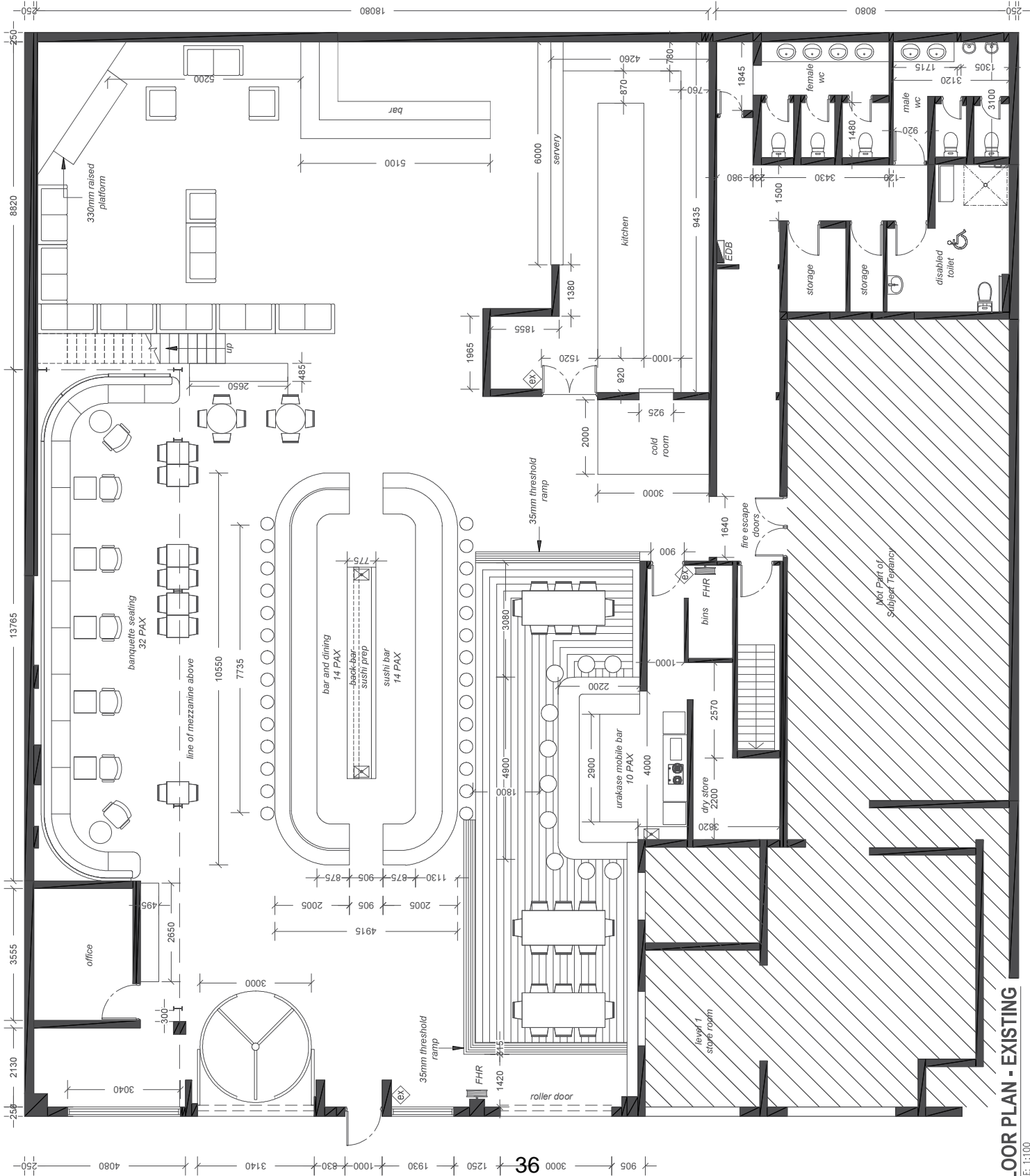


Attachment B

Selected Drawings



B 23.12.2022 Revised DA Issue to Council
A 29.09.2022 DA Issue to Council

ISSUE DATE DESCRIPTION

ARCHITECTURE SPECTRUM
 Nominated Architect: Martin Bednarczyk | NSW ARB #8912
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PROJECT: Ora Bar and Restaurant
CLIENT: 8-10 Danks Street, Waterloo
Sam Fay
 8-10 Danks Street, Waterloo
SHEET TITLE: Floor Plan - Existing

SCALE: 1:100 @ A3
 DRAWN: Peter S
 SHEET SIZE: DWG NO.
 REVISION: **A3 DA02 b**

FLOOR PLAN - EXISTING
 SCALE: 1:100

Note:
Exempt Development and Complying Development Certificate works are not to be approved under the Development Application.

- LEGEND:**
-  existing wall to remain
 -  new 13mm plasterboard wall
 -  Red cloud and notes - works to be approved under Complying Development Certificate
 -  Blue cloud and notes - works to be approved under Exempt Development

- emergency light in accordance with AS2293.1.
 - evertroctrons lighting with D32 light output
 - cool room
 - vestibule in front of Bin room
 - unisex accessible sanitary compartment
 - above steel stairway/landing serving the mezzanine
 - above top landing/stairway serving the level 1 office room
-  illuminated exit sign to comply with AS2293.1



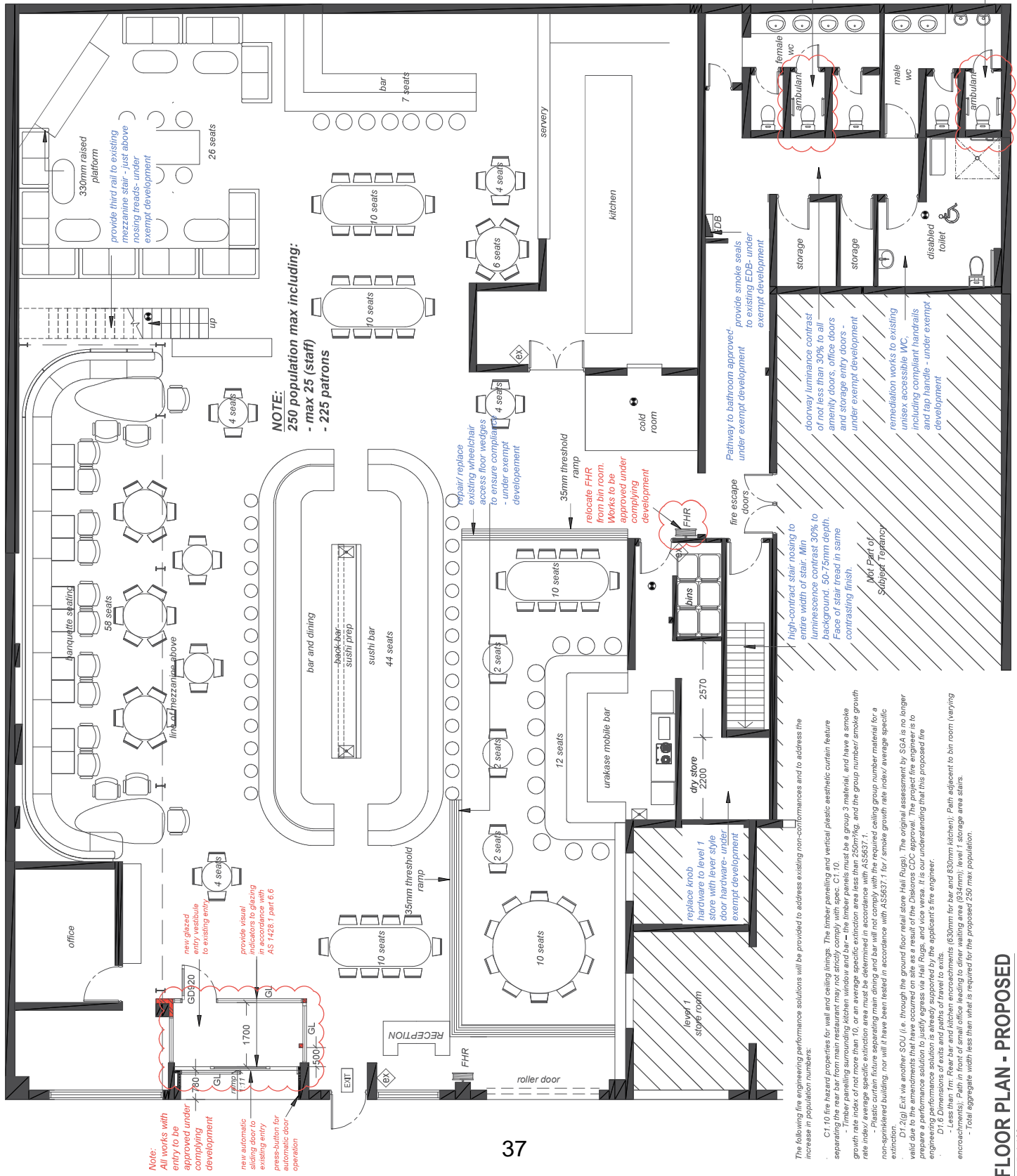
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PROJECT:
Ora Bar and Restaurant
 CLIENT:
 8-10 Danks Street, Waterloo
Sam Fay
 8-10 Danks Street, Waterloo
 SHEET TITLE:
Floor Plan - Proposed

SCALE: 1:100 @ A3
 DRAWN: Peter S
 SHEET SIZE: DWG NO:
 REVISION:
A3 DA03 b



NOTE:
 250 population max including:
 - max 25 (staff)
 - 225 patrons

Note:
 All works with entry to be approved under complying development.

The following fire engineering performance solutions will be provided to address existing non-conformances and to address the increase in population numbers.

- C1 10 fire based protection for wall and ceiling linings. The timber panelling and vertical plastic aesthetic curtain feature separating the rear bar from main restaurant may not strictly comply with sec C1 10
- Timber panelling surrounding kitchen window and bar - the timber panels must be a group 3 material, and have a smoke growth rate index of not more than 10, or an average specific extinction area less than 250m²/kg, and the group number smoke growth rate index average specific extinction area must be determined in accordance with AS5637.1.
- Plastic curtain fixture separating main dining and bar will not comply with the required ceiling group number material for a non-sprinklered building, nor will it have been tested in accordance with AS5637.1 for smoke growth rate index average specific extinction area.
- D1 2(a) Exit via another SOU (i.e. through the ground floor retail store Hall Rugs). The original assessment by SGA is no longer valid due to the amendments that have occurred on site as a result of the Disborses CDC approval. The project fire engineer is to prepare a performance solution to justify egress via Hall Rugs, and vice versa. It is our understanding that this proposed fire engineering performance solution is already supported by the applicant's fire engineer.
- D1 6 Dimensions of exits and paths of travel to exits.
- Case 1: Path in front of retail store to existing new 634mm level 1 storage area stairs.
- Case 2: Path in front of retail store to existing new 634mm level 1 storage area stairs.
- Total aggregate width less than what is required for the proposed 250 max population.