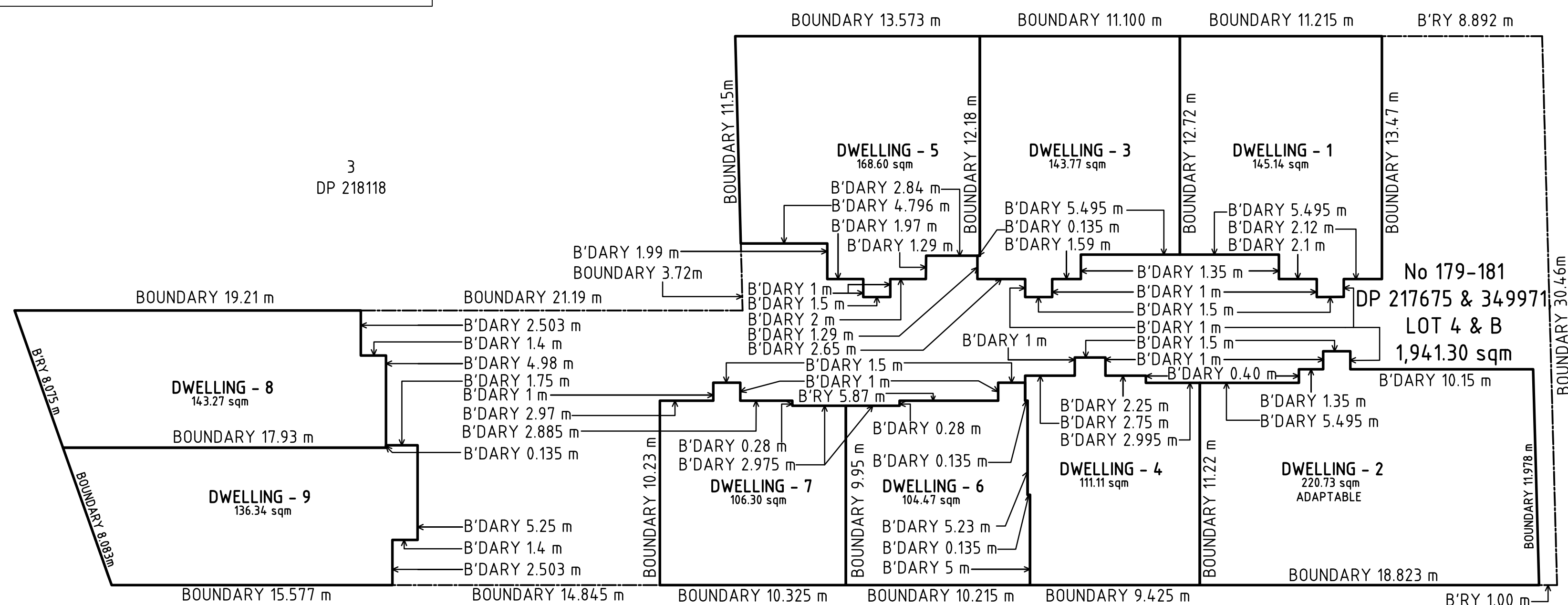


DWELLING-1	=	145.14 sqm
DWELLING-2	=	220.73 sqm
DWELLING-3	=	143.77 sqm
DWELLING-4	=	111.11 sqm
DWELLING-5	=	168.60 sqm
DWELLING-6	=	104.47 sqm
DWELLING-7	=	106.30 sqm
DWELLING-8	=	143.27 sqm
DWELLING-9	=	136.34 sqm

No 173
SP 79652



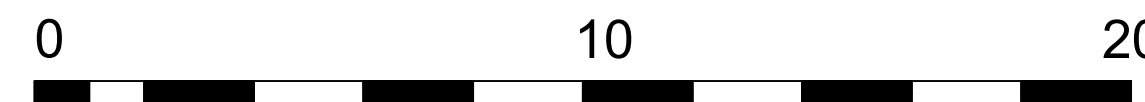
3
DP 218118

3
DP 565810

No 183

SUBDIVISION CONCEPT PLAN - 1





SCALE: 1 / 200




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REPRODUCED IN PART OR IN WHOLE WITHOUT WRITTEN
AUTHORITY FROM TW ARCHITECTURAL DESIGN.

LEGEND :

EW	EXISTING WINDOW
AL	ALUMINUM FRAME
RP	RENDER PAINT FINISH
FB	FACE BRICK
DDFS	DURAGRID AND DURACOM FAÇADE SYSTEM
TG	TRANSLUCENT GLASS
GB	GLASS BALUSTRADE

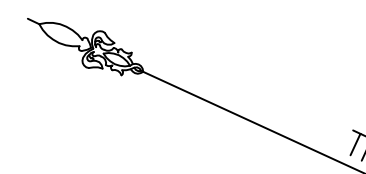
	EMERGENCY LIGHTING
	SMOKE DETECTOR HPM 645 I/C. NOTE: ALARM FROM SMOKE DETECTOR IN STAIRWAY TO BE AUDIBLE FROM EACH UNIT.
	FLOOR WASTE REMOVABLE GRATED DRAIN
	AIR / VEN

1 HR	ONE HOUR FIRE ALUMINIUM FRAME DOOR WITH AUTOMATIC CLOSURE
EXIT	ILLUMINATED EXIT SIGN



BIN

HWS HOT WATER SYSTEM

 DUCTING AIRCONDITIONING

D	19.1.21	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 16.12.20)	TWA
C	09.10.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.10.20)	TWA
B	10.9.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 25.8.20)	TWA
A	18.2.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 07.2.20)	TWA
ISSUE	DATE	REVISION & AMENDMENT	DRAWN

TWA DESIGN
ARCHITECTURE
BUILDING + INTERIOR DESIGN + 3D IMAGE

BASIX CERTIFICATES
Ph: 0403 282 766
twadesign@hotmail.com

PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
ROSELANDS NSW 2196

TITLE	SUBDIVISION PLAN
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DEVELOPMENT APPLICATION

DESIGN: ARW	CHECK BY: TWA
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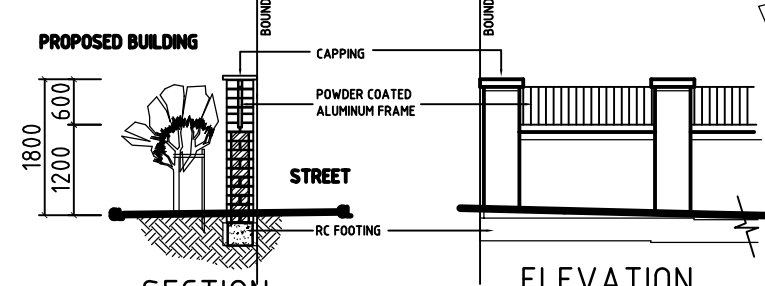
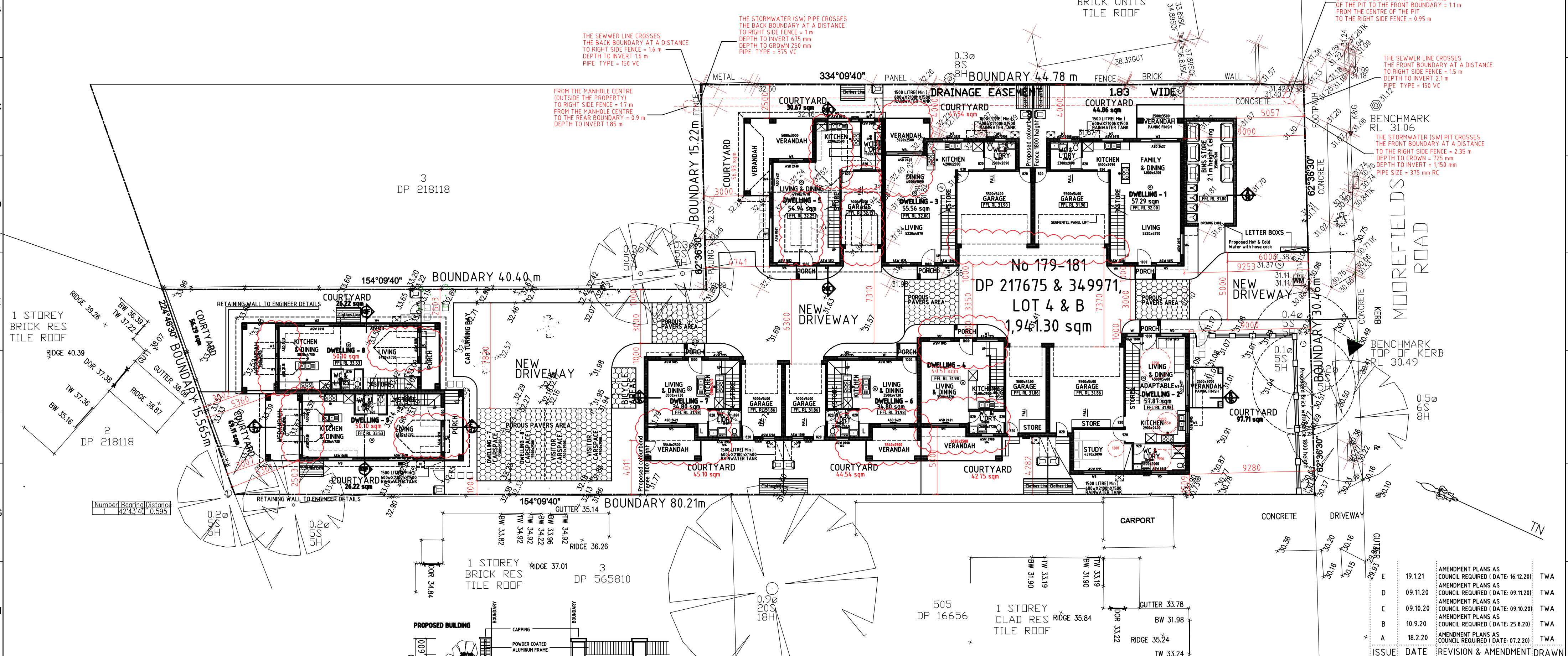
SCALE: 1 / 200 @ A2	DATE: 18 / SEP / 2018
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15	16
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LEGEND :

EW	EXISTING WINDOW	⊕	EMERGENCY LIGHTING	⊞	BINS
AL	ALUMINIUM FRAME	⊙	SMOKE DETECTOR HPM 645 V/C NOTE: ALARM FROM SMOKE DETECTOR IN STAIRWAY TO BE AUDIBLE FROM EACH UNIT.	HWS	HOT WATER SYSTEM
RP	RENDER PAINT FINISH	⊙	FLOOR WASTE REMOVABLE GRATED DRAIN	⊞	DUCTING AIRCONDITIONING
FB	FACE BRICK	⊙	AIR / VEN		
DDFS	DURACRID AND DURACOM FACADE SYSTEM	1 HR	ONE HOUR FIRE ALUMINIUM FRAME DOOR WITH AUTOMATIC CLOSURE		
TG	TRANSLUCENT GLASS	EXIT	ILLUMINATED EXIT SIGN		
GB	GLASS BALUSTRADE				



SECTION
SCALE: 1 / 100

ELEVATION
SCALE: 1 / 100

SITE & GROUND FLOOR PLAN
SCALE: 1 / 200



STREETS CAPE
SCALE: 1 / 200 (AT MOORFIELDS ROAD)

ISSUE	DATE	REVISION & AMENDMENT	DRAWN
E	19.1.21	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 16.12.20)	TWA
D	09.11.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.11.20)	TWA
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TWA DESIGN
ARCHITECTURE
BUILDING + INTERIOR DESIGN + 3D IMAGE

BASIX CERTIFICATES
Ph: 0403 282 766
twadesign@hotmail.com





PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
ROSELANDS NSW 2196

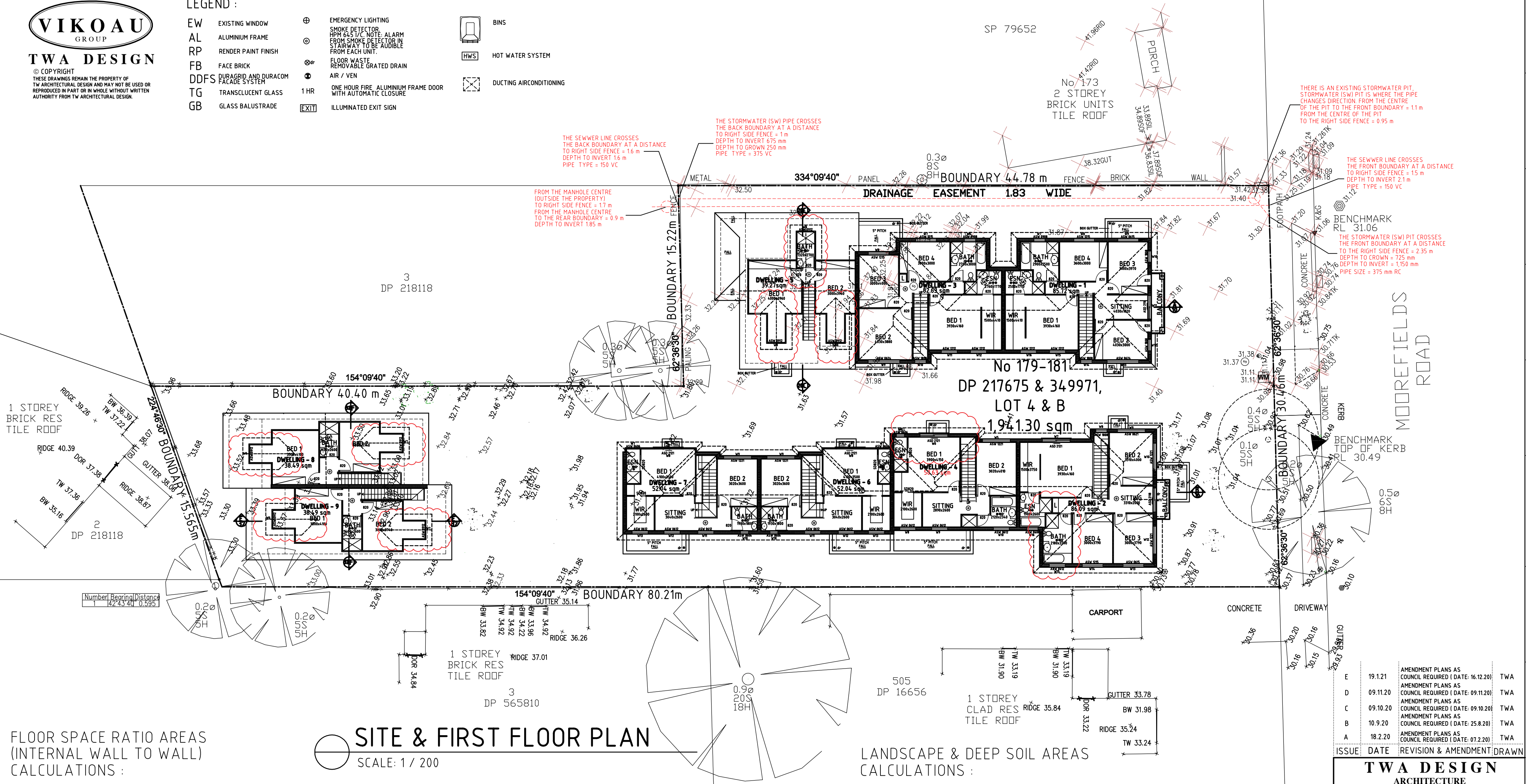
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AND STREETScape

DEVELOPMENT APPLICATION

DESIGN: ARW	CHECK BY: TWA
SCALE: 1 / 200 @ A2	DATE: 18 / SEP / 2018
JOB No: 180618	ISSUE: E-1
Copyright © 2018	SHEET No: 3

LEGEND :

- | | | | | | |
|------|------------------------------------|---|--|---|-------------------------|
| EW | EXISTING WINDOW | ⊕ | EMERGENCY LIGHTING |  | BINS |
| AL | ALUMINUM FRAME | ⊙ | SMOKE DETECTOR | | |
| RP | RENDER PAINT FINISH | | HPM 645 I/C. NOTE: ALARM FROM SMOKE DETECTOR IN STAIRWAY TO BE AUDIBLE FROM EACH UNIT. | | |
| FB | FACE BRICK | ⊗ | FLOOR WASTE |  | HOT WATER SYSTEM |
| DDFS | DURAGRID AND DURACOM FACADE SYSTEM | ⊗ | REMOVABLE GRATED DRAIN | | |
| TG | TRANSLUCENT GLASS | 1 HR | AIR / VEN |  | DUCTING AIRCONDITIONING |
| GB | GLASS BALUSTRADE |  | ONE HOUR FIRE. ALUMINUM FRAME DOOR WITH AUTOMATIC CLOSURE | | |
| | | | ILLUMINATED EXIT SIGN | | |

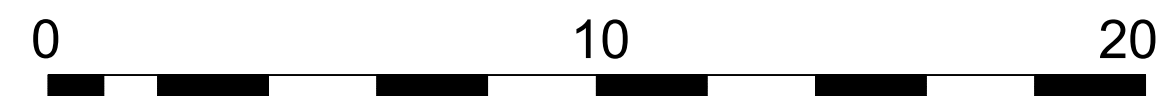


FLOOR SPACE RATIO AREAS
(INTERNAL WALL TO WALL)
CALCULATIONS :

SITE AREA	1,941.30 ·sqm								
PROPOSED BUILDING	DWELLING 1	DWELLING 2	DWELLING 3	DWELLING 4	DWELLING 5	DWELLING 6	DWELLING 7	DWELLING 8*	DWELLING 9
GROUND FLOOR (INTERNAL WALL)	57.29 sqm	57.87 sqm	55.56 sqm	40.51 sqm	54.94 sqm	34.80 sqm	34.80 sqm	50.10 sqm	50.10 sqm
FIRST FLOOR (INTERNAL WALL)	85.72 sqm	86.09 sqm	82.63 sqm	58.63 sqm	39.27 sqm	52.04 sqm	52.04 sqm	38.49 sqm	38.49 sqm
TOTAL AREA OF PROPOSED BUILDING (INTERNAL WALL)	143.01 sqm	143.96sqm	138.19 sqm	99.14 sqm	94.21 sqm	86.84 sqm	86.84 sqm	88.59 sqm	88.59 sqm
FLOOR SPACE RATIO (INTERNAL WALL)	969.37 % 1,941.30 = 0.499 : 1								
GARAGE AREA	29.70 sqm	29.70 sqm	29.70 sqm	16.20 sqm	16.20 sqm	16.20 sqm	16.20 sqm		

LANDSCAPE & DEEP SOIL AREAS
CALCULATIONS :

# EXTERNAL WALL BUILDING & GARAGES	668.22 sqm	
# NEW DRIVEWAY	308.44 sqm	
# PORCH	24.44 sqm	
# VERANDAH	106.17 sqm	
# BINS STORE	31.23 sqm	
TOTAL OF HARD COVERAGE AREAS	1,138.50 sqm	
# POROUS PAVERS AREAS	86.88 sqm	
TOTAL OF SOFT AREAS	1,225.38 sqm	% 1941.30 = 0.63 %



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TWA DESIGN
ARCHITECTURE
BUILDING + INERIOR DESIGN + 3D IMAGE

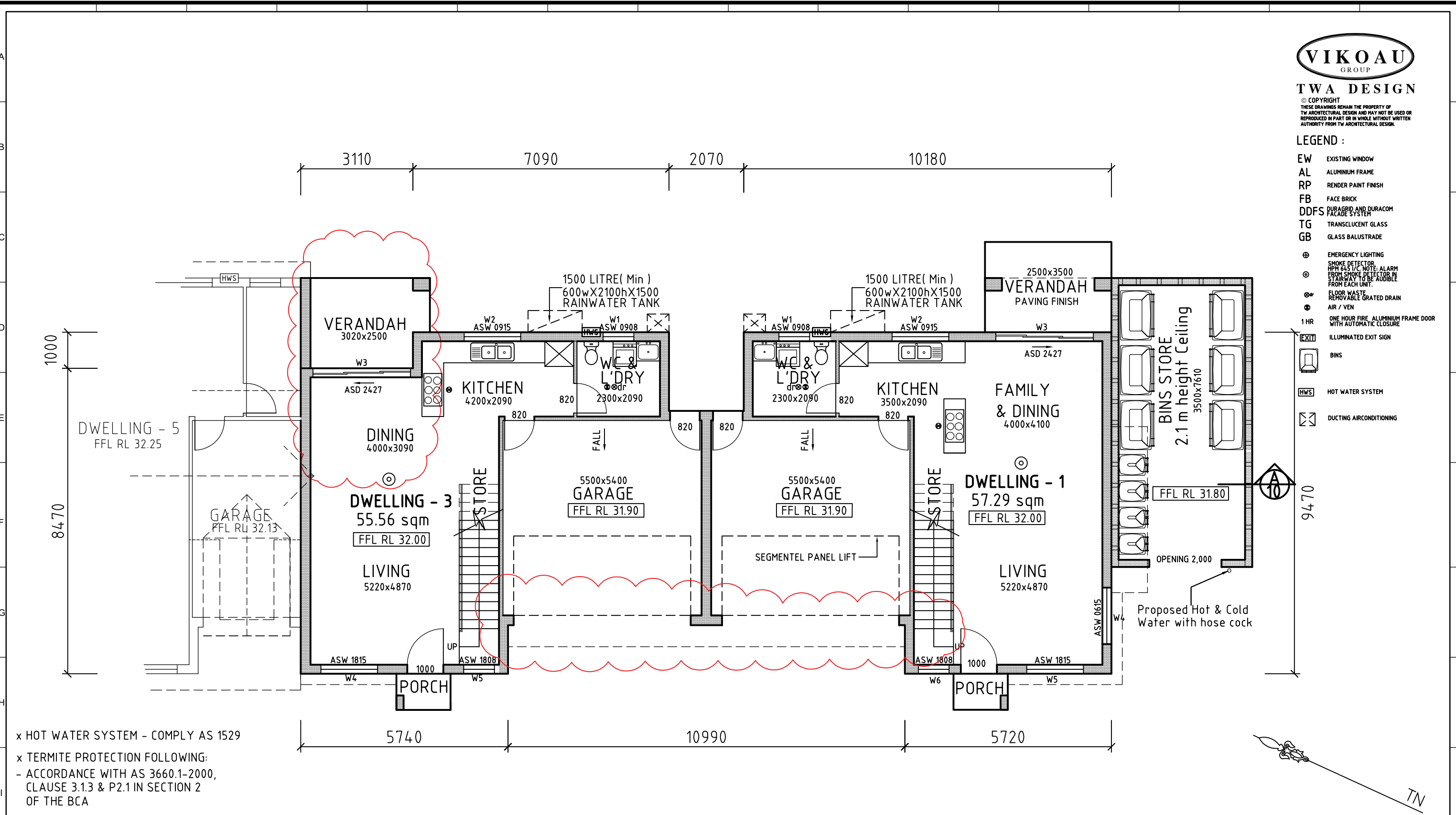
BASIX CERTIFICATES
Ph: 0403 282 766
twadesign@hotmail.com
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DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
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TITLE	SITE & FIRST FLOOR PLAN
DEVELOPMENT APPLICATION	

DESIGN: ARW	CHECK BY: TWA	
SCALE: 1 / 200 @ A2	DATE: 18 / SEP / 2018	
JOB No: 180618 Copyright © 2018	ISSUE: E-1	SHEET No: 4

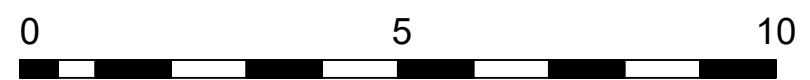
LEGEND :

- EW EXISTING WINDOW
- AL ALUMINIUM FRAME
- RP RENDER PAINT FINISH
- FB FACE BRICK
- DDFS DURAGRID AND DURACOM FACADE SYSTEM
- TG TRANSLUCENT GLASS
- GB GLASS BALUSTRADE
- ⊕ EMERGENCY LIGHTING
- ⊙ SMOKE DETECTOR
HPM 645 I/C NOTE: ALARM
FROM SMOKE DETECTOR IN
STAIRWAY TO BE AUDIBLE
FROM EACH UNIT.
- ⊙ FLOOR WASTE
REMOVABLE GRATED DRAIN
- ⊙ AIR / VEN
- 1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR
WITH AUTOMATIC CLOSURE
- EXIT ILLUMINATED EXIT SIGN
- BINS
- HWS HOT WATER SYSTEM
- DUCTING AIRCONDITIONING



- x HOT WATER SYSTEM - COMPLY AS 1529
- x TERMITE PROTECTION FOLLOWING:
- ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P2.1 IN SECTION 2
OF THE BCA
- x BALUSTRADES ON BALCONY AND NEXT TO THE VOID SHALL
BE NO LESS THAN 1m HIGH AND NO GAPS ON THE BALUSTRADE
SHALL EXCEED 125mm
- x AT FIRST FLOOR ROOM WINDOWS TO HAVE CHILD SAFE DEVICE
AND SCREEN FOR PROTECTION IN ACCORDANCE WITH BCA 3.2.9.5
AND THE OPENING BE RESTRICTED TO NO MORE THAN 125mm.

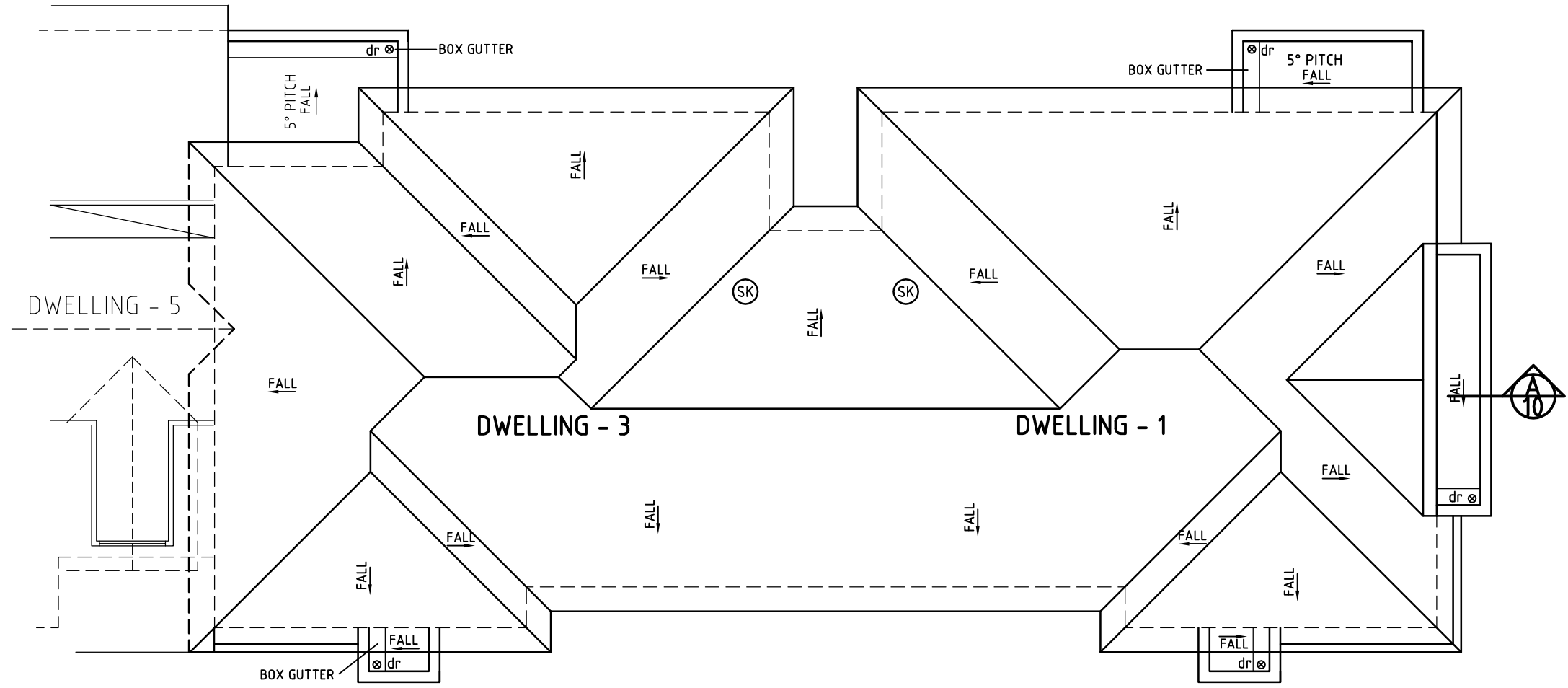
GROUND FLOOR PLAN
SCALE: 1 / 100 - DWELLING 1 & 3



NOTES : x USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWING. x STORM WATER DRAINAGE IN ACCORDANCE WITH COUNCIL STORM WATER DRAINAGE POLICY. x ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. x ALL R.C STRIP FOOTINGS, R.C SLABS ON GROUND, R.C SUSPENDED SLABS, R.C STAIRS, CONCRETE COLUMNS, STRUCTURAL STEEL, BRICK WORK AND TIMBER AND ALL OTHER STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DETAILS x BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY.		BCA Notes: x ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK OR FABRICATION x ALL WORK TO BE PERFORMED IN A TRADESMAN LIKE MANNER AND SHALL BE STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF THE AUSTRALIAN STANDARDS, CONDITION OF CONSENT BUILDING CODE OF AUSTRALIA, COMPLY WITH ANY STATUT AUTHORITY HAVING JURISDICTION OVER ANY OF THE PROPOSED WORK, AND ANY REQUIREMENTS SUPPLIERS, FABRICATORS, INSTALLERS OF ALL ITEMS REQUIRED TO COMPLETE THE WORK. x ALL STRUCTURAL DETAILS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS. x ALL REFERENCES TO THE "BCA" SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIAN - CLASS 1 & CLASS 10 BUILDINGS (VOLUME 2)		x ALL NEW TIMBERWORK AND FRAMING TO AS 1684 NATIONAL TIMBER FRAMING CODE / BCA PART 3.4 x ALL NEW FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FOUNDATION MATERIAL HAVING SAFE BEARING CAPACITY x ALL NEW FORMWORK TO AS 1509 / AS 1510 x ALL NEW CONCRETE SLAB, FOOTING & PILES TO AS 3600 / AS 2870 / BCA 3.2 x ALL NEW STEEL REINFORCING BARS TO AS 1302 x ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3. 12. 1.1 x ALL NEW WET AREA IN ACCORDANCE WITH BCA PART 3.8.1 x MECHANICAL VENTILATION TO ALL NEW LAUNDRY & BATH AREAS IN ACCORDANCE WITH BCA PART 3.8.5 x ALL NEW GLAZED ASSEMBLIES (INCL WINDOW & DOORS) IN ACCORDANCE WITH BCA PART 3.6 / AS1288 / AS2047. x ALL NEW ROOF / WALL CLADDING & GUTTERS / DOWNPIPES IN ACCORDANCE WITH BCA PART 3.5 / AS1562.1 x TERMITE BARRIER, OR COMBINATION OF BARRIERS, SHALL BE IN ACCORDANCE WITH BCA PART 3.13.3 & 3.13.4 / AS3660		TWA DESIGN ARCHITECTURE BUILDING + INERIOR DESIGN + 3D IMAGE BASIX CERTIFICATES Ph: 04 03 282 766 E: twadesign@hotmail.com		PROJECT: LOT 4 & B, DP 217675 & 349971 DEMOLITION EXISTING DWELLING & PROPOSED STRATA TITLE, MULTI DWELLING HOUSING AT 179-181 MOORFIELDS RD ROSELANDS NSW 2196		<table border="1"> <tr> <th colspan="4">FLOOR PLAN</th> </tr> <tr> <th colspan="4">DEVELOPMENT APPLICATION</th> </tr> <tr> <td>DESIGN: ARW</td> <td>CHECK BY: TWA</td> <td colspan="2"></td> </tr> <tr> <td>SCALE: 1 / 200 @ A3</td> <td>DATE: 18 / SEP / 2018</td> <td colspan="2"></td> </tr> <tr> <td>JOB No: 180618</td> <td>ISSUE: D</td> <td colspan="2">SHEET No: 5</td> </tr> </table>		FLOOR PLAN				DEVELOPMENT APPLICATION				DESIGN: ARW	CHECK BY: TWA			SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018			JOB No: 180618	ISSUE: D	SHEET No: 5	
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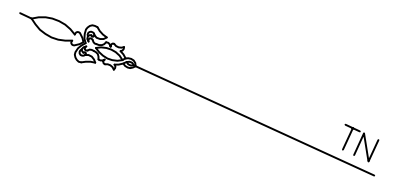
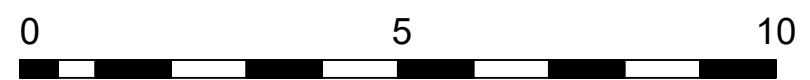
LEGEND :

- EW EXISTING WINDOW
- AL ALUMINIUM FRAME
- RP RENDER PAINT FINISH
- FB FACE BRICK
- DDFS DURAGRID AND DURACOM FACADE SYSTEM
- TG TRANSLUCENT GLASS
- GB GLASS BALUSTRADE
- ⊕ EMERGENCY LIGHTING
- ⊙ SMOKE DETECTOR
HPM 6451/C NOTE: ALARM
FROM SMOKE DETECTOR IN
STAIRWAY TO BE AUDIBLE
FROM EACH UNIT.
- ⊙ FLOOR WASTE
REMOVABLE GRATED DRAIN
- ⊙ AIR / VEN
- 1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR
WITH AUTOMATIC CLOSURE
- EXIT ILLUMINATED EXIT SIGN
- BINS
- HWS HOT WATER SYSTEM
- DUCTING AIRCONDITIONING



ROOF PLAN
SCALE: 1 / 100 - DWELLING 1 & 3

- x HOT WATER SYSTEM - COMPLY AS 1529
- x TERMITE PROTECTION FOLLOWING:
- ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P2.1 IN SECTION 2
OF THE BCA
- x BALUSTRADES ON BALCONY AND NEXT TO THE VOID SHALL
BE NO LESS THAN 1m HIGH AND NO GAPS ON THE BALUSTRADE
SHALL EXCEED 125mm
- x AT FIRST FLOOR ROOM WINDOWS TO HAVE CHILD SAFE DEVICE
AND SCREEN FOR PROTECTION IN ACCORDANCE WITH BCA 3.2.9.5
AND THE OPENING BE RESTRICTED TO NO MORE THAN 125mm.



NOTES :

- x USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWING.
- x STORM WATER DRAINAGE IN ACCORDANCE WITH COUNCIL STORM WATER DRAINAGE POLICY.
- x ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- x ALL R.C STRIP FOOTINGS, R.C SLABS ON GROUND, R.C SUSPENDED SLABS, R.C STAIRS, CONCRETE COLUMNS, STRUCTURAL STEEL, BRICK WORK AND TIMBER AND ALL OTHER STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DETAILS
- x BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY.
- x THE WHOLE OF THE WORKS IS TO BE IN ACCORDANCE WITH THE REGULATIONS, BY LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT SAA CODES.
- x PLANS ARE TO BE READ IN CONJUNCTION WITH COUNCIL APPROVALS AND THE BUILDING CODE OF AUSTRALIA.

BCA Notes:

- x ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK OR FABRICATION
- x ALL WORK TO BE PERFORMED IN A TRADESMAN LIKE MANNER AND SHALL BE STRICTLY IN ACCORDANCE WITH THE PROVISION OF THE AUSTRALIAN STANDARDS, CONDITION OF CONSENT BUILDING CODE OF AUSTRALIA, COMPLY WITH ANY STATUT AUTHORITY HAVING JURISDICTION OVER ANY OF THE PROPOSED WORK, AND ANY REQUIREMENTS SUPPLIERS, FABRICATORS, INSTALLERS OF ALL ITEMS REQUIRED TO COMPLETE THE WORK.
- x ALL STRUCTURAL DETAILS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS.
- x ALL REFERENCES TO THE "BCA" SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIAN - CLASS 1 & CLASS 10 BUILDINGS (VOLUME 2)

- x ALL NEW TIMBERWORK AND FRAMING TO AS 1684 NATIONAL TIMBER FRAMING CODE / BCA PART 3.4
- x ALL NEW FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FOUNDATION MATERIAL HAVING SAFE BEARING CAPACITY
- x ALL NEW FORMWORK TO AS 1509 / AS 1510
- x ALL NEW CONCRETE SLAB, FOOTING & PILES TO AS 3600 / AS 2870 / BCA 3.2
- x ALL NEW STEEL REINFORCING BARS TO AS 1302
- x ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3.12.1.1
- x ALL NEW WET AREA IN ACCORDANCE WITH BCA PART 3.8.1
- x MECHANICAL VENTILATION TO ALL NEW LAUNDRY & BATH AREAS IN ACCORDANCE WITH BCA PART 3.8.5
- x ALL NEW GLAZED ASSEMBLIES (INCL WINDOW & DOORS) IN ACCORDANCE WITH BCA PART 3.6 / AS1288 / AS2047.
- x ALL NEW ROOF / WALL CLADDING & GUTTERS / DOWNPIPES IN ACCORDANCE WITH BCA PART 3.5 / AS1562.1
- x TERMITE BARRIER OR COMBINATION OF BARRIERS, SHALL BE IN ACCORDANCE WITH BCA PART 3.13.3 & 3.13.4 / AS3660

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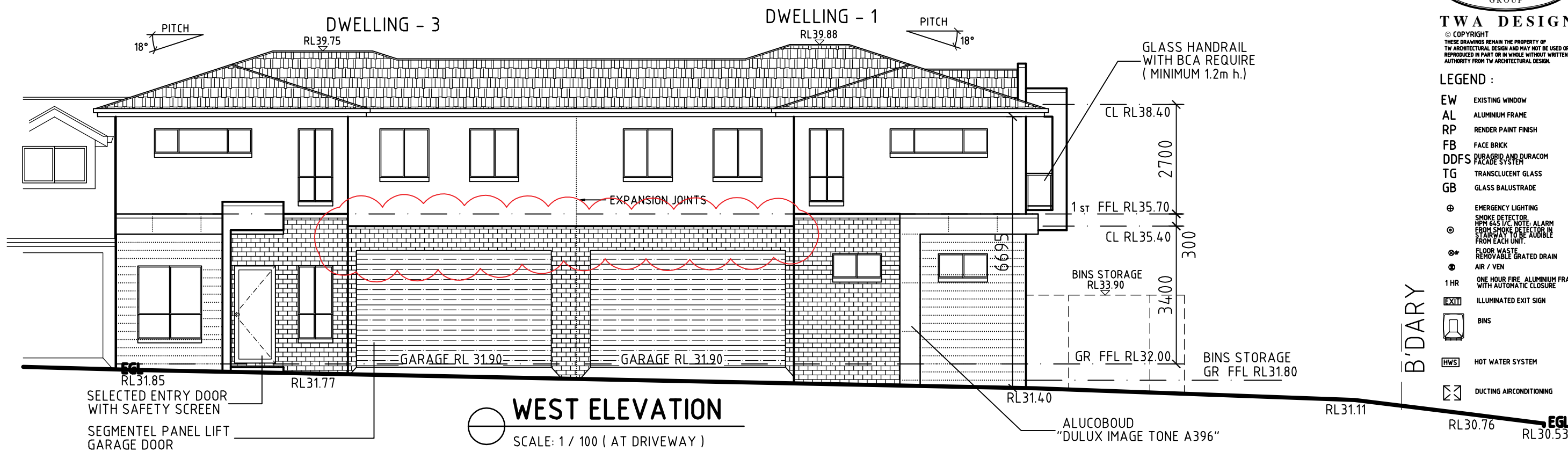
PROJECT: LOT 4 & B, DP 217675 & 349971
**DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
ROSELANDS NSW 2196**

ISSUE	DATE	REVISION & AMENDMENT	DRAWN
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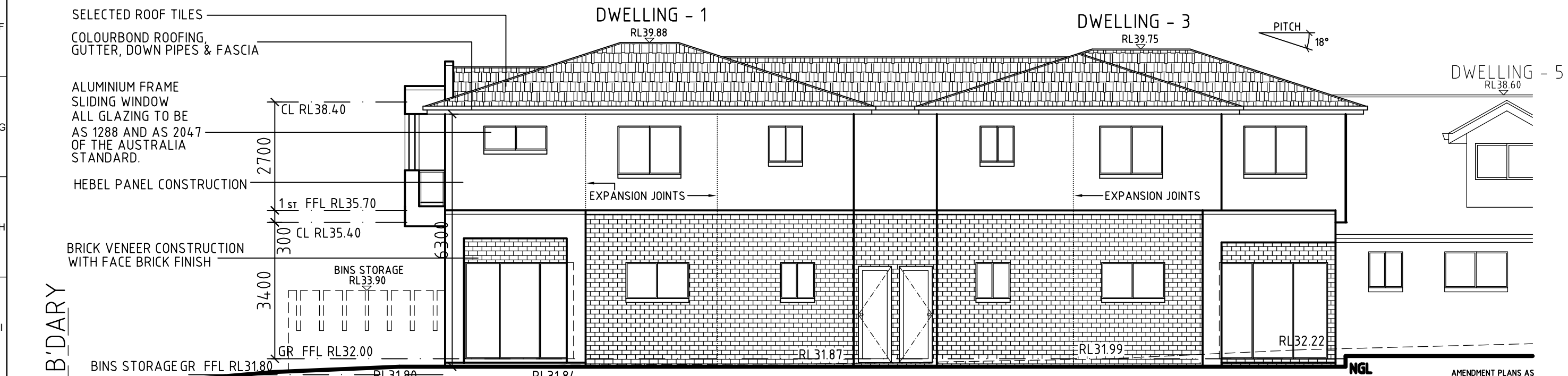
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ROOF PLAN			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: C	SHEET No: 7	

LEGEND :

- EW EXISTING WINDOW
AL ALUMINIUM FRAME
RP RENDER PAINT FINISH
FB FACE BRICK
DDFS DURAGRID AND DURACOM
FACADE SYSTEM
TG TRANSLUCENT GLASS
GB GLASS BALUSTRADE
⊕ EMERGENCY LIGHTING
⊙ SMOKE DETECTOR
HPM 6451/C NOTE: ALARM
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STAIRWAY TO BE AUDIBLE
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REMOVABLE GRATED DRAIN
AIR / VEN
1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR
WITH AUTOMATIC CLOSURE
EXIT ILLUMINATED EXIT SIGN
BINS
HWS HOT WATER SYSTEM
DUCTING AIRCONDITIONING



WEST ELEVATION
SCALE: 1 / 100 (AT DRIVEWAY)



EAST ELEVATION
SCALE: 1 / 100

NOTES :

- * USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWING.
- * STORM WATER DRAINAGE IN ACCORDANCE WITH COUNCIL STORM WATER DRAINAGE POLICY.
- * ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- * ALL R.C STRIP FOOTINGS, R.C SLABS ON GROUND, R.C SUSPENDED SLABS, R.C STAIRS, CONCRETE COLUMNS, STRUCTURAL STEEL, BRICK WORK AND TIMBER AND ALL OTHER STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DETAILS
- * BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY.

BCA Notes:

- * ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK OR FABRICATION
- * ALL WORK TO BE PERFORMED IN A TRADESMAN LIKE MANNER AND SHALL BE STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF THE AUSTRALIAN STANDARDS, CONDITION OF CONSENT BUILDING CODE OF AUSTRALIA, COMPLY WITH ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER ANY OF THE PROPOSED WORK, AND ANY REQUIREMENTS SUPPLIERS, FABRICATORS, INSTALLERS OF ALL ITEMS REQUIRED TO COMPLETE THE WORK.
- * ALL STRUCTURAL DETAILS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS.
- * ALL REFERENCES TO THE "BCA" SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIAN - CLASS 1 & CLASS 10 BUILDINGS (VOLUME 2)

ALL NEW TIMBERWORK AND FRAMING TO AS 1684 NATIONAL TIMBER FRAMING CODE / BCA PART 3.4

- * ALL NEW FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FOUNDATION MATERIAL HAVING SAFE BEARING CAPACITY
- * ALL NEW FORMWORK TO AS 1509 / AS 1510
- * ALL NEW CONCRETE SLAB, FOOTING & PILES TO AS 3600 / AS 2870 / BCA 3.2
- * ALL NEW STEEL REINFORCING BARS TO AS 1302
- * ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3.12.1.1
- * ALL NEW WET AREA IN ACCORDANCE WITH BCA PART 3.8.1
- * MECHANICAL VENTILATION TO ALL NEW LAUNDRY & BATH AREAS IN ACCORDANCE WITH BCA PART 3.8.5
- * ALL NEW GLAZED ASSEMBLIES (INCL WINDOW & DOORS) IN ACCORDANCE WITH BCA PART 3.6 / AS1288 / AS2047.
- * ALL NEW ROOF / WALL CLADDING & GUTTERS / DOWNPIPES IN ACCORDANCE WITH BCA PART 3.5 / AS1562.1
- * TERMITE BARRIER OR COMBINATION OF BARRIERS, SHALL BE IN ACCORDANCE WITH BCA PART 3.13.3 & 3.13.4 / AS3660

TWA DESIGN
ARCHITECTURE
BUILDING + INTERIOR DESIGN + 3D IMAGE
BASIX CERTIFICATES
Ph: 0403 282 766
E: twadesign@hotmail.com

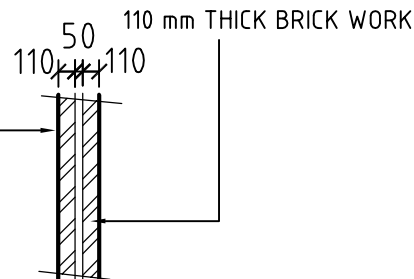
PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
ROSELANDS NSW 2196

ELEVATIONS			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: D	SHEET No: 9	

LEGEND :

- EW EXISTING WINDOW
- AL ALUMINIUM FRAME
- RP RENDER PAINT FINISH
- FB FACE BRICK
- DDFS DURAGRID AND DURACOM FACADE SYSTEM
- TG TRANSLUCENT GLASS
- GB GLASS BALUSTRADE
- ⊕ EMERGENCY LIGHTING
- ⊙ SMOKE DETECTOR
HPM 645 I/C NOTE: ALARM
FROM SMOKE DETECTOR IN
STAIRWAY TO BE AUDIBLE
FROM EACH UNIT.
- ⊙ FLOOR WASTE
REMOVABLE GRATED DRAIN
- ⊙ AIR / VEN
- 1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR
WITH AUTOMATIC CLOSURE
- EXIT ILLUMINATED EXIT SIGN
- BINS
- HWS HOT WATER SYSTEM
- DUCTING AIRCONDITIONING

CEMENT RENDER FINISH



COMMENT WALL TO BE SOUND INSULATION (min) Rw 50
OF SERVICE TO COMPLY WITH 3.8.6 OF THE BCA
AND WALL TIE SPACING DETAILS AS SET OUT
IN PART 3.3 OF THE BCA

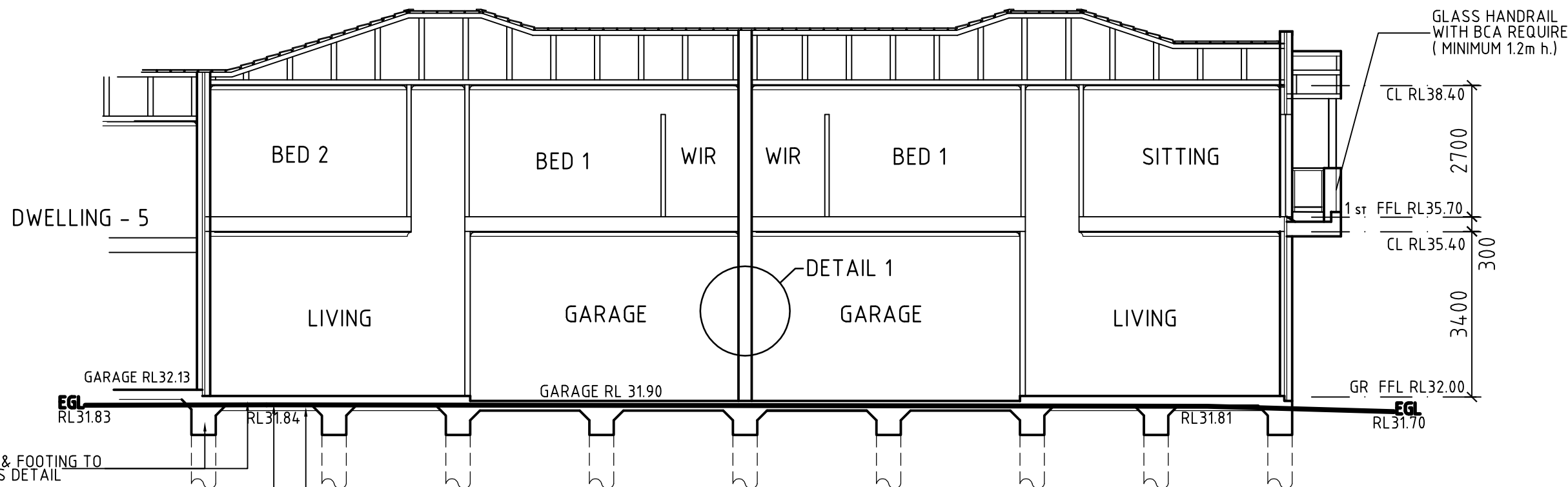
DETAIL 1
SCALE: 1 / 50 — BED 1

COMMENT WALL TO BE SOUND INSULATION (min) Rw 50
OF SERVICE TO COMPLY WITH 3.8.6 OF THE BCA

BED 2
PITCH
18°

DWELLING - 3

DWELLING - 1



SECTION A - A
SCALE: 1 / 100

NOTES :

- * USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWING. * STORM WATER DRAINAGE IN ACCORDANCE WITH COUNCIL STORM WATER DRAINAGE POLICY.
- * ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- * ALL R.C STRIP FOOTINGS, R.C SLABS ON GROUND, R.C SUSPENDED SLABS, R.C STAIRS, CONCRETE COLUMNS, STRUCTURAL STEEL, BRICK WORK AND TIMBER AND ALL OTHER STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DETAILS
- * BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY.
- * THE WHOLE OF THE WORKS IS TO BE IN ACCORDANCE WITH THE REGULATIONS, BY LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT SAA CODES.
- * PLANS ARE TO BE READ IN CONJUNCTION WITH COUNCIL APPROVALS AND THE BUILDING CODE OF AUSTRALIA.

BCA Notes:

- * ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK OR FABRICATION
- * ALL WORK TO BE PERFORMED IN A TRADESMAN LIKE MANNER AND SHALL BE STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF THE AUSTRALIAN STANDARDS, CONDITION OF CONSENT BUILDING CODE OF AUSTRALIA, COMPLY WITH ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER ANY OF THE PROPOSED WORK, AND ANY REQUIREMENTS SUPPLIERS, FABRICATORS, INSTALLERS OF ALL ITEMS REQUIRED TO COMPLETE THE WORK.
- * ALL STRUCTURAL DETAILS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS.
- * ALL REFERENCES TO THE "BCA" SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA - CLASS 1 & CLASS 10 BUILDINGS (VOLUME 2)

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- * ALL NEW FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FOUNDATION MATERIAL HAVING SAFE BEARING CAPACITY
- * ALL NEW FORMWORK TO AS 1509 / AS 1510
- * ALL NEW CONCRETE SLAB, FOOTING & PILES TO AS 3600 / AS 2870 / BCA 3.2
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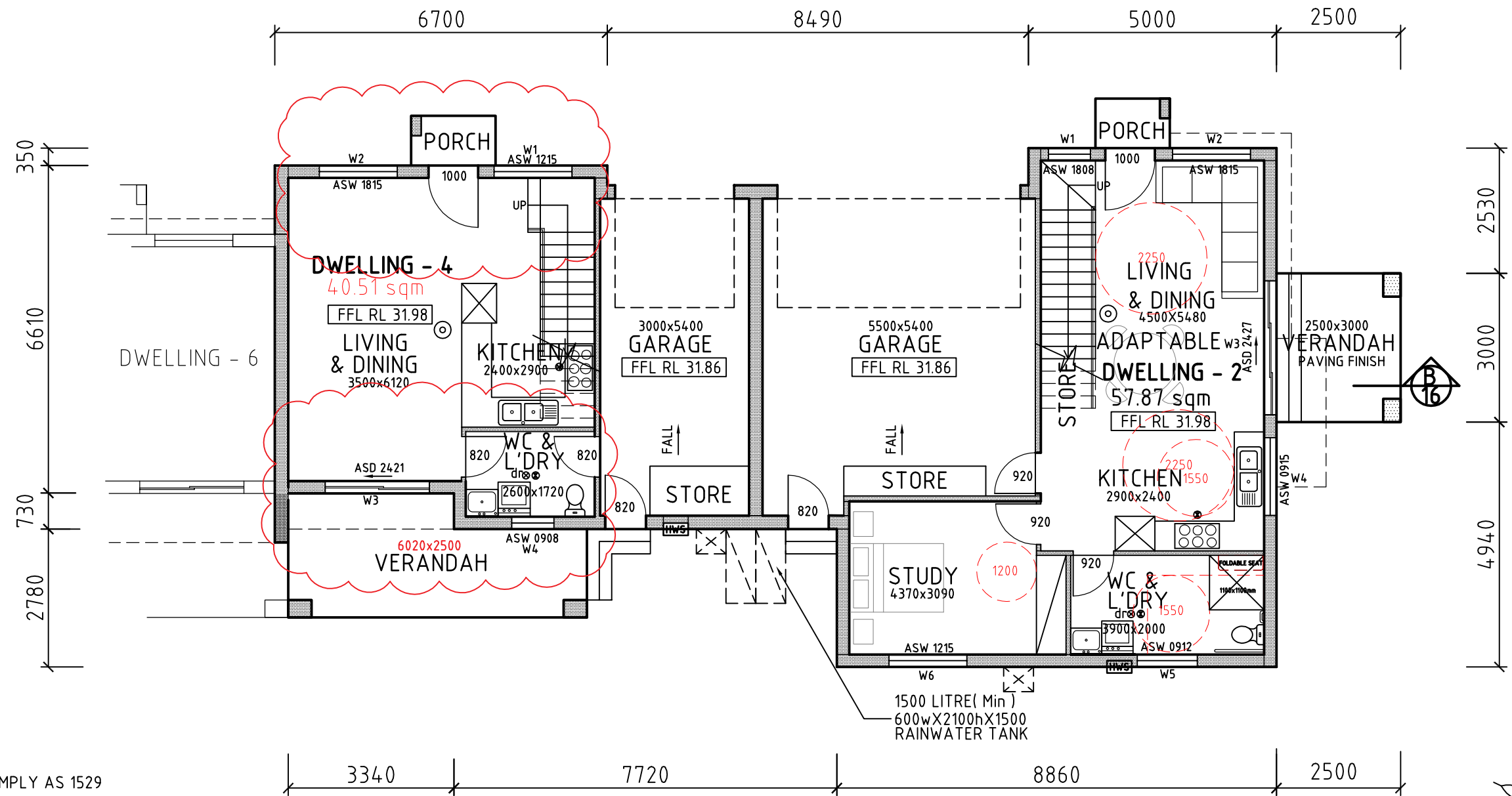
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AT 179-181 MOORFIELDS RD
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A	18.2.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 07.2.20)	TWA

SECTION A - A			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: C	SHEET No: 10	

LEGEND :

- EW EXISTING WINDOW
- AL ALUMINIUM FRAME
- RP RENDER PAINT FINISH
- FB FACE BRICK
- DDFS DURAGRID AND DURACOM FACADE SYSTEM
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- GB GLASS BALUSTRADE
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- ⊙ SMOKE DETECTOR
HPM 645 I/C NOTE: ALARM
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STAIRWAY TO BE AUDIBLE
FROM EACH UNIT.
- ⊙ FLOOR WASTE
REMOVABLE GRATED DRAIN
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- 1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR
WITH AUTOMATIC CLOSURE
- EXIT ILLUMINATED EXIT SIGN
- ⊙ BINS
- HWS HOT WATER SYSTEM
- DUCTING AIRCONDITIONING



x HOT WATER SYSTEM - COMPLY AS 1529

x TERMITE PROTECTION FOLLOWING:
- ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P2.1 IN SECTION 2
OF THE BCA

x BALUSTRADES ON BALCONY AND NEXT TO THE VOID SHALL
BE NO LESS THAN 1m HIGH AND NO GAPS ON THE BALUSTRADE
SHALL EXCEED 125mm

x AT FIRST FLOOR ROOM WINDOWS TO HAVE CHILD SAFE DEVICE
AND SCREEN FOR PROTECTION IN ACCORDANCE WITH BCA 3.2.9.5
AND THE OPENING BE RESTRICTED TO NO MORE THAN 125mm.

GROUND FLOOR PLAN
SCALE: 1 / 100 - DWELLING 2 & 4



NOTES :

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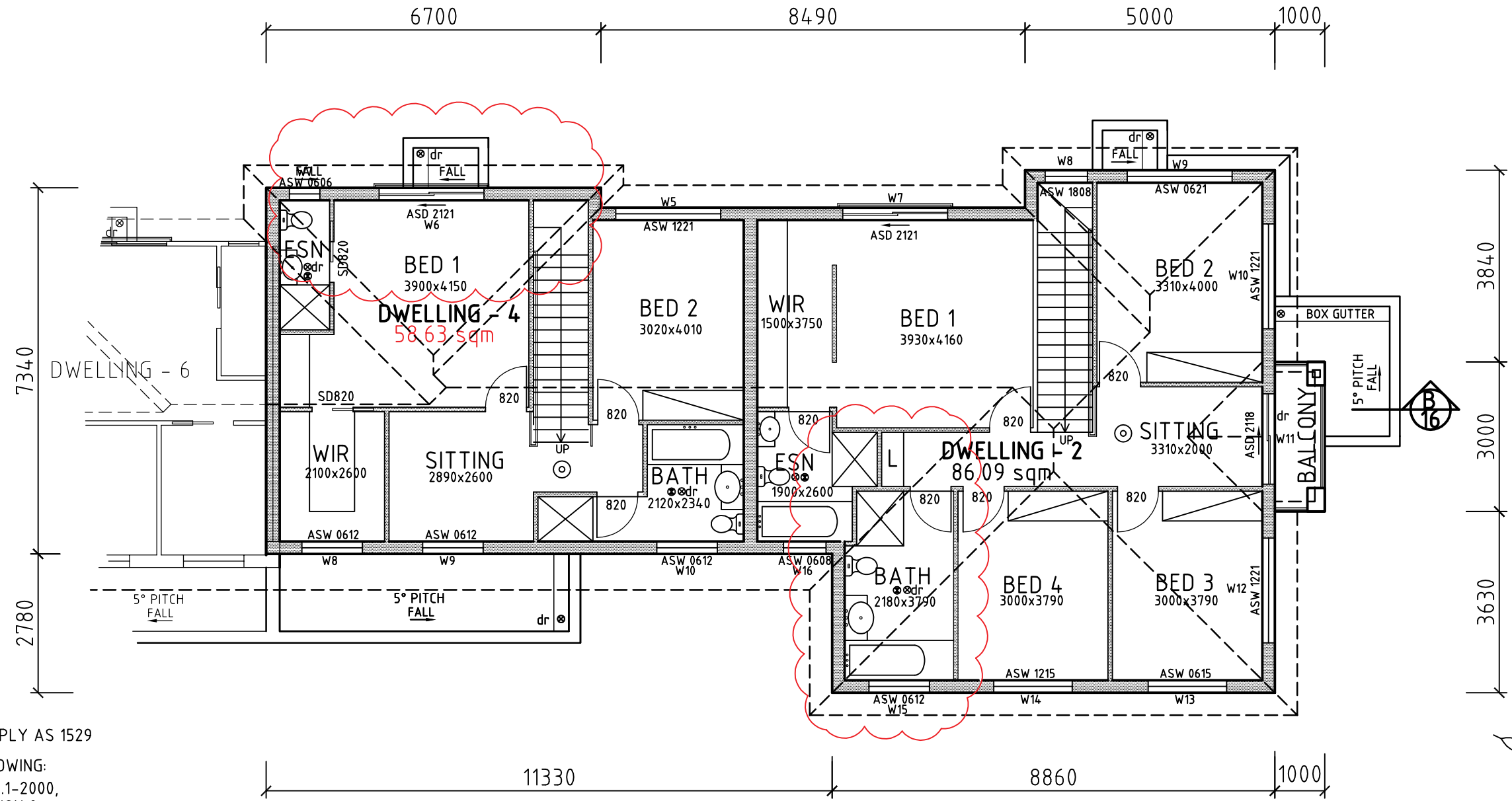
PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING & PROPOSED STRATA TITLE, MULTI DWELLING HOUSING AT 179-181 MOORFIELDS RD ROSELANDS NSW 2196

ISSUE	DATE	REVISION & AMENDMENT	DRAWN
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C	09.10.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.10.20)	TWA
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FLOOR PLAN			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: D	SHEET No: 11	

LEGEND :

- EW EXISTING WINDOW
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- GB GLASS BALUSTRADE
- ⊕ EMERGENCY LIGHTING
- ⊙ SMOKE DETECTOR
HPM 6451/C NOTE: ALARM
FROM SMOKE DETECTOR IN
STAIRWAY TO BE AUDIBLE
FROM EACH UNIT.
- ⊙ FLOOR WASTE
REMOVABLE GRATED DRAIN
- ⊙ AIR / VEN
- 1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR
WITH AUTOMATIC CLOSURE
- EXIT ILLUMINATED EXIT SIGN
- BINS
- HWS HOT WATER SYSTEM
- DUCTING AIRCONDITIONING



FIRST FLOOR PLAN
SCALE: 1 / 100 - DWELLING 2 & 4

- x HOT WATER SYSTEM - COMPLY AS 1529
- x TERMITE PROTECTION FOLLOWING:
- ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P2.1 IN SECTION 2
OF THE BCA
- x BALUSTRADES ON BALCONY AND NEXT TO THE VOID SHALL
BE NO LESS THAN 1m HIGH AND NO GAPS ON THE BALUSTRADE
SHALL EXCEED 125mm
- x AT FIRST FLOOR ROOM WINDOWS TO HAVE CHILD SAFE DEVICE
AND SCREEN FOR PROTECTION IN ACCORDANCE WITH BCA 3.2.9.5
AND THE OPENING BE RESTRICTED TO NO MORE THAN 125mm.

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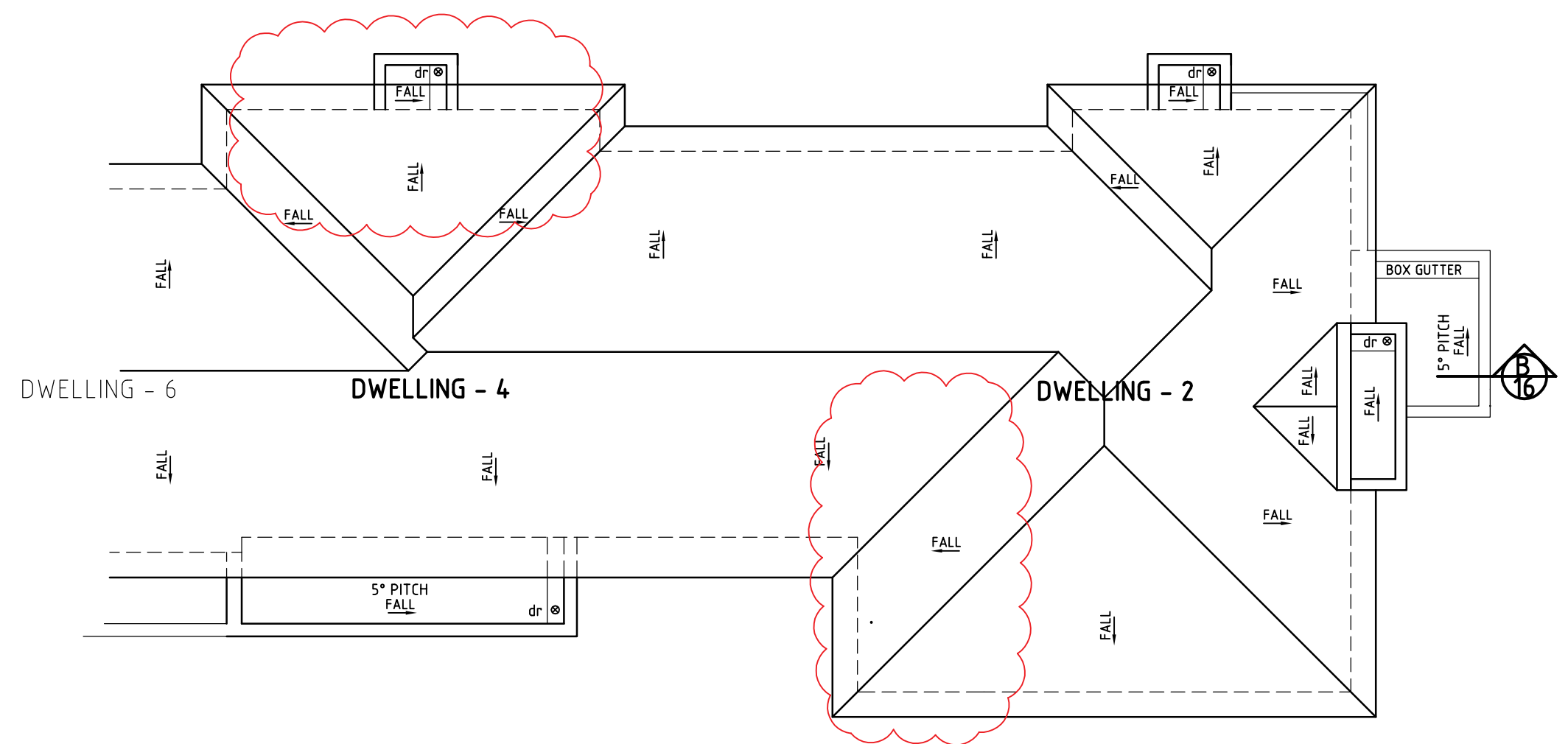
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FLOOR PLAN			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: D	SHEET No: 12	

LEGEND :

- EW EXISTING WINDOW
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- RP RENDER PAINT FINISH
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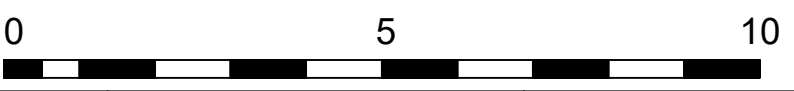
ROOF PLAN
SCALE: 1 / 100 - DWELLING 2 & 4

x HOT WATER SYSTEM - COMPLY AS 1529

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- ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P2.1 IN SECTION 2
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ROOF PLAN			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: D	SHEET No: 13	



TWA DESIGN

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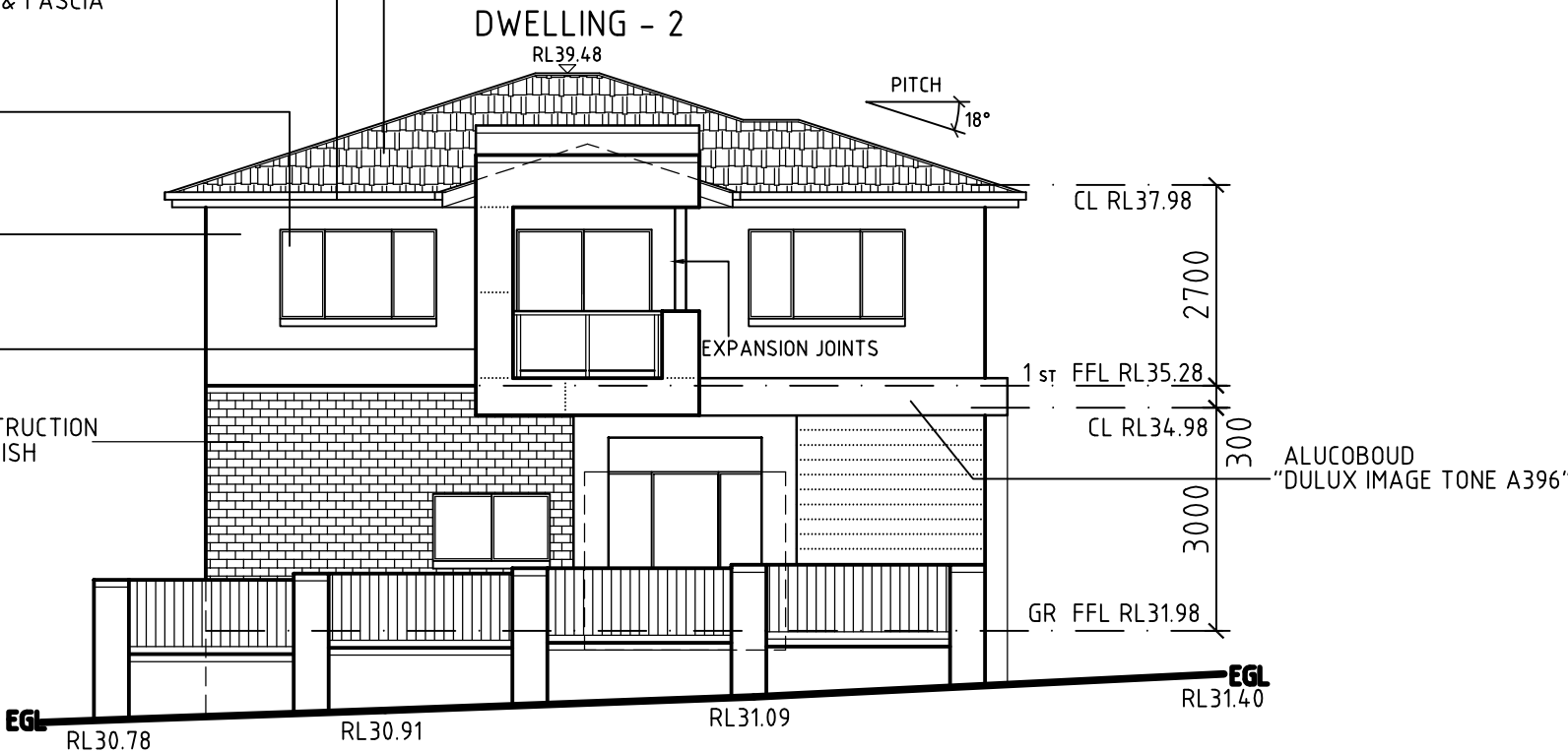
SELECTED ROOF TILES
COLOURBOND ROOFING,
GUTTER, DOWN PIPES & FASCIA

ALUMINIUM FRAME
SLIDING WINDOW
ALL GLAZING TO BE
AS 1288 AND AS 2047
OF THE AUSTRALIA
STANDARD.

HEBEL PANEL
CONSTRUCTION

GLASS HANDRAIL
WITH BCA REQUIRE
(MINIMUM 1.2m h.)

BRICK VENEER CONSTRUCTION
WITH FACE BRICK FINISH



SOUTH ELEVATION
SCALE: 1 / 100 (AT MOORFIELDS ROAD)

NOTES :

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- BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY.
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TWA DESIGN
ARCHITECTURE

BUILDING + INERIOR DESIGN + 3D IMAGE

BASIX CERTIFICATES

Ph: 0403 282 766

E: twadesign@hotmail.com

PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
ROSELANDS NSW 2196

ISSUE	DATE	REVISION & AMENDMENT	DRAWN
C	09.10.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.10.20)	TWA
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ELEVATIONS			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: C	SHEET No: 14	



TWA DESIGN

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LEGEND :

- EW EXISTING WINDOW
- AL ALUMINIUM FRAME
- RP RENDER PAINT FINISH
- FB FACE BRICK
- DDFS DURAGRID AND DURACOM FACADE SYSTEM
- TG TRANSLUCENT GLASS
- GB GLASS BALUSTRADE
- ⊕ EMERGENCY LIGHTING
- ⊙ SMOKE DETECTOR
HPM 6451/C NOTE: ALARM
FROM SMOKE DETECTOR IN
STAIRWAY TO BE AUDIBLE
FROM EACH UNIT.
- ⊙ FLOOR WASTE
REMOVABLE GRATED DRAIN
- ⊙ AIR / VEN
- 1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR
WITH AUTOMATIC CLOSURE
- EXIT ILLUMINATED EXIT SIGN
- ⊙ BINS

- RL30.23 HOT WATER SYSTEM
- DUCTING AIRCONDITIONING

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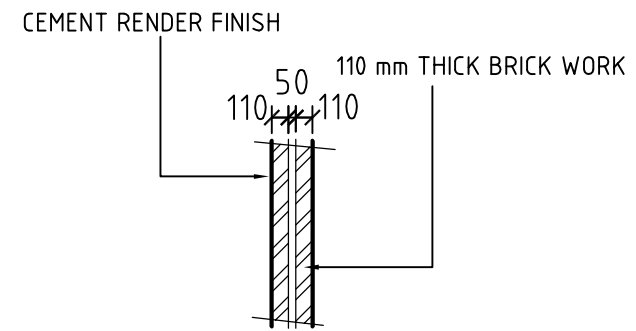


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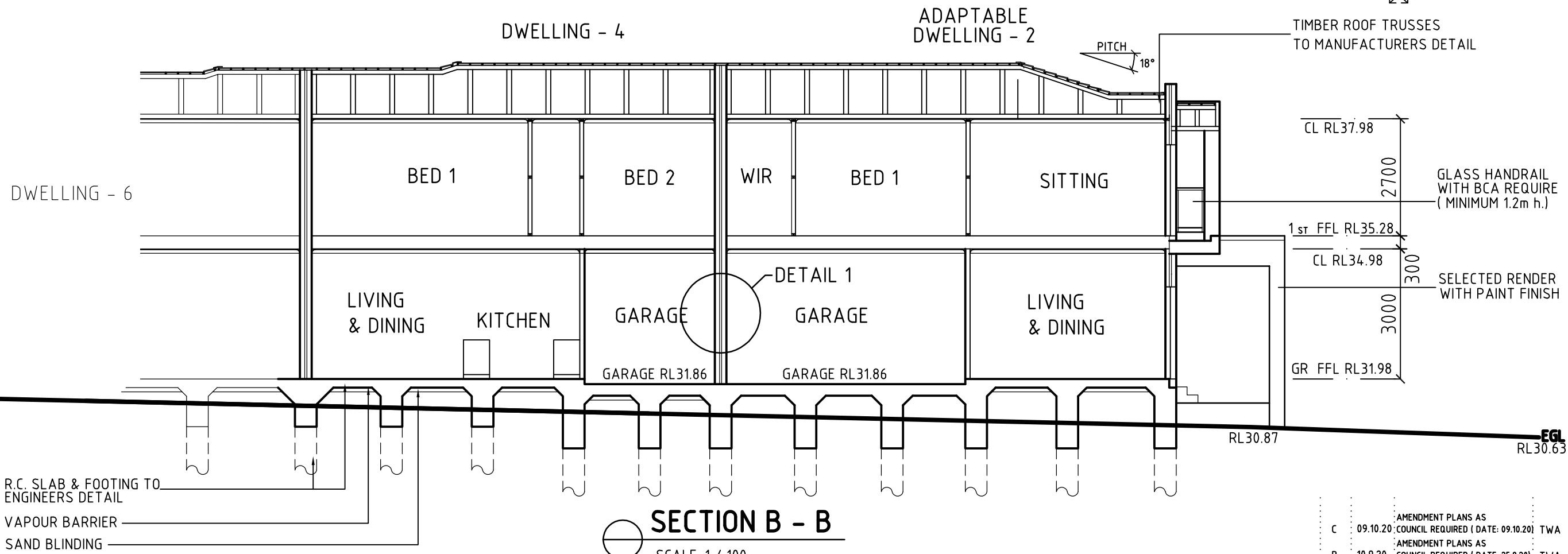
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COMMENT WALL TO BE SOUND INSULATION (min) Rw 50
OF SERVICE TO COMPLY WITH 3.8.6 OF THE BCA
AND WALL TIE SPACING DETAILS AS SET OUT
IN PART 3.3 OF THE BCA

DETAIL 1
SCALE: 1 / 50

COMMENT WALL TO BE SOUND INSULATION (min) Rw 50
OF SERVICE TO COMPLY WITH 3.8.6 OF THE BCA



SECTION B - B
SCALE: 1 / 100

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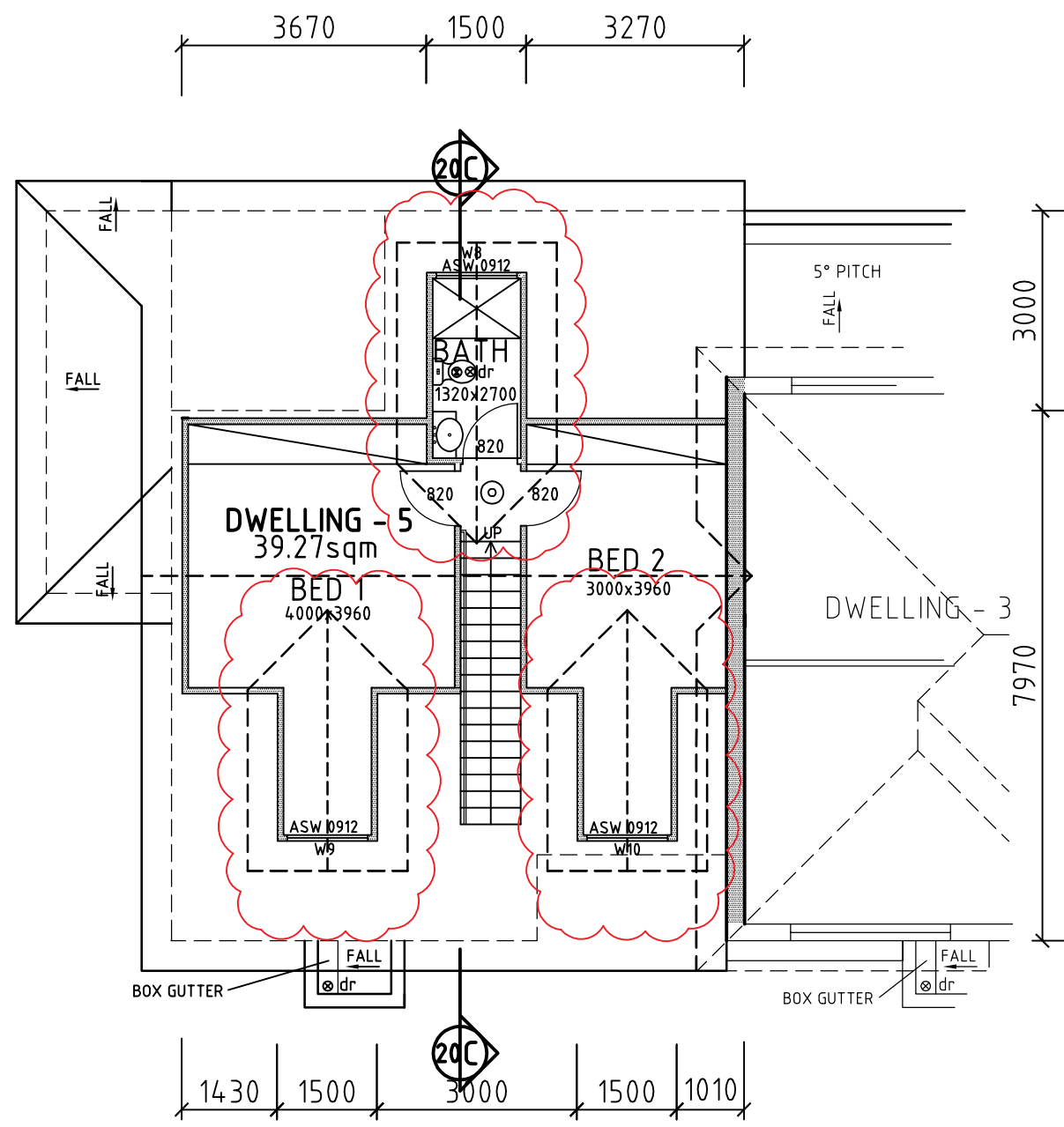
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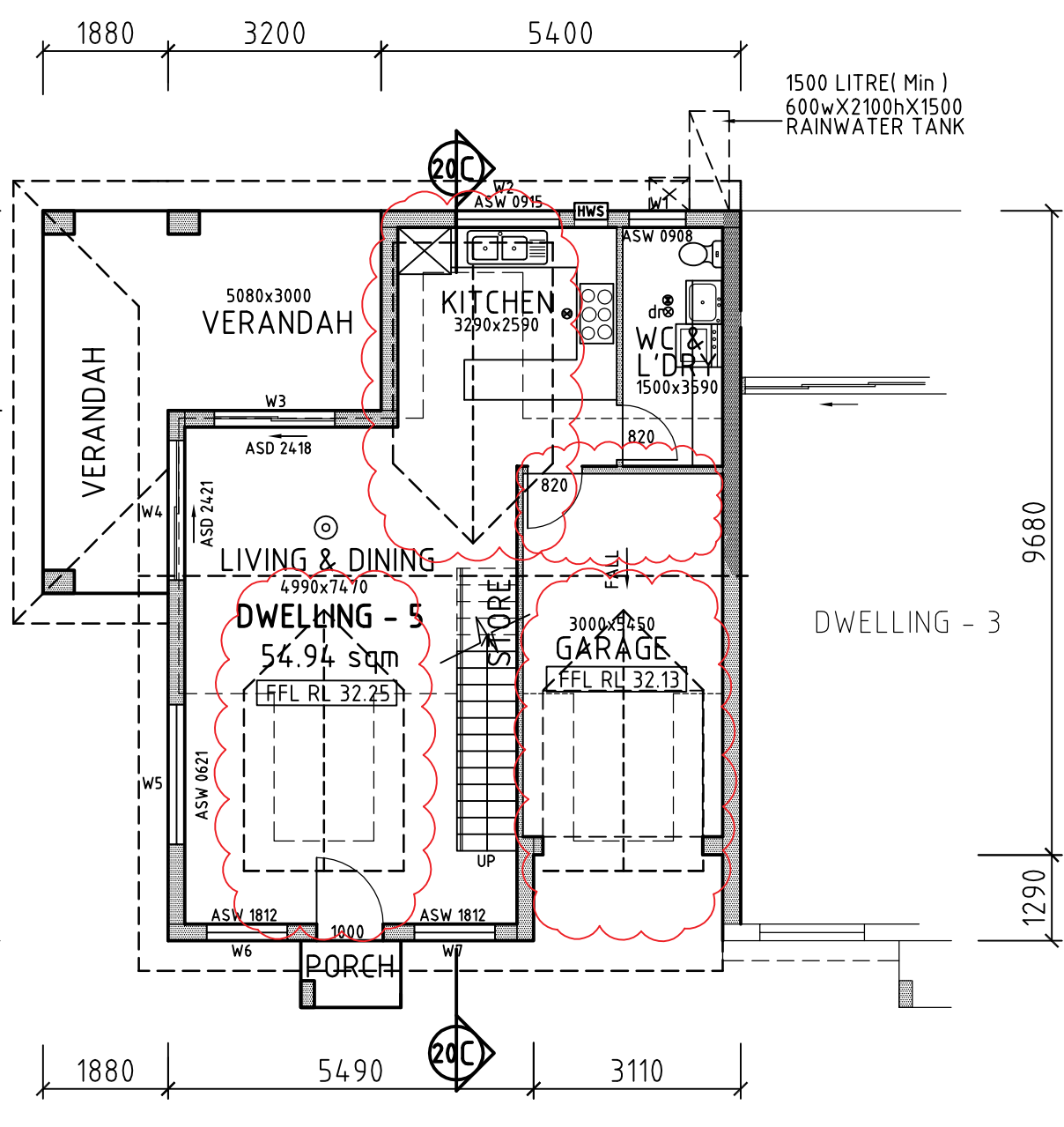
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FIRST FLOOR PLAN
SCALE: 1 / 100 - DWELLING 5



GROUND FLOOR PLAN
SCALE: 1 / 100 - DWELLING 5

- x HOT WATER SYSTEM - COMPLY AS 1529
- x TERMITE PROTECTION FOLLOWING:
- ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P2.1 IN SECTION 2
OF THE BCA
- x BALUSTRADES ON BALCONY AND NEXT TO THE VOID SHALL
BE NO LESS THAN 1m HIGH AND NO GAPS ON THE BALUSTRADE
SHALL EXCEED 125mm
- x AT FIRST FLOOR ROOM WINDOWS TO HAVE CHILD SAFE DEVICE
AND SCREEN FOR PROTECTION IN ACCORDANCE WITH BCA 3.2.9.5
AND THE OPENING BE RESTRICTED TO NO MORE THAN 125mm.

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FLOOR PLAN			
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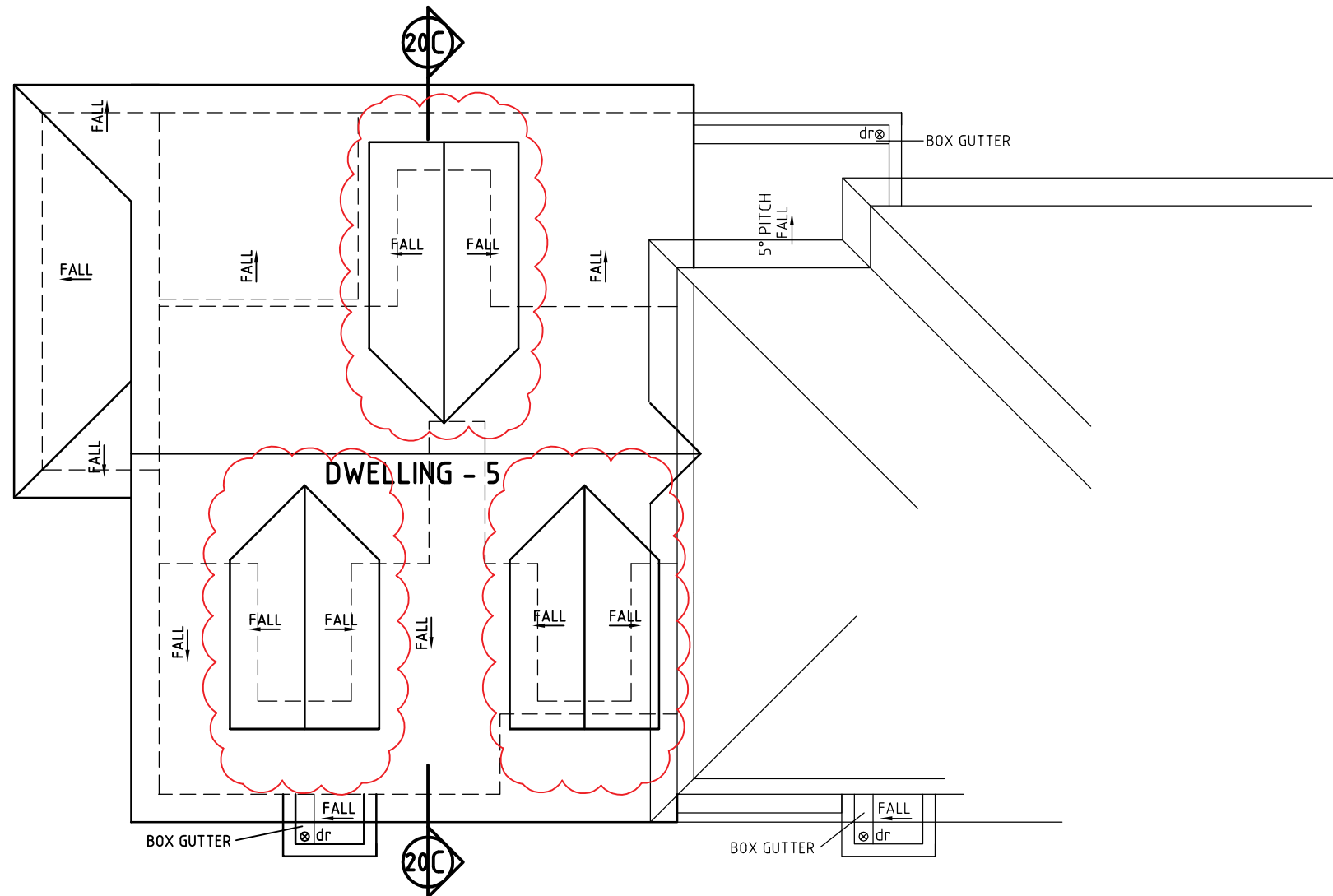


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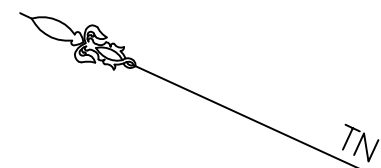
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ROOF PLAN
SCALE: 1 / 100 - DWELLING 5

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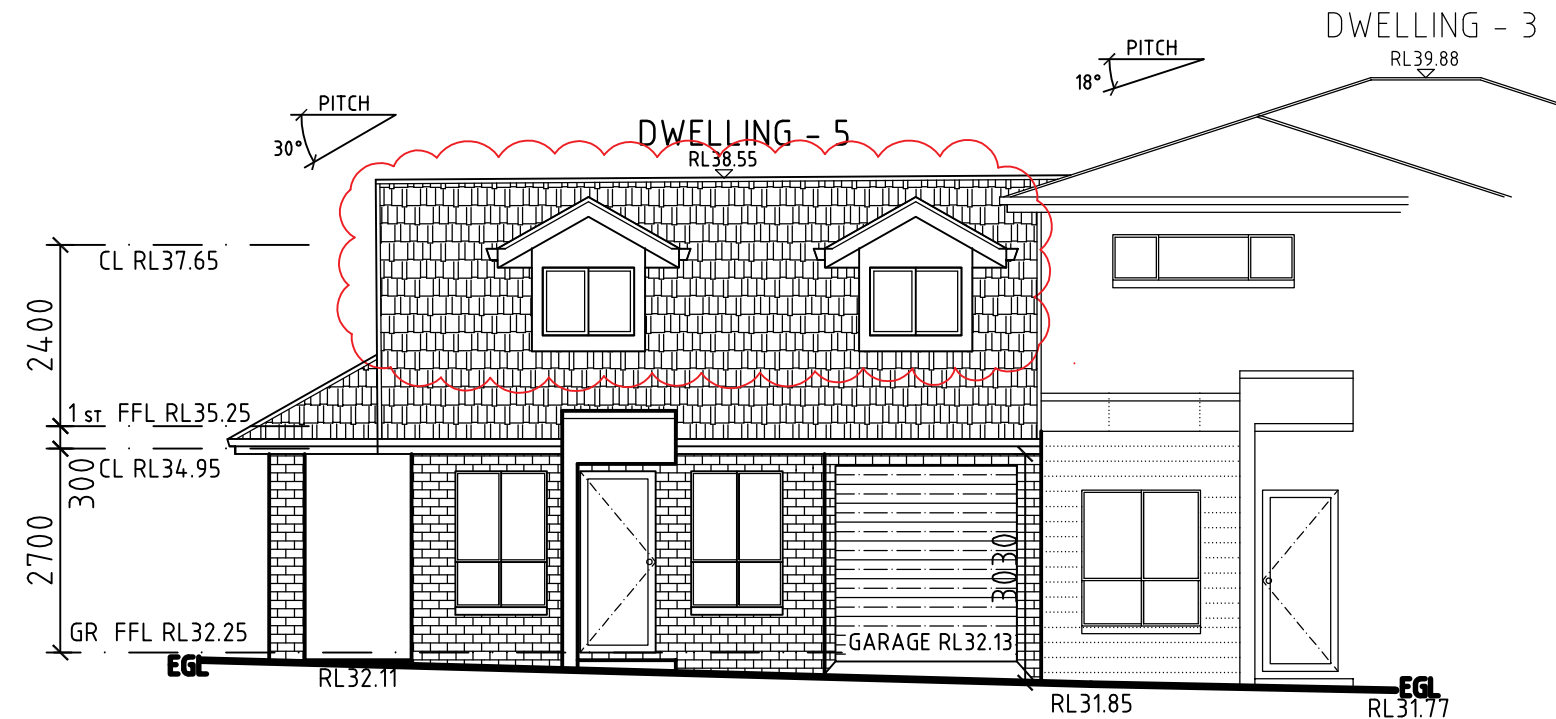
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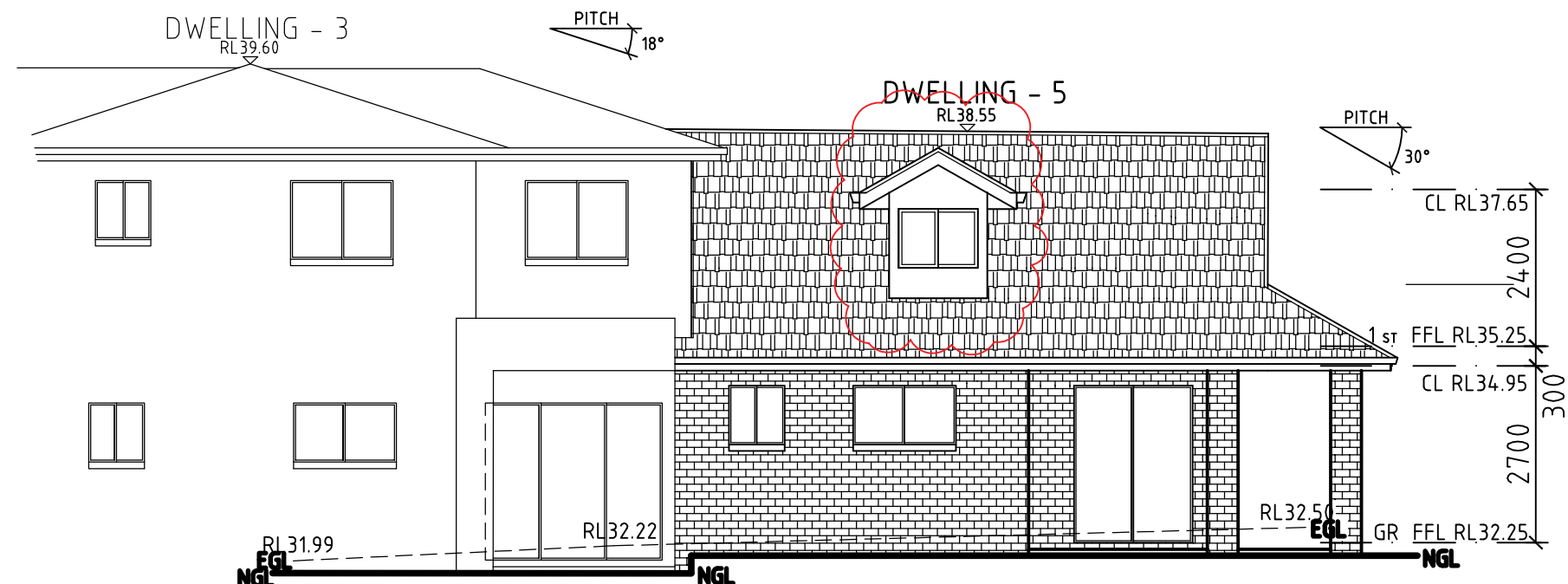
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ROOF PLAN			
DEVELOPMENT APPLICATION			
DESIGN:	ARW	CHECK BY:	TWA
SCALE:	1 / 200 @ A3	DATE:	18 / SEP / 2018
JOB No:	180618	ISSUE:	D
			18

LEGEND :

- EW EXISTING WINDOW
AL ALUMINIUM FRAME
RP RENDER PAINT FINISH
FB FACE BRICK
DDFS DURAGRID AND DURACOM
TG FACADE SYSTEM
TG TRANSLUCENT GLASS
GB GLASS BALUSTRADE
⊕ EMERGENCY LIGHTING
⊙ SMOKE DETECTOR
HPM 645 I/C NOTE: ALARM
FROM SMOKE DETECTOR IN
STAIRWAY TO BE AUDIBLE
FROM EACH UNIT.
⊙ FLOOR WASTE
REMOVABLE GRATED DRAIN
⊙ AIR / VEN
1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR
WITH AUTOMATIC CLOSURE
EXIT ILLUMINATED EXIT SIGN
BINS
HWS HOT WATER SYSTEM
DUCTING AIRCONDITIONING



WEST ELEVATION
SCALE: 1 / 100 (AT DRIVEWAY)



EAST ELEVATION
SCALE: 1 / 100

- x HOT WATER SYSTEM - COMPLY AS 1529
- x TERMITE PROTECTION FOLLOWING:
 - ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P.2.1 IN SECTION 2
OF THE BCA
- x BALUSTRADES ON BALCONY AND NEXT TO THE VOID SHALL
BE NO LESS THAN 1m HIGH AND NO GAPS ON THE BALUSTRADE
SHALL EXCEED 125mm
- x AT FIRST FLOOR ROOM WINDOWS TO HAVE CHILD SAFE DEVICE
AND SCREEN FOR PROTECTION IN ACCORDANCE WITH BCA 3.2.9.5
AND THE OPENING BE RESTRICTED TO NO MORE THAN 125mm.

NOTES :

- x USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWING.
- x STORM WATER DRAINAGE IN ACCORDANCE WITH COUNCIL STORM WATER DRAINAGE POLICY.
- x ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- x ALL R.C STRIP FOOTINGS, R.C SLABS ON GROUND, R.C SUSPENDED SLABS, R.C STAIRS, CONCRETE COLUMNS, STRUCTURAL STEEL, BRICK WORK AND TIMBER AND ALL OTHER STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DETAILS
- x BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY.

BCA Notes:

- x ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK OR FABRICATION
- x ALL WORK TO BE PERFORMED IN A TRADESMAN LIKE MANNER AND SHALL BE STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF THE AUSTRALIAN STANDARDS, CONDITION OF CONSENT BUILDING CODE OF AUSTRALIA, COMPLY WITH ANY STATUT AUTHORITY HAVING JURISDICTION OVER ANY OF THE PROPOSED WORK, AND ANY REQUIREMENTS SUPPLIERS, FABRICATORS, INSTALLERS OF ALL ITEMS REQUIRED TO COMPLETE THE WORK.
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- x ALL REFERENCES TO THE "BCA" SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIAN - CLASS 1 & CLASS 10 BUILDINGS (VOLUME 2)

- x ALL NEW TIMBERWORK AND FRAMING TO AS 1684 NATIONAL TIMBER FRAMING CODE / BCA PART 3.4
- x ALL NEW FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FOUNDATION MATERIAL HAVING SAFE BEARING CAPACITY
- x ALL NEW FORMWORK TO AS 1509 / AS 1510
- x ALL NEW CONCRETE SLAB, FOOTING & PILES TO AS 3600 / AS 2870 / BCA 3.2
- x ALL NEW STEEL REINFORCING BARS TO AS 1302
- x ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3.12.11
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- x ALL NEW ROOF / WALL CLADDING & GUTTERS / DOWNPIPES IN ACCORDANCE WITH BCA PART 3.5 / AS1562.1
- x TERMITE BARRIER OR COMBINATION OF BARRIERS, SHALL BE IN ACCORDANCE WITH BCA PART 3.13.3 & 3.13.4 / AS3660

TWA DESIGN
ARCHITECTURE
BUILDING + INERIOR DESIGN + 3D IMAGE
BASIX CERTIFICATES
Ph: 0403 282 766
E: twadesign@hotmail.com

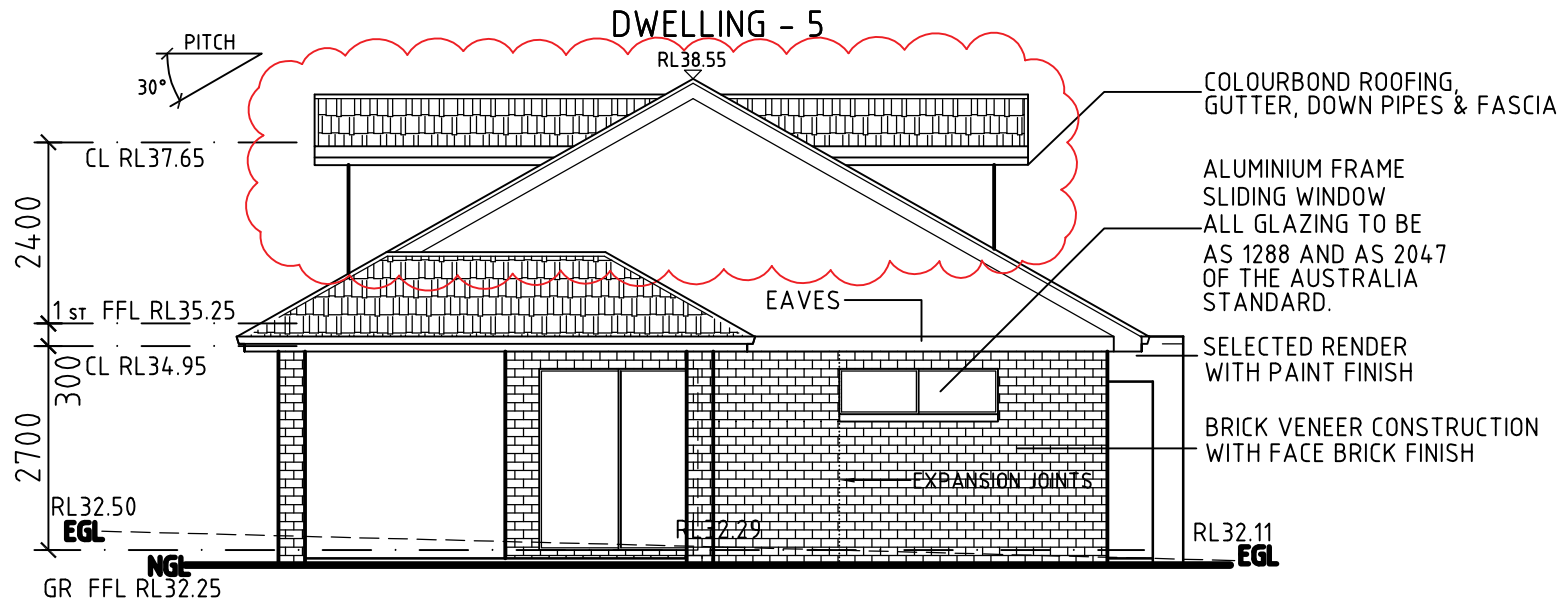
PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
ROSELANDS NSW 2196

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ELEVATIONS			
DEVELOPMENT APPLICATION			
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SCALE: 1 / 200	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: D	SHEET No: 19	

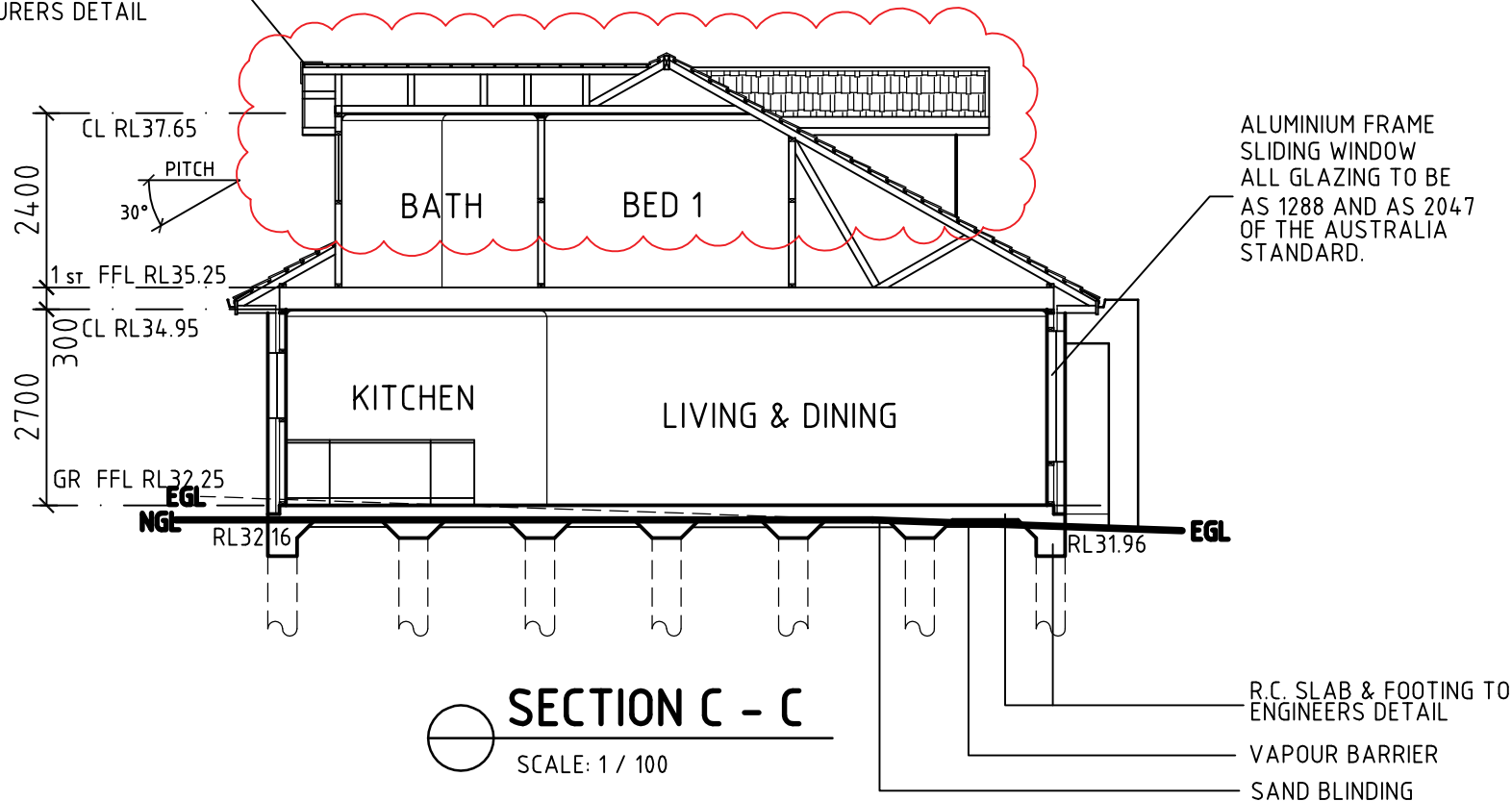
LEGEND :

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1 HR	ONE HOUR FIRE ALUMINIUM FRAME DOOR WITH AUTOMATIC CLOSURE
EXIT	ILLUMINATED EXIT SIGN
⏏	BINS
HWS	HOT WATER SYSTEM
⏏	DUCTING AIRCONDITIONING



 **NORTH ELEVATION**
SCALE: 1 / 100

TIMBER ROOF TRUSSES
TO MANUFACTURERS DETAIL



 **SECTION C - C**
SCALE: 1 / 100

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- * THE WHOLE OF THE WORKS IS TO BE IN ACCORDANCE WITH THE REGULATIONS, BY LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT SAA CODES.
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TWA DESIGN
ARCHITECTURE

BUILDING + INERIOR DESIGN + 3D IMAGE

BASIX CERTIFICATES

Ph: 0403 282 766

E: twadesign@hotmail.com

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**DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
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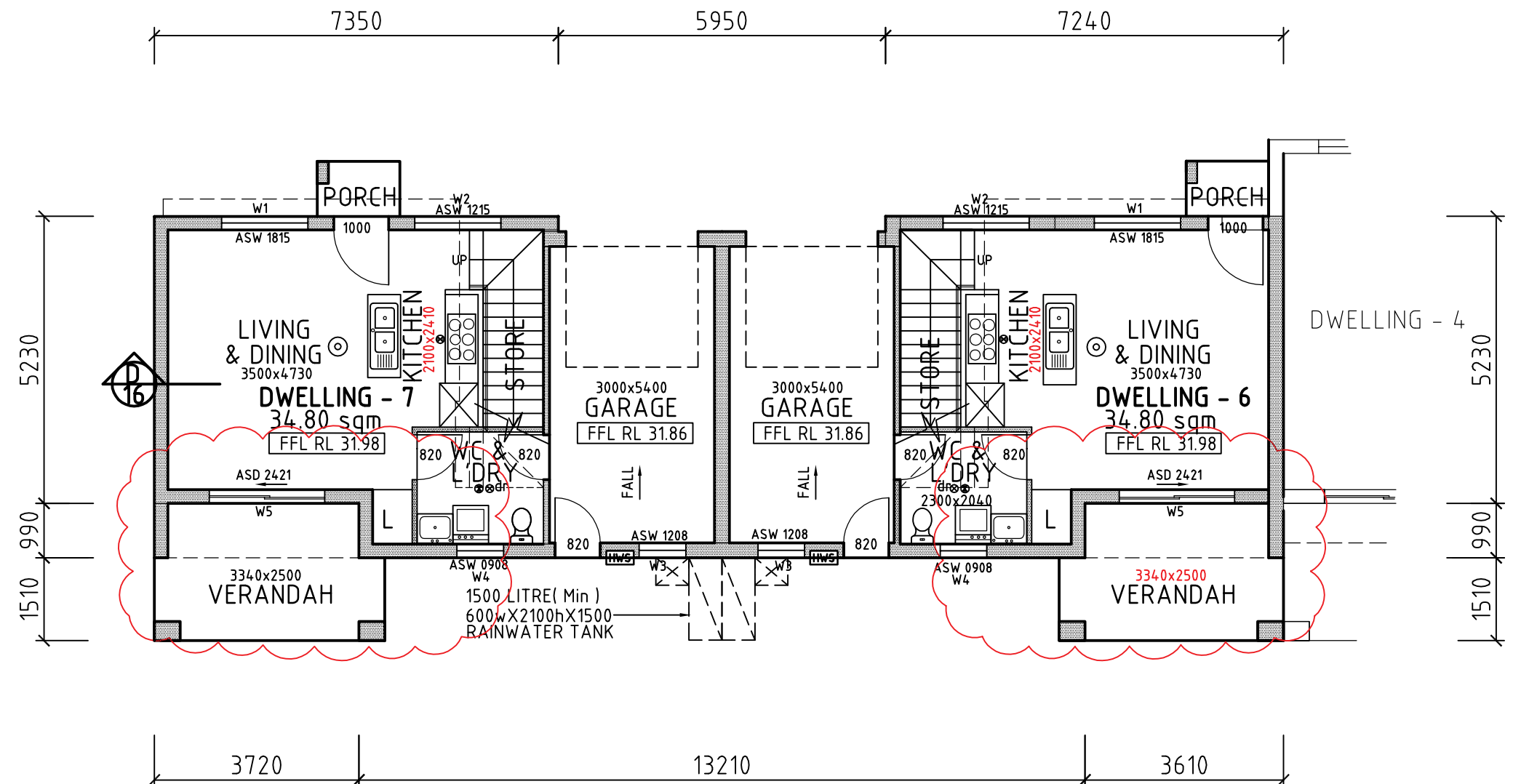
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ELEVATION & SECTION			
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SCALE:	1 / 200 @ A3	DATE:	18 / SEP / 2018
JOB No:	180618	ISSUE:	D
		SHEET No:	20

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GROUND FLOOR PLAN
SCALE: 1 / 100 - DWELLING 6 & 7

- x HOT WATER SYSTEM - COMPLY AS 1529
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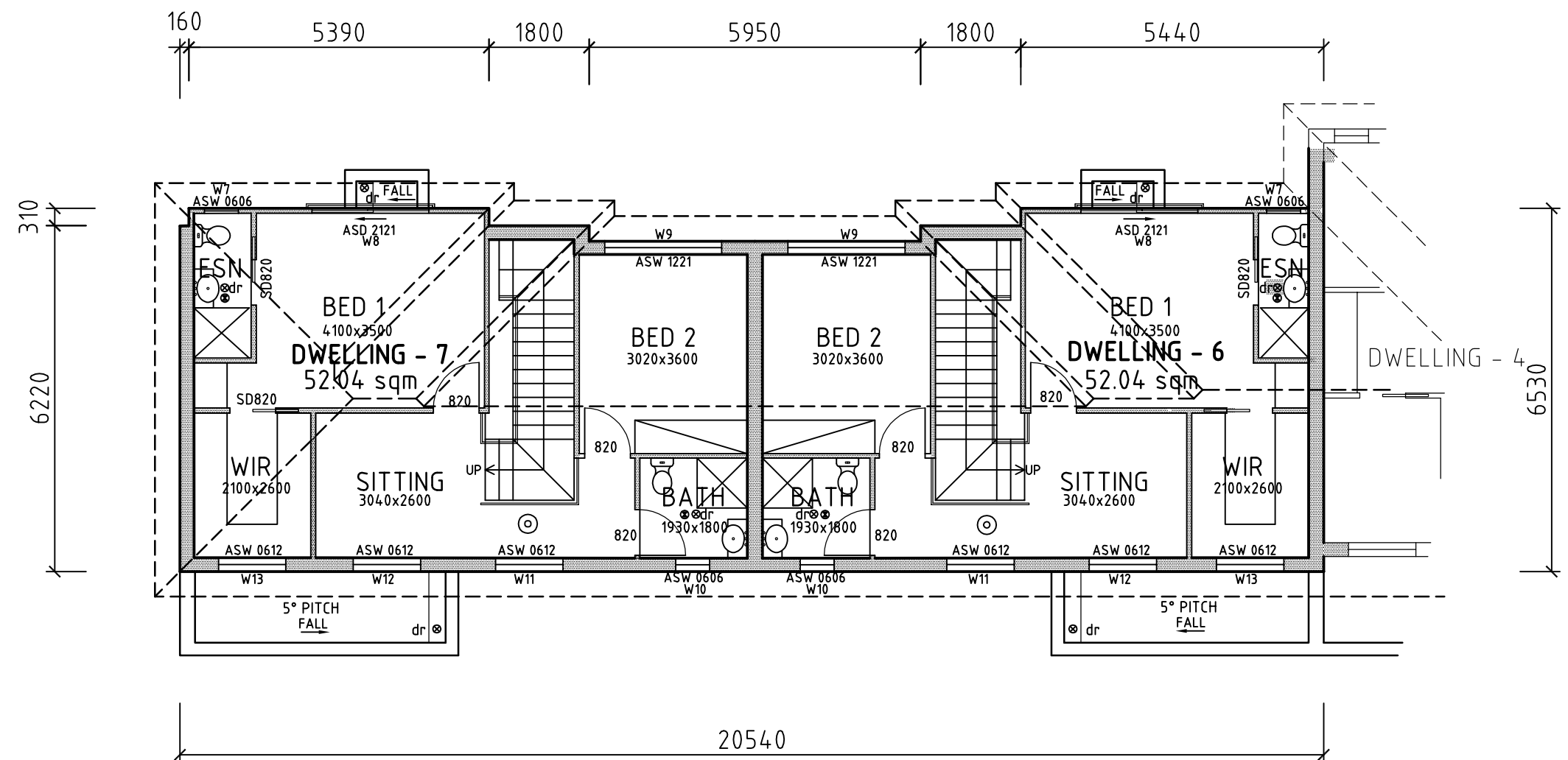
PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING & PROPOSED STRATA TITLE, MULTI DWELLING HOUSING AT 179-181 MOORFIELDS RD ROSELANDS NSW 2196

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FLOOR PLAN	
DEVELOPMENT APPLICATION	
DESIGN: ARW	CHECK BY: TWA
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JOB No: 180618	ISSUE: C
Copyright © 2018	SHEET No: 21

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FIRST FLOOR PLAN
SCALE: 1 / 100 - DWELLING 6 & 7

- × HOT WATER SYSTEM - COMPLY AS 1529
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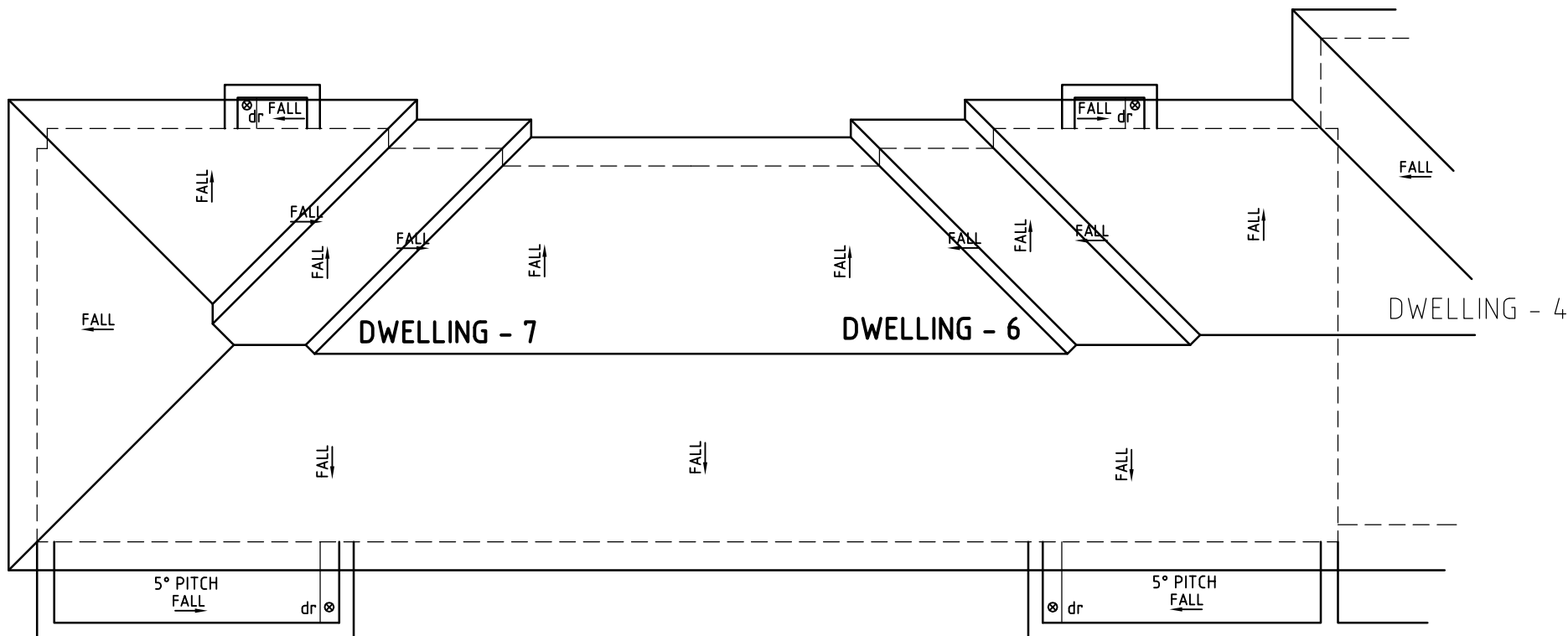


TWA DESIGN

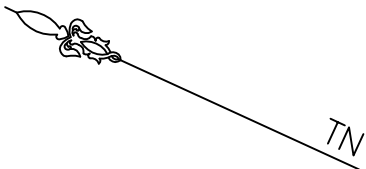
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- x ALL NEW STEEL REINFORCING BARS TO AS 1302
- x ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3. 12. 1.1
- x ALL NEW WET AREA IN ACCORDANCE WITH BCA PART 3.8.1
- x MECHANICAL VENTILATION TO ALL NEW LAUNDRY & BATH AREAS IN ACCORDANCE WITH BCA PART 3.8.5
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- x TERMITE BARRIER OR COMBINATION OF BARRIERS, SHALL BE IN ACCORDANCE WITH BCA PART 3.13.3 & 3.13.4 / AS3660

TWA DESIGN
ARCHITECTURE

BUILDING + INERIOR DESIGN + 3D IMAGE

BASIX CERTIFICATES

Ph: 0403 282 766

E: twadesign@hotmail.com

PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
ROSELANDS NSW 2196

ISSUE	DATE	REVISION & AMENDMENT	DRAWN
C	09.10.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.10.20)	TWA
B	10.9.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 25.8.20)	TWA
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AMENDMENT PLANS AS
COUNCIL REQUIRED (DATE: 09.10.20) TWA
AMENDMENT PLANS AS
COUNCIL REQUIRED (DATE: 25.8.20) TWA
AMENDMENT PLANS AS
COUNCIL REQUIRED (DATE: 07.2.20) TWA

ROOF PLAN

DEVELOPMENT APPLICATION

DESIGN: ARW	CHECK BY: TWA
SCALE: 1 / 200	DATE: 18 / SEP / 2018
JOB No: 180618	ISSUE: C
Copyright © 2018	SHEET No: 23

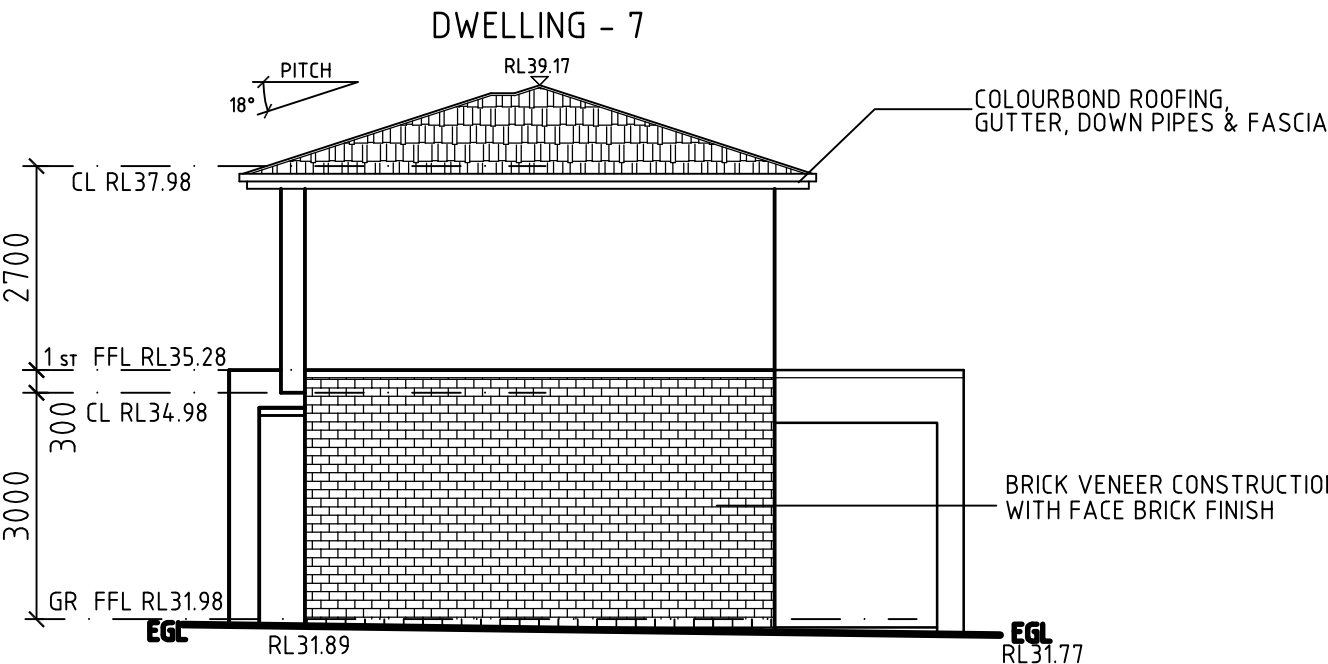


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LEGEND :

- EW EXISTING WINDOW
AL ALUMINIUM FRAME
RP RENDER PAINT FINISH
FB FACE BRICK
DDFS DURAGRID AND DURACOM FACADE SYSTEM
TG TRANSLUCENT GLASS
GB GLASS BALUSTRADE
⊕ EMERGENCY LIGHTING
⊙ SMOKE DETECTOR
HPM 6451/C NOTE: ALARM FROM SMOKE DETECTOR IN STAIRWAY TO BE AUDIBLE FROM EACH UNIT.
⊙ FLOOR WASTE REMOVABLE GRATED DRAIN
⊙ AIR / VEN
1 HR ONE HOUR FIRE ALUMINIUM FRAME DOOR WITH AUTOMATIC CLOSURE
EXIT ILLUMINATED EXIT SIGN
BINS
HWS HOT WATER SYSTEM
DUCTING AIRCONDITIONING



NORTH ELEVATION

SCALE: 1 / 100

NOTES :

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ELEVATION & SECTION			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: C	SHEET No: 24	

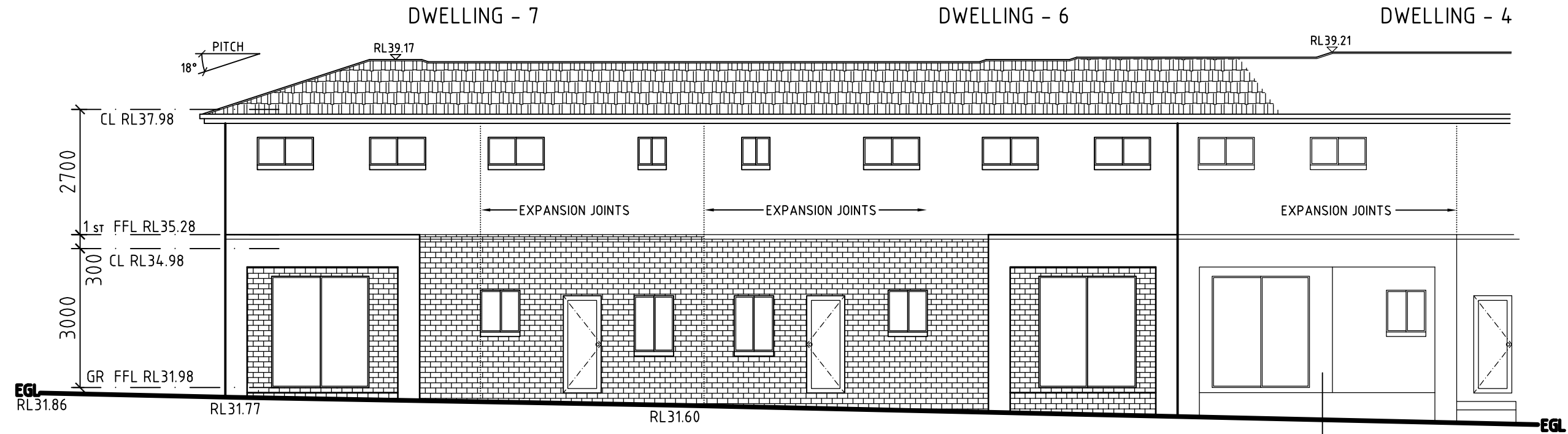


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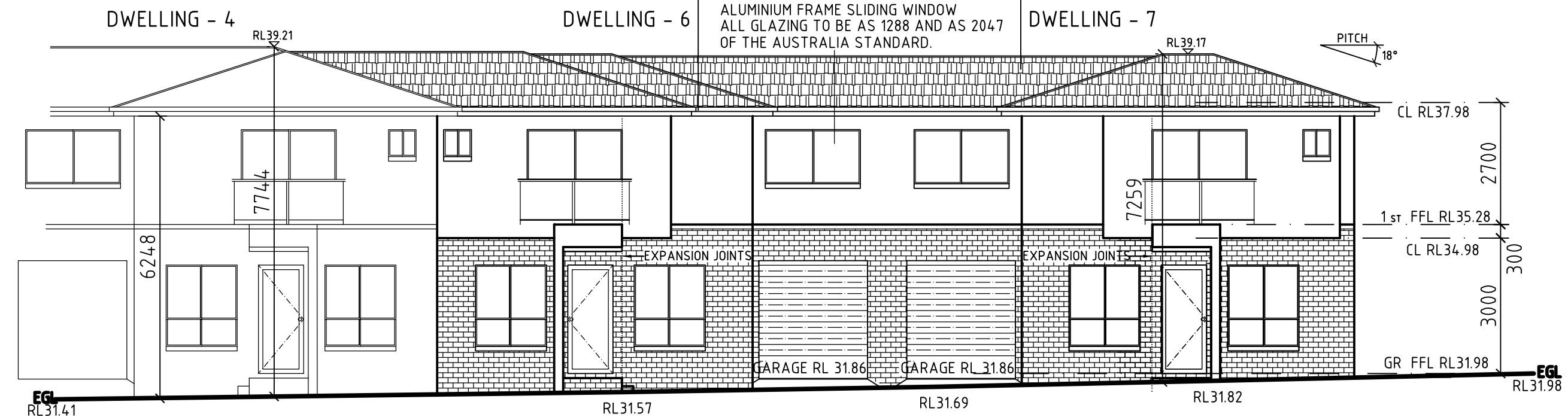
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EXIT ILLUMINATED EXIT SIGN
BINS
HWS HOT WATER SYSTEM
DUCTING AIRCONDITIONING



WEST ELEVATION
SCALE: 1 / 100

- HEBEL PANEL CONSTRUCTION
BRICK VENEER CONSTRUCTION WITH FACE BRICK FINISH
SELECTED ROOF TILES
COLOURBOND ROOFING, GUTTER, DOWN PIPES & FASCIA
ALUMINIUM FRAME SLIDING WINDOW
ALL GLAZING TO BE AS 1288 AND AS 2047 OF THE AUSTRALIA STANDARD.



EAST ELEVATION
SCALE: 1 / 100

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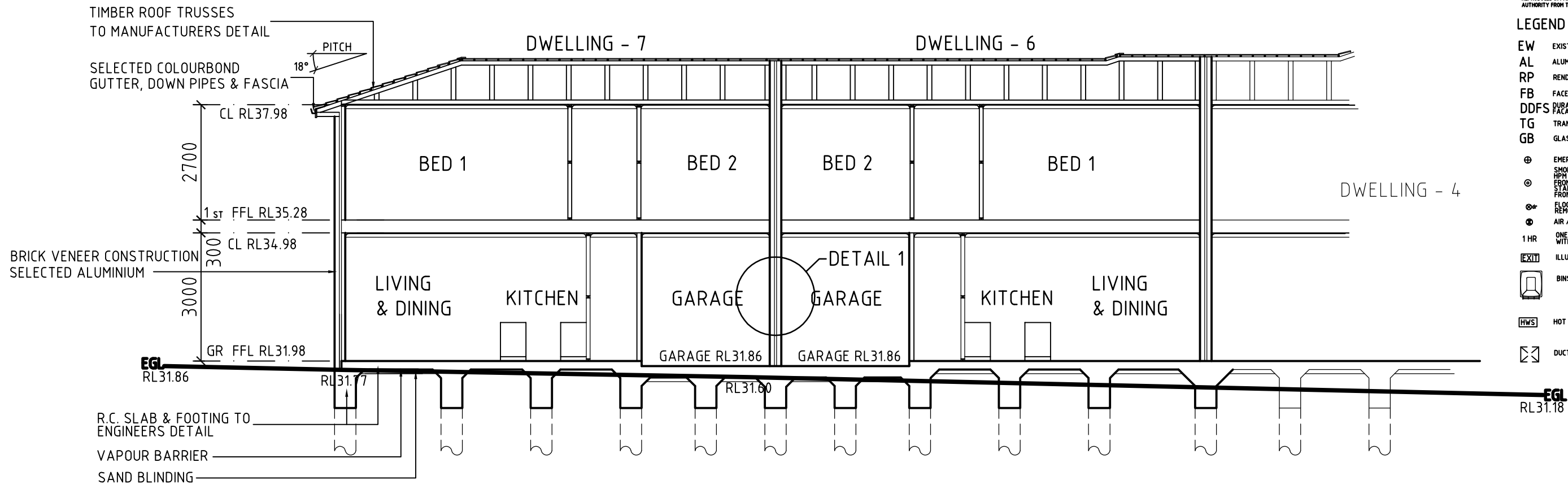
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ARCHITECTURE
BUILDING + INERIOR DESIGN + 3D IMAGE
BASIX CERTIFICATES
Ph: 0403 282 766
E: twadesign@hotmail.com

PROJECT: LOT 4 & B, DP 217675 & 34,9971
DEMOLITION EXISTING DWELLING
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ROSELANDS NSW 2196

ELEVATIONS			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: C	SHEET No: 25	

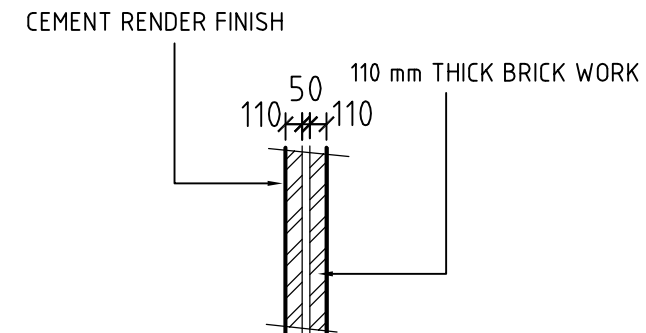
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SECTION D - D

SCALE: 1 / 100



COMMENT WALL TO BE SOUND INSULATION (min) Rw 50
OF SERVICE TO COMPLY WITH 3.8.6 OF THE BCA
AND WALL TIE SPACING DETAILS AS SET OUT
IN PART 3.3 OF THE BCA

DETAIL 1

SCALE: 1 / 50

COMMENT WALL TO BE SOUND INSULATION (min) Rw 50
OF SERVICE TO COMPLY WITH 3.8.6 OF THE BCA

NOTES :

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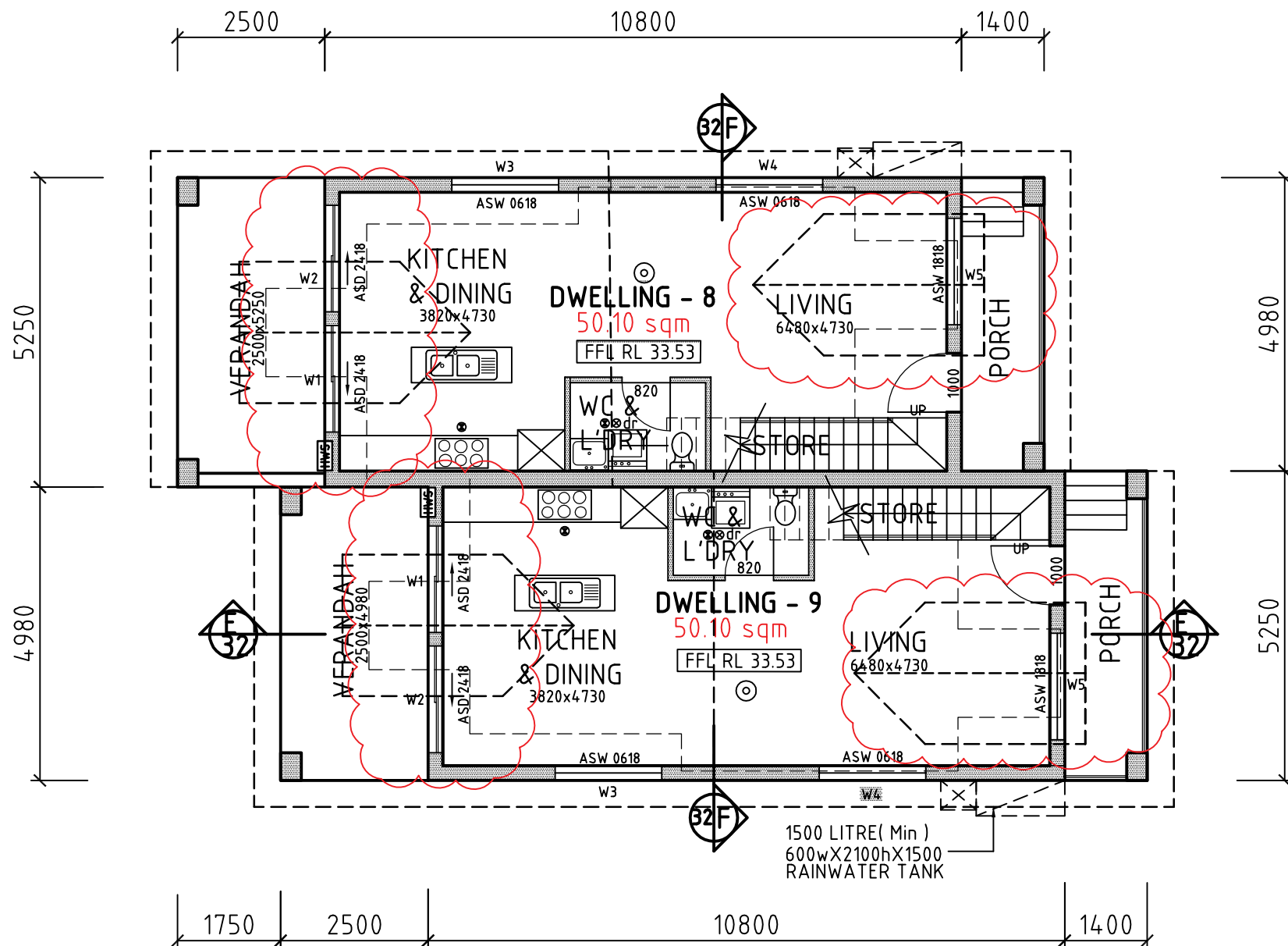
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SECTION B - B			
DEVELOPMENT APPLICATION			
DESIGN:	ARW	CHECK BY:	TWA
SCALE:	1 / 200	DATE:	18 / SEP / 2018
JOB No:	180618	ISSUE:	C
	Copyright © 2018		26

LEGEND :

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WITH AUTOMATIC CLOSURE
- EXIT ILLUMINATED EXIT SIGN
- BINS
- HWS HOT WATER SYSTEM
- DUCTING AIRCONDITIONING



GROUND FLOOR PLAN
SCALE: 1 / 100 - DWELLING 8 & 9

- x HOT WATER SYSTEM - COMPLY AS 1529
- x TERMITE PROTECTION FOLLOWING:
- ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P2.1 IN SECTION 2
OF THE BCA
- x BALUSTRADES ON BALCONY AND NEXT TO THE VOID SHALL
BE NO LESS THAN 1m HIGH AND NO GAPS ON THE BALUSTRADE
SHALL EXCEED 125mm
- x AT FIRST FLOOR ROOM WINDOWS TO HAVE CHILD SAFE DEVICE
AND SCREEN FOR PROTECTION IN ACCORDANCE WITH BCA 3.2.9.5
AND THE OPENING BE RESTRICTED TO NO MORE THAN 125mm.

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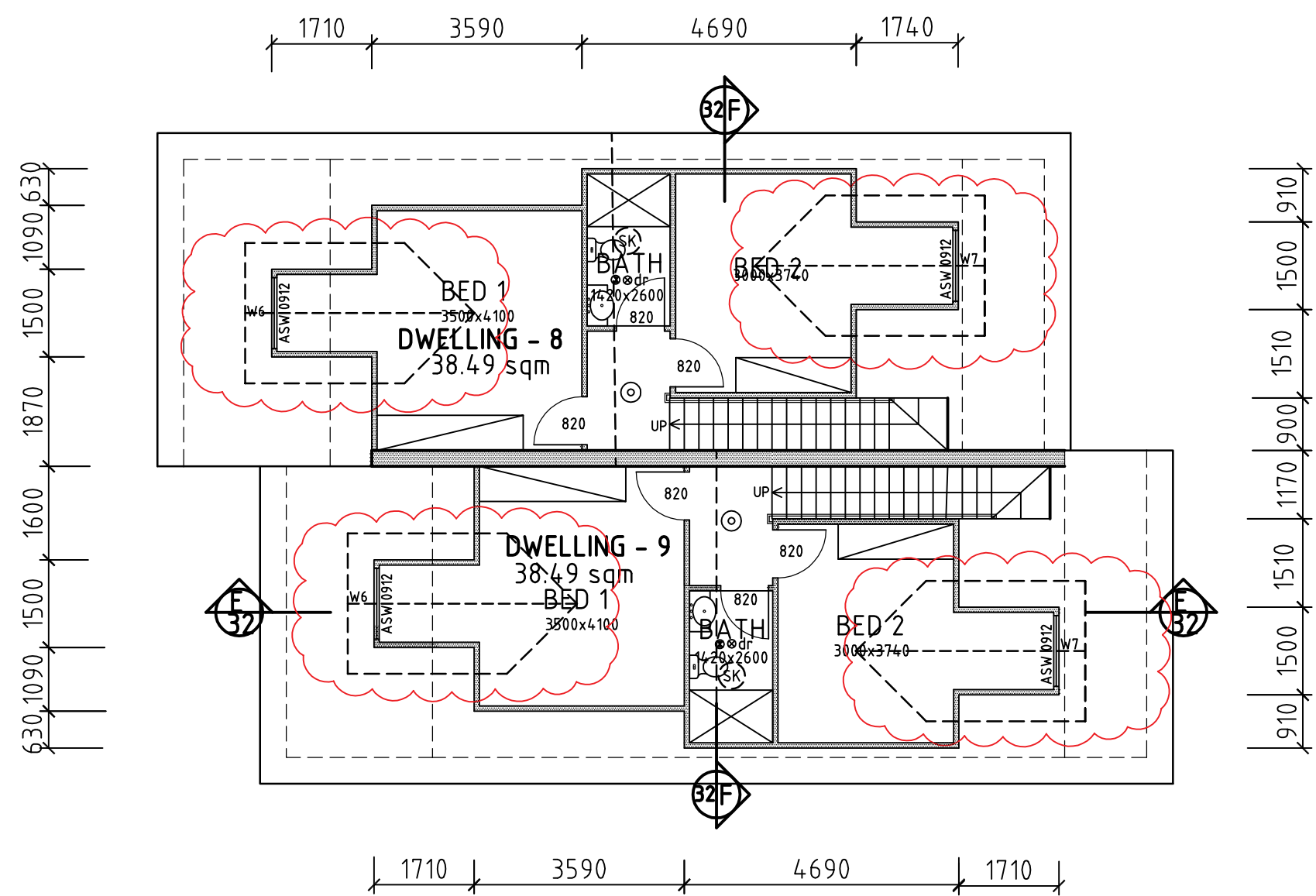
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E	19.1.21	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 16.12.20)	TWA
D	09.11.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.11.20)	TWA
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FLOOR PLAN			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: E	SHEET No: 27	

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FIRST FLOOR PLAN
SCALE: 1 / 100 - DWELLING 8 & 9

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- x BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY.

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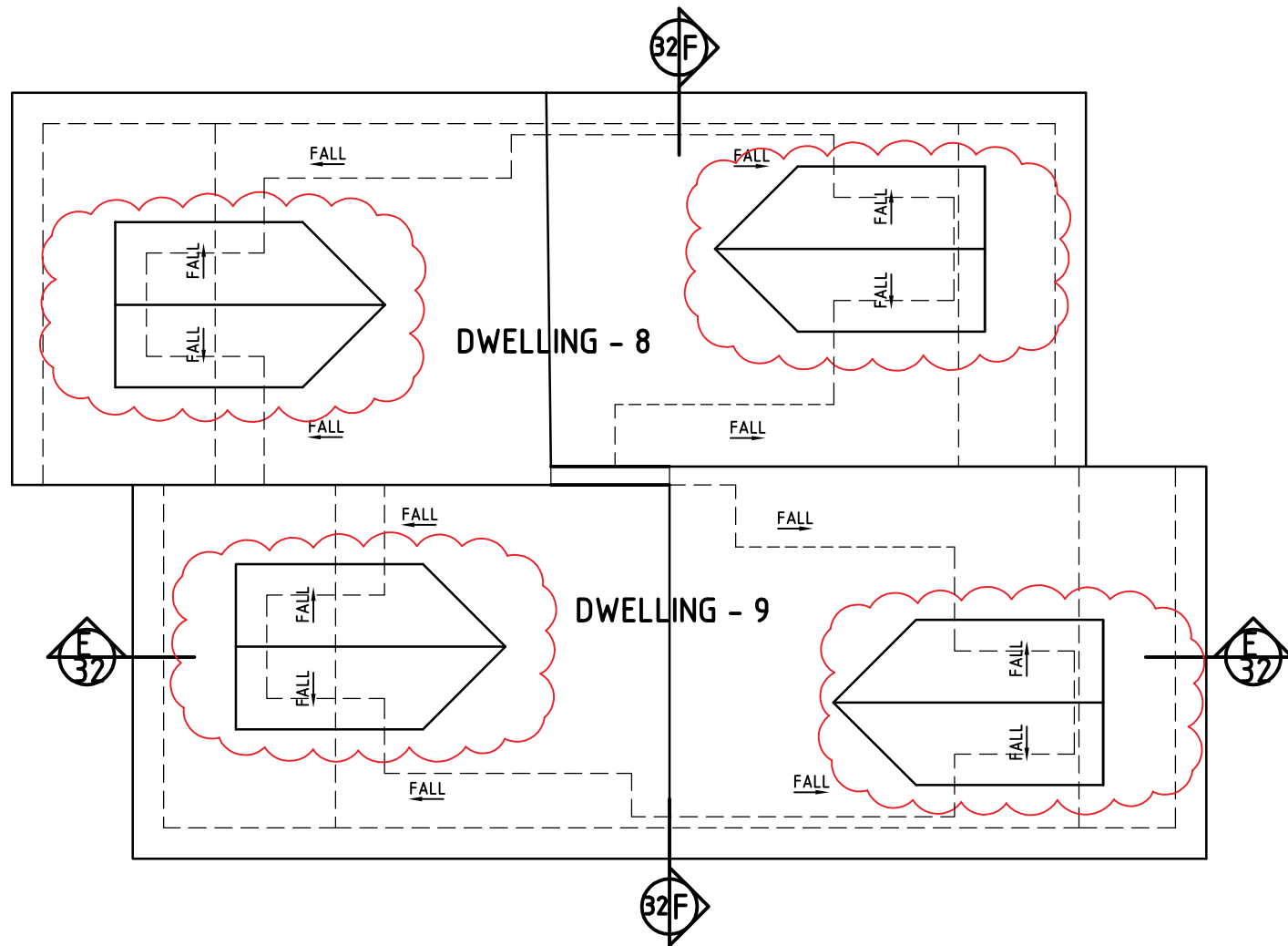
PROJECT: LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING & PROPOSED STRATA TITLE, MULTI DWELLING HOUSING AT 179-181 MOORFIELDS RD ROSELANDS NSW 2196

ISSUE	DATE	REVISION & AMENDMENT	DRAWN
D	09.11.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.11.20)	TWA
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FLOOR PLAN			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200 @ A3	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: D	SHEET No: 28	

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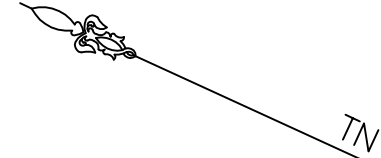
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HPM 6451/C NOTE: ALARM
FROM SMOKE DETECTOR IN
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ROOF PLAN
SCALE: 1 / 100 - DWELLING 8 & 9

- × HOT WATER SYSTEM - COMPLY AS 1529
- × TERMITE PROTECTION FOLLOWING:
- ACCORDANCE WITH AS 3660.1-2000,
CLAUSE 3.1.3 & P.2.1 IN SECTION 2
OF THE BCA

- × BALUSTRADES ON BALCONY AND NEXT TO THE VOID SHALL
BE NO LESS THAN 1m HIGH AND NO GAPS ON THE BALUSTRADE
SHALL EXCEED 125mm
- × AT FIRST FLOOR ROOM WINDOWS TO HAVE CHILD SAFE DEVICE
AND SCREEN FOR PROTECTION IN ACCORDANCE WITH BCA 3.2.9.5
AND THE OPENING BE RESTRICTED TO NO MORE THAN 125mm.



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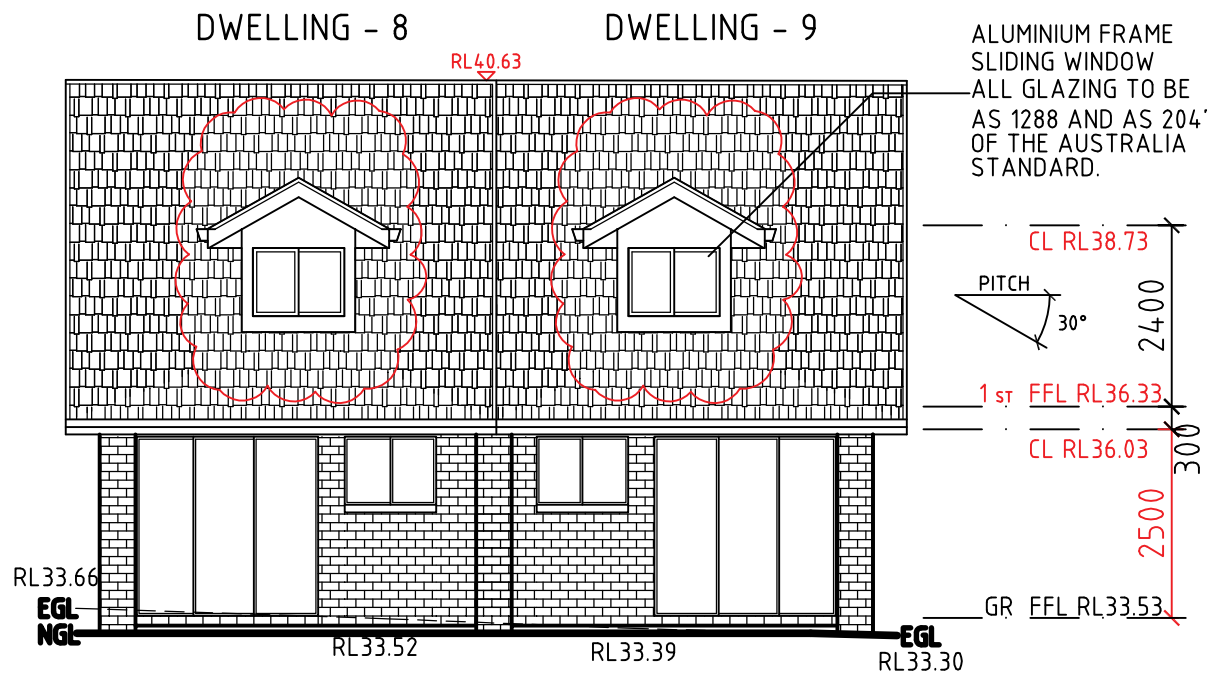
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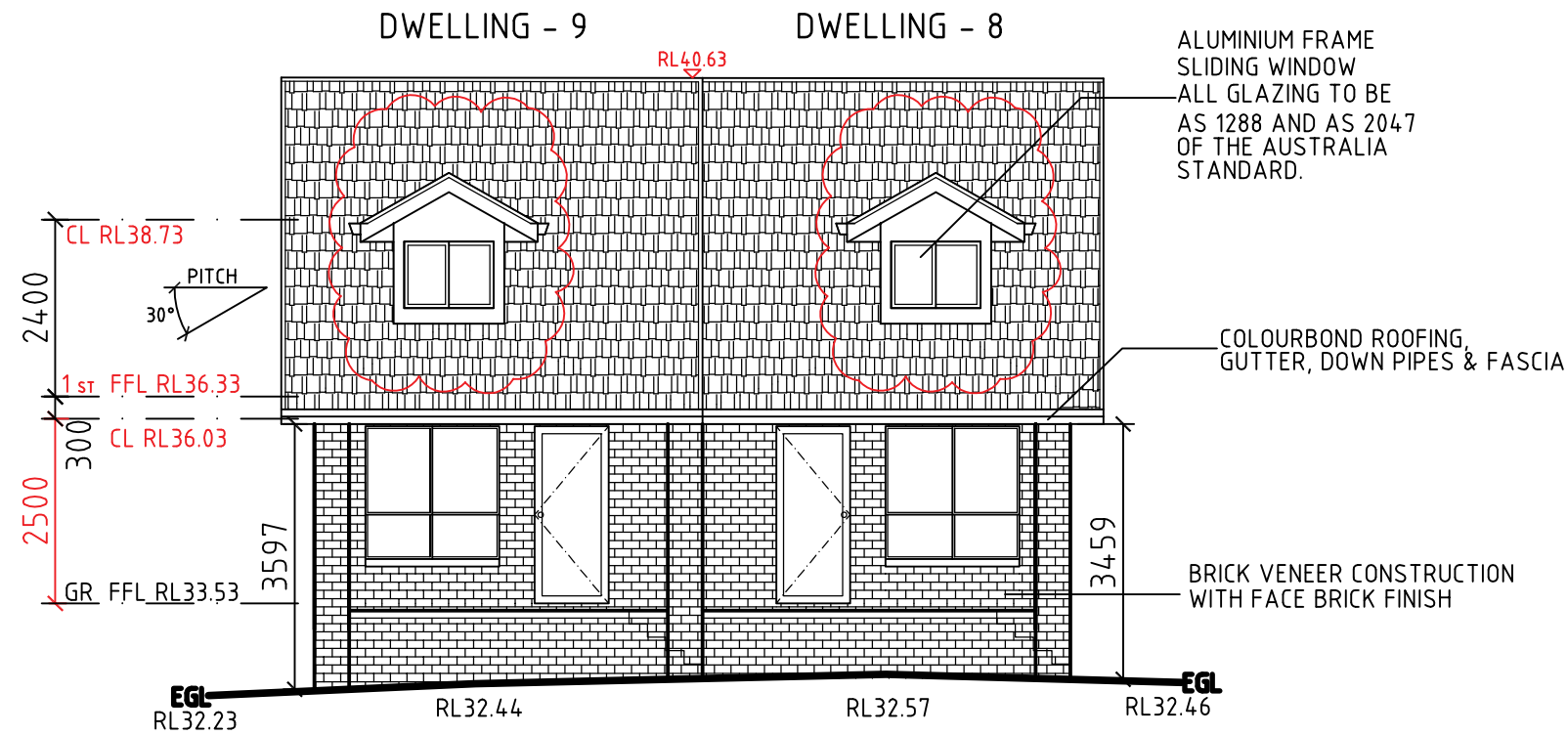
TITLE			
ROOF PLAN			
DEVELOPMENT APPLICATION			
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SCALE: 1 / 200	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: D	SHEET No: 29	

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NORTH ELEVATION
SCALE: 1 / 100



SOUTH ELEVATION
SCALE: 1 / 100

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ARCHITECTURE

BUILDING + INERIOR DESIGN + 3D IMAGE

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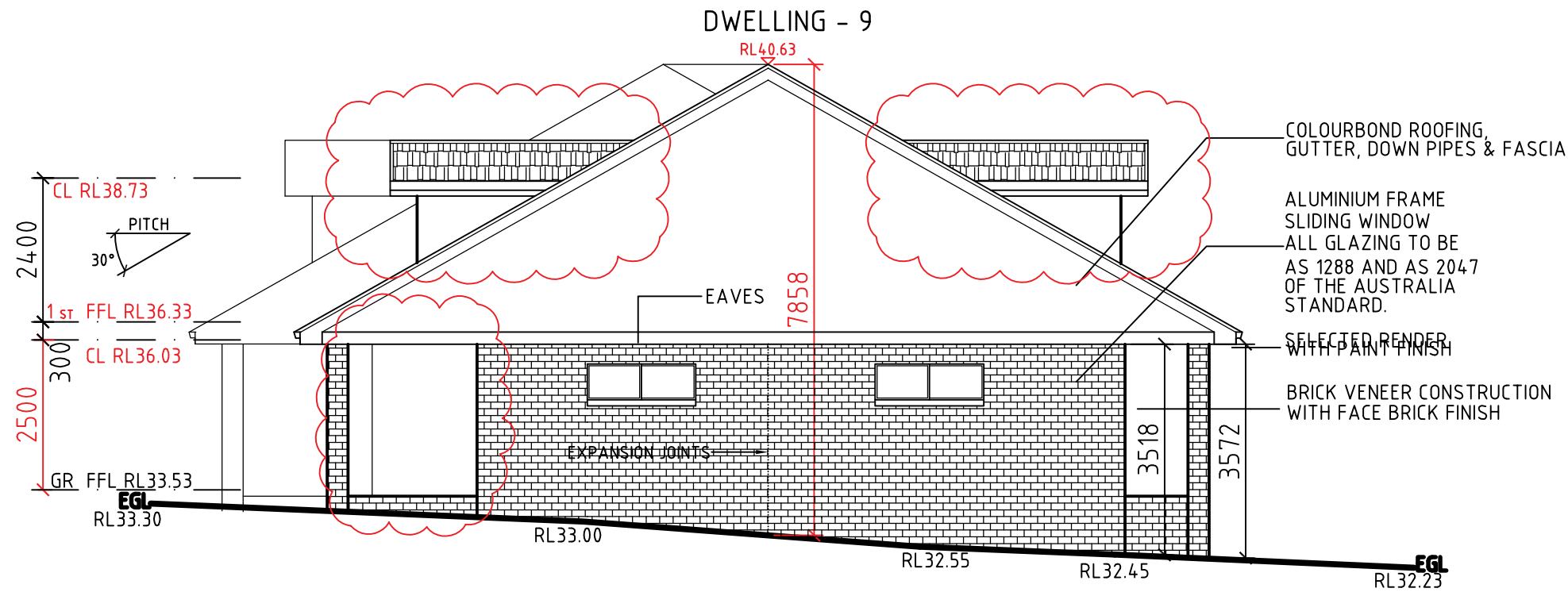
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ELEVATIONS			
DEVELOPMENT APPLICATION			
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SCALE:	1 / 200 @ A3	DATE:	18 / SEP / 2018
JOB No:	180618	ISSUE:	D
		SHEET No:	30

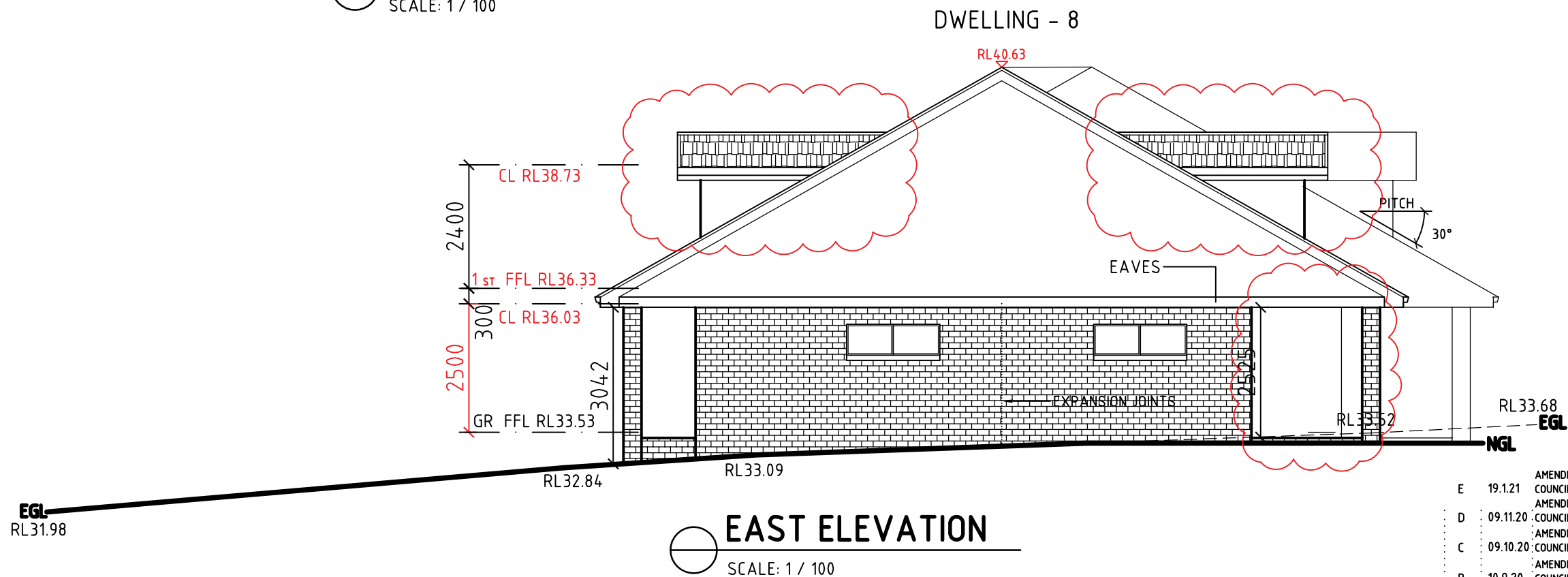
LEGEND :

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FB	FACE BRICK
DDFS	DURAGRID AND DURACOM FACADE SYSTEM
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GB	GLASS BALUSTRADE
⊕	EMERGENCY LIGHTING
⊙	SMOKE DETECTOR HPM 6451/C. NOTE: ALARM FROM SMOKE DETECTOR IN STAIRWAY TO BE AUDIBLE FROM EACH UNIT.
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EXIT	ILLUMINATED EXIT SIGN
⌈	BINS
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WEST ELEVATION

SCALE: 1 / 100



EAST ELEVATION

SCALE: 1 / 100

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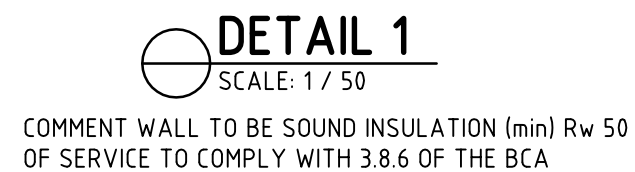
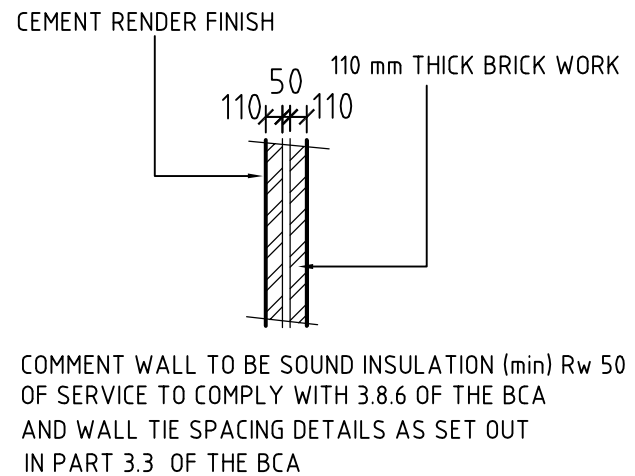
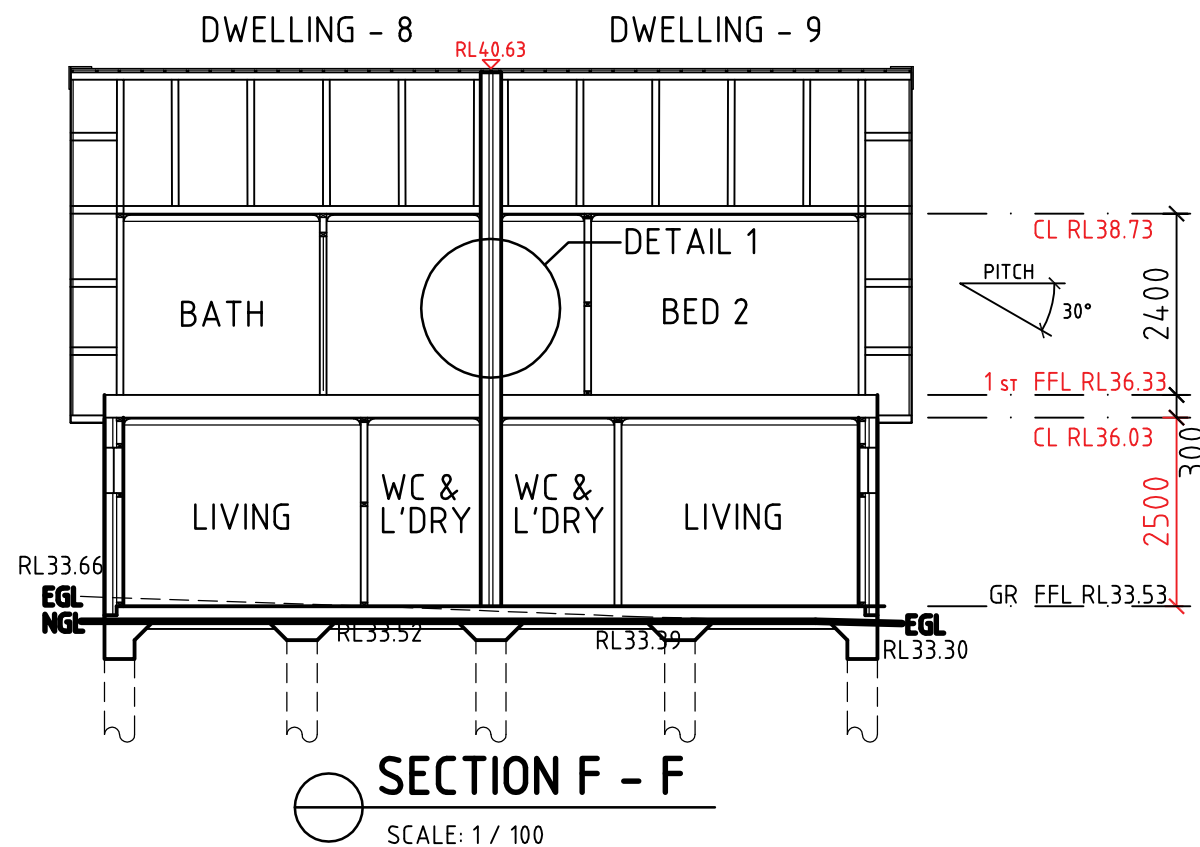
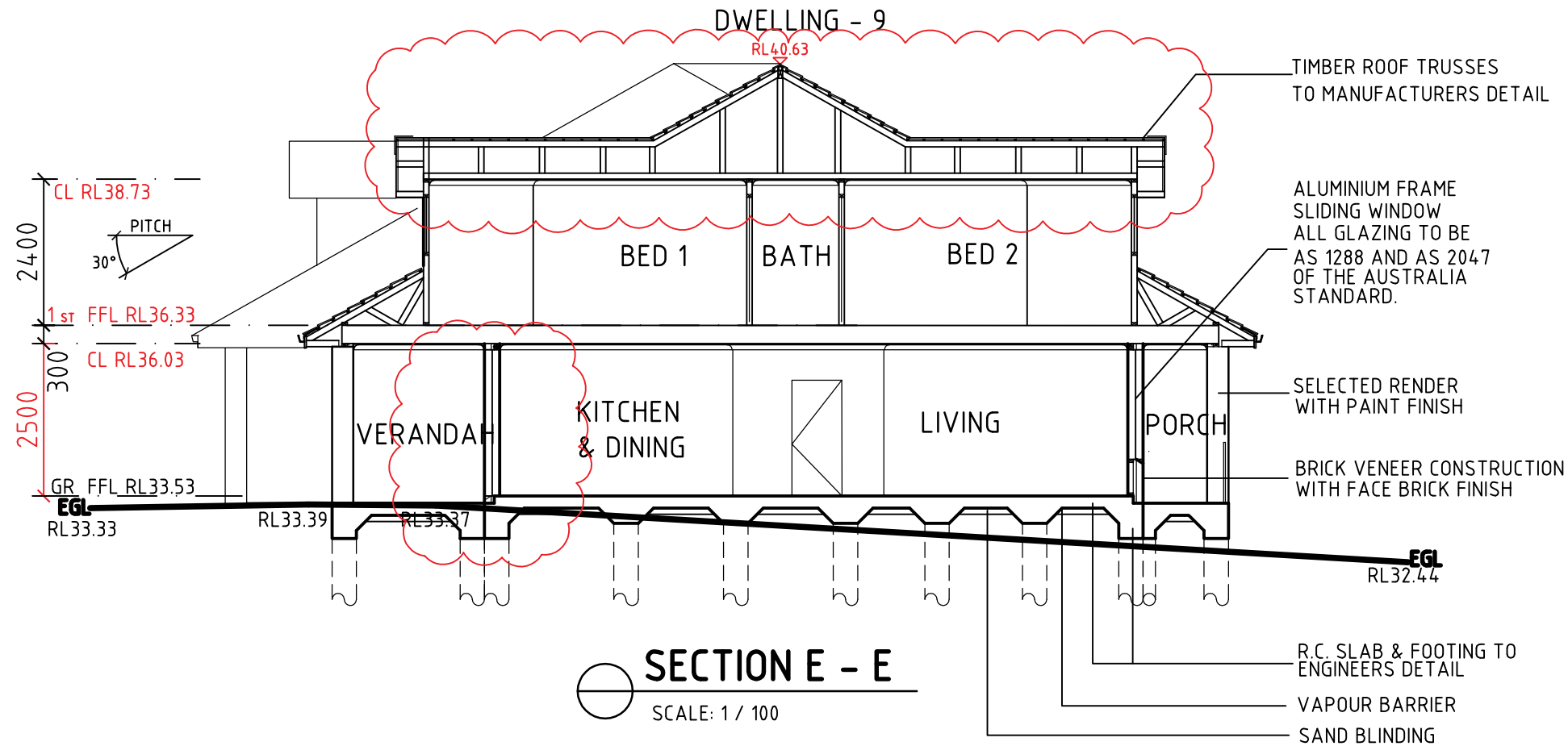
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D	09.11.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.11.20)	TWA
C	09.10.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 09.10.20)	TWA
B	10.9.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 25.8.20)	TWA
A	18.2.20	AMENDMENT PLANS AS COUNCIL REQUIRED (DATE: 07.2.20)	TWA

ISSUE	DATE	REVISION & AMENDMENT	DRAWN

SECTION B - B			
DEVELOPMENT APPLICATION			
DESIGN: ARW	CHECK BY: TWA		
SCALE: 1 / 200	DATE: 18 / SEP / 2018		
JOB No: 180618	ISSUE: E	SHEET No: 32	

LEGEND :

EW EXISTING WINDOW
AL ALUMINUM FRAME
RP RENDER PAINT FINISH
FB FACE BRICK
DDFS DURABLE AND DURACOM
TG TRANSLUCENT GLASS
GB GLASS BALUSTRADE
STOCKPILE MATERIAL AREA

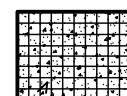
EMERGENCY LIGHTING
SMOKE DETECTOR
SPRINKLER NOTE: ALARM
FROM SMOKE DETECTOR IN
TWO MINUTES
FLOOR WASTE
REMOVABLE GRATED DRAIN
AIR / VENT
ONE HOUR FIRE ALUMINUM FRAME DOOR
WITH AUTOMATIC CLOSURE
ILLUMINATED EXIT SIGN



BMS
PP POWER POLE
SP SEWER INSPECTION POINT
TG TOP OF GUTTER
TK TOP OF KERB
V.C. VEHICULAR CROSSING
WINDOW



MATERIAL STORE AREA



STABILIZED TEMPORARY
CONSTRUCTION EXIT & ENTRANCE

SEDIMENT CONTROL
FENCE AS DETAILED

EROSION CONTROL NOTES

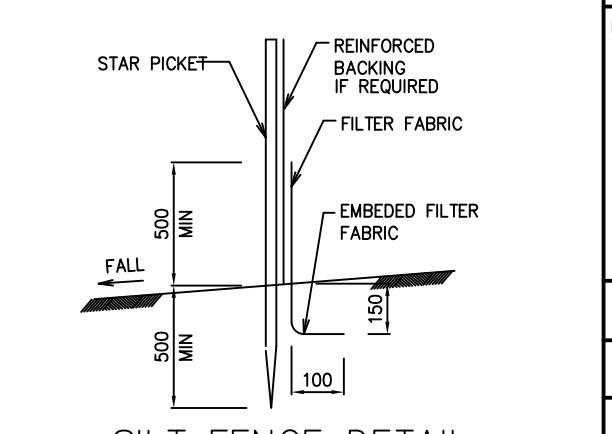
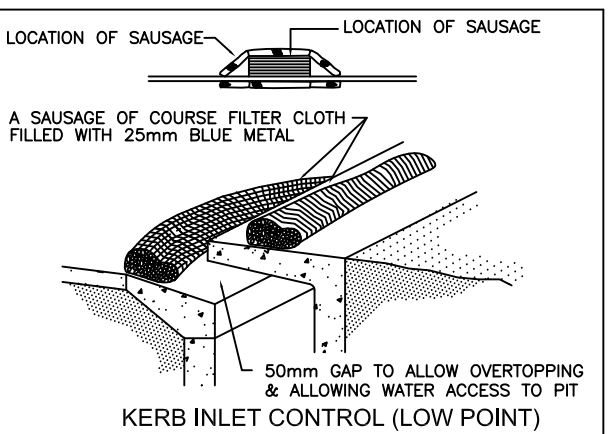
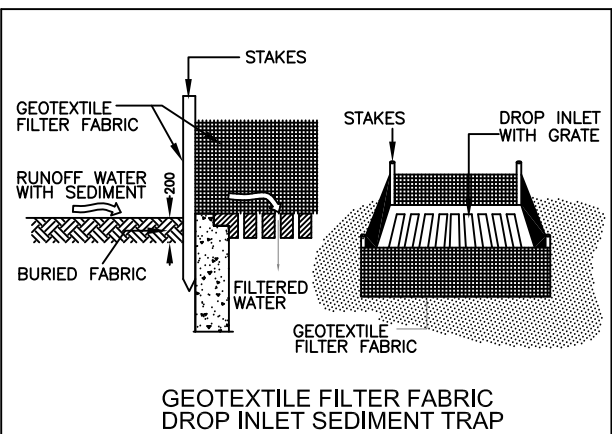
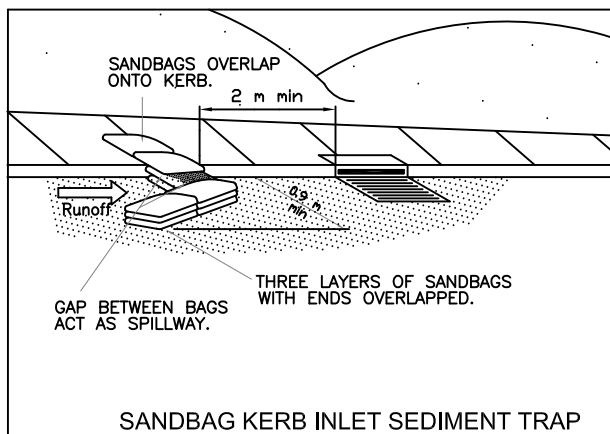
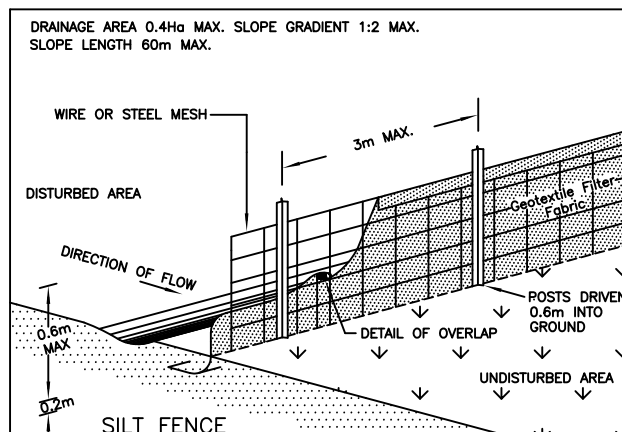
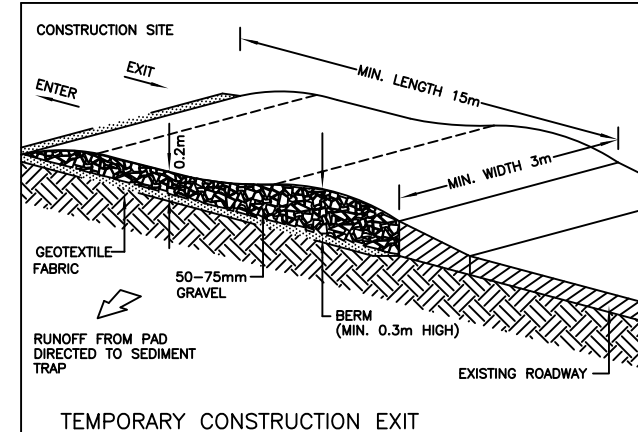
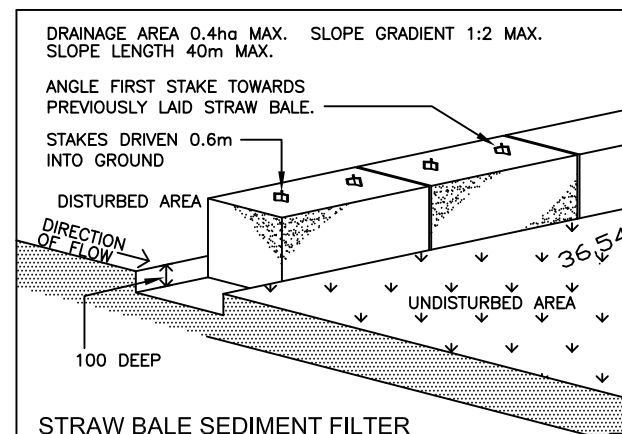
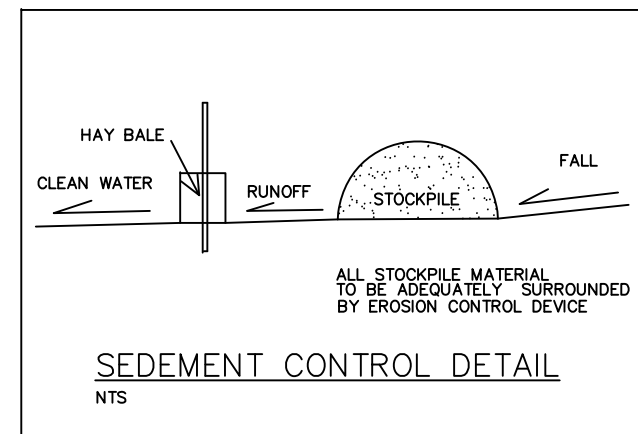
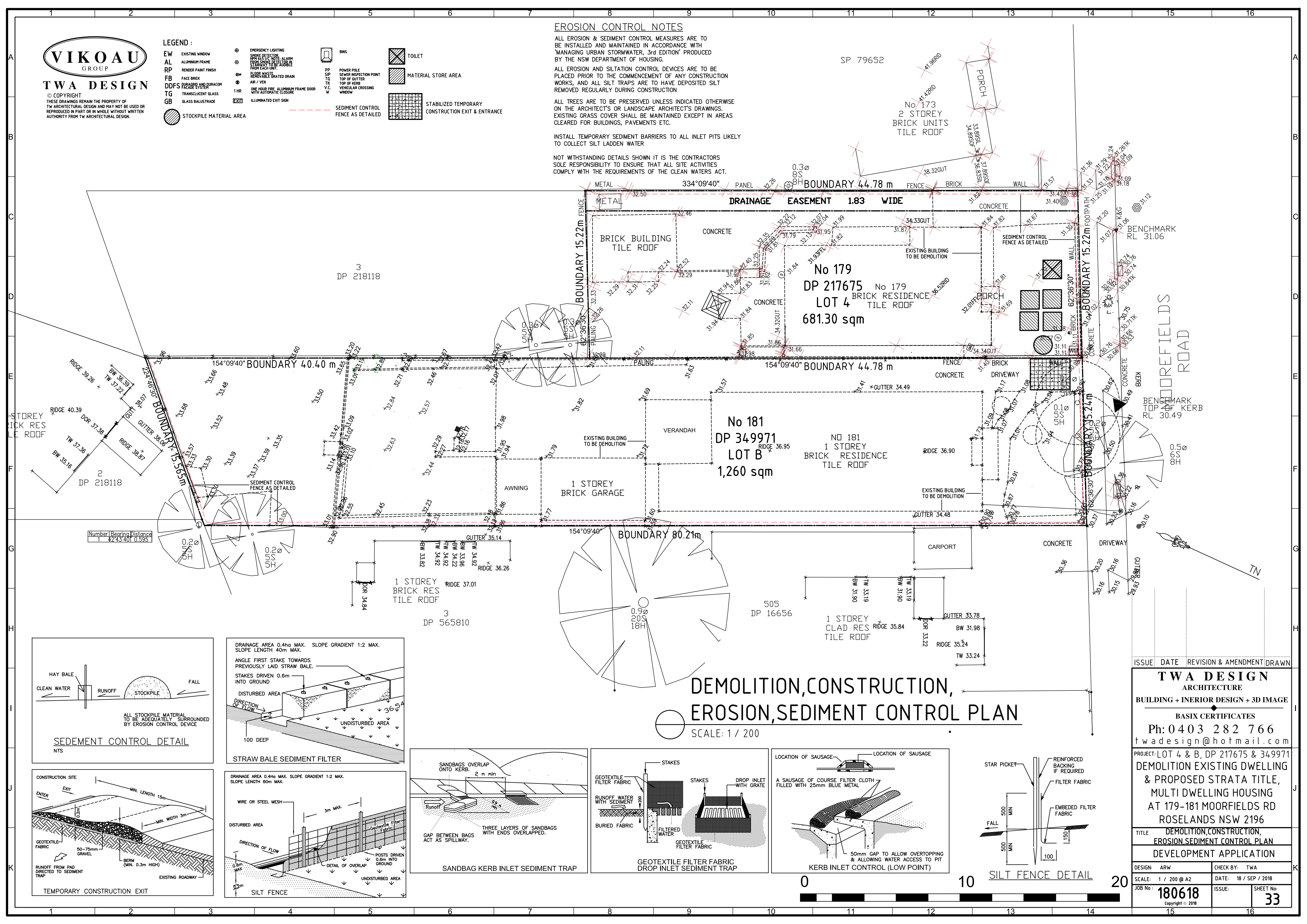
ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO
BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH
'MANAGING URBAN STORMWATER, 3rd EDITION' PRODUCED
BY THE NSW DEPARTMENT OF HOUSING.

ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE
PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION
WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT
REMOVED REGULARLY DURING CONSTRUCTION

ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE
ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS.
EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS
CLEARED FOR BUILDINGS, PAVEMENTS ETC.

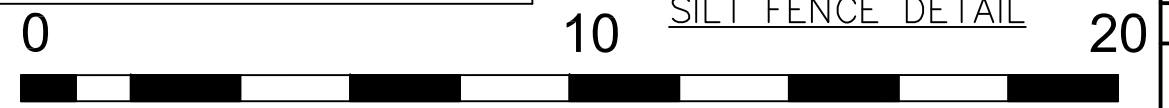
INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY
TO COLLECT SILT LADEN WATER

NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS
SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES
COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.



DEMOLITION, CONSTRUCTION,
EROSION, SEDIMENT CONTROL PLAN

SCALE: 1 / 200



ISSUE	DATE	REVISION & AMENDMENT	DRAWN
TWA DESIGN ARCHITECTURE BUILDING + INTERIOR DESIGN + 3D IMAGE BASIX CERTIFICATES Ph: 0403 282 766 twadesign@hotmail.com PROJECT: LOT 4 & B, DP 217675 & 349971 DEMOLITION EXISTING DWELLING & PROPOSED STRATA TITLE, MULTI DWELLING HOUSING AT 179-181 MOORFIELDS RD ROSELANDS NSW 2196 TITLE: DEMOLITION, CONSTRUCTION, EROSION, SEDIMENT CONTROL PLAN DEVELOPMENT APPLICATION DESIGN: ARW CHECK BY: TWA SCALE: 1 / 200 @ A2 DATE: 18 / SEP / 2018 JOB No: 180618 ISSUE: 1 SHEET No: 33 Copyright © 2018			

SCHEDULE OF MATERIALS AND COLOUR FINISHES

VIKOAU
GROUP

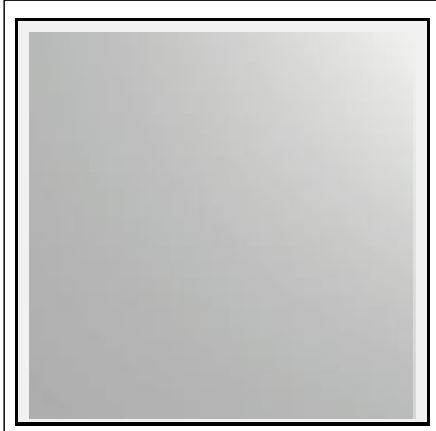
TWA DESIGN

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TWA ARCHITECTURAL DESIGN AND MAY NOT BE USED OR
REPRODUCED IN PART OR IN WHOLE WITHOUT WRITTEN
AUTHORITY FROM TWA ARCHITECTURAL DESIGN.

- 1 VOGUE GREY ROOF TILES
FROM BORAL



- 3 ALUCOBOLD "SUNISE SILVER METALIC"



- 5 ALUCOBOLD "DULUX IMAGE TONE A356"
FROM GLIDEROL PANEL LIFT GARAGE DOORS



- 2 WOODLAND GREY- WINDOWS, GUTTER & FASCIA
FROM COLORBOND STEEL



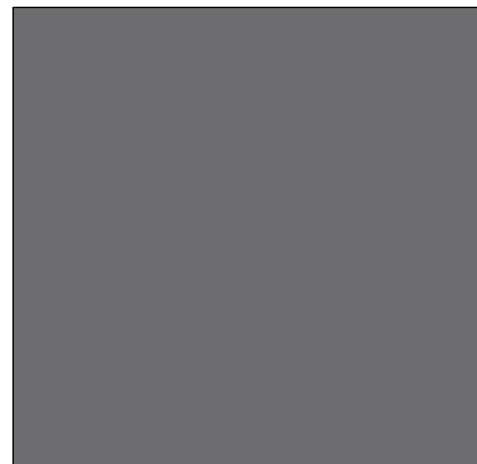
- 4 EXTERNAL WALL - OFF WHITE
FROM DULUX



- 7 WHITSUNDAY ORPHEUS WITH OFF WHITE
(IRONED) MORTAR
FROM AUSTRAL



- 6 BASALT 'SILVER' WINDOW FRAME
FROM DOWELL WINDOWS



NOTES :

- * USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWING.
- * ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- * ALL R.C STRIP FOOTINGS, R.C SLABS ON GROUND, R.C SUSPENDED SLABS, R.C STAIRS, CONCRETE COLUMNS, STRUCTURAL STEEL, BRICK WORK AND TIMBER AND ALL OTHER STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DETAILS
- * BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY.
- * STORM WATER DRAINAGE IN ACCORDANCE WITH COUNCIL STORM WATER DRAINAGE POLICY.
- * THE WHOLE OF THE WORKS IS TO BE IN ACCORDANCE WITH THE REGULATIONS, BY LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT SAA CODES.
- * PLANS ARE TO BE READ IN CONJUNCTION WITH COUNCIL APPROVALS AND THE BUILDING CODE OF AUSTRALIA.

BCA Notes:

- * ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK OR FABRICATION
- * ALL WORK TO BE PERFORMED IN A TRADESMAN LIKE MANNER AND SHALL BE STRICTLY IN ACCORDANCE WITH THE PROVISION OF THE AUSTRALIAN STANDARDS, CONDITION OF CONSENT BUILDING CODE OF AUSTRALIA, COMPLY WITH ANY STATUT AUTHORITY HAVING JURISDICTION OVER ANY OF THE PROPOSED WORK, AND ANY REQUIREMENTS SUPPLIERS, FABRICATORS, INSTALLERS OF ALL ITEMS REQUIRED TO COMPLETE THE WORK.
- * ALL STRUCTURAL DETAILS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SPECIFICATIONS.
- * ALL REFERENCES TO THE "BCA" SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIAN - CLASS 1 & CLASS 10 BUILDINGS (VOLUME 2)

- * ALL NEW TIMBERWORK AND FRAMING TO AS 1684 NATIONAL TIMBER FRAMING CODE / BCA PART 3.4
- * ALL NEW FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FOUNDATION MATERIAL HAVING SAFE BEARING CAPACITY
- * ALL NEW FORMWORK TO AS 1509 / AS 1510
- * ALL NEW CONCRETE SLAB, FOOTING & PILES TO AS 3600 / AS 2870 / BCA 3.2
- * ALL NEW STEEL REINFORCING BARS TO AS 1302
- * ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3.12.1.1
- * ALL NEW WET AREA IN ACCORDANCE WITH BCA PART 3.8.1
- * MECHANICAL VENTILATION TO ALL NEW LAUNDRY & BATH AREAS IN ACCORDANCE WITH BCA PART 3.8.5
- * ALL NEW GLAZED ASSEMBLIES (INCL WINDOW & DOORS) IN ACCORDANCE WITH BCA PART 3.6 / AS1288 / AS2047.
- * ALL NEW ROOF / WALL CLADDING & GUTTERS / DOWNPIPES IN ACCORDANCE WITH BCA PART 3.5 / AS1562.1
- * TERMITE BARRIER, OR COMBINATION OF BARRIERS, SHALL BE IN ACCORDANCE WITH BCA PART 3.13.3 & 3.13.4 / AS3660

TWA DESIGN
ARCHITECTURE

BUILDING + INTERIOR DESIGN + 3D IMAGE

BASIX CERTIFICATES

Ph: 0403 282 766

E: twadesign@hotmail.com

PROJECT LOT 4 & B, DP 217675 & 349971
DEMOLITION EXISTING DWELLING
& PROPOSED STRATA TITLE,
MULTI DWELLING HOUSING
AT 179-181 MOORFIELDS RD
ROSELANDS NSW 2196

TITLE
SCHEDULE OF MATERIALS FINISHES

DEVELOPMENT APPLICATION

DESIGN: ARW CHECK BY: TWA

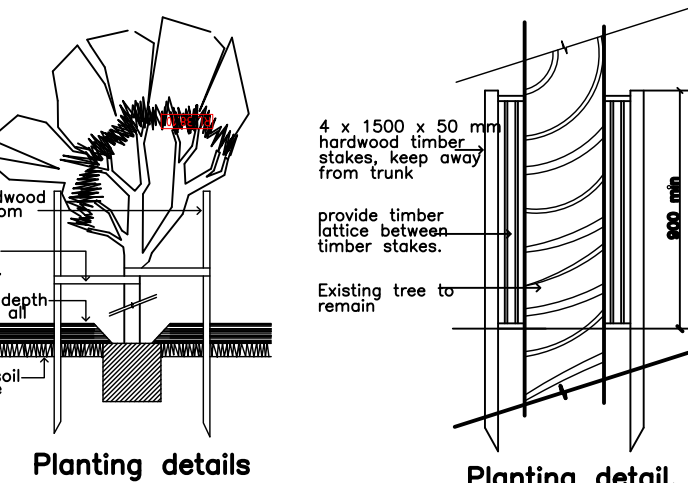
SCALE: 1 / 200 DATE: 18 / SEP / 2018

JOB No: 180618 ISSUE: SHEET No:

34

LEGEND :

EW	EXISTING WINDOW	⊕	EMERGENCY LIGHTING	⊠	BINS
AL	ALUMINIUM FRAME	⊙	SMOKE DETECTOR HPM 645 I/C NOTE: ALARM FROM SMOKE DETECTOR IN STAIRWAY TO BE AUDIBLE FROM EACH UNIT.	⊠	HWS
RP	RENDER PAINT FINISH	⊙	FLOOR WASTE REMOVABLE GRATED DRAIN	⊠	HWS
FB	FACE BRICK	⊙	AIR / VEN	⊠	HWS
DDFS	DURAGRID AND DURACOM FACADE SYSTEM	⊙	ONE HOUR FIRE ALUMINIUM FRAME DOOR WITH AUTOMATIC CLOSURE	⊠	HWS
TG	TRANSLUCENT GLASS	⊙	ILLUMINATED EXIT SIGN	⊠	HWS
GB	GLASS BALUSTRADE	⊙		⊠	HWS



Planting detail,
DP 218118

