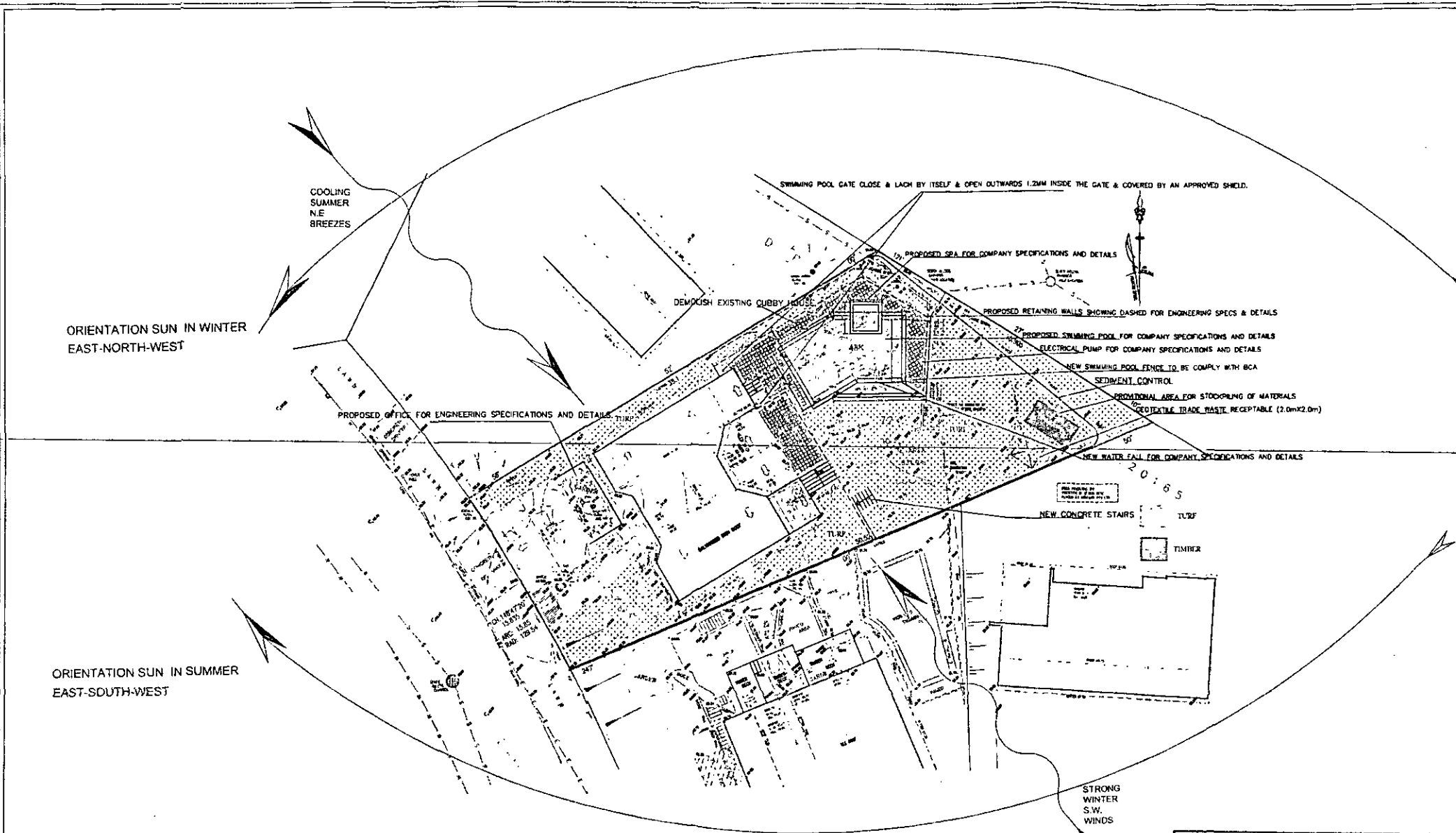


BUSHFIRE- SECTION 3: CONSTRUCTION GENERAL

SUGGESTIONS

- * Open eaves that expose rafters should be enclosed with fire retardant soffit (eaves lining).
- * Vents should not be located in soffits
- * All guttering should be metal guards (or designed) to prevent build up of debris.
- Vents and Weepholes & Gaps**
Requires vents and weep holes to be protected with fine metal mesh (Aluminum mesh is not used).
- Windows**
Level two requires: The openable part of window, including louvres, be screened with fine metal mesh, (aluminum mesh not used in window screens).
- Doors—Sliding doors**
Sliding doors shall comply with one of the following:
(a) They shall be protected by a bushfire shutter that complies with Clause 8.5.1 or
(b) They shall comply with the following:
(i) Both the door frame supporting the sliding door and the framing surrounding any glazing shall be metal.
(ii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.
(iii) Where sliding doors incorporate glazing, the glazing shall be toughened glass minimum 6 mm and both the fixed and openable portions of doors shall be screened externally with screens that comply with Clause 8.5.1A.
(iv) Seals to stiles, head and sills or thresholds shall be manufactured from materials with a flammability index no greater than 5 or from silicone.
(v) Sliding doors shall be tight-fitting in the frames.
- Gutters and downpipes**
Level two requires: Materials used to stop debris collecting are non-combustible.
- Water and Gas service pipes**
All level require that water and gas pipes be metal.
- Roof-mounted evaporative cooling units**
Requires all openings must be protected with fine metal mesh, and the outer case of the unit be non-combustible.
- Roof ventilators**
Require all components to be non-combustible and all openings to be protected with fine metal mesh.
- Roofs**
Sheet roofs be fully sarked & non-combustible.
Sheet roofing be metal or fibrous cement and all gaps be sealed whatever the roof material.
The eaves and fascias are non-combustible.
- External structures**
External walls
Walls shall be one of the following:
(a) Walls made from non-combustible material (e.g., full masonry, brick veneer, mud brick, concrete, aerated concrete).
(b) Timber-framed or steel-framed walls that are sarked on the outside of the frame and clad with—
(i) fibre-cement external cladding, a minimum of 9 mm in thickness; or
(ii) steel sheeting; or
(iii) a combination of items (i) and (ii) above.
(c) A system complying with AS 1530.8.1.
(d) A combination of any of items (a), (b) or (c) above.
- Joints**
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butted to prevent gaps greater than 3 mm. Alternatively, sarking-type material may be applied over the frame prior to fixing any external cladding.
- Elevated floors**
Unenclosed outdoor spaces
The bearers, joists and flooring, shall—
(a) be non-combustible, or
(b) have the underside of the combustible elements of the floor system protected with a non-combustible material (e.g., fibre-cement sheet or metal sheet); or
(c) be a system complying with AS 1530.8.1; or
(d) be a combination of any of items (a), (b) or (c) above.
- Decking**
Decking, stair treads and the trafficable surfaces of ramps and landings shall be—
(a) non-combustible material; or
(b) a system complying with AS 1530.8.1; or
(c) a combination of items (a) and (b) above.



GENERAL NOTES:
 ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAILS.
 EXTERNAL RL TO CIVIL ENGINEER'S DRAWING.
 SELF-CONTAINED SMOKE ALARM REQUIREMENTS IN ACCORDANCE WITH CLAUSE 9 OF SPECIFICATION E 1.7 OF B.C.A.
 ALL ASPECTS OF THE BUILDING WORK SHALL COMPLY WITH THE RELEVANT PROVISIONS OF THE LOCAL GOVERNMENT REGULATIONS 1993 AND BUILDING CODE OF AUSTRALIA.

- EROSION AND SEDIMENT CONTROLS:**
- 1- RETAIN AS MUCH VEGETATION AS POSSIBLE DURING CONSTRUCTION
 - 2- INSTALL SEDIMENT FENCE EXTENT INDICATED ON DRAWING
 - 3- CHECK SEDIMENT FENCE DAILY AND ENSURE FENCE IS MAINTAINED IN WORKING ORDER
 - 4- ANY STOCKPILING OF SOILS AND MATERIALS TO BE WITHIN SEDIMENT CONTROLLED AREA. COVER LOOSE MATERIALS.
 - 5- ALL TRENCHES TO BE FILLED AND COMPACTED UPON COMPLETION OF WORKS
 - 6- WASTE RECEPTILES SUFFICIENT FOR THE WORKS TO BE PROVIDED ON SITE AT ALL TIMES
 - 7- ROOF GUTTERING AND DOWNPIPES ARE TO BE CONNECTED TO COUNCIL APPROVED DRAINAGE SYSTEM
 - 8- SWEEP THE ROAD EVERY DAY AND DISPOSE OF WASTE MATERIAL ON SITE.
 - 9- PROTECT ALL STORMWATER ENTRY POINTS WITH APPROVED FILTRATION DEVICE.

**THIS PLAN IS TO BE READ
 IN CONJUNCTION WITH
 DA 2010 / 1061
 WARRINGAH COUNCIL**

**WARRINGAH COUNCIL
 SYSTEM SCANNED
 02 SEP 2010
 20___/**

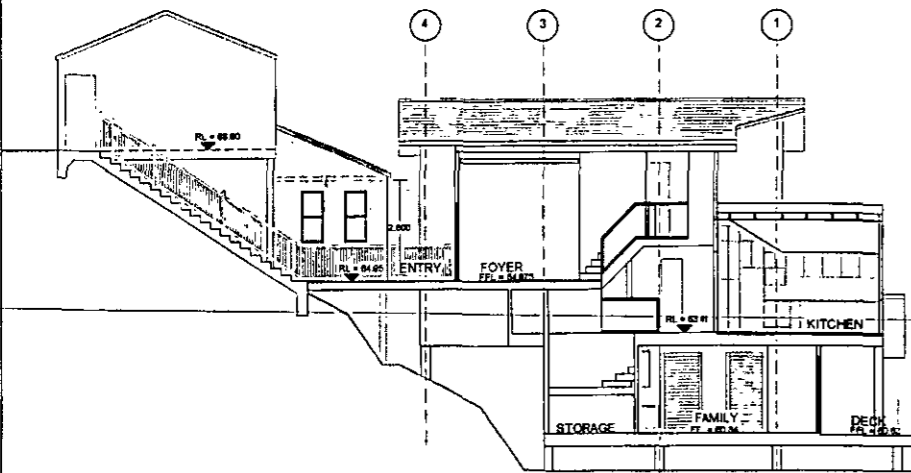
SITE AREA = 831.9 sqm	
EXISTING FLOOR SPACE RATIO IS 0.26 =1	
EXISTING SITE COVERAGE AREA : 33.2 %	276sqm
EXISTING MID LEVEL AREA	= 119.00 sqm
EXISTING UPPER LEVEL AREA	= 52.00 sqm
EXISTING LOWER LEVEL AREA	= 47.00 sqm
EXISTING DOUBLE GARAGE AREA	= 41.00 sqm
EXISTING PORCH & TERRACES	= 49.80 sqm
EXISTING TOTAL FLOOR AREA	= 218.00 sqm
PROPOSED FLOOR SPACE RATIO IS 0.36 =1	
PROPOSED SITE COVERAGE AREA : 45.2 %	376sqm
PROPOSED MID LEVEL AREA	= 148.00 sqm
PROPOSED LOWER LEVEL AREA	= 91.00 sqm
AREA NOT AFFECTED BY ALT & ADD	
UPPER LEVEL AREA	= 52.00 sqm
DOUBLE GARAGE AREA	= 41.00 sqm
PROPOSED TOTAL FLOOR AREA	= 289.00 sqm
EXISTING LANDSCAPE AREA 556 sqm	= 66.8 %
PROPOSED LANDSCAPE AREA 456sqm	= 54.8 %

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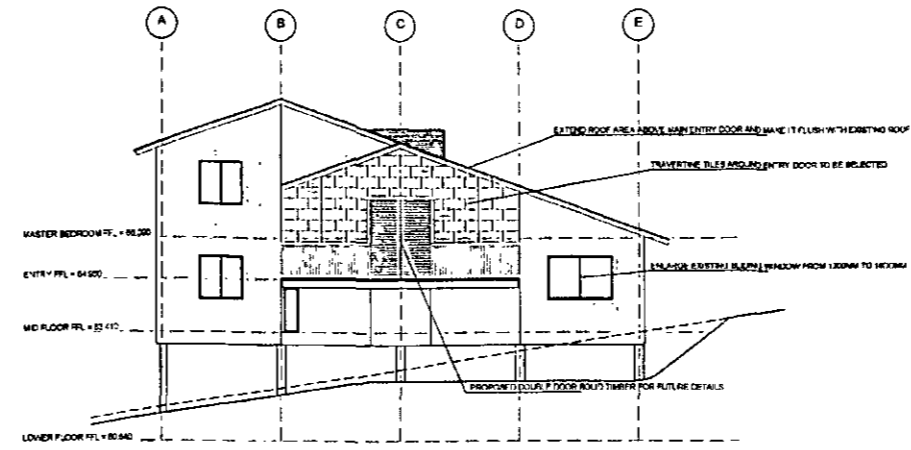
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This document not to be used for construction unless signed for construction. Contractors to verify all dimensions on site prior to construction. Figured dimensions to be taken in preference to scaled drawings.			

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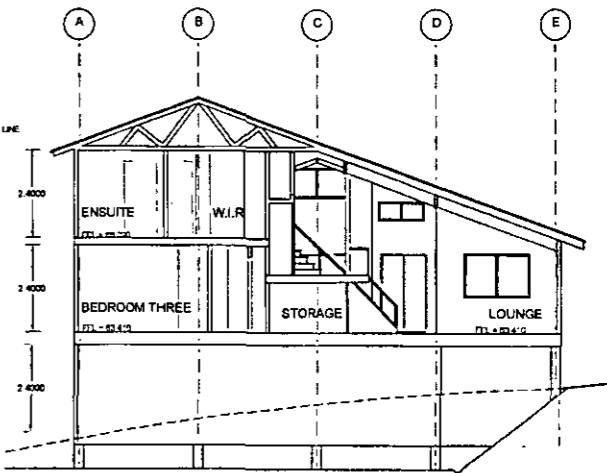
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DRAWN:	A BARAKAT	SCALE:	1/200	CLIENT:	MR & MRS CROTT
PLOT DATE:	25-06-2010	DRAWING No.	100.01	ADDRESS:	4 TIPPERARY AVE KILLARNEY HEIGHTS
ISSUE	A	TITLE:	PROPOSED SITE ANALYSIS PLAN		



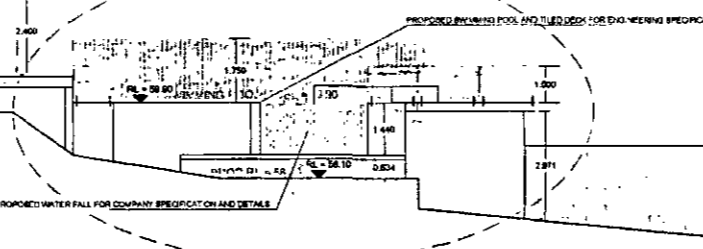
SECTION A-A



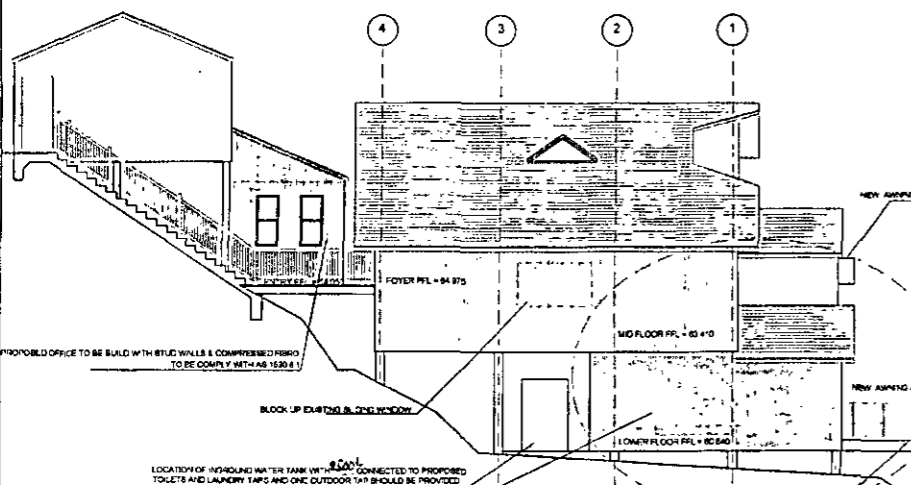
SOUTH WEST ELEVATION



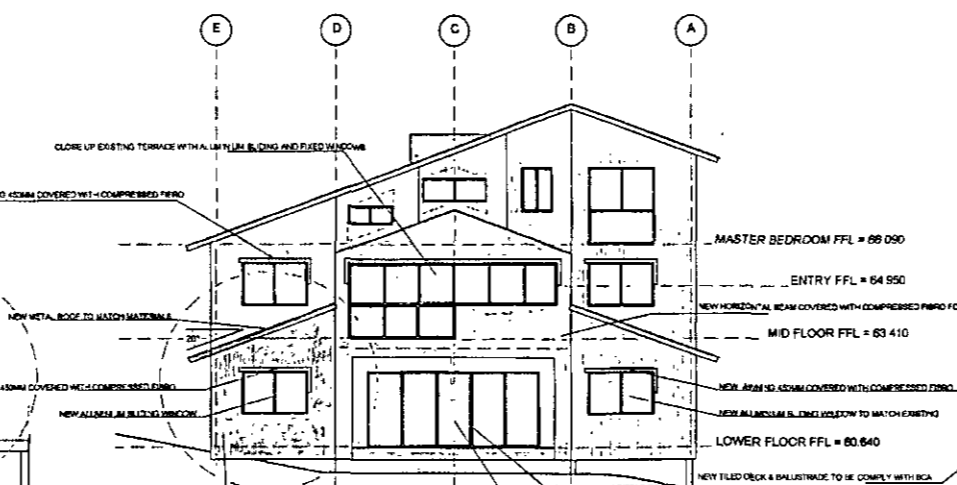
SECTION B-B



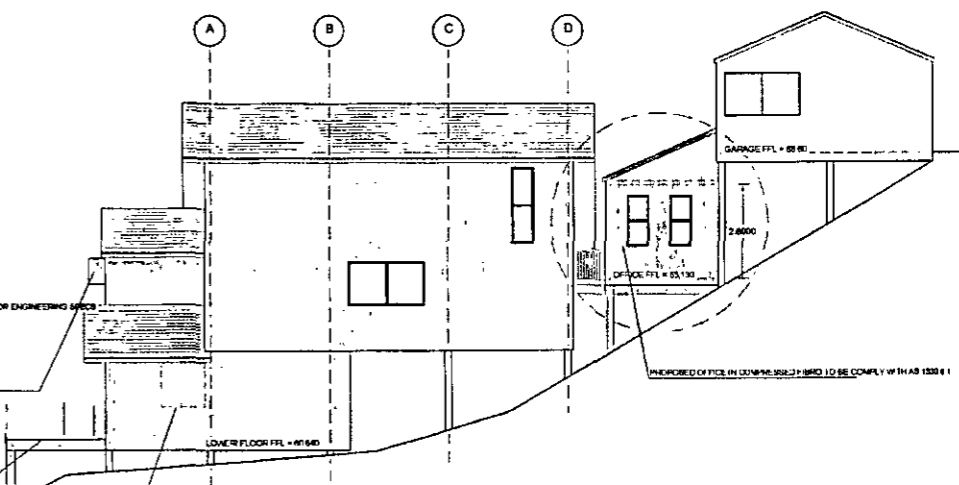
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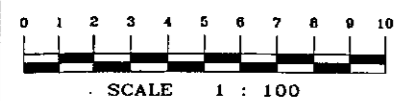
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SCALE 1 : 100

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ISSUE	AMENDMENTS	DATE	AMENDMENTS

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FILE:	2S-CROTT	JOB NO:	1003256	PROJECT:	TWO STOREY HOUSE
DRAWN:	A BARAKAT	SCALE:	1/100	CLIENT:	MR & MRS CROTT
PLOT DATE:	27-06-2010	DRAWING No:	100.03	ADDRESS:	4 TIPPERARY AVE KILLARNEY HEIGHTS
		ISSUE:	A	TITLE:	PROPOSED FOUR ELEVATIONS & SECTIONS

WARRINGAH COUNCIL
SCANNED
02 SEP 2010
20 /