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







LOCATION - NTS

Site Information

Client Site Address

LGA Land Zoning Precinct FSR/Site Coverag **Maximum Height**

Flood Area Mine Subsidence **Bushfire Area** Heritage Area

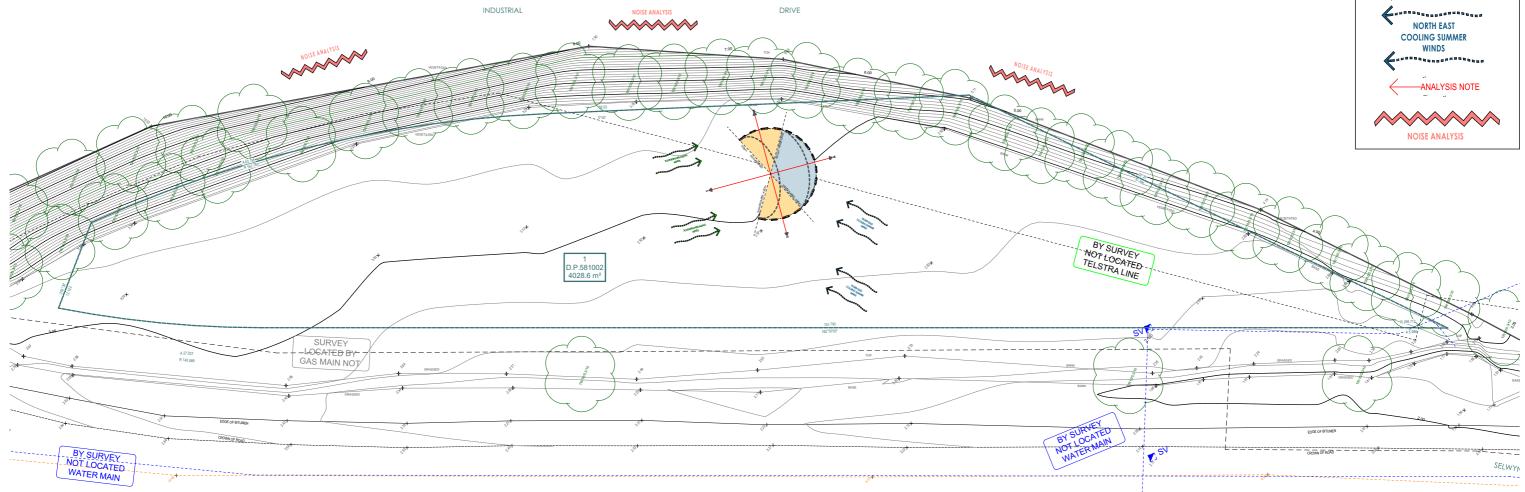


e: info@shadedesign.net.au

m: 0412 879 643

JBC Family Trust 20 Selwyn Street Mayfield East 2304 Sec -, Lot 1, DP 581002, SP -

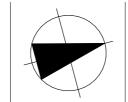
	Newcastle
	SP1
	Limited
ge	NA
t	NA
	NA
e Area	NA
	NA
	NA



	SITE ANALYSIS
1:500	

Project Selwyn Street Industrial 20 Selwyn Street Mayfield East 2304

Client JBC Family Trust



Drawing Site Analysis Plan

Drawing No. SK-001

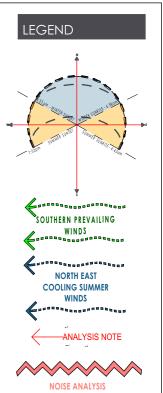
Project Number 2253

As Shown @ A3

Scale

Revision Α В C D

n	Description
	Council Submission
	RFI Amendment
	RFI Amendment
	RFI Amendment





 FOR AUTHORITY APPROVAL ONLY (NOT FOR CONSTRUCTION)
 e : joel@shadedesign.net.au

 m : 0412 879 643

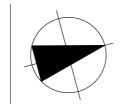
NOTES The information contained in the document is copyright of Shade Design Newcastle Phy Ltd and may not be used or reproduced for any other project or purpose, all documentation is subject to council/authority approval with advice to be sought from the appropriate certifying authorities by the land owner/holder. Verify all dimensions prior to & during construction, use figured dimensions only, do not scale from drawings. Shade Design Newcastle Phy Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. This document shall not be used for construction unless endorsed For Construction" and authorised for issue.

Dimensions.Guide SETBACKS ARE APPROXIMATES ONLY & BASED OF CURRENT Semi-Trailer Truck (40' WB) Turning Paths V BEFORE CONSTRUCTION. SURVEYORS DOCUMENTATION AT THE TIME OF BEING ISSUED TO THE DESIGNER WITH THE CONCEPT DESIGNS - ALL SITE BOUNDARIES ARE TO BE CONFIRMED BY THE ALL SUBJECTS TO COMPETE APPLICATION FOR RELAXATION IS TO BE APPLIED FOR AS
 PART OF BUILDING APPROVAL.
 BUILDER AND/OR CERTIFYING AUTHORITY TO NOTIFY BUILDING DESIGNER JOEL SURVEYOR PRIOR TO & DURING CONSTRUCTION ALL SETBACKS ARE TO BE CONFIRMED ON SITE BY THE II II DIAL1100 SURVEYOR PRIOR TO & DURING CONSTRUCTION COLEMAN OF ANY DISCREPANCIES PRIOR TO APPROVAL - DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER, ALL LOCATIONS AND POSITIONS TO COMPLY WITH BCA SECTION 3.5.3 TO BE CONFIRMED BY BUILDER & READ IN CONJUNCTION WITH ANY SITE/SURVEY DISCREPANCIES ARE TO BE REPORTED TO **BEFORE YOU DIG** SHADE DESIGN NEWCASTLE PTY LTD IMMEDIATELY HYDRAULIC ENGINEERS DETAILS & SPECIFICATION. **SURVEY BY OTHERS** INDUSTRIAL DRIVE ROOF OVER SCAFFOLD LAYDOWN STORAGE AREA 1500 m4 INFORMAL PARKING AREA FOR STAFF AND VEHICLE TIN SURVEY Θ PROPOSED DRIVEWAY TELS A LINE Ę. D.P.581002 4028.6 m² Θ 355 m4 3.300 DECK 80 1000 1001 1000 1000 1000 salar kasi dalar kasi kasi kasi k ¢. ٥ SURVEY [3.800] [1.000] LOCATED BY GAS MAIN NOT BELECTED 2400mm HIGH MESH WIRE BOUNDARY FENCE PROPOSED VEHICLE CROSSING TO SURRENT COLINCIL RECYCLEMENT GARDEN BED BETWEEN FENCE BY SURVEY NOT LOCATED NOT LOCATED NOT LOCATED WATER MAIN BY SURVEY NOT LOCATED WATER MAIN SV SV SELWYN STREET

	Site Plan
1:500	

Project Selwyn Street Industrial 20 Selwyn Street Mayfield East 2304

Client JBC Family Trust



Drawing Site Plan

Drawing No. SK-002

Project Number 2253

Descriptio Revision Council Su RFI Amen RFI Amen D **RFI** Amen

on		
Submission		
ndment		
ndment		
ndment		

Scale As Shown @ A3

FOR AUTHORITY APPROVAL ONLY (NOT FOR CONSTRUCTION) m: 0412 879 643



NOTES:

NOTES: - BUILDER TO CONFIRM LEVELS AND DIMENSIONS PRIOR TO AND DURING CONSTRUCTION, ANY DISCREPANCIES ARE TO BE REPORTED TO THE BUILDING DESIGNER

 LUSE FIGURED DIMENSIONS ONLY. <u>DO NOT</u> SCALE FROM DRAWINGS
 - BOUNDARY INFORMATION SUPPLIED BY BUILDER/SURVEYOR. BUILDER TO CONFIRM ALL
 BOUNDARY INFORMATION PRIOR TO CONTRACTS AND/OR COMMENCEMENT OF WORK. - ALL SETBACKS TO COMPLY WITH LOCAL REQUIREMENTS UNLESS NOTED ON THIS SHEET.

LEGEND

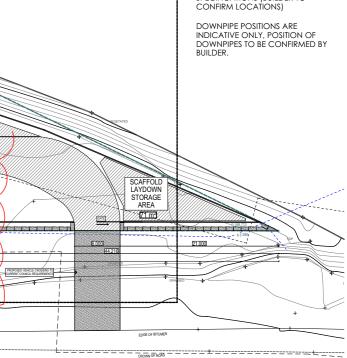
Site Area	4028.6m²
Total Floor Area (GFA)	NA
Floor Space Ratio (0.0 Max. = -m²)	NA
SP1 - Limited Growth	
landscape Area (00% Min Req. = -m²)	NA NA
Deep Soil Area (00% Min Req.)	NA NA

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

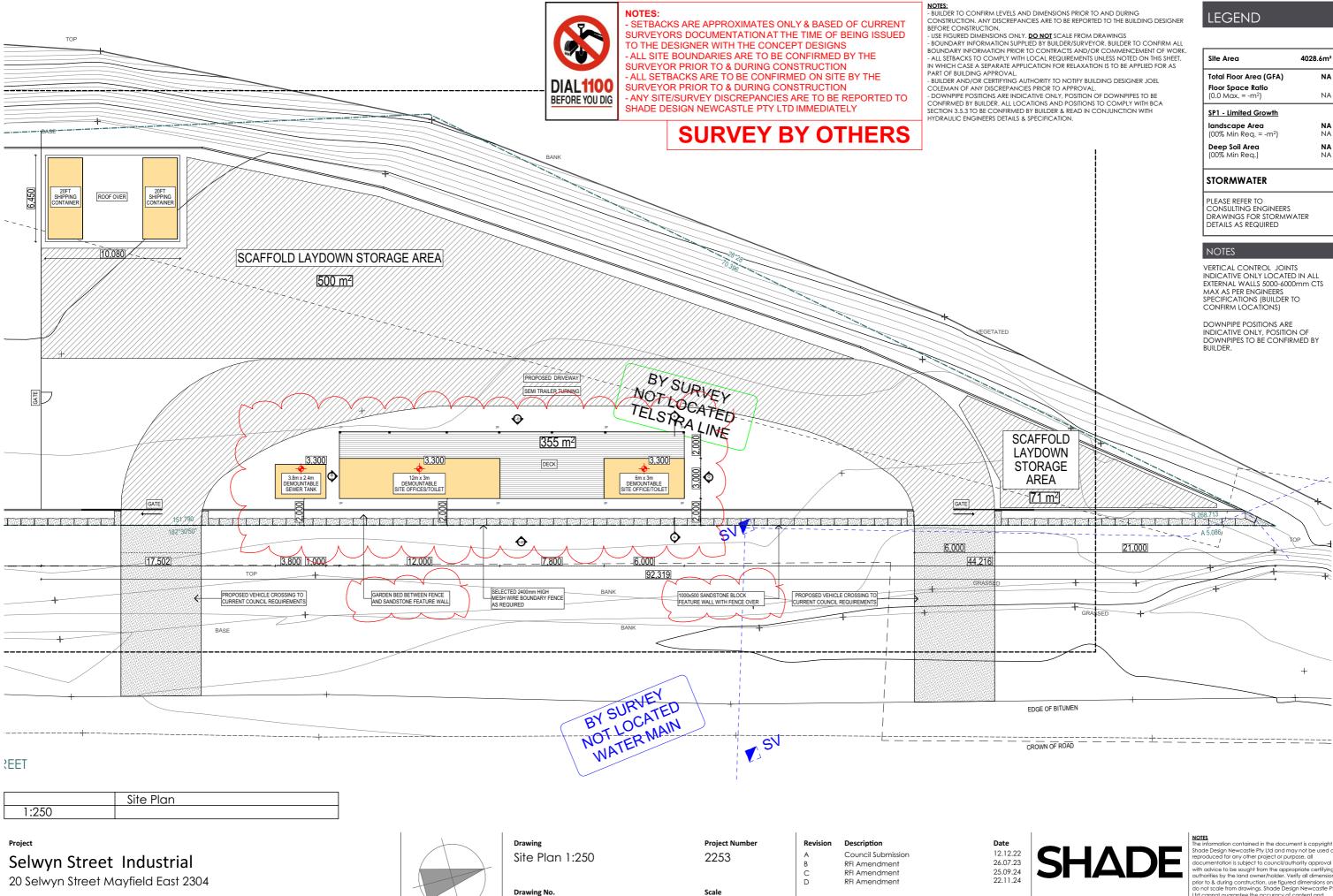




e: joel@shadedesign.net.au

NOTES

NOTES The information contained in the document is copyright of Shade Design Newcastle Pty Ltd and may not be used or reproduced for any other project or puryose, all documentation is subject to council/autharity approval with advice to be sought from the appropriate certifying authorities by the land owner/holder. Verify all dimensions prior to & during construction, use figured dimensions only, do not scale from drawings. Shade Design Newcastle Pty Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. This document shall not be used for construction unless endorsed 'For Construction' and authorised for issue.



As Shown @ A3

SK-003

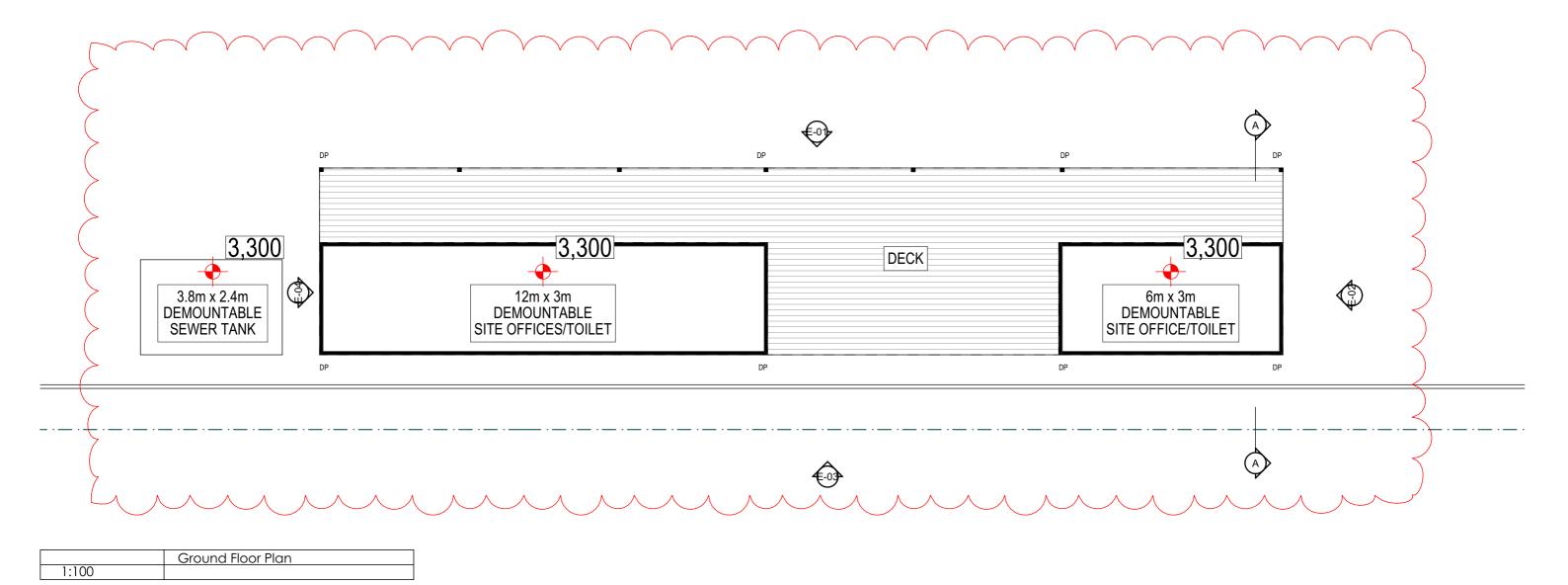
Client JBC Family Trust

FOR AUTHORITY APPROVAL ONLY (NOT FOR CONSTRUCTION) m: 0412 879 643

e: joel@shadedesign.net.au

NOTES The information contained in the document is copyright of Shade Design Newcastle Pty Ltd and may not be used or reproduced for any other project or purpose, all documentation is subject to council/authority approval with advice to be sought from the appropriate certifying authorities by the land owner/holder. Verify al dimensions prior to & during construction, use figured dimensions only, do not scale from drawings. Shade Design Newcastle Pty Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. This document shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

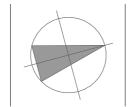
SURVEYOR TO PROVIDE DETAILED DOCUMENTATION



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

Revisio Α В C D

on	Description	
	Council Submission	
	RFI Amendment	
	RFI Amendment	
	RFI Amendment	

Scale As Shown @ A3

FOR AUTHORITY APPROVAL ONLY (NOT FOR CONSTRUCTION) m: 0412 879 643

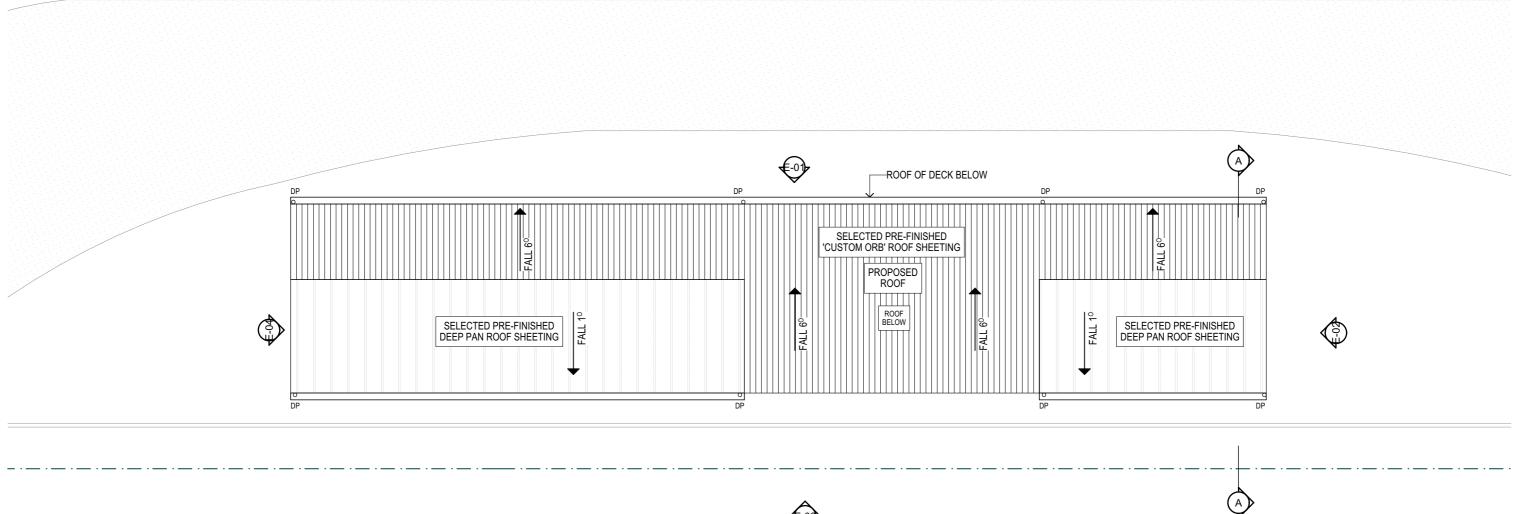


e: joel@shadedesign.net.au

NOTES

Ject to council, a Jght from the app d owner/holder \ authorities by the land owner/holder. Verity all dimens prior to & during construction, use figured dimensions do not scale from drawings. Shade Design Newcastle Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Thi document shall not be used for construction unless endorsed For Construction² and authorised for issue.

SURVEYOR TO PROVIDE DETAILED DOCUMENTATION

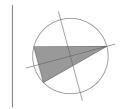


	Roof Plan
1:100	

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

Revision Α В C D

I	Description
	Council Submission
	RFI Amendment
	RFI Amendment
	RFI Amendment

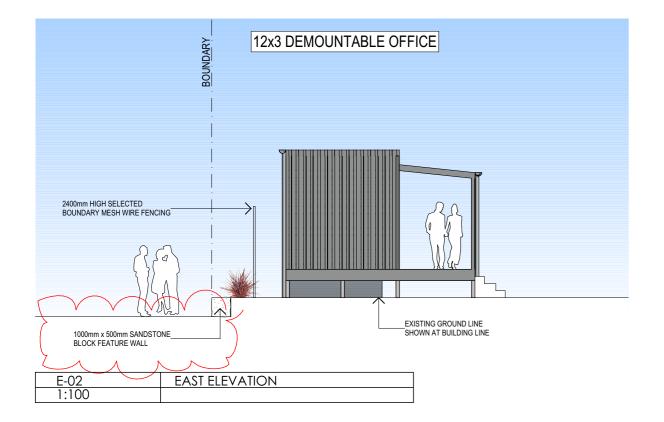


e : joel@shadedesign.net.au

NOTES The information contained in the document is copyright of Shade Design Newcastle Pty Ltd and may not be used or reproduced for any other project or purpose, all documentation is subject to council/authority approval with advice to be sought from the appropriate certifying authorities by the land owner/holder. Verify all dimensions prior to & during construction, use figured dimensions only, do not scale from drawings. Shade Design Newcastle Pty Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. This document shall not be used for construction unless endorsed "For Construction" and authorised for issue.



E-01 NORTH ELEVATION 1:100



Project Selwyn Street Industrial

20 Selwyn Street Mayfield East 2304

Client JBC Family Trust Drawing Elevations

> Drawing No. SK-006

Project Number 2253

As Shown @ A3

Scale

Description Revision Council Submission **RFI** Amendment В **RFI** Amendment D **RFI** Amendment

Date 12.12.22 26.07.23 25.09.24 22.11.24



SHOWN AT BUILDING LINE

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

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-600 mm CTS MAX AS PER ENGINEERS SPECIFICATIONS (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

CONFIRM BUILDING DIMENSIONS PRIOR **TO & DURING CONSTRUCTION**

NOTES:

- BUILDER TO CONFIRM LEVELS AND DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. ANY DISCREPENCIES ARE TO BE REPORTED TO THE BUILDING DESIGNER BEFORE CONSTRUCTION.

- USE FIGURED DIMENSIONS ONLY. <u>DO NOT</u> SCALE FROM DRAWINGS - BOUNDARY INFORMATION SUPPLIED BY BUILDER/SURVEYOR. BUILDER TO CONFIRM ALL BOUNDARY INFORMATION PRIOR TO CONTRACTS AND/OR COMMENCEMENT OF WORK

- ALL SETBACKS TO COMPLY WITH LOCAL REQUIREMENTS UNLESS NOTED ON THIS SHEET, IN WHICH CASE A SEPARATE APPLICATION FOR RELAXATION IS TO BE APPLIED FOR AS PART OF BUILDING APPROVAL. - BUILDER AND/OR CERTIFYING AUTHORITY TO NOTIFY BUILDING DESIGNER JOEL COLEMAN OF ANY DISCREPANCIES PRIOR TO APPROVAL.

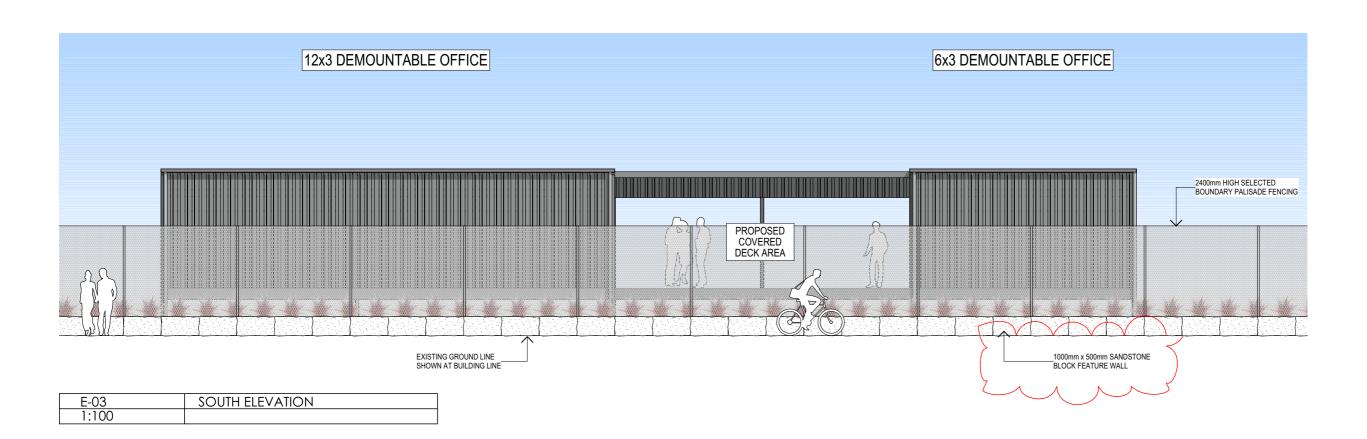
- DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER. ALL LOCATIONS AND POSITIONS TO COMPLY WITH BCA SECTION 3.5.3 TO BE CONFIRMED BY BUILDER & READ IN CONJUNCTION WITH HYDRAULIC ENGINEERS DETAILS & SPECIFICATION.

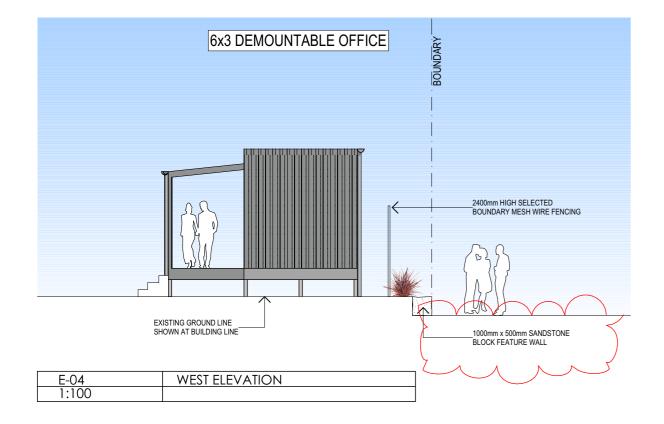


e: joel@shadedesign.net.au

NOTES

NOTES The information contained in the document is copyright of Shade Design Newcastle Pty Ltd and may not be used or reproduced for any other project or purpose, all documentation is subject to council/authority approval with advice to be sought from the appropriate certifying authorities by the land owner/holder. Verify all dimensions prior to & during construction, use figured dimensions only, do not scale from drawings. Shade Design Newcastle Pty Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. This document shall not be used for construction unless endorsed "For Construction" and authorised for issue.





Project Selwyn Street Industrial

20 Selwyn Street Mayfield East 2304

Client JBC Family Trust Drawing Elevations

> Drawing No. SK-007

Project Number 2253

Scale

Description Revision В D

Council Submission **RFI** Amendment **RFI** Amendment **RFI** Amendment

Date 12.12.22

26.07.23 25.09.24

22.11.24

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

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

DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

CONFIRM BUILDING DIMENSIONS PRIOR **TO & DURING CONSTRUCTION**

NOTES:

- BUILDER TO CONFIRM LEVELS AND DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. ANY DISCREPENCIES ARE TO BE REPORTED TO THE BUILDING DESIGNER BEFORE CONSTRUCTION.

- USE FIGURED DIMENSIONS ONLY. <u>DO NOT</u> SCALE FROM DRAWINGS - BOUNDARY INFORMATION SUPPLIED BY BUILDER/SURVEYOR. BUILDER TO CONFIRM ALL BOUNDARY INFORMATION PRIOR TO CONTRACTS AND/OR COMMENCEMENT OF WORK

- ALL SETBACKS TO COMPLY WITH LOCAL REQUIREMENTS UNLESS NOTED ON THIS SHEET, IN WHICH CASE A SEPARATE APPLICATION FOR RELAXATION IS TO BE APPLIED FOR AS PART OF BUILDING APPROVAL. - BUILDER AND/OR CERTIFYING AUTHORITY TO NOTIFY BUILDING DESIGNER JOEL COLEMAN OF ANY DISCREPANCIES PRIOR TO APPROVAL.

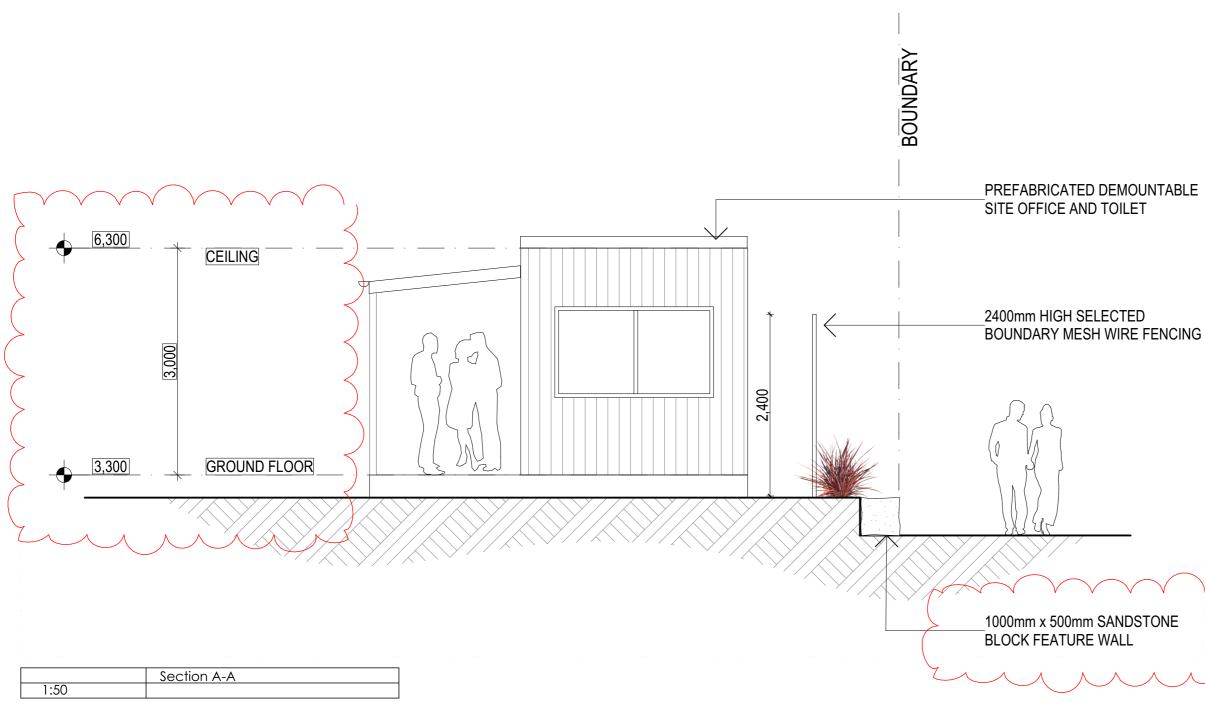
- DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER. ALL LOCATIONS AND POSITIONS TO COMPLY WITH BCA SECTION 3.5.3 TO BE CONFIRMED BY BUILDER & READ IN CONJUNCTION WITH HYDRAULIC ENGINEERS DETAILS & SPECIFICATION.



e: joel@shadedesign.net.au

NOTES

NOTES The information contained in the document is copyright of Shade Design Newcastle Pty Ltd and may not be used or reproduced for any other project or purpose, all documentation is subject to council/authority approval with advice to be sought from the appropriate certifying authorities by the land owner/holder. Verify all dimensions prior to & during construction, use figured dimensions only, do not scale from drawings. Shade Design Newcastle Pty Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. This document shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Project Selwyn Street Industrial 20 Selwyn Street Mayfield East 2304

Drawing Section A-A

Drawing No. SK-008

Project Number 2253

As Shown @ A3

Scale

Revision В D

Description	
Council Submission	
RFI Amendment	
RFI Amendment	
RFI Amendment	

Date 12.12.22 26.07.23 25.09.24 22.11.24

FOR AUTHORITY APPROVAL ONLY (NOT FOR CONSTRUCTION) m: 0412 879 643

Client JBC Family Trust

CONFIRM BUILDING DIMENSIONS PRIOR **TO & DURING CONSTRUCTION**

NOTES: - BUILDER TO CONFIRM LEVELS AND DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. ANY DISCREPENCIES ARE TO BE REPORTED TO THE BUILDING DESIGNER BEFORE CONSTRUCTION.

- USE FIGURED DIMENSIONS ONLY. **DO NOI** SCALE FROM DRAWINGS - BOUNDARY INFORMATION SUPPLIED BY BUILDER/SURVEYOR, BUILDER TO CONFIRM ALL BOUNDARY INFORMATION PRIOR TO CONTRACTS AND/OR COMMENCEMENT OF WORK.

- ALL SETBACKS TO COMPLY WITH LOCAL REQUIREMENTS UNLESS NOTED ON THIS SHEET, IN WHICH CASE A SEPARATE APPLICATION FOR RELAXATION IS TO BE APPLIED FOR AS PART OF BUILDING APPROVAL. - BUILDER AND/OR CERTIFYING AUTHORITY TO NOTIFY BUILDING DESIGNER JOEL COLEMAN OF ANY DISCREPANCIES PRIOR TO APPROVAL.

APPROVAL. - DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER. ALL LOCATIONS AND POSITIONS TO COMPLY WITH BCA SECTION 3.5.3 TO BE CONFIRMED BY BUILDER & READ IN CONJUNCTION WITH HYDRAULIC ENGINEERS DETAILS & SPECIFICATION.



e: joel@shadedesign.net.au

NOTES

The information contained in the document is copyright of Shade Design Newcastle PP L/bl and may not be used or reproduced for any other project or purpose, all documentation is subject to council/authority approval with advice to be sought from the appropriate certifying authorities by the land owner/holder. Verify all dimensions prior to & during construction, use figured dimensions only, do not scale from drawings. Shade Design Newcastle PIV Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. This document shall not be used for construction unless endorsed "For Construction" and authorised for issue.