GENERAL NOTES

CC SUBMISSION

Do not scale from drawings
All dimensions are to be checked on site before commencement of work
All discrepancies to be brought to the attention of the project manager
Larger scale drawings and written dimensions take preference.

DATE	REV	AMENDMENTS
20/06/2020	A	DRAWINGS ISSUE
20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION

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CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	PHOTOMONTAGE
SCALE	N/A
DRAWN BY	AS
CHECKED BY	
DATE	OCTOBER 2019

JOB NO	TYPE	DWG NO	REV
04019	CC	00	B

CONSTRUCTION CERTIFICATE ISSUE
B.C.A. COMPLIANCE

SECTION A (GENERAL PROVISIONS)

PART A3 CLAUSE A3.2 CLASSIFICATION
CLASS 2 A BUILDING CONTAINING 2 OR MORE SOLE OCUUPANCY UNITS BEING A SEPARATE DWELLINGS
CLASS 7 – A BUILDING WHICH IS
(a) a carpark
(b) storage

SPECIFICATION OF A3.2 – FIRE RESISTANCE OF BUILDING ELEMENTS
the fire resistance of structural members are to be determinred in accordance with specification A2.3

SECTION C (FIRE RESISTANCE)

PART C1 , TABLE C1.1 TYPE OF CONSTRUCTION REQUIRED
BUILDING TO BE TYPE A CONSTRUCTION

Specification C1.1 clause 2.5 structures on roof
non combustible structure on roof consisting of:
lift motor equipments
hot water or other water tanks
ventilating ductworks, ventilating fans and their motors
air conditioning chillers
window cleanimng equipments
other units that are non combustible and do not contain flammable liquids or gazes

Specification C1.1 clause 2.7 enclosures of shafts
shafts required to have an FRL must be enclosed at the top and bottom by
construction having an FRL not less than required to the walls of non loadbearing
shaft in the same building except that these provisions need to apply to:
a) the top of the shaft extending beyond the roof covering other than enclosing
a fire isolated stairway or ramp or
b) the bottom of a shaft if it is non combustible and laid directly on the ground

Specification C1.1 clause 3.5 roofs
a roof need to comply with table 3 if its covering is non combustible and the building
a) has sprinkler system complying with specifications E1.5 installed throught or
b) has a rise vin storey of 3 or less or
c) is of class 2 or 3 or
b) has an effective height of not more than 25m and the ceiling immediatly below the roof
has a resistance to the incipient spread of fire to the roof of not less than 60 minutes

C1.10 – Fire hazard protection
confirmation that materials utilised will comply with the provisions of specif. C1.10 refering to the fire hazard properties of finishes.
– non sprinkler protected areas a critical radiant heat flux not less than 2.2
walls and ceilings: non sprinkler protected areasmust be a group 1,2,3 used in accordance with the table 2 of C1.10 and have
a smoke growth rate index of more than 100
an average specific restricted area of less than 250m2/kg

PART C2 (COMPARTNENTATION AND SEPARATION)

C2.6 vertical separation of openings in external walls
spandrel will be provided in accordance with clause C2.6 of the BCA
spandrel with FRL of not less than 60 minutes projecting 1100mm horizontally & 450mm
along wall beyond the opening or vrtically 900mm

C2.8 separation of classification in the same storey
class 7b storage from class 2 residential and 7a car park as applicable

C2.10 separation of lift shaft
FRL 120/120/120 car park level
FRL 90/90/90 residential level

C2.12 separation of equipment
the lift motor room will be separated from the remainder of the bulding in construction and have an FRL of 120/120/120 with self closing door of –/120/30

PART C3 PROTECTION OF OPENINGS

C3.8 – Openings in fire isolated exits.
– all entry doors to each sole occupancy unit to be self closing fire door sets , each to have
FRL of –/60/30 and to comply with C3.8 (openings in fire isolated exits)

C3.9– Opening in fire isolated lift shafts
only electrical wiring and water supply pipes for fire services will penetrate the fire isolated exits.

C3.10– Openings in fire isolated lift shaft.
doorways to the lift will comply with AS1735.11 having an FRL not less than –/60/– and will remain shut except when discharging or receiving passengers.
the lift indicator will comply with clause C3.10 (baked by construction having a FRL not less than –/60/60 if it exceeds 35.000mm2

C3.10– Openings in fire isolated lift shaft.
– all entry doors to each sole occupancy unit to be self closing fire door sets , each to have FRL of –/60/30

C3.11 bounding construction class 2,3 and 4 buildings and class 4 parts
doors leading to SOU and other rooms from the public corridor will be self closing fire doors with FRL –/60/30

C3.13 service shaft , ventilation garbage will comply with C3.13
C3.15 (penetration of walls , floors , and ceilings by services)
C3.16 (construction joints) and C1.1 fire resisting construction

SECTION D ACCESS AND EGRESS

PART D2 CONSTRUCTION OF EXITS
D1.3 STAIRS SERVING THE RESIDENTIAL LEVELS AS IT CONNECTS TO 4 STOREYS IS CONSIDERED A FIRE ISOLATED STAIRS
D1.4 exit travel distance (level 1 and 2 maximum permitted 6m
D1.6 dimensions of exits and paths of travel to exits
the internal stairs will be a minimum of 1000mm in width clear of obstructions

D1.7 travrel via fire isolated exits
D1.10 discharge from exits (bollards are to be provided adjacent to exit doors leadind from basement)
D1.17 access to lift pits
access to lift pits must
(a) where the lift pits is not more than 3m be through the lowest landing door or
(b) where the pit depth is more than 3m be provided through an access ddorway complying with the following
– in lieu of clause D1.6 the doorway must be level with the pit floor and not be less than 600mm wide
by 1980mm high clear opening with more than 1500mm where it is necessary to comply with the following:
– no part of the lift car or platform must encroach on the pit doorway entrance when the car is on fully compressed buffer
– access to the doorway must be by a stairway complying with AS 1657

– in lieu of clause D2.21 doors fitted to the doorway must be
(a) of the horizontal sliding or outwards opening hinged type and
(b) self closing and selk locking from the outisde and
(c) marked on the side with the letters not less than 35mm high
DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES

D2.2 fire isolated stairways and ramps
construction of the stairway within the fire isolates shaft will be non combustible construction and in the event of local
failure will not cause structural damage to or impair the fire resistance of the shaft

D2.7 installation in exits and path of travel
distribution boards or switchboards located within a path of travel will be enclosed within non combustible construction
or a fire protective covering and the access door suitably sealed against smoke spreading from the enclosure

D2.13 going and risers
stairs and landing will be constructed in accordances with clause D2.13 and D 2.14 of the BCA
either the surface of the treads or a nosing strip having a non slip classification not less than that listed in table D2.4 BCA and AS 4586

D2.15 thresholds
a treshold of a doorway or a ramp will not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless
– in a building required to be accessible by part D3 the doorway
opens to a road or open space
is provided with a treshold ramp or step in accordance with AS 1428.1 or
the doorway opens to a road or open space external stair landing or balcony and
thedoor sills not more than 190mm above the finished surface of the ground , balcony to which the doorway opens

D2.16 balustrades ans opther barriers
– balustrades will be provided along stairways , balconies and the like in accordance with clause D2.16 865mm above nosing of stairs
and 1000mm above the floor of balcony , landing and the like
– for balustrades along balconies opening must be limited to 125 mm and in areasv where the floor surface beneath is more than 4m
there must not be any horizontal element between 150mm qand 760mm above the floor which can facilitate climbing
– for fire isolated stairs 865mm above nosing of stairs and rails are permitted to be used providing they are located at a height of 150mm
above the nosing of the stair treads or the floor of the landing and the space between rails not to be more than 460mm

D2.17 handrails
in a required exit fire stairs serving an area required to be accessible designed and constructed to comply with clause 12 of AS 1428.1

D2.19 Doorways and doors
– a glass sliding door will be capable of manually under a force of not more than 110N and if powere operated
be opened manualy under a force of not more than 110N
must open automatically if there is a power failure or on activation of a fire or smoke alarm anywhere in the fire compartment served by bthe door
– a door in a required exit forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side
that faces a person seeking egress by
(a) a single hand downward action on a single device which is located 900mm and 1.1m from the floor and if serving an area to be accessible bt part D3
(b) a single hand pushing action on a single device which is located between 900mm and 1.2m from the floor

D2.23 signs and doors
confirmation that signage to doors associated with fire exit will be provoded withe following signage :
for self closing firev doors
FIRE SAFETY DOOR DO NOT OBSTRUCT
DO NOT KEEP OPEN
doors discharging fr4om the fire isolated exit
FIRE SAFETY DOOR DO NOT OBSTRUCT

Clause 18.3– EP & A regs 2000
all statutory signage will be provided adjacent tro all fire isolated exit doors
(a) a window opening must be provided with protection if the floor below is 2m or more above the surface beneath in
– a bedroom in class 2 or 3 buildnd or class 4 part of a building or
– class 9b early childhood centre
where the lowest level of the window opening is less than 1.7m above the floor a window opening covered by a must comply with the following
– the openable portion of a window must be protected

D2.24 Protection of openings1– a device to restrict the window opening or
2– a screen with secure fittings
– a device or screen required by the above must
1– not permit 125mm sphere to pass through the window opening or screen
2– resist an outward horizontal acvtion of 250N against the window restrained by a device or the screen protecting the opening and
have a child resistant mechanism if the device or screen is able to be removed or
1– a barrier with the height of not less than 865mm above the floor if required for an openable window
– a barrier covered by above must not permit a 125mm sphere to pass through
have any horizontal elements between 150mm and 760mm above the floor that facilitate climbing

D3.1 REQUIREMENTS FOR ACCESS FOR PEOPLE WITH DISABILITY
– From a pedestrian entrance required to be accessible to at least 1 floor containing sole– occupancy units to the entrance doorway
of each sole– occupancy unit located on that floor in accordance with AS 1428.1–2009
– where a lift is istalled to the entrance doorway of each sole occupancy and rooms or spaces used in common by the residents
on the level served by the lift

D3.2 access to buildings
an accessway in accordance with AS 1428.1 –2009 is to be provided from the following
– from the main point of entry at the allotment boundaryand
– from the accessible carpark
– to the main entry of the building
accessible doors must have an unobstructed openings of not less than 850mm (920mm door minimum

D3.3 parts of a buildings to be accessible
all elements will comply with AS 1428.1–2009
– all public stairways except fire isolated stairs will be provided with handrails complying with clause 11 of AS 1428.1–2009
handrails to both sides of the stairs extended and curved past the top and bottom tread
– all public stairs and fire stairs will have treads that are opaque with contrasting luminous nosing strip
clause 11 (f) & (g) of AS 1428.1–2009
– every passenger lift to comply with clause E3.6 of the BCA complying with the relevant provisions of AS 1735

D3.5 accessible parking
disable car space to comlyb with AS 1428.1–2009
each exit door to be provided with an exit sign over

D3.8 tactile indicators
tactile B indicators are provided inh accordance with AS 1428.4 in order to warn persons with vision impairement when approaching the stairs

SECTION E SERVICES AND EQUIPMENT

building to comply with the category 1 fire safety provisions. this is to be achieved by meetings those requirements of the BCA
applicable to rhe building classification from the following list.

E1.3 fire hydrants and AS 2419.1 and located within the fire stairs
if a hydrant pump is required within the building it will be fire separated 120/120/120 with an direct egress to a road or OS

E1.4 fire hose reels
fire hose reels will be provided in accordance with E1.4 and AS 2441

E1.6 portable fire extinguisher
portable fire extinguishers will be provided in accordance with AS 2444 and in class 2 or 3 building or class 4 must be
– an ABE type fire extinguisher and
– a minimum size of 2.5kg and
– distributed outside a sole occupancy unit to serve only the swtorey where they are located
– that the travel distance from the entrance doorway of any sole occupancy to the nearest fire extinguisher is 10m max.
– distributed outside a sole occupancy unit to serve only the swtorey where they are located

E1.9 fire precaution during construction
one fire extinguisher to suit class ABC fire and electrical fires will be provided on each storey during construction
also when a building reach a height of 12m a hydrant and booster and a hose reel should be operational

E2.2 generator requirements
a building occupant warning system in accordance with clause 6 of E.2.2a
– the basement carpark mechanical ventilation will comply bwith AS 1668.2

E3.3 Warning against use of lifts in fire
signage in accordance with clause E3.3 will be provided : DO NOT USE LIFT IN CASE OF FIRE

E3.6 passenger lift
the proposed lift will comply with AS 1735.12
handrails
minimum internal dimensions
minimum clear opening
location of door opening sensors and location of car control buttons

E3.9 fire service recall operation switch
the proposed lift will be provided with a fire service recall operation switch in accordance with the terms of clause E.3.9

E3.10 lift car fire service drive control switch
the proposed lift will be provided with a car fire service drive control switch in accordance with the terms of clause E.3.9

E4.2 emergency lighting requirements
emergency lighting will be provided in accordance with clause E4.2, E4.4 and ASNZS 2293.1

E4.5 exit signs
exit signs will be provided in accordance with clause E4.5, E4.8 and ASNZS 2293.1

SECTION F HEALTH AND AMENITY

F1.7 waterproofing of wet areas in building
building elements in class 2,3 buildings and class v4 part of building must be waterproof in accordancev with AS 3740

F2.5 construction of sanitary compartments
doors that lead to to a room containing a wc should be 1200mm distance to the pan or open to the outside
or be readily removable from the outside

F4.4 artificial lighting
artificial lighting will be provided in accordance with AS /NZS1680.0

F4.5 ventilation of rooms
the internal non naturally ventilated habitale rooms , internal blaundries , bathrooms will be provided with mechanical ventilation
or air conditioning system to comply with AS 1668.2 and AS / NZS3666.1

F4.11 carparks
the carpark will be ventilated in accordance with AS 1668.2

F5.4 sound insulation rating of floors
floor separating sole occupancy units from other parts of building will have
– an air borne insulation (rw +ctr) not less than 50
– an impact insulation (n,w +cl) not less than 62

F5.5 sound insulation rating of walls
the proposed materials to be used for internal walls and doors separating will provide the following
– an air borne insulation (rw +ctr) not less than 50 vwall separating units and
– construction between bathrooms and the like from other sole occupancy units will be of discontinuous construction and
– doors leading into the sole occupancy achieving a rw of not less than 30 and
– the walls will extend to the underside of the roof above

F5.7 sound insulation rating of pumps
a flexible coupling will be used at the point of connection between the service pipes building and any circulating or otherr pump

SECTION G ANCILLARY PROVISIONS

NSW G1.101 provision of cleaning of windows
windows on the 3rd floor osnd above can be cleaned wholly within the building
CONCESSIONS APPLICABLE

Specification C1.1 clause 2.5 Structures on roof
– non combustible structures on roof consisting of lift motor equipment, hot water or water tanks, ventilating ductwork ans fans and their motors AC chillers

Specification C1.1 clause 2.7 – enclosure of shafts
– shafts required to have a FRL must be enclosed at the top and bottom by construction having a FRL not less than that required for the walls of a non
loadbearing shaft in the same building except that these provisions need not apply to
i) the top of the shaft extending beyound the roof covering other than one enclosing a fire isolated stairway or ramp or
ii) the bottom of a shaft if it is non combustible and laid directly on the ground.

Specification C1.1 clause 3.5 roofs
a roof need not comply with table 3 if it is non combustible and the building
i) has a sprinkler system complying with E1.5 or
ii) is class 2 or 3 or less
iii) has a rise in storey of 3 or less
iii) has an effective height of not more than 25m and the ceiling immediatly below the roof has a resistance to the incipient spread of fire to the roof space
of not less than 60 minutes

Specification C1.1 clause 3.7 columns and walls
for a building with an effective height of not more than 25m and having a roof without an FRL in accordance with clause 3.5 in the storey below that roof
internal columns other than those referred to in clause 3.1f and internal walls other than fire walls and shaft walls may have
i) in class 2 or 3 building FRL 60/60/60 or
ii) in class 5,6,7 8 or 9 building with rise in storeys exceeding 3 FRL 60/60/60
with rise in storey not exceeding 3 no FRL

SPECIFICATION C1.1 : FIRE RESISTING CONSTRUCTION
TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS

CLASS STRUCTURAL ADEQUACY / INTEGRITY/ INSULATION	2 residential	7a carpark	7b storage
EXTERNAL WALLS			
loadbearing			
less than 1.5m to boundary	90/90/90	120/120/120	240/240/240
1.5 to 3m to boundary	90/60/60	120/90/90	240/240/180
3m or more from boudary	90/50/30	120/60/30	240/180/90
non loabearing			
less than 1.5m to boundary	–/90/90	–/120/120	–/240/240
1.5 to 3m to boundary	–/60/60	–/90/90	–/240/180
3m or more from boudary	–/–/–	–/–/–	–/–/–
external columns not incorporated in an external wall			
for load bearing columns	90/–/–	120/–/–	240/–/–
for non loadbearing columns	–/–/–	–/–/–	–/–/–
COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction)			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loadbearing	–/90/90	–/120/120	–/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/–/–
non loadbearing	–/60/60	–/–/–	–/–/–
between or bounding sole occupancy units			
loadbearing	90/90/90	120/–/–	240/–/–
non loabearing	–/60/60	–/–/–	–/–/–
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	–/90/90	–/90/90	–/–/–
OTHER LOADBEARING INTERNAL WALLS			
COLUMNS, BEAMS TRUSSES AND COLUMNS	90/–/–	120/–/–	240/–/–
FLOORS	90/90/90	120/120/120	240/240/240
ROOFS	60/60/30	120/60/30	240/90/60

CHEDULE OF BASIX COMMITMENTS
1. Commitments for unit building - Main Building

(a) Dwellings
(i) Water
(a) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the indigenous species as private landscaping for that dwelling. this area should be contained within the area of garden and lawn
(e) The applicant must not install a private pool or spa for the dwelling , with a volume exceeding that specified for it in the table below
(g) The pool or spa must be located as specified in the table
(h) The applicant must install for the dwelling, each alternative water supply system with the specified size listed for that dwelling in the table.each system must be configured to collect run off from the areas specified and to divert overflow as specified each system must be connected as specified.

Dwelling Number	All shower heads	All toilet flashing	All kitchen taps	All bathroom taps
All dwelling	3 star	4 star	5 star	6 star

HW recirculation	All clothes washer	All dishwashers
no	- star	-star

(ii) Energy
(a) The applicant must install each hot water system specified for the dwelling in the table below so that the dwelling hot water is supplied by that system. if the table specifies a central water system for the dwelling then the applicant must connect that central system to the dwelling so that the dwelling hot water system is supplied by that system
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the natural lighting column . the applicant must ensure that each room or area is fitted with a window or skylight.

Dwelling Number	hot water system	each bathroom	operation control	each kitcen
	gaz instantaneous	individual fan	interlocked to	individual fan
	5.5 star	ducted to roof /facade	light	ducted to roof /facade
	each laundry	operation control		
	individual fan	manual on / timer off		
	ducted to roof /facade			

kitchen cooktop / oven	ventilated fridge space	indoor or sheltered clothes line
gas cooktop and electrical oven	yes	yes

(iii) Thermal comfort
(g) Where there is in-slab heating or cooling system the applicant must
(aa) install insulation with an R- value of not less than 1.0 around the vertical edges of the perimeter of the slab
(bb) on a suspended floor install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(b) Common areas and central systems / facilities
(i) Water
(b) the applicant must install the alternative water supply system specified in the central system column.in each case the system must be sized be configured and be connected.
(c) A swimming pool or spa must not have a volume greater than that specified
(ii) Energy
c) The applicant must install the systems and fixtures specified in the central energy system and the system must meet the specifications

common area ventilation system			
carpark	ventilation system	ventilation efficiency measure	primary type of lighting
	ventilation exhaust only	carbon monoxide 2speed fan	fluorescent
lift	-------	---	light emitting diode
hallways	no mechanical ventilation	---	fluorescent

carpark	lighting efficiency measure	lighting control system / BMS
	time clock	no
lift	connected to lift call button	no
hallway	manuel on / timer off	no
garbage room	vent. exhaust only	carpark fluorescent manuel of timer on

4. Commitments for common areas and central system facilities for the development
(b) common areas and central system/ facilities
(i) Water
(b) the applicant must install the alternative water supply system specified in the central system column.in each case the system must be sized be configured and be connected.
(c) swimming pool or spa must not have a volume greater than that specified
(ii) Energy
(c) The applicant must install the systems and fixtures specified in the central energy systems and the system must meet the specifications

SPECIAL B.C.A. CONDITIONS

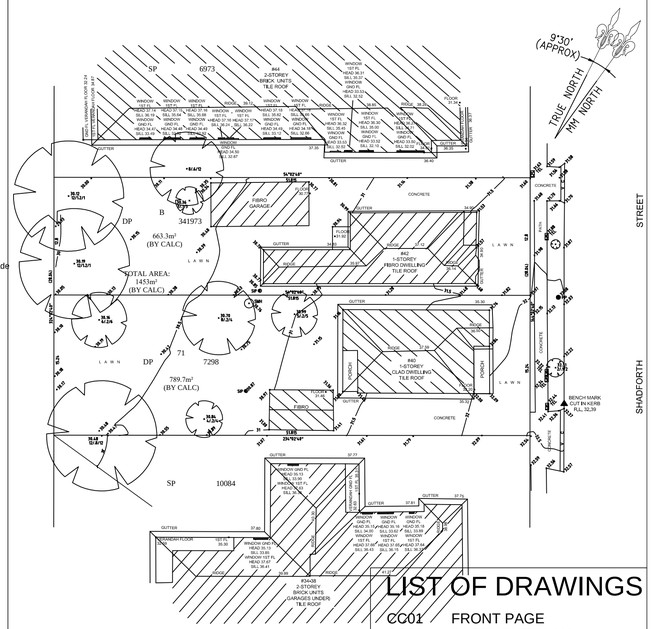
THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING BCA CONDITIONS

B1.3	MATERIALS AND FORMS OF CONSTRUCTION
C1.10	FIRE HAZARD PROPERTIES
C3.9	SERVICE PENETRATION IN FIRE ISOLATED EXITS
C3.10	OPENING IN FIRE ISOLATED LIFT SHAFTS
C3.12	OPENING IN FLOORS AND CEILINGS
C3.15	OPENING FOR SERVICE PENETRATIONS
C3.16	CONSTRUCTION JOINTS
D2.8	ENCLOSURE OF SPACE UNDER STAIRS AND RAMPS
D2.13	GOINGS AND RISERS
D2.14	LANDINGS
D2.15	TRESHOLDS
D2.16	BALUSTRADES AND OTHER BARRIERS
D2.17	HANDRAILS
DE2.18	DOORWAYS AND DOORS
D2.21	OPERATION OF LATCHES
E3.7	FIRE SERVICES CONTROL
F1.5	ROOF COVERINGS
F1.6	SARKING
F1.7	WATERPROOFING OF WET AREAS IN BUILDINGS
F1.9	DAMPPROOFING
F1.11	PROVISION OF FLOOR WASTES
G1.101	PROVISION OF CLEANING WINDOWS

AUSTRALIAN STANDARD COMPLIANCE

THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS

AS/NZS 1664	ALUMINIUM STRUCTURES
AS/NZS 1905	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS
AS 2050	INSTALLATION OF ROOF TILES
AS 2047	WINDOWS IN BUILDINGS – SELECTION AND INSTALLATION
AS 2159	PILING – DESIGN AND INSTALLATION
AS 2293	EMERGENCY EVACUATION LIGHTING IN BUILDINGS
AS 2327	COMPOSITE STRUCTURES
AS 2870	RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION
AS 1684	RESIDENTIAL TIMBER FRAMING CONSTRUCTION
AS 3700	MASONARY STRUCTURES
AS 3073	ELECTRICAL INSTALLATION
AS 1668	THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
AS 2441	INSTALLATION OF HOSE REELS
AS 2444	
AS 3786	SMOKE ALARMS
AS 1288	GLASS IN BUILDINGS – SELECTION AND INSTALLATION
AS 2107	ACOUSTICS – RECOMMENDED DESIGN SOUND LEVEL AND REVERBARATION TIMES FOR BUILDING INTERIORS



LIST OF DRAWINGS

CC01	FRONT PAGE
CC02	BASEMENT PLAN
CC03	GROUND FLOOR PLAN
CC04	FIRST FLOOR PLAN
CC05	SECOND FLOOR PLAN
CC06	ROOF PLAN
CC07	SECTIONS
CC08	ELEVATIONS
CC09	ELEVATIONS
CC10	FSR CALCULATIONS
CC11	FSR CALCULATIONS
CC12	BASEMENT SETOUT
CC13	GROUND FLOOR SETOUT
CC14	FIRST FLOOR SETOUT
CC15	SECOND FLOOR SETOUT
CC16	ADAPTABLE UNITS
CC17	WINDOW SHEDULE

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DATE	REV	AMENDMENTS
30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
20/08/2020	A	DRAWINGS ISSUE FOR COMMENTS

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DRAWING	FRONT PAGE
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	01	B

SP 6973

#44
2-STOREY
BRICK UNITS
TILE ROOF

CONSTRUCTION CERTIFICATE NOTES

- The basement car park shall be provided with a mechanical ventilation system in accordance with AS/NZS 1668.2 and AS/NZS 3666.1;
- Access for maintenance must be provided to all services;
- The hot water system is to comply with section 8 of AS3500.4;
- Should an exhaust fan from the kitchen of bathroom extract to the outside, the fan shall be fitted with a sealing device such as a self closer.

SIGNAGE & EMERGENCY LIGHTING SYSTEM

A. A warning sign indicating DO NOT USE LIFTS IF THERE IS A FIRE shall be located near every call button for passenger lift;
B. An Emergency Lighting System shall be installed in every passage way, corridor or path of travel to an exit in accordance with AS2293.1;
C. Exit signs shall be provided to indicate the location of an exit in accordance with AS2293.1;
D. Exit signage shall be installed on, above or adjacent to each door providing egress to the fire isolated stair, stairways, or open space.

SMOKE ALARM SYSTEM

A. A smoke alarm system must consist of smoke alarms complying with AS3786 and be powered from the consumer main source;
B. Smoke alarm must be installed within each Sole Occupancy Units, located near the ceiling in any storey containing bedrooms;
C. The smoke alarm shall separate the bedrooms and the remainder of the Sole Occupancy Units and where bedrooms are served by a hallway, in that hallway;
D. In public corridors and other internal public spaces, located in accordance with AS 1670.1 and connected to activate a Building Occupants Warning System.

WALL LEGEND & TYPE SCHEDULE

Noise attenuation is to be achieved within the building using the following standards as a minimum.

A. A wall separating Sole Occupancy Units, must have an Rw + Ctr (airborne) not less than 50;
B. A wall separating a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like must have an Rw (airborne) not less than 50;
C. A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have a FSTC of not less than 55;
D. A floor separating Sole Occupancy Units, or a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like, must have an Rw + Ctr (airborne) not less than 50 and an Ln,w + Cl (impact) not more than 62;
E. A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an Impact Isolation Class of not less than 55.

BRICK WALL

1. 270mm thick brick structural wall consisting of 2 skins of 110mm brick, 50mm cavity, render & paint on both sides
2. 110mm brick structural internal partition wall cement rendered and painted on both sides

LOAD-BEARING CONCRETE WALL OR COLUMN

3. Insitu load bearing concrete columns to structural engineer's design.
4. 200mm Insitu load bearing concrete walls to structural engineer's design.lift area.cement rendered on one side discontinuous between units -13 mm plasterboard standard core on 28mm steel studs
5. Shoring wall piles to structural engineer's design.

BLOCK / BRICK WALL

6. 200mm core filled retaining blockwork to structural engineer's design. Externally below ground to be fully tanked and lapped with drainage cell into sub soil drainage. Above ground render & paint white
7. 150mm TW Austral brick clays common structural wall -13 mm platerboard daubed on one side -2x13 mm plasterboard standard core on 28mm steel studs with 25mm glasswood on the other side thickness 214mm Rw+Ctr 51.
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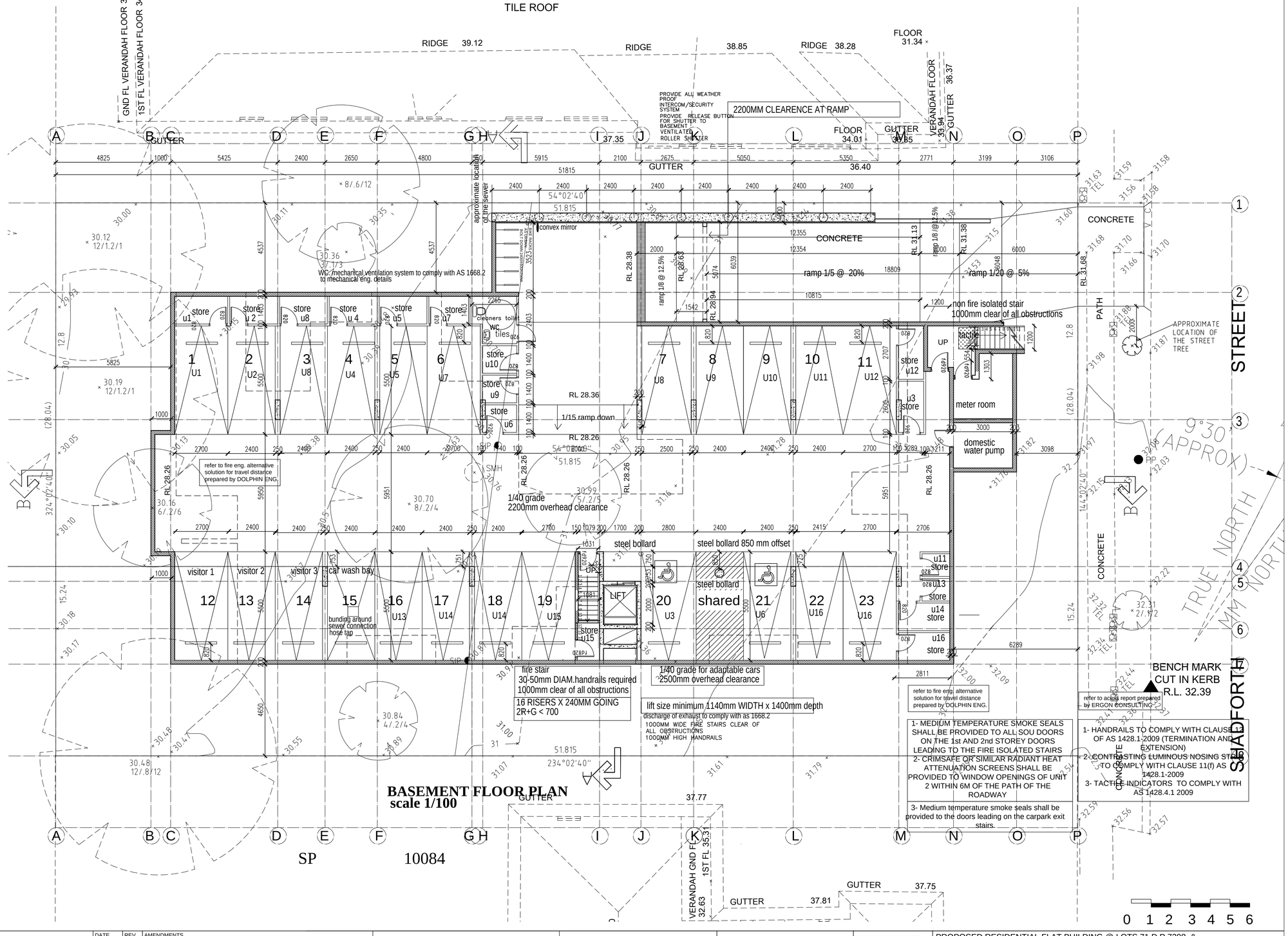
9. 150mm TW Austral brick clays common structural wall -13 mm platerboard daubed on one side -13 mm plasterboard standard core on 64mm steel studs with 20mm clear of masonry 65mm polyester . discontinuous construction suitable for wet to dry areas. thickness of wall 245mm . Rw + Ctr 52
10. 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

SPECIFICATION C1.1 : FIRE-RESISTING CONSTRUCTION TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS			
CLASS	2 residential	7a carpark	7b storage
EXTERNAL WALLS			
loadbearing			
less than 1.5m to boundary	90/90/90	120/120/120	240/240/240
1.5 to 3m to boundary	90/60/60	120/90/90	240/240/180
3m or more from boudary	90/50/30	120/60/30	240/180/90
non loabearing			
less than 1.5m to boundary	-/90/90	-/120/120	-/240/240
1.5 to 3m to boundary	-/60/60	-/90/90	-/240/180
3m or more from boudary	-/-/-	-/-/-	-/-/-
external columns not incorporated in an external wall			
for load bearing columns	90/-/-	120/-/-	240/-/-
for non loadbearing columns	-/-/-	-/-/-	-/-/-
COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction)			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	-/90/90	-/90/90	-/-/-



BASEMENT FLOOR PLAN
scale 1/100

SP 10084

GENERAL NOTES	DATE	REV	AMENDMENTS
CC SUBMISSION	30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
Do not scale from drawings	20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
All dimensions are to be checked on site before commencement of work	20/09/2020	C	AMENDED AS PER ACCESS REPORT
All discrepancies to be brought to the attention of the project manager	09/10/2020	D	AMENDED AS PER PC REQUIREMENTS
Larger scale drawings and written dimensions take preference			

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Email: asaouma@optusnet.com.au

CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW				
DRAWING	BASEMENT FLOOR DIMENSION				
SCALE	1:100	JOB NO	TYPE	DWG NO	REV
DRAWN BY	AS	04019	CC	02	D
CHECKED BY					
DATE	AUGUST2019				

0 1 2 3 4 5 6

CONSTRUCTION CERTIFICATE NOTES

- The basement car park shall be provided with a mechanical ventilation system in accordance with AS/NZS 1668.2 and AS/NZS 3666.1;
- Access for maintenance must be provided to all services;
- The hot water system is to comply with section 8 of AS3500.4;
- Should an exhaust fan from the kitchen of bathroom extract to the outside, the fan shall be fitted with a sealing device such as a self closer.

SIGNAGE & EMERGENCY LIGHTING SYSTEM

A. A warning sign indicating DO NOT USE LIFTS IF THERE IS A FIRE shall be located near every call button for passenger lift;
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WALL LEGEND & TYPE SCHEDULE

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C. A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have a FSTC of not less than 55;
D. A floor separating Sole Occupancy Units, or a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like, must have an Rw + Ctr (airborne) not less than 50 and an Ln,w + Cl (impact) not more than 62;
E. A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an Impact Isolation Class of not less than 55.

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3. Insitu load bearing concrete columns to structural engineer's design.
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BLOCK / BRICK WALL

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10. 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

SPECIFICATION C1.1 : FIRE RESISTING CONSTRUCTION
TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS

CLASS	2 residential	7a carpark	7b storage
EXTERNAL WALLS			
loadbearing			
less than 1.5m to boundary	90/90/90	120/120/120	240/240/240
1.5 to 3m to boundary	90/60/60	120/90/90	240/240/180
3m or more from boudary	90/50/30	120/60/30	240/180/90
non loabearing			
less than 1.5m to boundary	-/90/90	-/120/120	-/240/240
1.5 to 3m to boundary	-/60/60	-/90/90	-/240/180
3m or more from boudary	-/-/-	-/-/-	-/-/-
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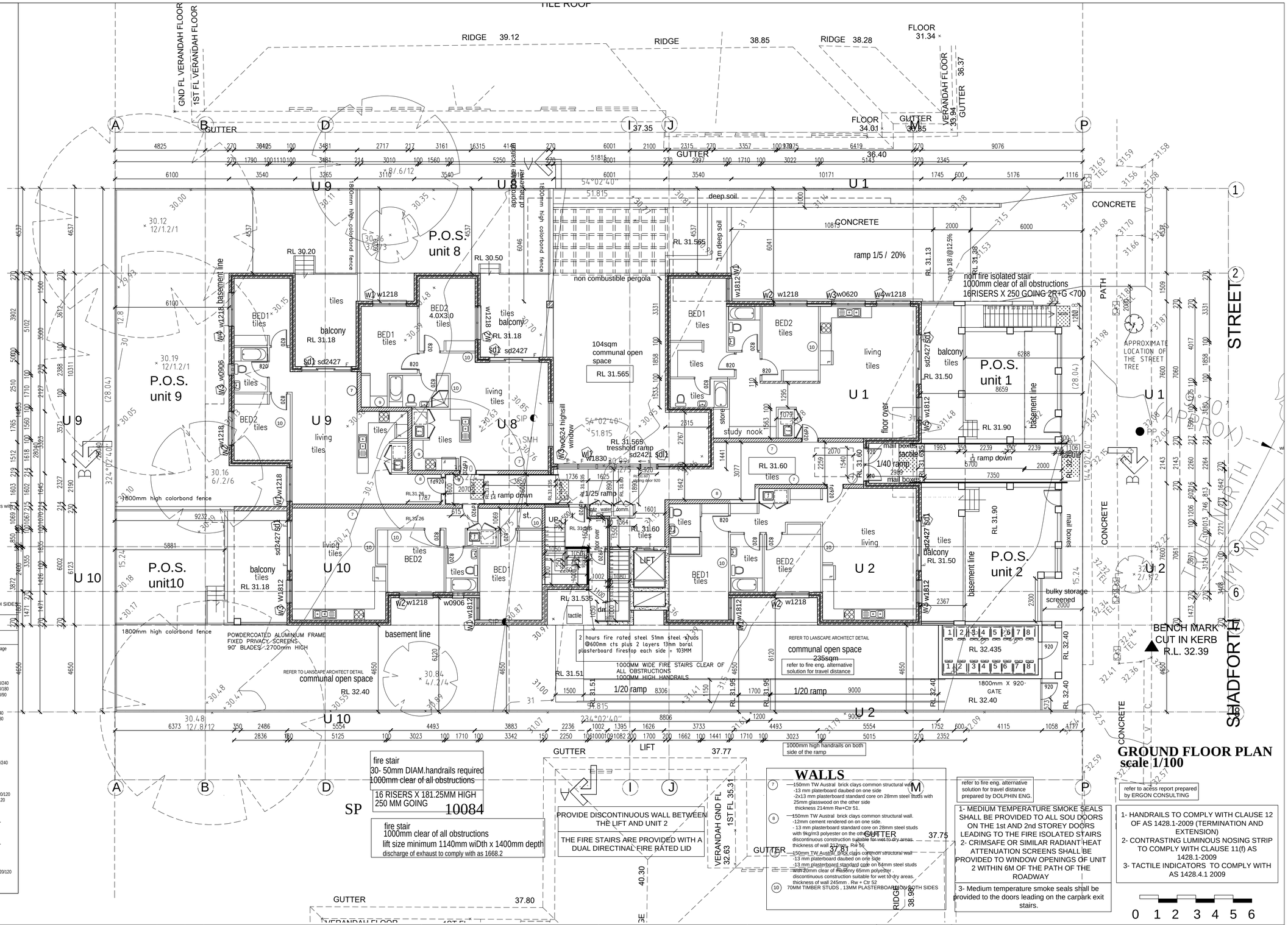
COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction)			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	-/90/90	-/90/90	-/-/-



GROUND FLOOR PLAN
scale 1/100

GENERAL NOTES

CC SUBMISSION

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DATE	REV	AMENDMENTS
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20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
20/09/2020	C	AMENDED AS PER ACCESS REPORT
09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

ANTOINE J. SAOUMA
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Phone: 0411870985
Email: asaouma@optusnet.com.au

CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW

DRAWING	GROUND FLOOR DIMENSIOM
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	03	D

CONSTRUCTION CERTIFICATE NOTES

- The basement car park shall be provided with a mechanical ventilation system in accordance with AS/NZS 1668.2 and AS/NZS 3666.1;
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10. 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

SPECIFICATION C1.1 : FIRE RESISTING CONSTRUCTION
TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS

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1.5 to 3m to boundary	-/60/60	-/90/90	-/240/180
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COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
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non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
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ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
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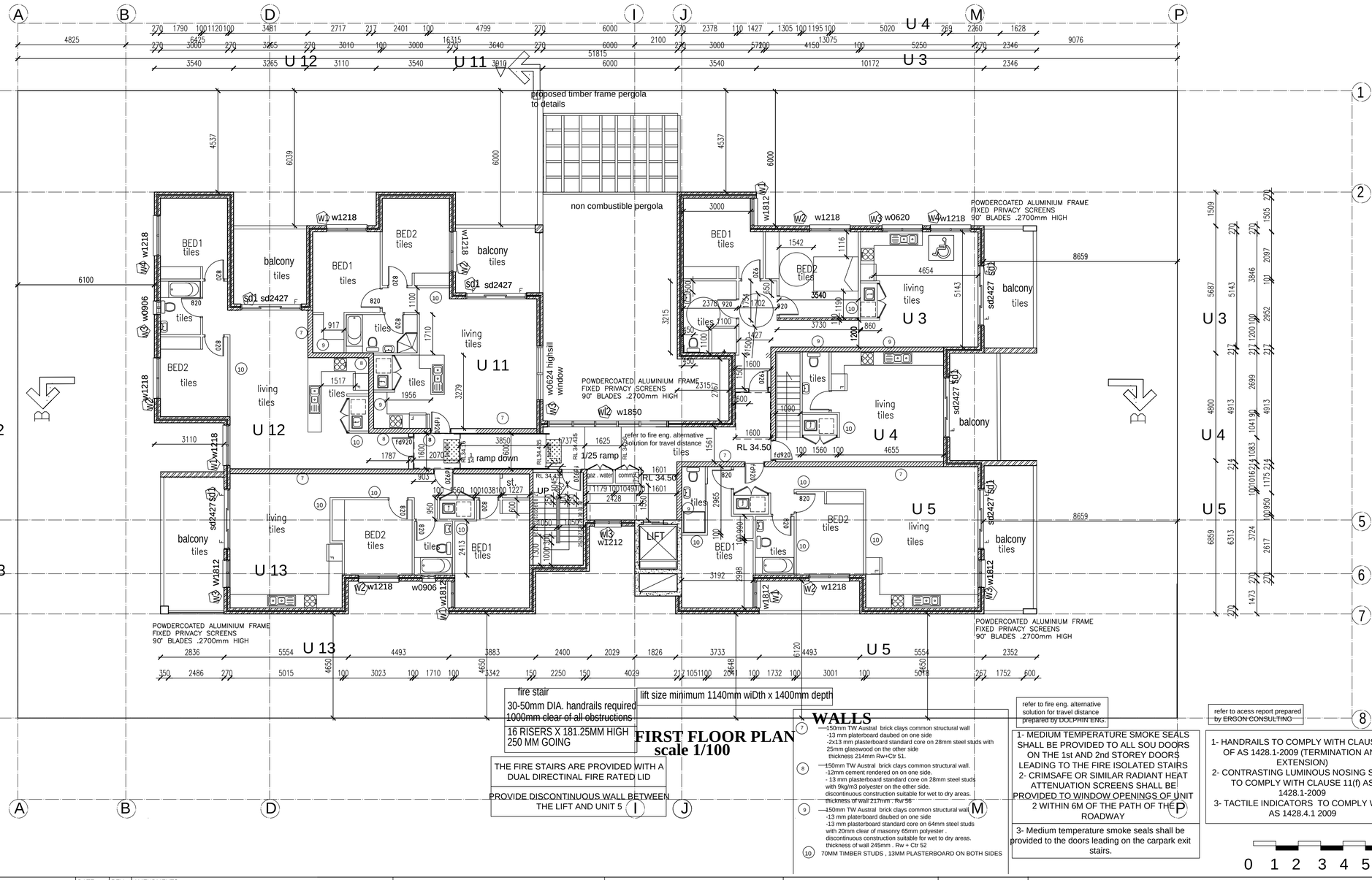

FIRST FLOOR PLAN
scale 1/100

WALLS

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refer to fire eng. alternative solution for travel distance prepared by DOLPHIN ENG.

1- MEDIUM TEMPERATURE SMOKE SEALS SHALL BE PROVIDED TO ALL SOU DOORS ON THE 1st AND 2nd STOREY DOORS LEADING TO THE FIRE ISOLATED STAIRS
2- CRIMSAFE OR SIMILAR RADIANT HEAT ATTENUATION SCREENS SHALL BE PROVIDED TO WINDOW OPENINGS OF UNIT 2 WITHIN 6M OF THE PATH OF THE ROADWAY

3- Medium temperature smoke seals shall be provided to the doors leading on the carpark exit stairs.

refer to acess report prepared by ERGON CONSULTING

1- HANDRAILS TO COMPLY WITH CLAUSE 12 OF AS 1428.1-2009 (TERMINATION AND EXTENSION)
2- CONTRASTING LUMINOUS NOSING STRIP TO COMPLY WITH CLAUSE 11(f) AS 1428.1-2009
3- TACTILE INDICATORS TO COMPLY WITH AS 1428.4.1 2009

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CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	FIRST FLOOR PLAN DIMENSION
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	04	D

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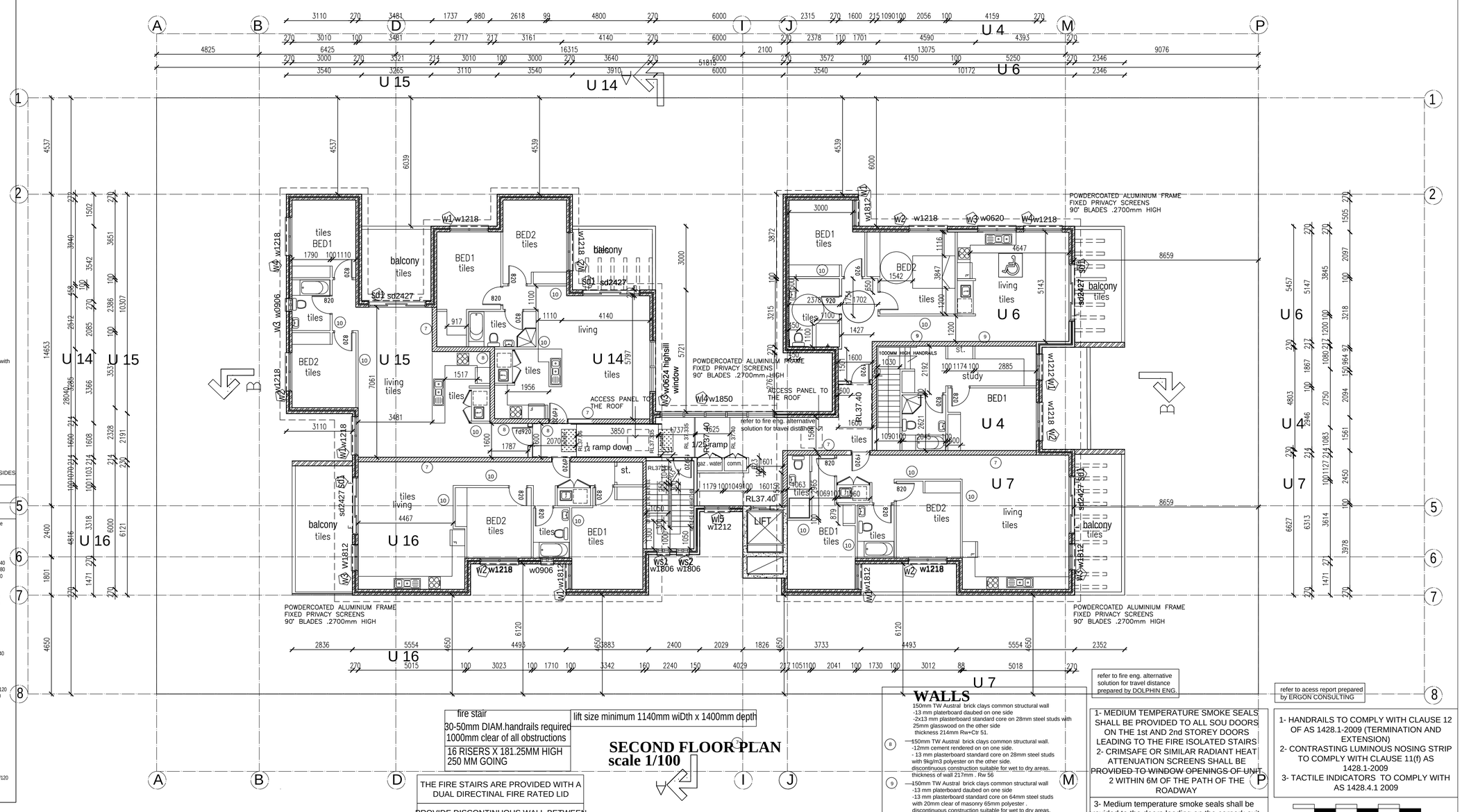
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	-/90/90	-/90/90	-/-/-



SECOND FLOOR PLAN
scale 1/100

WALLS

150mm TW Austral brick clays common structural wall
-13 mm platerboard daubed on one side
-2x13 mm plasterboard standard core on 28mm steel studs with 25mm glasswood on the other side
thickness 214mm Rw+Ctr 51.

6 — 150mm TW Austral brick clays common structural wall. -12mm cement rendered on on one side. - 13 mm plasterboard standard core on 28mm steel studs with 9kg/m3 polyester on the other side. discontinuous construction suitable for wet to dry areas. thickness of wall 217mm . Rw 56

9 — 150mm TW Austral brick clays common structural wall -13 mm platerboard daubed on one side -13 mm plasterboard standard core on 64mm steel studs with 20mm clear of masonry 65mm polyester . discontinuous construction suitable for wet to dry areas. thickness of wall 245mm . Rw + Ctr 52

10 — 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

refer to fire eng. alternative solution for travel distance prepared by DOLPHIN ENG.

1- MEDIUM TEMPERATURE SMOKE SEALS SHALL BE PROVIDED TO ALL SOU DOORS ON THE 1st AND 2nd STOREY DOORS LEADING TO THE FIRE ISOLATED STAIRS
2- CRIMSAFE OR SIMILAR RADIANT HEAT ATTENUATION SCREENS SHALL BE PROVIDED TO WINDOW OPENINGS OF UNIT 2 WITHIN 6M OF THE PATH OF THE ROADWAY

3- Medium temperature smoke seals shall be provided to the doors leading on the carpark exit stairs.

refer to acess report prepared by ERGON CONSULTING

1- HANDRAILS TO COMPLY WITH CLAUSE 12 OF AS 1428.1-2009 (TERMINATION AND EXTENSION)
2- CONTRASTING LUMINOUS NOSING STRIP TO COMPLY WITH CLAUSE 11(f) AS 1428.1-2009
3- TACTILE INDICATORS TO COMPLY WITH AS 1428.4.1 2009

0 1 2 3 4 5 6

GENERAL NOTES

CC SUBMISSION

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DATE	REV	AMENDMENTS
30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
20/09/2020	C	AMENDED AS PER ACCESS REPORT
09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW

DRAWING	SECOND FLOOR DIMENSION
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	05	D

CONSTRUCTION CERTIFICATE NOTES

- The basement car park shall be provided with a mechanical ventilation system in accordance with AS/NZS 1668.2 and AS/NZS 3666.1;
- Access for maintenance must be provided to all services;
- The hot water system is to comply with section 8 of AS3500.4;
- Should an exhaust fan from the kitchen of bathroom extract to the outside, the fan shall be fitted with a sealing device such as a self closer.

SIGNAGE & EMERGENCY LIGHTING SYSTEM

A. A warning sign indicating DO NOT USE LIFTS IF THERE IS A FIRE shall be located near every call button for passenger lift;
B. An Emergency Lighting System shall be installed in every passage way, corridor or path of travel to an exit in accordance with AS2293.1;
C. Exit signs shall be provided to indicate the location of an exit in accordance with AS2293.1;
D. Exit signage shall be installed on, above or adjacent to each door providing egress to the fire isolated stair, stairways, or open space.

SMOKE ALARM SYSTEM

A. A smoke alarm system must consist of smoke alarms complying with AS3786 and be powered from the consumer mains source;
B. Smoke alarm must be installed within each Sole Occupancy Units, located near the ceiling in any storey containing bedrooms;
C. The smoke alarm shall separate the bedrooms and the remainder of the Sole Occupancy Units and where bedrooms are served by a hallway, in that hallway;
D. In public corridors and other internal public spaces, located in accordance with AS 1670.1 and connected to activate a Building Occupants Warning System.

WALL LEGEND & TYPE SCHEDULE

Noise attenuation is to be achieved within the building using the following standards as a minimum.

A. A wall separating Sole Occupancy Units, must have an Rw + Ctr (airborne) not less than 50;
B. A wall separating a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like must have an Rw (airborne) not less than 50;
C. A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have a FSTC of not less than 55;
D. A floor separating Sole Occupancy Units, or a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like, must have an Rw + Ctr (airborne) not less than 50 and an Ln,w + Ci (impact) not more than 62;
E. A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an Impact Isolation Class of not less than 55.

BRICK WALL

1 — 270mm thick brick structural wall consisting of 2 skins of 110mm brick, 50mm cavity, render & paint on both sides

2 — 110mm brick structural internal partition wall cement rendered and painted on both sides

LOAD-BEARING CONCRETE WALL OR COLUMN

3 — Insitu load bearing concrete columns to structural engineer's design.

4 — 200mm Insitu load bearing concrete walls to structural engineer's design.lift area.cement rendered on one side discontinuous between units -13 mm plasterboard standard core on 28mm steel studs

5 — Shoring wall piles to structural engineer's design.

BLOCK / BRICK WALL

6 — 200mm core filled retaining blockwork to structural engineer's design. Externally below ground to be fully tanked and lapped with drainage cell into sub soil drainage. Above ground render & paint white

7 — 150mm TW Austral brick clays common structural wall -13 mm plasterboard daubed on one side -2x13 mm plasterboard standard core on 28mm steel studs with 25mm glasswood on the other side thickness 214mm Rw+Ctr 51.

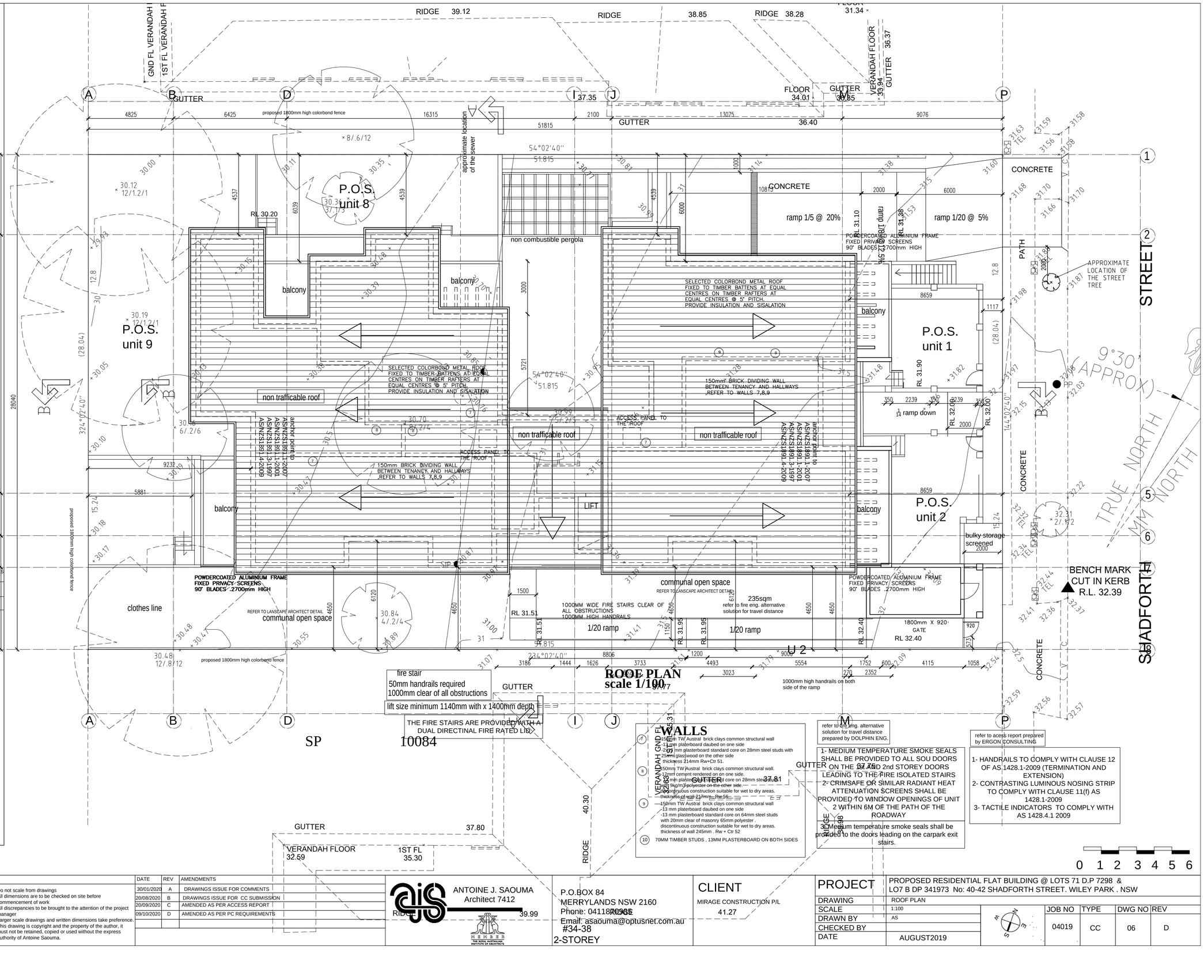
8 — 150mm TW Austral brick clays common structural wall -12mm cement rendered on on one side. - 13 mm plasterboard standard core on 28mm steel studs with 9kg/m3 polyester on the other side. discontinuous construction suitable for wet to dry areas. thickness of wall 217mm . Rw 56

9 — 150mm TW Austral brick clays common structural wall -13 mm plasterboard daubed on one side -13 mm plasterboard standard core on 64mm steel studs with 20mm clear of masonry 65mm polyester . discontinuous construction suitable for wet to dry areas. thickness of wall 245mm . Rw + Ctr 52

10 — 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

SPECIFICATION C1.1 : FIRE RESISTING CONSTRUCTION
TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS

CLASS	2 residential	7a carpark	7b storage
EXTERNAL WALLS			
loadbearing			
less than 1.5m to boundary	90/90/90	120/120/120	240/240/240
1.5 to 3m to boundary	90/60/60	120/90/90	240/240/180
3m or more from boudary	90/50/30	120/60/30	240/180/90
non loabearing			
less than 1.5m to boundary	-/90/90	-/120/120	-/240/240
1.5 to 3m to boundary	-/60/60	-/90/90	-/240/180
3m or more from boudary	-/-/-	-/-/-	-/-/-
external columns not incorporated in an external wall			
for load bearing columns	90/-/-	120/-/-	240/-/-
for non loadbearing columns	-/-/-	-/-/-	-/-/-
COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction)			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	-/90/90	-/90/90	-/-/-



GENERAL NOTES

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30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
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09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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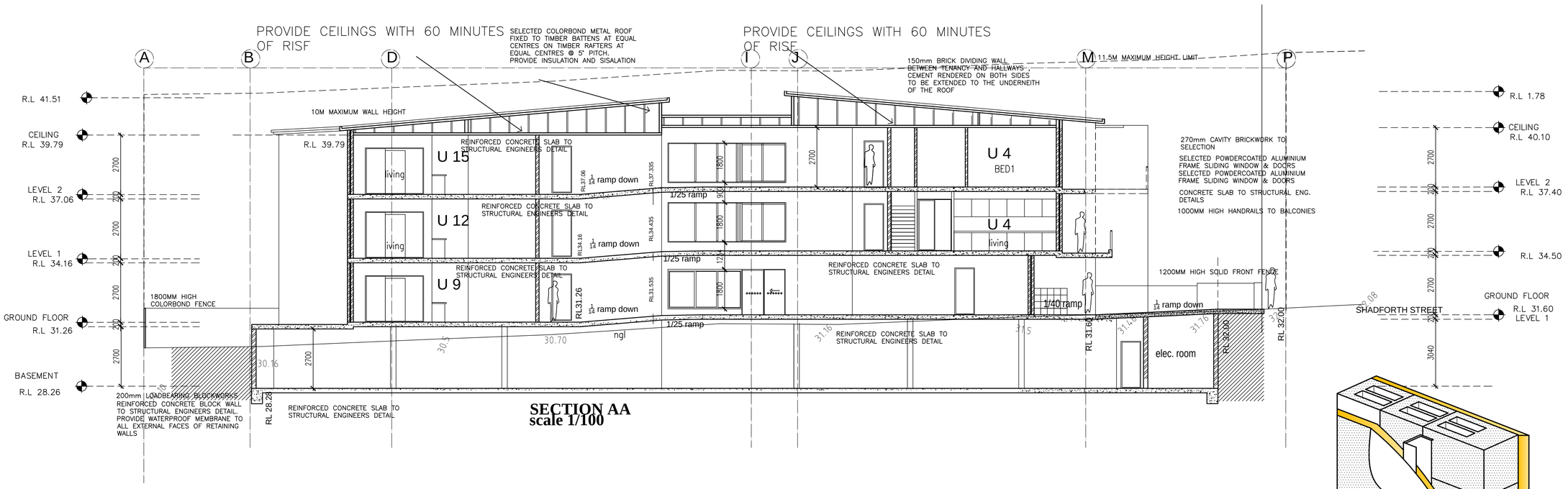
2-STOREY

CLIENT
MIRAGE CONSTRUCTION P/L

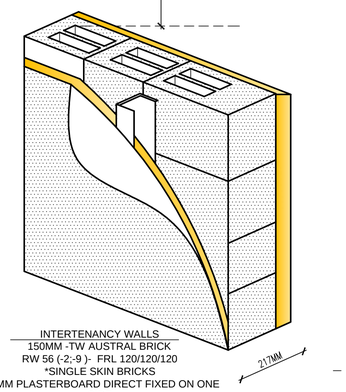
PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW

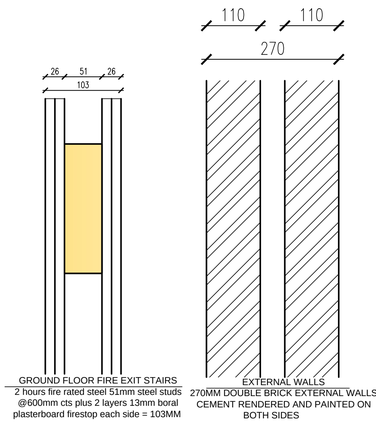
DRAWING	ROOF PLAN
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	06	D



SECTION AA
scale 1/100

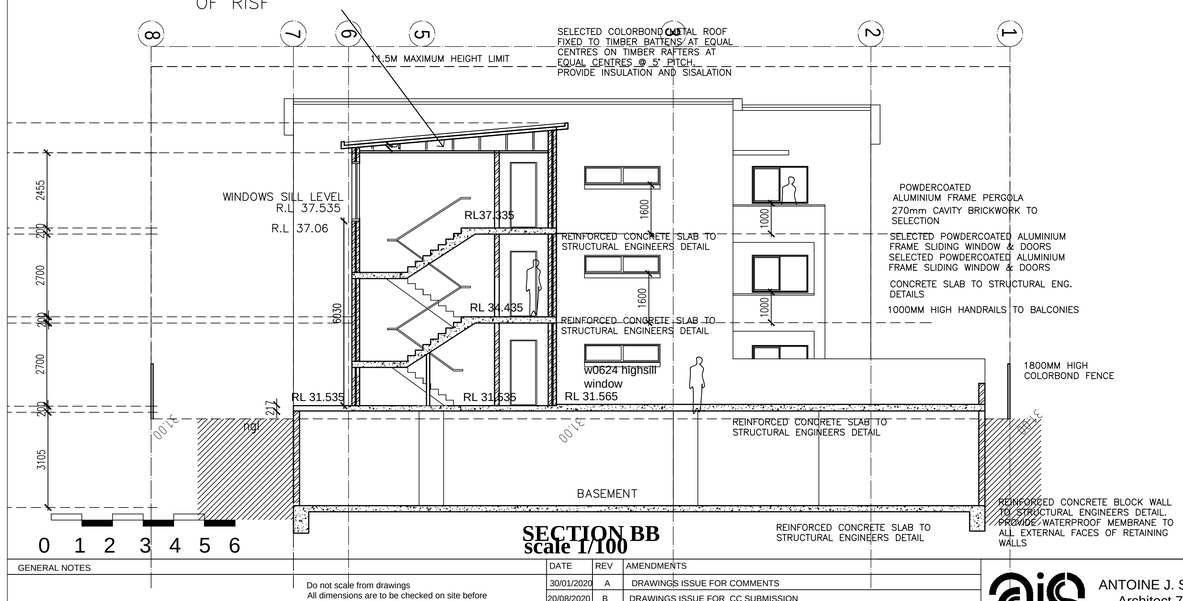




GROUND FLOOR FIRE EXIT STAIRS
2 hours fire rated steel 51mm steel studs @600mm cts plus 2 layers 13mm boral plasterboard firestop each side = 103MM

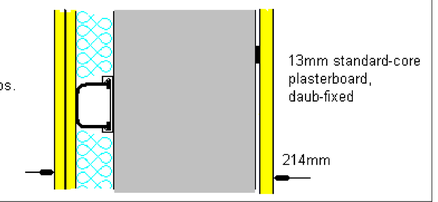
EXTERNAL WALLS
270MM DOUBLE BRICK EXTERNAL WALLS CEMENT RENDERED AND PAINTED ON BOTH SIDES

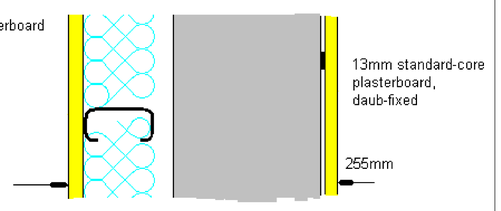
PROVIDE CEILINGS WITH 60 MINUTES OF RISF



SECTION BB
scale 1/100

CORRIDOR WALLS = 120/120/120





Party Wall: Rw + Ctr 52

Discontinuous Construction. Suitable for all Party Walls.

IF wall ties are required, they must be resiliant type. (No ties is better)

GENERAL NOTES

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09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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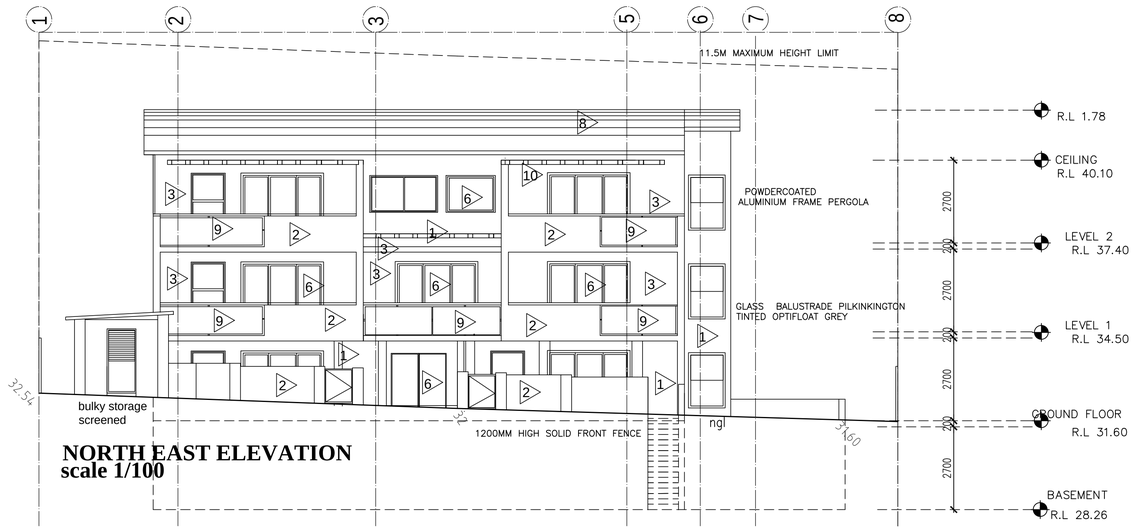
CLIENT
MIRAGE CONSTRUCTION P/L

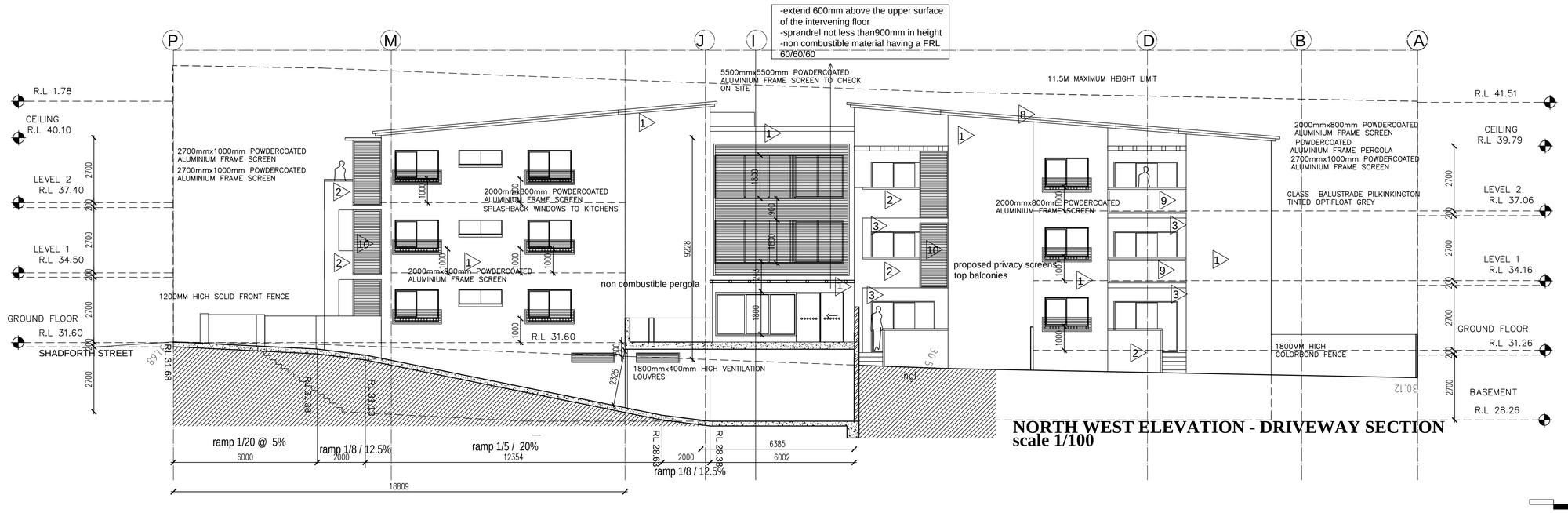
PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	SECTIONS
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	07	D

1. AUSTRAL BRICK / URBAN ONE / SILVER
2. CEMENT RENDERED AND PAINTED DULUX TEMPLESS GREY W GR23
3. RENDER AND PAINTCOLOUR: WHISPER WHITE WB18
5. DULUX RAINFOREST REEF " CAPSICUM RED " TR CP A76
6. POWDERCOATED ALUMINIUM FRAME WINDOWS WOODLAND GREY
7. PAVING COLOUR:WHITE KNIGHT PAINT -SMOKE GREY PM
8. SELECTED COLORBOND ROOF MONUMENT
9. GLASS BALUSTRADE PILKINKINGTON TINTED OPTIFLOAT GREY
10. NON COMBUSTIBLE POWDERCOATED ALUMINIUM FRAME SUNSHADES / LOUVRES / PERGOLA "WOODLAND GREY"
11. STAMPED CONCRETE DRIVEWAY BERGER SMOKE GREY PM
12. EXTERNAL FENCE HORIZONTAL SLATE WATTYL NEW MERBAU WG PAINTED DULUX MONUMENT



NORTH EAST ELEVATION
scale 1/100



NORTH WEST ELEVATION - DRIVEWAY SECTION
scale 1/100

0 1 2 3 4 5 6

GENERAL NOTES

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20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
20/09/2020	C	AMENDED AS PER ACCESS REPORT
09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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CLIENT
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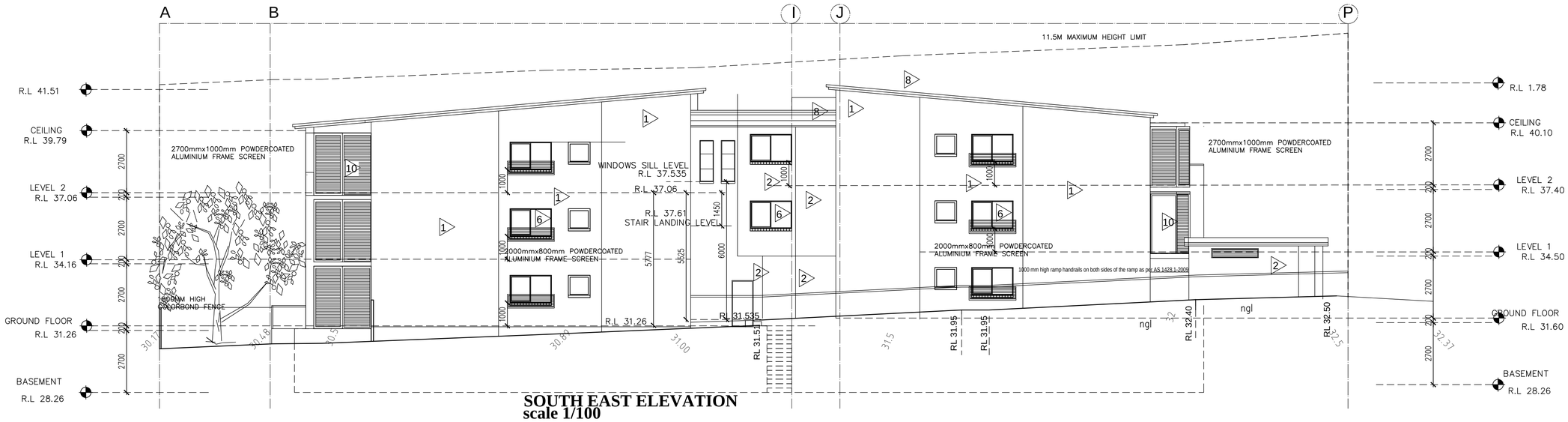
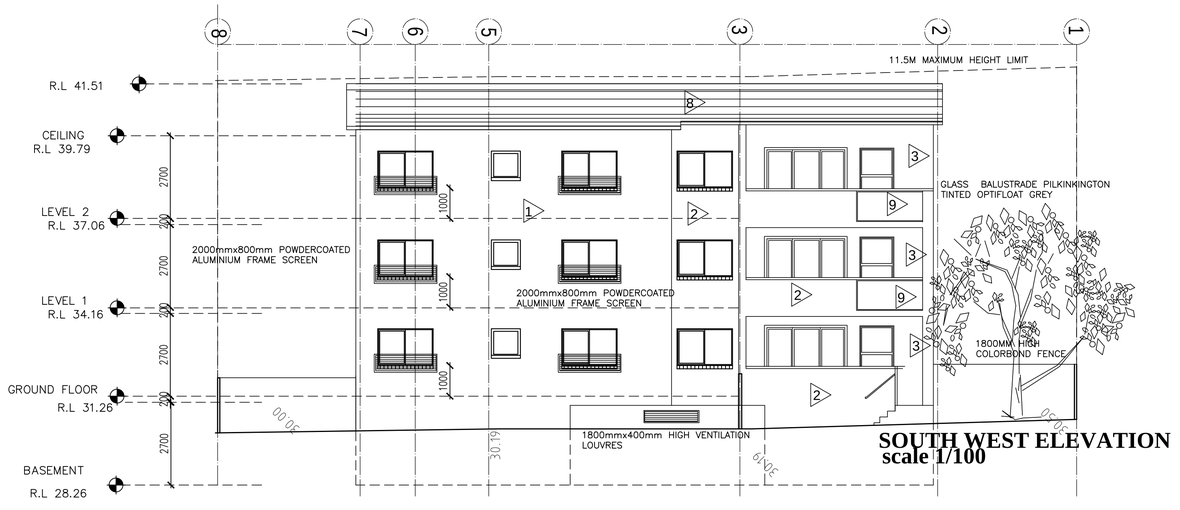
PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	ELEVATIONS
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	08	D



SOUTH EAST ELEVATION
scale 1/100

1. AUSTRAL BRICK / URBAN ONE / SILVER
2. CEMENT RENDERED AND PAINTED DULUX TEMPLESS GREY W GR23
3. RENDER AND PAINTCOLOUR: WHISPER WHITE WB18
5. DULUX RAINFOREST REEF " CAPSICUM RED " TR CP A76
6. POWDERCOATED ALUMINIUM FRAME WINDOWS WOODLAND GREY
7. PAVING COLOUR:WHITE KNIGHT PAINT -SMOKE GREY PM
8. SELECTED COLORBOND ROOF MONUMENT
9. GLASS BALUSTRADE PILKINKINGTON TINTED OPTIFLOAT GREY
10. NON COMBUSTIBLE POWDERCOATED ALUMINIUM FRAME SUNSHADES / LOUVRES / PERGOLA "WOODLAND GREY"
11. STAMPED CONCRETE DRIVEWAY BERGER SMOKE GREY PM
12. EXTERNAL FENCE HORIZONTAL SLATE WATTYL NEW MERBAU WG PAINTED DULUX MONUMENT



SOUTH WEST ELEVATION
scale 1/100

0 1 2 3 4 5 6

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DATE	REV	AMENDMENTS
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20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
20/09/2020	C	AMENDED AS PER ACCESS REPORT
09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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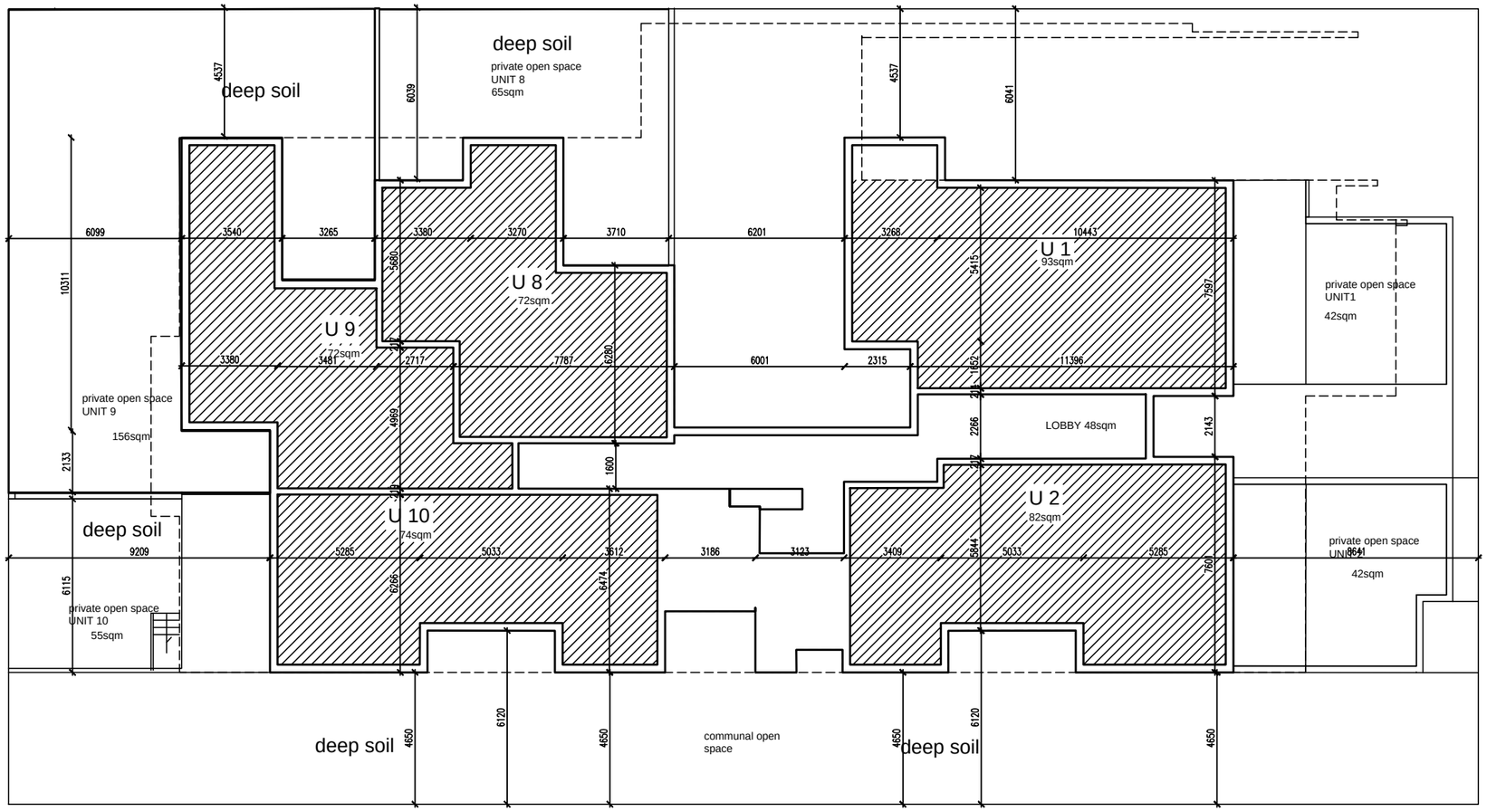
CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	ELEVATIONS
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	DA	09	D



GROUND FLOOR FSR CALCULATION
scale 1/100
TOTAL UNIT AREAS = 393 SQM
TOTAL CIRCULATION AREAS = 52 SQM
TOTAL = 441 SQM

DEVELOPMENT DATA

	REQUIRED	PROPOSED	COMPLIANCE
Site Area	-	1453m²	yes
Minimum front width	24m	28.04 m	yes
Zoning		R4	yes
Minimum ceiling height	2.7m	2.7 m	yes
Wall height maximum	10 m	10m max	yes
Maximum building height	11.5m	11m	
yes			
Setbacks- Front Primary	6 m	8.6m	yes
Secondary setback	-	-	yes
- Rear	6m	6.1m	yes
- Sides	4.5m - 6m	4.5-6m	yes
Driveway setback	1m	1m	yes
Private open space	12m²/u	12m²/u	yes
Communal open space	10m²/u= 160m²	340m²	yes
G.floor units private space	15m²minimum	15m²minimum	yes
Total soft soil area	497m²=34%		yes
communal open space	15% minimum	23.4% =340	yes
Deep soil zone SEPP 65	10% for 1453 sqm site area =145sqm	502sqm 34.5%	yes
Bicycles	$\frac{16}{5}+\frac{16}{10}$ = 4.8 bicycle	5	yes
Car Parking	15x1.2 +1x1+16/5 includes 2 adaptable & 1 car wash bay =23	23	yes
Balconies	12m²	min.12 m²	yes

	U 1	U 2	U 3	U 4	U5	U6	U7	U8	U9	U10	U11	U12
AREAS	89	79	73	67	75	73	75	72	72	74	72	72

U13	U14	U15	U16
74	72	72	74

Total area of units =	1186 m²
Total area of circulations =	119m²
Total basement area & driveway area =	795 m²
Total =1186+119 = 1305 m²	

Storage	8m³/2br.u	8m³	yes
FSR (site area=1453sqm)	0.9/1=1307.7 m²	1305=0.90/1	yes
Adaptable housing	2	2 units 8-11	yes
Access to sunlight	60% of units to receive 2 hours of sun on 21st june between 9am and 3pm= 10 units		yes yes

0 1 2 3 4 5 6

GENERAL NOTES

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DATE	REV	AMENDMENTS
30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
19/08/2020	B	UNIT AREAS REVISION

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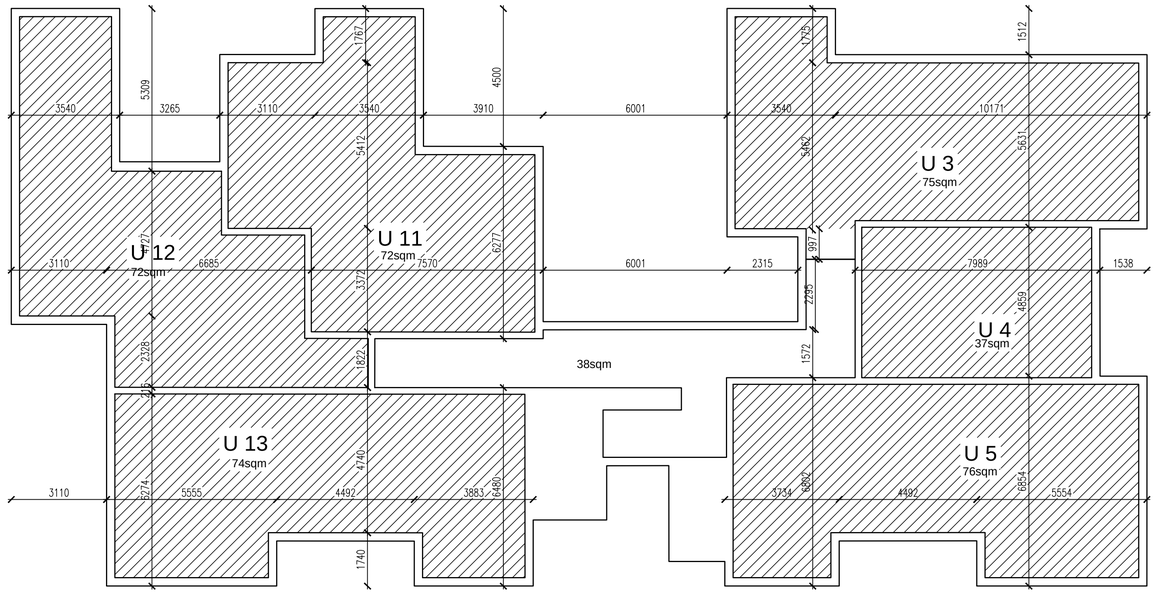
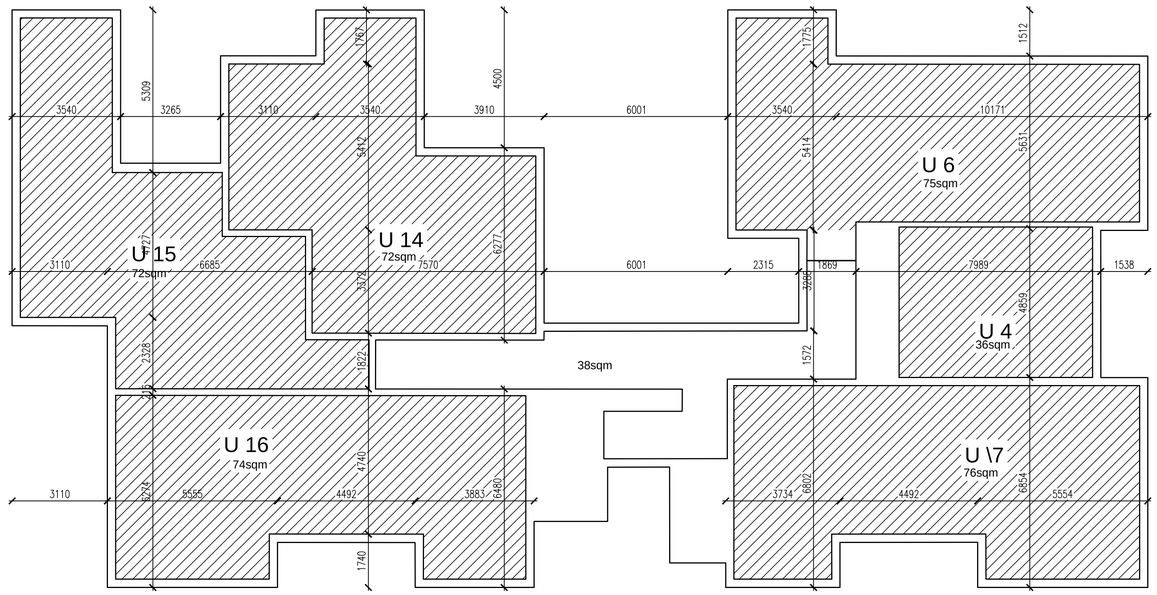
PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	GROUND FLOOR F.S.R
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	DA	10	B



FIRST FLOOR FSR CALCULATION
scale 1/100
TOTAL UNIT AREAS = 401 SQM
TOTAL CIRCULATION AREAS = 38 SQM
TOTAL = 439 SQM



SECOND FLOOR FSR CALCULATION
scale 1/100
TOTAL UNIT AREAS = 396 SQM
TOTAL CIRCULATION AREAS = 38 SQM
TOTAL = 434 SQM

DEVELOPMENT DATA

	REQUIRED	PROPOSED	COMPLIANCE
Site Area	-	1453m²	yes
Minimum front width	24m	28.04 m	yes
Zoning		R4	yes
Minimum ceiling height	2.7m	2.7 m	yes
Wall height maximum	10 m	10m max	yes
Maximum building height	11.5m	11m	
yes			
Setbacks- Front Primary	6 m	8.6m	yes
Secondary setback	-	-	yes
- Rear	6m	6.1m	yes
- Sides	4.5m - 6m	4.5-6m	yes
Driveway setback	1m	1m	yes
Private open space	12m²/u	12m²/u	yes
Communal open space	10m²/u= 160m²	340m²	yes
G.floor units private space	15m²minimum	15m²minimum	yes
Total soft soil area	497m²=34%		yes
communal open space	15% minimum	23.4% =340	yes
Deep soil zone SEPP 65	10% for 1453 sqm site area =145sqm	502sqm 34.5%	yes
Bicycles	$\frac{16}{5} + \frac{16}{10} = 4.8$ bicycle	5	yes
Car Parking	15x1.2 +1x1+16/5 includes 2 adaptable & 1 car wash bay =23	23	yes
Balconies	12m²	min.12 m²	yes

	U 1	U 2	U 3	U 4	U5	U6	U7	U8	U9	U10	U11	U12
AREAS	89	79	73	67	75	73	75	72	72	74	72	72

U13	U14	U15	U16
74	72	72	74

Total area of units = 1186 m²
Total area of circulations = 119m²
Total basement area & driveway area = 795 m²
Total =1186+119 = 1305 m²

Storage	8m³/2br.u	8m³	yes
FSR (site area=1453sqm)	0.9/1=1307.7 m²	1305=0.90/1	yes
Adaptable housing	2	2 units 8-11	yes
Access to sunlight	60% of units to receive 2 hours of sun on 21st june between 9am and 3pm= 10 units		yes yes

0 1 2 3 4 5 6

GENERAL NOTES

CC SUBMISSION

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DATE	REV	AMENDMENTS
30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
19/08/2020	B	UNIT AREAS REVISION

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CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	1ST & 2ND FLOOR F.S.R
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	DA	11	B

CONSTRUCTION CERTIFICATE NOTES

- The basement car park shall be provided with a mechanical ventilation system in accordance with AS/NZS 1668.2 and AS/NZS 3666.1;
- Access for maintenance must be provided to all services;
- The hot water system is to comply with section 8 of AS3500.4;
- Should an exhaust fan from the kitchen of bathroom extract to the outside, the fan shall be fitted with a sealing device such as a self closer.

SIGNAGE & EMERGENCY LIGHTING SYSTEM

A. A warning sign indicating DO NOT USE LIFTS IF THERE IS A FIRE shall be located near every call button for passenger lift;
B. An Emergency Lighting System shall be installed in every passage way, corridor or path of travel to an exit in accordance with AS2293.1;
C. Exit signs shall be provided to indicate the location of an exit in accordance with AS2293.1;
D. Exit signage shall be installed on, above or adjacent to each door providing egress to the fire isolated stair, stairways, or open space.

SMOKE ALARM SYSTEM

A. A smoke alarm system must consist of smoke alarms complying with AS3786 and be powered from the consumer main source;
B. Smoke alarm must be installed within each Sole Occupancy Units, located near the ceiling in any storey containing bedrooms;
C. The smoke alarm shall separate the bedrooms and the remainder of the Sole Occupancy Units and where bedrooms are served by a hallway, in that hallway;
D. In public corridors and other internal public spaces, located in accordance with AS 1670.1 and connected to activate a Building Occupants Warning System.

WALL LEGEND & TYPE SCHEDULE

Noise attenuation is to be achieved within the building using the following standards as a minimum.

A. A wall separating Sole Occupancy Units, must have an Rw + Ctr (airborne) not less than 50;
B. A wall separating a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like must have an Rw (airborne) not less than 50;
C. A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have a FSTC of not less than 55;
D. A floor separating Sole Occupancy Units, or a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like, must have an Rw + Ctr (airborne) not less than 50 and an Ln,w + Cl (impact) not more than 62;
E. A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an Impact Isolation Class of not less than 55.

BRICK WALL

1. 270mm thick brick structural wall consisting of 2 skins of 110mm brick, 50mm cavity, render & paint on both sides
2. 110mm brick structural internal partition wall cement rendered and painted on both sides

LOAD-BEARING CONCRETE WALL OR COLUMN

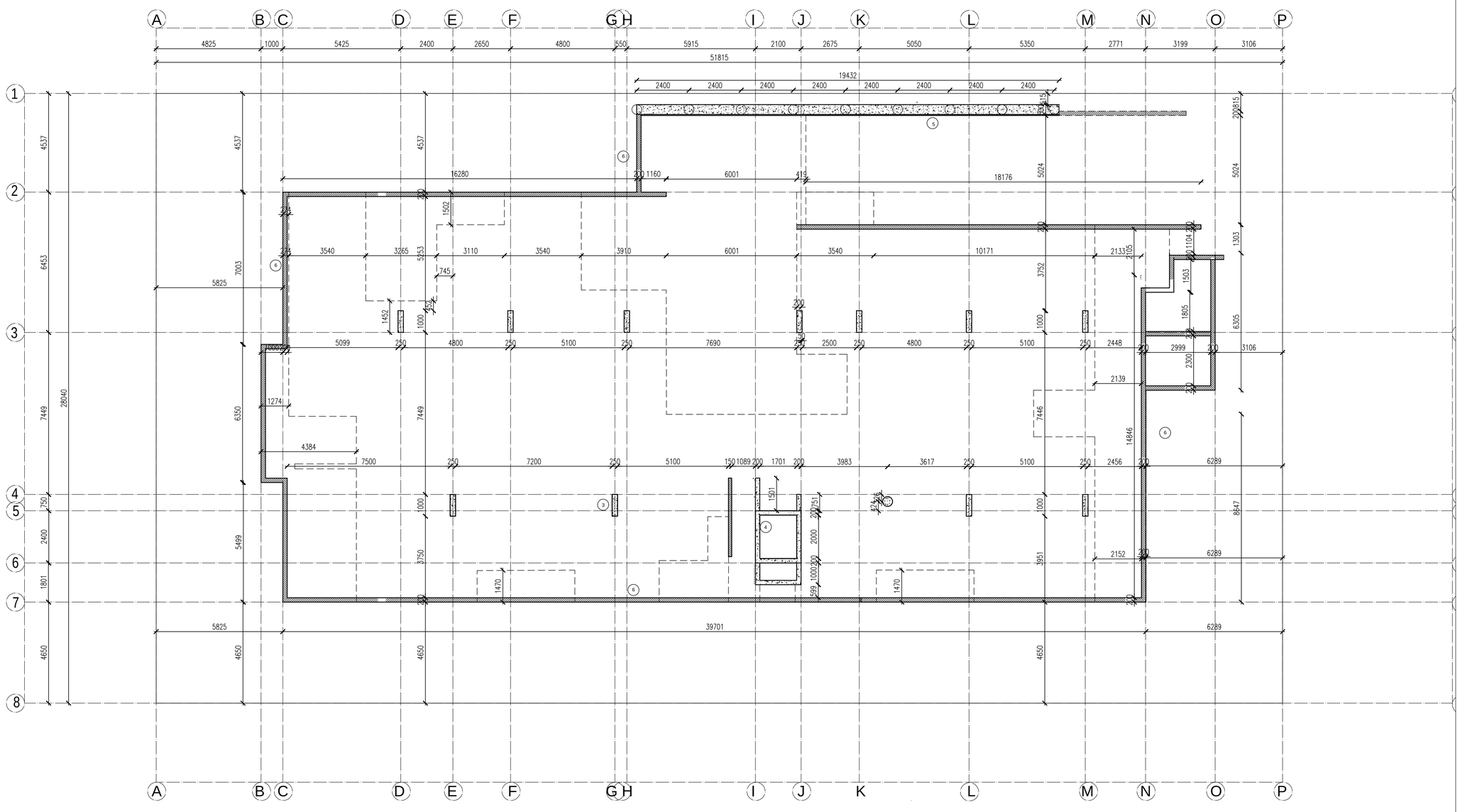
3. Insitu load bearing concrete columns to structural engineer's design.
4. 200mm Insitu load bearing concrete walls to structural engineer's design.lift area.cement rendered on one side discontinuous between units -13 mm plasterboard standard core on 28mm steel studs
5. Shoring wall piles to structural engineer's design.

BLOCK / BRICK WALL

6. 200mm core filled retaining blockwork to structural engineer's design. Externally below ground to be fully tanked and lapped with drainage cell into sub soil drainage. Above ground render & paint white
7. 150mm TW Austral brick clays common structural wall -13 mm plasterboard daubed on one side -2x13 mm plasterboard standard core on 28mm steel studs with 25mm glasswood on the other side thickness 214mm Rw+Ctr 51.
8. 150mm TW Austral brick clays common structural wall. -12mm cement rendered on on one side. - 13 mm plasterboard standard core on 28mm steel studs with 9kg/m3 polyester on the other side. discontinuous construction suitable for wet to dry areas. thickness of wall 217mm . Rw 56
9. 150mm TW Austral brick clays common structural wall -13 mm plasterboard daubed on one side -13 mm plasterboard standard core on 64mm steel studs with 20mm clear of masonry 65mm polyester . discontinuous construction suitable for wet to dry areas. thickness of wall 245mm . Rw + Ctr 52
10. 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

SPECIFICATION C1.1 : FIRE RESISTING CONSTRUCTION
TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS

CLASS	2 residential	7a carpark	7b storage
EXTERNAL WALLS			
loadbearing			
less than 1.5m to boundary	90/90/90	120/120/120	240/240/240
1.5 to 3m to boundary	90/60/60	120/90/90	240/240/180
3m or more from boudary	90/50/30	120/60/30	240/180/90
non loabearing			
less than 1.5m to boundary	-/90/90	-/120/120	-/240/240
1.5 to 3m to boundary	-/60/60	-/90/90	-/240/180
3m or more from boudary	-/-/-	-/-/-	-/-/-
external columns not incorporated in an external wall			
for load bearing columns	90/-/-	120/-/-	240/-/-
for non loadbearing columns	-/-/-	-/-/-	-/-/-
COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction)			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	-/90/90	-/90/90	-/-/-



GROUND FLOOR SETOUT
scale 1/100

0 1 2 3 4 5 6

GENERAL NOTES

CC SUBMISSION

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DATE	REV	AMENDMENTS
30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
20/09/2020	C	AMENDED AS PER ACCESS REPORT
09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	BASEMENT FLOOR SETOUT
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	12	D

CONSTRUCTION CERTIFICATE NOTES

- The basement car park shall be provided with a mechanical ventilation system in accordance with AS/NZS 1668.2 and AS/NZS 3666.1;
- Access for maintenance must be provided to all services;
- The hot water system is to comply with section 8 of AS3500.4;
- Should an exhaust fan from the kitchen of bathroom extract to the outside, the fan shall be fitted with a sealing device such as a self closer.

SIGNAGE & EMERGENCY LIGHTING SYSTEM

A. A warning sign indicating DO NOT USE LIFTS IF THERE IS A FIRE shall be located near every call button for passenger lift;
B. An Emergency Lighting System shall be installed in every passage way, corridor or path of travel to an exit in accordance with AS2293.1;
C. Exit signs shall be provided to indicate the location of an exit in accordance with AS2293.1;
D. Exit signage shall be installed on, above or adjacent to each door providing egress to the fire isolated stair, stairways, or open space.

SMOKE ALARM SYSTEM

A. A smoke alarm system must consist of smoke alarms complying with AS3786 and be powered from the consumer mains source;
B. Smoke alarm must be installed within each Sole Occupancy Units, located near the ceiling in any storey containing bedrooms;
C. The smoke alarm shall separate the bedrooms and the remainder of the Sole Occupancy Units and where bedrooms are served by a hallway, in that hallway;
D. In public corridors and other internal public spaces, located in accordance with AS 1670.1 and connected to activate a Building Occupants Warning System.

WALL LEGEND & TYPE SCHEDULE

Noise attenuation is to be achieved within the building using the following standards as a minimum.

A. Walls separating Sole Occupancy Units, must have an Rw + Ctr (airborne) not less than 50;
B. A wall separating a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like must have an Rw (airborne) not less than 50;
C. A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have a FSTC of not less than 55;
D. A floor separating Sole Occupancy Units, or a Sole Occupancy Unit from a plantroom, lift shaft, stairway, public corridor, public lobby or the like, must have an Rw + Ctr (airborne) not less than 50 and an Ln,w + Cl (impact) not more than 62;
E. A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an Impact Isolation Class of not less than 55.

BRICK WALL

1. 270mm thick brick structural wall consisting of 2 skins of 110mm brick, 50mm cavity, render & paint on both sides
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LOAD-BEARING CONCRETE WALL OR COLUMN

3. Insitu load bearing concrete columns to structural engineer's design.
4. 200mm Insitu load bearing concrete walls to structural engineer's design.lift area.cement rendered on one side discontinuous between units -13 mm plasterboard standard core on 28mm steel studs
5. Shoring wall piles to structural engineer's design.

BLOCK / BRICK WALL

6. 200mm core filled retaining blockwork to structural engineer's design. Externally below ground to be fully tanked and lapped with drainage cell into sub soil drainage. Above ground render & paint white
7. 150mm TW Austral brick clays common structural wall -13 mm platerboard daubed on one side -2x13 mm plasterboard standard core on 28mm steel studs with 25mm glasswood on the other side thickness 214mm Rw+Ctr 51.
5. 150mm TW Austral brick clays common structural wall. -12mm cement rendered on on one side. - 13 mm plasterboard standard core on 28mm steel studs with 9kg/m3 polyester on the other side. discontinuous construction suitable for wet to dry areas. thickness of wall 217mm . Rw 56
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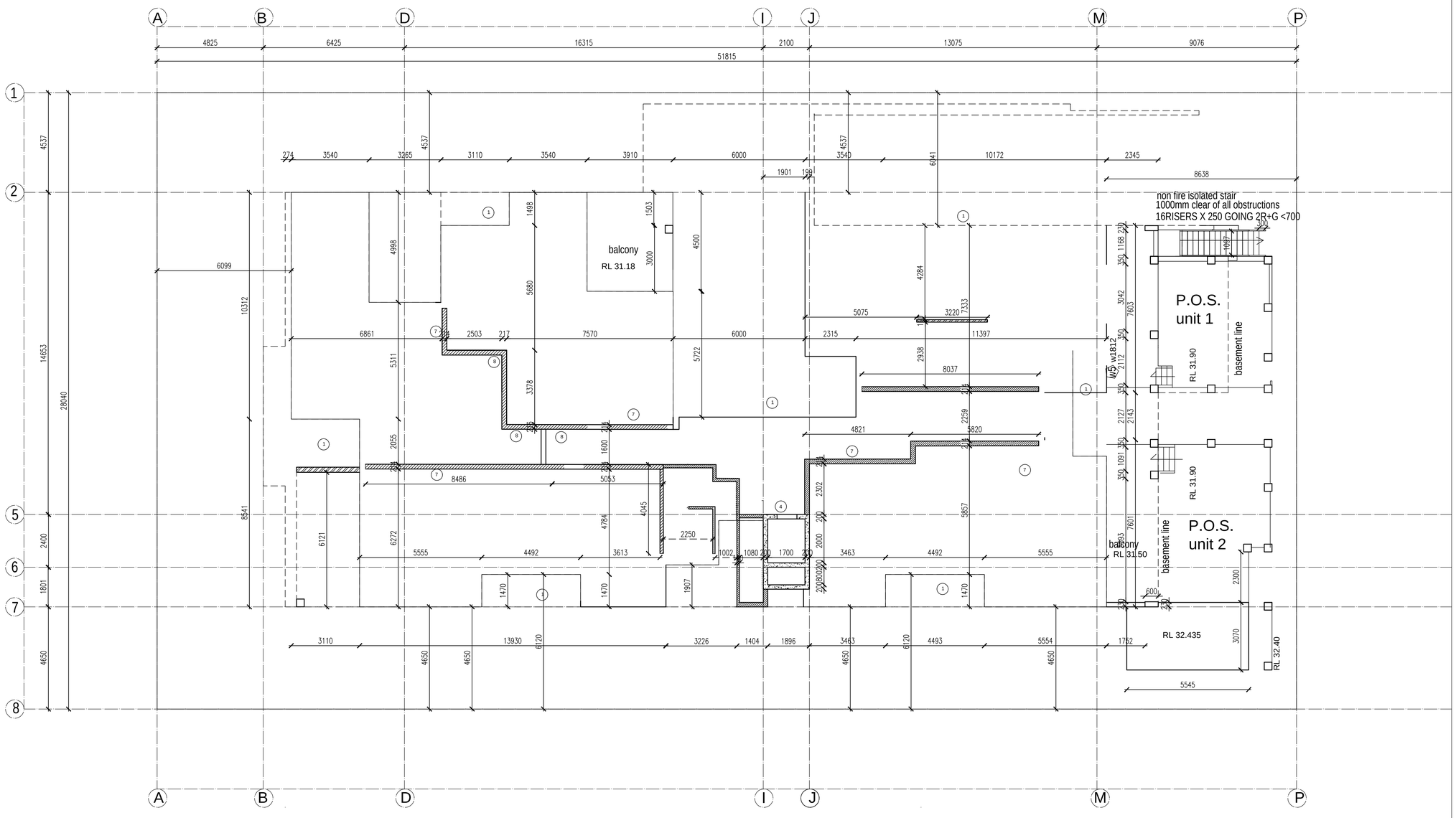
7. 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

SPECIFICATION C1.1 : FIRE RESISTING CONSTRUCTION
TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS

CLASS	2 residential	7a carpark	7b storage
EXTERNAL WALLS			
loadbearing			
less than 1.5m to boundary	90/90/90	120/120/120	240/240/240
1.5 to 3m to boudary	90/60/60	120/90/90	240/240/180
3m or more from boudary	90/50/30	120/60/30	240/180/90
non loabearing			
less than 1.5m to boundary	-/90/90	-/120/120	-/240/240
1.5 to 3m to boundary	-/60/60	-/90/90	-/240/180
3m or more from boudary	-/-/-	-/-/-	-/-/-
external columns not incorporated in an external wall			
for load bearing columns	90/-/-	120/-/-	240/-/-
for non loadbearing columns	-/-/-	-/-/-	-/-/-
COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	-/90/90	-/90/90	-/-/-



GROUND FLOOR SETOUT
scale 1/100

0 1 2 3 4 5 6

GENERAL NOTES

CC SUBMISSION

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This drawing is copyright and the property of the author, it must not be retained, copied or used without the express authority of Antoine Saouma.

DATE	REV	AMENDMENTS
30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
20/09/2020	C	AMENDED AS PER ACCESS REPORT
09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	GROUND FLOOR SETOUT
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	13	D

CONSTRUCTION CERTIFICATE NOTES

- The basement car park shall be provided with a mechanical ventilation system in accordance with AS/NZS 1668.2 and AS/NZS 3666.1;
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WALL LEGEND & TYPE SCHEDULE

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1 — 270mm thick brick structural wall consisting of 2 skins of 110mm brick, 50mm cavity, render & paint on both sides

2 — 110mm brick structural internal partition wall cement rendered and painted on both sides

LOAD-BEARING CONCRETE WALL OR COLUMN

3 — Insitu load bearing concrete columns to structural engineer's design.

4 — 200mm Insitu load bearing concrete walls to structural engineer's design.lift area.cement rendered on one side discontinuous between units -13 mm plasterboard standard core on 28mm steel studs

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9 — 150mm TW Austral brick clays common structural wall -13 mm platerboard daubed on one side -13 mm plasterboard standard core on 64mm steel studs with 20mm clear of masonry 65mm polyester . discontinuous construction suitable for wet to dry areas. thickness of wall 245mm . Rw + Ctr 52

10 — 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

SPECIFICATION C1.1 : FIRE RESISTING CONSTRUCTION
TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS

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non loabearing			
less than 1.5m to boundary	-/90/90	-/120/120	-/240/240
1.5 to 3m to boundary	-/60/60	-/90/90	-/240/180
3m or more from boudary	-/-/-	-/-/-	-/-/-
external columns not incorporated in an external wall			
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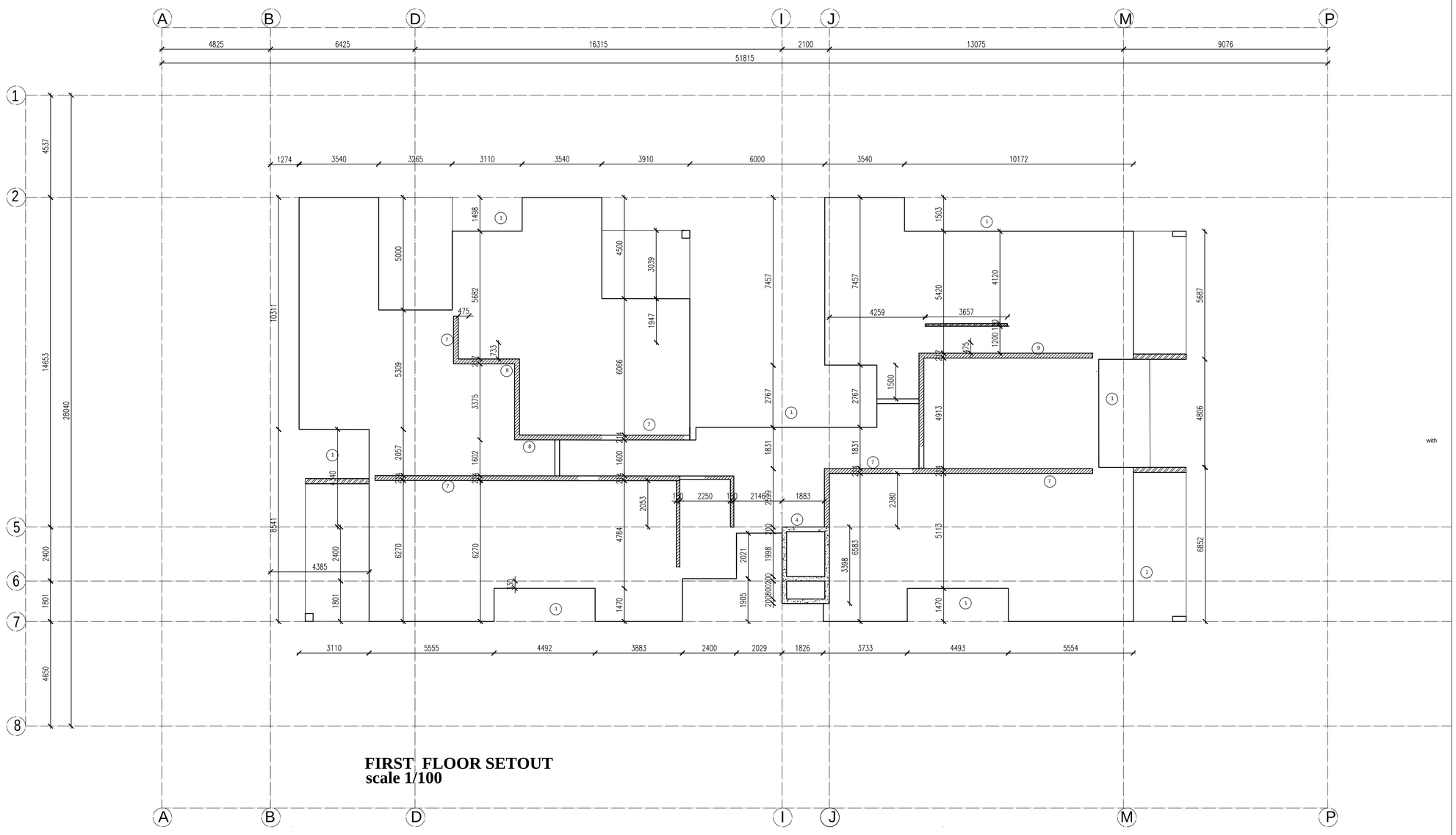
COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction)			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	-/90/90	-/90/90	-/-/-



FIRST FLOOR SETOUT
scale 1/100

0 1 2 3 4 5 6

GENERAL NOTES

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DATE	REV	AMENDMENTS
30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
20/09/2020	C	AMENDED AS PER ACCESS REPORT
09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW

DRAWING	FIRST FLOOR SETOUT
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	14	D

CONSTRUCTION CERTIFICATE NOTES

- The basement car park shall be provided with a mechanical ventilation system in accordance with AS/NZS 1668.2 and AS/NZS 3666.1;
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Noise attenuation is to be achieved within the building using the following standards as a minimum.

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BRICK WALL

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2. 110mm brick structural internal partition wall cement rendered and painted on both sides

LOAD-BEARING CONCRETE WALL OR COLUMN

3. Insitu load bearing concrete columns to structural engineer's design.
4. 200mm Insitu load bearing concrete walls to structural engineer's design.lift area.cement rendered on one side discontinuous between units -13 mm plasterboard standard core on 28mm steel studs
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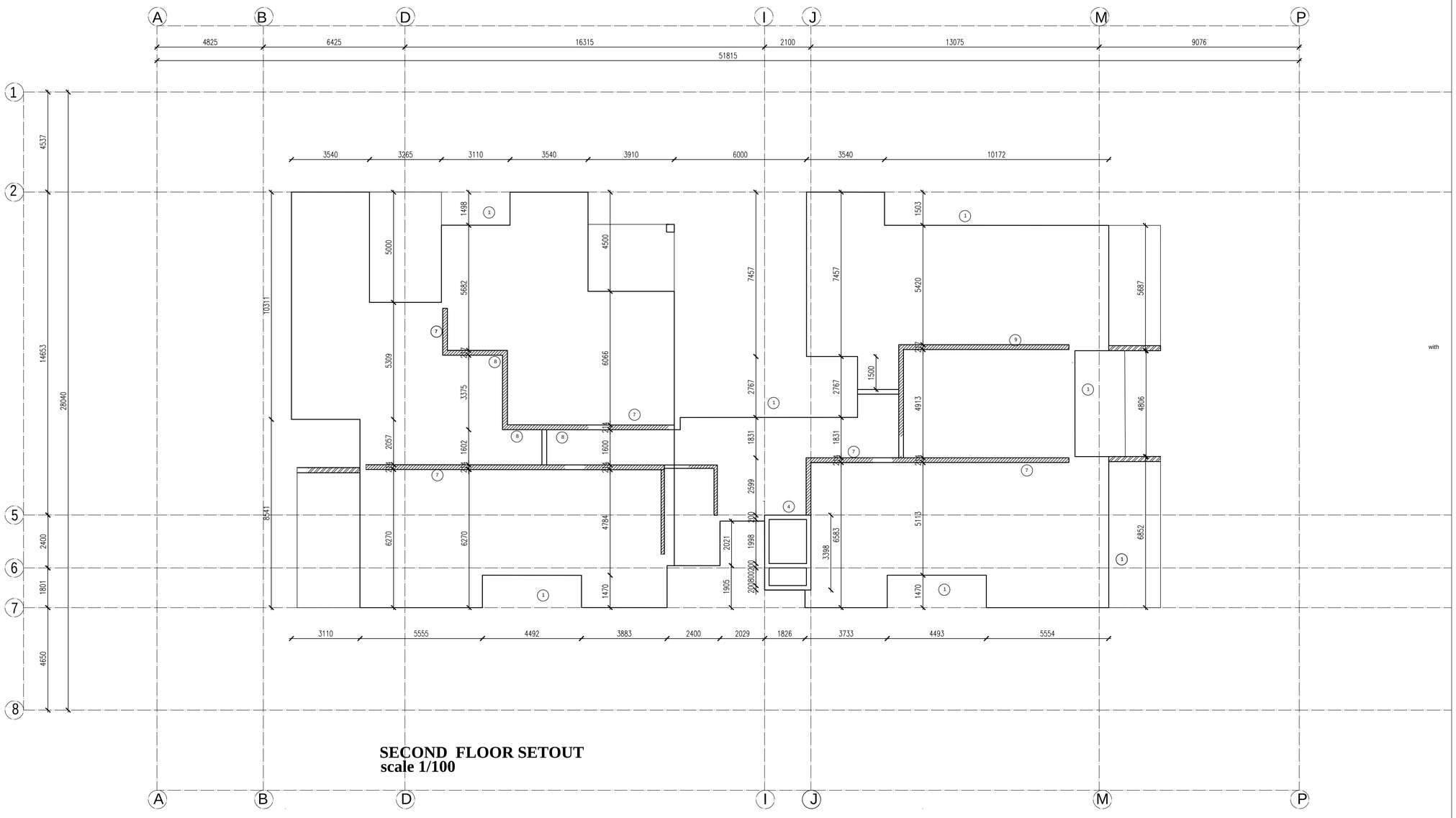
BLOCK / BRICK WALL

6. 200mm core filled retaining blockwork to structural engineer's design. Externally below ground to be fully tanked and lapped with drainage cell into sub soil drainage. Above ground render & paint white
7. 150mm TW Austral brick clays common structural wall -13 mm plasterboard daubed on one side -2x13 mm plasterboard standard core on 28mm steel studs with 25mm glasswood on the other side thickness 214mm Rw+Ctr 51.
8. 150mm TW Austral brick clays common structural wall. -12mm cement rendered on on one side. - 13 mm plasterboard standard core on 28mm steel studs with 9kg/m3 polyester on the other side. discontinuous construction suitable for wet to dry areas. thickness of wall 217mm . Rw 56
9. 150mm TW Austral brick clays common structural wall -13 mm plasterboard daubed on one side -13 mm plasterboard standard core on 64mm steel studs with 20mm clear of masonry 65mm polyester . discontinuous construction suitable for wet to dry areas. thickness of wall 245mm . Rw + Ctr 52
10. 70MM TIMBER STUDS , 13MM PLASTERBOARD ON BOTH SIDES

SPECIFICATION C1.1 : FIRE RESISTING CONSTRUCTION TABLE 3 TYPE A CONSTRUCTION F.R.L. OF BUILDING ELEMENTS			
CLASS	2 residential	7a carpark	7b storage
EXTERNAL WALLS			
loadbearing			
less than 1.5m to boundary	90/90/90	120/120/120	240/240/240
1.5 to 3m to boundary	90/60/60	120/90/90	240/240/180
3m or more from boudary	90/50/90	120/60/30	240/180/90
non loabearing			
less than 1.5m to boundary	-/90/90	-/120/120	-/240/240
1.5 to 3m to boundary	-/60/60	-/90/90	-/240/180
3m or more from boudary	-/-/-	-/-/-	-/-/-
external columns not incorporated in an external wall			
for load bearing columns	90/-/-	120/-/-	240/-/-
for non loadbearing columns	-/-/-	-/-/-	-/-/-
COMMON WALLS AND FIRE WALLS	90/90/90	120/120/120	240/240/240
INTERNAL WALLS (non combustible construction			
lift and stair shafts			
loadbearing	90/90/90	120/120/120	240/120/120
non loabearing	-/90/90	-/120/120	-/120/120
bounding public corridor , hallways			
loadbearing	90/90/90	120/120/120	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
between or bounding sole occupancy units			
loadbearing	90/90/90	120/-/-	240/-/-
non loabearing	-/60/60	-/-/-	-/-/-
ventilation , pipe, garbage shafts and the like			
loadbearing	90/90/90	120/90/90	240/120/120
non loabearing	-/90/90	-/90/90	-/-/-



SECOND FLOOR SETOUT
scale 1/100

0 1 2 3 4 5 6

GENERAL NOTES

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DATE	REV	AMENDMENTS
30/01/2020	A	DRAWINGS ISSUE FOR COMMENTS
20/08/2020	B	DRAWINGS ISSUE FOR CC SUBMISSION
20/09/2020	C	AMENDED AS PER ACCESS REPORT
09/10/2020	D	AMENDED AS PER PC REQUIREMENTS

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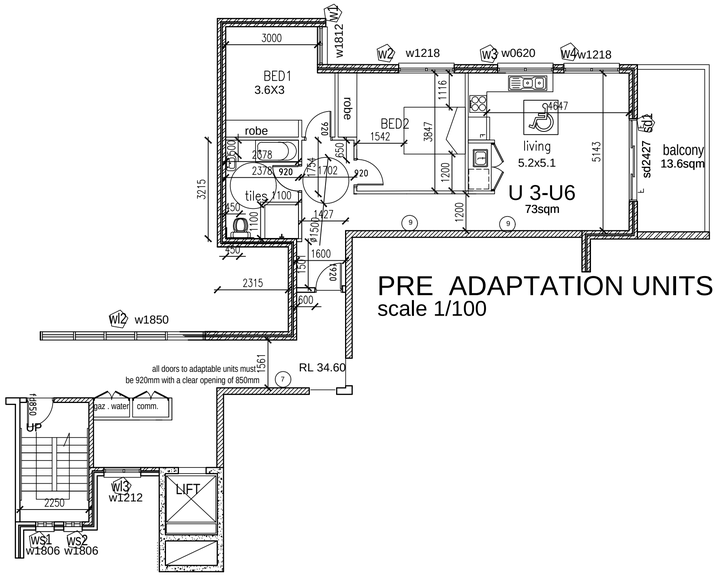
CLIENT
MIRAGE CONSTRUCTION P/L

PROJECT	PROPOSED RESIDENTIAL FLAT BUILDING @ LOTS 71 D.P 7298 & LO7 B DP 341973 No: 40-42 SHADFORTH STREET. WILEY PARK . NSW
DRAWING	SECOND FLOOR SETOUT
SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

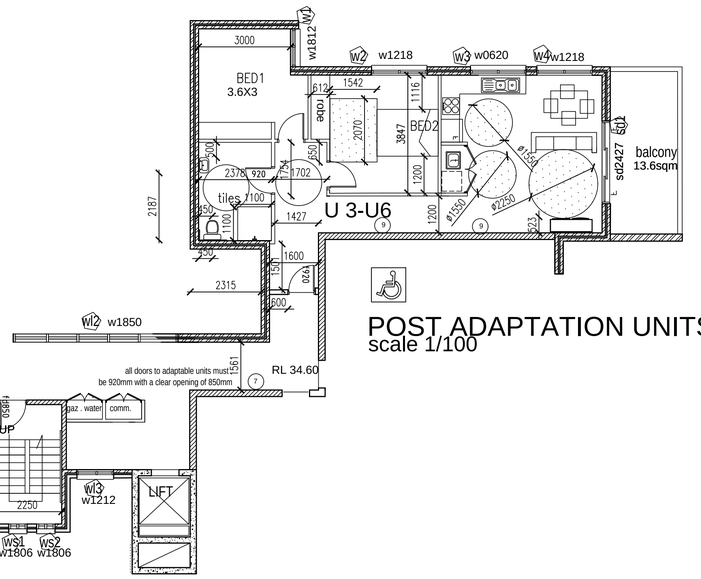
JOB NO	TYPE	DWG NO	REV
04019	CC	15	D

ADAPTABLE HOUSING
UNIT 3 & 6 MUST COMPLY WITH THE CLASS C REQUIREMENTS OF AS 4299 . 1995
REFER TO ACCESS CONSULTANTS REPORT FOR CHECKLIST WITH SCHEDULE OF FEATUREWS TO BE INCORPORATED

NOTE : THE PLUMBING IS PROVIDED IN SLAB TO SUIT PRE AND POST ADAPTATION LAYOUT



PRE ADAPTATION UNITS
scale 1/100



POST ADAPTATION UNITS
scale 1/100

0 1 2 3 4 5 6

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SCALE	1:100
DRAWN BY	AS
CHECKED BY	
DATE	AUGUST2019

JOB NO	TYPE	DWG NO	REV
04019	CC	16	C

POWDERCOATED ALUMINIUM FRAME WINDOWS & DOORS SCHEDULE

	Height	Width	Head height	Window style	Openability	Frame material
UNIT 1						
W1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminiu
W3	600	1800	1800	sliding	12%	aluminium
W4	1200	1800	2200	sliding	12%	aluminium
W5	1800	1200	2200	sliding	12%	aluminium
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 2						
W 1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	1800	1200	2200	sliding	12%	aluminium
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 3						
W1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminiu
W3	600	1800	1800	sliding	12%	aluminium
W4	1200	1800	2200	sliding	12%	aluminium
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 4						
W 1	1200	1200	2200	sliding	12%	aluminium
W2	1200	1200	2200	sliding	12%	aluminium
SD 1	2400	2700	2400	sliding	12%	aluminium
UNIT 5						
W 1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	1800	1200	2200	sliding	12%	aluminium
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 6						
W1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminiu
W3	600	1800	1800	sliding	12%	aluminium
W4	1200	1800	2200	sliding	12%	aluminium
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 7						
W 1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	1800	1200	2200	sliding	12%	aluminium
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 8						
W1	1200	1800	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	600	2400	2200	sliding	12%	aluminium
SD1	2400	1800	2400	sliding	50%	aluminium
UNIT 9						
W1	1200	1800	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	900	600	2200	sliding	12%	aluminium
W4	1200	1800	2200	sliding	12%	aluminium
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 10						
W 1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	1200	1800	2200	sliding	12%	aluminum
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 11						
W1	1200	1800	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	600	2400	2200	sliding	12%	aluminium
SD1	2400	1800	2400	sliding	50%	aluminium
UNIT 12						
W1	1200	1800	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	900	600	2200	sliding	12%	aluminium

POWDERCOATED ALUMINIUM FRAME WINDOWS & DOORS SCHEDULE

	Height	Width	Head height	Window style	Openability	Frame material
UNIT 13						
W 1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	1200	1800	2200	sliding	12%	aluminum
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 14						
W1	1200	1800	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	600	2400	2200	sliding	12%	aluminium
SD1	2400	1800	2400	sliding	50%	aluminium
UNIT 15						
W1	1200	1800	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	900	600	2200	sliding	12%	aluminium
W4	1200	1800	2200	sliding	12%	aluminium
SD1	2400	2700	2400	sliding	50%	aluminium
UNIT 16						
W 1	1800	1200	2200	sliding	12%	aluminium
W2	1200	1800	2200	sliding	12%	aluminium
W3	1200	1800	2200	sliding	12%	aluminum
SD1	2400	2700	2400	sliding	50%	aluminium
LOBBY						
WL1	1800	3000	2400	sliding	12%	aluminium
SDL1	2400	2100	2400	sliding	50%	aluminium
WS1	1800	600	2200	sliding	10%	aluminium
WS2	1800	600	2200	sliding	10%	aluminium
WL2	1800	5000	2400	sliding	10%	aluminium
WL3	1200	1200	2200	sliding	10%	aluminium
WL4	1800	5000	2400	sliding	10%	aluminium
WL5	1200	1200	2200	sliding	10%	aluminium

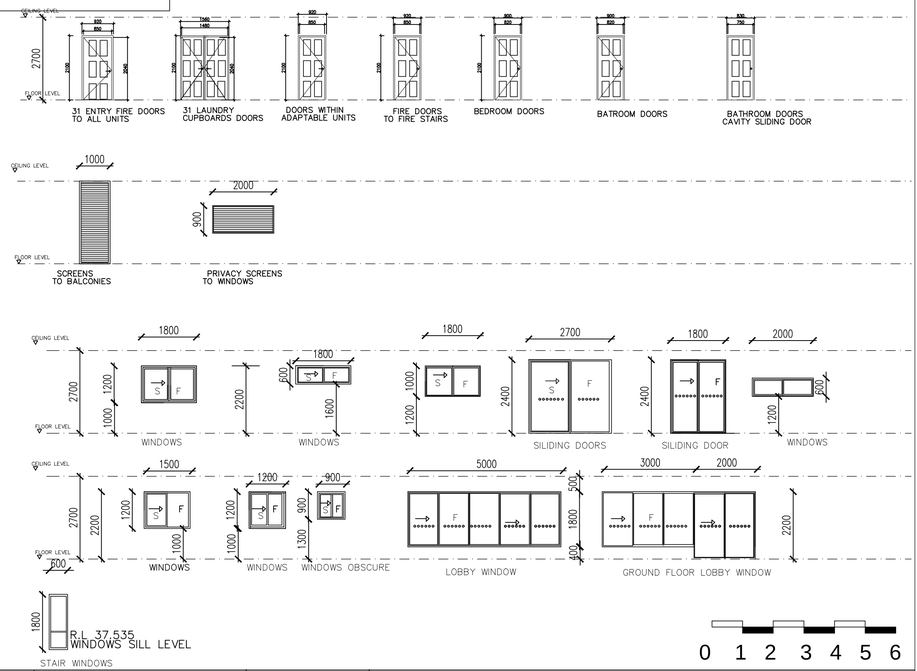
WS1– WS2 SILL LEVEL RL37.535

ALL SOU ENTRY DOORS TO HAVE A FRL = –/60/30

1- MEDIUM TEMPERATURE SMOKE SEALS SHALL BE PROVIDED TO ALL SOU DOORS ON THE 1st AND 2nd STOREY DOORS LEADING TO THE FIRE ISOLATED STAIRS
2- CRIMSAFE OR SIMILAR RADIANT HEAT ATTENUATION SCREENS SHALL BE PROVIDED TO WINDOW OPENINGS OF UNIT 2 WITHIN 6M OF THE PATH OF THE ROADWAY

3- Medium temperature smoke seals shall be provided to the doors leading on the carpark exit stairs.

A window opening must be provided with protection if the floor below the window is 2m or more above the surface beneath in:
the openable portion of the window must be protected with :
1– A device to restrict the window opening or
2– A screen with secure fitting
A device or screen required must not permit a 125mm sphere to pass through the window or screen and resist an outward horizontal action 250N against the
– window restrained by a device or
– screen protecting the opening
– have a child resistant release mechanism if the screen or device is able to be removed unlocked or overridden.
A barrier with a height not less than 865mm above the floor is required to an openable window
– in addition to window protection when a child resistant screen release mechanism is required
– for openable windows 4m or more above the surface beneath if the window is not covered by A barrier covered must not
– permit a 125mm sphere to pass through
– have any horizontal bar near horizontal elements between 150mm and 760mm above the floor that facilitate climbing



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04019	CC	17	D