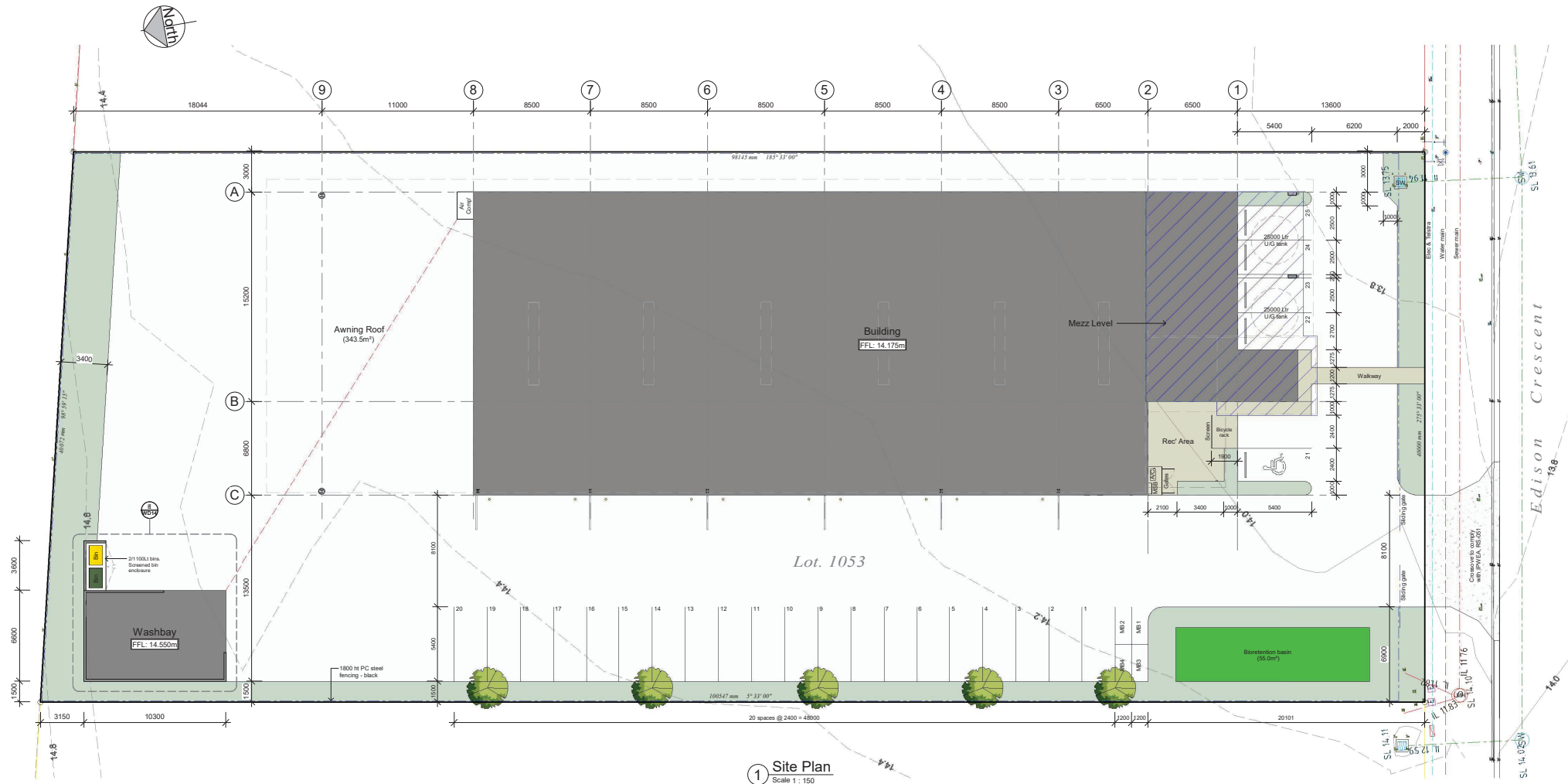


Rev	Description	Date
1	For Approval	21/03/22
2	Training rooms added, Building height reduced	12/07/24
3	GFA schedule revised	10/12/24



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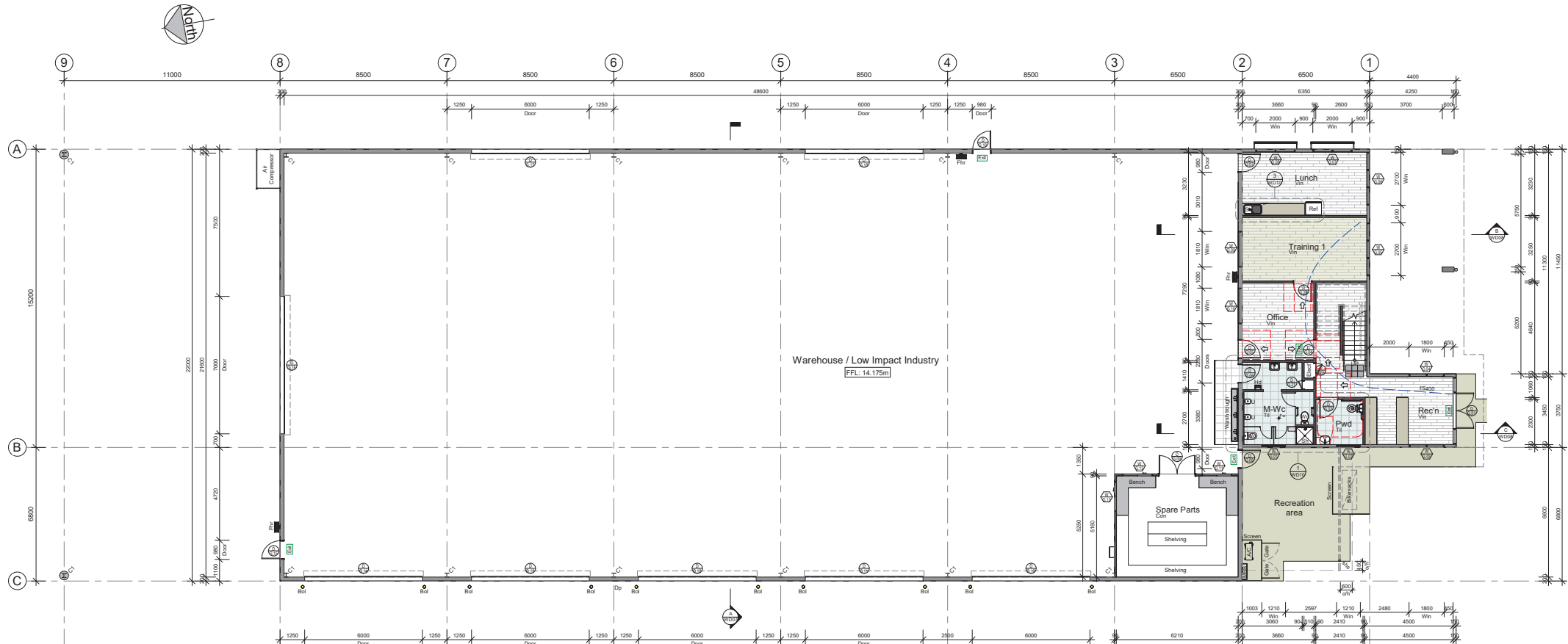
Date: 22 January 2025



Development Schedule	
GFA	
Warehouse / L.I. Industry	1182.9m²
Training	57.4m²
Shared Administration	201.8m²
Total	1442.1m²
Parking	
Carpark spaces	25
Motor cycle spaces	4
Bicycle spaces	8
Landscaping	
Landscaping area (387.4m²)	10.0%
Site	
Site Area	3974m²
Site Cover (1725m²)	43.4%
RPD	
Lot 1053	SP3009568

Legend	
Stormwater	—
Sewer	—
Water	—
Landscaping	—
Building Pad	—
Walkway	—
Concrete Pavement	—
Bioretention Basin	—





G Floor Plan - Gnd
Scale 1 : 100

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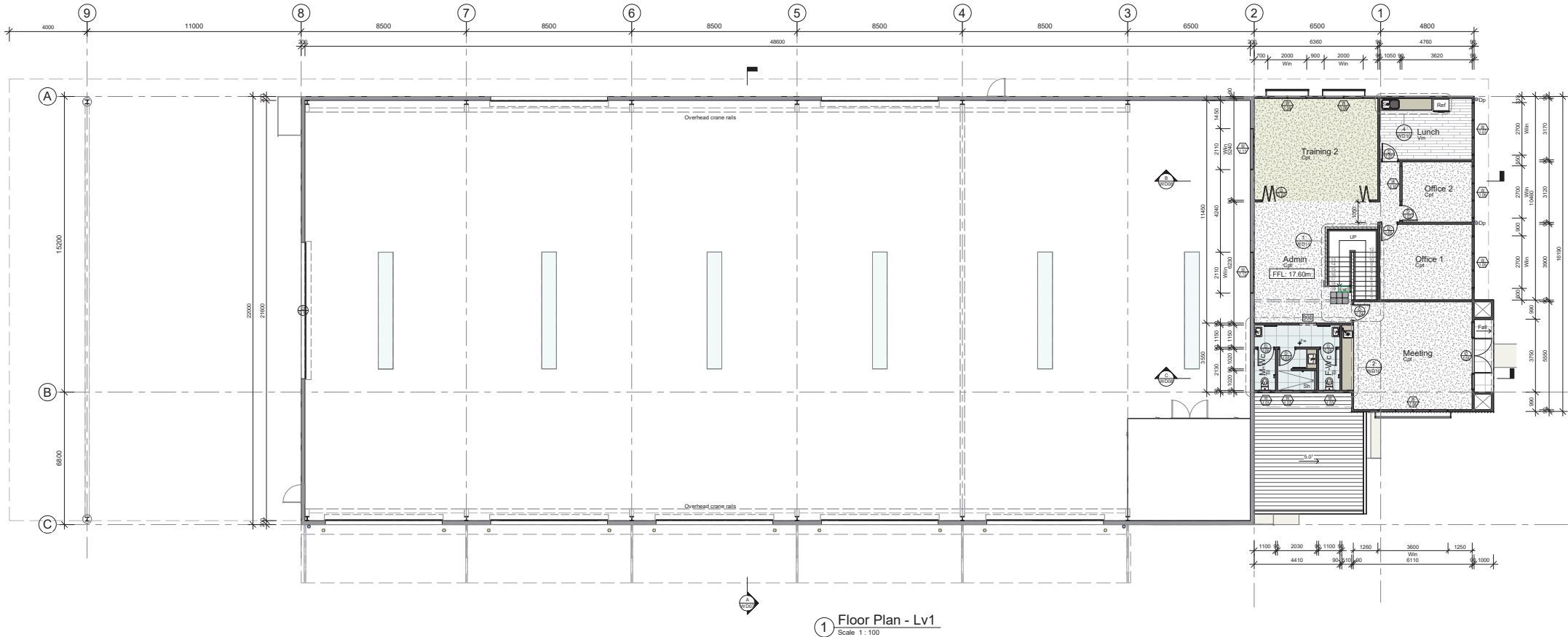
Approval no: DEV2021/1204/2
Date: 22 January 2025



Legend

- Emergency Exit
- Con - Concrete Floor
- Ct - Carpet Tiles
- Dp - Down Pipe
- Fir - Fire Hose Reel
- Fw - Floor Waste
- Hw - Hot Water Unit
- Ref - Refrigerator
- Sh - Shower
- Sk - Sink
- Ti - Tiles
- V - Vanity
- Vin - Vinyl Planks
- Wc - Water Closet

1:100



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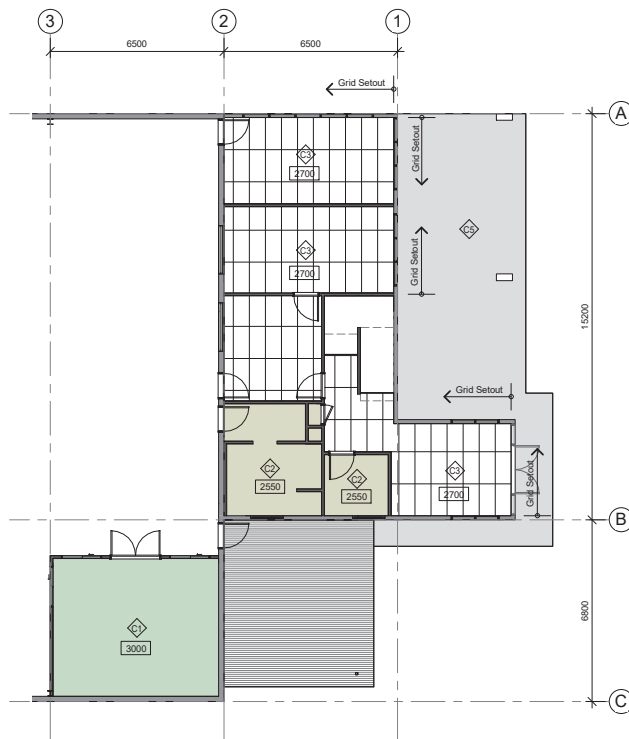
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Date: 22 January 2025

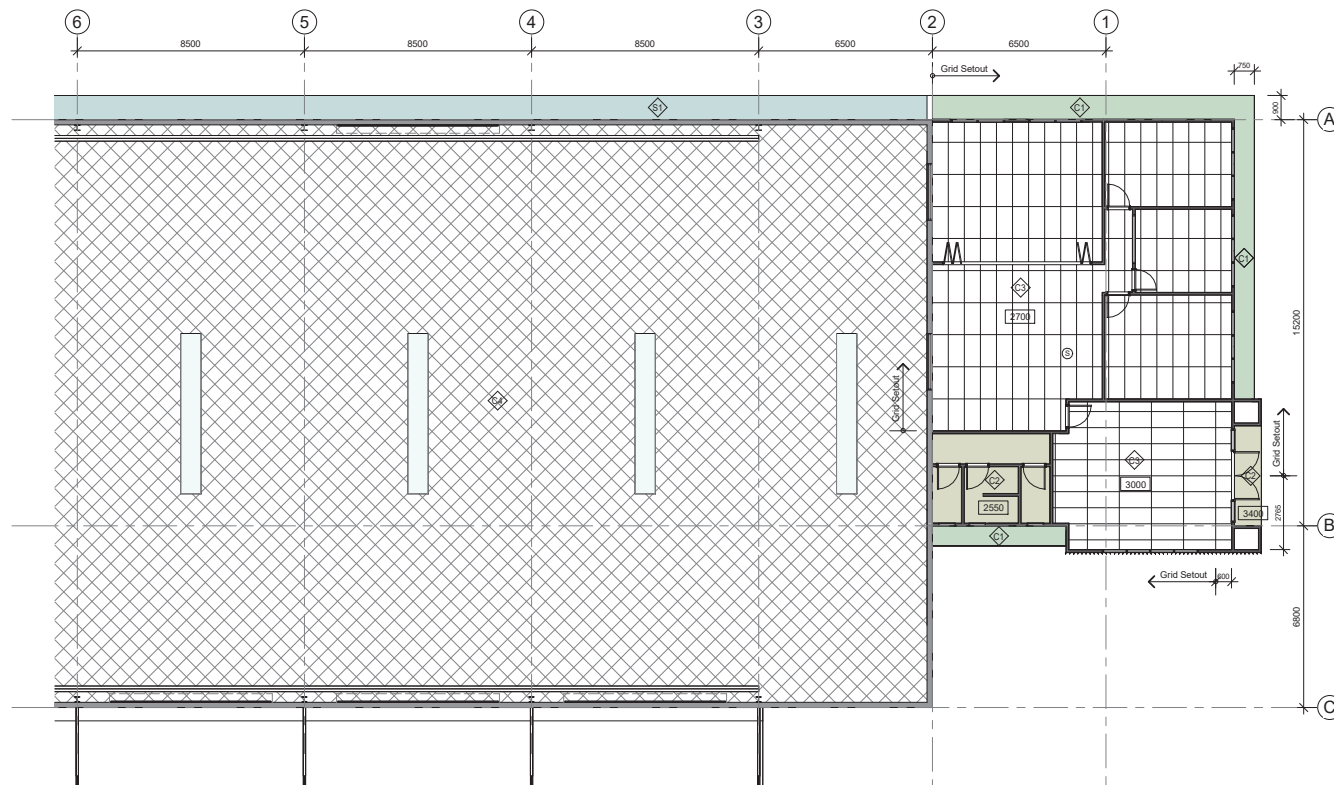


Legend

- Emergency Exit
- Con - Concrete Floor
- Cpt - Carpet Tiles
- Dp - Down Pipe
- Fir - Fire Hose Reel
- Fw - Floor Waste
- Hw - Hot Water Unit
- Ref - Refrigerator
- Sh - Shower
- Sk - Sink
- Ti - Tiles
- V - Vanity
- Vin - Vinyl Planks
- Wc - Water Closet



G Reflected Ceiling Plan - Gnd
Scale 1:100



1 Reflected Ceiling Plan - Lv1
Scale 1:100

- Ceiling Finishes**
- 6mm F.C. sheathing with PVC jointer strips on metal ceiling battens. Paint finish
 - 10mm MFL plasterboard sheathing with taped and set joints on metal ceiling joists. Paint finish
 - USG Boral suspension ceiling system. 15mm 'Impressions climaplus' ceiling panels - 1200 x 600
 - Underside of roof frame, insulation on safety mesh
 - Underside of suspended concrete slab - Natural finish
 - Custom Orb soffit sheathing on metal ceiling battens. Colorbond finish - Surfrest

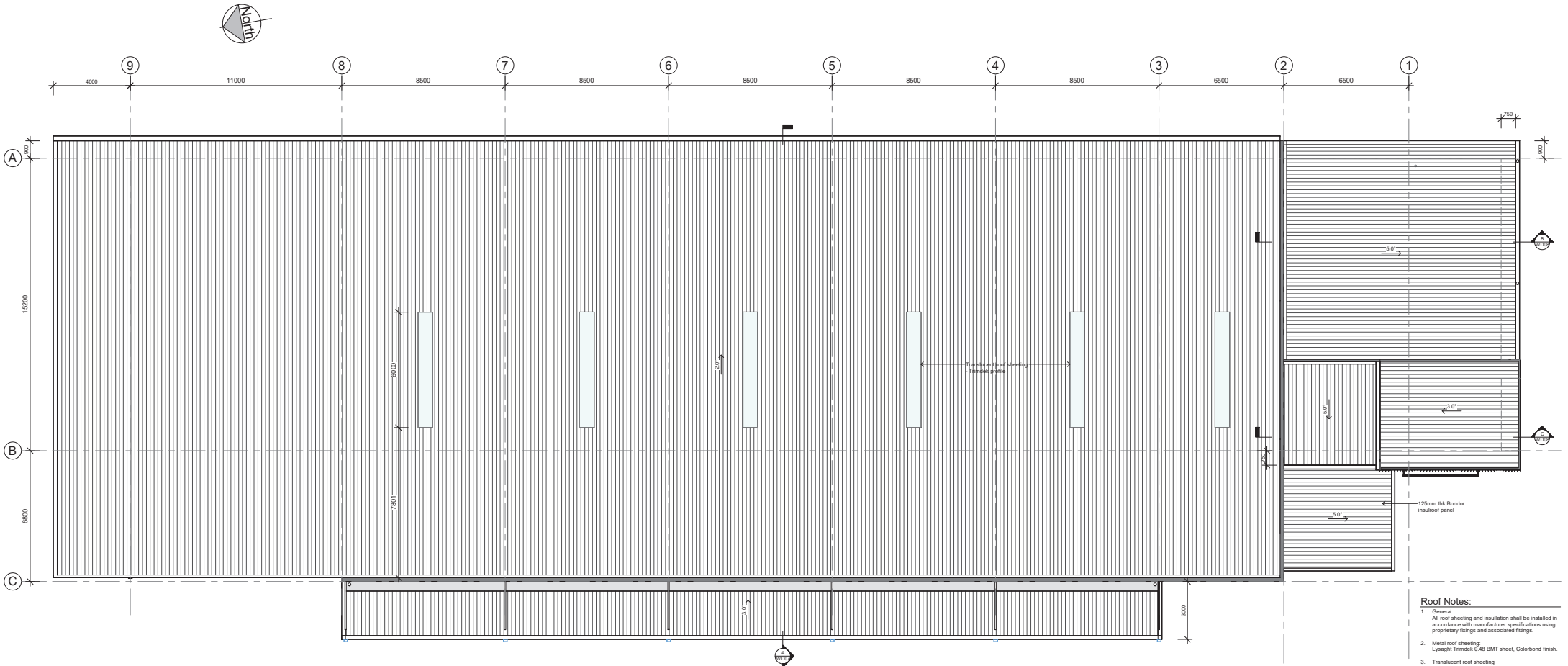
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Rev	Description	Date
1	For Approval	21/03/22
2	Training rooms added, Building height reduced	12/07/24



1 Roof Plan
Scale 1 : 100

- Roof Notes:**
- General:**
All roof sheeting and insulation shall be installed in accordance with manufacturer specifications using proprietary fixings and associated fittings.
 - Metal roof sheeting:**
Lysaght Tindex 0.48 BMT sheet, Colorbond finish.
 - Translucent roof sheeting:**
Alusynite 50FR fire retardant material (or equivalent) profile to match metal roof sheet. Install sheeting to avoid purlin bridging.
 - Flashing and Capping:**
All flashings, cappings and accessories to be custom formed from 0.55 BMT zincalume sheeting and installed to manufacturer specifications with proprietary fixings.
 - Downpipes:**
Generally 150e UPVC downpipes. Refer to hydraulic documentation for sizing and additional information.
 - Insulation:**
Warehouse - R1.8 insulation on galvanized safety mesh.
Office - R2.0 insulation
- Refer to Part J Energy Efficiency Assessment

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- Wall Finishes
- CP Concrete Tilt Panel with paint finish
 - EX Exo Tec Facade Panel with paint finish
 - LL Lyaght Longline 305, Monument colour
 - TR Lyaght Trimdek sheet, Surfist colour
 - SC PC aluminium horizontal batten screens

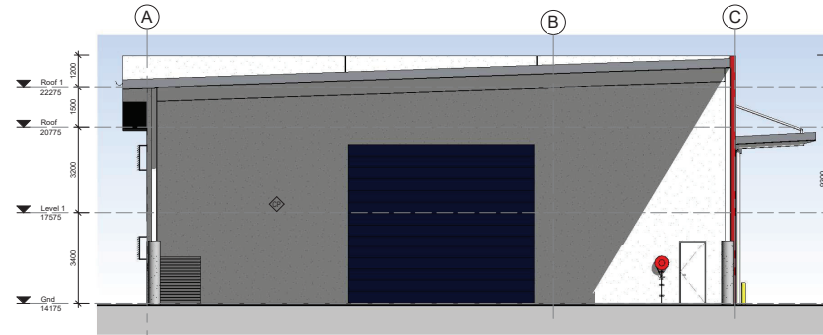
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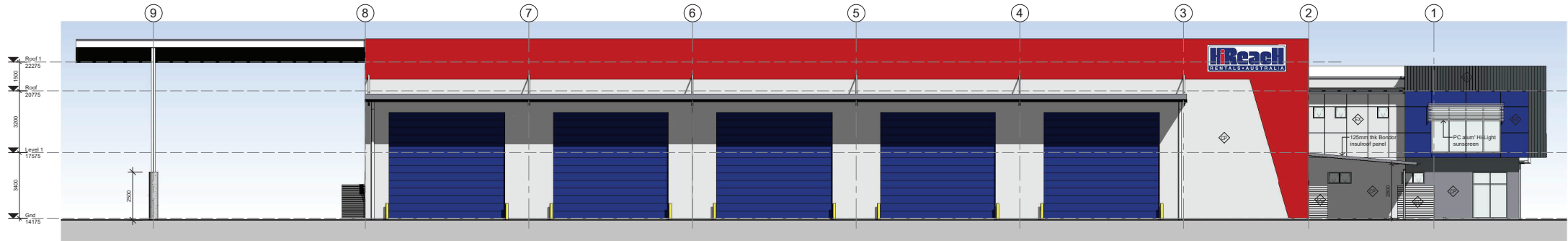
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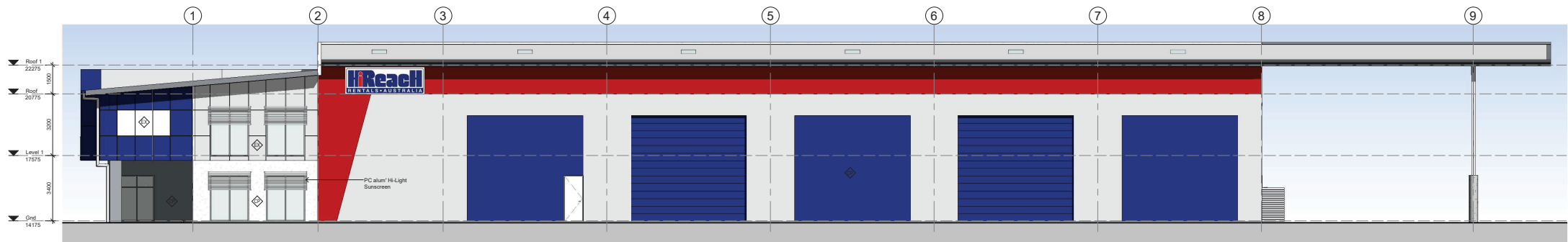
1 Elevation 1 - South
Scale 1: 100



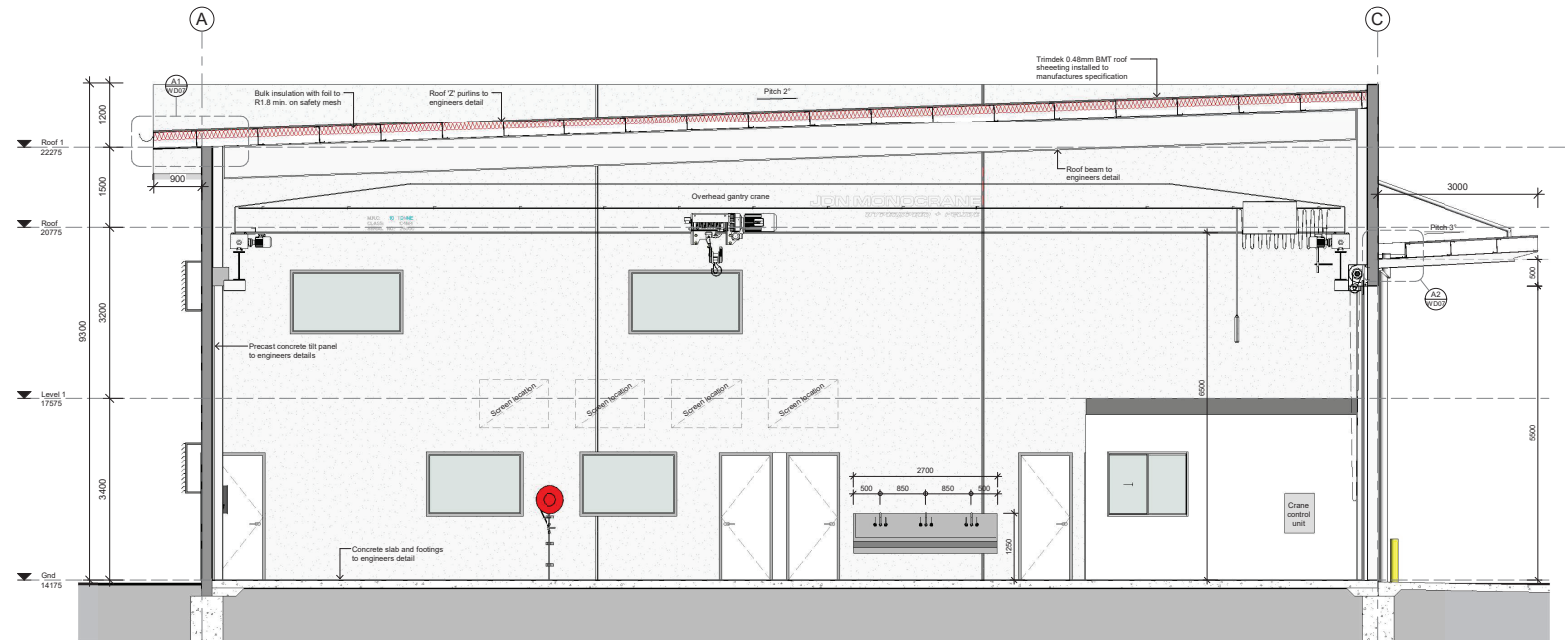
3 Elevation 3 - North
Scale 1: 100



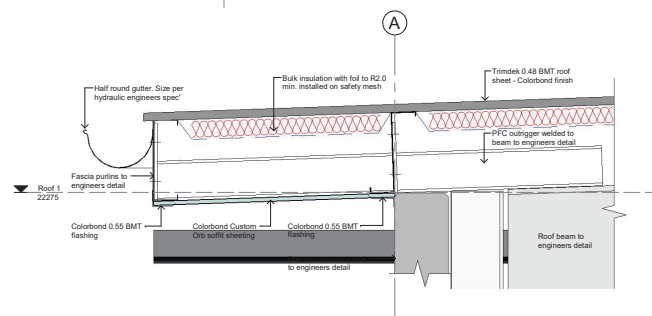
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Scale 1: 100



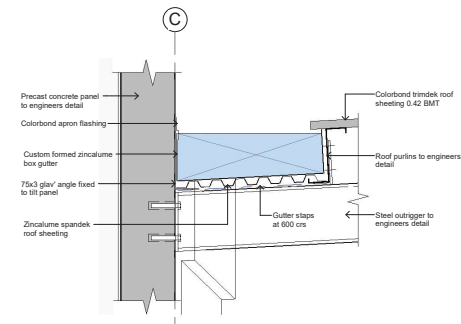
4 Elevation 4 - East
Scale 1: 100



Section A
Scale 1 : 50

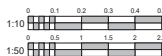


A1 Outrigger Detail
Scale 1 : 10

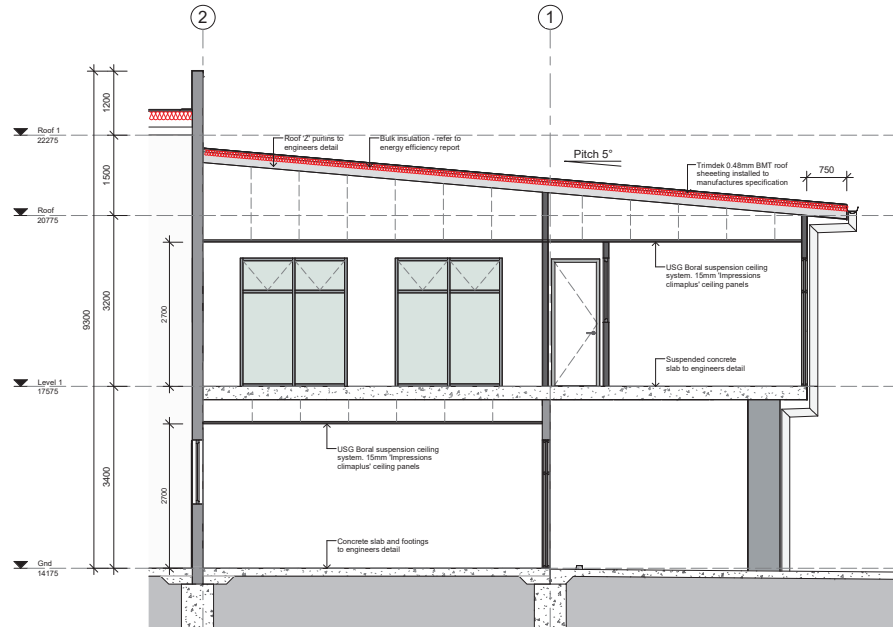


C Box Gutter Detail
Scale 1 : 10

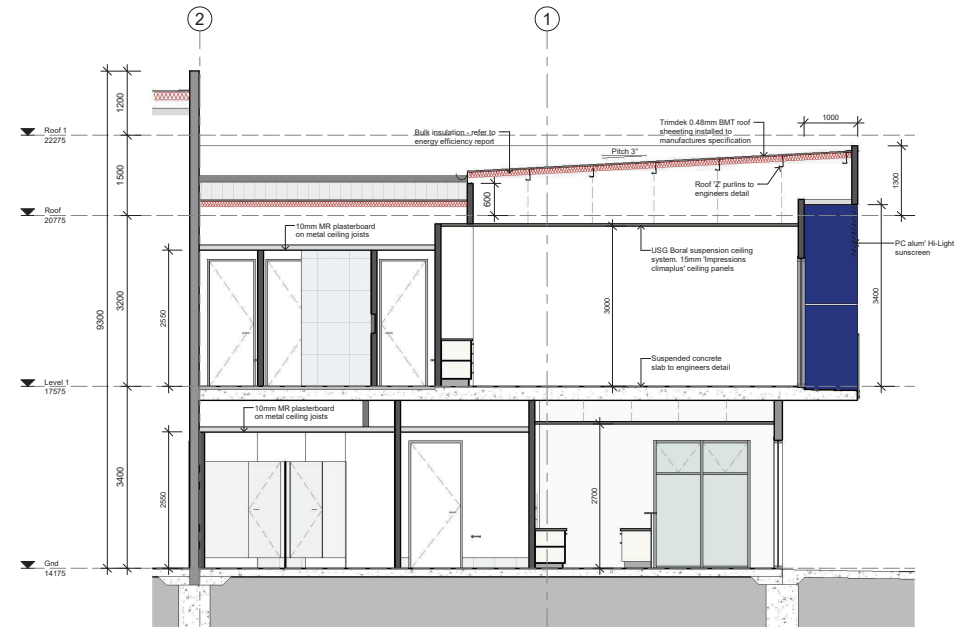
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2	Training rooms added, Building height reduced	12/07/24



B Section B
Scale 1 : 50



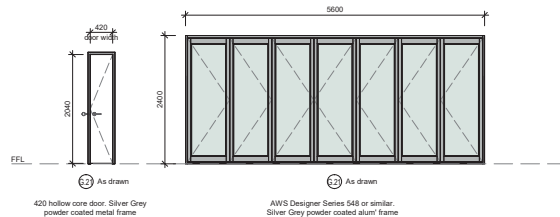
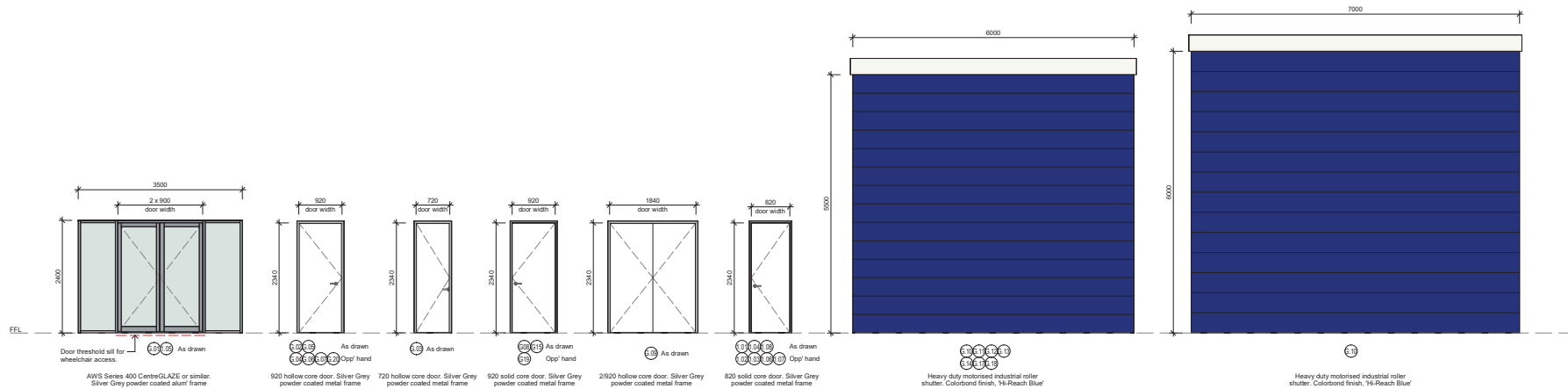
C Section C
Scale 1 : 50

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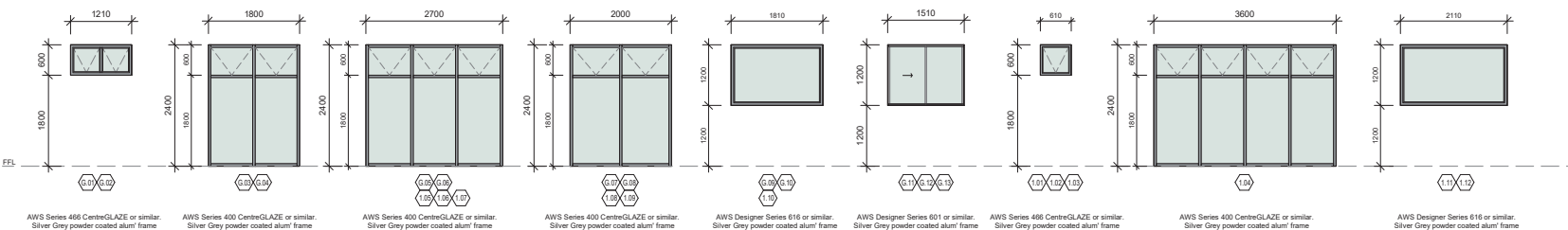




Door Schedule
Scale 1 : 50

Window & Door Notes:

- All glass to be laminated safety glass in all joinery.
- All glass and glazing shall comply with AS-1288 "Glass in Buildings", and particular care should be taken with respect to zoning wind pressures and human impact safety.
- All frames and glazing shall be weatherproof for the particular conditions likely in the locations indicated.
- All floor mounted external joinery shall be set down into the edge of slab with a weatherproofing rebate. Such rebate shall be arranged and designed in relation to a complying no step graded access with tiles as indicated or as required by AS 1428 - Access for People with Disability. Joinery drainage shall occur external to the building or into the wall cavity and not be able to penetrate into the building.
- All joinery shall comply with AS 2047 particularly in respect of wind conditions, air and water penetration as is required for an air conditioned building.
- All glass and glazing shall comply as a minimum to the energy efficiency requirements of the MCC - Part J. - Refer to Part J Energy Efficiency Assessment.
- All aspects of window & door joinery compliance shall be certified by the contractor both in materials and installation.
- Fit weatherseals to all external hinged doors.



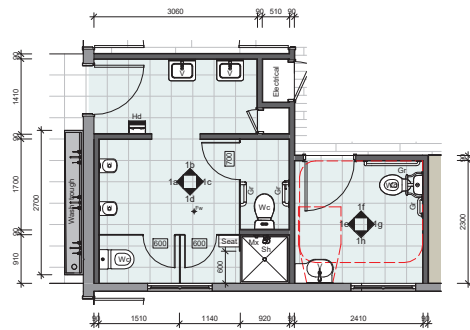
Window Schedule
Scale 1 : 50

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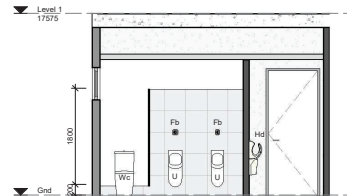
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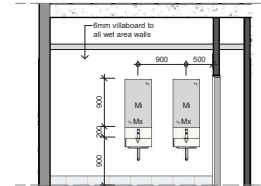




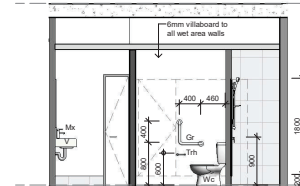
1 Amenities - Gnd
Scale 1:50



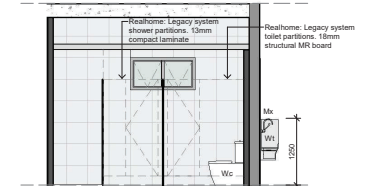
1a View 1a
Scale 1:50



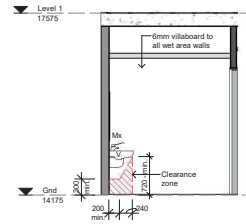
1b View 1b
Scale 1:50



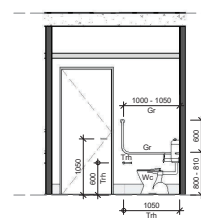
1c View 1c
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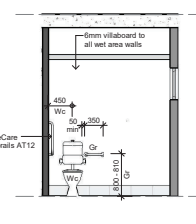
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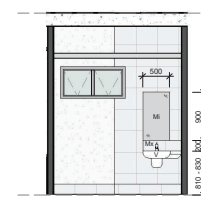
1e View 1e
Scale 1:50



1f View 1f
Scale 1:50



1g View 1g
Scale 1:50

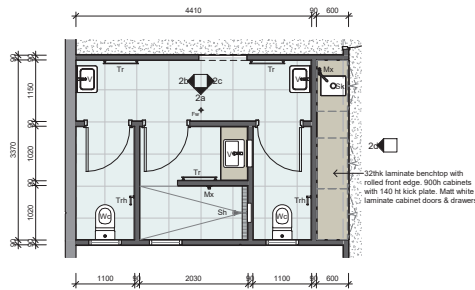


1h View 1h
Scale 1:50

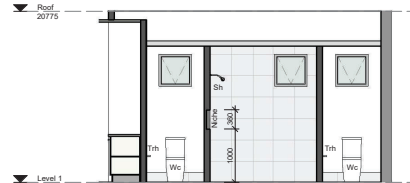
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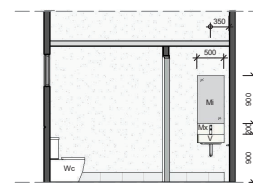
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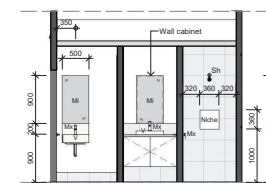
2 Amenities - Lv1
Scale 1:50



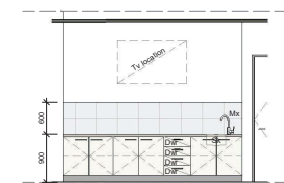
2a View 2a
Scale 1:50



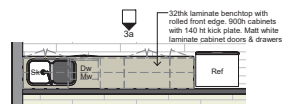
2b View 2b
Scale 1:50



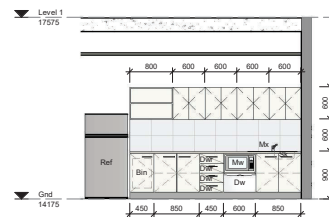
2c View 2c
Scale 1:50



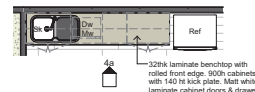
2d View 2d
Scale 1:50



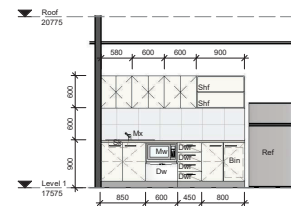
3 Lunch - Gnd
Scale 1:50



3a View 3a
Scale 1:50



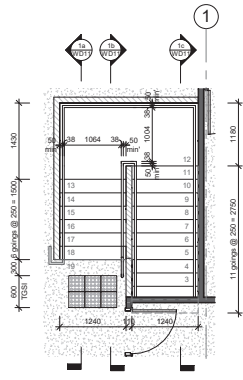
4 Lunch - Lv1
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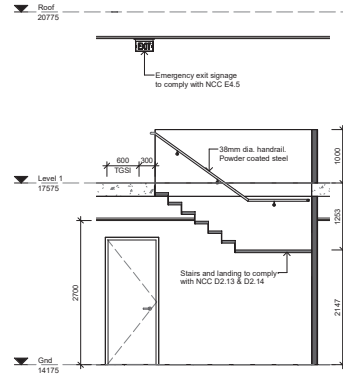
4a View 4a
Scale 1:50

Legend
B - Basin
Dw - Dishwasher
Dw - Drawer
Fw - Floor Waste
Fb - Flush Button
Hd - Hand Dryer
Hw - Hot Water Unit
Gr - Grab Rail
Mw - Microwave Oven
M - Mirror
Mx - Mixer Tap
Ref - Refrigerator
Sh - Shower
Shf - Shelf
Sk - Sink
Tn - Toilet Roll Holder
U - Urinal
Wc - Water Closet

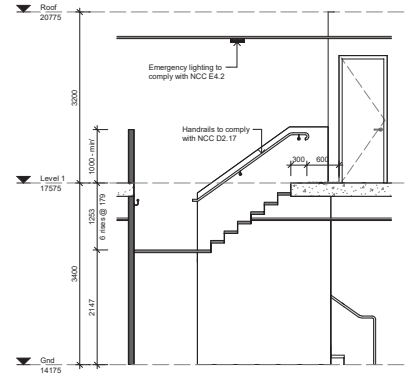
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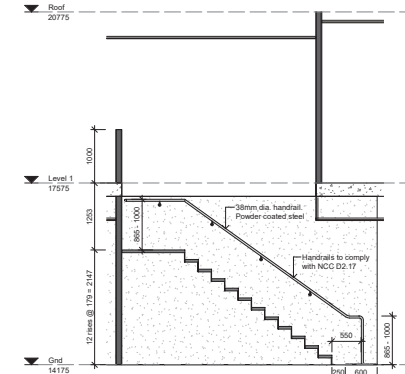
1 Stair Layout
Scale 1 : 50



1a Section 1a
Scale 1 : 50



1b Section 1b
Scale 1 : 50



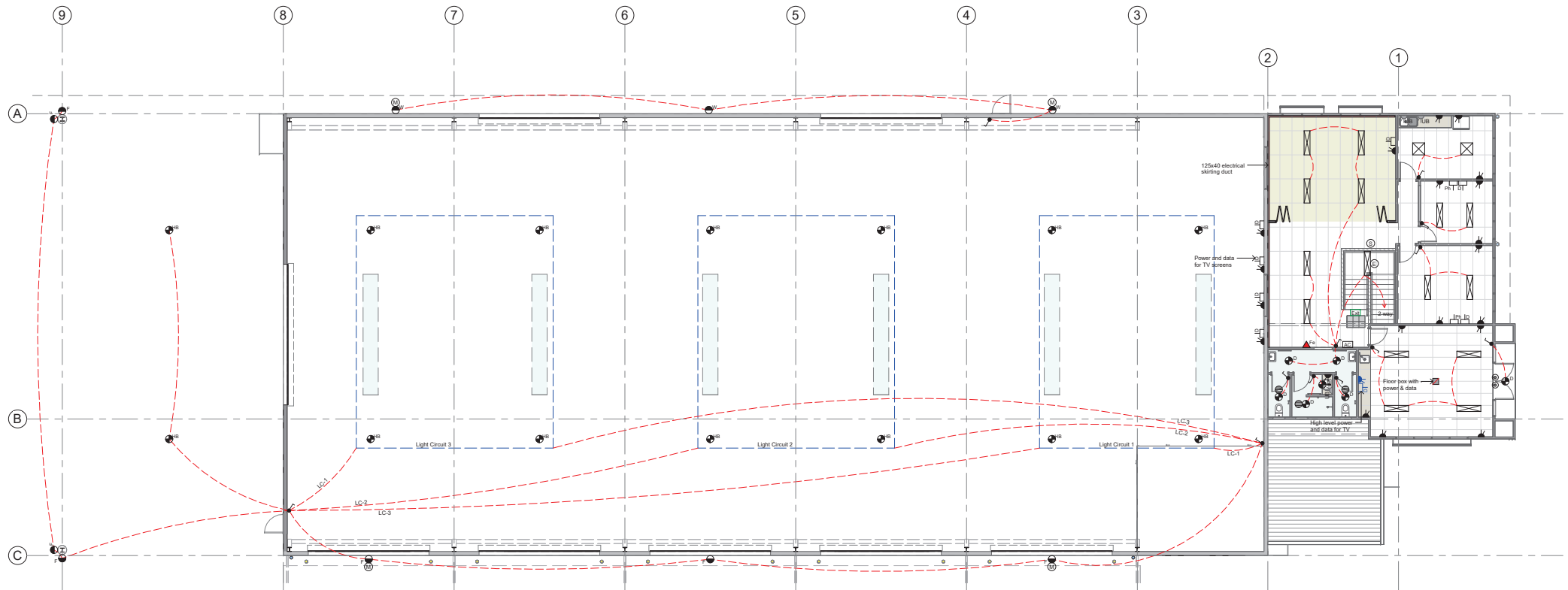
1c Section 1c
Scale 1 : 50

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Electrical Legend

	LED Down Light		Main Switchboard
	LED Ceiling Light		Distribution Board
	LED Wall Light		Security Panel
	LED Floodlight		A/C Control Panel
	600 LED Batten		Phone Socket
	600x600 LED panel		TV Socket
	600x1200 LED panel		Data Socket
	Reed Door Switch		GPO - Double
	Exhaust Fan		GPO - Weatherproof
	Emergency Light		Power Outlet
	Motion Sensor		3 Phase Power Outlet
	Smoke Detection System		Light Switch
	Photoelectric Cell		

- GPO & Data points located 150 above FFL - UNO
- Light switches located 1200 above FFL
- Wall lights located 2400 above FFL
- Flood lights located at 7500 above FFL

GPO's in bathrooms to be installed with neon indicators

All dimensions are measured to the centre of the fitting

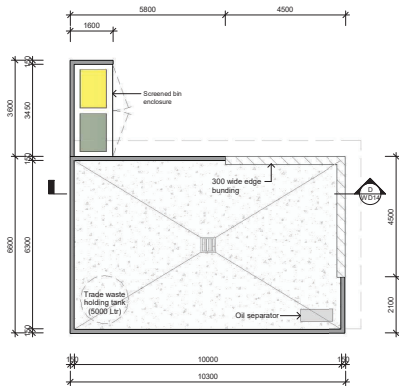
1 Electrical Layout - Lv1
Scale 1: 100

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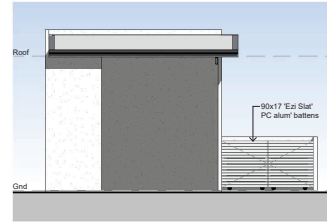
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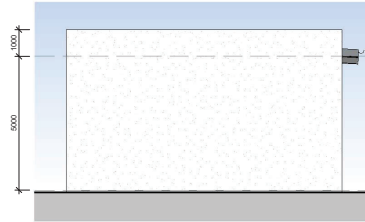




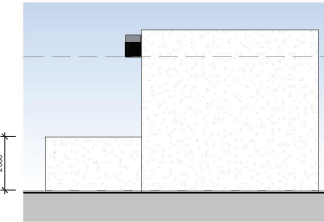
1 Floor Plan
Scale 1:100



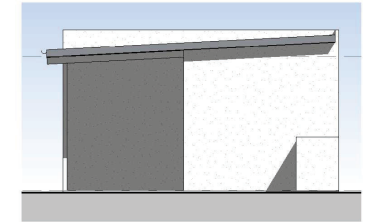
1a Elevation 1a - South
Scale 1:100



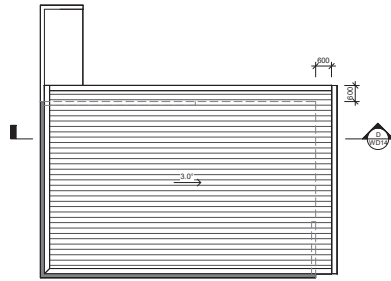
2a Elevation 2a - West
Scale 1:100



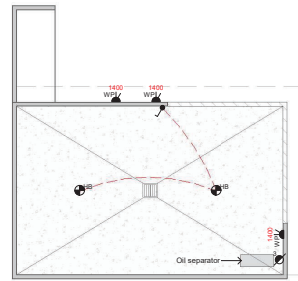
3a Elevation 3a - North
Scale 1:100



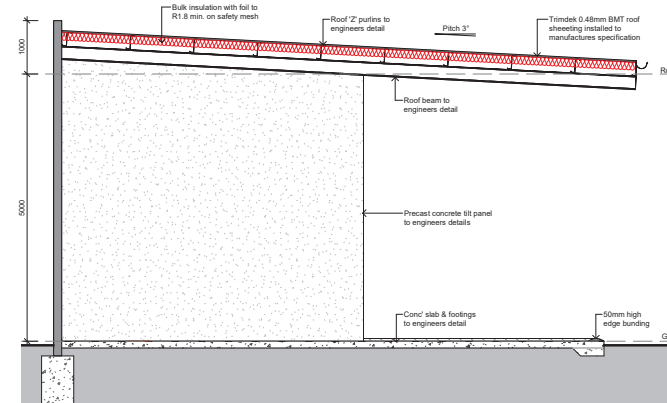
4a Elevation 4a - East
Scale 1:100



R Roof Plan
Scale 1:100



E Electrical Layout
Scale 1:100

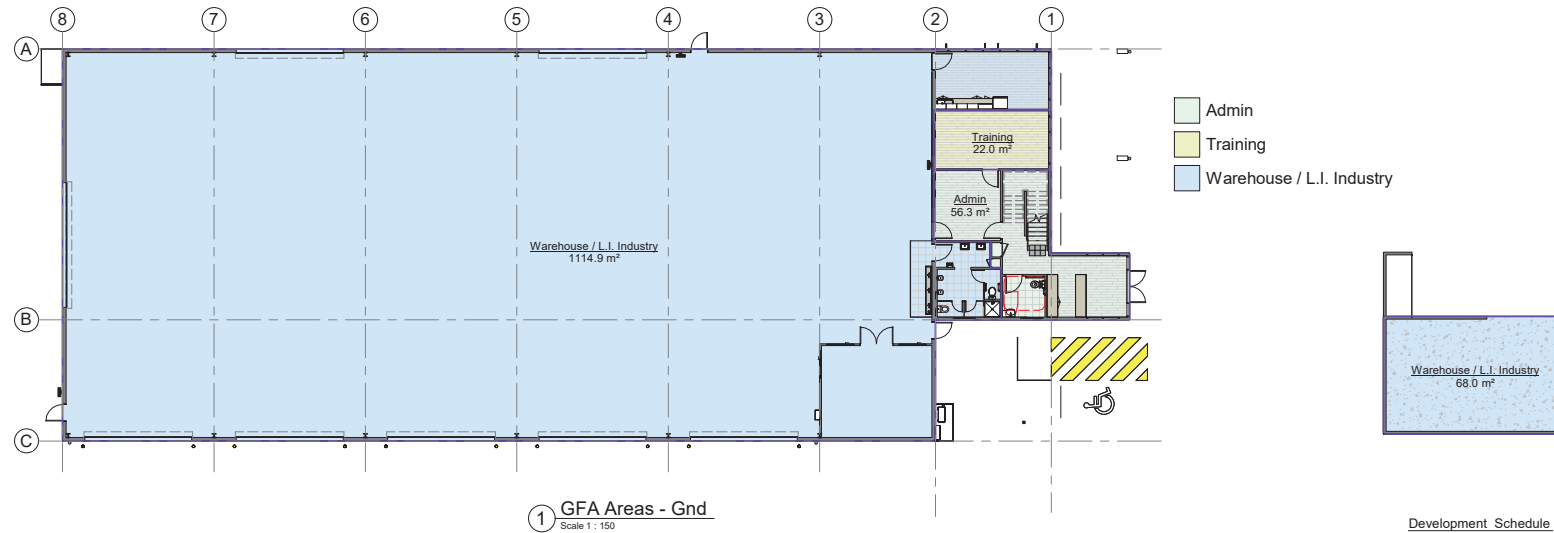


D Section D
Scale 1:50

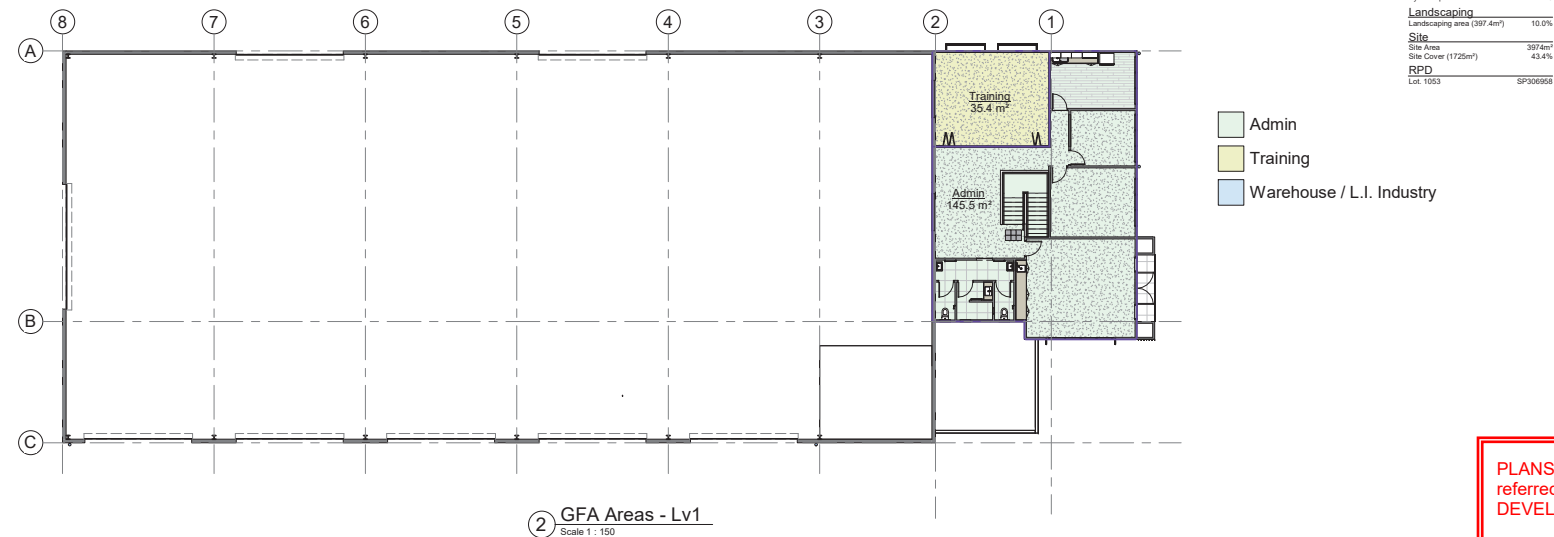
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Bicycle spaces	8
Landscaping	
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Site Cover (1725m²)	43.4%
RPD	
Lot. 1053	SP306958



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Queensland
Government