

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 & 8 (BAL 40) OF AS3959 - 2009
- SMOKE ALARMS AS PER BCA
- NON SLIP FINISH/NOSING 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



- 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
12.03.2025



DRAWING LIST - MOD

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A709	SHADOW DIAGRAMS 3D - MARCH/SEPTEMBER	A	12.03.2025
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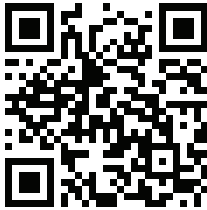
URSINO
ARCHITECTS

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(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

Single Dwelling

Certificate number: 700733S_04



Water Commitments
Fixtures
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 120 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the developmentthe cold water tap that supplies each clothes washer in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)a tap that is located within 10 metres of the swimming pool in the development
Swimming Pool
The swimming pool must not have a volume greater than 36 kilolitres.
The swimming pool must have a pool cover.
The swimming pool must be outdoors.

BASIX Certificate Centre
Thermal Comfort Specifications

ABSA Assessor # 20322 NatHERS Certificate # 0011746187-01

The items specified below are those used in the above certificate. These items must be noted on the architectural plans or include this specification block.				
Windows	Glass Type	Frame Type	U Value	SHGC Value
ALM-002-01 A	Single Clear	Aluminium	6.70	0.70 To W15, W32, W33 & W37
ALM-003-01 A	Double Clear	Aluminium	4.80	0.51 To W14 & W27
ALM-004-01 A	Double Clear	Aluminium	4.80	0.59 To remaining units

NB: Screens required to windows in accordance with NCC Child Safety, to allow full opening and cross-flow.
NB: Double Glazed could be substituted for single glazed with value tolerances as noted above - Similar to ComfortPlus
Alternative products with different glazing and frame types can be used if they have a lower U value and a SHGC value tolerance of + or - 10%.

External Wall Type	Insulation	Colour	Description
Brick or block Retaining walls	None	NA	As per plans
Brick	R1.0	Dark	To Stairs from Garage
Brick	None	Dark	To remainder of Garage Level
Brick Veneer - Render	R2.0 (or total R Value 2.58)	Light / Dark	As per plans
Internal Wall Type	Insulation		Description
Brick	R1.0		To Stairs from Garage
Plasterboard + Frame	R2.0		To Bathrooms & Laundry
Plasterboard + Frame	None		To remainder as per plan
Floor Type	Insulation	Floor Finishes	Description
Concrete (SOG)	None		To Garage Level - As per plan
Concrete (SOG)	None	Tiles	To SOG Ground Floor areas
Framed	R2.0	Carpet	To Open under areas of First Floor
Framed	None	Carpet & Tiles	To remainder of First Floor as per plans
Ceiling Type	Insulation		Description
Plasterboard	None		To Garage
Plasterboard	None		Below other floors
Plasterboard	R4.0		To Dining area below framd roof tiles
Plasterboard	R5.0		To First Floor
Roof Type	Insulation	Colour	Description
Concrete + Tiles (Balconies)	Total R value of 0.39 Up & 0.39 Down	Medium	To Garage Level - As per plan
Framed + Tiles (Balconies)	Total R value of 4.49 Up & 4.53 Down	Medium	To Dining Area
Metal Sheetling	Anticon 55 or similar	Medium	As per plans

External Shade Devices:			
None required for Thermal Comfort Simulation			
Additional items:			
Sealed Exhaust Fans:	Yes (self closing)	Insulated Garage door:	Not Required
Seals to Windows:	Yes - to AS2047	Approved Sealed LED Downlights:	Yes (if downlights installed)
Seals to doors:	Yes - to AS2047	Approved Downlight Covers:	Yes to First Floor
NB: LED Downlights must be sealed to eliminate ventilation & approved to allow for insulation cover.			
NB: Builder to ensure compliance with all relevant NCC requirements			

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0
The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
The heating system must provide for day/night zoning between living areas and bedrooms.
Ventilation
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a Kitchen: individual fan, not ducted; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a
Artificial lighting
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 5 of the bedrooms / study; dedicatedat least 4 of the living / dining rooms;the kitchen;all bathrooms/toilets;the laundry;all hallways;
Natural lighting
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.
Swimming pool
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only
The applicant must install a timer for the swimming pool pump in the development.
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.

S4.55 ISSUE - NOT FOR CONSTRUCTION



1 SITE ANALYSIS PLAN
1 : 250

URSINO ARCHITECTS

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(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<ul style="list-style-type: none">PROPERTY BOUNDARYVIEW CORRIDORS FROM ADJOINING BUILDINGSVIEWS FROM SUBJECT SITEPREVAILING WINDSLANDSCAPED AREAHARD SURFACE 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 FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

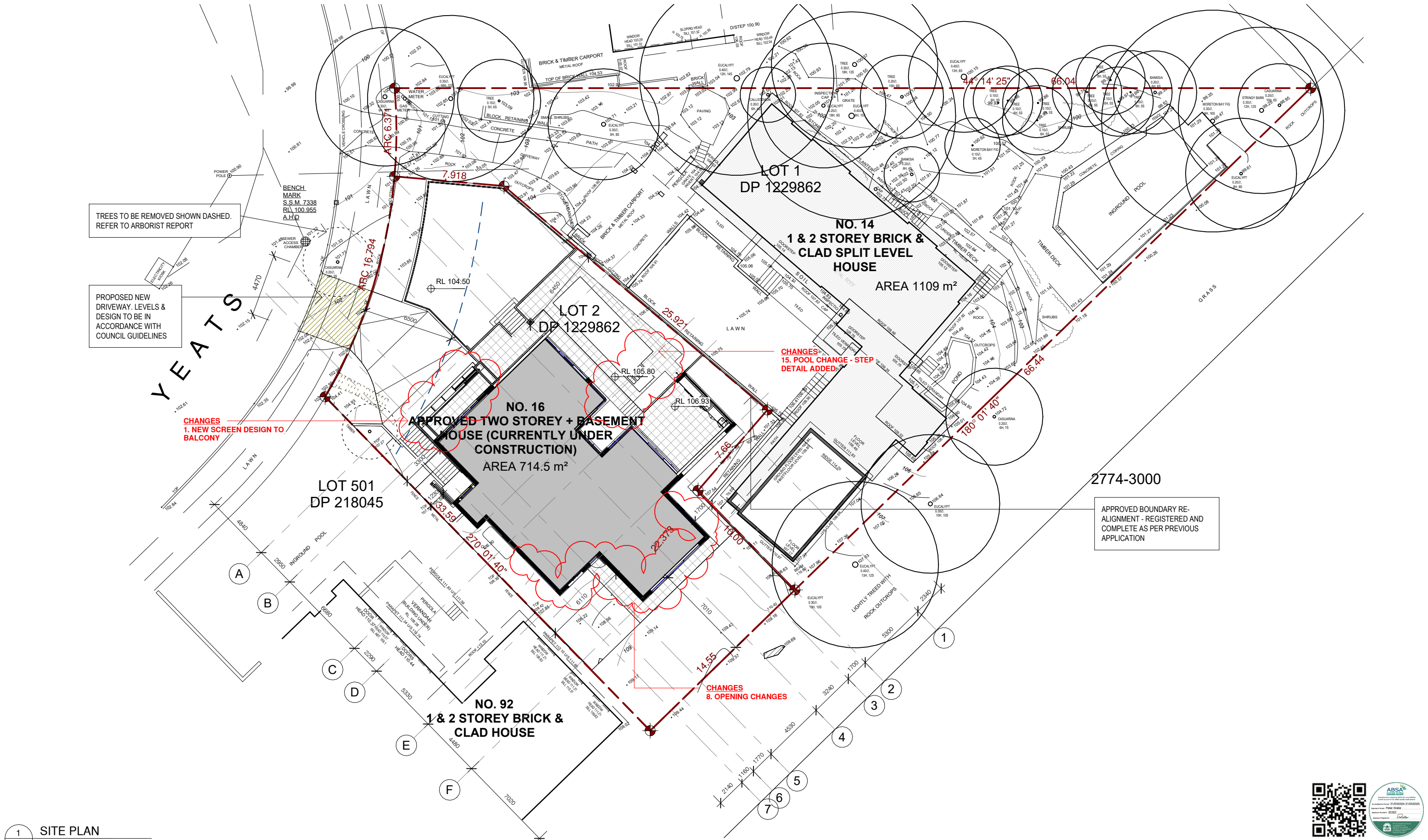
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NOTES:
1. THIS IS NOT A BOUNDARY SURVEY, IMPROVEMENTS SHOWN HEREON IN RELATION TO BOUNDARIES ARE DIAGRAMATIC ONLY; 2. FULL DETAILS OF SEWER AND OTHER SERVICES SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES; 3. CONTOURS ARE APPROXIMATE ONLY, PREFERENCE TO BE GIVEN TO SPOT HEIGHTS; 4. MAJOR TREES SHOWN ONLY; 5. DIMENSIONS AND AREA ARE SUBJECT TO SURVEY

THIS PLAN HAS BEEN PREPARED FOR THE SOLE PURPOSE OF LODGING A DEVELOPMENT APPLICATION WITH THE LOCAL COUNCIL. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF ROBERT URSINO

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	As indicated		SITE ANALYSIS
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A201






1 SITE PLAN
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	12.03.2025	<div><div> EXISTING TREE TO BE RETAINED</div><div> EXISTING TREE TO BE REMOVED</div><div> PROPOSED NEW TREE</div></div>

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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 @ A3
1 : 250


DRAWING TITLE
SITE PLAN

DRAWN BY.
LL

DESIGNED BY.
RU

PROJECT NO.
24.03

REV
A

TRUE NORTH


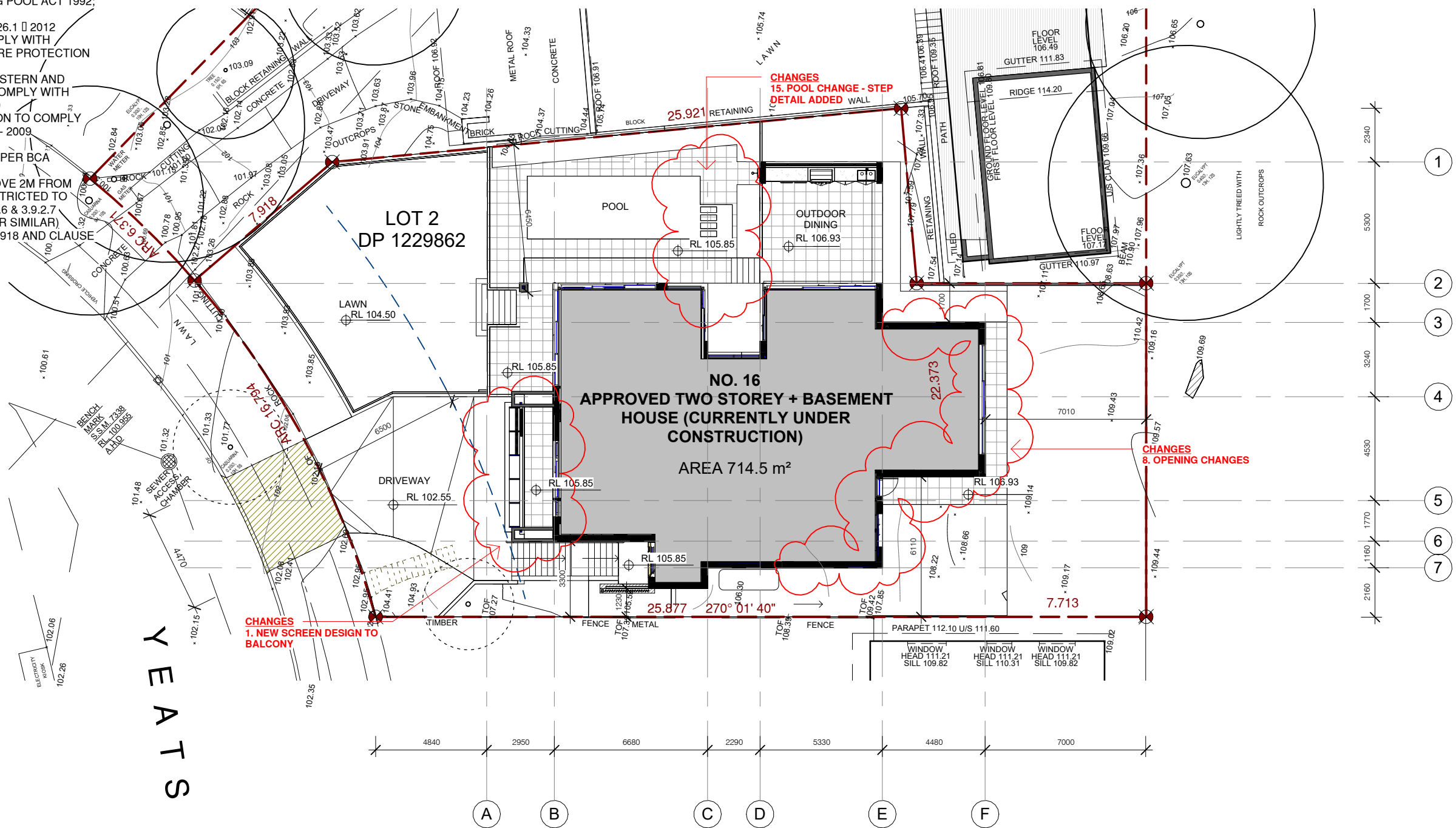
DATE
12.03.2025

DRAWING NO.
A202



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

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div><div> EXISTING TREE TO BE RETAINED</div><div> PROPOSED NEW TREE</div><div> EXISTING TREE TO BE REMOVED</div></div>

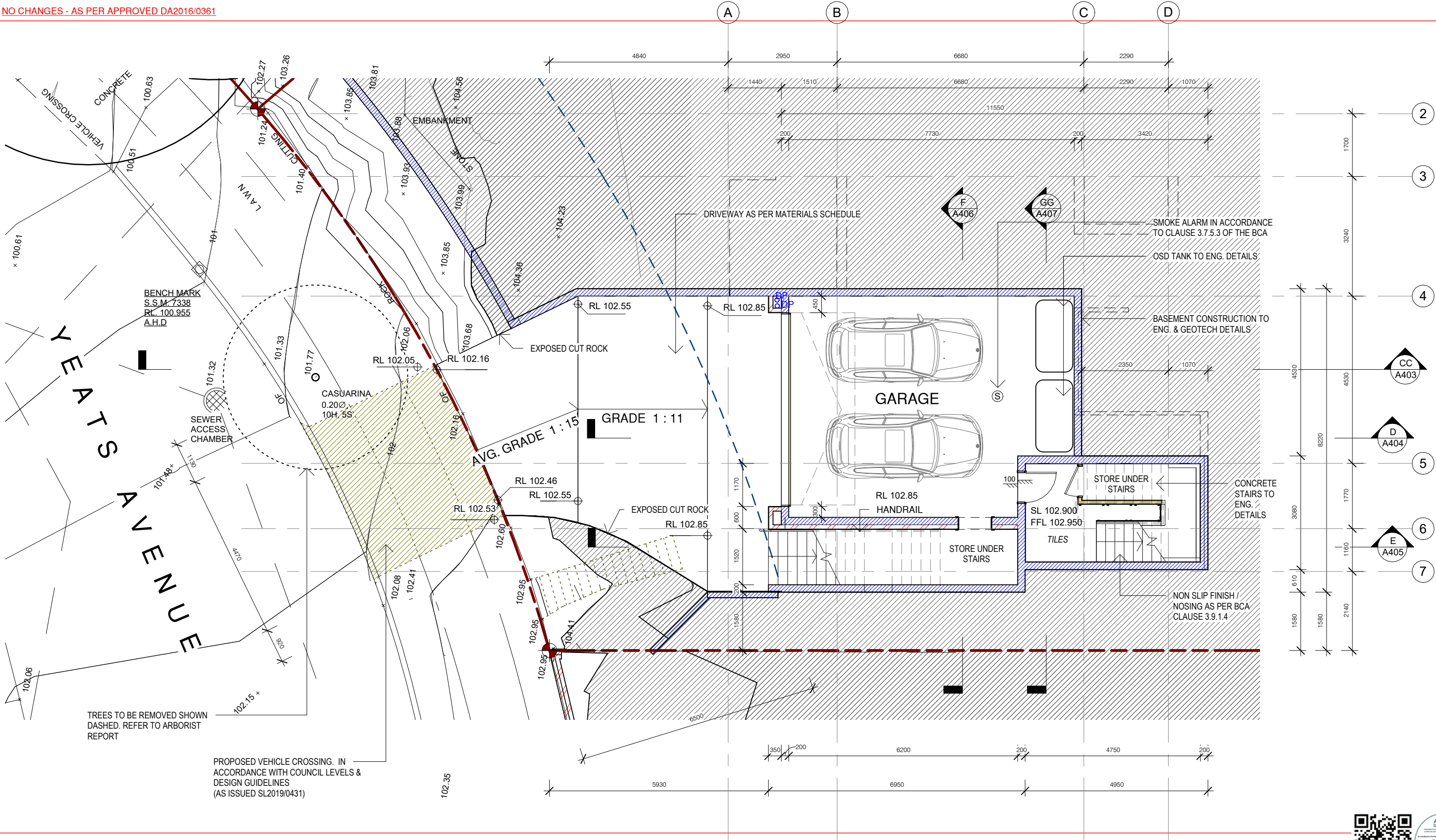
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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 200		SITE PLAN 1.200 SCALE
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU	
DATE	PROJECT NO.	REV	DATE
12.03.2025	24.03	A	12.03.2025
DRAWING NO.			A203

NO CHANGES - AS PER APPROVED DA2016/0361



1 GARAGE FLOOR PLAN
1 : 100

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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div><div></div>CONCRETE AS PER ENG. SPECS.</div> <div><div></div>200 DINCEL WALL</div> <div><div></div>180 TIMBER STUD LINED BOTH SIDES</div> <div><div></div>BRICK VENEER 250 TIMBER</div> <div><div></div>90 TIMBER STUD</div> <div><div></div>110 SINGLE BRICK</div> <div><div></div>230 DOUBLE BRICK</div>
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ADDRESS
**16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087
(PREV. KNOWN AS 14 YEARS FOR DA2016/0361)**

SCALE @ A3
1 : 100

DRAWING TITLE
GARAGE FLOOR PLAN

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PROJECT NO.
24.03

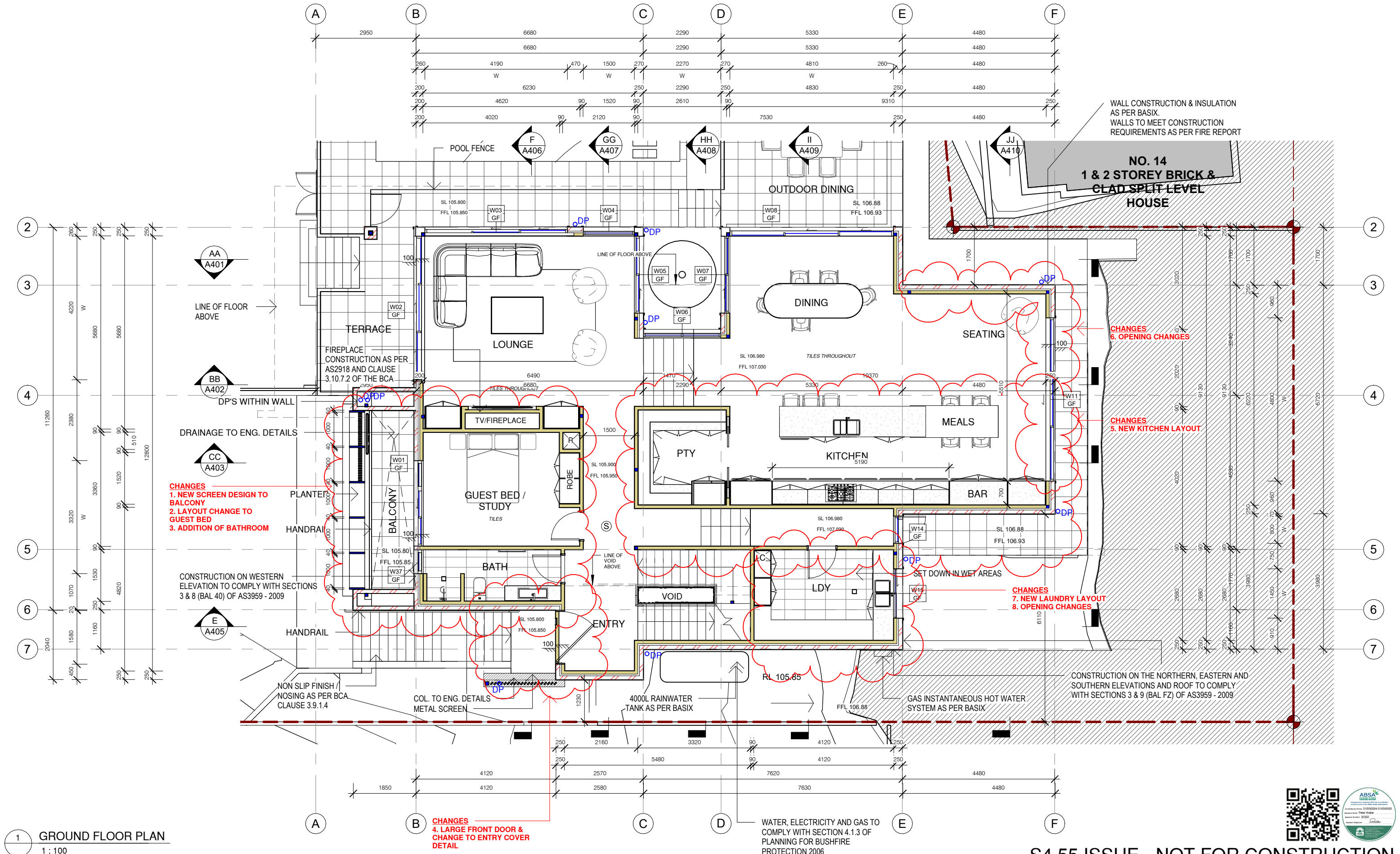
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DATE
12.03.2025

DRAWING NO.
A301





1 GROUND FLOOR PLAN
1 : 100



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

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HEIGHTS NSW 2087
(PREV. KNOWN AS 14
YEATS FOR DA2016/0361)**


SCALE @ A3
1 : 100

DRAWING TITLE
GROUND FLOOR PLAN

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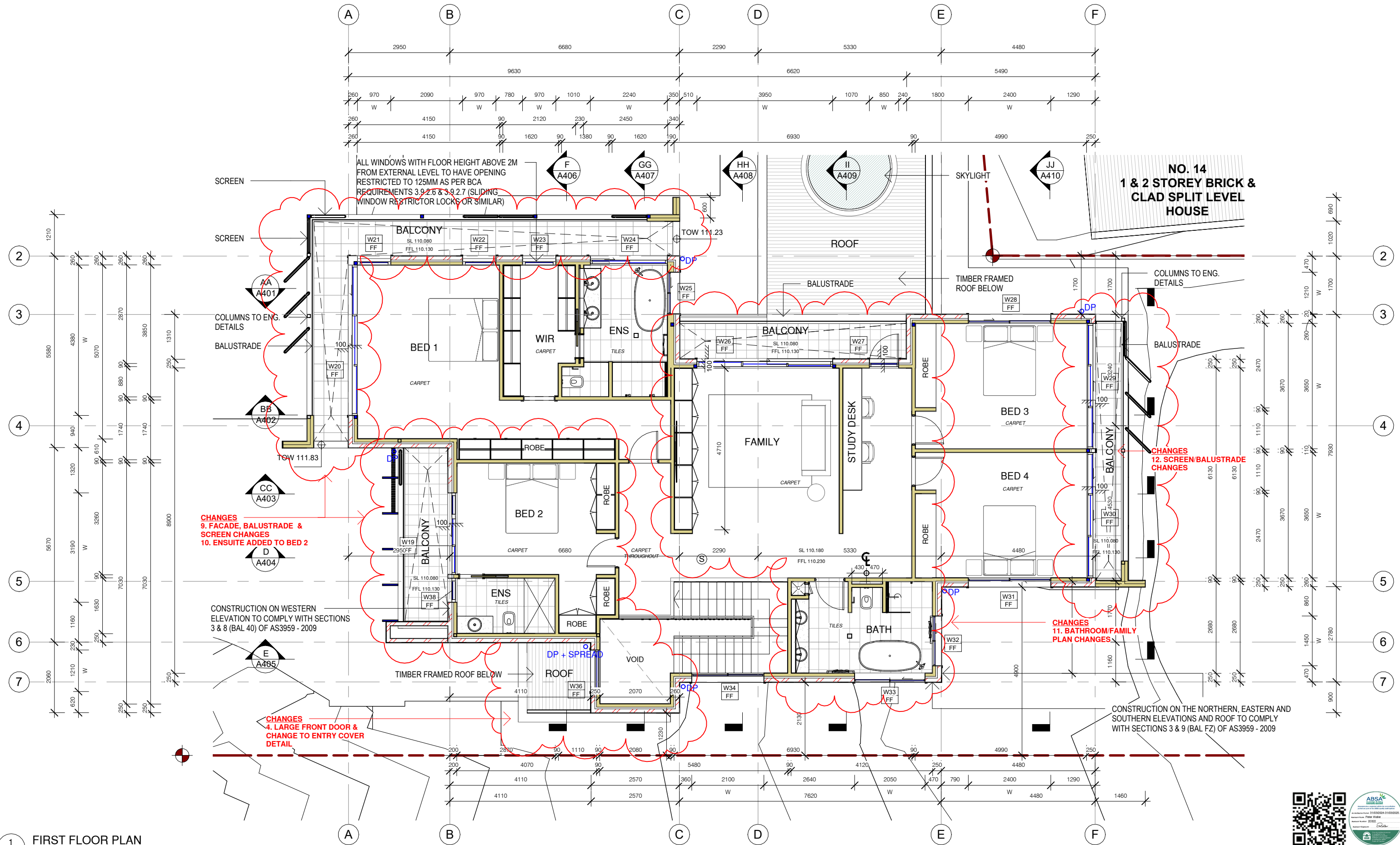
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PROJECT NO.
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DATE
12.03.2025

DRAWING NO.
A302



1 FIRST FLOOR PLAN
1 : 100

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

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			<div>110 SINGLE BRICK</div> <div>230 DOUBLE BRICK</div> <div>SMOKE ALARM</div> <div>LAUNDRY CHUTE</div> <div>RISER</div>

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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S4.55 ISSUE - NOT FOR CONSTRUCTION

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.
LL

DESIGNED BY.
RU

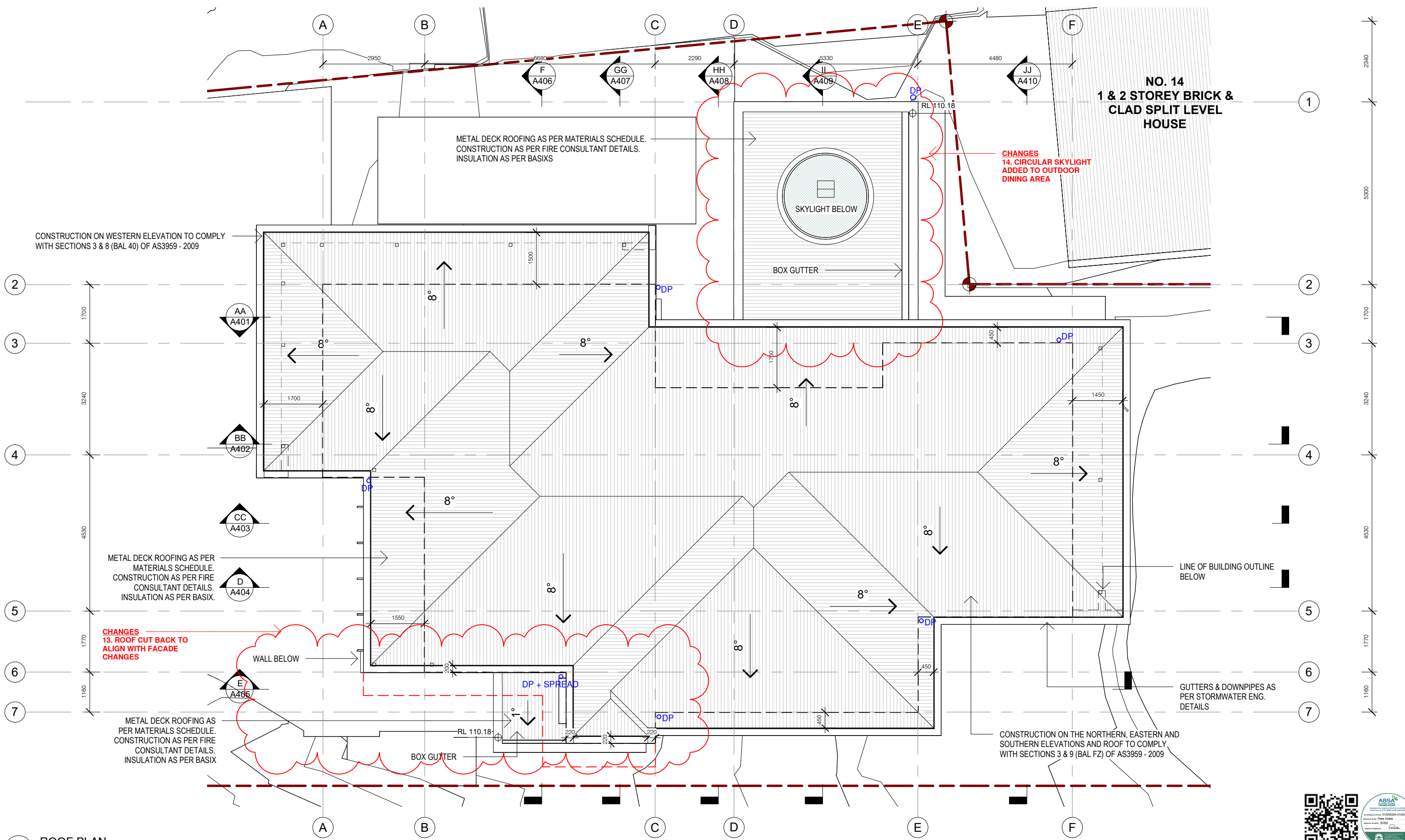
PROJECT NO.
24.03

REV
A


TRUE NORTH

DATE
12.03.2025

DRAWING NO.
A303



1 ROOF PLAN
1 : 100



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div><div></div> CONCRETE AS PER ENG. SPECS.</div> <div><div></div> 200 DINCEL WALL</div> <div><div></div> 180 TIMBER STUD LINED BOTH SIDES</div> <div><div></div> BRICK VENEER 250 TIMBER</div> <div><div></div> 90 TIMBER STUD</div> <div><div></div> 110 SINGLE BRICK</div> <div><div></div> 230 DOUBLE BRICK</div>
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>			

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT
STORM PEAKS PTY LTD

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

SCALE @ A3
1 : 100


DRAWING TITLE
ROOF PLAN

DRAWN BY.
LL

DESIGNED BY.
RU

PROJECT NO.
24.03

REV
A

TRUE NORTH


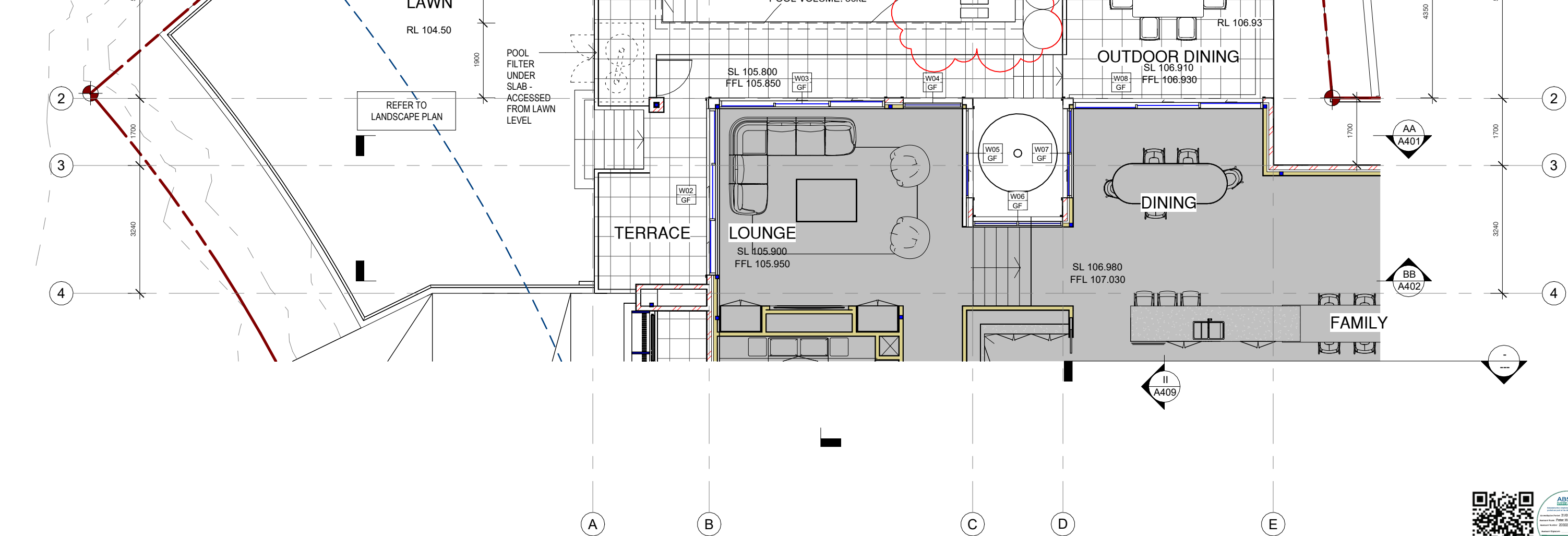
DATE
12.03.2025

DRAWING NO.
A304



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 & 8 (BAL 40) OF AS3959 - 2009
- SMOKE ALARMS AS PER BCA
- NON SLIP FINISH/NOSING 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



1 POOL / YARD PLAN
1 : 100

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

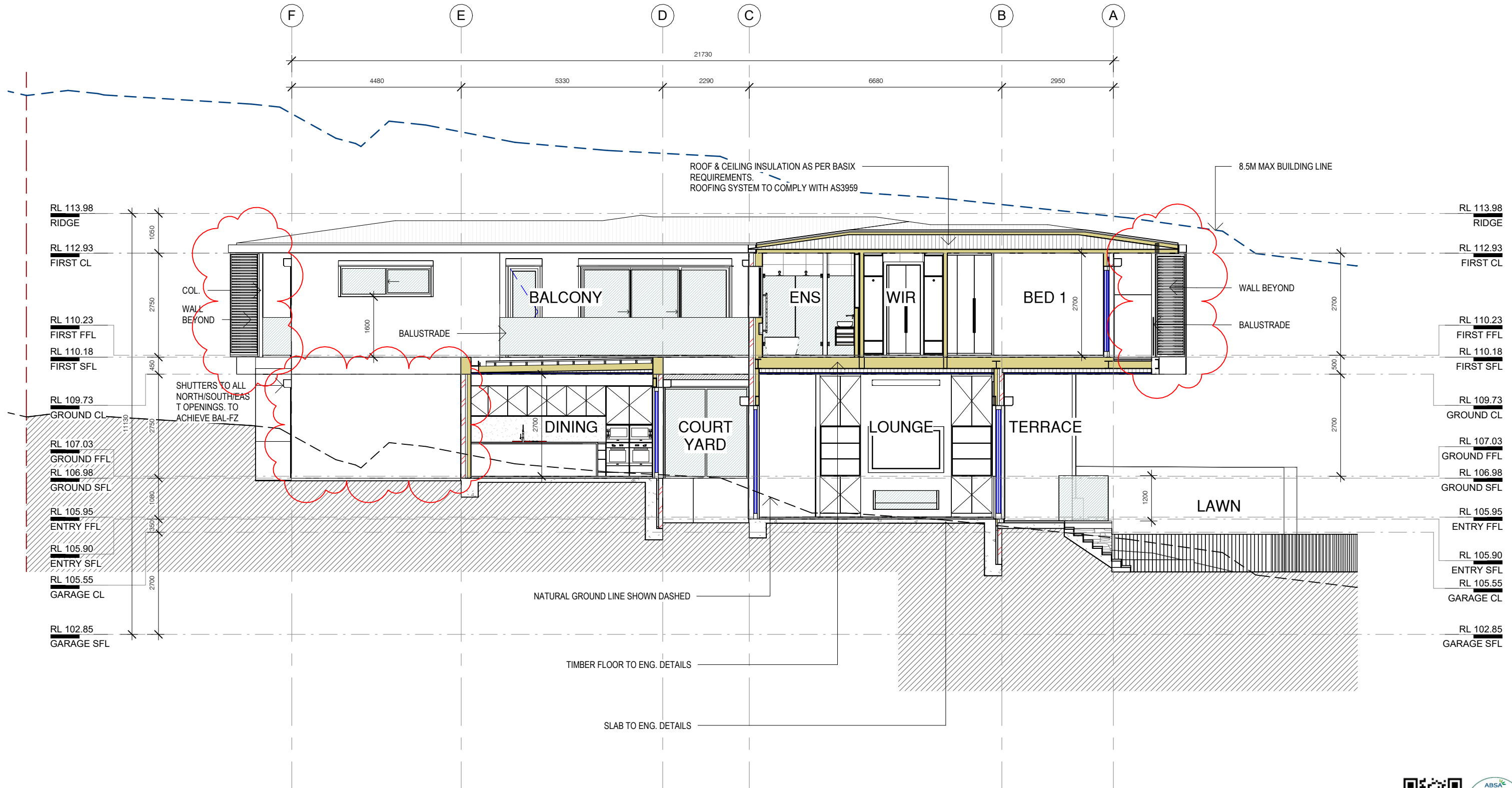
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div>CONCRETE AS PER ENG. SPECS.</div> <div>200 DINCEL WALL</div> <div>180 TIMBER STUD LINED BOTH SIDES</div> <div>BRICK VENEER 250 TIMBER</div> <div>90 TIMBER STUD</div> <div>110 SINGLE BRICK</div> <div>230 DOUBLE BRICK</div>

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS 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	1 : 100		POOL / YARD PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A305



REVISION	DESCRIPTION
A	S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE
12.03.2025

LEGEND & NOTES

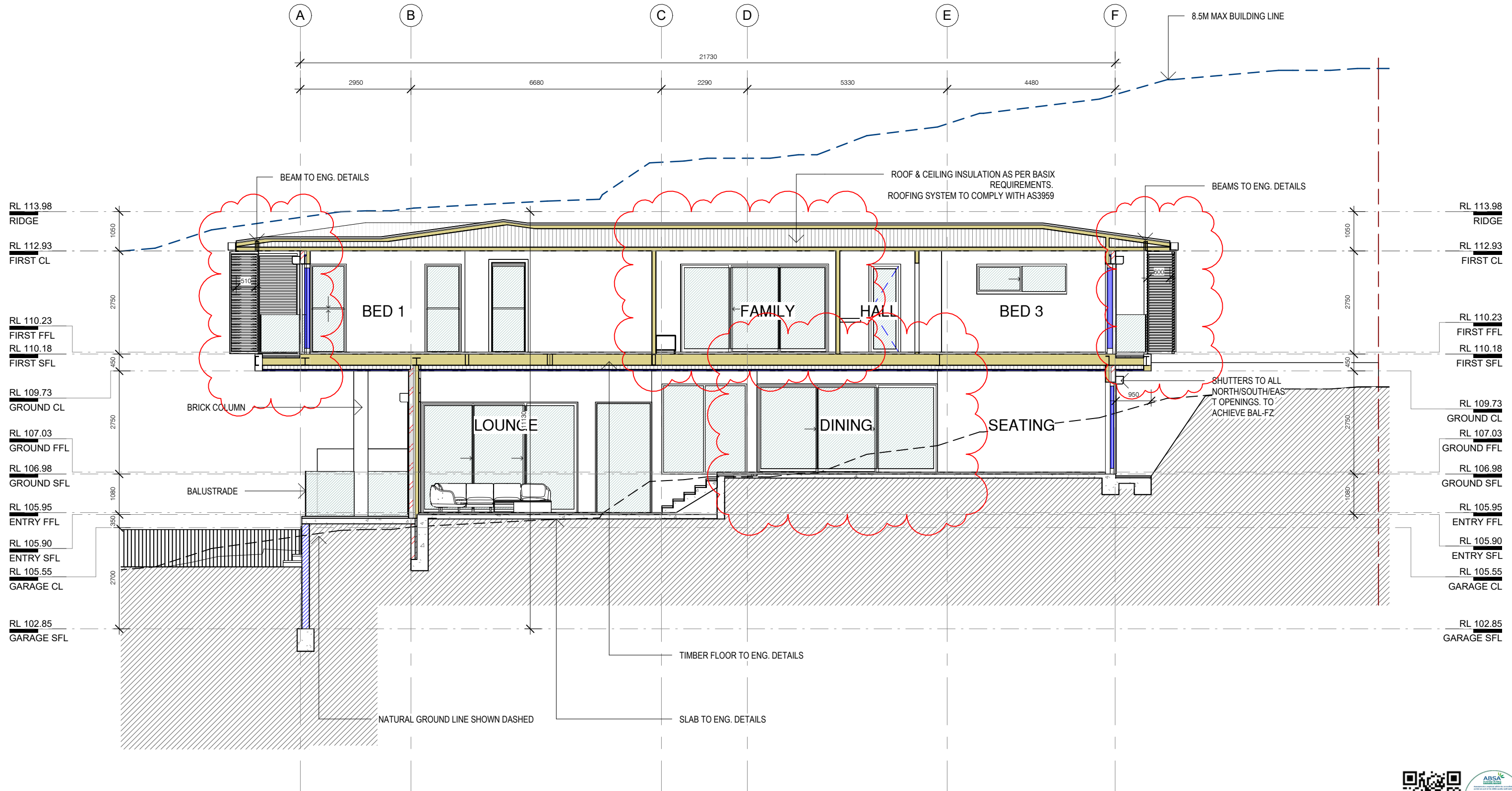
- CONCRETE AS PER ENG. SPECS.
- 200 DINCEL WALL
- 180 TIMBER STUD LINED BOTH SIDES
- BRICK VENEER 250 TIMBER
- 90 TIMBER STUD
- 110 SINGLE BRICK
- 230 DOUBLE BRICK

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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		SECTION AA
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
DATE	PROJECT NO.	REV	
12.03.2025	24.03	A	
A401			

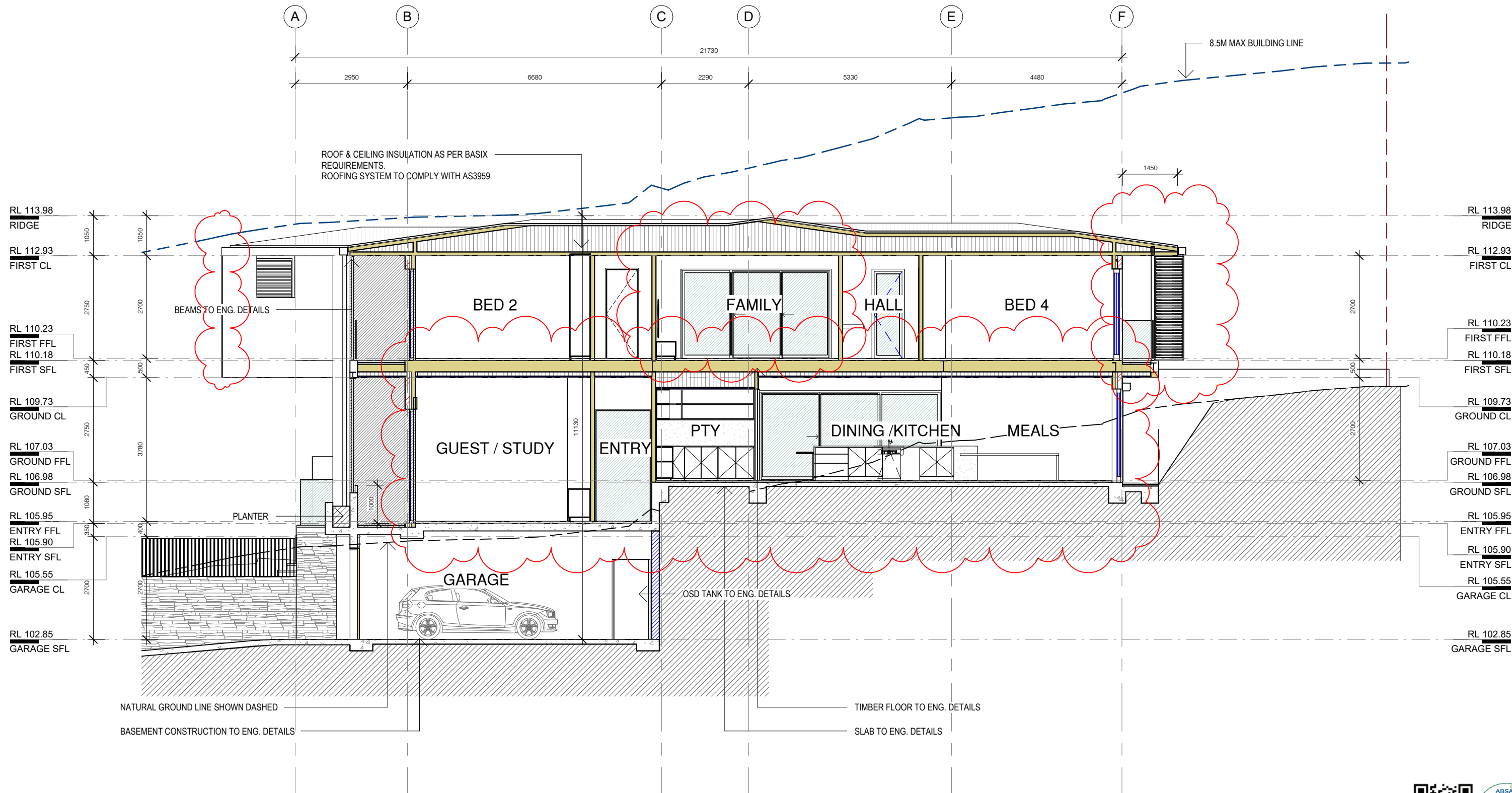


REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div>CONCRETE AS PER ENG. SPECS.</div> <div>200 DINCEL WALL</div> <div>180 TIMBER STUD LINED BOTH SIDES</div> <div>BRICK VENEER 250 TIMBER</div> <div>90 TIMBER STUD</div>
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>			

LEGEND & NOTES	LEGEND & NOTES
<div>110 SINGLE BRICK</div> <div>230 DOUBLE BRICK</div>	<div>110 SINGLE BRICK</div> <div>230 DOUBLE BRICK</div>

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1:100		SECTION BB
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A402



CC SECTION CC
1 : 100



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






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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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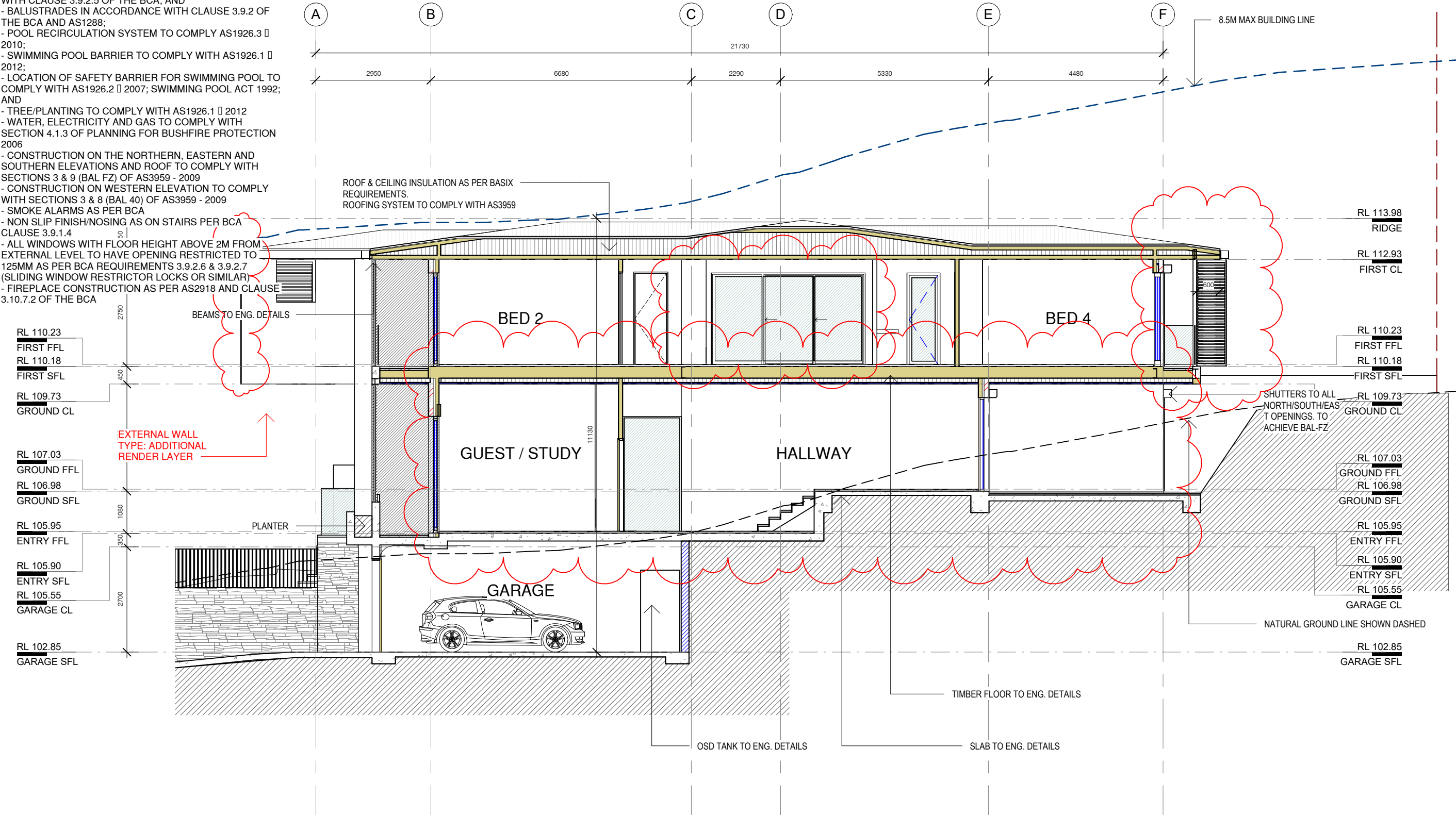
LEGEND & NOTES
 CONCRETE AS PER ENG. SPECS.
 200 DINCEL WALL
 180 TIMBER STUD LINED BOTH SIDES
 BRICK VENEER 250 TIMBER
 90 TIMBER STUD
 110 SINGLE BRICK
 230 DOUBLE BRICK

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		SECTION CC
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A403

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
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- CONSTRUCTION ON WESTERN ELEVATION TO COMPLY WITH SECTIONS 3 & 8 (BAL 40) OF AS3959 - 2009
- SMOKE ALARMS AS PER BCA
- NON SLIP FINISH/NOSING 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



D SECTION DD
1 : 100

REVISION	DESCRIPTION
A	S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE
12.03.2025

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

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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S4.55 ISSUE - NOT FOR CONSTRUCTION

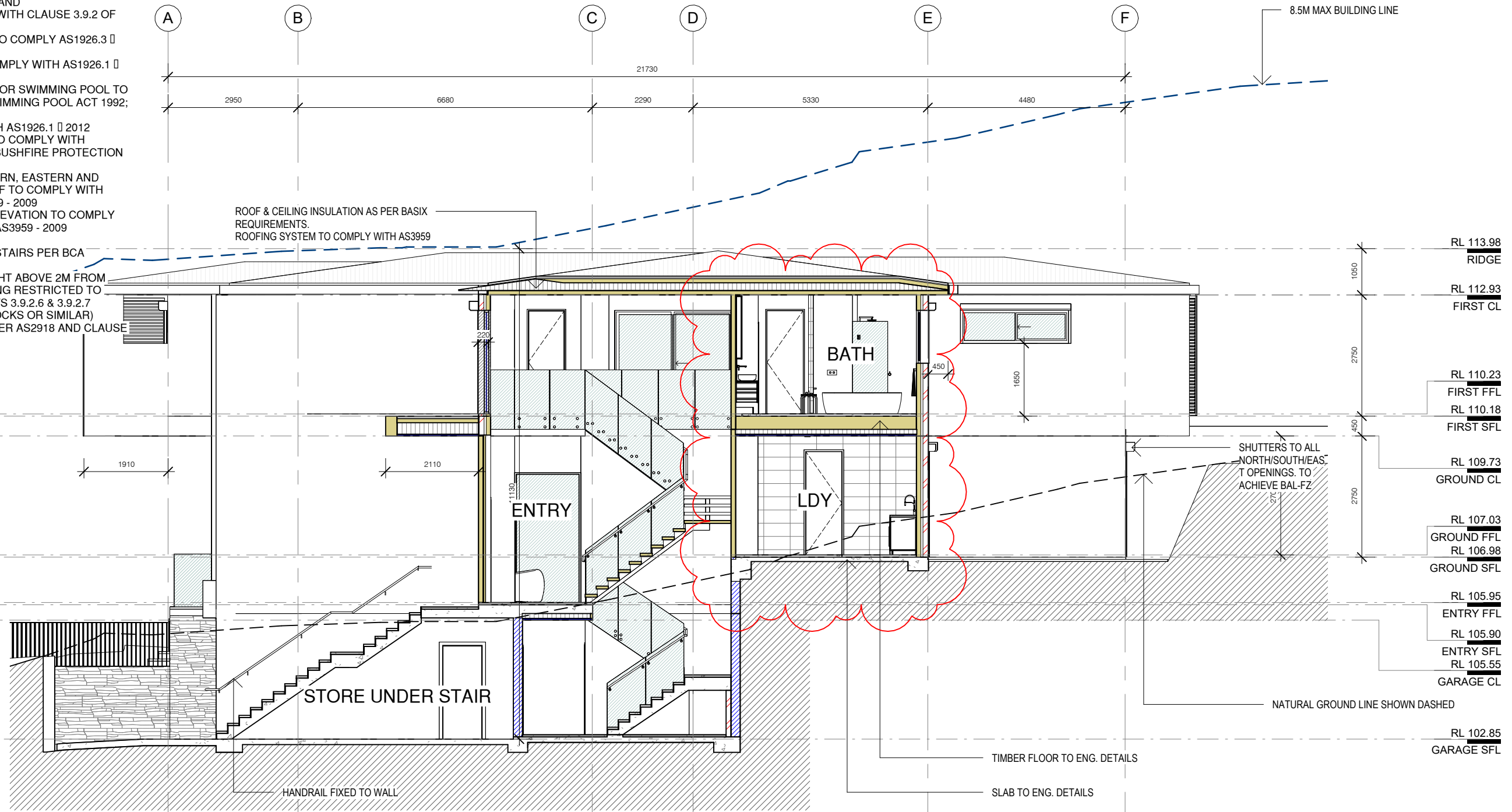
CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		SECTION DD

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

DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LL	RU		12.03.2025
PROJECT NO.	REV		DRAWING NO.
24.03	A		A404

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
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- CONSTRUCTION ON WESTERN ELEVATION TO COMPLY WITH SECTIONS 3 & 8 (BAL 40) OF AS3959 - 2009
- SMOKE ALARMS AS PER BCA
- NON SLIP FINISH/NOSING 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



E SECTION EE
1 : 100



REVISION	DESCRIPTION
A	S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE
12.03.2025

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

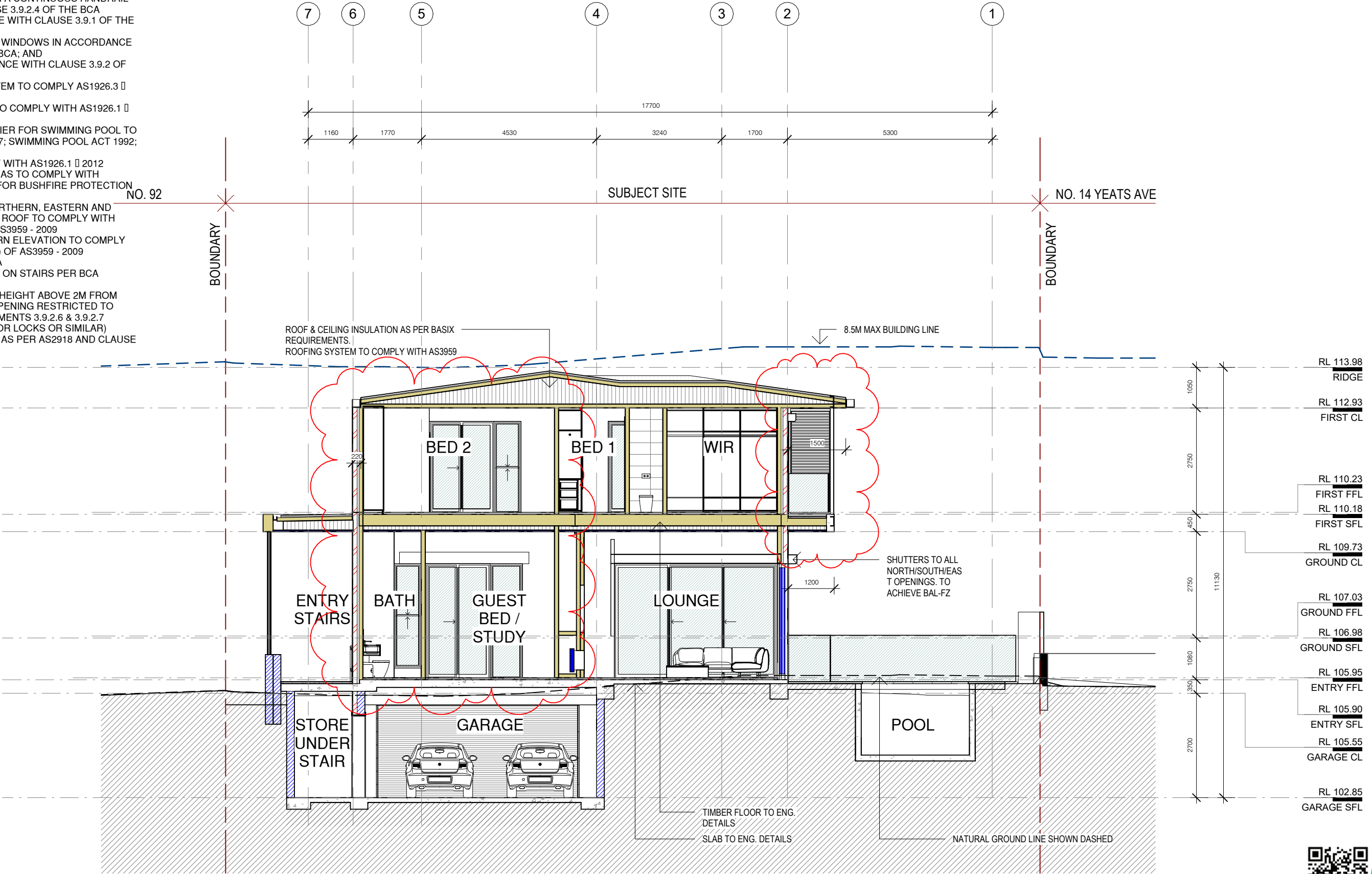
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS 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	1 : 100		SECTION EE
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	DATE
	PROJECT NO.	REV	DRAWING NO.
	24.03	A	12.03.2025
			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
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- CONSTRUCTION ON WESTERN ELEVATION TO COMPLY WITH SECTIONS 3 & 8 (BAL 40) OF AS3959 - 2009
- SMOKE ALARMS AS PER BCA
- NON SLIP FINISH/NOSING 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



F SECTION FF
1 : 100

URSINO ARCHITECTS

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(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

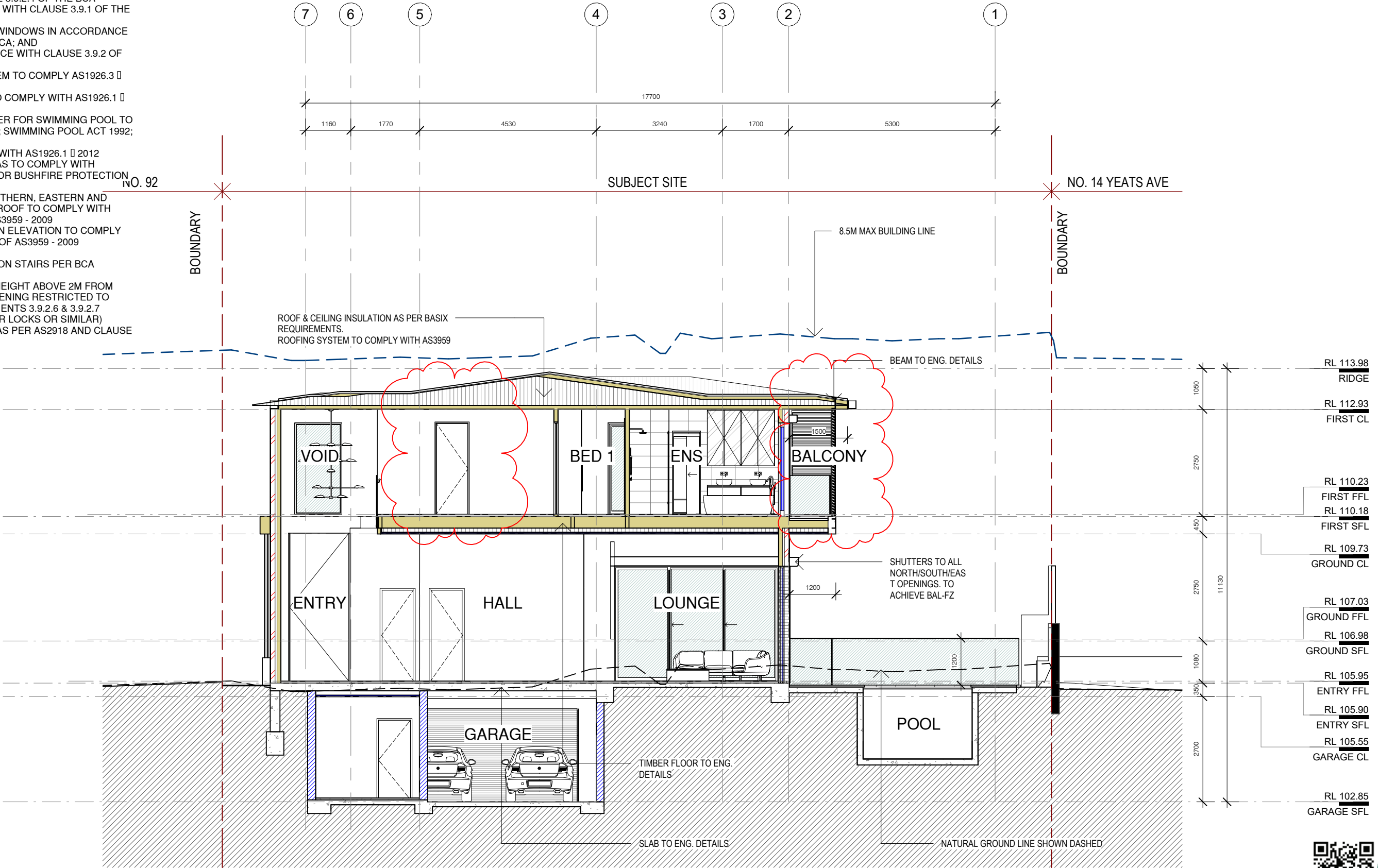
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div><div>CONCRETE AS PER ENG. SPECS.</div><div>200 DINCEL WALL</div><div>180 TIMBER STUD LINED BOTH SIDES</div><div>BRICK VENEER 250 TIMBER</div><div>90 TIMBER STUD</div><div>110 SINGLE BRICK</div><div>230 DOUBLE BRICK</div></div>
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>			

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		SECTION FF
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A406

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;
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- SWIMMING POOL BARRIER TO COMPLY WITH AS1926.1 2012;
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GG SECTION GG
1 : 100





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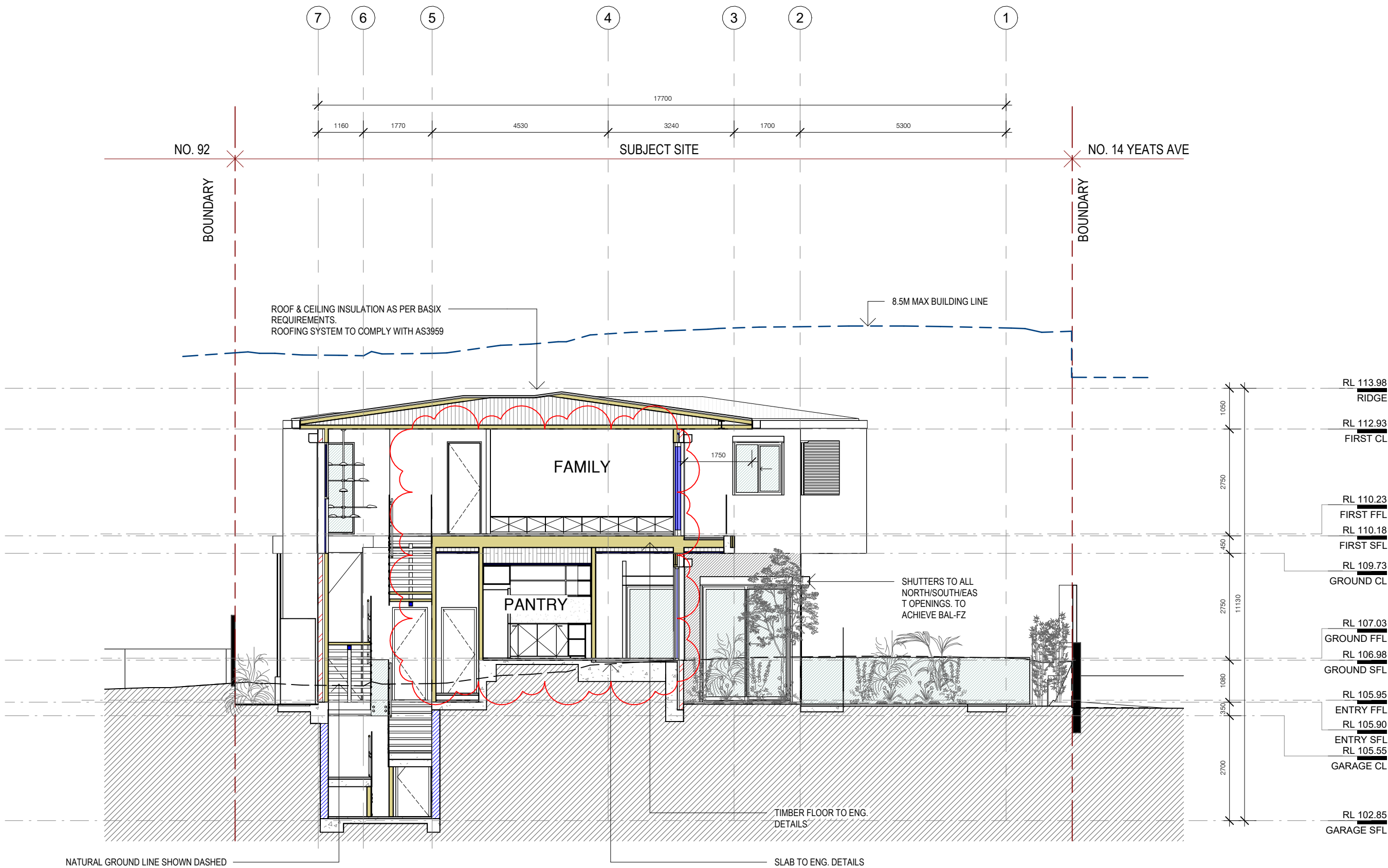
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div><div> CONCRETE AS PER ENG. SPECS.</div><div> 200 DINCEL WALL</div><div> 180 TIMBER STUD LINED BOTH SIDES</div><div> BRICK VENEER 250 TIMBER</div><div> 90 TIMBER STUD</div></div>
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>			

LEGEND & NOTES	LEGEND & NOTES
 110 SINGLE BRICK	 230 DOUBLE BRICK

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		SECTION GG
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A407



HH

SECTION HH
1 : 100

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div>CONCRETE AS PER ENG. SPECS.</div> <div>200 DINCEL WALL</div> <div>180 TIMBER STUD LINED BOTH SIDES</div> <div>BRICK VENEER 250 TIMBER</div> <div>90 TIMBER STUD</div>
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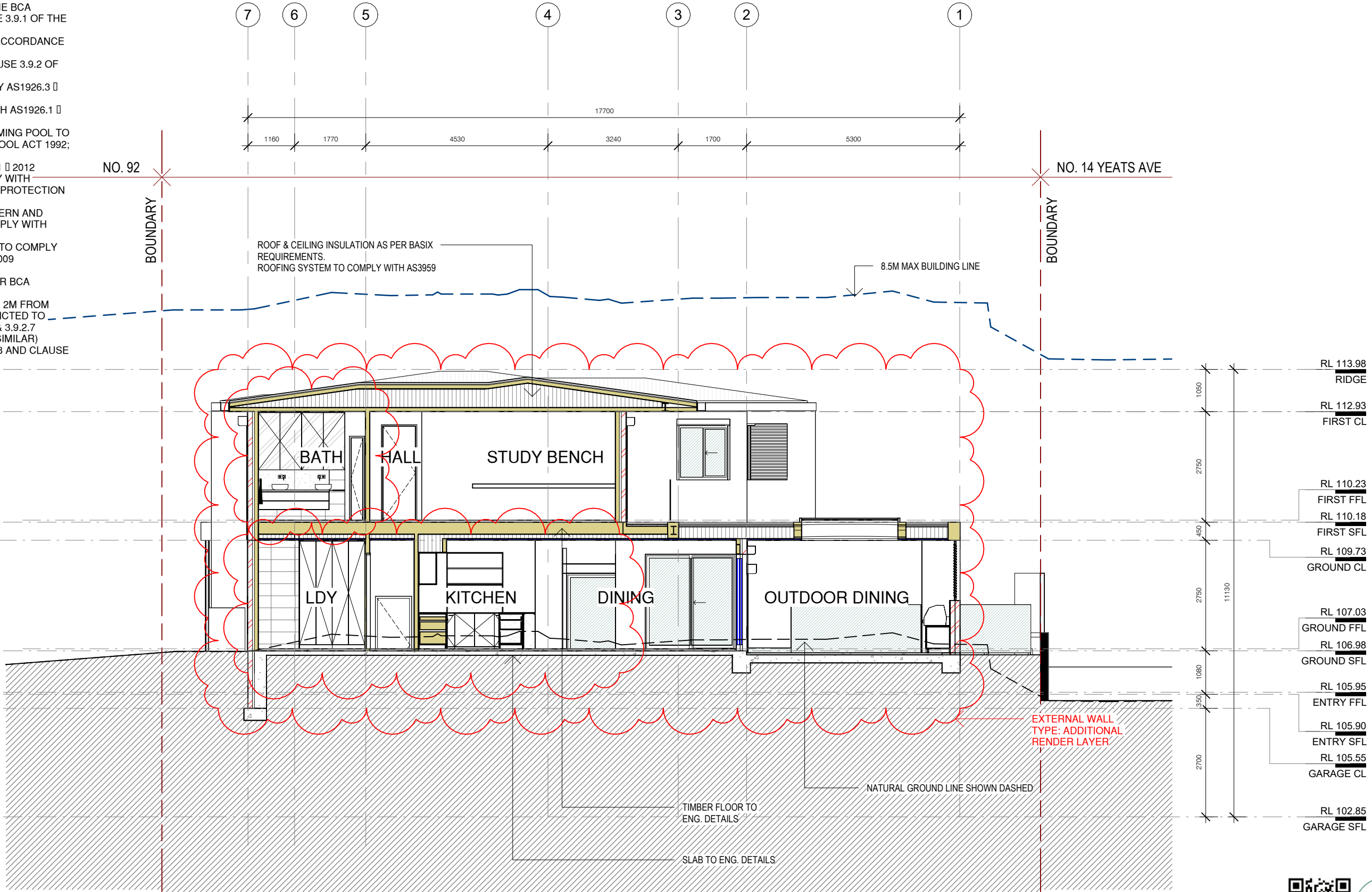
LEGEND & NOTES	LEGEND & NOTES
<div>CONCRETE AS PER ENG. SPECS.</div>	<div>110 SINGLE BRICK</div>
<div>200 DINCEL WALL</div>	<div>230 DOUBLE BRICK</div>
<div>180 TIMBER STUD LINED BOTH SIDES</div>	
<div>BRICK VENEER 250 TIMBER</div>	
<div>90 TIMBER STUD</div>	

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		SECTION HH
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
DATE	PROJECT NO.	REV	DATE
12.03.2025	24.03	A	12.03.2025
			DRAWING NO.
			A408

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 & 8 (BAL 40) OF AS3959 - 2009
- SMOKE ALARMS AS PER BCA
- NON SLIP FINISH/NOSING 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



II SECTION II
1 : 100

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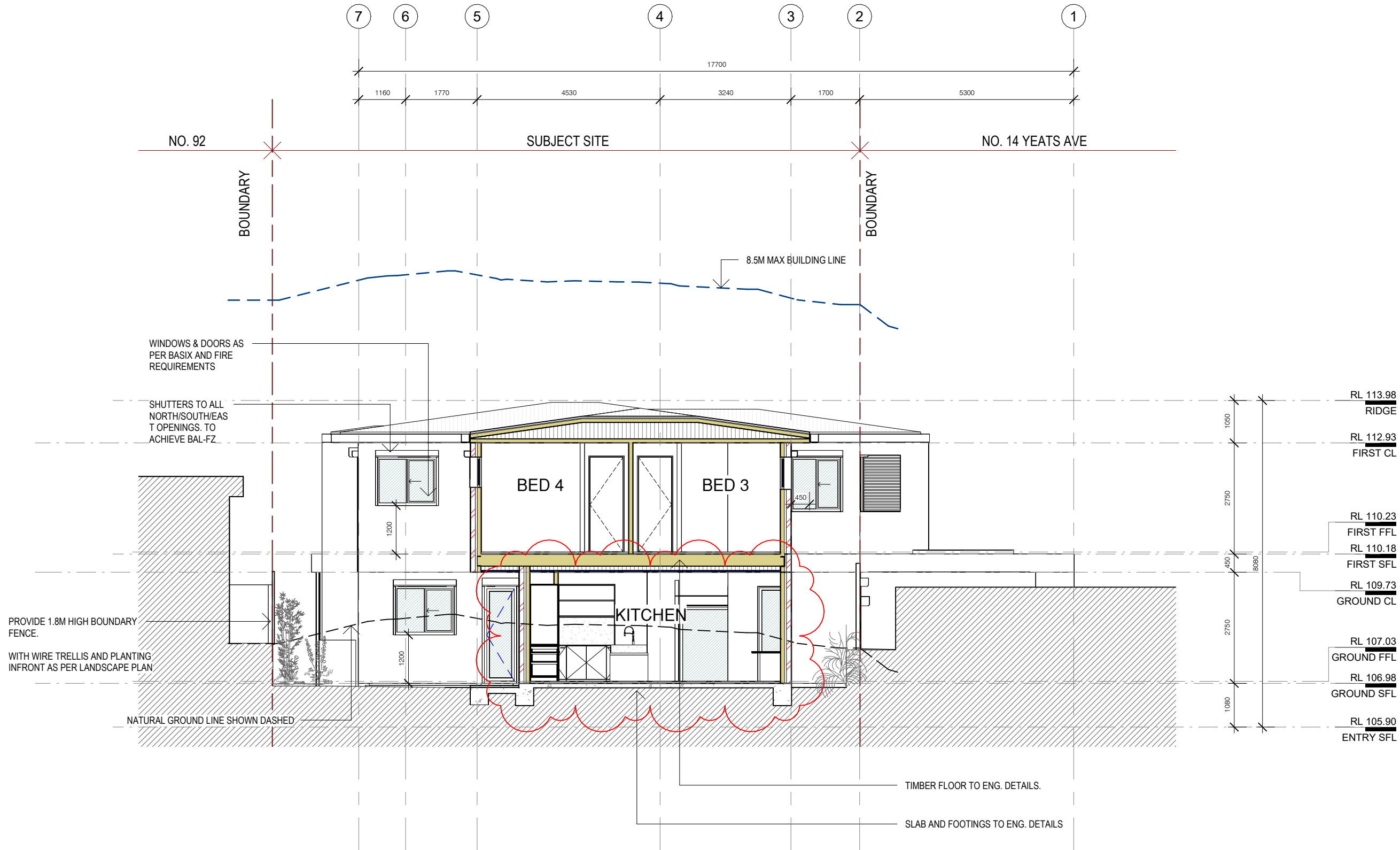
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div>CONCRETE AS PER ENG. SPECS.</div> <div>200 DINCEL WALL</div> <div>180 TIMBER STUD LINED BOTH SIDES</div> <div>BRICK VENEER 250 TIMBER</div> <div>90 TIMBER STUD</div>
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LEGEND & NOTES	LEGEND & NOTES
<div>CONCRETE AS PER ENG. SPECS.</div>	<div>110 SINGLE BRICK</div>
<div>200 DINCEL WALL</div>	<div>230 DOUBLE BRICK</div>
<div>180 TIMBER STUD LINED BOTH SIDES</div>	
<div>BRICK VENEER 250 TIMBER</div>	
<div>90 TIMBER STUD</div>	

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		SECTION II
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A409



JJ

SECTION JJ
1 : 100



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION DESCRIPTION
A S4.55 ISSUE - NOT FOR CONSTRUCTION

DATE
12.03.2025

LEGEND & NOTES

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

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CLIENT
STORM PEAKS PTY LTD

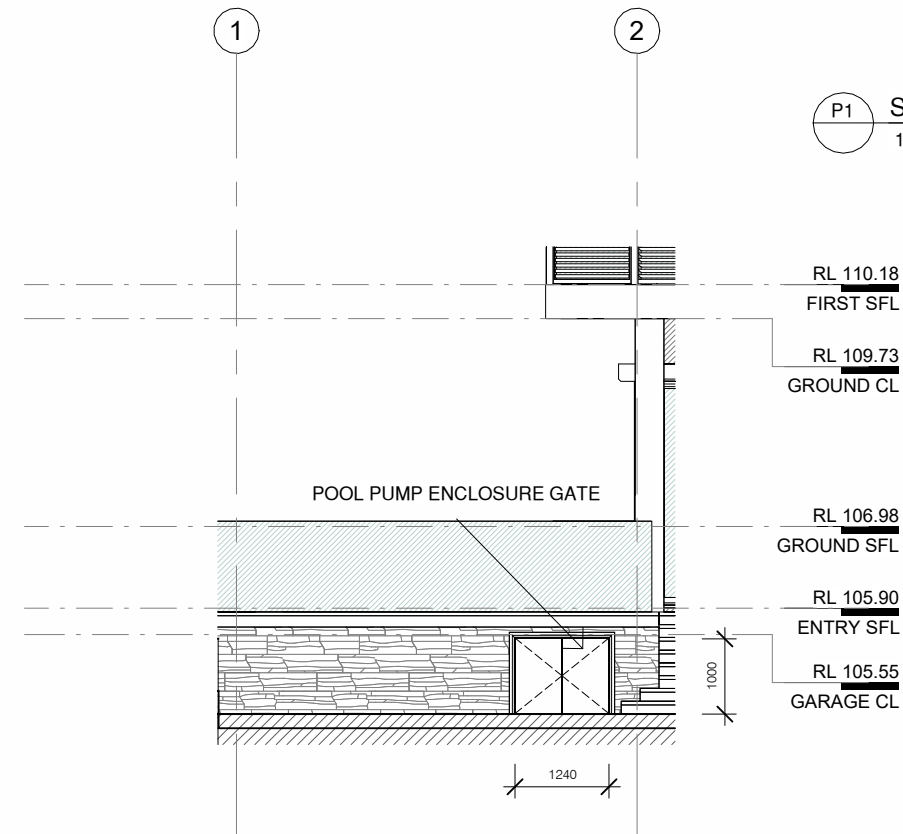
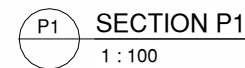
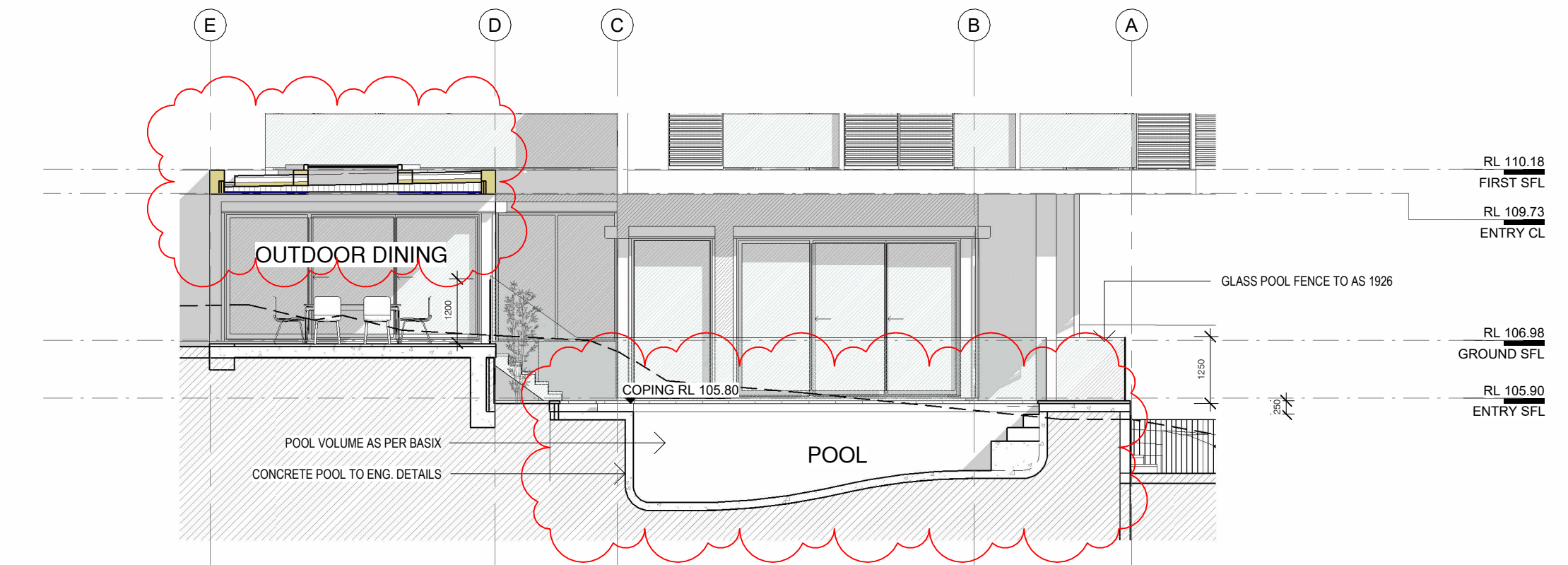
SCALE @ A3
1 : 100
DRAWING TITLE
SECTION JJ

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

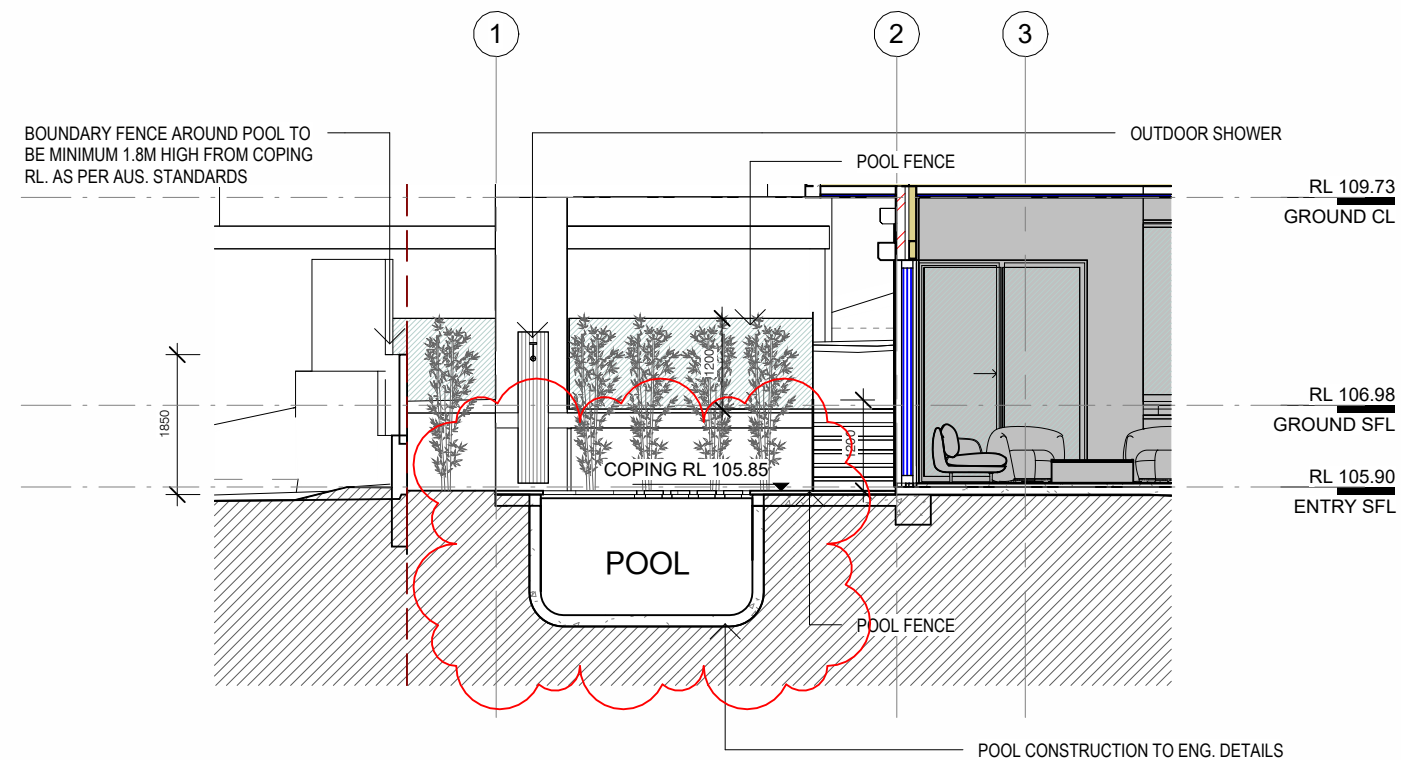
DRAWN BY. LL	DESIGNED BY. RU	TRUE NORTH	DATE 12.03.2025
PROJECT NO. 24.03	REV A		DRAWING NO. A410



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- 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



S4.55 ISSUE - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025		CONCRETE AS PER ENG. SPECS.
				200 DINCEL WALL
				180 TIMBER STUD LINED BOTH SIDES
				BRICK VENEER 250 TIMBER
				90 TIMBER STUD

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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CLIENT	SCALE	@ A3	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)

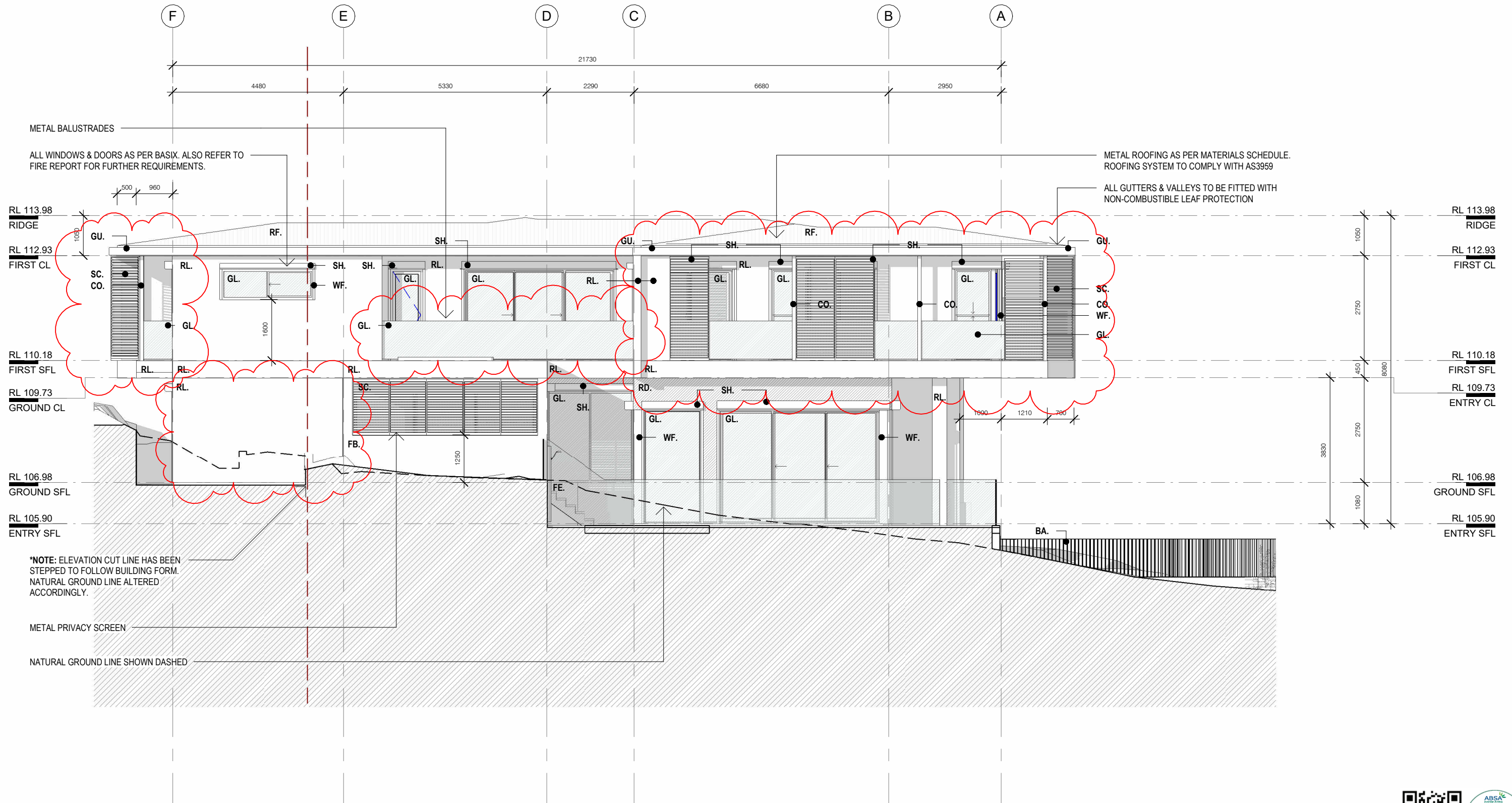
DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LL	RU		12.03.2025
PROJECT NO.	REV		DRAWING NO.
24.03	A		A411



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1 NORTH ELEVATION
1 : 100

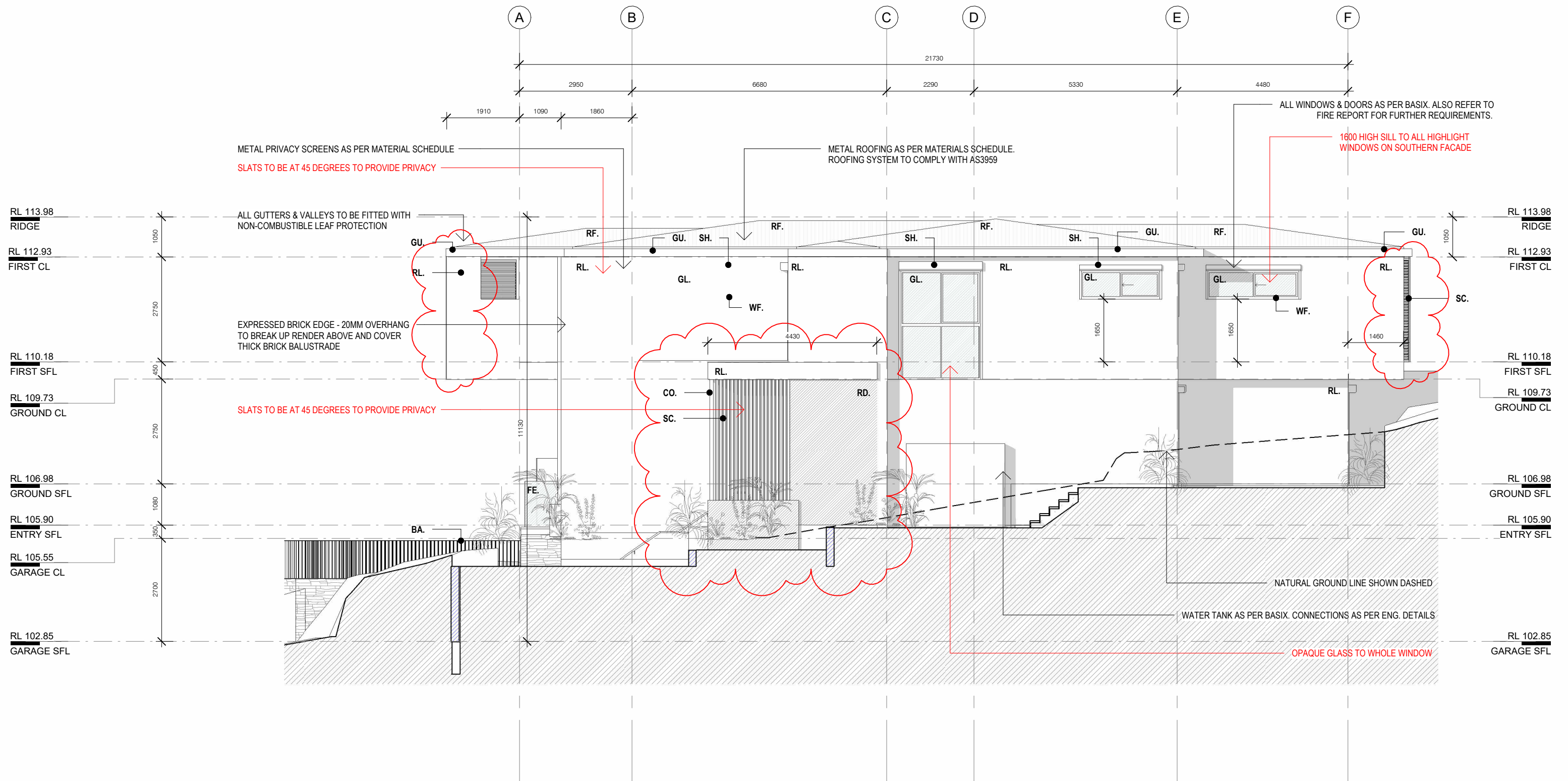
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	MATERIALS LEGEND (REFER TO A901) RL - RENDER - LIGHT SO - SOFFIT EXTERNAL GA - GARAGE WF - WINDOW FRAMES DR - DRIVEWAY GL - GLASS FE - POOL FENCING ST - STONE CLADDING RD - RENDER - DARK CO - CONCRETE OT - OUTDOOR TILES BA - METAL BALUSTRADE SC - METAL SCREENING SH - SHUTTERS RF - ROOF GB - GLASS BALUSTRADE

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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		NORTH ELEVATION
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU	
DATE	PROJECT NO.	REV	DRAWING NO.
12.03.2025	24.03	A	A501



1 SOUTH ELEVATION
1 : 100

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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	MATERIALS LEGEND (REFER TO A901) 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

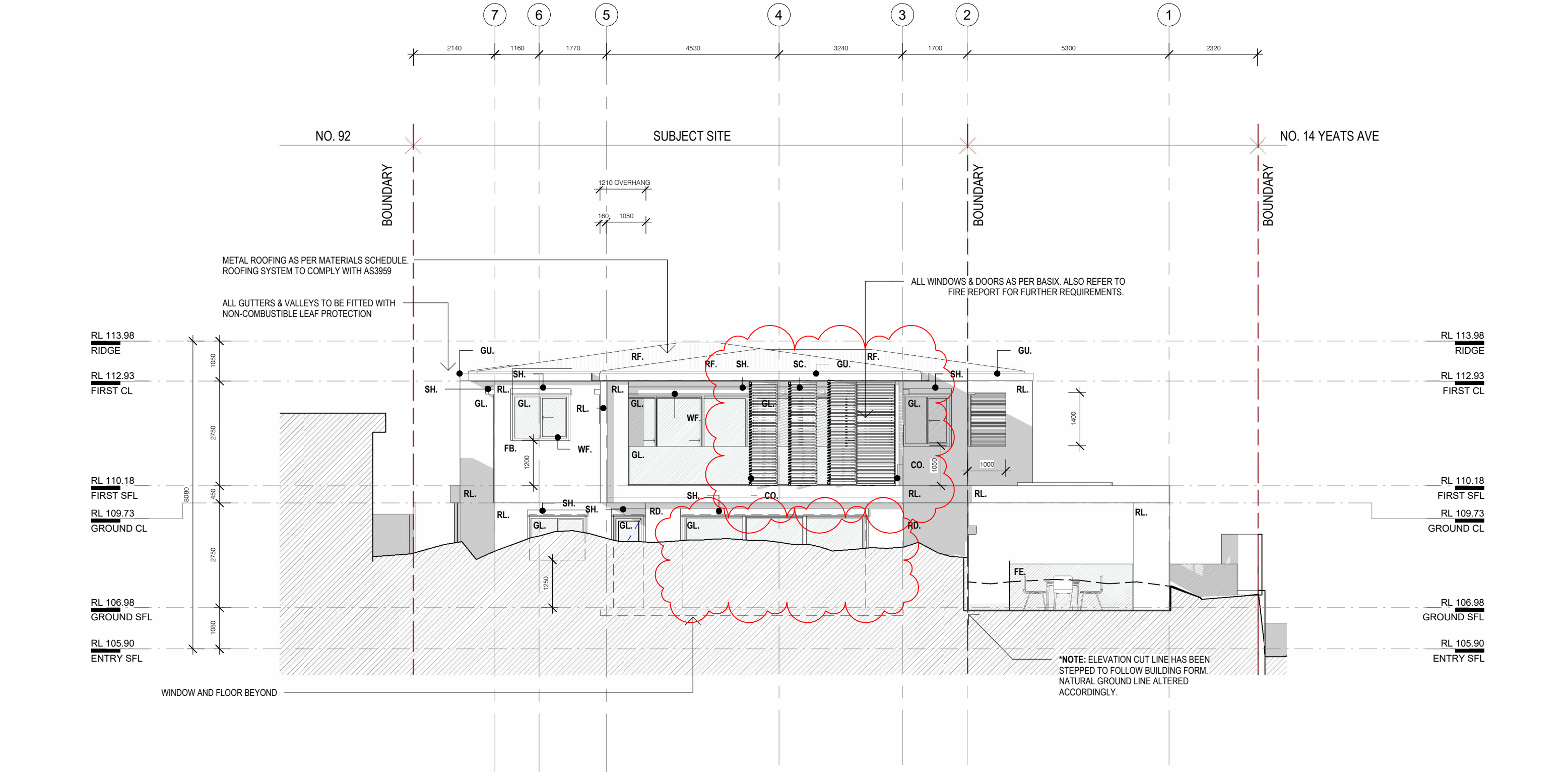
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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 100		SOUTH ELEVATION
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
DATE	PROJECT NO.	REV	DRAWING NO.
12.03.2025	24.03	A	A502





1 EAST ELEVATION
1 : 100

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REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	MATERIALS LEGEND (REFER TO A901) 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	STORM PEAKS PTY LTD	1 : 100		EAST ELEVATION
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.				ADDRESS 16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	DRAWN BY. LL	DESIGNED BY. RU	TRUE NORTH DATE 12.03.2025
					PROJECT NO. 24.03	REV A	DRAWING NO. A503



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REVISION DESCRIPTION			DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	
A	S4.55 ISSUE - NOT FOR CONSTRUCTION		12.03.2025		STORM PEAKS PTY LTD			PERSPECTIVES 01	
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>					ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
					16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU		12.03.2025
						PROJECT NO.	REV		DRAWING NO.
						24.03	A		A601





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REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025		STORM PEAKS PTY LTD			PERSPECTIVES 02

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DRAWN BY. **LL**
PROJECT NO. **24.03**

DESIGNED BY. **RU**
REV **A**

TRUE NORTH

DATE **12.03.2025**
DRAWING NO. **A602**



S4.55 ISSUE - NOT FOR CONSTRUCTION



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025		STORM PEAKS PTY LTD			PERSPECTIVES 03	16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU		12.03.2025
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									PROJECT NO.	REV		DRAWING NO.
									24.03	A		A603





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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS 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 04
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A604



S4.55 ISSUE - NOT FOR CONSTRUCTION



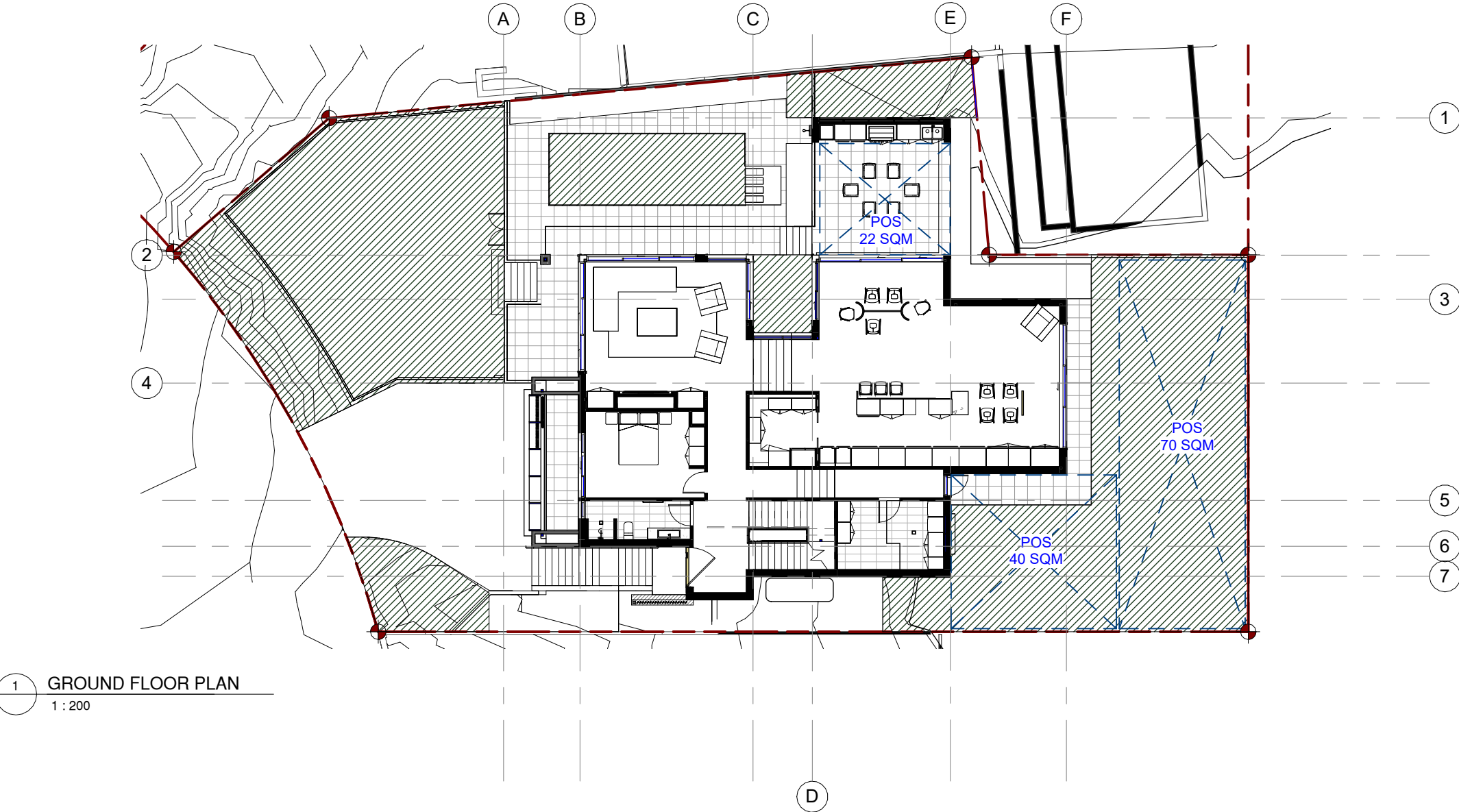
URSINO

ARCHITECTS

Suite 46 , 99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025		STORM PEAKS PTY LTD			PERSPECTIVES 05	16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU		12.03.2025
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.												
									PROJECT NO.	REV		DRAWING NO.
									24.03	A		A605



1 GROUND FLOOR PLAN
1 : 200

LANDSCAPING ANALYSIS

SITE AREA	714.5 SQM
COUNCIL REQUIREMENTS	
MINIMUM LANDSCAPING	(40% OF SITE) 286 SQM
PROPOSED AREA	
TOTAL LANDSCAPING	(40% OF SITE) 286 SQM

PRIVATE OPEN SPACE ANALYSIS

SITE AREA	714.5 SQM
COUNCIL REQUIREMENTS	
MINIMUM PRIVATE OPEN SPACE	60 SQM
PROPOSED AREA	
TOTAL PRIVATE OPEN SPACE	132 SQM



S4.55 ISSUE - NOT FOR CONSTRUCTION



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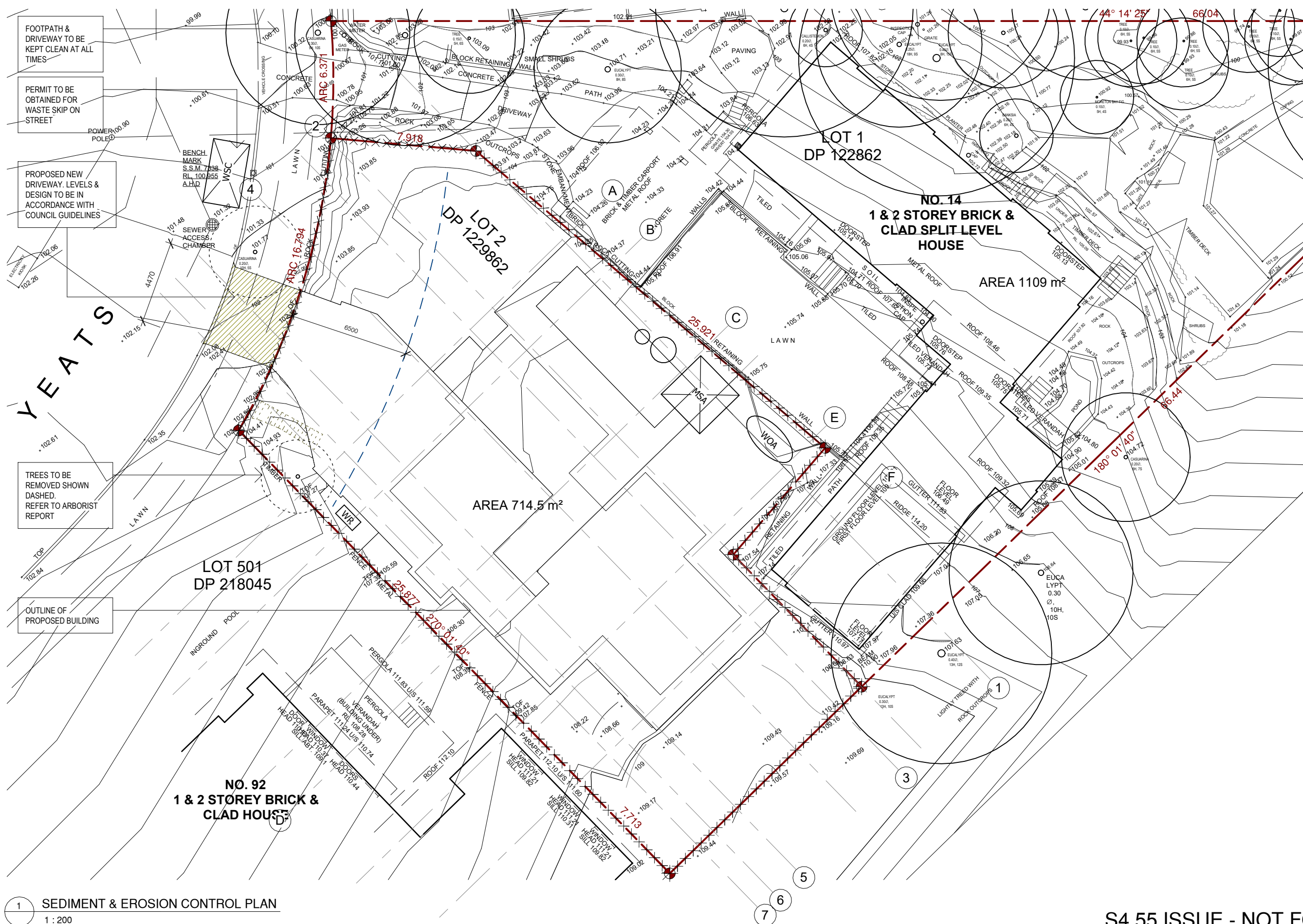
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	 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 FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	1 : 200		CALCULATIONS
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A701

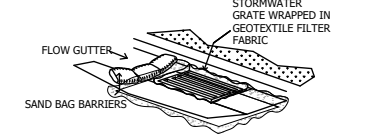


LEGEND

- × × × × SILT FENCE
- WSC WASTE STORAGE CONTAINER
- WOA WASH OUT AREA
- ○ STOCKPILE AREA
- WR WASTE/RECYCLE BINS
- MSA MATERIALS STORAGE AREA
- ○ EXISTING TREE TO BE RETAINED
- ○ EXISTING TREE TO BE REMOVED
- ○ PROPOSED NEW TREE
- ▨ BUILDING/ROOF TO BE DEMOLISHED

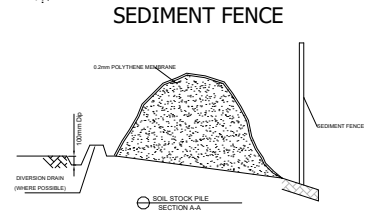
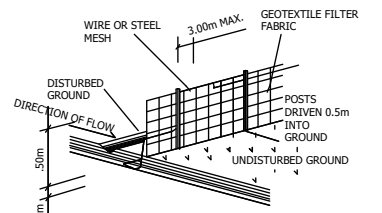
SEDIMENT CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



SEDIMENT DAM

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % 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 AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER



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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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CLIENT
STORM PEAKS PTY LTD

SCALE
1 : 200

DRAWING TITLE
SEDIMENT & EROSION CONTROL PLAN

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

DRAWN BY
LL

DESIGNED BY
RU

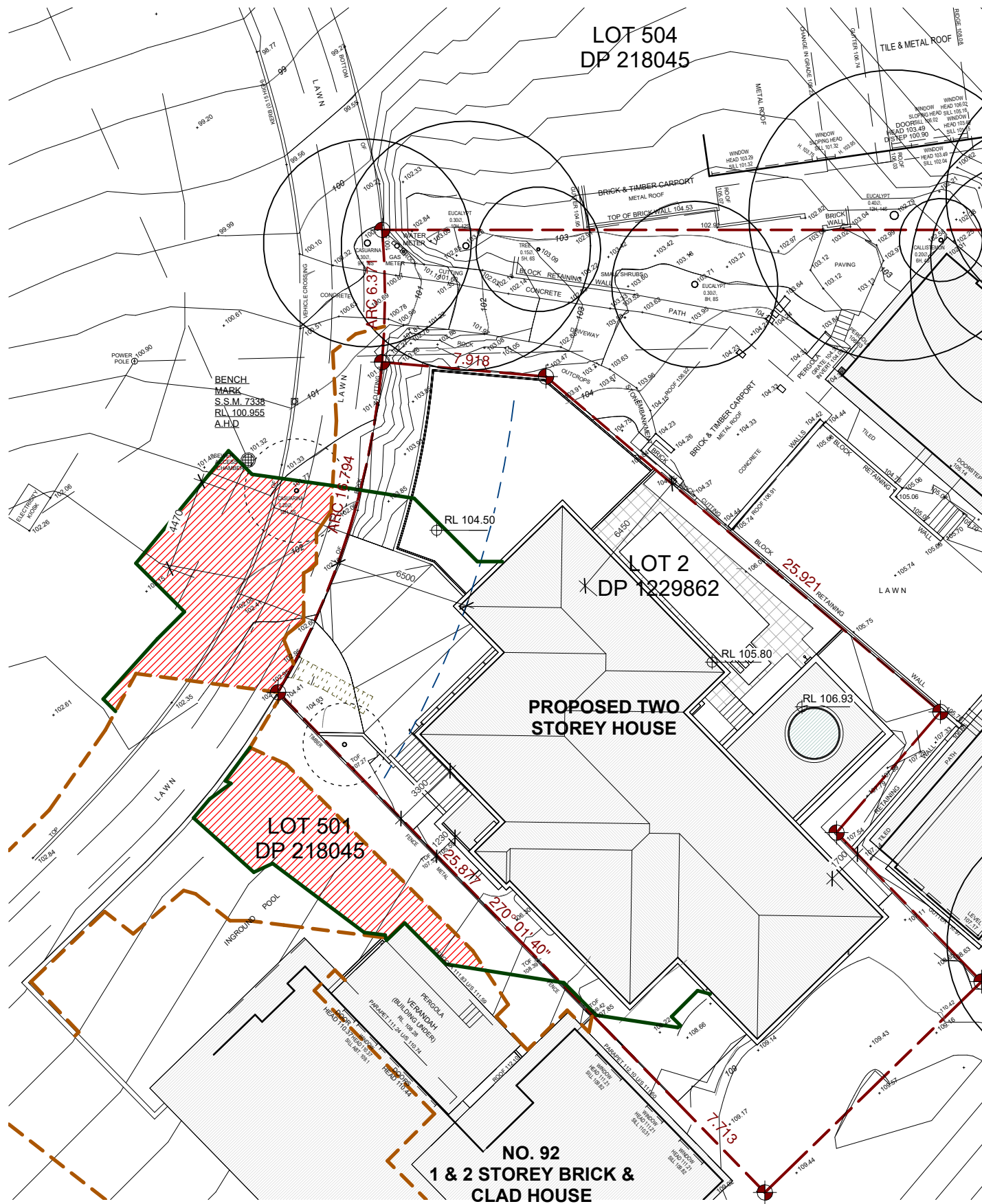
TRUE NORTH
7

DATE
12.03.2025

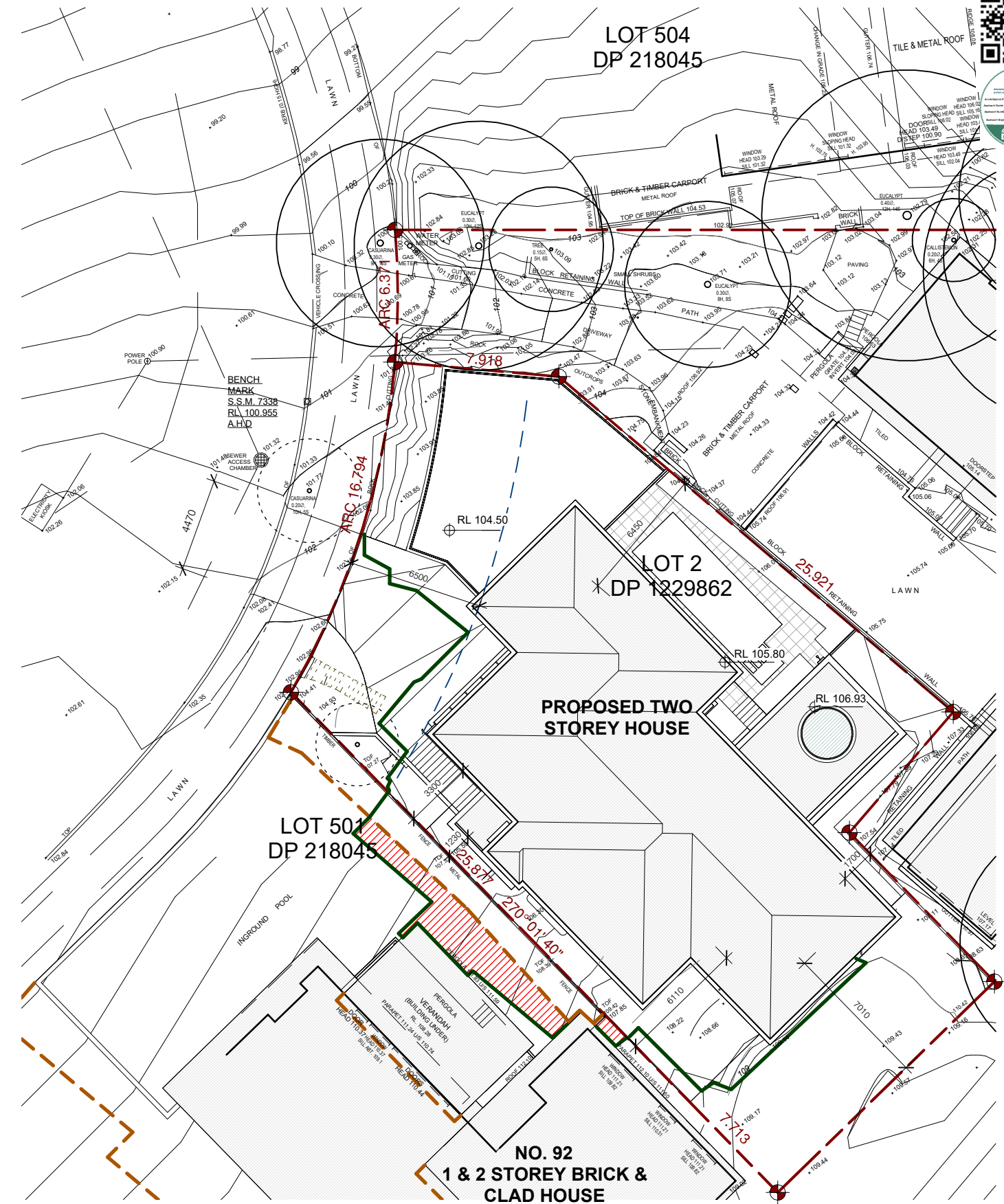
PROJECT NO.
24.03

REV
A

DRAWING NO.
A702




1 SHADOWS - 21 MAR/SEPT - 9AM
1 : 250



2 SHADOWS - 21 MAR/SEPT - 12PM
1 : 250





S4.55 ISSUE - NOT FOR CONSTRUCTION




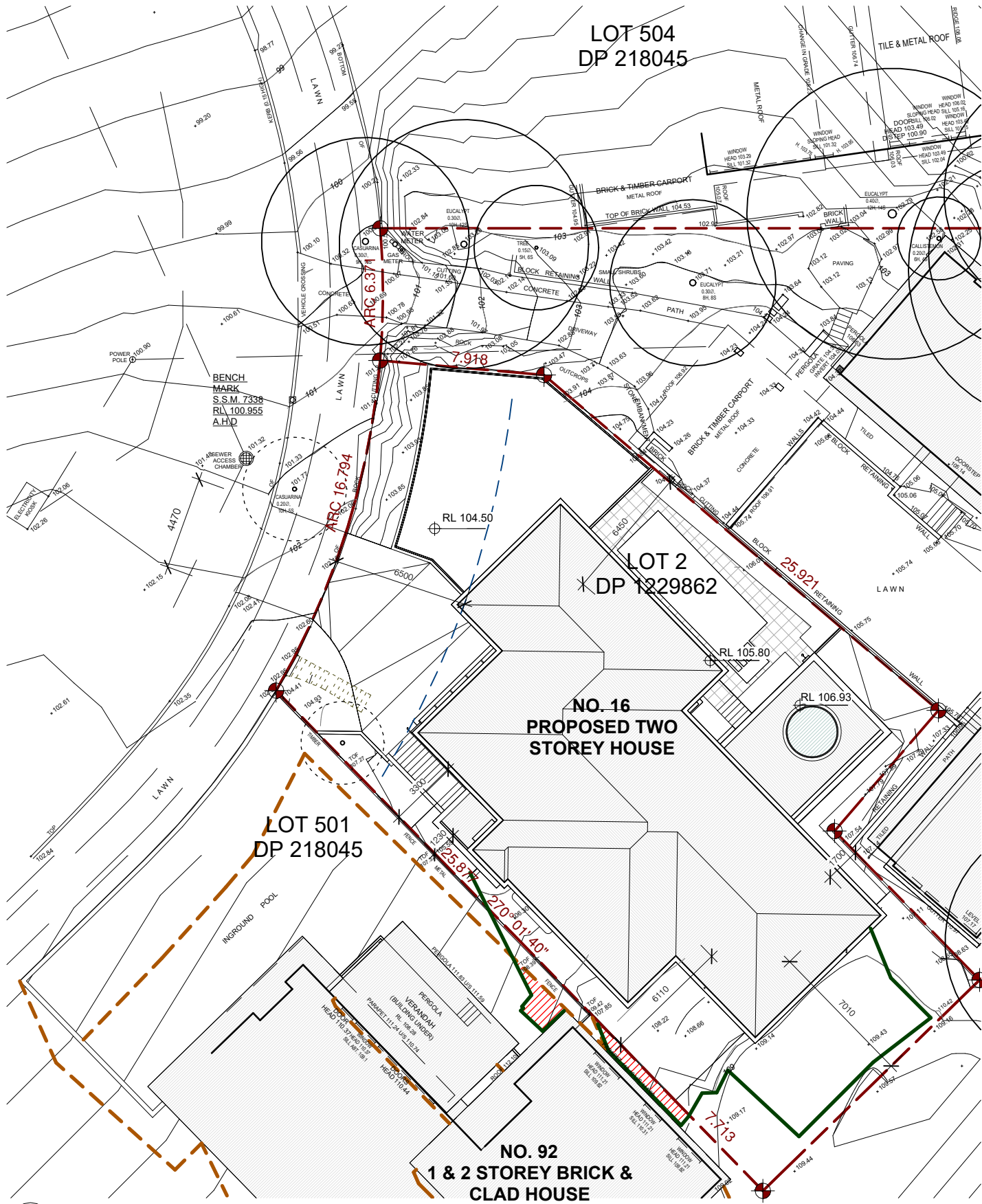
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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div><div> PROPOSED BUILDING SHADOW</div><div> EXISTING NEIGHBOURS & SITE FEATURE SHADOW</div><div> ADDITIONAL SHADOW CAST BY PROPOSED BUILDING</div><div> DECREASE IN SHADOW CAST FROM EXISTING TO PROPOSED</div></div>
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED 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 DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>			

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	As indicated		SHADOW DIAGRAMS - 21 MAR/SEPT - 9AM & 12PM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A703



1 SHADOWS - 21 MAR/SEPT - 3PM
1 : 250



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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	


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— PROPOSED BUILDING SHADOW


— EXISTING NEIGHBOURS & SITE FEATURE SHADOW

 ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

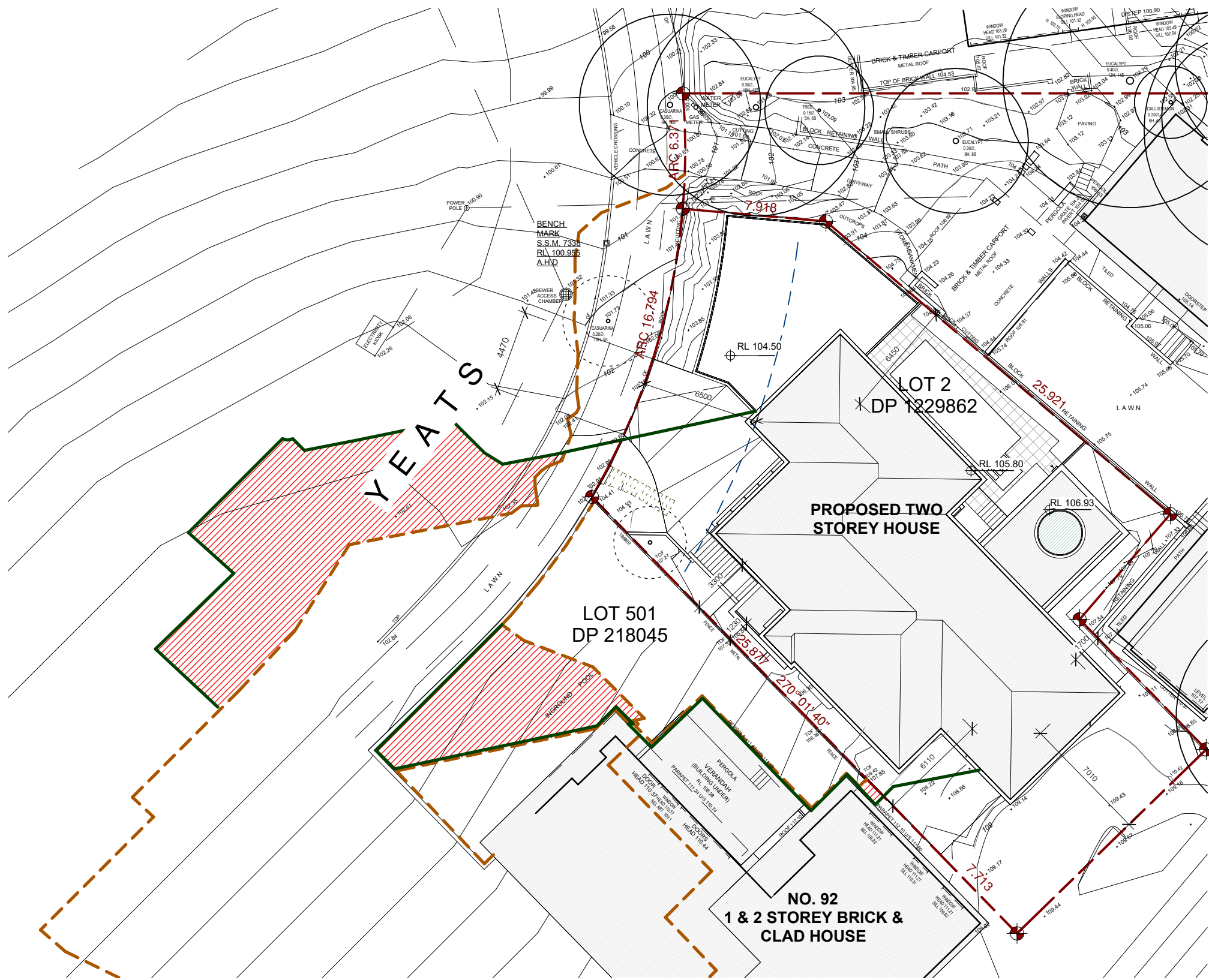
 DECREASE IN SHADOW CAST FROM EXISTING TO PROPOSED

S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	As indicated		SHADOW DIAGRAMS - 21 MAR/SEPT - 3PM

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU		12.03.2025

PROJECT NO.	REV		DRAWING NO.
24.03	A		A704



1 SHADOWS - 21 JUNE - 9AM
1 : 250




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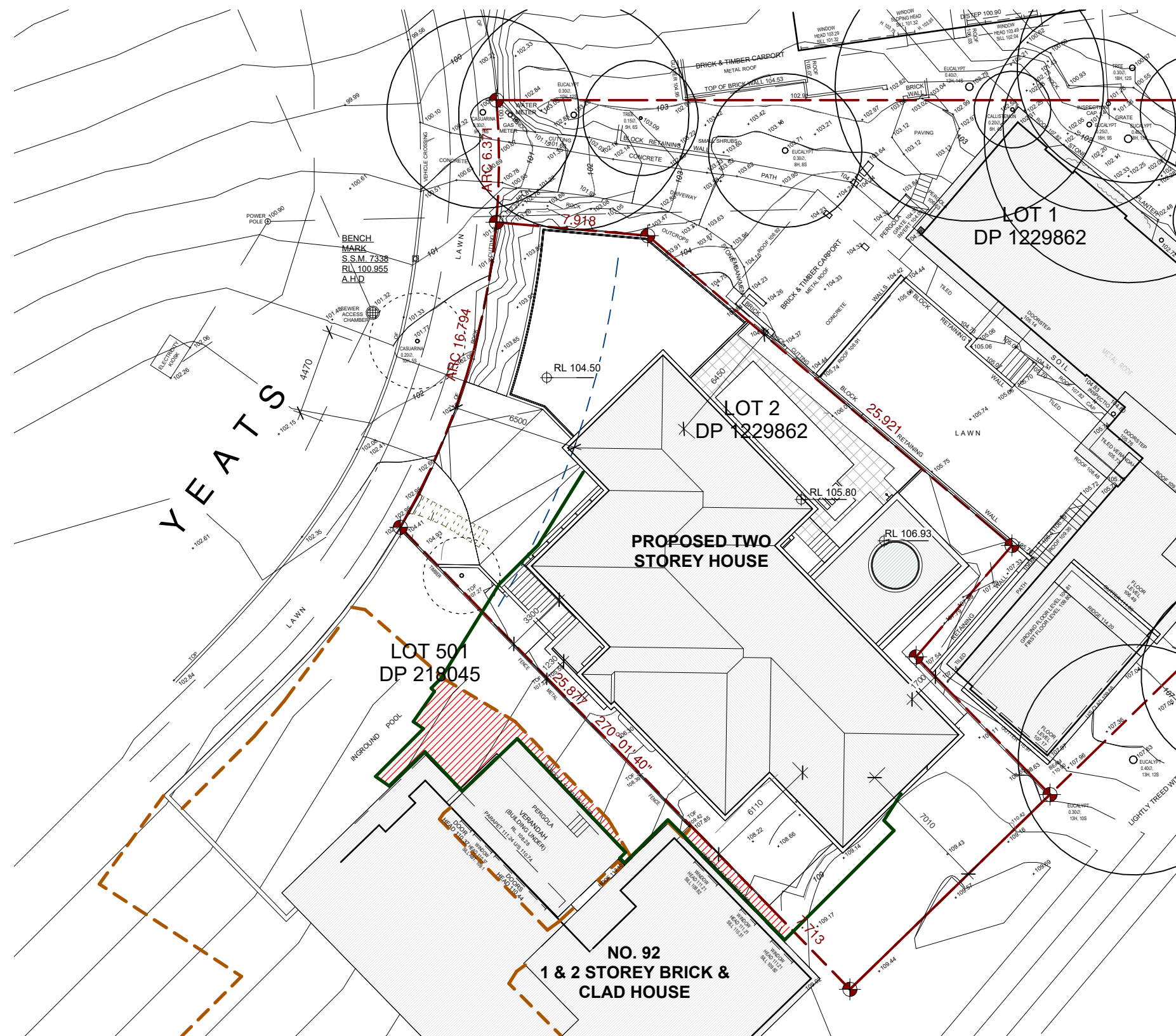
Suite 46 , 99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
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NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div><div>— PROPOSED BUILDING SHADOW</div><div>— EXISTING NEIGHBOURS & SITE FEATURE SHADOW</div><div>ADDITIONAL SHADOW CAST BY PROPOSED BUILDING</div><div>DECREASE IN SHADOW CAST FROM EXISTING TO PROPOSED</div></div>
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S4.55 ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	As indicated		SHADOW DIAGRAMS - 21 JUNE - 9AM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEARS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEARS FOR DA2016/0361)	LL	RU	
PROJECT NO.	REV	DATE	DRAWING NO.
24.03	A	12.03.2025	A705

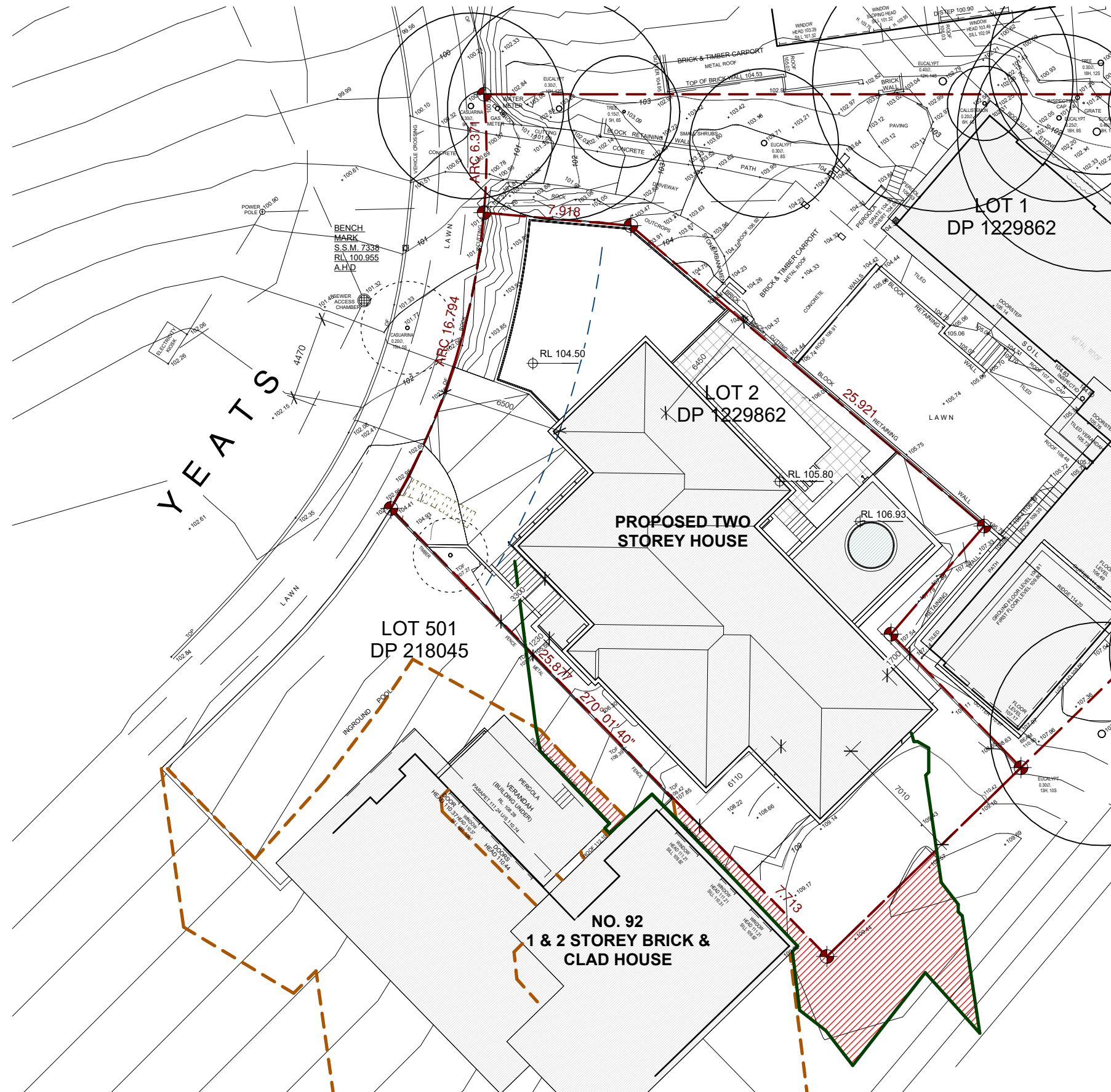


NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

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DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LL	RU		12.03.2025
PROJECT NO.	REV		DRAWING NO.
24.03	A		A706



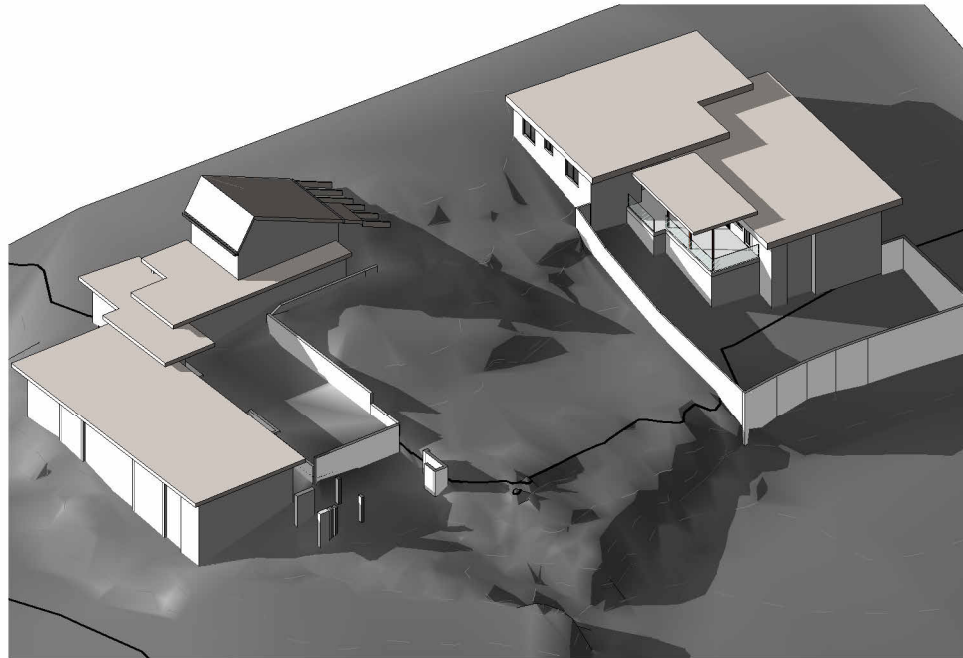
1 SHADOWS - 21 JUNE - 3PM
1 : 250



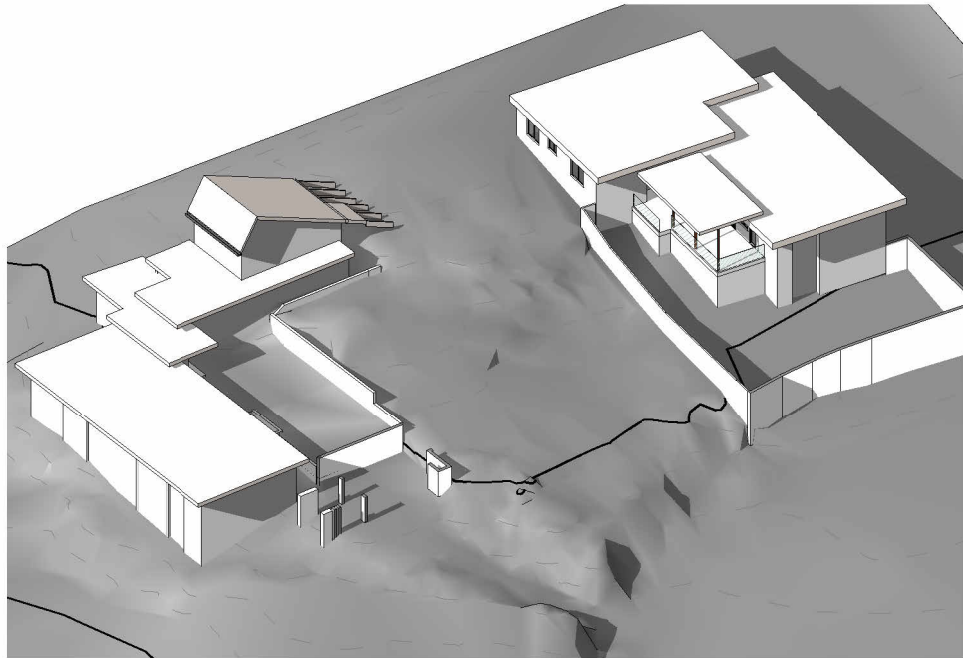
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	<div><div>PROPOSED BUILDING SHADOW</div><div>EXISTING NEIGHBOURS & SITE FEATURE SHADOW</div><div>ADDITIONAL SHADOW CAST BY PROPOSED BUILDING</div><div>DECREASE IN SHADOW CAST FROM EXISTING TO PROPOSED</div></div>
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S4.55 ISSUE - NOT FOR CONSTRUCTION

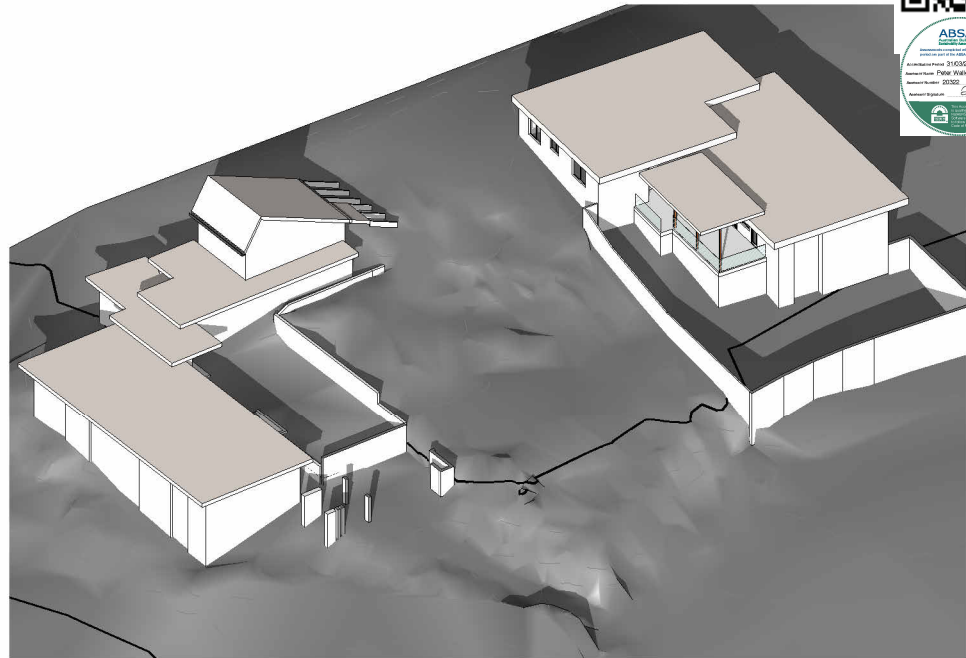
CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD	As indicated		SHADOW DIAGRAMS - 21 JUNE - 3PM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A707



1 SHADOWS - 21 JUNE 9AM - EXISTING



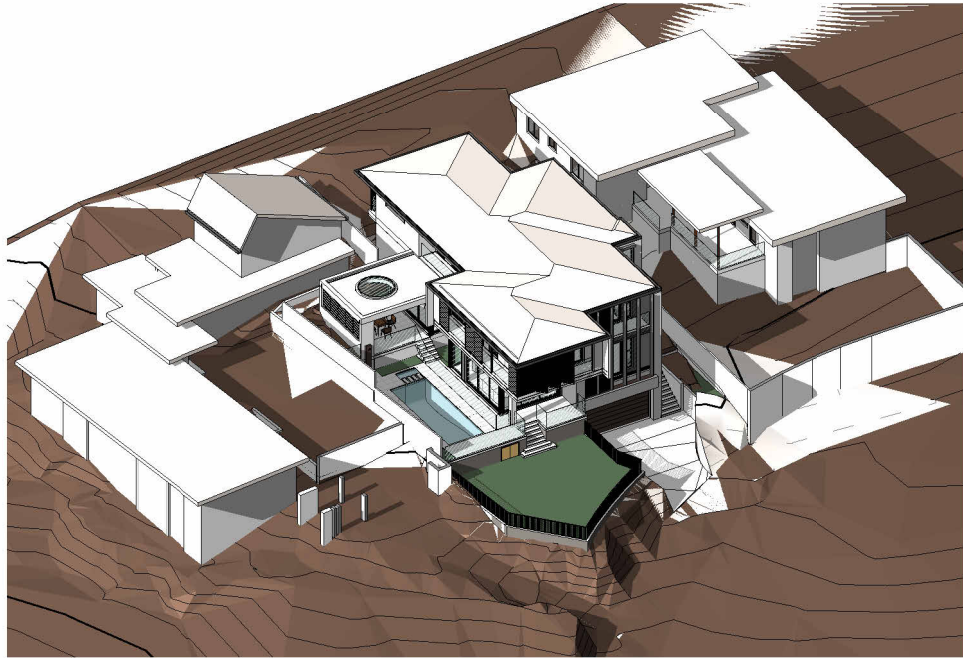
3 SHADOWS - 21 JUNE 12PM - EXISTING



5 SHADOWS - 21 JUNE 3PM - EXISTING



2 SHADOWS - 21 JUNE 9AM - PROPOSED

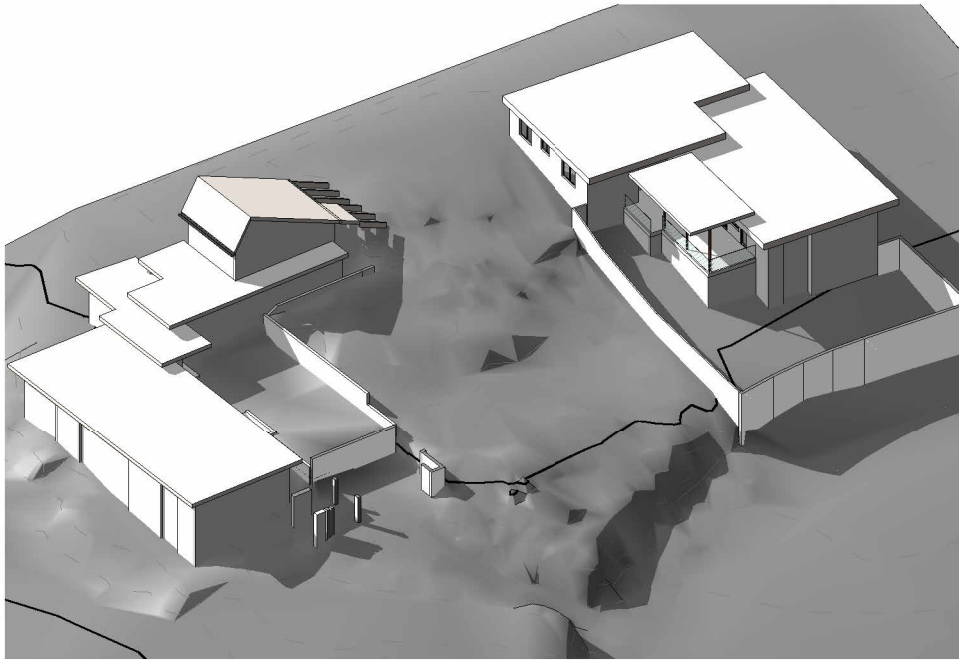


4 SHADOWS - 21 JUNE 12PM - PROPOSED

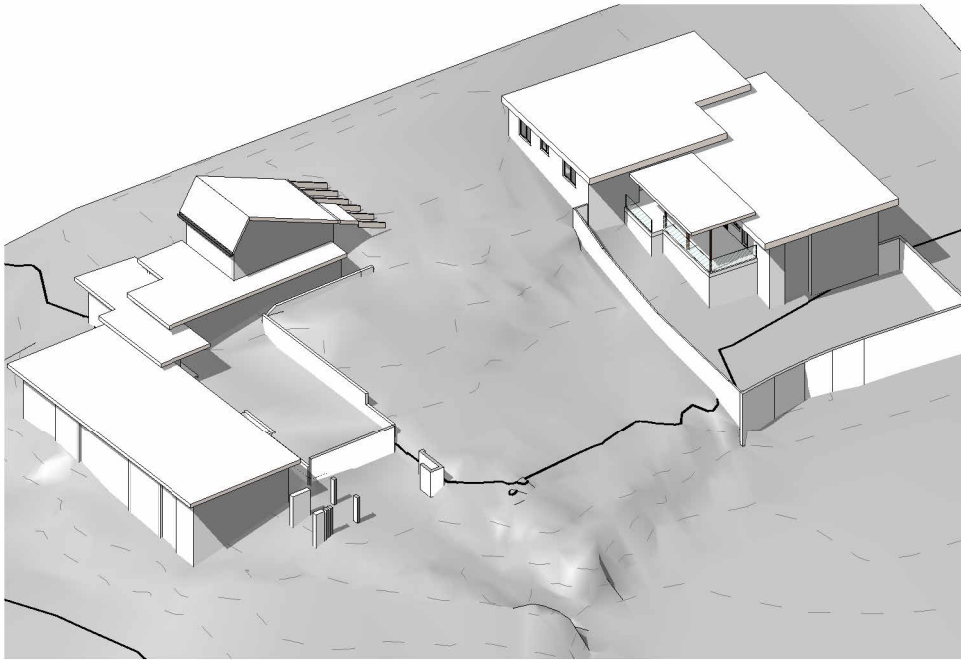


6 SHADOWS - 21 JUNE 3PM - PROPOSED

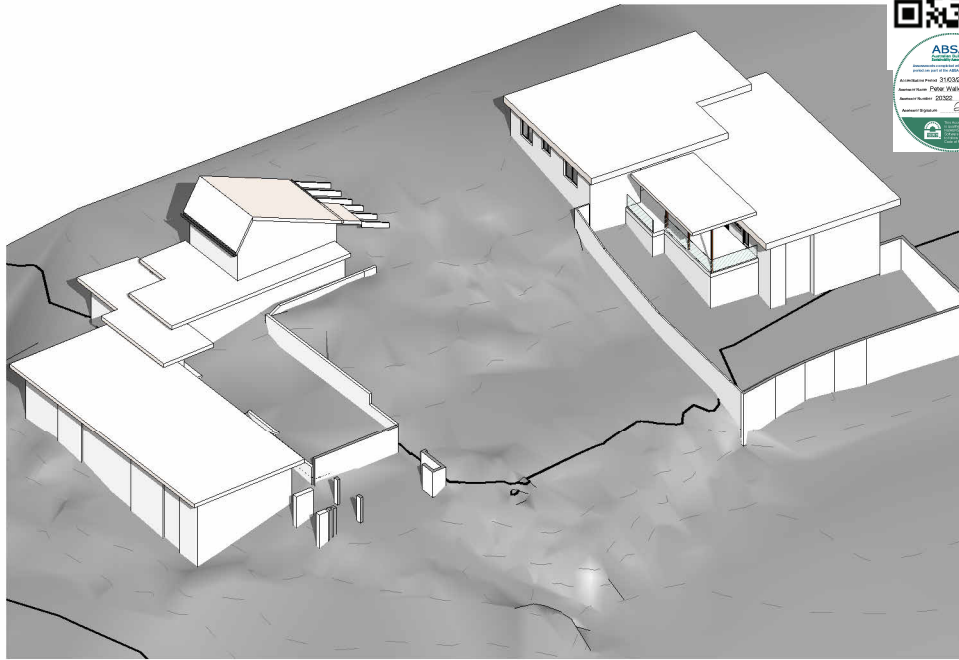




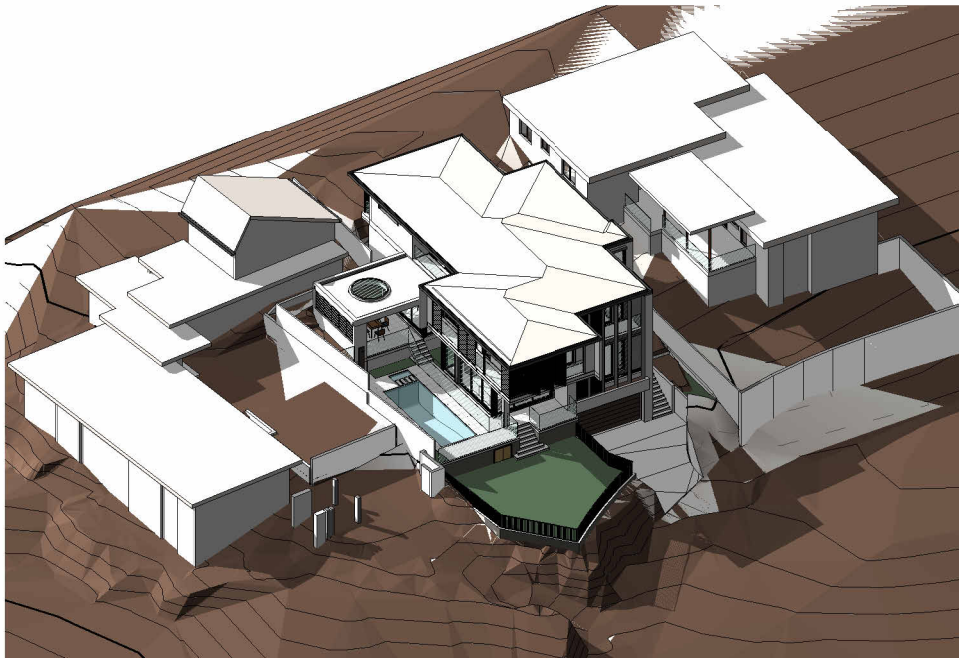
1 SHADOWS - 21 MARCH 9AM - EXISTING



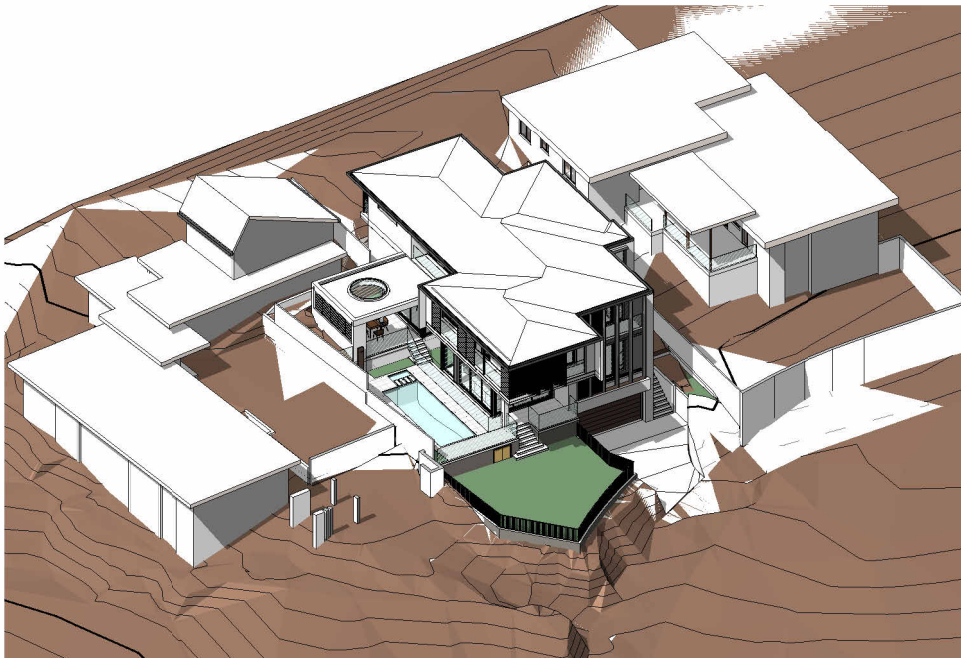
3 SHADOWS - 21 MARCH 12PM - EXISTING



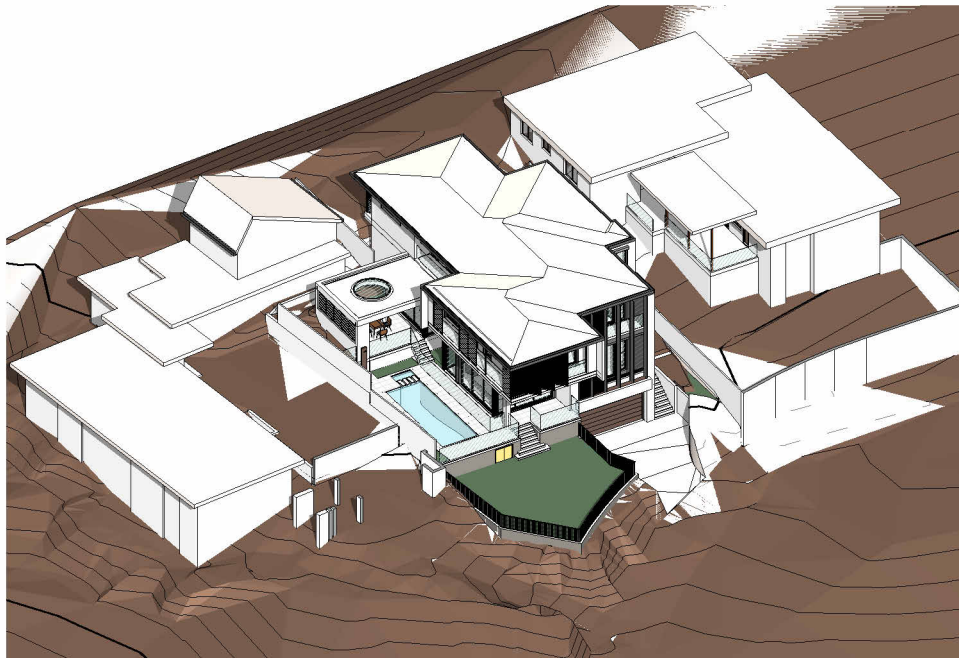
5 SHADOWS - 21 MARCH 3PM - EXISTING



2 SHADOWS - 21 MARCH 9AM - PROPOSED



4 SHADOWS - 21 MARCH 12PM - PROPOSED



6 SHADOWS - 21 MARCH 3PM - PROPOSED





MATERIALS LEGEND (REFER TO A901)

- 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

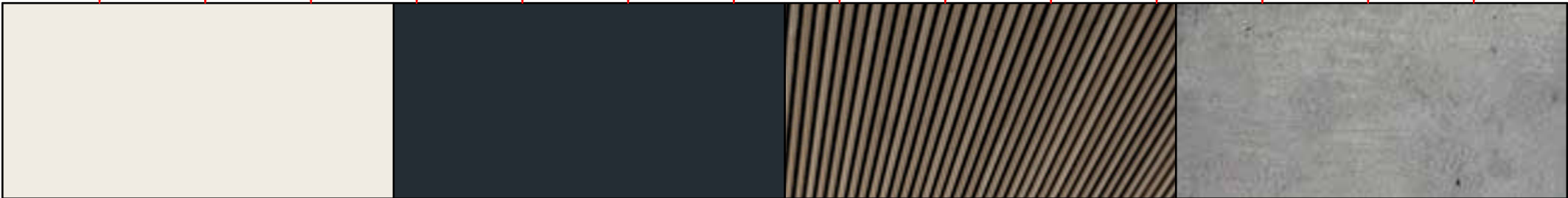
BA - METAL BALUSTRADE

SC - METAL SCREENING

SH - SHUTTERS

RF - ROOF

GB - GLASS BALUSTRADE



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

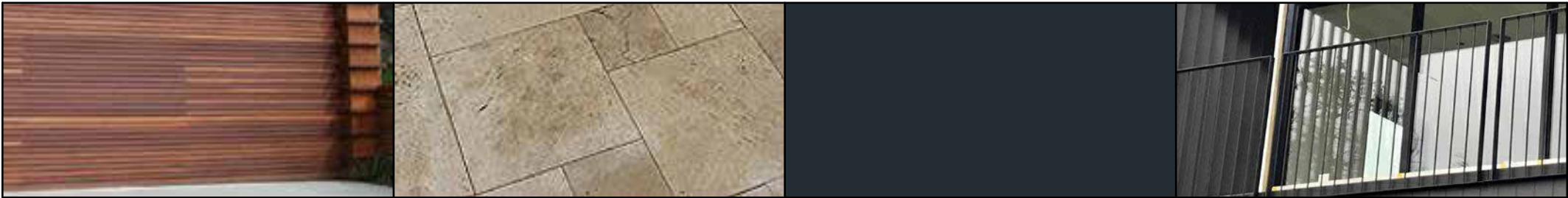
ALUMINIUM BATTENS

SPOTTED GUM OR SIMILAR

CO. CONCRETE

OFF FORM FINISH

CHANGES
16. MATERIAL CHANGES



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

CHANGES
6. OPENING CHANGES



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 LIMESTONE

GB. GLASS BALUSTRADE

FRAMELESS

CLEAR GLASS

*NOTE: ROOF COLOUR ALSO SUBJECT TO
BASIX REQUIREMENTS

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
W11	GF	4800	2450	11.8 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

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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	S4.55 ISSUE - NOT FOR CONSTRUCTION	12.03.2025	

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CLIENT	SCALE	@ A3	DRAWING TITLE
STORM PEAKS PTY LTD			MATERIALS & WINDOW SCHEDULES
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
16 YEATS AVE, KILLARNEY HEIGHTS NSW 2087 (PREV. KNOWN AS 14 YEATS FOR DA2016/0361)	LL	RU	
	PROJECT NO.	REV	DATE
	24.03	A	12.03.2025
			DRAWING NO.
			A901