

THE BOATHOUSE PALM BEACH

SECTION 4.55 COVER

11/05/2023

SHEET NUMBER		SHEET NAME
CC	COVER	
CC02-B	SITE PLAN	
CC04-B	SITE & GROUND PLAN	
CC05-B	SITE & GROUND PLAN 1:200	
CC06-B	PROPOSED GROUND FLOOR PLAN - A3	
CC07-B	PROPOSED ANCILLARY BUILDING GROUND FLOOR PLAN - A3	
CC08-B	PROPOSED FIRST FLOOR PLAN	
CC09-B	NORTH / EAST ELEVATIONS	
CC10-B	SOUTH / WEST ELEVATIONS	
CC11-B	THE BOATHOUSE LONG & CROSS SECTION	
CC15-A	ANCILLARY BUILDING LONG & CROSS SECTION	
CC18	GROUND FLOOR PLAN - MINOR INTERNAL CHANGES SECTION 4.55	

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.
Dark Sky Plan to be reviewed and submitted.

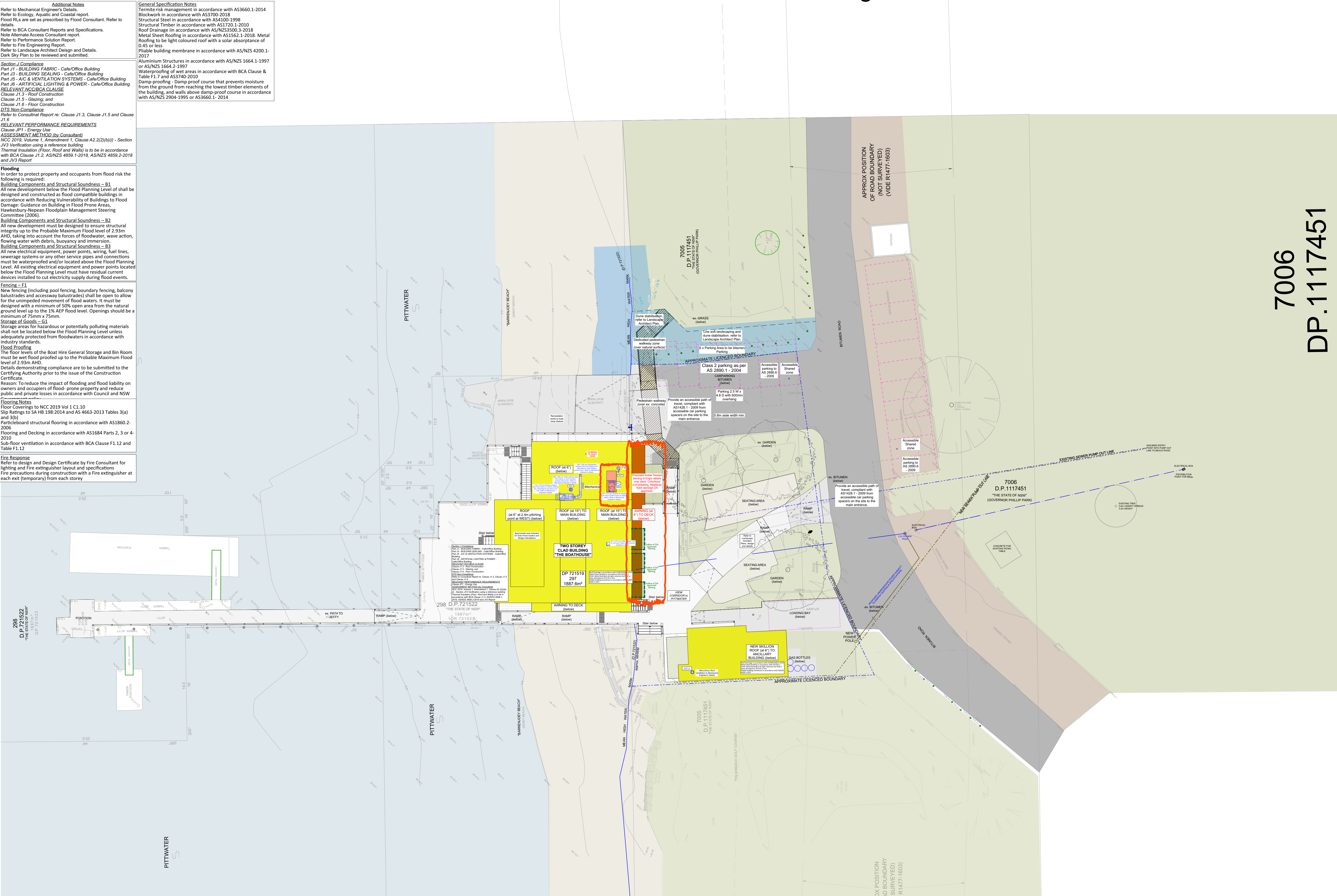
Section 4 Compliance
Part J1 - BUILDING FABRIC - Cafe/Office Building
Part J3 - BUILDING SEALING - Cafe/Office Building
Part J5 - A/C & VENTILATION SYSTEMS - Cafe/Office Building
Part J6 - ARTIFICIAL LIGHTING & POWER - Cafe/Office Building
RELEVANT NCC/BCA CLAUSE
Clause J1.3 - Roof Construction
Clause J1.5 - Glazing and
Clause J1.6 - Floor Construction
DTS Non-Compliance
Refer to Consultant Report re: Clause J1.3, Clause J1.5 and Clause J1.6
RELEVANT PERFORMANCE REQUIREMENTS
Clause JPI - 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

Flooding
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

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



NOTES (FOR CONSTRUCTION)
This drawing is the copyright of Canvas Architecture & Design and must 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.
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

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

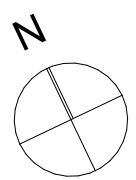
Canvas Architecture & Design
ABN 60 154 221 722
21 Endeavour Drive
BEACON HILL, NSW 2100
Roslyn Toia
NSW REG. 3463 BARCH (VOMIS 1)
roslyn@canvasarch.com.au 0405 60 11 30





Drawing Name
SITE PLAN

Drawing Scale
1:200

Drawn
RT

Layout ID
CC02-B
11/05/23 Section 4.55 Certificate



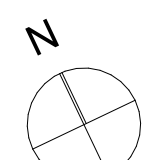
Fire Exit Signage	Directional Exit Sign
	ABE 4.5kg Fire Extinguisher
	Wet Chemical 7L Fire Extinguisher
	1.8m x 1.8m Fire Blanket
	Foam 9L Fire Extinguisher

295°

CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

Layout ID
CC04-B
11/05/23 Section 4.55 Certificate



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.
Dark Sky Plan to be reviewed and submitted.

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 Consultat Report re: Clause J1.3, Clause J1.5 and Clause J1.6
RELEVANT PERFORMANCE REQUIREMENTS
Clause J1.7 - Energy Use
ASSESSMENT METHOD (by Consultant)
NCC 2019, Volume 1, Amendment 1, Clause A2.2(2)(b)(i) - Section J1.3 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 J1.3 Report

Flooding
In order to protect property and occupants from flood risk the following is required:
Building Components and Structural Soundness – 81
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 – 82
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 – 83
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

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

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.
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

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

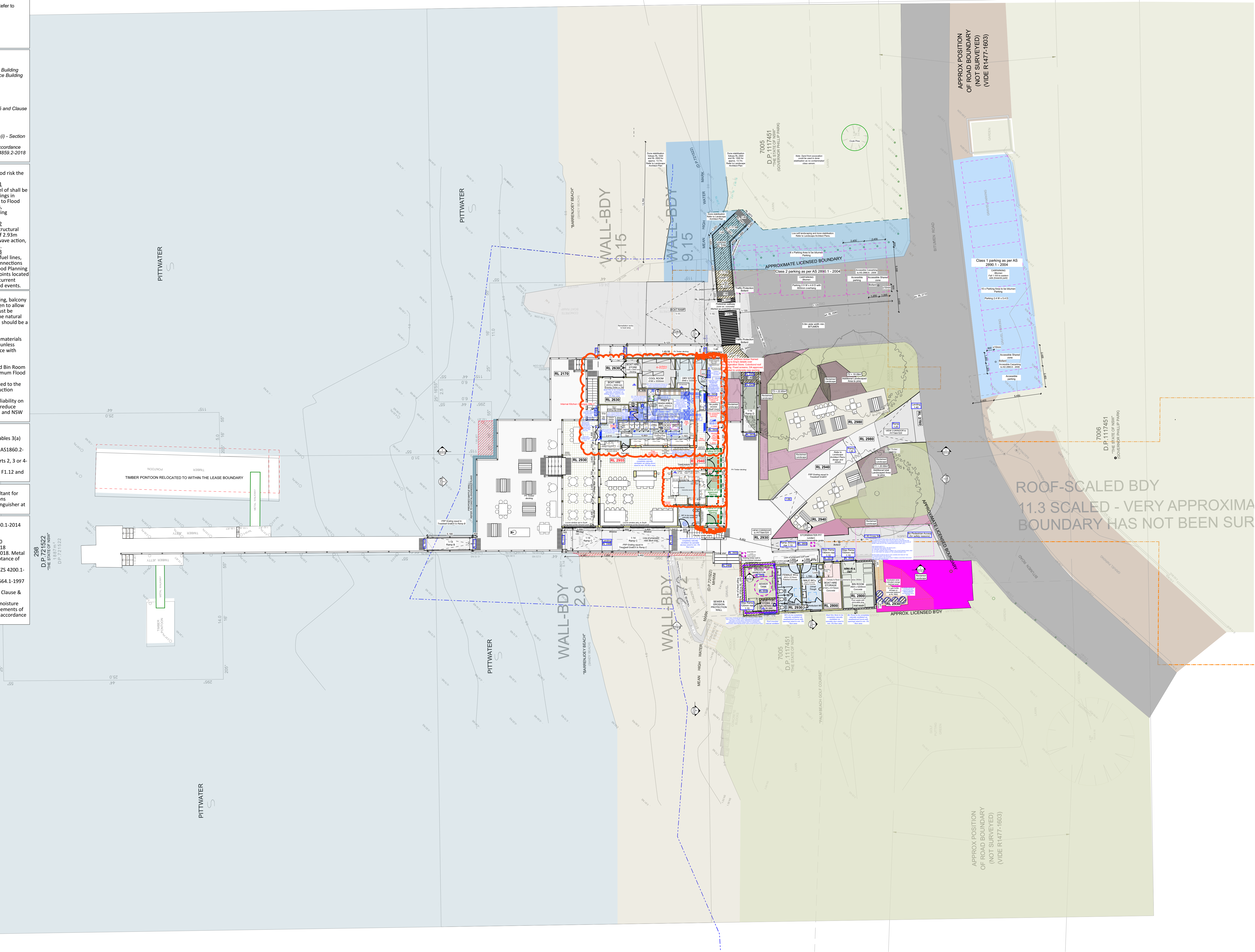
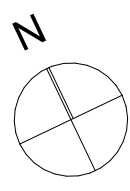
Canvas Architecture & Design
ABN 60 154 221 722
21 Endeavour Drive
BEACON HILL, NSW 2100
Roslyn Toia
NSW REG. 3653 BARCH (VOWS 1)
roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name
SITE & GROUND PLAN 1:200

Drawing Scale
1:200

Drawn
RT

Layout ID
CC05-B
11/05/23 Section 4.55 Certificate



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.
Dark Sky Plan to be reviewed and submitted.

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 Consultant 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

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 absorbance 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

<i>FIRE EXIT Signage</i>	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)
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.
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.

THE BOATHOUSE
PALM BEACH

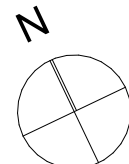
*Compliance with Section J of the NCC 2019-
volume 1 – Amendment 1 for new
Café/Office Building is achieved using the
performance based JV3 Verification method
using a reference building to Partners
Energy Report*

ABN 80 154 221 722
21 Endeavour Drive
BEACON HILL NSW 2100
Roslyn Toia
NSW REG: 9453 BARCH (HONS I)
roslyn@canvasarch.com.au

Drawing Name
**PROPOSED GROUND
FLOOR PLAN - A3**

Drawn

Layout ID
CC06-B
11/05/23 Section 4.55 Certificate



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 Consultant 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






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 absorbance 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

Flooding
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.

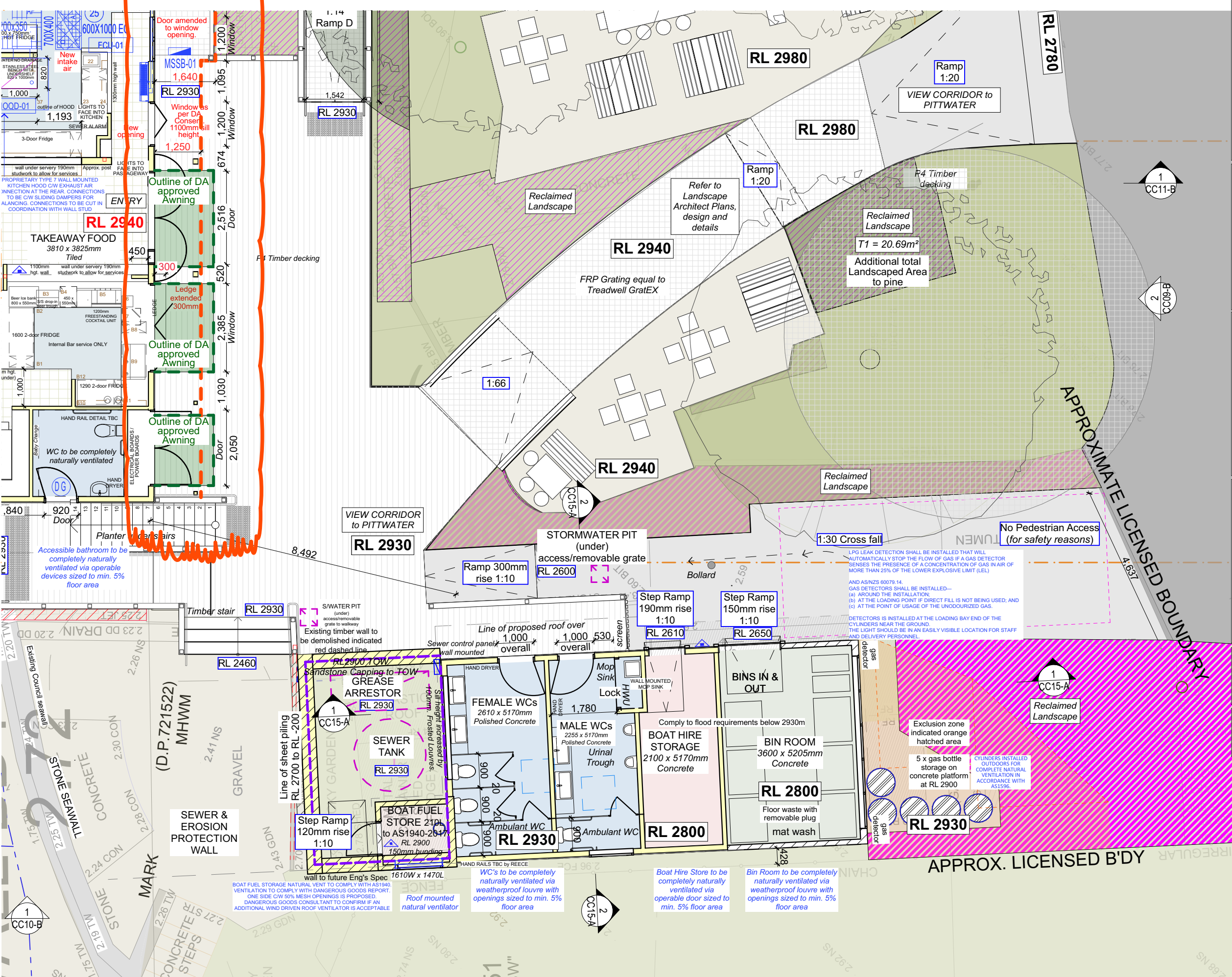
Fencing – F1
New fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level. Openings 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

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

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.
Dark Sky Plan to be reviewed and submitted.



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.
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

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

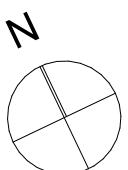
Canvas Architecture & Design
ABN 80 154 221 722
21 Endeavour Drive
BEACON HILL NSW 2100
Roslyn Toia
NSW REG: 9453 BARCH (HONS I)
roslyn@canvasarch.com.au 0405 60 11 30

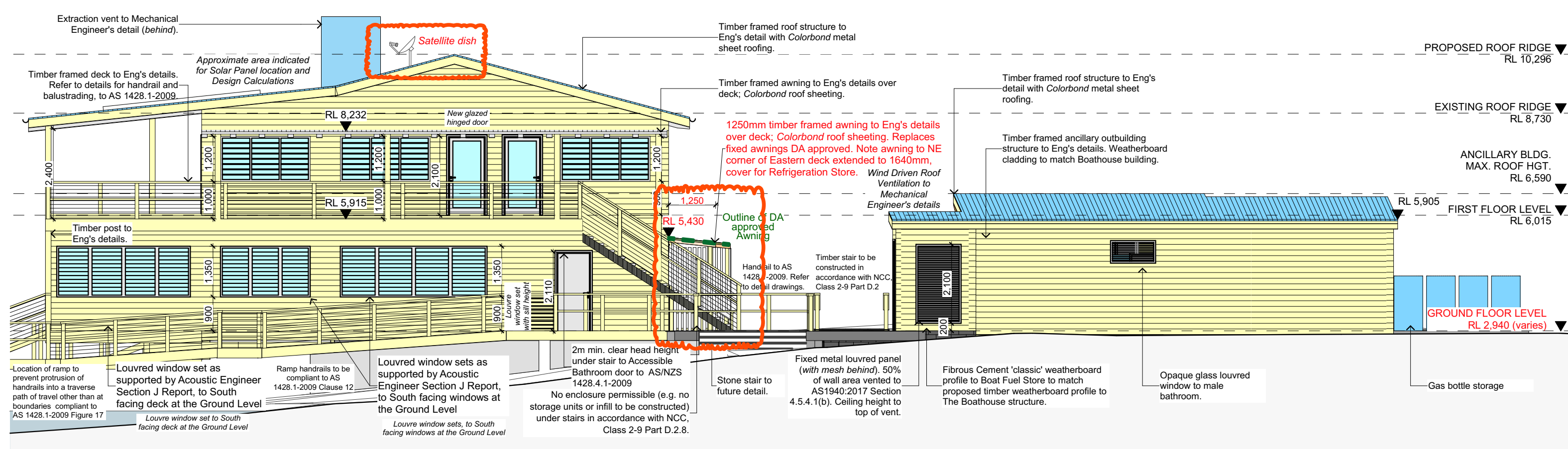
Drawing Name
**PROPOSED ANCILLARY
BUILDING GROUND FLOOR
PLAN - A3**

Drawing Scale
1:100

Drawn
RT

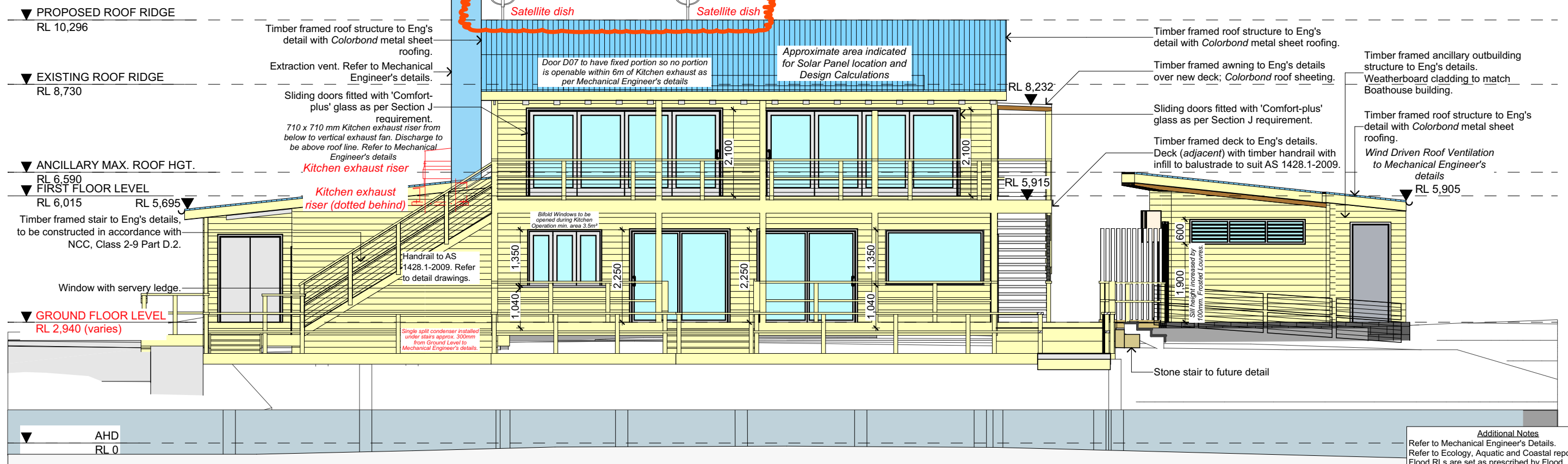
Layout ID
CC07-B
11/05/23 Section 4.55 Certificate





SOUTH ELEVATION

1:100



WEST 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 Design and Details.
Dark Sky Plan to be reviewed and submitted.

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.
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

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
SOUTH / WEST ELEVATIONS

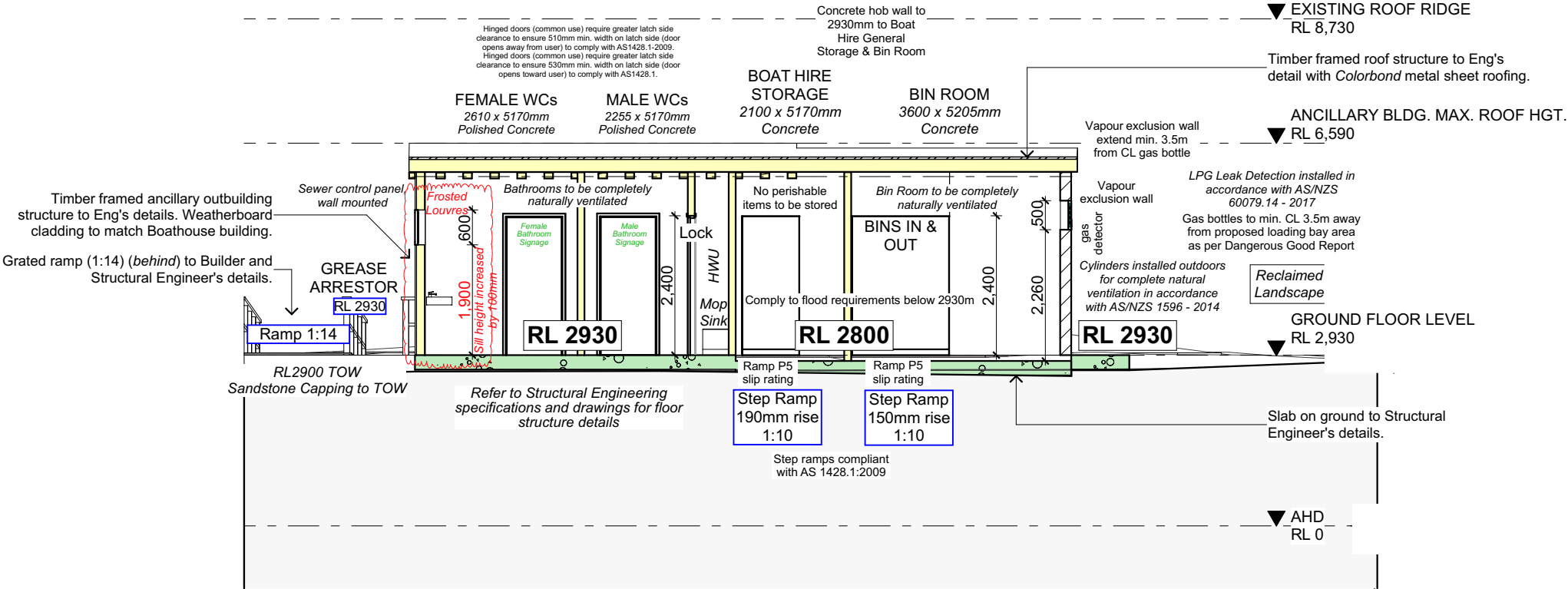
Drawing Scale
1:100

Drawn
RT

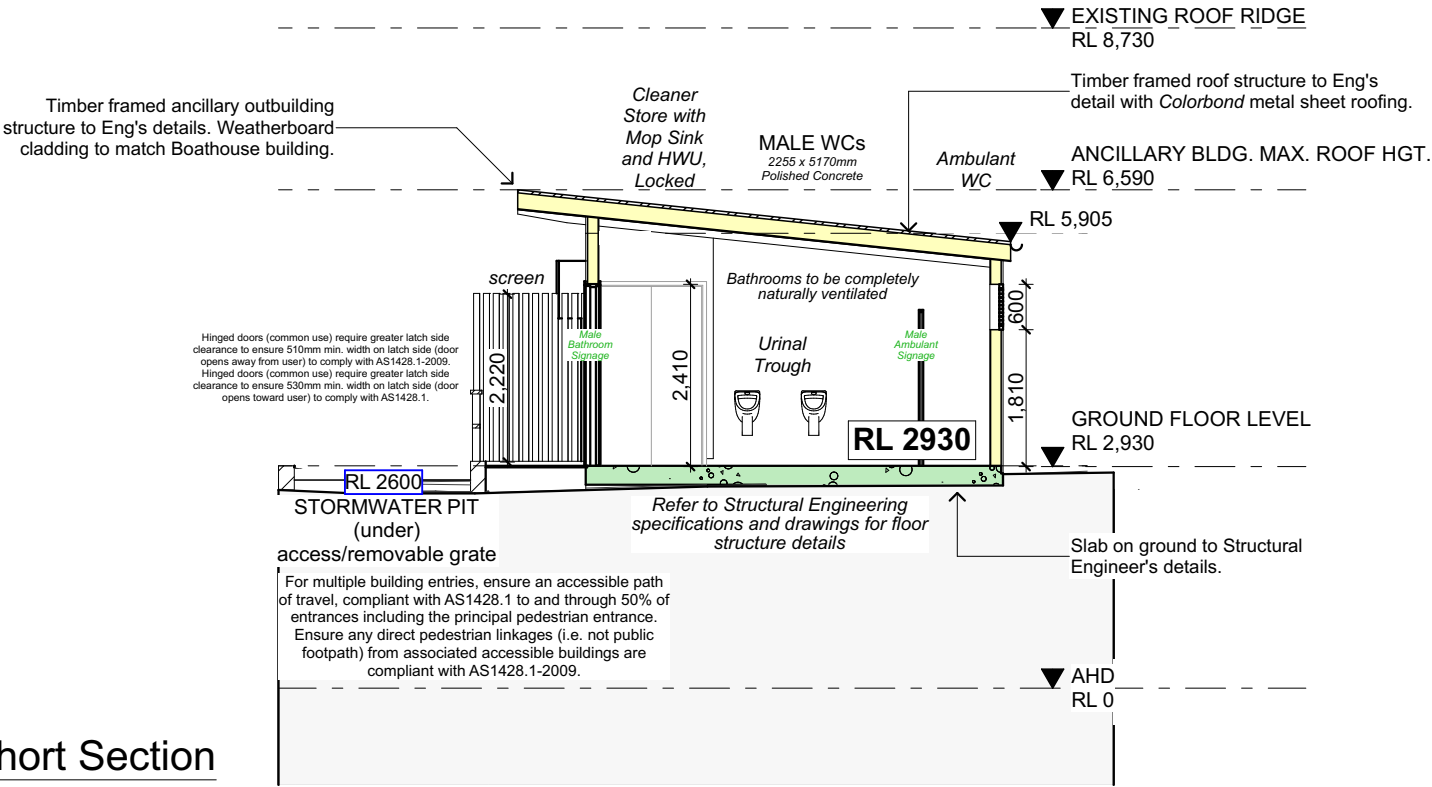
Layout ID
CC10-B
11/05/23 Section 4.55 Certificate

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 Consulnat 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



Ancillary Building Long Section
1:100



Ancillary Building Short Section
1:100

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.
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

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
ANCILLARY BUILDING LONG & CROSS SECTION

Drawing Scale
1:100

Drawn
RT

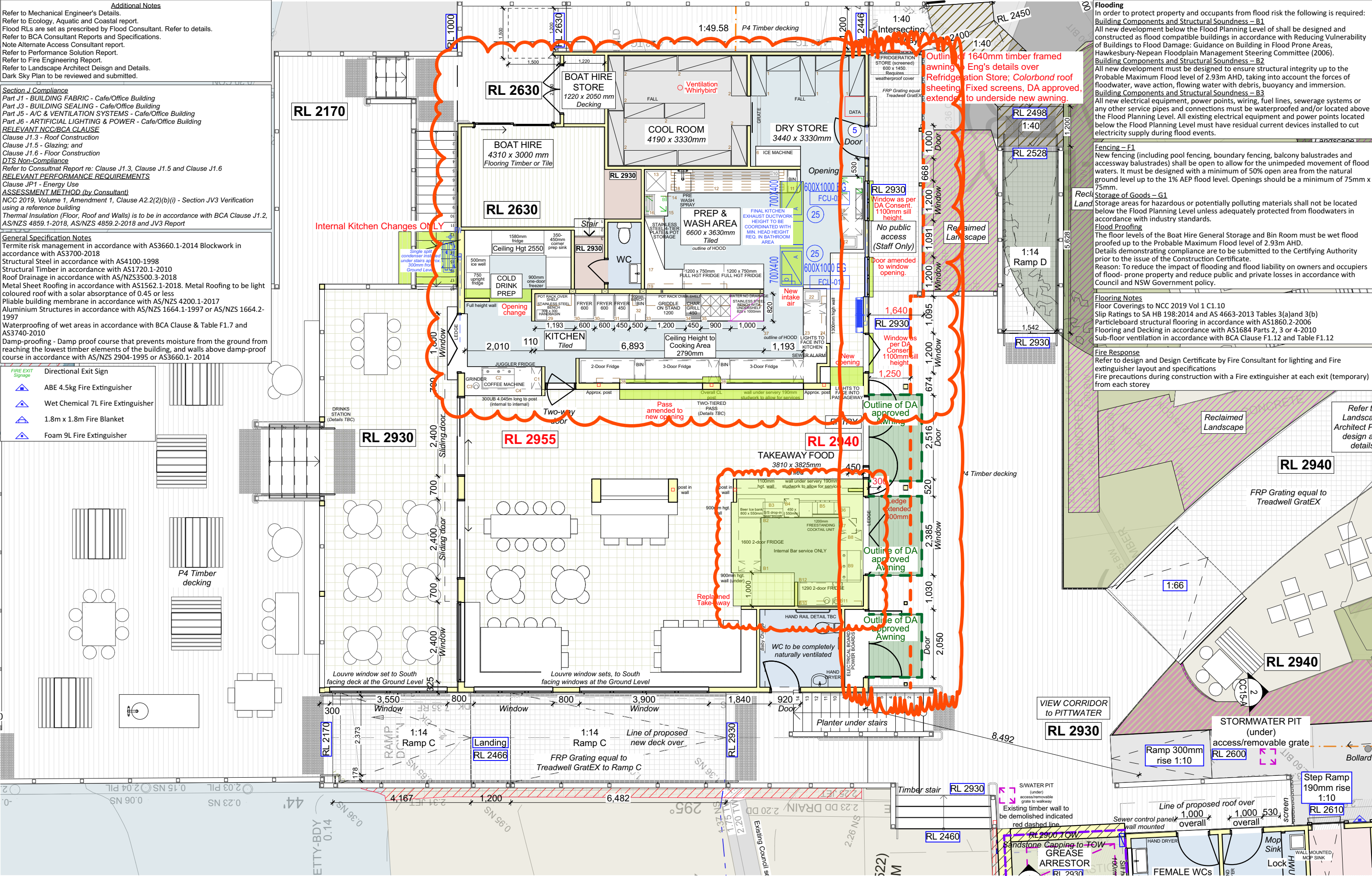
Layout ID
CC15-A
26/08/22 Section 4.55 Certificate

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.
Dark Sky Plan to be reviewed and submitted.

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 Consultat 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

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 absorbance 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

- 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)
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.
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

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
GROUND FLOOR PLAN - MINOR INTERNAL CHANGES SECTION 4.55

Drawing Scale
1:100

Drawn
RT

Layout ID
CC18
11/05/23 Section 4.55 Certificate

