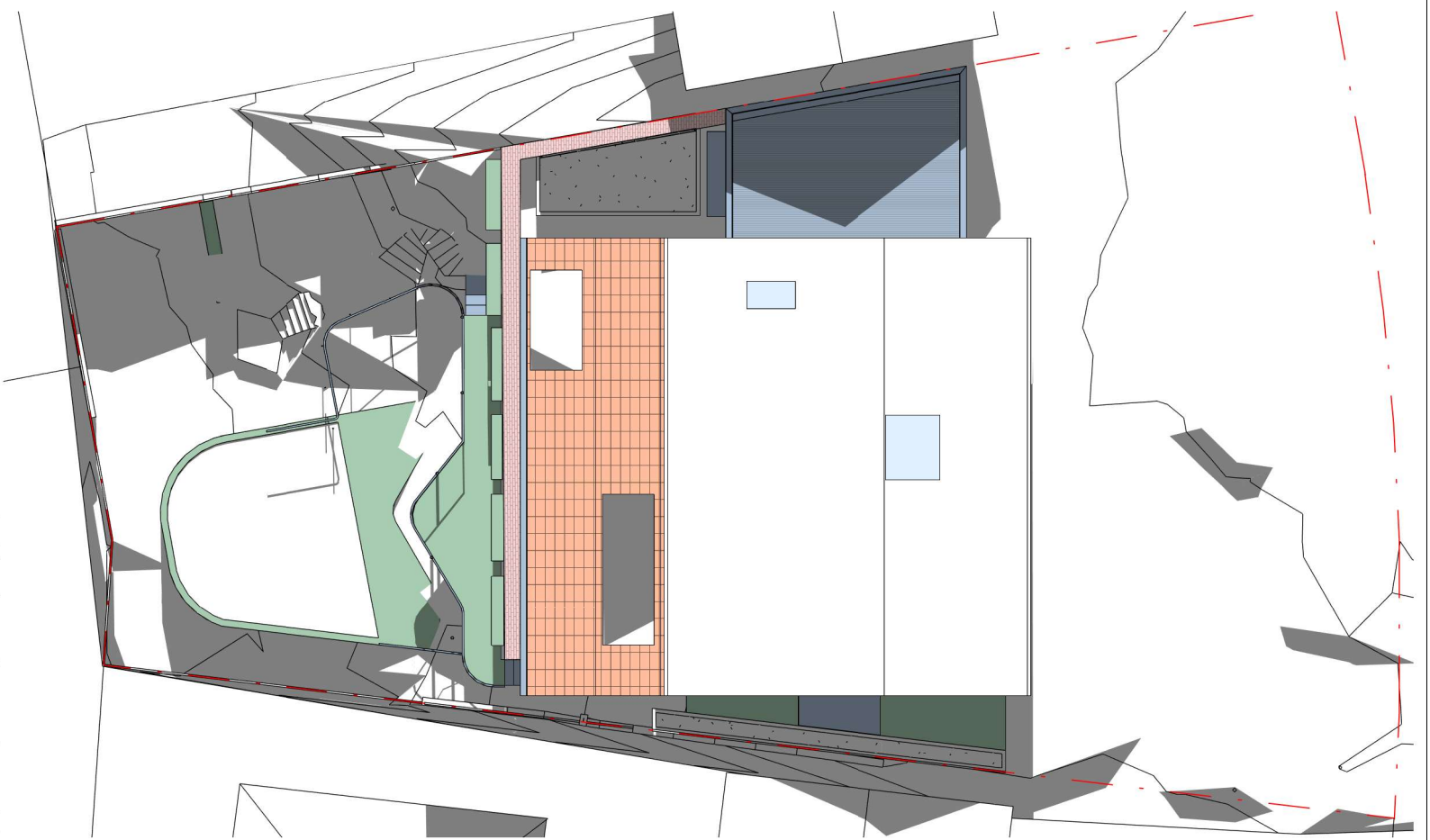
EXISTING JUNE 9AM



EXISTING JUNE 12PM



PROPOSED JUNE 9AM



PROPOSED JUNE 12PM

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House Manns

Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

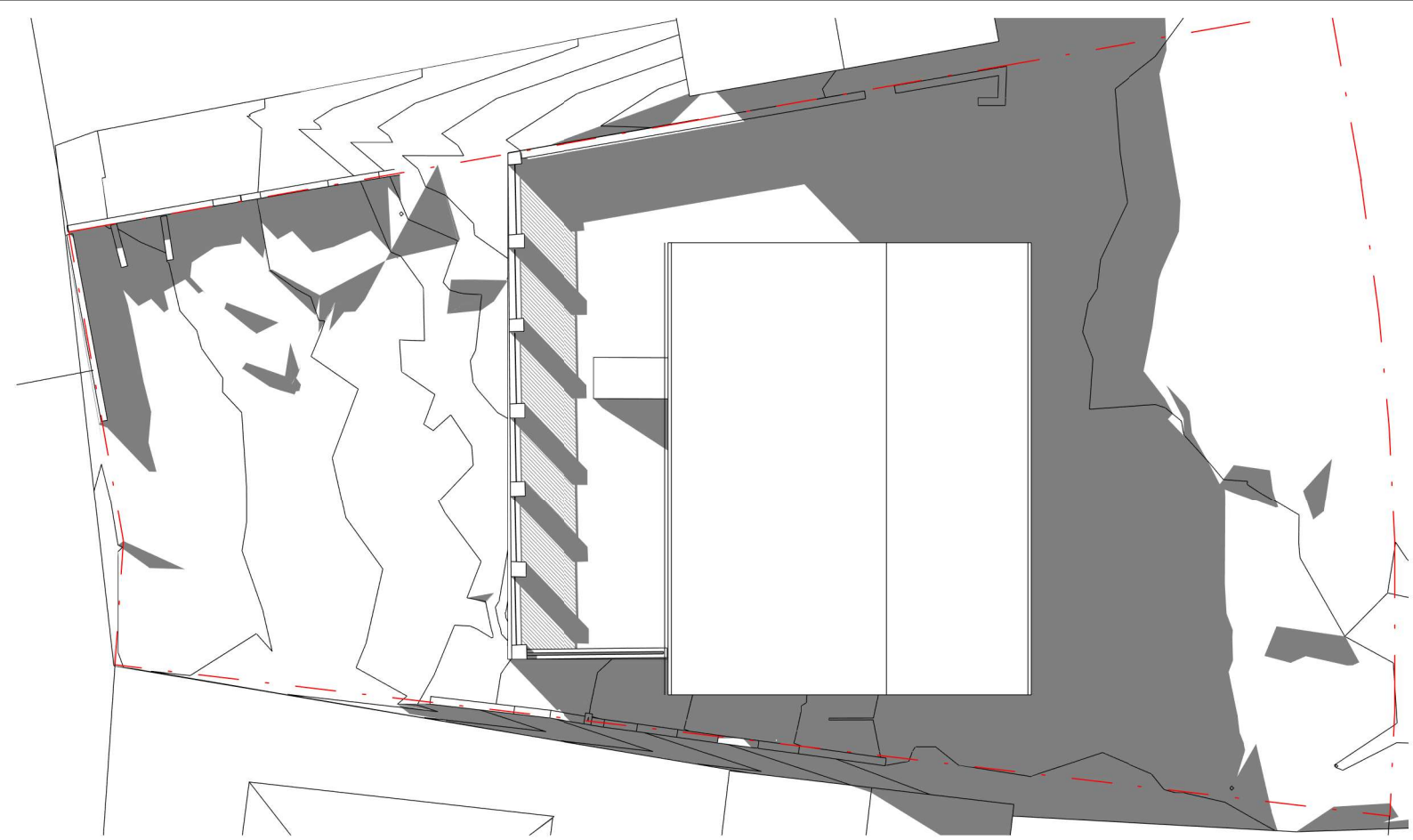
Sun Shadows - March 9am & 12pm 026\_DA\_115

Project number  
Date  
Drawn by  
Scale

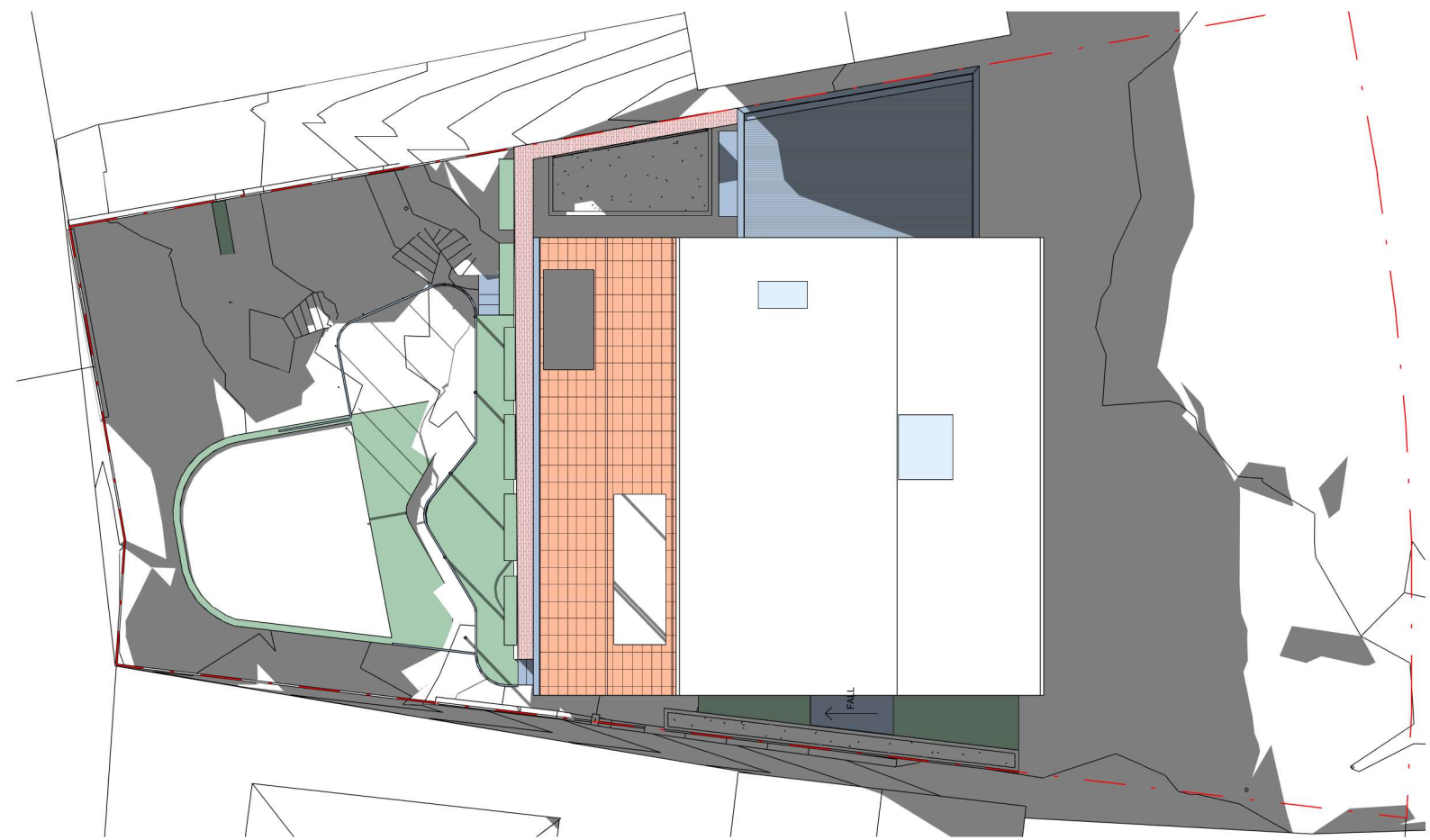
026  
June 2021  
MG  
1 : 200







EXISTING JUNE 3PM



PROPOSED JUNE 3PM

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REV	DESCRIPTION	DATE
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House Manns

Clare & Kim Manns  
20 Leinster Avenue  
Killarney Heights 2087

Sun Shadows - March 3pm 026\_DA\_116

Project number 026  
Date June 2021  
Drawn by MG  
Scale 1 : 200







EXISTING LANDSCAPE AREA



PROPOSED LANDSCAPE AREA

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House Manns

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20 Leinster Avenue  
Killarney Heights 2087

Landscape Areas

Project number  
Date  
Drawn by  
Scale

026  
June 2021  
MG  
1 : 200

026\_DA\_117

