

Proposed Industrial Development
LOT 629 DP 1267996 No 6 CRAFTSMAN CLOSE
BERESFIELD, NSW 2322

DRAWING SCHEDULE
PROJECT SHEET TITLE

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22271A	DA 02 GROUND FLOOR PLAN
22271A	DA 03 FIRST FLOOR PLAN
22271A	DA 04 ELEVATIONS – SHEET 1
22271A	DA 05 ELEVATIONS – SHEET 2
22271A	DA 06 ROOF PLAN & FENCING DETAILS
22271A	DA 07 DISABLED FACILITIES DETAILS
22271A	DA 08 MISCELLANEOUS DETAILS
22271A	DA 09 WASTE MANAGEMENT & SEDIMENT
22271A	DA 10 CONTROL PLAN
22271A	DA 11 SITE ANALYSIS PLAN
22271A	DA 12 SPECIFICATION & GENERAL NOTES
22271A	DA 13 FLOOR AREA CARPARKING
	CALCULATIONS PLAN
	NOTIFICATION PLAN

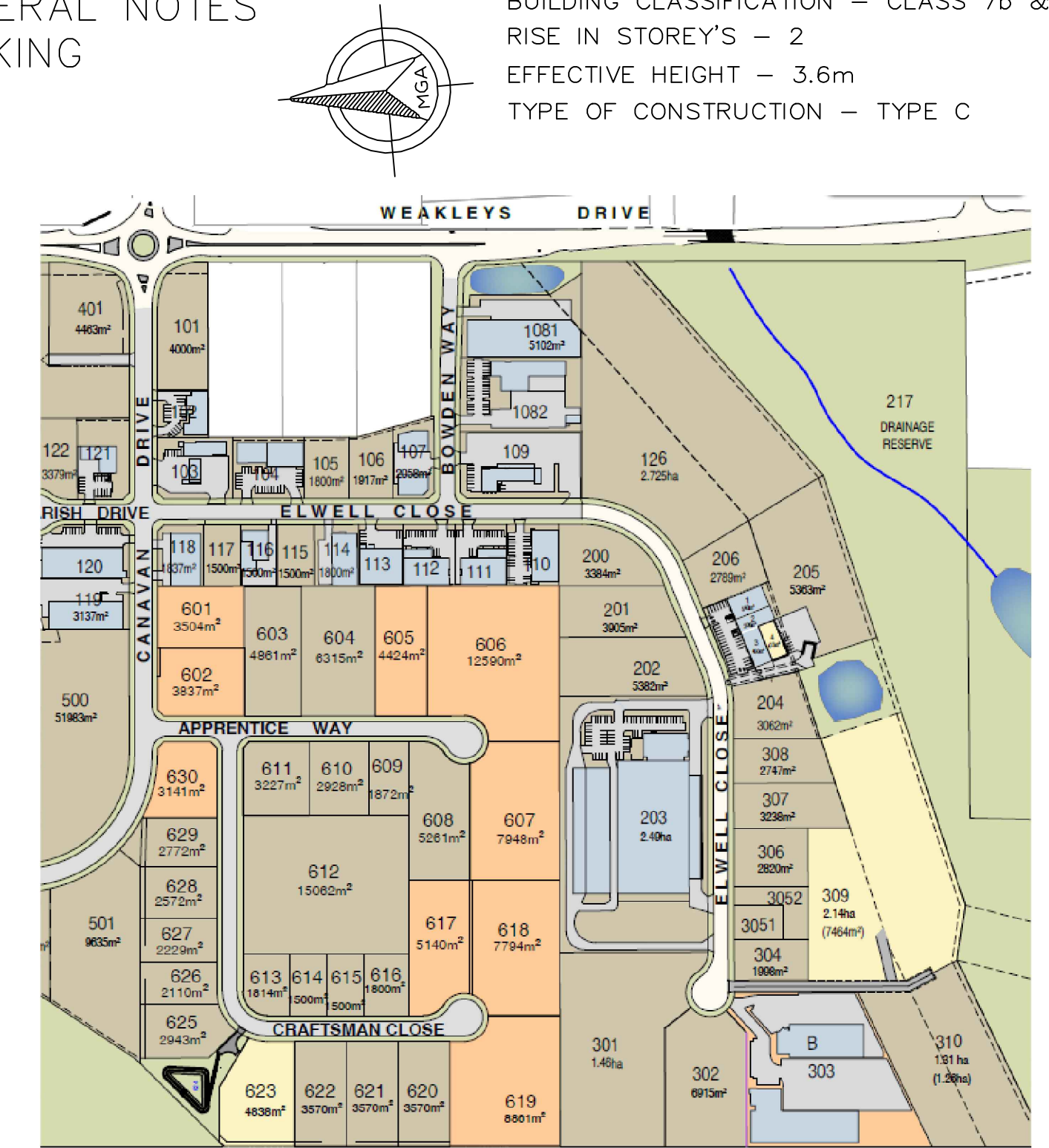
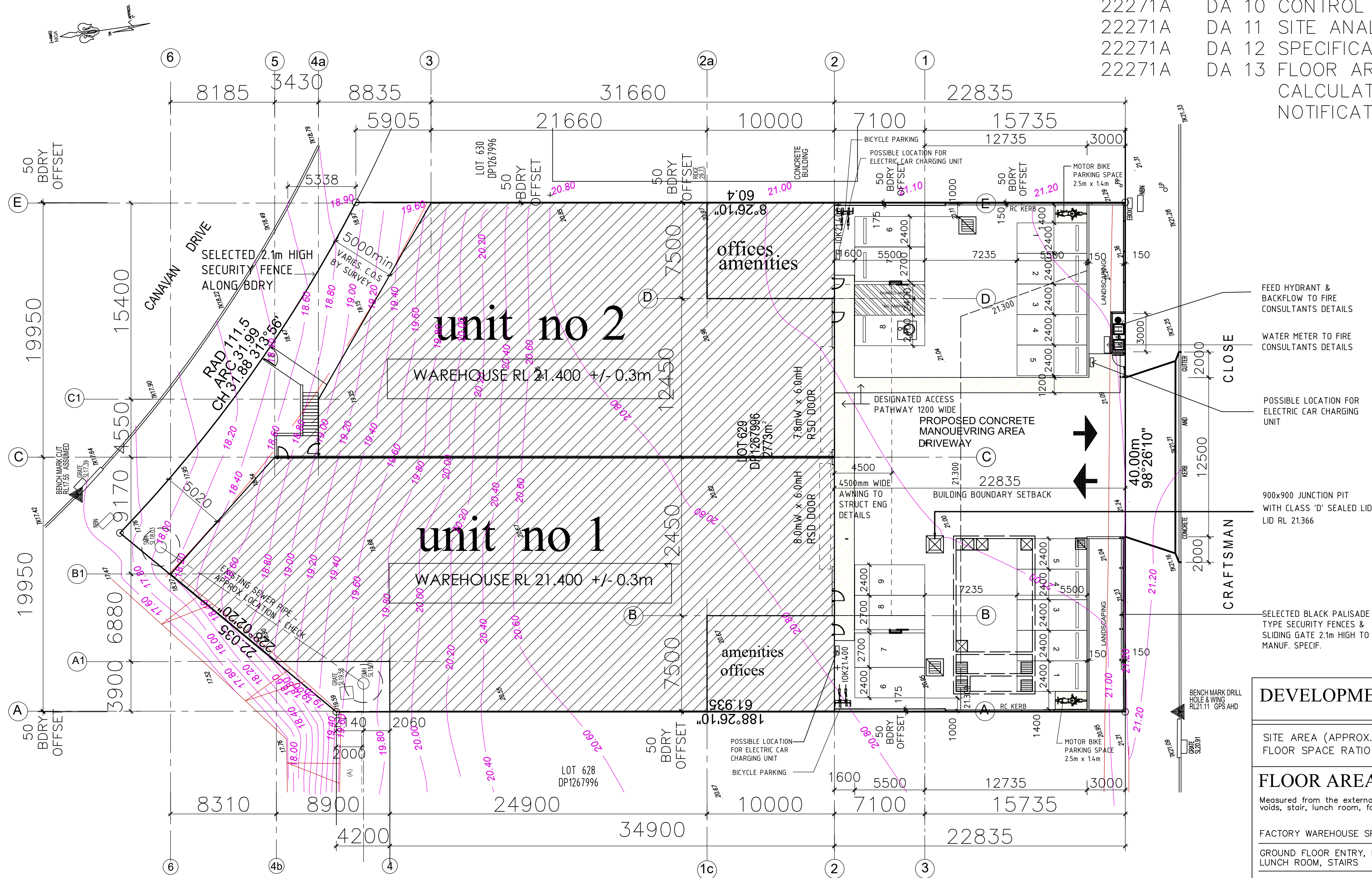
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BUILDING NOTES

INDUSTRIAL BUILDING AND ANCILLARY OFFICE
BUILDING CLASSIFICATION – CLASS 7b & 5
RISE IN STOREY'S – 2
EFFECTIVE HEIGHT – 3.6m
TYPE OF CONSTRUCTION – TYPE C



locality plan

DEVELOPMENT DATA

SITE AREA (APPROX.) = 2773.00 m²
FLOOR SPACE RATIO FSR = 1903.5 / 2773 = 68.64%

FLOOR AREA CALCULATIONS

Measured from the external face of total wall extents, including all amenities, voids, stair, lunch room, foyers and fire escape tunnel

FACTORY WAREHOUSE SPACE	UNIT No 1 832.00 m2	UNIT No 2 665.00 m2
GROUND FLOOR ENTRY, FOYER, OFFICE, AMENITIES LUNCH ROOM, STAIRS	75.00 m2	75.00 m2
FIRST FLOOR OFFICE SPACE INCLUDES TEA ROOM, STAIRS & AMENITIES AREA	128.25 m2	128.25 m2
TOTAL AREA	1035.25 m2	868.25 m2

FLOOR AREAS FOR CAR PARKING CALCULATION

Floor Area (denoted as GFA in relevant council LEP and DCP)
area within external walls—excludes stair voids and loading bays

FACTORY WAREHOUSE SPACE EXCLUDES EXTERNAL WALLS , LOADING AREA (150m2)	GFA UNIT No 1 GFA = 665.60m2	GFA UNIT No GFA =501.70m2
GROUND FLOOR ENTRY, FOYER, OFFICE, AMENITIES EXCLUDES EXTERNAL WALLS	GFA = 67.30m2	GFA =54.70m2
FIRST FLOOR OFFICE SPACE EXCLUDES EXTERNAL WALLS & STAIR VOID (9.40m2)	GFA =107.85m2	GFA =107.85m2
CAR PARKING REQUIREMENTS Calculated as GFA in relevant council LEP and DCP) 1 space / 100m2 GFA Warehouse spaces GFA 1 space / 100m2 GFA Office space GFA	665.60/100=6.65 175.15/100=1.75	501.70/100=5.0 175.15/100=1.7
NUMBER OF SPACES REQUIRED	8.40	6.77
NUMBER OF SPACES PROVIDED	9	7 + 1 DISABLED
NUMBER OF MOTOR BIKE SPACES PROVIDED	1	1
NUMBER OF BICYCLES SPACES PROVIDED	2	2

site layout plan

scale = 1:200

(A) EASEMENT TO DRAIN WATER 2 WIDE. (DP1267996)

Under NCC 2022 a carpark associated with a Class 7b building must be provided with electrical distribution boards dedicated to electric vehicle charging.

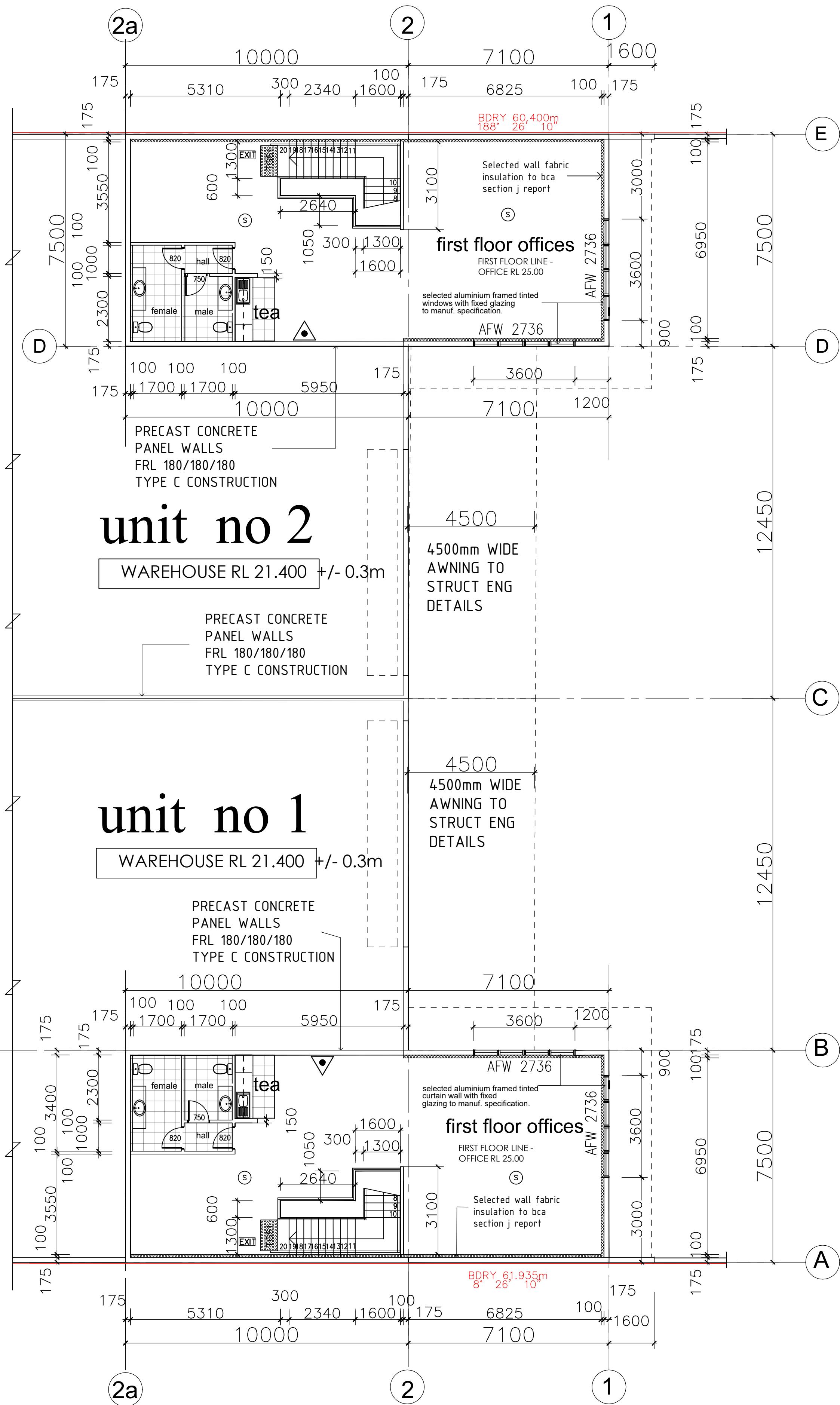
NOTE: FOR DETAIL SURVEY REFER TO
UNITED SURVEYORS
DRG NO 11040-1 DATED 19-12-2021

NOTE: FOR HYDRAULIC STORMWATER REFER TO
SPARKS & PARTNERS CONSULTING ENGINEERS
PROJECT No 24063 DATED 18 DECEMBER 2024

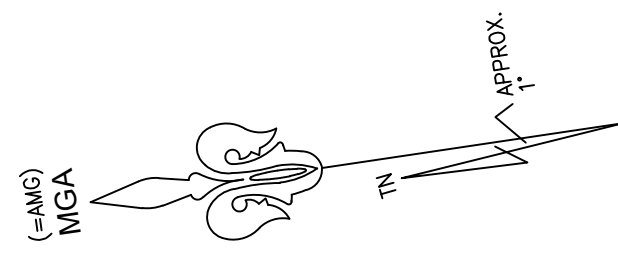
NOTE: FOR FIRE ENGINEERING REFER TO
PARAMOUNT FIRE CONSULTANTS
PROJECT No FD-01 DATED 16 DECEMBER 2024

LEGEND

-  DOUBLE OUTLET HYDRANTS EXTERNAL
-  FIRE HOSE REEL 25X30M LONG
-  PORTABLE FIRE EXTINGUISHER
4.5kg DRY POWDER ABE



first floor plan
scale = 1:100



SLIP RESISTANCE CLASSIFICATION

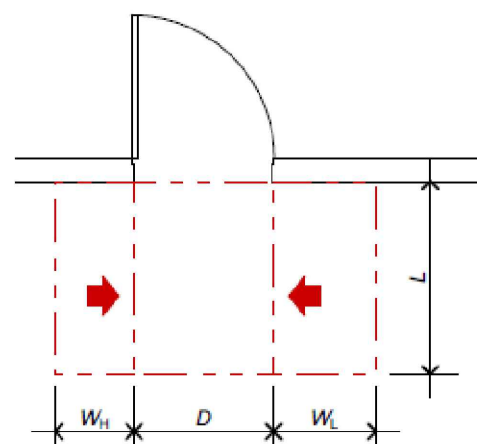
ALL SURFACES TO COMPLY WITH A.S. 4586-2013 & THE TABLE BELOW
- PROVIDE 150mm HIGH CONCRETE KERBS TO ALL PAVEMENTS & CARPARKS
- ALL KERBS TO CONCRETE PAVEMENT TO BE FORMED, DOWELLED & WET CAST

APPLICATION	SURFACE CONDITIONS	
	Dry (Inside)	Wet (Outside)
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

CIRCULATION SPACE

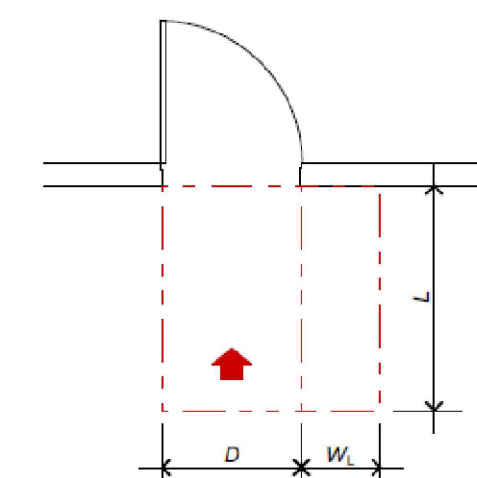
DETAILS AS PER A.S. 1428.1 - 2009

D CLEAR OPENING OF DOORWAY
L LENGTH
W_L WIDTH - HINGE SIDE
W_R WIDTH - LATCH SIDE
➔ DIRECTION OF APPROACH
--- CIRCULATION SPACE



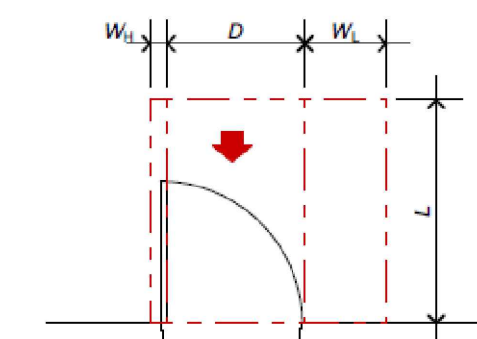
CS-01
EITHER SIDE
APPROACH
Door Opens Away From User

Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_L</i>	Dimension <i>W_R</i>
850	1240	660	560
900	1240	660	510
950	1175	660	460



CS-02
FRONT
APPROACH
Door Opens Away From User

Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_L</i>	Dimension <i>W_R</i>
850	1450	510	110
900	1450	510	110
950	1450	510	110



CS-03
FRONT
APPROACH
Door Opens Away From User

Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_L</i>	Dimension <i>W_R</i>
850	1450	530	110
900	1450	530	110
950	1450	530	110

MATERIAL DESCRIPTION / COLOUR

Aluminium framed Doors / Windows Colorbond – Shale Grey

FC Fascia Board Dulux – Monument

Awning parapet Dulux – Monument

Roller Doors Colorbond – Shale Grey

Painted Exterior Walls – Dulux – Seachange

Painted office walls - Dulux – Pebble grey

Roller Door Awnings - Dulux - Calfskin

Roof sheeting ZINCALUME

Driveway Concrete – GREY

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NOTATION - ABBREVIATIONS

- BL-1 1500 CONC. FILLED STEEL BOLLARDS 1200 HIGH TO DOORWAY; PAINT FINISH 'SAFETY YELLOW'
- BL-2 2000 CONC. FILLED STEEL BOLLARDS 1500 HIGH TO ROLLER SHUTTER; PAINT FINISH 'SAFETY YELLOW'
- C.C REINF. CONCRETE COLUMN TO ENGINEERS DETAILS
- S.C STEEL COLUMN TO ENGINEERS SPECIFICATIONS
- S.B STEEL BEAM OVER TO ENGINEERS SPECIFICATIONS
- PJ 20mm PANEL JOINT TO CONCRETE PANEL WITH BACKING ROD & WATERPROOFING SEALANT
- RSD SELECTED ELECTRICALLY OPERATED INDUSTRIAL TYPE ROLLER SHUTTER DOOR
- MV PROVIDE MECHANICAL VENTILATION TO AMENITIES, DISCHARGING TO EXTERNAL AIR AS PER A.S. 1568.1 - 1998
- FW FLOOR WASTE TO BE CONNECTED TO SEWER AS PER SYDNEY WATER OR TRADE WASTE REQUIREMENTS
- EXIT ILLUMINATED EXIT SIGNAGE IN ACCORDANCE WITH BCA D2.23, E4.5, E4.6 & E4.6 & SPECIFICATION E4.8
- TGSI PROVIDE TACTILE GROUND SURFACE INDICATORS (TGSI) AS REQUIRED BY A.S. / N.Z.S. 1428.4 - 2002
- ODP SELECTED PVC STORMWATER DOWNPIPES; REFER TO DRAINAGE DOCUMENTATION FOR DETAILS
- TS TRANSLUCENT ROOF SHEETING OVER; ALSYNITE 'EVERLITE R74' OR SIMILAR
- TRV TURBINE ROOF VENTILATOR; AIROCLE 'S' SERIES ROTARY ROOF VENT' MODEL OR SIMILAR
- NTS NOT TO SCALE
- UNO UNLESS NOTED OTHERWISE
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FD1 FIRE DOOR TO NCC
- RL REDUCED GROUND SURVEY LEVEL
- NGL NATURAL GROUND SURVEY LEVEL
- AAW ALUMINIUM FRAMED AWNING WINDOW
- FIRE HOSE REEL 36m
- FIRE HOSE REEL WITH FOAM INDUCTION
- DCP 2A 60B (E) PORTABLE EXTINGUISHER
- CARBON DIOXIDE EXTINGUISHER

ISSUE	DATE	AMENDMENTS
C	19-12-2024	ISSUE FOR CONSTRUCTION
B	11-11-2024	REVISED ISSUE FOR DA APPROVAL
A	10-05-2024	ISSUE FOR DA APPROVAL

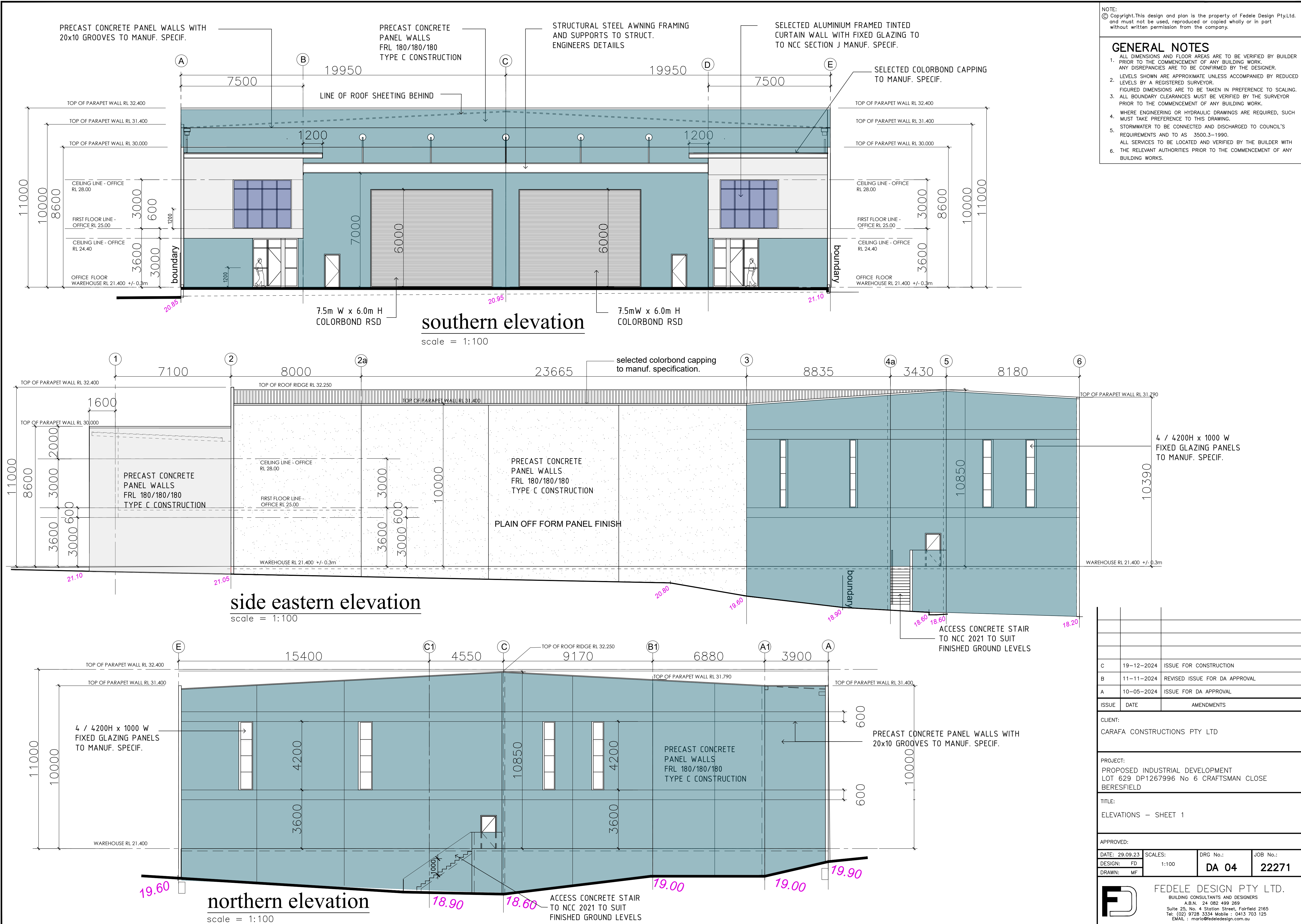
CLIENT:
CARAFA CONSTRUCTIONS PTY LTD

PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
LOT 629 DP1267996 No 6 CRAFTSMAN CLOSE
BERESFIELD

TITLE:
FIRST OFFICE LAYOUT PLAN

APPROVED:	DATE: 29.09.23	SCALE: 1:200	DRG No.: DA 03	JOB No.: 22271
	DESIGN: FD			
	DRAWN: MF			

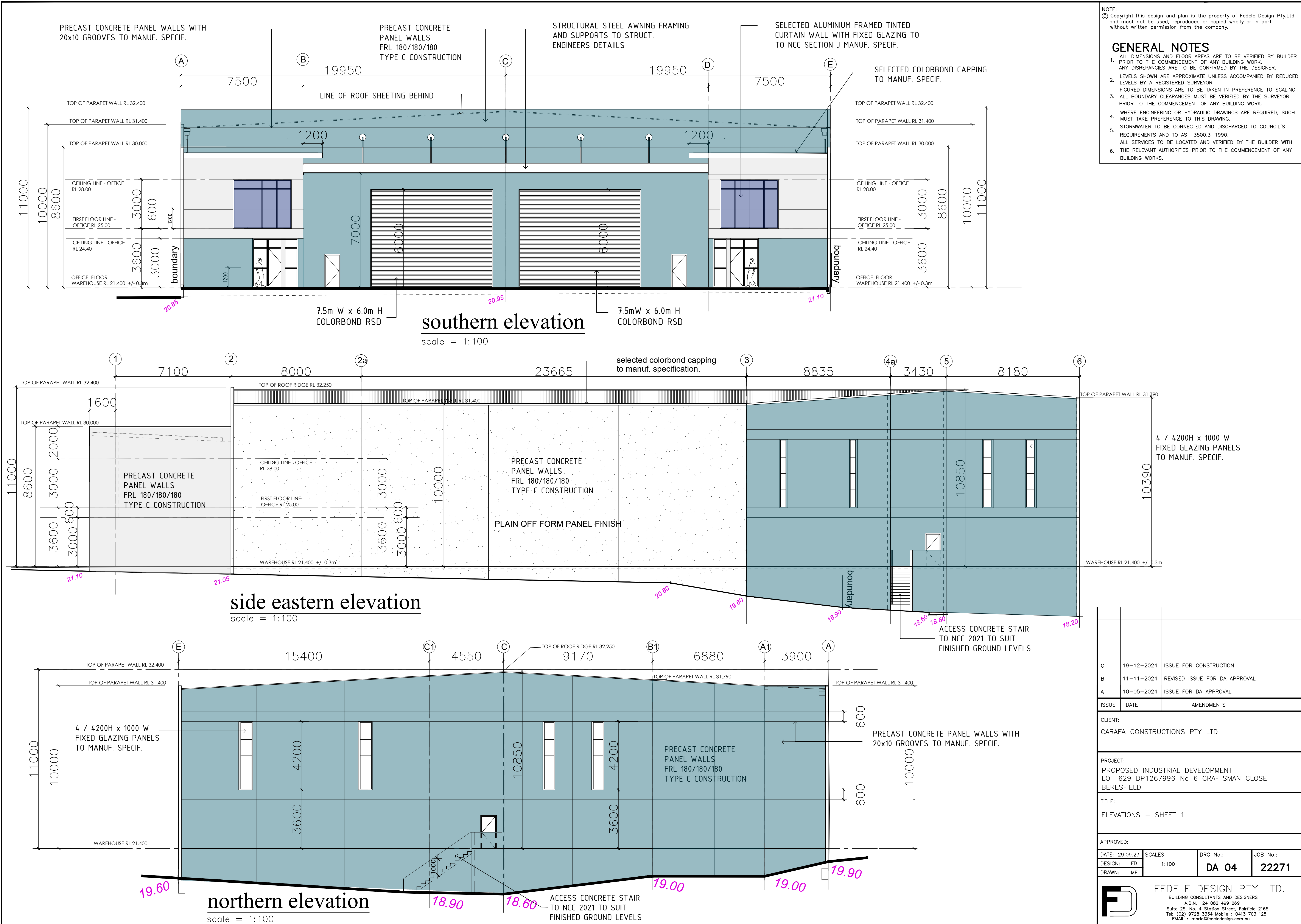
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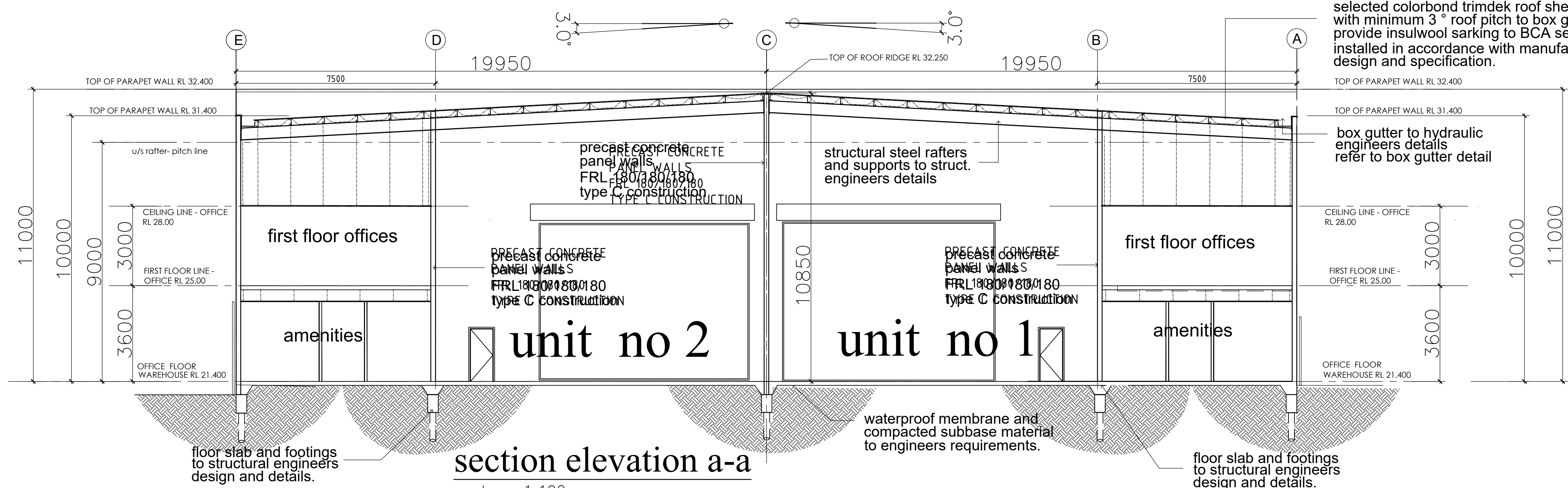
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TITLE:
ELEVATIONS - SHEET 1

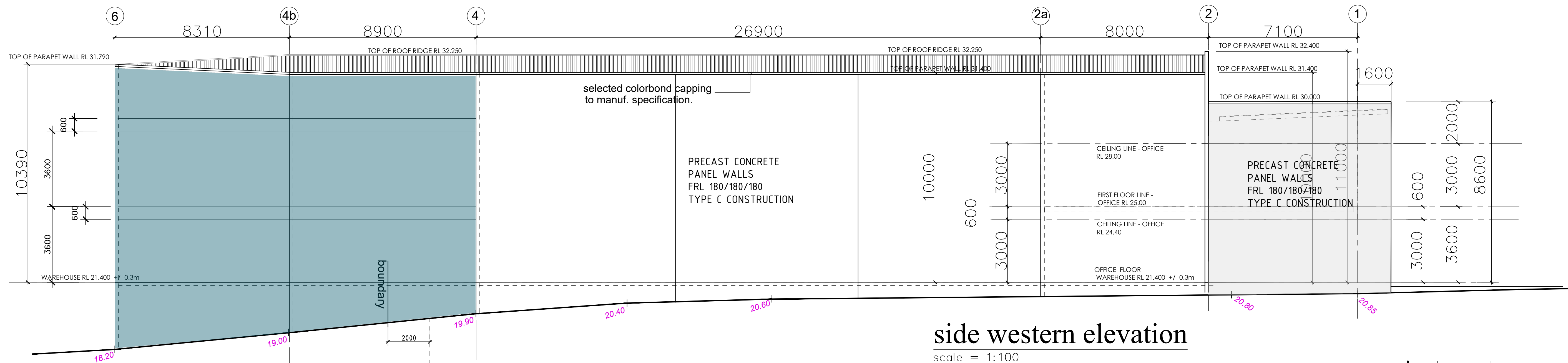
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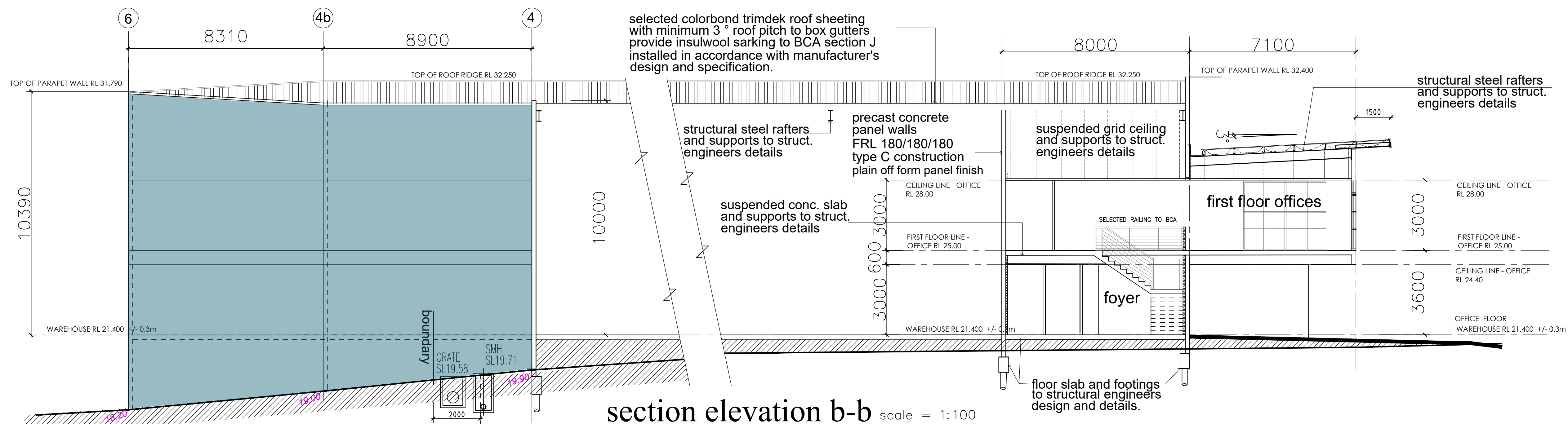
section elevation a-a

scale = 1:100



side western elevation

scale = 1:100



section elevation b-b

scale = 1:100

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TITLE:
ELEVATIONS SHEET 2

APPROVED:	DATE: 29.09.23	DESIGN: FD	DRAWN: MF	SCALES: 1:100	DRG No.: DA 05	JOB No.: 22271
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