DEVELOPMENT APPLICATION

SHEET LIST			
Sheet Number	Sheet Name	Current Re	
00	Title Page	5	
01	Proposed Site Plan	3	
02	Site Analysis Plan	1	
03	Entry & Exit Plan	5	
04	Building A Plans	3	
05	Building A Elevations	3	
06	Building B Plans	3	
07	Building B Elevations	3	
10	Perspectives	3	

GENERAL NOTES:

BUILDING SHELL DESIGN INTENT SHOWN.CONTRACTOR TO PROPOSE DETAILED DESIGN FOR

- 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

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

- 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
- FITTINGS AND FIXTURES: DIMENSIONS TO FIXTURES AND FITTINGS ARE SETOUT FROM "FINISH" WALL FACE / FINISH FLOOR LEVEL.

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

CENTRE LINE

DP
RAINWATER DOWNPIPE LOCATION AND NOS. SHOWN INDICATIVELY. CONTRACTOR TO DESIGN AND CONSTRUCT TO COMPLY WITH RELEVANT CODES AND STANDARDS.

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

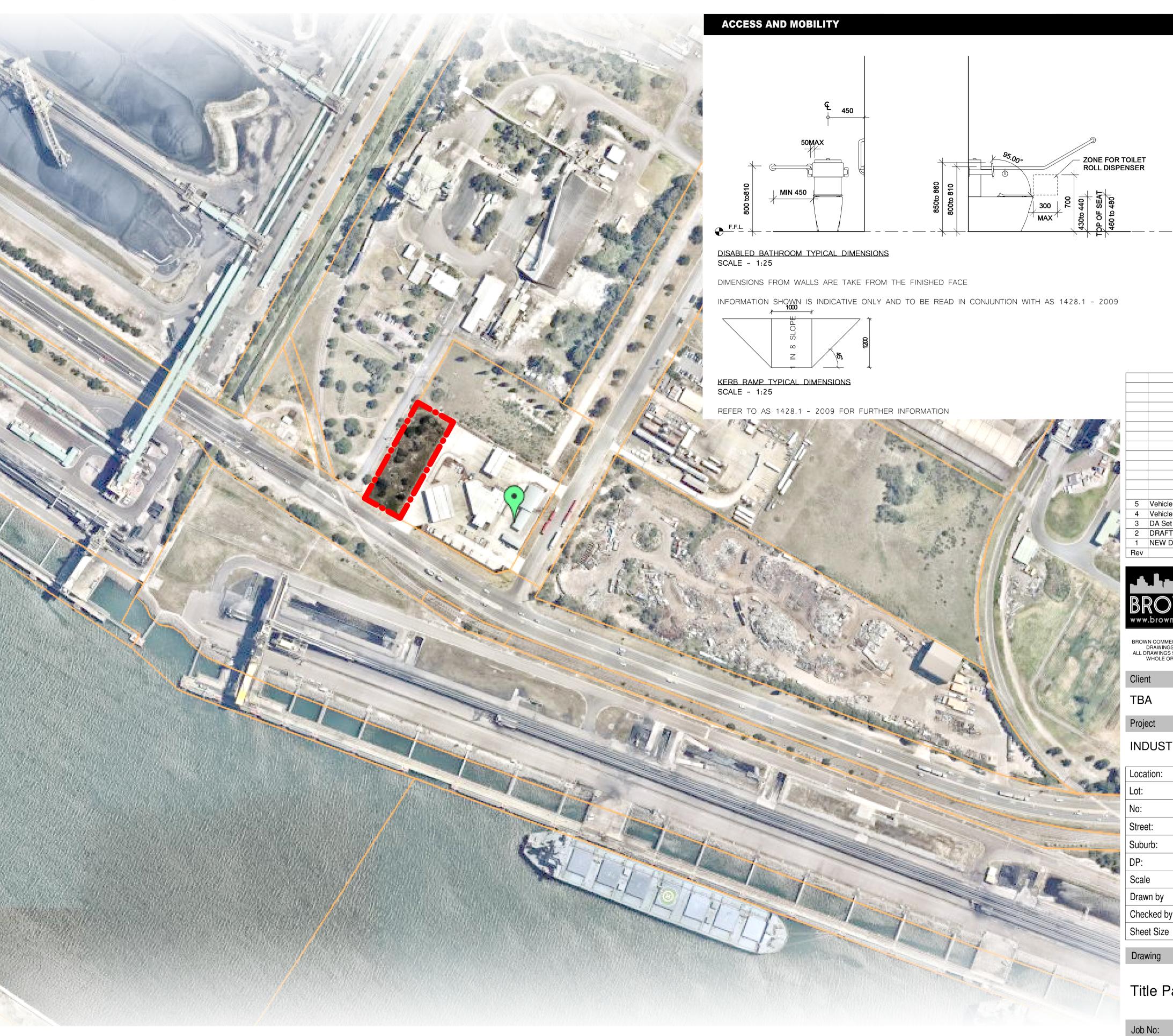
*- Clause D3D14 - Goings and Risers Treads which have:-

- a. A surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586 or
- (b) 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. A surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in
- accordance with AS 4586; or b. 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 F7D7 Sound Insulation Rating of Internal Services
- 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 F7D8 – Sound Isolation of Pumps







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Project

INDUSTRIAL

Location:

295 **COMMORANT ROAD**

KOORAGANG Suburb: 1195449

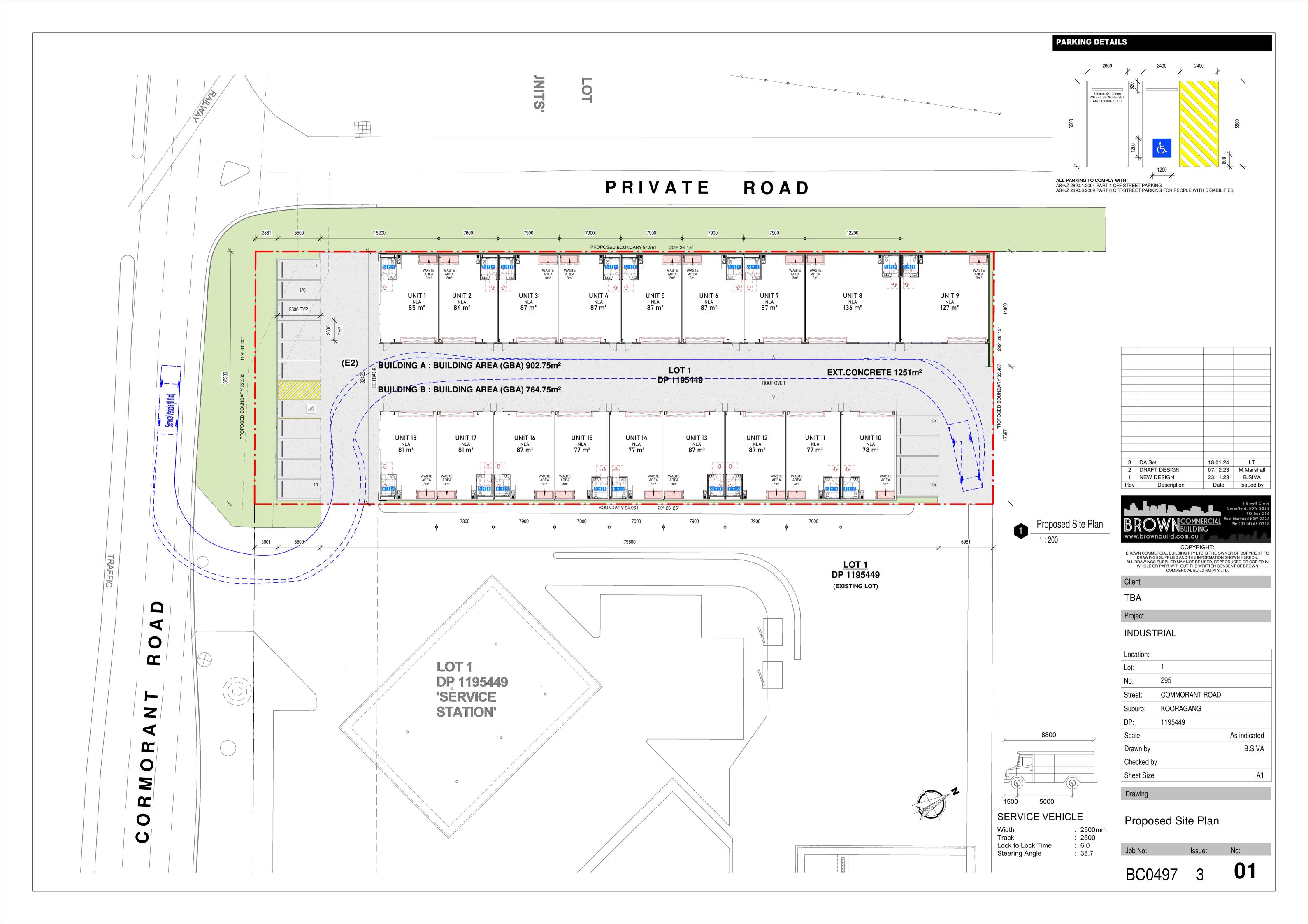
Scale As indicated **B.SIVA** Drawn by Checked by

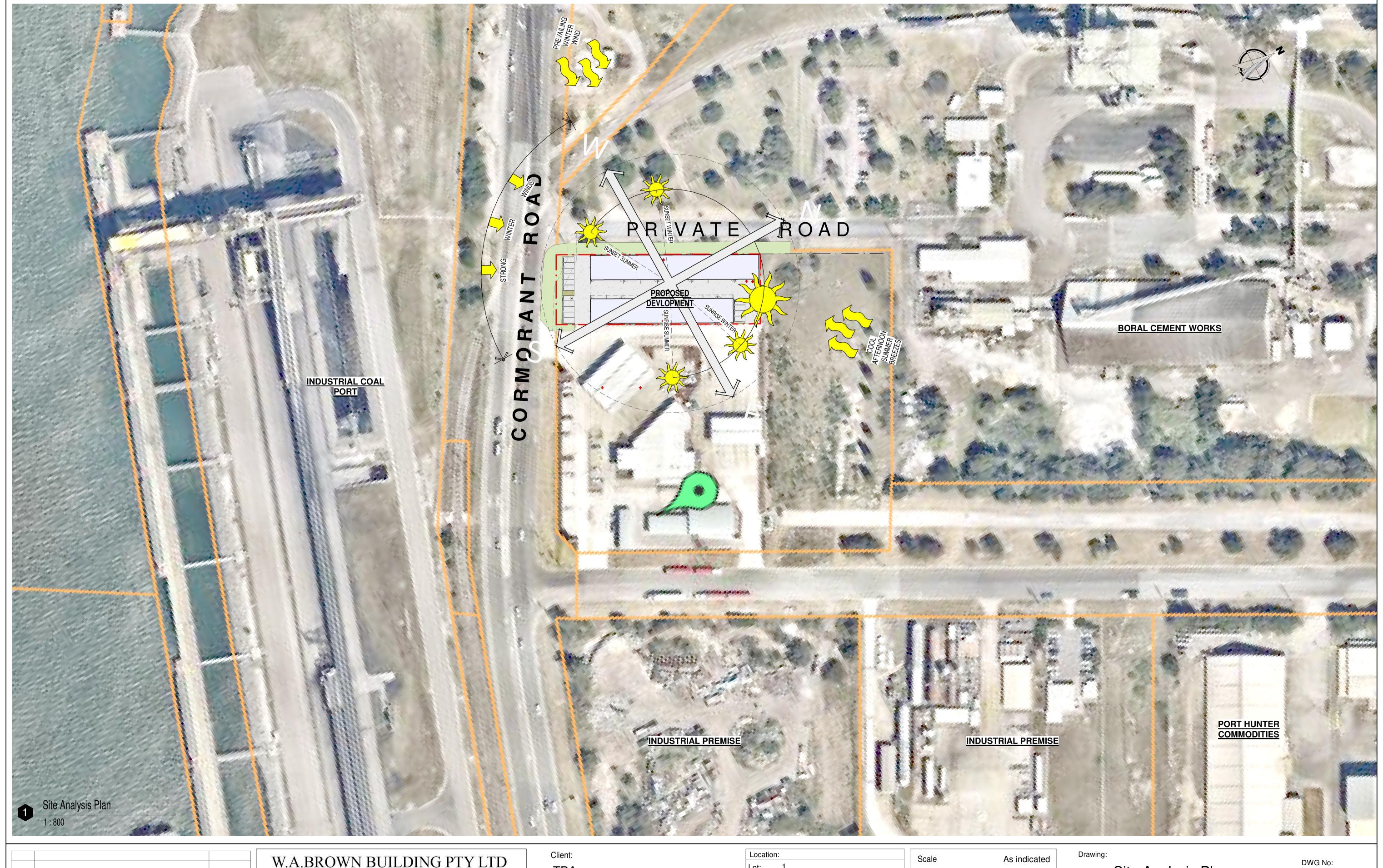
Drawing

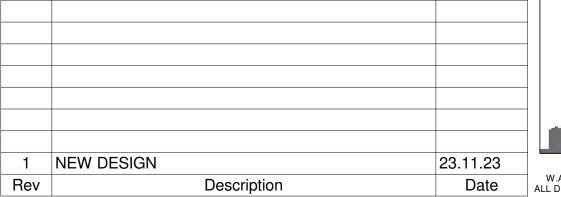
Title Page

BC0497

Α1







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P.O.Box 596 East Maitland NSW 2323 2 Elwell Close Beresfield - Ph (02) 4966 0218 - Fax (02) 4028 6945

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BROWN BUILDING PTY LTD.

TBA

Project: INDUSTRIAL

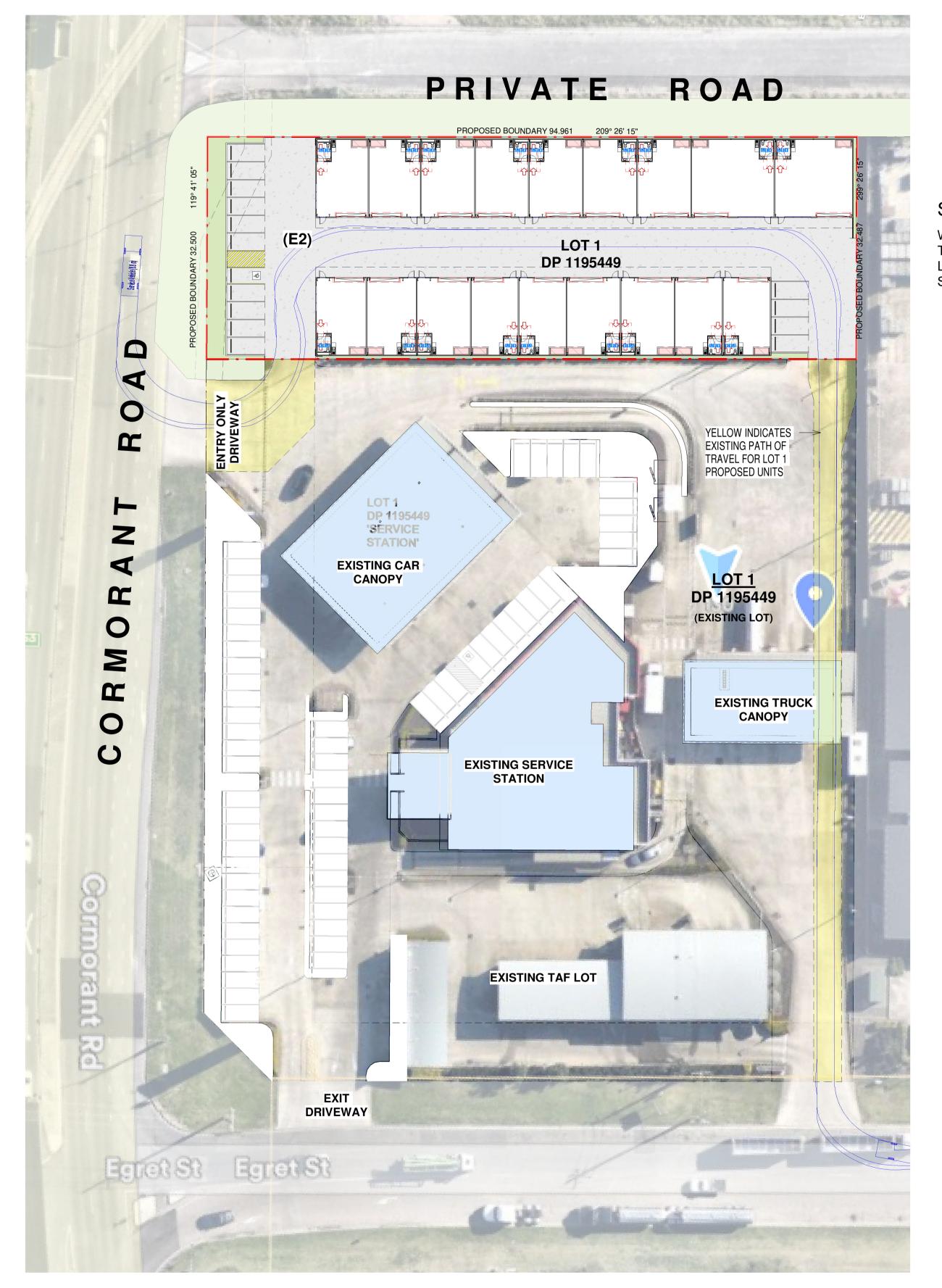
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Lot:	1
No:	295
Street:	COMMORANT ROAD
Suburb:	KOORAGANG

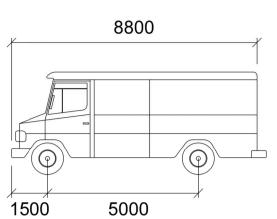
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Scale	As indicated
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Checked by	
Sheet Size	A1

Drawing:	
	Site Analysis Plan

BC0497





SERVICE VEHICLE

Width : 2500mm
Track : 2500
Lock to Lock Time : 6.0
Steering Angle : 38.7

5	Vehicle Turning	04.09.24
4	Vehicle Turning	14.08.24
Rev	Description	Date
nev	Description	Date

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Client: TBA

Project:
INDUSTRIAL

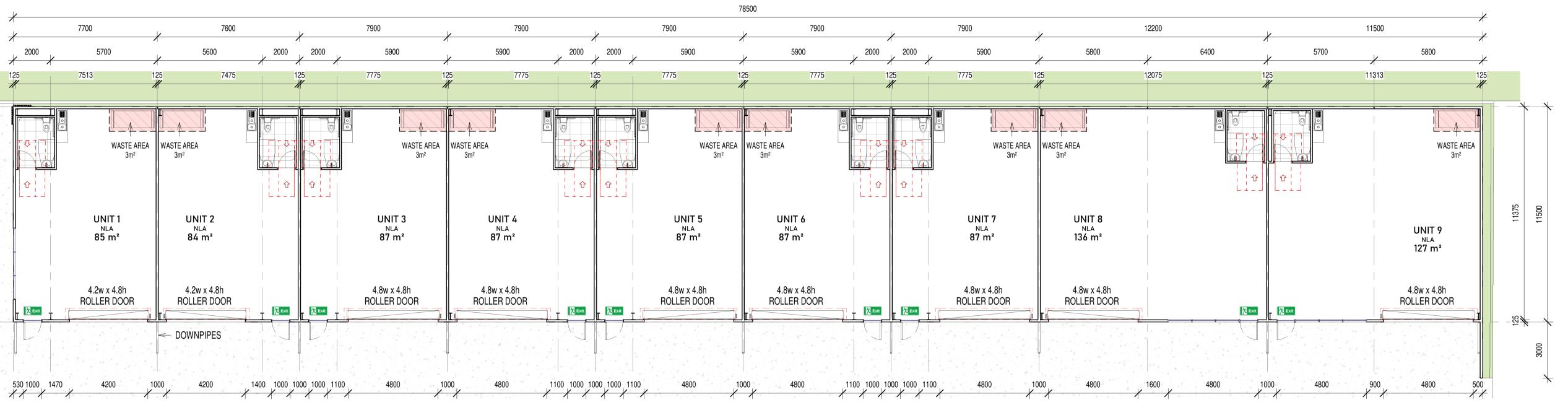
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Suburb:	KOORAGANG	
DP:	1195449	Sheet S

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Drawing:	
	Entry & Exit Plan
Job No:	Issue:

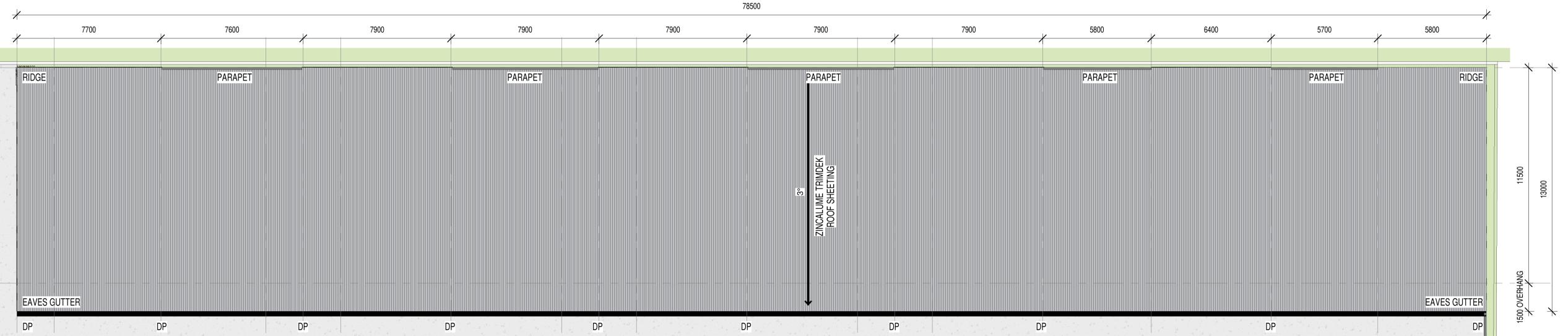
Job No: Issue: **5**

DWG No:



BUILDING A FLOOR PLAN

1:125



BUILDING A ROOF PLA

3 DA Set 18.01.24 LT
2 DRAFT DESIGN 07.12.23 M.Marshall
1 NEW DESIGN 23.11.23 B.SIVA
Rev Description Date Issued by

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Beresfield, N
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BUILDING

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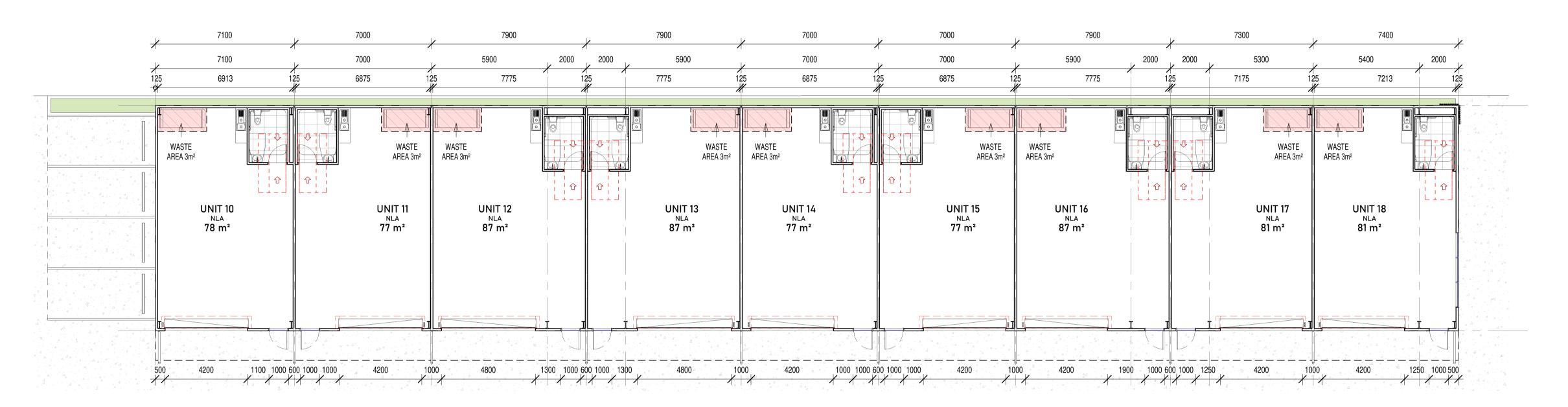
TBA Project INDUSTRIAL Location: Lot: 295 No: COMMORANT ROAD KOORAGANG Suburb: DP: 1195449 Scale 1:125 **B.SIVA** Drawn by Checked by Sheet Size Α1

Building A Plans

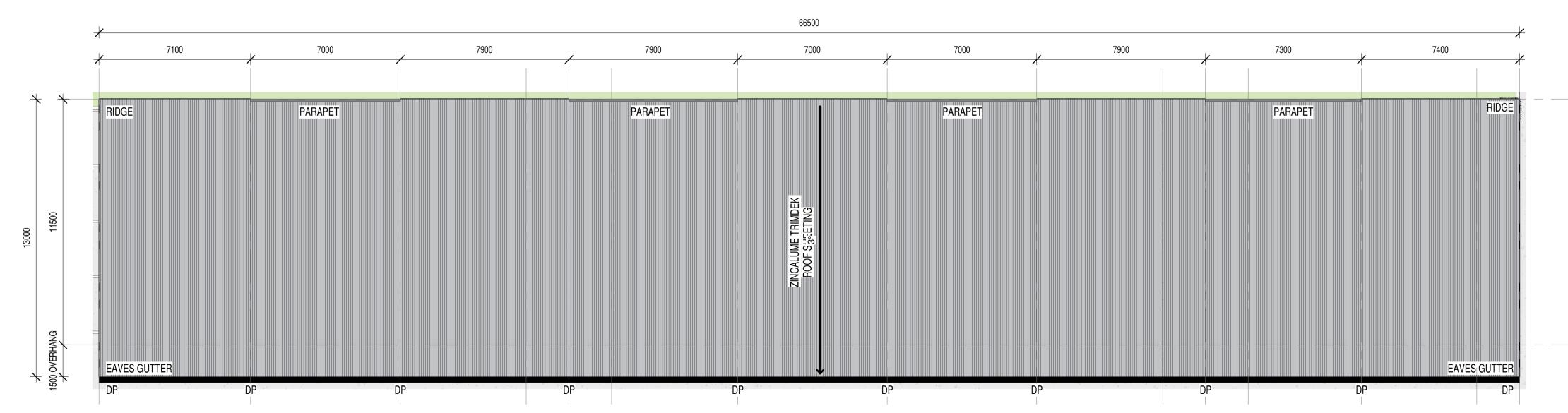
Drawing

Job No: Issue: No: **BC**0497 3 **Q4**









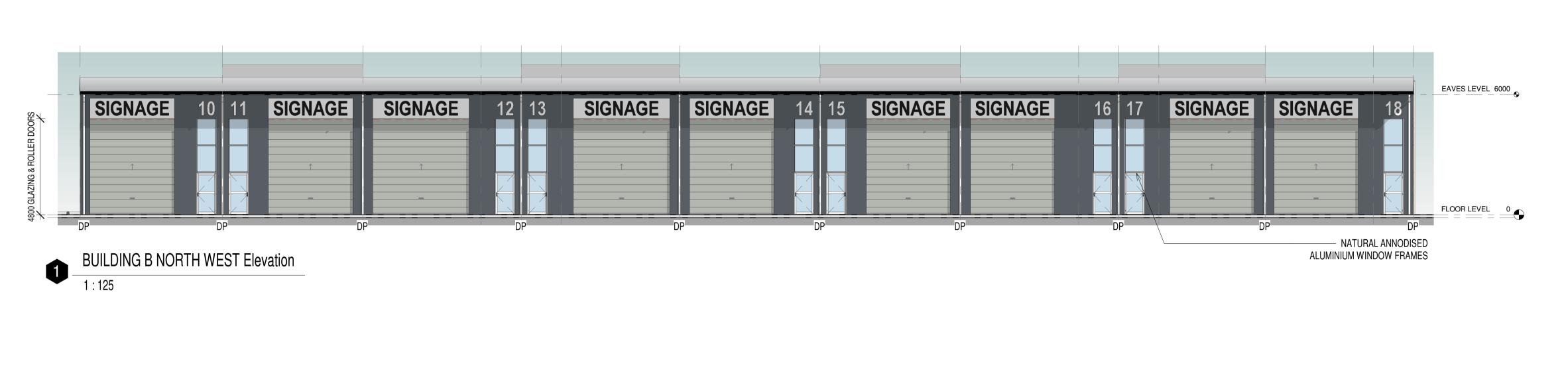


3	DA Set	18.01.24	LT
2	DRAFT DESIGN	07.12.23	M.Marshall
1	NEW DESIGN	23.11.23	B.SIVA
Rev	Description	Date	Issued by

	Description	Date	Issued b
		MEDCIAL East	2 Elwell C resfield, NSW 2 PO Box Maitland NSW 2
BRC www.bro		ING	Ph: (02)4966 0
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Location: Lot: No: Street: Suburb:	1 295 COMMORAN KOORAGANG		1:12
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Location: Lot: No: Street: Suburb: DP: Scale Drawn by Checked I	1 295 COMMORAN KOORAGANO 1195449		1 : 12 B.SIV/

Building B Plans

Job No:	Issue:	No:
BC0497	3	UU





BUILDING B SOUTH EAST Elevation 1:125

FINISHES SCHEDULE

DULUX: WHITE ON WHITE LOCATION: WALLS & DOWNPIPES



DULUX: AGELESS GREY LOCATION: WALLS



DULUX: TRANQUIL RETREAT LOCATION: WALLS



TRIMDEK ZINCALUME **ROOF SHEETING**



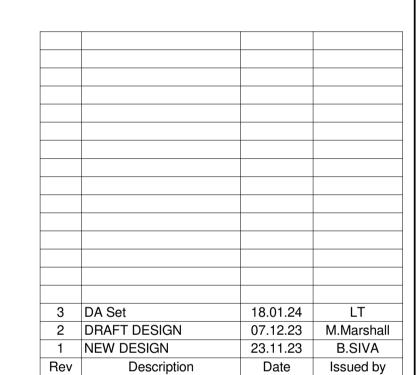
COLORBOND: NIGHT SKY LOCATION: FASCIA & GUTTERS



COLORBOND: SHALE GREY LOCATION: ROLLER DOORS



TIMBER-LOOK ALUMINIUM BATTEN COLOUR: NORDIC OAK





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TBA

Project

Location: Lot: 295 No:

INDUSTRIAL

COMMORANT ROAD **KOORAGANG** Suburb:

DP: 1195449

Scale As indicated Drawn by B.SIVA

Checked by Sheet Size

Drawing

Building B Elevations

Issue:

BC0497

Α1











3	DA Set	18.01.24	LT
2	DRAFT DESIGN	07.12.23	M.Marshall
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Client			
TBA			
Project			
INDUSTRIAL			
Location:			
Lot:	1		
No:	295		
Street:	COMMORANT ROAD		
Suburb:	KOORAGANG		
DP:	1195449		
Scale	1:1		
Drawn by	B.SIVA		
Checked by			
Sheet Size	A1		
Drawing			

Perspectives

Job No:	Issue:	No:
BC0497	3	10