

ABOUT 10°0		
ALL BEARINGS ARE ON MAGNETIC northern Meridian Deter Feom DP551014 Dated 1971 council		
THIS PLAN IS TO BE RE CONJUNCTION WIT THE CONDITIONS OF DEVE CONSENT	н	
DA2025/0135 CURRA CLOSE		
Trefer Sa		
AREA ANALYSIS		
SITE AREA	730.0	0M2
EXISTING: DWELLING	247.6	0M2
PROPOSED		
GROUND FLOOR BALCONY FIRST FLOOR BALCONY	37.84 38.62	
TOTAL PROPOSED	76.46	M2
SOFT LANDSCAPE TO REMAIN	UNCHANG	ED
PRIVATE OPEN SPACE REMAIN	I UNCHANG	iED
No Date Description		By
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_ TJK DE RESIDENTIAL - COMMERCIAL E: tim@tjkdesign.com.au		



'ALL DIMENSIONS, LEVELS ,AREAS AND DRAWINGS SHALL BE CHECKED AND VERIFIED ON SITE BEFORE	CLIENT JULIE	JOB DECK/BALCONY	TITLE:	DA		DATE: 12/10/22	SHEET: 2
APPROVAL, FABRICATION AND START OF WORK'	ADDRESS 4 CURRA CLOSE - FRENCHS	S FOREST	DWG	2111	SCALE: 1:100	BY: KV	REV.



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		SIDENTIAL - COMMERCIAL -INDUSTRIAL : tim@tjkdesign.com.au ph: 0400035512	



SECTION A-A

BCA COMPLIANCE

Section 1 Governing Regirements

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

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) (b) Performance Requirement P2.3.1: and 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 Spreadof-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 lavers 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 (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

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

(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 between the external wall and 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).

not less (iii) be of (c) Openings in extern

(b) A wall required by

must be protected by (i) non-o than -/60/-; o (ii) self-cl

(d) The requirements adjacent to and not les mm from another build (i) in a bathroom, laun (ii) in a room other that m2 and— (A) the window is stee

(B) the opening is encl

(e) Subfloor vents, roo for pipes, conduits and

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-

(iii) extend—

Section 2. Part 2.3: Fire safety

than 450

Part 3.7.5: Smoke alarms and evacuation lighting 3.7.5.2 Smoke alarm requirements: Smoke alarm mustbe located in-

(ii)

SECTION F Health and Amenity

Part 3.8.6: Sound insulation requirements

sound insulation

construction

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3.7.2.4 Construction of External Walls

(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 than 90 mm thick; or

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masonry construction not less than 90 mm thick.
northern
al walls required to be fire nesisting (referred to in 3.7.2.2 or 3.7.2.5)
- council
penable fire windows or other construction with an FRL of not less
losing solid core doors not less than 35 mm thick.
THIS PLAN IS TO BE READ IN
(c) do not apply to a window in anon-habitable room that is located
is than 600 mm from the boundary of an adjoining allothent or 1200
ting on the same alletine convidentions of DEVELOPMENT
dry or toilet, the opening has an area of not more than 1.2 m2; or
n one referred to in (i), the opening hat a part of the part of the second
l-framed, th <mark>e</mark> re are no opening sashes and it is glazed in wired glass;
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osed with translucent hollow glass blocks.
for the second state of the second state and second states
f vents, weepholes, control joints, construction joints and penetrations
I the like need not comply with (c).

- (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
 - (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 mm above the roof covering; and
- (iv) comply with (b) to (e) and 3.7.3.3 as applicable

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.

Class 1a buildings in accordance with 3.7.5.3 and 3.7.5.5; and Class 1b buildings in accordance with 3.7.5.4 and 3.7.5.5.

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

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

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 Rw + Ctr (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 (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

- (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

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		K VEDIG	
		SIDENTIAL - COMMERCIAL -INDUSTRIAL	
	E	: tim@tjkdesign.com.au ph: 0400035512	



SOUTH ELEVATION

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
ighting			
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.		\checkmark	\checkmark
Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Construction Insulation requirements		CC/CDC Plans &	

Other sp

dark (solar absorptance > 0.70)

dditional ins

R0.8 (down) (or R1.50 including construction)

ceiling: R3.00 (up), roof: foil/sarking

suspended floor with open subfloor: framed (R0.7).

flat ceiling, flat roof: framed

Giazing requ	irements						DA Plans	CC/CDC Plans & specs	Check
Windows and	glazed do	ors							
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.								\checkmark	~
The following requirements must also be satisfied in relation to each window and glazed door:									\checkmark
have a U-value	and a Solar	Heat Gair	n Coefficie	ent (SHGC) n	ber frames and single clear or tone o greater than that listed in the tabl I Rating Council (NFRC) conditions	d glass may either match the description, or, e below. Total system U-values and SHGCs		~	~
					each eave, pergola, verandah, bal han 2400 mm above the sill.	cony or awning must be no more than 500 mm	\checkmark	\checkmark	\checkmark
Pergolas with p	olycarbonate	roof or si	milar tran	slucent mate	rial must have a shading coefficien	t of less than 0.35.		\checkmark	\checkmark
					window or glazed door above which ns must not be more than 50 mm.	ch they are situated, unless the pergola also		\checkmark	~
Windows an	d glazed o	doors gl	lazing r	equiremer	nts		1		
Window / door	Orientation		Oversha	dowing	Shading device	Frame and glass type			
		glass inc. frame (m2)	Height (m)	Distance (m)					
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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	ADDRESS 4 CURRA CLOSE - FRENCH	SFOREST	DWG	2111	SCALE: 1:100	BY: KV	REV.



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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	TJ	K DESIG	
		SIDENTIAL - COMMERCIAL -INDUSTRIAL	
		: tim@tjkdesign.com.au ph: 0400035512	

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	AND VERIFIED ON SITE BEFORE APPROVAL,FABRICATION AND START OF WORK'	DDRESS 4 CURRA CLOSE - FRENCHS FOREST		DWG	2111	SCALE: 1:100	BY: KV	REV.

EAST ELEVATION





E: tim@tjkdesign.com.au

ph: 0400035512