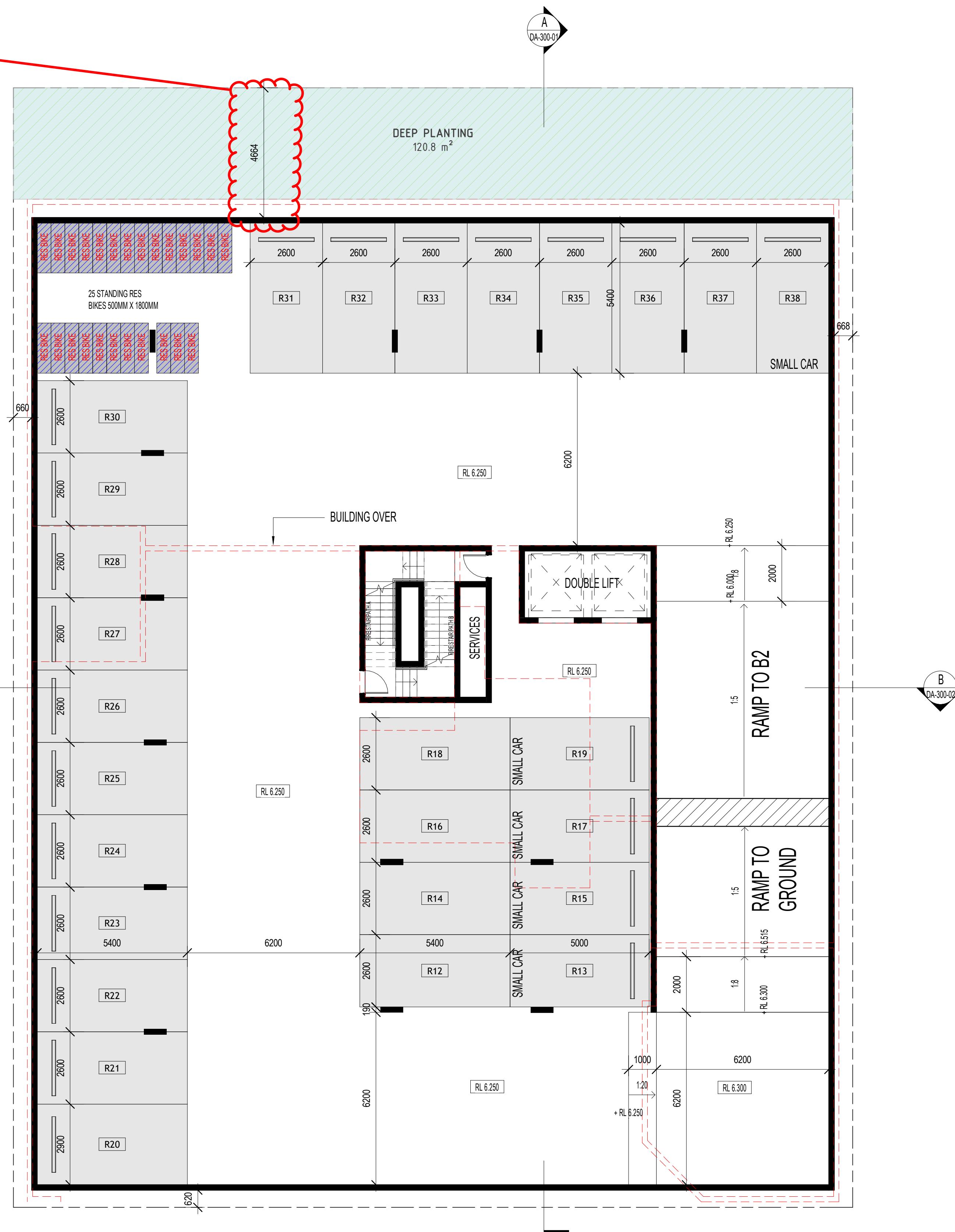


A diagram showing a rectangular area. A red dashed line runs horizontally across the top of the rectangle. A red scalloped line runs vertically along the right side of the rectangle. A vertical dimension line on the right side of the rectangle is labeled 4854.



Date: 4 September 2026

4 September 2026



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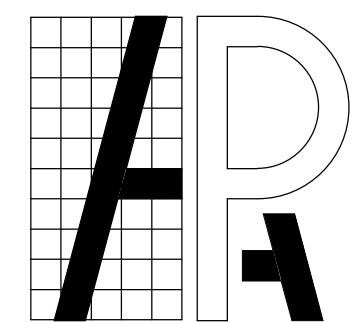
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Project

at
35-37 NUNDAH ST
NUNDAH

for
CITIMAX 7

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT



ANGELO PATRICK
PRINCIPAL

B.B.E. ARCH. STUDIES
BACH. ARCH.
CERT. IV IN BUILDING

P.O. BOX 165

REURON QLU 4031

REG. NO. GED 5500

MOBILE 0419 783 906

EMAIL architect@patric
com.au

ANGELO PATRICK ARCHITECT

Drawing Title
D.A. SUBMISSION
BASEMENT 1

Date	MAY '26	Drawn	DE		
Scale	1 : 100		@A1		
Job No.	2603	Draw. No	DA-200-02	Issue	B

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The site plan shows a large rectangular area labeled "DEEP PLANTING" with a total area of 120.8 m². The plan is divided into several sections:

- Top Section:** A large rectangular area labeled "DEEP PLANTING" with a total area of 120.8 m². It is divided into two main sections by a vertical line. The left section is labeled "25 STANDING RES BIKES 500MM X 1800MM" and contains 25 individual bike parking spaces, each labeled "RES BIKES". The right section is labeled "DEEP PLANTING" and contains a large rectangular area with a width of 4854 and a height of 4004.
- Left Section:** A vertical strip of parking spaces, each labeled "R47" through "R57". The width of this strip is 6200. The height of the strip is 1800. The spaces are arranged in a grid with dimensions of 2600 x 2600.
- Right Section:** A large rectangular area containing several parking spaces, each labeled "R58" through "R67". The width of this section is 6200. The height of the section is 6200. The spaces are arranged in a grid with dimensions of 2600 x 2600. The rightmost part of this section is labeled "SMALL CAR" and contains a ramp labeled "RAMP TO B1".
- Central Section:** A rectangular area labeled "SERVICES" with a width of 6200 and a height of 6200. It contains a staircase and a ramp labeled "RAMP TO B1".
- Bottom Section:** A rectangular area containing several parking spaces, each labeled "R39" through "R46". The width of this section is 6200. The height of the section is 6200. The spaces are arranged in a grid with dimensions of 2600 x 2600. The rightmost part of this section is labeled "SMALL CAR" and contains a ramp labeled "RAMP TO B1".

Dimensions and other details include:

- Overall width: 6200
- Overall height: 6200
- Individual parking space dimensions: 2600 x 2600
- Service area dimensions: 6200 x 6200
- Ramp dimensions: 6200 x 6200
- North arrow pointing towards the top right.



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00 - BASEMENT 2
1:100

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com.au

ANGELO PATRICK ARCHITECT

Date	MAY '26	Drawn	DE		
Scale	1 : 100		@A1		
Job No.	2603	Draw. No	DA-200-01	Issue	B

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Minimum building wall setback to be 4.0 metres from the site boundary with the railway corridor, extending from ground level to the top of the building for the eastern facade per Condition 1 of the referral agency response

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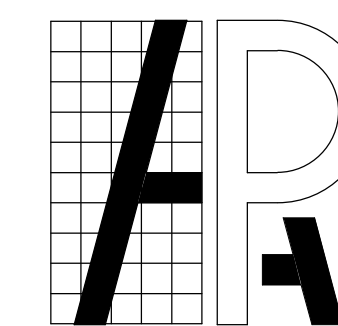
Project

proposed
APARTMENT BUILDING

at
35-37 NUNDAH ST
NUNDAH

for
CITIMAX 7

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT



ANGELO PATRICK ARCHITECT

ANGELO PATRICK
PRINCIPAL

B.B.E. ARCH. STUDIES
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Drawing Title

D.A. SUBMISSION

GROUND FLOOR

Date	MAY '26	Drawn	DE		
Scale	1 : 100		@A1		
Job No.	2603	Dwg. No	DA-200-03	Issue	B

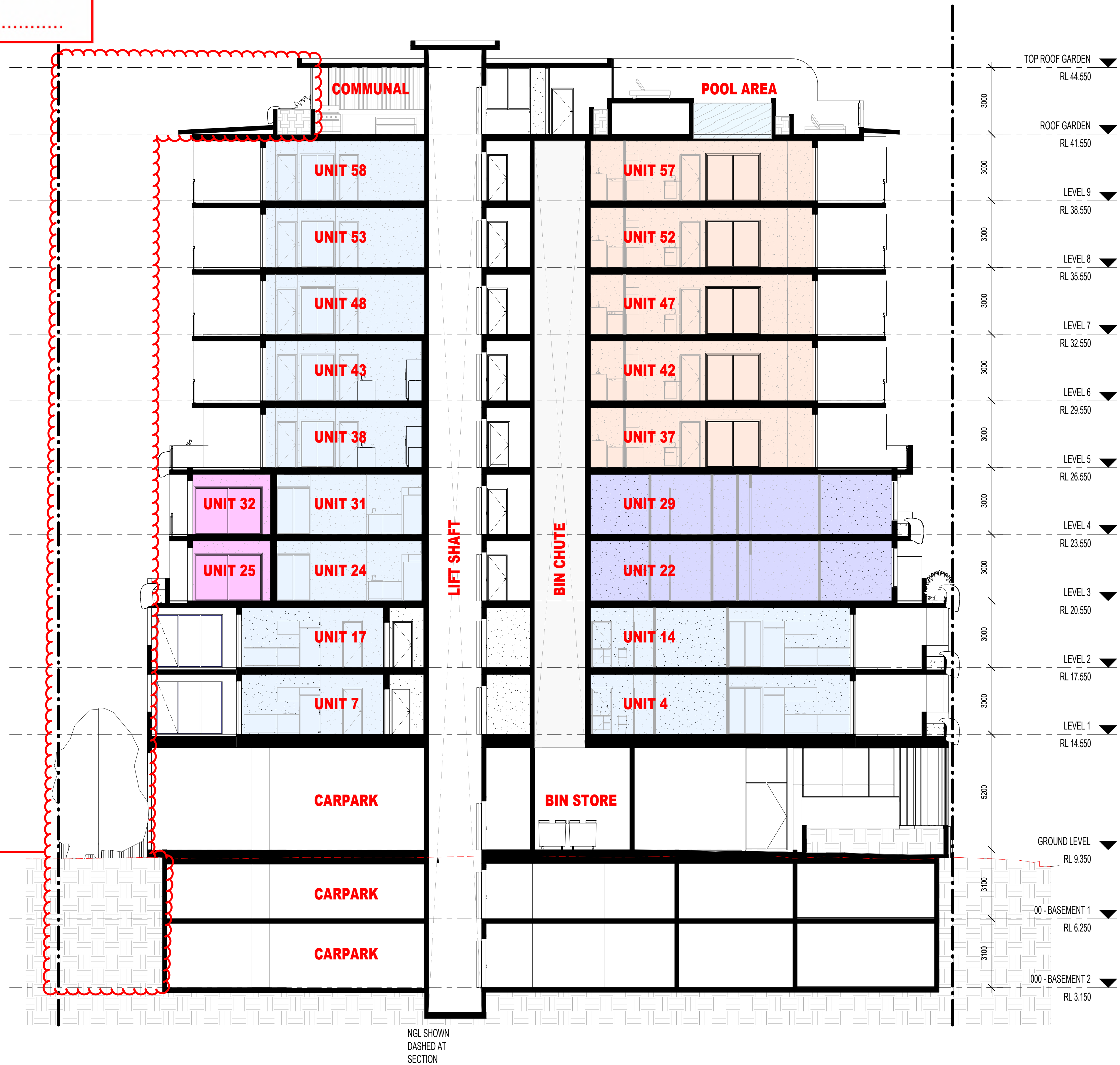
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Minimum building wall setbacks to be achieved for all levels per Condition 1 of the referral agency response



SECTION A-A
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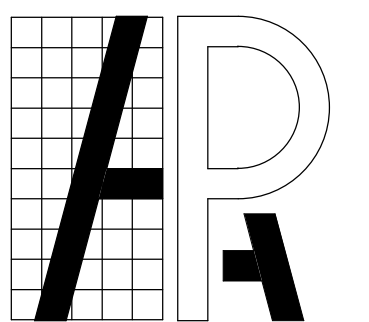
Project

proposed
APARTMENT BUILDING

at
35-37 NUNDAH ST
NUNDAH

for
CITIMAX 7

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT



ANGELO PATRICK ARCHITECT

Drawing Title
D.A. SUBMISSION
SECTION A-A

Date	MAY '26	Drawn	DE
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		Issue	B

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Architectural floor plan of the first floor of a building. The plan shows a central foyer (RL 41.550) with stairs and elevators. To the left is an outdoor area with tables and chairs, and a pool area with a pergola over. To the right is a BBQ facilities area, services, and a PWD bathroom. A platform lift is located near the pool area (RL 43.150). The plan is surrounded by planters and a roof over. A red dashed line indicates a typical level under the roof. A north arrow is located at the top right.

[illegible]

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT



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ROOF GARDEN

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ROOF GARDEN
1:100



STORMWATER MANAGEMENT REPORT

PROPOSED MIXED USE DEVELOPMENT AT
35-37 NUNDAH STREET, NUNDAH

FOR: Citimax 7 Pty Ltd

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2608-53862 SRA

Date: 4 September 2026

Our Ref: S26-117

BCC DS

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04/09/2026

APPLICATION REF

A007068121

DOCUMENT INFORMATION

Client Contact: Citimax 7 Pty Ltd
Project Name: Mixed Use Development at 35-37 Nundah Street, Nundah
Westera Partners Ref: S26-117

Westera Partners Contact: Jared Hill
Phone: 0437 335 403
Email: jaredh@westerapartners.com.au

Certified for Issue by: Jared Hill
RPEQ: 19891
Date: 30/06/2026

Document Control:

Revision	Author	Checked	Date
A	J. Hill	J. Hill	30/06/2026

This report has been prepared for Citimax 7 Pty Ltd for the purpose of accompanying a development application to Brisbane City Council. This report must only be used by Citimax 7 Pty Ltd for this purpose and must not be used or relied upon by any other person for any other purpose.

The assessment, conclusions or recommendations in this report are based on conditions encountered and information received at the time of preparing the report and may not be relied upon as site conditions or operations vary over time.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE		
SARA ref:	2608-53862 SRA	
Date:	4 September 2026	

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PLANS AND DOCUMENTS
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AGENCY RESPONSE



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2.2 Lawful Point of Discharge

Stormwater drainage for the proposed development shall ensure no adverse impact on upstream, downstream, or adjoining properties. The proposed lawful point of discharge for the development shall be the Nundah Street kerb and channel in line with existing conditions. New on-site stormwater infrastructure shall be constructed to direct the stormwater to the lawful point of discharge.

Refer to Appendix C for further information regarding the proposed stormwater works for the development.

2.3 Upstream Drainage Connection

An upstream stormwater drainage connection is not considered to be required for any neighbouring properties, as all would be able to gravity drain to a lawful point of discharge without the need for a piped connection through the subject site.

2.4 Flooding

The Brisbane City Council (BCC) FloodWise Property Report indicates that the development site is not subject to flooding from any sources

3 STORMWATER QUANTITY MANAGEMENT

The stormwater quantity analysis of the existing and developed site conditions has been undertaken with reference to the requirements and procedure outlined by:

- Queensland Urban Drainage Manual (QUDM)
- Australian Rainfall and Runoff 2019 (ARR2019)

The following section of the report discusses the proposed development's impact on peak stormwater runoff from the site and compares the existing site condition to ensure a no worsening effect to downstream properties.

The DRAINS software package has been used for modelling the peak flows off site. ARR2019 rainfall patterns have been adopted in drains utilising an Initial Loss – Continuing Loss (IL-CL) hydrological model with loss parameter input as specified by the ARR2019 data hub for Brisbane.

The following losses have been adopted in the DRAINS hydrological model:

- Effective impervious area initial loss 0 mm
- Effective impervious area continuing loss 0 mm/hr
- Remaining area initial loss 14 mm
- Remaining area continuing loss 2.1 mm/hr

Design ARR2019 storms for Brisbane have been added into DRAINS utilising a rainfall pattern file downloaded from the ARR2019 data hub, along with IFD rainfall depth files downloaded from the Bureau of Meteorology (BOM) website.

3.1 Existing Catchment

Catchment Area

The proposed development site consists of three lots with a commercial building over the northern two and a residential dwelling on the southern lot. The site currently falls at an approximate grade of 2.0% towards the neighbouring properties to the south.

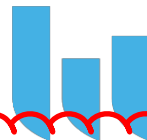
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3.2 Developed Site

Catchment Area

The proposed development comprises the demolition of the existing buildings and the construction of a multi-level residential apartment buildings including ground floor commercial tenancy, a shared driveway access from Nundah St, landscaped areas and all infrastructure required to service the site. The final catchment area has remained unchanged at approximately 1,214m. The developed site catchment details are summarised in **Error! Reference source not found..**

Time of Concentration (tc)

The time of concentration has been determined by using a combination of standard inlet time and pipe flow time as described in QUDM.

A standard inlet time of 5 minutes has been deemed appropriate for the proposed development time of concentration:
tc, developed = 5 minutes

3.2.1 DRAINS results for developed site

The developed site catchment is summarised below:

- Area – 0.1214Ha
- Total time of concentration (tc) – 5 minutes
- Percent Impervious (fi) – 90%

Peak flow rates from the existing site have been determined by modelling various storm durations for each AEP storm ensemble. The peak flow rate for the median AEP storm event are given in Table 2 – Developed site peak flow rates.

Table 2 – Developed site peak flow rates

AEP Storm Event	Peak flow rate (l/sec)
1EY	
0.5EY	
0.2EY	
10%	
5%	
2%	
1%	

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Appendix C – Preliminary Engineering Plans

PLANS AND DOCUMENTS
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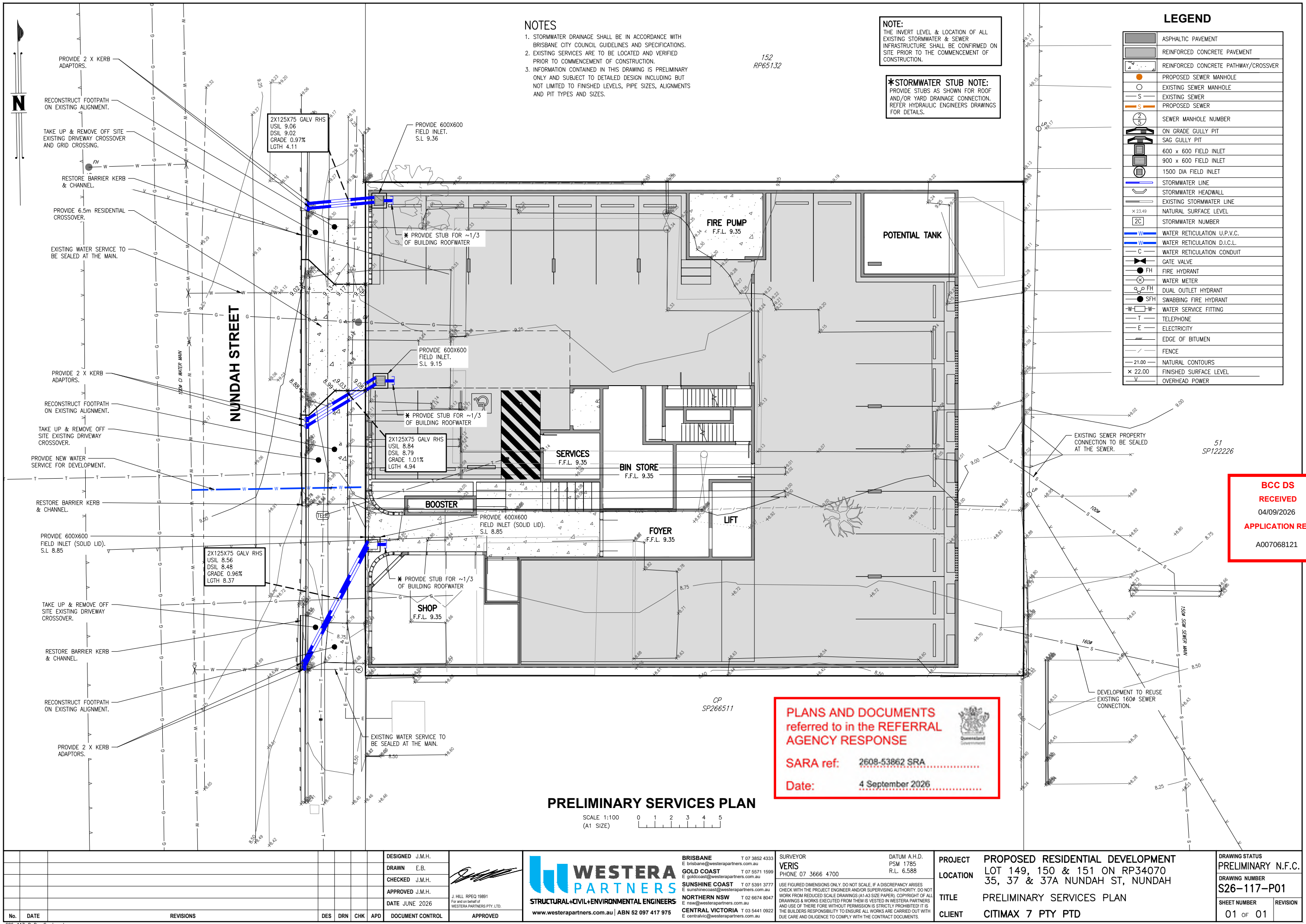


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- NOTES**
1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH BRISBANE CITY COUNCIL GUIDELINES AND SPECIFICATIONS.
 2. EXISTING SERVICES ARE TO BE LOCATED AND VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. INFORMATION CONTAINED IN THIS DRAWING IS PRELIMINARY ONLY AND SUBJECT TO DETAILED DESIGN INCLUDING BUT NOT LIMITED TO FINISHED LEVELS, PIPE SIZES, ALIGNMENTS AND PIT TYPES AND SIZES.

NOTE:
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

***STORMWATER STUB NOTE:**
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

LEGEND	
	ASPHALTIC PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PATHWAY/CROSSOVER
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER
	PROPOSED SEWER
	SEWER MANHOLE NUMBER
	ON GRADE GULLY PIT
	SAG GULLY PIT
	600 x 600 FIELD INLET
	900 x 600 FIELD INLET
	1500 DIA FIELD INLET
	STORMWATER LINE
	STORMWATER HEADWALL
	EXISTING STORMWATER LINE
	NATURAL SURFACE LEVEL
	STORMWATER NUMBER
	WATER RETICULATION U.P.V.C.
	WATER RETICULATION D.I.C.L.
	WATER RETICULATION CONDUIT
	GATE VALVE
	FIRE HYDRANT
	WATER METER
	DUAL OUTLET HYDRANT
	SWABBING FIRE HYDRANT
	WATER SERVICE FITTING
	TELEPHONE
	ELECTRICITY
	EDGE OF BITUMEN
	FENCE
	NATURAL CONTOURS
	FINISHED SURFACE LEVEL
	OVERHEAD POWER

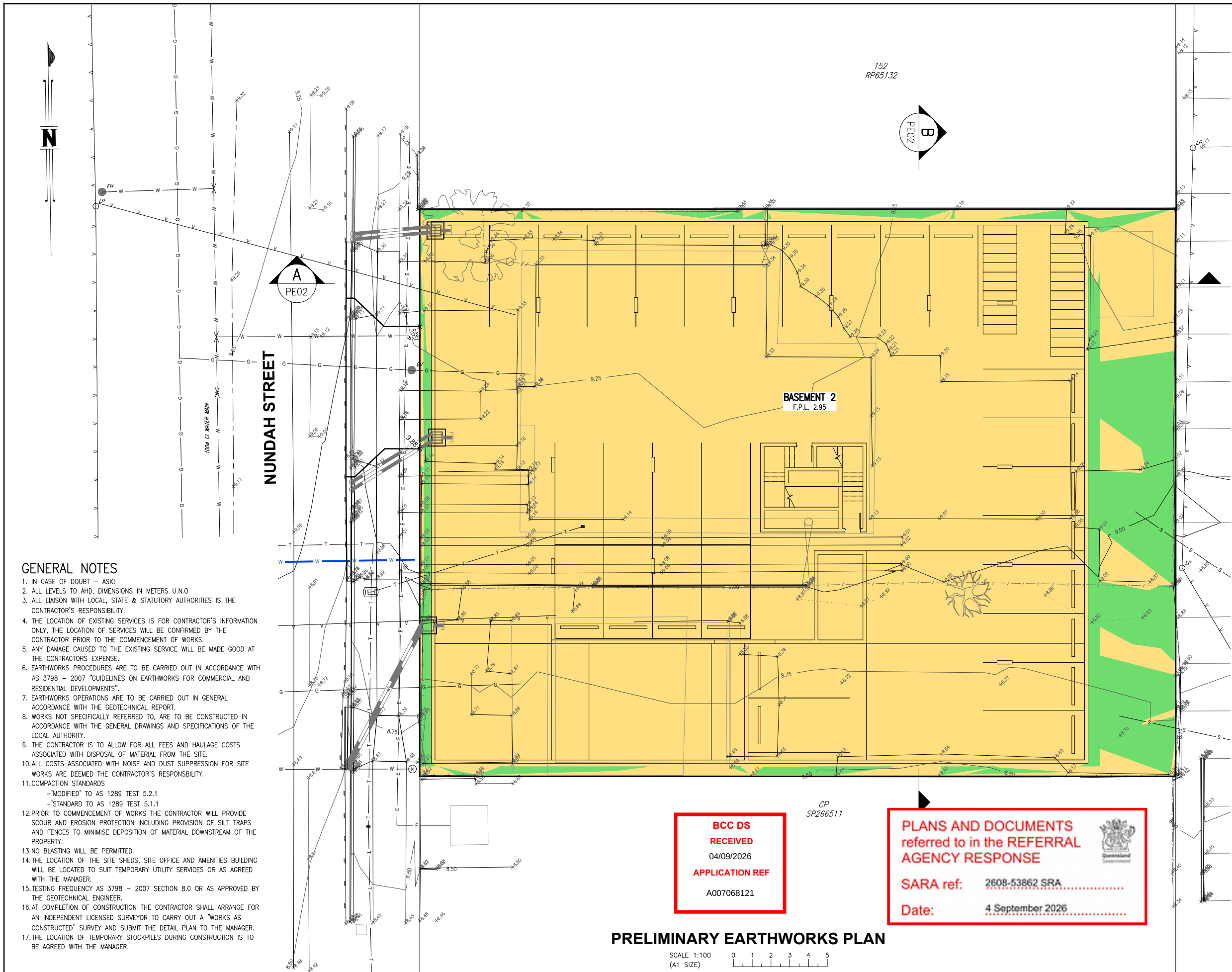
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DESIGNED J.M.H. DRAWN E.B. CHECKED J.M.H. APPROVED J.M.H. DATE JUNE 2026				J. HILL RPEO 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.				BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6874 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au				SURVEYOR VERIS PHONE 07 3666 4700 DATUM A.H.D. PSM 1785 R.L. 6.588				PROJECT LOCATION TITLE CLIENT				PROPOSED RESIDENTIAL DEVELOPMENT LOT 149, 150 & 151 ON RP34070 35, 37 & 37A NUNDAH ST, NUNDAH PRELIMINARY SERVICES PLAN CITIMAX 7 PTY PTD				DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-117-P01 SHEET NUMBER 01 OF 01 REVISION			
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GENERAL NOTES

1. IN CASE OF DOUBT - ASK!
2. ALL LEVELS TO AHD, DIMENSIONS IN METERS U.N.O
3. ALL LIAISON WITH LOCAL, STATE & STATUTORY AUTHORITIES IS THE CONTRACTOR'S RESPONSIBILITY.
4. THE LOCATION OF EXISTING SERVICES IS FOR CONTRACTOR'S INFORMATION ONLY, THE LOCATION OF SERVICES WILL BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
5. ANY DAMAGE CAUSED TO THE EXISTING SERVICE WILL BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
6. EARTHWORKS PROCEDURES ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798 - 2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
7. EARTHWORKS OPERATIONS ARE TO BE CARRIED OUT IN GENERAL ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. WORKS NOT SPECIFICALLY REFERRED TO, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL DRAWINGS AND SPECIFICATIONS OF THE LOCAL AUTHORITY.
9. THE CONTRACTOR IS TO ALLOW FOR ALL FEES AND HAULAGE COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL FROM THE SITE.
10. ALL COSTS ASSOCIATED WITH NOISE AND DUST SUPPRESSION FOR SITE WORKS ARE DEEMED THE CONTRACTOR'S RESPONSIBILITY.
11. COMPACTION STANDARDS
 - "MODIFIED" TO AS 1289 TEST 5.2.1
 - "STANDARD" TO AS 1289 TEST 5.1.1
12. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR WILL PROVIDE SCOUR AND EROSION PROTECTION INCLUDING PROVISION OF SILT TRAPS AND FENCES TO MINIMISE DEPOSITION OF MATERIAL DOWNSTREAM OF THE PROPERTY.
13. NO BLASTING WILL BE PERMITTED.
14. THE LOCATION OF THE SITE SHEDS, SITE OFFICE AND AMENITIES BUILDING WILL BE LOCATED TO SUIT TEMPORARY UTILITY SERVICES OR AS AGREED WITH THE MANAGER.
15. TESTING FREQUENCY AS 3798 - 2007 SECTION 8.0 OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.
16. AT COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT A "WORKS AS CONSTRUCTED" SURVEY AND SUBMIT THE DETAIL PLAN TO THE MANAGER.
17. THE LOCATION OF TEMPORARY STOCKPILES DURING CONSTRUCTION IS TO BE AGREED WITH THE MANAGER.

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Date: 4 September 2026

PRELIMINARY EARTHWORKS PLAN

SCALE 1:100
(A1 SIZE)

- NOTE:**
TEMPORARY EXCAVATIONS ARE TO BE SUPERVISED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.
- ALL RETAINING WALLS LOCATED WITHIN THE SITE TO STABILISE CUT ARE TO BE WHOLLY WITHIN THE PROPERTY BOUNDARY INCLUDING ALL ASSOCIATED FOOTINGS AND SUB-SOIL DRAINAGE.
- CONTRACTOR TO USE EXCAVATION TECHNIQUE THAT WILL PREVENT SUBSIDANCE WITHIN NEIGHBOURING PROPERTIES IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS REPORT AND ADVICE ON SITE.

EARTHWORKS LEGEND

AREA OF CUT 1,089m² AREA OF FILL 115m²

LEGEND

	ASPHALTIC PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PATHWAY/CROSSVER
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER
	PROPOSED SEWER
	SEWER MANHOLE NUMBER
	ON GRADE GULLY PIT
	SAG GULLY PIT
	600 x 600 FIELD INLET
	900 x 600 FIELD INLET
	1500 DIA FIELD INLET
	STORMWATER LINE
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	EXISTING STORMWATER LINE
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	FIRE HYDRANT
	WATER METER
	DUAL OUTLET HYDRANT
	SWABBING FIRE HYDRANT
	WATER SERVICE FITTING
	TELEPHONE
	ELECTRICITY
	EDGE OF BITUMEN
	FENCE
	NATURAL CONTOURS
	FINISHED SURFACE LEVEL
	OVERHEAD POWER

NOTES

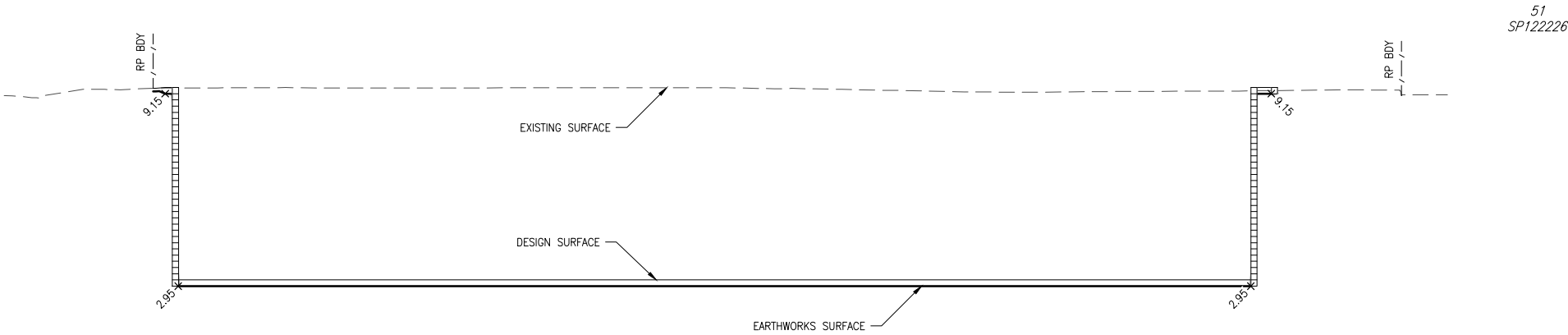
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- 4.

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PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

				DESIGNED J.M.H.		 STRUCTURAL+ CIVIL+ ENVIRONMENTAL ENGINEERS www.westerapartners.com.au ABN 52 097 417 975	BRISBANE T 07 3852 4333 E brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E centralvic@westerapartners.com.au	SURVEYOR VERIS PHONE 07 3666 4700 DATE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED! IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.	DATUM A.H.D. PSM 1785 R.L. 6.588	PROJECT LOCATION TITLE CLIENT	PROPOSED RESIDENTIAL DEVELOPMENT LOT 149, 150 & 151 ON RP34070 35, 37 & 37A NUNDAH ST, NUNDAH EARTHWORKS PLAN CITIMAX 7 PTY PTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-117-PE01 SHEET NUMBER 01 OF 02 REVISION				
				DRAWN E.B.												
				CHECKED J.M.H.												
				APPROVED J.M.H.												
				DATE JUNE 2026	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.											
				DOCUMENT CONTROL	APPROVED											
No.	DATE	REVISIONS			DES	DRN	CHK	APD								

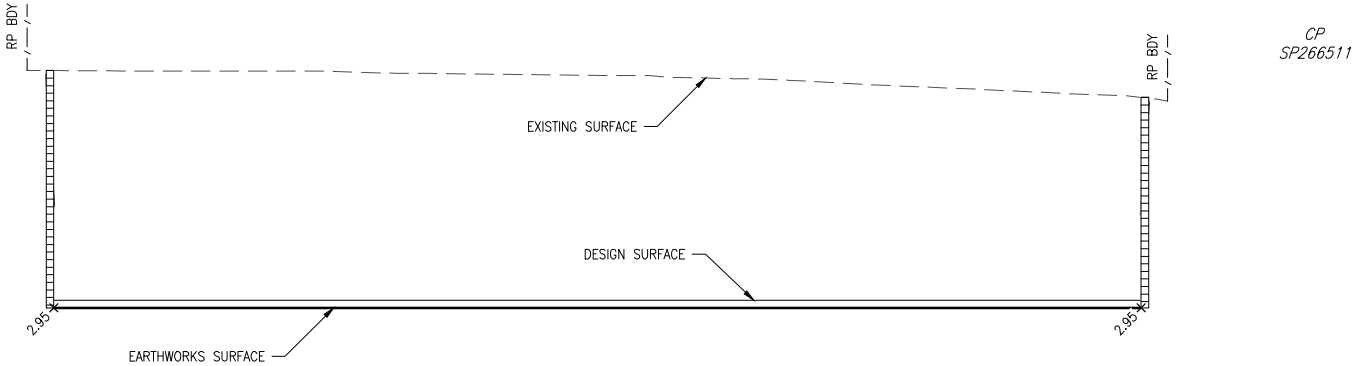
NUNDAH STREET



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A3 - 1 : 400

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PE01

152
RP65132



SECTION
SCALE A1 - 1 : 200
A3 - 1 : 400

B
PE01

NOTE:
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BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.

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TO STABILISE CUT ARE TO BE WHOLLY WITHIN THE
PROPERTY BOUNDARY INCLUDING ALL ASSOCIATED
FOOTINGS AND SUB-SOIL DRAINAGE.

CONTRACTOR TO USE EXCAVATION TECHNIQUE THAT
WILL PREVENT SUBSIDANCE WITHIN NEIGHBOURING
PROPERTIES IN ACCORDANCE WITH GEOTECHNICAL
ENGINEERS REPORT AND ADVICE ON SITE.

**BCC DS
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04/09/2026
APPLICATION REF
A007068121

**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**
SARA ref: 2608-53862 SRA
Date: 4 September 2026

				DESIGNED J.M.H.			BRISBANE T 07 3852 4333 E. brisbane@westerapartners.com.au GOLD COAST T 07 5571 1599 E. goldcoast@westerapartners.com.au SUNSHINE COAST T 07 5391 3777 E. sunshinecoast@westerapartners.com.au NORTHERN NSW T 02 6674 8047 E. nsw@westerapartners.com.au CENTRAL VICTORIA T 03 5441 0922 E. centralvic@westerapartners.com.au	SURVEYOR VERIS PHONE 07 3666 4700 DATUM A.H.D. PSM 1785 R.L. 6.588	PROJECT LOCATION TITLE CLIENT	PROPOSED RESIDENTIAL DEVELOPMENT LOT 149, 150 & 151 ON RP34070 35, 37 & 37A NUNDAH ST, NUNDAH EARTHWORKS SECTIONS CITIMAX 7 PTY PTD	DRAWING STATUS PRELIMINARY N.F.C. DRAWING NUMBER S26-117-PE02 SHEET NUMBER 02 OF 02 REVISION		
				DRAWN E.B.									
				CHECKED J.M.H.									
				APPROVED J.M.H.									
				DATE JUNE 2026	J. HILL RPEQ 19891 For and on behalf of WESTERA PARTNERS PTY. LTD.		www.westerapartners.com.au ABN 52 097 417 975		USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. IF A DISCREPANCY ARISES CHECK WITH THE PROJECT ENGINEER AND/OR SUPERVISING AUTHORITY. DO NOT WORK FROM REDUCED SCALE DRAWINGS (A1-A3 SIZE PAPER). COPYRIGHT OF ALL DRAWINGS & WORKS EXECUTED FROM THEM IS VESTED IN WESTERA PARTNERS AND USE OF THERE FORE WITHOUT PERMISSION IS STRICTLY PROHIBITED. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL WORKS ARE CARRIED OUT WITH DUE CARE AND DILIGENCE TO COMPLY WITH THE CONTRACT DOCUMENTS.				
No.	DATE	REVISIONS			DES	DRN	CHK	APD	DOCUMENT CONTROL	APPROVED			



***Decibell Consulting* pty Ltd**

**Proposed Mixed Use
Development,
35-37 Nundah St,
Nundah**

ENVIRONMENTAL NOISE IMPACT REPORT

Prepared for

Citmax Group

16th July 2026

Decibell Report No.: 2607043

BCC DS

RECEIVED

04/09/2026

APPLICATION REF

A007068121

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6.2 Train Noise- Outdoor Noise Levels

There is no outdoor recreation space located on the ground level of the building. With regards to Balconies and roof decks *Performance Outcome 42* of the *State Development Assessment Provisions – State Code 2 –Development in a railway environment ver 3* requires that:

PO42 *Balconies, podiums, and roof decks include:*

1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);
2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.

In order to satisfy this performance outcome of the code it is recommended that balconies associated with those units identified in Section 6.1 of this report as Category 1 or above be required to include a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia) and a highly acoustically absorbent material treatment for the total area of the soffit above balconies. It should also be noted that the requirement for **solid gap-free structure or balustrade** will also apply to the roof top garden area of the building.

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