

KILLARNEY HOUSE - AS BUILT

15 Adare Place, Killarney Heights NSW 2087

BUILDING INFORMATION CERTIFICATE

SHEET NO.	SHEET NAME	ISSUE DATE	REVISION
A000	COVER PAGE	27/12/2024	A
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A008	GROUND FLOOR PLAN - GFA	27/12/2024	A
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ABBREVIATION:

ACU	AIR CONDITIONING UNIT
BAL	BALUSTRADE
B/H	BULKHEAD
BIR	BUILT-IN WARDROBE
CL	CENTERLINE
C.O.	CLEAR OPENING
COL	COLUMN
CONC	CONCRETE
COS	CHECK ON SITE
CPT	CARPET
CT	CERAMIC TILE
DIA	DIAMETER
DN	DOWN
DP	DOWN PIPE
DR	DOOR
DRW	DRAWER
EQ	EQUAL
F.	FIXED
FRI	REFRIGERATOR
FB	FACE BRICK
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
GL	GLASS
H/R	HANGING RAIL
HW	HOT WATER
LDY	LAUNDRY
LIN	LINEN STORAGE
MAX.	MAXIMUM
MB	METER BOX
MIN.	MINIMUM
NOM.	NOMINAL
NTS	NOT TO SCALE
O/S	OPEN SHELF
PTY	PANTRY
PWD	POWDER ROOM
RL	REDUCED LEVEL
RM	ROOM
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK
SHR	SHOWER
SSL	STRUCTRAL SLAB LEVEL
ST	STORAGE
TOW	TOP OF WALL
T/S	TILE SETOUT
TYP.	TYPICAL
U/S	UNDERSIDE
UNO	UNLESS NOTED OTHERWISE
VNL	VINYL
WIP	WALK-IN PANTRY
WIR	WALK-IN ROBE

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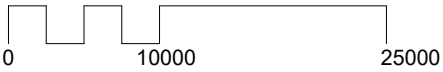
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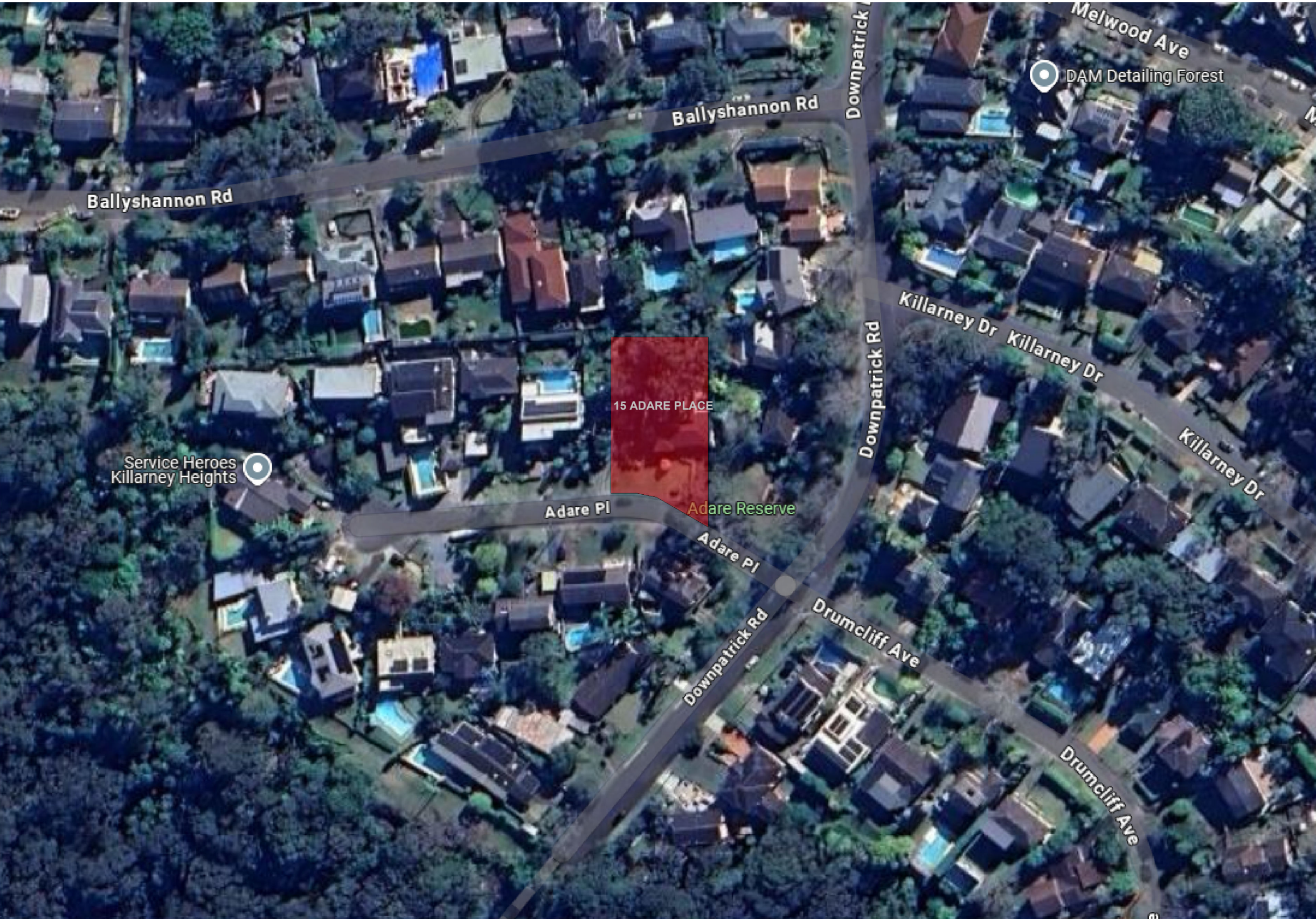


Client Name	Address
Jairo Cadena & Monica Benavides	15 Adare Place, Killarney Heights NSW 2087

Project	KILLARNEY HEIGHTS - AS BUILT
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Project Number	DAO240917
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Title				
COVER PAGE				
Scale	1 : 1@A3	Number -A000		A
Date	27/12/2024			
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 SITE LOCATION PLAN
1 : 100

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KILLARNEY HEIGHTS - AS BUILT

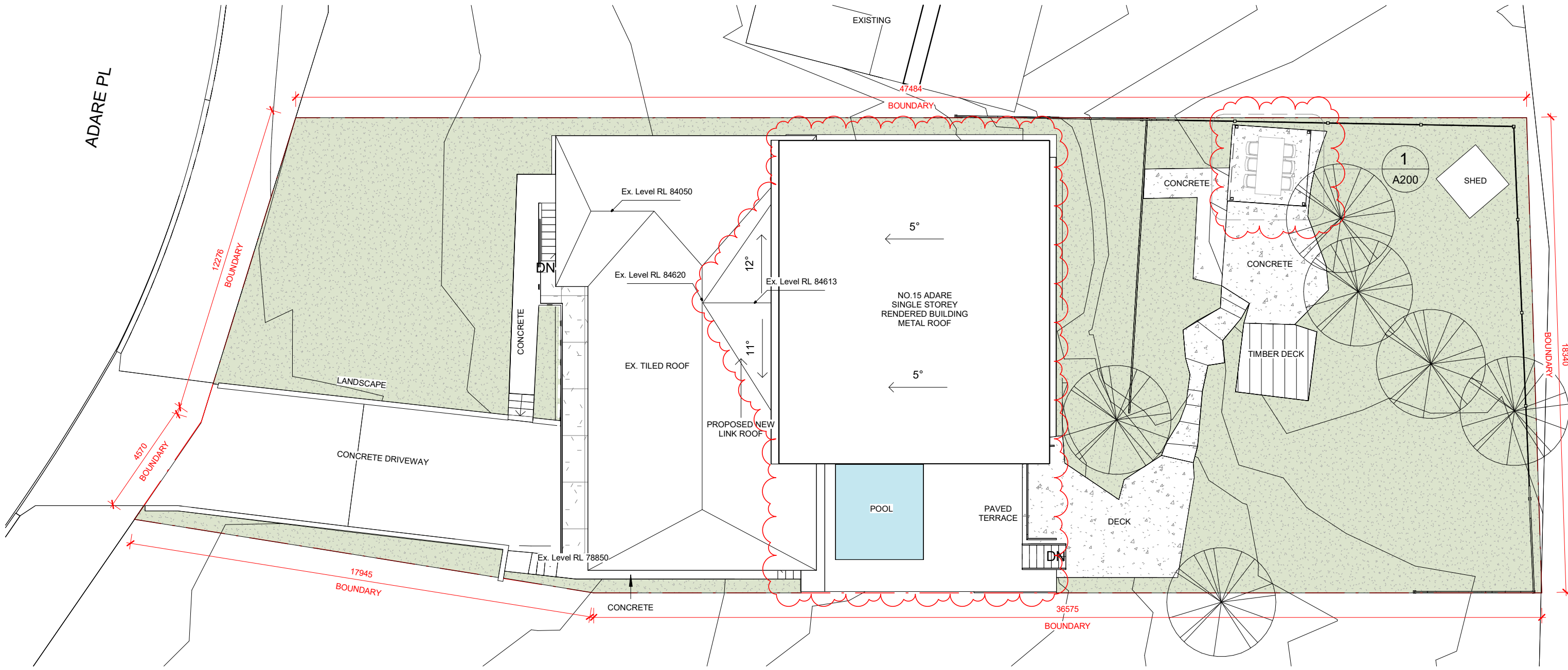
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Title
SITE LOCATION PLAN

Scale
1 : 100@A3
Date
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1 SITE PLAN - EXISTING
1 : 150

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SITEPLAN - EXISTING				
Scale	1 : 150@A3	Number		A
Date	27/12/2024	-A002		
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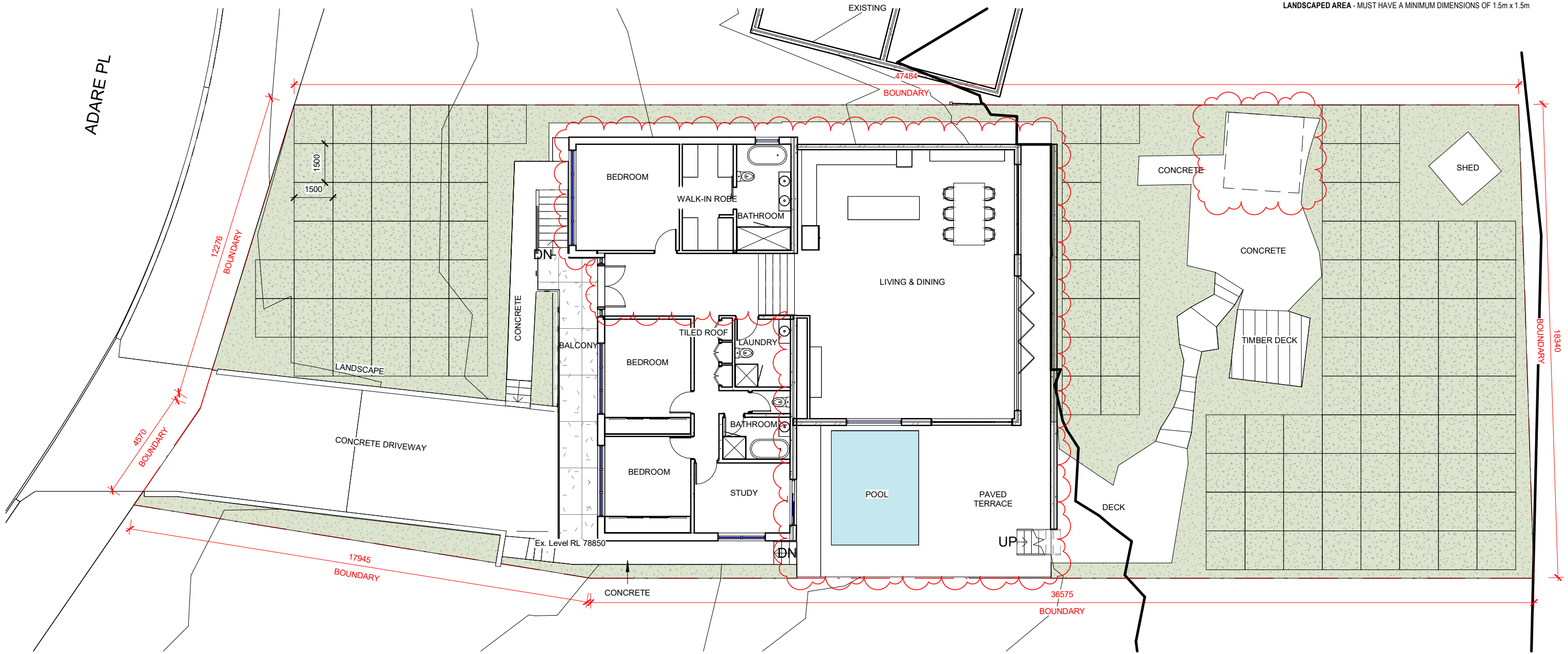
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FLOOR SPACE RATIO	
	TOTAL (sqm)
SITE AREA (APPROVED)	907.8
TOTAL FLOOR AREA FOR FSR (APPROVED)	204.18
FSR (APPROVED)	0.224:1
PRIVATE OPEN SPACE (APPROVED)	
LANDSCAPE AREA (APPROVED)	415.87 45.8%

SEPP REQUIREMENTS	
LOT AREA	907.8 m ²
MAXIMUM GROSS FLOOR AREA	204.18 m ²
MINIMUM LANDSCAPED AREA (20% OF LOT AREA)	415.87 m ²
MIN. L'SCAPED FORWARD BUILDING LINE	132.45 m ²
MIN. L'SCAPED BEHIND BUILDING LINE	269.80 m ²
MIN. L'SCAPED 1.5m x 1.5m	258.75 m ²

GROSS FLOOR AREA - THE SUM OF THE FLOOR AREA OF EACH FLOOR OF BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS
LANDSCAPED AREA - MUST HAVE A MINIMUM DIMENSIONS OF 1.5m x 1.5m



LANDSCAPE PLAN - EXISTING

1 : 150

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Title
LANDSCAPE PLAN - EXISTING

Scale As indicated@A3
Date 27/12/2024

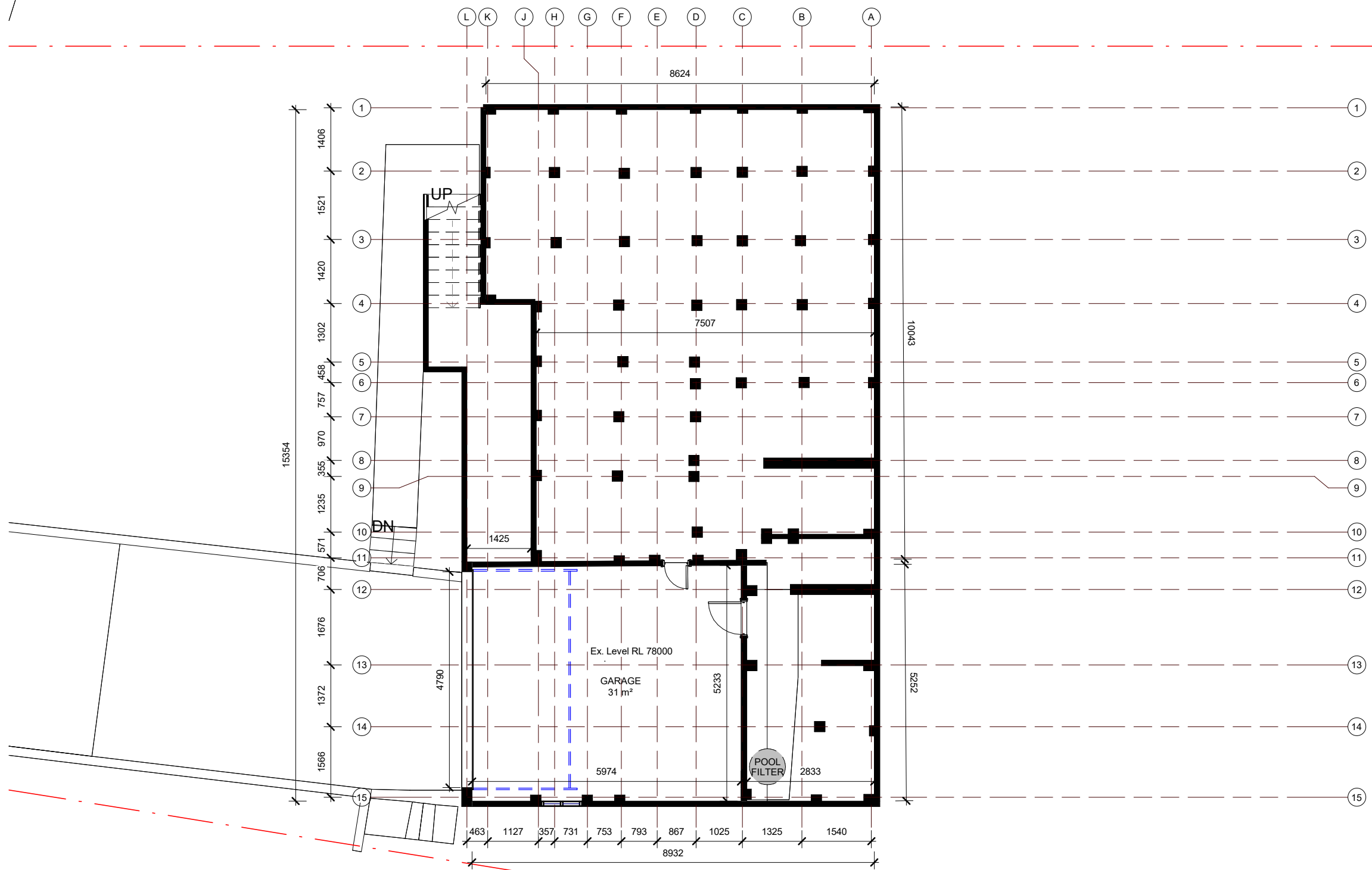
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1 GARAGE PLAN - EXISTING

1 : 100

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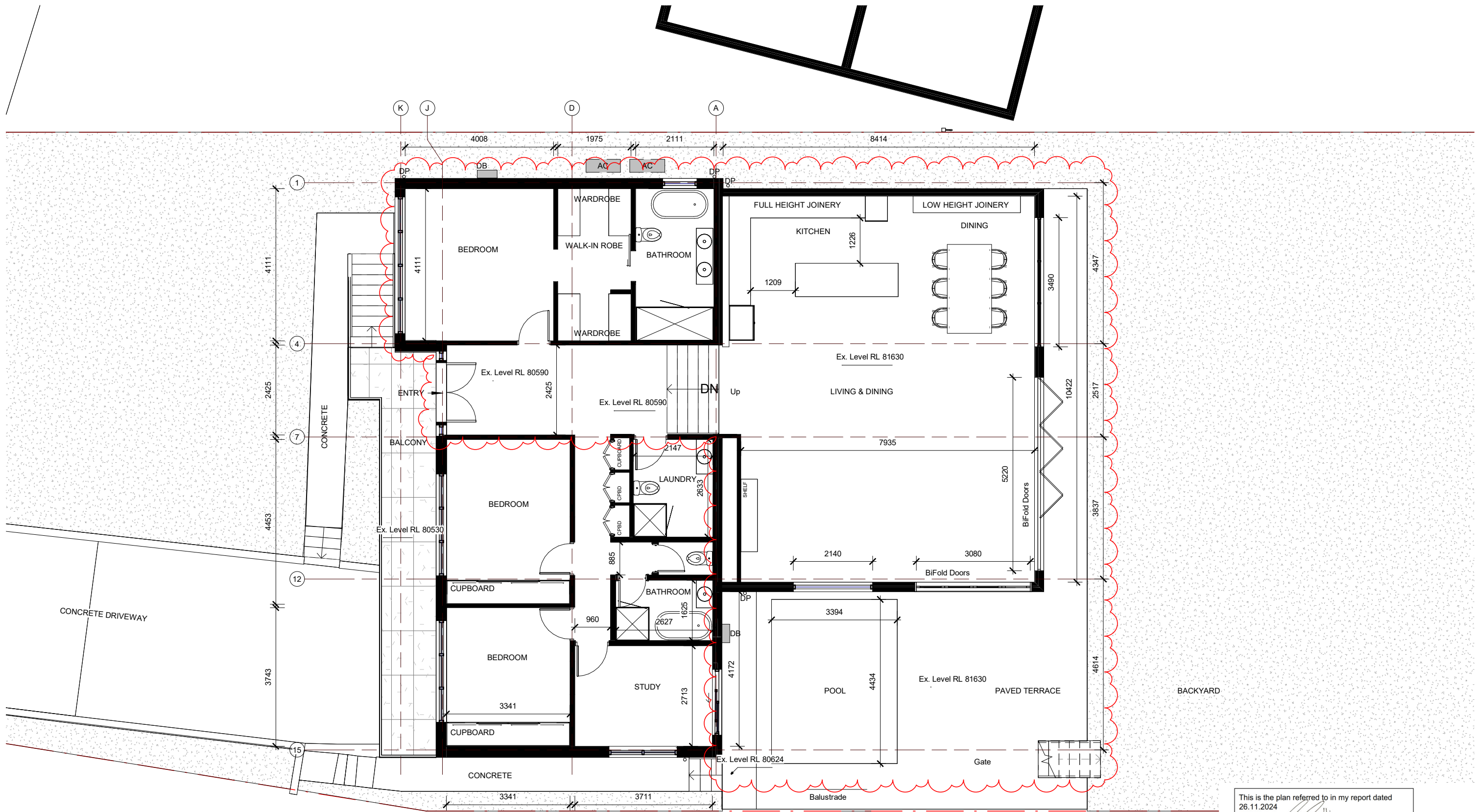
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Monica Benavides

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Project	KILLARNEY HEIGHTS - AS BUILT
Project Number	DAO240917

Title	GARAGE PLAN - EXISTING			
Scale	1 : 100@A3	Number	-A005	
Date	27/12/2024		A	
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1 GROUND FLOOR PLAN - EXISTING

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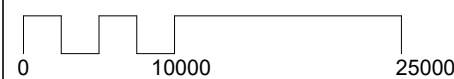
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Title
GROUND FLOOR PLAN - EXISTING

Scale
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GFA CALCULATION	
LEVEL	AREA
GROUND FLOOR PLAN	204.18 m²
GFA TOTAL	204.18 m²

GFA EXCLUSION		
LEVEL	SPACE	AREA
GARAGE PLAN	GARAGE	31 m²
GROUND FLOOR PLAN	BALCONY	19 m²
GFA TOTAL		50 m²



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1 GROUND FLOOR PLAN - EXISTING GFA

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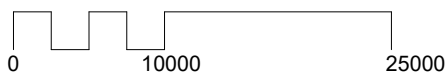
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GROUND FLOOR PLAN - GFA

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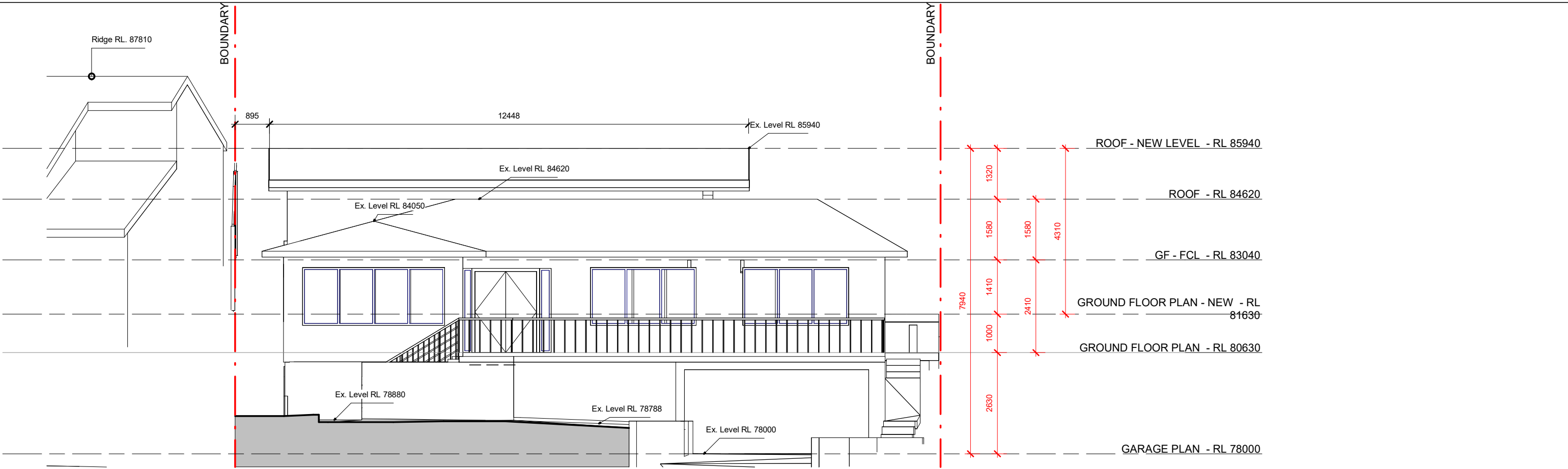
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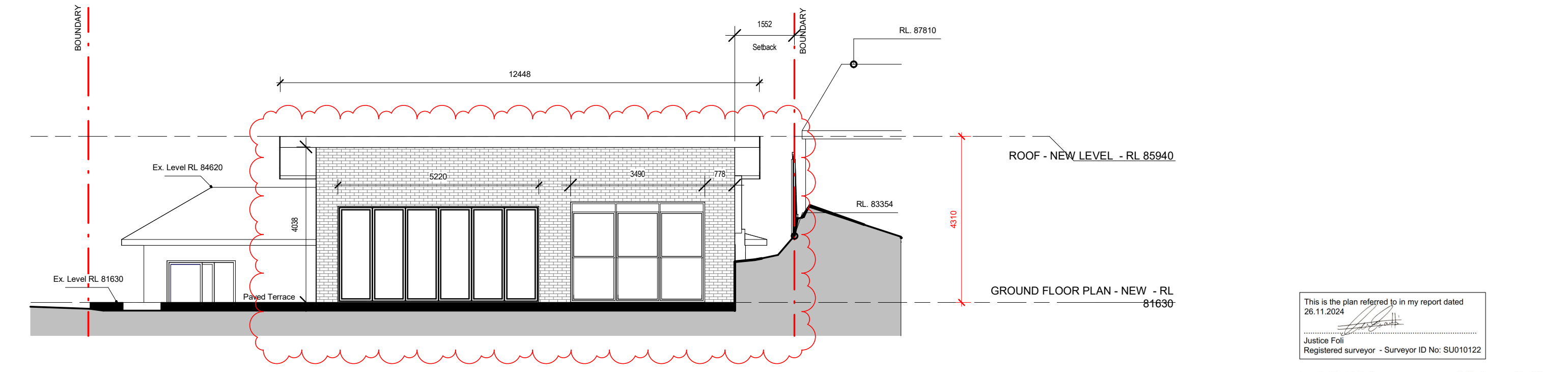
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1 SOUTH ELEVATION
1 : 100



2 NORTH ELEVATION - OPT A
1 : 100

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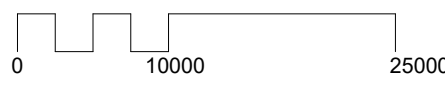
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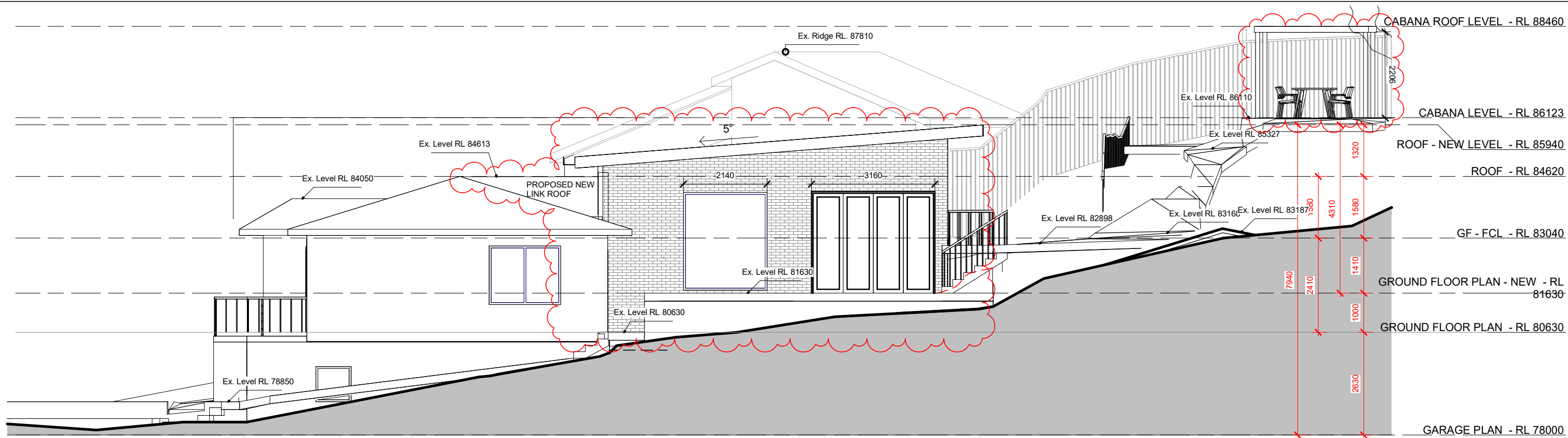
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Scale
1 : 100@A3
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Number
-A100

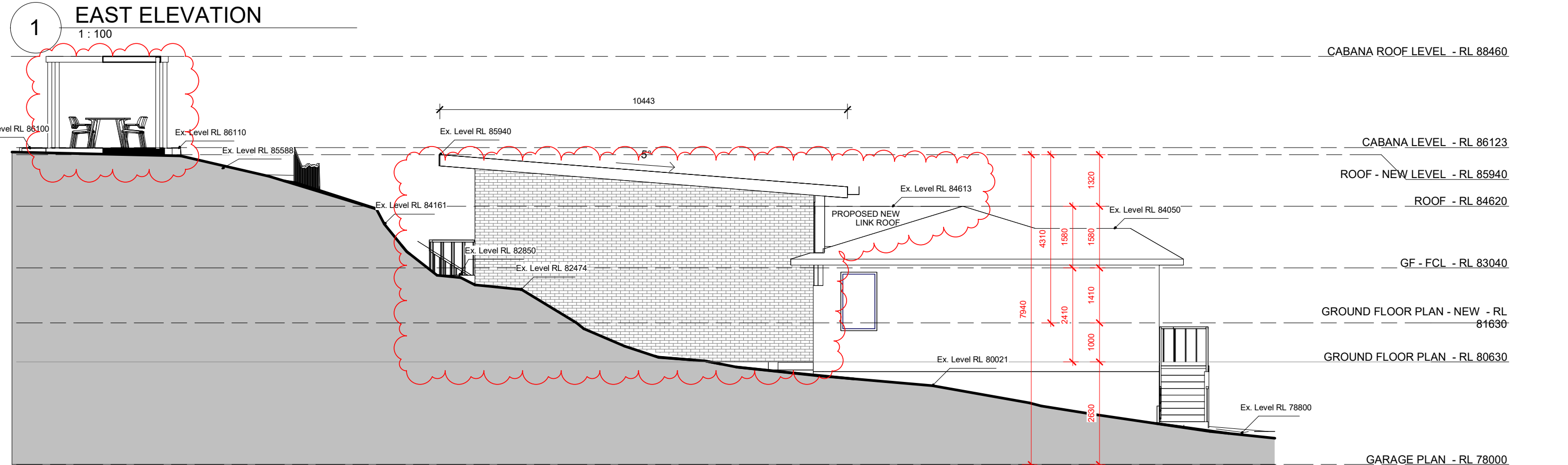
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EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100

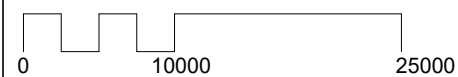
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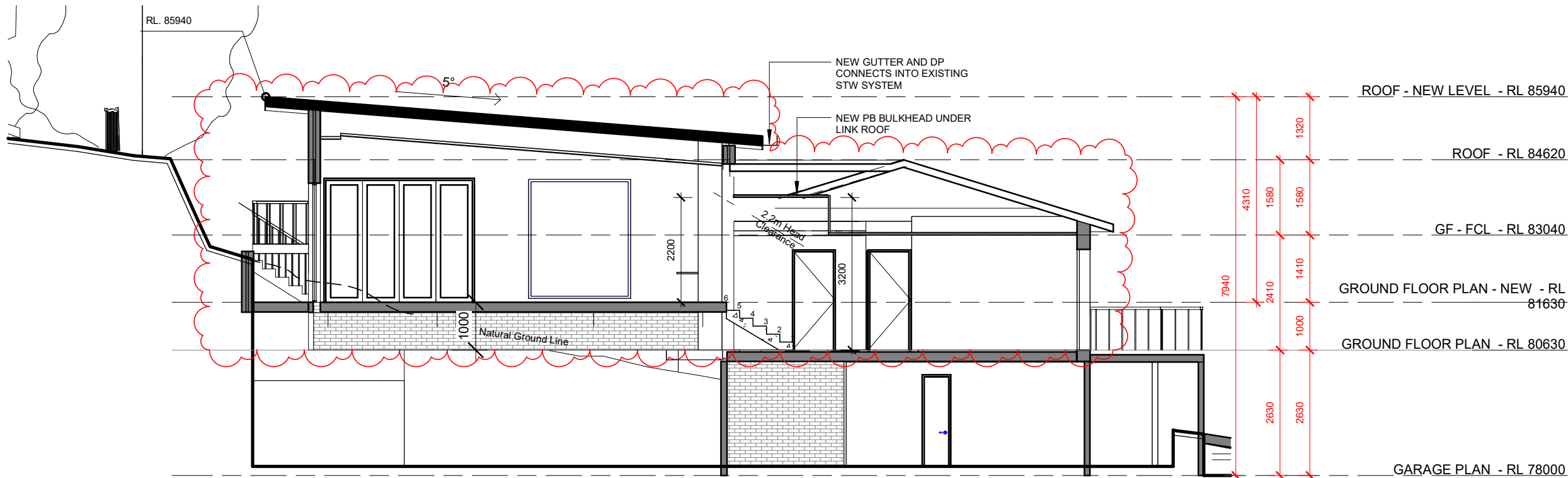
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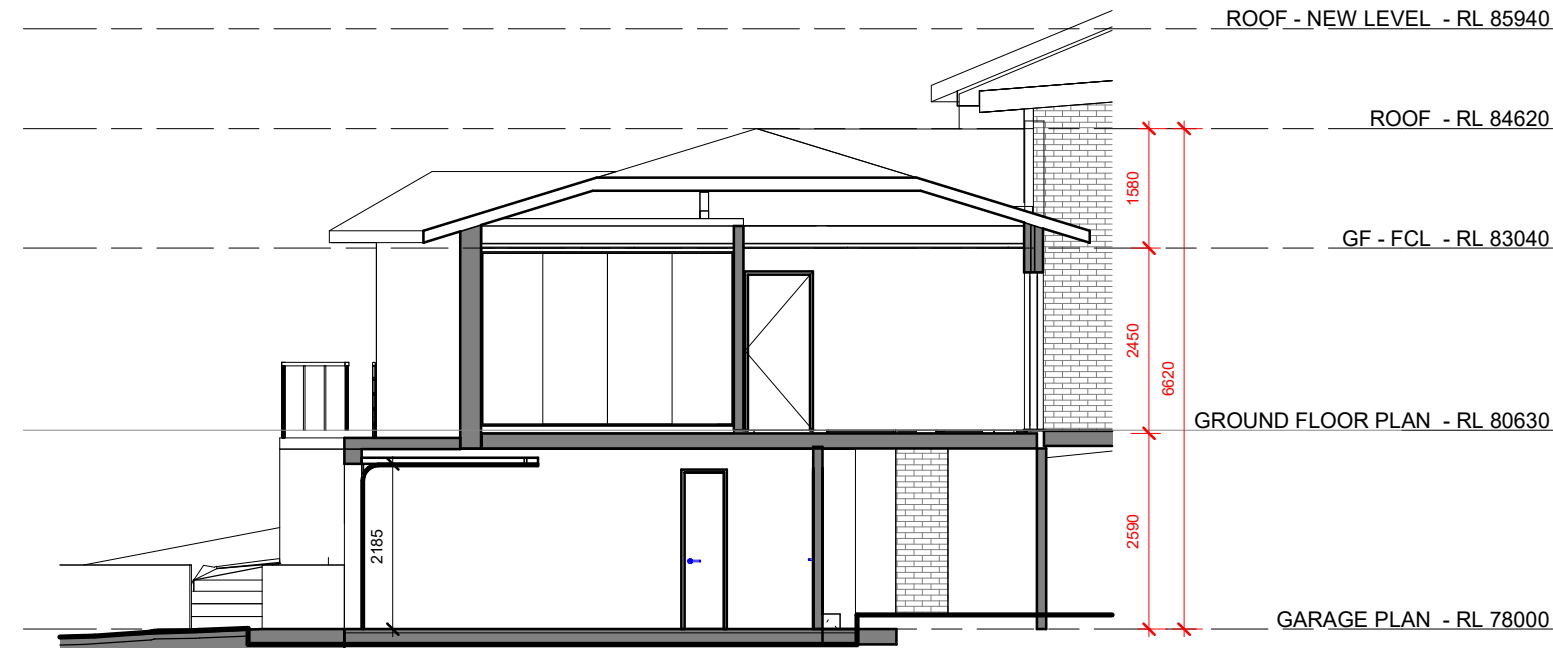
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ELEVATIONS - EXISTING				
Scale		1 : 100@A3		Number
Date		27/12/2024		
		-A101		A
Project Status		BIC	Drawn by	Checked by
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1

SECTION 01

1 : 100



2

SECTION 02

1 : 100

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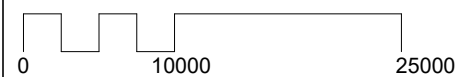
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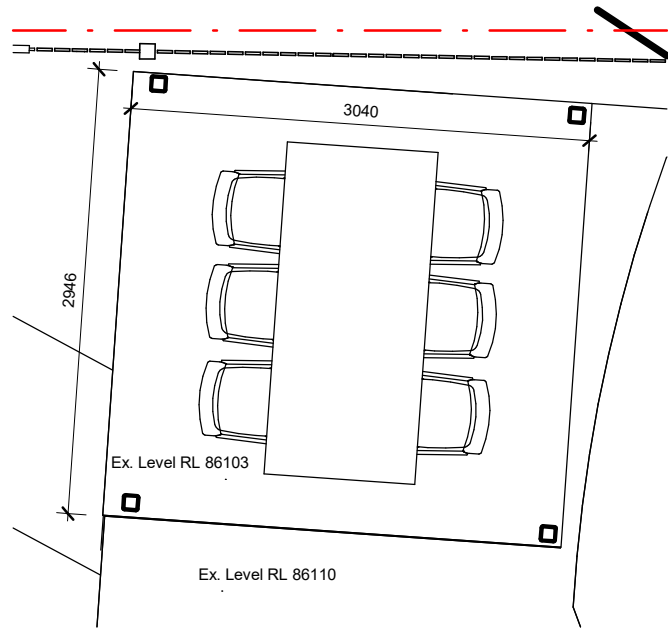
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Title
SECTION - PROPOSED

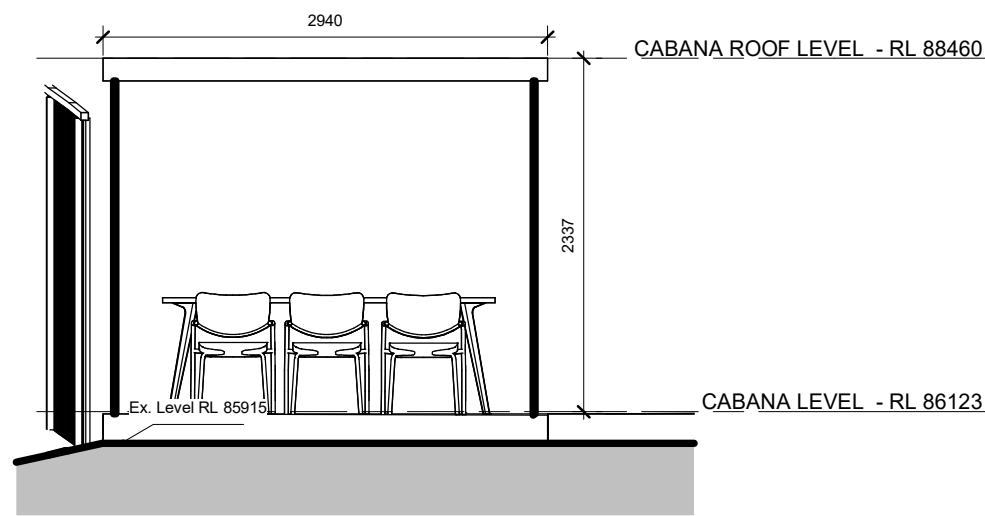
Scale
1 : 100@A3
Date
27/12/2024

Number
-A102

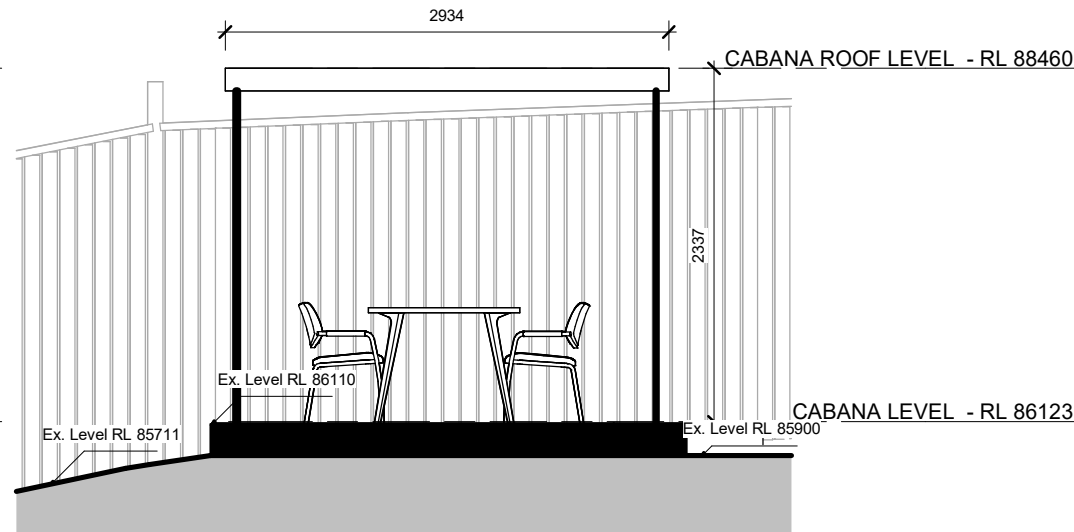
Project Status
BIC
Drawn by
MH
Checked by
MH
Revision
A



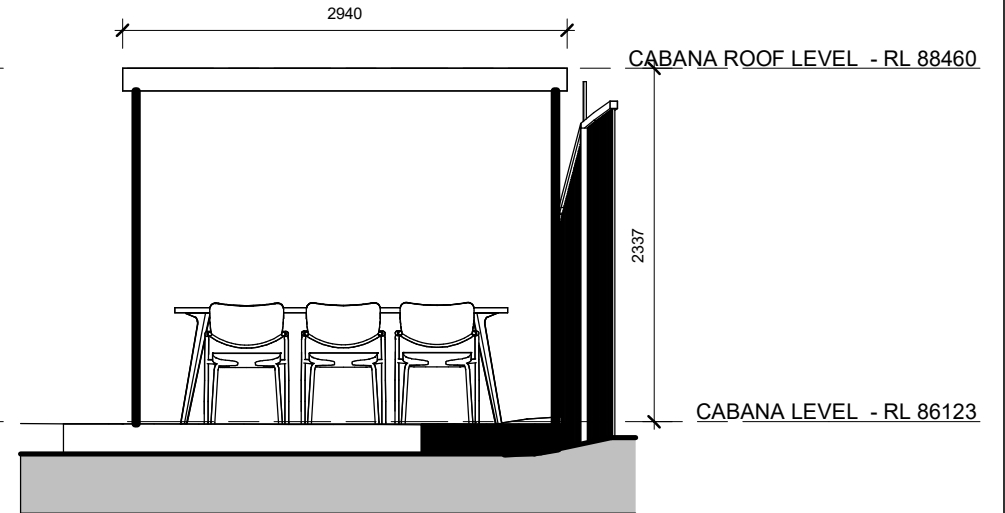
1 PLAN
1 : 50



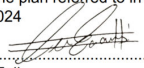
2 ELEVATION 01
1 : 50



3 ELEVATION 02
1 : 50



4 ELEVATION 03
1 : 50

This is the plan referred to in my report dated 26.11.2024

Justice Foli
Registered surveyor - Surveyor ID No: SU010122

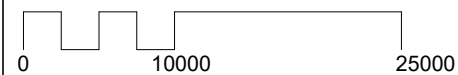
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No. Description
A ISSUE FOR BIC

Date
27/12/2024



Client Name
Jairo Cadena & Monica Benavides
Address
15 Adare Place, Killarney Heights NSW 2087

Project
KILLARNEY HEIGHTS - AS BUILT

Project Number
DAO240917

Title
ELEVATIONS - EXISTING CABANA

Scale
1 : 50@A3
Date
27/12/2024

Number
-A200

Project Status
BIC
Drawn by
MH
Checked by
MH
Revision
A