PROPOSED RE-CONSTRUCTION OF BUILDING DAMAGED BY FIRE
PART UNIT 6, UNIT 7, UNIT 8, UNIT 9 & UNIT 10
14 DAVIS ROAD WETHERILL PARK NSW 2164

12 CONCLUSION

This report provides an assessment of the Deemed-To-Satisfy requirements of Section J of the NCC 2022 Building Code of Australia.

Should the recommendations contained in this report be adopted into the building remediation work to Units 7 & 8 during construction, the development will comply with the Deemed-To-Satisfy requirements of Section J.

NOTE: Summary of Recommendations

1. J4D3(1) Any insulation installed as part of the remediation work must be installed so that it;
   - (a) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and
   - (b) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
   - (c) does not affect the safe or effective operation of a service or fitting.
2. J4D3(2) Reflective insulation must be installed with;
   - (a) the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and
   - (b) the reflective insulation closely fitted against any penetration, door or window opening; and
   - (c) the reflective insulation adequately supported by framing members; and
   - (d) each adjoining sheet of roll membrane being;
     - (i) overlapped not less than 50 mm; or
     - (ii) taped together.
3. J4D3 (3) Bulk insulation must be installed so that;
   - (a) it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and
   - (b) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50mm
4. Provide a minimum R2.72 insulation to the roof and ceiling of the office area of Unit 8.

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

   NOTE 2: The colour of the upper surface of the roof shall have a solar absorptance value of not more than 0.45. The only colours that achieve this value are Surfmist, Classic Cream, Paper Bark, Evening Haze or Shale Grey (Not Matt Finish).

   NOTE 3: As both Warehouses 7 & 8 are deemed non-conditioned areas, the installation of insulation to the new roof area is not required by J4D4 nor is the colour of the new roof to both Warehouses.
5. Provide insulation of minimum R2.0 to the southern wall of the 1st floor office area of Unit 8.
6. The total system U-Value for the 4 external windows to the office area of Unit 8 shall be not greater than U5.0 and the total system SHGC-Value shall be not greater than SHGC 0.5.
7. Provide seals to any openable windows within the new southern wall as mentioned in 8.1.3 of this report.

NCC 2022 Building Code of Australia (BCA), Vol. 1 — Units 7 & 8 /14 Davis Road
'Deemed to Satisfy' Compliance – Section J Report (NSW Version) — WETHERILL PARK

8. Any new miscellaneous exhaust fan such as a bathroom exhaust fan to the office area must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned area or an habitable room.
9. Any new evaporative cooler to the office area must be fitted with a self-closing damper or the like when serving a heated space or any part of the building.
10. All new internal linings to the office area shall be close fitting at the junction of ceiling, wall and floors or sealed by caulking skirting, architraves cornices or the like.
11. Any new air-conditioning or new mechanical ventilation system to the office area shall be designed by a suitably qualified Engineer and must comply with the requirements outlined in Heading 8.
12. All new Lighting and Power to Units 7 & 8 shall comply with the requirements outlined in Heading 9, while the maximum system illumination power load allowance for the office area shall b 435 Watts, while the maximum illumination power density for any new lighting to Warehouses 7 & 8 shall be 4 Watts/m^2.
13. Any new 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.
14. Any new boiled water or chilled water storage units shall have its power supply controlled by a time switch in accordance with Spec. 40 (See Annexure 1)

COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INNER SIGHT

Signed:
Dean Morton BDC0742

fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

ARCHITECTURAL DRAWING LIST -

A1	Cover Sheet/Drawing List & Basix Requirements	N.T.S
A2	Locality Plan / Site Information	N.T.S
A3	Site / Site Analysis Plan	1:300
A4	Sedimentation Control Plan	1:300
A5	Unit 6 & Unit 7 Ground Floor Plan	1:100
A6	Unit 8 & Unit 9 Ground Floor Plan	1:100
A7	Unit 10 First Floor & Roof Plan	1:100
A8	Unit 6, Unit 7 & 8 Roof Plan	1:100
A9	GA Floor Plans with GFA Calculations	1:200
A10	Elevations	1:125
A11	Elevations / Section	1:100
A12	Detail Section - Fire rating (Unit 10)	1:10
A13	Detail Section - Fire rating (Unit 6-7)	1:10
A14	Detail Section - Fire rating (Unit 6-7)	1:15

ELECTRICAL & LIGHTING SERVICES:

REFER TO ELECTRICAL CONSULTANTS DOCUMENTATION. PROVIDE LIGHTING DESIGN CERTIFICATION.
ELECTRICAL INCLUDING BCA VOLUME 1 2022 PART E4, AS 2293.1-2018 EXIT AND EMERGENCY LIGHTING, BCA PART J7 ENERGY EFFICIENCY LIGHTING DESIGN, AS 1680.0 ARTIFICIAL LIGHTING, AS 3000

FIRE SERVICES:

REFER TO FIRE CONSULTANTS DOCUMENTATION. PROVIDE FIRE DESIGN CERTIFICATION.

HYDRAULIC SERVICES:

REFER TO HYDRAULICL CONSULTANTS DOCUMENTATION. PROVIDE HYDRAULIC DESIGN CERTIFICATION.
HYDRAULIC SERVICES INCLUDING SANITARY PLUMBING AND DRAINAGE ELEMENTS, HOT AND COLD WATER SUPPLY AND INCLUDING BCA VOLUME 3 2022, AS 3500.

RAIN WATER DRAINAGE COMPLYING WITH BCA 2022 AND AS 3500.3-2021

MECHANICAL SERVICES:

REFER TO MECHANICAL CONSULTANTS DOCUMENTATION. PROVIDE MECHANICAL DESIGN CERTIFICATION
MECHANICAL SERVICES INCLUDING REFERENCE TO BCA VOLUME 1 2022 PART F6, AS 1668.2-2012, AS/NZS 1668.1-2015, BCA PART J6 ENERGY EFFICIENCY AND ANY OTHER APPLICABLE STANDARD RELATING TO THE DESIGN OF WORKS.

THE WORK INDICATED ON THIS DRAWING IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL WORKCOVER REQUIREMENTS AND WORK HEALTH & SAFETY ACT REGULATIONS.

DOCUMENT CONTROL RECORD			
CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		
DRAWING STATUS	REVIEWED BY	INITIALS	DATE

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A		PRELIMINARY ISSUE FOR INFORMATION	10.05.2024

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ConsultEng Services Pty. Ltd. trading as D.W. KNOX & PARTNERS
ACN 138 013 948 ABN 65 138 013 948

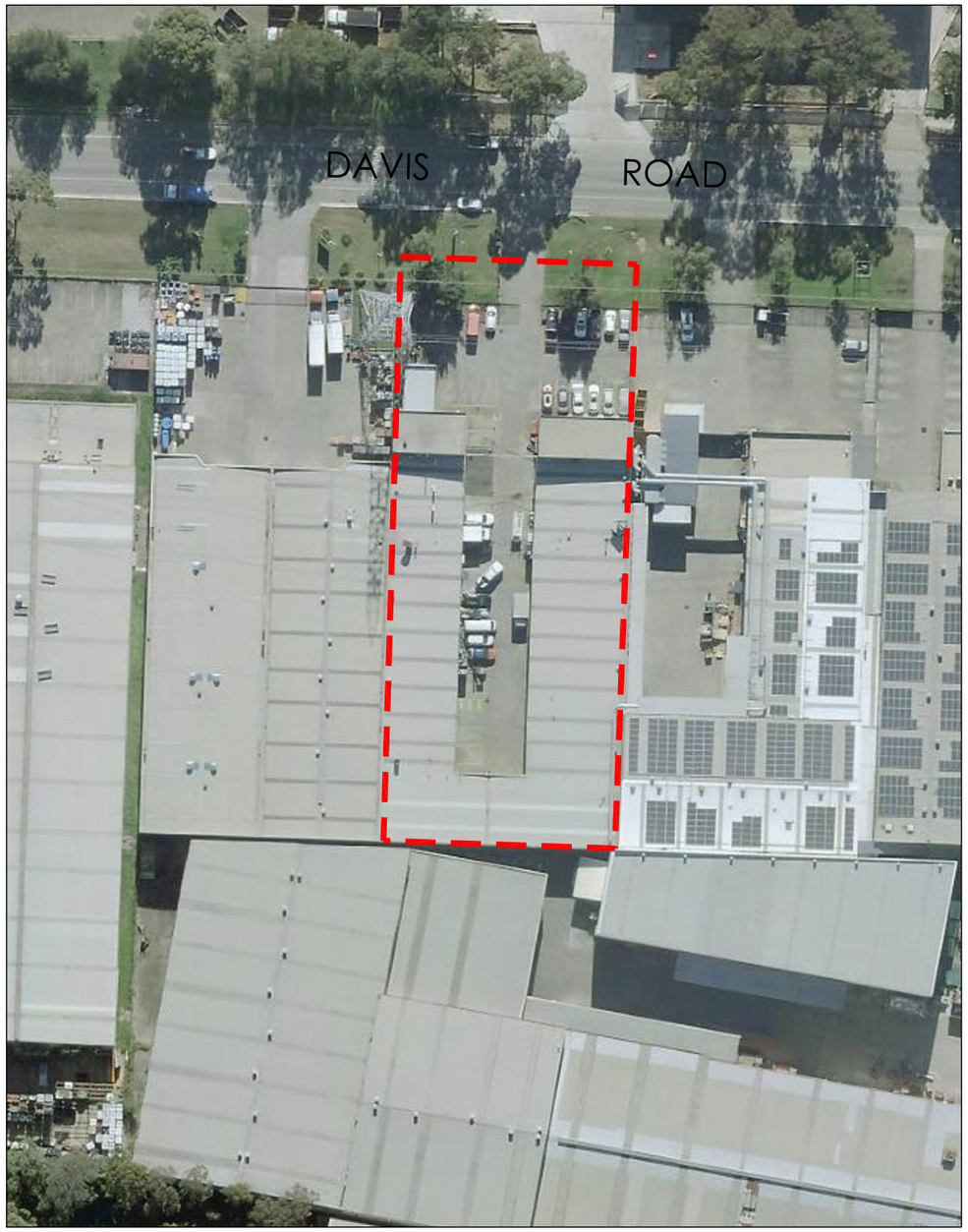
CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265

PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING TITLE: COVER SHEET / DRAWING LIST

DRAWN	CHECKED	DATE	DRAWING No.	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A1	C	

SCALE @ A3: N.T.S. — APPROVED: RF



LOCALITY PLAN

NORTH

SITE CALCULATIONS:

ZONE:	E4 - General Industrial
SITE AREA:	4080 M2
LGA	FAIRFIELD CITY COUNCIL
LOT	504
DP	259913

OVERALL SITE CALCULATIONS

OVERALL GROUND FLOOR AREA	2017 M2 APPROX
OVERALL FIRST FLOOR OFFICE AREA	168 M2 APPROX
TOTAL FLOOR AREA	2185 M2 APPROX
OVERALL ROOF AREA	2204 M2 APPROX

SUBJECT WORKS

UNIT 7 GROUND FLOOR AREA	210 M2 APPROX
UNIT 8 GROUND FLOOR AREA	160 M2 APPROX
UNIT 9 GROUND FLOOR AREA	56M2 APPROX
GROUND FLOOR STAIRWELL AREA	16 M2 APPROX
UNIT 10 FIRST FLOOR AREA	73 M2 APPROX
UNIT 7 ROOF AREA	226 M2 APPROX
UNIT 8 ROOF AREA	170 M2 APPROX
UNIT 10 ROOF AREA	82 M2 APPROX

MOULD CONTAMINATION - AS APPLICABLE

IF ANY MOULD CONTAMINATION IS IDENTIFIED DURING THE COURSE OF THE PROJECT, THE PROJECT WORKS SHOULD STOP IMMEDIATELY AND PRECAUTIONARY ACTIONS TAKEN, INCLUDING BUT NOT LIMITED TO, ISOLATING THE AREA, NOTIFYING ALL RELEVANT PARTIES AND A SUITABLY QUALIFIED HYGIENIST.

NCC REFERENCE NOTES

- THE BUILDING WORKS SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT NCC 2022 VOLUME 1, RELEASED OCTOBER 2023

COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

Certificate No: D2024-020

Dated: 09 August 2024

TECHNICAL INSIGHT

Signed:
Dean Morton BDC0742

fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

APPLIES TO ALL DRAWINGS

- ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND ALL CURRENT AUSTRALIAN STANDARDS, WHS, SAFEWORK, EPA, LOCAL COUNCIL APPROVALS AND REQUIREMENTS.
- EXISTING BUILDING HAS BEEN DAMAGED BY FIRE. THIS DRAWING PACKAGE REPRESENTS A REINSTATEMENT OF THE ASSUMED EXISTING CONDITIONS PRIOR TO THE CLAIMED FIRE EVENT.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL WORKS.
- ALL DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601 'THE DEMOLITION OF STRUCTURES'.
- OBTAIN ALL RELEVANT PERMITS AND NECESSARY APPROVALS FROM LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PROTECT ALL IMMEDIATE SURROUNDING STRUCTURES AND TREES DURING THE DEMOLITION PHASE.
- ALLOW TO REMOVE ALL DEBRIS FROM SITE AND CLEAR SITE. DISPOSE OF ALL MATERIALS ACCORDINGLY TO APPROPRIATE WASTE MANAGEMENT CENTER.
- **NOTE**: ASBESTOS MAY BE PRESENT. WHERE REMOVAL IS REQUIRED, ASBESTOS CLEARANCE CERTIFICATES SHALL BE PROVIDED. DEMOLITION, REMOVAL & DISPOSAL OF ANY ASBESTOS DISCOVERED ON SITE IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT CURRENT AUSTRALIAN STANDARDS, CODES, ACTS AND REGULATIONS, INCLUDING (BUT NOT LIMITED TO):
  1. WORK HEALTH AND SAFETY ACT.
  2. WORK HEALTH AND SAFETY REGULATIONS.
  3. CODE OF PRACTICE 'HOW TO SAFELY REMOVE ASBESTOS' (SAFEWORK AUSTRALIA).
  4. CODE OF PRACTICE 'HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE' (SAFEWORK AUSTRALIA).
  5. PROTECTION OF THE ENVIRONMENT OPERATIONS ACT.
  6. 'GUIDANCE NOTE ON THE MEMBRANE FILTER METHOD FOR ESTIMATING AIRBORNE ASBESTOS FIBRES' 2nd EDITION (NOHSC: 3003)
  7. PROTECTION OF THE ENVIRONMENT OPERATIONS (WASTE) REGULATION.
  8. WASTE AVOIDANCE AND RESOURCE RECOVERY ACT.
  9. THE SPECIAL CONDITIONS APPLICABLE TO THE TRANSPORT OF ASBESTOS WASTE (CATEGORIES 1 & 2) AS LAID-DOWN BY THE WASTE RECYCLING AND PROCESSING SERVICE.
  10. CURRENT ASBESTOS REMOVAL CONTRACTOR'S LICENCE AND CURRENT REGULATIONS.
- **NOTE:** THE TREATMENT OF REMAINING SMOKE AFFECTED AREAS SHALL BE CARRIED OUT BY SPECIALIST RESTORATION COMPANIES. THE TREATMENT MAY INCLUDE WIRE BRUSHING AND VACUUMING OF CARBON SOOT DEPOSITS FOLLOWED BY APPLYING BLEED SEAL, OZONE AND/ OR FOGGING AS APPLICABLE. ALL TIMBER TO BE DEODORISED AND ENCAPSULATED.

  A CERTIFICATE FOR CORRECT APPLICATION TREATMENT IS TO BE PROVIDED AT THE COMPLETION OF THE PROJECT.

THE WORK INDICATED ON THIS DRAWING IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL WORKCOVER REQUIREMENTS AND WORK HEALTH & SAFETY ACT REGULATIONS.

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CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		

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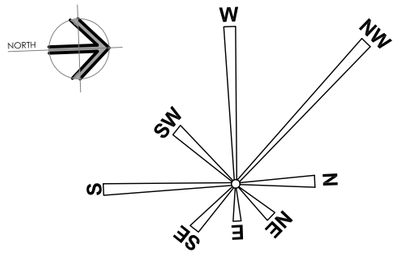
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CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265

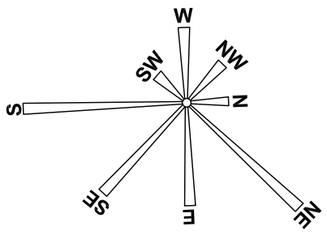
PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING TITLE: LOCALITY PLAN / SITE INFORMATION

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A2	C	
SCALE @ A3: N.T.S.	APPROVED: RF				



PREVAILING WINDS ANNUAL 9AM



PREVAILING WINDS ANNUAL 3PM

COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

Certificate No: D2024-020

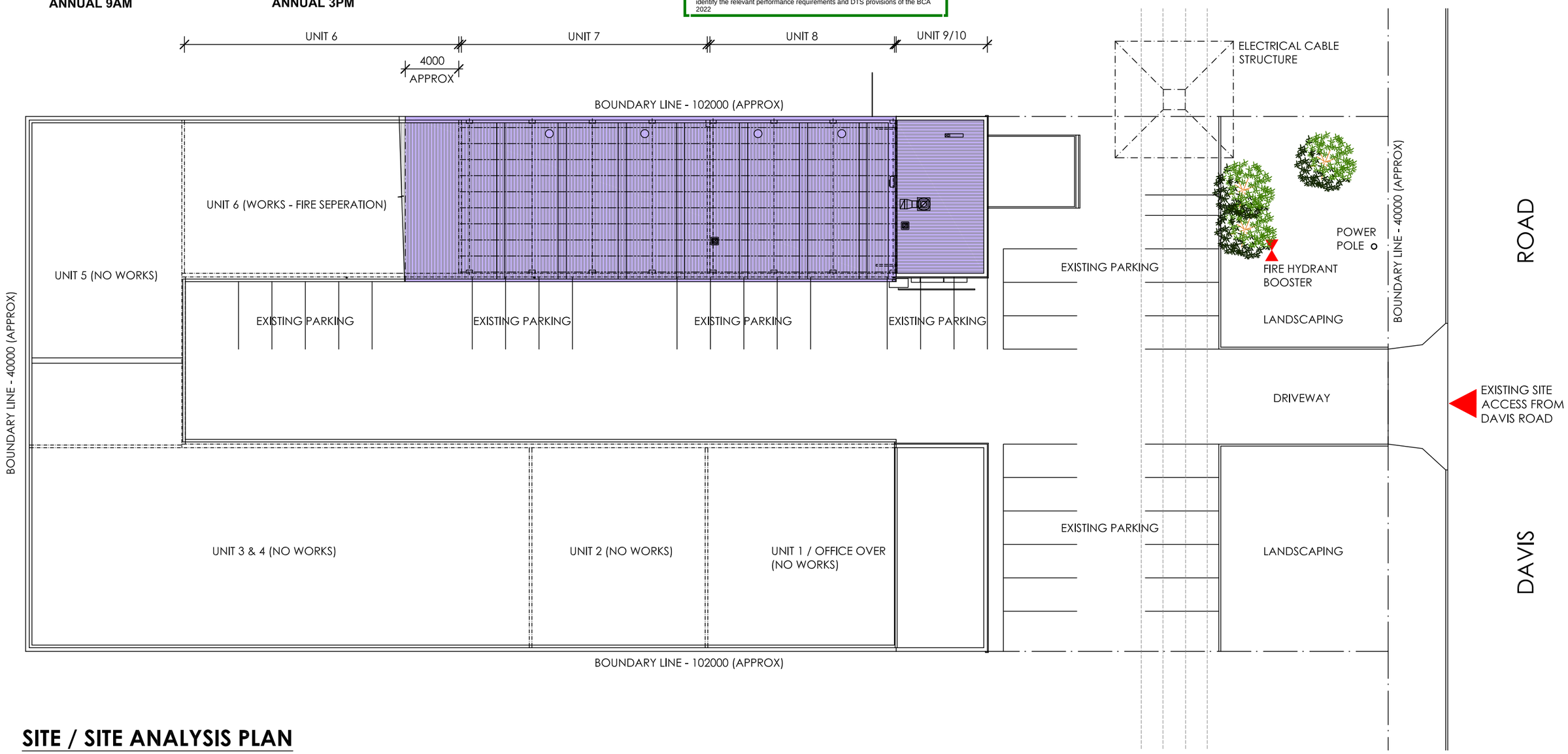
Dated: 09 August 2024

Signed:
Dean Morton BDC0742

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NOTES:

- ALL DIMENSIONS ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO PROVIDE TEMPORARY PROPPING/BRACING AS REQUIRED UNTIL NEW FRAMING IS COMPLETE.
- ALL TIMBER FRAMING (INCLUDING BRACING & HOLDING DOWN DETAILS) SHALL BE STRICTLY IN ACCORDANCE WITH AS 1684 'RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE'.
- ALL WATERPROOFING, FLASHINGS, CAPPINGS, TERMITE PROTECTION & DPC'S TO SUIT BCA REQUIREMENTS & CURRENT AUSTRALIAN STANDARDS.



SITE / SITE ANALYSIS PLAN

SCALE 1:300

CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		
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ConsultEng Services Pty. Ltd. trading as D.W. KNOX & PARTNERS
ACN 138 013 948 ABN 65 138 013 948

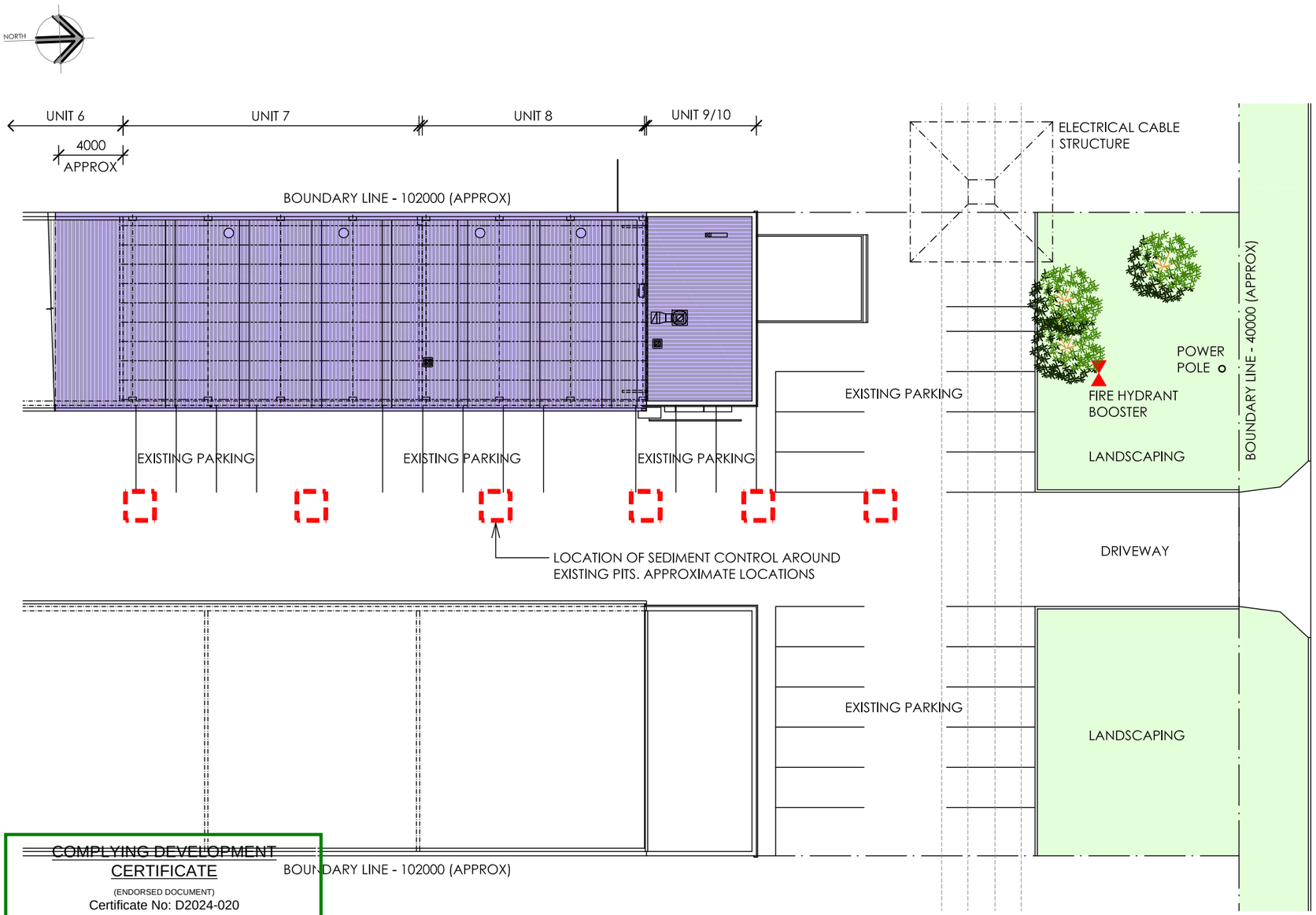
CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265

PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING TITLE: SITE ANALYSIS PLAN

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A3	C	

SCALE @ A3: 1:300 | APPROVED: RF



NOTES:

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- CONTRACTOR TO PROVIDE TEMPORARY PROPPING/BRACING AS REQUIRED UNTIL NEW FRAMING IS COMPLETE.
- ALL TIMBER FRAMING (INCLUDING BRACING & HOLDING DOWN DETAILS) SHALL BE STRICTLY IN ACCORDANCE WITH AS 1684 'RESIDENTIAL TIMBER-FRAMED CONSTRUCTION CODE'.
- ALL WATERPROOFING, FLASHINGS, CAPPINGS, TERMITE PROTECTION & DPC'S TO SUIT BCA REQUIREMENTS & CURRENT AUSTRALIAN STANDARDS.

SEDIMENT CONTROL NOTES:

- SITE WORKS WILL NOT START UNTIL THE EROSION & SEDIMENT CONTROLS ARE INSTALLED AND FUNCTIONAL.
- THE INGRESS TO AND EGRESS FROM THE SITE WILL BE CONFINED TO ONE STABLISED POINT. SEDIMENT OR BARRIER FENCING WILL BE USED TO RESTRICT ALL VEHICULAR MOVEMENTS TO THAT POINT. STABILISATION WILL BE ACHIEVED BY EITHER:
  - CONSTRUCTING A SEALED (E.G. CONCRETE OR ASPHALT) DRIVEWAY TO THE STREET.
  - CONSTRUCTING A STABILISED SITE ACCESS FOLLOWING THE STANDARD DETAIL OR OTHER SUITABLE TECHNIQUE APPROVED BY THE COUNCIL.
- SEDIMENT FENCES AND BARRIER FENCES WILL BE INSTALLED AS SHOWN ON PLAN.
- MESH & GRAVEL "SAUSAGE" PROTECTION WILL BE PROVIDED TO PROTECT GUTTER INLETS NEAR THE ALLOTMENT.
- TOPSOIL WILL BE STRIPPED & STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE.
- ALL STOCKPILES WILL BE PLACED IN THE LOCATION SHOWN ON PLAN AND AT LEAST TWO METRES CLEAR OF ALL AREAS OF POSSIBLE CONCENTRATED WATER FLOW, INCLUDING DRIVEWAYS.
- LANDS TO THE REAR OF THE ALLOTMENT AND ON THE FOOTPATH WILL NOT BE DISTURBED DURING THE WORKS EXCEPT WHERE ESSENTIAL, e.g. DRAINAGE WORKS ACROSS THE FOOTPATH. WHERE WORKS ARE NECESSARY, THEY WILL BE UNDERTAKEN IN SUCH A WAY TO LEAVE THE LANDS IN A CONDITION OF HIGH EROSION HAZARDS FOR AS SHORT A PERIOD AS PRACTICABLE. THEY WILL BE REHABILITATED AS SOON AS POSSIBLE. STOCKPILES WILL NOT BE PLACED ON THESE LANDS AND THEY WILL NOT BE USED AS VEHICLE PARKING AREAS.
- APPROVED BINS FOR BUILDING WASTE, CONCRETE AND MORTER SLURRIES, PAINTS, ACID WASHINGS AND LITTER WILL BE PROVIDED AND ARRANGEMENTS MADE FOR REGULAR COLLECTION AND DISPOSAL.
- GUTTERING WILL BE CONNECTED TO THE STORMWATER SYSTEM (OR A RAINWATER TANK) AS SOON AS PRACTICABLE. IF A RAINWATER TANK IS INSTALLED, THE TANK OVERFLOW SHOULD BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.
- TOPSOIL WILL BE RESPREAD AND ALL DISTURBED AREAS WILL BE STABLISED WITHIN 20 WORKING DAYS OF THE COMPLETION OF THE WORKS.
- ALL EROSION AND SEDIMENT CONTROLS WILL BE CHECKED AT LEAST WEEKLY AND AFTER RAIN TO ENSURE THEY ARE MAINTAINED IN A FULLY FUNCTIONAL CONDITION.

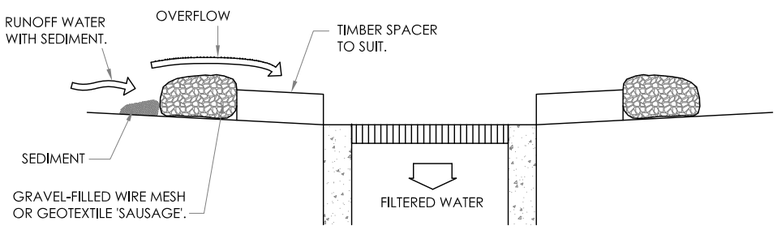
NOTE: SEDIMENT CONTROL DETAILS ARE TO BE IN ACCORDANCE WITH 'THE BLUE BOOK - MANAGING URBAN STORMWATER: SOILS & CONSTRUCTION' BY LANDCOM.

COMPLYING DEVELOPMENT CERTIFICATE
(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024
Signed:
Dean Morton BDC0742
fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

SEDIMENTATION CONTROL PLAN

SCALE 1:300





GRAVEL SAUSAGE DETAILS

CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		
DRAWING STATUS	REVIEWED BY	INITIALS	DATE

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ACN 138 013 948 ABN 65 138 013 948

CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265

PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING TITLE: SEDIMENTATION CONTROL PLAN

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A4	C	

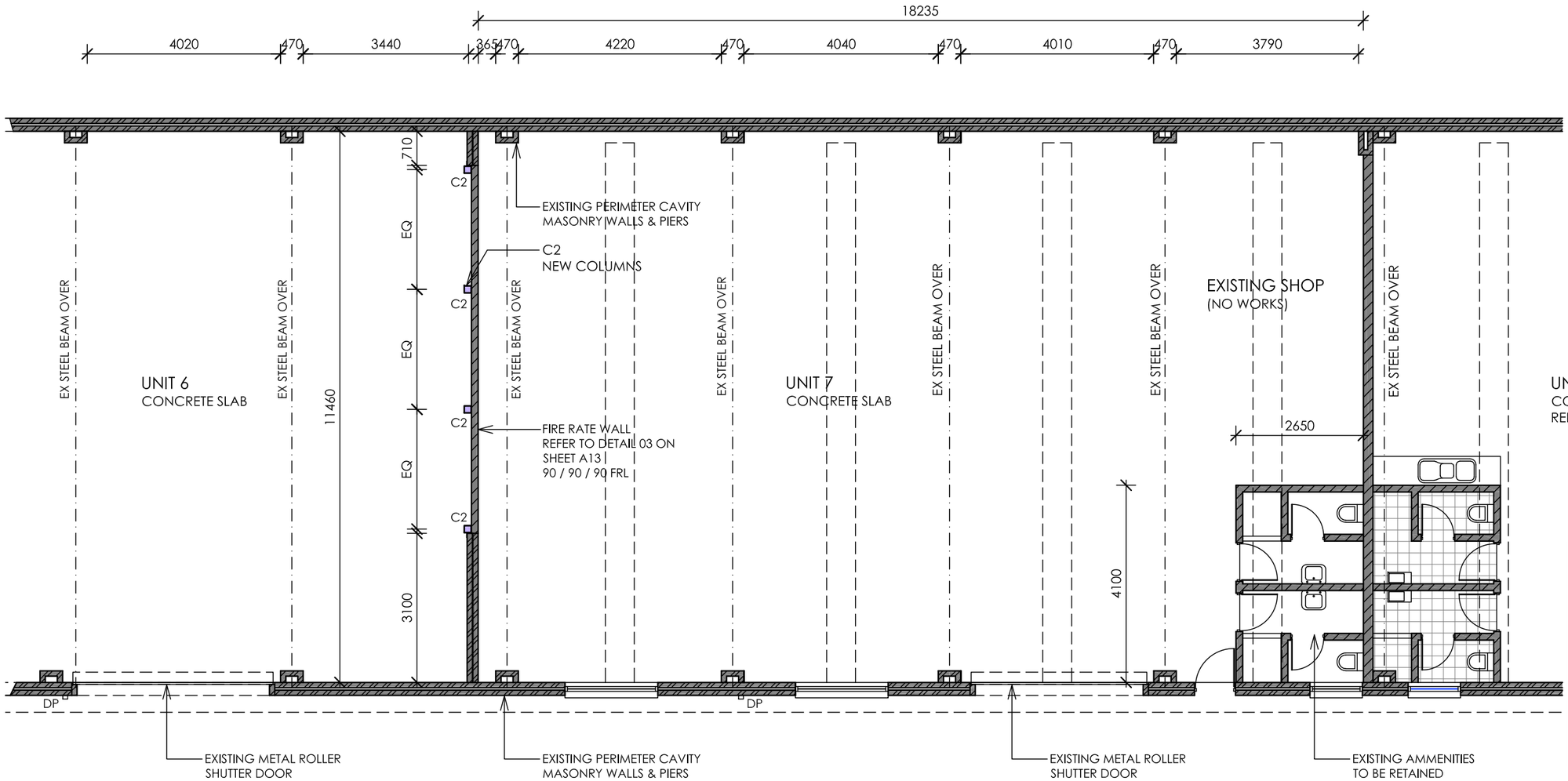
SCALE @ A3: 1:300
APPROVED: RF

NORTH

CONSTRUCTION

FLOOR:
GROUND FLOOR: RC SLAB ON GROUND

WALL FINISHES:
EXTERNAL WALLS:
CAVITY MASONRY - FACE BRICK



COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024

Signed:
Dean Morton BDC0742

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NOTES:

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PART UNIT 6 & 7 (WAREHOUSE) GROUND FLOOR PLAN

SCALE 1:100

DRAWING STATUS	REVIEWED BY	INITIALS	DATE
CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		

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C		ISSUE FOR CDC APPROVAL	19.07.2024
	1	UPDATED DRAWING SET CLARIFYING UNIT NUMBERS	08.07.2024
B		ISSUE FOR TENDER	21.06.2024
A		PRELIMINARY ISSUE FOR INFORMATION	10.05.2024

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ConsultEng Services Pty. Ltd. trading as D.W. KNOX & PARTNERS
ACN 138 013 948 ABN 65 138 013 948

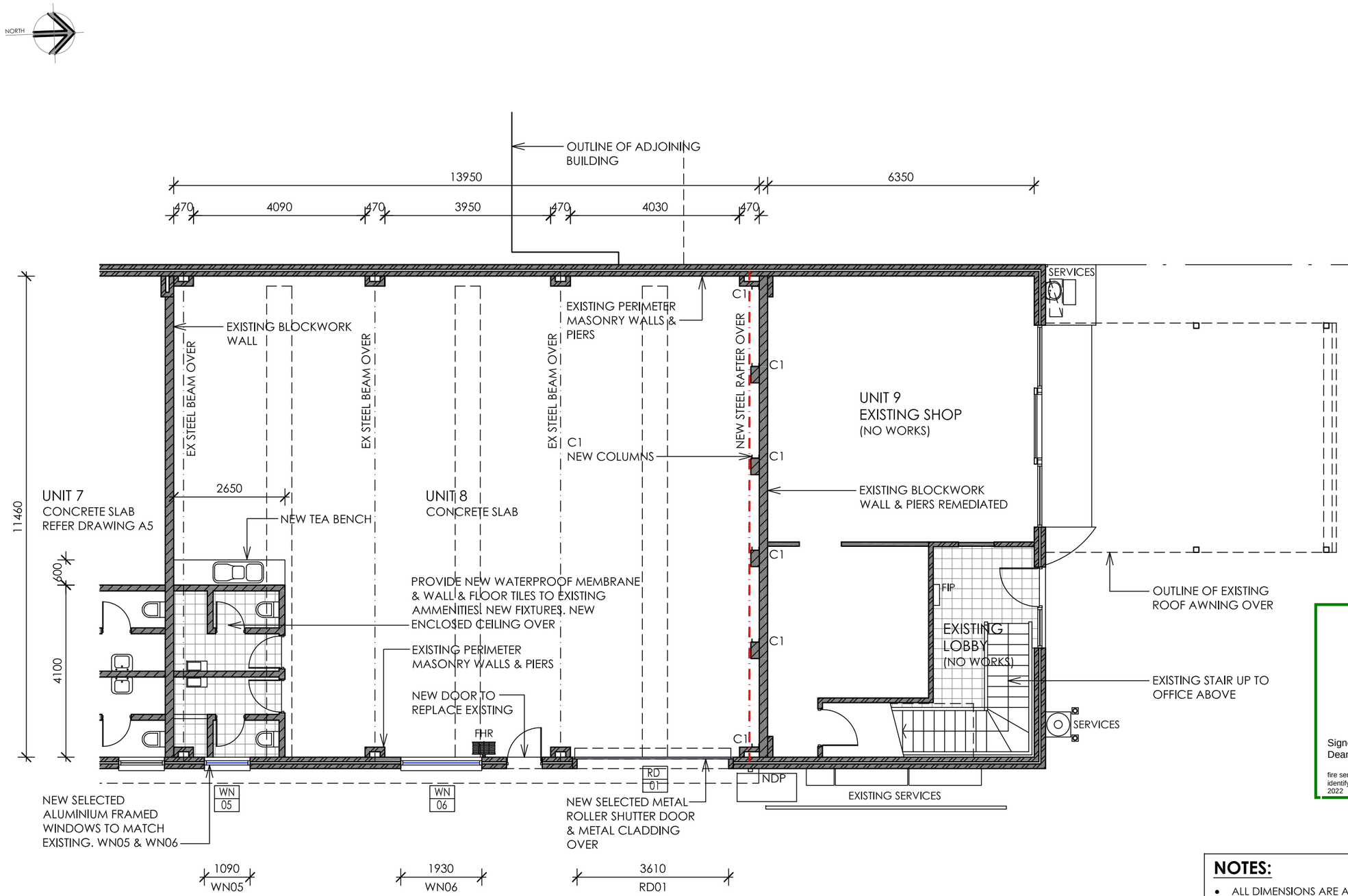
CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265

PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING TITLE: PART UNIT 6 & 7 GROUND FLOOR PLAN

DRAWN	CHECKED	DATE	DRAWING NO	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A5	C	

SCALE @ A3	APPROVED
1:100	RF



CONSTRUCTION

FLOOR:
GROUND FLOOR: RC SLAB ON GROUND

WALL FINISHES:
EXTERNAL WALLS:
CAVITY MASONRY - FACE BRICK

NEW WINDOW & DOOR SCHEDULE

WN 00	NEW SELECTED ALUMINIUM FRAMED WINDOWS

LEGEND:
NDPS - NEW DOWNPIPE & SPREADER
NDP - NEW DOWNPIPE
EDP - EXISTING DOWNPIPE
NEG - NEW EAVES GUTTERING
SUMP - NEW SUMP

COMPLYING DEVELOPMENT CERTIFICATE
(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024
Signed:
Dean Morton BDC0742
fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

NOTES:
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- CONTRACTOR TO PROVIDE TEMPORARY PROPPING/BRACING AS REQUIRED UNTIL NEW FRAMING IS COMPLETE.
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- ALL WATERPROOFING, FLASHINGS, CAPPINGS, TERMITE PROTECTION & DPC'S TO SUIT BCA REQUIREMENTS & CURRENT AUSTRALIAN STANDARDS.

UNIT 8 (WAREHOUSE) , STAIR LOBBY & UNIT 9 (SHOP) GROUND FLOOR PLAN
SCALE 1:100

DRAWING STATUS	REVIEWED BY	INITIALS	DATE
CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		

DOCUMENT CONTROL RECORD

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ACN 138 013 948 ABN 65 138 013 948

CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265
PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164
DRAWING TITLE: UNIT 8 & UNIT 9 GROUND FLOOR PLAN

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A6	C	

SCALE @ A3: 1:100
APPROVED: RF

NORTH

TSW471



- 1 layer of 10mm **masta**shield or 10mm **water**shield
- Minimum 70mm timber stud framing at 600mm maximum centres
- Wall insulation as specified in table
- 2 layers of 13mm **multi**shield
- Wall wrap
- Any external wall cladding

Fire Resistance Level
90/90/90
rated from the outside only
Report FAR 3371

Stud Size (mm)	Wall Width (mm)	Insulation Pathway R-Value (m^2K/W)	Sound Insulation Rw (Rw + Ctr)			
			Pink® Batts Wall R1.5	Pink® Batts Wall R2.0	Polyester Wall R1.5	
70	107 + external cladding	0.91 plus insulation R value*	44 (36)	-	44 (36)	Report Insul
90	127 + external cladding		45 (37)	45 (38)	45 (37)	

EXTERNAL WALL (TEA ROOM - EXTENT 3 METRES) TO BE UPGRADED
A SYSTEM WITH AN FRL OF 90 / 90 / 90 WHEN TESTED FROM THE OUTSIDE.
REFER TO BLUEPRINT TECHNICAL MANUAL BY SINIAT.
THE RECOMMENDED SYSTEM IS TSW471
EXTERNAL FINISH TO BE SELECTED METAL CLADDING ON METAL (RECOMMENDED) BATTENS

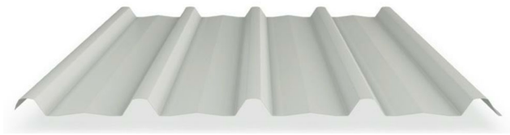
CONSTRUCTION

FLOOR:
GROUND FLOOR: RC SLAB ON GROUND
FIRST FLOOR OFFICE: TIMBER FRAMED STRUCTURE

WALL FINISHES:
EXTERNAL WALLS:
CAVITY MASONRY - FACE BRICK

NEW WINDOW & DOOR SCHEDULE

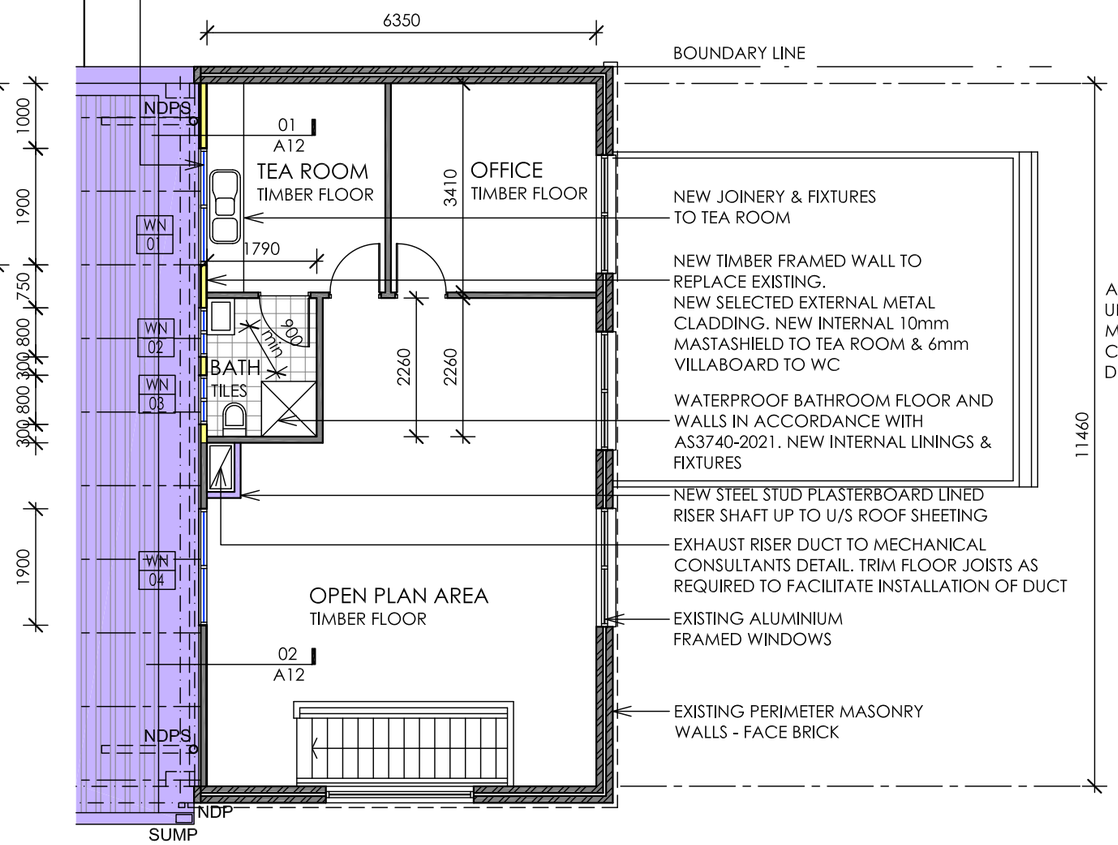
WN 00	NEW SELECTED ALUMINIUM FRAMED WINDOWS

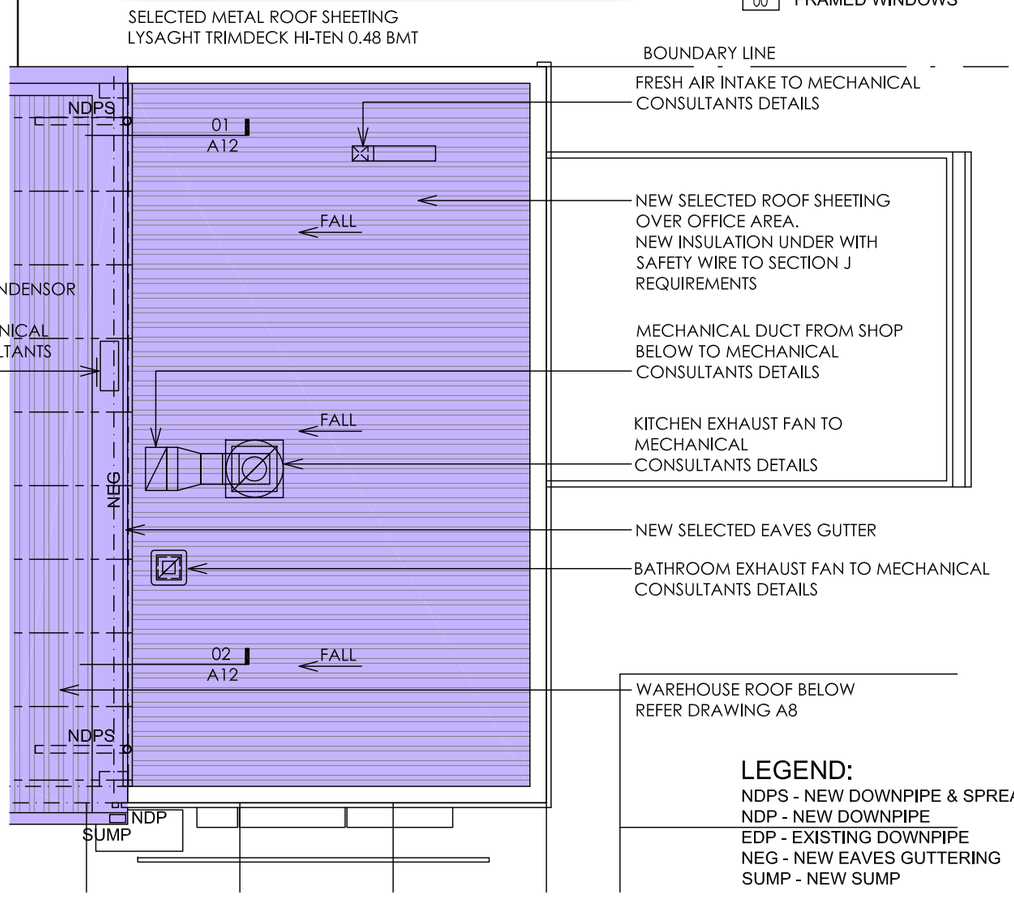


SELECTED METAL ROOF SHEETING
LYSAGHT TRIMDECK HI-TEN 0.48 BMT

FIRE RATE TEA ROOM WALL EXTERNALLY FOR A MIN 3 METRES IN ACCORDANCE WITH NCC2022_S5C24 REFER DRAWING A12

NEW WINDOW WN01 TO BE PROTECTED IN ACCORDANCE WITH NCC2022_C4D5(b) Windows (iii) INSTALL -/60/- AUTOMATIC CLOSING FIRE SHUTTER





LEGEND:
NDPS - NEW DOWNPIPE & SPREADER
NDP - NEW DOWNPIPE
EDP - EXISTING DOWNPIPE
NEG - NEW EAVES GUTTERING
SUMP - NEW SUMP

EXHAUST RISER CONSTRUCTION:
The new kitchen exhaust ductwork shall be routed through the Unit 1 office above and enclosed with a riser shaft constructed of non combustible materials. The exhaust riser shall extend to roof level and a new roof mounted centrifugal fan shall be installed with vertical discharge.

The Builder is to ensure no combustible building elements or materials are located with 300 mm of the exhaust ductwork or riser. Remove all existing linings within 300mm of the new exhaust duct. All new and existing timber studs within 300mm of the exhaust duct are to be sprayed with with intumescent coating.
Specification: FIRESHIELD TIMBERCLEAR INTUMESCENT FINISH by PROFINISH FIRE PROTECTION 03 5274 1266 or si

COMPLYING DEVELOPMENT CERTIFICATE
(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024
Signed:
Dean Morton BDC0742
fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

TECHNICAL IN NER SIGHT

UNIT 10 (OFFICE) FIRST FLOOR PLAN
SCALE 1:100

UNIT 10 (OFFICE) ROOF PLAN
SCALE 1:100

NOTES:
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DOCUMENT CONTROL RECORD			
CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		
DRAWING STATUS	REVIEWED BY	INITIALS	DATE

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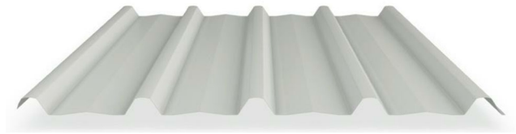
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ACN 138 013 948 ABN 65 138 013 948

CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265
PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164
DRAWING TITLE: UNIT 10 FIRST FLOOR & ROOF PLAN

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV
S.T.	RF	JUNE '24	224167/A7	C	
SCALE @ A3: 1:100	APPROVED: RF				

NORTH



SELECTED METAL ROOF SHEETING
LYSAGHT TRIMDECK HI-TEN 0.48 BMT

NEW SELECTED TRANSLUSCENT ROOF SHEETING TO UNITS PART UNIT 6, 7 & 8. PROFILE TO MATCH METAL ROOF SHEETING

NEW SELECTED METAL ROOF SHEETING & PURLINS TO UNITS PART UNIT 6, 7 & 8. LYSAGHT TRIMDECK HI-TEN 0.48 BMT
NEW INSULATION BLANKET UNDER WITH SAFETY WIRE MESH

NEW SELECTED ROOF VENTS TO UNITS 7 & 8.

LINE OF STEEL ROOF PURLINS

CONSTRUCTION

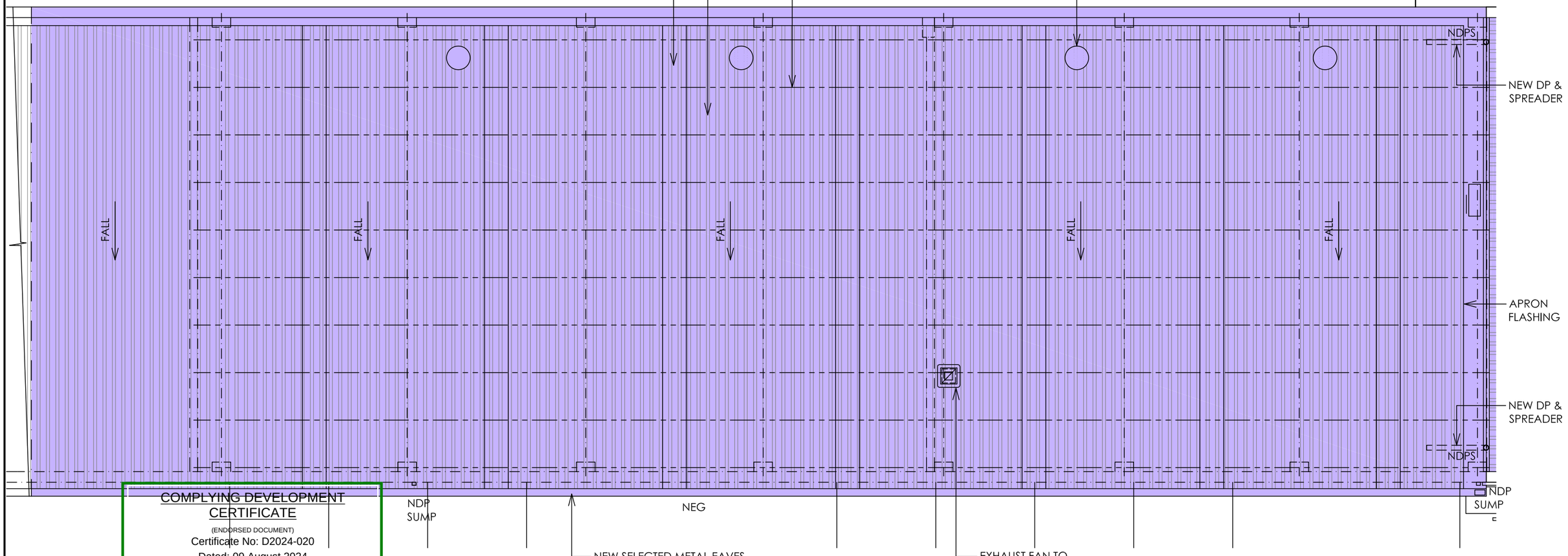
FLOOR:
GROUND FLOOR: RC SLAB ON GROUND
FIRST FLOOR OFFICE: TIMBER FRAMED STRUCTURE

WALL FINISHES:
EXTERNAL WALLS:
CAVITY MASONRY

UNIT 6
APPROX 4000

UNIT 7

UNIT 8



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Signed:
Dean Morton BDC0742
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TECHNICAL INNER SIGHT

LEGEND:
NDPS - NEW DOWNPIPE & SPREADER
NDP - NEW DOWNPIPE
EDP - EXISTING DOWNPIPE
NEG - NEW EAVES GUTTERING
SUMP - NEW SUMP

NOTES:
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PART UNIT 6, UNIT 7 & 8 WAREHOUSE ROOF PLAN
SCALE 1:100

DRAWING STATUS	REVIEWED BY	INITIALS	DATE
CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		

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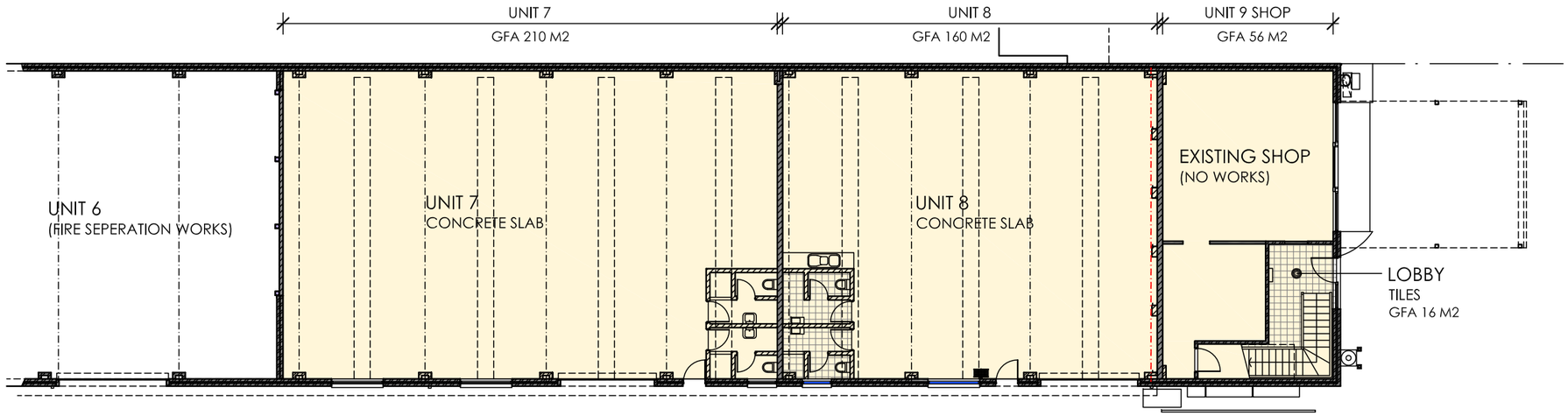
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ACN 138 013 948 ABN 65 138 013 948

CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265
PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164
DRAWING TITLE: PART UNIT 6, UNIT 7 & 8 WAREHOUSE ROOF PLAN

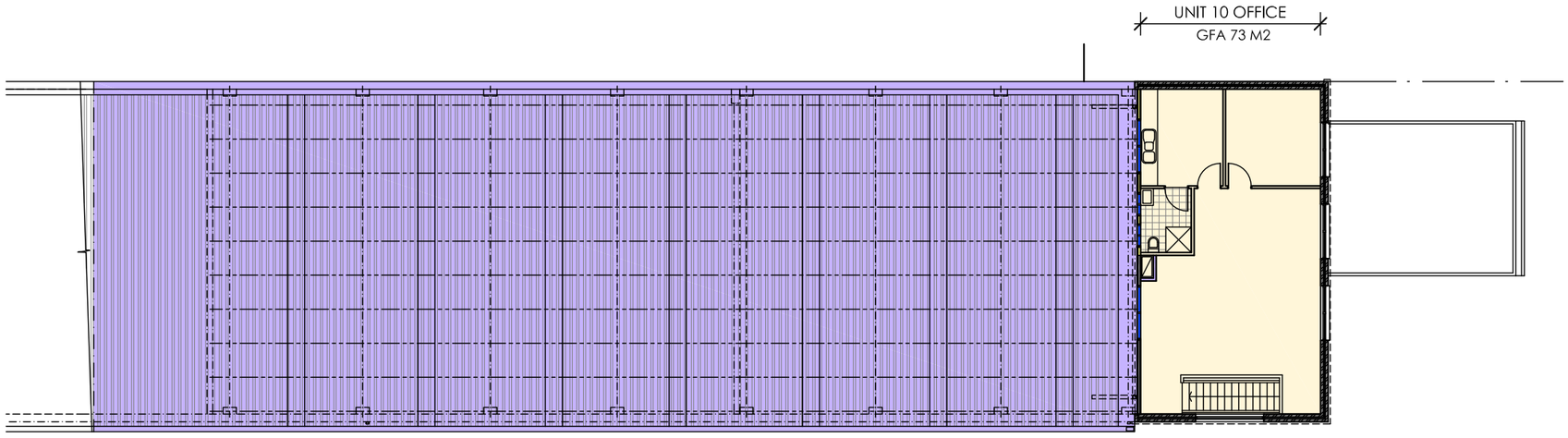
DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A8	C	

SCALE @ A3: 1:100
APPROVED: RF



GA - GROUND FLOOR PLAN

SCALE 1:200



GA - FIRST FLOOR PLAN

SCALE 1:200

CONSTRUCTION

FLOOR:

GROUND FLOOR: RC SLAB ON GROUND
FIRST FLOOR OFFICE: TIMBER FRAMED STRUCTURE

WALL FINISHES:

EXTERNAL WALLS:
CAVITY MASONRY - FACE BRICK

COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

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Dated: 09 August 2024

Signed:
Dean Morton BDC0742

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TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		

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CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265

PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING TITLE: GA FLOOR PLANS

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A9	C	

SCALE @ A3: 1:200 APPROVED: RF

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(ENDORSED DOCUMENT)

Certificate No: D2024-020

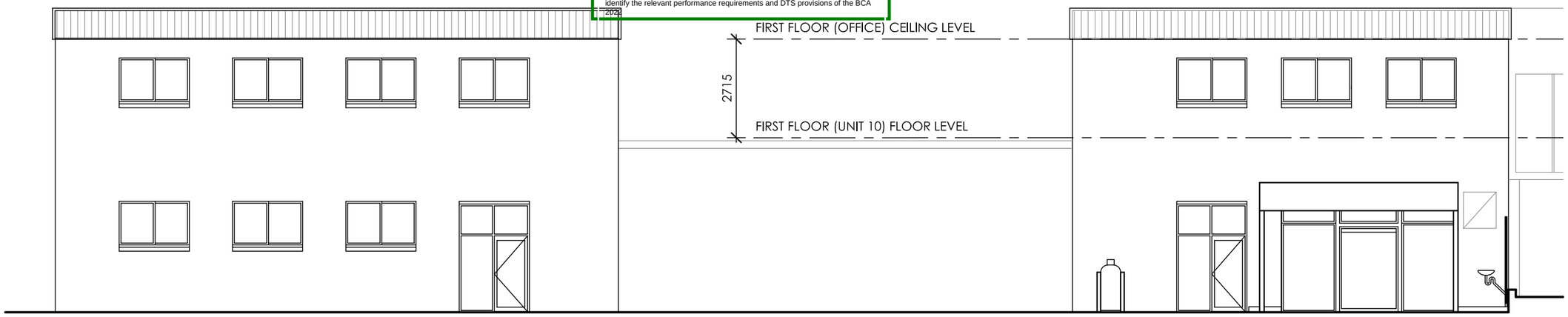
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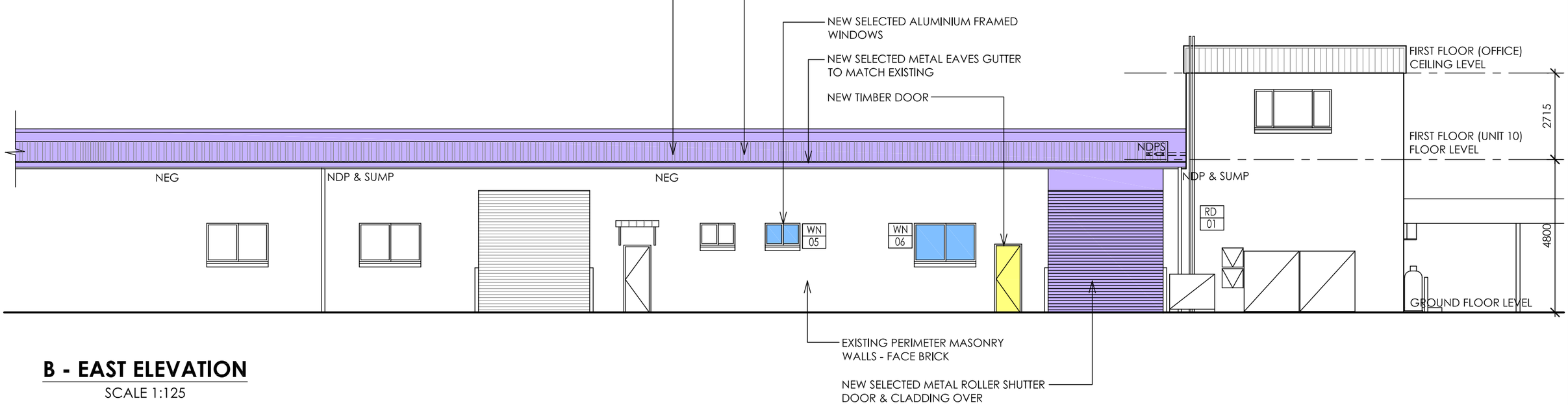
LEGEND:

NDPS - NEW DOWNPIPE & SPREADER
NDP - NEW DOWNPIPE
EDP - EXISTING DOWNPIPE
NEG - NEW EAVES GUTTERING
SUMP - NEW SUMP



A - NORTH ELEVATION

SCALE 1:125



B - EAST ELEVATION

SCALE 1:125

DOCUMENT CONTROL RECORD			
CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		
DRAWING STATUS	REVIEWED BY	INITIALS	DATE

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Claim No: CGU245629265

PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING TITLE: ELEVATIONS

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A10	C	

SCALE @ A3: 1:125
APPROVED: RF

TSW471

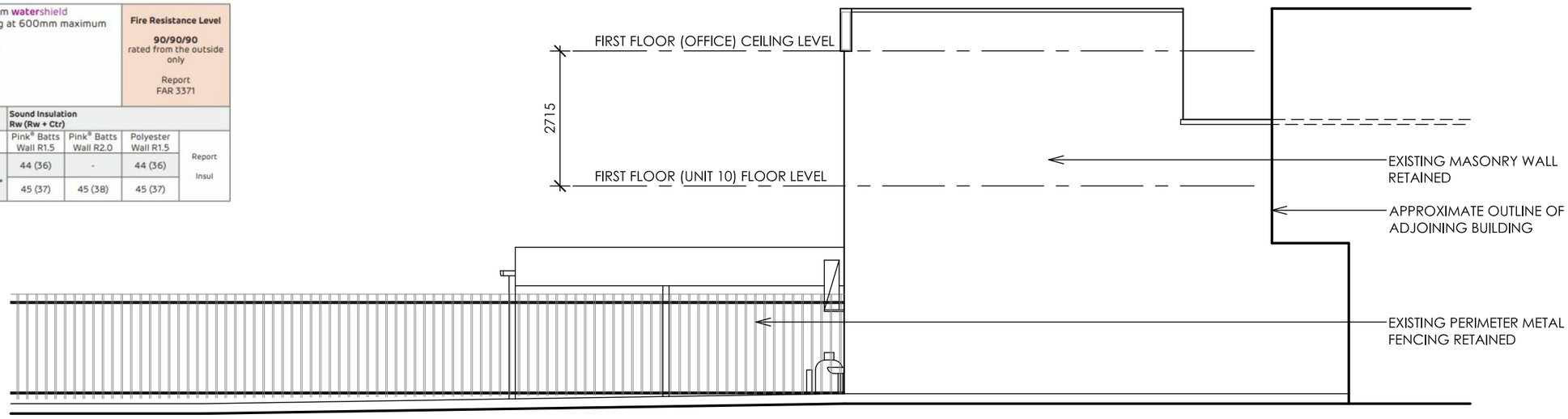


- 1 layer of 10mm **masta**shield or 10mm **water**shield
- Minimum 70mm timber stud framing at 600mm maximum centres
- Wall insulation as specified in table
- 2 layers of 13mm **multi**shield
- Wall wrap
- Any external wall cladding

Fire Resistance Level
90/90/90
rated from the outside only
Report
FAR 3371

Stud Size (mm)	Wall Width (mm)	Insulation Pathway R-Value (m^2K/W)	Sound Insulation Rw (Rw + Ctr)			
			Pink® Batts Wall R1.5	Pink® Batts Wall R2.0	Polyester Wall R1.5	
70	107 + external cladding	0.91 plus insulation R value*	44 (36)	-	44 (36)	Report Insul
90	127 + external cladding		45 (37)	45 (38)	45 (37)	

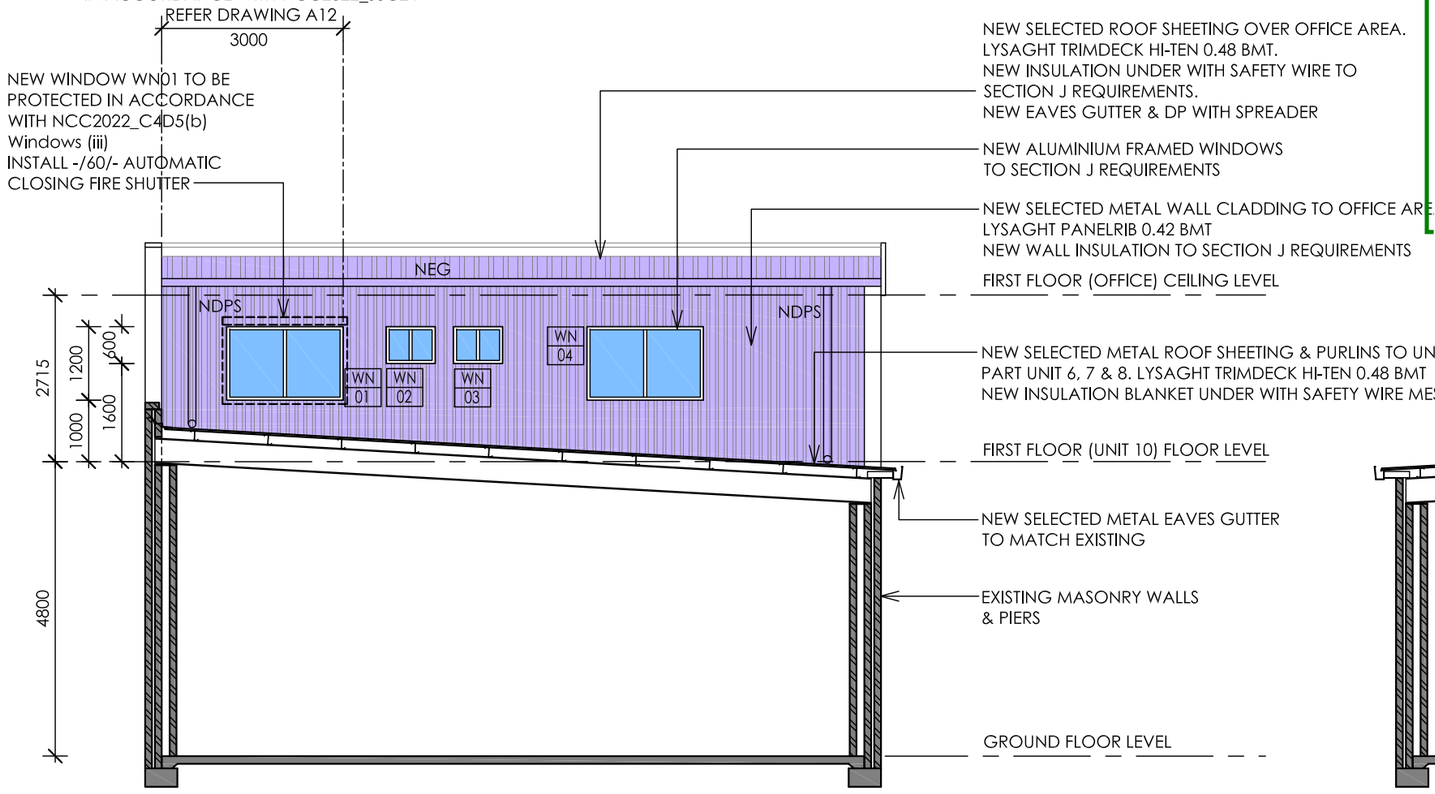
EXTERNAL WALL (TEA ROOM - EXTENT 3 METRES) TO BE UPGRADED
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REFER TO BLUEPRINT TECHNICAL MANUAL BY SINIAT.
THE RECOMMENDED SYSTEM IS TSW471
EXTERNAL FINISH TO BE SELECTED METAL CLADDING ON METAL (RECOMMENDED) BATTENS



C - WEST ELEVATION

SCALE 1:100

FIRE RATE TEA ROOM WALL EXTERNALLY FOR A MIN 3 METRES IN ACCORDANCE WITH NCC2022_S5C24
REFER DRAWING A12

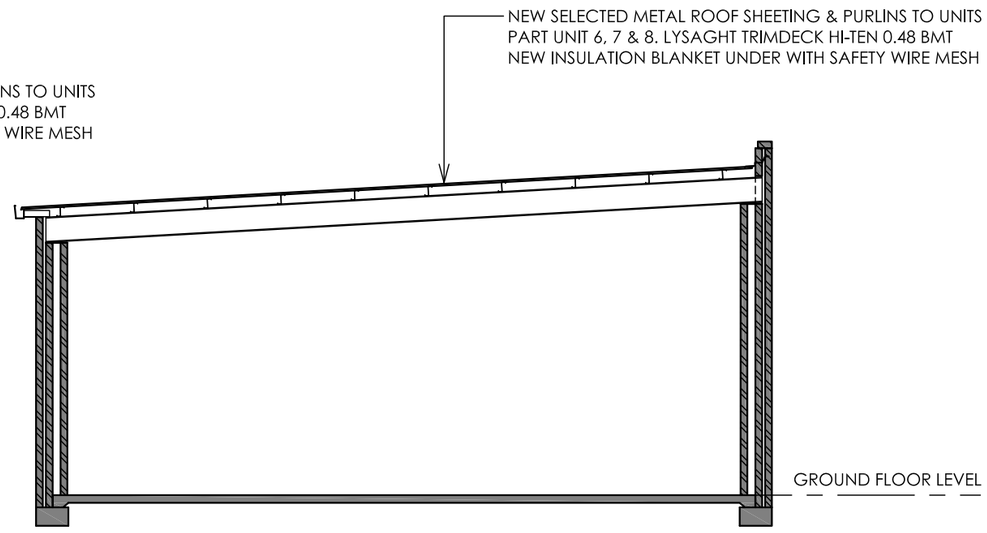


D - SOUTH ELEVATION / SECTION

SCALE 1:100

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LEGEND:
NDPS - NEW DOWNPIPE & SPREADER
NDP - NEW DOWNPIPE
EDP - EXISTING DOWNPIPE
NEG - NEW EAVES GUTTERING
SUMP - NEW SUMP



E - SECTION

SCALE 1:100

CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
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ConsultEng Services Pty. Ltd. trading as D.W. KNOX & PARTNERS
ACN 138 013 948 ABN 65 138 013 948

CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265
PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164
DRAWING TITLE: ELEVATIONS / SECTIONS

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV
S.T.	RF	JUNE '24	224167/A11	C	
SCALE @ A3: 1:100	APPROVED: RF				

TSW471



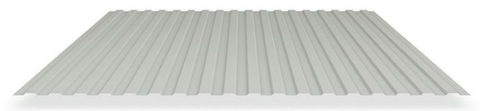
- 1 layer of 10mm **masta**shield or 10mm **water**shield
- Minimum 70mm timber stud framing at 600mm maximum centres
- Wall insulation as specified in table
- 2 layers of 13mm **multi**shield
- Wall wrap
- Any external wall cladding

Fire Resistance Level
90/90/90
rated from the outside only
Report FAR 3371

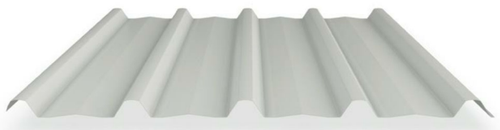
Stud Size (mm)	Wall Width (mm)	Insulation Pathway R-Value (m^2K/W)	Sound Insulation Rw (Rw + Ctr)			
			Pink® Batts Wall R1.5	Pink® Batts Wall R2.0	Polyester Wall R1.5	Report
70	107 + external cladding	0.91 plus insulation R value*	44 (36)	-	44 (36)	Insul
90	127 + external cladding		45 (37)	45 (38)	45 (37)	

EXTERNAL WALL (TEA ROOM - EXTENT 3 METRES) TO BE UPGRADED
A SYSTEM WITH AN FRL OF 90 / 90 / 90 WHEN TESTED FROM THE OUTSIDE.
REFER TO BLUEPRINT TECHNICAL MANUAL BY SINIAT.
THE RECOMMENDED SYSTEM IS TSW471
EXTERNAL FINISH TO BE SELECTED METAL CLADDING ON METAL (RECOMMENDED) BATTENS

COMPLYING DEVELOPMENT CERTIFICATE
(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024
Signed:
Dean Morton BDC0742
fire services plans forming part of the certificate are considered to satisfactorily identify the relevant performance requirements and DTS provisions of the BCA 2022

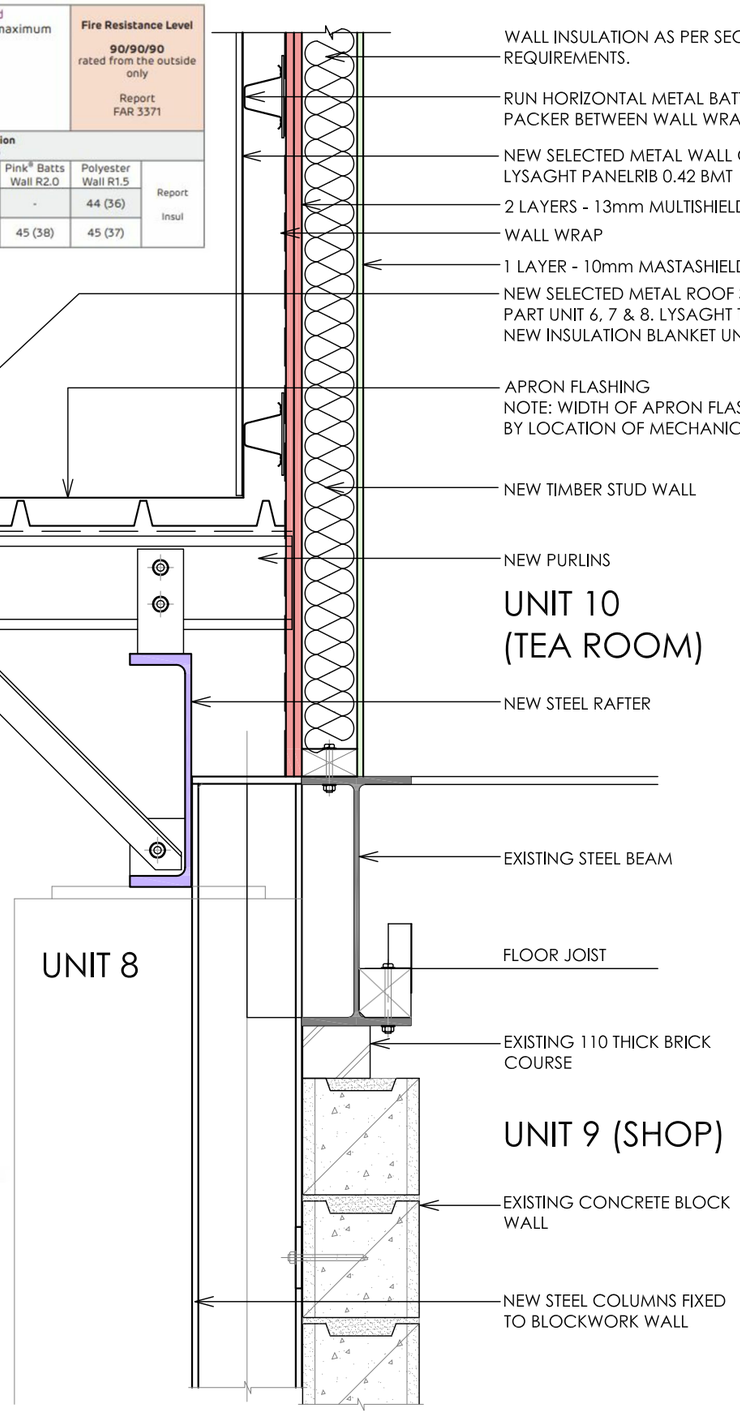


SELECTED METAL WALL CLADDING
LYSAGHT PANELRIB 0.42 BMT

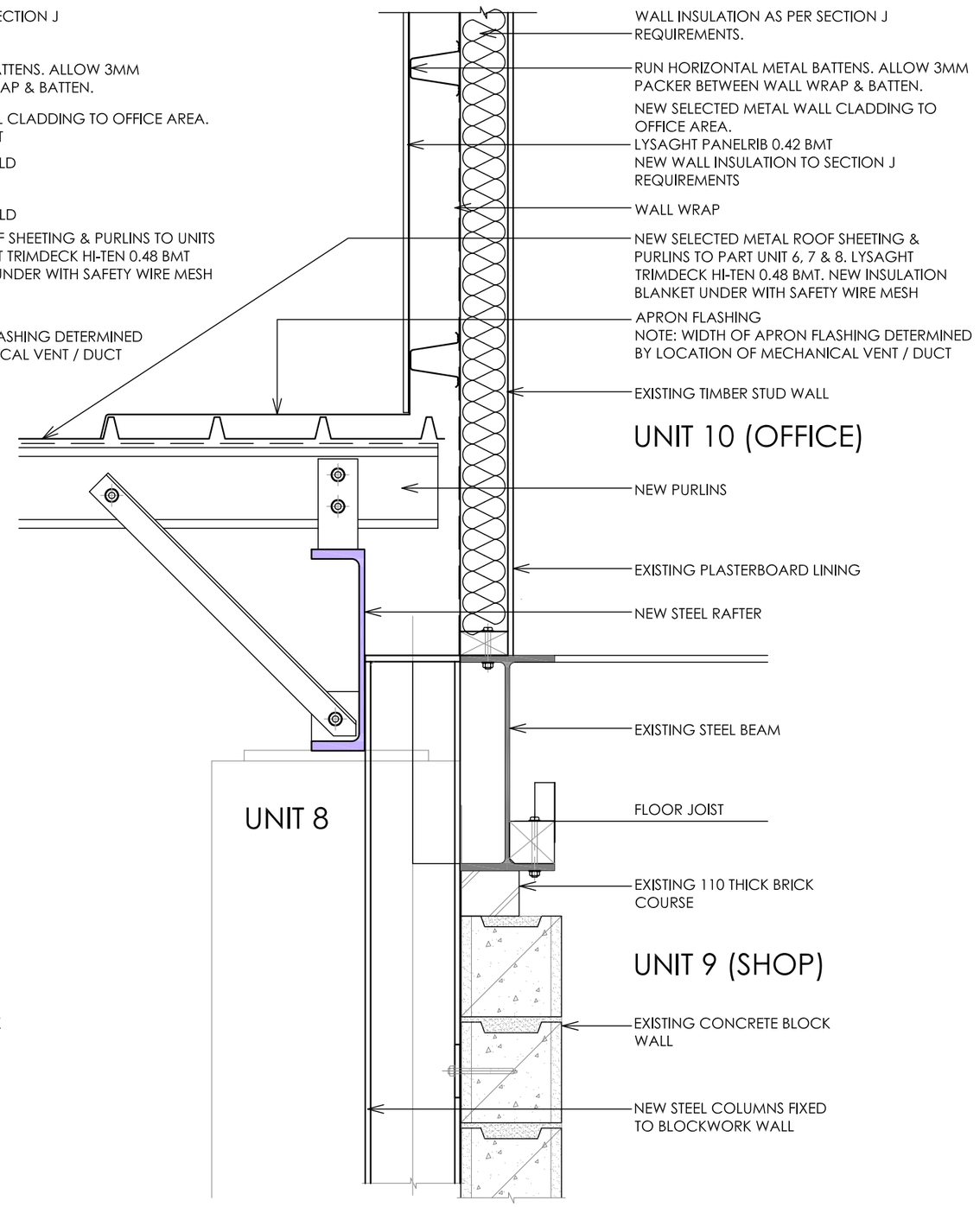


SELECTED METAL ROOF SHEETING
LYSAGHT TRIMDECK HI-TEN 0.48 BMT

NOTE: WALL WRAP
WALL WRAP TO COMPLY WITH AS/NZS 4200.1, AS1530.2 FLAMMABILITY INDEX LESS THAN OR EQUAL TO 5



01 - DETAIL SECTION (FIRE RATED WALL)
SCALE 1:10



02 - DETAIL SECTION (NON FIRE RATED WALL)
SCALE 1:10

DOCUMENT CONTROL RECORD			
CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		
DRAWING STATUS	REVIEWED BY	INITIALS	DATE

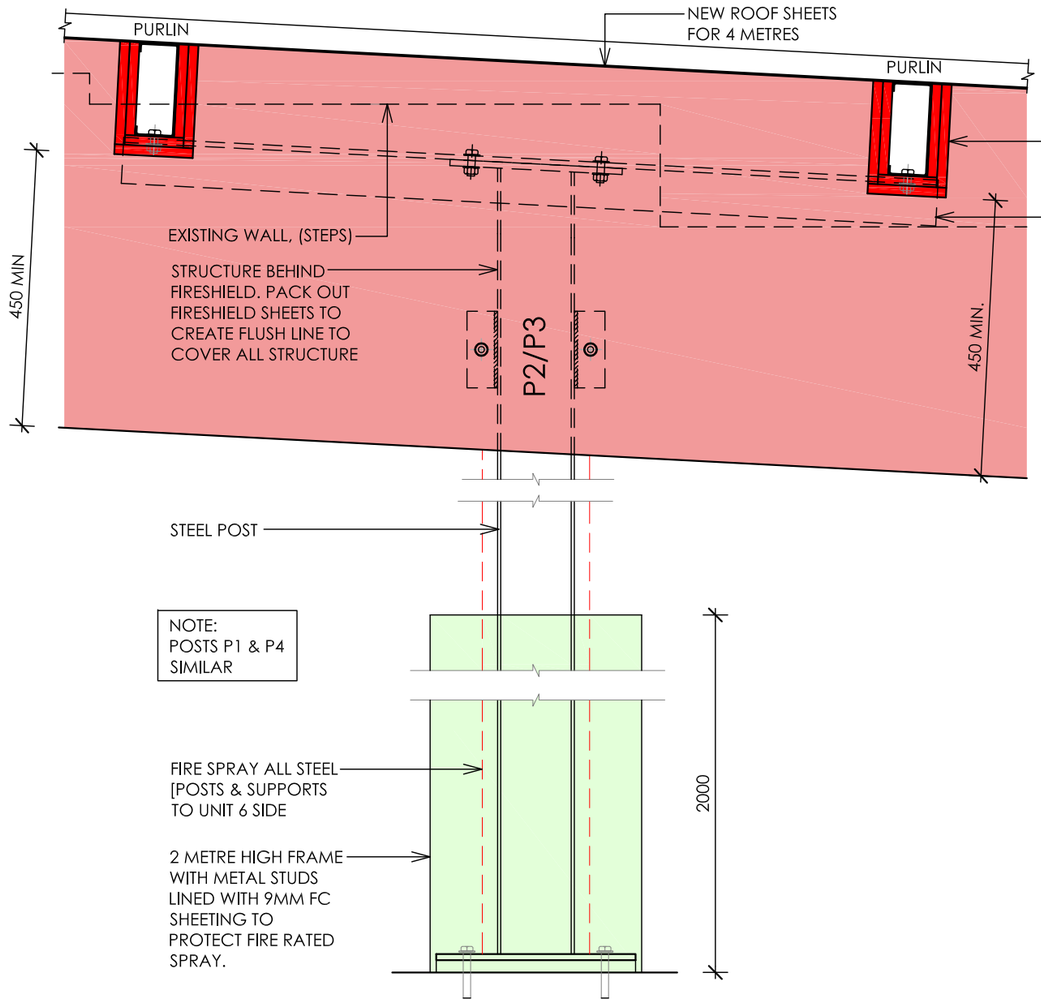
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ISSUE	REV	DESCRIPTION	DATE
C		ISSUE FOR CDC APPROVAL	19.07.2024
	1	UPDATED DRAWING SET CLARIFYING UNIT NUMBERS	08.07.2024
B		ISSUE FOR TENDER	21.06.2024
A		PRELIMINARY ISSUE FOR INFORMATION	10.05.2024

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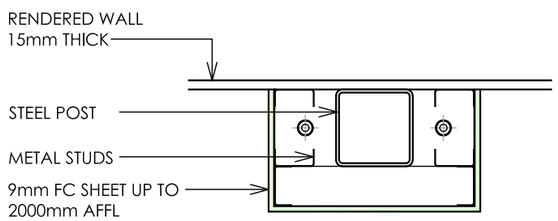
CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265
PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164
DRAWING TITLE: DETAIL SECTIONS

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A12	C	
SCALE @ A3: 1:10	APPROVED: RF				



ELEVATION (FIRE RATED POSTS & SUPPORTS) UNIT 6 SIDE

SCALE 1:10



PLAN (FIRE RATED POSTS & SUPPORTS) UNIT 6

SCALE 1:10

COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)

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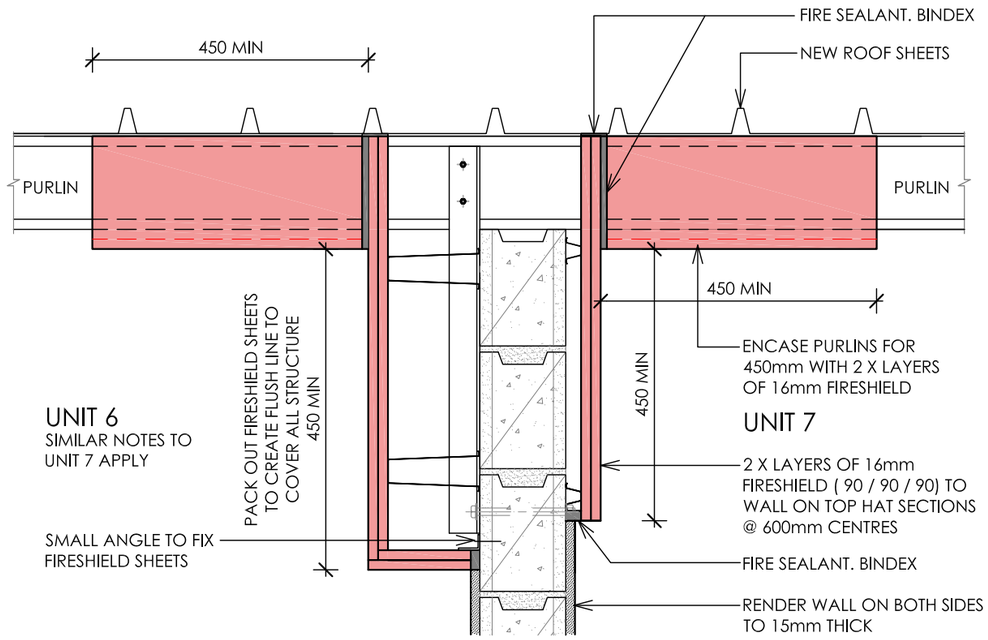
INTERNAL WALL BETWEEN UNIT 6 & 7 TO BE UPGRADED
A SYSTEM WITH AN FRL OF 90 / 90 / 90 IS REQUIRED.
REFER TO BLUEPRINT TECHNICAL MANUAL BY SINIAT.
3.10 DETAILS (PAGE 353 & 354)
THE RECOMMENDED SYSTEM IS FIRE RATED DETAIL FOR C PURLIN.

NOTES:

FIRE RATED WALL BETWEEN UNIT 6 & 7

PROVIDE SIKA FIRE RATED SEALANT AT 2 X VERTICAL JOINTS BETWEEN
CALSIL BRICKS AND BLOCKWORK AT UNIT 7 SIDE.

TO MAINTAIN SHORT TERM STABILITY TO EXISTING BLOCK WALL, REMOVE & REPLACE ONE PURLIN AT A TIME AND RECONNECT ANGLE.



DETAIL SECTION (FIRE RATED WALL) UNIT 6-7

SCALE 1:10

CONSTRUCTION DRAWINGS	Director: Design Engineer:		
TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		
DRAWING STATUS	REVIEWED BY	INITIALS	DATE

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Claim No: CGU245629265

PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

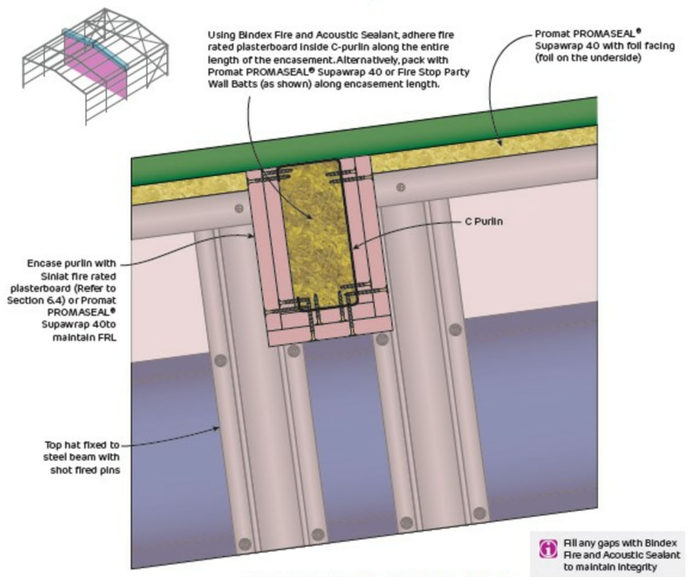
DRAWING TITLE: DETAIL SECTIONS - UNIT 6-7 FIRE RATED WALL 90 / 90 / 90

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV
S.T.	RF	JUNE '24	224167/A13	C	

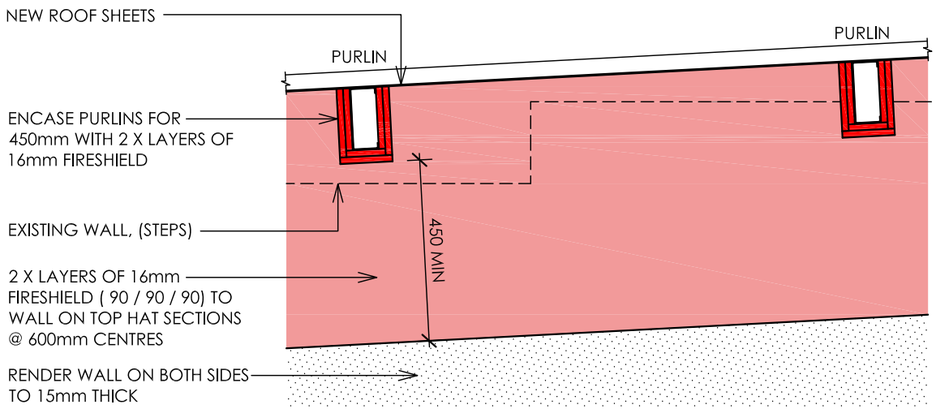
SCALE @ A3: AS
APPROVED: RF

Fire Rated

Wall Partition Around Steel Beam to Roof Lining



SECTION A-A Wall Head Detail for C Purlin
Up to FRL 120/120/120
Section



DETAIL ELEVATION (FIRE RATED WALL) UNIT 6 & 7

SCALE 1:15

Fire Rated

Wall Partition Around Steel Beam to Roof Lining - Higher Deflection Allowance

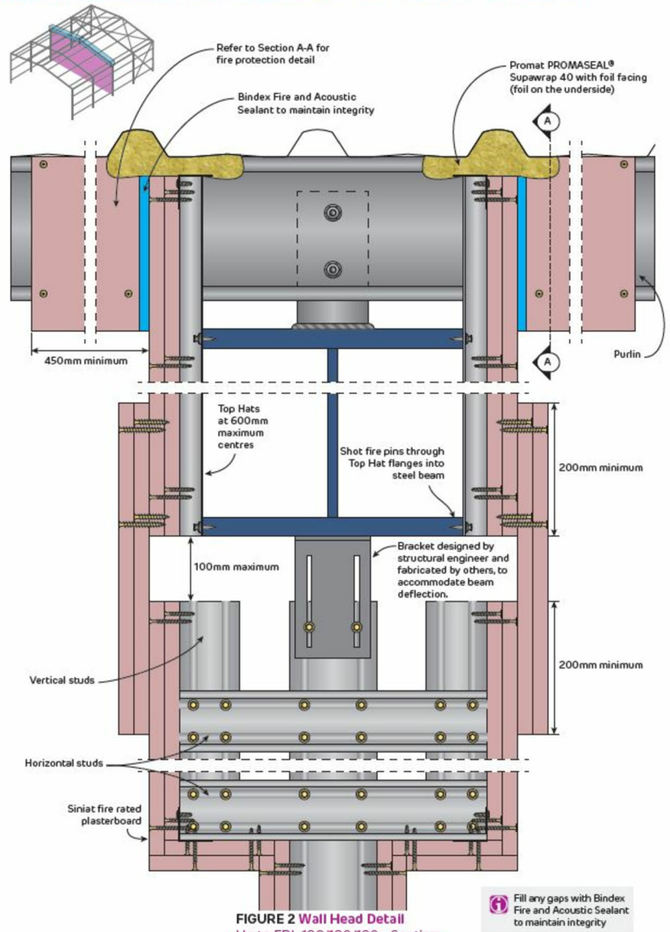


FIGURE 2 Wall Head Detail
Up to FRL 120/120/120 - Section

INTERNAL WALL BETWEEN UNIT 6 & 7 TO BE UPGRADED
A SYSTEM WITH AN FRL OF 90 / 90 / 90 IS REQUIRED.
REFER TO BLUEPRINT TECHNICAL MANUAL BY SINIAT.
3.10 DETAILS (PAGE 353 & 354)
THE RECOMMENDED SYSTEM IS FIRE RATED DETAIL FOR C PURLIN.

NOTES:

FIRE RATED WALL BETWEEN UNIT 6 & 7

PROVIDE SIKA FIRE RATED SEALANT AT 2 X VERTICAL JOINTS BETWEEN
CALSIL BRICKS AND BLOCKWORK AT UNIT 7 SIDE.

TO MAINTAIN SHORT TERM STABILITY TO EXISTING BLOCK WALL, REMOVE & REPLACE ONE PURLIN AT A TIME AND RECONNECT ANGLE.

COMPLYING DEVELOPMENT CERTIFICATE

(ENDORSED DOCUMENT)
Certificate No: D2024-020
Dated: 09 August 2024

Signed:
Dean Morton BDC0742

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TENDER DRAWINGS	Director: Design Engineer:		
DOCUMENTATION TO 90%	Director: Design Engineer:		JUNE. '24
CONCEPT DESIGN	Director: Design Engineer:		
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CLIENT: CGU Insurance/ McLarens
Claim No: CGU245629265

PROJECT: UNITS 6 -10, 14 DAVIS ROAD WETHERILL PARK NSW 2164

DRAWING TITLE: DETAIL SECTIONS - UNIT 6-7 FIRE RATED WALL 90 / 90 / 90

DRAWN	CHECKED	DATE	DRAWING No	ISSUE	REV.
S.T.	RF	JUNE '24	224167/A14	C	

SCALE @ A3: AS
APPROVED: RF