

SCHEDULE OF AMENDMENTS:

- 01- A re-design for the piazza levels and planter boxes. Additional two pedestrian ramps and stairs.
- 02- Unit LG17 & G14: Layout reconfigured. The surface area has been increased by 60 m2 by combining two units (LG17 & LG18 - G14 & G15) of the previous layout and it is a 3 bedroom apartment with a study. (previously it was a 2 bed apartment & 1 bedroom apartment).
- 03- LG 18 & G15: Layout reconfigured. The surface area of this unit has been increased by 36 m2 and it is a 3 bedroom apartment with study. (previously it was a 2 bed apartment).
- 04- Non trafficable roof added over unit G15.
- 05- This corner of Level 01 terrace has been extended over the balcony of unit G14 to act as a cover.
- 06- Unit LG07: The surface area has been increased by 91.3 m2 by shifting the communal room to the left to gain more area within the unit and by reducing retail 03 by 91.3 m2.
- 07- Unit 1,04: Layout reconfigured. The surface area of this unit has been increased by 24 m2 and it is a 3 bedroom apartment with study. (previously it was a 2 bed apartment).
- 08- Unit LG10: A courtyard has been added to its balcony and a planter box to act as a privacy screen for this unit since it is just above the natural ground level.
- 09- Unit LG11: The balustrading on the balcony has been replaced by a glass wall of 3 panel sliding window and fixed glass to 1 m height.
- 10- Retail 11: Ramp is removed.
- 11- Retail 06: Ramp is removed.
- 12- Retail 10: Ramp is removed.
- 13- Retail 06 has been split into 2 retails: 6 and 6A. With a separate entry ramp to retail 6A. And consecutive areas of 120m2 and 188.5m2.
- 14- Retail 07 has been split into 2 retails: 7 and 7A. With a separate entry ramp to retail 7A. And consecutive areas of 109.8m2 and 156.6m2.
- 15- The stairs in retail 07 has been deleted.
- 16- The external RL of retail 08 has been dropped down by 150mm after a review of the survey plan and the ramp in this retail has been adjusted and a stair is proposed.
- 17- Retail 03 has been split into 3 retails across the three levels: retail 03 on ground floor, retail 12 on lower ground floor and retail 10 on basement 02 floor.
- Retail 05 has also been split into 3 retails across the three levels: retail 05 on ground floor, retail 13 on lower ground floor and retail 11 on basement 02 floor.
- 18- The void space which is adjacent to retail 03 on ground floor level has been proposed again.
- 19- Retail 09 has been split into 2 retails: 9 and 9A. The ramp has been deleted. With consecutive areas of 109.3m2 and 89.8m2.
- 20- A mail box room for the whole building has been added beside retail 9A.
- 21- The loading dock area has been reduced to accommodate for one vehicle instead of three vehicles.
- 22- The stairs and ramps have been deleted in lobbies 1 and 2 in building A.
- 23- Amendments to configuration of unit 1.11 due to the lift 01 overrun encroachment.
- 24- Lift 01 to be a stretcher lift. Size as per manufacturer specifications.
- 25- The entry pedestrian ramp in retail 04 on ground floor has been shifted from the middle of the shop to one corner of it.
- 26- Extension of roof over unit 1.12
- 27- Unit LG01: The surface area has been increased by 71.5 m2 by reducing retail 13.
- 28- A second electrical substation is proposed as requested by the spacial consultant.
- 29- All glazing to be deleted within 6m from the proposed second substation.
- 30- The fire water storage tank in basement 03 is deleted as it is no longer needed.
- 31- Two retail car spaces have been added on basement 04.
- 32- The plant equipments to be placed within the approved vertical louvered space on the roof.

Floor level	GFA approved	GFA Proposed
Level 01	1721 m2	1725 m2
Ground floor	2838 m2	2835 m2
Lower Ground	2782 m2	2808 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	19047 m2	19074 m2



FRL of BUILDING ELEMENTS	FRL (in minutes) Structural Adequacy/ Intensity Reduction			
TYPE A: CLASS 2 CONSTRUCTION - UNITS	REFER TO BCA PART C3 SPEC. C1.1 CLAUSE C 3.1 Table 3			
TYPE A: CLASS 3 CONSTRUCTION - CARPARK	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 -			
DEFINITIONS (as BCA)	Class 2	Class 3a	Class 3b	Class 3c
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 - Type A Construction	Class 2	Class 3a	Class 3b	Class 3c
Loadbearing External Walls - Non-loadbearing	120/120/120	120/120/120	120/120/120	120/120/120
Non-loadbearing External Walls - Non-loadbearing	90/90/90	90/90/90	90/90/90	90/90/90
Non-loadbearing External Walls - Loadbearing	120/120/120	120/120/120	120/120/120	120/120/120
Non-loadbearing External Walls - Loadbearing	90/90/90	90/90/90	90/90/90	90/90/90
External Columns (not incorporated into an external wall)	120/120/120	120/120/120	120/120/120	120/120/120
Other loadbearing internal walls, internal beams, columns and slabs	120/120/120	120/120/120	120/120/120	120/120/120
Other loadbearing internal walls, internal beams, columns and slabs	90/90/90	90/90/90	90/90/90	90/90/90
Common Walls and Fire Walls	120/120/120	120/120/120	120/120/120	120/120/120

Building Element - Type A Construction	Class 2	Class 3a	Class 3b	Class 3c
External Walls - Fire resisting lift and stair shafts - Loadbearing	120/120/120	120/120/120	120/120/120	120/120/120
External Walls - Non-loadbearing	90/90/90	90/90/90	90/90/90	90/90/90
External Walls - Fire resisting lift and stair shafts - Non-loadbearing	120/120/120	120/120/120	120/120/120	120/120/120
External Walls - Non-loadbearing	90/90/90	90/90/90	90/90/90	90/90/90
External Walls - Between or bounding sole-occupancy units - Loadbearing	120/120/120	120/120/120	120/120/120	120/120/120
External Walls - Between or bounding sole-occupancy units - Non-loadbearing	90/90/90	90/90/90	90/90/90	90/90/90
External Walls - Ventilation, plant, drainage and the like - Loadbearing	120/120/120	120/120/120	120/120/120	120/120/120
External Walls - Ventilation, plant, drainage and the like - Non-loadbearing	90/90/90	90/90/90	90/90/90	90/90/90
External Columns (not incorporated into an external wall)	120/120/120	120/120/120	120/120/120	120/120/120
Other loadbearing internal walls, internal beams, columns and slabs	120/120/120	120/120/120	120/120/120	120/120/120
Other loadbearing internal walls, internal beams, columns and slabs	90/90/90	90/90/90	90/90/90	90/90/90
Floors	120/120/120	120/120/120	120/120/120	120/120/120
Roofs	120/120/120	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
- D2.18 - 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 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system
- E1.6 - AS 2444 Portable fire extinguishers
- E2.2 - Table E2.2a - Spec. E2.2a Smoke detection and 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

SECTION H ELECTRICAL

- H1.1 - AS3000.3.2 Stormwater drainage
- H1.7 - AS 3740 Waterproofing of wet areas
- H1.9/ F1.10 - Damp proofing
- H1.11 - Provision of floor wastes
- H2.5 - Construction of sanitary compartments
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SECTION I THERMAL PERFORMANCE SPECIFICATIONS

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

LEGENDS

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

THERMAL PERFORMANCE SPECIFICATIONS

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SCALE 1:100 @A1
0 1m 5m

1
REV DATE BY AMENDMENTS

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

PREPARED BY

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

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING

Basement 04 plan

DATE	AUG 2024	NORTH
DRAWN	JS	CHECK NL
SCALE	1:200 @A1 Sheet Size	
DWG NO.	DA-101	ISSUE 5
STATUS	ISSUE FOR SECTION 4.55	JOB NO.

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Floor level	GFA approved	GFA Proposed
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Lower Ground	2782 m2	2808 m2
Basement 02	3140 m2	3140 m2
Basement 03	4263 m2	4263 m2
Basement 04	4263 m2	4263 m2
Total GFA	19047 m2	19074 m2



SCALE 1:100 @A1
0 1m 5m

REV	DATE	BY	AMENDMENTS
1			

NOTES
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PREPARED BY

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

- Storage
- Retail Staff
- Commercial car space
- Residential visitor
- Residential

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
Basement 03 plan

DATE	AUG 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-102	ISSUE	5
STATUS	ISSUE FOR SECTION 4.55	JOB NO.	

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 - Type A Construction	Class 2	Class 3a	Class 3b	Class 4
Loadbearing External Walls - Fire resisting lift and stair shafts - Loadbearing	90/90/90	120/120/120	180/180/180	240/240/240
External Walls - Boundary public corridors, public	90/90/90	120/120/120	180/180/180	240/240/240
External Walls - Boundary or bounding sole-occupancy units - Loadbearing	90/90/90	120/120/120	180/180/180	240/240/240
External Walls - Boundary or bounding sole-occupancy units - Non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240
External Walls - Ventilation, plant, services and the like - Loadbearing	90/90/90	120/120/120	180/180/180	240/240/240
External Walls - Ventilation, plant, services and the like - Non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240
Other loadbearing internal walls, internal beams, floors and ceilings	90/90/90	120/120/120	180/180/180	240/240/240
Other non-loadbearing internal walls, internal beams, floors and ceilings	90/90/90	120/120/120	180/180/180	240/240/240
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180	240/240/240

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 -

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

- C2.2 - 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
- Table A spec. C1.1 - AS 1530.4 Fire resistance levels
- Rise in stairs: Class of building 2, 3, or 9: Class of building 5, 6, 7 or 8
4 or more
A
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
- D2.12 - Goings & Risers
- D2.14 - Landings
- D2.15 - Thresholds
- D2.16 - Balustrades
- D2.17 - Handrails
- D2.20 - Swinging Doors
- D2.21 - Operation of latch
- D2.23 - Sign on doors

- D2.24 - Protection Of 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. 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 2441 Hose reel system
- E1.5 - AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system
- E1.6 - AS 2444 Portable fire extinguishers
- E2.2 - Table E2.2a - Spec. E2.2a Smoke detection and 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

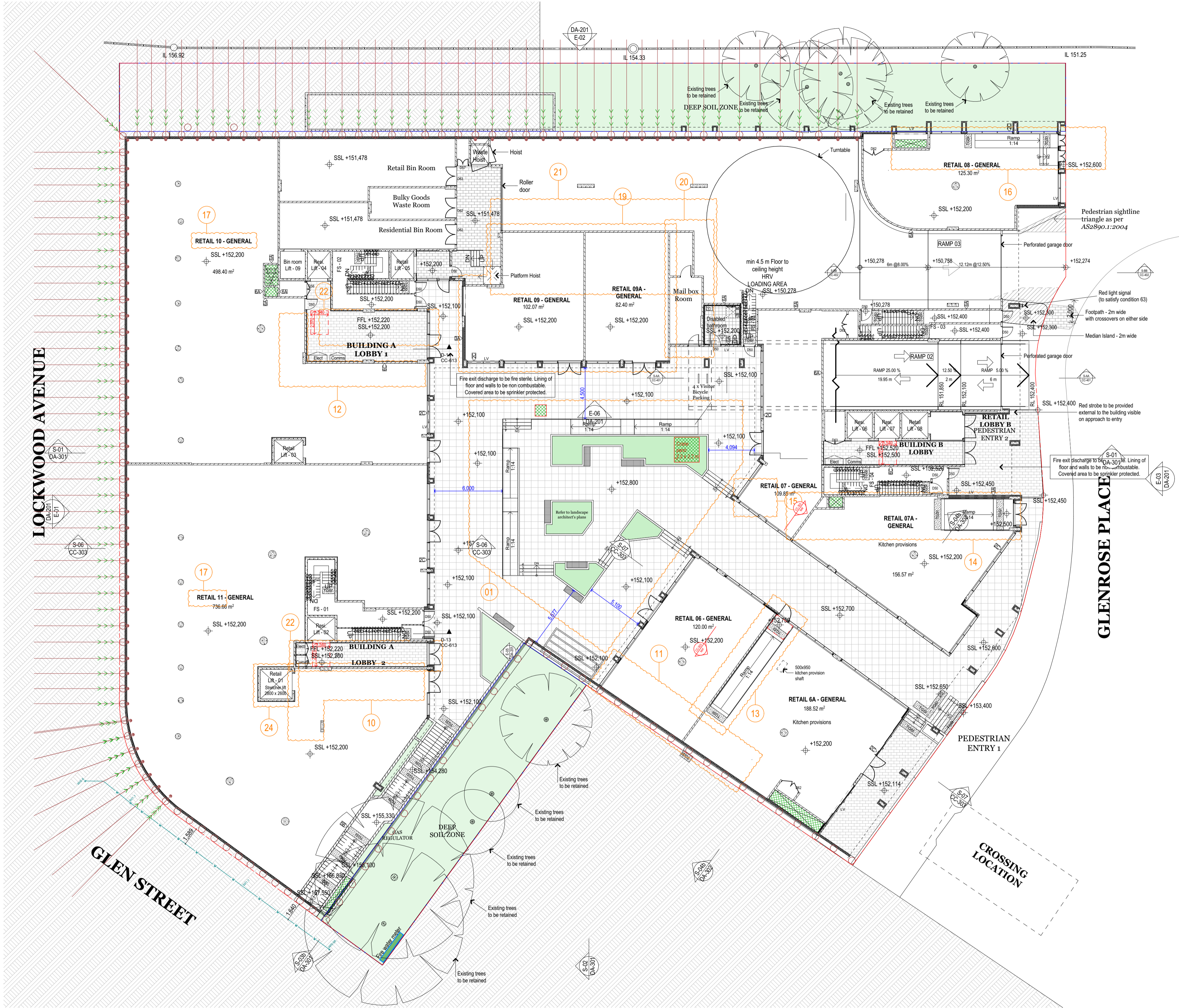
SECTION HEALTH AND AMENITY
- F1.1 - AS3500.3.2 Stormwater drainage
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- F4.4 - AS/NZS 1660 Artificial lighting
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- F5.4 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls
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- F5.7 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of pumps

LEGENDS
AC AIR CONDENSER
AL ALUMINUM ANGLE
B BOLLARD TO AS2890.6
BT/W BOUNDARY TRAP FLOOR WASTE DOWNPIPE
DDO DISH DRAIN OUTLET
E ELECTRICAL RISER CUPBOARDS
E FIRE HYDRANT
F FIRE HOSE REEL
FH FLOOR WASTE
GTD GRATED DRAIN
L LIGHT POLE
M MECHANICAL RISER
MSB MAIN SWITCHBOARD
T TACTILES
TOF OVERFLOW
RW/RW OVERFLOW
ST 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

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- 16- The external RL of retail 08 has been dropped down by 150mm after a review of the survey plan and the ramp in this retail has been adjusted and a stair is proposed.
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- Retail 05 has also been split into 3 retails across the three levels: retail 05 on ground floor, retail 13 on lower ground floor and retail 11 on basement 02 floor.
- 18- The void space which is adjacent to retail 03 on ground floor level has been proposed again.
- 19- Retail 09 has been split into 2 retails: 9 and 9A. The ramp has been deleted. With consecutive areas of 109.3m2 and 89.8m2.
- 20- A mail box room for the whole building has been added beside retail 9A.
- 21- The loading dock area has been reduced to accommodate for one vehicle instead of three vehicles.
- 22- The stairs and ramps have been deleted in lobbies 1 and 2 in building A.
- 23- Amendments to configuration of unit 1.11 due to the lift 01 overrun encroachment.
- 24- Lift 01 to be a stretcher lift. Size as per manufacturer specifications.
- 25- The entry pedestrian ramp in retail 04 on ground floor has been shifted from the middle of the shop to one corner of it.
- 26- Extension of roof over unit 1.12
- 27- Unit LG01: The surface area has been increased by 71.5 m2 by reducing retail 13.
- 28- A second electrical substation is proposed as requested by the spacial consultant.
- 29- All glazing to be deleted within 6m from the proposed second substation.
- 30- The fire water storage tank in basement 03 is deleted as it is no longer needed.
- 31- Two retail car spaces have been added on basement 04.
- 32- The plant equipments to be placed within the approved vertical louvered space on the roof.

Floor level	GFA approved	GFA Proposed
Level 01	1721 m2	1725 m2
Ground floor	2838 m2	2835 m2
Lower Ground	2782 m2	2808 m2
Basement 02	3140 m2	3140 m2
Basement 03	4263 m2	4263 m2
Basement 04	4263 m2	4263 m2
Total GFA	19047 m2	19074 m2



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
Basement 02 plan

DATE	AUG 2024	NORTH
DRAWN	JS	CHECK NL
SCALE	1:200 @A1 Sheet Size	
DWG NO.	DA-103	ISSUE 5
STATUS	ISSUE FOR SECTION 4.55	JOB NO.

FRM OF BUILDING ELEMENTS	BUILDING ELEMENT			FRM (in minutes) Structural Adequacy/
TYPE A: CLASS 2 CONSTRUCTION - UNITS	TYPE A CLASS 2 CONSTRUCTION - CARPARK			
DEFINITIONS (as BCA)	REFER TO BCA PART C3 SPEC. C1.1 CLAUSE C 3.1 Table 3			
STRUCTURAL ADEQUACY, in relation to an FRM, means the ability to maintain stability and adequate load bearing capacity as determined by as 1530.4.	INTERNAL 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 FRM, means the ability to resist passage of flames and hot gases specified in as 1530.4	INTERNAL WALL - Type A Construction			
INSULATION, in relation to an FRM, 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			
	Building Element - Type A Construction	Class 2	Class 1a	Class 6
	Loadbearing External Walls - Fire resisting lift shaft shafts -			
	Loadbearing	90/90/90	120/120/120	180/120/120
	Non-loadbearing	90/90/90	120/120/90	120/120/90
	Internal Walls - Resisting public corridors, public			
	Loadbearing	90/90/90	120/120	180/120
	Non-loadbearing	90/90/90	120/90	120/90
	Internal Walls - Between or bounding sole-occupancy			
	Walls	90/90/90	120/90	180/90
	Non-loadbearing	90/90/90	120/90	180/90
	External Walls - Ventilation, pipe, passage and the like			
	Loadbearing	90/90/90	120/120	180/120
	Non-loadbearing	90/90/90	120/90	180/120
	External Walls (not incorporated into an external			
	Wall)	90/90/90	120/120/120	180/120/120
	Loadbearing	90/90/90	120/120/120	180/120/120
	Non-loadbearing	90/90/90	120/120/90	180/120/90
	Common Walls and Fire Walls	90/90/90	120/120/120	180/120/120

Building Element - Type A Construction	Class 2	Class 1a	Class 6
Internal Walls - Fire resisting lift shaft shafts -	90/90/90	120/120/120	180/120/120
Loadbearing	90/90/90	120/120/120	180/120/120
Non-loadbearing	90/90/90	120/120/90	120/120/90
Internal Walls - Resisting public corridors, public	90/90/90	120/120	180/120
Loadbearing	90/90/90	120/120	180/120
Non-loadbearing	90/90/90	120/90	120/90
Internal Walls - Between or bounding sole-occupancy	90/90/90	120/90	180/90
Walls	90/90/90	120/90	180/90
Non-loadbearing	90/90/90	120/90	180/90
External Walls - Ventilation, pipe, passage and the like	90/90/90	120/120	180/120
Loadbearing	90/90/90	120/120	180/120
Non-loadbearing	90/90/90	120/90	180/120
External Walls (not incorporated into an external	90/90/90	120/120/120	180/120/120
Wall)	90/90/90	120/120/120	180/120/120
Loadbearing	90/90/90	120/120/120	180/120/120
Non-loadbearing	90/90/90	120/120/90	180/120/90
Common Walls and Fire Walls	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 9000 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
- D1.10 - Discharge from exits
- D2.4 - Separation of rising & descending lifts
- 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, 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, E3.8 & 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/ISO500.2 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 1666.2 Mechanical ventilation
- F5.4 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation
- F5.5 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation
- F5.6 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation
- F5.7 - AS/NZS 1276.1 or Spec. F5.2 Sound insulation

SECTION G ANCILLARY PROVISIONS

- NSW G1.101 - Provision of cleaning of windows

LEGENDS

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

TERMINAL PERFORMANCE SPECIFICATIONS

NOTE: REFER TO BASIX CERTIFICATE NUMBER 1061176M.03 FOR DETAILS AND SPECIFICATION

SCHEDULE OF AMENDMENTS:

- 01- A re-design for the plaza levels and planter boxes. Additional two pedestrian ramps and stairs.
- 02- Unit LG17 & G14: Layout reconfigured. The surface area has been increased by 60 m2 by combining two units (LG17 & LG18 - G14 & G15) of the previous layout and it is a 3 bedroom apartment with a study. (previously it was a 2 bed apartment & 1 bedroom apartment).
- 03- LG 18 & G15: Layout reconfigured. The surface area of this unit has been increased by 36 m2 and it is a 3 bedroom apartment with study. (previously it was a 2 bed apartment).
- 04- Non trafficable roof added over unit G15.
- 05- This corner of Level 01 terrace has been extended over the balcony of unit G14 to act as a cover.
- 06- Unit LG07: The surface area has been increased by 91.3 m2 by shifting the communal room to the left to gain more area within the unit and by reducing retail 03 by 91.3 m2.
- 07- Unit 1,04: Layout reconfigured. The surface area of this unit has been increased by 24 m2 and it is a 3 bedroom apartment with study. (previously it was a 2 bed apartment).
- 08- Unit LG10: A courtyard has been added to its balcony and a planter box to act as a privacy screen for this unit since it is just above the natural ground level.
- 09- Unit LG11: The balustrading on the balcony has been replaced by a glass wall of 3 panel sliding window and fixed glass to 1 m height.
- 10- Retail 11: Ramp is removed.
- 11- Retail 06: Ramp is removed.
- 12- Retail 10: Ramp is removed.
- 13- Retail 06 has been split into 2 retails: 6 and 6A. With a separate entry ramp to retail 6A. And consecutive areas of 120m2 and 188.5m2.
- 14- Retail 07 has been split into 2 retails: 7 and 7A. With a separate entry ramp to retail 7A. And consecutive areas of 109.8m2 and 156.6m2.
- 15- The stairs in retail 07 has been deleted.
- 16- The external RL of retail 08 has been dropped down by 150mm after a review of the survey plan and the ramp in this retail has been adjusted and a stair is proposed.
- 17- Retail 03 has been split into 3 retails across the three levels: retail 03 on ground floor, retail 12 on lower ground floor and retail 10 on basement 02 floor.
- Retail 05 has also been split into 3 retails across the three levels: retail 05 on ground floor, retail 13 on lower ground floor and retail 11 on basement 02 floor.
- 18- The void space which is adjacent to retail 03 on ground floor level has been proposed again.
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- 21- The loading dock area has been reduced to accommodate for one vehicle instead of three vehicles.
- 22- The stairs and ramps have been deleted in lobbies 1 and 2 in building A.
- 23- Amendments to configuration of unit 1.11 due to the lift 01 overrun encroachment.
- 24- Lift 01 to be a stretcher lift. Size as per manufacturer specifications.
- 25- The entry pedestrian ramp in retail 04 on ground floor has been shifted from the middle of the shop to one corner of it.
- 26- Extension of roof over unit 1.12
- 27- Unit LG01: The surface area has been increased by 71.5 m2 by reducing retail 13.
- 28- A second electrical substation is proposed as requested by the spacial consultant.
- 29- All glazing to be deleted within 6m from the proposed second substation.
- 30- The fire water storage tank in basement 03 is deleted as it is no longer needed.
- 31- Two retail car spaces have been added on basement 04.
- 32- The plant equipments to be placed within the approved vertical louvered space on the roof.

Floor level	GFA approved	GFA Proposed
Level 01	1721 m2	1725 m2
Ground floor	2838 m2	2835 m2
Lower Ground	2782 m2	2808 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	19047 m2	19074 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 7a	Class 8
Roofing element - Fire resisting lift and stair shafts -			
- Loadbearing	90/90/90	120/120/120	180/120/120
- Non-loadbearing	90/90/90	120/90/90	120/90/90
External wall - Boundary public corridor, public walkway and fire -			
- Loadbearing	90/90/90	120/120/120	180/120/120
- Non-loadbearing	90/90/90	120/90/90	120/90/90
External wall - Between or bounding sole-occupancy units -			
- Loadbearing	90/90/90	120/120/120	180/120/120
- Non-loadbearing	90/90/90	120/90/90	120/90/90
External wall - Ventilation, plant, airways and the like (apply not used for the discharge of hot products of combustion) -			
- Loadbearing	90/90/90	120/90/90	180/120/120
- Non-loadbearing	90/90/90	120/90/90	120/90/90
Other loadbearing external walls, internal beams, floors and ceilings	90/90/90	120/120/120	180/180/180
- Loadbearing	90/90/90	120/120/120	180/180/180
- Non-loadbearing	90/90/90	120/90/90	120/90/90
Common Walls and Fire walls	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 - 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
- D1.11 - Discharge from Exits
- D2.1 - Goings & Risers
- D2.14 - Landings
- D2.15 - Thresholds
- D2.16 - Balustrades
- D2.17 - Handrails
- D2.20 - Swinging Doors
- D2.21 - Operation of latch
- D2.23 - Sign on doors

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
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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
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- F1.1 - AS/5500.3.2 Stormwater drainage
- F1.4 - External waterproofing
- F1.7 - AS 3740 Waterproofing of wet areas
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- F2.5 - Construction of sanitary compartments
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- 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 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

<ul style="list-style-type: none"> AC - SETOUT POINT AL - AIR CONDENSER B - ALUMINUM ANGLE BT/W - BOLLARD TO AS2890.6 DF - BOUNDARY TRAP FLOOR WASTE DOWNPIPE DDO - DISH DRAIN OUTLET E - ELECTRICAL RISER CURBBOARDS FH - FIRE HYDRANT FR - FIRE HOSE REEL FW - FLOOR WASTE GD - GRATED DRAIN LP - LIGHT POLE M - MECHANICAL RISER MSB - MAIN SWITCHBOARD T - TACTILES OW - OVERFLOW RWO - RAINWATER OUTLET ST - STORAGE H - HYDRAULIC RISER CURBBOARDS WS - WHEELSTOP TO AS2890.1 	<ul style="list-style-type: none"> TH - 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			

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

CLIENT

PROJECT
 28 Lockwood avenue,
 BELROSE
 NSW 2085

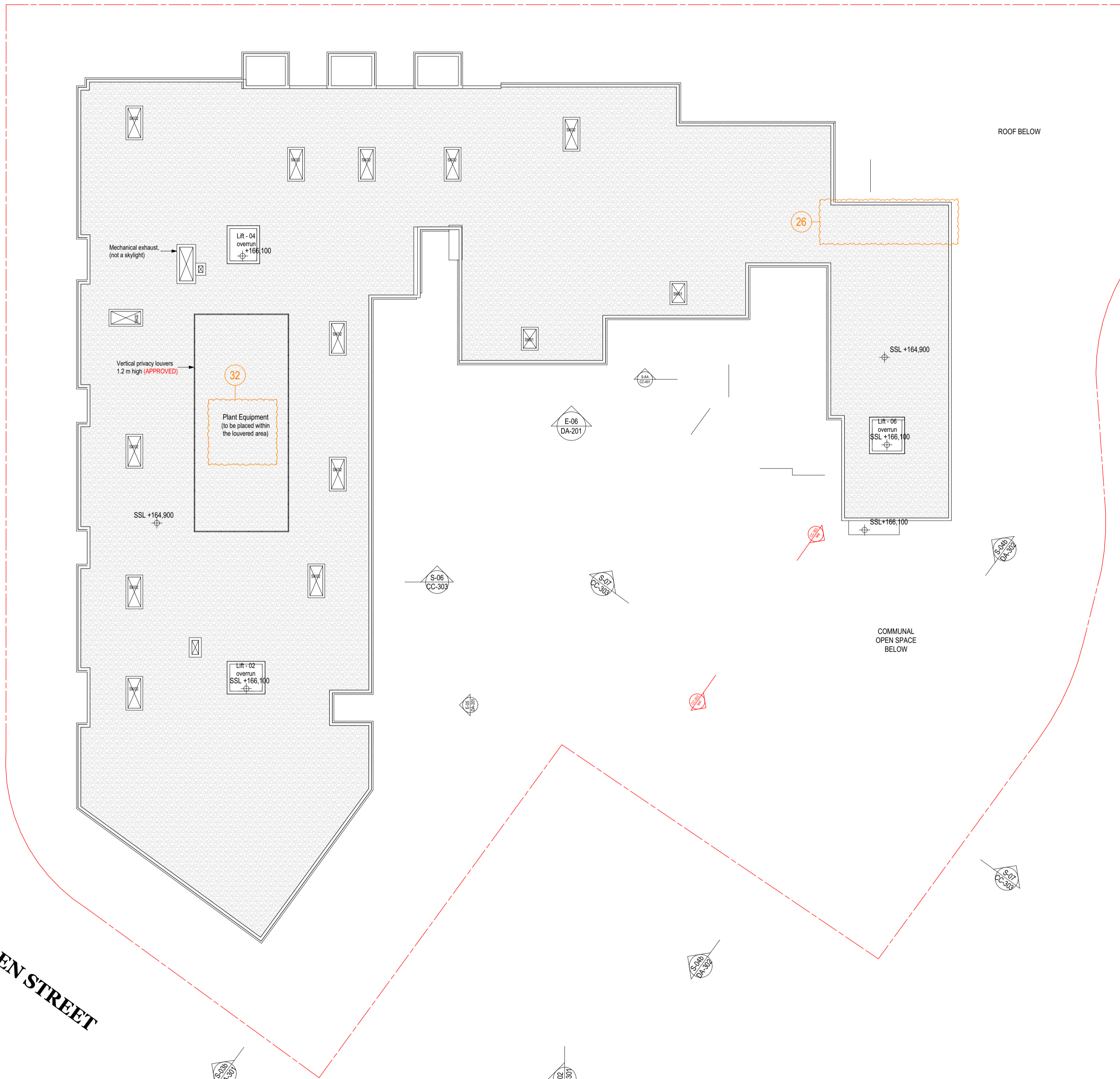
DRAWING
 Lower ground floor plan

DATE	AUG 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-104	ISSUE	5
STATUS	ISSUE FOR SECTION 4.55	JOB NO.	

SCHEDULE OF AMENDMENTS:

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Basement 02	3140 m2	3140 m2
Basement 03	4263 m2	4263 m2
Basement 04	4263 m2	4263 m2
Total GFA	19047 m2	19074 m2



Building Element	FRL (in minutes) Structural Adequacy/Integrity/Insulation
Building Element - Type A Construction	Class 2 Class 3a Class 3b Class 4
Loadbearing External Walls	90/90/90 120/120/120 180/180/180 180/180/180
Non-loadbearing External Walls	90/90/90 120/120/120 180/180/180 180/180/180
External Columns (not incorporated into an external wall)	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

Building Element - Type A Construction	Class 2	Class 3a	Class 3b	Class 4
Internal walls - Fire resisting lift and stair shafts - loadbearing	90/90/90	120/120/120	180/180/180	180/180/180
Internal walls - Fire resisting lift and stair shafts - non-loadbearing	90/90/90	120/120/120	180/180/180	180/180/180
Internal walls - Boundary public corridors, public walkways and lift	90/90/90	120/120/120	180/180/180	180/180/180
Internal walls - Boundary or bounding sole-occupancy units - loadbearing	90/90/90	120/120/120	180/180/180	180/180/180
Internal walls - Boundary or bounding sole-occupancy units - non-loadbearing	90/90/90	120/120/120	180/180/180	180/180/180
Internal walls - Ventilation, plant, drainage and the like - loadbearing	90/90/90	120/120/120	180/180/180	180/180/180
Internal walls - Ventilation, plant, drainage and the like - non-loadbearing	90/90/90	120/120/120	180/180/180	180/180/180
Other loadbearing internal walls, internal beams, columns and structures	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
Roofs	90/90/90	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.

BUILDING CODE OF AUSTRALIA COMPLIANCE PROVISIONS

SECTION B STRUCTURE

- B1.2 - AS1170 Structural loads
- B1.3 - AS3600 AS3700 AS4100 Structural design
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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
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- 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 2444 Hose reel system
- E1.5 - AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system
- E1.6 - AS 2444 Portable fire extinguishers
- E2.2 - Table E2.2a - Spec. E2.2a Smoke detection and 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 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

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

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

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
Roof plan

DATE	AUG 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-107	ISSUE	5
STATUS	ISSUE FOR SECTION 4.55	JOB NO.	

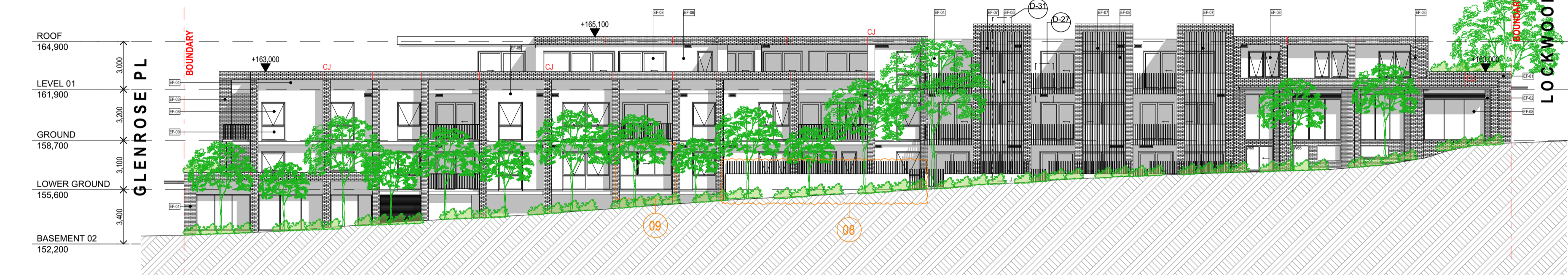
SCHEDULE OF AMENDMENTS:

- 01- A re-design for the piazza levels and planter boxes. Additional two pedestrian ramps and stairs.
- 02- Unit LG17 & G14: Layout reconfigured. The surface area has been increased by 60 m2 by combining two units (LG17 & LG18 - G14 & G15) of the previous layout and it is a 3 bedroom apartment with a study. (previously it was a 2 bed apartment & 1 bedroom apartment).
- 03- LG 18 & G15: Layout reconfigured. The surface area of this unit has been increased by 36 m2 and it is a 3 bedroom apartment with study. (previously it was a 2 bed apartment).
- 04- Non trafficable roof added over unit G15.
- 05- This corner of Level 01 terrace has been extended over the balcony of unit G14 to act as a cover.
- 06- Unit LG07: The surface area has been increased by 91.3 m2 by shifting the communal room to the left to gain more area within the unit and by reducing retail 03 by 91.3 m2.
- 07- Unit 1,04: Layout reconfigured. The surface area of this unit has been increased by 24 m2 and it is a 3 bedroom apartment with study. (previously it was a 2 bed apartment).
- 08- Unit LG10: A courtyard has been added to its balcony and a planter box to act as a privacy screen for this unit since it is just above the natural ground level.
- 09- Unit LG11: The balustrading on the balcony has been replaced by a glass wall of 3 panel sliding window and fixed glass to 1 m height.
- 10- Retail 11: Ramp is removed.
- 11- Retail 06: Ramp is removed.
- 12- Retail 10: Ramp is removed.
- 13- Retail 06 has been split into 2 retails: 6 and 6A. With a separate entry ramp to retail 6A. And consecutive areas of 120m2 and 188.5m2.
- 14- Retail 07 has been split into 2 retails: 7 and 7A. With a separate entry ramp to retail 7A. And consecutive areas of 109.8m2 and 156.6m2.
- 15- The stairs in retail 07 has been deleted.
- 16- The external RL of retail 08 has been dropped down by 150mm after a review of the survey plan and the ramp in this retail has been adjusted and a stair is proposed.
- 17- Retail 03 has been split into 3 retails across the three levels: retail 03 on ground floor, retail 12 on lower ground floor and retail 10 on basement 02 floor.
- Retail 05 has also been split into 3 retails across the three levels: retail 05 on ground floor, retail 13 on lower ground floor and retail 11 on basement 02 floor.
- 18- The void space which is adjacent to retail 03 on ground floor level has been proposed again.
- 19- Retail 09 has been split into 2 retails: 9 and 9A. The ramp has been deleted. With consecutive areas of 109.3m2 and 89.8m2.
- 20- A mail box room for the whole building has been added beside retail 9A.
- 21- The loading dock area has been reduced to accommodate for one vehicle instead of three vehicles.
- 22- The stairs and ramps have been deleted in lobbies 1 and 2 in building A.
- 23- Amendments to configuration of unit 1.11 due to the lift 01 overrun encroachment.
- 24- Lift 01 to be a stretcher lift. Size as per manufacturer specifications.
- 25- The entry pedestrian ramp in retail 04 on ground floor has been shifted from the middle of the shop to one corner of it.
- 26- Extension of roof over unit 1.12
- 27- Unit LG01: The surface area has been increased by 71.5 m2 by reducing retail 13.
- 28- A second electrical substation is proposed as requested by the spacial consultant.
- 29- All glazing to be deleted within 6m from the proposed second substation.
- 30- The fire water storage tank in basement 03 is deleted as it is no longer needed.
- 31- Two retail car spaces have been added on basement 04.
- 32- The plant equipments to be placed within the approved vertical louvered space on the roof.

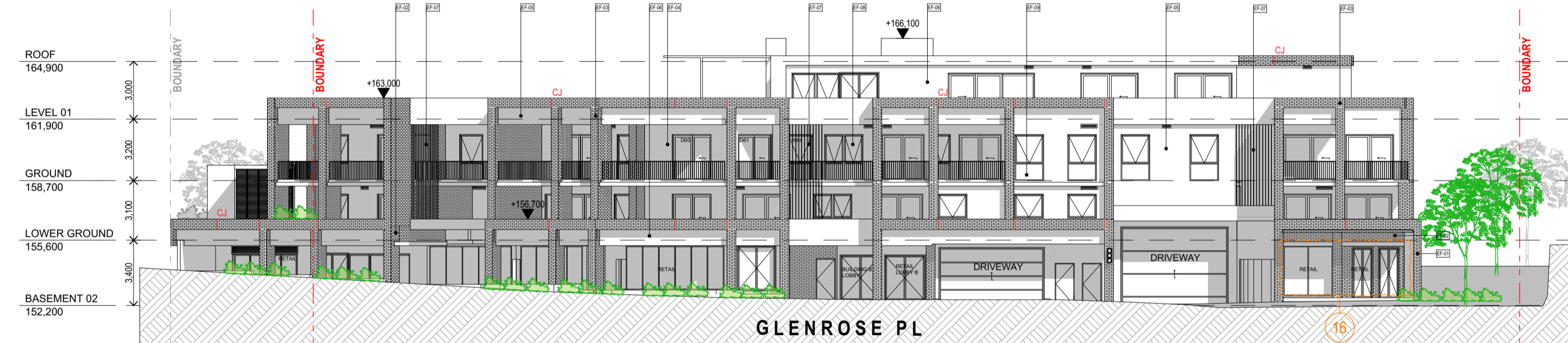
Floor level	GFA approved	GFA Proposed
Level 01	1721 m2	1725 m2
Ground floor	2838 m2	2835 m2
Lower Ground	2782 m2	2808 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	19047 m2	19074 m2



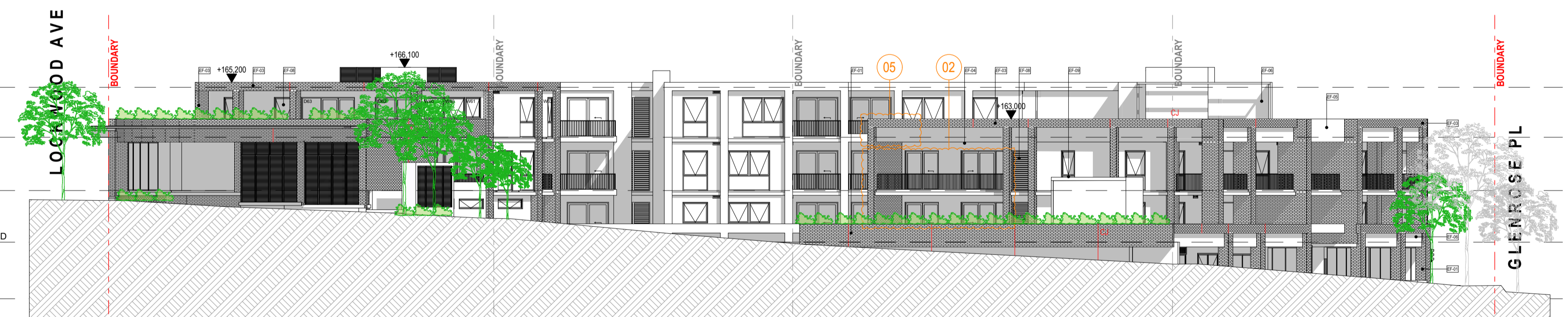
NORTH ELEVATION - E01
1:200@A1



WEST ELEVATION - E02
1:200@A1



NORTH ELEVATION - E03
1:200@A1



NORTH ELEVATION - E04
1:200@A1

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



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.Lycken Reg. No 3010

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
ELEVATIONS

DATE **AUG 2024** NORTH

DRAWN **JS** CHECK **NL**
SCALE **1:200, 1:160, 30**
@A1 Sheet Size

DWG NO. **DA-201** ISSUE **5**

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

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

Building Element - Type A Construction	Class 2	Class 7a	Class 8
Loadbearing Concrete Walls - 1.5m from a FSP - 1.5m from a FSP - Non loadbearing	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
Non loadbearing External Walls - 1.5m from a FSP - 1.5m from a FSP - Non loadbearing	180/180 180/180 180/180	180/180 180/180 180/180	180/180 180/180 180/180
External Columns (not incorporated into an external wall)	180/180 180/180	180/180 180/180	180/180 180/180
Common Walls and Fire Walls	180/180/180 180/180/180	180/180/180 180/180/180	180/180/180 180/180/180

DOORS

Fire stair doors - self-closing	-R030
Entry doors to sole-occupancy units - self-closing	-R030
Lift landing doors	-R04
Doors to Electrical cupboards	Non combustible
Garbage Room hopper doors	-R030

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
- C2.7 - 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 lifts
- 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
- D2.15 - Thresholds
- D2.16 - 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 2151, AS 2154, AS2118.9 & Spec. E1.5 Sprinkler system
- E1.6 - AS 2424 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

- 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
- 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 G1.01- Provision of cleaning of windows

LEGENDS

	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
	FW
	GRATED DRAIN
	LIGHT POLE
	MECHANICAL RISER
	MAIN SWITCHBOARD
	TACTILES
	OVERFLOW
	RAINWATER OUTLET
	STORAGE
	HYDRAULIC RISER CUPBOARDS
	WHEELSTOP TO AS2890.1

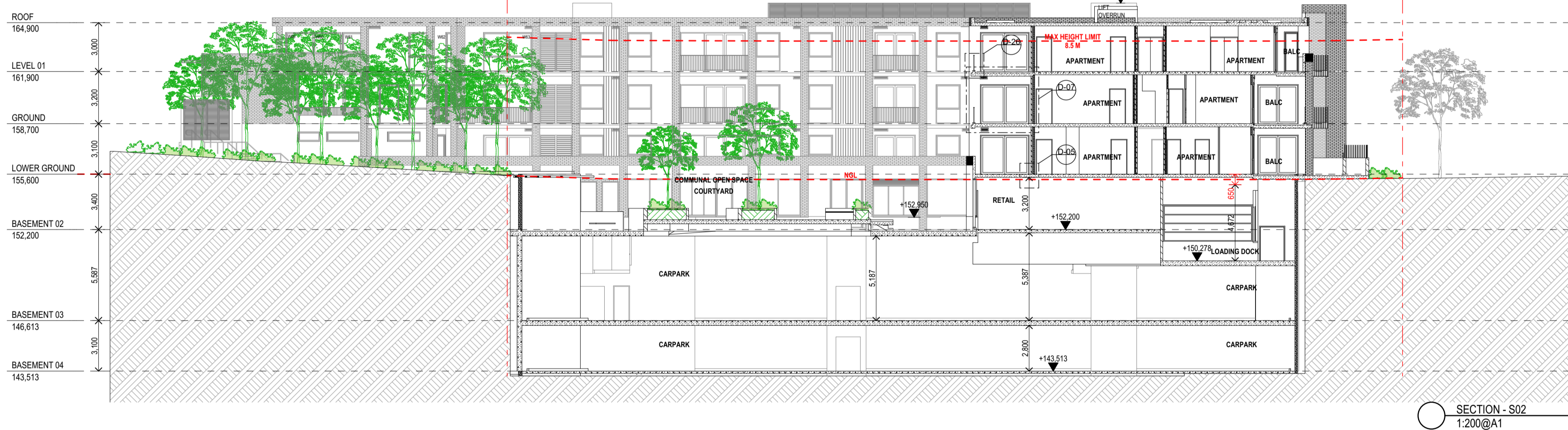
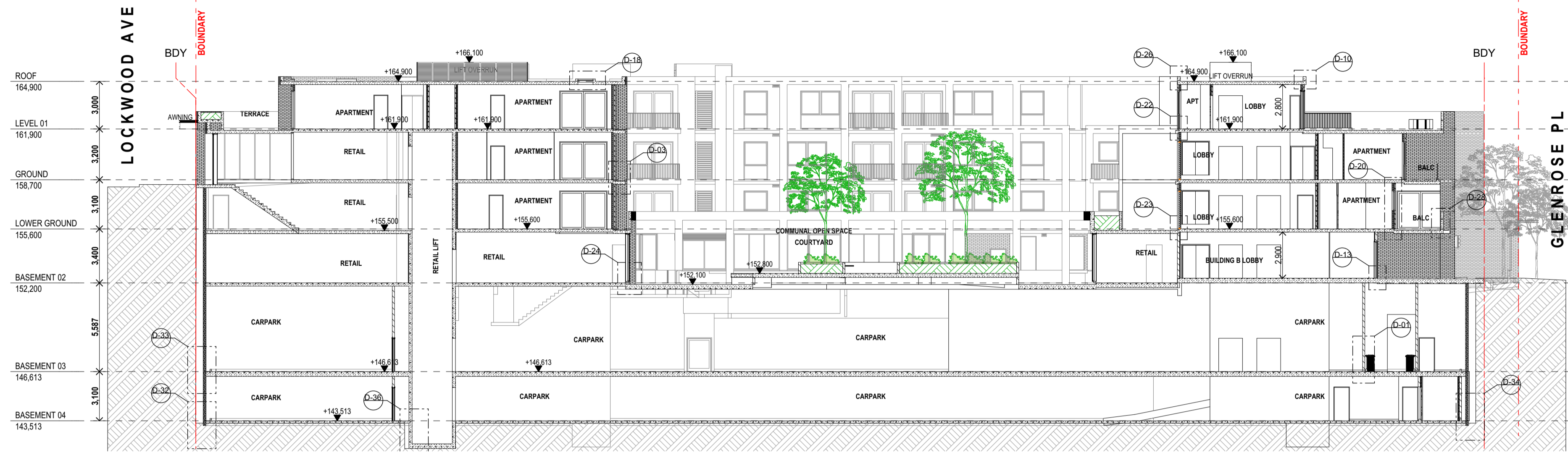
LEGENDS

TERMINAL PERFORMANCE SPECIFICATIONS

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

SCHEDULE OF AMENDMENTS:

- 01- A re-design for the plaza levels and planter boxes. Additional two pedestrian ramps and stairs.
- 02- Unit LG17 & G14: Layout reconfigured. The surface area has been increased by 60 m2 by combining two units (LG17 & LG18 - G14 & G15) of the previous layout and it is a 3 bedroom apartment with a study. (previously it was a 2 bed apartment & 1 bedroom apartment).
- 03- LG 18 & G15: Layout reconfigured. The surface area of this unit has been increased by 36 m2 and it is a 3 bedroom apartment with study. (previously it was a 2 bed apartment).
- 04- Non trafficable roof added over unit G15.
- 05- This corner of Level 01 terrace has been extended over the balcony of unit G14 to act as a cover.
- 06- Unit LG07: The surface area has been increased by 91.3 m2 by shifting the communal room to the left to gain more area within the unit and by reducing retail 03 by 91.3 m2.
- 07- Unit 1.04: Layout reconfigured. The surface area of this unit has been increased by 24 m2 and it is a 3 bedroom apartment with study. (previously it was a 2 bed apartment).
- 08- Unit LG10: A courtyard has been added to its balcony and a planter box to act as a privacy screen for this unit since it is just above the natural ground level.
- 09- Unit LG11: The balustrading on the balcony has been replaced by a glass wall of 3 panel sliding window and fixed glass to 1 m height.
- 10- Retail 11: Ramp is removed.
- 11- Retail 06: Ramp is removed.
- 12- Retail 10: Ramp is removed.
- 13- Retail 06 has been split into 2 retails: 6 and 6A. With a separate entry ramp to retail 6A. And consecutive areas of 120m2 and 188.5m2.
- 14- Retail 07 has been split into 2 retails: 7 and 7A. With a separate entry ramp to retail 7A. And consecutive areas of 109.8m2 and 156.6m2.
- 15- The stairs in retail 07 has been deleted.
- 16- The external RL of retail 08 has been dropped down by 150mm after a review of the survey plan and the ramp in this retail has been adjusted and a stair is proposed.
- 17- Retail 03 has been split into 3 retails across the three levels: retail 03 on ground floor, retail 12 on lower ground floor and retail 10 on basement 02 floor.
- Retail 05 has also been split into 3 retails across the three levels: retail 05 on ground floor, retail 13 on lower ground floor and retail 11 on basement 02 floor.
- 18- The void space which is adjacent to retail 03 on ground floor level has been proposed again.
- 19- Retail 09 has been split into 2 retails: 9 and 9A. The ramp has been deleted. With consecutive areas of 109.3m2 and 89.8m2.
- 20- A mail box room for the whole building has been added beside retail 9A.
- 21- The loading dock area has been reduced to accommodate for one vehicle instead of three vehicles.
- 22- The stairs and ramps have been deleted in lobbies 1 and 2 in building A.
- 23- Amendments to configuration of unit 1.11 due to the lift 01 overrun encroachment.
- 24- Lift 01 to be a stretcher lift. Size as per manufacturer specifications.
- 25- The entry pedestrian ramp in retail 04 on ground floor has been shifted from the middle of the shop to one corner of it.
- 26- Extension of roof over unit 1.12
- 27- Unit LG01: The surface area has been increased by 71.5 m2 by reducing retail 13.
- 28- A second electrical substation is proposed as requested by the spacial consultant.
- 29- All glazing to be deleted within 6m from the proposed second substation.
- 30- The fire water storage tank in basement 03 is deleted as it is no longer needed.
- 31- Two retail car spaces have been added on basement 04.
- 32- The plant equipments to be placed within the approved vertical louvered space on the roof.



Floor level	GFA approved	GFA Proposed
Level 01	1721 m2	1725 m2
Ground floor	2838 m2	2835 m2
Lower Ground	2782 m2	2808 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	19047 m2	19074 m2

FRL OF BUILDING ELEMENTS
TYPE A: CLASS 2 CONSTRUCTION - UNITS
TYPE B: 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 6
Non-loadbearing	90/90/90	120/120/120	180/120/120
Loadbearing	90/90/90	120/120/120	180/120/120
External Wall - Between or bounding sole-occupancy units	90/90/90	120/120/120	180/120/120
Non-loadbearing	90/90/90	120/120/120	180/120/120
Loadbearing	90/90/90	120/120/120	180/120/120
Other loadbearing internal walls, internal beams, columns and ceilings	90/90/90	120/120/120	180/120/120
Floor	90/90/90	120/120/120	180/120/120
Roof	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 -R80/30
Entry doors to sole-occupancy units - self-closing -R80/30
Lift landing doors -R80/30
Doors to Electrical cupboards Non combustible
Garbage Room hopper doors -R80/30

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 2444 Hose reel system
- E1.5 – AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system
- E1.6 – AS 2444 Portable fire extinguishers
- E2.2 - Table E2.2a - Spec. E2.2a Smoke detection and alarm system

SECTION F HEATH AND AMENITY
- F1.1 – AS3500.3.2 Stormwater drainage
- F1.7 – AS 3740 Waterproofing of wet areas
- F1.9/ F1.10 – Damp proofing
- F1.11 – Provision of floor wastes
- F2.5 – Construction of sanitary compartments
- F3.1 – Height of rooms
- F4 – Lighting and Ventilation
- F4.4 – AS/NZS 1680 Artificial lighting
- F4.5 – AS 1668.2 Mechanical ventilation
- F5.4 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of floors
- F5.5 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls
- F5.6 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of services
- F5.7 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of pumps

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

SECTION H HEATH AND AMENITY
- D2.24 - Protection Of operable windows
- D3.2 – AS1428.1 General Building access requirements
- D3.3 – Parts of Building to be Accessible
- D3.4 – Opening in Fire Isolated Exits
- D3.5 – AS 1428.11 Fire doors to lift shafts
- D3.6 – AS1428.1 & 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
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
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- D2.14 – Landings
- D2.16 – Thresholds
- D2.10 – Balastrades
- D2.17 – Handrails
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- D2.21 – Operation of latch
- D2.23 – Sign on doors

SECTION I SERVICES AND EQUIPMENT
- E1.3 – AS 2419.1 Hydrant system
- E1.4 – AS 2444 Hose reel system
- E1.5 – AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system
- E1.6 – AS 2444 Portable fire extinguishers
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SECTION J HEATH AND AMENITY
- F1.1 – AS3500.3.2 Stormwater drainage
- F1.7 – AS 3740 Waterproofing of wet areas
- F1.9/ F1.10 – Damp proofing
- F1.11 – Provision of floor wastes
- F2.5 – Construction of sanitary compartments
- F3.1 – Height of rooms
- F4 – Lighting and Ventilation
- F4.4 – AS/NZS 1680 Artificial lighting
- F4.5 – AS 1668.2 Mechanical ventilation
- F5.4 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of floors
- F5.5 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls
- F5.6 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of services
- F5.7 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of pumps

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

SECTION L HEATH AND AMENITY
- D2.24 - Protection Of operable windows
- D3.2 – AS1428.1 General Building access requirements
- D3.3 – Parts of Building to be Accessible
- D3.4 – Opening in Fire Isolated Exits
- D3.5 – AS 1428.11 Fire doors to lift shafts
- D3.6 – AS1428.1 & 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
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

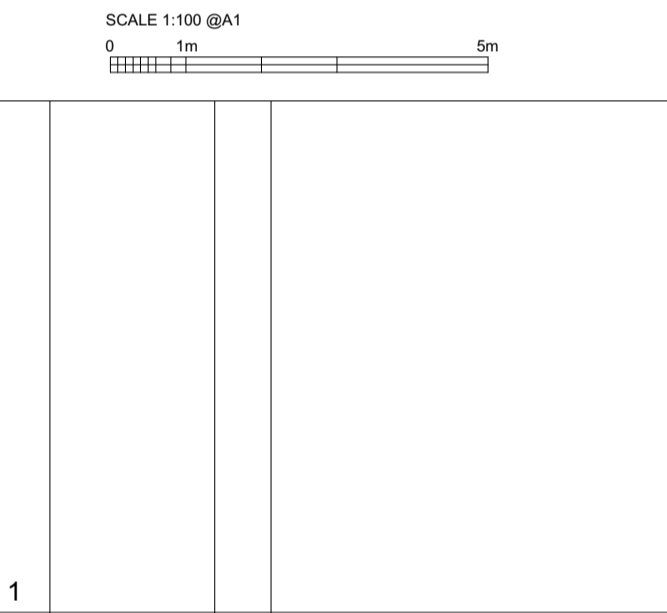
SECTION M HEATH AND AMENITY
- F1.1 – AS3500.3.2 Stormwater drainage
- F1.7 – AS 3740 Waterproofing of wet areas
- F1.9/ F1.10 – Damp proofing
- F1.11 – Provision of floor wastes
- F2.5 – Construction of sanitary compartments
- F3.1 – Height of rooms
- F4 – Lighting and Ventilation
- F4.4 – AS/NZS 1680 Artificial lighting
- F4.5 – AS 1668.2 Mechanical ventilation
- F5.4 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of floors
- F5.5 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of walls
- F5.6 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of services
- F5.7 – AS/NZS 1276.1 or Spec. F5.2 Sound insulation rating of pumps

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

LEGENDS

AC	SETOUT POINT
AL	AIR CONDENSER
B	ALUMINUM ANGLE
BL	BOLLARD TO AS2200.6
BT/PW	BOUNDARY TRAP FLOOR WASTE DOWNPIPE
DD	DISH DRAIN OUTLET
DP	DOWNSPIRE
E	ELECTRICAL RISER CUPBOARDS
EH	FIRE HYDRANT
FR	FIRE HOSE REEL
GT	FLOOR WASTE
LD	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

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
SECTIONS

DATE
AUG 2024

DRAWN
JS

CHECK
NL

SCALE
1:200 @A1 Sheet Size

DWG NO.
DA-301

ISSUE
5

STATUS
ISSUE FOR SECTION 4.55

JOB NO.