

DEVELOPMENT APPLICATION - AUGUST 2023

ADDITION AND ALTERATION

1 HALL RD, HORNSBY, NSW, 2077
CLIENT: THE JACK AND JILL KINDERGARTEN

INDEX	SURVEY PLAN	A-01
	SITE PLAN	A-02
	EXISTING GROUND FLOOR PLAN	B-01
	PROPOSED GROUND FLOOR PLAN	B-02
	PROPOSED ROOF PLAN	B-03
	EXISTING ELEVATIONS A&C	C-01
	EXISTING ELEVATIONS B&D	C-02
	PROPOSED ELEVATIONS A&B	C-03
	PROPOSED ELEVATIONS C&D	C-04
	PROPOSED SECTIONS A&B	D-01
	WINDOW SCHEDULE	G-01
	DOOR SCHEDULE	G-02

NOTES - DOCUMENTATION & REQUIREMENTS

- ROOF SYSTEM TYPE: FOR METAL CLADDED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
- W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M2. SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
- FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION: INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED;
- INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
- FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
- FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
- DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY

LEGEND:

AWN = AWNING
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BW = BOTTOM OF WALL
CON = CONCRETE
DSIL = DOOR SILL LEVEL
FCE = FENCE
GRT = GRATE
GUT = GUTTER
IL = INVERT LEVEL
NS = NATURAL SURFACE
PAV = PAVING
PP = POWER POLE
RET = RETAINING
RR = ROOF RIDGE
SHD = SHED
SMH = SEWER MANHOLE
SPT = SANDPIT
STR = STEPS
TGUT = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
TW = TOP OF WALL



TREE TYPE
Ø=TRUNK DIAMETER
H=HEIGHT
S=SPREAD DIAMETER

FULLERS AVENUE

ROAD

TUMEN SURFACE)

BOUNDARY 13.13M

2
DP.565080
1188m²

BOUNDARY 45.72M

3
DP.248173

BOUNDARY 39.52M

4
DP.248173

5
DP.248173

01 SURVEY PLAN
1:200 @A3

DEVELOPMENT APPLICATION

1:200 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO: 8333
LEVEL 1/ 93 GEORGE ST, PARRAMATTA.
TELEPHONE: (02) 8322 3077
DO NOT SCALE FROM THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS ON SITE.
EXISTING SERVICE LOCATIONS TO BE CONFIRMED ON SITE.
ALL LANDSCAPE DETAILS TO BE REFERRED TO: LANDSCAPE PLANS
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE
REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS
(GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING)
WITHOUT THE WRITTEN PERMISSION OF BOSS DESIGN PTY. LTD.
ANY LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT
FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE
TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN
BOSS DESIGN PTY. LTD. AND THE INSTRUCTING PARTY.

DATE	REV	DESCRIPTION	DRAWN BY	CHECKED BY
MAY 2023	—	DEVELOPMENT APPLICATION	WM	WK
AUG 2023	—	DEVELOPMENT APPLICATION	WM-FL	WK



Suite 3, 245-260 Parramatta Hills Rd
Parramatta NSW 2150
Email: info@bossdesign.com.au

BUILDING
DESIGN &
DRAFTING
SERVICES

ADN: 13 056 805 900
Tel: (02) 9980 2900
Fax: (02) 9980 2900



Membership No: 1657-15



Membership No: 619522



PROJECT
1 HALL RD
HORNSBY
NSW, 2077

CLIENT
THE JACK AND JILL
KINDERGARTEN

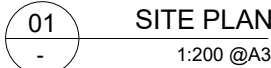
PROJECT NO
2022-001

SURVEY PLAN

A-01

ROOF SYSTEM TYPE: FOR METAL CLADDED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.

- W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M2, SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
- FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED.
- INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
- FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
- FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIS FOR SPACE CONDITIONING FOR EVERY ROOM.
- DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD
- ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY



1:200 @ A3


BDDS | BUILDING DESIGN & DRAFTING SERVICES
 Suite 3, 285-269 Parnass Hills Rd
 Thornleigh NSW 2120
 Email: info@bdds.com.au

ADRN 15 080 895 800
 Tel: (02) 9880 2463
 Fax: (02) 9880 2460

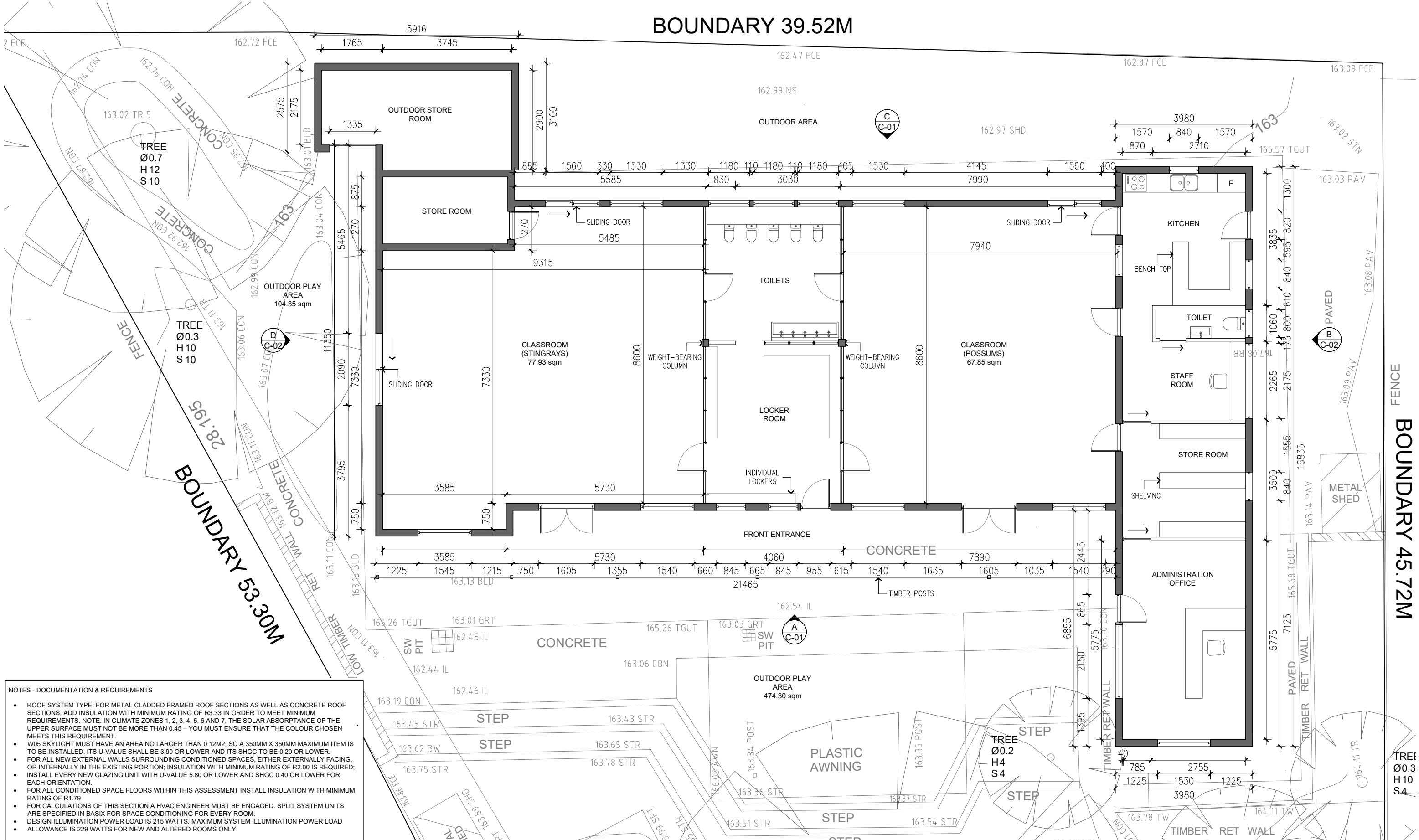

bdds BUILDING DESIGN & DRAFTING SERVICES
 Membership No: 105715


bdds BUILDING DESIGN & DRAFTING SERVICES
 Membership No: 095232



PROJECT NO
2022-001

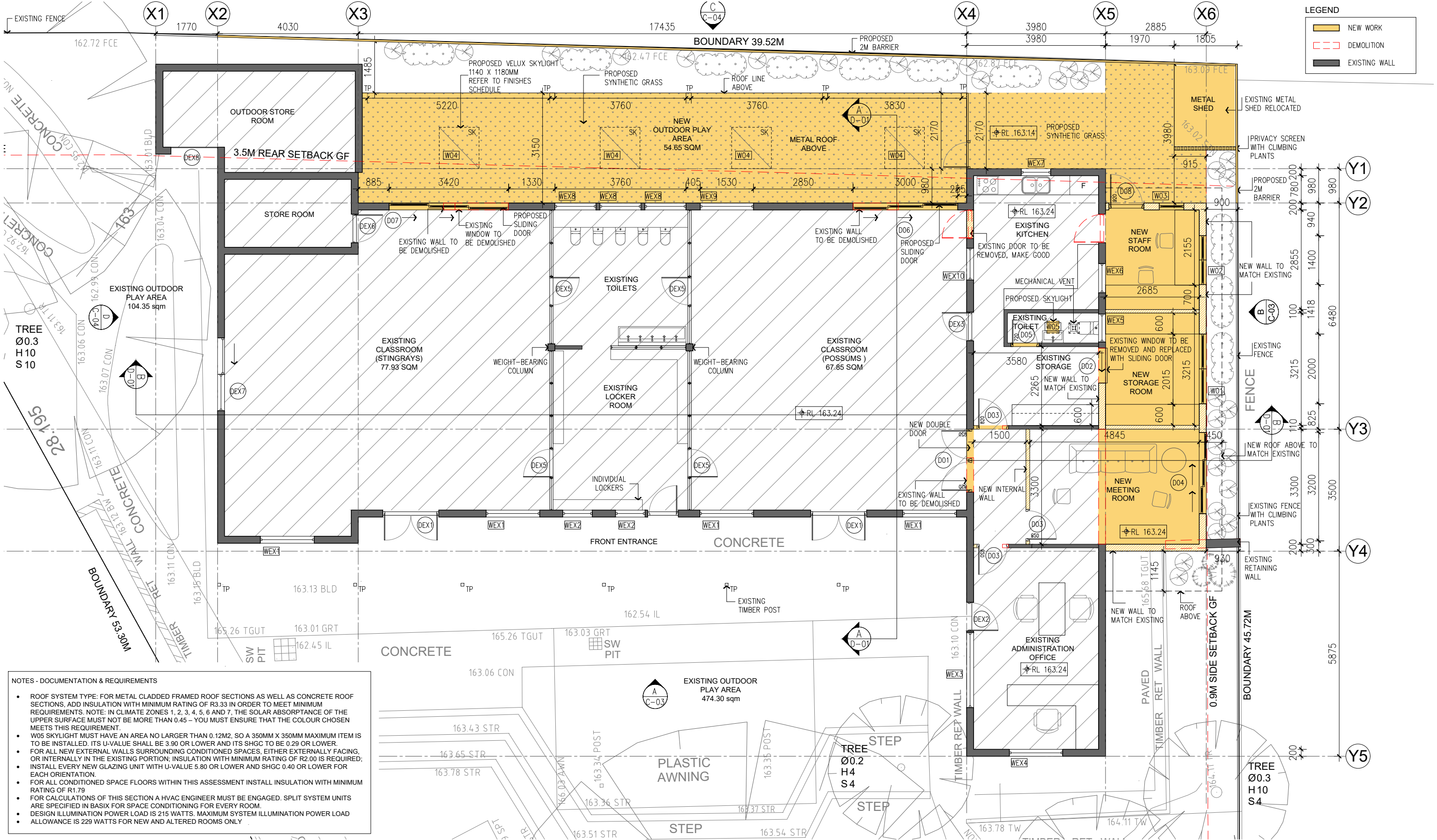
A-02



- NOTES - DOCUMENTATION & REQUIREMENTS
- ROOF SYSTEM TYPE: FOR METAL CLADDLED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
 - W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M², SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
 - FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED; INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
 - FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
 - FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
 - DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY

01 EXISTING GROUND FLOOR PLAN
1:100 @A3

DEVELOPMENT APPLICATION



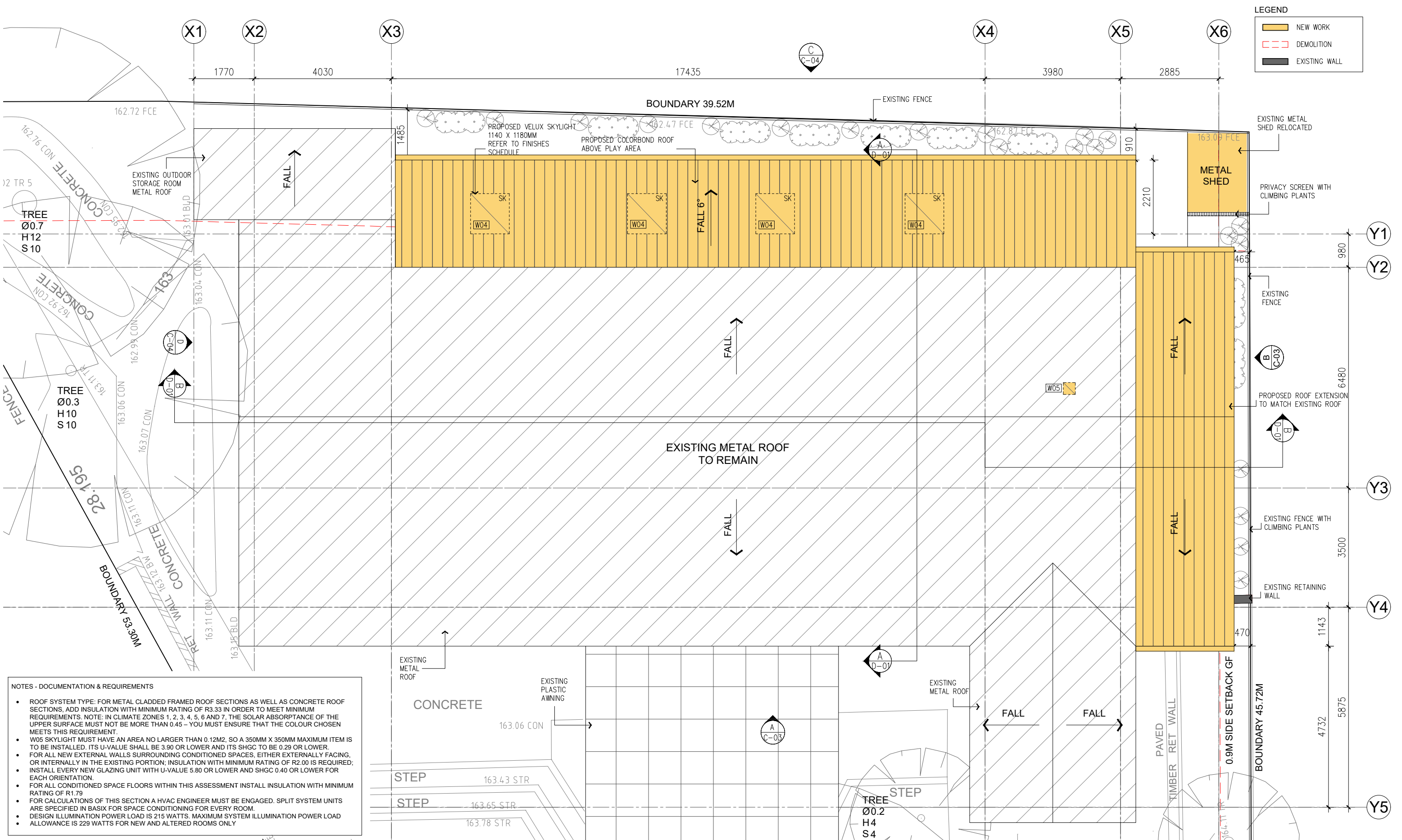
01

PROPOSED GROUND FLOOR PLAN

1:100 @A3

DEVELOPMENT APPLICATION

1:100 @ A3



- NOTES - DOCUMENTATION & REQUIREMENTS
- ROOF SYSTEM TYPE: FOR METAL CLAPPED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS. ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
 - W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M², SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
 - FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED;
 - INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
 - FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
 - FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
 - DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY

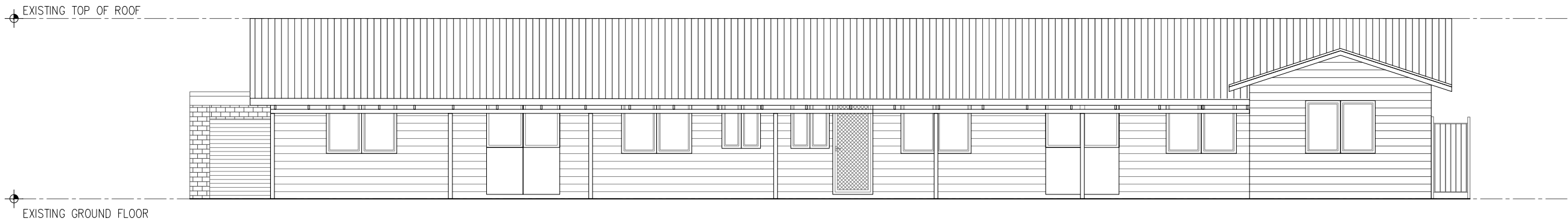
01 PROPOSED ROOF PLAN
1:100@A3

DEVELOPMENT APPLICATION

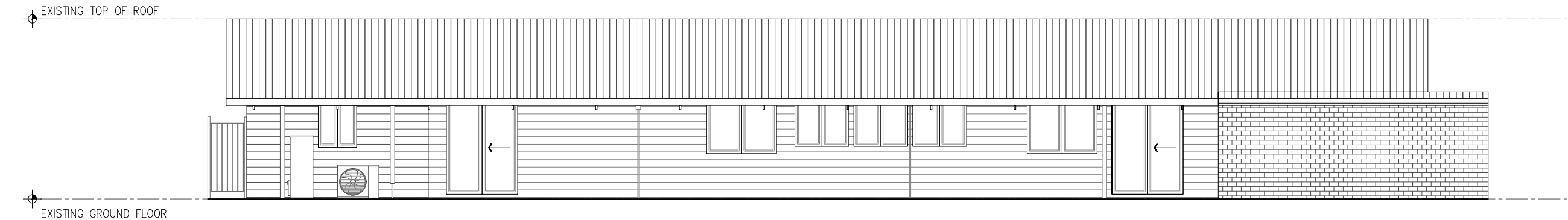
1:100 @ A3

NOTES - DOCUMENTATION & REQUIREMENTS

- ROOF SYSTEM TYPE: FOR METAL CLADDED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
- W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M2, SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
- FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED;
- INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
- FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
- FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
- DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY



01 EXISTING ELEVATION A
- 1:100 @A3



02 EXISTING ELEVATION C
- 1:100 @A3

DEVELOPMENT APPLICATION

1:100 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO: 8383
LEVEL 11 93 GEORGE ST, PARRAMATTA,
TELEPHONE: (02) 8322 3077
DO NOT SCALE FROM THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS ON SITE.
EXISTING SERVICE LOCATIONS TO BE CONFIRMED ON SITE.
ALL LANDSCAPE DETAILS TO BE REFERRED TO: LANDSCAPE PLANS
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE
REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS
(GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPYING)
WITHOUT THE WRITTEN PERMISSION OF BOSS DESIGN PTY. LTD
ANY LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT
FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE
TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN
BOSS DESIGN PTY. LTD. AND THE INSTRUCTING PARTY

DATE	REV	DESCRIPTION	DRAWN BY	CHECKED BY
MAY 2023	-	DEVELOPMENT APPLICATION	WM	WK
AUG 2023	-	DEVELOPMENT APPLICATION	WM-FL	WK



PROJECT
1 HALL RD
HORNSBY
NSW, 2077

CLIENT
THE JACK AND JILL
KINDERGARTEN

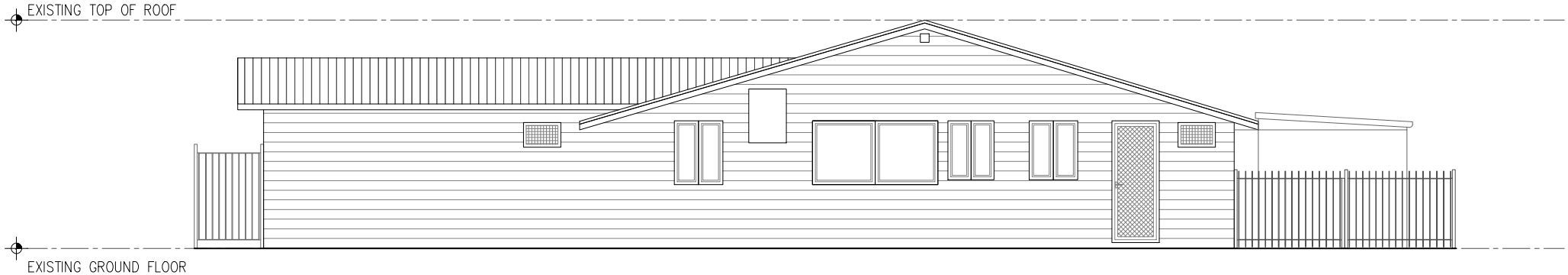
PROJECT NO
2022-001

EXISTING ELEVATIONS A&C
FRONT & REAR

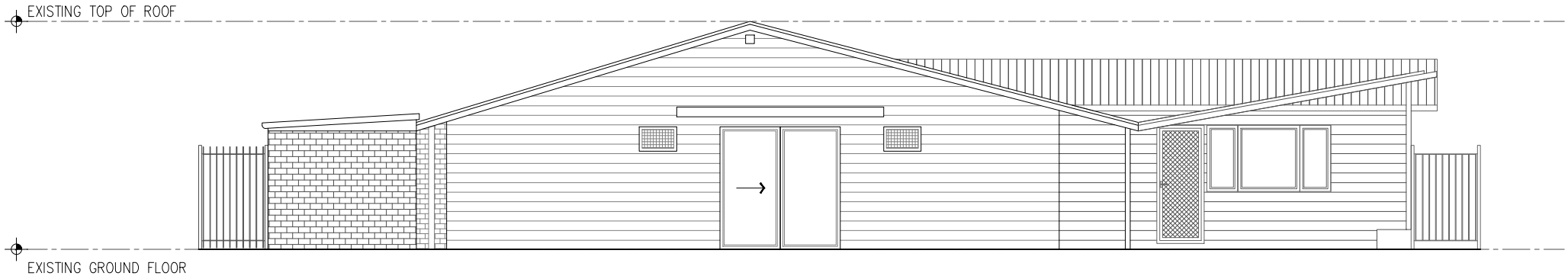
C-01

NOTES - DOCUMENTATION & REQUIREMENTS

- ROOF SYSTEM TYPE: FOR METAL CLADDED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
- W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M2, SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
- FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED;
- INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
- FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
- FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
- DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY



01 EXISTING ELEVATION B
- 1:100 @A3



02 EXISTING ELEVATION D
- 1:100 @A3

DEVELOPMENT APPLICATION

1:100 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO. 5353
LEVEL 1/83 GEORGE ST, PARRAMATTA.
TELEPHONE: (02) 8322 3077
DO NOT SCALE FROM THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS ON SITE.
EXISTING SERVICE LOCATIONS TO BE CONFIRMED ON SITE.
ALL LANDSCAPE DETAILS TO BE REFERRED TO LANDSCAPE PLANS.
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE
REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS
(GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPIING)
WITHOUT THE WRITTEN PERMISSION OF BOSS DESIGN PTY. LTD.
ANY LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT
FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE
TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN
BOSS DESIGN PTY. LTD. AND THE INSTRUCTING PARTY.

DATE	REV	DESCRIPTION	DRAWN BY	CHECKED BY
MAY 2023	-	DEVELOPMENT APPLICATION	WM	WK
AUG 2023	-	DEVELOPMENT APPLICATION	WM-FL	WK



BDDS
BUILDING
DESIGN &
DRAFTING
SERVICES

Suite 3, 245-265 Parramatta Hills Rd
Parramatta NSW 2150
Email: info@bdds.com.au



bdc
BUILDING
DESIGN
CENTRE
MEMBERSHIP No. 1827-15

ADN 13 056 805 935
Tel: (02) 9690 2163
Fax: (02) 9690 2160


Mastercraft No. 619532

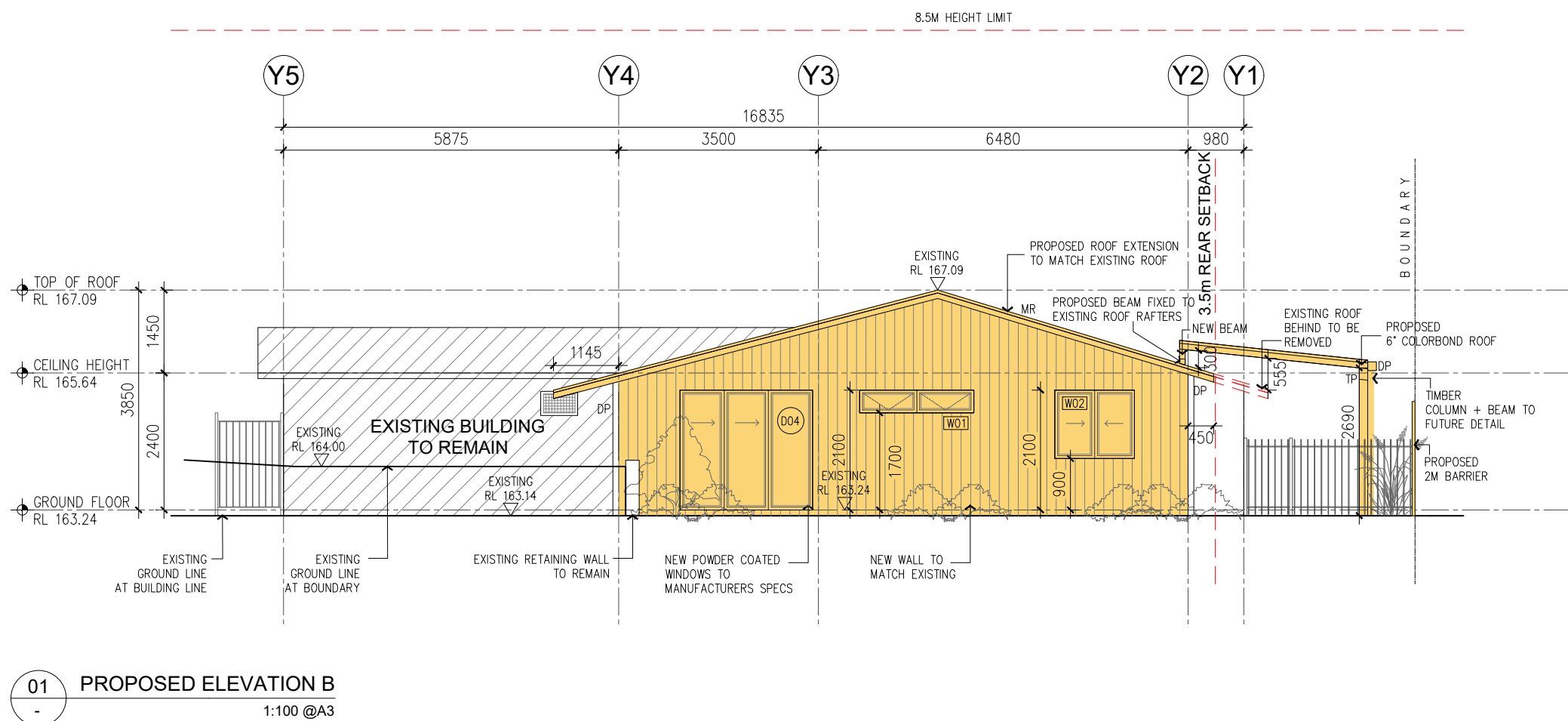
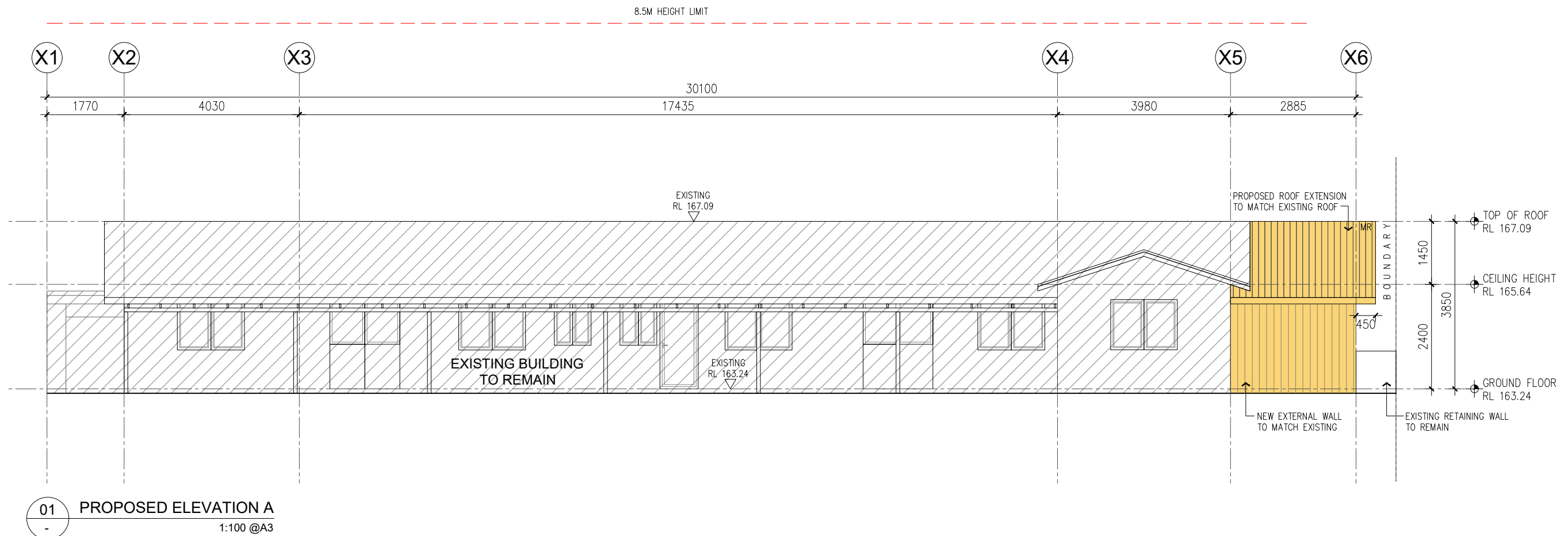
PROJECT
1 HALL RD
HORNSBY
NSW, 2077

CLIENT
THE JACK AND JILL
KINDERGARTEN

PROJECT NO
2022-001

EXISTING ELEVATIONS B&D
SIDE

C-02



NOTES - DOCUMENTATION & REQUIREMENTS

- ROOF SYSTEM TYPE: FOR METAL CLADDED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
- W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M², SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
- FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED;
- INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
- FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
- FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
- DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD
- ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY

DEVELOPMENT APPLICATION

100 @ A3

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO: 8353
FUEL 1/13 GEORGE STREET, PARRAMATTA
TELEPHONE (02) 8322 3077

DO NOT SCALE FROM THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS ON SITE.
EXISTING SURFACE LOCATIONS TO BE CONFIRMED ON SITE.
ALL INFORMATION IS REFERRED TO LANDSCAPE PLANS
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE
REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS
GRAPHIC, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPIING)
WITHOUT THE WRITTEN PERMISSION OF BOSS DESIGN PTY LTD
ALL LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT
FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE
TERMS OF THE AGREEMENT OR REFERRED AGREEMENT BETWEEN
BOSS DESIGN PTY. LTD. AND THE INSTRUCTING PARTY.

[illegible]

**BUILDING
DESIGN &
DRAFTING
SERVICES**

ADN 13 090 805 809
Tel: (12) 6980 2103
Fax: (12) 6980 2100



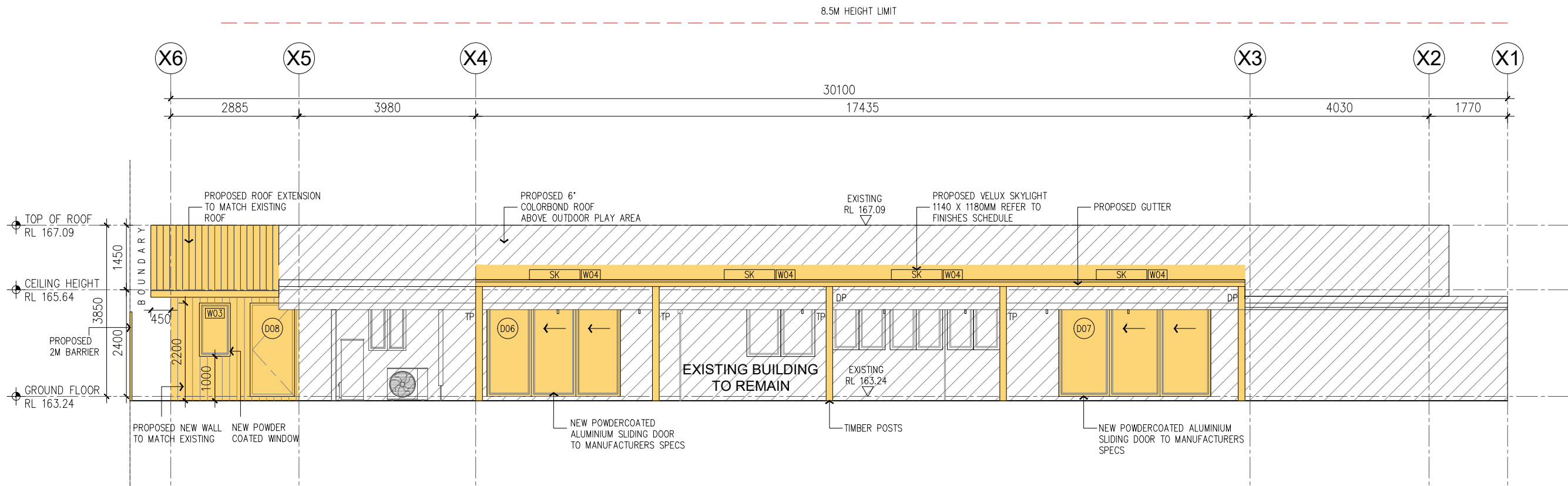
PROJECT
**1 HALL RD
HORNSBY
NSW, 2077**

CLIENT
**THE JACK AND JILL
KINDERGARTEN**

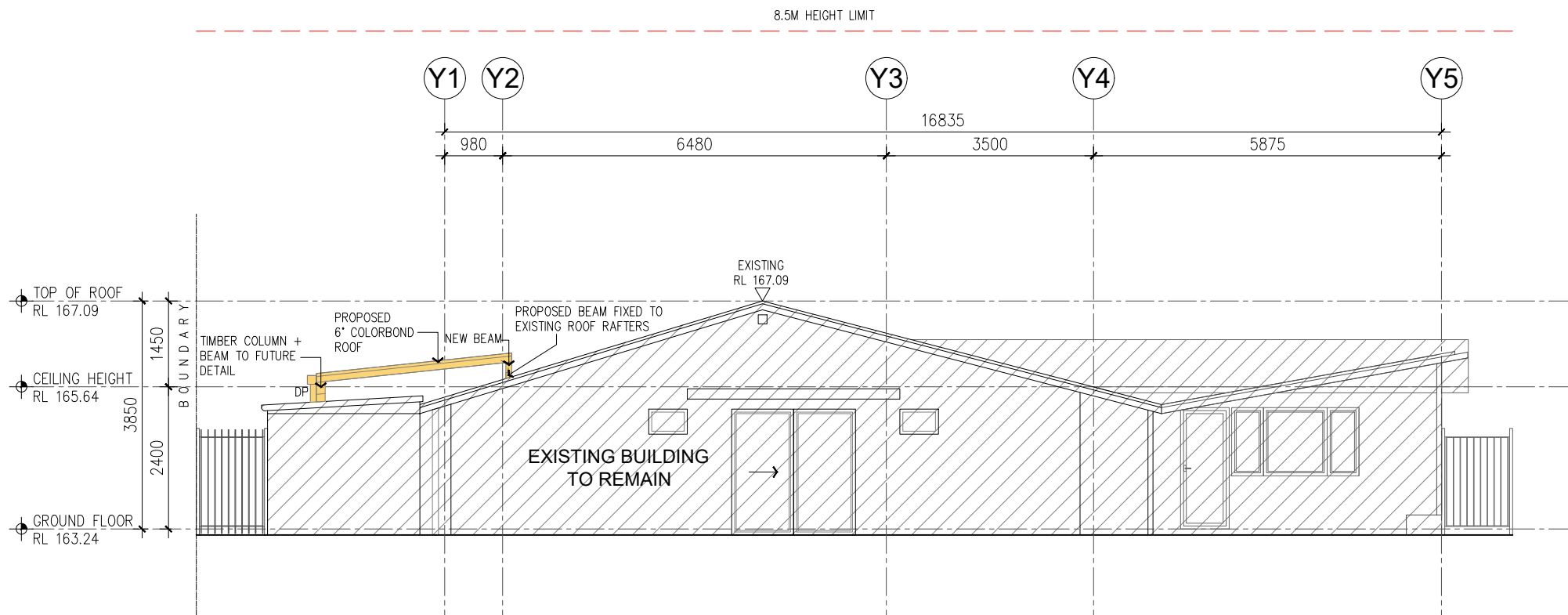
PROJECT NO
2022-001

**PROPOSED ELEVATION A&B
NORTH AND WEST ELEVATION**

C-03



01 PROPOSED ELEVATION C
-
1:100 @A3



02 PROPOSED ELEVATION D
-
1:100 @A3

- NOTES - DOCUMENTATION & REQUIREMENTS
- ROOF SYSTEM TYPE: FOR METAL CLADDED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
 - W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M2, SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
 - FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED; INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
 - FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
 - FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
 - DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY

DEVELOPMENT APPLICATION

1:100 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO: 8383
LEVEL 1/93 GEORGE ST, PARRAMATTA,
TELEPHONE: (02) 8322 3077
DO NOT SCALE FROM THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS ON SITE.
EXISTING SERVICE LOCATIONS TO BE CONFIRMED ON SITE.
ALL LANDSCAPE DETAILS TO BE REFERRED TO: LANDSCAPE PLANS
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE
REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS
(GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPYING)
WITHOUT THE WRITTEN PERMISSION OF BOSS DESIGN PTY. LTD.
ANY LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT
FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE
TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN
BOSS DESIGN PTY. LTD. AND THE INSTRUCTING PARTY.

DATE	REV	DESCRIPTION	DRAWN BY	CHECKED BY
MAY 2023	-	DEVELOPMENT APPLICATION	WM-FL	WK
AUG 2023	-	DEVELOPMENT APPLICATION	WM-FL	WK



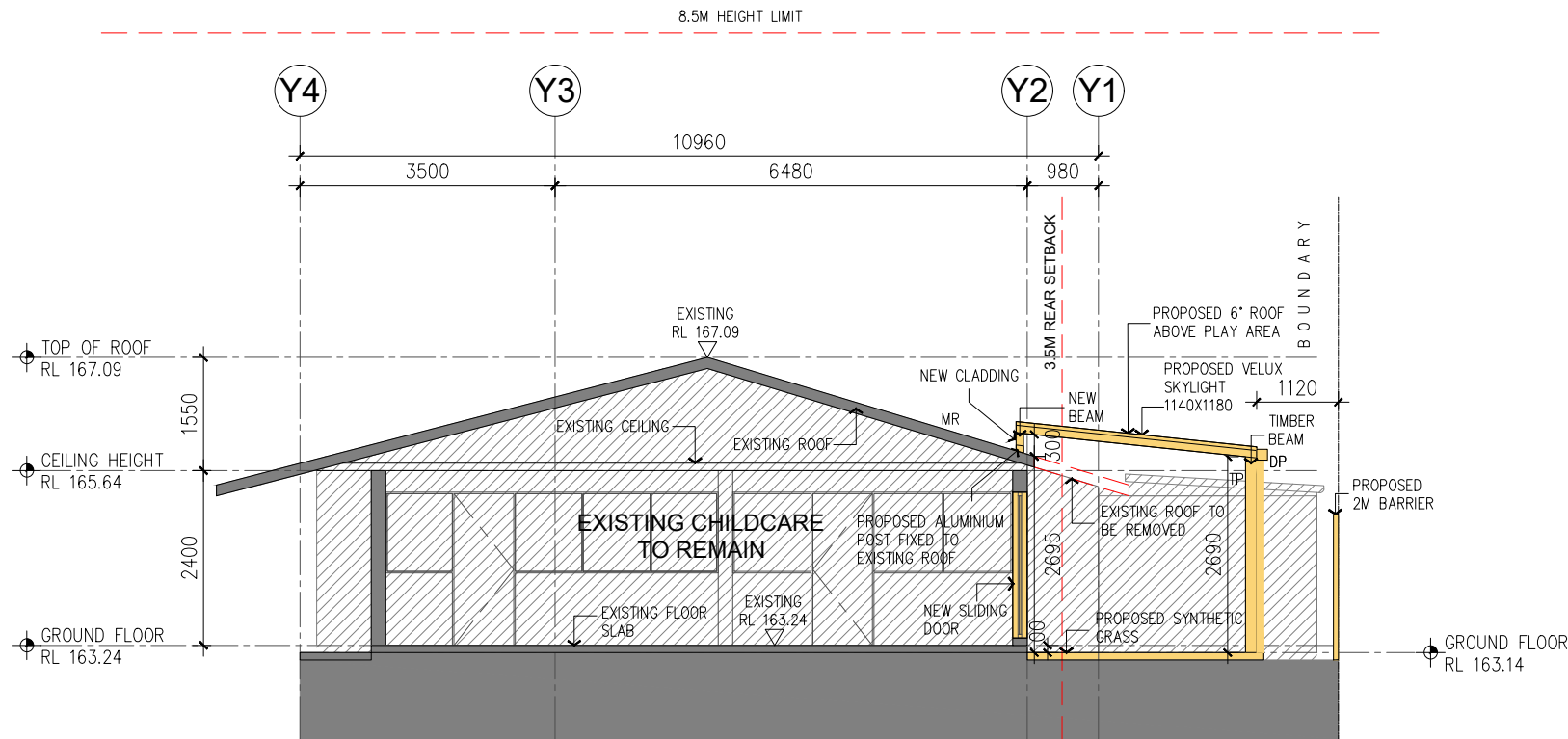
PROJECT
1 HALL RD
HORNSBY
NSW, 2077

CLIENT
THE JACK AND JILL
KINDERGARTEN

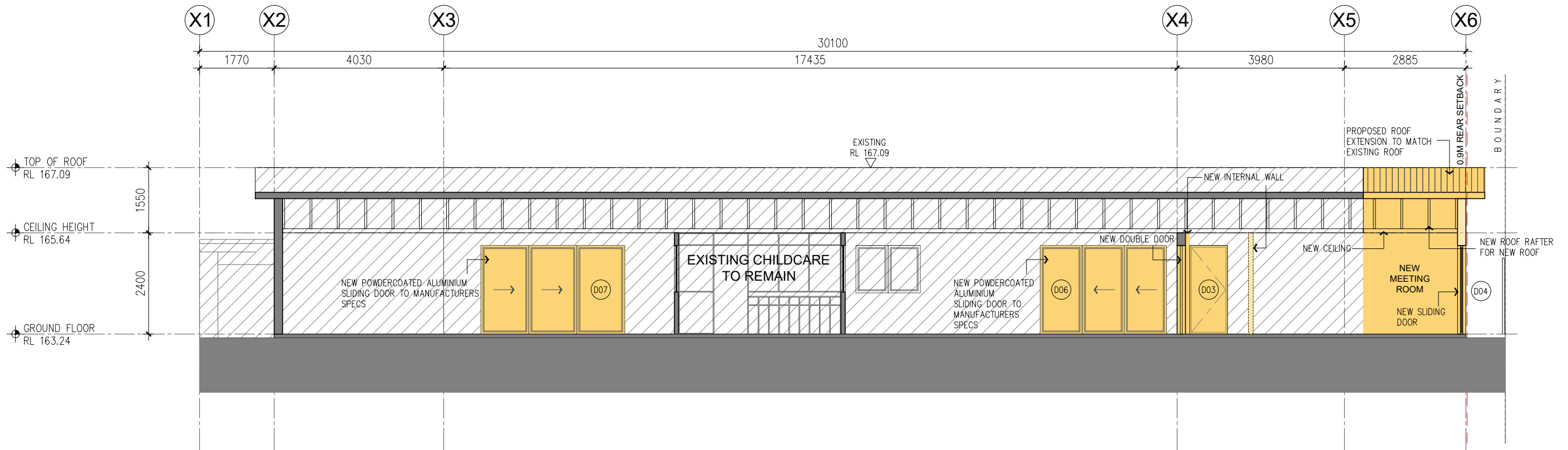
PROJECT NO
2022-001

PROPOSED ELEVATION C&D
SOUTH AND EAST ELEVATIONS

C-04



01 PROPOSED SECTION A
- 1:100 @A3



02 PROPOSED SECTION B
- 1:100 @A3

- NOTES - DOCUMENTATION & REQUIREMENTS
- ROOF SYSTEM TYPE: FOR METAL CLADDED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
 - W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M2, SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED. ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
 - FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED;
 - INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
 - FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
 - FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
 - DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY

DEVELOPMENT APPLICATION

1:100 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO: 8383
LEVEL 1/93 GEORGE ST, PARRAMATTA,
TELEPHONE: (02) 8322 3077
DO NOT SCALE FROM THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS ON SITE.
EXISTING SERVICE LOCATIONS TO BE CONFIRMED ON SITE.
ALL LANDSCAPE DETAILS TO BE REFERRED TO: LANDSCAPE PLANS
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE
REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS
(GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING)
WITHOUT THE WRITTEN PERMISSION OF BOSS DESIGN PTY. LTD.
ANY LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT
FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE
TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN
BOSS DESIGN PTY. LTD. AND THE INSTRUCTING PARTY.

DATE	REV	DESCRIPTION	DRAWN BY	CHECKED BY
MAY 2023	-	DEVELOPMENT APPLICATION	WM	WK
AUG 2023	-	DEVELOPMENT APPLICATION	WM-FL	WK



PROJECT
1 HALL RD
HORNSBY
NSW, 2077

CLIENT
THE JACK AND JILL
KINDERGARTEN

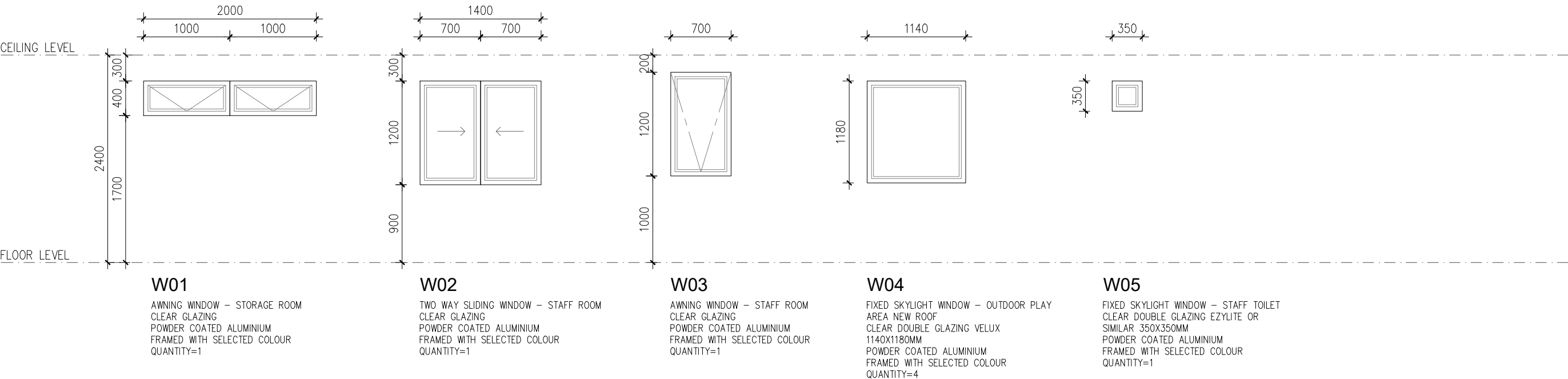
PROJECT NO
2022-001

PROPOSED SECTIONS A & B

D-01

NOTES - DOCUMENTATION & REQUIREMENTS

- ROOF SYSTEM TYPE: FOR METAL CLADDED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
- W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M2, SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED, ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
- FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED;
- INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
- FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
- FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
- DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY



01 WINDOW SCHEDULE
- 1:50 @A3

DEVELOPMENT APPLICATION

1:50 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO: 8383
LEVEL 11 93 GEORGE ST, PARRAMATTA,
TELEPHONE: (02) 8332 3077
DO NOT SCALE FROM THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS ON SITE.
EXISTING SERVICE LOCATIONS TO BE CONFIRMED ON SITE.
ALL LANDSCAPE DETAILS TO BE REFERRED TO: LANDSCAPE PLANS
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE
REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS
(GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPYING)
WITHOUT THE WRITTEN PERMISSION OF BOSS DESIGN PTY. LTD.
ANY LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT
FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE
TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN
BOSS DESIGN PTY. LTD. AND THE INSTRUCTING PARTY

DATE	REV	DESCRIPTION	DRAWN BY	CHECKED BY
MAY 2023	-	DEVELOPMENT APPLICATION	WM	WK
AUG 2023	-	DEVELOPMENT APPLICATION	WM-FL	WK



BDDS

Building Design & Drafting Services

Suite 5, 245-260 Parramatta Hills Rd
The Hills NSW 2128
Email: info@bdds.com.au

ADN 13 056 805 905
Tel: (02) 9690 2163
Fax: (02) 9690 2160



bdds

Building Design & Drafting Services

Membership No: 1627-15



Membership No: 619532



PROJECT
1 HALL RD
HORNSBY
NSW, 2077

CLIENT
THE JACK AND JILL
KINDERGARTEN

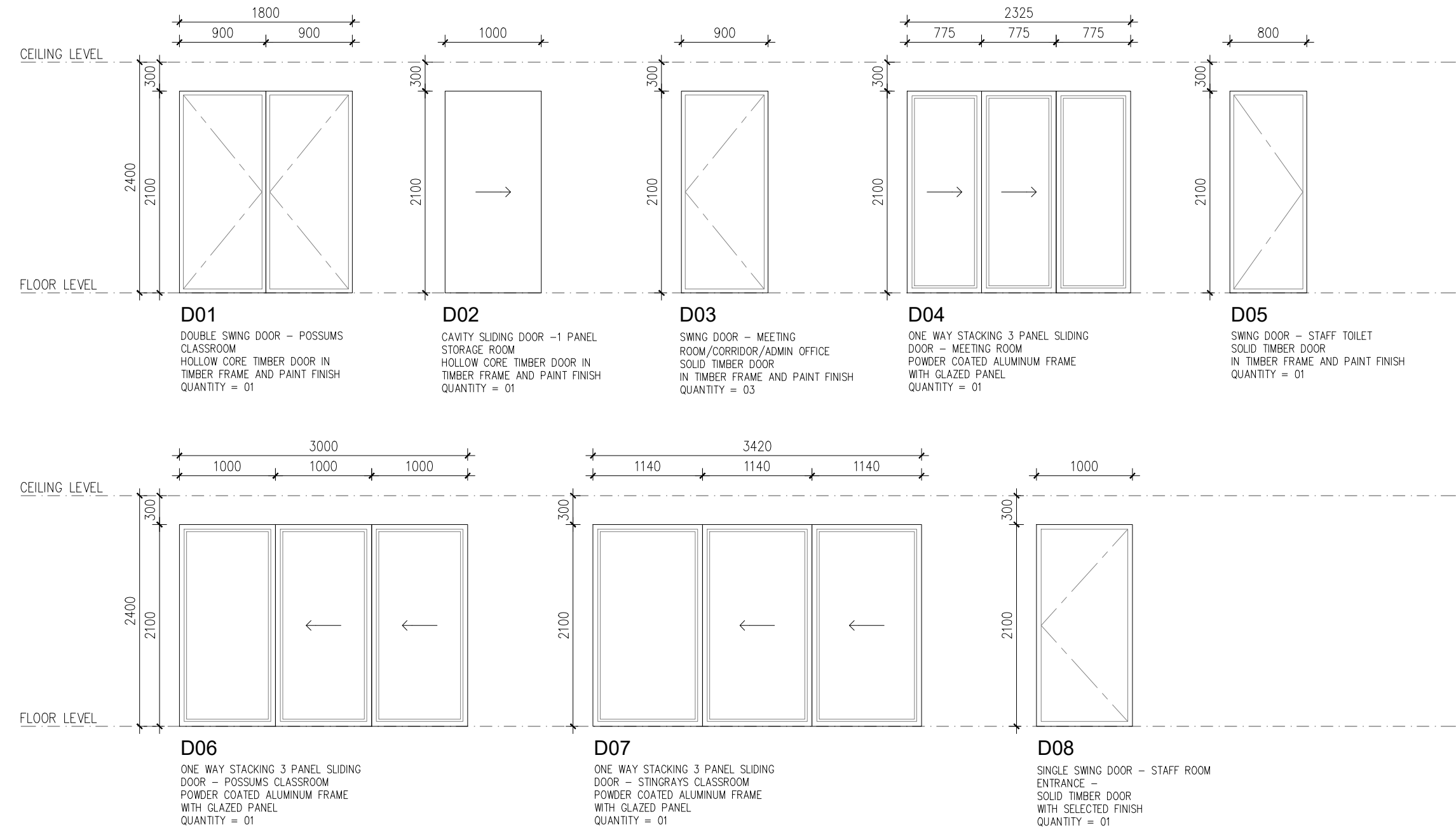
PROJECT NO
2022-001

WINDOW SCHEDULE

G-01

NOTES - DOCUMENTATION & REQUIREMENTS

- ROOF SYSTEM TYPE: FOR METAL CLADDLED FRAMED ROOF SECTIONS AS WELL AS CONCRETE ROOF SECTIONS, ADD INSULATION WITH MINIMUM RATING OF R3.33 IN ORDER TO MEET MINIMUM REQUIREMENTS. NOTE: IN CLIMATE ZONES 1, 2, 3, 4, 5, 6 AND 7, THE SOLAR ABSORPTANCE OF THE UPPER SURFACE MUST NOT BE MORE THAN 0.45 – YOU MUST ENSURE THAT THE COLOUR CHOSEN MEETS THIS REQUIREMENT.
- W05 SKYLIGHT MUST HAVE AN AREA NO LARGER THAN 0.12M2, SO A 350MM X 350MM MAXIMUM ITEM IS TO BE INSTALLED, ITS U-VALUE SHALL BE 3.90 OR LOWER AND ITS SHGC TO BE 0.29 OR LOWER.
- FOR ALL NEW EXTERNAL WALLS SURROUNDING CONDITIONED SPACES, EITHER EXTERNALLY FACING, OR INTERNALLY IN THE EXISTING PORTION; INSULATION WITH MINIMUM RATING OF R2.00 IS REQUIRED;
- INSTALL EVERY NEW GLAZING UNIT WITH U-VALUE 5.80 OR LOWER AND SHGC 0.40 OR LOWER FOR EACH ORIENTATION.
- FOR ALL CONDITIONED SPACE FLOORS WITHIN THIS ASSESSMENT INSTALL INSULATION WITH MINIMUM RATING OF R1.79
- FOR CALCULATIONS OF THIS SECTION A HVAC ENGINEER MUST BE ENGAGED. SPLIT SYSTEM UNITS ARE SPECIFIED IN BASIX FOR SPACE CONDITIONING FOR EVERY ROOM.
- DESIGN ILLUMINATION POWER LOAD IS 215 WATTS. MAXIMUM SYSTEM ILLUMINATION POWER LOAD ALLOWANCE IS 229 WATTS FOR NEW AND ALTERED ROOMS ONLY



01 DOOR SCHEDULE
1:50 @A3

DEVELOPMENT APPLICATION

1:50 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO: 8383
LEVEL 1/ 93 GEORGE ST, PARRAMATTA.
TELEPHONE: (02) 8322 3077
DO NOT SCALE FROM THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS ON SITE.
EXISTING SERVICE LOCATIONS TO BE CONFIRMED ON SITE.
ALL LANDSCAPE DETAILS TO BE REFERRED TO: LANDSCAPE PLANS
ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE
REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS
(GRAPHIC, ELECTRONIC OR MECHANICAL INCLUDING PHOTOCOPYING)
WITHOUT THE WRITTEN PERMISSION OF BOSS DESIGN PTY. LTD.
ANY LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT
FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE
TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN
BOSS DESIGN PTY. LTD. AND THE INSTRUCTING PARTY

DATE	REV	DESCRIPTION	DRAWN BY	CHECKED BY
MAY 2023	–	DEVELOPMENT APPLICATION	WM	WK
AUG 2023	–	DEVELOPMENT APPLICATION	WM-FL	WK



PROJECT
1 HALL RD
HORNSBY
NSW, 2077

CLIENT
THE JACK AND JILL
KINDERGARTEN

PROJECT NO
2022-001

DOOR SCHEDULE

G-02