

KILLARNEY DRIVE

SW COLD WINDS & RAIN/STORMS

SUMMER SUNSET

W COLD & HOT WINDS

26
SECTION 75
D.P. 758566

WINTER SUNSET

BENCH MARK
CUT ON KERB
RL 92.32 A.H.D.

TREES TO BE
REMOVED AND REPLACED
WITH NEW SPECIES IN
NEW LANDSCAPE PLAN

28
SECTION 75
D.P. 758566

27
SECTION 75
D.P. 758566
SITE AREA 697.2m²
GRASS
RL 97.57



northern
beaches
council

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

DA2022/0601





NE COOLING
SUMMER BREEZE

WINTER SUNRISE

SE COOLING
SUMMER BREEZE

SUMMER SUNRISE

LEGEND

-  HARD PAVED CONCRETE DRIVEWAY APRON AND CROSSING
-  COLORBOND ROOF
-  DEEP SOIL PLANTING AND GARDEN BEDS
-  SELECT TILE PAVING

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Submission
220218
**DEVELOPMENT APPLICATION TO
NORTHERN BEACHES COUNCIL**



2105: BARRETT
70 KILLARNEY DRIVE
KILLARNEY HEIGHTS NSW 2087
LOT 27 SP 758566

Canvas Architecture & Design
ABN 80 154 221 722
21 ENDEAVOUR DRIVE
BEACON HILL NSW 2100
Roslyn Toia
NSW REG 9453 BARCH (HONS I) USYD
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Drawing Name
Site Analysis Plan

Drawing Scale
1:200
Drawn
RT

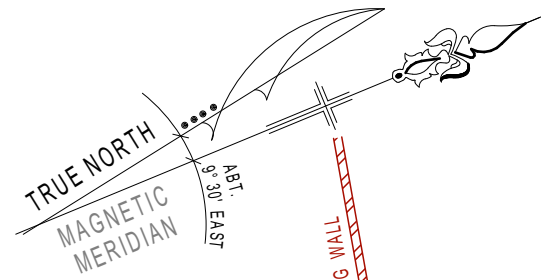
Layout ID
DA02

KILLARNEY DRIVE

BENCH MARK
CUT ON KERB
RL. 92.32 A.H.D

CHD:299°53'30"-21.335
ARC 21.4 RAD. 81.38

REMOVE LOG WALL
AND BATTER LAND
FORMATION TO
RL92.50



LINE OF CANTILEVERED
AWNING TO PORTICO

ex. CONCRETE
DRIVEWAY & LAYBACK
TO BE DEMOLISHED AND
MADE GOOD

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with hedge 1.7m hgt. above pool coping level

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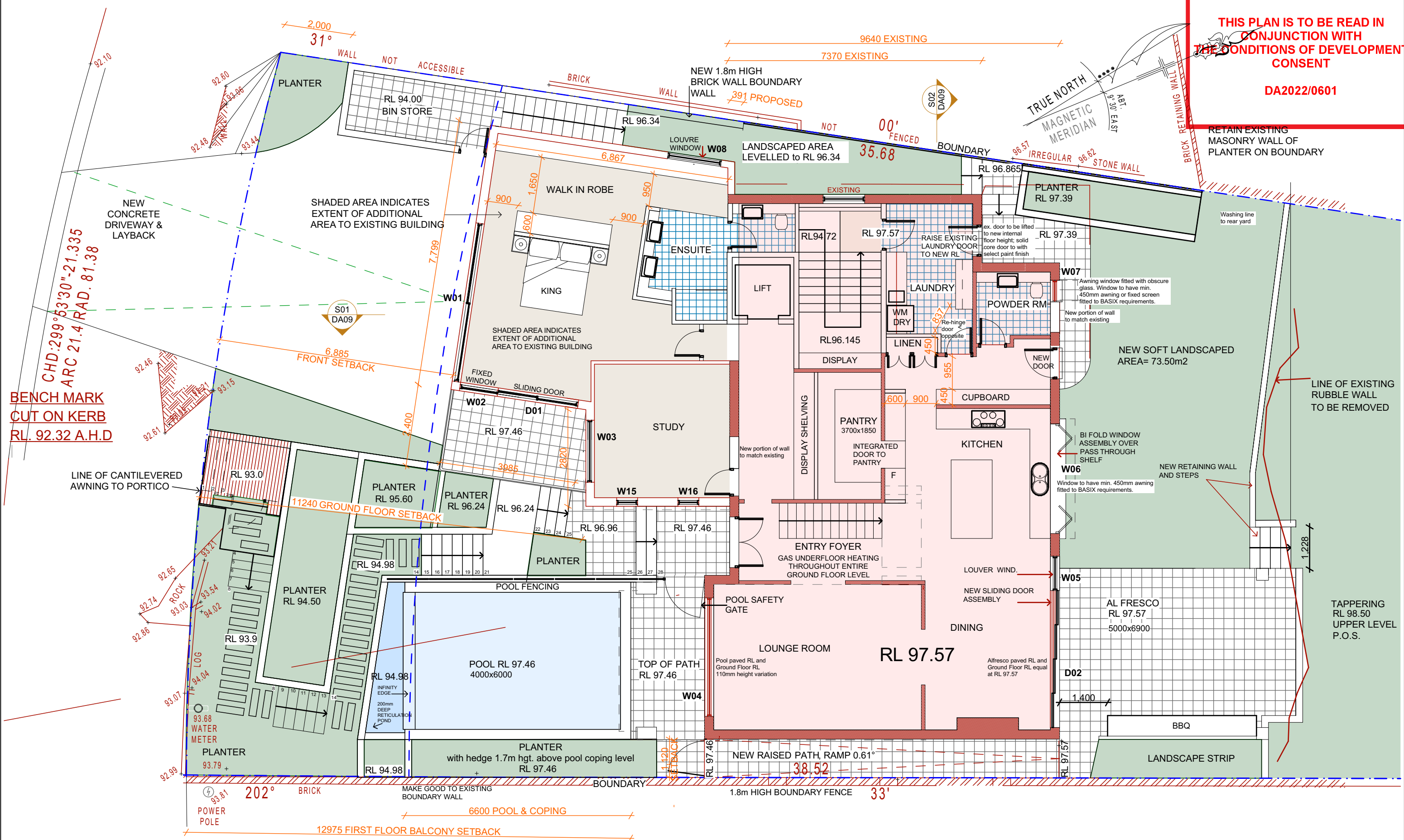
PLANTER

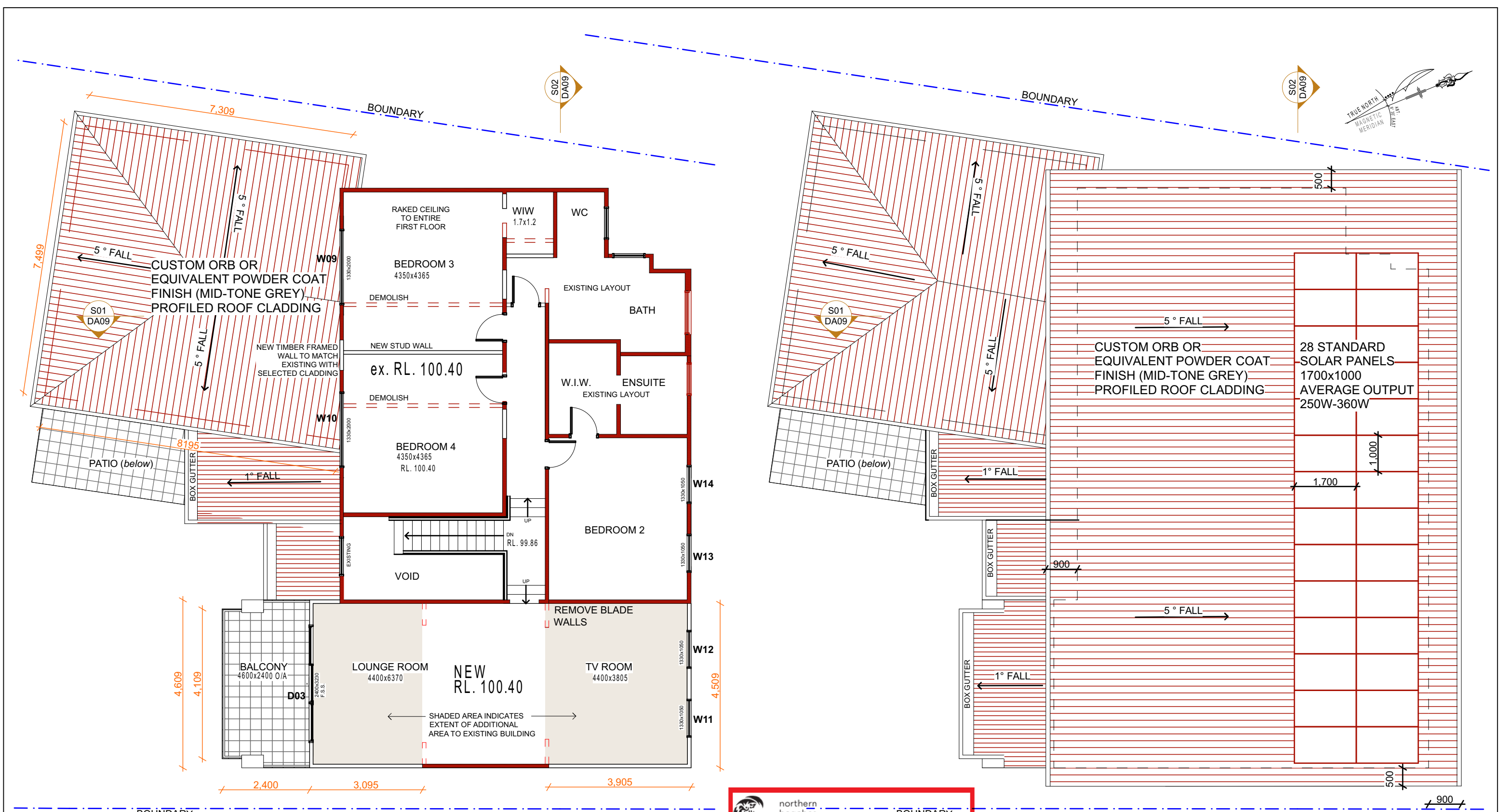
RETAIN EXISTING
MASONRY WALL OF
PLANTER ON BOUNDARY

Washing line
to rear yard

LINE OF EXISTING
RUBBLE WALL
TO BE REMOVED

TAPPERING
RL 98.50
UPPER LEVEL
P.O.S.





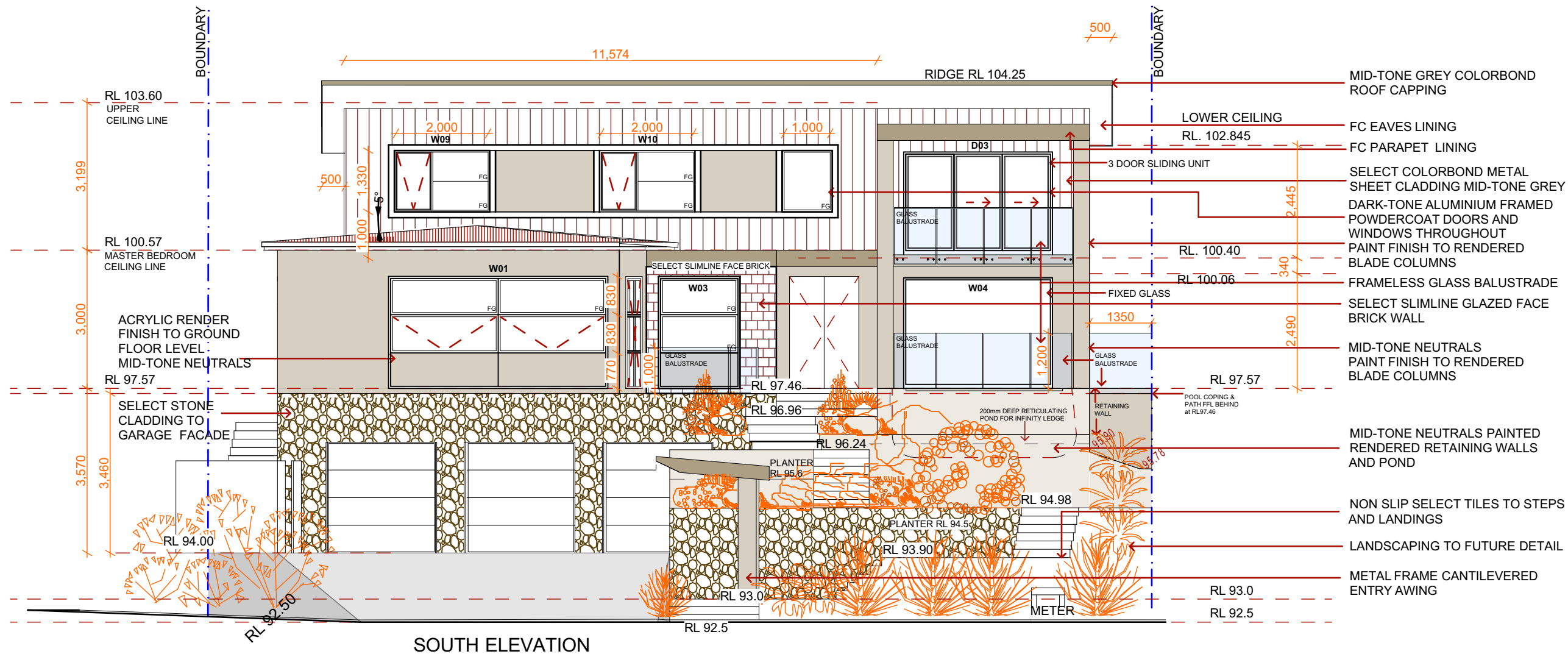
PROPOSED FIRST FLOOR PLAN

PROPOSED PITCHED ROOF PLAN
Min. MEDIUM COLOUR SOLAR ABSORBANCY ROOF SHEETING TO
BASIX REQUIREMENTS

 northern
beaches
council

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DA2022/0601



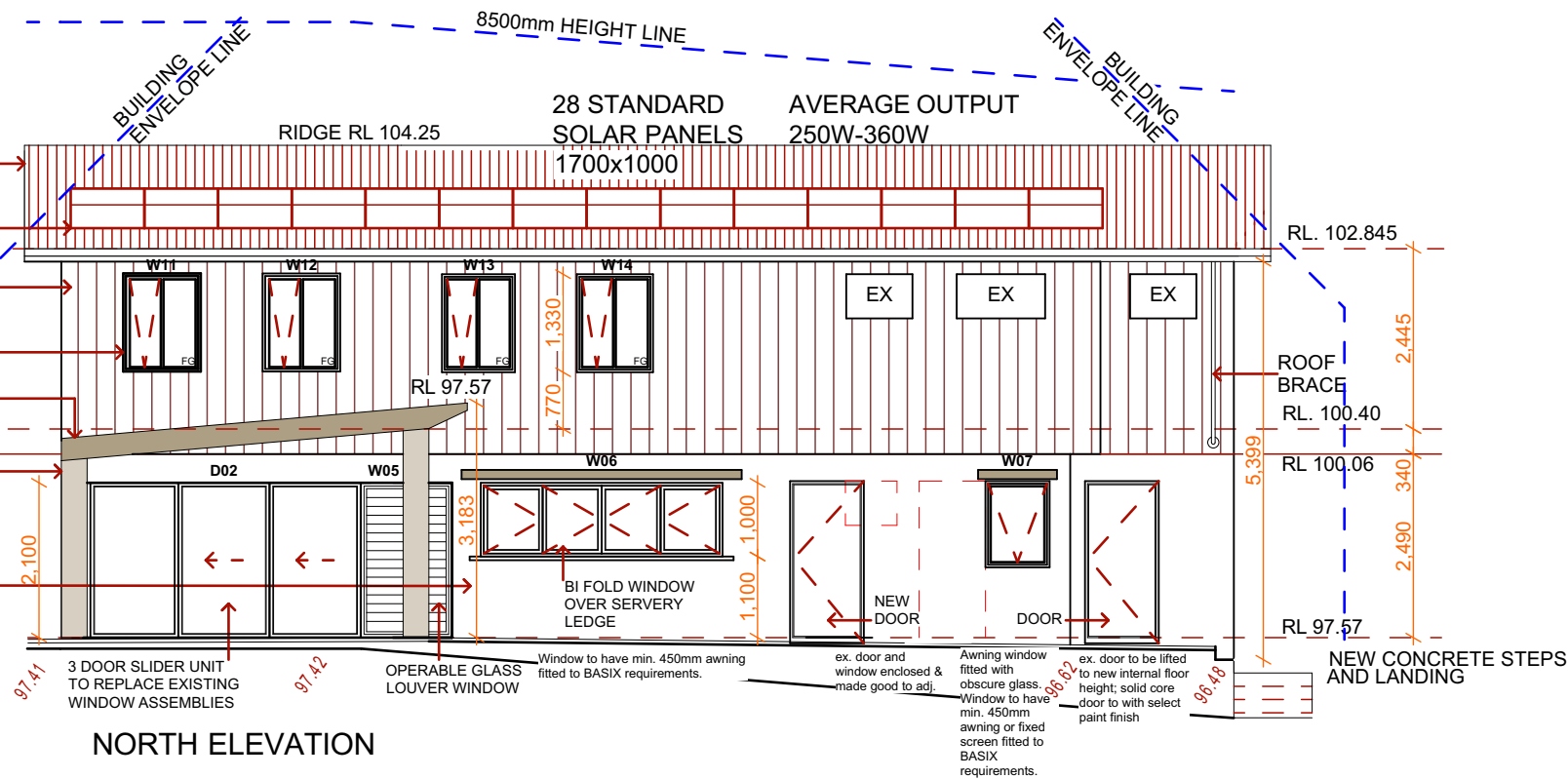
SOUTH ELEVATION

MID-TONE GREY COLORBOND
CAPPING, GUTTERS AND DOWNPIPES.
MID-TONE GREY COLORBOND ROOF
CLADDING TO NEW CONSTRUCTION.
SOLAR PANELS TO BATTERY STORAGE

SELECT COLORBOND METAL SHEET
CLADDING MID-TONE GREY
DARK-TONE POWDERCOAT ALUMINIUM
WINDOW AND DOOR ASSEMBLIES
MID-TONE GREY COLORBOND
ROOF CLADDING TO NEW ROOF
CONSTRUCTION WITH PARAPET

RENDERED AND PAINT FINISH TO
ALFRESCO COLUMNS; MID-TONE
NEUTRALS

PAINT FINISH TO EXISTING
GROUND FLOORS WALLS
MID-TONE NEUTRALS



NORTH ELEVATION



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DA2022/0601

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LOT 27 SP 758566

Canvas Architecture & Design
ABN 80 154 221 722
21 ENDEAVOUR DRIVE
BEACON HILL NSW 2100
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Drawing Name
Proposed Elevations Sheet 1

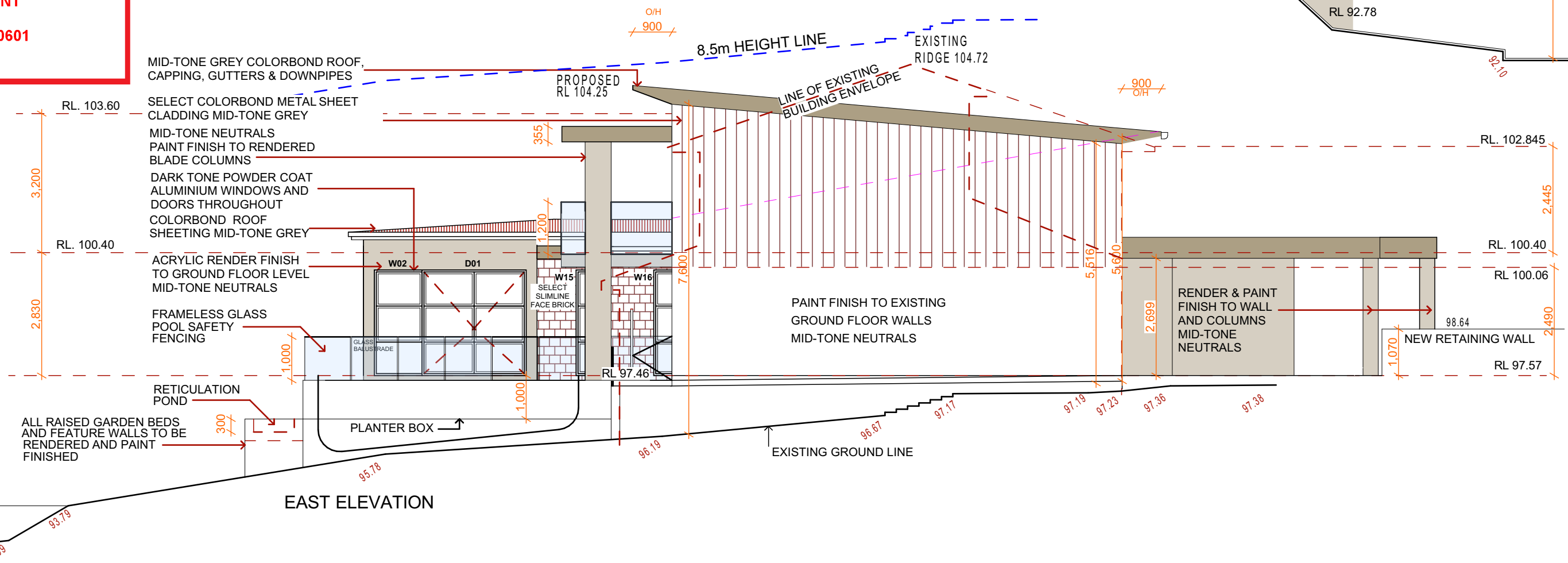
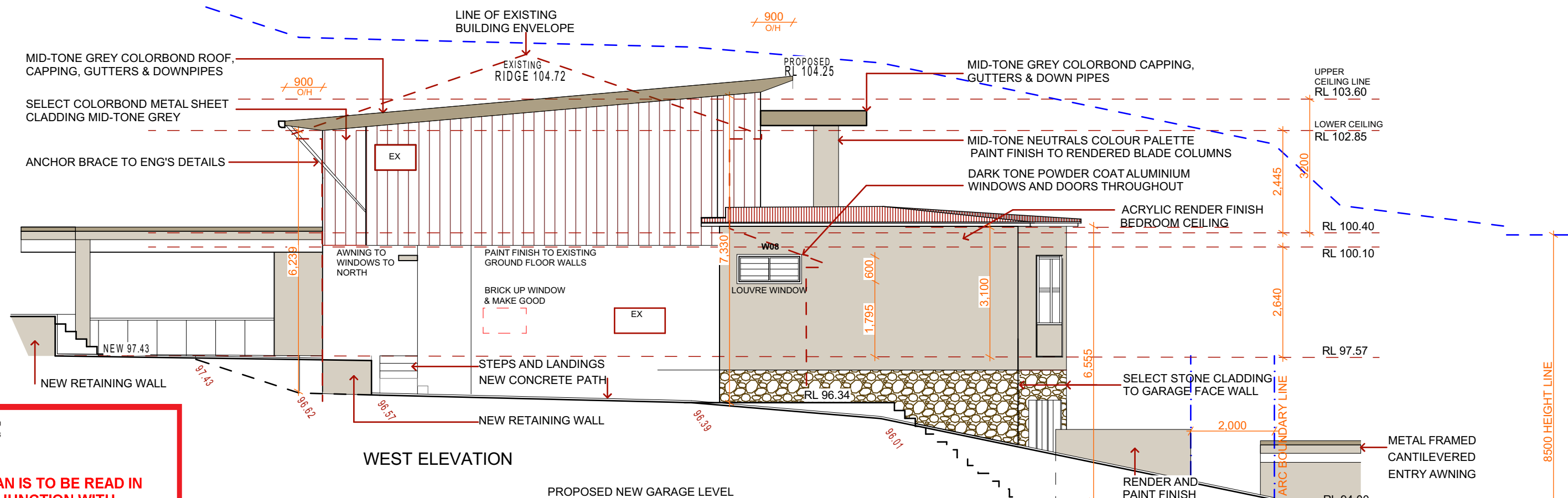
Drawing Scale
1:100
Drawn
RT

Layout ID
DA 07

 northern
beaches
council

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DA2022/0601



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LOT 27 SP 758566

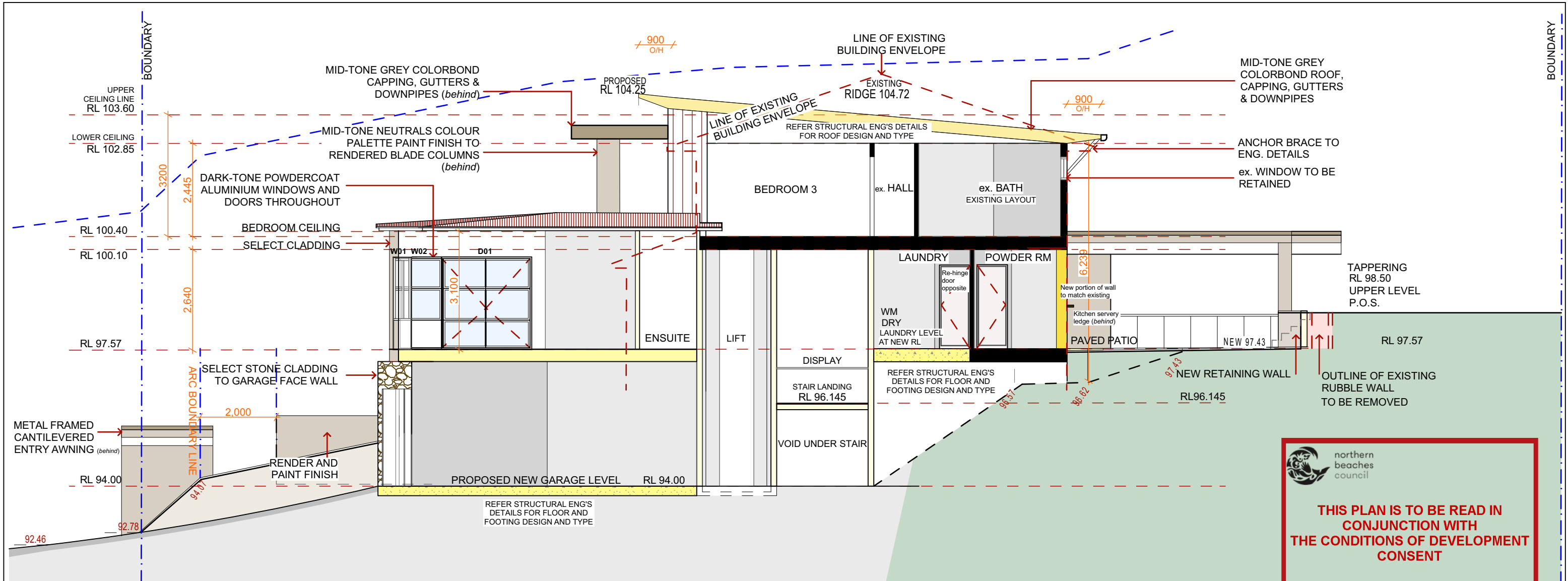
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Roslyn Toia
NSW REG 9453 BARCH (HONS I) USYD
roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name
Proposed Elevations Sheet 2

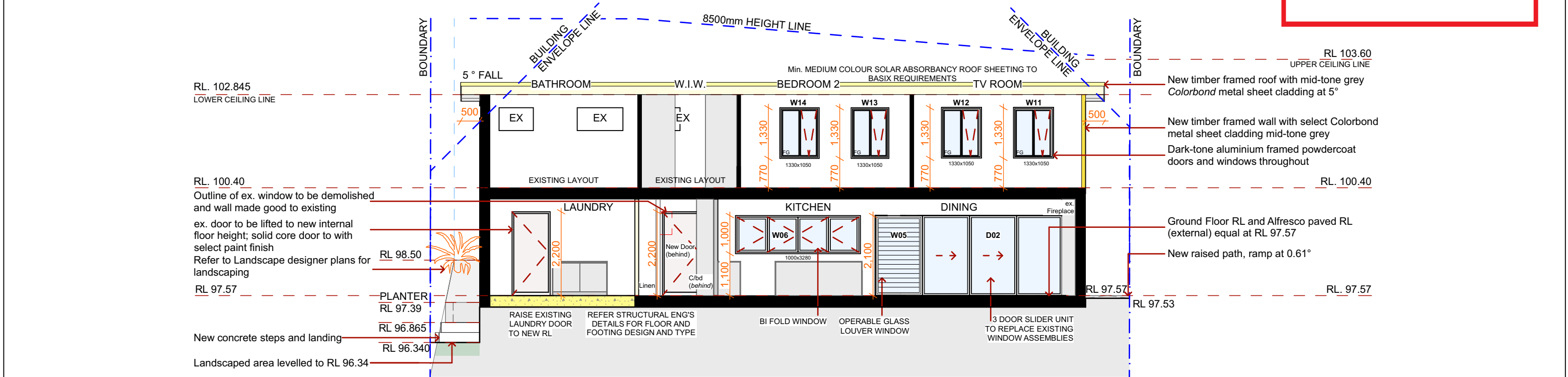
Drawing Scale
1:100

Drawn
RT

Layout ID
DA 08



SECTION S01



SECTION S02

Design Specification	Building Code of Australia (BCA) requirement (for version of BCA applicable as on date of submission of DA)
All glazing including decals shall comply with AS1288.1-2006, AS2047-1999 and AS1170.1-2002	Part 3.6 Glazing, requires all glazing o comply with AS1288-2006 and AS2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS2280.1-2002. Glass with a high potential for human impact shall strictly comply with the human impact safety requirements of the BCA.
Swimming Pool Safety Fencing	Part 3.9.3 of the BCA specifies all requirements of swimming pool safety fencing. Compliance with AS1926.1-2012, including 1800mm high boundary fencing acting as pool fence/barriers. 1200mm high pool fence/barriers shall surround the pool with no doors or building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS1926.1-2012. AS1288-2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
Swimming Pool Recirculation Systems	Part 3.9.4 of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS1926.3-2010 shall be complied with and certified post construction.

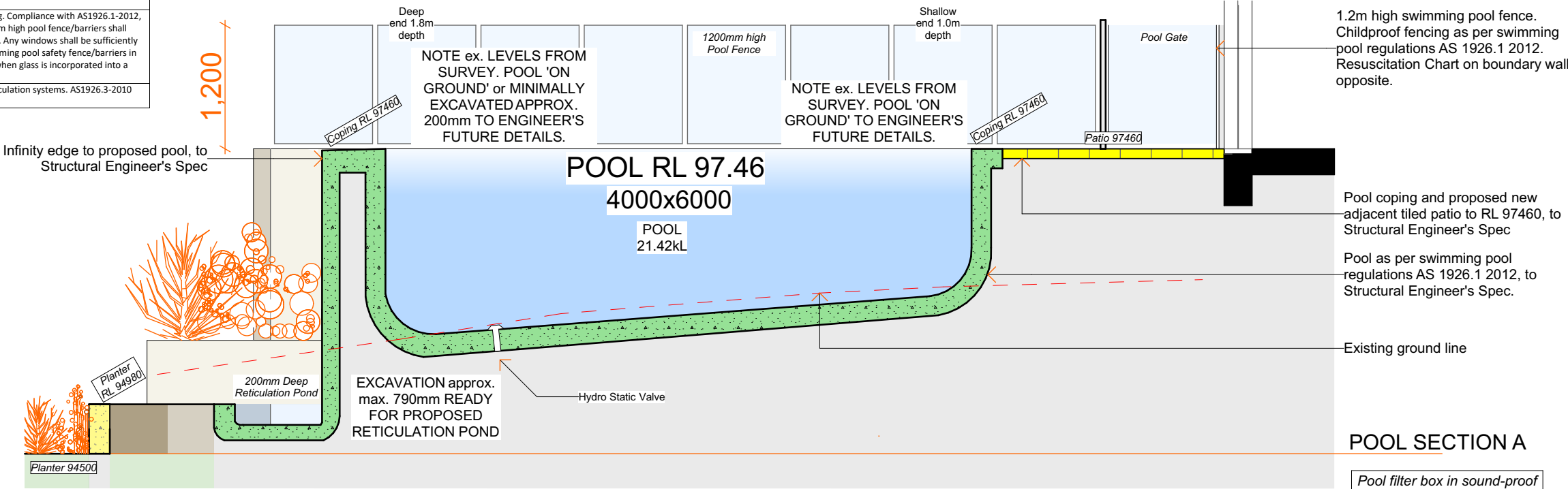
POOL OWNER DETAILS

- If owner is dissatisfied with initial pool set out, location or depths, the builder should be notified BEFORE steel reinforcement is fixed.
- The position of skimmers, lights, return lines etc. on this drawing is indicative only and final position to be determined on site
- Safety fencing should be in accordance with local councils requirements and conform to Australian standards

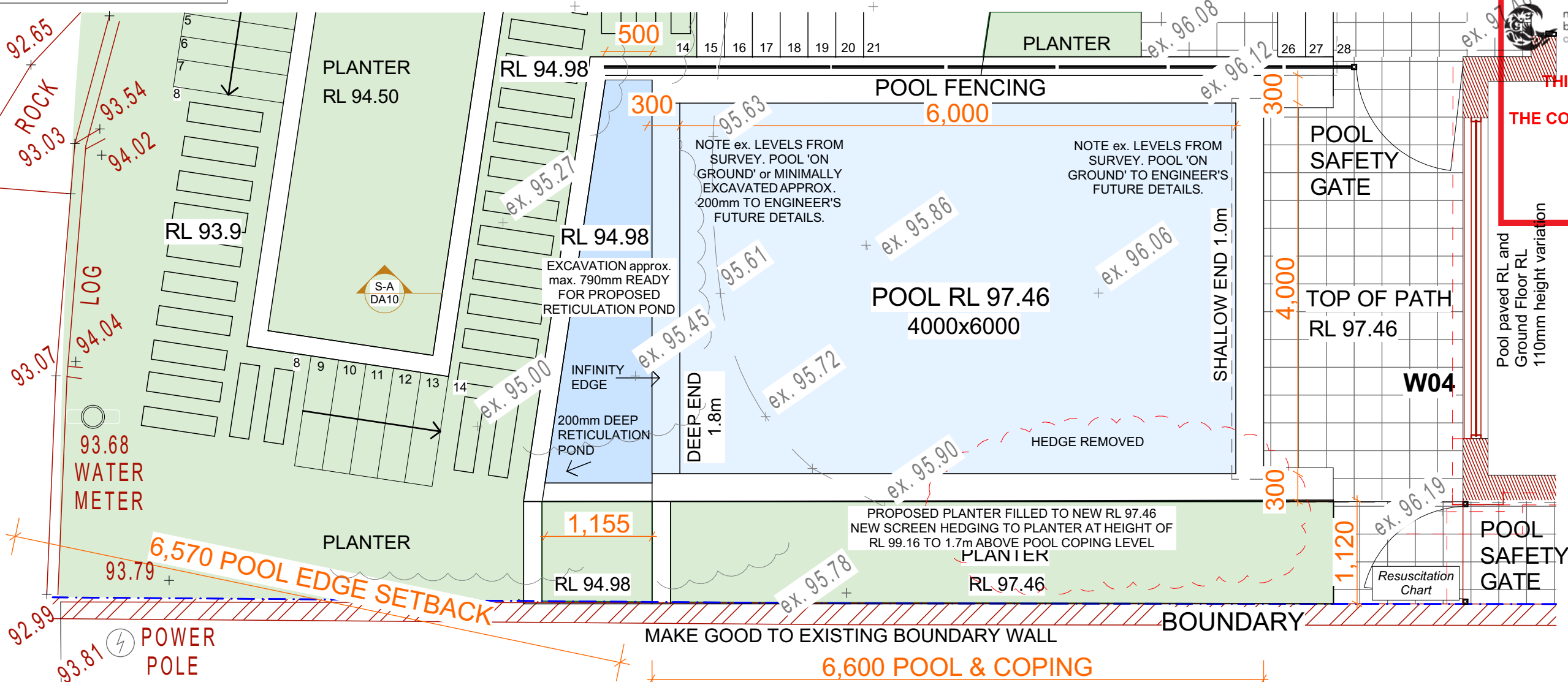
BASIX Pool Details:
31.2kL pool
Electric Heat Pump Pool heating
Pool Pump Timer to be installed
Rainwater tank to be installed
Min. 926 Litre rainwater tank to be installed connected to 192.8m² Roof Area

Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures

Swimming Pool, Pool Fence and Gate to AS 1926.1 2012 and NCC 3.9.3.



POOL SECTION A



POOL PLAN

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LOT 27 SP 758566

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21 ENDEAVOUR DRIVE
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roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name
Pool Plan & Typical Section

Drawing Scale
1:200
Drawn
RT

Layout ID
DA 10