

COMPLYING DEVELOPMENT ISSUE

Project:	INDUSTRIAL PREMISES
Client:	AJM TRANSPORT
Lot:	124
No:	6
Street:	YILEN CLOSE
Suburb:	BERESFIELD
DP:	1173519
Drawn by:	BSIVA
Rev No:	I
Job No:	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. ANY 3D DRAWINGS ARE INDICATIVE ONLY, AND ARE TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.

3.

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.

4.

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).

5.

FIGURED DIMENSIONS ARE:

6.

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).

7.

FIGURED DIMENSIONS ARE:

8.

WALL / PARTITIONS SETOUT TO CENTRE LINE WHERE NOTED.

9.

ALL OTHER WALL/PARTITION DIMENSIONS ARE TO FINISHED FACE OF PARTITION.

10.

CEILINGS: FINISHED UNDERSIDE OF CEILINGS - CEILING HEIGHT IS MEASURED FROM FINISH FLOOR LEVEL.

11.

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

12.

PLANS TO BE READ IN CONJUNCTION WITH:

13.

BUILDING CODE OF AUSTRALIA

14.

RELEVANT AUSTRALIAN STANDARDS

15.

HYDRAULIC DRAWING SET

16.

CIVIL DRAWING SET

17.

STRUCTURAL DRAWING SET

18.

LANDSCAPE DRAWING SET

19.

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

20.

PLEASE NOTE:

21.

DETAILS SHOWN ON THIS PLAN ARE INTENDED TO BE ACCURATE, HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS AND DRAWINGS WILL TAKE PRECEDENCE OVER THIS SET.

22.

LEGEND:

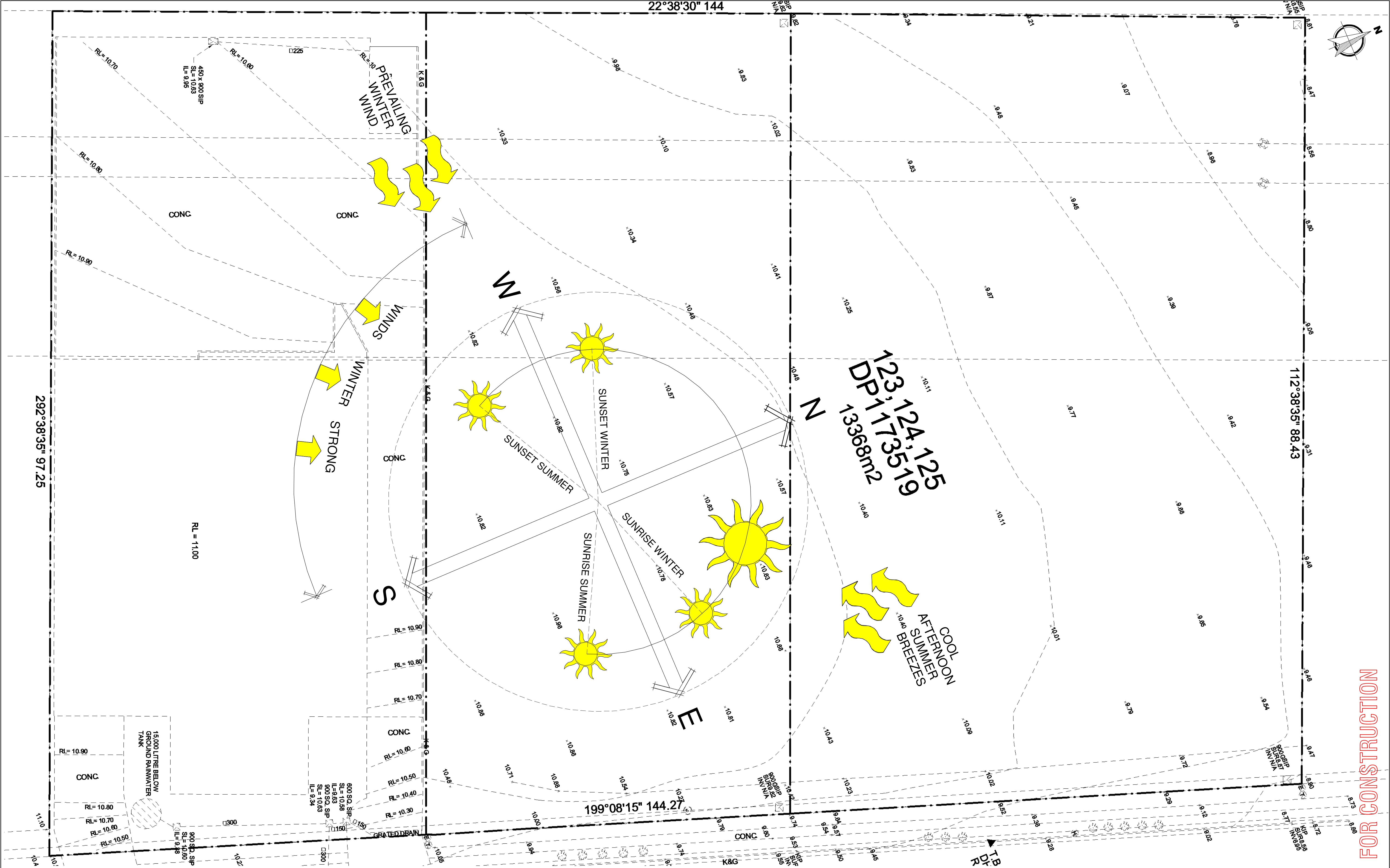
23.

CENTRE LINE

24.

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



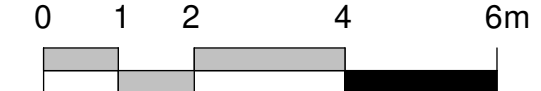




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Rev.	Description	Date	Issued by
A	ISSUED TO CLIENT	30.08.19	BSIVA
B	CDC Issue	06.09.19	BSIVA
C	Revision 3	19.09.19	BSIVA
H	Revision H	01.11.19	BSIVA
I	Revision I	21.11.10	BSIVA



0 1 2 4 6m

NOTES:
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Lot: 124 **DP:** 1173519 **No:** 6 **Street:** YILEN CLOSE **Suburb:** BERESFIELD

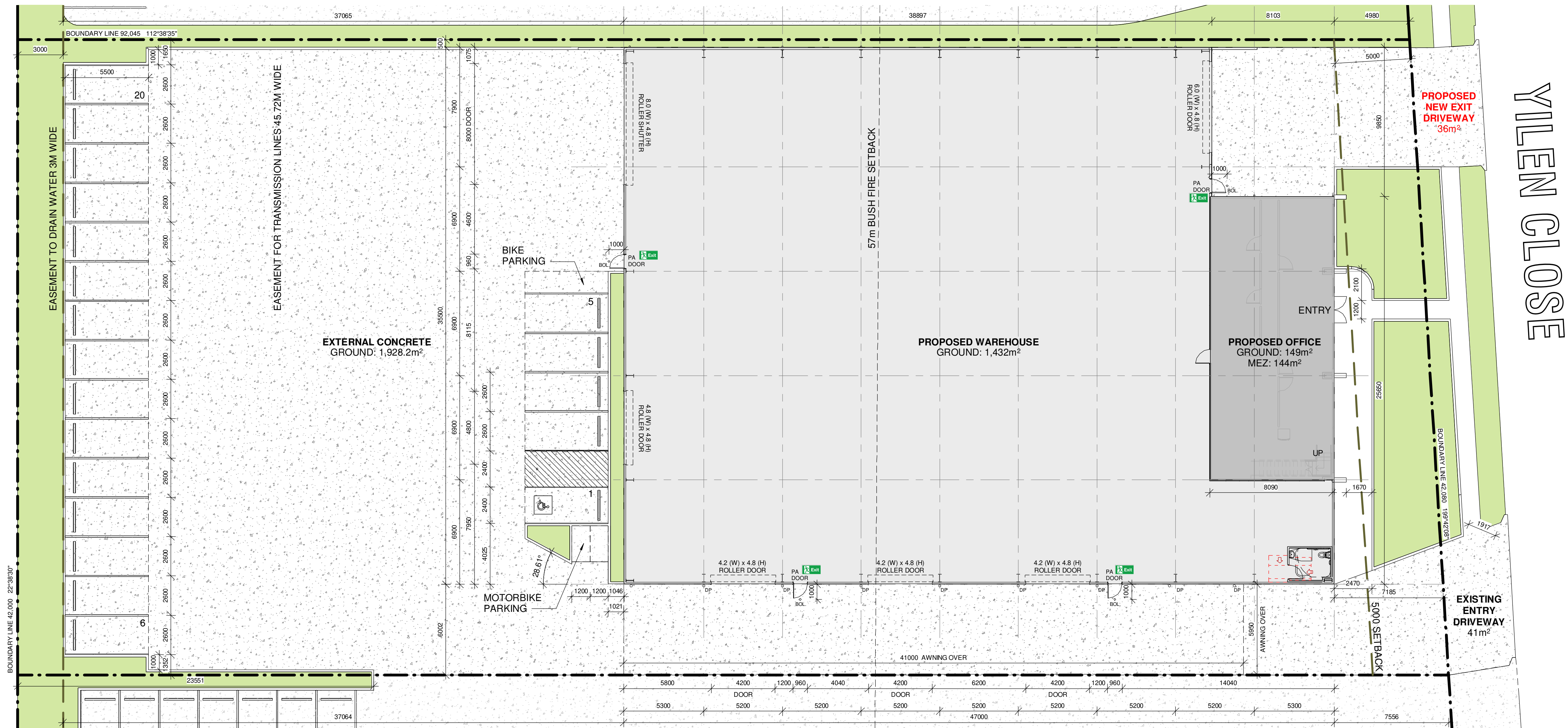
Client: AJM TRANSPORT **Project Status:** COMPLYING DEVELOPMENT ISSUE

Sheet Title: Site Analysis Plan

Scale: As indicated on A1

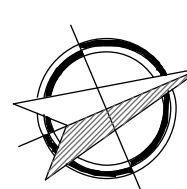
Project No: BC0041

DWG No: 01



SITE PLAN

1 : 150



SITE DETAILS

ZONING
Lot 124 SITE AREA
BUILDING AREAS

IN2 - LIGHT INDUSTRIAL

3,920m²

BUILDING (GROUND)
MEZZANINE

1,576m²
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

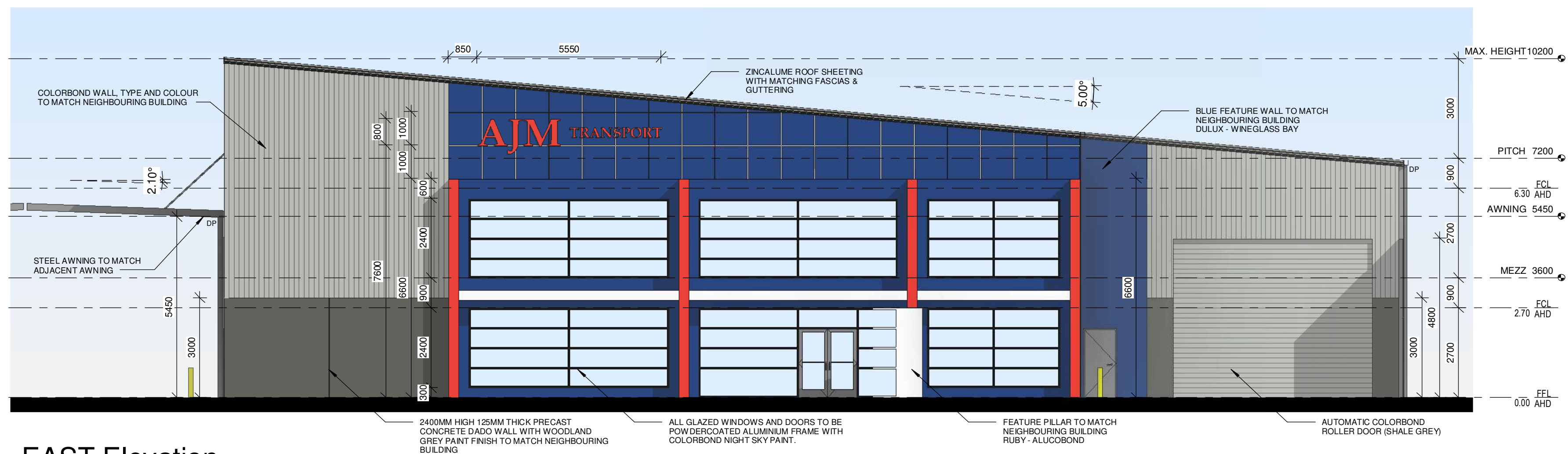
Industrial activity : 1 space per 100m²

TOTAL = 20 CAR PARKING SPACES

Off street car parking to comply with AS 2890.1 - 2004

Disability car parking to comply with AS2890.6 - 2009

Bicycle parking facilities to AS2890.3 1993

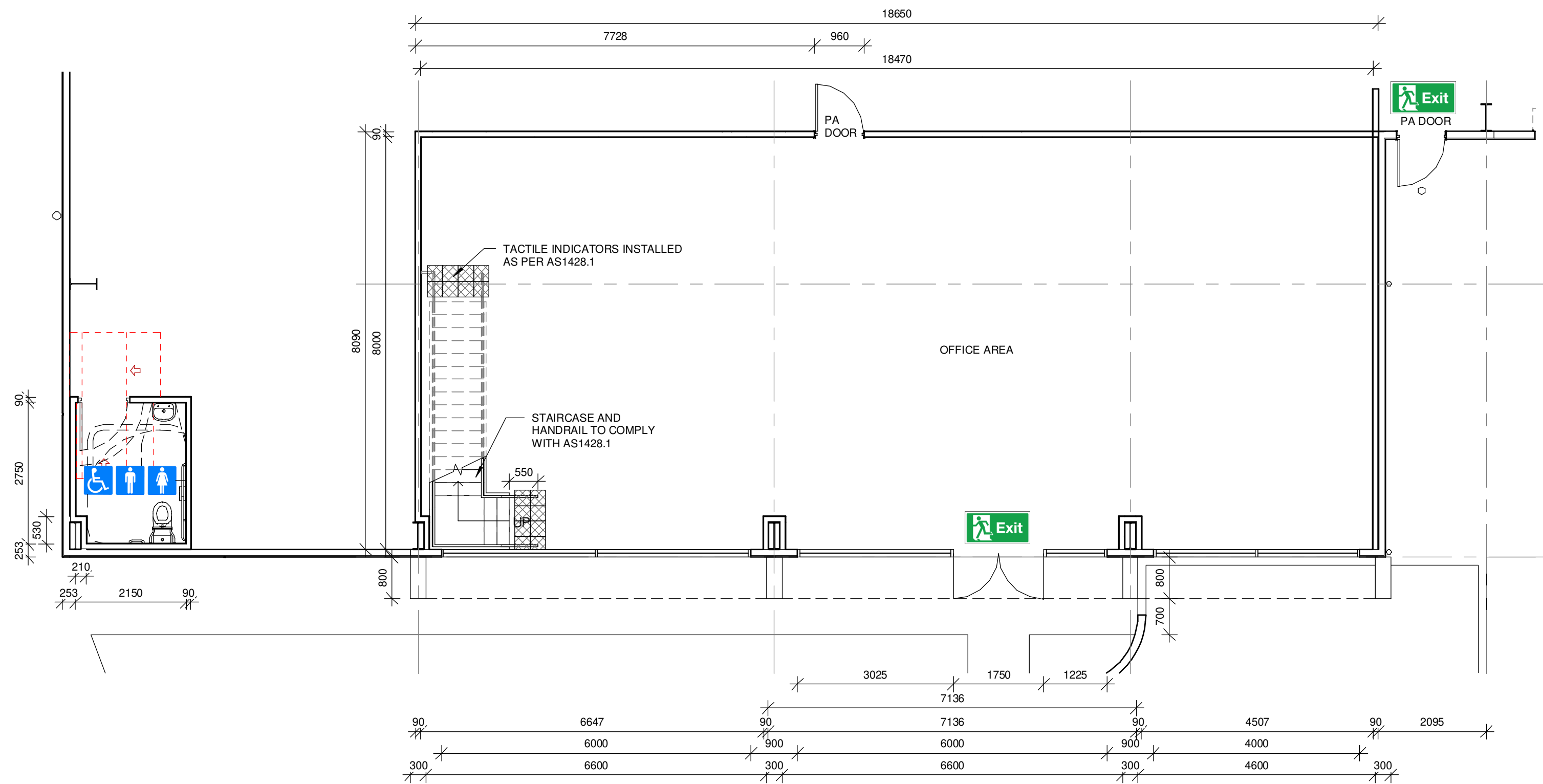


EAST Elevation

1 : 100

FOR CONSTRUCTION

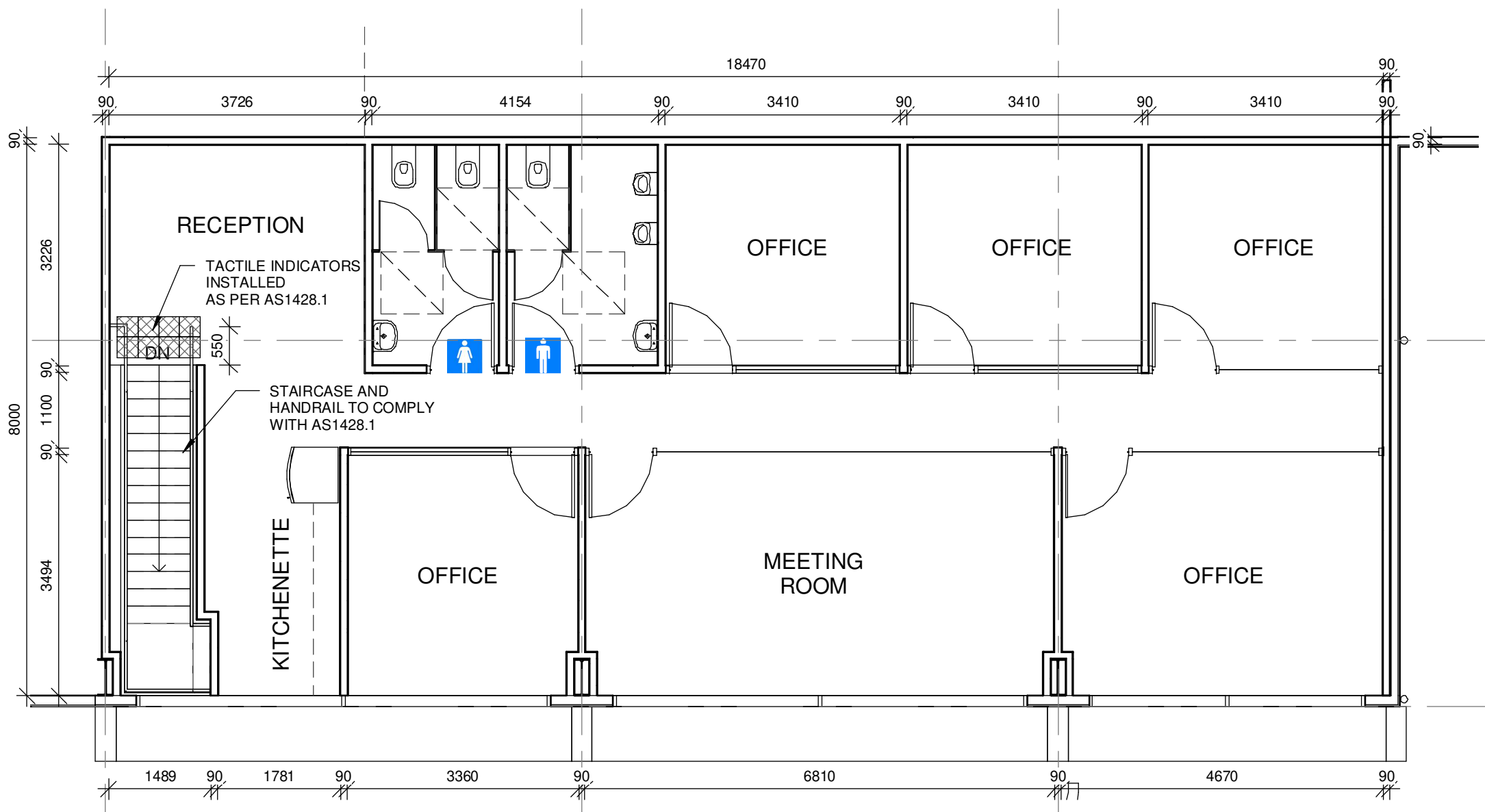
Rev.	Description	Date	Issued by
A	ISSUED TO CLIENT	30.08.19	BSIVA
B	CDC Issue	06.09.19	BSIVA
C	Revision 3	19.09.19	BSIVA
D	Revision 4	27.09.19	BSIVA
E	Drive Way Amendment	03.10.19	ST
H	Revision H	01.11.19	BSIVA
I	Revision I	21.11.10	BSIVA



GROUND Floor Plan (OFFICE)

1 : 75

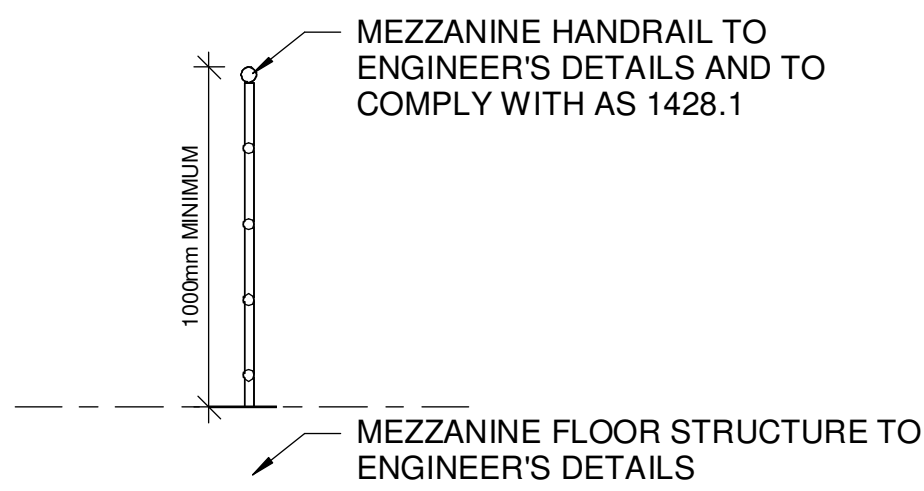
FIRE HAZARD PROPERTIES OF THE FLOOR COVERINGS IN THE OFFICE TO COMPLY WITH C1.10 AND SPEC C1.10



MEZZANINE Floor Plan (OFFICE)

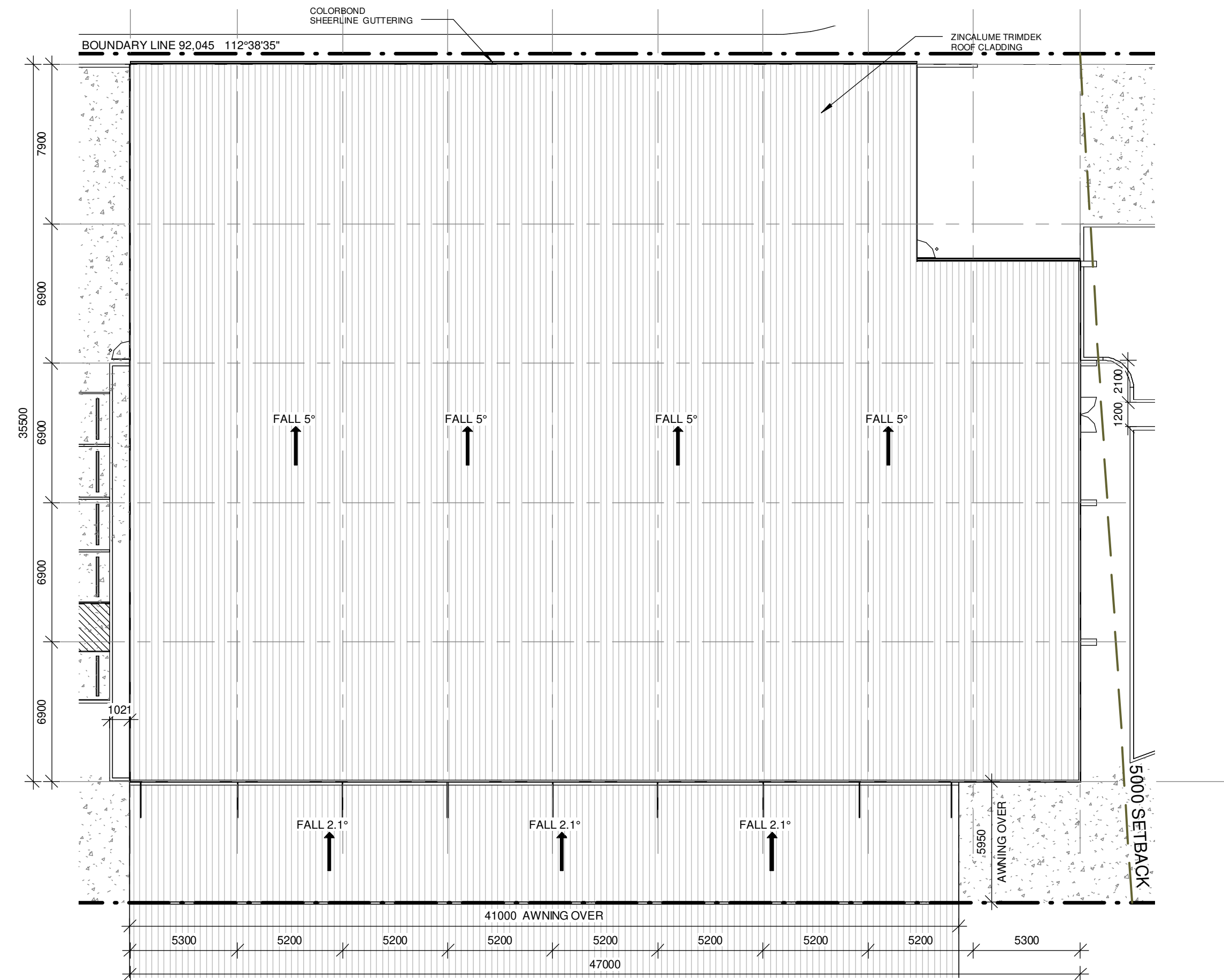
1 : 75

FIRE HAZARD PROPERTIES OF THE FLOOR COVERINGS IN THE OFFICE TO COMPLY WITH C1.10 AND SPEC C1.10



HANDRAIL Details

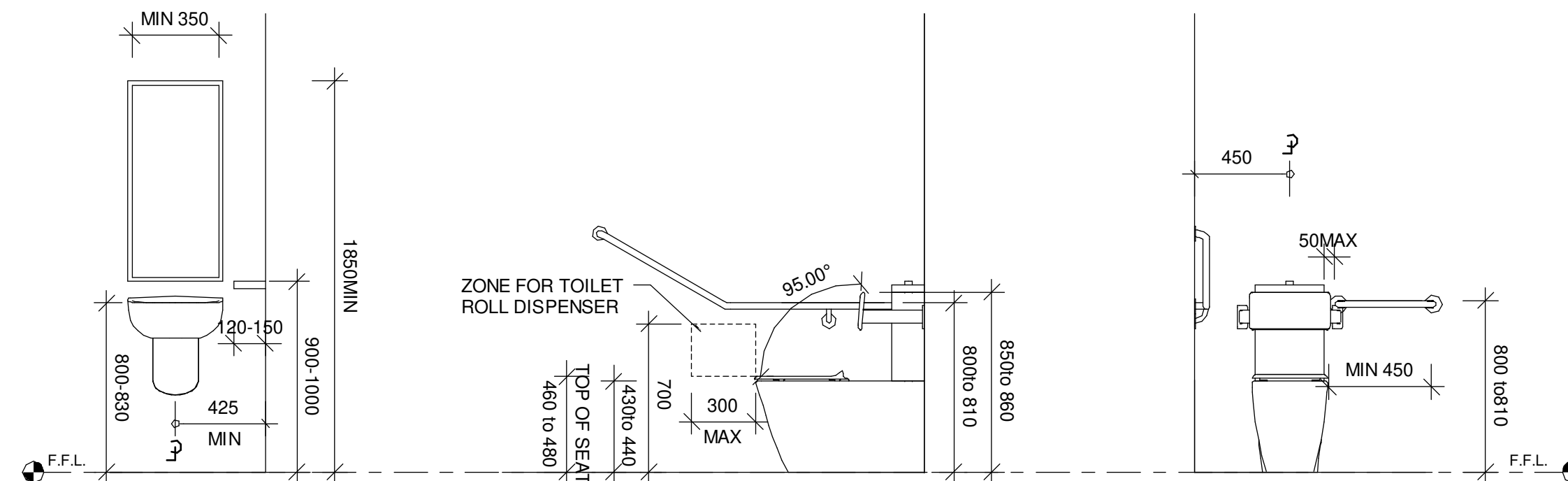
1 : 20



ROOF PLAN

1 : 200

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

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B	CDC Issue	06.09.19	BSIVA
C	Revision 3	19.09.19	BSIVA
D	Revision 4	27.09.19	
F	Internal Layout Added	08.10.19	ST
G	Client Revision	09.10.19	ST
H	Revision H	01.11.19	BSIVA
I	Revision I	21.11.10	BSIVA

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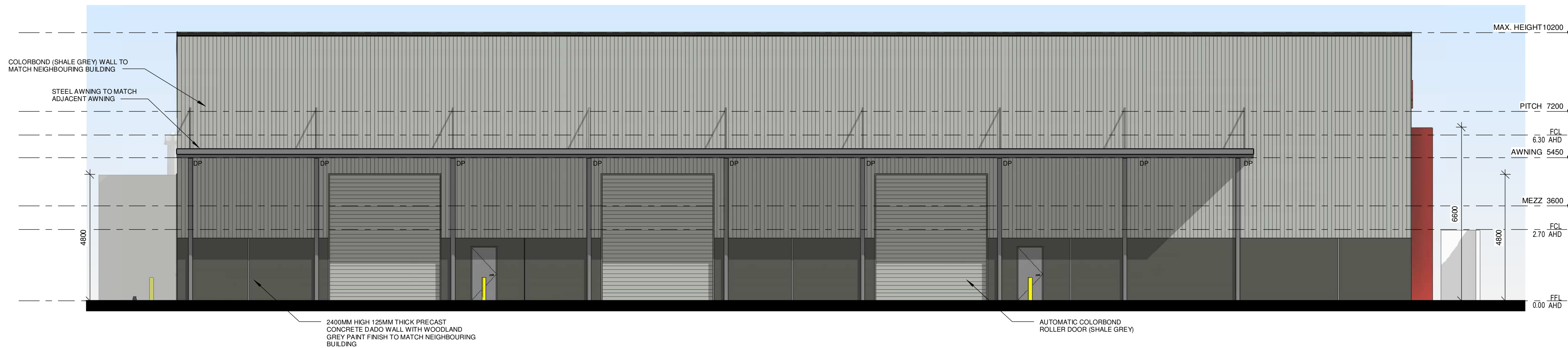
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Lot: 124 **DP:** 1173519 **No:** 6 **Street:** YILEN CLOSE **Suburb:** BERESFIELD
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Sheet Title: Roof and Office Plan
Scale: As indicated on A1

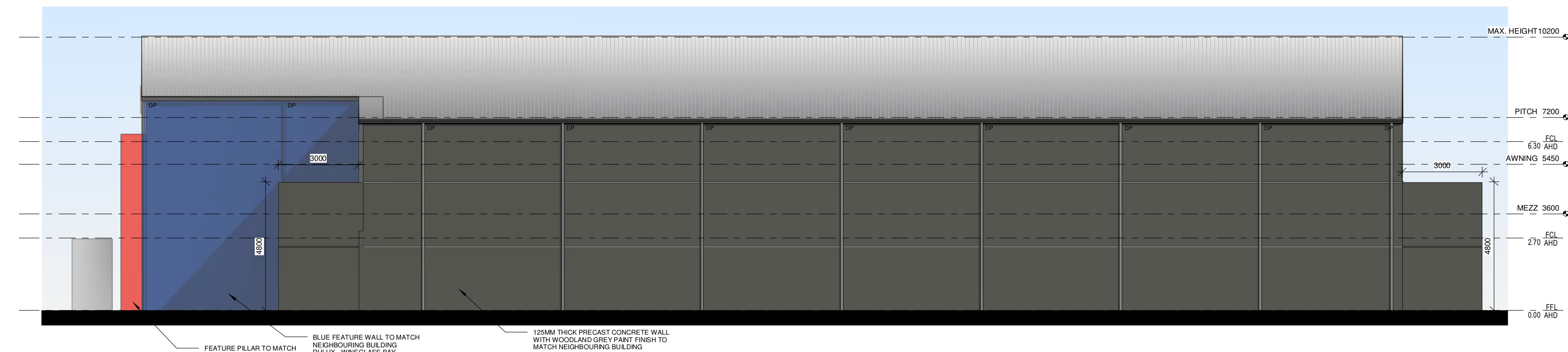
Project No: BC0041
DWG No: 03

FOR CONSTRUCTION



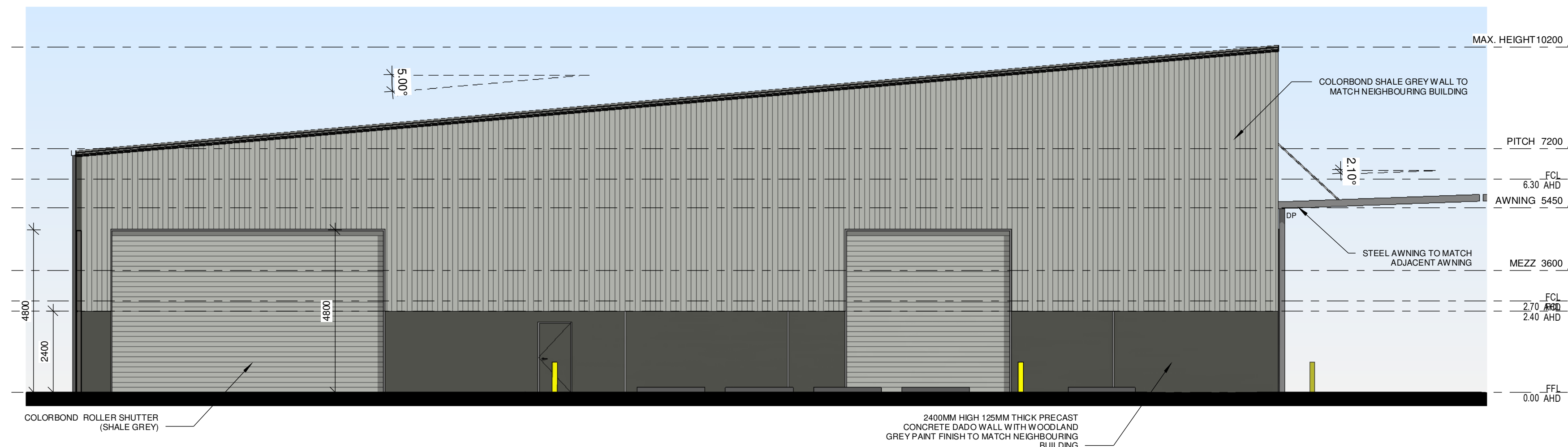
NORTH Elevation

1 : 100



SOUTH Elevation

1 : 100



WEST Elevation

1 : 100

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