

WEST HOUSE

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01 DEVELOPMENT APPLICATION		
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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.



DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962

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

DEVELOPMENT APPLICATION ISSUE A

YVONNE AND MARK WEST
5 CULLEN STREET FORESTVILLE NSW 2087

NOTE:

BOUNDARIES HAVE BEEN DETERMINED BY SURVEY ON 09/09/20.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

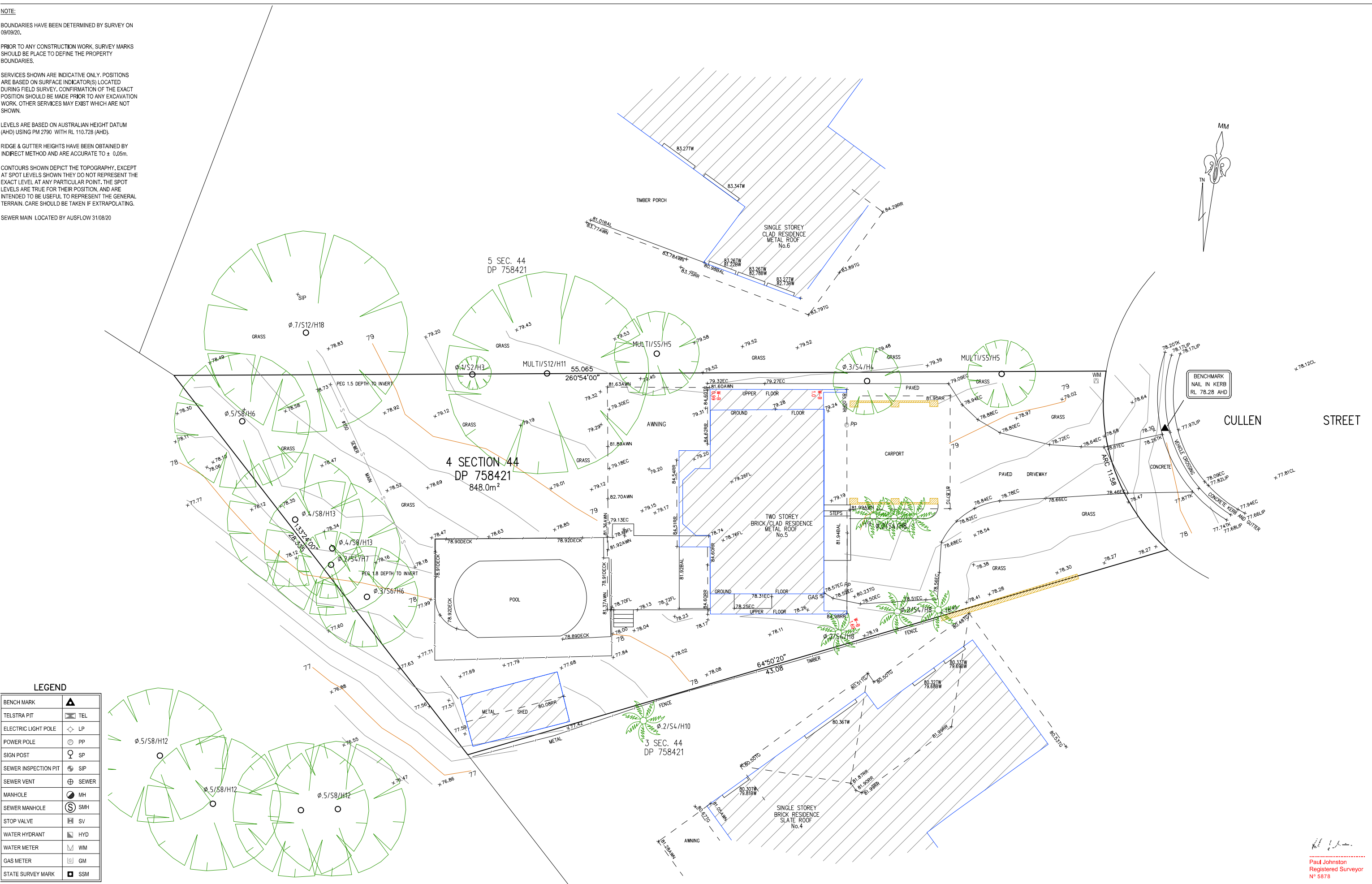
SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

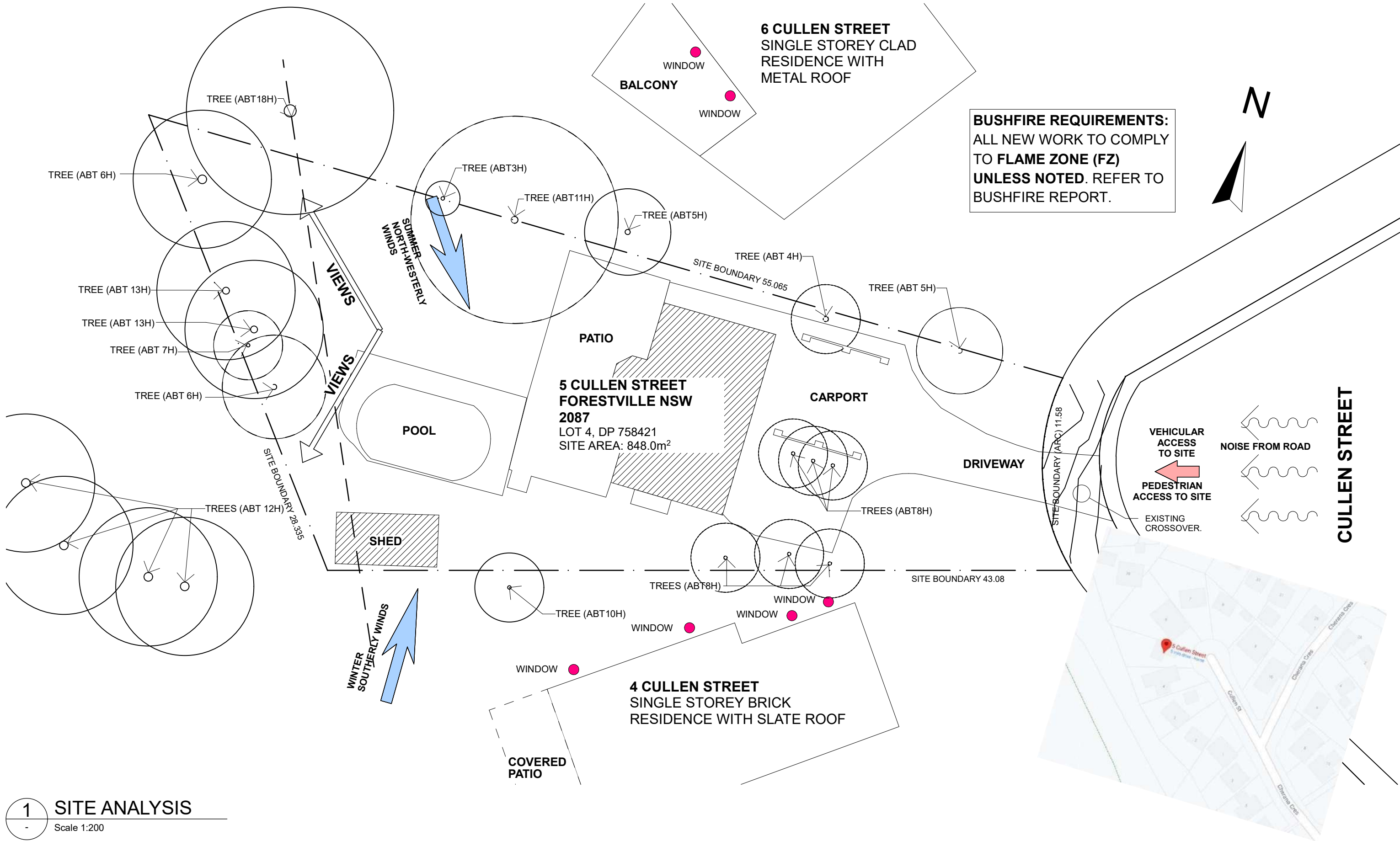
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 2790 WITH RL 110.728 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

SEWER MAIN LOCATED BY AUSFLOW 31/08/20



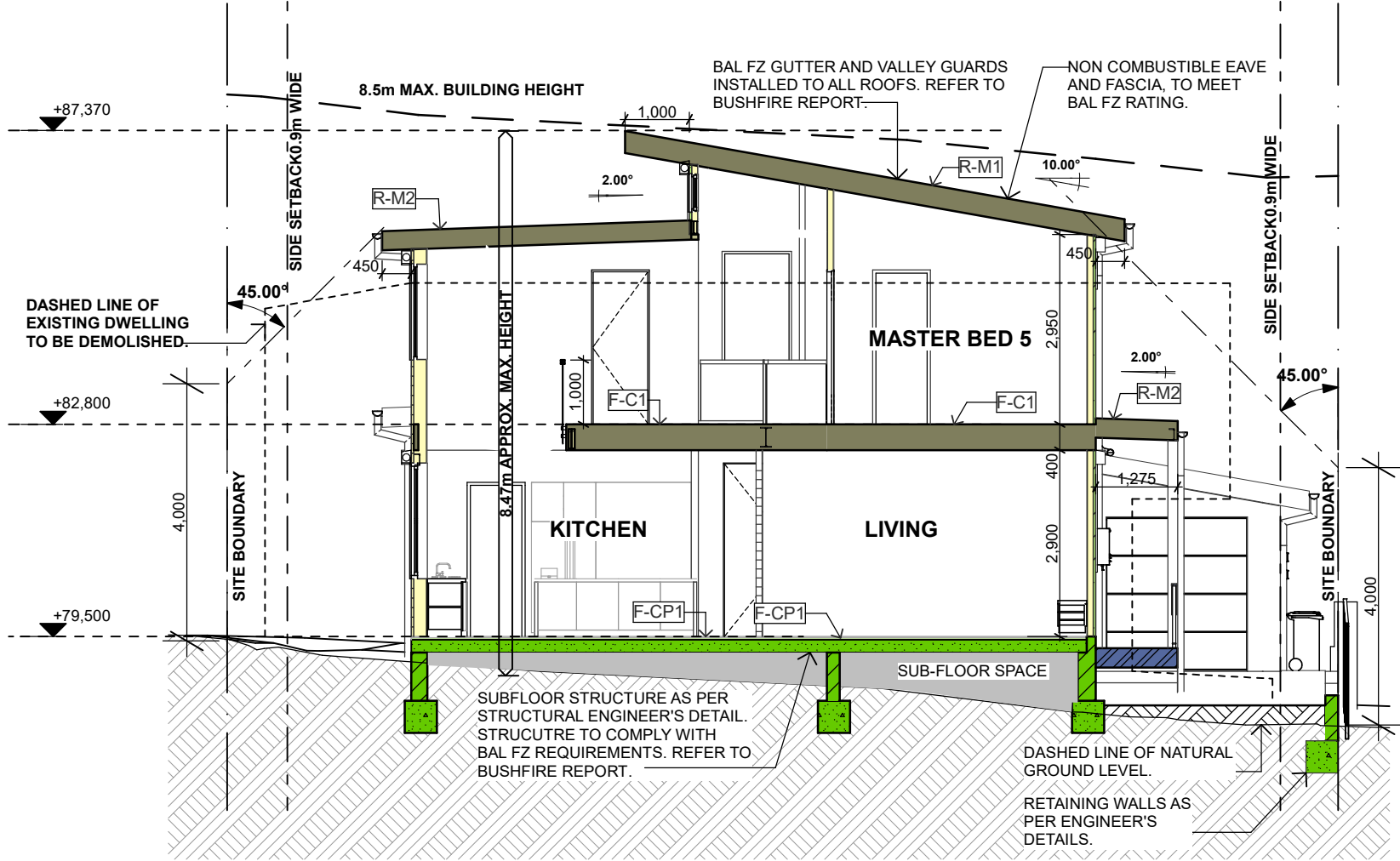


1 SITE ANALYSIS

Scale 1:200

DEVELOPMENT APPLICATION ISSUE		BUSHFIRE REQUIREMENTS: Refer to bushfire assessment report and Australian Standards for BAL FZ.		DRAGONFLY ARCHITECTS PTY LTD ABN 78 158 837 962	Architect - Catherine Seeto - Reg. 8345	5 CULLEN STREET FORESTVILLE NSW 2087
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1 SECTION D
Scale 1:100



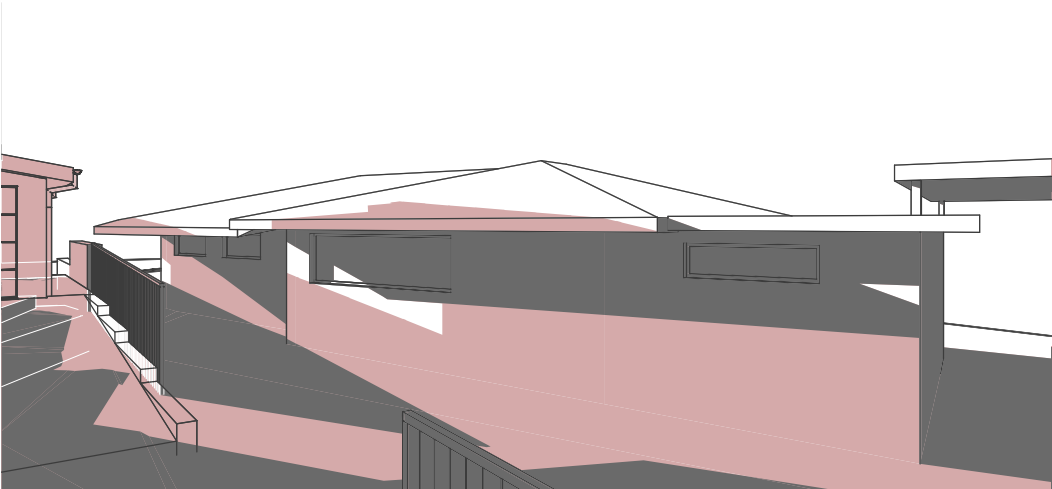
BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.

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23/08/2021		DATE	

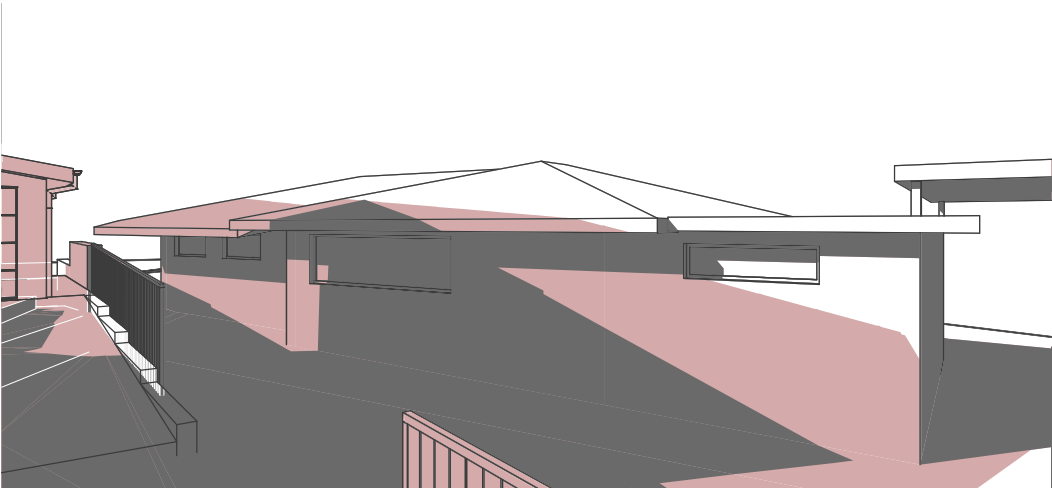
JUNE 21st

PROPOSED SHADOWS

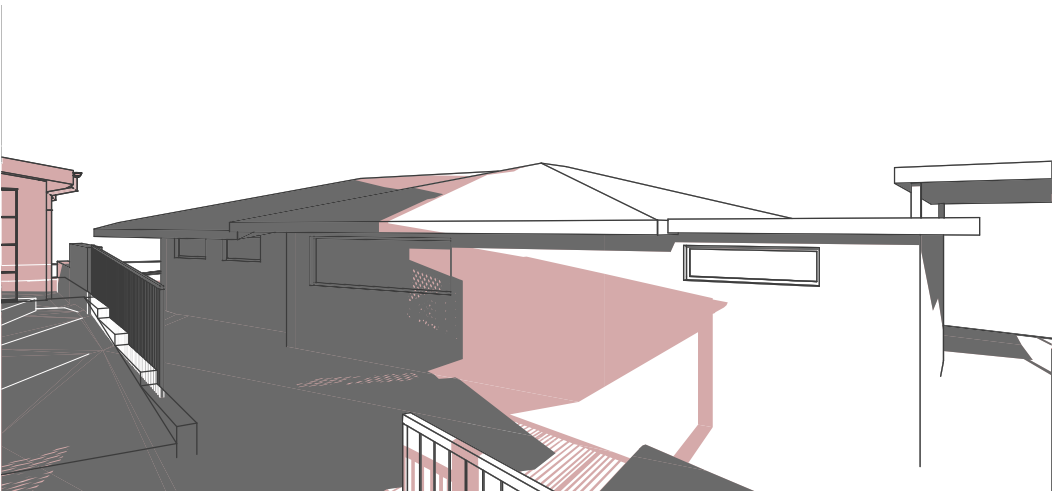
EXISTING SHADOWS



VIEW OF 4 CULLEN ST: 9:00 AM



VIEW OF 4 CULLEN ST: 12 NOON

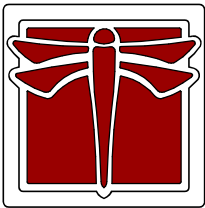


VIEW OF 4 CULLEN ST: 3:00 PM

DEVELOPMENT APPLICATION
ISSUE

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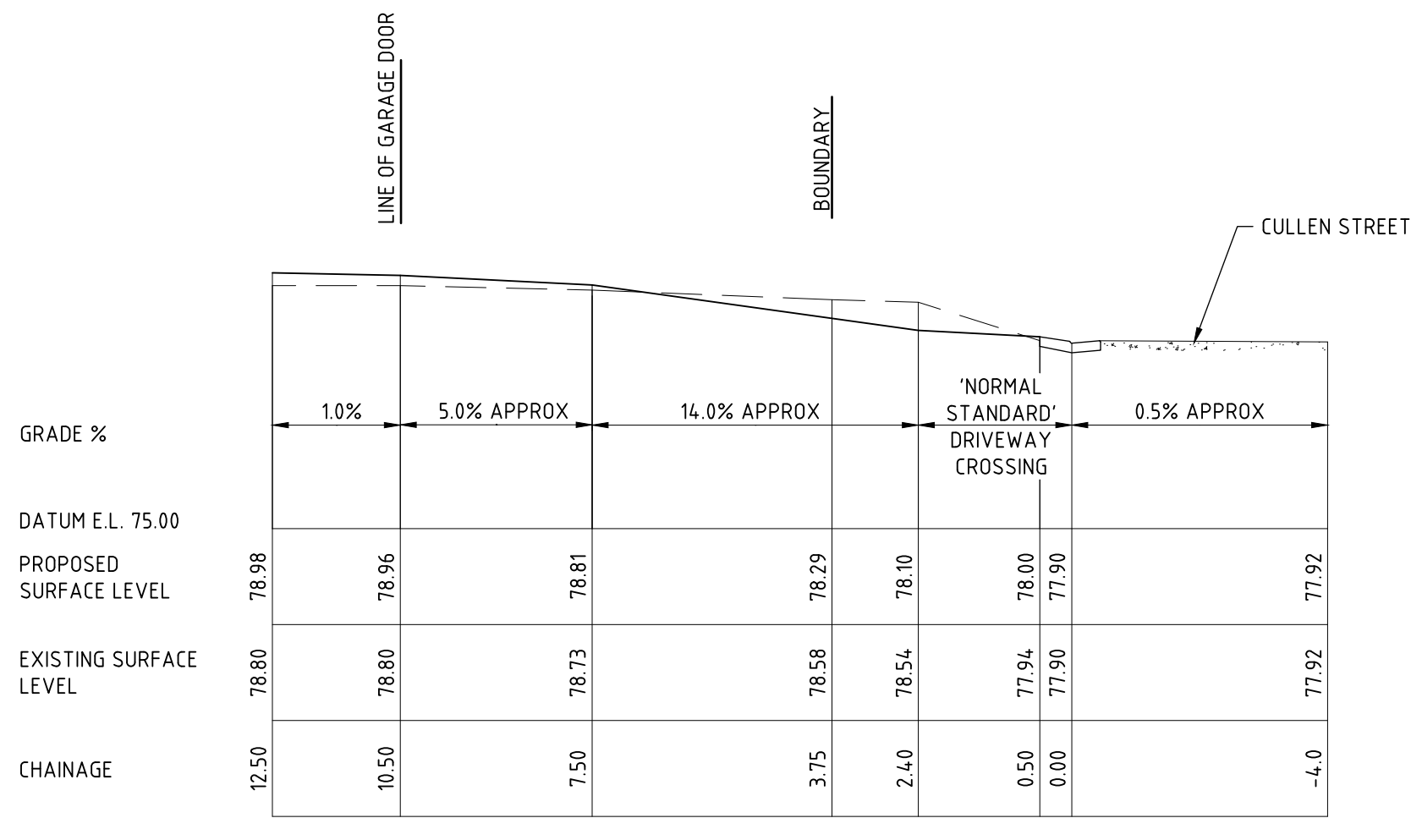
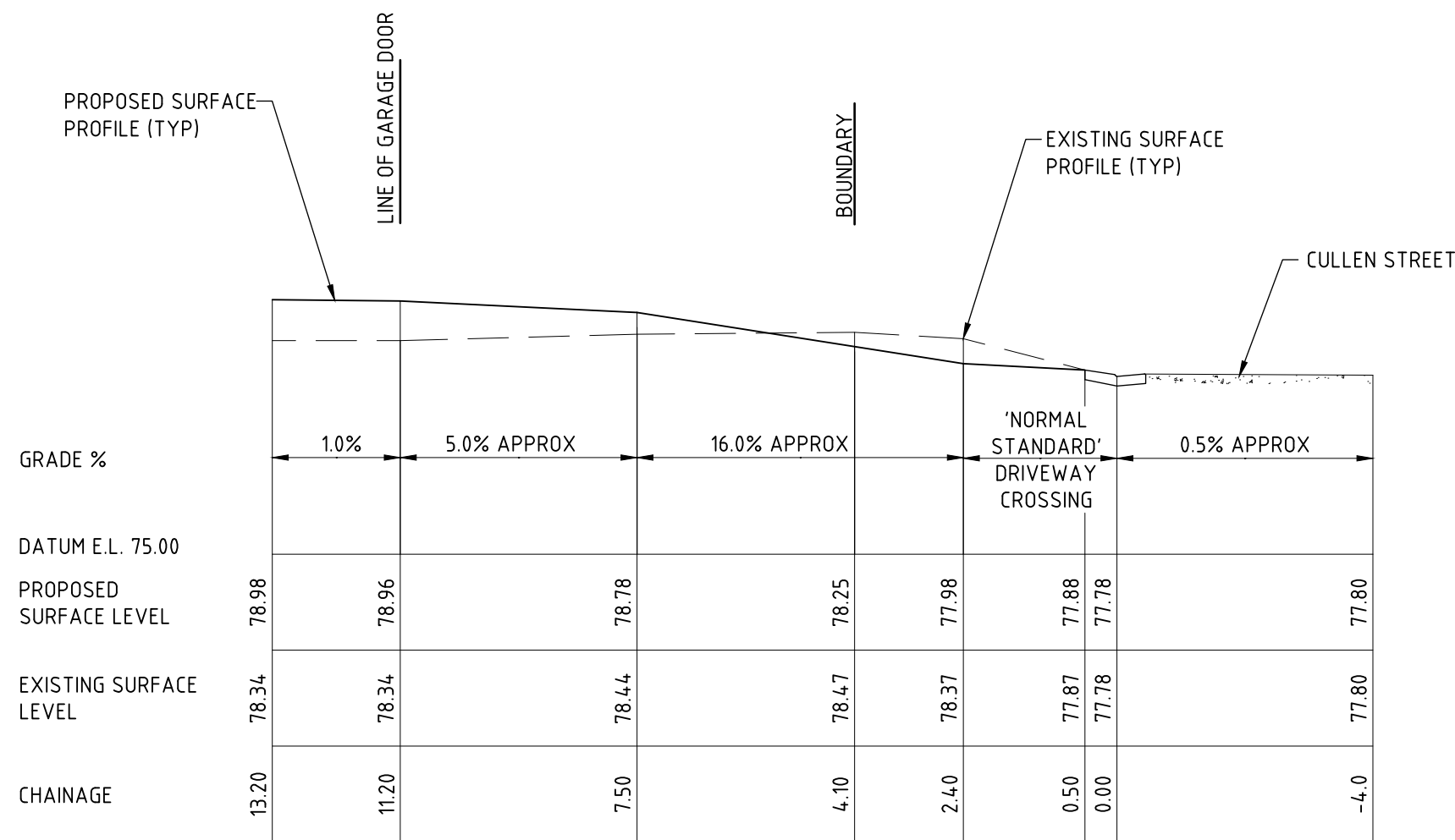
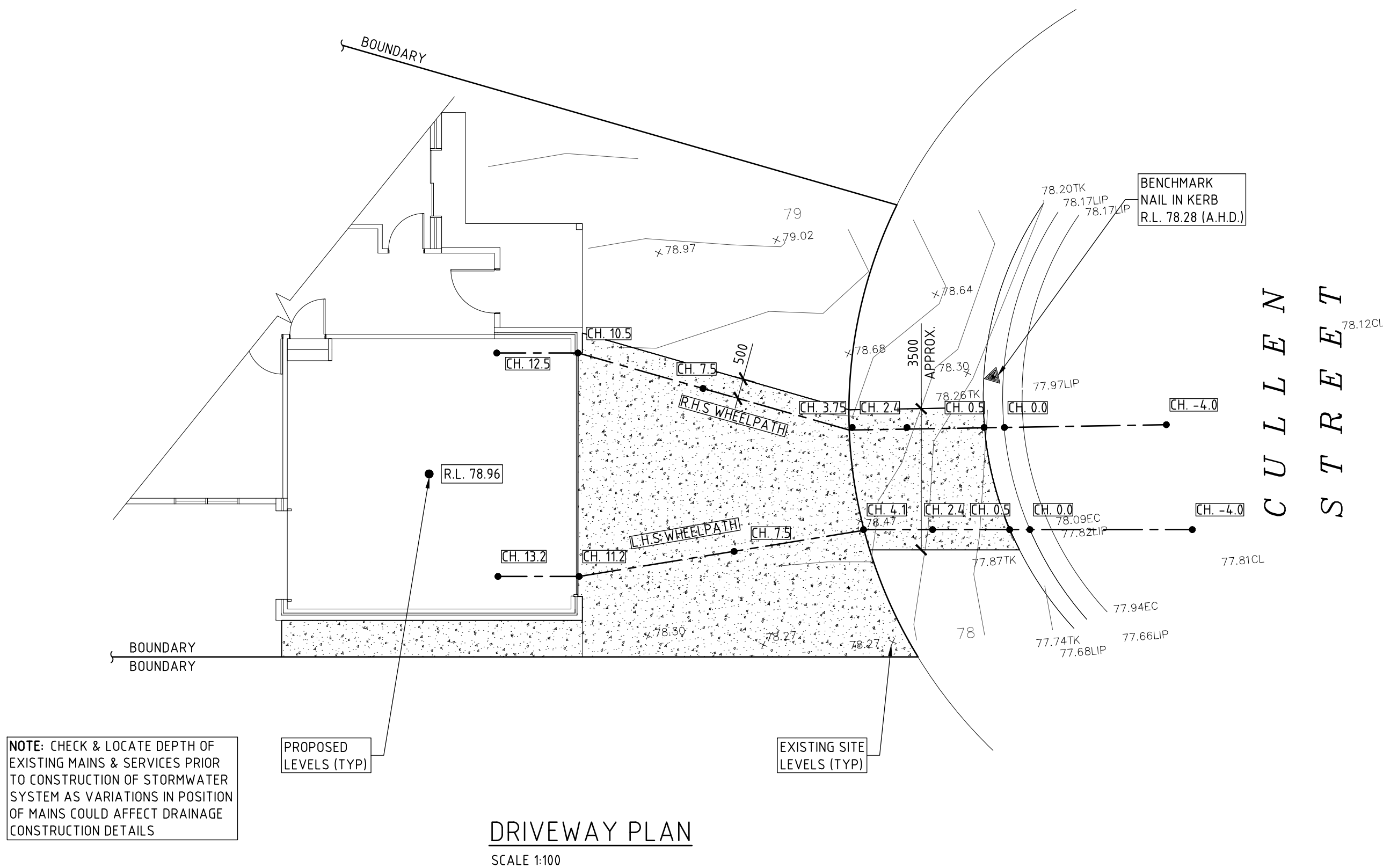
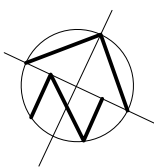


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5 CULLEN STREET FORESTVILLE
NSW 2087
SHADOWS ELEVATION 4
CULLEN ST JUNE 21
DFA2011-A23

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



- NOTES**
- ROAD AND DRAINAGE WORKS TO BE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION FOR ENGINEERING WORKS - AUS-SPEC#1 AND/OR COUNCIL'S MINOR WORKS SPECIFICATION.
 - 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 AT 28 DAYS
 - THE SUBGRADE SHALL BE THOROUGHLY COMPACTED BY THE USE OF VIBRATORY COMPACTION EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL OR THE SUPERVISING ENGINEER.
 - VEHICLE CROSSING TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED LEVELS AND SPECIFICATIONS ISSUED BY COUNCIL.
 - NEW KERB & GUTTERING TO BE CONSTRUCTED IN ACCORDANCE WITH COUNCIL SPECIFICATIONS.
 - REINSTATE AND MAKE GOOD ALL LAYBACKS, PATHS AND TURFED AREAS TO SATISFACTION OF SUPERVISING ENGINEER.
 - REGULAR COMPACTION TESTS ARE REQUIRED BY COUNCIL PRIOR TO ADDITION OF EACH LAYER OF SUB-BASE OR WEARING COURSE.
 - COUNCIL'S DEVELOPMENT ENGINEER IS TO BE GIVEN 48 HOURS NOTICE WHEN THE WORKS REACH THE FOLLOWING STAGES:
(A) INSTALLATION OF SILT AND SEDIMENT CONTROL DEVICES.
(B) SUBGRADE LEVEL / BASECOURSE LEVEL
(C) PRIOR TO POURING OF STORMWATER GULLY PITS
(D) PRIOR TO BACKFILLING OF PIPELINES
(E) PRIOR TO POURING OF KERB & GUTTER
(F) PRIOR TO POURING VEHICLE CROSSING
(G) SEALING ROAD PAVEMENT
 - 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 98% STANDARD DENSITY AS NECESSARY

CONSTRUCTION NOTES

GENERAL

- 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.
- Dimensions shall not be obtained by scaling the structural drawings.
- All dimensions shall be verified on site by the Contractor who shall be responsible for their correctness.
- The contractor shall be responsible for maintaining the structure and neighbouring structures in a safe and stable condition during construction. No part shall be overstressed.
- 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.
- Foundation material shall be approved immediately before placing concrete.

CONCRETE

- All workmanship and materials shall be in accordance with AS 3600, current edition with amendments.
- Concrete quality: All cement shall 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	-
FOOTPATH	80	20	25	-
DRAINAGE PITS	80	20	32	-

Strength shall be verified by plant control testing.

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

Element	Exposure Classification		
	A1 Sheltered locations	B1 External locations over 10m from saltwater shoreline	B2 External locations within 10m of saltwater shoreline
Strip footings	-	50	50
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.
- 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.
- All unsupported bars shall be tied in the transverse direction to unless otherwise noted.
 - Reinforcement is shown diagrammatically and is not necessarily shown in the true projection.
 - 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.
 - Welding of reinforcement will not be permitted unless shown on the structural drawings.
 - Fabric lap detail:
Lap 2 wires
25 Min.
 - Slab reinforcement shall extend at least 65 onto masonry support walls unless shown otherwise.
 - 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.
 - Beam depths are written first and do not include slab thickness.
 - Pipes or conduits shall not be placed within the concrete over to reinforcement without the approval of the Supervising Officer.
 - 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.
 - Construction joints where not shown shall be located to the approval of the Supervising Officer.
 - The contractor shall notify the Engineer 24 hours before pouring concrete.
 - The concrete shall be compacted using high frequency vibrators.
 - Columns, piers, and pedestals shall be placed 24 hours (min) before concrete in slabs or beams over.
 - Curing of all concrete surfaces shall commence immediately after surfaces are finished as specified.
- BRICK AND CONCRETE BLOCK MASONRY**
- All workmanship and materials shall be in accordance with AS 3700.
 - Two layers of approved metal based slip joint material shall be laid under all slabs where they bear on brickwork.
 - 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.
 - No brickwork which is supported by the slab shall be erected until formwork has been removed.
 - Brick mortar to be proportions by volume of cement, lime and sand.
 - Brick strength of load bearing brickwork to be a minimum of f'c = MPa.
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