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Clause J1.3 - Roof Construction
Clause J1.5 - Glazing; and
Clause J1.6 - Floor Construction
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Clause JP1 - Energy Use
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Flooding
In order to protect property and occupants from flood risk the following is required:
Building Components and Structural Soundness – B1
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Building Components and Structural Soundness – B2
All new development must be designed to ensure structural integrity up to the Probable Maximum Flood level of 2.93m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.
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All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

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7006
DP.1117451

NOTES **(FOR CONSTRUCTION)**
This drawing is the copyright of Canvas Architecture & Design and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without prior written permission of Canvas Architecture & Design.
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CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

Compliance with Section J of the NCC 2019-volume 1 – Amendment 1 for new Café/Office Building is achieved using the performance based JV3 Verification method using a reference building to Partners Energy Report

Canvas Architecture & Design
ABN 80 154 221 722
21 Endeavour Drive
BEACON HILL NSW 2100
RoslynToia
NSW REG: 9453 BARCH (HONS I)
roslyn@canvasarch.com.au
0405 60 11 30

Drawing Name
SITE PLAN

Drawing Scale
1:200

Drawn
RT

Layout ID
CC02-A
26/08/22 Section 4.55 Certificate

N

Additional Notes

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CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

Compliance with Section J of the NCC 2019- volume 1 – Amendment 1 for new Café/Office Building is achieved using the performance based JV3 Verification method using a reference building to Partners Energy Report

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21 Endeavour Drive
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roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name	Drawing Scale	Layout ID
SITE & GROUND PLAN	**1:100**	**CC04-A**
	Drawn: RT	26/08/22 Section 4.55 Certificate

N

Additional Notes
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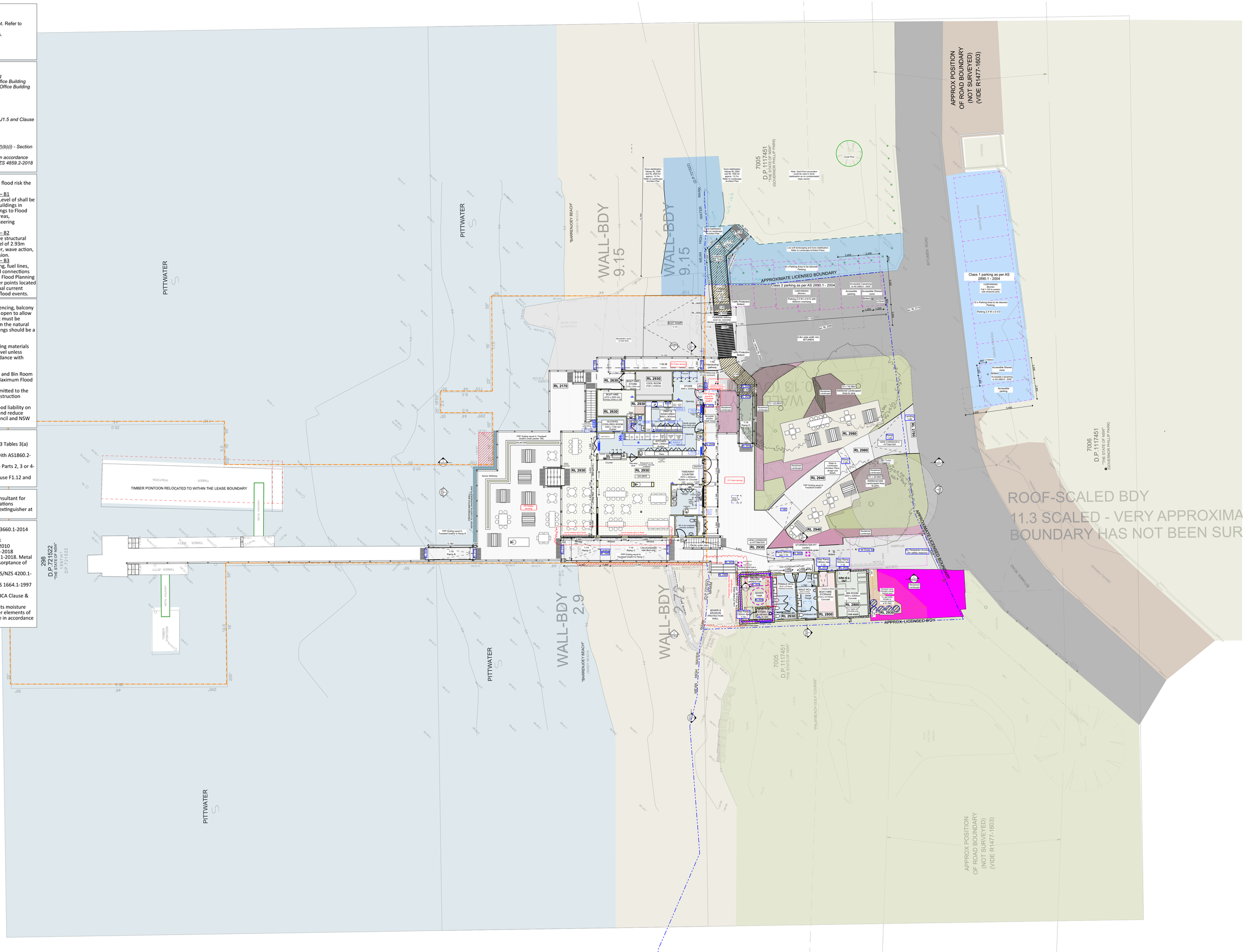

CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

Compliance with Section J of the NCC 2019-volume 1 – Amendment 1 for new Café/Office Building is achieved using the performance based JV3 Verification method using a reference building to Partners Energy Report

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Drawing Name
SITE & GROUND PLAN 1:200

Drawing Scale
1:200

Drawn
RT

Layout ID
CC05-A
26/08/22 Section 4.55 Certificate

Additional Notes

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DTS Non-Compliance

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RELEVANT PERFORMANCE REQUIREMENTS

Clause JP1 - Energy Use

ASSESSMENT METHOD (by Consultant)

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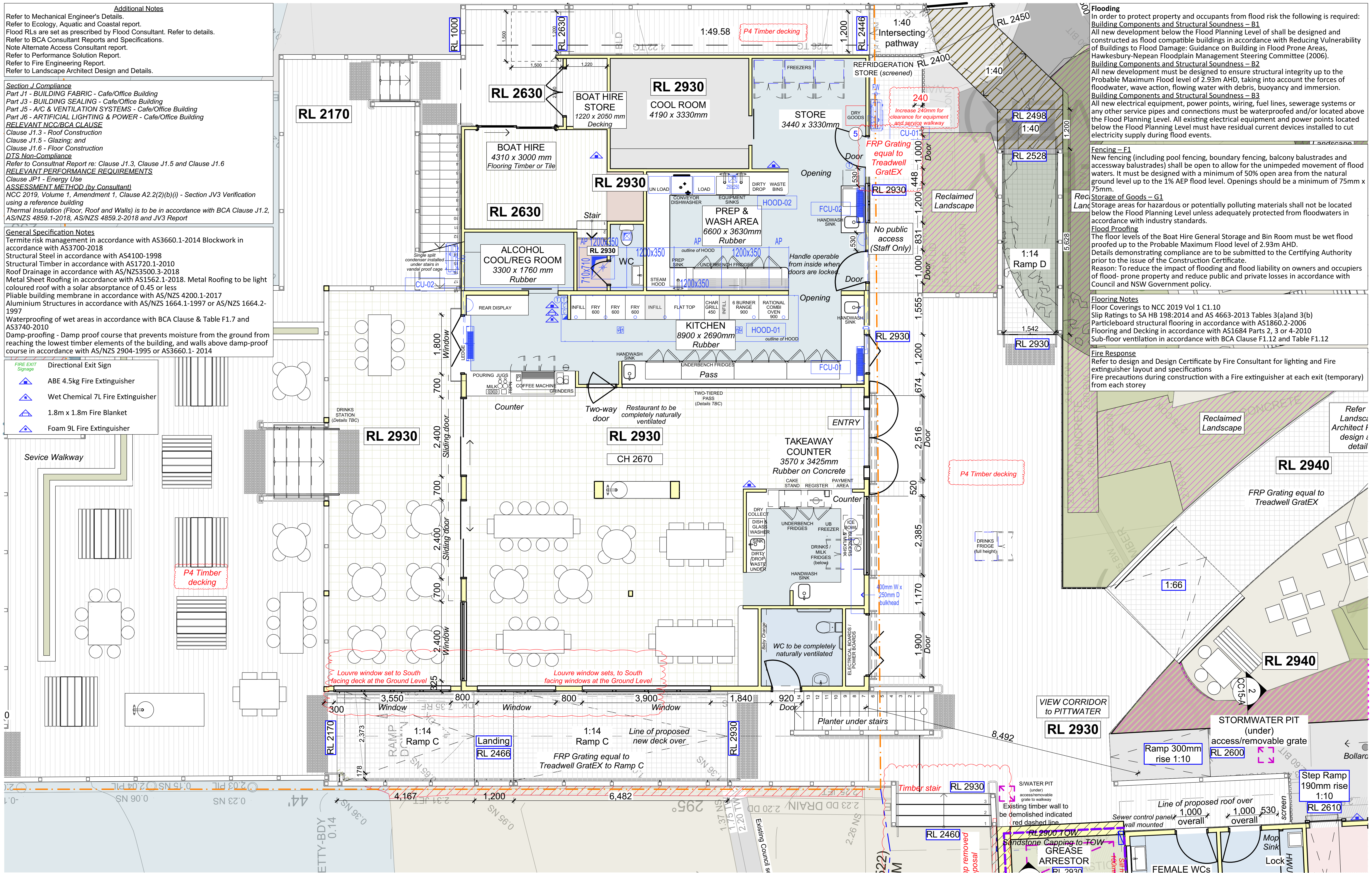

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Drawing Name
PROPOSED GROUND FLOOR PLAN - A3

Drawing Scale
1:100

Drawn
RT

Layout ID
CC06-A

26/08/22 Section 4.55 Certificate

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Additional Notes

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HOOD-01
outline of HOOD
FCU-01
RL 2930
ENTRY
TAKEAWAY COUNTER
3570 x 3425mm
Rubber on Concrete
CAKE STAND
REGISTER
PAYMENT AREA
Counter
DRY COLLECT
DISH GLASS WASHER
SINK
DIRTY DROP WASTE UNDER
UNDERBENCH FRIDGES
UB FREEZER
ICE BOWL
DRINKS / MILK FRIDGES (below)
HANDWASH SINK
400mm W x 250mm D bulkhead
Baby Change
WC to be completely naturally ventilated
ELECTRICAL BOARDS / POWER BOARDS
Planter under stairs
1,000 Door
1,555
1,200
674
2,516 Door
520
2,385
1,170
1,900 Door
840
920 Door
8,492
Ramp D
1:14
1,542
RL 2930
P4 Timber decking
DRINKS FRIDGE (full height)
1:66
RL 2940
RL 2980
Ramp 1:20
Reclaimed Landscape
Refer to Landscape Architect Plans, design and details
FRP Grating equal to Treadwell GratEX
P4 Timber decking
T1 = 20.69m²
Additional total Landscaped Area to pine
VIEW CORRIDOR to PITTWATER
RL 2780
1 CC11
2 CC09-A
2 CC15-A
VIEW CORRIDOR to PITTWATER
RL 2930
STORMWATER PIT (under) access/removable grate
RL 2600
Ramp 300mm rise 1:10
Bollard
1:30 Cross fall
No Pedestrian Access (for safety reasons)
APPROXIMATE LICENSED BOUNDARY
4.637
Timber stair
RL 2930
S/WATER PIT (under) access/removable grate to walkway
Existing timber wall to be demolished indicated red dashed line
RL 2460
Existing Council seawall
STONE SEAWALL
(D.P.721522) MHWM
Proposed ramp removed from proposal
Line of sheet piling RL 2700 to RL -200
SEWER & EROSION PROTECTION WALL
MARK
STONE
1 CC10-A
Step Ramp 120mm rise 1:10
GREASE ARRESTOR
RL 2930
1 CC15-A
SEWER TANK
RL 2930
RL 2900 TOW
Sandstone Capping to TOW
Sewer control panel wall mounted
Line of proposed roof over
1,000 overall
1,000 530 overall
screen
Step Ramp 190mm rise 1:10
RL 2610
Step Ramp 150mm rise 1:10
RL 2650
FEMALE WCs
2610 x 5170mm
Polished Concrete
MALE WCs
2255 x 5170mm
Polished Concrete
Mop Sink
Lock
HWU
1,780
Urinal Trough
Ambulant WC
RL 2930
Ambulant WC
RL 2800
BOAT FUEL STORE 210L to AS1940-2017
RL 2900
120mm bunding
1610W x 1470L
wall to future Eng's Spec
BOAT HIRE STORAGE
2100 x 5170mm
Concrete
Comply to flood requirements below 2930m
BINS IN & OUT
BIN ROOM
3600 x 5205mm
Concrete
RL 2800
Floor waste with removable plug
mat wash
gas detector
Exclusion zone indicated orange hatched area
5 x gas bottle storage on concrete platform at RL 2900
RL 2930
Reclaimed Landscape
1 CC15-A
2 CC15-A
APPROX. LICENSED B'DY
Sill height increased by 100mm frosted louvres

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In order to protect property and occupants from flood risk the following is required:
Building Components and Structural Soundness – B1
All new development below the Flood Planning Level of shall be designed and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).
Building Components and Structural Soundness – B2
All new development must be designed to ensure structural integrity up to the Probable Maximum Flood level of 2.93m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.
Building Components and Structural Soundness – B3
All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

Fencing – F1
New fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level. Openings should be a minimum of 75mm x 75mm.
Storage of Goods – G1
Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.
Flood Proofing
The floor levels of the Boat Hire General Storage and Bin Room must be wet flood proofed up to the Probable Maximum Flood level of 2.93m AHD.
Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood- prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Flooring Notes
Floor Coverings to NCC 2019 Vol 1 C1.10
Slip Ratings to SA HB 198:2014 and AS 4663-2013 Tables 3(a)and 3(b)
Particleboard structural flooring in accordance with AS1860.2-2006
Flooring and Decking in accordance with AS1684 Parts 2, 3 or 4-2010
Sub-floor ventilation in accordance with BCA Clause F1.12 and Table F1.12

Fire Response
Refer to design and Design Certificate by Fire Consultant for lighting and Fire extinguisher layout and specifications
Fire precautions during construction with a Fire extinguisher at each exit (temporary) from each storey

FIRE EXIT Signage — Directional Exit Sign
ABE 4.5kg Fire Extinguisher
Wet Chemical 7L Fire Extinguisher
1.8m x 1.8m Fire Blanket
Foam 9L Fire Extinguisher

NOTES **(FOR CONSTRUCTION)**

All levels and dimensions are to be checked and verified on site prior to the commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.

CLIENT: LONDON LAKES PARTNERNSHIP

THE BOATHOUSE
PALM BEACH

Compliance with Section J of the NCC 2019-volume 1 – Amendment 1 for new Café/Office Building is achieved using the performance based JV3 Verification method using a reference building to Partners Energy Report

Canvas Architecture & Design
ABN 80 154 221 722
21 Endeavour Drive
BEACON HILL NSW 2100
Roslyn Toia
NSW REG: 9453 BARCH (HONS I)
roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name
PROPOSED ANCILLARY BUILDING GROUND FLOOR PLAN - A3

Drawing Scale
1:100

Drawn
RT

Layout ID
CC07-A
26/08/22 Section 4.55 Certificate

N

Additional Notes

Refer to Mechanical Engineer's Details.
Refer to Ecology, Aquatic and Coastal report.
Flood RLs are set as prescribed by Flood Consultant. Refer to details.
Refer to BCA Consultant Reports and Specifications.
Note Alternate Access Consultant report.
Refer to Performance Solution Report.
Refer to Fire Engineering Report.
Refer to Landscape Architect Design and Details.

Section J Compliance
Part J1 - BUILDING FABRIC - Cafe/Office Building
Part J3 - BUILDING SEALING - Cafe/Office Building
Part J5 - A/C & VENTILATION SYSTEMS - Cafe/Office Building
Part J6 - ARTIFICIAL LIGHTING & POWER - Cafe/Office Building
RELEVANT NCC/BCA CLAUSE
Clause J1.3 - Roof Construction
Clause J1.5 - Glazing; and
Clause J1.6 - Floor Construction
DTS Non-Compliance
Refer to Consultnat Report re: Clause J1.3, Clause J1.5 and Clause J1.6
RELEVANT PERFORMANCE REQUIREMENTS
Clause JP1 - Energy Use
ASSESSMENT METHOD (by Consultant)
NCC 2019, Volume 1, Amendment 1, Clause A2.2(2)(b)(i) - Section JV3 Verification using a reference building
Thermal Insulation (Floor, Roof and Walls) is to be in accordance with BCA Clause J1.2, AS/NZS 4859.1-2018, AS/NZS 4859.2-2018 and JV3 Report

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Flooring Notes
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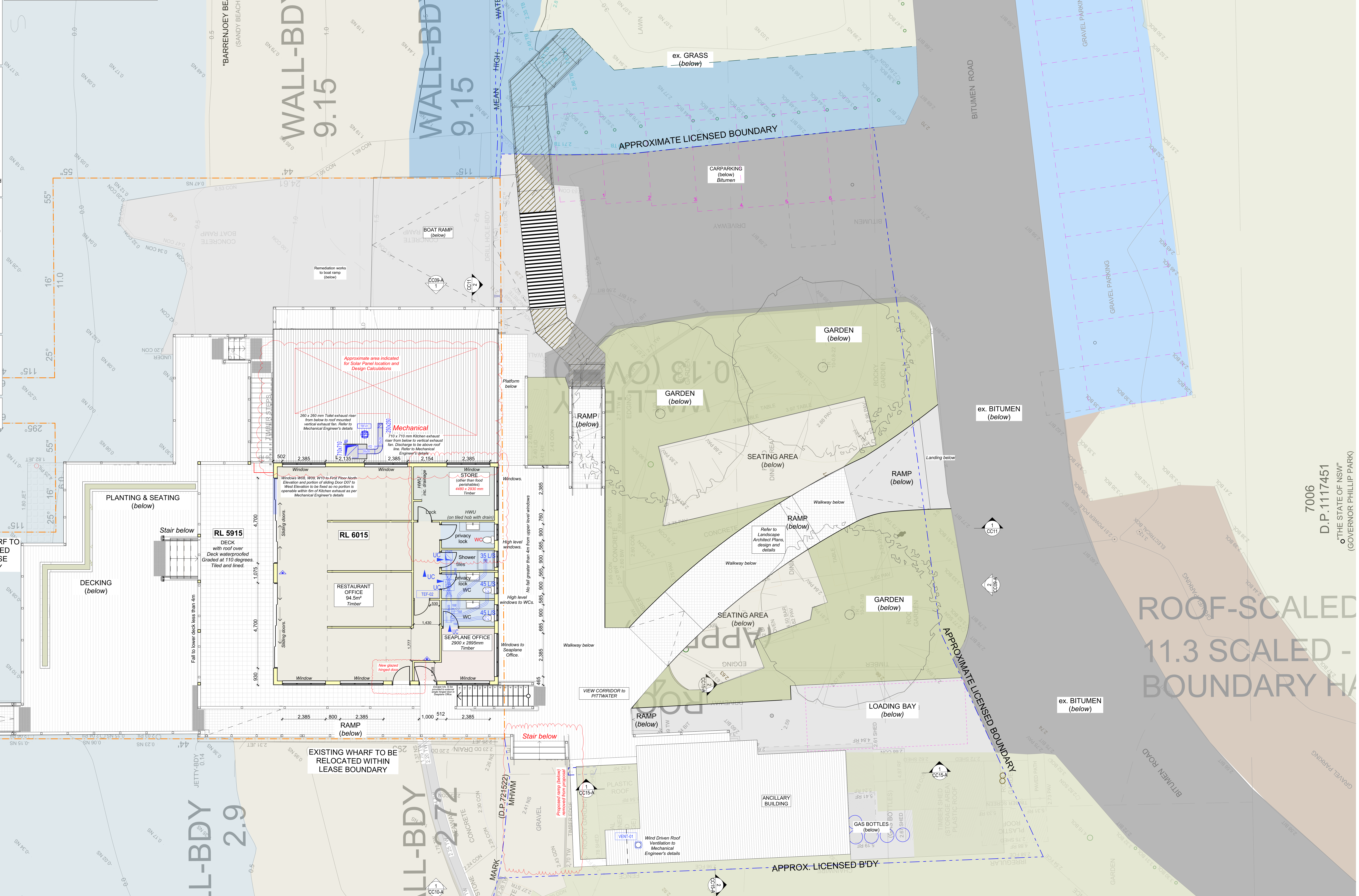
Sub-floor ventilation in accordance with BCA Clause F1.12 and Table F1.12

Fire Response
Refer to design and Design Certificate by Fire Consultant for lighting and Fire extinguisher layout and specifications
Fire precautions during construction with a Fire extinguisher at each exit (temporary) from each storey

FIRE EXIT Signage	Directional Exit Sign
	ABE 4.5kg Fire Extinguisher
	Wet Chemical 7L Fire Extinguisher
	1.8m x 1.8m Fire Blanket
	Foam 9L Fire Extinguisher

General Specification Notes
Termite risk management in accordance with AS3660.1-2014
Blockwork in accordance with AS3700-2018
Structural Steel in accordance with AS4100-1998
Structural Timber in accordance with AS1720.1-2010
Roof Drainage in accordance with AS/NZS3500.3-2018
Metal Sheet Roofing in accordance with AS1562.1-2018. Metal Roofing to be light coloured roof with a solar absorptance of 0.45 or less
Pliable building membrane in accordance with AS/NZS 4200.1-2017
Aluminium Structures in accordance with AS/NZS 1664.1-1997 or AS/NZS 1664.2-1997
Waterproofing of wet areas in accordance with BCA Clause & Table F1.7 and AS3740-2010
Damp-proofing - Damp proof course that prevents moisture from the ground from reaching the lowest timber elements of the building, and walls above damp-proof course in accordance with AS/NZS 2904-1995 or AS3660.1- 2014



"BARRENJOEY BEACH"
(SANDY BEACH)
WALL-BDY 9.15
MEAN HIGH WATER MARK
(D.P.721522)
7005 D.P.1117 "THE STATE OF (GOVERNOR PHIL
ex. GRASS (below)
APPROXIMATE LICENSED BOUNDARY
CARPARKING (below) Bitumen
BITUMEN ROAD
GRAVEL PARKING
BOAT RAMP (below)
Remediation works to boat ramp (below)
GARDEN (below)
RAMP (below)
SEATING AREA (below)
Landing below
Walkway below
Refer to Landscape Architect Plans, design and details
Walkway below
ex. BITUMEN (below)
7006 D.P.1117451 "THE STATE OF NSW" (GOVERNOR PHILLIP PARK)
ROOF-SCALED 11.3 SCALED - BOUNDARY HA
Approximate area indicated for Solar Panel location and Design Calculations
Mechanical
Platform below
PLANTING & SEATING (below)
Stair below
EXISTING WHARF TO BE RELOCATED WITHIN LEASE BOUNDARY
RL 5915
DECK with roof over Deck waterproofed Graded at 110 degrees. Tiled and lined.
RL 6015
STORE
HWU (on tiled hob with drain)
privacy lock
Shower
WC
RESTAURANT OFFICE 94.5m² Timber
SEAPLANE OFFICE 2900 x 2895mm Timber
Windows.
High level windows.
High level windows to WCs.
Windows to Seaplane Office.
Walkway below
VIEW CORRIDOR to PITTWATER
DECKING (below)
Fall to lower deck less than 4m
PATH TO JETTY
RAMP (below)
RAMP (below)
EXISTING WHARF TO BE RELOCATED WITHIN LEASE BOUNDARY
Stair below
LOADING BAY (below)
ANCILLARY BUILDING
GAS BOTTLES (below)
Wind Driven Roof Ventilation to Mechanical Engineer's details
APPROX. LICENSED B'DY
WALL-BDY 2.9
WALL-BDY 2.72
JETTY-BDY 0.14
GRAVEL
CONCRETE

CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

Compliance with Section J of the NCC 2019- volume 1 – Amendment 1 for new Café/Office Building is achieved using the performance based JV3 Verification method using a reference building to Partners Energy Report

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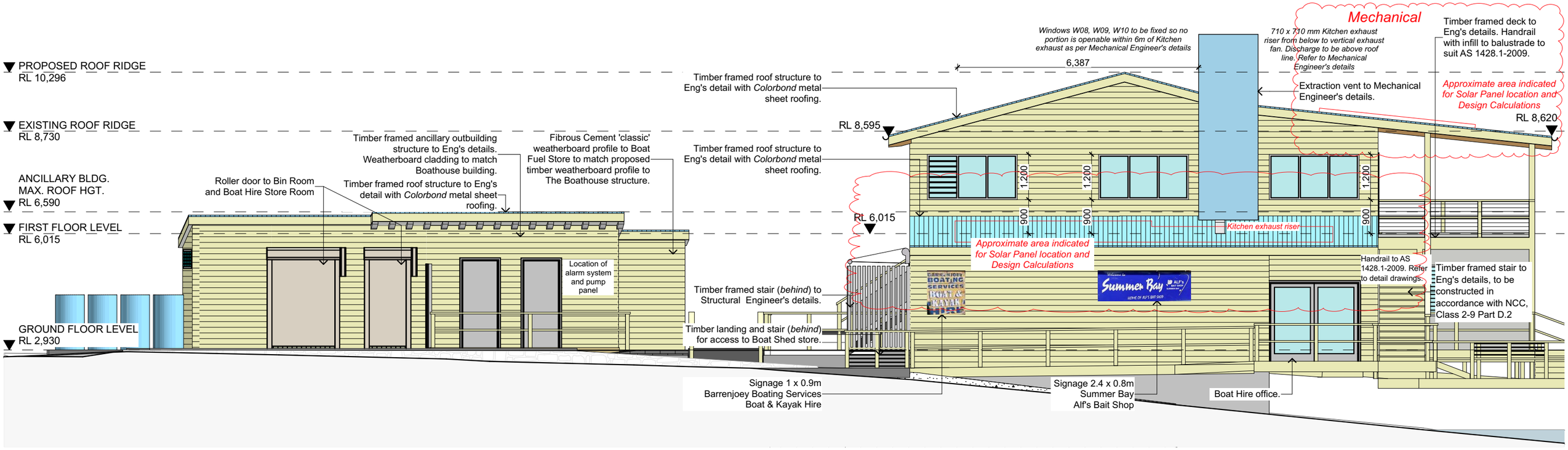
21 Endeavour Drive
BEACON HILL NSW 2100
RoslynToia
NSW REG: 9453 BARCH (HONS I)
roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name	Drawing Scale	Layout ID
PROPOSED FIRST FLOOR PLAN	1:100	CC08-A
	Drawn RT	26/08/22 Section 4.55 Certificate

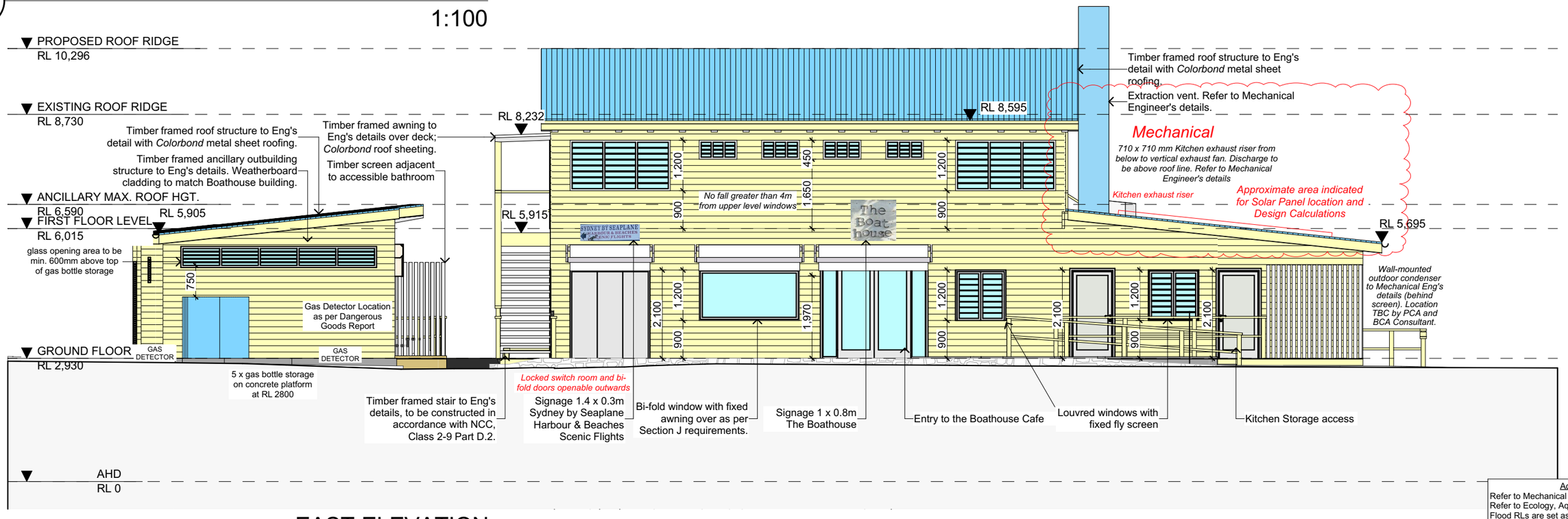
N



1

NORTH ELEVATION

1:100



2

EAST ELEVATION

1:100

Additional Notes

Refer to Mechanical Engineer's Details.
Refer to Ecology, Aquatic and Coastal report.
Flood RLs are set as prescribed by Flood Consultant. Refer to details.
Refer to BCA Consultant Reports and Specifications.
Note Alternate Access Consultant report.
Refer to Performance Solution Report.
Refer to Fire Engineering Report.
Refer to Landscape Architect Deisgn and Details.

CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

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Refer to Ecology, Aquatic and Coastal report.
Flood RLs are set as prescribed by Floor Consultant. Refer to details.
Note Alternate Access Consultant report.

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21 Endeavour Drive
BEACON HILL NSW 2100
Roslyn Toia
NSW REG: 9453 BARCH (HONS I)
roslyn@canvasarch.com.au 0405 60 11 30

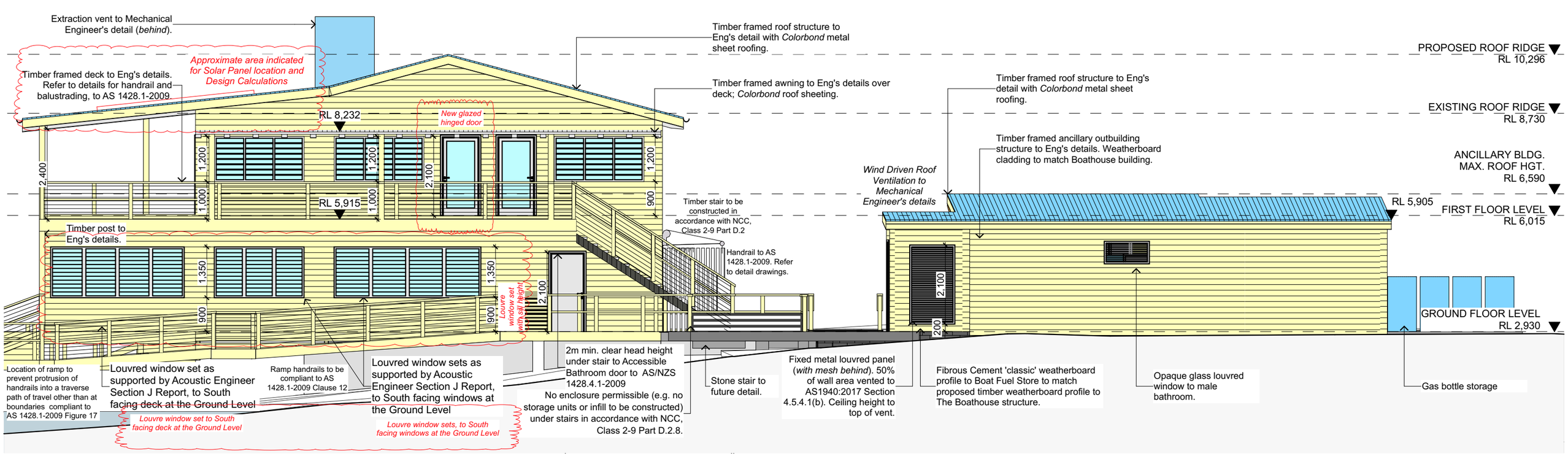
Drawing Name
NORTH / EAST ELEVATIONS

Drawing Scale
1:100

Drawn
RT

Layout ID
CC09-A

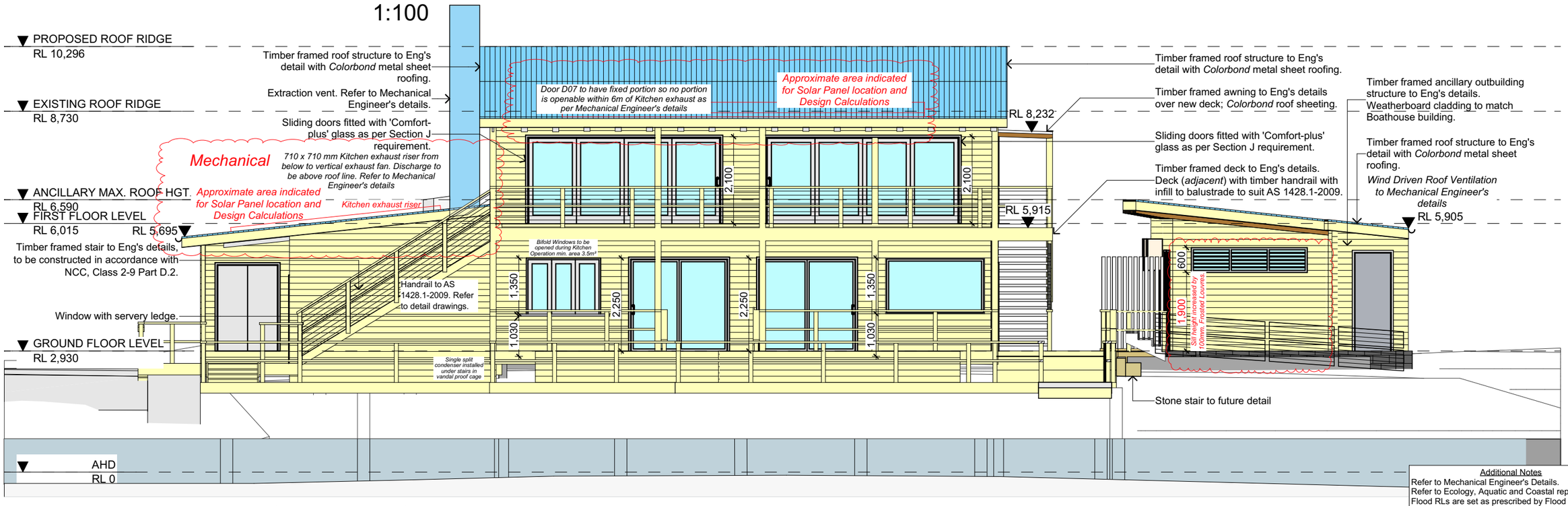
26/08/22 Section 4.55 Certificate



1

SOUTH ELEVATION

1:100



2

WEST ELEVATION

1:100

Additional Notes
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Refer to Ecology, Aquatic and Coastal report.
Flood RLs are set as prescribed by Flood Consultant. Refer to details.
Refer to BCA Consultant Reports and Specifications.
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Refer to Performance Solution Report.
Refer to Fire Engineering Report.
Refer to Landscape Architect Deisgn and Details.

CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

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Roslyn Toia
NSW REG: 9453 BARCH (HONS I)
roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name
SOUTH / WEST ELEVATIONS

Drawing Scale
1:100

Drawn
RT

Layout ID
CC10-A
26/08/22 Section 4.55 Certificate

Additional Notes

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Refer to LAndscape Architect Design and Details.

Section J Compliance
Part J1 - BUILDING FABRIC - Cafe/Office Building
Part J3 - BUILDING SEALING - Cafe/Office Building
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RELEVANT NCC/BCA CLAUSE
Clause J1.3 - Roof Construction
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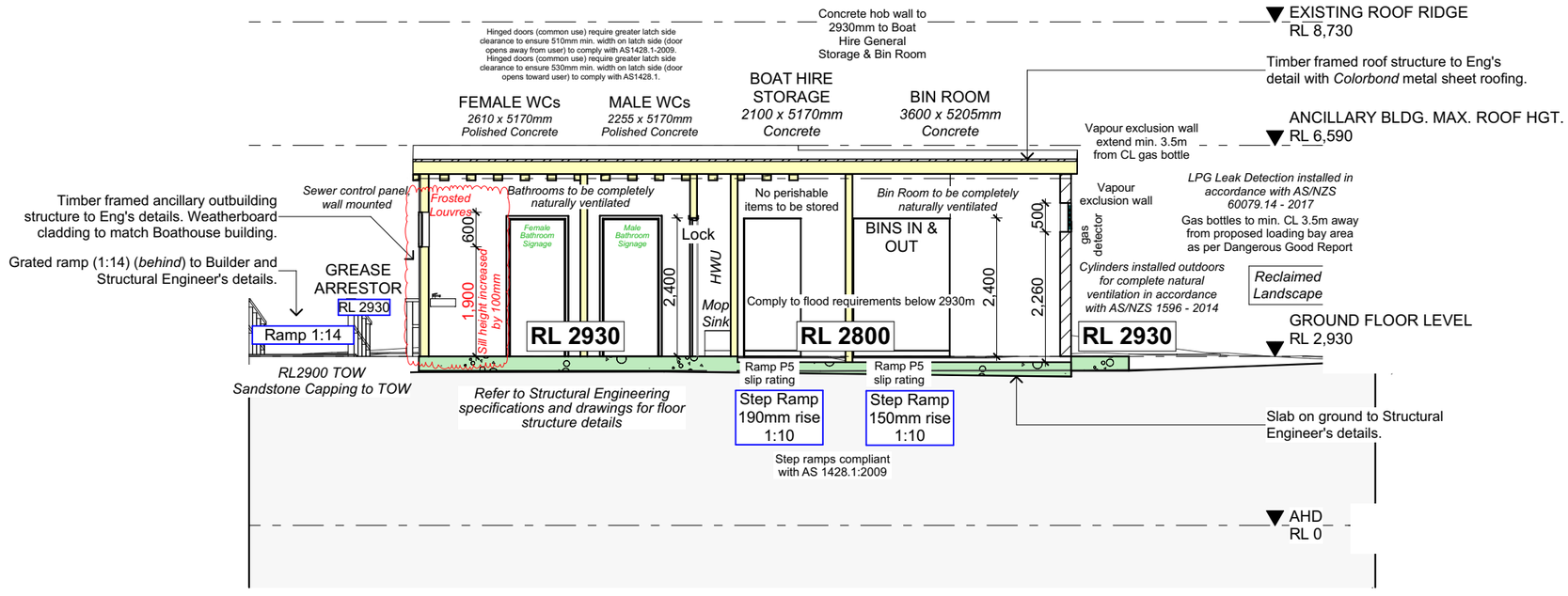
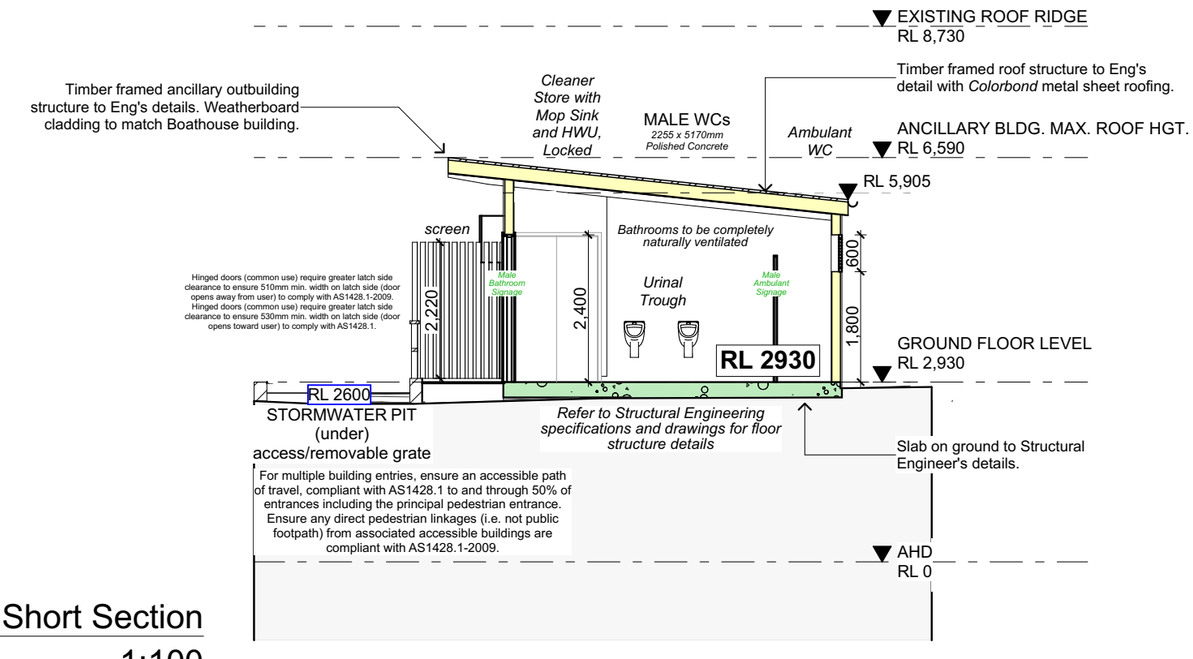
DTS Non-Compliance
Refer to Consultnat Report re: Clause J1.3, Clause J1.5 and Clause J1.6
RELEVANT PERFORMANCE REQUIREMENTS
Clause JP1 - Energy Use
ASSESSMENT METHOD (by Consultant)
NCC 2019, Volume 1, Amendment 1, Clause A2.2(2)(b)(i) - Section JV3
Verification using a reference building
Thermal Insulation (Floor, Roof and Walls) is to be in accordance with BCA Clause J1.2, AS/NZS 4859.1-2018, AS/NZS 4859.2-2018 and JV3 Report



1

Ancillary Building Long Section

1:100



2

Ancillary Building Short Section

1:100

NOTES (FOR CONSTRUCTION)

All levels and dimensions are to be checked and verified on site prior to the commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.

CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

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21 Endeavour Drive
BEACON HILL NSW 2100
Roslyn Toia
NSW REG: 9453 BARCH (HONS I)
roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name
ANCILLARY BUILDING LONG & CROSS SECTION

Drawing Scale
1:100

Drawn
RT

Layout ID
CC15-A
26/08/22 Section 4.55 Certificate

VIEW CORRIDOR to PITTWATER

RL 2930

8,492

Reclaimed Landscape

2 CC15-A

STORMWATER PIT (under) access/removable grate

RL 2600

Ramp 300mm rise 1:10

1:30 Cross fa

Bollard

Step Ramp 190mm rise 1:10

RL 2610

Step Ramp 150mm rise 1:10

RL 2650

Timber stair

RL 2930

S/WATER PIT (under) access/removable grate to walkway

Existing timber wall to be demolished indicated red dashed line

Line of proposed roof over

Sewer control panel wall mounted

1,000 overall

1,000 overall

530

screen

RL 2460

RL 2900 TOW

Sandstone Capping to TOW

GREASE ARRESTOR

RL 2930

1 CC15-A

Proposed ramp removed from proposal

Sill height increased by 100mm. Frosted Louvres.

Mop Sink

Lock

HWU

FEMALE WCs

2610 x 5170mm

Polished Concrete

1,780

MALE WCs

2255 x 5170mm

Polished Concrete

Urinal Trough

BINS IN & OUT

Comply to flood requirements below 2930m

BOAT HIRE STORAGE

2100 x 5170mm

Concrete

BIN ROOM

3600 x 5205mm

Concrete

RL 2800

Floor waste with removable plug

mat wash

Line of sheet piling RL 2700 to RL -200

SEWER TANK

RL 2930

BOAT FUEL STORE 210L to AS1940-2017

RL 2900

120mm bunding

1610W x 1470L

Step Ramp 120mm rise 1:10

Ambulant WC

RL 2930

Ambulant WC

RL 2800

SEWER & EROSION PROTECTION WALL

wall to future Eng's Spec

MARK

(D.P.721522) MHWM

GRAVEL

2 CC15-A

428

NOTES **(FOR CONSTRUCTION)**

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THE BOATHOUSE

PALM BEACH

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Drawing Name

Ancillary and Ramp F Plan

A3 1:50

Drawing Scale

1:50

Drawn

RT

Layout ID

CC16-A

26/08/22 Section 4.55 Certificate

N