 northern
beaches
council

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

DA2020/1615

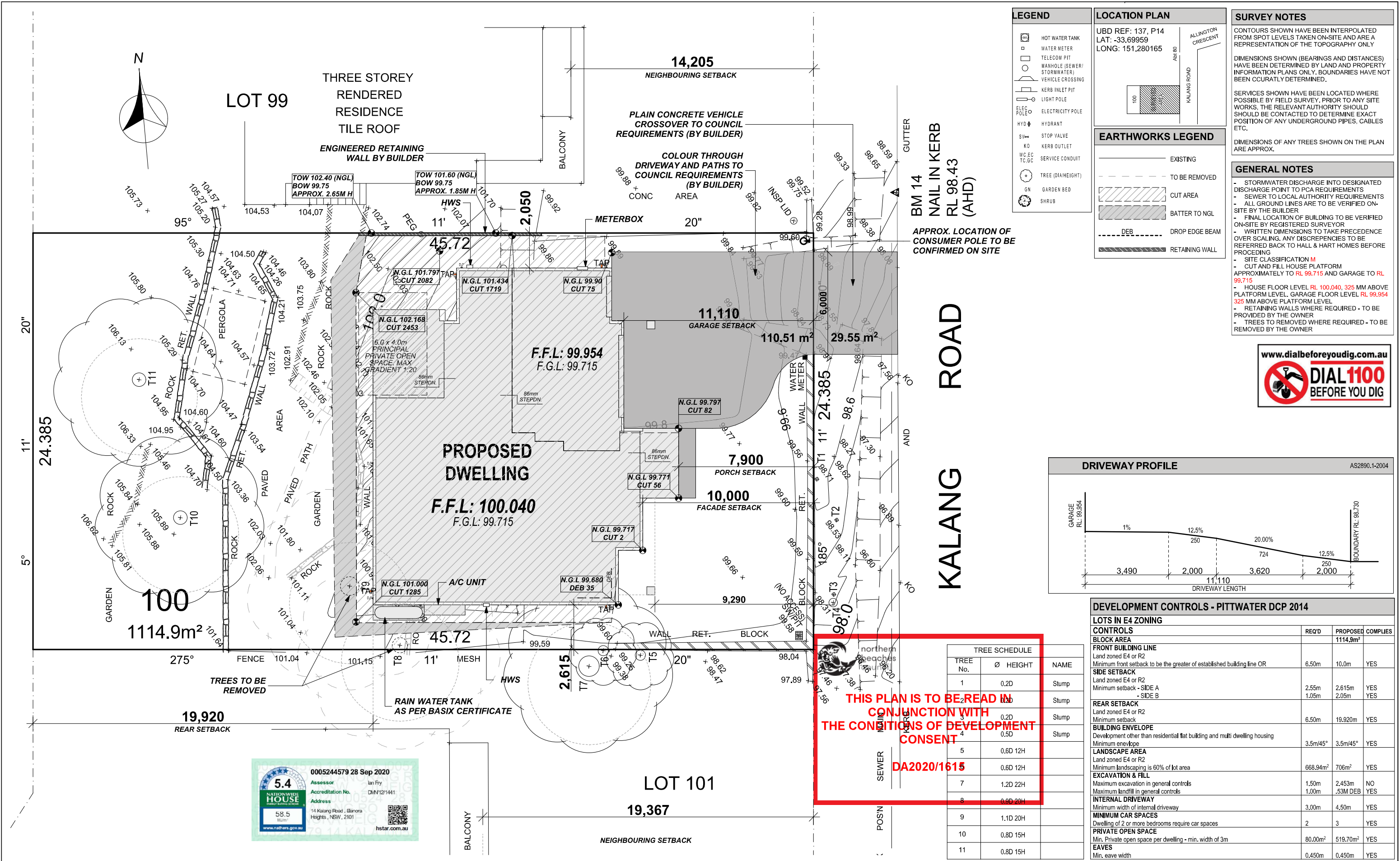
1	COVER PAGE
2	SITE PLAN
3	DEMOLITION PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS 1 & 2
7	ELEVATIONS 3 & 4
8	SECTIONS
9	SLAB/DRAINAGE PLANS
10	SITE MANAGEMENT/SEDIMENT PLAN
11	SITE ANALYSIS
12	SHADOW DIAGRAMS
13	ELECTRICAL PLAN

[illegible]

TENDER PLANS

CLIENT SIGNATURE: _____





Hall & Hart
HOMES

PO BOX 602, PARRAMATTA NSW 2150
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALLHARTHOMES.COM.AU
BUILDERS LICENCE No: 275897C

NOTES:

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FOR:

LUKE KENNEDY & BEATE STALPH

ADDRESS:

LOT 100, #14 KALANG RD
ELANORA HEIGHTS

COUNCIL:

NORTHERN BEACHES COUNCIL

DP No:

16682

HOUSE TYPE

MODEL:

CHelsea 42

FACADE:

HAMPTONS (BALCONY)

GARAGE SIDE:

RHS

INCLUSIONS:

PREMIUM

DRAWING:

SITE PLAN

DRAWN:

CM

CHECKED:

LC

LODGEMENT:

DA/CC

DATE DRAWN:

27/08/2020

APPROVED FOR CONSTRUCTION:

SCALE:

1:200

PAGE NO:

2 of 13

REV:

J

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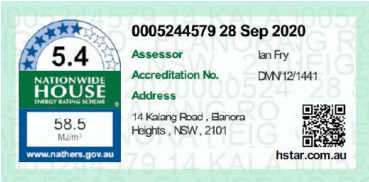
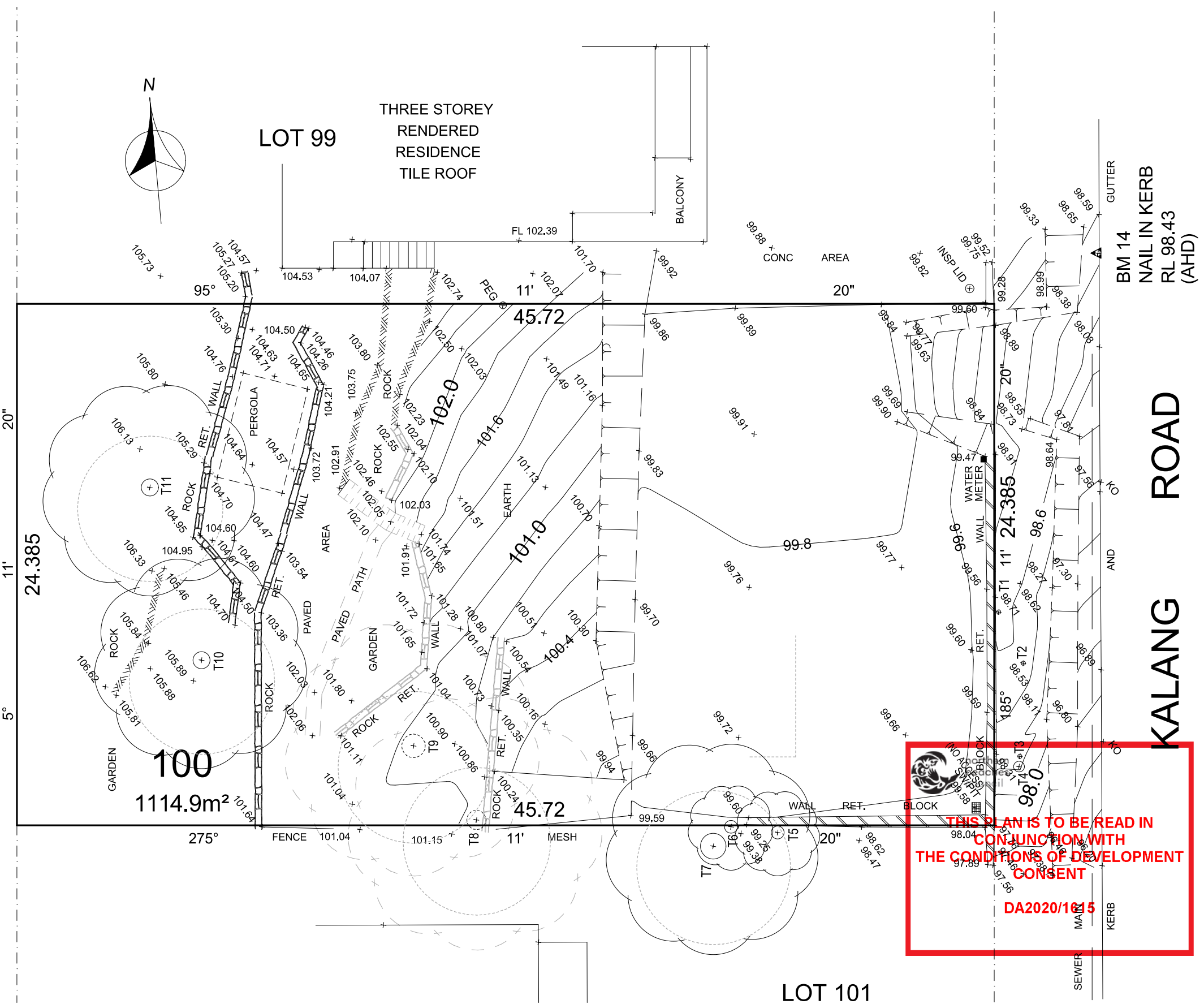
DEMOLITION NOTE

EXISTING DWELLING TO BE DEMOLISHED AND REMOVED IN ACCORDANCE WITH COUNCIL CONDITIONS, BCA AND AUSTRALIAN STANDARDS - BY OWNER

DEMOLITION LEGEND

EXISTING
TO BE REMOVED

LOT 1
D.P.730105



Hall & Hart
HOMES

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LUKE KENNEDY & BEATE STALPH

ADDRESS:

LOT 100, #14 KALANG RD
ELANORA HEIGHTS

COUNCIL:

NORTHERN BEACHES COUNCIL

DP No:

16682

HOUSE TYPE

MODEL: CHELSEA 42
FACADE: HAMPTONS (BALCONY)
GARAGE SIDE: RHS
INCLUSIONS: PREMIUM

DRAWING:

DEMOLITION PLAN

DRAWN:

CM

DATE DRAWN:

27/08/2020

SCALE:

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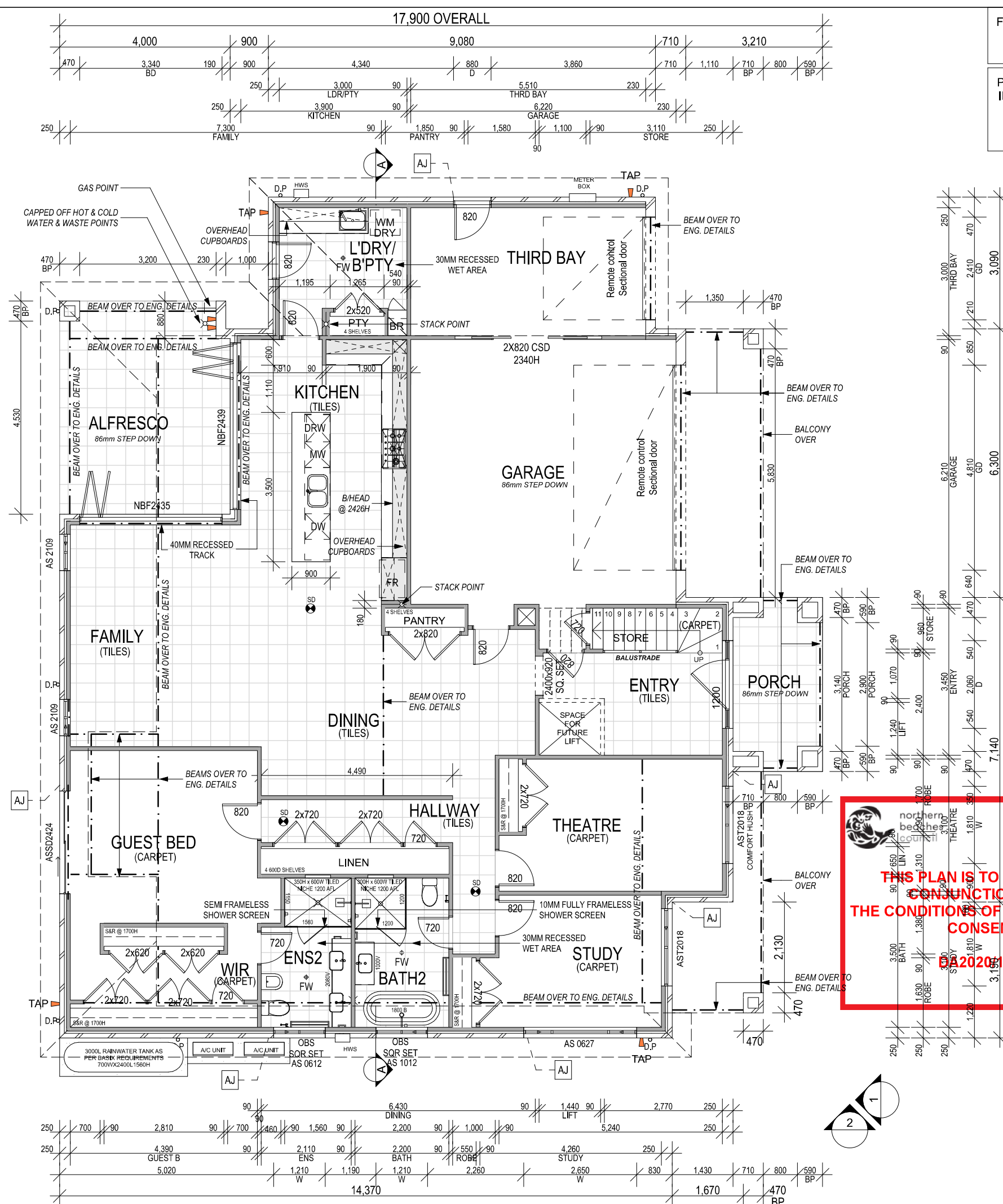
H0282

PAGE NO:

3 of 13

REV:

J



FULL HEIGHT TILING
ON BATH2 AND
ENS2 WALLS

PROVIDE R2.5 WALL
INSULATION TO ALL
SURROUNDING
WALLS OF THIRD
BAY GARAGE

NOTE:
ELECTRICAL & GAS
METER POSITIONS ARE TO
BE CONFIRMED BY
CONTRACTORS ON SITE
TO CLOSEST POINT OF
CONNECTION

ALL WET AREAS ARE TO
BE PROVIDED WITH A
SMART TILED FLOOR
WASTE

ALL GLAZING TO COMPLY
WITH AS 1288 - 2006
GLASS IN BUILDINGS

ALL TOUGHENED GLASS
TO COMPLY WITH CLAUSE
3.6,4.5 OF THE BCA AND AS
1288 - 2006 GLASS IN
BUILDINGS

AIR CONDITIONING DUCT
AND OUTLET LOCATIONS
ARE INDICATIVE ONLY AND
MAY BE ADJUSTED ONSITE
AS REQUIRED

PROVIDE 2340H INTERNAL
DOORS & 2400H SQUARE
SET OPENINGS TO
GROUND FLOOR ONLY (*
EXCLUDING BEDROOM
ROBES) UNLESS
OTHERWISE NOTED

NOTE:
STEEL & H/W TIMBER
POSTS TO ENG'S DETAILS
TO SUPPORT STEEL
BEAMS OVER TO BE
LOCATED WITHIN TIMBER
STUD WALL FRAMES,
REFER TO STRUCTURAL
ENGINEERS PLANS FOR
POST TYPE & LOCATIONS

DENOTES LOCATION OF
SMOKE DETECTOR

AIR-CONDITIONING
ZONES:
ZONE 1 - GROUND
HABITABLE SPACES
ZONE 2 - UPPER
HABITABLE SPACES

R2.0 SOUNDSREEN
INSULATION

13mm SOUNDCHECK
PLASTERBOARD

SQR SET WALL & CEILING
JUNCTIONS

FLOOR AREAS	
PORCH	8.57
GROUND FLOOR	202.45
GARAGE	59.40
FIRST FLOOR	192.70
ALFRESCO	19.93
MASTER BALCONY	12.69
SITTING BALCONY	15.88
REAR BALCONY	5.44
517.06 m²	

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CONFIRM ALL DIMENSIONS ON SITE.


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IN WRITING AND SHOWN ON PLANS



0005244579 28 Sep 2020
Assessor Ian Fry
Accreditation No. DMN121441
Address 14 Kalang Road, Blarney Heights, NSW, 2101
www.natw.gov.au hstar.com.au

FOR: LUKE KENNEDY & BEATE STALPH

ADDRESS: LOT 100, #14 KALANG RD
ELANORA HEIGHTS

COUNCIL: NORTHERN BEACHES COUNCIL

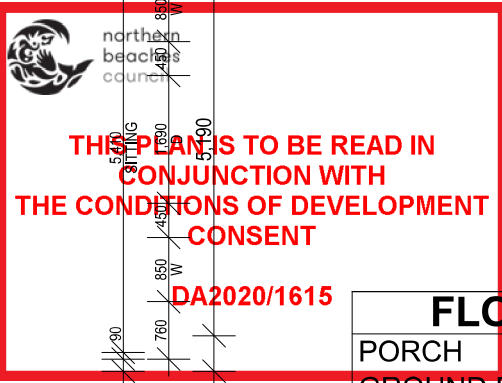
DP No: 16682

DRAWING: GROUND FLOOR PLAN

HOUSE TYPE: CHELSEA 42
MODEL: HAMPTONS (BALCONY)
FACADE: RHS
GARAGE SIDE: PREMIUM
INCLUSIONS:

DRAWN: CM	CHECKED: LC	LODGEMENT: DA/CC
DATE DRAWN: 27/08/2020	APPROVED FOR CONSTRUCTION:	JOB NO: H0282
SCALE: 1:100	PAGE NO: 4 of 13	REV: J

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CONSENT
03/2020/1615



FLOOR AREAS	
PORCH	8.57
GROUND FLOOR	202.45
GARAGE	59.40
FIRST FLOOR	192.70
ALFRESCO	19.93
MASTER BALCONY	12.69
SITTING BALCONY	15.88
REAR BALCONY	5.44
517.06 m²	

SQR SET WALL & CEILING JUNCTIONS



0005244579 28 Sep 2020

Assessor Ian Fry


Accreditation No. DMN/12/1441

Address

14 Kelang Road, Banora
Hights, NSW, 2101

58.5
Mum

www.nathans.gov.au



hstar.com.au

DRAWN: CM	CHECKED: LC	LODGEEMENT: DA/CC
DATE DRAWN: 27/08/2020	APPROVED FOR CONSTRUCTION:	JOB NO: H0282
SCALE: 1:100	PAGE NO: 5 of 13	REV: J

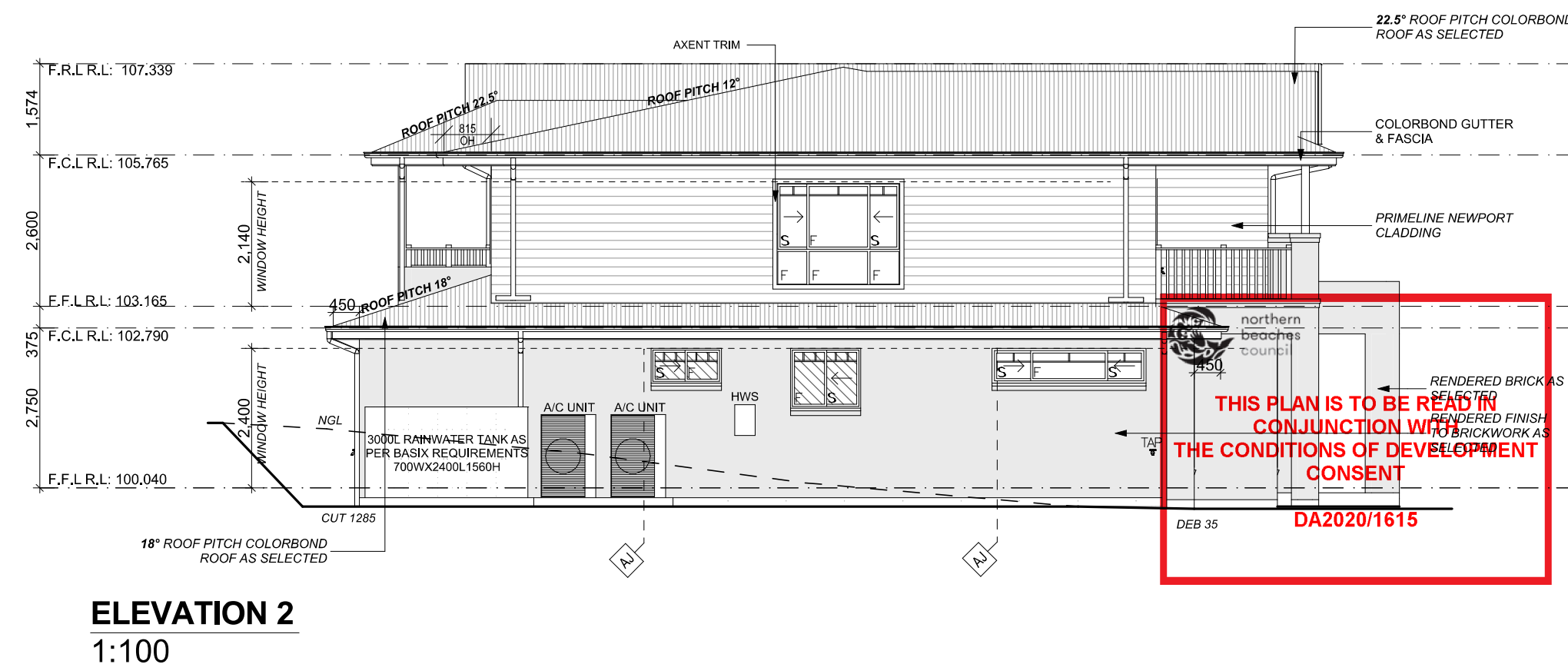


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AJ

DENOTES ARTICULATION JOINT IN BRICKWORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH CLAUSE 3.3.1.8 OF THE NCC.



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DA2020/1615

Hall & Hart
HOMES

PO BOX 602, PARRAMATTA NSW 2150
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALLHARTHOMES.COM.AU
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FOR:

LUKE KENNEDY & BEATE STALPH

ADDRESS:

LOT 100, #14 KALANG RD
ELANORA HEIGHTS

COUNCIL:

NORTHERN BEACHES COUNCIL

DP No:

16682

HOUSE TYPE

MODEL: CHELSEA 42
FACADE: HAMPTONS (BALCONY)
GARAGE SIDE: RHS
INCLUSIONS: PREMIUM

DRAWING:

ELEVATIONS 1 & 2

DRAWN:

CM

DATE DRAWN:

27/08/2020

SCALE:

1:100

CHECKED:

LC

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LODGE:

DA/CC

JOB NO:

H0282

PAGE NO:

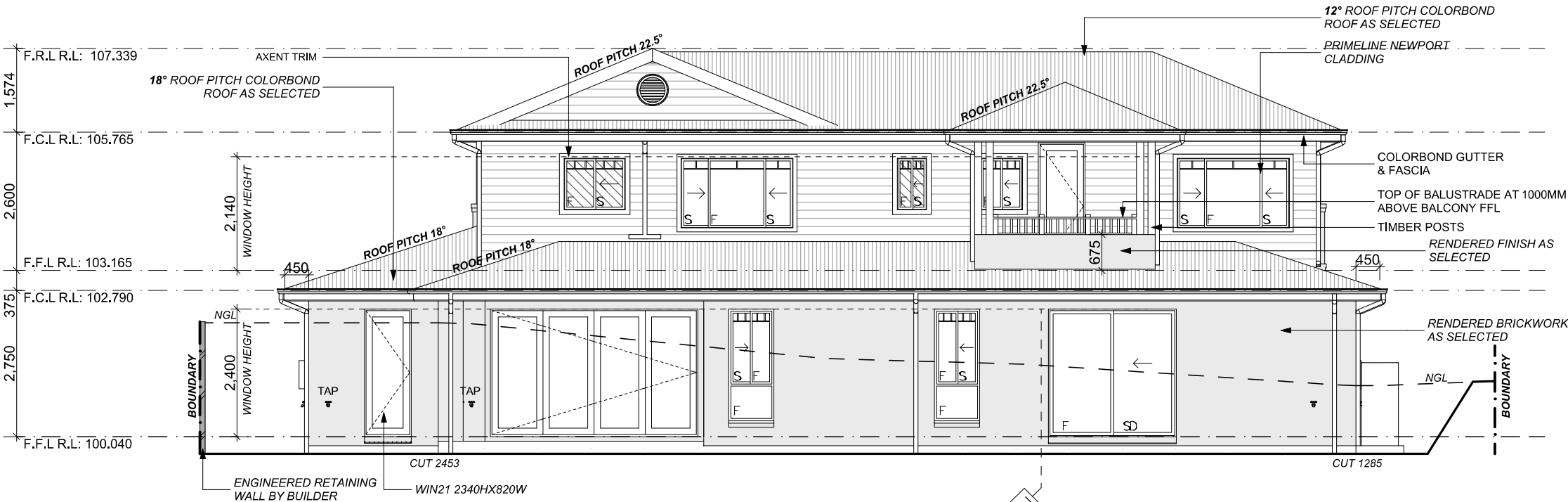
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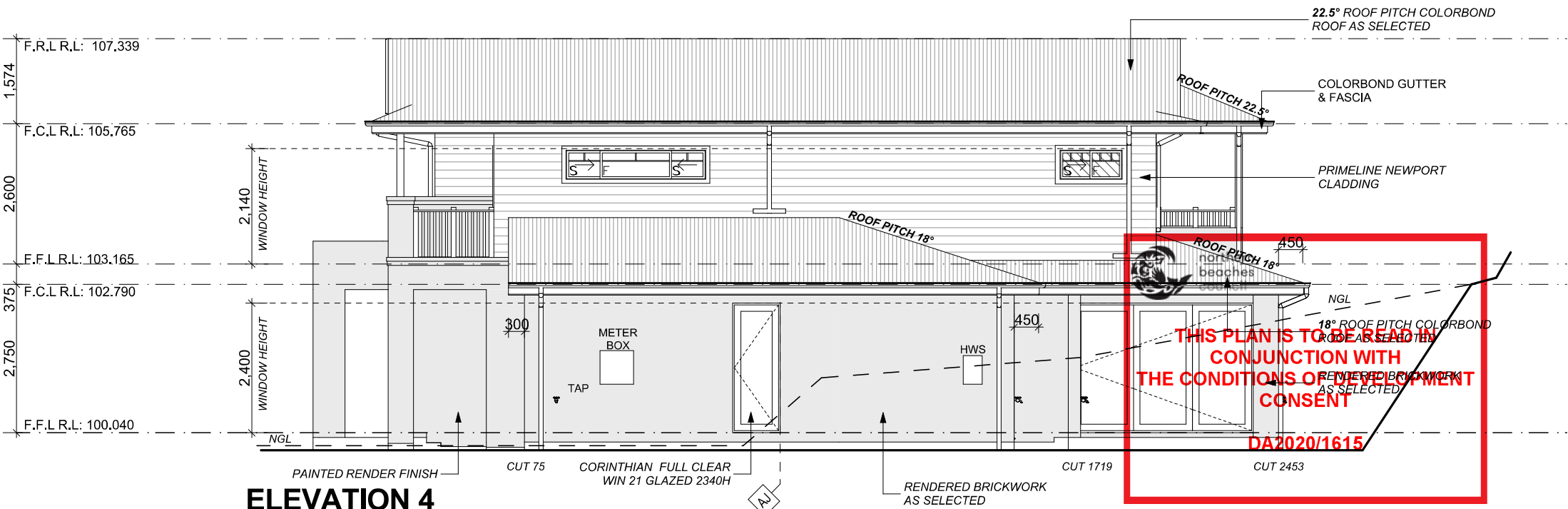
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ELEVATION 3
1:100



ELEVATION 4
1:100



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FOR: LUKE KENNEDY & BEATE STALPH
ADDRESS: LOT 100, #14 KALANG RD
ELANORA HEIGHTS
COUNCIL: NORTHERN BEACHES COUNCIL
DP No: 16682

HOUSE TYPE
MODEL: CHELSEA 42
FACADE: HAMPTONS (BALCONY)
GARAGE SIDE: RHS
INCLUSIONS: PREMIUM
DRAWING: ELEVATIONS 3 & 4

DRAWN: CM	CHECKED: LC	LODGEMENT: DA/CC
DATE DRAWN: 27/08/2020	APPROVED FOR CONSTRUCTION:	JOB NO: H0282
SCALE: 1:100	PAGE NO: 7 of 13	REV: J

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BASIX INSULATION

- R2.5 GLASS WOOL WALL INSULATION
- R4.1 GLASS WOOL CEILING INSULATION (EXCLUDING GARAGE AND ALFRESCO & BALCONIES)
- R2.5 WALL INSULATION TO ALL WALLS SURROUNDING THIRD BAY GARAGE
- COLORBOND ROOF WITH 60MM ANTICON BLANKET (R1.3)
- CSR ENVIROSEAL WALL SARKING TO EXTERNAL WALLS

22.5° ROOF PITCH
COLORBOND ROOF
AS SELECTED

ALLOW MAX SIZE 800H x 2600W x 2500D
FOR EVAPORATOR UNIT 120KG MIN 4 TRUSSES
LOCATION TO BE DETERMINED BY FRAME
MANUFACTURER

COLORBOND GUTTER
& FASCIA

EXTERNAL CLADDING
AS SELECTED

HEBEL POWER FLOOR
SYSTEM TO ENG. DETAILS

PLASTERBOARD FINISH
TO INTERNAL WALLS

250mm BRICK VENEER
EXTERNAL WALLS

18° ROOF PITCH
COLORBOND ROOF
AS SELECTED

WIR

WIL

SITTING

LDRY
BPTY

KITCHEN

ENTRY

BATH

RC WAFFLE POD SLAB
TO ENG'S DETAILS

SECTION A-A
1:100



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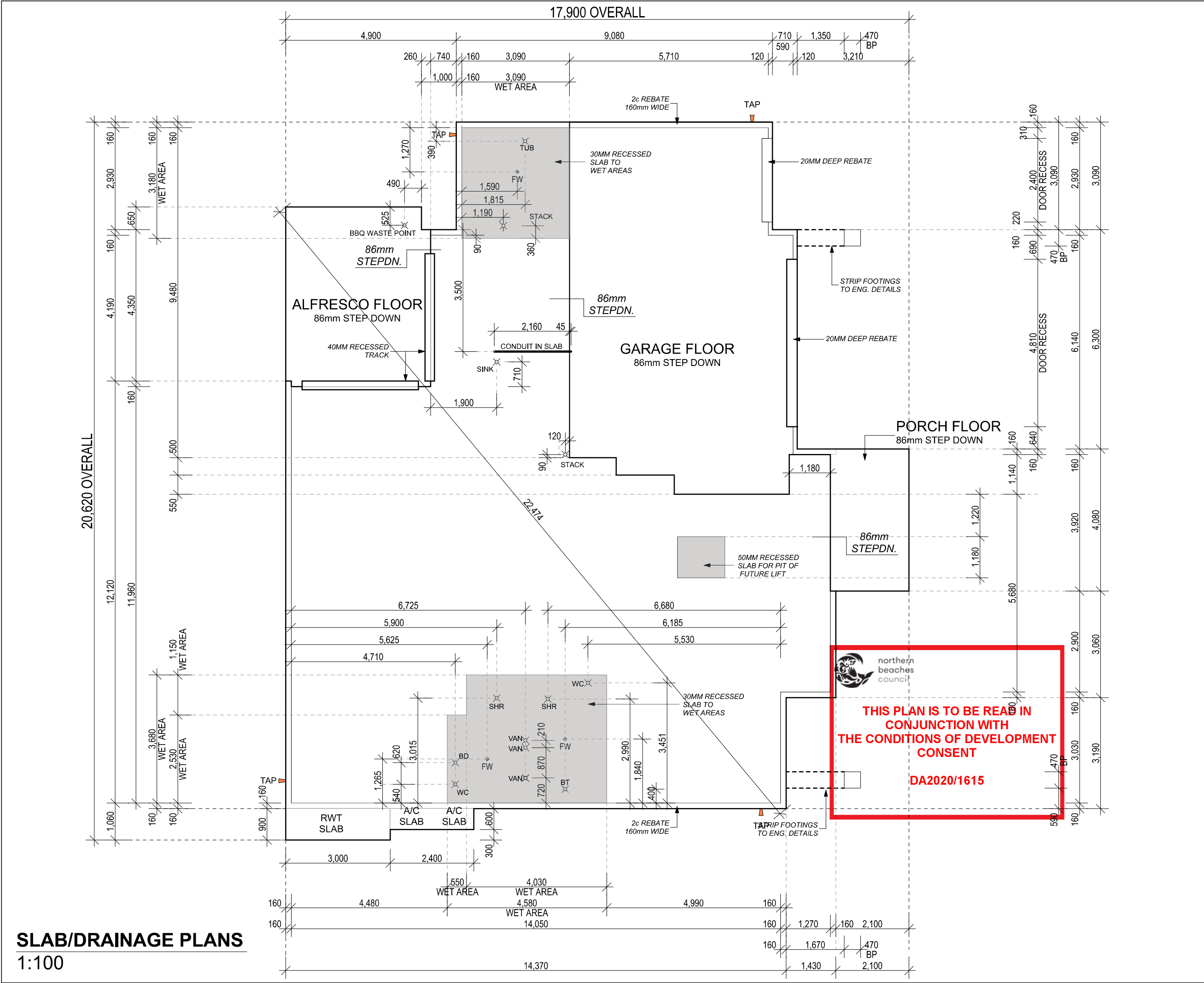
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FOR: LUKE KENNEDY & BEATE STALPH
ADDRESS: LOT 100, #14 KALANG RD
ELANORA HEIGHTS
COUNCIL: NORTHERN BEACHES COUNCIL
DP No: 16682

HOUSE TYPE
MODEL: CHELSEA 42
FACADE: HAMPTONS (BALCONY)
GARAGE SIDE: RHS
INCLUSIONS: PREMIUM
DRAWING: SECTIONS

DRAWN: CM	CHECKED: LC	LODGEMENT: DA/CC
DATE DRAWN: 27/08/2020	APPROVED FOR CONSTRUCTION:	JOB NO: H0282
SCALE: 1:100	PAGE NO: 8 of 13	REV: J



SLAB/DRAINAGE PLANS
1:100

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ADDRESS: **LOT 100, #14 KALANG RD
ELANORA HEIGHTS**

COUNCIL: **NORTHERN BEACHES COUNCIL**

DP No: **16682**

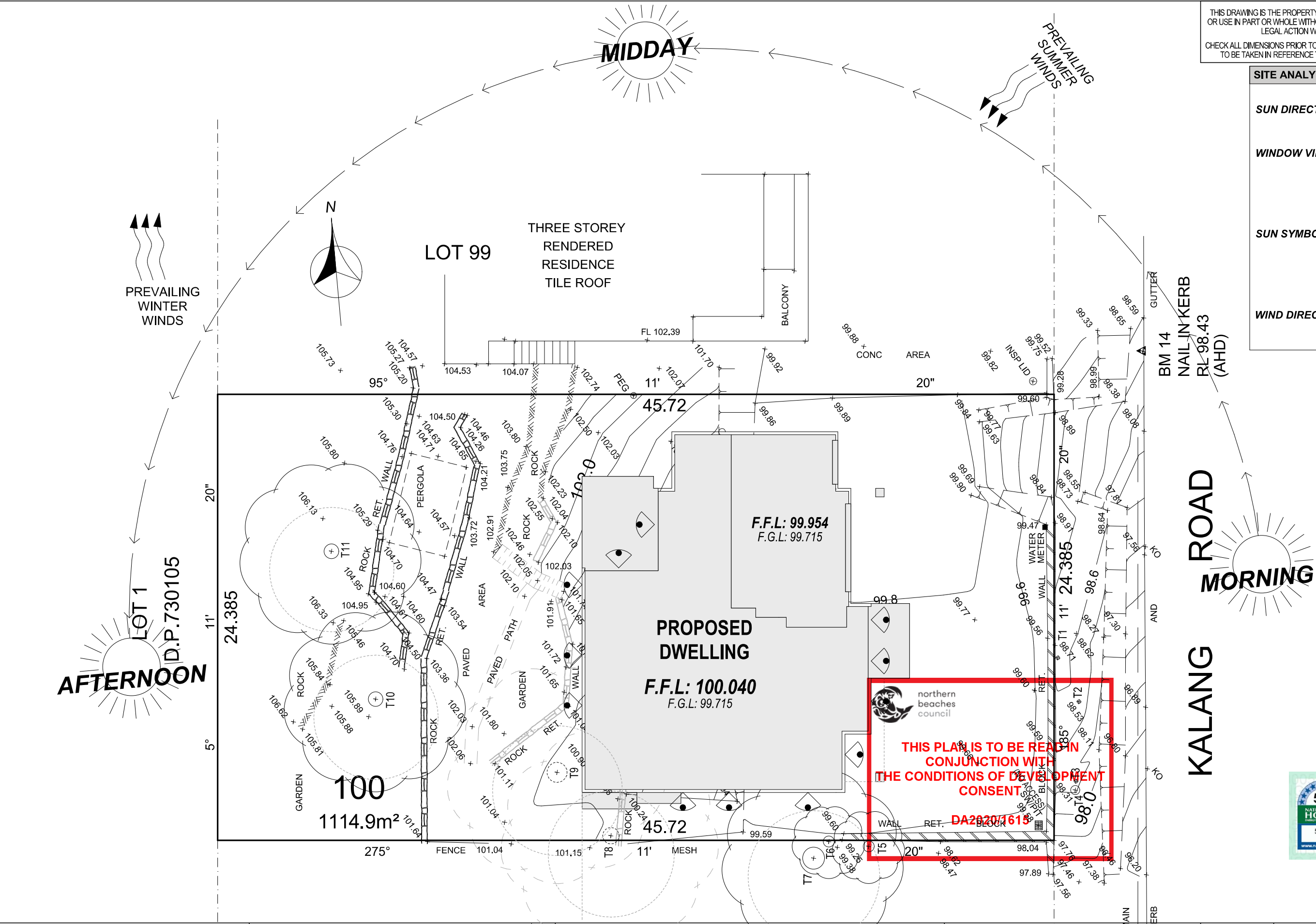
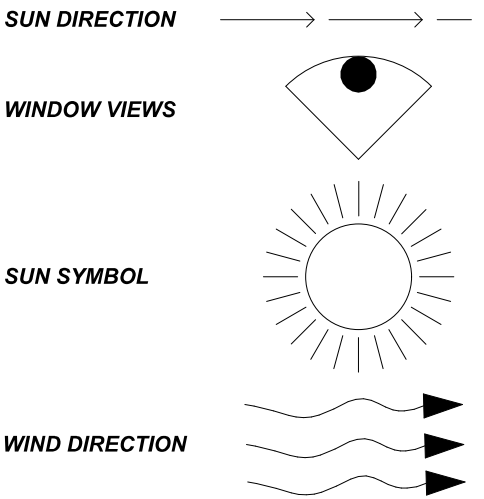
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HOUSE TYPE: **CHELSEA 42**
MODEL: **HAMPTONS (BALCONY)**
FACADE: **RHS**
GARAGE SIDE: **PREMIUM**
INCLUSIONS:

DRAWN: CM	CHECKED: LC	LODGEMENT: DA/CC
DATE DRAWN: 27/08/2020	APPROVED FOR CONSTRUCTION:	JOB NO: H0282
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SITE ANALYSIS LEGEND



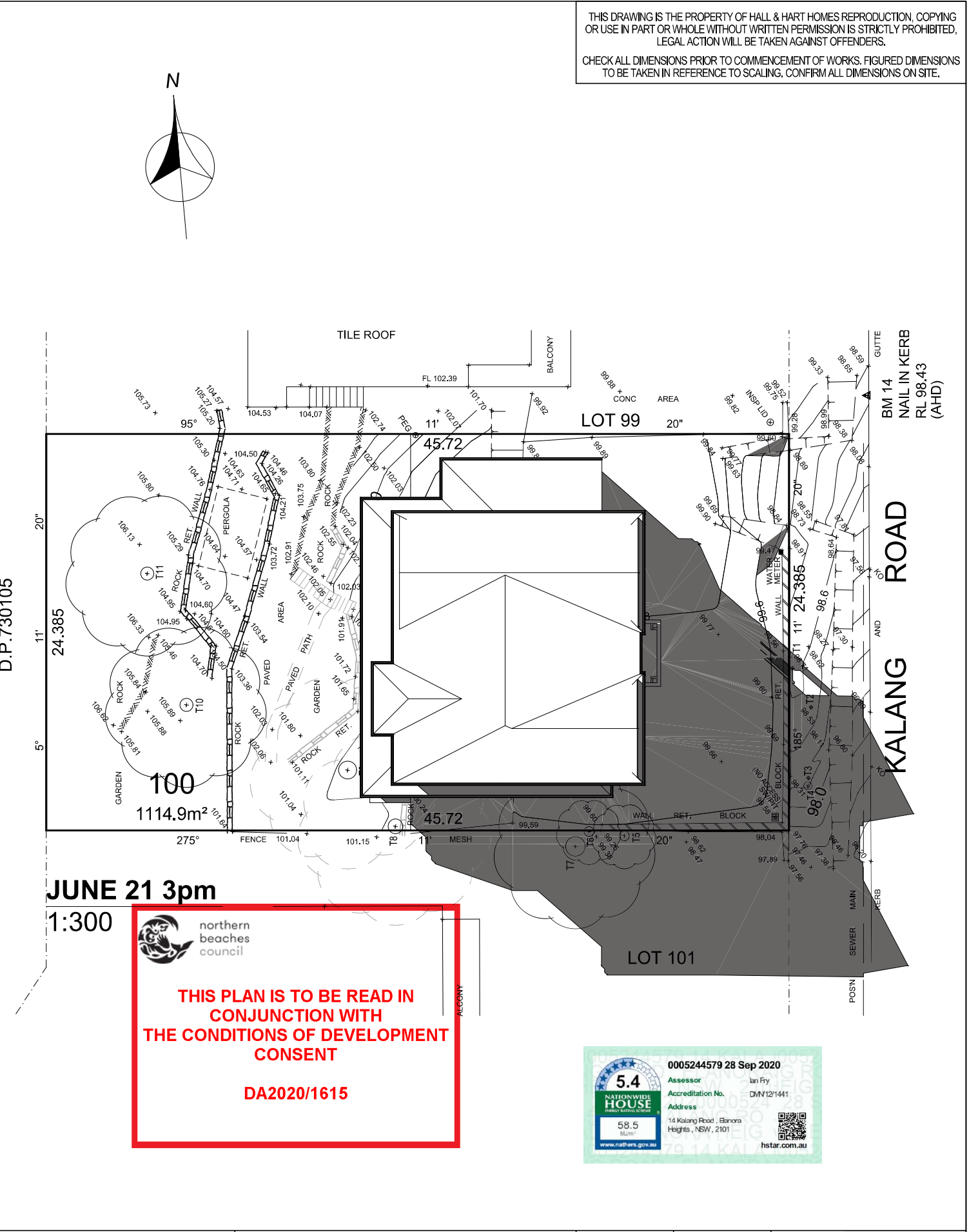
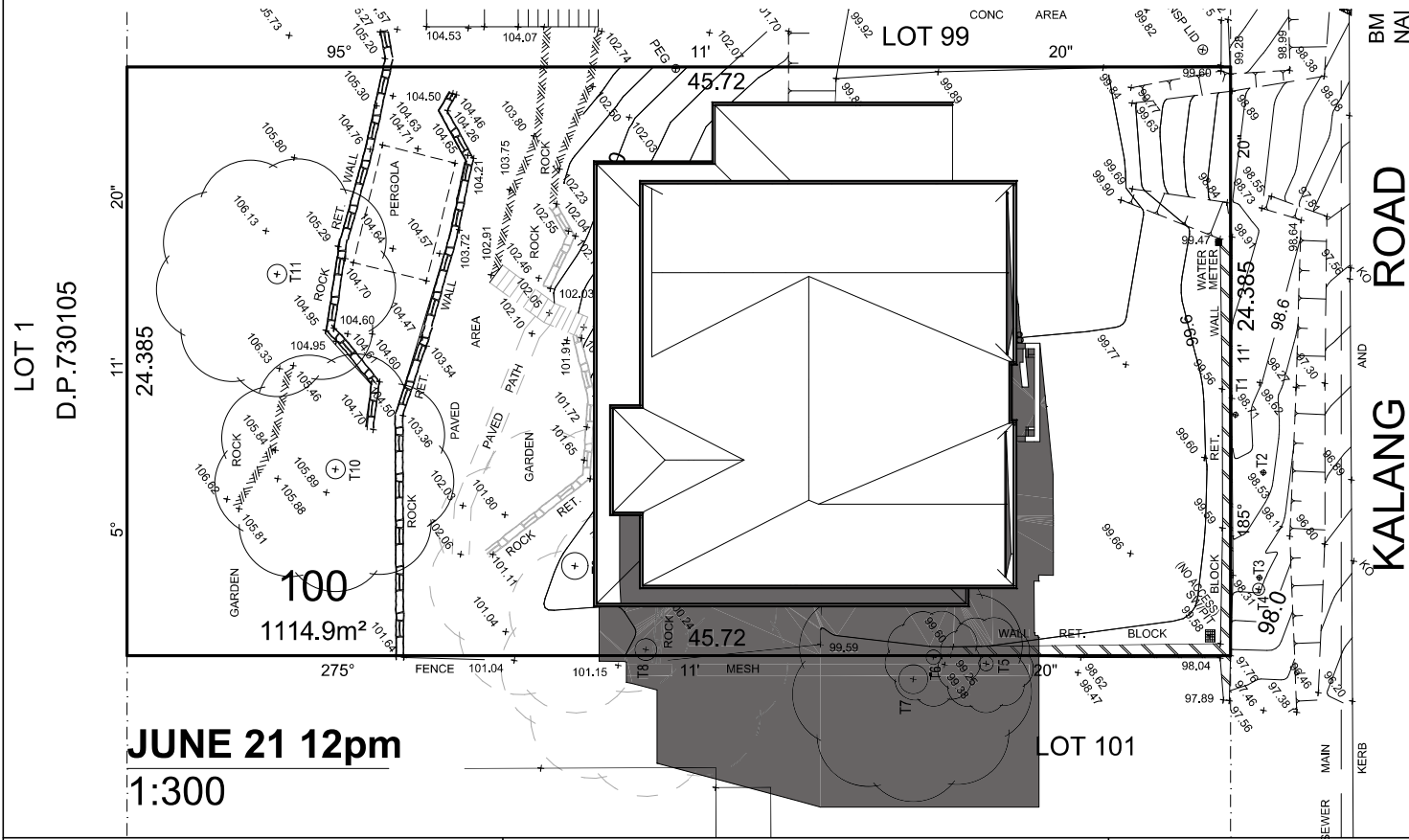
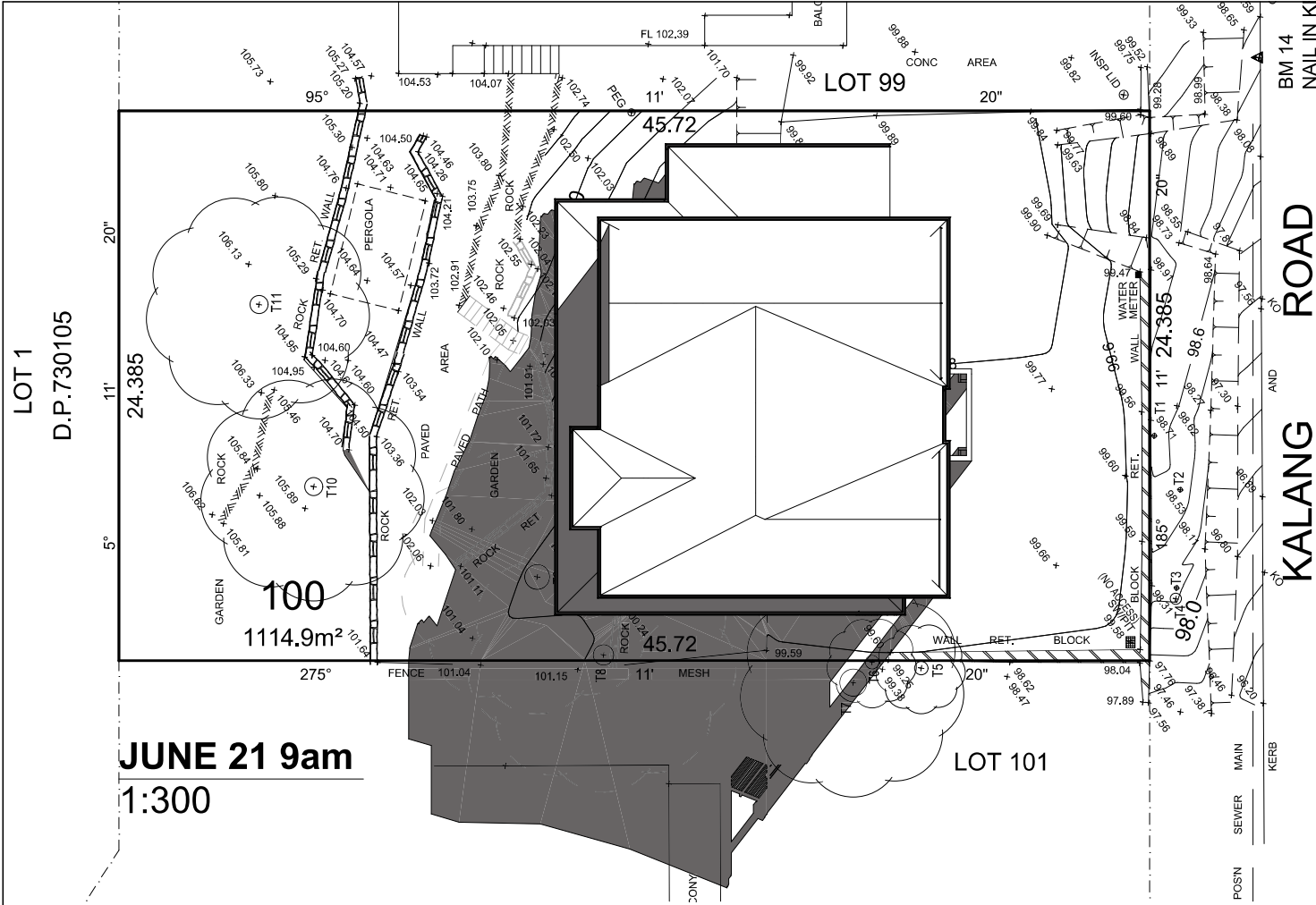
northern beaches council

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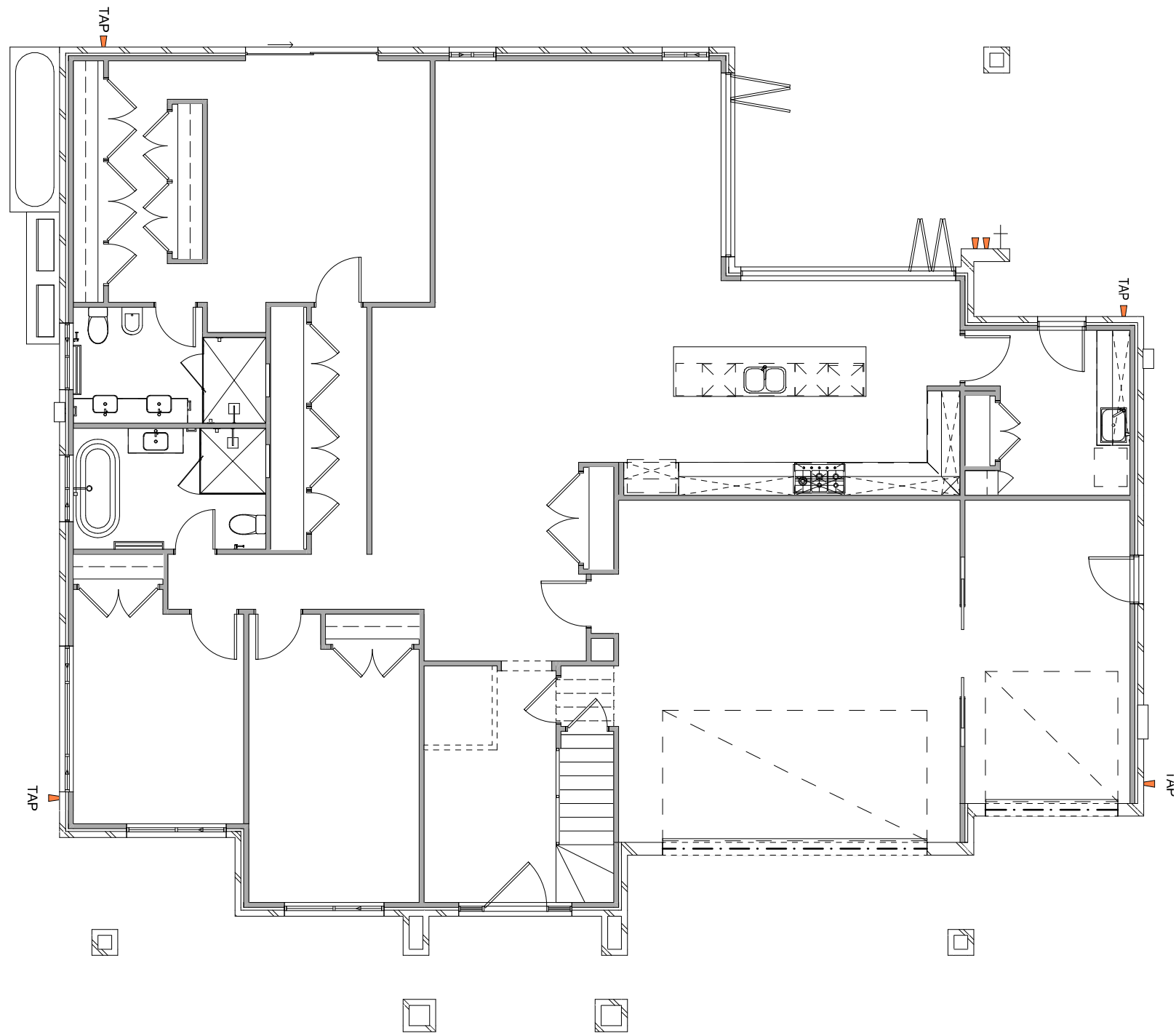
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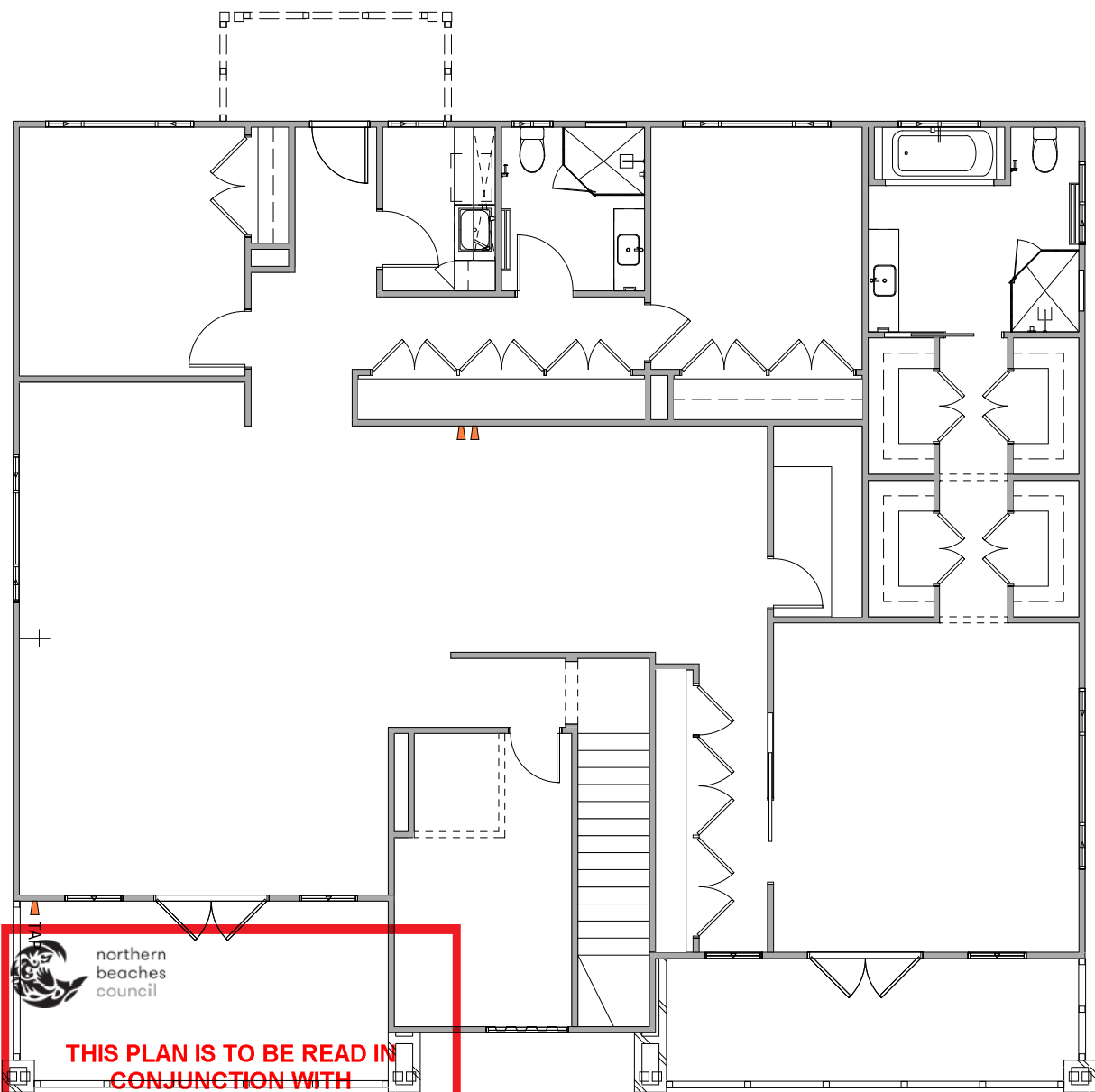
<div>Hall & Hart HOMES</div> <div>PO BOX 602, PARRAMATTAN NSW 2150 TELEPHONE: (02) 8662 0037 WEBSITE: WWW.HALLHARTHOMES.COM.AU BUILDERS LICENCE No: 275897C</div>	NOTES: PLEASE NOTE DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE. HOWEVER, INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS - ALL DIMENSIONS ARE IN MILLIMETRES - DO NOT SCALE - USE WRITTEN DIMENSIONS HALL & HART HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INTERACTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS	FOR: LUKE KENNEDY & BEATE STALPH		HOUSE TYPE MODEL: CHELSEA 42 FACADE: HAMPTONS (BALCONY) GARAGE SIDE: RHS INCLUSIONS: PREMIUM	DRAWN: CM	CHECKED: LC	LODGE MENT: DA/CC	
		ADDRESS: LOT 100, #14 KALANG RD ELANORA HEIGHTS			DATE DRAWN: 27/08/2020	APPROVED FOR CONSTRUCTION:	JOB NO: H0282	
		COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 16682	DRAWING: SITE ANALYSIS	SCALE: 1:200	PAGE NO: 11 of 13	REV: J	




<div>Hall & Hart HOMES</div> <div>PO BOX 602, PARRAMATTAN NSW 2150 TELEPHONE: (02) 8662 0037 WEBSITE: WWW.HALLHARTHOMES.COM.AU BUILDERS LICENCE No: 275897C</div>	<div>NOTES:</div> <div>PLEASE NOTE DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE. HOWEVER, INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS</div> <div>- ALL DIMENSIONS ARE IN MILLIMETRES</div> <div>- DO NOT SCALE - USE WRITTEN DIMENSIONS</div> <div>HALL & HART HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INTERACTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS</div>	FOR: LUKE KENNEDY & BEATE STALPH		HOUSE TYPE		DRAWN: CM	CHECKED: LC	LODGEMENT: DA/CC	
		ADDRESS: LOT 100, #14 KALANG RD ELANORA HEIGHTS		MODEL: CHelsea 42 FACADE: HAMPTONS (BALCONY) GARAGE SIDE: RHS INCLUSIONS: PREMIUM		DATE DRAWN: 27/08/2020	APPROVED FOR CONSTRUCTION:	JOB NO: H0282	
		COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 16682	DRAWING: SHADOW DIAGRAMS		SCALE: 1:300		PAGE NO: 12 of 13	REV: J



ELECTRICAL PLANS GF
1:100



 **northern beaches council**

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DA2020/1615

ELECTRICAL PLANS FF
1:100



Hall & Hart
HOMES

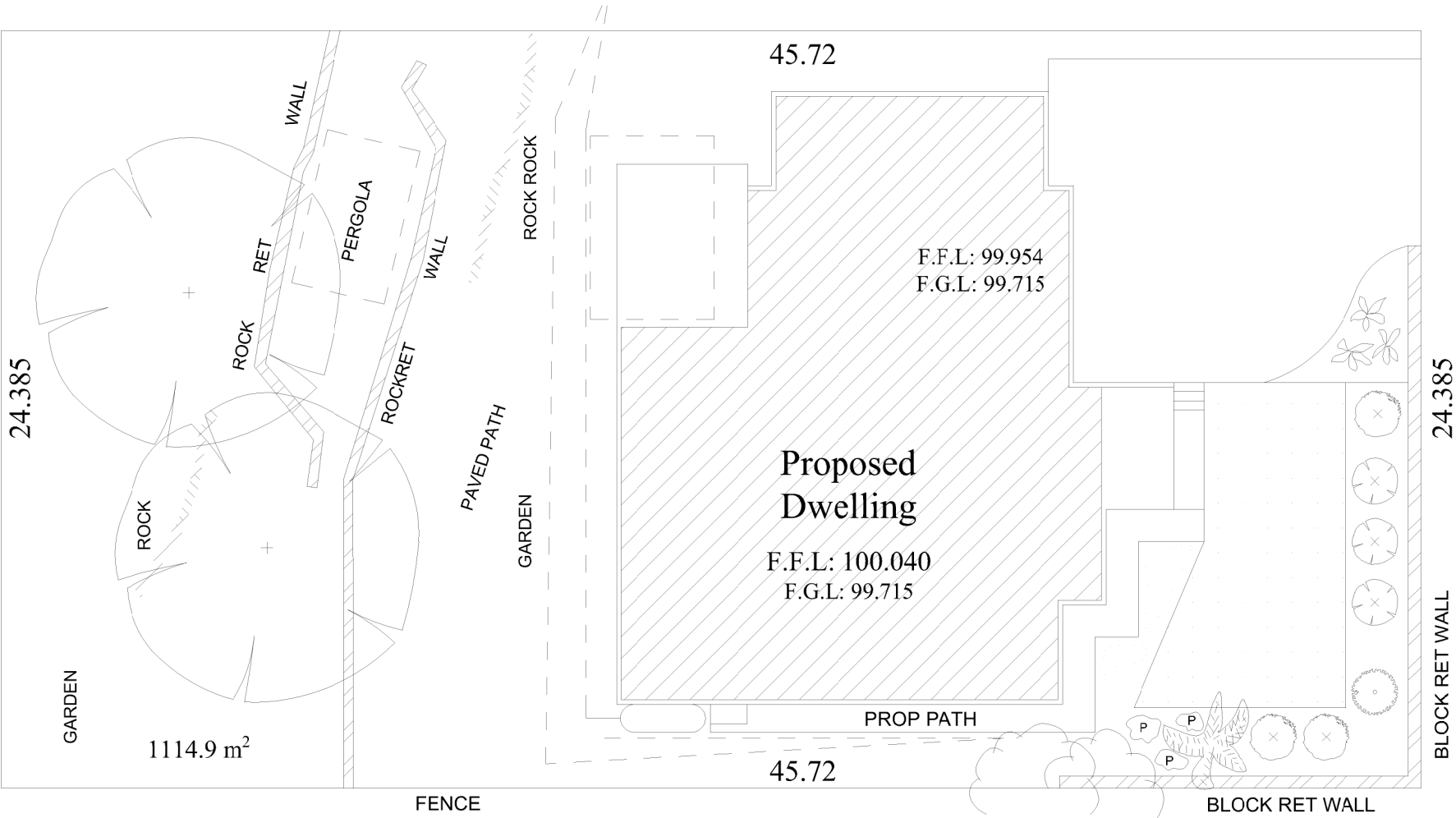
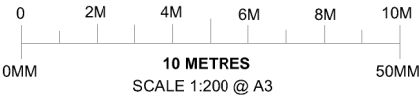
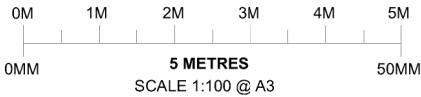
PO BOX 602, PARRAMATTAN NSW 2150
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALLHARTHOMES.COM.AU
BUILDERS LICENCE No: 275897C

NOTES:
PLEASE NOTE DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE, HOWEVER, INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS
- ALL DIMENSIONS ARE IN MILLIMETRES
- DO NOT SCALE - USE WRITTEN DIMENSIONS
HALL & HART HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INTERACTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS

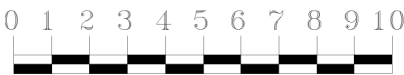
FOR:	LUKE KENNEDY & BEATE STALPH	
ADDRESS:	LOT 100, #14 KALANG RD ELANORA HEIGHTS	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 16682

HOUSE TYPE	CHELSEA 42
MODEL:	HAMPTONS (BALCONY)
FACADE:	RHS
GARAGE SIDE:	PREMIUM
INCLUSIONS:	
DRAWING:	ELECTRICAL PLAN

DRAWN:	CM	CHECKED:	LC	LODGE:	DA/CC
DATE DRAWN:	27/08/2020	APPROVED FOR CONSTRUCTION:		JOB NO:	H0282
SCALE:	1:100	PAGE NO:	13 of 13	REV:	J



DRA



1 #Layout Name
Scale 1:###

PLANTING PLAN - PROPOSED

PLANT	NO	HT	POT
Pimelia liniifolia	3	0.75m	190mm
Westringia fruticosa	3	1.5m	190mm
Acacia myrtifolia	1	1-3m	200mm
Howea forsteriana	1	6m	45L
Scaevola ramossissia	3	0.35m	140mm
Eriostemon australasius	3	2m	190mm
Pelargonium australe	5	0.5m	140mm
Fake Turf	50m ²		
Garden edge	32.6m		

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

DA2020/1615

GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

NOTE: THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

General Notes

It is the contractors responsibility to confirm all measurements on site prior to commencement of work. Drawings should not be scaled. Written dimensions only should be taken from drawings. These dwg's are solely for the purpose of council submission.

DP No. 16682

LOT No. 100

No.	Revision/Issue	Date
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dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES

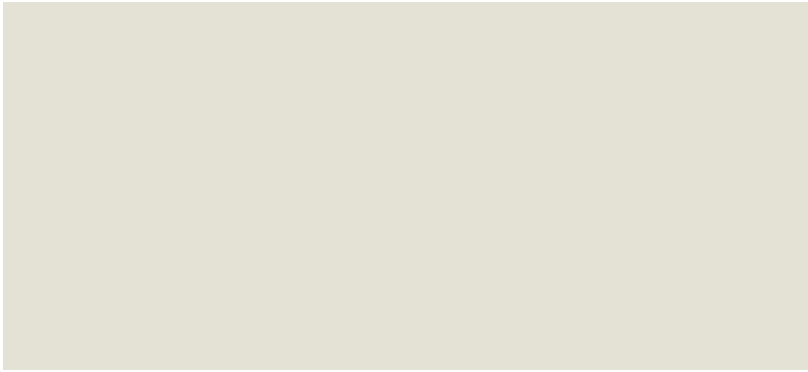
Project Name and Address

14 KALANG RD,
ELANORA HEIGHTS,
NSW 2101

Project	N14K	Sheet
Date	23/09/2020	A.1
Scale	1:200	

Name: Kennedy

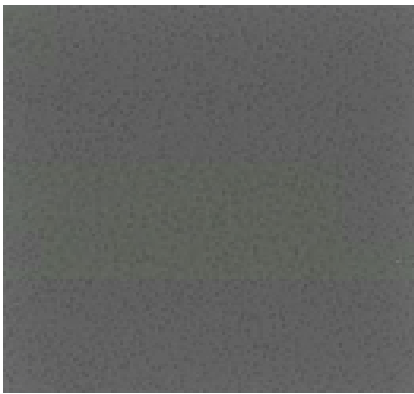
Date: 02/12/2020



ROOF/GUTTER/FASCIA/RAINWATER TANK/GARAGE:
Colorbond Surfmist



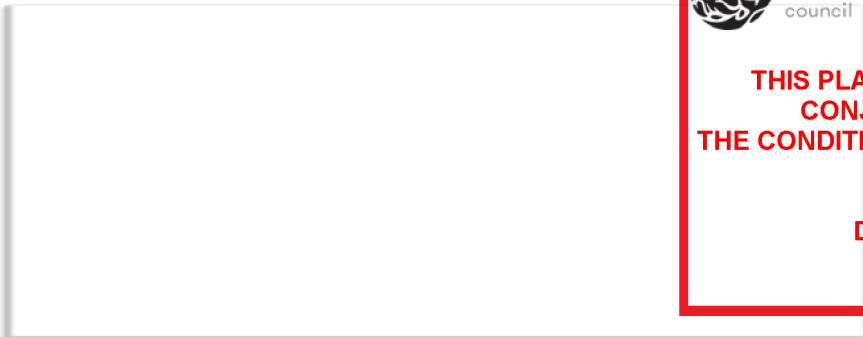
ALUMINIUM WINDOWS & DOORS:
Pearl White



DRIVEWAY:
Granite



RENDER/CLADDING:
Dulux Raw Cashew Nut



BARGE/EXTERNAL HINGED DOORS/EAVES & LINING/BALUSTRADE/
TIMBER POSTS/MOULDINGS:
Taubmans Akimbo



northern
beaches
council

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

DA2020/1615