

DEVELOPMENT APPLICATION

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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.

LEGEND:

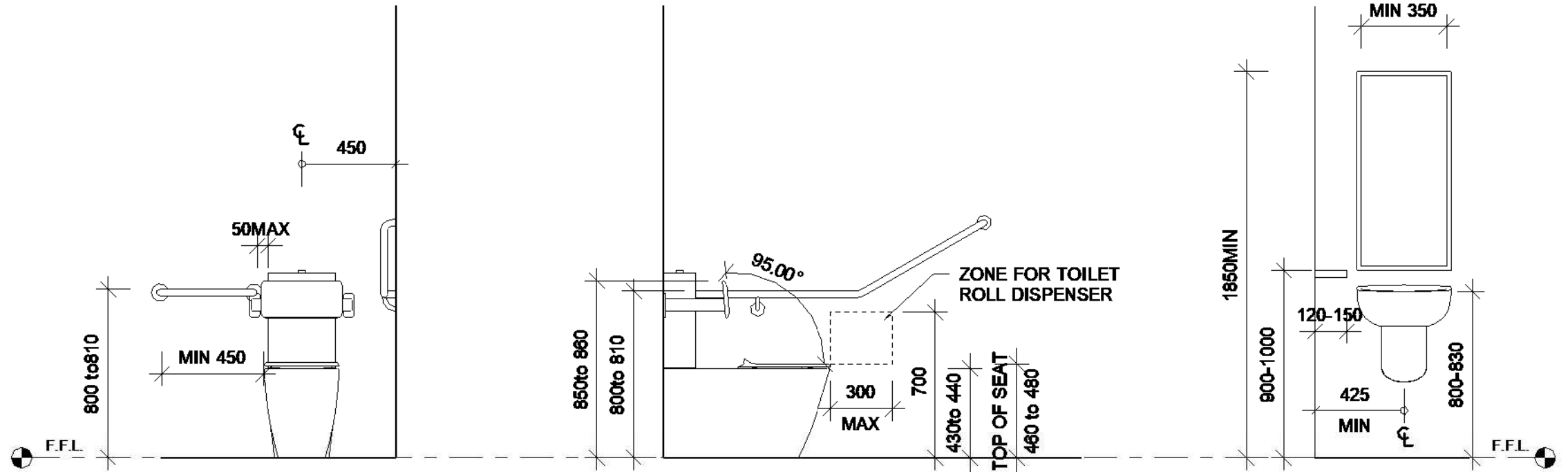
- CL CENTRE LINE
DP □ RAINWATER DOWNPIPE LOCATION AND NOS. SHOWN INDICATIVELY.
CONTRACTOR TO DESIGN AND CONSTRUCT TO COMPLY WITH RELEVANT CODES AND STANDARDS.

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 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 D3D15 – 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 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

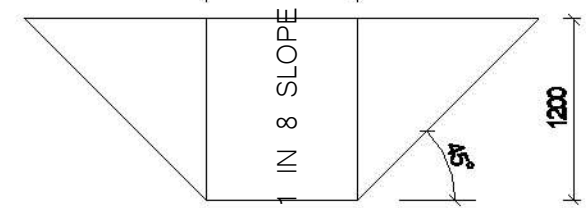


DISABLED BATHROOM TYPICAL DIMENSIONS

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

10	Eave Lowered	18.12.25	LT
9	Roof Changes	29.09.25	LT
	Power Line Elevation	01.09.25	LT
	Vehicle Turning	21.07.25	LT
	Vehicle Turning	20.06.25	H.Skinner
5	Vehicle Turning	04.09.24	LT
4	Vehicle Turning	14.08.24	LT
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

BROWN COMMERCIAL BUILDING
www.brownbuild.com.au

2 Elwell Close
Borefield, NSW 2322
PO Box 596
East Maitland NSW 2325
Ph: (02) 4946 0216

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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 10 00

2600 2400 2400

5500

1200

1200

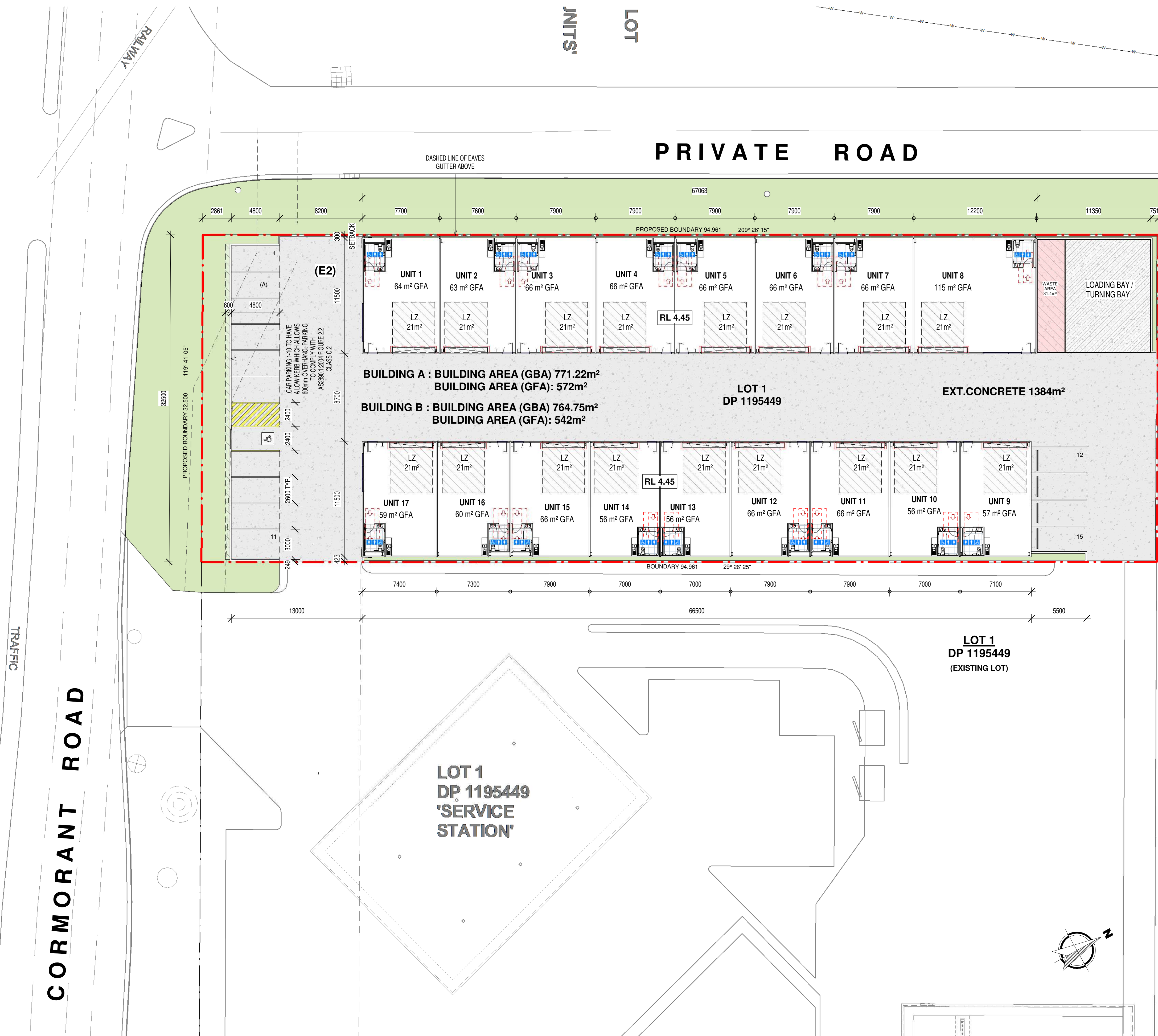
800

150mm @ 100mm
WHEEL STOP HEIGHT
AND 150mm KERB

1200

1200

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



9	Roof Changes	29.09.25	LT
	Power Line Elevation	01.09.25	LT
	Vehicle Turning	21.07.25	LT
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Scale	As indicated
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Checked by	
Sheet Size	A1

Drawing

Proposed Site Plan

Job No: Issue: No:

BC0497 9 01

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
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TDA

Project

INDUSTRIAL

Location:

Location:	
Lot:	1

Lot:	1
No:	295

No.	200
Street:	COMMORANT ROAD

Street:	COMMUNANT ROAD
Suburb:	KOORAGANG

Subarb.	ROONGAGANG
DP:	1195449

Scale	As indicated
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Scale	As indicated
Drawn by	B.SIV

Checked by	
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Sheet Size	A
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Discussion

Drawing

Site Analysis Plan

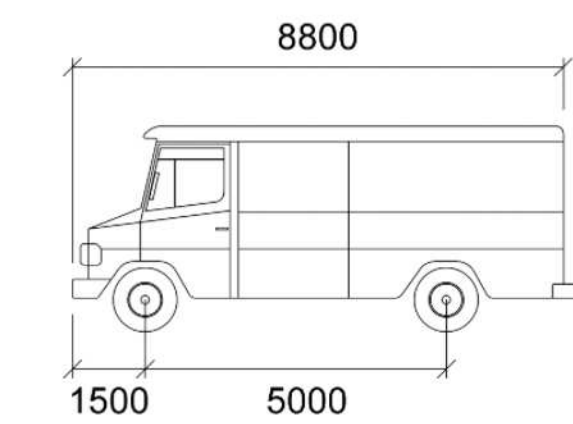
Site Analysis Plan

Downloaded from <http://ajphaphysocpharm.sagepub.com/>

Job No: Issue: No:

BC0497 7 02

DCU437 / 7 / 02



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

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

Client _____

Project

INDUSTRIAL

Location:

Sheet Size	A1
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Drawing

Energy & Environment

Job No: Issue: No:

02

BC0497 7 03



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Client

TBA

Project

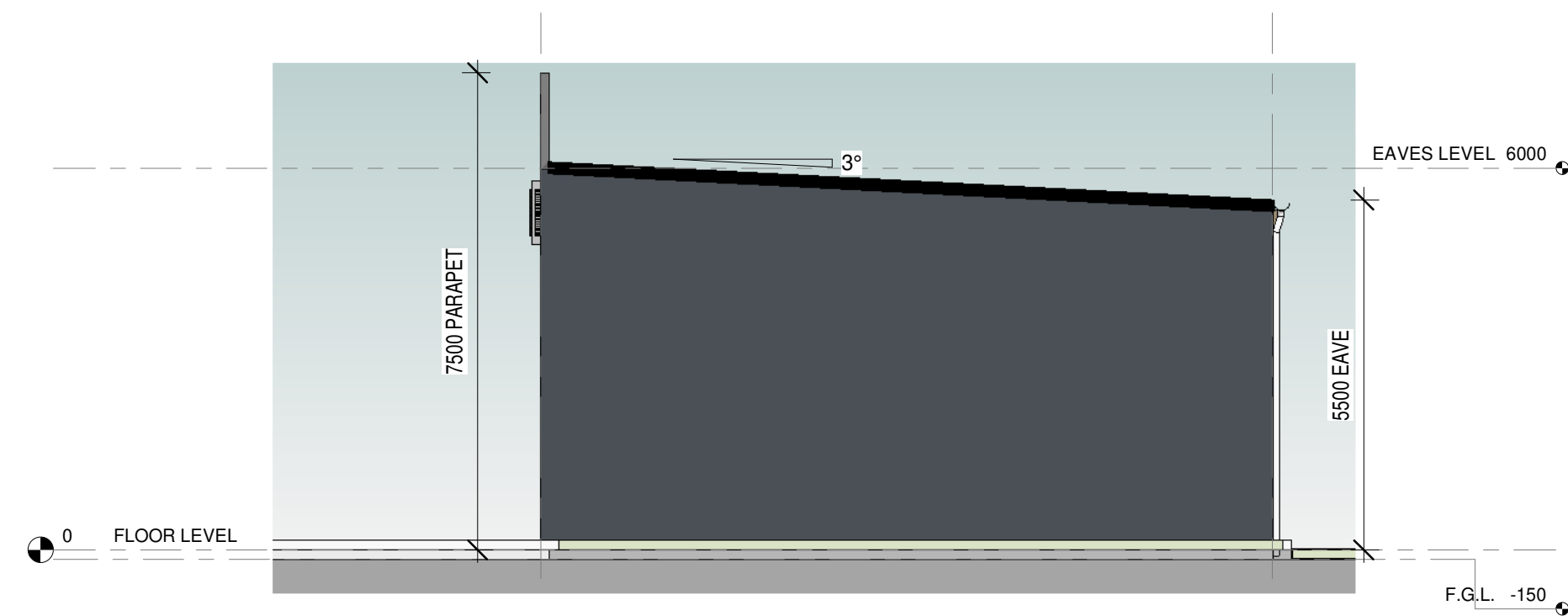
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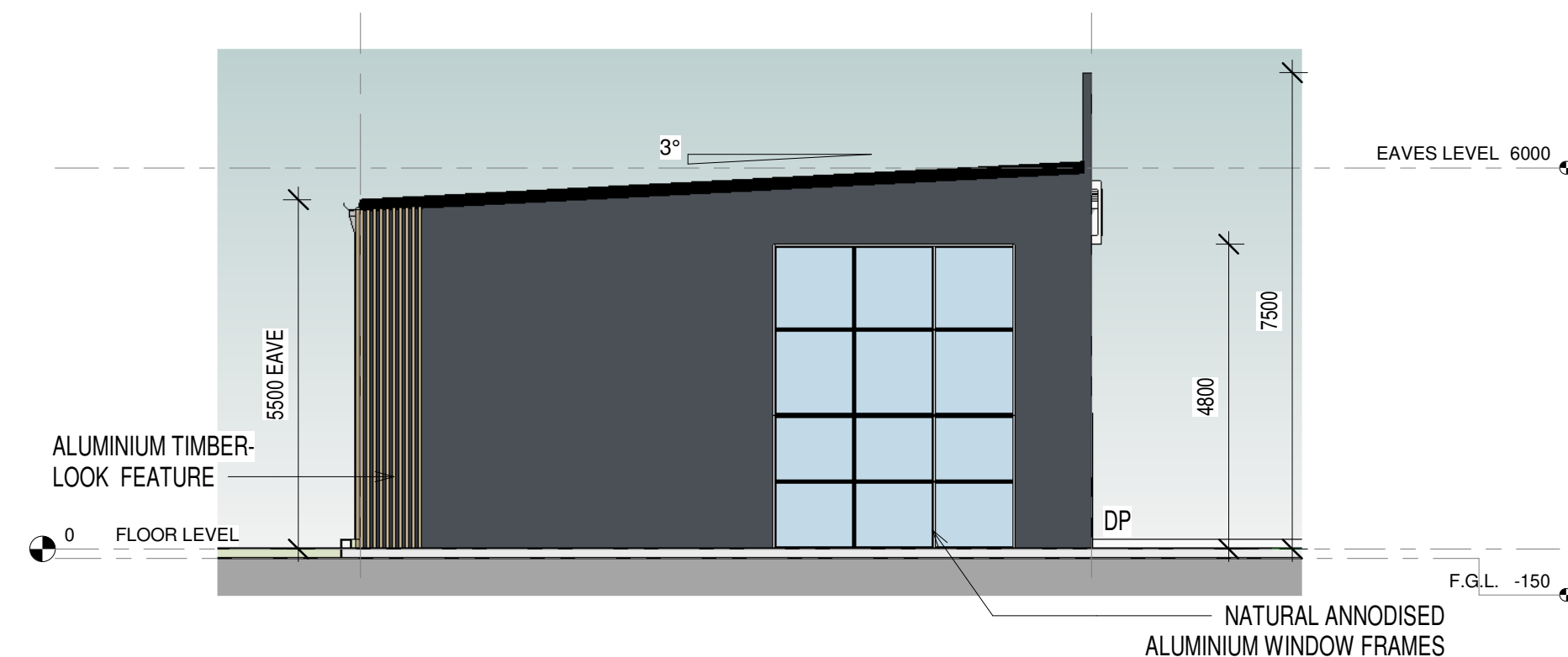
Building A Plans

Job No: Issue: No:

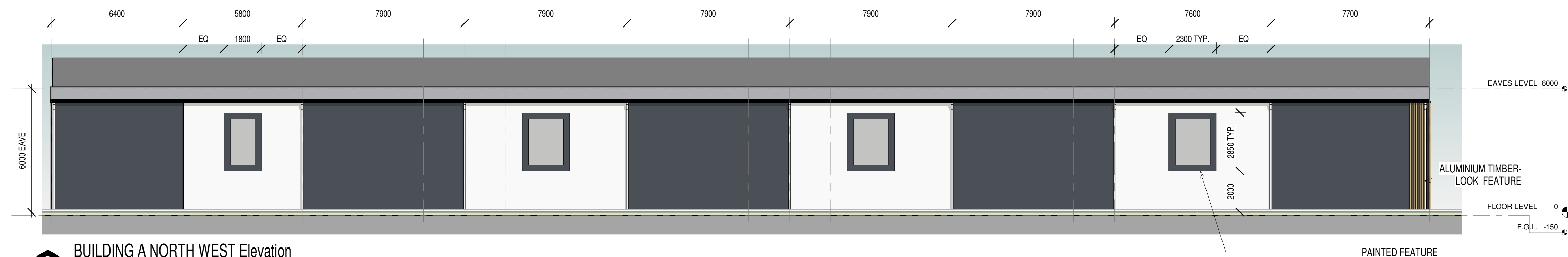
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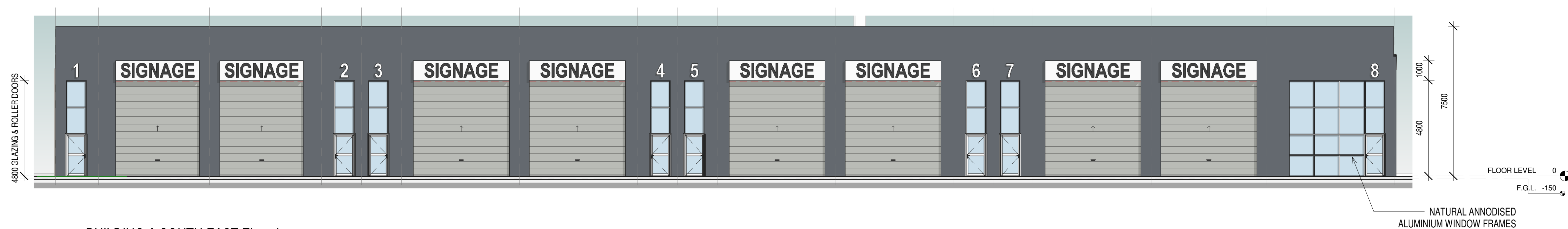
1 BUILDING A NORTH EAST Elevation
1 : 100



4 BUILDING A SOUTH WEST Elevation
1 : 100



2 BUILDING A NORTH WEST Elevation
1 : 125



3 BUILDING A 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

Rev	Description	Date	Issued by
10	Eave Lowered	18.12.25	LT
9	Roof Changes	29.09.25	LT
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1	NEW DESIGN	23.11.23	B.SIVA



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Client

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Project

INDUSTRIAL

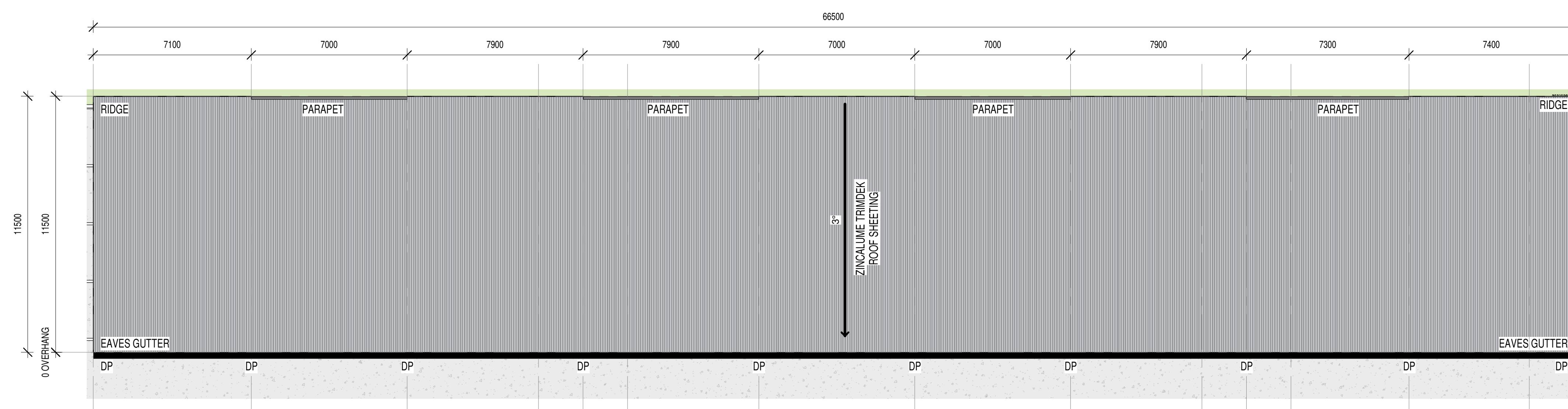
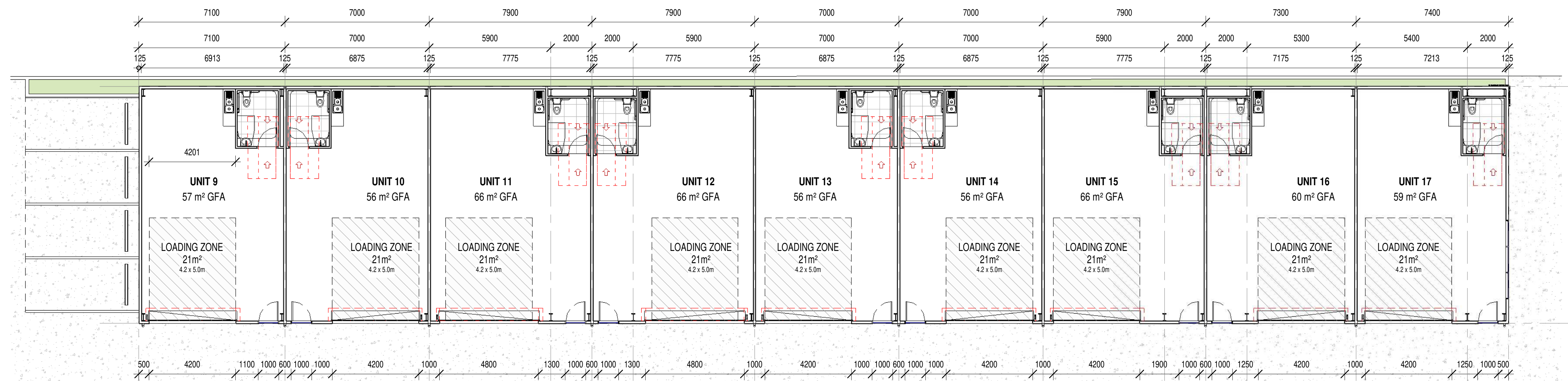
Location:	
Lot:	1
No:	295
Street:	COMMORANT ROAD
Suburb:	KOORAGANG
DP:	1195449
Scale	As indicated
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Drawing

Building A Elevations

Job No: Issue: No:

BC0497 10 05



9	Roof Changes	29.09.25	LT
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Project

INDUSTRIAL

Location:	
Lot:	1
No:	295
Street:	COMMORANT ROAD
Suburb:	KOORAGANG
DP:	1195449
Scale	1 : 125
Drawn by	B.SIVA
Checked by	
Sheet Size	A1

Drawing

Building B Plans

Job No: Issue: No:

BC0497 9 06

FINISHES SCHEDULE

DULUX: WHITE ON WHITE
LOCATION: WALLS & DOWNPIPES

DULUX: AGELESS GREY
LOCATION: WALLS

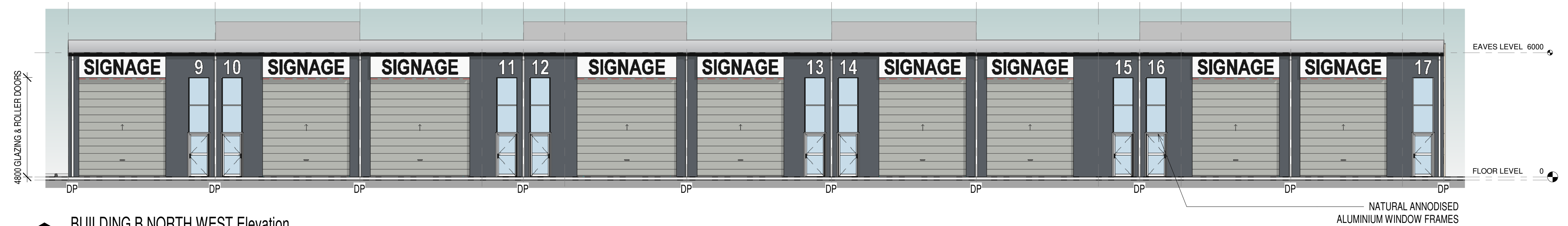
DULUX: TRANQUIL RETREAT
LOCATION: WALLS

TRIMDEK ZINCALUME
ROOF SHEETING

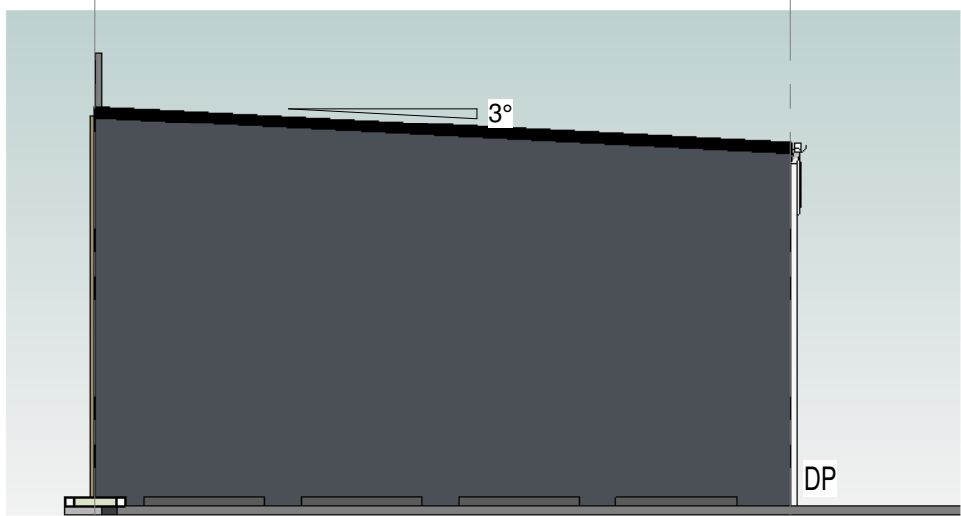
COLORBOND: NIGHT SKY
LOCATION: FASCIA & GUTTERS

COLORBOND: SHALE GREY
LOCATION: ROLLER DOORS

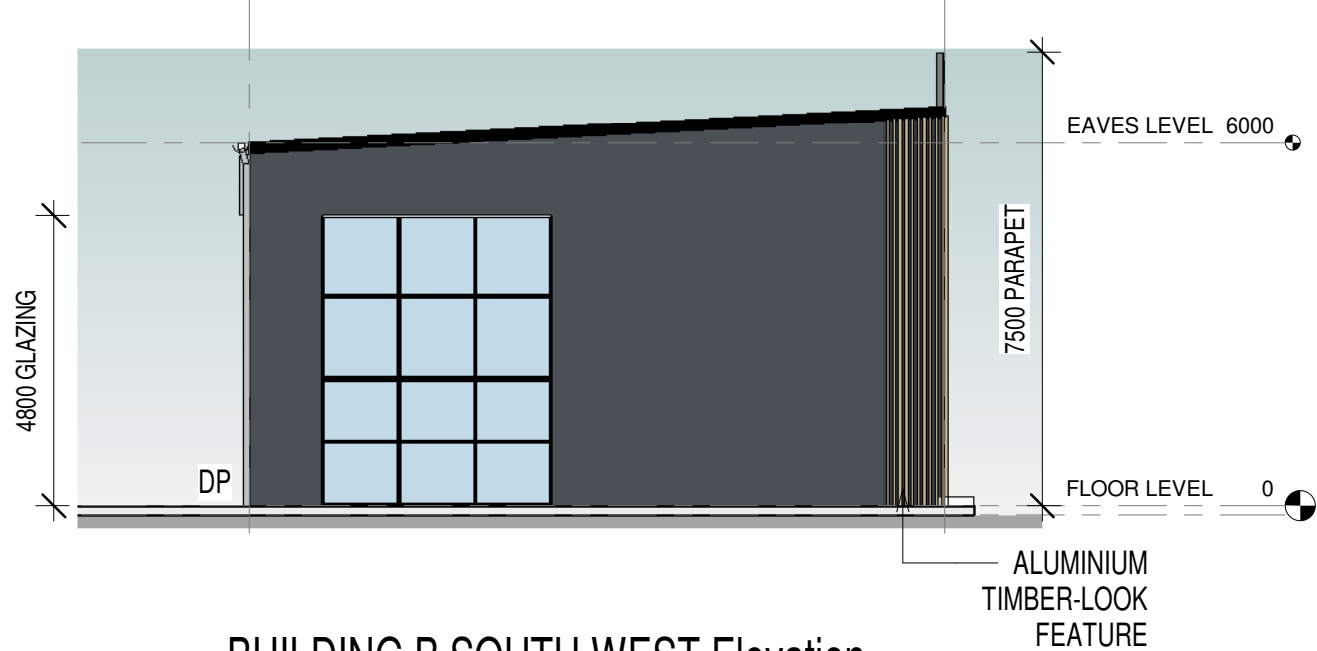
TIMBER-LOOK ALUMINIUM BATTEN
COLOUR: NORDIC OAK



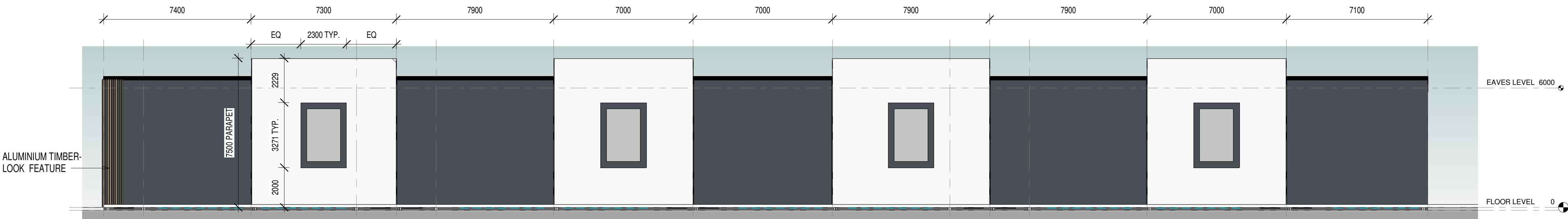
1 BUILDING B NORTH WEST Elevation
1 : 125



2 BUILDING B NORTH EAST Elevation
1 : 125



3 BUILDING B SOUTH WEST Elevation
1 : 125



4 BUILDING B SOUTH EAST Elevation
1 : 125

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Client

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Project

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Scale	As indicated
Drawn by	B.SIVA
Checked by	
Sheet Size	A1

Drawing

Building B Elevations

Job No: Issue: No:

BC0497 9 07



10	Eave Lowered	18.12.25	LT
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Project

INDUSTRIAL

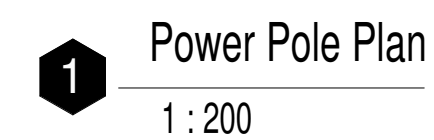
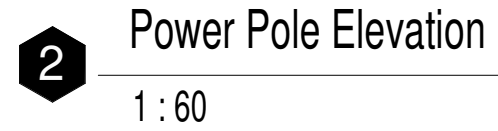
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Lot:	1
No:	295
Street:	COMMORANT ROAD
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DP:	1195449
Scale	1 : 1
Drawn by	B.SIVA
Checked by	
Sheet Size	A1

Drawing

Perspectives

Job No: Issue: No:

BC0497 10 10



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Client

TBA

Project

INDUSTRIAL

Location:

Lot:	1
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No:	295
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Street: COMMORANT ROAD

Suburb: KOORAGANG

DP:	1195449
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Scale	As indicated
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Drawn by	B.SIVA
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Checked by

Sheet Size	A1
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Drawing

Power Pole Plan

Job No: Issue: No:

BC0497 10 **12**