

COMPLYING DEVELOPMENT

PROPERTY DETAILS

Address: 5 Kinlyside Close, YOUNG 2594
Lot/Section/Plan No. : 24 / - / DP 1310813
Council: HILLTOPS COUNCIL

SUMMARY OF PLANNING CONTROLS

Local Environmental Plans Hilltops Local Environmental Plan 2022 (pub. 23-12-2022)
Land Zoning R1 - General Residential: (pub. 31-10-2025)
Height Of Building NA
Floor Space Ratio NA
Minimum Lot Size 700 m²
Heritage NA
Land Reservation Acquisition NA
Foreshore Building Line NA
Urban Release Area Urban Release Area



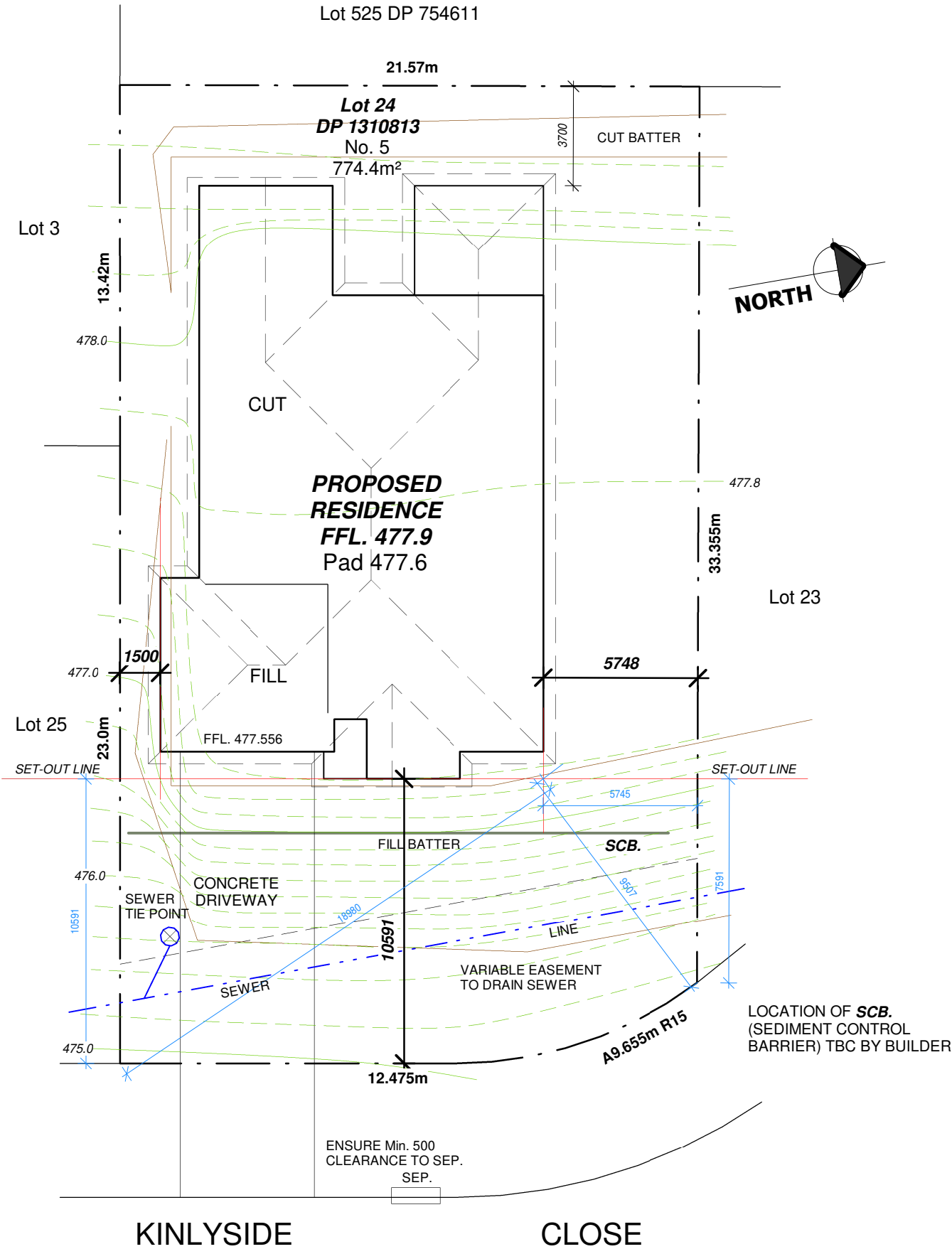
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Part 3D. INLAND CODE

DIVISION 2
Complies with clauses 3D.3 to 3D.8

DIVISION 4
3D.19 max. 8.5m Building height Complies
3D.21 (3) front setback to Min. 4.5m Complies
3D.21 (7) side setback Lot width >18m – 24m = 1.5m Complies
3D.21 (14) rear setback Lot >300m²–900m² = 3m Complies
3D.24 (1) Landscaped area Lot >600m²–900m² = 30% Complies
3D.27 (1) & (2) Carparking 1 space required Complies

DIVISION 8
3D.61 Earthworks, retaining walls and structural support Complies
3D.62 Drainage Complies

Energy Efficiency: Summary of Minimum Requirements	
Insulation Requirements	
Waffle Slab or equivalent	Nil additional
External wall insulation (excluding external garage walls)	R2.5
External garage walls	isilation paper only
Internal walls separating garage and dwelling	R2.5
Ceiling insulation	R4.0
Roof insulation	isilation paper only
Glazing	
Awning windows	
Frame type: Aluminium	Single glazed
Glass Type	Clear
U-value	6.7
SHGC range	0.54-0.60
Sliding doors	
Frame type:Aluminium	Single glazed
Glass Type	Clear
U-value	6.7
SHGC range	0.66-0.73
Glazing in Entrance Door	
Frame type: Timber	Single glazed
Glass Type	Clear
U-value	5.4
SHGC range	0.53-0.59
Water Commitments	
Rainwater tank size	2000L (connected to toilet and garden tap)
Showerheads	4 star (>6 <=7.5L/min)
Toilet	4 star
Taps	4 star
Energy Commitments	
Hot water system	Gas instant - 6 stars
Cooling system - Living	1-phase ducted - 2.5 star (cold zone)
Cooling system - Bedrooms	1-phase ducted - 2.5 star (cold zone)
Heating system - Living	1-phase ducted - 2.5 star (cold zone)
Heating system - Bedrooms	1-phase ducted - 2.5 star (cold zone)
Cooktop & Oven	Gas cooktop & electric oven
Alternative energy	Nil



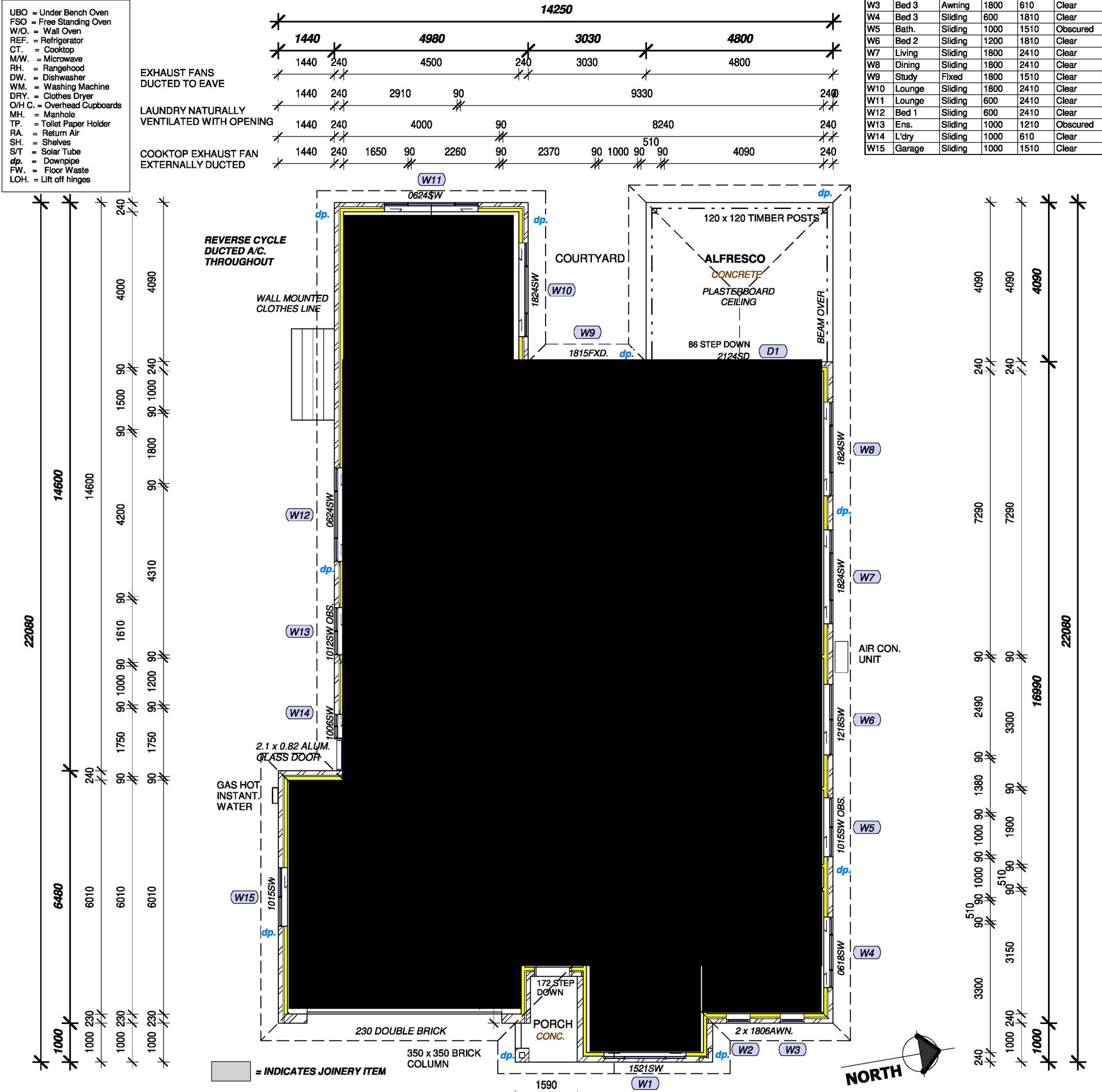
1 SITE PLAN
1 : 200

COMPLYING DEVELOPMENT

UBO = Under Bench Oven
FSO = Free Standing Oven
W/O. = Wall Oven
REF. = Refrigerator
CT. = Cooktop
M/W. = Microwave
RH. = Rangehood
DW. = Dishwasher
WM. = Washing Machine
DRY. = Clothes Dryer
O/H C. = Overhead Cupboards
MH. = Manhole
TP. = Toilet Paper Holder
RA. = Return Air
SH. = Shelves
S/T = Solar Tube
dp. = Downpipe
FW. = Floor Waste
LOH. = Lift off Hinges

Door Schedule					
Mark	Location	Type	Height	Width	Glazing
D1	Dining	Sliding	2100	2410	Clear
D2	L'dry	Hinged	2100	820	Clear

Window Schedule					
Mark	Location	Type	Height	Width	Glazing
W1	Bed 4	Sliding	1500	2110	Clear
W2	Bed 3	Awning	1800	610	Clear
W3	Bed 3	Awning	1800	610	Clear
W4	Bed 3	Sliding	600	1810	Clear
W5	Bath.	Sliding	1000	1510	Obscured
W6	Bed 2	Sliding	1200	1810	Clear
W7	Living	Sliding	1800	2410	Clear
W8	Dining	Sliding	1800	2410	Clear
W9	Study	Fixed	1800	1510	Clear
W10	Lounge	Sliding	1800	2410	Clear
W11	Lounge	Sliding	600	2410	Clear
W12	Bed 1	Sliding	600	2410	Clear
W13	Ens.	Sliding	1000	1210	Obscured
W14	L'dry	Sliding	1000	610	Clear
W15	Garage	Sliding	1000	1510	Clear



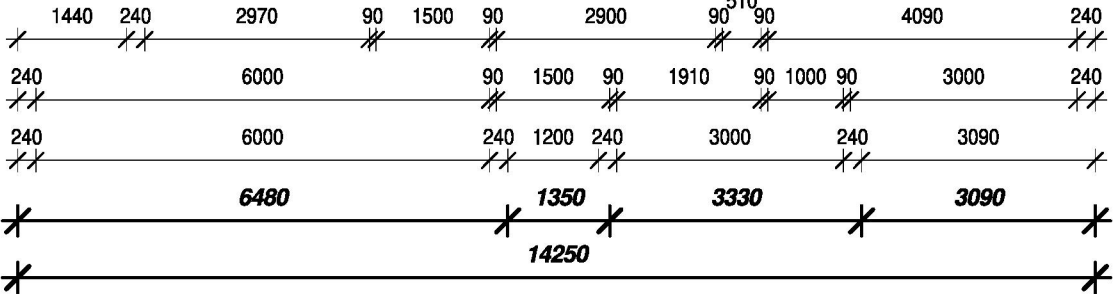
FLOOR WASTE FALLS Compliance with NCC
Housing Provisions Clause 10.2.12. & AS
3740:2021 min. 1:80. or Performance Solution

STANDARD WINDOW HEAD HEIGHT
2100 ABOVE FLOOR UNLESS NOTED

⬮ = SMOKE ALARM (TO BE INTERCONNECTED)

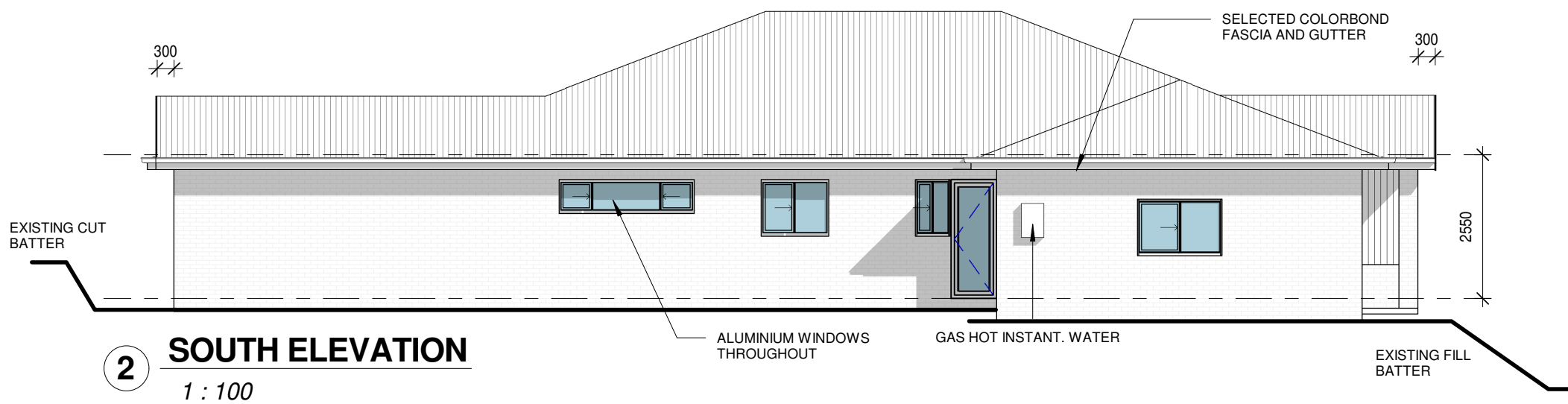
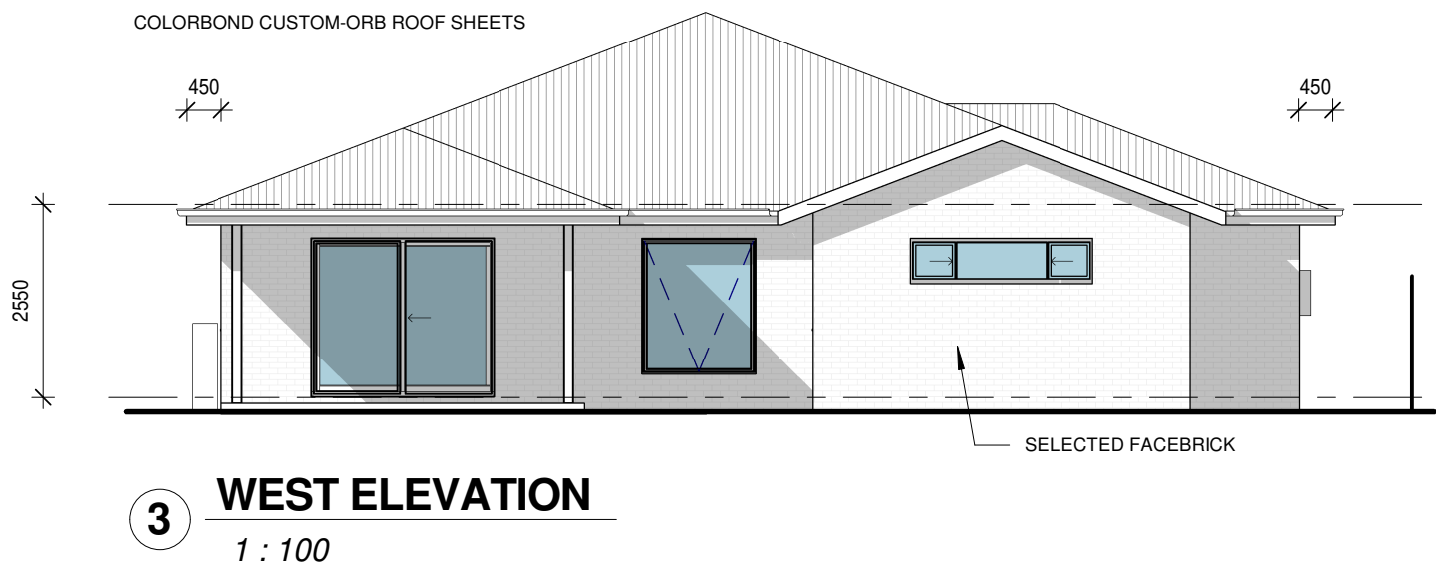
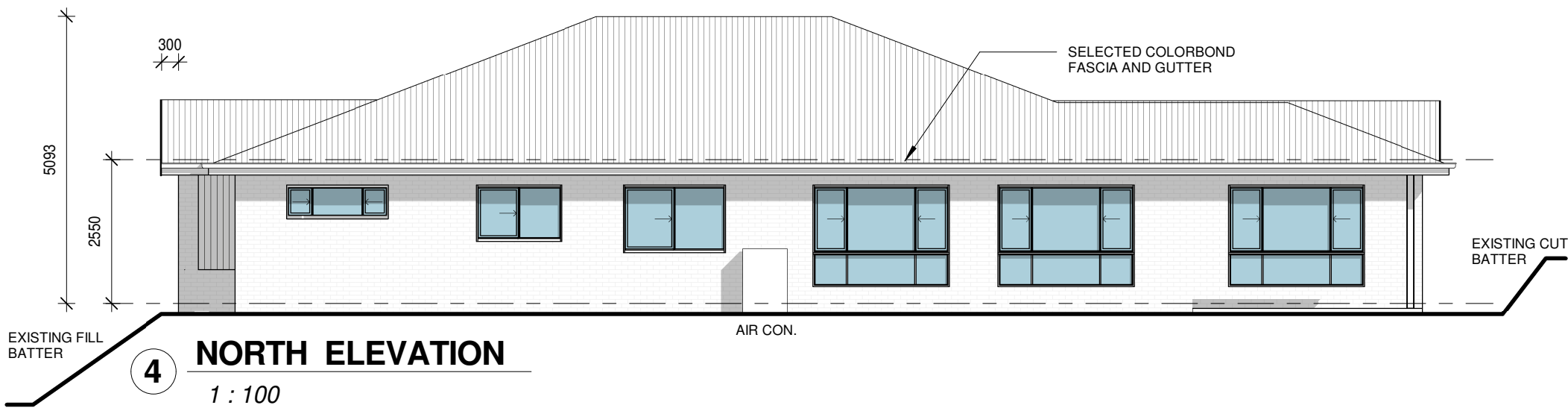
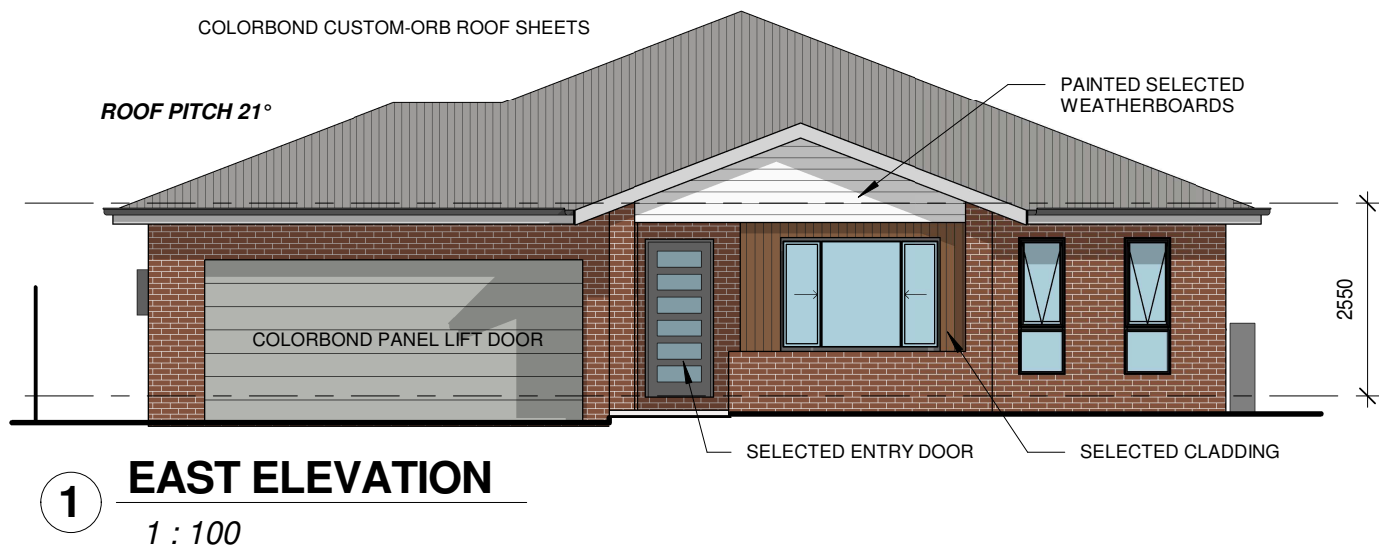
MASONRY ARTICULATION JOINTS AS PER AS
4773.2 & NCC HOUSING PROVISIONS CLAUSE
5.6.8 (VERTICAL ARTICULATION JOINTS).

LIVING = 209.8m²
GARAGE = 39.6m²
ALFRESCO = 19.6m²
PORCH = 3.0m²
TOTAL = 272.0m²
ROOF = 308m²

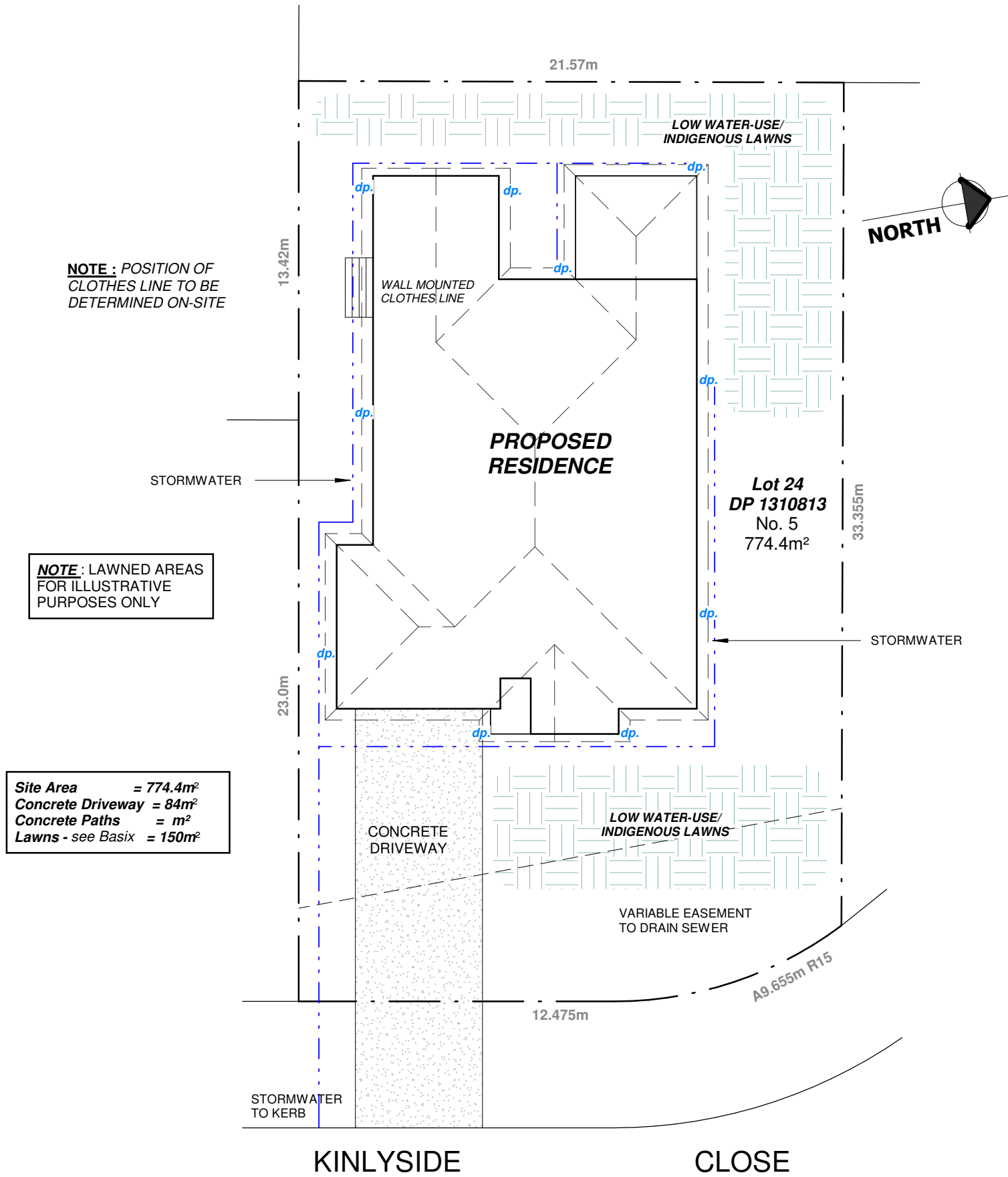


1 FLOOR PLAN
1 : 100

COMPLYING DEVELOPMENT



COMPLYING DEVELOPMENT



1 LANDSCAPE PLAN

1 : 200

