

Project: MIXED USE
Client: STEVENSGROUP
Lot: 1
No: 136
Street: HUME HIGHWAY
Suburb: GOULBURN
DP: 1092339
Dwn by: LT
Chkd by:
Job No: BC0517
Sheet Size: A1
Sheet No: 00



DEVELOPMENT APPLICATION

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	Client Changes	27.03.25	H.Skinner
	Client Changes	19.03.25	LT
	Council Requirements	28.02.25	LT
	MOD 4.55	24.02.25	H.Skinner
	Revision 12	3.12.24	H.Skinner
	Revision 11	2.12.24	H.Skinner
	Revision 10	29.11.24	H.Skinner
	Pylon location	25.11.24	H.Skinner
	Directional Signage	20.11.24	H.Skinner
7	Exit Driveway	25.10.24	LT
6	Fence Detail	11.09.24	LT
Rev	Description	Date	Issued by

GENERAL NOTES:

- BUILDING SHELL DESIGN INTENT SHOWN.CONTRACTOR TO PROPOSE DETAILED DESIGN FOR CONSTRUCTION, INCLUDING ALL SITE RELATED WORKS, STRUCTURAL, CIVIL WORKS & BUILDING SERVICES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING IN-GROUND AND ABOVE-GROUND SERVICES WITHIN THE SCOPE OF WORKS BEFORE COMMENCING CONSTRUCTION/DEMOLITION.
- ANY 3D DRAWINGS ARE INDICATIVE ONLY, AND ARE TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.
- ALL ACCESSIBILITY AND MOBILITY DESIGN (DDA) ITEMS TO COMPLY WITH A.S. 1428.1 2009
- THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS INCLUDING CIVIL, STRUCTURAL, HYDRAULIC DIMENSIONS:
-

CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS (UNLESS NOTED OTHERWISE).
FIGURED DIMENSIONS ARE:
• WALL / PARTITIONS SETOUT TO CENTRE LINE WHERE NOTED
• ALL OTHER WALL/PARTITION DIMENSIONS ARE TO FINISHED FACE OF PARTITION.
• CEILINGS: FINISHED UNDERSIDE OF CEILINGS - CEILING HEIGHT IS MEASURED FROM FINISH FLOOR LEVEL.
• FITTINGS AND FIXTURES: - DIMENSIONS TO FIXTURES AND FITTINGS ARE SETOUT FROM "FINISH" WALL FACE / FINISH FLOOR LEVEL.

PLANS TO BE READ IN CONJUNCTION WITH:

- BUILDING CODE OF AUSTRALIA
- RELEVANT AUSTRALIAN STANDARDS
- HYDRAULIC DRAWING SET
- CIVIL DRAWING SET
- STRUCTURAL DRAWING SET
- LANDSCAPE DRAWING SET

IF NO INTERNAL FITOUT FINISHES & PLANS ARE PRESENT, CLIENT SELECTIONS & DETAILS ARE TO TAKE PRECEDENCE.

PLEASE NOTE:
DETAILS SHOWN ON THIS PLAN ARE INTENDED TO BE ACCURATE,
HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS
AND DRAWINGS WILL TAKE PRECEDENCE OVER THIS SET.

BCA 2022 LIST OF CLAUSES:

- Clause B1D4 – Materials & Forms Constructions
- Spec. 5 - Fire-Resisting Construction
- Spec. 7 – Fire Hazard Properties
- Spec. 8 – Performance of External Walls in a Fire
- Clause C3D7 – Vertical Separation of Openings in External Walls
- Clause C3D13 – Separation of Equipment
- Clause C3D14 – Electricity Supply System
- Clause C4D5 – Acceptable Methods of Protection (of openings)
- Clause C4D9 – Opening in Fire Isolated Exits
- Clause C4D15 – Openings for Service Installations
- Clause D2D15 – Discharge from Exits
- Clause D3D8 – Installations in Exits and Paths of Travel

*.Clause D3D14 – Goings and Risers

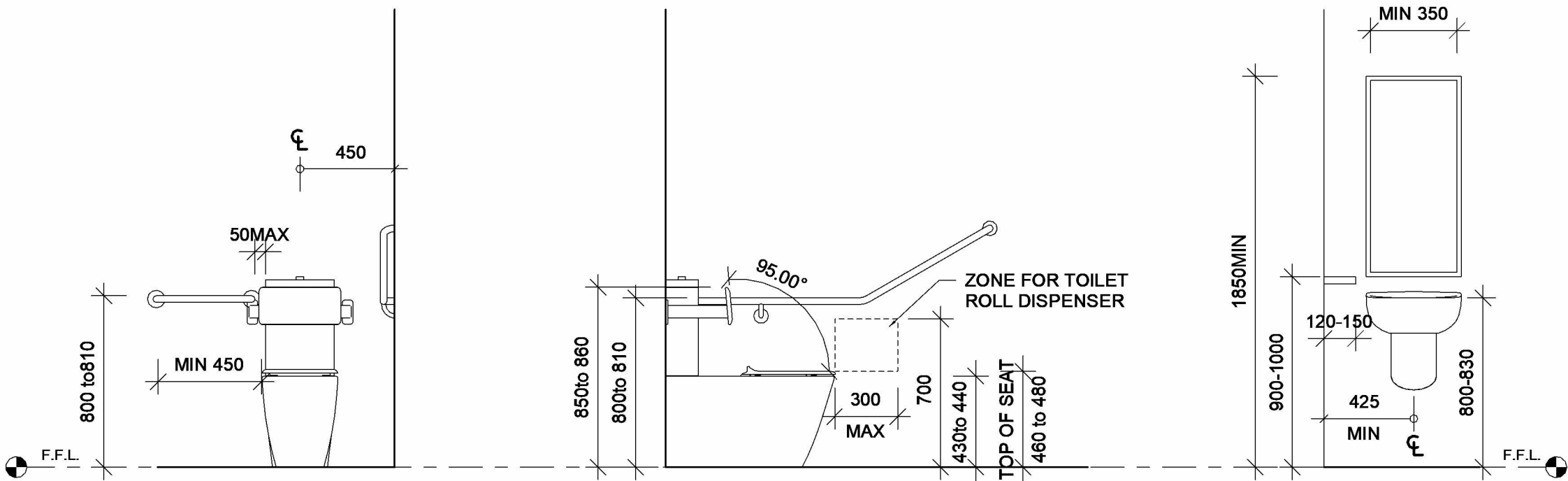
- Treads which have:-
- A surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586or
 - A nosing strip with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586.

*.Clause 3D15 – Landings which have: -

- A surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or
- A strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below.

- Clause D3D16 – Thresholds
- *.Clause D3D17 - D3D21 – Balustrades
- *.Clause D3D22 – Handrails
- Clause D3D26 – Operation of Latch
- Clause D3D28 – Signs on Doors
- Clause D4D2 – General Building Access Requirements
- Clause D4D4 – Parts of Building to be Accessible
- Clause D4D7 - Signage
- Clause D4D9 – Tactile Indicators
- Clause F2P2 - Wet Areas
- Clause F1D6 / F1D7 – Damp Proofing
- Clause F4D8 – Construction of Sanitary Compartments
- Part F6 – Light and Ventilation
- Clause F7D5 – Sound Insulation Rating of Floors
- Clause F7D6 – Sound Insulation Rating of Walls
- Clause F7D7 – Sound Insulation Rating of Internal Services
- Clause F7D8 – Sound Isolation of Pumps

ACCESS AND MOBILITY

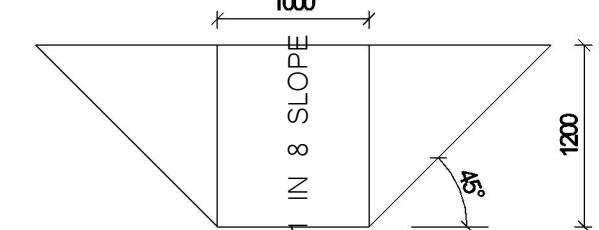


DISABLED BATHROOM TYPICAL DIMENSIONS

SCALE - 1:25

DIMENSIONS FROM WALLS ARE TAKE FROM THE FINISHED FACE

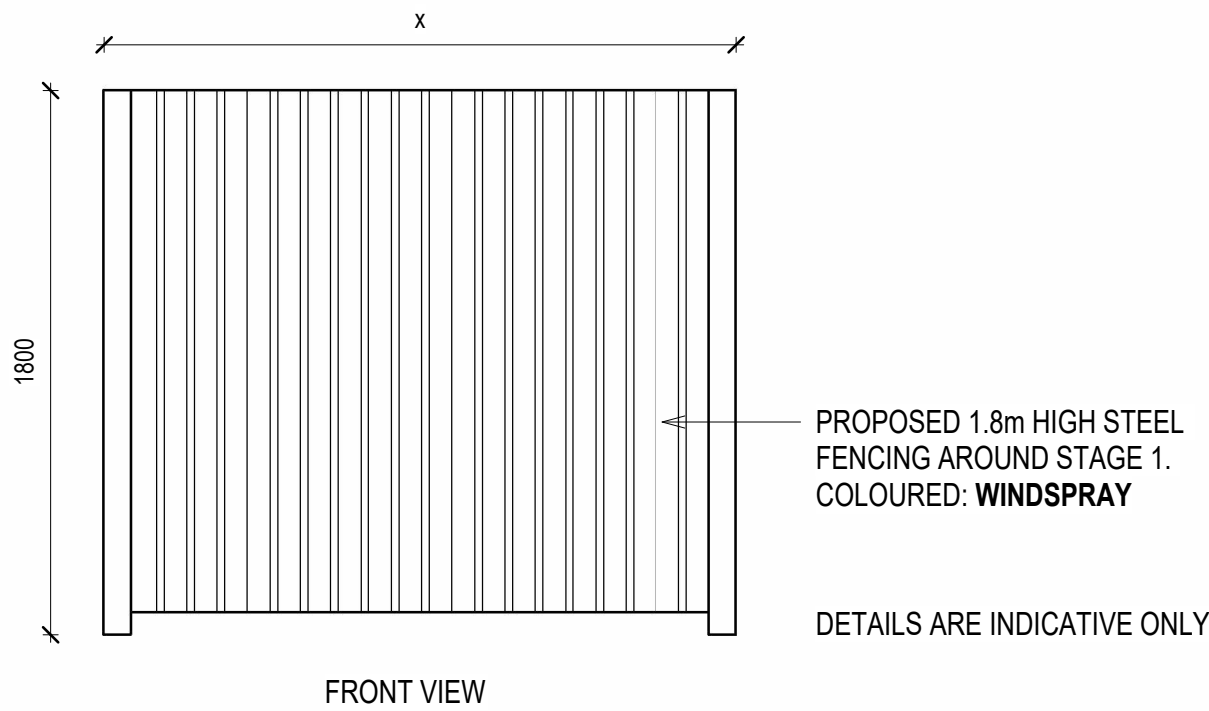
INFORMATION SHOWN IS INDICATIVE ONLY AND TO BE READ IN CONJUNCTION WITH AS 1428.1 - 2009



KERB RAMP TYPICAL DIMENSIONS

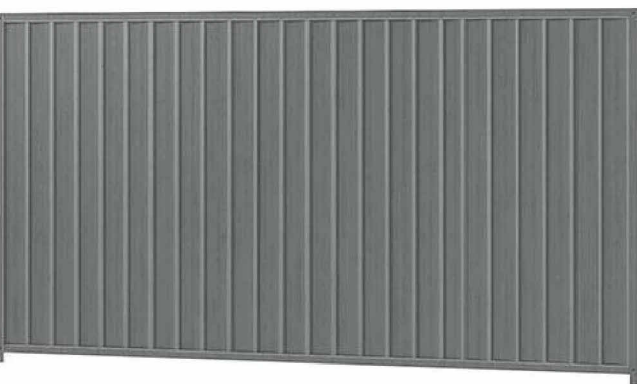
SCALE - 1:25

REFER TO AS 1428.1 - 2009 FOR FURTHER INFORMATION



PROPOSED 1.8m HIGH STEEL FENCING AROUND STAGE 1.
COLOURED: WINDSPRAY

DETAILS ARE INDICATIVE ONLY

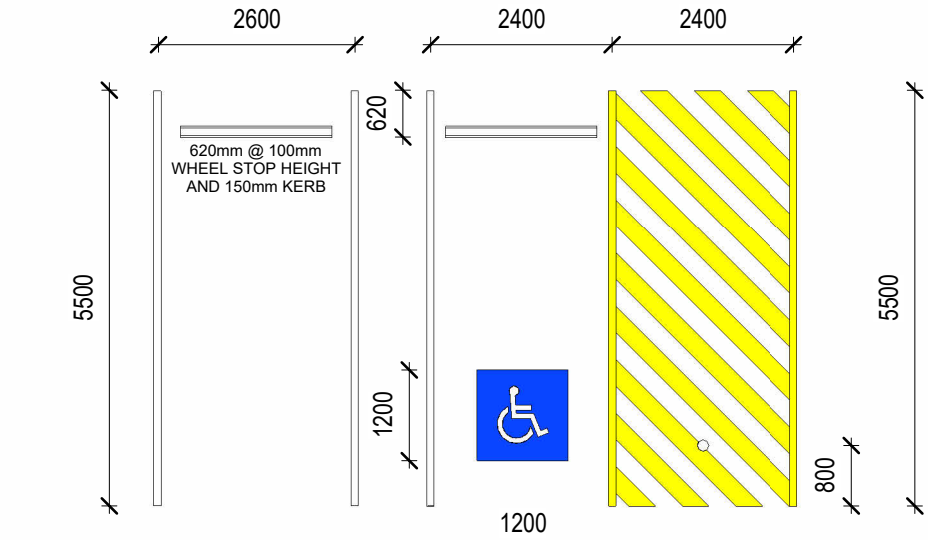


3D VIEW
NOT TO SCALE

Fencing Detail

1:25

PARKING DETAILS



ALL PARKING TO COMPLY WITH:
AS/NZ 2890.1:2004 PART 1 OFF STREET PARKING
AS/NZ 2890.6:2009 PART 6 OFF-STREET PARKING FOR PEOPLE WITH DISABILITIES

WALL TYPES

- WT01 - PRECAST CONCRETE**
150mm PRECAST CONCRETE
- WT02 - EXTERNAL STUD**
64mm METAL STUD + 13mm PLASTERBOARD
- WT03 - INTERNAL STUD**
13mm PLASTERBOARD + 92mm METAL STUD + 13mm PLASTERBOARD
- WT04 - COOLROOM - SALES AREA**
75mm COOLROOM PANEL + 13mm PLASTERBOARD
- WT05 - COOLROOM**
75mm COOLROOM PANEL
- WT06 - BIN YARD**
9mm PLASTERBOARD + 92mm METAL STUD + 16mm METAL CLADDING

PAINT FINISHES SCHEDULE

CODE	FINISHES SPECIFICATION	LOCATION
P4	DULUX WEATHERSHIELD X10 GLOSS ACRYLIC COLOUR: VIVID WHITE PW1H9	7-ELEVEN VENT PIPES, PETROL CANOPY COLUMNS & DOWNPIPES
P5	DULUX WEATHERSHIELD × 10 GLOSS ACRYLIC COLOUR: SAGE MONICA (DULUX REF SG5H3)	BUILDING FACADE, EXTERIOR DOOR, DOWNPIPES GUTTER, SELECTED EXTERNAL CONCRETE PANEL WALLS.
P6	DULUX WEATHERSHIELD X10 GLOSS ACRYLIC COLOUR: BLACK	PETROL CANOPY COLUMNS AND BOLLARDS 300mm ABOVE GROUND LEVEL
P8	DULUX ROADMASTER A1 - NONSLIP COLOUR: LF YELLOW ADDITIVE: GLASS BEAD	CAR PARK LINES - FACE AND TOP OF KERB IMMEDIATELY IN FRONT OF STORE & AS NOTED ON SITE PLAN
P10	DULUX WEATHERSHIELD × 10 GLOSS ACRYLIC COLOUR: ROUSSEAU GREEN	BOLLARDS
P11	DULUX WEATHERSHIELD × 10 GLOSS ACRYLIC COLOUR: GOLDEN BANNER	BOLLARD - SHARED SPACE
P12	DULUX ROADMASTER A1 - NONSLIP COLOUR: SOLID WHITE ADDITIVE: GLASS BEAD WIDTH: 300MM WIDE	CROSSOVER ENTRIES / EXITS WHERE A STOP SIGN IS REQUIRED

METAL FINISHES SCHEDULE

CODE	FINISHES SPECIFICATION	LOCATION
C1	FOLDED COLORBOND METAL FLASHING COLOUR: COLORBOND 'SURFMIST'	ROOF FLASHING & PARAPET CAPPING
C2	FOLDED COLORBOND METAL FLASHING COLOUR: COLORBOND 'WINDSPRAY'	ROOF FLASHING & PARAPET CAPPING & DOWNPIPE
C3	STRAMIT 'K' COLORBOND METAL SHEET / WALL CLADDING COLOUR: COLORBOND 'WINDSPRAY'	BIN ROOM, BIN YARD GATES, FENCING, MECH.PLANT GATE
C4	STRAMIT MONOPANEL 250 COLORBOND METAL SHEET COLOUR: COLORBOND 'SURFMIST'	FUEL CANOPY & BUILDING SOFFIT LINING

Rev	Description	Date	Issued by
6	Revision 10	29.11.24	H.Skinner
1	Fence Detail	11.09.24	LT
1	DA Set	04.07.24	LT



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Client

STEVENS GROUP

Project

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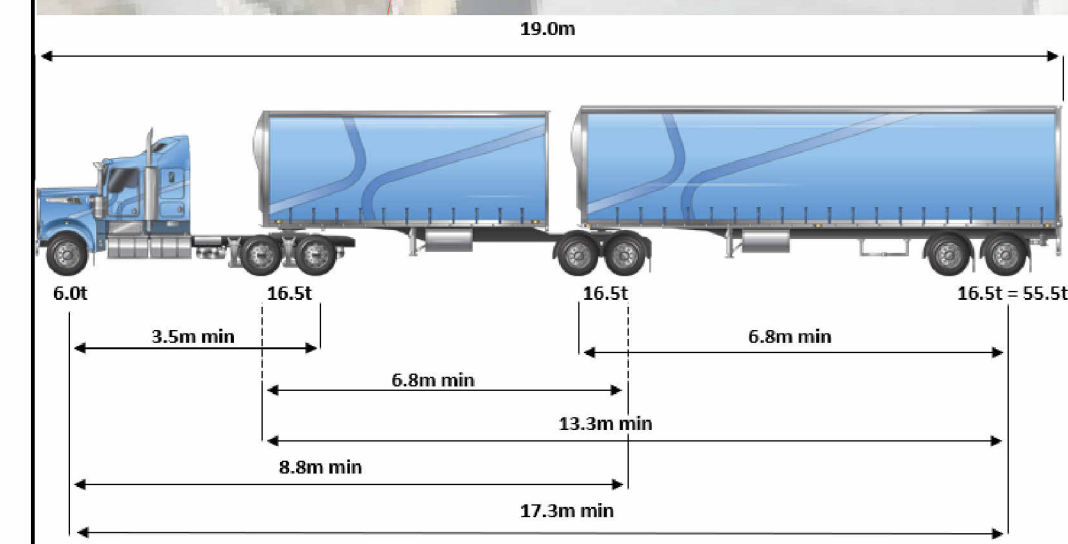
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Checked by	
Sheet Size	A1

Drawing

General Notes

Job No: Issue: No:

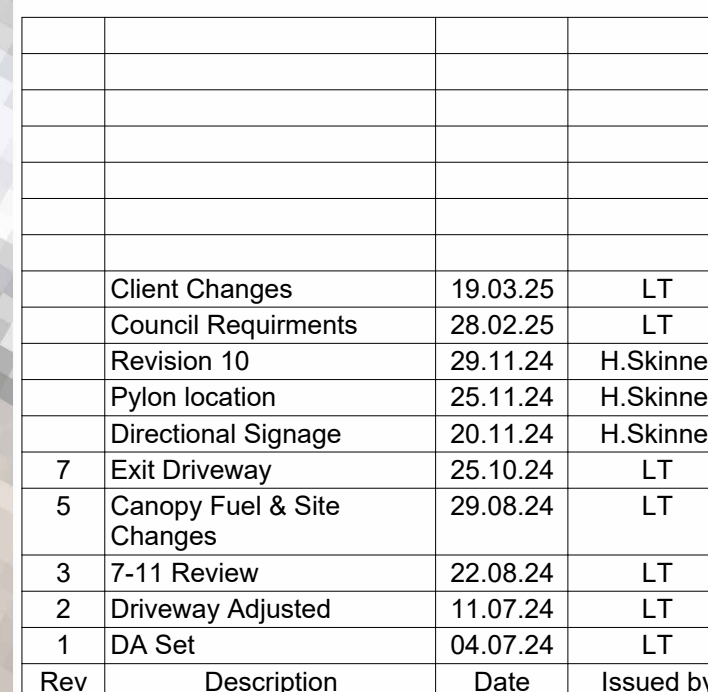
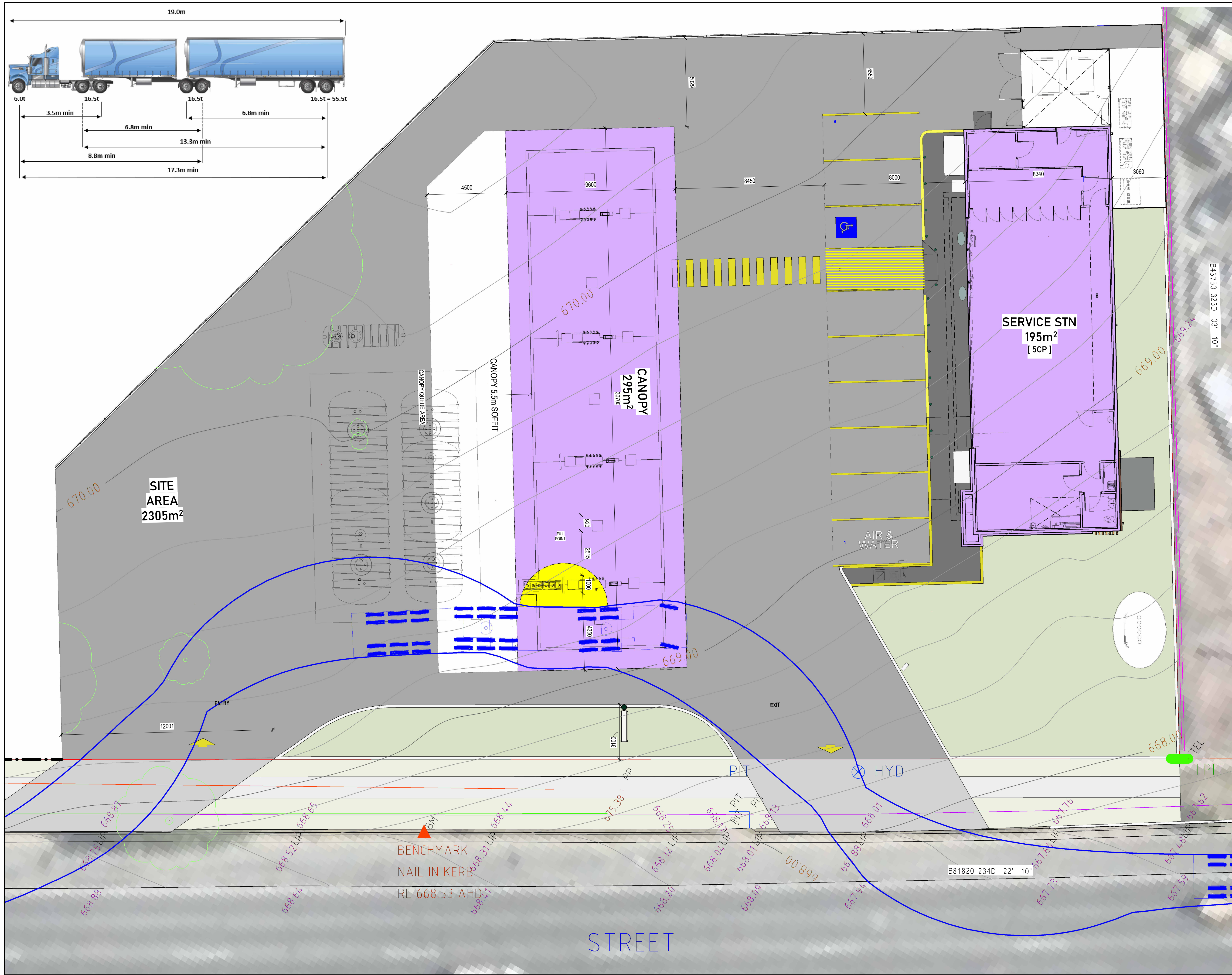
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Location:

Lot:	1
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No:	136
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Street: HUME HIGHWAY

Suburb: GOULBURN

DP: 1092339

Scale	1 : 100
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Drawn by LT

Checked by _____

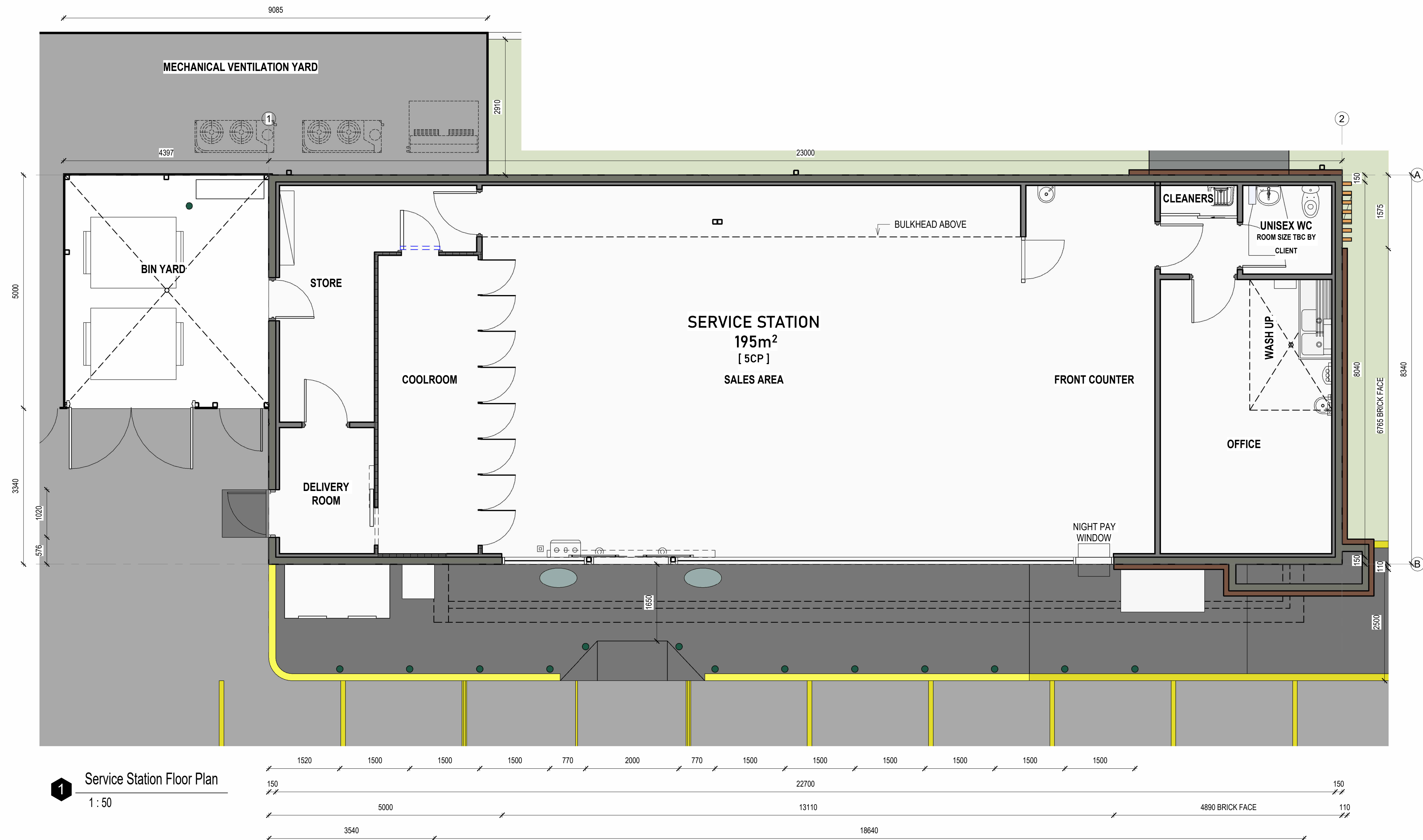
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Drawing

Site Plan - 19m truck

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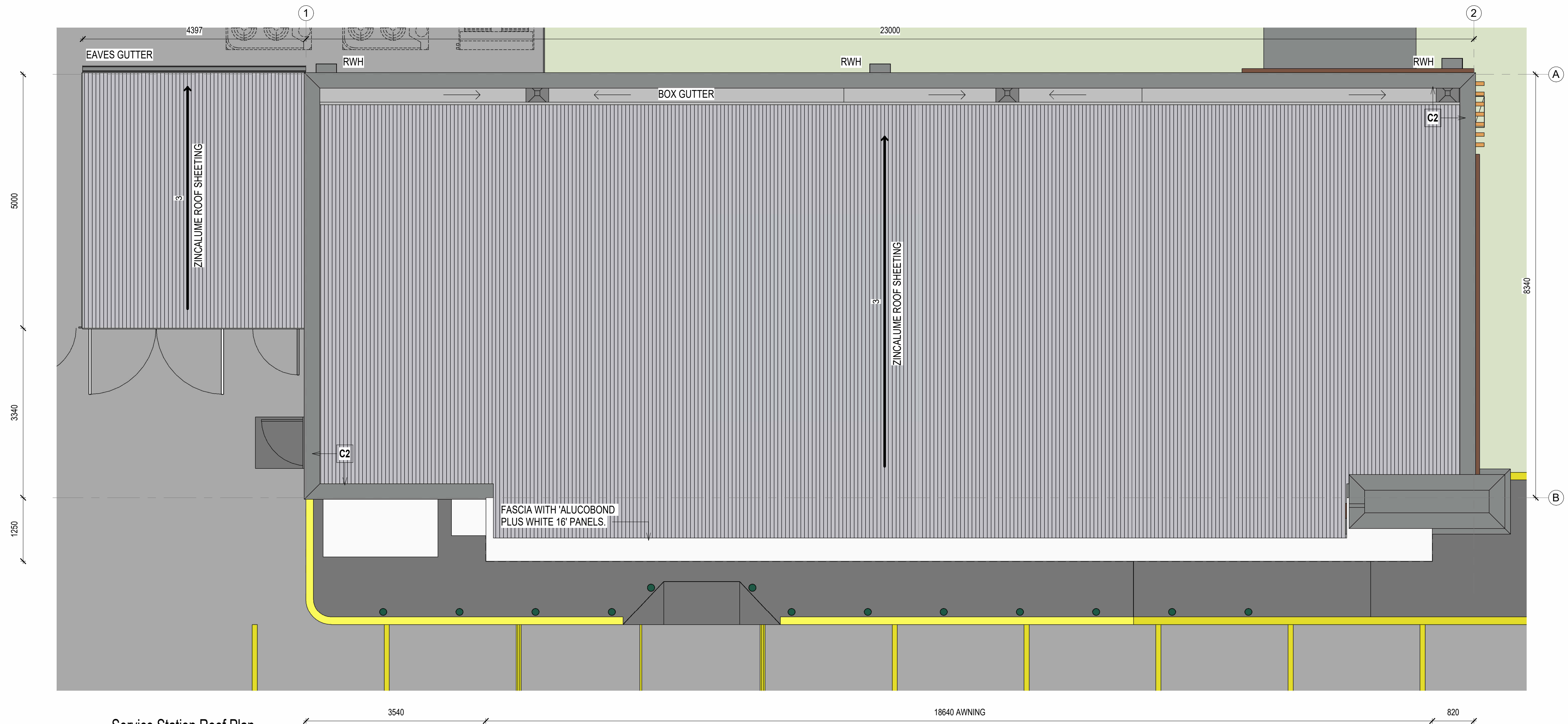
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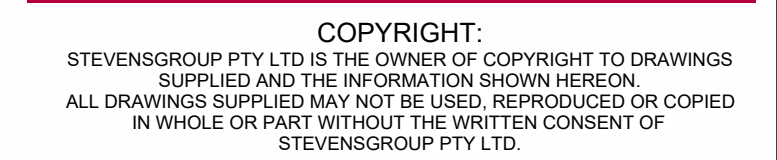
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Floor Plan

Job No: Issue: No:



	Council Requirements	28.02.25	LT
	Revision 10	29.11.24	H.Skinner
3	7-11 Review	22.08.24	LT
1	DA Set	04.07.24	LT
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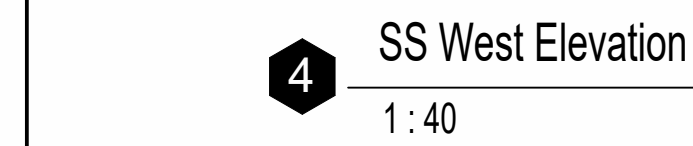
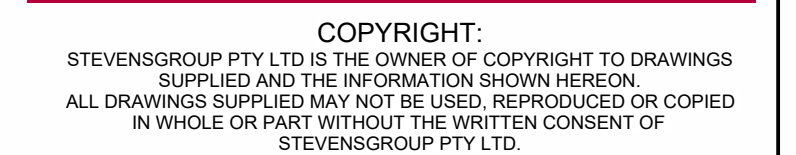
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Drawing

Roof Plan

Job No: Issue: No:

BC0517 4 07

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Client _____

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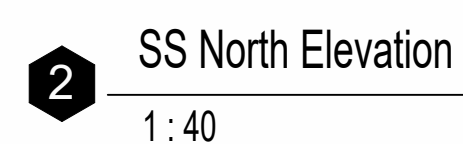
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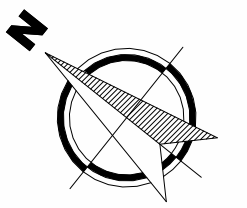
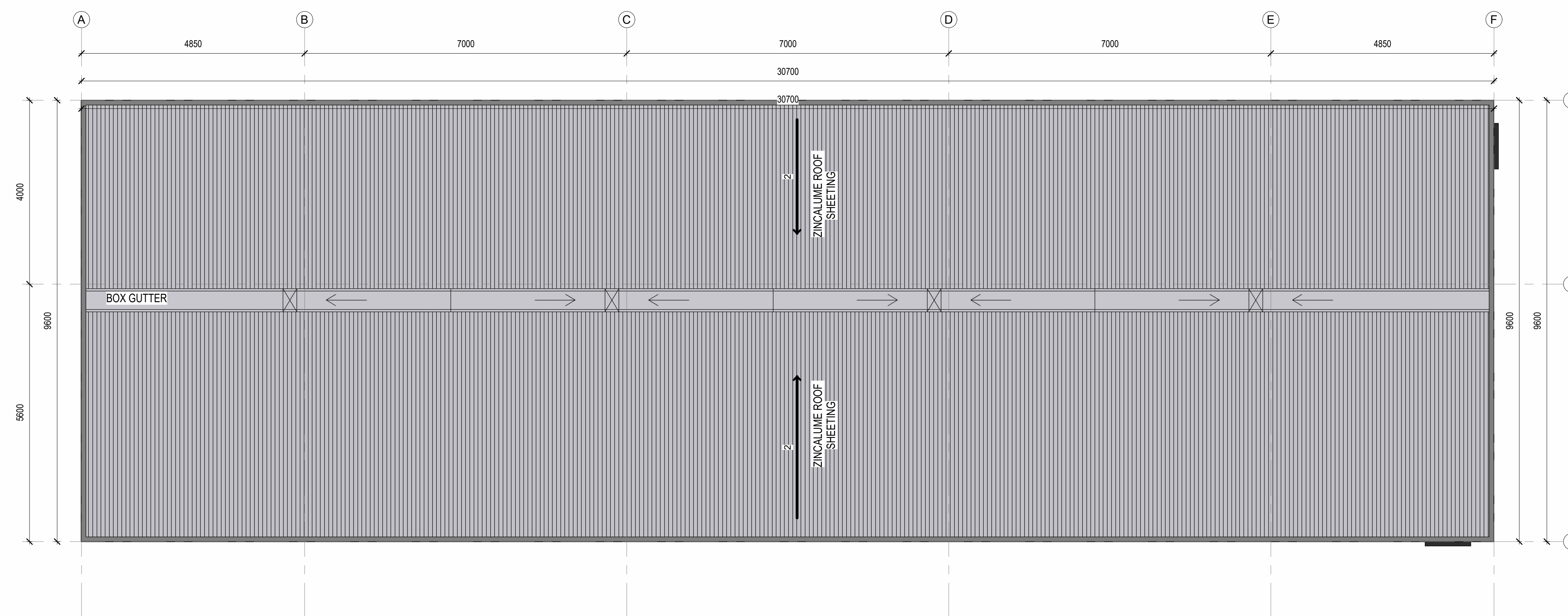
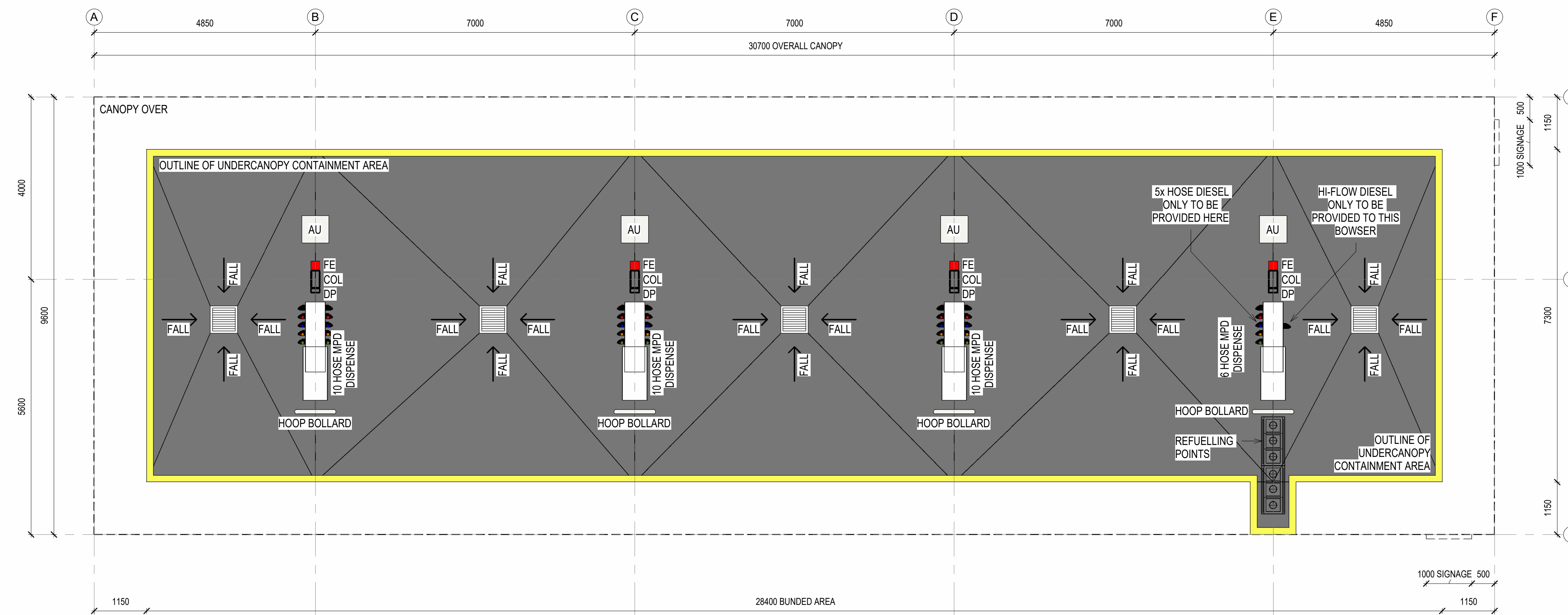
Drawing

Service Station Elevations

Job No: Issue: No:

BC0517	7	08
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	Client Changes	27.03.25	H.Skinner
	Client Changes	19.03.25	LT
	Council Requirements	28.02.25	LT
	MOD 4.55	24.02.25	H.Skinner
	Revision 10	29.11.24	H.Skinner
5	Canopy Fuel & Site Changes	29.08.24	LT
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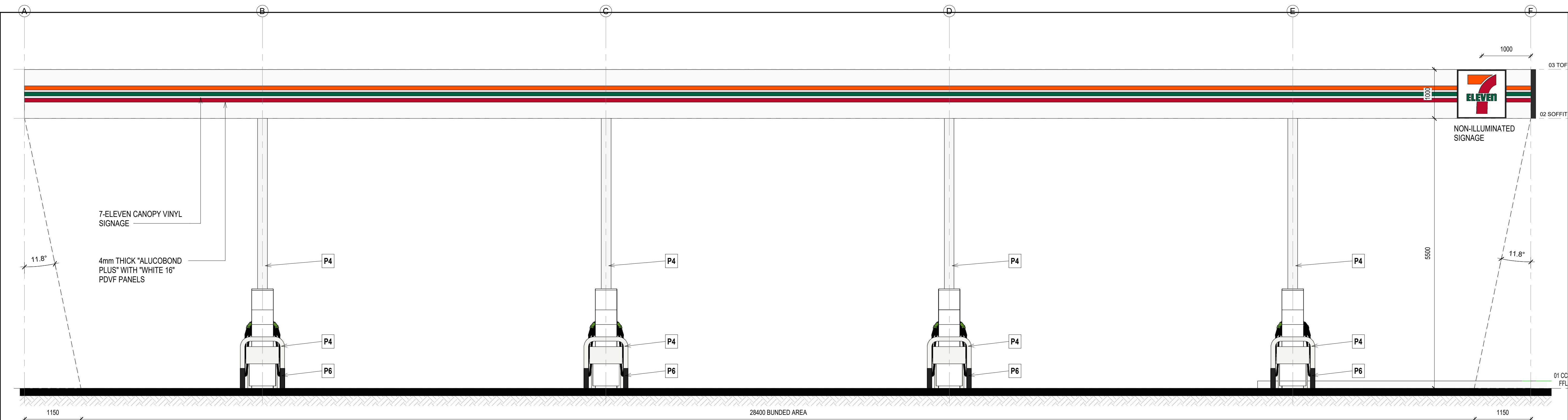
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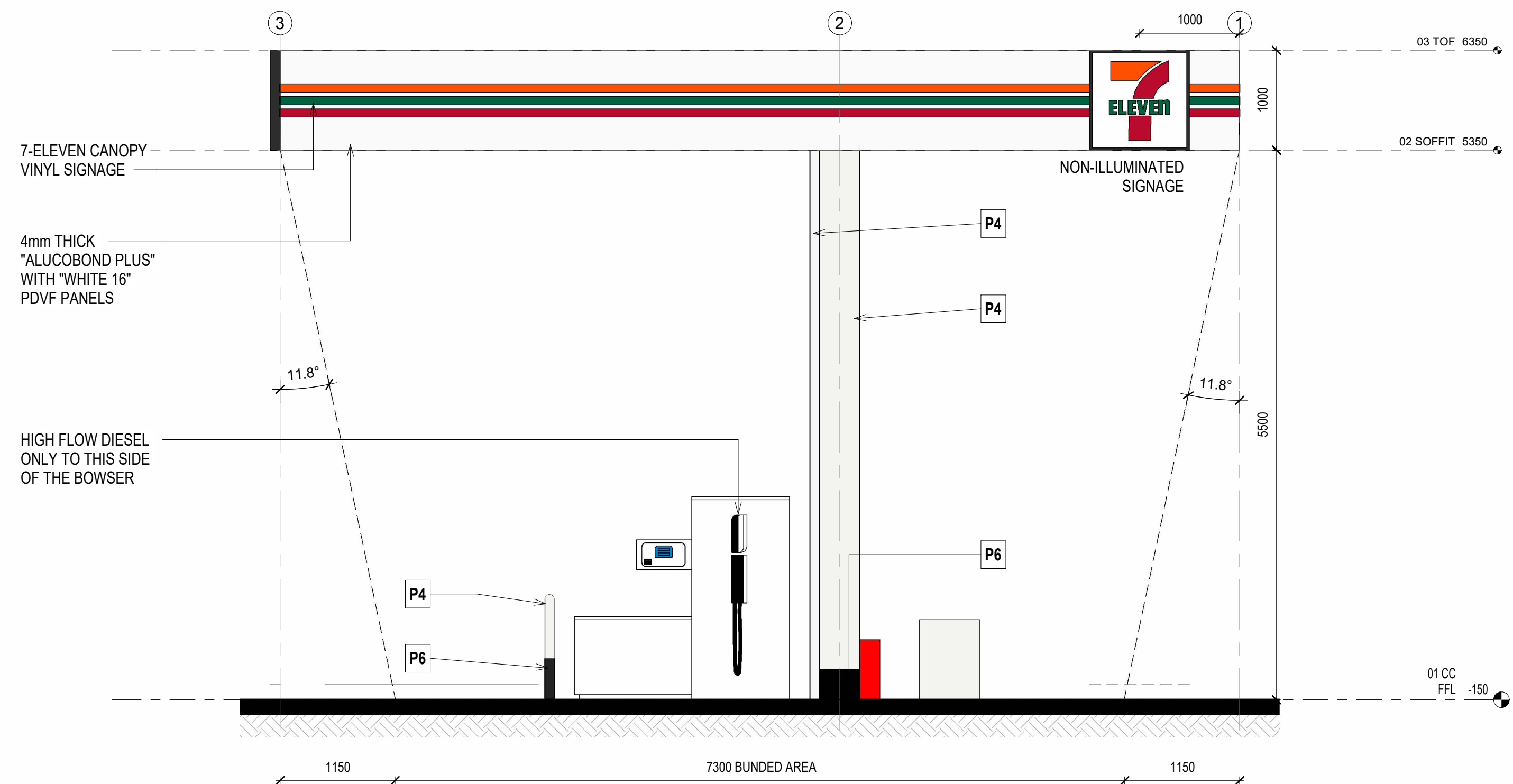
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Checked by	
Sheet Size	A1

Drawing

Job No: Issue: No:



2 CC West Elevation
1 : 40



1 CC South Elevation
1 : 40

Rev	Description	Date	Issued by
1	DA Set	04.07.24	LT
3	7-11 Review	22.08.24	LT
4	Height Adjustment	26.08.24	H.Skinner
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Client

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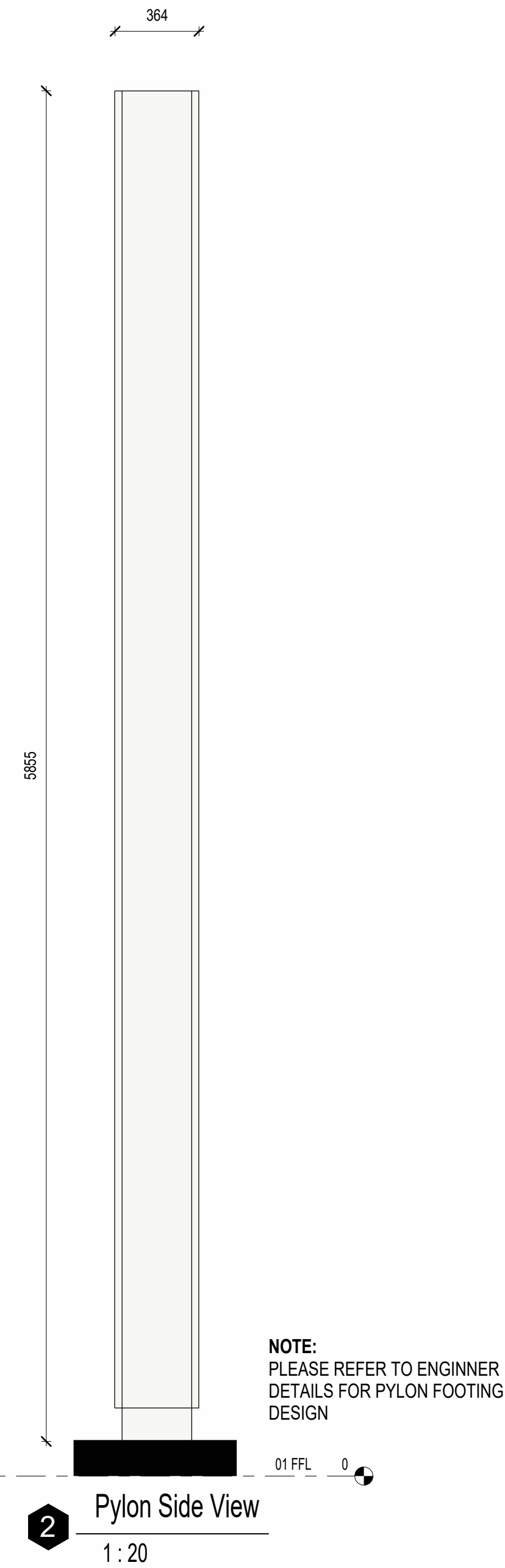
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Sheet Size	A1

Drawing

Car Canopy Elevations

Job No: Issue: No:

BC0517 9 12

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Location:	
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No:	136
Street:	HUME HIGHWAY
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Scale	1 : 20
Drawn by	LT
Checked by	
Sheet Size	A1

Drawing

Pylon Sign Details

Job No: Issue: No: