



BUSHFIRE REQUIREMENTS

Construction

1. New construction shall comply with the requirements of section 3 of Australian Standard AS3959-2009 “Construction of buildings in bush fire-prone areas”.
2. New construction on the north-easterly and south-easterly aspects shall also comply with the requirements of BAL-40 Australian Standard AS3959-2009 “Construction of buildings in bush fire-prone areas” and section A3.7 Addendum Appendix 3 of “Planning for Bush fire Protection”.
3. New construction on the north-westerly and south-westerly aspects shall also comply with the requirements of BAL-29 Australian Standard AS3959-2009 “Construction of buildings in bush fire-prone areas” and section A3.7 Addendum Appendix 3 of “Planning for Bush fire Protection”.
4. Any new fencing to be property should be in accordance with Rural Fire Service "Fast Fact 2/06".
5. New roofing valleys and guttering should be fitted with a non-combustible leaf protection to stop the accumulation of debris.

Electricity + Gas

6. Any new electricity or gas connections are to comply with the requirements of section 4.1.3 of Planning for Bushfire Protection.

Asset Protection Zone

7. At the commencement of building works and in perpetuity the entire property shall be managed as an Asset Protection Zone in accordance with the requirements of Planning for Bushfire Protection, the RFS document Standards for Asset Protection Zones and in a manner that does not create a bushfire hazard to the property.
8. Any trees located on the subject lot and within 10m of the proposed building should be removed as part of the establishment of the Inner Protection Area for the Asset Protection Zone works.

Landscaping

- Any new landscaping to the site is to comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006. In this regard the following landscaping principles are, where applicable, to be incorporated into the development:
- Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
 - Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
 - Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
 - Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
 - Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
 - When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
 - Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
 - Avoid climbing species to walls and pergolas;
 - Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
 - Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
 - Use of low flammability vegetation species.x

SPECIFICATION

Demolition: -

- AS 2601(1991) – The demolition of structures

Site Preparation: -

- Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part 3.1.1 of the BCA (Volume 2)
- Stormwater drainage - Part 3.1.2 of the BCA (Volume 2); and
- AS/NZS 3500 (2003) Part 3 – Stormwater drainage
- AS/NZS 3500 (2000) Part 5 – Domestic installations – Section 5 – stormwater drainage
- Termite protection - Part 3.1.3 of the BCA (Volume 2); and
- AS 3660.1(2000) – Protection of buildings from subterranean termites

Footings and Slabs: -

- Footings and slabs - Part 3.2 of the BCA (Volume 2); and
- AS 2870 (1996) - Residential slabs and footings
- AS 3600 (2001) - Concrete structures
- AS 2159 (1995) - Piling – Design and installation
- Site classification Part 3.2.4 of the BCA (Volume 2)

Masonry: -

- Masonry construction - Part 3.3 of the BCA (Volume 2) and AS 3700 (2001) - Masonry Code
- Lintels in masonry - Part 3.3.3.4 of the BCA (volume 2)

Framing: -

- Sub-floor ventilation - Part 3.4.1 of the BCA (Volume 2)
- Steel framing - Part 3.4.2 of the BCA (Volume 2)
- Acceptable construction practice (Part 3.4.2.1 of the BCA) and / or
- AS 4100 (1998) - Steel structures
- Timber wall, floor and roof framing - Part 3.4 of the BCA (Volume 2); and
- AS 1684 (2006) – Residential timber - frame construction
- Structural steel members - Part 3.4.4 of the BCA (Volume 2)

Roof and wall cladding: -

- Roof tiling - Parts 3.5.1.1 & 3.5.1.2 of the BCA (Volume 2) and AS 2049 (2002) - Roof tiles
- Metal roof sheeting - Parts 3.5.1.1 & 3.5.1.3 of the BCA (Volume 2)
- Gutters and downpipes - Part 3.5.2 of BCA (Volume 2); and
- AS/NZS 3500 (2003) Part 3 – Stormwater drainage
- AS/NZS 3500 (2000) Part 5 – Domestic installation
- Wall cladding - Part 3.5.3 of the BCA (Volume 2)

Glazing: -

- Glazing - Part 3.6 of the BCA (Volume 2)
- AS 1288 (2006) Glass in buildings
- AS 2047 (1999) Windows in buildings

Fire safety: -

- Fire separation - Part 3.7.1 of the BCA (Volume 2)
- Fire separation - Separating wall construction - Part 3.7.1.8 of the BCA (Volume 2)
- Fire separation - Roof lights - Part 3.7.1.10 of the BCA (Volume 2)
- Smoke alarms - Part 3.7.2 of the BCA (Volume 2) and AS 3786 (1993) - Smoke alarms
- Heating appliances - Part 3.7.3 of the BCA (Volume 2) and AS 2918 (2001)- Domestic solid - fuel burning appliances - installation

Health and amenity: -

- Wet areas - Part 3.8.1 of the BCA (Volume 2) and AS 3740 (2004) - Waterproofing of wet areas in residential buildings
- Room heights - Part 3.8.2 of the BCA (Volume 2)
- Kitchen, sanitary and washing facilities - Parts 3.8.3.2 and 3.8.3.3 of the BCA (Volume 2)
- Natural and artificial light - Parts 3.8.4.2 and 3.8.4.3 of the BCA (Volume 2)
- Ventilation - Part 3.8.5 of the BCA
- Natural - Parts 3.8.5.2 and 3.8.5.3 of the BCA (Volume 2)
- Mechanical - Parts 3.8.5.0 and 3.8.5.3 of the BCA (Volume 2)
- Sound insulation - Part 3.8.6.1 of the BCA (Volume 2)

Safe movement and access: -

- Stair construction - Part 3.9.1.1 of the BCA (Volume 2) - Acceptable construction practice
- Balustrades - Part 3.9.2.1 of the BCA (Volume 2) - Acceptable construction practice
- Handrails – Part 3.9.2.4 of the BCA (Volume 2) - Acceptable construction practice
- Protection of openable windows – Part 3.9.2.5 of the BCA (Volume 2) - Acceptable construction practice

Energy efficiency: -

- Building Fabric - Part 3.12.1 of the BCA (Volume 2)
- Building Sealing - Part 3.12.3 of the BCA (Volume 2)
- Services - Part 3.12.5 of the BCA (Volume 2)

Structural design manuals: -

- AS 1170.1 (1989) - Dead and live loads and load combinations
- AS 1170.2 (1989) or AS 4055 (1992) - Wind loads
- AS 1170.4 (1993) - Earthquake loads
- AS 1720.1 (1997) - Timber structures
- AS 2159 (1995) - Piling - design and installation
- AS 3600 (2001) - Concrete structures
- AS 4100 (1998) - Steel structures

S.B.

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PROJECT

WILLIAMS HOUSE

ADDRESS

950 BARRENJOEY RD, PALM BEACH

DOCUMENT

S4.55 APPLICATION

DRAWING

COVER PAGE

DRAWING NO.

DA.00

REVISION

A

SCALE

NTS

DATE

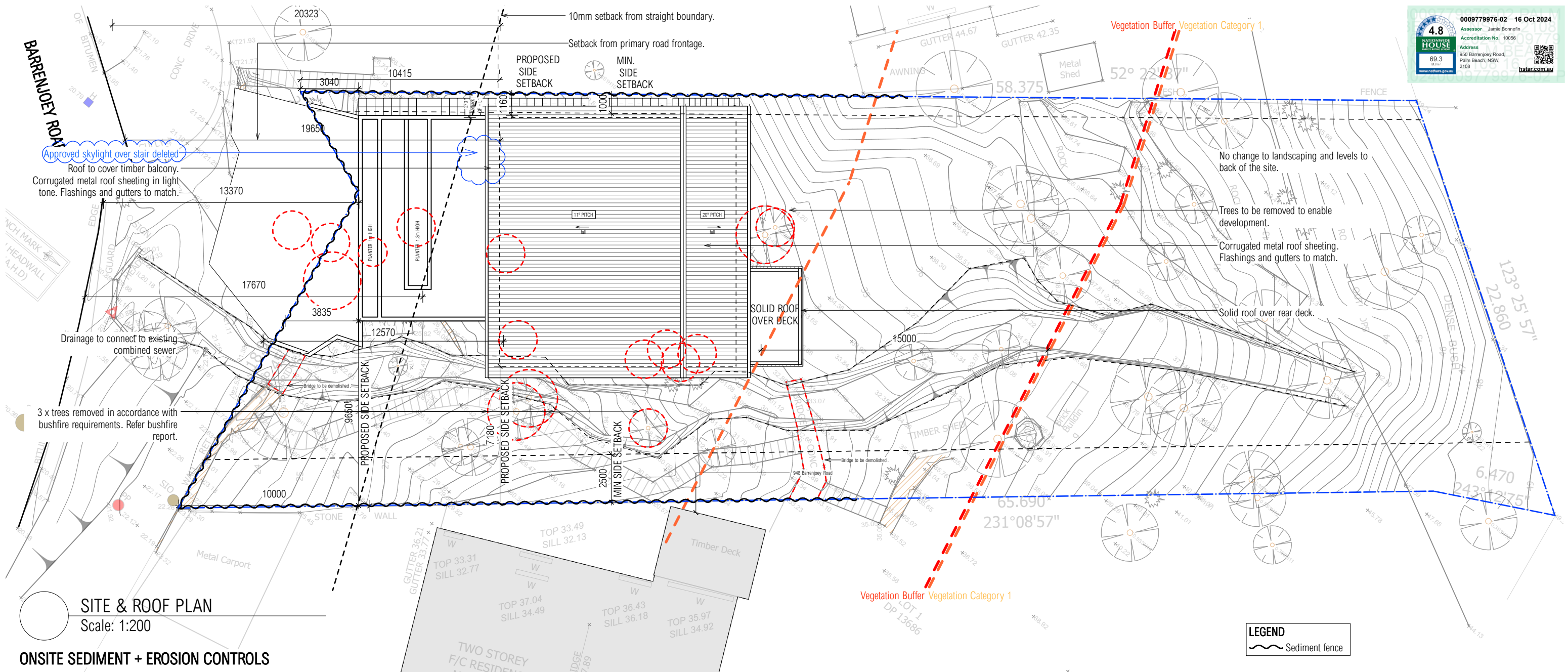
26.11.24

SARAH BLACKER

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WILLIAMS HOUSE

950 BARRENJOEY RD, PALM BEACH

S4.55 APPLICATION

SITE & ROOF PLAN

DRAWING NO.

REVISION

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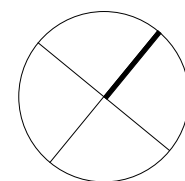
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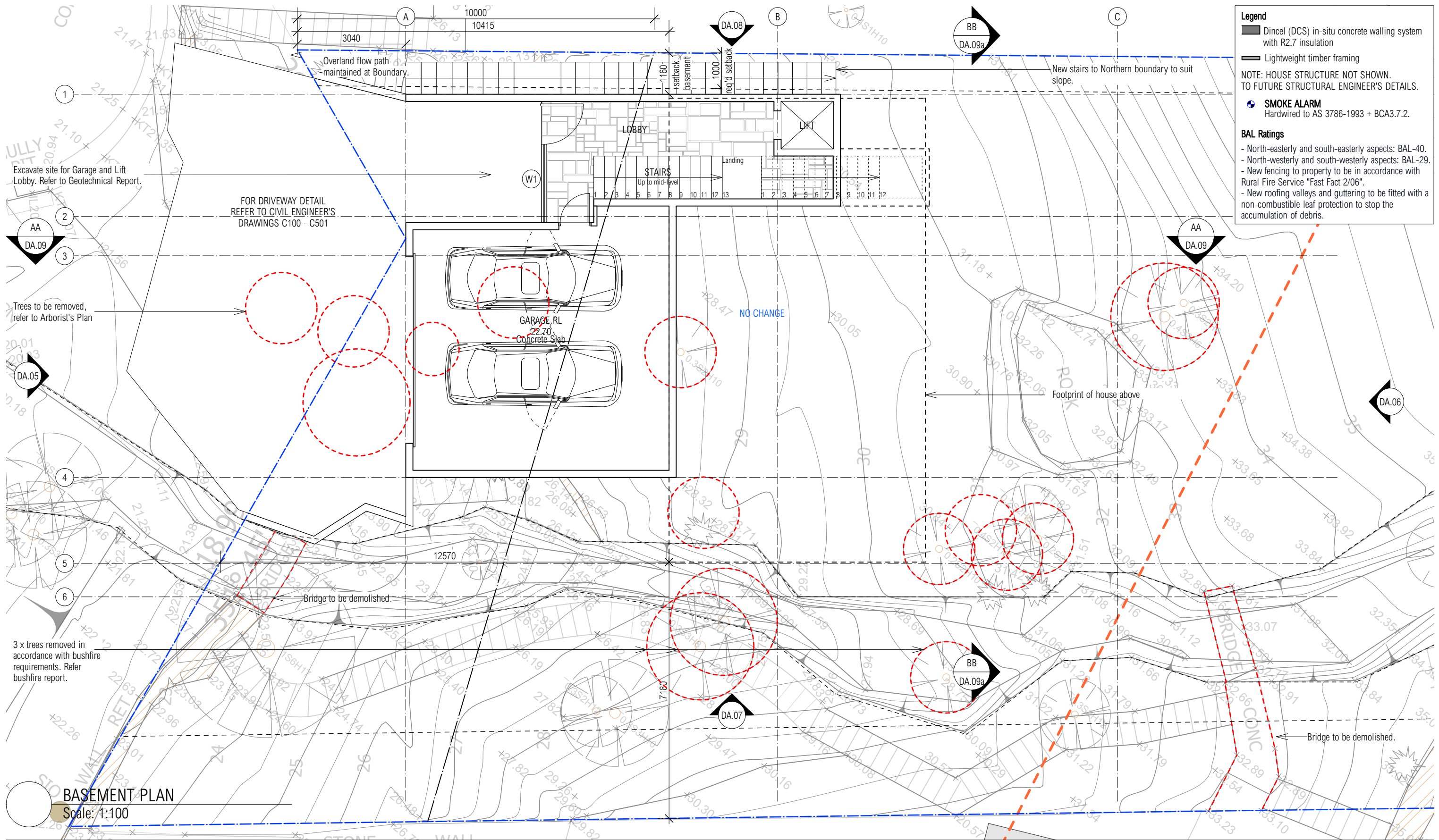


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950 BARRENJOEY RD, PALM BEACH

S4.55 APPLICATION

BASEMENT PLAN

DRAWING NO.

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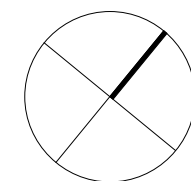
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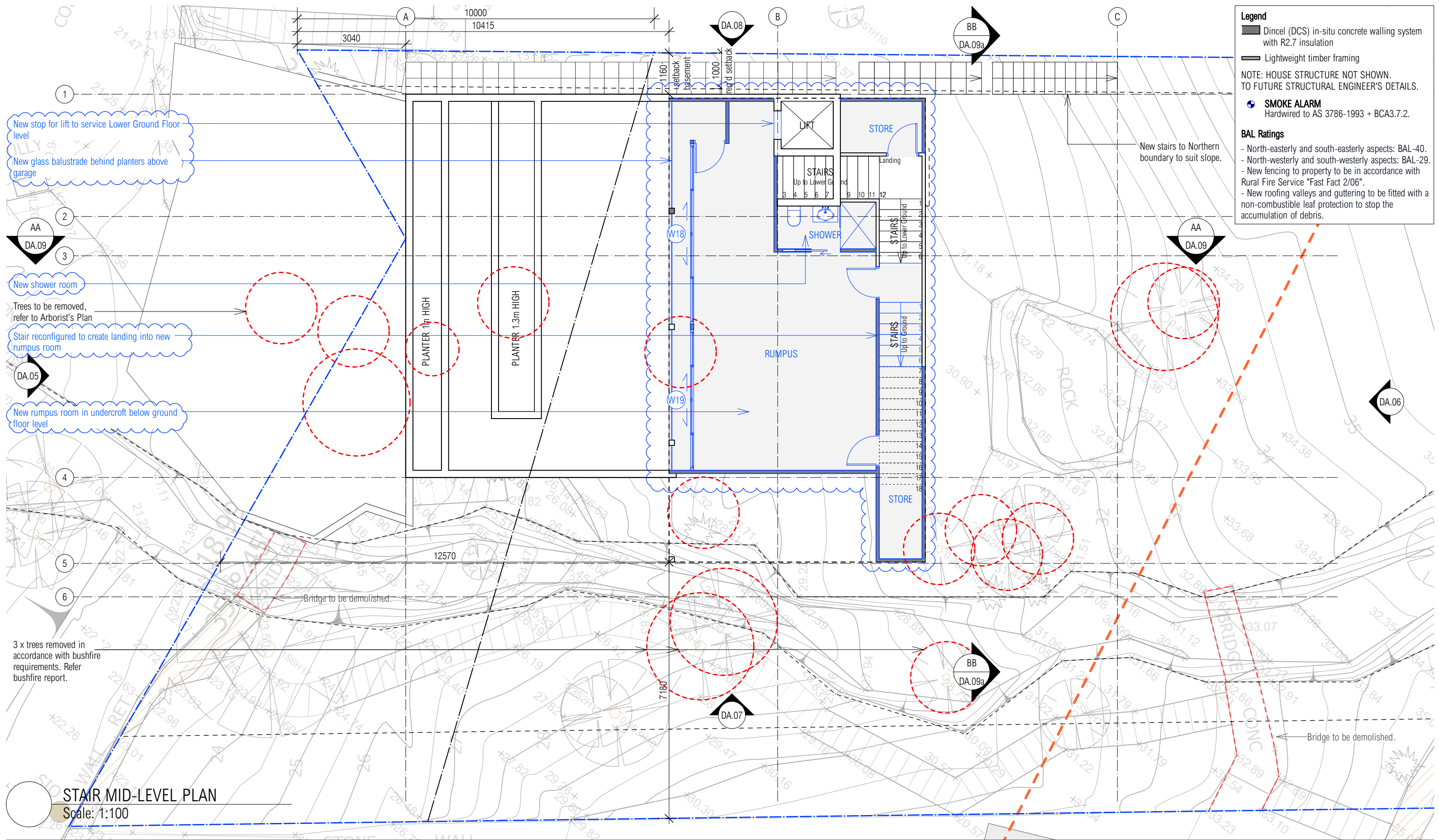


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STAIR MID-LEVEL PLAN
Scale: 1:100

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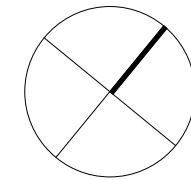


PROJECT
ADDRESS
DOCUMENT
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WILLIAMS HOUSE
950 BARRENJOEY RD, PALM BEACH
S4.55 APPLICATION
LOWER GROUND FLOOR PLAN

DRAWING NO.
REVISION
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26.11.24

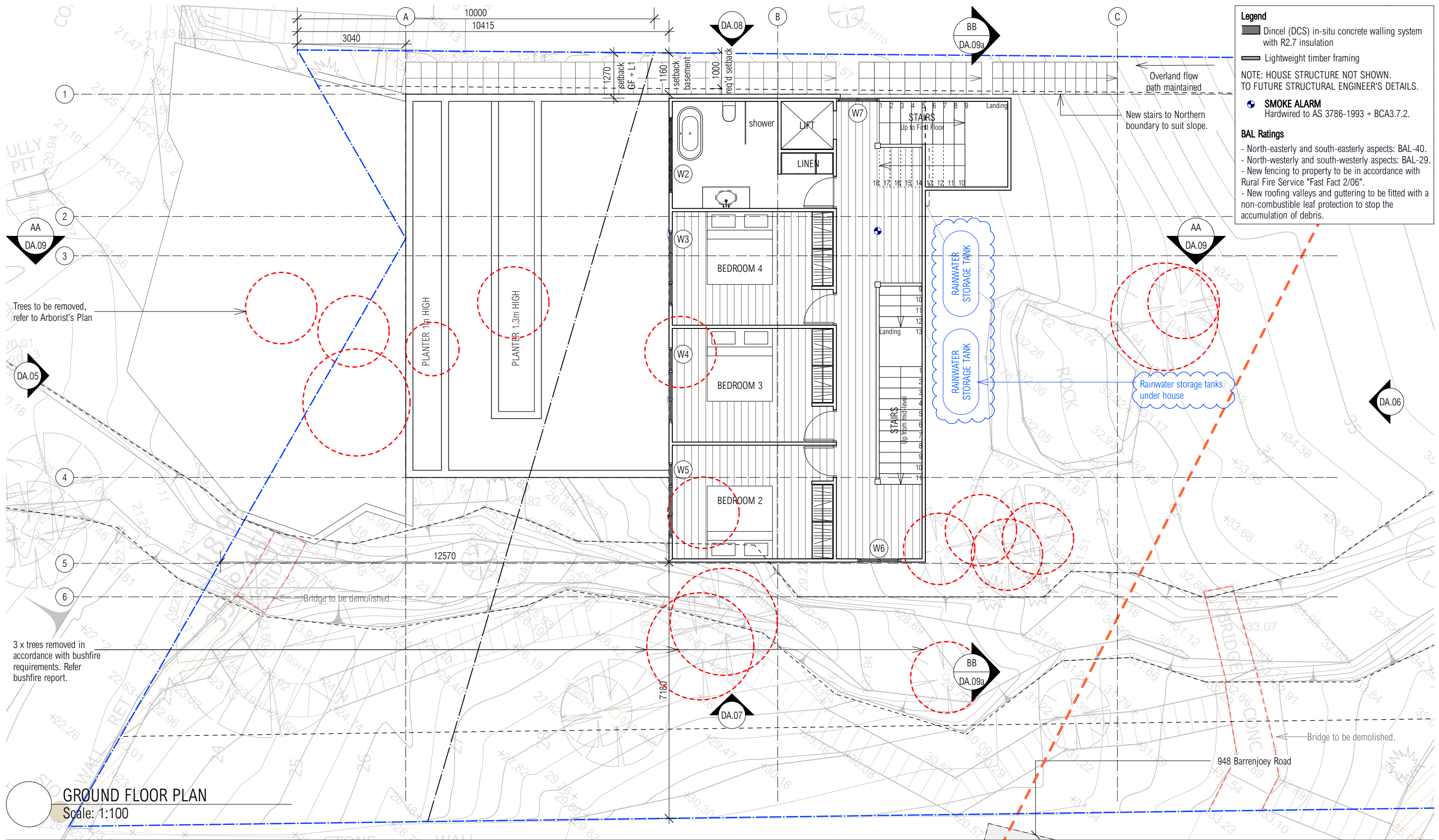


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GROUND FLOOR PLAN
Scale: 1:100

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WILLIAMS HOUSE

950 BARRENJOEY RD, PALM BEACH

S4.55 APPLICATION

GROUND FLOOR PLAN

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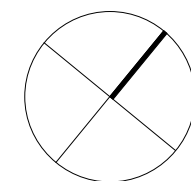
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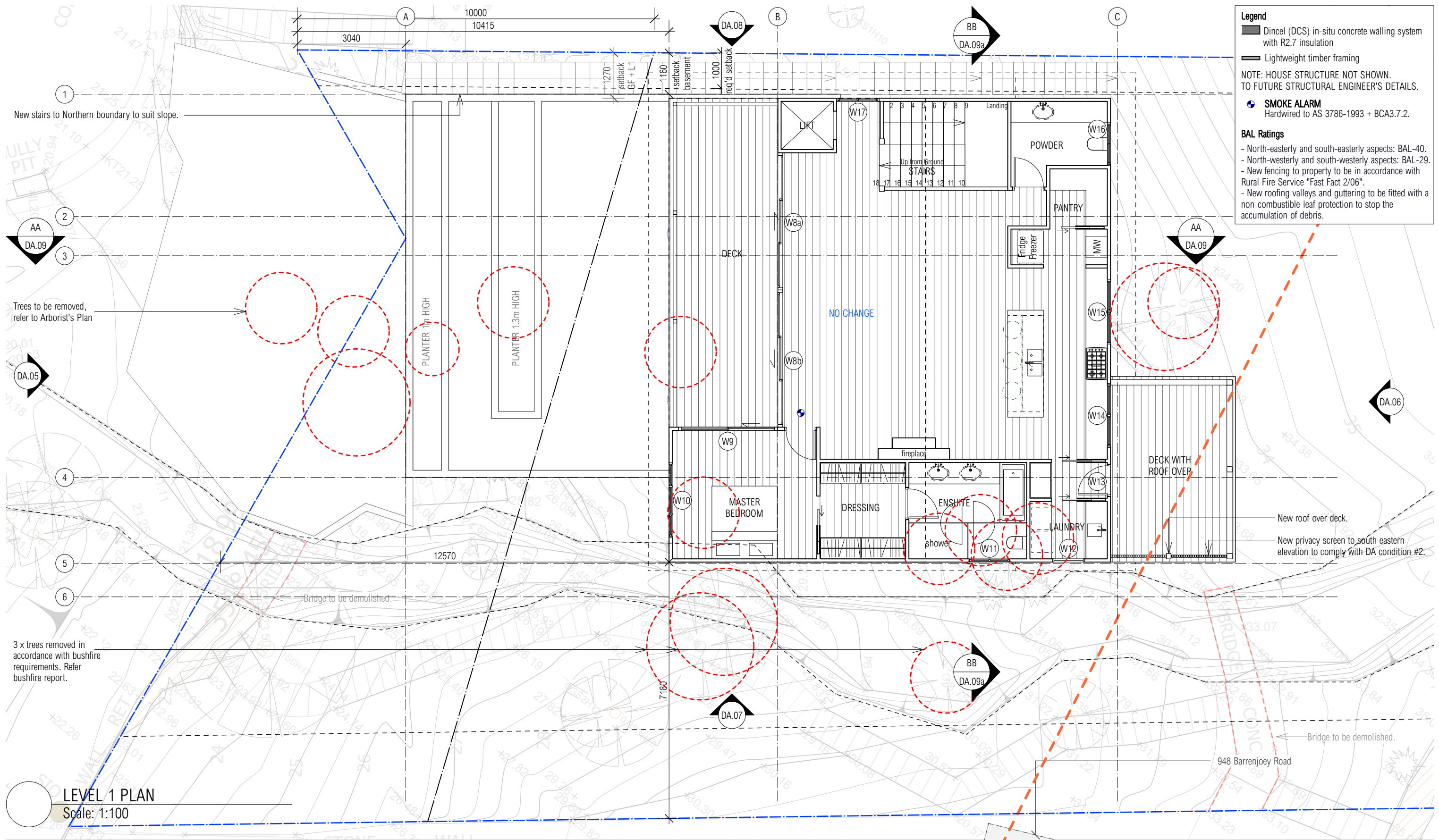


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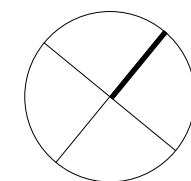


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WILLIAMS HOUSE
950 BARRENJOEY RD, PALM BEACH
S4.55 APPLICATION
LEVEL ONE PLAN

DRAWING NO.
REVISION
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BAL Ratings

- North-easterly and south-easterly aspects: BAL-40.
- North-westerly and south-westerly aspects: BAL-29.
- New fencing to be property to be in accordance with Rural Fire Service "Fast Fact 2/06".
- New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.



000977976-02 16 Oct 2024

Assessor: Jamie Bonnetin

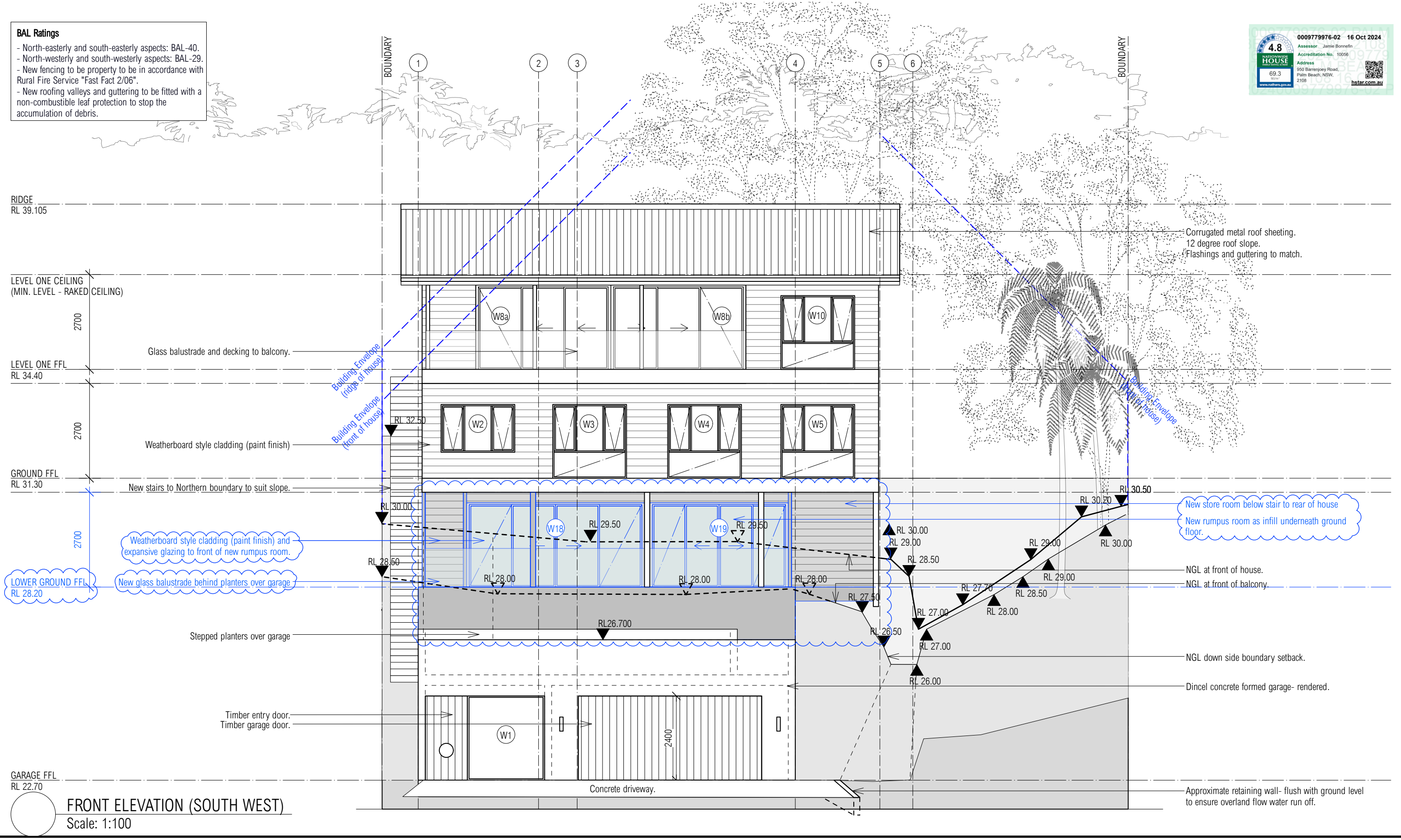
Accreditation No. 10056

Address: 950 Barrenjoey Road, Palm Beach, NSW, 2108

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PROJECT WILLIAMS HOUSE

ADDRESS 950 BARRENJOEY RD, PALM BEACH

DOCUMENT S4.55 APPLICATION

DRAWING FRONT ELEVATION

DRAWING NO. DA.05

REVISION A

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DATE 26.11.24

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- North-easterly and south-easterly aspects: BAL-40.
- North-westerly and south-westerly aspects: BAL-29.
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- New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.

2700

LOWER GROUND FFL
RL 28.20

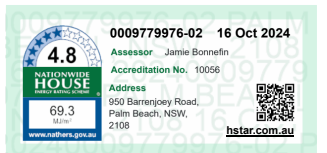
— New rear deck with roof.
— Privacy screen min. 1.7m high
— to South-Eastern elevation to
— comply with DA condition #2.

Existing water course retained

—Weatherboard style cladding (paint finish)

NO CHANGE

REAR ELEVATION (NORTH EAST)
Scale: 1:100



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REAR ELEVATION

DATE _____

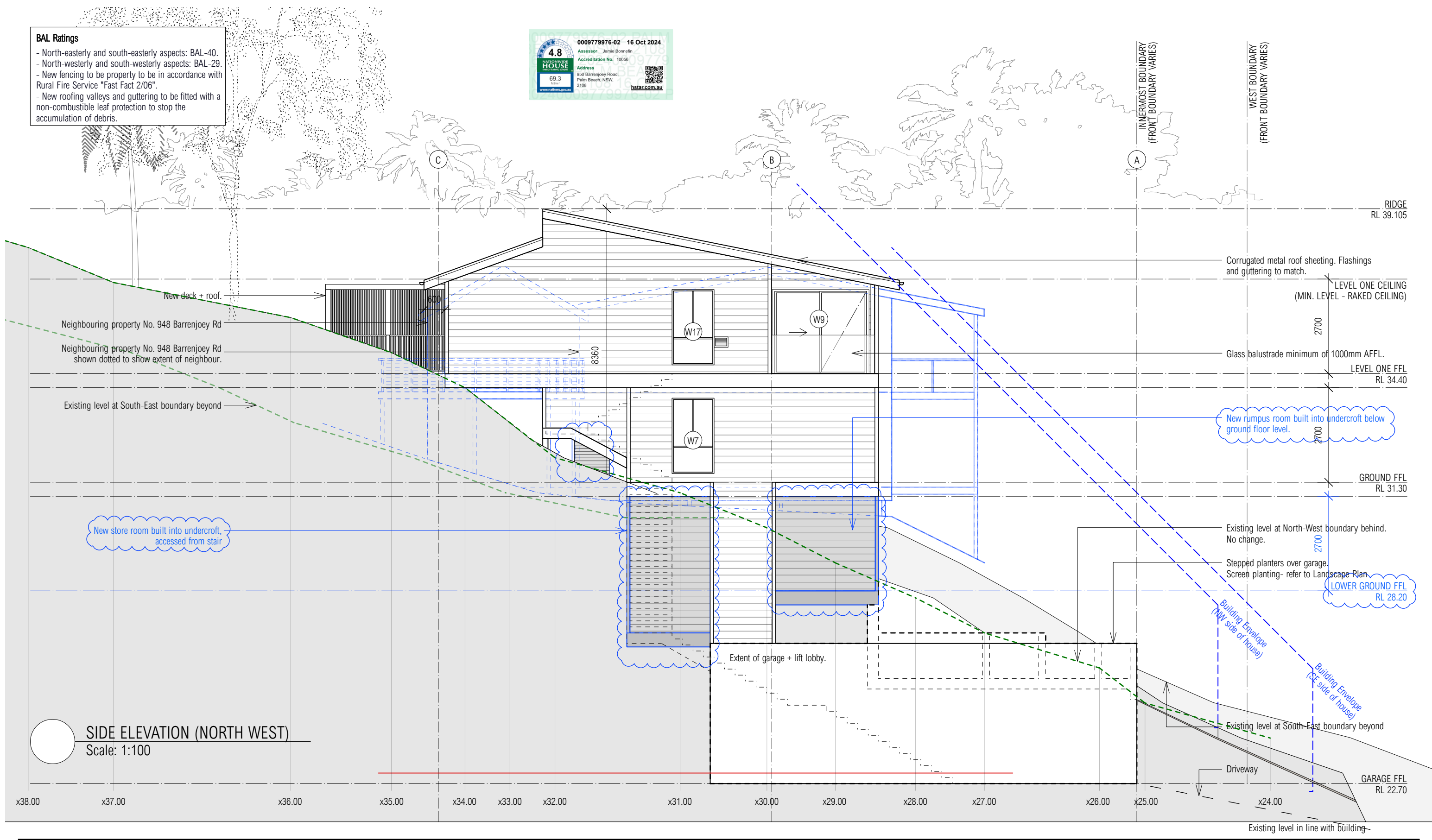
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BAL Ratings

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- North-westerly and south-westerly aspects: BAL-29.
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DRAWING

WILLIAMS HOUSE

950 BARRENJOEY RD, PALM BEACH

S4.55 APPLICATION

NORTH WEST SIDE ELEVATION

DRAWING NO.

REVISION

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DATE

DA.08

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1:100 @ A3

28.11.24

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ARCHITECT'S REG NO. 8403

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BAL Ratings

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- North-westerly and south-westerly aspects: BAL-29.
- New fencing to be property to be in accordance with Rural Fire Service "Fast Fact 2/06".
- New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.



4.8

NATIONWIDE HOUSE

Assessor: Jamie Bonnell
Accreditation No. 10056

69.3

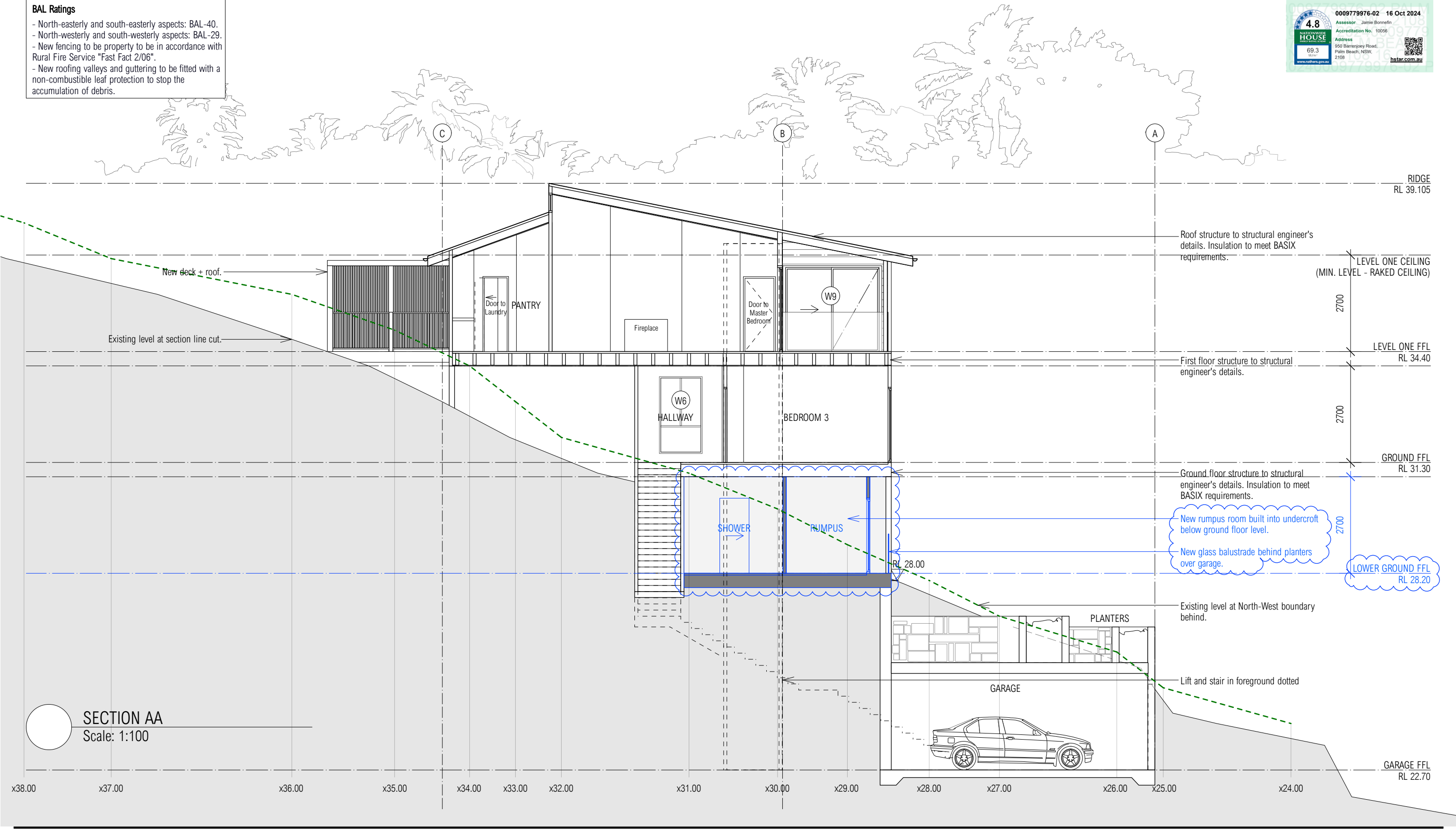
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0009779976-02 16 Oct 2024

Address
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PROJECT WILLIAMS HOUSE
ADDRESS 950 BARRENJOEY RD, PALM BEACH
DOCUMENT S4.55 APPLICATION
DRAWING SECTION AA

DRAWING NO. DA.09
REVISION A
SCALE 1:100 @ A3
DATE 28.11.24

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BAL Ratings

- North-easterly and south-easterly aspects: BAL-40.
- North-westerly and south-westerly aspects: BAL-29.
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- New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.



0009779976-02 16 Oct 2024

Assessor: Jamie Bonnell

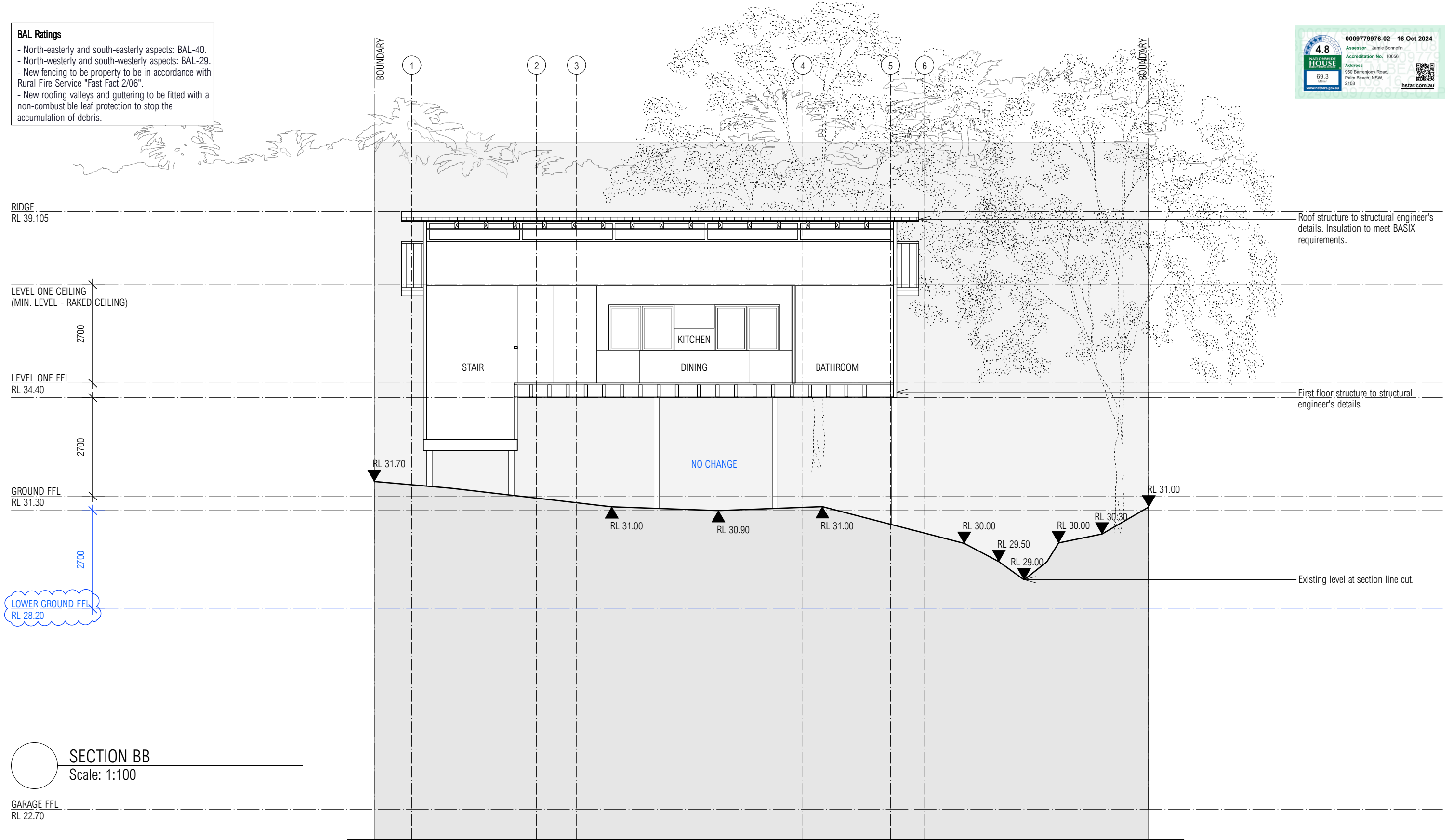
Accreditation No. 10056

Address: 950 Barrenjoey Road, Palm Beach, NSW, 2108

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PROJECT WILLIAMS HOUSE

ADDRESS 950 BARRENJOEY RD, PALM BEACH

DOCUMENT S4.55 APPLICATION

DRAWING SECTION BB

DRAWING NO. DA.09a

REVISION A

SCALE 1:100 @ A3

DATE 26.11.24

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ARCHITECT'S REG NO. 8403

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HOUSE CLADDING
James Hardie Linea Weatherboard painted
Colour: Colorbond "Windspray" or darker



WINDOW TRIMS + ROOF FRAME: NON-COMBUSTIBLE TO COMPLY WITH BAL-40
Colour: White/Off Grey to match windows



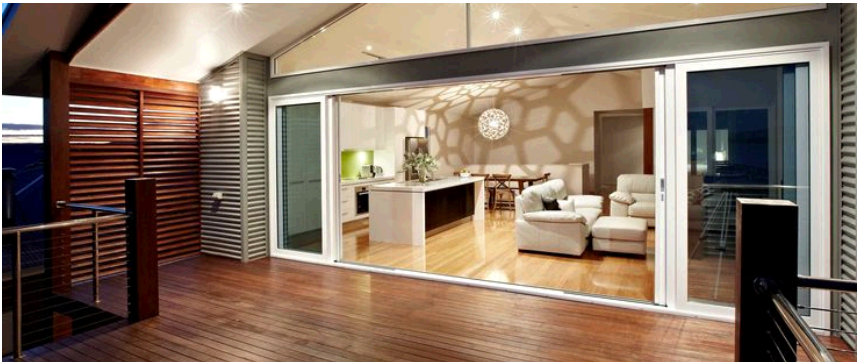
GARAGE
Render
Colour: Colorbond "Woodland Grey" or darker



PRIVACY SCREEN
Vertical metal privacy screen with max. 30% transparency to achieve BAL-40.
Decowood or similar.
Colour: TBA



GLAZING
Sliding Aluminium Doors

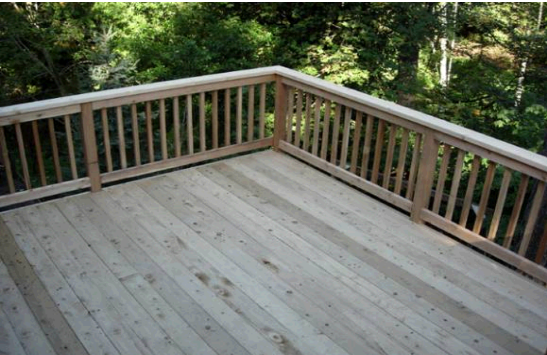


GLAZING
Sliding Aluminium Doors

GLAZING
Matt white aluminium framed.
Bushfire rated where required:
BAL-29 to north-western and south-western windows;
BAL-40 with metal flyscreens to north-eastern and south-eastern windows.
Colours to be confirmed.
To be selected from DCP colour range.



CORRUGATED METAL ROOFING + FLASHING + GUTTERING
New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.
Colour: Colorbond Woodland Grey



COVERED TIMBER BALCONY + BALUSTRADE
Natural weathered grey hardwood decking and balustrade;
non-combustible bushfire resisting timber.



COVERED TIMBER DECKING
Natural weathered grey hardwood decking; non-combustible bushfire resisting timber.



TIMBER GARAGE DOOR: NON-COMBUSTIBLE BUSHFIRE-RESISTING TIMBER
Colour: Natural timber or Colorbond "Woodland Grey" or darker

REQUIRED BAL RATINGS

- North-easterly and south-easterly aspects: BAL-40 (no exposed timber).
- North-westerly and south-westerly aspects: BAL-29 (non-combustible material bushfire resisting timber).
- New fencing to property to be in accordance with Rural Fire Service "Fast Fact 2/06".
- New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.

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WILLIAMS HOUSE

ADDRESS

950 BARRENJOEY RD, PALM BEACH

DOCUMENT

S4.55 APPLICATION

DRAWING

FINISHES SCHEDULE

DRAWING NO.

DA.10

REVISION

A

SCALE

NTS

DATE

26.11.24

SARAH BLACKER

ARCHITECT + INTERIOR DESIGNER

ARCHITECT'S REG NO. 8403

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BASIX Project Commitments			BASIX Certificate Number: 9592475_05	
Proposed:	Single Dwelling			
Address:	950 Barrenjoey Road, Palm Beach NSW 2108			
Lot No / DP:	27/950			
Water (All dwellings)				
Fixtures		Specification		
Shower head rating		3 star (> 7.5 but <= 9 L/min)		
Toilet rating		3 star		
Kitchen taps rating		3 star		
Bathroom taps rating		3 star		
Alternative water details				
Rainwater tank size		3000L		
Connected to:	Garden and lawn areas	Yes		
	All toilets	Yes		
	Laundry	No		
Thermal Comfort		NatHERS Certificate Number: 0009779976-02		
External walls		Requirements		
Concrete block, lined	Basement and Stair Mid-Level (excluding Glazed wall)	Light colour, R2.7 bulk insulation		
Weatherboard Cavity Panel Direct Fix	Mid-level glazed wall, Ground Floor and First Floor	Light colour, R2.7 bulk insulation + Anti-glare Wrap		
Internal walls				
Cavity wall, direct fix plasterboard		No insulation		
Cavity wall, direct fix plasterboard		Walls adjacent to garage, GF bathroom, Powder and Laundry	R2.7 Bulk insulation	
Ceiling				
External ceiling - Plasterboard		Garage	No insulation	
External ceiling - Plasterboard		All levels (excluding garage)	R6.0 bulk insulation	
Internal ceiling - Timber above plasterboard		All levels	No insulation	
Roof				
Corrugated iron	Ground Floor and First Floor	Medium Colour (solar absorptance 0.475-0.7) Reflective side Down, Anti-glare Up R1.8		
Waterproofing membrane	Basement Level	Medium Colour (solar absorptance 0.475-0.7) No insulation		
Floors				
Concrete slab on ground	Basement and Stair Mid-Level	No insulation		
Suspended timber	All other levels: exposed floors	R4.0 bulk insulation		
Windows				
Trend TND-001-12 A		Aluminium Double Glazed, Sliding Window: U-value 4.3 SHGC 0.55 to 0.61		
Trend TND-002-14 A		Aluminium Double Glazed, Awning Window: U-value 3.7 SHGC 0.50 to 0.56		
Trend TND-030-03 A		Aluminium Double Glazed, Hinged Door: U-value 3.4 SHGC 0.39 to 0.43		
Trend TND-031-01 A		Aluminium Double Glazed, Fixed Window: U-value 3.5 SHGC 0.63 to 0.69		
Trend TND-053-66 A		Aluminium Double Glazed, Sliding Door: U-value 2.4 SHGC 0.44 to 0.48		
Overshadowing details		Adjoining units calculated into model calculations		
Site				
Orientation of nominal north elevation		As shown on plans		
Ceiling Fans				
Rumpus and Kitchen/Living				
Energy (All Dwellings)				
Hot water		Specification		Rating
Individual system		Gas instantaneous		5 star
Ventilation				
Bathroom exhaust		Individual fan, ducted to façade or roof		
Control switch		Interlocked to light		
Kitchen exhaust		Individual fan, ducted to façade or roof		
Control switch		Manual switch on/off		
Laundry		Individual fan, ducted to façade or roof		
Control switch		Manual switch on/off		
Cooling				
Individual systems - living areas		1-phase airconditioning		4 star
Individual systems - bedroom areas		1-phase airconditioning		4 star
Heating				
Individual systems - living areas		1-phase airconditioning		4 star
Individual systems - bedroom areas		1-phase airconditioning		4 star
Appliances				
Cooktop/oven		Gas cooktop & electric oven		
Redrigerator space		Yes		
Outdoor clothes drying line		Yes		
Indoor clothes drying line		No		