

EXISTING GROUND FLOOR PLAN

1:100

TRUE NORTH:

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JJ Drafting

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REV:	DATE:	DESCRIPTION:
A	11.03.21	CHANGE LEVEL OF POOL

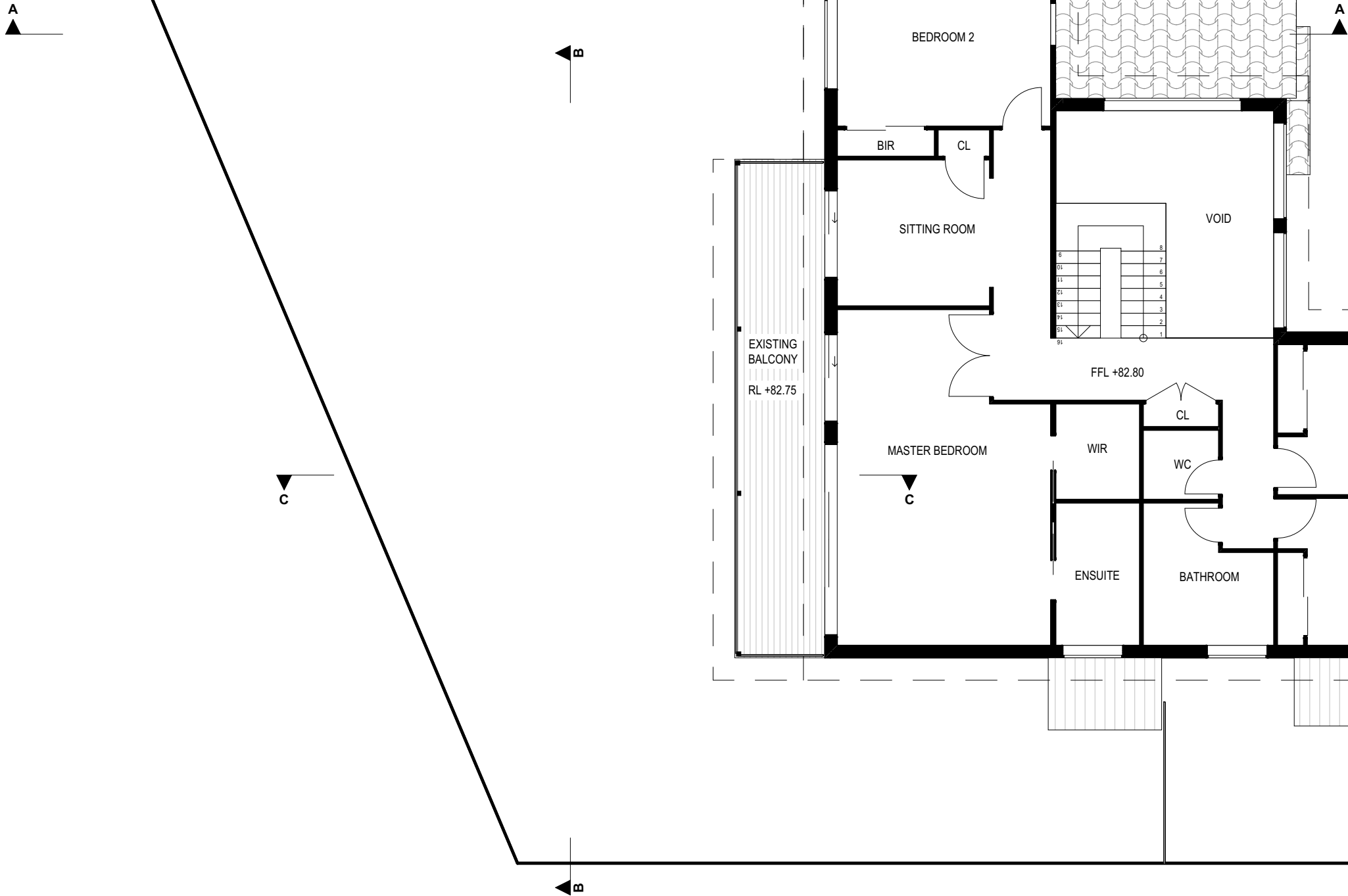
PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS
13 KINSDALE CLOSE KILLARNEY HEIGHTS

DRAWING TITLE:

EXISTING GROUND FLOOR PLAN

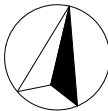
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JOB No:	CHECKED BY:	DRAWING No:
823/20	JJ	DA.02



EXISTING FIRST FLOOR PLAN

1:100

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13 KINSDALE CLOSE KILLARNEY HEIGHTS

DRAWING TITLE:
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DATE:
08/20

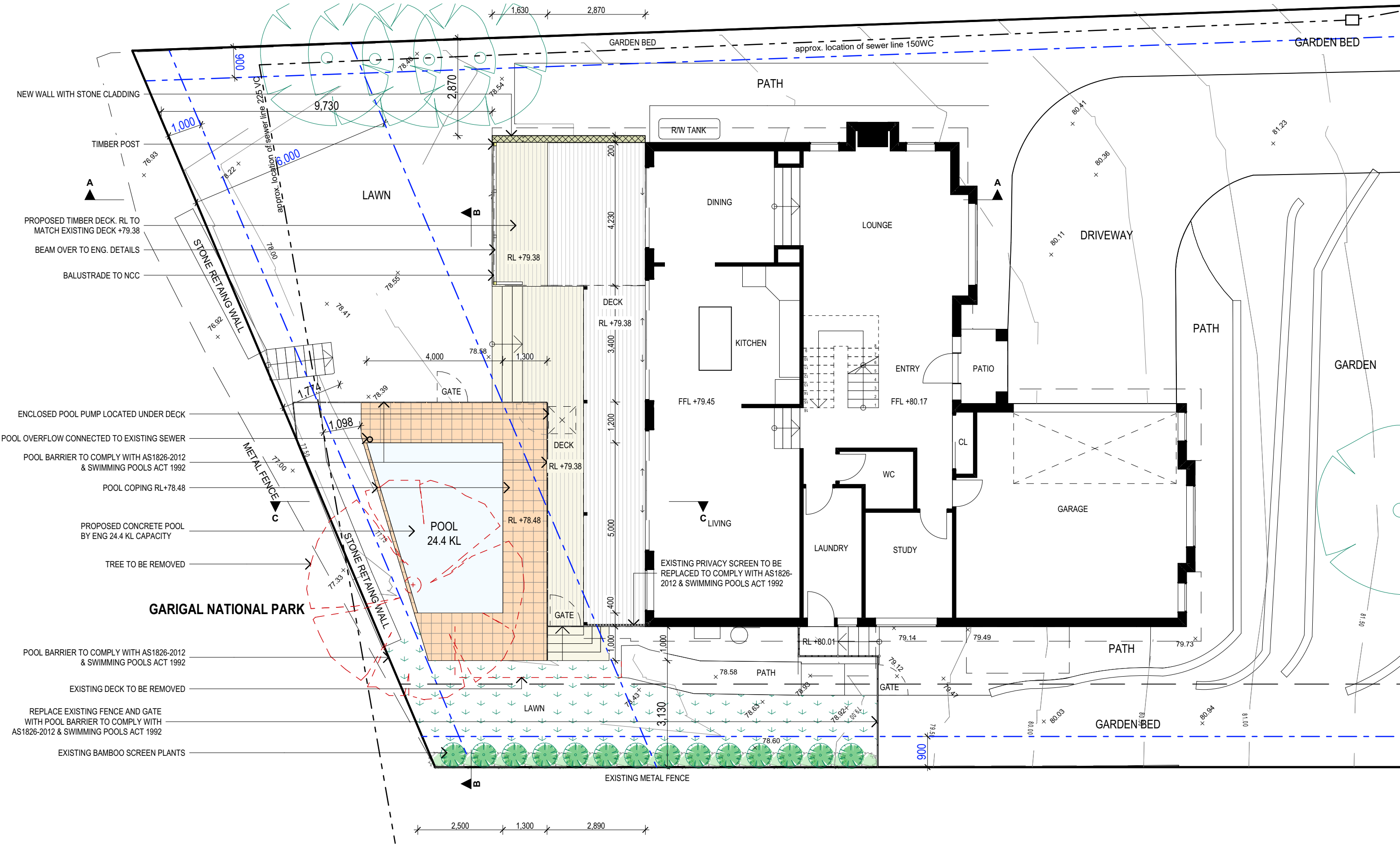
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JOB No:
823/20

CHECKED BY:
JJ

DRAWING No:
DA.03



PROPOSED GROUND FLOOR PLAN

1:100

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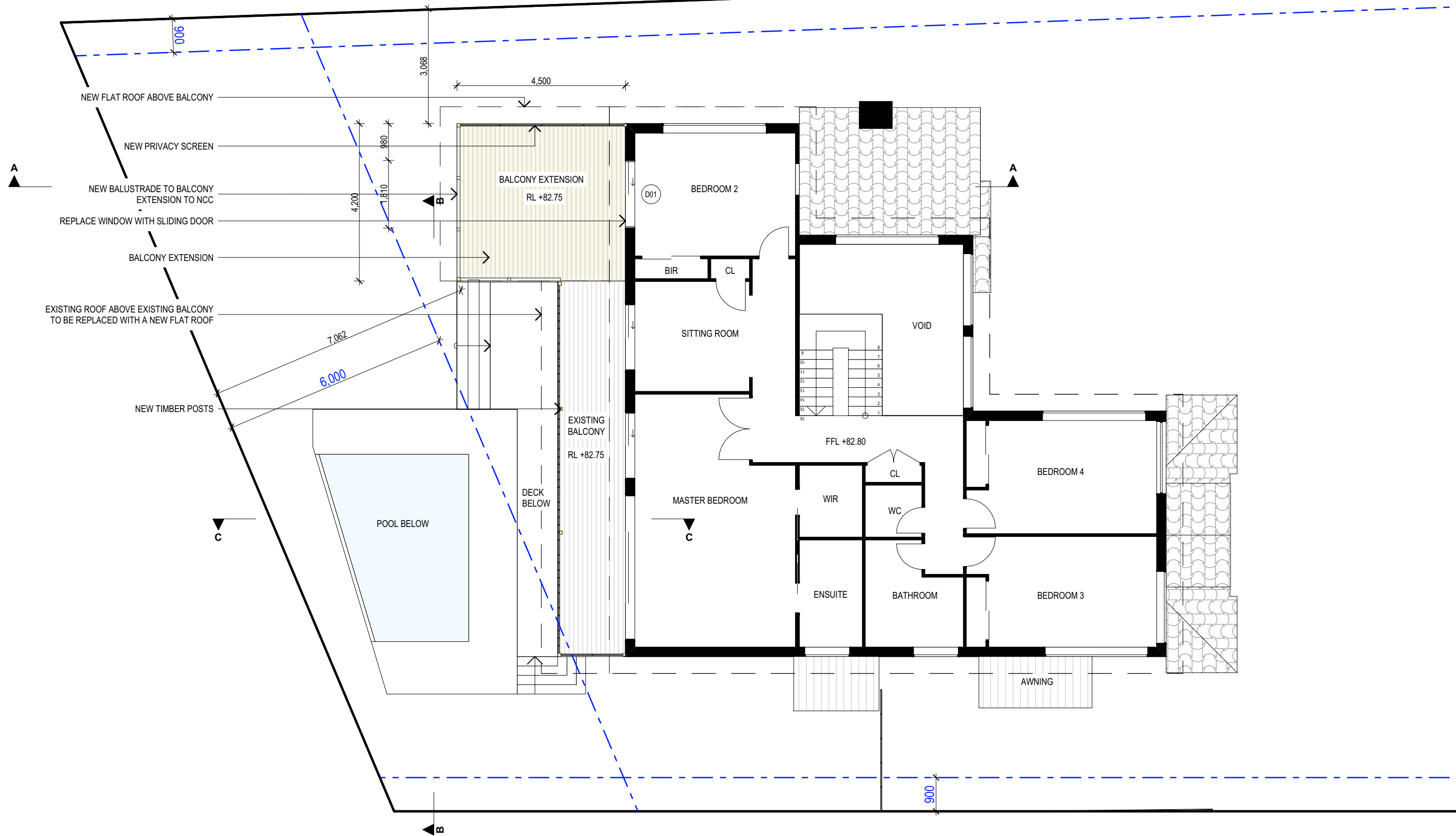
PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS
13 KINSDALE CLOSE KILLARNEY HEIGHTS

DRAWING TITLE:

PROPOSED GROUND FLOOR PLAN

DATE:	DRAWN BY:	SCALE:
08/20	HF	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
823/20	JJ	DA.04



PROPOSED FIRST FLOOR PLAN

1:100

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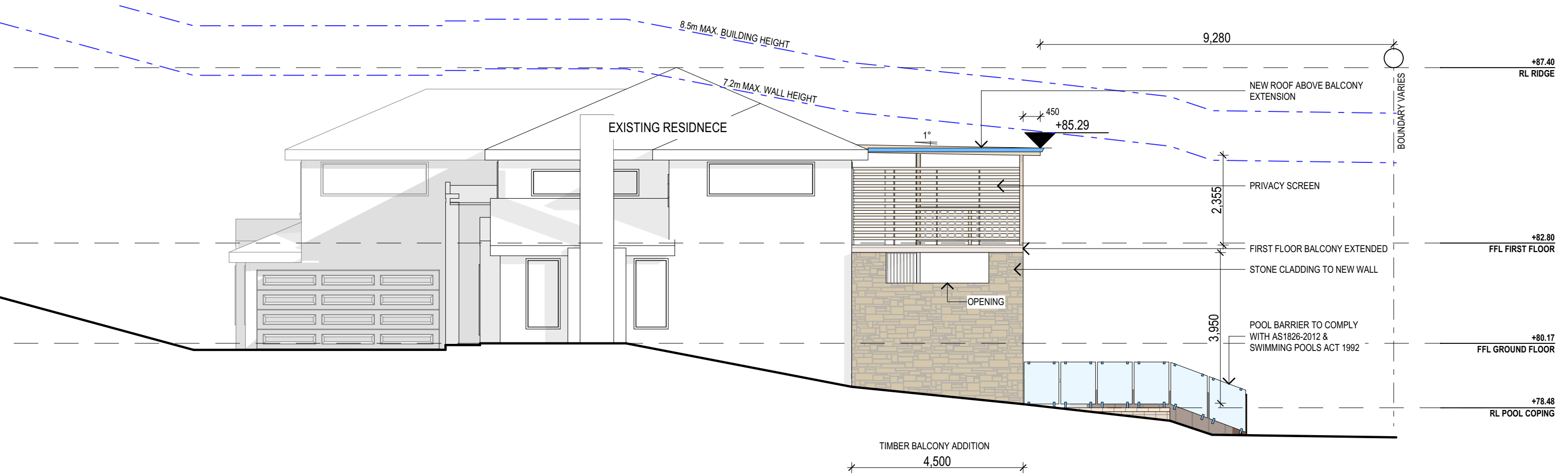
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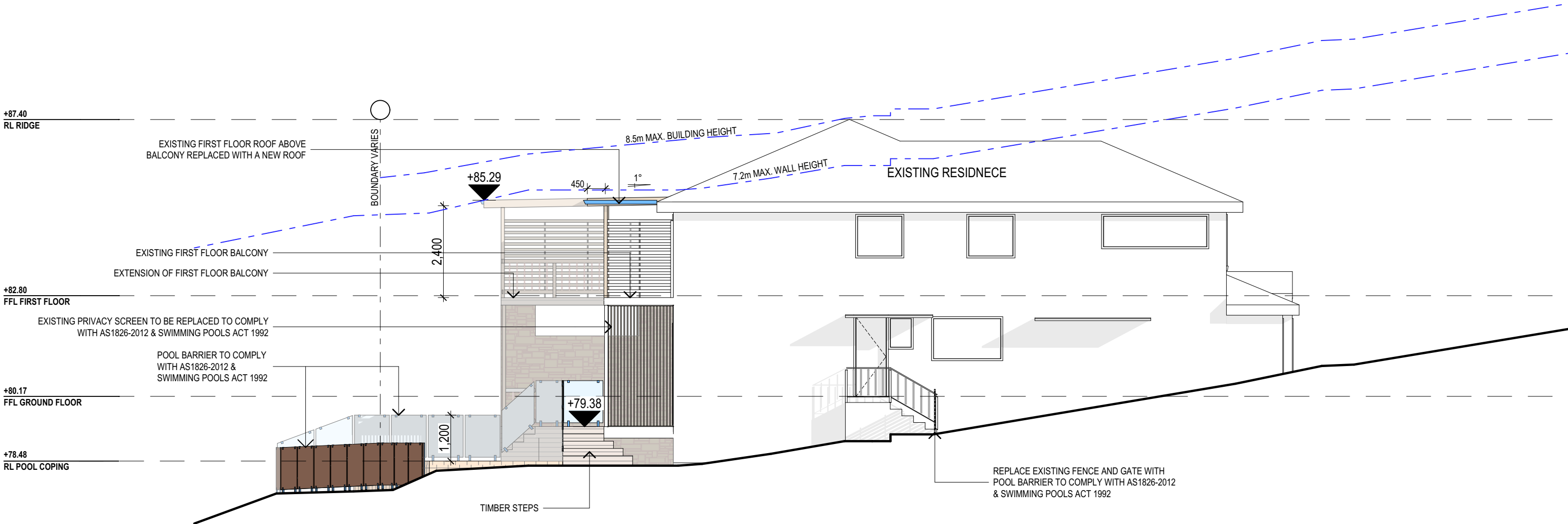
PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 13 KINSDALE CLOSE KILLARNEY HEIGHTS
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

DATE: 08/20	DRAWN BY: HF	SCALE: 1:100 @ A3
JOB No: 823/20	CHECKED BY: JJ	DRAWING No: DA.05



NORTH ELEVATION
1:100

<div>NOTES (E & OE)</div> <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	<div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div>	<div>REV:</div> <div>A</div>	<div>DATE:</div> <div>11.03.21</div>	<div>DESCRIPTION:</div> <div>CHANGE LEVEL OF POOL</div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>13 KINSDALE CLOSE KILLARNEY HEIGHTS</div>	<div>DATE:</div> <div>08/20</div>	<div>DRAWN BY:</div> <div>HF</div>	<div>SCALE:</div> <div>1:100 @ A3</div>
					<div>DRAWING TITLE:</div> <div>NORTH ELEVATION</div>	<div>JOB No:</div> <div>823/20</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.06</div>



SOUTH ELEVATION
1:100

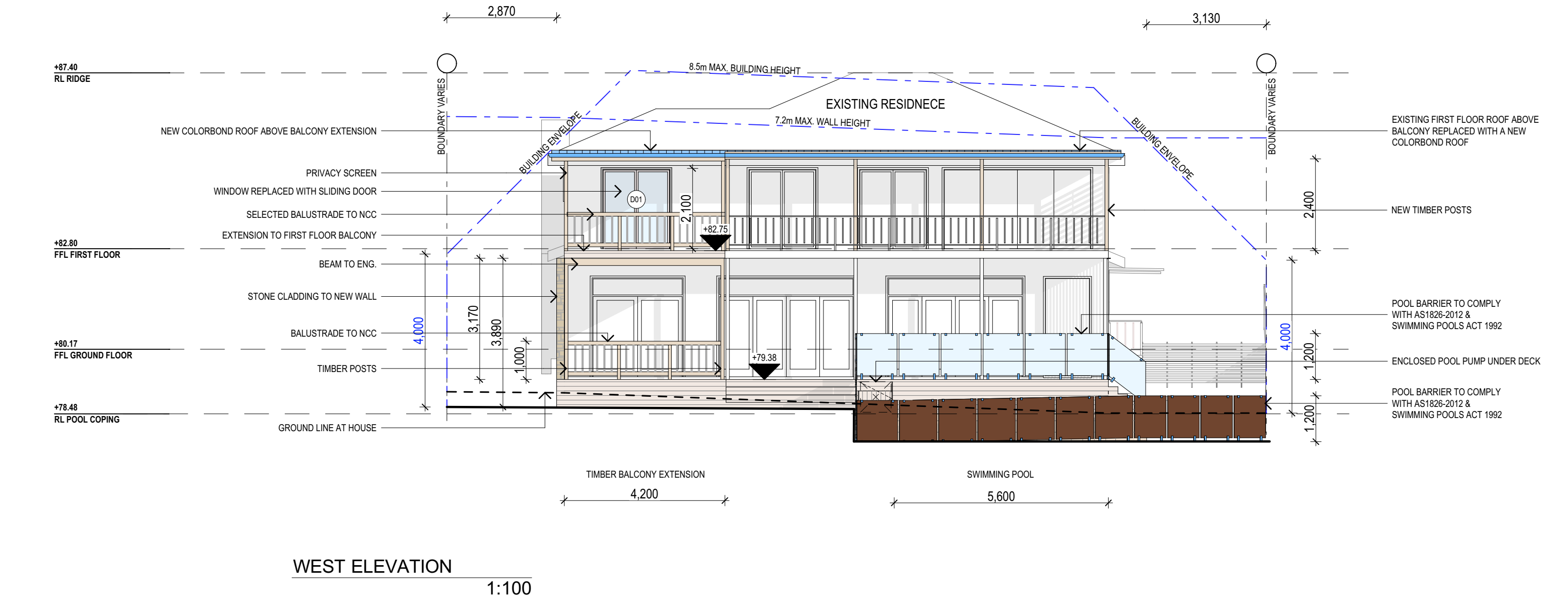
	NOTES (E & OE) <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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DRAWING TITLE: SOUTH ELEVATION

DATE: 08/20	DRAWN BY: HF	SCALE: 1:100 @ A3
JOB No: 823/20	CHECKED BY: JJ	DRAWING No: DA.07



NOTES (E & OE)	● All structures including stormwater & drainage to engineer's details.	
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 13 KINSDALE CLOSE KILLARNEY HEIGHTS
DRAWING TITLE: WEST ELEVATION

DATE: 08/20
JOB No: 823/20

DRAWN BY: HF
CHECKED BY: JJ

SCALE: 1:100 @ A3
DRAWING No: DA.08

BASIX REQUIREMENT:

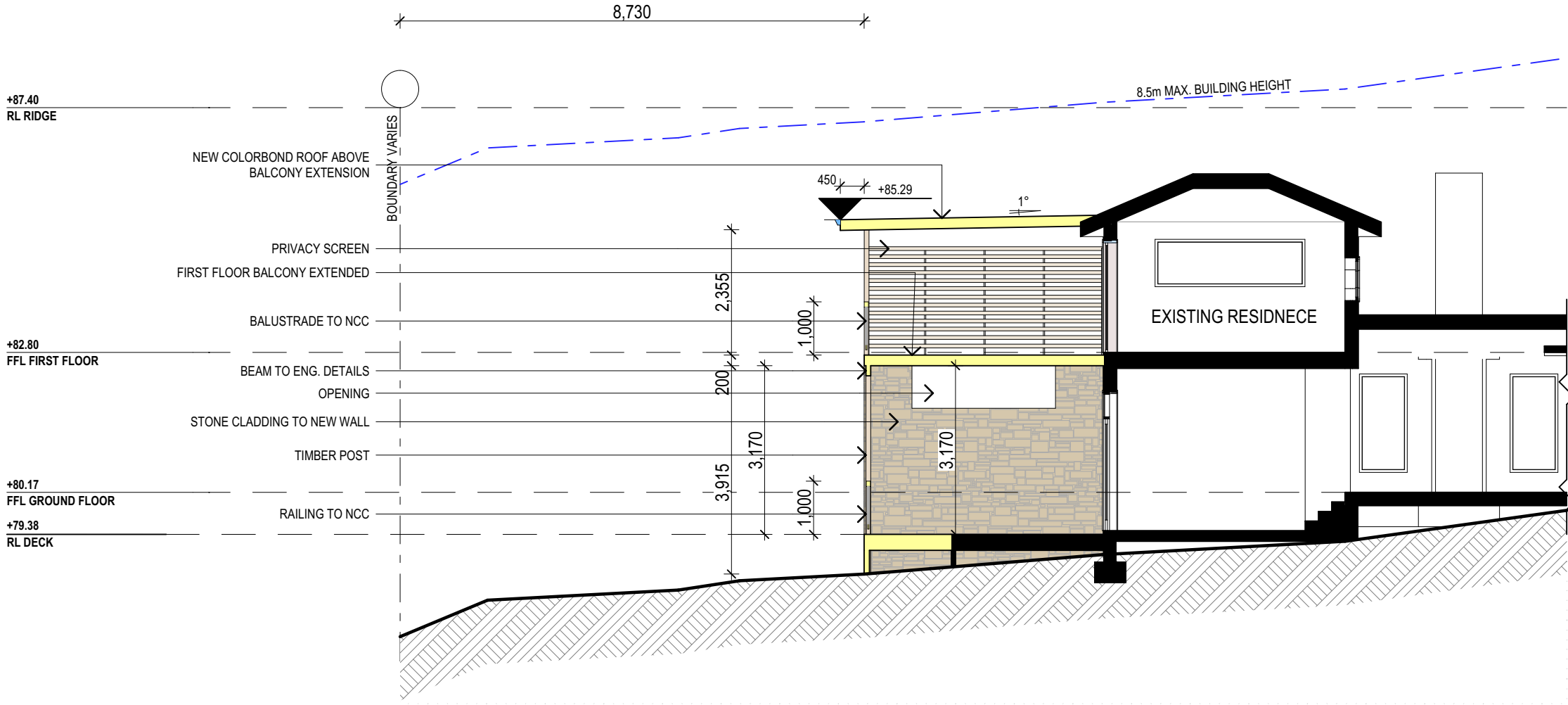
BASIX INCLUSIONS FOR 13 KINSDALE CLOSE, KILLARNEY HEIGHTS

OUTDOOR SWIMMING POOL

THE SWIMMING POOL MUST BE OUTDOORS
THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 24.4KL
THE SWIMMING POOL MUST HAVE A POOL COVER
THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL
THE APPLICANT MUST NOT INCORPORATE ANY HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT

GLAZING - DOORS & WINDOWS

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1



SECTION A-A
1:100

SPECIFICATION NOTES

BEARERS AND JOISTS:
- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

ANT CAPS:
- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:
- NCC VOL.2 PART 3.5.1.
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

ROOFING:
- COLORBOND ROOF CLADDING

CONCRETE:
- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.

CONCRETE BLOCKS OR BRICKS:
- TO COMPLY WITH TO AS4455 MANSORY BUILDING BLOCKS/PAVER.

FOOTINGS:
- FOOTINGS TO BE IN ACCORDANCE WITH AS1480.
- FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.

BRICK AND BLOCKWORK:
- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.

CARPENTRY:
- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

TIMBER FRAMING:
- TO COMPLY WITH NCC VOL.2 PART 3.4
- GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.
- SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1.
- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.
- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION.
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.

TERMITE CONTROL:
- TO BE IN ACCORDANCE WITH TO AS3660.1
- SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.3 OR VOL.1 PART B1.4.

FLASHING AND CAPPINGS:
- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.

LIGHTING:
- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

DOOR & WINDOWS:
- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS.
- ALUMINIUM FRAMED WINDOWS AND DOORS.
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.

STAIRS, HANDRAILS AND BALUSTRADES:
- SOLID COLORBOND BALUSTRADE.
- NCC VOL.2 PARTS 3.9.1 AND 3.9.2
- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN AS1657.
- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.
- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm.
- THE HEIGHT OF BALUSTRADE TO THE NEW STAIR CASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.

SLIP RESISTANCE:
- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198.

STORMWATER:
EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES
- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

GLAZING:
- NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

SMOKE DETECTORS/ALARMS:
- NCC VOL 2 PART 3.7.2, FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786.
- INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
- MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.

WASTE MANAGEMENT:
- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

SEDIMENT CONTROL:
- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.

NOTE:
ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.

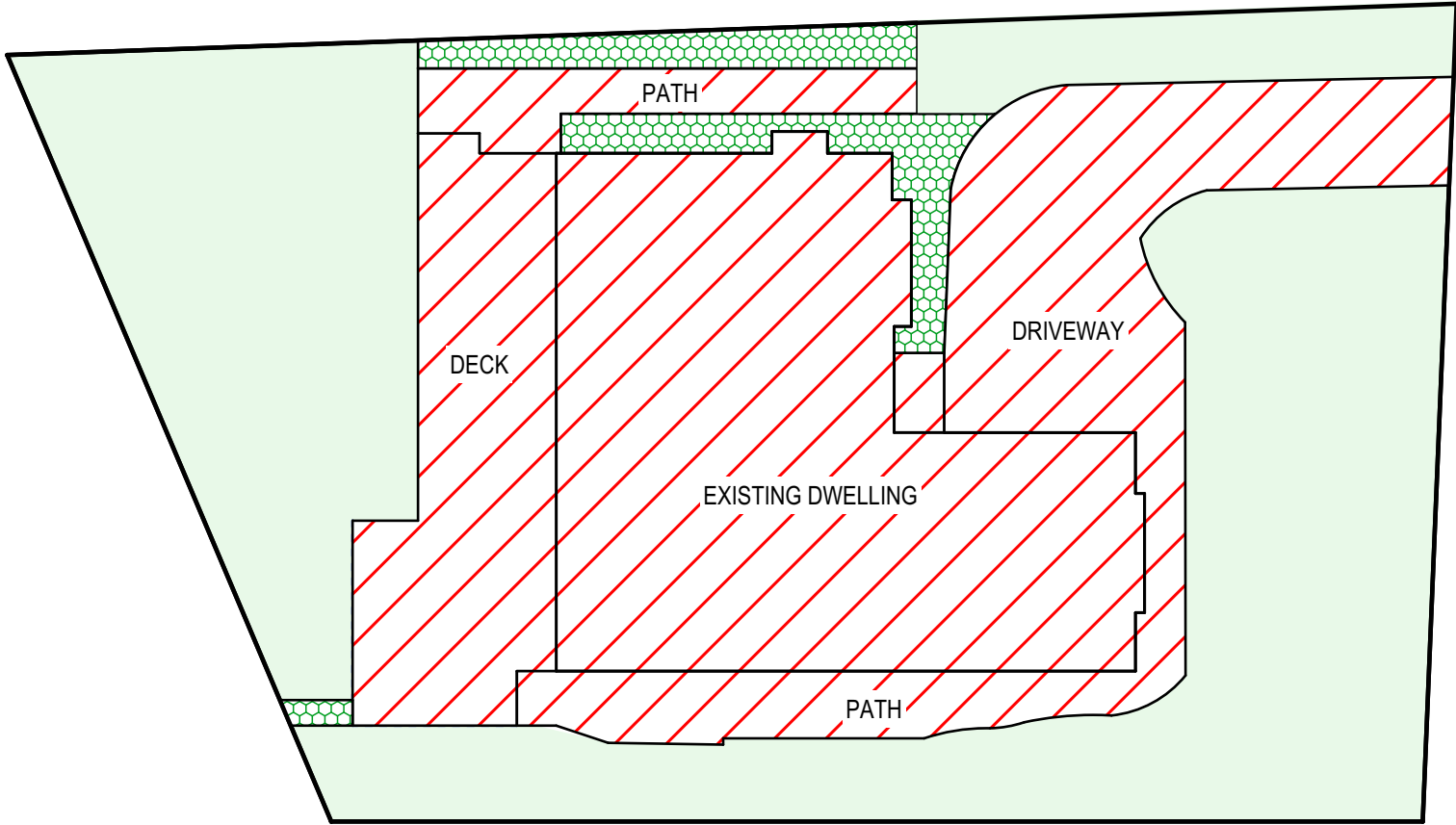
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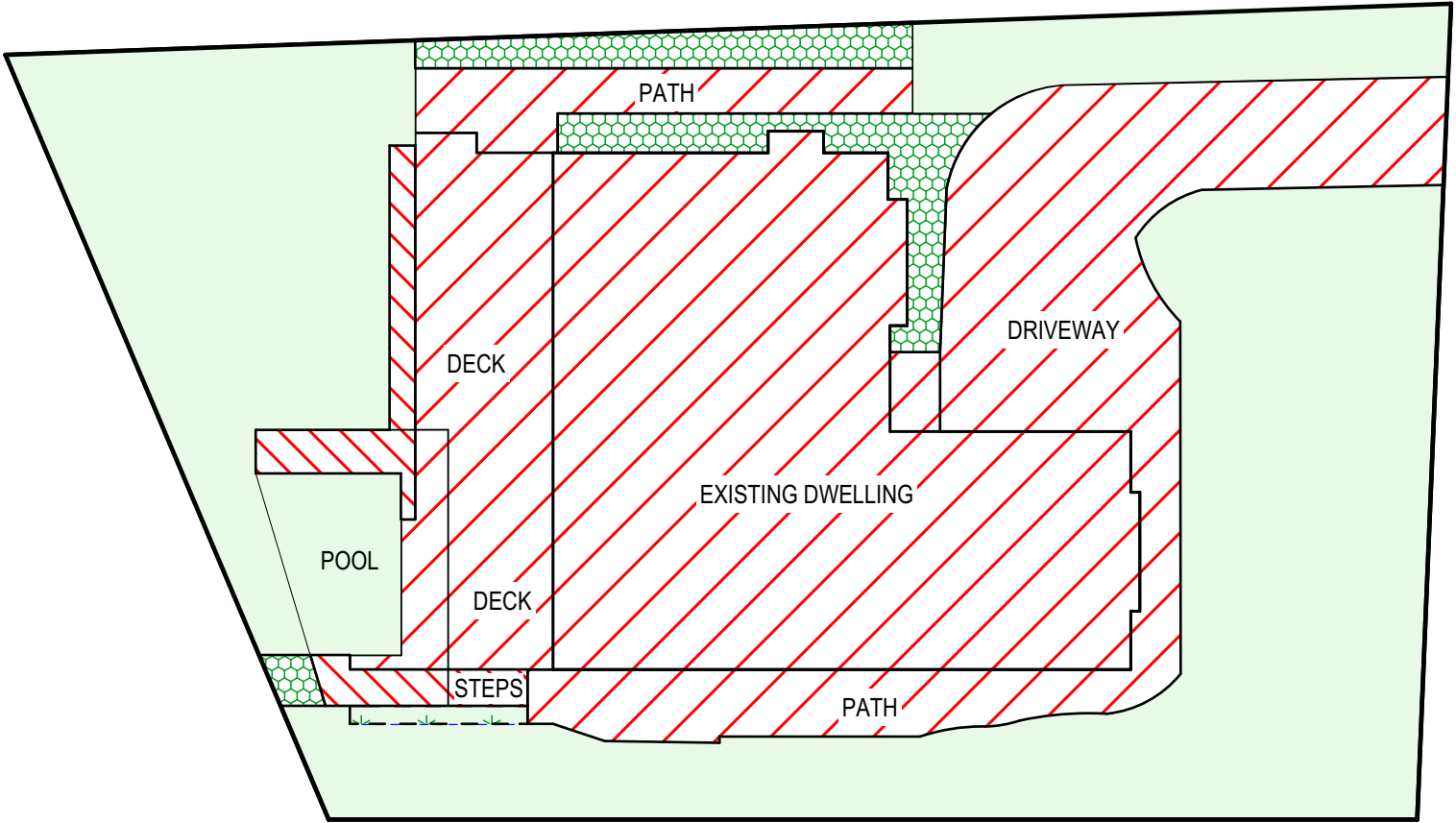
PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 13 KINSDALE CLOSE KILLARNEY HEIGHTS
DRAWING TITLE: SECTION / BASIX

DATE: 08/20	DRAWN BY: HF	SCALE: 1:100 @ A3
JOB No: 823/20	CHECKED BY: JJ	DRAWING No: DA.09






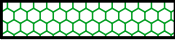


EXISTING LANDSCAPED OPEN SPACE PLAN

1:200

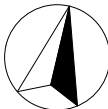


PROPOSED LANDSCAPED OPEN SPACE PLAN

1:200

CALCULATIONS			
SITE AREA			762.38m ²
LANDSCAPED AREA CONTROL		40%	304.95m ²
EXISTING HARD SURFACE AREA			388.7m ²
NEW HARD SURFACE AREA			11.65m ²
LAWN REINSTATED			2.43m ²
TOTAL HARD SURFACE AREA			393.42m ²
LANDSCAPED AREA NOT COUNTED			
EXISTING LANDSCAPED AREA		44.83%	341.8m ²
PROPOSED LANDSCAPED AREA		44.07%	335.96m ²

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DRAWING TITLE:
LANDSCAPED AREA CALCULATION PLAN

DATE:
08/20

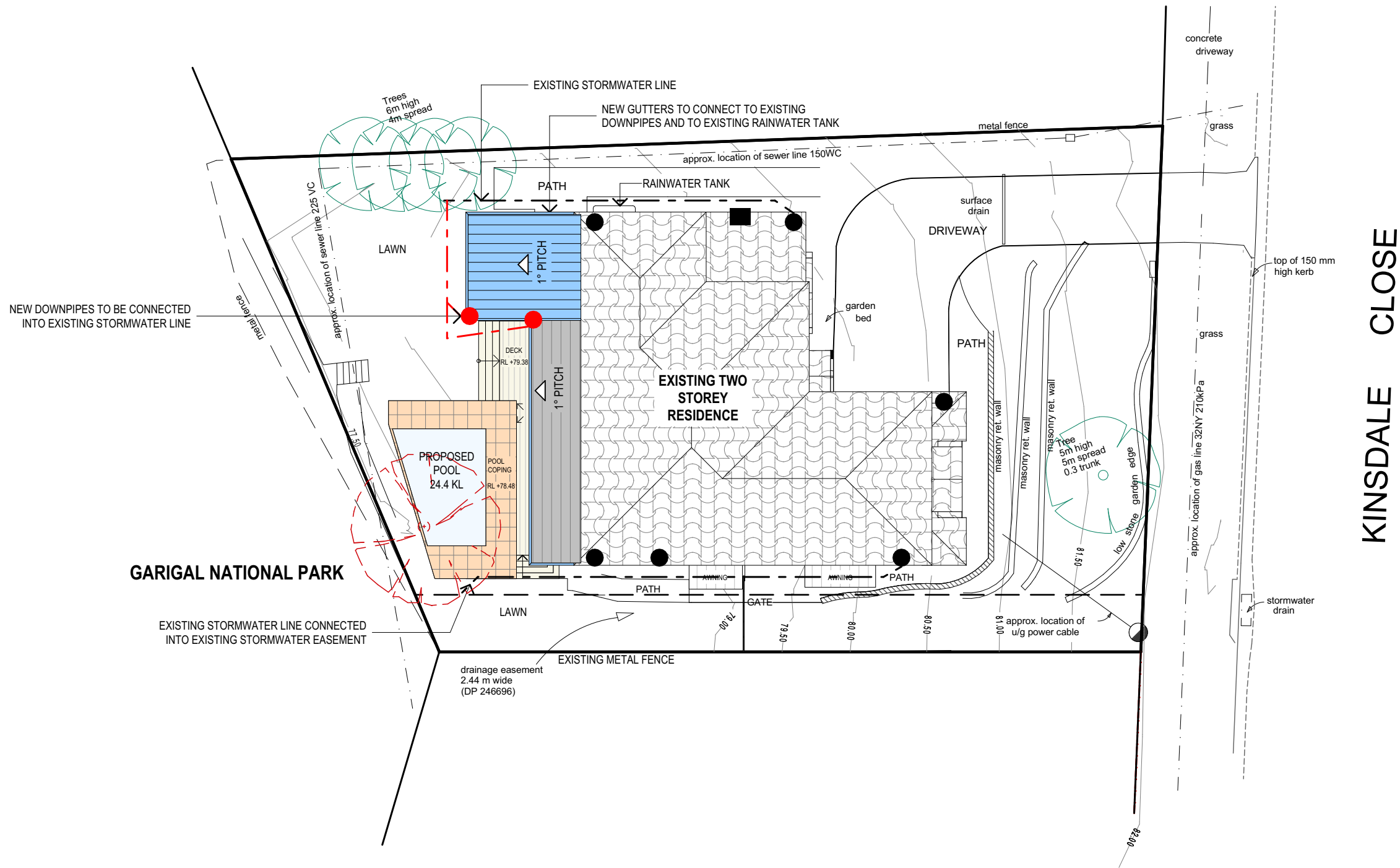
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SCALE:
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823/20

CHECKED BY:
JJ

DRAWING No:
DA.11



ROOF & STORMWATER CONCEPT PLAN

1:200

STORMWATER CONCEPT LEGEND

EXISTING DOWNPIPES ●

NEW DOWNPIPES ●

EXISTING STORMWATER LINE - - -

NEW STORMWATER LINE - - -

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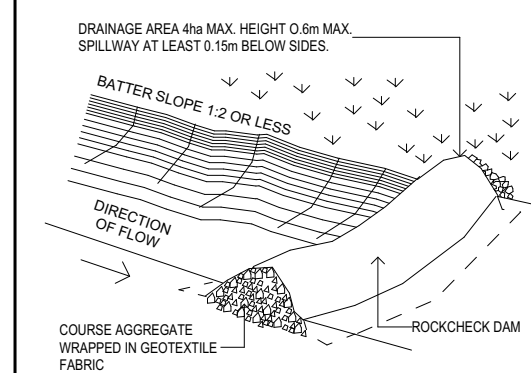
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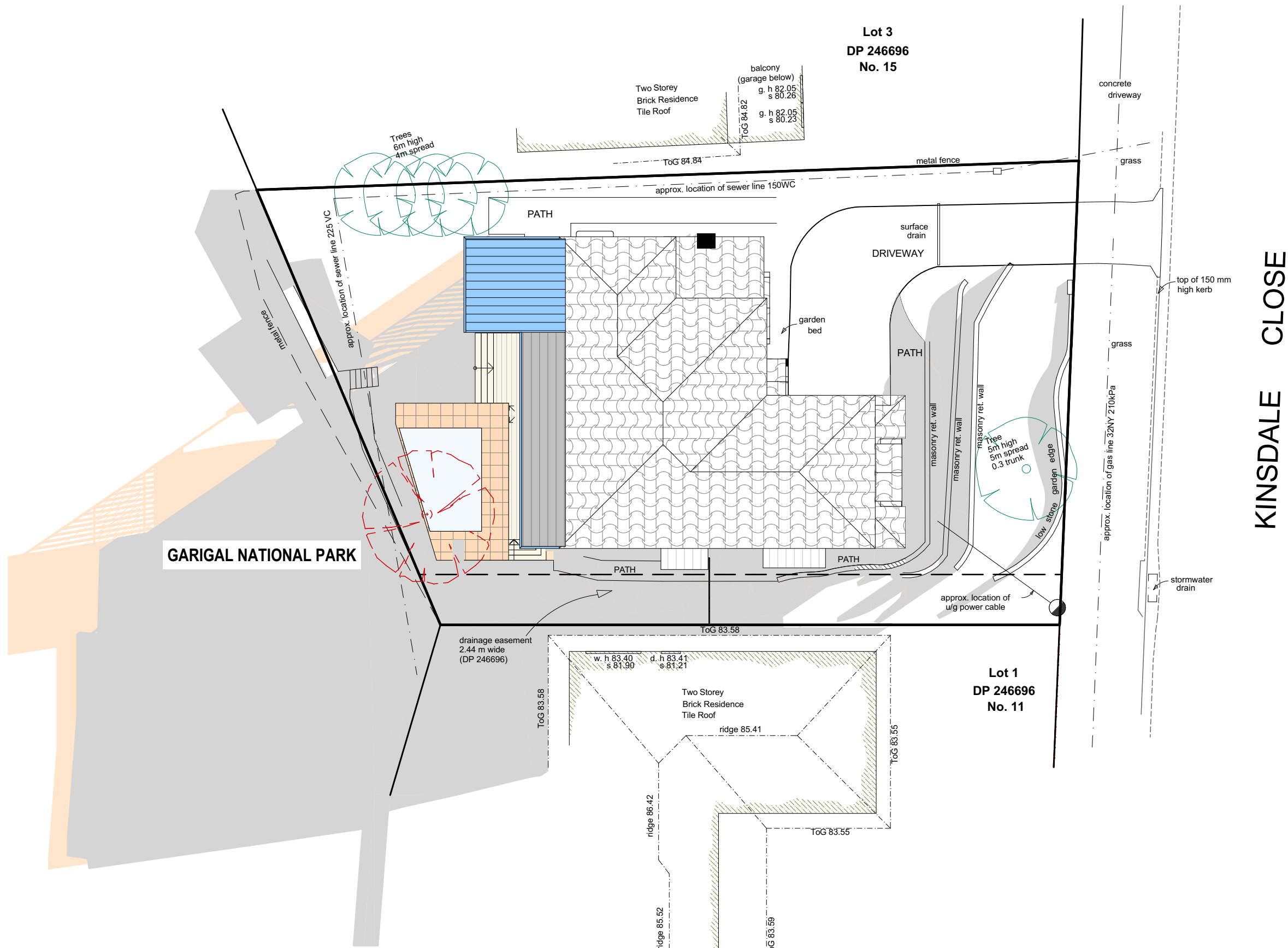
DRAWING TITLE:
ROOF & STORMWATER CONCEPT PLAN

DATE: 08/20	DRAWN BY: HF	SCALE: 1:200 @ A3
JOB No: 823/20	CHECKED BY: JJ	DRAWING No: DA.12

DRAWING No:

DA.13





21 JUNE SHADOW DIAGRAM LEGEND

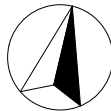
EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM 21 JUNE 9am

1:200

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DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 9:00 am

DATE:
08/20

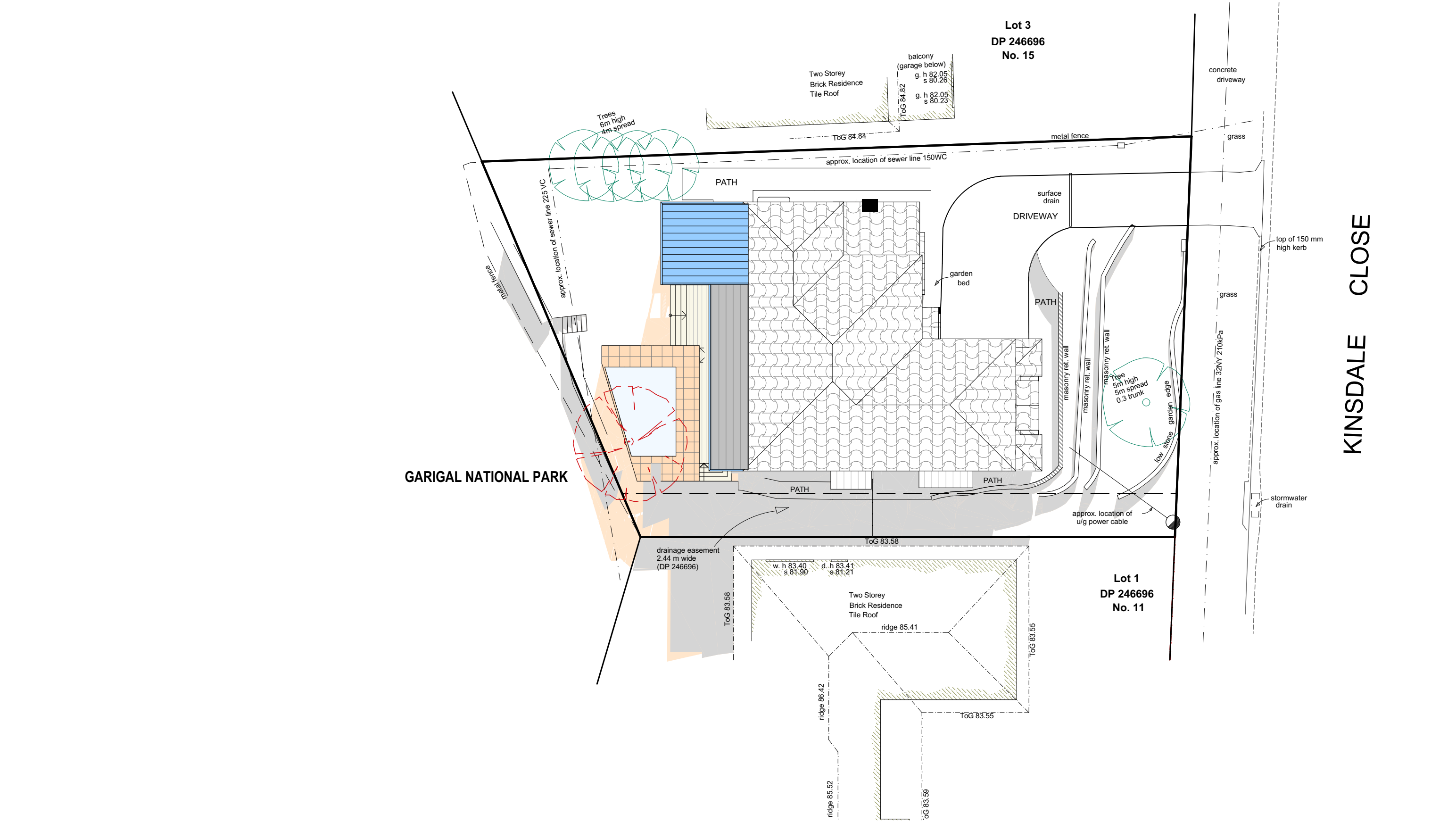
JOB No:
823/20

DRAWN BY:
HF

CHECKED BY:
JJ

SCALE:
1:200 @ A3

DRAWING No:
DA.14



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 12 NOON

1:200

TRUE NORTH:

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting

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REV:	DATE:	DESCRIPTION:
A	11.03.21	CHANGE LEVEL OF POOL

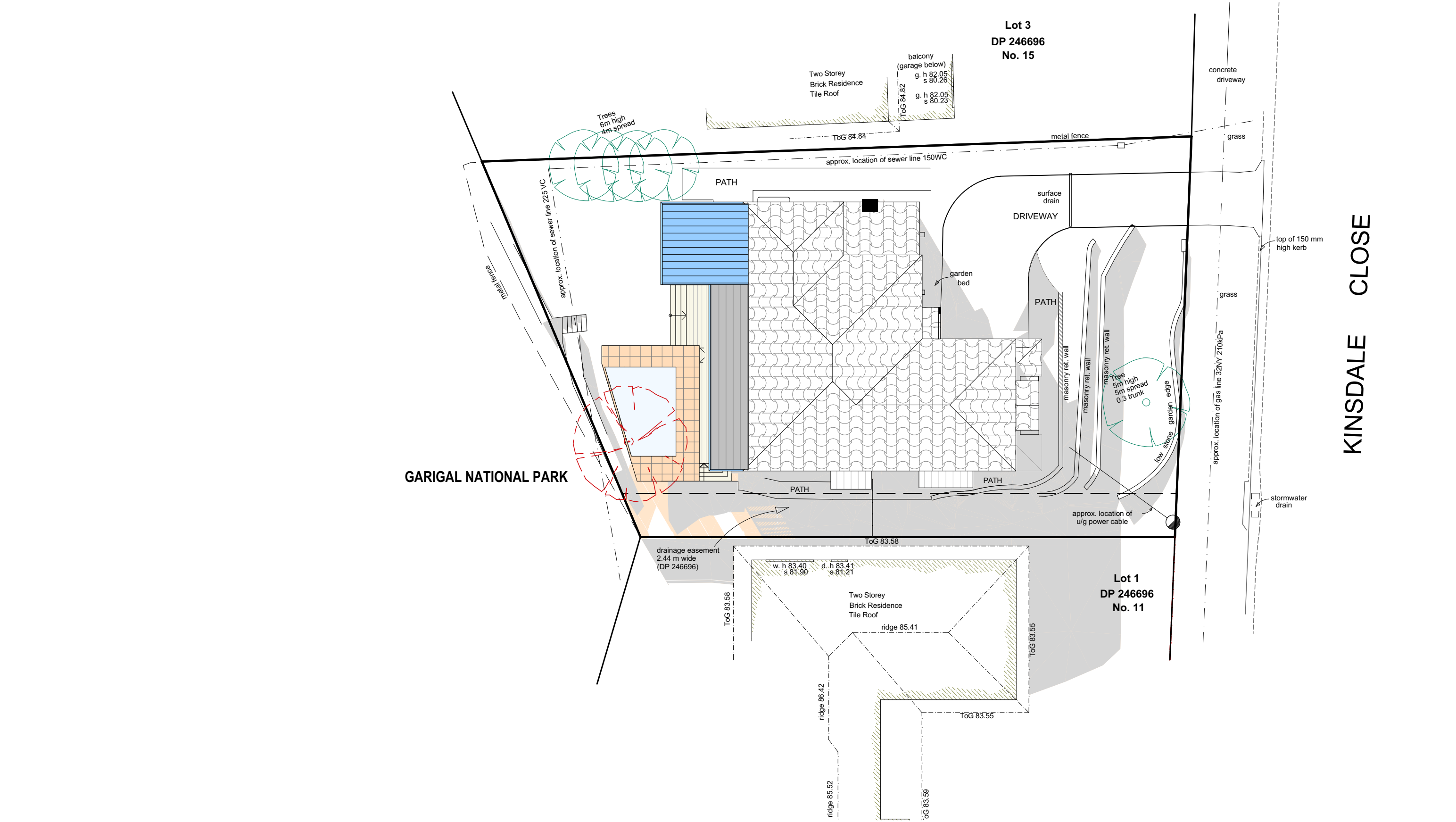
PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS
13 KINSDALE CLOSE KILLARNEY HEIGHTS

DRAWING TITLE:

SHADOW DIAGRAM JUNE 21 12 noon

DATE: 08/20	DRAWN BY: HF	SCALE: 1:200 @ A3
JOB No: 823/20	CHECKED BY: JJ	DRAWING No: DA.15



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 3pm

1:200

TRUE NORTH:

NOTES (E & OE)

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- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
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REV:	DATE:	DESCRIPTION:
A	11.03.21	CHANGE LEVEL OF POOL

PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS
13 KINSDALE CLOSE KILLARNEY HEIGHTS

DRAWING TITLE:

SHADOW DIAGRAM JUNE 21 3:00 pm

DATE:

08/20

JOB No:

823/20

DRAWN BY:

HF

CHECKED BY:

JJ

SCALE:

1:200 @ A3

DRAWING No:

DA.16