

Selwyn Street Industrial

Concept Design

Project Location:
20 Selwyn Street Mayfield East 2304

Client:
JBC Family Trust

Drawing Catalogue: (survey by others)

SK-000	Cover
SK-001	Site Analysis Plan
SK-002	Site Plan
SK-003	Site Plan 1:250
SK-004	Ground Floor Plan
SK-005	Roof Plan
SK-006	Elevations
SK-007	Elevations
SK-008	Section A-A



SUBJECT SITE - NTS



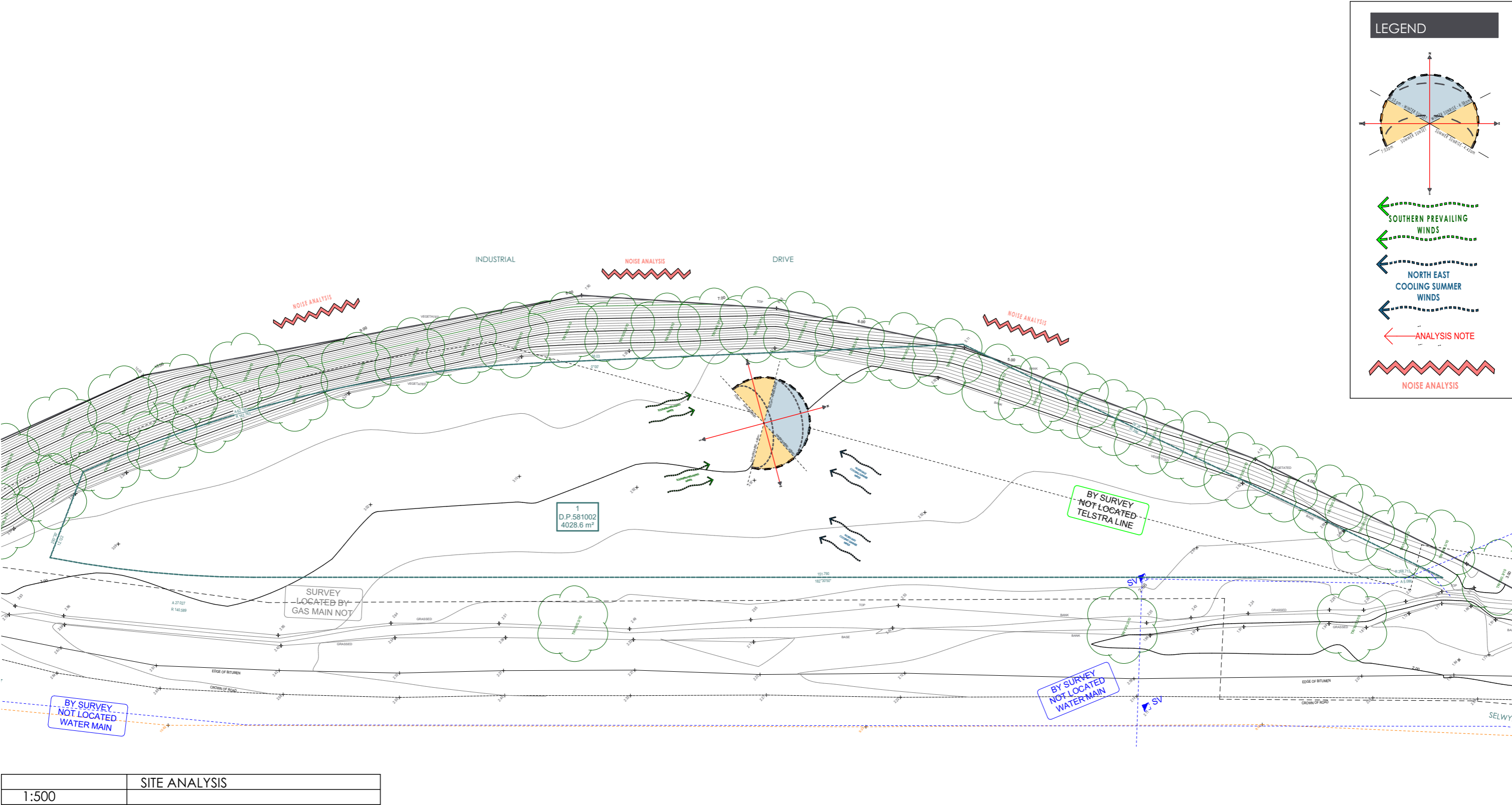
LOCATION - NTS

Site Information

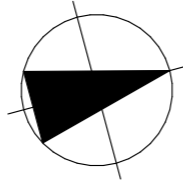
Client	JBC Family Trust
Site Address	20 Selwyn Street Mayfield East 2304 Sec -, Lot 1, DP 581002, SP -
LGA	Newcastle
Land Zoning	SP1
Precinct	Limited
FSR/Site Coverage	NA
Maximum Height	NA
Flood Area	NA
Mine Subsidence Area	NA
Bushfire Area	NA
Heritage Area	NA

SHADE

e : info@shadedesign.net.au
m : 0412 879 643



Project
Selwyn Street Industrial
20 Selwyn Street Mayfield East 2304
Client
JBC Family Trust



Drawing
Site Analysis Plan
Drawing No.
SK-001

Project Number
2253
Scale
As Shown @ A3

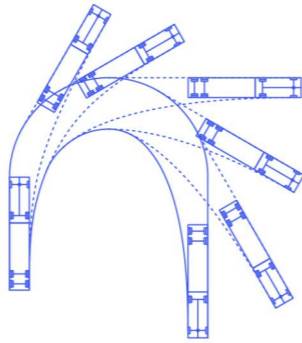
Revision	Description	Date
A	Council Submission	12.12.22
B	RFI Amendment	26.07.23
C	RFI Amendment	25.09.24
D	RFI Amendment	22.11.24


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e : joel@shadedesign.net.au
m : 0412 879 643

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Dimensions.Guide
Semi-Trailer Truck (40' WB) Turning Paths





DIAL 1100
BEFORE YOU DIG

NOTES:

- SETBACKS ARE APPROXIMATES ONLY & BASED OF CURRENT SURVEYORS DOCUMENTATION AT THE TIME OF BEING ISSUED TO THE DESIGNER WITH THE CONCEPT DESIGNS
- ALL SITE BOUNDARIES ARE TO BE CONFIRMED BY THE SURVEYOR PRIOR TO & DURING CONSTRUCTION
- ALL SETBACKS ARE TO BE CONFIRMED ON SITE BY THE SURVEYOR PRIOR TO & DURING CONSTRUCTION
- ANY SITE/SURVEY DISCREPANCIES ARE TO BE REPORTED TO SHADE DESIGN NEWCASTLE PTY LTD IMMEDIATELY

SURVEY BY OTHERS

NOTES:

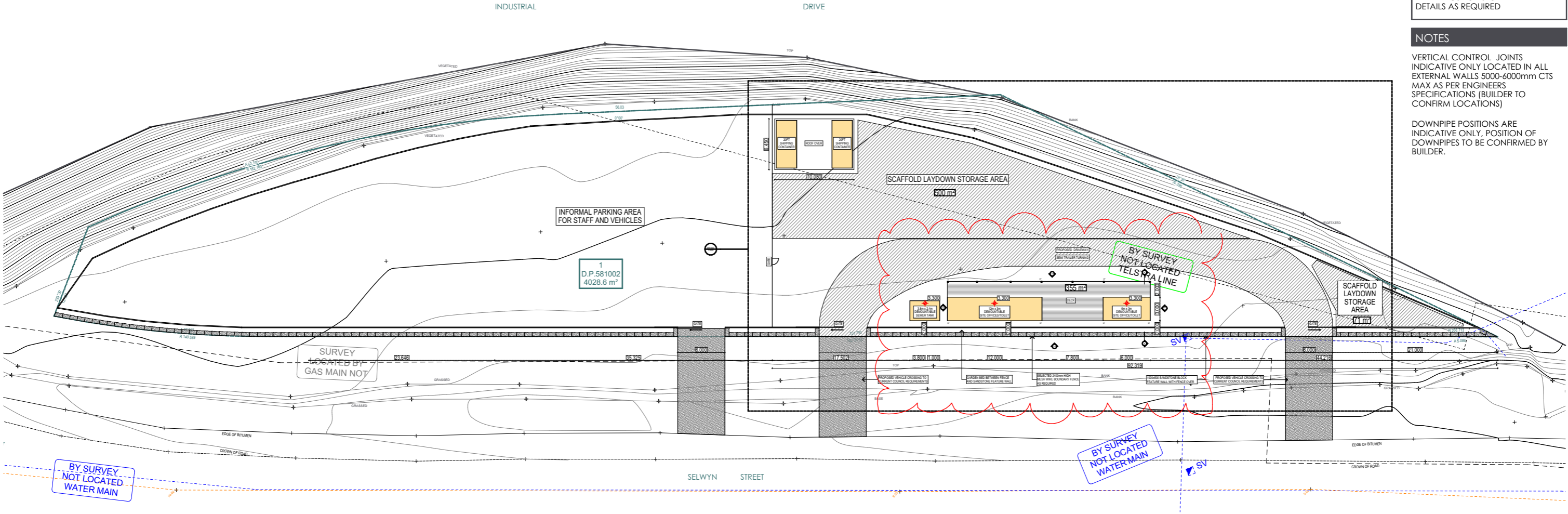
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LEGEND	
Site Area	4028.6m ²
Total Floor Area (GFA)	NA
Floor Space Ratio (0.0 Max, = -m ²)	NA
SP1 - Limited Growth	
Landscape Area (00% Min Req. = -m ²)	NA
Deep Soil Area (00% Min Req.)	NA
STORMWATER	
PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS AS REQUIRED	

NOTES

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS (BUILDER TO CONFIRM LOCATIONS)

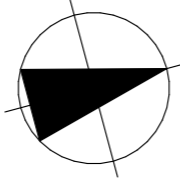
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1:500	Site Plan
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Project
Selwyn Street Industrial
20 Selwyn Street Mayfield East 2304

Client
JBC Family Trust



Drawing
Site Plan

Drawing No.
SK-002

Project Number
2253

Scale
As Shown @ A3

Revision	Description	Date
A	Council Submission	12.12.22
B	RFI Amendment	26.07.23
C	RFI Amendment	25.09.24
D	RFI Amendment	22.11.24

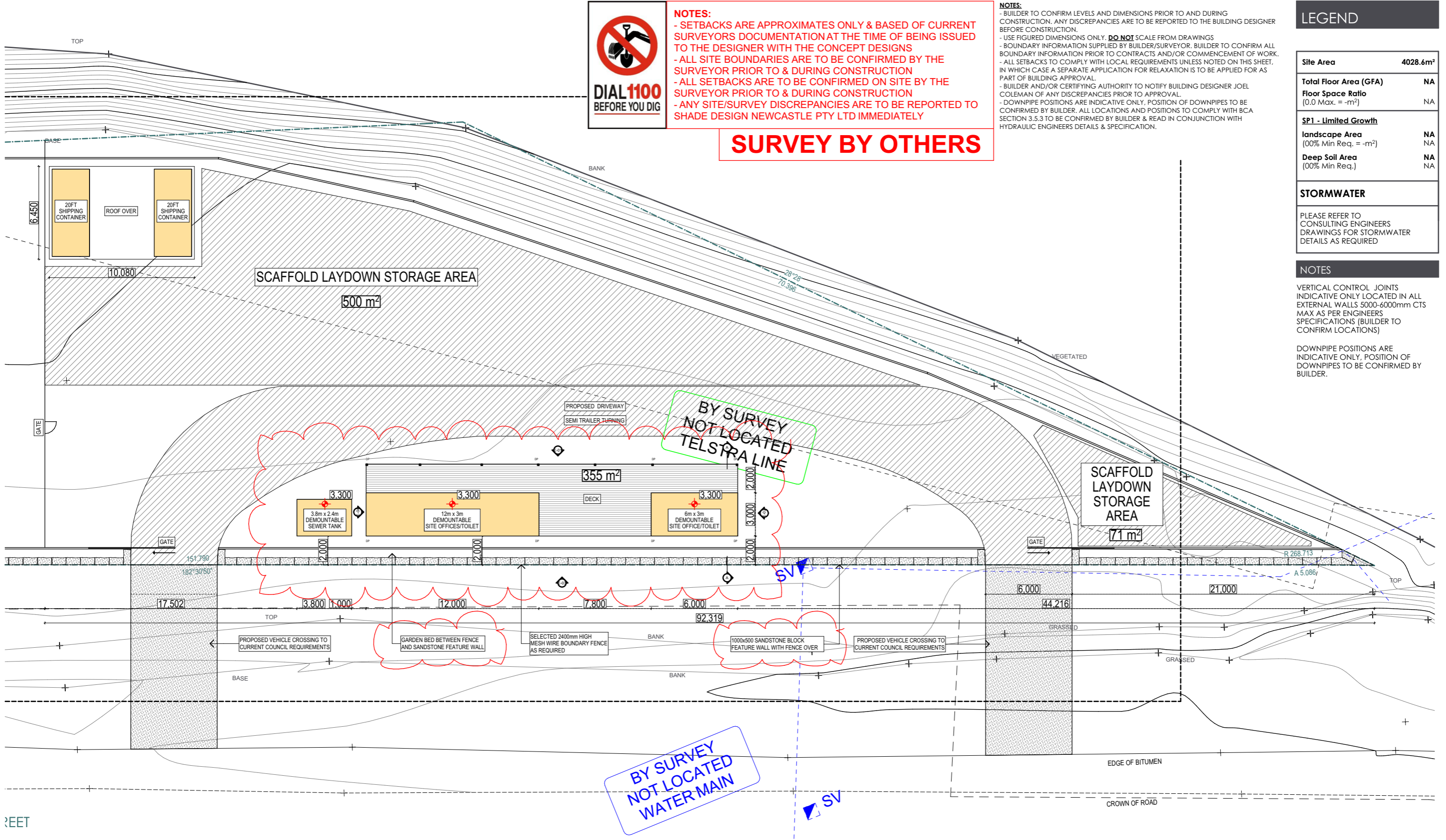
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e : joel@shadedesign.net.au
m : 0412 879 643

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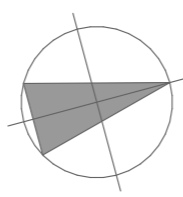
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1:250	Site Plan
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Project
Selwyn Street Industrial
20 Selwyn Street Mayfield East 2304

Client
JBC Family Trust



Drawing
Site Plan 1:250

Drawing No.
SK-003

Project Number
2253

Scale
As Shown @ A3

Revision	Description	Date
A	Council Submission	12.12.22
B	RFI Amendment	26.07.23
C	RFI Amendment	25.09.24
D	RFI Amendment	22.11.24

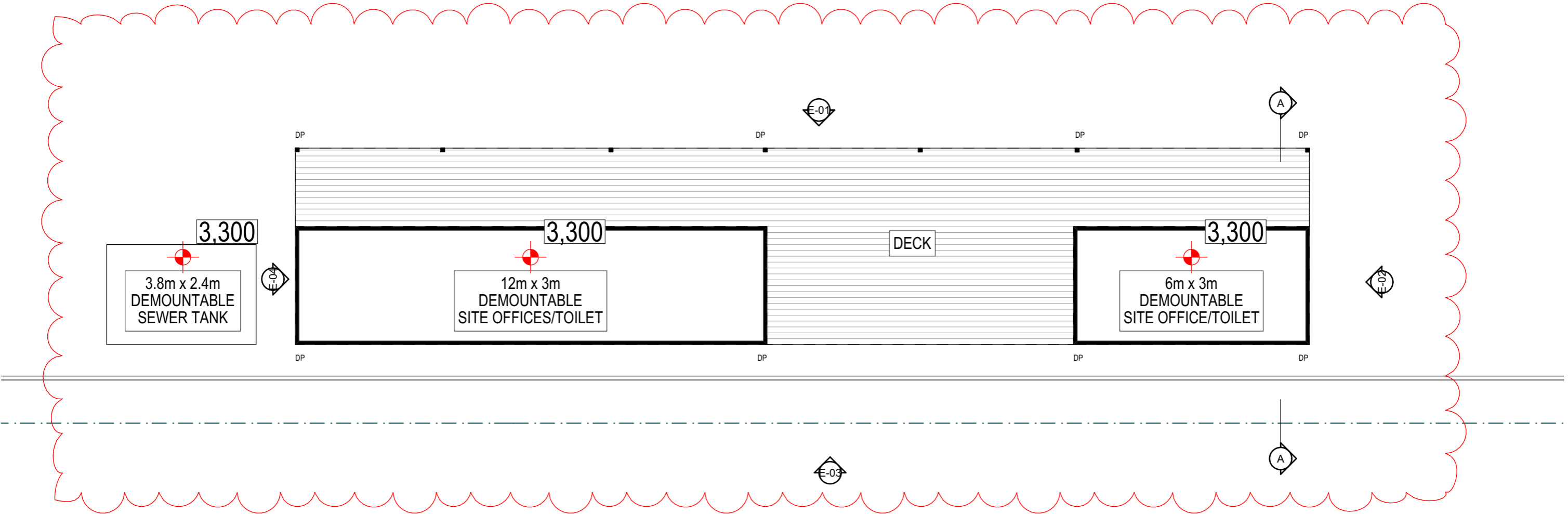
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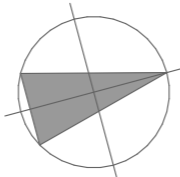
SURVEYOR TO PROVIDE
DETAILED DOCUMENTATION



1:100	Ground Floor Plan
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Project
Selwyn Street Industrial
20 Selwyn Street Mayfield East 2304

Client
JBC Family Trust



Drawing
Ground Floor Plan

Drawing No.
SK-004

Project Number
2253

Scale
As Shown @ A3

Revision	Description	Date
A	Council Submission	12.12.22
B	RFI Amendment	26.07.23
C	RFI Amendment	25.09.24
D	RFI Amendment	22.11.24

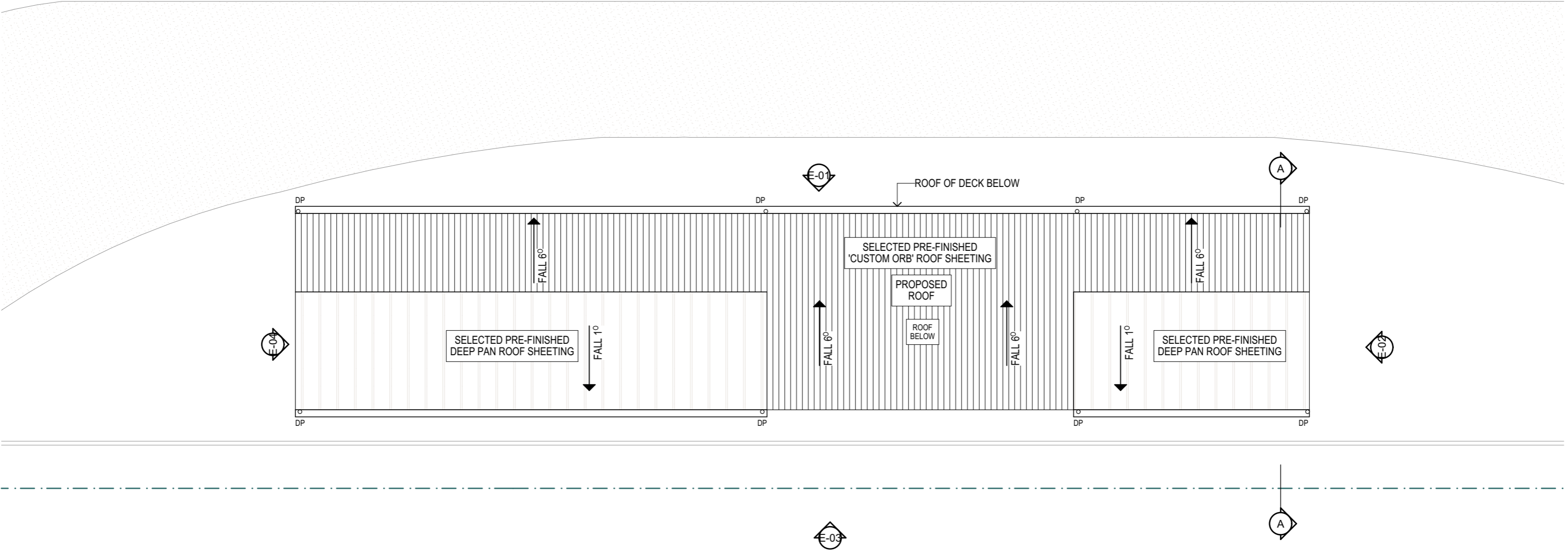
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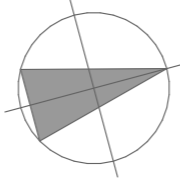
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SURVEYOR TO PROVIDE
DETAILED DOCUMENTATION



	Roof Plan
1:100	

Project
Selwyn Street Industrial
20 Selwyn Street Mayfield East 2304
Client
JBC Family Trust




Drawing
Roof Plan
Drawing No.
SK-005

Project Number
2253
Scale
As Shown @ A3

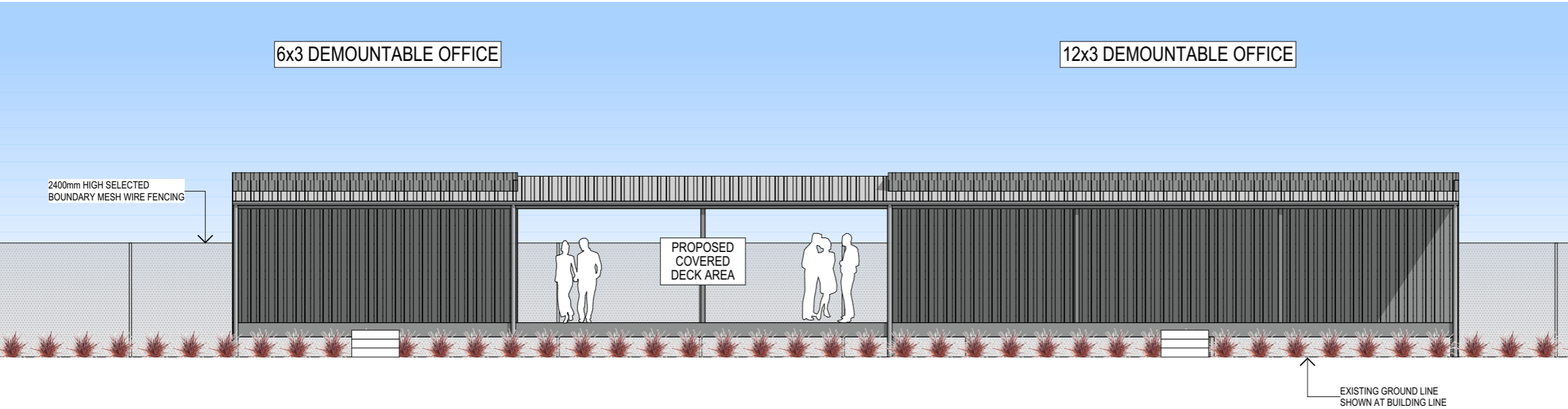
Revision	Description	Date
A	Council Submission	12.12.22
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E-01	NORTH ELEVATION
1:100	

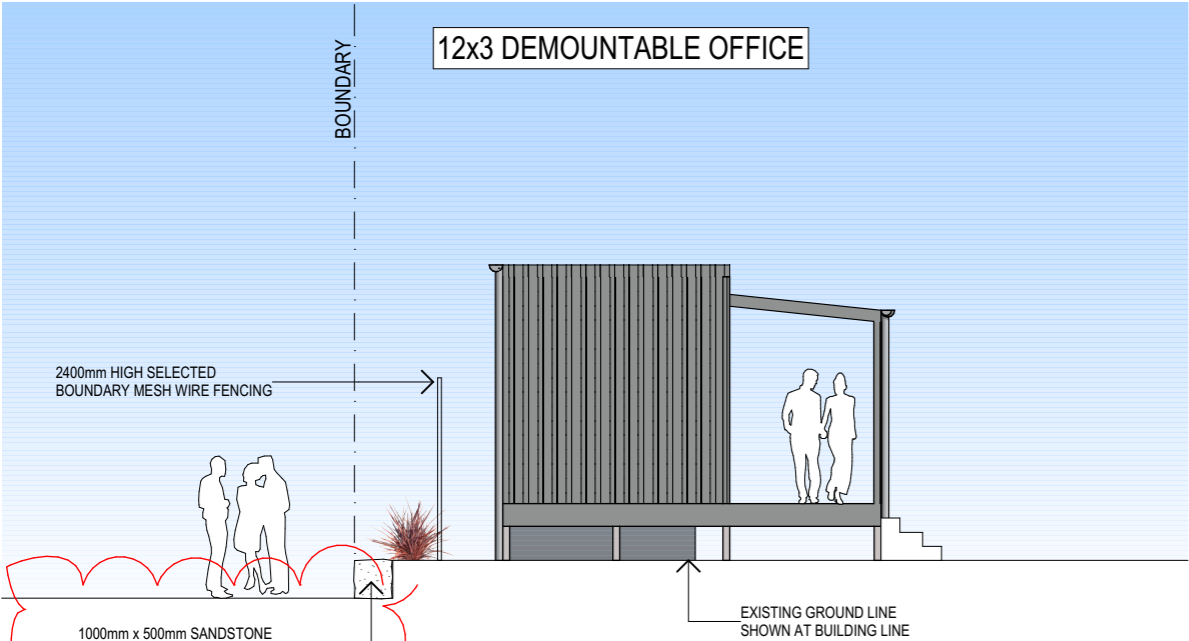
LEGEND

- SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING
- SELECTED FACE BRICKWORK
- SELECTED WEATHERBOARD CLADDING TO LIGHTWEIGHT STRUCTURE
- SELECTED LIGHTWEIGHT VERTICAL WALL CLADDING
- SELECTED APPLIED FINISH

NOTES

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E-02	EAST ELEVATION
1:100	

CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION

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Project
Selwyn Street Industrial
20 Selwyn Street Mayfield East 2304

Client
JBC Family Trust

Drawing
Elevations

Drawing No.
SK-006

Project Number
2253

Scale
As Shown @ A3

Revision	Description	Date
A	Council Submission	12.12.22
B	RFI Amendment	26.07.23
C	RFI Amendment	25.09.24
D	RFI Amendment	22.11.24

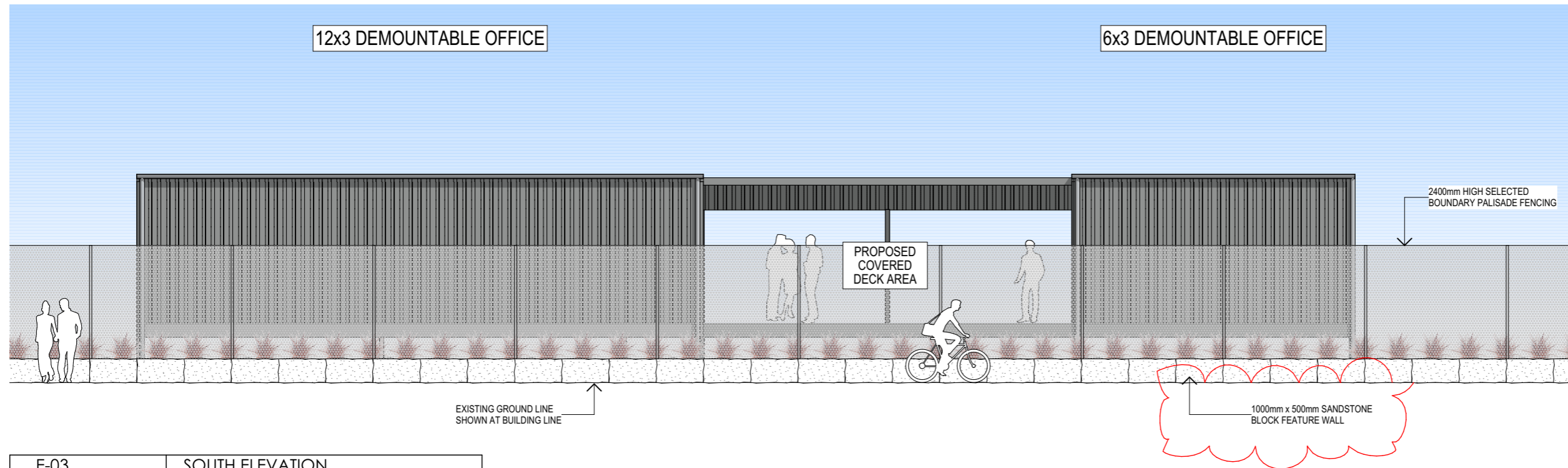
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



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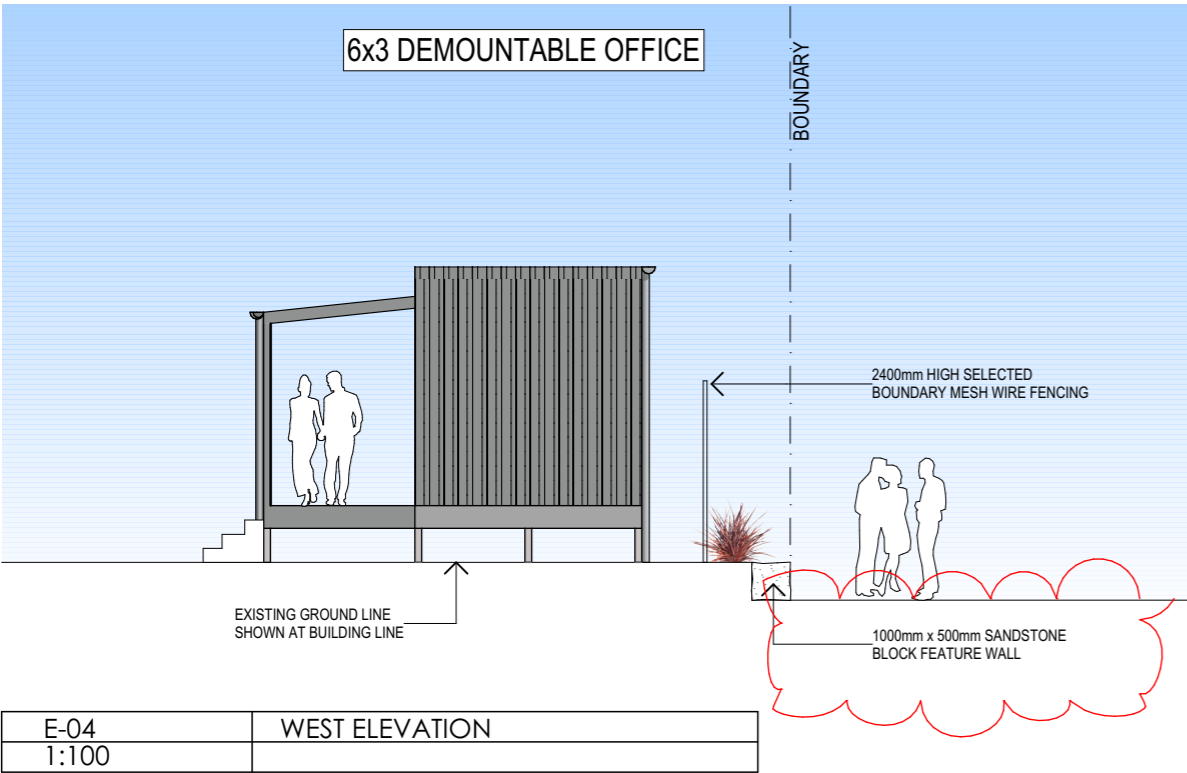
LEGEND

-  SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING
-  SELECTED FACE BRICKWORK
-  SELECTED WEATHERBOARD CLADDING TO LIGHTWEIGHT STRUCTURE
-  SELECTED LIGHTWEIGHT VERTICAL WALL CLADDING
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Project
Selwyn Street Industrial
20 Selwyn Street Mayfield East 2304

Client
JBC Family Trust

Drawing
Elevations

Drawing No.
SK-007

Project Number
2253

Scale
As Shown @ A3

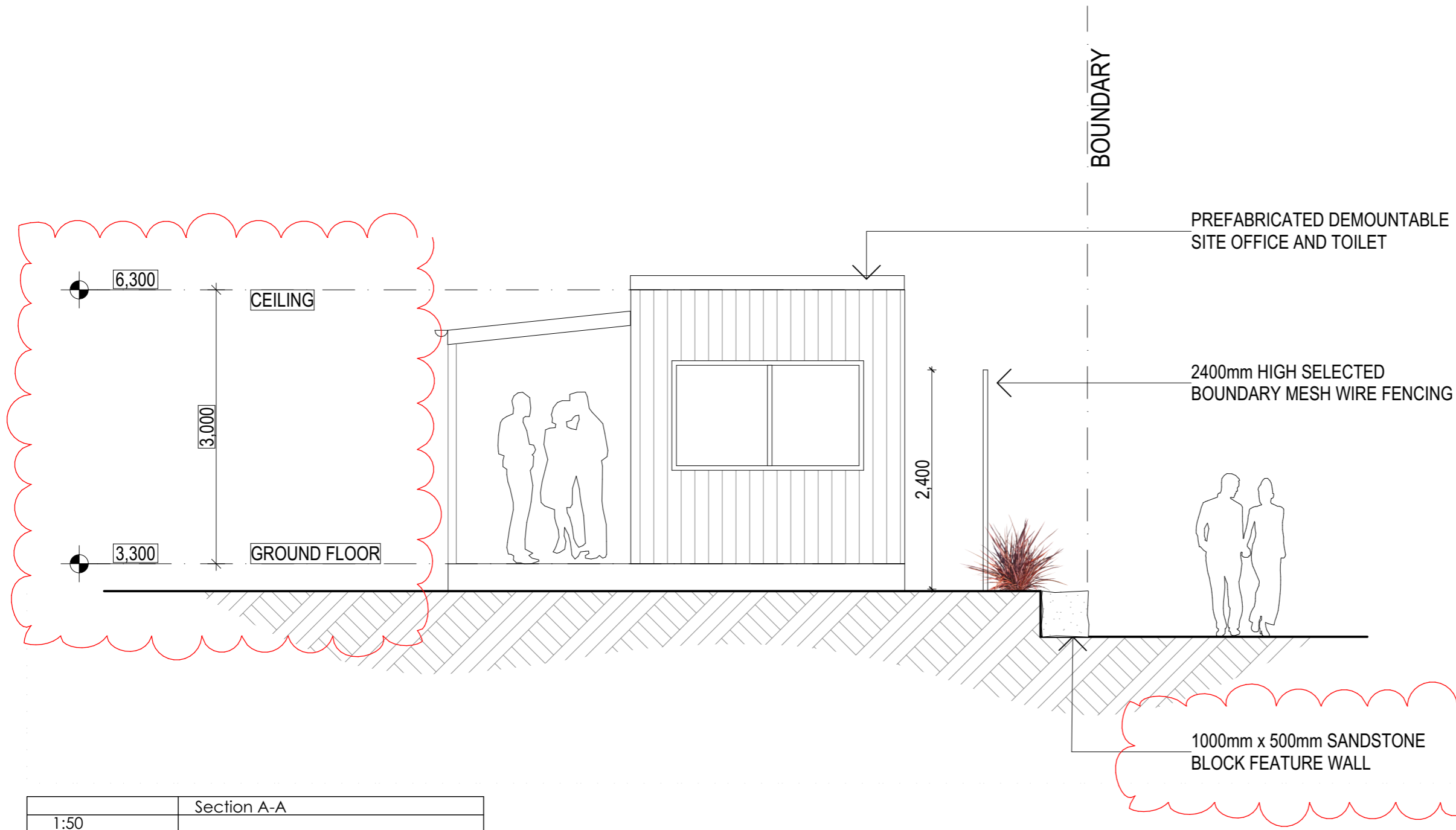
Revision	Description	Date
A	Council Submission	12.12.22
B	RFI Amendment	26.07.23
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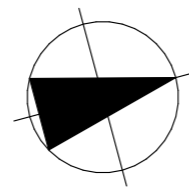
Project

Selwyn Street Industrial

20 Selwyn Street Mayfield East 2304

Client

JBC Family Trust



Drawing

Section A-A

Drawing No.

SK-008

Project Number

2253

Scale

As Shown @ A3

Revision	Description	Date
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