

NOTE: DRAINAGE TO BE CONNECTED TO EXISTING HOUSE FROM PROPOSED NEW DOWN PIPES FOR NEW BALCONY ROOF.

SITE PLAN 1:200

AREA ANALYSIS

SITE AREA	730.00M2
EXISTING: DWELLING	247.60M2
PROPOSED	
GROUND FLOOR BALCONY	37.84M2
FIRST FLOOR BALCONY	38.62M2
TOTAL PROPOSED	76.46M2
SOFT LANDSCAPE TO REMAIN UNCHANGED	
PRIVATE OPEN SPACE REMAIN UNCHANGED	

No	Date	Description	By

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CLIENT JULIE

JOB DECK/BALCONY

TITLE: DA

DATE: 12/10/22

SHEET: 1

ADDRESS 4 CURRA CLOSE - FRENCHS FOREST

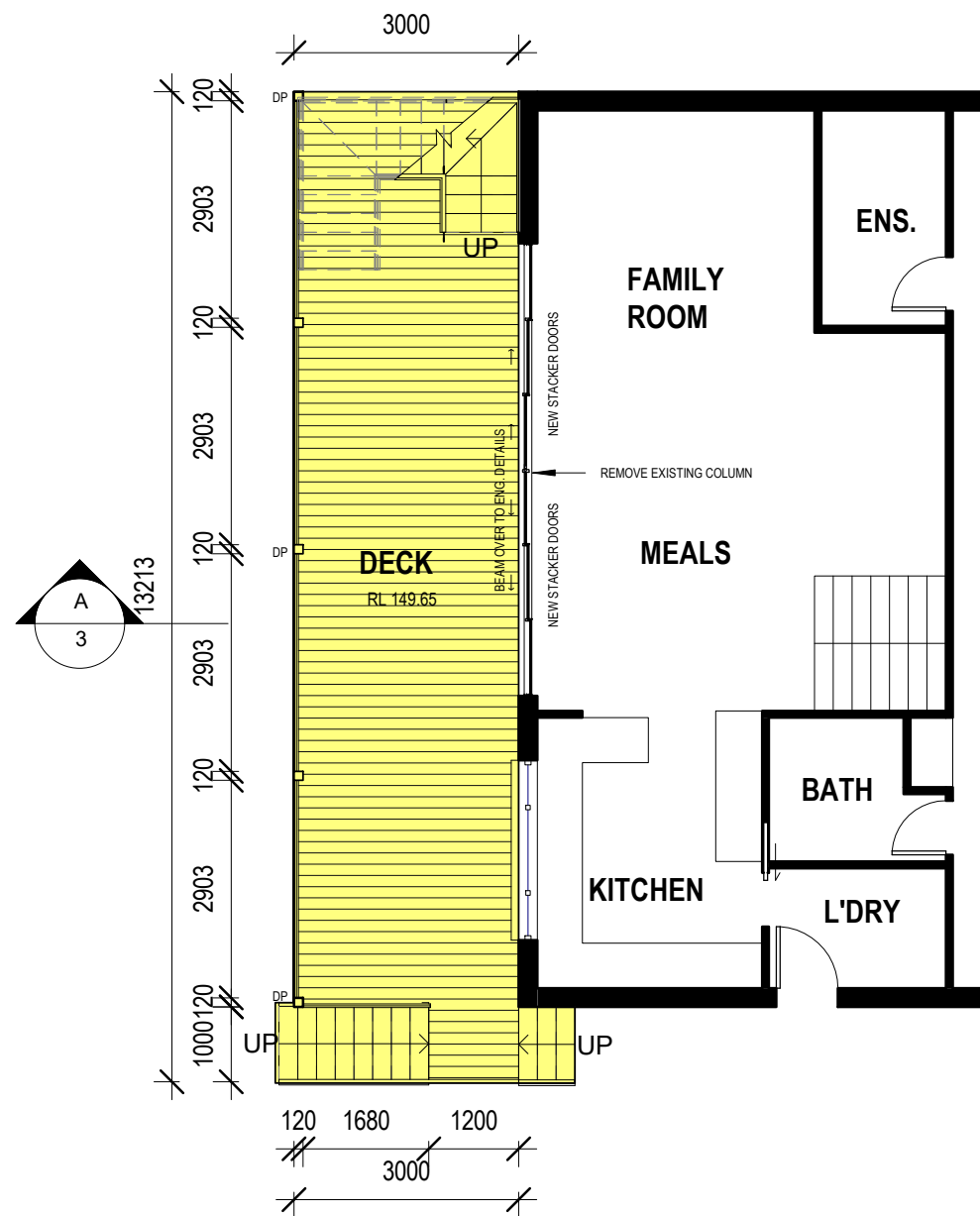
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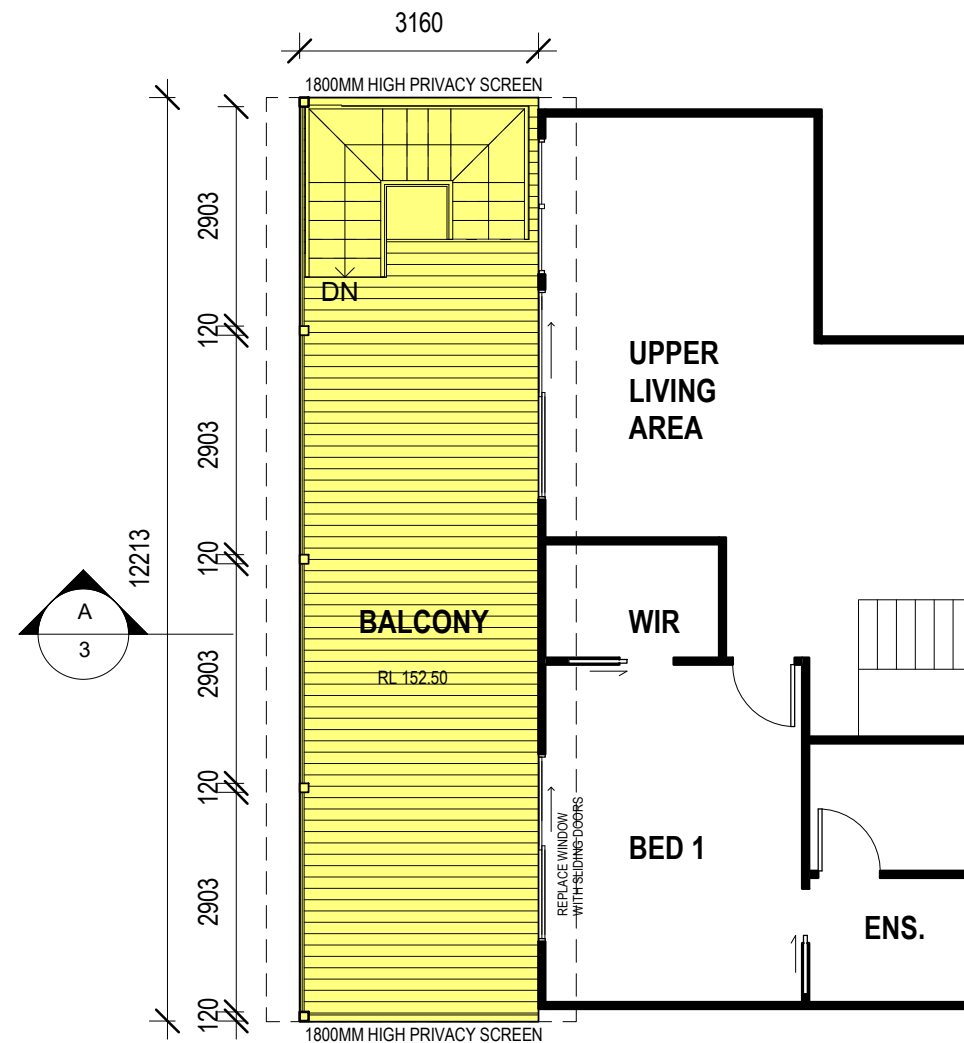
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

SCHEDULE OF FINISHES

METAL POSTS - COLORBOND GULLY
METAL ROOF - COLORBOND GULLY
DOORS FRAMES - MONUMENT

No	Date	Description	By
1			
2			
3			
4			

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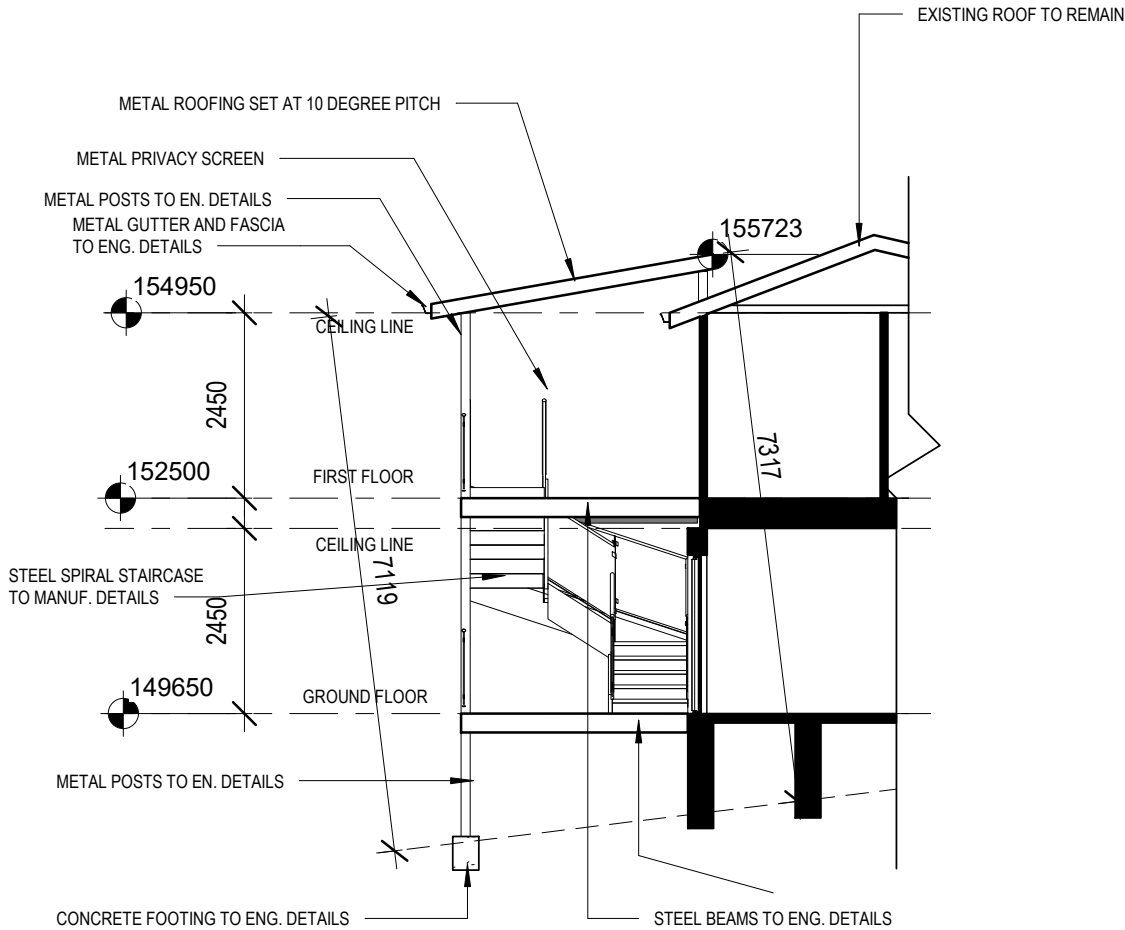
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SECTION A-A



BCA COMPLIANCE

Section 1 Governing Requirements

Vol. 2 Part A6, Building Classification:

A6.1 Class 1 buildings

A Class 1 building includes one or more of the following sub-classifications:

(1) Class 1a is one or more buildings, which together form a single dwelling including the following:

- (a) A detached house.
- (b) One of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit.

A6.10: Class 10 buildings and structures

A Class 10 building includes one or more of the following sub-classifications:

- (1) Class 10a is a non-habitable building including a private garage, carport, shed or the like.
- (2) Class 10b is a structure that is a fence, mast, antenna, retaining wall or free-standing wall or swimming pool or the

Section 3 Acceptable Construction

Part 3.7.1 Fire properties for materials and construction

Where an alternative fire property for materials and construction is proposed as a Performance Solution to that described

in Part 3.7.1, that proposal must comply with—

- (a) Performance Requirement P2.3.1; and
- (b) the relevant Performance Requirements determined in accordance with A2.2(3) and A2.4(3) as applicable.

3.7.1.1 General Concession - non-combustible materials

The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible is required in the Housing provisions:

- (a) Plasterboard.
- (b) Perforated gypsum lath with a normal paper finish.
- (c) Fibrous-plaster sheet.
- (d) Fibre-reinforced cement sheeting.
- (e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thick and where the Spread-of-Flame Index of the product is not more than 0.
- (f) Sarking-type materials that do not exceed 1 mm in thickness and have a flammability index not greater than 5.
- (g) Bonded laminated materials where—
 - (i) each lamina, including any core, is non-combustible; and
 - (ii) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and
 - (iii) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.

3.7.1.2 Fire hazard properties

The fire hazard properties of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, must comply with the following:

- (a) Sarking-type materials used in the roof must have a flammability index not greater than 5.
- (b) Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS 4254.1.

3.7.2 Fire Separation of external walls

3.7.2.2 External Walls of Class 1 buildings

An external wall of a Class 1 building and any openings in that wall must comply with 3.7.2.4, if the wall is less than-

- (a) 900 mm from the allotment boundary other than the boundary adjoining a road alignment or other public space; or
- (b) 1.8 m from another building on the same allotment other than a Class 10 building associated with the Class 1 building or a detached part of the same Class 1 building.

3.7.2.3 Measurement of distances

- a. The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without being obstructed by a wall complying with 3.7.2.4.
- b. Where a wall within a specified distance is required to comply with 3.7.2.4, only that part of the wall (including any openings) within the specified distance need be constructed in that manner.
- c. Where the distance measured is between attached or detached buildings of different heights, the distance must be taken from the external wall with the highest elevation measured at right angles to a point that intersects the nearest part of a vertical projection above the adjacent building, excluding any eave overhang.

3.7.2.4 Construction of External Walls

- (a) External walls (including gables) required to be fire-resisting [Referred to in 3.7.2.2 or 3.7.2.5] must-
 - (i) commence at the footings or ground slab, except where the external wall commences above a separating wall complying with 3.7.3.2; and
 - (ii) extend to—
 - (A) the underside of a non-combustible roof covering, except that a wall may terminate not more than 200 mm from the underside of a non-combustible roof covering, where the area between the external wall and underside of the roof covering is sealed with a non-combustible fascia, gutter or flashing; or
 - (B) the underside of a non-combustible eaves lining; and
 - (iii) be constructed in accordance with (b).

- (b) A wall required by (a) must—
 - (i) have an FRL of not less than 60/60/60 when tested from the outside; or
 - (ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90 mm thick; or
 - (iii) be of masonry construction not less than 90 mm thick.

(c) Openings in external walls required to be fire-resisting (referred to in 3.7.2.2 or 3.7.2.5) must be protected by—

- (i) non-openable fire windows or other construction with an FRL of not less than –/60/–; or
- (ii) self-closing solid core doors not less than 35 mm thick.

(d) The requirements (c) do not apply to a window in anon-habitable room that is located adjacent to and not less than 600 mm from the boundary of an adjoining allotment or 1200 mm from another building on the same allotment provided that—

- (i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2 m²; or
- (ii) in a room other than one referred to in (i), the opening has an area of not more than 0.54 m² and—
 - (A) the window is steel-framed, there are no opening sashes and it is glazed in wired glass; or
 - (B) the opening is enclosed with translucent hollow glass blocks.

(e) Subfloor vents, roof vents, weepholes, control joints, construction joints and penetrations for pipes, conduits and the like need not comply with (c).

3.7.3.2 Separating walls

(a) A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a Class 10a building which is not associated with the Class 1 building must—

- (i) have either—
 - (A) an FRL of not less than 60/60/60; or
 - (B) be of masonry construction not less than 90 mm thick; and
- (ii) commence at the footings or ground slab, except for horizontal projections to which 3.7.3.5 applies; and
- (iii) extend—
 - (A) if the building has a non-combustible roof covering, to the underside of the roof covering; or
 - (B) if the building has a combustible roof covering, to not less than 450 mm above the roof covering; and
- (iv) comply with (b) to (e) and 3.7.3.3 as applicable.

Section 2, Part 2.3: Fire safety

P2.3.2 Automatic warning for occupants

In a Class 1 building, occupants must be provided with automatic warning on the detection of smoke so that they may evacuate in the event of a fire to a place of safety.

Part 3.7.5: Smoke alarms and evacuation lighting

3.7.5.2 Smoke alarm requirements: Smoke alarm must-

- a) be located in—
 - (i) Class 1a buildings in accordance with 3.7.5.3 and 3.7.5.5; and
 - (ii) Class 1b buildings in accordance with 3.7.5.4 and 3.7.5.5.

SECTION F Health and Amenity

Part F1: Damp and Weatherproofing

- Stormwater drainage must comply with AS/NZS 3500.3.2
- Roof covering to comply with F1.5
- Sarking must comply with AS/NZS 4200, Parts 1 and 2
- Water proofing of wet areas in buildings to comply with F1.7
- Dap-proofing of floors on ground to comply with F1.11

Part 3.8: Heath and amenity

-Wet areas within the building must comply with the requirements of Part 3.8.1 Wet areas

Part 3.8.6: Sound insulation requirements

3.8.6.1 Application- Compliance with this part satisfies performance requirement P2.4.6 for sound insulation.

3.8.6.2 Sound insulation requirements

(a) A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a Class 10a building which is not associated with the Class 1 building must—

- (i) have an $R_w + C_{tr}$ (airborne) not less than 50; and
 - (ii) be of discontinuous construction if it separates a bathroom, sanitary compartment, laundry or kitchen in one Class 1 building from a habitable room (other than a kitchen) in an adjoining Class 1 building.
- (b) For the purposes of (a)(ii), discontinuous construction means a wall system that has two separate leaves and that is not a staggered stud wall, that complies with the following:
- (i) The wall has a minimum 20 mm cavity between leaves.
 - (ii) For masonry walls, where wall ties are required to connect leaves, the ties are of the resilient type.
 - (iii) For walls other than masonry, there is no mechanical linkage between leaves except at the periphery.
- (c) A wall required to have sound insulation must continue to—
- (i) the underside of the roof above; or
 - (ii) a ceiling that provides the sound insulation required for the wall.

Part 3.9: Safe movement and access

-The treads and risers of the proposed stairs are to comply with Part 3.9.1.2 Stairway construction.

No	Date	Description	By
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JOB DECK/BALCONY

TITLE: DA

DATE: 12/10/22

SHEET: 3

ADDRESS 4 CURRA CLOSE - FRENCHS FOREST

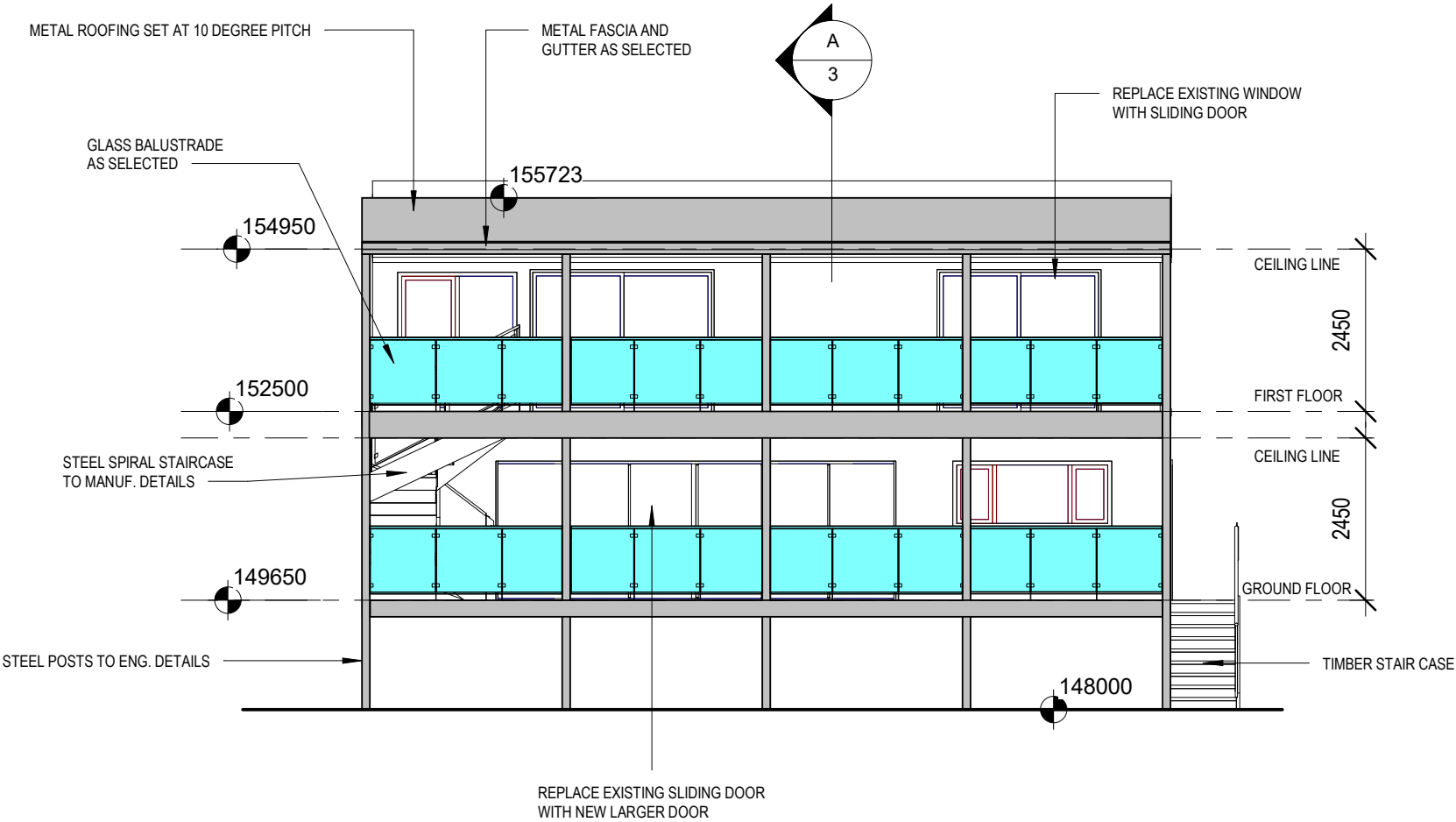
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SOUTH ELEVATION

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorbance > 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓			
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓			
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
meals dr	S	12.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
bed 1 dr	S	5.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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SHEET: 4

ADDRESS 4 CURRA CLOSE - FRENCHS FOREST

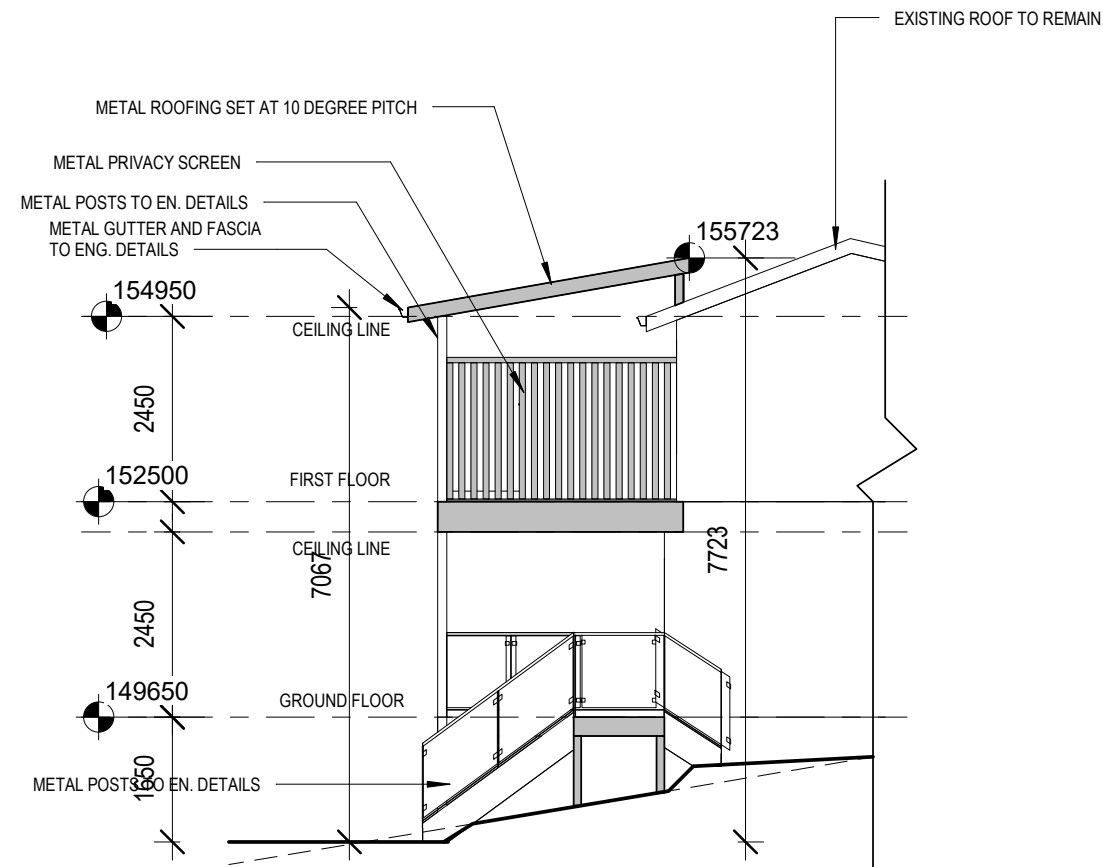
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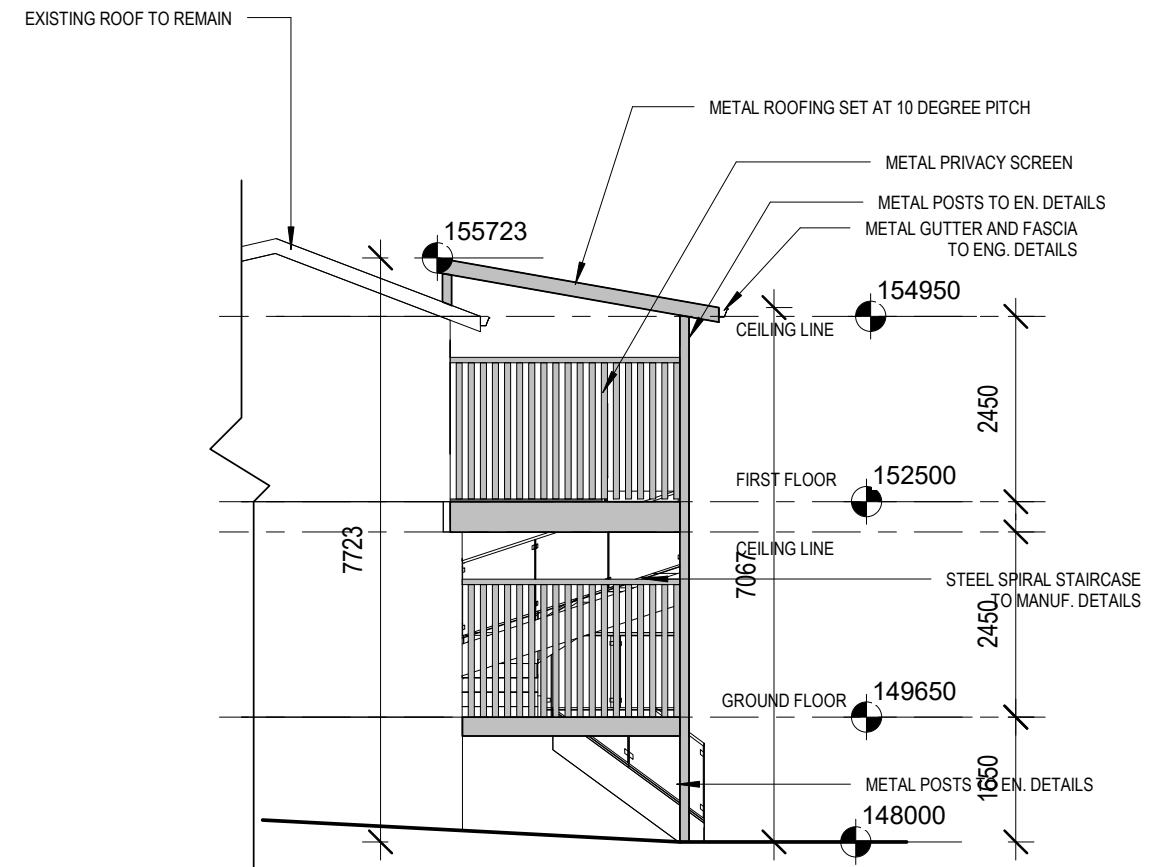
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EAST ELEVATION



WEST ELEVATION

No	Date	Description	By
1			
2			
3			
4			

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5

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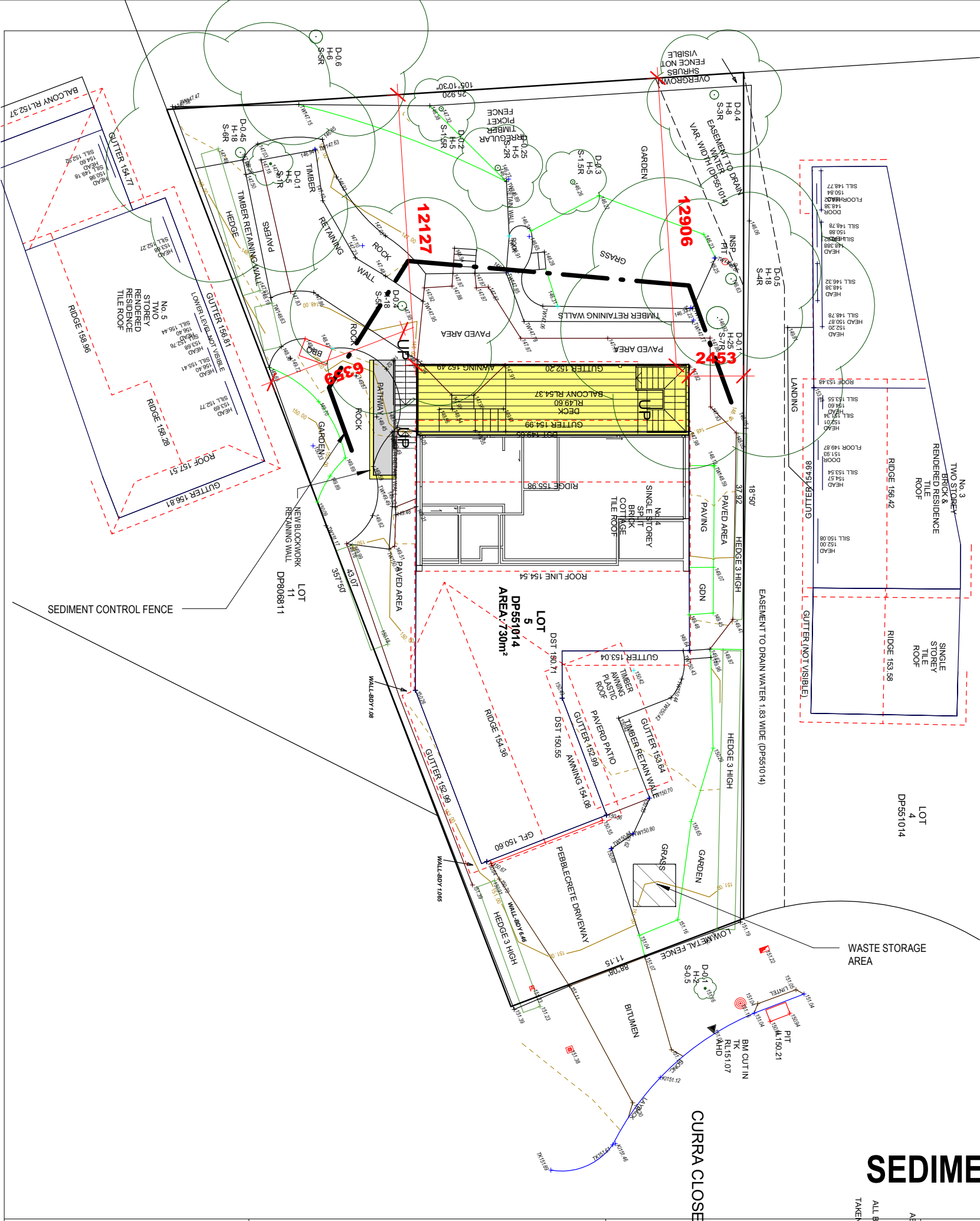
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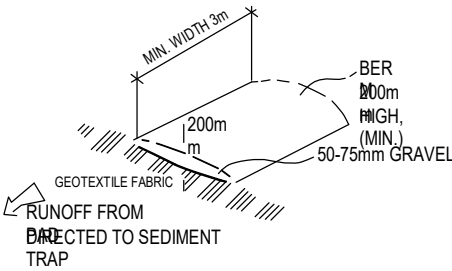
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SEDIMENT CONTROL NOTES

SOIL CONSERVATION
ON COMMENCEMENT OF
PROVIDE 'SEDIMENT FENCE,'
WASH-OUT AREA TO ENSURE
WATER BORNE MATERIAL
- MAINTAIN THE ABOVE DURING
CONSTRUCTION, AND CLEAR THE
AFTER EACH

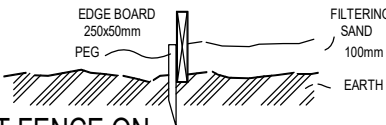
'VEHICLE ACCESS
TO SITE'
ACCESS TO THE BUILDING
RESTRICTED TO A SINGLE POINT
THE AMOUNT OF SOIL DEPOSITED
PAVEM



'SEDIMENT TRAP'
500mm x 500mm WIDE 300mm DEEP PIT,
THE LOWEST POINT TO THE

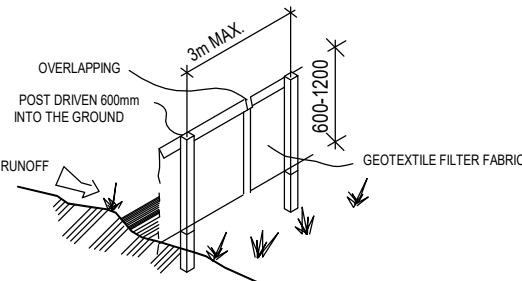
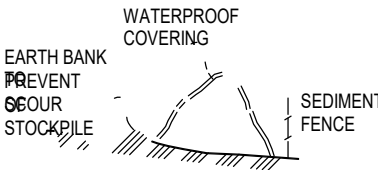
'WASH-OUT AREA'
1800mm x 1800mm
WASHING OF TOOL &

'SEDIMENT FENCE'
PROVIDE 'SEDIMENT FENCE ON
BOUNDARY AS SHOWN ON PLAN.
BURIED BELOW GROUND AT

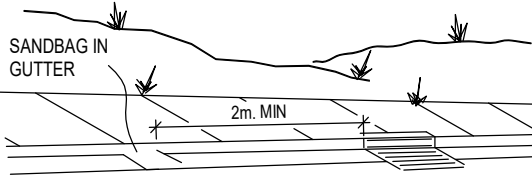
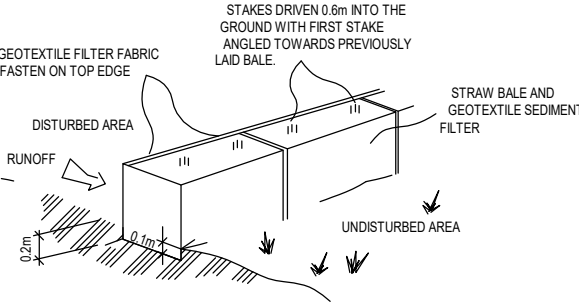


'BUILDING MATERIAL STOCKPILES'
ALL STOCKPILES OF BUILDING
SAND AND SOIL MUST BE
SCOUR AND

-THE SHOULD NEVER BE
GUTTER WHERE THEY WILL
FIRST



'SANDBAG KERB SEDIMENT TRAP'
IN CERTAIN CIRCUMSTANCES
TRAPPING MAY BE NEEDED IN

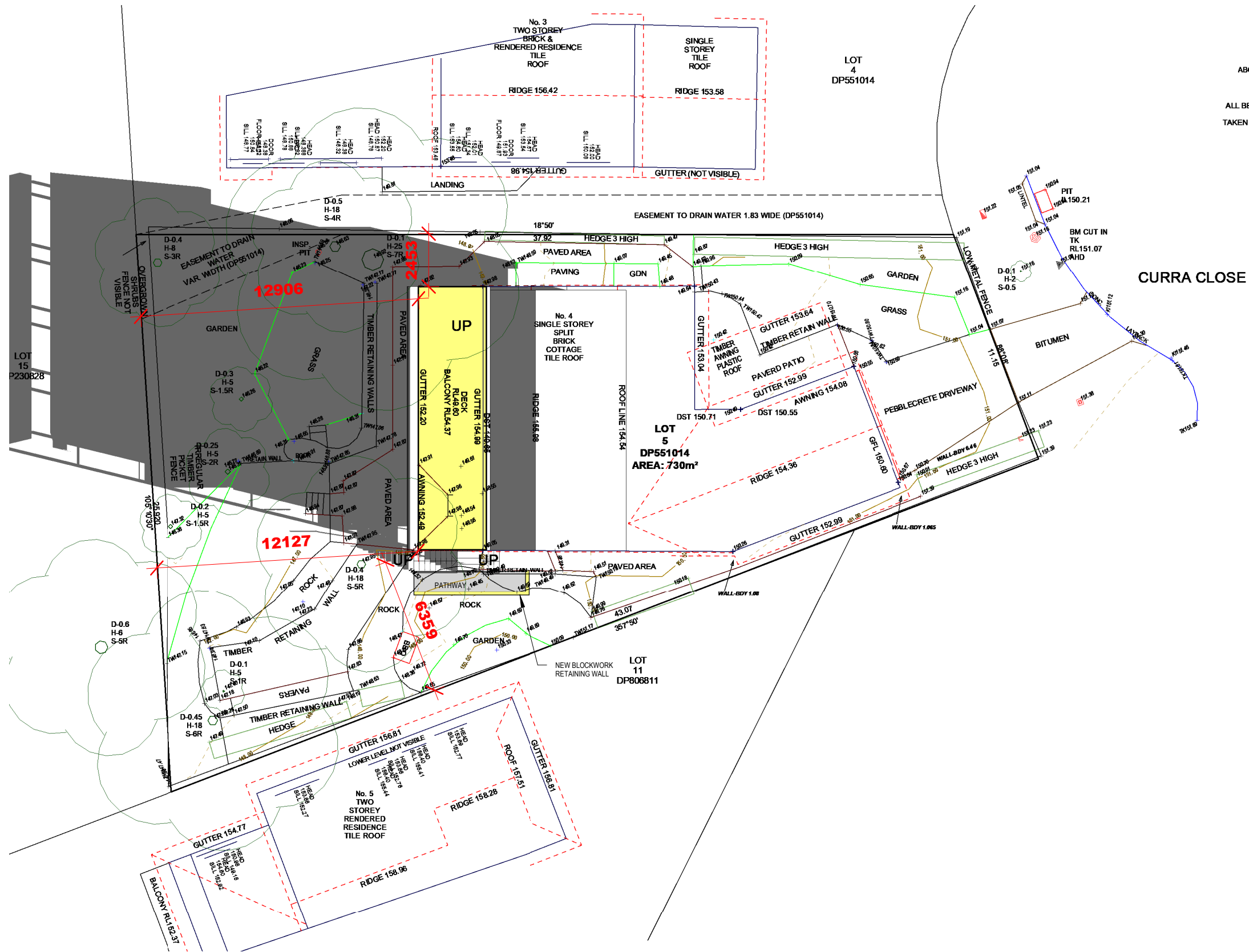


SEDIMENT CONTROL DETAILS

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	ADDRESS	4 CURRA CLOSE - FRENCHS FOREST	DWG	2111	SCALE:	1 : 200	BY:	KV	REV.	

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9AM SHADOW DIAGRAM - 21ST OF JUNE

No	Date	Description	By

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SHEET: 7

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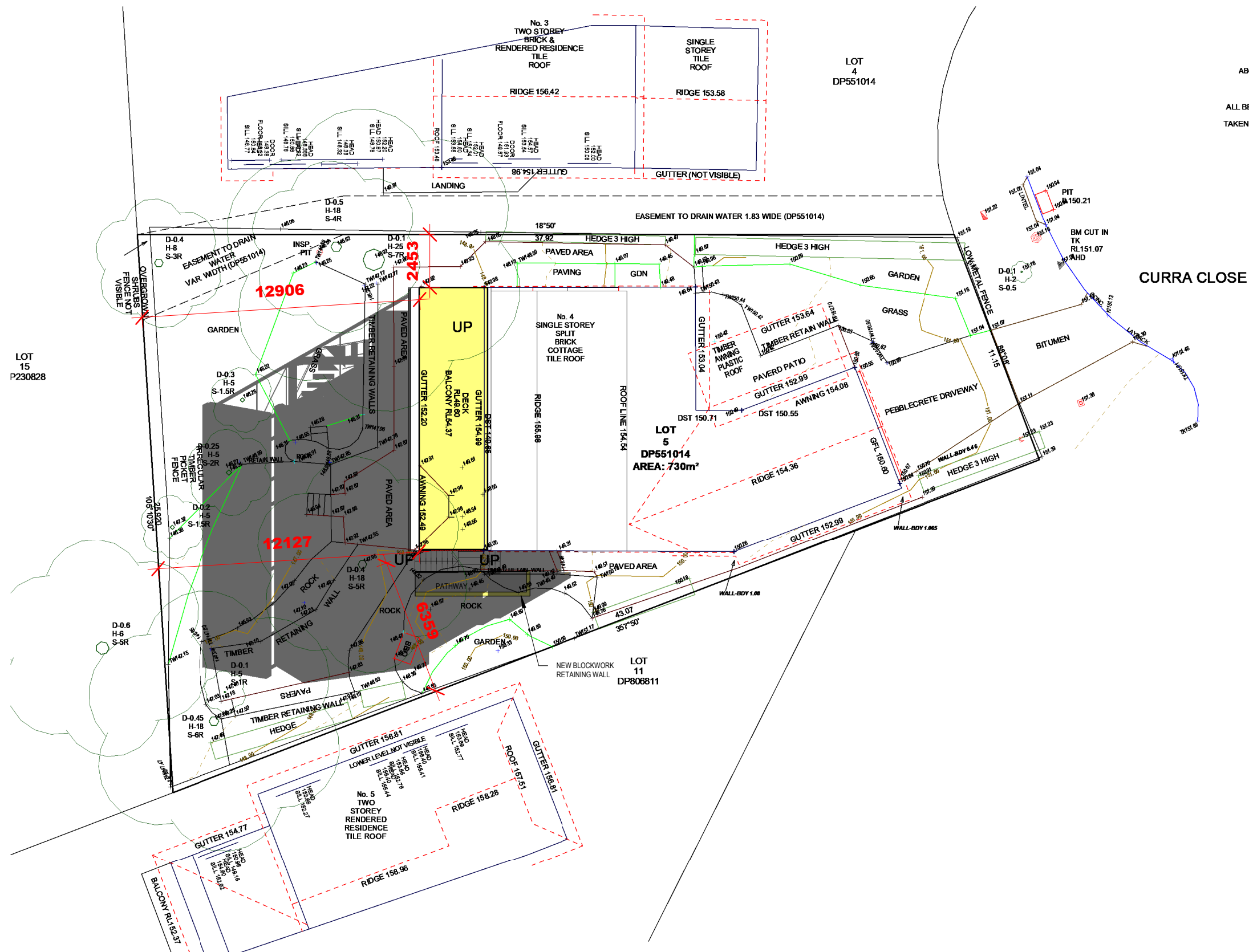
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ABOUT 10°0'

ALL BEARINGS ARE ON MAGNETIC MERIDIAN
TAKEN FROM DP551014 DATED 1971

12 NOON SHADOW DIAGRAM - 21ST OF JUNE

No	Date	Description	By

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SHEET:
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ADDRESS 4 CURRA CLOSE - FRENCHS FOREST

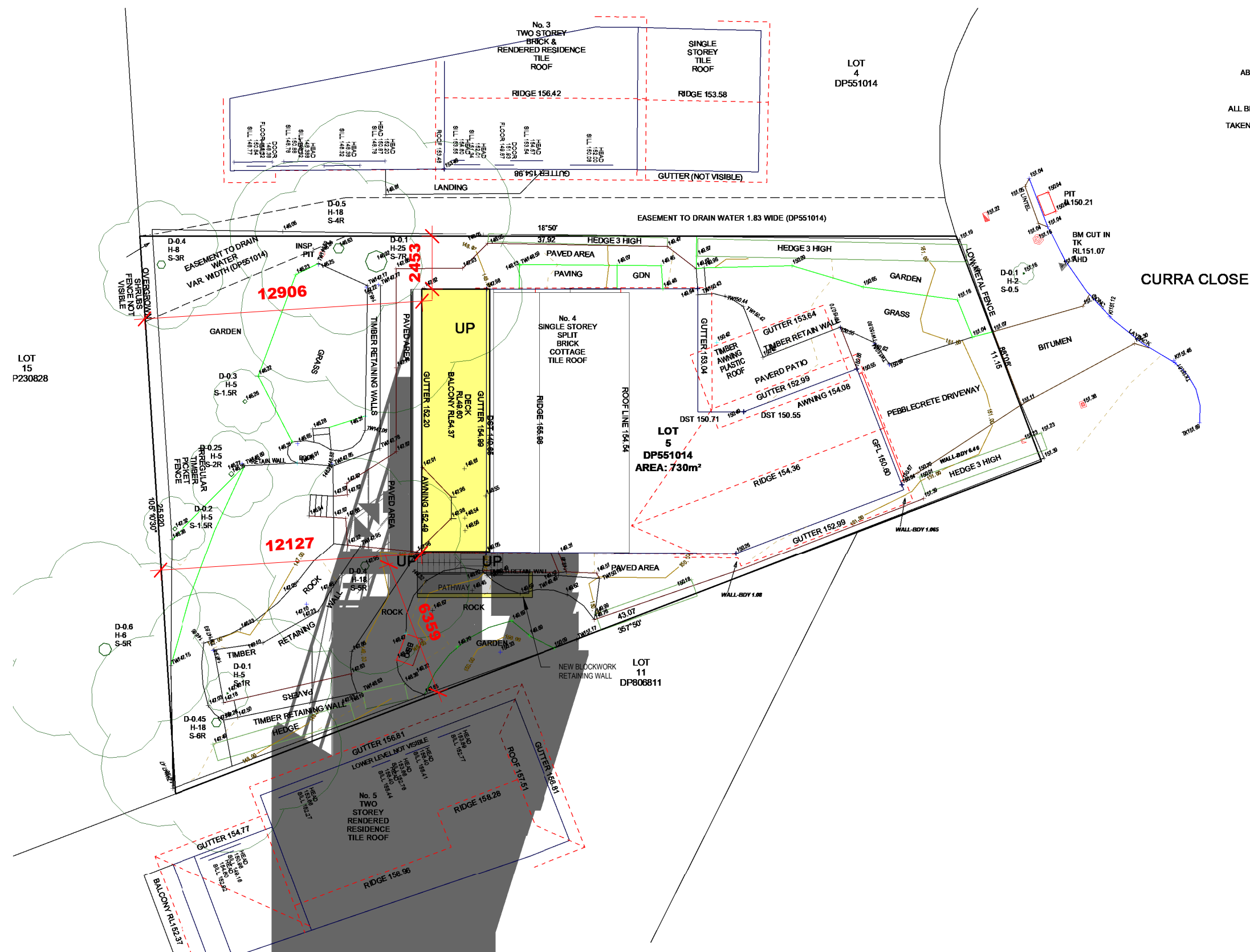
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3PM SHADOW DIAGRAM - 21ST OF JUNE

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