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14- Unit L1.11: internal amendments to floor plan to avoid drainage of bathrooms inside lift 01 overrun below.

Floor level	GFA approved	GFA Proposed
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Ground floor	2734 m2	2838 m2
Lower Ground	2759 m2	2782 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	18879 m2	19047 m2

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

DEFINITIONS (as BCA)

STRUCTURAL ADEQUACY, in relation to an FRL, means the ability to maintain stability and adequate load bearing capacity as determined by as 1530.4.

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BUILDING ELEMENT — FRL (in minutes) Structural Adequacy/ Integrity/Insulation

REFER TO BCA PART C3 SPEC. C1.1 CLAUSE C 3.1 Table 3

EXTERNAL WALL (including any column and other building element incorporated there in) or other external building element, where the distance from any fire source feature to which it is exposed is -

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Loadbearing External Walls			
– Less than 1.5m from a FSF	90/90/90	120/120/120	180/180/180
– 1.5 - 3m from a FSF	90/60/60	120/90/90	180/180/120
3m or more from a FSF	90/90/30	120/60/30	180/120/90
Non-Loadbearing External Walls			
– Less than 1.5m from a FSF	-/90/90	-/120/120	-/180/180
– 1.5 - 3m from a FSF	-/60/60	-/90/90	-/180/120
3m or more from a FSF	-/-/-	-/-/-	-/-/-
External Columns (not incorporated into an external wall)			
– Loadbearing	90/-/-	120/-/-	180/-/-
– Non-loadbearing	-/-/-	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Internal Walls - Fire resisting lift and stair shafts –			
– Loadbearing	90/90/90	120/120/120	180/120/120
– Non-loadbearing	-/90/90	-/120/120	-/120/120
Internal Walls – Bounding public corridors, public lobbies and the like –			
– Loadbearing	90/90/90	120/-/-	180/-/-
– Non-loadbearing	-/90/90	-/-/-	-/-/-
Internal Walls – Between or bounding sole-occupancy units –			
– Loadbearing	90/90/90	120/-/-	180/-/-
– Non-loadbearing	-/90/90	-/-/-	-/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion –			
– Loadbearing	90/90/90	120/90/90	180/120/120
– Non-loadbearing	-/90/90	-/90/90	-/120/120
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-
Floors	90/90/90	120/120/120	180/180/180
Roofs	90/60/30	120/60/30	180/60/30

DOORS	
Fire stair doors - self-closing	-/60/30
Entry doors to sole-occupancy units - self closing	-/60/30
Lift landing doors	-/60/-
Doors to Electrical cupboards	Non combustible
Garbage Room hopper doors	-/60/30

ALL CONTRACTOR, MANUFACTURES 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
- C2.6 – 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
- C3.2 – Clause C3.4 Protection of openings
- C3.4 – Acceptable Methods of protection (of openings)
- C3.8 – Opening in Fire Isolated Exits
- C3.10 – AS 1735.11 Fire doorsets to lift shafts
- C3.11 – Spec. C1.1 & Spec. C3.4 Bounding construction of Class 2 & 3
- C3.12 & C3.15 – Fire sealing of penetrations
- Table A spec. C1.1 – AS 1530.4 Fire resistance levels

Rise in storeys	Class of building 2, 3, or 9	Class of building 5, 6, 7or 8
4 or more	A	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
- D2.13 – 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 openable windows
- D3.2 – AS1428.1 General Building access requirements
- D3.3 – Parts of Building to be Accessible
- D3.5 – AS1428.1 Disable carparking
- D3.6 – AS1428.1 & Spec. D3.6 Signage for accessible facilities, Service & Features
- D3.8 – AS/NZS 1428.4.1 Tactile indicators

SECTION 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 – AS/3500.3.2 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 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

LEGENDS

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

THERMAL PERFORMANCE SPECIFICATIONS

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

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

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

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
Lower ground floor plan

DATE	JAN 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-104	ISSUE	3
STATUS	ISSUE FOR SECTION 4.55	JOB NO.	

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Building Element – Type A Construction	Class 2	Class 7a	Class 6
Loadbearing External Walls – Less than 1.5m from a FSF – 1.5 - 3m from a FSF – 3m or more from a FSF	90/90/90 90/60/60 90/60/30	120/120/120 120/90/90 120/60/30	180/180/180 180/180/120 180/120/90
Non-Loadbearing External Walls – Less than 1.5m from a FSF – 1.5 - 3m from a FSF – 3m or more from a FSF	-/90/90 -/60/60 -/-/-	-/120/120 -/90/90 -/-/-	-/180/180 -/180/120 -/-/-
External Columns (not incorporated into an external wall)			
– Loadbearing	90/-/-	120/-/-	180/-/-
– Non-loadbearing	-/-/-	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180

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Internal Walls - Fire resisting lift and stair shafts – – Loadbearing – Non-loadbearing	90/90/90 -/90/90	120/120/120 -/120/120	180/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – – Loadbearing – Non-loadbearing	90/90/90 -/90/90	120/-/- -/-/-	180/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – – Loadbearing – Non-loadbearing	90/90/90 -/90/90	120/-/- -/-/-	180/-/- -/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – – Loadbearing – Non-loadbearing	90/90/90 -/90/90	120/90/90 -/90/90	180/120/120 -/120/120
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SECTION G ANCILLARY PROVISIONS
- NSW G1.101– Provision of cleaning of windows

LEGENDS

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AL	ALUMINUM ANGLE
B	BOLLARD TO AS2890.6
BT/FW	BOUNDARY TRAP FLOOR WASTE
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DDO	DISH DRAIN OUTLET
E	ELECTRICAL RISER CUPBOARDS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FW	FLOOR WASTE
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LP	LIGHT POLE
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T	TACTILES
OF	OVERFLOW
RWO	RAINWATER OUTLET
ST	STORAGE
H	HYDRAULIC RISER CUPBOARDS
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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

urbanacorp
planning
design
project management

Reg Architect: N.Lycenko Reg. No 3010

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
ground floor plan

DATE JAN 2024
DRAWN JS
CHECK NL
SCALE 1:200 @A1 Sheet Size
DWG NO. DA-105
ISSUE 3
STATUS ISSUE FOR SECTION 4.55
JOB NO.
NORTH

SCHEDULE OF AMENDMENTS:

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Total GFA	18879 m2	19047 m2

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TYPE A CLASS 2 CONSTRUCTION - UNITS
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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 6
Loadbearing External Walls – Less than 1.5m from a FSF – 1.5 - 3m from a FSF – 3m or more from a FSF	90/90/90 90/60/60 90/60/30	120/120/120 120/90/90 120/60/30	180/180/180 180/180/120 180/120/90
Non-Loadbearing External Walls – Less than 1.5m from a FSF – 1.5 - 3m from a FSF – 3m or more from a FSF	-/90/90 -/60/60 -/-/-	-/120/120 -/90/90 -/-/-	-/180/180 -/180/120 -/-/-
External Columns (not incorporated into an external wall) – Loadbearing Non-loadbearing	90/-/- -/-/-	120/-/- -/-/-	180/-/- -/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Internal Walls - Fire resisting lift and stair shafts – Loadbearing Non-loadbearing	90/90/90 /90/90	120/120/120 -/120/120	180/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – Loadbearing Non-loadbearing	90/90/90 /60/60	120/-/- -/-/-	180/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – Loadbearing Non-loadbearing	90/90/90 /60/60	120/-/- -/-/-	180/-/- -/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – Loadbearing Non-loadbearing	90/90/90 /90/90	120/90/90 /90/90	180/120/120 /120/120
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-
Floors	90/90/90	120/120/120	180/180/180
Roofs	90/60/30	120/60/30	180/60/30

DOORS	
Fire stair doors - self-closing	-/60/30
Entry doors to sole-occupancy units - self closing	-/60/30
Lift landing doors	-/60/-
Doors to Electrical cupboards	Non combustible
Garbage Room hopper doors	-/60/30

ALL CONTRACTOR, MANUFACTURES 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
- C2.6 – 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

- C3.2 – Clause C3.4 Protection of openings
- C3.4 – Acceptable Methods of protection (of openings)
- C3.8 – Opening in Fire Isolated Exits
- C3.10 – AS 1735.11 Fire doorsets to lift shafts
- C3.11 – Spec. C1.1 & Spec. C3.4 Bounding construction of Class 2 & 3
- C3.12 & C3.15 – Fire sealing of penetrations
- Table A spec. C1.1 – AS 1530.4 Fire resistance levels

Rise in storeys	Class of building 2, 3, or 9	Class of building 5, 6, 7or 8
4 or more	A	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
- D2.13 – 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 openable windows
- D3.2 – AS1428.1 General Building access requirements
- D3.3 – Parts of Building to be Accessible
- D3.5 – AS1428.1 Disable carparking
- D3.6 – AS1428.1 & Spec. D3.6 Signage for accessible facilities, Service & Features
- D3.8 – AS/NZS 1428.4.1 Tactile indicators

SECTION 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 – AS/3500.3.2 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 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

LEGENDS

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

THERMAL PERFORMANCE SPECIFICATIONS

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

REV	DATE	BY	AMENDMENTS
1			

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

PREPARED BY

urbanacorp
planning
design
project management

Reg Architect: N.Lycenko Reg. No 3010

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
Level 01 plan

DATE JAN 2024
DRAWN JS
CHECK NL
SCALE 1:200 @A1 Sheet Size
DWG NO. DA-106
ISSUE 3
STATUS ISSUE FOR SECTION 4.55
JOB NO.
NORTH

SCHEDULE OF AMENDMENTS:

1- A second electrical substation is proposed due to the electrical requirments of the building as requested by the electrical engineer.
2- EF-04, EF-05 & EF-06: the "painted concrete" is replaced with "render paint" as specified in the legend of the schedule of finishes.
3- Retail 05 - on ground floor level: The external wide entry ramp to retail 05 has been enclosed to be an internal space within the shop with a narrower internal ramp.
4- The void space which is adjacent to retail 03 on ground floor level has been removed and that space has been allocated to retail 03.
5- Highlight windows W66, W67 and W68 have been added to retails 03 and retail 05 on lower ground floor to bring natural light into the retails.
6- Unit LG12: The internal storage has been re-located to either sides of the TV unit, replaced with a powder room with minor adjustments to the layout of the unit.
7- Unit LG13: The internal storage has been re-located to one side of the TV unit and replaced with a powder room.
8- Unit LG04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.58 m2. The entry to this unit has been shifted away from lift 05 overrun, since the lift overrun extrudes 600 mm over the SSL of lower ground floor. This change is crutial for lift 05 to work.
9- Unit LG01: The external wall of the living room has been pushed out 500 mm to improve the internal layout of the unit.
10- Unit 1.12: The external north facing wall has been pushed out 2300 mm to improve the internal layout of the unit and its area has increased by 18.6 m2.
11- Unit G04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.73 m2.
12- Unit L1.04: The surface area of this unit has increase by 18.63 m2. The internal layout has been amended and an additional balcony is proposed.
13- The roof is extended over the new extension of unit L1.04.
14- Unit L1.11: internal amendments to floor plan to avoid drainage of bathrooms inside lift 01 overrun below.

Floor level	GFA approved	GFA Proposed
Level 01	1680 m2	1721 m2
Ground floor	2734 m2	2838 m2
Lower Ground	2759 m2	2782 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	18879 m2	19047 m2

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

DEFINITIONS (as BCA)

STRUCTURAL ADEQUACY, in relation to an FRL, means the ability to maintain stability and adequate load bearing capacity as determined by as 1530.4.

INTEGRITY, in relation to an FRL, means the ability to resist passage of flames and hot gases specified in as 1530.4

INSULATION, in relation to an FRL, means the ability to maintain a temperature on the surface not exposed to the furnace below the limits specified in as 1530.4.

BUILDING ELEMENT — FRL (in minutes) Structural Adequacy/ Integrity/Insulation

REFER TO BCA PART C3 SPEC. C1.1 CLAUSE C 3.1 Table 3

EXTERNAL WALL (including any column and other building element incorporated there in) or other external building element, where the distance from any fire source feature to which it is exposed is -

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Loadbearing External Walls			
– Less than 1.5m from a FSF	90/90/90	120/120/120	180/180/180
– 1.5 - 3m from a FSF	90/90/90	120/90/90	180/180/120
– 3m or more from a FSF	90/90/30	120/60/30	180/120/90
Non-loadbearing External Walls			
– Less than 1.5m from a FSF	-/90/90	-/120/120	-/180/180
– 1.5 - 3m from a FSF	-/60/60	-/90/90	-/180/120
– 3m or more from a FSF	-/-/-	-/-/-	-/-/-
External Columns (not incorporated into an external wall)			
– Loadbearing	90/-/-	120/-/-	180/-/-
– Non-loadbearing	-/-/-	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Internal Walls - Fire resisting lift and stair shafts –			
– Loadbearing	90/90/90	120/120/120	180/120/120
– Non-loadbearing	-/90/90	-/120/120	-/120/120
Internal Walls – Bounding public corridors, public lobbies and the like –			
– Loadbearing	90/90/90	120/-/-	180/-/-
– Non-loadbearing	-/60/60	-/-/-	-/-/-
Internal Walls – Between or bounding sole-occupancy units –			
– Loadbearing	90/90/90	120/-/-	180/-/-
– Non-loadbearing	-/60/60	-/-/-	-/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion –			
– Loadbearing	90/90/90	120/90/90	180/120/120
– Non-loadbearing	-/90/90	-/90/90	-/120/120
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-
Floors	90/90/90	120/120/120	180/180/180
Roofs	90/60/30	120/60/30	180/60/30

DOORS

Fire stair doors - self-closing	-/60/30
Entry doors to sole-occupancy units - self closing	-/60/30
Lift landing doors	-/60/-
Doors to Electrical cupboards	Non combustible
Garbage Room hopper doors	-/60/30

ALL CONTRACTOR, MANUFACTURES 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
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- C2.12 – Separation of equipment
- C2.13 – Electricity Supply System

- C3.2 – Clause C3.4 Protection of openings
- C3.4 – Acceptable Methods of protection (of openings)
- C3.8 – Opening in Fire Isolated Exits
- C3.10 – AS 1735.11 Fire doorsets to lift shafts
- C3.11 – Spec. C1.1 & Spec. C3.4 Bounding construction of Class 2 & 3
- C3.12 & C3.15 – Fire sealing of penetrations
- Table A spec. C1.1 – AS 1530.4 Fire resistance levels

Rise in storeys 4 or more	Class of building 2, 3, or 9	Class of building 5, 6, 7or 8
	A	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
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- D2.16 – Balustrades
- D2.17 – Handrails
- D2.20 – Swinging Doors
- D2.21 – Operation of latch
- D2.23 – Sign on doors
- D2.24 - Protection OF openable windows
- D3.2 – AS1428.1 General Building access requirements
- D3.3 – Parts of Building to be Accessible
- D3.5 – AS1428.1 Disable carparking
- D3.6 – AS1428.1 & Spec. D3.6 Signage for accessible facilities, Service & Features
- D3.8 – AS/NZS 1428.4.1 Tactile indicators

SECTION 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
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- E3.6 – AS 1735.12 Facilities for disabilities
- E3.7, E3.9 & E3.10 – Fire service controls
- E4.2/E4.4 – AS/NZS 2293.1 Emergency lighting
- E4.6/E4.8 – AS/NZS 2293.1 Exit Signs

SECTION HEALTH AND AMENITY
- F1.1 – AS/3500.3.2 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 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

LEGENDS

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

THERMAL PERFORMANCE SPECIFICATIONS

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

SCALE 1:100 @A1
0 1m 5m

REV	DATE	BY	AMENDMENTS
1			

NOTES
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DRAWINGS ARE NOT TO BE SCALED.
USE ONLY FIGURED DIMENSIONS.

PREPARED BY

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

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
Roof plan

DATE	JAN 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-107	ISSUE	3
STATUS	ISSUE FOR SECTION 4.55	JOB NO.	

SCHEDULE OF AMENDMENTS:

1- A second electrical substation is proposed due to the electrical requirments of the building as requested by the electrical engineer.
2- EF-04, EF-05 & EF-06: the "painted concrete" is replaced with "render paint" as specified in the legend of the schedule of finishes.
3- Retail 05 - on ground floor level: The external wide entry ramp to retail 05 has been enclosed to be an internal space within the shop with a narrower internal ramp.
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7- Unit LG13: The internal storage has been re-located to one side of the TV unit and replaced with a powder room.
8- Unit LG04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.58 m2. The entry to this unit has been shifted away from lift 05 overrun, since the lift overrun extrudes 600 mm over the SSL of lower ground floor. This change is crutial for lift 05 to work.
9- Unit LG01: The external wall of the living room has been pushed out 500 mm to improve the internal layout of the unit.
10- Unit 1.12: The external north facing wall has been pushed out 2300 mm to improve the internal layout of the unit and its area has increased by 18.6 m2.
11- Unit G04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.73 m2.
12- Unit L1.04: The surface area of this unit has increase by 18.63 m2. The internal layout has been amended and an additional balcony is pr[illegible]
13 [illegible] is extended over the ne[illegible]ion of [illegible]
14 [illegible] 1: internal amendments [illegible] plan to avoid drainage of bathrooms ins[illegible] ov[illegible]ow.

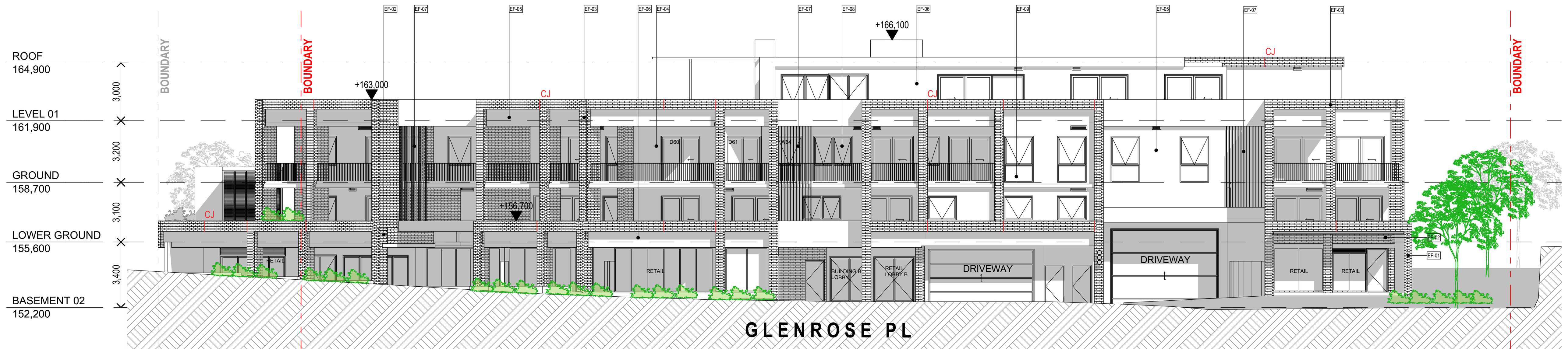
02

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

NORTH ELEVATION - E01
1:200@A1

WEST ELEVATION - E02
1:200@A1



NORTH ELEVATION - E03
1:200@A1

Floor level	GFA approved	GFA Proposed
Level 01	1680 m2	1721 m2
Ground floor	2734 m2	2838 m2
Lower Ground	2759 m2	2782 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	18879 m2	19047 m2

NORTH ELEVATION - E04
1:200@A1

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 6
Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	 90/90/90 90/60/60 90/60/30	 120/120/120 120/90/90 120/60/30	 180/180/180 180/180/120 180/120/90
Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	 -/90/90 -/60/60 -/-/-	 -/120/120 -/90/90 -/-/-	 -/180/180 -/180/120 -/-/-
External Columns (not incorporated into an external wall) - Loadbearing - Non-loadbearing	 90/-/- -/-/-	 120/-/- -/-/-	 180/-/- -/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Internal Walls - Fire resisting lift and stair shafts – - Loadbearing - Non-loadbearing	 90/90/90 -/90/90	 120/120/120 -/120/120	 180/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – - Loadbearing - Non-loadbearing	 90/90/90 -/60/60	 120/-/- -/-/-	 180/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – - Loadbearing - Non-loadbearing	 90/90/90 -/60/60	 120/-/- -/-/-	 180/-/- -/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – - Loadbearing - Non-loadbearing	 90/90/90 -/90/90	 120/90/90 -/90/90	 180/120/120 -/120/120
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-
Floors	90/90/90	120/120/120	180/180/180
Roofs	90/60/30	120/60/30	180/60/30

DOORS	
Fire stair doors - self-closing	-/60/30
Entry doors to sole-occupancy units - self closing	-/60/30
Lift landing doors	-/60/-
Doors to Electrical cupboards	Non combustible
Garbage Room hopper doors	-/60/30

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

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- 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, 7or 8
4 or more	A	A

SECTION D ACCESS AND EGRESS
- D1.10 – Discharge from Exits
- D2.4 – Separation of rising & descending flights
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- D3.6 – AS1428.1 & Spec. D3.6 Signage for accessible facilities, Service & Features
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- E1.5 – AS 2118.1, AS 2118.4, AS2118.9 & Spec. E1.5 Sprinkler system
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- F1.1 – AS/3500.3.2 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
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- 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

LEGENDS

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

THERMAL PERFORMANCE SPECIFICATIONS

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

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

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
ELEVATIONS

DATE	JAN 2024	NORTH	
DRAWN JS	CHECK NL		
SCALE	1:200, 1:160.30 @A1 Sheet Size		
DWG NO.	DA-201	ISSUE	3
STATUS	ISSUE FOR SECTION 4.55	JOB NO.	

SCHEDULE OF AMENDMENTS:

1- A second electrical substation is proposed due to the electrical requirments of the building as requested by the electrical engineer.
2- EF-04, EF-05 & EF-06: the "painted concrete" is replaced with "render paint" as specified in the legend of the schedule of finishes.
3- Retail 05 - on ground floor level: The external wide entry ramp to retail 05 has been enclosed to be an internal space within the shop with a narrower internal ramp.
4- The void space which is adjacent to retail 03 on ground floor level has been removed and that space has been allocated to retail 03.
5- Highlight windows W66, W67 and W68 have been added to retails 03 and retail 05 on lower ground floor to bring natural light into the retails.
6- Unit LG12: The internal storage has been re-located to either sides of the TV unit, replaced with a powder room with minor adjustments to the layout of the unit.
7- Unit LG13: The internal storage has been re-located to one side of the TV unit and replaced with a powder room.
8- Unit LG04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.58 m2. The entry to this unit has been shifted away from lift 05 overrun, since the lift overrun extrudes 600 mm over the SSL of lower ground floor. This change is crutial for lift 05 to work.
9- Unit LG01: The external wall of the living room has been pushed out 500 mm to improve the internal layout of the unit.
10- Unit 1.12: The external north facing wall has been pushed out 2300 mm to improve the internal layout of the unit and its area has increased by 18.6 m2.
11- Unit G04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.73 m2.
12- Unit L1.04: The surface area of this unit has increase by 18.63 m2. The internal layout has been amended and an additional balcony is proposed.
13- The roof is extended over the new extension of unit L1.04.
14- Unit L1.11: internal amendments to floor plan to avoid drainage of bathrooms inside lift 01 overrun below.

NORTH INTERNAL ELEVATION - E05
1:200@A1

WEST INTERNAL ELEVATION - E06
1:200@A1

02

LEGEND:

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

Floor level	GFA approved	GFA Proposed
Level 01	1680 m2	1721 m2
Ground floor	2734 m2	2838 m2
Lower Ground	2759 m2	2782 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	18879 m2	19047 m2

FRL OF BUILDING ELEMENTS
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 6
Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	90/90/90 90/60/60 90/30/30	120/120/120 120/90/90 120/60/30	180/180/180 180/180/120 180/120/90
Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	-/90/90 -/60/60 -/-/-	-/120/120 -/90/90 -/-/-	-/180/180 -/180/120 -/-/-
External Columns (not incorporated into an external wall) - Loadbearing - Non-loadbearing	90/-/- -/-/-	120/-/- -/-/-	180/-/- -/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Internal Walls - Fire resisting lift and stair shafts – - Loadbearing - Non-loadbearing	90/90/90 -/90/90	120/120/120 -/120/120	180/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – - Loadbearing - Non-loadbearing	90/90/90 -/90/90	120/-/- -/-/-	180/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – - Loadbearing - Non-loadbearing	90/90/90 -/90/90	120/-/- -/-/-	180/-/- -/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – - Loadbearing - Non-loadbearing	90/90/90 -/90/90	120/90/90 -/90/90	180/120/120 -/120/120
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-
Floors	90/90/90	120/120/120	180/180/180
Roofs	90/60/30	120/60/30	180/60/30

DOORS

Fire stair doors - self-closing	-/60/30
Entry doors to sole-occupancy units - self closing	-/60/30
Lift landing doors	-/60/-
Doors to Electrical cupboards	Non combustible
Garbage Room hopper doors	-/60/30

ALL CONTRACTOR, MANUFACTURES 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
- C2.6 – 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

- C3.2 – Clause C3.4 Protection of openings
- C3.4 – Acceptable Methods of protection (of openings)
- C3.8 – Opening in Fire Isolated Exits
- C3.10 – AS 1735.11 Fire doorsets to lift shafts
- C3.11 – Spec. C1.1 & Spec. C3.4 Bounding construction of Class 2 & 3
- C3.12 & C3.15 – Fire sealing of penetrations
- Table A spec. C1.1 – AS 1530.4 Fire resistance levels

Rise in storeys	Class of building 2, 3, or 9	Class of building 5, 6, 7or 8
4 or more	A	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
- D2.13 – 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 openable windows
- D3.2 – AS1428.1 General Building access requirements
- D3.3 – Parts of Building to be Accessible
- D3.5 – AS1428.1 Disable carparking
- D3.6 – AS1428.1 & Spec. D3.6 Signage for accessible facilities, Service & Features
- D3.8 – AS/NZS 1428.4.1 Tactile indicators

SECTION 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 – AS/3500.3.2 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 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

LEGENDS

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

THERMAL PERFORMANCE SPECIFICATIONS

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

SCALE 1:100 @A1
0 1m 5m

REV	DATE	BY	AMENDMENTS
1			

NOTES
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USE ONLY FIGURED DIMENSIONS.

PREPARED BY

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

CLIENT

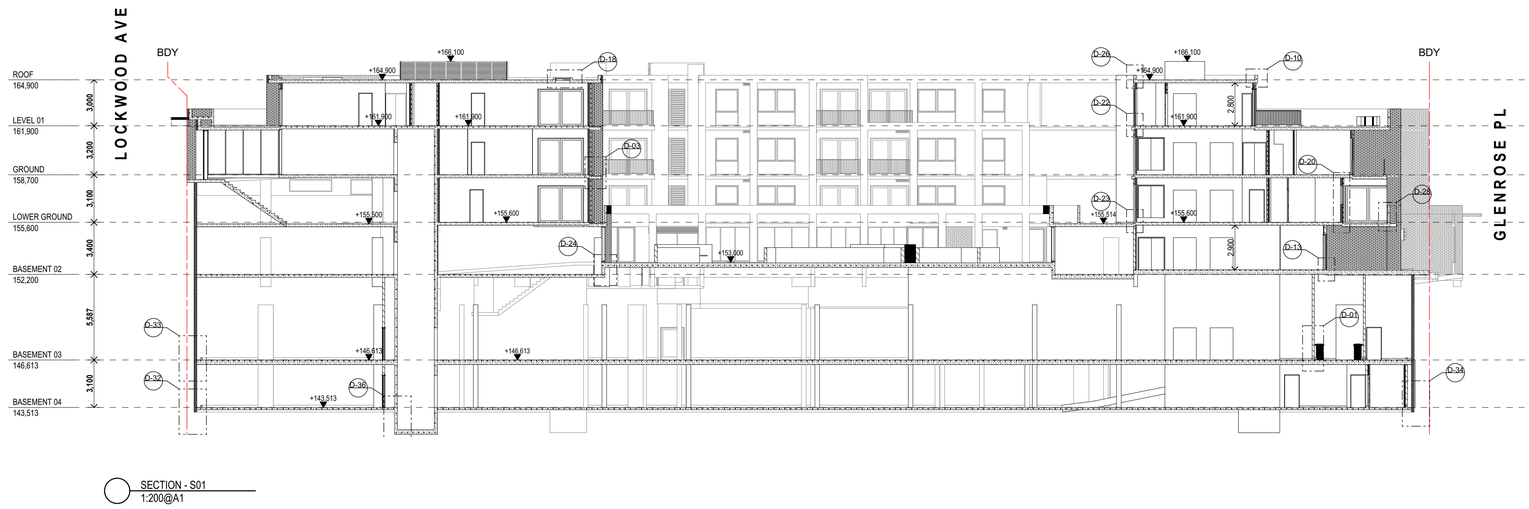
PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
ELEVATIONS

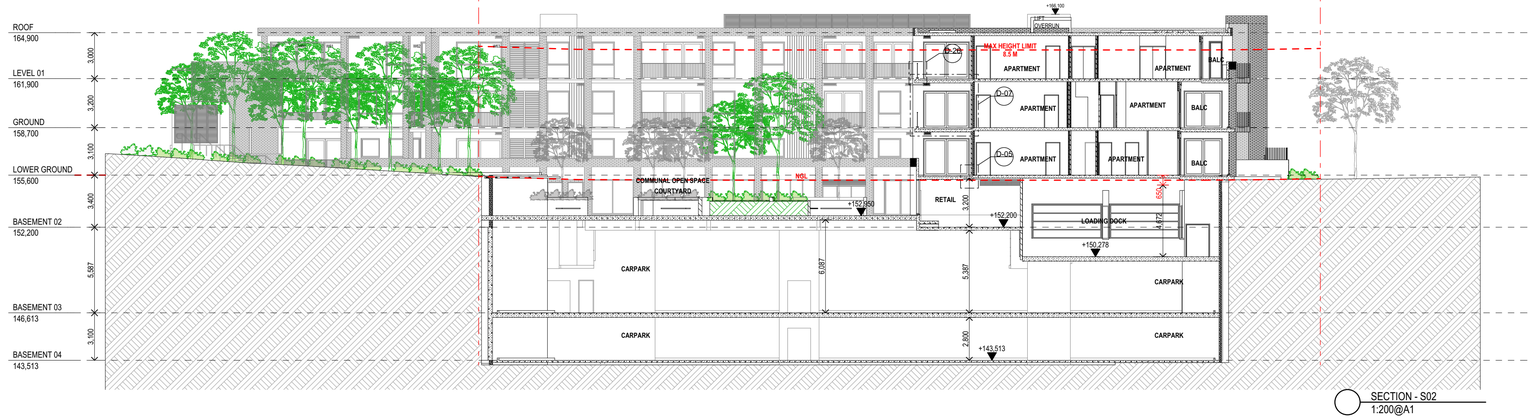
DATE	JAN 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-202	ISSUE	3
STATUS	ISSUE FOR SECTION 4.55	JOB NO.	

SCHEDULE OF AMENDMENTS:

1- A second electrical substation is proposed due to the electrical requirments of the building as requested by the electrical engineer.
2- EF-04, EF-05 & EF-06: the "painted concrete" is replaced with "render paint" as specified in the legend of the schedule of finishes.
3- Retail 05 - on ground floor level: The external wide entry ramp to retail 05 has been enclosed to be an internal space within the shop with a narrower internal ramp.
4- The void space which is adjacent to retail 03 on ground floor level has been removed and that space has been allocated to retail 03.
5- Highlight windows W66, W67 and W68 have been added to retails 03 and retail 05 on lower ground floor to bring natural light into the retails.
6- Unit LG12: The internal storage has been re-located to either sides of the TV unit, replaced with a powder room with minor adjustments to the layout of the unit.
7- Unit LG13: The internal storage has been re-located to one side of the TV unit and replaced with a powder room.
8- Unit LG04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.58 m2. The entry to this unit has been shifted away from lift 05 overrun, since the lift overrun extrudes 600 mm over the SSL of lower ground floor. This change is crutial for lift 05 to work.
9- Unit LG01: The external wall of the living room has been pushed out 500 mm to improve the internal layout of the unit.
10- Unit 1.12: The external north facing wall has been pushed out 2300 mm to improve the internal layout of the unit and its area has increased by 18.6 m2.
11- Unit G04: A third bedroom and a balcony has been added to this unit and the surface area of this unit has increase by 20.73 m2.
12- Unit L1.04: The surface area of this unit has increase by 18.63 m2. The internal layout has been amended and an additional balcony is proposed.
13- The roof is extended over the new extension of unit L1.04.
14- Unit L1.11: internal amendments to floor plan to avoid drainage of bathrooms inside lift 01 overrun below.



SECTION - S01
1:200@A1



SECTION - S02
1:200@A1

Floor level	GFA approved	GFA Proposed
Level 01	1680 m2	1721 m2
Ground floor	2734 m2	2838 m2
Lower Ground	2759 m2	2782 m2
Basement 02	3140 m2	3140 m2
Basement 03	4283 m2	4283 m2
Basement 04	4283 m2	4283 m2
Total GFA	18879 m2	19047 m2

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

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

CLIENT

PROJECT
28 Lockwood avenue,
BELROSE
NSW 2085

DRAWING
SECTIONS

DATE	JAN 2024	NORTH	
DRAWN	JS	CHECK	NL
SCALE	1:200 @A1 Sheet Size		
DWG NO.	DA-301	ISSUE	3
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

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 6
Loadbearing External Walls			
– Less than 1.5m from a FSF	90/90/90	120/120/120	180/180/180
1.5 - 3m from a FSF	90/60/60	120/90/90	180/180/120
3m or more from a FSF	90/60/30	120/60/30	180/120/90
Non-Loadbearing External Walls			
– Less than 1.5m from a FSF	-/90/90	-/120/120	-/180/180
1.5 - 3m from a FSF	-/60/60	-/90/90	-/180/120
3m or more from a FSF	-/-/-	-/-/-	-/-/-
External Columns (not incorporated into an external wall)			
– Loadbearing	90/-/-	120/-/-	180/-/-
– Non-loadbearing	-/-/-	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180

Building Element – Type A Construction	Class 2	Class 7a	Class 6
Internal Walls - Fire resisting lift and stair shafts –			
– Loadbearing	90/90/90	120/120/120	180/120/120
Non-loadbearing	/90/90	/120/120	/120/120
Internal Walls – Bounding public corridors, public lobbies and the like –			
– Loadbearing	90/90/90	120/-/-	180/-/-
Non-loadbearing	/60/60	-/-/-	-/-/-
Internal Walls – Between or bounding sole-occupancy units –			
– Loadbearing	90/90/90	120/-/-	180/-/-
Non-loadbearing	/60/60	-/-/-	-/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion –			
– Loadbearing	90/90/90	120/90/90	180/120/120
Non-loadbearing	/90/90	/90/90	/120/120
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-
Floors	90/90/90	120/120/120	180/180/180
Roofs	90/60/30	120/60/30	180/60/30

DOORS

Fire stair doors - self-closing	-/60/30
Entry doors to sole-occupancy units - self closing	-/60/30
Lift landing doors	-/60/-
Doors to Electrical cupboards	Non combustible
Garbage Room hopper doors	-/60/30

ALL CONTRACTOR, MANUFACTURES 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
- C2.6 – 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
- C3.2 – Clause C3.4 Protection of openings
- C3.4 – Acceptable Methods of protection (of openings)
- C3.8 – Openings in Fire Isolated Exits
- C3.10 – AS 1735.11 Fire doorsets to lift shafts
- C3.11 – Spec. C1.1 & Spec. C3.4 Bounding construction of Class 2 & 3
- C3.12 & C3.15 – Fire sealing of penetrations
- Table A spec. C1.1 – AS 1530.4 Fire resistance levels

Rise in storeys 4 or more	Class of building 2, 3, or 9 A	Class of building 5, 6, 7or 8 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
- D2.13 – 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 openable windows
- D3.2 – AS1428.1 General Building access requirements
- D3.3 – Parts of Building to be Accessible
- D3.5 – AS1428.1 Disable carparking
- D3.6 – AS1428.1 & Spec. D3.6 Signage for accessible facilities, Service & Features
- D3.8 – AS/NZS 1428.4.1 Tactile indicators

SECTION 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 – AS/3500.3.2 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 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

LEGENDS

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

THERMAL PERFORMANCE SPECIFICATIONS

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