



Member of the Fire Protection Association of Australia

**Thursday, 20 February 2025**

**Purpose:**

To provide advice to the Principal Certifying Authority regarding compliance with bushfire risk requirements.

**Property Address:**

16 Yeats Avenue Killarney Heights. (Previously 14 Yeats Ave)

**Lot and DP Number:**

Lot 2, Dp 1229862.

**Referenced Documents:**

- Previous Bushfire Risk Assessment dated Friday, 4 December 2015
- Revised plans (attached)

**Proposed Works:**

Construction of a new dwelling.

---

**The General Manager**

Northern Beaches Council.

**Dear Sir/Madam,**

**Re: Bushfire Assessment Review – 16 Yeats Avenue Killarney Heights.**

This letter is to provide an update on the bushfire risk assessment for the proposed construction of a new dwelling at the address mentioned above. Revised plans have been submitted, prompting a review of the original Bushfire Risk Assessment completed on 4/12/2015.

The revised plans have been assessed against the recommendations and findings of the original report. No new variables introduced by the proposed changes are found to alter the compliance outcomes or recommendations of the previous assessment.

Based on this review, the revised proposal remains consistent with the previous bushfire protection requirements and does not compromise the outcomes of the original assessment.

If further clarification or additional information is required, please feel free to make contact.

**Yours faithfully,**

Matthew Willis

**Graduate Diploma in Planning for Bushfire Prone Areas**

**FPAA BPAD Level 3 (BPD-PA 09337)**

Bushfire Planning Services Pty Limited

Should any further clarification be necessary please do not hesitate to contact me.

Yours Sincerely



Matthew Willis

*Grad Dip Planning for Bushfire Prone Areas (FPAA BPAD Level 3 BPD-PA 09337)*

*Bushfire Planning Services Pty Limited.*

**BCANCC NOTES:**

- STAIRWAYS PROVIDED WITH A CONTINUOUS HANDRAIL IN ACCORDANCE WITH CLAUSE 3.9.2.4 OF THE BCA
- STAIRWAYS IN ACCORDANCE WITH CLAUSE 3.9.1 OF THE BCA
- PROTECTION OF OPENABLE WINDOWS IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA, AND
- BALUSTRADES IN ACCORDANCE WITH CLAUSE 3.9.2 OF THE BCA AND AS1288.
- POOL RECIRCULATION SYSTEM TO COMPLY AS1926.3 11 2010;
- SWIMMING POOL BARRIER TO COMPLY WITH AS1926.1 11 2012;
- LOCATION OF SAFETY BARRIER FOR SWIMMING POOL TO COMPLY WITH AS1926.2 11 2007; SWIMMING POOL ACT 1992; AND
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- NON SLIP FINISH/NOSE AS ON STAIRS PER BCA CLAUSE 3.9.1.4
- ALL WINDOWS WITH FLOOR HEIGHT ABOVE 2M FROM EXTERNAL LEVEL TO HAVE OPENING RESTRICTED TO 125MM AS PER BCA REQUIREMENTS 3.9.2.6 & 3.9.2.7 (SLIDING WINDOW RESTRICTOR LOCKS OR SIMILAR)
- FIREPLACE CONSTRUCTION AS PER AS2910 AND CLAUSE 3.10.7.2 OF THE BCA



**S4.55 - LIST OF AMENDMENTS**

1. NEW SCREEN DESIGN TO BALCONY
2. LAYOUT CHANGE TO GUEST BED
3. ADDITION OF BATHROOM
4. LARGE FRONT DOOR
5. NEW KITCHEN LAYOUT
6. OPENING CHANGES
7. NEW LAUNDRY LAYOUT
8. OPENING CHANGES
9. FACADE, BALUSTRADE & SCREEN CHANGES
10. ENSUITE ADDED TO BED 2
11. BATHROOM/FAMILY PLAN CHANGES
12. SCREEN/BALUSTRADE CHANGES
13. ROOF CUT BACK TO ALIGN WITH FACADE CHANGES
14. CIRCULAR SKYLIGHT ADDED TO OUTDOOR DINING AREA
15. POOL CHANGE - STEP DETAIL ADDED
16. MATERIAL CHANGES

## S4.55 ISSUE - NOT FOR CONSTRUCTION

Project  
NEW DWELLING

Address  
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087  
(PREV. KNOWN AS 14 YEATS FOR DA2016/0361)

Client  
STORM PEAKS PTY LTD

Project Number  
24.03

Date  
10.02.2025

**DRAWING LIST - MOD**

A101	BASIX REQUIREMENTS	A	10.02.2025
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A301	GARAGE FLOOR PLAN	A	10.02.2025
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A303	FIRST FLOOR PLAN	A	10.02.2025
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A305	POOL/YARD PLAN	A	10.02.2025
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A403	SECTION CC	A	10.02.2025
A404	SECTION DD	A	10.02.2025
A405	SECTION EE	A	10.02.2025
A411	POOL SECTIONS	A	10.02.2025
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A502	SOUTH ELEVATION	A	10.02.2025
A503	EAST ELEVATION	A	10.02.2025
A504	WEST ELEVATION	A	10.02.2025
A601	PERSPECTIVES 01	A	10.02.2025
A602	PERSPECTIVES 02	A	10.02.2025
A603	PERSPECTIVES 03	A	10.02.2025
A604	PERSPECTIVES 04	A	10.02.2025
A605	PERSPECTIVES 05	A	10.02.2025
A701	CALCULATIONS	A	10.02.2025
A702	SEDIMENT & EROSION CONTROL PLAN	A	10.02.2025
A703	SHADOW DIAGRAMS - 21 MAR/SEPT - 9AM & 12PM	A	10.02.2025
A704	SHADOW DIAGRAMS - 21 MAR/SEPT - 3PM	A	10.02.2025
A705	SHADOW DIAGRAMS - 21 JUNE - 9AM	A	10.02.2025
A706	SHADOW DIAGRAMS - 21 JUNE - 12PM	A	10.02.2025
A707	SHADOW DIAGRAMS - 21 JUNE - 3PM	A	10.02.2025
A708	SHADOW DIAGRAMS 3D - JUNE	A	10.02.2025
A709	SHADOW DIAGRAMS 3D - MARCH/SEPTEMBER	A	10.02.2025
A901	MATERIALS & WINDOW SCHEDULES	A	10.02.2025



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

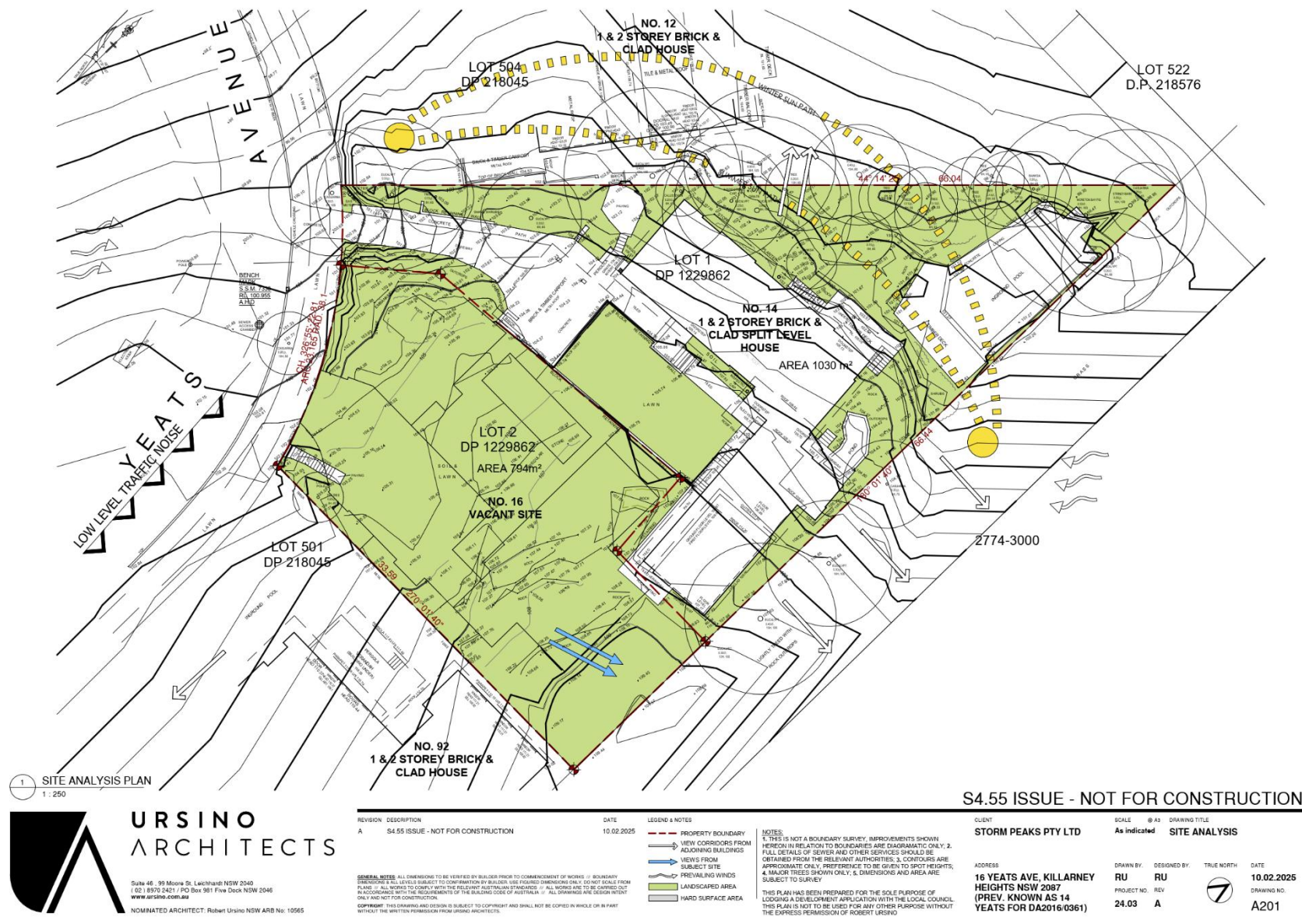
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

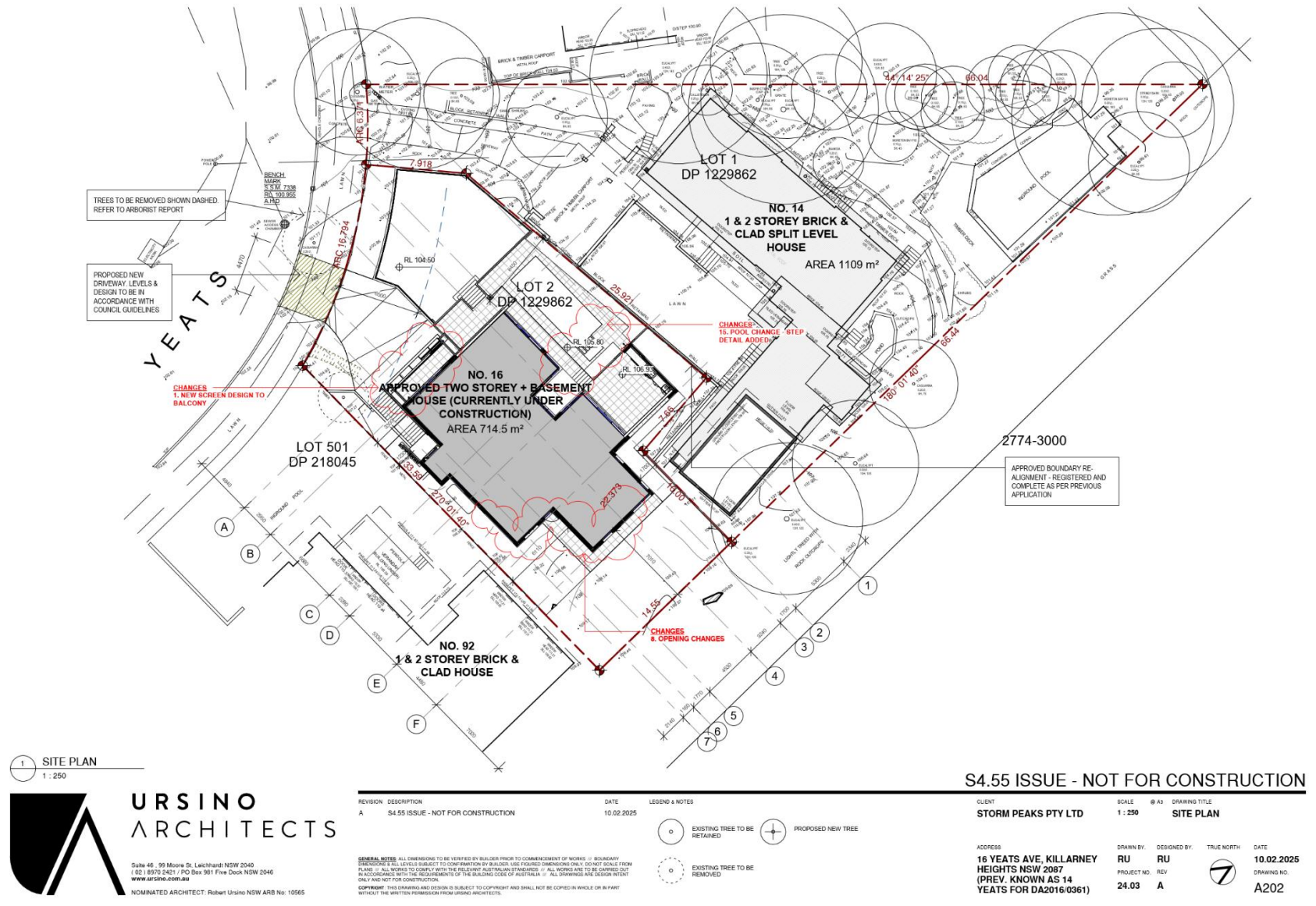
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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD			BASIX REQUIREMENTS
ADDRESS	DRAWN BY:	DESIGNED BY:	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	10.02.2025
	PROJECT NO:	REV	DRAWING NO.
	24.03	A	A101



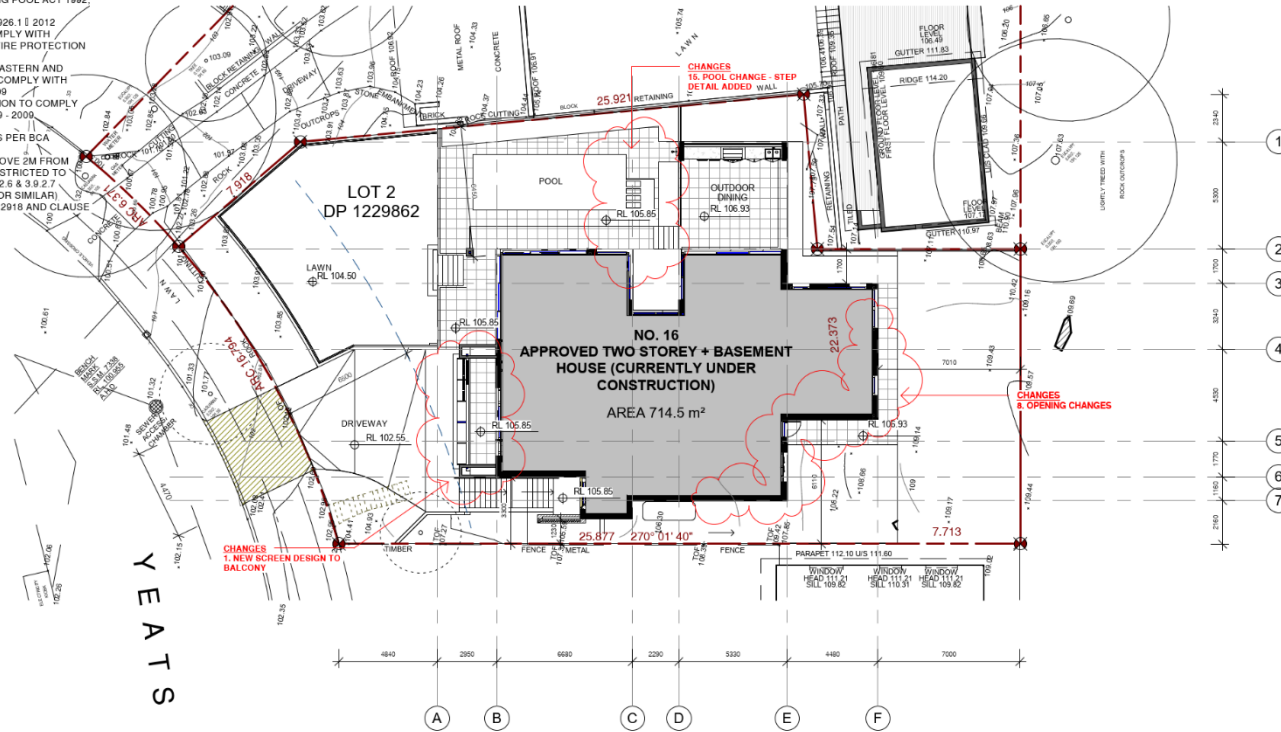






**BCA/NCC NOTES:**

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- FIREPLACE CONSTRUCTION AS PER AS2918 AND CLAUSE 3.10.7.2 OF THE BCA



1 SITE PLAN 1:200  
1:200



REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- ⊕ PROPOSED NEW TREE

**GENERAL NOTES:** ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. (1) BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUREAU OF FIRE ENGINEERING ONLY. DO NOT SCALE FROM PLANS. (2) ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. (3) ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. (4) ALL DIMENSIONS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.  
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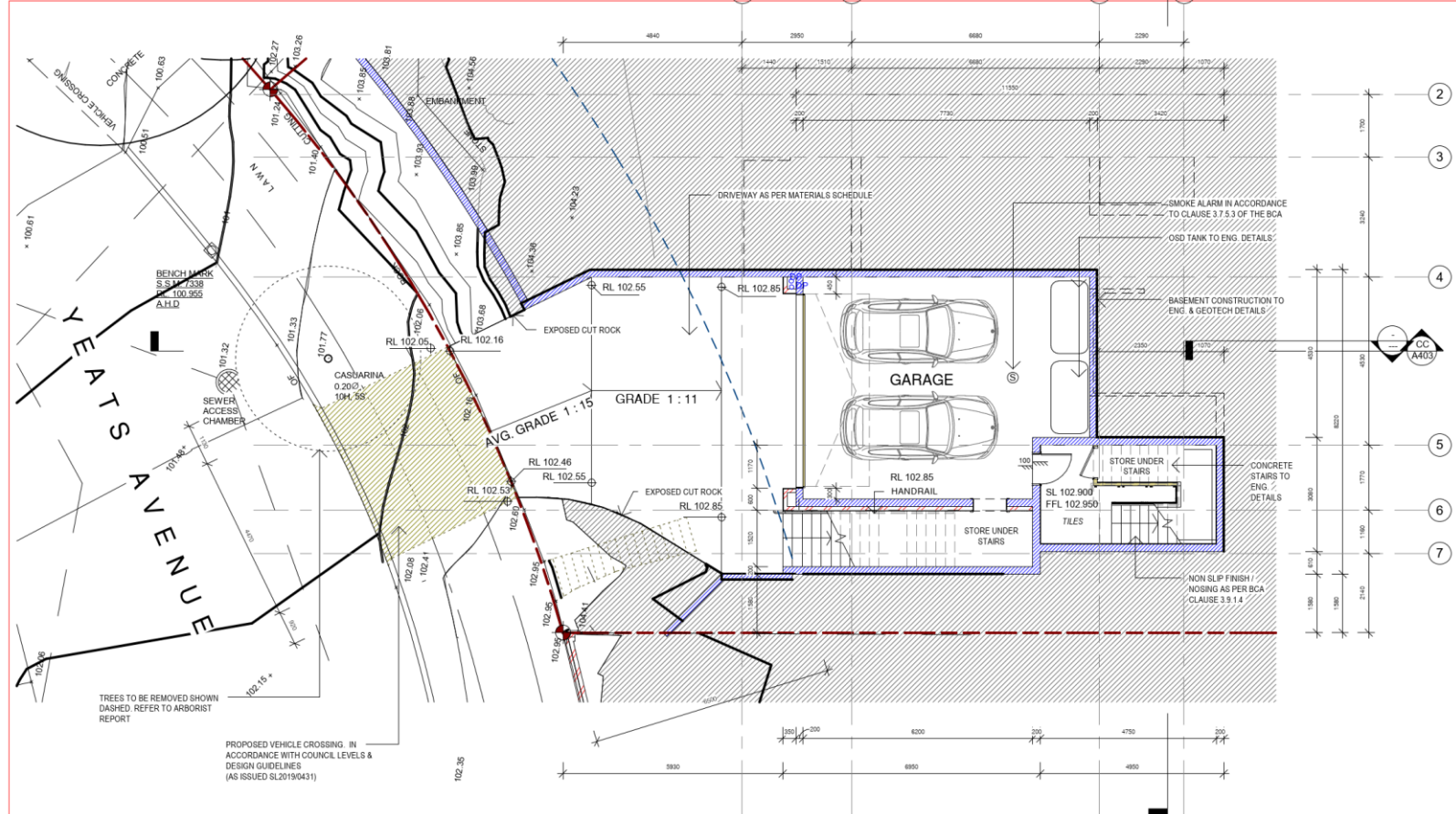
CLIENT  
STORM PEAKS PTY LTD

SCALE: 1:200  
DRAWING TITLE  
SITE PLAN 1:200 SCALE

ADDRESS  
16 YEARS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEARS FOR DA2016/0361)

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO: 24.03  
REV: A  
TRUE NORTH  
DATE: 10.02.2025  
DRAWING NO: A203

NO CHANGES - AS PER APPROVED DA2016/0361



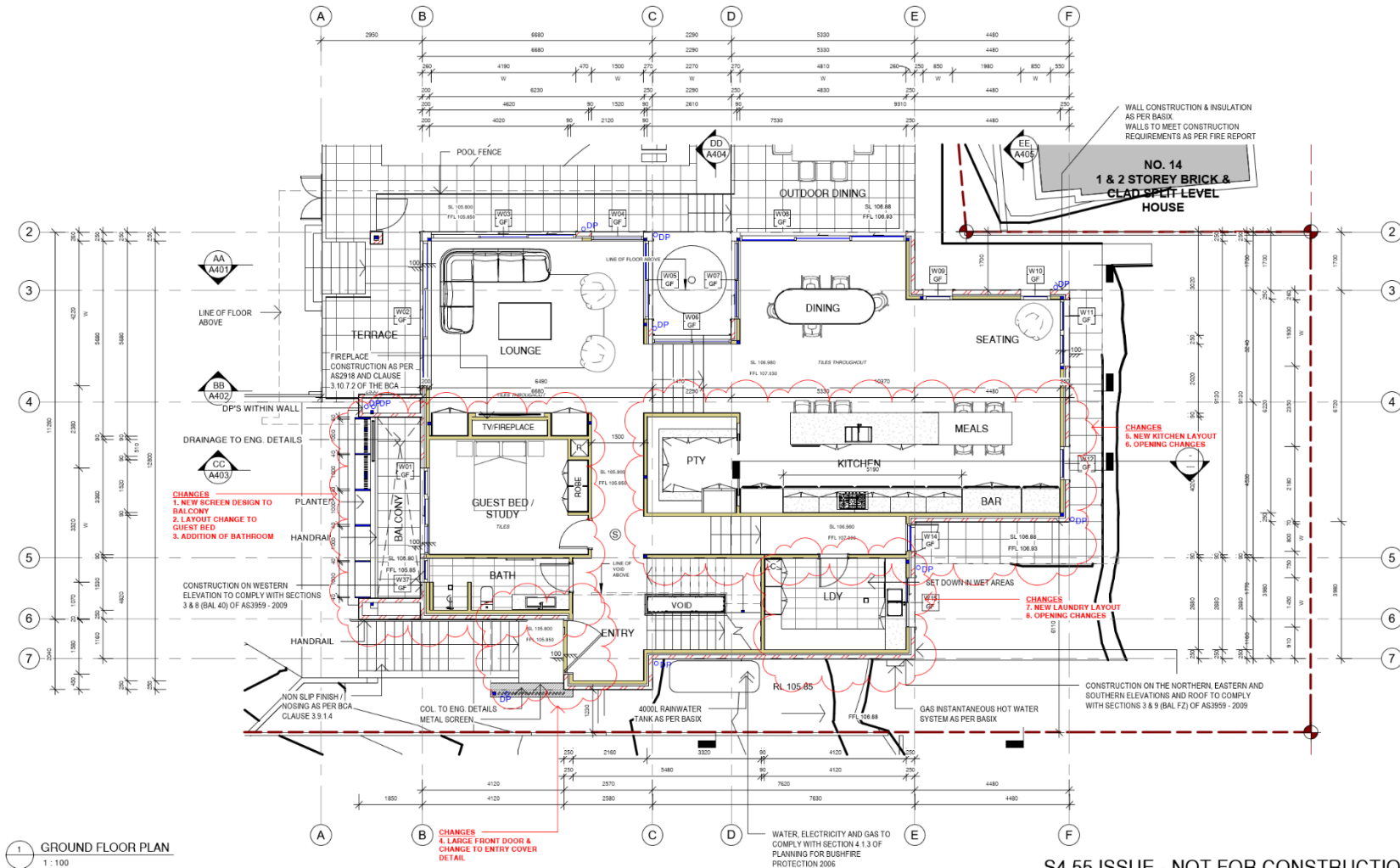
1 GARAGE FLOOR PLAN  
1:100



REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	<p>CONCRETE AS PER ENG. SPECS.</p> <p>200 DINCER WALL</p> <p>180 TIMBER STUD LINED BOTH SIDES</p> <p>BRICK VENEER 250 TIMBER</p> <p>90 TIMBER STUD</p>

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	DRAWING TITLE
STORM PEAKS PTY LTD	1:100	GARAGE FLOOR PLAN
ADDRESS	DRAWN BY	DESIGNED BY
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU
PROJECT NO.	REV	TRUE NORTH
24.03	A	
DATE	DESIGNED BY	DRAWING NO.
10.02.2025	RU	A301



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REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE 10.02.2025  
LEGEND & NOTES  
CONCRETE AS PER ENG. SPECS.

- 200 DINCEL WALL
- 180 TIMBER STUD LINED BOTH SIDES
- BRICK VENEER 250 TIMBER
- 90 TIMBER STUD

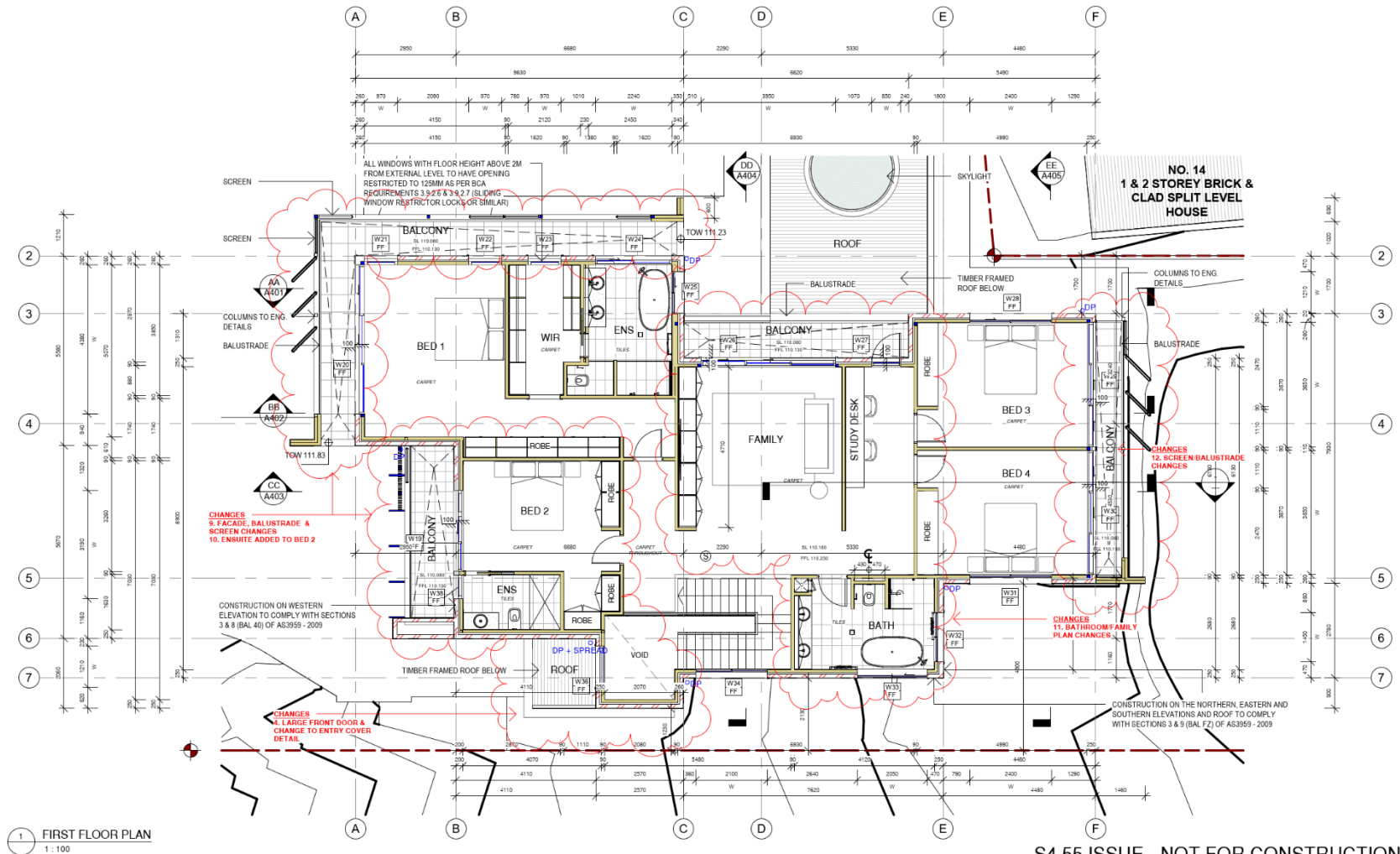
- 110 SINGLE BRICK
- 230 DOUBLE BRICK
- SMOKE ALARM
- LAUNDRY CHUTE
- RISER

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT STORM PEAKS PTY LTD  
SCALE 1:100  
DRAWING TITLE GROUND FLOOR PLAN

ADDRESS  
16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)

DRAWN BY RU  
DESIGNED BY RU  
PROJECT NO. 24.03  
REV A  
TRUE NORTH  
DATE 10.02.2025  
DRAWING NO. A302



1 FIRST FLOOR PLAN  
1:100

S4.55 ISSUE - NOT FOR CONSTRUCTION



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES  
CONCRETE AS PER ENG. SPECS.

- 200 DINCER WALL
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- BRICK VENEER 250 TIMBER
- 90 TIMBER STUD

- 110 SINGLE BRICK
- 230 DOUBLE BRICK
- SMOKE ALARM
- LAUNDRY CHUTE
- RISER

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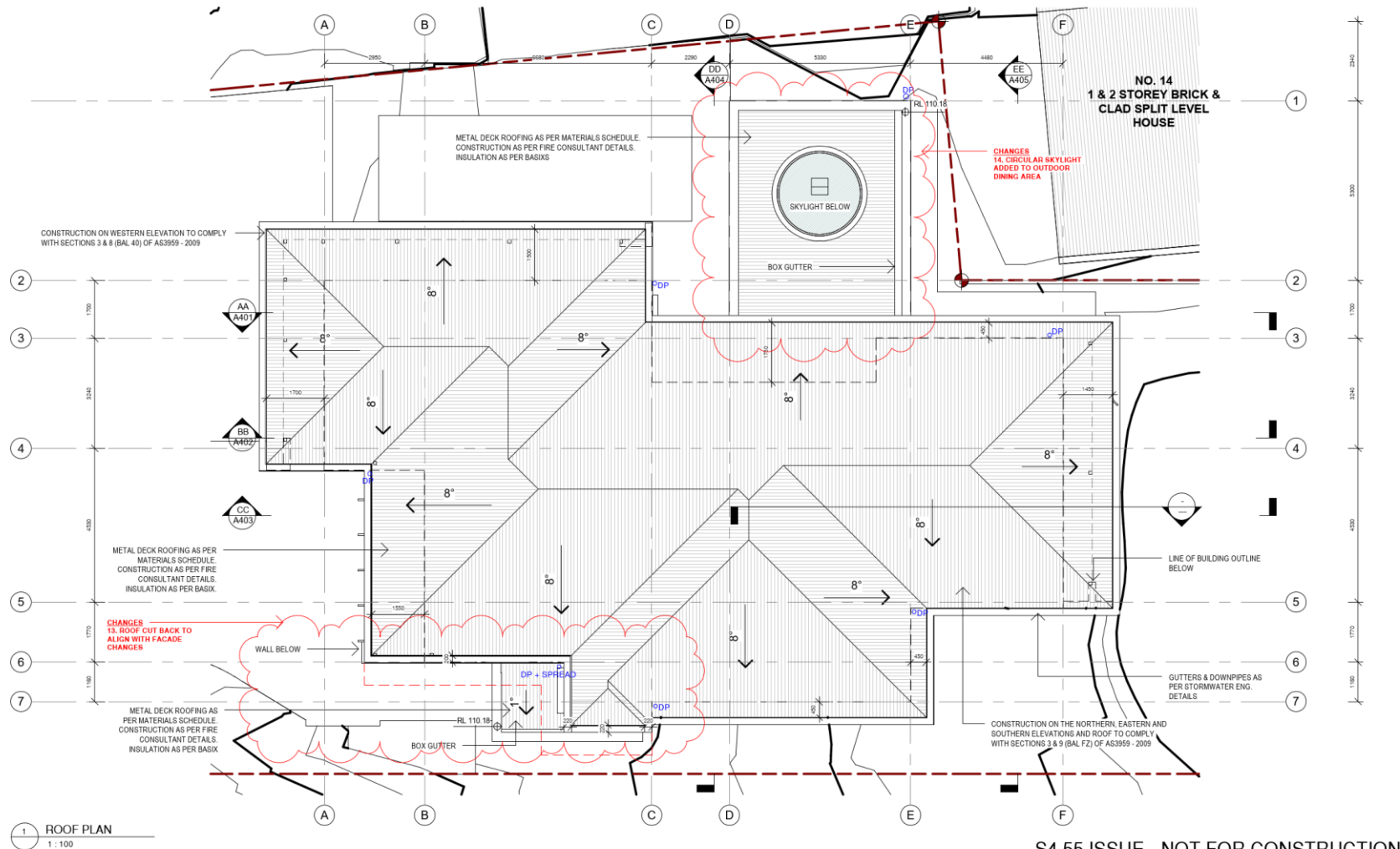
CLIENT  
**STORM PEAKS PTY LTD**

SCALE @ A3  
1:100  
DRAWING TITLE  
**FIRST FLOOR PLAN**

ADDRESS  
**16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)**

DRAWN BY: **RU**  
DESIGNED BY: **RU**  
PROJECT NO: **24.03**  
REV: **A**  
TRUE NORTH  
DATE: **10.02.2025**  
DRAWING NO: **A303**





1 ROOF PLAN  
1:100

S4.55 ISSUE - NOT FOR CONSTRUCTION



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES

- CONCRETE AS PER ENG. SPECS.
- 200 DINCER WALL
- 180 TIMBER STUD LINED BOTH SIDES
- BRICK VENEER 250 TIMBER
- 90 TIMBER STUD
- 110 SINGLE BRICK
- 230 DOUBLE BRICK

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CLIENT  
**STORM PEAKS PTY LTD**

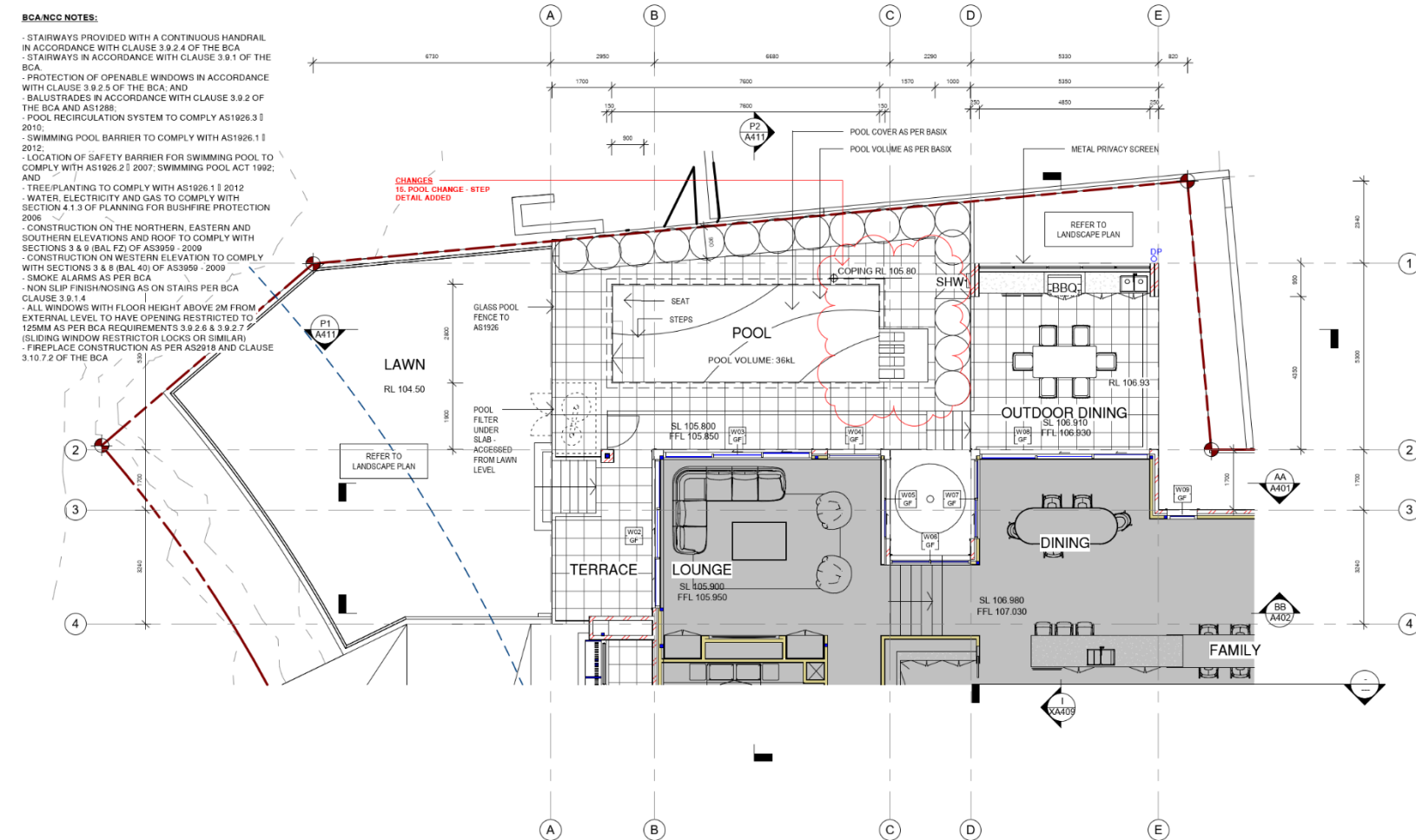
SCALE: 1:100  
DRAWING TITLE  
**ROOF PLAN**

ADDRESS  
**16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)**

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO: 24.03  
REV: A  
TRUE NORTH  
DATE: 10.02.2025  
DRAWING NO: A304

**BCA/NCC NOTES:**

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1 POOL / YARD PLAN  
1:100



REVISION	DESCRIPTION	DATE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025

**LEGEND & NOTES**

CONCRETE AS PER ENG. SPECS.	110 SINGLE BRICK
200 DINGEL WALL	230 DOUBLE BRICK
180 TIMBER STUD LINED BOTH SIDES	
BRICK VENEER 250 TIMBER	
90 TIMBER STUD	

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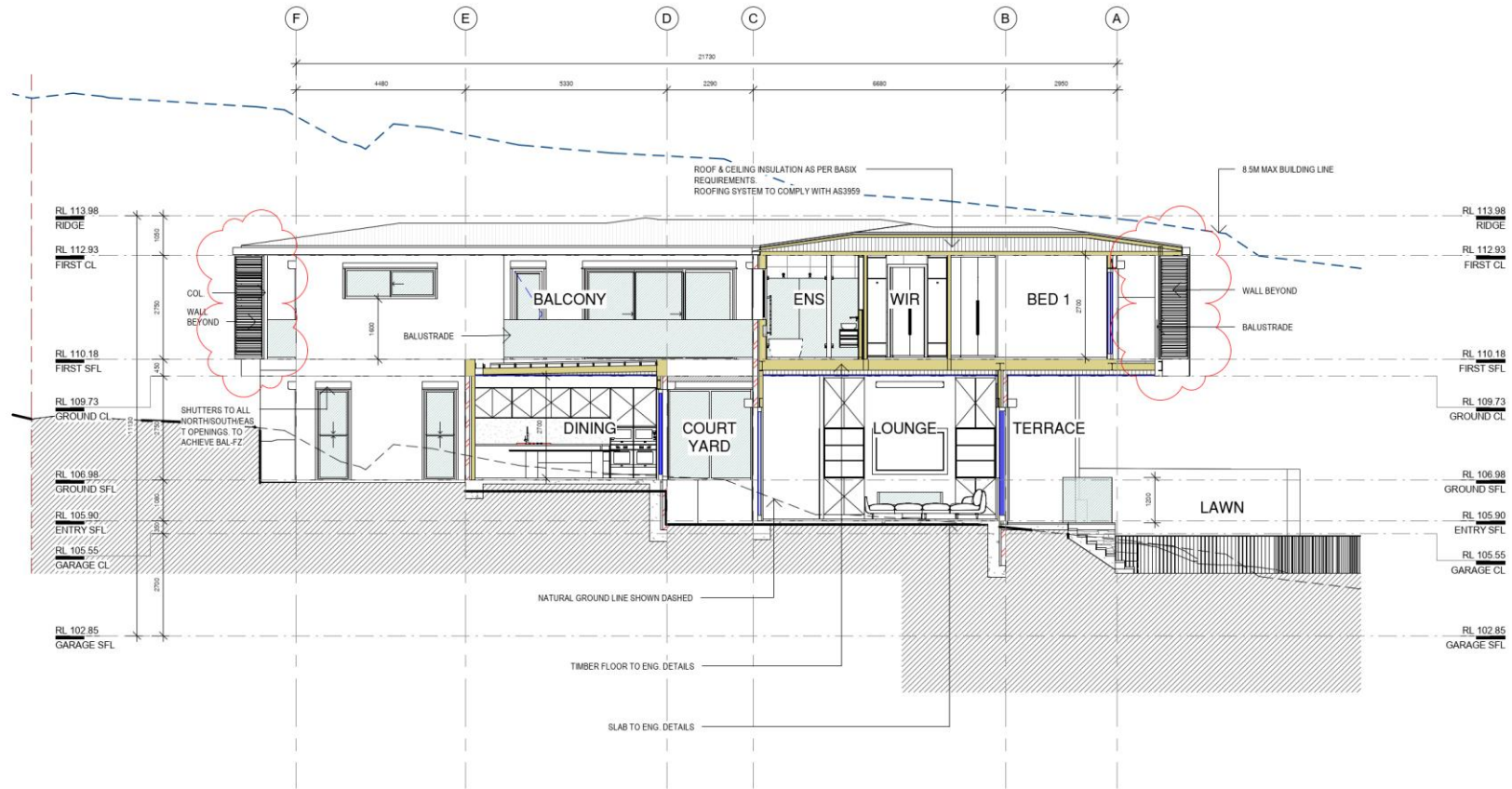
**S4.55 ISSUE - NOT FOR CONSTRUCTION**

CLIENT	SCALE	DESIGNED BY	DRAWING TITLE
STORM PEAKS PTY LTD	1:100	RU	POOL / YARD PLAN

ADDRESS  
16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)

DRAWN BY	DESIGNED BY	TRUE NORTH	DATE
RU	RU		10.02.2025
PROJECT NO.	REV		DRAWING NO.
24.03	A		A305





AA SECTION AA  
1:100



NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES

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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT  
STORM PEAKS PTY LTD

SCALE: 1:100  
DRAWING TITLE  
SECTION AA

ADDRESS  
16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO. REV: 24.03 A  
TRUE NORTH  
DATE: 10.02.2025  
DRAWING NO.: A401



BB SECTION BB  
1:100



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ARCHITECTS**

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LEGEND & NOTES
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200 DINCEL WALL
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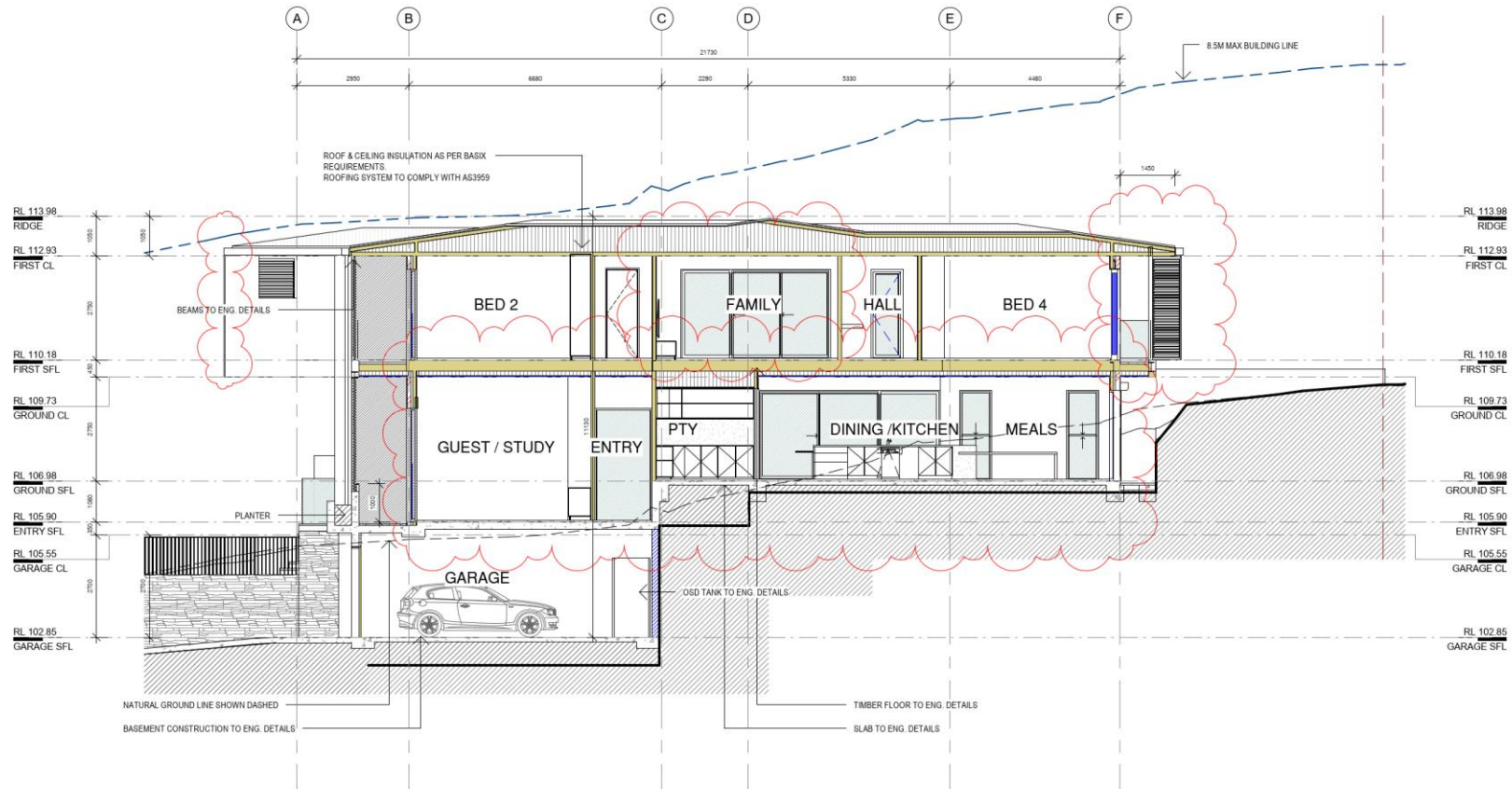
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CLIENT	SCALE	DRAWING TITLE
STORM PEAKS PTY LTD	1:100	SECTION BB

ADDRESS  
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(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)**

DRAWN BY	DESIGNED BY	TRUE NORTH	DATE
RU	RU		10.02.2025
PROJECT NO.	REV	DRAWING NO.	
24.03	A	A402	



SECTION CC  
1:100



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www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES

CONCRETE AS PER ENG. SPECS.

200 DINCER WALL

180 TIMBER STUD LINED BOTH SIDES

BRICK VENEER 250 TIMBER

90 TIMBER STUD

110 SINGLE BRICK

230 DOUBLE BRICK

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. - BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. LINE FINISHED CONSTRUCTION ONLY. DO NOT SCALE FROM PLANS. - ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. - ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. - ALL DIMENSIONS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.  
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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT  
STORM PEAKS PTY LTD

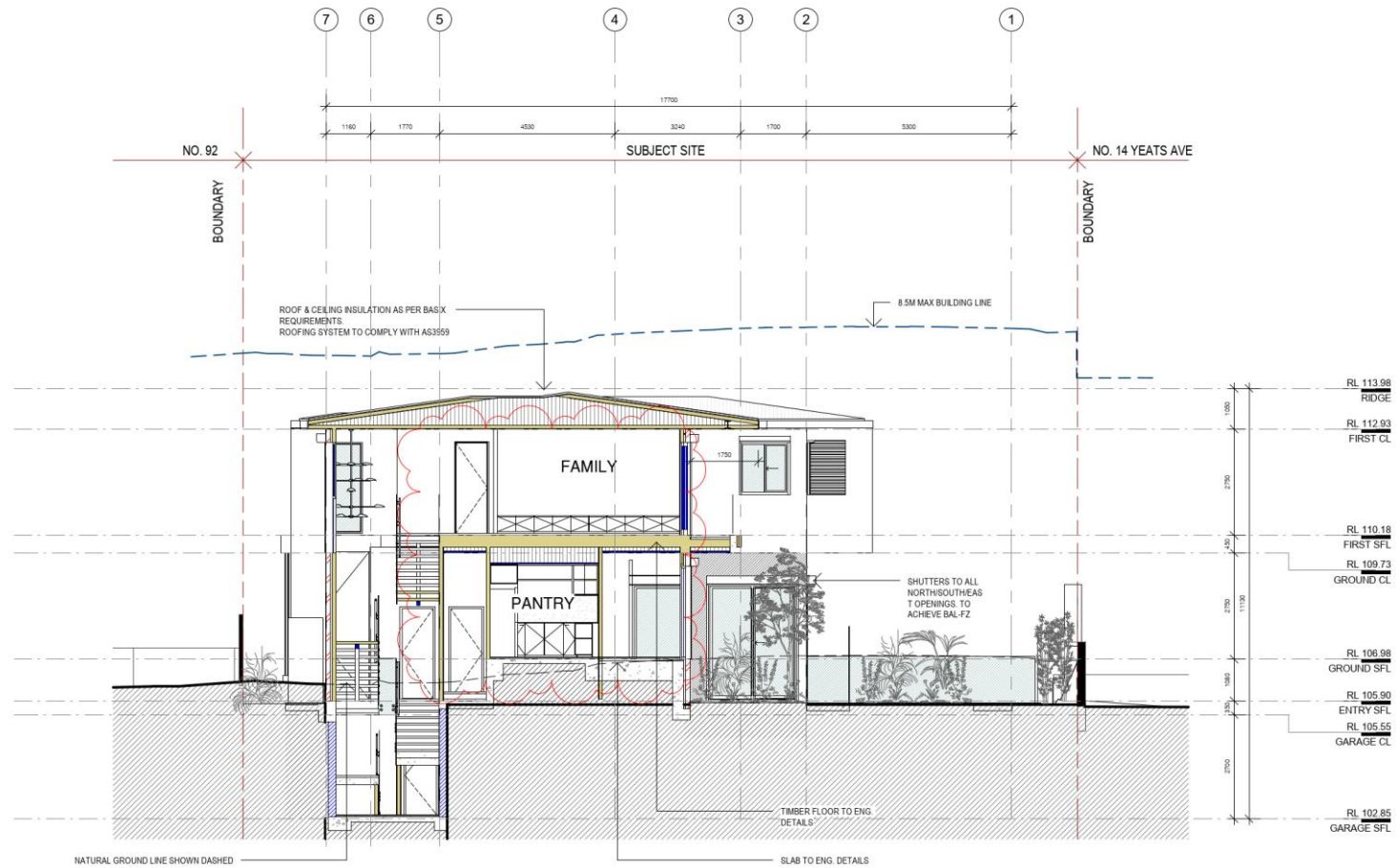
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SECTION CC

ADDRESS  
16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)

DRAWN BY: RU  
PROJECT NO: 24.03  
REV: A

DESIGNED BY: RU  
TRUE NORTH  
DATE: 10.02.2025  
DRAWING NO: A403





DD SECTION HH  
1:100



REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES

- CONCRETE AS PER ENG. SPECS.
- 200 DINCEL WALL
- 180 TIMBER STUD LINED BOTH SIDES
- BRICK VENEER 250 TIMBER
- 90 TIMBER STUD
- 110 SINGLE BRICK
- 230 DOUBLE BRICK

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. - BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FINISHED CONCRETE ONLY. DO NOT SCALE FROM PLANS. - ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. - ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. - ALL DIMENSIONS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.  
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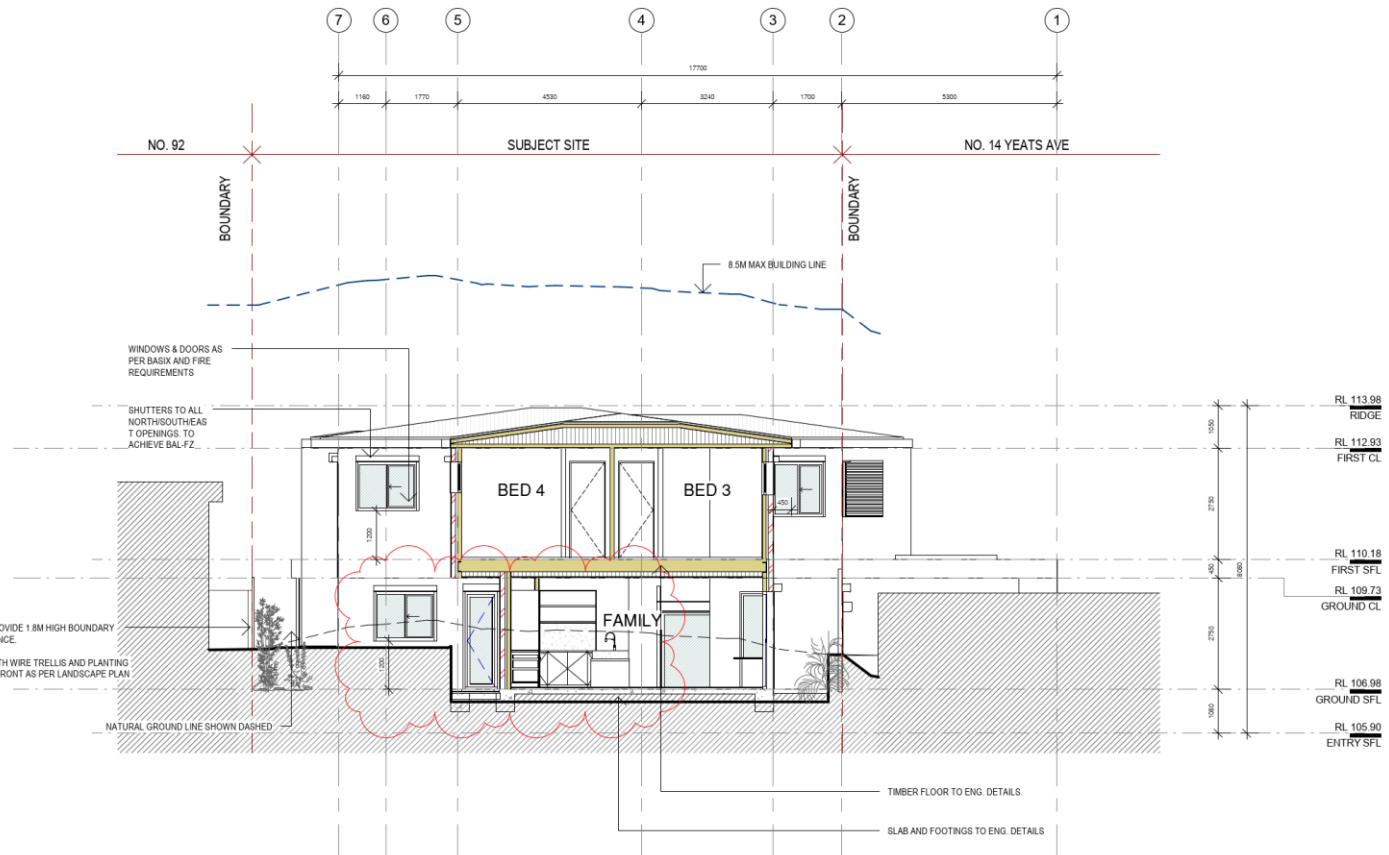
S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT  
STORM PEAKS PTY LTD

SCALE: 1:100  
DRAWING TITLE  
SECTION DD

ADDRESS  
16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO: 24.03  
REV: A  
DATE: 10.02.2025  
DRAWING NO: A404



EE SECTION JJ  
1:100



REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES

- CONCRETE AS PER ENG. SPECS.
- 200 DINCER WALL
- 180 TIMBER STUD LINED BOTH SIDES
- BRICK VENEER 250 TIMBER
- 90 TIMBER STUD
- 110 SINGLE BRICK
- 230 DOUBLE BRICK

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CLIENT  
STORM PEAKS PTY LTD

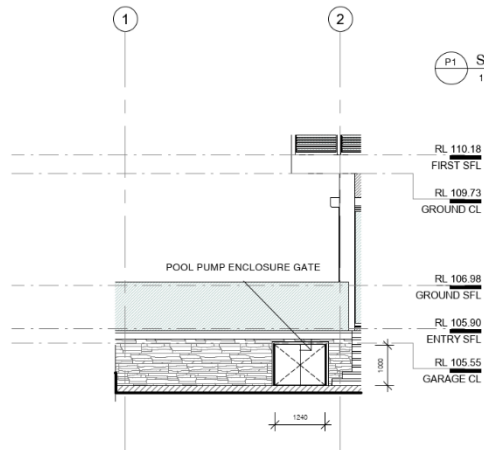
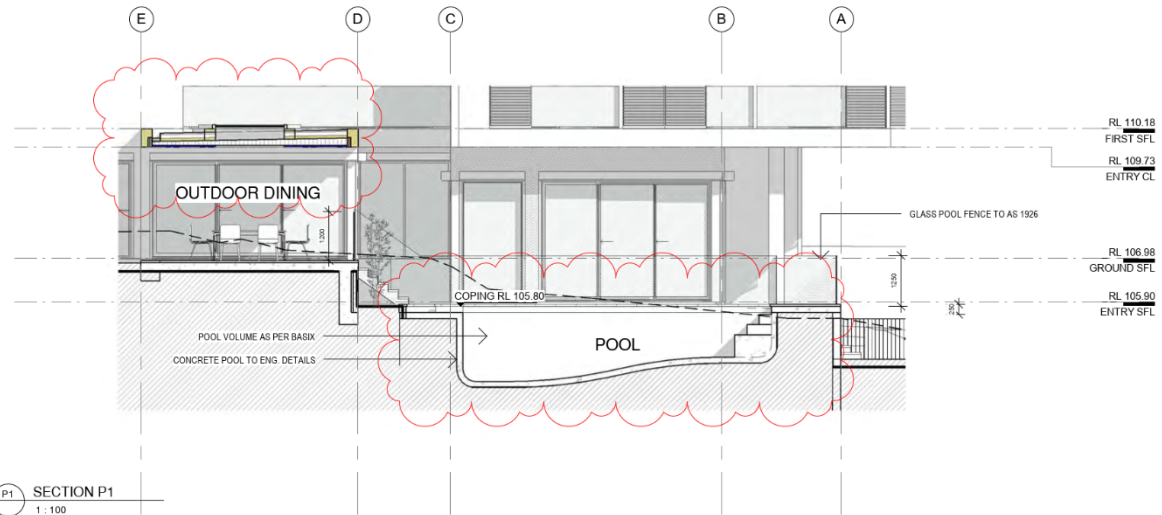
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DRAWING TITLE  
SECTION EE

ADDRESS  
16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)

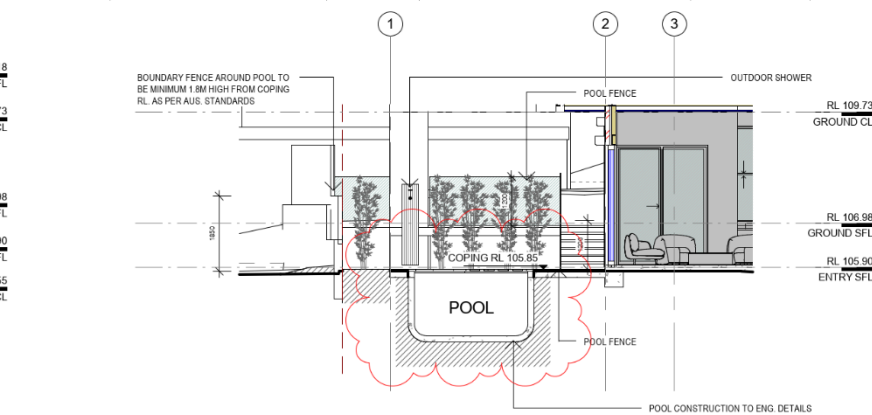
DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO. REV  
24.03 A  
DATE  
10.02.2025  
DRAWING NO.  
A405

**BCA/NCC NOTES:**

- STAIRWAYS PROVIDED WITH A CONTINUOUS HANDRAIL IN ACCORDANCE WITH CLAUSE 3.9.2.4 OF THE BCA
- STAIRWAYS IN ACCORDANCE WITH CLAUSE 3.9.1 OF THE BCA
- PROTECTION OF OPENABLE WINDOWS IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA, AND
- BALUSTRADES IN ACCORDANCE WITH CLAUSE 3.9.2 OF THE BCA AND AS1288;
- POOL RECIRCULATION SYSTEM TO COMPLY AS1926.3 || 2010;
- SWIMMING POOL BARRIER TO COMPLY WITH AS1926.1 || 2012;
- LOCATION OF SAFETY BARRIER FOR SWIMMING POOL TO COMPLY WITH AS1926.2 || 2007, SWIMMING POOL ACT 1992, AND
- TREE PLANTING TO COMPLY WITH AS1926.1 || 2012
- WATER, ELECTRICITY AND GAS TO COMPLY WITH SECTION 4.1.3 OF PLANNING FOR BUSHFIRE PROTECTION 2006
- CONSTRUCTION ON THE NORTHERN, EASTERN AND SOUTHERN ELEVATIONS AND ROOF TO COMPLY WITH SECTIONS 3 & 9 (BAL FZ) OF AS3959 - 2009
- CONSTRUCTION ON WESTERN ELEVATION TO COMPLY WITH SECTIONS 3 & 9 (BAL 40) OF AS3959 - 2009
- SMOKE ALARMS AS PER BCA
- NON SLIP FINISH/NOSE AS ON STAIRS PER BCA CLAUSE 3.9.1.4
- ALL WINDOWS WITH FLOOR HEIGHT ABOVE 2M FROM EXTERNAL LEVEL TO HAVE OPENING RESTRICTED TO 125MM AS PER BCA REQUIREMENTS 3.9.2.6 & 3.9.2.7 (SLIDING WINDOW RESTRICTOR LOCKS OR SIMILAR)
- FIREPLACE CONSTRUCTION AS PER AS2918 AND CLAUSE 3.10.7.2 OF THE BCA



**P3 POOL PUMP GATE ELEVATION**  
1:100



**P2 SECTION P2**  
1:100



REVISION	DESCRIPTION	DATE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025

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**LEGEND & NOTES**

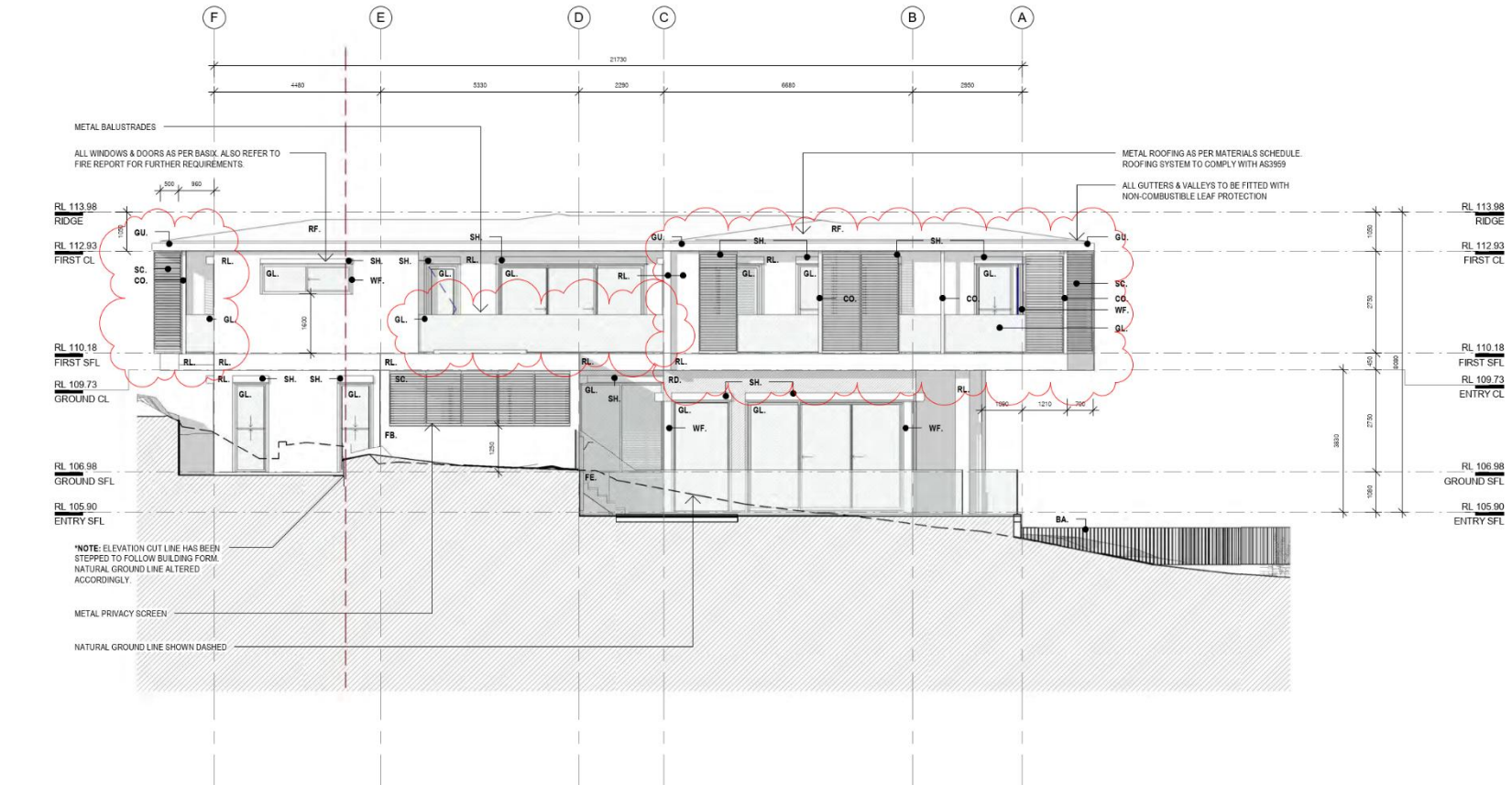
CONCRETE AS PER ENG. SPECS.	110 SINGLE BRICK
200 DINCER WALL	230 DOUBLE BRICK
180 TIMBER STUD LINED BOTH SIDES	
BRICK VENEER 250 TIMBER	
90 TIMBER STUD	

**S4.55 ISSUE - NOT FOR CONSTRUCTION**

CLIENT	SCALE	DRAWING TITLE
STORM PEAKS PTY LTD	1:100	POOL SECTIONS

ADDRESS  
**16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)**

DRAWN BY	DESIGNED BY	TRUE NORTH	DATE
RU	RU		10.02.2025
PROJECT NO.	REV	DRAWING NO.	
24.03	A	A411	



1 NORTH ELEVATION  
1:100



REVISION DESCRIPTION DATE  
A S4.55 ISSUE - NOT FOR CONSTRUCTION 10.02.2025

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**LEGEND & NOTES**  
**MATERIALS LEGEND (REFER TO A501)**  
RL - RENDER - LIGHT  
SO - SOFFIT EXTERNAL  
GA - GARAGE  
WF - WINDOW FRAMES  
DR - DRIVEWAY  
GL - GLASS  
FE - POOL FENCING  
ST - STONE CLADDING

RD - RENDER - DARK  
CO - CONCRETE  
OT - OUTDOOR TILES  
BA - METAL BALUSTRADE  
SC - METAL SCREENING  
SH - SHUTTERS  
RF - ROOF  
GB - GLASS BALUSTRADE

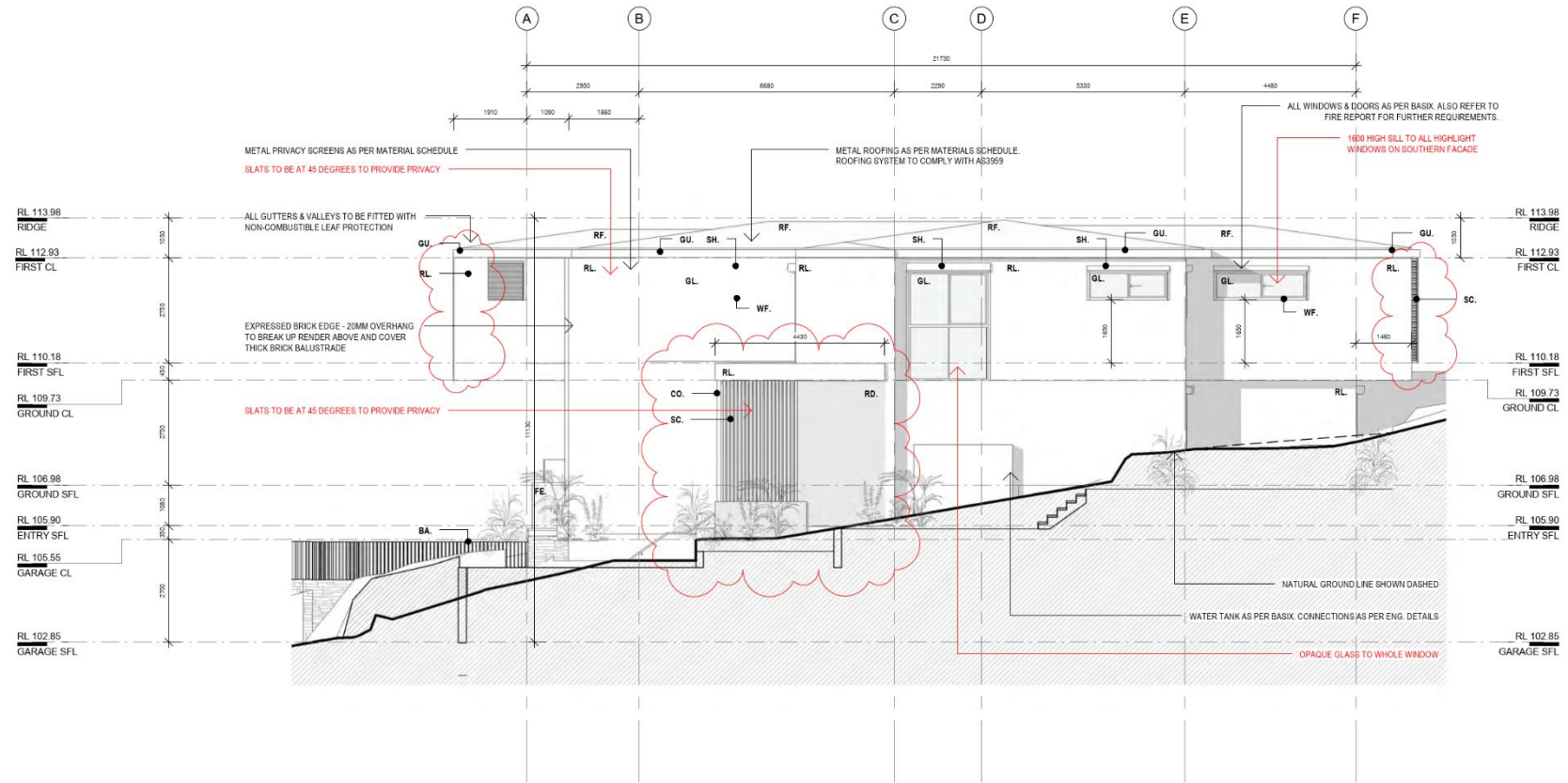
S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT: STORM PEAKS PTY LTD  
SCALE: 1:100  
DRAWING TITLE: NORTH ELEVATION

ADDRESS: 16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO.: 24.03  
REV: A  
DATE: 10.02.2025  
DRAWING NO.: A501





1 SOUTH ELEVATION  
1:100



REVISION DESCRIPTION DATE  
A S4.55 ISSUE - NOT FOR CONSTRUCTION 10.02.2025

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LEGEND & NOTES  
MATERIALS LEGEND (REFER TO A501)  
RL - RENDER - LIGHT  
SO - SOFFIT EXTERNAL  
GA - GARAGE  
WF - WINDOW FRAMES  
DR - DRIVEWAY  
GL - GLASS  
FE - POOL FENCING  
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SC - METAL SCREENING  
SH - SHUTTERS  
RF - ROOF  
GB - GLASS BALUSTRADE

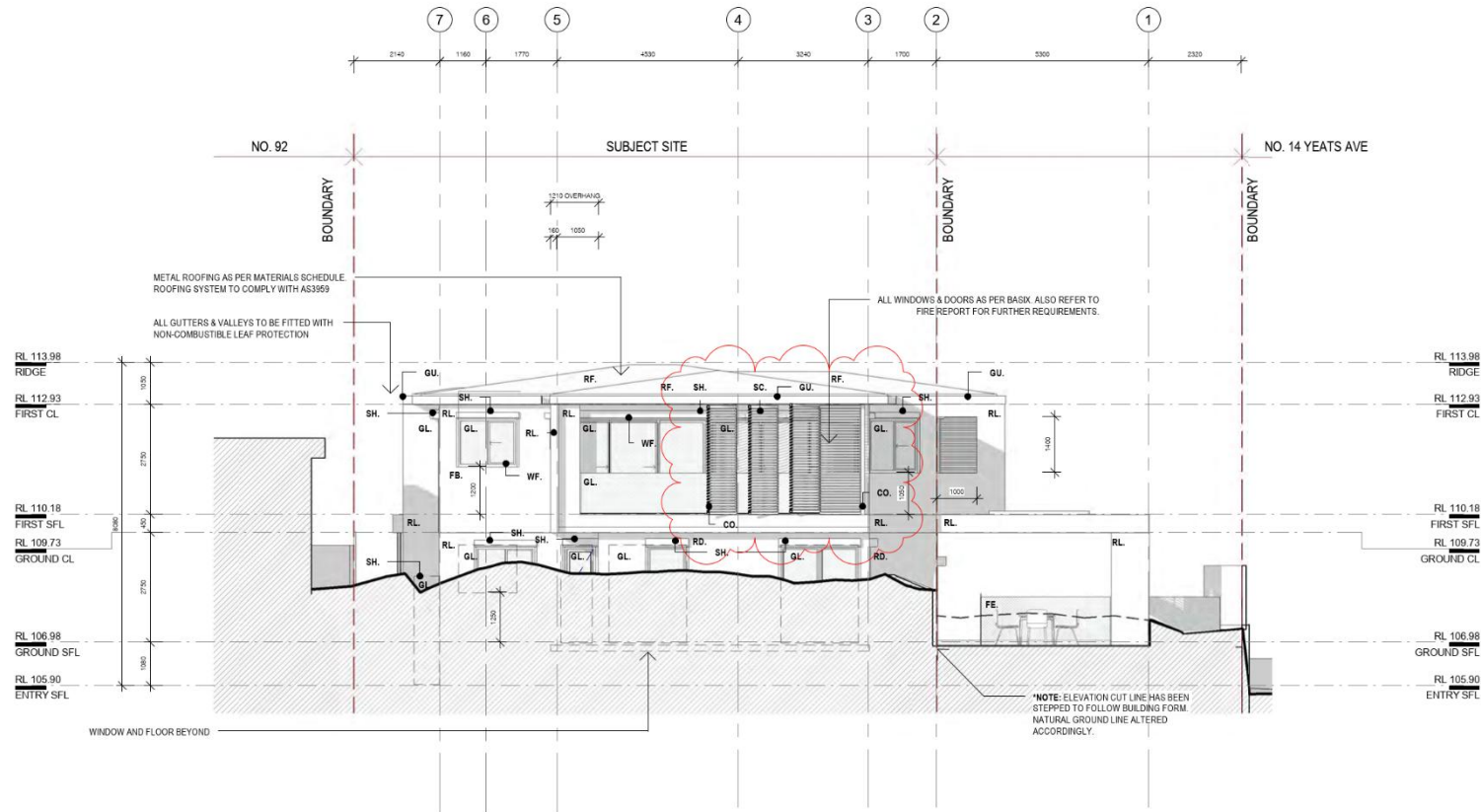
S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT: STORM PEAKS PTY LTD  
SCALE: 1:100  
DRAWING TITLE: SOUTH ELEVATION

ADDRESS: 16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO.: 24.03  
REV: A  
DATE: 10.02.2025  
DRAWING NO.: A502





1 EAST ELEVATION  
1:100



REVISION DESCRIPTION DATE  
A S4.55 ISSUE - NOT FOR CONSTRUCTION 10.02.2025

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LEGEND & NOTES  
MATERIALS LEGEND (REFER TO A5011)  
RL - RENDER - LIGHT  
SO - SOFFIT EXTERNAL  
GA - GARAGE  
WF - WINDOW FRAMES  
DR - DRIVEWAY  
GL - GLASS  
FE - POOL FENCING  
ST - STONE CLADDING

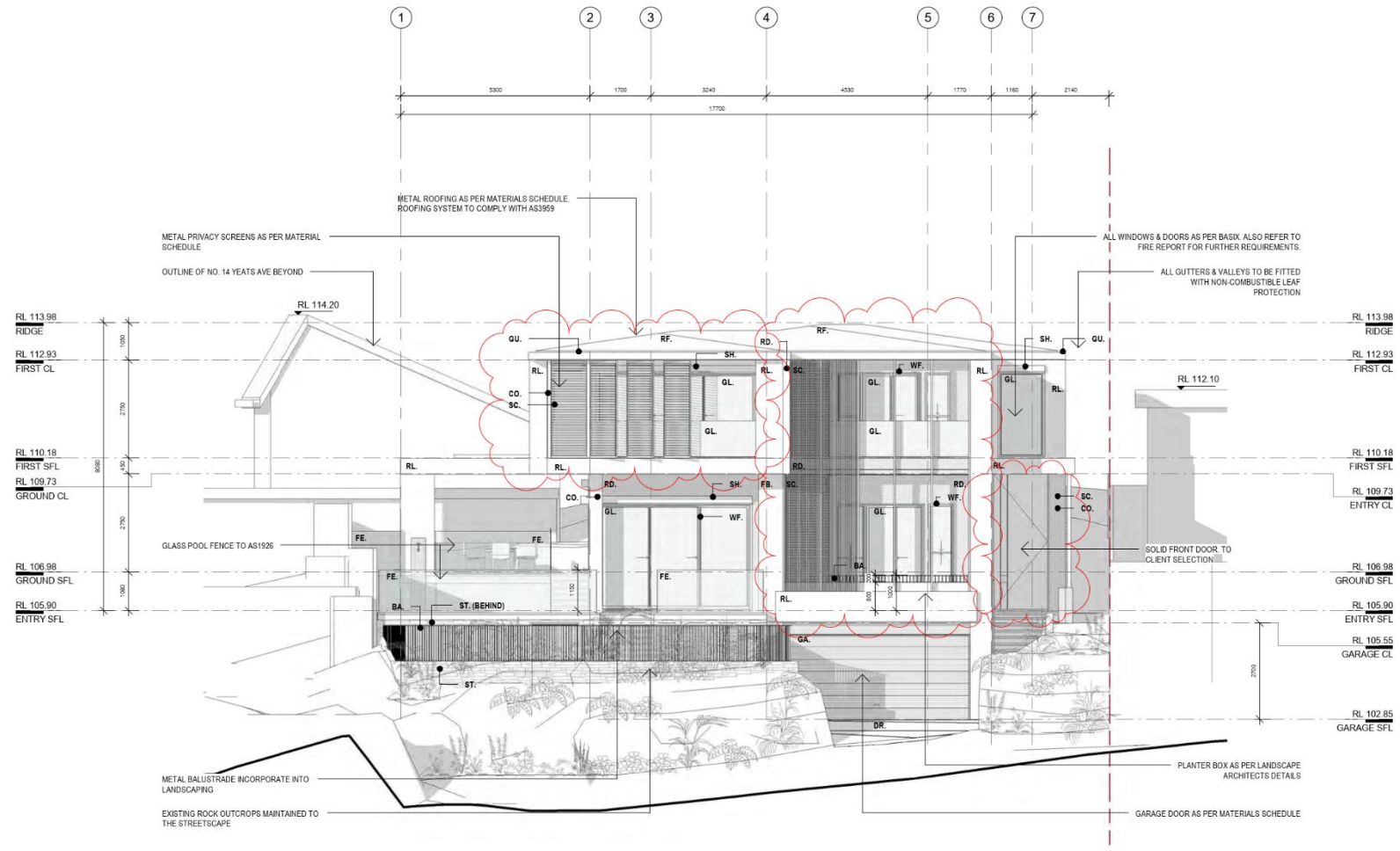
RD - RENDER - DARK  
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SC - METAL SCREENING  
SH - SHUTTERS  
RF - ROOF  
GB - GLASS BALUSTRADE

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT: STORM PEAKS PTY LTD  
SCALE: 1:100  
DRAWING TITLE: EAST ELEVATION

ADDRESS: 16 YEARS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEARS FOR DA2016/0361)

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO. REV: 24.03 A  
DATE: 10.02.2025  
DRAWING NO. A503



1 WEST ELEVATION  
1:100

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www.ursino.com.au  
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES  
MATERIALS LEGEND (REFER TO A501)  
RL - RENDER - LIGHT  
SO - SOFFIT EXTERNAL  
GA - GARAGE  
WF - WINDOW FRAMES  
DR - DRIVEWAY  
GL - GLASS  
FE - POOL FENCING  
ST - STONE CLADDING  
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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT: STORM PEAKS PTY LTD  
SCALE: 1:100  
DRAWING TITLE: WEST ELEVATION

ADDRESS: 16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO.: 24.03  
REV: A  
TRUE NORTH  
DATE: 10.02.2025  
DRAWING NO.: A504



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

**GENERAL NOTES:** ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. (1) BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. (2) FURNISHING DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. (3) ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. (4) ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. (5) ALL DIMENSIONS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.  
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**S4.55 ISSUE - NOT FOR CONSTRUCTION**

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD			PERSPECTIVES 01
ADDRESS	DRAWN BY:	DESIGNED BY:	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	DATE
	PROJECT NO.	REV	DRAWING NO.
	24.03	A	A601





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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

**GENERAL NOTES:** ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. // BOUNDARY  
DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FINISHED CONDITIONS ONLY. DO NOT SCALE FROM  
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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD			PERSPECTIVES 02
ADDRESS	DRAWN BY:	DESIGNED BY:	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	DATE
	PROJECT NO. REV		DRAWING NO.
	24.03 A		A602



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(02) 8570 2421 / PO Box 381 Five Dock NSW 2046  
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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

**GENERAL NOTES:** ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. (1) BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. (2) FURNISHING DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. (3) ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. (4) ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. (5) ALL DIMENSIONS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.  
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**S4.55 ISSUE - NOT FOR CONSTRUCTION**

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD			PERSPECTIVES 03
ADDRESS	DRAWN BY:	DESIGNED BY:	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	DATE
	PROJECT NO. REV		DRAWING NO.
	24.03 A		A603





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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

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**S4.55 ISSUE - NOT FOR CONSTRUCTION**

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD			PERSPECTIVES 04
ADDRESS	DRAWN BY:	DESIGNED BY:	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	DATE
	PROJECT NO.	REV	DRAWING NO.
	24.03	A	A604



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

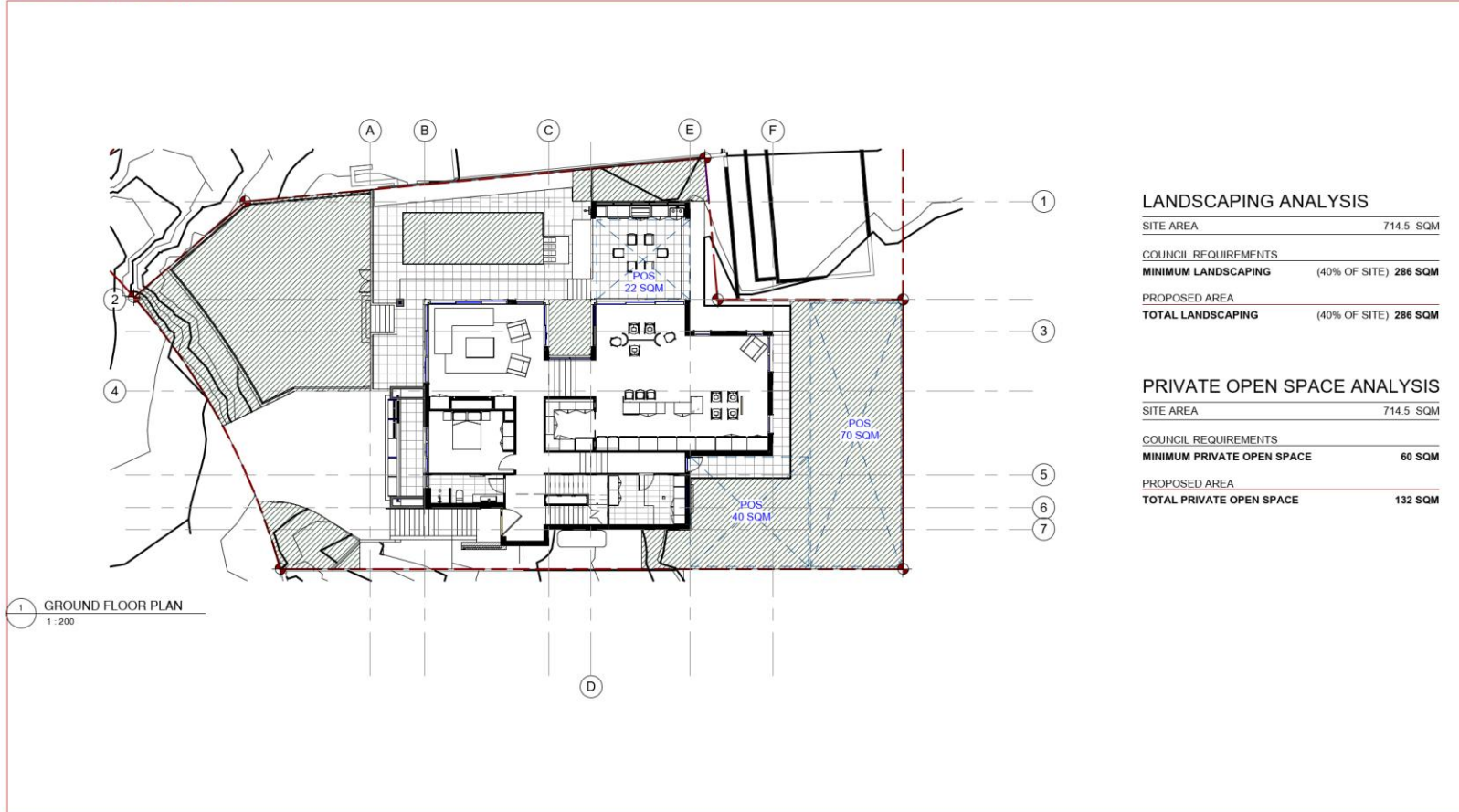
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**S4.55 ISSUE - NOT FOR CONSTRUCTION**

CLIENT	SCALE	⑧ A3	DRAWING TITLE
STORM PEAKS PTY LTD			PERSPECTIVES 05
ADDRESS	DRAWN BY:	DESIGNED BY:	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	
	PROJECT NO. REV		DATE
	24.03 A		10.02.2025
			DRAWING NO.
			A605



NO CHANGES - AS PER APPROVED DA2016/0361



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[www.ursino.com.au](http://www.ursino.com.au)

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	<div style="display: inline-block; width: 15px; height: 15px; background-color: #ccc; border: 1px solid #000;"></div> LANDSCAPED AREA

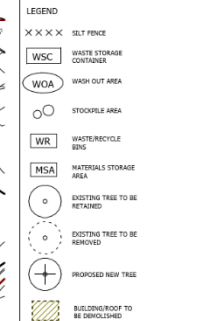
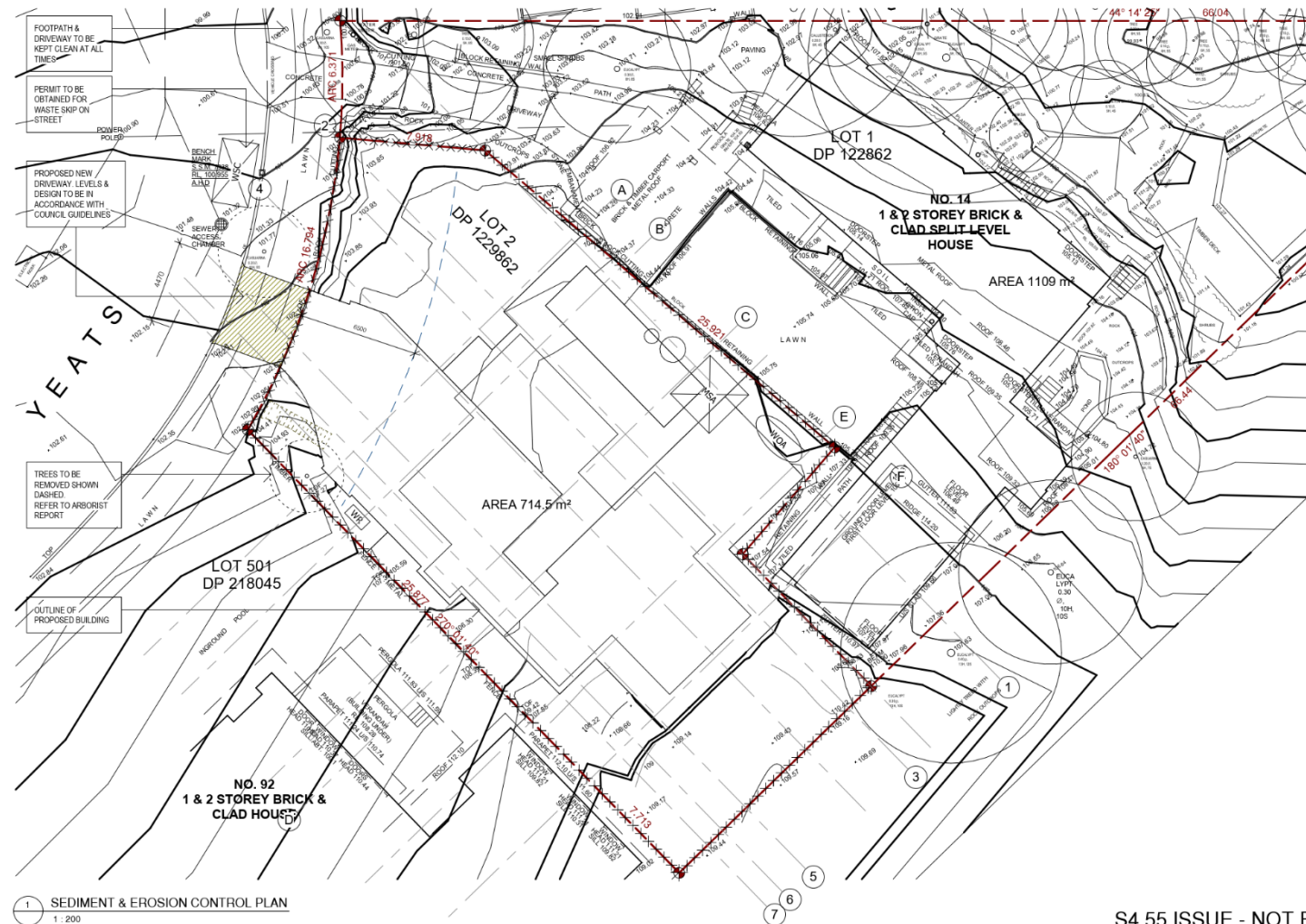
GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. - BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FINISHED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. - ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. - ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. - ALL DIMENSIONS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.  
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CLIENT	SCALE	DATE	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 200	10.02.2025	CALCULATIONS

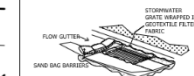
ADDRESS	DRAWN BY	DESIGNED BY	TRUE NORTH	DATE
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU		10.02.2025
	PROJECT NO.	REV		DRAWING NO.
	24.03	A		A701





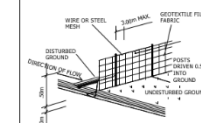
**SEDIMENT CONTROL NOTES**

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAJORITY OF 40% FULL OF SOIL & TOPSOIL.
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BANKS.
3. FILTERS SHALL BE CONSTRUCTED BY REMOVING & WRAPPING WATER IN FILTER FABRIC (PROVIDE AN APPROVED EQUIVALENT) WITH MINIMUM 30mm FREE FABRIC OUTSIDE ALL EDGES OF SLOPE WHEN IT IS DEMOLISHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REGISTRATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



**SEDIMENT DAM**

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REGISTRATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DAMAGE WORKS SHALL BE CONSTRUCTED AND SPACED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL OUTLET PITS, CONSISTING OF SAND, ROPE & WOODEN TRAP.
4. ALL SEDIMENT BARRIERS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAJORITY OF 40% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
7. FILTERS SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROVIDE AN APPROVED EQUIVALENT) BETWEEN POSTS AT 1.5m CENTRES. FABRIC SHALL BE BUILT UPWARD ALONG ITS LOWER



**SEDIMENT FENCE**



S4.55 ISSUE - NOT FOR CONSTRUCTION

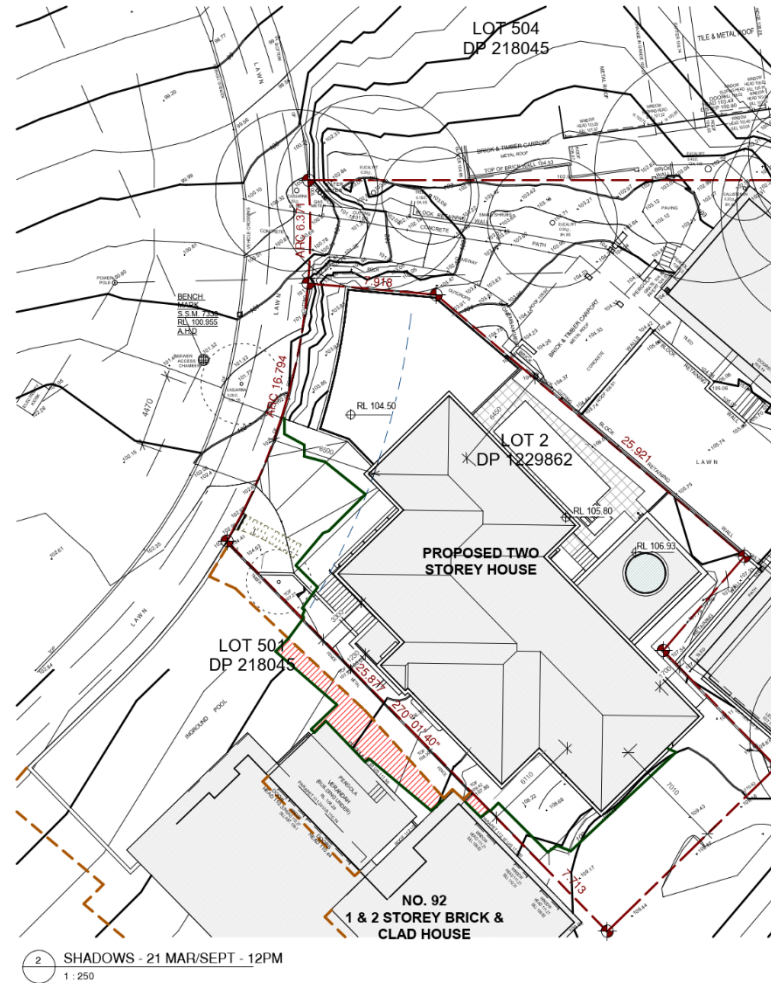
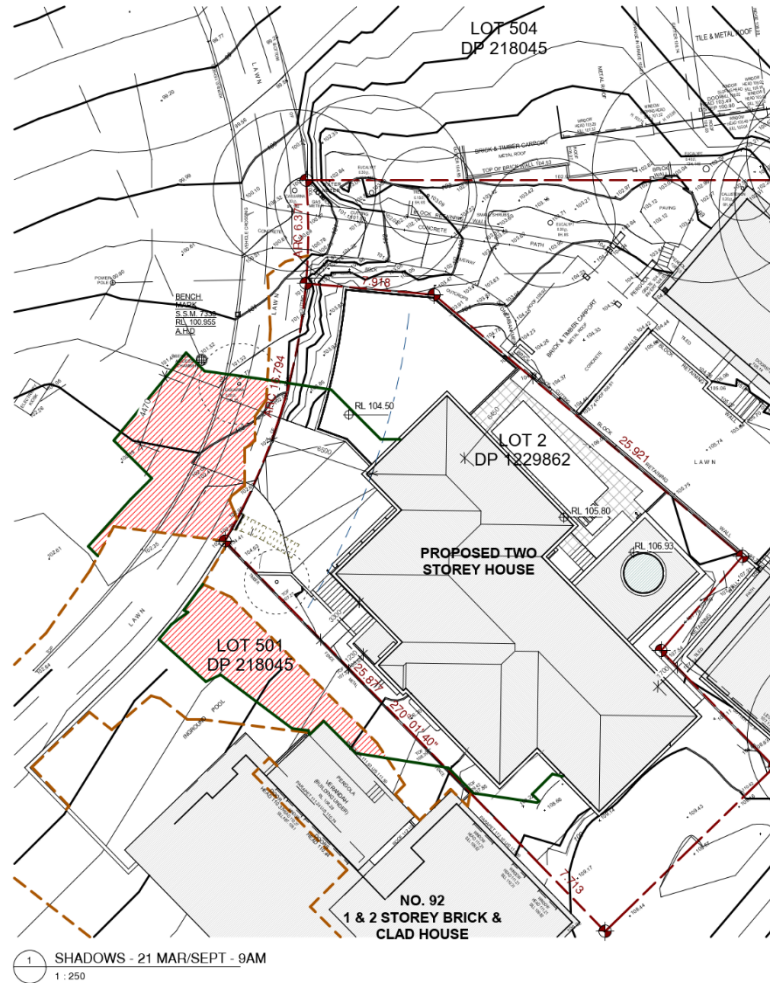
1 SEDIMENT & EROSION CONTROL PLAN  
1 : 200



REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

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CLIENT <b>STORM PEAKS PTY LTD</b>	SCALE <b>1 : 200</b>	DRAWING TITLE <b>SEDIMENT &amp; EROSION CONTROL PLAN</b>
ADDRESS <b>16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)</b>	DRAWN BY <b>RU</b>	TRUE NORTH
DESIGNED BY <b>RU</b>	DATE <b>10.02.2025</b>	
PROJECT NO. <b>24.03</b>	REV <b>A</b>	DRAWING NO. <b>A702</b>



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION DESCRIPTION  
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE  
10.02.2025

LEGEND & NOTES

— PROPOSED BUILDING  
SHADOW  
--- EXISTING NEIGHBOURS &  
SITE FEATURE SHADOW

ADDITIONAL SHADOW  
CAST BY PROPOSED  
BUILDING  
DECREASE IN SHADOW  
CAST FROM EXISTING TO  
PROPOSED

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. (1) BOUNDARY  
DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. (2) DIMENSIONS ONLY DO NOT SCALE FROM  
PLANS. (3) ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. (4) ALL WORKS ARE TO BE CARRIED OUT  
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CLIENT  
STORM PEAKS PTY LTD

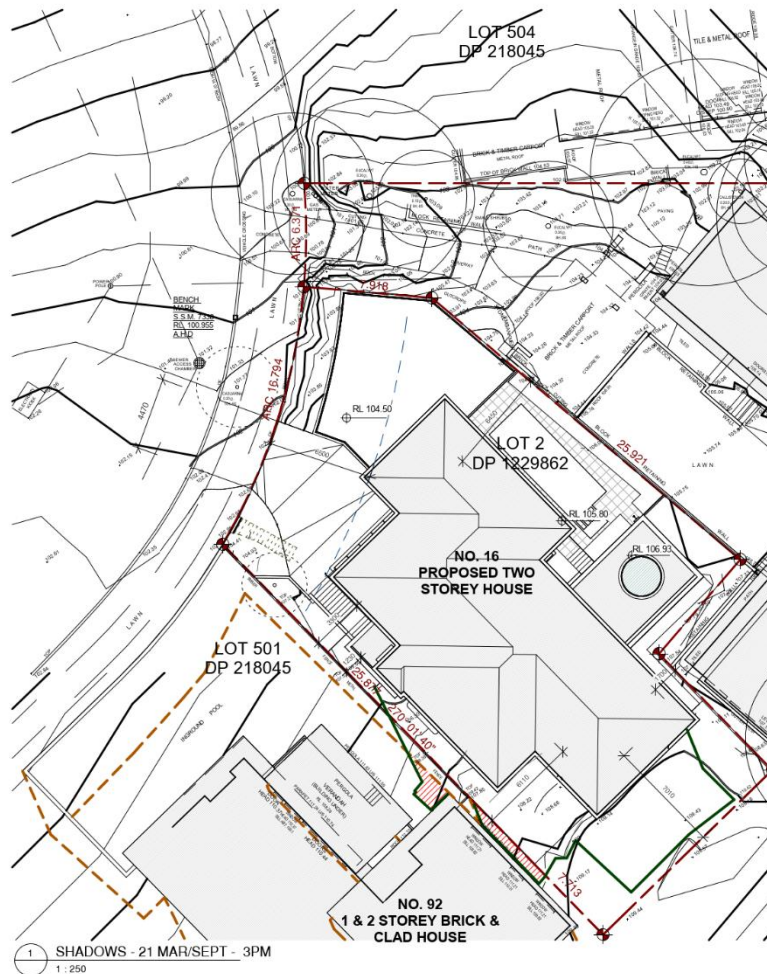
SCALE  
As indicated

DRAWING TITLE  
SHADOW DIAGRAMS - 21  
MAR/SEPT - 9AM & 12PM

ADDRESS  
16 YEATS AVE, KILLARNEY  
HEIGHTS NSW 2087  
(PREV. KNOWN AS 14  
YEATS FOR DA2016/0361)

DRAWN BY: RU  
DESIGNED BY: RU  
PROJECT NO: 24.03  
REV: A  
TRUE NORTH  
DATE  
10.02.2025  
DRAWING NO.  
A703





REVISION	DESCRIPTION	DATE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025

LEGEND & NOTES
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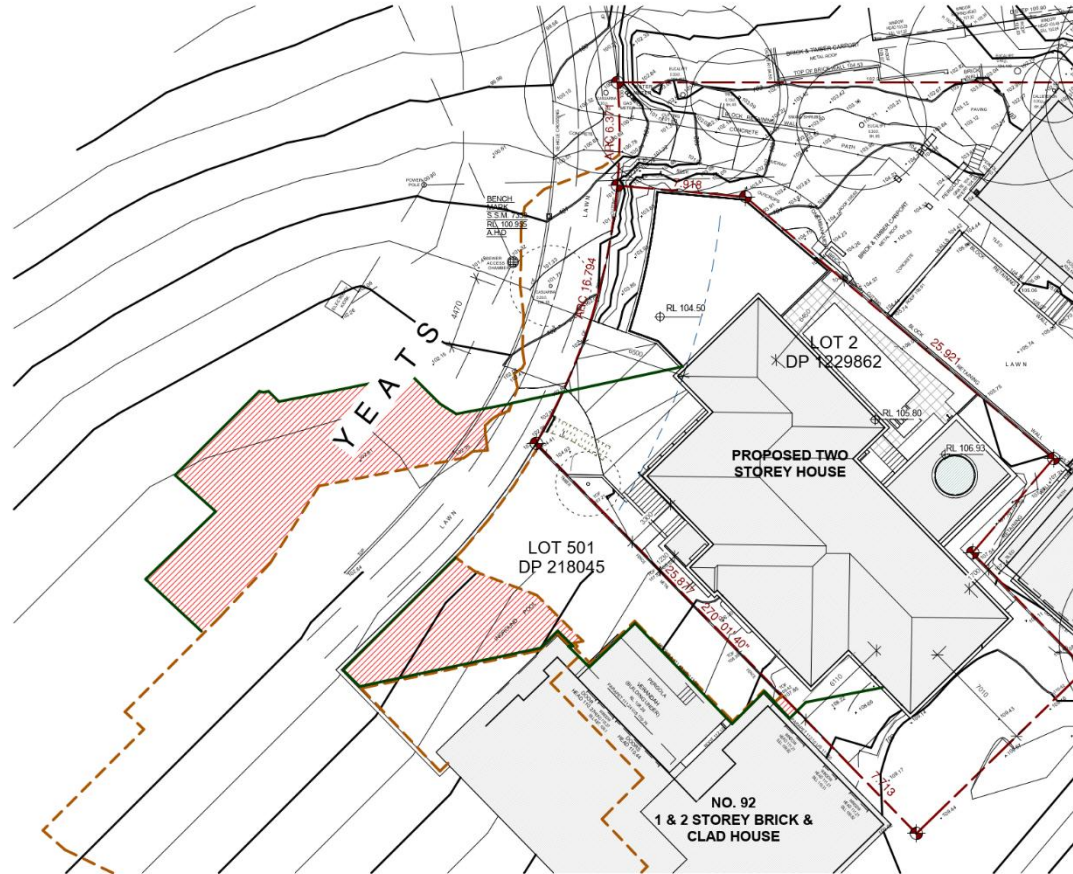
— PROPOSED BUILDING SHADOW	ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
— EXISTING NEIGHBOURS & SITE FEATURE SHADOW	DECREASE IN SHADOW CAST FROM EXISTING TO PROPOSED

**GENERAL NOTES:** ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. (1) BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. (2) FENCED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. (3) ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. (4) ALL WORKS ARE TO BE COMPLETED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. (5) ALL DIMENSIONS ARE DECORATIVE ONLY AND NOT FOR CONSTRUCTION.

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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	# @	DRAWING TITLE	
STORM PEAKS PTY LTD	As indicated		SHADOW DIAGRAMS - 21 MAR/SEPT - 3PM	
ADDRESS	DRAWN BY	DESIGNED BY	TRUE NORTH	DATE
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU		10.02.2025
	PROJECT NO.	REV		DRAWING NO.
	24.03	A		A704



1 SHADOWS - 21 JUNE - 9AM  
1 : 250



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

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DATE: 10.02.2025

LEGEND & NOTES

- PROPOSED BUILDING SHADOW
- EXISTING NEIGHBOURS & SITE FEATURE SHADOW
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- DECREASE IN SHADOW CAST FROM EXISTING TO PROPOSED

S4.55 ISSUE - NOT FOR CONSTRUCTION

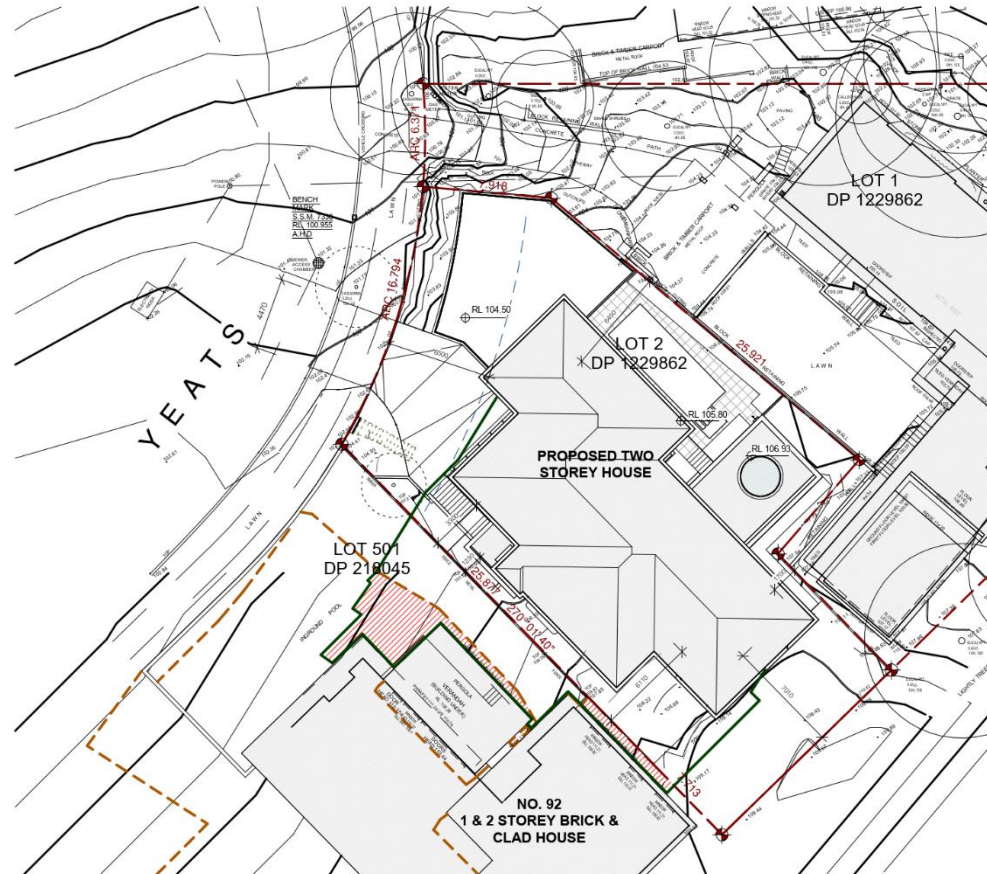
CLIENT: STORM PEAKS PTY LTD

ADDRESS: 16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)

SCALE	DATE	DRAWING TITLE
As indicated	10.02.2025	SHADOW DIAGRAMS - 21 JUNE - 9AM

DRAWN BY	DESIGNED BY	TRUE NORTH	DATE
RU	RU		10.02.2025

PROJECT NO.	REV	DRAWING NO.
24.03	A	A705



1 SHADOWS - 21 JUNE - 12PM  
1 : 250



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

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— PROPOSED BUILDING SHADOW  
--- EXISTING NEIGHBOURS & SITE FEATURE SHADOW  
■ ADDITIONAL SHADOW CAST BY PROPOSED BUILDING  
■ DECREASE IN SHADOW CAST FROM EXISTING TO PROPOSED

**S4.55 ISSUE - NOT FOR CONSTRUCTION**

CLIENT: **STORM PEAKS PTY LTD**

ADDRESS: **16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)**

SCALE	DRAWING TITLE	DATE
As indicated	<b>SHADOW DIAGRAMS - 21 JUNE - 12PM</b>	10.02.2025
DRAWN BY: <b>RU</b>	DESIGNED BY: <b>RU</b>	TRUE NORTH
PROJECT NO. <b>24.03</b>	REV <b>A</b>	DRAWING NO. <b>A706</b>





1 SHADOWS - 21 JUNE - 3PM  
1 : 250



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025

LEGEND & NOTES
— PROPOSED BUILDING SHADOW
- - - EXISTING NEIGHBOURS & SITE FEATURE SHADOW

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ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
DECREASE IN SHADOW CAST FROM EXISTING TO PROPOSED

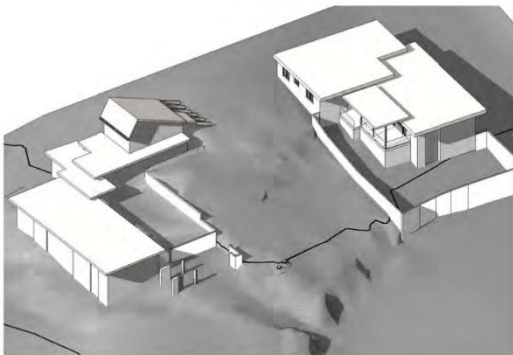
S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	DRAWING TITLE
STORM PEAKS PTY LTD	As indicated	SHADOW DIAGRAMS - 21 JUNE - 3PM

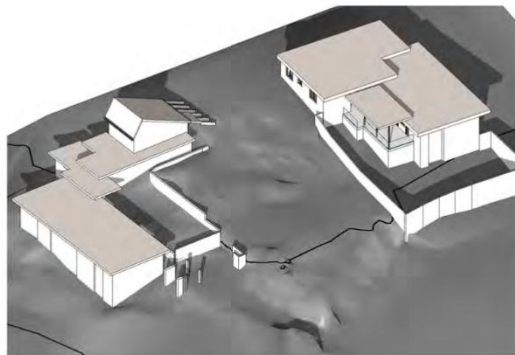
ADDRESS	DRAWN BY	DESIGNED BY	TRUE NORTH	DATE
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU		10.02.2025
	PROJECT NO.	REV		DRAWING NO.
	24.03	A		A707



1 SHADOWS - 21 JUNE 9AM - EXISTING



3 SHADOWS - 21 JUNE 12PM - EXISTING



5 SHADOWS - 21 JUNE 3PM - EXISTING



2 SHADOWS - 21 JUNE 9AM - PROPOSED



4 SHADOWS - 21 JUNE 12PM - PROPOSED



6 SHADOWS - 21 JUNE 3PM - PROPOSED



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

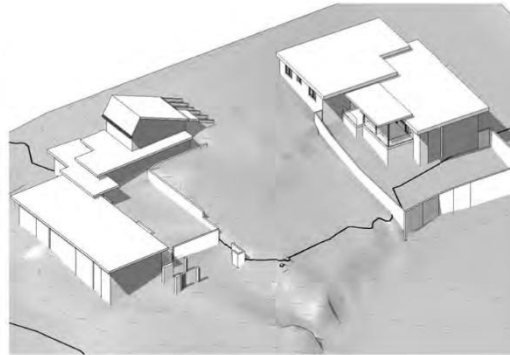
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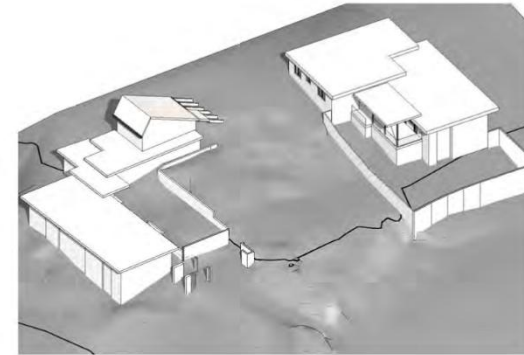
CLIENT	SCALE	DATE	DRAWING TITLE
STORM PEAKS PTY LTD	A3	10.02.2025	SHADOW DIAGRAMS 3D - JUNE
ADDRESS	DRAWN BY	DESIGNED BY	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	
	PROJECT NO.	REV	DRAWING NO.
	24.03	A	A708



1 SHADOWS - 21 MARCH 9AM - EXISTING



3 SHADOWS - 21 MARCH 12PM - EXISTING



5 SHADOWS - 21 MARCH 3PM - EXISTING



2 SHADOWS - 21 MARCH 9AM - PROPOSED



4 SHADOWS - 21 MARCH 12PM - PROPOSED



6 SHADOWS - 21 MARCH 3PM - PROPOSED

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

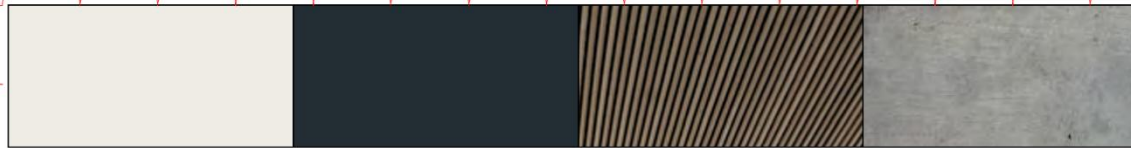
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**S4.55 ISSUE - NOT FOR CONSTRUCTION**

CLIENT	SCALE	DATE	DRAWING TITLE
STORM PEAKS PTY LTD	A3	10.02.2025	SHADOW DIAGRAMS 3D - MARCH/SEPTEMBER
ADDRESS	DRAWN BY	DESIGNED BY	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	
PROJECT NO.	REV	DRAWING NO.	
24.03	A	A709	



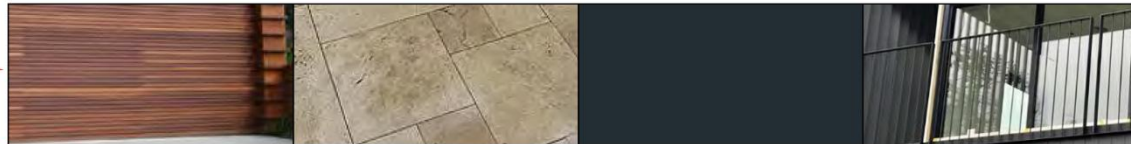


RL. RENDERED WALLS/ELEMENTS - LIGHT  
PAINTED SMOOTH FINISH RENDER  
VIVID WHITE OR SIMILAR

RD. RENDERED WALLS/ELEMENTS - DARK  
PAINTED SMOOTH FINISH RENDER  
DOMINO OR SIMILAR

SO. EXTERNAL SOFFIT  
ALUMINIUM BATTENS  
SPOTTED GUM OR SIMILAR

CO. CONCRETE  
OFF FORM FINISH



GA. GARAGE DOOR  
ALUMINIUM BATTENS  
SPOTTED GUM OR SIMILAR

OT. OUTDOOR TILES  
STONE TILES  
TRAVERTINE

WF. WINDOW FRAMES - COMMERCIAL SECTION  
ALUMINIUM - POWDERCOATED  
MATT BLACK

BA. METAL BALUSTRADE  
FLAT BAR  
FINISHED IN MATT BLACK



DR. DRIVEWAY  
COBBLE STONE  
CUBANA BASALT

SC. METAL SCREENING  
VERTICAL BLADES  
POWDERCOATED MATT BLACK

GL. GLASS  
GLASS WINDOWS & DOORS  
CLEAR GLASS

SH. SHUTTERS  
MATT BLACK

\*NOTE: WINDOWS AND DOORS ALSO  
SUBJECT TO BASIX REQUIREMENTS



FE. BALUSTRADE EXTERNAL / POOL FENCE  
GLASS PANELS SET INTO SLAB  
CLEAR GLASS

RF. ROOF  
METAL SHEET ROOFING  
COLORBOND WINDSPRAY OR SIMILAR

ST. STONE CLAD  
RANDOM STONE  
TUSCAN LESTONE

GB. GLASS BALUSTRADE  
FRAMELESS  
CLEAR GLASS

\*NOTE: ROOF COLOUR ALSO SUBJECT TO  
BASIX REQUIREMENTS

**MATERIALS LEGEND (REFER TO A901)**

RL - RENDER - LIGHT	RD - RENDER - DARK
SO - SOFFIT EXTERNAL	CO - CONCRETE
GA - GARAGE	OT - OUTDOOR TILES
WF - WINDOW FRAMES	BA - METAL BALUSTRADE
DR - DRIVEWAY	SC - METAL SCREENING
GL - GLASS	SH - SHUTTERS
FE - POOL FENCING	RF - ROOF
ST - STONE CLADDING	GB - GLASS BALUSTRADE

**CHANGES**  
16. MATERIAL CHANGES

**WINDOW SCHEDULE**

NO.	LEVEL	WIDTH	HEIGHT	AREA	ORIENTATION
W01	GF	2520	3050	7.7 m²	W
W02	GF	4220	3050	12.9 m²	W
W03	GF	4190	3050	12.8 m²	N
W04	GF	1500	3050	4.6 m²	N
W05	GF	2260	3000	6.8 m²	E
W06	GF	2270	2400	5.4 m²	N
W07	GF	2260	2400	5.4 m²	W
W08	GF	4810	2400	11.5 m²	N
W09	GF	850	2400	2.0 m²	N
W10	GF	850	2400	2.0 m²	N
W11	GF	1930	2450	4.7 m²	E
W12	GF	965	2450	2.4 m²	E
W14	GF	800	2400	1.9 m²	E
W15	GF	1450	1200	1.7 m²	E
W19	FF	2375	2450	5.8 m²	W
W20	FF	4380	2450	10.7 m²	W
W21	FF	970	2400	2.3 m²	N
W22	FF	970	2400	2.3 m²	N
W23	FF	970	2400	2.3 m²	N
W24	FF	2290	2450	5.6 m²	N
W25	FF	1210	1400	1.7 m²	E
W26	FF	3950	2450	9.7 m²	N
W27	FF	850	2400	2.0 m²	N
W28	FF	2400	900	2.2 m²	N
W29	FF	3650	2450	8.9 m²	E
W30	FF	3650	2450	8.9 m²	E
W31	FF	2400	800	1.9 m²	S
W32	FF	1450	1200	1.7 m²	E
W33	FF	2050	800	1.6 m²	S
W34	FF	2100	2900	6.1 m²	S
W36	FF	1210	2400	2.9 m²	W
W37	GF	700	2700	1.9 m²	W
W38	FF	700	2400	1.7 m²	W

**S4.55 ISSUE - NOT FOR CONSTRUCTION**

**URSINO ARCHITECTS**

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	10.02.2025	

**GENERAL NOTES:** ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. (1) BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. (2) FENCING DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. (3) ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. (4) ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. (5) ALL DIMENSIONS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD			<b>MATERIALS &amp; WINDOW SCHEDULES</b>
ADDRESS	DRAWN BY	DESIGNED BY	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	RU	RU	
PROJECT NO.	REV	DATE	DRAWING NO.
24.03	A	10.02.2025	A901