



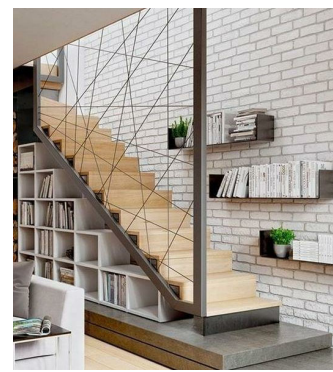
CONCRETE ROOF TILES.
'BARRAMUNDI' OR SIMILAR TO
MATCH EX'G ROOF.



SETTLERS GUTTER PROFILE.
'BASALT' OR SIMILAR TO MATCH
EX'G GUTTER.



FRAMELESS GLASS
BALUSTRADE



TIMBER STAIRS TREADS
AND RISERS

- AC AIR CONDITIONING
- AL ALUMINIUM
- AS ADJUSTABLE SHELF
- BL1 BALUSTRADE TYPE 1
- BLK BLOCKWORK
- C1 CORNICE
- CJ CONTROL JOINT
- CL CEILING LEVEL
- CONC CONCRETE
- COS CHECK ON SITE
- CPT CARPET
- CR CEMENT RENDER
- CT CERAMIC TILE
- CTS CENTRES
- DM DEMOLISH
- DP DOWNPIPE
- DU DRAWER UNIT
- DW DISHWASHER
- EDB ELECTRICAL DISTRIBUTION BOARD
- EJ EXPANSION JOINT
- EW1 EXTERNAL WALL TYPE 1
- EX EXISTING
- EXH EXHAUST
- FBK FACE BRICKWORK
- FC FIBRE CEMENT
- FCU FAN COIL UNIT
- FFL FINISHED FLOOR LEVEL
- FG FIXED GLAZING
- FL FLASHING
- FR FRIDGE
- FT1 FLOOR TILE TYPE 1
- FW FLOOR WASTE
- G GUTTER
- GALV GALVANISED
- GL GLAZING
- GD GRATED DRAIN
- HC HOSE COCK
- HGR HANGING RAIL
- HJ HORIZONTAL JOINT
- HL HEAD LEVEL
- HR HANDRAIL
- HTR HEATED TOWEL RAIL
- HWD HARDWOOD
- LB LETTERBOX
- MDF MEDIUM DENSITY FIBREBOARD
- MR METAL ROOF
- MS MILD STEEL
- MW MICROWAVE
- OG OPAQUE GLAZING
- OpG OPAQUE GLAZING
- OV OVEN
- PB PLASTERBOARD
- PMC PRESSED METAL CAPPING
- PT PAINT
- PV PAVING
- RA RETURN AIR
- RH RANGEHOOD
- RL REDUCED LEVEL
- RT ROOF TILES
- RWH RAINWATER HEAD
- SC STEEL COLUMN
- SCR SCREEN
- SH SHELF
- SIP SEWER INSPECTION PIT
- SK SKIRTING
- SKY SKYLIGHT
- SL SILL LEVEL
- SS STAINLESS STEEL
- SW STORM WATER
- SWP STORMWATER PIT
- T&G TONGUE & GROOVE
- TBA TO BE ADVISED
- TF TIMBER FLOOR
- TFC STEEL TROWEL FINISH CONCRETE
- TP TEXTURED PAINT
- TPH TOILET PAPER HOLDER
- TR TILE ROOF
- U/S UNDERSIDE
- VT VITRIFIED TILE
- WB WEATHERBOARD CLADDING
- WF WINE FRIDGE
- WL WALL LIGHT
- WPB WATER RESISTENT PLASTERBOARD
- WPM WATERPROOF MEMBRANE
- WS WALL SHEETING
- WT1 WALL TILE TYPE 1

SHEET LIST

DA001	COVER SHEET
DA010	SITE PLAN
DA050	DESIGN COMPLIANCE
DA100	GARAGE LEVEL
DA101	GROUND FLOOR PLAN
DA200	NORTH ELEVATION
DA201	EAST ELEVATION
DA302	SECTION - LONG
DA701	EXCAVATION & SITE MANAGEMENT PLAN
DA_800	MATERIALS & FINISHES



source: Google Maps

location plan
9 LEINSTER AVENUE, KILLARNEY HEIGHTS, NSW 2087

CONSULTANTS:

Designer: HOT HOUSE STUDIO DESIGN, DRAFTING AND VISUALISATION PO Box 26, NEWPORT NSW 2106 0433 775 490 wade@hthousestudio.com	Surveyor: NGEO SURVEYS PRECISE SURVEY ON TIME 0434 824 595 office@ngeosurveys.com.au	Geotechnical Consultants: WHITE GEOTECHNICAL GROUP Shop 1/5 South Creek Rd, Dee Why 0279 003 214 Info@whitegeo.com.au
---	---	--

DA For alterations and additions to existing building at:
9 LEINSTER AVENUE, KILLARNEY HEIGHTS



PRINT DATE: 24/01/2020 1:37:21 PM PRINT SIZE: A3

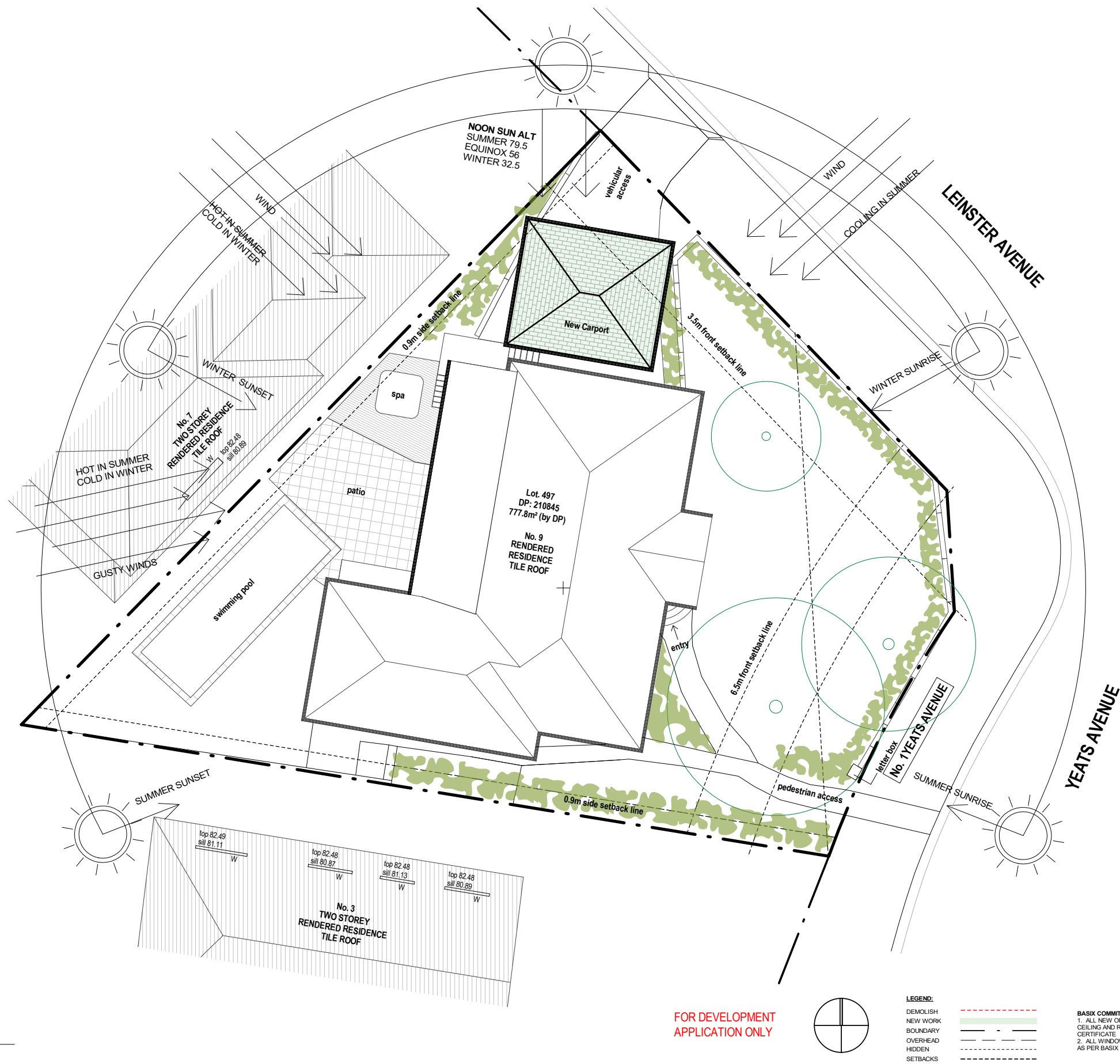
NOTES:
BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.

DESIGNS BY HOT HOUSE STUDIO
M 0433 775 490
P.O. Box 26 NEWPORT NSW 2106
wade@hthousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

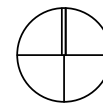
CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

COVER SHEET		DA001
PROJECT NO.	19189	
DATE	24/01/2020	
LOT: 497	DRAWN BY: MS	
DP: 218045	CHECKED BY: WC	SCALE: 1 : 25



1 SITE PLAN
1 : 200

FOR DEVELOPMENT APPLICATION ONLY



LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---
SETBACKS	---

BASIX COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

NOTES:
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY



PRINT DATE: 24/01/2020 1:37:23 PM PRINT SIZE: A3

NOTES:
BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPENCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.

DESIGNS BY HOT HOUSE STUDIO
M 0433 775 490
P.O. Box 26 NEWPORT NSW 2106
wade@hothousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

SITE PLAN		DA010
PROJECT NO.	19189	
DATE	24/01/2020	
LOT: 497	DRAWN BY: MS	
DP: 218045	CHECKED BY: WC	SCALE: As indicated

COMPLIANCE & CALCULATION TABLE				
Land Zoning (Warringah LEP2011)	R2 Low Density Residential			
Heritage Item or Heritage Conservation Area	No			
Foreshore Building Line	No			
Acid Sulfate Soils Zone	No			
Land Slip Risk (Warringah LEP2011)	Area B - Flanking Slopes from 5 to 25 degrees			
Land Reservation Acquisition	No			
Geotechnical Hazard	No			
Coastal Risk Planning	Not affected			
Site Area	777.8m ² (By DP)			
FSR	Control not implemented			
	Proposed	Proposed	Required	Compliance
Landscaped Open Space and Bushland Setting (DCP)	330m ²	330m ²	40% (311.12m ²)	Yes
Private Open Space (DCP - Dwelling with 3 or more bedrooms)	160m ²	160m ²	Min 60m ²	Yes
Building Height	7.5 m	7.5 m	Max of 8.5m	Yes
Building Envelope:	7.5 m	7.5 m	45 deg. from 4m height	Yes
Setbacks (DCP)				
Front Setback	10.4m	10.4m	6.5m	Yes
Secondary Front Setback	5.9m	1.4m	3.5m	No / Merit based
Exceptions - Land Zoned R2 or R3: On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.				
Side Setbacks	>0.9m	>0.9m	0.9m	Yes
Rear Setback	13.5m	13.5m	6m	Yes
Parking Provision (Dwellings with 3 or more bedrooms) - DCP	1 spaces	2 spaces	2 spaces / dw	Yes



PRINT DATE: 24/01/2020 1:37:24 PM PRINT SIZE: A3

NOTES:
BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.

DESIGNS BY HOT HOUSE STUDIO
M 0433 775 490
P.O. Box 26 NEWPORT NSW 2106
wade@hthousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

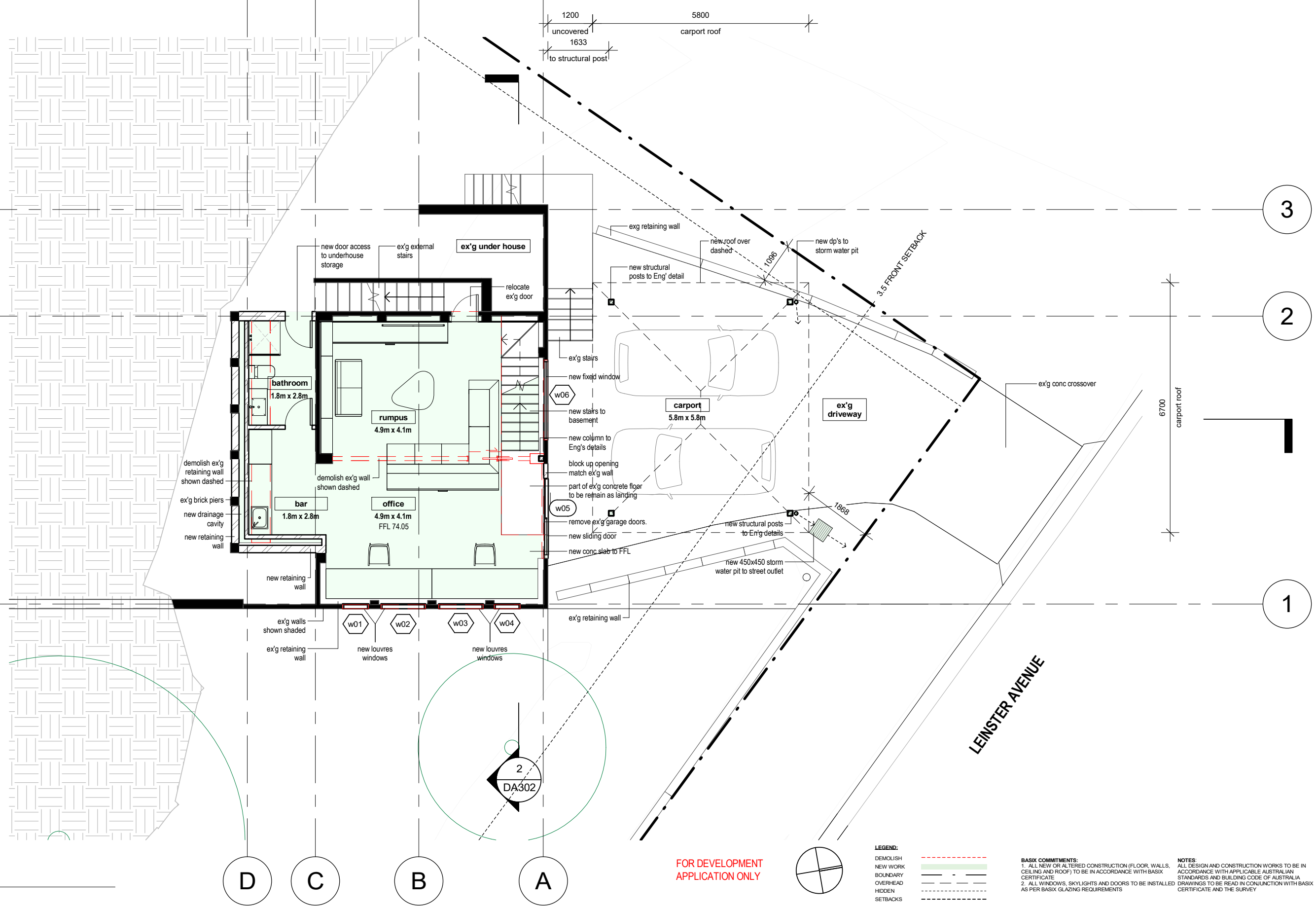
CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

DESIGN COMPLIANCE

PROJECT NO.	19189
DATE	24/01/2020
LOT:	497
DRAWN BY:	MS
DP:	218045
CHECKED BY:	WC

DA050

SCALE: As indicated



1 BASEMENT
1 : 100

FOR DEVELOPMENT APPLICATION ONLY

LEGEND:
 DEMOLISH (dashed line)
 NEW WORK (solid line)
 BOUNDARY (dash-dot line)
 OVERHEAD (long-dash line)
 HIDDEN (short-dash line)
 SETBACKS (dash-dot-dot line)

BASIX COMMITMENTS:
 1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE.
 2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS.

NOTES:
 ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA. DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY.

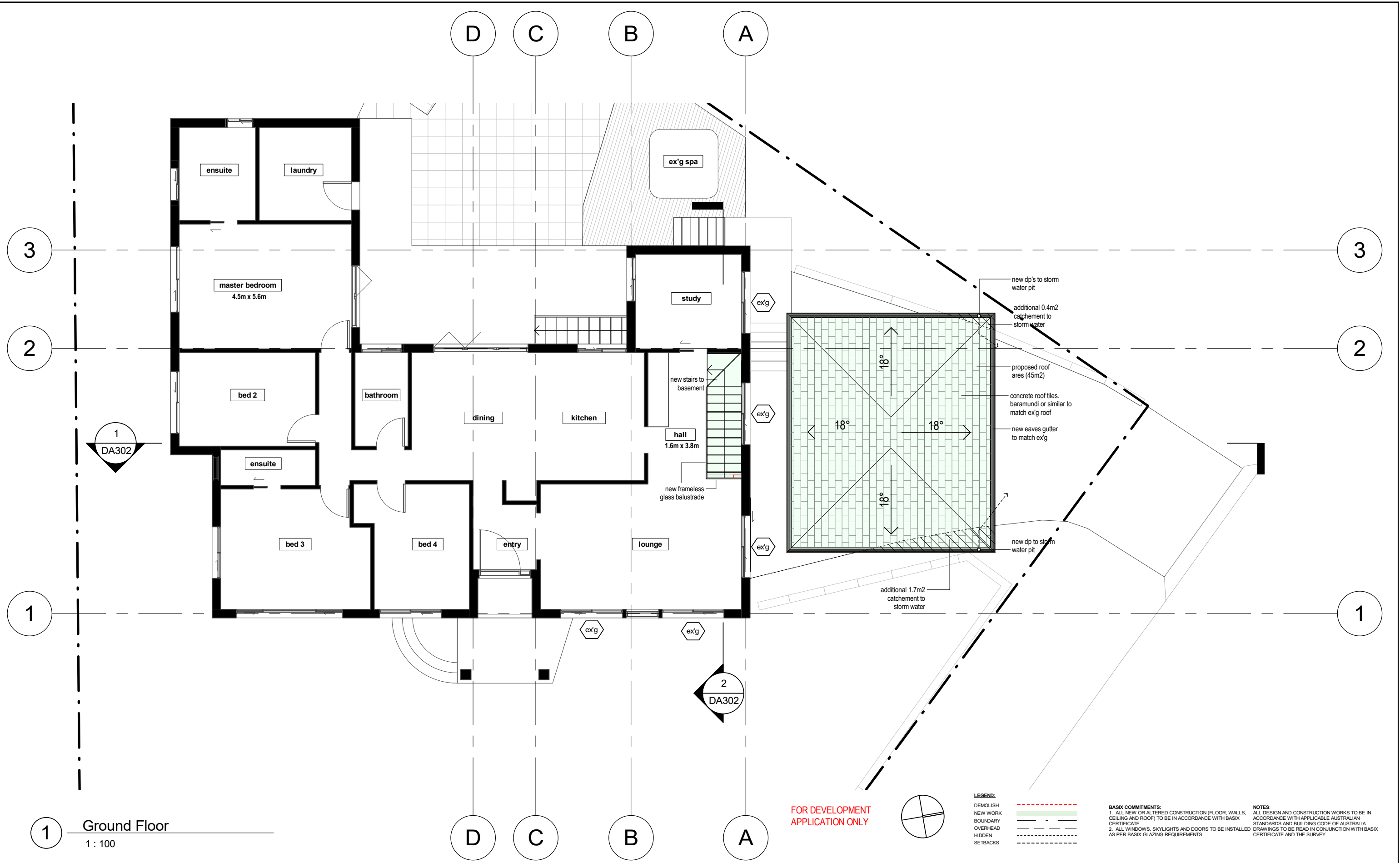


PRINT DATE: 24/01/2020 1:37:26 PM PRINT SIZE: A3
 NOTES:
 BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.
DESIGNS BY HOT HOUSE STUDIO
 M 0433 775 490
 P.O. Box 26 NEWPORT NSW 2106
 wade@hthousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

GARAGE LEVEL		DA100
PROJECT NO.	19189	
DATE	24/01/2020	
LOT: 497	DRAWN BY: MS	
DP: 218045	CHECKED BY: WC	SCALE: As indicated



PRINT DATE: 24/01/2020 1:37:27 PM PRINT SIZE: A3

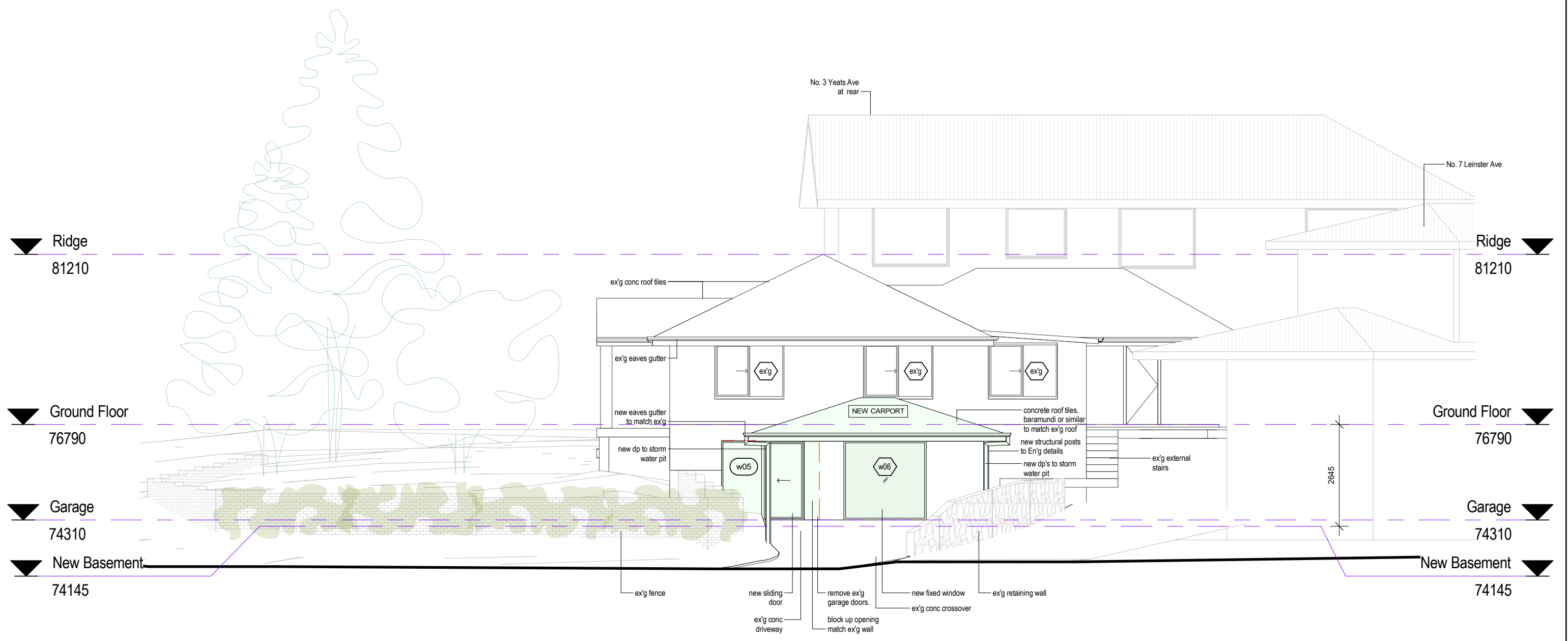
NOTES:
 BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.

DESIGNS BY HOT HOUSE STUDIO
 M 0433 775 490
 P.O. Box 26 NEWPORT NSW 2106
 wade@hothousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

GROUND FLOOR PLAN				
PROJECT NO.	19189	DA101	SCALE: As indicated	
DATE	24/01/2020			
LOT:	497			DRAWN BY: MS
DP:	218045			CHECKED BY: WC



1 NORTH ELEVATION
1 : 100

FOR DEVELOPMENT APPLICATION ONLY

LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---
SETBACKS	---

BASIX COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE.
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS.

NOTES:
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA. DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY.



PRINT DATE: 24/01/2020 1:37:29 PM PRINT SIZE: A3

NOTES:
BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.

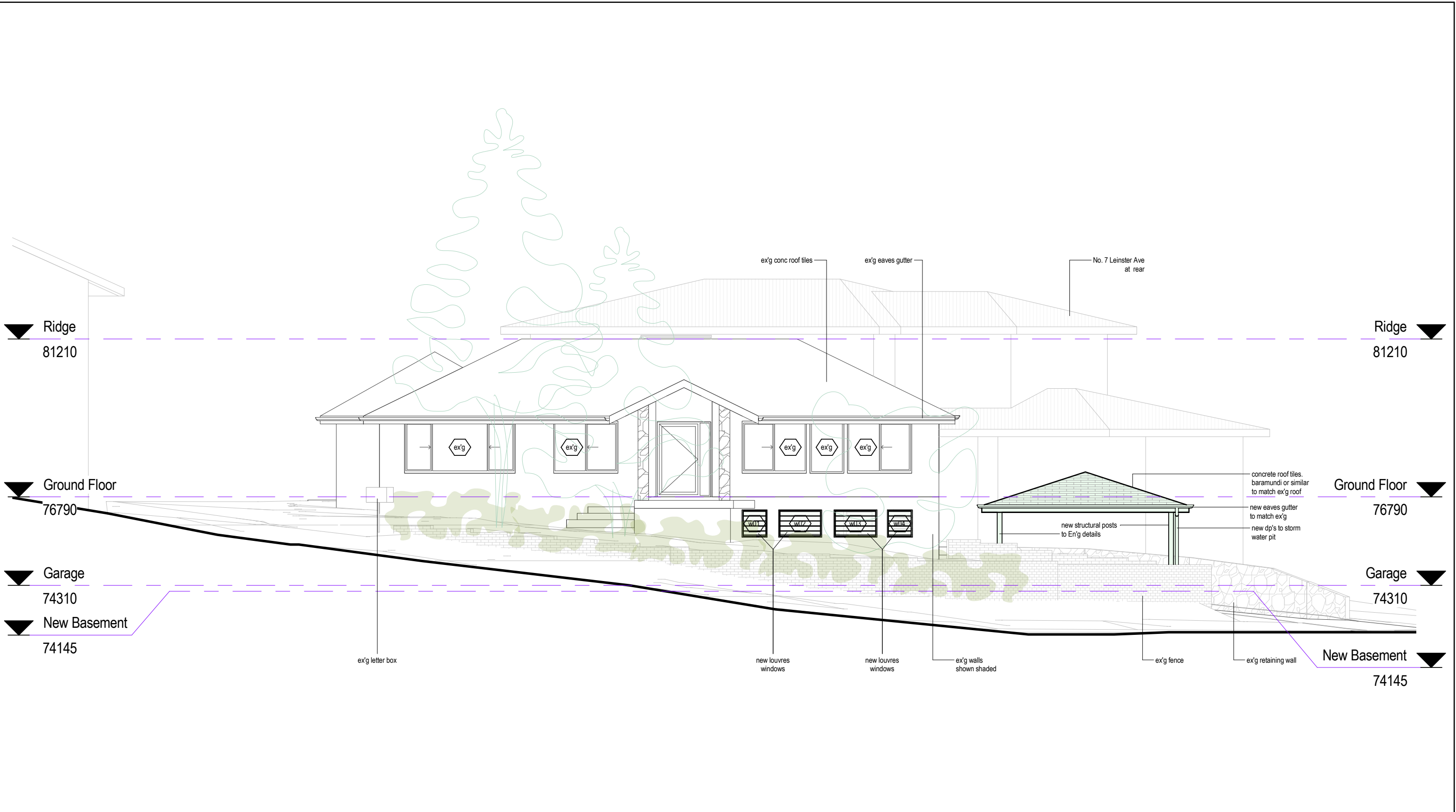
DESIGNS BY HOT HOUSE STUDIO
M 0433 775 490
P.O. Box 26 NEWPORT NSW 2106
wade@hthousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

NORTH ELEVATION	
PROJECT NO.	19189
DATE	24/01/2020
LOT:	497
DRAWN BY:	MS
DP:	218045
CHECKED BY:	WC
SCALE:	As indicated

DA200



1 EAST ELEVATION
1 : 100

FOR DEVELOPMENT APPLICATION ONLY

LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---
SETBACKS	---

BASIX COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

NOTES:
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY



PRINT DATE: 24/01/2020 1:37:33 PM PRINT SIZE: A3

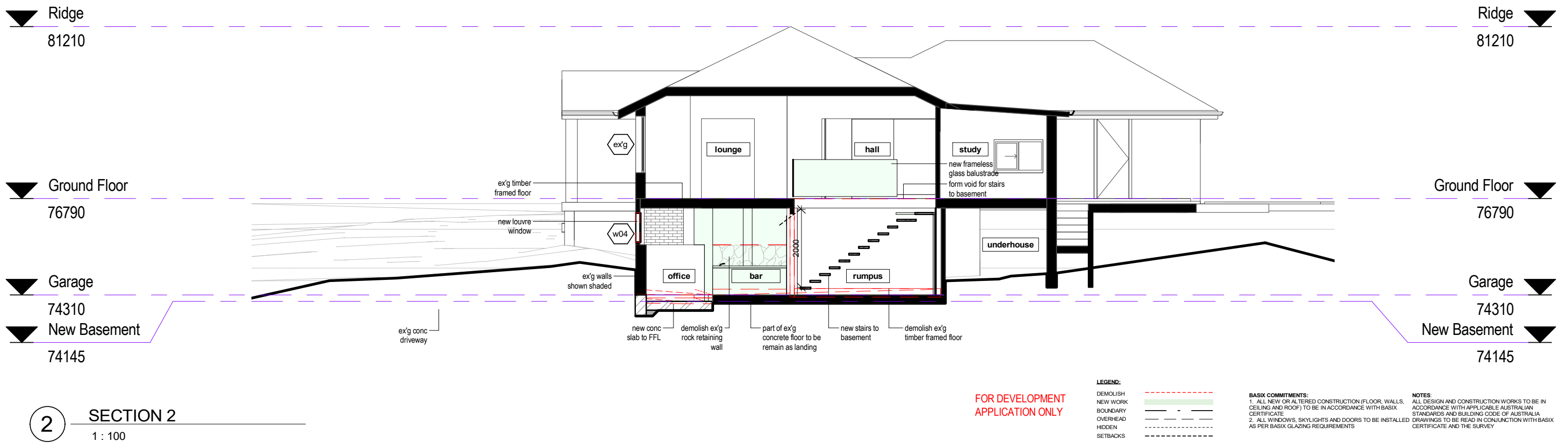
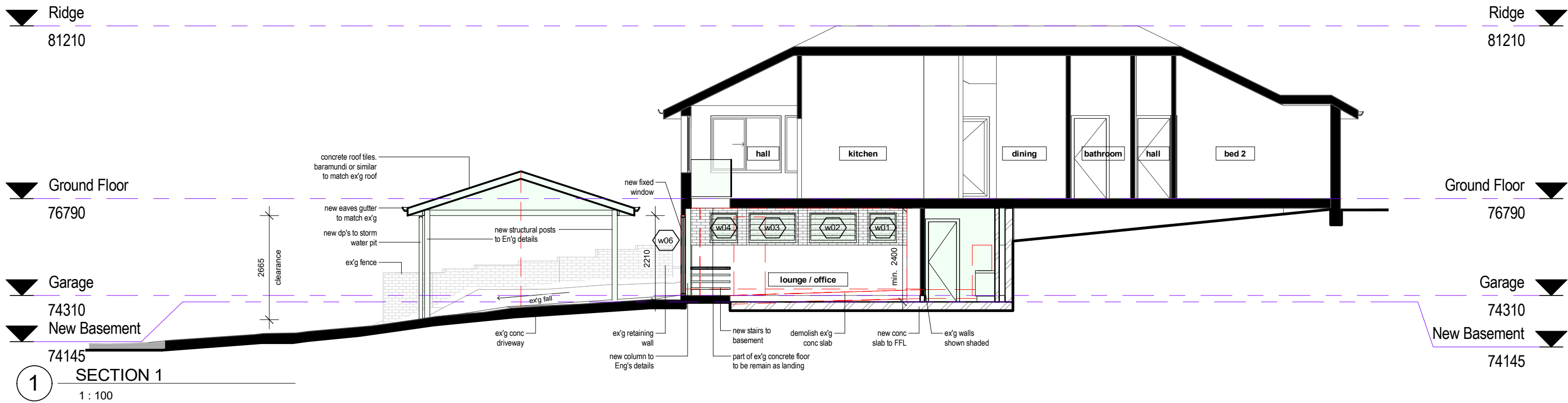
NOTES:
BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPENCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.

DESIGNS BY HOT HOUSE STUDIO
M 0433 775 490
P.O. Box 26 NEWPORT NSW 2106
wade@hothousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

EAST ELEVATION			
PROJECT NO.	19189	DA201	SCALE: As indicated
DATE	24/01/2020		
LOT: 497	DRAWN BY: MS		
DP: 218045	CHECKED BY: WC		



PRINT DATE: 24/01/2020 1:37:34 PM PRINT SIZE: A3

NOTES:
 BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.







DESIGNS BY HOT HOUSE STUDIO
 M 0433 775 490
 P.O. Box 26 NEWPORT NSW 2106
 wade@hthousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

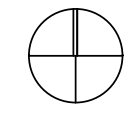
CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

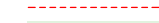
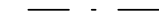
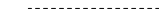



SECTION - LONG		DA302
PROJECT NO.	19189	
DATE	24/01/2020	
LOT: 497	DRAWN BY: MS	
DP: 218045	CHECKED BY: WC	SCALE: @A3 As indicated



-  TREE PROTECTION ZONE
-  SITE FENCE
-  OVERLAND FLOW
-  SILT BARRIER
-  DOMESTIC BIN STORAGE
-  DOMESTIC BIN ROUTE

FOR DEVELOPMENT APPLICATION ONLY



- LEGEND:**
-  DEMOLISH
 -  NEW WORK
 -  BOUNDARY
 -  OVERHEAD
 -  HIDDEN
 -  SETBACKS

- BASIX COMMITMENTS:**
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
 2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS
- NOTES:**
- ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA. DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY.

1 SITE MANAGEMENT PLAN
1 : 200



PRINT DATE: 24/01/2020 1:37:36 PM PRINT SIZE: A3

NOTES:
BUILDER IS TO EXAMINE THE SITE AND VERIFY CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IS RESERVED BY HOT HOUSE STUDIO.

DESIGNS BY HOT HOUSE STUDIO
M 0433 775 490
P.O. Box 26 NEWPORT NSW 2106
wade@hthousestudio.com

ISSUE	DESCRIPTION	DATE
01	Development Application	24/01/20

CLIENT:	JOANNE & GREG YELAS
PROJECT:	ALTERATIONS & ADDITIONS
ADDRESS:	9 LEINSTER AVENUE, KILLARNEY HEIGHTS

EXCAVATION & SITE MANAGEMENT PLAN			
PROJECT NO.	19189	DA701	SCALE: As indicated
DATE	24/01/2020		
LOT: 497	DRAWN BY: MS		
DP: 218045	CHECKED BY: WC		