

BUILDING CODE OF AUSTRALIA

COMPLIANCE ASSESSMENT REPORT

Prepared for: Robsea Nominees Pty Ltd and Bilgola Beach Pty Ltd.

Date: July 2022 (Amended 30.09.2022)

Project Address: 1-5 Rainbow Road, Mittagong

Proposed Affordable Housing Project

Prepared by: Ron Moore

MAS (Fire Safety Design)

Grad. Dip

Building Registered Certifier 0274

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1.0 INTRODUCTION

1.1 Background

Building Code Assistance was requested by Andrew Reeves to assess the architectural plans as provided, for the proposed development and prepare a BCA Assessment Report in relation to compliance with the Building Code of Australia.

The proposed development of an affordable housing project with the proposed works consisting of the following-

1.	49 Residential units over three storeys
2.	Basement Carparking

It is noted the proposed building is in the final stages of planning and development. Construction is required to comply with the requirements of the Building Code of Australia applicable at the time of lodgement of the Construction Certificate.

1.2 Purpose of the Report

The purpose of this report is to identify any items on the architectural plans provided that may not and/or is required to fully comply with the current edition of the Building Code of Australia- 2019 Volume One for Class 2 to Class 9 Buildings that may be applicable to the proposed development.

1.3 Basis of the Report

This report is based on:

- i. The Building Code of Australia 2019- Volume One
- ii. The architectural plans prepared by: Coble Stephens Architects

1.4 Limitation of the Report

This report does not assess the following-

- OH & S requirements
- Determining the full compliance with the BCA, other than the matters identified Accessibility requirements under the Disability Discrimination Act.1992
- Disability (Access to Premises-Buildings) Standards 2010
- The requirements of other service providers (telephone, electricity or gas)etc.
- Basix and Section J requirements of the Environmental Planning & Assessment Regulation 2000 and the BCA respectively

These requirements are to be assessed by and ABSA Accredited Assessor with all the recommended works to be detailed on the Construction Certificate plans.

1.5 Executive Summary

Initial assessment of documentation provided has revealed that the proposed development generally complies with and / or is capable of complying with the requirements of the Building Code of Australia Volume One 2019 known as the National Construction Code.

A number of items were identified that may be required to be rectified to satisfy the Deemed-to-Satisfy provisions of the Building Code of Australia or be considered in the form of a Performance Solution if prepared to satisfy the Performance Provisions of the BCA subject to approval and acceptance by the Certifier at the time of the application for the Construction Certificate.

Details of these and other provisions of the Building Code of Australia and appropriate Australian Standards are identified and summarised within the report.

It will be the final decision of the Certifier to determine the extent of compliance required to satisfy the BCA for the proposed works.

Where compliance with the Deemed-to-Satisfy provisions of the BCA cannot be achieved further assessment under the Performance Provisions will be required subject to consultation with the Certifying Authority, Fire and Rescue NSW and a Fire Engineer as applicable.

Following the review and assessment of the architectural plans and documentation provided it has been resolved that the proposed development is capable of complying with the Deemed - to - Satisfy and / or Performance Provisions of the Building Code of Australia

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2.0 SUMMARY OF REVIEW

The Deemed-to-Satisfy requirements of the BCA have been considered in the assessment as requested

An Energy Efficiency report will be required to determine compliance with J1 to J8 inclusive as applies to the basement carpark. The residential units will be subject to Basix assessment

Section 4 (BCA Assessment) below identifies the BCA provisions required to be satisfied to achieve compliance with the BCA. The proposed method of achieving compliance will be required for the Construction Certificate

Should additional information be required the plans are to be amended as applicable and provided when the Construction Certificate is lodged to ensure compliance is achieved with the BCA in relation to the proposed development

Where a technical non-compliance with the prescriptive requirements has been identified and full compliance cannot be achieved, a Performance Solution prepared by an appropriately qualified person to demonstrate compliance with the performance requirements of the Building Code of Australia may be appropriate

3.0 BUILDING ASSESSMENT DATA

Summary of Proposed Construction Determination:

Part of Project	Building
Classification	2 & 7a
Number of Storeys Contained	4
Rise in Storeys	4
Type of Construction	A
Effective Height (m)	9m

Architectural Plans- Dated: 30th September 2022, Revision "M"

Prepared by: Coble Stephens Architects

4.0 BCA ASSESSMENT- COMPLIANCE & DEFICIENCIES AS NOTED

BCA Clause	Description of Requirements	Status/Action Required
SECTION A- Governing Requirements		
Part A4 NCC referenced documents		
A4.0 , A4.1, A4.2	Referenced documents, Differences between referenced documents and the NCC, Adoption of referenced documents	Compliance with all Australian Standards and referenced documents is required as applicable.
PART A5 Documentation of design and construction		
A5.0, A5.1. A5.2, A5.3 A5.4, A5.5, A5.6	Suitability, Evidence of suitability - Volumes One, Two and Three, Evidence of suitability - Volumes One and two, Evidence of suitability - Volume Three, Fire - resistance of building elements, Fire hazard properties, Resistance to the incipient spread of fire	Compliance is required with A5.0 to A5.6 inclusive as applicable, with final details to be submitted with the Construction Certificate.
PART A6 – Building classification		
A6.0	Determining a building classification. Consists of 1 - 6 inclusive.	Proposed use consists of Class 7b, 8 and 10a.
A6.7 Class 7 building	A Class 7 building is a storage-type building that includes one or more of the following: Class 7a a building used as a carpark.	Class 7a applies to the proposed basement carpark
A6.2	- A Class 2 building is a building containing two or more sole occupancy units - Each such occupancy unit in a Class 2 building is a separate dwelling	Class 2 applies to Ground, First and Second floor of the building
A6.11 Multiple classifications	A building (or part of a building) may be designed, constructed or adapted for multiple purposes and have more than one classification.	Noted.
PART A6 – Building classification		
A7.0, A7.1	United buildings, Alterations in a united building	May Apply

BCA Clause	Description of Requirements	Status/Action Required
SECTION B - Structure		
Part B1 Structural provisions		
B1.0 Deemed -to-Satisfy Provisions	(a) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements BP1.1 to BP1.4 are satisfied by complying with B1.1, B1.2, B1.4, B1.5 and B1.6. (b) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2.2(3) and A2.4(3) as applicable.	Noted, compliance required as applicable.
B1.1 Resistance to actions	The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where— (a) and (b)	Noted, compliance required as applicable.
B1.2 Determination of Individual Actions	The magnitude of individual actions must be determined in accordance with the following: (a) Permanent actions: (i) & (ii), (b) Imposed actions: (i) & (ii), (c) Wind, snow & ice and earthquake actions: (i), (ii), (iii), (iv) & (v), (d) Actions not covered in (a), (b) & (c) above: (i) & (ii) & (iii), For the purposes of (d) the actions include but are not limited to (i) - (ix)	Compliance with AS/NZS 1170.0 will be required as appropriate and the resistance of a building or structure is determined in accordance with B1.4.
B1.4 Determination of Structural Resistance of materials and forms of construction	The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate: (a) to (m) inclusive.	The magnitude of individual actions must be determined in accordance with the (a) to (e) inclusive as applicable.
B1.5 Structural Software	(a) Structural software used in computer aided design of a building or structure (b) Structural software referred to in (a) can only be used for buildings within the following geometrical limits: (i), (ii), (iii), (iv), (v). The requirements of (a) do not apply to design software for individual frame members such as electronic tables similar to those provided in— (i) or (ii).	Compliance will be required with the relevant Australian Standards as applicable.

B1.6	Construction of Buildings in Flood Hazard Areas	The requirements of (a), (b) and (c) specifies the structural software used in the design of buildings and structures, must comply with the ABCB Protocol for Structural Software as applicable.
Specification B1.2		
1. 2.	Scope, Roof cladding	Not applicable to the proposed development

BCA Clause	Description of Requirements	Status/Action Required
SECTION C -Fire Resistance		
Part C1 - FIRE RESISTANCE AND STABILITY		
C1.1 Type of construction req.	(a) The minimum Type of <i>fire-resisting construction</i> of a building must be determined in accordance with Table C1.1, except as allowed for— (i) and (ii) and (iii). (c) Each building element must comply with Specification C1.1 as applicable	- The Class 2 & 7a buildings with rise in storey of 4 are required to be constructed to Type "A" construction and comply with Specification C1.1.
C1.2 Calculation of rise in storeys	(a) The <i>rise in storeys</i> is the sum of the greatest number of <i>storeys</i> at any part of the <i>external walls</i> of the building and any <i>storeys</i> within the roof space— (i) or (ii). (b) A <i>storey</i> is not counted if— (i) or (ii). (c) In a Class 7 or 8 building, a <i>storey</i> that has an average internal height of more than 6 m is counted as (i) one <i>storey</i> if it is the only <i>storey</i> above the ground; or (ii) 2 <i>storeys</i> in any other case.	The basement level appears to be located wholly below the ground level- further details will be required to confirm whether the building is 3 storeys or 4 storeys- will make no difference to the type of construction required- Type A
C1.3 Buildings of multiple classifications	(a) In a building of multiple classifications, the Type of construction <i>required</i> for the building is the most <i>fire-resisting</i> Type resulting from the application of Table C1.1 on the basis that the classification applying to the top <i>storey</i> applies to all <i>storeys</i>.	The subject classifications (uses) all have the same requirements in Table C1.1 for up to 3 storey with the type of construction required, being Type "A" .
C1.4, C1.5, C1.6, C1.7	Mixed types of construction, Two storey Class 2, 3 or 9c buildings, Class 4 parts of buildings, Open spectator stands and indoor sports stadiums.	Not applicable to the proposed development.
C1.8 Lightweight Construction	(a) <i>Lightweight construction</i> must comply with Specification C1.8 if it is used in a wall system— (i) that is <i>required</i> to have an FRL; or (ii) for a lift <i>shaft</i>, stair <i>shaft</i> or service <i>shaft</i> or an <i>external wall</i> bounding a <i>public corridor</i> including a non <i>fire-isolated passageway</i> or non <i>fire-isolated ramp</i>. (b) If <i>lightweight construction</i> is used for the <i>fire-resisting</i> covering of a steel column or the like, and if— (i) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to	Details to be provided with the Construction Certificate confirming compliance with (a) and (b) and Specification C1.8 as applicable if lightweight construction is proposed to be used.

	prevent indenting; and the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material.	
C1.9 Non-combustible building elements	(a) In a building <i>required</i> to be of Type A or B construction..... (b) A <i>shaft</i>, being a lift, ventilating, pipe, garbage, or similar <i>shaft</i> that is not for the (c) A <i>load bearing internal wall</i> and a <i>load bearing fire wall</i>, including those that are part of a <i>load bearing shaft</i>, must comply with Specification C1.1. (d) The requirements of (a) and (b) do not apply to the following: (i) to (vii) inclusive	Non-combustible materials must be used as applicable to satisfy (a), (b) & (c)
C1.10 Fire Hazard Properties	(a) The <i>fire hazard properties</i> of the following internal linings, materials and assemblies in a Class 2 to 9 building must comply with Specification C1.10: (i) Floor linings & floor coverings, (ii) Wall linings and ceiling linings, (iii) Air-handling ductwork. (iv) Lift cars. (vii) <i>Sarking - type materials</i>. (viii) Attachments to floors, ceilings, internal walls, common walls, fire walls & the internal linings of external walls (ix) Other materials including insulation materials other than <i>sarking-type materials</i>. (b) Paint or fire-retardant coatings must not be used in order to make a material comply with a required fire hazard <i>property</i>, except in respect of a material referred to in NSW Specification C1.10, NSW Table 4 and to which Notes 4 and 5 are applicable. The requirements of (a) do not apply to a material or assembly if it is—(i) to (xv)	Fire hazard properties of materials and linings must comply with (a), (b) and (c) as applicable. Final details to be submitted with the Construction Certificate.
C1.11 Performance of External Walls in Fire	(e) Concrete <i>external walls</i> that could collapse as complete panels (eg tilt-up and pre-cast concrete), in a building having a <i>rise in storeys</i> of not more than 2, must comply with Specification C1.11.	Compliance required as applicable for any proposed external tilt-up and pre-cast concrete walls.

C1.13 Fire Protected Timber: Concession	Fire-protected timber may be used wherever an element is required to be <i>non-combustible</i>, provided— (a) the building is— (i) or (ii) and (b) the building has an effective height of not more than 25 m; and (c) the building has a sprinkler system (other than a FPAA101D or FPAA101H system) throughout complying with Specification E1.5; and (d) any insulation installed in the cavity of the timber building element required to have an FRL is <i>non-combustible</i>; and (f) cavity barriers are provided in accordance with Specification C1.13.	Compliance is required with (a), (b), (c), (d) and (e) as applicable if fire protected timber is proposed to be used.
C1.14 Ancillary elements	An <i>ancillary element</i> must not be fixed, installed or attached to the internal parts or external face of an <i>external wall</i> that is <i>required</i> to be <i>non-combustible</i> unless it is one of the following: (a) An <i>ancillary element</i> that is <i>non-combustible</i>. (b) A gutter, downpipe or other plumbing fixture or fitting.² (c) A flashing. (d) (d) A grate or grille not more than 2m in area associated with a building service. (e) An electrical switch, socket-outlet, cover plate or the like. (f) A light fitting. (g) A <i>required</i> sign. (h) A sign other than one provided under (a) or (g) that—(i),(ii), (iii), (iv) (i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that (i) meets the requirements of Table 4 of Specification C1.10 as for an internal element; and (ii) serves a <i>storey</i> (A) at ground level; or (B) immediately above a <i>storey</i> at ground level; & (iii) does not serve an <i>exit</i>, where it would render the <i>exit</i> unusable in a fire. Apart of a security, intercom or announcement system. (k) Wiring. (l) A paint, lacquer or a similar finish. (m) A gasket, caulking, sealant or adhesive directly associated with (a) to (k).	Compliance is required with (a) to (m) inclusive for any ancillary elements proposed to be fixed, installed, or attached to the internal parts or external face of an <i>external wall</i> that is <i>required</i> to be <i>non-combustible</i>. Final details to be submitted with the Construction Certificate.

Part C2 - COMPARTMENTATION AND SEPARATION

C2.1 Application of Part	(a) C2.2, C2.3 and C2.4 do not apply to a carpark provided with a sprinkler system complying with Specification E1.5, an open-deck carpark or an open spectator stand. (b) C2.12(a)(v) does not apply to a Class 8 electricity network substation.	Noted, compliance required as applicable.												
C2.2 General floor area and volume limitations	(a) The size of any <i>fire compartment</i> or <i>atrium</i> in a Class 5, 6, 7, 8 or 9 building must not exceed the relevant maximum <i>floor area</i> nor the relevant maximum volume set out in Table C2.2 and C2.5 except as permitted in C2.3. (b) A part of a building which contains only heating, ventilating, or lift equipment, water tanks, or similar service units is not counted in the <i>floor area</i> or volume of a <i>fire compartment</i> or <i>atrium</i> if it is situated at the top of the building. Table C2.2 Maximum size of fire compartments or atria <table><tr><th>Classification</th><th>Type A construction</th><th>Type B construction</th><th>Type C construction</th></tr><tr><td>5, 9b or 9c</td><td>Max <i>floor area</i>—8 000 m² Max volume—48 000 m³</td><td>Max <i>floor area</i>—5 500 m² Max volume—33 000 m³</td><td>Max <i>floor area</i>—3 000 m² max volume—18 000 m³</td></tr><tr><td>6, 7, 8 or 9a (except for <i>patient care areas</i>)</td><td>Max <i>floor area</i>—5 000 m² Max volume—30 000 m³</td><td>Max <i>floor area</i>—3 500 m² Max volume—21 000 m³</td><td>Max <i>floor area</i>—2 000 m² Max volume—12 000 m³</td></tr></table>	Classification	Type A construction	Type B construction	Type C construction	5, 9b or 9c	Max <i>floor area</i> —8 000 m ² Max volume—48 000 m ³	Max <i>floor area</i> —5 500 m ² Max volume—33 000 m ³	Max <i>floor area</i> —3 000 m ² max volume—18 000 m ³	6, 7, 8 or 9a (except for <i>patient care areas</i>)	Max <i>floor area</i> —5 000 m ² Max volume—30 000 m ³	Max <i>floor area</i> —3 500 m ² Max volume—21 000 m ³	Max <i>floor area</i> —2 000 m ² Max volume—12 000 m ³	Final details confirming volumes comply with Table C2.2 for all fire compartments is to be submitted with the Construction Certificate
Classification	Type A construction	Type B construction	Type C construction											
5, 9b or 9c	Max <i>floor area</i> —8 000 m ² Max volume—48 000 m ³	Max <i>floor area</i> —5 500 m ² Max volume—33 000 m ³	Max <i>floor area</i> —3 000 m ² max volume—18 000 m ³											
6, 7, 8 or 9a (except for <i>patient care areas</i>)	Max <i>floor area</i> —5 000 m ² Max volume—30 000 m ³	Max <i>floor area</i> —3 500 m ² Max volume—21 000 m ³	Max <i>floor area</i> —2 000 m ² Max volume—12 000 m ³											
C2.3 Large isolated buildings	The size of a <i>fire compartment</i> in a building may exceed that specified in Table C2.2 where— (a) the building does not exceed 18,000m ² in <i>floor area</i> nor exceed 108,000m ³ in volume, if (i) the building is Class 7 or 8 and— (A) contains not more than 2 <i>storeys</i> ; and (B) is provided with open space complying with C2.4(a) not less than 18 m wide around the building; or (ii) the building is Class 5 to 9 and is— (A) protected throughout with a sprinkler system complying with Specification E1.5; & (B) provided with a perimeter vehicular access complying with C2.4(b); or (b) the building is Class 5 to 9 and exceeds 18 000 m ² in <i>floor area</i> or 108 000 m ³ in volume, if it is— (i) protected throughout with a sprinkler system complying with Specification E1.5; and (ii) provided with a perimeter vehicular access complying with C2.4(b); or (c) there is more than one building on the allotment and— (i) each building complies with (a) or (b); or if the buildings are closer than 6 m to each other they are regarded as one building and collectively comply with (a) or (b).	Not applicable to the proposed development												

C2.4 Requirements for open spaces and vehicular access	(a) An open space <i>required</i> by C2.3 must— (i) be wholly within the allotment except that any road, river, or public place adjoining the allotment, but not the farthest 6 m of it may be included; and (ii) include vehicular access in accordance with (b); and (iii) not be used for the storage or processing of materials; and (iv) not be built upon, except for guard houses and service structures (such as electricity substations and pump houses) which may encroach upon the width of the space if they do not unduly impede fire-fighting at any part of the perimeter of the allotment or unduly add to the risk of spread of fire to any building on an adjoining allotment. (b) Vehicular access <i>required</i> by this Part— (i) must be capable of providing continuous access for emergency vehicles to enable travel in a forward direction from a public road around the entire building; and - must have a minimum unobstructed width of 6 m with no part of its furthest boundary more than 18 m from the building and in no part of the 6 m width be built upon or used for any purpose other than vehicular or pedestrian movement; and (iii) must provide reasonable pedestrian access from the vehicular access to the building; & (iv) must have a load bearing capacity and unobstructed height to permit the operation and passage of <i>fire brigade</i> vehicles; and must be wholly within the allotment except that a public road complying with (i), (ii), (iii) and (iv) may serve as the vehicular access or part thereof.	Not applicable to the proposed development
C2.5	Class 9a and 9c buildings,	Not applicable to the proposed development.
C2.6	Vertical Separation of openings in external walls applies to the building. (a) Any openings must be separate by- (iv) A Spandrel which- A) Is not less than 900mm in height; and B) Extends not less than 600mm above the upper surface of the intervening floor; and C) Is of non-combustible material haven an FRL of not less than 60/60/60 (b) The requirements of (a) do not apply to- (i) An open-deck carpark; or (ii) An open spectator stand; or (iii) A building which has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with specification E1.5 installed throughout; or	Final details required to be submitted with the Construction Certificate

	(iv) Openings within the same stairway; or Openings in external walls where the floor separating the storeys does not require an FRL with respect to integrity and insulation	
C2.7 Separation by fire walls	(a) Separation of fire compartments — A part of a building separated from the remainder of the building by a <i>fire wall</i> may be treated as a separate <i>fire compartment</i> if it is constructed in accordance with (a) and the <i>fire wall</i> extends to the underside of— a floor having an FRL <i>required</i> for a <i>fire wall</i> ; or (ii) the roof covering.	Not applicable to proposed development
C2.8	Separation of classifications in the same storey	Not applicable to the proposed development.
C2.9	Separation of classifications in different stories. Where parts of different classifications are situated one above the other in adjoining storeys they must be separated, and for type A constructure, the floor between the adjoining parts must have an FRL of not less than that prescribed in Specification C1.1 for the classification of the lower storey.	The lower carpark is classified as Class 7a and the FRL required for the separating wall under Specification C1.1 is 120/120/120. Details to be provided how this will be achieved.
C2.10	Clause C2.10 of BCA19 provides that any lift connecting more than two storeys must be separated from the remainder of the building by enclosure of a lift shaft which has the relevant FRL prescribed by Specification C1.1	Compliance required to be provided with the Construction Certificate
C2.11	Clause C2.11 of BCA19 provides the stairway and lift must not be in the same shaft if either the stairway or lift is required to be in a fire resisting shaft.	Compliance required to be provided with the Construction Certificate
C2.12 Separation of equipment	(a) Equipment other than that described in (b) and (c) must be separated from the remainder of the building with construction complying with (d), if that equipment comprises— (i) lift motors and lift control panels; or (ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or (iii) central smoke control plant; or (iv) boilers; or	- Compliance is required with (a), (b), (c) and (d) as applicable with final details to be submitted with the Construction Certificate.

	(v) a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. (b) Equipment need not be separated in accordance with (a) if the equipment comprises— (i) smoke control exhaust fans located in the air stream which are constructed for high temperature operation in accordance with Specification E2.2b; or (ii) stair pressurising equipment installed in compliance with the relevant provisions of AS/NZS 1668.1; or (iii) a lift installation without a machine-room; or (iv) equipment otherwise adequately separated from the remainder of the building. (c) Separation of on-site fire pumps must comply with the requirements of AS 2419.1. (d) Separating construction must have— (i) except as provided by (ii) — (A) an FRL as <i>required</i> by Specification C1.1, but not less than 120/120/120; and (B) any doorway protected with a <i>self-closing</i> fire door having an FRL of not less than –/120/30; or when separating a lift <i>shaft</i> and lift motor room, an FRL not less than 120/–/–.	- Any proposed battery system as identified in (a)(v) must be separated from the remainder of the building in accordance with (b). - Any proposed on site fire pumps must be fire separated in accordance with AS2419.1 to satisfy (c) and (d).
C2.13 Electricity supply system	(a) An electricity substation located within a building must— (i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (ii) have any doorway in that construction protected with a <i>self-closing</i> fire door having an FRL of not less than –/120/30. (b) A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must— (i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (ii) have any doorway in that construction protected with a <i>self-closing</i> fire door having an FRL of not less than –/120/30. (c) Electrical conductors located within a building that supply— (i) a substation located within the building which supplies a main switchboard covered by (b); or (ii) a main switchboard covered by (b), must— (iii) have a classification in accordance with AS/NZS 3013 of not < (A) if located in a position that could be subject to damage by motor vehicles - WS53W; or (B) otherwise - WS52W; or (iv) be enclosed or otherwise protected by construction having an FRL of not less than 120/120/120. (d) Where emergency equipment is <i>required</i> in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by	Compliance is required with (a), (b), (c), (d) and (e) as applicable. Any proposed substation located within the proposed buildings must be fire separated in accordance with (a)(i) and (ii) as applicable. Any main switchboards located within the building must be fire separated in accordance with (b)(i) and (ii) as applicable. The requirements of (e) are noted, and compliance required as applicable. Final details are to be submitted with the Construction Certificate.

	metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear. (e) For the purposes of (d), emergency equipment includes but is not limited to the following: (i) Fire hydrant booster pumps. (ii) Pumps for <i>automatic</i> sprinkler systems, water spray, chemical fluid suppression systems or the like. (iii) Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. (iv) Air handling systems designed to exhaust and control the spread of fire and smoke. (v) Emergency lifts. (vi) Control and indicating equipment. (vii) Sound systems and intercom systems for emergency purposes.	
C2.14	Public corridors in Class 2 and 3 buildings of more than 40m in length must be provided at intervals of not more than 40m with smoke proof walls complying with Specifications C2.5	- This applies to the development and compliance is required. Final details to be provided with the Construction Certificate.
PART C3 – PROTECTION OF OPENINGS		
C3.1 Application of Part	(a) The <i>Deemed-to-Satisfy Provisions</i> of this Part do not apply to—(i), (ii), (iii) and (iv). (b) For the purposes of the <i>Deemed-to-Satisfy Provisions</i> of this Part, openings in building elements <i>required</i> to be <i>fire-resisting</i> include doorways, windows (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the <i>required</i> FRL. (c) For the purposes of the <i>Deemed-to-Satisfy Provisions</i> of this Part, openings, other than those covered under (a)(iii), between building elements such as columns, beams and the like, in the plane formed at the construction edge or perimeter of the building, are deemed to be openings in an <i>external wall</i>.	Noted, compliance is required with (a), (b) and (c) as applicable.
C3.2 Protection of openings in external walls	Openings in an <i>external wall</i> that is <i>required</i> to have an FRL must— (a) if the distance between the opening and the <i>fire-source feature</i> to which it is exposed is less than— (i) 3 m from a side or rear boundary of the allotment; or (ii) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a <i>storey</i> at or near ground level; or (iii) 6 m from another building on the allotment that is not Class 10, be protected in accordance with C3.4 & if wall-wetting sprinklers are used, they are located externally; & (b) if <i>required</i> to be protected under (a), not occupy more than 1/3 of the area of the <i>external wall</i> of the <i>storey</i> in which it is located.	Compliance is required with (a) and (b) and generally appears to be achieved throughout as applicable.

C3.3 Separation of external walls & associated openings in different fire compartments	The distance between parts of <i>external walls</i> and any openings within them in different <i>fire compartments</i> separated by a <i>fire wall</i> must not be less than that set out in Table C3.3, unless— (a) those parts of each wall have an FRL not less than 60/60/60; and any openings protected in accordance with C3.4.	Compliance required with (a) and (b) and generally appears to be satisfied throughout as applicable.
C3.4 Acceptable methods of protection	(a) Where protection is <i>required</i> , doorways, <i>windows</i> and other openings must be protected as follows: (i) Doorways— (A) internal or external wall-wetting sprinklers as appropriate used with doors that are <i>self-closing</i> or <i>automatic</i> (B) –/60/30 fire doors that are <i>self-closing</i> or <i>automatic</i> closing. (ii) <i>Windows</i> — (A) internal or external wall-wetting sprinklers as appropriate used with <i>windows</i> that are <i>automatic</i> closing or permanently fixed in the closed position; or (B) –/60/– fire <i>windows</i> that are <i>automatic</i> closing or permanently fixed in the closed position; or (C) –/60/– <i>automatic</i> closing fire shutters. (iii) Other openings— (A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (B) construction having an FRL not less than –/60/–. (b) Fire doors, fire <i>windows</i> and fire shutters must comply with Specification C3.4.	Compliance is required with (a) and (b) and generally appears to be achieved as applicable. Final details to be submitted with the Construction Certificate on the proposed method of achieving compliance.
C3.5 Doorways in fire walls	(a) The aggregate width of openings for doorways in a <i>fire wall</i> , which are not part of a <i>horizontal exit</i> , must not exceed $\frac{1}{2}$ of the length of the <i>fire wall</i> , and each doorway must be protected by— (i) or (ii) or (iii) (b) (i) A fire door or fire shutter <i>required</i> by (a)(i), (a)(ii) or (a)(iii) must be <i>self-closing</i> , or <i>automatic</i> closing in accordance with (ii) and (iii). (ii) The <i>automatic</i> closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located on each side of the <i>fire wall</i> not more than 1.5 m horizontal distance from the opening. (ii) (iii) Where any other <i>required</i> suitable fire alarm system, including a sprinkler system complying with Spec. E1.5 installed in the building, activation of the system in either <i>fire compartment</i> separated by the <i>fire wall</i> must also initiate the <i>automatic</i> closing operation.	Not applicable to proposed development
C3.6, C3.7, C3.8, C3.9	Sliding fire doors, Protection of doorways in horizontal exits, Openings in fire isolated exits, Service penetrations in fire isolated exits,	Not applicable to the proposed development.

C3.10	Openings in fire isolated lift shafts. If a lift is required to be fire isolated the entrance doorway to the shaft must be protected by -/60/- fire doors that- (i) comply with AS1735.11; and (ii) are set to remain close except when discharging or receiving passengers, goods or vehicles (c) Lift indicator panels in the walls of a fire isolated lift shaft must be backed by construction having an FRL of not less than -/60/60 if it exceeds 35000 mm² in area.	Compliance required as applicable
C3.11	(i) A doorway in a Class 2 or 3 building must be protected if it provides access from a sole-occupancy unit to— (i) A public corridor, public lobby, or the like; or (ii) A room not within a sole-occupancy unit; or (iii) The landing of an internal non-fire-isolated stairway that serves as a required exit or; (iv) Another sole-occupancy unit (ii) A doorway in a Class 2 or 3 building must be protected if it provides access from a room not within a sole-occupancy unit to- (i) a public corridor, public lobby, or the like; or (ii) the landing of an internal non fire-isolated stairway that serves as a required exit. (iii) A doorway in a Class 4 part of a building must be protected if it provides access to any other internal part of the building. (iv) Protection for a doorway must be at least— (i) in a building of Type A construction — a self-closing -/60/30 fire door; and (v) Other openings in internal walls which are required to have an FRL with respect to integrity and insulation must not reduce the fire-resisting performance of the wall. (vi) A door required by (d) may be automatic-closing in accordance with the following: (i) The automatic-closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located not more than 1.5 m horizontal distance from the approach side of the doorway. (ii) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification E1.5, is installed in the building, activation of the system must also initiate the automatic-closing operation.	Compliance required details to be provided with the Construction Certificate

	(vii) In a Class 2 or 3 building where a path of travel to an exit does not provide a person seeking egress with a choice of travel in different directions to alternative exits and is along an open balcony, landing or the like and passes an external wall of— i. another sole-occupancy unit; or ii. a room not within a sole-occupancy unit, then that external wall must— iii. be constructed of concrete or masonry, or be lined internally with a fire-protective covering; and iv. have any doorway fitted with a self-closing, tight-fitting solid core door not less than 35 mm thick; and v. have any windows or other openings— (A) protected internally in accordance with C3.4; or (B) located at least 1.5 m above the floor of the balcony, landing or the like.	
C3.12	Openings in floors and ceiling for services- (a) Where a service passes through— i. a floor that is required to have an FRL with respect to integrity and insulation; or ii. a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (b). (b) A service must be protected— i. in a building of Type A construction, by a shaft complying with Specification C1.1; or ii. in accordance with C3.15.	Compliance required as applicable
C3.13	In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by— (a) if it is in a sanitary compartment — a door or panel which, together with its frame, is non-combustible or has an FRL of not less than –/30/30; or (b) a self-closing –/60/30 fire door or hopper; or (c) an access panel having an FRL of not less than –/60/30; or (d) if the shaft is a garbage shaft — a door or hopper of non-combustible construction.	Compliance required as applicable
C3.15	Where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other service	

Openings for service installations	penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, that installation must comply with any one of the following: (a) Tested systems - (i), (ii), (iii). (b) Ventilation and air-conditioning — In the case of ventilating or air-conditioning ducts or equipment, the installation is in accordance with AS/NZS 1668.1. Compliance with Specification C3.15 - (i), (ii), (iii) and (iv).	Compliance required with (a), (b) and (c) as applicable.
C3.16 Construction joints	Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner identical with a prototype tested in accordance with AS 1530.4 to achieve the required FRL.	- Compliance required as applicable.
C3.17 Columns protected with lightweight construction to achieve an FRL	A column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire, must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire.	- Compliance required as applicable.
PART C - SPECIFICATIONS		
SPECIFICATION C1.1 – Fire Resisting Construction		
2.1 Exposure to fire source features	(a) A part of a building element is exposed to a <i>fire-source feature</i> if any of the horizontal straight lines between that part and the <i>fire-source feature</i> , or vertical projection of the feature, is not obstructed by another part of the building that— (i) and (ii). (b) A part of a building element is not exposed to a FSF if the FSF is— (i) or (ii). If various distances apply for different parts of a building element— (i) or (ii).	Noted, compliance required as applicable.
2.2 Fire protection for a support of another part	(a) Where a part of a building <i>required</i> to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part, subject to (b), must— (i), (ii) and (iii). - (b) The following building elements need not comply with (a)(ii) and (a)(iii)(B): (i) to (v) incl.	Noted, compliance required as applicable.
2.3 Lintels	A lintel must have the FRL <i>required</i> for the part of the building in which it is situated, unless it does not contribute to the support of a fire door, fire window or fire shutter, and — (a) it spans an opening in—(i) a wall of a building containing only one <i>storey</i> ; or	Noted, compliance required as applicable.

	it spans an opening in masonry which is not more than 150 mm thick and —(i) not more than 3 m wide if the masonry is non- <i>loadbearing</i> ; or (ii) not more than 1.8 m wide if the masonry is <i>loadbearing</i> and part of a solid wall or one of the leaves of a cavity wall.	
2.4 Method of attachment not to reduce the fire- resistance of building elements	The method of attaching or installing a finish, lining, <i>ancillary element</i> or service installation to a building element must not reduce the fire-resistance of that element to below that <i>required</i> .	Noted, compliance required as applicable.
2.5 General concessions	(a) Steel columns — A steel column, other than one in a <i>fire wall</i> or <i>common wall</i>, need not have an FRL in a building that contains— (i) or (ii). (b) Timber columns — A timber column may be used in a single <i>storey</i> building if—(i) or (ii) (c) Structures on roofs — A <i>non-combustible</i> structure situated on a roof need not comply with the other provisions of this Specification if it only contains— (i) or (ii). (d) Curtain walls and panel walls — A requirement for an <i>external wall</i> to have an FRL does not apply to a <i>curtain wall</i> or <i>panel wall</i> which is of <i>non-combustible</i> construction and fully protected automatic external wall-wetting sprinklers. (e) N/a (f) Balconies, verandahs- A balcony, verandah or the like & any incorporated supporting part, which is attached to or forms part of a building, need not comply with Tables 3, 4 & 5 if (i)- (ii)	Noted, compliance required as applicable.
2.6	Mezzanine floors: concessions	Not applicable to the proposed development.
2.7 Enclosure of shafts	<i>Shafts required</i> to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that <i>required</i> for the walls of a non- <i>load bearing shaft</i> in the same building, except that these provisions need not apply to— (a) the top of a <i>shaft</i> extending beyond the roof covering, other than one enclosing a <i>fire-isolated stairway</i> or <i>ramp</i>; or (b) the bottom of a <i>shaft</i> if it is <i>non-combustible</i> and laid directly on the ground.	Noted, compliance required as applicable.
2.8	(a) If a Class 2 building contains not more than 4 storeys of which— i. one storey is Class 7 used solely for the purpose of parking motor vehicles or for some other purpose that is ancillary to a Class 2; and ii. the remaining storeys are of Class 2, the carpark storey is regarded as Class 2 only for the purpose of determining the relevant fire-resisting requirements of this Specification. (b) If a Class 3 building or a building of Class 2 and 3 contains not more than 3 storeys of which—	Details of compliance will need to be submitted with the Construction Certificate

	i. one storey is Class 7 used solely for the purpose of parking motor vehicles or for some other purpose that is ancillary to the other storeys; and ii. the remaining storeys are of Class 2 or 3,	
2.9	Residential aged care building: Concession	Not applicable to the proposed development.
Type A - Fire Resisting Construction		
C3.1 to C3.10 2.2 inclusive.	Fire resistance of building elements, Concessions for floors, Floor loading of Class 5 & 9b buildings: Concession, Roof: Concession, Roof lights, Internal columns and walls: Concession, Car parks	Details required to be submitted with the Construction Certificate application
Type B – Fire Resisting Construction		
1.1 4.1, 4.2, 4.3	Fire resistance of building elements, Car parks, Class 2 buildings: concession	Not applicable to the proposed development.
Type C - Fire Resisting Construction		
5.1	Fire resistance of building elements	Not applicable to the proposed development.
5.2	Car parks	Not applicable to the proposed development.
SPECIFICATION C1.8 – Structural tests for lightweight construction		
1. Scope	This Specification describes tests to be applied to and criteria to be satisfied by a wall system of <i>lightweight construction</i> . Includes the following: 2. Application, 3. Tests, 4. Test specimens, 5. Test Methods, 6. Criteria for compliance	Compliance required with 1 - 6 as applicable.

SPECIFICATION C1.10 – Fire Hazard Properties- General

1. Scope	This Spec. sets out requirements in relation to the <i>fire hazard properties</i> of linings, materials & assemblies in Class 2 to 9 buildings as set out in Table 1 & includes:	Compliance required with 1 - 7 as applicable.

	2. Application, 3. Floor linings & coverings, 4. Wall & ceiling linings, 5. Air handling ductwork, 6. Lift cars, 7. Other materials.	
2. Application	Linings, materials and assemblies in Class 2 to 9 buildings must comply with the appropriate provisions described in Table 1.	Noted, compliance required as applicable.
3. Floor linings and floor coverings	A floor lining or floor covering must have— (a) a <i>critical radiant flux</i> not less than that listed in Table 2; and (b) in a building not protected by a sprinkler system complying with Specification E1.5, a maximum <i>smoke development rate</i> of 750 percent-minutes; and a group number complying with Clause 6(a)(ii), for any portion of the floor covering that is continued more than 150 mm up a wall.	Floor lining or floor covering must comply with (a), (b) and (c) as applicable.
4. Wall and ceiling linings	(a) A wall or ceiling lining system must comply with the <i>group number</i> specified in Table 3 & for buildings not fitted with a sprinkler system complying with Specification E1.5 have— (i) a <i>smoke growth rate index</i> not > 100; or (ii) an <i>average specific extinction area</i> less than 250 m ² /kg. A <i>group number</i> of a wall or ceiling lining and the <i>smoke growth rate index</i> or <i>average specific extinction area</i> must be determined in accordance with AS 5637.1.	Wall or ceiling lining systems must comply with (a) and (b) as applicable.
5. Air handling ductwork	Rigid and flexible ductwork in a Class 2 to 9 building must comply with the <i>fire hazard properties</i> set out in AS 4254.	Ductwork to comply with the relevant fire hazard properties as applicable.
6. Lift cars	Materials used in lift cars as— (a) Floor linings and floor coverings must have a critical radiant flux not less than 2.2; and Wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with AS5637.1	Compliance required as applicable.
7. Other materials	Materials and assemblies in a Class 2 to 9 building not included in Clauses 3, 4, 5 or 6 must not exceed the indices set out in NSW Table 4.	Noted, no concrete wall panel proposed

SPECIFICATION C1.11 – Performance of External Walls in Fire

1. Scope	This Specification contains measures to minimise, in the event of fire, the likelihood of <i>external walls</i> covered by Clause 2 collapsing outwards as complete	Noted, no concrete wall panel proposed

	panels and the likelihood of panels separating from supporting members.	
2. Application	This Specification applies to buildings having a <i>rise in storeys</i> of not more than 2 with concrete <i>external walls</i> that could collapse as complete panels (e.g. tilt-up and precast concrete) which— (a) consist of either single or multiple panels attached by steel connections to lateral supporting members; and (b) depend on those connections to resist outward movement of the panels relative to the supporting members; and have height to thickness ratio not greater than 50.	- No concrete wall panels proposed.
3. General requirements for external wall panels	(a) Cast-in inserts and fixings must be anchored into the panel with welded bars or be fixed to the panel reinforcement. (b) Cast-in inserts for top connections and fixings acting together must be able to resist an ultimate load of two times the larger of the forces <i>required</i> to develop—(i) the ultimate bending moment capacity of the panel at its base; or (ii) the overturning moment at the base of the panel arising from an outwards lateral displacement at the top of the panel equal to one tenth of the panel height. (c) Top connections of the panel exposed to fire, such as clips and drilled-in inserts, acting together must be able to resist an ultimate load of six times the larger of the forces <i>required</i> to develop the moment specified in (b)(i) or (ii). (d) Lateral supporting members and their connections must be designed to resist the connection forces specified in (b) and (c) and in the case of an eaves tie member the force in the member must be determined assuming that it deforms in a manner compatible with the lateral displacement of the wall panels, and that it acts in tension only. (e) <i>External wall</i> panels that span vertically must have at least two upper connections per panel to the supporting member, except that where a number of panels are designed to act as one unit, (eg. tongue and groove hollow-core panels), only two upper connections are <i>required</i> for each unit. (f) <i>External wall</i> panels that span horizontally between columns must have at least two connections at each column. Connections providing lateral support to a panel must be designed to remain engaged to the supported panel both before and during a fire.	- Does not apply

SPECIFICATION C1.13 – Cavity Barriers for Fire Protected Timber		
1. Scope	This Specification sets out requirements for cavity barriers in <i>fire-protected timber</i> construction. 2. Requirements (a) to (g) inclusive and Table 1.	- Fire protected timber is not proposed, however if used must comply with item 2 - Requirements.
SPECIFICATION C1.13a – Fire Protected Timber		
1. Scope	This Specification contains requirements for fire-protected timber and procedures for determining the time at which the temperature at the interface between the protection system and the timber is exceeded. and includes: 2. Requirements, Determination of time the timber interface temperature exceeds 300°C for timber at least 75mm thick	Fire protected timber is not proposed, however if used must comply with this part.
SPECIFICATION C2.5 – Smoke Proof Walls in Health Care and residential Care Buildings		
1, 2, 3, 4.	Scope, Class 9a health care buildings, Class 9c buildings, Doorways in smoke proof walls	Not applicable to the proposed development.
SPECIFICATION C3.4 – Fire Doors, Smoke Doors, Fire Windows and Shutters		
1. Scope	This Specification sets out requirements for the construction of fire doors, smoke doors, fire <i>windows</i> and fire shutters.	Noted, compliance required as applicable.
2. Fire doors	A <i>required</i> fire door must — (a) comply with AS 1905.1; and (b) not fail by radiation through any glazed part during the period specified for <i>integrity</i> in the <i>required</i> FRL.	Noted, compliance required as applicable.
3.	Smoke Doors	Not applicable to the proposed development.
4. Fire shutters	(a) be a shutter that (i) is identical with a tested prototype that has achieved the <i>required</i> FRL; & (ii) is installed in the same manner & in an opening that is not larger than the tested prototype;& (iii) did not have a rise in average temperature on the side remote from the furnace of more than 140 K during the first 30 minutes of the test; or (b) be a steel shutter complying with AS1905.2 if a metallic fire shutter is not prohibited by C3.5.	Noted, compliance required as applicable for any proposed fire shutters.

5. Fire windows	(a) identical in construction with a prototype that has achieved the <i>required</i> FRL; and installed in the same manner & in an opening that is not larger than the tested prototype.	Noted, compliance required as applicable for any proposed fire windows.
SPECIFICATION C3.15 – Penetration of Walls, Floors and Ceilings by Services		
1. Scope	This Specification prescribes materials and methods of installation for services that penetrate walls, floors and ceilings <i>required</i> to have an FRL.	Noted, compliance required as applicable.
2. Application	(a) This Specification applies to installations permitted under the <i>Deemed-to-Satisfy Provisions</i> of the BCA as alternatives to systems that have been demonstrated by test to fulfill the requirements of C3.15(a). This Specification does not apply to installations in ceilings <i>required</i> to have a <i>resistance to the incipient spread of fire</i> nor to the installation of piping that contains or is intended to contain a flammable liquid or gas.	Compliance required with (a) and (b) as applicable.
3. Metal pipe systems	(a) A pipe system comprised entirely of metal (excluding pipe seals or the like) that is not normally filled with liquid must not be located within 100 mm, for a distance of 2 m from the penetration, of any <i>combustible</i> building element or a position where <i>combustible</i> material may be located, and must be constructed of— (i) or (ii). (b) An opening for a pipe system comprised entirely of metal (excluding pipe seals or the like) must— (i) and (ii) and (iii). (c) A pipe system comprised entirely of metal (excluding pipe seals or the like) must be wrapped but must not be lagged or enclosed in thermal insulation over the length of its penetration of a wall, floor or ceiling unless the lagging or thermal insulation fulfils the requirements of Clause 7. (e) The gap between a metal pipe and the wall, floor or ceiling it penetrates must be fire- stopped in accordance with Clause 7.	Compliance required with (a) to (d) as applicable.
4. Pipes penetrating sanitary compartments	If a pipe of metal or UPVC penetrates the floor of a <i>sanitary compartment</i> in accordance with C3.15(c)(i) — (a) the opening must be neatly formed and no larger than is necessary to accommodate the pipe or fitting; and the gap between pipe and floor must be fire-stopped in accordance with Clause 7.	Compliance required with (a) and (b) as applicable.

5. Wires and cables	If a wire or cable or cluster of wires or cables penetrates a floor, wall or ceiling— (a) the opening must be neatly formed, cut or drilled and no closer than 50 mm to any other service; and (b) the opening must be no larger in cross-sectional area than— (i) or (ii). the gap between the service and the wall, floor or ceiling must be fire-stopped in accordance with Clause 7.	Compliance required with (a), (b) & (c) as applicable.
6. Electrical switches and outlets	If an electrical switch, outlet, socket or the like is accommodated in an opening or recess in a wall, floor or ceiling— (a) the opening or recess must not— (i) or (ii) and the gap between the service and the wall, floor or ceiling must be fire-stopped in accordance with Clause 7.	Compliance required with (a) and (b) as applicable.
7. Fire stopping	(a) Material: The material used for the fire-stopping of service penetrations must be concrete, high-temperature mineral fibre, high-temperature ceramic fibre or other material that does not flow at a temperature below 1120°C when tested in accordance with ISO 540, and must have— (i) or (ii). (b) Installation: Fire-stopping material must be packed into the gap between the service and wall, floor or ceiling in a manner, and compressed to the same degree, as adopted for testing under Clause 7(a)(i) or (ii). (c) Hollow construction: If a pipe penetrates a hollow wall (such as a stud wall, a cavity wall or a wall of hollow blockwork) or a hollow floor/ceiling system, the cavity must be so framed and packed with fire-stopping material that is— (i) and (ii). (d) Recesses: If an electrical switch, socket, outlet or the like is accommodated in a recess in a hollow wall or hollow floor/ceiling system— (i) or (ii). Test: The test to demonstrate compliance of a fire-stopping material with this Specification must be conducted as follows: (i), (ii), (iii), (iv) and (v).	Compliance required with (a) to (e) as applicable.

SECTION D – Access and Egress		
PART D1 – PROVISION FOR ESCAPE		
D1.2 Number of exits required	(a) All buildings — Every building must have at least one exit from each storey. (b) Class 2 to 8 buildings — In addition to any horizontal exit, not less than 2 exits must be provided from the following: (i) and (ii). (c) Basements — In addition to any horizontal exit, not less than 2 exits must be provided from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless— (i) the floor area of the storey is not more than 50 m²; and (ii) the distance of travel from any point on the floor to a single exit is not more than 20 m. (g) Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to— (i) an exit; or (ii) at least 2 exits, if 2 or more exits are required.	Compliance is required with (a), (b) and (g) and generally appears to be achieved throughout as applicable.
D1.3	When Fire isolated stairways and ramps are required in Class 2 or 3 buildings every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through or passes by not more than 3 consecutive storeys in a Class 2 Building and one extra storey of any classification may be included if it is only for the accommodation of motor vehicles or other ancillary purpose.	The subject building complies with this requirement.
D1.4	(a) The entrance doorway of any sole occupancy unit must be not more than-	The requirements of this part appear to be non-

	(A) 6m from an exit or a point from which travel in different directions to two exits is available (B) 20m from a single exit serving the storey at the level of egress to a road or open space No point on the floor of a room which is not in a sole occupancy unit must be more than 20m from an exit or a point at which travel in two directions to two exits is available.	compliant as distance from unit entry to an exit point from which travel in different directions exceeds 6m. Details to be provided showing compliance.
D1.5 Distance between alternative exits.	<i>Exits that are required as alternative means of egress must be—</i> (a) distributed as uniformly as practicable within or around the <i>storey</i> served and in positions where unobstructed access to at least 2 <i>exits</i> is readily available from all points on the floor including lift lobby areas; and (b) not less than 9 m apart; and (c) not more than— (iii) in all other cases — 60 m apart; and located so that alternative paths of travel do not converge such that they become less than 6 m apart.	Compliance required with (a) - (d) as applicable. A Performance Solution may be proposed where full compliance cannot be achieved.
D1.6 Dimensions of exits and paths of travel to exits	In a <i>required exit</i> or path of travel to an <i>exit</i>— (a) the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and (b) the unobstructed width of each <i>exit</i> or path of travel to an <i>exit</i>, except for doorways, must be not less than— (i) 1m; (f) the unobstructed width of a doorway must be not less than— (i) or (ii) or (iii) the unobstructed width of each <i>exit</i> provided to comply with (b), (c), (d) or (e), minus 250 mm; or (v) in any other case except where it opens to a <i>sanitary compartment</i> or bathroom — 750 mm wide; and (g) the unobstructed width of a <i>required exit</i> must not diminish in the direction of travel to a road or <i>open space</i>, except where the width is increased in accordance with (b)(ii) or (f)(i); and (h) the <i>required</i> width of a stairway or ramp must— (i) be measured clear of all obstructions such as handrails, projecting parts of balustrades or other barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less	Compliance is required with (a) to (i) inclusive and generally appears to be achieved throughout, however further information may be required to confirm compliance.

	than 2 m vertically above a line along the nosings of the treads or the floor surface of the ramp or landing. (i) to determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D1.13.	
D1.7, D1.8	Travel via fire isolated exits, External stairways or ramps in lieu of fire-isolated exits.	Not applicable to the proposed development.
D1.9	(a) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. (b) In a Class 2, 3 or 4 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed— (i) 30 m in a building of Type C construction; or (j) 60 m in all other cases. (c) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m. (d) In a Class 2, 3 or 9a building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (i) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (ii) 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. (e) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (i) 20 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (ii) 40 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.	Appears to be compliant. Final details to be submitted with the Construction Certificate.

	(f) In a Class 2 or 3 building, if 2 or more exits are required and are provided by means of internal non-fire-isolated stairways or non-fire-isolated ramps each exit must— (i) provide separate egress to a road or open space; and (ii) be suitably smoke separated from each other at the level of discharge.	
D1.10 Discharge from exits	(a) An <i>exit</i> must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the <i>exit</i>, or access to it. (b) If a <i>required exit</i> leads to an <i>open space</i>, the path of travel to the road must have an unobstructed width throughout of not less than— (i) the minimum width of the <i>required exit</i>; or (ii) 1 m, whichever is the greater. (c) If an <i>exit</i> discharges to <i>open space</i> that is at a different level than the public road to which it is connected, the path of travel to the road must be by— (i) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if <i>required</i> by the <i>DTS Provisions</i> of Part D3; or (ii) a stairway complying with the <i>DTS Provisions</i> of the BCA. (d) The discharge point of alternative <i>exits</i> must be located as far apart as practical.	- Compliance is required with (a) to (g) inclusive. - Bollards may be required at discharge points of all exit doorways to prevent obstruction to satisfy (a). - Compliance with (b) must be satisfied throughout
D1.11, D1.12	Horizontal exits, non-required stairways, ramps or escalators	Not applicable to the proposed development.
D1.13 Number of persons accommodated	Method for calculating the number of persons accommodated in a storey	Does not apply to the development
D1.14 Measurement	The nearest part of an <i>exit</i> means in the case of— (a), (b), (c), (d) and (e)	Compliance required with (a) to (e) as applicable.
D1.15 Measurement	The following rules apply: (a), (b), (c), (d), (e), (f), (g) and (h) inclusive.	Compliance required with (a) to (h) as applicable.
D1.16 Plant rooms and lift machine rooms: Concession	(a) A ladder may be used in lieu of a stairway to provide egress from— (i) a plant room with a <i>floor area</i> of not more than 100 m²; or (ii) all but one point of egress from a plant room, a lift machine room or a Class 8 electricity network substation with a floor area of not more than 200 m². A ladder permitted under (a) — (i) or (ii) and (iii) and (iv)	Compliance required with (a) and (b) as applicable.
D1.17	Access to lift pits must- (a) where the pit depth is not more than 3 m, be through the lowest landing doors; or	Compliance required as applicable

	(b) where the pit depth is more than 3 m, be provided through an access doorway complying with the following: (i) In lieu of D1.6, the doorway must be level with the pit floor and not be less than 600 mm wide by 1980 mm high clear opening, which may be reduced to 1500 mm where it is necessary to comply with (ii). (ii) No part of the lift car or platform must encroach on the pit doorway entrance when the car is on a fully compressed buffer. (iii) Access to the doorway must be by a stairway complying with AS 1657. (iv) In lieu of D2.21, doors fitted to the doorway must be— (A) of the horizontal sliding or outwards opening hinged type; and (B) self-closing and self-locking from the outside; and (C) marked on the landing side with the letters not less than 35 mm high: “DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES”	
PART D2 – CONSTRUCTION OF EXITS		
D2.1	Application of Part	Noted.
D2.2,	Fire isolated stairways and ramps,	Not applicable to the proposed development.
D2.3	In a building having a rise in storeys of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a fire resisting shaft must be constructed according to D2.2, or only of- (a) reinforced or prestressed concrete; or (b) steel in no part less than 6mm thick (c) timber that- (i) has a finished thickness of not less than 44mm; and (ii) has an average density of not less than 800kg/m³ at a moisture content of 12%; and	Compliance required. Details to be provided with Construction Certificate.

	(iii) has not been joined by means of glues unless it has been laminated and glues with resorcinol formaldehyde or resorcinol phenol formaldehyde glue	
D2.4	If a stairway serving as an exit is required to be fire-isolated— (a) there must be no direct connection between— (i) a flight rising from a storey below the lowest level of access to a road or open space; and (ii) a flight descending from a storey above that level; and (b) any construction that separates or is common to the rising and descending flights must be— (i) non-combustible; and (ii) smoke proof in accordance with Clause 2 of Specification C2.5.	Compliance required as applicable.
D2.5	Open access ramps and balconies	Not applicable to the proposed development.
D2.6	Smoke lobbies	Not applicable to the proposed development.
D2.7 Installations in exits and paths of travel	(a) Access to service <i>shafts</i> and services other than to firefighting or detection equipment as permitted in the <i>Deemed to- Satisfy Provisions</i> of Section E, must not be provided from a <i>fire- isolated stairway, fire-isolated passageway or fire-isolated ramp</i>. (b) An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a <i>required exit</i> or any corridor, hallway, lobby or the like leading to a <i>required exit</i>. (c) Gas or other fuel services must not be installed in a <i>required exit</i>. (d) Services or equipment comprising— electricity meters, distribution boards or ducts; central telecommunications distribution boards or equipment; electrical motors or other motors serving equipment in the building, may be installed in a <i>required exit</i>, except for fire-isolated <i>exits</i> specified in (a); or in any corridor, hallway, lobby or the like leading to a	Compliance required with (a) to (e) as applicable.

	<i>required exit, if the services or equipment are enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.</i> (e) Electrical wiring may be installed in a fire exit if the wiring is associated with- (i) a lighting, detection, or pressurisation system serving the exit or; (ii) a security, surveillance or management system serving the exit or; (iii) an intercommunication system or an audio or visual alarm system in accordance with D2.22; or (iv) (v) the monitoring of hydrant or sprinkler isolating valves	
D2.8,	Enclosure of space under stairs and ramps (a) Fire-isolated stairways and ramps — If the space below a required fire-isolated stairway or fire-isolated ramp is within the fire-isolated shaft, it must not be enclosed to form a cupboard or similar enclosed space. (b) Non fire-isolated stairways and ramps — The space below a required non fire-isolated stairway (including an external stairway) or non fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless— (i) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and (ii) any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.	Final details to be submitted with the Construction Certificate.
D2.9	Width of required stairways and ramps A required stairway or ramp that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2 m.	Noted- compliance required as applicable.
D2.10	Pedestrian ramps (a) A fire-isolated ramp may be substituted for a fire-isolated stairway if the construction enclosing the ramp and the width and ceiling height comply with the requirements for a fire-isolated stairway.	Noted- compliance required as applicable.

	(b) A ramp serving as a required exit must— (i) where the ramp is also serving as an accessible ramp under Part D3, be in accordance with AS 1428.1; or (ii) in any other case, have a gradient not steeper than 1:8. (c) surface of a ramp must have a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586.	
D2.11	Fire-isolated passageways	No fire isolated passageways noted- not applicable.
D2.12	Roof as open space	Not applicable to proposed development
D2.13 Goings and risers	(a) A stairway must have— (i) not more than 18 nor less than 2 risers in each <i>flight</i>; and (ii) going (G), riser (R) and quantity (2R + G) in accordance with Table D2.13, except as permitted by (b) and (c); and (iii) constant goings and risers throughout each <i>flight</i>, except as permitted by (b) & (c), and the dimensions of goings (G) and risers (R) in accordance with (a)(ii) are considered constant if the variation between— (A) adjacent risers, or between adjacent goings, is no greater than 5 mm; and (B) the largest and smallest riser within a <i>flight</i>, or the largest and smallest going within a <i>flight</i>, does not exceed 10 mm; and (iv) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and (v) treads which have— (A) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or (B) a nosing strip with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; and (vi) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 <i>storeys</i>; and	Noted, compliance required with (a), (b) and (c) as applicable. Final details to be submitted with the Construction Certificate.

	(viii) in the case of a <i>required</i> stairway, no winders in lieu of a landing. (b) In the case of a non- <i>required</i> stairway— (i), (ii) and (iii) Where a stairway discharges to a sloping public walkway or public road— (i) the riser (R) may be reduced to account for the slope of the walkway or road; and (ii) the quantity (2R+G) may vary at that location.	
D2.14 Landings	In a stairway— (a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each <i>flight</i> and each landing must— (i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and (ii) have a non-slip finish throughout or an adequate non-skid strip near the edge of the landing where it leads to a flight below	Noted, compliance required as applicable.
D2.15 Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless— (c) in a building <i>required</i> to be <i>accessible</i> by Part D3, the doorway— (i) opens to a road or <i>open space</i>; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1 (e) in other cases— (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.	Noted, compliance required as applicable.
D2.16 Barriers to prevent falls	(a) A continuous barrier must be provided along the side of— (i) a roof to which general access is provided; and (ii) a stairway or ramp; and (iii) a floor, corridor, hallway, balcony, deck, verandah, <i>mezzanine</i>, access bridge or the like; and (iv) any delineated path of access to a building, if the trafficable surface is 1 m or more above the surface beneath.	Noted, compliance required with (a), (b), (c) and (d) as applicable.

	(b) The requirements of (a) do not apply to— (i) or (ii) or (iii) or (iv) (c) A barrier <i>required</i> by (a) must be constructed in accordance with Table D2.16a. Where a <i>required</i> barrier is constructed of wire, it is deemed to meet the requirements of Table D2.16a 2(c) if it is constructed in accordance with the following: (i) , (ii), (iii)	
D2.17 Handrails	(a) Except for handrails referred to in D2.18, handrails must be— (i) located along at least one side of the ramp or <i>flight</i>; and (ii) located along each side if the total width of the stairway or ramp is 2 m or more; & (iv) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and (v) continuous between stair <i>flight</i> landings and have no obstruction on or above them that will tend to break a handhold. (vi) in a <i>required exit</i> serving an area <i>required</i> to be <i>accessible</i>, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail <i>required</i> by (a)(iii)(B). (c) Handrails <i>required</i> to assist people with a disability must be provided in accord. with D3.3. (e) The requirements of (d) do not apply to— (i) or (ii) or (ii) or (iv)	- Compliance required and proposed throughout as applicable. - Handrails are required on both sides of non-fire isolated stairs in accordance with AS1428.1 - 2009. Allowance should be made to ensure 1.0m clear width between handrails is maintained.
D2.18 Fixed platforms, walkways, stairways and ladders	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail, balustrade or other barrier attached thereto may comply with AS 1657 in lieu of D2.13, D2.14, D2.16 and D2.17 if it only serves: (b) (a) machinery rooms, boiler houses, lift-machine rooms, plant-rooms, and the like;	Noted, compliance required as applicable.
D2.19 Doorways and doors	(b) A doorway serving as a <i>required exit</i> or forming part of a <i>required exit</i>, (i) must not be fitted with a revolving door; & (ii) must not be fitted with a roller shutter or tilt-up door unless (a) & (B) & (C). (iii) must not be fitted with a sliding door unless (A) it leads directly to a road or <i>open space</i>; and (B) the door is able to be opened manually under a force of not more than 110 N; and (iv) if fitted with a door which is power-operated— (A) it must be able to be opened manually under a force of not more than 110N if there is a	Compliance is required with (b) and (c) as applicable. Any proposed power-operated door in a path of travel to a <i>required exit</i>, must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and if it leads directly to a road or <i>open space</i> it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the <i>fire compartment</i> served by the door.

	malfunction or failure of the power source; and (B) if it leads directly to a road or <i>open space</i> it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the <i>fire compartment</i> served by the door. A power-operated door in a path of travel to a <i>required exit</i>, must be able to be opened manually under a force of not > 110 N if there is a malfunction or failure of the power source.	
D2.20 Swinging doors.	A swinging door in a <i>required exit</i> or forming part of a <i>required exit</i>— (a) must not encroach— (i) at any part of its swing by more than 500 mm on the <i>required</i> width (including any landings) of a <i>required</i>— (A) stairway; or (B) ramp; or (C) passageway, if it is likely to impede the path of travel of the people already using the <i>exit</i>; and (ii) when fully open, by more than 100 mm on the <i>required</i> width of the <i>required exit</i>, and the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door; and (b) must swing in the direction of egress unless— (i) it serves a building or part with a <i>floor area</i> not more than 200 m², it is the only <i>required exit</i> from the building or part & it is fitted with a device for holding it in the open position; or (ii) it serves a <i>sanitary compartment</i> or airlock; and (C) must not otherwise impede the path or direction of egress.	Noted, compliance required with (a), (b) and (c) as applicable.

D2.21 Operation of latch	(a) A door in a <i>required exit</i>, forming part of a <i>required exit</i> or in the path of travel to a <i>required exit</i> must be readily openable without a key from the side that faces a person seeking egress, by — (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area <i>required</i> to be <i>accessible</i> by Part D3 — (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor. (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself— (A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located— (aa) not less than 500 mm from an internal corner; and (bb) for a hinged door, between 1 m and 2 m from the door leaf in any position; and (cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position. (B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device. (b) The requirements of (a) do not apply to a door that serves on or is within a sole occupancy unit in a Class 2 building	Noted, compliance required as applicable.
D2.22	Re-entry from fire isolated exits	Not applicable to the proposed development.
D2.23	Signs on doors	Not applicable to the proposed development.
D2.25 Timber stairways: Concession	(a) Notwithstanding D2.2(a), timber treads, risers, landings and associated supporting framework which— (i) and (ii) and (iii) and (iv). Fire protection required by (a) must be not less than one layer of 13mm fire-protective grade plasterboard fixed in accordance with the system requirements for a <i>fire-protective covering</i>.	Noted, compliance required as applicable.
D2.101	- Doors in path of travel in an entertainment venue	Not applicable to the proposed development.

PART D3 – ACCESS FOR PEOPLE WITH DISABILITIES

D3.1 General building access requirements	Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by D3.4 From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.	Details to be submitted with Construction Certificate
D3.2 Access to buildings	(a) An accessway must be provided to a building required to be accessible— (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. (b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4. (c) Where a pedestrian entrance required to be accessible has multiple doorways— (i) and (ii) (d) For the purposes of (c)— (i) an <i>accessible</i> pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). Where a doorway on an <i>accessway</i> 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.	A continuous accessway is required and proposed to be provided from the boundary of the allotment The requirements of (b) are noted and compliance is proposed as applicable. The requirements of (c) and (d) and (e) are noted and compliance is proposed as applicable including minimum 850mm clear width doorways and circulation space both sides in accordance with AS1428.1
D3.3	In a building <i>required to be accessible</i> —	

Parts of buildings to be accessible	(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with— (i) for a ramp, except a <i>fire-isolated ramp</i>, clause 10 of AS 1428.1; and (ii) for a stairway, except a <i>fire-isolated stairway</i>, clause 11 of AS 1428.1; and (iii) for a <i>fire-isolated stairway</i>, clause 11.1(f) and (g) of AS 1428.1; and (c) <i>accessways</i> must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1—(A) within 2 m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>; and (B) at maximum 20 m intervals along the <i>accessway</i>; and (d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space; and (e) a passing space may serve as a turning space; and (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 <i>storeys</i>; and (ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200 m²; and (g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11mm & the carpet backing thickness shall not exceed 4mm; & the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	Compliance with (a), (c), (d), (e), (f), (g) and (h) is required and proposed as applicable. every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with — (i) for a ramp, except a <i>fire-isolated ramp</i>, clause 10 of AS 1428.1 (ii) for a stairway, except a <i>fire-isolated stairway</i>, clause 11 of AS 1428.1 Accessways must comply with (c) and (d) and (e) as applicable Any proposed carpet must comply with (g) and (h) as applicable. Compliance generally appears to have been achieved, however minor details and/or changes may be required to comply with AS 1428.1-2009 with final details confirming compliance to be submitted with the Construction Certificate.
D3.4 Exemptions	The following areas are not <i>required</i> to be <i>accessible</i>: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. Any path of travel providing access only to an area exempted by (a) or (b).	Noted, any area's subject to (a), (b) or (c) are to be identified and details submitted with the Construction Certificate
D3.5 Accessible car parking	<i>Accessible</i> car parking spaces— (a) subject to (b), must be provided in accordance with Table D3.5 in— (i) a Class 7a building <i>required</i> to be <i>accessible</i>; and (ii) a car parking area on the same allotment as a building <i>required</i> to be <i>accessible</i>; and (b) need not be provided in a Class 7a building or a car parking area where a parking service is provided & direct access to any of the car parking spaces is not available to	Accessible car parking spaces have been identified and are required to be constructed in accordance with (a), (b), (c) and (d) as applicable with final details to be submitted with the Construction Certificate.

	the public; and (c) subject to (d), must comply with AS/NZS 2890.6; and need not be identified with signage where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only for people with a disability.	
D3.6 Signage	In a building <i>required</i> to be <i>accessible</i> (a) (i) and (ii), (b) (i), (ii) & (iii), (c), (d), (e) and (f)	- Compliance required with (a) to (f) inclusive as applicable.
D3.7	Hearing augmentation	Not applicable to the proposed development.
D3.8 Tactile indicators	(a) For a building <i>required</i> to be <i>accessible</i> , tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (i) a stairway, other than a <i>fire-isolated stairway</i> ; and (iv) a ramp other than a <i>fire-isolated ramp</i> , step ramp, kerb ramp or <i>swimming pool</i> ramp; & (v) in the absence of a suitable barrier— (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an <i>accessway</i> meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.	Tactile ground surface indicators <i>required</i> by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1 including all non fire isolated stairs and ramps.
D3.9, D3.10	Wheelchair seating spaces in Class 9b assembly buildings, Swimming pools, Ramps	Not applicable to the proposed development.
D3.11	Ramps On an accessway- (a) a series of connected ramps must not have a combined vertical rise of more than 3.6m; and a landing for a step ramp must not overlap and landing for another step ramp or ramp	Noted- compliance required as applicable.
D3.12 Glazing on an accessway	On an <i>accessway</i> , where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Compliance required as applicable.

SPECIFICATION D1.12 – Non Required Stairways, Ramps and Escalators		
1. 2.	Scope, requirements	Not applicable to the proposed development
SPECIFICATION D3.6 – Braille and Tactile Signs		
1. Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as <i>required</i> by D3. and includes: 2. Location of Braille and tactile signs, 3. Braille and tactile sign specification, 4. Luminance contrast , 5. Lighting, 6. Braille	Sub-clause 2, 3, 4, 5 and 6 is be noted and complied with as applicable.
SPECIFICATION D3.10 – Accessible Water Entry / Exit for Swimming Pools		
1. Scope	This Specification sets out the requirements for types of <i>accessible</i> water entry/exit for <i>swimming pools</i> .	Not applicable to the proposed development.
SECTION E – Services and Equipment		
PART E1 – FIRE FIGHTING EQUIPMENT		
E1.3 Fire hydrants	(a) A fire hydrant system must be provided to serve a building— ² (i) having a total floor area greater than 500 m ; and (ii) where a fire brigade station is— (A) no more than 50 km from the building as measured along roads; and (B) equipped with equipment capable of utilising a fire hydrant. (b) The fire hydrant system— (i) must be installed in accordance with AS 2419.1, except— (A) a Class 8 electricity network substation need not comply with clause 4.2 of AS 2419.1 if— (aa) it cannot be connected to a town main supply; and (bb) one hour water storage is provided for fire- fighting; and (B) where a sprinkler system is installed throughout a building in accordance with AS 2118.1, AS 2118.4, AS 2118.6, FPAA101H or FPAA101D the fire hydrant booster protection requirements of clauses 7.3(c)(ii) and 7.3(d)(iii) of AS 2419.1 do not apply; & (C) a fire hydrant booster assembly may be located between 3.5 m and 10 m of the building, and need not comply with clause 7.3(d)(iii) of AS 2419.1 where the assembly is protected by an adjacent fire-rated freestanding wall that— (aa) achieves an FRL of not less than 90/90/90; and (bb) extends not less than	Fire Hydrants are required to protect and provide coverage throughout. The fire hydrant booster must be located and protected in accordance with (b)(i) and AS2419.1 to achieve coverage to all buildings as applicable.

	1 m each side of the outermost fire hydrant booster risers within the assembly and is not less than 3 m wide; and (cc) extends to a height of not less than 2 m above finished ground level; and (ii) where internal fire hydrants are provided, they must serve only the storey on which they are located except that a <i>sole-occupancy unit</i> in a Class 2 or 3 building may be served by a single fire hydrant located at the level of egress from that sole occupancy unit.	
E1.4 Fire hose reels	(a) E1.4 does not apply to— (i) a Class 2, 3 or 5 building or Class 4 part of a building; or (ii) a Class 8 <i>electricity network substation</i>; or (b) A fire hose reel system must be provided— (i) to serve the whole building where one or more internal fire hydrants are installed; or (ii) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500 m². (c) The fire hose reel system must— (i) have fire hose reels installed in accordance with AS 2441; and (ii) provide fire hose reels to serve only the storey at which they are located, except a sole- occupancy unit of not more than 2 storeys in a Class 6, 7, 8 or 9 building may be served by a single fire hose reel located at the level of egress from that sole-occupancy unit provided the fire hose reel can provide coverage to the whole of the <i>sole-occupancy unit</i>. (d) Fire hose reels must be located internally, externally or in combination, to achieve the system coverage specified in AS 2441.	- Fire hose reels are required to protect and provide coverage throughout the basement level carpark in accordance (a)-(g) inclusive and AS2441 Final details confirming the proposed method of achieving compliance are to be submitted with the Construction Certificate.

	(e) In achieving system coverage, one or a combination of the following criteria for individual internally located fire hose reels must be met in determining the layout of any fire hose reel system: (i) Fire hose reels must be located adjacent to an internal fire hydrant (other than one within a fire-isolated <i>exit</i>), except that a fire hose reel need not be located adjacent to every fire hydrant, provided system coverage can be achieved. (ii) Fire hose reels must be located within 4 m of an <i>exit</i>, except that a fire hose reel need not be located adjacent to every <i>exit</i>, provided system coverage can be achieved. (iii) Where system coverage is not achieved by compliance with (i) and (ii), additional fire hose reels may be located in paths of travel to an exit to achieve the required coverage. (f) Fire hose reels must be located so that the fire hose will not need to pass through doorways fitted with fire or smoke doors, except— (ii) doorways in walls referred to in C2.12 or C2.13 separating equipment or electrical supply systems; and (iii) doorway openings to shafts referred to in C3.13. (g) Where the normal water supply cannot achieve the flow and pressures required by AS 2441, or is unreliable— (i) a pump; or (ii) water storage facility; or (iii) both a pump and water storage facility, must be installed to provide the minimum flow and pressures required by clause 6.1 of AS 2441.	

E1.5 Sprinklers	A sprinkler system must— (a) be installed in a building or part of a building when <i>required</i> by Table E1.5; and (b) comply with Specification E1.5 and Specification E1.5a as applicable. Sprinklers required in a Class 2 building where any part of the building has a rise of storeys of four or more sprinklers required to Class 7a part where more than 40 vehicles are accommodated	- The building may contain 4 storeys. Details will need to be provided to show whether the basement level is completely below ground level or where it is located partly below finished ground level and the underside of the ceiling is not more than 1m above average finished level of the ground at the external wall, or if the external wall is more than 12m long, the average for the 12m part where the ground is lowest. Part of the external wall appears to be more than 1m above the ground surface and as a result sprinklers may be required throughout the building. Notwithstanding the above, a sprinkler system is required to the carpark as it accommodates more than 40 vehicles. Details showing compliance is required at Construction Certificate stage.
E1.6 Portable fire extinguishers	<u>Portable fire extinguishers</u> (a) Portable fire extinguishers must be— (i) provided as listed in Table E1.6; and (ii) for a Class 2, 3 or 5 building or Class 4 part of a building, provided— (A) to serve the whole Class 2, 3 or 5 building or Class 4 part of a building where one or more internal fire hydrants are installed; or (B) where internal fire hydrants are not installed, to serve any <u>fire compartment</u> with a <u>floor area</u> greater than 500 m², and for the purposes of this clause, a <u>sole-occupancy unit</u> in a Class 2 or 3 building or Class 4 part of a building is considered to be a <u>fire compartment</u>; and (iii) subject to (b), selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444.	Compliance required and proposed with portable fire extinguishers to be provided in accordance with the general provisions section of Table E1.6.

	(b) Portable fire extinguishers provided in a Class 2 or 3 building or Class 4 part of a building must be— (i) an ABE type fire extinguisher; and (ii) a minimum size of 2.5 kg; and (iii) distributed outside a sole-occupancy unit— (A) to serve only the storey at which they are located; and (B) so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10 m.	
E1.8 Fire control centres	A fire control centre facility in accordance with Specification E1.8 must be provided for— (a) a building with an <i>effective height</i> of more than 25 m; and a Class 6, 7, 8 or 9 building with a total <i>floor area</i> of more than 18 000 m².	- Not applicable to the proposed development.
E1.9 Fire precautions during construction	In a building under construction - (a) not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each <i>storey</i> adjacent to each <i>required exit</i> or temporary stairway or <i>exit</i>; and (b) after the building has reached an <i>effective height</i> of 12 m— (i) the <i>required</i> fire hydrants and fire hose reels must be operational in at least every <i>storey</i> that is covered by the roof or the floor structure above, except the 2 uppermost <i>storeys</i>; and any <i>required</i> booster connections must be installed.	Compliance required and proposed as applicable.

E1.10 Provision for special hazards	Suitable additional provision must be made if special problems of fighting fire could arise because of - (a) the nature or quantity of materials stored, displayed or used in a building or on the allotment; or (b) the location of the building in relation to a water supply for fire-fighting purposes.	Compliance required and proposed as applicable.
SPECIFICATION E1.5 – Fire Sprinkler Systems		
1. Scope	This Specification sets out requirements for the design and installation of fire sprinkler systems and includes the following: 2. Application of automatic fire sprinkler standards, 3. Separation of sprinklered and non- sprinklered areas, 4. Protection of openings, 5. Fast response sprinklers, 6. Sprinkler valve enclosures, 7. Water supply, 8. Building occupant warning system, 9. Connection to other systems, 10. Anti-tamper devices, 11. Sprinkler systems in car parks, 12. Residential care buildings, 13. Sprinkler Systems in Lift Installations	An automatic sprinkler system is required for the proposed development within the carpark and possibly the whole building
Specification E1.5a Class 2 and 3 buildings not more than 25m in effective height		
1, 2, 3.	Scope and application, System requirements, Permitted concessions	Any sprinkler system installed must comply with these requirements
SPECIFICATION E1.8 – Fire Control Centres		
1. Scope	This Specification describes the construction and content of <i>required</i> fire control centres and rooms. A fire control room is a fire control centre in a dedicated room with additional specific requirements. Clauses 2 to 5 apply to fire control centres (including fire control rooms). Clauses 6 to 12 apply additional requirements to fire control rooms.	Not applicable to the proposed development.
PART E2 – SMOKE HAZARD MANAGEMENT		
E2.1 Application of Part	(a) The Deemed-to-Satisfy Provisions of this Part do not apply to (i) or (ii) or (iii). The smoke exhaust and smoke-and-heat vent provisions of this Part do not apply to any area not used by occupants for an extended period of time such as a	Compliance required and achieved as applicable.

	storeroom with a floor area less than 30 m ² , sanitary compartment, plant room or the like.	
E2.2 General requirements	(a) A building must comply with (b), (c), (d) and— (i) and (ii) • Table E2.2a as applicable to Class 2 to 9 buildings such that each separate part complies with the relevant provisions for the classification; and • Table E2.2b as applicable to Class 6 and 9b buildings such that each separate part complies with the relevant provisions for the classification. (b) An air-handling system which does not form part of a smoke hazard management system in accordance with Table E2.2a or Table E2.2b and which recycles air from one <i>fire compartment</i> to another <i>fire compartment</i> or operates in a manner that may unduly contribute to the spread of smoke from one <i>fire compartment</i> to another <i>fire compartment</i> must— (i) or (ii) (A) and (B) (c) Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one <i>fire compartment</i> (other than a <i>carpark</i> ventilation system) and not forming part of a smoke hazard management system must comply with that Section of the Standard. (d) A smoke detection system must be installed in accordance with Clause 6 of Specification E2.2a to operate AS 1668.1 systems that are provided for zone pressurisation and <i>automatic</i> air pressurisation for fire-isolated <i>exits</i>.	Applies to the proposed development consisting of the following: - Carpark Residential units
E2.3 Provision for special hazards	Additional smoke hazard management measures may be necessary due to the— (a) special characteristics of the building; or (b) special function or use of the building; or (c) special type or quantity of materials stored, displayed or used in a building; or (d) special mix of classifications within a building or <i>fire compartment</i>, which are not addressed in Tables E2.2a and E2.2b. New sections of Table E2.2a - General Provisions	Not applicable to the proposed development.
SPECIFICATION E2.2a – Smoke detection and alarm systems		
1. Scope	This Specification describes the installation and operation of <i>automatic</i> smoke detection and alarm systems and includes: 2. Type of system, 3. Smoke alarm system., 4. Smoke detection system, 5. Combined smoke alarm and smoke detection system, 6. Smoke detection	Applies to the proposed development. Details will be required at Construction Certificate stage.

	for smoke control systems, 7. Building occupant warning systems, 8. System monitoring	
SPECIFICATION E2.2b – Smoke exhaust systems		
1. Scope	This Specification describes the requirements for mechanical smoke exhaust systems and includes: 2. Smoke exhaust capacity, 3. Smoke exhaust fans, 4. Smoke reservoirs, 5. Smoke exhaust fan and vent location, 6. Make up air, 7. Smoke exhaust system control, 8. Smoke detection	Detail required as applicable at Construction Certificate stage.
SPECIFICATION E2.2c – Smoke and heat vents		
1. Adoption of AS 2665	<i>Automatic smoke-and-heat vents</i> must be installed as a system complying with AS 2665 except that — (c) permanently open vents may form part of the smoke/heat venting system provided they comply with the relevant criteria for <i>automatic smoke-and-heat vents</i> in AS 2665 and includes: 2. Controls	Detail required as applicable at Construction Certificate stage.
SPECIFICATION E2.2d – Residential fire safety systems		
1, 2, 3.	Application, Residential local fire alarm systems - Residential care buildings, Connection of residential sprinkler systems to a fire station or other approved monitoring service	Not applicable to the proposed development.
PART E3 – LIFT INSTALLATIONS		
E3.1 Lift Installations	An <i>electric passenger lift</i> installation and an <i>electrohydraulic passenger lift</i> installation must comply with Specification E3.1 and includes: E3.2 Stretcher facility in lifts, E3.3 Warning against use of lifts in fire, E3.4 Emergency Lifts, E3.5 Landings, E3.6 Passenger lifts, E3.7 Fire service controls, E3.8 Residential care buildings, E3.9 Fire Service Recall Control Switch, E3.10 Lift Car Fire Service Drive Control Switch	Proposed passenger lift to comply. Details to be submitted with Construction Certificate.
Specification E3.1 – Lift Installations		
1. Scope and 2 - 6 inclusive	This Specification contains requirements for <i>electric passenger lift</i> installations and <i>electrohydraulic passenger lift</i> installations.	Details to be submitted with Construction Certificate.
PART E4 – EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS		

E4.2 Emergency Lighting requirements	Emergency lighting requirements An emergency lighting system must be installed— (a) in every fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; and (b) in every storey of a Class 5, 6, 7, 8 or 9 building where the storey has a floor area more than 300 m²— (i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit; and (ii) in any room having a floor area more than 100 m² that does not open to a corridor or space that has emergency lighting or to a road or open space; and (iii) in any room having a floor area more than 300 m²; and (c) in every passageway, corridor, hallway, or the like, having a length of more than 6 m from the entrance doorway of any sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building to the nearest doorway opening directly to— (i) a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (ii) an external stairway serving instead of a fire-isolated stairway under D1.8; or (iii) an external balcony leading to a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (iv) a road or open space; and (d) in every required non-fire-isolated stairway; and	Emergency lighting must be provided throughout all parts in accordance with AS 2293. Details to be submitted with the Construction Certificate.
E4.3 Measurement of distance	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.	Compliance required as applicable.
E4.4 Design and operation of emergency lighting	Every <i>required</i> emergency lighting system must comply with AS 2293.1.	- Compliance required as applicable.
E4.5	An <i>exit</i> sign must be clearly visible to persons approaching the <i>exit</i> , and must be	-

Exit signs	installed on, above or adjacent to each— (a) door providing direct egress from a <i>storey</i> to— (i) an enclosed stairway, passageway or ramp serving as a <i>required exit</i>; and (ii) an external stairway, passageway or ramp serving as a <i>required exit</i>; and (iii) an external access balcony leading to a <i>required exit</i>; and (b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or <i>open space</i>; and (c) <i>horizontal exit</i>; and door serving as, or forming part of, a <i>required exit</i> in a <i>storey</i> required to be provided with emergency lighting in accordance with E4.2.	- Exit signage is required to be installed in accordance with AS 2293. - Details to be submitted with the Construction Certificate.
E4.6 Directional signs	If an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed— (a) in appropriate positions in corridors, hallways, lobbies, foyers, auditoria, and the like, indicating the direction to a <i>required exit</i>;	- - Directional Exit signage is required to be installed in accordance with AS 2293.
E4.7	Class 2 and 3 buildings and Class 4 parts: Exemptions <u>E4.5</u> does not apply to— (a) a Class 2 building in which every door referred to is clearly and legibly labelled on the side remote from the <u>exit</u> or balcony— (i) with the word “EXIT” in capital letters 25 mm high in a colour contrasting with that of the background; or (ii) by some other suitable method; and (b) an entrance door of a <u>sole-occupancy unit</u> in a Class 2 or 3 building or Class 4 part of a building.	- May apply- details to be provide at Construction Certificate stage.
E4.8 Design and operation of exit signs	Every <i>required exit</i> sign must— (a) comply with AS 2293.1; and (b) be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.	- - Compliance required as applicable.
E4.9	Emergency warning and intercom systems	- Compliance required as applicable.

Specification E4.8 - Photoluminescent exit signs		
1. Scope	This Specification contains requirements for photoluminescent exit signs.	Compliance required as applicable.
2. Application	A photoluminescent exit sign must comply with Section 5 and Appendix D of AS/NZS 2293.1, except where varied by this Specification.	Compliance required as applicable.
3. Illumination	A photoluminescent exit sign must— (a) be maintained in a continuously charged state by a minimum illumination of 100 lux at the face of the sign by a dedicated light source with a colour temperature not less than 4000 K; and (b) in the event of a power failure, continue to provide a minimum luminance of 30 mcd/m ² for not less than 90 minutes; and have its performance verified by testing in accordance with ASTM E2073-10, except the activation illumination in clause 8.3 is replaced with 54 lux.	- Compliance required as applicable.
4. Pictorial elements	Pictorial elements on a photoluminescent exit sign must— (a) where the colour white is used, be replaced with a photoluminescent material; and (b) be not less than 1.3 times larger than that specified in Table 5.1 of AS/NZS 2293.1; and have a border of photoluminescent material that extends not less than 15 mm beyond the pictorial elements.	- Compliance required as applicable.
5. Viewing distance	The maximum viewing distance in clause 5.6 of AS/NZS 2293.1 must not be more than 24 m.	- Compliance required as applicable.
6. Smoke control systems	Smoke control systems required by clause 5.3 of AS/NZS 2293.1 do not apply to a photoluminescent exit sign.	- Compliance required as applicable.
SECTION F – Health and Amenity		
PART F1 – DAMP AND WATERPROOFING		
F1.1 Stormwater	F1.1 Stormwater	F1.1 Stormwater
F1.4 External Above Ground Membranes	Waterproofing membranes for external above ground use must comply with AS 4654 .1 and AS 4654.2.	Compliance required as applicable.

F1.5 Roof coverings	A roof must be covered with— (d) metal sheet roofing complying with AS 1562.1; or (e) plastic sheet roofing designed and installed in accordance with AS/NZS 4256 Parts 1, 2, 3 and 5 and AS/NZS 1562.3;	Compliance required as applicable.
F1.6 Sarking	<i>Sarking-type materials</i> used for weatherproofing of roofs and walls must comply with AS/NZS 4200 Parts 1 and 2.	Compliance required as applicable.
F1.7 Waterproofing of wet areas in buildings	Waterproofing of wet areas in buildings (a) In a Class 2 and 3 building and a Class 4 part of a building, building elements in wet areas must— (i) be water resistant or waterproof in accordance with Table F1.7; and (ii) comply with AS 3740. (b) N/A (c) Where a slab or stall type urinal is installed— (i) the floor surface of the room containing the urinal must— (A) be an impervious material; and (B) where no step is installed— (aa) be graded to the urinal channel for a distance of 1.5 m from the urinal channel; and (bb) the remainder of the floor be graded to a floor waste; and (C) where a step is installed— (aa) the step must have an impervious surface and be graded to the urinal channel; and (bb) the floor behind the step must be graded to a floor waste; and (ii) the junction between the floor surface and the urinal channel must be impervious. (d) Where a wall hung urinal is installed— (i) the wall must be surfaced with impervious material extending from the floor to not less than 50 mm above the top of the urinal and not less than 225 mm on each side of the urinal. (ii) the floor must be surfaced with impervious material and graded to a floor waste. (e) In a room with timber or steel-framed walls and containing a urinal— (i) the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface; and (ii) the junction of the floor surface and the wall surface must be impervious.	Compliance required as applicable to all required or proposed wet area's. Final details to be submitted with the Construction Certificate.

F1.9 Damp proofing	(a) Except for a building covered by (c), moisture from the ground must be prevented from reaching— (i) and (ii) and (iii). (b) Where a damp-proof course is provided, it must consist of— (i) and (ii). The following buildings need not comply with (a):(i) and (ii) and (iii).	- Compliance required as applicable. Final details to be submitted with the Construction Certificate.
F1.10 Damp proofing of floors on the ground	If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870, except damp-proofing need not be provided if— (a) weatherproofing is not <i>required</i>; or (b) the floor is the base of a stair, lift or (c) similar <i>shaft</i> which is adequately drained by gravitation or mechanical means	- - Compliance required as applicable. (a) Final details to be submitted with the Construction Certificate.
F1.11	Provision of floor wastes In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a <u>sole-occupancy unit</u> or public space must have— (b) a floor waste; and (c) the floor graded to the floor waste to permit drainage of water.	- Compliance required as applicable. (d) Final details to be submitted with the Construction Drawings.
F1.12	Sub floor ventilation	(e) Not applicable to the proposed development.
F1.13 Glazed assemblies	(a) Subject to (b) and (c), the following glazed assemblies in an <i>external wall</i>, must comply with AS 2047 requirements for resistance to water penetration: (i) Windows. (ii)(ii) Sliding doors with a frame. (iii) Adjustable louvres. (iv) Shopfronts. (v) Window walls with one piece framing.	- (f) Compliance required with (a), (b) and (c) as applicable.

	(b) The following buildings need not comply with (a): (i), (ii), (iii). (c) The following glazed assemblies need not comply with (a): (i) to (viii) inclusive.	
Part F2 - Sanitary and other facilities		
F2.1	(a) For facilities in Class 2 buildings, the following applies: (iii) Within each sole-occupancy unit, provide— (A) a kitchen sink and facilities for the preparation and cooking of food; and (B) a bath or shower; and (C) a closet pan; and (D) a washbasin. (iv) For laundry facilities, provide either— (A) in each sole-occupancy unit— (aa) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and (bb) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line, or space for one heat operated drying cabinet or appliance in the same room as the clothes washing facilities; or (B) a separate laundry for each 4 sole-occupancy units, or part thereof, that must comprise— (aa) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and (bb) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line per sole-occupancy unit, or space for one heat operated drying cabinet or appliance. (iii) For the purposes of (a)(i) and (a)(ii), a kitchen sink or washbasin must not be counted as a laundry washtub.	Final details to be submitted with Construction Certificate
F2.2 Calculation of number of occupants and facilities	(a) The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means.	Not applicable to proposed development
F2.3 Facilities in class 3 to 9 buildings	(a) Except where permitted by (b), (c), (f), F2.4(a) and F2.4(b), separate sanitary facilities for males & females must be provided for Class 5, 7, 8 buildings in accordance with Table F2.3.	Not applicable to proposed development

F2.4 Accessible sanitary facilities	Table F2.4 (a) provides that where sanitary facilities are provided in a common areas, not less than 1 must be an accessible facility.	Final details confirming compliance with the number of sanitary facilities, fixtures, fittings and circulation space are to be submitted with the Construction Certificate where applicable
F2.5 Construction of sanitary compartments	(a) Other than in an <i>early childhood centre</i>, <i>sanitary compartments</i> must have doors and partitions that separate adjacent compartments and extend— (i) from floor level to the ceiling in the case of a unisex facility; or (ii) to a height of not less than 1.5 m above the floor if primary <i>school</i> children are the principal users; or (iii) 1.8 m above the floor in all other cases. The door to a fully enclosed <i>sanitary compartment</i> must— (i) open outwards; or (ii) slide; or (iii) be readily removable from the outside of the <i>sanitary compartment</i>, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the <i>sanitary compartment</i> and the doorway.	- Noted, compliance required as applicable. Final details to be submitted with the Construction Certificate.
F2.6 Interpretation: Urinals and washbasins	(a) A urinal may be— (i) an individual stall or wall-hung urinal; or (ii) each 600 mm length of a continuous urinal trough; or (iii) a closet pan used in place of a urinal. (b) A washbasin may be— (i) an individual basin; or (ii) a part of a hand washing trough served by a single water tap.	Noted, compliance required as applicable.
F2.7	Microbial (legionella) control	- Not applicable to the proposed development.
F2.8, F2.9	Waste management, Accessible adult change facilities	- Not applicable to the proposed development.
Specification F2.9 - Accessible adult change facilities		
1. Scope	This Specification contains the requirements for accessible adult change facilities.	Not applicable to the proposed development.
Part F3- Heights		
F3.1 Height of rooms and other spaces	Height of rooms and other spaces The height of rooms and other spaces must be not less than— (a) in a Class 2 or 3 building or Class 4 part of a building—	Compliance required throughout as applicable.

	(i) a kitchen, laundry, or the like — 2.1 m; and (ii) a corridor, passageway or the like — 2.1 m; and (iii) habitable room excluding a kitchen — 2.4 m; and (iv) in a room or space with a sloping ceiling or projections below the ceiling line within— (A) a habitable room— (aa) in an attic — a height of not less than 2.2 m for not less than two-thirds of the floor area of the room or space; and (bb) in other rooms — a height of not less than 2.4 m for not less than two-thirds of the floor area of the room or space; and (B) a non-habitable room — a height of not less than 2.1 m for not less than two-thirds of the floor area of the room or space; and when calculating the floor area of a room or space, any part that has a ceiling height of less than 1.5 m is not included; and (b) in a Class 5, 6, 7 or 8 building— (i) except as allowed in (ii) and (f) — 2.4 m; and (ii) a corridor, passageway, or the like — 2.1 m; and (c) N/A (d) N/A (e) N/A (f) in any building- (i) a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (ii) a commercial kitchen — 2.4 m; and (iii) above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and (iv) a required accessible adult change facility — 2.4 m.	Final details to be submitted with the Construction Certificate.
Part F4 – Light and ventilation		

F4.1	Provision of natural light- Natural light must be provided in- (a) Class 2 buildings and Class 4 buildings- to all habitable rooms	- Compliance required throughout as applicable
F4.2	Methods and extent of natural light (a) Required natural light must be provided by— (i) windows, excluding roof lights, that— (A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and (B) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or (ii) roof lights, that— (A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and (B) are open to the sky; or (iii) a proportional combination of windows and roof lights required by (i) and (ii).	Compliance required throughout as applicable
F4.3	Natural light borrowed from adjoining room a. Natural light to a room in a Class 2 building or Class 4 part of a building or in a sole-occupancy unit of a Class 3 building, may come through one or more glazed panels or openings from an adjoining room (including an enclosed verandah) if— (i) both rooms are within the same sole-occupancy unit or the enclosed verandah is on common property; and (ii) the glazed panels or openings have an aggregate light transmitting area of not less than 10% of the floor area of the room to which it provides light; and (iii) the adjoining room has— (A) windows, excluding roof lights, that—	Compliance required throughout as applicable

	(aa) have an aggregate light transmitting area of not less than 10% of the combined floor areas of both rooms; and (bb) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or (B) roof lights, that— (aa) have an aggregate light transmitting area of not less than 3% of the combined floor areas of both rooms; and (bb) are open to the sky; or (C) a proportional combination of windows and roof lights required by (A) and (B). (b) The areas specified in (a)(ii) and (a)(iii) may be reduced as appropriate if direct natural light is provided from another source.	
F4.4 Artificial lighting	(a) Artificial lighting must be provided— (i) in required stairways, passageways, and ramps; and (ii) if natural lighting of a standard equivalent to that required by F4.2 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in— (C) Class 3, 5, 6, 7, 8 and 9 buildings — to all rooms that are frequently occupied, all spaces required to be accessible corridors, lobbies, internal stairways, other circulation spaces and paths of egress. (b) The artificial lighting system must comply with AS/NZS 1680.0.	- Compliance required as applicable with artificial lighting system must comply with AS/NZS 1680.0. Final details to be submitted with the Construction Certificate.
F4.5 Ventilation of rooms	A <i>habitable room</i>, office, shop, factory, workroom, <i>sanitary compartment</i>, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have— (a) natural ventilation complying with F4.6; or (b) mechanical ventilation or air-conditioning system complying with AS 1668.2	- Compliance required as applicable. - Natural ventilation must be provided throughout all buildings and parts in accordance with (a) or mechanical ventilation in accordance with AS1668.2 to satisfy (b) Final details on the proposed method of achieving compliance to be submitted with the Construction Certificate.

F4.6 Natural Ventilation	(a) Natural ventilation provided in accordance with F4.5(a) must consist of permanent openings, windows, doors or other devices which can be opened — (i) with a ventilating area not less than 5% of the <i>floor area</i> of the room <i>required</i> to be ventilated; and (ii) open to— (A) a suitably sized court, or space open to the sky; or (B) an open verandah, carport, or the like; or (C) an adjoining room in accordance with F4.7. (b) F4.6(a)(i) does not apply to a Class 8 electricity network substation.	- Compliance required as applicable with a minimum ventilation opening not less than 5% of the floor area of each part to satisfy (a). (c) - Final details on the proposed method of achieving compliance is to be submitted with the Construction Certificate.
F4.7	Ventilation borrowed from adjoining room Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room (including an enclosed verandah) if both rooms are within the same sole-occupancy unit or the enclosed verandah is common property, and— (a) in a Class 2 building, a sole-occupancy unit of a Class 3 building or Class 4 part of a building— (i) the room to be ventilated is not a sanitary compartment; and (ii) the window, opening, door or other device has a ventilating area of not less than 5% of the floor area of the room to be ventilated; and (iii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 5% of the combined floor areas of both rooms; and (b) in a Class 5, 6, 7, 8 (except a Class 8 electricity network substation) or 9 building— (i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of the room to be ventilated, measured not more than 3.6 m above the floor; and (ii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10% of the combined floor areas of both rooms; and (c) the ventilating areas specified in (a) and (b) may be reduced as appropriate if direct natural ventilation is provided from another source.	Details to be provided as applicable

F4.8 Restriction on position of water closets and urinals	A room containing a closet pan or urinal must not open directly into— (a) a kitchen or pantry; or (e) a workplace normally occupied by more than one person.	- Compliance required as applicable. - Final details to be submitted with the Construction Certificate.
F4.9 Airlocks	If a room containing a closet pan or urinal is prohibited under F4.8 from opening directly to another room — (b) in a Class 5, 6, 7, 8 or 9 building (i) access must be by an airlock, hallway or other room with a <i>floor area</i> of not < 1.1 m² and fitted with <i>self-closing</i> doors at all access doorways; or (ii) the room containing the closet pan or urinal must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.	- Compliance required as applicable. - Final details to be submitted with the Construction Certificate.
F4.11	Carparks Every storey of a carpark, except an open-deck carpark, must have— (a) a system of mechanical ventilation complying with AS 1668.2; or (b) a system of natural ventilation complying with Section 4 of AS 1668.4.	- Full details to be submitted with Construction Certificate
F4.12	Kitchen local exhaust ventilation	- Not applicable to the proposed development

Part F5 – Sound transmission and insulation

F5.2	F5.2 Determination of airborne sound insulation ratings A form of construction required to have an airborne sound insulation rating must— (a) have the required value for weighted sound reduction index (R_w) or weighted sound reduction index with spectrum adaptation term ($R_w + C_{tr}$) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or (b) comply with Specification F5.2.	Full details to be submitted with Construction Certificate

F5.3	Determination of impact sound insulation ratings (a) A floor in a building required to have an impact sound insulation rating must— (i) have the required value for weighted normalised impact sound pressure level ($L_{n,w}$) determined in accordance with AS ISO 717.2 using results from laboratory measurements; or (ii) comply with Specification F5.2. (b) A wall in a building required to have an impact sound insulation rating must— (i) for a Class 2 or 3 building be of discontinuous construction; and (ii) or a Class 9c building, must— (A) for other than masonry, be two or more separate leaves without rigid mechanical connection except at the periphery; or (B) be identical with a prototype that is no less resistant to the transmission of impact sound when tested in accordance with Specification F5.5 than a wall listed in Table 2 of Specification F5.2. (c) For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and (i) for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and (ii) for other than masonry, there is no mechanical linkage between leaves except at the periphery.	Full details to be submitted with Construction Certificate
F5.4	Sound insulation rating of floors (a) A floor in a Class 2 or 3 building must have an $R_w + C_{tr}$ (airborne) not less than 50 and an $L_{n,w}$ (impact) not more than 62 if it separates— (i) <u>sole-occupancy units</u>; or (ii) a <u>sole-occupancy unit</u> from a plant room, lift <u>shaft</u>, stairway, <u>public corridor</u>, public lobby or the like, or parts of a different classification. (b) A floor in a Class 9c building separating <u>sole-occupancy units</u> must have an R_w not less than 45.	Full details to be submitted with Construction Certificate

F5.5	Sound insulation rating of walls (a) A wall in a Class 2 or 3 building must— (i) have an $R_w + C_{tr}$ (airborne) not less than 50, if it separates <u>sole-occupancy units</u>; and (ii) have an R_w (airborne) not less than 50, if it separates a <u>sole-occupancy unit</u> from a plant room, lift <u>shaft</u>, stairway, <u>public corridor</u>, public lobby or the like, or parts of a different classification; and (iii) Comply with <u>F5.3(b)</u> if it separates— (A) a bathroom, <u>sanitary compartment</u>, laundry or kitchen in one <u>sole-occupancy unit</u> from a <u>habitable room</u> (other than a kitchen) in an adjoining unit; or (B) a <u>sole-occupancy unit</u> from a plant room or lift <u>shaft</u>. (b) A door may be incorporated in a wall in a Class 2 or 3 building that separates a <u>sole-occupancy unit</u> from a stairway, <u>public corridor</u>, public lobby or the like, provided the door assembly has an R_w not less than 30. (c) A wall in a Class 9c building must have an R_w not less than 45 if it separates— (i) <u>sole-occupancy units</u>; or (ii) a <u>sole-occupancy unit</u> from a kitchen, bathroom, <u>sanitary compartment</u> (not being an associated ensuite), laundry, plant room or utilities room. (d) In addition to (c), a wall separating a <u>sole-occupancy unit</u> in a Class 9c building from a kitchen or laundry must comply with <u>F5.3(b)</u>. (e) Where a wall <u>required</u> to have sound insulation has a floor above, the wall must continue to— (i) the underside of the floor above; or (ii) a ceiling that provides the sound insulation <u>required</u> for the wall. (f) Where a wall <u>required</u> to have sound insulation has a roof above, the wall must continue to— (i) the underside of the roof above; or (ii) a ceiling that provides the sound insulation <u>required</u> for the wall.	Full details to be submitted with Construction Certificate
F5.6	Sound insulation rating of internal services (a) If a duct, soil, or waste supply pipe, including a duct or pipe that is located in a	Full details to be submitted with Construction Certificate

	wall or floor cavity, serves or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy by Construction with $R_w + C_{tr}$ (airborne) not less than- 40 if the adjacent room is habitable (other than a kitchen); or 25 if the adjacent room is a kitchen or non-habitable room. If a storm water pipe passes through a sole-occupancy unit, it must be separated in accordance with (a)(i) and (ii)	
F5.7	Sound isolation of pumps A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.	Full details to be submitted with Construction Certificate
PART F6 Condensation Management		
F6.1 Application of Part	The Deemed-to-Satisfy Provisions of this Part only apply to a sole-occupancy unit of a Class 2 building and a Class 4 part of a building.	Applies to the subject building
F6.2	Pliable building membrane (a) Where a pliable building membrane is installed in an external wall, it must— (i) comply with AS/NZS 4200.1; and (ii) be installed in accordance with AS 4200.2; and (iii) be a vapor permeable membrane for climate zones 6, 7 and 8; and (iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. (b) Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.	Noted- compliance required as applicable
F6.3	Flow rate and discharge of exhaust systems (a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—	Compliance required as applicable

	(i)25 L/s for a bathroom or sanitary compartment; and (ii)40 L/s for a kitchen or laundry. (b)Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air. (c)Exhaust from a bathroom, sanitary compartment, or laundry must be discharged— (i)directly or via a shaft or duct to outdoor air; or (ii)to a roof space that is ventilated in accordance with F6.4.	
F6.4	Ventilation of roof spaces (a) Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings. (b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is greater than 22°, or 1/150 of the respective ceiling area if the roof pitch is less than or equal to 22°. (c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.	Compliance required as applicable
SPECIFICATION F5.2 – Sound Insulation for Building Elements		
1.	Scope	Applies to building
SPECIFICATION F5.5 – Impact Sound – Test of Equivalence		
1. Scope	This Specification describes a method of test to determine the comparative resistance of walls to the transmission of impact sound.	Applies to building

SECTION F – Health and Amenity

PART F1 – DAMP AND WATERPROOFING

J0.1. Application of Section J	<i>Performance Requirements</i> JP1, JP2 and JP3 are satisfied by complying with— (a) for reducing the heating or cooling loads— (i) of <i>sole-occupancy units</i> of a Class 2 building or a Class 4 part of a building, J0.2 and J0.3; and (ii) of a Class 2 to 9 building, other than the <i>sole-occupancy units</i> of a Class 2 building or a Class 4 part, Parts J1, J2 and J3; and (b) for <i>air-conditioning</i> and ventilation, Part J5; and (c) for artificial lighting and power, Part J6; and (d) for hot water supply and <i>swimming pool</i> and spa pool plant, Part J7; and for facilities for maintenance and monitoring, Part J8.	- Not part of this report, however compliance with Part J1 to Part J8 is required as applicable. An independent report is to be submitted with the Construction Certificate.

5.0 CONCLUSION

This report highlights the items that need to be implemented to fully comply with the Deemed-to-Satisfy provisions of BCA 2019 –Volume One as applicable.

Compliance with BCA 2019 as adopted on 1st May 2019 will also generally be satisfied , however minor adjustments may be required to satisfy the Disability (Access to Premises-Buildings) Standards 2010 , AS 1428.1-2009 and AS2890.6

This will ensure that the provisions of Fire Safety and / or Fire Safety awareness is adequate to prevent the spread of fire or ensure or promote the safety of persons in the event of fire and to ensure that the maintenance or use of the premises does not constitute a significant fire hazard.

Where a technical non-compliance with the prescriptive requirements has been identified and full compliance cannot be achieved, a Performance Solution prepared by an appropriately qualified person to demonstrate compliance with the performance requirements may be appropriate.

I confirm that following the review and assessment of the architectural plans and documentation provided it has been resolved that the proposed development is capable of complying with the Deemed-to-Satisfy and / or Performance Provisions of the Building Code of Australia and associated Australian Standards.

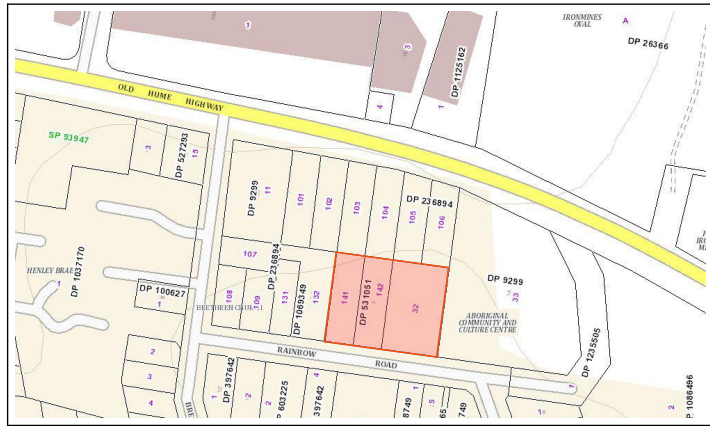
Attachments:

- Specification C1.1- Table 3 Type A Construction: FRL of building elements
- Drawing Set CSA Job No.610-21-561, Sheet Number DA01M-DA.20M, dated 02/09/2022

Building element	Class of building — FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For <i>loadbearing</i> parts—				
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
For non- <i>loadbearing</i> parts—				
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	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an <i>external wall</i> —				
For <i>loadbearing</i> columns—	90/–/–	120/–/–	180/–/–	240/–/–
For non- <i>loadbearing</i> columns—	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
<i>Fire-resisting</i> lift and stair <i>shafts</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Non- <i>loadbearing</i>	–/ 90/ 90	–/120/120	–/120/120	–/120/120
Bounding <i>public corridors</i> , public lobbies and the like—				
<i>Loadbearing</i>	90/ 90/ 90	120/–/–	180/–/–	240/–/–
Non- <i>loadbearing</i>	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding <i>sole-occupancy units</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/–/–	180/–/–	240/–/–
Non- <i>loadbearing</i>	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion—				
<i>Loadbearing</i>	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
Non- <i>loadbearing</i>	–/ 90/ 90	–/ 90/ 90	–/120/120	–/120/120
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



SITE LOCATION PLAN



LOCATION MAP



COURTYARD WEST



AERIAL VIEW

LIST OF DOCUMENTS

Status	No.	Layout Name	Issue
DA	01	SITE PLAN & SITE ANALYSIS; STREET ELEVATION	M
DA	02	SITE/GROUND FLOOR PLAN	M
DA	03	BASEMENT FLOOR PLAN	M
DA	04	GROUND FLOOR PLAN	M
DA	05	FIRST FLOOR PLAN	M
DA	06	SECOND FLOOR PLAN	M
DA	07	ROOF PLAN	M
DA	08	ELEVATIONS	M
DA	09	ELEVATIONS 02	M
DA	10	SECTIONS	M
DA	11	SECTION & SCHEDULES	M
DA	12	ADAPTABLE UNIT TYPES A & B	M
DA	13	ADAPTABLE UNIT TYPES C	M
DA	14	ADAPTABLE UNIT TYPES D, E & F	M
DA	15	TYPICAL UNIT TYPES G, H, J & K	M
DA	16	TYPICAL UNIT TYPES L, M, N, O, P	M
DA	17	SITE MANAGEMENT PLAN	M
DA	18	ENERGY REQUIREMENTS	M
DA	19	COLOUR SCHEDULE & 3D VIEWS	M
DA	20	SHADOW DIAGRAMS - JUNE 21ST & 12M HEIGHT LIMIT INDICATION	M



STREET ELEVATION

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES.
PROVIDE TERMITE BARRIER IN ACCORDANCE
WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE
INSTALLED THROUGHOUT NEW WORK AND TO
COMPLY WITH NCC AND RELEVANT AUSTRALIAN
STANDARD REQUIREMENTS.

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AMENDMENTS

REV	AMENDMENT	DATE	BY
E	Design Development - Client Issue	11.10.21	AJC
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC

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PROJECT :

PROPOSED NEW
AFFORDABLE HOUSING
PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SITE PLAN & SITE ANALYSIS;
STREET ELEVATION

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES as shown No. IN SET 1 of 20

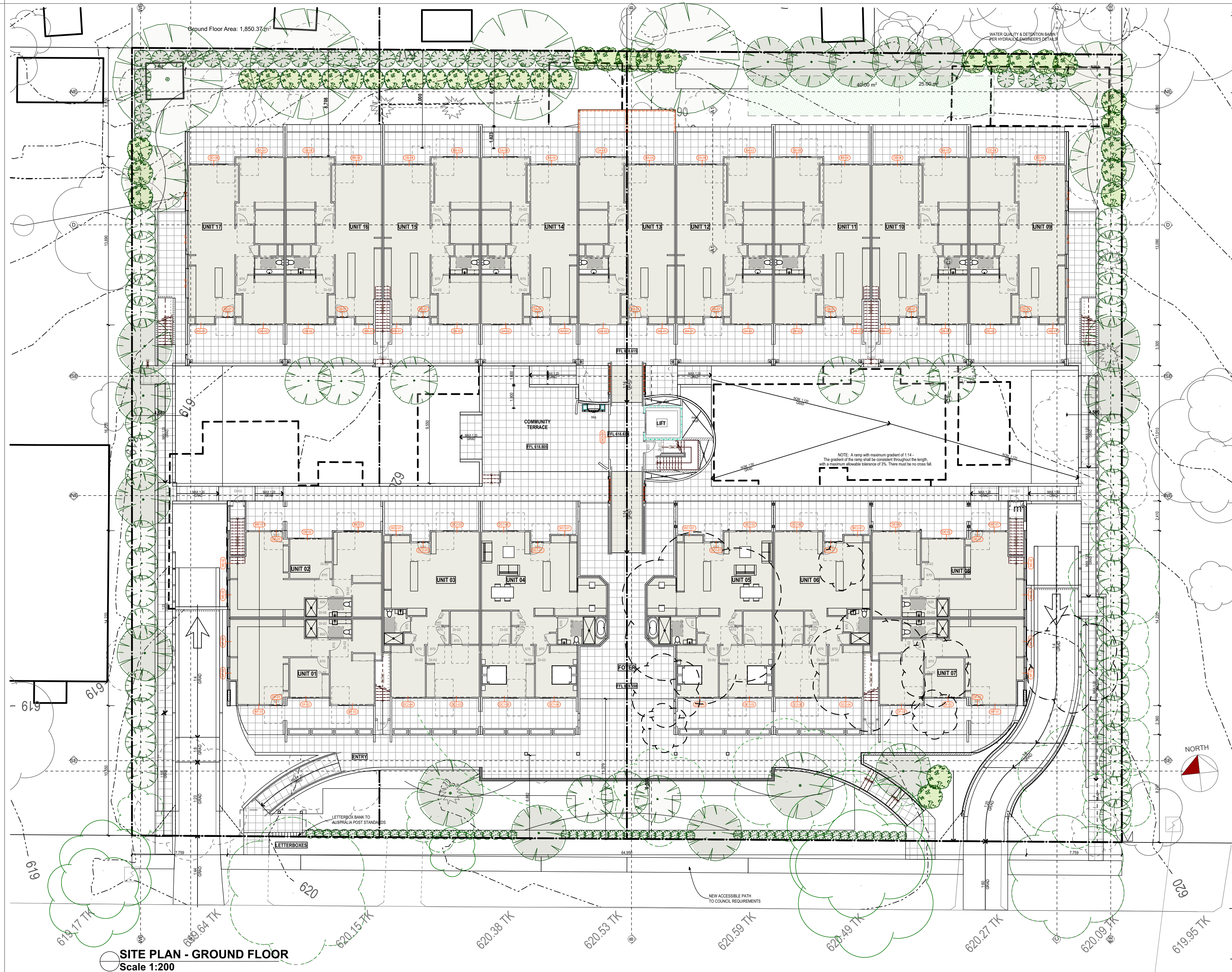
DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-01M

SCALE 1:100 @ A2
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print date 30/09/2022



LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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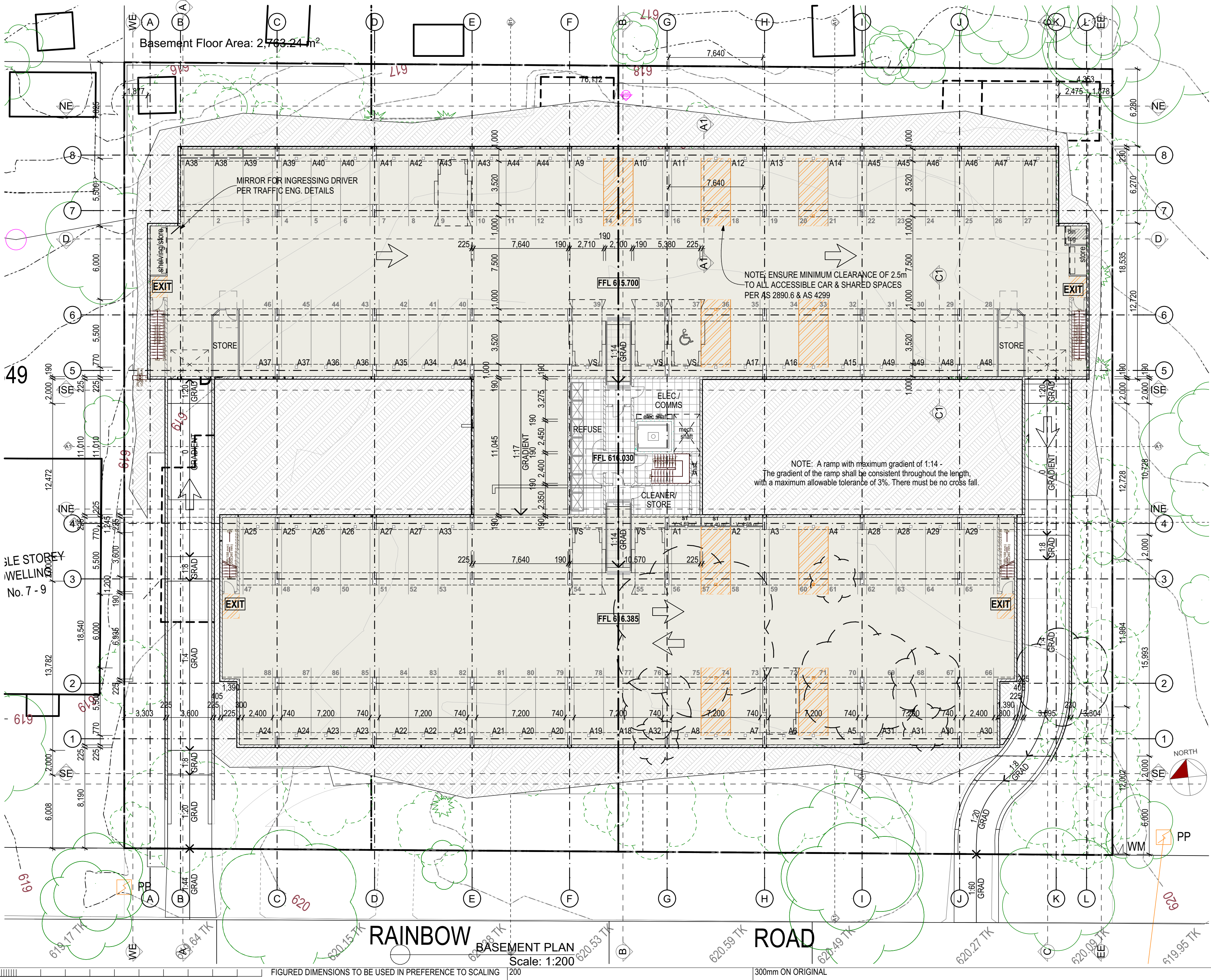
CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
SITE/GROUND FLOOR PLAN

NOT FOR CONSTRUCTION
CSA JOB NO. : **610-21-561**

SCALES as shown	No. IN SET 2 of 20
DATE 30.09.22	SHEET NUMBER
DRAWN BY A J C	DA-02M

SCALE 1:100 @ A2	0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION	
Print date 30/09/2022	



LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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Ph 02 4869 5395 ■ architects@coblestephens.com
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :
PROPOSED NEW AFFORDABLE HOUSING PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
BASEMENT FLOOR PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **3 of 20**

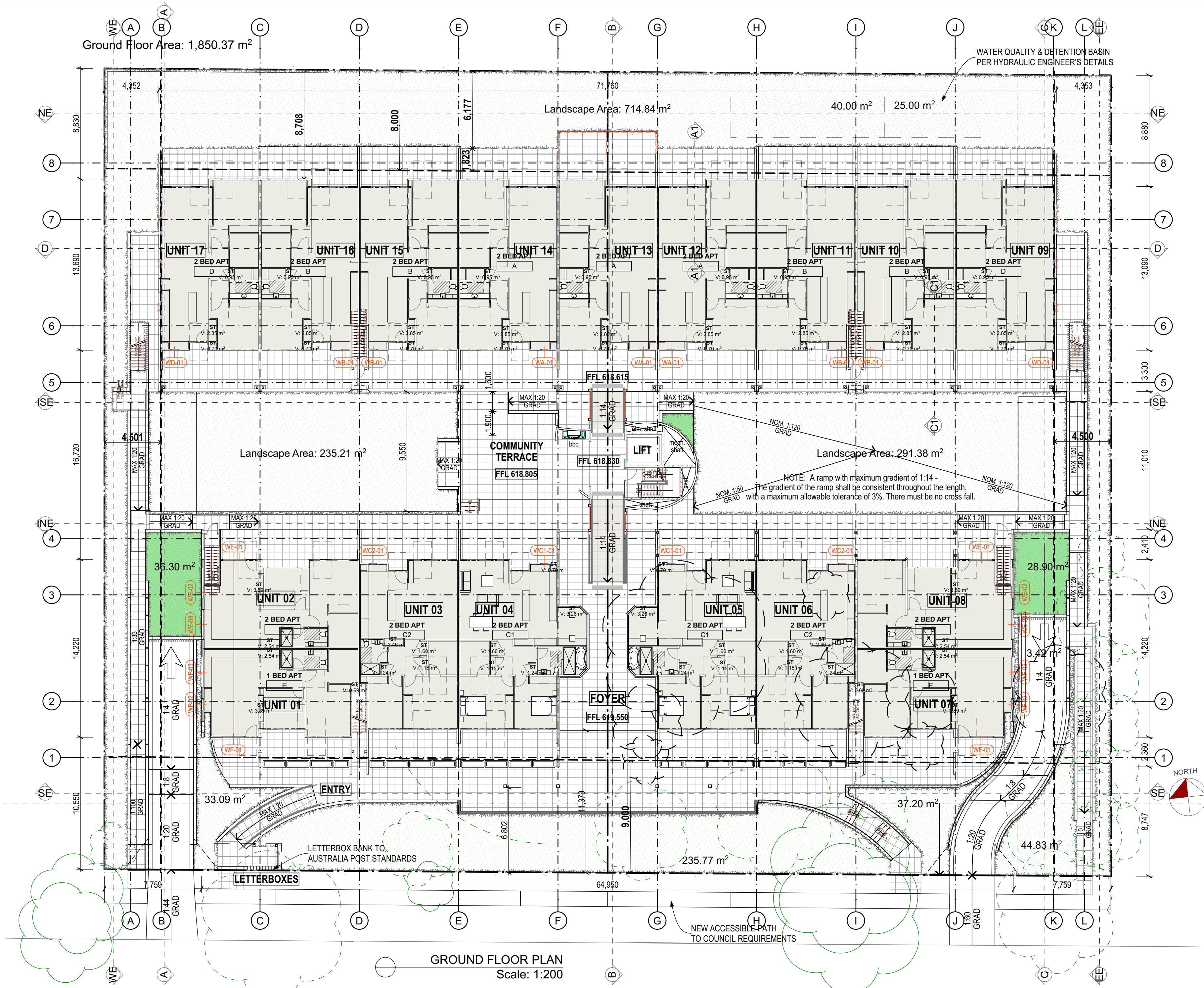
DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-03M**

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print date 30/09/2022



LEGEND

SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES. PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
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AMENDMENTS

REV	AMENDMENT	DATE	BY
E	Design Development - Client Issue	11.10.21	AJC
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA - Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC

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MITTAGONG NSW
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Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :
GROUND FLOOR PLAN

NOT FOR CONSTRUCTION
CSA JOB NO. : **610-21-561**

SCALES	No. IN SET
as shown	4 of 20

DATE	SHEET NUMBER
30.09.22	

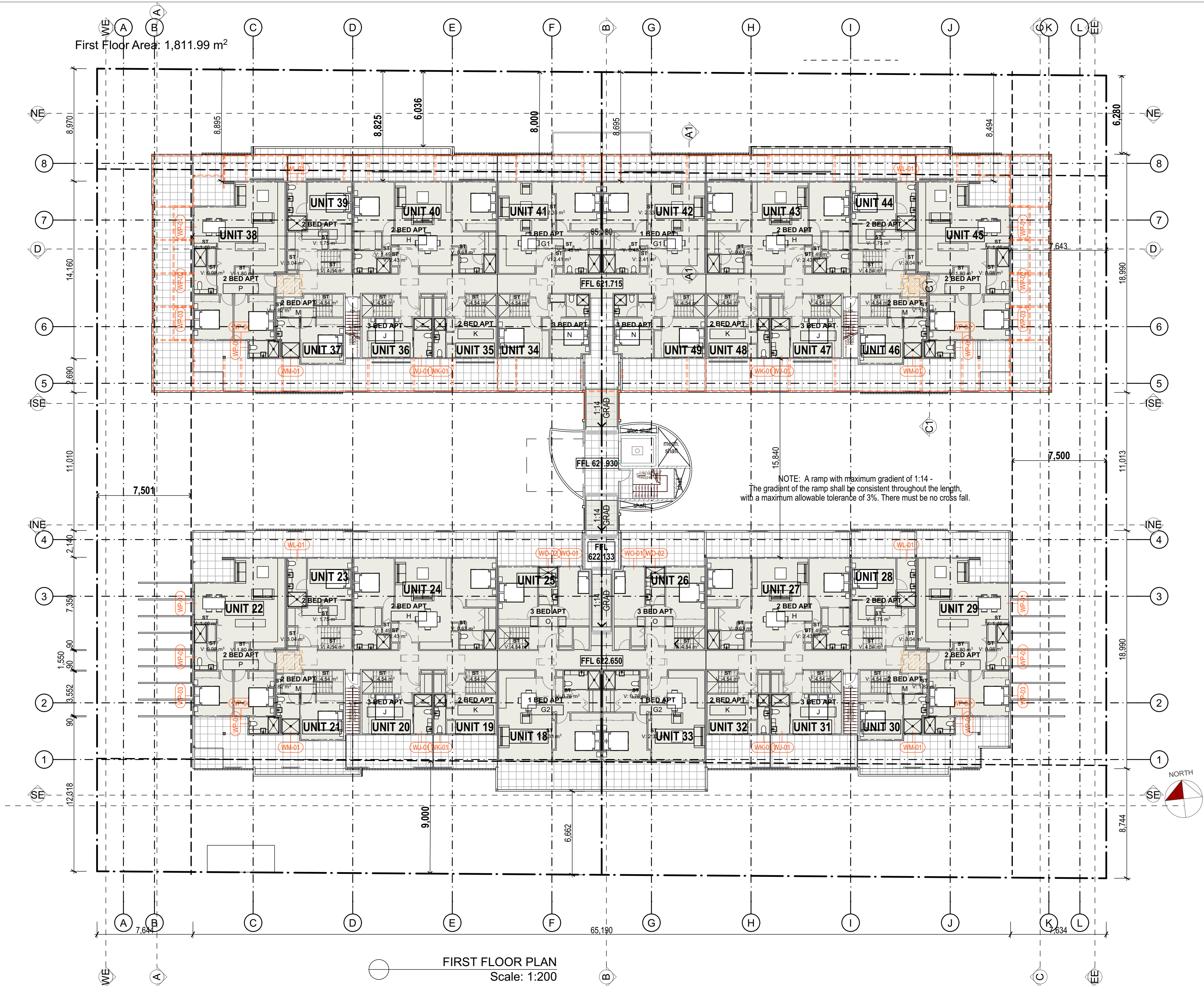
DRAWN BY	
AJC	DA-04M

SCALE
1:100 @ A2

0 1.0 2.0 3.0 4.0 5.0

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Print date 30/09/2022



LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **5 of 20**

DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-05M**

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

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Print date 30/09/2022

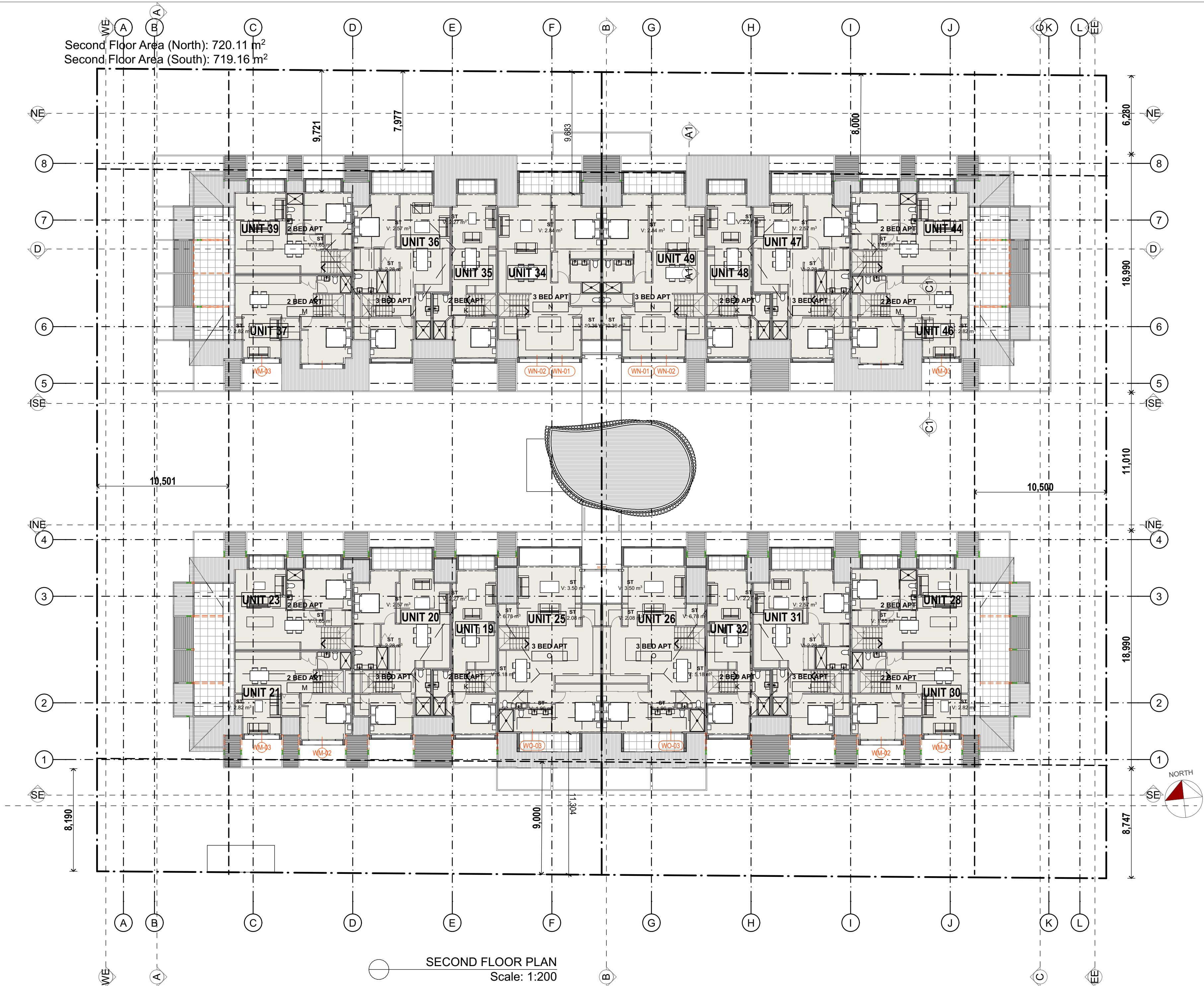
FIRST FLOOR PLAN

Scale: 1:200

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 300

A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **6 of 20**

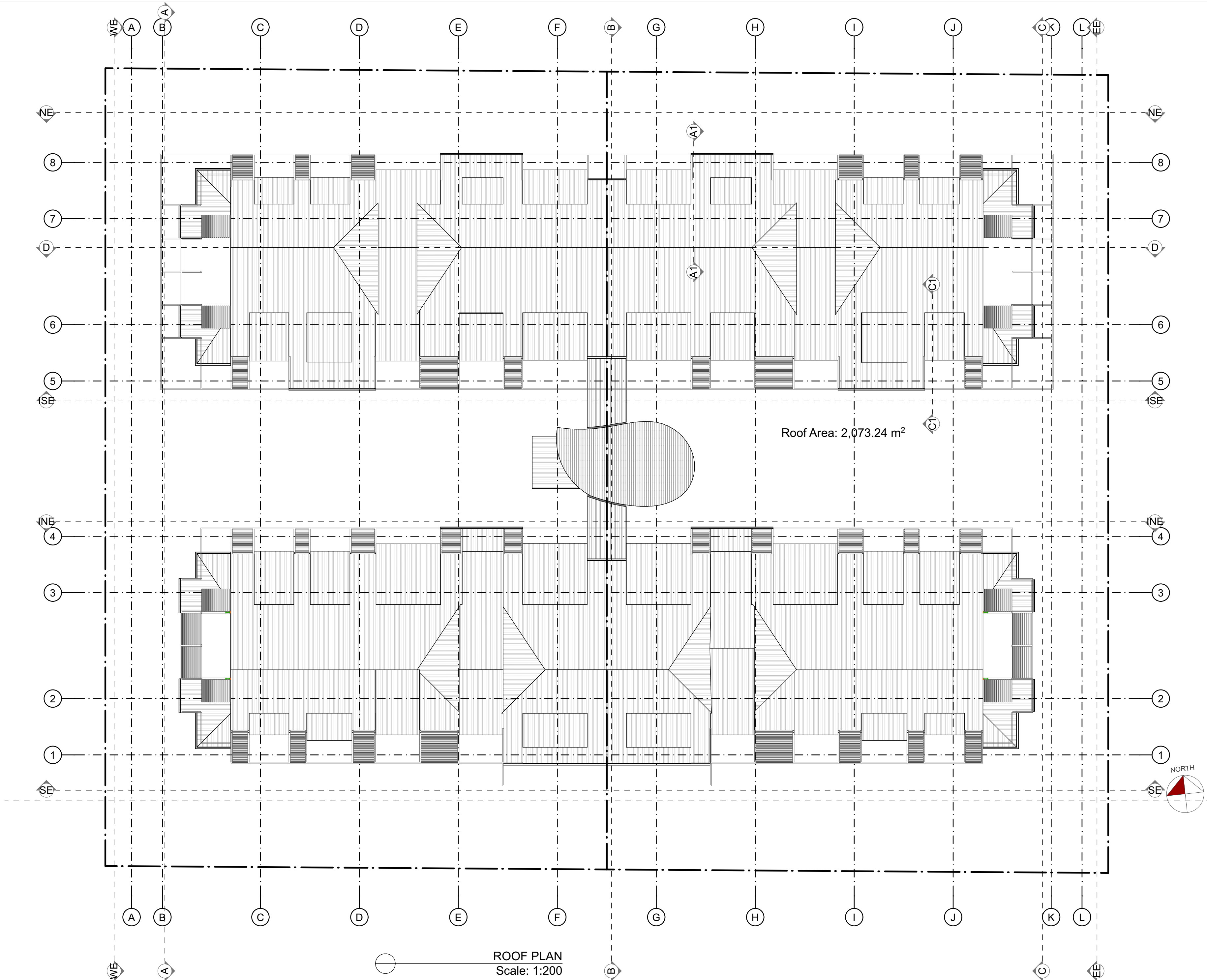
DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-06M**

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

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Print date 30/09/2022



LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

ROOF PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **7 of 20**

DATE **30.09.22** SHEET NUMBER

DRAWN BY **A J C** **DA-07M**

SCALE 1:100 @ A2
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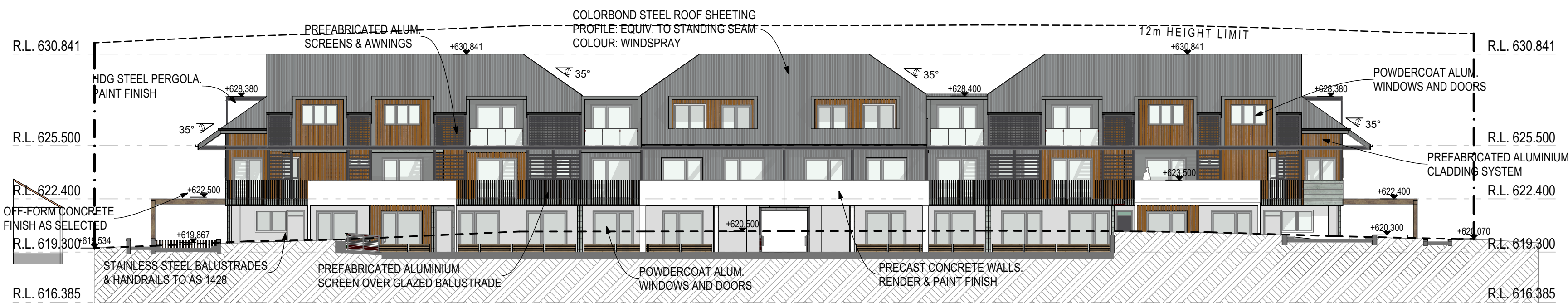
Print date 30/09/2022

ROOF PLAN
Scale: 1:200

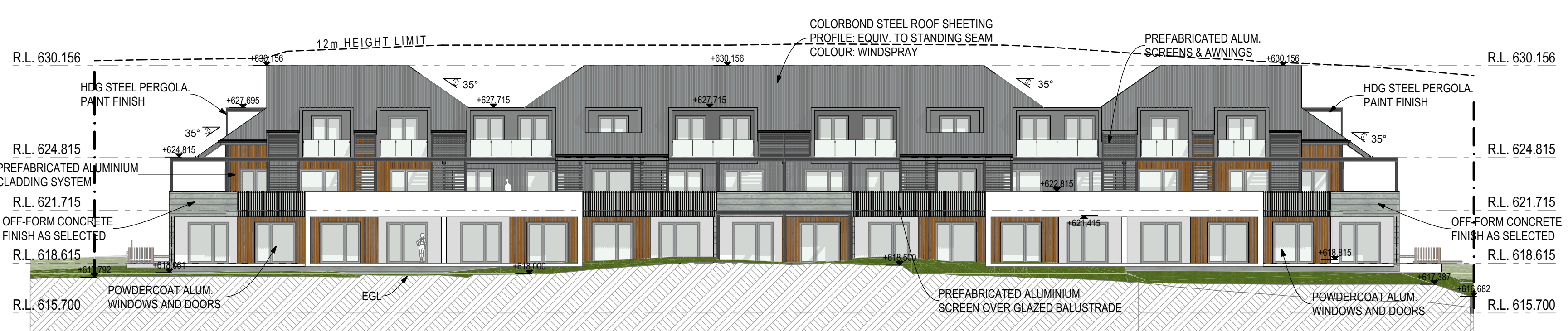
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

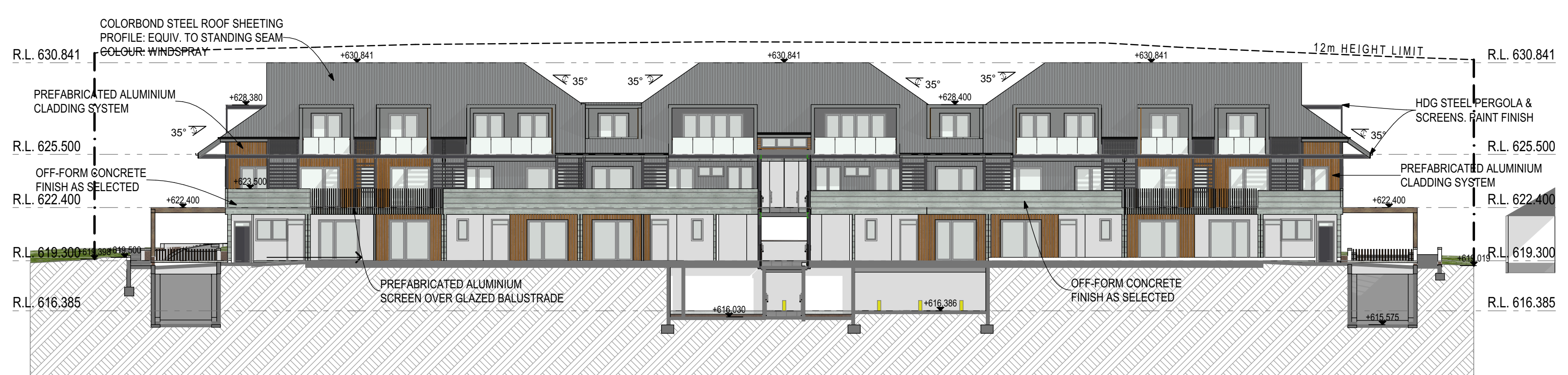
300mm ON ORIGINAL



SOUTH ELEVATION
Scale 1:200



NORTH ELEVATION
Scale 1:200



INTERNAL NORTH ELEVATION
Scale 1:200

LEGEND

- SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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PROJECT :

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at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

ELEVATIONS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **8 of 20**

DATE **30.09.22** SHEET NUMBER

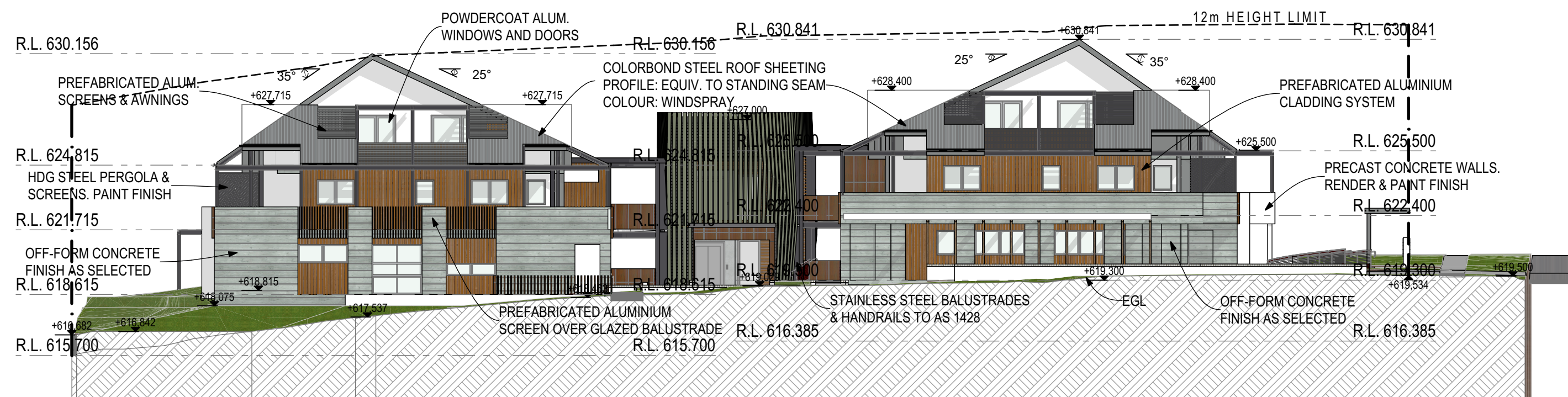
DRAWN BY **AJC** **DA-08M**

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0
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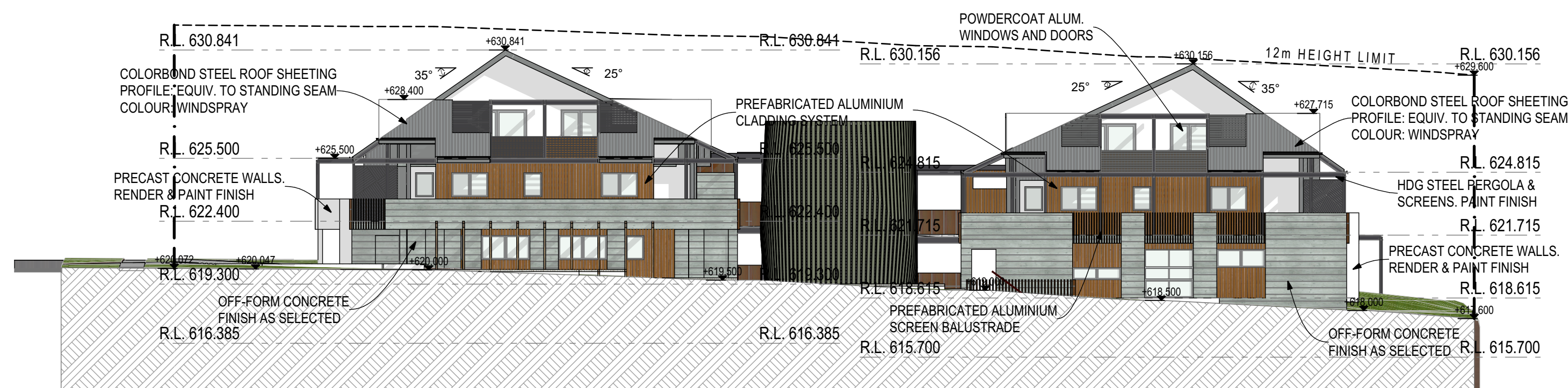
Print date 30/09/2022



INTERNAL SOUTH ELEVATION
Scale 1:200



WEST ELEVATION
Scale 1:200



EAST ELEVATION
Scale 1:200

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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Australian Architects Registration Board 6922 Alison Stephens Architects Registration 6678

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DRAWING :

ELEVATIONS 02

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **9 of 20**

DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-09M**

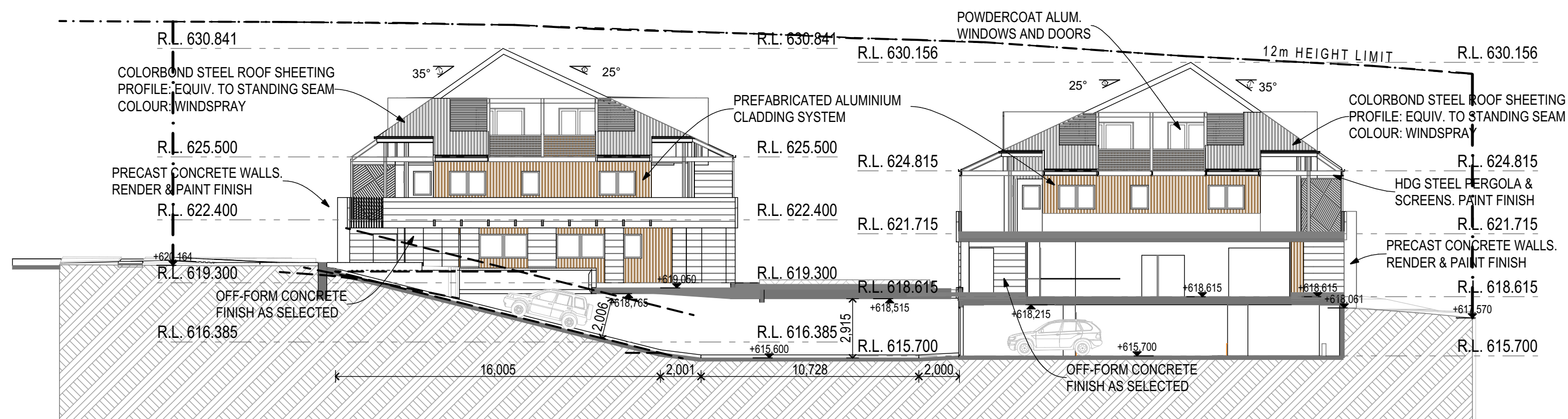
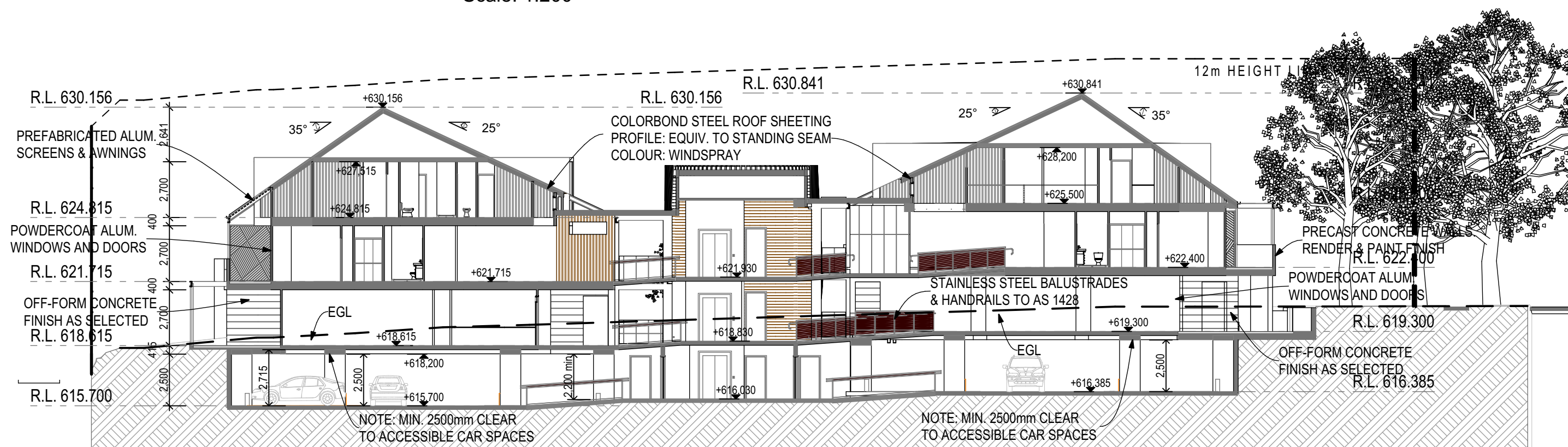
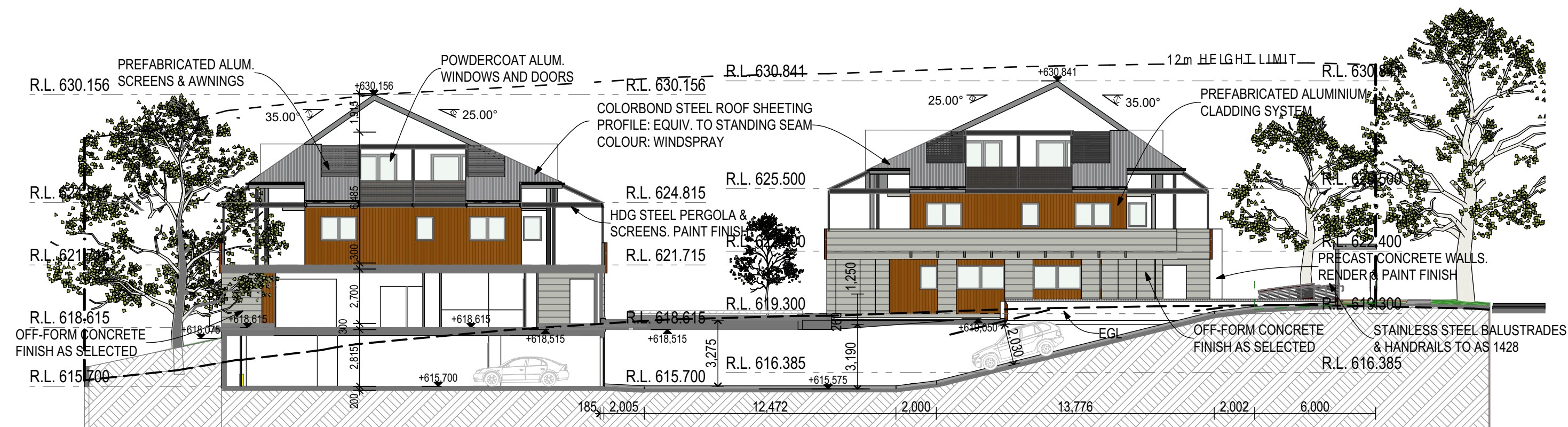
SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

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DEVELOPMENT APPLICATION

Print date 30/09/2022

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SECTIONS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **10 of 20**

DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-10M**

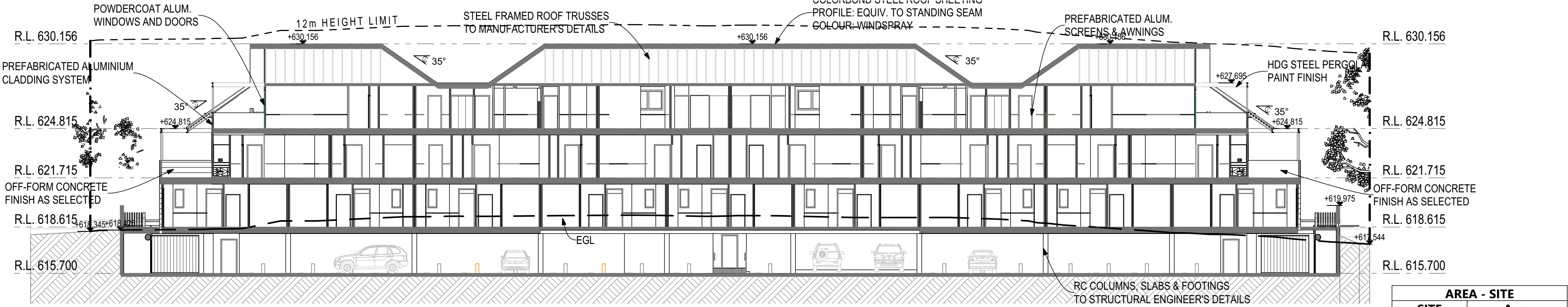
SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

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Print date 30/09/2022

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
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300mm ON ORIGINAL



SECTION D-D
Scale 1:200

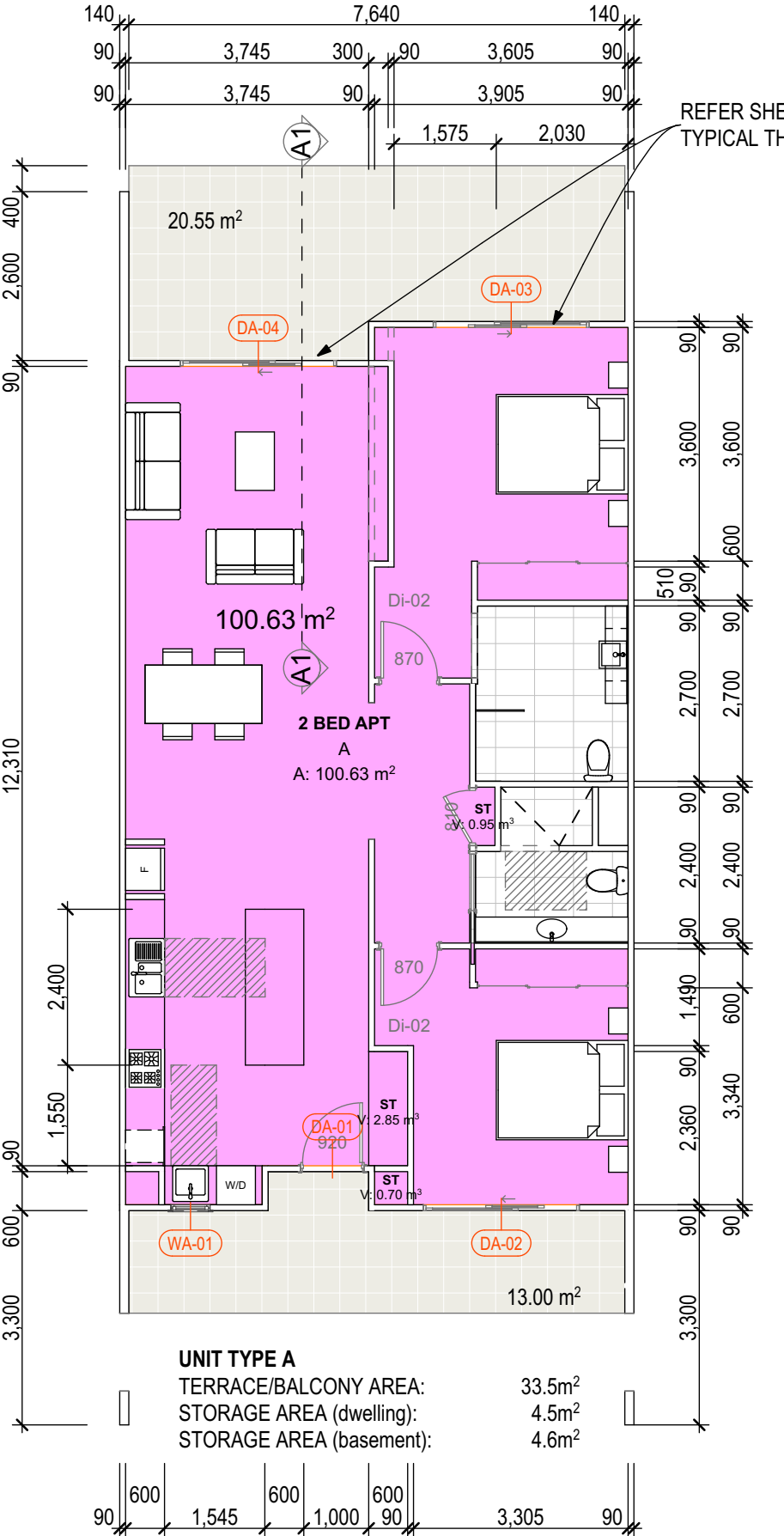
APARTMENT BREAKDOWN									APARTMENT BALCONIES						
Apt No.	Apt Type	Story	Area	Beds	Car sp req'd	Car sp prov'd	Adaptable	Livable	Solar Access Min. 3hrs	Main Balcony Area	Secondary Balcony Area	Depth	Length	Orientation	Compliant
Apt 01	F	GROUND FLOOR	79.13	2	SW	1 + shared	32.04	3.80	10.22	32.04		3.80	10.22	SW	Yes
Apt 02	E	GROUND FLOOR	80.09	2	N	1 + shared	28.40	3.01	10.96	28.40		3.01	10.96	N	Yes
Apt 03	C2	GROUND FLOOR	99.31	2	N/S	1 + shared	20.45	3.00	7.74	20.45	21.15	3.00	7.74	N/S	Yes
Apt 04	C1	GROUND FLOOR	101.84	2	N/S	1 + shared	20.45	3.00	7.74	20.45	22.92	3.00	7.74	N/S	Yes
Apt 05	C1	GROUND FLOOR	101.84	2	N/S	1 + shared	20.45	3.00	7.74	20.45	22.92	3.00	7.74	N/S	Yes
Apt 06	C2	GROUND FLOOR	99.31	2	N/S	1 + shared	20.45	3.00	7.74	20.45	21.15	3.00	7.74	N/S	Yes
Apt 07	F	GROUND FLOOR	79.13	2	SE	1 + shared	29.71	3.80	10.22	29.71		3.80	10.22	SE	Yes
Apt 08	E	GROUND FLOOR	80.09	2	N	1 + shared	28.40	3.01	10.96	28.40		3.01	10.96	N	Yes
Apt 09	D	GROUND FLOOR	100.63	2	N/S	1 + shared	20.55	3.00	7.64	20.55	13.00	3.00	7.64	N/S	Yes
Apt 10	B	GROUND FLOOR	99.35	2	N/S	1 + shared	22.08	3.20	7.64	22.08	12.07	3.20	7.64	N/S	Yes
Apt 11	B	GROUND FLOOR	99.35	2	N/S	1 + shared	22.08	3.20	7.64	22.08	12.07	3.20	7.64	N/S	Yes
Apt 12	A	GROUND FLOOR	100.63	2	N/S	1 + shared	20.55	3.00	7.64	20.55	13.00	3.00	7.64	N/S	Yes
Apt 13	A	GROUND FLOOR	100.63	2	N	1 + shared	31.25	4.40	7.64	31.25		4.40	7.64	N	Yes
Apt 14	A	GROUND FLOOR	100.63	2	N/S	1 + shared	20.55	3.00	7.64	20.55	13.00	3.00	7.64	N/S	Yes
Apt 15	B	GROUND FLOOR	99.35	2	N/S	1 + shared	22.08	3.20	7.64	22.08	12.07	3.20	7.64	N/S	Yes
Apt 16	B	GROUND FLOOR	99.35	2	N/S	1 + shared	22.08	3.20	7.64	22.08	12.07	3.20	7.64	N/S	Yes
Apt 17	D	GROUND FLOOR	100.63	2	N/S	1 + shared	20.55	3.00	7.64	20.55	13.00	3.00	7.64	N/S	Yes
Apt 18	G2	FIRST FLOOR	56.55	1	S	1	18.54	2.26	8.20	18.54		2.26	8.20	S	Yes
Apt 19	K	FIRST FLOOR	24.18	2	S	1	13.35	2.69	4.96	13.35		2.69	4.96	S	Yes
Apt 19	K	SECOND FLOOR	45.83		N		3.37	1.17	2.87	3.37		1.17	2.87	N	
Apt 20	J	FIRST FLOOR	27.38	3	S	2	18.49	2.69	6.85	18.49		2.69	6.85	S	Yes
Apt 20	J	SECOND FLOOR	79.17		N		8.61	1.80	4.78	8.61		1.80	4.78	N	
Apt 21	M	FIRST FLOOR	29.48	2	S	2	20.64	3.15	7.05	20.64		3.15	7.05	S	Yes
Apt 21	M	SECOND FLOOR	54.25		SW		16.21	3.19	5.08	16.21		3.19	5.08	SW	
Apt 22	P	FIRST FLOOR	85.13	2	SW/NW	2	14.66	4.12	4.68	14.66	20.94	4.12	4.68	SW/NW	Yes
Apt 23	L	FIRST FLOOR	36.22	2	N	2	10.89	2.14	5.09	10.89		2.14	5.09	N	Yes
Apt 23	L	SECOND FLOOR	54.76		NW/N		16.82	3.19	5.27	16.82	6.08	3.19	5.27	NW/N	
Apt 24	H	FIRST FLOOR	80.89	2	N	2	22.85	2.00	11.42	22.85		2.00	11.42	N	Yes
Apt 25	O	FIRST FLOOR	43.86	3	N	2	17.85	2.68	6.64	17.85		2.68	6.64	N	Yes
Apt 25	O	SECOND FLOOR	92.49		N/S		7.31	1.53	4.78	7.31	7.17	1.53	4.78	N/S	
Apt 26	O	FIRST FLOOR	43.86	3	N	2	17.85	2.68	6.64	17.85		2.68	6.64	N	Yes
Apt 26	O	SECOND FLOOR	92.49		N/S		7.31	1.53	4.78	7.31	7.17	1.53	4.78	N/S	
Apt 27	H	FIRST FLOOR	80.89	2	N	2	22.85	2.00	11.42	22.85		2.00	11.42	N	Yes
Apt 28	L	FIRST FLOOR	36.22	2	N	2	10.89	2.14	5.09	10.89		2.14	5.09	N	Yes
Apt 28	L	SECOND FLOOR	54.76		NE/N		16.82	3.19	5.27	16.82	6.08	3.19	5.27	NE/N	
Apt 29	P	FIRST FLOOR	84.60	2	SE/NE	2	18.67	4.12	4.67	18.67	20.94	4.12	4.67	SE/NE	Yes
Apt 30	M	FIRST FLOOR	29.48	2	S	2	20.64	3.15	7.05	20.64		3.15	7.05	S	Yes
Apt 30	M	SECOND FLOOR	54.25		SE		16.21	3.19	5.08	16.21		3.19	5.08	SE	
Apt 31	J	FIRST FLOOR	27.38	3	S	2	18.49	2.69	6.85	18.49		2.69	6.85	S	Yes
Apt 31	J	SECOND FLOOR	79.17		N		8.61	1.80	4.78	8.61		1.80	4.78	N	
Apt 32	K	FIRST FLOOR	24.18	2	S	1	13.35	2.69	4	13.35		2.69	4	S	Yes
Apt 32	K	SECOND FLOOR	45.83		N		3.37	1.17	2.87	3.37		1.17	2.87	N	
Apt 33	G2	FIRST FLOOR	56.55	1	S	1	18.54	2.26	8	18.54		2.26	8	S	Yes
Apt 34	N	FIRST FLOOR	33.15	3	S	2	17.15	2.55	6.72	17.15		2.55	6.72	S	Yes
Apt 34	N	SECOND FLOOR	93.51		N		8.60	1.80	4.78	8.60		1.80	4.78	N	
Apt 35	K	FIRST FLOOR	24.18	2	S	1	12.85	2.55	5.04	12.85		2.55	5.04	S	Yes
Apt 35	K	SECOND FLOOR	45.83		N		3.37	1.17	2.87	3.37		1.17	2.87	N	
Apt 36	J	FIRST FLOOR	27.38	3	S	2	17.68	2.55	6.92	17.68		2.55	6.92	S	Yes
Apt 36	J	SECOND FLOOR	79.72		N		8.60	1.80	4.78	8.60		1.80	4.78	N	
Apt 37	M	FIRST FLOOR	29.48	2	S	2	10.98	2.10	4.94	10.98		2.10	4.94	S	Yes
Apt 37	M	SECOND FLOOR	54.25		SW		16.21	3.19	5.08	16.21		3.19	5.08	SW	
Apt 38	P	FIRST FLOOR	85.13	2	N/W/S	2	104.59	3.98	18.71	104.59		3.98	18.71	N/W/S	Yes
Apt 39	L	FIRST FLOOR	36.22	2	N	2	13.26	2.60	5.10	13.26		2.60	5.10	N	Yes
Apt 39	L	SECOND FLOOR	54.76		NW/N		16.82	3.19	5.27	16.82	6.08	3.19	5.27	NW/N	
Apt 40	H	FIRST FLOOR	80.89	2	N	2	27.58	2.60	11.46	27.58		2.60	11.46	N	Yes
Apt 41	G	FIRST FLOOR	57.52	1	N	1	16.49	2.00	8.24	16.49		2.00	8.24	N	Yes
Apt 42	G	FIRST FLOOR	57.52	1	N	1	16.49	2.00	8	16.49		2.00	8	N	Yes
Apt 43	H	FIRST FLOOR	80.89	2	N	2	27.58	2.60	11.46	27.58		2.60	11.46	N	Yes
Apt 44	L	FIRST FLOOR	36.22	2	N	2	13.26	2.60	5.10	13.26		2.60	5.10	N	Yes
Apt 44	L	SECOND FLOOR	54.76		NE/N		16.82	3.19	5.27	16.82	6.08	3.19	5.27	NE/N	
Apt 45	P	FIRST FLOOR	85.13	2	N/E/S	2	104.59	3.98	1	104.59		3.98	1	N/E/S	Yes
Apt 46	M	FIRST FLOOR	29.48	2	S	2	10.98	2.10	4.94	10.98		2.10	4.94	S	Yes
Apt 46	M	SECOND FLOOR	54.25		SE		16.21	3.19	5.08	16.21		3.19	5.08	SE	
Apt 47	J	FIRST FLOOR	27.38	3	S	2	17.68	2.55	6.92	17.68		2.55	6.92	S	Yes
Apt 47	J	SECOND FLOOR	79.72		N		8.60	1.80	4.78	8.60		1.80	4.78	N	
Apt 48	K	FIRST FLOOR	24.18	2	S	2	12.85	2.55	5.04	12.85		2.55	5.04	S	Yes
Apt 48	K	SECOND FLOOR	45.83		N		3.37	1.17	2.87	3.37		1.17	2.87	N	
Apt 49	N	FIRST FLOOR	33.15	3	S	2	17.15	2.55	6.72	17.15		2.55	6.72	S	Yes
Apt 49	N	SECOND FLOOR	93.51		N		8.60	1.80	4.78	8.60		1.80	4.78	N	
			4,445.18 m²	102 beds	28.1 car spaces	74 car spaces	17 (34.7%)	10 (20%)	83.5%						

DOOR SCHEDULE - A (Apts 12,13,14)				
Door No.	DA-01	DA-02	DA-03	DA-04
Dimensions	920×2,100	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.33	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

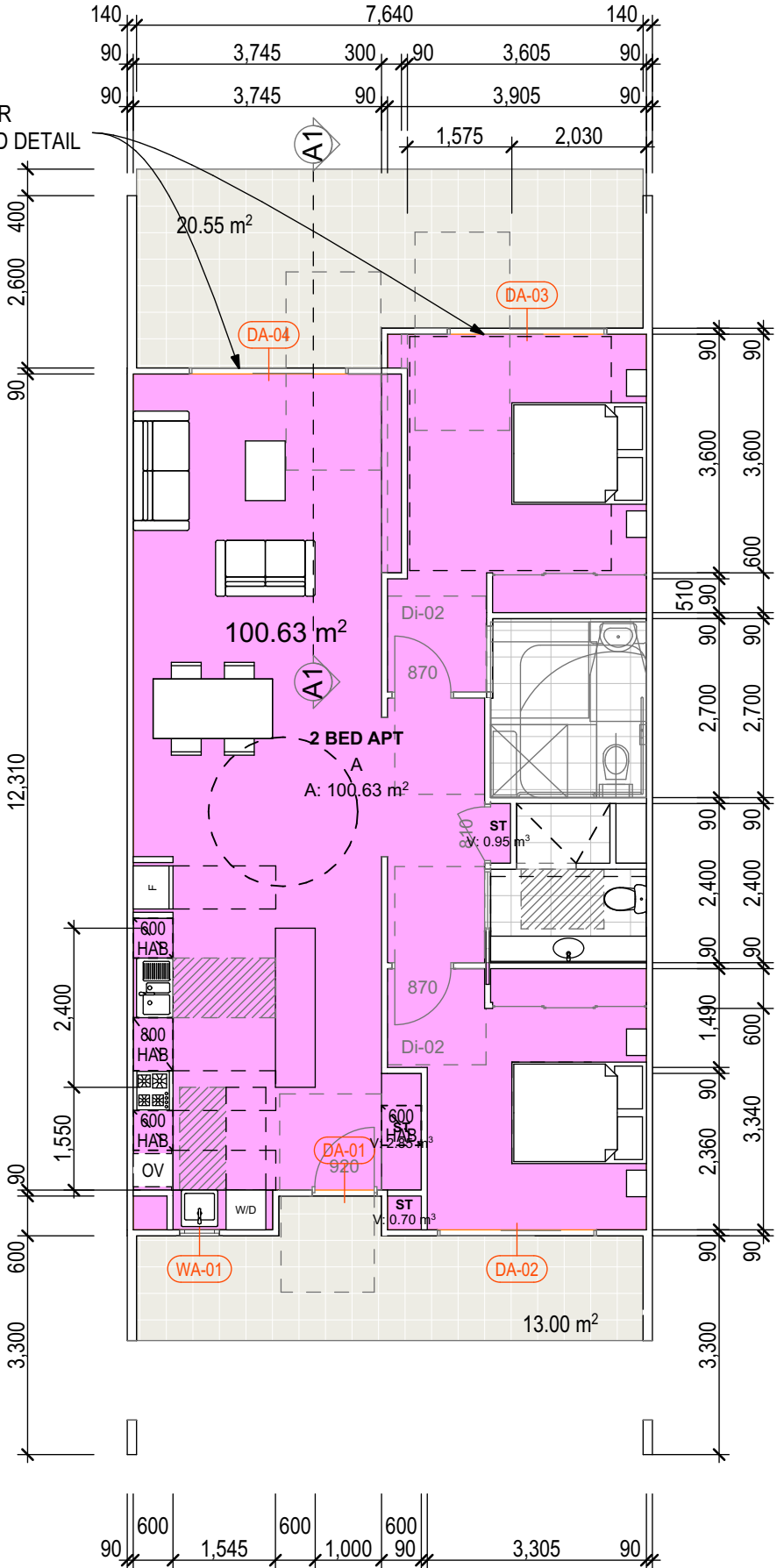
WINDOW SCHEDULE - A	
Window No.	WA-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - B				
Door No.	DB-01	DB-02	DB-03	DB-04
Dimensions	920×2,100	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.33	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

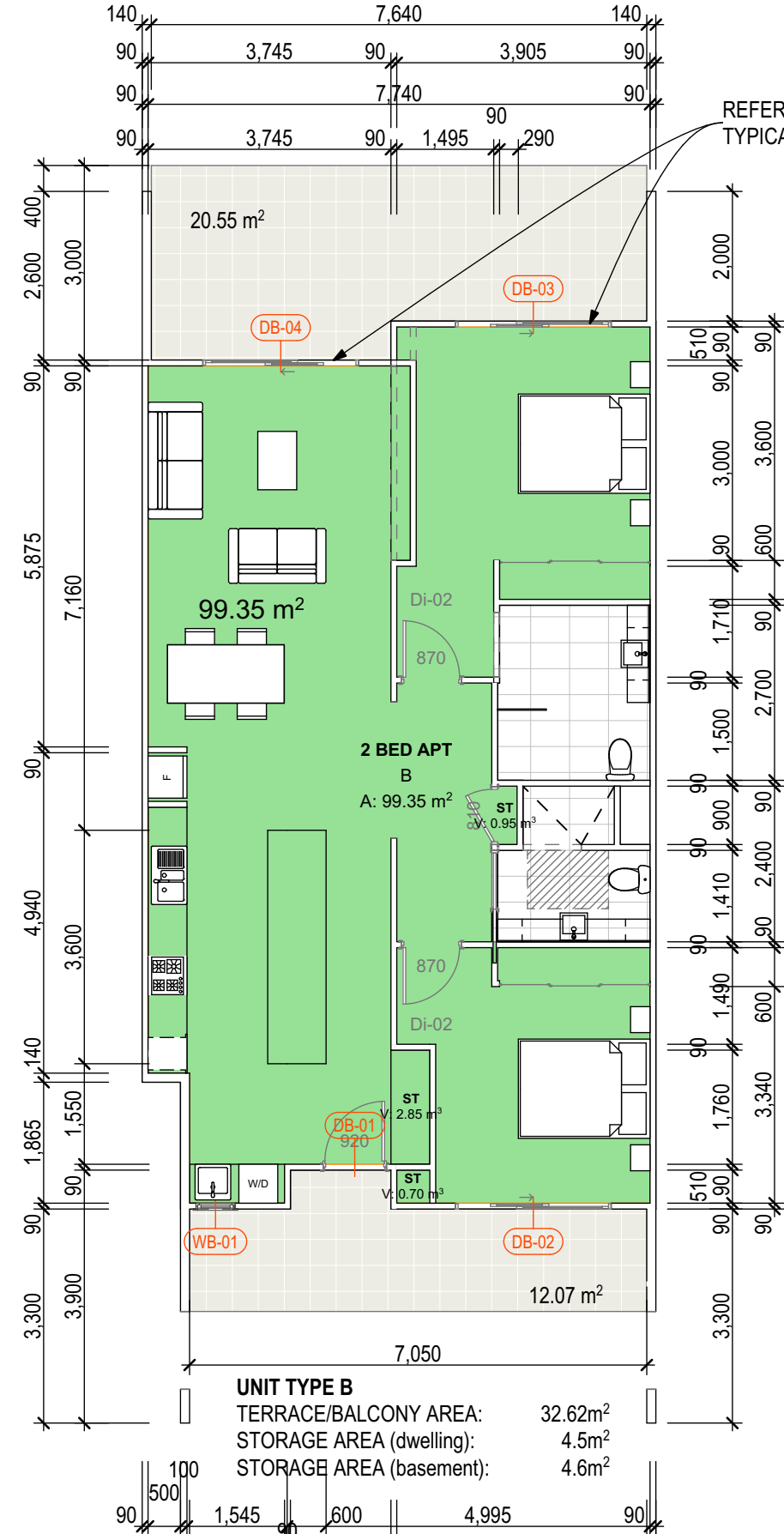
WINDOW SCHEDULE - B	
Window No.	WB-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	



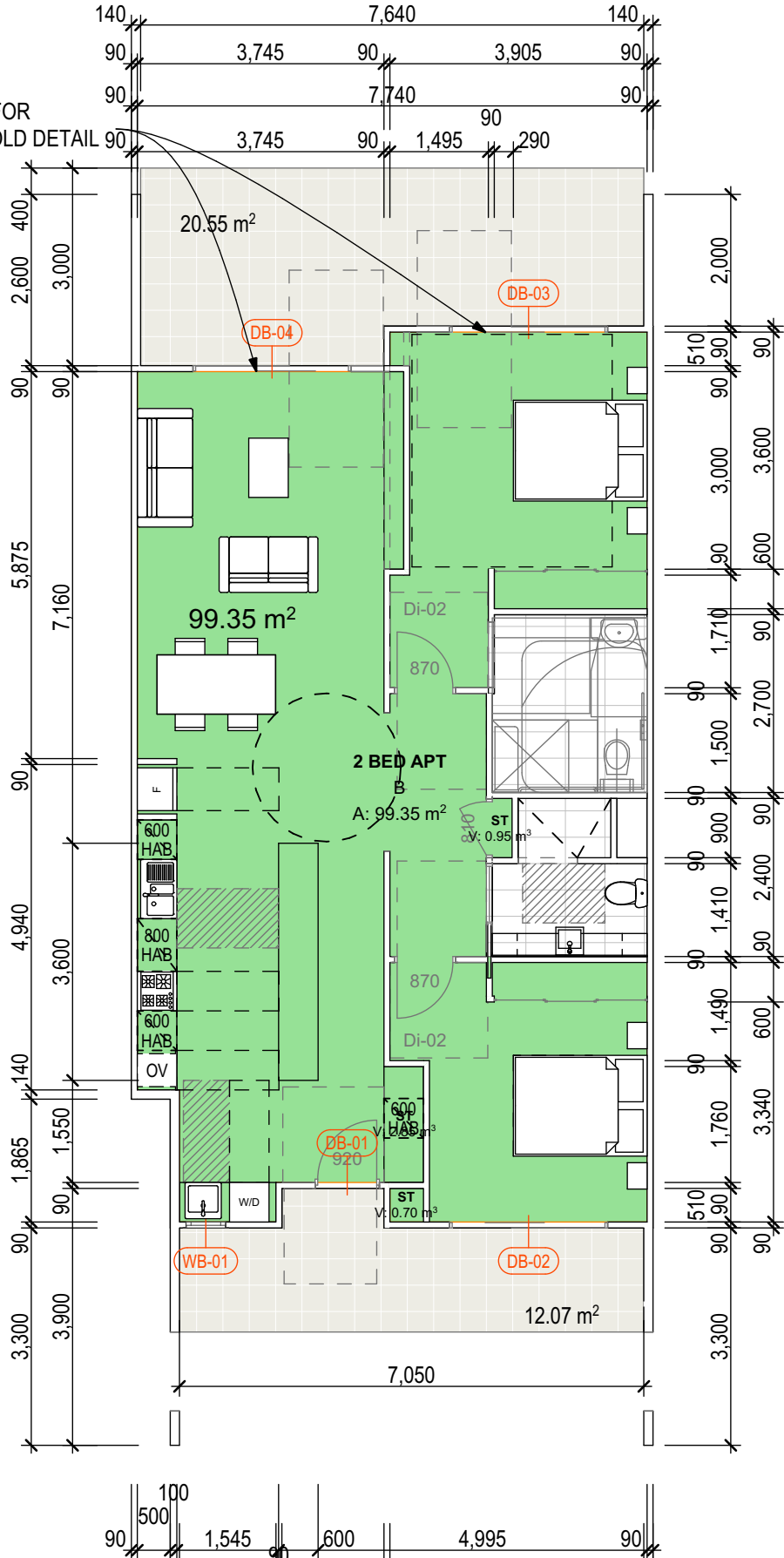
UNIT TYPE A - PRE-ADAPTABLE
Scale 1:100



UNIT TYPE A - POST ADAPTABLE
Scale 1:100



UNIT TYPE B - PRE-ADAPTABLE
Scale 1:100



UNIT TYPE B - POST ADAPTABLE
Scale 1:100

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES.
PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES A & B

300mm ON ORIGINAL

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 12 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-12M

Print Date: 30/09/2022

coble stephens
a r c h i t e c t s

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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 200

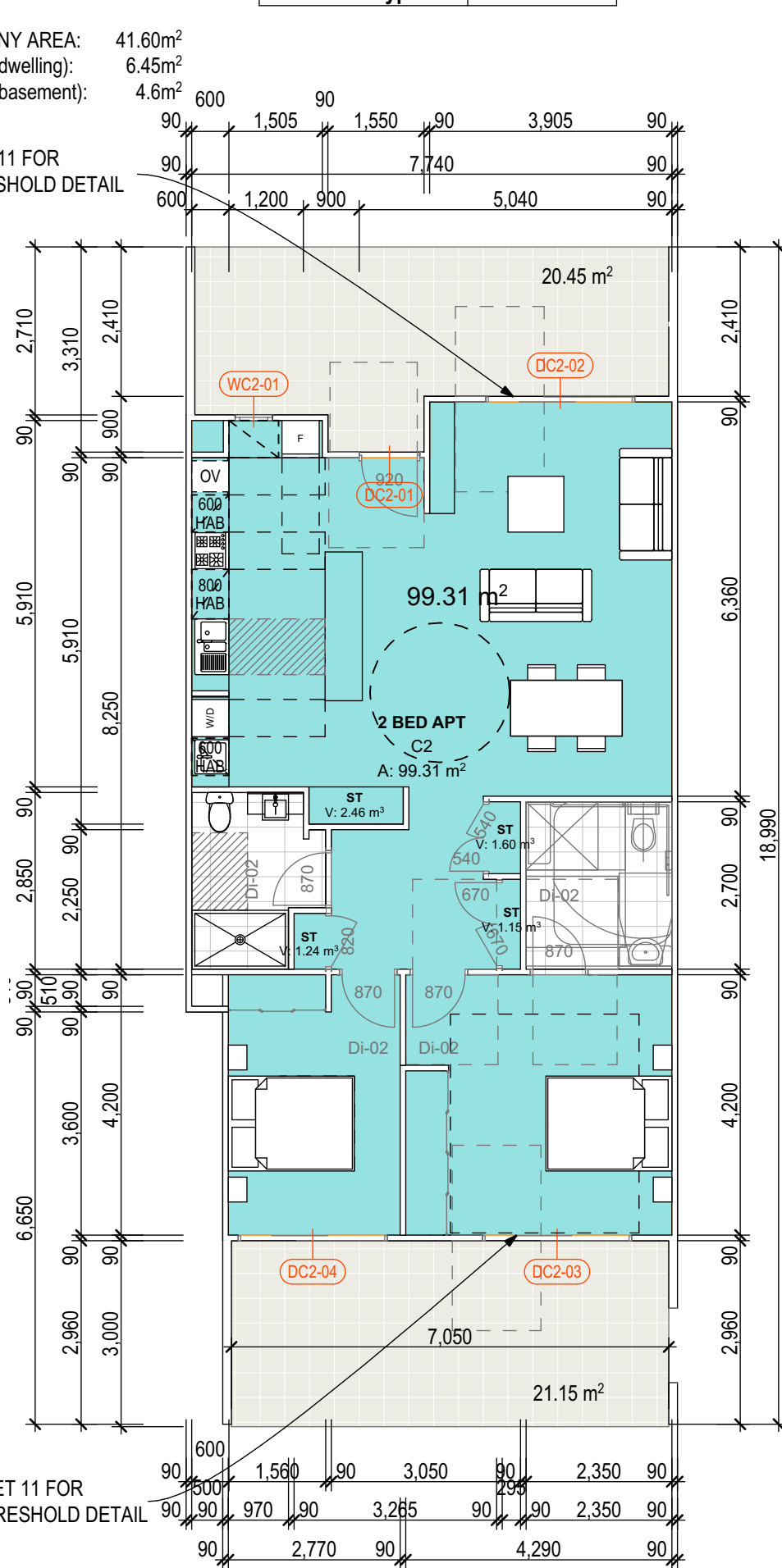
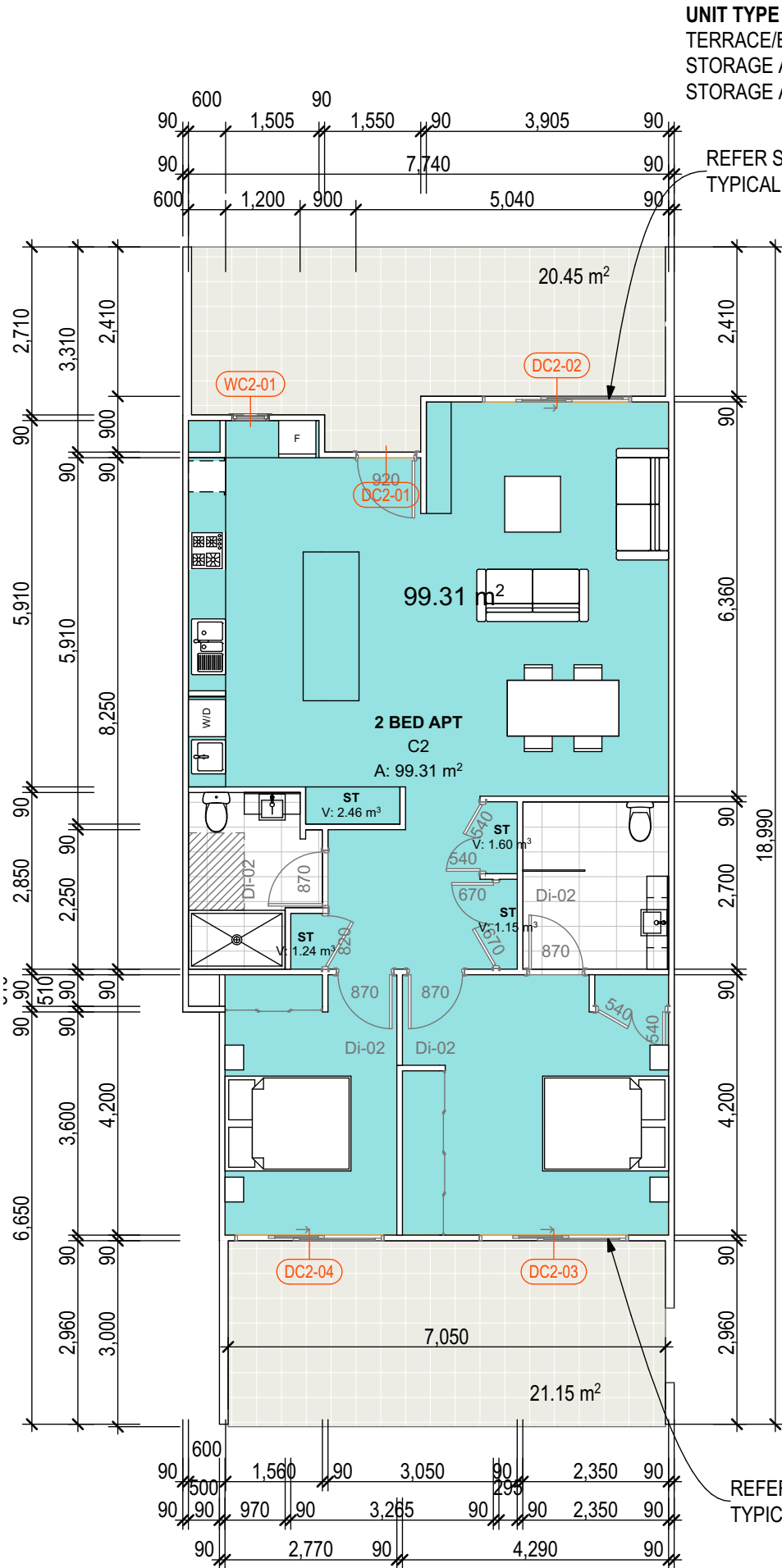
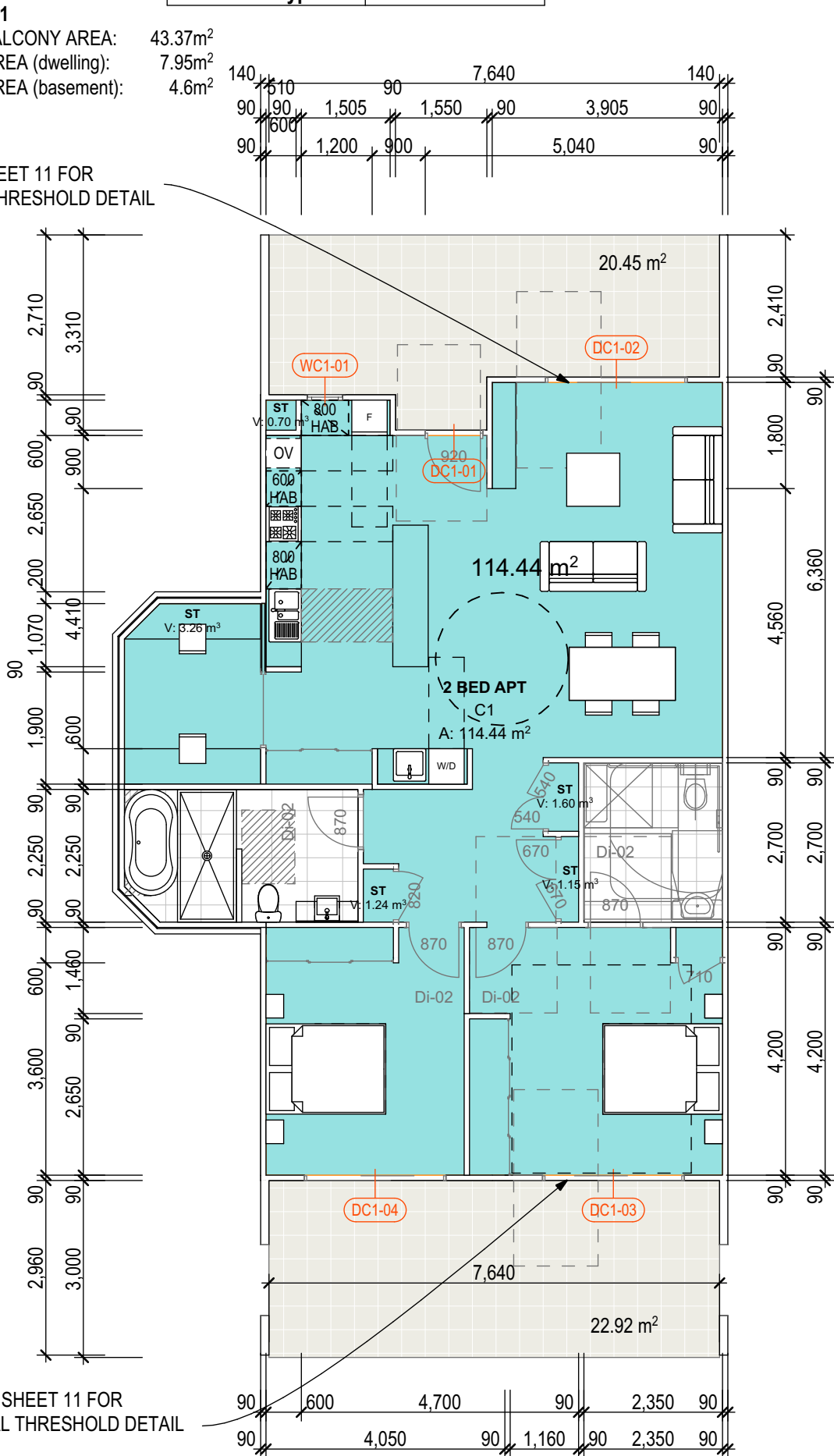
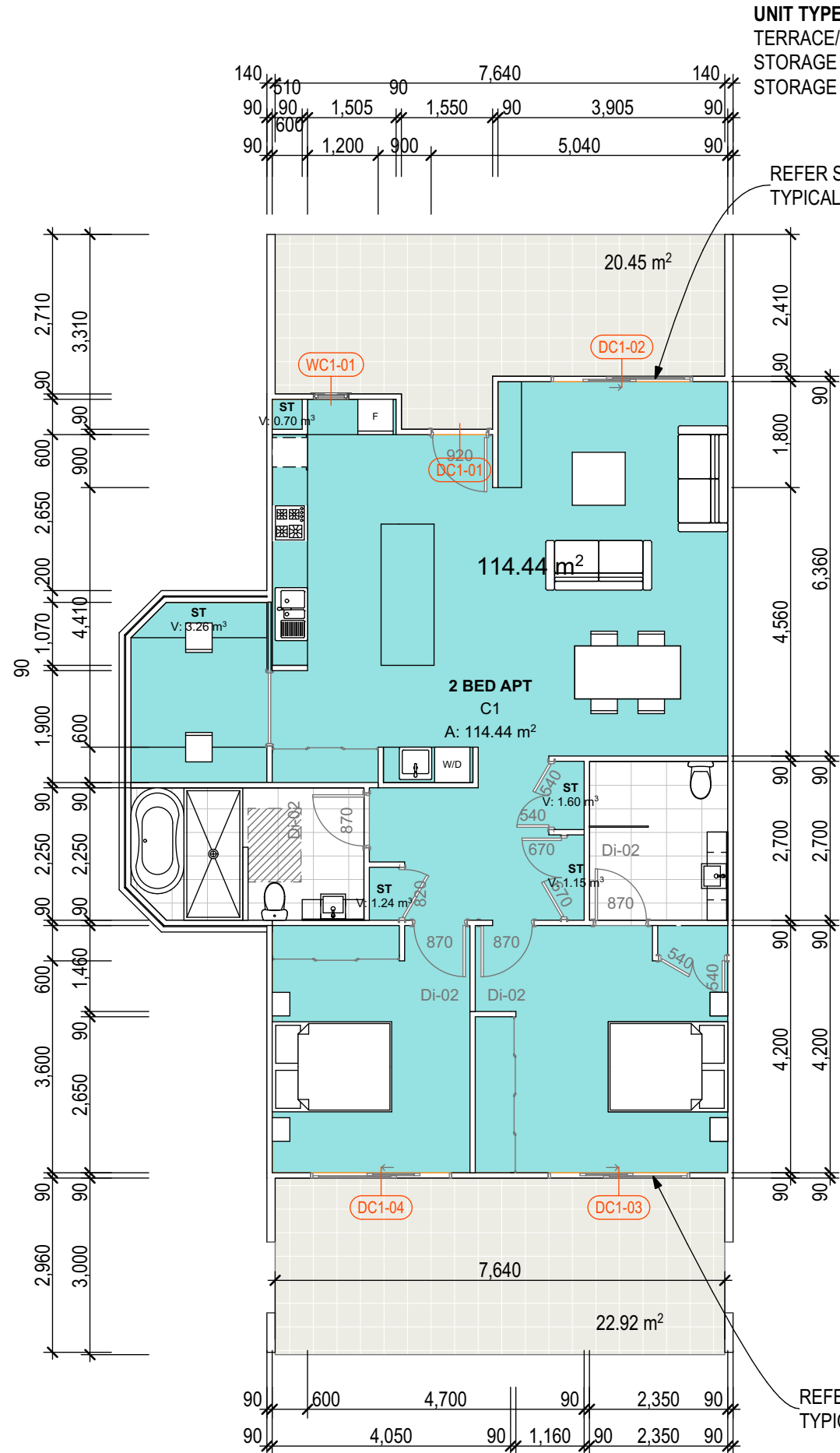
ALL DIMENSIONS TO BE CHECKED ON SITE

DOOR SCHEDULE - C1				
Door No.	DC1-01	DC1-02	DC1-03	DC1-04
Dimensions	920×2,100	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.33	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - C1	
Window No.	WC1-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - C2				
Door No.	DC2-01	DC2-02	DC2-02	DC2-02
Dimensions	920×2,100	2,400×2,400	3,600×2,400	3,600×2,400
Surface Area	2.33	5.76	8.64	8.64
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - C2	
Window No.	WC2-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	



UNIT TYPE C1 - PRE-ADAPTABLE
Scale 1:100

UNIT TYPE C1 - POST ADAPTABLE
Scale 1:100

UNIT TYPE C2 - PRE-ADAPTABLE
Scale 1:100

UNIT TYPE C2 - POST ADAPTABLE
Scale 1:100

NOTES

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ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panefold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES C

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 13 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-13M

Print Date: 30/09/2022

coble stephens
a r c h i t e c t s

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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - D				
Door No.	DD-01	DD-02	DD-03	DD-04
Dimensions	920x2,100	2,400x2,400	2,400x2,400	2,400x2,400
Surface Area	2.33	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - D	
Window No.	WD-01
Dimensions	600x1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - E			
Door No.	DE-01	DE-02	DE-03
Dimensions	920x2,100	2,400x2,400	2,400x2,400
Surface Area	2.33	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - E			
Window No.	WE-01	WE-02	WE-03
Dimensions	1,800x1,200	900x1,200	2,400x1,200
Surface Area	2.16	1.08	2.88
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

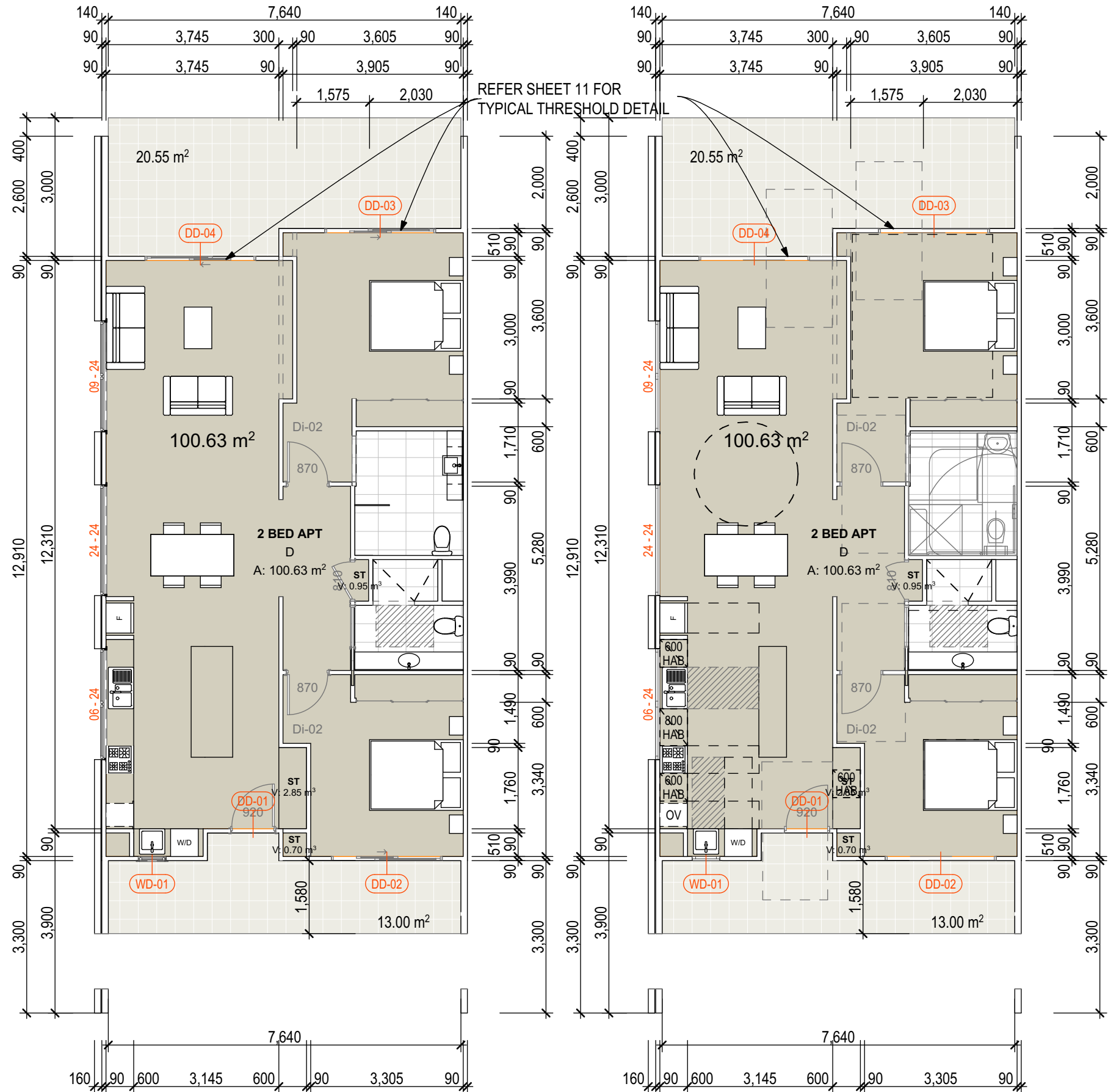
DOOR SCHEDULE - F			
Door No.	DF-01	DF-02	DF-03
Dimensions	920x2,100	2,400x2,400	2,400x2,400
Surface Area	2.33	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - F			
Window No.	WF-01	WF-02	WF-03
Dimensions	1,800x1,200	900x1,200	2,400x1,200
Surface Area	2.16	1.08	2.88
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

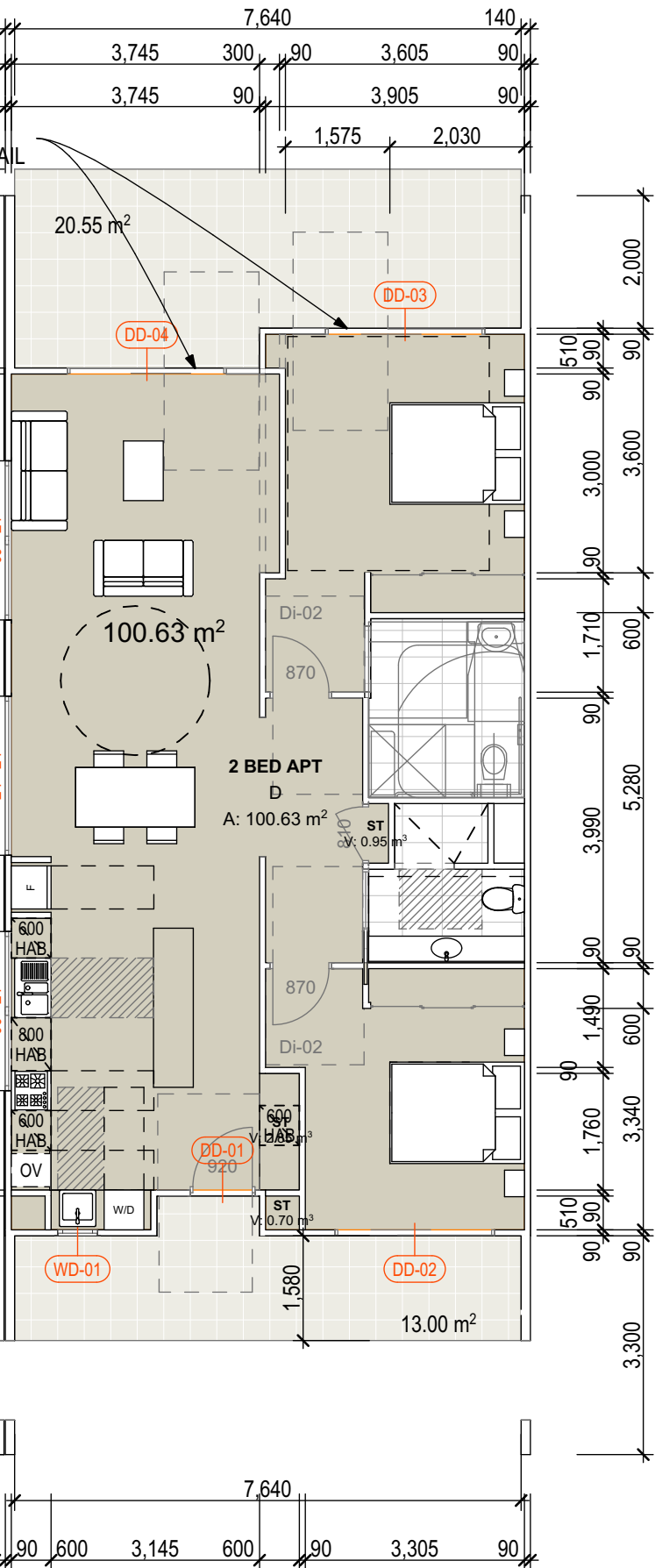
UNIT TYPE D
TERRACE/BALCONY AREA: 33.55m²
STORAGE AREA (dwelling): 4.5m²
STORAGE AREA (basement): 4.6m²

UNIT TYPE E
TERRACE/BALCONY AREA: 28.40m²
STORAGE AREA (dwelling): 6.43m²
STORAGE AREA (basement): 4.6m²

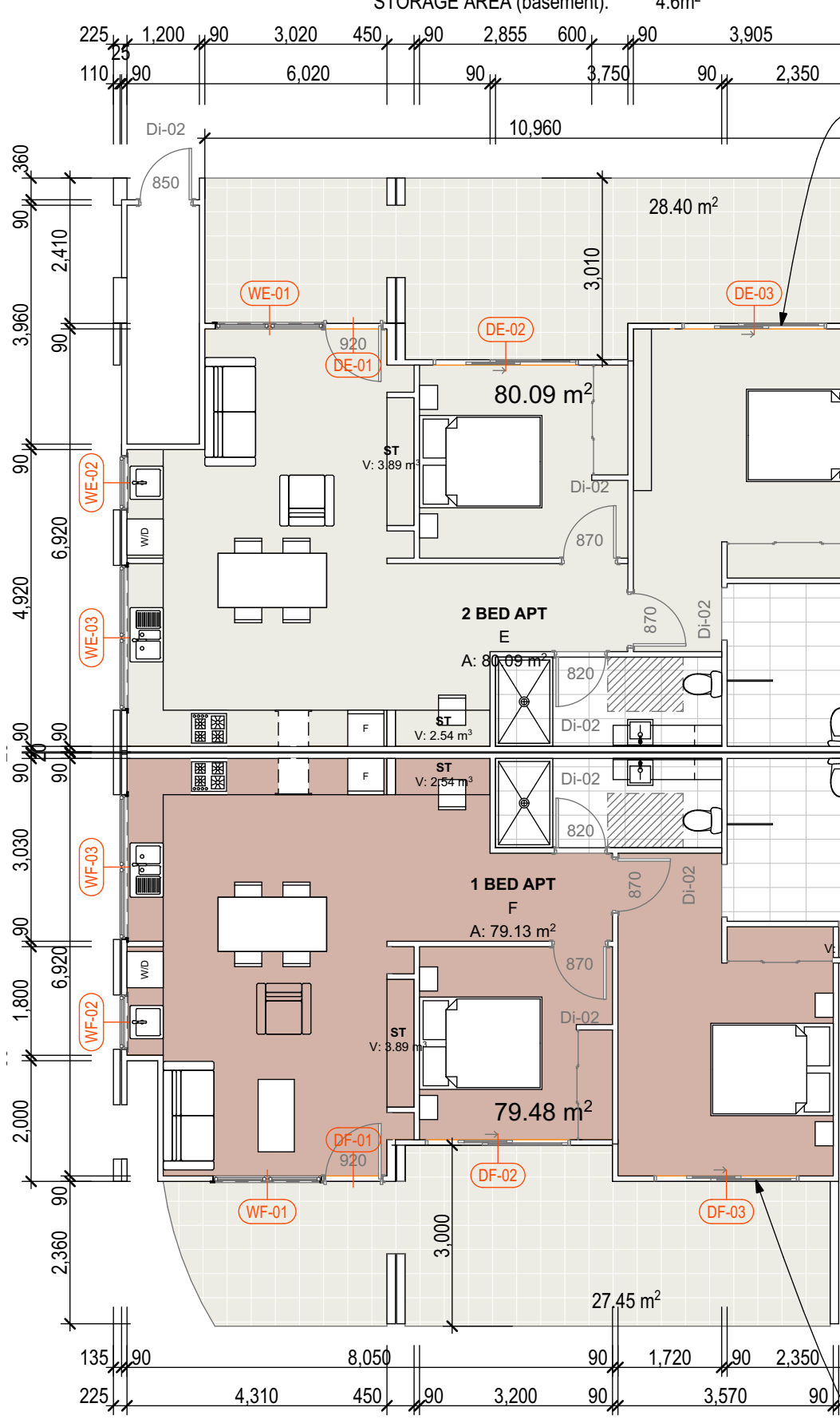
UNIT TYPE F
TERRACE/BALCONY AREA: 27.45m²
STORAGE AREA (dwelling): 6.43m²
STORAGE AREA (basement): 4.6m²



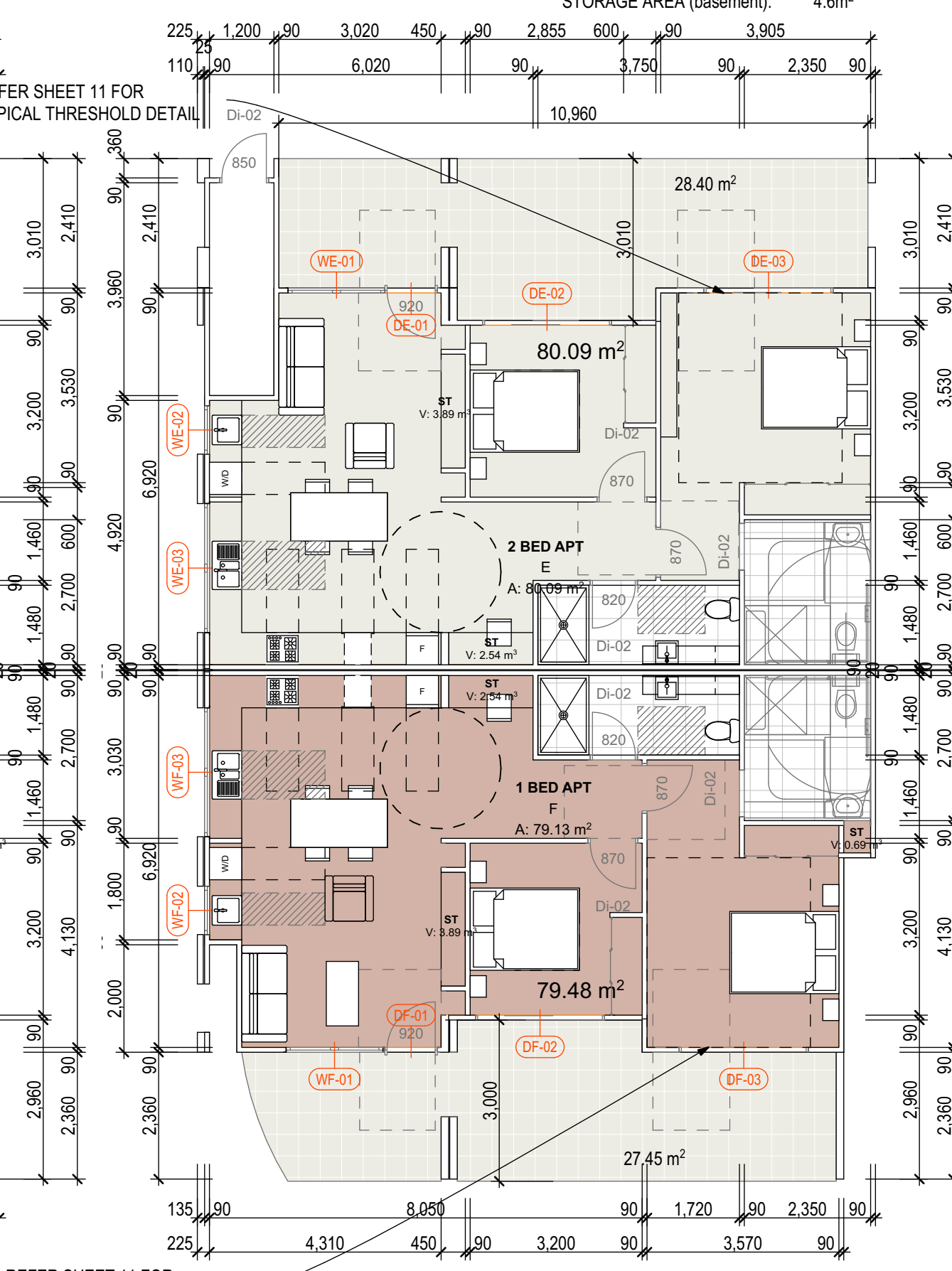
UNIT TYPE D - PRE-ADAPTABLE
Scale 1:100



UNIT TYPE D - POST ADAPTABLE
Scale 1:100



UNIT TYPE E & F - PRE ADAPTABLE
Scale 1:100



UNIT TYPE E & F - POST ADAPTABLE
Scale 1:100

NOTES

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WRC Western Red Cedar Panelling
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PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panefold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
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CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES
D, E & F

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 14 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C

DA-14M

Print Date: 30/09/2022

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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6978

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - G			
Door No.	DG-01	DG-02	DG-03
Dimensions	920×2,040	2,400×2,400	2,400×2,400
Surface Area	2.02	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

UNIT TYPE G1
TERRACE/BALCONY AREA: 17.75m²
STORAGE AREA (dwelling): 5.22m²
STORAGE AREA (basement): min. 4.6m²

UNIT TYPE G2
TERRACE/BALCONY AREA: 18.54m²
STORAGE AREA (dwelling): 3.09m²
STORAGE AREA (basement): min. 4.6m²

DOOR SCHEDULE - J				
Door No.	DJ-01	DJ-02	DJ-03	DJ-04
Dimensions	920×2,040	2,400×2,400	2,400×2,400	1,800×2,400
Surface Area	2.02	5.76	5.76	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

UNIT TYPE J
TERRACE/BALCONY AREA: 26.33m²
STORAGE AREA (dwelling): 9.39m²
STORAGE AREA (basement): min. 9.2m²

DOOR SCHEDULE - H				
Door No.	DH-01	DH-02	DH-03	DH-04
Dimensions	920×2,040	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.02	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

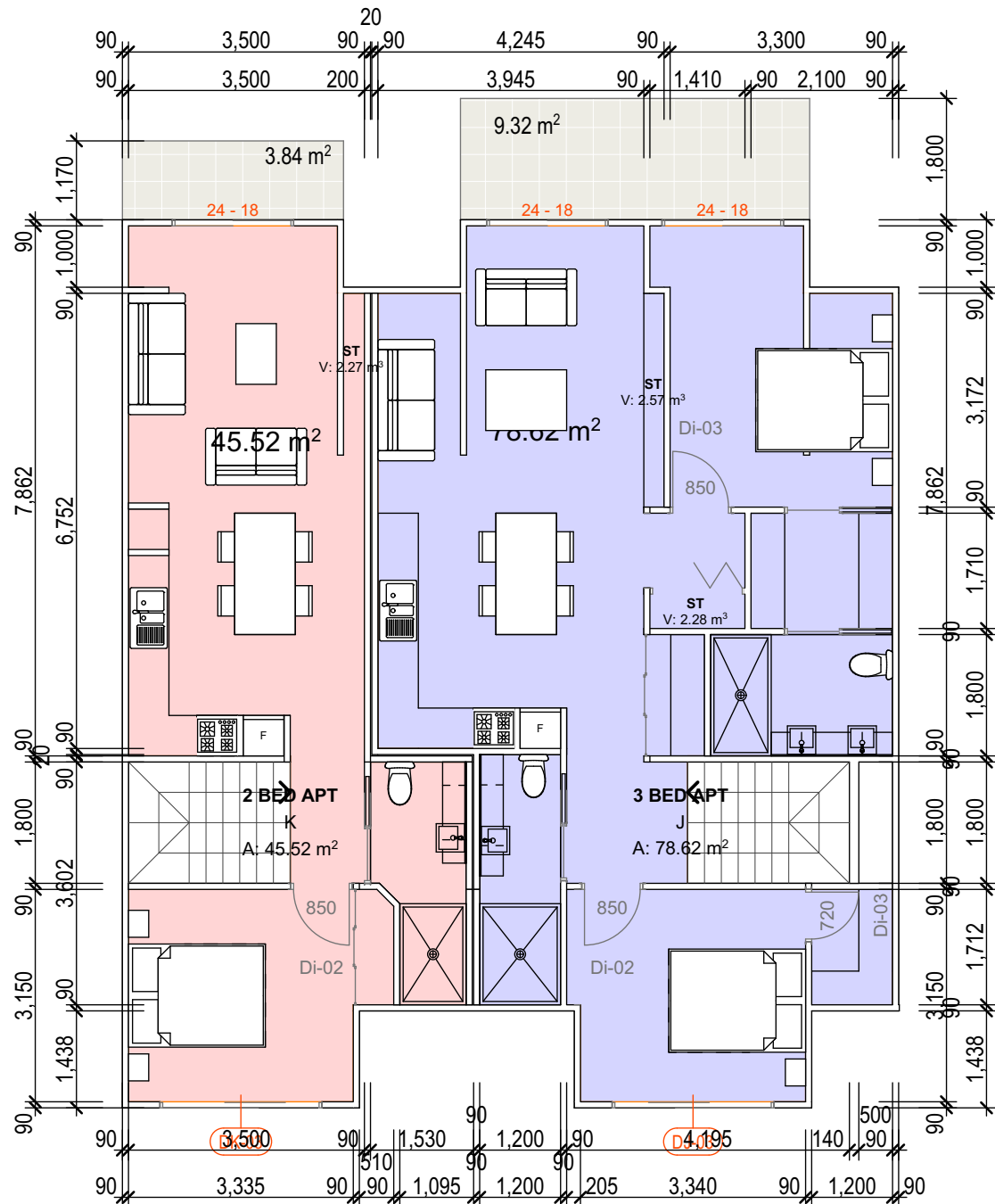
UNIT TYPE H
TERRACE/BALCONY AREA: 24.64m²
STORAGE AREA (dwelling): 4.55m²
STORAGE AREA (basement): min. 4.6m²

DOOR SCHEDULE - K				
Door No.	DK-01	DK-02	DK-03	DK-04
Dimensions	920×2,040	2,400×2,400	2,400×2,400	1,800×2,400
Surface Area	2.02	5.76	5.76	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

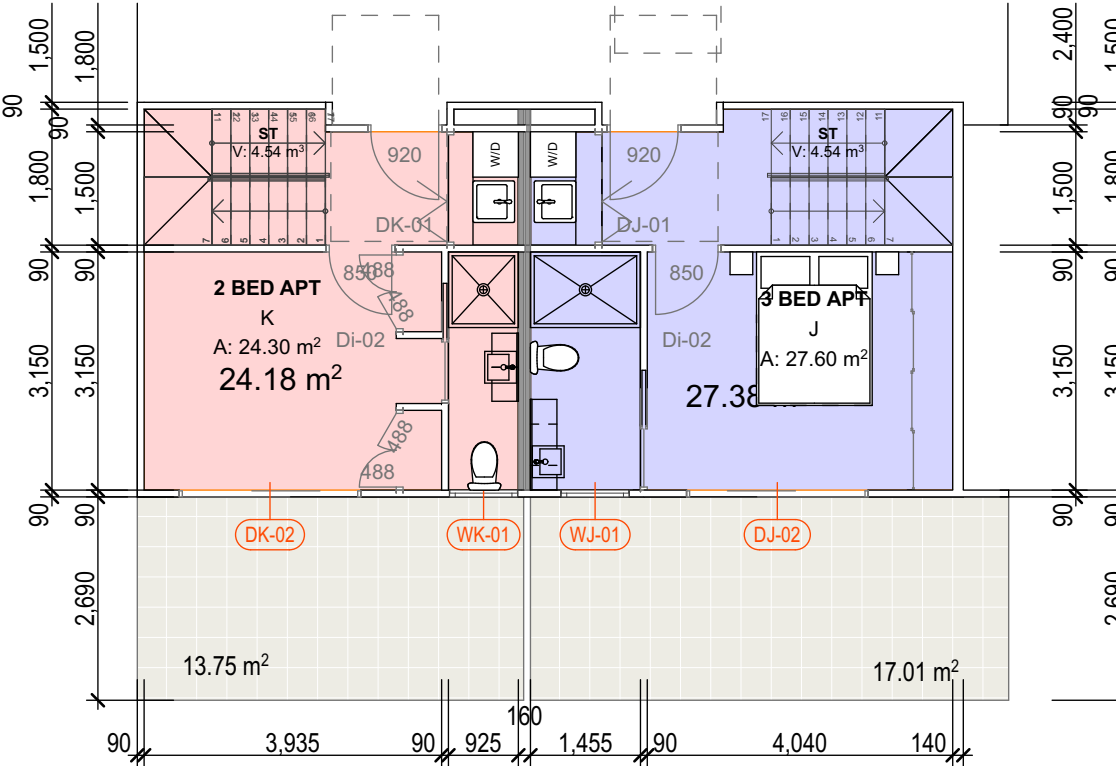
WINDOW SCHEDULE - J	
Window No.	WJ-01
Dimensions	900×1,200
Surface Area	1.08
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

WINDOW SCHEDULE - K	
Window No.	WK-01
Dimensions	900×1,200
Surface Area	1.08
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

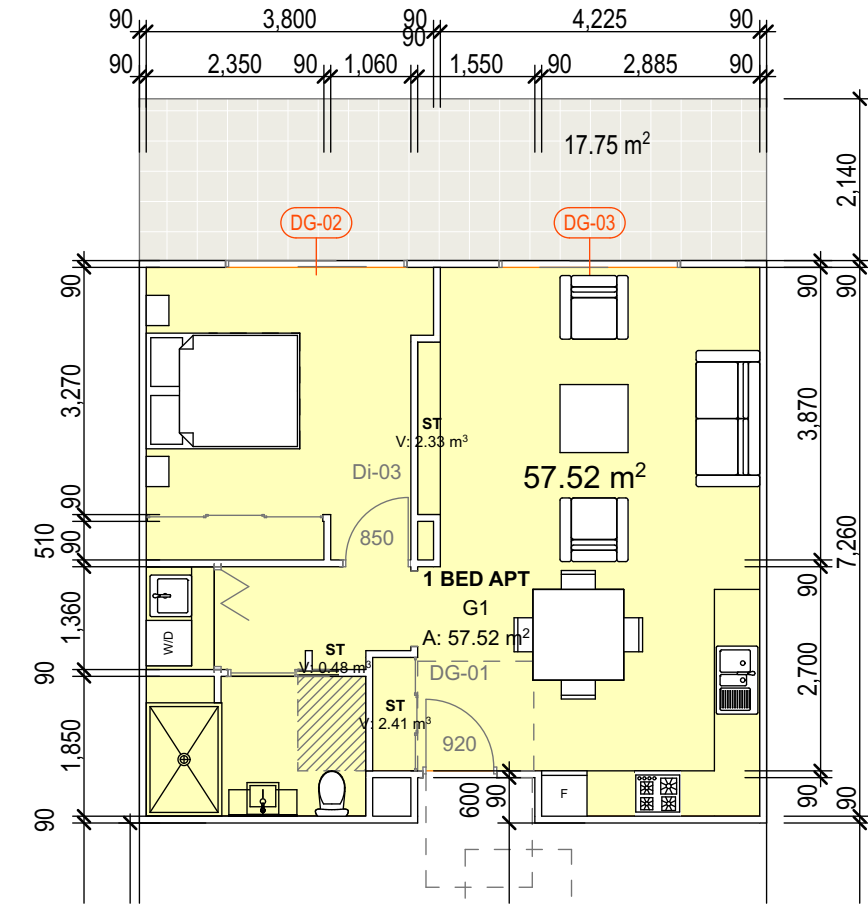
UNIT TYPE K
TERRACE/BALCONY AREA: 17.59m²
STORAGE AREA (dwelling): 6.81m²
STORAGE AREA (basement): min. 4.6m²



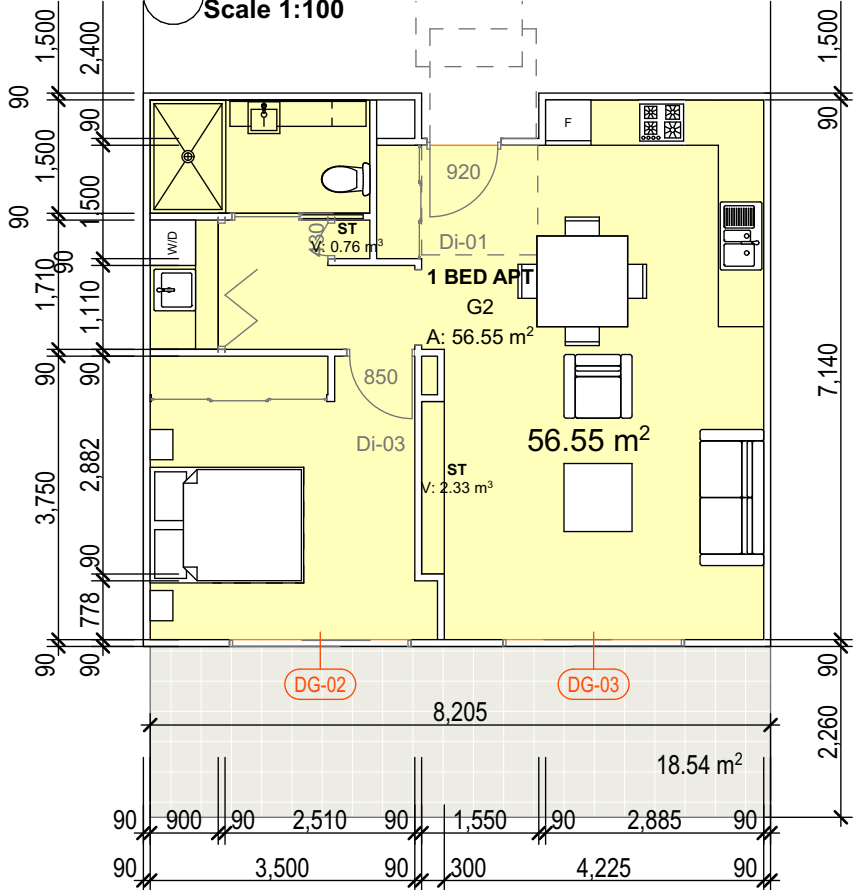
UNIT TYPE J & K UPPER FLOOR
Scale 1:100



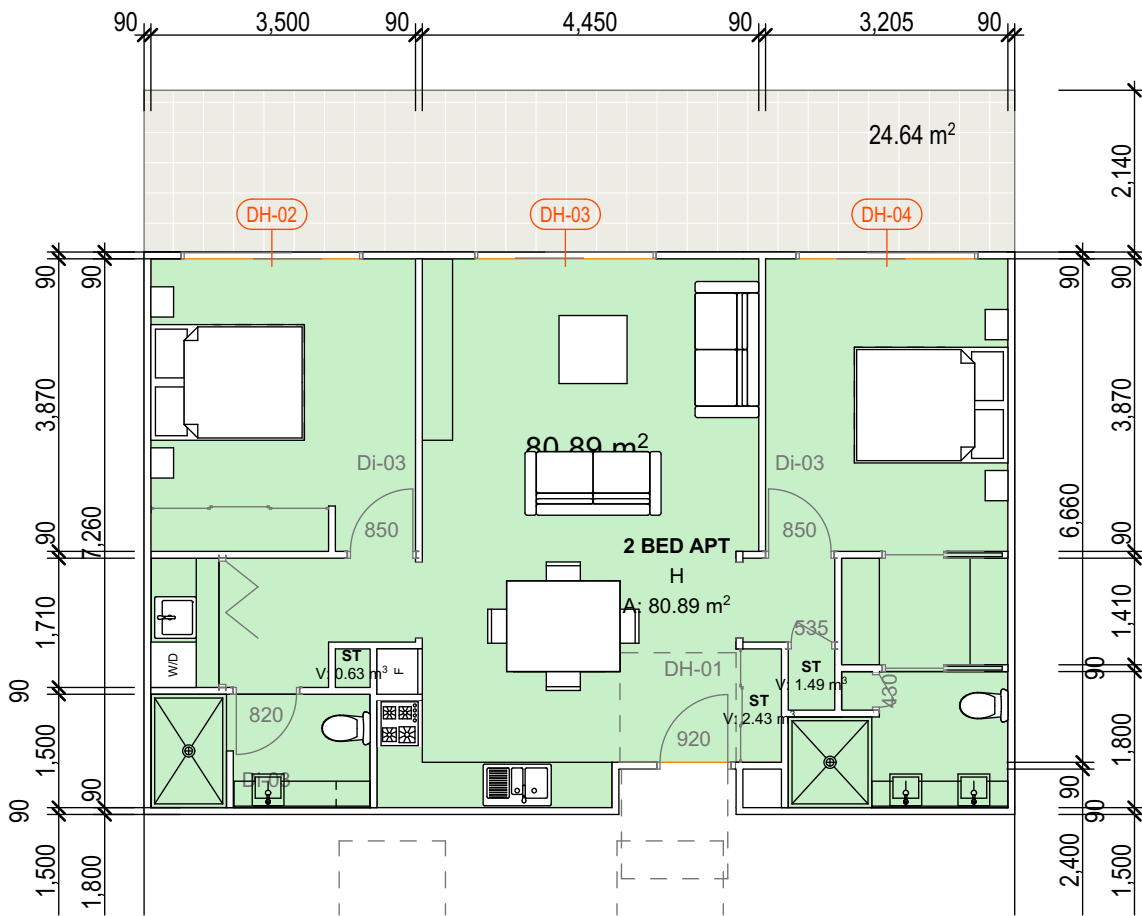
UNIT TYPE J & K LOWER FLOOR
Scale 1:100



UNIT TYPE G1
Scale 1:100



UNIT TYPE G
Scale 1:100



UNIT TYPE H
Scale 1:100

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES.
PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE INSTALLED THROUGHOUT NEW WORK AND TO COMPLY WITH NCC AND RELEVANT AUSTRALIAN STANDARD REQUIREMENTS.
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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panefold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

TYPICAL UNIT TYPES G,
H, J & K

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 15 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-15M

Print Date: 30/09/2022

coble stephens

a r c h i t e c t s

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Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - L				
Door No.	DL-01	DL-02	DL-03	DL-04
Dimensions	920x2,040	2,400x2,400	1,800x2,400	1,800x2,400
Surface Area	2.02	5.76	4.32	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - L	
Window No.	WL-01
Dimensions	900x2,400
Surface Area	2.16
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - N				
Door No.	DN-01	DN-02	DN-03	DN-04
Dimensions	920x2,040	2,400x2,400	1,800x2,400	1,800x2,400
Surface Area	2.02	5.76	4.32	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - N		
Window No.	WN-01	WN-02
Dimensions	1,800x1,200	1,800x1,200
Surface Area	2.16	2.16
Sill Height		
Front View		
Window Type		
Glazing Type		
Frame Type		

DOOR SCHEDULE - M		
Door No.	DM-01	DM-02
Dimensions	920x2,040	2,400x2,400
Surface Area	2.02	5.76
Front View		
Door Type		
Glazing Type		
Frame Type		

WINDOW SCHEDULE - M			
Window No.	WM-01	WM-02	WM-03
Dimensions	1,200x600	2,100x1,200	2,100x1,200
Surface Area	0.72	2.52	2.52
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

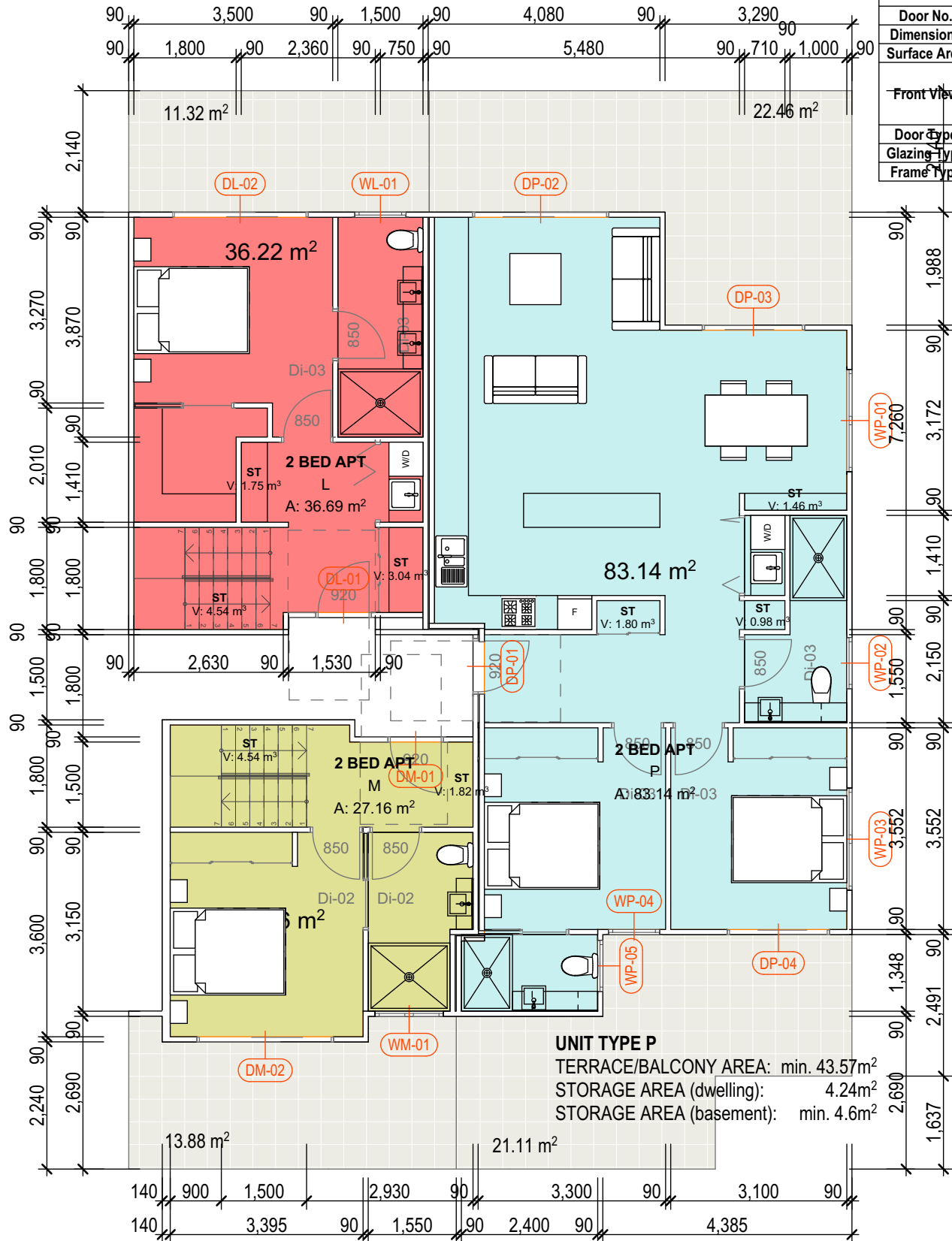
DOOR SCHEDULE - O			
Door No.	DO-01	DO-02	DO-03
Dimensions	920x2,040	2,400x2,400	3,600x2,400
Surface Area	2.02	5.76	8.64
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - O		
Window No.	WO-01	WO-02
Dimensions	1,500x2,400	1,500x600
Surface Area	3.60	0.90
Sill Height		
Front View		
Window Type		
Glazing Type		
Frame Type		

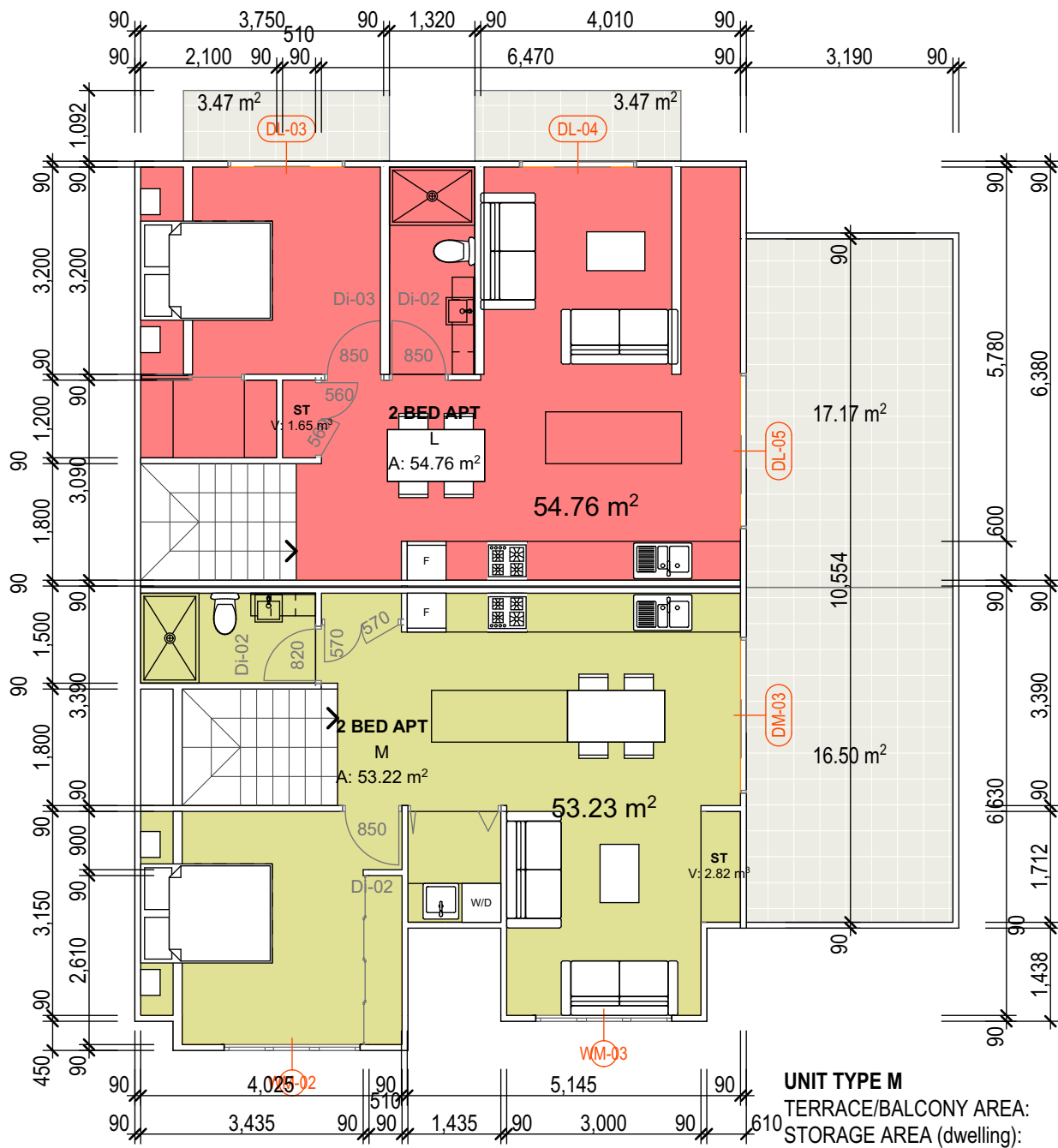
UNIT TYPE L
TERRACE/BALCONY AREA: 35.43m²
STORAGE AREA (dwelling): 10.98m²
STORAGE AREA (basement): min. 4.6m²

DOOR SCHEDULE - P			
Door No.	DP-01	DP-02	DP-03
Dimensions	920x2,040	2,400x2,400	1,800x2,400
Surface Area	2.02	5.76	4.32
Front View			
Door Type			
Glazing Type			
Frame Type			

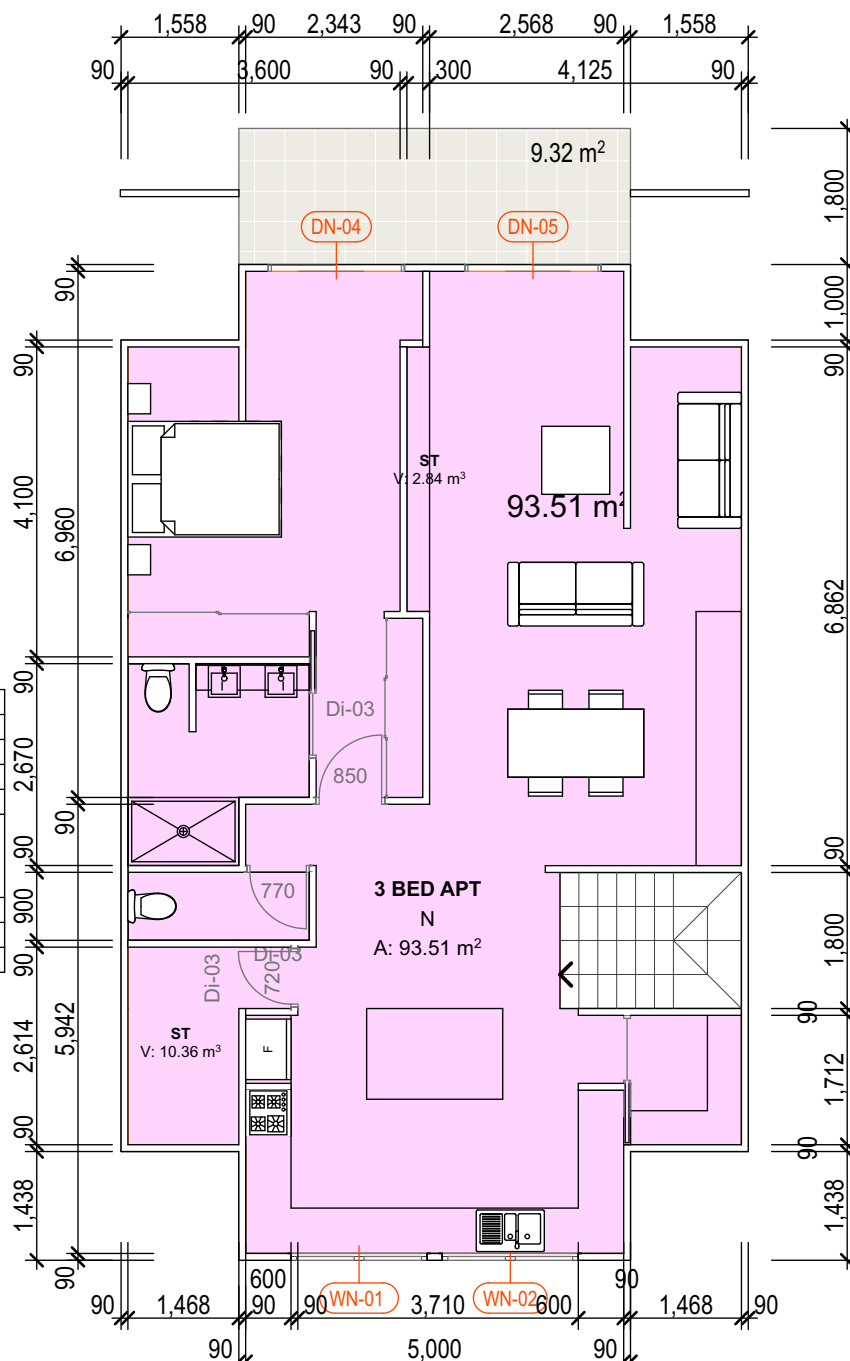
WINDOW SCHEDULE - P				
Window No.	WP-01	WP-02	WP-03	WP-04
Dimensions	1,800x1,200	900x1,200	1,800x1,200	900x2,400
Surface Area	2.16	1.08	2.16	2.16
Sill Height				
Front View				
Window Type				
Glazing Type				
Frame Type				



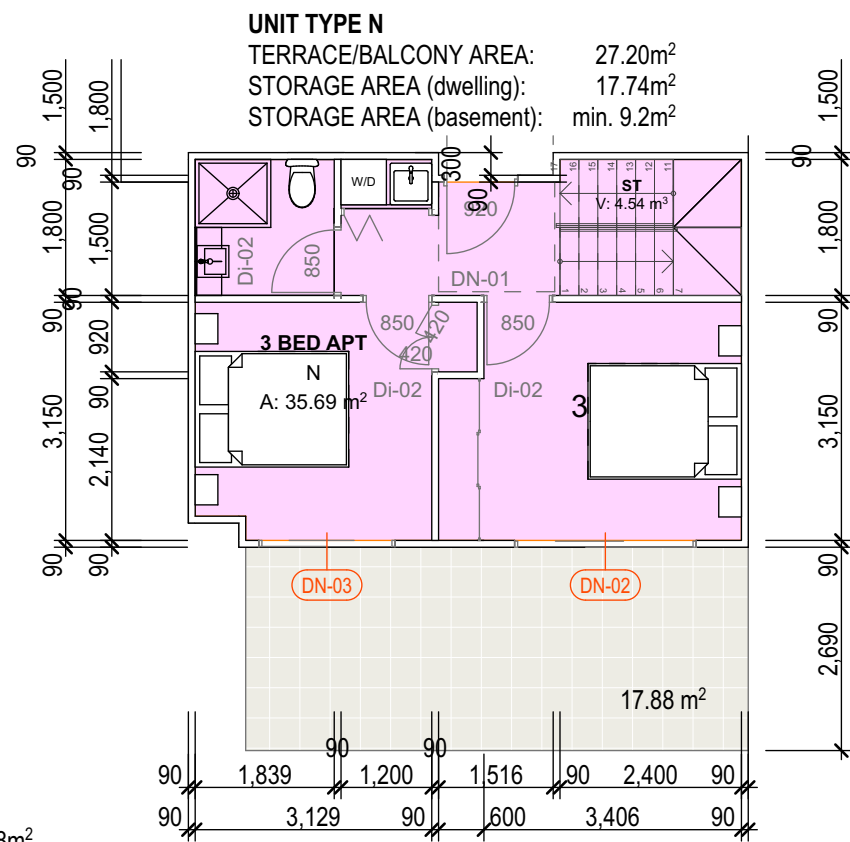
UNIT TYPE L & M LOWER FLOOR
Scale 1:100



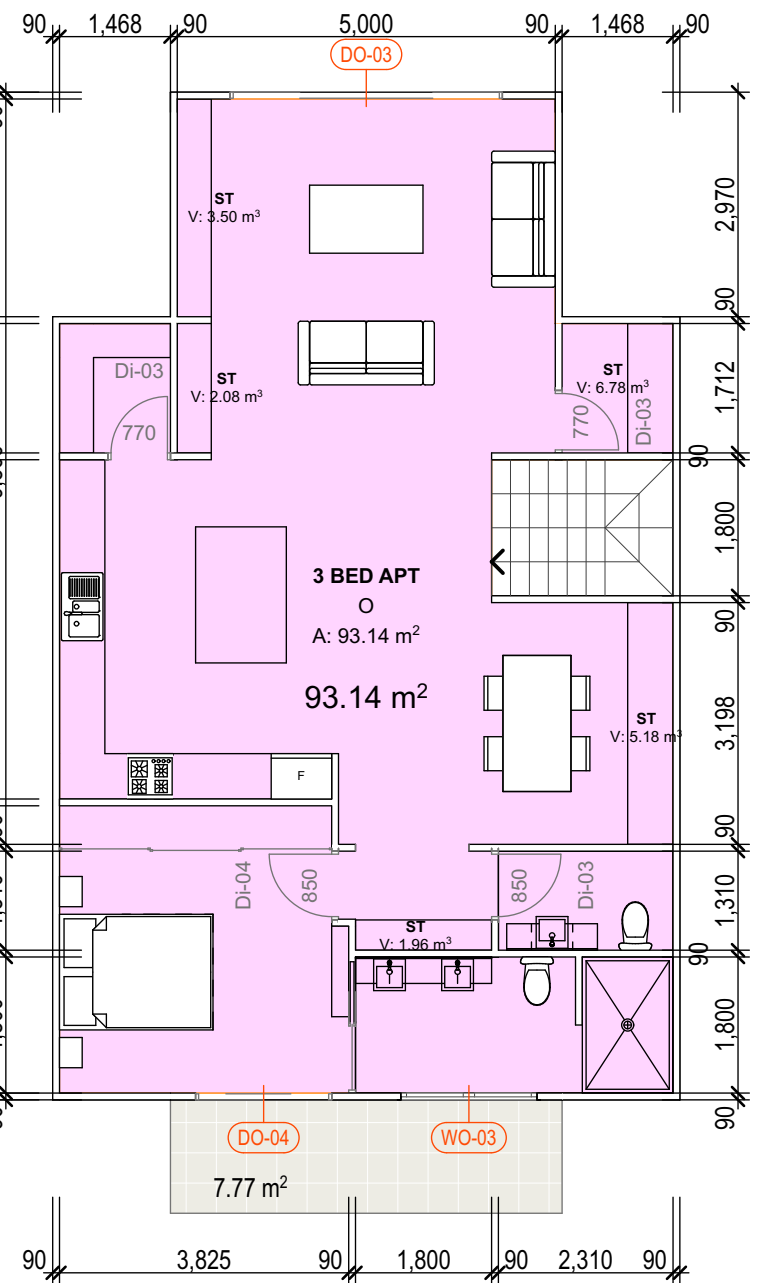
UNIT TYPE L & M UPPER FLOOR
Scale 1:100



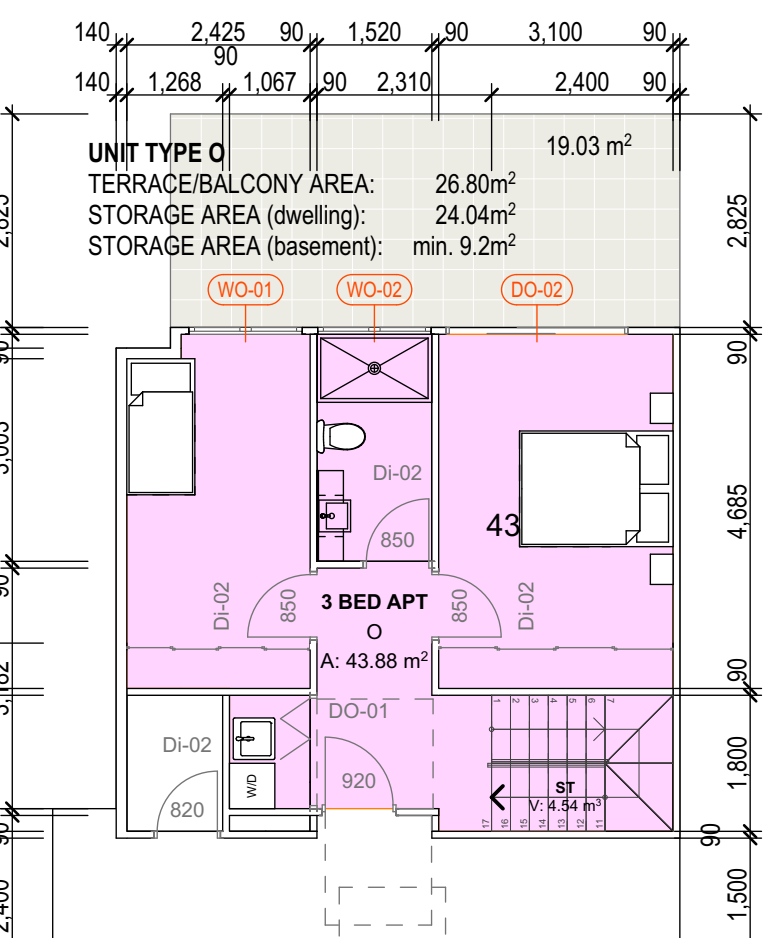
UNIT TYPE N UPPER FLOOR
Scale 1:100



UNIT TYPE N LOWER FLOOR
Scale 1:100



UNIT TYPE O UPPER FLOOR
Scale 1:100



UNIT TYPE O LOWER FLOOR
Scale 1:100

NOTES

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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
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PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 & Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

TYPICAL UNIT TYPES L, M, N, O, P

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 16 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-16M

Print Date: 30/09/2022

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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6978

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

16.0 SOIL AND WATER MANAGEMENT

16.1 EXTENT OF WORKS

Incorporate requirements to comply with the New South Wales Clean Water Act, Soil Conservation Act, and other relevant legislation.

16.2 INTRODUCTION

Erosion and sediment control measures are to be implemented on the site. These works are to be maintained and/or varied as specified during the contract period unless the area they protect is rehabilitated via landscaping, turfing or other landscaping method.

16.3 LEGISLATION

The Clean Waters Act, 1970, as amended, prohibits a person polluting any waters as defined under the Act. No solid, liquid or gaseous matter is to be placed in a position where it is likely to fall, descend, be washed, be blown or percolate into unconfined surface water, a natural or artificial watercourse, drain, channel or gutter used to convey rainwater, stormwater, floodwater, or unpolluted water.

The Act is enforced under the Environment Offences & Penalties Act, 1989 with stiff penalties for offences ranging from "on the spot" infringement notices to fines for corporations and fines and/or imprisonment of individuals.

The contractor shall make all site workers and sub-contractors aware of their responsibilities to minimise the potential for soil erosion and pollution to downslope lands and waters.

16.4 GEOFABRIC "SILT" FENCING

Construct "silt" fencing on the upslope side of "clean water diversion banks" where shown on the Soil & Water Management Plan.

Excavate a 100mm wide x 200mm deep trench along each length of the proposed "silt" fence on the upslope side. Supply 1200mm long painted steel star pickets and drive each 600mm into the ground at maximum 2000mm centres in front of the trench. Fix F18 mesh x 500mm high to the star pickets where pins occur in mesh.

Provide geotextile fabric equal to "Bldm" as supplied by Geofabrics Australasia, PH (02) 821 3277. Lay in trench and over mesh on the upslope side. Turn-down over top edge and tie at 1000mm centres both horizontally and vertically overall with 1.25mm tie wire. Fill and compact trench burying the fabric's bottom edge.

Repair "silt" fencing when required or as directed. Replace damaged or torn sections, straighten and/or redrive pickets and note when the mesh or fabric comes afloat.

16.5 SEDIMENT TRAP

Construct sediment traps to the sizes and in the locations shown on Soil & Water Management Plan.

16.6 DIVERSION BANKS

Construct "clean water diversion banks" as shown on the Soil & Water Management Plan.

Incorporate a 300mm minimum deep spoon drain on the upslope side to carry water to the sediment trap. Diversion banks are to be repositioned if required as construction work proceeds.

16.7 TEMPORARY STRAW BALE BUNDS

Straw bales are to be used in temporary situations, i.e. whilst installing control measures or when a control measure has been partially or fully dismantled to permit building works to proceed.

Use only bales bound with wire and placed lengthwise in twin rows with straws parallel to the ground surface. Lay the bale flat and embed 100mm minimum into the downslope side. Secure each bale by driving two wooden stakes or steel pickets through the centre. The soil immediately upslope from the bale is to be compacted to prevent piping. Replace bales where deterioration or straw loss occurs.

16.8 EARTHWORKS

Earthworks are to be carried out in stages starting from the sediment trap and progressing upslope. Protect the immediate work area with temporary straw bale bunds.

Remove any topsoil layer as specified. Excavate or fill to finished ground level with allowance for topsoil and planting requirements. Construct any retaining structures as detailed and/or lateral slopes to contain existing or filled ground. Rehabilitate surface drains where building works are delayed by more than 20 days.

16.9 STORMWATER DRAINAGE

Stormwater drainage lines and pits which are to be used for discharging sediment traps shall be installed during earthworks. The contractor is to allow in the tender for any additional works necessary to stormwater lines or to deepen any pit in order to suit the pipe's invert.

Where temporary access roads or delivery vehicular routes cross spoon drains, provide a 300mm dia concrete class "Y" pipeline under the access lane with mass concrete headwall either side. Maintain sufficient cover so that construction traffic does not crush the pipe. Where necessary, build up the surface level using compacted fill and taper back to finished ground level either side.

16.10 DRAIN REHABILITATION

All spoon drains shall be rehabilitated where building works are delayed by more than 20 days. Cover the surface with jute mesh or other biodegradable blanket. Bury each fabric length's top edge strip into a 150mm deep trench and tamp full with soil. Secure staples located 150mm below trench. Overlap top length 300mm over lower length and staple as before. Provide erosion stops comprising a fold in the fabric setback in a 150mm deep tamped silt trench with staples both sides, at 1500mm centres. Staple outside edges at 300mm centres where two or more strip widths are required, overlap 100mm and staple at 400mm centres. Staples shall be 8 gauge wire formed into a "U" shaped peg, 250mm long, with legs 40mm apart.

After wetting, spray the fabric in place with medium setting anionic bitumen emulsion in accordance with manufacturer's recommendation.

16.11 VARIATIONS TO CONTROL MEASURES

Allow in tender to relocate control measures from time to time to suit the construction programme and to permit building construction works to proceed whilst still maintaining adequate protection to downslope lands and waters.

16.12 MAINTENANCE

All sediment and erosion control measures shall be maintained in a satisfactory working order throughout the contract or up until such time as the area which they protect is rehabilitated.

The contractor shall inspect the site weekly to ensure that:

- Control measures operate effectively and to initiate repairs or maintenance as required.
- Spilled material is removed from hazard areas including likely areas of concentrated or high velocity flows such as spoon drains, gutters, paved areas and driveways.
- Traps when 10% capacity is trapped in the setting zone.
- Grovel or other filter materials are clean and have been reinstated or replaced to maintain effective performance.

All devices are to be inspected after each storm for structural damage or clogging by silt or other debris and to make prompt repairs or replacement.

16.13 FINAL SITE LANDSCAPING

Final site landscaping is to be undertaken as soon as possible in any precinct after building activities surrounding the buildings are completed.

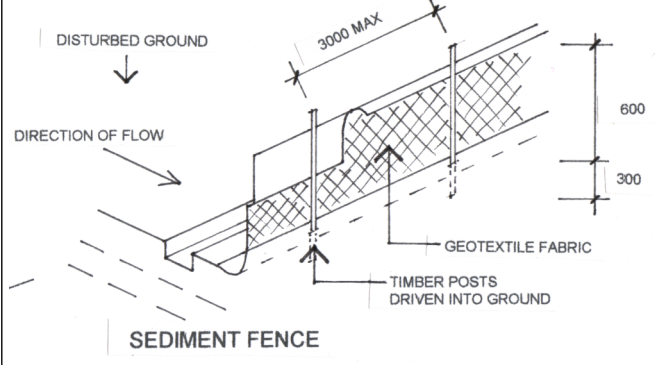
16.14 REINSTATEMENT

Remove all construction and materials use din these soil and water control measures from the site when they cease to perform effectively and are replaced, are damaged or are no longer required.

Reinstate the finished ground level around the works after it is determined that the areas they protect are satisfactorily rehabilitated. Fill spoon drains using approved compacted fill. Level banks and remove surplus soil.

SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS SOON AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT STRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MINIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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AMENDMENTS

REV	AMENDMENT	DATE	BY
E	Design Development - Client Issue	11.10.21	AJC
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC

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Ph 02 4869 5395 ■ architects@coblestephens.com
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

PROPOSED NEW
AFFORDABLE HOUSING
PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SITE MANAGEMENT PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES as shown No. IN SET 17 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-17M

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print date 30/09/2022



STREET VIEW



ISOMETRIC VIEW



NORTH EAST VIEW

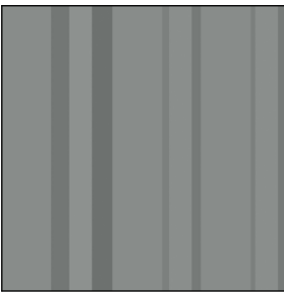


CIRCULATION CORE EAST

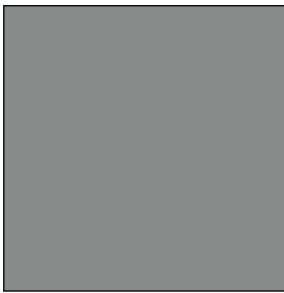


COURTYARD WEST VIEW

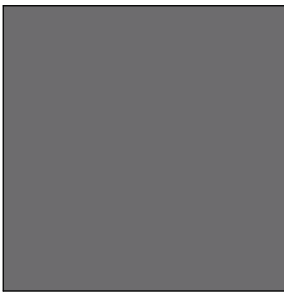
COLOUR SCHEDULE



Roof & Wall Sheeting
Colorbond 'Windspray'



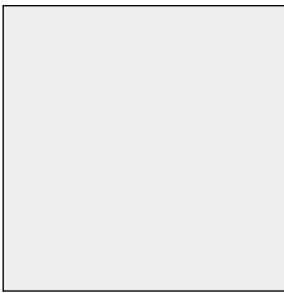
Fascia; Barge; Gutters
Colorbond 'Windspray'



Steel Pergolas; screens
Colorbond 'Basalt'



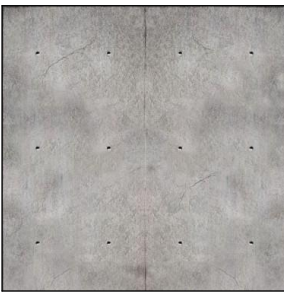
Window/Door Frames
Colorbond 'Basalt'



Rendered Walls
Dulux 'Lexicon Half'



Aluminium Cladding
Supawood or equal



External walls
Off-form concrete



Feature balustrade
Corten Steel



Feature Cladding
Powdercoat Aluminium



Face Brickwork
Austral - 'San Selmo'



Non-slip Paving
Selected grey granite

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

COLOUR SCHEDULE & 3D
VIEWS

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES as shown No. IN SET 19 of 20

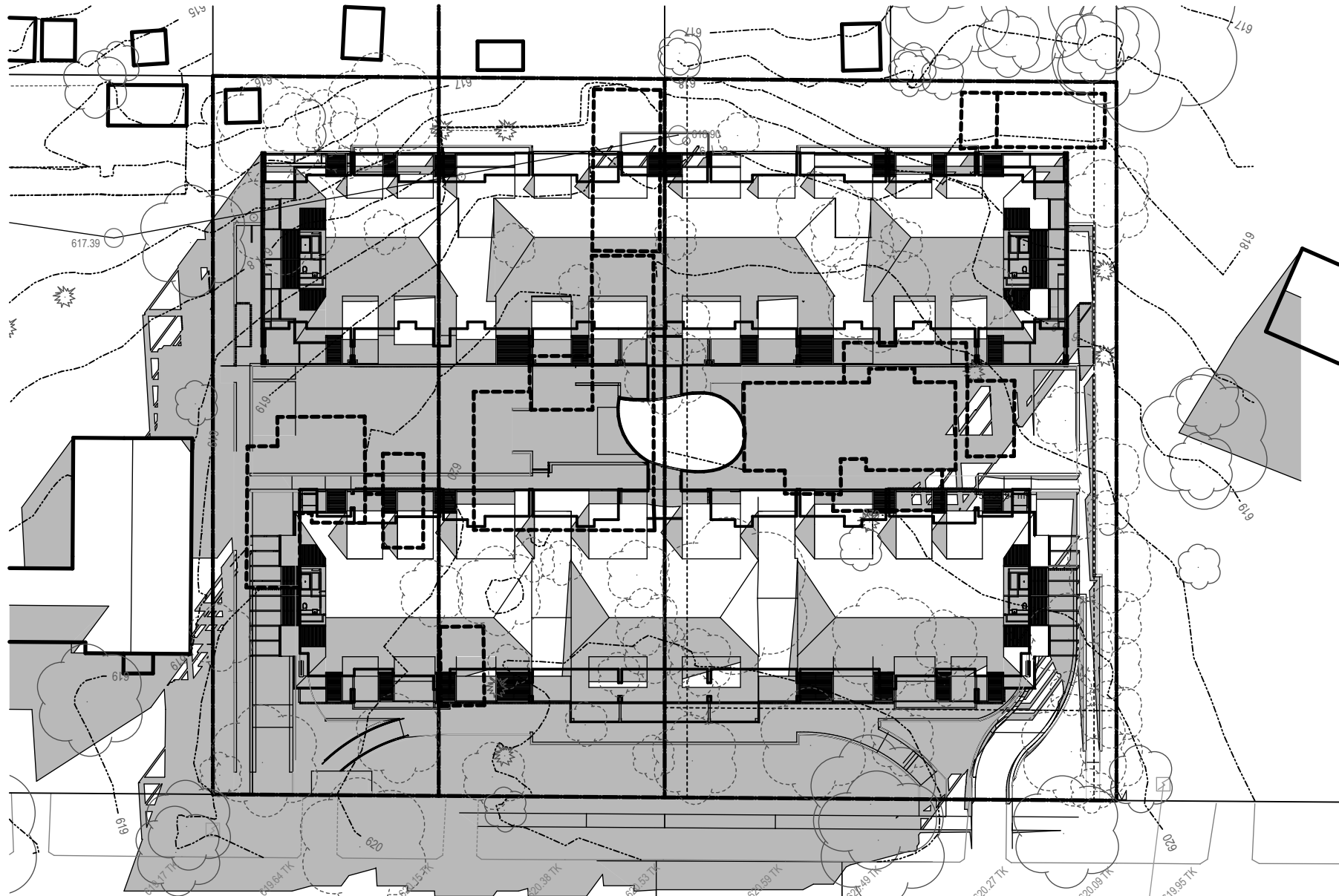
DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-19M

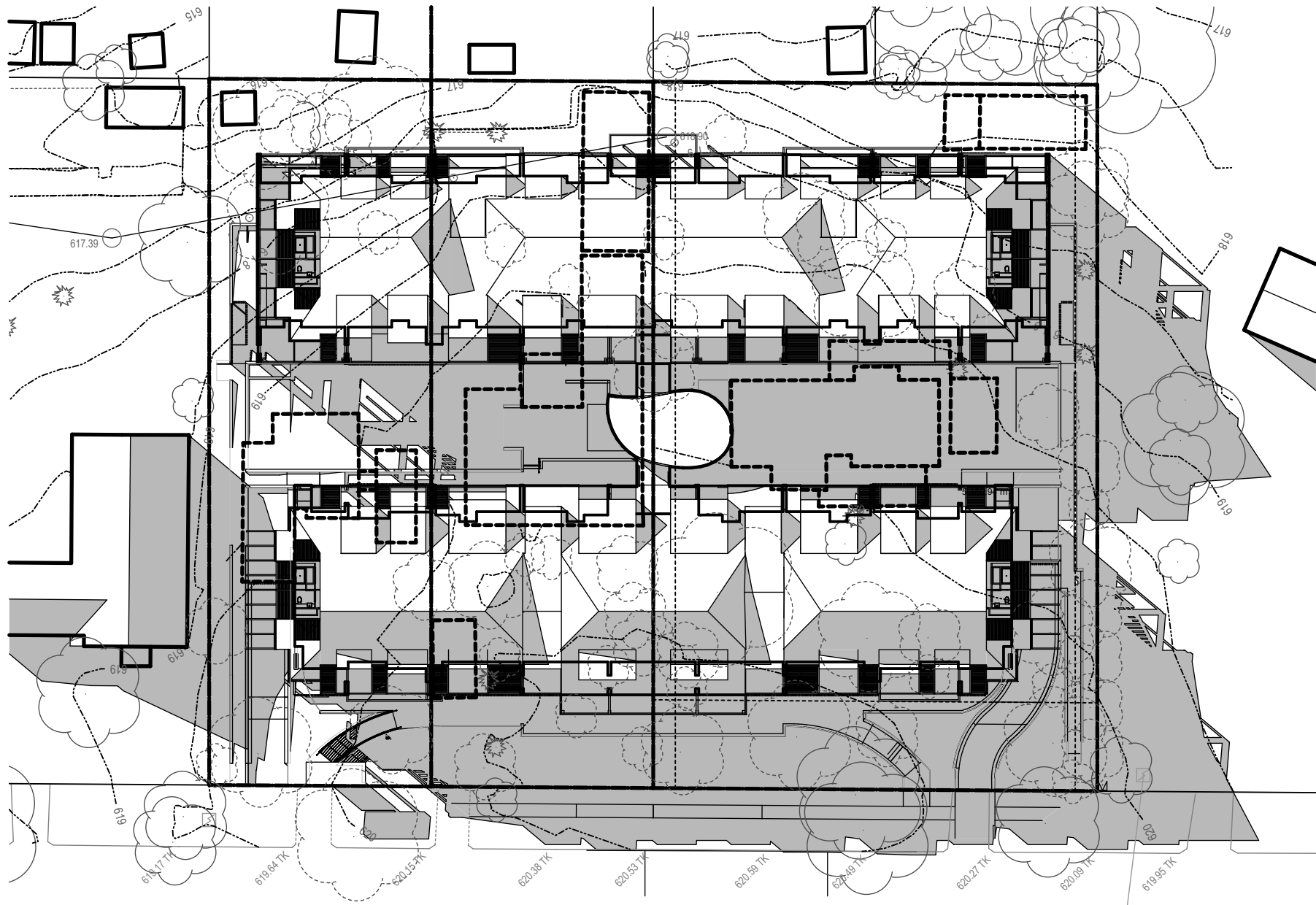
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

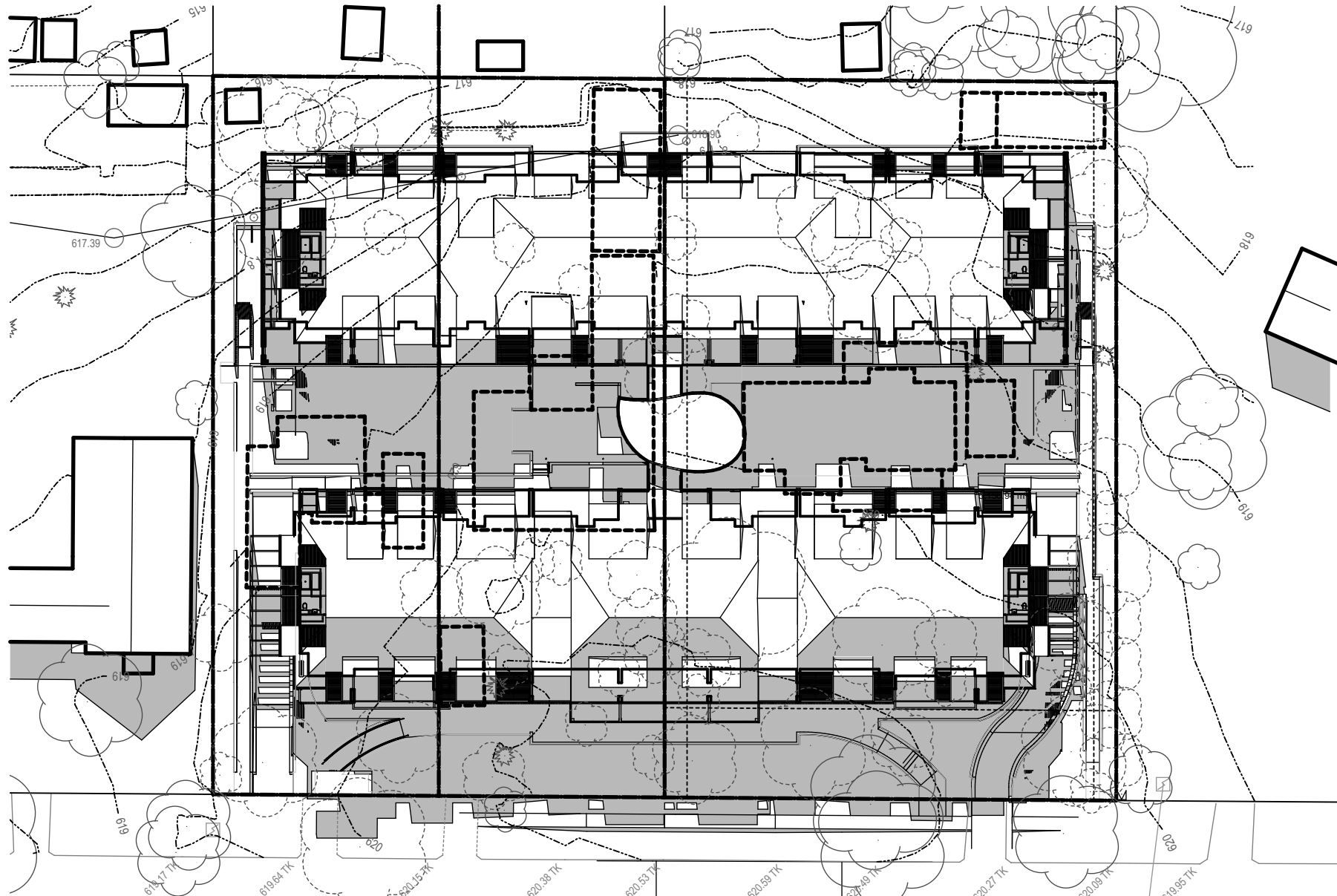
Print date 30/09/2022



SHADOW DIAGRAM - JUNE 21ST 9AM
Scale 1:500



SHADOW DIAGRAM - JUNE 21ST 9AM
Scale 1:500



SHADOW DIAGRAM - JUNE 21ST 12PM
Scale 1:500



12M HEIGHT LINE

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES.
PROVIDE TERMITE BARRIER IN ACCORDANCE
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AMENDMENTS

REV	AMENDMENT	DATE	BY
E	Design Development - Client Issue	11.10.21	AJC
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC

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Ph 02 4869 5395 ■ architects@coblestephens.com

Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SHADOW DIAGRAMS - JUNE
21ST & 12M HEIGHT LIMIT
INDICATION

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **20 of 20**

DATE **30.09.22** SHEET
NUMBER

DRAWN BY **A J C** **DA-20M**

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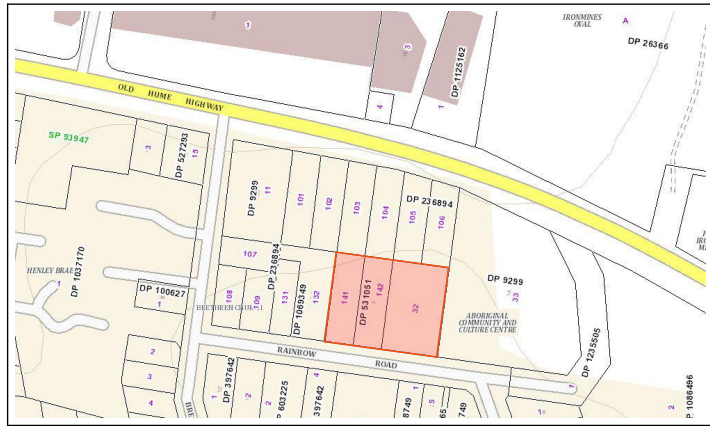
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DEVELOPMENT APPLICATION

Print date 30/09/2022





SITE LOCATION PLAN



LOCATION MAP



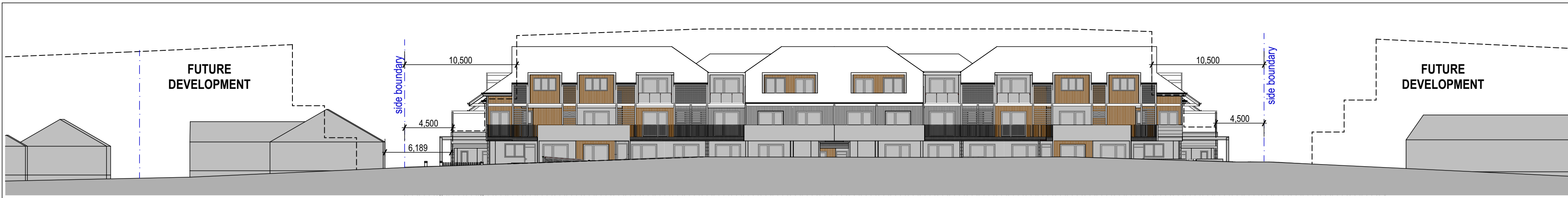
COURTYARD WEST



AERIAL VIEW

LIST OF DOCUMENTS

Status	No.	Layout Name	Issue
DA	01	SITE PLAN & SITE ANALYSIS; STREET ELEVATION	M
DA	02	SITE/GROUND FLOOR PLAN	M
DA	03	BASEMENT FLOOR PLAN	M
DA	04	GROUND FLOOR PLAN	M
DA	05	FIRST FLOOR PLAN	M
DA	06	SECOND FLOOR PLAN	M
DA	07	ROOF PLAN	M
DA	08	ELEVATIONS	M
DA	09	ELEVATIONS 02	M
DA	10	SECTIONS	M
DA	11	SECTION & SCHEDULES	M
DA	12	ADAPTABLE UNIT TYPES A & B	M
DA	13	ADAPTABLE UNIT TYPES C	M
DA	14	ADAPTABLE UNIT TYPES D, E & F	M
DA	15	TYPICAL UNIT TYPES G, H, J & K	M
DA	16	TYPICAL UNIT TYPES L, M, N, O, P	M
DA	17	SITE MANAGEMENT PLAN	M
DA	18	ENERGY REQUIREMENTS	M
DA	19	COLOUR SCHEDULE & 3D VIEWS	M
DA	20	SHADOW DIAGRAMS - JUNE 21ST & 12M HEIGHT LIMIT INDICATION	M



STREET ELEVATION

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SITE PLAN & SITE ANALYSIS;
STREET ELEVATION

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES as shown No. IN SET 1 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-01M

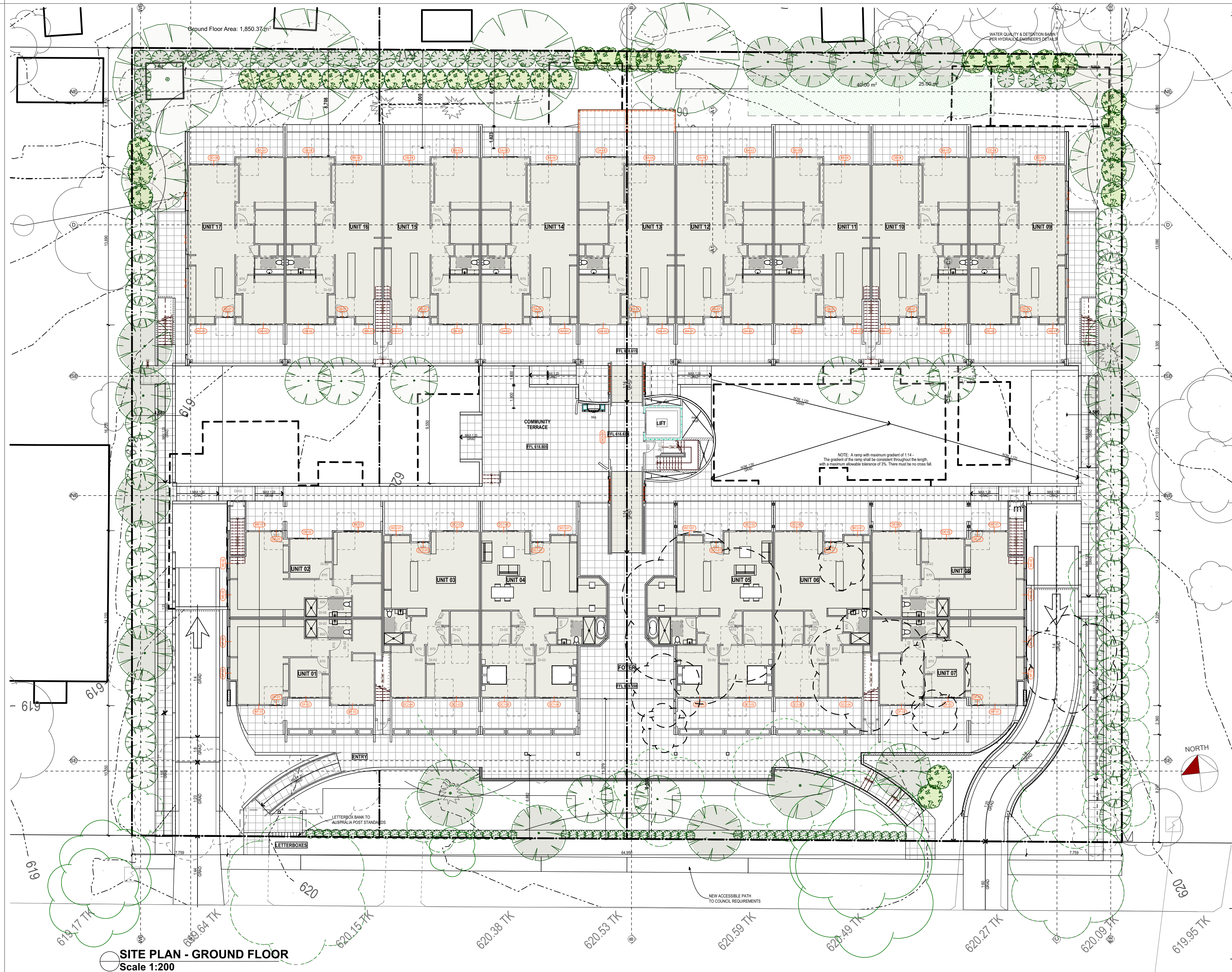
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Print date 30/09/2022

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 300
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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Lot 32, DP 9299 &
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CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
SITE/GROUND FLOOR PLAN

NOT FOR CONSTRUCTION
CSA JOB NO. : **610-21-561**

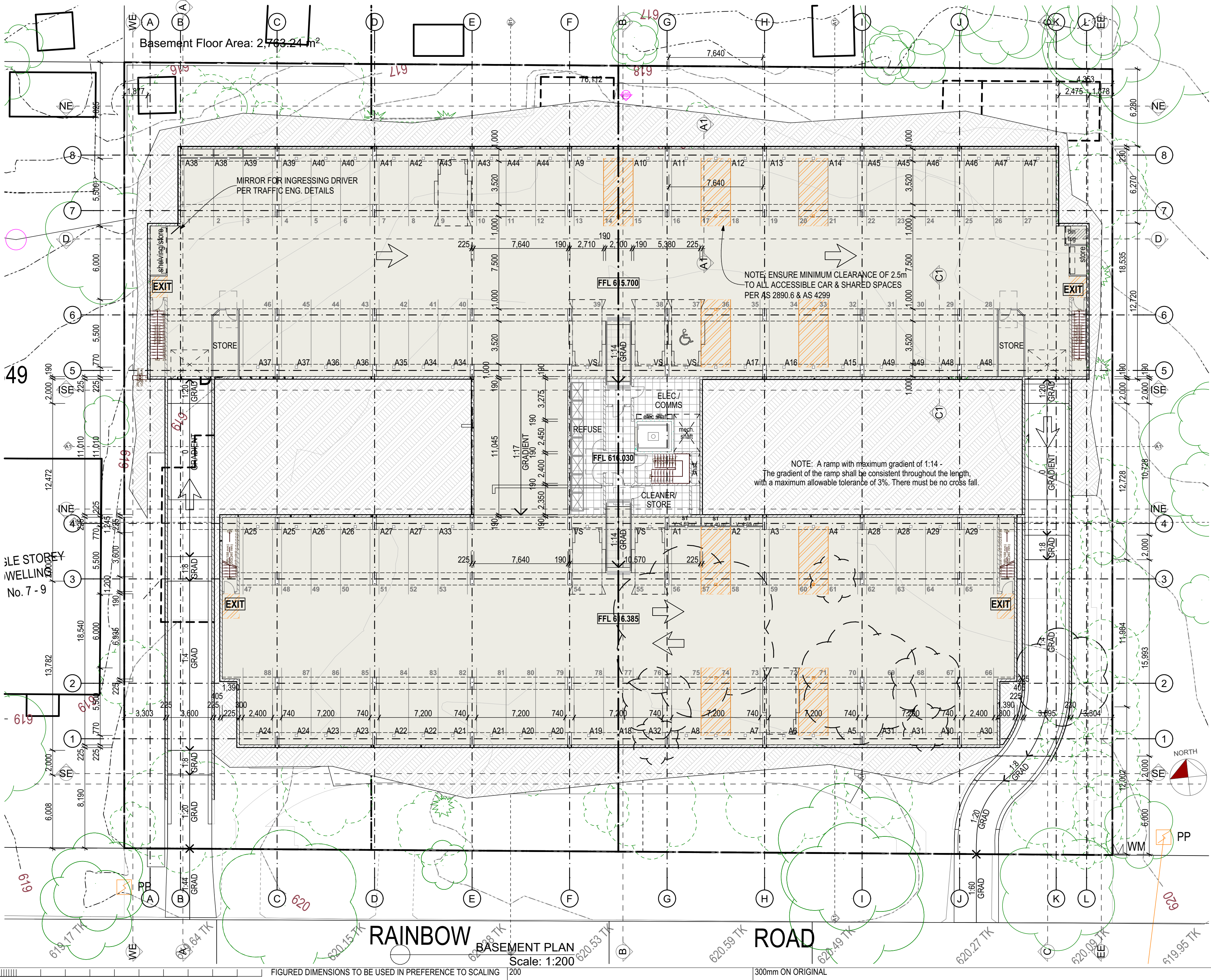
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DATE 30.09.22	SHEET NUMBER
DRAWN BY A J C	DA-02M

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Print date 30/09/2022	

SITE PLAN - GROUND FLOOR
Scale 1:200

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
BASEMENT FLOOR PLAN

NOT FOR CONSTRUCTION
CSA JOB NO. : **610-21-561**

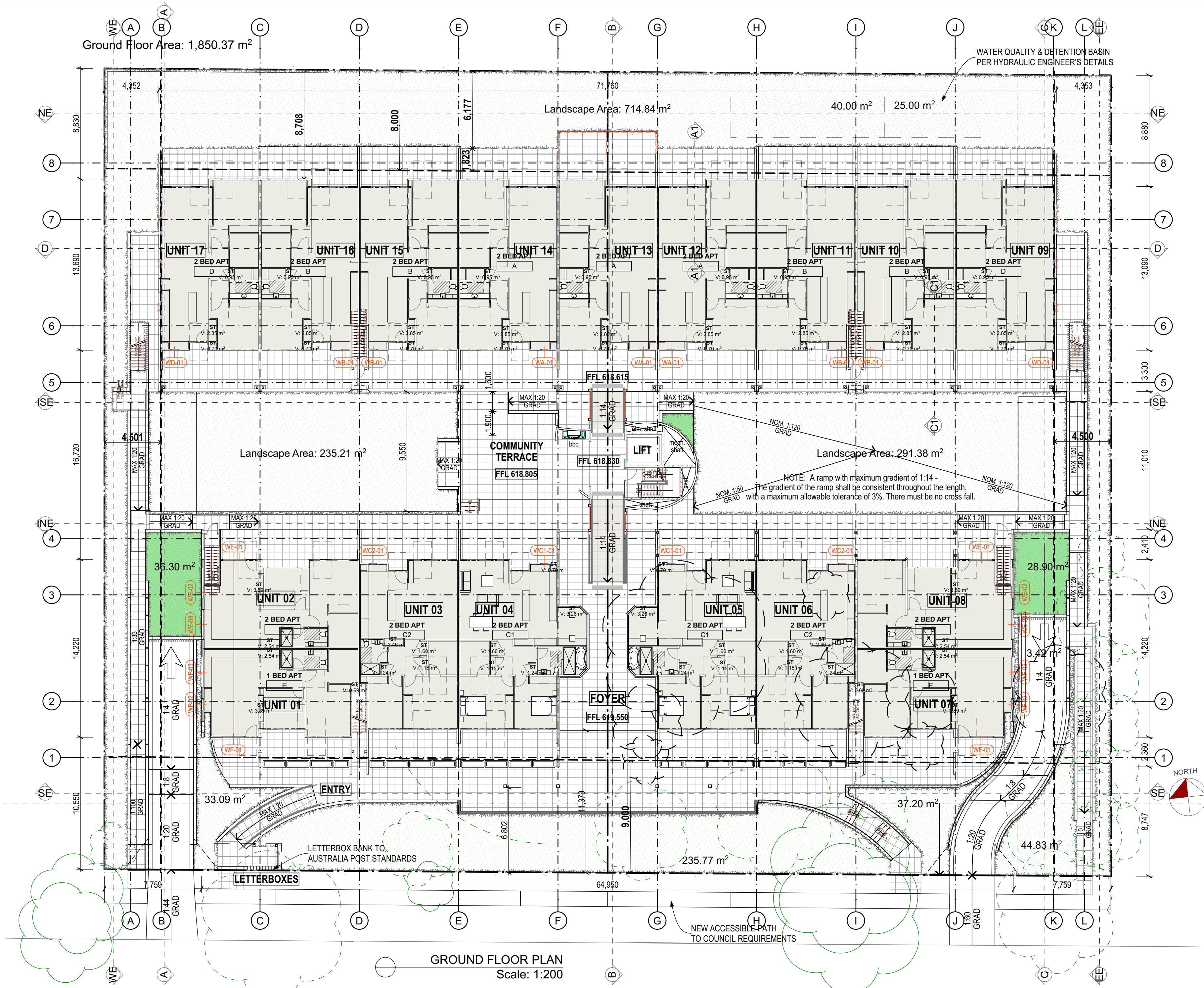
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DATE 30.09.22	SHEET NUMBER
DRAWN BY AJC	DA-03M

SCALE 1:100 @ A2

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Print date 30/09/2022



LEGEND

SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

GROUND FLOOR PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES	No. IN SET
as shown	4 of 20

DATE	SHEET NUMBER
30.09.22	

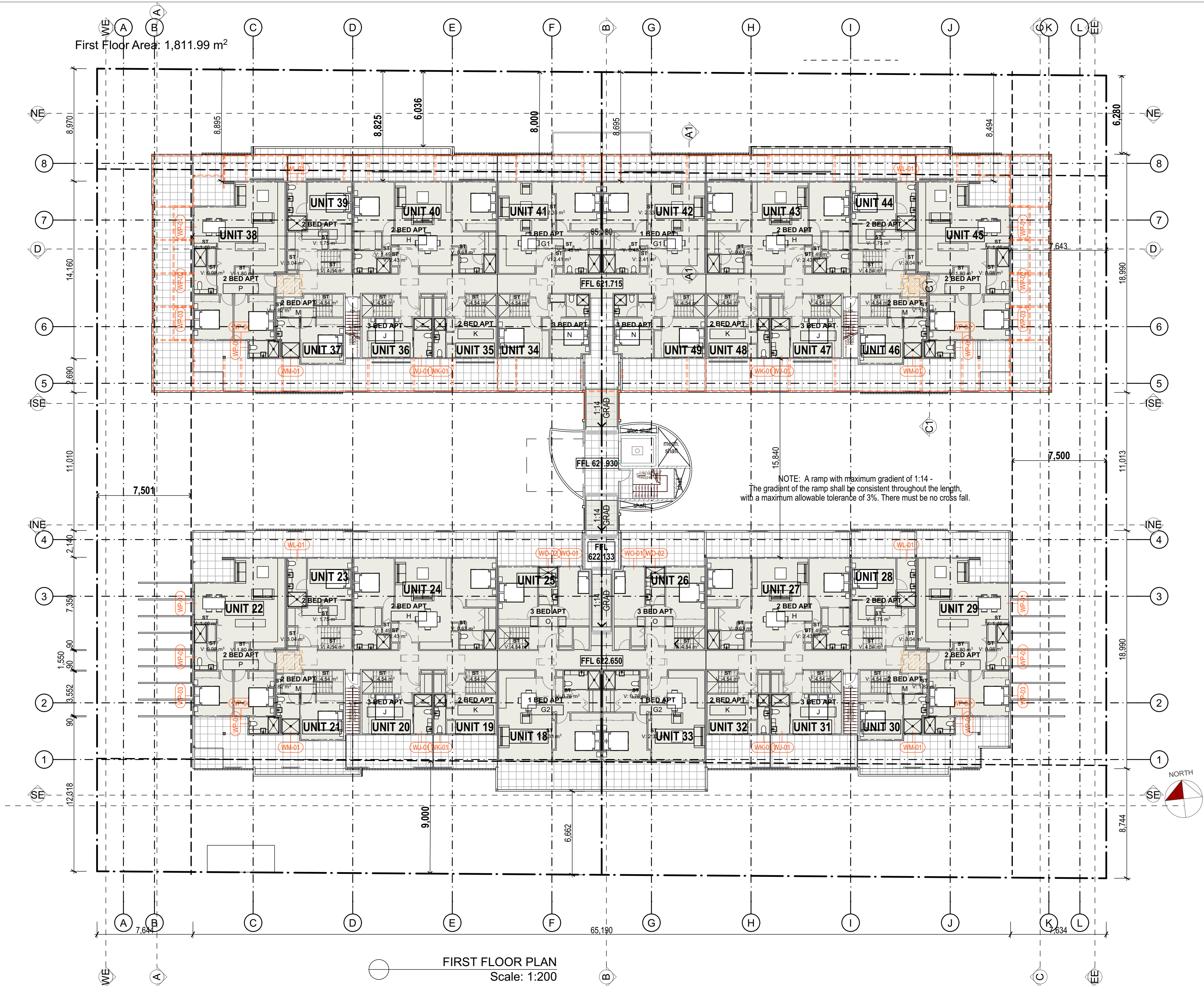
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AJC	DA-04M

SCALE
1:100 @ A2

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LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **5 of 20**

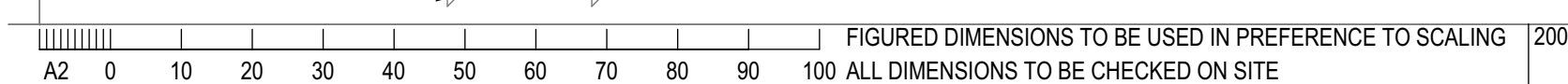
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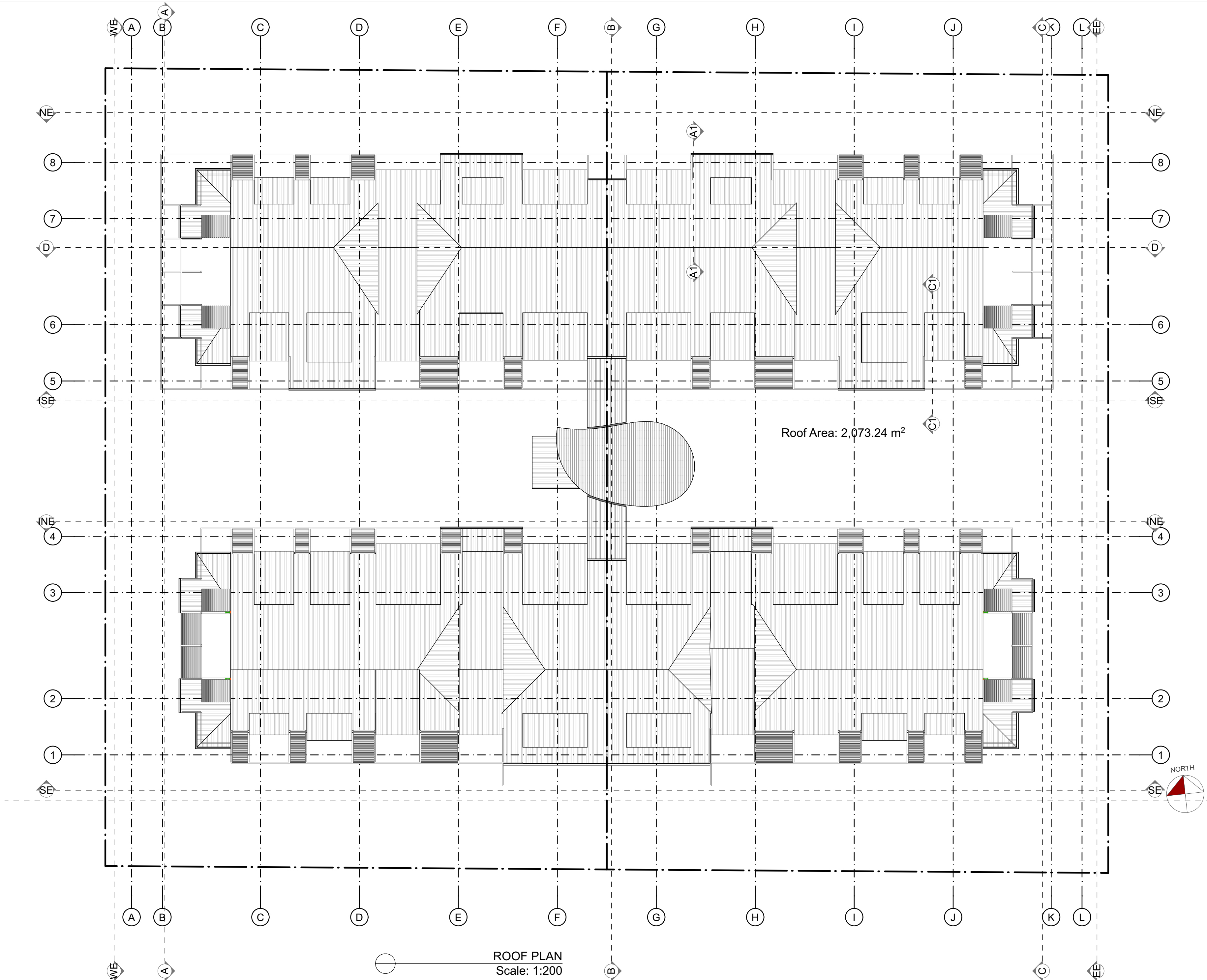
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Print date 30/09/2022

Print date 30/09/2022

SECOND FLOOR PLAN
Scale: 1:200



LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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CLIENT :

**Robsea Nominees Pty Ltd
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DRAWING :

ROOF PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **7 of 20**

DATE **30.09.22** SHEET NUMBER

DRAWN BY **A J C** **DA-07M**

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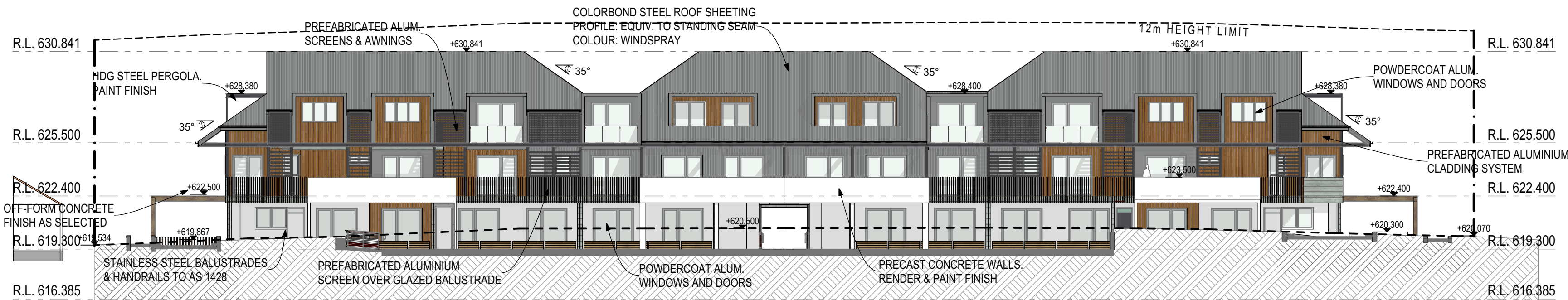
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ROOF PLAN
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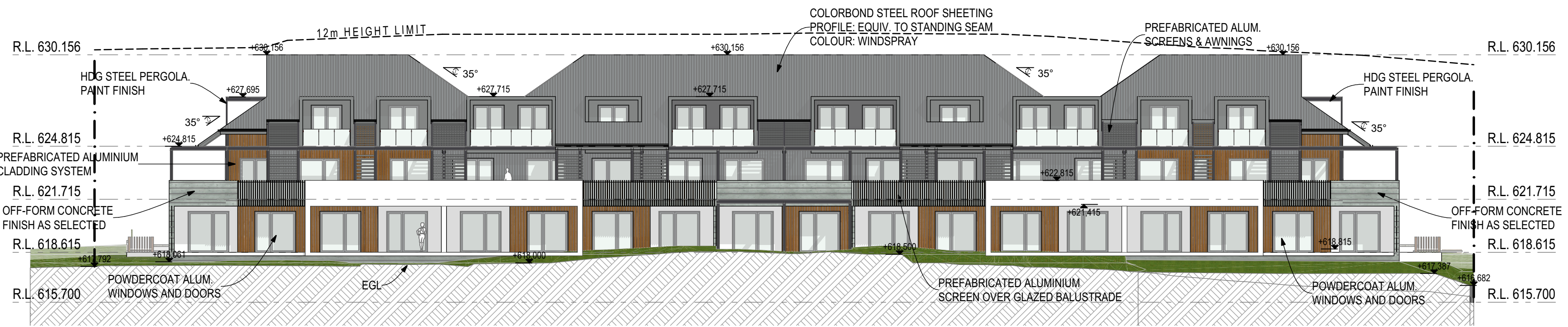
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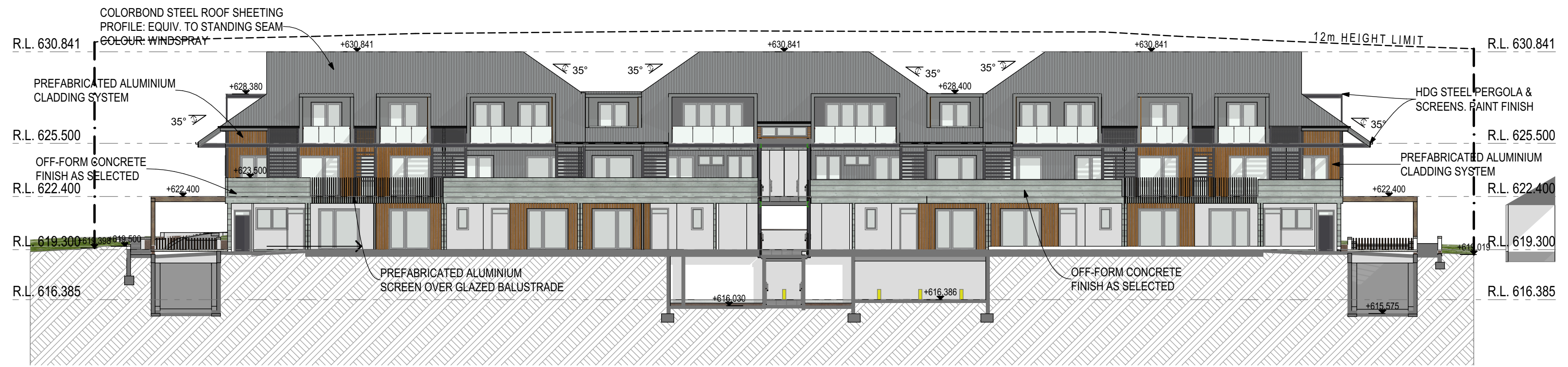
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SOUTH ELEVATION
Scale 1:200



NORTH ELEVATION
Scale 1:200



INTERNAL NORTH ELEVATION
Scale 1:200

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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CLIENT :

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DRAWING :

ELEVATIONS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **8 of 20**

DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-08M**

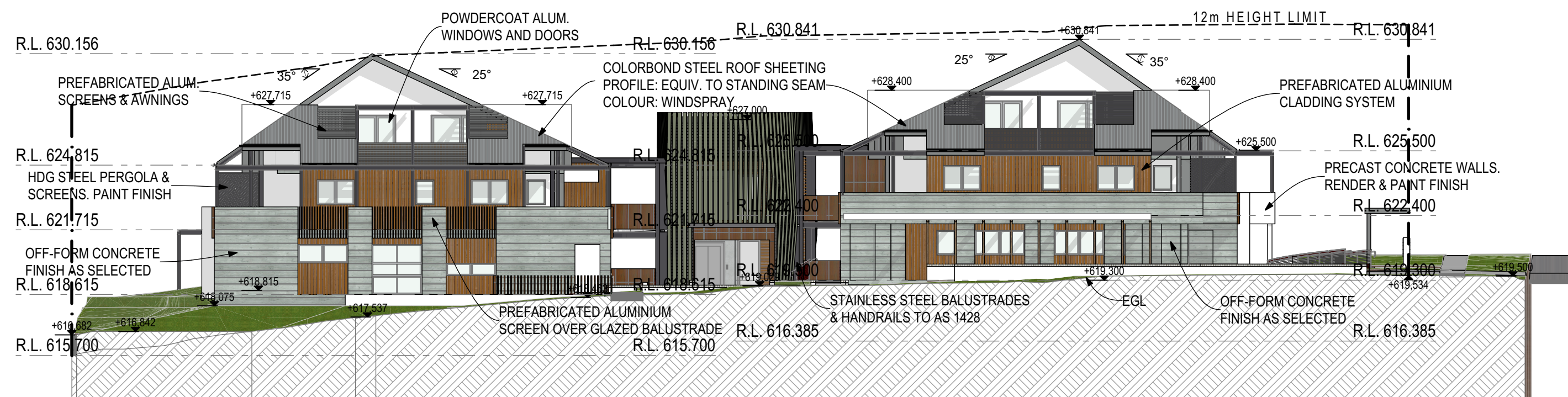
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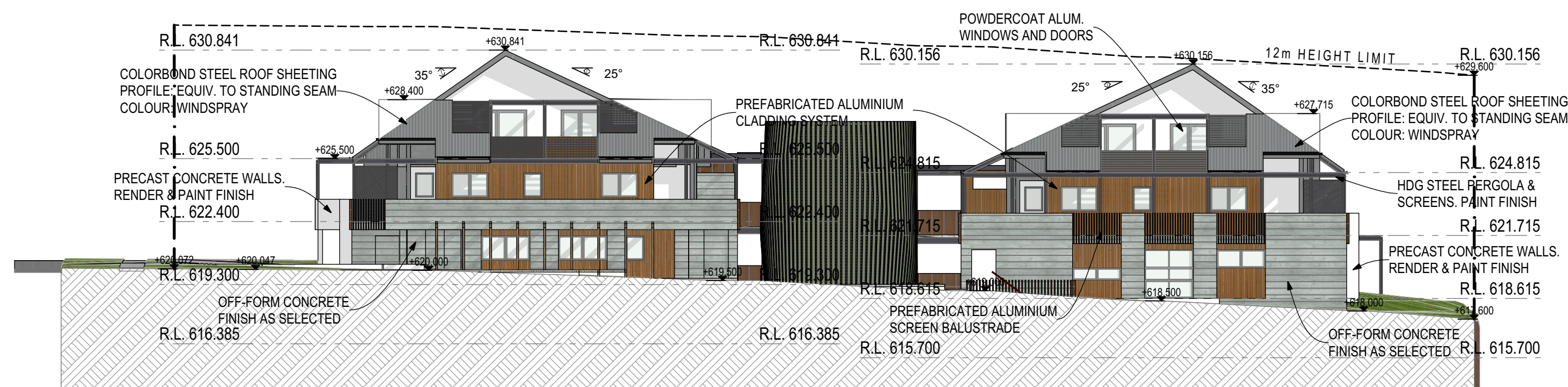
Print date 30/09/2022



INTERNAL SOUTH ELEVATION
Scale 1:200



WEST ELEVATION
Scale 1:200



EAST ELEVATION
Scale 1:200

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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DRAWING :

ELEVATIONS 02

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **9 of 20**

DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-09M**

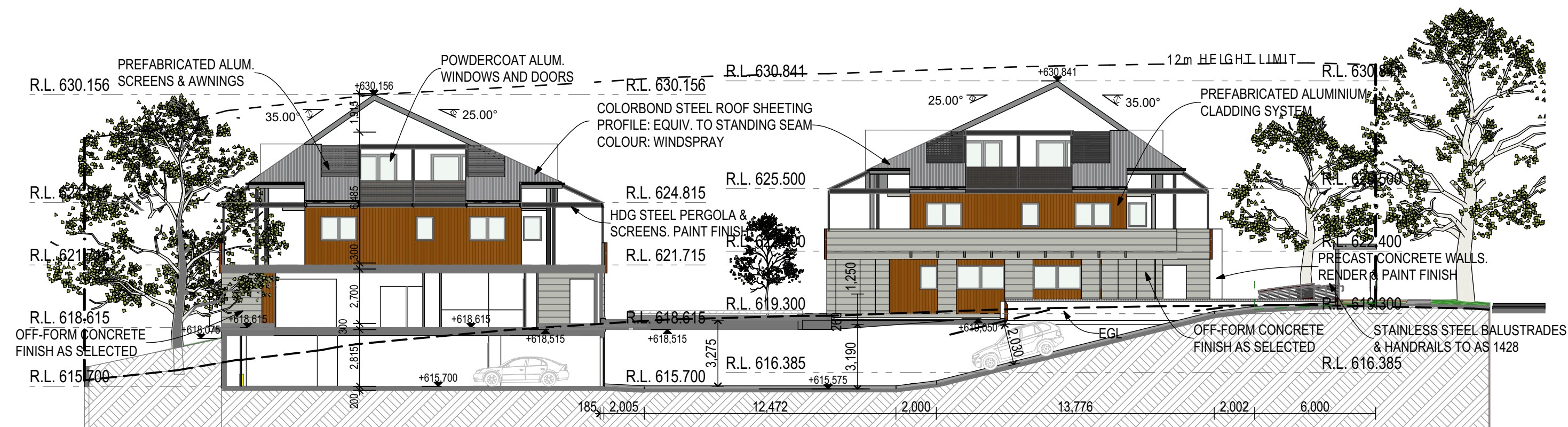
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DEVELOPMENT APPLICATION

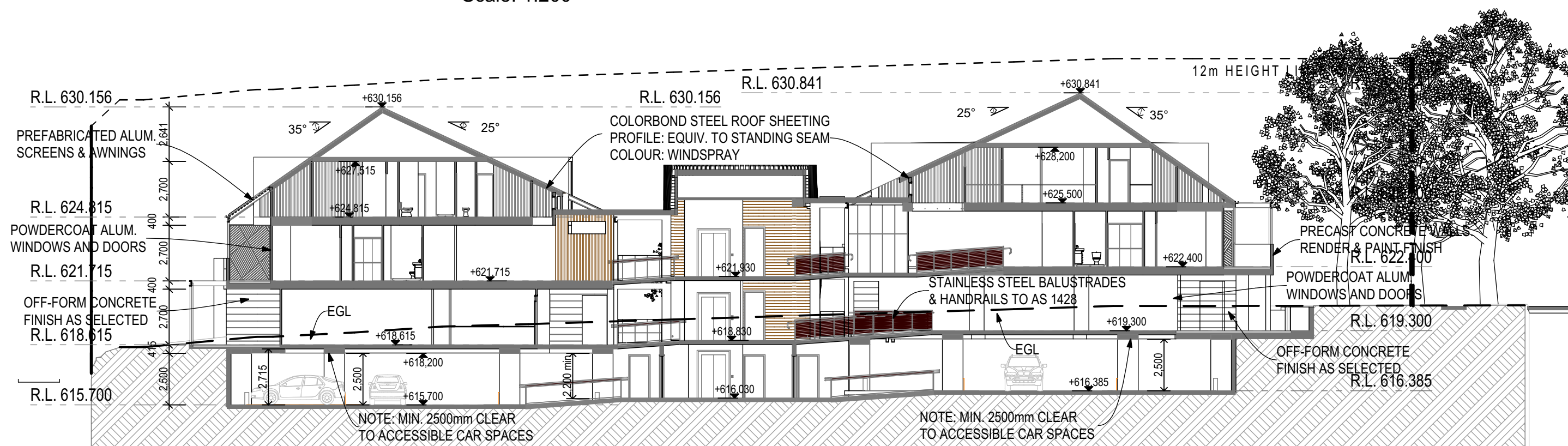
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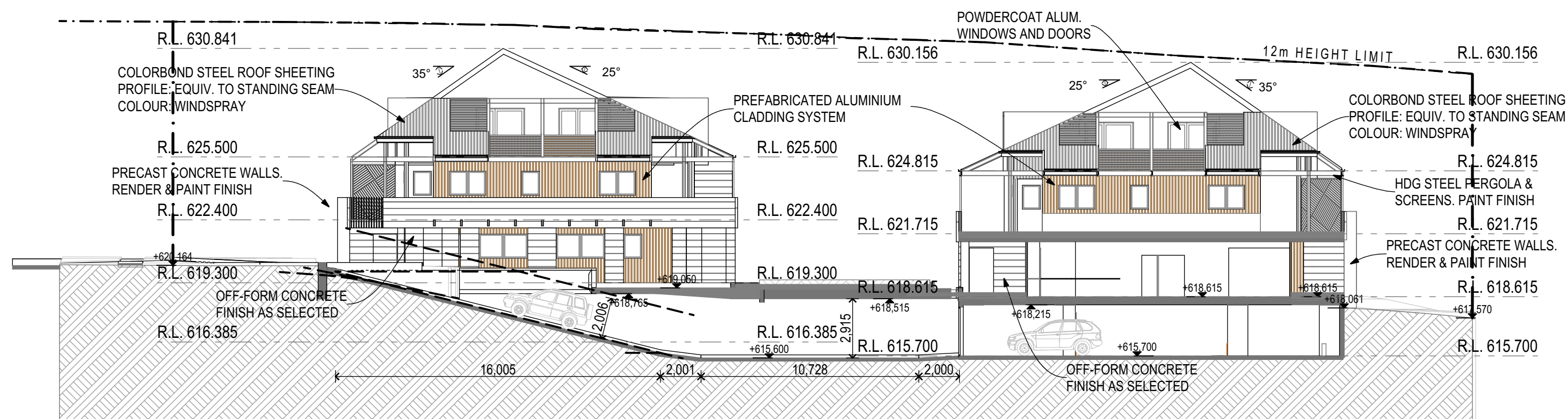
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SECTION A-A
Scale: 1:200



SECTION B-B
Scale: 1:200



SECTION C-C
Scale: 1:200

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES. PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE INSTALLED THROUGHOUT NEW WORK AND TO COMPLY WITH NCC AND RELEVANT AUSTRALIAN STANDARD REQUIREMENTS.

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AMENDMENTS

REV	AMENDMENT	DATE	BY
E	Design Development - Client Issue	11.10.21	AJC
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SECTIONS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **10 of 20**

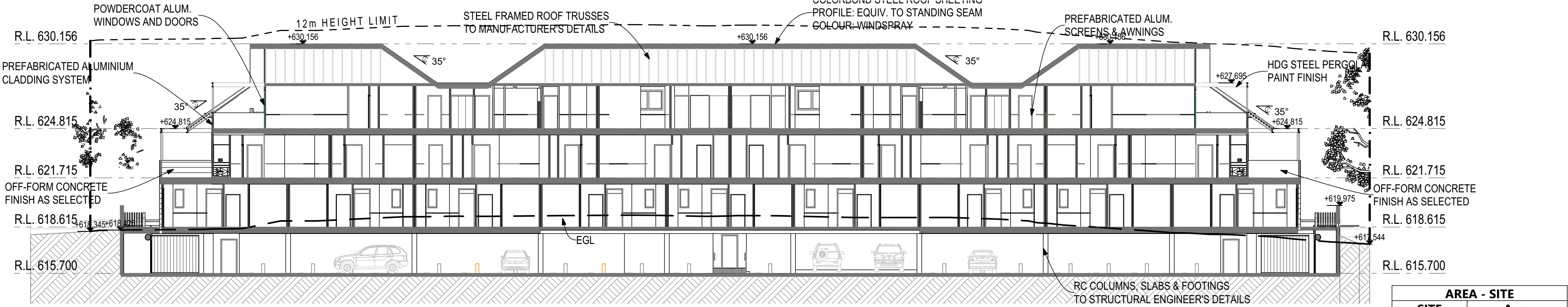
DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-10M**

SCALE 1:100 @ A2
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print date 30/09/2022



SECTION D-D
Scale 1:200

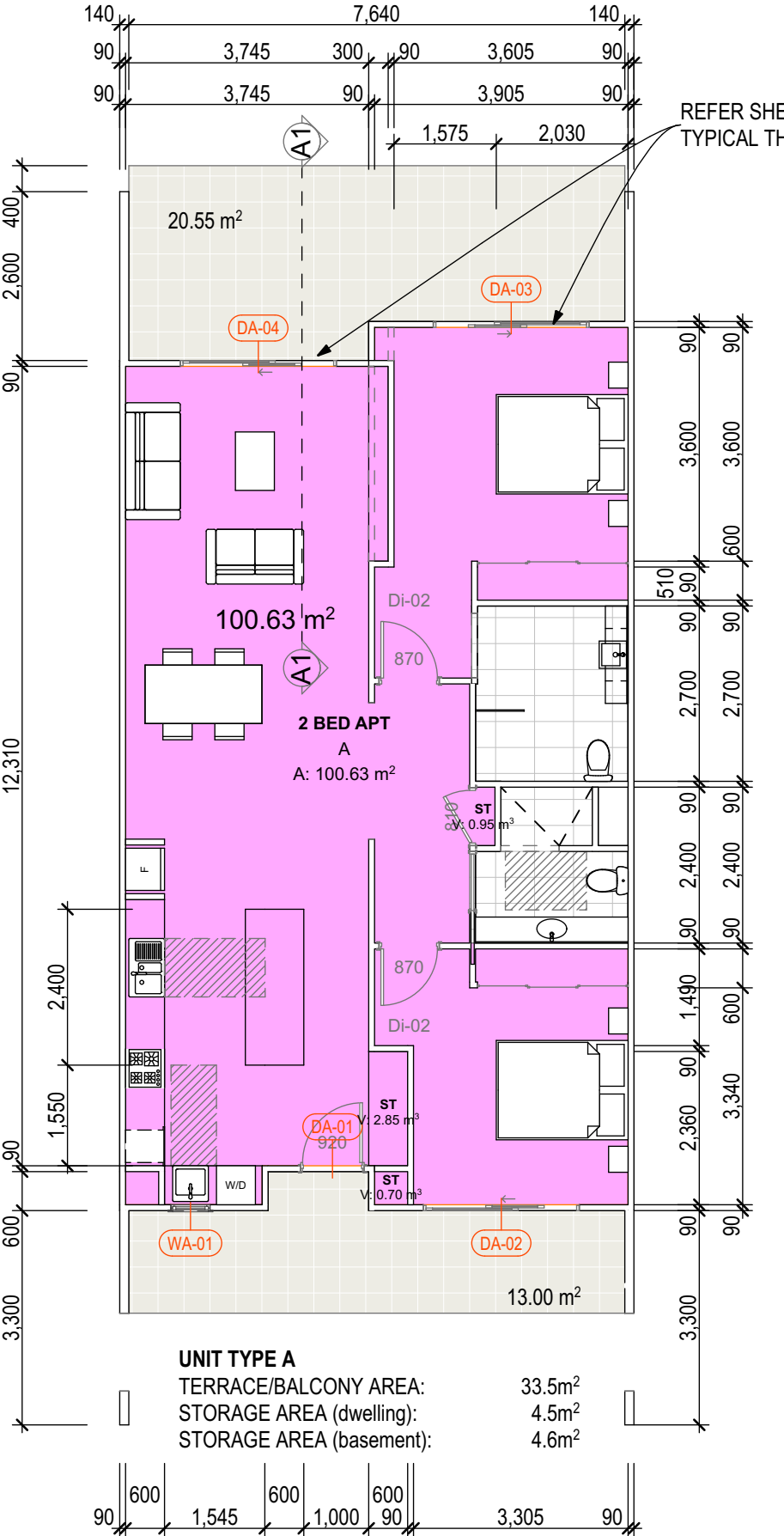
APARTMENT BREAKDOWN									APARTMENT BALCONIES							
Apt No.	Apt Type	Story	Area	Beds	Car sp req'd	Car sp prov'd	Adaptable	Livable	Solar Access Min. 3hrs	Main Balcony Area	Secondary Balcony Area	Depth	Length	Orientation	Compliant	
Apt 01	F	GROUND FLOOR	79.13	2	SW	1 + shared	32.04	3.80	10.22	32.04		3.80	10.22	SW	Yes	
Apt 02	E	GROUND FLOOR	80.09	2	N	1 + shared	28.40	3.01	10.96	28.40		3.01	10.96	N	Yes	
Apt 03	C2	GROUND FLOOR	99.31	2	N/S	1 + shared	20.45	3.00	7.74	20.45	21.15	3.00	7.74	N/S	Yes	
Apt 04	C1	GROUND FLOOR	101.84	2	N/S	1 + shared	20.45	3.00	7.74	20.45	22.92	3.00	7.74	N/S	Yes	
Apt 05	C1	GROUND FLOOR	101.84	2	N/S	1 + shared	20.45	3.00	7.74	20.45	22.92	3.00	7.74	N/S	Yes	
Apt 06	C2	GROUND FLOOR	99.31	2	N/S	1 + shared	20.45	3.00	7.74	20.45	21.15	3.00	7.74	N/S	Yes	
Apt 07	F	GROUND FLOOR	79.13	2	SE	1 + shared	29.71	3.80	10.22	29.71		3.80	10.22	SE	Yes	
Apt 08	E	GROUND FLOOR	80.09	2	N	1 + shared	28.40	3.01	10.96	28.40		3.01	10.96	N	Yes	
Apt 09	D	GROUND FLOOR	100.63	2	N/S	1 + shared	20.55	3.00	7.64	20.55	13.00	3.00	7.64	N/S	Yes	
Apt 10	B	GROUND FLOOR	99.35	2	N/S	1 + shared	22.08	3.20	7.64	22.08	12.07	3.20	7.64	N/S	Yes	
Apt 11	B	GROUND FLOOR	99.35	2	N/S	1 + shared	22.08	3.20	7.64	22.08	12.07	3.20	7.64	N/S	Yes	
Apt 12	A	GROUND FLOOR	100.63	2	N/S	1 + shared	20.55	3.00	7.64	20.55	13.00	3.00	7.64	N/S	Yes	
Apt 13	A	GROUND FLOOR	100.63	2	N	1 + shared	31.25	4.40	7.64	31.25		4.40	7.64	N	Yes	
Apt 14	A	GROUND FLOOR	100.63	2	N/S	1 + shared	20.55	3.00	7.64	20.55	13.00	3.00	7.64	N/S	Yes	
Apt 15	B	GROUND FLOOR	99.35	2	N/S	1 + shared	22.08	3.20	7.64	22.08	12.07	3.20	7.64	N/S	Yes	
Apt 16	B	GROUND FLOOR	99.35	2	N/S	1 + shared	22.08	3.20	7.64	22.08	12.07	3.20	7.64	N/S	Yes	
Apt 17	D	GROUND FLOOR	100.63	2	N/S	1 + shared	20.55	3.00	7.64	20.55	13.00	3.00	7.64	N/S	Yes	
Apt 18	G2	FIRST FLOOR	56.55	1	S	1	18.54	2.26	8.20	18.54		2.26	8.20	S	Yes	
Apt 19	K	FIRST FLOOR	24.18	2	S	1	13.35	2.69	4.96	13.35		2.69	4.96	S	Yes	
Apt 19	K	SECOND FLOOR	45.83		N		3.37	1.17	2.87	3.37		1.17	2.87	N		
Apt 20	J	FIRST FLOOR	27.38	3	S	2	18.49	2.69	6.85	18.49		2.69	6.85	S	Yes	
Apt 20	J	SECOND FLOOR	79.17		N		8.61	1.80	4.78	8.61		1.80	4.78	N		
Apt 21	M	FIRST FLOOR	29.48	2	S	2	20.64	3.15	7.05	20.64		3.15	7.05	S	Yes	
Apt 21	M	SECOND FLOOR	54.25		SW		16.21	3.19	5.08	16.21		3.19	5.08	SW		
Apt 22	P	FIRST FLOOR	85.13	2	SW/NW	2	14.66	4.12	4.68	14.66	20.94	4.12	4.68	SW/NW	Yes	
Apt 23	L	FIRST FLOOR	36.22	2	N	2	10.89	2.14	5.09	10.89		2.14	5.09	N	Yes	
Apt 23	L	SECOND FLOOR	54.76		NW/N		16.82	3.19	5.27	16.82	6.08	3.19	5.27	NW/N		
Apt 24	H	FIRST FLOOR	80.89	2	N	2	22.85	2.00	11.42	22.85		2.00	11.42	N	Yes	
Apt 25	O	FIRST FLOOR	43.86	3	N	2	17.85	2.68	6.64	17.85		2.68	6.64	N	Yes	
Apt 25	O	SECOND FLOOR	92.49		N/S		7.31	1.53	4.78	7.31	7.17	1.53	4.78	N/S		
Apt 26	O	FIRST FLOOR	43.86	3	N	2	17.85	2.68	6.64	17.85		2.68	6.64	N	Yes	
Apt 26	O	SECOND FLOOR	92.49		N/S		7.31	1.53	4.78	7.31	7.17	1.53	4.78	N/S		
Apt 27	H	FIRST FLOOR	80.89	2	N	2	22.85	2.00	11.42	22.85		2.00	11.42	N	Yes	
Apt 28	L	FIRST FLOOR	36.22	2	N	2	10.89	2.14	5.09	10.89		2.14	5.09	N	Yes	
Apt 28	L	SECOND FLOOR	54.76		NE/N		16.82	3.19	5.27	16.82	6.08	3.19	5.27	NE/N		
Apt 29	P	FIRST FLOOR	84.60	2	SE/NE	2	18.67	4.12	4.67	18.67	20.94	4.12	4.67	SE/NE	Yes	
Apt 30	M	FIRST FLOOR	29.48	2	S	2	20.64	3.15	7.05	20.64		3.15	7.05	S	Yes	
Apt 30	M	SECOND FLOOR	54.25		SE		16.21	3.19	5.08	16.21		3.19	5.08	SE		
Apt 31	J	FIRST FLOOR	27.38	3	S	2	18.49	2.69	6.85	18.49		2.69	6.85	S	Yes	
Apt 31	J	SECOND FLOOR	79.17		N		8.61	1.80	4.78	8.61		1.80	4.78	N		
Apt 32	K	FIRST FLOOR	24.18	2	S	1	13.35	2.69	4	13.35		2.69	4	S	Yes	
Apt 32	K	SECOND FLOOR	45.83		N		3.37	1.17	2.87	3.37		1.17	2.87	N		
Apt 33	G2	FIRST FLOOR	56.55	1	S	1	18.54	2.26	8	18.54		2.26	8	S	Yes	
Apt 34	N	FIRST FLOOR	33.15	3	S	2	17.15	2.55	6.72	17.15		2.55	6.72	S	Yes	
Apt 34	N	SECOND FLOOR	93.51		N		8.60	1.80	4.78	8.60		1.80	4.78	N		
Apt 35	K	FIRST FLOOR	24.18	2	S	1	12.85	2.55	5.04	12.85		2.55	5.04	S	Yes	
Apt 35	K	SECOND FLOOR	45.83		N		3.37	1.17	2.87	3.37		1.17	2.87	N		
Apt 36	J	FIRST FLOOR	27.38	3	S	2	17.68	2.55	6.92	17.68		2.55	6.92	S	Yes	
Apt 36	J	SECOND FLOOR	79.72		N		8.60	1.80	4.78	8.60		1.80	4.78	N		
Apt 37	M	FIRST FLOOR	29.48	2	S	2	10.98	2.10	4.94	10.98		2.10	4.94	S	Yes	
Apt 37	M	SECOND FLOOR	54.25		SW		16.21	3.19	5.08	16.21		3.19	5.08	SW		
Apt 38	P	FIRST FLOOR	85.13	2	N/W/S	2	104.59	3.98	18.71	104.59		3.98	18.71	N/W/S	Yes	
Apt 39	L	FIRST FLOOR	36.22	2	N	2	13.26	2.60	5.10	13.26		2.60	5.10	N	Yes	
Apt 39	L	SECOND FLOOR	54.76		NW/N		16.82	3.19	5.27	16.82	6.08	3.19	5.27	NW/N		
Apt 40	H	FIRST FLOOR	80.89	2	N	2	27.58	2.60	11.46	27.58		2.60	11.46	N	Yes	
Apt 41	G	FIRST FLOOR	57.52	1	N	1	16.49	2.00	8.24	16.49		2.00	8.24	N	Yes	
Apt 42	G	FIRST FLOOR	57.52	1	N	1	16.49	2.00	8	16.49		2.00	8	N	Yes	
Apt 43	H	FIRST FLOOR	80.89	2	N	2	27.58	2.60	11.46	27.58		2.60	11.46	N	Yes	
Apt 44	L	FIRST FLOOR	36.22	2	N	2	13.26	2.60	5.10	13.26		2.60	5.10	N	Yes	
Apt 44	L	SECOND FLOOR	54.76		NE/N		16.82	3.19	5.27	16.82	6.08	3.19	5.27	NE/N		
Apt 45	P	FIRST FLOOR	85.13	2	N/E/S	2	104.59	3.98	1	104.59		3.98	1	N/E/S	Yes	
Apt 46	M	FIRST FLOOR	29.48	2	S	2	10.98	2.10	4.94	10.98		2.10	4.94	S	Yes	
Apt 46	M	SECOND FLOOR	54.25		SE		16.21	3.19	5.08	16.21		3.19	5.08	SE		
Apt 47	J	FIRST FLOOR	27.38	3	S	2	17.68	2.55	6.92	17.68		2.55	6.92	S	Yes	
Apt 47	J	SECOND FLOOR	79.72		N		8.60	1.80	4.78	8.60		1.80	4.78	N		
Apt 48	K	FIRST FLOOR	24.18	2	S	2	12.85	2.55	5.04	12.85		2.55	5.04	S	Yes	
Apt 48	K	SECOND FLOOR	45.83		N		3.37	1.17	2.87	3.37		1.17	2.87	N		
Apt 49	N	FIRST FLOOR	33.15	3	S	2	17.15	2.55	6.72	17.15		2.55	6.72	S	Yes	
Apt 49	N	SECOND FLOOR	93.51		N		8.60	1.80	4.78	8.60		1.80	4.78	N		
			4,445.18 m²	102 beds	28.1 car spaces	74 car spaces	17 (34.7%)	10 (20%)	83.5%							

DOOR SCHEDULE - A (Apts 12,13,14)				
Door No.	DA-01	DA-02	DA-03	DA-04
Dimensions	920×2,100	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.33	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

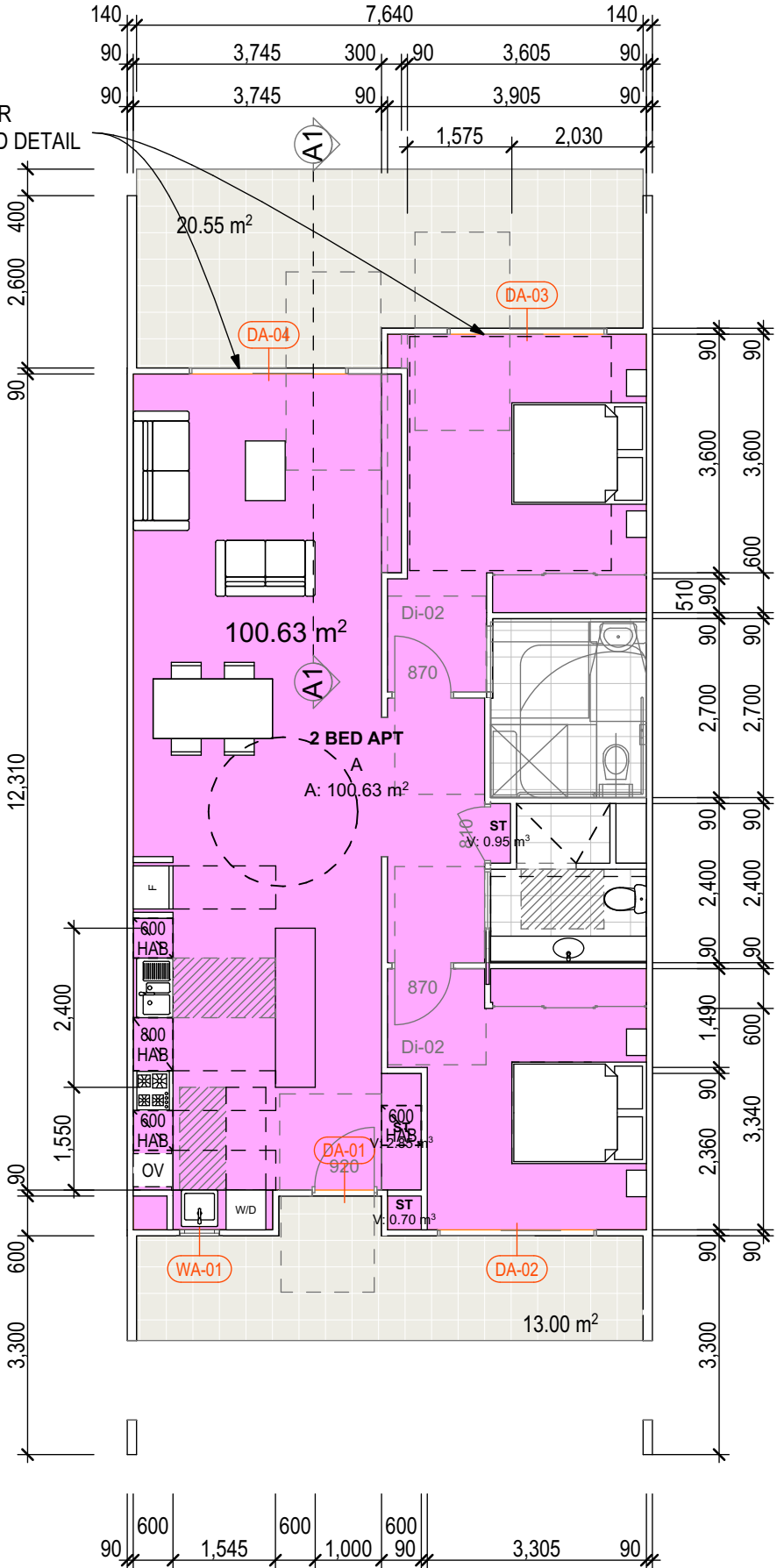
WINDOW SCHEDULE - A	
Window No.	WA-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - B				
Door No.	DB-01	DB-02	DB-03	DB-04
Dimensions	920×2,100	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.33	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

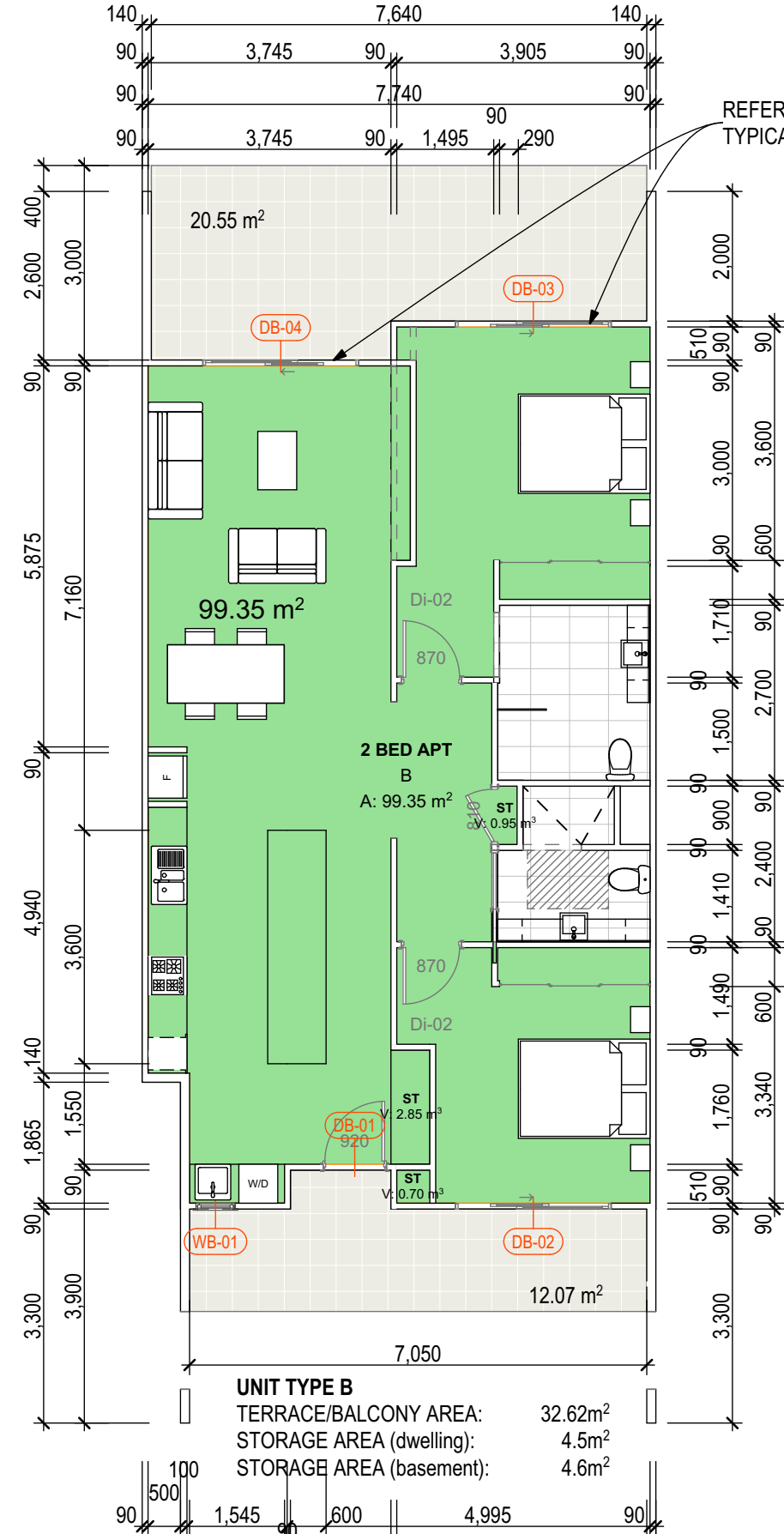
WINDOW SCHEDULE - B	
Window No.	WB-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	



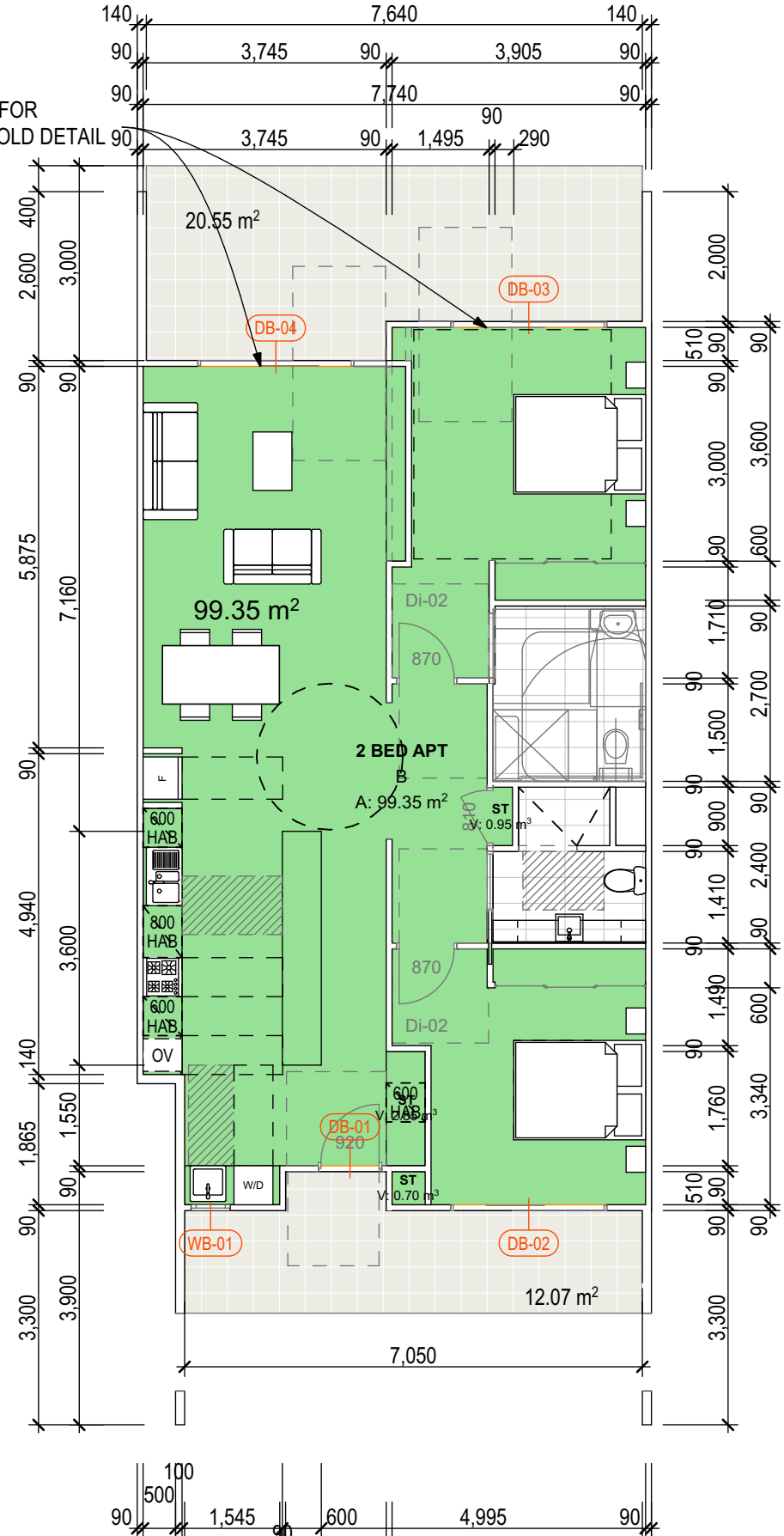
UNIT TYPE A - PRE-ADAPTABLE
Scale 1:100



UNIT TYPE A - POST ADAPTABLE
Scale 1:100



UNIT TYPE B - PRE-ADAPTABLE
Scale 1:100



UNIT TYPE B - POST ADAPTABLE
Scale 1:100

NOTES

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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panefold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES A & B

300mm ON ORIGINAL

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 12 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-12M

Print Date: 30/09/2022

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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

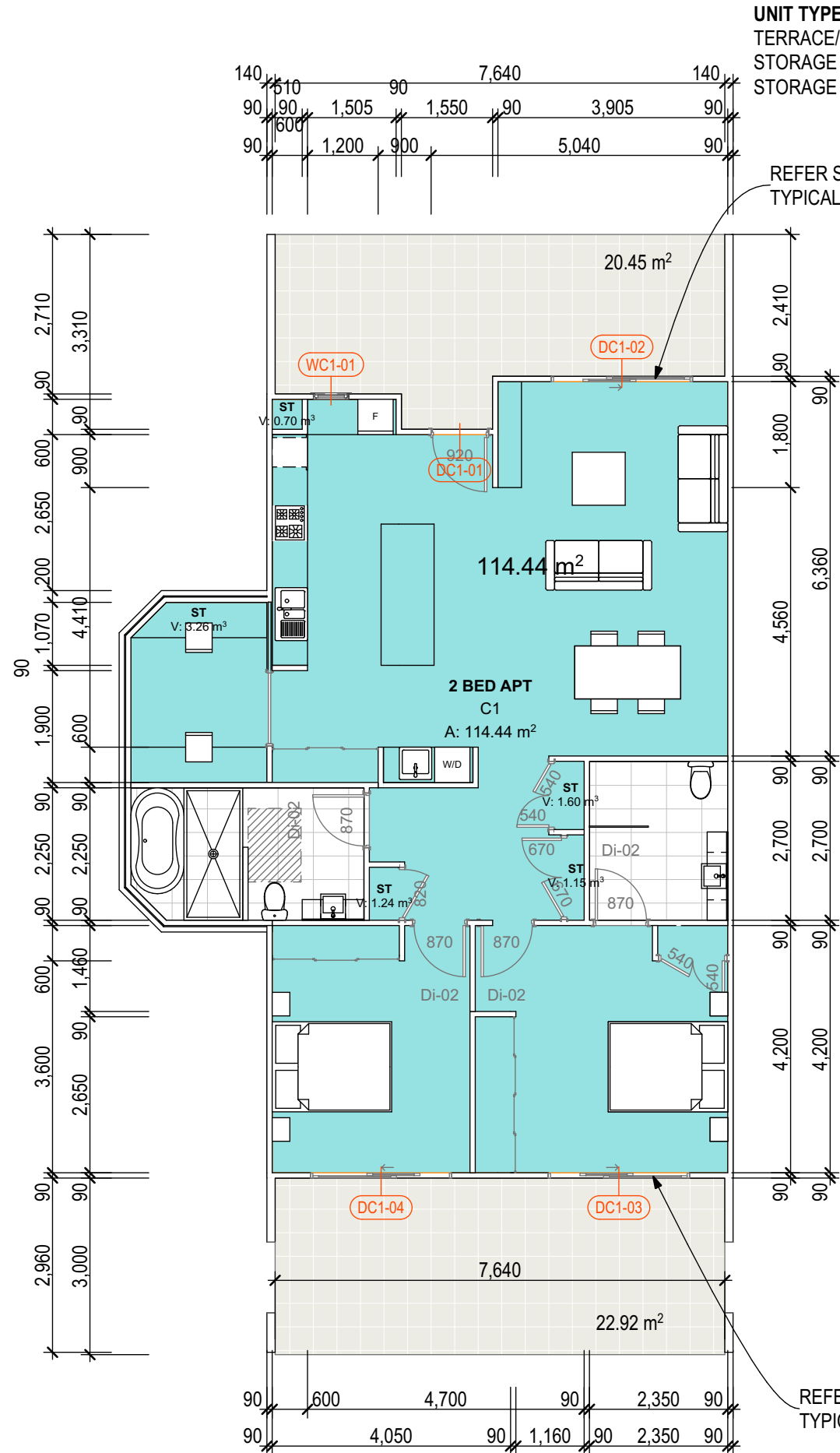
ALL DIMENSIONS TO BE CHECKED ON SITE

DOOR SCHEDULE - C1				
Door No.	DC1-01	DC1-02	DC1-03	DC1-04
Dimensions	920×2,100	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.33	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

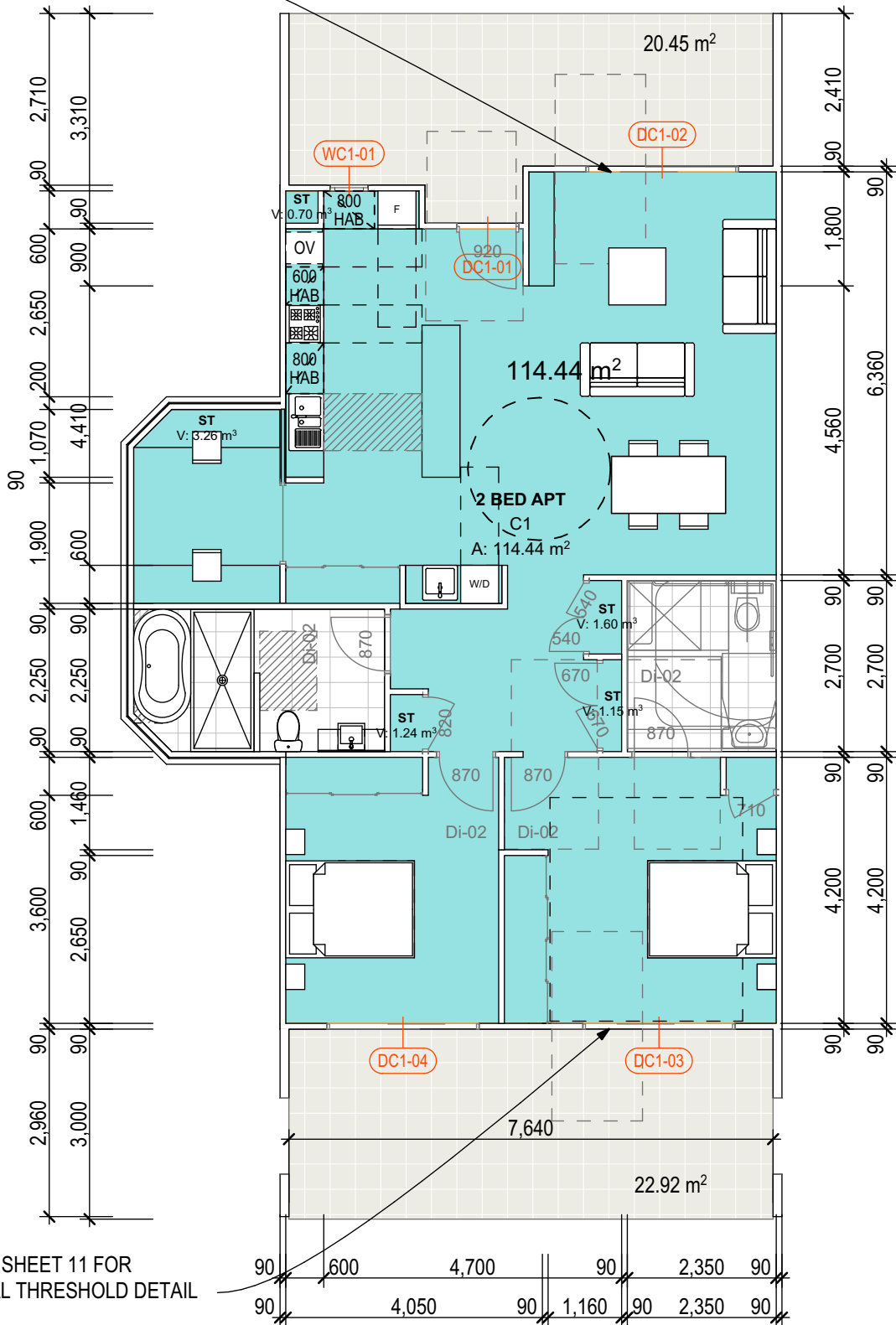
WINDOW SCHEDULE - C1	
Window No.	WC1-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - C2				
Door No.	DC2-01	DC2-02	DC2-02	DC2-02
Dimensions	920×2,100	2,400×2,400	3,600×2,400	3,600×2,400
Surface Area	2.33	5.76	8.64	8.64
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - C2	
Window No.	WC2-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	



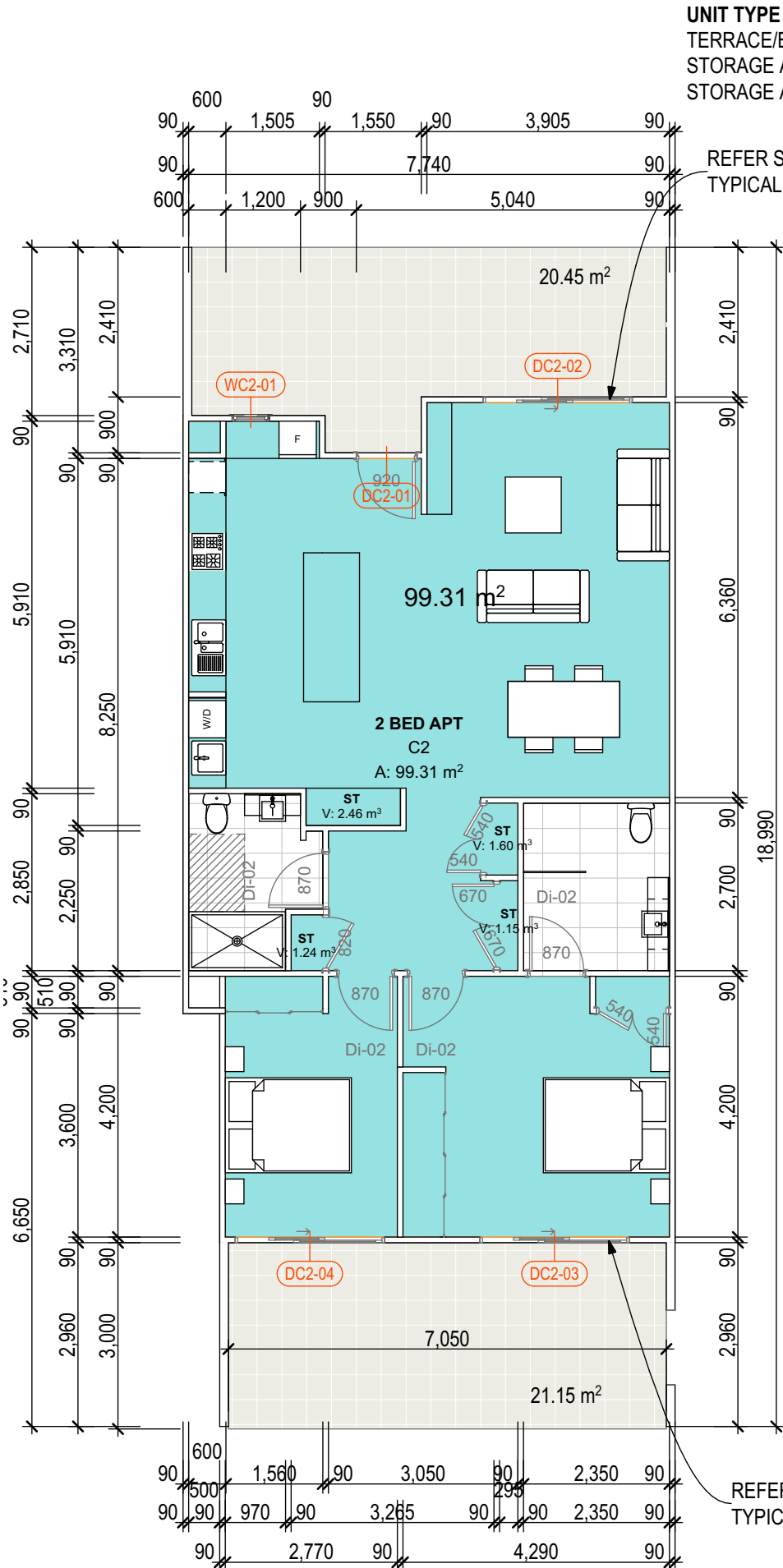
REFER SHEET 11 FOR
TYPICAL THRESHOLD DETAIL



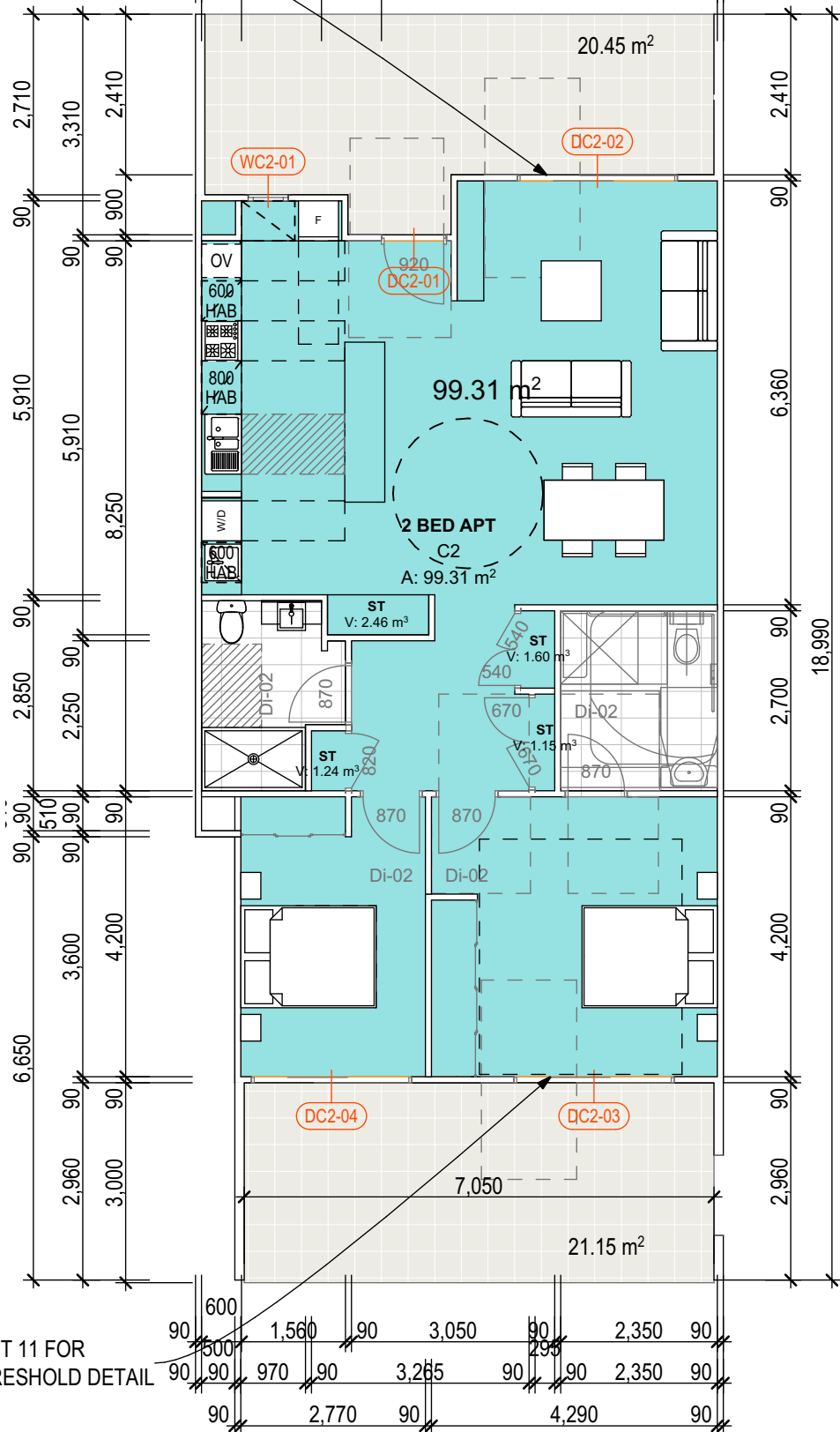
REFER SHEET 11 FOR
TYPICAL THRESHOLD DETAIL

UNIT TYPE C1 - PRE-ADAPTABLE
Scale 1:100

UNIT TYPE C1 - POST ADAPTABLE
Scale 1:100



REFER SHEET 11 FOR
TYPICAL THRESHOLD DETAIL



REFER SHEET 11 FOR
TYPICAL THRESHOLD DETAIL

UNIT TYPE C2 - PRE-ADAPTABLE
Scale 1:100

UNIT TYPE C2 - POST ADAPTABLE
Scale 1:100

NOTES

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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panefold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
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PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES C

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 13 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-13M

Print Date: 30/09/2022

coble stephens
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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - D				
Door No.	DD-01	DD-02	DD-03	DD-04
Dimensions	920x2,100	2,400x2,400	2,400x2,400	2,400x2,400
Surface Area	2.33	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - D	
Window No.	WD-01
Dimensions	600x1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - E			
Door No.	DE-01	DE-02	DE-03
Dimensions	920x2,100	2,400x2,400	2,400x2,400
Surface Area	2.33	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - E			
Window No.	WE-01	WE-02	WE-03
Dimensions	1,800x1,200	900x1,200	2,400x1,200
Surface Area	2.16	1.08	2.88
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

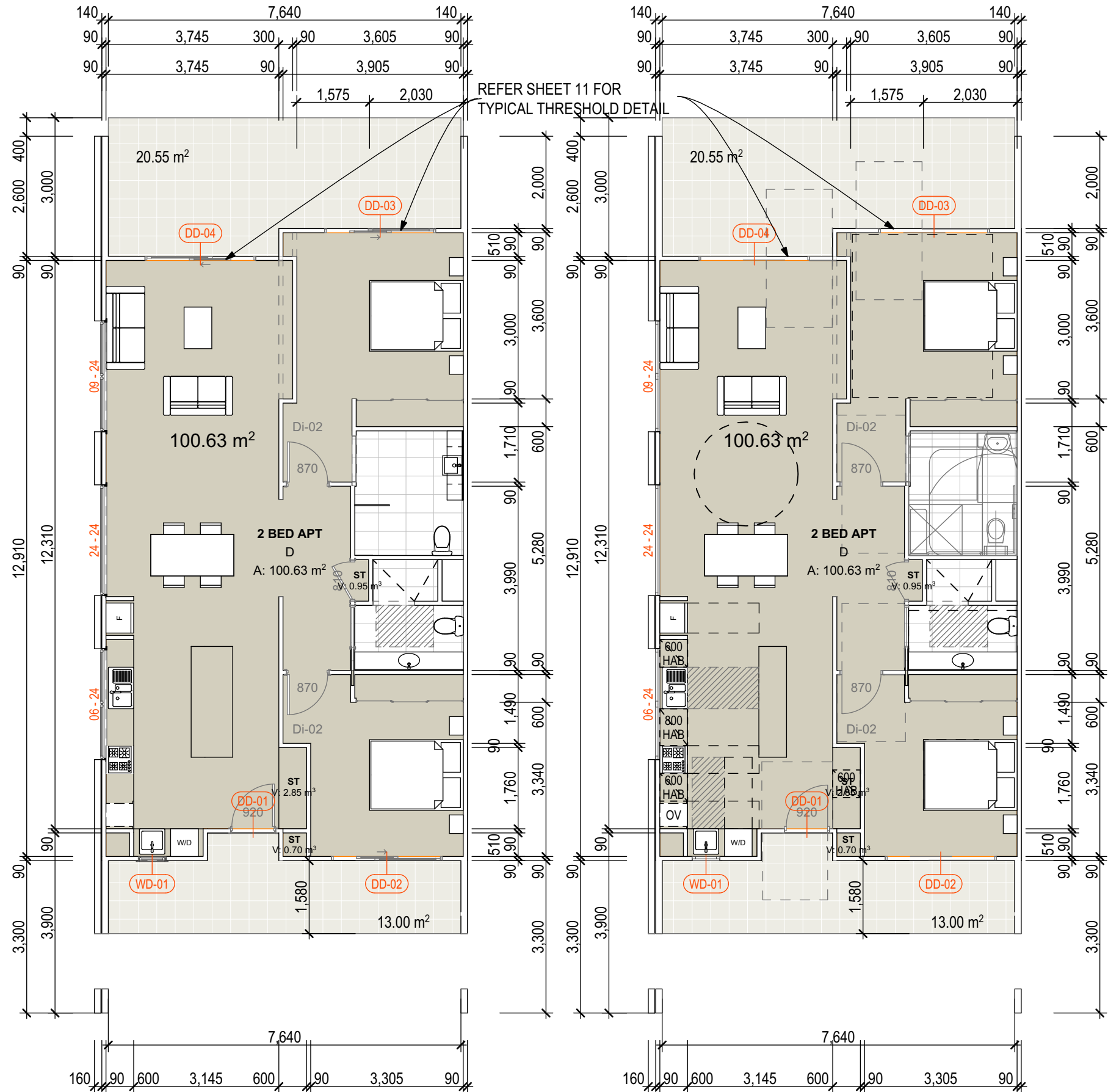
DOOR SCHEDULE - F			
Door No.	DF-01	DF-02	DF-03
Dimensions	920x2,100	2,400x2,400	2,400x2,400
Surface Area	2.33	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - F			
Window No.	WF-01	WF-02	WF-03
Dimensions	1,800x1,200	900x1,200	2,400x1,200
Surface Area	2.16	1.08	2.88
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

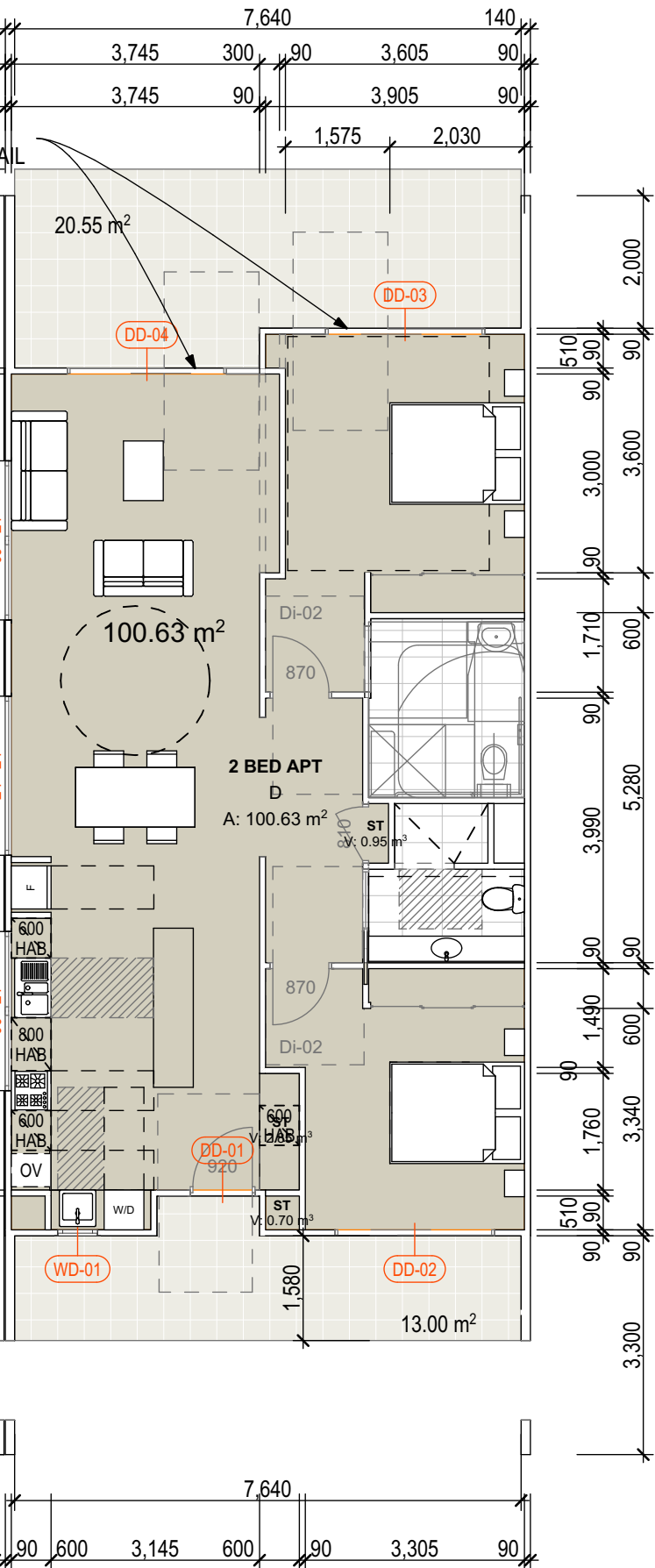
UNIT TYPE D
TERRACE/BALCONY AREA: 33.55m²
STORAGE AREA (dwelling): 4.5m²
STORAGE AREA (basement): 4.6m²

UNIT TYPE E
TERRACE/BALCONY AREA: 28.40m²
STORAGE AREA (dwelling): 6.43m²
STORAGE AREA (basement): 4.6m²

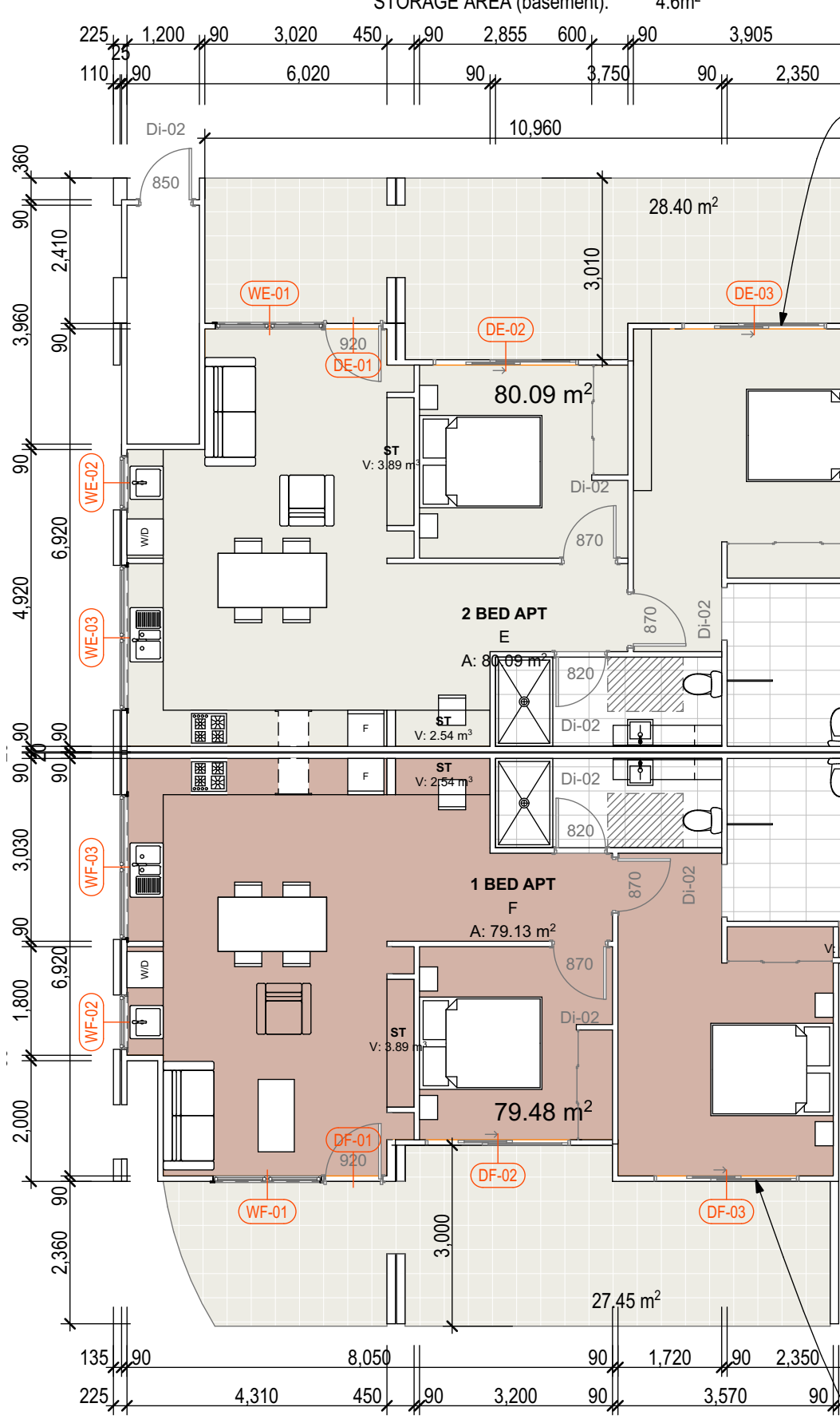
UNIT TYPE F
TERRACE/BALCONY AREA: 27.45m²
STORAGE AREA (dwelling): 6.43m²
STORAGE AREA (basement): 4.6m²



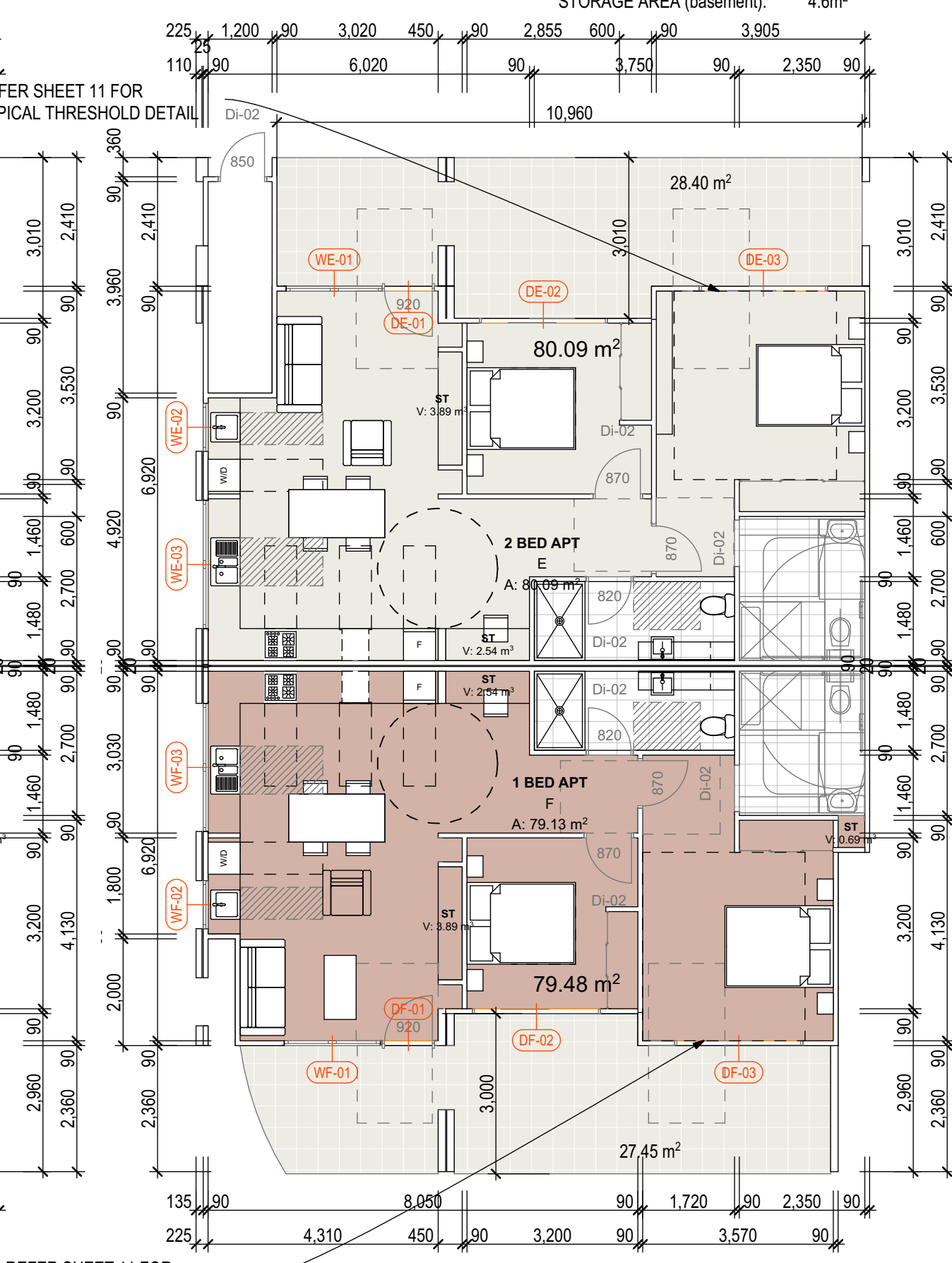
UNIT TYPE D - PRE-ADAPTABLE
Scale 1:100



UNIT TYPE D - POST ADAPTABLE
Scale 1:100



UNIT TYPE E & F - PRE ADAPTABLE
Scale 1:100



UNIT TYPE E & F - POST ADAPTABLE
Scale 1:100

NOTES

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LEGEND :

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FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panefold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
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L	DD - Consultant Issue - Car Parking	06.07.22	AJC
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at
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Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES
D, E & F

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 14 of 20

DATE 30.09.22

SHEET NUMBER

DRAWN BY

AJC

DA-14M

Print Date: 30/09/2022

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architects

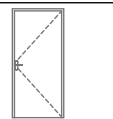
1 EAST STREET ■ MOSS VALE ■ NSW 2577
PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6978

SCALE 0 1.0 2.0 3.0 4.0 5.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

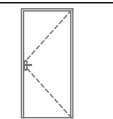
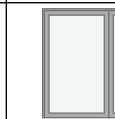
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

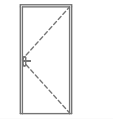
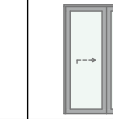
DOOR SCHEDULE - G			
Door No.	DG-01	DG-02	DG-03
Dimensions	920×2,040	2,400×2,400	2,400×2,400
Surface Area	2.02	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

UNIT TYPE G1
TERRACE/BALCONY AREA: 17.75m²
STORAGE AREA (dwelling): 5.22m²
STORAGE AREA (basement): min. 4.6m²

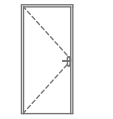
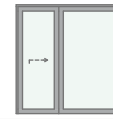
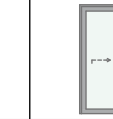
UNIT TYPE G2
TERRACE/BALCONY AREA: 18.54m²
STORAGE AREA (dwelling): 3.09m²
STORAGE AREA (basement): min. 4.6m²

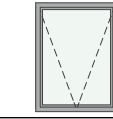
DOOR SCHEDULE - J				
Door No.	DJ-01	DJ-02	DJ-03	DJ-04
Dimensions	920×2,040	2,400×2,400	2,400×2,400	1,800×2,400
Surface Area	2.02	5.76	5.76	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

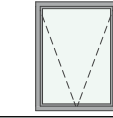
UNIT TYPE J
TERRACE/BALCONY AREA: 26.33m²
STORAGE AREA (dwelling): 9.39m²
STORAGE AREA (basement): min. 9.2m²

DOOR SCHEDULE - H				
Door No.	DH-01	DH-02	DH-03	DH-04
Dimensions	920×2,040	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.02	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

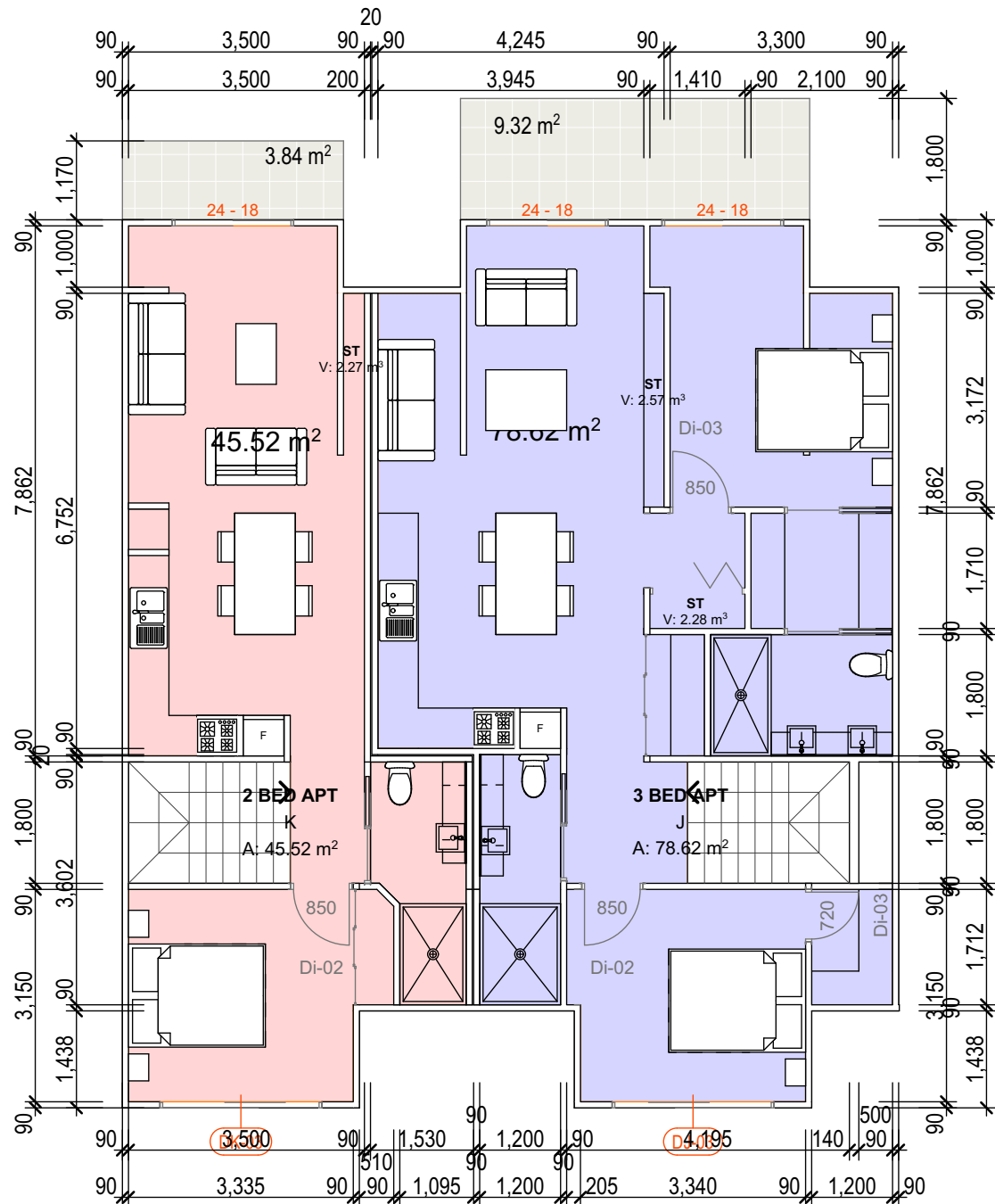
UNIT TYPE H
TERRACE/BALCONY AREA: 24.64m²
STORAGE AREA (dwelling): 4.55m²
STORAGE AREA (basement): min. 4.6m²

DOOR SCHEDULE - K				
Door No.	DK-01	DK-02	DK-03	DK-04
Dimensions	920×2,040	2,400×2,400	2,400×2,400	1,800×2,400
Surface Area	2.02	5.76	5.76	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

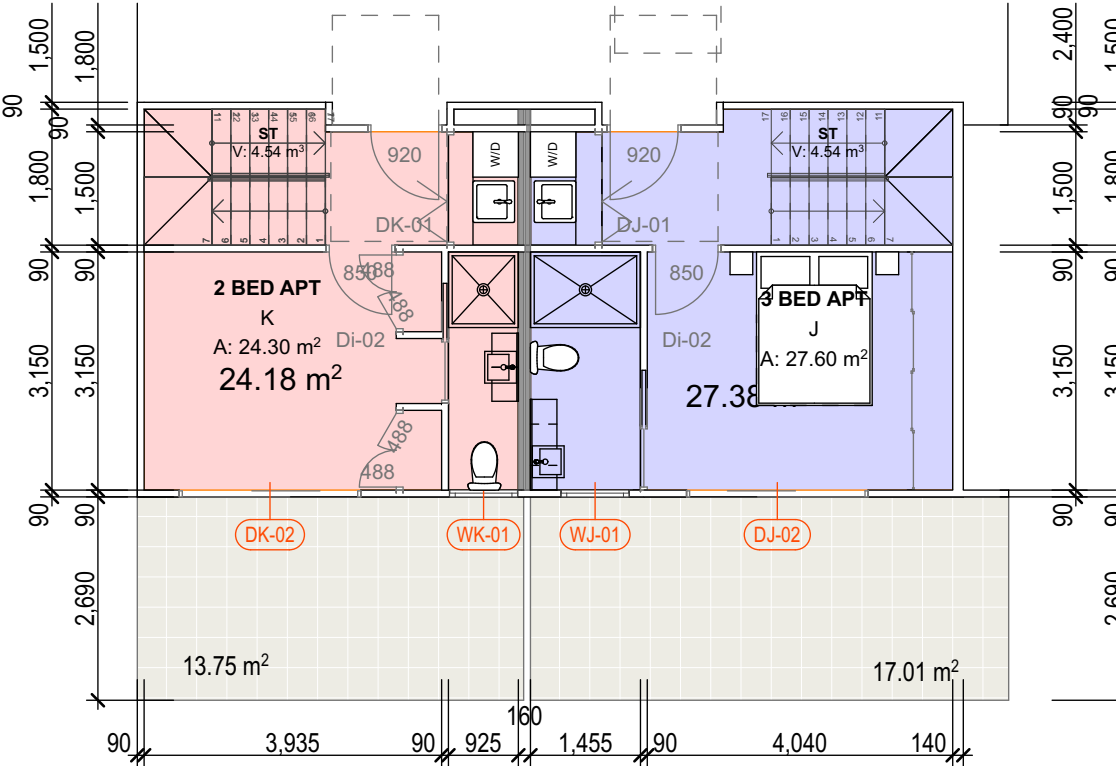
WINDOW SCHEDULE - J	
Window No.	WJ-01
Dimensions	900×1,200
Surface Area	1.08
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

WINDOW SCHEDULE - K	
Window No.	WK-01
Dimensions	900×1,200
Surface Area	1.08
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

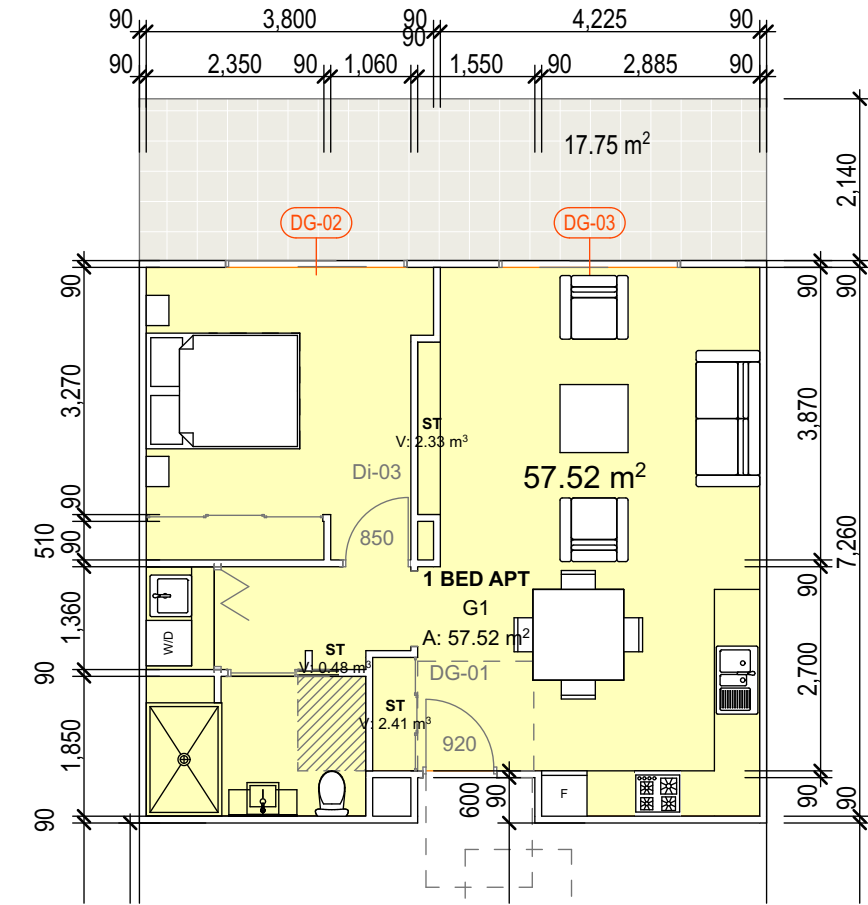
UNIT TYPE K
TERRACE/BALCONY AREA: 17.59m²
STORAGE AREA (dwelling): 6.81m²
STORAGE AREA (basement): min. 4.6m²



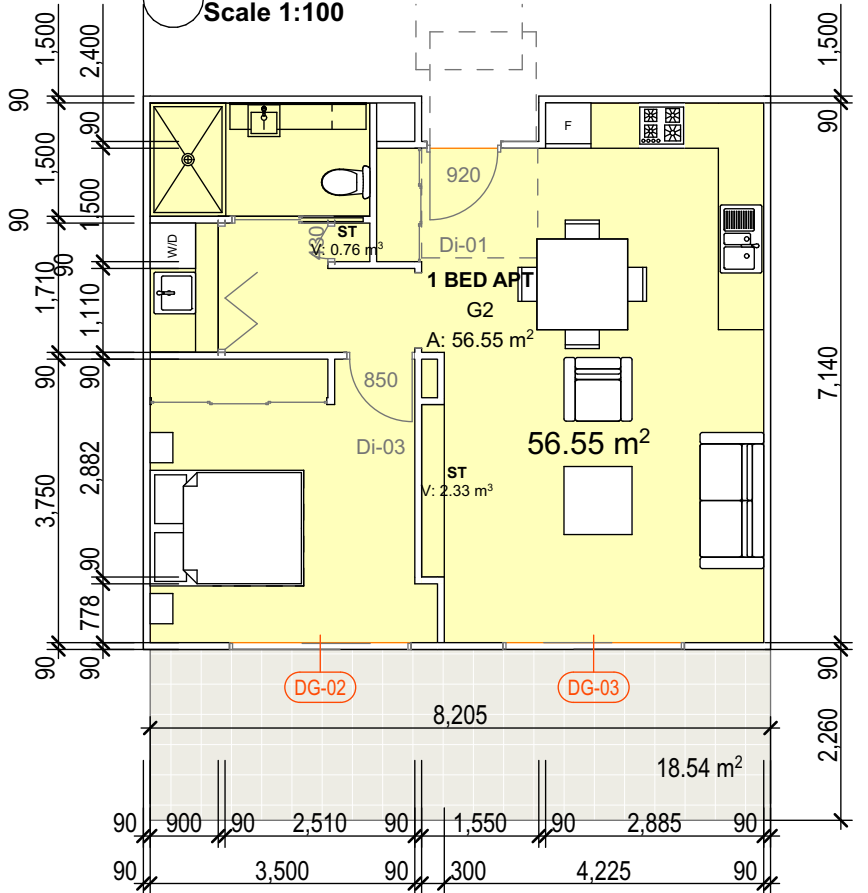
UNIT TYPE J & K UPPER FLOOR
Scale 1:100



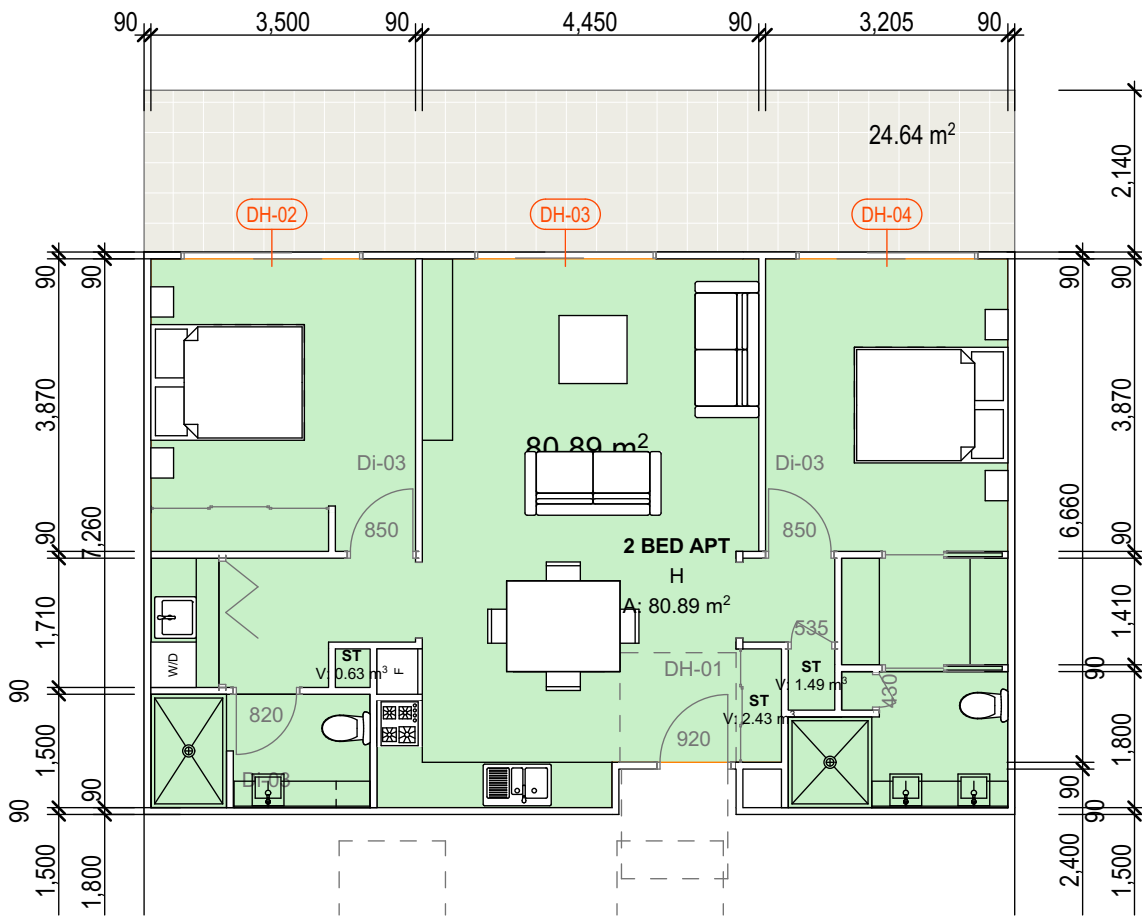
UNIT TYPE J & K LOWER FLOOR
Scale 1:100



UNIT TYPE G1
Scale 1:100



UNIT TYPE G
Scale 1:100



UNIT TYPE H
Scale 1:100

NOTES

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LEGEND :

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PFC Painted Fibre Cement
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TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline
SA SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
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CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

TYPICAL UNIT TYPES G,
H, J & K

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 15 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-15M

Print Date: 30/09/2022

coble stephens
a r c h i t e c t s

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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - L				
Door No.	DL-01	DL-02	DL-03	DL-04
Dimensions	920x2,040	2,400x2,400	1,800x2,400	1,800x2,400
Surface Area	2.02	5.76	4.32	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - L	
Window No.	WL-01
Dimensions	900x2,400
Surface Area	2.16
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - N				
Door No.	DN-01	DN-02	DN-03	DN-04
Dimensions	920x2,040	2,400x2,400	1,800x2,400	1,800x2,400
Surface Area	2.02	5.76	4.32	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - N		
Window No.	WN-01	WN-02
Dimensions	1,800x1,200	1,800x1,200
Surface Area	2.16	2.16
Sill Height		
Front View		
Window Type		
Glazing Type		
Frame Type		

DOOR SCHEDULE - M		
Door No.	DM-01	DM-02
Dimensions	920x2,040	2,400x2,400
Surface Area	2.02	5.76
Front View		
Door Type		
Glazing Type		
Frame Type		

WINDOW SCHEDULE - M			
Window No.	WM-01	WM-02	WM-03
Dimensions	1,200x600	2,100x1,200	2,100x1,200
Surface Area	0.72	2.52	2.52
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

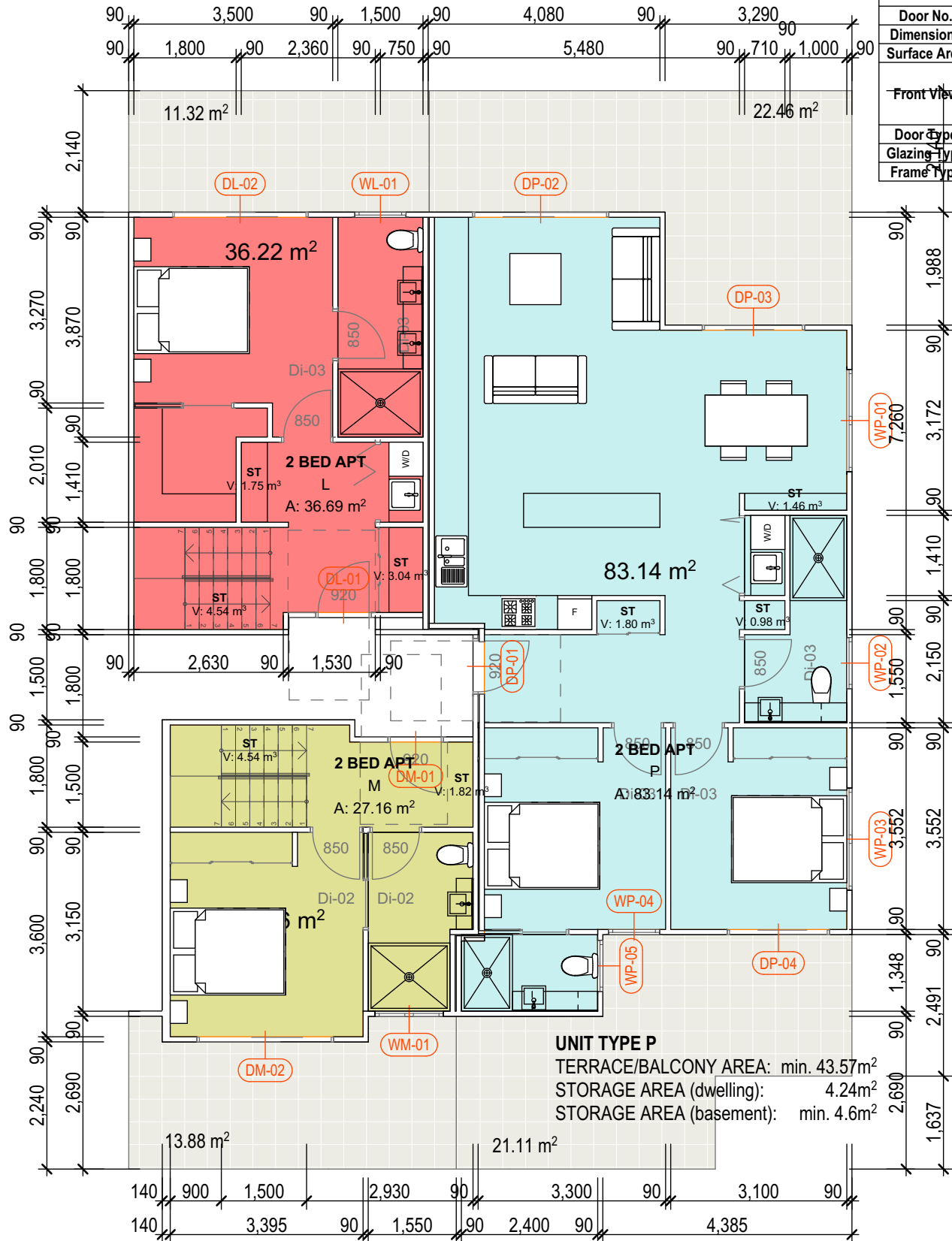
DOOR SCHEDULE - O			
Door No.	DO-01	DO-02	DO-03
Dimensions	920x2,040	2,400x2,400	3,600x2,400
Surface Area	2.02	5.76	8.64
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - O		
Window No.	WO-01	WO-02
Dimensions	1,500x2,400	1,500x600
Surface Area	3.60	0.90
Sill Height		
Front View		
Window Type		
Glazing Type		
Frame Type		

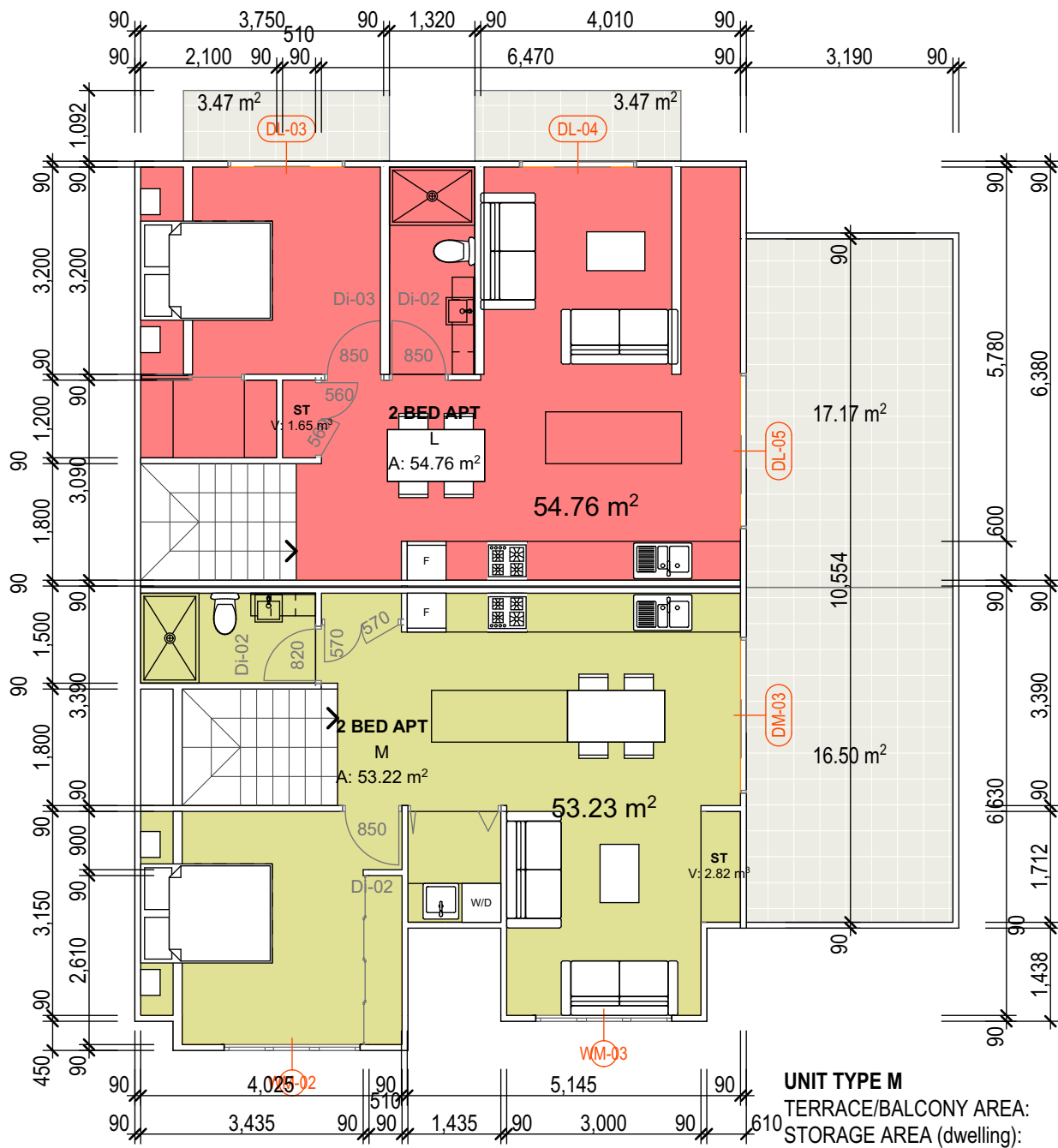
UNIT TYPE L
TERRACE/BALCONY AREA: 35.43m²
STORAGE AREA (dwelling): 10.98m²
STORAGE AREA (basement): min. 4.6m²

DOOR SCHEDULE - P			
Door No.	DP-01	DP-02	DP-03
Dimensions	920x2,040	2,400x2,400	1,800x2,400
Surface Area	2.02	5.76	4.32
Front View			
Door Type			
Glazing Type			
Frame Type			

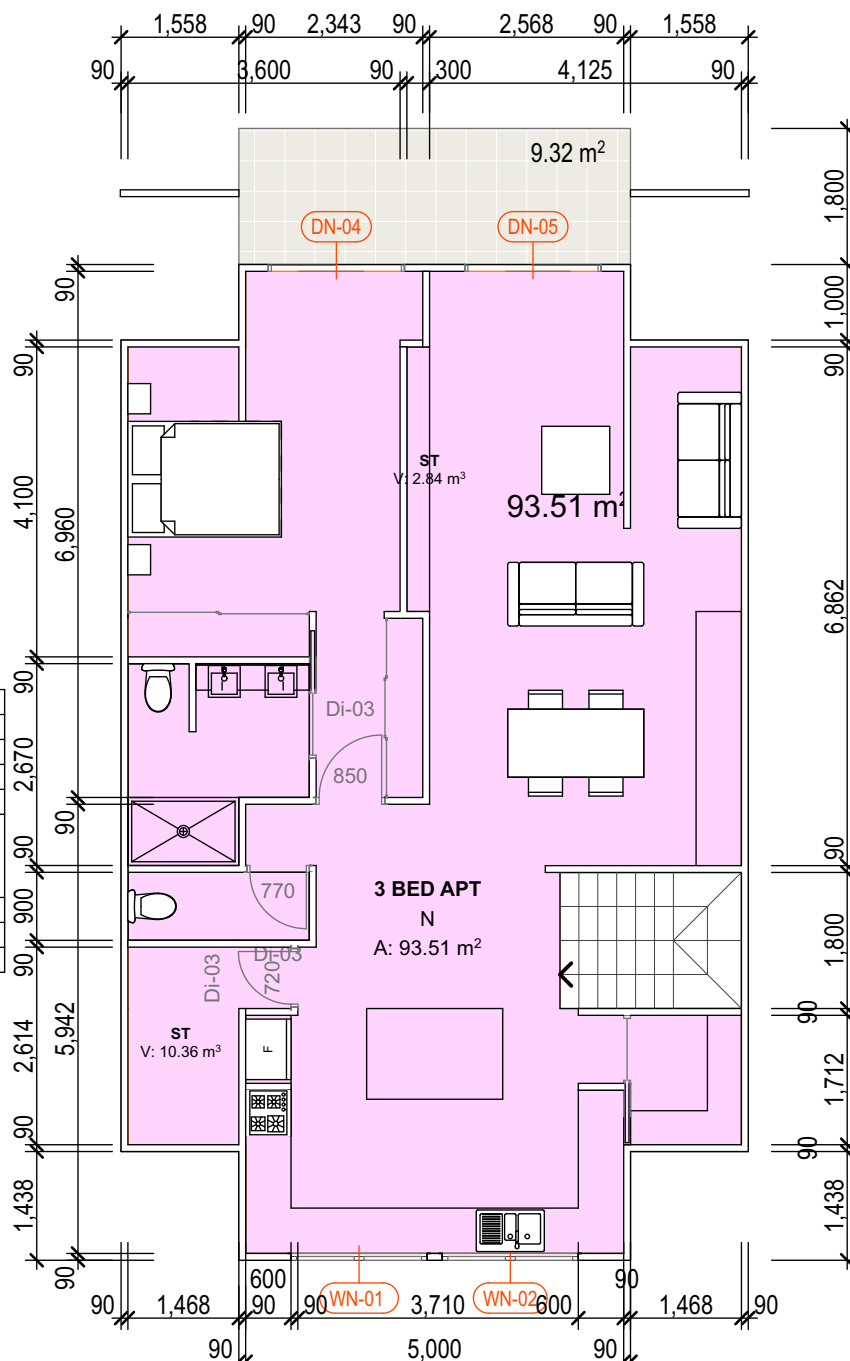
WINDOW SCHEDULE - P				
Window No.	WP-01	WP-02	WP-03	WP-04
Dimensions	1,800x1,200	900x1,200	1,800x1,200	900x2,400
Surface Area	2.16	1.08	2.16	2.16
Sill Height				
Front View				
Window Type				
Glazing Type				
Frame Type				



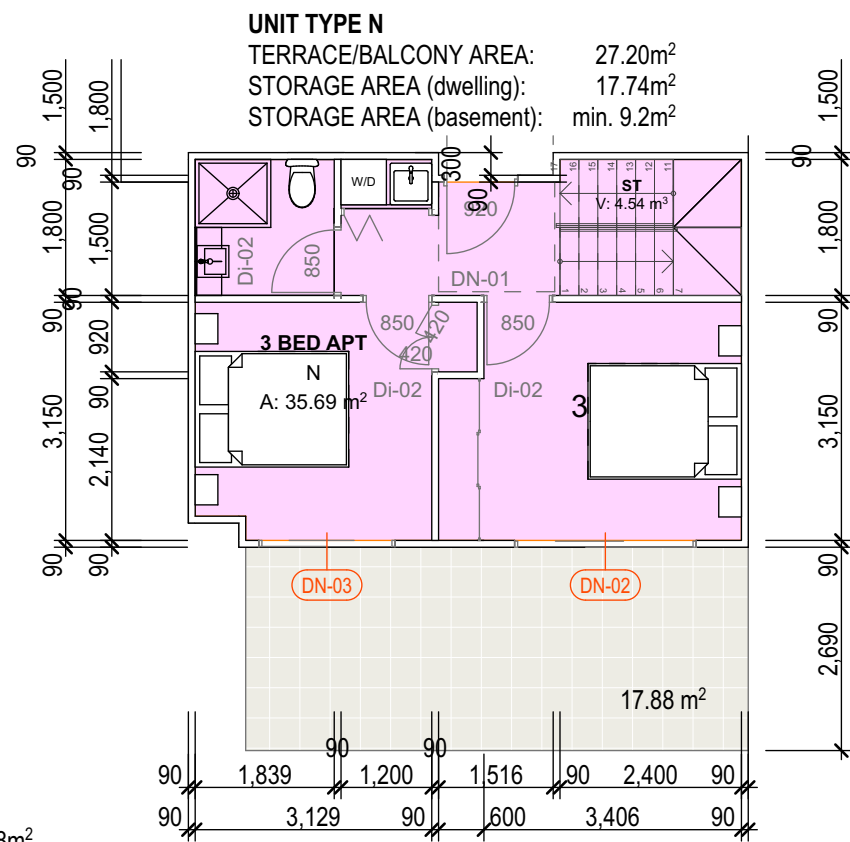
UNIT TYPE L & M LOWER FLOOR
Scale 1:100



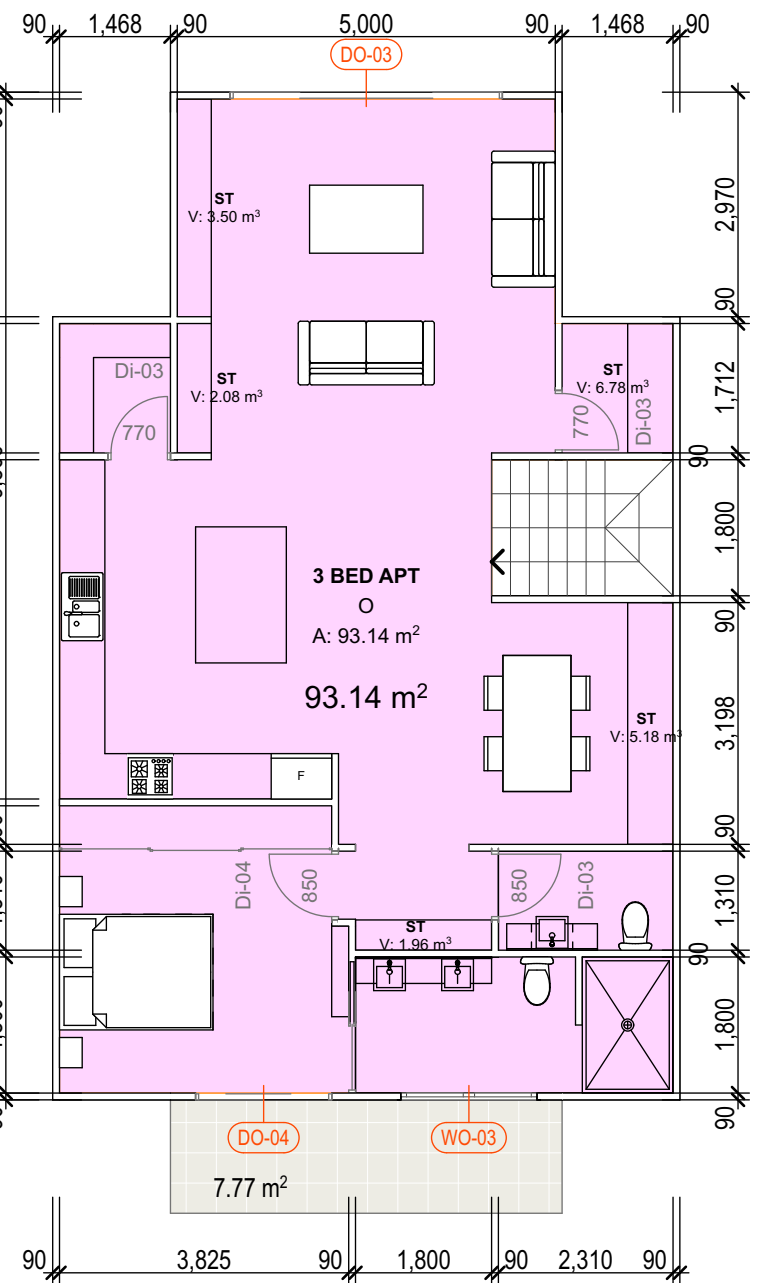
UNIT TYPE L & M UPPER FLOOR
Scale 1:100



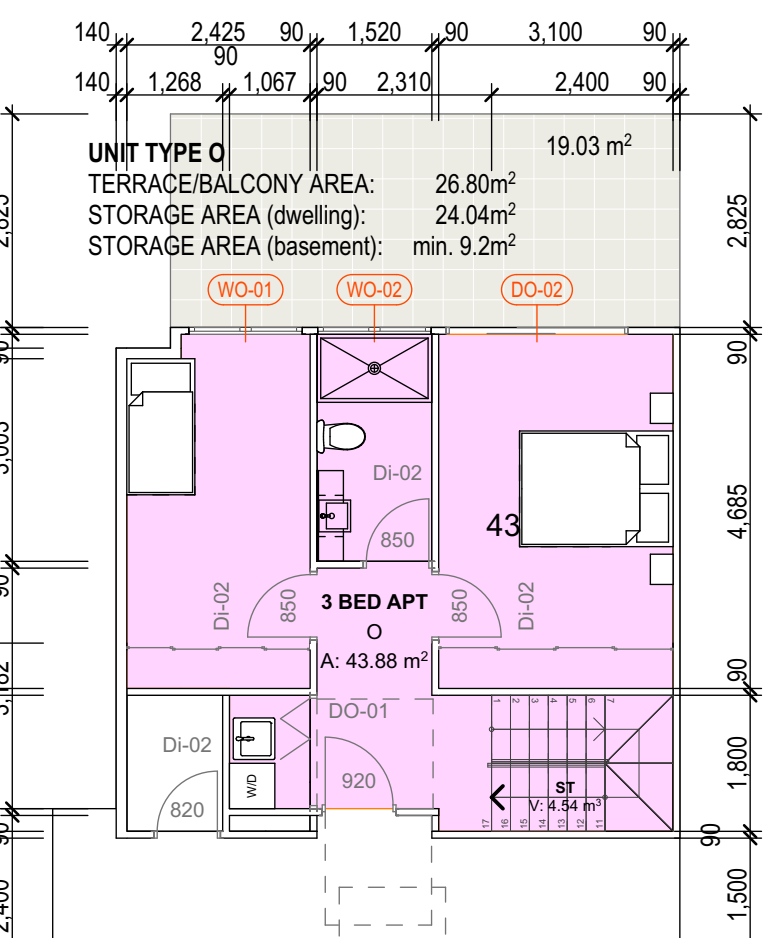
UNIT TYPE N UPPER FLOOR
Scale 1:100



UNIT TYPE N LOWER FLOOR
Scale 1:100



UNIT TYPE O UPPER FLOOR
Scale 1:100



UNIT TYPE O LOWER FLOOR
Scale 1:100

NOTES

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CLIENT :

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DRAWING :

TYPICAL UNIT TYPES L, M, N, O, P

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 16 of 20

DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-16M

Print Date: 30/09/2022

coble stephens architects

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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6978

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

16.0 SOIL AND WATER MANAGEMENT

16.1 EXTENT OF WORKS

Incorporate requirements to comply with the New South Wales Clean Water Act, Soil Conservation Act, and other relevant legislation.

16.2 INTRODUCTION

Erosion and sediment control measures are to be implemented on the site. These works are to be maintained and/or varied as specified during the contract period unless the area they protect is rehabilitated via landscaping, turfing or other landscaping method.

16.3 LEGISLATION

The Clean Waters Act, 1970, as amended, prohibits a person polluting any waters as defined under the Act. No solid, liquid or gaseous matter is to be placed in a position where it is likely to fall, descend, be washed, be blown or percolate into unconfined surface water, a natural or artificial watercourse, drain, channel or gutter used to convey rainwater, stormwater, floodwater, or unpolluted water.

The Act is enforced under the Environment Offences & Penalties Act, 1989 with stiff penalties for offences ranging from "on the spot" infringement notices to fines for corporations and fines and/or imprisonment of individuals.

The contractor shall make all site workers and sub-contractors aware of their responsibilities to minimise the potential for soil erosion and pollution to downslope lands and waters.

16.4 GEOFABRIC "SILT" FENCING

Construct "silt" fencing on the upslope side of "clean water diversion banks" where shown on the Soil & Water Management Plan.

Excavate a 100mm wide x 200mm deep trench along each length of the proposed "silt" fence on the upslope side. Supply 1200mm long painted steel star pickets and drive each 600mm into the ground at maximum 2000mm centres in front of the trench. Fix F18 mesh x 500mm high to the star pickets where pins occur in mesh.

Provide geotextile fabric equal to "Bldm" as supplied by Geofabrics Australasia, PH (02) 821 3277. Lay in trench and over mesh on the upslope side. Turn-down over top edge and tie at 1000mm centres both horizontally and vertically overall with 1.25mm tie wire. Fill and compact trench burying the fabric's bottom edge.

Repair "silt" fencing when required or as directed. Replace damaged or torn sections, straighten and/or redrive pickets and note when the mesh or fabric comes afloat.

16.5 SEDIMENT TRAP

Construct sediment traps to the sizes and in the locations shown on Soil & Water Management Plan.

16.6 DIVERSION BANKS

Construct "clean water diversion banks" as shown on the Soil & Water Management Plan.

Incorporate a 300mm minimum deep spoon drain on the upslope side to carry water to the sediment trap. Diversion banks are to be repositioned if required as construction work proceeds.

16.7 TEMPORARY STRAW BALE BUNDS

Straw bales are to be used in temporary situations, i.e. whilst installing control measures or when a control measure has been partially or fully dismantled to permit building works to proceed.

Use only bales bound with wire and placed lengthwise in twin rows with straws parallel to the ground surface. Lay the bale flat and embed 100mm minimum into the downslope side. Secure each bale by driving two wooden stakes or steel pickets through the centre. The soil immediately upslope from the bale is to be compacted to prevent piping. Replace bales where deterioration or straw loss occurs.

16.8 EARTHWORKS

Earthworks are to be carried out in stages starting from the sediment trap and progressing upslope. Protect the immediate work area with temporary straw bale bunds.

Remove any topsoil layer as specified. Excavate or fill to finished ground level with allowance for topsoil and planting requirements. Construct any retaining structures as detailed and/or lateral slopes to contain existing or filled ground. Rehabilitate surface drains where building works are delayed by more than 20 days.

16.9 STORMWATER DRAINAGE

Stormwater drainage lines and pits which are to be used for discharging sediment traps shall be installed during earthworks. The contractor is to allow in the tender for any additional works necessary to stormwater lines or to deepen any pit in order to suit the pipe's invert.

Where temporary access roads or delivery vehicular routes cross spoon drains, provide a 300mm dia concrete class "Y" pipeline under the access lane with mass concrete headwall either side. Maintain sufficient cover so that construction traffic does not crush the pipe. Where necessary, build up the surface level using compacted fill and taper back to finished ground level either side.

16.10 DRAIN REHABILITATION

All spoon drains shall be rehabilitated where building works are delayed by more than 20 days. Cover the surface with jute mesh or other biodegradable blanket. Bury each fabric length's top edge strip into a 150mm deep trench and tamp full with soil. Secure staples located 150mm below trench. Overlap top length 300mm over lower length and staple as before. Provide erosion stops comprising a fold in the fabric setback in a 150mm deep tamped silt trench with staples both sides, at 1500mm centres. Staple outside edges at 300mm centres where two or more strip widths are required, overlap 100mm and staple at 400mm centres. Staples shall be 8 gauge wire formed into a "U" shaped peg, 250mm long, with legs 40mm apart.

After wetting, spray the fabric in place with medium setting anionic bitumen emulsion in accordance with manufacturer's recommendation.

16.11 VARIATIONS TO CONTROL MEASURES

Allow in tender to relocate control measures from time to time to suit the construction programme and to permit building construction works to proceed whilst still maintaining adequate protection to downslope lands and waters.

16.12 MAINTENANCE

All sediment and erosion control measures shall be maintained in a satisfactory working order throughout the contract or up until such time as the area which they protect is rehabilitated.

The contractor shall inspect the site weekly to ensure that:

- Control measures operate effectively and to initiate repairs or maintenance as required.
- Spilled material is removed from hazard areas including likely areas of concentrated or high velocity flows such as spoon drains, gutters, paved areas and driveways.
- Traps when 10% capacity is trapped in the setting zone.
- Grovel or other filter materials are clean and have been reinstated or replaced to maintain effective performance.

All devices are to be inspected after each storm for structural damage or clogging by silt or other debris and to make prompt repairs or replacement.

16.13 FINAL SITE LANDSCAPING

Final site landscaping is to be undertaken as soon as possible in any precinct after building activities surrounding the buildings are completed.

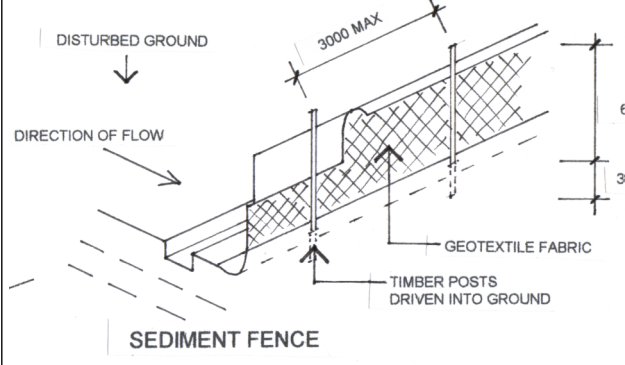
16.14 REINSTATEMENT

Remove all construction and materials use din these soil and water control measures from the site when they cease to perform effectively and are replaced, are damaged or are no longer required.

Reinstate the finished ground level around the works after it is determined that the areas they protect are satisfactorily rehabilitated. Fill spoon drains using approved compacted fill. Level banks and remove surplus soil.

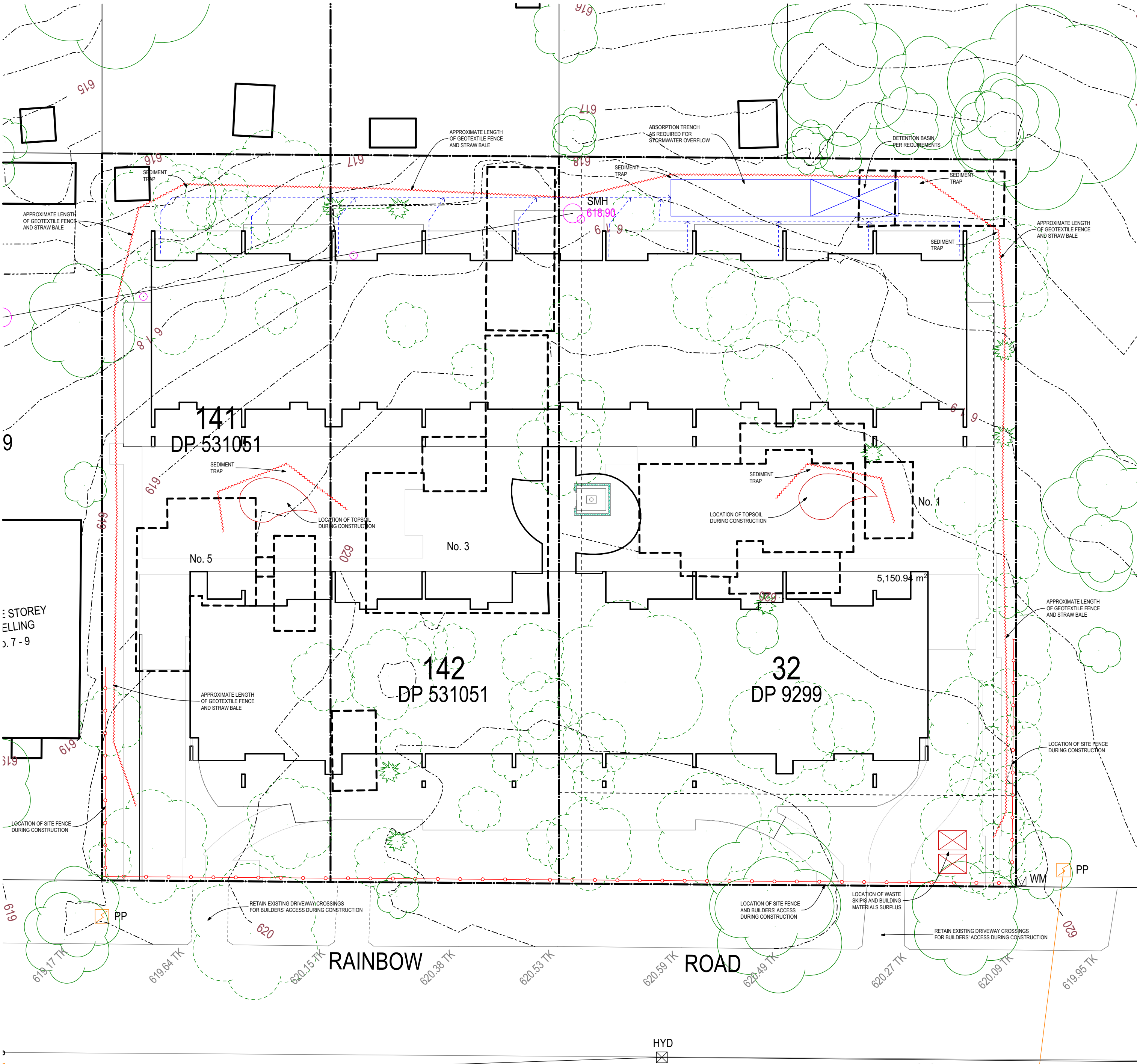
SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS SOON AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT STRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MINIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE



LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES. PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE INSTALLED THROUGHOUT NEW WORK AND TO COMPLY WITH NCC AND RELEVANT AUSTRALIAN STANDARD REQUIREMENTS.

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AMENDMENTS

REV	AMENDMENT	DATE	BY
E	Design Development - Client Issue	11.10.21	AJC
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC

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Ph 02 4869 5395 ■ architects@coblestephens.com
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

PROPOSED NEW
AFFORDABLE HOUSING
PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SITE MANAGEMENT PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **17 of 20**

DATE **30.09.22** SHEET NUMBER

DRAWN BY **AJC** **DA-17M**

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

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Print date 30/09/2022



STREET VIEW



ISOMETRIC VIEW



NORTH EAST VIEW

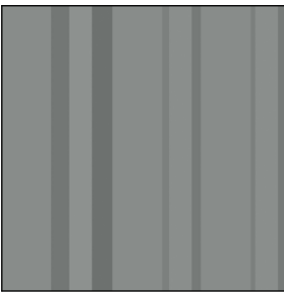


CIRCULATION CORE EAST

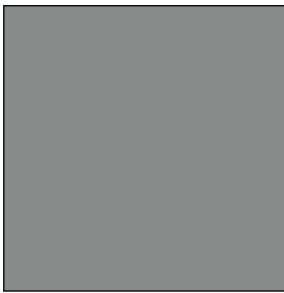


COURTYARD WEST VIEW

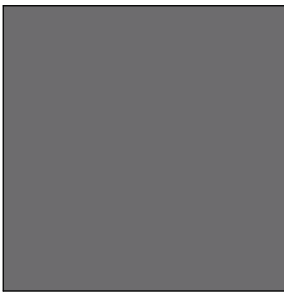
COLOUR SCHEDULE



Roof & Wall Sheeting
Colorbond 'Windspray'



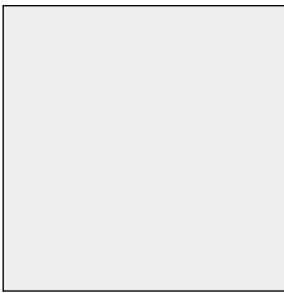
Fascia; Barge; Gutters
Colorbond 'Windspray'



Steel Pergolas; screens
Colorbond 'Basalt'



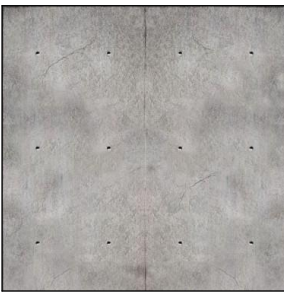
Window/Door Frames
Colorbond 'Basalt'



Rendered Walls
Dulux 'Lexicon Half'



Aluminium Cladding
Supawood or equal



External walls
Off-form concrete



Feature balustrade
Corten Steel



Feature Cladding
Powdercoat Aluminium



Face Brickwork
Austral - 'San Selmo'



Non-slip Paving
Selected grey granite

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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DRAWING :

COLOUR SCHEDULE & 3D
VIEWS

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES as shown No. IN SET 19 of 20

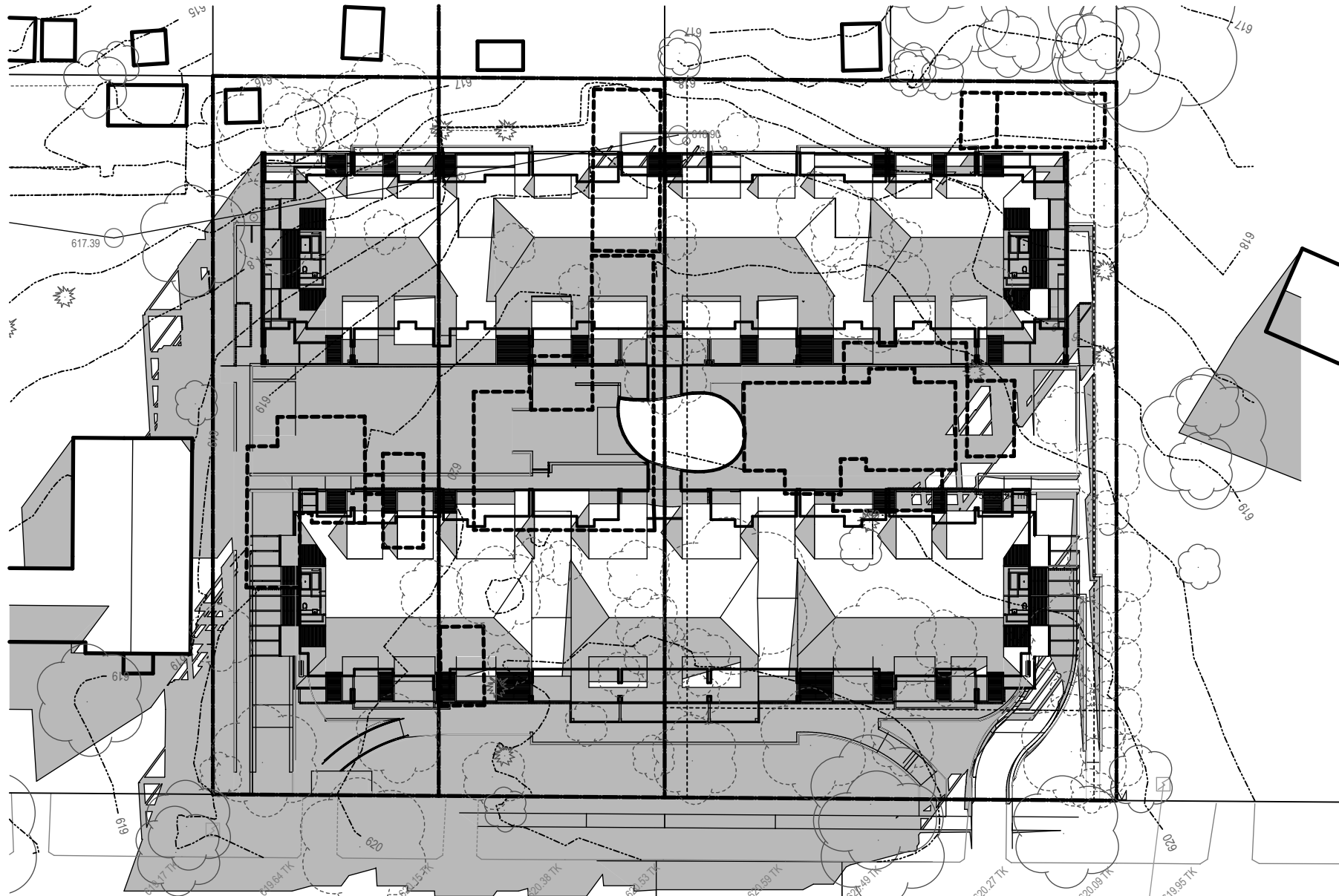
DATE 30.09.22 SHEET NUMBER

DRAWN BY A J C DA-19M

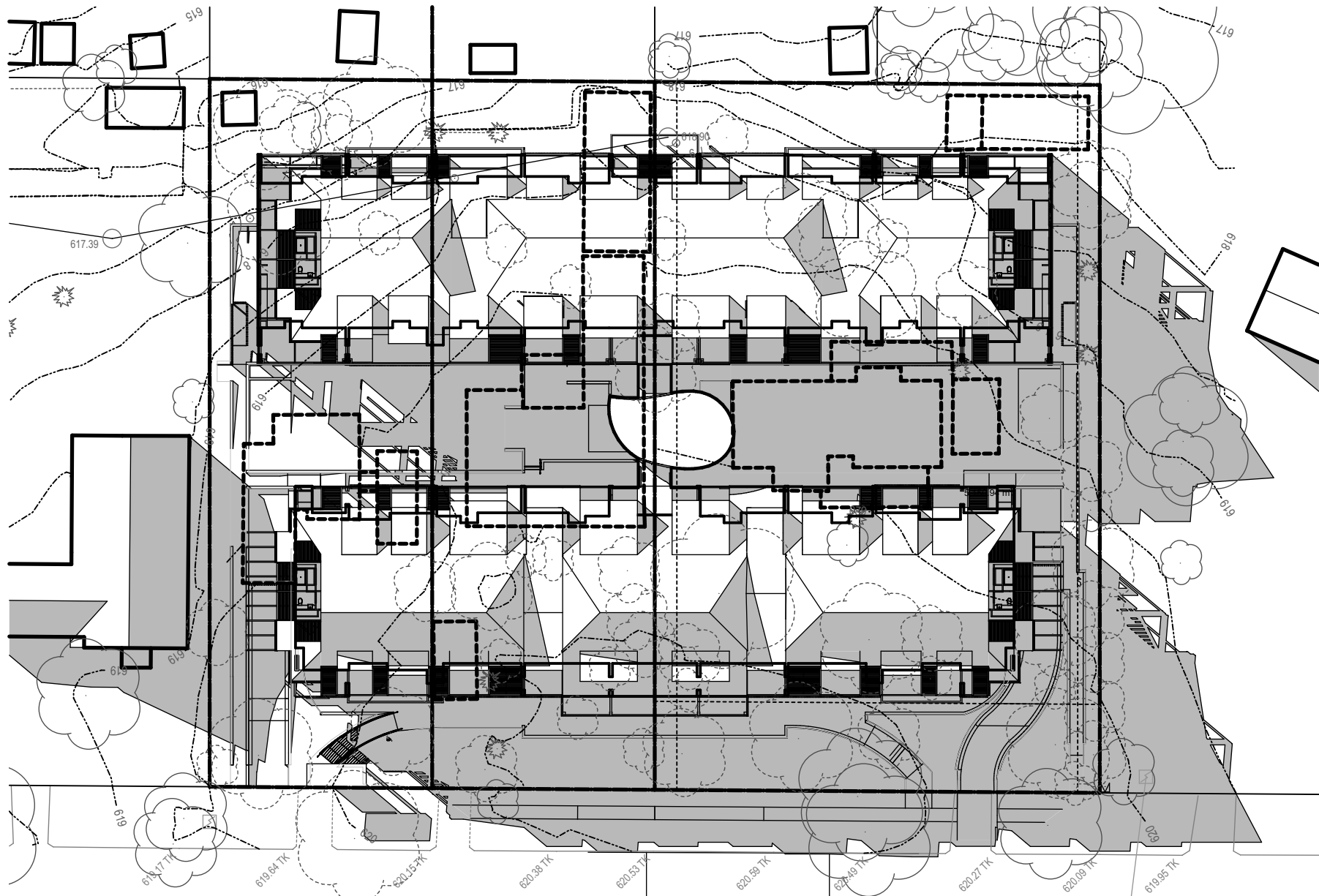
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DEVELOPMENT APPLICATION

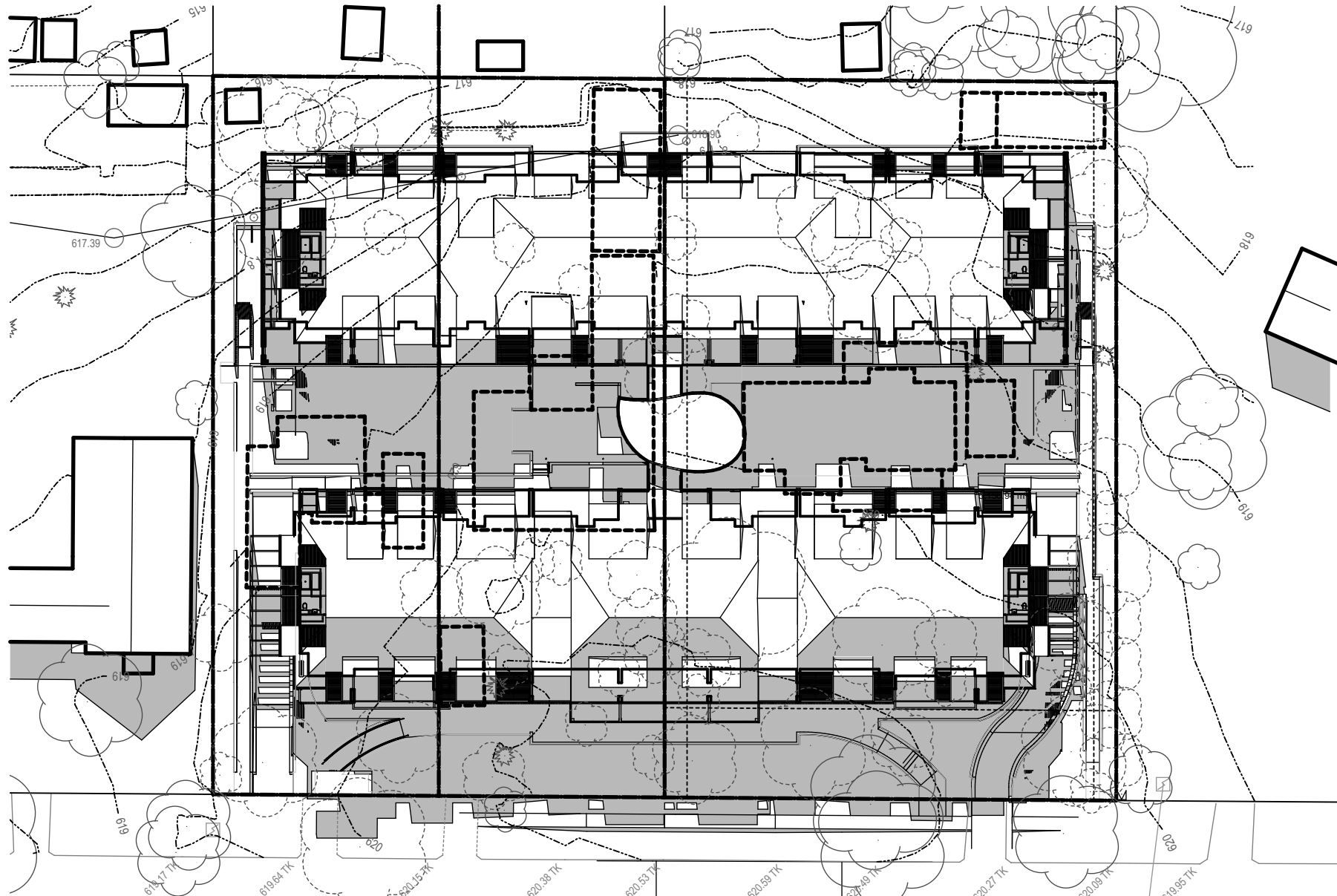
Print date 30/09/2022



SHADOW DIAGRAM - JUNE 21ST 9AM
Scale 1:500



SHADOW DIAGRAM - JUNE 21ST 9AM
Scale 1:500



SHADOW DIAGRAM - JUNE 21ST 12PM
Scale 1:500



12M HEIGHT LINE

LEGEND

SA
SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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DRAWING :

SHADOW DIAGRAMS - JUNE
21ST & 12M HEIGHT LIMIT
INDICATION

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **20 of 20**

DATE **30.09.22** SHEET
NUMBER

DRAWN BY **A J C** **DA-20M**

SCALE 1:100 @ A2
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