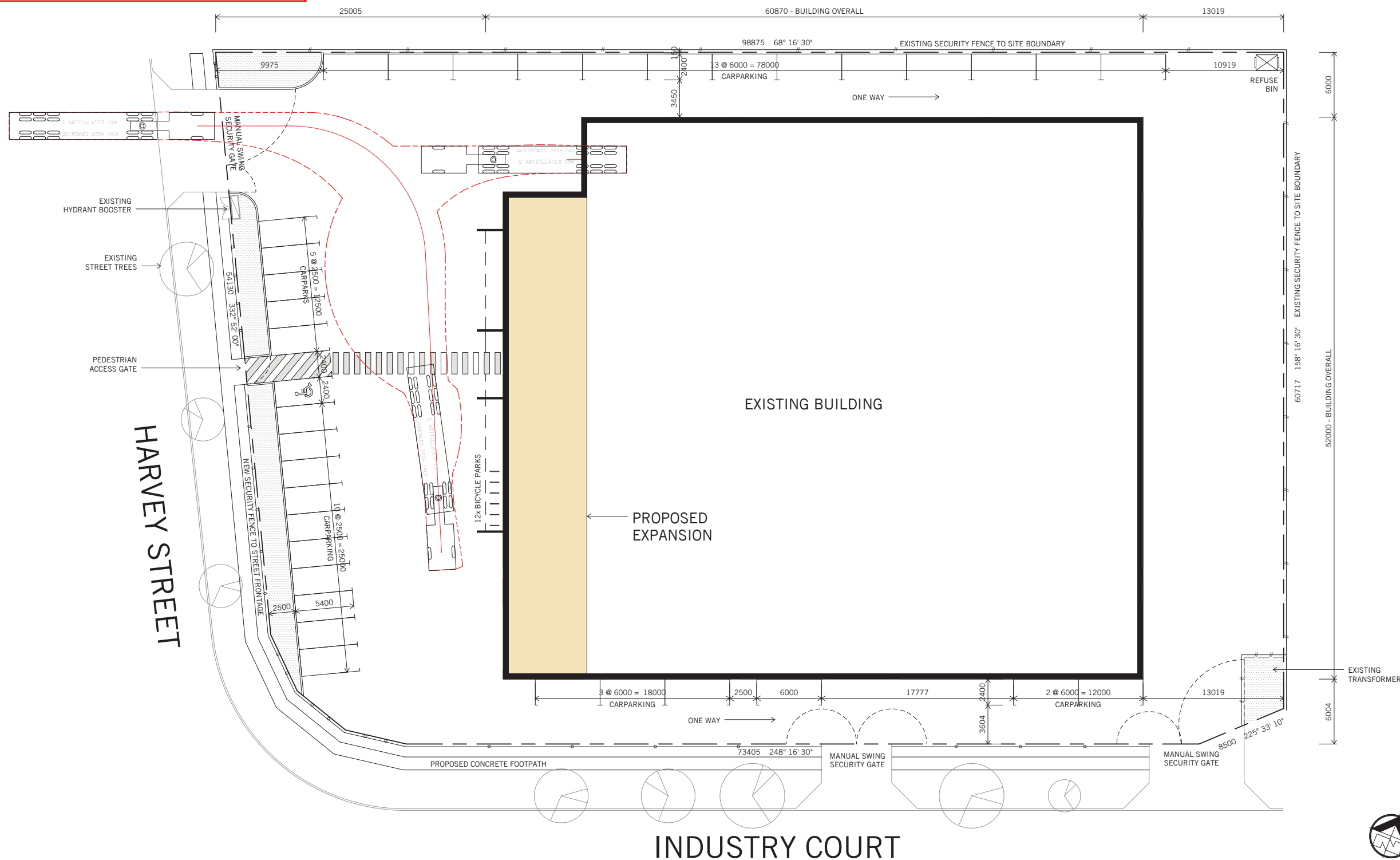


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/829
Date: 20 April 2017



SITE PLAN
1 : 200 @ A1

PROPOSED SITE PLAN
PROPOSED WAREHOUSE RENOVATION
18 INDUSTRY COURT
EAGLE FARM QLD 4009
DWG N° 1142-21-2 by IM
DATE 18/01/2017

GENERAL NOTES

INDUSTRIAL CROSS OVERS TO BE CONSTRUCTED AS PER LOCAL AUTHORITY STANDARD DETAILS DRAWINGS.

150MM WIDE CONCRETE KERBING TO CAR PARK AND DRIVEWAY PERIMETER - WHERE SHOWN.

PROVIDE DISABLED ACCESS FROM CARPARK TO BUILDING RAMPS TO BE MAX. GRADES OF 1:20 ACROSS CAR TURNING AREA WITH MAX. 3MM STEP UP FROM RAMP TO FLOOR TO COMPLY WITH A.S. 1428.1-2001.

ALL RAMPS FROM CARPARK TO TENANCY ENTRY DOORS TO BE 1:14 MAXIMUM GRADIENT.

LEGEND

- 27.000 EXISTING CONTOUR
- + 10.000 EXISTING GROUND LEVELS
- 10.000 PROPOSED FINISHED LEVELS
- T.B.M. TEMPORARY BENCH MARK (A.H.D.)
- P.S.M. PERMANENT SURVEY MARK (A.H.D.)
- L.P. EXISTING LIGHT POLE
- T.P. EXISTING TELECOMMUNICATIONS PIT
- DPH DUAL PILLAR HYDRANT
- SW-SW EXISTING STORMWATER LINE
- W-W EXISTING WATER LINE
- S-S EXISTING SEWER LINE
- E-E EXISTING ELECTRICAL
- T-T EXISTING TELECOM.
- // // EXISTING FENCING
- o-o PROPOSED FENCING
- LANDSCAPING
- BITUMEN HARDSTAND
- CONCRETE HARDSTAND

SITE INFORMATION

LOTS 1-3 on SL12050	6,092 m ²
TOTAL FLOOR AREA	3,205 m²
GROUND FLOOR	
Amenities	51 m ²
Office	53 m ²
Warehouse	2,901 m ²
FIRST FLOOR	
Amenities	11 m ²
Office	188 m ²
SITE COVERAGE	49.8% 3,031 m²
LANDSCAPING	2% 146 m²
TOTAL CARPARKS	35

space frame
DESIGN + CONSTRUCT SOLUTIONS



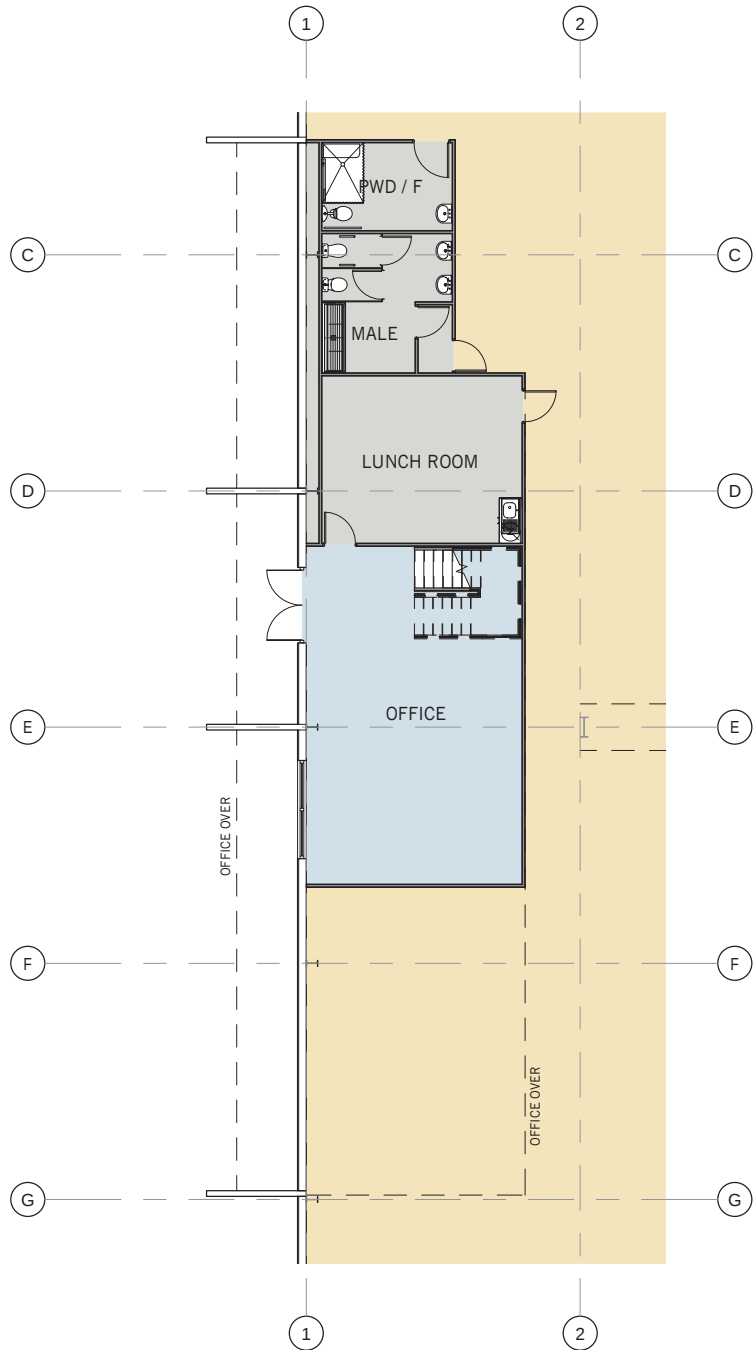
**space
frame**
DESIGN + CONSTRUCT SOLUTIONS

18 INDUSTRY COURT
EAGLE FARM QLD 4009
DWG N° 1142-22-2 by IM
DATE 18/01/2017

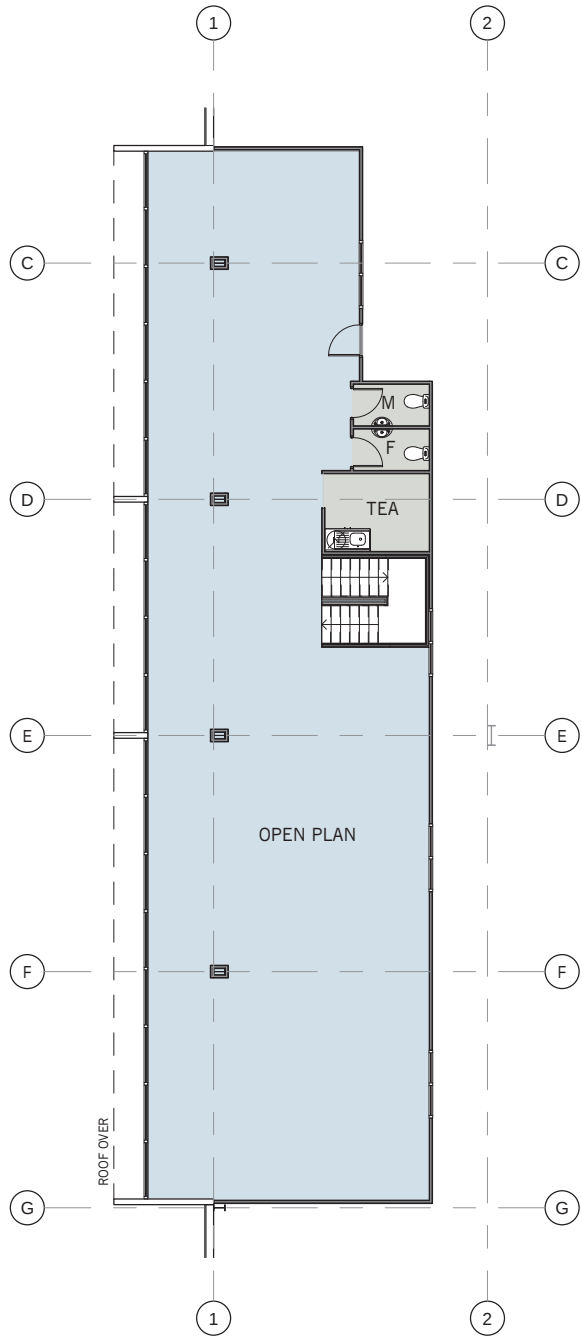
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GROUND FLOOR PLAN
1 : 100 @ A1



FIRST FLOOR PLAN
1 : 100 @ A1

GENERAL NOTES

REINFORCED CONCRETE TILT UP PANELS TO COMPLY WITH B.C.A. PART C 1.11

IN ACCORDANCE WITH G1.2 OF THE B.C.A. EXITS TO ALL FREEZER/COLDROOM AREAS WILL HAVE:
1. MANUALLY OPERATED TURN KEY BELLS.
2. EMERGENCY RELEASE PIN WHICH ALLOWS DOORS TO BE OPENED FROM INSIDE.

INTERNAL PARTITIONS TO BE 64mm RONDO STEEL STUD WITH PAINTED 10mm PLASTERBOARD LINING 10mm WATER RESISTANT PLASTERBOARD TO WET AREAS.

ALL SANITARY COMPARTMENTS TO BE MECHANICALLY VENTILATED TO COMPLY TO BCA CI F4.5(b) BY AIR-CONDITIONING CONTRACTOR.

WALLS IN WET AREAS NEXT TO TILT PANEL WALLS TO BE ISOLATED OFF PANEL BY 10mm AND ALLOW FOR VERTICAL MOVEMENT.

LEGEND

- FHR FIRE HOSE REEL, 36m
- FIRE EXTINGUISHER 4.5kg TYPE AB(E)
- UNDER BENCH WATER HEATER
- OVER BENCH WATER HEATER
- CONCRETE TILT PANEL WALL
- COLDROOM PANEL WALLS
- STEEL GIRT
- STUD WALL
- B BOLLARD

BUILDING INFORMATION

GROUND FLOOR	3,205 m ²
Amenities	51 m ²
Office	53 m ²
Warehouse	2,901 m ²
FIRST FLOOR	
Amenities	11 m ²
Office	188 m ²



OFFICE FLOOR PLANS
PROPOSED WAREHOUSE RENOVATION

18 INDUSTRY COURT
EAGLE FARM QLD 4009

DWG N° 1142-23-2 by IM
DATE 18/01/2017

**space
frame**

DESIGN + CONSTRUCT SOLUTIONS



EXISTING BUILDING

PROPOSED EXPANSION

EAVES
10000

FIRST FLOOR
2700

GROUND FLOOR
0

 HARVEY STREET ELEVATION
1 : 100 @ A1

EXISTING BUILDING

PROPOSED EXPANSION

EAVES
10000

FIRST FLOOR
2700

GROUND FLOOR
0

 NORTH ELEVATION
1 : 100 @ A1

PLANS AND DOCUMENTS
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ELEVATIONS
PROPOSED WAREHOUSE RENOVATION

18 INDUSTRY COURT
EAGLE FARM QLD 4009

DWG N° 1142-24-1 by IM
DATE 11/01/2017


DESIGN + CONSTRUCT SOLUTIONS





PROPOSED EXPANSION EXISTING BUILDING

EAVES
10000

FIRST FLOOR
2700

GROUND FLOOR
0

NEW FEATURE BANDING
TO BE PAINTED ON TO
EXISTING CORRUGATED
COLORBOND WALLS

 **INDUSTRY COURT ELEVATION**
1 : 100 @ A1

EXISTING BUILDING

EAVES
10000

FIRST FLOOR
2700

GROUND FLOOR
0

 **EAST ELEVATION**
1 : 100 @ A1

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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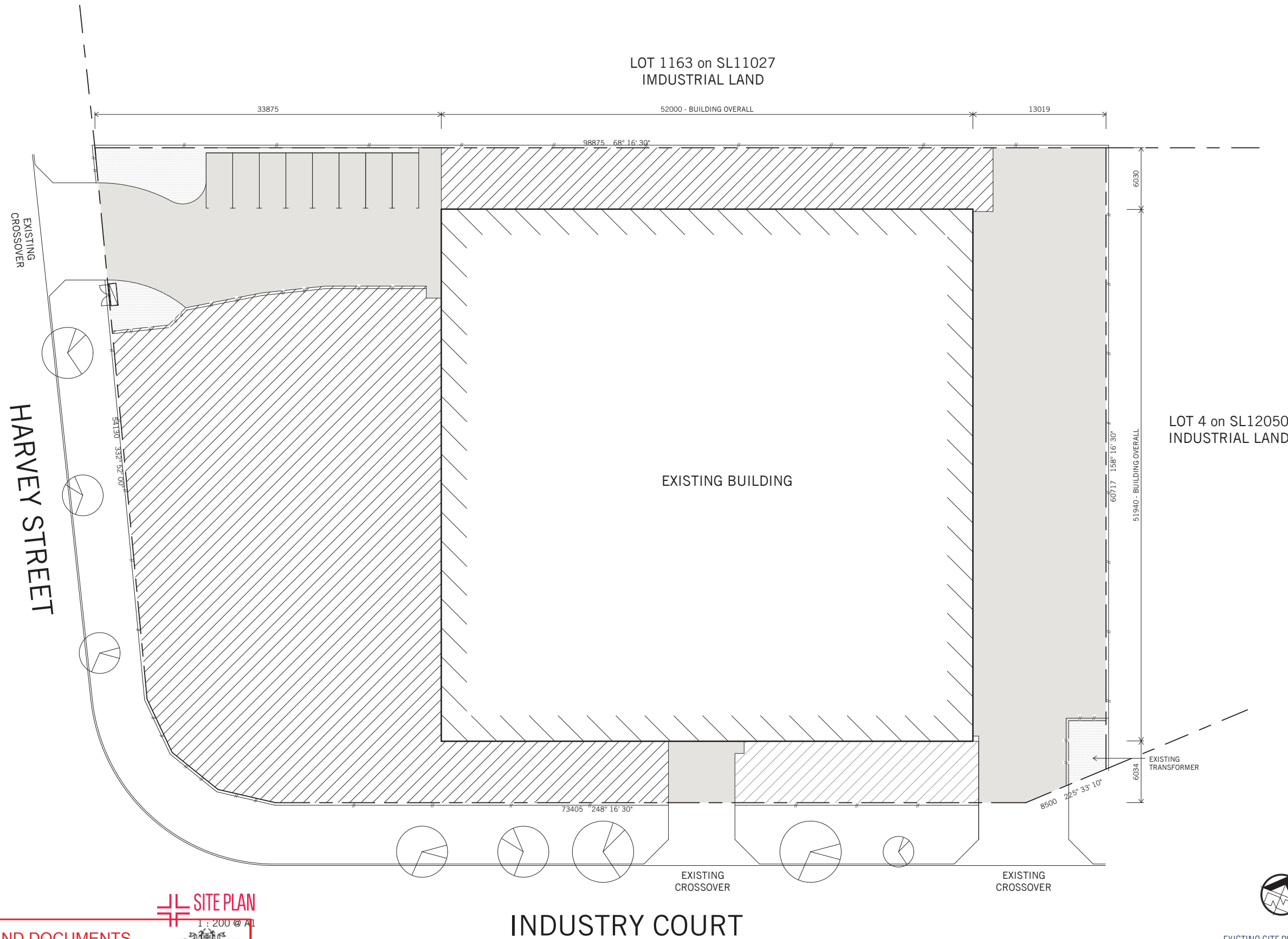


ELEVATIONS
PROPOSED WAREHOUSE RENOVATION
18 INDUSTRY COURT
EAGLE FARM QLD 4009
DWG N° 1142-25-1 by IM
DATE 11/01/2017



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GENERAL NOTES

INDUSTRIAL CROSS OVERS TO BE CONSTRUCTED AS PER LOCAL AUTHORITY STANDARD DETAILS DRAWINGS.

150MM WIDE CONCRETE KERBING TO CAR PARK AND DRIVEWAY PERIMETER - WHERE SHOWN.

PROVIDE DISABLED ACCESS FROM CARPARK TO BUILDING RAMPS TO BE MAX. GRADES OF 1:20 ACROSS CAR TURNING AREA WITH MAX. 3MM STEP UP FROM RAMP TO FLOOR TO COMPLY WITH A.S. 1428. 1-2001.

ALL RAMPS FROM CARPARK TO TENANCY ENTRY DOORS TO BE 1:14 MAXIMUM GRADIENT.

LEGEND

- 27.000 EXISTING CONTOUR
- 10.000 EXISTING GROUND LEVELS
- 10.000 PROPOSED FINISHED LEVELS
- T.B.M. TEMPORARY BENCH MARK (A.H.D.)
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- L.P. EXISTING LIGHT POLE
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- E-E EXISTING ELECTRICAL
- T-T EXISTING TELECOM.
- // // EXISTING FENCING
- o-o-o PROPOSED FENCING
- LANDSCAPING
- BITUMEN HARDSTAND
- CONCRETE HARDSTAND

SITE INFORMATION

LOTS 1-3 on SL12050	6,092 m ²
TOTAL FLOOR AREA	2,833 m²
GROUND FLOOR	
Amenities	72 m ²
Office	61 m ²
Warehouse	2,536 m ²
FIRST FLOOR	
Office	164 m ²
TOTAL CARPARKS	8

space frame

DESIGN + CONSTRUCT SOLUTIONS

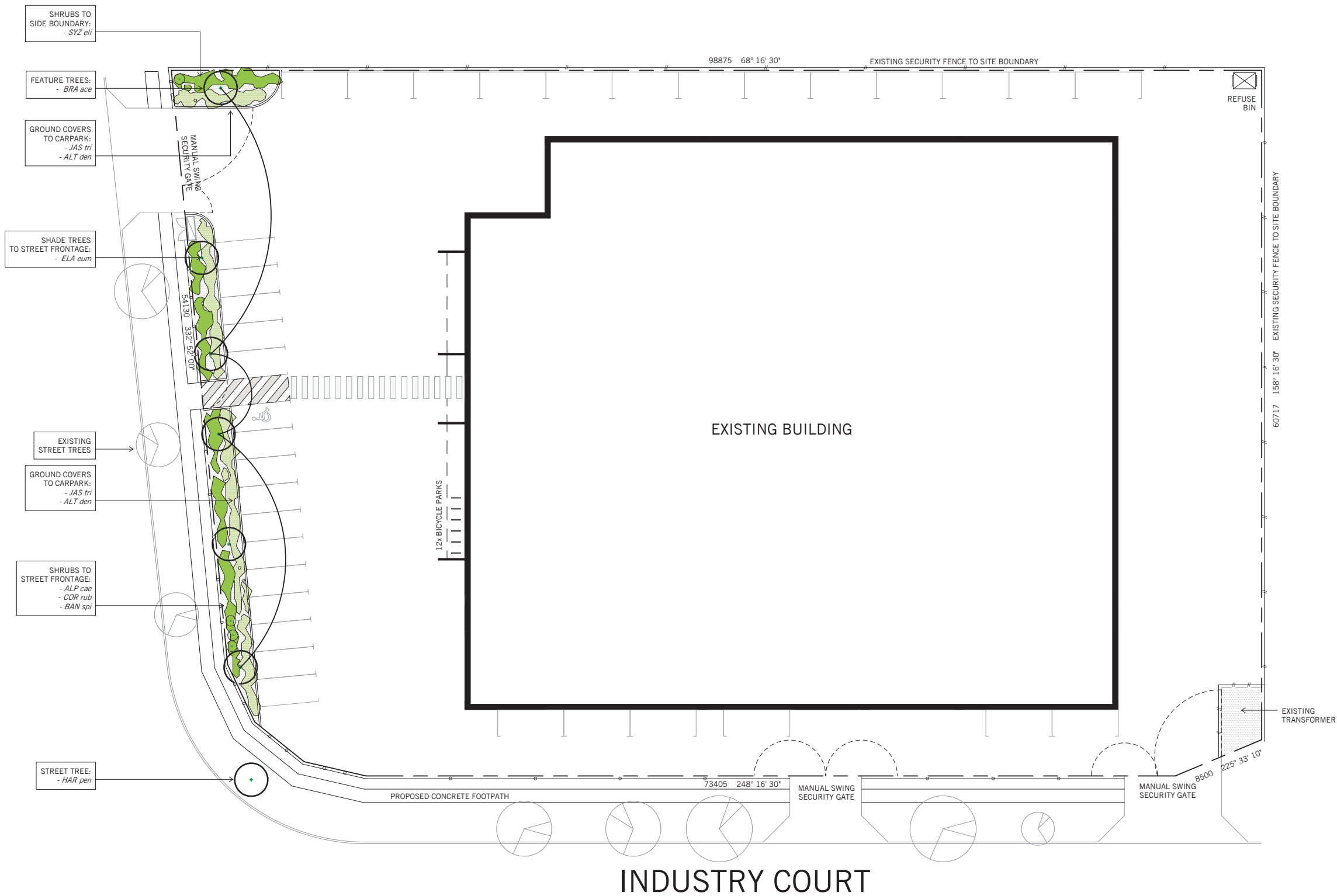
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/829
Date: 20 April 2017



EXISTING SITE PLAN
PROPOSED WAREHOUSE RENOVATION
18 INDUSTRY COURT
EAGLE FARM QLD 4009
DWG N° 1142-20-2 by IM
DATE 18/01/2017

HARVEY STREET



LANDSCAPE PLAN
1 : 200 @ A1

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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PLANTING SCHEDULE			
CODE	BOTANICAL NAME	POT SIZE	HEIGHT (mm)
Tree			
BRA ace	Brachychiton Acantholius	45L	1000
ELA eum	Elaeocarpus Eumundii	45L	1000
HAR pen	Harpullia Pendula	45L	1000
Shrub			
ALP cae	Alpinia Caerulea	200mm	600
COR rub	Cordyline Rubra	200mm	600
CRI ped	Crinum Pedunculatum	200mm	600
SYZ eli	Syzygium Elite	200mm	600
Ground Cover			
ALT den	Alternanthera Dentata	140mm	300
JAS tri	Trachelospermum Tricolour	140mm	300

LANDSCAPE PLAN
PROPOSED WAREHOUSE RENOVATION
18 INDUSTRY COURT
EAGLE FARM QLD 4009
DWG N° 1142-70-1 by IM
DATE 18/01/2017

GENERAL NOTES

- SHRUBS TO BE SUPPLIED FROM Ø200 POTS, TREES TO BE SUPPLIED FROM 25 LITRE POTS OR BAGS U.N.O.
- EXCAVATE PLANTING BEDS TO MINIMUM DEPTH OF 100MM.
- CULTIVATE EXISTING SUBGRADE TO 100MM BELOW NEW SOIL LEVEL.
- PLACE A MINIMUM OF 100MM SANDY LOAM TOP SOIL MIX WITH A PH LEVEL OF 6.5 - 7.0.
- GARDEN BED AREAS TO BE COVERED WITH MULCH TO A MINIMUM OF 75MM DEPTH, SURROUNDING PLANT STEMS TO BE 25MM.
- GARDEN EDGE - AT ANY GARDEN / GRASS INTERFACE 69X19 CCA PINE EDGING.
- LAWN TO BE 'B' GRADE BLUE COUCH PLACED ON A LAYER OF 25MM TOP SOIL (80% WEED FREE).
- SUPPLY AND INSTALL A MANUAL WATERING SYSTEM TO ALL GARDEN AREAS.
- STAKE & TIE TREES. WATER IN PLANTS THOROUGHLY. UPHOLD THE WORK AGAINST DEFECT AND PLANT FAILURE.
- PLUMBER TO PROVIDE 25mm BALL VALVE FOR LANDSCAPING IRRIGATION.

LEGEND

- + 10.000 EXISTING GROUND LEVELS
- ✕ 10.000 PROPOSED FINISHED LEVELS
- P.S.M. PERMANENT SURVEY MARK (A.H.D.)
- T.B.M. TEMPORARY BENCHMARK (A.H.D.)
- FIELD GULLY (600 X 600)
- MULCH, REFER NOTES
- TURF
- GROUND COVER
- SHRUB
- TREE

SITE INFORMATION

LOTS 1-3 on SL12050 6,092 m²
TOTAL FLOOR AREA 3,205 m²
LANDSCAPING 2% 146 m²

space
frame
DESIGN + CONSTRUCT SOLUTIONS