



Dee Why RSL

Fire Safety Strategy

SYD000763-FSS01

Issued to Dee Why RSL Club Pty Ltd by Performance Based Consulting on
10 February 2025

Report Information

Client	Dee Why RSL Club Pty Ltd
Client ABN	14 002 318 836
Title	Fire Safety Strategy
Reference	SYD000763-FSS01
Date	10 February 2025

Table 1: Revision history

Revision	Revision Date	Details	AUTHOR	AUTHORISER SIGNATURE & REGISTRATION #
			CHECKER	
			REVIEWER	
A	21/01/2025	First issue	Anson Lo	
			Penny Yang	
			Penny Yang	
B	10/02/2025	Updated to incorporate design team' comments	Penny Yang	
			Anson Lo	
			Penny Yang	

For and on behalf of Performance Based Consulting Pty Ltd, this Fire Engineering Report has been reviewed by a Certifier - Fire Safety (formerly C10) in accordance with the relevant legislation.

Prepared by
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2 Document Reference

2.1 References

- [1] Building Code of Australia (BCA) 2022 Volume 1.
- [2] Australian Fire Engineering Guidelines, Australian Building Code Board, 2021 (AFEG).
- [3] Guide to the BCA, Australia Building Codes Board, 2020 (GBCA).

The building reference information, including drawings used in producing this report are listed in Table 2.

Table 2: Building reference information

#	Title	Company	Reference	Date / Revision
1.	Fire Engineering Report Dee Why RSL Club – Stage 5 Extension & Section 96	Innova Services	16344-R03	20.09.2021 / 8
2.	Fire Engineering Report Dee Why RSL Club – Battery House Fit-Out	Innova Services	16344-R04	29.11.2019 / 2
3.	Dee Why RSL Club – 932 Pittwater Road Club Extension Development	Altis Architecture	DA-000 to DA-4100	07.02.2025
4.	Annual Fire Safety Statement	Dee Why RSL	-	15.10.2024

3 Proposed Performance Solutions

Based on our preliminary assessment of the proposed works, and the fire safety measures identified in Section 4 the following Performance Solutions can be developed:

Table 3: Summary of Performance Solutions

Item	BCA DfS Provision	Description	Proposed Assessment
1.	C2D2, S5C11	The FRL of the Class 6 portion on L2 is proposed to achieve an FRL of 2 hours in lieu of 3 hours.	– Fire severity calculation is proposed to be undertaken to assess if the proposed FRL is sufficient.
2.	C3D3	The size of the fire compartments under the proposed work exceeds the requirement outlined in Table C3D3. The exact sizes of the fire compartments are to be confirmed by the architect.	– The assessment will consider the used of the space and the potential fuel load and occupant characteristics. – Fire safety systems enhancement such as installing fast response sprinkler heads will be considered. – FDS modelling will be used to assess the compartment size. – Smoke baffles may be introduced if required to assist with the overall smoke hazard management / compartmentation strategy.
3.	C3D7(1)	The existing Bowling Centre on Level 1 is not provided with sprinklers, therefore the spandrel between Level 1 and Level 2 on the northern and western elevation is to be addressed. Note that this is an existing Performance Solution. This will be reassessed based on the proposed L2 design.	– The external wall of the northern elevation is partially underground, the risk of fire spread is therefore reduced. – Level 2 is fully sprinkler protected. Fire spread via the external openings can therefore be controlled.
4.	D2D5/D2D6	Extended travel distances present with the building are as follow: • 45 m in lieu of 40 m to an exit from the internal gaming area on L2. • 85 m in lieu of 60 m between exit on Level 2 through the western side of the internal gaming area.	– The extended travel distances will be assessed using FDS modelling along with smoke hazard management and compartmentation. – Fast response sprinklers are to be used to offset the travel distance.
5.	D2D8(1)(a)	The egress width within the Asian Kitchen is down in 750 mm in lieu of 1 m.	– The occupants within the kitchen are staff that are familiar with the egress condition. – Anthropometric data of the general population will be assessed to ensure the egress width is sufficient.

6.	D2D8(3)	The aggregate egress width available on Level 2 is 18.5 m in lieu of 19.5 m for a population of 2,304. Note that this is an existing Performance Solution. This will be reassessed based on the proposed L2 design.	– The distribution of exits and occupants will be considered in the assessment. – FDS and egress modelling will be used to assess occupant egress from L2.
7.	D2D12(2)	Fire Stair 07 serving Level 4 discharges internally to the carpark on Level 1.	– The potential tenability conditions of the discharge point will be assessed based on the use and the openness of the area. – An additional signage is to be provided to direct occupants to the final exit.
8.	E1D2, AS 2419.1:2021, E1D4, AS 2118.1:2017	The location of the hydrant and sprinkler booster assemblies are not within 20 m from the principal pedestrian entrance.	– A visual alarm device (VAD) is to be installed at the booster assembly to direct responding fire brigade personnel. – A block plan must be provided at the FIP to identify the location of the booster assembly.
9.	NSW E2D20	The smoke exhaust system on Level 2 is performance based in lieu of providing the exhaust rate required in the BCA.	– FDS and egress modelling will be used to undertake an ASET/RSET assessment to support the performance-based smoke hazard management.

4 Fire Safety Design

4.1 Philosophy and Assumptions

The following Fire Safety Design has been developed on the basis of a preliminary assessment of the subject development.

The fire safety measures specified within this section are mainly those essential to the key performance based design aspect of this project, however they do not necessarily reflect all the required fire-safety measures for the whole building. New works are to comply with the DtS provisions of the BCA including the referenced Australian Standards, except where they are varied as outlined below.

The trial Fire Safety Design measures that form the basis of the fire engineering strategy are as follows:

4.2 Fire Resistance and Compartmentation

Table 4: Fire resistance and compartmentation measures

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
1.	Structural Fire Resistance	The building must be constructed in accordance with S5C11 of BCA Specification 5 for a Type A construction.	Architect	DtS
2.	Structural Fire Resistance	The FRL of the Class 6 portion on L2 is allowed to achieve an FRL of 2 hours (TBC). The exact FRL is to be determined in the PBDB stage.	Architect	PS
3.	Spandrel	The spandrel on the northern and western elevations between L1 and L2 is not constructed as per BCA C3D7(1).	Architect	PS
4.	General Floor Area and Volume Limitations	To have the fire compartment size of the 3 club levels (Level 1, Level 2 and Level 3) exceed the maximum floor area and volume limitations under Table C2.2. The fire compartment size exceeds 5,000 m ² for Class 6 occupancies and 8,000 m ² , for Class 5 or 9b occupancies.	Architect	Existing FER/ PS
5.	Smoke Compartmentation	Level 1 – The existing walls separating the office areas from the lobby area on Level 1 must be provided with smoke proof construction that complies with the relevant requirements of BCA 2016 Specification C2.5. Doorways into the above described walls, must be protected with a self-closing smoke door that complies with BCA 2016 Specification C2.5 including the provision of smoke seals. – The existing fire rated walls separating the existing parts of the building from the AMF Bowling Centre tenancy are retained.	Building Management	Existing FER

		Level 3 – The smoke compartmentation strategy on L3 must be retained as per the existing FER.		
6.	Smoke Compartmentation	Smoke proof construction that complies with the relevant requirements of BCA Specification 11 must be provided on Level 2, refer to Appendix A for the indicative locations of the smoke proof construction (TBC in PBDB stage). Doorways into the above described walls, must be protected with a self-closing smoke door that complies with BCA Specification 12 including the provision of smoke seals.	Architect	PS
7.	Fire Resisting Construction	It is permitted to reduce the Fire Resistance Levels (FRL's) of the structural elements within the loading dock and storage areas from 4 hours to 2 hours.	Building Management	Existing FER
8.	Fire Resisting Construction	It is permitted to reduce the Fire Resistance Levels (FRL's) of existing and proposed new building elements associated with the retail areas (Class 6) on L1 and 3 from 3 hours to 2 hours.	Building Management	Existing FER
9.	Fire Shutters	The loading dock opening located within 6 m of another building on the same allotment (the existing southern carpark) and within 5 m from a different fire compartment must be protected with an FRL -/60/- automatic closing fire shutter.	Building Management	Existing FER
10.	Fire Shutters	The loading dock opening located in between separate fire compartments must be protected with a fire shutter which has an FRL of not less than that required by BCA 2016 Specification C1.1 for the fire wall except that each door or shutter must have an insulation level of at least 30. The fire-rated roller shutter comprises a tested fire shutter system with drencher protection provided on both sides of the shutter achieving an FRL of -/120/30 (or equivalent to Thompsons fire shutter tested by CSIRO, assessment number FCO-1806. Consideration is to be given to the width and height of the tested roller shutter and the dimensions of the interlocking galvanized steel roll-formed slats). The subject fire shutter must be self-closing or if automatic closing, the following is required as per BCA 2016 Clause C3.5(b): – The automatic closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the	Building Management	Existing FER

		atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located on each side of the fire wall not more than 1.5 m horizontal distance from the opening. Where any other required suitable fire alarm system, including a sprinkler system complying with BCA 2016 Specification E1.5, is installed in the building, activation of the system in either fire compartment separated by the fire wall must also initiate the automatic closing operation.		
11.	Fire Resisting Construction	It is permitted to vary the fire resistance levels of the following structural elements: - To not protect existing columns where they abut glazed elements and existing elements that are concealed by existing works not being removed within the battery house portion of the development, in lieu of achieving 60/-/-. - To delete the FRL of beams and bracing supporting the existing plantroom slab. - The existing columns which do not abut the glazing are to be suitably fire rated in accordance with the BCA DTS Provisions.	Building Management	Existing FER

4.3 Access and Egress

Table 5: Access and egress

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
12.	Egress	Travel distances on Level 2 must not exceed the following: 45 m to an exit 85 m between exits	Architect	PS
13.	Egress width	The egress path width within the Asian Kitchen must not be less than 750 mm.	Architect	PS
14.	Egress width	The aggregate egress width on Level 2 must not be less than 18 m.	Architect	PS
15.	Egress	The distance from Stair 07 discharge on L1 to the final exit must not be greater than 6 m.	Architect	PS
16.	Emergency Lighting	Emergency lighting and exit signs must be installed throughout the subject development in accordance with E4D2, E4D4 and AS/NZS 2293.1:2018.	Fire Services Engineer	DtS
17.	Exit Signage	Exit signs must be installed throughout the building in accordance with Clause E4D5, NSW E4D6 and E4D8 and AS 2293.1:2018.	Fire Services Engineer	DtS

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
18.	Travel via fire-isolated exits	A masonry shield wall must be constructed between the path of travel and the adjacent carpark. The wall must extend from the floor level to the underside of the slab above and must achieve an FRL of not less than 60/60/60.	Building Management	Existing FER
19.	Travel via fire-isolated exits	The kitchen area on Level 2 opens directly into fire-isolated exit stair. – The doorway opening into the subject fire-isolated stair must be provided with self-closing FRL -120/30 fire doors and fitted with medium temperature smoke seals (i.e. on all four perimeter sides of the doorway/door). – The required smoke seals shall comply with the relevant provisions of AS 6905-2007, in terms of the maximum allowable leakage rates for single door assemblies when tested to AS 1530.7-2007. The maximum leakage rates shall not exceed 25m³/h for a single door at a pressure differential of 25Pa after more than 30 minutes exposure to 200°C. – The required smoke seals to the subject door shall be similar or equal to: a) Lorient LAS1212 / LAS1515 – installed to the rebate of the door frame perimeter (top and both sides) b) Lorient LAS8002 si / LAS8003 si / LAS8006 si – installed to the door bottom.	Building Management	Existing FER
20.	Easement	The following is noted, as recommended by FRNSW: – Approval and registration documentation relating to the easement is appended within Appendix C of the existing FER. – The proposals for ownership and responsibilities for maintenance of the easement, is outlined within the abovementioned documentation to ensure that the easement is maintained clear of obstructions for the life of the building. – The easement is to be included in the Fire Safety Schedule as an Essential Fire Safety Measure to ensure it remains as is and not built upon. Further, this requirement is also to be included in the building Management in Use Policy.	Building Management	Existing FER

4.4 Smoke Hazard Management

Table 6: Smoke hazard management

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
21.	Smoke Exhaust System	A smoke exhaust system must be installed on Level 2 in accordance with AS 1668.1:2018. The exact exhaust rate will be determined in the PBDB stage.	Mechanical Engineer	PS
22.	Smoke Exhaust System	Upon smoke detection or sprinkler activation in the relevant smoke compartment, the smoke exhaust fans must activate automatically.	Mechanical Engineer	PS
23.	Make-up Air	The make-up air for the smoke exhaust system must be provided via the followings: – Three sliding doors between internal gaming area and alfresco gaming – Main entry on L2 – Other locations TBC	Mechanical Engineer	PS
24.	Smoke Exhaust System	The design of the fire sprinkler and smoke detection systems must be arranged to match the nominated smoke reservoirs.	Mechanical Engineer	Existing FER / PS

4.5 Fire Services Equipment

Table 7: Fire fighting equipment and suppression

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
25.	Automatic Fire Sprinkler System	All sprinkler heads must be of the fast response type, with a Response Time Index (RTI) of at least $50(m.s)^{1/2}$ and in accordance with Clause 5 of BCA Specification E1.5.	Fire Services Engineer	Existing FER/PS
26.	Automatic Fire Sprinkler System	An automatic fire sprinkler system incorporating fast response sprinkler heads must be installed throughout the proposed development (with the exception of the original southern carpark and existing Bowling Centre – all other areas within the building will be sprinkler protected) in accordance with Specification E1.5 of the BCA 2016 and AS 2118.1:1999.	Building Management	Existing FER
27.	Automatic Fire Sprinkler System	The sidewall sprinklers that are protecting the sliding roof are permitted to exceed 150 mm below the ceiling (located approximately 1,500 mm below the highest point of the pitched ceiling). The design of the system will ensure that the spray of the sidewall sprinklers provide full coverage of the floor area below with the required design density of discharge.	Building Management	Existing FER

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
		Heat collector plates are to be provided to the abovementioned side wall sprinklers protecting the sliding roof.		
28.	Automatic Fire Sprinkler System	FRNSW recommend that the sprinklers in the lift shaft should be capable of being isolated and drained, either separately or collectively, without isolating any other sprinklers within the building.	Building Management	Existing FER
29.	Automatic Fire Sprinkler System	The shutdown or isolation of the sprinkler system during maintenance or future fitout works in the building is to not result in multiple adjoining sprinkler zones being isolated at the same time or for an extended time period.	Building Management	Existing FER
30.	Alarm Signalling Equipment	The fire sprinkler system must be connected to a fire station dispatch centre in accordance with AS 1670.3-2018.	Fire Services Engineer	DtS
31.	Wall-Wetting Sprinklers	Fire separating construction between the non-sprinkler protected Bowling Centre and the adjoining sprinkler protected parts of the building is via the provision of glazed openings / doorways protected with wall wetting sprinklers to both sides. The following is provided: – The glazed walls and associated doors shall comprise of at least 6 mm thick heat strengthened toughened safety glass the complies with AS 1288-2006. The glazed walls shall also be protected with wall wetting sprinklers on both sides of the glazing. The wall wetting sprinklers shall be 'Tyco Model WS Specific Application Window Sprinklers' and shall be installed strictly in accordance with the manufacturer's specifications. The wall wetting sprinklers shall be provided with a separate sprinkler control valve set or alternatively connected to the hydrant system serving the building.	Building Management	Existing FER
32.	Automatic Fire Sprinkler System	It is proposed to have parts of the fire rated walls separating the Stage 5 multi story Southern Carpark from the adjacent Level 1 entry lobby comprising drencher-protected glazing, in lieu of a compliant fire wall system. The proposed glazed opening and sliding doors shall comprise of at least 6 mm thick heat strengthened toughened safety glass the complies with AS 1288-2006. The glazed walls shall also be protected with wall wetting sprinklers on both sides of the glazing. The wall wetting sprinklers shall be 'Tyco Model WS Specific Application	Building Management	Existing FER

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
		Window Sprinklers' and shall be installed strictly in accordance with the manufacturer's specifications. The wall wetting sprinklers shall be provided with a separate sprinkler control valve set or alternatively connected to the hydrant system serving the building.		
33.	Automatic Smoke Detection and Alarm System	Smoke detection must be provided in accordance with BCA Spec 20, AS 1670.1:2018 and existing FER.	Building Management	Existing FER
34.	Automatic Smoke Detection and Alarm System	An automatic smoke detection and alarm system must be installed throughout the new extended areas of the subject development in accordance with BCA 2016 E2.2, Specification E2.2a of the BCA (Clause 4) and the relevant provisions of AS 1670.1:2015.	Building Management	Existing FER
35.	Automatic Smoke Detection and Alarm System	It is noted that the automatic smoke detection and alarm system installed throughout the existing areas are to AS 1670.1:2004 as referenced in the Fire Detection System Emergency Block Plan and referenced in Fire Safety Engineering Report by Scientific Services Laboratory #XR05004/R1 dated 28-08-2001, BCA Clause E2.2a, Table E2.2a, NSW table E2.2b/AS 1670-1995.	Building Management	Existing FER
36.	Automatic Smoke Detection and Alarm System	All below ceiling smoke detectors shall be located and spaced in accordance with AS 1670.1:2015 that is smoke detectors are not to be located on an extended spacing basis (i.e. not 15m x 15m) as per the requirements of Section 7.5 of AS1670.1:2015.	Building Management	Existing FER
37.	Automatic Smoke Detection and Alarm System	It is proposed to not install concealed space detectors in areas of the ceiling void located between beams that are divided into sections by walls, partitions or storage racks reaching within 300 mm of the ceiling.	Building Management	Existing FER
38.	Fire Hose Reels	A fire hose reel system must be provided throughout the building in accordance with Clause BCA E1D3 and AS 2441:2005.	Fire Services Engineer	DtS
39.	Portable Fire Extinguishers	Portable fire extinguishers must be provided throughout the building in accordance with E1D14 and AS 2444:2001.	Fire Services Engineer	DtS
40.	Stair Pressurisation System	A stair pressurisation system must be provided to the fire-isolated exits that serve the basement car park levels (Carpark Level -5 to Carpark Level -1) in accordance with BCA 2016 Clause E2.2 (Table E2.2a), Specification E2.2a of the BCA (Clause 5) and the relevant provisions of AS/NZS	Building Management	Existing FER

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
		1668.1-2015, except where varied in the existing FER.		
41.	Car Park Ventilation System	The mechanical ventilation system (supply and exhaust) serving each carpark level shall be designed to comply with the relevant provisions of AS 1668.2-2012 and Clause 5.5 of AS/NZS 1668.1-2015. Fan override controls for the car park ventilation fans shall be in accordance with Clause 5.5 of AS/NZS 1668.1-2015.	Building Management	Existing FER
42.	SSISEP	Sound system and intercom system for emergency purposes (SSISEP) shall be installed throughout the new extended areas of subject development in accordance with BCA 2016 Clause E4.9 of the BCA and the relevant provisions of AS 1670.4:2004.	Building Management	Existing FER
43.	SSISEP	The SSISEP must automatically activate upon operation of the fire sprinkler system and / or the automatic smoke detection and alarm system.	Building Management	Existing FER
44.	EWIS	The existing Emergency Warning and Intercommunication System complies with BCA Clause E4.9 (e) / AS1670.4-2004 / AS4428.4-2004 and Scientific Fire Services FER rev V1-0 dated 18-09-2007.	Building Management	Existing FER
45.	EWIS	Emergency Warning and Intercommunication System must be provided to the new works areas in accordance with E4D9 and AS 1670.4:2018.	Fire Services Engineer	PS
46.	BOWS	BOWS must be provided in accordance with BCA Spec 17 and AS 1670.1:2018.	Fire Services Engineer	DtS
47.	Fire Control Centre	The building must be provided with a Fire Control Centre in accordance with BCA Clause E1D15.	Fire Services Engineer	DtS

4.6 Fire Brigade Intervention

Table 8: Fire brigade intervention

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
48.	Fire Hydrant System	The building is provided with a fire hydrant in accordance with Clause E1.3 of the BCA 2016 and AS 2419.1-2005.	Fire Services Engineer	Section 74
49.	Fire Hydrant System	A visual alarm device (VAD) must be installed at the booster assembly to direct responding fire brigade personnel.	Fire Services Engineer	PS
50.	Fire Hydrant System	A block plan must be provided at the FIP to identify the location of the booster assembly.	Fire Services Engineer	PS

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
51.	Fire Hydrant System	The fire hydrant booster assembly is located external to the building and within 10 m of the external wall of the building and is not technically provided with radiant heat protection in accordance with the requirements of AS 2419.1:2005.	Fire Services Engineer	Existing FER
52.	Fire Hydrant System	The FRL -/120/30 roller shutter must be protected with wall wetting sprinklers on both sides of the shutter. The wall wetting sprinklers must be connected off the installed fire hydrant system serving the building.	Fire Services Engineer	Existing FER
53.	Fire Hydrant System	The existing fire brigade booster assemblies (hydrant and sprinkler system boosters) is orientated parallel to the road.	Fire Services Engineer	Existing FER
54.	Fire Hydrant System	The Fire Brigade Booster Assemblies connections and all fire hydrant valves must be fitted with Storz aluminium alloy delivery couplings manufactured and installed in accordance with Clauses 7.1 and 8.5.11.1 of AS 2419.1-2005. All hydrant valves shall possess a forging symbol and manufacturers mark and shall comply with Fire & Rescue NSW Guide Sheet No. 4.	Fire Services Engineer	Existing FER

4.7 Management Procedures

Table 9: Management

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
55.	Signage	A signage must be provided facing the discharge of Stair 07 at L1 to direct occupants to the final exit.	Architect	PS
56.	Management in Use	Management procedures are to be implemented which restricts occupants occupying the Battery House in the event of any works or fit-out works being undertaken.	Building Management	Existing FER
57.	Management in Use	The Body Corporate or Managing Entity shall implement a Management in Use system for the subject development that incorporates the following measures as a minimum: – Routine maintenance of all plant and equipment. – Routine maintenance of all fire safety systems and measures. – Regular emptying of rubbish bins. – Ensuring paths of travel to exits are kept free of anything that may obstruct or impede the free passage of persons.	Building Management	Existing FER

		– Ensuring all exit doors are functional and all statutory signage is in place. – Ensuring any stolen / missing / discharged portable fire extinguishers are promptly replaced with new, certified, and ready to use extinguishers.		
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5 Conclusion

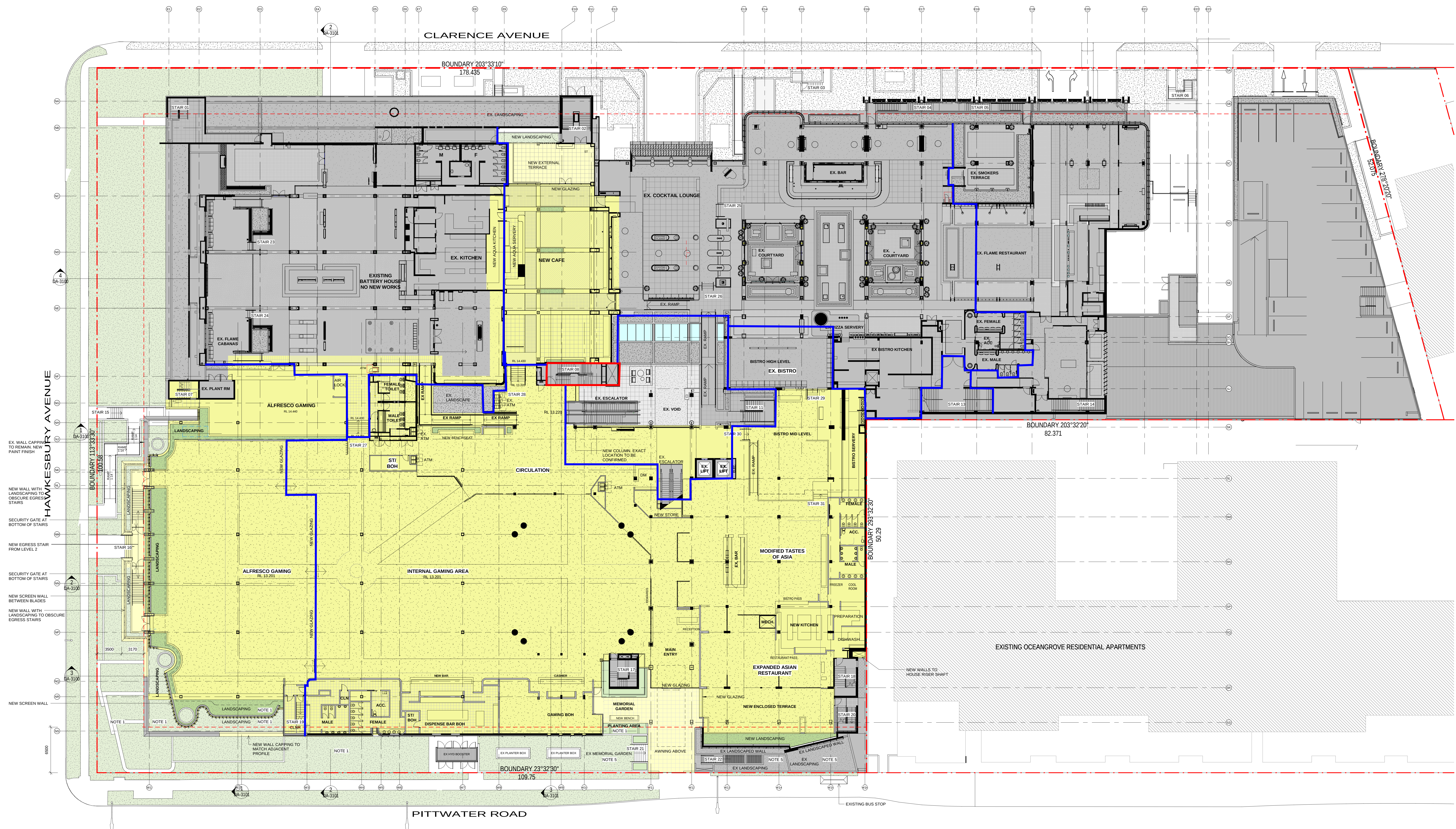
Based on our preliminary review of the design, the proposed Performance Solutions can be supported by performance based assessments on the basis of the above fire safety measures identified. Detailed analysis and preparation of a Fire Engineering Report documenting the Performance Solutions will need to be prepared prior to construction.

6 Validity and Limitations

- a. This report is consistent with the fire safety provisions, objectives and limitations of the BCA:
 - i. We have assumed or have been informed that building features not part of a Performance Solution will comply with the DtS provisions of the BCA.
 - ii. This report excludes the analysis and design of fires including incendiary ones involving accelerants, explosives and/or multiple ignition sources, or acts of terrorism.
 - iii. Egress and fire safety provisions for persons with disabilities including compliance with the Disability Discrimination Act (DDA) were considered to the same degree as the BCA.
 - iv. Unless stated otherwise, protection of property (other than adjoining property), business interruption or losses, personal or moral obligations of the owner/occupier, reputation, environmental impacts, broader community issues, amenity or non-fire related matters in the building such as health, security, energy efficiency, and occupational health & safety are specifically excluded from this analysis.
- b. This report is not a compliance or conformance audit for any fire safety system. For example, operational checks of fire safety equipment, verification of construction techniques, fire resistance levels or the witnessing of fire drills or exercises are specifically excluded from the scope of this report.
- c. The recommendations in this report are based on information provided by others. Performance Based Consulting has not verified the accuracy and/or completeness of this information.

The recommendations, data and methodology apply to the subject building and must not be utilised for any other purpose. Any modifications or changes to the building, fire safety management system, or building usage from that described may invalidate the findings of this report necessitating a re-assessment.

Appendix A Compartmentation Strategy

[illegible]

GENERAL NOTES

- | | |
|---------|---|
| NOTE 1: | NEW LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS. |
| NOTE 2: | NEW RISERS TO SUIT EXPANDED KITCHEN ON LEVEL 2. |
| NOTE 3: | NEW MECHANICAL EQUIPMENT. FINAL SIZE, QUANTITIES & LOCATION TO BE CONFIRMED BY MECHANICAL ENGINEER PRIOR TO CONSTRUCTION CERTIFICATE. |
| NOTE 4: | NEW CONCRETE PATH BETWEEN EXISTING STREET PAVEMENT AND BOUNDARY |
| NOTE 5: | EXISTING LANDSCAPING TO BE RETAINED |

- | | |
|------|--|
| DO: | DRAINAGE OUTLET, HYDRAULIC ENGINEER TO CONFIRM NUMBER & LOCATION OF OUTLETS PRIOR TO CONSTRUCTION CERTIFICATE. |
| S/E: | SMOKE EXHAUST, FINAL LOCATION TO BE CONFIRMED BY MECHANICAL ENGINEER PRIOR TO CONSTRUCTION CERTIFICATE. |
| RF01 | |
| RF02 | |
| RF03 | NEW METAL DECK ROOF |
| RF02 | NEW CONCRETE ROOF WITH FALLS TO DRAINAGE OUTLETS & WATERPROOF MEMBRANE. |
| RF03 | NEW SKYLIGHT |

LEGEND

- | | |
|---|--|
|  | EXTENT OF PROPOSED ALTERATIONS AND ADDITIONS |
|  | EXTENT OF PROPOSED EXTERNAL WORKS |
|  | NO NEW WORKS TO EXISTING CLUB WITH THE EXEMPTION OF ANY REQUIRED SERVICES UPDATES. |
|  | SKYLIGHT / GLAZING |
|  | EXTERNAL LANDSCAPED AREAS |
|  | INTERNAL LANDSCAPED AREAS |
|  | DCP 5.0m SETBACK FROM BOUNDARY/
12M HEIGHT PLANE |

QUENT:

D E E
W H Y
R S L

PROJECT:
STAGE 7 - NORTHWEST
ALTERATIONS AND ADDITIONS

ALTIS
ARCHITECTURE

DRAWING TITLE

OVERALL ARRANGEMENT PLAN - LEVEL 2

NOTES:

Non-nominal architect: Ralf Latimer : 5535

Copyright remains the property of Allis Architecture Pty Ltd.

Use only figured dimensions.

All discrepancies to be referred to Allis Architecture Pty Ltd prior to construction.

SCALE:
As indicated @ A0

DRAWN BY: MC	CHECKED BY: DC / LS	P
CAD FILE:		

DATE: DECEMBER 2023	
DRAWING NO: DA-1103	ISSUE: A