

SCHEDULE OF AMENDMENTS:

- 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 retail 03 and retail 05 on lower ground floor to bring natural light into the retail.
- 6- Unit LG12: The internal storage has been re-located 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 re-located 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 crucial 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 is being 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	1680 m ²	1721 m ²
Ground floor	2734 m ²	2838 m ²
Lower Ground	2759 m ²	2782 m ²
Basement 02	3140 m ²	3140 m ²
Basement 03	4283 m ²	4283 m ²
Basement 04	4283 m ²	4283 m ²
Total GFA	18879 m²	19047 m²

FRL OF BUILDING ELEMENTS
 TYPE A: CLASS 2 CONSTRUCTION - UNITS
 TYPE A CLASS 2 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 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 1a	Class 1b	Class 6
Non-loadbearing	90/90/0	120/120/0	180/180/0	180/180/0
Loadbearing	90/90/0	120/120/0	180/180/0	180/180/0
Other loadbearing internal walls, internal beams, columns and ceilings	90/90/0	120/120/0	180/180/0	180/180/0
Other loadbearing external walls, external beams, columns and ceilings	90/90/0	120/120/0	180/180/0	180/180/0
Floors	90/90/0	120/120/0	180/180/0	180/180/0
Roofs	90/90/0	120/120/0	180/180/0	180/180/0

Building Element - Type A Construction

Building Element - Type A Construction	Class 2	Class 1a	Class 1b	Class 6
Non-loadbearing	90/90/0	120/120/0	180/180/0	180/180/0
Loadbearing	90/90/0	120/120/0	180/180/0	180/180/0
Other loadbearing internal walls, internal beams, columns and ceilings	90/90/0	120/120/0	180/180/0	180/180/0
Other loadbearing external walls, external beams, columns and ceilings	90/90/0	120/120/0	180/180/0	180/180/0
Floors	90/90/0	120/120/0	180/180/0	180/180/0
Roofs	90/90/0	120/120/0	180/180/0	180/180/0

DOORS

Fire stair doors - self-closing -R8/30

Entry doors to sole-occupancy units - self-closing -R8/30

Lift landing doors -R8/30

Doors to Electrical cupboards - Non combustible

Garbage Room hopper doors -R8/30

ALL CONTRACTOR, MANUFACTURERS 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 & Forme 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 - 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

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
- D2.15 - Goings & Risers
- D2.14 - Landings
- D2.16 - Thresholds
- D2.10 - Balustrades
- D2.17 - Handrails
- D2.20 - Swinging Doors
- D2.21 - Operation of latch
- D2.23 - Sign on doors

SECTION E SERVICES AND EQUIPMENT

- E1.3 - AS 2419.1 Hydrant system
- E1.4 - AS 2441 Hose reel system
- E1.5 - AS 2115, AS 2116, AS2118, AS2119 & Spec. E1.5 Sprinkler system
- E1.6 - AS 2444 Portable fire extinguishers
- E2.2 - Table E2.2a - Spec. E2.2a Smoke detection and alarm 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 F HEALTH AND AMENITY

- F1.1 - AS/5500.3.2 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 1660 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

LEGENDS

SETOUT POINT	AC	AIR CONDENSER
ALUMINUM ANGLE	AL	BOLLARD TO AS2890.6
BOUNDARY TRAP FLOOR WASTE DOWNPIPE	BT/FW	
DISH DRAIN OUTLET	DDO	
ELECTRICAL RISER CUPBOARDS	E	
FIRE HYDRANT	FH	
FIRE HOSE REEL	FHR	
FLOOR WASTE	FW	
GRAATED DRAIN	GTD	
LIGHT POLE	L	
MECHANICAL RISER	M	
MAIN SWITCHBOARD	MSB	
TACTILES	T	
OVERFLOW	O	
RANWATER OUTLET	RWO	
STORAGE	ST	
HYDRALIC RISER CUPBOARDS	H	
WHEELSTOP TO AS2890.1	WS	

OTHER PERFORMANCE SPECIFICATIONS

NOTE: REFER TO BASIX CERTIFICATE NUMBER 1061176M_03 FOR DETAILS AND SPECIFICATION

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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

urbana corp
 planning design project management

Reg Architect: N.Lyenko Reg. No 3010

CLIENT

PROJECT

28 Lockwood avenue,
 BELROSE
 NSW 2085

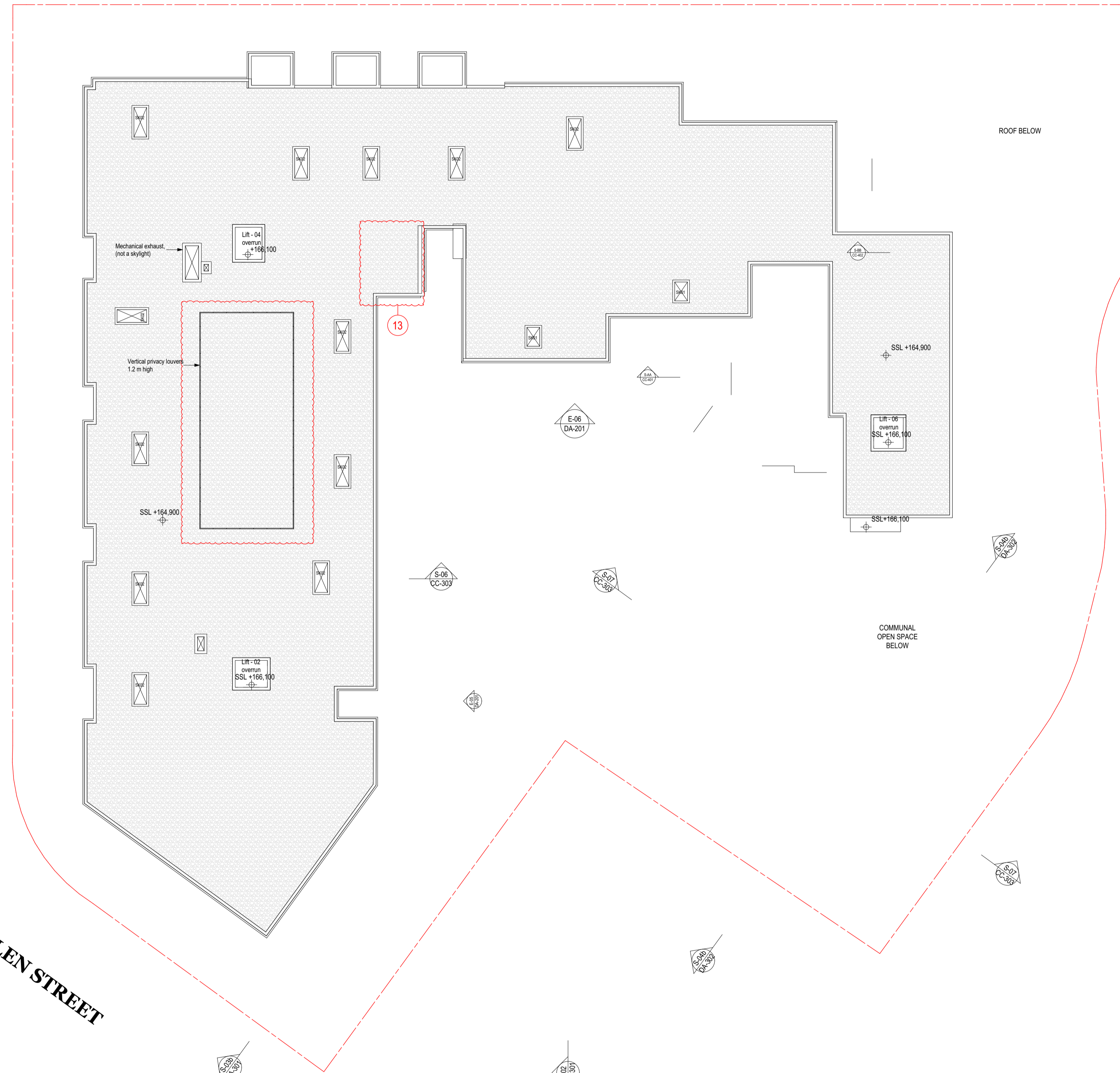
DRAWING

Level 01 plan

DATE	MAR 2024	NORTH
DRAWN	JS	CHECK NL
SCALE	1:200 @A1 Sheet Size	
DWG NO.	DA-106	ISSUE 4
STATUS	ISSUE FOR SECTION 4.55	JOB NO.

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Basement 04	4263 m2	4263 m2
Total GFA	18879 m2	19047 m2

FRL OF BUILDING ELEMENTS
 TYPE A CLASS 2 CONSTRUCTION - UNITS
 TYPE A CLASS 7 CONSTRUCTION - CARPARK

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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 3	Class 4	Class 5
Loadbearing External Walls - 1.5m from fire	90/90/0	120/120/120	180/180/180	180/180/180
Non-loadbearing External Walls - 1.5m from fire	90/90/0	120/120/120	180/180/180	180/180/180
Non-loadbearing External Walls - Less than 1.5m from fire	90/90/0	120/120/120	180/180/180	180/180/180
External Columns (not incorporated into an external wall)	90/90/0	120/120/120	180/180/180	180/180/180
Other loadbearing external walls, internal beams, columns and structures	90/90/0	120/120/120	180/180/180	180/180/180
Floors	90/90/0	120/120/120	180/180/180	180/180/180
Common Walls and Fire Walls	90/90/0	120/120/120	180/180/180	180/180/180

BUILDING CODE OF AUSTRALIA COMPLIANCE PROVISIONS

Building Element - Type A Construction	Class 2	Class 3	Class 4	Class 5
External walls - Fire resisting lift and stair shafts - Loadbearing	90/90/0	120/120/120	180/180/180	180/180/180
External walls - Fire resisting lift and stair shafts - Non-loadbearing	90/90/0	120/120/120	180/180/180	180/180/180
External walls - Boundary public corridors, public walkways and fire	90/90/0	120/120/120	180/180/180	180/180/180
External walls - Boundary non-occupancy areas	90/90/0	120/120/120	180/180/180	180/180/180
External walls - Ventilation, plant, drainage and the like	90/90/0	120/120/120	180/180/180	180/180/180
Other loadbearing external walls, internal beams, columns and structures	90/90/0	120/120/120	180/180/180	180/180/180
Floors	90/90/0	120/120/120	180/180/180	180/180/180
Roofs	90/90/0	120/120/120	180/180/180	180/180/180

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

SECTION B STRUCTURE
 - B1.2 - AS1170 Structural loads
 - B1.3 - AS3600 AS3700 AS4100 Structural design
 - B1.4 - AS 3600 Materials & Forme 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
 - C2.8 - Vertical Separation of Openings in External walls
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 - C2.10 - Spec. C1.1 Separation of lift shafts
 - C2.12 - Separation of equipment
 - C2.13 - Electricity Supply System

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

SECTION E SERVICES AND EQUIPMENT
 - E1.3 - AS 2419.1 Hydrant system
 - E1.4 - AS 2441 Hose reel system
 - E1.5 - AS 2115.1, AS 2115.4, 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 alarm system
 - E3.2 - Stretcher facility in lifts
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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

SECTION F HEALTH AND AMENITY
 - F1.1 - AS/5500.3.2 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 1660 Artificial lighting
 - F4.5 - AS 1668.2 Mechanical ventilation
 - F5.4 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls
 - F5.5 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of floors
 - 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

DOORS
 Fire stair doors - self-closing -R80/0
 Entry doors to sole-occupancy units - self-closing -R80/0
 Lift landing doors -R80/
 Doors to Electrical cupboards - Non combustible
 Garbage Room hopper doors -R80/0

SECTION H 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

SECTION I GOINGS AND 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

SECTION J PROTECTION OF OPENINGS
 - C3.2 - Clause C3.4 Protection of openings
 - 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, 7 or 8
 4 or more A
 3 or more B
 2 or more C

SECTION K HEALTH AND AMENITY
 - F1.1 - AS/5500.3.2 Stormwater drainage
 - F1.4 - External waterproofing
 - F1.7 - AS 3740 Waterproofing of wet areas
 - F1.9/F1.10 - Damp proofing
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 - F4.5 - AS 1668.2 Mechanical ventilation
 - F5.4 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls
 - F5.5 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of floors
 - 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

LEGENDS

SETOUT POINT	AC
AIR CONDENSER	AL
ALUMINUM ANGLE	B
BOLLARD TO AS2890.6	BT
BOUNDARY TRAP FLOOR WASTE DOWNPIPE	DDO
DISH DRAIN OUTLET	E
ELECTRICAL RISER CUPBOARDS	FH
FIRE HYDRANT	FI
FIRE HOSE REEL	FT
FLOOR WASTE	GTD
GRADED DRAIN	LP
LIGHT POLE	M
MECHANICAL RISER	MSB
MAIN SWITCHBOARD	T
TACTILES	RW
OVERFLOW	ST
RAINWATER OUTLET	H
STORAGE	WS
HYDRALIC RISER CUPBOARDS	
WHEELSTOP TO AS2890.1	

TERMINAL PERFORMANCE SPECIFICATIONS
 NOTE: REFER TO BASIX CERTIFICATE NUMBER 1061176M_03 FOR DETAILS AND SPECIFICATION



REV	DATE	BY	AMENDMENTS
1			

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PREPARED BY

urbana corp
 planning design project management
 Reg Architect: N.Lycenko Reg. No 3010

CLIENT

PROJECT
 28 Lockwood avenue,
 BELROSE
 NSW 2085

DRAWING
 Roof plan

DATE **MAR 2024** NORTH

DRAWN **JS** CHECK **NL**

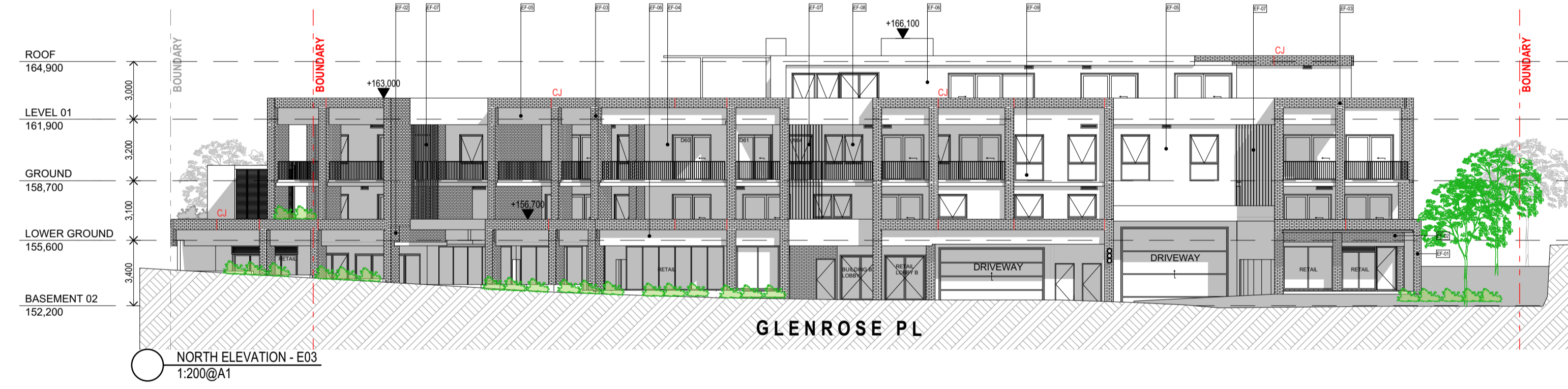
SCALE **1:200** @A1 Sheet Size

DWG NO. **DA-107** ISSUE **4**

STATUS **ISSUE FOR SECTION 4.55** JOB NO.

SCHEDULE OF AMENDMENTS:

- 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.
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LEGEND:

	EF-01 Finish: Face Brick Product: Boral Brick Colour: Amber Glow - Light Natural		EF-04 Finish: Render paint Product: Delux Colour: Delux Guild Grey		EF-07 Finish: Painted Metal Product: Metal Colour: Delux Black
	EF-02 Finish: Face Brick Product: Boral Brick Colour: Copper Pearl - Aged Natural		EF-05 Finish: Render paint Product: Delux Colour: Delux Ticking - Dark Grey		EF-08 Finish: Glass Product: Clear Colour: Clear
	EF-03 Finish: Face Brick Product: Boral Brick Colour: Contempo Madrid Blanco - White		EF-06 Finish: Render paint Product: Delux Colour: Delux Leadman - Dark Grey		EF-09 Finish: Glass Product: Clear Colour: Clear

Floor level	GFA approved	GFA Proposed
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Ground floor	2734 m2	2838 m2
Lower Ground	2759 m2	2782 m2
Basement 02	3140 m2	3140 m2
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FRL OF BUILDING ELEMENTS
TYPE A: CLASS 2 CONSTRUCTION - UNITS
TYPE B: CLASS 2 CONSTRUCTION - CARPARK

DEFINITIONS (as BCA)
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Building Element	Class 2	Class 3	Class 4
Loadbearing External Walls	90/90/90	120/120/120	180/180/180
Non-loadbearing External Walls	90/90/90	120/120/120	180/180/180
Internal Walls - Between or bounding rate-occupied areas	90/90/90	120/120/120	180/180/180
Other loadbearing internal walls, internal beams, columns and ceilings	90/90/90	120/120/120	180/180/180
Floors	90/90/90	120/120/120	180/180/180
Roofs	90/90/90	120/120/120	180/180/180

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

BUILDING CODE OF AUSTRALIA COMPLIANCE PROVISIONS

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

SECTION F HEALTH AND AMENITY
- F1.1 - AS3500.3.2 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 1660 Artificial lighting
- F4.5 - AS 1668.2 Mechanical ventilation
- F5.4 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls
- F5.5 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of floors
- 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

DOORS
Fire stair doors - self-closing -R800
Entry doors to sole-occupancy units - self-closing -R800
Lift landing doors -R800
Doors to Electrical cupboards - Non combustible
Garbage Room hopper doors -R800

SECTION H 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

SECTION I SERVICES AND EQUIPMENT
- E1.3 - AS 2419.1 Hydrant system
- E1.4 - AS 2441 Hose reel system
- E1.5 - AS 2151, AS 2154, 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 alarm system

SECTION J HEALTH AND AMENITY
- F1.1 - AS3500.3.2 Stormwater drainage
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SECTION K ANCILLARY PROVISIONS
- NSW G1.101 - Provision of cleaning of windows

LEGENDS

SETOUT POINT
A/C AL - AIR CONDENSER
B - BOLLARD TO AS2890.6
BT/PW - BOUNDARY TRAP FLOOR WASTE DOWNPIPE
D/D - DISH DRAIN OUTLET
E - ELECTRICAL RISER CUPBOARDS
F/H - FIRE HYDRANT
F/H - FIRE HOSE REEL
G/TD - FLOOR WASTE GRATED DRAIN
I/P - LIGHT POLE
M - MECHANICAL RISER
M/SB - MAIN SWITCHBOARD
T - TACTILES
R/WO - RAINWATER OUTLET
ST - STORAGE
H - HYDRAULIC RISER CUPBOARDS
WS - WHEELSTOP TO AS2890.1

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

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

urbana corp
planning design project management
Reg Architect: N.Lyenko Reg. No 3010

CLIENT
PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
ELEVATIONS

DATE: MAR 2024
DRAWN: JS
CHECK: NL
SCALE: 1:200, 1:160, 3:0
@A1 Sheet Size

DWG NO: DA-201
ISSUE: 4

STATUS: ISSUE FOR SECTION 4.55
JOB NO.

LEGENDS
- F1.1 - AS3500.3.2 Stormwater drainage
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SECTION G ANCILLARY PROVISIONS
- NSW G1.101 - Provision of cleaning of windows

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

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



REV	DATE	BY	AMENDMENTS
1			

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.

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planning design project management
Reg Architect: N.Lyenko Reg. No 3010

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PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

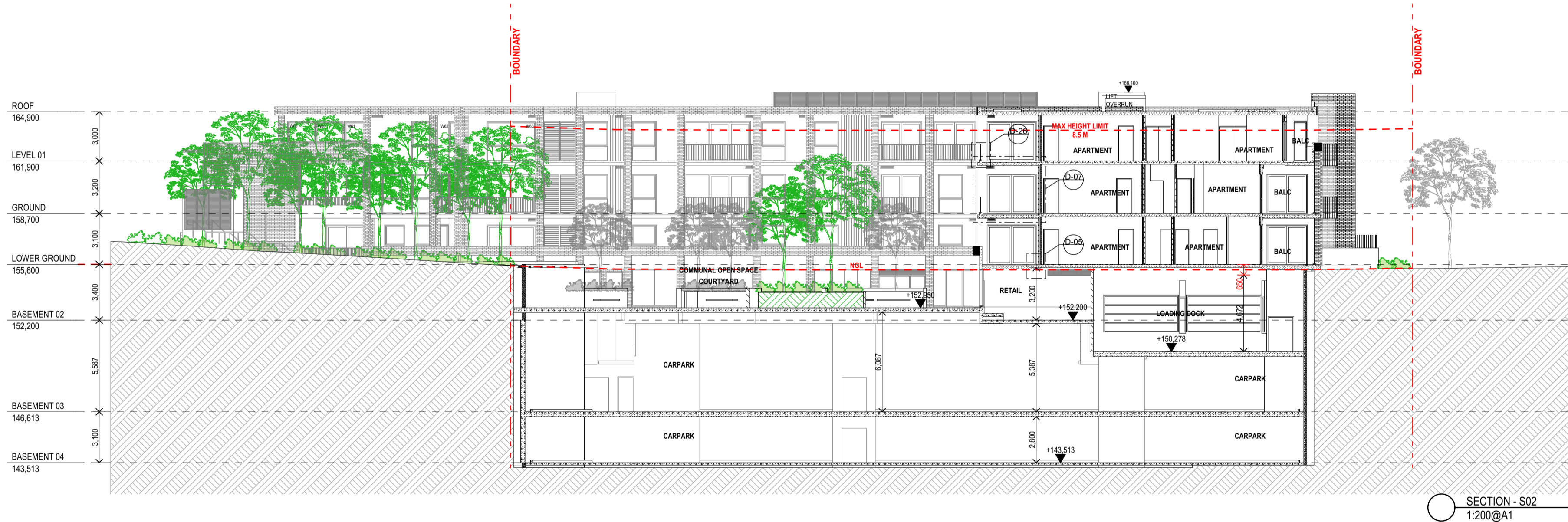
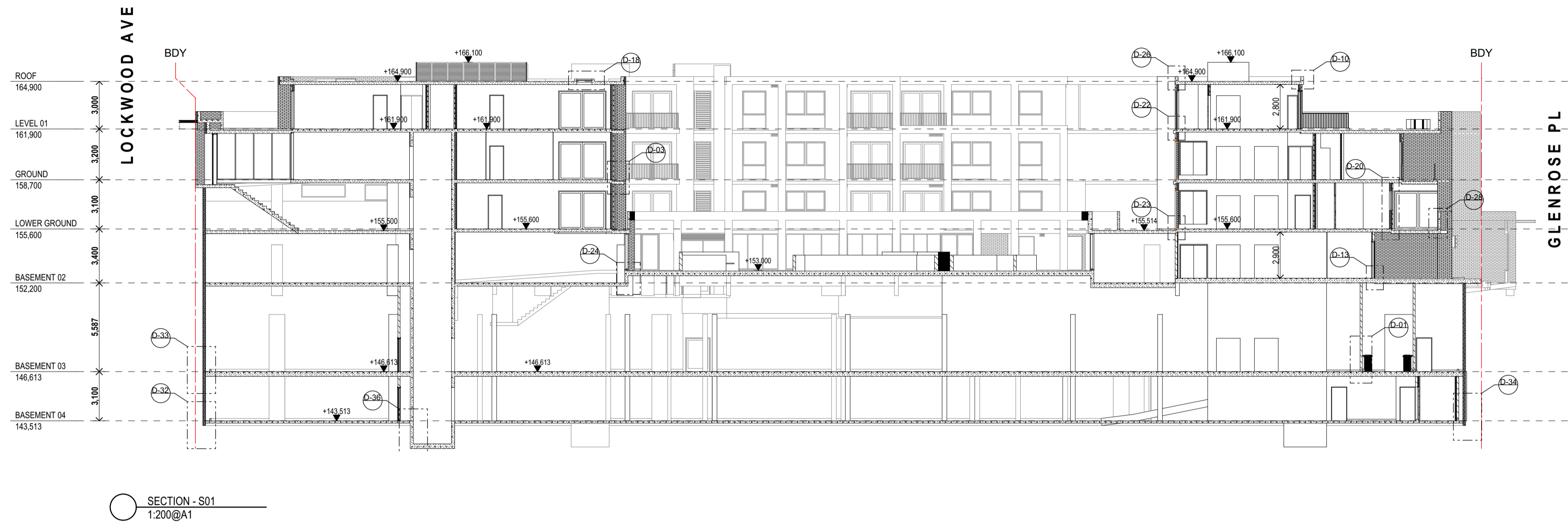
DRAWING
ELEVATIONS

DATE	MAR 2024	NORTH
DRAWN	JS	CHECK NL
SCALE	1:200, 1:160, 3:0	@A1 Sheet Size

DWG NO: DA-201
ISSUE: 4
STATUS: ISSUE FOR SECTION 4.55
JOB NO.

SCHEDULE OF AMENDMENTS:

- 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 retail 03 and retail 05 on lower ground floor to bring natural light into the retail.
- 6- Unit LG12: The internal storage has been re-located 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 re-located 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 crucial 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 is being 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	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	FRL (in minutes)	Structural Adequacy/Integrity/Robustness
Roof	120	120/120/120
Level 01	120	120/120/120
Ground	120	120/120/120
Lower Ground	120	120/120/120
Basement 02	120	120/120/120
Basement 03	120	120/120/120
Basement 04	120	120/120/120

Building Element	Class 2	Class 3a	Class 6
Roof	120/120/120	120/120/120	120/120/120
Level 01	120/120/120	120/120/120	120/120/120
Ground	120/120/120	120/120/120	120/120/120
Lower Ground	120/120/120	120/120/120	120/120/120
Basement 02	120/120/120	120/120/120	120/120/120
Basement 03	120/120/120	120/120/120	120/120/120
Basement 04	120/120/120	120/120/120	120/120/120

ALL CONTRACTOR, MANUFACTURERS 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
- C2.8 - 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

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
- D2.15 - Goings & Risers
- D2.14 - Landings
- D2.16 - Thresholds
- D2.10 - Balastrades
- D2.17 - Handrails
- D2.20 - Swinging Doors
- D2.21 - Operation of latch
- D2.23 - Sign on doors

SECTION E SERVICES AND EQUIPMENT

- E1.3 - AS 2419.1 Hydrant system
- E1.4 - AS 2441 Hose reel system
- E1.5 - AS 2151, AS 2154, 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 alarm 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 F HEALTH AND AMENITY

- F1.1 - AS/5500.3.2 Stormwater drainage
- F1.7 - AS 3740 Waterproofing of wet areas
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SECTION G ANCILLARY PROVISIONS

- NSW G1.101 - Provision of cleaning of windows

LEGENDS

AC	SCOUT POINT
AL	AIR CONDENSER
B	ALUMINUM ANGLE
BT/PW	BOLLARD TO AS2806
DP	BOUNDARY TRAP FLOOR WASTE DOWNPIPE
DDO	DISH DRAIN OUTLET
E	ELECTRICAL RISER CUPBOARDS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GF	FLOOR WASTE
GTD	GRADED DRAIN
LP	LIGHT POLE
M	MECHANICAL RISER
MSB	MAIN SWITCHBOARD
T	TACTILES
OF	OVERFLOW
RWO	RAINWATER OUTLET
ST	STORAGE
H	HYDRAULIC RISER CUPBOARDS
WS	WHEELSTOP TO AS2890.1

LEGENDS

SE - THERMAL PERFORMANCE SPECIFICATIONS

NOTE: REFER TO BASIX CERTIFICATE NUMBER 1061176M_03 FOR DETAILS AND SPECIFICATION



REV	DATE	BY	AMENDMENTS
1			

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PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
SECTIONS

DATE **MAR 2024** NORTH

DRAWN **JS** CHECK **NL**

SCALE **1:200 @A1 Sheet Size**

DWG NO. **DA-301** ISSUE **4**

STATUS **ISSUE FOR SECTION 4.55** JOB NO.