Attachment D1

Architectural Drawings
(Bourke Street North and Bourke Street South Buildings)
Part One

PROJECT

BOURKE STREET NORTH-SOUTH

903-921 BOURKE STREET, WATERLOO, NSW

D2.BSN-S.00 - PREAMBLES			
D2.BSN-S.00.00	DRAWING LIST		F
D2.BSN-S.20 - GENERAL ARRANGEMENT PLANS			
D2.BSN-S.20.00	GROUND FLOOR PLAN	1:400	F
D2.BSN-S.20.01	LEVEL 1 FLOOR PLAN	1:400	F
D2.BSN-S.20.02	LEVEL 2 FLOOR PLAN	1:400	F
D2.BSN-S.20.03	LEVEL 3 FLOOR PLAN	1:400	F
D2.BSN-S.20.04	LEVEL 4 FLOOR PLAN	1:400	F
D2.BSN-S.20.05	LEVEL 5 FLOOR PLAN	1:400	F
D2.BSN-S.20.06	LEVEL 6 FLOOR PLAN	1:400	F
D2.BSN-S.20.07	LEVEL 7 FLOOR PLAN	1:400	F
D2.BSN-S.20.08	LEVEL 8-11 FLOOR PLAN	1:400	F
D2.BSN-S.20.12	PARAPET PLAN	1:400	F
D2.BSN-S.20.13	ROOF PLAN	1:400	F
D2.BSN-S.20.B01	BASEMENT B1 PLAN	1:400	F
D2.BSN-S.20.B02	BASEMENT B2 PLAN	1:400	F
D2.BSN-S.20.B03	BASEMENT B3 PLAN	1:400	F
D2.BSN-S.20.S1.00	GROUND FLOOR PLAN - STAGE 1	1:400	F
D2.BSN-S.20.S1.B01	BASEMENT B1 PLAN - STAGE 1	1:400	F
D2.BSN-S.30 - ELEVATIONS - SITE			
D2.BSN-S.30.01	ELEVATION NORTH	1:400	F
D2.BSN-S.30.02	ELEVATION EAST	1:400	F
D2.BSN-S.30.03	ELEVATION WEST	1:400	F
D2.BSN-S.30.04	ELEVATION SOUTH D2(A) SOUTH/EAST D2(B)	1:400	F
D2.BSN-S.40 - SECTIONS - SITE			
D2.BSN-S.40.01	SECTION A	1:400	F
D2.BSN-S.40.02	SECTION B	1:400	F
D2.BSN-S.40.03	SECTION C AND D	1:400	F
D2.BSN-S.41 - SECTIONS - BUILDING D2(A)			
D2.BSN-S.41.01	SECTION COURTYARD NORTH - D2(A)	1:400	F
D2.BSN-S.41.02	SECTION COURTYARD SOUTH - D2(A)	1:400	F
D2.BSN-S.41.03	SECTION COURTYARD EAST - D2(A)	1:400	F
D2.BSN-S.41.04	SECTION COURTYARD WEST - D2(A)	1:400	F
D2.BSN-S.90 - EXTERNAL FINISHES			
D2.BSN-S.90.01	EXTERNAL FINISHES		F
D2.BSN-S.92 PHOTOMONTAGE			
D2.BSN-S.92.01	VIEW 01 BOURKE STREET		F
D2.BSN-S.92.02	VIEW 02 CENTRAL PARK		F
D2.BSN-S.92.03	VIEW 03 LEVEL 1 OASIS		F
D2.BSN-S.92.04	VIEW 04 THRU SITE LINK		F
D2.BSN-S.92.05	VIEW 05 HERITAGE PLAZA		F
D2.BSN-S.92.06	VIEW 06 MCEVOY STREET AND BOURKE STREET		F
D2.BSN-S.92.07	VIEW 07 NORTHERN LOBBY ENTRY		F
D2.BSN-S.92.08	VIEW 08 NORTHERN LOBBY ENTRY		F
D2.BSN-S.93 FACADE DETAILS			
D2.BSN-S.94.01	FACADE DETAILS - TERRACE + BALUSTRADE		F
D2.BSN-S.94.02	FACADE DETAILS - FACING BOURKE ST		F
D2.BSN-S.94.03	FACADE DETAILS - FACING PLAZA		F
D2.BSN-S.94.10	PRIVACY SCREENING		F

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
© Fieldwork Projects

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM W BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B1.4 MATERIALS FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.1 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9(F1.10) DAMPPROOFING
CLAUSE F5.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH J1.2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: S WITSH S TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH ELEC HYDRAULIC: BCA CLAUSE E3.15 & AS/ISO 4-2005
MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS9.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS 5200.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX. BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
DRAWING LIST

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW 2017

SCALE: NTS
DRAWN BY: FW-MHNDU
CHECKED: FW-MHNDU
ISSUE DATE: 27/10/22
PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.00.00**
REVISION: **F**

REF: BIM/cloud b:cp-1 - BIM/cloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo LAR/CUSRCOL

Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address
903-921 Bourke St,
Waterloo,
NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

1. Ceiling and light penetrations required to be sealed to prevent movement of air between a zone and another zone, attic or roof space.
2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
- Total R2.0 insulation to Soffit
- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

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ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
© Fieldwork Projects

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C3.15 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
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CLAUSE D2.16 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D3.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILIBER/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9 F1 E: DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS 1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH JV 2F BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL DEFRAGULI: BCA CLAUSE C3.15 & AS1530 4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WTH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WTH BCA PART CLAUSE & SPEC E2.2 & AS1398
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHI ELECHYDRAULIC PENETRATIONS TO COMPLY WTH BCA CLAUSE EC3.15 & AS 1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WTH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WTH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

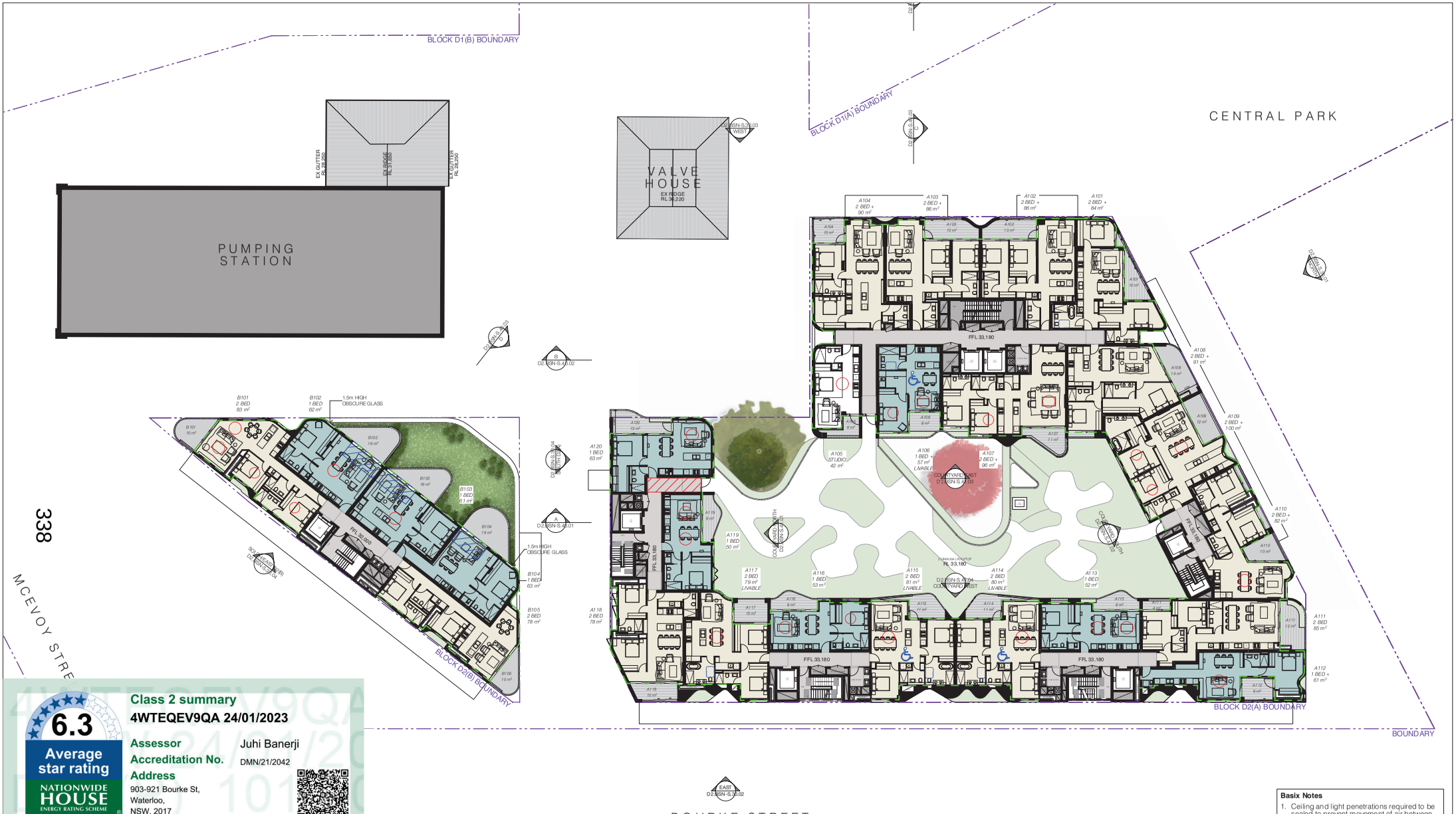
EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
——	BOUNDARY
- - -	EX BUILDING TO BE DEMOLISHED
— —	COUNCIL CONTROLS
⌒	REVISION UPDATES CLOUDED
○	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
GROUND FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE:		PROJECT NO:
27/10/22		**19-030**
DWG NUMBER:		REVISION:
D2.BSN-S.94.14		**F**

REF: BIMcloud: bcp-1 - BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BCP



Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address 903-921 Bourke St, Waterloo, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

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2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
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- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

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ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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Sydney Australia

Brian Meyerson - NSW ARB 4907

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mhndu@mhndu.com
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CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9 PT. E: DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH J2.2F BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL DRAINAGE: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHI ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE EC3.15 & AS1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.94.15**		REVISION: **F**

REF: BIM/cloud: bcp-1 - BIM/cloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BCOX

Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address 903-921 Bourke St, Waterloo, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

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FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
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© Fieldwork Projects

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Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY WITH MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

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CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9 FL 10 SUMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
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WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.94.16**		REVISION: **F**

REF: BIM Cloud: bcp-1 - BIM Cloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BCOX

Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address 903-921 Bourke St, Waterloo, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

1. Ceiling and light penetrations required to be sealed to prevent movement of air between a zone and another zone, attic or roof space.
2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
- Total R2.0 insulation to Soffit
- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY WITH MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOING AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILIES/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9(F) E1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART OLAUSE F4.4 & AS/1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH JZ OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL DRAINAGE: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHI ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE EC3.15 & AS 1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

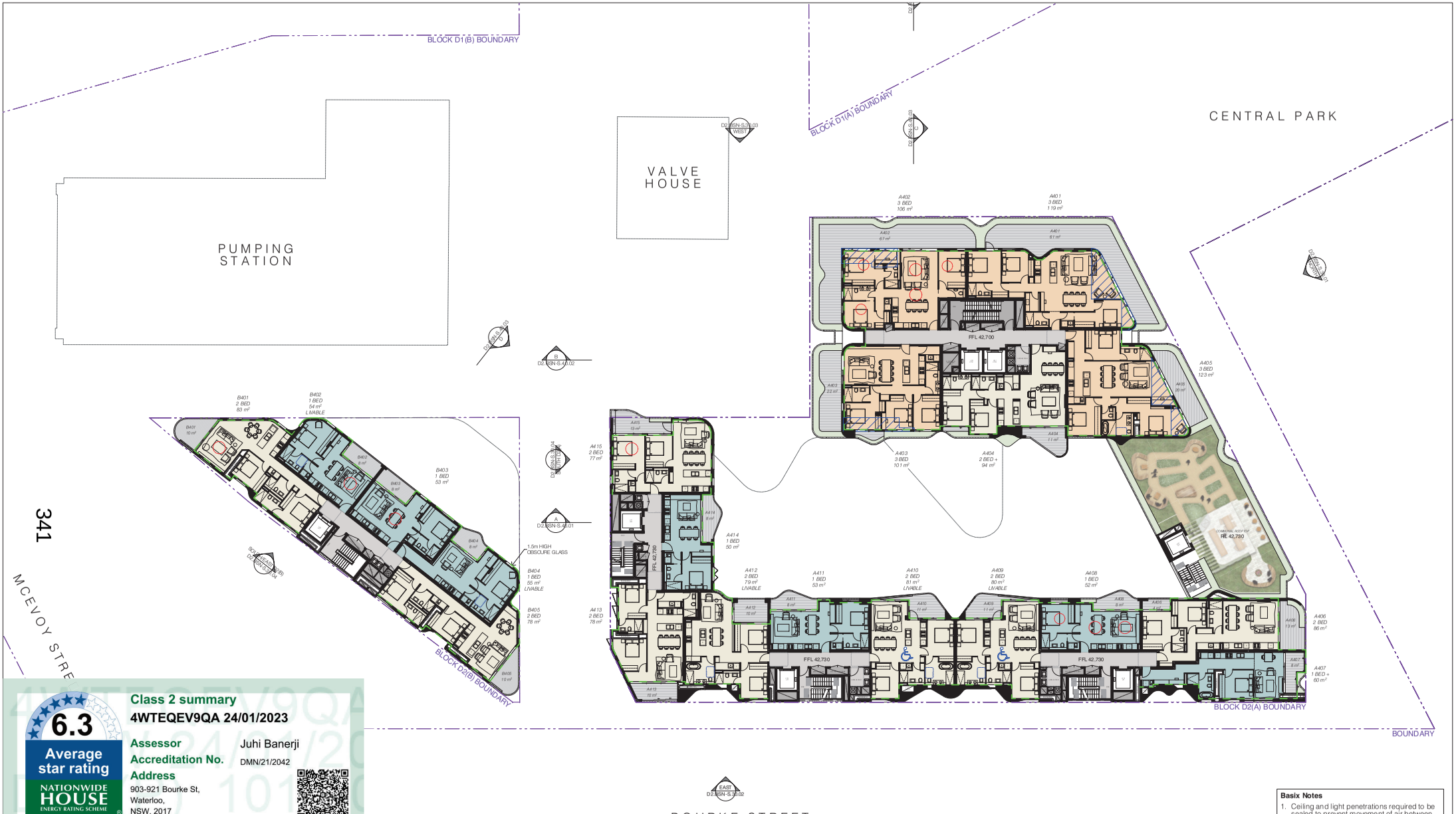
EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
LEVEL 3 FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE:		PROJECT NO:
27/10/22		**19-030**
DWG NUMBER:		REVISION:
D2.BSN-S.94.17		**F**

REF: BIM/cloud: bcp-1 - BIM/cloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BCOL



Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address 903-921 Bourke St, Waterloo, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

1. Ceiling and light penetrations required to be sealed to prevent movement of air between a zone and another zone, attic or roof space.
2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
- Total R2.0 insulation to Soffit
- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY WITH MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C3.15 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.15 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.16 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9 F1.10 DAMP PROOFING
CLAUSE G5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS 1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH JV 2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL OVERBUILD: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHY ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE EC3.15 & AS 1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
LEVEL 4 FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.94.18**		REVISION: **F**

REF: BIMCloud://bcp-1 - BIMCloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BCP

Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address 903-921 Bourke St, Waterloo, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

1. Ceiling and light penetrations required to be sealed to prevent movement of air between a zone and another zone, attic or roof space.
2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
- Total R2.0 insulation to Soffit
- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
© Fieldwork Projects

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY WITH MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.5 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOING S AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILIES/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9 F1.10 SUMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART OLAUSE F4.4 & AS 1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH JV 2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHBLE OWORBRAULIC: BCA CLAUSE C3.15 & AS1530 4.2005
MECHANICAL AIRCONDITIONING: TO COMPLY WTH PART J5 OF BCA
MECHANICAL EXHAUSTVENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WTH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHY ELECHYDRAULIC PENETRATIONS TO COMPLY WTH BCA CLAUSE EC3.15 & AS 1530.4 2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WTH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WTH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
LEVEL 5 FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.94.19**		REVISION: **F**

REF: BIMcloud: bcp-1 - BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUTBOOK

Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address
903-921 Bourke St,
Waterloo,
NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

1. Ceiling and light penetrations required to be sealed to prevent movement of air between a zone and another zone, attic or roof space.
2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
- Total R2.0 insulation to Soffit
- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
© Fieldwork Projects

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.5 OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOING& AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILIBES/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9/1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART OLAUSE F4.4 & AS/1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH JF 2 OF BCA
FIRE SERVICES: TO COMPLY WTH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHIBLE OWR DRAUL: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WTH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WTH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHY ELECHYDRAULIC PENETRATIONS TO COMPLY WTH BCA CLAUSE EC3.15 & AS1530.4:2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WTH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WTH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

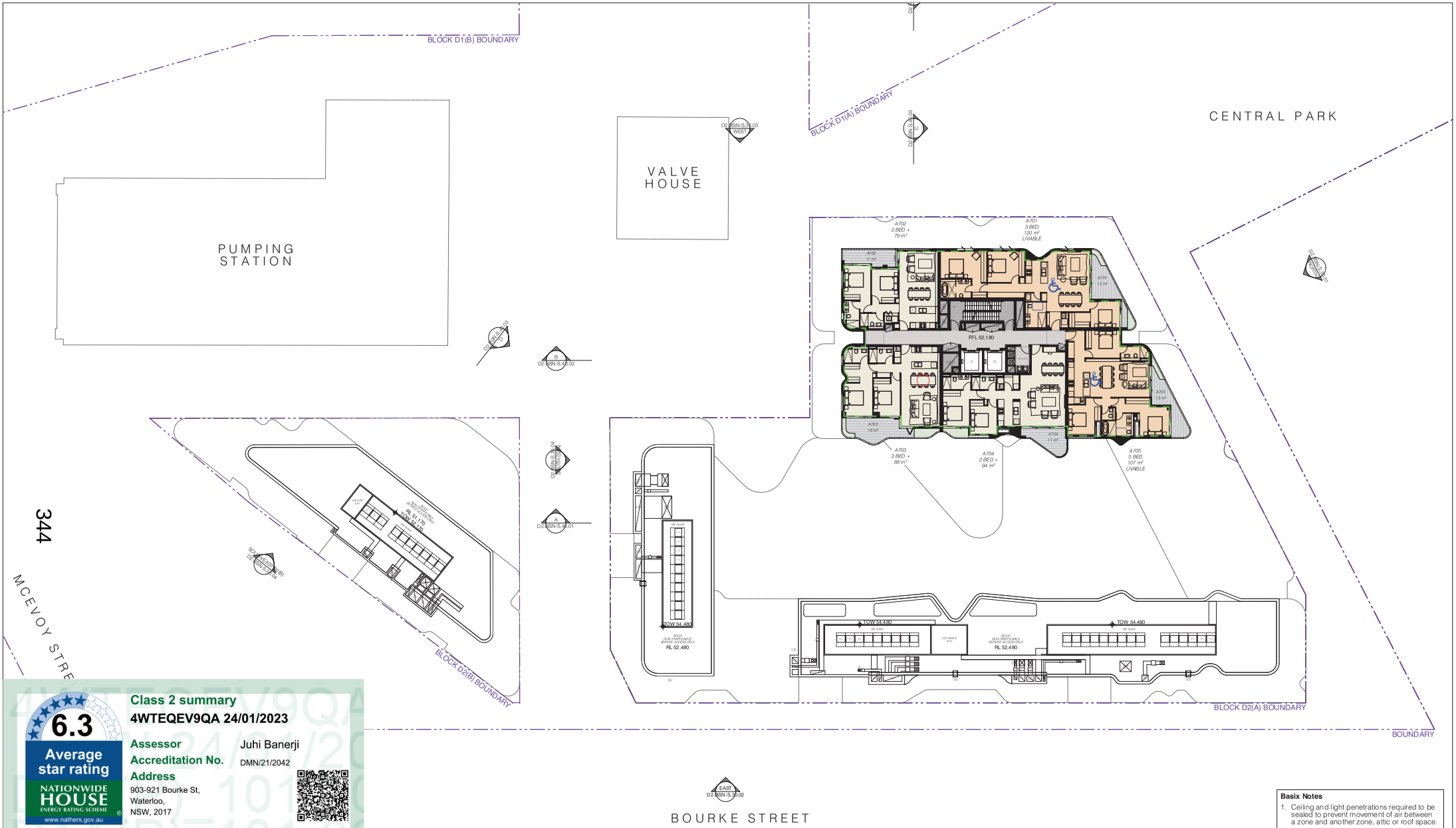
- EX EXISTING
- FFL RL OF FINISHED FLOOR LEVEL
- RL REDUCED LEVEL
- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- COUNCIL CONTROLS
- REVISION UPDATES CLOUDED
- CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
LEVEL 6 FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE:		PROJECT NO:
27/10/22		**19-030**
DWG NUMBER:		REVISION:
D2.BSN-S.94.20		**F**

REF: BIMcloud: bcp-1 - /BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUTBOOK



Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address 903-921 Bourke St, Waterloo, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

1. Ceiling and light penetrations required to be sealed to prevent movement of air between a zone and another zone, attic or roof space.
2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
- Total R2.0 insulation to Soffit
- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

REV	DESCRIPTION	DATE
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D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
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MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIALS & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.5 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.15 GOWNS AND REBATES
CLAUSE D2.14 LANDINGS
CLAUSE D2.16 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9 F1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS/1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH JV 2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL DRAINAGE: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHANICAL ELECTRICAL & HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS 1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

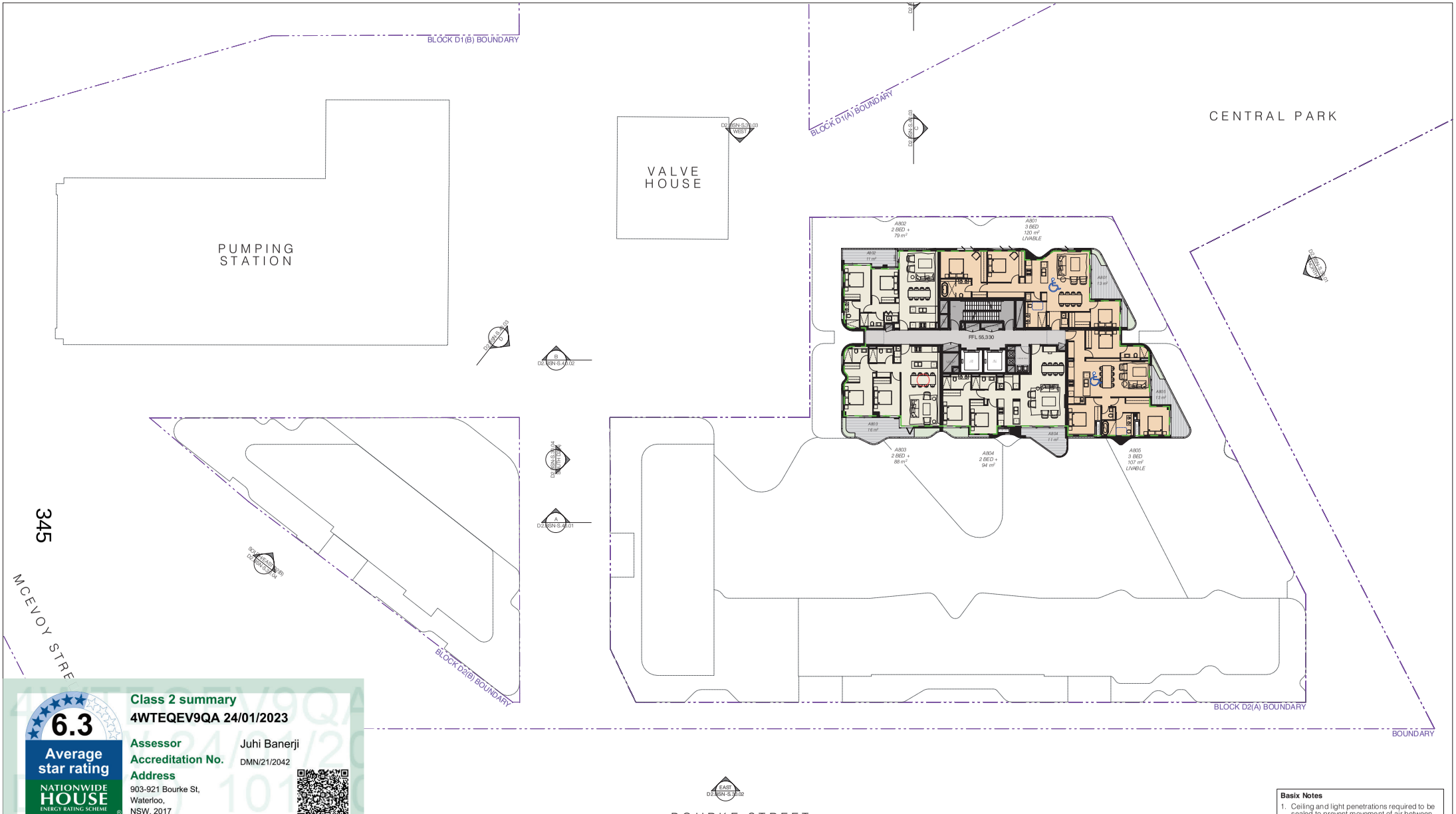
EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
LEVEL 7 FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.94.21**		REVISION: **F**

REF: BIM cloud: bcp-1 - BIM/cloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BCOX



Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address 903-921 Bourke St, Waterloo, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

1. Ceiling and light penetrations required to be sealed to prevent movement of air between a zone and another zone, attic or roof space.
2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
- Total R2.0 insulation to Soffit
- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.5 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.15 GORGE AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.16 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILIBES/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9(F) E: DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH J2.2F BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL VENTILATION: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHI ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE EC3.15 & AS1530.4:2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

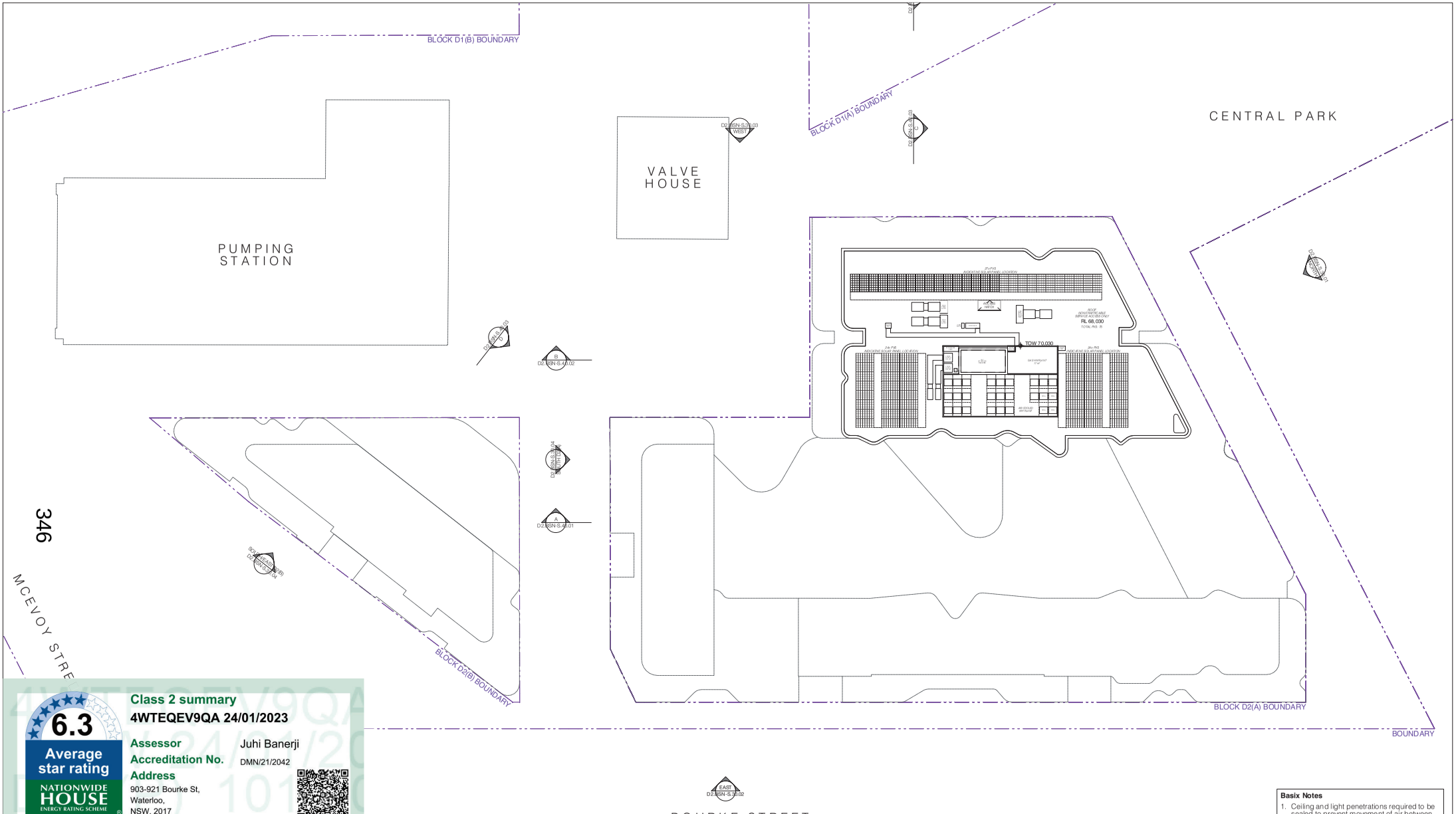
EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
LEVEL 8-11 FLOOR PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.94.22**		REVISION: **F**

REF: BIM/cloud: bcjv-1 - BIM/cloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BCJOK



Class 2 summary

4WTEQEV9QA 24/01/2023

6.3 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Juhi Banerji

Accreditation No. DMN/21/2042

Address 903-921 Bourke St, Waterloo, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=4WTEQEV9QA&GrpCert=1

Basix Notes

1. Ceiling and light penetrations required to be sealed to prevent movement of air between a zone and another zone, attic or roof space.
2. PV panels: Total 30Kwp as per basix certificate

Basix Insulation Legend

- Total R3.0 insulation to Roof/Ceiling
- Total R2.0 insulation to Soffit
- Total R2.5 insulation to External walls

Note: Internal walls as per acoustic requirements

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C3.15 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOING& AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISER/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9 F1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH JV 2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL OVERDRAUL: BCA CLAUSE C3.15 & AS1530 4.2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS5.6.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECHY ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE EC3.15 & AS1530.4 2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
ROOF PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.94.23**		REVISION: **F**

REF: BIM/cloud: bcp-1 - BIM/cloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo.LAYOUTBOOK

Stantec

903-921 Bourke St, Waterloo, NSW, 2017

Single Glazed Units

		Buildings	
Window Type	**U value:** **SHGC:**	**D2A_BSN**	**D2B_BSS**
SGU_Group 1		**Apartments**	
Awning / Casement	**U value:** 5.6 **SHGC: 0.36**	All Level 1 (except 119) All Level 2 (except 219) 301, 302, 303, 304, 306 to 320 401 to 407, 409 to 415 501 to 511, 513 to 517 All level 6 All Level 7 All Level 8 All Level 9 All Level 10	101, 103, 104, 105, 201, 203, 204, 205 All Level 3 All Level 4 502, 505, 506, 507
Fixed / Sliding	**U value:** 5.6 **SHGC**: 0.41	1101, 1102, 1103, 1105	
SGU_Group 2		**Apartments**	
Awning / Casement	**U value:** 5.4 **SHGC:** 0.49	209, 305, 309, 512, 1104	504, 508
Fixed / Sliding	**U value:** 5.4 **SHGC:** 0.58		

Double Glazed Units

		Building	
Window Type	**U value:** **SHGC:**	**D2A_BSN**	**D2B_BSS**
DGU_Group 1		**Apartments**	
Awning / Casement	**U value:** 4.3 **SHGC:** 0.47		501
Fixed / Sliding	**U value:** 4.3 **SHGC:** 0.53		
DGU_Group 2		**Apartments**	
Awning / Casement	**U value:** 4.9 **SHGC:** 0.33	119, 219, 408	102, 202, 503
Fixed / Sliding	**U value:** 4.9 **SHGC:** 0.33		

All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047.

Note: The thermal performance values for all windows detailed above are for glass and framing system combined.

348

LEGEND

- 1 BED STORAGE CAGE (3m^3 min.)
- 2 BED STORAGE CAGE (4m^3 min.)
- 3 BED STORAGE CAGE (5m^3 min.)

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:

FIELDWORK

MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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MHNDUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSEF4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

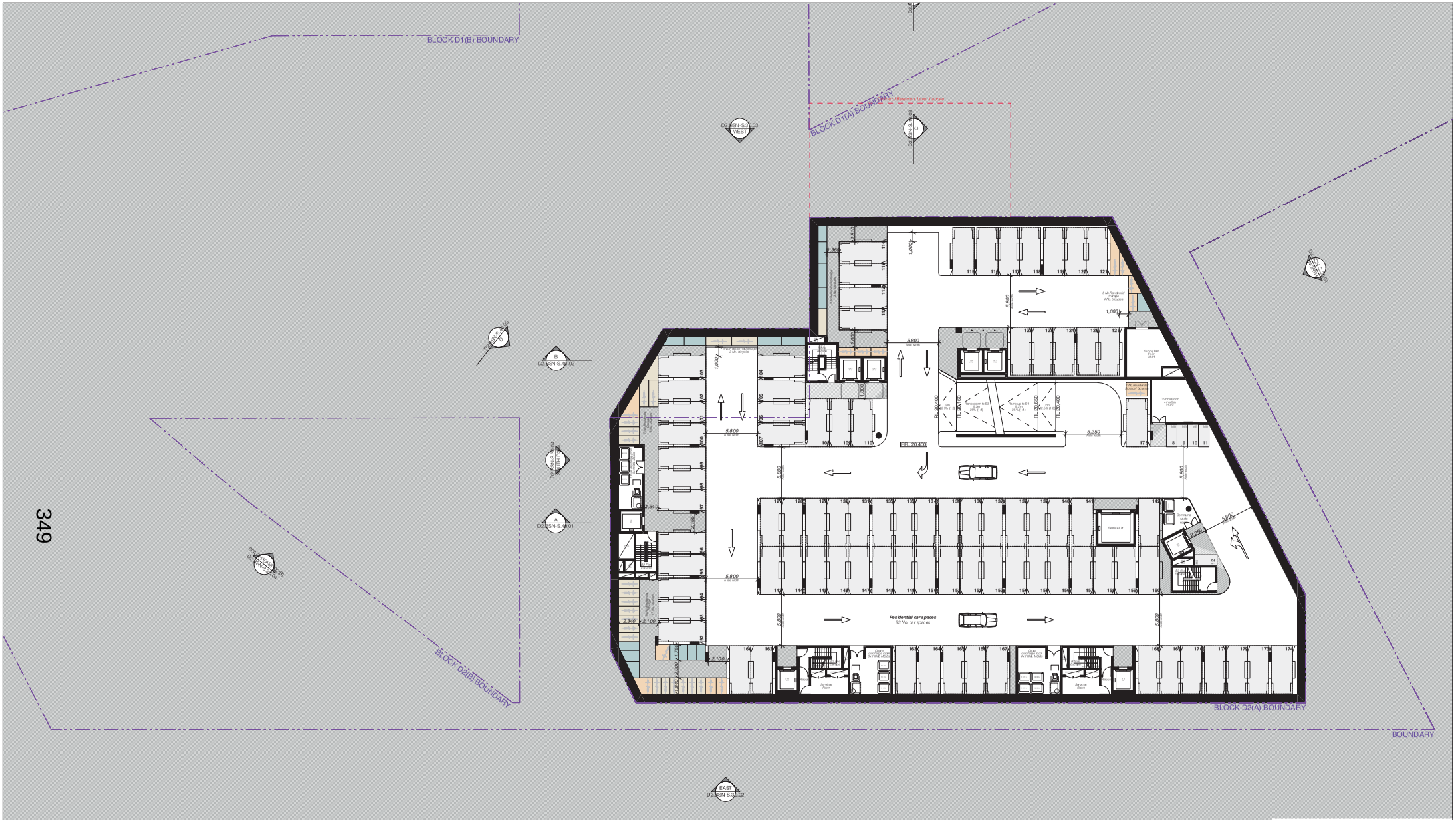
- EX — EXISTING
- FFL — RL OF FINISHED FLOOR LEVEL
- RL — REDUCED LEVEL
- BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- COUNCIL CONTROLS
- REVISION UPDATES CLOUDED
- CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
BASEMENT B1 PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW 2017

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE:		PROJECT NO:
27/10/22		19-030
DWG NUMBER:		REVISION:
D2.BSN-S.20.B01		E

REF: BIMcloud: bcp-1 - BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUTBOOK



LEGEND

- 1 BED STORAGE CAGE (3m³ min.)
- 2 BED STORAGE CAGE (4m³ min.)
- 3 BED STORAGE CAGE (5m³ min.)

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
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F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
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CLAUSE D2.14 LANDINGS
CLAUSE D2.16 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
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CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9/E1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
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BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500: 3.2
ENERGY EFFICIENCY GLAZING: TO COMPLY WITH J2.5F BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7.OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELEC WORK/BUILD: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5.OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1851-4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

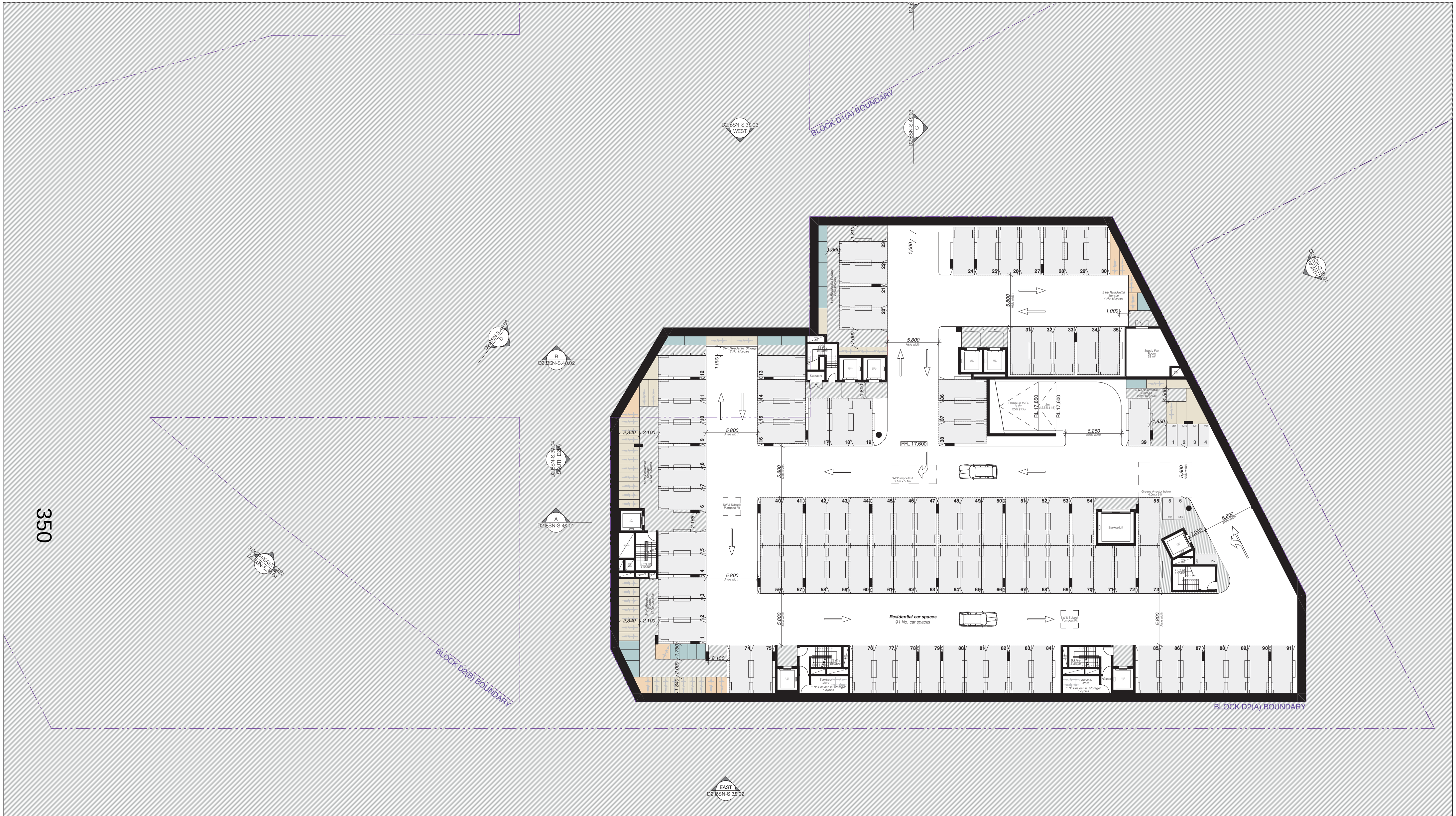
EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
BASEMENT B2 PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.20.B02**		REVISION: **E**

REF: BIMcloud://bcp-1 - BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BROK



LEGEND

- 1 BED STORAGE CAGE ($3m^3$ min.)
- 2 BED STORAGE CAGE ($4m^3$ min.)
- 3 BED STORAGE CAGE ($5m^3$ min.)

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066
T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC. C1.1 FIRE RESISTING CONSTRUCTION
SPEC. C1.10 FIRE HAZARD PROPERTIES
SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SPEARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSYEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACIL/SERV/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE F1.7 WATERPROOFING OF WET AREAS
CLAUSE F1.9/F1.10 DAMP PROOFING
CLAUSE 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENCYGLAZING: TO COMPLY WITH J2 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHANUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
SOUND TRANSMISSION: TO COMPLY WITH PART5 OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
BASEMENT B3 PLAN

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW 2017

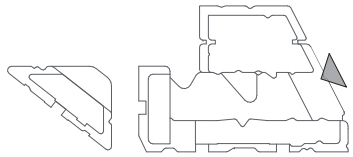
SCALE: 1:400@A3	DRAWN BY: FW-MHNDU	CHECKED: FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: 19-030
DWG NUMBER: D2.BSN-S.20.B03		REVISION: E

REF: BIMcloud: bcp-1 - BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUTBOOK

MATERIALS KEY

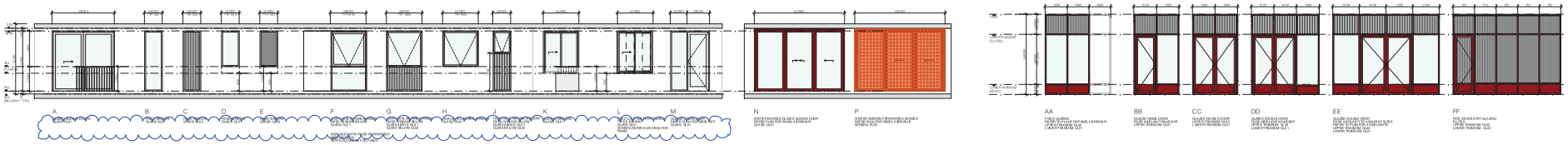
REFER EXTERNAL FINISHES SCHEDULE FOR FURTHER DETAILS

BR01	BRICK - STRETCHER BOND	BR04	BRICK - STRETCHER BOND LIGHT COLOUR	PC01	POWDERCOAT - SILVER	GL01	GLASS - CLEAR	MS02	PERFORATED MESH SCREEN - PC02
BR02	BRICK - SOLDIER BOND	CF01	PRECAST - TERRACOTTA	PC02	POWDERCOAT - TERRACOTTA	GL02	GLASS - FLUTED	MS03	PERFORATED MESH SCREEN - PC01
BR03	BRICK STRETCHER BOND - EVERY SECOND COURSE RECESSED	CF02	CONCRETE - GREY	CB01	CABLES - STAINLESS STEEL	MS01	EXPANDED METAL MESH		



KEY PLAN

ELEVATION NORTH 1:400



WINDOW LEGEND

REV	DESCRIPTION	DATE
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E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	21/12/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.5 OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOING AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILIS/SERV FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9/E1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS/1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500: 3.2
ENERGY EFFICIENCY/INSULATION: TO COMPLY WITH J2.0 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7.OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLOGY/BRAULIC: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5.OF BCA
MECHANICAL DAWNJUST VENTILATION: TO COMPLY WITH AS1668 & AS98.2
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
ELEVATION NORTH

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

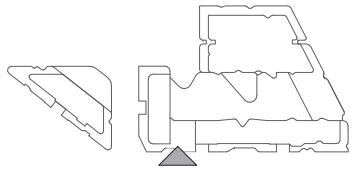
SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE:		PROJECT NO:
27/10/22		**19-030**
DWG NUMBER:		REVISION:
D2.BSN-S.30.01		**E**

REF: BIMcloud: bcp-1 - /BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUTBOOK

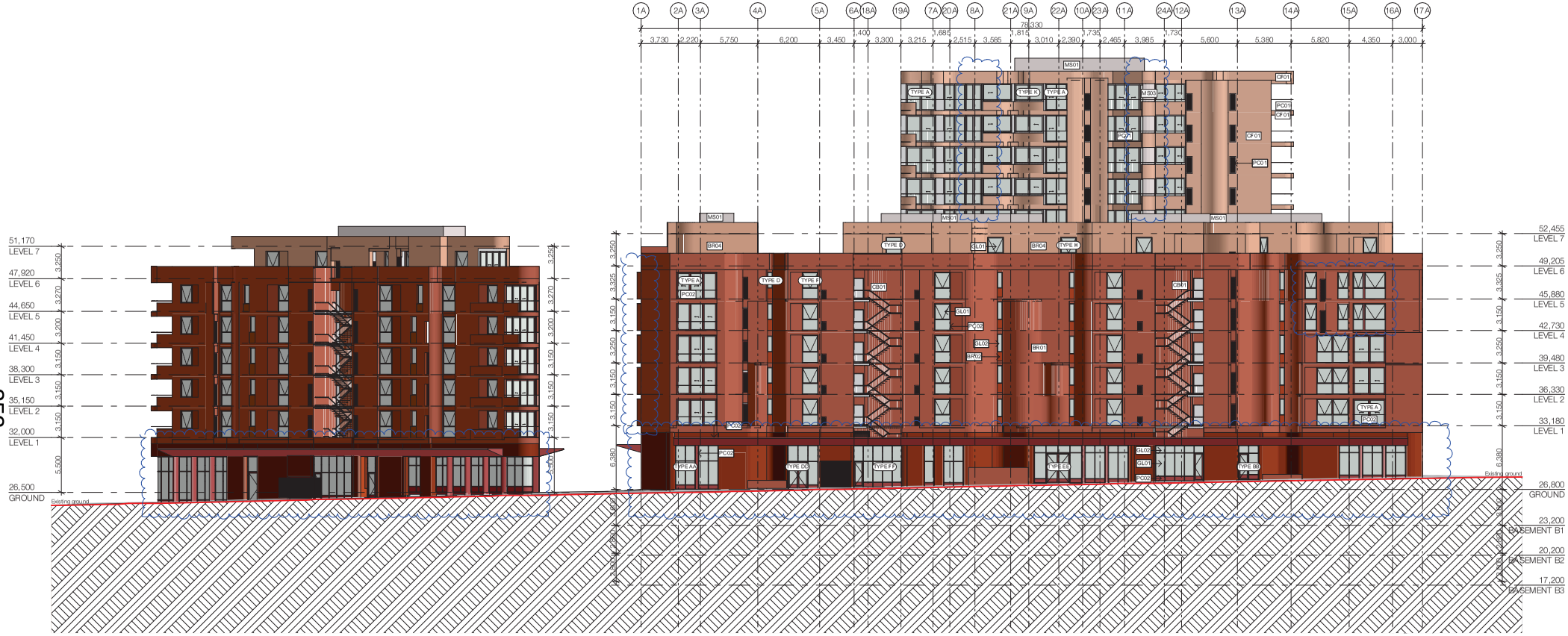
MATERIALS KEY

REFER EXTERNAL FINISHES SCHEDULE FOR FURTHER DETAILS

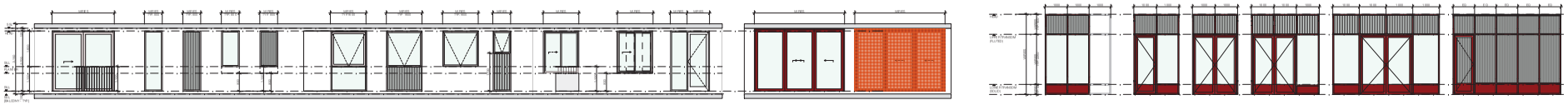
BR01	BRICK - STRETCHER BOND	BR04	BRICK - STRETCHER BOND LIGHT COLOUR	PC01	POWDERCOAT - SILVER	GL01	GLASS - CLEAR	MS02	PERFORATED MESH SCREEN - PC02
BR02	BRICK - SOLDIER BOND	CF01	PRECAST - TERRACOTTA	PC02	POWDERCOAT - TERRACOTTA	GL02	GLASS - FLUTED	MS03	PERFORATED MESH SCREEN - PC01
BR03	BRICK STRETCHER BOND - EVERY SECOND COURSE RECESSED	CF02	CONCRETE - GREY	CB01	CABLES - STAINLESS STEEL	MS01	EXPANDED METAL MESH		



KEY PLAN



ELEVATION — EAST — 1:400



WINDOW LEGEND

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	19/12/22

ARCHITECT:
FIELDWORK

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENINGS FIRE ISOLATED EXITS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.15 GORGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.16 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILISER/V FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9/E1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500: 3.2
ENERGY EFFICIENCY VALID AND: TO COMPLY WITH J2.0 OF BCA
FIRE SEPARCES: TO COMPLY WTH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WTH PART J7.OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLOGY/BRAULIC: BCA CLAUSE D3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WTH PART J5.OF BCA
MECHANICAL DAWNAUGET VENTILATION: TO COMPLY WITH AS1668 & AS98.2
SMOKE ALARMS: TO COMPLY WTH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
ELEVATION EAST

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

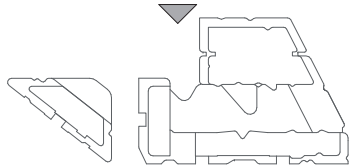
SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE:		PROJECT NO:
27/10/22		**19-030**
DWG NUMBER:		REVISION:
D2.BSN-S.30.02		**F**

REF: BIMcloud: bcp-1 - BIM/cad/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUT.BCP

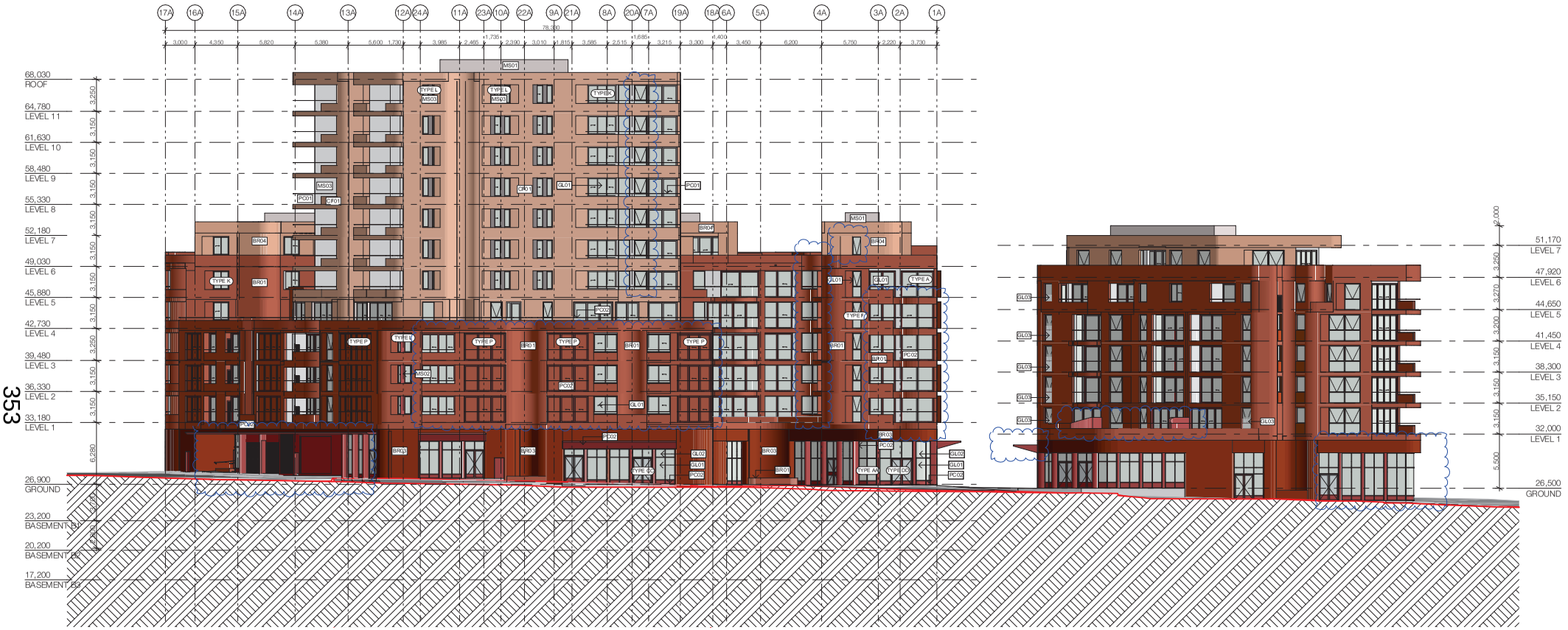
MATERIALS KEY

REFER EXTERNAL FINISHES SCHEDULE FOR FURTHER DETAILS

BR01	BRICK - STRETCHER BOND	BR04	BRICK - STRETCHER BOND LIGHT COLOUR	PC01	POWDERCOAT - SILVER	GL01	GLASS - CLEAR	MS02	PERFORATED MESH SCREEN - PC02
BR02	BRICK - SOLDIER BOND	CF01	PRECAST - TERRACOTTA	PC02	POWDERCOAT - TERRACOTTA	GL02	GLASS - FLUTED	MS03	PERFORATED MESH SCREEN - PC01
BR03	BRICK STRETCHER BOND - EVERY SECOND COURSE RECESSED	CF02	CONCRETE - GREY	CB01	CABLES - STAINLESS STEEL	MS01	EXPANDED METAL MESH		



KEY PLAN



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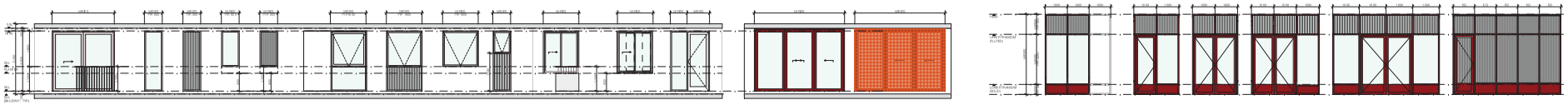
ELEVATION WEST 1:400



WINDOW LEGEND

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
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F	COUNCIL RFI RESPONSES	19/12/22

ARCHITECT:
FIELDWORK

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
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CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9/11.0 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
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BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500: 3.2
ENERGY EFFICIENCY/LADDER: TO COMPLY WITH J2.0 OF BCA
FIRE SERVICES: TO COMPLY WTH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WTH PART J7.OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLOGY/BUILD: BCA CLAUSE C3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WTH PART J5.OF BCA
MECHANICAL DAWAUSET VENTILATION: TO COMPLY WITH AS1668 & AS98.2
SMOKE ALARMS: TO COMPLY WTH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
ELEVATION WEST

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

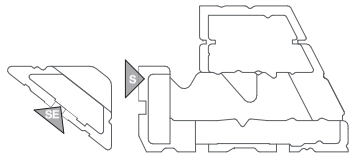
SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE:		PROJECT NO:
27/10/22		**19-030**
DWG NUMBER:		REVISION:
D2.BSN-S.30.03		**F**

REF: BIMcloud://bcp-1 - BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_LAYOUTBOOK

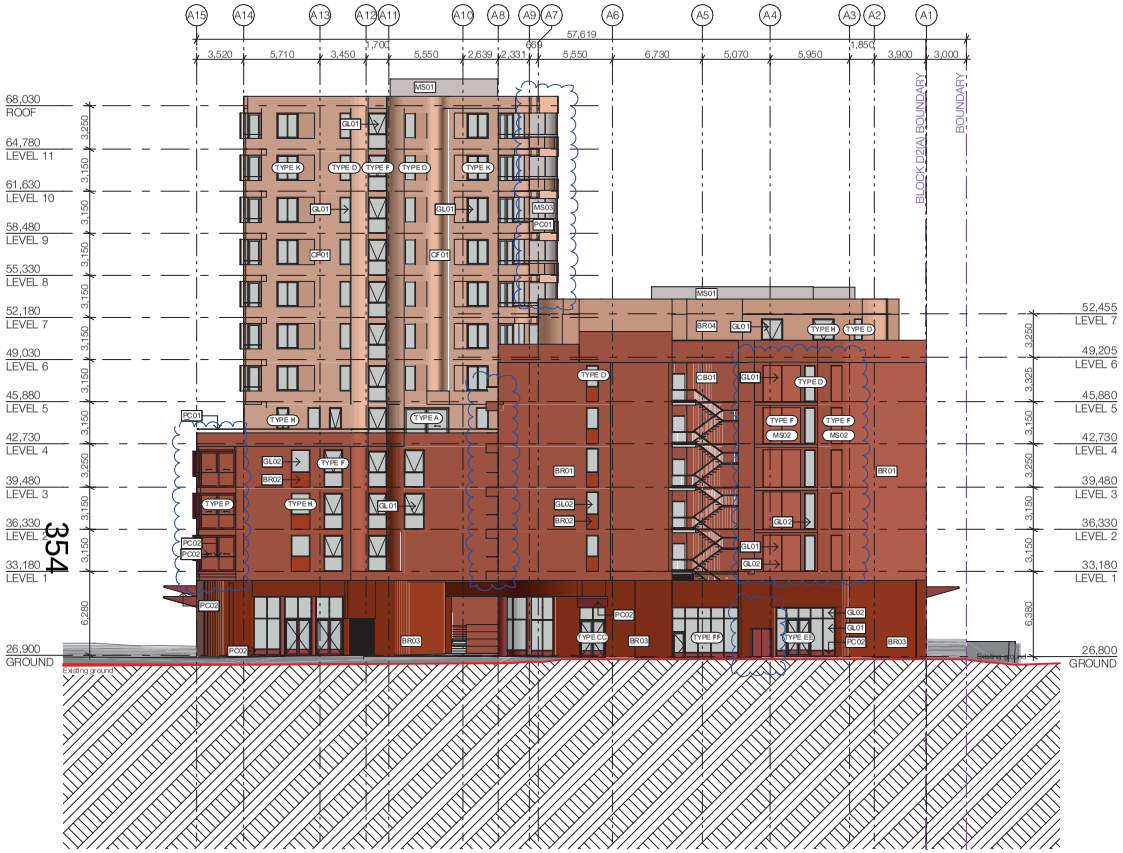
MATERIALS KEY

REFER EXTERNAL FINISHES SCHEDULE FOR FURTHER DETAILS

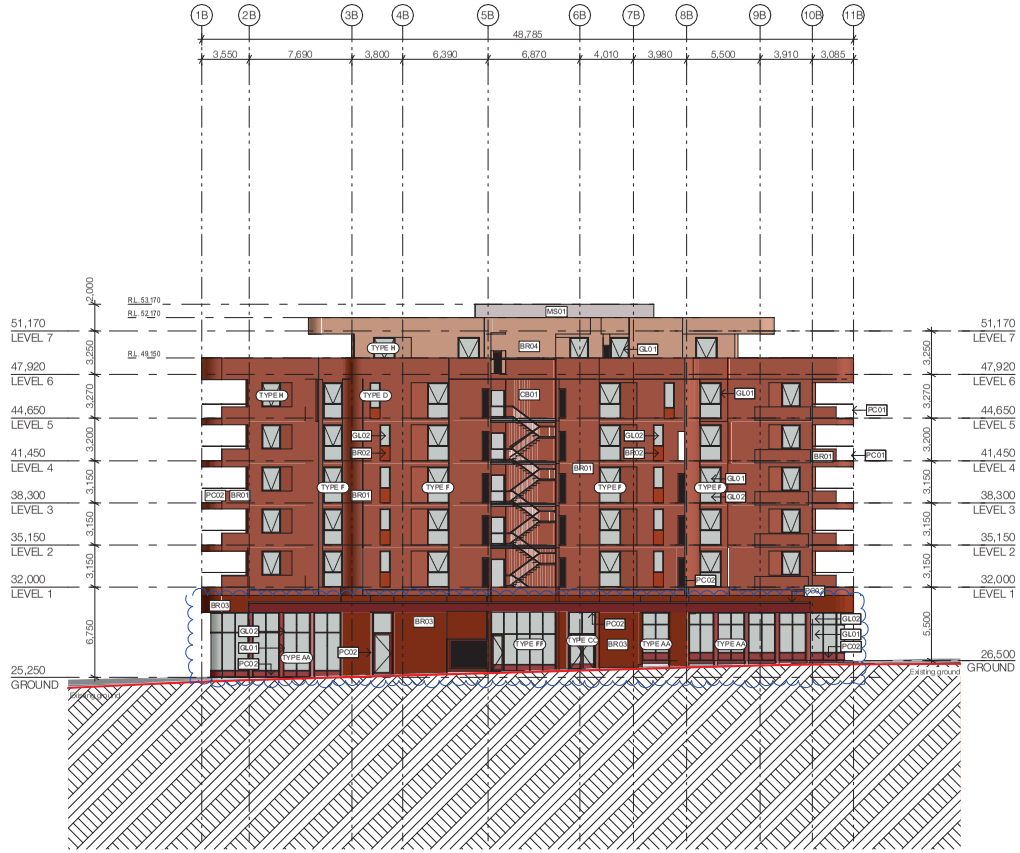
BR01	BRICK - STRETCHER BOND	BR04	BRICK - STRETCHER BOND LIGHT COLOUR	PC01	POWDERCOAT - SILVER	GL01	GLASS - CLEAR	MS02	PERFORATED MESH SCREEN - PC02
BR02	BRICK - SOLDIER BOND	CF01	PRECAST - TERRACOTTA	PC02	POWDERCOAT - TERRACOTTA	GL02	GLASS - FLUTED	MS03	PERFORATED MESH SCREEN - PC01
BR03	BRICK STRETCHER BOND - EVERY SECOND COURSE RECESSED	CF02	CONCRETE - GREY	CB01	CABLES - STAINLESS STEEL	MS01	EXPANDED METAL MESH		



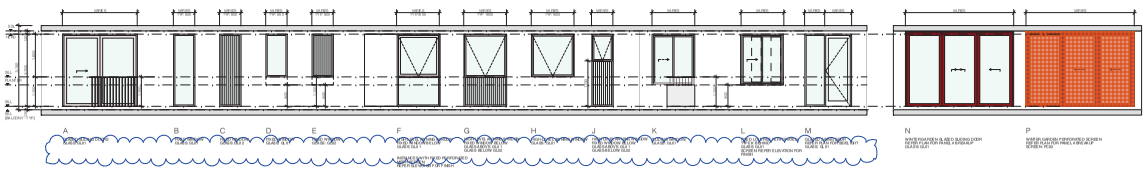
KEY PLAN

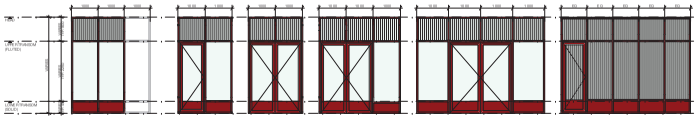


ELEVATION SOUTH - D2(A) 1:400



ELEVATION SOUTH/EAST - D2(B) 1:400





WINDOW LEGEND

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22
F	COUNCIL RFI RESPONSES	19/12/22

ARCHITECT:
FIELDWORK

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com

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ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA C,A,U,E,D,S & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C3.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.5 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.6 OPENINGS FIRE ISOLATED EXITS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.15 GORGES AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.16 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 EVENT OF ACCESSIBLE FACILISER/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9/11.0 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500: 3.2
ENERGY EFFICIENCY VALID AS: TO COMPLY WITH J2.0 OF BCA
FIRE SEPARCES: TO COMPLY WTH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WTH PART J7.0 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLOGY/BUILD: BCA CLAUSE C5.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WTH PART J5.0F BCA
MECHANICAL DAWAUGET VENTILATION: TO COMPLY WITH AS1668 & AS98.2
SMOKE ALARMS: TO COMPLY WTH BCA PART CLAUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4:2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
ELEVATION SOUTH D2(A) SOUTH/ EAST D2(B)
PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE:		PROJECT NO:
27/10/22		**19-030**
DWG NUMBER:		REVISION:
D2.BSN-S.30.04		**F**

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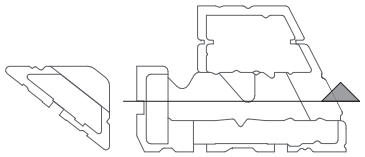
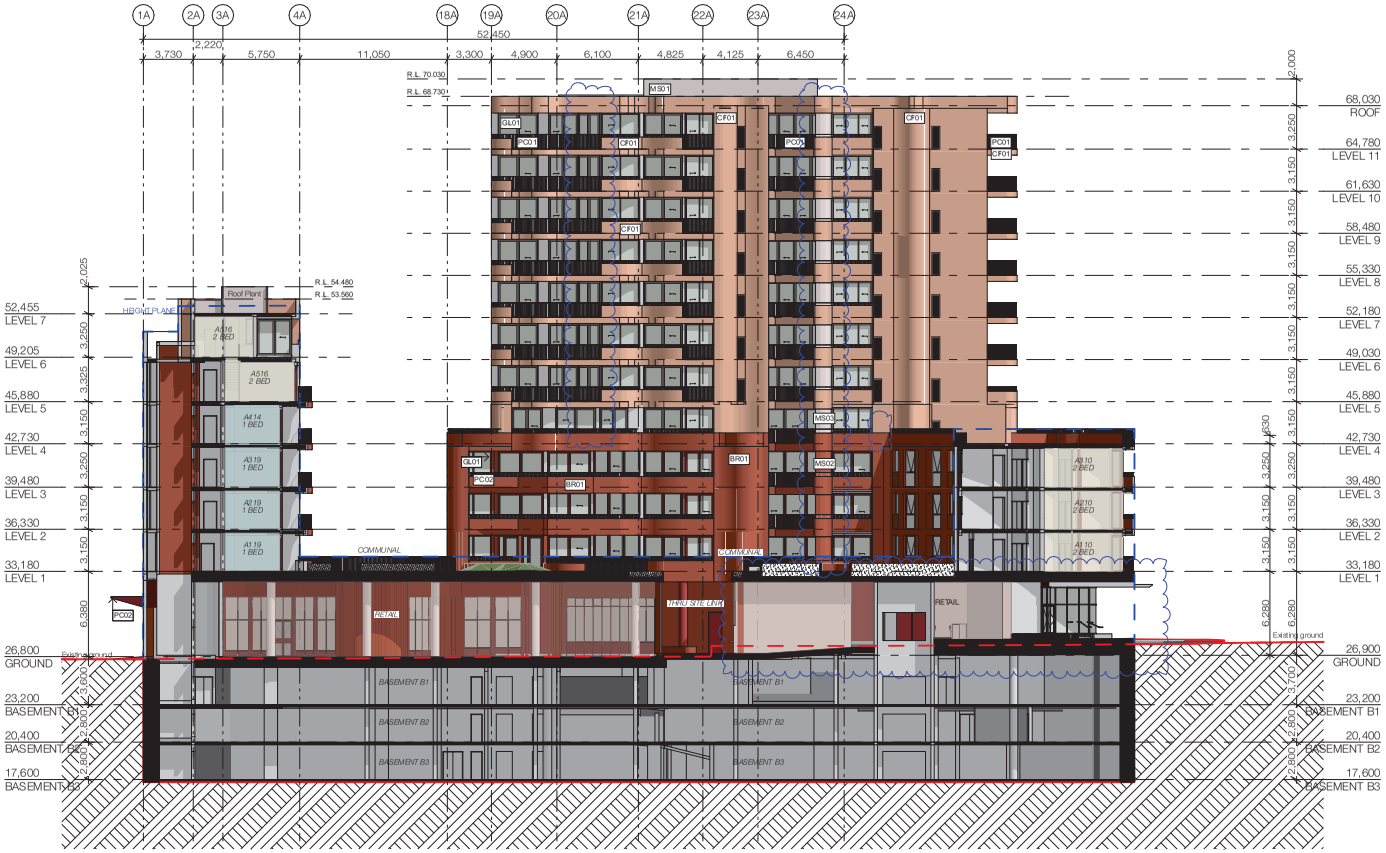


KEY PLAN



SECTION A 1:400

355

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
© Fieldwork Projects

MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
SPEC C1.10 FIRE HAZARD PROPERTIES
SPEC C1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 IDENT. OF ACCESSIBLE FACILITIES/ FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9/E1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
CLAUSE F5.4 SOUND INSULATION OF FLOORS
CLAUSE F5.5 SOUND INSULATION OF WALLS
CLAUSE F5.6 SOUND INSULATION OF SERVICES
CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS/1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500: 3.2
ENERGY EFFICIENCY/CLADDING: TO COMPLY WITH J2.0 OF BCA
FIRE SEPARCES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7.OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLOW/DRAULIC: BCA CLAUSE D3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5.OF BCA
MECHANICAL DRAWLIGHT VENTILATION: TO COMPLY WITH AS1668 & AS68.2
SMOKE ALARMS: TO COMPLY WITH BCA PART C1AUSE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
SWIM CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS 3740

NOTES:

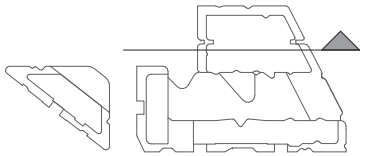
EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
—	BOUNDARY
— —	EX BUILDING TO BE DEMOLISHED
— —	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
SECTION A

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.40.01**		REVISION: **E**

REF: BIMcloud: MHNDU/19032 - BIMcloud/19-030 903-921 Bourke Street/19-030 903-921 Bourke Street Waterloo_ARCHITECTURAL



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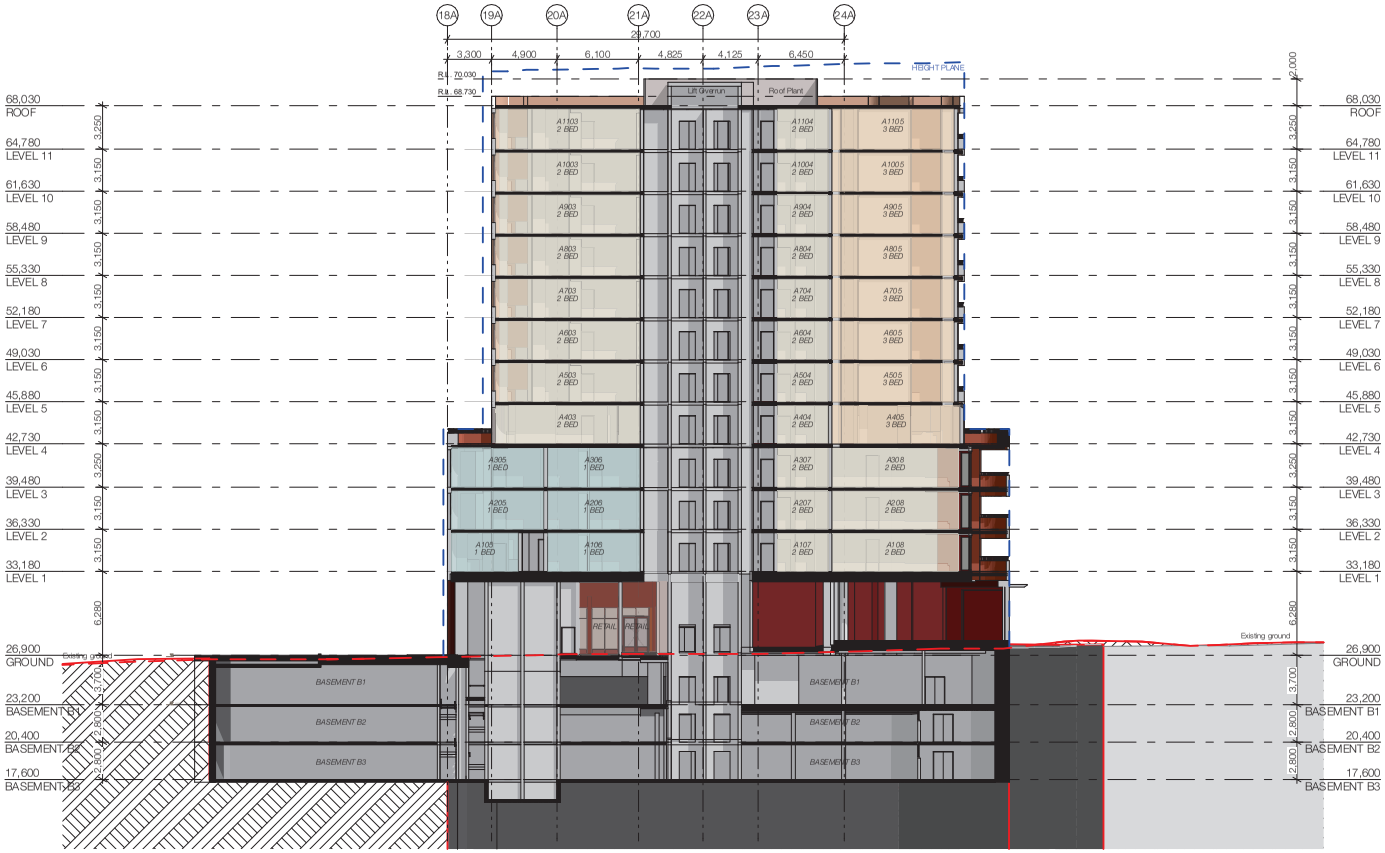

SECTION B 1:400

356

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	17/11/21
B	COUNCIL RFI RESPONSES	24/05/22
C	COUNCIL RFI RESPONSES	14/10/22
D	COUNCIL RFI RESPONSES	20/10/22
E	COUNCIL RFI RESPONSES	27/10/22

ARCHITECT:
FIELDWORK
MHN Design Union Pty Ltd
150 Langridge Road
Collingwood VIC 3066

T +61 (0)3 9081 2401
hello@fieldworkprojects.com.au
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MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
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ALL CONSTRUCTION TO COMPLY AT MINIMUM BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C1.1 FIRE RESISTING CONSTRUCTION
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CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C2.12 SEPARATION OF EQUIPMENT
CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D1.10 DISCHARGE FROM EXITS
CLAUSE D2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 GOINGS AND RISERS
CLAUSE D2.14 LANDINGS
CLAUSE D2.15 THRESHOLDS
CLAUSE D2.16 BALUSTRADES
CLAUSE D2.17 HANDRAILS
CLAUSE D2.21 OPERATION OF LATCH
CLAUSE D2.23 SIGNS ON DOORS
CLAUSE D3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 EVENT OF ACCESSIBLE FACILISER/FEATURES
CLAUSE D3.8 TACTILE INDICATORS
CLAUSE E1.7 WATERPROOFING OF WET AREAS
CLAUSE E1.9/E1.10 DAMP PROOFING
CLAUSE E2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 LIGHTING AND VENTILATION
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CLAUSE F5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS/1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500. 3.2
ENERGY EFFICIENCY VALADD: TO COMPLY WITH J2.0 OF BCA
FIRE SEPARCES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7.0 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHELLOCYDRAULIC: BCA CLAUSE D3.15 & AS1530.4:2005
MECHANICAL AIRCONDITIONING: TO COMPLY WITH PART J5.0F BCA
MECHANICAL DAWNAUSE VENTILATION: TO COMPLY WITH AS1668 & AS98.2
SMOKE ALARMS: TO COMPLY WITH BCA PART C4 USE & SPEC E2.2 & AS3786
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELECHYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530.4-2005
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS 3740

NOTES:

EX	EXISTING
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	CEILING FAN INDICATIVE LOCATION

DRAWING TITLE:
SECTION B

PROJECT ADDRESS:
903-921 BOURKE STREET, WATERLOO NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:400@A3	FW-MHNDU	FW-MHNDU
ISSUE DATE: 27/10/22		PROJECT NO: **19-030**
DWG NUMBER: **D2.BSN-S.40.02**		REVISION: **E**

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