ALI WOF	RK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS
OF THE P	RINCIPAL CERTIFYING AUTHORITY AND BCA 2018.
ALL DEM 2601-1991	OLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS
	MENT CONTROL MEASURES TO BE IN PLACE PRIOR EXCAVATION O JCTION WORK.
WORK TO	IAN ACCESS, INCLUDING DISABLED AND PRAM ACCESS DURING RO. D BE MAINTAINED AS PER AS 17423. 'PART 3 - TRAFFIC CONTROL FOR WORKS ON ROADS'.
WORKS (SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE ON COUNCILS ROAD. FOOTPATH ARE TO BE RESTORED TO THE CTION OF THE PRINCIPAL CERTIFYING AUTHORITY.
	CRETE FOOTINGS, FLOOR SLABS AND TIMBER ROOF FRAMING TO RAL ENGINEERS DETAILS.
	ECTIVITY INDEX OF GLASS USED IN THE EXTERNAL FACADE OF THE BIS NOT TO EXCEED 20%.
THE EXIS	S WASTE FROM THE PROPOSED DEVELOPMENT IS TO BE ADDED TO TING WASTE COLLECTION SYSTEM CURRENTLY IN USE BY THE DEVELOPMENT ON SITE
	GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSIN LY ENCLOSING A SHOWER OR BATH.
ALL BATI OBSCURE	HROOM AND WC WINDOWS SHALL BE FITTED AND MAINTAINED WIE GLASS.
вса с	OMPLIANCE:
	A GENERAL PROVISIONS CLASSIFICATION OF BUILDINGS AND STRUCTURES
FIRE – RES TERRACE SECTION PART B1	(II) ONE OF A GROUP OF TWO OR MORE ATTACHED SS, EACH BEING A BUILDING, SEPARATED BY A SISTING WALL, INCLUDING A ROW HOUSE, HOUSE, TOWN HOUSE OR VILLA UNIT; OR B STRUCTURE STRUCTURAL PROVISIONS
	NGINEERS PLANS
PART C1 -C1.1 TY -C1.12 I THE FOLI COMBUST MATERIAL (A (B (C) (D	C FIRE RESISTANCE FIRE RESISTANCE AND STABILITY FIPE OF CONSTRUCTION REQUIRED FIPE C CONSTRUCTION FOR 1 STOREY CLASS 6 BUILDING NON-COMBUSTIBLE MATERIALS LOWING MATERIALS, THOUGH COMBUSTIBLE OR CONTAINING IBLE FIBRES, MAY BE USED WHEREVER A NON-COMBUSTIBLE IS REQUIRED: PLASTERBOARD. PERFORATED GYPSUM LATH WITH A NORMAL PAPER FINISH. FIBROUS-PLASTER SHEET. FIBRE-REINFORCED CEMENT SHEETING. PRE-FINISHED METAL SHEETING HAVING A COMBUSTIBLE SURF, OT EXCEEDING 1 MM THICKNESS AND WHERE THE OF-FLAME INDEX OF THE PRODUCT IS NOT GREATE
) BONDED LAMINATED MATERIALS WHERE— EACH LAMINATE IS NON-COMBUSTIBLE; AND) EACH ADHESIVE LAYER DOES NOT EXCEED 1 MM IN THICKNES:
(I) (II)	
(I) (II AND	I) THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT 2 MM; AND
(I) AND (II EXCEED : (IV INDEX OF EXCEED ! 3.7.1.3 E	2 MM; AND () THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED THE LAMINATED MATERIAL AS A WHOLE DOES NOT D AND 3 RESPECTIVELY EXTERNAL WALLS OF CLASS 1 BUILDINGS
(I) AND (II EXCEED: (IV INDEX OF EXCEED: 3.7.1.3 E AN THAT WAI	Ź MM; AND /) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED THE LAMINATED MATERIAL AS A WHOLE DOES NOT 0 AND 3 RESPECTIVELY EXTERNAL WALLS OF CLASS 1 BUILDINGS N EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS
(I) AND (II EXCEED : (IV INDEX OF EXCEED : 3.7.1.3 E AN THAT WAI THAN — (A	Ź MM; AND /) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED THE LAMINATED MATERIAL AS A WHOLE DOES NOT 0 AND 3 RESPECTIVELY EXTERNAL WALLS OF CLASS 1 BUILDINGS N EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS

COMBUSTIBLE EAVES LINING AN FRL OF 1200MM FROM THAT BUILDING PROVIDED THAT (A) SMOKE ALARMS MUST BE INSTALLED IN-(1) ANY STOREY CONTAINING BEDROOMS REQUIREMENTS OF PART 3.8.1 (Wet areas). 3.8.5.1 APPLICATION 3.8.5.2 VENTILATION REQUIREMENT PART 3.8.6 SOUND INSULATION P2.4.6 FOR SOUND INSULATION, SEPARATING WALL BETWEEN 2 OR MORE

(B) 1.8M FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN AN APPURTENANT CLASS 10 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 3.71.4 MEASUREMENT OF DISTANCES
(A) THE DISTANCE FROM ANY POINT ON A EXTERNAL WALL OF A BUILDING TO AN ALLOTMENT BOUNDARY OR ANOTHER 450MM ABOVE THE ROOF COVERING 3.8.5.0 PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A
MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN
ACCORDANCE WITH AS 1668.2 3.8.6.2 SOUND INSULATION REQUIREMENTS
(A) TO PROVIDE INSULATION FROM AIRBORNE AND IMPACT SOUND, A

ALLOTMENT BOUNDARY OR ANOTHER
BUILDING IS THE DISTANCE TO THAT POINT MEASURED ALONG A LINE AT RIGHT
ANGLES FROM THE ALLOTMENT
BOUNDARY OR EXTERNAL WALL OF THE OTHER BUILDING WHICH INTERSECTS THAT
WITHOUT OBSTRUCTED BY A WALL COMPLYING WITH 3.7.1.5.

(B) WHERE A WALL WITHIN A SPECIFIED DISTANCE IS REQUIRED TO EB CONSTRUCTED IN A CERTAIN MANNER, ONLY THAT PART OF THE WALL (INCLUDING ANY OPENINGS) WITHIN THE SPECIFIED DISTANCE NEED BE CONSTRUCTED IN THAT MANNER. 3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS
(A) EXTERNAL WALLS (INCLUDING GABLES) REQUIRED TO BE FIRE
RESISTING (REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST EXTEND TO THE
UNDERSIDE OF A NON COMBUSTIBLE ROOF COVERING OR NON
COMBUSTIBLE EAVIES LINING (1) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM (2) BE OF MASONRY VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90MM THICK, OR (3) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90MM THICK. (B) OPENINGS IN EXTERNAL WALLS REQUIRED TO BE FIRE RESITING
(REFERRED TO IN 3.7.1.3 OR 3.7.1.6) MUST BE PROTECTED BY-(1) NON-OPERABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH
N FRL OF NOT LESS THAN -/60/-, OR
(2) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 35MM THICK.
(C) SUB-FLOOR VENTS, ROOF VENTS, WEEPHOLES AND PENETRATIONS FOR PIPES CONDUITS AND THE LIKE NEED NOT COMPLY WITH (B) (D) CONCESSIONS FOR NON-HABITABLE ROOM WINDOWS CONDUITS AND DESPITE THE REQUIREMENTS IN (B), IN A NON HABITABLE ROOM, A WINDOW THAT FACES THE BOUNDARY OF AN ADJOINING ALLOTMENT
MAY BE NOT LESS THAN 600MM FROM THAT BOUNDARY OR, WHERE THE FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN (1) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.2SQM, OR (2) IN A ROOM OTHER THAN REFERRED TO IN (1), OPENING HAS AN AREA OF NOT MORE THAN 0.54SQM AND(A) THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GLAZED IN WIRED GLASS, OR

(B) THE OPENING IS ENCLOSED WITH TRANSLUCENT HALLOW GLASS 3.7.1.8 SEPARATING WALLS
(A) A WALL THAT SEPERATES CLASS I DWELLINGS, OR SEPARATES A CLASS 1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT APPURTENANT TO THAT CLASS 1 BUILDING MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 (1) COMMENCE AT THE FOOTINGS OR GROUND SLAB (A) IF THE BUILDING HAS A NON COMBUSTIBLE ROOF COVERING, TO THE UNDERSIDE OF THE ROOF COVERING, OR

(B) IF THE BUILDING HAS A COMBUSTIBLE ROOF COVERING, TO NOT LESS SPECIFICATION CLIO: FIRE HAZARD PROPERTIESMATERIALS USED IN THE BUILDING HAVING FLAMMABILITY, SMOKE DEVELOPED AND SPREAD OF FLAME INDICES AS SET OUT IN - AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN

PART 3.8: HEALTH AND AMENITY

- WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE

3.8.6.1 APPLICATION
COMPLIANCE WITH THIS PART SATISFIES PERFORMANCE REQUIREMENT

CLASS I BUILDING MUST(1) ACHEIVE THE WEIGHTED SOUND REDUCTION INDEX WITH SPECTRUM ADAPTION TERM (RW+CTR) AND DISCONTINUOUS CONSTRUCTION REQUIREMENTS, AS REQUIRED BY TABLE 3.8.6.1, AND

(2) BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF 3.8.6.3 AND 3.8.6.4. (B) FOR THE PURPOSE OF THIS PART, THE RW + CTR MUST BE DETERMINED IN ACCORDANCE WITH AS/NZS 1276.2 OR ISO717.1, JSING RESULTS FROM LABORATORY MEASUREMENTS.

PART 3.9 : SAFE MOVEMENT AND ACESS
- THE TREADS AND RISERS OF THE PROPOSED STAIRS ARE TO COMPLY WITH PART 3.9.1.2 (GENERAL REQUIREMENTS).

SECTION E (SERVICES AND EQUIPMENT)

BUILDING TO COMPLY WITH THE CATEGORY 1 FIRE SAFETY PROVISIONS. OF THE BCA APPLICABLE TO THE BUILDING CLASSIFICATION, FROM THE EP1.3 (FIRE HYDRANTS), EP1.4 (SPRINKLER SYSTEMS), EP1.6(FIRE CONTROL CENTERS), EP2.1 (AUTOMATIC SMOKE DETECTION AND WARNING), EP2.2 (EVACUATION ROUTES), EP3.2 (FIRE FIGHTING LIFT) P2.3.2(FIRE DETECTION IN SINGLE DWELLING)

PART E1: FIRE FIGHTING EQUIPMENT- SEE FINAL ESSENTIAL SERVICES PLAN FOR FIRE FIGHTING EQUIPMENT WHICH
IS TO COMPLY WITH E1.3 (FIRE HYDRANTS), E1.4 (HOSE REELS), E1.6 (PORTABLE

E1.7 (FIRE AND SMOKE ALARMS),
SPECIFICATION E1.17 (FIRE DETECTION AND ALARM SYSTEM) AND E1.9
(FIRE PRECAUTIONS DURING CONSTRUCTION).

- STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3.2. -ROOF COVERING TO COMPLY WITH F1.5. -SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2
-WATER PROOFING OF WET AREAS IN BUILDINGS, TO COMPLY WITH F1.7. -DAMP PROOFING OF FLOORS ON GROUND, TO COMPLY WITH F1.10.
-PROVISION OF FLOOR WASTES, TO COMPLY WITH F1.11.
PART F4: LIGHT AND VENTILATION-

-VENTILATION OF BASEMENT CARPARK TO COMPLY WITH F4.11 (PUBLIC -OTHER PORTION OF BUILDING NOT RECEIVING NATURAL VENTILATION TO THE STANDARDS SET OUT IN PART F4, SHALL BE PROVIDED WITH A SYSTEM OF MECHANICAL VENTILATION COMPLYING WITH F4.5 (VENTILATION OF ROOMS).

STANDARDS AUSTRALIA COMPLIANCE

THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS. AS2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS AS3700 MASONRY STRUCTURES
AS1670 FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS—SYSTEM DESIGN, INSTALLATION AND COMMISSIONING ASI668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS AS1428 GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK
AS2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS3500 PLUMBING AND DRAINAGE: PART 3 STORMWATER DRAINAGE ASNZS1664 ALUMINUM STRUCTURES
ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS

AS2050 INSTALLATION OF ROOF TILES
AS2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION AS2327 COMPOSITE STRUCTURES AS2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION AS1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION AS3700 MASONRY STRUCTURES
AS3013 ELECTRICAL INSTALLATIONS AS1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
AS2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS-SELECTION

AND LOCATION AS3786 SMOKE ALARMS ASNZS1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS
AS1288 GLASS IN BUILDINGS- SELECTION AND INSTALLATION AS2107 ACOUSTICS- RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS
AS3660.1 TERMITE MANAGEMENT-NEW BUILDING WORK AS3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING. AS1926.1 SAFETY BARRIERS FOR SWIMMING POOLS AS1926.2 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS

ADDITIONAL NOTES -PROVIDE SIGNAL MASTER TV ANTENNA -PROVIDE FIXED OUTDOOR CLOTHES DRYER
-ALL WALL FIXTURES TO BE INSTALLED ARE TO BE RATED AAA -ANY NEW HOT WATER SYSTEM IS TO ACHIEVE A MINIMUM 4 STARS
-ALL EXTERNAL TILES ARE TO BE SLIP RESISTANT

DRAWING SCHEDULE SHEET NO. TITLE COVER SHEET EXISTING SITE PLAN EXISTING GROUND FLOOR PLAN 1:100 PROPOSED GROUND FLOOR PLAN EXISTING ELEVATION & SECTION PROPOSED ELEVATIONS AND SIGNAGE 1:100



LOCATION MAP NTS

CHANGE OF USE TO A RECREATIONAL FACILITY INDOOR (INDOOR BOULDERING) MINOR INTERNAL WORKS & EXTERNAL SIGNAGE Topic Stundakov-Krumins 144 OLD PITTATER NA 145 OLD PITTATER NA 145 OLD PITTATER NA 147 OLD PITTATER NA 1

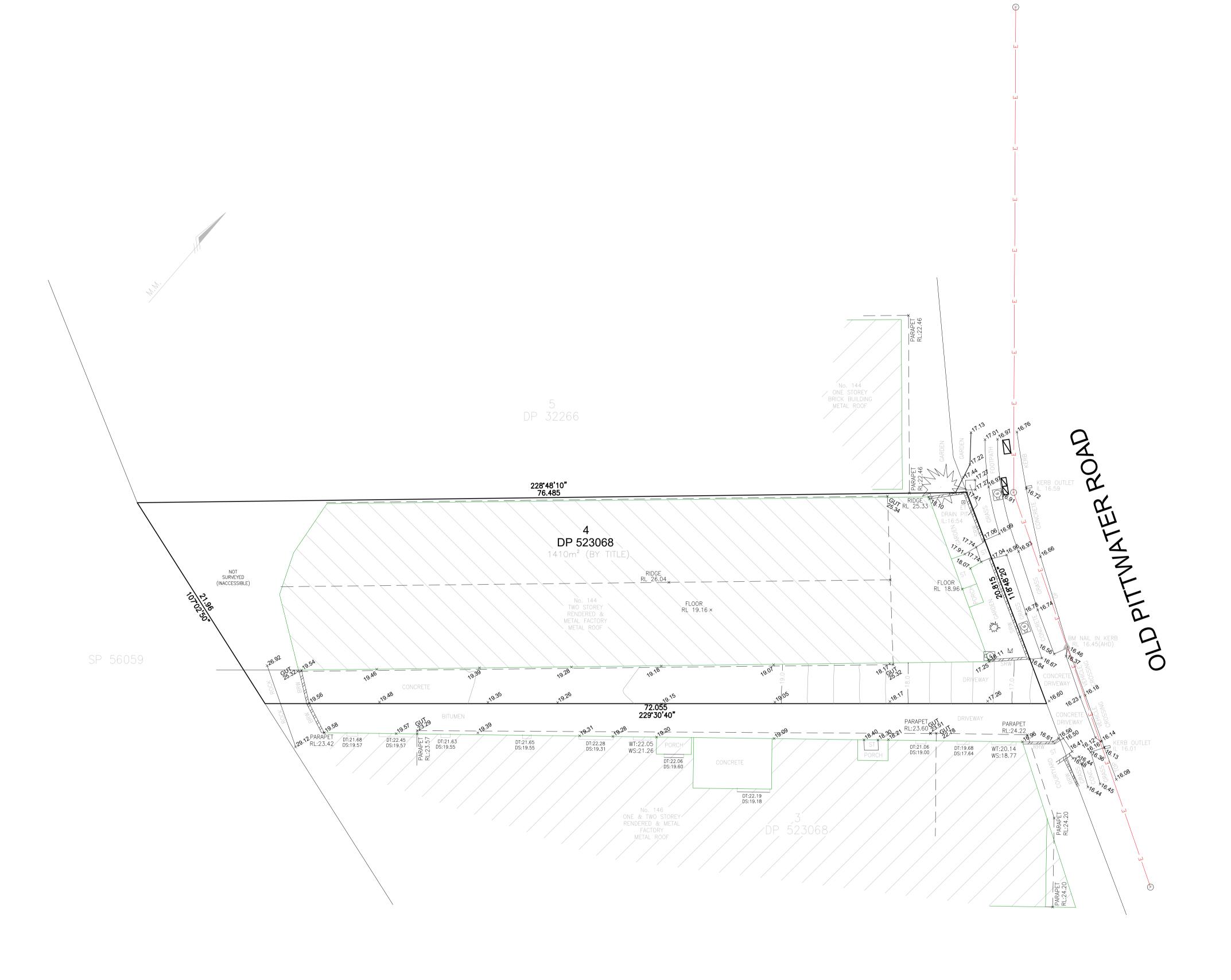
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CLIENT
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144 OLD PITTWATER RD
BROOKVALE, NSW 2100

PROJECT ADDRESS 144 OLD PITTWATER RD BROOKVALE, NSW 2100

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PROJECT Change of Use Brookvale

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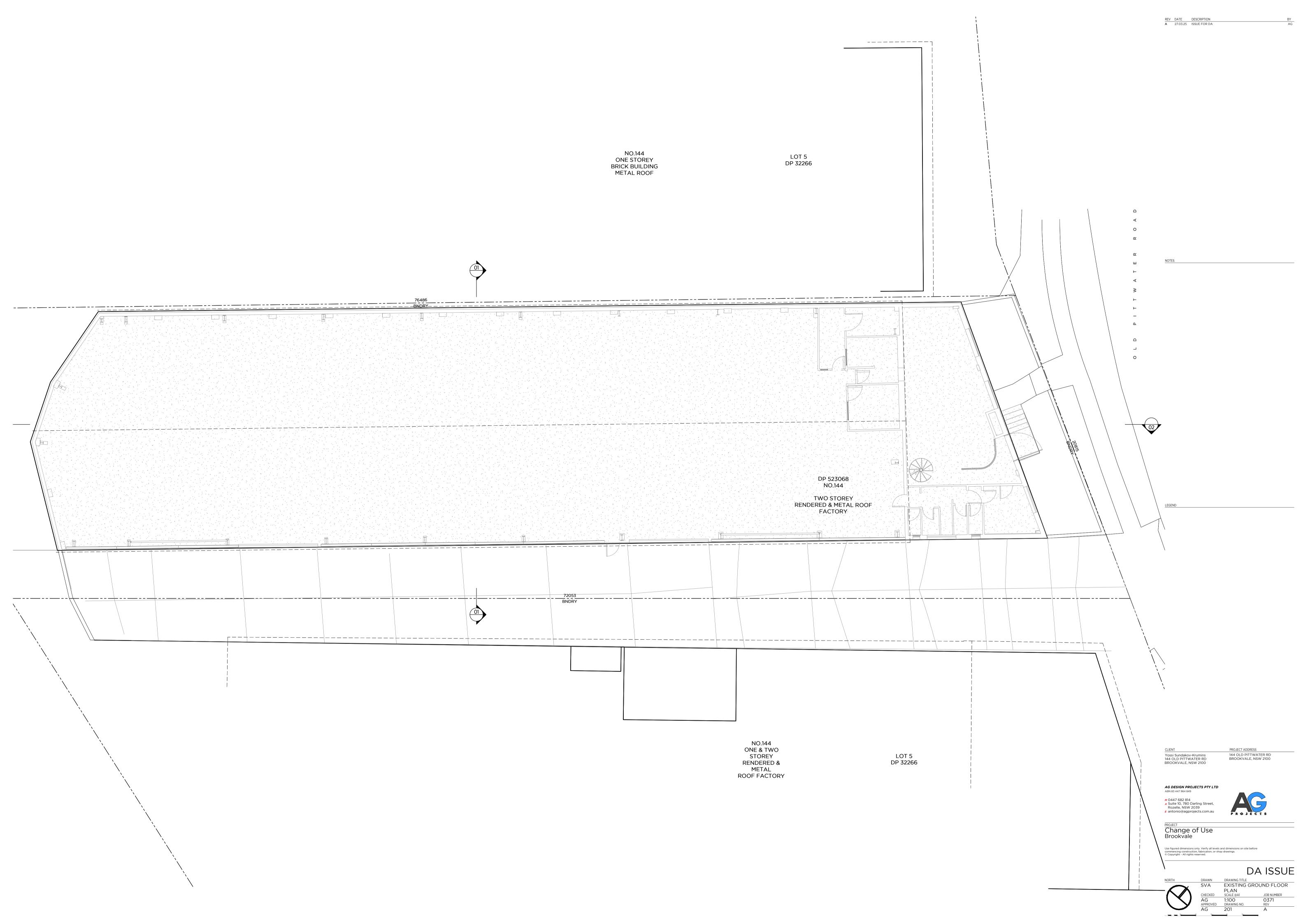
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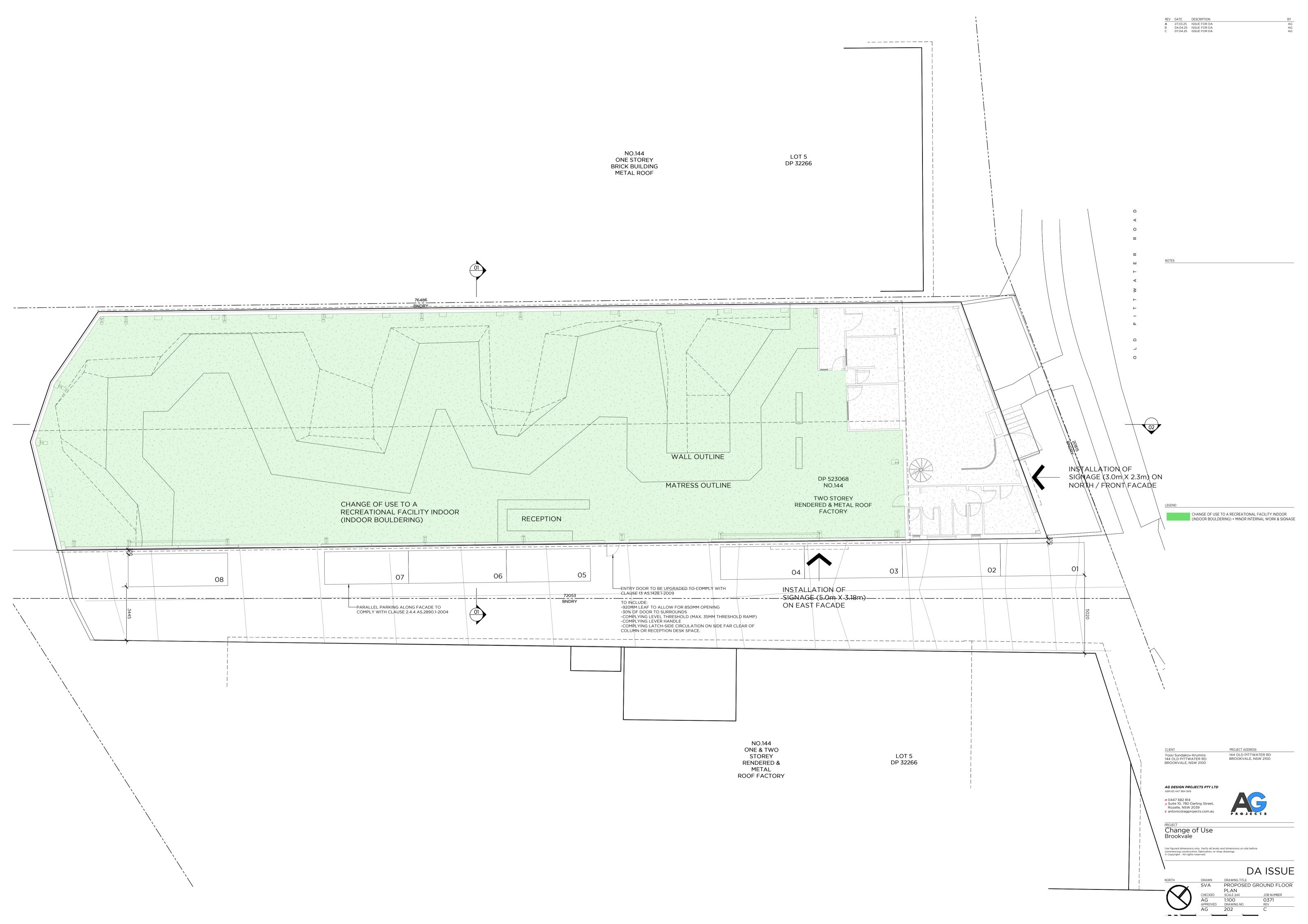
SVA EXISTING SITE PLAN

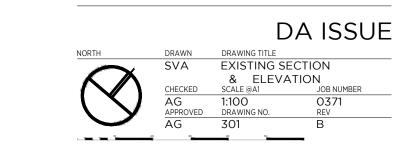
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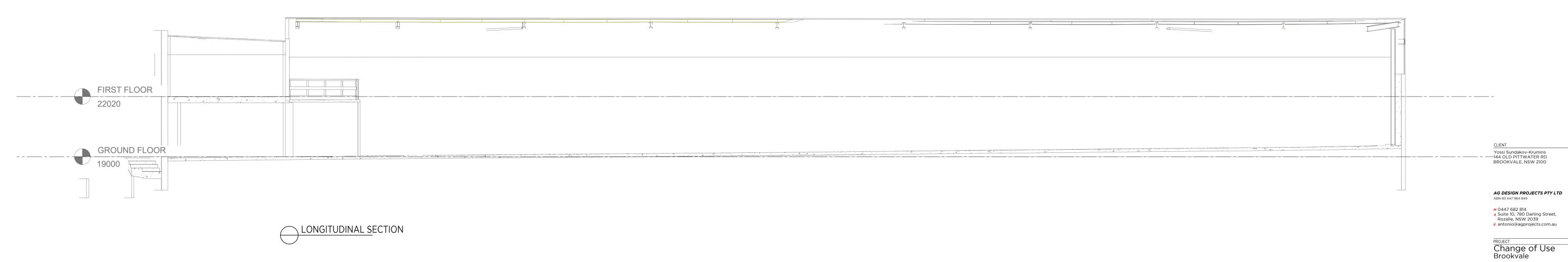




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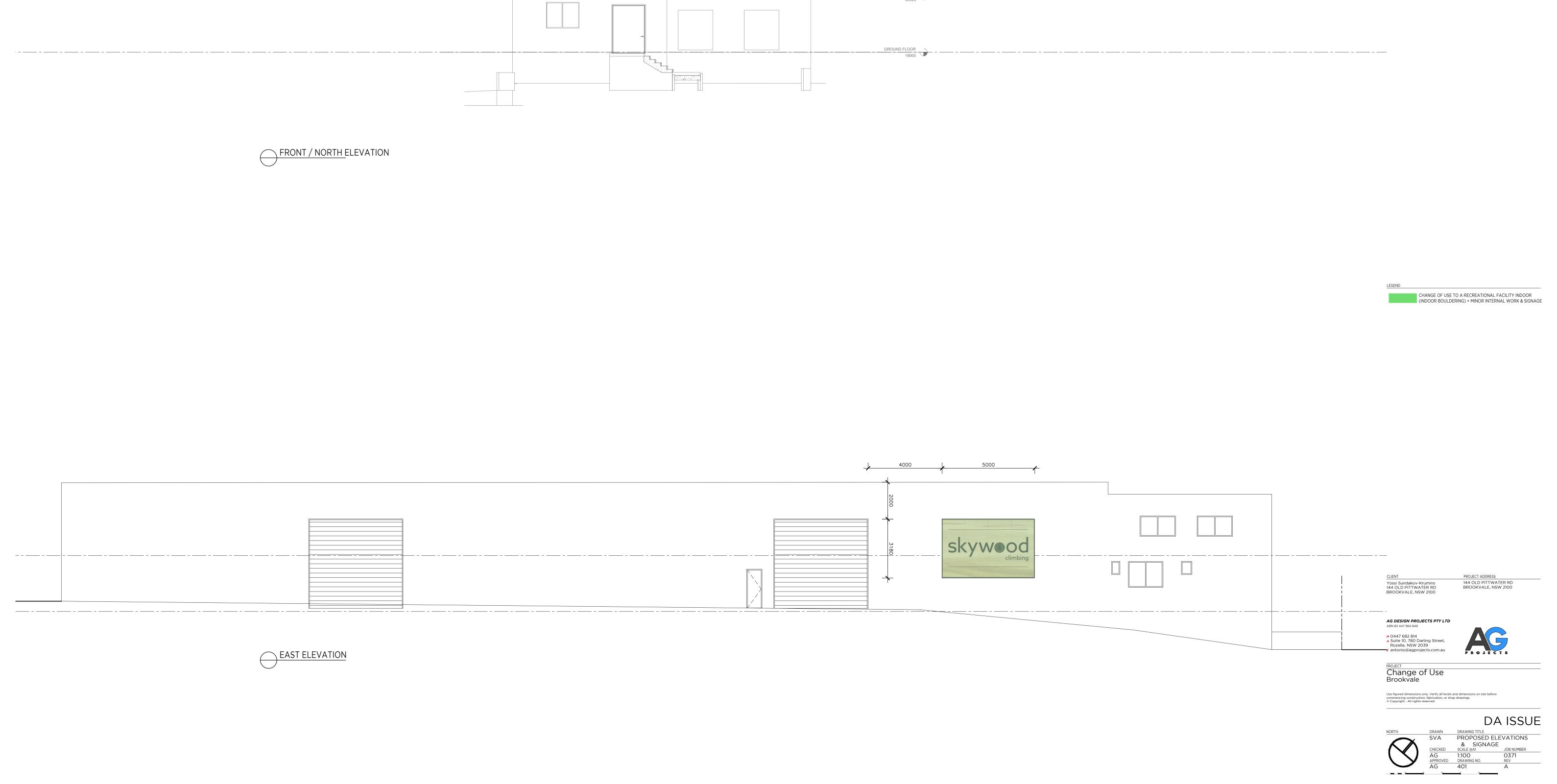
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