

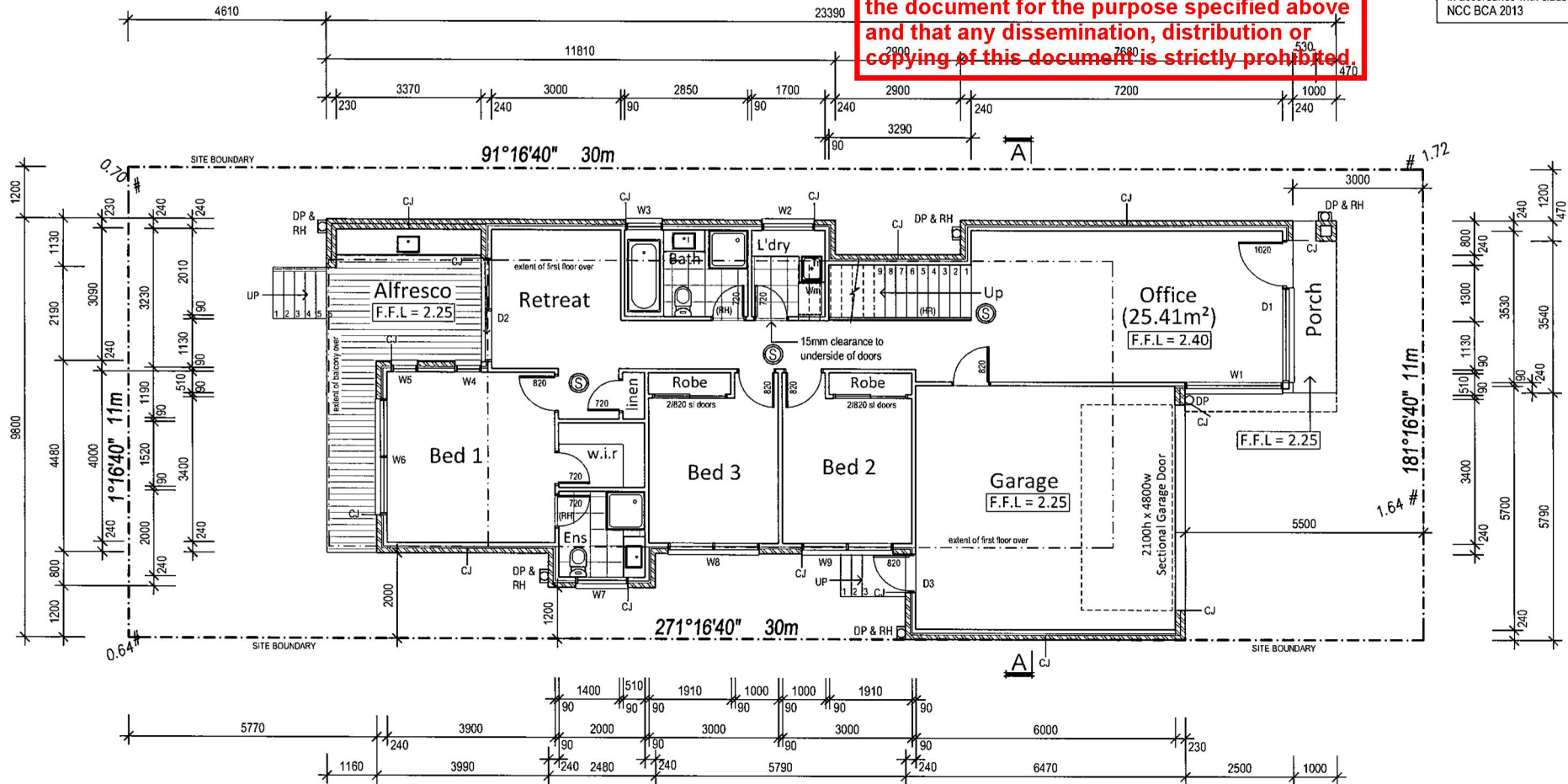
CJ — DENOTES 10mm WATERPROOF EXPANSION / CONTROL JOINTS TO BRICKWORK AT:
 6.00 M cirs - TO 'BLANK' WALLS WITH OPENINGS LESS THAN 900mm x 900mm
 5.00 M cirs - TO WALLS WITH OPENINGS GREATER THAN 900mm x 900mm ALL
 EXPANSION / CONTROL JOINTS TO T161 OF CEMENT & CONCRETE ASSOCIATION
 SOLID BRICK WALLS TO HAVE EXPANSION / CONTROL JOINTS AT 4.00 M cirs
 CONTROL JOINTS TO FOAM OR HEBEL PANELS TO MANUFACTURERS DETAILS

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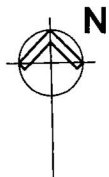
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(RH) Removable hinge:
 Doors opening within 1200mm of a wc pan must be provided with easily removable or lift-off hinges in strict accordance with the BCA.

(HR) Hand rail:
 Continuous handrail along full length of flight 865mm vertically above nosing of stair treads in accordance with clause 3.9.2.4 of NCC BCA 2013



Proposed Ground Floor Plan
 Scale 1:100 @ A3



PROJECT [REDACTED] DWELLING			
CLIENT : [REDACTED]			
ADDRESS : 21 MARINE DRIVE LOCH SPORT			
DATE: 8/10/18	SCALE: AS SHOWN	DRAWN: T.M	SHEET: 3 OF 7

WINDOW NOTE

APPLICABLE TO WINDOWS IN BEDROOMS IN CLASS 1, 2 and 3 BUILDINGS, CLASS 4 PART OF A BUILDING or CLASS 9B EARLY CHILDHOOD CENTRES. THESE ARE INTENDED TO APPLY TO TWO STOREY AND ABOVE BUILDINGS AND PARTS OF SINGLE STOREY BUILDINGS ON STEEPLY SLOPING SITES.

FOR WINDOWS WHERE THE FALL HEIGHT FROM FLOOR TO THE GROUND BELOW IS 2m OR GREATER, ALL OPENINGS WITHIN 1.70m OF THE FLOOR SHALL BE FITTED WITH A DEVICE TO RESTRICT THE SIZE OF THE OPENING OR A SCREEN WITH SECURE FITTINGS.

THE DEVICE OR SCREEN MUST NOT ALLOW A 120mm BALL TO PASS THROUGH THE WINDOW OPENING, AND MUST RESIST AN OUTWARD FORCE OF 250N (~25kg). THE DEVICE OR SCREEN MAY BE REMOVABLE BUT THEN MUST HAVE CHILD-RESISTANT RELEASE MECHANISM.

SLIDING WINDOW VENT LOCKS, WHICH KEY LOCK THE SASH AT 120mm, BUT ALLOW THE SASH TO OPEN FULLY WHEN LOCKED WILL MEET THE REQUIREMENTS OF THE B.C.A. HOWEVER, CARE MUST BE TAKEN TO ENSURE THAT THE WATER PERFORMANCE OF THE SILL IS NOT COMPROMISED BY THE HARDWARE FIXINGS.

EFFECTS ON VENTILATION:

THE A.B.C.B. STATE THAT THE VENTILATION AREA OF A WINDOW IS CALCULATED BY THE TOTAL AREA OF THE SASH, NOT BY THE OPENABLE AREA.

BALCONY WATERPROOFING NOTE

SELECTED TILED SURFACE IS BROKEN-UP BY SHEET CONTROL JOINTS. ALL SHEET CONTROL JOINTS MUST CARRY UP THROUGH THE TILES. SELECTED TILED FLOORING SET INTO APPROVED FLEXIBLE EXTERIOR TILE ADHESIVE ON FULLY CURED WATERPROOF MEMBRANE COMPLIANT WITH AS 4684.1 - 2012 OVER JAMES HARDIES 18mm SCYON SECURA EXTERIOR FLOOR SHEETING MATERIAL, LAID WITH MIN 1:100 FALL GRADED AWAY FROM BUILDING. ALL PRODUCTS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER DETAILS AND SPECIFICATIONS.

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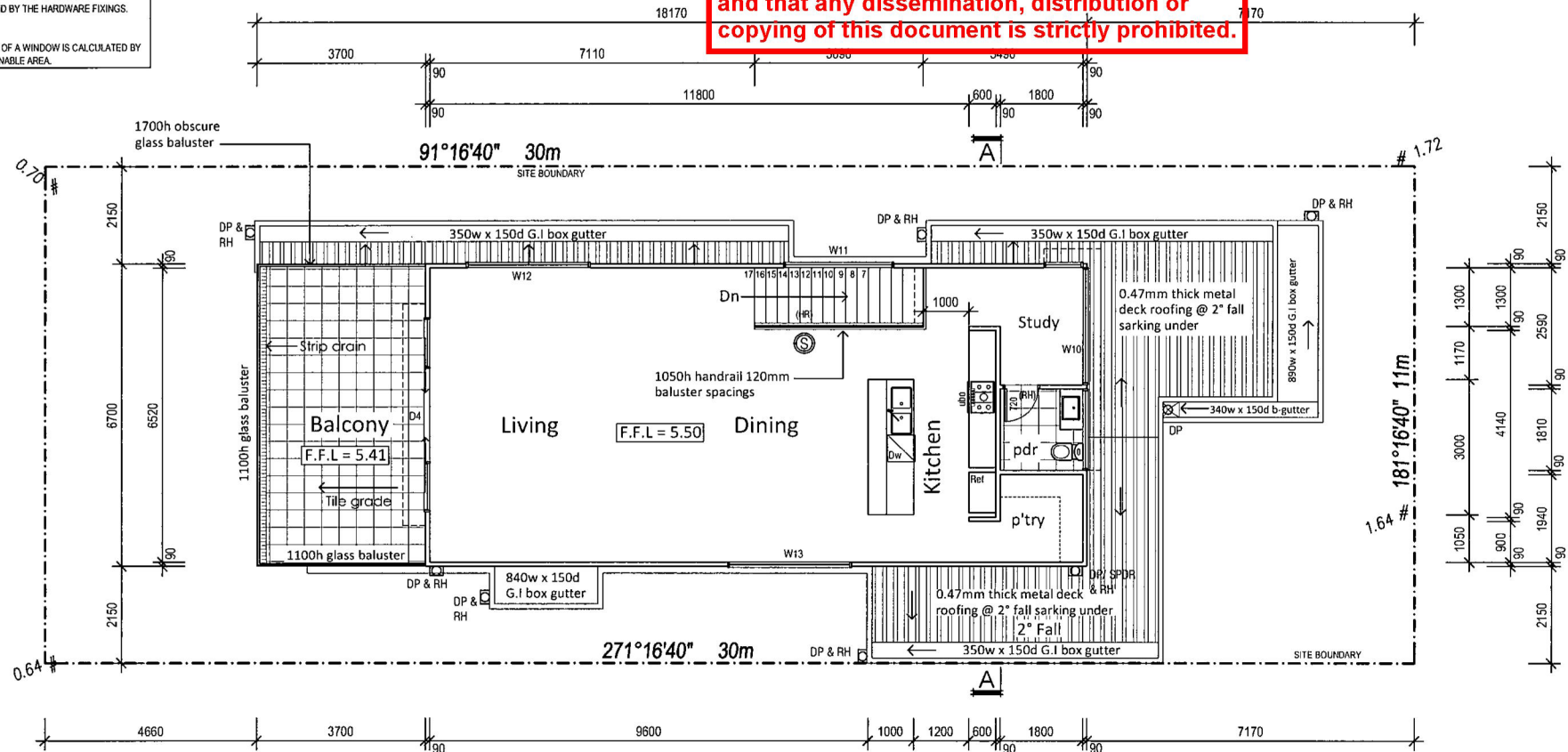
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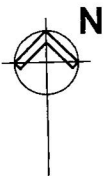
(HR) Hand rail:

Continuous handrail along full length of flight 865mm vertically above nosing of stair treads in accordance with clause 3.9.2.4 of NCC BCA 2013



Proposed First Floor Plan

Scale 1:100 @ A3



PROJECT: [REDACTED] DWELLING

CLIENT: [REDACTED]

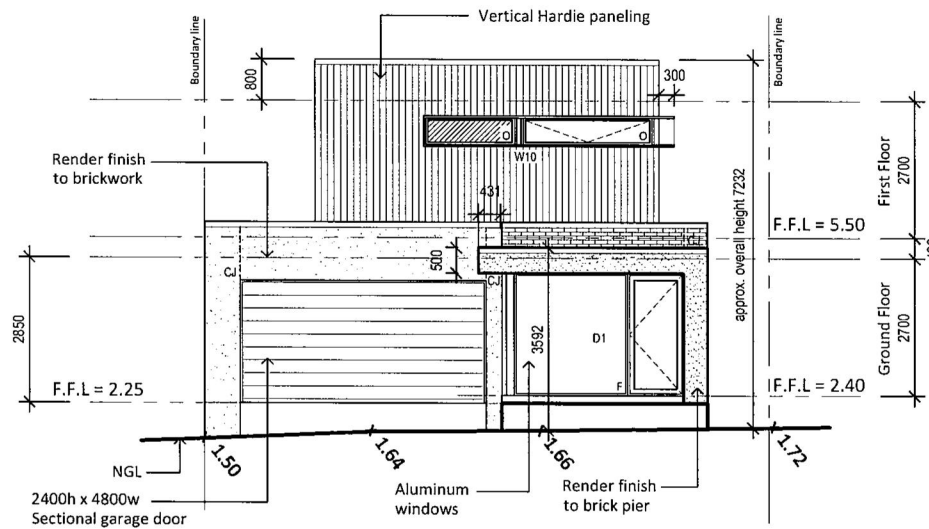
ADDRESS: 21 MARINE DRIVE LOCH SPORT

DATE: 8/10/18

SCALE: AS SHOWN

DRAWN: T.M

SHEET: 4 OF 7

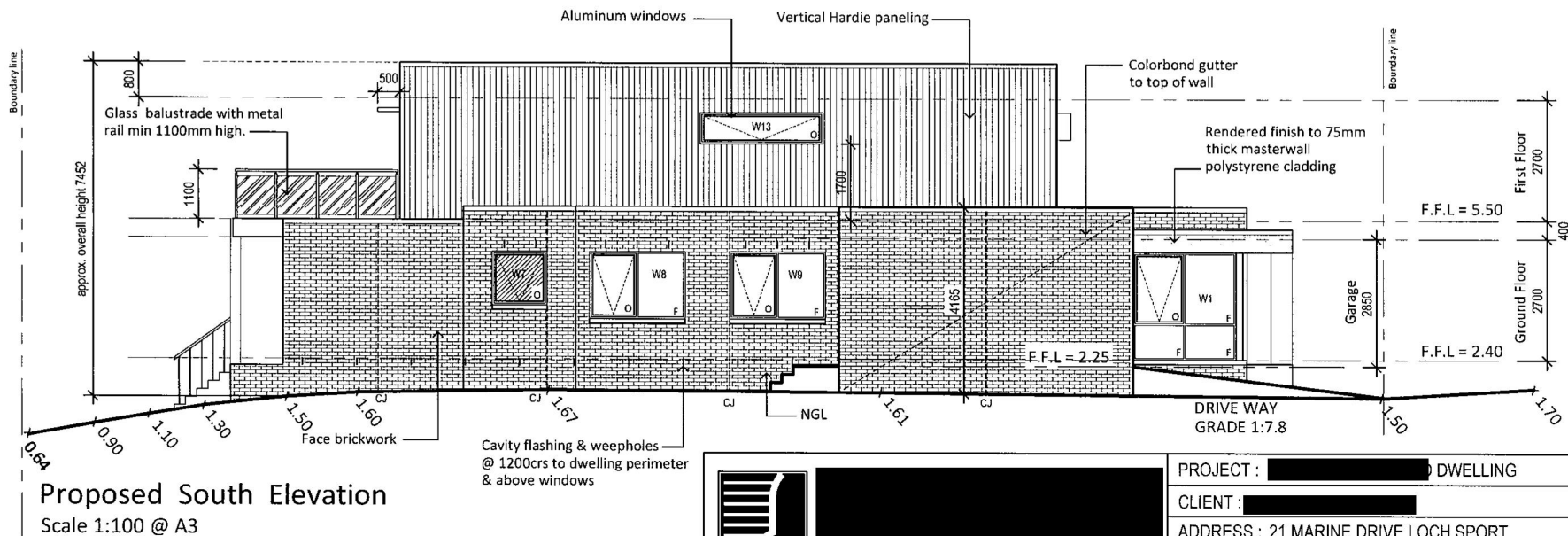


Proposed East Elevation

Scale 1:100 @ A3

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Proposed South Elevation

Scale 1:100 @ A3



PROJECT : [REDACTED] DWELLING

CLIENT : [REDACTED]

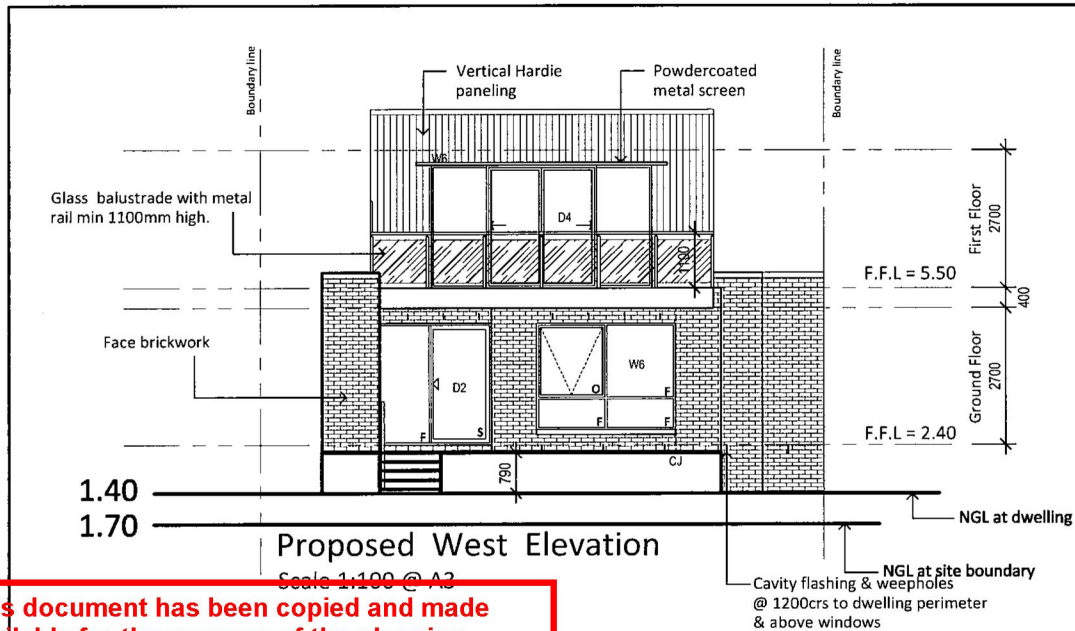
ADDRESS : 21 MARINE DRIVE LOCH SPORT

DATE: 8/10/18

SCALE: AS SHOWN

DRAWN: T.M

SHEET: 5 OF 7



GLAZING NOTES :

TO BE READ IN CONJUNCTION WITH ASSOCIATED ENERGY RATING REPORT

CLEAR SINGLE GLAZING TO BE USED THROUGHOUT - UNO

ALUMINIUM 'IMPROVED WINDOW FRAMES TO BE USED THROUGHOUT

ALL GLAZING TO COMPLY WITH AS1288 - 2006 & AS2047 - 2014

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO MANUFACTURER.

WINDOWS ARE TO BE FLASHED AND SEALED ALL AROUND

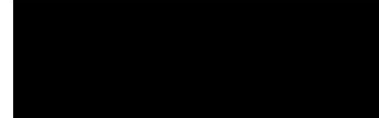
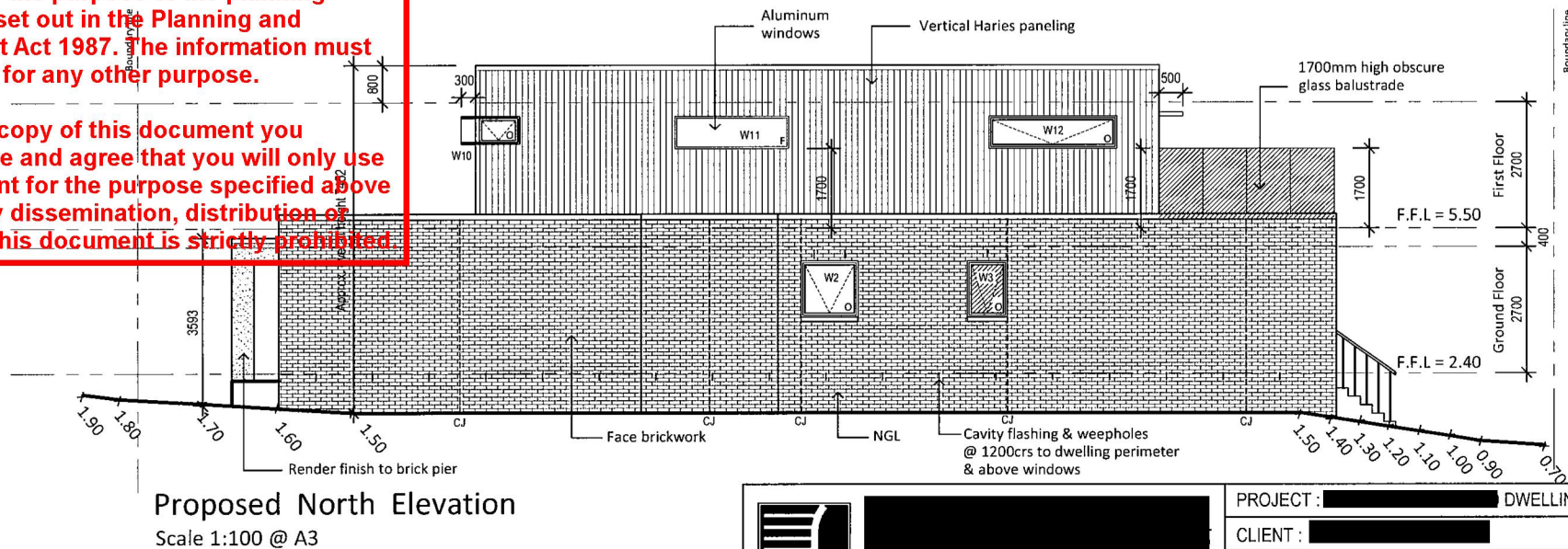
PROVIDE LAMINATED SAFETY GLASS TO WINDOWS WITHIN 500mm OF FLOOR LEVEL

WINDOW / DOOR SCHEDULE

No.	HEIGHT	WIDTH	COMMENTS
W1	2400	2260	ALUMINIUM AWNING CORNER WINDOW CONNECTING TO D1
W2	1200	2110	ALUMINIUM AWNING WINDOW
W3	1200	850	ALUMINIUM AWNING WINDOW OBSCURED SAFETY GLASS
W4	2100	610	ALUMINIUM AWNING WINDOW
W5	2100	610	ALUMINIUM AWNING WINDOW
W6	2100	2710	ALUMINIUM AWNING WINDOW
W7	1200	2110	ALUMINIUM AWNING WINDOW OBSCURED SAFETY GLASS
W8	1500	2110	ALUMINIUM AWNING WINDOW
W9	1500	2110	ALUMINIUM AWNING WINDOW
W10	600	4490	ALUMINIUM AWNING CORNER WINDOW
W11	600	850	1810 X 600 BATHROOM OBSCURED SAFETY GLASS
W12	700	2410	ALUMINIUM FIXED WINDOW
W13	700	2710	ALUMINIUM AWNING WINDOW
D1	2400	3310	2340 X 1020 SAFETY GLASS ENTRY DOOR & SIDE LIGHT CORNER WINDOW 2210 X 2400 CONNECTED TO WINDOW W1
D2	2400	2410	ALUMINIUM SLIDING DOOR UNIT SAFETY GLASS
D3	2400	900	2340 X 820 EXTERNAL DOOR
D4	2400	4300	ALUMINIUM SLIDING DOOR UNIT SAFETY GLASS

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PROJECT : DWELLING

CLIENT :

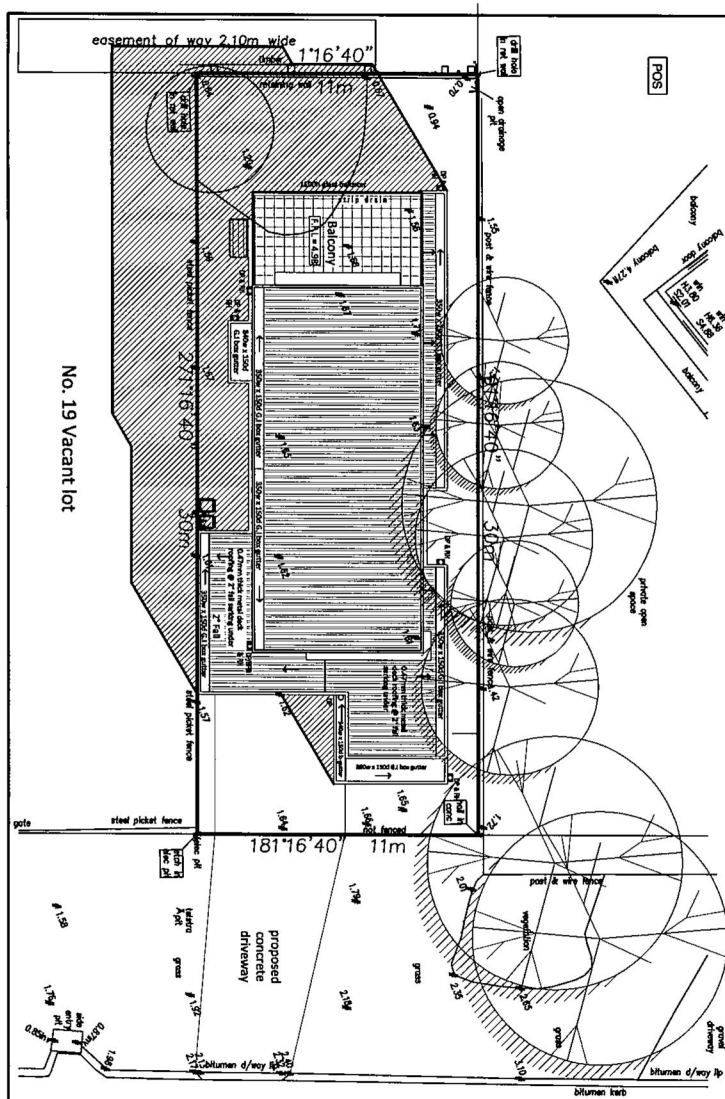
ADDRESS : 21 MARINE DRIVE LOCH SPORT

DATE: 8/10/18

SCALE: AS SHOWN

DRAWN: T.M

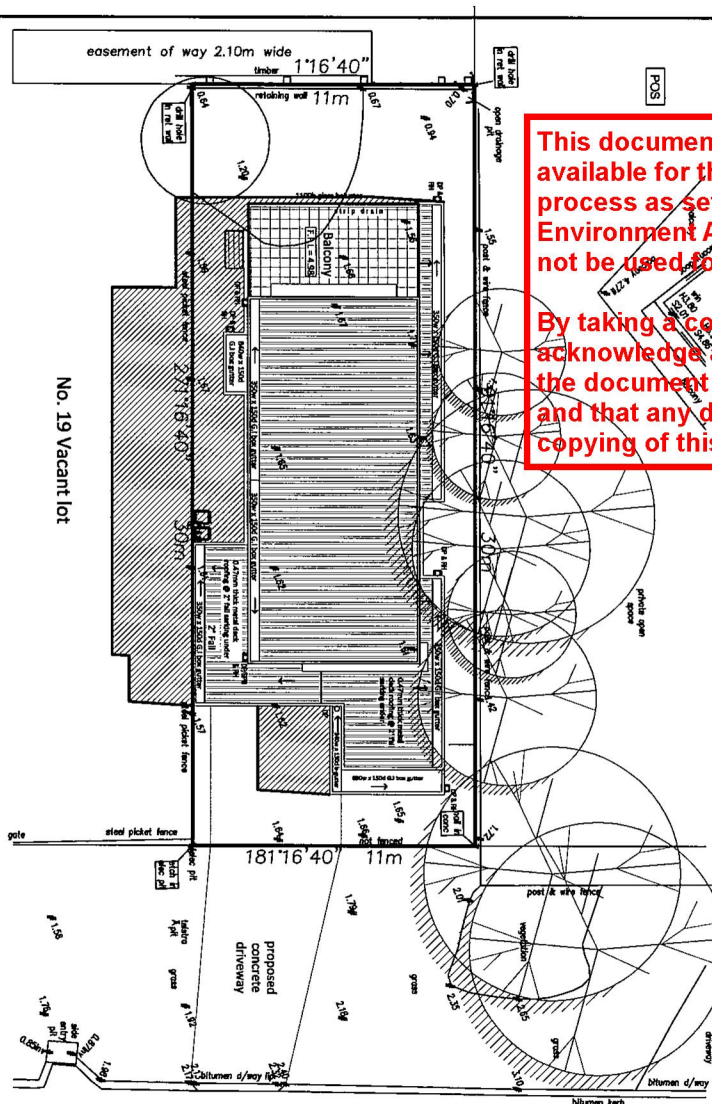
SHEET: 6 OF 7



Marina Drive

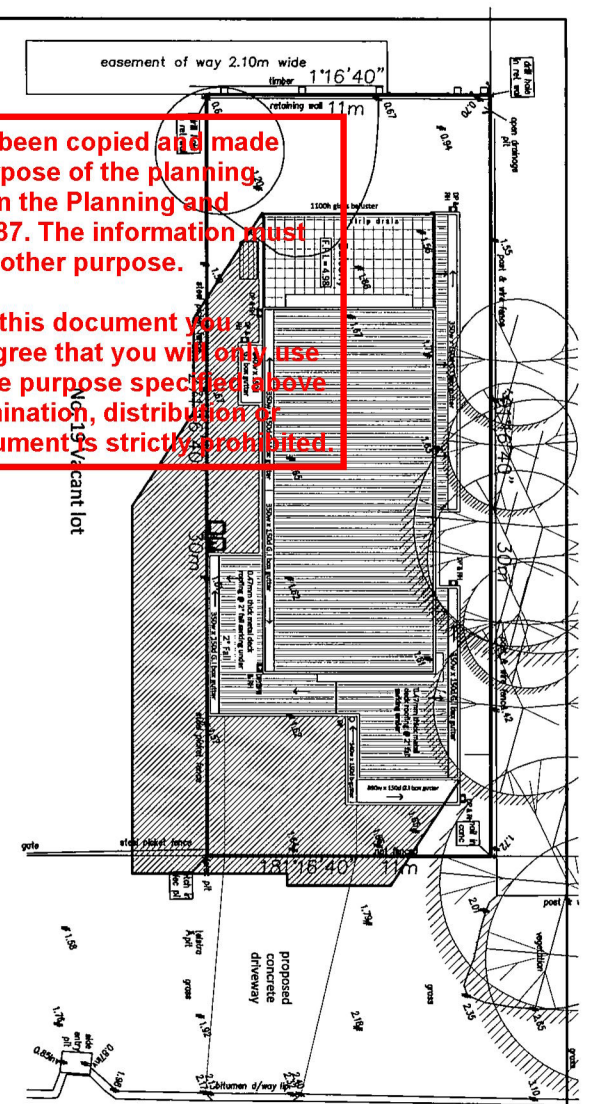
Proposed 9am Shadow Plan
Scale 1:200

SITE
SHADOW DIAGRAMS
TOWN PLANNING SUBMISSION



Marina Drive

Proposed 12pm Shadow Plan
Scale 1:200



Marina Drive

Proposed 3pm Shadow Plan
Scale 1:200

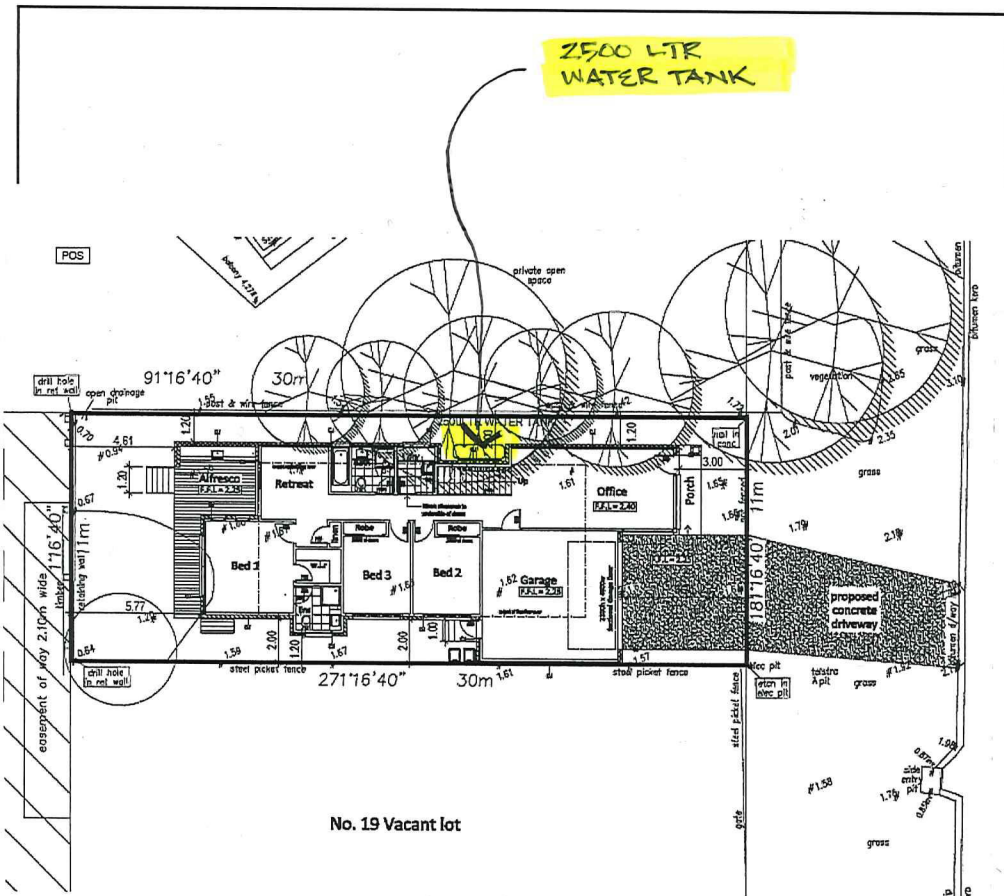
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PROJECT	DWELLING			
CLIENT :				
ADDRESS :	21 MARINE DRIVE LOCH SPORT			
DATE: 8/10/18	SCALE: 1:200	DRAWN: T.M	SHEET: 7 OF 7	

Bushfire Management Plan – 21 MARINA DRIVE LOCH SPORT



Bushfire Mitigation Measures

a) Defendable Space

Defendable space is provided for a distance of 30m around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

- Dwelling designed and constructed to a minimum Bushfire Attack Level of BAL –29.

c) Water Supply

The following requirements apply:

- An effective capacity of 2,500 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required:

No ☒

Yes ☐

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Incorporate a turning area for fire fighting vehicles close to the building.

If driveway longer than 200 metres select 3rd line otherwise select 2nd line

REFER ATTACHED PLANS
FOR CLARITY

Prepared by:

Version No.: Loch21 v2 BMP

Date: 01.08.2019

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