#### 1- (Deleted).

2- EF-04, EF-05 & EF-06: the "painted concrete" is replaced with "render paint" as specified in the legend of the schedule of finishes.

3- Retail 05 - on ground floor level: The external wide entry ramp to retail 05 has been enclosed to be an internal space within the shop with a narrower internal ramp.

4- The void space which is adjacent to retail 03 on ground floor level has been removed and that space has been allocated to retail 03. 5- Highlight windows W66, W67 and W68 have been added to retails 03 and retail 05 on lower ground floor to bring natural light into the retails. 6- Unit LG12: The internal storage has been relocated to either sides of the TV unit, replaced with a powder room with minor adjustments to the layout of the unit.

7- Unit LG13: The internal storage has been relocated to one side of the TV unit and replaced with a powder room.

8- Unit LG04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.58 m2. The entry to this unit has been shifted away from lift 05 overrun, since the lift overrun extrudes 600 mm over the SSL of lower ground floor. This change is crutial for lift 05 to work.

9- Unit LG01: The external wall of the living room has been pushed out 500 mm to improve the internal layout of the unit.

10- Unit 1.12: The external north facing wall has been pushed out 2300 mm to improve the internal layout of the unit and its area has increased by 18.6 m2.

11- Unit G04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.73 m2.

12- Unit L1.04: The surface area of this unit has increase by 18.63 m2. The internal layout has been amended and an additional balcony is proposed.

13- The roof is extended over the new extension of unit L1.04.

14- Unit L1.11: internal amendments to floor plan to avoid drainage of bathrooms inside lift 01 overrun below.

Floor level	GFA approved	GFA Proposed
Level 01 Ground floor Lower Ground Basement 02 Basement 03 Basement 04	1680 m2 2734 m2 2759 m2 3140 m2 4283 m2 4283 m2	1721 m2 2838 m2 2782 m2 3140 m2 4283 m2 4283 m2
Total GFA	18879 m2	19047 m2

Floor level	GFA approved GFA Proposed	
Level 01 Ground floor Lower Ground Basement 02 Basement 03 Basement 04	1680 m2 2734 m2 2759 m2 3140 m2 4283 m2 4283 m2	1721 m2 2838 m2 2782 m2 3140 m2 4283 m2 4283 m2
Total GFA	18879 m2	19047 m2

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.
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

FRL (in minutes) Structural Adequacy/ BUILDING ELEMENT Integrity/Insulation REFER TO BCA PART C3 SPEC. C1.1 CLAUSE C 3.1 Table 3 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 -

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Loadbearing External Walls			
<ul> <li>Less than 1.5m from a FSF</li> </ul>	90/90/90	120/120/120	180/180/180
<ul> <li>1.5 - 3m from a FSF</li> </ul>	90/60/60	120/90/90	180/180/120
<ul> <li>3m or more from a FSF</li> </ul>	90/60/30	120/60/30	180/120/90
Non-Loadbearing External Walls			
<ul> <li>Less than 1.5m from a FSF</li> </ul>	-/90/90	-/120/120	-/180/180
<ul> <li>1.5 - 3m from a FSF</li> </ul>	-/60/60	-/90/90	-/180/120
<ul> <li>3m or more from a FSF</li> </ul>	-/-/-	-/-/-	-/-/-
External Columns (not incorporated into an external			
wall)			
<ul> <li>Loadbearing</li> </ul>	90/-/-	120/-/-	180/-/-
<ul> <li>Non-loadbearing</li> </ul>	-/-/-	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180



C	DOORS
F	Fire stair doors - self-closing
E	Entry doors to sole-occupancy inits - self closing
L	ift landing doors
C	Doors to Electrical cupboards
C	Garbage Room hopper doors

-/60/30 -/60/30 -/60/-Non combustib -/60/30



#### 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 SECTION B STRUCTURE - B1.2 – AS1170 Structural loads

- B1.3 - AS3600 AS3700 AS4100 Structural design - B1.4 – AS 3600 Materials & Forms Constructions

- SECTION C FIRE RESISTANCE - C1.1 - Spec. C1.1 Fire Resisting Construction - C1.8 – Spec. C1.8 Lightweight construction - C1.10 - Spec. C1.10 Compliance with fire hazard properties - C2.6 – Vertical Separation of Openings in External walls - C2.7 – Separation of fire compartments - C2.10 – Spec. C1.1 Separation of lift shafts
- C2.12 Separation of equipment - C2.13 - Electricity Supply System
- D2.17 Handrails - D2.20 - Swinging Doors

- D2.14 – Landings

- D2.15 - Thresholds

- D2.16 – Balustrades

4 or more

- D2.21 - Operation of latch - D2.23 - Sign on doors

- C3.2 - Clause C3.4 Protection of openings

- C3.10 – AS 1735.11 Fire doorsets to lift shafts

- C3.12 & C3.15 – Fire sealing of penetrations

- D2.4 - Separation of rising & descending flights

- D2.8 - Spec. C1.1 & Spec. C3.4 Enclosures under

- D2.7 – Installations in exits and paths of travel

- C3.8 – Opening in Fire Isolated Exits

SECTION D ACCESS AND EGRESS

of Class 2 & 3

- D1.10 – Discharge from Exits

stairways

- D2.13 - Goings & Risers

- C3.4 – Acceptable Methods of protection (of openings)

- C3.11 - Spec. C1.1 & Spec. C3.4 Bounding construction

- Table A spec. C1.1 – AS 1530.4 Fire resistance levels

Rise in storeys Class of building 2, 3, or 9 Class of building 5, 6, 7or 8

- D2.24 - Protection OF openable windows - D3.2 – AS1428.1 General Building access requirements - D3.3 – Parts of Building to be Accessible

- D3.5 – AS1428.1 Disable carparking - D3.6 - AS1428.1 & Spec. D3.6 Signage for accessible facilities, Service & Features - D3.8 - AS/NZS 1428.4.1 Tactile indicators

# SECTION E SERVICES AND EQUIPMENT

- E1.3 – AS 2419.1 Hydrant system - E1.4 – AS 2441 Hose reel system - E1.5 – AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5

Sprinkler system - E1.6 – AS 2444 Portable fire extinguishers - E2.2 - Table E2.2a – Spec. E2.2a Smoke detection and alar system

- E3.2 – Stretcher facility in lifts - E3.3 – Warning Sign - E3.6 - AS 1735.12 Facilities for disabilities - E3.7, E3.9 & E3.10 – Fire service controls

- E4.2/E4.4 – AS/NZS 2293.1 Emergency lighting - E4.6/E4.8 – AS/NZS 2293.1 Exit Signs

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- F5.5 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls - F5.6 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of services - F5.7 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of pumps

rating of floors

SECTION G ANCILLARY PROVISIONS - NSW G1.101– Provision of cleaning of windows

- F5.4 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation

SECTION HEALTH AND AMENITY

- F1.4 – External waterproofing

- F1.9/ F1.10 - Damp proofing

- F3.1 – Height of rooms

- F4 - Lighting and Ventilation

- F1.11 - Provision of floor wastes

- F4.4 – AS/NZS 1680 Artificial lighting

- F4.5 - AS 1668.2 Mechanical ventilation

- F1.1 – AS/3500.3.2 Stormwater drainage

- F1.7 – AS 3740 Waterproofing of wet areas

- F2.5 - Construction of sanitary compartments

S-AA (CC-401)	
S-01 DA-301	SCALE 1:100 @A1 0 1m 5m
Comparison	1       Image: Ima
EGENDS EGENDS SETOUT POINT AC AIR CONDENSER AL ALUMINUM ANGLE B BOUNDARY TRAP FLOOR WASTE B BOUNDARY TRAP FLOOR WASTE DO DISH DRAIN OUTLET E E ELECTRICAL RISER CUPBOARDS FIF FIRE HYDRANT FHRE HYDRANT FHRE FIRE HYDRANT FHRE HYDRANT FHRE HYDRANT FHRE FIRE FIRE HYDRANT FHRE FIRE FIRE FIRE FIRE FIRE FIRE FIRE FI	CLIENT  PROJECT 28 Lockwood avenue, BELROSE NSW 2085  DRAWING Lower ground floor plan  DATE MAR 2024 NORTH
M         MECHANICAL RISER           MSB         MAIN SWITCHBOARD           T         TACTILES           OF         OVERFLOW           RWO         RAINWATER OUTLET           ST         STORAGE           H         HYDRAULIC RISER CUPBOARDS           WS         WHEELSTOP TO AS2890.1	DRAWN JS CHECK NL SCALE 1:200 @A1 Sheet Size
THERMAL PERFORMANCE SPECIFICATIONS NOTE: REFER TO BASIX CERTIFICATE NUMBER 1061176M_03 FOR DETAILS AND SPECIFICATION	DWG NO.DA-104ISSUE4STATUS ISSUE FOR SECTION 4.55JOB NO.

#### 1- (Deleted).

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layout of the unit. 7- Unit LG13: The internal storage has been relocated to one side of the TV unit and replaced with a powder room.

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Floor level	GFA approved	GFA Proposed
Level 01 Ground floor Lower Ground Basement 02 Basement 03 Basement 04	1680 m2 2734 m2 2759 m2 3140 m2 4283 m2 4283 m2	1721 m2 2838 m2 2782 m2 3140 m2 4283 m2 4283 m2
Total GFA	18879 m2	19047 m2

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Total GFA	18879 m2	19047 m2





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

DEEP SOIL ZONE

Resi. Bin Holding Room 17 x Garbage

13 x Recvclir

**RETAIL 03 - GENERAL** 

A: 136 m2

3 m Floor to ceiling

height

RETAIL 04 - GENERAL

A: 196.12 m2

3 m Floor to ceiling

height

A: 140 m2

height ~SSL+158.7(

> 1000 mm wide louvered door H 3.0 m 3 m high

3 m Floor to ceilin

SSL +158,700

Liff - 61

SSL +158,700

780 by 2,900 235363 3,040 by 2,600 180

**RETAIL 01 - GENERAL** A: 128.45 m2

SSĻ +158,700

SSL +158,700

**RETAIL 02 - GENERAL** A: 74.22 m2

3 m Floor to ceiling height SSL +158,700

1285263

<mark>⊱, SSL +158,6</mark>0

Ramp

BAA BAA BAA BAA BAA SSL +158,600 1.2/

SL +158.45

SSL +158 400

\$\$L|+158,400

+158.450

740 H 2.

**ESSL** 158,600

PEDESTRIAN

PEDESTRIAN ENTRY 8

PEDESTRIAN

PEDESTRIAN

ENTRY 6

(04)

PEDESTRIAN

ENTRY 5

ENTRY 7

VENUE

LOCKWOOD L

ENTRY 9

-/60/30 -/60/30 -/60/-Non combustib -/60/30

2000 KO

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.
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INSULATION, in relation to an FRL, means the ability to maintain a temperature on the surface not exposed to the

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FRL (in minutes) Structural Adequacy/ BUILDING ELEMENT Integrity/Insulation REFER TO BCA PART C3 SPEC. C1.1 CLAUSE C 3.1 Table 3 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 -

Iding Element – Type A Construction	Class 2	Class 7a	Class 6
dbearing External Walls			
Less than 1.5m from a FSF	90/90/90	120/120/120	180/180/180
1.5 - 3m from a FSF	90/60/60	120/90/90	180/180/120
3m or more from a FSF	90/60/30	120/60/30	180/120/90
n-Loadbearing External Walls			
Less than 1.5m from a FSF	-/90/90	-/120/120	-/180/180
1.5 - 3m from a FSF	-/60/60	-/90/90	-/180/120
3m or more from a FSF	-/-/-	-/-/-	-/-/-
ernal Columns (not incorporated into an external			
1)			
Loadbearing	90/-/-	120/-/-	180/-/-
Non-loadbearing	-/-/-	-/-/-	-/-/-
nmon Walls and Fire Walls	90/90/90	120/120/120	180/180/180

shafts not used for the discharge Loadbearing Non-loadbearing er loadbearing internal walls, internal beams, trusses and columns





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S-04a DA-302

S-03a CC-006

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

SECTION B STRUCTURE - B1.2 – AS1170 Structural loads - B1.3 - AS3600 AS3700 AS4100 Structural design

- B1.4 – AS 3600 Materials & Forms Constructions SECTION C FIRE RESISTANCE - C1.1 - Spec. C1.1 Fire Resisting Construction - C1.8 – Spec. C1.8 Lightweight construction - C1.10 - Spec. C1.10 Compliance with fire hazard properties

- C2.6 – Vertical Separation of Openings in External walls - C2.7 – Separation of fire compartments - C2.10 – Spec. C1.1 Separation of lift shafts - C2.12 - Separation of equipment - C2.13 - Electricity Supply System

- C3.4 – Acceptable Methods of protection (of openings) - C3.8 – Opening in Fire Isolated Exits - C3.10 – AS 1735.11 Fire doorsets to lift shafts - C3.11 - Spec. C1.1 & Spec. C3.4 Bounding construction of Class 2 & 3 - C3.12 & C3.15 – Fire sealing of penetrations - Table A spec. C1.1 – AS 1530.4 Fire resistance levels Rise in storeys Class of building 2, 3, or 9 Class of building 5, 6, 7or 8 4 or more

- C3.2 – Clause C3.4 Protection of openings

SECTION D ACCESS AND EGRESS - D1.10 – Discharge from Exits - D2.4 - Separation of rising & descending flights - D2.7 – Installations in exits and paths of travel

- D2.8 - Spec. C1.1 & Spec. C3.4 Enclosures under stairways - D2.13 - Goings & Risers

- D2.14 Landings - D2.15 - Thresholds
- D2.16 Balustrades - D2.17 – Handrails
- D2.20 Swinging Doors
- D2.21 Operation of latch - D2.23 - Sign on doors

- D2.24 - Protection OF openable windows - D3.2 - AS1428.1 General Building access requirements - D3.3 – Parts of Building to be Accessible

- D3.5 – AS1428.1 Disable carparking - D3.6 - AS1428.1 & Spec. D3.6 Signage for accessible

facilities, Service & Features - D3.8 - AS/NZS 1428.4.1 Tactile indicators

SECTION E SERVICES AND EQUIPMENT

- E1.3 – AS 2419.1 Hydrant system - E1.4 – AS 2441 Hose reel system - E1.5 – AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system

- E1.6 – AS 2444 Portable fire extinguishers - E2.2 - Table E2.2a – Spec. E2.2a Smoke detection and alar system - E3.2 – Stretcher facility in lifts

E3.3 – Warning Sign
E3.6 – AS 1735.12 Facilities for disabilities - E3.7, E3.9 & E3.10 – Fire service controls - E4.2/E4.4 – AS/NZS 2293.1 Emergency lighting - E4.6/E4.8 – AS/NZS 2293.1 Exit Signs

SECTION HEALTH AND AMENITY - F1.1 – AS/3500.3.2 Stormwater drainage

- F1.4 External waterproofing - F1.7 – AS 3740 Waterproofing of wet areas
- F1.9/ F1.10 Damp proofing
- F1.11 Provision of floor wastes - F2.5 - Construction of sanitary compartments
- F3.1 Height of rooms
- F4 Lighting and Ventilation - F4.4 – AS/NZS 1680 Artificial lighting
- F4.5 AS 1668.2 Mechanical ventilation
- F5.4 AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of floors - F5.5 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls - F5.6 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation
- rating of services F5.7 AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of pumps

SECTION G ANCILLARY PROVISIONS - NSW G1.101– Provision of cleaning of windows

	SCALE 1:100 @A1         1
EGENDS Set out point AC AIR CONDENSER AL ALUMINUM ANGLE BA ALUMINU	CLIENT         PROJECT         28 Lockwood avenue,         BELROSE         NSW 2085         DRAWING         ground floor plan         DATE       MAR 2024         DRAWN JS       CHECK NL         SCALE       1:200 @A1 Sheet Size         DWG NO.       DA-105       ISSUE         STATUS       JOB NO.         ISSUE FOR SECTION 4.55       JOB NO.

#### 1- (Deleted).

2- EF-04, EF-05 & EF-06: the "painted concrete" is replaced with "render paint" as specified in the legend of the schedule of finishes.

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resist 530.4 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 FRL (in minutes) Structural Adequacy/ Integrity/Insulation			
REFER TO BCA PART C3 SPEC. C1.1 CLAUSE C 3.1 Table 3			
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 -			
Building Element – Type A Construction	Class 2	Class 7a	Class 6
Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	90/90/90 90/60/60 90/60/30	120/120/120 120/90/90 120/60/30	180/180/180 180/180/120 180/120/90
Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	-/90/90 -/60/60 -/-/-	-/120/120 -/90/90 -/-/-	-/180/180 -/180/120 -/-/-
External Columns (not incorporated into an externa wall) - Loadbearing - Non-loadbearing		120/-/-	180/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180



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

-/60/30 -/60/30 -/60/-Non combustib -/60/30



ALL CONTRACTOR, MANUFACTURES AND
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SECTION D ACCESS AND EGRESS

of Class 2 & 3

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E3.6 – AS 1735.12 Facilities for disabilities - E3.7, E3.9 & E3.10 - Fire service controls

- E4.2/E4.4 – AS/NZS 2293.1 Emergency lighting - E4.6/E4.8 – AS/NZS 2293.1 Exit Signs

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S-03a CC-006

SECTION HEALTH AND AMENITY - F1.1 – AS/3500.3.2 Stormwater drainage

- F1.4 External waterproofing - F1.7 – AS 3740 Waterproofing of wet areas
- F1.9/ F1.10 Damp proofing
- F1.11 Provision of floor wastes - F2.5 - Construction of sanitary compartments
- F3.1 Height of rooms
- F4 Lighting and Ventilation
  F4.4 AS/NZS 1680 Artificial lighting
- F4.5 AS 1668.2 Mechanical ventilation
- F5.4 AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of floors - F5.5 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls
- F5.6 AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of services - F5.7 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of pumps

SECTION G ANCILLARY PROVISIONS - NSW G1.101– Provision of cleaning of windows LE

	1         REV       DATE       BY       AMENDMENTS         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         DESTINATION OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.         PREPARED BY         DESTINATION OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.         PREPARED BY         DESTINATION OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.         DREPARED BY         DESTINATION OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.         DREPARED BY         DIMENSIONS ON DATE         DIMENSIONS         DIMENSIONS         DIMENSI
SETOUT POINT         VC       AIR CONDENSER         NC       ALUMINUM ANGLE         B       BOLLARD TO AS2890.6         IT/FW       BOUNDARY TRAP FLOOR WASTE         PD       DOWNPIPE         PD       DOWNPIPE         PD       DOWNPIPE         PD       DUMNAND OUTLET         FIRE HOSE REEL         WT       FLOOR WASTE         STD       GRATED DRAIN         P       LIGHT POLE         M       MCCHANICAL RISER         MSB       MAIN SWITCHBOARD         TACTILES       TACTILES         WO       RAINWATER OUTLET         TACTILES       WHEELSTOP TO AS2890.1         MOR       MINWATER OUTLET         TACTILES       WHEELSTOP TO AS2890.1         MOR       MINWATER OUTLET         THERMAL PERFORMANCE SPECIFICATIONS       THERMAL PERFORMANCE SPECIFICATIONS         MOR       MHELSTOP TO AS2890.1       THERMAL PERFORMANCE SPECIFICATIONS         MOR       MINUMATER OUTLET STORAGE       THERMAL PERFORMANCE SPECIFICATIONS	PROJECT         28 Lockwood avenue,         BELROSE         NSW 2085         DRAWING         Level 01 plan         DATE       MAR 2024         DRAWN JS       CHECK NL         SCALE       1:200 @A1 Sheet Size         DWG NO.       DA-106         ISSUE       4

### 1- (Deleted).

2- EF-04, EF-05 & EF-06: the "painted concrete" is replaced with "render paint" as specified in the legend of the schedule of finishes.

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<b></b>		
Floor level	GFA approved	GFA Proposed
Level 01 Ground floor Lower Ground Basement 02 Basement 03 Basement 04	1680 m2 2734 m2 2759 m2 3140 m2 4283 m2 4283 m2	1721 m2 2838 m2 2782 m2 3140 m2 4283 m2 4283 m2
Total GFA	18879 m2	19047 m2

Floor level	GFA approved	GFA Proposed
Level 01	1680 m2	1721 m2
Ground floor	2734 m2	2838 m2
Lower Ground	2759 m2	2782 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	18879 m2	19047 m2



BUILDING ELEMENT	JILDING ELEMENT FRL (in minutes) Structural Adequacy/ Integrity/Insulation		
REFER TO BCA PART C3 SPEC	C1.1 CLAUSE C 3.1 Table 3		
EXTERNAL WALL (including an incorporated there in) or other ex the distance from any fire source			
Building Element – Type A Construction	Class 2 Class 7a Class 6		
Loadbearing External Walls		٦	
<ul> <li>Less than 1.5m from a FSF</li> </ul>	90/90/90 120/120/120 180/180/180	1	
<ul> <li>1.5 - 3m from a FSF</li> </ul>	90/60/60 120/90/90 180/180/120		

uilding Element – Type A Construction	Class 2	Class 7a	Class 6	
oadbearing External Walls				
Less than 1.5m from a FSF	90/90/90	120/120/120	180/180/180	
1.5 - 3m from a FSF	90/60/60	120/90/90	180/180/120	
3m or more from a FSF	90/60/30	120/60/30	180/120/90	
on-Loadbearing External Walls				
Less than 1.5m from a FSF	-/90/90	-/120/120	-/180/180	
1.5 - 3m from a FSF	-/60/60	-/90/90	-/180/120	
3m or more from a FSF	-/-/-	-/-/-	-/-/-	
xternal Columns (not incorporated into an external				
all)				
Loadbearing	90/-/-	120/-/-	180/-/-	
Non-loadbearing	-/-/-	-/-/-	-/-/-	
ommon Walls and Fire Walls	90/90/90	120/120/120	180/180/180	
			•	ĺ



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

-/60/30
-/60/30
-/60/-
Non combustible
-/60/30



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

SECTION B STRUCTURE - B1.2 – AS1170 Structural loads - B1.3 - AS3600 AS3700 AS4100 Structural design

- B1.4 – AS 3600 Materials & Forms Constructions SECTION C FIRE RESISTANCE - C1.1 - Spec. C1.1 Fire Resisting Construction - C1.8 – Spec. C1.8 Lightweight construction

- C1.10 - Spec. C1.10 Compliance with fire hazard properties - C2.6 – Vertical Separation of Openings in External walls - C2.7 – Separation of fire compartments - C2.10 – Spec. C1.1 Separation of lift shafts - C2.12 - Separation of equipment - C2.13 – Electricity Supply System

- C3.10 – AS 1735.11 Fire doorsets to lift shafts - C3.11 – Spec. C1.1 & Spec. C3.4 Bounding construction of Class 2 & 3 - C3.12 & C3.15 – Fire sealing of penetrations - Table A spec. C1.1 – AS 1530.4 Fire resistance levels Rise in storeys Class of building 2, 3, or 9 Class of building 5, 6, 7or 8 4 or more SECTION D ACCESS AND EGRESS - D1.10 – Discharge from Exits - D2.4 – Separation of rising & descending flights - D2.7 – Installations in exits and paths of travel

- C3.2 - Clause C3.4 Protection of openings

- C3.8 – Opening in Fire Isolated Exits

- C3.4 – Acceptable Methods of protection (of openings)

- D2.8 - Spec. C1.1 & Spec. C3.4 Enclosures under stairways - D2.13 - Goings & Risers

- D2.14 Landings - D2.15 - Thresholds
- D2.16 Balustrades - D2.17 – Handrails
- D2.20 Swinging Doors
- D2.21 Operation of latch - D2.23 - Sign on doors

- D2.24 - Protection OF openable windows - D3.2 – AS1428.1 General Building access requirements - D3.3 – Parts of Building to be Accessible

S-03a

S-05 DA-301

- D3.5 – AS1428.1 Disable carparking - D3.6 - AS1428.1 & Spec. D3.6 Signage for accessible

facilities, Service & Features - D3.8 - AS/NZS 1428.4.1 Tactile indicators

SECTION E SERVICES AND EQUIPMENT - E1.3 – AS 2419.1 Hydrant system

- E1.4 – AS 2441 Hose reel system - E1.5 – AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system

- E1.6 – AS 2444 Portable fire extinguishers - E2.2 - Table E2.2a – Spec. E2.2a Smoke detection and alari system

- E3.2 – Stretcher facility in lifts E3.3 – Warning Sign
E3.6 – AS 1735.12 Facilities for disabilities - E3.7, E3.9 & E3.10 – Fire service controls

- E4.2/E4.4 – AS/NZS 2293.1 Emergency lighting - E4.6/E4.8 – AS/NZS 2293.1 Exit Signs SECTION G ANCILLARY PROVISIONS - NSW G1.101– Provision of cleaning of windows

SECTION HEALTH AND AMENITY

- F1.4 – External waterproofing

- F1.9/ F1.10 - Damp proofing

- F3.1 – Height of rooms

- F4 - Lighting and Ventilation

- F1.11 - Provision of floor wastes

- F4.4 – AS/NZS 1680 Artificial lighting

- F4.5 - AS 1668.2 Mechanical ventilation

- F1.1 – AS/3500.3.2 Stormwater drainage

- F1.7 – AS 3740 Waterproofing of wet areas

- F2.5 - Construction of sanitary compartments

- F5.4 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation

- F5.5 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation

- F5.6 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation

rating of services - F5.7 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation

rating of floors

rating of walls

rating of pumps

	AA 	
		SCALE 1:100 @A1       0         0       1m       5m         Immune
AL B BT/FW DP DDO E FH FHR FW GTD LP M MSB T OF RWO ST	SETOUT POINT AIR CONDENSER ALUMINUM ANGLE BOLLARD TO AS2890.6 BOUNDARY TRAP FLOOR WASTE DOWNPIPE DISH DRAIN OUTLET ELECTRICAL RISER CUPBOARDS FIRE HOSE REEL FLOOR WASTE GRATED DRAIN LIGHT POLE MECHANICAL RISER MAIN SWITCHBOARD TACTILES OVERFLOW RAINWATER OUTLET STORAGE HYDRAULIC RISER CUPBOARDS WHEELSTOP TO AS2890.1 THERMAL PERFORMANCE SPECIFICATIONS MOTE: REFER TO BASIX CERTIFICATE NUMBER 1061176M_03 FOR DETAILS AND SPECIFICATION	PROJECT         28 Lockwood avenue,         BELROSE         NSW 2085         DRAWING         Roof plan         DATE       MAR 2024         DRAWN JS       CHECK NL         SCALE       1:200 @A1 Sheet Size         DWG NO.       DA-107         ISSUE FOR SECTION 4.55       JOB NO.

#### 1- (Deleted).

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TYPE A CLASS 2 CONSTRUCTION - UNITS

**TYPE A CLASS 7 CONSTRUCTION - CARPARK** 

STRUCTURAL ADEQUACY, in relation to an FRL

means the ability to maintain stability and adequate

load bearing capacity as determined by as 1530.4.

furnace below the limits specified in as 1530.4.

INTEGRITY, in relation to an FRL, means the ability to

INSULATION, in relation to an FRL, means the ability to

maintain a temperature on the surface not exposed to the

resist passage of flames and hot gases specified in as 1530.4

DEFINITIONS (as BCA)



	BOUNDA					
				EF-01	EF-03	EF-05
ROOF	 I				CJ	
164,900						•
LEVEL 01	 I					
161,900						
GROUND					/	
158,700						
LOWER GROUND						X//
155,600			$\mathbb{Z}/\mathbb{Z}$			
	0RTH ELEVAT 200@A1	ION - E01				



REFER TO BCA PART C3 SPEC. C1.1 C	CLAUSE C	3.1 Table 3		-
EXTERNAL WALL (including any column incorporated there in) or other external bu the distance from any fire source feature	Building Element – Type A Con Internal Walls - Fire resisting lif - Loadbearing - Non-loadbearing Internal Walls – Bounding publ Iobbies and the like – - Loadbearing			
Building Element – Type A Construction	Class 2	Class 7a	Class 6	- Non-loadbearing
Loadbearing External Walls - Less than 1.5m from a FSF - 3m or more from a FSF Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	90/90/90 90/60/60 90/60/30 -/90/90 -/60/60 -/-/-	120/120/120 120/90/90 120/60/30 -/120/120 -/90/90 -/-/-	180/180/180 180/180/120 180/120/90 -/180/180 -/180/120 -/	Internal Walls – Between or bo units – Loadbearing Non-loadbearing Internal Walls – Ventilating, pi shafts not used for the dischar combustion – Loadbearing - Non-loadbearine
External Columns (not incorporated into an external	1			non iodubearing

90/-/-

Loadbearing Non-loadbearing

120/-/-

180/-/-

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Internal Walls - Fire resisting lift and stair shafts –			
- Loadbearing	90/90/90	120/120/120	180/120/
<ul> <li>Non-loadbearing</li> </ul>	-/90/90	-/120/120	-/120/12
Internal Walls – Bounding public corridors, public lobbies and the like –			
- Loadbearing	90/90/90	120/-/-	180/-/-
<ul> <li>Non-loadbearing</li> </ul>	-/60/60	-/-/-	-/-/-
Internal Walls – Between or bounding sole-occupancy units –			
- Loadbearing	90/90/90	120/-/-	180/-/-
- Non-loadbearing	-/60/60	-/-/-	-/-/-
Internal Walls – Ventilating, pipe, garbage and the like			
shafts not used for the discharge of hot products of			
combustion -			
- Loadbearing	90/90/90	120/90/90	180/120/
<ul> <li>Non-loadbearing</li> </ul>	-/90/90	-/90/90	-/120/12
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-
Floors	90/90/90	120/120/120	180/180/2
Roofs	90/60/30	120/60/30	180/60/3

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





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(02)

Floor level	GFA approved	GFA Proposed
Level 01 Ground floor Lower Ground Basement 02 Basement 03 Basement 04	1680 m2 2734 m2 2759 m2 3140 m2 4283 m2 4283 m2	1721 m2 2838 m2 2782 m2 3140 m2 4283 m2 4283 m2
Total GFA	18879 m2	19047 m2

FRL OF BUILDING ELEMENTS TYPE A CLASS 2 CONSTRUCTION - UNITS	BUILDING ELEMENT	FRL (in minute Integrity/Insulat	s) Structural tion	Adequacy/						
TYPE A CLASS 7 CONSTRUCTION - CARPARK	REFER TO BCA PART C3 SPEC	C1.1 CLAUSE C	3.1 Table 3							
DEFINITIONS (as BCA)	EXTERNAL WALL (including any									
STRUCTURAL ADEQUACY, in relation to an FRL,	incorporated there in) or other external building element, where				Building Element – Type A Construction	Class 2	Class 7a	Class 6		
means the ability to maintain stability and adequate load bearing capacity as determined by as 1530.4.	the distance from any fire source feature to which it is exposed is -			Internal Walls - Fire resisting lift and stair shafts – - Loadbearing - Non-loadbearing Internal Walls – Bounding public corridors, public	90/90/90 -/90/90	120/120/120 -/120/120	180/120/120 -/120/120			
INTEGRITY, in relation to an FRL, means the ability to resist passage of flames and hot gases specified in as 1530.4	Building Element – Type A Construction	Class 2	lobbies and the like -	90/90/90 -/60/60	120/-/-	180/-/- -/-/-	DOORS			
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.	Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m form a FSF - 3m or more from a FSF External Columns (not incorporated into an ext wall) - Loadbearing	90/90/90 90/60/60 90/60/30 -/90/90 -/60/60 -/-/-	90/90/90 120/120/120 90/60/60 120/90/90 90/60/30 120/60/30 -/90/90 -/120/120 -/60/60 -/90/90 -/-//-/-	180/180/120 180/120/90	Internal Walls – Between or bounding sole-occupancy units – - Loadbearing - Non-loadbearing Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – - Loadbearing - Non-loadbearing Other loadbearing internal walls, internal beams, trusses and columns	90/90/90 -/60/60 90/90/90 -/90/90 90/-/-	120/-/- _/-/- 120/90/90 _/90/90 120/-/-	180/-/- -/ 180/120/120 -/120/120 180/-/-	Fire stair doors - self-closing Entry doors to sole-occupancy units - self closing Lift landing doors Doors to Electrical cupboards Garbage Room hopper doors	-/60/30 -/60/30 -/60/- Non combustible -/60/30
	Non-loadbearing Common Walls and Fire Walls	-/-/- 90/90/90	-/-/- 120/120/120	-/-/- 180/180/180	Floors Roofs	90/90/90 90/60/30	120/120/120 120/60/30	180/180/180 180/60/30		
	Commoth Walls and Fire Walls	30/30/90	120/120/120	180/180/180		30,00,30	120,00,30	,		

EF-01 EF-03	€F-08 +165,200	EF-06 EF	EF-07	EF-03
	+156,700			
	- +158,000			

ROOF 164,900

LEVEL 01 161,900

GROUND 158,700

LOWER GROUND 155.600

BASEMENT 02 152,200





SECTION B STRUCTURE - B1.2 – AS1170 Structural loads - B1.3 - AS3600 AS3700 AS4100 Structural design

- B1.4 – AS 3600 Materials & Forms Constructions SECTION C FIRE RESISTANCE - C1.1 - Spec. C1.1 Fire Resisting Construction - C1.8 – Spec. C1.8 Lightweight construction - C1.10 - Spec. C1.10 Compliance with fire hazard properties - C2.6 – Vertical Separation of Openings in External walls - C2.7 – Separation of fire compartments - C2.10 - Spec. C1.1 Separation of lift shafts

- C2.12 - Separation of equipment - C2.13 - Electricity Supply System

- D2.17 – Handrails - D2.20 - Swinging Doors

- D2.21 - Operation of latch - D2.23 - Sign on doors

- C3.12 & C3.15 – Fire sealing of penetrations

- D2.4 - Separation of rising & descending flights

- D2.7 – Installations in exits and paths of travel

- D2.8 - Spec. C1.1 & Spec. C3.4 Enclosures under

4 or more A SECTION D ACCESS AND EGRESS

- D1.10 – Discharge from Exits

stairways

- D2.13 - Goings & Risers

- D2.14 – Landings

- D2.15 - Thresholds

- D2.16 – Balustrades

- Table A spec. C1.1 – AS 1530.4 Fire resistance levels

Rise in storeys Class of building 2, 3, or 9 Class of building 5, 6, 7or 8

- D2.24 - Protection OF openable windows - D3.2 - AS1428.1 General Building access requirements - D3.3 – Parts of Building to be Accessible

- D3.5 – AS1428.1 Disable carparking - D3.6 - AS1428.1 & Spec. D3.6 Signage for accessible facilities, Service & Features

- D3.8 - AS/NZS 1428.4.1 Tactile indicators

SECTION E SERVICES AND EQUIPMENT - E1.3 – AS 2419.1 Hydrant system

- E1.4 – AS 2441 Hose reel system - E1.5 – AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system - E1.6 – AS 2444 Portable fire extinguishers

- E2.2 - Table E2.2a – Spec. E2.2a Smoke detection and alar system - E3.2 – Stretcher facility in lifts

E3.3 – Warning Sign
E3.6 – AS 1735.12 Facilities for disabilities - E3.7, E3.9 & E3.10 – Fire service controls - E4.2/E4.4 – AS/NZS 2293.1 Emergency lighting - E4.6/E4.8 – AS/NZS 2293.1 Exit Signs

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Total GFA	18879 m2	19047 m2



SECTION - S01 1:200@A1



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	the distance from any fire source feature to which it is exposed is -				Building Element – Type A Construction           Internal Walls - Fire resisting lift and stair shafts –           - Loadbearing           - Non-loadbearing           Internal Walls - Bounding public corridors, public           lobbies and the like –           - Loadbearing	Class 2 90/90/90 -/90/90 90/90/90	Class 7a 120/120/120 -/120/120 120/-/-	Class 6 180/120/120 -/120/120		
resist passage of flames and hot gases specified in as 1530.4	Building Element – Type A Construction	Class 2	Class 7a	Class 6	- Non-loadbearing	-/60/60	-/-/-	180/-/- -/-/-	DOORS	
INSULATION, in relation to an FRL, means the ability to maintain a temperature on the surface not exposed to the	Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	90/90/90 90/60/60 90/60/30	120/120/120 120/90/90 120/60/30	180/180/180 180/180/120 180/120/90	Internal Walls – Between or bounding sole-occupancy units – Loadbearing Non-loadbearing Internal Walls – Ventilating, pipe, garbage and the like	90/90/90 -/60/60	120/-/- -/-/-	180/-/- -/-/-	Fire stair doors - self-closing Entry doors to sole-occupancy units - self closing	-/60/30 -/60/30
furnace below the limits specified in as 1530.4.	Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5-3m from a FSF - 3m or more from a FSF	-/90/90 -/60/60 -/-/-	-/120/120 -/90/90 -/-/-	-/180/180 -/180/120 -/-/-	shafts not used for the discharge of hot products of combustion –         Lift landing doors           //120 -/-         - Loadbearing         90/90/90         120/90/90         180/120/120         Doors to Electrical cupb	Lift landing doors Doors to Electrical cupboards	-/60/- Non co			
	External Columns (not incorporated into an external wall) - Loadbearing - Non-loadbearing Common Walls and Fire Walls	90/-/- -/-/- 90/90/90	120/-/- -/-/- 120/120/120	180/-/- -/-/- 180/180/180	Other loadbearing internal walls, internal beams, trusses and columns Floors Roofs	90/-/- 90/90/90 90/60/30	120/-/- 120/120/120 120/60/30	180/-/- 180/180/180 180/60/30	Garbage Room hopper doors	-/60/30



	PROJECT 28 Lockwood BELROSE NSW 2085	avenue,			
NNT NSER ANGLE O AS2890.6 TRAP FLOOR WASTE I OUTLET L RISER CUPBOARDS ANT	DRAWING				
REEL STE AAIN E AL RISER CHBOARD	DATE MAR	2024 <sup>CHECK</sup> NL			
R OUTLET RISER CUPBOARDS P TO AS2890.1	SCALE 1:200 @A1 Sheet Size				
AL PERFORMANCE SPECIFICATIONS	DWG NO. D	A-301			
FER TO BASIX CERTIFICATE NUMBER 1061176M_03 R DETAILS AND SPECIFICATION	STATUS ISSUE FOR S	ECTION 4.55			

