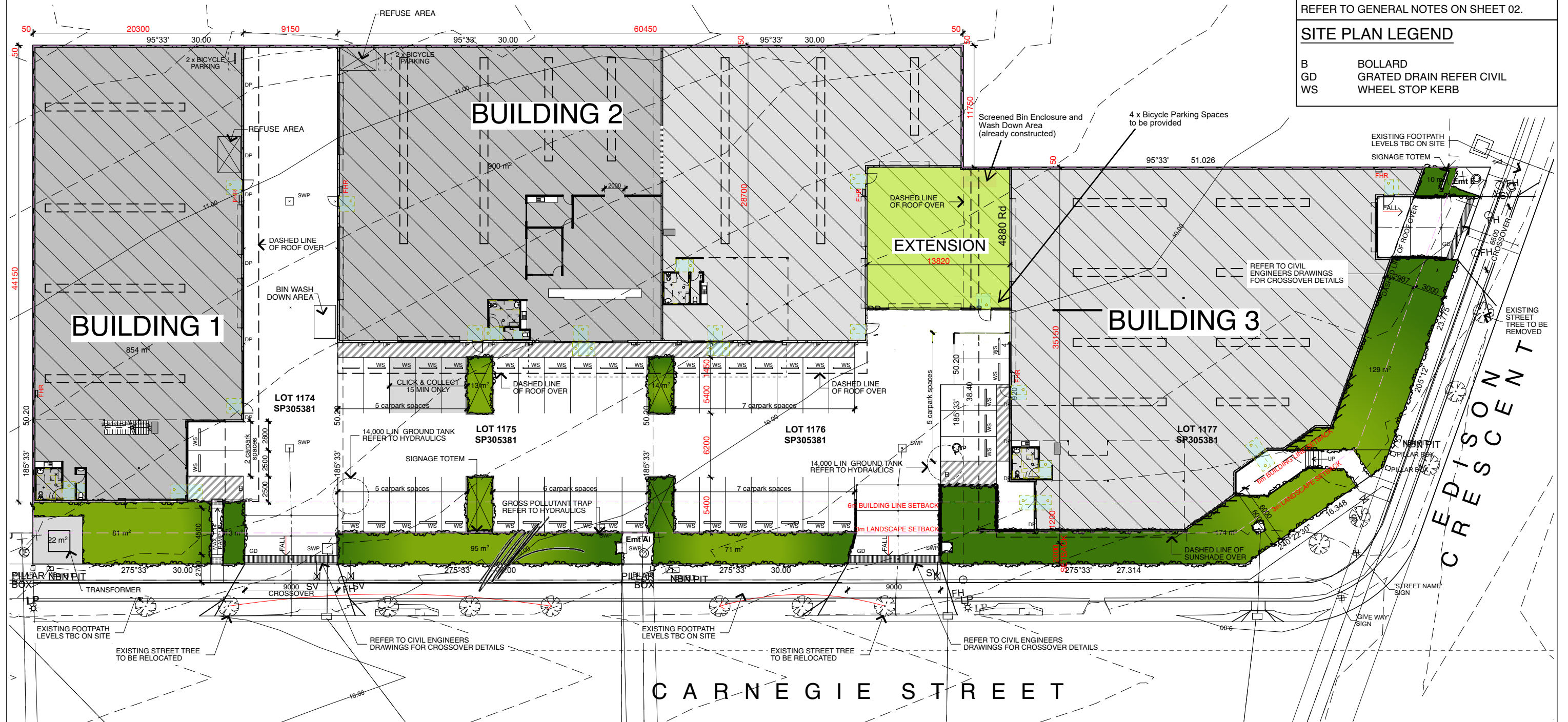


NOTE:
NO EDGE KERB HAS BEEN ALLOWED FOR ALONG CARPARKING & LANDSCAPE

BUILDER TO VERIFY ALL DIMENSIONS & LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS & COMMENCEMENT OF CONSTRUCTION.
FFL'S TBC BY CIVIL ENGINEER
REFER TO GENERAL NOTES ON SHEET 02.

SITE PLAN LEGEND

B BOLLARD
GD GRATED DRAIN REFER CIVIL
WS WHEEL STOP KERB



01 SITE / FLOOR PLAN - LEVEL 1

Scale 1:375 @ A3

WATER EFFICIENCY

All lots within the Aura Business Park must include a water tank and include the following requirements:
- 50% of roof to drain to tank(s);
- a 5,000L tank is to be provided at a minimum. For premises with more than 5 toilets, the tank must be increased in size by 1,000 ltrs per toilet use.
To reduce the amount of potable water used in bathrooms, toilets and kitchen areas, provide tapware, sanitary fittings, fixtures and appliances with a minimum WELS rating of 3 stars or better.

NOTE***

5000L MIN RAINWATER TANK TO BE PROVIDED TO COMPLY WITH SECTION 9 OF THE AURA BUSINESS PARK DESIGN GUIDELINES.
HYDRAULIC ENGINEERS TO ENSURE THE PROPOSED 5000L RAINWATER TANK IS CONNECTED TO CAPTURE 50% OF ROOF WATER AND IS ABLE TO BE RE-USED FOR TOILETS & LANDSCAPING PURPOSES.

NOTE:

DRAWINGS TO BE COORDINATED WITH ALL OTHER CONSULTANTS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1348/2
Date: 28/3/2024

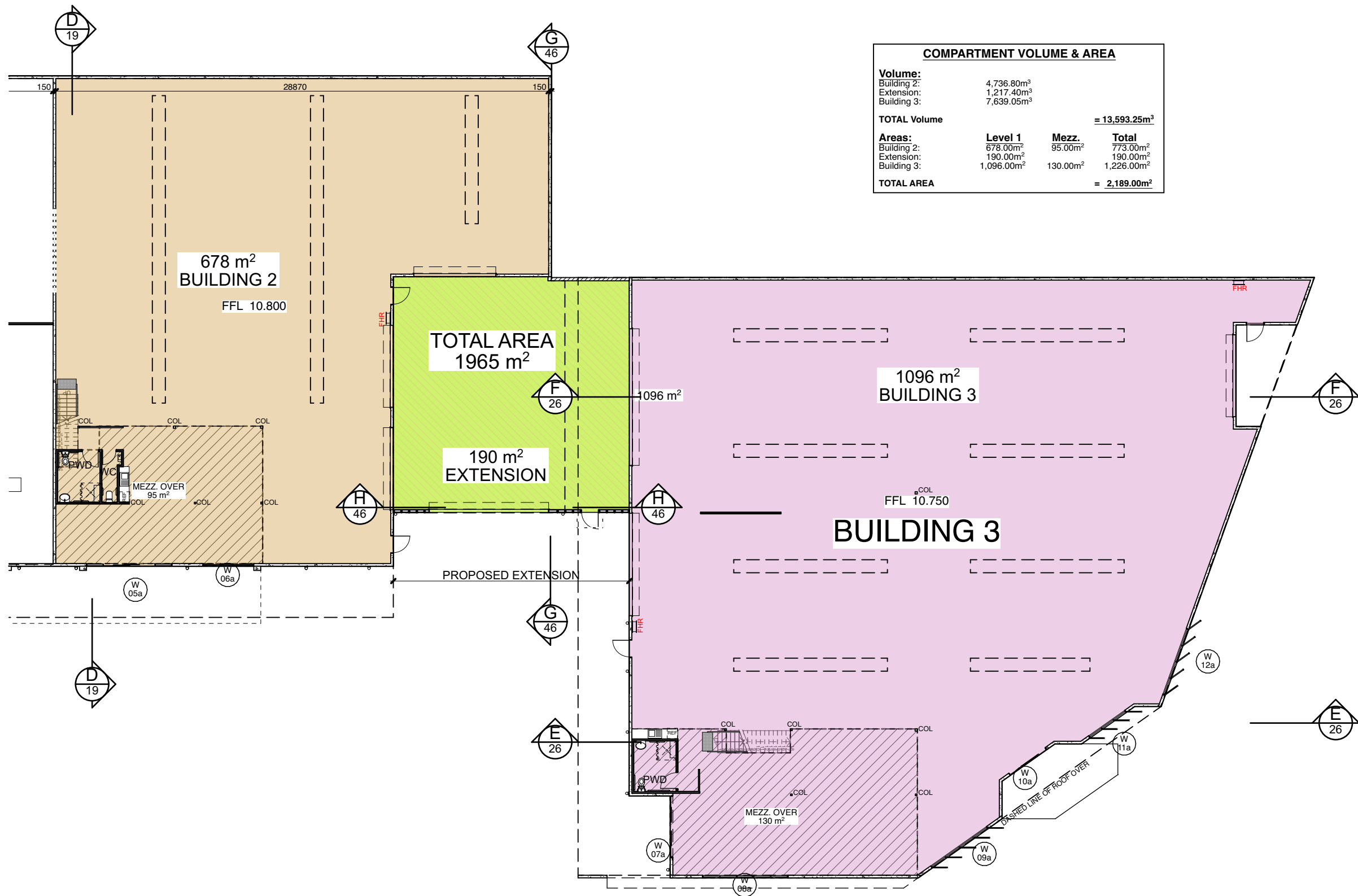


CC	21.02.24	Oil Hang removed & hood added to extension	ST	DJ
BB	20.02.24	Revised Extension Roof Height	ST	DJ
AA	19.02.24	Proposed Extension	ST	DJ
Z	08.02.24	Proposed Extension	ST	DJ
Y	05.07.23	Bldg 1 External colour changes	ST	DJ
X	22.06.23	Bldg 1 & 2 External colour changes	ST	DJ
W	09.05.23	Bldg 2 Signage Amended	ST	DJ
V	20.04.23	Bldg 2 Signage & Bldg 3 Windows 12a & 12b	ST	DJ
U	31.03.23	Setout Dimensions & Signage Detail	ST	DJ
T	30.03.23	Civil Drawings updated	ST	DJ
S	27.03.23	Working Drawings reissued	ST	DJ
R	16.03.23	20mm Groove pattern to panel deleted	ST	DJ
Q	09.03.23	D & W Schedule amended	ST	DJ
Issue Date Subject Initial Auth				
Amendments				

Client		SHADFORTH	
		LOTS 1174, 1175 & 1177 CARNEGIE ST & EDISON CRES, AURA	
Drawn	ST	Checked	DJ
Scale	As Indicated	Date	21.02.24
Project No.	2021-01	Sheet No.	42
WORKING DRAWING		Issue	CC
Drawing Description			
SITE / FLOOR PLAN EXTENSION LEVEL 1			

building suncoast green
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QBCC Licence No 65942



COMPARTMENT VOLUME & AREA				
Volume:				
Building 2:	4,736.80m³			
Extension:	1,217.40m³			
Building 3:	7,639.05m³			
TOTAL Volume			= 13,593.25m³	
Areas:				
	Level 1	Mezz.	Total	
Building 2:	678.00m²	95.00m²	773.00m²	
Extension:	190.00m²		190.00m²	
Building 3:	1,096.00m²	130.00m²	1,226.00m²	
TOTAL AREA			= 2,189.00m²	

BUILDER TO VERIFY ALL DIMENSIONS & LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS & COMMENCEMENT OF CONSTRUCTION.
FFL'S TBC BY CIVIL ENGINEER
REFER TO GENERAL NOTES ON SHEET 02.

FLOOR PLAN LEGEND

- P1 ■ SHS POST TO ENGINEERS DETAIL
- P2 ■ SHS POST TO ENGINEERS DETAIL
- 150mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 90mm INTERNAL STUD WALLS TO ENGINEERS DETAILS
- 70mm INTERNAL STUD WALLS TO ENGINEERS DETAILS
- 90mm STUD WALLS TO ENGINEERS DETAILS MIN FRL 90/90/90
- EXIT EMERGENCY EXITS (TENANCY UNDER 300m²): EXIT SIGN TO COMPLY WITH NCC 2016 CLAUSE E4.5 . ALL EXIT DOORS TO COMPLY WITH NCC 2016 CLAUSE D2.19, D2.10 & D2.21.
- EXIT EMERGENCY EXITS (TENANCY OVER 300m²): 10 WATT ILLUMINATED SINGLE SIDED EXIT SIGN MODEL E1112, CLASSIFICATION AS/NZS 2293.1 1998 LIGHTING TO AS/NZS 1680.0
- SF STANLITE SF10 NON-MAINTAINED (10W HALOGEN FIXED FLUSH WITH CEILING) TO AS/NZS 2293.1.
- BT136 (REQUIRED IF TENANCY IS OVER 300m²) STANLITE BT 136NPR SINGLE 36W NON- MAINTAINED OR ALTERNATIVE BRAND TO SUIT CLASSIFICATION AS 2293:PART 1, MOUNTED AT 6m MAX ABOVE FINISHED FLOOR LEVEL.
- MV MECHANICALLY VENTILATED TO AS 1668.2 1991, MIN 25L/S EXHAUST FLOW RATE. CEILING 2400mm HIGH.
- FE EXTINGUISHER TYPE: 3A:40B:(E) ENSURE FIRE EXTINGUISHERS ARE WITHIN 4m OF 'EXIT' DOOR. EXTINGUISHER LOCATION SIGN ABOVE IN ACCORDANCE WITH AS 2444-1995
- SINK INSTANTANEOUS HWS IN VERMIN PROOF CABINET UNDER SINK (TYP.)
- TGSIS TACTILE GROUND SURFACE INDICATORS TO COMPLY WITH AS 1428.4.1
- FHR FIRE HOSE REEL WITHIN 4m OF 'EXIT' DOOR

01 FLOOR PLAN LEVEL 1
EXTENSION Scale 1:250 @ A3

FIRE RATED WALLS
ALL CONCRETE TILT UPFIRE RATED WALLS OR LIGHTWEIGHT FIRE RATED WALLS TO FINISH AT THE UNDERSIDE OF ROOF SHEETING.
NOTE: ENGINEER TO DESIGN ROOF FRAME TO ENABLE WALLS TO EXTEND UP TO UNDERSIDE OF ROOF SHEETING

NOTE:
ALL PARTS OF THE BUILDING TO BE COVERED BY FIRE HOSE REEL & HYDRANT.
REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR TYPE & LOCATION.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

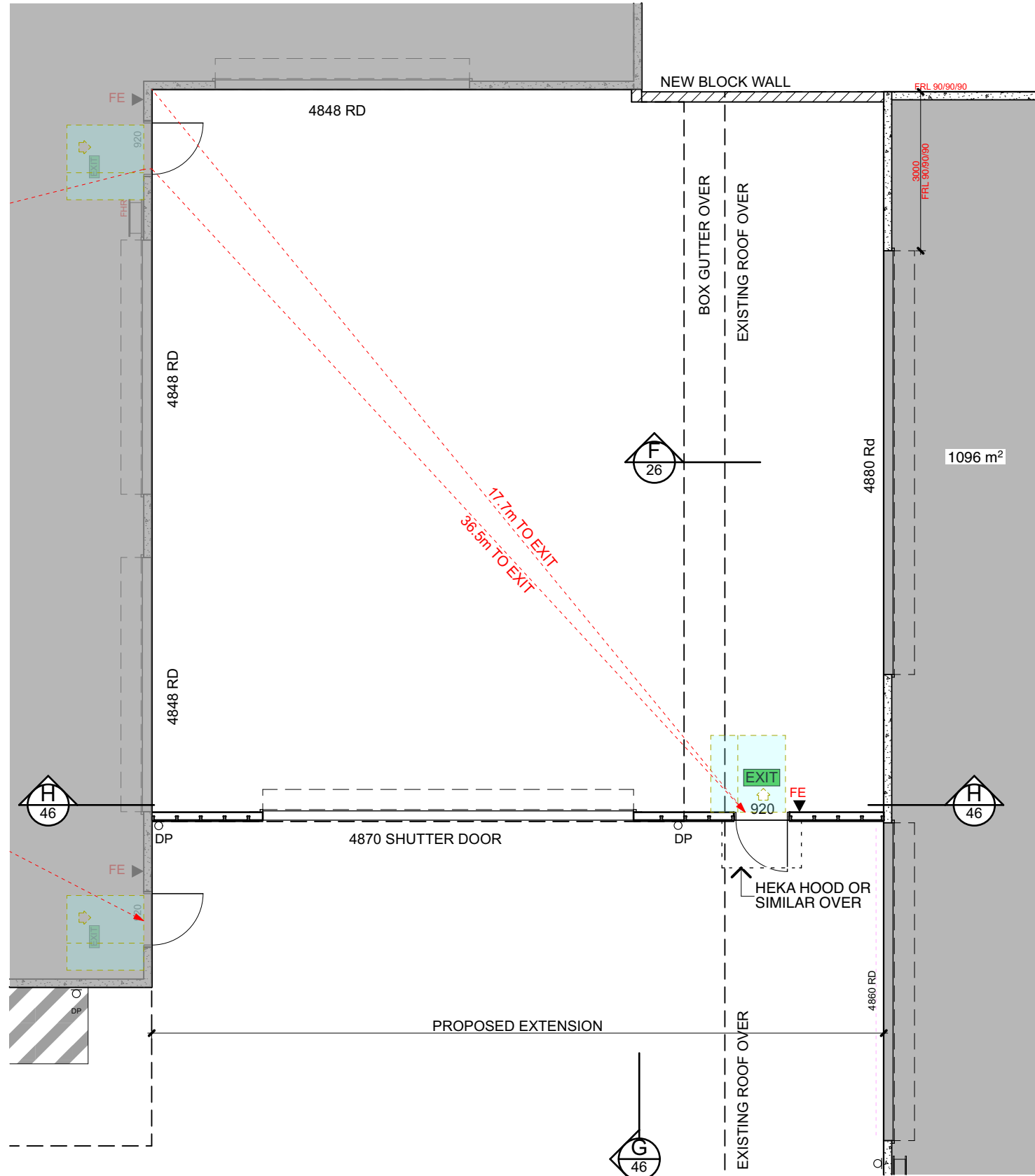
Approval no: DEV2022/1348/2
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NOTE:
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AA	19.02.24	Proposed Extension	ST	DJ
Z	08.02.24	Proposed Extension	ST	DJ
Issue	Date	Subject	Initial	Auth
Amendments				
Client SHADFORTH				
LOTS 1174, 1175, 1176 & 1177 CARNEGIE ST & EDISON CRES, AURA				
Drawing Description				
OVERALL FLOOR PLAN LEVEL 1 - EXTENSION				
Drawn	ST	Checked	DJ	
Scale	As Indicated	Date	21.02.24	
Project No.	2021-01	Sheet No.	43	
WORKING DRAWING		Issue	CC	



NOTE:-
ALL GUTTER AND DOWNPIPES
SIZES LOCATION AND DETAILS TO
HYDRAULIC ENGINEERS DESIGN

BUILDER TO VERIFY ALL DIMENSIONS & LEVELS
ON SITE PRIOR TO ORDERING OF MATERIALS &
COMMENCEMENT OF CONSTRUCTION.
FFL'S TBC BY CIVIL ENGINEER
REFER TO GENERAL NOTES ON SHEET 02.

FLOOR PLAN LEGEND

- P1 ■ SHS POST TO ENGINEERS DETAIL
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- 150mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 90mm INTERNAL STUD WALLS TO ENGINEERS DETAILS
- 70mm INTERNAL STUD WALLS TO ENGINEERS DETAILS
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- SINK INSTANTANEOUS HWS IN VERMIN PROOF CABINET UNDER SINK (TYP.)
- TGSIS TACTILE GROUND SURFACE INDICATORS TO COMPLY WITH AS 1428.4.1
- FHR FIRE HOSE REEL WITHIN 4m OF 'EXIT' DOOR

01 FLOOR PLAN LEVEL 1
EXTENSION Scale 1:100 @ A3

FIRE RATED WALLS
ALL CONCRETE TILT UP FIRE RATED WALLS OR LIGHTWEIGHT FIRE RATED WALLS TO FINISH AT THE UNDERSIDE OF ROOF SHEETING.
NOTE: ENGINEER TO DESIGN ROOF FRAME TO ENABLE WALLS TO EXTEND UP TO UNDERSIDE OF ROOF SHEETING

NOTE:
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REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR TYPE & LOCATION.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1348/2
Date: 28/3/2024

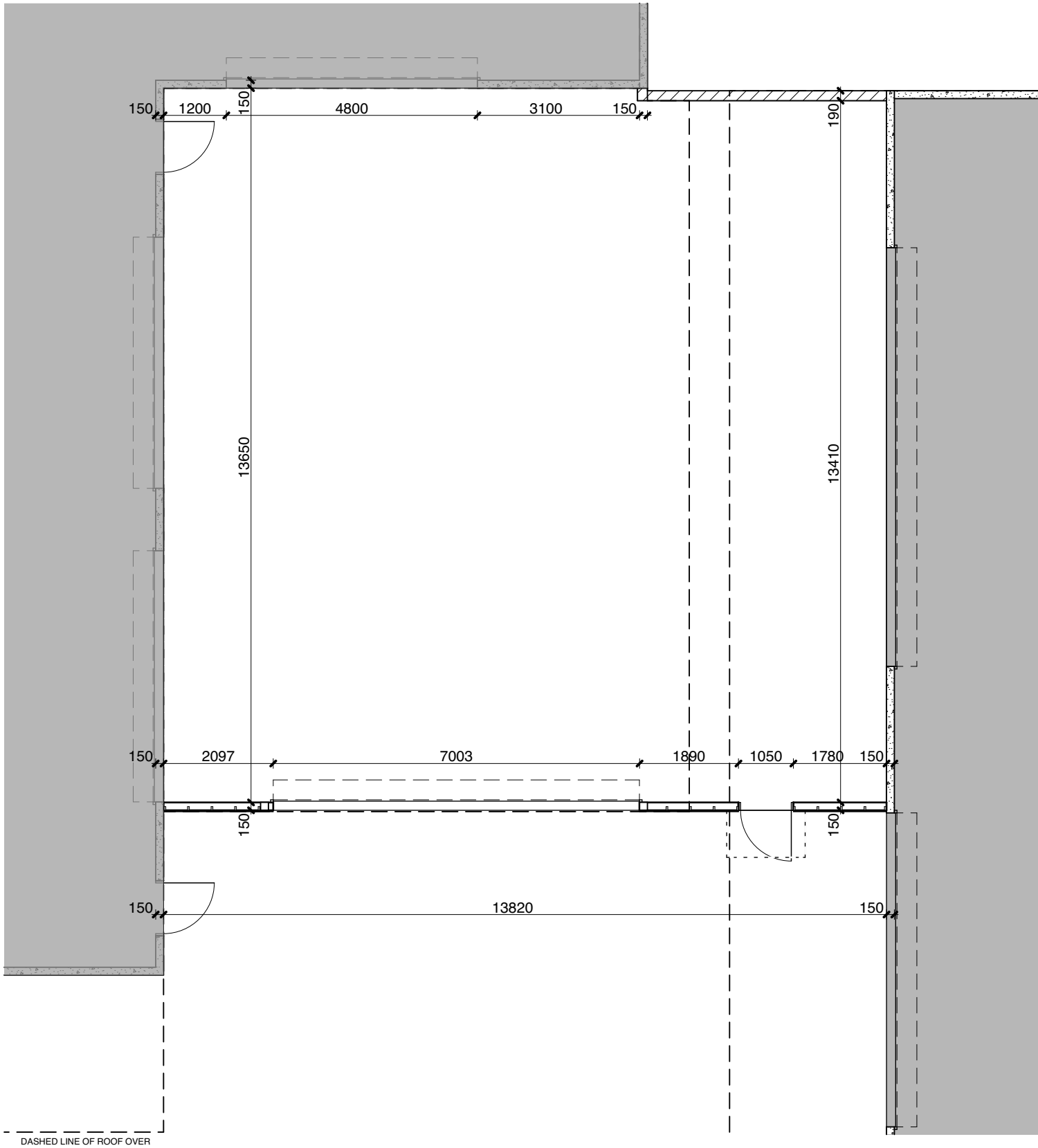


NOTE:
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Issue	Date	Subject	Initial	Auth
Amendments				
Client	SHADFORTH			
	LOTS 1174, 1175, 1176 & 1177 CARNEGIE ST & EDISON CRES, AURA			
Drawing Description				
FLOOR PLAN LEVEL 1 - EXTENSION				
Drawn	ST	Checked	DJ	
Scale	As Indicated	Date	21.02.24	
Project No.	2021-01	Sheet No.	44	
WORKING DRAWING		Issue	CC	

BUILDER TO VERIFY ALL DIMENSIONS & LEVELS
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COMMENCEMENT OF CONSTRUCTION.
FFL'S TBC BY CIVIL ENGINEER
REFER TO GENERAL NOTES ON SHEET 02.



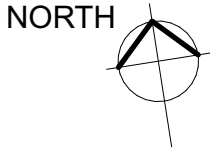
01 SETOUT PLAN LEVEL 1
EXTENSION Scale 1:100 @ A3

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2022/1348/2
Date: 28/3/2024



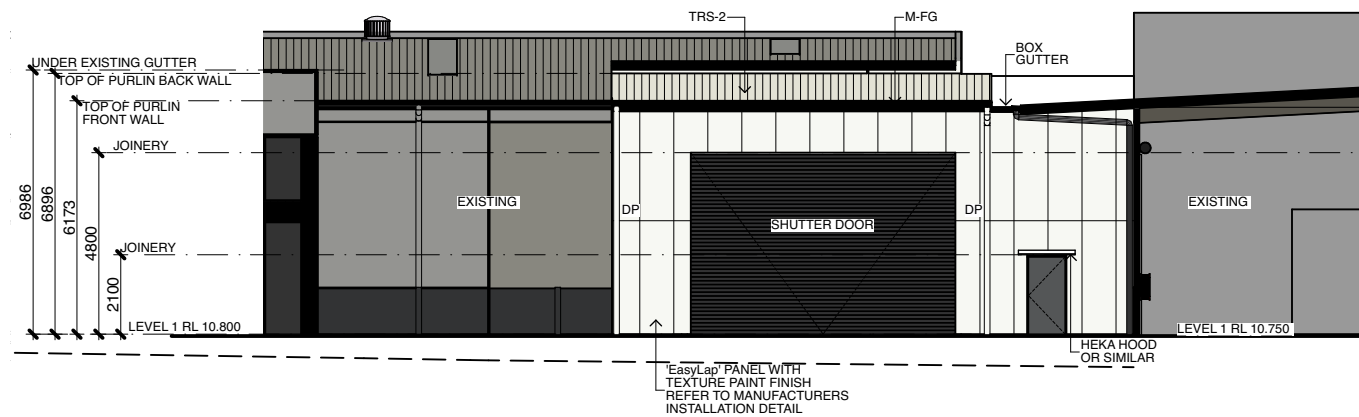
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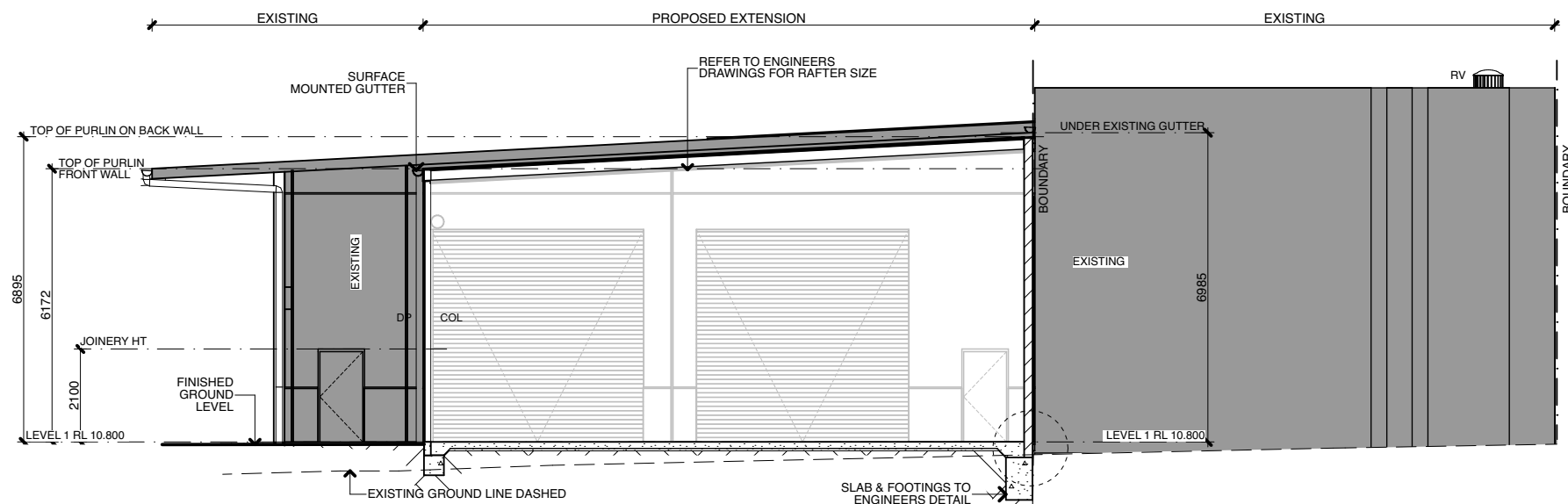
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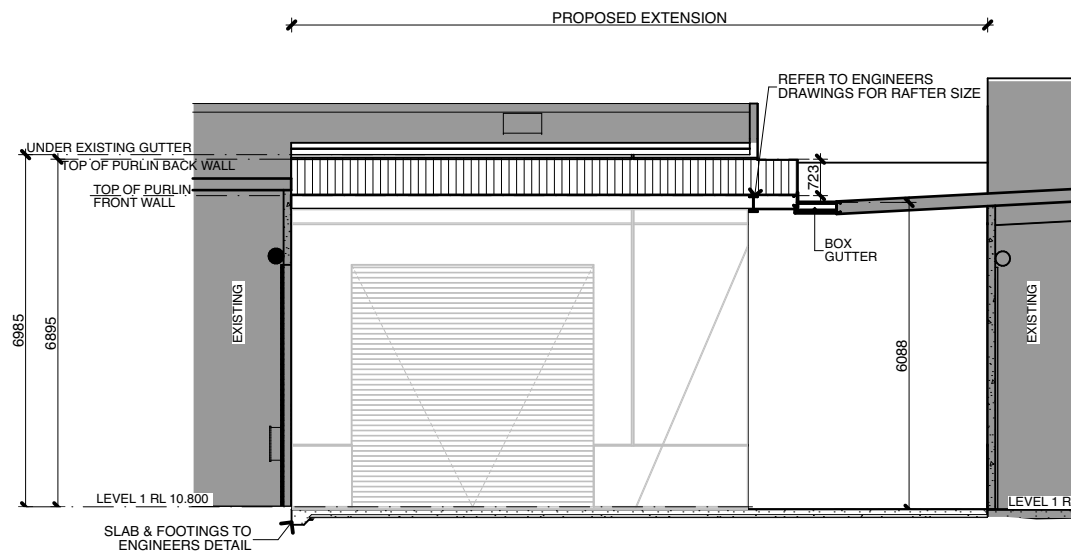
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Issue	Date	Subject	Initial	Auth
Amendments				
Client SHADFORTH				
LOTS 1174, 1175, 1176 & 1177 CARNEGIE ST & EDISON CRES, AURA				
Drawing Description				
SETOUT PLAN LEVEL 1 - EXTENSION				
Drawn	ST	Checked	DJ	
Scale	As Indicated	Date	21.02.24	
Project No.	2021-01	Sheet No.	45	
WORKING DRAWING		Issue	CC	



01 STREET ELEVATION
EXTENSION Scale 1:200 @ A3



02 SECTION G
EXTENSION Scale 1:150 @ A3



03 SECTION F
BUILDING 3 Scale 1:150 @ A3

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FIRE RATED WALLS

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NOTE: ENGINEER TO DESIGN ROOF FRAME TO ENABLE WALLS TO EXTEND UP TO UNDERSIDE OF ROOF SHEETING

NOTE:-

ALL GUTTER AND DOWNPIPES SIZES LOCATION AND DETAILS TO HYDRAULIC ENGINEERS DESIGN

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Issue	Date	Subject	Initial	Auth
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Amendments

Client SHADFORTH
LOTS 1174, 1175, 1176 & 1177
CARNEGIE ST & EDISON CRES,
AURA

Drawing Description

ELEVATION & SECTIONS - Extension

Drawn	ST	Checked	DJ
Scale	As Indicated	Date	21.02.24
Project No.	2021-01	Sheet No.	46
WORKING DRAWING	Issue	CC	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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NOTE:

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