

## COMPLYING DEVELOPMENT ISSUE

|                  |                     |
|------------------|---------------------|
| <b>Project:</b>  | INDUSTRIAL PREMISES |
| <b>Client:</b>   | AJM TRANSPORT       |
| <b>Lot:</b>      | 124                 |
| <b>No:</b>       | 6                   |
| <b>Street:</b>   | YILEN CLOSE         |
| <b>Suburb:</b>   | BERESFIELD          |
| <b>DP:</b>       | 1173519             |
| <b>Drawn by:</b> | BSIVA               |
| <b>Rev No:</b>   | I                   |
| <b>Job No:</b>   | BC0041              |

## 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 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.

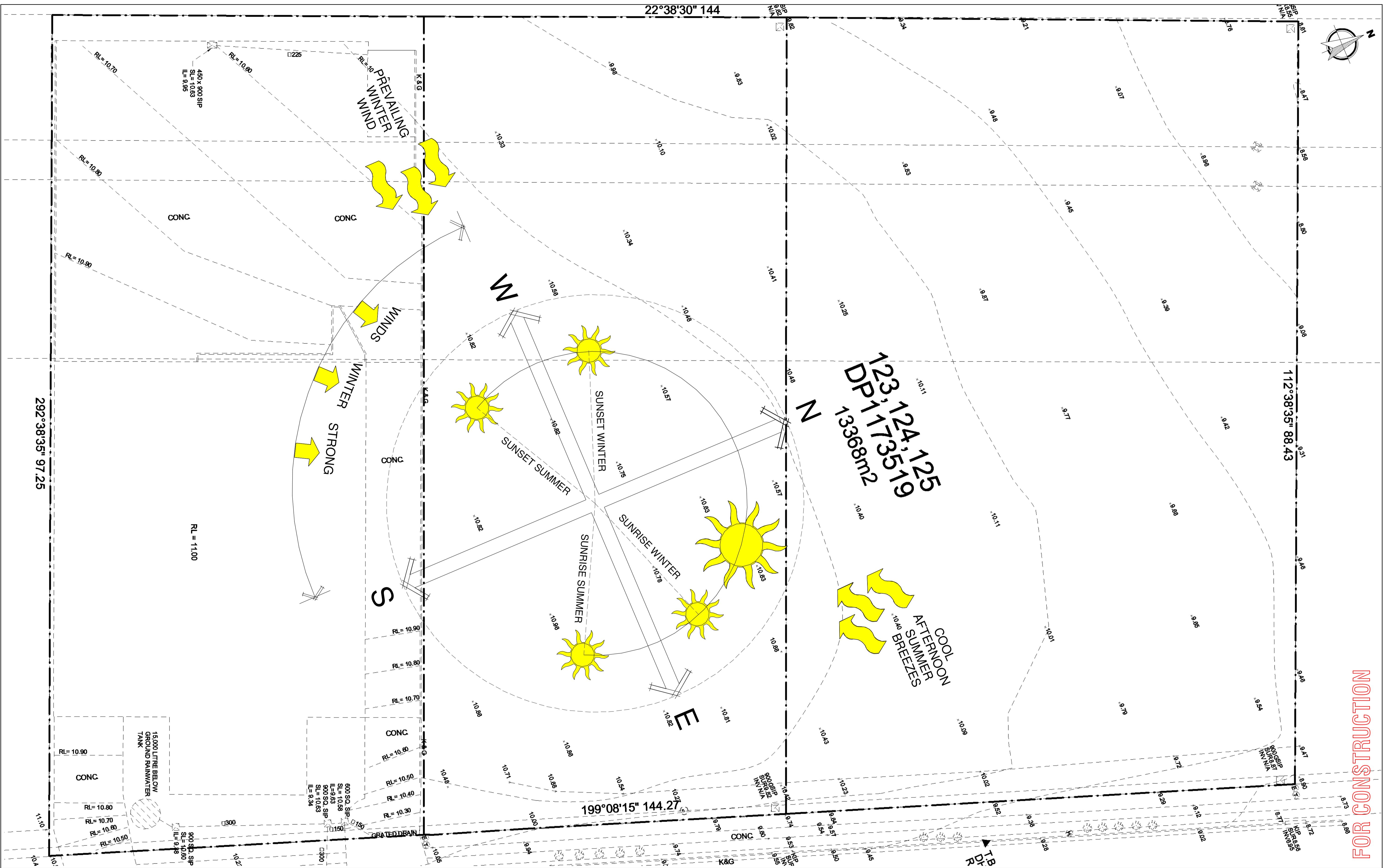
## LEGEND:

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



## DRAWING SHEET LIST

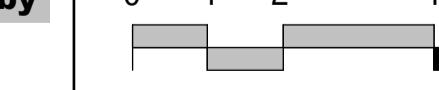
| Sheet # | Sheet Name                  | Drawn By | Current Rev | Date     |
|---------|-----------------------------|----------|-------------|----------|
| 00      | Title Page                  | BSIVA    | I           | 21.11.10 |
| 01      | Site Analysis Plan          | BSIVA    | I           | 21.11.10 |
| 02      | Site Plan & Front Elevation | BSIVA    | I           | 21.11.10 |
| 03      | Roof and Office Plan        | BSIVA    | I           | 21.11.10 |
| 04      | Elevations                  | BSIVA    | I           | 21.11.10 |



The logo for Brown Commercial Building. It features a black and white silhouette of a city skyline with various building heights. Below the skyline, the word "BROWN" is written in a large, bold, sans-serif font. To the right of "BROWN", the words "COMMERCIAL" and "BUILDING" are stacked vertically in a smaller, bold, sans-serif font. The entire logo is set against a white background.

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Ph: (02)4966 0210

| <b>Rev.</b> | <b>Description</b> | <b>Date</b> | <b>Issued</b> |
|-------------|--------------------|-------------|---------------|
| A           | ISSUED TO CLIENT   | 30.08.19    | BSIVA         |
| B           | CDC Issue          | 06.09.19    | BSIVA         |
| C           | Revision 3         | 19.09.19    | BSIVA         |
| H           | Revision H         | 01.11.19    | BSIVA         |
| I           | Revision I         | 21.11.10    | BSIVA         |



6m |

# Project: INDUSTRIAL PREMISES

verified on site **Lot:** 124 **RP:** 1173519 **No:** 6 **Street:** YI EN CI OSB

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## **Sheet Title:**

# **Site Analysis Plan**

## Project No:

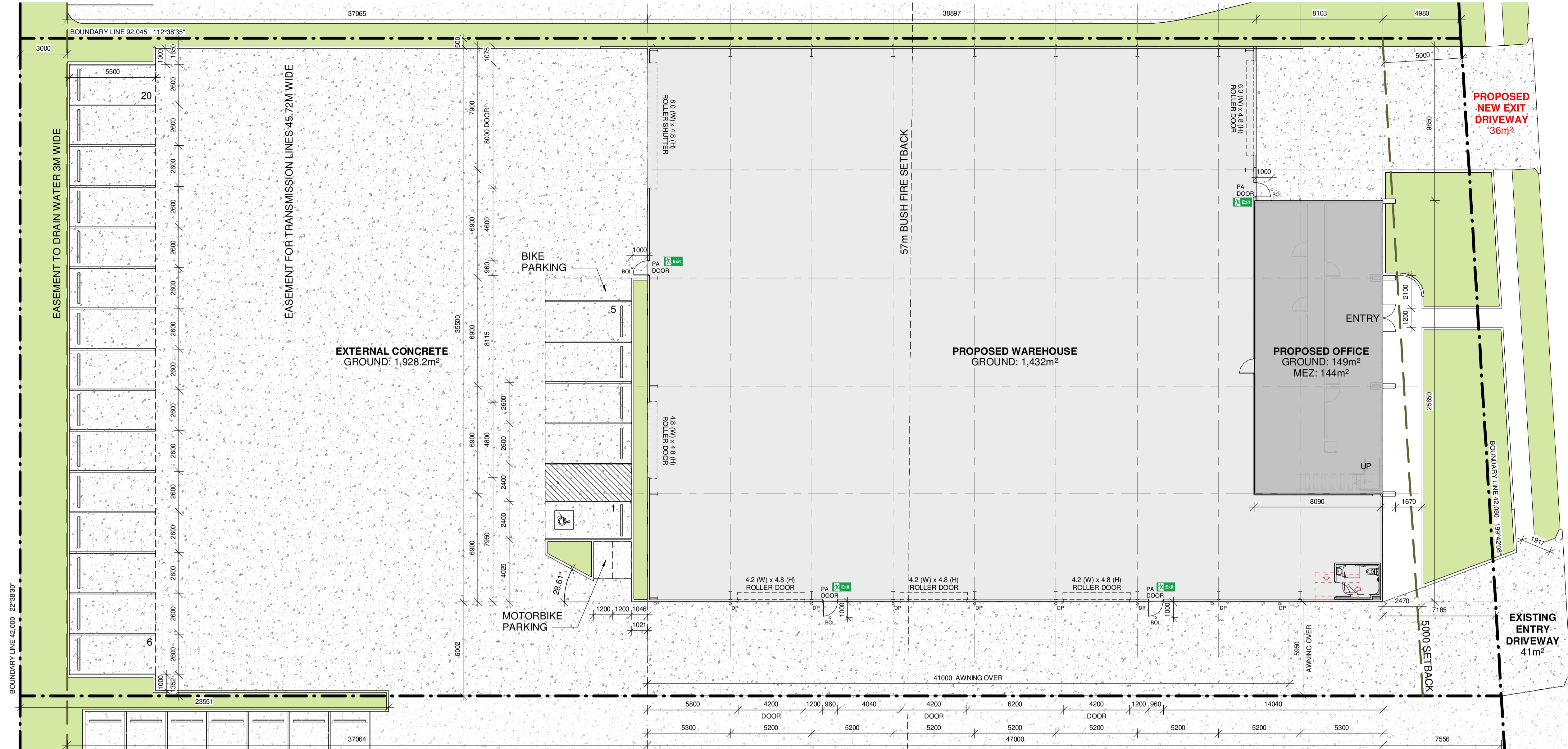
BC0041

**WG No:**

01

# YILEN CLOSE

FOR CONSTRUCTION



## SITE DETAILS

### ZONING

Lot 124 SITE AREA

IN2 - LIGHT INDUSTRIAL

3,920m²

### BUILDING AREAS

BUILDING (GROUND) 1,576m²

MEZZANINE 144m²

### SITE COVERAGE PERCENTAGE

92% BUILT INCLUDING DRIVEWAY

### NEWCASTLE CITY COUNCIL DEVELOPMENT CONTROL PLAN 2012

#### Parking - 7.03 Traffic, Parking & Access

##### Land Use:

Office: 1 space per 50m²

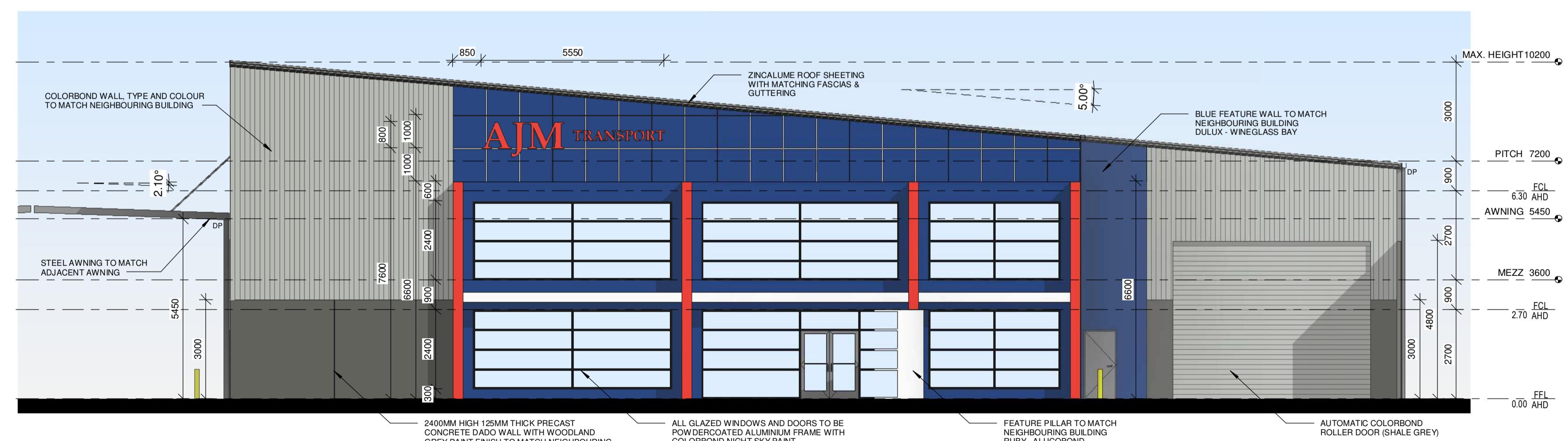
Industrial activity: 1 space per 100m²

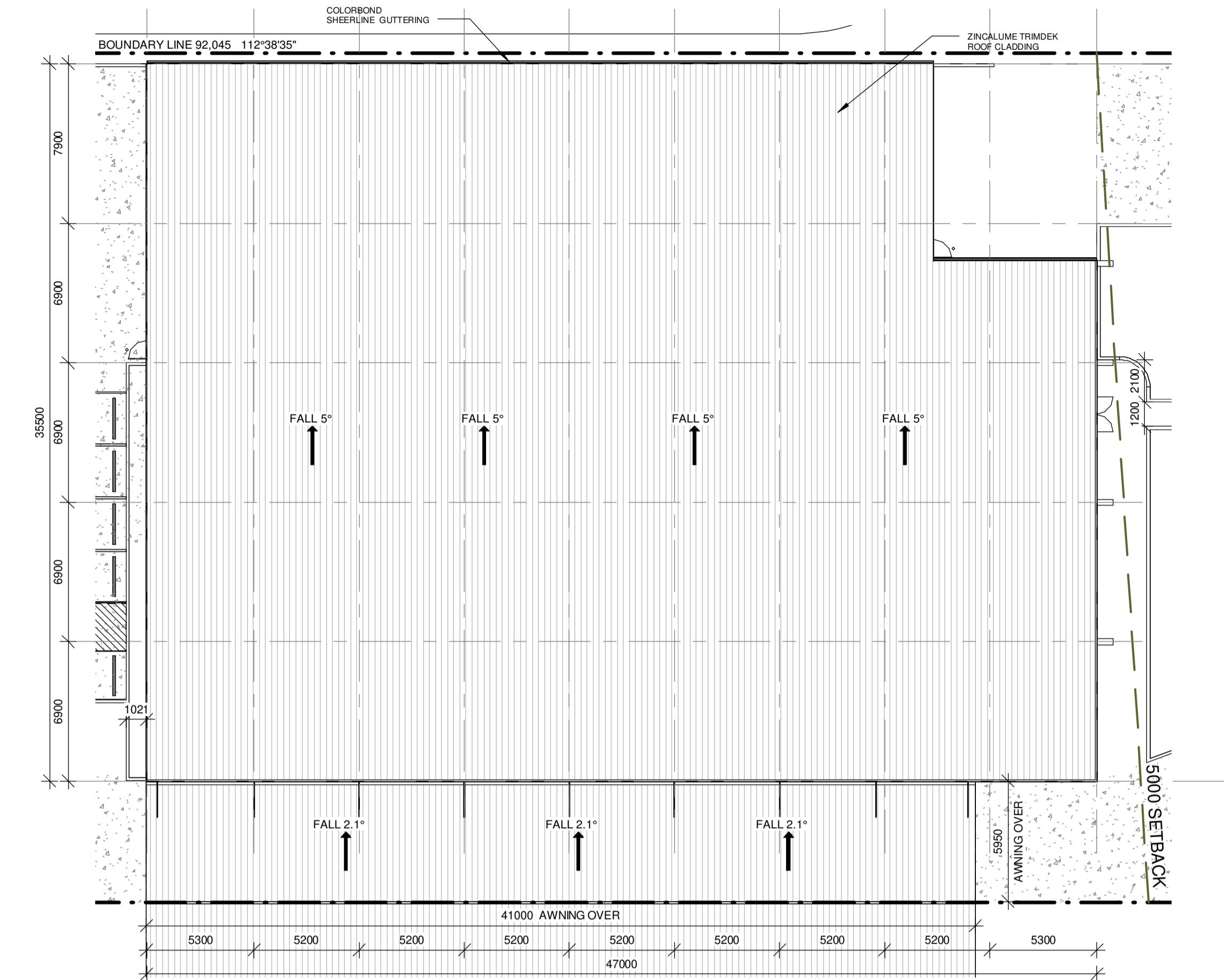
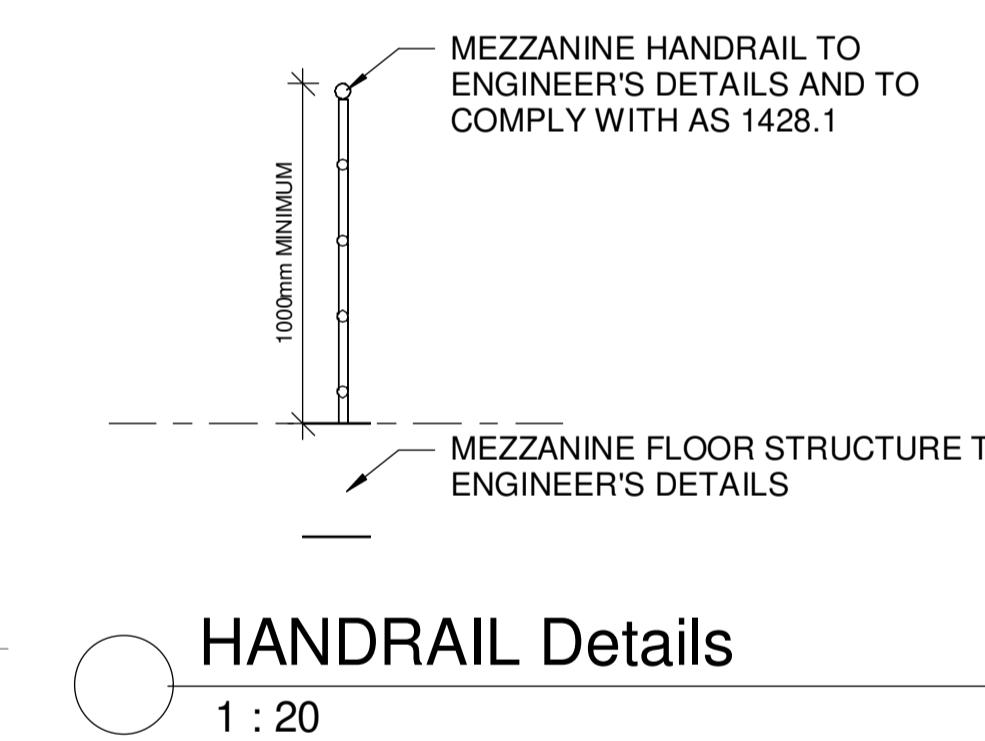
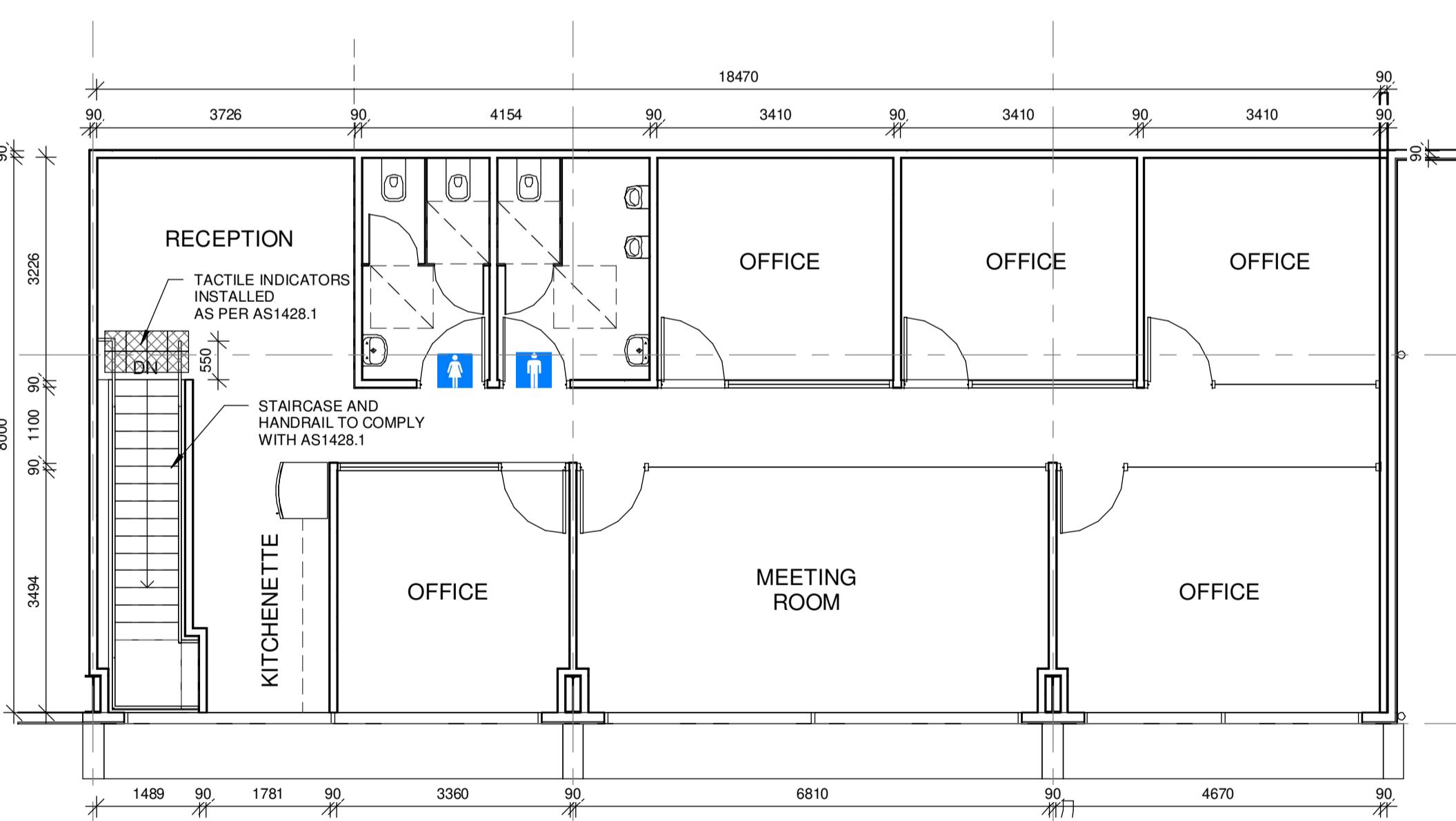
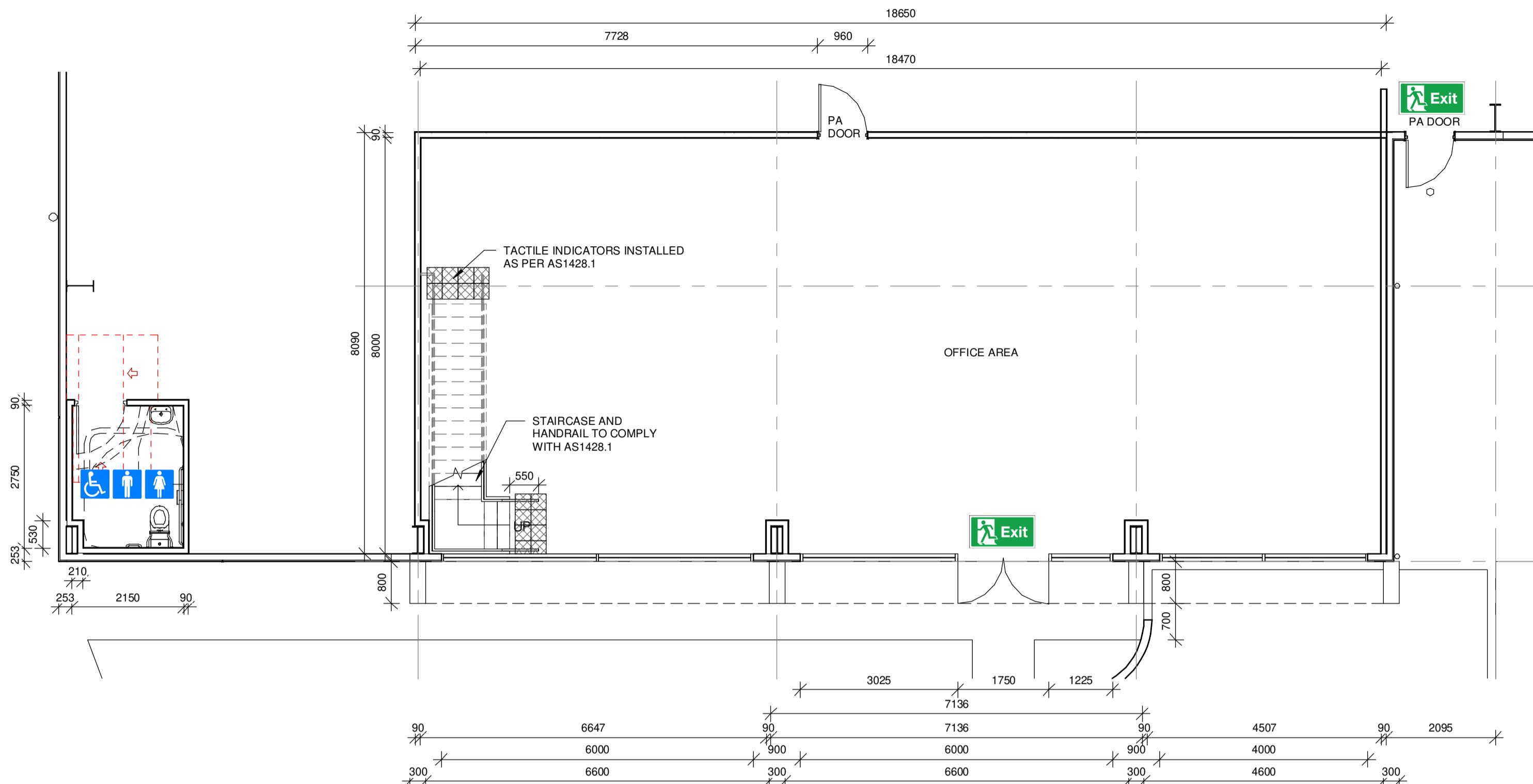
**TOTAL = 20 CAR PARKING SPACES**

Off street car parking to comply with AS 2890.1 - 2004

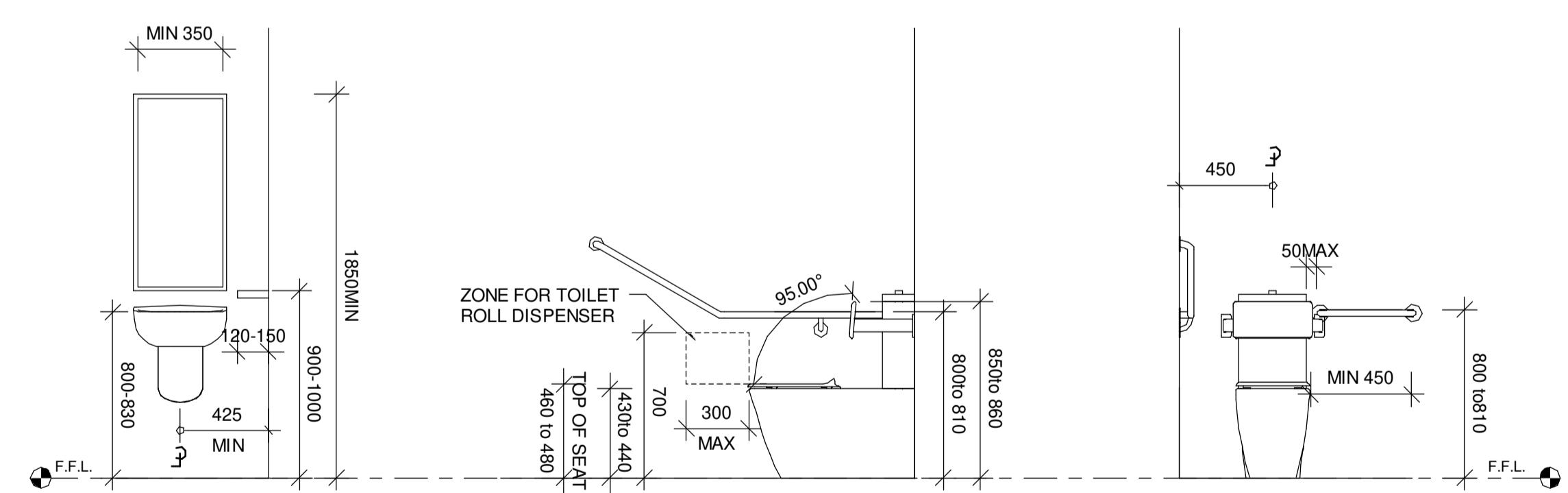
Disability car parking to comply with AS 2890.6 - 2009

Bicycle parking facilities to AS2890.3 1993





### ACCESS AND MOBILITY





| Rev. | Description      | Date     | Issued by |
|------|------------------|----------|-----------|
| A    | ISSUED TO CLIENT | 30.08.19 | BSIVA     |
| B    | CDC Issue        | 06.09.19 | BSIVA     |
| C    | Revision 3       | 19.09.19 | BSIVA     |
| D    | Revision 4       | 27.09.19 | BSIVA     |
| H    | Revision H       | 01.11.19 | BSIVA     |
| I    | Revision I       | 21.11.10 | BSIVA     |

0 1 2 4 6m  
 NOTES:  
 1. All dimensions, levels, and setbacks are to be verified on site prior to fabrication or construction.  
 2. Written dimensions take precedence over scaled ones.  
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**Project:** INDUSTRIAL PREMISES  
**Sheet Title:** Elevations  
**Project No:** BC0041  
**Lot:** 124 **DP:** 1173519 **No:** 6 **Street:** YILEN CLOSE **Suburb:** BERESFIELD  
**Client:** AJM TRANSPORT **Project Status:** COMPLYING DEVELOPMENT ISSUE  
**Scale:** 1 : 100 on A1  
**Revision:** 04