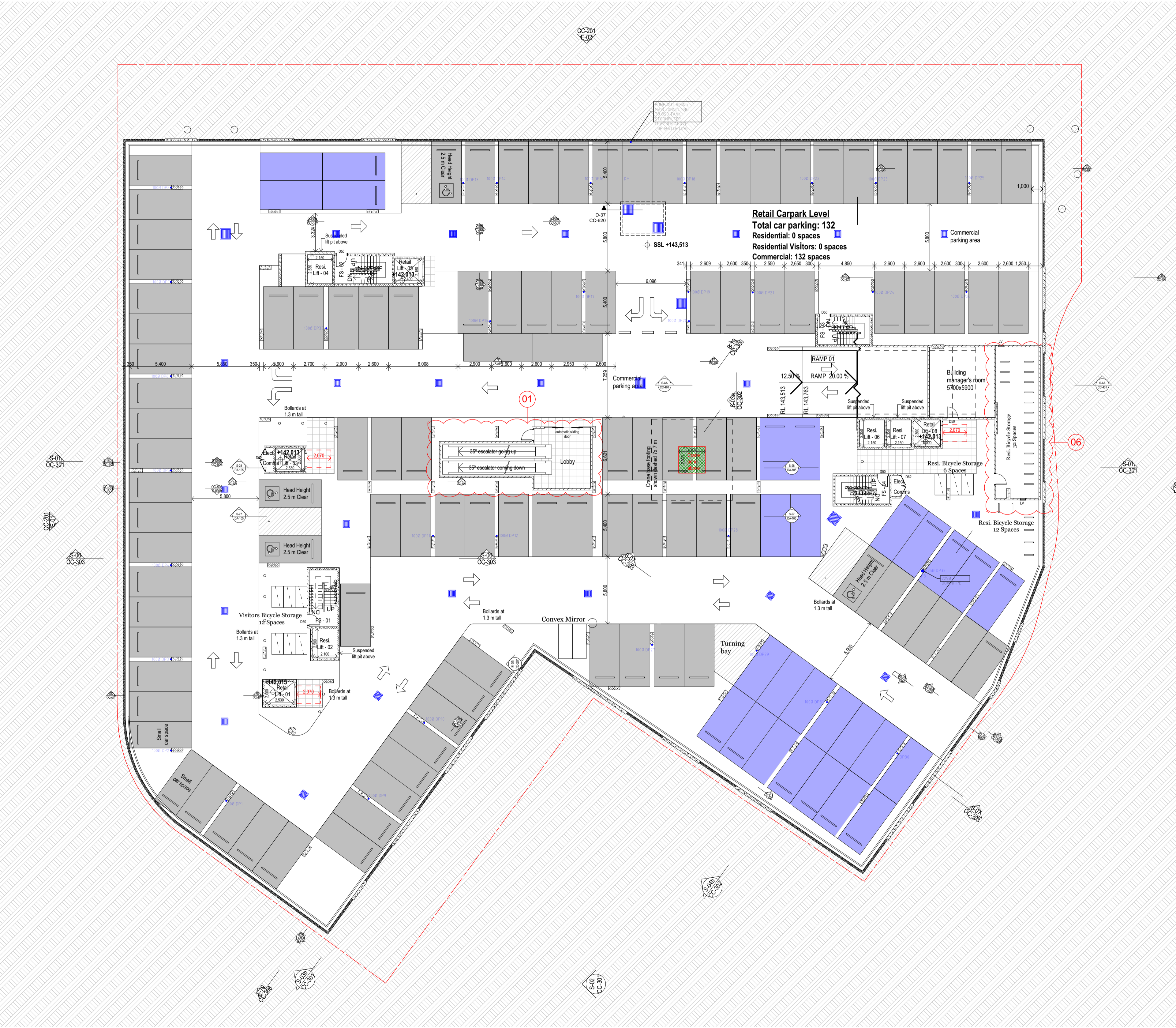
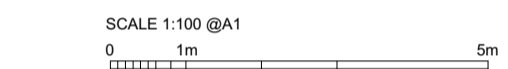


SCHEDULE OF AMENDMENTS:

- 01- Proposed escalator of 35° off the piazza B02 to retail carpark on B04 with an enclosed lobby and new retail toilets for men, female, disability and a parent room on B03. Also a trolley storage is proposed with some adjustments to car spaces and storages.
- 2- Glass enclosure for the escalator on B02.
- 3- Replacement for all the fixed glazing retail shopfronts around the piazza with sliding folding doors.
- 4- The relocation of the mail box room and parcel storage.
- 5- Splitting retail 09 into three retails: 09, 9A and 9B.
- 6- Bicycle resi. storage relocated from level B03 to B04.
- 7- Relocating some of the storage cages on B03.
- 8- Minor adjustments to the planter boxes to work with the proposed escalators and the path of fire escape with no reduction to its surface area.
- 9- Splitting retail 03 into two retails: 03 and 3a with a new ramp. Also reducing the area of retail 04.

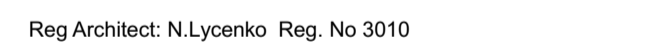




NOTES
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON
SITE PRIOR TO THE COMMENCEMENT OF WORK.
DRAWINGS ARE NOT TO BE SCALED.
USE ONLY FIGURED DIMENSIONS.

PREPARED BY _____

PREPARED BY _____



CLIENT

28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING

Basement 03 plan

DATE FEB 2025 NORTH 

DRAWN JS	CHECK NL	
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1.200 @ A1 Sheet Size	
TIME IN	1.000

STATUS	JOB NO.
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01- Proposed escalator of 35° off the piazza B02 to retail carpark on B04 with an enclosed lobby and new retail toilets for men, female, disability and a parent room on B03. Also a trolley storage is proposed with some adjustments to car spaces and storages.

- 2- Glass enclosure for the escalator on DO2.
- 3- Replacement for all the fixed glazing retail shopfronts around the piazza with sliding folding doors.
- 4- The relocation of the mail box room and parcel storage.

- 5- Splitting retail 09 into three retails: 09, 9A and 9B.
- 6- Bicycle resi. storage relocated from level B03 to B04.
- 7- Relocating some of the storage cages on B03.

8- Minor adjustments to the planter boxes to work with the proposed escalators and the path of fire escape with no reduction to its surface area.

9- Splitting retail 03 into two retails: 03 and 3a with a new ramp. Also reducing the area of retail 04.

DOORS
Fire stair doors - self-closing
Entry doors to sole-occupancy
units - self closing
Lift landing doors
Doors to Electrical cupboards
Garbage Room hopper doors

ALL CONTRACTOR, MANUFACTURES AND WORKERS TO PROVIDE THE WORKS AS PER CURRENT BCA AND AUSTRALIAN STANDARDS DETAILS AND REQUIREMENTS.

BUILDING CODE OF AUSTRALIA COMPLIANCE PROVISIONS

1. Masonry construction is to comply with BCA 2022 AS 3700 part 5.
2. Aluminium construction is to comply with BCA 2022 clause A508.
3. Timber construction is to comply with clause 6.5.1730.1 – 2010 and 1.2.3.3.2 & 4.5

4. Glazing assemblies are to comply with BCA 2022 part 8 clause H1D8(1) & (2).

6. Lifts installation to comply with BCA 2022 part E3.
7. Fire resisting construction to comply with BCA 2022 clause G202.

10. Performance of external walls in a fire to comply with BCA 2022 clause C2012.

13. Building elements required to have an FRL shall be designed to comply with BCA 2022

15. Flooring and floor framing of lift pits must be non-combustible. (Type A)

18. A Non-loadbearing internal wall required to be fire resisting and shaft walls, must be noncombustible construction (Type A).

19. The ceiling immediately below the roof is to have a resistance to the incipient spread of fire of not less than 60 minutes. (Clause SSC15(d)).

23. Doorways in fire walls in accordance with BCA 2022 Clause C4D6 and table 2.1 of the F.E.R.

25. Doorways in fire isolated exits in accordance with BCA 2022 Clause C4D9 and table 2.1 of the F.E.R.

[illegible]

47. Installation in line and paths of pipes to comply with BAC 2002 clause D0001, clause D0002 and clause H0003
48. Installation in line and paths of pipes to comply with BAC 2002 clause D0001, clause D0002 and clause H0003
49. Operation of doors in compliance with BAC 2002 clause D0020 and the F.R.E.I.R. 2002
50. Operation of doors in compliance with BAC 2002 clause D0020 and the F.R.E.I.R. 2002
51. Protection of openable windows in accordance with BAC 2002 clause D0020
52. Protection of openable windows in accordance with BAC 2002 clause D0020
53. Waterproofing membranes for external above ground use in compliance with BAC 2002 clause H0003
54. Waterproofing membranes for external above ground use in compliance with BAC 2002 clause H0003
55. Sarking in compliance with BAC 2002 clause F0001
56. Sarking membranes to be installed in accordance with or equivalent, as required in accordance with BAC 2002 specification D0010 clause S0002
57. Sarking membranes to be installed in accordance with or equivalent, as required in accordance with BAC 2002 specification D0010 clause S0002
58. Floor waters shall be in compliance with BAC 2002 clause F0001 and F0002
59. Floor waters shall be in compliance with BAC 2002 clause F0001 and F0002
60. Floor waters shall be in compliance with BAC 2002 clause F0001 and F0002
61. The accessories supply facility and annual facilities for people with disabilities shall be in compliance with BAC 2002 clause H0003
62. Construction of sanitary facilities to be in compliance with BAC 2002 clause D0001
63. Construction of sanitary facilities to be in compliance with BAC 2002 clause D0001
64. Accessible car parking in compliance with BAC 2002 clause D0001
65. Accessible car parking in compliance with BAC 2002 clause D0001
66. Natural lighting to be in compliance with BAC 2002 clause F0001
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100. Natural lighting to be in compliance with BAC 2002 clause F0001

[illegible]

7	SETPOINT POINT
AL	AIR CONDENSER
AL	ALUMINUM ANGLE
B	BOLLARD TO AS2696 B
BT/W	BOUNDARY TRAP FLATE WASTE
DD	DOWNPIPE
DD	DISH DRAIN OUTLET
E	ELECTRICAL RISER CUPBOARDS
FW	FIRE EXTINGUISHANT
F/R	FIRE HOSE REEL
FW	FLOOR WASTE
LD	GRAVEL DRAIN
LP	LIGHT POLE
MS	MECHANICAL RISER
MSB	MAIN SWITCHBOARD
T	TAILFISH
OF	OVERFLOW
RWD	RANNAWAY OUTLET
ST	STORAGE
H	HYDRAULIC RISER CUPBOARDS
WS	WHEELSTOP TO AS2690 1

TERMINAL PERFORMANCE SPECIFICATIONS

NOTE: REFER TO BASIX CERTIFICATION NUMBER X FOR DETAILS AND SPECIFICATION

THERMAL PERFORMANCE SPECIFICATIONS

NOTE: REFER TO BASIX CERTIFICATE NUMBER X
FOR DETAILS AND SPECIFICATION

SCHEDULE OF AMENDMENTS:

- 01- Proposed escalator of 35° off the piazza B02 to retail carpark on B04 with an enclosed lobby and new retail toilets for men, female, disability and a parent room on B03. Also a trolley storage is proposed with some adjustments to car spaces and storages.
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FRL OF BUILDING ELEMENTS

TYPE A CLASS 2 CONSTRUCTION - UNITS

TYPE A CLASS 7 CONSTRUCTION - CARPARK

DEFINITIONS (as BCA)

STRUCTURAL ADEQUACY, in relation to an FRL, means the ability to maintain stability and adequate load bearing capacity as determined by as 1530.4.

INTEGRITY, in relation to an FRL, means the ability to resist passage of flames and hot gases specified in as 1530.4.

INSULATION, in relation to an FRL, means the ability to maintain a temperature on the surface not exposed to the furnace below the limits specified in as 1530.4.

BUILDING ELEMENT

REFER TO BCA 2022

EXTERNAL WALL (including any column and other building element incorporated there in) or other external building element, where the distance from any fire source feature to which it is exposed is -

Item

FRL Class 7a

FRL Class 8

FRL Class 2

Basement 03

Basement 02

Ground floor - over retail

First floor - over retail

First floor - over residential

Roof

Non-combustible

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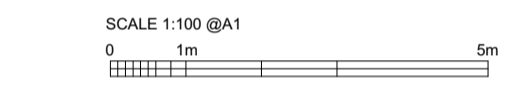
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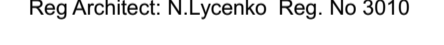
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1			
REV	DATE	BY	AMENDMENTS

PREPARED BY



PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

Section

1

[illegible]

ISSUE

	JOB NO.
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NOTE: REFER TO BASIX CERTIFICATE NUMBER X
FOR DETAILS AND SPECIFICATION

INSULATION, in relation to an FRL, means the ability to maintain a temperature on the surface not exposed to the flame below the limits specified in AS 1530.4.

DOORS
Fire stair doors - self-closing
Entry doors to sole-occupancy
units - self closing
Lift landing doors
Doors to Electrical cupboards
Garbage Room hopper doors

BUILDING CODE OF AUSTRALIA COMPLIANCE PROVISIONS

1. Masonry construction is to comply with BCA 2022 AS 3700 part 5.

- a) 1684-210 and 182; AS 1684 - 210 and AS 1684 - 210 and C.O. 1684 - 210
- b) Determination of structural resistance of materials and forms in conformance with BCSA 2022 Clause 9
- c) Lateral resistance in comply with BCSA 2022 part E3.
- d) Fire Resistance in comply with BCSA 2022 clause C209
- e) Lightweight construction is in comply with BCSA 2022 clause C209
- f) Thermal insulation in comply with BCSA 2022 clause C209
- g) Performance of external walls in fire to comply with BCSA 2022 clause C212
- h) External walls in fire to comply with BCSA 2022 clause C212
- i) FRL of floors in comply with BCSA 2022 clause C354C
- j) FRL of roof in comply with BCSA 2022 clause C354C
- k) External walls, concrete wall are to be non-combustible. (Type A)
- l) Flooring and roof framing if all pits must be non-combustible. (Type A)
- m) External walls, concrete wall are to be non-combustible. (Type A)
- n) Roofing material must be non-combustible or masonry type. (Type A)
- o) Loadbearing internal walls must be non-combustible or masonry type. (Type A)
- p) Non-loadbearing internal walls must be non-combustible or masonry type. (Type A)
- q) External walls, concrete wall are to have a resistance to the impact stress of fire test less than 60 minutes. (Clause 556) to comply with BCSA 2022 clause C516
- r) Vertical separation of opening in accordance with BCSA 2022 clause C307
- s) Vertical separation of opening in accordance with BCSA 2022 clause C307
- t) Doorways in fire walls in accordance with BCSA 2022 clause C40E and table 2 of the F.R.E.C. 2022
- u) Doorways in fire walls in accordance with BCSA 2022 clause C40E and table 2 of the F.R.E.C. 2022
- v) Doorways in fire insulated walls in accordance with BCSA 2022 clause C42E and table 2 of the F.R.E.C. 2022

[illegible][illegible]

71. Sound insulation rating of walls to comply with BS2422 clause F708. New walls between occupancies units are there for a C_{tr} not less than 40. New walls separating dwellings, service commercial, laundry or clinic or food service unit from a habitable room shall comply with BS2422 clause F708.
72. New doors to be a C_{tr} not less than 20 and not less than 20 of discontinuous construction. Discontinuous construction means a wall forming a minimum 20mm cavity between separate units.
73. New entry doors to residential units opening to the public corridor to have an C_{tr} not less than 20.
74. Sound insulation rating of internal services to comply with BS2422 clause F707.
75. Sound insulation rating of service pipes to comply with BS2422 clause F708 and 40 adjacent rooms are a kitchen or non-habitable room.
76. Sound insulation rating of service pipes to comply with BS2422 clause F708.
77. Signage to comply with BS2422 clause D407.
78. Signs related to safety to comply with BS2422 clause D409.
79. Well vent connection to BS2422 clause F722.

NOTE

Current Area downwards and door hardware to comply with Clause 11 of AS/NZS 12006

2.1m head clearance to Accessible parking spaces and 2.5m head clearance accessible spaces and associated signage as in accordance with AS2890-2009;

7	SETPOINT POINT
AL	AIR CONDENSER
AL	ALUMINUM ANGLE
B	BOLLARD TO AS2696 B
BT/W	BOUNDARY TRAP FLATE WASTE
DD	DOWNPIPE
DD	DISH DRAIN OUTLET
E	ELECTRICAL RISER CUPBOARDS
FW	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FW	FLOOR WASTE
LD	GRAVEL DRAIN
LP	LIGHT POLE
MS	MECHANICAL RISER
MSB	MAIN SWITCHBOARD
T	TAILFISH
OF	OVERFLOW
RWD	RANNAWAY OUTLET
ST	STORAGE
H	HYDRAULIC RISER CUPBOARDS
WS	WHEELSTOP TO AS2690 1

TERMINAL PERFORMANCE SPECIFICATIONS

NOTE: REFER TO BASIX CERTIFICATION NUMBER X FOR DETAILS AND SPECIFICATION