

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 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 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 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	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



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, the distance from any fire source feature to which it is exposed is -

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

Building Element - Type A Construction	Class 2	Class 1a	Class B
Loadbearing Concrete Walls	90/90/90	120/120/120	180/180/180
Non-loadbearing Concrete Walls	90/90/90	120/120/120	180/180/180
Other loadbearing internal walls, internal beams, columns and slabs	90/90/90	120/120/120	180/180/180
Other loadbearing external walls, external beams, columns and slabs	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

DOORS

Fire stair doors - self-closing -R80/30
 Entry doors to sole-occupancy units - self-closing -R80/30
 Doors to Electrical cupboards -R80/30
 Garbage Room hopper doors -R80/30

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 - 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

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 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 2115.1, 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
 - 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 - 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

LEGENDS

SETOUT POINT	SETOUT POINT
AIR CONDENSER	ALUMINUM ANGLE
BOLLARD TO AS2890.6	BOUNDARY TRAP FLOOR WASTE DOWNPIPE
DISH DRAIN OUTLET	ELECTRICAL RISER CUPBOARDS
FIRE HYDRANT	FIRE HOSE REEL
FLOOR WASTE DOWNPIPE	GRADED DRAIN
MECHANICAL RISER	MAIN SWITCHBOARD
TACTILES	TACTILES
OVERFLOW	RAINWATER OUTLET STORAGE
HYDRALIC RISER CUPBOARDS	WHEELSTOP TO AS2890.1

OTHER PERFORMANCE SPECIFICATIONS

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

SCALE 1:100 @A1

0 1m 5m

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.

PREPARED BY

urbana corp
 planning design project management

Reg Architect: N.Lyenko Reg. No 3010

CLIENT

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2024/0079

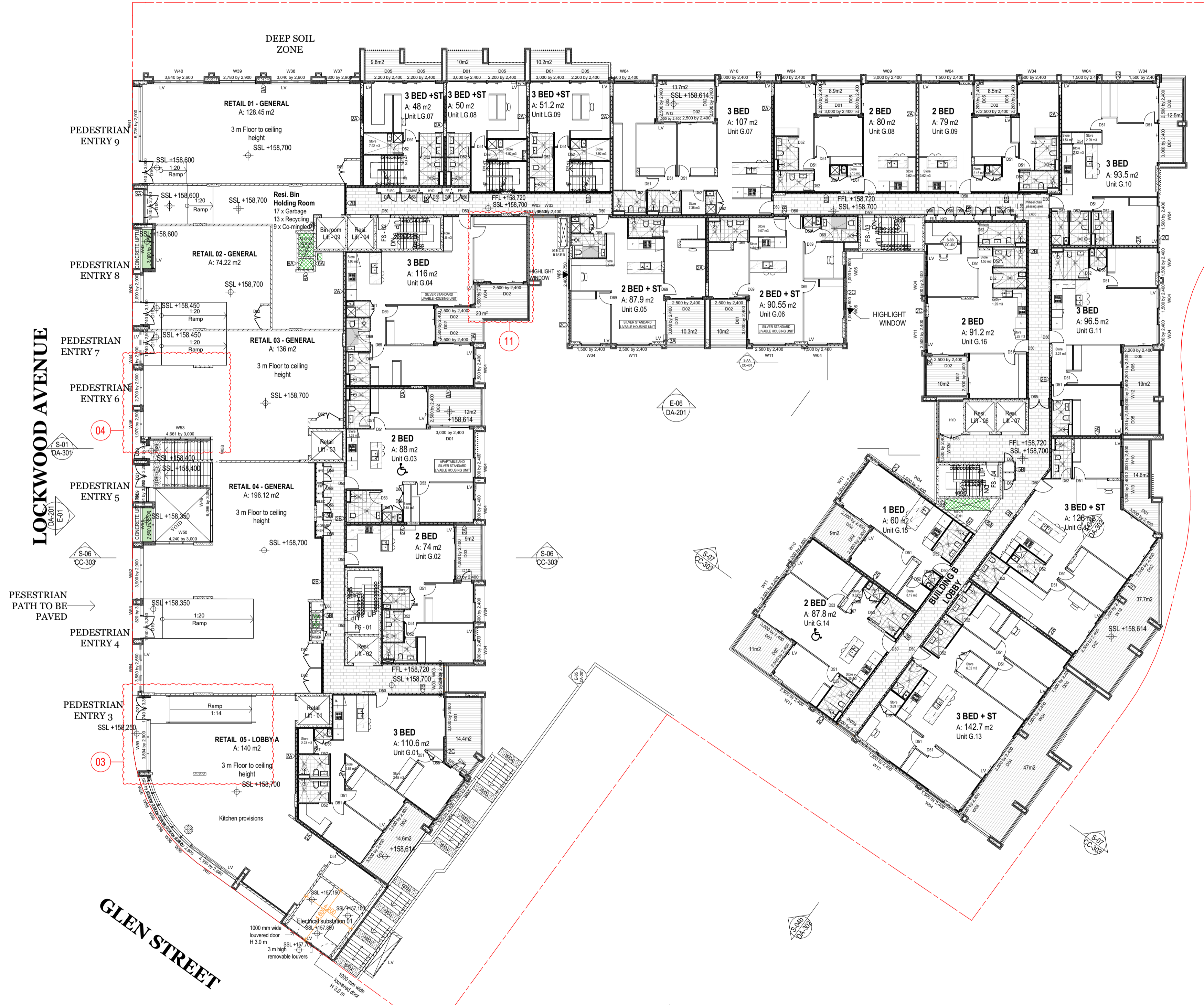
PROJECT
 28 Lockwood avenue,
 BELROSE
 NSW 2085

DRAWING
 Lower ground floor plan

DATE	MAR 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-104	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 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 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 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	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

FRL OF BUILDING ELEMENTS
 TYPE A CLASS 2 CONSTRUCTION - UNITS
 TYPE A CLASS 3 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 3a	Class 3b	Class 3c
Loadbearing Concrete Walls	90/90/90	120/120/120	180/180/180	180/180/180
Non-loadbearing Concrete Walls	90/90/90	120/120/90	180/180/90	180/180/90
Non-loadbearing Masonry Walls	90/90/90	120/120/90	180/180/90	180/180/90
Other loadbearing external walls, internal beams, columns and cast-in-place concrete	90/90/90	120/120/120	180/180/180	180/180/180
Other loadbearing internal walls, internal beams, columns and cast-in-place concrete	90/90/90	120/120/120	180/180/180	180/180/180
Floors	90/90/90	120/120/120	180/180/180	180/180/180
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180	180/180/180

DOORS

Fire stair doors - self-closing -R80/30

Entry doors to sole-occupancy units - self-closing -R80/30

Doors to Electrical cupboards -R80/30

Garbage Room hopper doors -R80/30

Other loadbearing internal walls, internal beams, columns and cast-in-place concrete -R80/30

Other loadbearing external walls, internal beams, columns and cast-in-place concrete -R80/30

Floors -R80/30

Common Walls and Fire Walls -R80/30

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
- C2.8 - 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 - Protection Of operable windows
- D3.2 - AS1428.1 General Building access requirements
- D3.3 - Parts of Building to be Accessible
- D3.5 - AS 1735.11 Fire doors to lift shafts
- D3.6 - AS1428.1 & Spec. C3.6 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 2444 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
- 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 - AS3500.3 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

LEGENDS

SETOUT POINT
 AIR CONDENSER
 ALUMINUM ANGLE
 BOLLARD TO AS2890.6
 BOUNDARY TRAP FLOOR WASTE DOWNHOLE
 DISH DRAIN OUTLET
 ELECTRICAL RISER CUPBOARDS
 FIRE HYDRANT
 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

OTHER PERFORMANCE SPECIFICATIONS

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

PROJECT
 28 Lockwood Avenue,
 BELROSE
 NSW 2085

DRAWING
 ground floor plan

DATE MAR 2024 **NORTH**

DRAWN JS **CHECK** NL

SCALE 1:200 @A1 Sheet Size

DWG NO. DA-105 **ISSUE** 4

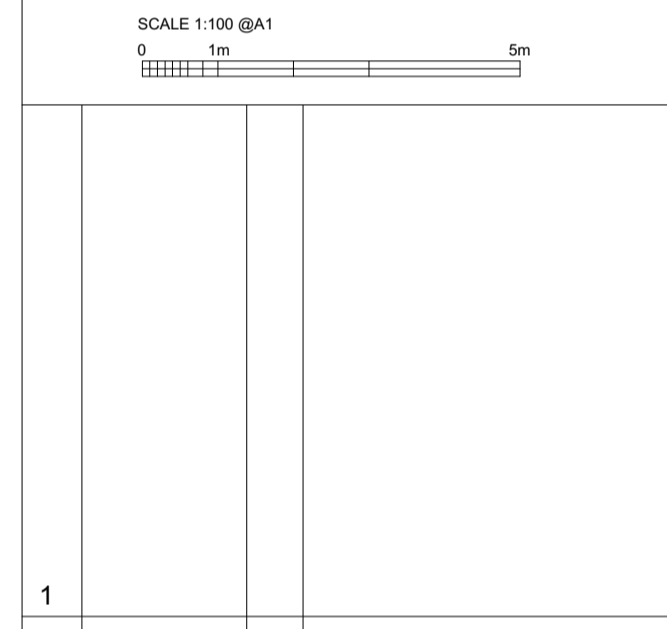
STATUS ISSUE FOR SECTION 4.55 **JOB NO.**

CLIENT

PREPARED BY

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

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2024/0079



SCALE 1:100 @A1
 0 1m 5m

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.

CLIENT

PREPARED BY

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

PROJECT
 28 Lockwood Avenue,
 BELROSE
 NSW 2085

DRAWING
 ground floor plan

DATE MAR 2024 **NORTH**

DRAWN JS **CHECK** NL

SCALE 1:200 @A1 Sheet Size

DWG NO. DA-105 **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

FRL OF BUILDING ELEMENTS
 TYPE A: CLASS 2 CONSTRUCTION - UNITS
 TYPE B: 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 B
Internal walls - Fire resisting lift and stair shafts - loadbearing	90/90/90	120/120/120	180/120/120
Internal walls - Restroom public corridors, public walkway and lift	90/90/90	120/120/120	180/120/120
Internal walls - Non-loadbearing	90/90/90	120/120/120	180/120/120
Internal walls - Between or bounding sole-occupancy units - loadbearing	90/90/90	120/120/120	180/120/120
Internal walls - Between or bounding sole-occupancy units - non-loadbearing	90/90/90	120/120/120	180/120/120
Internal walls - Ventilation, plant, drainage and the like - loadbearing in the discharge of hot products of combustion	90/90/90	120/120/120	180/120/120
Internal walls - Ventilation, plant, drainage and the like - non-loadbearing	90/90/90	120/120/120	180/120/120
Other loadbearing internal walls, internal beams, columns and structures	90/90/90	120/120/120	180/120/120
Roof	90/90/90	120/120/120	180/120/120

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 2115.1, 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
 - 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 - 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 1665.2 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

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 2115.1, 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
 - 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 - 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 1665.2 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

SECTION H ACCESS AND EGRESS
 - H1.10 - Discharge from Exits
 - H2.4 - Separation of rising & descending flights
 - H2.7 - Installations in exits and paths of travel
 - H2.8 - Spec. C1.1 & Spec. C3.4 Enclosures under stairways
 - H2.15 - Goings & Risers
 - H2.14 - Landings
 - H2.16 - Thresholds
 - H2.10 - Balustrades
 - H2.17 - Handrails
 - H2.20 - Swinging Doors
 - H2.21 - Operation of latch
 - H2.23 - Sign on doors

SECTION I SERVICES AND EQUIPMENT
 - I1.3 - AS 2419.1 Hydrant system
 - I1.4 - AS 2441 Hose reel system
 - I1.5 - AS 2115.1, AS 2115.4, AS2118.9 & Spec. I1.5 Sprinkler system
 - I1.6 - AS 2444 Portable fire extinguishers
 - I2.2 - Table I2.2a - Spec. I2.2a Smoke detection and alarm system
 - I3.2 - Stretcher facility in lifts
 - I3.3 - Warning Sign
 - I3.6 - AS 1735.12 Facilities for disabilities
 - I3.7, I3.9 & I3.10 - Fire service controls
 - I4.2/I4.4 - AS/NZS 2293.1 Emergency lighting
 - I4.6/I4.8 - AS/NZS 2293.1 Exit Signs

SECTION J HEALTH AND AMENITY
 - J1.1 - AS3500.3.2 Stormwater drainage
 - J1.4 - External waterproofing
 - J1.7 - AS 3740 Waterproofing of wet areas
 - J1.9/ J1.10 - Damp proofing
 - J1.11 - Provision of floor wastes
 - J2.5 - Construction of sanitary compartments
 - J3.1 - Height of rooms
 - J4 - Lighting and Ventilation
 - J4.4 - AS/NZS 1660 Artificial lighting
 - J4.5 - AS 1665.2 Mechanical ventilation
 - J5.4 - AS/NZS 1276.1 or Spec. J5.2 Sound insulation rating of walls
 - J5.5 - AS/NZS 1276.1 or Spec. J5.2 Sound insulation rating of floors
 - J5.6 - AS/NZS 1276.1 or Spec. J5.2 Sound insulation rating of services
 - J5.7 - AS/NZS 1276.1 or Spec. J5.2 Sound insulation rating of pumps

LEGENDS

SETOUT POINT
 A/C AIR CONDENSER
 AL ALUMINUM ANGLE
 B BOLLARD TO AS2890.6
 BT/PW BOUNDARY TRAP FLOOR WASTE DOWNPIPE
 DDO DISH DRAIN OUTLET
 DP DOWNPIPE
 E ELECTRICAL RISER CUPBOARDS
 E-FH FIRE HYDRANT
 F FIRE HOSE REEL
 FWR FLOOR WASTE GRATED DRAIN
 G/GTD GATED DRAIN
 L LIGHT POLE
 M MECHANICAL RISER
 MSB MAIN SWITCHBOARD
 T TACTILES
 T OF OVERFLOW
 RW/RW OUTLET
 ST STORAGE
 H HYDRALIC RISER CUPBOARDS
 WS WHEELSTOP TO AS2890.1

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

SCALE 1:100 @A1
 0 1m 5m

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.

PREPARED BY

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

CLIENT

northern beaches council
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2024/0079

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.**

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 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	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



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 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 Concrete Walls Vertical 1.5m from floor 1.5 - 3m from floor Non-loadbearing Vertical 1.5m from floor Non-loadbearing Other loadbearing internal walls, internal beams, columns and ceilings Loadbearing Common Walls and Fire Walls	90/90/90 90/90/90 90/90/90 90/90/90 90/90/90 90/90/90 90/90/90 90/90/90	120/120/120 120/90/90 120/90/90 120/90/90 120/90/90 120/90/90 120/90/90 120/90/90	180/180/180 180/180/180 180/180/180 180/180/180 180/180/180 180/180/180 180/180/180 180/180/180	180/180/180 180/180/180 180/180/180 180/180/180 180/180/180 180/180/180 180/180/180 180/180/180

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
- C2.8 - 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
- D2.16 - Landings
- 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
- F1.4 - 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 -R80
- Doors to Electrical cupboards Non combustible
- Garbage Room hopper doors -R800

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
- C2.8 - 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
- D2.16 - Landings
- 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
- F1.4 - 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

SECTION H SERVICES AND EQUIPMENT

- D3.2 - 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 doors 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
- 1 or more - D

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
- 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 J SERVICES AND EQUIPMENT

- D2.24 - Protection Of operable windows
- D3.2 - AS1428.1 General Building access requirements
- D3.3 - Parts of Building to be Accessible
- D3.5 - AS 1428.1 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 K SERVICES AND EQUIPMENT

- 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 L SERVICES AND EQUIPMENT

- NSW G1.101- Provision of cleaning of windows

LEGENDS

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

THERMAL PERFORMANCE SPECIFICATIONS

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



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.

PREPARED BY



CLIENT

PROJECT
 28 Lockwood avenue,
 BELROSE
 NSW 2085

DRAWING
 Roof plan

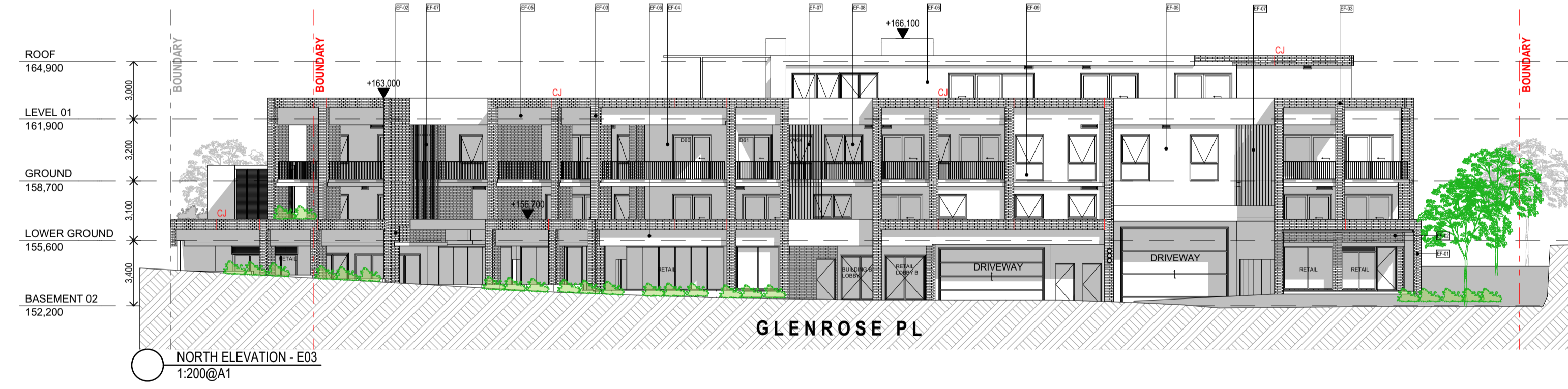
DATE	MAR 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-107	ISSUE	4
STATUS	ISSUE FOR SECTION 4.55	JOB NO.	

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2024/0079

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 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.



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
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

FRL OF BUILDING ELEMENTS
TYPE A: CLASS 2 CONSTRUCTION - UNITS
TYPE B: 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	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

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

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, AS 2159 & 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 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 services
- F5.6 - 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
AL - ALUMINUM ANGLE
BOLLARD TO AS2890.6
BOUNDARY TRAP FLOOR WASTE
DOWNPIPE
DDO - DISH DRAIN OUTLET
ELECTRICAL RISER CUPBOARDS
E - FIRE HYDRANT
FH - FIRE HOSE REEL
FL - FLOOR WASTE
GATED DRAIN
L - LIGHT POLE
M - MECHANICAL RISER
MSB - MAIN SWITCHBOARD
T - TACTILES
RW - RAINWATER OUTLET
ST - STORAGE
HS - HYDRAULIC RISER CUPBOARDS
WS - WHEELSTOP TO AS2890.1

SECTION H THERMAL PERFORMANCE SPECIFICATIONS
NOTE: REFER TO BASIX CERTIFICATE NUMBER 1061176M_03 FOR DETAILS AND SPECIFICATION

LEGENDS

SECTION I THERMAL PERFORMANCE SPECIFICATIONS
NOTE: REFER TO BASIX CERTIFICATE NUMBER 1061176M_03 FOR DETAILS AND SPECIFICATION

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

CLIENT
northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2024/0079

PROJECT
28 Lockwood Avenue,
BELROSE
NSW 2085

DRAWING
ELEVATIONS

DATE MAR 2024 **NORTH**

DRAWN JS **CHECK** NL

SCALE 1:200, 1:160, 3:0

DWG NO. DA-201 **ISSUE** 4

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



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.

PREPARED BY

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

CLIENT

PROJECT
28 Lockwood Avenue,
BELROSE
NSW 2085

DRAWING
ELEVATIONS

DATE MAR 2024 **NORTH**

DRAWN JS **CHECK** NL

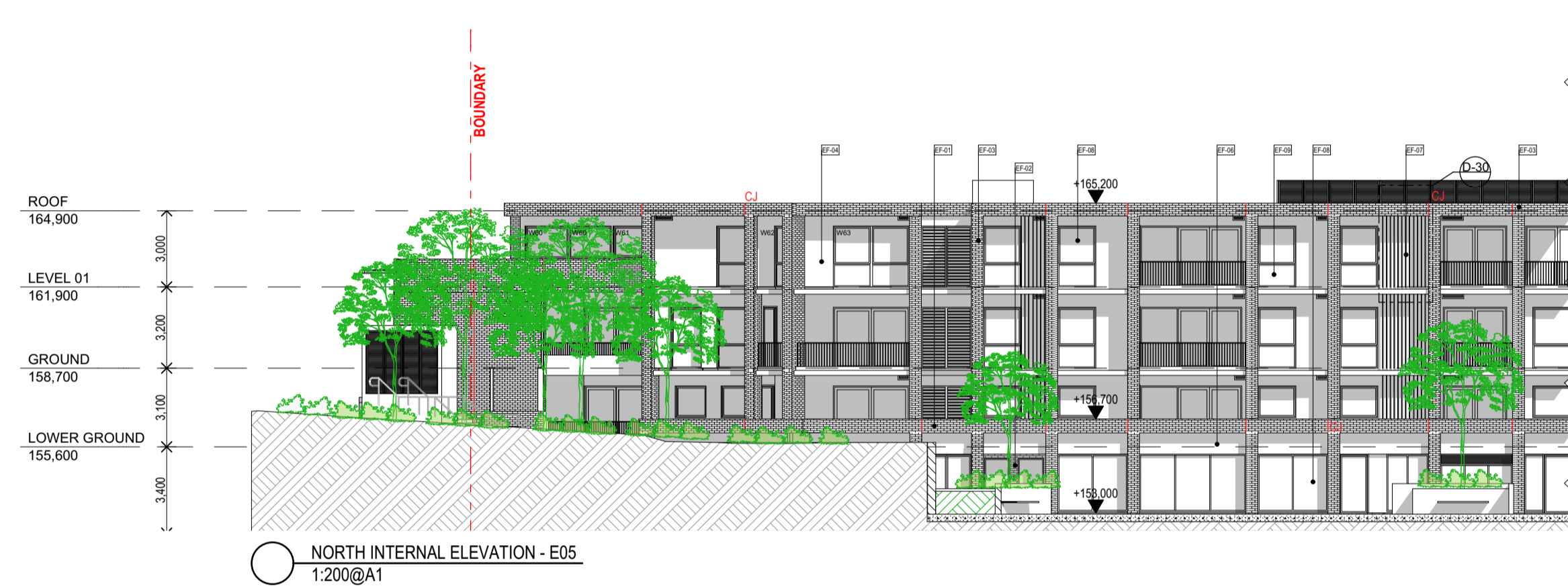
SCALE 1:200, 1:160, 3:0

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 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.



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: Glass 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: Glass Colour: Grey

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

FRL of Building Elements	Building Element	FRL (in minutes) Structural Adequacy/Integrity/Insulation
TYPE A CLASS 2 CONSTRUCTION - UNITS	REFER TO BCA PART C3 SPEC. C1.1 CLAUSE C 3.1 Table 3	
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.	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 -	
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	Class 2	Class 3a	Class 6
Internal walls - fire resisting lift and stair shafts - loadbearing	90/90/90	120/120/120	180/120/120
Non-loadbearing	90/90/90	75/75/75	75/75/75
External walls - boundary public corridors, public walkways and fire	90/90/90	120/120/120	180/120/120
Non-loadbearing	90/90/90	75/75/75	75/75/75
Internal walls - between or bounding sole-occupancy units	90/90/90	120/120/120	180/120/120
Non-loadbearing	90/90/90	75/75/75	75/75/75
External walls - ventilation, plant, airways and the like which are used for the discharge of hot products of combustion	90/90/90	120/120/120	180/120/120
Non-loadbearing	90/90/90	75/75/75	75/75/75
Other loadbearing internal walls, internal beams, columns and ceilings	90/90/90	120/120/120	180/120/120
Non-loadbearing	90/90/90	75/75/75	75/75/75
Floors	90/90/90	120/120/120	180/120/120
Roofs	90/90/90	120/120/120	180/120/120

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 & 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
- 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

DOORS

- Fire stair doors - self-closing -R800
- Entry doors to sole-occupancy units - self-closing -R800
- Lift landing doors -R80
- Doors to Electrical cupboards Non combustible
- Garbage Room hopper doors -R800

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 2444 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
- 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 - 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

LEGENDS

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

LEGENDS

— THERMAL PERFORMANCE SPECIFICATIONS

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

SCALE 1:100 @A1
0 1m 5m

REV	DATE	BY	AMENDMENTS
1			

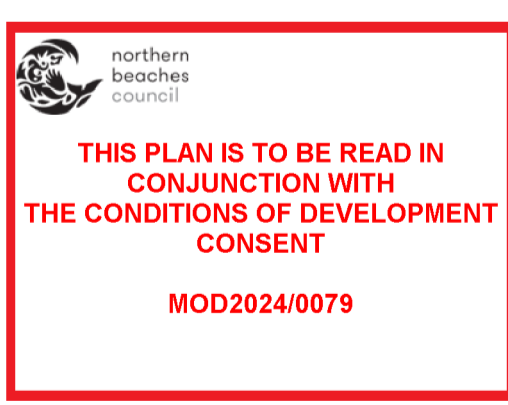
NOTES

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.

PREPARED BY



CLIENT



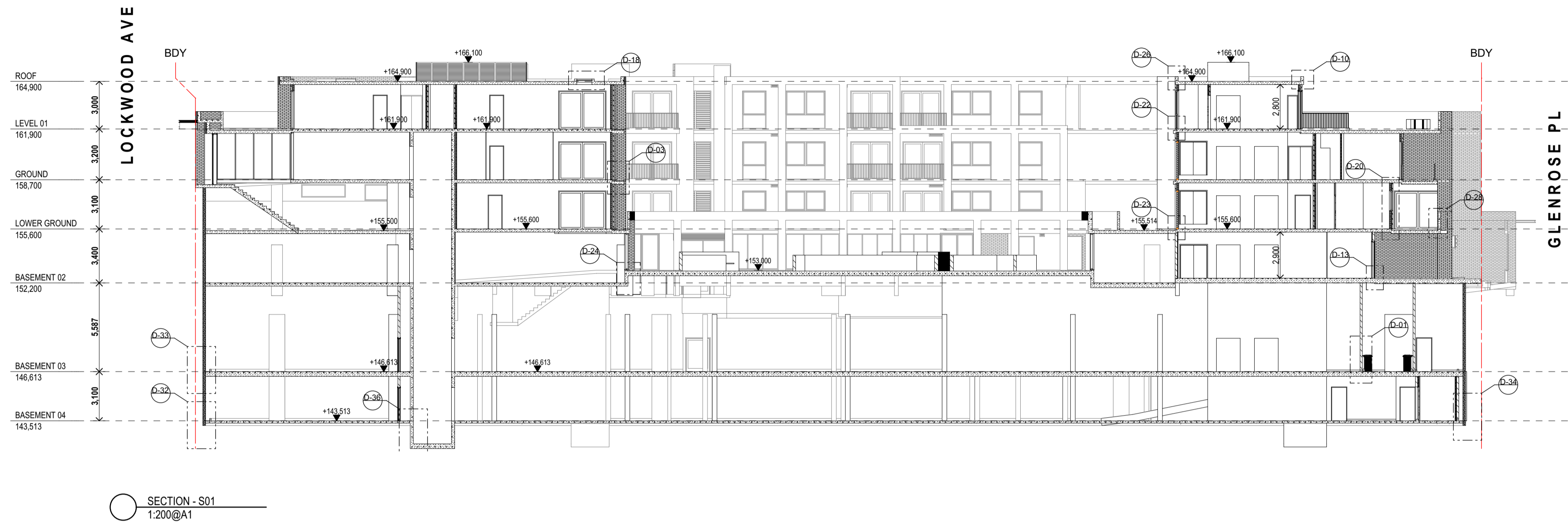
PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
ELEVATIONS

DATE	MAR 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-202	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.



SECTION - S01
1:200@A1



SECTION - S02
1:200@A1

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	Class 2	Class 3a	Class 6
External walls - Fire resisting lift and stair shafts - loadbearing	90/90/90	120/120/120	180/120/120
External walls - Non-loadbearing	90/90/90	120/120/120	180/120/120
Internal walls - Resisting public corridors, public walkways and lift	90/90/90	120/120/120	180/120/120
Internal walls - Non-loadbearing	90/90/90	120/120/120	180/120/120
Internal walls - Between or bounding sole-occupancy units	90/90/90	120/120/120	180/120/120
Internal walls - Non-loadbearing	90/90/90	120/120/120	180/120/120
Internal walls - Ventilation, plant, drainage and the like	90/90/90	120/120/120	180/120/120
Internal walls - Non-loadbearing	90/90/90	120/120/120	180/120/120
Other loadbearing internal walls, internal beams, columns and structures	90/90/90	120/120/120	180/120/120
Internal walls and floors	90/90/90	120/120/120	180/120/120
Floors	90/90/90	120/120/120	180/120/120
Roofs	90/90/90	120/120/120	180/120/120

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 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
- 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 2444 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
- F1.4 - 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

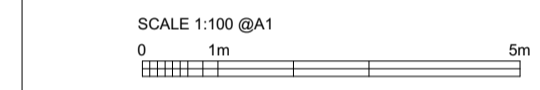
SECTION G ANCILLARY PROVISIONS
- NSW G1.101- Provision of cleaning of windows

LEGENDS

AC	SCOUT POINT
AL	AIR CONDENSER
B	ALUMINUM ANGLE
BT/PW	BOLLARD TO AS2890.6
DP	BOUNDARY TRAP FLOOR WASTE DOWNPIPE
DDO	DISH DRAIN OUTLET
DF	ELECTRICAL RISER CUPBOARDS
E	FIRE HYDRANT
FH	FIRE HOSE REEL
FR	FLOOR WASTE
GTD	GRATED 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

THERMAL PERFORMANCE SPECIFICATIONS

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



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.

PREPARED BY

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

CLIENT

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2024/0079

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.