

# DEVELOPMENT APPLICATION

## SHEET LIST

| Sheet Number | Sheet Name            | Current Revision |
|--------------|-----------------------|------------------|
| 00           | Title Page            | 7                |
| 01           | Proposed Site Plan    | 7                |
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**GENERAL NOTES:**

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

CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.

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.**

**LEGEND:**

CL 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 C3B7 – 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 4586 **or**
- A nosing strip with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586.

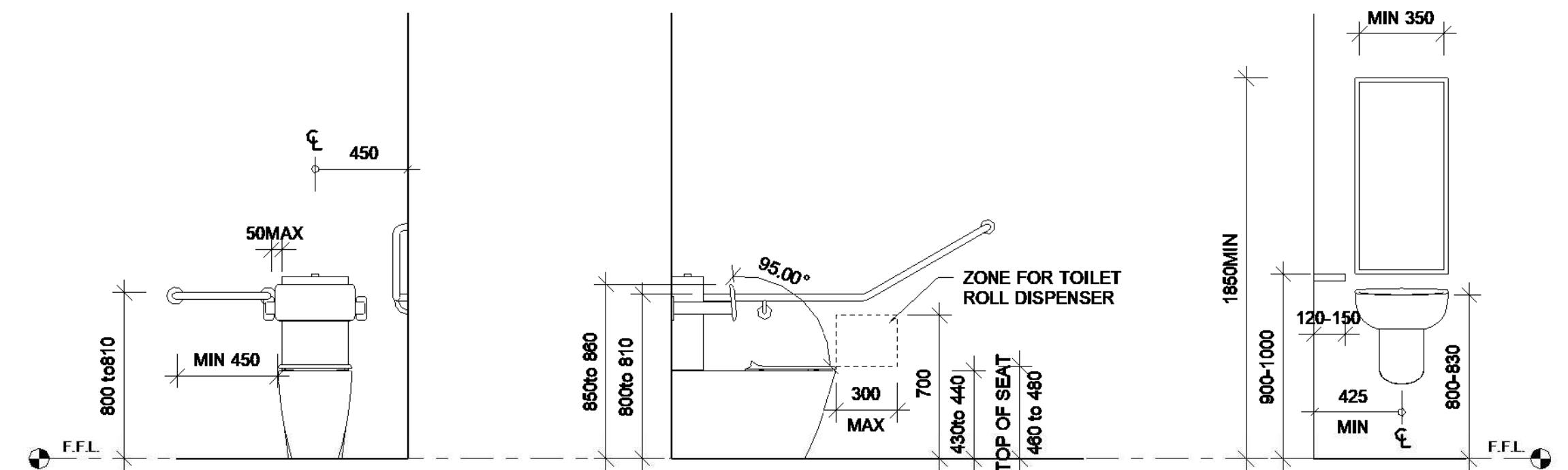
\* - Clause 3D15 – Landings which have: -

- 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 D4D7- Signage
- \* Clause D4D9 – Tactile Indicators
- \* Clause D4D2 – Wet Areas
- \* Clause F1D7 – Damp Proofing
- \* Clause F4D8 – Construction of Sanitary Compartments
- \* Part 6 – 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 Insulation of Pumps



## ACCESS AND MOBILITY

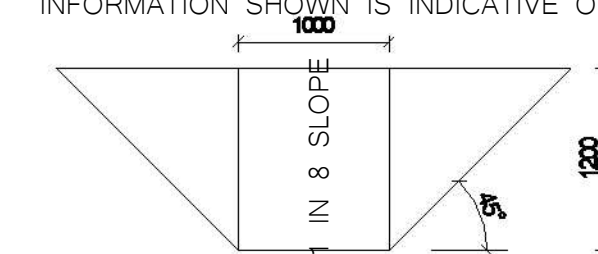


### DISABLED BATHROOM TYPICAL DIMENSIONS

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

[illegible]

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Client

TBA

Project

INDUSTRIAL

|            |                |
|------------|----------------|
| Location:  |                |
| Lot:       | 1              |
| No:        | 295            |
| Street:    | COMMORANT ROAD |
| Suburb:    | KOORAGANG      |
| DP:        | 1195449        |
| Scale      | As indicated   |
| Drawn by   | B.SIVA         |
| Checked by |                |
| Sheet Size | A1             |

### Drawing

Title Page

Job No: Issue: No:

BC0497 7 00

[illegible]

**PROPOSED SITE PLAN**

**LOT 1 DP 1195449**

**BUILDING A : BUILDING AREA (GBA) 771.22m²  
BUILDING AREA (GFA): 572m²**

**BUILDING B : BUILDING AREA (GBA) 764.75m²  
BUILDING AREA (GFA): 542m²**

**EXT. CONCRETE 1384m²**

**LOT 1 DP 1195449 (EXISTING LOT)**

**LOT 1 DP 1195449 'SERVICE STATION'**

**1 Proposed Site Plan 1:200**

**SERVICE VEHICLE**

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

**BROWN** COMMERCIAL  
BUILDING  
[www.brownbuild.com.au](http://www.brownbuild.com.au)

2 Elwell Close  
Beresfield, NSW 2322  
PO Box 596  
East Maitland NSW 2323  
Ph: (02)4966 0218

Client  
TBA  
Project

|            |                |
|------------|----------------|
| Location:  |                |
| Lot:       | 1              |
| No:        | 295            |
| Street:    | COMMORANT ROAD |
| Suburb:    | KOORAGANG      |
| DP:        | 1195449        |
| Scale      | As indicated   |
| Drawn by   | B.SIVA         |
| Checked by |                |
| Sheet Size | A1             |

# Proposed Site Plan

|         |        |     |
|---------|--------|-----|
| Job No: | Issue: | No: |
|---------|--------|-----|

BC0497 7 01

8800

1500 5000

**SERVICE VEHICLE**

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



2 Elwell  
Borefield, NSW  
PO Box  
East Maitland NSW  
Ph: (02)4966

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Client

TBA

TDA

Project

INDUSTRIAL

Location:

|           |   |
|-----------|---|
| Location: |   |
| Lot:      | 1 |

|      |     |
|------|-----|
| Lot: | 1   |
| No:  | 295 |

|         |                |
|---------|----------------|
| No.     | 200            |
| Street: | COMMORANT ROAD |

|         |                |
|---------|----------------|
| Street: | COMMUNANT ROAD |
| Suburb: | KOORAGANG      |

|         |          |
|---------|----------|
| Subarb. | ROONGANG |
| DP:     | 1195449  |

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|

|          |              |
|----------|--------------|
| Scale    | As indicated |
| Drawn by | B.SIV        |

|            |  |
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| Checked by |  |
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|------------|---|
| Sheet Size | A |
|------------|---|

**Discussion**

Drawing

## Site Analysis Plan

## Site Analysis Plan

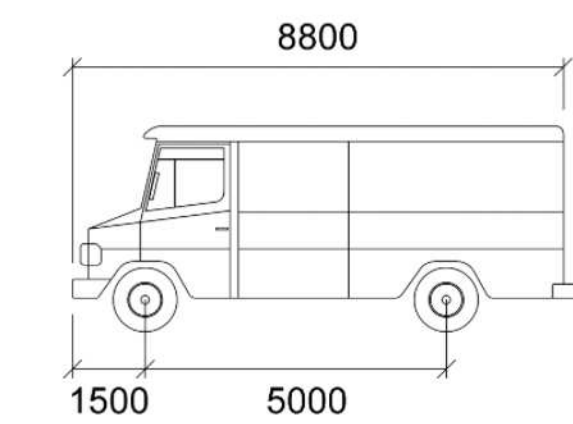
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Job No: Issue: No:

BC0497 7 02

DCU437 / 7 / 02

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

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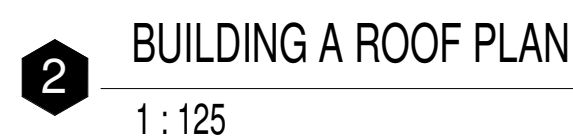
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INDUSTRIAL

### Entry & Exit Plan

00

BC0497 7 03



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Client

TBA

Project

INDUSTRIAL

|            |                |
|------------|----------------|
| Location:  |                |
| Lot:       | 1              |
| No:        | 295            |
| Street:    | COMMORANT ROAD |
| Suburb:    | KOORAGANG      |
| DP:        | 1195449        |
| Scale      | 1 : 1250       |
| Drawn by   | B.SIVAKUMAR    |
| Checked by |                |
| Sheet Size | A4             |

Drawing

## Building A Plans

Job No: Issue: No:

BC0497 7 04



|                                                                                     |                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|
|  | <b>DULUX: WHITE ON WHITE</b><br>LOCATION: WALLS & DOWNPIPES |
|  | <b>DULUX: AGELESS GREY</b><br>LOCATION: WALLS               |
|  | <b>DULUX: TRANQUIL RETREAT</b><br>LOCATION: WALLS           |
|  | <b>TRIMDEK ZINCALUME</b><br>ROOF SHEETING                   |
|  | <b>COLORBOND: NIGHT SKY</b><br>LOCATION: FASCIA & GUTTERS   |
|  | <b>COLORBOND: SHALE GREY</b><br>LOCATION: ROLLER DOORS      |
|  | <b>TIMBER-LOOK ALUMINIUM BATTEN</b><br>COLOUR: NORDIC OAK   |

 2 Elwell Close  
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Drawing

## Building A Elevations

Job No: Issue: No:

BC0497 7 05



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Client

TBA

Project

INDUSTRIAL

|            |                |
|------------|----------------|
| Location:  |                |
| Lot:       | 1              |
| No:        | 295            |
| Street:    | COMMORANT ROAD |
| Suburb:    | KOORAGANG      |
| DP:        | 1195449        |
| Scale      | 1 : 1250       |
| Drawn by   | B.SIVA         |
| Checked by |                |
| Sheet Size | A              |

Drawing

## Building B Plans

Job No: Issue: No:

BC0497 7 06

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



1 : 125



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1 : 125



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1 : 125



1 : 125

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Client

TBA

Project

INDUSTRIAL

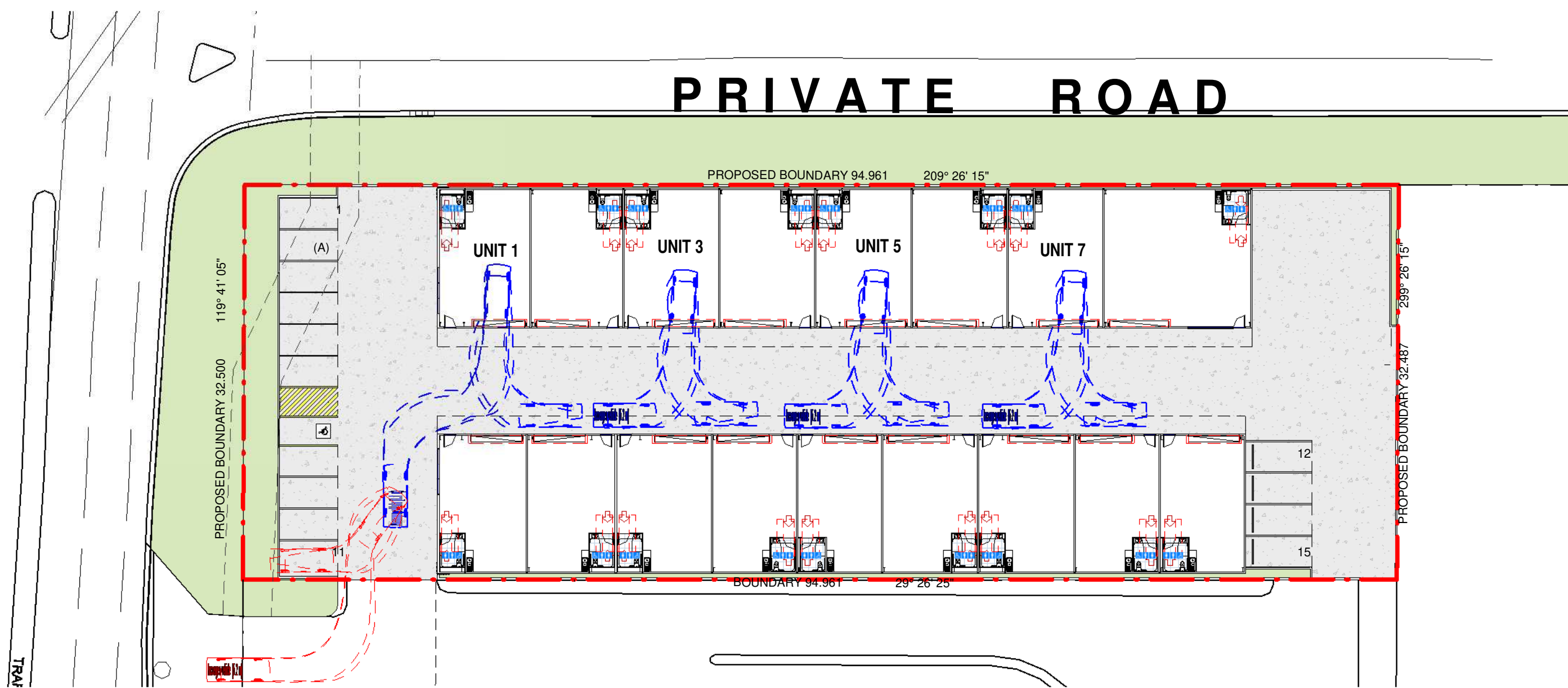
|            |                |
|------------|----------------|
| Location:  |                |
| Lot:       | 1              |
| No:        | 295            |
| Street:    | COMMORANT ROAD |
| Suburb:    | KOORAGANG      |
| DP:        | 1195449        |
| Scale      | As indicated   |
| Drawn by   | B.SIVA         |
| Checked by |                |
| Sheet Size | A1             |

Drawing

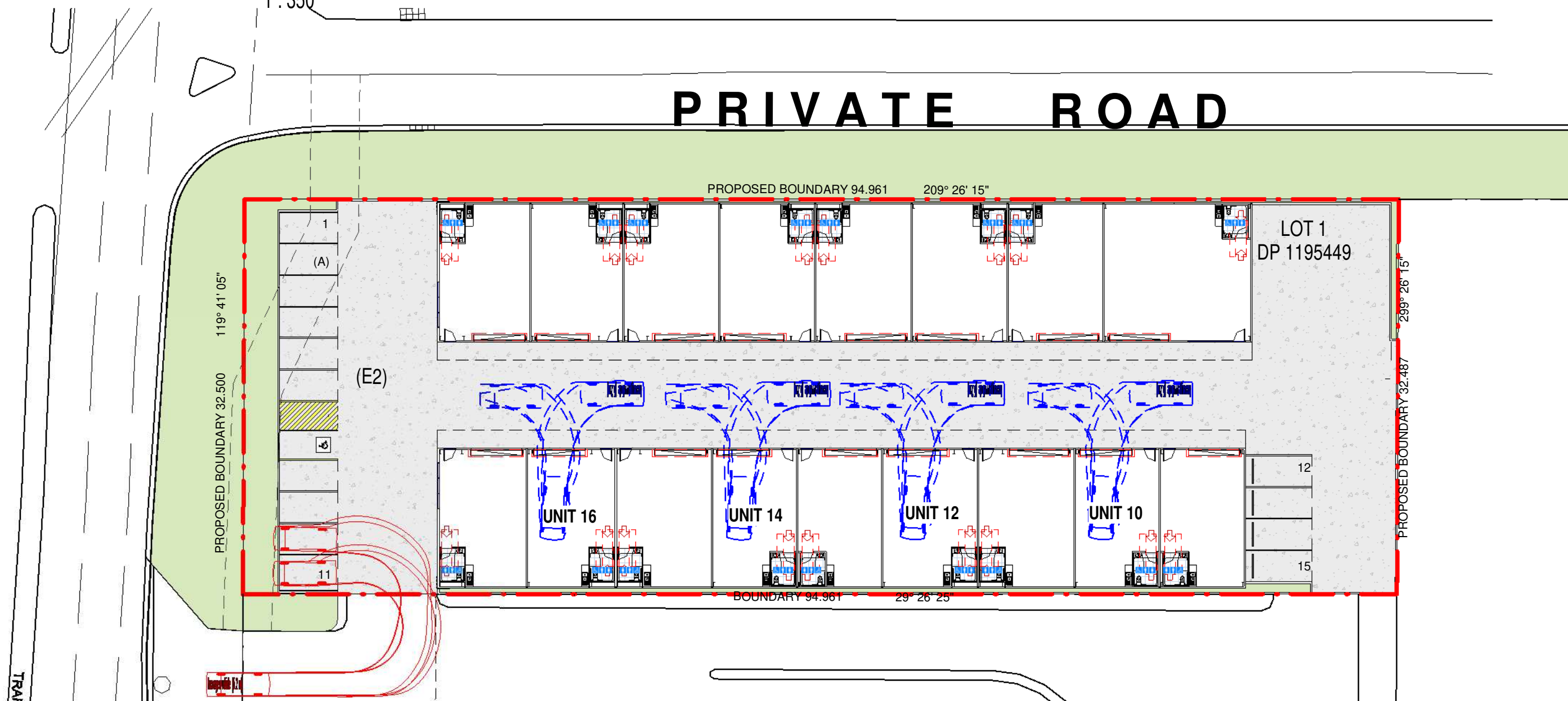
## Building B Elevations

Job No:                      Issue:                      No:

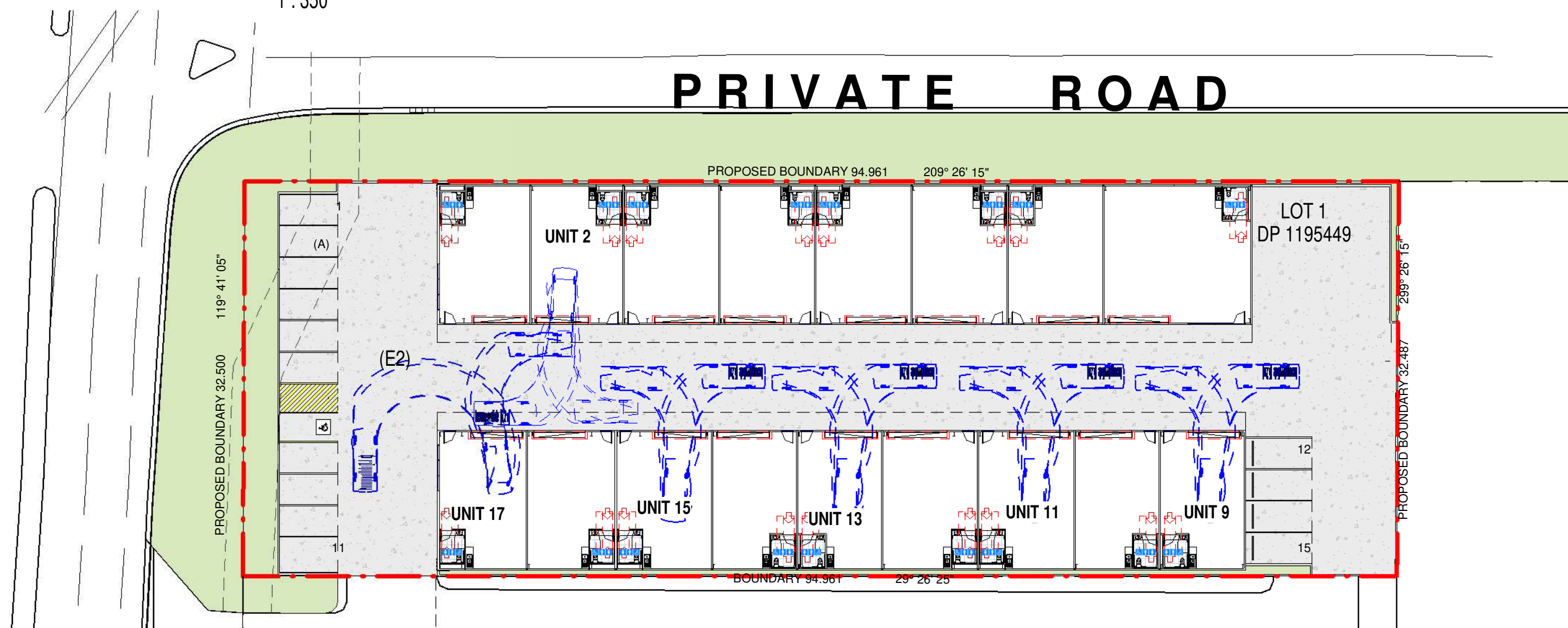
BC0497 7 07



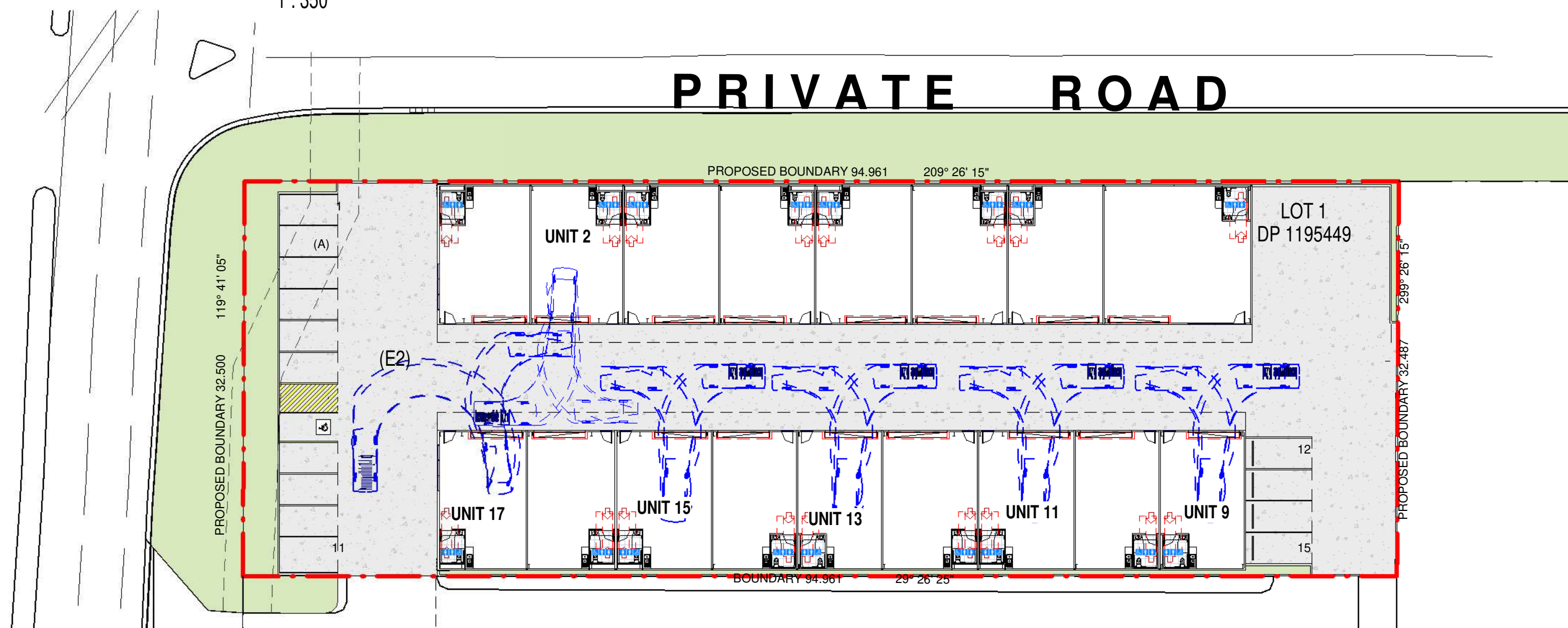
1 Vehicle Turning 1  
1:350



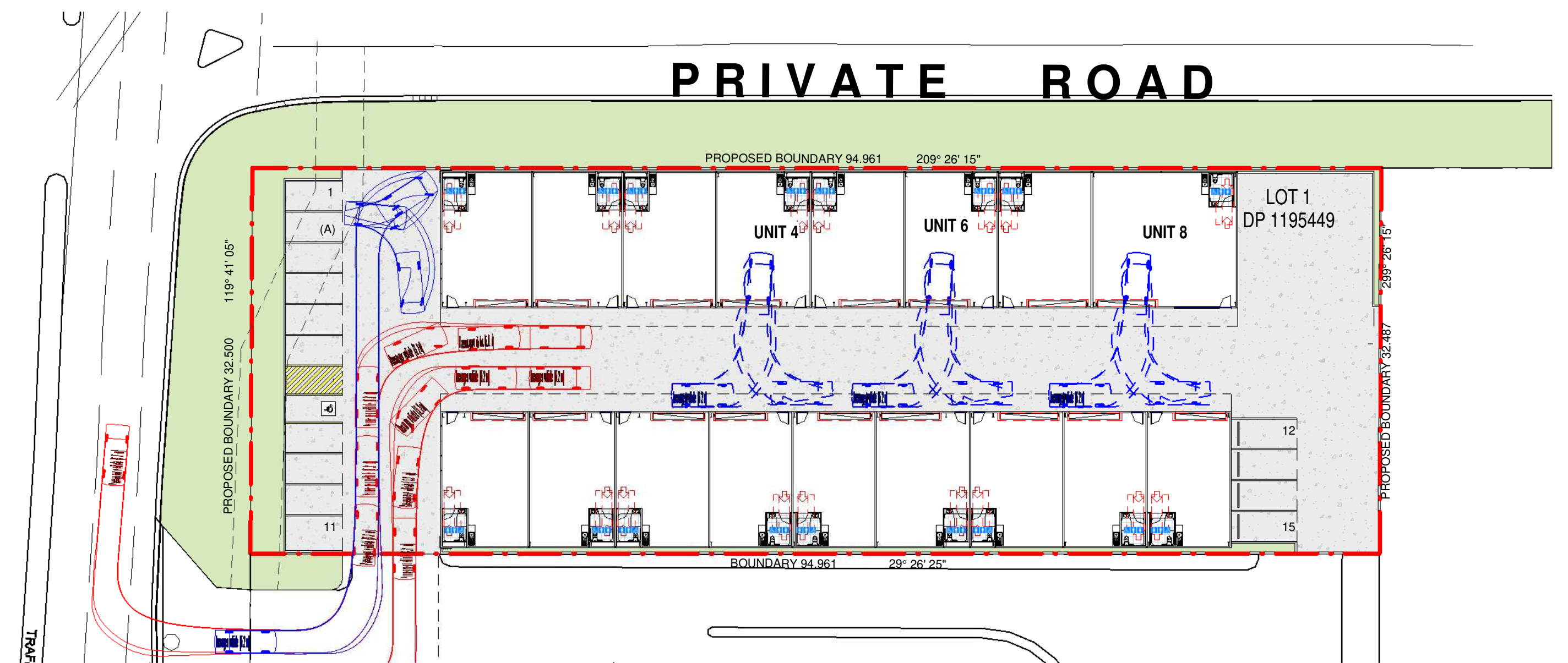
2 Vehicle Turning 2  
1:350



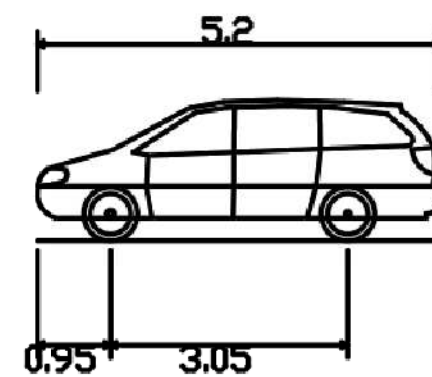
3 Vehicle Turning 3  
1:350



4 Vehicle Turning 4  
1:350



5 Vehicle Turning 5  
1:350



Passenger vehicle (5.2 m)  
Overall Length 5.200m  
Overall Width 1.940m  
Overall Body Height 1.804m  
Min Body Ground Clearance 0.295m  
Track Width 1.840m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 6.300m

| Rev | Description     | Date     | Issued by  |
|-----|-----------------|----------|------------|
| 1   | NEW DESIGN      | 23.11.23 | B.SIVA     |
| 2   | DRAFT DESIGN    | 07.12.23 | M.Marshall |
| 3   | DA Set          | 18.01.24 | LT         |
|     | Vehicle Turning | 20.06.25 | H.Skinner  |
|     | Vehicle Turning | 21.07.25 | LT         |



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Client  
TBA

Project  
INDUSTRIAL

|            |                |
|------------|----------------|
| Location:  |                |
| Lot:       | 1              |
| No:        | 295            |
| Street:    | COMMORANT ROAD |
| Suburb:    | KOORAGANG      |
| DP:        | 1195449        |
| Scale      | 1 : 350        |
| Drawn by   | B.SIVA         |
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| Sheet Size | A1             |

Drawing

Vehicle Turning

Job No: Issue: No:

BC0497 7 08



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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    7    **10**