





REVISION:

55.80

No	AMENDMENTS	Ву	Date		
В	DA ISSUE	DG	20.07.17		
С	FOR CLIENT REVIEW	МО	18.04.19		
D	FOR CONSTRUCTION CERTIFICATE	МО	26.06.19		
Е	AMENDMENT TO COUNCIL LETTER	МО	19.07.19		
F	190MM COCRETE BLOCK WALL BETWEEN EXISTING FACTORY AND NEW ADDITION PROPOSED	ММ	27.08.19		
G	AMENDMENT TO STRUCTURAL DRAWING	МО	12.12.19		
Н	AMENDMENT TO DADO AND COLORBOND SHEET	мо	30.01.20		
	EXISTING ELECTRICAL SUB STATION UPDATED	МО	27/04/20		
J	EXISTING DRIVEWAY UPDATED (RETAINED)	МО	23/06/20		
K	SECTION 4.55 SUBMISSION	МО	19/08/20		

DRAWING NOTES

STAIR TO COMPLY WITH AS1428.1-2009

TGSI SHALL BE INSTALLED IN ACCORDANCE WITH AS1428.4.1

ALL PEDESTRIAN RAMP IS ALSO SERVING AS AN ACCESSIBLE RAMP UNDER PART 33, BE IN ACCORDANCE WITH AS 1428.1

THE FLOOR SURFACE OF A RAMP MUST HAVE A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE D2.14 WHE ACCORDANCE WITH AS 4586.

Architects Pty Ltd

ARCHITECTS INTERIORS LANDSCAPE PLANNING

OFFICE:
Suite 4.04, Level 4, No: 5 Celebration Drive BELLA VISTA NSW 2153
PH: (02) 8814-6991 FAX: (02) 8814-6992 M: 0412 06 06 04 email: info @ jsarchitects.com.au web: www.jsarchitects.com.au

PROJECT:
PROPOSED ALTERATION & ADDITION
NO 6-8 GARLING ROAD
KINGSPARK NSW

SAM DEGABRIELE

DRAWING TITLE:
GROUND FLOOR PLAN PROPOSED AND EXISTING

DRAWN: LM

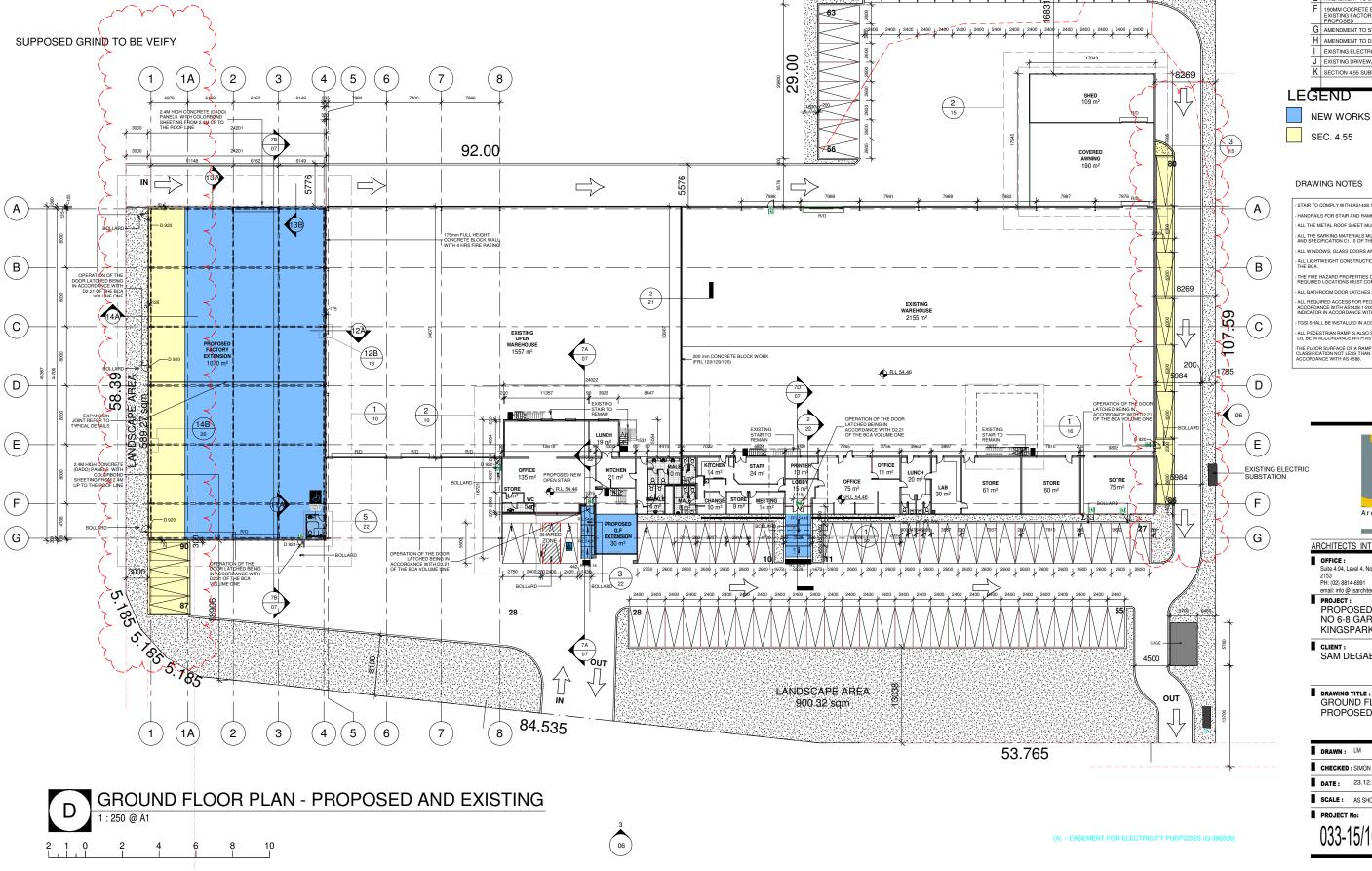
CHECKED: SIMON OCHUDZAWA MAIA #6865

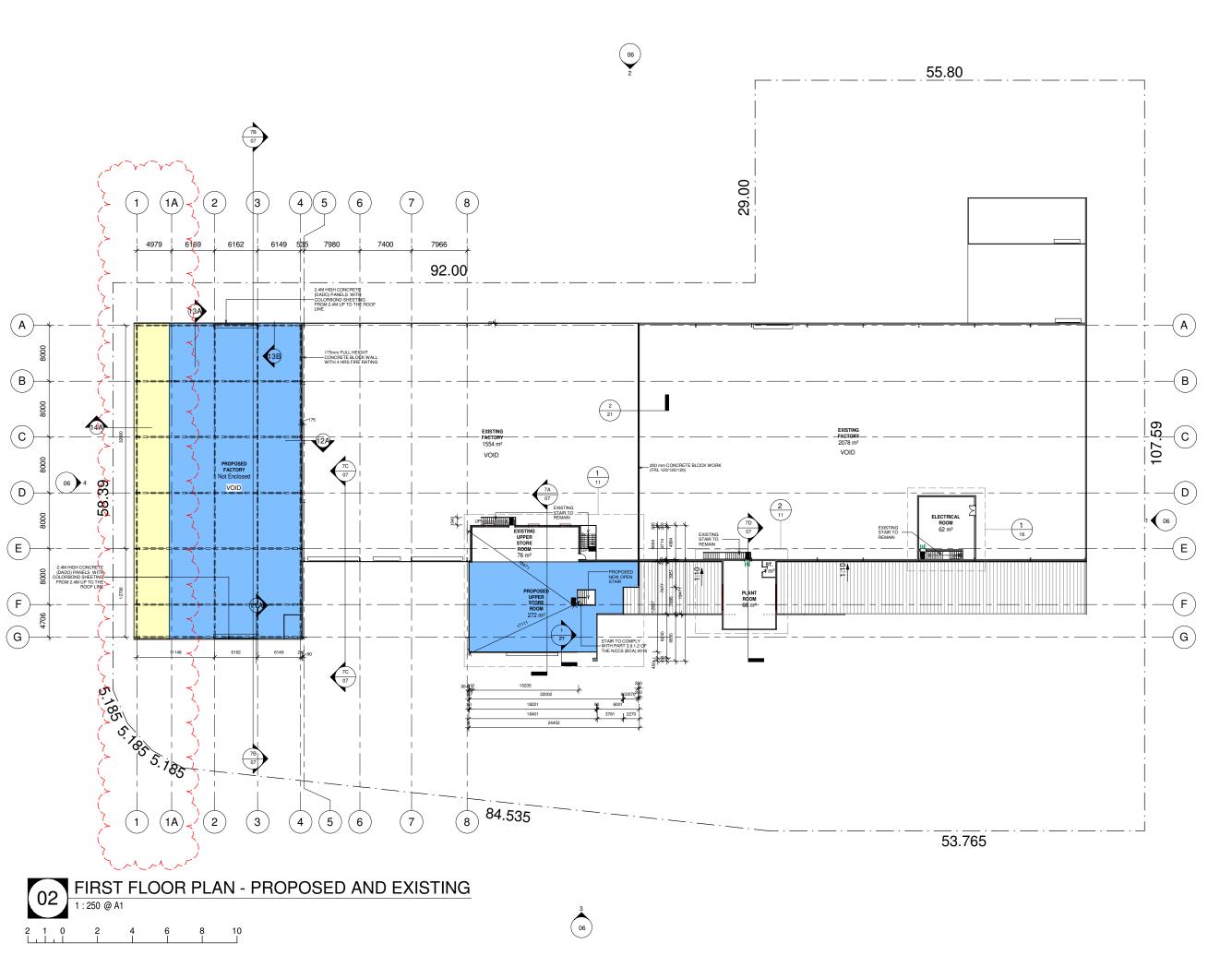
DATE: 23.12.2015

SCALE: AS SHOWN

PROJECT No:

03/24 033-15/16







REVISION:

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No	AMENDMENTS	Ву	Date
В	DA ISSUE	DG	20.07.17
С	FOR CLIENT REVIEW	МО	18.04.19
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G	AMENDMENT TO STRUCTURAL DRAWING	МО	12.12.19
Н	AMENDMENT TO DADO AND COLORBOND SHEET	МО	30.01.20
1	EXISTING ELECTRICAL SUB STATION UPDATED	МО	27/04/20
J	EXISTING DRIVEWAY UPDATED (RETAINED)	МО	23/06/20
K	SECTION 4.55 SUBMISSION	МО	19/08/20

LEGEND



NEW WORKS



DRAWING NOTES

HANDRAILS FOR STAIR AND RAMPS MUST COMPLY WITH AS1428.1-2009 ALL THE METAL ROOF SHEET MUST COMPLY WITH AS1562.1

ALL WINDOWS, GLASS DOORS AND LOUVERS MUST COMPLY WITH AS2

TGSI SHALL BE INSTALLED IN ACCORDANCE WITH AS1428.4.1

ALL PEDESTRIAN RAMP IS ALSO SERVING AS AN ACCESSIBLE RAMP UP D3, BE IN ACCORDANCE WITH AS 1428.1



ARCHITECTS INTERIORS LANDSCAPE PLANNING

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PROJECT:
PROPOSED ALTERATION & ADDITION
NO 6-8 GARLING ROAD
KINGSPARK NSW

CLIENT:
SAM DEGABRIELE

DRAWING TITLE:
FIRST FLOOR PLAN PROPOSED AND EXISTING

DRAWN: LM

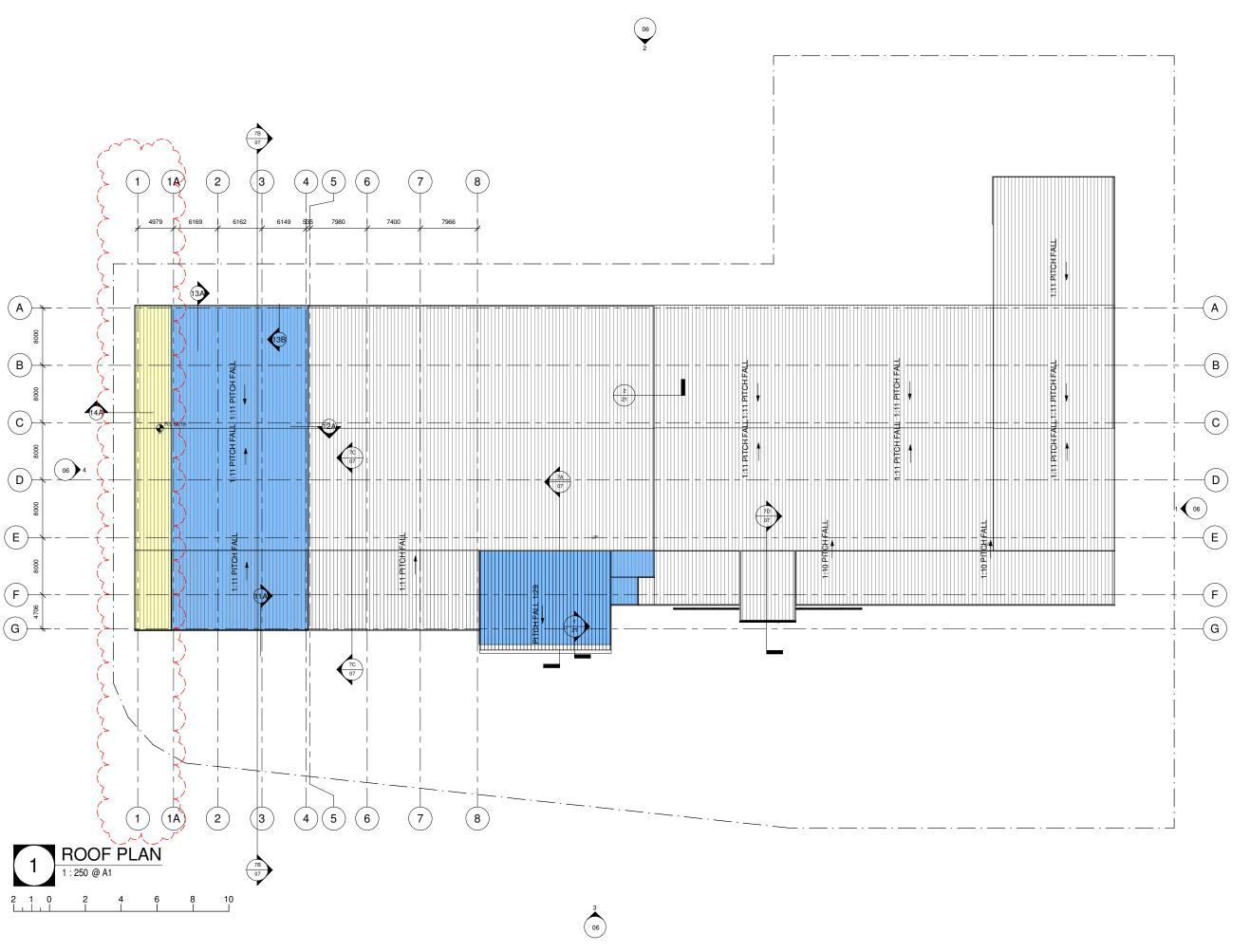
CHECKED: SIMON OCHUDZAWA MAIA #6865

DATE: 23.12.2015

SCALE: AS SHOWN

PROJECT No:

033-15/16





REVISION:

No	AMENDMENTS	Ву	Date
В	DA ISSUE	DG	20.07.1
С	FOR CLIENT REVIEW	МО	18.04.1
D	FOR CONSTRUCTION CERTIFICATE	МО	26.06.1
Ε	AMENDMENT TO COUNCIL LETTER	МО	19.07.1
F	190MM COCRETE BLOCK WALL BETWEEN EXISTING FACTORY AND NEW ADDITION PROPOSED	ММ	27.08.1
G	AMENDMENT TO STRUCTURAL DRAWING	мо	12.12.1
Н	AMENDMENT TO DADO AND COLORBOND SHEET	мо	30.01.2
	EXISTING ELECTRICAL SUB STATION UPDATED	МО	27/04/2
J	EXISTING DRIVEWAY UPDATED (RETAINED)	МО	23/06/2
Κ	SECTION 4.55 SUBMISSION	мо	19/08/2

LEGEND

NEW WORKS



DRAWING NOTES

STAIR TO COMPLY WITH AS1428.1-2009

HANDRAILS FOR STAIR AND RAMPS MUST COMPLY WITH AS1428.1-2009

ALL THE METAL ROOF SHEET MUST COMPLY WITH AS1562.1

ALL THE SARKING MATERIALS MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2 AND SPECIFICATION C1.10 OF THE BCA

THE FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES OF REQUIRED LOCATIONS MUST COMPLY WITH THE SPECIFICATION C1.10 OF THE BCA ALL BATHROOM DOOR LATCHES ARE IN ACCORDANCE WITH D2.21 OF THE BCA

- ALL REQUIRED ACCESS FOR PEOPLE WITH A DISABILTY BEING DESIGNED IN ACCORDANCE WITH AS1428.1-2009 INCLUDING THE PROVISION OF TACTILE INDICATOR IN ACCORDANCE WITH THE PART D3 OF THE BCA

TGSI SHALL BE INSTALLED IN ACCORDANCE WITH AS1428.4.1

ALL PEDESTRIAN RAMP IS ALSO SERVING AS AN ACCESSIBLE RAMP UNDER PART D3, BE IN ACCORDANCE WITH AS 1428.1

-THE FLOOR SURFACE OF A RAMP MUST HAVE A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE D2.14 WHEN TESTED ACCORDANCE WITH AS 4588.



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PROJECT:
PROPOSED ALTERATION & ADDITION
NO 6-8 GARLING ROAD
KINGSPARK NSW

CLIENT:
SAM DEGABRIELE

DRAWING TITLE:
ROOF PLAN

DRAWN: LM

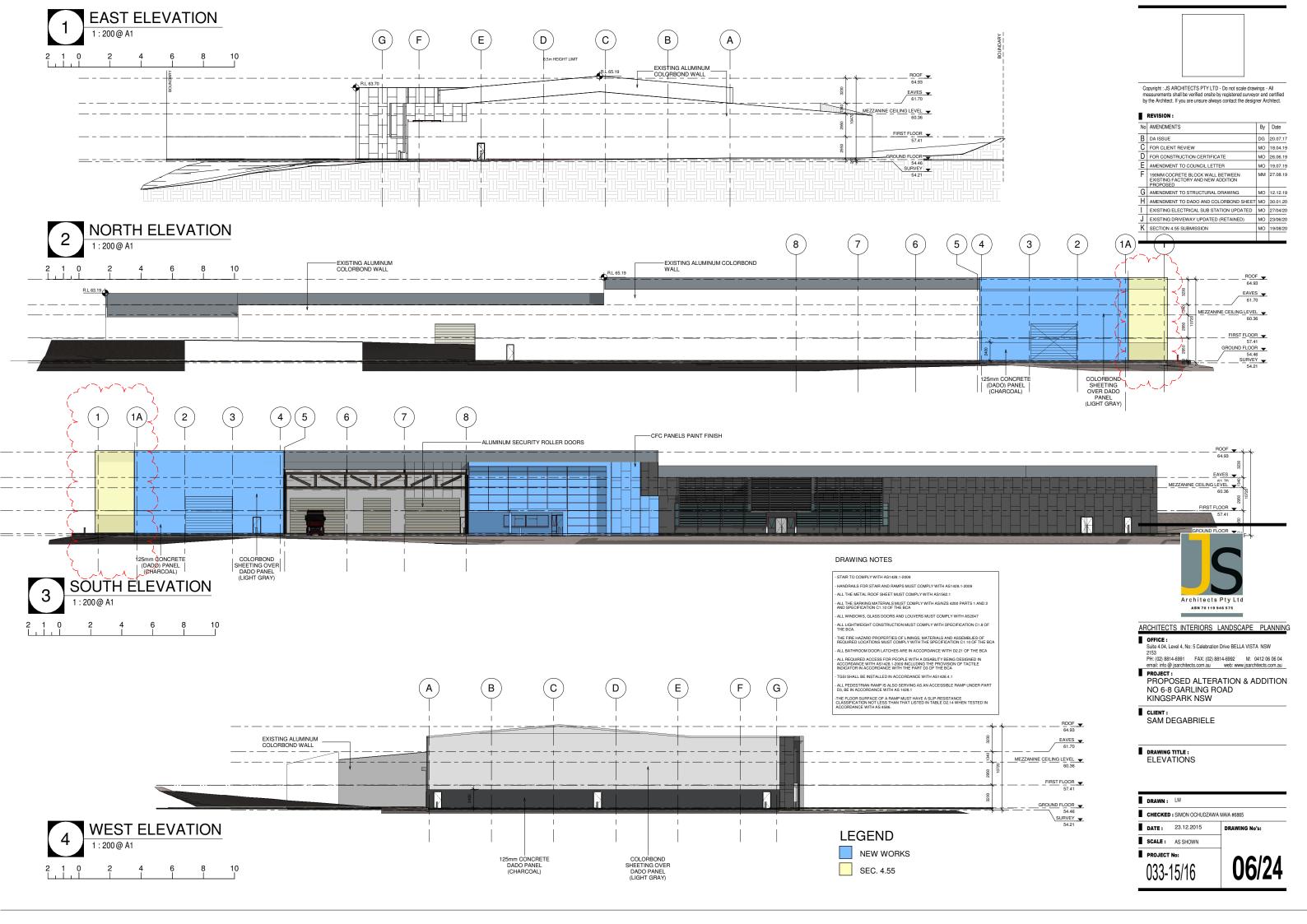
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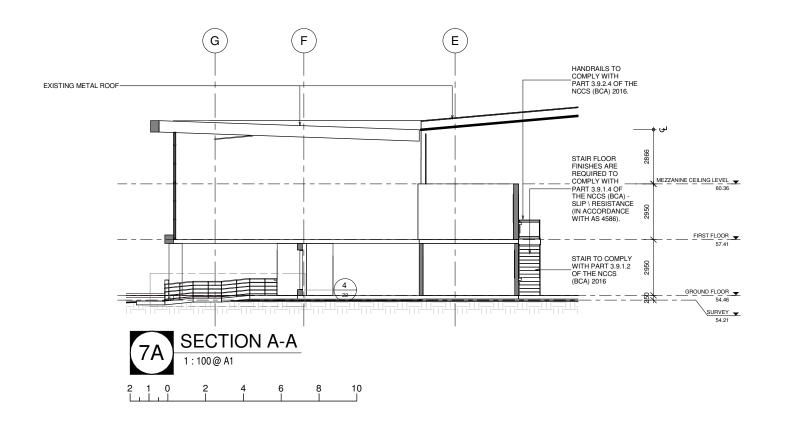
DATE: 23.12.2015

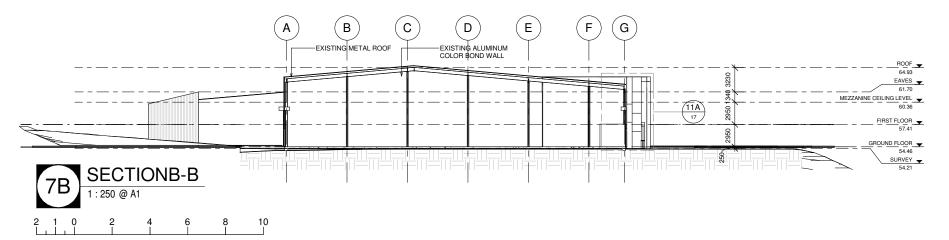
SCALE: AS SHOWN

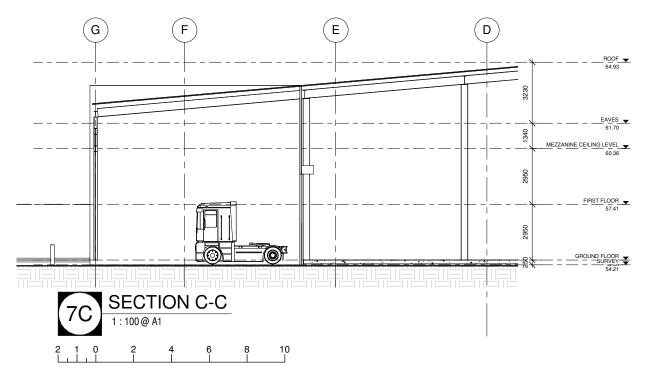
PROJECT No:

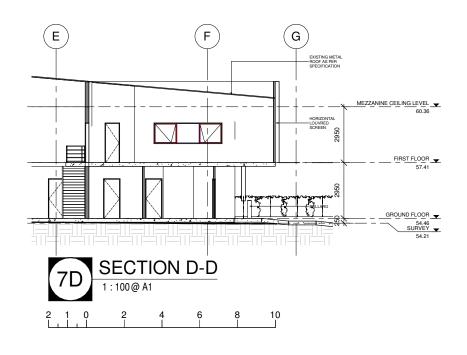
033-15/16













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DRAWING NOTES

STAIR TO COMPLY WITH AS1428.1-2009

HANDRAILS FOR STAIR AND RAMPS MUST COMPLY WITH AS1428.1-2009

ALL BATHROOM DOOR LATCHES ARE IN ACCORDANCE WITH D2.21 OF THE BCA

TGSI SHALL BE INSTALLED IN ACCORDANCE WITH AS1428.4.1 ALL PEDESTRIAN RAMP IS ALSO SERVING AS AN ACCESSIBLE RAMP UNDER PART D3, BE IN ACCORDANCE WITH AS 1428.1

-THE FLOOR SURFACE OF A RAMP MUST HAVE A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE D2.14 WHEN TESTED I ACCORDANCE WITH AS 4586.

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PROJECT:
PROPOSED ALTERATION & ADDITION
NO 6-8 GARLING ROAD
KINGSPARK NSW

CLIENT:

SAM DEGABRIELE

DRAWING TITLE: SECTIONS

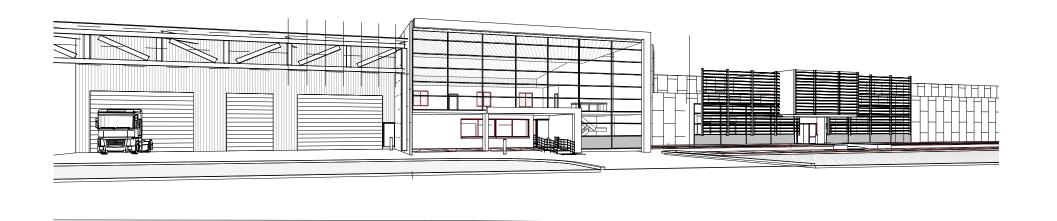
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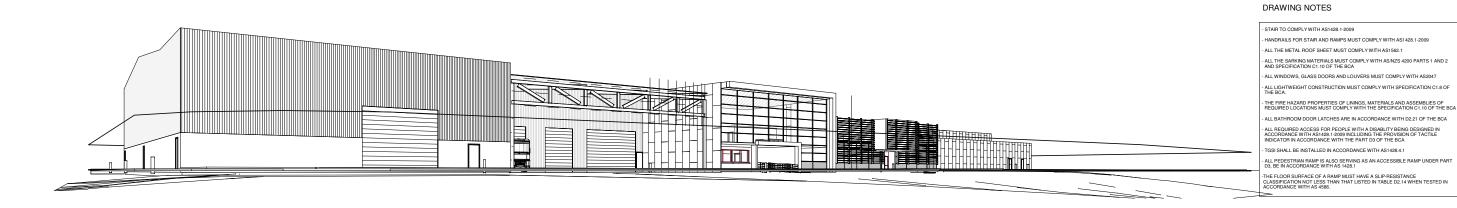
DATE: 23.12.2015

SCALE: AS SHOWN

PROJECT No:

033-15/16







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H AMENDMENT TO DADO AND COLORBOND SHEET MO 30.01.20 EXISTING ELECTRICAL SUB STATION UPDATED MO 27/04/20

By Date
DG 20.07.17

MO 18.04.19

MO 19.07.19

MM 27.08.19

MO 12.12.19

MO 23/06/20

MO 19/08/20

REVISION:

No AMENDMENTS B DA ISSUE C FOR CLIENT REVIEW

D FOR CONSTRUCTION CERTIFICATE E AMENDMENT TO COUNCIL LETTER

F 190MM COCRETE BLOCK WALL BETWEEN EXISTING FACTORY AND NEW ADDITION PROPOSED

G AMENDMENT TO STRUCTURAL DRAWING

J EXISTING DRIVEWAY UPDATED (RETAINED)

K SECTION 4.55 SUBMISSION

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NO 6-8 GARLING ROAD
KINGSPARK NSW

CLIENT:

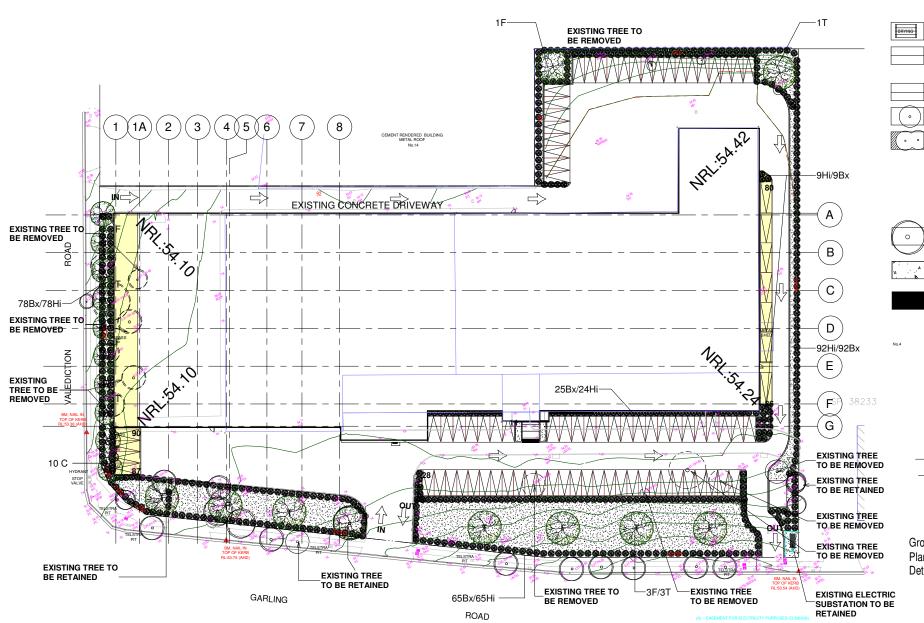
SAM DEGABRIELE

DRAWING TITLE: PERSPECTIVES

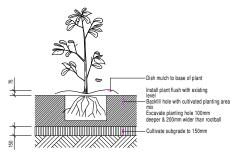
Ī	DRAWN:	LM	
I	CHECKED	: SIMON OCHUDZAWA	MAIA #6865
I	DATE:	23.12.2015	DRAWING No's:
ī	SCALE :	AS SHOWN	1

PROJECT No:

033-15/16



LANDSCAPING PLAN



Planting in garden beds Detail. Not. To. Scale.

LEGEND

Turf Eucavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 150mm of the trunk of any existing free to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc., and away from buildings. Erisure that no pooling or pording will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lar fertilizer" over the topsoil at the recommended rate. Lay "Kikuyo" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.



Brick garden edging

Lay a single coarse of paving bricks in a mortar haunch (200mm wide and 100mm deep).
The edges are to be lad in even conves and straight line as shown on the plan.
Where light curves are shown use half bricks to show a more even curve. The top of the edge
is to finish flush with the adjacent trut and mulch levels.

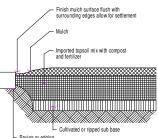


Maintenance: All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, straying and re-mulching necessary to achieve vigorous growth. Any detects which arise during this period are to be rectified immediately. Any plants or areas of turt which fall during this period are to be replaced at no additional control.



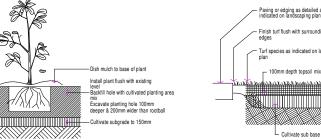






Ground preparation Planting area using imported topsoil

Detail. Not. To. Scale.

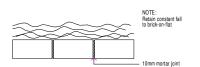


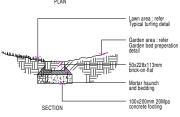
Ground preparation Detail. Not. To. Scale.



Shrubs

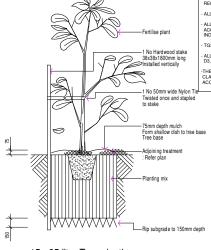
Ao Agapanthus orientalis (lily of the nile - 0.6m)



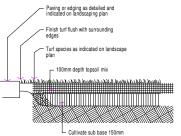


Brick garden edge

Detail.



15 - 35 litre Tree planting Detail. Not. To. Scale.



Grassed area: turf using imported topsoil

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LEGEND



DRAWING NOTES

STAIR TO COMPLY WITH AS1428.1-2009

ANDRAILS FOR STAIR AND RAMPS MUST COMPLY WITH AS1428.1-2009

THE FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES OF REQUIRED LOCATIONS MUST COMPLY WITH THE SPECIFICATION C1.10 OF THE BCA

ALL BATHROOM DOOR LATCHES ARE IN ACCORDANCE WITH D2.21 OF THE BCA ALL REQUIRED ACCESS FOR PEOPLE WITH A DISABLITY BEING DESIGNED IN ACCORDANCE WITH AS1428.1-2009 INCLUDING THE PROVISION OF TACTILE INDICATOR IN ACCORDANCE WITH THE PART D3 OF THE BCA

GSI SHALL BE INSTALLED IN ACCORDANCE WITH AS1428.4.1

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THE FLOOR SURFACE OF A RAMP MUST HAVE A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE D2.14 WHEI ACCORDANCE WITH AS 4586



ARCHITECTS INTERIORS LANDSCAPE PLANNING

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PH: (02) 8814-6991 FAX: (02) 8814-6992 M: 0412 06 06 04 email: info @ jsarchitects.com.au web: www.jsarchitects.com.au PROJECT :

PROPOSED ALTERATION & ADDITION NO 6-8 GARLING ROAD KINGSPARK NSW

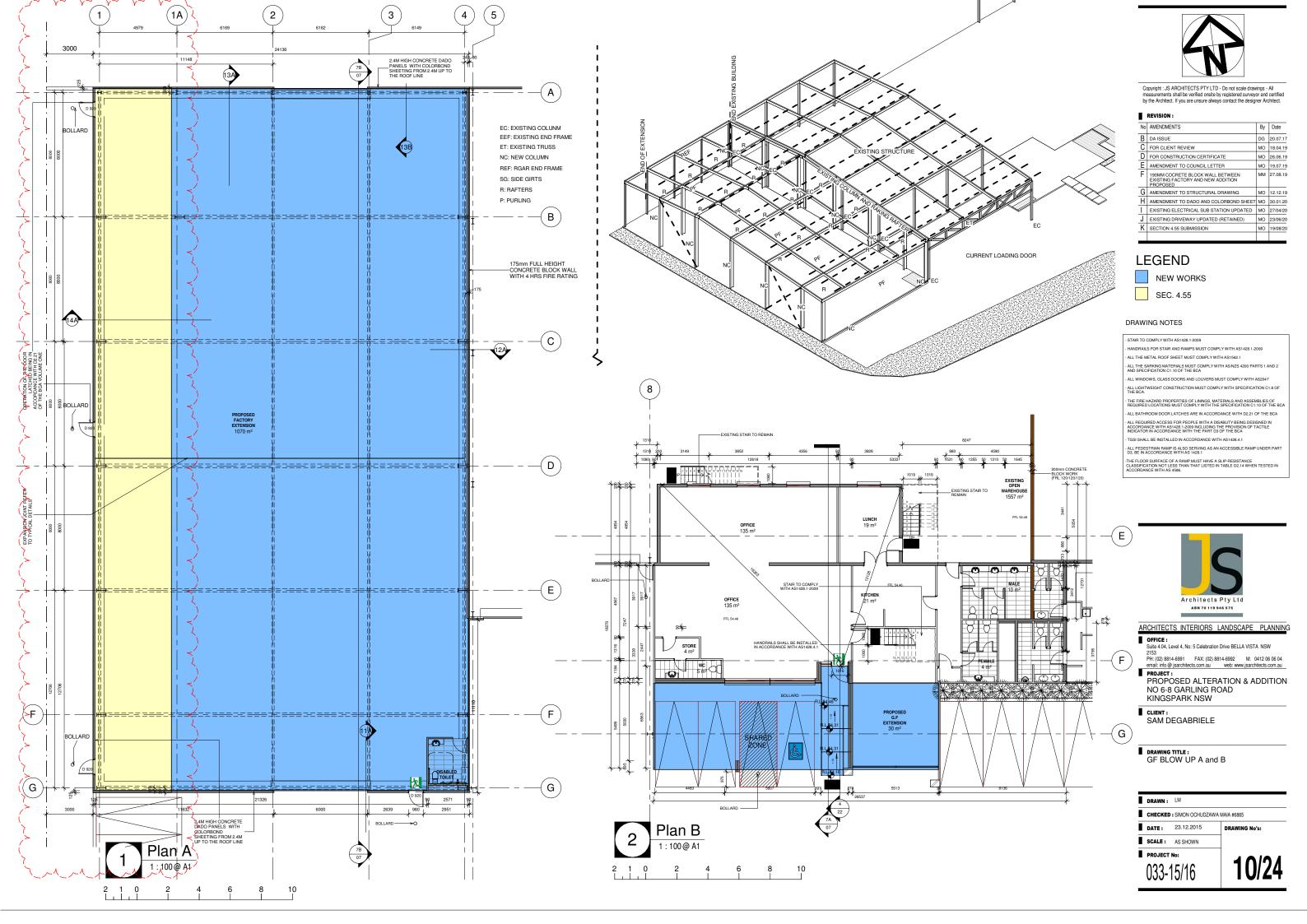
CLIENT: SAM DEGABRIELE

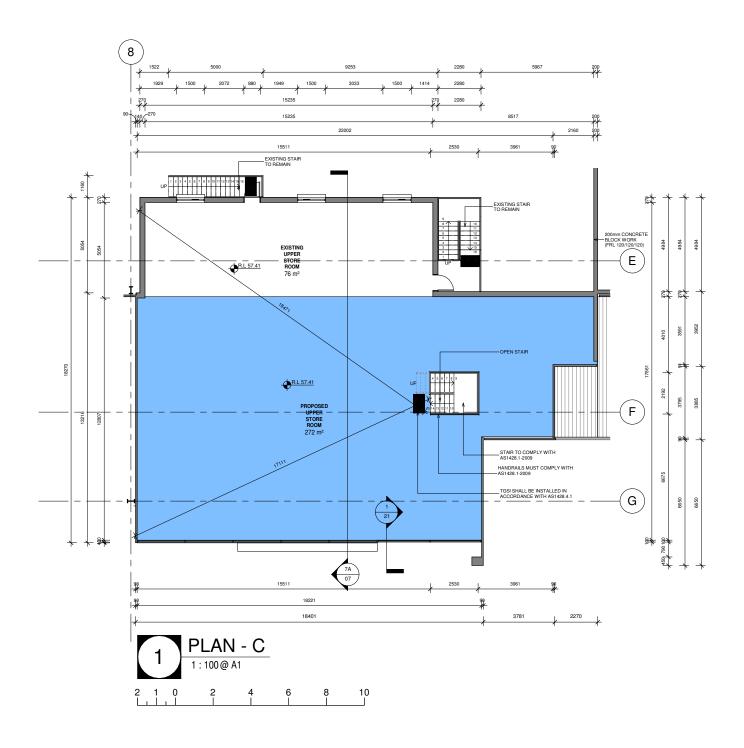
DRAWING TITLE:
LANDSCAPE PLAN

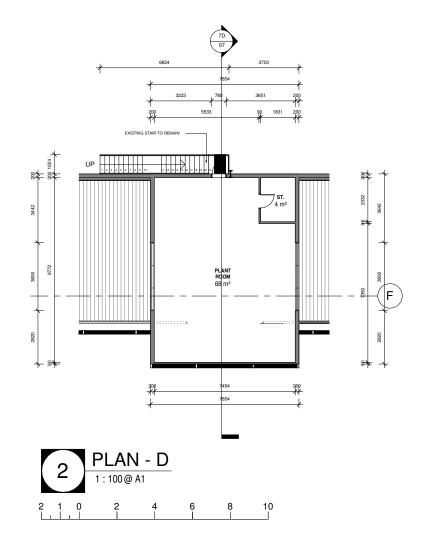
DRAWN: LM CHECKED: SIMON OCHUDZAWA MAIA #6865 DATE: 23.12.2015

SCALE: AS SHOWN PROJECT No:

033-15/16









REVISION:

No	AMENDMENTS	Ву	Date
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LEGEND



NEW WORKS

DRAWING NOTES

STAIR TO COMPLY WITH AS1428.1-2009

HANDRAILS FOR STAIR AND RAMPS MUST COMPLY WITH AS1428.1-2009

- ALL THE SARKING MATERIALS MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2 AND SPECIFICATION C1.10 OF THE BCA

THE FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES OF REQUIRED LOCATIONS MUST COMPLY WITH THE SPECIFICATION C1.10 OF THE BCA ALL BATHROOM DOOR LATCHES ARE IN ACCORDANCE WITH D2.21 OF THE BCA

- ALL REQUIRED ACCESS FOR PEOPLE WITH A DISABLITY BEING DESIGNED IN ACCORDANCE WITH AS1428.1-2009 INCLUDING THE PROVISION OF TACTILE INDICATOR IN ACCORDANCE WITH THE PART D3 OF THE BCA

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PROJECT:
PROPOSED ALTERATION & ADDITION
NO 6-8 GARLING ROAD
KINGSPARK NSW

CLIENT:
SAM DEGABRIELE

■ DRAWING TITLE: FF BLOWUP C, D & E

DRAWN: LM

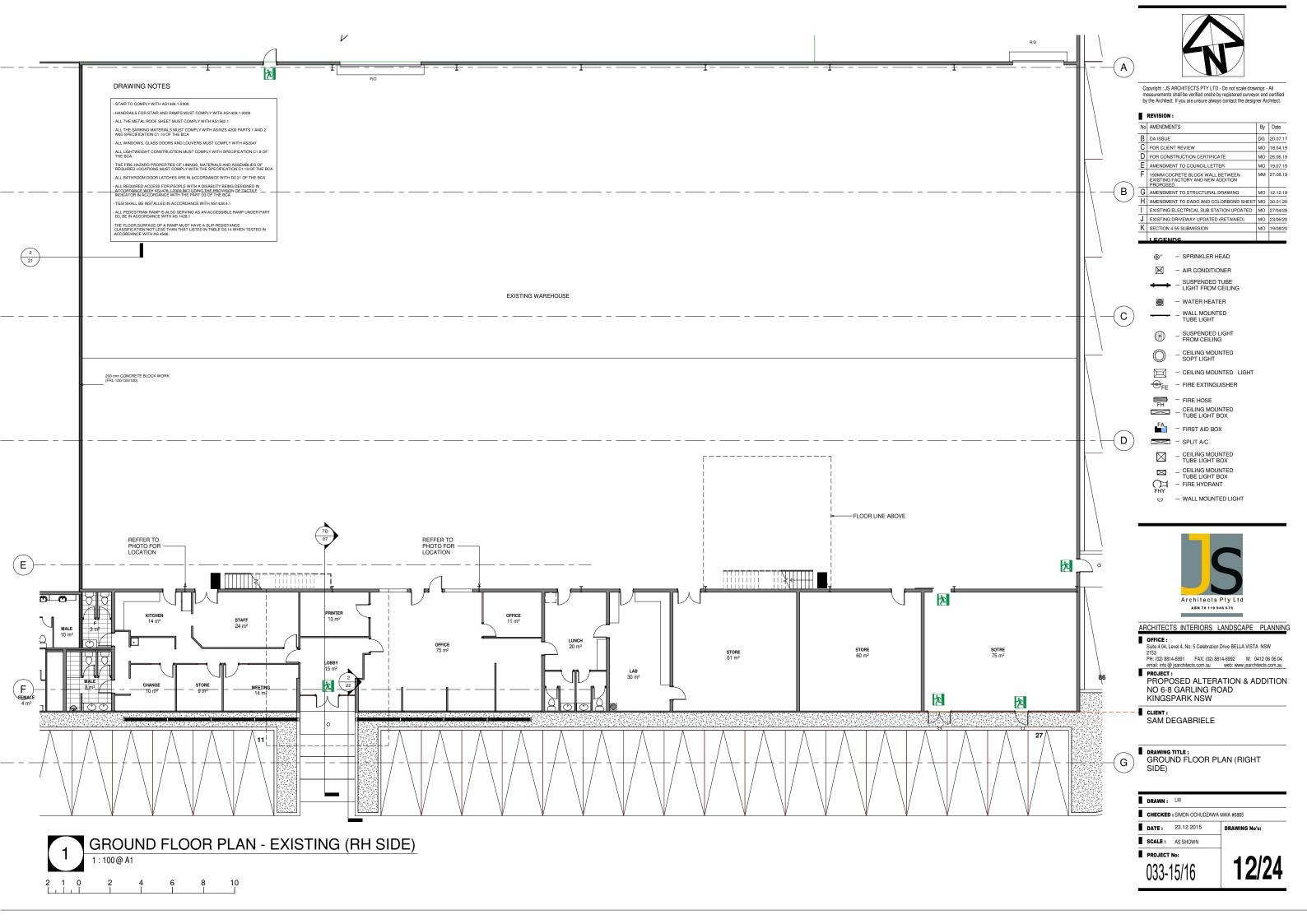
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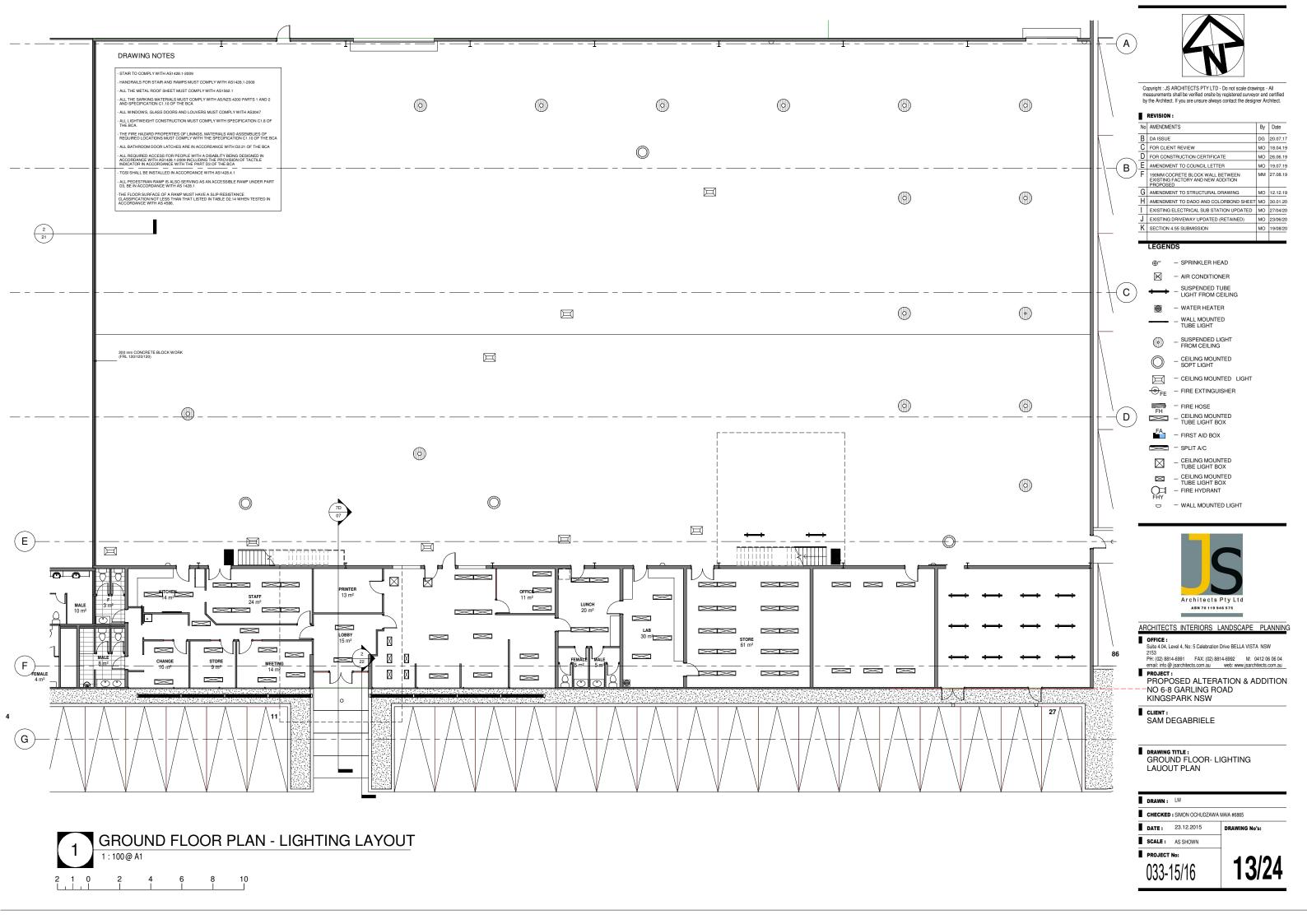
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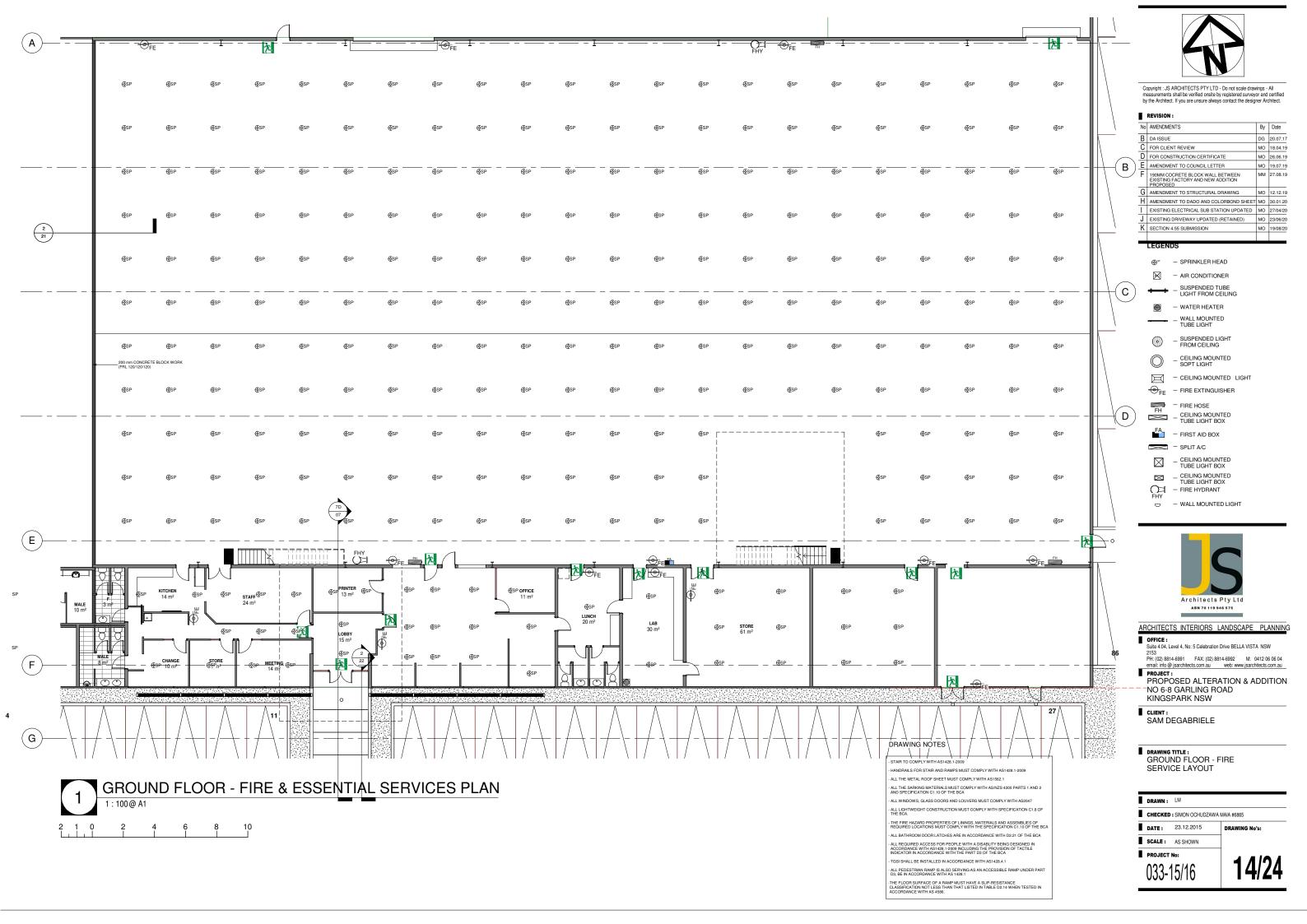
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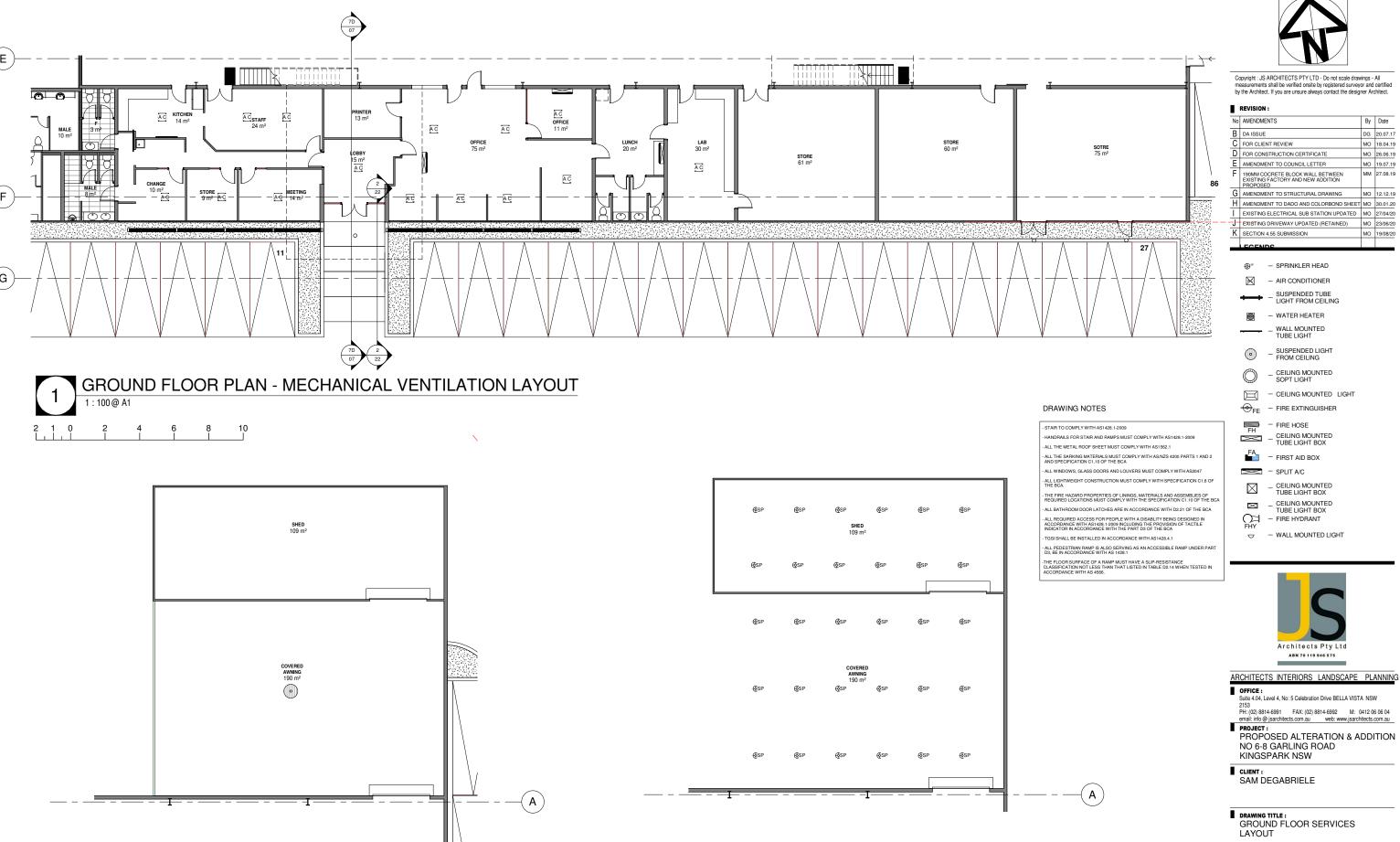
PROJECT No:

033-15/16









GROUND FLOOR- FIRE & ESSENTIAL SEVICES PLAN - Callout 1

GROUND FLOOR- LIGHTING LAYOUT - Callout 1

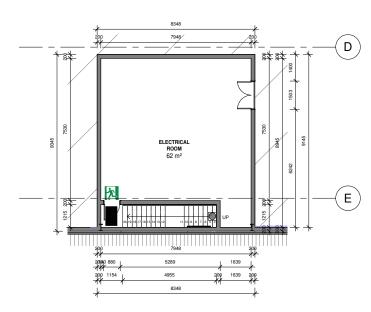
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Τ	EXISTING ELECTRICAL SUB STATION UPDATED	МО	27/04/2
7	EXISTING DRIVEWAY UPDATED (RETAINED)	МО	23/06/2
K	SECTION 4.55 SUBMISSION	мо	19/08/2

DRAWN: LM CHECKED: SIMON OCHUDZAWA MAIA #6865

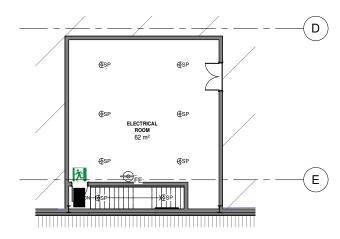
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PROJECT No:

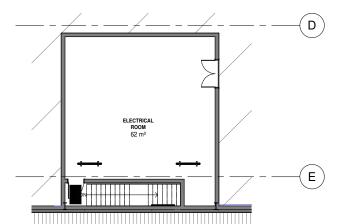
033-15/16













DRAWING NOTES

- STAIR TO COMPLY WITH AS1428.1-2009

HANDRAILS FOR STAIR AND RAMPS MUST COMPLY WITH AS1428.1-2009 ALL THE METAL ROOF SHEET MUST COMPLY WITH AS1562.1

ALL THE SARKING MATERIALS MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2 AND SPECIFICATION C1.10 OF THE BCA

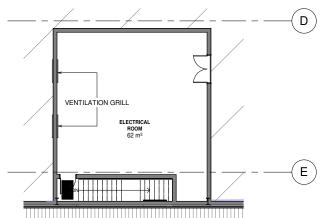
ALL WINDOWS, GLASS DOORS AND LOUVERS MUST COMPLY WITH AS2047 ALL LIGHTWEIGHT CONSTRUCTION MUST COMPLY WITH SPECIFICATION C1.8 OF THE BCA.

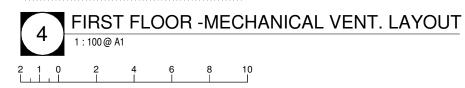
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- ALL REQUIRED ACCESS FOR PEOPLE WITH A DISABLITY BEING DESIGNED IN ACCORDANCE WITH AS1428.1-2009 INCLUDING THE PROVISION OF TACTILE INDICATOR IN ACCORDANCE WITH THE PART D3 OF THE BCA TGSI SHALL BE INSTALLED IN ACCORDANCE WITH AS1428.4.1

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-THE FLOOR 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.







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REVISION:

No	AMENDMENTS	Ву	Date
В	DA ISSUE	DG	20.07.17
С	FOR CLIENT REVIEW	МО	18.04.19
D	FOR CONSTRUCTION CERTIFICATE	МО	26.06.19
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- SPRINKLER HEAD

- AIR CONDITIONER

SUSPENDED TUBE LIGHT FROM CEILING

WATER HEATER

WALL MOUNTED TUBE LIGHT

SUSPENDED LIGHT FROM CEILING

CEILING MOUNTED SOPT LIGHT

 \square - CEILING MOUNTED LIGHT ⊕FE - FIRE EXTINGUISHER

CEILING MOUNTED TUBE LIGHT BOX

- FIRST AID BOX

- SPLIT A/C _ CEILING MOUNTED TUBE LIGHT BOX

CEILING MOUNTED TUBE LIGHT BOX

FHY - FIRE HYDRANT

- WALL MOUNTED LIGHT



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PROJECT:
PROPOSED ALTERATION & ADDITION NO 6-8 GARLING ROAD KINGSPARK NSW

CLIENT: SAM DEGABRIELE

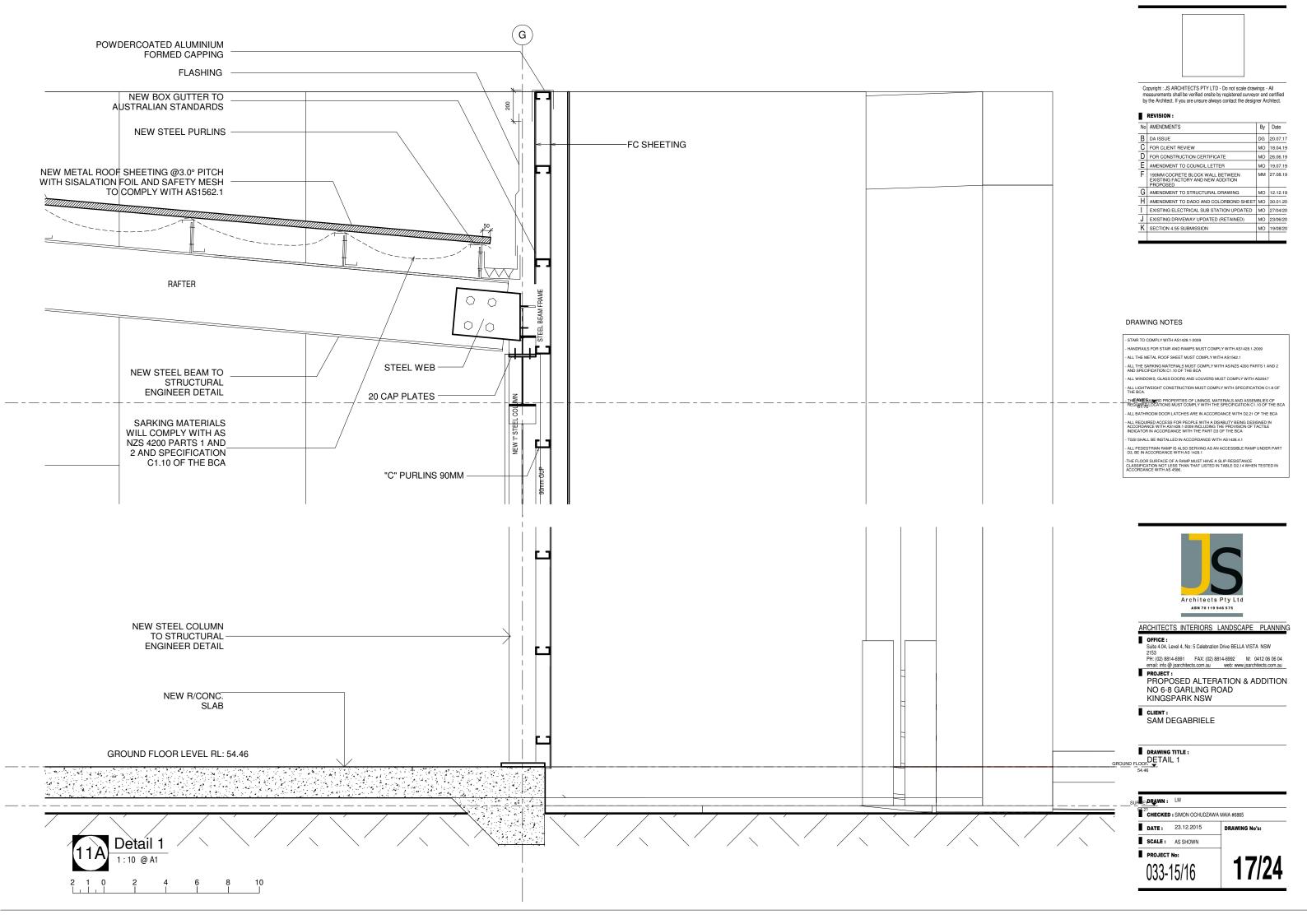
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FIRST FLOOR PLAN AND
SERVICES LAYOUT

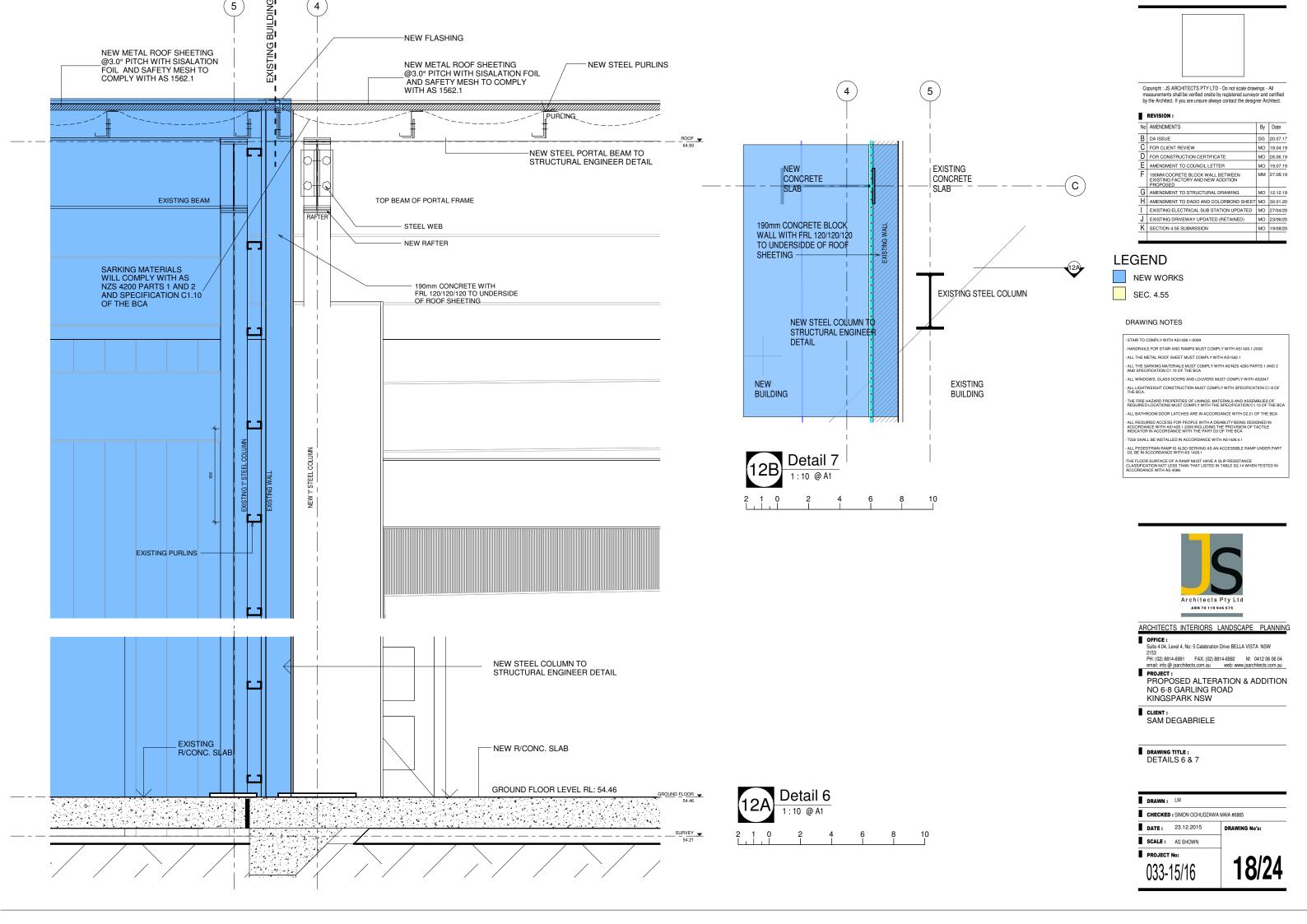
DRAWN: LM CHECKED : SIMON OCHUDZAWA MAIA #6865

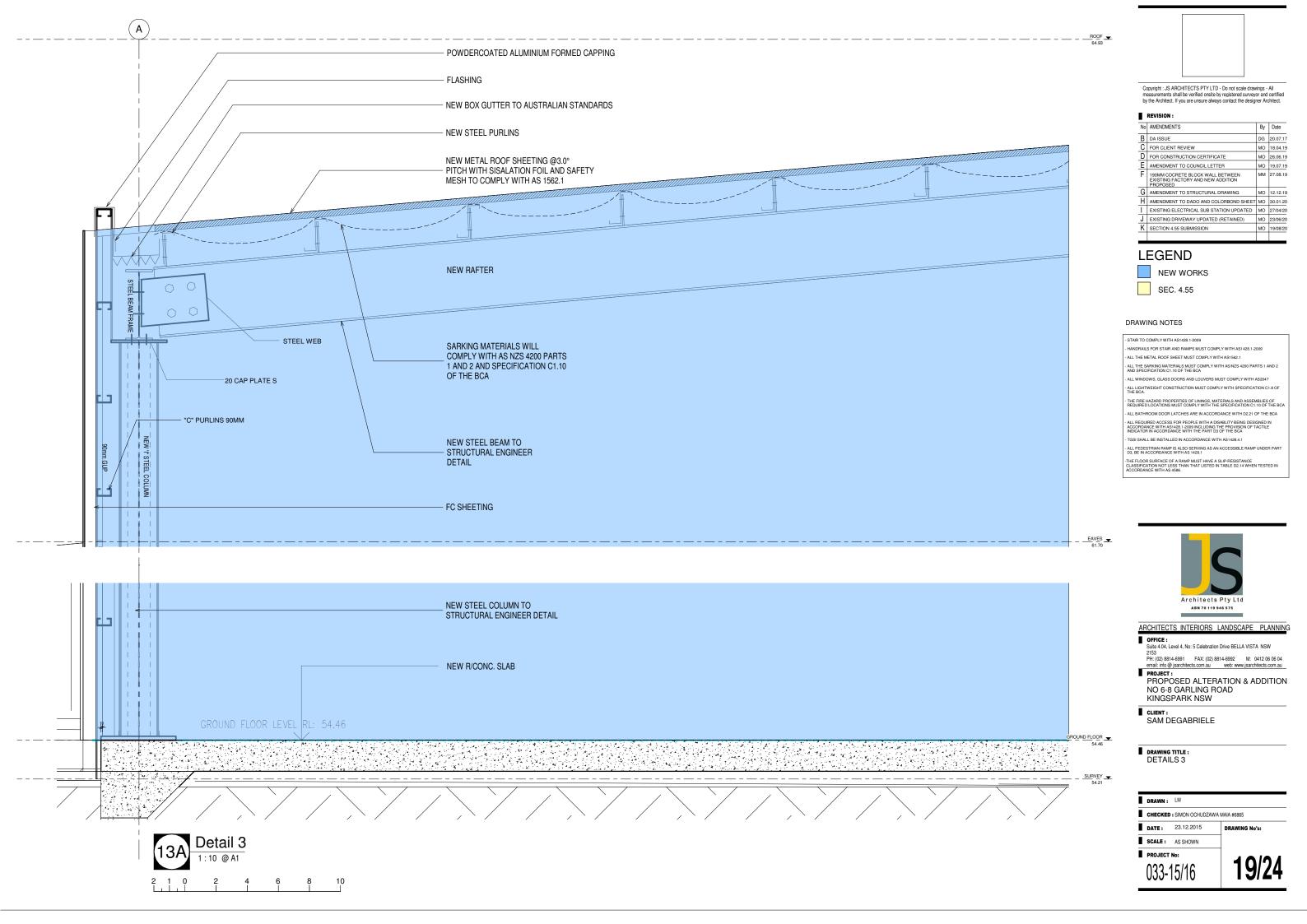
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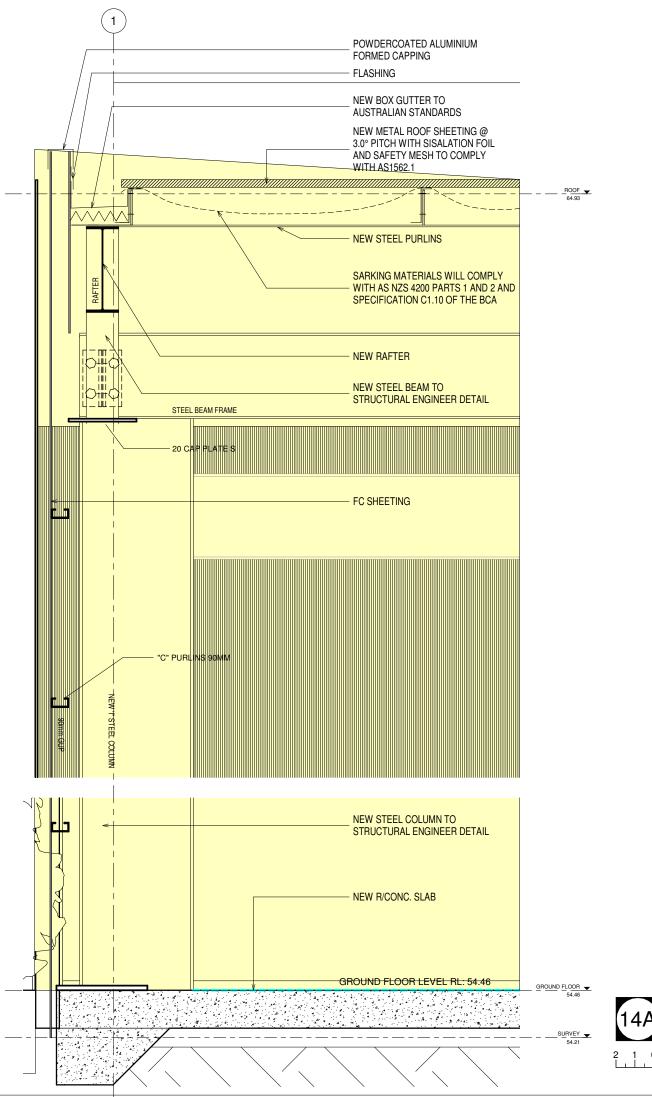
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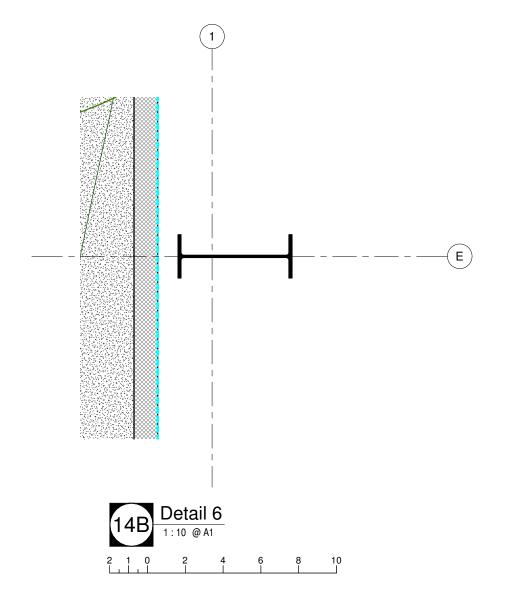
033-15/16











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LEGEND





DRAWING NOTES

STAIR TO COMPLY WITH AS1428.1-2009

HANDRAILS FOR STAIR AND RAMPS MUST COMPLY WITH AS1428.1-2009 ALL THE METAL ROOF SHEET MUST COMPLY WITH AS1562.1

- ALL THE SARKING MATERIALS MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2 AND SPECIFICATION C1.10 OF THE BCA

ALL WINDOWS, GLASS DOORS AND LOUVERS MUST COMPLY WITH AS2047

- ALL LIGHTWEIGHT CONSTRUCTION MUST COMPLY WITH SPECIFICATION C1.8 OF THE BCA.

- THE FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES OF REQUIRED LOCATIONS MUST COMPLY WITH THE SPECIFICATION C1.10 OF THE BCA ALL BATHROOM DOOR LATCHES ARE IN ACCORDANCE WITH D2.21 OF THE BCA

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PROJECT:
PROPOSED ALTERATION & ADDITION
NO 6-8 GARLING ROAD
KINGSPARK NSW

CLIENT:
SAM DEGABRIELE

DETAILS 2 & 6

DRAWN: LM

CHECKED : SIMON OCHUDZAWA MAIA #6865

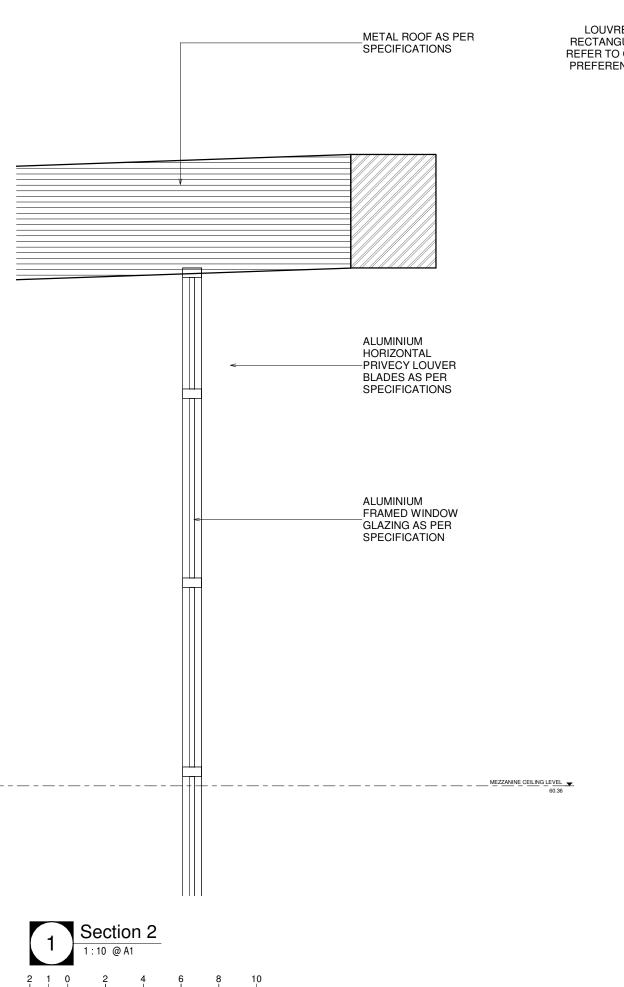
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SCALE: AS SHOWN

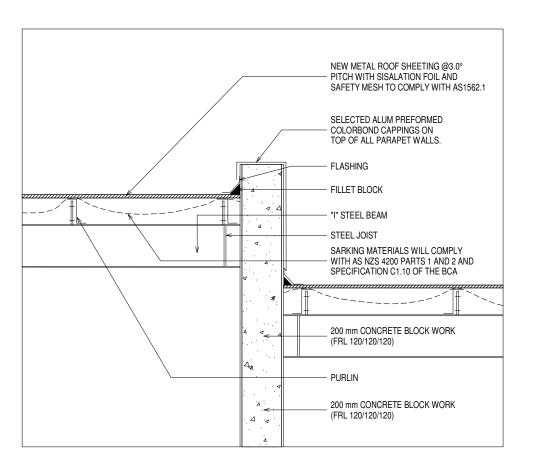
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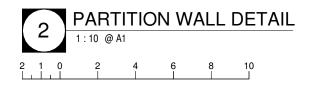
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PROJECT:
PROPOSED ALTERATION & ADDITION
NO 6-8 GARLING ROAD
KINGSPARK NSW

CLIENT:
SAM DEGABRIELE

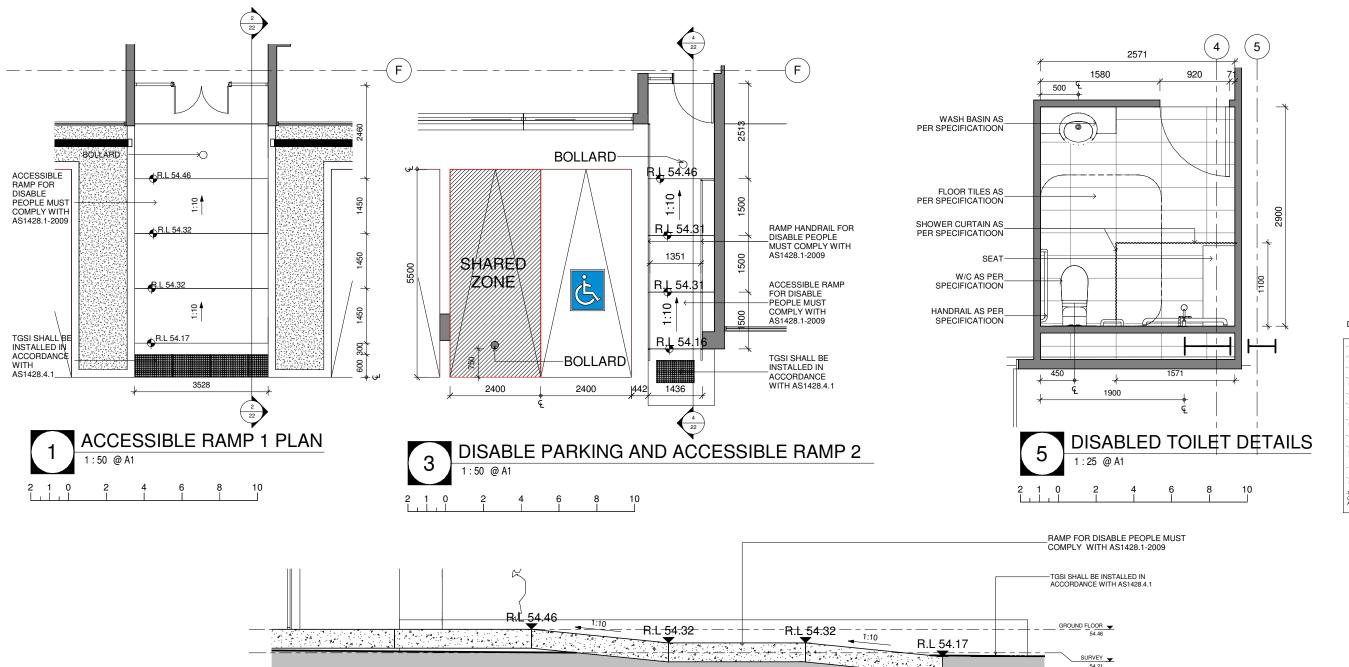
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		MAIA #6865	
DATE:	23.12.2015	DRAWING No's:	

SCALE: AS SHOWN

PROJECT No:

033-15/16





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PROPOSED ALTERATION & ADDITION NO 6-8 GARLING ROAD KINGSPARK NSW

CLIENT:
SAM DEGABRIELE

DRAWING TITLE:

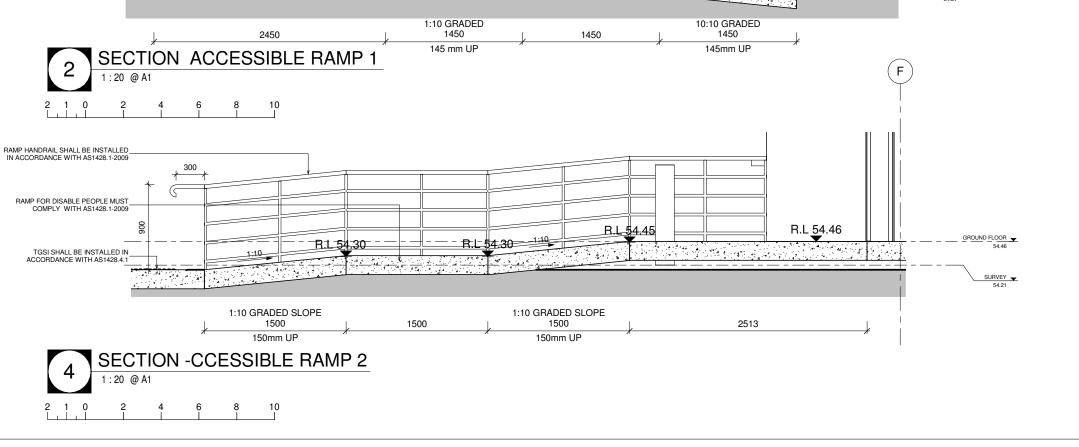
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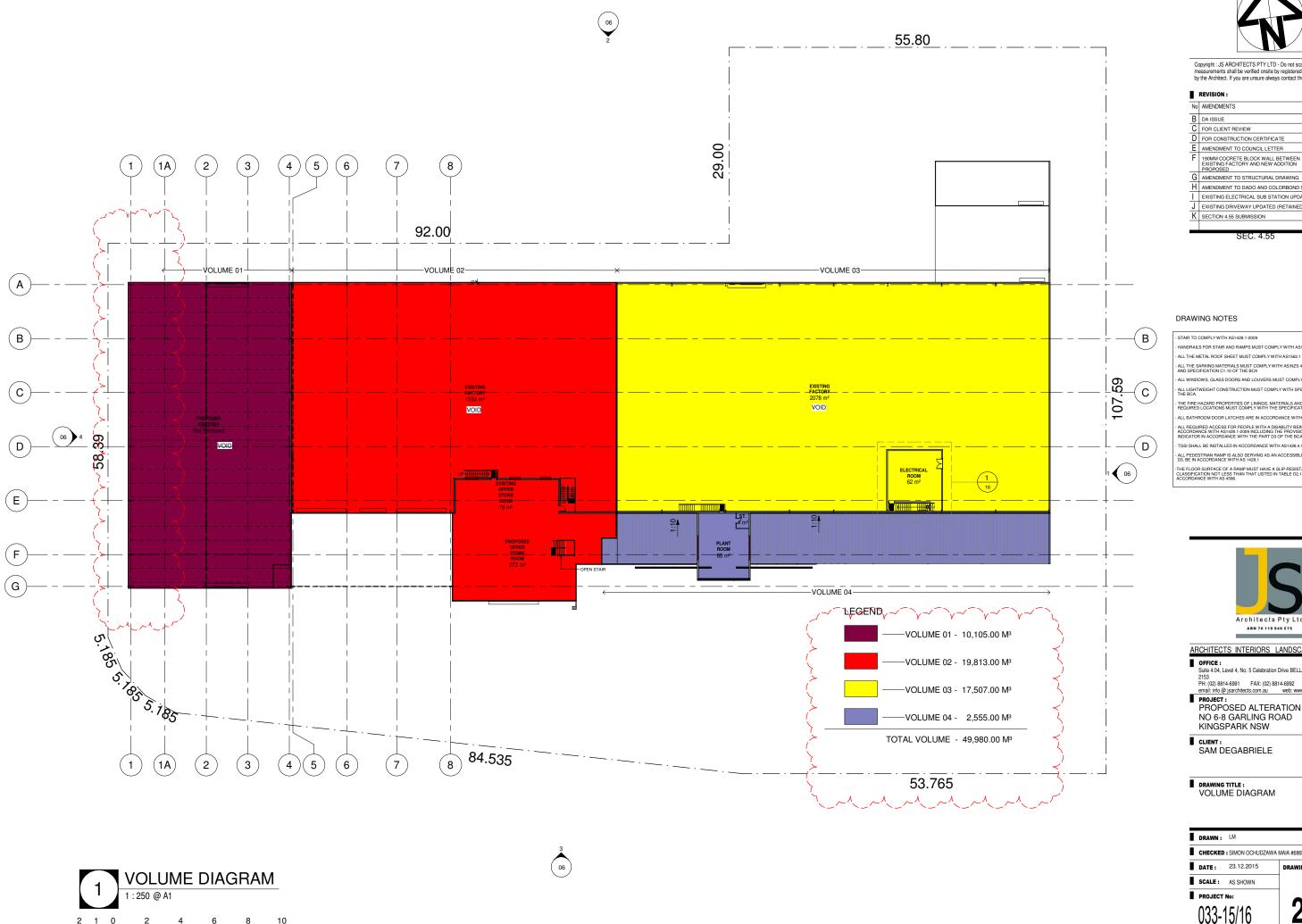
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DATE: 23.12.2015

SCALE: AS SHOWN

PROJECT No: 033-15/16







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KINGSPARK NSW

CLIENT:
SAM DEGABRIELE

DRAWING TITLE:
VOLUME DIAGRAM

	DRAWN:	LM	
I	CHECKED	: SIMON OCHUDZAWA	MAIA #6865
ī	DATE:	23.12.2015	DRAWING P

SCALE: AS SHOWN

PROJECT No:

033-15/16

6.6 Roof & Ceiling Construction part J1.3

6.6.1 Application of Part J1.3

Clause J1.3 specifies that for a roof and ceiling that is part of the envelope, must achieve the Total R-Value specified in Table J1.3 for the direction of heat flow.

Table J1.3(a) states that for climate Zone 6, insulation generally, must achieve a minimum Total R-Value of R3.2 for a roof and ceiling notwithstanding the roof upper surface solar absorptance value of the metal roof.

The direction of heat flow indicated in the BCA is downward.

6.6.2 <u>Assessment of Construction (Roof & Ceiling to the 1st Floor Office Additions)</u>

Drawings and advice from the Architect indicate that the roof is metal with a suspended plasterboard or similar ceiling.

As the metal roof is supported by metal purlins and the ceiling lining is attached to those metal purlins there must be a 'thermal break' consisting of a material with an R-Value of not less than R0.2 installed between the metal roof sheeting and its supporting metal purlins.

No downlights are shown on plan.

6.6.3 Opinion

Table J1.3(a) shows DTS options for roof and ceiling construction under the provisions of the BCA. Compliance with the requirements of J1.3 (a), is obtained by materials complying with relevant standards as noted in Specification J1.3 as well as methods used during construction and installation.

A roof and ceiling in climate Zone 6 is required to achieve a minimum Total R-Value of R3.2 to meet the DTS requirements of the BCA.

6.6.4 Roof and Ceiling Construction – To The 1st Floor Office Addition)

Roof construction	Item	Item description	tem description		value utilated
description:	rem	Telli description	Up	Down	
Skillion Metal roof	1	Outdoor air film (7m/s)	0.04	0.04	
suspended ceiling	2	Metal Roof	0.00	0.00	
/- II	3	Ceiling Air space non-reflective	0.15	0.22	
- In the same	4	Plasterboard or similar	0.06	0.06	
di di	5	Indoor air film (still air)	0.11	0.16	
		Total R- Value	0.36	0.48	

6.6.5 Compliance for Roof and Ceiling (To 1st Floor Office Addition)

Insulation of minimum R2.72 within the ceiling void of the 1st floor office addition will allow compliance with Part J1.3 subject to a 'thermal break' being installed as outlined in 6.6.2 above.

NOTE 1: No allowance has been given if a 'thermal blanket' is installed beneath the metal roof.

6.8 Walls Part J1.5

6.8.1 Application

The construction of walls that are part of the envelope is a major contributing factor in the overall thermal performance of the building.

Each part of an external wall that is part of the envelope must satisfy one of the requirements outlined in Table J1.5(a) except opaque non-glazed openings in external walls such as doors, vents, penetrations, shutters or glazing..

Table J1.5(a) for external walls require a total R-Value of R2.8 however, Table J1.5(a) allows the Total R-value of the external wall to be reduced in the following circumstances:

- (i) For a wall with a surface density of not less than $220 kg/m^2$ by R0.5.
- (ii) For a wall that has a south orientation as described in figure J2.3 by R0.5, or
- (iii) Shaded with a projection shade angle in accordance with Figure J1.5 of:
 - (a) 30° to not more than 60° by R0.5, or
 - (b) more than 60° by R1.0.

There are no internal walls to be considered with this application.

6.8.2 Assessment for Construction for New External Walls to the Ground & 1st Floor Office Additions

The external walls to the small ground floor office addition is brickwork, while the external walls to the 1st floor office addition is lightweight stud walls lined with F.C. cladding. If the stud walls are metal and the internal lining is fixed directly to the metal frame, there must be a 'thermal break' consisting of a material with an R-Value of not less than R0.2 installed between the external cladding and the metal frame.

The ground floor brick walls qualify for a reduction due to density and both the ground and 1st floor walls qualify for a reduction as per Spec, J1.5.

6.8.3 Opinion

Table J1.5(a) shows DTS options for external wall construction under the provisions of the BCA.

Compliance with Table J1.5(a) for climate Zone 6 is obtained by materials complying with relevant standards as noted in Specification J1.5 as well as methods used during construction and installation.

6.8.4 Wall Description – Spec. J1.5 (External Brick Walls to Ground Floor Office Additions)

External wall construction description	Item	Item Description	R- Value
Cavity masonry - 20mm to 50mm eavity,	-1	Outdoor air film (7m/ss)	0.04
	2	Masonry brick	0.14
	3	Masonry cavity (20mm to 50mm, on- reflective and unventilated)	0,17
	4	Masonry brick	0.14
	5	Indoor air film (still air)	0.12
	8	Total R-Value	0.61

6.8.5 Compliance for External Brick Walls To Ground Floor Office Addition

Allowing for a R0.61 reduction for Spec. J1.5 and a R0.5 reduction for density, insulation within the brick walls surrounding the ground floor office addition of minimum R1.69 will allow compliance with J1.5

6.8.6 Wall Description – Spec. J1.5 (External Metal Stud Walls Lined with F.C. Sheeting)

External wall construction description	Item	Hem Description	R- Value
	1	Outdoor air film	0.04
	2	F.C. Sheeting	0.03
3	3	Airspace (90mm non-reflective and unventilated)	0.17
4	4	Plasterboard, gypsum (10mm, 880 kg/m ³)	0.06
	5	Indoor air film	0.12
		Total R-Value	0.42

6.8.7 Compliance for External Metal Stud Walls Lined with F.C. Cladding to 1st Floor Office Addition

Allowing for a R0.42 reduction for Spec. J1.5, the external metal walls to the 1st floor office additions requires insulation of minimum R2.38 to comply with Part J1.5.

NOTE 1: A 'thermal break' is required to be installed between the external cladding and the metal frame as stipulated in 6.8.2 above.

6.9 Floors Part J1.6

6.9.1 Application

A floor that is part of the envelope of a building including a floor above or below a carpark must achieve the total R-Value specified in J1.6.

In Climate Zone 6 the total R-Value of Table J1.6 may be reduced by R0.5 provided R0.75 is added to the total R-Value required for the ceiling.

Table J1.6(b) requires a suspended floor slab without an in-slab heating or cooling system where the non-conditioned space is enclosed and where mechanically ventilated by not more than 1.5 air changes/hour to have an R-Value of R1.0 however if it cannot meet (b) above J1.6(d) requires the floor to have an R-Value of R2.0.

6.9.2 Assessment for Construction

Drawings indicate that the ground floor office additions has a slab on ground which requires a NIL rating.

However, part of the 1^{st} floor office additions is above an open carpark. It is this part of the 1^{st} floor that requires compliance with J1.6.

The remaining part of the 1st floor is above the ground floor office which is exempt.

Accordingly, that part of the 1^{st} floor slab above the carpark requires an R-Value of R2.0 in accordance with Table J1.6(d) of Section J.

6.9.3 Opinion

Table J1.6(d) requires a minimum R2.0 to the suspended concrete floor above the open carpark.

Compliance with Table J1.6(d) for Climate Zone 6 is obtained by materials complying with the relevant standards as noted in Spec, J1.6 as well as methods used during construction and installation.

6.9.4 Floor Description – Spec. J1.6 (Concrete Floor of the Office Above the Open Carpark

Roof construction description	Item	Hem Description	R-Value Unvenillated	
solid concrete floor	1	Indoor air film	0.11	0.16
1	2	Solid concrete	0.18	0.18
3	3	Floor space (100mm to 300mm, non- neflective)	0.15	0.18
A 1 4	4	F.C. Cladding	0.03	0,03
5	5	Outdoor air film	0.04	0.04
		Total R- Value	0.51	0.59

6.9.5 Compliance for Concrete Floor Above the Open Carpark

The concrete floor of the office above the carpark receives an R0.59 reduction in accordance with Spec J1.6(d).

Insulation of minimum R1.41 to that part of the 1^{st} floor office above the carpark will allow compliance with J1.6.

NOTE: Summary of Recommendations

- J1.2(a) Any insulation must be installed so that it abuts or overlaps adjoining insulation, forms a continuous barrier with ceilings, walls, bulkheads, floors or the like and does not affect the safe or effective operation of a service or fitting.
- J1.2(b) Reflective insulation must be installed to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding. It must be closely fitted against any penetration, door or window opening, adequately supported and overlapped not less than 50mm or taped together.
- J1.2(c) Bulk insulation must be installed so that it maintains its position and thickness and in a ceiling where there is no bulk or reflective insulation in the wall beneath, it overlaps the wall by not less than 50mm.
- Provide a minimum R2.72 insulation to the new 1st floor office ceiling subject to a 'thermal break' being installed as outlined in 6.6.2 of this report NOTE: No allowance has been given if a 'thermal blanket' is installed beneath the metal roof.
- Provide insulation of minimum R1.69 to the new brick walls to the ground floor office additions.
- Provide insulation of minimum R2.38 to all external metal stud walls of the 1st floor office addition subject to a 'thermal break' being installed as stipulated in 6.8.2 of this report.
- Provide insulation of minimum R1.41 to that part of the 1st floor office addition above the open carpark.
- Provide glazing to all windows and glass doors of the ground and 1st floor office additions that have the U-Value and SHGC values as nominated in Annexure 1 of this report.
- Provide seals to any openable windows within ground and 1st floor office additions as mentioned in 8.1.3 of this report.
- The main entry door to the ground floor office shall be a self-closing door with a draft protection device attached to the underside of the door except if it is a fire door.
- Any new miscellaneous exhaust fan such as a bathroom exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned area.
- Any new evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space or an habitable room or a public area of the conditioned areas.
- All internal linings to the new office additions shall be close fitting at the junction of ceiling wall and floors or sealed by caulking skirting, architraves comices or the like.
- Any new air-conditioning system to the conditioned areas must comply with the requirements outlined in Heading 10.0.
- Lighting and Power to the building additions shall comply with the requirements outlined in Heading 11 and Annexure 2.
- 16. Any heated water supply for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume 3 Plumbing Code of Australia.
 17. The building must have the facility to record the consumption of gas and



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DG 20.07.1

MO 18.04.19

MO 19.07.19

MM 27.08.19

MO 12.12.19

MO 19/08/20

REVISION :

B DA ISSUE

No AMENDMENTS

FOR CLIENT REVIEW

FOR CONSTRUCTION CERTIFICATE

AMENDMENT TO COUNCIL LETTER

190MM COCRETE BLOCK WALL BETWEEN EXISTING FACTORY AND NEW ADDITION PROPOSED

J EXISTING DRIVEWAY UPDATED (RETAINED)

K SECTION 4.55 SUBMISSION

H AMENDMENT TO DADO AND COLORBOND SHEET MO 30.01.20

EXISTING ELECTRICAL SUB STATION UPDATED MO 27/04/20

G AMENDMENT TO STRUCTURAL DRAWING

Architects Pty Ltd
ABN 70 119 946 575

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CLIENT:
SAM DEGABRIELE

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