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BCA COMPLIANCE REPORT

PROJECT NUMBER: 220150
DATE: 28 October 2022
PROJECT DETAILS: Queanbeyan Lot 2, 2, 18 & 31 - Rutledge St – Mixed Use Development
CLIENT: Village Buillding Co.
REPORT REVISION: 1

BCA CERTIFIERS AUSTRALIA PTY LTD
ACT COLA LIC NUMBER: 200714
ABN: 58 119 755 734

REVISION HISTORY

REVISION	DATE	REVISION INFORMATION	PREPARED BY	REVIEWED BY
1	28.10.22	This 'high level' BCA assessment has been undertaken against the preliminary architectural plans for the following purpose: • Identification of key building characteristics, • Identification of areas of major non-compliance for the design teams review and return comment.	Brent Skaines	Ian Anlezark

LIMITATIONS OF THIS REPORT

- This document provides a Building Code of Australia (BCA) compliance assessment of the design documents referenced in appendix A of this report.
- The documents have been assessed to the extent possible, based on the level of design development at the time of this assessment.
- Where necessary documentation has not been provided or are not available at the time of this assessment, comments may not have been made.
- It is expected that appropriately qualified design consultants will be engaged to provide detailed design documentation including but not limited to, Design Certification, Drawings and specifications, for their specific discipline.
- Generally, this assessment will not detail requirements of the BCA referenced Australian Standards. It is expected that the relevant design consultant will advise where their proposed designs do not achieve absolute compliance with the relevant Australian Standards.
- The assessment does not consider the provisions of the Disabilities Discrimination Act 1992, which exceed the documents listed in the Building Code of Australia, in this regard we recommend that a separate report is prepared by an accredited Access Consultant.
- The assessment does not consider the requirements of other legislation i.e. Occupational Health and Safety, Safety in Design, Workplace Health and Safety etc.
- The contents of this report are project specific and must not be used as a basis for other projects.
- This report is for the strict use of our client and must not be relied on by third parties.

CONTENTS

1. SUMMARY

BCA Certifiers Australia Pty Ltd, have been engaged by Village Buillding Co. to undertake a BCA compliance assessment of the project known as Rutledge St – Mixed Use Development. The report has been undertaken using the Deemed-to-Satisfy provisions of the relevant sections of the Draft NCC 2022 Volume One - Building Code of Australia.

We point out this is very much a preliminary review and we look forward to providing a thorough BCA report when design drawings permit. We request all design consultants advise of any departures from BCA and referenced standards so that we can consider the appropriate pathway for demonstrating compliance with the Draft NCC 2022 Volume One - Building Code of Australia.

2. PROJECT DETAILS

ITEM	DESCRIPTION
Client Details	Village Buillding Co. David Carey 02 6241 6844 0467 052 358 dcarey@villagebuilding.com.au
Site Details	Queanbeyan Lot 2 DP117998, Lot 18 DP548244, Lot 2 DP748338 and Lot 31 DP771673
Street Address	6 & 10 Rutledge Street and 257 Crawford Street
Brief Description of Project	The building consists of a ten-storey apartment (178 residential units) divided into two towers, mixed-use (ground floor) and two-storey basement carparking

3. KEY APPLICABLE LEGISLATION

TYPE OF LEGISLATION	DESCRIPTION
Planning and Building Legislation	Environmental Planning and Assessment Act 1979 No 203 Environmental Planning and Assessment Regulation 2021 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 Queanbeyan Local Environmental Plan 2012 SEPP No 65—Design Quality of Residential Apartment Development Queanbeyan DCP 2012
Design and Building Practitioners Legislation - Class 2 buildings	Design and Building Practitioners Act 2020 No 7 Design and Building Practitioners Regulation 2021
Applicable Building Code of Australia	NCC 2022 Volume One - Building Code of Australia and Referenced Australian Standards. Please note NCC 2022 will come into effect on 1 May 2023 it will be subject to transition periods for energy efficiency, condensation mitigation, and livable housing provisions, which come into effect on 1 October 2023. Although NCC 2022 is available, until its adoption on 1 May 2023 it is still necessary to meet the requirements of NCC 2019 Amendment 1. In NSW, it is the date the construction certificate application is lodged, which determines the BCA which is applicable. If the construction certificate application is lodged before the 1 May 2023, this report will need to be reviewed to have the project assessed against the NCC 2019 Amendment 1.

4. BUILDING CLASSIFICATION

The following assessment data has been drawn from the provisions of BCA 2022 The significant spaces in the proposed design have been classified in accordance with the requirements of Clause A6 of the BCA and are summarised in the table below:

STOREY	USE OF SPACE	BCA CLASSIFICATION
Basement -2	Private carparking	Class 7a
Basement -1	Private and commercial carparking and communal facilities	Class 7a
Ground Floor	Residential lobbies, various retail / commercial spaces, occupiable outdoor area, commercial and residential waste, and substation	Class 2 & 6
Level 1	Residential Apartments	Class 2
Level 2	Residential Apartments	Class 2
Level 3	Residential Apartments	Class 2
Level 4	Residential Apartments	Class 2
Level 5	Residential Apartments	Class 2
Level 6	Residential Apartments	Class 2
Level 7	Residential Apartments	Class 2
Level 8	Residential Apartments	Class 2
Level 9	Residential Apartments	Class 2

5. BUILDING CHARACTERISTICS

The building characteristics required for the proposed design is summarised in the table below.

ITEM	BCA REQUIREMENT
United Building	Yes
Building Importance Level	2 / 3 (To be confirmed through consultation with structural engineer)
Number of storeys contained	12
Rise in storeys	10
Type of construction required	Type A Construction
Effective height	28.8m
Climate Zone	7
Bush fire zone	No
Flood Planning Area	Yes Queanbeyan Floodplain Risk Management Study and Plan December 2020 – Volume 1 – Report Document Set ID: 1169203 Version: 1, Version Date: 15/03/2021 

6. REQUIRED FIRE SAFETY MEASURES

The following items must be incorporated into the detailed design.

MEASURES	STANDARD OF PERFORMANCE
Fire hydrant systems	NCC 2022 Vol One - BCA Clause E1D2 and AS2419.1 – 2021.
Fire hose reel system (Basements and Ground floor)	NCC 2022 Vol One - BCA Clause E1D3 and AS2441 – 2005.
Automatic fire suppression system (Sprinklers) (Throughout)	NCC 2022 Vol One - E1D4, BCA Specification 17 and AS2118.1 – 2017.
Portable fire extinguishers	NCC 2022 Vol One - BCA Clause E1D14 and AS2444 – 2001.
Fire Control Centre	NCC 2022 Vol One - BCA Clause E1D15 and Specification 19.
Fire Indicator Panel	NCC 2022 Vol One - BCA Clause E2D8 and AS1670.1-2018.
Fire Safety Precautions during construction	NCC 2022 Vol One - BCA Clause E1D16
Smoke Alarms within residential units. (Hard wired and interconnected where multiple alarms are installed)	NCC 2022 Vol One - BCA Clause E2D8and AS3786-2014.
Automatic fire detection and alarm system throughout whole building in public spaces/corridors to operate smoke control, commercial spaces, stair pressurisation / carpark ventilation etc.	NCC 2022 Vol One - BCA Clause E2D8, Specification 20, AS1668.1 – 2015 and AS1670.1-2018. NOTE: Aspirating type smoke detection is required in basement carpark areas.
Building Occupancy Warning System activated by the sprinkler system / smoke detection	NCC 2022 Vol One - BCA Specification 17, 20, AS1670.1 2018, and AS2118.1 – 2017.
Automatic Air Pressurisation System for Fire Isolated Exits.	NCC 2022 Vol One - BCA Clause E2D4, AS1668.1 – 2015.
Mechanical air handling system throughout all areas including the basements and commercial spaces and common areas.	NCC 2022 Vol One - BCA Clause E2D8, E2D12 and AS1668.1 – 2015.
Passenger Lift (with stretcher facilities fire service controls) NOTE Stretcher facilities apply to at least one emergency lift in each building	NCC 2022 Vol One - BCA Clause E3D2, E3D3, E3D9 and AS1735.12-1999.

Emergency Lifts Note, add description of how many are required	NCC 2022 Vol One - BCA Clause C4D11, E3D5, AS1735.12 – 1999.
Emergency lighting	NCC 2022 Vol One - BCA Clause E4D2, E4D4 and AS2293.1 – 2018
Exit signage	NCC 2022 Vol One - BCA Clause E4D5, E4D7, E4D8 and AS2293.1 – 2018
Emergency Warning and Intercom System	NCC 2022 Vol One - BCA Clause E4D9 and AS1670.4 – 2018
Fire dampers	NCC 2022 Vol One - BCA Clause C4D5, C4D13, C4D15 and AS1668.1 – 2015 (AS1682.1-1990 and AS1682.2-1990)
Fire doors	NCC 2022 Vol One - BCA Clause C4D9, C4D12 and AS 1905.1 – 2015, AS1530.4-2014. Note: the concession that allows fire testing from previous versions of AS1530.4 to be used, expired on 1 May 2022. All projects which are approved on, or after this date will need to ensure all fire rated products have been tested to AS1530.4-2014.
Fire rated walls	NCC 2022 Vol One - BCA Clause C2D9 and C4D12, Specification 5
Fire seals protecting opening in fire resisting components of the building	NCC 2022 Vol One - BCA Clause C4D15, Specification 13 and AS1530.4 –2014 and AS4072.1 – 2005 and installed in accordance with the tested prototype. Note: the concession that allows fire testing from previous versions of AS1530.4 to be used, expired on 1 May 2022. All projects which are approved on, or after this date will need to ensure all fire rated products have been tested to AS1530.4-2014.
Smoke rated walls	NCC 2022 Vol One - BCA Clause C3D15.
Smoke doors	NCC 2022 Vol One - BCA Clause Specifications 11 and 12.
Warning and operational signs	NCC 2022 Vol One - BCA Clause D2D22, D3D28, D4D7, E3D4, E3D11, E3D12 and Specifications 14 and 24
External wall system (including all elements within) must be non-combustible	NCC 2022 Vol One - BCA Clause C2D10 and AS1530.1-1994.
Re-entry from fire isolated stairs.	NCC 2022 Vol One - BCA Clause D3D27. If the fire isolated stairs are proposed to be locked for security purposes. The following must apply: - Doors must be fitted with a fail-safe device that automatically unlocks the door upon fire alarm, AND - Every 4th storey must not be able to be locked, with signage stating that re entry is available at this level, OR An intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation.

Note that the fire safety schedule is subject to amendment following BCA certifiers full assessment and once Fire Engineering performance solution requirements have been finalised.

7. NOMINATED FIRE COMPARTMENTS

The following outlines what is understood to be the proposed fire compartmentation for the building.

Note: a detailed fire compartment plan is to be provided to assess compliance.

COMPARTMENT	APPROX AREA (M2)	APPROX VOLUME (M3)	COMPLIANT OR NOT COMPLIANT
Basement level -2	4805m2	13,935m3	Compliant BCA Clause C3D2(1) Compartmentation does not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.
Basement level -1	4724m2	13,227m3	Basement is proposed to provide access into the neighbouring basement. Consultants to confirm fire separation and mechanical ventilation BCA Clause C3D2(1) Compartmentation does not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.
Ground floor North East Building South West Building	 ~1,864m2 ~1,200m2	 ~7,500m3 ~4,800m3	Compliant

8. POPULATION GENERATION AND EXIT WIDTHS.

The following table determines the expected population density and egress requirements of the various areas within the building.

STOREY / COMPARTMENT	APPROX AREA (M2)	POPULATION NUMBER (TOTAL)	EXIT WIDTH REQUIRED	NUMBER OF EXITS REQUIRED	NUMBER OF EXITS PROVIDED
Basement level -2	4805m2	161	1.75m	2	3
Basement level -1	4724m2	158	1.75m	2	3
Ground floor Unit 1	 129m2	 90	 1m	 2	

Unit 2 Unit 3 Unit 4 Unit 5 Unit 6 Waste Room 1 Waste Room 2	230m2 651m2 479m2 240m2 195m2 149m2 114m2	161 455 334 168 136 5 4	1.75m 4m 3m 1.75m 1.5m 1m 1m	2 2 2 2 2 2 2	Doors to be detailed on plans
Level 1-9 (per building)	NA	~100	1m	2	2

9. TOILET FACILITIES

No sanitary facilities are detailed on the ground floor to service the commercial units. Details of the uses (retail, offices, Cafes, etc.) of the commercial units and potential staff numbers need to be provided to determine the correct number of sanitary facilities required.

Note: facilities must be provided with the base building to cover staff of the commercial tenancies as a minimum.

10. DESIGN ITEMS TO BE ADDRESSED

The following key items require final clarification from the design team, by discipline.

Note 1: It is the responsibility of all consultants to design strictly within the scope of their relevant Australian standards or relevant sections of the NCC 2022 Volume One - BCA. Anything that does not strictly comply with these requirements, must be presented to BCA Certifiers as a performance solution for consideration.

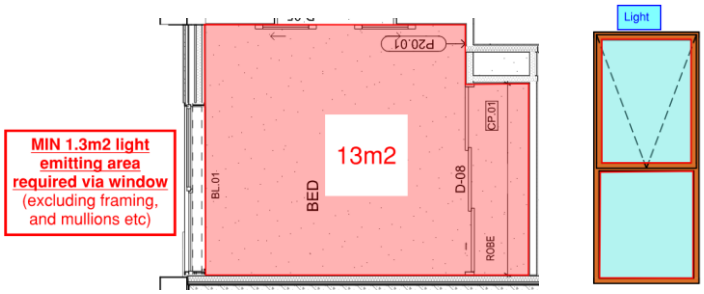
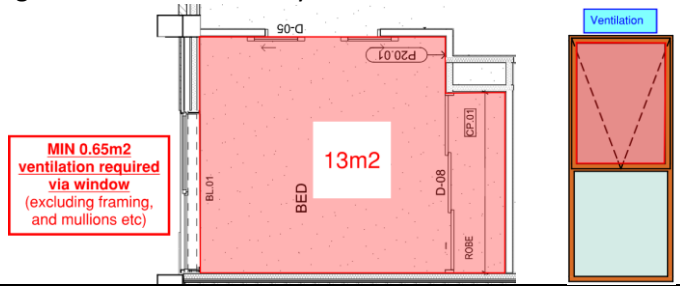
Note 2: Any design which is proposed to use a performance-based solution, must undergo a 'Performance Based Design Brief' with all relevant stakeholders, prior to the solution being development. This requirement came into effect on 1 July 2021.

Note 3: The installation of EV charging facilities within the basement carparks may need to be addressed as they are considered as an excessive hazard. The issues are being addressed by the ABCB and Fire & Rescue NSW.

Architectural Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
1.	NA	Plans to detail all proposed storage cages in the basement carpark levels.
2.	BCA Clause D2D5	Plans to be updated to detail all sole-occupancy unit access doors
3.	BCA Clause F4D3, F4D4, F4D5,	Base building toilet facilities to be provided to cover staff for the commercial tenancies. Provisional points can then be left in

	F4D6 and Tables F4D4a to F4D4d.	tenancies for additional facilities. Required number of facilities will vary depending on the potential staff numbers, patrons and use of the commercial units.
4.	BCA Clause E1D2, E1D2 and Specification 17 and AS 2419.1-2021	Location of Fire Brigade Booster Assembly and sprinkler valve room to be detailed on plans.
5.	BCA Clause C4D12	Provide detailed drawings of party wall junctions / wall systems, fire penetrations etc
6.	BCA Clause D3D17	A minimum 1m high balustrade with no climbable elements required to be provided to all sole occupancy unit balconies
7.	BCA Clause D3D17	A minimum 1m high balustrade with no climbable elements required to be provided to the occupiable outdoor space on Level 8. Provide details of all planter beds, chairs, lights, etc
8.	BCA Part G6	All external spaces considered 'occupiable outdoor spaces' floor, wall and ceiling linings are specified to comply with BCA Part G6 for fire hazard properties.
9.	BCA Clause D2D12	Ensure all electrical and communications cupboards are specified to be non-combustible enclosures with doors that are smoke sealed.
10.	BCA Clause D2D5, D2D6	Commercial spaces to detail doors for travel distances to be reviewed. (a) no point on a floor must be more than 20m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m; and (b) in a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30m.
11.	BCA Clause D3D25	Review swing of doors on ground floor. Note: Tenancies under 200m2 can have the doors swing in against the direction of egress. The doors must be specified to have a device to hold the door open in accordance with D3D25 of the BCA.
12.	BCA Clause D3D14	Ensure slip resistant floor finishes / nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.
13.	BCA Clause F7D6	Ensure discontinuous construction (min 20mm cavity) is specified to all areas where wet areas (kitchens, bathrooms, laundries etc) back onto a habitable room. Also where lift shafts / plant spaces back onto a residential unit.
14.	BCA Clause F6D2, F6D3 and F6D4.	Natural Lighting: All habitable rooms such as bedrooms, living rooms, studies, media rooms, etc, must have access to natural light via a window or glazed door with a light emitting area that achieves a min 10% of the floor area of the room (including wardrobes, etc). Note, the light emitting area excludes mullions, and all window

		framings. It is critical that subcontractor glazing shop drawings are reviewed to verify that this has been achieved. 
15.	BCA Clause F6D6, F6D7 and F6D8	Natural ventilation: Where natural ventilation is proposed, all occupiable rooms such as bedrooms, kitchens, living rooms, studies, storerooms, media rooms, etc must have access to natural ventilation via a window or other opening with a min 5% of the floor area of the room. It is critical that subcontractor glazing shop drawings are reviewed to verify that this has been achieved. 
16.	AS2890.1 and 6 DA off street parking code.	Ensure a minimum 2200mm clearance is provided throughout all areas within the carpark and a min 2500mm clear above the accessible spaces and shared zones. Civil consultant to review head heights in basement levels.

Fire Safety Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
17.	BCA Part C3	Access is proposed to be provided to neighbouring basement on basement level -1. Consultants to confirm fire separation and mechanical ventilation.
18.	BCA Clause C2D10	Building elements detailed in clause C2D10 are to be non-combustible. Discussion regarding condensation treatment is required. If PIR board or thermo break products are proposed, a performance solution will be required.
19.	BCA Clause D2D5, D2D6	Current egress distances within residential areas exceed the DTS provisions: - South West building Level 1-8 distance to the first available exit is 11.5m in lieu of 6m.

		- South West building Level 9 SOU distance to the first available exit is 14.6m in lieu of 6m. - North East building Level 1-7 SOU distance to the first available exit is 7.6m in lieu of 6m. - South West building Level 8 occupiable outdoor areas distance to the point of choice is up to 25.5m in lieu of 20m. - North East building Level 8 occupiable outdoor areas distance to the point of choice is up to 20.6m in lieu of 20m.
20.	BCA Clause D2D5, D2D6	Current egress distances within carpark area exceed the DTS provisions: - Basement Level -1 Distance between alternative exits is 64m in lieu of 60m. - Basement Level -2 Distance between alternative exits is 64m in lieu of 60m. Note: Roller doors on basement level -1 are blocking access to the second required exit.
21.	BCA Clause D2D8	Ensure the carparking shared spaces or a 1m clear path is provided to get access to the fire stairs, lifts and waste rooms
22.	BCA Clause E1D2 and AS 2419.1-2021	Hydrant locations to be detailed. Hydraulic consultant to confirm Fire hydrant coverage.
23.	BCA Clause E1D3 and AS 2441.1-2005	Fire hose reel locations on the basement and ground floors are to be detailed.
24.	BCA Clause D3D25	Waste rooms on the ground floor do not have swinging doors for egress.
25.	BCA Clause D3D8	Electrical and Comms cupboards to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.
26.	BCA Clause C3D15	The public corridors for level 1-8 on South West building and level 1-7 on North East building are more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2
27.	BCA Clause C4D3	North East building ground floor is within 6m of the existing heritage building. Openings in an external wall that is required to have an FRL must be protected in accordance with C4D5.

Structural Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
28.	BCA Clause B1D3	Structural engineer to confirm the building is proposed to be designed to an importance level 2/3. Discussion required.
29.	BCA Clause B1D3	If ground anchors are proposed to be used, negotiation and approval with utilities (Icon, TCCS, EVO Energy) as well as neighbouring properties will be required.

30.	BCA Clause B1D6	A building in a flood hazard area must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.
31.	BCA Clause C2D2 and Spec 5 and clause D3D13	Structural engineer to confirm that the building structural fire ratings comply with the requirements of the BCA. Structural engineer must advise if the carpark design is proposed to utilise the concessions specified in clause 3.10 of spec C1.1 of the BCA for FRL reductions. This may have impacts on other elements of the design, such as: Situations where an exit may discharge onto the ground floor slab that requires a min 120/120/120 FRL, Overall sprinkler system design for the carpark levels of the building.

Geotechnical Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
32.	BCA Section B	Geotechnical engineer to confirm site conditions including the, expected basement water ingress within the geotechnical report, to allow hydraulic consultant to design basement drainage and pumps etc.

Hydraulic Services Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
33.	BCA Clause F1D3, AS3500.3 - 2018.	Hydraulic Consultant to confirm roof drainage, balcony floor waste and overflows. Note: Where box gutters are proposed, they must be designed to meet all requirements of AS3500.3, (ie, sumps and overflow provisions, gutters must not have changes in direction).
34.	BCA Clause F2D4	Hydraulic Consultant to confirm floor wastes in all residential units. Where a floor waste is installed: (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50.

Weatherproofing and Facade Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
35.	BCA Clause F1.0, FV1.1	The façade consultant is required to review the proposed external wall construction methodology and provide a performance solution for weatherproofing to satisfy FP1.4 of the BCA OR undertake a Verification Assessment against FV1.1.

36.	BCA Part F1 and F3	The façade / weatherproofing consultant is required to review the proposed external wall construction methodology and roof system details
37.	BCA Clause F8D3 and Clause C2D10	The façade consultant is required to review the proposed external wall and roof construction methodology with respect to condensation management, non-combustibility. Please note NCC 2022 will come into effect on 1 May 2023 it will be subject to transition condensation mitigation provisions, which come into effect on 1 October 2023. Although NCC 2022 is available, until its adoption on 1 May 2023 it is still necessary to meet the requirements of NCC 2019 Amendment 1. In NSW, it is the date the construction certificate application is lodged, which determines the BCA which is applicable.

Waterproofing Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
38.	BCA Clause F1D5, F2D2 and AS3740-2021 and AS4654.1&2 – 2012	Detailed review of all proposed details is required for: roof tops, balconies, bathrooms, laundries, podiums, planter boxes and basement walls. This includes waterproof membrane material, construction methodologies, compatibility of materials, termination details etc. Note: A workshop is required with consultant, waterproofing contractor, architect and builder.

Accessibility Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
39.	DA Adaptable housing requirements.	Access consultant to review all adaptable units, including, visitable toilets, circulation spaces, balcony access and overall adaptability. Note: Development Consent conditions will determine the number of adaptable units required. Please note NCC 2022 will come into effect on 1 May 2023 it will be subject to transition livable housing provisions, which come into effect on 1 October 2023. Although NCC 2022 is available, until its adoption on 1 May 2023 it is still necessary to meet the requirements of NCC 2019 Amendment 1. In NSW, it is the date the construction certificate application is lodged, which determines the BCA which is applicable.

40.	AS2890.6	Access consultant to review adaptable carparking. Some key areas requiring consideration are: • Shared space widths; • Bollards.
41.	BCA Clause D4, AS1428.1 - 2009	Access consultant is required to review general compliance with AS1428.1-2009 throughout the whole building and common areas around the site. Some key areas requiring consideration are: • Entry door and doors on an accessible path of travel must not incorporate a step or change in height unless appropriate threshold ramps, step ramps and landings or walkways/ramps are provided in accordance with AS 1428.1 requirements. • Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1. • Cobble stone path proposed on the ground floor public space.

Fire Services Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
42.	BCA Clause E1P4 and AS2118.1-2017	Confirm water supply requirements for the project, including confirmation regarding the balance tank requirements to protect Icon Waters assets. Further discussion may be required with the project fire safety engineer.
43.	BCA Clause E1P4 and AS2118.1-2017 / ACT Fire Brigade requirements	Sprinkler protection must be provided within all 'European' type laundries spaces. These spaces are considered a high risk for a fire developing, due to the clothes driers being located within the space.
44.	AS1670.1-2018, AS1668.1-2015, AS1668.2-2012	Note: An aspirating type smoke detection system is required in the carpark levels if it is proposed to incorporate impulse fans (such as jet fans) into the design.

Mechanical Services Items:

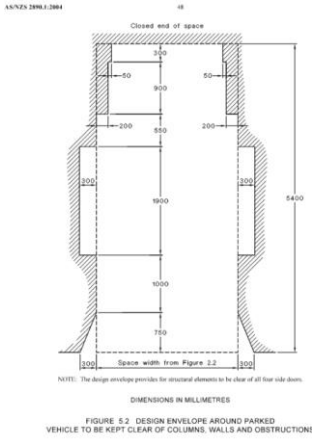
ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
45.	BCA Clause F6D11, E2D3, AS1668.2-2012, AS1668.1-2015, AS1670.1-2018	Access is proposed to be provided to neighbouring basement on basement level -1. Consultants to confirm fire separation and mechanical ventilation.
46.	BCA Clause F6D11, E2D3, AS1668.2-2012, AS1668.1-2015,	CFD Modelling of carpark ventilation will likely be required for carpark levels if jet fans are proposed. Mechanical consultant to confirm design intent and advise.

	AS1670.1-2018	Confirm Carpark exhaust is a min 6m from adjacent windows etc and is at a suitable height above trafficable external space.
47.	BCA Clause F6D6	Confirm strategy for ventilating the corridors within the building.
48.	BCA Clause F8D4 and F8D5	Ensure exhausts for kitchen (40L/S), Laundries (40L/S), and bathroom (25L/S) are discharged directly outside.
49.	BCA Clause C4D15, AS1668.1-2015	Provide details of mechanical damper / duct to details satisfy the fire separation requirements of AS1668.1. non-combustible duct should be located on either side of a fire wall to satisfy the concession in AS1668.1 if the damper is not part of a vertical riser.

Electrical Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
50.	BCA Clause E4D2 and E4D5	A workshop is required with electrical consultant and fire safety consultant to confirm exit sign and emergency light locations.

Civil Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
51.	AS2890.1	An assessment of all sweep paths, aisle widths and ramp gradients/transitions is required to be undertaken by the civil consultant.
52.	AS2890.1	Civil consultant to review head heights in basement levels. Locations detailed under the minimum required 2200mm head height.
53.	AS2890.1	Civil consultant to review reversing zones.
54.	AS2890.1	Ensure 300mm door opening zones are maintained and are free of drainage pipes etc, refer to diagram below.  FIGURE 5.2 DESIGN ENVELOPE AROUND PARKED VEHICLE TO BE KEPT CLEAR OF COLUMNS, WALLS AND OBSTRUCTIONS

Acoustic Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
55.	BCA Part F7	A review is required of all wall / floor systems, party wall junctions into the façade, plumbing services and down pipes as well as any development requirements due to proximity to major roads, etc.

Energy Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
56.	NSW Section J - BASIX Certificate NSW Subsection J(A) Energy Efficiency	Energy consultant to carry out an assessment and provide BASIX Certificate(s). Please note NCC 2022 will come into effect on 1 May 2023 it will be subject to transition energy efficiency provisions, which come into effect on 1 October 2023. Although NCC 2022 is available, until its adoption on 1 May 2023 it is still necessary to meet the requirements of NCC 2019 Amendment 1. In NSW, it is the date the construction certificate application is lodged, which determines the BCA which is applicable.
57.	NSW Subsection J(B) Energy Efficiency	The commercial areas of the building will require an assessment from the energy consultant. Note, a JV3 model may be required. Please note NCC 2022 will come into effect on 1 May 2023 it will be subject to transition energy efficiency provisions, which come into effect on 1 October 2023. Although NCC 2022 is available, until its adoption on 1 May 2023 it is still necessary to meet the requirements of NCC 2019 Amendment 1. In NSW, it is the date the construction certificate application is lodged, which determines the BCA which is applicable.

Vertical Transport / Lift Items:

ITEM	BCA PROVISION / AUSTRALIAN STANDARD	DESCRIPTION
58.	BCA Clause E3D3	Stretcher facility must be provided in at least one emergency lift for each building
59.	BCA Clause E3D5	Emergency lifts must be provided in each shaft in each building and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

11. PERFORMANCE SOLUTIONS PROPOSED BY DESIGN TEAM

No performance solutions have been presented to BCA Certifiers.

Once the proposed performance solutions have been identified, please provide to BCA Certifiers for review.

12. CONSULTANTS REQUIRED FOR THE PROJECT

The following appropriately qualified design consultants are required to be engaged for the project.

CONSULTANT DISCIPLINE	DOCUMENTATION REQUIRED
Architect	Design certification, architectural drawings / specifications, performance-based design brief / performance solution report as required.
Geotechnical Engineer	Provide geotechnical investigation report.
Structural Engineer	Design certification, structural design drawings / specifications.
Fire Safety Engineer	Design review, performance-based design brief / performance solution report.
Hydraulic Engineer	Design certification, hydraulic design drawings / specifications.
Fire Services Engineer	Design certification, fire service design drawings / specifications.
Civil Engineer	Design certification, civil design drawings / specifications.
Electrical Engineer	Design certification, electrical design drawings / specifications.
Mechanical Engineer	Design certification, mechanical design drawings / specifications, performance-based design brief / performance solution report as required.
Accessibility Consultant	Design review, performance-based design brief and performance solution report as required.
Lift / Vertical Transport Consultant	Design certification, lift design drawings / specifications.
Façade / Weatherproofing Consultant	Design review, weatherproofing / condensation performance-based design brief / verification and performance solution report.
Waterproofing Consultant	Design review / certification and performance-based design brief and performance solution report as required.
Energy Efficiency Consultant	Design review, DTS OR performance solution brief and report (JV3). Energy efficiency reports for residential buildings and a summary statement confirming the building complies with the minimum and average EER ratings.
Acoustic Engineer	Design review, specifications, onsite testing and certification of systems.
Heritage Consultant	Design review and report.
Landscape Architect	Design certification, Landscape architectural drawings / specifications.
Town Planner	Development approval submission report.

13. FIRE RESISTANCE LEVEL TABLE APPLICABLE TO BUILDING

Table S5C11a: Type A construction: FRL of loadbearing parts of external walls

Distance from a *fire-source feature*	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180
3 m or more	90/60/30	120/60/30	180/120/90	240/180/90

Table S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

Distance from a *fire-source feature*	FRL (in minutes): *Structural adequacy / Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	–/90/90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/60/60	–/90/90	–/180/120	–/240/180
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

Column type	FRL (in minutes): *Structural adequacy / Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing	90/–/–	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C11d: Type A construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): *Structural adequacy / Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing or non-*loadbearing*	90/90/90	120/120/120	180/180/180	240/240/240

Table S5C11e: Type A construction: FRL of loadbearing internal walls

Distance from a *fire-source feature*	FRL (in minutes): *Structural adequacy / Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair *shafts*	90/90/90	120/120/120	180/120/120	240/120/120
Bounding *public corridors*, public lobbies and the like	90/90/90	120/–/–	180/–/–	240/–/–
Between or bounding *sole-occupancy units*	90/90/90	120/–/–	180/–/–	240/–/–
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

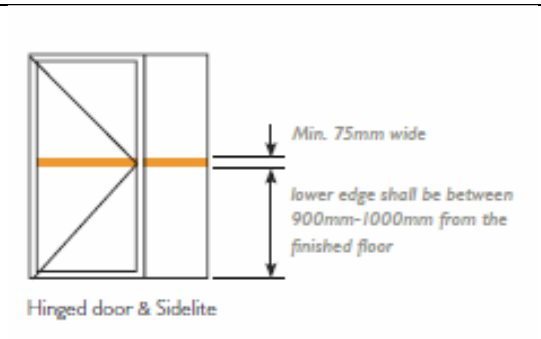
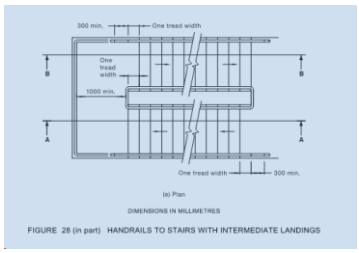
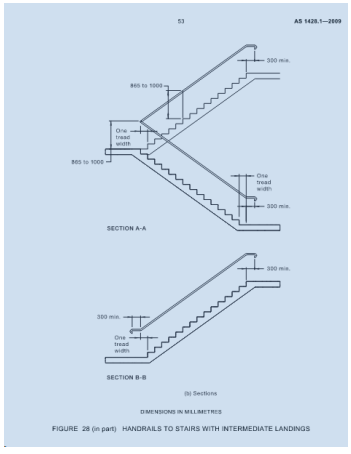
Table S5C11f: Type A construction: FRL of non-loadbearing internal walls

Location	FRL (in minutes): *Structural adequacy / Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair *shafts*	–/90/90	–/120/120	–120/120	–/120/120
Bounding *public corridors*, public lobbies and the like	–/60/60	–/–/–	–/–/–	–/–/–
Between or bounding *sole-occupancy units*	–/60/60	–/–/–	–/–/–	–/–/–
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion	–/90/90	–/90/90	–/120/120	–/120/120

Table S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Building element	FRL (in minutes): *Structural adequacy / Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other *loadbearing* internal walls, internal beams, trusses and columns	90/–/–	120/–/–	180/–/–	240/–/–
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60

14. EXAMPLES OF COMMON COMPLIANCE ISSUES

ITEM	EXAMPLE
Accessible signage	
Decals / Glazing identification	
Off Set Stair Requirements	 

15. APPENDIX A – LIST OF DOCUMENTATION REVIEWED

Kasparek Architects – Project No 22-303 – Architectural Drawings

Drawing Schedule DA Issue

No	DRAWING TITLE	ISSUE	REVSIONS
00	COVER SHEET - DRAWING SCHEDULE	B	
01	EXISTING CONDITIONS PLAN	B	
09	SITE PLAN - GROUND	B	
10	SITE PLAN - LEVEL 1	B	
11	SITE PLAN - LEVEL 2	B	
12	SITE PLAN - LEVEL 3	B	
13	SITE PLAN - LEVEL 4	B	
14	SITE PLAN - LEVEL 5	B	
15	SITE PLAN - LEVEL 6	B	
16	SITE PLAN - LEVEL 7	B	
17	SITE PLAN - LEVEL 8	B	
18	SITE PLAN - LEVEL 9	B	
19	SITE PLAN - ROOF	B	
22	PROJECT STATISTICS	B	
23	FLOOR PLAN - BASEMENT LEVEL -2	B	
24	FLOOR PLAN - BASEMENT LEVEL -1	B	
25	FLOOR PLAN - GROUND	B	
26	FLOOR PLAN - BUILDING W - LEVEL 1	B	
27	FLOOR PLAN - BUILDING W - LEVEL 2	B	
28	FLOOR PLAN - BUILDING W - LEVEL 3	B	
29	FLOOR PLAN - BUILDING W - LEVEL 4	B	
30	FLOOR PLAN - BUILDING W - LEVEL 5	B	
31	FLOOR PLAN - BUILDING W - LEVEL 6	B	
32	FLOOR PLAN - BUILDING W - LEVEL 7	B	
33	FLOOR PLAN - BUILDING W - LEVEL 8	B	
34	FLOOR PLAN - BUILDING W - LEVEL 9	B	
35	FLOOR PLAN - BUILDING W - ROOF	B	
36	FLOOR PLAN - BUILDING E - LEVEL 1	B	
37	FLOOR PLAN - BUILDING E - LEVEL 2	B	
38	FLOOR PLAN - BUILDING E - LEVEL 3	B	
39	FLOOR PLAN - BUILDING E - LEVEL 4	B	
40	FLOOR PLAN - BUILDING E - LEVEL 5	B	
41	FLOOR PLAN - BUILDING E - LEVEL 6	B	
42	FLOOR PLAN - BUILDING E - LEVEL 7	B	
43	FLOOR PLAN - BUILDING E - LEVEL 8	B	
44	FLOOR PLAN - BUILDING E - LEVEL 9	B	
45	FLOOR PLAN - BUILDING E - ROOF	B	
47	ELEVATION - A. NORTH-EAST	B	
48	ELEVATION - B. SOUTH-EAST	B	
49	ELEVATION - C. SOUTH-WEST	B	
50	ELEVATION - D. NORTH-WEST	B	
51	SECTION 1-1	B	
52	SECTION 2-2	B	
53	SECTION 3-3	B	
54	SECTION 4-4	B	
55	SECTION 5-5	B	
56	SECTION 6-6	B	

16. APPENDIX B – MARKED UP PLANS

Storage cages to be detailed on the plans

Distance to the First Available Exit 22.8 m

Distance to the First Available Exit 37.9 m

Confirm ground water / waterproofing

Distance to the First Available Exit 31.5 m

54.7 sq m

Civil consultant to review reversing zone

Civil consultant to review reversing zone

Distance Between Alternative Exits 63.7 m

Distance to the First Available Exit 39.9 m

Ensure slip resistant floor finishes / nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.

5,037.4 sq m

Fire hose reels and hydrant locations to be detailed on plans and coverage reviewed

18.2 sq m

3.2 sq m

14 sq m

Ensure these spaces are shared spaces or a 1m clear path to provide access to the lifts

15.3 sq m

18.4 sq m

Ensure these spaces are shared spaces or a 1m clear path to provide access to the stairs

7.3 sq m

43.1 sq m

Distance Between Alternative Exits 63.9 m

Distance Between Alternative Exits 56.9 m

Distance Between Alternative Exits 57.4 m

51.6 sq m

Storage cages to be detailed on the plans

Distance to the Point of Choice 7.8 m

Distance to the First Available Exit 22.8 m

Distance to the First Available Exit 38.5 m

Distance to the First Available Exit 28.4 m

Distance to the First Available Exit 27.2 m

Ensure slip resistant floor finishes / nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.

BCA E3D5
At least one emergency lift must be provided in each shaft and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

BCA E3D3A
stretcher facility must be provided in at least one emergency lift

Car park spaces require minimum 2200mm clearance to any obstruction (including services)

Ensure slip resistant floor finishes / nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.

All accessible spaces and shared zones require minimum 2500mm clearance to any obstruction (including services)

BCA E3D5
Both lifts are to be Emergency Lifts and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

BCA E3D3A
stretcher facility must be provided in at least one emergency lift

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:

The Village Building Co Est. 1988

Project Name:

MIXED USE DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

FLOOR PLAN - BASEMENT LEVEL -2

Plot Date: 6/10/2022

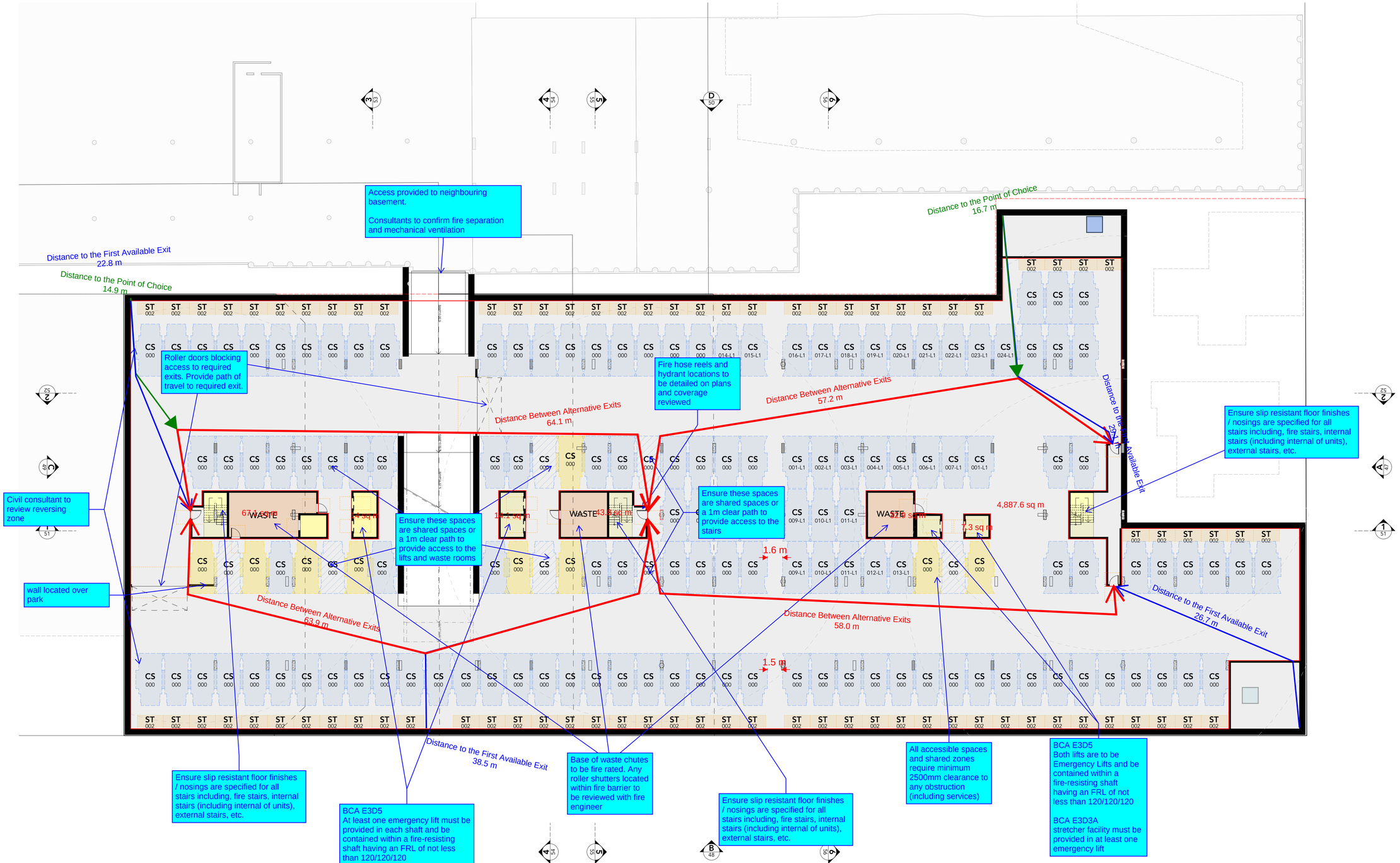
23
Revision
B

Status:

FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

kasparek ARCHITECTS



Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

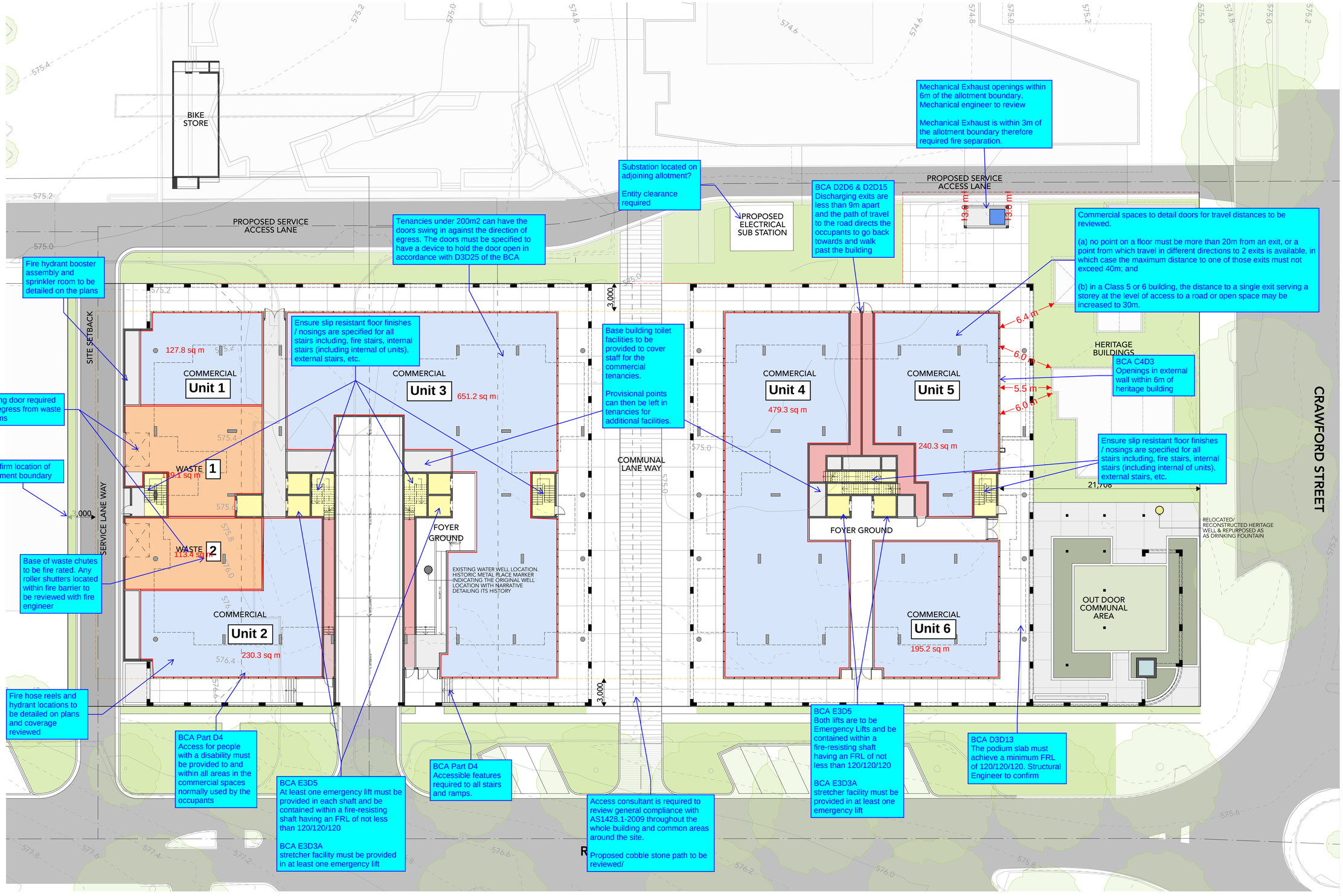
Drawing Title:
FLOOR PLAN - BASEMENT LEVEL -1

Plot Date
6/10/2022

24
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:200



SITE STATISTICS

MEASURED SITE AREA: 5913m²

SITE AREAS

BUILDING FOOTPRINT:	???m²
LANEWAY:	???m²
DEEP SOIL ZONE:	???m²
TOTAL:	**???m²**

GROSS FLOOR AREAS

COMMERCIAL:		
	GROUND FLOOR :	???m²
RESIDENTAIL:		
	FIRST FLOOR:	???m²
	SECOND FLOOR:	???m²
	THIRD FLOOR:	???m²
	FOURTH FLOOR:	???m²
	FIFTH FLOOR:	???m²
	SIXTH FLOOR:	???m²
	SEVENTH FLOOR:	???m²
	EIGTH FLOOR:	???m²
	NINETH FLOOR:	???m²
	TOTAL:	**???m²**
FOYER:		???m²
TOTAL:		**???m²**

FSR

MAXIMUM FSR:	17739m²	(3 : 1)
PROVIDED FSR:	???m²	(? : 1)

COMMUNAL OPEN SPACE

REQUIRED:	???m²	(??%)
PROVIDED:	???m²	(??%)

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	???m²	(??%)

CAR PARKING (REQUIRED)

COMMERCIAL:	- 1 SPACE PER 60m² GFA
RESIDENTIAL:	- 0.4 SPACES PER 1 BEDROOM UNIT
	- 0.7 SPACES PER 2 BEDROOM UNIT
	VISITOR 1 SPACE PER 7 DWELLINGS

CAR PARKING (PROVIDED)

COMMERCIAL:	???	
RESIDENTIAL:		
	1 BED UNITS UNDER 60m²:	???
	1 BED UNITS OVER 60m²:	???
	2 BED UNITS:	???
	3 BED UNITS:	???
	TOTAL:	**???**
VISITORS:	???	
TOTAL:	**???**	

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A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Ashgrove-Mac-Pro.local - BIMcloud Base: for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2T_DP771673-04099-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2T_DP771673-04099

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

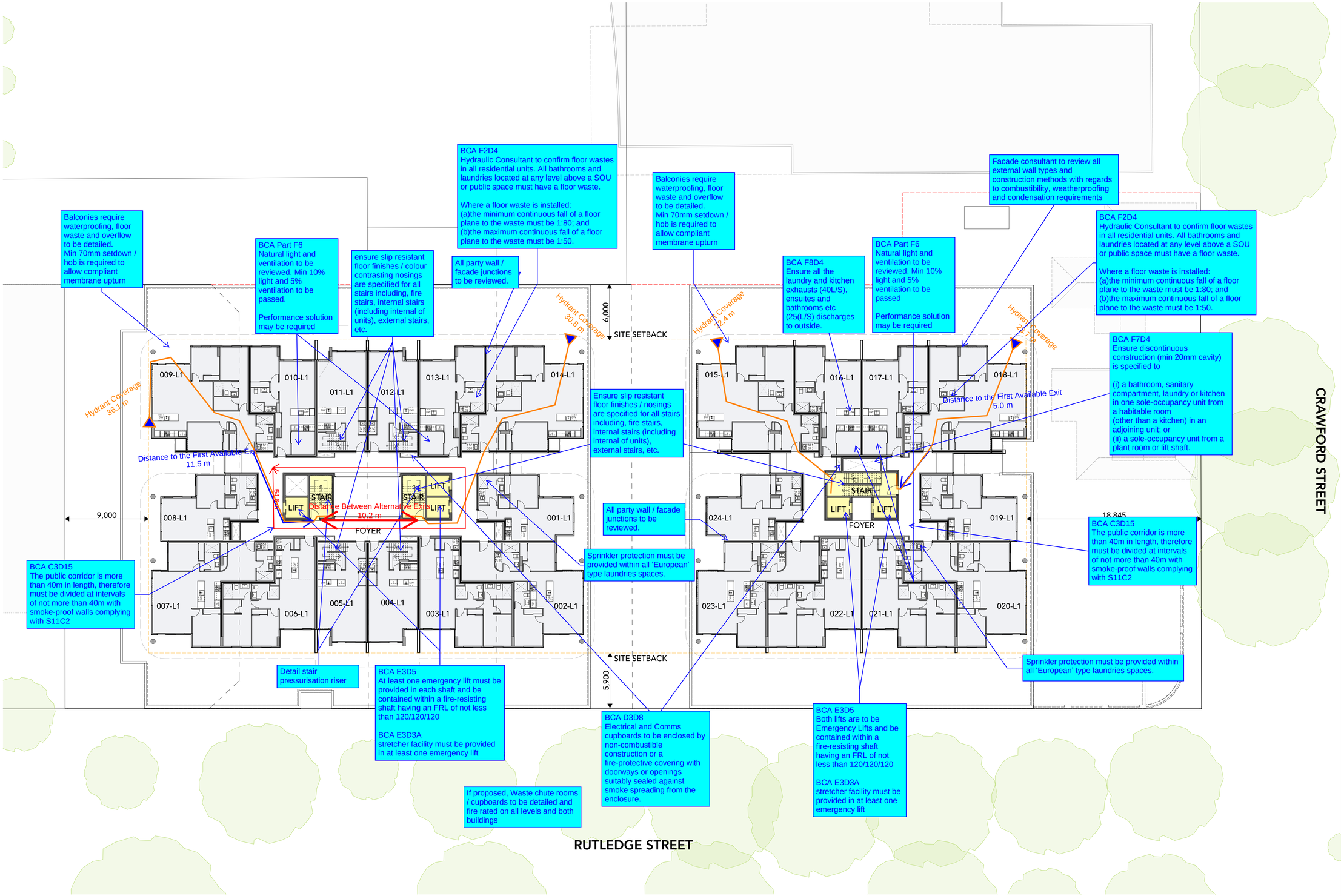
Drawing Title:
SITE PLAN - GROUND

Plot Date
6/10/2022

09
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200, 1:1



Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est. 1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

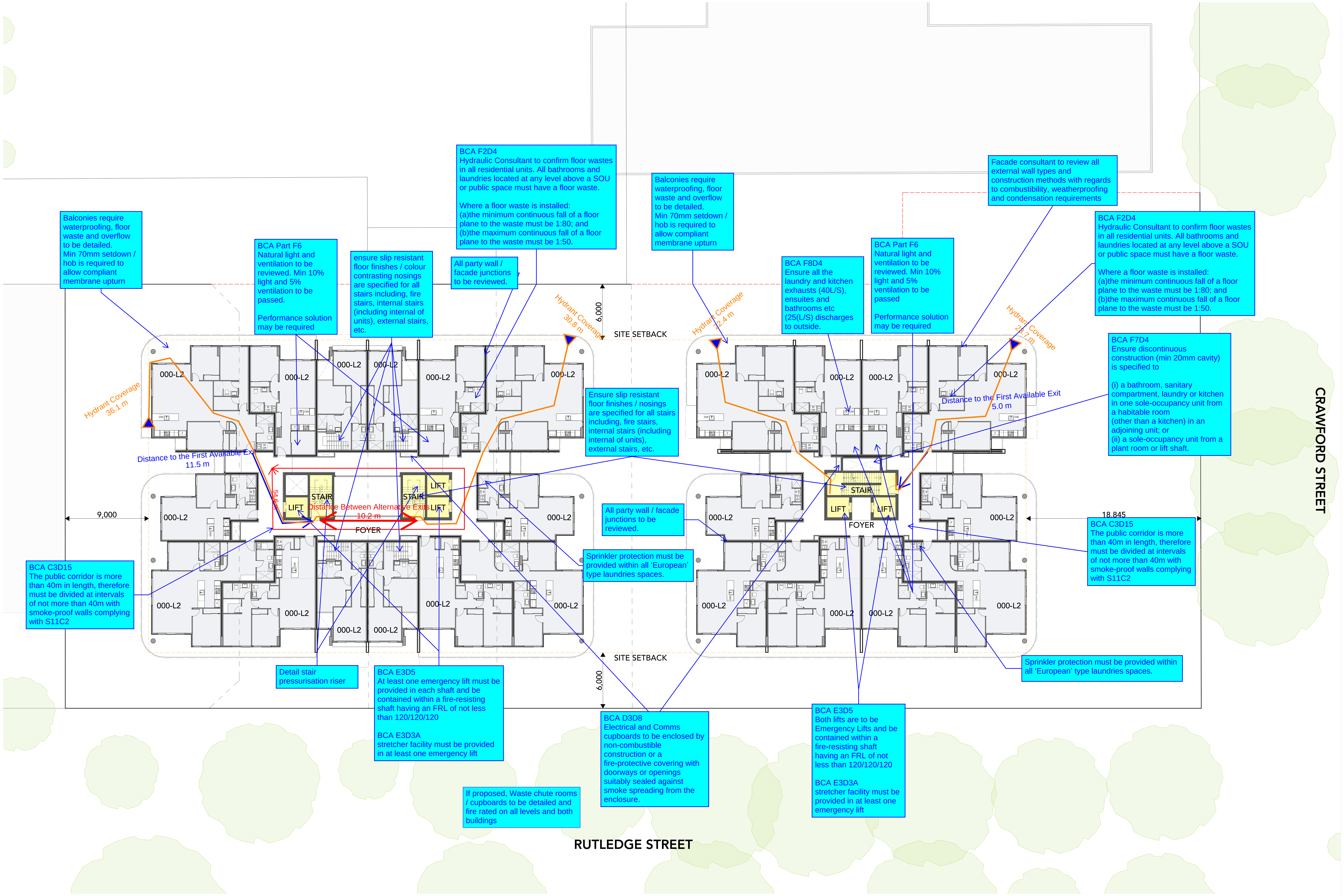
Drawing Title:
SITE PLAN - LEVEL 1

Plot Date
6/10/2022

10
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



Balconies require waterproofing, floor waste and overflow to be detailed. Min 70mm setdown / hob is required to allow compliant membrane upturn
BCA Part F6 Natural light and ventilation to be reviewed. Min 10% light and 5% ventilation to be passed. Performance solution may be required
ensure slip resistant floor finishes / colour contrasting nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.
All party wall / facade junctions to be reviewed.
BCA F2D4 Hydraulic Consultant to confirm floor wastes in all residential units. All bathrooms and laundries located at any level above a SOU or public space must have a floor waste. Where a floor waste is installed: (a)the minimum continuous fall of a floor plane to the waste must be 1:80; and (b)the maximum continuous fall of a floor plane to the waste must be 1:50.
Balconies require waterproofing, floor waste and overflow to be detailed. Min 70mm setdown / hob is required to allow compliant membrane upturn
BCA F8D4 Ensure all the laundry and kitchen exhausts (40L/S), ensuites and bathrooms etc (25(L/S) discharges to outside.
BCA Part F6 Natural light and ventilation to be reviewed. Min 10% light and 5% ventilation to be passed Performance solution may be required
Facade consultant to review all external wall types and construction methods with regards to combustibility, weatherproofing and condensation requirements
BCA F2D4 Hydraulic Consultant to confirm floor wastes in all residential units. All bathrooms and laundries located at any level above a SOU or public space must have a floor waste. Where a floor waste is installed: (a)the minimum continuous fall of a floor plane to the waste must be 1:80; and (b)the maximum continuous fall of a floor plane to the waste must be 1:50.
BCA F7D4 Ensure discontinuous construction (min 20mm cavity) is specified to (i) a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or (ii) a sole-occupancy unit from a plant room or lift shaft.
Ensure slip resistant floor finishes / nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.
All party wall / facade junctions to be reviewed.
Sprinkler protection must be provided within all 'European' type laundries spaces.
BCA C3D15 The public corridor is more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2
BCA C3D15 The public corridor is more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2
Sprinkler protection must be provided within all 'European' type laundries spaces.
Detail stair pressurisation riser
BCA E3D5 At least one emergency lift must be provided in each shaft and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120 BCA E3D3A stretcher facility must be provided in at least one emergency lift
If proposed, Waste chute rooms / cupboards to be detailed and fire rated on all levels and both buildings
BCA D3D8 Electrical and Comms cupboards to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.
BCA E3D5 Both lifts are to be Emergency Lifts and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120 BCA E3D3A stretcher facility must be provided in at least one emergency lift
Hydrant Coverage 36.1 m
Hydrant Coverage 30.8 m
Hydrant Coverage 32.4 m
Hydrant Coverage 27.7 m
Distance to the First Available Exit 11.5 m
Distance to the First Available Exit 5.0 m
Distance Between Alternative Exits 10.2 m
SITE SETBACK
6,000
9,000
18,845
STAIR
LIFT
FOYER
000-L2
CRAWFORD STREET
RUTLEDGE STREET

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Client Company:

The Village Building Co Est.1988

Project Name:

MIXED USE DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect: kasparek ARCHITECTS

Drawing Title:

SITE PLAN - LEVEL 2

Plot Date 6/10/2022

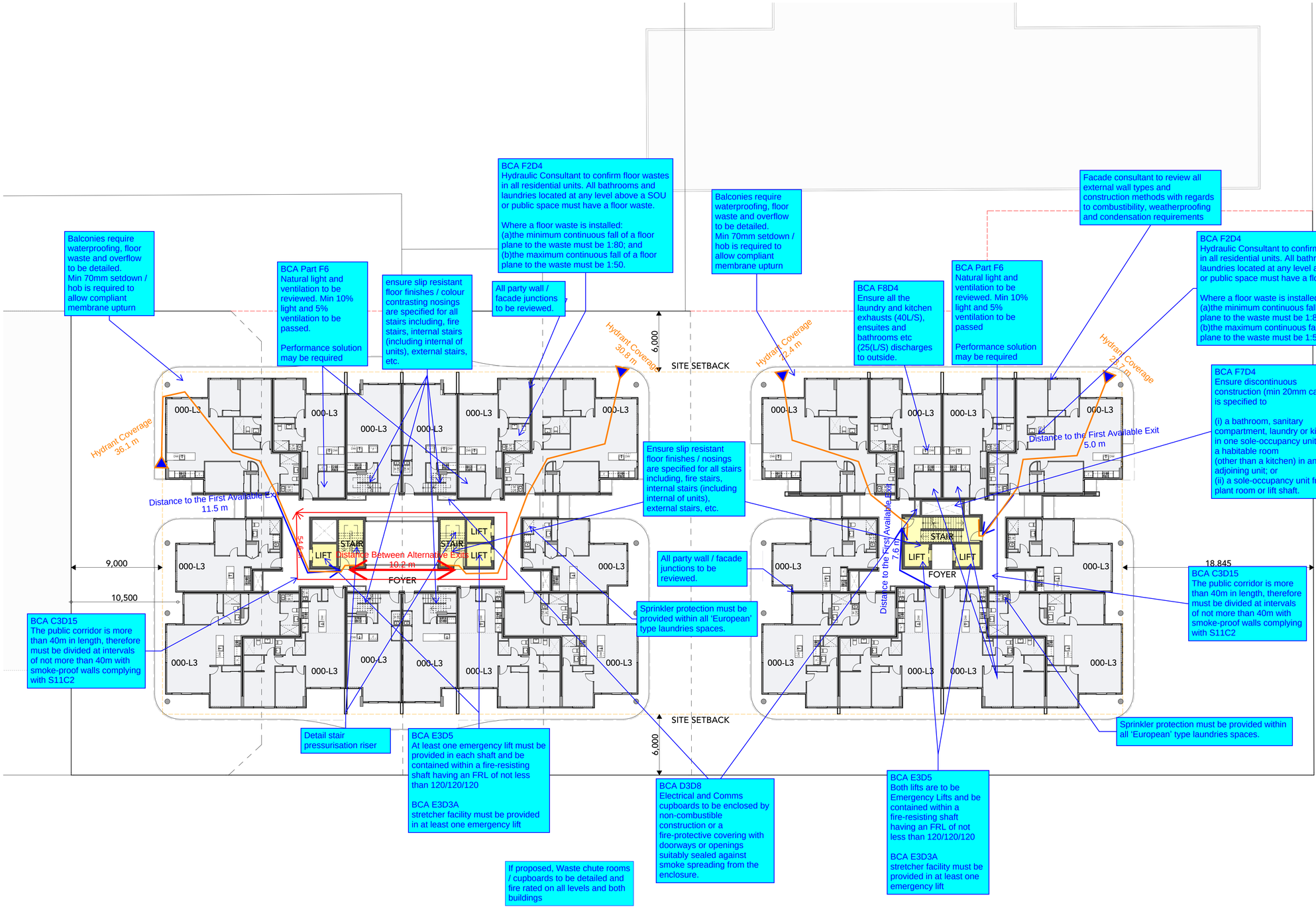
11

Revision B

Status:

FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 3

Plot Date
6/10/2022

12
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

Balconies require waterproofing, floor waste and overflow to be detailed.
Min 70mm setdown / hob is required to allow compliant membrane upturn

BCA Part F6
Natural light and ventilation to be reviewed. Min 10% light and 5% ventilation to be passed.

Performance solution may be required

ensure slip resistant floor finishes / colour contrasting nosings are specified for all stairs including. fire stairs, internal stairs (including internal of units), external stairs, etc.

All party wall / facade junctions to be reviewed.

BCA F2D4
Hydraulic Consultant to confirm floor wastes in all residential units. All bathrooms and laundries located at any level above a SOU or public space must have a floor waste.

Where a floor waste is installed:
(a)the minimum continuous fall of a floor plane to the waste must be 1:80; and
(b)the maximum continuous fall of a floor plane to the waste must be 1:50.

Balconies require waterproofing, floor waste and overflow to be detailed.
Min 70mm setdown / hob is required to allow compliant membrane upturn

Facade consultant to review all external wall types and construction methods with regards to combustibility, weatherproofing and condensation requirements

BCA F8D4
Ensure all the laundry and kitchen exhausts (40L/S), ensuites and bathrooms etc (25(L/S) discharges to outside.

BCA Part F6
Natural light and ventilation to be reviewed. Min 10% light and 5% ventilation to be passed

Performance solution may be required

BCA F2D4
Hydraulic Consultant to confirm floor wastes in all residential units. All bathrooms and laundries located at any level above a SOU or public space must have a floor waste.

Where a floor waste is installed:
(a)the minimum continuous fall of a floor plane to the waste must be 1:80; and
(b)the maximum continuous fall of a floor plane to the waste must be 1:50.

BCA F7D4
Ensure discontinuous construction (min 20mm cavity) is specified to

(i) a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or
(ii) a sole-occupancy unit from a plant room or lift shaft.

Hydrant Coverage 36.1 m
Hydrant Coverage 30.8 m
Hydrant Coverage 22.4 m
Hydrant Coverage 23.7 m
Distance to the First Available Exit 11.5 m
Distance to the First Available Exit 5.0 m
Distance Between Alternative Exits 10.2 m
54,645
6,000
SITE SETBACK
9,000
18,845
000-L4
STAIR
LIFT
FOYER

Ensure slip resistant floor finishes / nosings are specified for all stairs including. fire stairs, internal stairs (including internal of units), external stairs, etc.

All party wall / facade junctions to be reviewed.

Sprinkler protection must be provided within all 'European' type laundries spaces.

BCA C3D15
The public corridor is more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2

BCA C3D15
The public corridor is more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2

Detail stair pressurisation riser

BCA E3D5
At least one emergency lift must be provided in each shaft and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

BCA E3D3A
stretcher facility must be provided in at least one emergency lift

BCA D3D8
Electrical and Comms cupboards to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.

BCA E3D5
Both lifts are to be Emergency Lifts and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

BCA E3D3A
stretcher facility must be provided in at least one emergency lift

Sprinkler protection must be provided within all 'European' type laundries spaces.

If proposed, Waste chute rooms / cupboards to be detailed and fire rated on all levels and both buildings

RUTLEDGE STREET

CRAWFORD STREET

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 4

Plot Date
6/10/2022

13
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

Balconies require waterproofing, floor waste and overflow to be detailed.
Min 70mm setdown / hob is required to allow compliant membrane upturn

BCA Part F6
Natural light and ventilation to be reviewed. Min 10% light and 5% ventilation to be passed.

Performance solution may be required

ensure slip resistant floor finishes / colour contrasting nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.

BCA F2D4
Hydraulic Consultant to confirm floor wastes in all residential units. All bathrooms and laundries located at any level above a SOU or public space must have a floor waste.

Where a floor waste is installed:
(a)the minimum continuous fall of a floor plane to the waste must be 1:80; and
(b)the maximum continuous fall of a floor plane to the waste must be 1:50.

All party wall / facade junctions to be reviewed.

Balconies require waterproofing, floor waste and overflow to be detailed.
Min 70mm setdown / hob is required to allow compliant membrane upturn

BCA F8D4
Ensure all the laundry and kitchen exhausts (40L/S), ensuites and bathrooms etc (25(L/S) discharges to outside.

BCA Part F6
Natural light and ventilation to be reviewed. Min 10% light and 5% ventilation to be passed

Performance solution may be required

Facade consultant to review all external wall types and construction methods with regards to combustibility, weatherproofing and condensation requirements

BCA F2D4
Hydraulic Consultant to confirm floor wastes in all residential units. All bathrooms and laundries located at any level above a SOU or public space must have a floor waste.

Where a floor waste is installed:
(a)the minimum continuous fall of a floor plane to the waste must be 1:80; and
(b)the maximum continuous fall of a floor plane to the waste must be 1:50.

BCA F7D4
Ensure discontinuous construction (min 20mm cavity) is specified to

(i) a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or
(ii) a sole-occupancy unit from a plant room or lift shaft.

Hydrant Coverage 30.8 m

Hydrant Coverage 36.1 m

Hydrant Coverage 22.4 m

Hydrant Coverage 23.7 m

6,000

SITE SETBACK

000-L5

STAIR

LIFT

FOYER

Distance to the First Available Exit 11.5 m

Distance Between Alternative Exits 10.2 m

Distance to the First Available Exit 7.0 m

Distance to the First Available Exit 5.0 m

Distance to the First Available Exit 5.7 m

9,000

18,845

Ensure slip resistant floor finishes / nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.

All party wall / facade junctions to be reviewed.

Sprinkler protection must be provided within all 'European' type laundries spaces.

BCA C3D15
The public corridor is more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2

BCA C3D15
The public corridor is more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2

Detail stair pressurisation riser

BCA E3D5
At least one emergency lift must be provided in each shaft and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

BCA E3D3A
stretcher facility must be provided in at least one emergency lift

BCA D3D8
Electrical and Comms cupboards to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.

BCA E3D5
Both lifts are to be Emergency Lifts and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

BCA E3D3A
stretcher facility must be provided in at least one emergency lift

Sprinkler protection must be provided within all 'European' type laundries spaces.

If proposed, Waste chute rooms / cupboards to be detailed and fire rated on all levels and both buildings

RUTLEDGE STREET

CRAWFORD STREET

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est. 1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

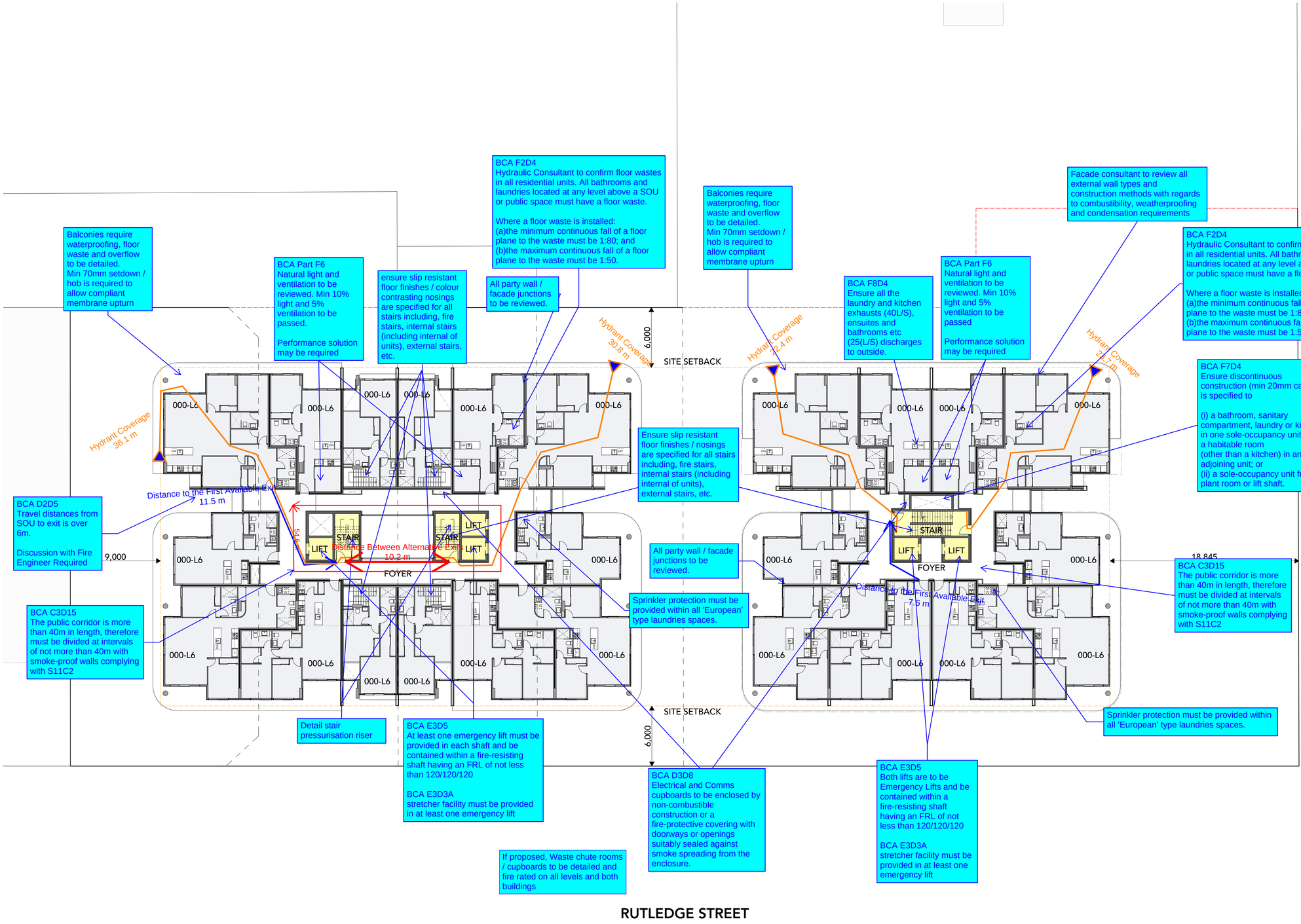
Drawing Title:
SITE PLAN - LEVEL 5

Plot Date
6/10/2022

Revision
14
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Arkspire-Mac-Pro.local - BIM cloud Base for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2T_DP771673-SX0M-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2T_DP771673-SX0M

Client Company:
The Village Building Co Est. 1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 6

Plot Date
6/10/2022

15
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

Balconies require waterproofing, floor waste and overflow to be detailed.
Min 70mm setdown / hob is required to allow compliant membrane upturn

BCA F2D4
Hydraulic Consultant to confirm floor wastes in all residential units. All bathrooms and laundries located at any level above a SOU or public space must have a floor waste.

Where a floor waste is installed:
(a)the minimum continuous fall of a floor plane to the waste must be 1:80; and
(b)the maximum continuous fall of a floor plane to the waste must be 1:50.

BCA Part F6
Natural light and ventilation to be reviewed. Min 10% light and 5% ventilation to be passed.

Performance solution may be required

ensure slip resistant floor finishes / colour contrasting nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.

All party wall / facade junctions to be reviewed.

Hydrant Coverage 30.8 m

Hydrant Coverage 36.1 m

12,000

SITE SETBACK

Ensure slip resistant floor finishes / nosings are specified for all stairs including, fire stairs, internal stairs (including internal of units), external stairs, etc.

Distance to the First Available Exit 11.4 m

BCA D2D5
Travel distances from SOU to exit is over 6m.

Discussion with Fire Engineer Required

54.6 m

STAIR
LIFT
STAIR
LIFT
Distance Between Alternative Exits 10.2 m
FOYER

000-L7

12,000

Distance to the First Available Exit 6.6 m

BCA C3D15
The public corridor is more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2

Detail stair pressurisation riser

BCA E3D5
At least one emergency lift must be provided in each shaft and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

BCA E3D3A
stretcher facility must be provided in at least one emergency lift

If proposed, Waste chute rooms / cupboards to be detailed and fire rated on all levels and both buildings

Balconies require waterproofing, floor waste and overflow to be detailed.
Min 70mm setdown / hob is required to allow compliant membrane upturn

Hydrant Coverage 12.4 m

BCA F8D4
Ensure all the laundry and kitchen exhausts (40L/S), ensuites and bathrooms etc (25(L/S) discharges to outside.

BCA Part F6
Natural light and ventilation to be reviewed. Min 10% light and 5% ventilation to be passed

Performance solution may be required

Facade consultant to review all external wall types and construction methods with regards to combustibility, weatherproofing and condensation requirements

Hydrant Coverage 23.7 m

BCA F2D4
Hydraulic Consultant to confirm floor wastes in all residential units. All bathrooms and laundries located at any level above a SOU or public space must have a floor waste.

Where a floor waste is installed:
(a)the minimum continuous fall of a floor plane to the waste must be 1:80; and
(b)the maximum continuous fall of a floor plane to the waste must be 1:50.

BCA F7D4
Ensure discontinuous construction (min 20mm cavity) is specified to

(i) a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or
(ii) a sole-occupancy unit from a plant room or lift shaft.

000-L7

STAIR
LIFT
LIFT
FOYER

18,845

All party wall / facade junctions to be reviewed.

Sprinkler protection must be provided within all 'European' type laundries spaces.

Distance to the First Available Exit 7.6 m

BCA C3D15
The public corridor is more than 40m in length, therefore must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2

Sprinkler protection must be provided within all 'European' type laundries spaces.

SITE SETBACK

6,000

BCA D3D8
Electrical and Comms cupboards to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.

BCA E3D5
Both lifts are to be Emergency Lifts and be contained within a fire-resisting shaft having an FRL of not less than 120/120/120

BCA E3D3A
stretcher facility must be provided in at least one emergency lift

RUTLEDGE STREET

CRAWFORD STREET

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

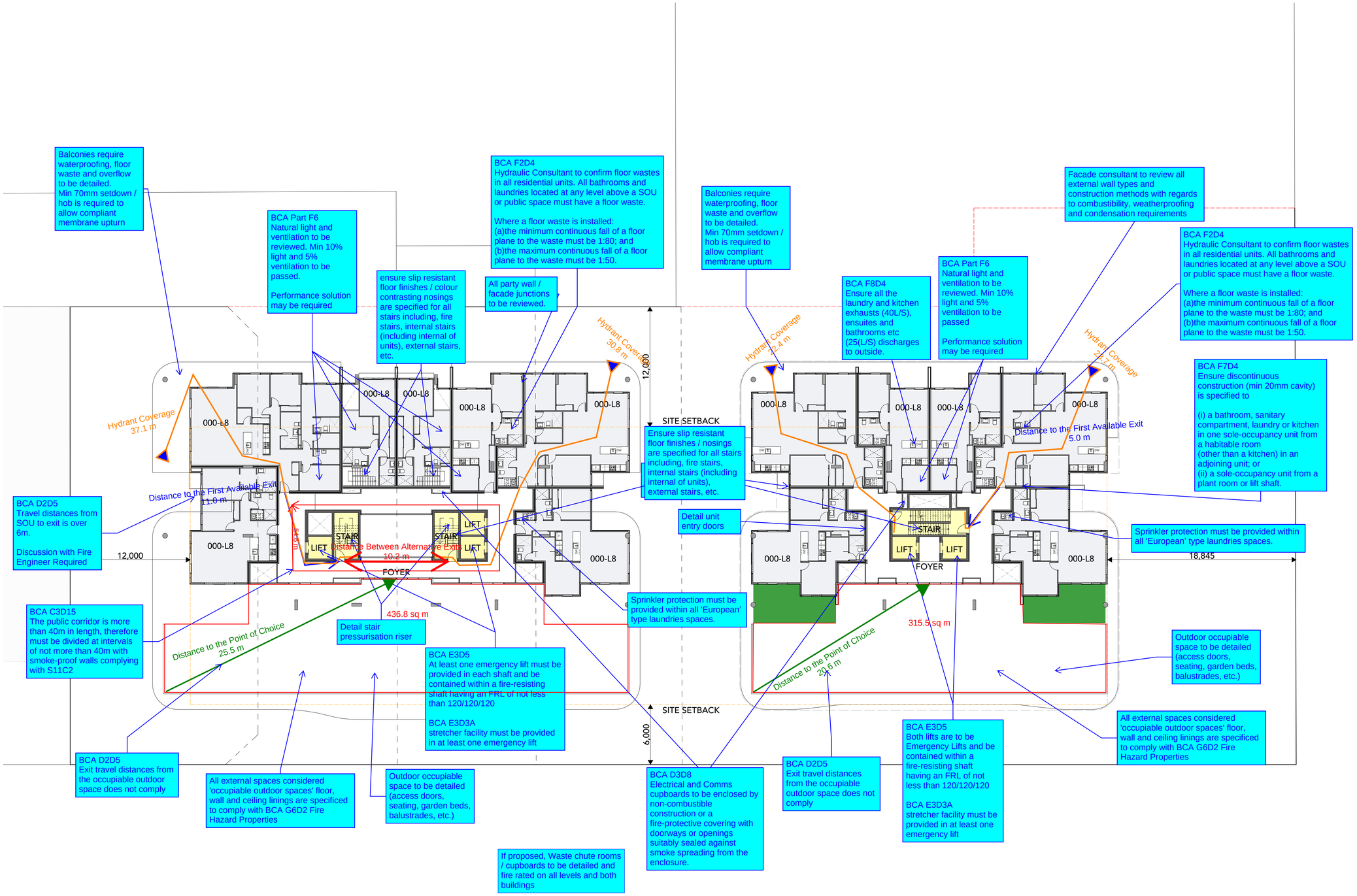
Drawing Title:
SITE PLAN - LEVEL 7

Plot Date
6/10/2022

Revision
16
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



CRAWFORD STREET

RUTLEDGE STREET

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local/ - BIMcloud Basic for Archicad 25/22.303.FKA.RutledgeSt_Queanbeyan.Lot2_DP117998.Lot2T_DP771673.NSW/100.303.FKA.RutledgeSt_Queanbeyan.Lot2_DP117998.Lot1T_DP771673.NSW

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

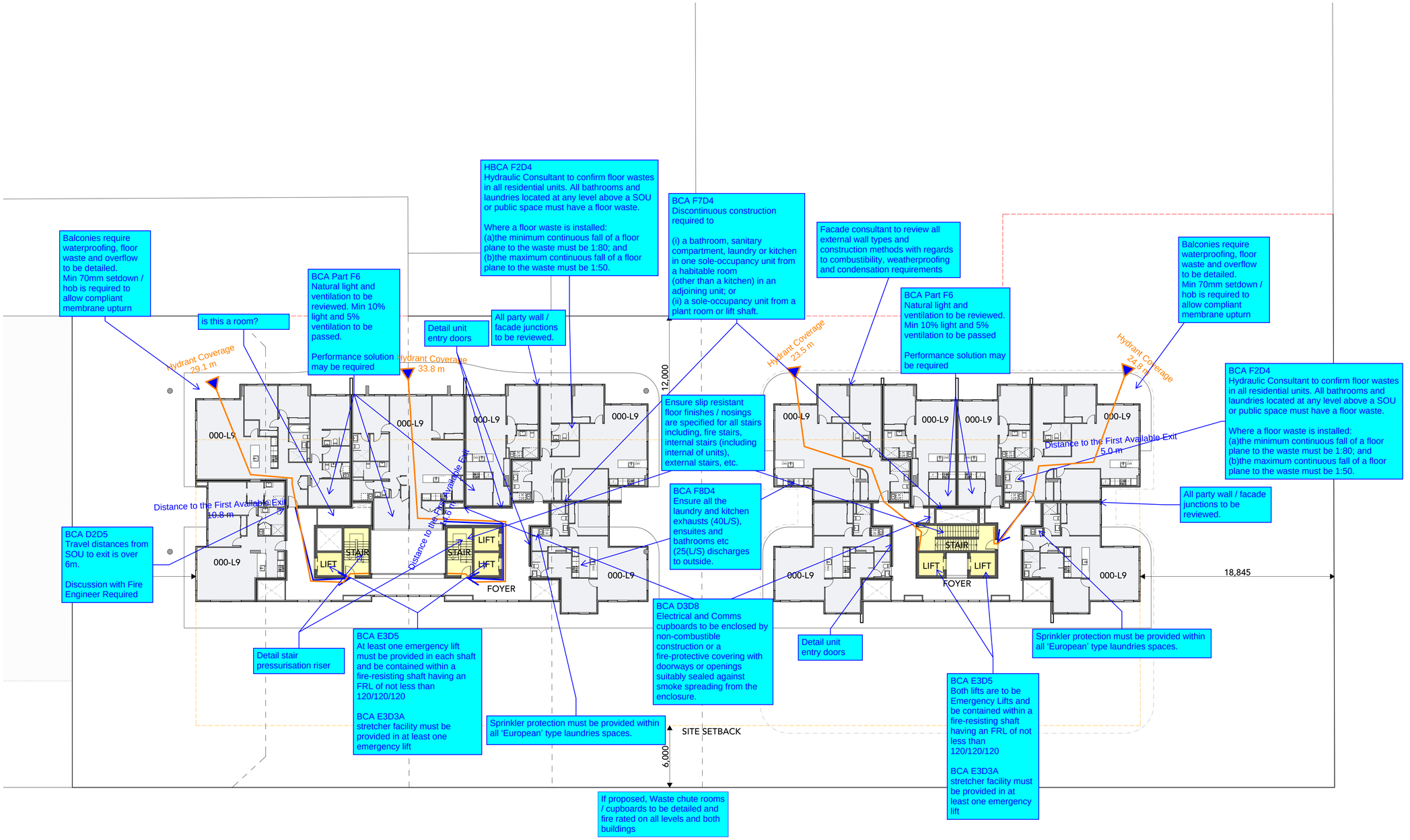
Drawing Title:
SITE PLAN - LEVEL 8

Plot Date
6/10/2022

17
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



CRAWFORD STREET

RUTLEDGE STREET

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

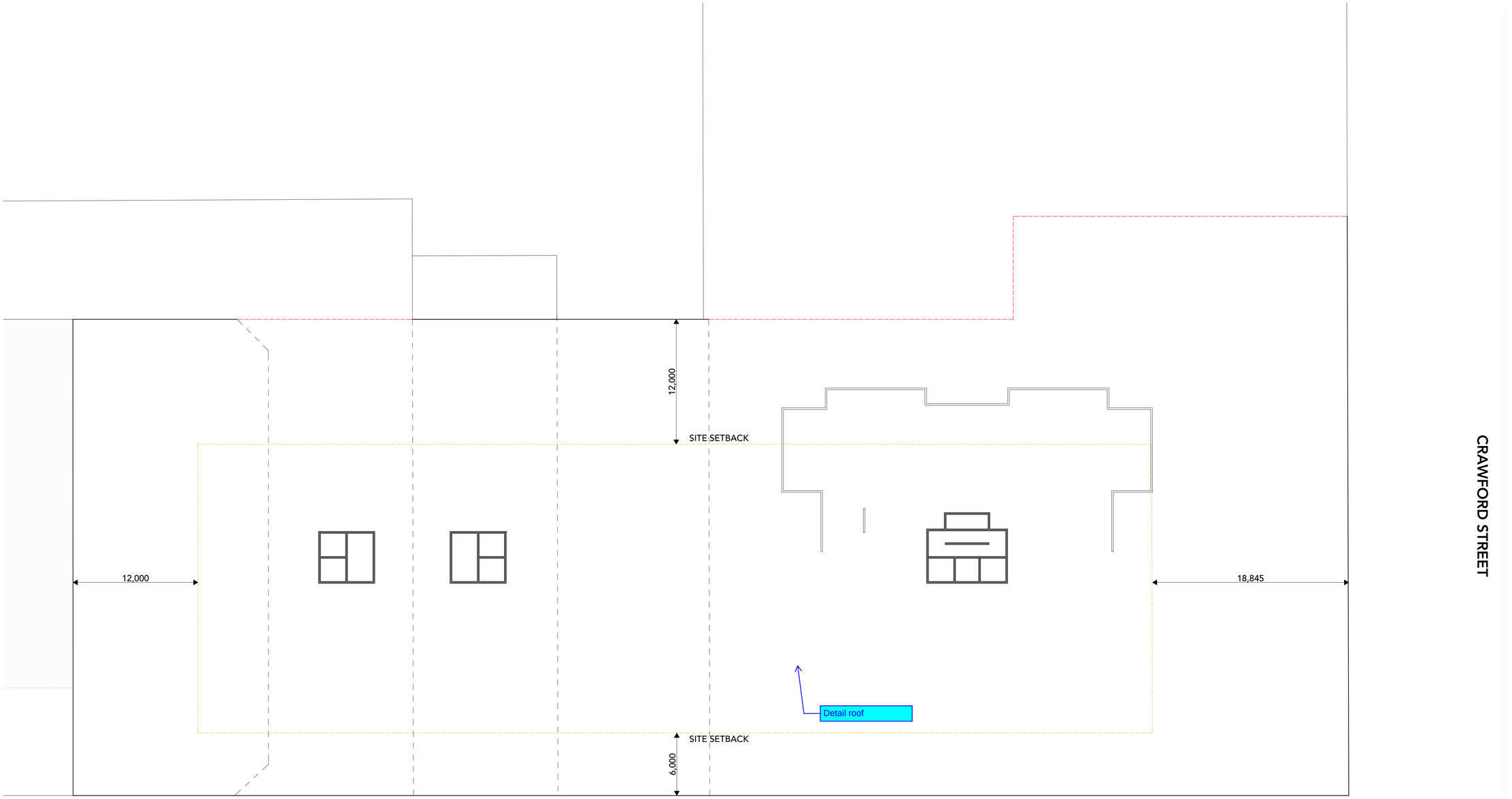
Drawing Title:
SITE PLAN - LEVEL 9

Plot Date
6/10/2022

18
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



CRAWFORD STREET

RUTLEDGE STREET

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est. 1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

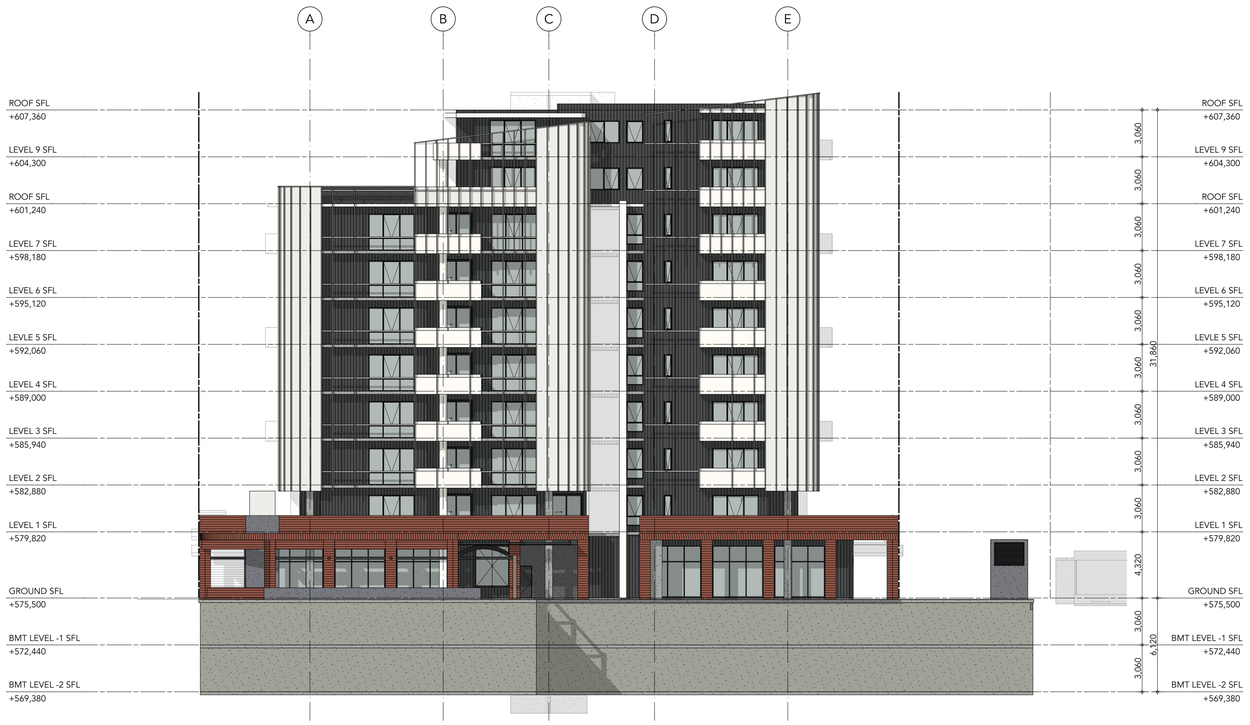
Drawing Title:
SITE PLAN - ROOF

Plot Date
6/10/2022

19
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



ELEVATION - A. NORTH-EAST
1:200

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local/ - BIMcloud Basic for Archicad 25/22.303.FAA.RutledgeSt_Queanbeyan.Lot2_DP117998-Lot31_DP771673.N26W100.303.FAA.RutledgeSt_Queanbeyan.Lot2_DP117998.Lot31_DP771673.N26W

Client Company:

The Village Building Co Est. 1988

Project Name:

MIXED USE DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

ELEVATION - A. NORTH-EAST

Plot Date
6/10/2022

47
Revision
B

Status:

FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

ELEVATION - B. SOUTH-EAST
1:200

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

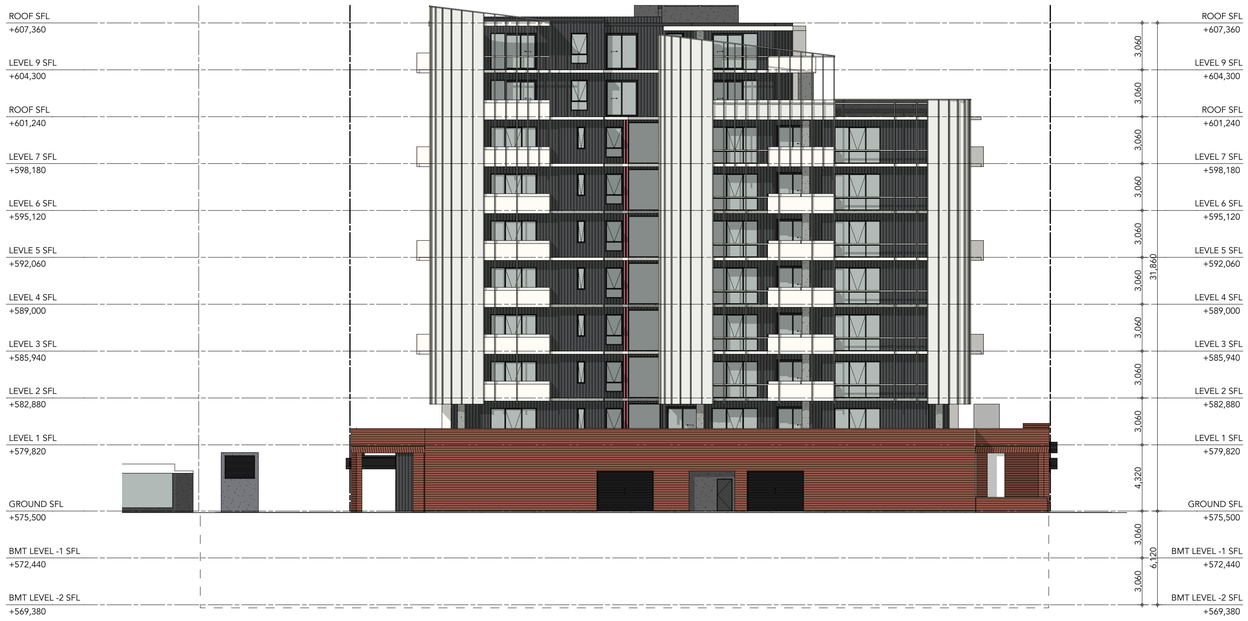
Drawing Title:
ELEVATION - B. SOUTH-EAST

Plot Date
6/10/2022

48
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



ELEVATION - C. SOUTH-WEST
1:200

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aikjerre-Mac-Pro.local - BIMcloud Basic for Archicad 25-(2)-303-PAA-Rutledge St, Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-PAA-Rutledge St, Queanbeyan-Lot2_DP117998-Lot31_DP771673.pln5M

Client Company:
The Village Building Co Est. 1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
ELEVATION - C. SOUTH-WEST

Plot Date
6/10/2022

49
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

ELEVATION - D. NORTH-WEST
1:200

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Basic for Archicad 25-2023.003-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-302-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW

Client Company:
The Village Building Co Est.1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

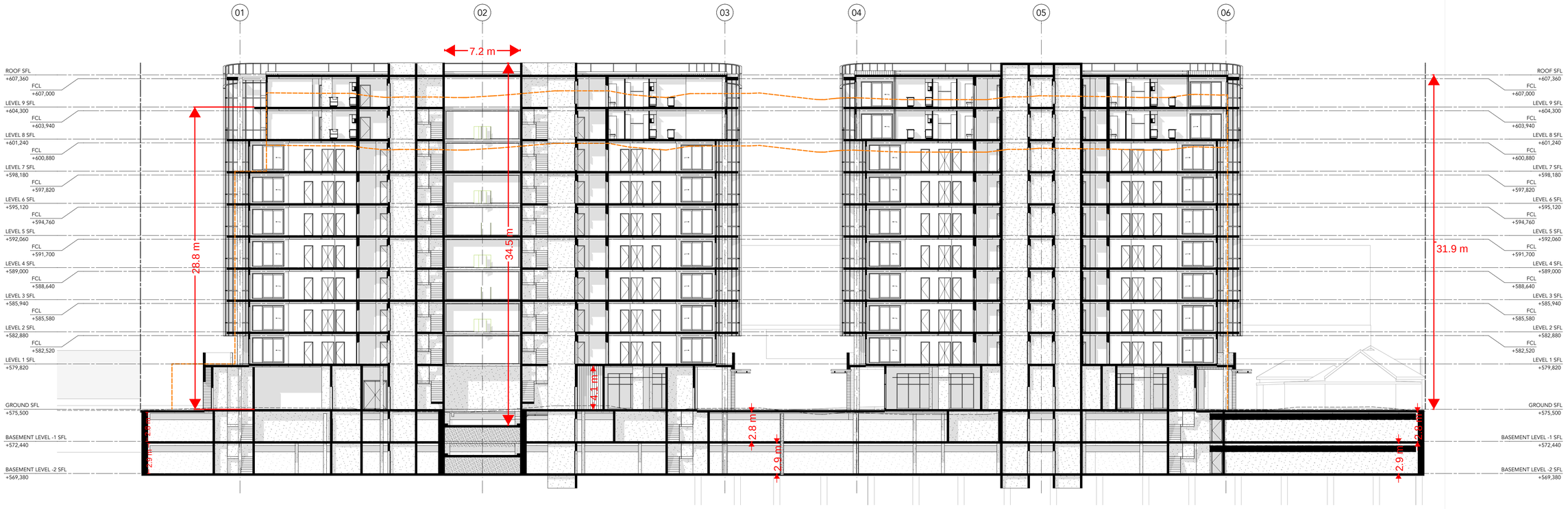
Drawing Title:
ELEVATION - D. NORTH-WEST

Plot Date
6/10/2022

50
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200



SECTION 1-1
1:200

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Adrayns-Mac-Pro local - BIM cloud Basic for 4vrhcad 25-22-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSK

Client Company:
The Village Building Co Est. 1988

Project Name:
MIXED USE DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
SECTION 1-1

Plot Date
6/10/2022

51
Revision
B

Status:
FOR INFORMATION ONLY
PRELIM DESIGN - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200