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SUBJECT SITE



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SITE LOCATION

SCHEDULE OF DRAWINGS

SHEET NAME	SHEET NUMBER	CURRENT REVISION
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SITE DETAILS

SITE AREA:	1.968 ha APPROX.
LEP-ZONING:	E4 - GENERAL INDUSTRIAL
LOCAL GOVERNMENT AREA:	HILLTOPS SHIRE COUNCIL
DEVELOPMENT TYPE:	PROPOSED COMMERCIAL DEVELOPMENT
SOIL CLASSIFICATION:	REFER TO ENG. DETAILS
CLIMATE ZONE:	4 (WWW.ABCB.GOV.AU MAP)



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PROPOSED COMMERCIAL BUILDING

323-337, BOOROWA STREET, YOUNG, NSW
MR. D. MELLROSS

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15/05/2025

PROJECT No.
W23002

SHEET
A00A

GENERAL NOTES

ABBREVIATION

C	STRUCTURAL COLUMN
CONC	CONCRETE FLOOR FINISH
DP	DOWN PIPE
FW	FLOOR WASTE
GAS	GAS BOTTLE
HWS	HOTWATER SYSTEM
MSB	MAIN SWITCH BOARD
MV	MECHANICAL VENTILATION
TL	SELECTED TILE
TP	STANDPIPE + HOSE TAP
V	SELECTED WALL MOUNTED VANITY
VYL	SELECTED VINYL FLOOR FINISH
WC	SELECTED WATER CLOSET

GENERAL SAFETY NOTE:

- ALL PATHS OF TRAVEL BOTH DURING & AFTER CONSTRUCTION ARE TO REMAIN FREE OF OBSTRUCTIONS.
- ALL ACCESS TO THE SITE DURING CONSTRUCTION IS TO REMAIN LIMITED TO AUTHORISED PERSONNEL WHO ARE TO BE MADE AWARE OF THIS REPORT.
- FUTURE DEMOLISHED TO ADHERE TO THE CODE OF PRACTICE FOR DEMOLITION WORK.
- ADEQUATE VENTILATION IS TO BE ALLOWED FOR BOTH DURING & AFTER CONSTRUCTION TO PREVENT INJURY DUE TO HEAT AND/OR AIR BORN CONTAMINANTS.
- ALL COMPONENTS OF THE CONSTRUCTION ARE COMPLY WITH NCC & ALL RELEVANT AUSTRALIAN STANDARDS & ANY ADDITIONAL FUTURE WORK IS TO BE DESIGNED & CARRIED OUT WITH REFERENCE TO THESE.
- POSITIONING OF NOISY PLANT EQUIPMENT BOTH DURING AND AFTER CONSTRUCTION MUST BE CARRIED OUT TO PREVENT NUISANCE AND/OR INJURY TO NEIGHBORING PROPERTIES.
- THE PROJECT MANAGER, CONSTRUCTION MANAGER, BUILDER & ANYONE IN CHARGE OF THE SITE/BUILDING BOTH DURING & AFTER CONSTRUCTION MUST IMPLEMENT ALL SAFETY REQUIREMENTS IN ACCORDANCE WITH THE NCC & ALL RELEVANT STANDARDS. ANY ACTIONS NOT IN COMPLIANCE BECOME THE RESPONSIBILITY OF THE PERSON/PERSONS WHO CARRIED THEM OUT.
- ALL PRODUCTS SELECTED BY THE OWNER & NOT APPROVED BY THE DESIGNER ARE THE RESPONSIBILITY OF THE OWNER.

A001 SITE PLAN

- A. ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870
- B. DOWNPIPES TO BE CONNECTED INTO STORMWATER AS SOON AS THE ROOF IS INSTALLED.
- C. DOWNPIPES SHOULD BE AT A MAXIMUM OF 12 METER CENTRES AND AS CLOSE TO VALLEYS AS POSSIBLE AND IN ACCORDACE WITH NCC 3.5.3.5
- D. EXCAVATED MATERIAL STORED ON SITE SHALL BE PLACED UP-SLOPE OF SEDIMENT FENCE. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.
- E. CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET, TO PREVENT TRANSFERRING DEBRIS ONTO STREET. UNLESS ALTERNATIVE SEDIMENT TRANSFER REDUCTION METHODS ARE IN PLACE
- F. ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

A003&A004 GROUND FLOOR PLAN

- A. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. NO DETAIL SURVEY WAS UNDERTAKEN FOR THE PREPARATION OF THIS PLAN. CHECK DIMENSIONS AND LEVELS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- B. ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC), COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.
- C. DAMP-PROOFING MEMBRANE UNDER SLAB-ON-GRADE IN ACCORDANCE TO ABCB 4.2.8.
- D. TERMITE MANAGEMENT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NCC VOL 1. B1D4 AND MUST COMPLY WITH AS 3660.1
- E. DOORS TO SWING TOWARDS DIRECTION OF EGRESS PER NCC VOL 1. PART D3D25. DOOR LATCHES MUST BE OPERATED SINGLE-HANDEDLY IN A DOWNWARD MOTION LOCATED BETWEEN 900mm TO 1100mm IN ACCORDANCE TO NCC VOL 1. PART D3D26.
- F. DOORS THAT EGRESS DIRECTLY OUTSIDE SHALL HAVE SIGNAGE TO INDICATE THAT PATH SHALL BE UNOBSTRUCTED AS STATED IN NCC VOL. 1 PART D3D28
- G. SARKING TO COMPLY WITH AS4200.1 AND WILL HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5
- H. PLIABLE BUILDING MEMBRANE INSTALLED IN AN EXTERNAL WALL MUST COMPLY WITH AS/NZS 4200.1 + BE INSTALLED IN ACCORDANCE WITH AS 4200.2. THE MEMBRANE TO BE POSITIONED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER THAT FORMS THE EXTERNAL ENVELOPE OF A BUILDING. EXCEPT FOR SINGLE SKIN MASONRY OR CONCRETE WHERE THE PLIABLE BUILDING MEMBRANE IS NOT INSTALLED IN EXTERNAL WALL THEN THE PRIMARY WATER CONTROL LAYER MUST BE SEPARATED FROM WATER SENSITIVE MATERIALS BY A DRAINED CAVITY.
- I. WET AREAS CONSTRUCTION AND WATERPROOFING IN ACCORDANCE WITH NCC VOL. 1 SPECIFICATION 26 & AS 3740 2021
- J. MECHANICAL VENTILATION. PER NCC VOL 1. PART NSW F6D6. AND AS 1668.2.
- K. OFFICE AREA AND CREW ROOM SHALL BE REVERSE CYCLE AIRCONDITION ON EACH AREA.
- L. FORKLIFT OPERATION SAFETY REQUIREMENTS PER AUSTRALIAN SAFEWORK GUIDELINES.


A005 & A006 ELEVATIONS

- ROOFS:**
- 1. SELECTED COLORBOND ROOF SHEETING
 - 2. COLORBOND GUTTER & FASCIA
 - 3. FC SHEET TO OUTDOOR WALKWAY
- WINDOWS & DOORS:**
- 1. ALUMINIUM FRAMED EXTERNAL SLIDING DOORS
 - 2. ALL PA DOORS TO BE 920 MIN. CLEAR AND MUST HAVE SIGNAGE TO ALERT PERSONS TO NOT OBSTRUCT THE DOOR ACCORDING TO NCC PART D3D28

A003&A004 GROUND FLOOR PLAN

- WALLS:**
- 1. 90mm STEEL WALL FRAMES WITH STEEL FRAMED ROOF TRUSSES TO MANUFACTURES DETAILS IN COMPLIANCE WITH AS1170 + AS3623 + PART B NCC
 - 2. CONCRETE TILT PANEL WALLS TO ENGINEER'S DESIGN.
 - 3. VAPOUR PERMEABLE SARKING TO ROOF & EXTERNAL WALLS
 - 4. WHERE REQUIRED, FIRE RATED TENANCY WALL FRL 90/90/90 & Rw + Crt 50 TO EXTEND TO U/S ROOF SHEETING
- FLOORS:**
- 1. REINFORCED CONCRETE SLAB ON REFER TO ENG. DETAILS
 - 2. SELECTED TILE FLOOR FINISH TO TOILET.
 - 3. SET DOWN IN SLAB TO WET AREAS WITH TILED FINISH
- GENERAL:**
- 1. WALL MOUNTED VANITIES TO TOILET
 - 2. SELECTED ALUMINUM FRAMED DOOR
 - 3. DOOR ASSEMBLIES TO HAVE LUMINANCE CONTRAST OF 30% IN ACCORDANCE WITH NCC PART 13.1
 - 4. EMERGENCY LIGHTING ALONG PATH OF TRAVEL GOING TO AN EXIT IN ACCORDANCE TO E4D2
 - 5. EXIT SIGNS MUST BE CLEARLY VISIBLE TO PERSONS APPROACHING EXIT AND MUST BE INSTALLED ON, ABOVE OR ADJACENT TO DOOR PROVIDING EGRESS DIRECTLY OUTSIDE AND DOORS SERVING AS, OR FORMIONG PART OF, A REQUIRED EXIT PER NCC VOL 1 PART E4D5.


FIRE PROTECTION POLICY

- A. ALL FIRE HOSE REELS SUPPLIMENTED ARE TO BE IN ACCORDANCE WITH AS 2441 & NCC VOL 1 PART E1D3 & AS 2441.
- B. ALL PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN AREAS WITH FIRE RISK AND ARE TO BE IN ACCORDANCE WITH AS 1841 & 2444, AND WITH NCC VOL. 1 PART E1D14.
- C. ALL DOORS WITH DIRECT ACCESS TO THE EXTERIOR OF THE BUILDING SHALL HAVE EXIT SIGNS TO BE IN ACCORDANCE WITH NCC E4D5 AND AS 2293.
- D.  SMOKE ALARM AND DETECTION SYSTEM WHEN REQUIRED REFER TO NCC S20C4.

DISABLED CARPARK NOTES:

- SPACE IDENTIFICATION**
- EACH DEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS 1428.1 BETWEEN 800mm AND 1000mm HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200mm, PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500mm AND 600mm FROM ITS ENTRY POINT AS ILLUSTRATED
- SPACE DELINEATION**
- PAVEMENT MARKINGS SPECIFIED IN ITEMS (A) AND (B) OF THIS CLAUSE SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.
- PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:
- 1. LINEMARKING**
- 1.1. DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100mm WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
- 2. SHARED AREAS SHALL BE MARKED AS FOLLOWS:**
- 2.1. WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
 - 2.2. OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (E.G. BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100mm WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150 TO 200mm WIDE WITH SPACES 200 TO 300mm BETWEEN STRIPES. THE STRIPES SHALL BE AT AN ANGLE OF 45 ±10 DEGREES TO THE SIDE OF THE SPACE.
 - 2.3. NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.
 - 2.4. ALL LINEMARKING MUST BE NON SLIP
- 3. BOLLARDS:**
- 3.1. MINIMUM HEIGHT 1300mm
 - 3.2. RECOMMENDED COLOUR BLUE TO CONTRAST AGAINST YELLOW LINE MARKING
 - 3.3. RECOMMEND FLEXIBLE BOLLARDS TO REDUCE MOTOR VEHICLE DAMAGE

DISABILITY NOTES:

- EXTERNAL DOORWAY THRESHOLDS SHALL BE INSTALLED ALLOWING DISABLED ACCESS IN ACCORDANCE WITH NCC D2.15 VOL. 1 & AS 1428.1
- DISABLED TOILET TO BE BUILT IN ACCORDANCE WITH AS 1428.1
- ALL RAMPS TO BE MAXIMUM GRADE 1:14 & MAXIMUM 9.0m LONG UNLESS NOTED OTHER WISE
- ALL RAMP & STAIR WIDTHS TO BE MINIMUM 1.0M BETWEEN HANDRAILS
- ALL LANDINGS TO BE MINIMUM 1200mm LONG IN STRAIGHT RAMPS OR 1540mm 90-180 DEGREE CHANGES IN DIRECTION
- TACTILE GROUND SURFACE INDICATORS (TGSi) SHALL COMPLY WITH AS1428.4.1
- TGSi TO BE INSTALLED SO NO LIKELIHOOD OF EDGES LIFTING SHALL HAVE SLIP RESISTANT SURFACE
- TGSi SHALL HAVE LUMINANCE CONTRAST IN ACCORDANCE WITH AS1428.4.1
- PROPRIETARY TGSi SHALL BE INSTALLED TO MANUFACTURERS DETAILS
- TACTILE GROUND SURFACES INDICATORS IN ACCORDANCE WITH THE NCC & AS1428.4 ARE REQUIRED AT THE TOP & BASE OF ALL RAMPS & STAIRS.
- 

Unisex Toilet RH

DISABLED ACCESS & SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH NCC D3 VOL. 1 & AS 1428.1.

APPROPRIATE EXTERNAL SIGNAGE SHALL BE PROVIDED TO LOCATE THE DISABLED AMENITY FACILITY IN THE BUILDING IN ACCORDANCE WITH NCC SPECIFICATION D3.6



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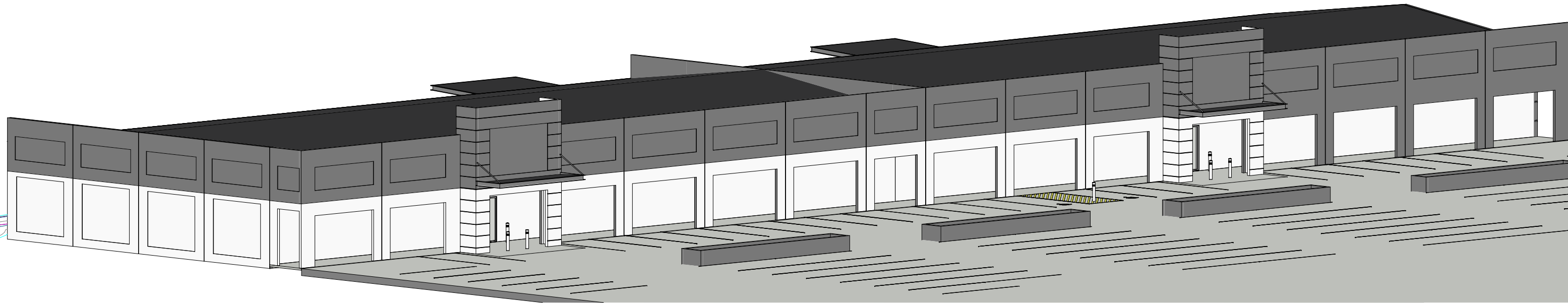
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PERSPECTIVE



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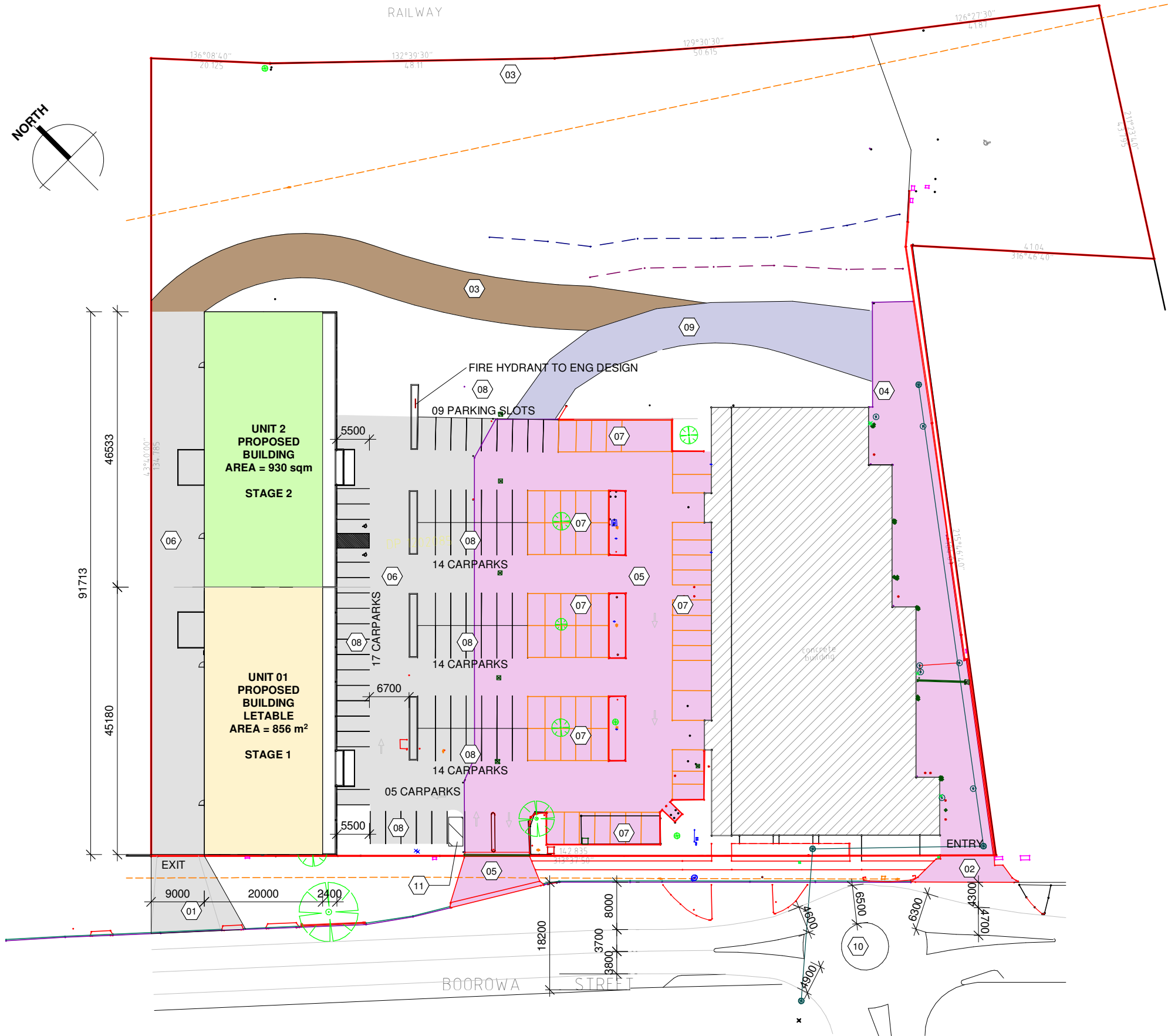
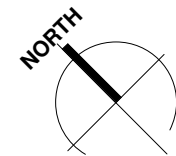
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PROJECT No.
W23002

SHEET
A00C

DA SUBMISSION



NOTES: (XX)

1. PROPOSED HEAVY VEHICLE EXIT.
2. EXISTING HEAVY VEHICLE ENTRY.
3. PROPOSED HEAVY VEHICLE HARDSTAND DRIVEWAY WITH 2 COATS SEAL TO HILLTOPS COUNCIL REQUIREMENTS.
4. EXISTING CONCRETE PAVING FOR HEAVY VEHICLE DRIVEWAY.
5. EXISTING CONCRETE PAVING FOR LIGHT VEHICLE DRIVEWAY
6. NEW PAVEMENT DESIGN AND LEVELS TO ENGINEER'S DETAILS.
7. EXISTING CARPARKS.
8. NEW PROPOSED CARPARKS.
9. EXISTING HARDSTAND DRIVEWAY WITH 2 COATS SEAL.
10. REFER TO COUNCIL FOR EXACT ROAD DETAILS.
11. POWER STATION REFER TO ELECTRICAL ENGINEER FOR KVA AND DETAILS.

LEGEND

- EXISTING CONCRETE PAVING
- NEW CONCRETE PAVING
- NEW HARDSTAND DRIVEWAY 2 COAT SEAL
- EXISTING HARDSTAND DRIVEWAY 2 COAT SEAL

SITE PLAN

1 : 750



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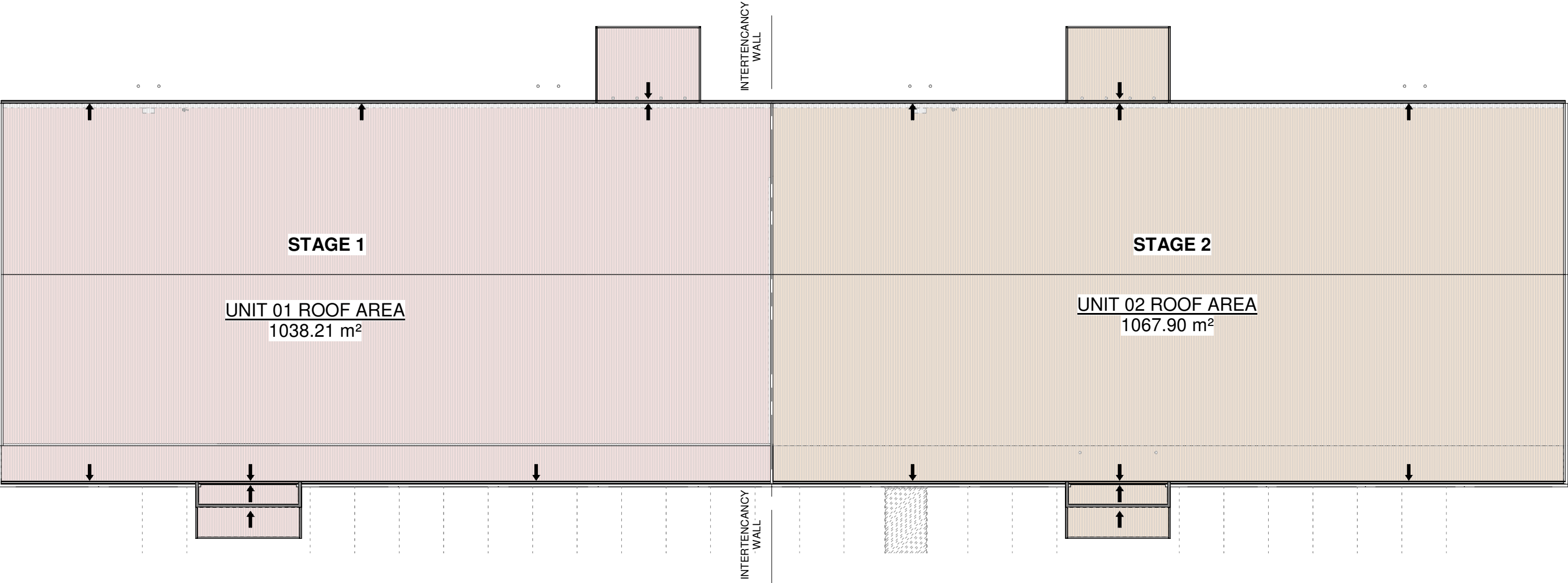
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AREA SHOWN IS IN PLAN VIEW ONLY



ROOF PLAN
1 : 250



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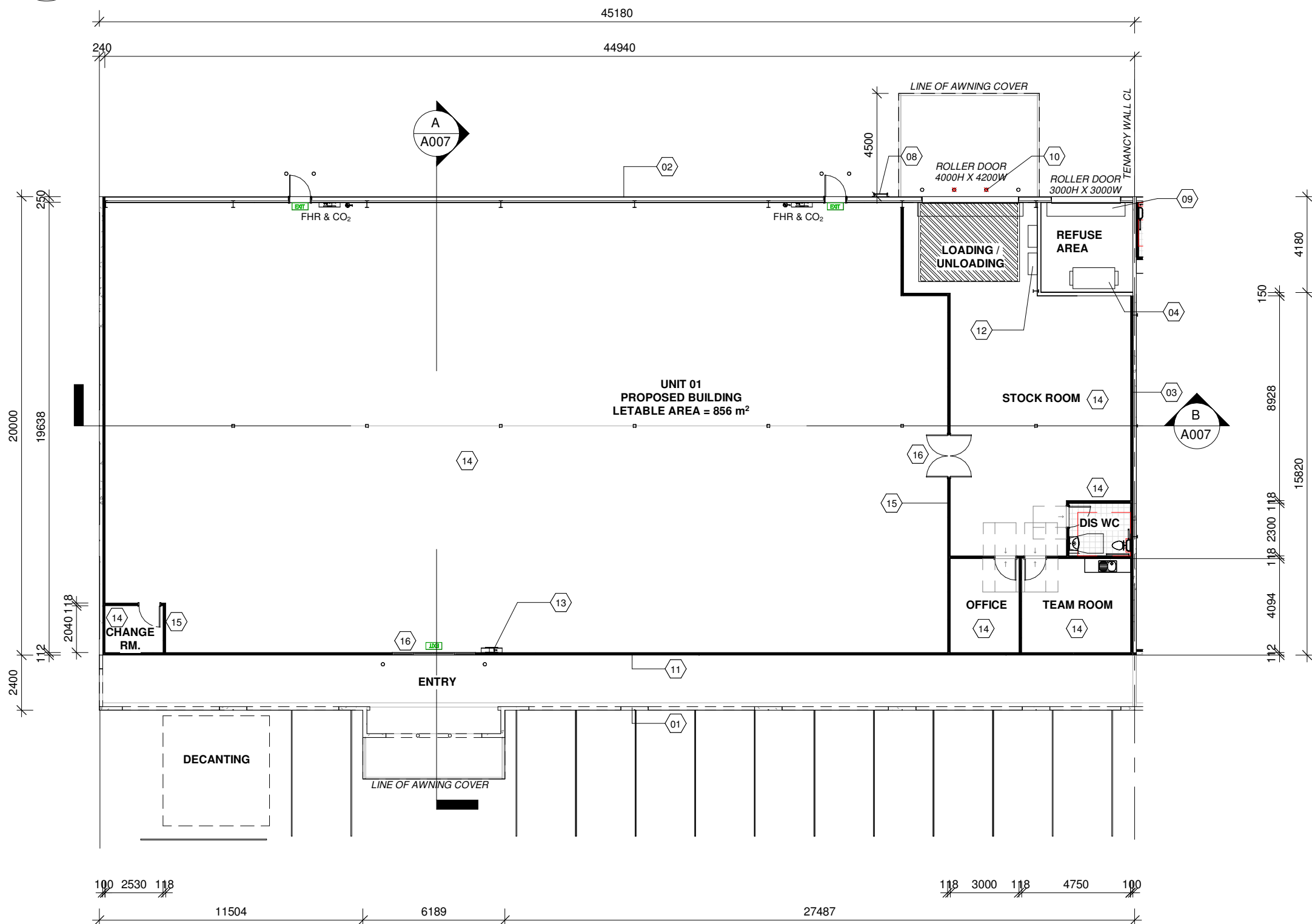
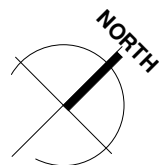
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PROJECT No.
W23002

SHEET
A002



UNIT 01 FLOOR PLAN

1 : 200

NOTES: (XX)

1. CONCRETE TILT PANEL TO ENGINEER'S DESIGN.
2. METAL CLAD WALL MATERIAL AND FINISH TBC.
3. FIRE RATED CONCRETE TILT PANEL TENANCY WALL CONSTRUCTION.
4. WASTE DUMPSTER.
5. FULL HEIGHT WALL TILE TO DISABLED TOILET
6. SKIRTING TILE TO TOILET TO DISABLED TOILET.
7. SET DOWN SLAB IN WET AREAS.
8. ACCESS LADDER TO ROOF.
9. ROLLER DOORS TO REFUSE AREA TO REMAIN OPEN WHENEVER IN USE.
10. REMOVABLE BOLLARDS TO NCC REQUIREMENTS
11. COMPRESSED FIBRO EXTERNAL CLADDING.
12. PROPOSED LOCATION FOR DB & IDF. NOTIFY BCF IF POSITION CAN NOT BE ACHIVED.
13. FHR LOACTION TO TBC. NOTIFY BCF IF NOT ACHIEVABLE.
14. ALL AMENITIES DETAIL AND INTERNAL WORKS TO TENANT SPECIFICATIONS AND LAYOUT.
15. PARTITION WALLS TO TENANT SPECIFICATIONS.
16. DOOR S AND GLAZING TO TENANT SPECIFICATIONS.



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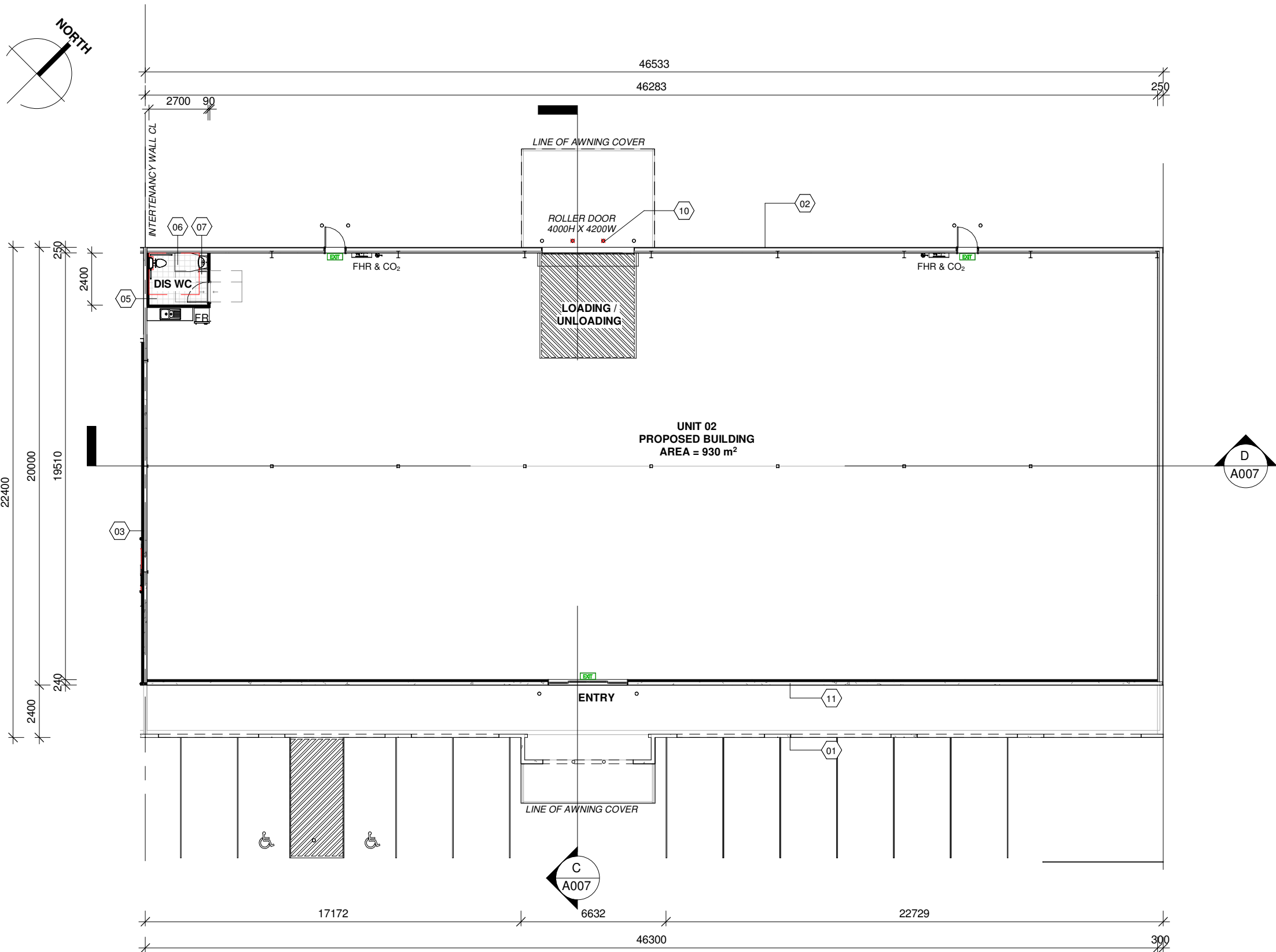
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SHEET
A003

DA SUBMISSION



NOTES: XX

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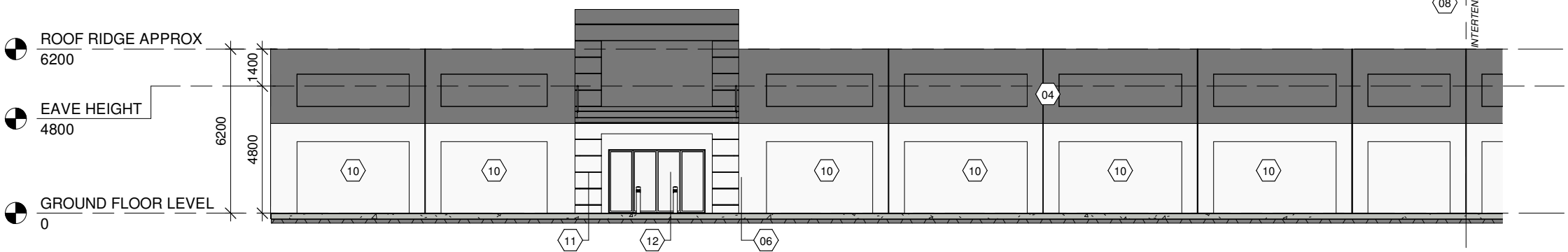
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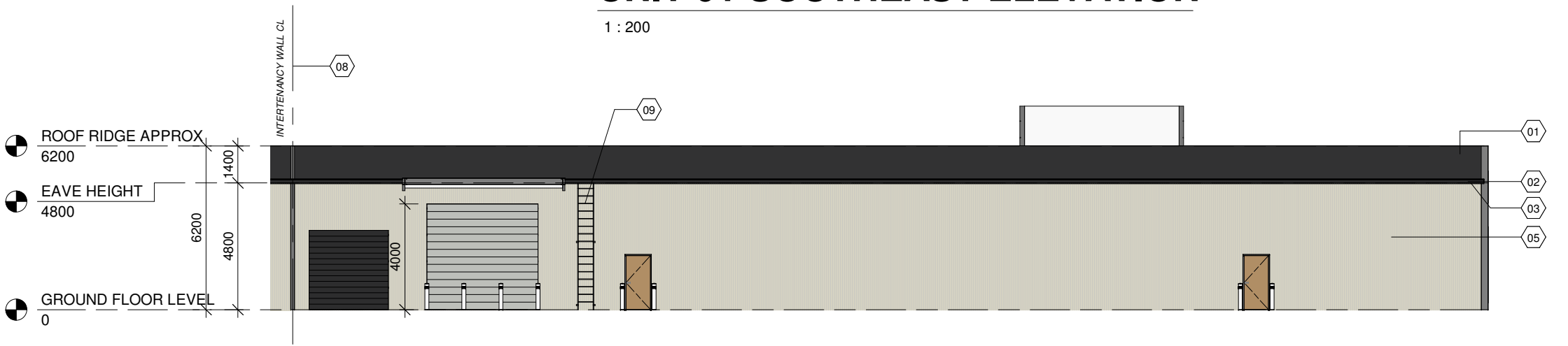
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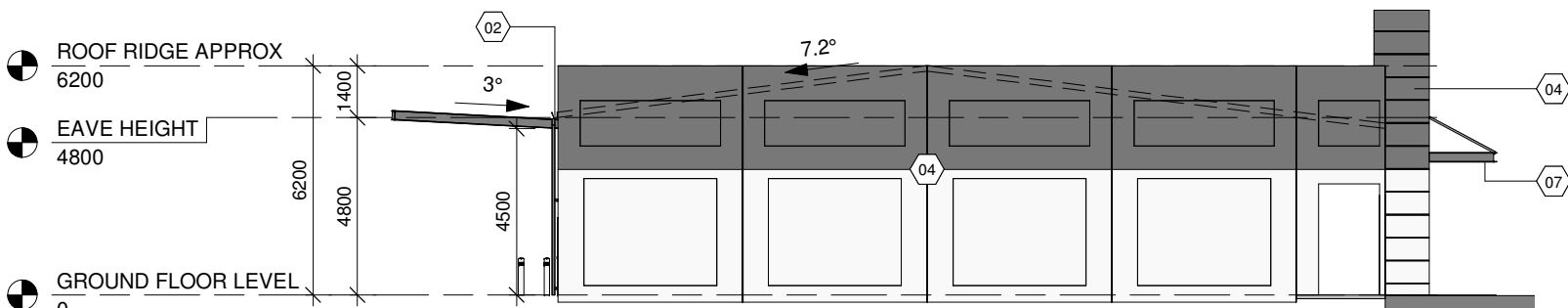
UNIT 01 SOUTHEAST ELEVATION

1 : 200



UNIT 01 NORTHWEST ELEVATION

1 : 200



UNIT 01 SOUTHWEST ELEVATION

1 : 200

NOTES: XX

1. NEW "SELECTED" COLORBOND ROOF SHEETING.
2. "SELECTED" COLORBOND GUTTER.
3. "SELECTED" COLORBOND FASCIA.
4. CONCRETE TILT PANEL TO ENGINEER'S DESIGN.
5. METAL CLAD WALL MATERIAL AND FINISH TBC.
6. ALUMINIUM FRAMED SLIDING DOOR WITH VISION PANEL.
7. FC SHEET CEILING TO WALKWAY AND AWNING.
8. INTERTENANCY WALL.
9. ACCESS LADDER TO PLANT DECK.
10. COMPRESSED FIBRO EXTERNAL CLADDING.
11. CONCRETE PANEL FILLET JOINTS SHOWN ARE FOR DIAGRAMATIC PURPOSES ONLY. CHECK AND MATCH CONCRETE FILLET JOINTS IN EXISTING DEVELOPMENT.
12. DOOR AND GLAZING TO TENANT SPECIFICATIONS.



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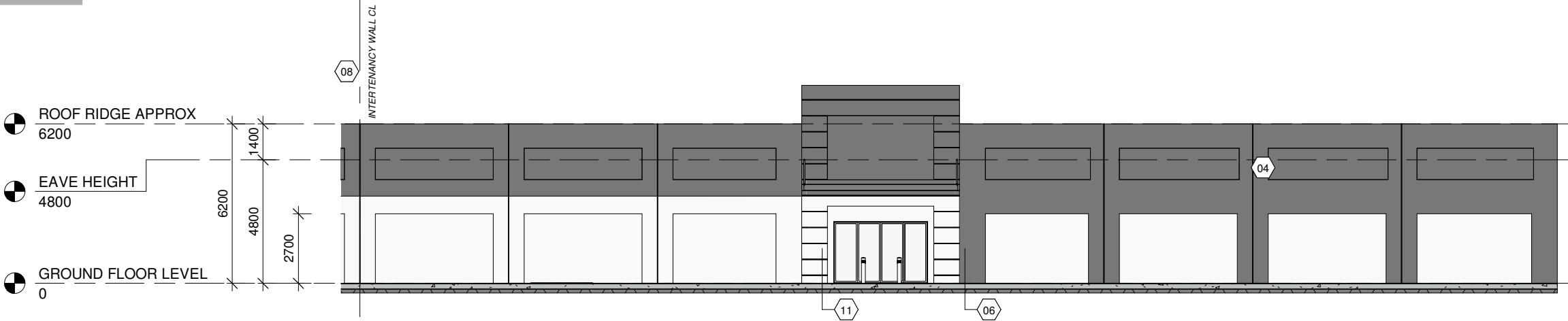
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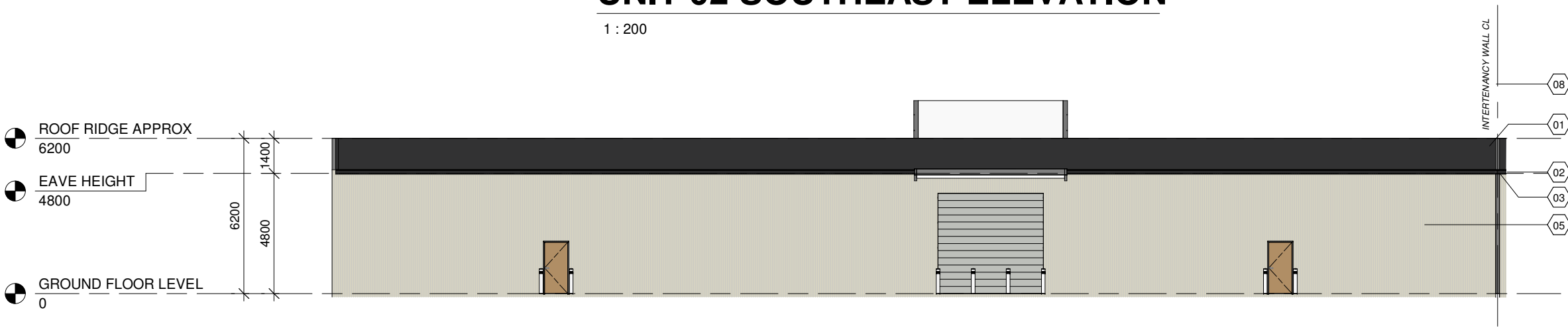
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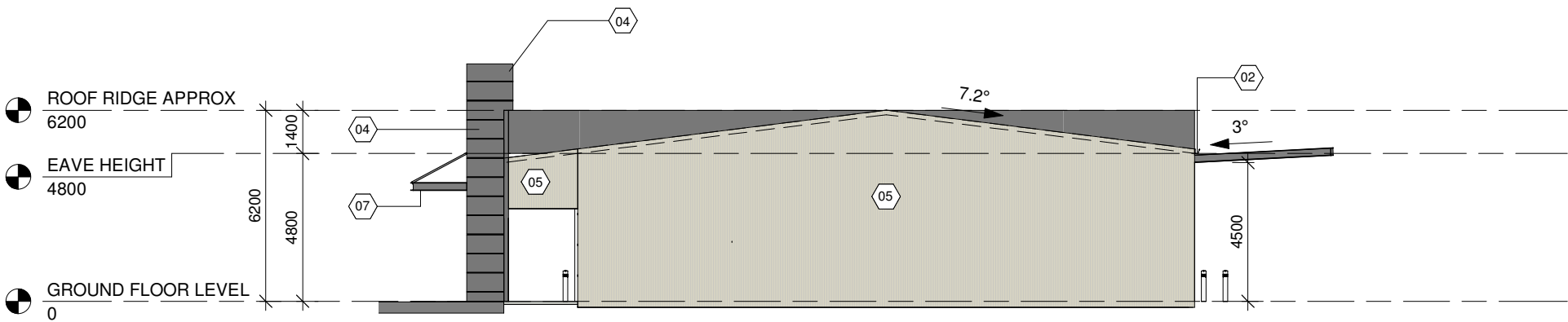
UNIT 02 SOUTHEAST ELEVATION

1 : 200



UNIT 02 NORTHWEST ELEVATION

1 : 200



UNIT 02 NORTHEAST ELEVATION

1 : 200

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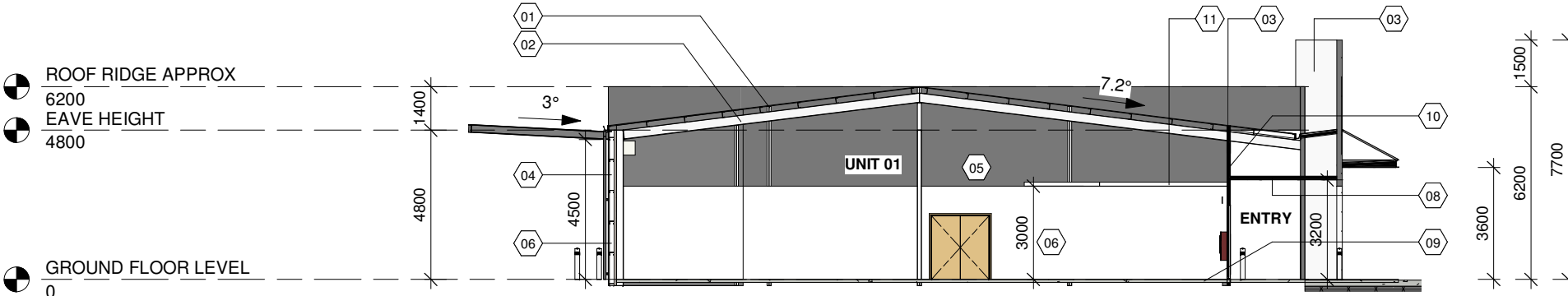
REVISION 8
DESCRIPTION DA SUBMISSION

DATE 15/05/2025

PROJECT No.
W23002

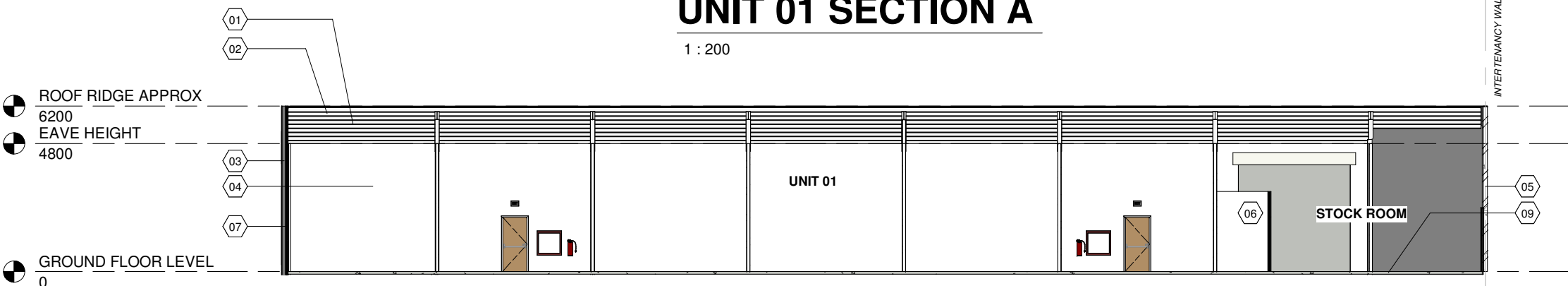
SHEET
A006

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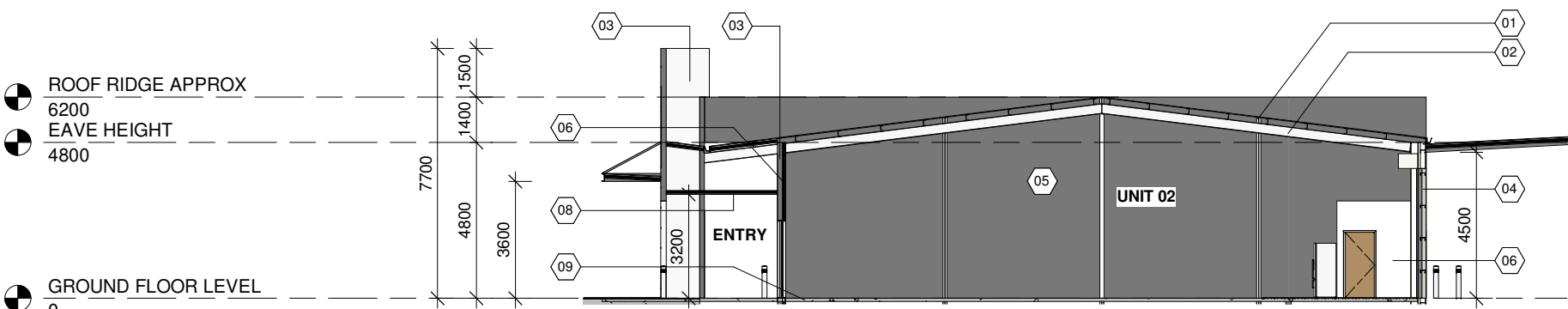
UNIT 01 SECTION A

1 : 200



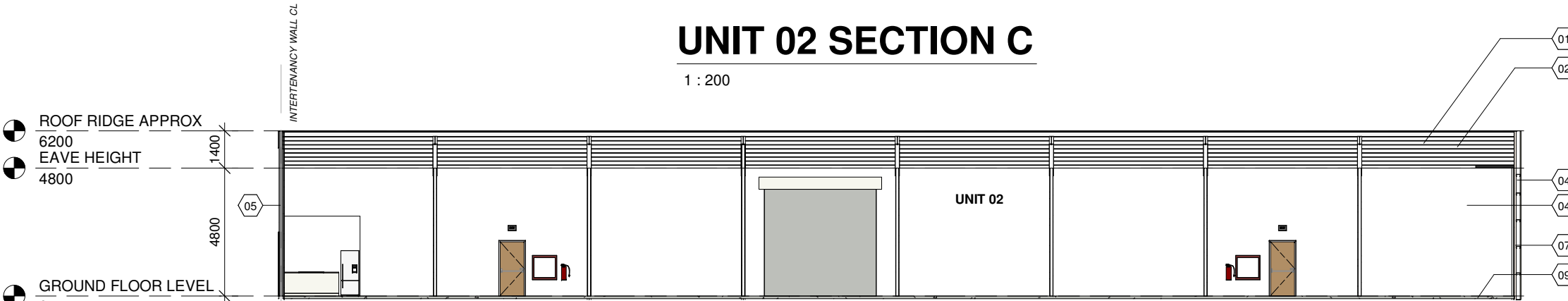
UNIT 01 SECTION B

1 : 200



UNIT 02 SECTION C

1 : 200



UNIT 02 SECTION D

1 : 200

NOTES: XX

1. INSULATION AS PER SECTION J REQUIREMENTS
2. STEEL ROOF TRUSSES/RAFTERS AS PER ENG DESIGN AND MANUFACTURERS SPEC INSULATION AS PERSECTION J REQUIREMENTS.
3. CONCRETE TILT PANEL TO ENGINEER'S DESIGN.
4. METAL CLAD WALL MATERIAL AND FINISH TBC.
5. HEBEL BLOCK INTERTENANCY WALL CONSTRUCTION.
6. TIMBER FRAMED PLASTERBOARD "SELECTED" PAINT FINISH
7. WALL INSULATION TO SECTION J REQUIREMENTS.
8. FC SHEET CEILING TO OUTDOOR ENTRY/WALKWAY.
9. CONCRETE FLOOR SLAB TO ENGR'S DESIGN
10. 90mm STUD WITH COMPRESSED FIBRO PANEL EXTERNAL CLADDING
11. 1200 X 600MM PLASTERBOARD CEILING GRID



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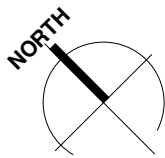
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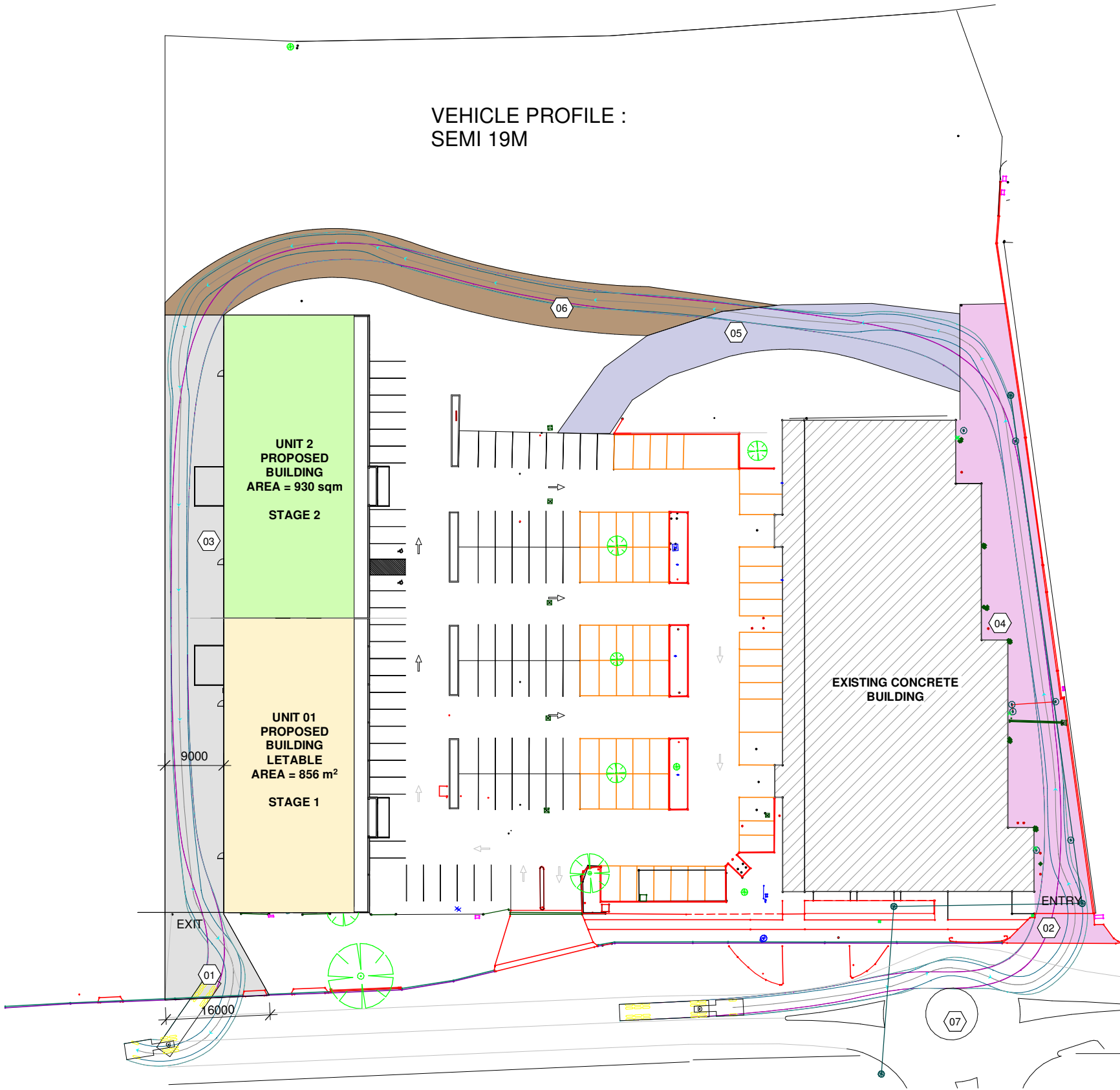
SHEET
A007

DA SUBMISSION



NOTES: XX

1. PROPOSED HEAVY VEHICLE EXIT.
2. EXISTING HEAVY VEHICLE ENTRY.
3. PROPOSED NEW HEAVY VEHICLE CONCRETE DRIVEWAY TO HILLTOPS COUNCIL REQUIREMENTS.
4. EXISTING CONCRETE PAVING FOR HEAVY VEHICLE DRIVEWAY.
5. EXISTING HARDSTAND DRIVEWAY WITH 2 COATS SEAL.
6. PROPOSED HEAVY VEHICLE HARDSTAND DRIVEWAY WITH 2 COATS SEAL TO HILLTOPS COUNCIL REQUIREMENTS.
7. REFER TO COUNCIL FOR EXACT ROAD DETAILS.



VEHICLE MOVEMENT PLAN

1 : 750



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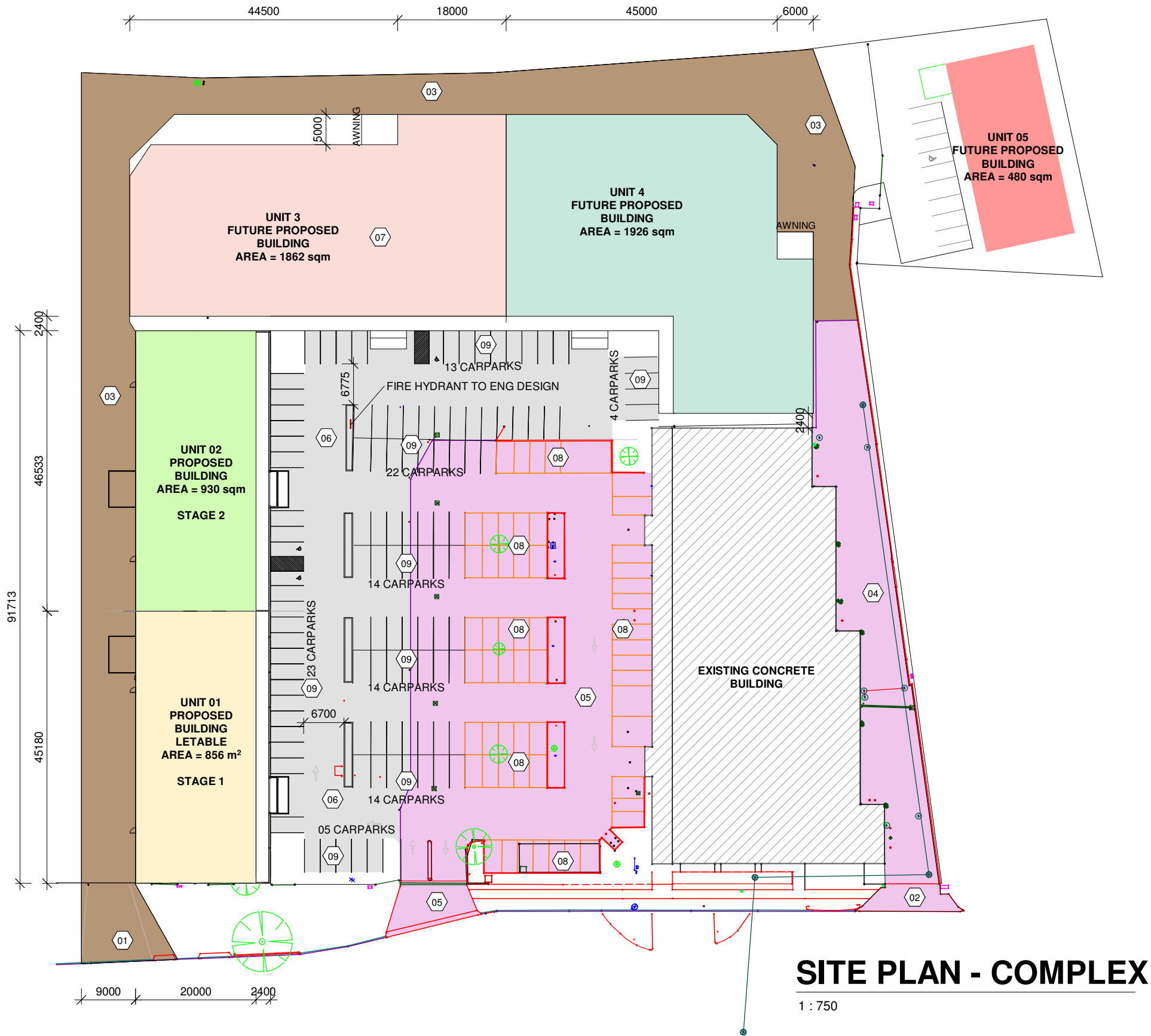
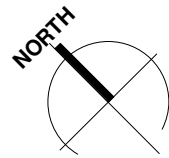
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DATE	15/05/2025				
DRAWN	CM				
DESIGNED	WM				

DA SUBMISSION

DATE
15/05/2025

PROJECT No.
W23002

SHEET
A008



SITE PLAN - COMPLEX

1 : 750

NOTES: (XX)

1. PROPOSED HEAVY VEHICLE EXIT.
2. EXISTING HEAVY VEHICLE ENTRY.
3. PROPOSED HEAVY VEHICLE HARDSTAND DRIVEWAY TO HILLTOPS COUNCIL REQUIREMENTS
4. EXISTING CONCRETE PAVING FOR HEAVY VEHICLE DRIVEWAY.
5. EXISTING CONCRETE PAVING FOR LIGHT VEHICLE DRIVEWAY
6. NEW PAVEMENT DESIGN AND LEVELS TO ENGINEER'S DETAILS.
7. BUILDING FINISH FLOOR LEVEL TO ENGINEER'S DESIGN.
8. EXISTING CARPARKS.
9. NEW PROPOSED CARPARKS.

LEGEND

- EXISTING CONCRETE PAVING
- NEW CONCRETE PAVING
- NEW HARDSTAND DRIVEWAY 2 COAT SEAL
- EXISTING HARDSTAND DRIVEWAY 2 COAT SEAL



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