WEST HOUSE

SECTION NAME	DRAWING No.	DESCRIPTION	
01 DEVELOPMENT APPLICATION			
	A01	COVER PAGE	
	A02	SURVEY	
	A03	SCHEDULES	
	A04	SITE PLAN/WASTE MANAGEMENT	
	A05	SITE ANALYSIS & LOCATION MAP	
	A06	PERSPECTIVES	
	A07	GROUND FLOOR - PART 1	
	A08	GROUND FLOOR - PART 2	
	A09	LEVEL 1 PLAN - PART 1	
	A10	LEVEL 1 PLAN - PART 2	
	A11	ROOF PLAN - PART 1	
	A12	ROOF PLAN - PART 2	
	A13	ELEVATION STREET & E1	
	A14	ELEVATION E2 & E3	
	A15	ELEVATION E4	
	A16	SECTION A	
	A17	SECTION B	
	A18	SECTION C AND E	
	A19	SECTION D	
	A20	SHADOWS JUNE 21-9AM	
	A21	SHADOWS JUNE 21-12NOON	
	A22	SHADOWS JUNE 21-3PM	
	A23	SHADOWS ELEVATION 4 CULLEN S	
	A24	LANDCAPE CALCULATION	
	A25	NATHERS SPECIFICATION	
	A26	FINISHES SCHEDULE	

GENERAL CONSTRUCTION NOTES

ROOFS:

ROOF STRUCTURE: TIMBER FRAMED
ALL ROOFS TO BE SARKED AS SPECIFIED.
ALL ROOFS CONNECTED TO STORMWATER SYSTEM.
NEW GUTTERS AND DOWNPIPES IN LOCATIONS AS
SPECIFIED.

HYDRAULIC:

REFER TO HYDRAULIC DRAWINGS FOR DETAILS.

STRUCTURAL:

REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

INSULATION:

REFER TO SPECIFICATION FOR FLOOR, WALL, ROOF ACOUSTIC AND THERMAL INSULATION.

BASIX:

REFER TO BASIX FOR SUSTAINABILITY REQUIREMENTS.

BUSHFIRE:

ALL CONSTRUCTION TO COMPLY WITH **BAL FZ**. REFER TO BUSHFIRE REPORT

New construction on the northern, eastern, southern and western aspects shall comply with the requirements of Section 3 of Australian Standards AS3959-2009 "Construction of Buildings in bushfire prone areas."

New construction shall also comply with the requirements of **BAL-FZ** Australian Standards AS3959-2009 "Construction of buildings in bushfire prone areas." and section A3.7 Addendum Appendix 3 of "Planning for bushfire Protection."

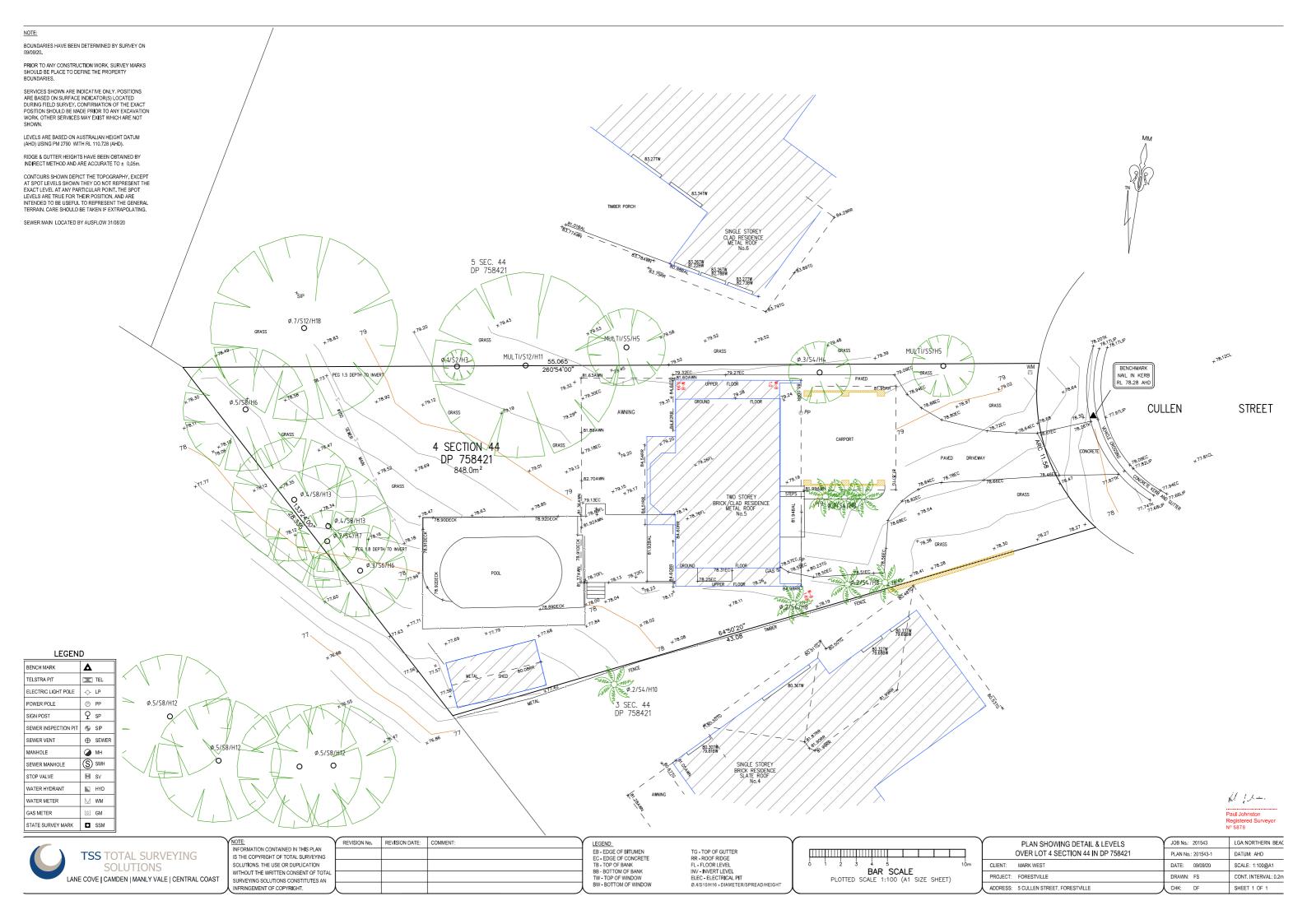
Any new fencing to the property should be in accordance with Rural Fire Service "Fast facts 2/06."

New roofing valleys and guttering should be fitted with a non-combustable leaf protection to stop the accumulation of debris.



BUSHFIRE REQUIREMENTS: Refer to bushfire assessment report and Australian Standards for BAL FZ.

DEVELOPMENT APPLICATION ISSUE A



FLOOR SCHEDULE		
CODE ID	DESCRIPTION	
F-C1	NEW timber floor structure with NEW yellow tongue, underlay & carpet, as specified.	
F-CE1	NEW concrete structure with NEW epoxy seal as specified. As per engineer's detail.	
F-CON1	NEW concrete structure with NEW paint, as specified. As per engineer's detail.	
F-CP1	NEW concrete structure, polished as specified. As per engineer's detail.	
F-D1	NEW steel floor structure with NEW BAL FZ rated decking surface, as specified. (HARDI DECK OR EQUIVALENT) Structure as per engineer's detail. Detail to comply with BAL FZ rating. Confirm with bushfire report.	
F-T1	NEW framed structure with NEW floorboards. Timber and finish, as specified. Refer to engineer's detail.	
F-TL1	NEW (INTERNAL) floor structure with NEW tiles. Waterproof as required. As per engineer's detail.	
F-TL2	NEW (EXTERNAL) floor structure with NEW tiles. Waterproof as required. As per engineer's detail.	

ROOF SCH	ROOF SCHEDULE		
CODE ID DESCRIPTION			
DP	NEW downpipe, as specified.		
R-M1	NEW framed roof structure with NEW corrugated (e.g custom orb) metal sheet, as specified. As per engineer's detail. Detail to comply with BAL FZ rating. Confirm with bushfire report.		
R-M2	NEW framed roof structure with NEW flat pan (e.g kliplock) metal roof sheeting, as specified. As per engineer's detail. Detail to comply with BAL FZ rating. Confirm with bushfire report.		

WALL SCHEDULE		
CODE ID	DESCRIPTION	
P-S1	NEW steel post structure with NEW paint, as specified. As per engineer's detail.	
W-BR1	NEW block (HEBEL OR EQUIVALENT) veneer wall with NEW render and paint as specified. Detail to comply with BAL FZ rating. Confirm with bushfire report.	
W-BR2	NEW block wall with NEW render and paint as specified.	
W-LW1	NEW framed wall structure with NEW FC (CEMINTEL TERRITORY QUARRY OR EQUIVALENT) cladding with NEW seal, as specified. Refer to manufacturer's specification to ensure that wall system complies with BAL FZ rating. Confirm with bushfire report.	
W-LW2	NEW framed wall structure with NEW FC (AXON SCYON OR EQUIVALENT) cladding with NEW paint, as specified. Refer to manufacturer's specification to ensure that wall system complies with BAL FZ rating. Confirm with bushfire report.	
W-ST1	NEW block (HEBEL OR EQUIVALENT) veneer wall, with NEW stone facing as specified. Detail to comply with BAL FZ rating. Confirm with bushfire report.	

WINDOW, DOOR & SKYLIGHT SCHEDULE	
CODE ID	DESCRIPTION
D01	(D01, D02etc) NEW aluminium framed door. Powdercoated. Refer to BASIX requirements. Detail to comply with BAL FZ rating. Confirm with bushfire report.
DG	NEW garage door. Detail to comply with BAL FZ rating. Confirm with bushfire report.
DN	NEW internal timber door, painted as specified.
W01	(W01, W02etc) NEW aluminium window. Powdercoated. Refer to BASIX requirements. Detail to comply with BAL FZ rating. Confirm with bushfire report.
WN	NEW internal aluminium window. Powdercoated.

Α	DEVELOPMENT APPLICATION ISSUE	23/08/2021
ID	DESCRIPTION	DATE

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BUSHFIRE REQUIREMENTS: Refer to bushfire assessment report and Australian Standards for BAL FZ.



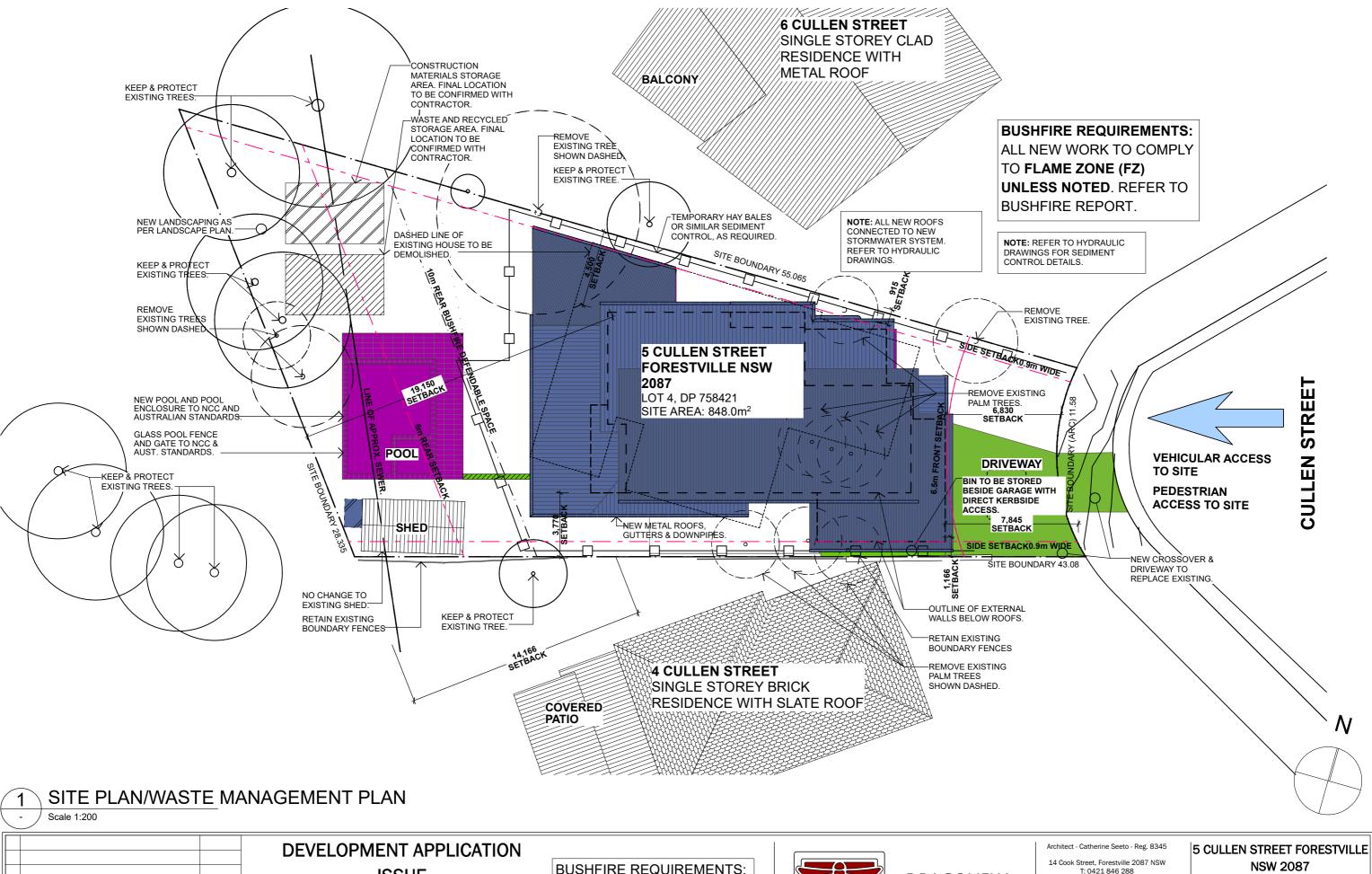
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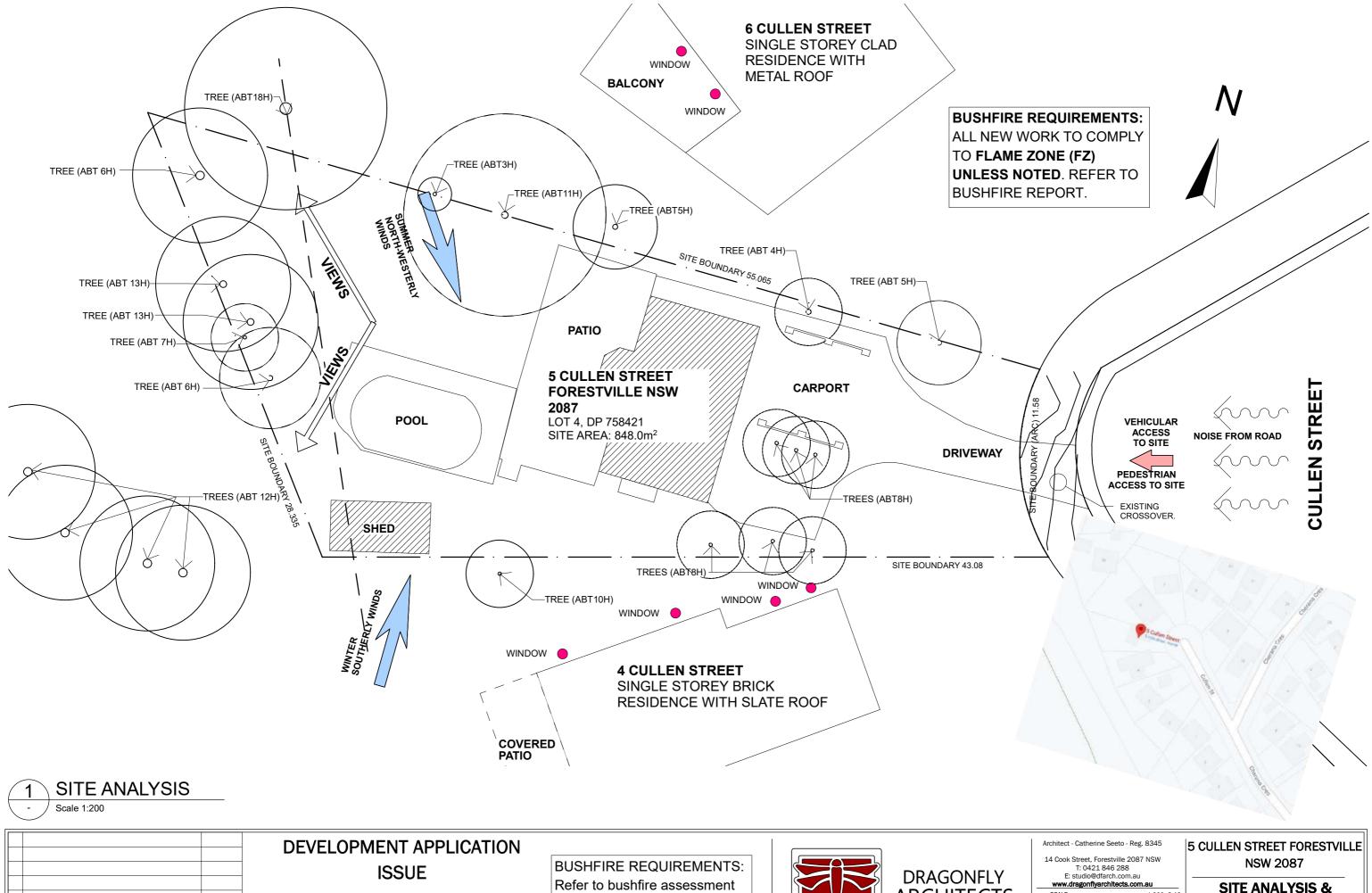
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SITE PLAN/WASTE **MANAGEMENT PLAN** DFA2011-A04

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LOCATION MAP



FRONT VIEW 1



FRONT VIEW 2



REAR VIEW 1



REAR VIEW 2

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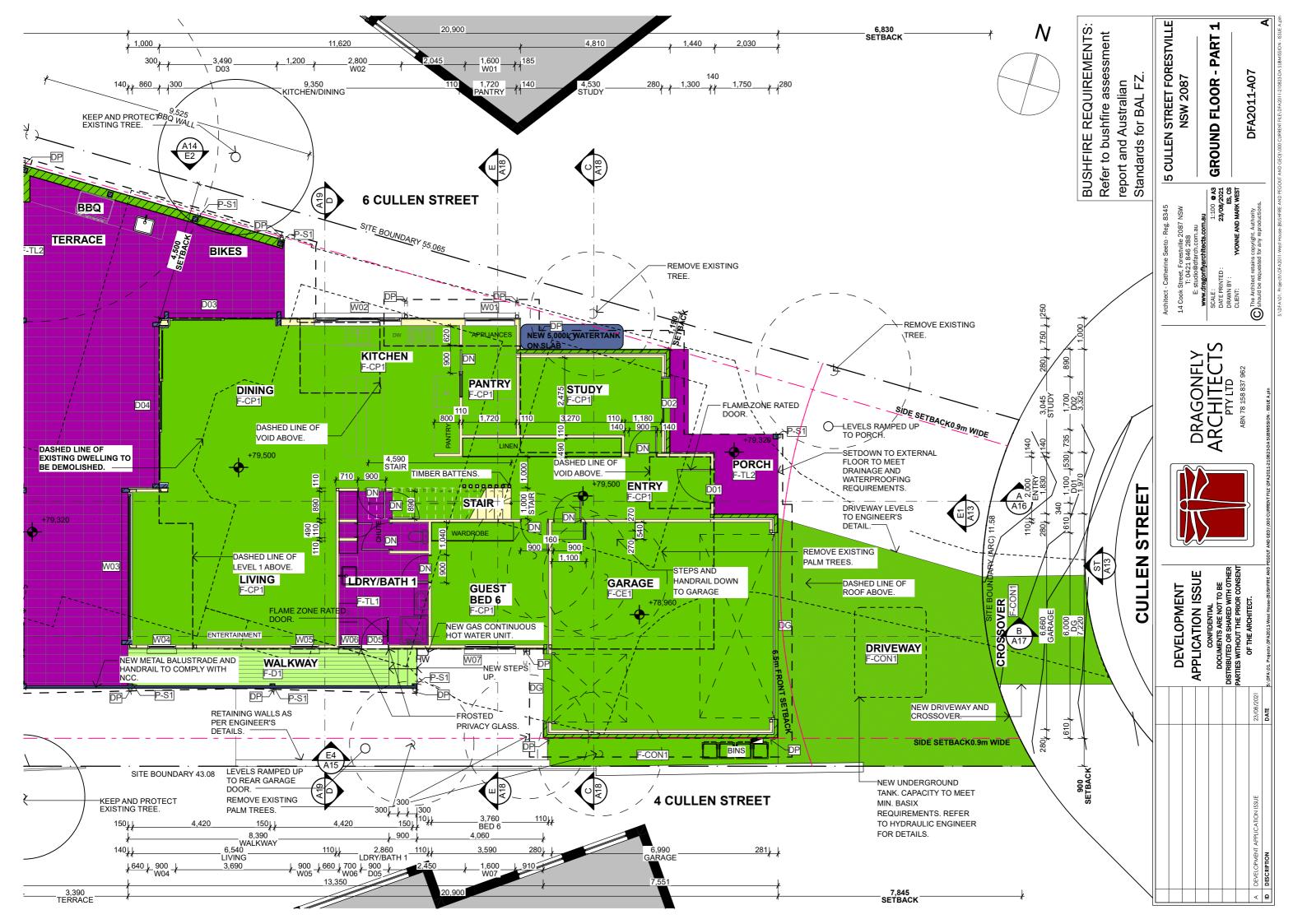
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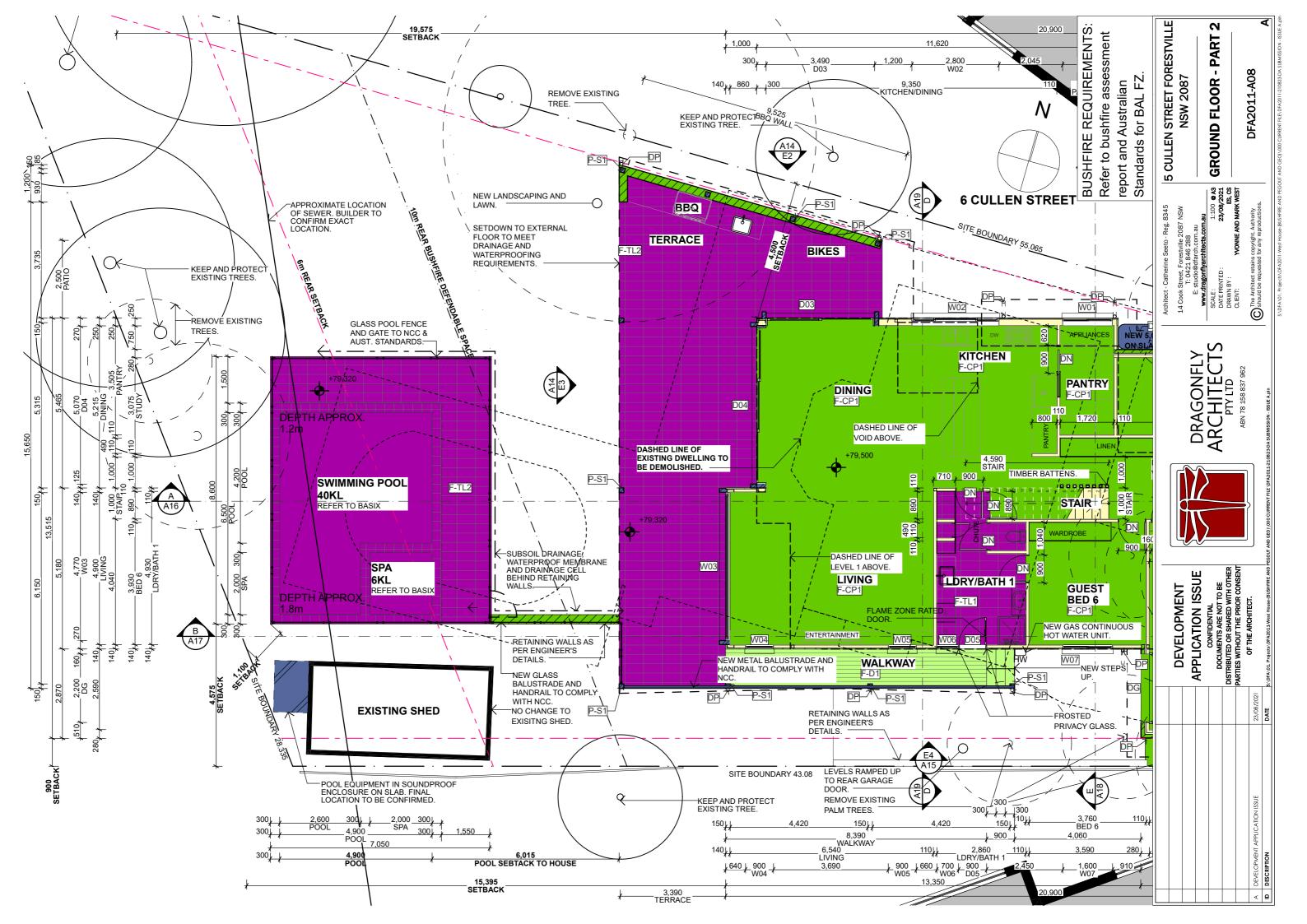
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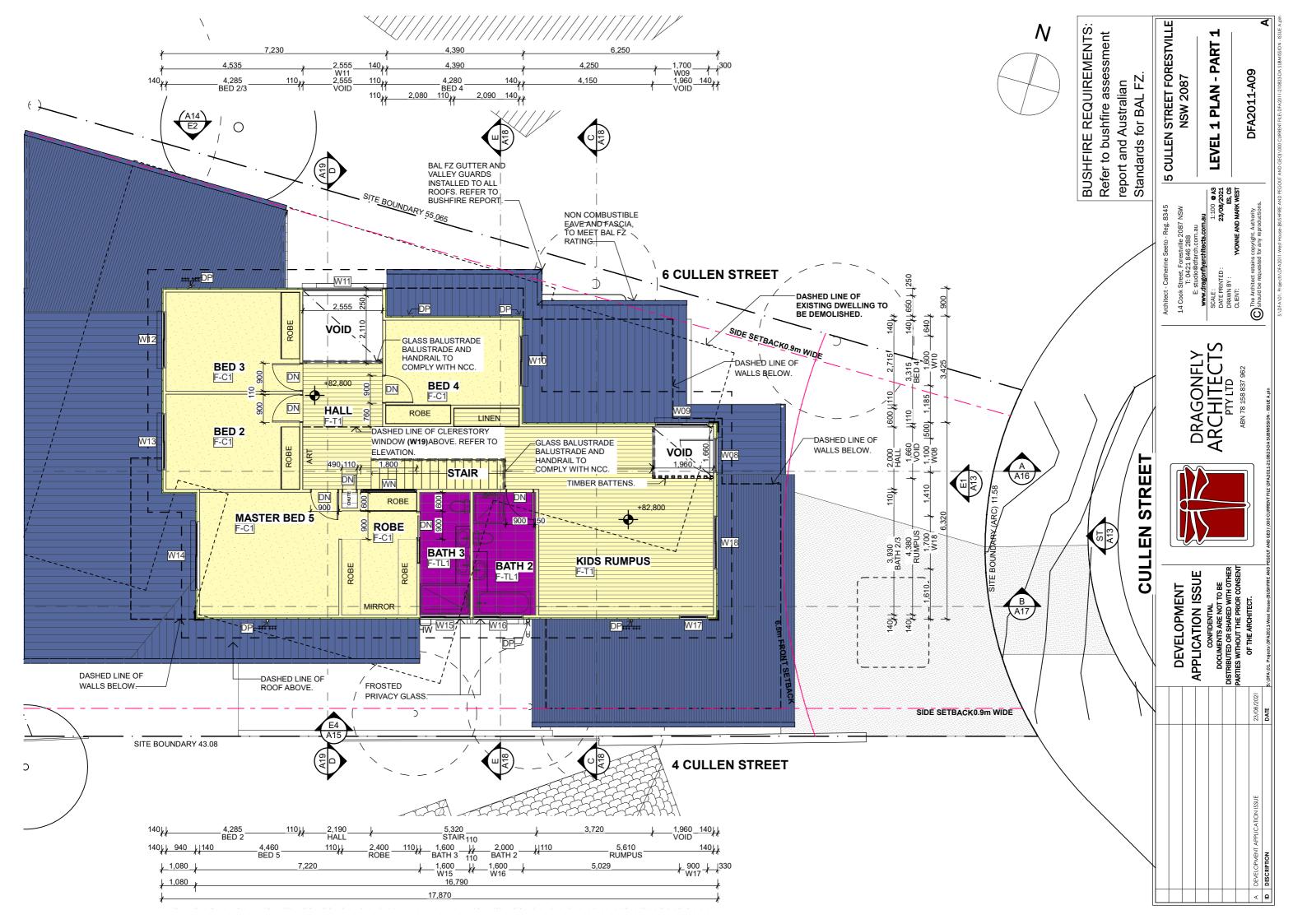
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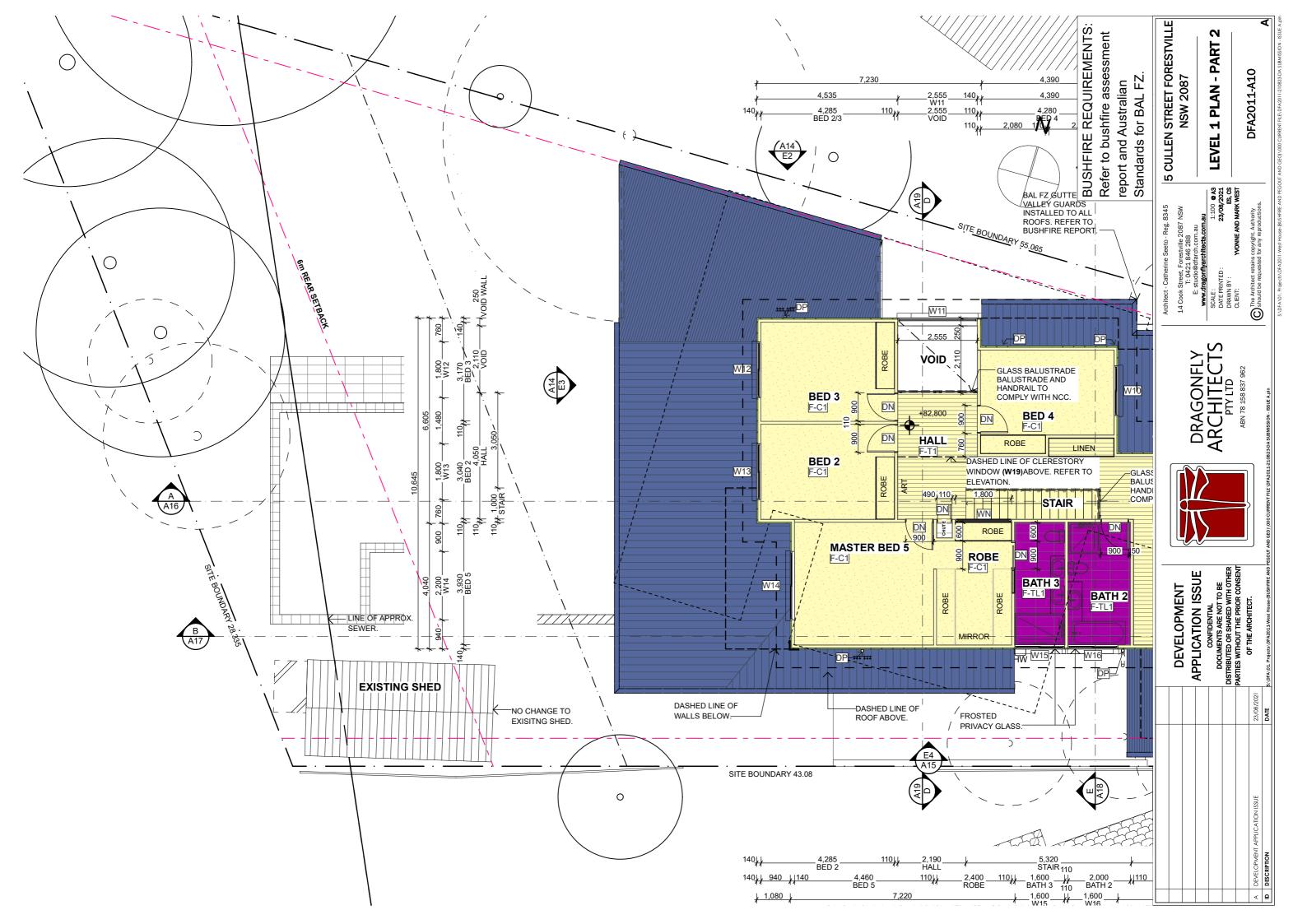
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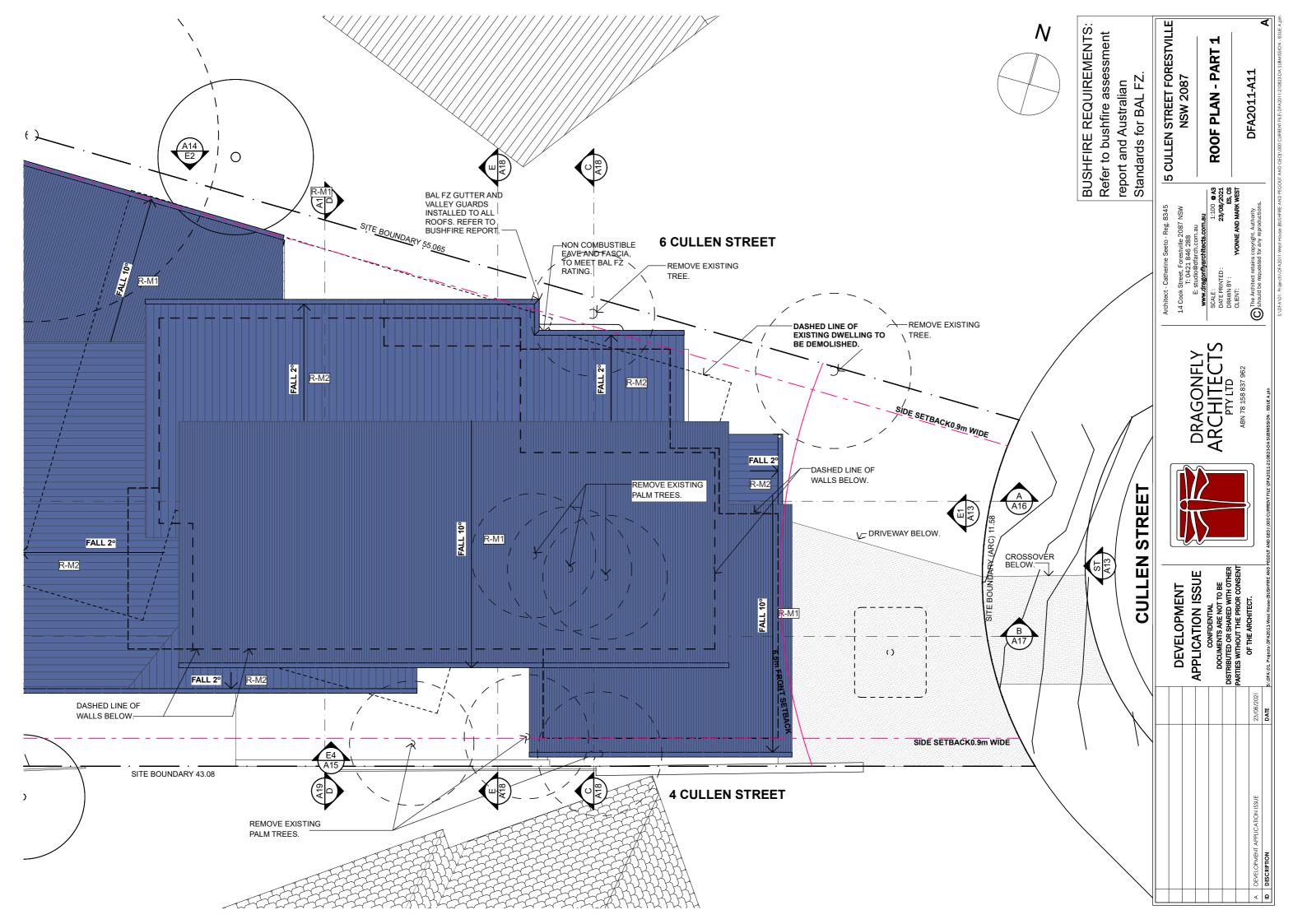
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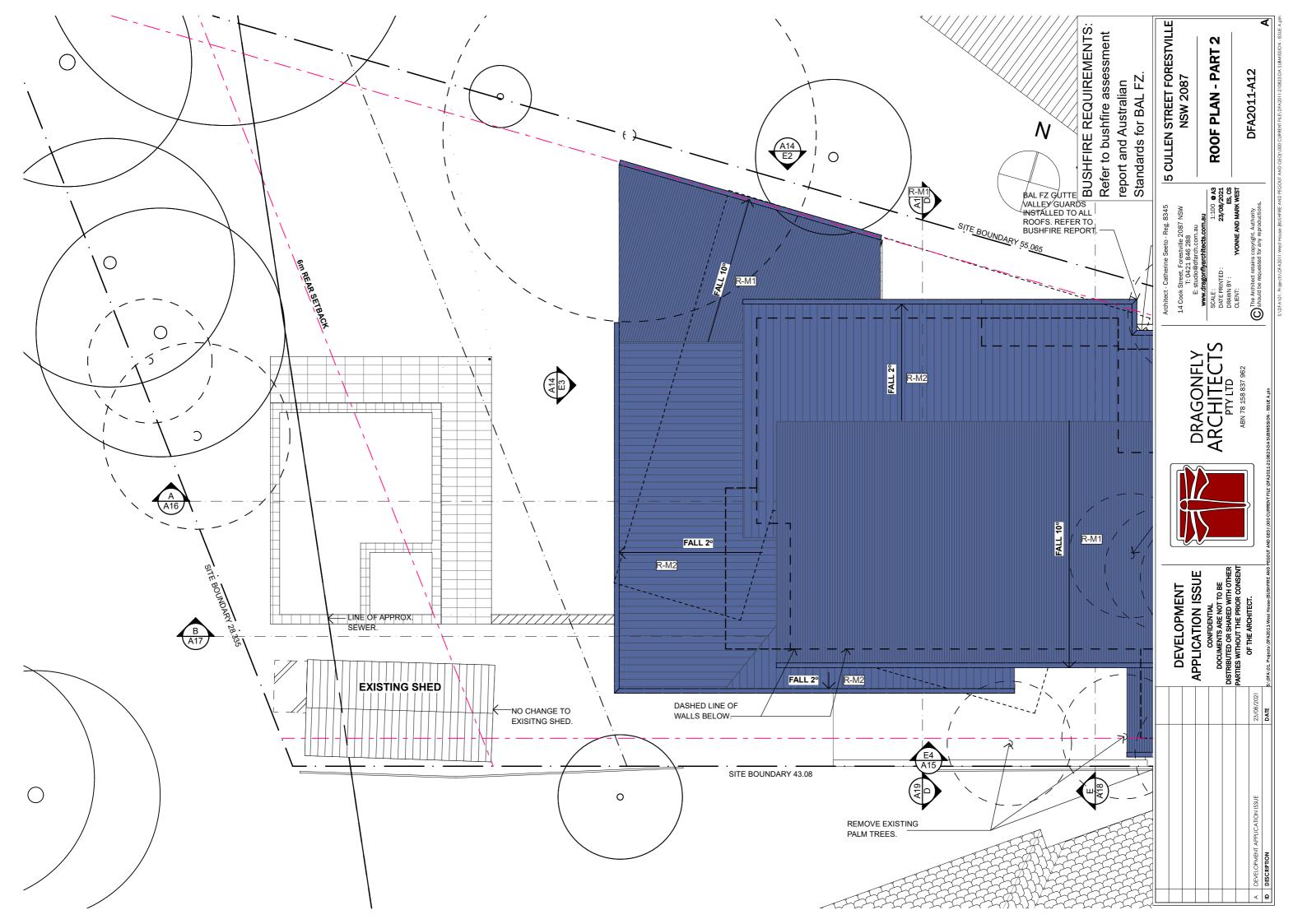


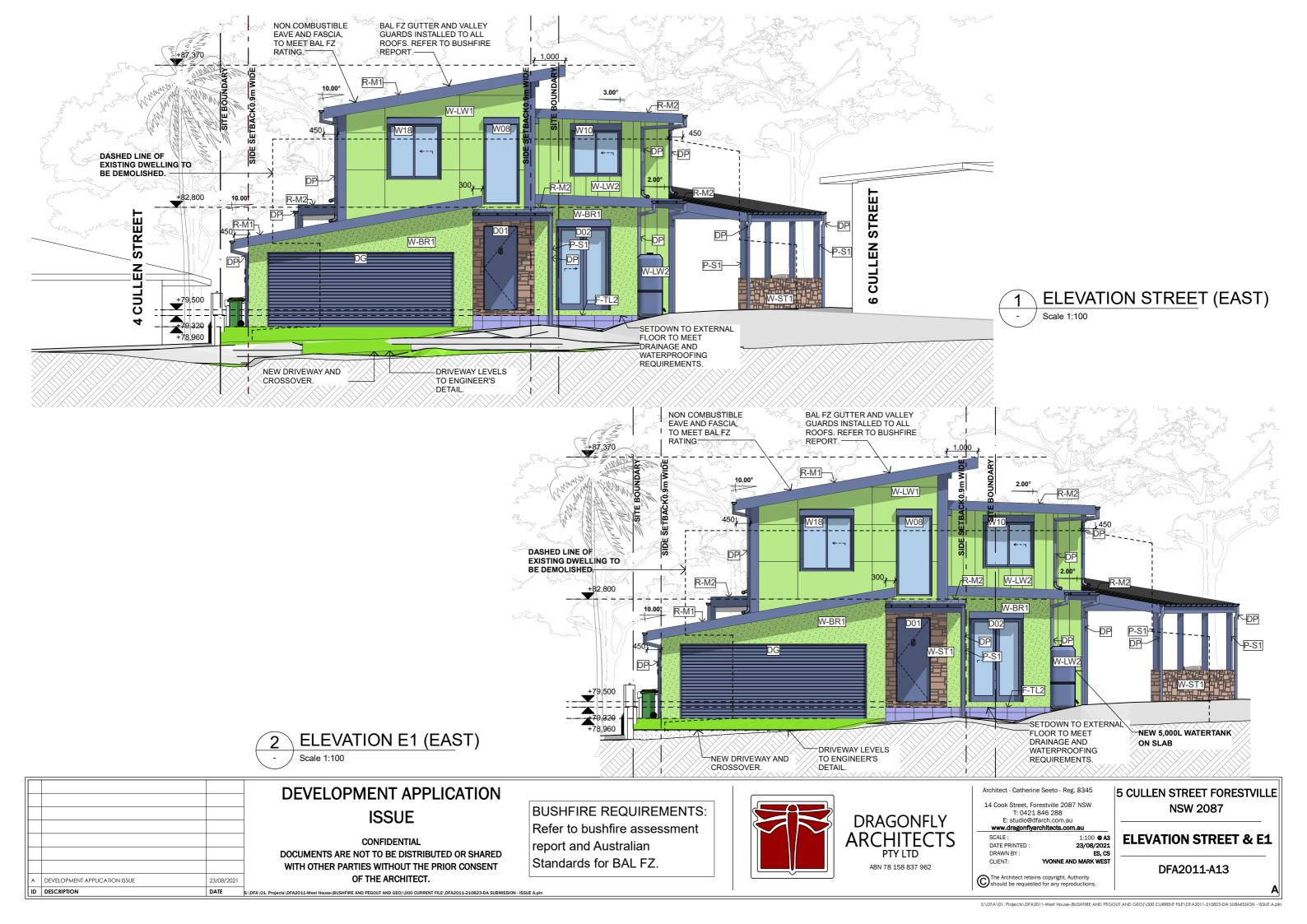


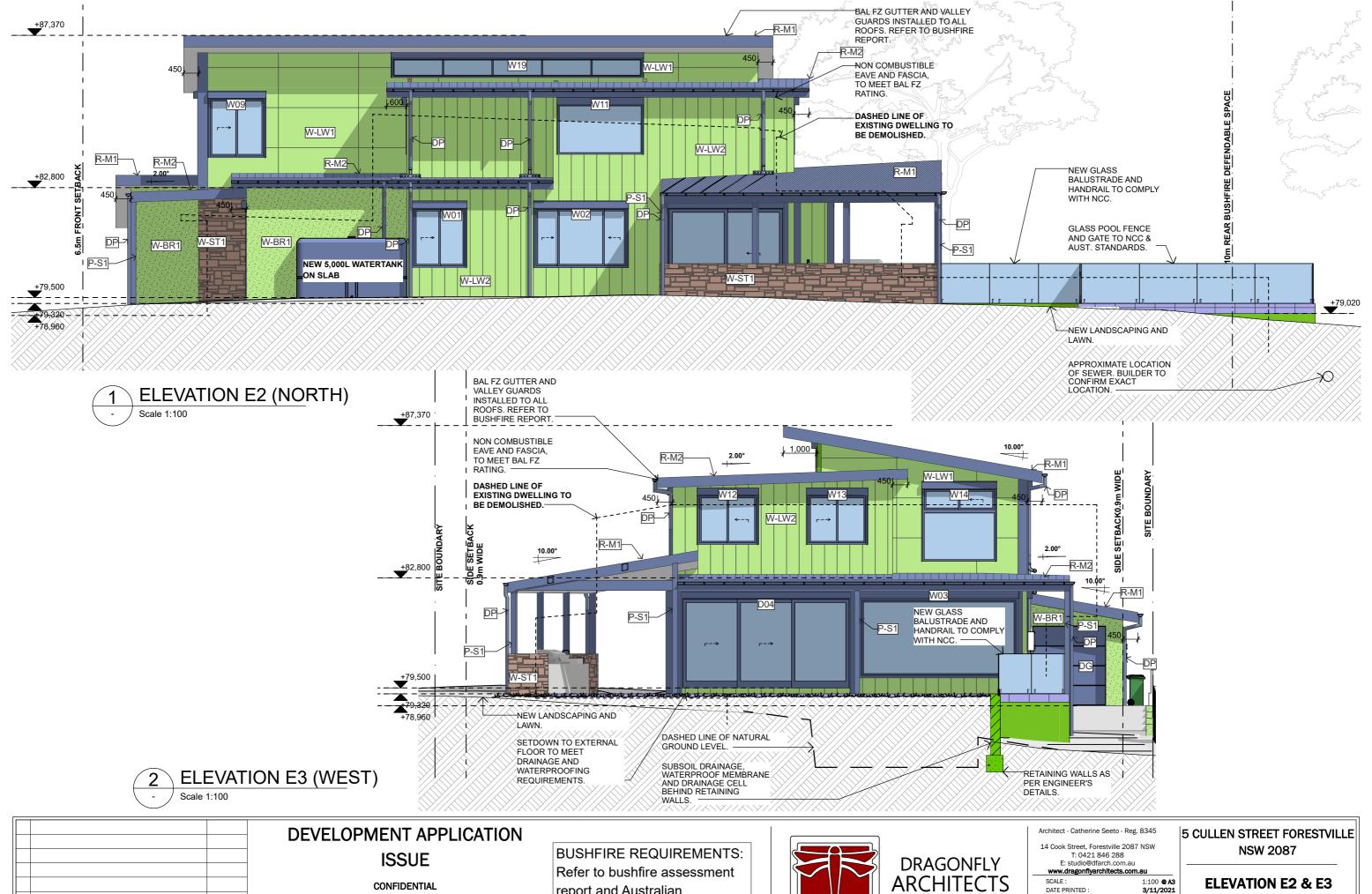












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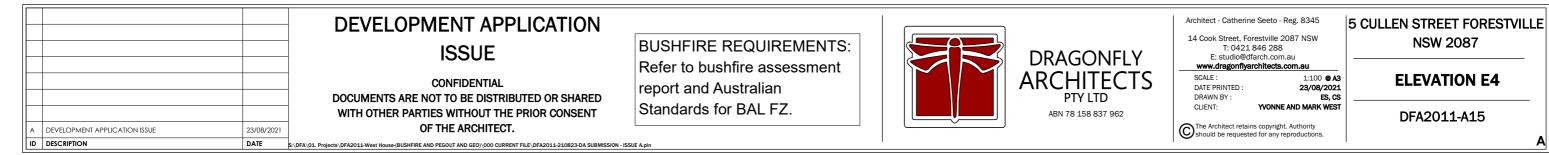
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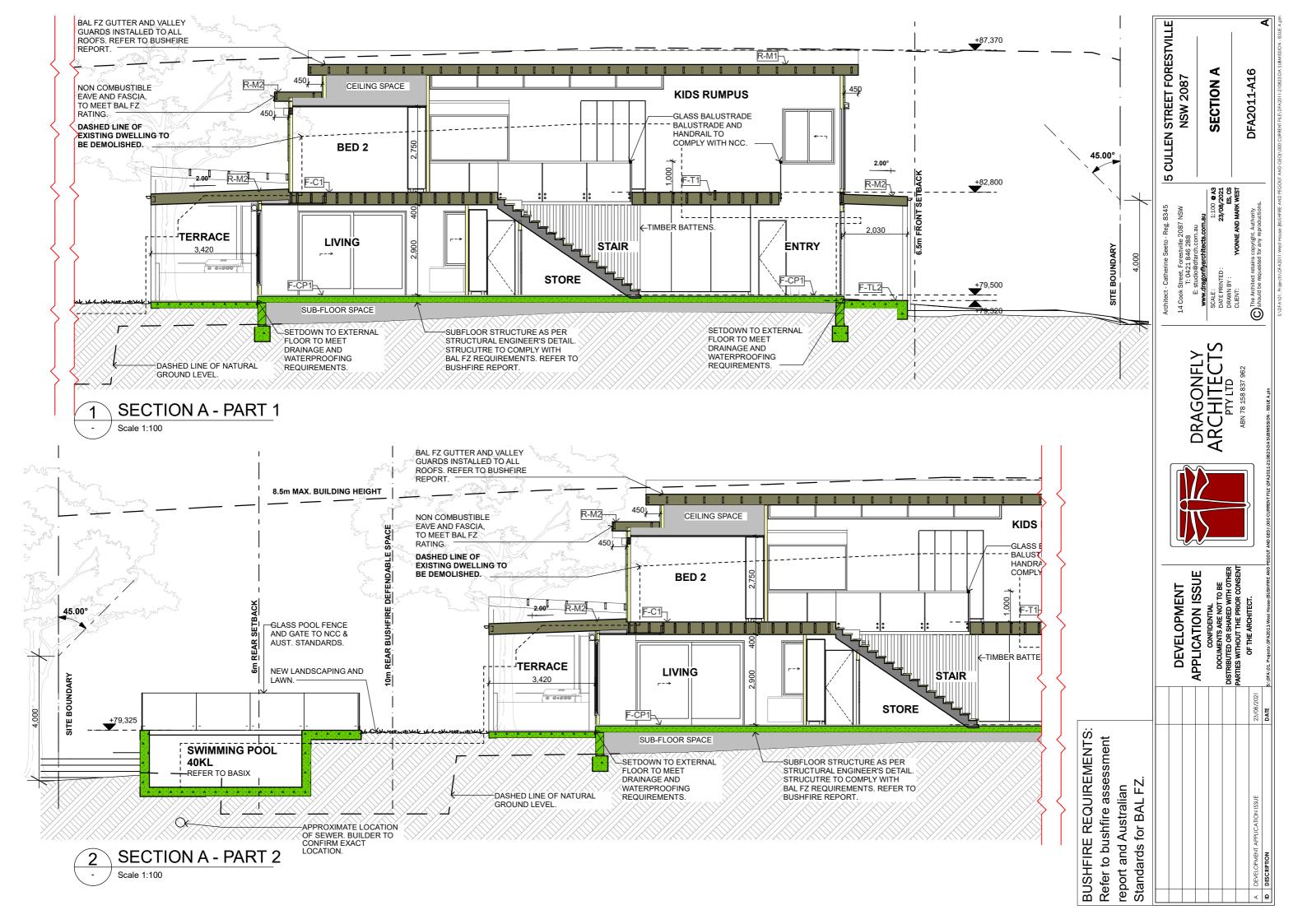
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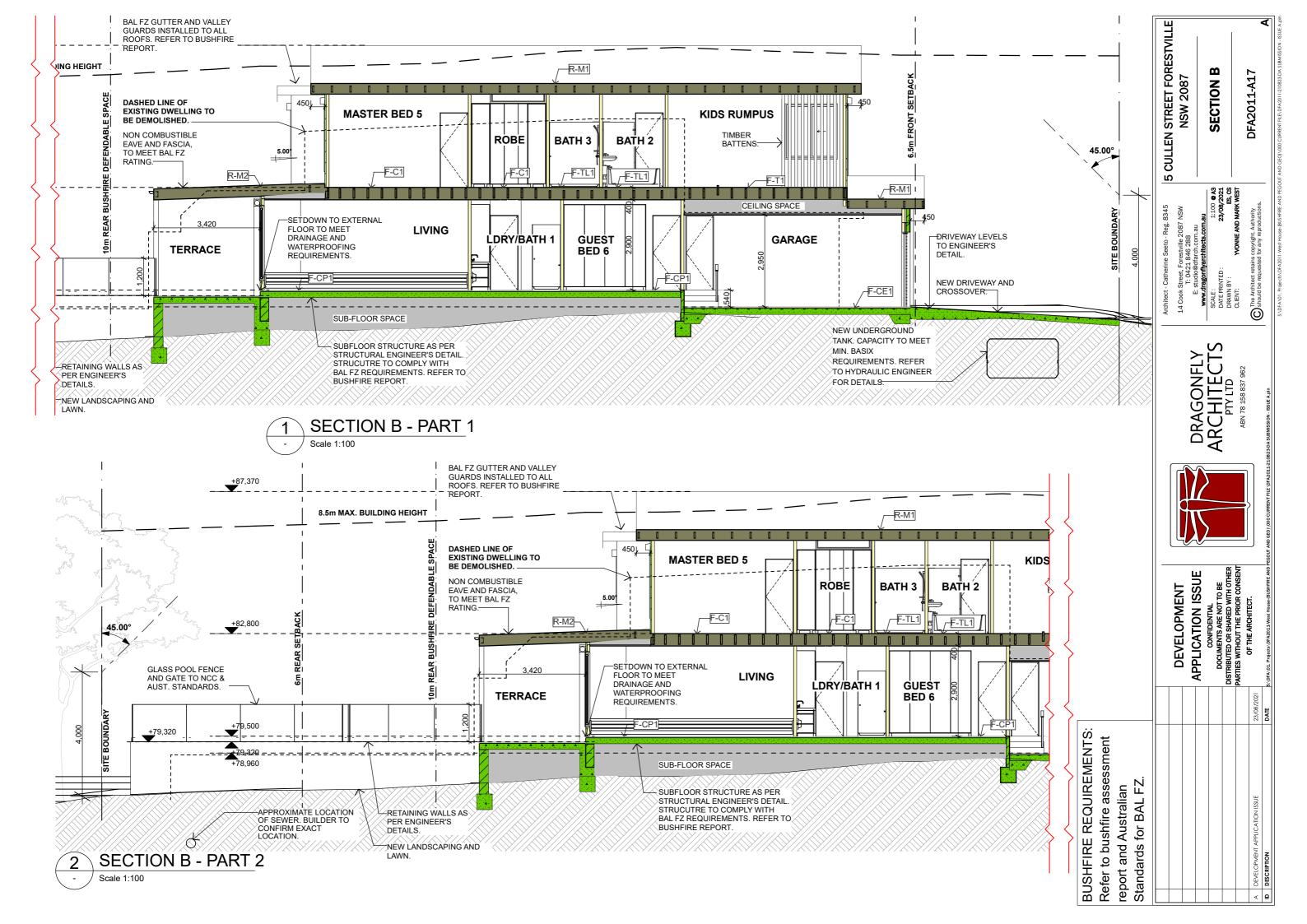
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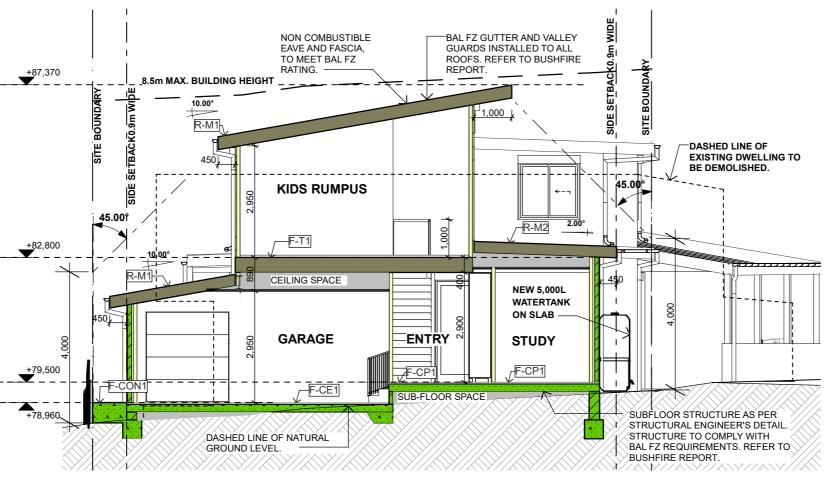




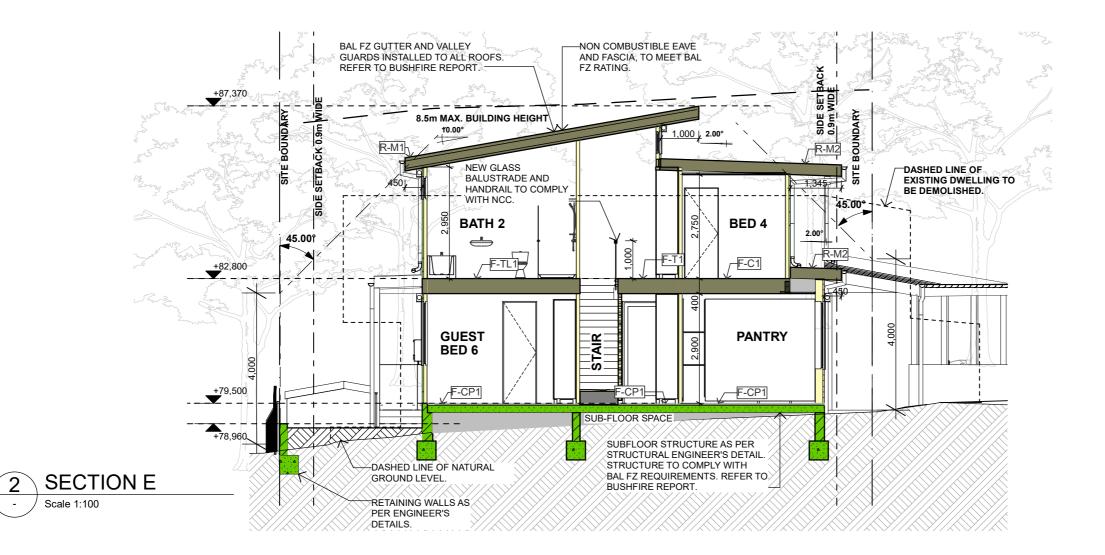












Refer to bushfire assessment report and Australian Standards for BAL FZ.

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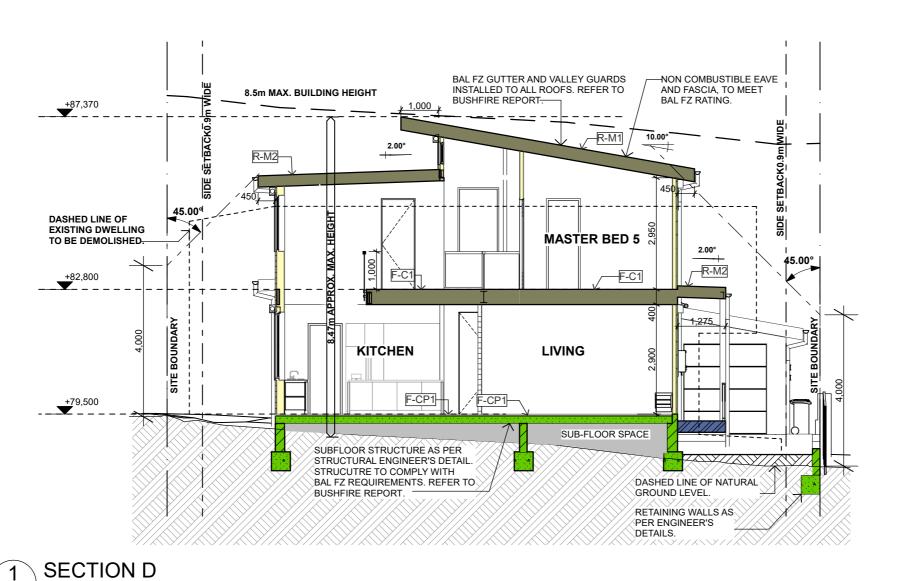
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STREET FORESTVILLE NSW 2087

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BUSHFIRE REQUIREMENTS: Refer to bushfire assessment

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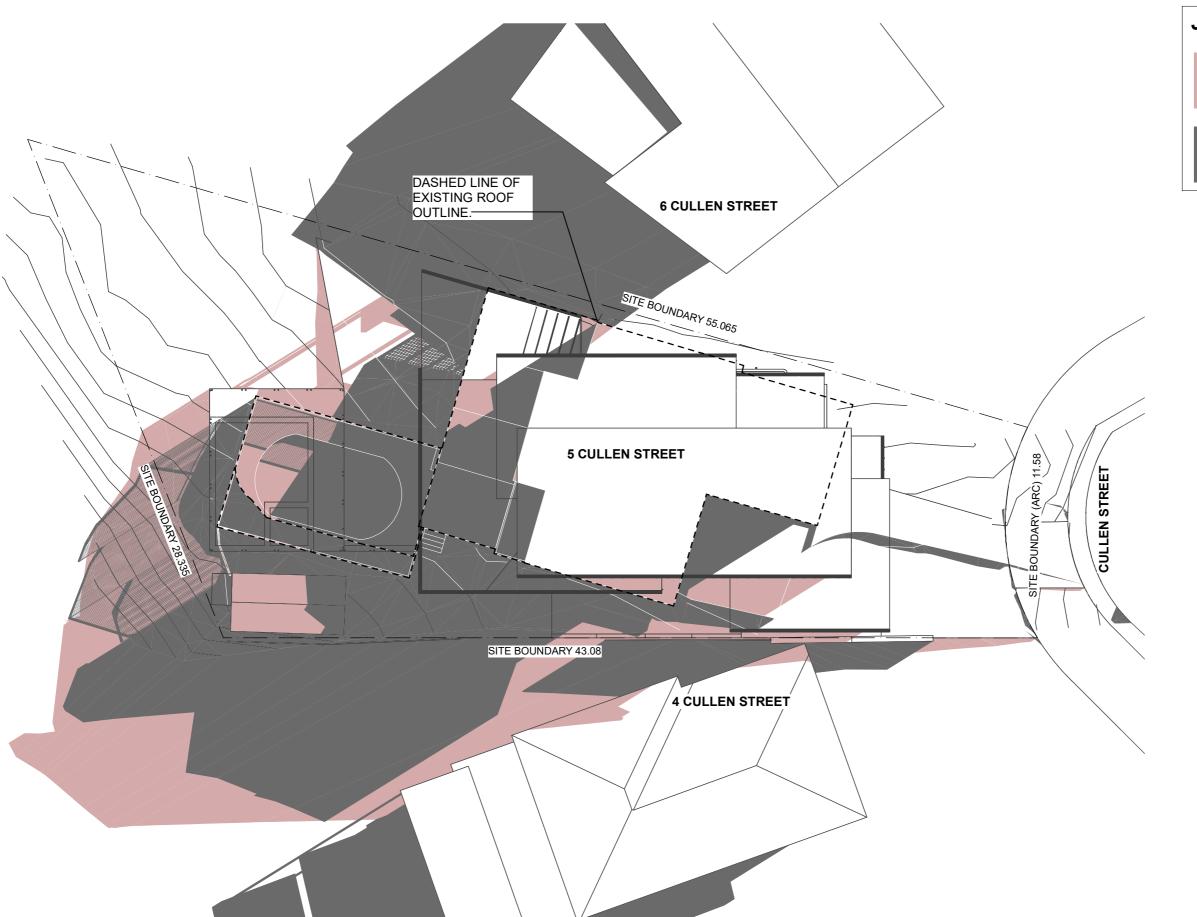
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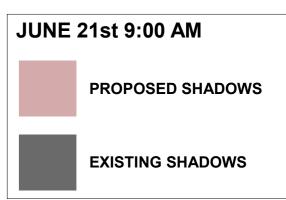
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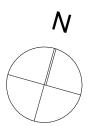
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SECTION I







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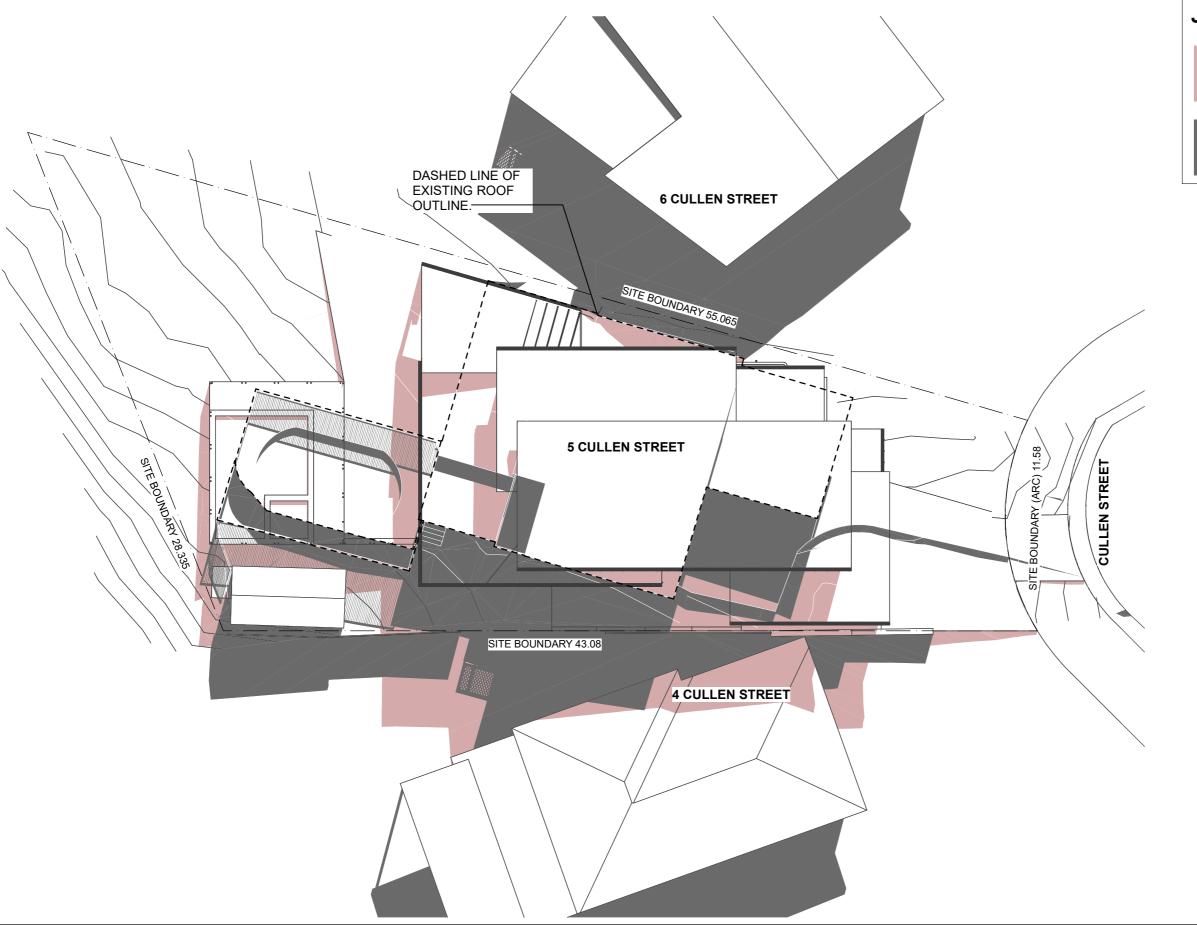
SHADOWS JUNE 21-9AM

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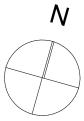
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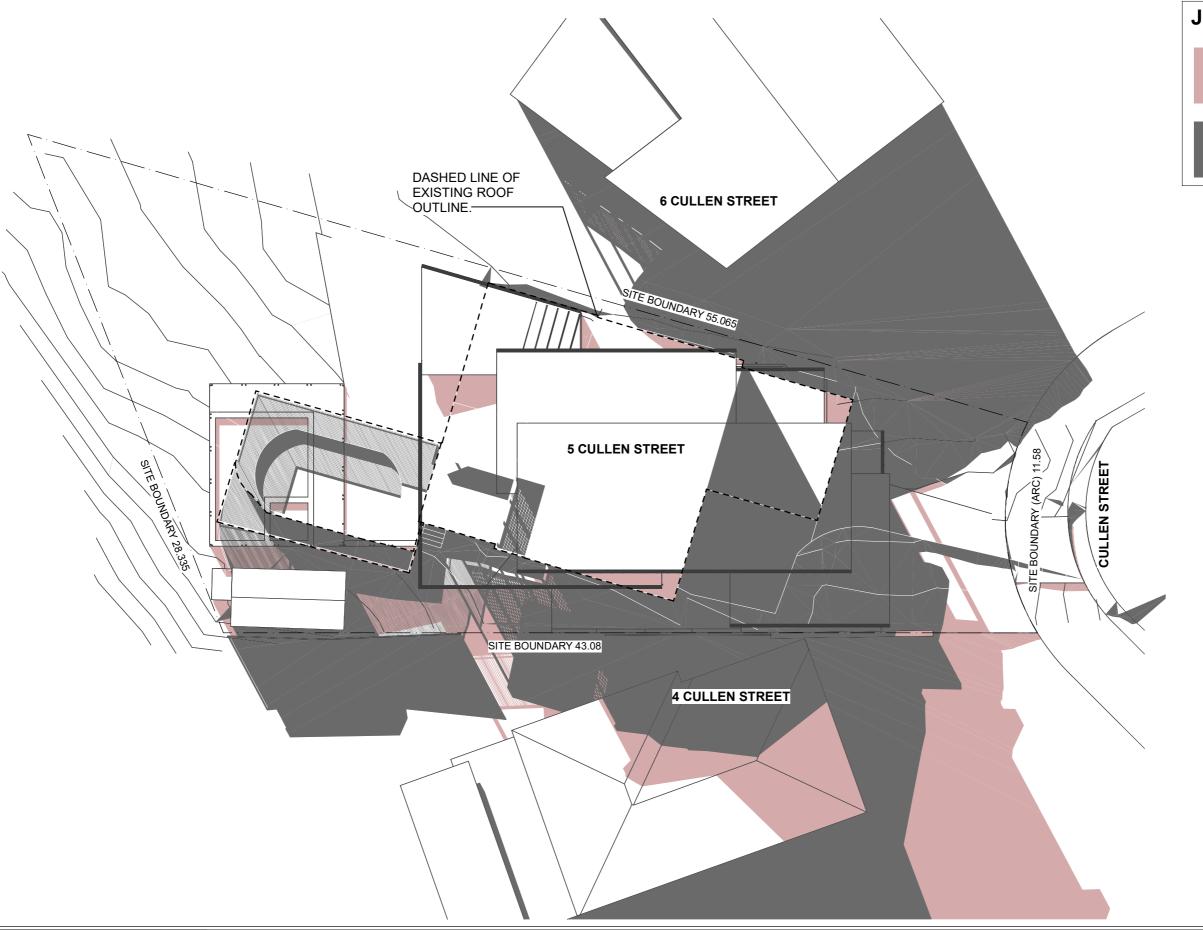
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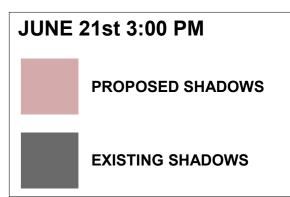
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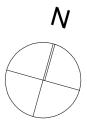
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> **SHADOWS JUNE 21-12NOON**







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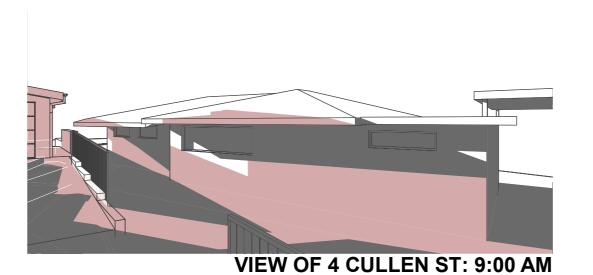
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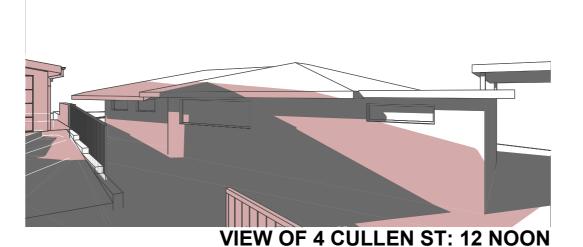
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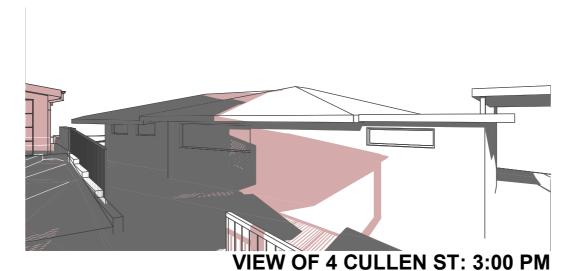
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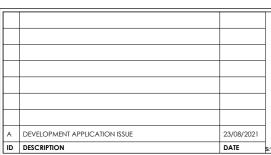
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SHADOWS JUNE 21-3PM









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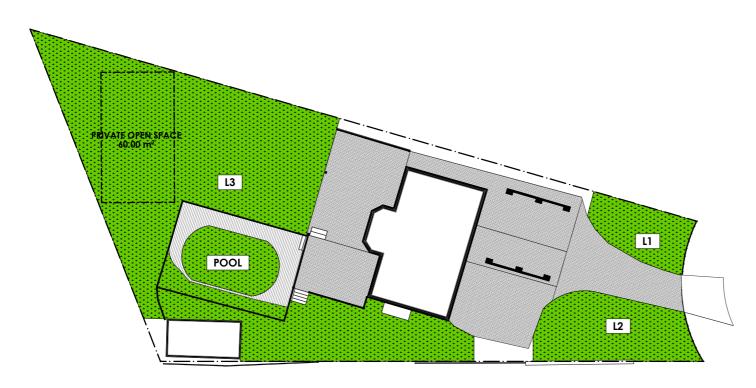
JUNE 21st

PROPOSED SHADOWS

EXISTING SHADOWS

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SHADOWS ELEVATION 4 CULLEN ST JUNE 21



1 LANDSCAPE AREAS EXISTING

PRIVATE OPEN SPACE 1.300

2 LANDSCAPE AREAS PROPOSED

DATE

 LANDSCAPE EXISTING

 NAME
 AREA

 L1
 32.36

 L2
 60.45

 L3
 353.00

 POOL
 31.68

 477.49 m²

 COMPLIES

LANDSCAPE CALCULATIONS NORTHERN BEACHES COUNCIL DCP - PART D1

NOTE: SOFT LANDSCAPE AREAS WITH MIN. DIMENSION GREATER THAN 2,000mm

TOTAL SITE IS 848.0m²

MIN LANDSCAPE REQUIRED IS 40% MIN. LANDSCAPE (0.40 X 848.0m²)= 339.2m²

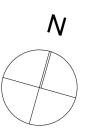
MIN. REQUIRED SOFT LANDSCAPE = 339.2m²

PRIVATE OPEN SPACE
NORTHERN BEACHES COUNCIL DCP - PART D2

MIN. REQUIRED PRIVATE OPEN SPACE = 60m²

COMPLIES

LANDSCAPE PROPOSED		
NAME AREA		
L1	46.15	
L2	313.27	
L3	14.59	
POOL	26.56	
SPA 4.00 404.57 m ²		
		COMPLIES



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BUSHFIRE REQUIREMENTS: Refer to bushfire assessment report and Australian Standards for BAL FZ.



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LANDCAPE CALCULATION

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NatHERS Thermal Performance Specifications (BASIX Thermal Comfort) 5 Cullen Street, Forestville

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

Windows	Glass	Frame	U value	SHGC	Detail
Default	Double glazed, Low E	Aluminium	4.3	0.47	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Double glazed, Low E	Aluminium	4.3	0.53	Generally for window types: Sliding window/ door, double hung, fixed, louvre

^{*} The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance

Skylights	Glass	Frame	U value	SHGC	Detail
n/a					

External walls Construction	Added Insulation	Detail
Hebel veneer	R 2.5	As per drawings
Framed walls	R 2.5	As per drawings

Internal walls Cor	nstruction Added	l Insulation Detail	
Plasterboard on stud	ds None	Interna	al walls generally
Plasterboard on stud	ds R 1.5	Interna	al walls adjoining garage, roof space

Floors	Construction	Added Insulation	Detail	Coverings
Concrete		None	Ground floor (over subfloor)	Tiles / polished concrete
Framed		None	First floor generally	Carpet: bedrooms: timber: landing, rumpus
Framed		R 2.5	Floor over garage	Carpet

Ceilings	Construction	Added Insulation	Detail
Plasterboard		None	Generally
Plasterboard		R 3.5	All ceilings below roof or roof spaces

Roof	Construction	Added Insulation	Detail
Metal sheeting		(refer to ceiling detail)	

Other Requirements

All exhaust fans and downlights (if installed) to be sealed to prevent air-infiltration

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NATHERS SPECIFICATION

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FEATURE STONE CLADDING.

EXTERNAL RENDERED WALLS PAINT - MID-DARK **GREY TO BLACK**

TONES.

METAL ROOFS COLORBOND COLOUR - MID-DARK GREY

EXTERNAL LIGHTWEIGHT WALLS NATURAL FINISH OR PAINT - BEIGE OR **GREY TONES**

WINDOWS AND DOOR **ALUMINIUM FRAMES** POWDERCOATED - MID-DARK GREY/BEIGE

DOWNPIPES & GUTTERS COLORBOND COLOUR - MID-DARK GREY

BAL FZ RATED DECKING

FRONT VIEW 1



REAR VIEW 1

ID DESCRIPTION

Α	DEVELOPMENT APPLICATION ISSUE	23/08/2021	

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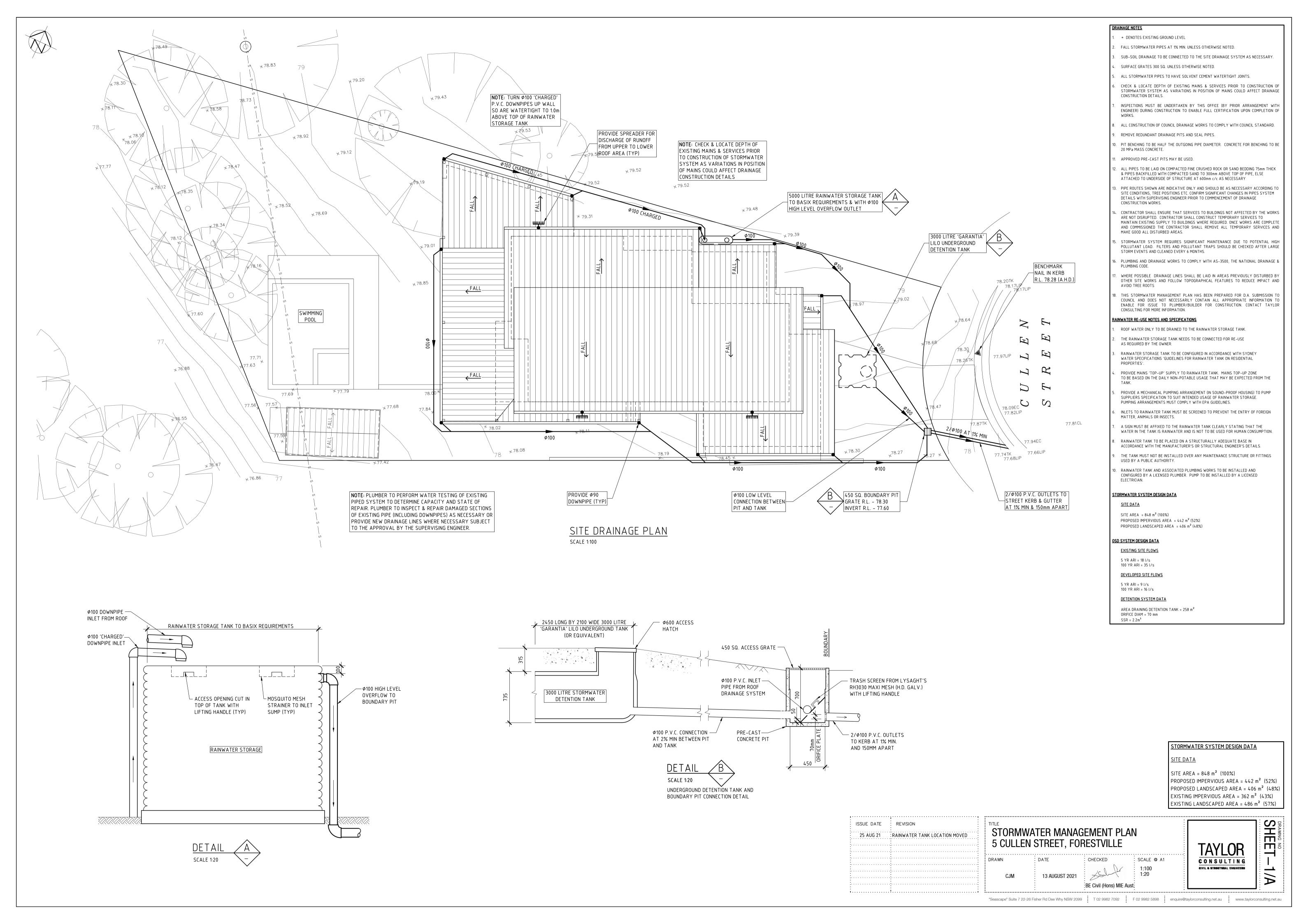
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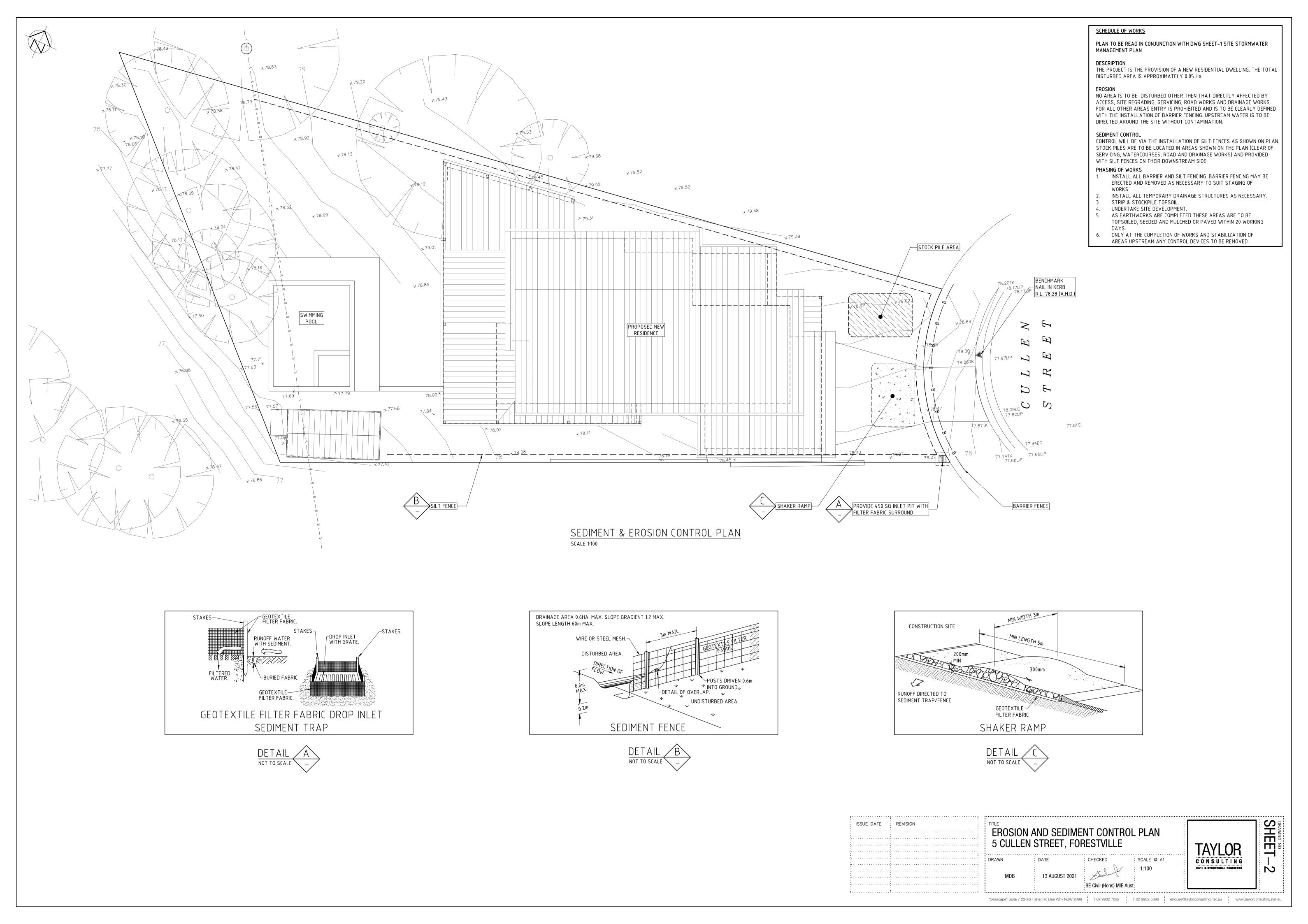
DFA2011-A26

5 CULLEN STREET FORESTVILLE

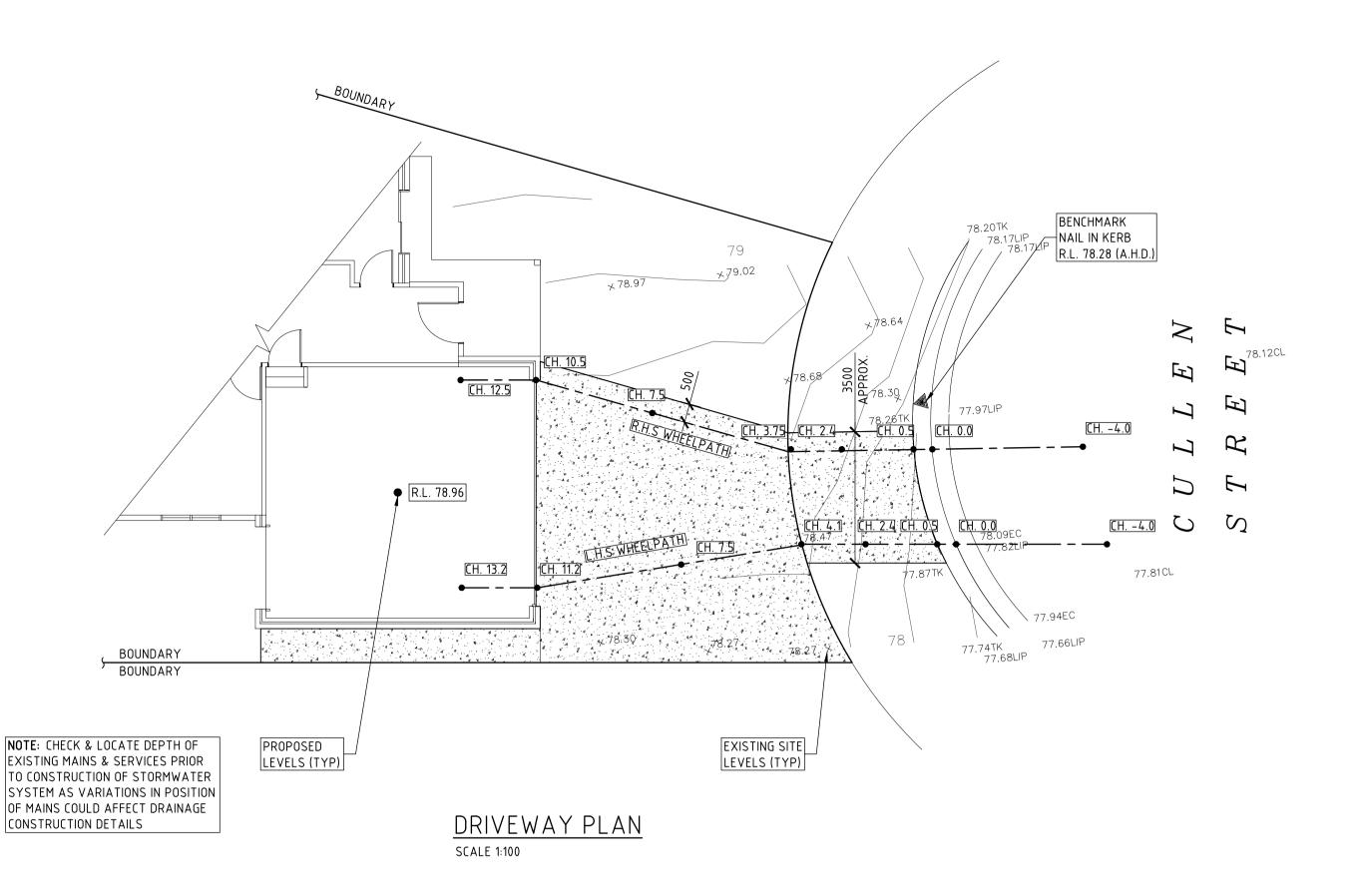
NSW 2087

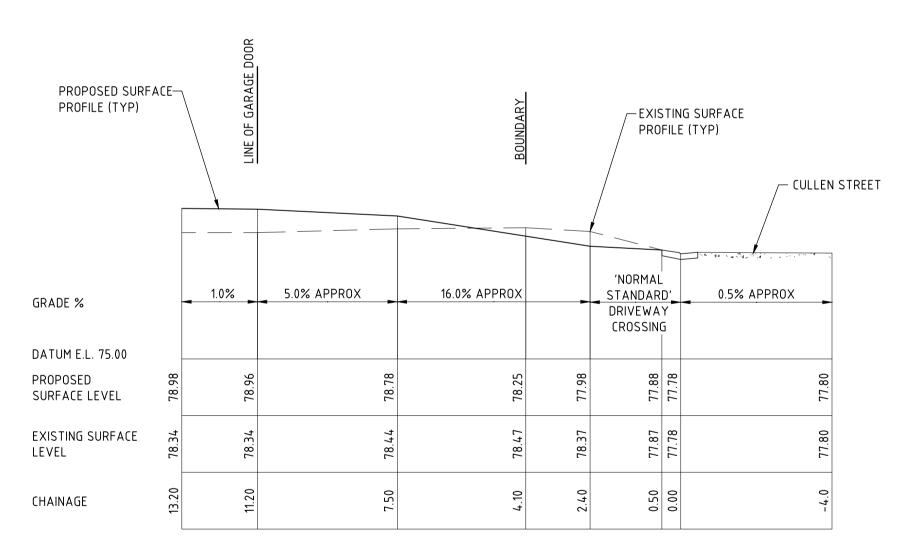
FINISHES SCHEDULE



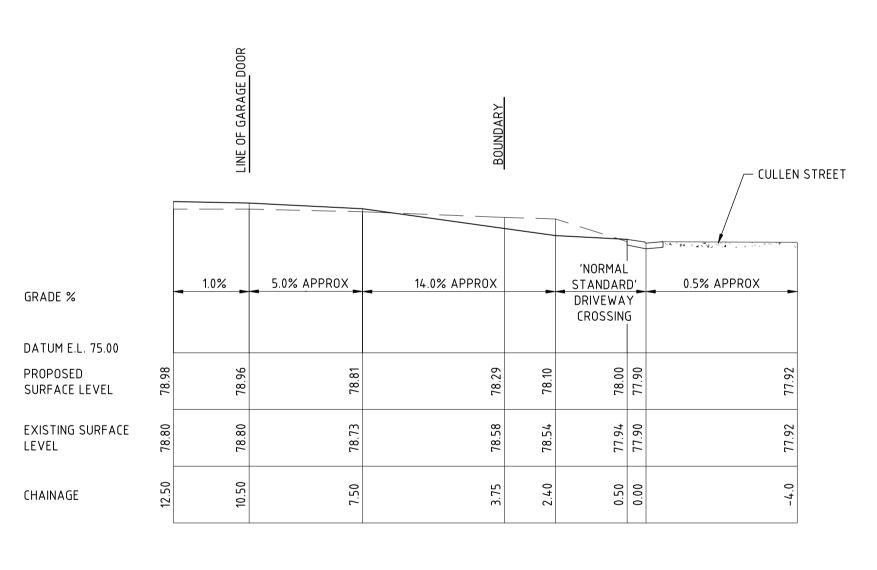








L.H.S. DRIVEWAY LONG-SECTION



R.H.S. DRIVEWAY LONG-SECTION SCALE 1:100

CONSTRUCTION NOTES

ROAD AND DRAINAGE WORKS TO BE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION FOR

VEHICLE CROSSING, ACCESS RAMPS AND GUTTER SHALL BE POURED IN PLAIN CONCRETE AND

FINISHED WITH STEEL TROWEL. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 25MPA

THE SUBGRADE SHALL BE THOROUGHLY COMPACTED BY THE USE OF VIBRATORY COMPACTION

NEW KERB & GUTTERING TO BE CONSTRUCTED IN ACCORDANCE WITH COUNCIL SPECIFICATIONS.

REINSTATE AND MAKE GOOD ALL LAYBACKS, PATHS AND TURFED AREAS TO SATISFACTION OF

REGULAR COMPACTION TESTS ARE REQUIRED BY COUNCIL PRIOR TO ADDITION OF EACH LAYER OF

COUNCIL'S DEVELOPMENT ENGINEER IS TO BE GIVEN 48 HOURS NOTICE WHEN THE WORKS REACH

ALL STEEL ELEMENTS TO BE STAINLESS GRADE 316 OR EQUIVALENT (MARINE GRADE)

BENEATH ALL KERB & GUTTER AND PRAM RAMPS PLACE & COMPACT DGB20 IN 150 LAYERS TO

EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL OR

VEHICLE CROSSING TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED

ENGINEERING WORKS - AUS-SPEC#1 AND/OR COUNCIL'S MINOR WORKS SPECIFICATION.

AT 28 DAYS

THE SUPERVISING ENGINEER.

SUPERVISING ENGINEER.

THE FOLLOWING STAGES:

SUB-BASE OR WEARING COURSE.

LEVELS AND SPECIFICATIONS ISSUED BY COUNCIL.

(A) INSTALLATION OF SILT AND SEDIMENT CONTROL DEVICES.

(B) SUBGRADE LEVEL / BASECOURSE LEVEL

(D) PRIOR TO BACKFILLING OF PIPELINES

(E) PRIOR TO POURING OF KERB & GUTTER

(F) PRIOR TO POURING VEHICLE CROSSING

98% STANDARD DENSITY AS NECESSARY

(G) SEALING ROAD PAVEMENT

(C) PRIOR TO POURING OF STORMWATER GULLY PITS

- 1. These drawings shall be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to the Supervising
- Officer for decision before proceeding with the work.
- 2. Dimensions shall not be obtained by scaling the structural drawings. 3. All dimensions shall be verified on site by the Contractor who shall be responsible for their
- 4. The contractor shall be responsible for maintaining the structure and neighbouring structures in a safe and stable condition during construction. No part shall be over-
- 5. All workmanship and materials shall be in accordance with the requirements of the current SAA Codes and the By-Laws and Ordinances of the relevant Government Authority.
- **FOUNDATIONS**
- Excavation shall be taken into firm natural ground the allowable bearing pressure on this material is assumed to be 150 kPa.
- 2. Foundation material shall be approved immediately before placing concrete. CONCRETE
- 1. All workmanship and materials shall be in accordance with AS 3600, current edition with amendments 2. Concrete quality: All cement shale be Type A Normal Portland Cement.

Element	Slump mm	Max. Size Agg. mm	f'c MPa	Special Requirements		
KERB & GUTTER	80	20	25	-		
KERB ACCESS RAMP	80	20	25	_		
VEHICLE CROSSING	80	20	25	_		

DRAINAGE PITS 80 20 32 -

Strength shall be verified by plant control testing.

80 20 25 -

3. Clear concrete cover to reinforcement including ties and stirrups shall as follows unless shown otherwise.

		Exposure Classification				
	Element	A1 Sheltered locations	B1 External locations over 1km from saltwater shoreline	B2 External locations within 1km of saltwater shoreline		
	Strip footings	-	50	50		
J	Columns and piers	20	40	50		
	Beams	20	40	45		
	Slabs and walls	20	40	45		

- Note that slabs placed over a membrane on ground are included as A1. 4. Reinforcement symbols:
- N denotes Grade 500 deformed normal ductility bar to AS 4671. R denotes Grade 250 plain round normal ductility bar to AS 4671.
- SL denotes Grade 500 low ductility square welded mesh to AS 4671. RL denotes Grade 500 low ductility rectangular welded mesh to AS 4671
- denotes direction of main bars of rectangular fabric (main bars down for bottom reinforcement, main bars up for top reinforcement).
- denotes square fabric.
- → denotes extent of reinforcement. 5. All unsupported bars shall be tied in the transverse direction to
- unless otherwise noted.

FOOTPATH

- 6. Reinforcement is shown diagramatically and is not necessarily shown in the true projection.
- 7. Splices in the reinforcement shall be made only in the positions shown. The written approval of the Supervising Officer shall be obtained for any other splices. Where the lap
- length is not shown it shall be sufficient to develop the full strength of the reinforcement. 8. Welding of reinforcement will not be permitted unless shown on the structural drawings.
- Fabric lap detail: —Lap 2 wires
- 10. Slab reinforcement shall extend at least 65 onto masonry support walls unless shown otherwise. 11. Concrete sizes shown are minimum and no reductions by ducts, pipes, etc. shall be
- made without the approval of the Supervising Officer. Sizes do not include thickness of applied finishes.
- 12. Beam depths are written first and do not include slab thickness. 13. Pipes or conduits shall not be placed within the concrete cover to reinforcement without the approval of the Supervising Officer.
- 14. No holes or chases other than those shown on the structural drawings shall be made in concrete members without the prior approval of the Supervising Officer.
- 15. Construction joints where not shown shall be located to the approval of the Supervising Officer.
- 16. The contractor shall notify the Engineer 24 hours before pouring concrete. The concrete shall be compacted using high frequency vibrators
- 18. Columns, piers, and pedestals shall be placed 24 hours (min.) before concrete in slabs or beams over.
- 19. Curing of all concrete surfaces shall commence immediately after surfaces are finished as specified.
- BRICK AND CONCRETE BLOCK MASONRY 1. All workmanship and materials shall be in accordance with AS 3700.
- 2. Two layers of approved metal based slip joint material shall be laid under all slabs where they bear on brickwork.
- 3. Walls shown on structural drawings are load bearing walls. Non load bearing
- walls under slabs shall be separated from the concrete by a minimum of 10mm thick compressible material.
- 4. No brickwork which is supported by the slab shall be erected until formwork has been removed.
- 5. Brick mortar to be proportions by volume of cement, lime and sand. 6. Brick strength of load bearing brickwork to be a minimum of f'uc = Mpa.
- REINFORCED CONCRETE BLOCK MASONRY
- All concrete masonry units shall conform to the requirements of AS 2733.

The design strength of concrete masonry shall be:

El	Strength	Mortar Mix
Element	Grade of Units	Cement, Lime ,Sand

- 3. Workmanship involved in placing concrete units shall comply with AS 3700 and all units shall be have fully bedded face shells and cross walls. 4. Clean out holes shall be provided at the base of all reinforced cores.
- 5. Unless noted otherwise the cores of all concrete masonry units shall be filled with concrete having a characteristic strength at 28 days (f'c) of 20 MPa. and a slump of 180mm to 230mm when being placed, the concrete filling shall be thoroughly compacted.
- 6. Max size of course aggregate in concrete used to fill cores shall be 10mm unless shown otherwise. STRUCTURAL STEELWORK
- 1. All workmanship and materials shall be in accordance with AS 4100 and AS 1554 except where varied by the contract documents.
- 2. Three (3) copies of all shop details shall be submitted to the engineer for approval of structural sufficiency before fabrication.
- 3. All welds shall be 6mm continuous fillet, all bolts ϕ 20mm, all gussets plates 10mm thick, unless noted otherwise on the drawing.
- 4. Concrete encased steelwork shall be wrapped with 3mm wire at 100mm centres and
- shall have a minimum 50 cover of concrete. 5. Steel beams and trusses with span greater than 6m shall be fabricated with an
- upwards precamber of 1/500 span in each span unless noted otherwise on the drawings. 6. Structural steelwork is to be wire brushed to remove rust and loose mill scale
- and coated with one coat of approved primed unless noted otherwise on the drawings. 7. All steelwork cast into brickwork is to be hot dipped galvanised.

1. Timber construction is to be in accordance with AS 1720 and the Timber Framing Code

2. Timber stress grade shall be F7 unless noted otherwise.

