

CURRENT REVISION + NOTES

Date:

Description:

20.10.2025

DA PLANS

Issue:

Drawn:

B

MS

# ALTS & ADDS

CLIENT: KEARNEY

STATUS: DA PLANS

LOT No: 11DP No: 22317

STREET: 4 LATHAM AVENUE, HARRINGTON 2427

CWC JOB #: A6318

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GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANUARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

|  |                                 |
|--|---------------------------------|
|  | LOT BOUNDARY                    |
|  | SEWER LINE                      |
|  | STORMWATER LINE                 |
|  | WATER CONNECTION LINE           |
|  | DOWNPIPE TO WATER TANK          |
|  | DOWNPIPE FROM TANK TO APPLIANCE |
|  | SILTATION CONTROL FENCING       |
|  | SITE HOARDING FENCING           |
|  | BATTER EXTREMITIES LINE         |
|  | EASEMENT BOUNDARY               |
|  | OVERHEAD POWER LINES            |

|  |                                     |
|--|-------------------------------------|
|  | FALL OF BATTER SLOPE                |
|  | DRIVEWAY SURFACE                    |
|  | GARDEN TAP                          |
|  | WATER METER / ALTERNATE WATER METER |
|  | SANDBAG                             |
|  | TEMPORARY HOARDING GATES            |
|  | STREET TREE / SITE TREE             |
|  | LIGHT POLE                          |
|  | POWER POLE                          |

|  |                            |
|--|----------------------------|
|  | ELECTRICAL CUBICLE / PIT   |
|  | NBN PIT                    |
|  | TELECOMMUNICATIONS PIT     |
|  | TO BE DEMOLISHED / REMOVED |
|  | DEMOLITION LINE            |

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

|  |                                                                 |
|--|-----------------------------------------------------------------|
|  | OVERHEAD ITEM                                                   |
|  | DEMOLITION LINE                                                 |
|  | UPPER FLOOR OUTLINE                                             |
|  | ROOF OUTLINE OVER                                               |
|  | RAKED CEILING LINE                                              |
|  | BEAM LINE                                                       |
|  | SQUARE SET OPENING                                              |
|  | TERMITE PROTECTION: TO A.S 3660.1                               |
|  | NATURAL GROUND LINE (EXCAVATED)                                 |
|  | COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)                       |
|  | MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)                     |
|  | ENGAGED PIERS: TO COMPLY WITH A.S 4773.1-2010 & A.S 4773.2-2010 |
|  | INSULATION BATTING                                              |
|  | TO BE DEMOLISHED / REMOVED                                      |
|  | EARTH / SOIL                                                    |

|  |                                                         |
|--|---------------------------------------------------------|
|  | FILL (TO ENGINEERS DETAIL)                              |
|  | WET AREA TILED FLOOR SURFACE                            |
|  | COMMON / OUTDOOR TILED FLOOR SURFACE                    |
|  | BROOM FINISH CONCRETE FLOOR SURFACE                     |
|  | MASONRY WALL                                            |
|  | CONCRETE                                                |
|  | TIMBER/METAL STUD FRAMED WALL                           |
|  | CONCRETE BLOCK WALL                                     |
|  | MASONRY VENEER WALL                                     |
|  | METAL SHEET ROOFING                                     |
|  | KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING               |
|  | TILED ROOF                                              |
|  | WAFFLE POD (TO ENGINEERS DETAIL)                        |
|  | TACTILE GROUND SURFACE INDICATORS: TO A.S 1428.4.1:2009 |
|  | STAIRS INCLUDING DIRECTION OF TRAVEL (UP)               |
|  | RAMP INCLUDING DIRECTION OF TRAVEL (UP)                 |

|  |                                                                                                                                                                                                                                                                              |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | GARDEN TAP                                                                                                                                                                                                                                                                   |
|  | RAINWATER DOWNPIPES: TO A.S 3500                                                                                                                                                                                                                                             |
|  | SMOKE ALARMS: SMOKE ALARMS TO A.S 3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS |
|  | MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS                                                                                                               |
|  | SLIDING DOOR UNIT OPENING DIRECTION                                                                                                                                                                                                                                          |
|  | SLIDING WINDOW OPENING DIRECTION                                                                                                                                                                                                                                             |
|  | AWNING/CASEMENT WINDOW OPENING DIRECTION                                                                                                                                                                                                                                     |
|  | HINGED DOOR OPENING DIRECTION                                                                                                                                                                                                                                                |
|  | GAS BOTTLES                                                                                                                                                                                                                                                                  |
|  | ELECTRICAL METER BOX                                                                                                                                                                                                                                                         |
|  | GAS INSTANTANEOUS HOT WATER SERVICE                                                                                                                                                                                                                                          |
|  | HOT WATER TANK                                                                                                                                                                                                                                                               |
|  | SOLAR HOT WATER SERVICE                                                                                                                                                                                                                                                      |
|  | COOKTOP                                                                                                                                                                                                                                                                      |
|  | SINK TYPICAL                                                                                                                                                                                                                                                                 |

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

|  |                    |
|--|--------------------|
|  | NORTH              |
|  | WINDOW TAG (DA/CC) |
|  | DOOR TAG (DA/CC)   |

|  |                          |
|--|--------------------------|
|  | TYPICAL SECTION MARKER   |
|  | TYPICAL ELEVATION MARKER |
|  | TYPICAL CALL OUT MARKER  |
|  | VIEW TAG AND SCALE       |

RENOVATION / DEMOLITION SYMBOLS

|  |                                                   |
|--|---------------------------------------------------|
|  | TO BE DEMOLISHED OR REMOVED                       |
|  | EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC) |
|  | TO BE DEMOLISHED OR REMOVED                       |
|  | EXISTING AREA / FACADE / ROOM                     |
|  | PROPOSED NEW ITEM / ELEMENT                       |

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

|  |                               |
|--|-------------------------------|
|  | LOWEST FLOOR (GROUND TYPICAL) |
|  | MIDDLE FLOOR                  |
|  | UPPER FLOOR                   |

GENERAL ABBREVIATIONS

|       |                             |       |                         |           |                          |
|-------|-----------------------------|-------|-------------------------|-----------|--------------------------|
| ARI   | AVERAGE RECURRENCE INDEX    | F     | FIXED GLASS / PANEL     | PB        | PLASTER BOARD            |
| AHD   | AUSTRALIAN HEIGHT DATUM     | FG    | FIXED GLASS WINDOW      | RET. WALL | RETAINING WALL           |
| CLT   | CROSS LAMINATED TIMBER      | GLT   | GLUE LAMINATED TIMBER   | RC        | REINFORCED CONCRETE      |
| COL   | COLUMN                      | GTAP  | GARDEN TAP              | PV        | PHOTOVOLTAIC             |
| COW   | COST OF WORKS               | GPO   | GENERAL POWER OUTLET    | RL        | REDUCED LEVEL            |
| DCP   | DEVELOPMENT CONTROL PLAN    | GRG   | GARAGE                  | SB        | SUB ELECTRICAL METER BOX |
| DEG.  | DEGREES                     | HWS   | HOT WATER SERVICE       | SL        | SURFACE LEVEL            |
| DGPO  | DOUBLE GENERAL POWER OUTLET | LEP   | LOCAL ENVIRONMENT PLAN  | SW        | STORM WATER              |
| DH    | DOUBLE HUNG WINDOW          | LOH   | LIFT OFF HINGE          | TRH       | TOILET ROLL HOLDER       |
| DP    | RAINWATER DOWNPIPE          | LVL   | LAMINATED VENEER LUMBER | T.O.K     | TOP OF KERB              |
| DTR   | DOUBLE TOWEL RAIL           | MECH. | MECHANICAL              | T.O.W     | TOP OF WALL              |
| HWS   | HOT WATER SERVICE           | MB    | ELECTRICAL METER BOX    | WC        | WATER CLOSET             |
| FC    | FIBRE CEMENT                | MR    | MOISTURE RESISTANT      | 1650B     | BATH SIZING              |
| F.S.L | FINISHED SURFACE LEVEL      | MH    | MAN HOLE                | 900V      | VANITY SIZING            |
|       |                             | NGL   | NATURAL GROUND LINE     | 820       | INTERIOR DOOR SIZING     |

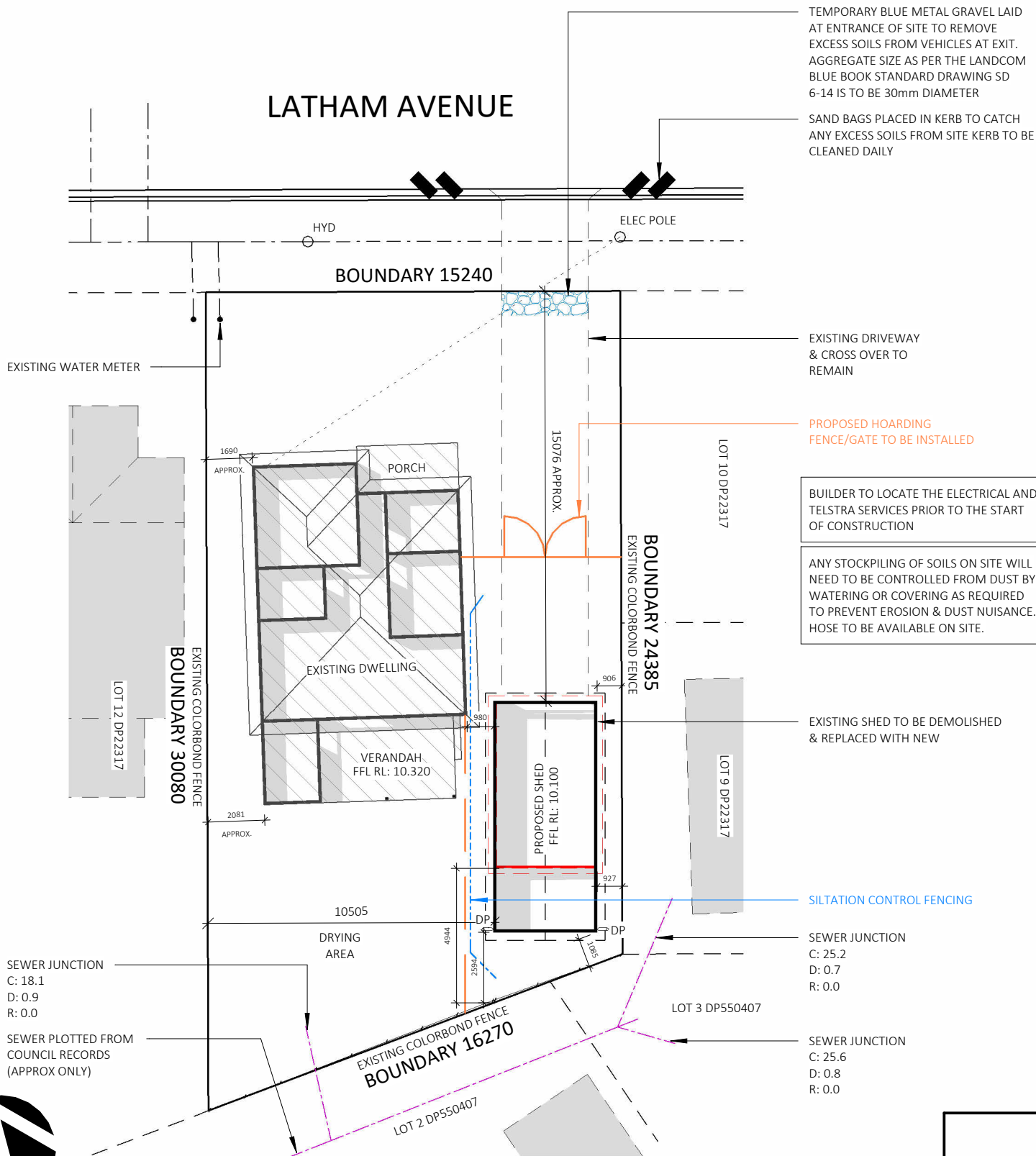
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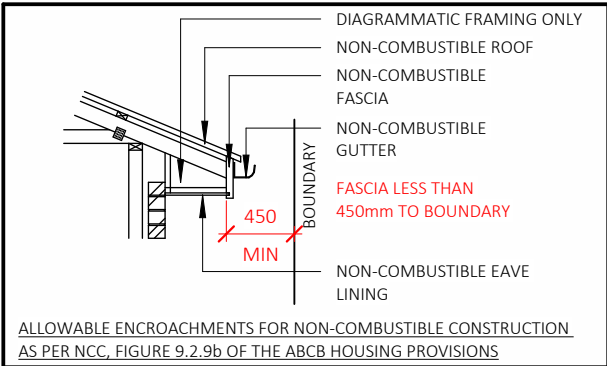
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|------------------------------------------|--|----------------|--|--------------------------|--|-------------------------|--|----------|-----------|
| PROJECT: ALTS & ADDS                     |  | LEGENDS        |  | DRAWING REVISION + NOTES |  |                         |  |          |           |
| STATUS: DA PLANS                         |  | SHEET: 1 OF 11 |  | Date: 17.10.2025         |  | Revision: INITIAL ISSUE |  | Issue: A | Drawn: MS |
| LOT No: 11 DP No: 22317                  |  |                |  | SCALE: 1 : 100           |  | DA PLANS                |  | B        | MS        |
| STREET: 4 LATHAM AVENUE, HARRINGTON 2427 |  |                |  | SHEET SIZE: A3           |  |                         |  |          |           |
| CLIENT: KEARNEY                          |  |                |  | START DATE: 21.01.2025   |  |                         |  |          |           |
|                                          |  |                |  | DWG No: A6318            |  |                         |  |          |           |

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**SITE PLAN**  
1 : 200



**SITE INFORMATION & LEGEND**

|                                          |                       |
|------------------------------------------|-----------------------|
| SITE AREA:                               | = 415m <sup>2</sup>   |
| OVERALL HABITABLE AREA                   | = 106.2m <sup>2</sup> |
| (including garages/store)                |                       |
| GROSS FLOOR AREA (as per LEP definition) | = 100.4m <sup>2</sup> |
| FLOOR SPACE RATIO                        | = 24.2% ; 0.24:1      |
| BUSHFIRE AFFECTED                        | NO                    |
| FLOOD AFFECTED                           | YES                   |
| APPROX. HARDSTAND AREA                   | 130 m <sup>2</sup>    |
| APPROX. LANDSCAPE AREA                   | 290 m <sup>2</sup>    |

STORMWATER/RAINWATER TO BE CONNECTED TO EXISTING STORMWATER OVERFLOW, CONNECTING TO KERB ADAPTOR AT LATHAM AVENUE.  
(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

|  |                                                                                        |
|--|----------------------------------------------------------------------------------------|
|  | SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD |
|  | SITE HOARDING AND SECURITY FENCE                                                       |
|  | WATER MAINS (APPROX ONLY)                                                              |
|  | STORMWATER LINES (APPROX ONLY)                                                         |
|  | SEWER LINES (APPROX ONLY)                                                              |

|  |                                                                                                                                               |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------|
|  | LINE OF EASEMENTS                                                                                                                             |
|  | PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)                                                                                    |
|  | LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)                                                                                  |
|  | ALL LEVELS ARE TO INDICATIVE & NOT TO AHD . ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION. |

**BUSHFIRE NOTES:**  
NOT APPLICABLE

**BASIX NOTES:**  
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

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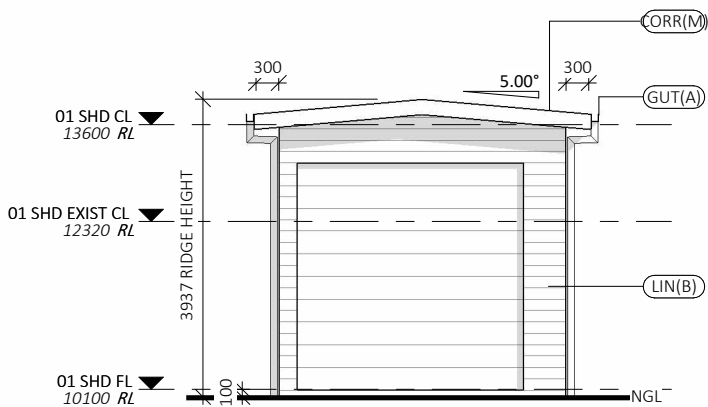


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|                                          |                |
|------------------------------------------|----------------|
| PROJECT: ALTS & ADDS                     |                |
| STATUS: DA PLANS                         | SHEET: 2 OF 11 |
| LOT No: 11 DP No: 22317                  |                |
| STREET: 4 LATHAM AVENUE, HARRINGTON 2427 |                |
| CLIENT: KEARNEY                          |                |

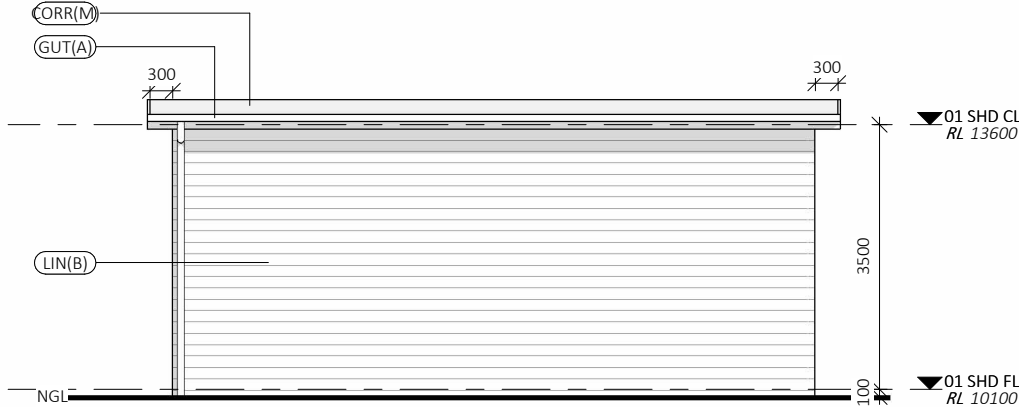
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| SITE PLAN   |              |
| SCALE:      | As indicated |
| SHEET SIZE: | A3           |
| START DATE: | 21.01.2025   |
| DWG No:     | A6318        |

| DRAWING REVISION + NOTES |               |        |        |
|--------------------------|---------------|--------|--------|
| Date:                    | Revision:     | Issue: | Drawn: |
| 17.10.2025               | INITIAL ISSUE | A      | MS     |
| 20.10.2025               | DA PLANS      | B      | MS     |



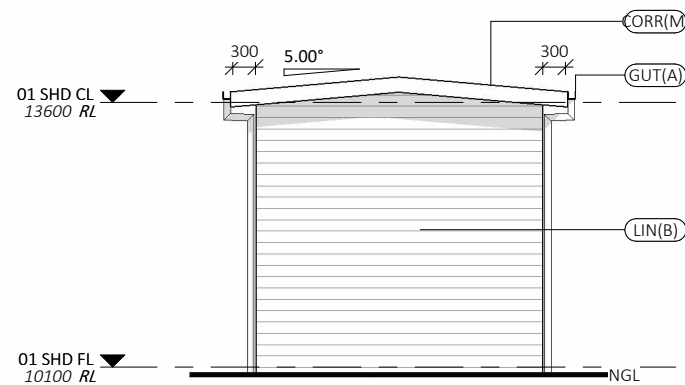
## NORTH ELEVATION

1 : 100



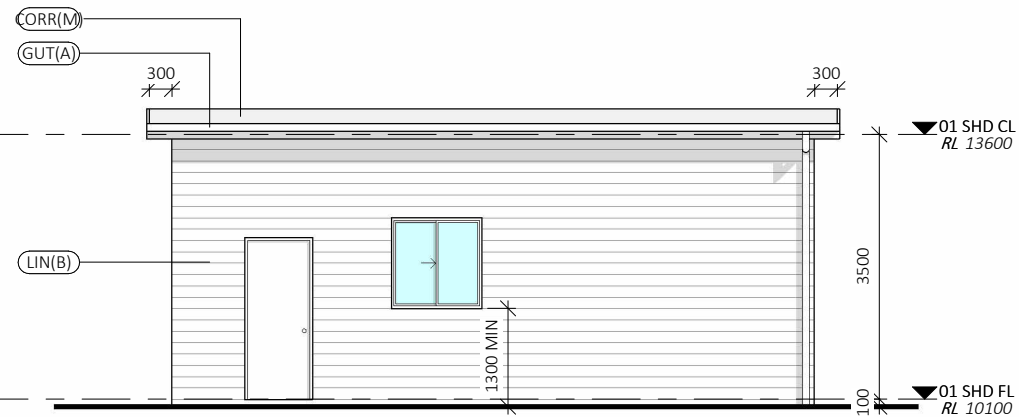
## EAST ELEVATION

1 : 100



## SOUTH ELEVATION

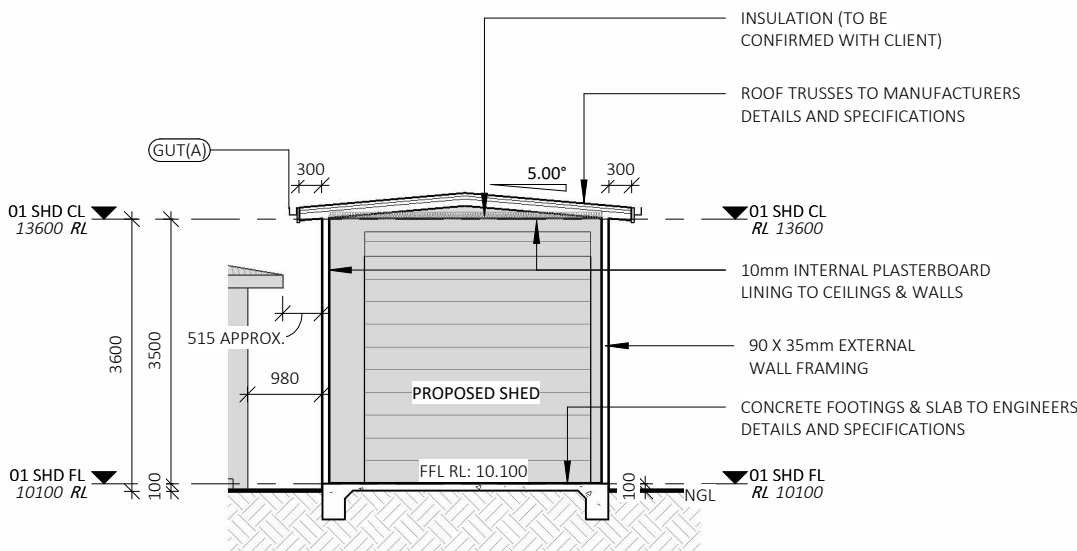
1 : 100



## WEST ELEVATION

1 : 100

| EXTERNAL FINISHES |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| LABEL             | MATERIAL DESCRIPTION                                                       |
| CORR(M)           | CORRUGATED METAL SHEET ROOFING (MEDIUM)                                    |
| GUT(A)            | CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3 |
| LIN(B)            | SCYON LINEA 180mm WIDE HORIZONTAL CLADDING OR SIMILAR WEATHERBOARD         |



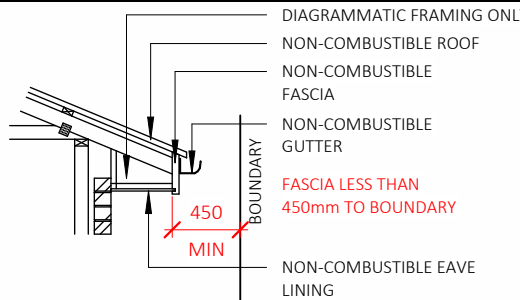
## SECTION A

1 : 100

### EXTERNAL WALL CONSTRUCTION NOTES:

#### CLIMATE ZONE 5

A PLIABLE BUILDING MEMBRANE SHALL BE INSTALLED TO EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER TO COMPLY WITH NCC VOL. 2, PART H4D9 AND 10.8.1 OF THE ABCB HOUSING PROVISIONS.  
A MINIMUM CLASS 3 VAPOUR CONTROL MEMBRANE (AS DEFINED BY CLAUSE 5.3.4 OF AS4200.1) MUST BE INSTALLED



ALLOWABLE ENCROACHMENTS FOR NON-COMBUSTIBLE CONSTRUCTION AS PER NCC, FIGURE 9.2.9b OF THE ABCB HOUSING PROVISIONS

### BUSHFIRE NOTES:

NOT APPLICABLE

BAL - N/A

### BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

### GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

PROJECT: ALTS & ADDS

STATUS: DA PLANS

LOT No: 11 DP No: 22317

STREET: 4 LATHAM AVENUE, HARRINGTON 2427

CLIENT: KEARNEY

SHEET: 5 OF 11

ELEVATIONS & SECTION

SCALE:

As indicated

SHEET SIZE:

A3

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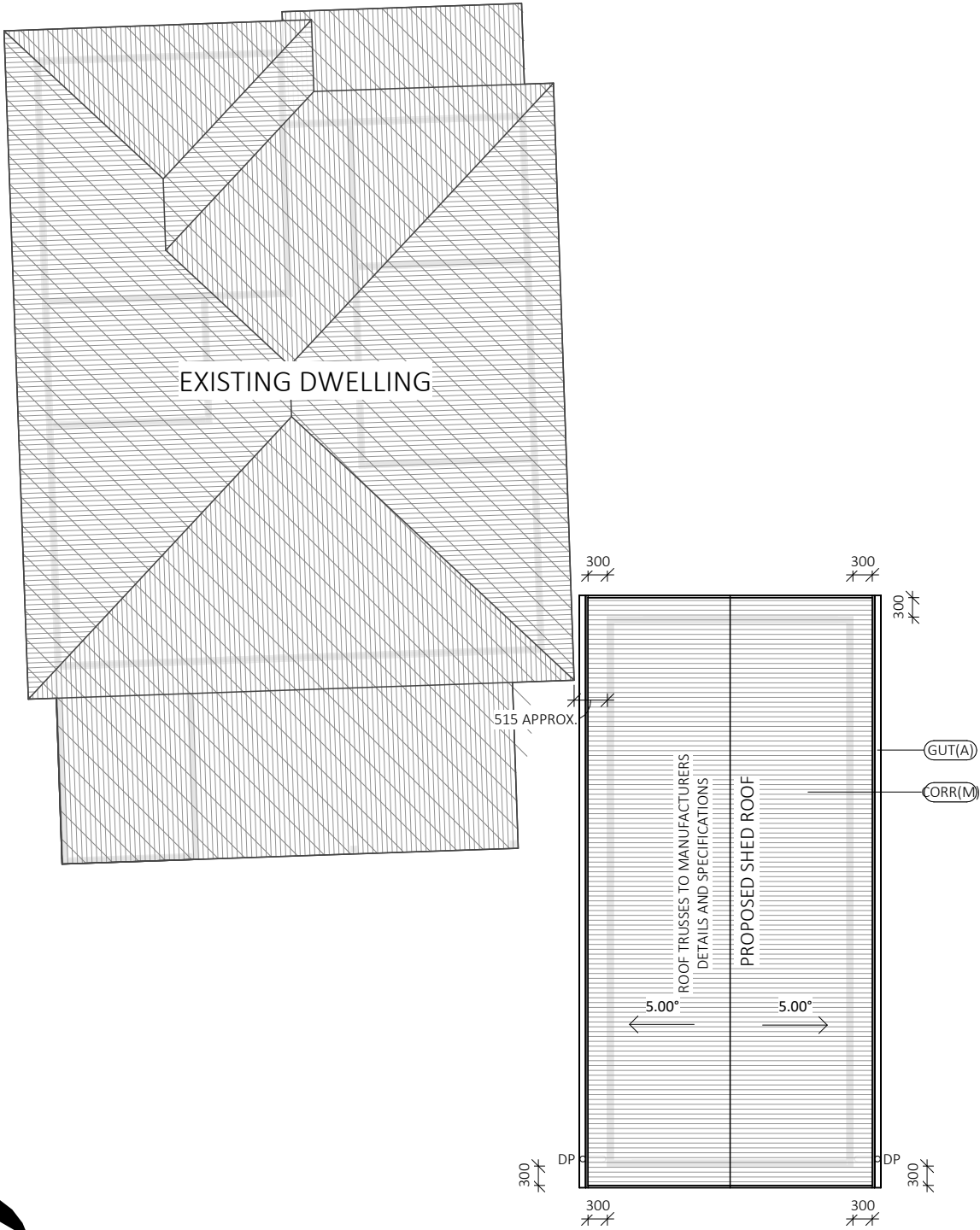
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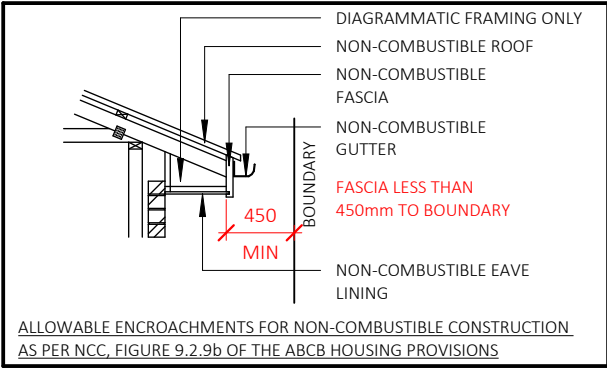
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| ROOF AREAS             |          |
|------------------------|----------|
| NAME                   | AREA     |
| EXISTING DWELLING ROOF | 105.9 m² |
| PROPOSED SHED ROOF     | 40.0 m²  |
| TOTAL                  | 145.9 m² |



ROOF PLAN  
1 : 100

| EXTERNAL FINISHES |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| LABEL             | MATERIAL DESCRIPTION                                                          |
| CORR(M)           | CORRUGATED METAL SHEET ROOFING (MEDIUM                                        |
| GUT(A)            | CLIP-SNAP CONTINUOUS OVERFLOW EAVES<br>GUTTER SYSTEM TO COMPLY WITH AS 3500.3 |
| LIN(B)            | SCYON LINEA 180mm WIDE HORIZONTAL<br>CLADDING OR SIMILAR WEATHERBOARD         |



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NOT APPLICABLE

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PROJECT: ALTS & ADDS

|                                          |                |
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| STATUS: DA PLANS                         | SHEET: 6 OF 11 |
| LOT No: 11 DP No: 22317                  |                |
| STREET: 4 LATHAM AVENUE, HARRINGTON 2427 |                |
| CLIENT: KEARNEY                          |                |

ROOF PLAN

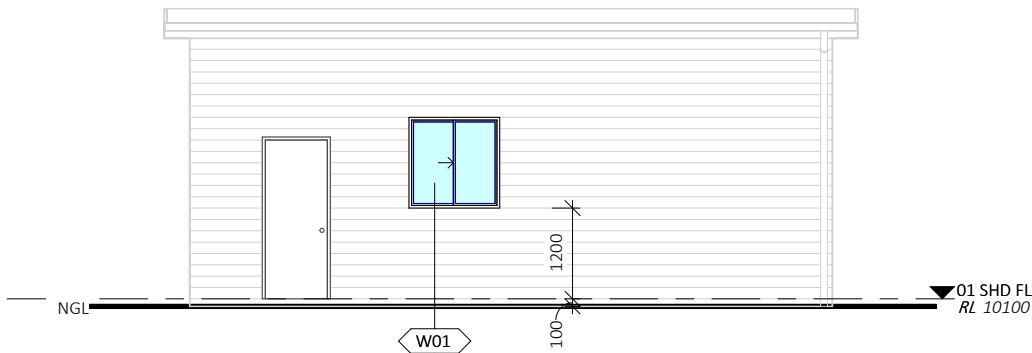
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## WEST GLAZING

1 : 100

### WINDOW GLAZING SCHEDULE

| NUMBER | ROOM          | HEIGHT | WIDTH | HEAD HEIGHT | TYPE    | CONSTRUCTION | GLAZING  | AREA                |
|--------|---------------|--------|-------|-------------|---------|--------------|----------|---------------------|
| W01    | PROPOSED SHED | 1200   | 1200  | 2400        | SLIDING | ALUMINIUM    | STANDARD | 1.44 m <sup>2</sup> |

#### GLAZING SPECIFICATIONS:

WINDOWS AND DOORS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AND DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES TO NEW GLAZING

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

#### WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING  
AS 1288 : GLASS IN BUILDINGS - SELECTION & INSTALLATION  
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING  
AS 1170-Part 2 : WIND ACTIONS  
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS  
*\*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.*

#### BUSHFIRE NOTES:

NOT APPLICABLE

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BAL - N/A

PROJECT: ALTS & ADDS

STATUS: DA PLANS

LOT No: 11 DP No: 22317

STREET: 4 LATHAM AVENUE, HARRINGTON 2427

CLIENT: KEARNEY

SHEET: 7 OF 11

GLAZING

SCALE:

1 : 100

SHEET SIZE:

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START DATE:

21.01.2025

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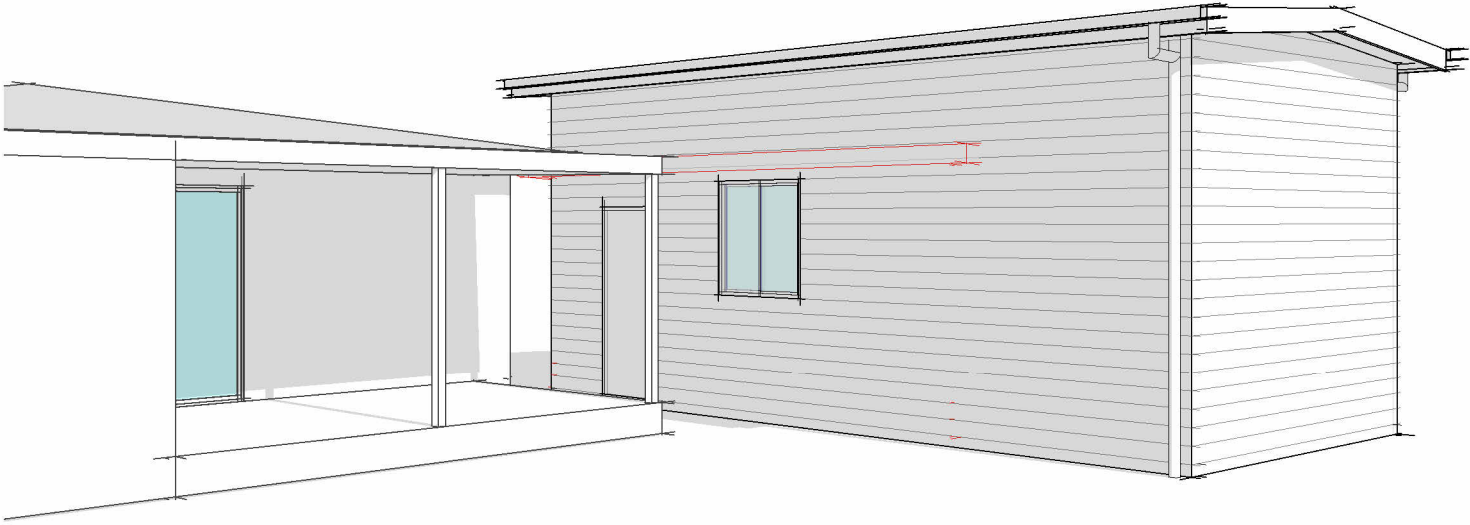
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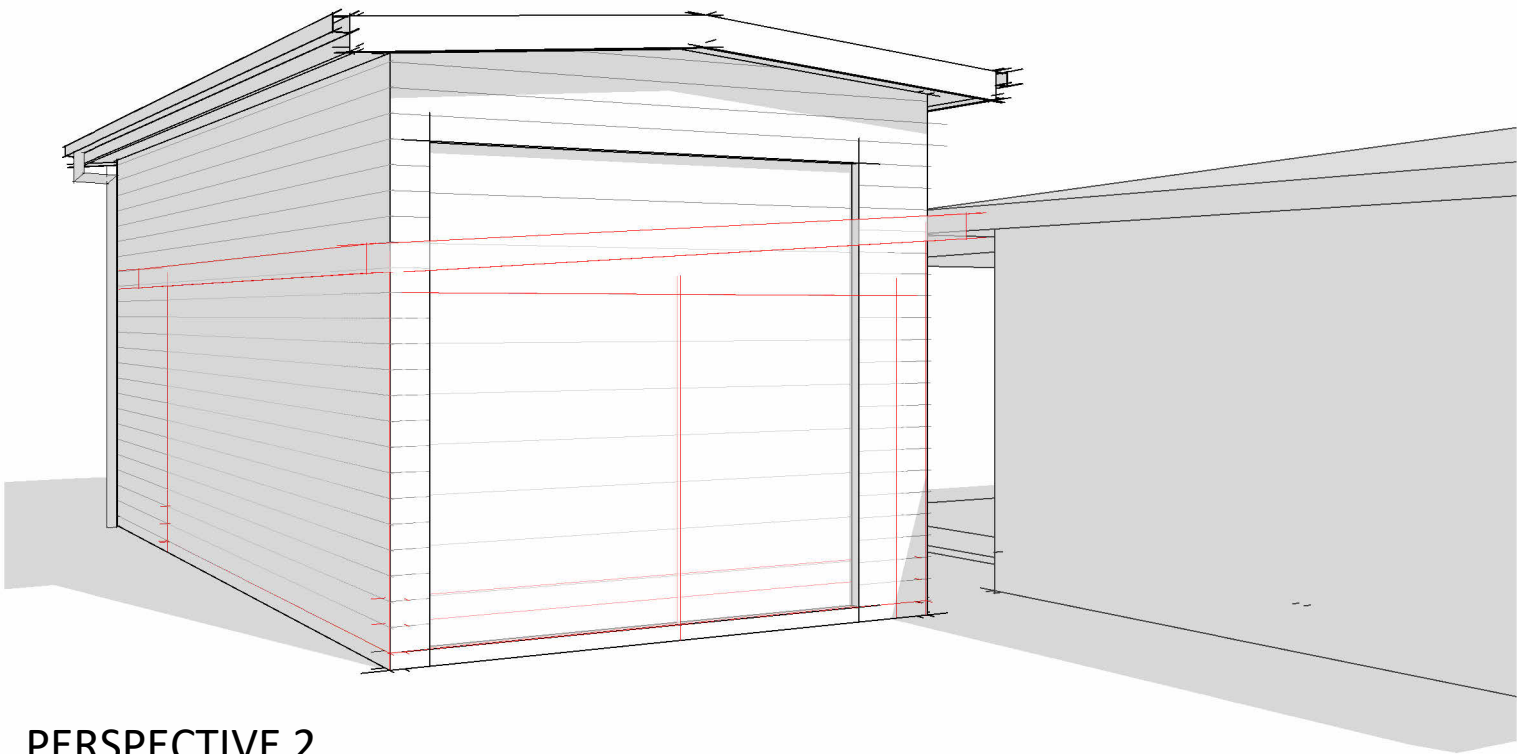
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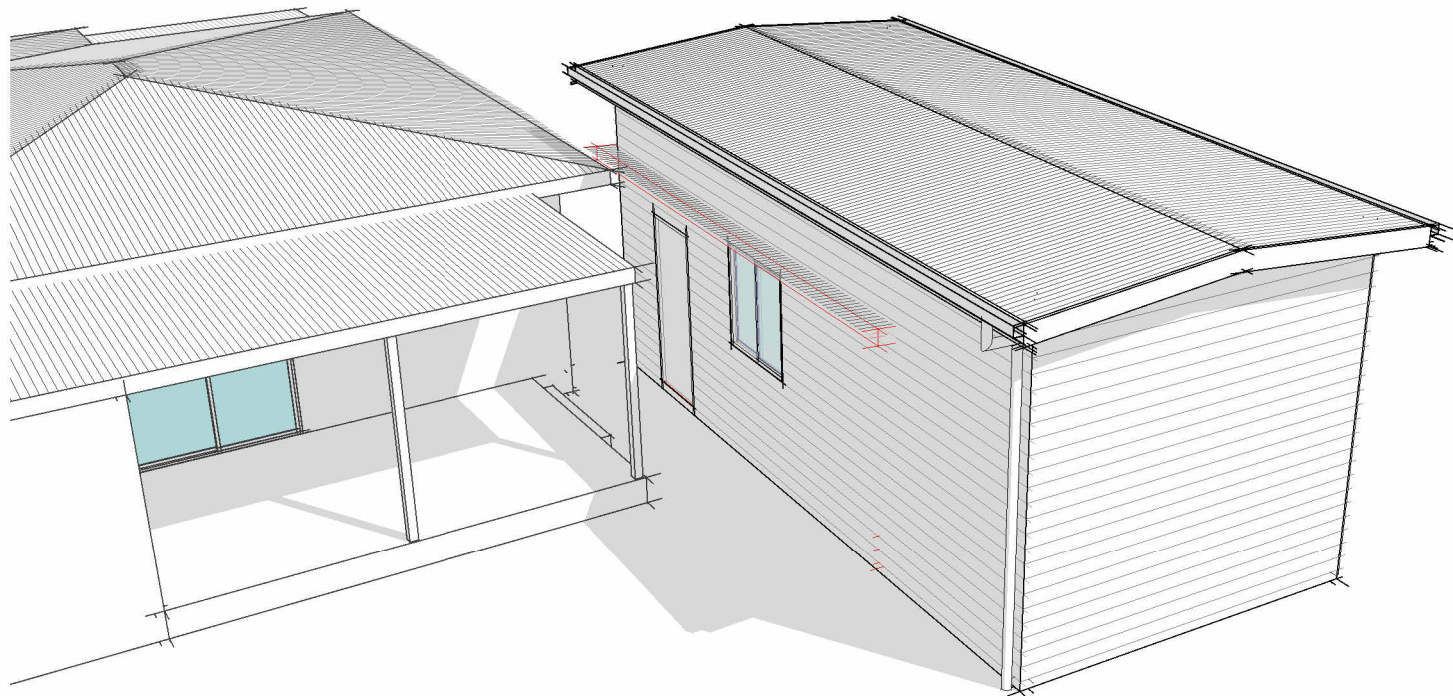




PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3