



NOTES:

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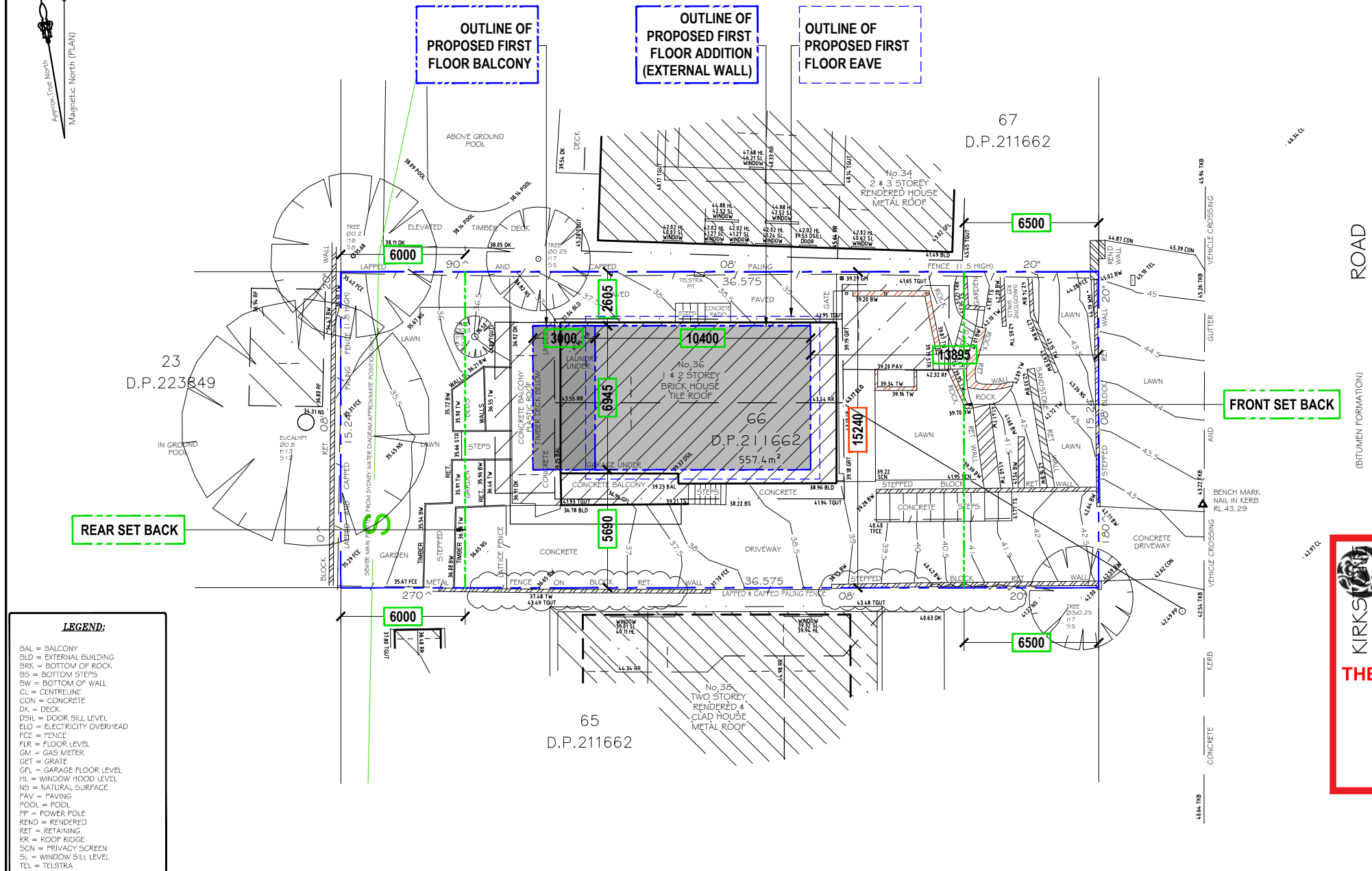
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WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION



**KIRKSTONE** northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0418**

- LEGEND:**
- BAL = BALCONY
  - BLD = EXTERNAL BUILDING
  - BRK = BOTTOM OF ROCK
  - BS = BOTTOM STEPS
  - BW = BOTTOM OF WALL
  - CL = CENTRELINE
  - CON = CONCRETE
  - DK = DECK
  - DSL = DOOR SILL LEVEL
  - ELO = ELECTRICITY OVERHEAD
  - FCE = FENCE
  - FLR = FLOOR LEVEL
  - GM = GAS METER
  - GET = GRATE
  - GFL = GARAGE FLOOR LEVEL
  - HL = WINDOW HOOD LEVEL
  - NS = NATURAL SURFACE
  - PAV = PAVING
  - POOL = POOL
  - PP = POWER POLE
  - REND = RENDERED
  - RET = RETAINING
  - RR = ROOF RIDGE
  - SCN = PRIVACY SCREEN
  - SL = WINDOW SILL LEVEL
  - TEL = TELSTRA

**SITE PLAN**

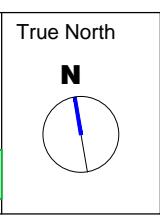
SCALE 1:250

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**DEVELOPMENT APPLICATION-NOT FOR CONSTRUCTION**



No	DESCRIPTION	DATE
B.	Text updates, re- issue to Town Planner	16.03.20
A.	First issue - Town Planner for submission	05.03.20

CLIENT:

KARINA + MARK MCGOLDRICK

ADDRESS:

36 KIRKSTONE ST  
WHEELER HEIGHTS

DATE: 29.11.19

DRAWN: B.B

CHECKED: K + M McG

SCALE (A3) 1:250

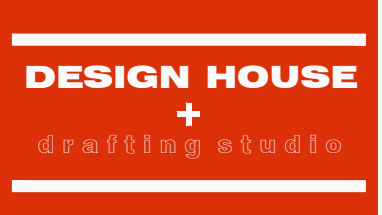
DRAWING No: 1/ 13

PROJECT:

PROPOSED FIRST FLOOR  
ADDITION

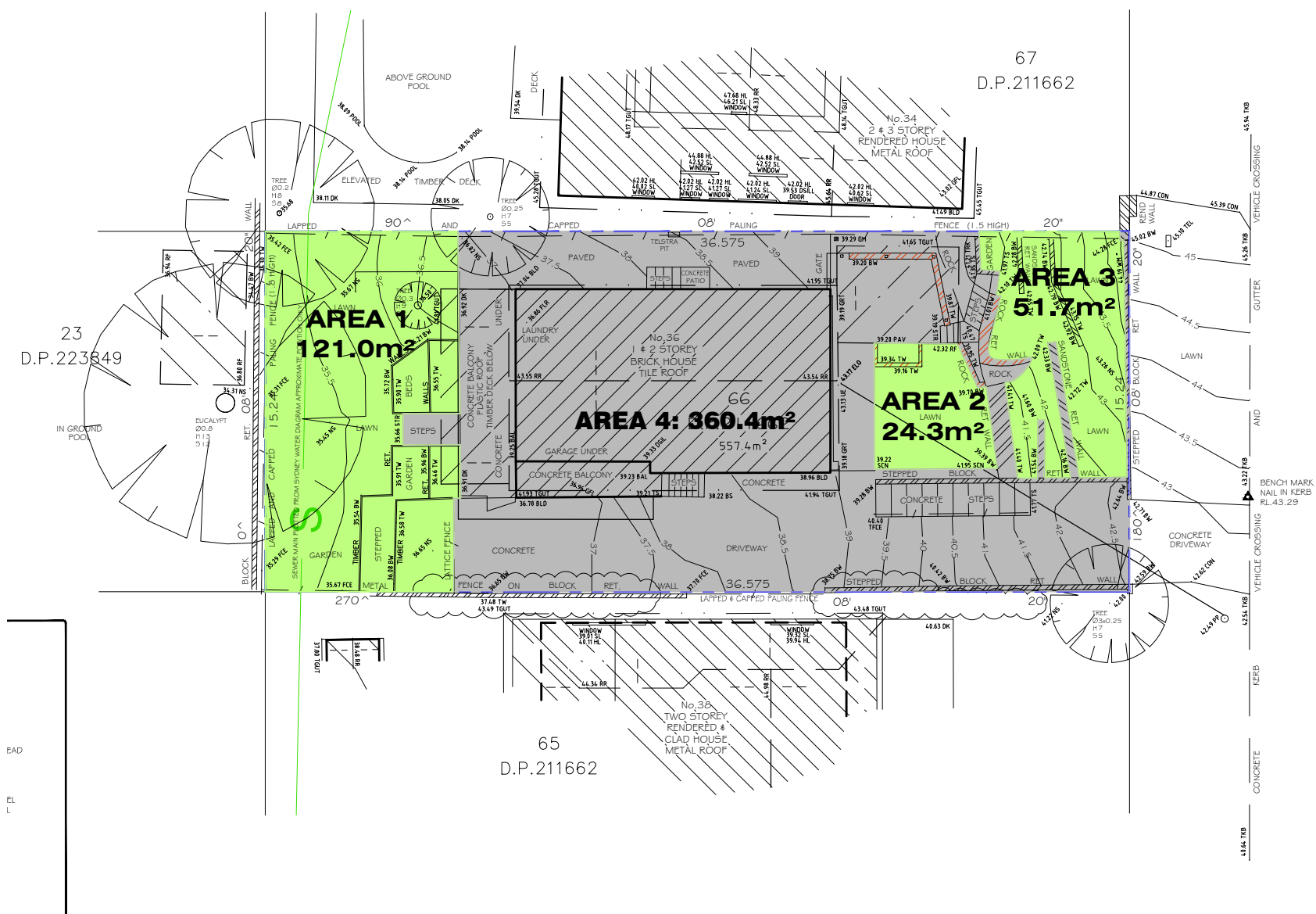
DRAWING TITLE:

SITE PLAN



LEGEND: LANDSCAPE AREAS

	SYMBOL	DESCRIPTION	AREA (m <sup>2</sup> )	PERCENTAGE
		SITE AREA	557.4	100 %
AREA 1 + AREA 2 + AREA 3		PROPOSED OPEN LANDSCAPE AREA (MIN 1.5m)	197.0	35.3 %
AREA 4		PROPOSED SITE COVERAGE (EXISTING UNCHANGED)	360.4	64.7 %



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**DA2020/0418**

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**LANDSCAPE PLAN**

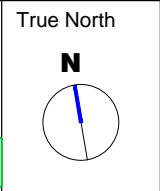
SCALE 1:250

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**DATE:** 29.11.19

**DRAWN:** B.B

**CHECKED:** K + M McG

**SCALE (A3)** 1:250

**DRAWING No:** 2 / 13

**PROJECT:**

PROPOSED FIRST FLOOR  
ADDITION

**DRAWING TITLE:**

LANDSCAPE PLAN



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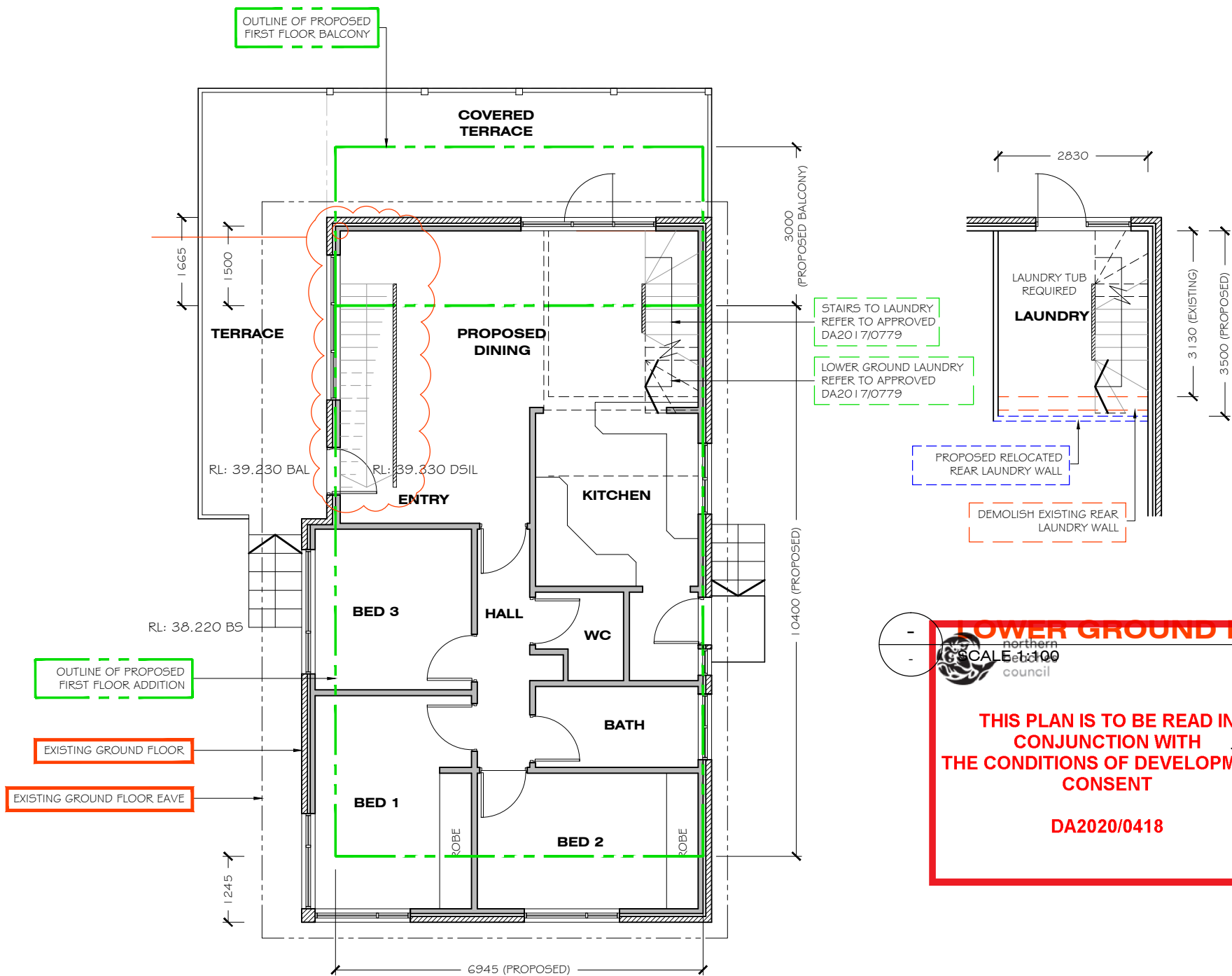
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**LOWER GROUND FLOOR PLAN - PROPOSED**

SCALE 1:100

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0418

**GROUND FLOOR PLAN - EXISTING**

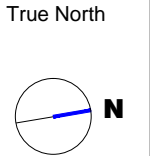
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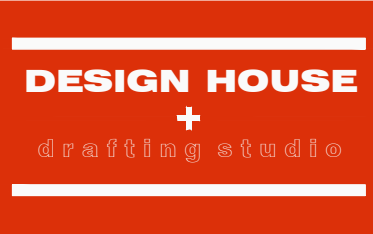
DATE:	29.11.19
DRAWN:	B.B
CHECKED:	K + M McG
SCALE (A3)	1:100
DRAWING No:	3 / 13

PROJECT:

PROPOSED FIRST FLOOR ADDITION

DRAWING TITLE:

EXISTING FLOOR PLAN



WIND RATING: ROOF AND WALL FRAMES: REFER TO  
FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

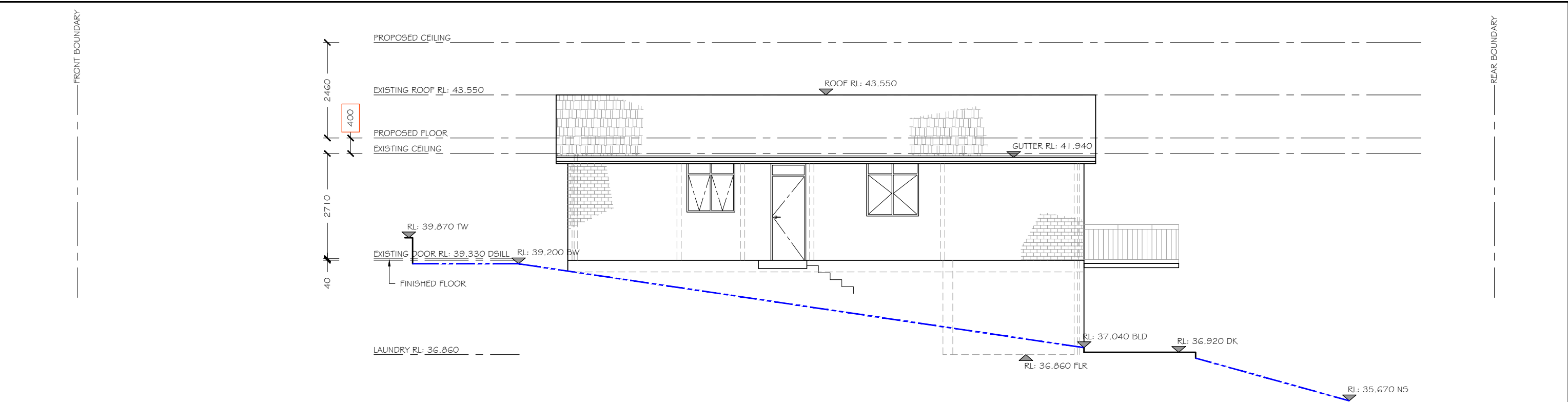


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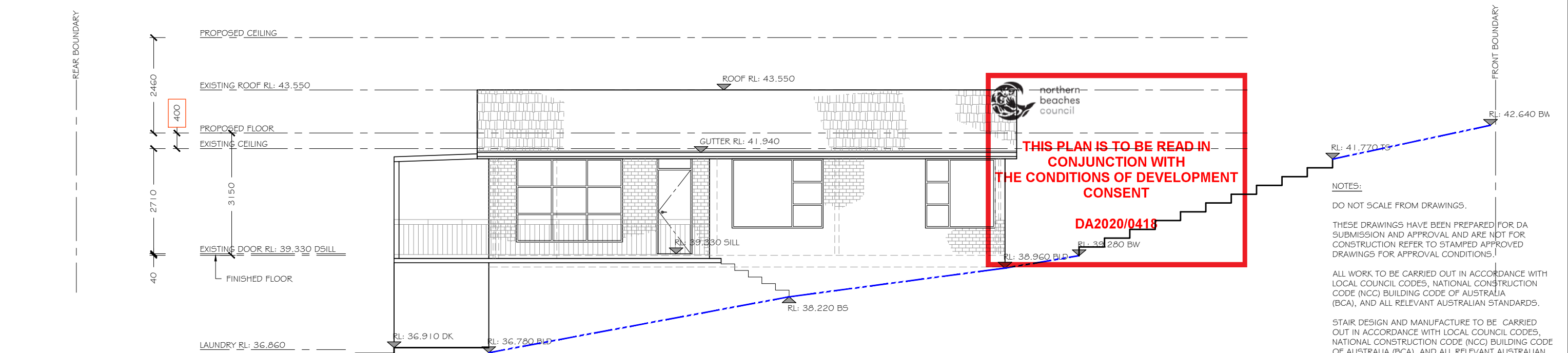
DATE:	29.11.19
DRAWN:	B.B
CHECKED:	K + M McG
SCALE (A3)	1:100
DRAWING No:	4 / 13

PROJECT:	PROPOSED FIRST FLOOR ADDITION
DRAWING TITLE:	PROPOSED FLOOR PLAN

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+  
drafting studio



**EXISTING NORTH ELEVATION**  
SCALE 1:100



**EXISTING SOUTH ELEVATION**  
SCALE 1:100

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**DEVELOPMENT APPLICATION-NOT FOR CONSTRUCTION**

True North		
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No	DESCRIPTION	DATE

CLIENT:  
KARINA + MARK MCGOLDRICK

ADDRESS:  
36 KIRKSTONE ST  
WHEELER HEIGHTS

DATE: 29.11.19

DRAWN: B.B

CHECKED: K + M McG

SCALE (A3) 1:100

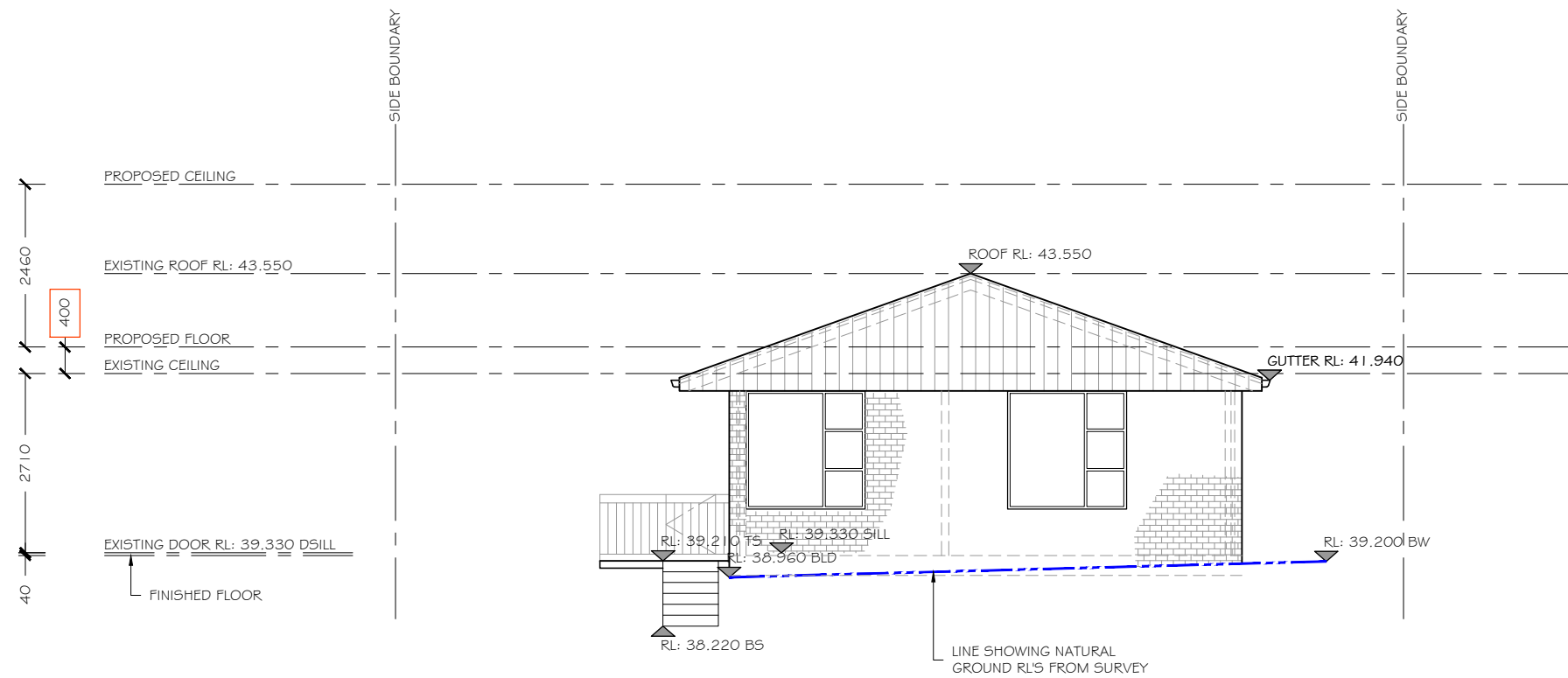
DRAWING No: 5 / 13

PROJECT:  
PROPOSED FIRST FLOOR  
ADDITION

DRAWING TITLE:  
EXISTING ELEVATIONS 1







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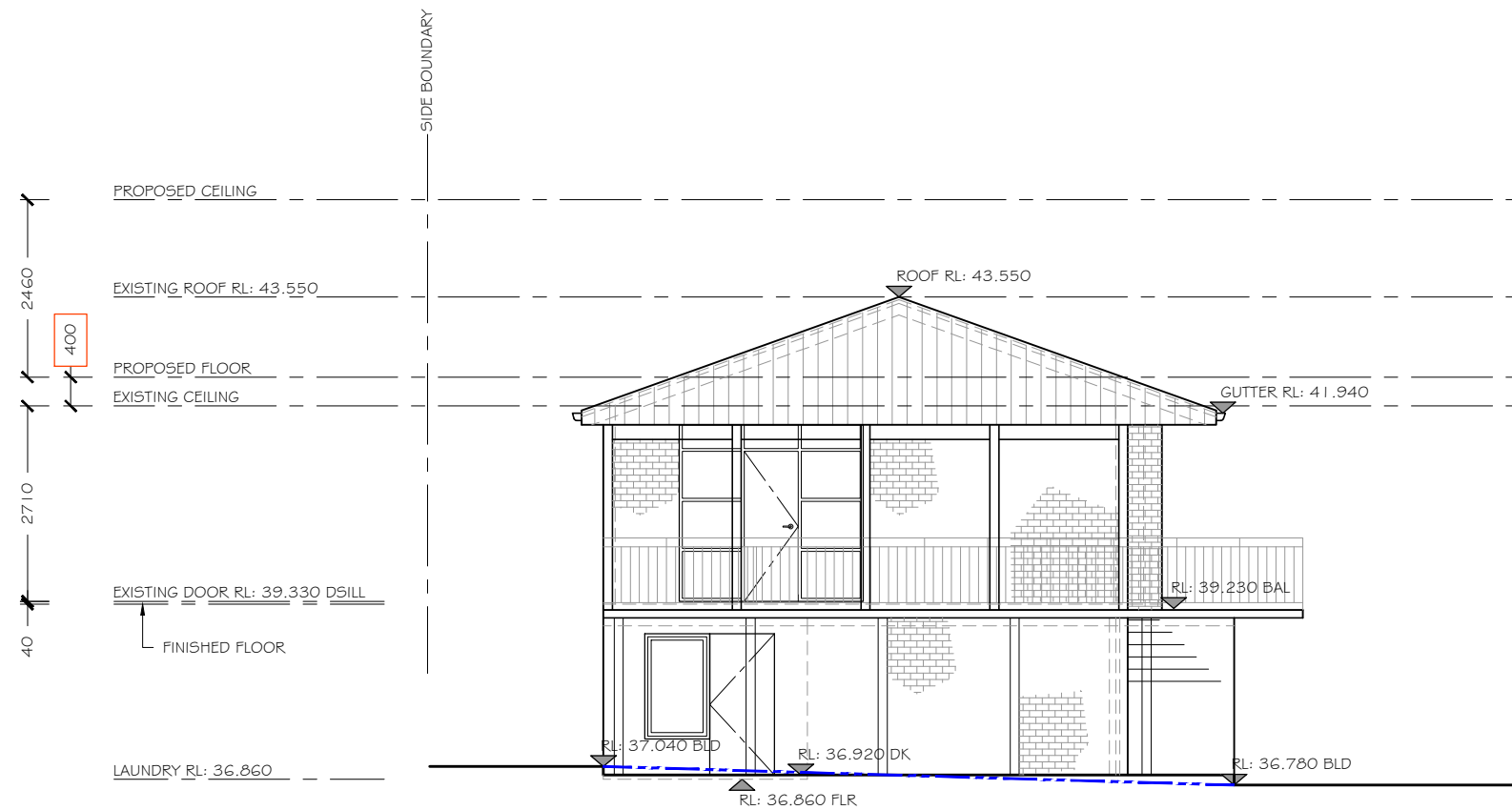
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-  
-  
**EXISTING EAST ELEVATION - FRONT**  
SCALE 1:100



 **northern  
beaches  
council**

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CONSENT**

**DA2020/0418**

-  
-  
**EXISTING WEST ELEVATION - REAR**  
SCALE 1:100

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KARINA + MARK MCGOLDRICK

ADDRESS:  
36 KIRKSTONE ST  
WHEELER HEIGHTS

DATE:	29.11.19
DRAWN:	B.B
CHECKED:	K + M McG
SCALE (A3)	1:100
DRAWING No:	6 / 13

PROJECT:  
PROPOSED FIRST FLOOR  
ADDITION

DRAWING TITLE:  
EXISTING ELEVATIONS 2

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+  
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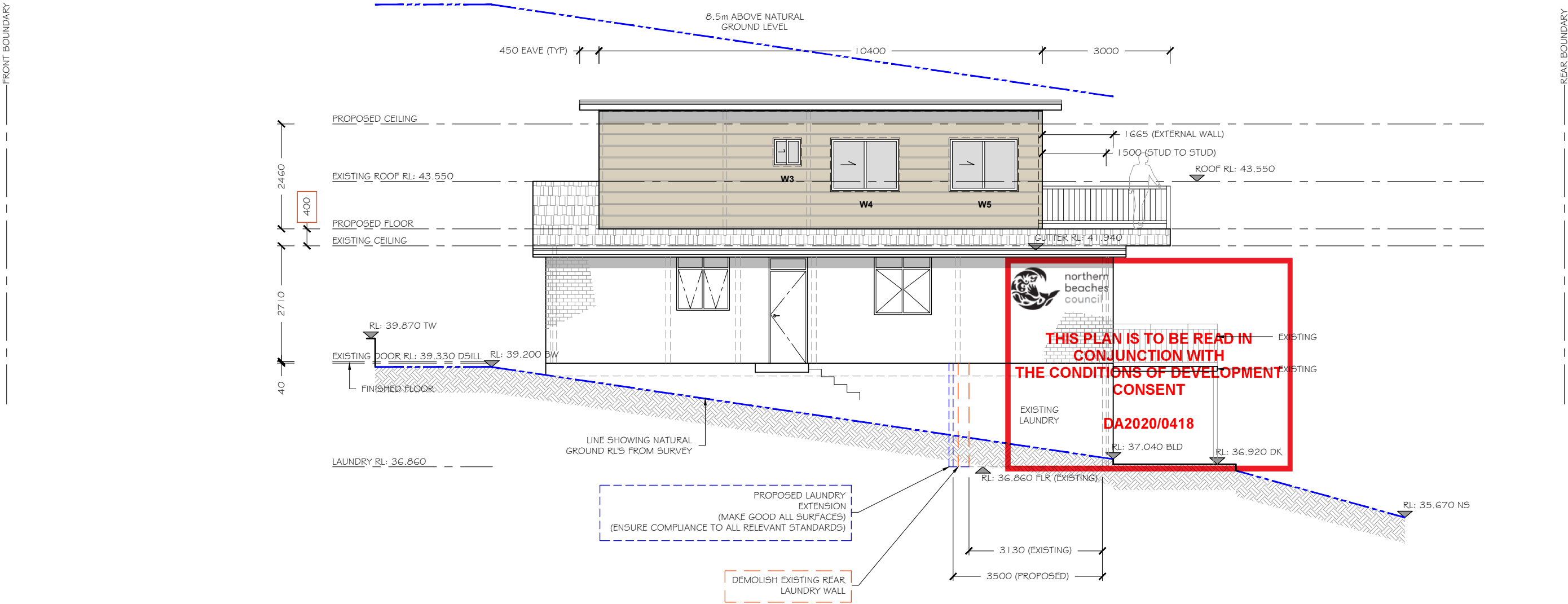
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**PROPOSED NORTH ELEVATION**  
SCALE 1:100

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DEVELOPMENT APPLICATION-NOT FOR CONSTRUCTION

True North

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WHEELER HEIGHTS

DATE: 29.11.19

DRAWN: B.B

CHECKED: K + M McG

SCALE (A3) 1:100

DRAWING No: 7 / 13

PROJECT:  
PROPOSED FIRST FLOOR  
ADDITION

DRAWING TITLE:  
PROPOSED NORTH ELEVATION

**DESIGN HOUSE**  
+  
drafting studio

WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION



SCALE 1:100

**DEVELOPMENT APPLICATION-NOT FOR CONSTRUCTION**

B.	Text updates, re- issue to Town Planner	16.03.20
A.	First issue - Town Planner for submission	05.03.20
No	DESCRIPTION	DATE

DATE:	29.11.19
DRAWN:	B.B
CHECKED:	K + M McG
SCALE (A3)	1:100
DRAWING No:	8 / 13

PROJECT:	PROPOSED FIRST FLOOR ADDITION
DRAWING TITLE:	PROPOSED SOUTH ELEVATION

**DESIGN HOUSE**  
+  
drafting studio



LEGEND: EXTERNAL COLOURS  
(swatches shown indicative only)

ROOF

GUTTERS + DOWNPIPES

WINDOW FRAMES

EXTERNAL WALLS + EAVES

EXTERNAL BALUSTRADE

DULUX - DUNE

DULUX - GULLY

DULUX - EVENING HAZE

DULUX - GRAND PIANO

BLACK

**PROPOSED EAST ELEVATION - FRONT**  
SCALE 1:100

**PROPOSED WEST ELEVATION - REAR**  
SCALE 1:100

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**DA2020/0418**

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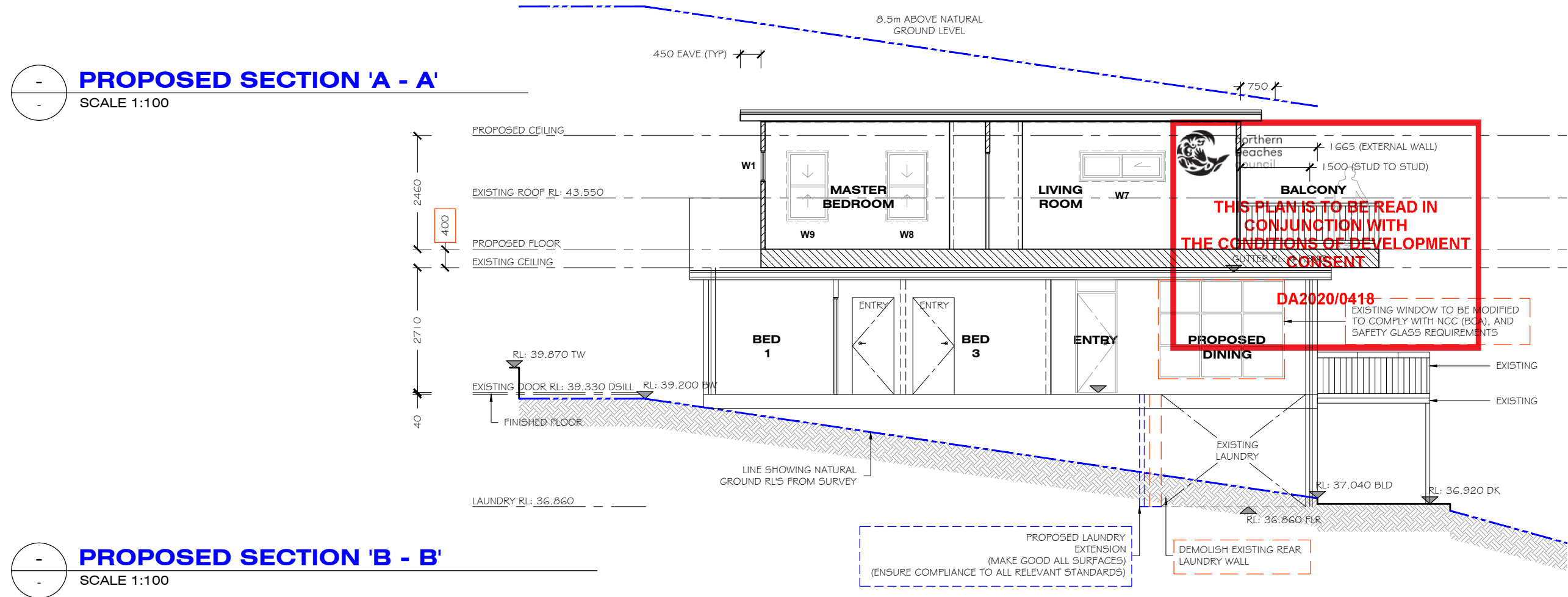
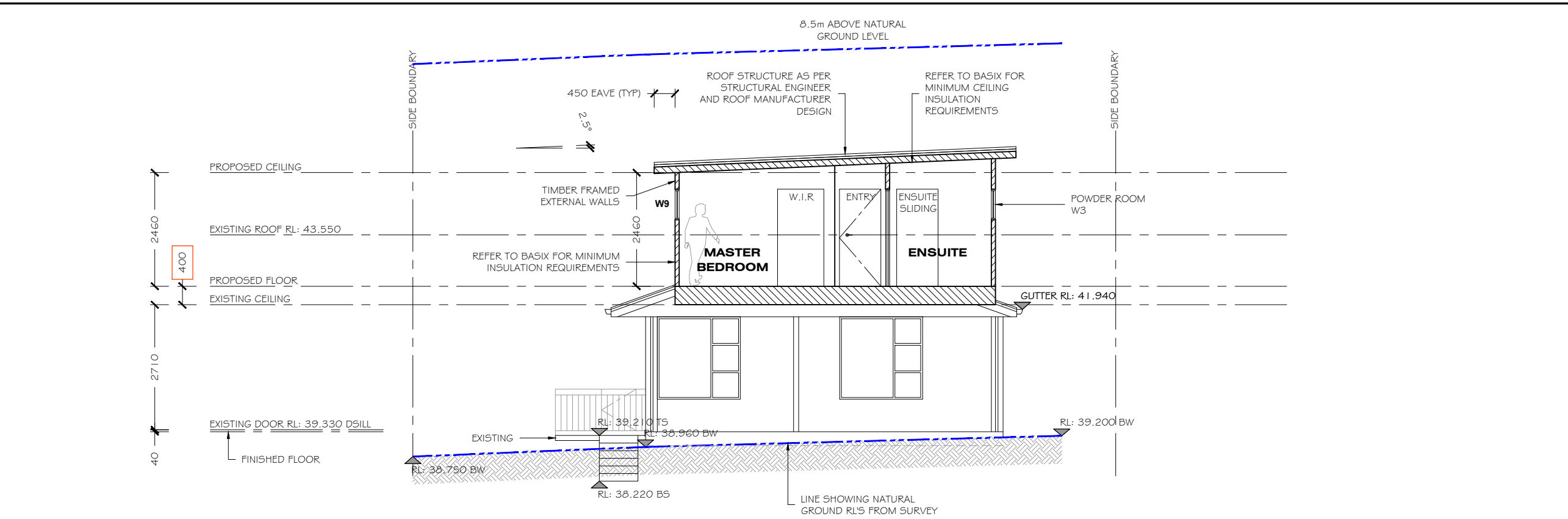
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					ADDRESS: 36 KIRKSTONE ST WHEELER HEIGHTS	DRAWN: B.B	DRAWING TITLE: PROPOSED EAST WEST ELEVATIONS
		B.	Text updates, re- issue to Town Planner	16.03.20		CHECKED: K + M McG	
		A.	First issue - Town Planner for submission	05.03.20		SCALE (A3) 1:100	
		No	DESCRIPTION	DATE		DRAWING No: 9 / 13	



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		B.	Text updates, re- issue to Town Planner	16.03.20									
		A.	First issue - Town Planner for submission	05.03.20									
		No	DESCRIPTION	DATE									









BASIX Certificate number: A371727

page 5 / 6

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W3	N	0.36	1.5	3.2	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	N	1.88	2.1	3.59	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	N	1.88	2.1	3.59	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D1	W	4.9	7.85	13.9	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
W6	W	1.88	6.9	13.9	eave/verandah/ pergola/ balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
W7	S	1.1	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	S	1.24	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	S	1.24	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Planning, Industry & Environment

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

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BASIX Certificate number: A371727

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Planning, Industry & Environment

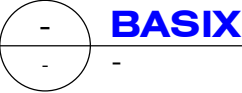
Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)



northern  
beaches  
council

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2020/0418



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DEVELOPMENT APPLICATION-NOT FOR CONSTRUCTION

True North

B.	Text updates, re- issue to Town Planner	16.03.20
A.	First issue - Town Planner for submission	05.03.20
No	DESCRIPTION	DATE

CLIENT:  
KARINA + MARK MCGOLDRICK

ADDRESS:  
36 KIRKSTONE ST  
WHEELER HEIGHTS

DATE:	29.11.19
DRAWN:	B.B
CHECKED:	K + M McG
SCALE (A3)	N.T.S
DRAWING No:	13 / 13

PROJECT:  
PROPOSED FIRST FLOOR  
ADDITION

DRAWING TITLE:  
BASIX 2

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+  
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