

PROPOSED DEVELOPMENT - I. & S. CAMERON

4 BRIDGE ST BROOKLYN NSW 2083

Index

-	Notes 1
-	Notes 2
-	Notes 3
259-01-P	Existing Floor Plan
259-02-P	Proposed Floor Plan
259-03-P	Roof Plan
259-04-P	Site Plan
259-05-Q	Elevations 1 & 2
259-06-Q	Elevations 3 & 4
259-07-Q	Sections A - B
259-08-Q	Sections C - F
259-09-P	Site Plan - Detail
259-10-P	Landscape Plan
259-11-Q	Notification Plan
259-12-P	Shadow Diagram - Winter
259-13-P	Shadow Diagram - Equinox
259-14-P	Shadow Diagram - Summer

Alterations & Additions

Project Details

PROJECT TYPE
SEPERATE DWELLING HOUSE

Applicant - I. & S. CAMERON
Location - 4 BRIDGE ST BROOKLYN NSW 2083
Deposited Plan Number - 346888
Lot Number - 'C'
Site Area - 1625 sq.m
Roof Area - 264 sq.m

GENERAL NOTES

1. These drawings are copyright and shall remain the property of TZ Design Pty Ltd. Unauthorised amendment, retension, copying and use of these documents, in any form whatsoever, is strictly prohibited.

2. These drawings are to be read in conjunction with all other consultants documents.

3. All dimensions in millimetres unless noted otherwise. Figured dimensions are to be used in preference to scaling from drawings. Any discrepancies shall be immediately referred to TZ Design. Setting out of the works by the architectural drawings unless noted otherwise.

4. Contractor must verify all dimensions on site before commencing any work or making any shop drawings which must be approved before manufacture.

5. All workmanship and materials to comply with the Building Code of Australia, relevant Australian Standards, and the requirements of all associated authorities having jurisdiction over the works.

6. Refer to the specification. The specification forms part of these drawings.

7. These drawings are intended as a guide only. Whilst every care has been taken in the preparation of these documents, no liability is assumed for the material contained herein.

8. No warranty is given or implied as to the accuracy of the whole or any part.

9. These drawings form part of the proprietor's requirements for the design and construction of this project. The builder may vary the works described in these drawings with the prior approval of TZ Design.

10. Contractors should make their own investigations and satisfy themselves with respect to all aspects of the project, including existing conditions, adjoining properties and access to the site.

Schedule Of Basix Commitments

FIXTURES AND SYSTEMS

HOT WATER
- The applicant must install the following hot water system in the development: gas instantaneous.

LIGHTING
- The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluoresent, or light-emitting-diode [LED] lamps.

FIXTURES
- The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
- The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
- The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or a 3 star water rating.

CONSTRUCTION

INSULATION REQUIREMENTS
- The applicant must construct the new or altered construction [floor[s], walls, and ceiling/roofs] in accordance with the specifications listed below, except that a) additional insulation is not required where the area of new construction is less than 2 sq.m, 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].
- external wall: framed [weatherboard, fibro, metal clad] / R1.30 [or 1.70 including construction].
- raked ceiling, pitched or skillion roof: framed / ceiling: R1.80 [up], roof: thermocellular reflective; dark [solar absorptance <0.475].
- flat ceiling, flat roof / ceiling: R1.80 [up], roof: thermocellular reflective; dark [solar absorptance <0.475].

GLAZING REQUIREMENTS

WINDOWS AND GLAZED DOORS
- The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

[Window or door no. / Orientation / Area [sq.m] / Overshadowing H x D [m]/ Shading / Type]
- W1 / N / 1.26 / none / eave >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W2 'Deleted'
- W3 / N / 1.62 / none / pergola >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W4 / NW / 0.95 / none / pergola >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W5 / S / 0.16 / 7.75 x 5.4 / none / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W6 / S / 0.41 / 6.95 x 6.9 / none / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W7 / S / 0.41 / 6.95 x 7.5 / none / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W8 / S / 0.16 / 7.75 x 8.6 / none / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W9 / S / 1.5 / 12 x 15 / eave >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W11 / SW / 3.78 / none / eave >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W10 / S / 0.81 / 12.6 x 11.6 / eave >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W12 / W / 1.26 / 8.2 x 1.96 / eave >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W15 / NW / 0.36 / 0.1 x 1.68 / pergola >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W13 / N / 0.68 / none / pergola >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W15 / NW / 0.36 / 0.1 x 1.68 / pergola >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W16 / N / 0.36 / 0.1 x 1.2 / pergola >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W17 / S / 0.36 / 10.95 x 11.7 / none / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W18 / E / 0.81 / none / none / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- D1 / N / 10.5 / none / pergola >=900mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- D2 / W / 6.93 / none / eave >=600mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- D5 / N / 5.67 / none / pergola >=600mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- D6 / N / 5.67 / none / pergola >=600mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- D7 / S / 1.89 / 13 x 11.3 / eave >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- D8 / S / 2.58 / 12.4 x 11.1 / eave >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]
- W19 / NW / 1.32 / none / eave >=450mm / improved aluminium, single pyrolytic low-e [U-value:4.48, SHGC:0.46]

Specification Notes

GENERAL NOTES

All construction is to be in accordance with the National Construction Code 2019.

Concrete construction is to comply with AS3600.

Masonry construction is to comply with AS3700.

Steel construction is to comply with AS4100.

Timber construction is to comply with AS1720.1, AS1684 and the Timber Framing Code.

Stairs and landings are to comply with Part 3.9.1 of the NCC.

Balustades/Handrails are to comply with Part 3.9.2 of the NCC.

Damp and weatherproofing is to be in accordance with Part 2.2 of the NCC.

WC doors are to comply with the NCC.

Lighting in all areas is to comply with Part 3.8.4 of the NCC.

Ventilation is to comply with Part 3.8.5 of the NCC.

All dimensions and levels on plans are to be confirmed on site prior to commencing construction.

Where possible all new construction is to match existing when extending and/or renovating.

All dimensions are in millimetres unless noted otherwise.

TERMITE PROTECTION

Provide termite protection in accordance with AS3660.

The builder and owner shall:
1. Negotiate an option for termite control within the code. The builder shall make available to the owner information written for the consumer relating to termite protection options.

2. Record in writing the selected option and each retain a copy signed by both parties.

3. A copy of the option selected is to be provided to the local authority with the building application.

The home owner and subsequent owners shall be responsible for arranging inspections by a trained person at maximum intervals of twelve months.

Should the current owner wish to sell the residence, it shall be their responsibility to provide the new owner with a copy of the signed termite protection option adopted.

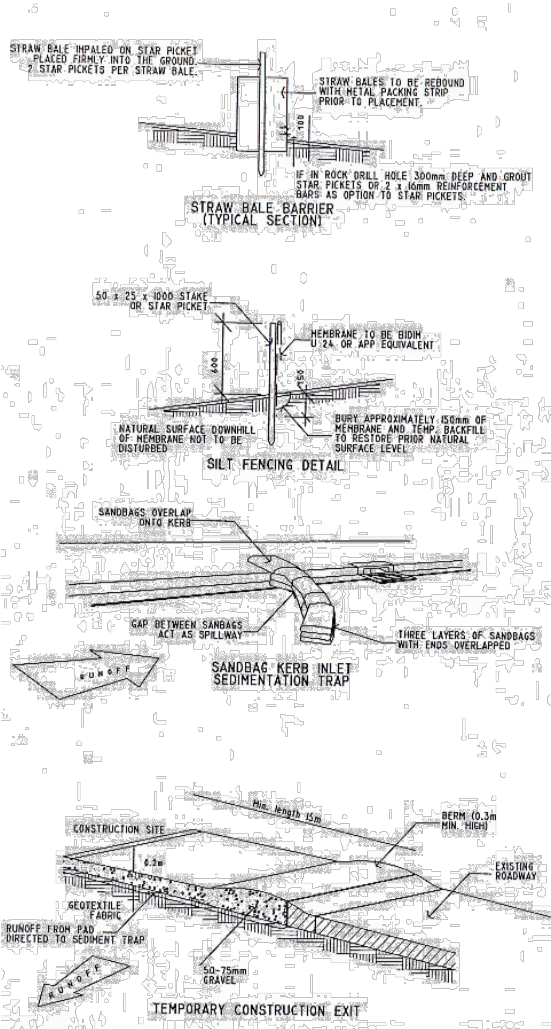
TIMBER FRAMING NOTE

All timber framing to be in accordance with NCC 2019 and comply with AS1684 & AS1720 and Timber Framing Code.

STRUCTURAL ENGINEERING NOTE

Refer to Structural Engineering Design & Specification for all structural components. Any discrepancies with Architectural Drawings shall be immediately referred to TZ Design.

Erosion/Sediment Control Details



Typical Fill & Excavation Details

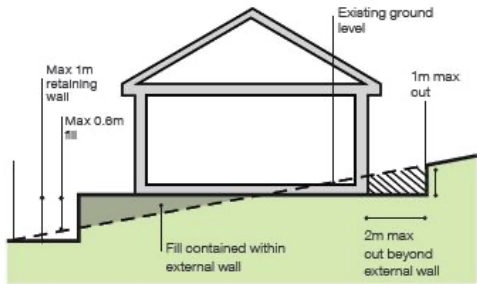


FIGURE 23 FILL AND EXCAVATION WITH RETAINING WALLS

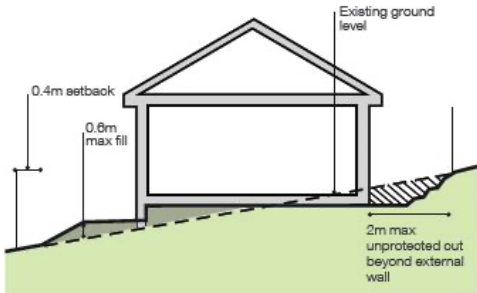
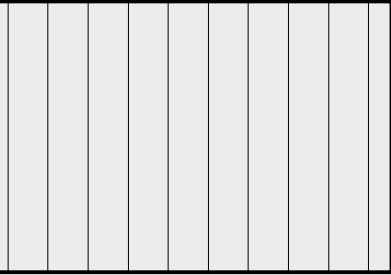
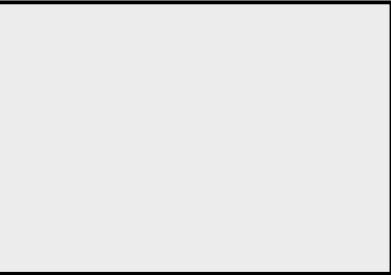


FIGURE 24 FILL AND EXCAVATION WITH UNPROTECTED EMBANKMENTS

Finishes Details



EXTERNAL WALL CLADDING
TYPE: WEATHERTEX
STYLE: WEATHERGROOVE 75mm SMOOTH
COLOUR: DULUX 'LEXICON' [QUARTER WHITE]



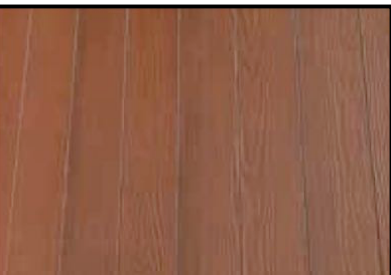
COLOUR: DULUX 'LEXICON' [QUARTER WHITE]



ROOF & GUTTER
TYPE: COLORBOND
STYLE: CONTEMPORARY RANGE
COLOUR: SURFMIST



ALUMINIUM WINDOW/DOOR FRAMES
TYPE: POWDERCOAT
STYLE: -
COLOUR: SURFMIST



DECKING
TYPE: MERBAU HARDWOOD
STYLE: -
COLOUR: NATURAL OIL/SEAL FINISH AS SELECTED

Construction for Bushfire Attack [BAL-29] - AS 3959-2018

7.1 GENERAL

Any element of construction or system that satisfies the test criteria of AS1530.8.1 may be used in lieu of the applicable requirements contained in the following Clauses.

Note: BAL-29 is primarily concerned with protection from ember attack and radiant heat greater than 19 kW/m2 up to and including 29 kW/m2.

7.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with-

- [a] a wall that complies with Clause 7.4; or
- [b] a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; or
- [c] a combination of items [a] and [b] above.

Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be-

- [i] non-combustible material; or
- [ii] a bushfire-resisting timber [see Appendix F]; or
- [iii] a combination of items [i]and [ii] above.

NOTE: This requirement applies to the principle building only and not to verandas, decks, steps, ramps and landings [see Clause 7.7].

C7.2 Combustible materials stored in the subfloor space may be ignited by embers and cause an impact to the building.

7.3 FLOORS

7.3.1 Concrete slabs on ground

This Standard does not provide construction requirements for concrete slabs on ground.

7.3.2 Elevated floors

7.3.2.1 Enclosed subfloor space

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with-

- [a] a wall that complies with Clause 7.4; or
- [b] a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; or
- [c] a combination of items [a] and [b] above.

7.3.2.2 Unenclosed subfloor space

Where the subfloor space is unenclosed, flooring material, including bearers, joists and flooring less than 400mm above finished ground level,shall be-

- [a] non-combustible [eg. concrete, steel]; or
 - [b] a bushfire-resisting timber [see Appendix F]; or
 - [c] particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
 - [d] a system complying with AS 1530.8.1; or
 - [c] a combination of any items [a], [b], [c] or [d] above.
- This standard does not provide costruction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400mm or more above finished ground level.

7.4 EXTERNAL WALLS

7.4.1 Walls

Walls shall be one of the following-

- [a] Made of non-combustible material [eg. full masonry, brick veneer, mud brick, concrete, aerated concrete]; or
 - [b] Made of timber-framed or steel-framed walls that are sarked on the outside of the frame and clad with-
 - [i] fibre-cement external cladding, a minimum of 6mm thickness; or
 - [ii] steel sheet; or
 - [iii] bushfire-resisting timber [see Appendix F]; or
 - [iv] a combination of any of items [i], [ii] or [iii] above.
- [c] A combination of items [a] and [b] above.

7.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm.

Alternatively, sarking-type material may be applied over the outer surface of the frame prior to fixing any external cladding.

7.4.3 Vents and weepholes

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium, except where they are less than 3mm [see Clause 3.6].

7.5 EXT. GLAZED ELEMENTS & ASSEMBLIES & EXT. DOORS

7.5.1 Bushfire Shutters

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from-

- [a] non-combustible material; or
- [b] bushfire-resisting timber [see Appendix F]; or
- [c] a combination of items [a] and [b] above.

7.5.2 Windows

Windows shall comply with one of the following:

- [a] They shall be completely protected by a bushfire shutter that complies with Clause 7.5.1, or
- [b] They shall comply with following:

[i] Window frames and window joinery shall be made from one of the following;

- [A] Bushfire-resisting timber [see Appendix F]; or
- [B] Metal; or
- [C] Metal-reinforced PVC-U. The reinforcing members

shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and the sash shall satisfy the design load, performance and structural strength of the member.

[ii] Externally fitted hardware that supports the sash in its functions of opening and closing, shall be metal.

[iii] Glazing shall be toughened glass minimum 5mm.

[iv] Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame, that portion shall be screened with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium.

[v] The openable portions of windows shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium.

7.5.3 Doors-Side hung external doors

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:

- [a] They shall be protected by a bushfire shutter that complies with Clause 7.5.1, or
- [b] They shall be completely protected externally by screens with a mesh with maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium, or
- [c] They shall comply with the following:

[i] Doors shall be-

- [A] non-combustible; or
- [B] a solid timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; or
- [C] a door, including a hollow core door, protected on the outside by a screen door or a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium; or

[D] a fully framed glazed door, where the framing is made from non-combustible materials or from bushfire resisting timber [see Appendix F].

[ii] Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

[iii] Where doors incorporate glazing, the glazing shall be toughened glass minimum 5mm.

[iv] Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the door, that portion shall be screened with a mesh or perforated sheet with maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

[v] Door frames shall be made from one of the following:

- [A] Bushfire-resisting timber [see Appendix F]; or
- [B] Metal; or
- [C] Metal-reinforced PVC-U. The reinforcing members

shall be made from aluminium, stainless steel, or corrosion-resistant stell and the door assembly shall satisfy the design load, performance and structural strength of the member.

[vi] Doors shall be tight fitting to the door frame and to an abutting door, if applicable.

[vii] Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.

7.5.4 Doors-Sliding doors

Sliding doors shall comply with the following:

[a] They shall be protected by a bushfire shutter that complies with Clause 7.5.1, or

[b] They shall be completely protected externally by screens with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium, or

[c] They shall comply with the following:

[i] Door frames shall be of bushfire-resisting timber [see Appendix F] or aluminium or steel.

[ii] Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

[iii] Where sliding doors incorporate glazing, the glazed assembly shall be toughenend glass minimum 6mm except where both the fixed and openable portions of doors are screened by a mesh or perforated sheet with maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

[iv] Sliding doors shall be tight-fitting in the frames.

7.5.5 Doors-Vehicle access doors [garage doors]

The following apply to vehicle access doors:

- [a] Vehicle access doors shall be made from-
- [i] non-combustible material; or
- [ii] bushfire-resisting timber [see Appendix F]; or
- [iii] fibre-cement sheet, a minimum of 6mm in thickness; or
- [iv] a combination of any of items [i], [ii] or [iii] above.

[b] Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3mm.

[c] Roller doors shall have guide tracks with a maximum gap no greater than 3mm and shall be fitted with a nylon brush that is in contact with the door.

[d] Vehicle access doors shall not include ventilation slots.

7.6 ROOFS [INCL. VERANDA & ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS & DOWNPIPES].

7.6.1 General

The following apply to all types of roofs and roofing systems:

[a] Roof tiles, roof sheets and roof covering accessories shall be non-combustible.

[b] The roof/wall junction shall be sealed, to prevent openings greater than 3mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.

[c] Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made from non-combustible material or a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

[d] A pipe or conduit that penetrates the roof covering shall be non-combustible.

7.6.2 Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall-

- [a] Have a flammability index of not more than 5, when tested to AS 1530.2;
- [b] Be located directly below the roof battens;
- [c] Cover the entire roof area including the ridge; and
- [d] Extend into gutters and valleys.

7.6.3 Sheet roofs

Sheet roofs shall-

- [a] Be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; or
- [b] have any gaps gretater than 3mm under corrugations or ribs of sheet roofing and between roof components sealed at the fascia or wall line and at valleys, hips and ridges by-
- [i] a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium; or
- [ii] mineral wool; or
- [iii] other non-combustible material; or
- [iv] a combination of any of Items [i], [ii], or [iii] above.

7.6.4 Veranda, carport & awning roofs

The following apply to veranda, carport and awning roofs:

[a] A veranda, carport or awning roof forming part of the main roof space [see Figure D1[a], Appendix D] shall meet all the requirements for the main roof, as specified in Clause 7.6.1, 7.6.2, 7.6.3, 7.6.5 and 7.6.6.

[b] A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1[b] and D1[c], Appendix D] complying with Clause 7.4 shall have a non-combustible roof covering and the support structure shall be-

- [i] non-combustible material; or
- [ii] bushfire-resisting timber [see Appendix F]; or
- [iii] timber rafters lined on the underside with fibre-cement sheeting a minimum of 6mm in thickness, or with material complying with AS 1530.8.1; or
- [iv] a combination of any of items [i], [ii] or [iii] above.

7.6.5 Roof penetrations

The following apply to roof penetrations:

[a] Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors shall be adequately sealed at the roof to prevent gaps greater than 3mm. The material used to flash the penetration shall be non-combustible.

[b] Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

[c] All overhead glazing shall be Grade A laminated safety glass complying with AS1288.

[d] Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying wuth AS1288, is installed under the glazing. Where glazing is an insulating glazing unit [IGU], Grade A toughened safety glass of minimum 4mm shall be used in the outer pane of the IGU.

[e] Where roof lights are installed in roofs having a pitch of less than 18 degrees to the horizontal, the glazing shall be protected with ember guards made from a mesh or perforated sheet with maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

[f] Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

7.6.6 Eaves linings, fascias and linings

The following apply to eaves linings, fascias and gables:

- [a] Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
- [b] Gables shall comply with Clause 7.4.
- [c] Fascias and bargeboards shall-
- [i] where timber is used, be made from bushfire-resisting timber [see Appendix F];
- [ii] where made from metal, be fixed at 450mm centres; or
- [iii] be a combination of items [i] and [ii] above.

[d] Eaves linings shall be-

- [i] fibre-cement sheet, a minimum 4.5mm thickness; or
- [ii] bushfire-resisting timber [see Appendix F]; or
- [iii] a combination of items [i] and [ii] above.

[e] Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 7.6.5.

[f] Eaves ventilation openings greater than 3mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

7.6.7 Gutters and downpipes

This Standard does not provide construction-specific material requirements for downpipes.

If installed, gutter and valley leaf guards shall be non-combustible.

With the exception of box gutters, gutters shall be metal or PVC-U.

Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

7.7 VERANDAS, DECKS, STEPS, RAMPS & LANDINGS

7.7.1 General

Decking shall be either spaced or continuous [ie. without spacings].

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C7.7.1 Spaced decking is nominally spaced at 3mm [in accordance with standard industry practise]: however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0-5mm during service. The preferred dimensions for gaps is 3mm [which is in line with other 'permissible gaps'] in other parts of this Standard. It should be noted that recent research studies have shown that gaps at 5mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

7.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps & landings

7.7.2.1 Materials to enclose a subfloor space

The subfloor spaces of verandas, decks, steps, ramps and landings are considered to be 'enclosed' when-

- [a] The material used to enclose the subfloor space is-
- [i] non-combustible; or
- [ii] bushfire-resisting timber [see Appendix F]; or
- [iii] a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium; or
- [iv] a combination of any of items [i], [ii] or [iii] above.

7.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

7.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings [ie. bearers and joists].

7.7.2.4 Decking

Decking shall be-

- [a] of non-combustible material; or
- [b] bushfire-resisting timber [see Appendix F]; or
- [c] a combination of any of items [a] and [b] above.

7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps & landings

7.7.3.1 Supports

Support posts, columns, stumps, stringers, piers and poles shall be-

- [a] of non-combustible material; or
- [b] bushfire-resisting timber [see Appendix F]; or
- [c] a combination of any of items [a] and [b] above.

7.7.3.2 Framing

Framing of verandas, decks, ramps or landings [ie. bearers and joists] shall be-

- [a] of non-combustible material; or
- [b] bushfire-resisting timber [see Appendix F]; or
- [c] a combination of any of items [a] and [b] above.

7.7.3.3 Decking

Decking shall be-

- [a] non-combustible material; or
- [b] bushfire-resisting timber [see Appendix F]; or
- [c] a combination of any of items [a] and [b] above.

7.7.4 Balustrades, handrails or other barriers

Those parts of handrails and balustrades less than 125mm from any glazing or any combustible wall shall be-

- [a] of non-combustible material; or
 - [b] bushfire-resisting timber [see Appendix F]; or
 - [c] a combination of any of items [a] and [b] above.
- Those parts of handrails and balustrades that are 125mm or more from the building have no requirements.

7.8 WATER AND GAS SUPPLY PIPES

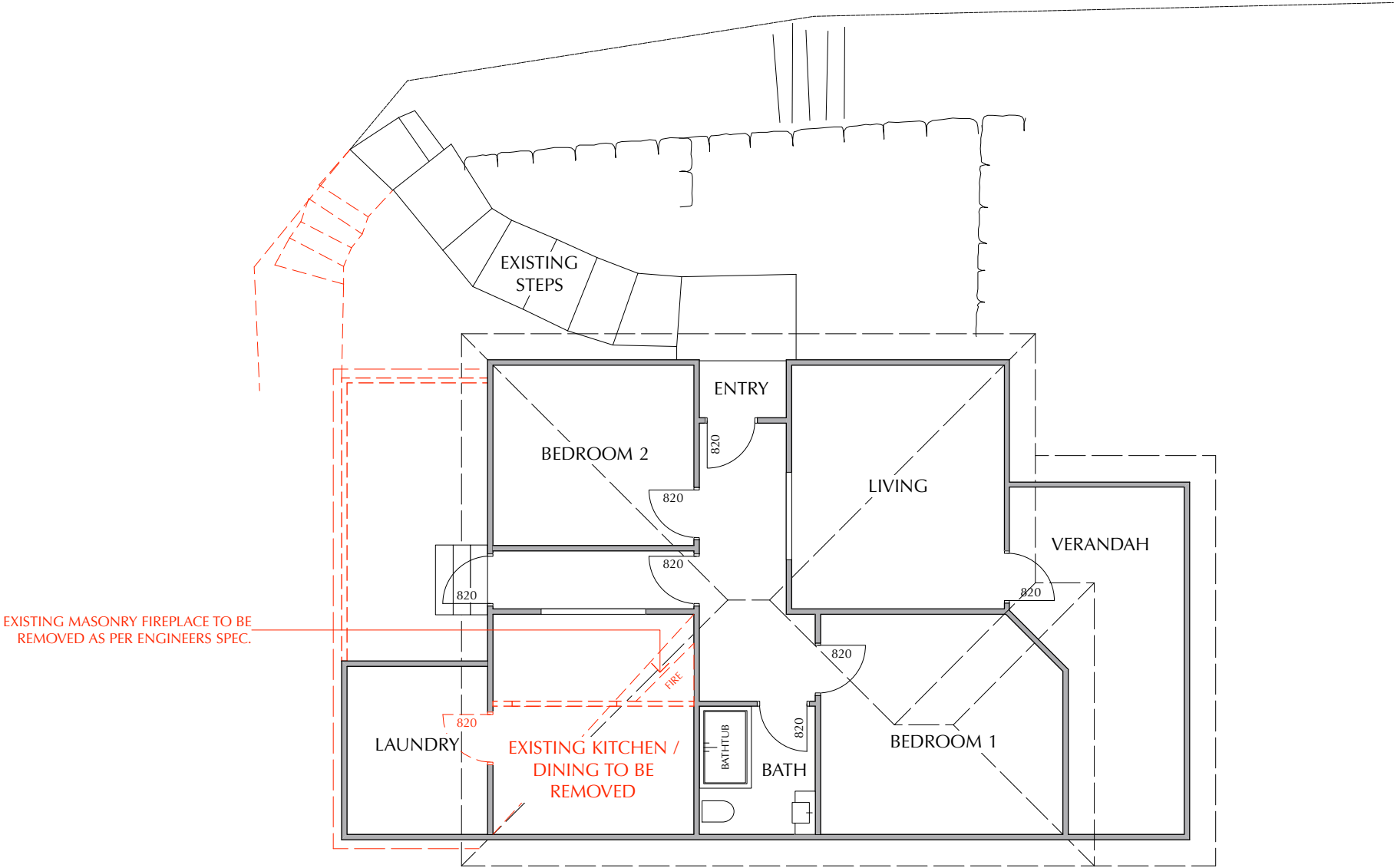
Above-ground, exposed water and gas supply pipes shall be metal.

LEGEND

- EXISTING FC SHEET CLAD/TIMBER FRAMED STUD WALLS WITH PLASTERBOARD LINING.
- EXISITING WALLS TO BE DEMOLISHED / REMOVED.

FLOOR AREA

EXISTING DWELLING -	101.2 sq.m
EXISTING DWELLING TO BE REMOVED -	12.3 sq.m
TOTAL FLOOR AREA -	113.5 sq.m



1. Ground Floor Plan - Existing

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Revisions:	
O RL's reduced on Sections [as per Bed 3/4 and Stair 2 revised layouts and elevations]. Shadow Diagrams adjusted to suit.	31.05.22
P Existing Ground Line levels added to elevations/sections.	02.06.22



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PROPOSED DEVELOPMENT - I. & S. CAMERON
[ALTERATIONS & ADDITIONS]
4 BRIDGE ST BROOKLYN NSW 2083

Drawing Title GROUND FLOOR PLAN - EXISTING			
Date	Scale	Drawing No.	Revision
08.03.17	1:100 / A3	259-01	P

WINDOW SCHEDULE

W1	NEW 1050H x 1200W ALUM GLAZED WINDOW AS SELECTED.	W10	NEW 900H x 900W ALUM GLAZED WINDOW AS SELECTED.
W2	'DELETED'.	W11	NEW 2100H x 1800W ALUM GLAZED WINDOW AS SELECTED.
W3	NEW 900H x 600W ALUM GLAZED WINDOW AS SELECTED.	W12	NEW 2100H x 600W ALUM GLAZED WINDOW AS SELECTED.
W3a	NEW 900H x 600W ALUM GLAZED WINDOW AS SELECTED.	W13	NEW 1500H x 450W ALUM GLAZED WINDOW AS SELECTED.
W4	NEW 1050H x 900W ALUM GLAZED WINDOW AS SELECTED.	W14	NEW 450H x 900W ALUM GLAZED INT. WINDOWS AS SELECTED [2 OFF].
W5	NEW 400H x 400W ALUM GLAZED WINDOW AS SELECTED.	W15	NEW 1200H x 300W ALUM [STAINED GLASS] WINDOW AS SELECTED [1120x220 GLASS].
W6	NEW 450H x 900W ALUM GLAZED WINDOW AS SELECTED.	W16	NEW 1200H x 300W ALUM [STAINED GLASS] WINDOW AS SELECTED [1120x220 GLASS].
W7	NEW 300H x 600W ALUM GLAZED WINDOW AS SELECTED.	W17	NEW 600H x 600W ALUM GLAZED WINDOWS AS SELECTED.
W8	NEW 300H x 600W ALUM GLAZED WINDOW AS SELECTED.	W18	NEW 900H x 900W ALUM GLAZED WINDOW AS SELECTED.
W9	NEW 1500H x 1000W ALUM GLAZED WINDOW AS SELECTED.	W19	NEW 1650H x 800W ALUM GLAZED WINDOW AS SELECTED.

DOOR SCHEDULE

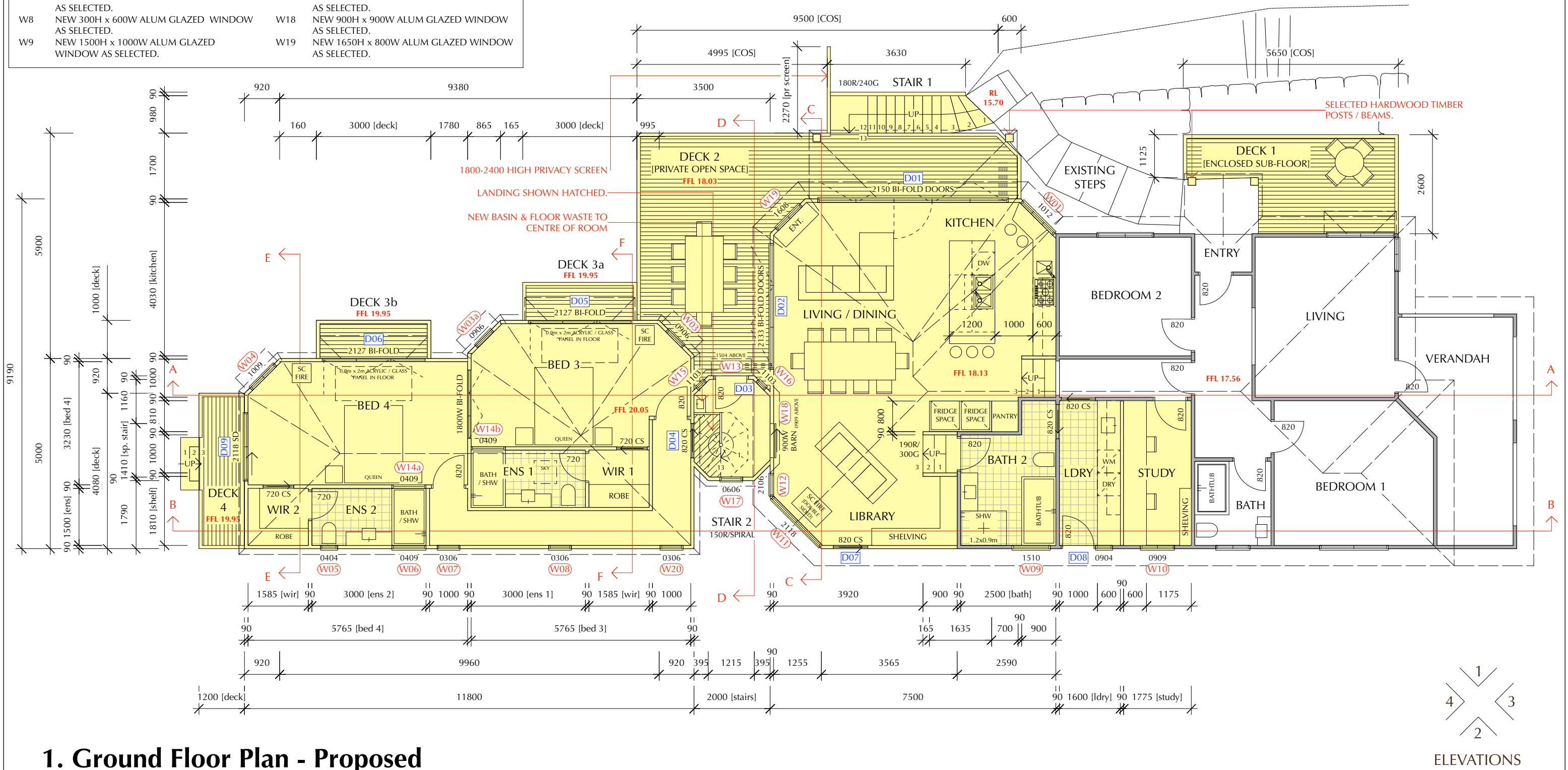
D1	NEW 2100H x 5000W ALUM GLAZED BI-FOLD DOORS AS SELECTED.	D5	NEW 2100H x 2700W ALUM GLAZED BI-FOLD DOORS AS SELECTED.
D2	NEW 2100H x 3300W ALUM GLAZED BI-FOLD DOORS AS SELECTED.	D6	NEW 2100H x 2700W ALUM GLAZED BI-FOLD DOORS AS SELECTED.
D3	NEW 2100H x 820W EXT. DOOR AS SELECTED.	D7	NEW 2100H x 820W GLAZED EXT. CAVITY SLIDING DOOR AS SELECTED.
D4	NEW 2100H x 820W CAVITY SLIDING DOOR AS SELECTED.	D8	NEW 2100H x 820W GLAZED EXT. DOOR w/470H x 600W LOUVRED WINDOW [ABOVE] and 900H x 450W [TO SIDE] AS SELECTED.
		D9	NEW 2100H x 1800W ALUM GLAZED SLIDING DOOR AS SELECTED.

LEGEND

- EXISTING FC SHEET CLAD/TIMBER FRAMED STUD WALLS WITH PLASTERBOARD LINING.
- PROPOSED TIMBER CLAD/TIMBER FRAMED STUD WALLS WITH PLASTERBOARD LINING.
- PROPOSED ADDITIONS.

FLOOR AREA

EXISTING DWELLING -	101.2 sq.m
PROPOSED DWELLING ADDITIONS -	122.0 sq.m
PROPOSED DECK 1 -	11.8 sq.m
PROPOSED DECK 2 -	33.8 sq.m
PROPOSED DECK 3a & 3b -	6.0 sq.m
PROPOSED DECK 4 -	4.9 sq.m
PROPOSED STAIR 1 -	4.2 sq.m
PROPOSED STAIR 2 -	5.2 sq.m
TOTAL FLOOR AREA -	289.1 sq.m



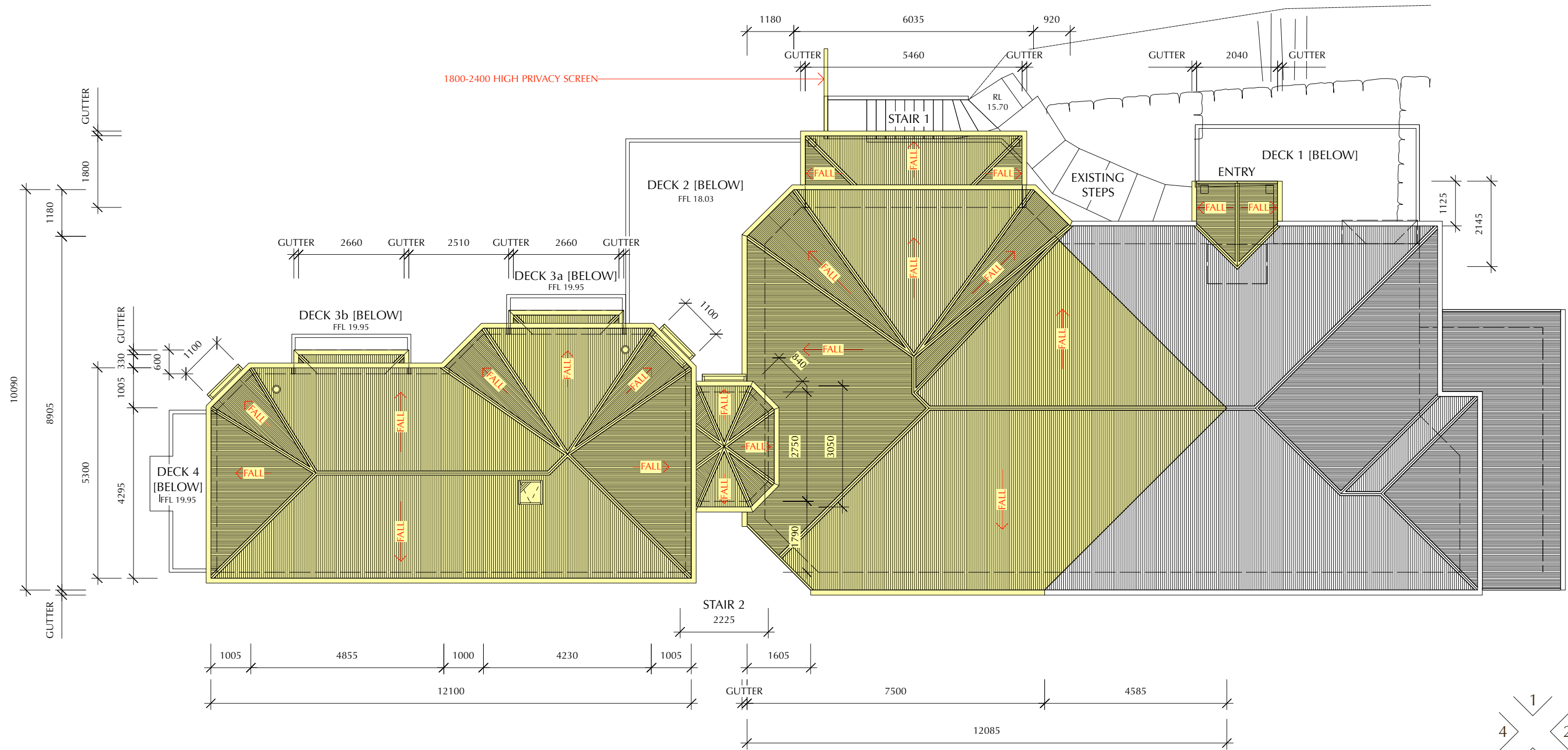
1. Ground Floor Plan - Proposed



ROOF AREA

EXISTING DWELLING -	90.2 sq.m
PROP DWELLING ADDITIONS -	95.2 sq.m
PROP DWELLING ADDITIONS [BED 3 & 4] -	68.9 sq.m
PROPOSED ENTRY -	3.5 sq.m
PROPOSED DECK 2 -	9.8 sq.m
PROPOSED DECK 3 & 4 -	2.6 sq.m
PROPOSED STAIR 2 -	6.0 sq.m

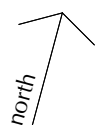
TOTAL ROOF AREA - 276.2 sq.m



1. Roof Plan - Proposed

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Revisions:		
O	RL's reduced on Sections [as per Bed 3/4 and Stair 2 revised layouts and elevations]. Shadow Diagrams adjusted to suit.	31.05.22
P	Existing Ground Line levels added to elevations/sections.	02.06.22



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PROPOSED DEVELOPMENT - I. & S. CAMERON
[ALTERATIONS & ADDITIONS]
4 BRIDGE ST BROOKLYN NSW 2083

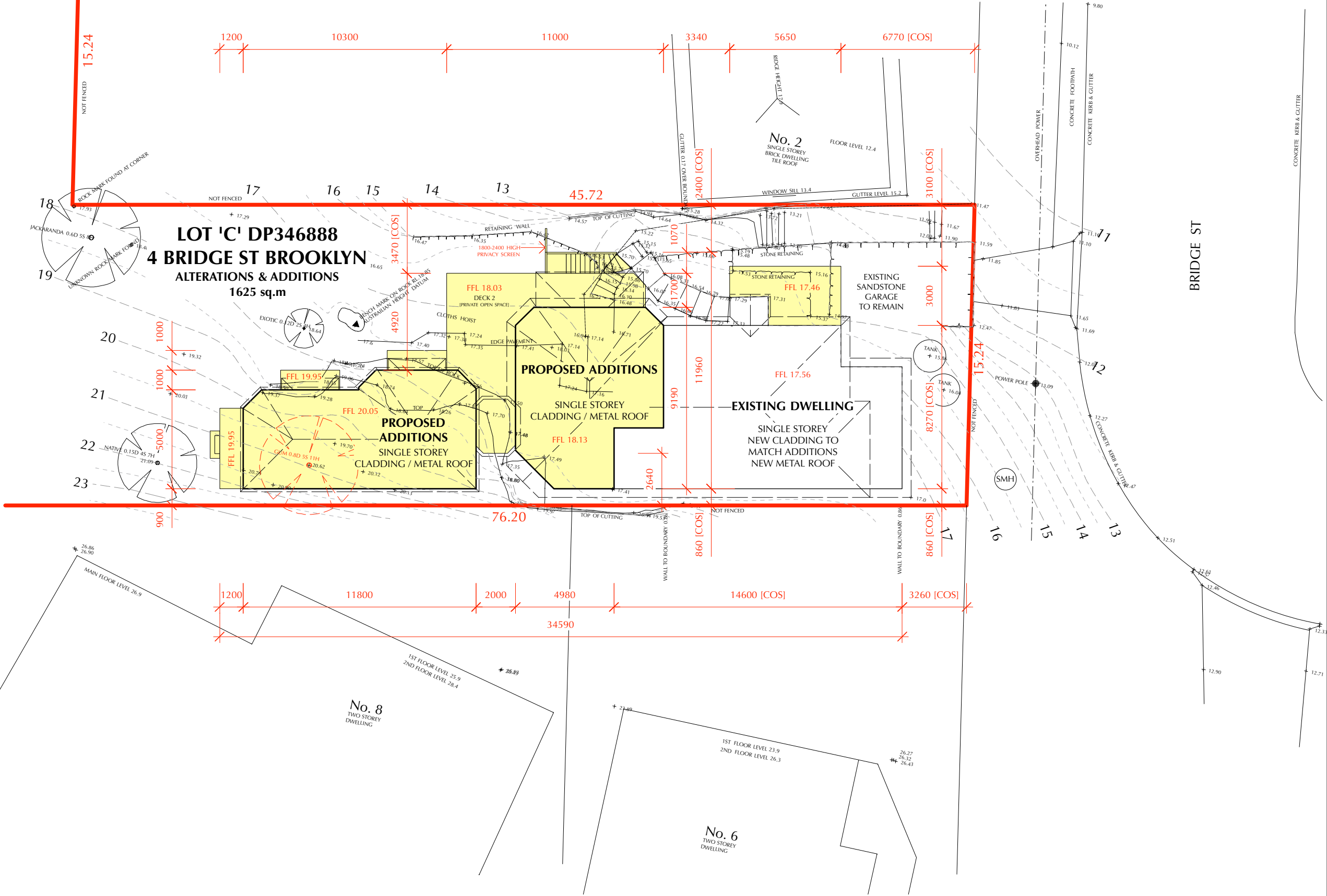
Drawing Title ROOF PLAN - PROPOSED		Scale 1:100 / A3	Drawing No. 259-03	Revision P
Date 08.03.17				

FLOOR AREA

TOTAL DWELLING -	218.6 sq.m
DECK 1, 2, 3 & 4 -	61.8 sq.m
STAIR 1 & 2 -	9.4 sq.m
EXISTING GARAGE -	28.0 sq.m
TOTAL GROSS FLOOR AREA -	317.8 sq.m
SITE AREA -	1625 sq.m
TOTAL DWELLING -	219 sq.m
FLOOR SPACE RATIO -	0.14:1
TOTAL GROSS FLOOR AREA -	317.8 sq.m
DRIVEWAY AREA -	N/A
TOTAL GROUND COVER -	317.8 sq.m
SITE COVER -	20%
TOTAL LANDSCAPED AREA -	1325 sq.m
SITE RATIO -	80%
PRIVATE OPEN SPACE -	1000 sq.m
TOTAL CAR SPACES -	1 car space

LEGEND

- ELEC
- WATER METER
- STORMWATER
- SEWER
- HOT WATER SYSTEM
- TELSTRA
- HYDRANT
- GAS
- POWER POLE
- EXISTING TREES/SHRUBS
- EXISTING TREES/SHRUBS TO BE REMOVED



1. Site Plan

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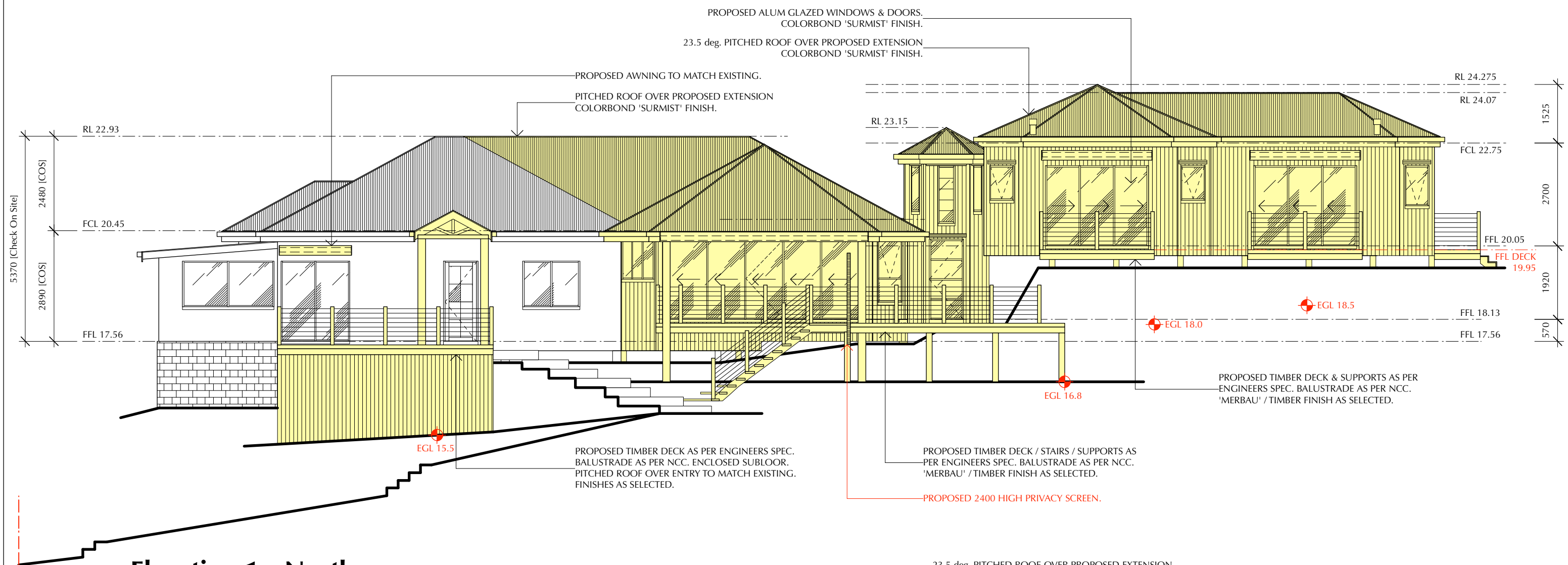


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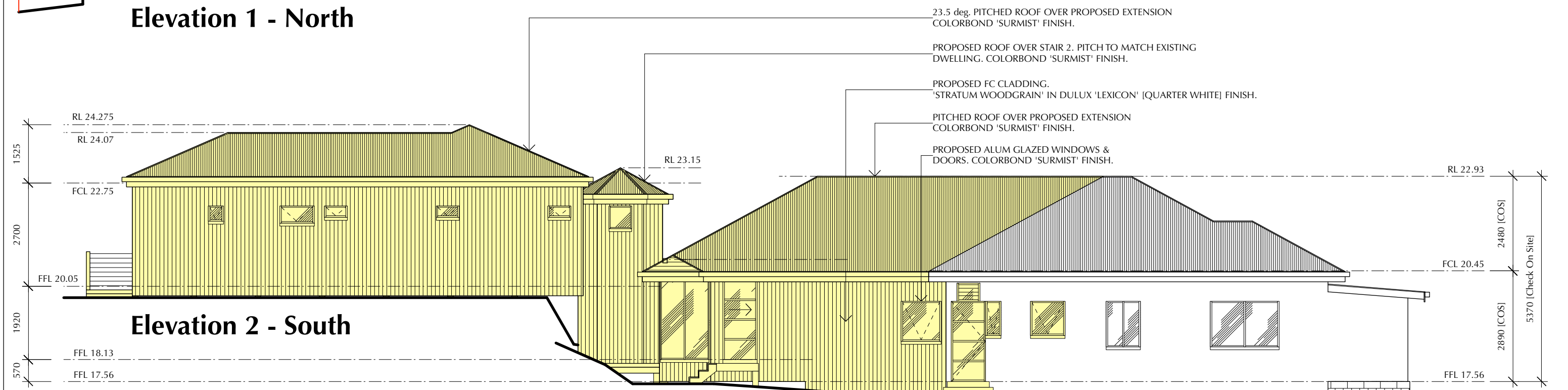
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PROPOSED DEVELOPMENT - I. & S. CAMERON
[ALTERATIONS & ADDITIONS]
4 BRIDGE ST BROOKLYN NSW 2083

Drawing Title SITE PLAN		Drawing No. 259-04	Revision P
Date 08.03.17	Scale 1:200 / A3		



Elevation 1 - North



Elevation 2 - South

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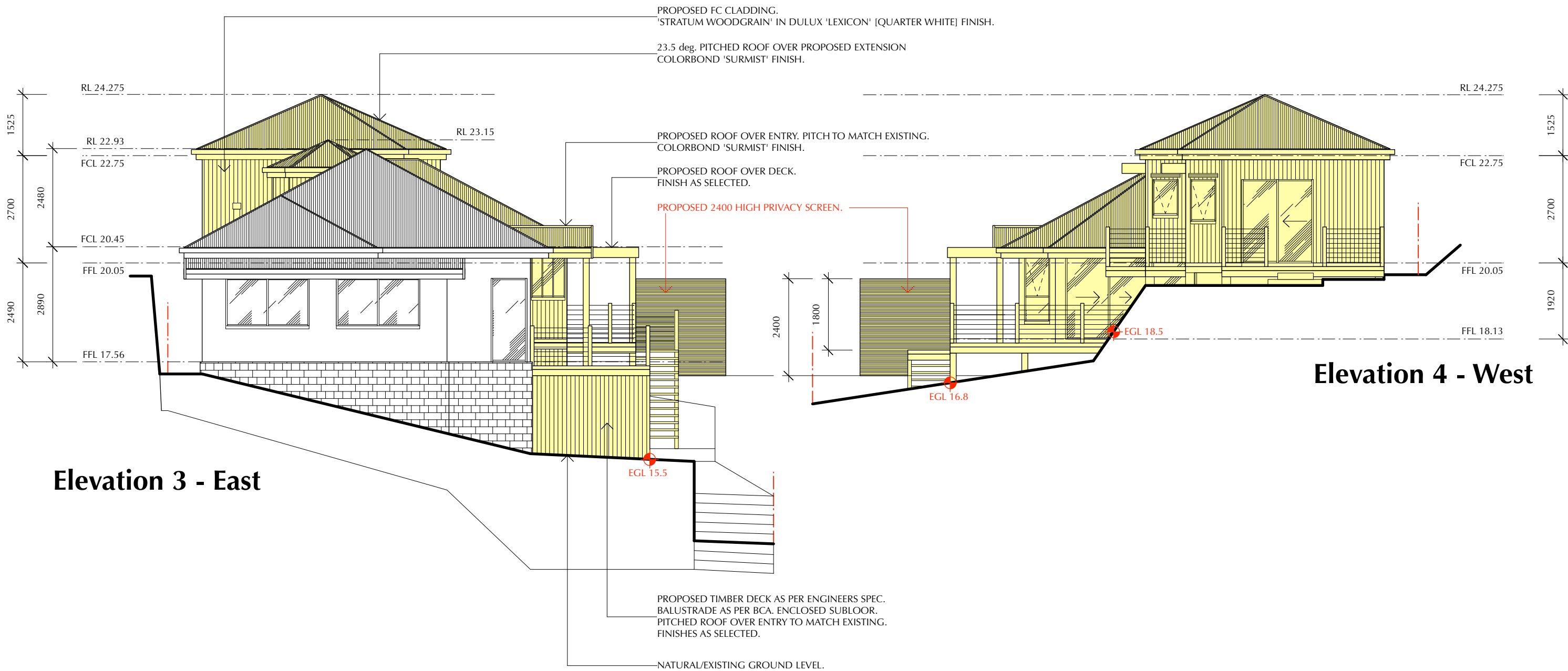
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P	Existing Ground Line levels added to elevations/sections.	02.06.22
Q	Stair 2 turret roof RL 23.15 confirmed.	27.09.22



PROPOSED DEVELOPMENT - I. & S. CAMERON
[ALTERATIONS & ADDITIONS]
4 BRIDGE ST BROOKLYN NSW 2083

Drawing Title ELEVATIONS 1 & 2			
Date 08.02.17	Scale 1:100 / A2	Drawing No. 259.05	Revision 0



Elevation 3 - East

Elevation 4 - West

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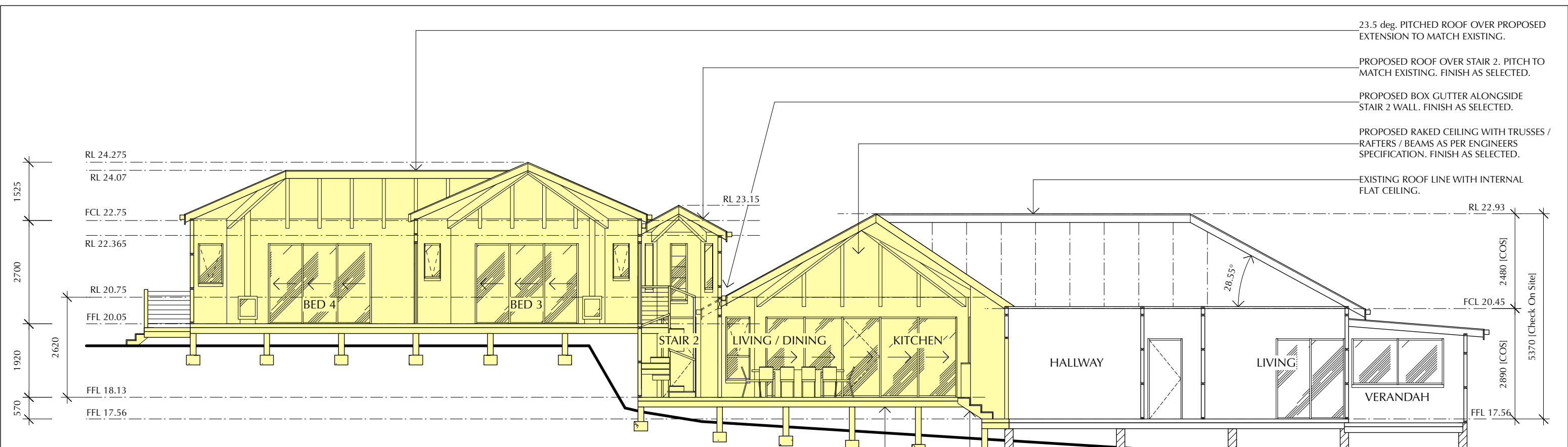
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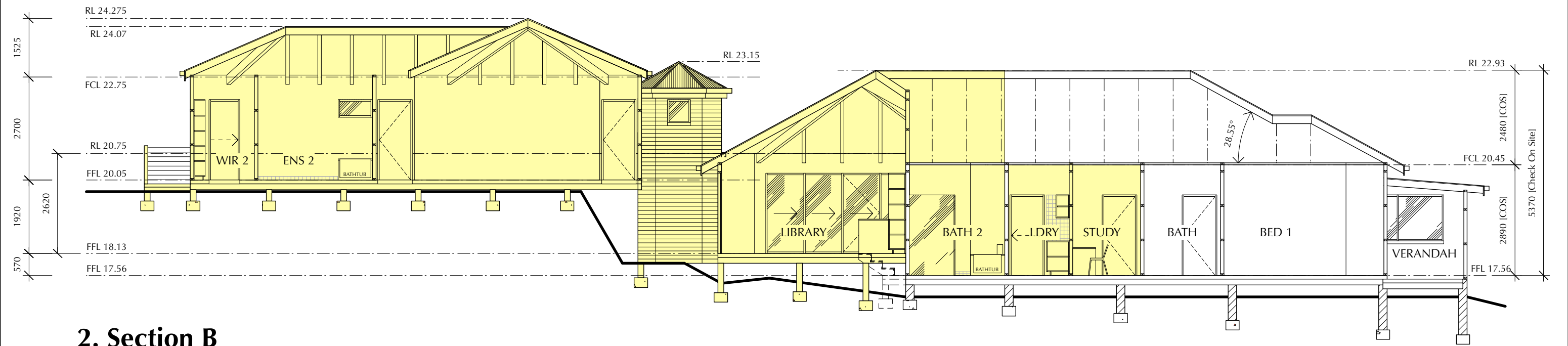
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PROPOSED DEVELOPMENT - I. & S. CAMERON
[ALTERATIONS & ADDITIONS]
4 BRIDGE ST BROOKLYN NSW 2083

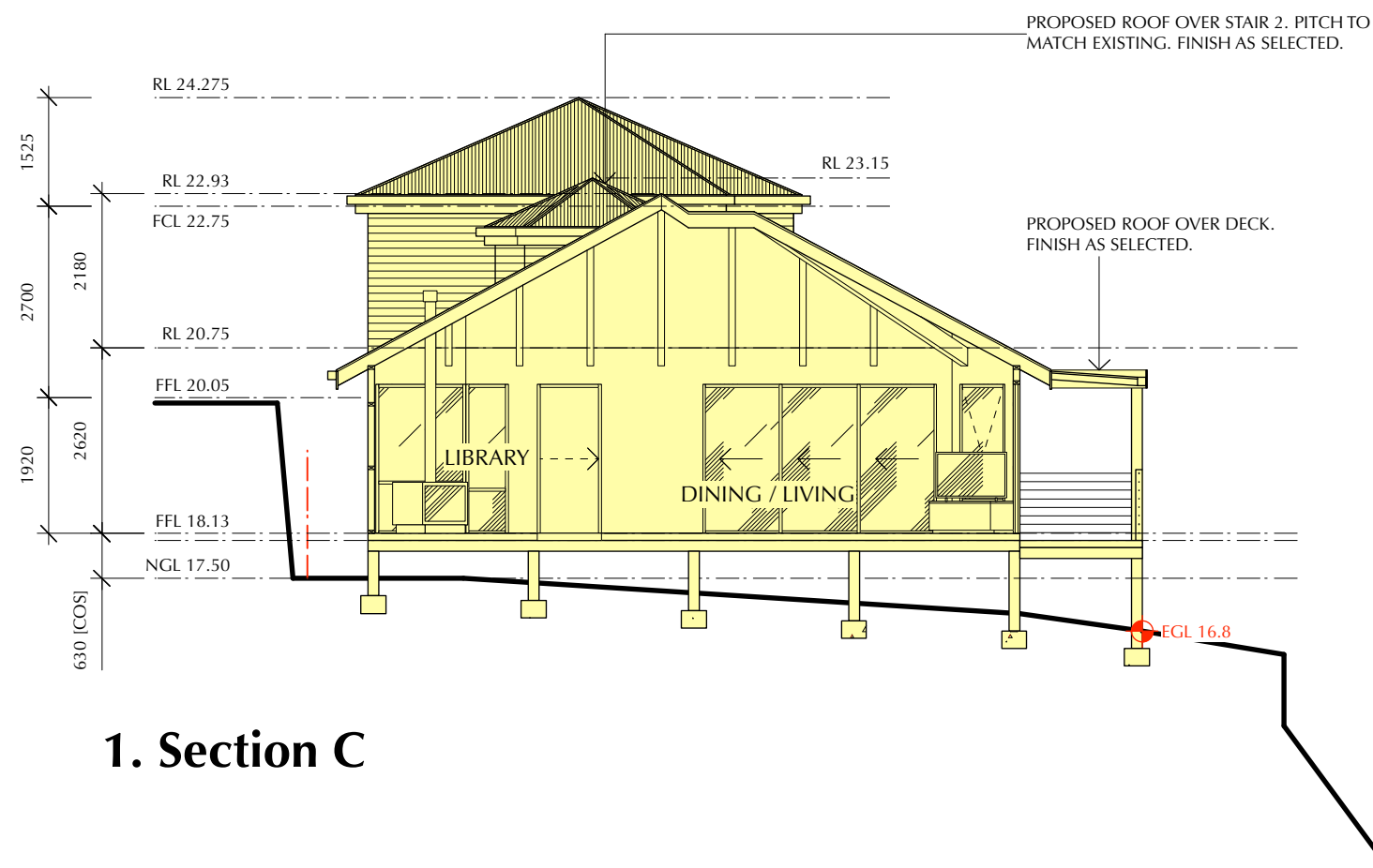
Drawing Title ELEVATIONS 3 & 4			
Date	Scale	Drawing No.	Revision
08.03.17	1:100 / A3	259-06	Q



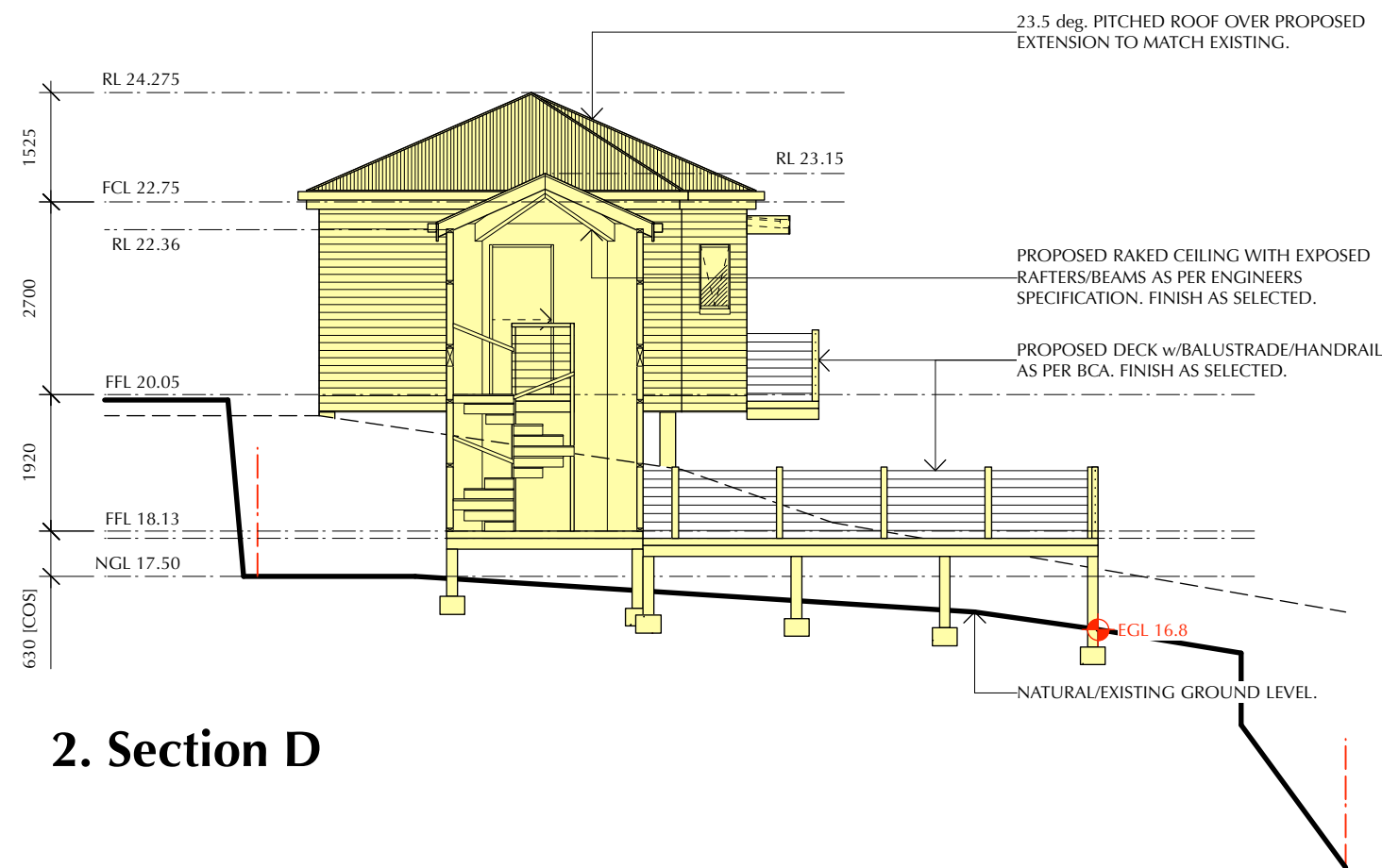
1. Section A



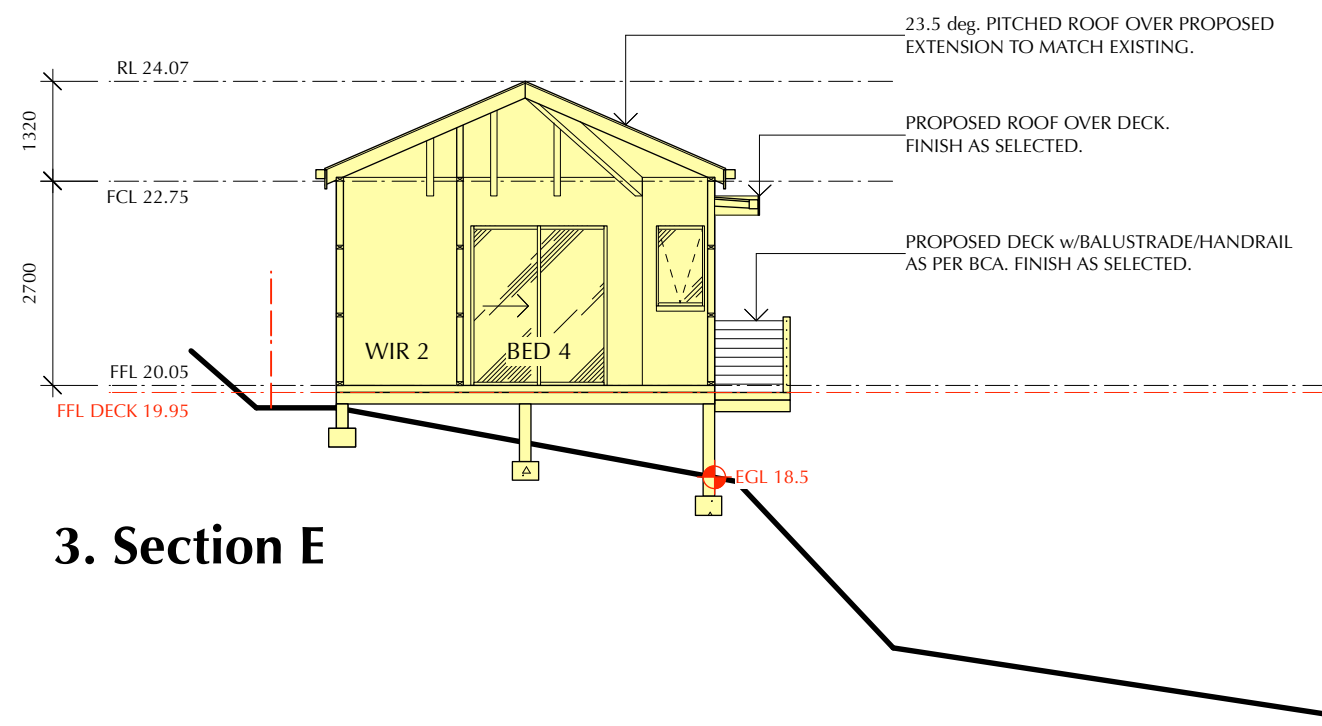
2. Section B



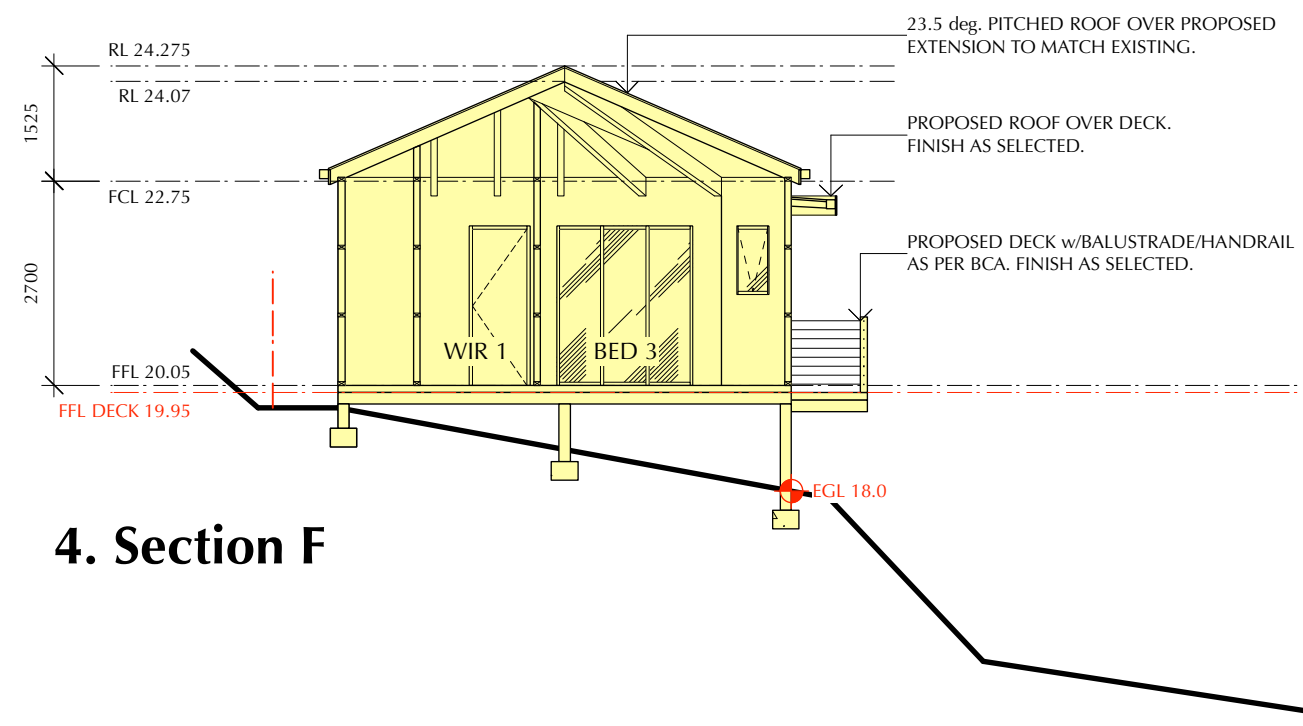
1. Section C



2. Section D



3. Section E



4. Section F

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PROPOSED DEVELOPMENT - I. & S. CAMERON
[ALTERATIONS & ADDITIONS]
4 BRIDGE ST BROOKLYN NSW 2083

Drawing Title
SECTIONS C & D

Date
08.03.17

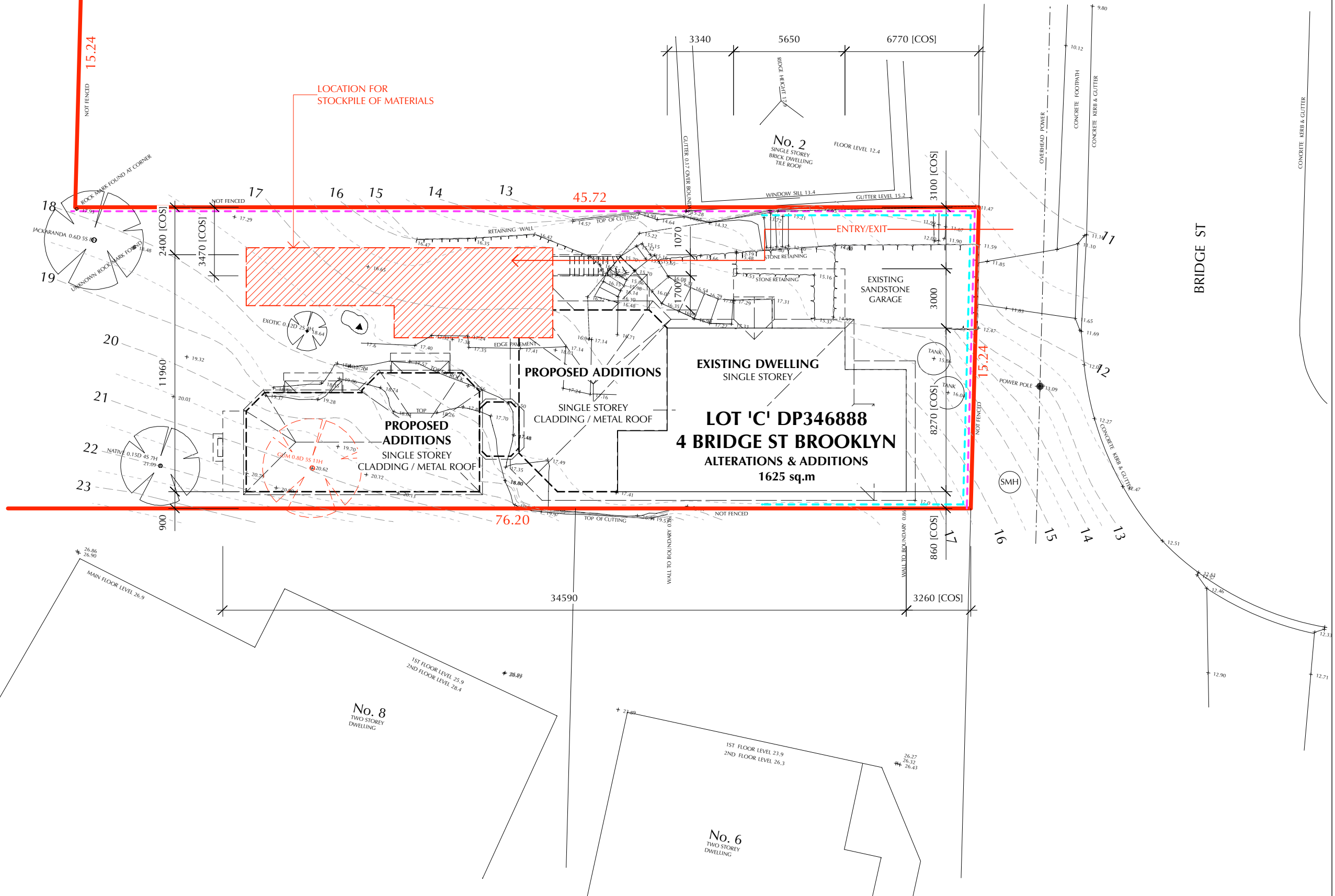
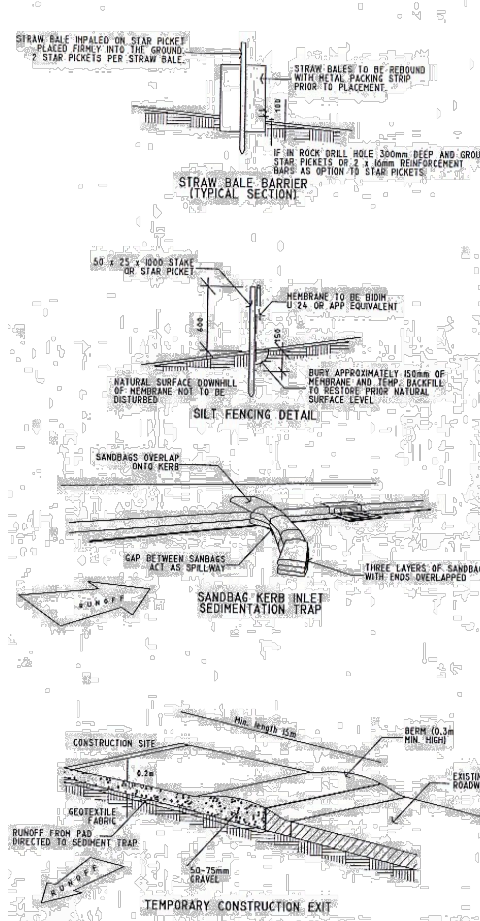
Scale
1:100 / A3

Drawing No. Revision
259-08 Q

LEGEND

- — — - SILT FENCING [REFER TO DETAILS].
— — — - TEMPORARY FENCING.

EROSION/SEDIMENT CONTROL



1. Site Plan - Detail

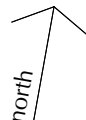
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PROPOSED DEVELOPMENT - I. & S. CAMERON
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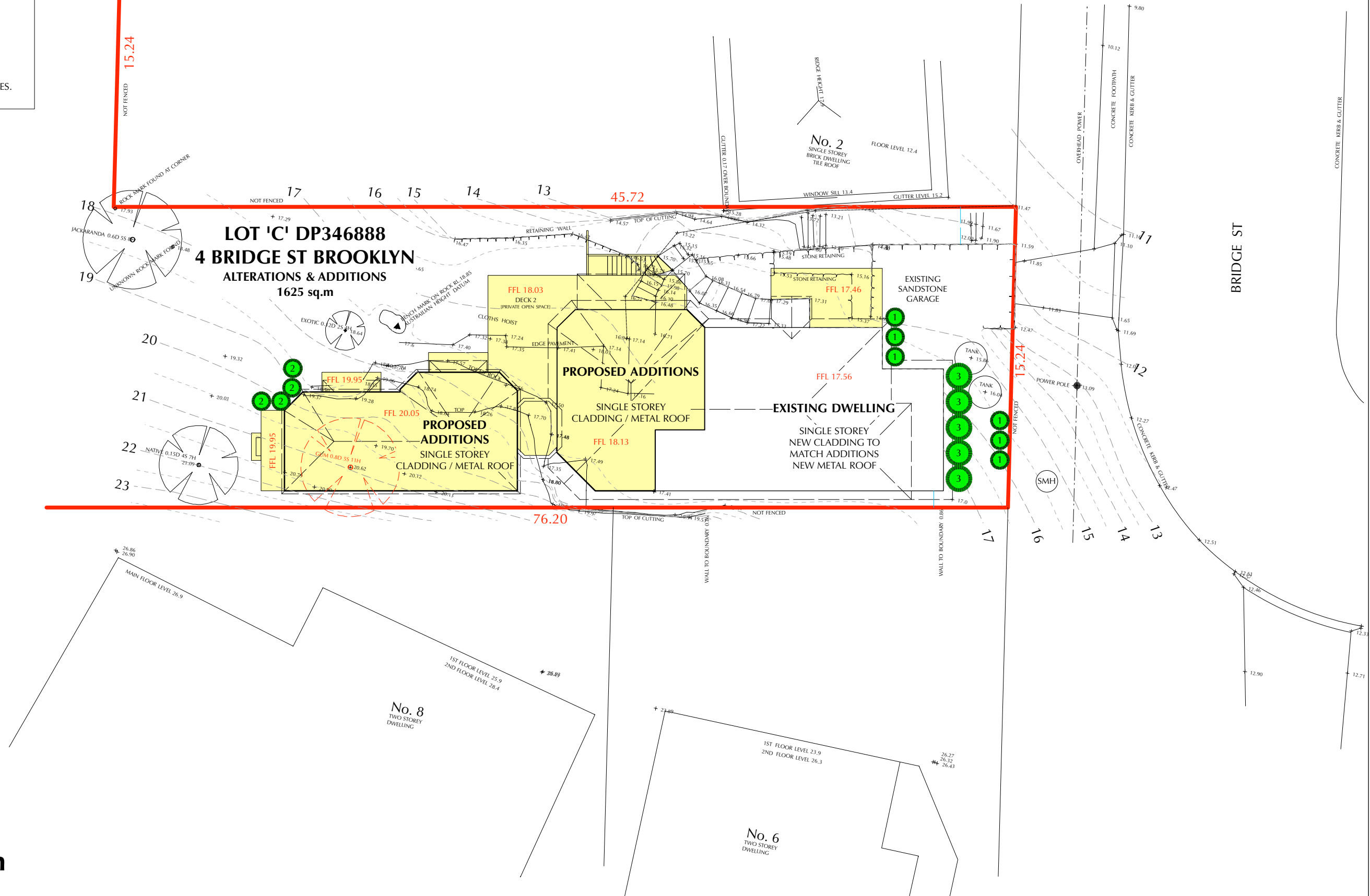
Drawing Title SITE PLAN - DETAIL			
Date 08.03.17	Scale 1:200 / A3	Drawing No. 259.09	Revision P

LEGEND

- TYPE - 1 EVERGREEN SHRUB
'LOMANDRA GRASS' OR SIMILAR
0.3m HEIGHT
- TYPE - 2 EVERGREEN SHRUB
'LAVENDER' OR SIMILAR
0.6m HEIGHT
- TYPE - 3 EVERGREEN SHRUB
'PHOTINIA ROBUSTA' OR SIMILAR
1.5m HEIGHT

- FENCING AS SELECTED

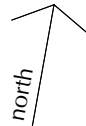
NOTE: EXISTING VEGETATION [SHRUBS / TREES / ROCK] TO FORM BULK OF LANDSCAPING FEATURES.



1. Landscape Plan

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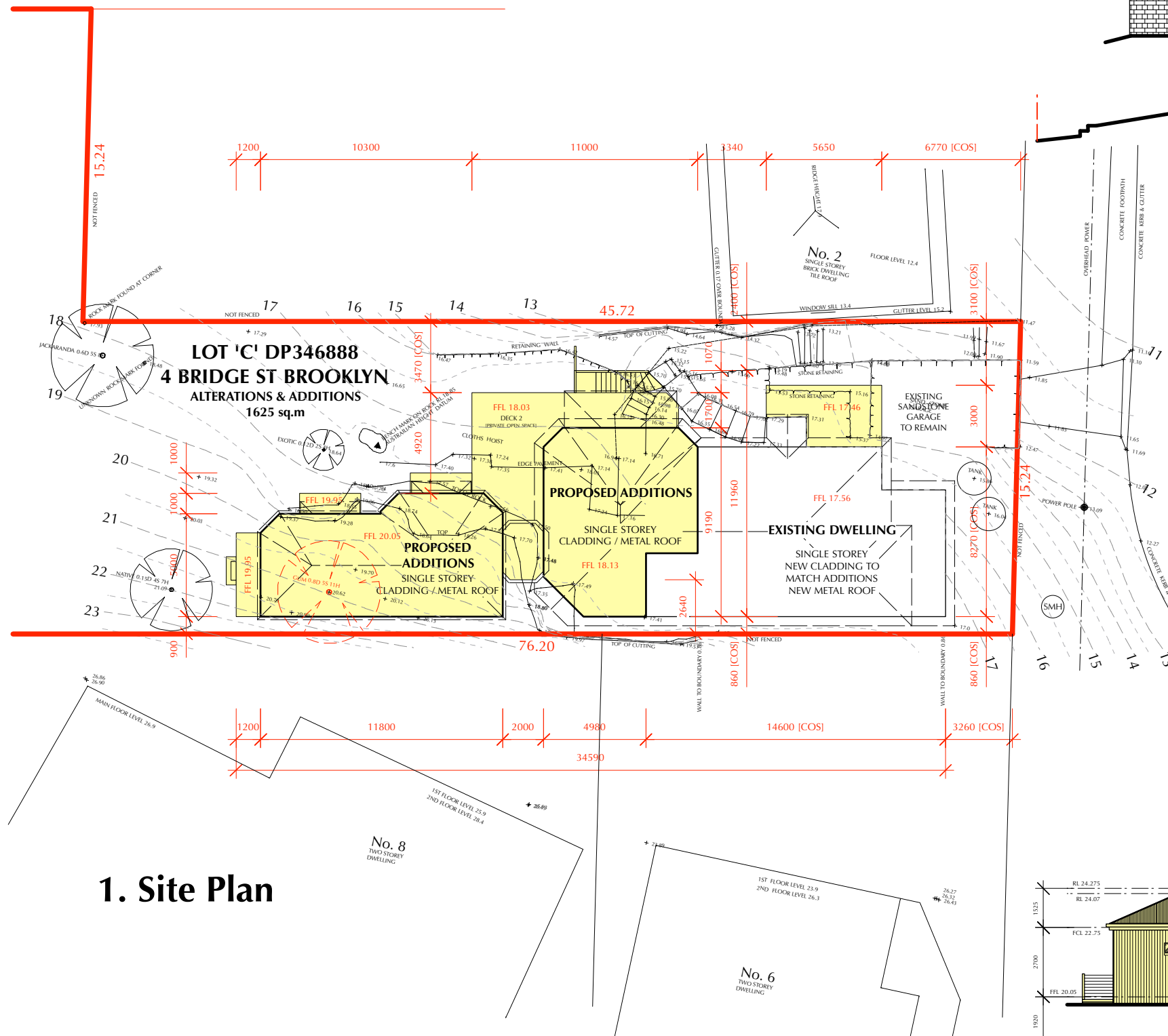


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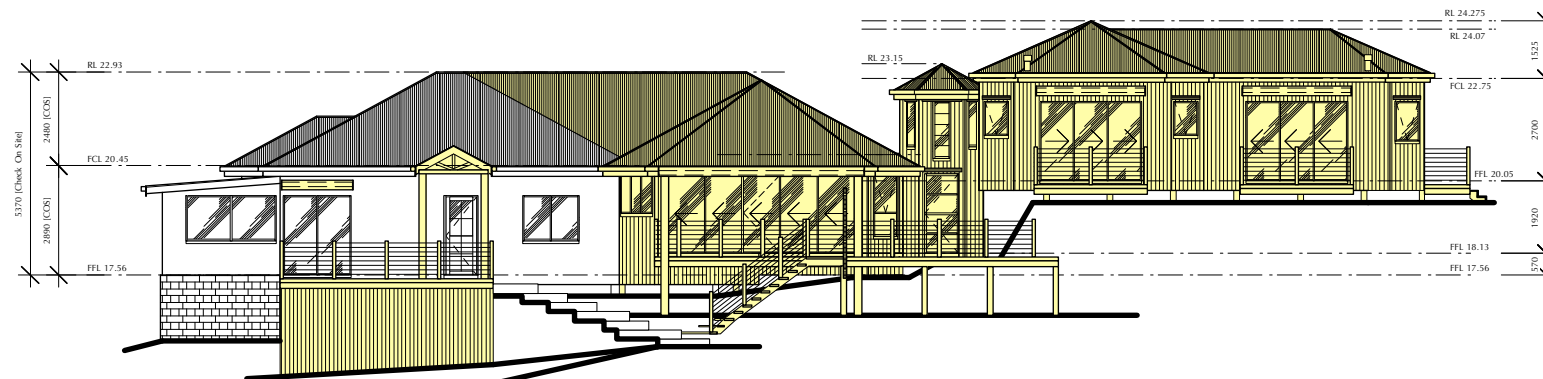
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PROPOSED DEVELOPMENT - I. & S. CAMERON
[ALTERATIONS & ADDITIONS]
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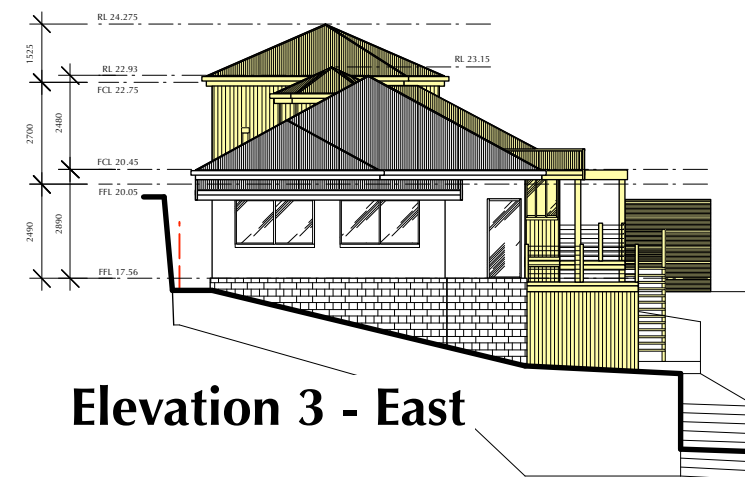
Drawing Title LANDSCAPE PLAN			
Date	Scale	Drawing No.	Revision
08.03.17	1:200 / A3	259-10	P



1. Site Plan



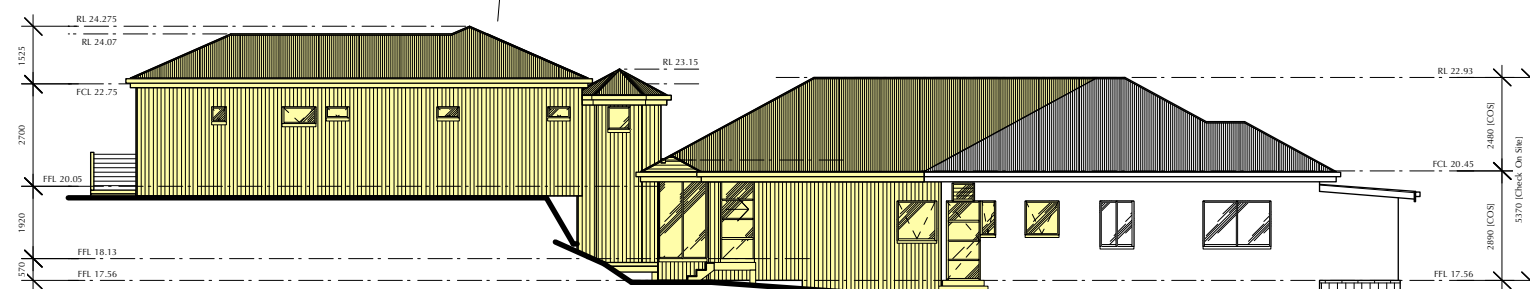
Elevation 1 - North



Elevation 3 - East



Elevation 4 - West



Elevation 2 - South

