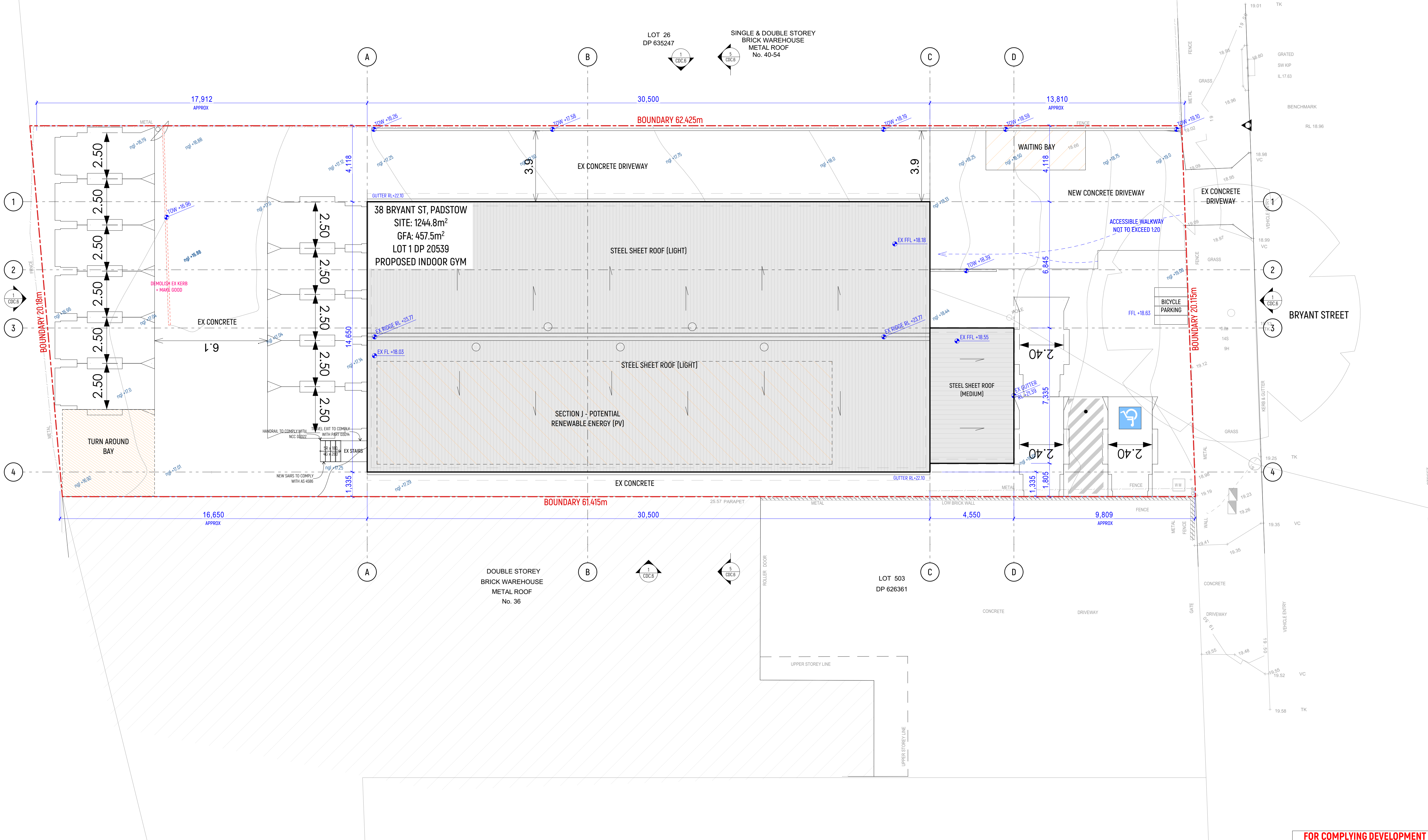


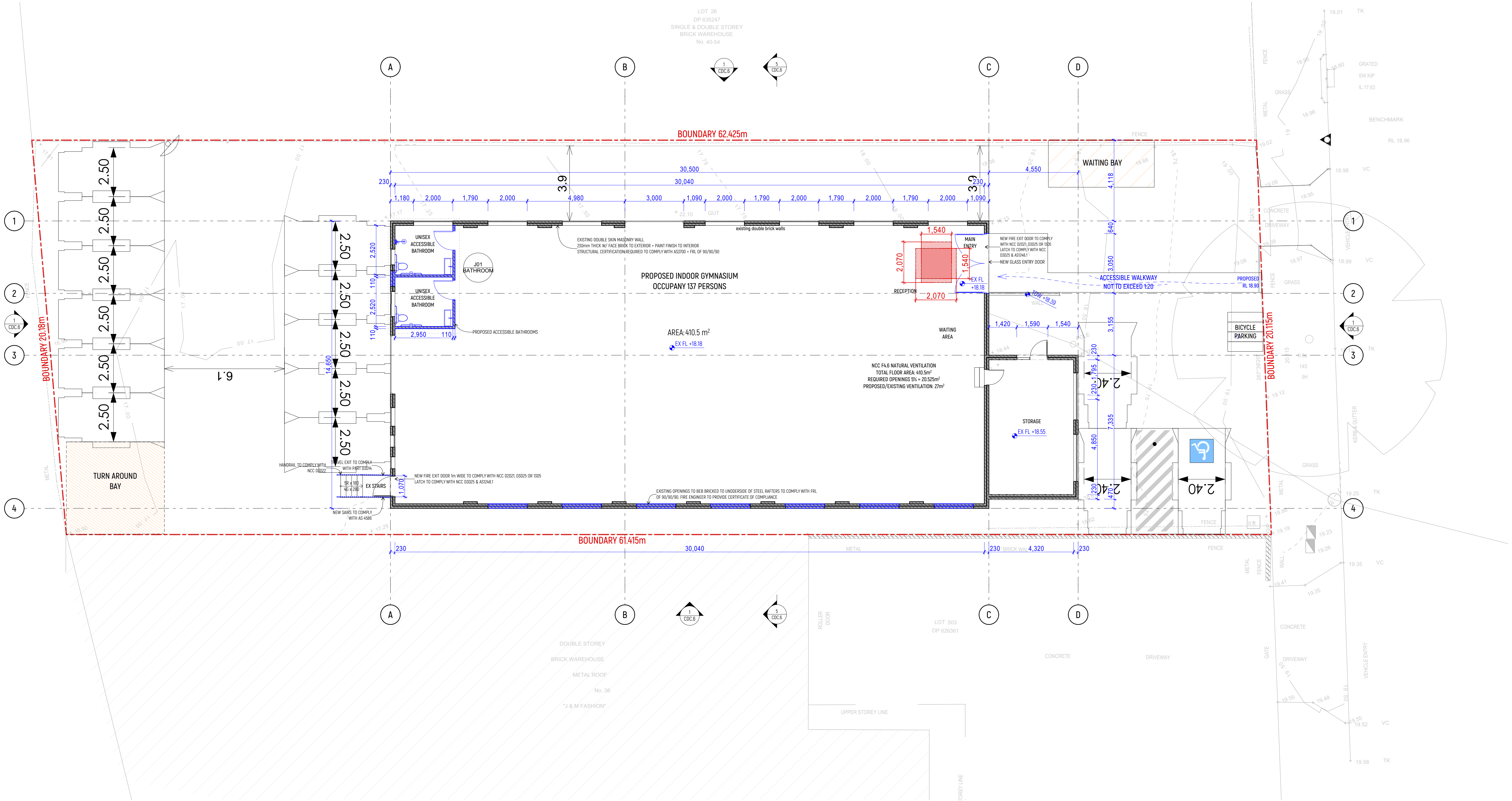
BCA/NCC COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
C2011 (1)	STIC3 FLOOR LININGS AND FLOOR COVERINGS	COMMERCIAL RUBBER GYM FLOORING (FIRE-RATED)
C2011 (1)	STIC4 WALL AND CEILING LININGS	SARKING TO NOT EXCEED 1mm AND HAVE FLAMMABILITY INDEX <5
C2011 (1)	STIC5 AIR-HANDLING DUCTWORK	RIGID + FLEXIBLE DUCTWORK TO COMPLY WITH AS 4254.1 & AS4254.2
NSWC2011 (2)	PAINT NOT TO BE USED TO MAKE A MATERIAL COMPLY WITH A REQUIRED FIRE HAZARD PROPERTY	TO BE CERTIFIED BY SUITABLY QUALIFIED PERSON
C403	PROTECTION OF OPENINGS IN EXTERNAL WALLS	PROVIDE NEW 110mm THICK BRICK WALL - FIRE ENGINEER TO PROVIDE CERTIFICATE/PERFORMANCE SOLUTION
SS04	FIRE RESISTANCE OF BUILDING ELEMENTS - TYPE C CONSTRUCTION - LINTELS	TO BE CERTIFIED BY STRUCTURAL ENGINEER

SECTION J COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
J1P4	RENEWABLE ENERGY AND EV CHARGING	FACILITIES FOR FUTURE INSTALL OF PV/STORAGE AND EV CHARGING
J703 (2)	LIGHTING + ELECTRICAL POWER	MAX DESIGN POWER ALLOWED IS 2846 WATTS
J802	HOT WATER SUPPLY	MUST BE DESIGNED + INSTALLED AS PER PART 82 NCC V3 - PLUMBING
J805	SOLAR AND BATTERY FACILITIES	AT LEAST 20% OF BUILDING AREA ROOF TO BE LEFT CLEAR FOR PV



BCA/NCC COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
C2011 (1)	STC3 FLOOR LININGS AND FLOOR COVERINGS	COMMERCIAL RUBBER GYM FLOORING (FIRE-RATED)
C2011 (1)	STC3 WALL AND CEILING LININGS	SARKING TO NOT EXCEED 3mm AND HAVE FLAMMABILITY INDEX <5
C2011 (1)	STC5 AIR-HANDLING DUCTWORK	RIGID - FLEXIBLE DUCTWORK TO COMPLY WITH AS 4254.1 & AS4254.2
NSW C2011 (2)	PAINT NOT TO BE USED TO MAKE A MATERIAL COMPLY WITH A REQUIRED FIRE HAZARD PROPERTY	TO BE CERTIFIED BY SUITABLY QUALIFIED PERSON
C403	PROTECTION OF OPENINGS IN EXTERNAL WALLS	PROVIDE NEW 110mm THICK BRICK WALL - FIRE ENGINEER TO PROVIDE CERTIFICATE/PERFORMANCE SOLUTION
SSC4	FIRE RESISTANCE OF BUILDING ELEMENTS - TYPE C CONSTRUCTION - LINTELS	TO BE CERTIFIED BY STRUCTURAL ENGINEER

SECTION J COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
J1P4	RENEWABLE ENERGY AND EV CHARGING	FACILITIES FOR FUTURE INSTALL OF PV/STORAGE AND EV CHARGING
J703 (2)	LIGHTING - ELECTRICAL POWER	MAX DESIGN POWER ALLOWED IS 2646 WATTS
J802	HOT WATER SUPPLY	MUST BE DESIGNED - INSTALLED AS PER PART B2 NCC V5 - PLUMBING
J905	SOLAR AND BATTERY FACILITIES	AT LEAST 20% OF BUILDING AREA ROOF TO BE LEFT CLEAR FOR PV



FOR COMPLYING DEVELOPMENT

gba

gbanks.com.au

UTU/60 Marigold St
Revesby NSW 2212

Tel: +61 2 8080 4318
N. Arch: Gorgi Gulevski 10620

STRUCTURAL ENGINEER MUST CERTIFY & APPROVE THIS PLAN PRIOR TO ANY WORKS COMMENCING. ALL DIMENSIONS MUST BE VERIFIED ON SITE BY BUILDER OR CONTRACTORS PRIOR TO ANY CONSTRUCTION COMMENCING. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA & COUNCIL CONDITIONS. THESE DRAWINGS HAVE BEEN PRODUCED TO ILLUSTRATE DESIGN INTENT. CONSTRUCTION TO COMPLY WITH LOCAL AND STATUTORY AUTHORITY REGULATIONS INCL BUT NOT LIMITED TO THE BUILDING OWNER BCA AND/OR AS. DO NOT SCALE OFF DRAWINGS. USE SCALED MEASUREMENTS. THESE NOTES MUST BE READ IN CONJUNCTION WITH ACCOMPANYING DRAWINGS. FINISHED LEVELS SHOWN ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO MEASURE DURING CONSTRUCTION.

LEGEND
BRK BRICKWORK
CN CONCRETE
CPT CARPET
CT TILE
DP DOWNPIPE

GL GLAZING
LV LOUVRES
MC METAL CLADDING
MT METAL ROOFING
PS PRIVACY SCREEN

PT PAINT
ST STEEL
STN STONE
TM TIMBER FLOOR

EXISTING
DEMO
PROPOSED

THESE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHT. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE OWNERS. THESE DRAWINGS ARE SITE SPECIFIC AND CAN ONLY BE USED FOR THE PROJECT ADDRESSED AS LISTED IN THESE DRAWINGS.

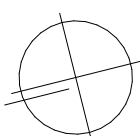
CLIENT
CREWFIT

REVISION NOTES

A - FOR CHANGE OF USE - CDC

B - AMENDMENTS/DETAILS AS PER BCA REPORT

02/08/2024
05/02/2025



ADDRESS
38 BRYANT ST, PADSTOW

SCALE
1:100 @ A1

PROJECT

P38

DRAWING

PROPOSED GROUND FLOOR PLAN

REV

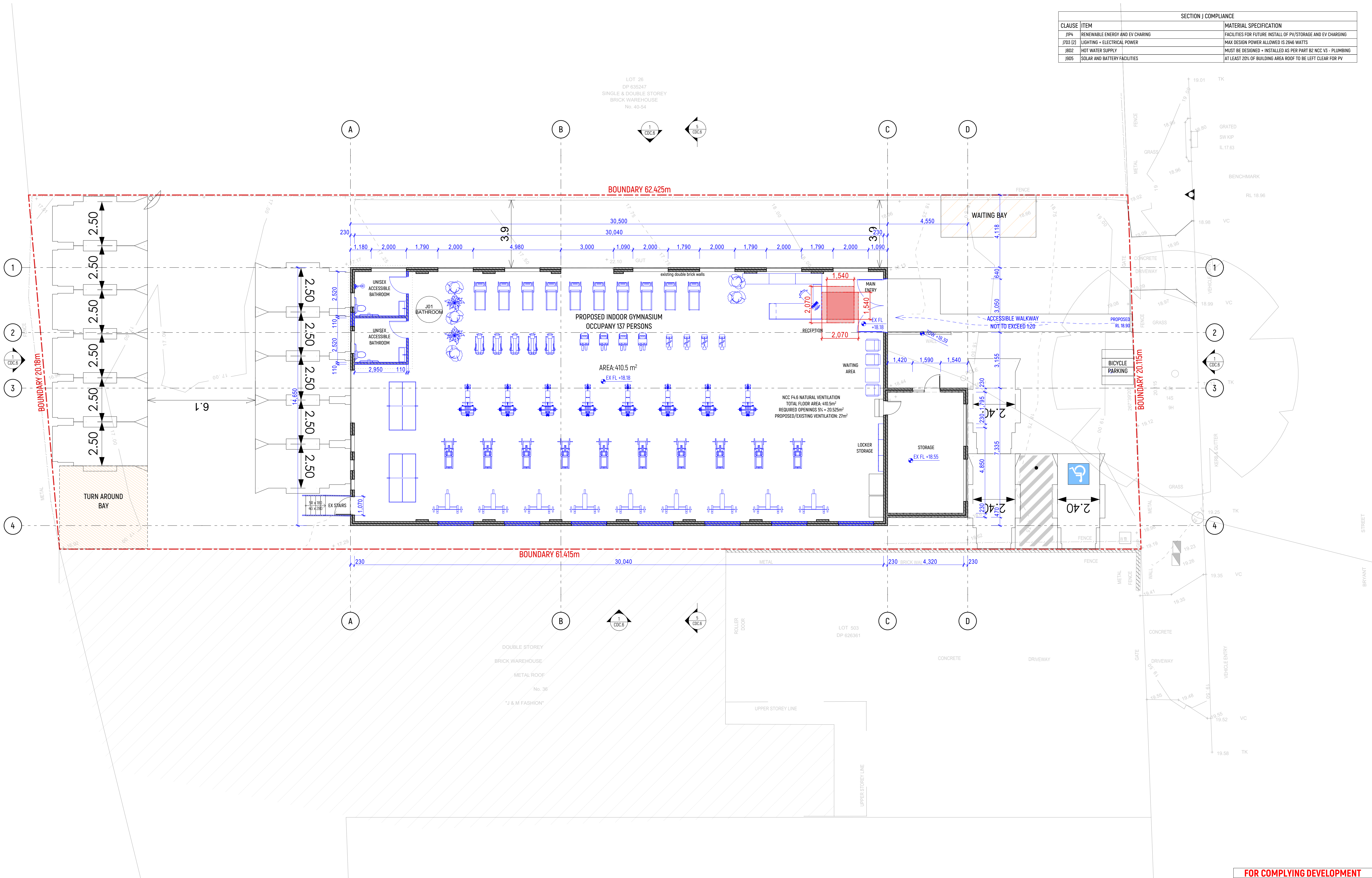
B

DRAWING NO.

CDC.3

BCA/NCC COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
C2011 (1)	STC3 FLOOR LININGS AND FLOOR COVERINGS	COMMERCIAL RUBBER GYM FLOORING (FIRE-RATED)
C2011 (1)	STC4 WALL AND CEILING LININGS	SARKING TO NOT EXCEED 3mm AND HAVE FLAMMABILITY INDEX +5
C2011 (1)	STC5 AIR-HANDLING DUCTWORK	RIGID + FLEXIBLE DUCTWORK TO COMPLY WITH AS 4254.1 & AS4254.2
NSW C2011 (2)	PAINT NOT TO BE USED TO MAKE A MATERIAL COMPLY WITH A REQUIRED FIRE HAZARD PROPERTY	TO BE CERTIFIED BY SUITABLY QUALIFIED PERSON
C403	PROTECTION OF OPENINGS IN EXTERNAL WALLS	PROVIDE NEW 110mm THICK BRICK WALL - FIRE ENGINEER TO PROVIDE CERTIFICATE/PERFORMANCE SOLUTION
SSCA	FIRE RESISTANCE OF BUILDING ELEMENTS - TYPE C CONSTRUCTION - LINTELS	TO BE CERTIFIED BY STRUCTURAL ENGINEER

SECTION J COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
J1P4	RENEWABLE ENERGY AND EV CHARGING	FACILITIES FOR FUTURE INSTALL OF PV/STORAGE AND EV CHARGING
J703 (2)	LIGHTING + ELECTRICAL POWER	MAX DESIGN POWER ALLOWED IS 2646 WATTS
J802	HOT WATER SUPPLY	MUST BE DESIGNED + INSTALLED AS PER PART B2 NCC V5 - PLUMBING
J905	SOLAR AND BATTERY FACILITIES	AT LEAST 20% OF BUILDING AREA ROOF TO BE LEFT CLEAR FOR PV

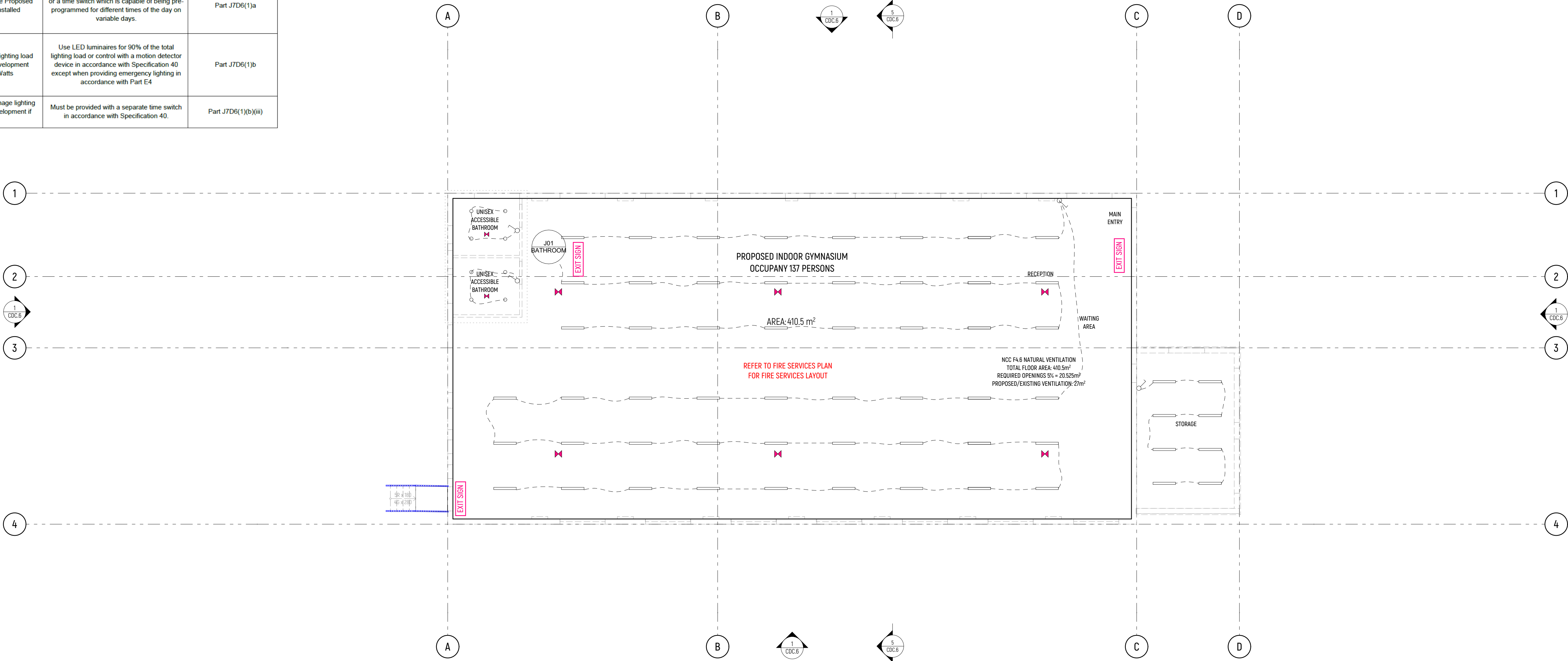


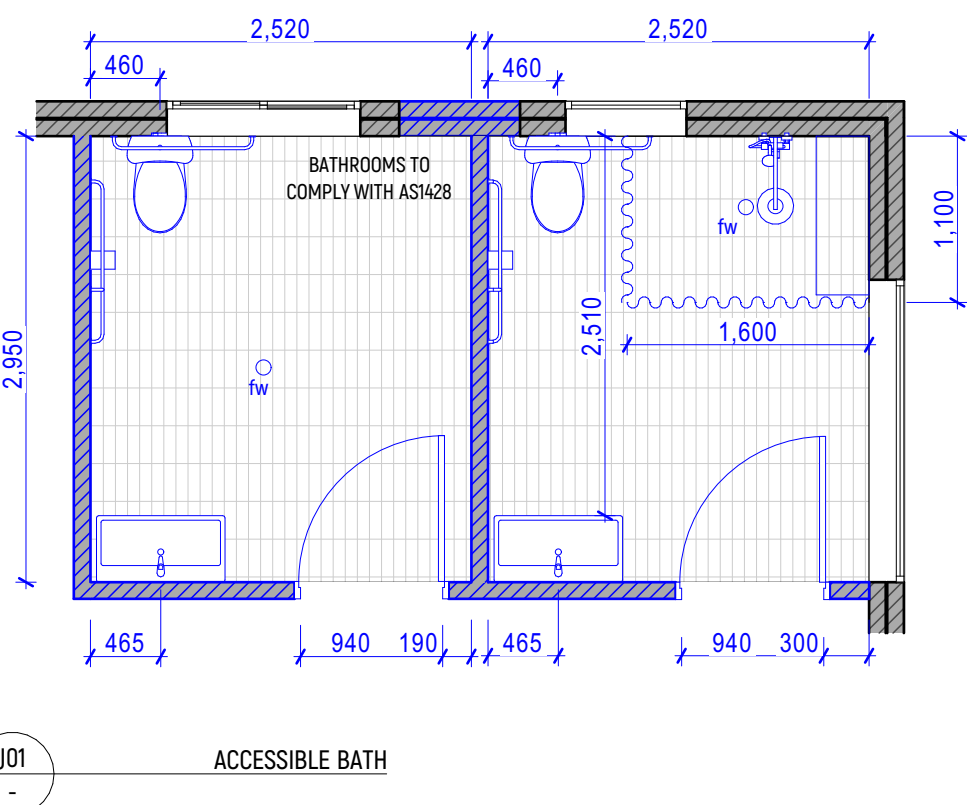
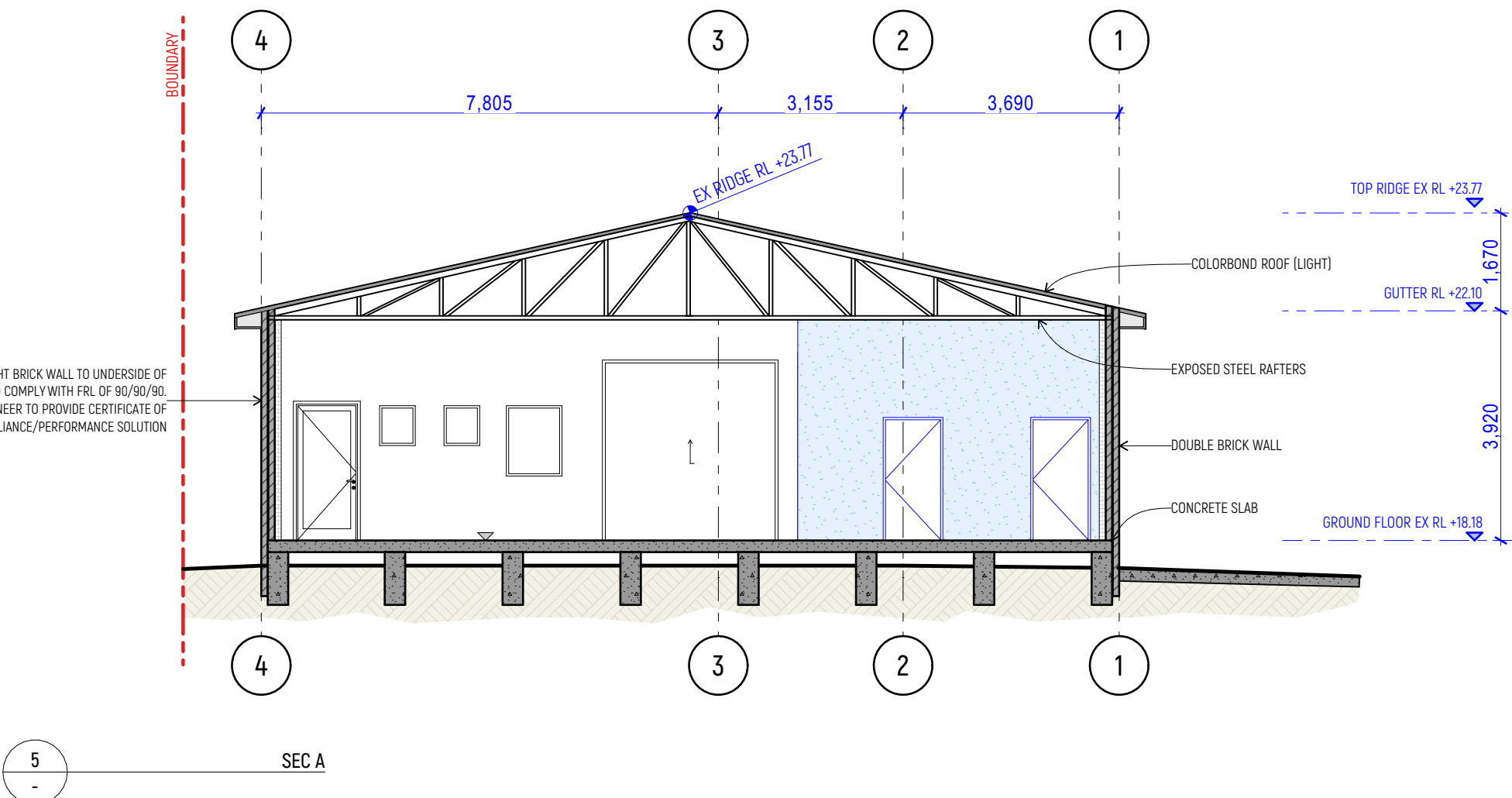
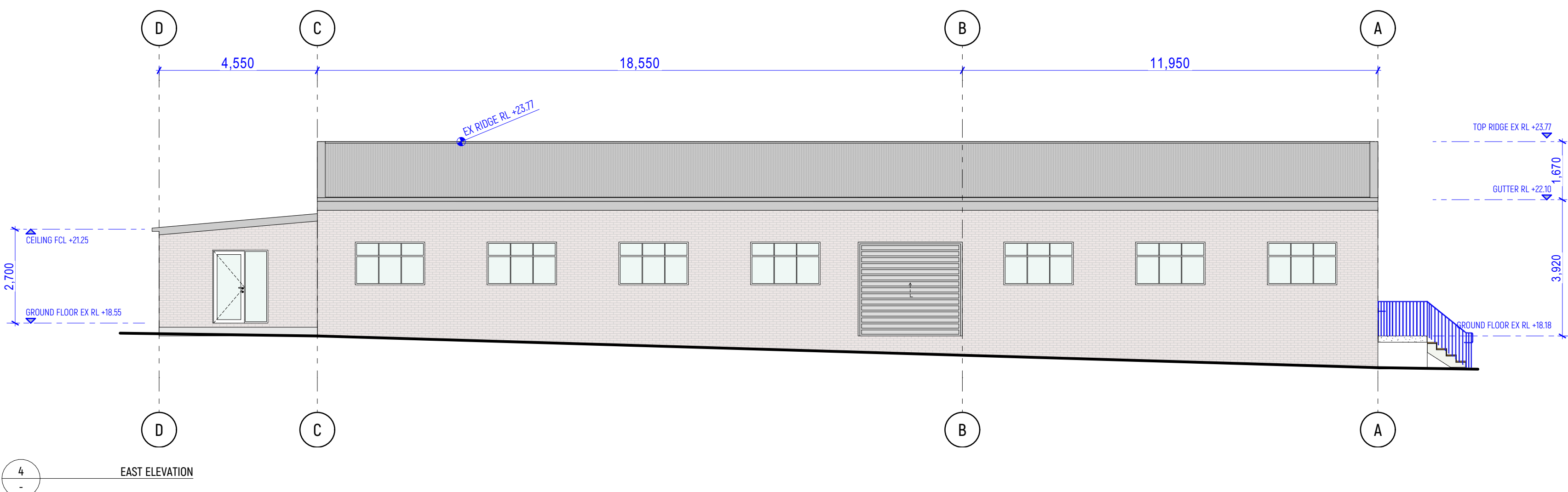
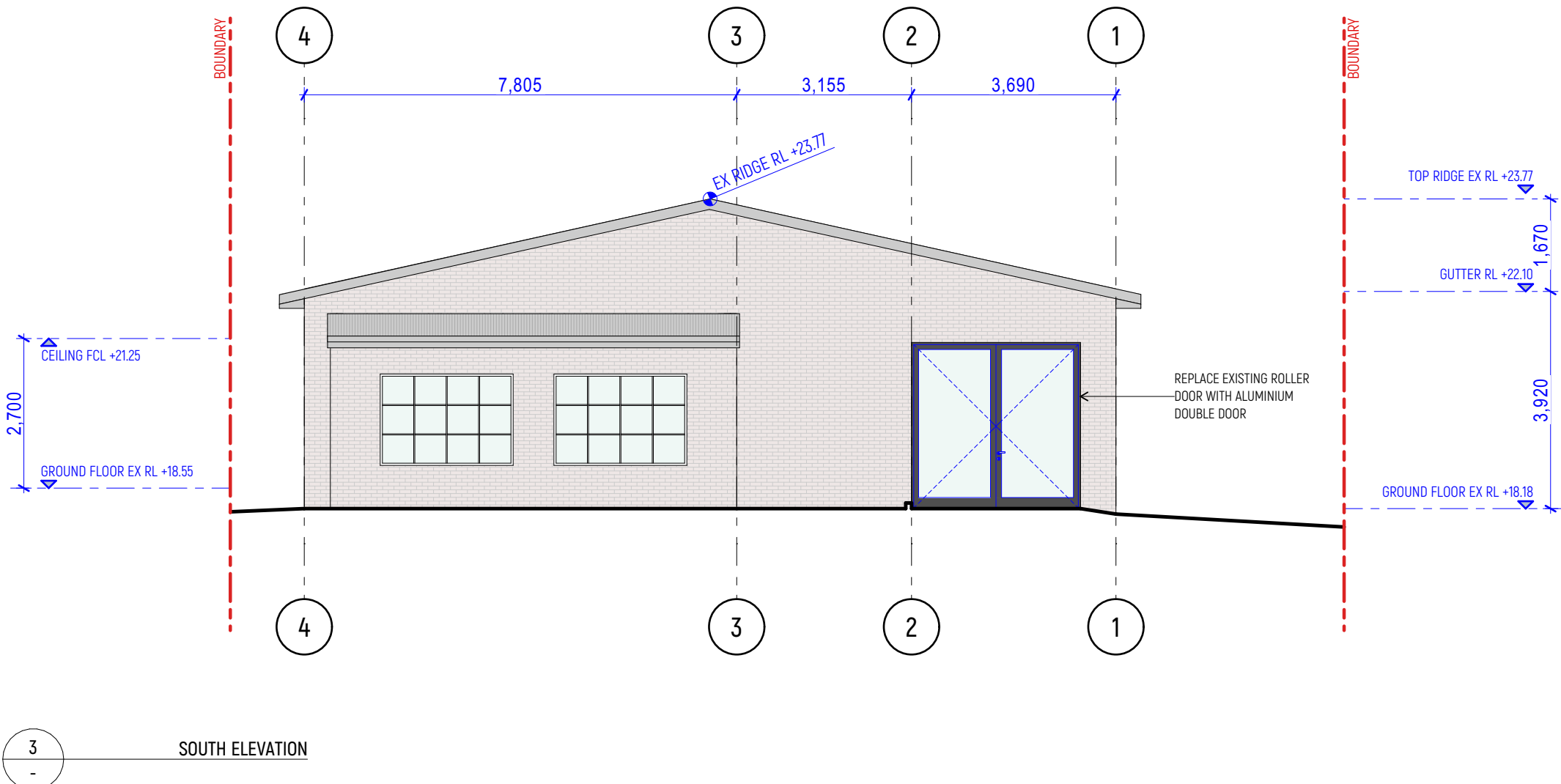
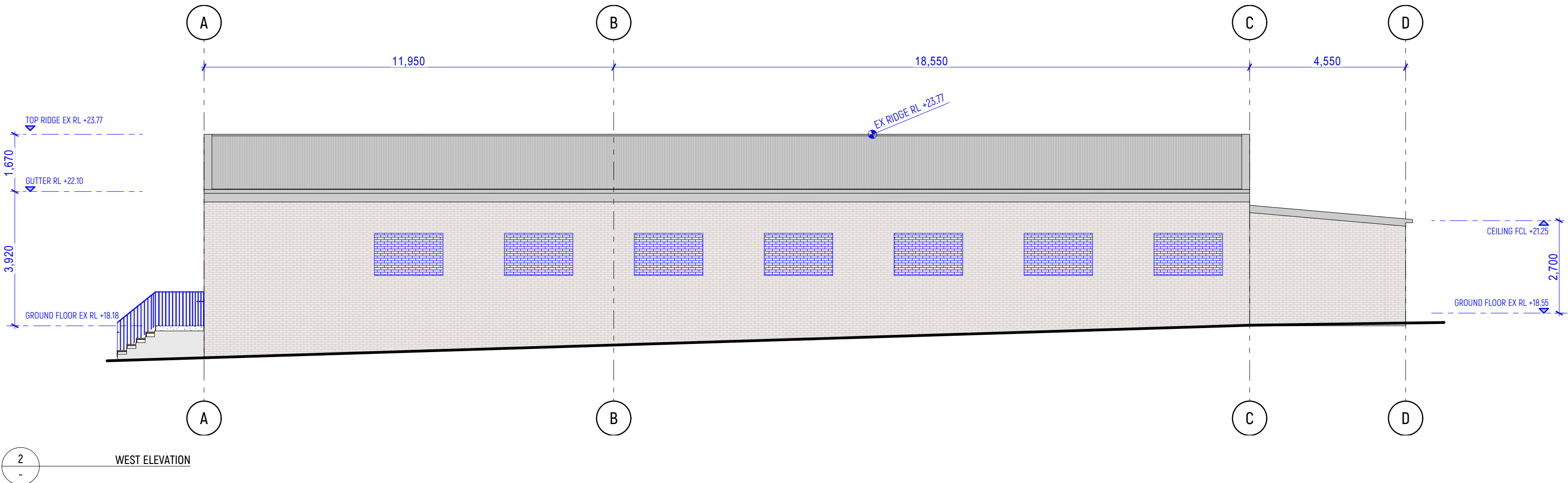
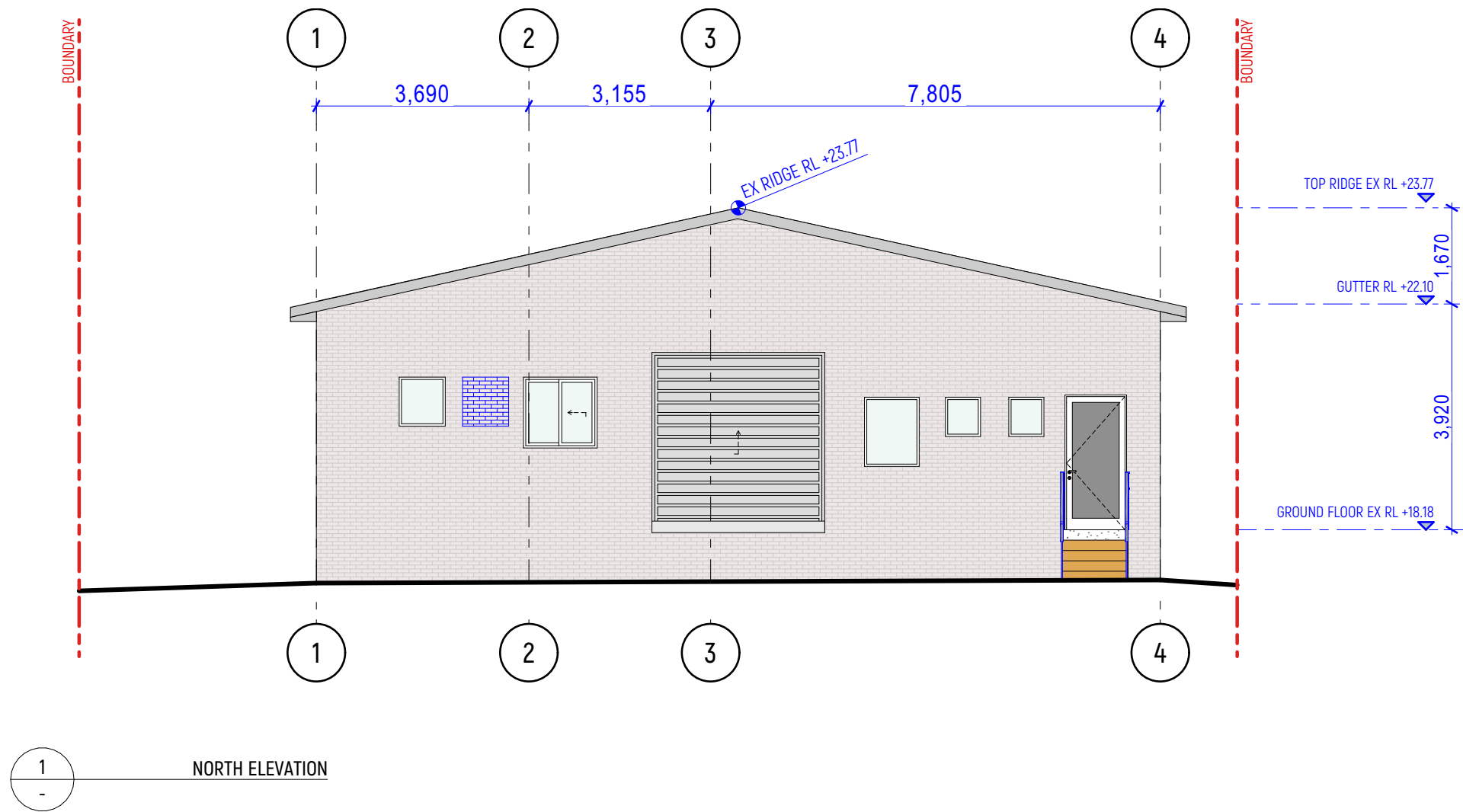
6.5 – Part J7 Artificial Lighting and Power

	Building Element	Energy Efficiency Provisions	Corresponding NCC Part
1	Lighting electrical power of the Proposed Development	Maximum design power allowed is 2646 Watts	Part J7D3(2)
2	Artificial light switch or other lighting control devices of Proposed Development	Artificial lighting of a room or space must be individually operated by a switch or other control device. An artificial lighting switch must be located in a visible position. Light switch or control device must control lighting of no more than 250 m² of area.	Part J7D4(3)(b)(ii)
2.1	Artificial lighting control for space greater than 250m² of Proposed Development	95% of the light fittings must be controlled by a time switch in accordance with Specification 40 or an occupant sensing device such as a security key card reader that registers a person entering and leaving the building or a motion detector in accordance with Specification 40.	Part J7D4(4)
3	Windows display lighting if installed	Must be controlled separately from other display lighting.	Part J7D5(2)
4	External lighting of the Proposed Development if installed	Must be controlled by either a daylight sensor or a time switch which is capable of being pre-programmed for different times of the day on variable days.	Part J7D6(1)a
5	If the total perimeter lighting load of the Proposed Development exceeds 100 Watts	Use LED luminaires for 90% of the total lighting load or control with a motion detector device in accordance with Specification 40 except when providing emergency lighting in accordance with Part E4	Part J7D6(1)b
6	Façade lighting or signage lighting of the Proposed Development if installed	Must be provided with a separate time switch in accordance with Specification 40.	Part J7D6(1)(b)(ii)

BCA/NCC COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
C2D11 (1)	SYCS FLOOR LININGS AND FLOOR COVERINGS	COMMERCIAL RUBBER GYM FLOORING (FIRE-RATED)
C2D11 (1)	SYCS WALL AND CEILING LININGS	SARKING TO NOT EXCEED 3mm AND HAVE FLAMMABILITY INDEX <5
C2D11 (1)	SYCS AIR-HANDLING DUCTWORK	RIGID + FLEXIBLE DUCTWORK TO COMPLY WITH AS 4254.1 & AS4254.2
NSW C201 (2)	PAINT NOT TO BE USED TO MAKE A MATERIAL COMPLY WITH A REQUIRED FIRE HAZARD PROPERTY	TO BE CERTIFIED BY SUITABLY QUALIFIED PERSON
C4D3	PROTECTION OF OPENINGS IN EXTERNAL WALLS	PROVIDE NEW 110mm THICK BRICK WALL - FIRE ENGINEER TO PROVIDE CERTIFICATE/PERFORMANCE SOLUTION
SSC4	FIRE RESISTANCE OF BUILDING ELEMENTS - TYPE C CONSTRUCTION - LINTELS	TO BE CERTIFIED BY STRUCTURAL ENGINEER

SECTION J COMPLIANCE		
CLAUSE	ITEM	MATERIAL SPECIFICATION
J1P4	RENEWABLE ENERGY AND EV CHARGING	FACILITIES FOR FUTURE INSTALL OF PV/STORAGE AND EV CHARGING
J7D3 (2)	LIGHTING + ELECTRICAL POWER	MAX DESIGN POWER ALLOWED IS 2646 WATTS
J8D2	HOT WATER SUPPLY	MUST BE DESIGNED + INSTALLED AS PER PART B2 NCC V5 - PLUMBING
J9D5	SOLAR AND BATTERY FACILITIES	AT LEAST 20% OF BUILDING AREA ROOF TO BE LEFT CLEAR FOR PV



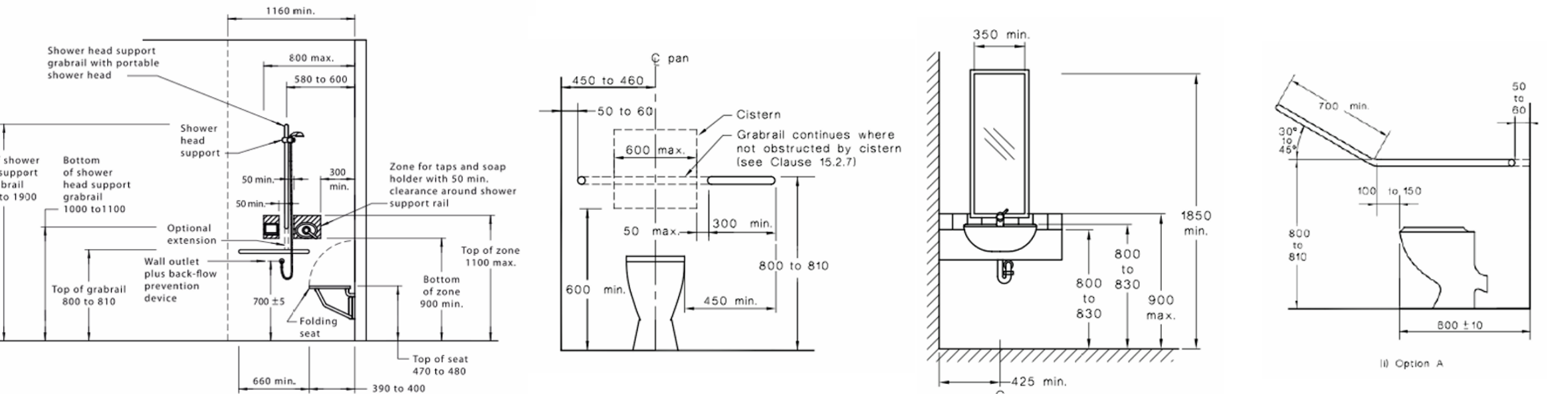


FLOOR GRADES (REFER TO A53740 FOR ADDITIONAL WATERPROOFING REQUIREMENTS)

- Shower Area – 1:60 to 1:80 fall to shower waste outlet
- Bathroom Area – 1:80 to 1:100

SIGNAGE

- Braille Indicators with Unisex International Symbol located at 1250mm from finished floor level measured to
- Bottom of sign, RH or LH determines right or left hand sided pan grabrail location.



TYPICAL ACCESSIBLE TOILET DETAILS NTS

gba

gbanks.com.au

UTV/60 Marigold St
Revesby NSW 2212
Tel: +61 2 8080 4318
N. Arch: Gorgi Gulevski 10620

STRUCTURAL ENGINEER MUST CERTIFY & APPROVE THIS PLAN PRIOR TO ANY WORKS COMMENCING. ALL DIMENSIONS MUST BE VERIFIED ON SITE BY BUILDER OR CONTRACTORS PRIOR TO ANY CONSTRUCTION COMMENCING. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA & COUNCIL CONDITIONS. THESE DRAWINGS HAVE BEEN PRODUCED TO ILLUSTRATE DESIGN INTENT. CONSTRUCTION TO COMPLY WITH LOCAL AND STATUTORY AUTHORITY REGULATIONS INCL BUT NOT LIMITED TO THE BUILDING OWNERS BCA AND/OR AS. DO NOT SCALE OFF DRAWINGS. USE SCALED MEASUREMENTS. THESE NOTES MUST BE READ IN CONJUNCTION WITH ACCOMPANYING DRAWINGS. FINISHED LEVELS SHOWN ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO MEASURE DURING CONSTRUCTION.

BRK BRICKWORK
CN CONCRETE
CPT CARPET
CT TILE
DP DOWNPIPE

GL GLAZING
LV LOUVRES
MC METAL CLADDING
MT METAL ROOFING
PS PRIVACY SCREEN

PT PAINT
ST STEEL
STN STONE
TM TIMBER FLOOR

EXISTING
DEM
PROPOSED

THESE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHT. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE OWNERS. THESE DRAWINGS ARE SITE SPECIFIC AND CAN ONLY BE USED FOR THE PROJECT ADDRESSED AS NOTED IN THESE DRAWINGS.

CLIENT
CREWFT

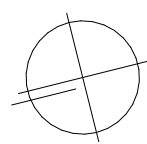
REVISION NOTES:

A - FOR CHANGE OF USE - CDC

B - AMENDMENTS/DETAILS AS PER BCA REPORT

02/08/2024

05/02/2025



ADDRESS
38 BRYANT ST, PADSTOW

SCALE
1:100, 1:50 @ A1

PROJECT
P38
DRAWING
WEST ELEVATION, SOUTH ELEVATION, NORTH
ELEVATION, EAST ELEVATION, SEC A, ACCESSIBLE BATH

DRAWN
GG

REV

B

DRAWING NO.

CDC.6

FOR COMPLYING DEVELOPMENT