



SITE PLAN 1:200

BUILDING DESIGN CALCULATIONS

CONTROLS	INDUSTRIAL CODE STANDARD	ACTUAL PROVIDED
1.0 Site Area		Land-1,771.00m2
1.1 Site Zoning		IN2 - Light Industrial: (pub. 21-12-2012)
2.0 Building Siting	Industrial Code 5.0m min.	7,254 existing.
2.1 Front Setbacks		
2.2 Sides & Rear Setbacks	0.0m side & rear.	Existing = Side=0m. Rear = 0m
3.0 Building Heights	CLEP 2012= N/A	Existing =10,773 max.
4.0 FSR	CLEP 2012= 1:1 = 1,771.00m2	Office-ground = 88.45m2 - first floor = 113.74m2 Total office = 202.19m2 = 14.28% of total area. Auto smash repairs unit =210.91m2 Auto mechan.repairs unit =621.23m2 Auto mechan.repairs mezz.=231.23m2 Open yard undercover area=68.12m2 Total GFA= 1415.08m2 Actual FSR - 79:1
5.0 Site Coverage	Maximum 66%= 1168.86m2	Actual site cover 56.46%=1000.00m2
6.0 Office Component.		Total office = 202.19m2 = 14.28% of total area.
7.0 Parking Workshops and Vehicle Repair Stations	6 SPACES FOR EACH WORK BAY 1 space for staff; 1 space for visitors; 4 spaces for vehicles awaiting assessment or repairs; Required=36 spaces for 6 work bays with spray booth.	Actual provided are: For 6 work bays (including spray booth) = 6 spaces = staff 6 spaces = visitors 24 spaces= awaiting vehicles for repairs Total = 36 spaces.
8.0 Landscape Setbacks	Industrial Code 5m wide in the required front setback; A=13.50 m2 B=46.66 m2 C=42.92 m2 Total available landscaped area= 103.08m2	Actual available width= 7,254 A=13.50 m2 B=46.66 m2 C=42.92 m2 Total available landscaped area= 103.08m2

NOTES :
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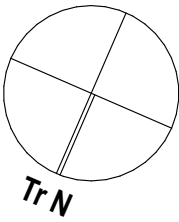
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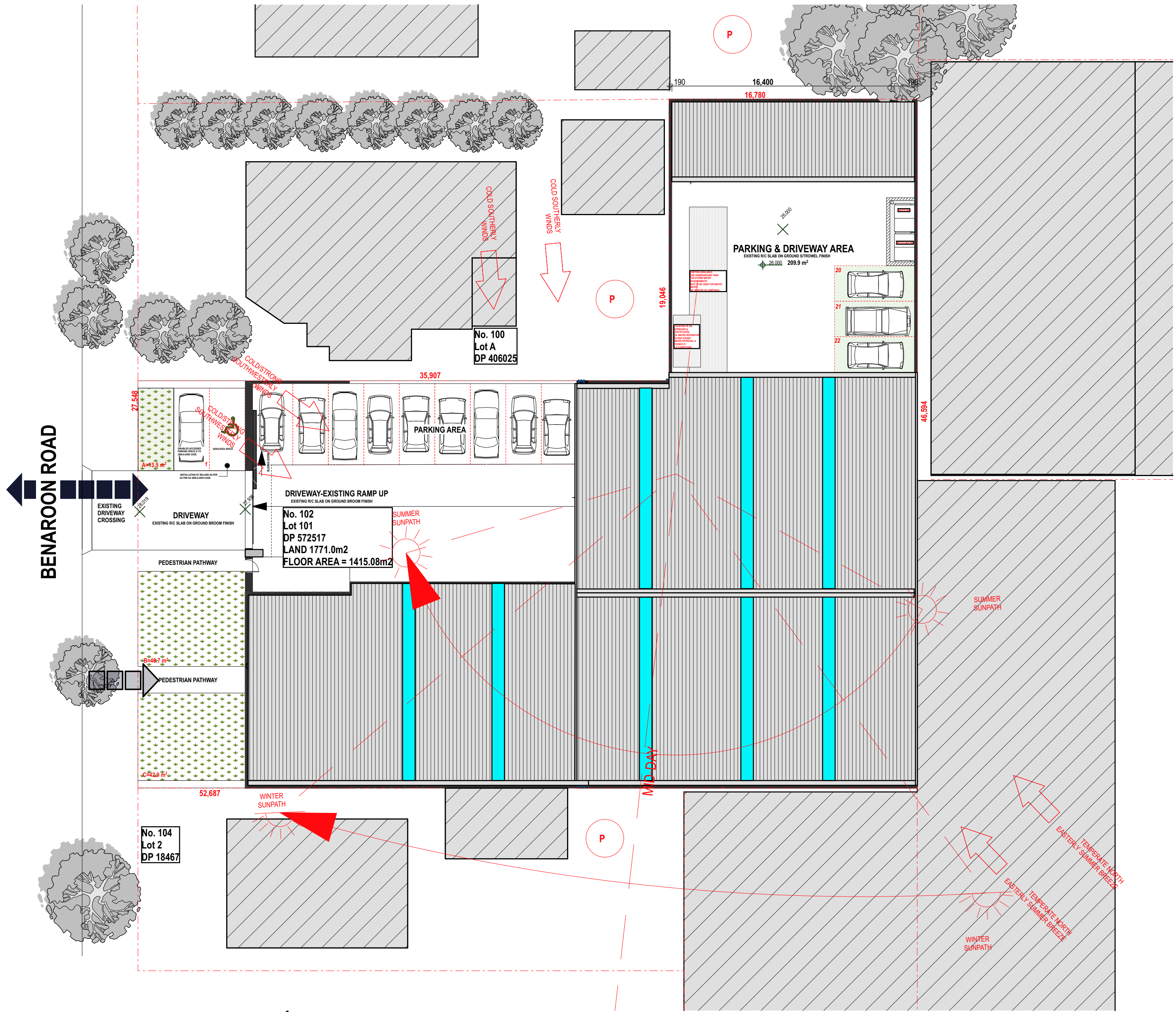
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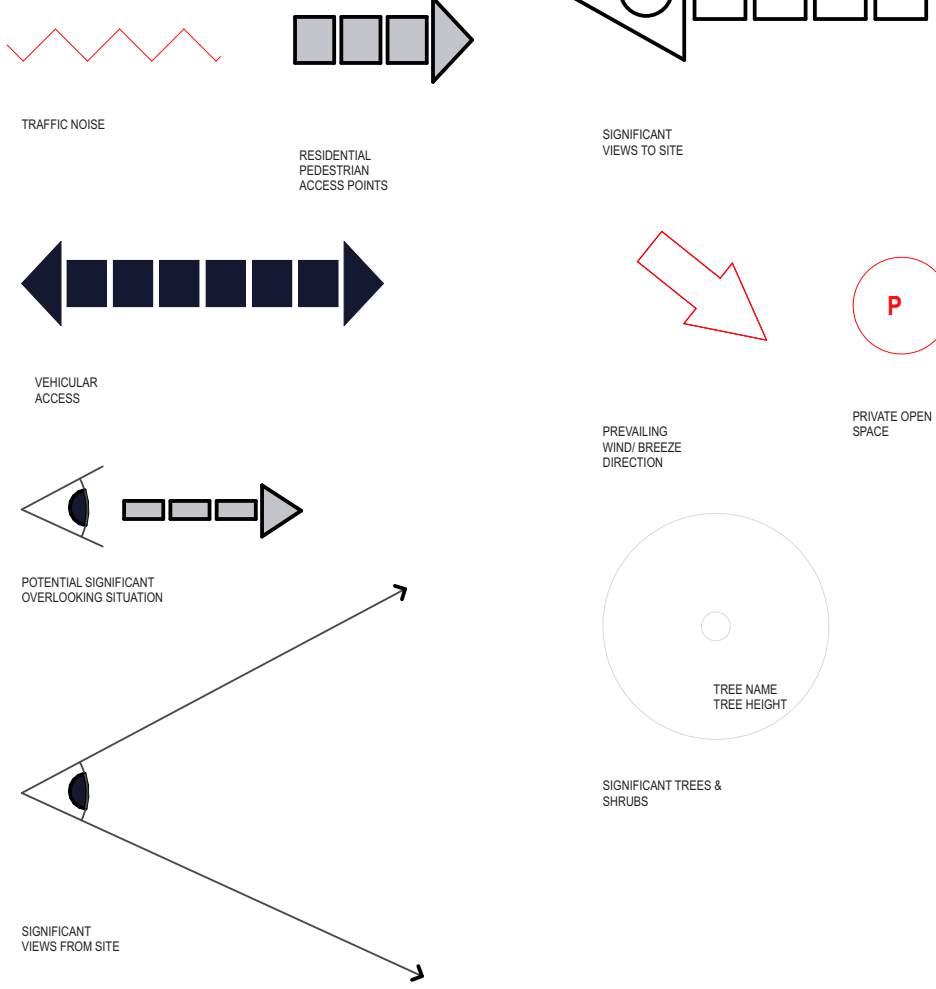
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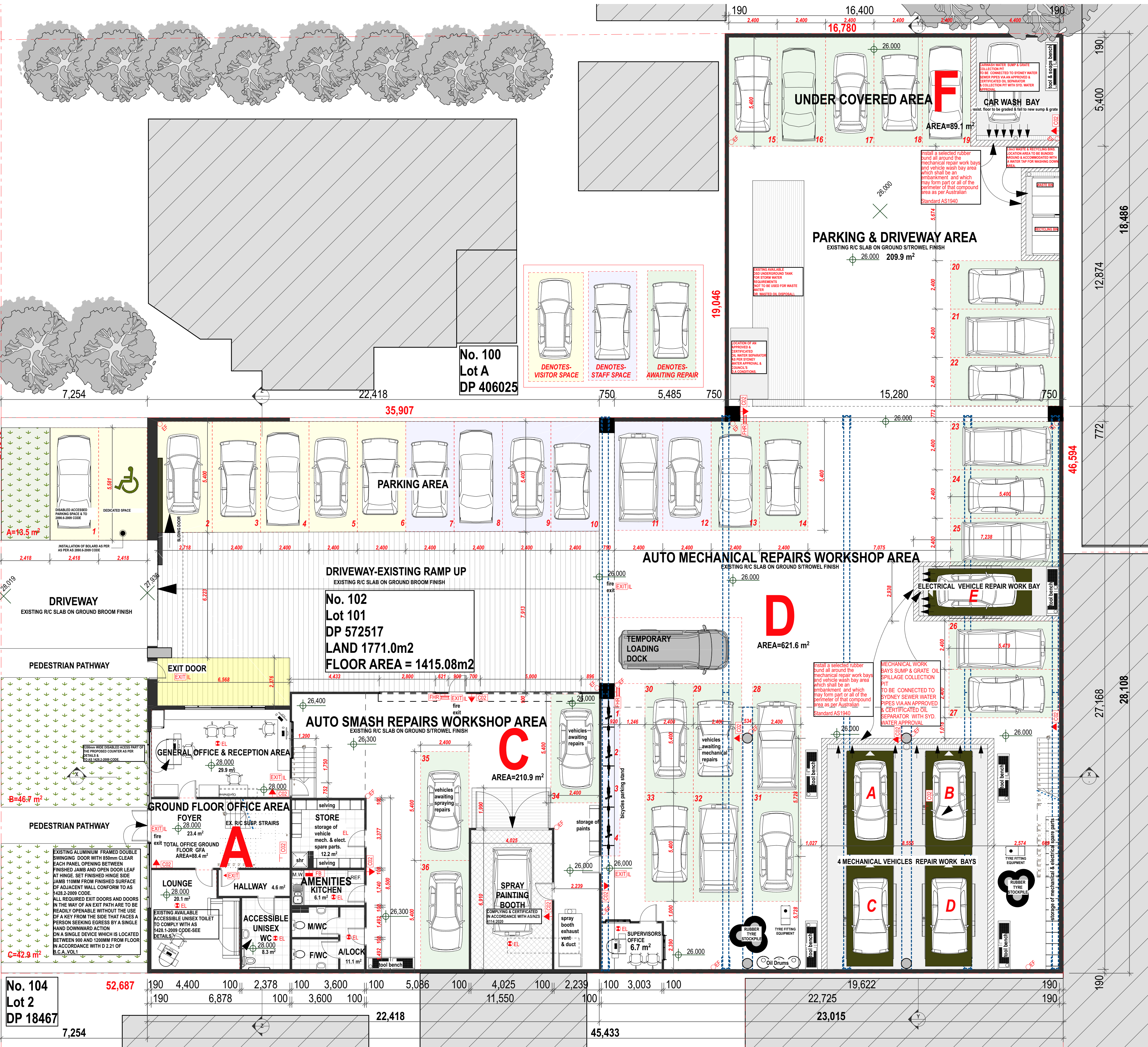
SITE PLAN & SITE ANALYSIS PLAN
drawing
323-132
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A01
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13/4/23



SITE ANALYSIS LEGEND



SITE ANALYSIS PLAN 1:200



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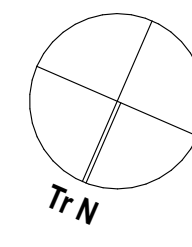
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GROUND FLOOR PLAN & SITE PLAN
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SCHEDULE OF PROPOSED ESSENTIAL SERVICES.

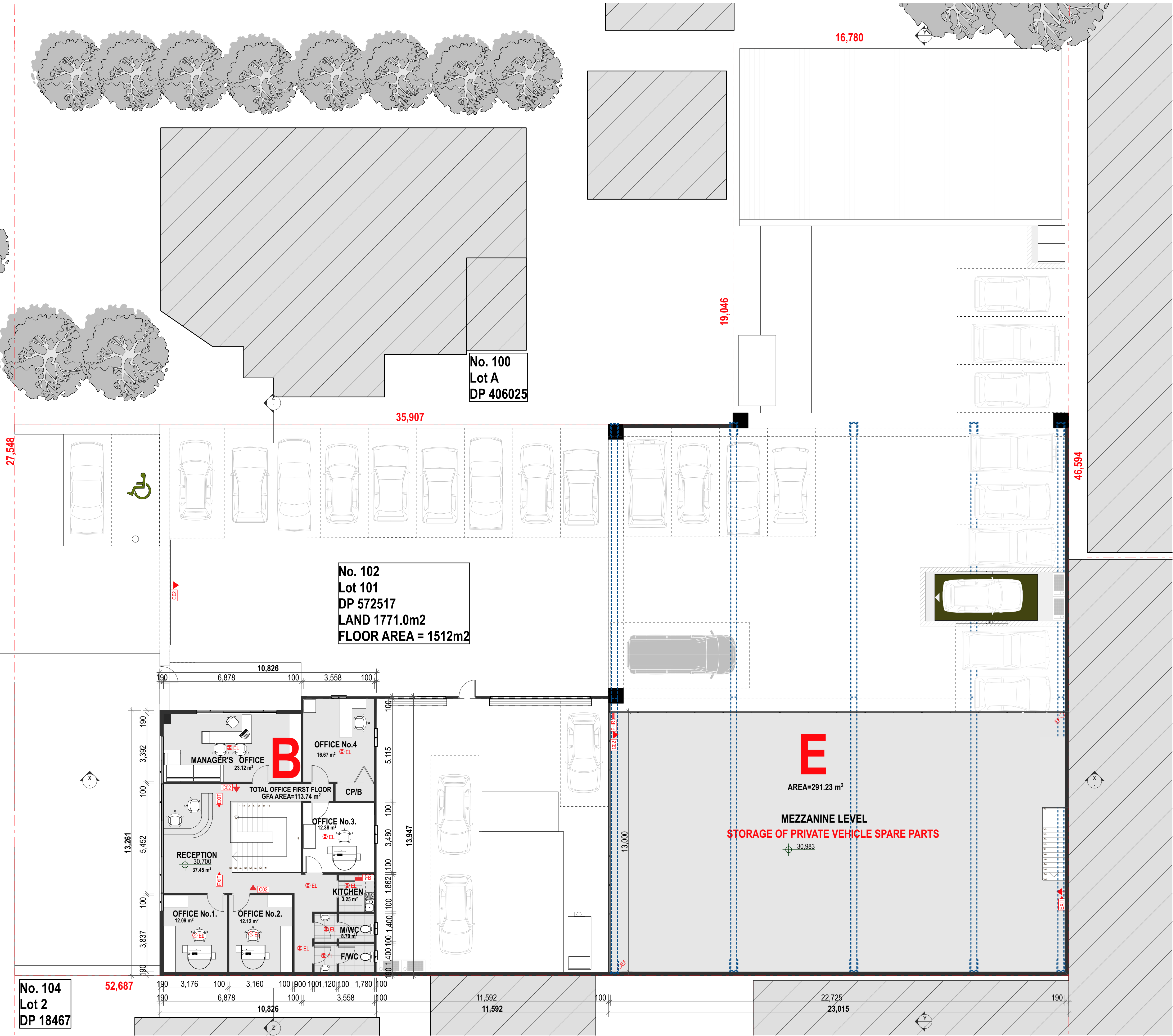
NOTE: THERE ARE NO EXISTING AVAILABLE SERVICES WITHIN THE PREMISES.

To be read in conjunction with and confirmed by fire services contractors documentation

FIRE SAFETY MEASURE	PLAN SYMB	STANDARD OF PERFORMANCE	MAINTENANCE
ACCESS PANELS & HOPPERS TO FIRE ISOLATED SHAFTS	AS REQUIRED	BCA C3.13 & AS1905.1-1997	VISUAL INSPECTION
EMERGENCY LIGHTING "SPIT FIRE" TYPE	EL	BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EMERGENCY LIGHTING FLOOD LIGHT TYPE	EL	BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EXIT SIGNS	EXIT IL EXIT DIRECTIONAL	BCA E4.5; NSW E4.6; E4.8 & AS/NZS 2293.1-1998	AS 2293.2
SMOKE DETECTORS CONNECTED TO COMMON ALARM AND SCREAMER - TO ELECTRICIAN'S WARRANTED SYSTEM AND INSTALLATION	(S)	CI E2.2 BCA; Spec E2.2a BCA; AS 1803; AS1670; AS 3786	AS 1851.8
FIRE SEALS PROTECTING OPENINGS IN WALLS SEPARATING FIRE ISOLATED COMPONENTS IN BUILDING		BCA C3.12; CI 3.15; Spec C3.15	VISUAL INSPECTION
MECHANICAL AIR HANDLING SYSTEMS TO AREAS INDICATED		BCA E2.2; Table E2.2a; Spec E2.2b; AS/NZS 1668.1-1998 & AS/NZS 1668.2-1991	AS 1851.6
PORTABLE FIRE EXTINGUISHERS - CO2 TYPE	CO2	BCA E1.6 BCA; AS 2444. 1 & 2	AS 1851.1
FIRE BLANKET	FB	AS 2444. 1 & 2	VISUAL INSPECTION
FIRE HOSE REAL SYSTEM	FHR	BCA E1.4; AS 1221; AS 2441	AS 1851.2
FIRE EGRESS DOORS		BCA Spec C3.4 & AS1905.1-1997 Self closing tight fitting solid core doors with integrated smoke seals equal to the door	VISUAL INSPECTION
WARNING & OPERATIONAL SIGNS		EPA Regulation Clause 183, BCA E3.3 (lifts), D2.23 Signs on exit doors	VISUAL INSPECTION

GROUND FLOOR PLAN & SITE PLAN 1:100

BENAROON ROAD



SCHEDULE OF PROPOSED ESSENTIAL SERVICES.

NOTE: THERE ARE NO EXISTING AVAILABLE SERVICES WITHIN THE PREMISES.

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FIRE SAFETY MEASURE	PLAN SYMB	STANDARD OF PERFORMANCE	MAINTENANCE
ACCESS PANELS & HOPPERS TO FIRE ISOLATED SHAFTS	AS REQUIRED	BCA C3.13 & AS1905.1-1997	VISUAL INSPECTION
EMERGENCY LIGHTING "SPIT FIRE" TYPE	EL	BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EMERGENCY LIGHTING FLOOD LIGHT TYPE	EL	BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EXIT SIGNS	EXIT IL EXIT DIRECTIONAL	BCA E4.5; NSW E4.6; E4.8 & AS/NZS 2293.1-1988	AS 2293.2
SMOKE DETECTORS CONNECTED TO COMMON ALARM AND SCREAMER - TO ELECTRICIAN'S WARRANTED SYSTEM AND INSTALLATION	S	CI E2.2 BCA; Spec E2.2a BCA; AS 1803; AS1670; AS 3786	AS 1851.8
FIRE SEALS PROTECTING OPENINGS IN WALLS SEPARATING FIRE ISOLATED COMPONENTS IN BUILDING		BCA C3.12; CI 3.15; Spec C3.15	VISUAL INSPECTION
MECHANICAL AIR HANDLING SYSTEMS TO AREAS INDICATED		BCA E2.2; Table E2.2a; Spec E2.2b; AS/NZS 1668.1-1998 & AS/NZS 1668.2-1991	AS 1851.6
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WARNING & OPERATIONAL SIGNS		EPA Regulation Clause 183, BCA E3.3 (lifts), D2.23 Signs on exit doors	VISUAL INSPECTION

FIRST FLOOR PLAN & SITE PLAN 1:100

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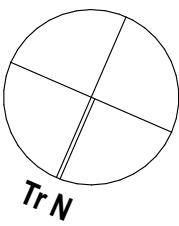
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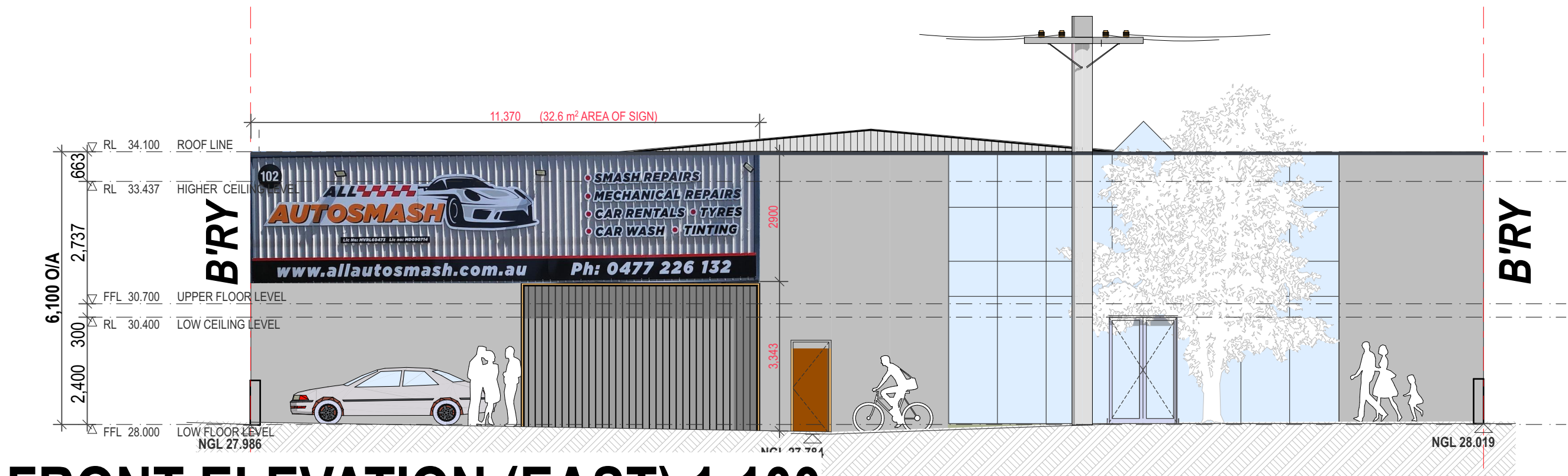
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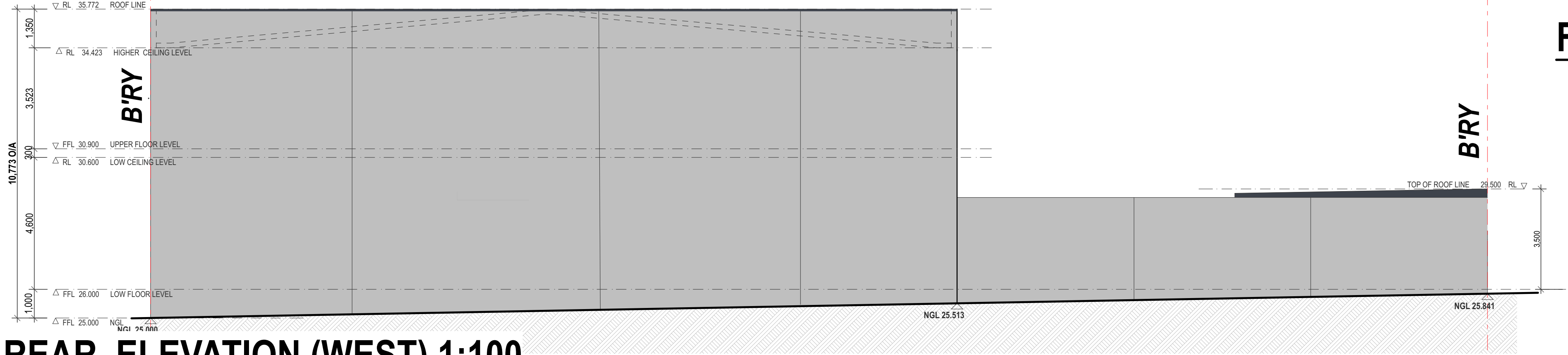
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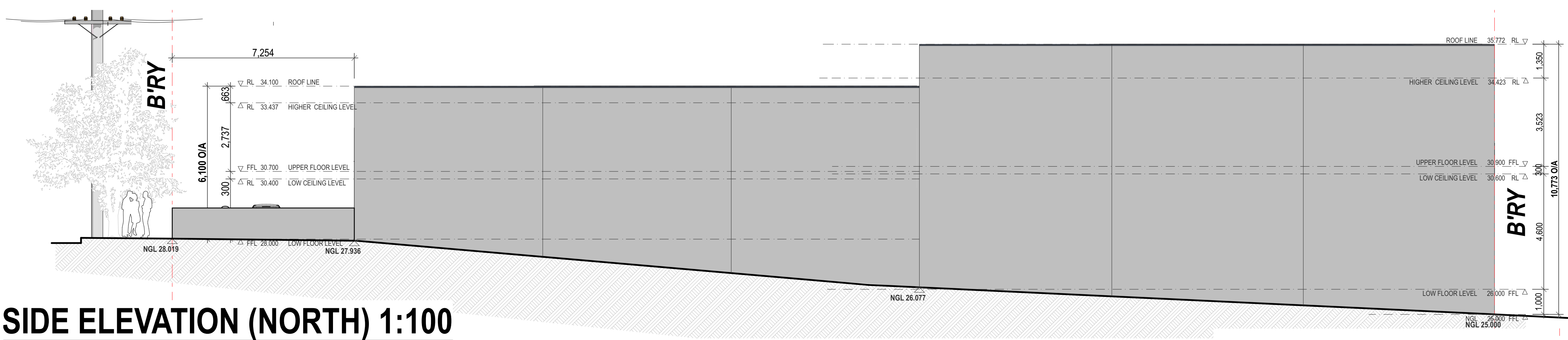
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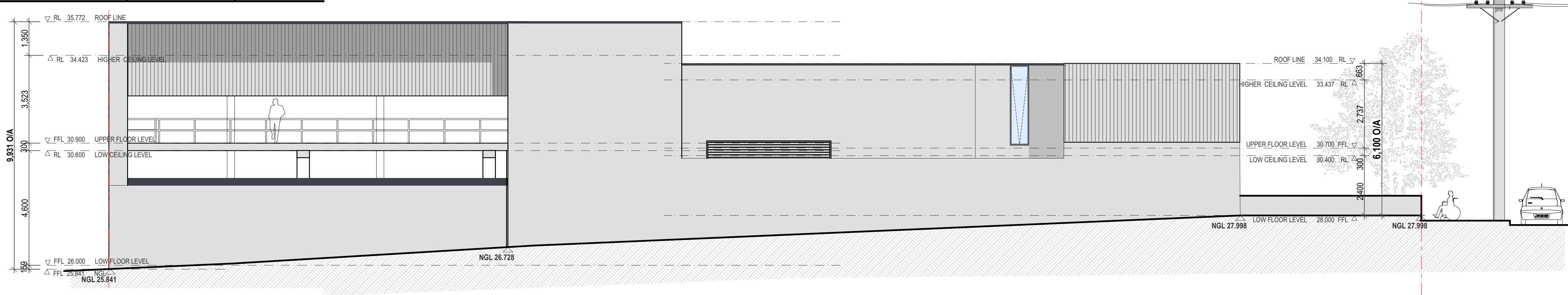
FRONT ELEVATION (EAST) 1:100



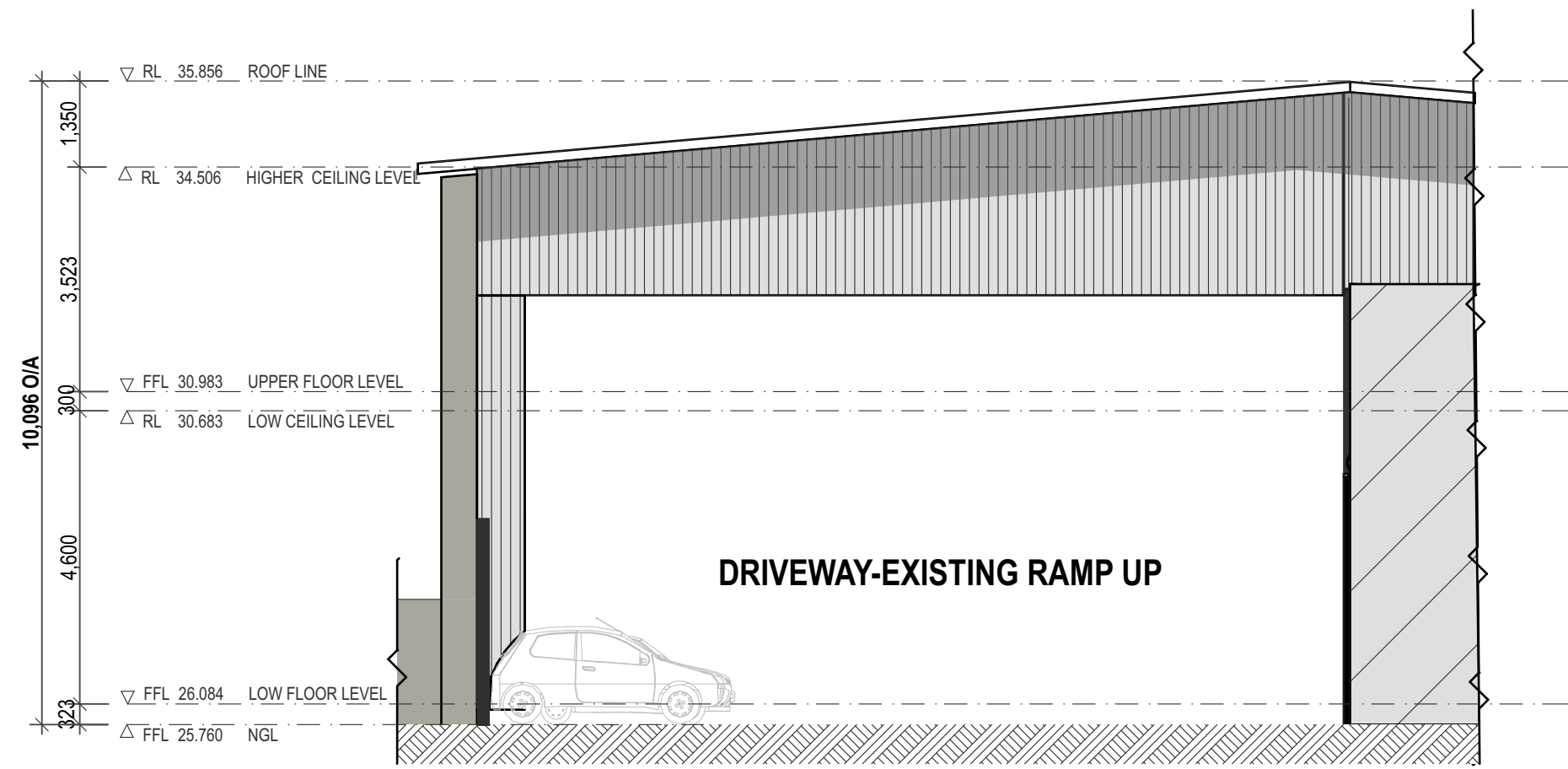
REAR ELEVATION (WEST) 1:100



SIDE ELEVATION (NORTH) 1:100



SIDE ELEVATION (SOUTH) 1:100



FRONT ELEVATION (PARKING/DRIVEWAY) 1:100

SPECIFICATIONS:

WORKSHOP EXISTING CONSTRUCTION MATERIALS:
FLOOR CONSTRUCTION: R/C SLAB ON GROUND & SUPENDED SLAB TO FIRST FLLORS.
WALL CONSTRUCTION:
EXTERNAL WALLS: 190mm R/C CONCRETE TILT UP WALLS.
INTERNAL WALLS: 100mm TIMBER FRAME WALLS WITH PLASTER BOARD SHEETING.
ROOF CONSTRUCTION: METAL ROOF PORTAL TRUSSES WITH METAL ROOF SHEETING.

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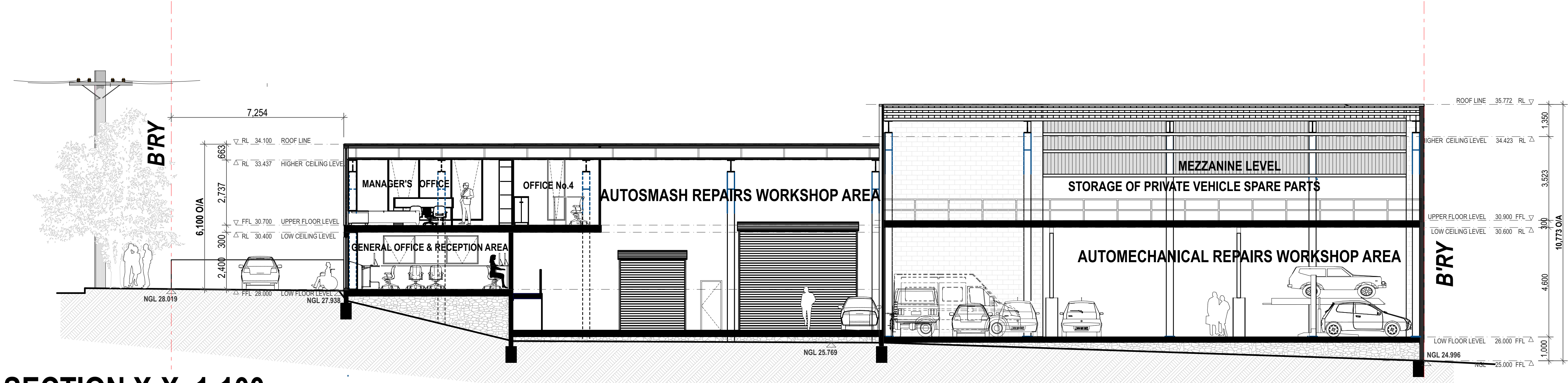
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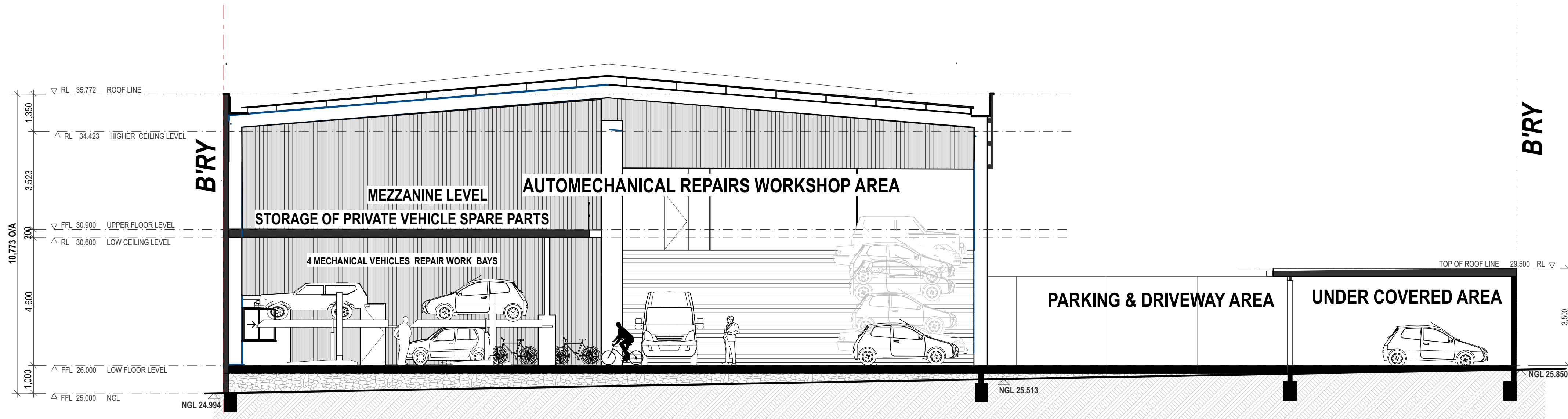
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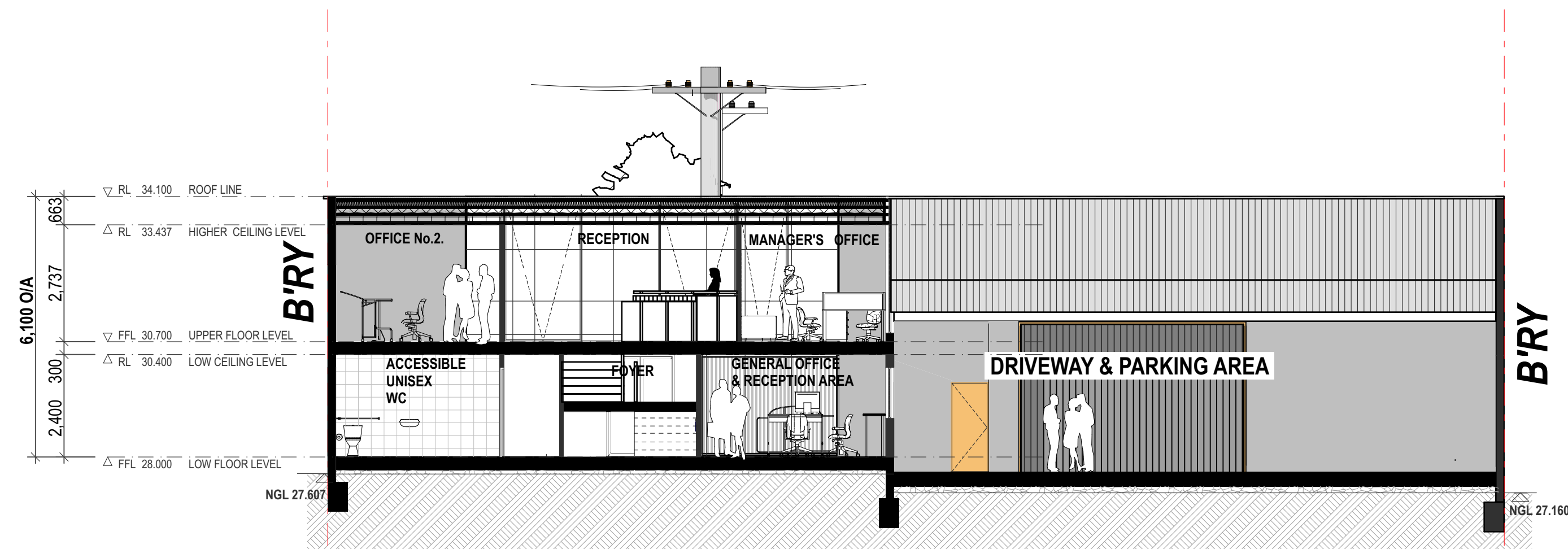
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SECTION X-X 1:100



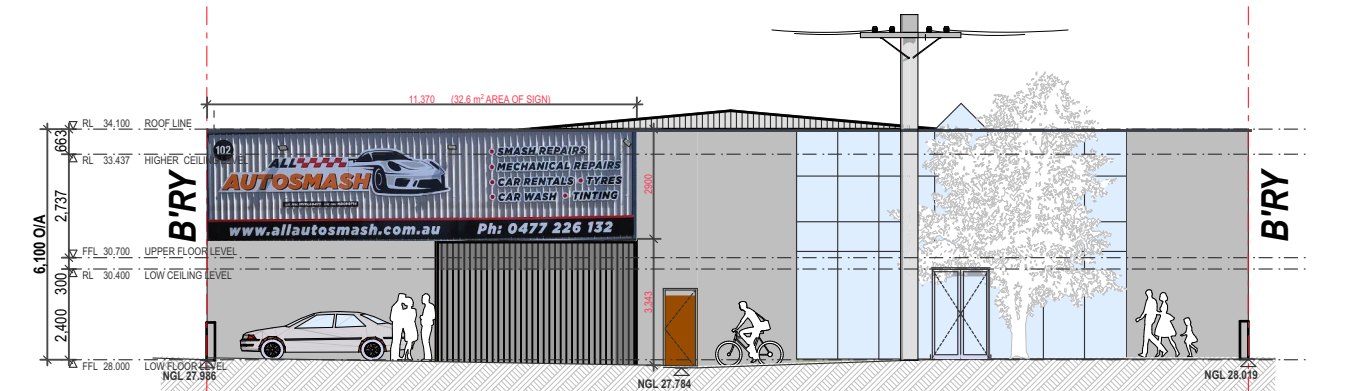
SECTION Y-Y 1:100



SECTION Z-Z 1:100

SPECIFICATIONS:

WORKSHOP EXISTING CONSTRUCTION MATERIALS:
FLOOR CONSTRUCTION: R/C SLAB ON GROUND & SUPENDED SLAB TO FIRST FLOORS.
WALL CONSTRUCTION:
EXTERNAL WALLS: 190mm R/C CONCRETE TILT UP WALLS.
INTERNAL WALLS: 100mm TIMBER FRAME WALLS WITH PLASTER BOARD SHEETING.
ROOF CONSTRUCTION: METAL ROOF PORTAL TRUSSES WITH METAL ROOF SHEETING.



NOTE:
Existing wall flush signage have been constructed with 3D digital vinyl printing fixed to existing corrugated colorbond sheeting fascia/wall -non illuminating however with flood lights.

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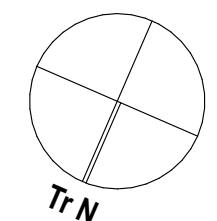
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




SECTIONS & SIGNAGE DETAILS
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SCHEDULE OF PROPOSED ESSENTIAL SERVICES.

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FIRE SAFETY MEASURE	PLAN SYMB	STANDARD OF PERFORMANCE	MAINTENANCE
ACCESS PANELS & HOPPERS TO FIRE ISOLATED SHAFTS	AS REQUIRED	BCA C3.13 & AS1905.1-1997	VISUAL INSPECTION
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EMERGENCY LIGHTING FLOOD LIGHT TYPE		BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EXIT SIGNS 	 IL  DIRECTIONAL	BCA E4.5; NSW E4.6; E4.8 & AS/NZS 2293.1-1998	AS 2293.2
SMOKE DETECTORS CONNECTED TO COMMON ALARM AND SCREAMER - TO ELECTRICIAN'S WARRANTED SYSTEM AND INSTALLATION	 S	CI E2.2 BCA; Spec E2.2a BCA; AS 1603; AS1670; AS 3786	AS 1851.8
FIRE SEALS PROTECTING OPENINGS IN WALLS SEPARATING FIRE ISOLATED COMPONENTS IN BUILDING		BCA C3.12; CI 3.15; Spec C3.15	VISUAL INSPECTION
MECHANICAL AIR HANDLING SYSTEMS TO AREAS INDICATED		BCA E2.2; Table E2.2a; Spec E2.2b; AS/NZS 1668.1-1998 & AS/NZS 1668.2-1991	AS 1851.6
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WARNING & OPERATIONAL SIGNS		EPA Regulation Clause 183, BCA E3.3 (lifts), D2.23 Signs on exit doors	VISUAL INSPECTION

REGULATORY SIGNAGE SCHEDULE

SIGN REF No.	DOOR TYPE	SIGN GRAPHICS	NOTES
SIGN TYPE A1	FIRE EGRESS DOORS	DOOR INTERIOR FIRE DOOR - DO NOT OBSTRUCT DO NOT KEEP OPEN <div>OFFENCE RELATING TO FIRE EXITS It is an offence under the Environmental Planning and Assessment Act 1979: (a) to place anything in or near this fire exit that may obstruct persons moving to and from the exit, or (b) to interfere with or obstruct the operation of any fire doors, or (c) to remove, damage or otherwise interfere with this notice.</div>	Compliance: BCA D2.23. Location: Install where it can be easily seen on or adjacent to self-closing fire doors. Lettering: height: 20mm, Colour: Black in engraved finished aluminum plate, helvetica uppercase font, paint filled, with concealed fixings
SIGN TYPE A2	FIRE EGRESS DOORS	DOOR EXTERIOR REFER TO DOOR ELEVATION DRAWINGS FIRE DOOR - DO NOT OBSTRUCT	

ALL REQUIRED EXIT DOORS AND DOORS IN THE WAY OF AN EXIT PATH ARE TO BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWATD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 AND 1200MM FROM FLOOR IN ACCORDANCE EWL ITH D 2.21 OF B.C.A..VOL1

ASSESSMENT UNDER THE BUILDING CODE OF AUSTRALIA (NCC 2019)

TABLE OF CONTENTS

1.0 ASSESSMENT UNDER THE BUILDING CODE OF AUSTRALIA (NCC 2019)

- 1.1 Summary of Construction.
1.2 Preliminary BCA Assessment.

1.1 Summary of Construction

WORKSHOP EXISTING CONSTRUCTION:
FLOOR CONSTRUCTION: R/C SLAB ON GROUND.
WALL CONSTRUCTION: ALL EXTERNAL WALLS AROUND - 190mm R/C TILT UP WALLS.
ROOF CONSTRUCTION: METAL ROOF PORTAL TRUSSES WITH WITH METAL SHEETING.

1.2 Preliminary BCA Assessment

1.2.1 General Provisions

The existing building comprises of the following:
Land Zoning -IN2 - Light Industrial: (pub. 21-12-2012)
Building classifications: Class 8: Light industrial.
It consists of :
a) 2 Storey front section -containing the office part of the building -total area of 202.19m2.
b) 1 Storey middle section- containing the auto smash repairs (contains the spray booth)-total area = 210.91m2.
c) 2 Storey rear section -for the auto mechanical repairs- total area = 912.45m2 with the mezzanine.
d) Covered parking area in the side rear parking courtyard area =89.12m2
Under the BCA (NCC 2019) table C1.1.1 it is a Type C construction.
The design is capable of complying with the D-T-S provisions of the BCA 2019 volume 1.

1.2.2 Structure

No new works or structures are proposed.

1.2.3 Fire Resistance

The existing building has a number of windows and a roller door facing the front & inner side elevation, however in all cases the fire source feature is more than 3.0m away from the face of the building with the windows and therefore there is no need for fire protection as per Table 5 Type C construction: FRL of building elements of NCC 2019 Building Code of Australia - Volume One.

1.2.4 Access and Egress

The building will comply with access and escape provisions of sections D1 and D2 of the BCA (NCC 2019) Section D3 calls for disabled access to all public areas.

ALL REQUIRED EXIT DOORS ARE TO BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 AND 1200mm FROM FLOOR IN ACCORDANCE WITH D 2.21 OF B.C.A..VOL1

1.2.5 Services and Equipment

The property at present have no existing fire fighting services in place and whatever is shown on the plans and schedule of essential services are all proposed.
All required services will be further detailed on the Construction Certificate application to make the building capable of complying to this extent.

1.2.6 Health and Amenity

The building complies with health and amenity provisions of sections F1 to F4 of the BCA (NCC 2019). Accessibility for person with disability is available at present and that consists of;
a) accessible parking space at the front as shown on the plans.
b) level pathway leading to the front entry door complying with the relevant AS code.
c) accessible door entry at the front of the building.
d) proposed accessible service counter in the reception office area as per details.
e) existing accessible unisex toilet which requires improvements as per details.
All the above mentioned are and shall be in accordance with AS 1428.1-2009. and shall be further addressed at the Construction Certificate application.

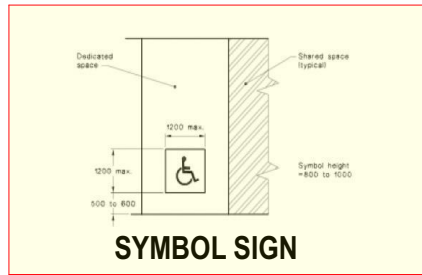
1.2.8 Energy Efficiency

The building will comply with energy efficiency of sections J0 to F8 of the BCA.
The following are a list of measure of key components of the part J of the BCA
J0 Energy Efficiency:
The plans shall include an assessment based on Part J of the BCA at the C.C application stage.
J1 Building Fabric:
The existing building is well insulated and sealed.
J2 Glazing:
All glazing is existing and is well insulated and sealed.
J3 Building Sealing:
The building is in part of a solid masonry construction especially.
J5 Air Conditioning and Ventilation Systems:
The new use to the building does not require any air conditioning however mechanical ventilation is and shall be available and will be detailed at the CC application stage.
J6 Artificial Lighting:
The building is capable of complying with this section and will be detailed so in the CC application.
J7 Hot Water Supply:
The building is capable of complying with this section and will be detailed so in the CC application.
J8 Maintenance Access and Facilities Monitoring:
The building is capable of complying with this section and will be detailed so in the CC application.

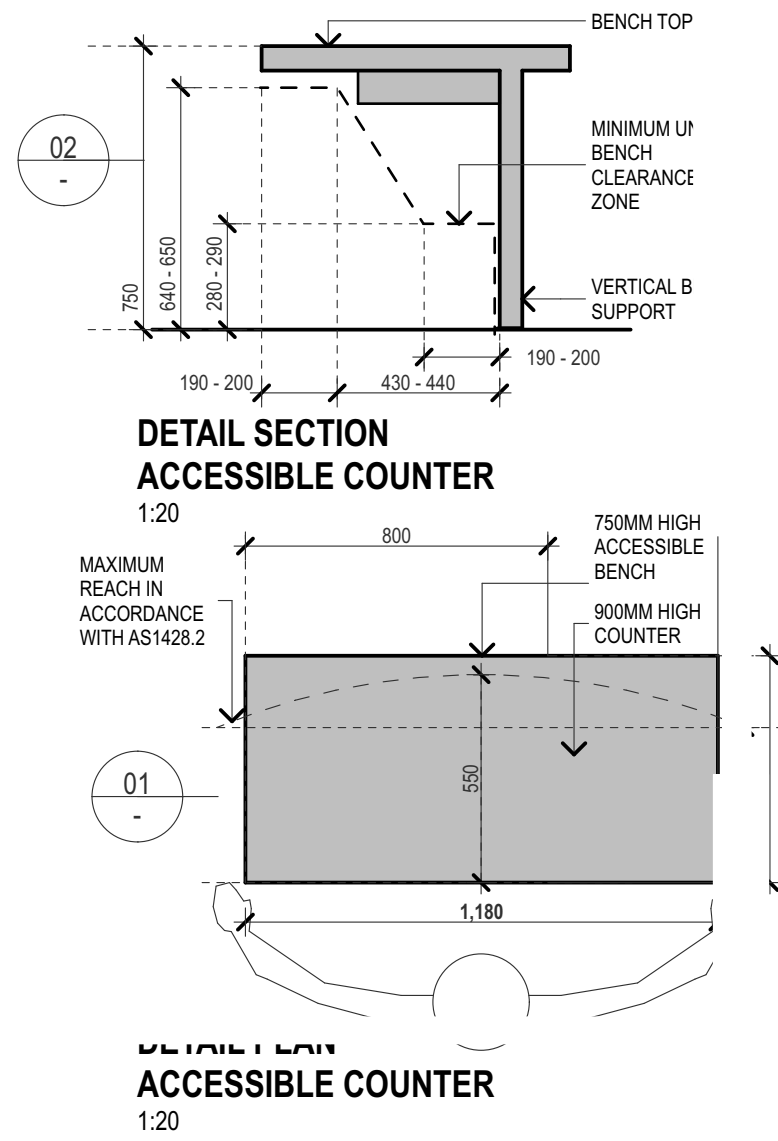
List of Proposed Fire Safety Measures:

Fire Safety Measures	Proposed Standard of performance
Emergency lighting	BCA E4.2, E4.4 & AS/NZS 2293.1-1998
Exit signs	BCA E4.5, E4.6, E4.8 & AS/NZS 2293.1-1998
Fire hydrant systems	Available on Street within 9.0m from the property- subject to pressure test.
Fire seals (protecting openings in fire resisting components of the building)	BCA C3.12, C3.15, Spec. C3.15
Mechanical air handling systems	BCA E2.2, Spec E2.2b & AS/NZS 1668.1-1998 & AS/NZS 1668.2-1991
Portable fire extinguishers	BCA E1.6 & AS2444-2001
Wall wetting sprinkler & drencher systems	not required.
Maintenance schedule	BCA C3.40 & E1.5 & AS 2118 Part 1-1999 & Part 4-2012

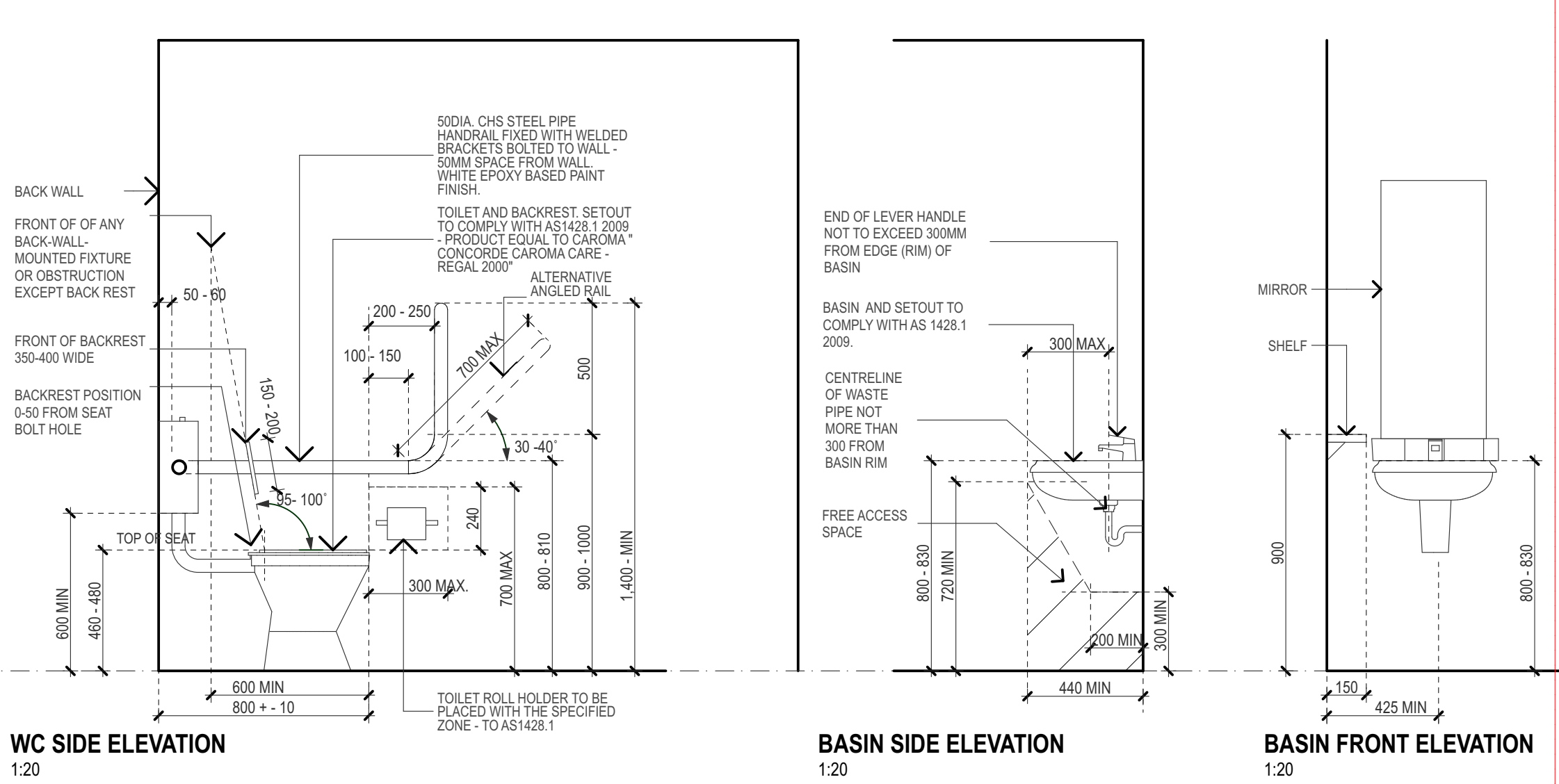
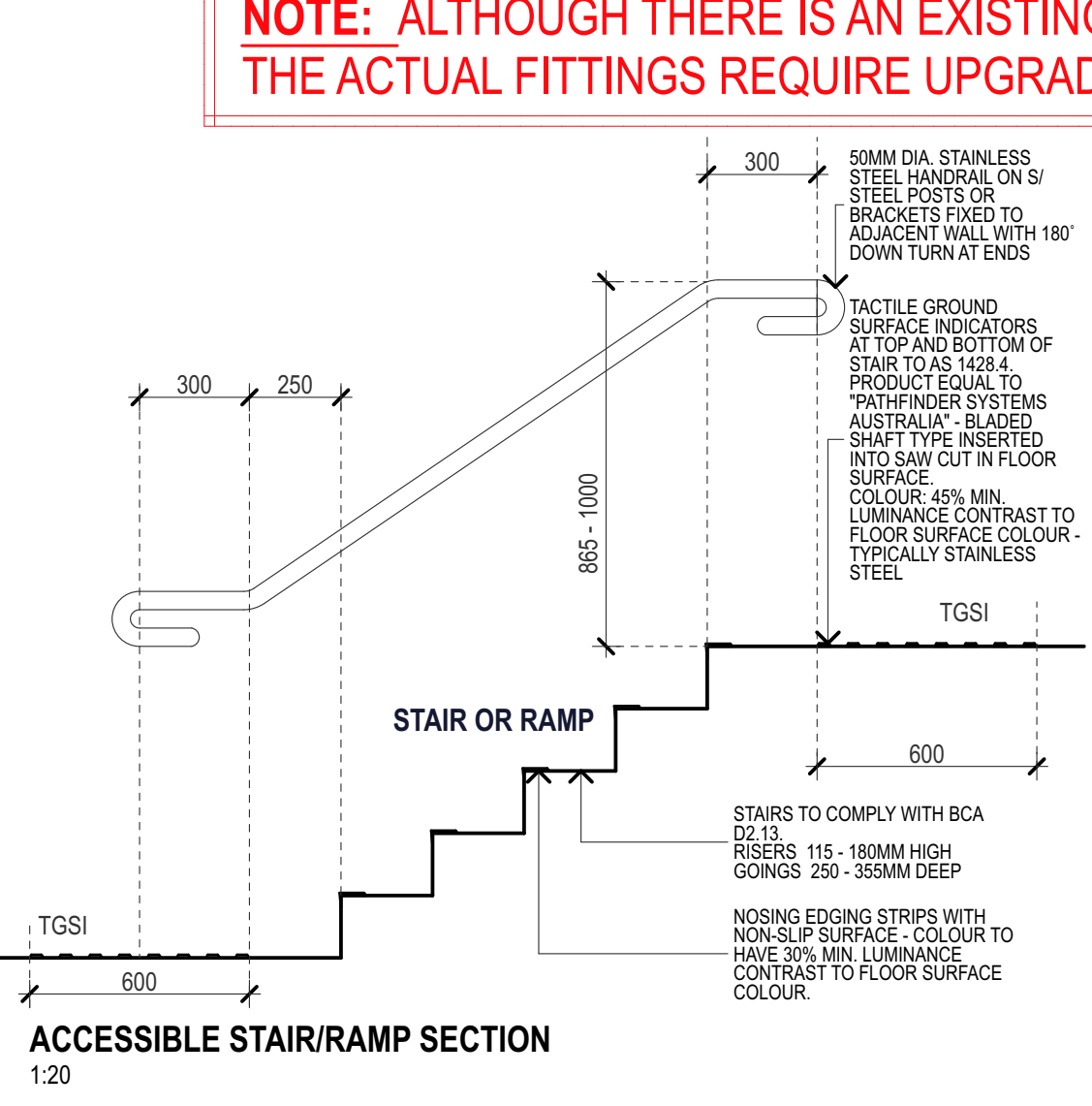
NOTES & REGULATIONS APPLICABLE TO THE PREMISES UNDER THE BCA (NCC 2019)



PLAN OF TYPICAL PARKING SPACE (NTS) DETAIL -A (AS PER AS/NZS 2890.6-2009 CODE)



DETAIL PLAN ACCESSIBLE COUNTER 1:20



DISABLED TOILET INSTALLATION:

D10.00: FIT OUT- BCA and Australian Standards.

- The Building Code of Australia (BCA) 2019 and any local Council requirements must have precedence.
- The recommendations of manufacturers of products or systems must be followed.
- AS 1428.1-2009 Design for access and mobility.
- AS 1172.1 WC pans.
- D20.00: ACCESSIBLE UNISEX SANITARY FACILITIES:
The general requirements for accessible unisex sanitary facilities are as follows:
 - An accessible unisex sanitary facility is one that is available for the use by both sexes and located so that access does not necessitate traversing an area reserved for one sex only. It shall be designed for general use and include adequate circulation space for wheelchair users.
 - Hand washing facility may be provided inside or outside the toilet cubicle.
 - They shall form part of the accessible unisex facility.
 - If two or more accessible unisex facilities are provided, at least one shall be of the opposite hand.

D30.00: WC PAN:

- WC pans shall be in accordance with AS 1172.1 and shall be selected to allow the approach of a wheelchair with minimum obstruction at front and side.
- WC pan clearances and set out, seat height and seat width shall be as shown on the plans.
- Cistern may be either recessed or surface mounted.
- Seat to the toilet shall be of the full round type, not open fronted.
- It shall be securely hinged to the pan of the w.c.
- Seat fixings shall provide lateral stability for the seat.
- Flushing control shall be hand operated and shall be located within the zone shown on the plans or centred on the centre line of the toilet, wholly within the vertical limits of that zone.
- The position of the flushing control within this zone shall not be within the area required for any grab rails.
- Toilet paper dispenser shall be located within the zone as shown on the plans.
- Grab rails shall be used as follows:
 - Where a concealed or high level cistern is used, a continuous grab rail shall be provided across the rear wall and side wall nearest the WC pan.
 - If a low level cistern is used, the grab rail shall be terminated at each side of the cistern.

DETAILS OF INSTALLATION OF ACCESSIBLE UNISEX TOILET FITTINGS:

NOTE: ALTHOUGH THERE IS AN EXISTING COMPLIANT ACCESSIBLE TOILET ROOM THE ACTUAL FITTINGS REQUIRE UPGRADE TO COMPLY WITH AS 1428.1-2009 CODE.

ACCESSIBILITY REQUIREMENTS TO COMPLY WITH AS 1428.1-4 & AS/NZS 2890.6-2009 CODES

NOTES :
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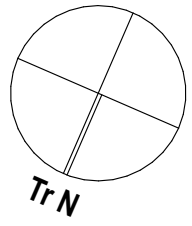
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CHANGE OF USE TO EXIST. INDUSTRIAL BLDG INTO A VEHICLE SMASH & MECH. WORKSHOP.
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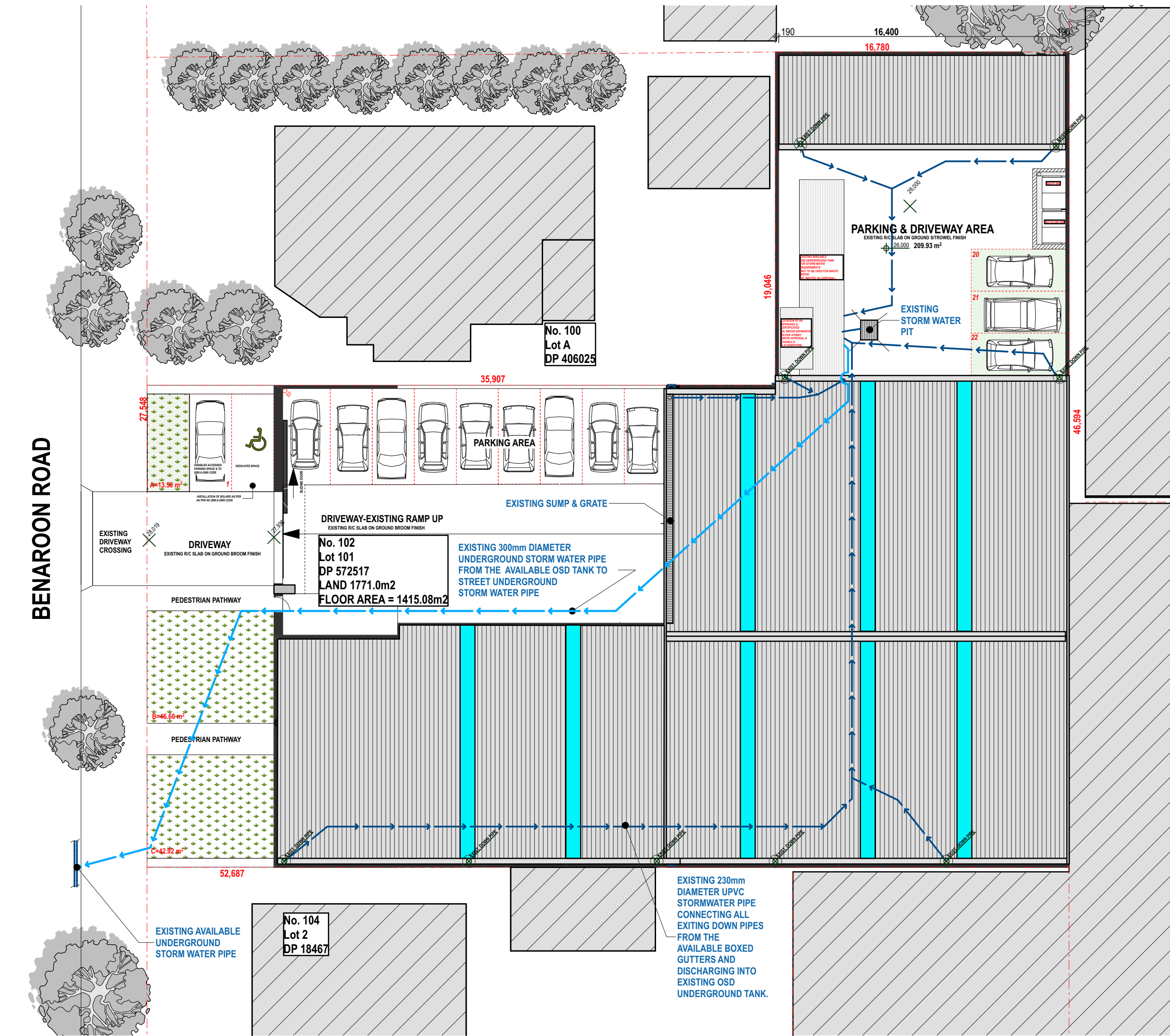
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BCA REQUIREMENTS & ACCESSIBILITY COMPLIANCE
drawing

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project drawing no. issue
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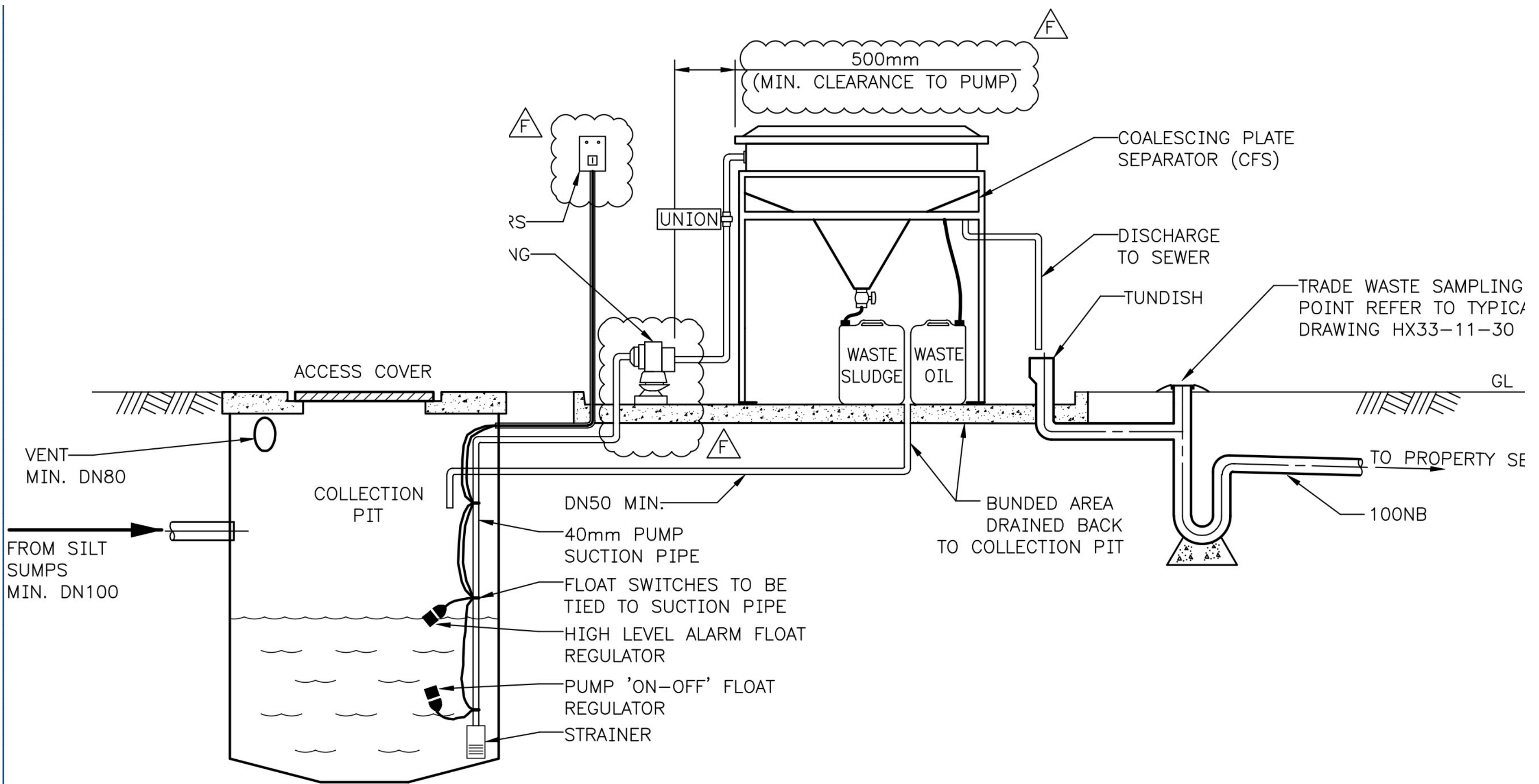


STORMWATER NOTES

DRAWING SYMBOL	LEGEND
	230mm EXISTING UNDERGROUND STORMWATER PIPING CONNECTING TO EXISTING DOWN PIPES TO EXISTING OSD TANK.
	EXISTING UNDERGROUND STORMWATER PIPING CONNECTING TO EXISTING OSD TANK TO STREET PIPE.
	EXISTING DOWNPIPE - 150 DIA. NOM.
	RAIN WATER OUTLET - CAST-IN CIRCULAR TYPE
	RAIN WATER OUTLET
	LINEAR GRATED SUMP 150 X 150MM NOM.
	STORMWATER SILT ARRESTOR PIT - 600 X 600 X 600 NOM. OR 450 X 450 NOM. GROUND SURFACE OUTLET TO BE DESIGNED BY HYD. CONTRACTOR.
	OVERFLOW

NOTES

- THIS DRAWING IS INDICATIVE OF THE STORWATER DISCHARGE DESIGN CONCEPT ONLY.
- WATER RUN-OFF FROM PAVED AREAS IS TO BE ABSORBED AT THE PERIMETER GARDEN BEDS
- ALL NEW STORMWATER PIPING TO BE 150MM DIA. STORMWATER GRADE UPVC.- TO HYDRAULIC ENGINEER'S DETAILS
- SIZING OF ALL NEW ROOF GUTTERS DOWNPIPES AND UNDERGROUND STORMWATER PIPES ARE TO BE VERIFIED BY HYDRAULIC CONTRACTOR ON SITE BEFORE THE COMMENCEMENT OF THE WORKS.
- ALL STORMWATER DRAINAGE WORKS ARE TO BE IN ACCORDANCE WITH AS3500 & COUNCIL'S REQUIRMENTS.
- EXISTING STORMWATER PIPELINES ARE TO BE INSPECTED AND RECTIFIED OR REPLACE IF REQUIRED BY HYDRAULIC CONTRACTOR .



1. COALESCING PLATE SEPARATORS AND COLLECTION PIT TO BE SIZED ACCORDING TO RATE OF INFLOW. (REFER TO MANUFACTURERS SPECIFICATIONS)
2. ONLY NON EMULSIFYING TYPE PUMPS MAY BE USED WITH COALESCING PLATE SEPARATORS.
3. COALESCING PLATE SEPARATORS ARE TO DISCHARGE THROUGH A TRADE WASTE SAMPLING POINT, REFER TO TYPICAL DRAWING HX33-11-30.
4. MAINTENANCE DETAILS TO BE INCLUDED WITH THE APPLICATION TO DISCHARGE TRADE WASTE FORM.
5. ALL MEASUREMENTS SHOWN ARE IN MILLIMETRES.
6. SILT SUMPS ARE NOT RECOMMENDED TO BE USED AS COLLECTION/PUMP PITS.
7. THE CAPACITY OF THE COLLECTION PIT TO BE TWICE THE SIZE OR GREATER THAN THE SEPARATOR.
8. ALL ASSOCIATED PLUMBING WORK IS TO COMPLY WITH WATER SERVICES LICENSING (PLUMBERS LICENSING AND PLUMBING STANDARDS) REGULATIONS 2000 AND LATEST VERSIONS OF AS/NZS 3500.1 AND AS/NZS 3500.2.
9. GAS TIGHT COVERS TO COMPLY WITH LATEST VERSION OF AS 3996
10. ALL ASSOCIATED ELECTRICAL CONNECTIONS TO COMPLY TO AUSTRALIAN STANDARDS AND TO BE INCORPORATED INTO ANY TREATMENT SYSTEM DESIGN.
11. ALL ELECTRICAL CONNECTIONS TO BE CERTIFIED BY A LICENSED TRADESPERSON OR ELECTRICIAN. WATER CORP. DO NOT CERTIFY ELECTRICAL.

TYPICAL DRAWINGS FOR TRADE WASTE COALESCING PLATE SEPARATOR

TYPICAL OIL SEPARATOR DETAIL (NTS)

STORM WATER DRAINAGE PLAN 1:200

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