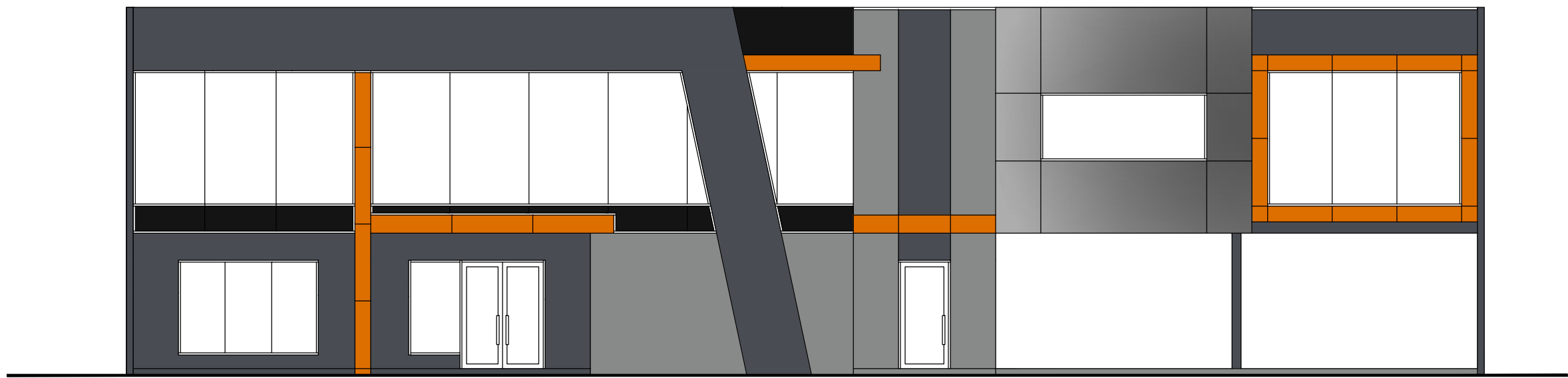


PROPOSED WAREHOUSES DEVELOPMENT

AT: LOT 43 NETWORK DRIVE, TRUGANINA

CLIENT: SOLOMON KAYNE P/L
PREPARED BY: P.L. GROUP PTY. LTD.
STATUS: BP-FULL STAGE-REV-F
ISSUE: 02.05.2018



BCA SECTION 'J' COMPLIANCE

(J1) BUILDING FABRIC.

ALL INSTALLED INSULATION TO COMPLY WITH AS4859.1
ALL SKY LIGHTS TO WAREHOUSE TO COMPLY WITH
PART J1.4 AND TO MANUFACTURER'S SPECIFICATION
ALL EXTERNAL OFFICE WALLS TO BE FITTED WITH WALL
INSULATION WITH MIN. R1.0 VALUE AND IN ACCORDANCE
WITH PART J1.5 OF BCA.

CONCRETE WALLS TO BE BATTENED OUT (20 TO 30mm GAP)
LINED WITH 10mm PLASTERBOARD WALL AND INSULATED
TO MIN. R1.0 VALUE.

INTERNAL WALL - NIL REQUIREMENT
FIRST FLOOR OPEN TO FRESH AIR - PROVIDE R1.5 INSULATION
FIRST FLOOR CLOSED UNDERSIDE - NIL REQUIREMENT

(J2) EXTERNAL GLAZING.

ALL EXTERNAL OFFICE GLAZING TO BE SINGLE LEAF WITH
GREY TINTING, 6.39mm THICKNESS GREY 40 COMFORTPLUS
GLASS, U VALUE 3.6 AND SHGC VALUE 0.50

ALL EXTERNAL GLAZING TO BE IN ACCORDANCE WITH BCA
SECTION 'J' AND AS1288-1999 AND AS2047

CONTRACTORS TO PROVIDE CERTIFICATE OF COMPLIANCE
STATING THAT ALL WORKS COMPLIES WITH BCA VOLUME 1,
2007 PART J2

(J3) BUILDING SEALING

ALL OPENINGS TO A BUILDING SUCH AS ROOF, WALLS, DOORS,
WINDOWS AND SERVICE PENETRATIONS TO BE SEALED BY MEANS
OF SEALER, CAULKING OR SIMILAR APPROVED

(J4) AIR MOVEMENT

N/A

(J5) MECHANICAL VENTILATION & AIR CONDITIONING

MECHANICAL VENTILATION AND AIR-CONDITIONING TO COMPLY WITH
PART J5 OF BCA 2007. CONTRACTORS TO PROVIDE CERTIFICATE OF
COMPLIANCE STATING AIR CONDITIONING AND MECHANICAL VENTILATION
TO OFFICES AND TOILETS HAS BEEN COMPLY WITH BCA VOLUME 1,
2007 PART J5.

(J6) ARTIFICIAL LIGHTING AND POWER

ARTIFICIAL LIGHTING AND POWER TO COMPLY WITH PART J6 OF THE
BCA 2007. CONTRACTORS TO PROVIDE CERTIFICATE OF COMPLIANCE
STATING ALL LIGHTS AND POWER HAS BEEN INSTALLED IN ACCORDANCE
TO PART J6.1 TO J6.6 AND J6 OF THE BCA.

(J7) HOT WATER SUPPLY

CONTRACTORS TO PROVIDE COMPLIANCE CERTIFICATE STATING
HWS HAS BEEN INSTALLED IN ACCORDANCE WITH AS/NZS 3500 AND
BCA VOLUME 1, 2007, PART J7

(J8) ACCESS FOR MAINTENANCE

ALL SERVICES LOCATED IN THE ROOF MUST BE ACCESSIBLE WITH
SUITABLE MEANS

ALL WORKS MUST COMPLY WITH PART J8.0 TO J8.2 OF THE BCA

GENERAL NOTES:

- FIRE HAZARD PROPERTIES:
- (a) THE FIRE HAZARD PROPERTIES OF ANY MATERIAL OR ASSEMBLY IN A CLASS 2 TO 9 BUILDING MUST COMPLY WITH:-
 - (1) FOR FLOOR MATERIALS, FLOOR COVERINGS, WALL AND CEILING LINING MATERIALS, SPECIFICATION C3.10a; AND
 - (2) FOR OTHER MATERIALS, SPECIFICATION C3.10, AND
 - (c) THE REQUIREMENTS OF (a) DO NOT APPLY TO A MATERIAL OR ASSEMBLY IF IT IS:-
 - (i) PLASTER, GEMENT RENDER CONCRETE, TERRAZZO, CERAMIC TILE OR THE LIKE; OR
 - (ii) A FIRE PROTECTIVE COVERING; OR
 - (iii) A TIMBER FRAMED WINDOW; OR
 - (iv) A SOLID TIMBER HANDRAIL OR BIRTHING; OR
 - (v) A TIMBER-FACED SOLID-CORE DOOR OR TIMBER-FACED FIRE DOOR; OR
 - (vi) AN ELECTRICAL SWITCH, SOCKET-OUTLET, COVER PLATE OR THE LIKE; OR
 - (vii) A MATERIAL USED FOR:
 - (A) A ROOF COVERING OR ROOF MEMBRANE, OR A ROOF INSULATING MATERIAL, APPLIED IN CONTINUOUS CONTACT WITH A SUBSTRATE; OR
 - (B) AN ADHESIVE; OR
 - (C) A DAMP-PROOF COURSE, FLASHING, CAULKING, SEALING, GROUND MOISTURE BARRIER, OR THE LIKE; OR
 - (viii) A PAINT, VARNISH, LAQUOR OR SIMILAR FINISH, OTHER THAN NITRO-CELLULOSE LAQUOR; OR
 - (x) A CLEAR OR TRANSLUCENT ROOF LIGHT OF GLASS FIBRE REINFORCED POLYESTER IF:-
 - (A) THE ROOF IN WHICH IT IS INSTALLED FORMS PART OF A SINGLE STOREY BUILDING REQUIRED TO BE TYPE C CONSTRUCTION; AND
 - (B) THE MATERIALS IS USED AS PART OF THE ROOF COVERING; AND
 - (C) IT IS NOT CLOSER THAN 1.5M FROM ANOTHER ROOF LIGHT OF THE SAME TYPE; AND
 - (D) EACH ROOF LIGHT IS NOT MORE THAN 14 SQ.M IN AREA; AND
 - (E) THE AREA OF THE ROOF LIGHTS PER 70SQ.M. OF ROOF SURFACE IS NOT MORE THAN 14SQ.M.
 - (X) A FACE PLATE OR NECK ADAPTOR OR SUPPLY AND RETURN AIR OUTLETS OF AN AIR HANDLING SYSTEM; OR
 - (XII) A FACE PLATE OR DIFFUSER PLATE OF LIGHT FITTING AND EMERGENCY EXIT SIGNS AND ASSOCIATED ELECTRICAL WIRING AND ELECTRICAL COMPONENTS; OR
 - (XIII) A JOHNEY UNIT, CUPBOARD, SHELVING OR THE LIKE; OR
 - (XIV) ANY OTHER MATERIAL THAT DOES NOT SIGNIFICANTLY INCREASE THE HAZARD OF FIRE

OPENINGS FOR SERVICE INSTALLATIONS

- WHERE AN ELECTRICAL, ELECTRONIC, PLUMBING, MECHANICAL, VENTILATION, AIR-CONDITIONING OR OTHER SERVICE PENETRATES A BUILDING ELEMENT (OTHER THAN AN EXTERNAL WALL OR ROOF) THAT IS REQUIRED TO HAVE AN RSL WITH RESPECT TO INTEGRITY OR INSULATION OR A RESISTANCE TO THE INCIDENT SPREAD OF FIRE, THAT INSTALLATION MUST COMPLY WITH ONE OF THE FOLLOWING:
- (a) THE METHOD AND MATERIALS USED ARE IDENTICAL WITH A PROTOTYPE ASSEMBLY OF THE SERVICE AND BUILDING ELEMENT WHICH HAS BEEN TESTED IN ACCORDANCE WITH AS4621.1 AND AS150.4 AND HAS ACHIEVED THE REQUIRED FRL OR RESISTANCE TO THE INCIDENT SPREAD OF FIRE
 - (b) IT COMPLES WITH (a) EXCEPT FOR THE INSULATION CRITERIA RELATING TO THE SERVICE IF:-
 - (i) THE SERVICE IS PROTECTED SO THAT COMBUSTIBLE MATERIALS CANNOT BE LOCATED WITHIN 100 mm OF IT; AND
 - (ii) IT IS NOT LOCATED IN A REQUIRED EXIT.
 - (c) IN THE CASE OF VENTILATING, AIR-CONDITIONING DUCTS OR EQUIPMENT, THE INSTALLATION IS IN ACCORDANCE WITH AS/NAS 1868.1
 - (d) THE SERVICE IS A PIPE SYSTEM COMPRISED ENTIRELY OF METAL (EXCLUDING PIPE SEALS OR THE LIKE) AND IS INSTALLED IN ACCORDANCE WITH SPECIFICATION C3.15 AND IT:-
 - (1) PENETRATES A WALL, FLOOR OR CEILING, BUT NOT A CEILING REQUIRED TO HAVE A RESISTANCE TO THE INCIDENT SPREAD OF FIRE; AND
 - (2) CONNECTS NOT MORE THAN 2 FIRE COMPARTMENTS IN ADDITION TO ANY FIRE-RESISTING SERVICE SHAFTS; AND
 - (3) DOES NOT CONTAIN A FLAMMABLE OR COMBUSTIBLE LIQUID OR GAS.
 - (e) THE SERVICE IS SANITARY PLUMBING INSTALLED IN ACCORDANCE WITH SPECIFICATION C3.15 AND IT:-
 - (1) IS OF METAL OR UPVC PIPE; AND
 - (2) PENETRATES THE FLOORS OF A CLASS 5, 6, 7, 8 OR 9 BUILDING; AND
 - (3) IS IN A SANITARY COMPARTMENT SEPARATED FROM OTHER PARTS OF THE BUILDING BY WALLS WITH THE FRL REQUIRED BY SPECIFICATION C3.11 FOR A STAIR SHAFT IN THE BUILDING AND A SELF-CLOSING -60/30 FIRE DOOR.
 - (f) THE SERVICE IS A WIRE OR CABLE, OR A CLUSTER OF WIRES OR CABLES INSTALLED IN ACCORDANCE WITH SPECIFICATION C3.15 AND IT:-
 - (1) PENETRATES A WALL, FLOOR OR CEILING, BUT NOT A CEILING REQUIRED TO HAVE A RESISTANCE TO THE INCIDENT SPREAD TO FIRE; AND
 - (2) CONNECTS NOT MORE THAN 2 FIRE COMPARTMENTS IN ADDITION TO ANY FIRE RESISTING SERVICE SHAFTS.
 - (g) THE SERVICE IS AN ELECTRICAL SWITCH, OUTLET, OR THE LIKE, AND IT IS INSTALLED IN ACCORDANCE WITH SPECIFICATION C3.15

CONSTRUCTION JOINTS

CONSTRUCTION JOINTS, SPACES AND THE LIKE IN AND BETWEEN BUILDING ELEMENTS REQUIRED TO BE FIRE-RESISTING WITH RESPECT TO INTEGRITY AND INSULATION MUST BE PROTECTED IN A MANNER IDENTICAL WITH A PROTYPE TESTED IN ACCORDANCE WITH AS150.4 TO ACHIEVE THE REQUIRED FRL.

CLASS 2 TO 9 BUILDINGS: GENERAL REQUIREMENTS

- FLOOR COVERINGS IN THE SHOP AND APARTMENTS MUST:-
- (a) IN THE CASE OF A BURNING-TYPE MATERIAL, HAVE A FLAMMABILITY INDEX NOT MORE THAN 5; OR
 - (b) IN THE CASE OF OTHER MATERIALS, HAVE:-
 - (i) A SPREAD-OF-FRAME INDEX NOT MORE THAN 9; AND
 - (ii) A SMOKE-DEVELOPED INDEX NOT MORE THAN 8 IF THE SPREAD-OF-FRAME INDEX IS MORE THAN 5; OR
 - (c) BE COMPLETELY COVERED ON ALL FACES BY CONCRETE OR MASONRY NOT LESS THAN 50mm THICK; OR
 - (d) IN THE CASE OF A COMPOSITE MEMBER OR ASSEMBLY, BE CONSTRUCTED SO THAT WHEN ASSEMBLED AS PROPOSED IN A BUILDING:-
 - (i) ANY MATERIAL WHICH DOES NOT COMPLY WITH (a) OR (b) IS PROTECTED ON ALL SIDES AND EDGES FROM EXPOSURE TO THE AIR; AND
 - (ii) THE MEMBER OR ASSEMBLY, WHEN TESTED IN ACCORDANCE WITH SPECIFICATION A2.4, HAS A SMOKE-DEVELOPED INDEX AND A SPREAD-OF-FRAME INDEX NOT EXCEEDING THOSE PRESCRIBED IN (b) ; AND
 - (iii) THE MEMBER OR ASSEMBLY RETAINS THE PROTECTION IN POSITION SO THAT IT PREVENTS IGNITION OF NOT LESS THAN 10 MINUTES.

NUMBER OF PERSONS ACCOMMODATED:
THE MAXIMUM NUMBER OF OCCUPANTS TO OFFICE + 10 SQ.M. PER PERSON
- WAREHOUSE UNIT 1 - 3 PERSONS
- WAREHOUSE UNIT 2 - 4 PERSONS

SWINGING DOORS
MAIN ENTRY DOORS MUST BE INSTALLED A DEVICE FOR HOLDING THE DOOR IN THE OPEN POSITION.

OPERATION OF LATCH
THE DOORS FROM THE OFFICE TO THE OUTSIDE MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A DEVICE WHICH IS LOCATED BETWEEN 900mm AND 1.2M FROM THE FLOOR.

IDENTIFICATION OF ACCESSIBLE FACILITIES, SERVICES AND FEATURES
A SIGN ON THE DISABLED TOILETS IS REQUIRED TO ALERT PEOPLE WITH DISABILITIES IN ACCORDANCE WITH AS1428.1

STORM WATER DRAINAGE
STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3

ROOF COVERINGS
METAL SHEET ROOFINGS MUST COMPLY WITH AS1562.1

- WATER PROOFING OF WET AREAS IN BUILDINGS
- (a) BUILDING ELEMENTS IN WET AREAS IN CLASS 2 AND 3 BUILDINGS AND CLASS 4 PARTS OF BUILDING MUST BE WATER-RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740
 - (b) IN A CLASS 5, 6, 7, 8 OR 9 BUILDING, THE BATHROOM OR SHOWER ROOM, SLOP HOPPER OR SINK COMPARTMENT, LAUNDRY OR SANITARY COMPARTMENT MUST BE WATER-RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740 AS IF THEY WERE IN A RESIDENTIAL BUILDING.
 - (c) WHERE A SLAB OR STALL TYPE URINAL IS INSTALLED:-
 - (1) THE FLOOR SURFACE OF THE ROOM CONTAINING THE URINAL MUST:-
 - (a) BE AN IMPERVIOUS MATERIAL; AND
 - (b) WHERE NO STEP IS INSTALLED,-
 - (i) BE GRADED TO THE URINAL CHANNEL FOR A DISTANCE OF 1.5m FROM THE URINAL CHANNEL; AND
 - (ii) THE REMAINDER OF THE FLOOR BE GRADED TO A FLOOR WASTE; AND
 - (c) WHERE A STEP IS INSTALLED,-
 - (i) THE STEP MUST HAVE AN IMPERVIOUS SURFACE AND BE GRADED TO THE URINAL CHANNEL; AND
 - (ii) THE FLOOR BEHIND THE STEP MUST BE GRADED TO A FLOOR WASTE; AND
 - (d) WHERE A WALL HUNG URINAL IS INSTALLED:-
 - (1) THE WALL MUST BE SURFACED WITH IMPERVIOUS MATERIAL EXTENDING FROM THE FLOOR TO NOT LESS THAN 20mm ABOVE THE TOP OF THE URINAL AND NOT LESS THAN 225mm ON EACH SIDE OF THE URINAL.
 - (2) THE FLOOR MUST BE SURFACED WITH IMPERVIOUS MATERIAL AND GRADED TO A FLOOR WASTE.
 - (3) IN A ROOM WITH TIMBER OR STEEL FRAMED WALLS AND CONTAINING A URINAL:-
 - (i) THE WALL MUST BE SURFACED WITH AN IMPERVIOUS MATERIAL EXTENDING FROM THE FLOOR TO NOT LESS THAN 100mm ABOVE THE FLOOR SURFACE; AND
 - (ii) THE JUNCTION OF THE FLOOR SURFACE AND THE WALL SURFACE MUST BE IMPERVIOUS.

GLAZED ASSEMBLIES

- (a) SUBJECT TO (b) AND (c), THE FOLLOWING GLAZED ASSEMBLIES IN AN EXTERNAL WALL MUST COMPLY WITH AS2047 REQUIREMENTS FOR RESISTANCE TO WATER PENETRATION:
 - (i) WINDOWS;
 - (ii) SLIDING DOORS WITH A FRAME
 - (iii) ADJUSTABLE LOUVRES
 - (iv) SHOPFRONTS
 - (v) WINDOW WALLS WITH ONE PIECE FRAMING
- (b) THE FOLLOWING BUILDINGS NEED NOT COMPLY WITH (a) :
 - (1) A CLASS 7 OR 8 BUILDING WHERE IN THE PARTICULAR CASE THERE IS NO NECESSITY FOR COMPLIANCE.
 - (2) A GARAGE, TOOL SHED, SANITARY COMPARTMENT, OR THE LIKE, FORMING PART OF A BUILDING USED FOR OTHER PURPOSES, EXCEPT WHERE THEIR CONSTRUCTION OF THE GARAGE, TOOL SHED, SANITARY COMPARTMENT OR THE LIKE CONTRIBUTES TO THE WEATHERPROOFING OF THE OTHER PART OF THE BUILDING.
 - (3) AN OPEN SPECTATOR STAND OR OPEN-DECK CARPARK.
 - (4) THE FOLLOWING GLAZED ASSEMBLIES NEED NOT COMPLY WITH (a) :
 - (i) ALL GLAZED ASSEMBLIES NOT IN AN EXTERNAL WALL;
 - (ii) HINGED DOORS, INCLUDING FRENCH DOORS AND BIFOLD DOORS;
 - (iii) REVOLVING DOORS;
 - (iv) FIXED LOUVRES;
 - (v) SKYLIGHTS, ROOF LIGHTS AND WINDOWS IN OTHER THAN THE VERTICAL PLANE;
 - (vi) SLIDING DOORS WITHOUT A FRAME;
 - (vii) SHOPFRONT DOORS;
 - (viii) WINDOWS CONSTRUCTED ON SITE AND ARCHITECTURAL ONE-OFF WINDOWS, WHICH ARE NOT DESIGN TESTED IN ACCORDANCE WITH AS 2047;
 - (ix) SECOND-HAND WINDOWS, RE-USED WINDOWS, RECYCLED WINDOWS AND REPLACEMENT WINDOWS;
 - (x) HERITAGE WINDOWS

ARTIFICIAL LIGHTING
ARTIFICIAL LIGHTING IS REQUIRED TO THE FOLLOWING AREAS:-

- TOILETS
- LUNCH ROOM

VENTILATION
NATURAL VENTILATION REQUIRED TO THE OFFICE AREA - MINIMUM AGGREGATE OPENINGS OF 5% OF FLOOR AREA.

AIRLOCKS
AIRLOCKS ROOMS MUST COMPLY WITH THE FOLLOWING:-

- (1) ACCESS MUST BE BY AN AIRLOCK, HALLWAY OR OTHER ROOM WITH A FLOOR AREA OF NOT LESS THAN 1.5 SQ.M. AND FITTED WITH SELF-CLOSING DOORS AT ALL ACCESS DOORWAYS; OR
- (2) THE ROOM CONTAINING THE CLOSET PAN URINAL MUST BE PROVIDED WITH MECHANICAL EXHAUST VENTILATION AND THE DOORWAY TO THE ROOM ADEQUATELY SCREENED FROM VIEW

GENERAL PROJECT SPECIFICATION

1. INSTRUCTION

A.1 THESE ARE THE SPECIFICATIONS OF WORKS TO BE PERFORMED AND MATERIALS TO BE USED IN THE ERECTION OF A BUILDING IN ACCORDANCE WITH THE ACCOMPANYING WORKING DRAWINGS AND SCHEDULES.

A.2 THE SPECIFICATION SHOULD BE READ IN CONJUNCTION WITH THE BUILDING CODE OF AUSTRALIA (B.C.A.) AND THE S.A.A. CONCRETE STRUCTURES CODE AS1480

A.3 SHOULD ANY VARIATION BE REQUIRED THE BUILDER WILL CONTACT THE ARCHITECT/BUILDING DESIGNER FOR COMFORMATION.

2. GENERAL CLAUSES

B.1 PLANT AND LABOUR:-

THE BUILDER SHALL SUPPLY MATERIALS, SCAFFOLDING, TOOLS AND PLANT, AND WORKS IN ALL TRADES NECESSARY TO CARRY OUT THE TRUE INTENT OF THE WORKING DRAWINGS AND SPECIFICATION, TO A SATISFACTORY COMPLETION OF THE CONTRACT IN ALL RESPECTS OF THE BUILDING.

BUILDING CODE OF AUSTRALIA (B.C.A.) AND THE S.A.A.

B.2 MATERIALS:-
UNLESS OTHERWISE SPECIFIED, MATERIALS USED THROUGHOUT THESE WORKS SHALL BE NEW, OF GOOD QUALITY AND SUBJECT TO THE APPROVAL OF THE PROPRIETOR AND OTHER GOVERNING AUTHORITIES AND TO BE IN GENERAL CONFORMITY WITH THE MOST RECENT SPECIFICATIONS AND CODES OF PRACTICE Laid DOWN BY THE STANDARDS ASSOCIATION OF AUSTRALIA, WHERE SUCH EXIST AND ANY AMENDMENTS THERE.

3. EXCAVATION

C.1 CLEANING AND GRUBBING:-

ALL AREAS WHICH ARE TO BE EXCAVATED, FILLED OR OTHERWISE DEVELOPED SHALL BE CLEARED OF ALL RUBBISH AND OBSTRUCTIONS. CLEANING AND GRUBBING SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF ALL TREES, ROOTS, GRASS, WEEDS, RUBBISH AND ANY OBSTRUCTIONS RESTING OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND. ALL MATERIALS RESULTING FROM THE CLEANING AND GRUBBING OPERATION SHALL BE DEPOSITED OFF SITE AT THE CONTRACTOR'S EXPENSE. ALL TOP SOIL IN PARTICULAR ORGANIC MATERIAL, SHALL BE REMOVED FROM THE AREA ON WHICH THE BUILDING IS TO BE ERECTED.

C.2 EXCAVATION AND FILLING:-

ALL EXCAVATION AND FILLING SHALL BE MADE TO THE LINES GRADES AND ELEVATIONS SHOWN ON THE DRAWINGS. SITE EXCAVATION SHALL BE THE LARGEST EXCAVATION GENERALLY MADE DURING THE LEVELING OF THE SITE. STRUCTURAL EXCAVATION SHALL BE MADE TO THE EXCAVATION LINE. THIS LINE IS DETERMINED BY THE DEPTH OF THE FOOTING, DEPTH OF EXISTING SITE, SLABS, THICKENINGS, PIPES, ETC. WITH PROPER ALLOWANCE FOR BLINDING CONCRETE, SLAB THICKNESS, FORMS, WORKING SPACES, ETC.

4. CONCRETE

D.1 GENERAL:-

ALL CONCRETE WORKS SHALL COMPLY WITH THE DRAWINGS AND IN GENERAL, THE REQUIREMENTS OF S.A.A. CONCRETE STRUCTURES CODE AS1480. THE MATERIALS, PLACEMENT, CONSOLIDATION, CURING, TESTING, PROTECTION AND PROCEDURES SHALL COMPLY WITH THE APPLICABLE CODES REFERRED TO IN AS1480

D.2 SURFACE FINISH:-

ALL FLOOR SLABS SHALL BE FINISHED USING A STEEL TROWEL. DRIERS ARE STRICTLY PROHIBITED. ALL EXPOSED SURFACES FORMED SHALL COMPLY WITH CLASS 2 FORMWORK AS DEFINED IN AS1510. ALL WALL PANELS SHALL BE STEEL TROWELED ON ONE SIDE WITH CLASS 2 FORMWORK ON THE OFF FORM SIDES

5. STRUCTURAL STEEL

E.1 GENERAL:-

ALL STRUCTURAL STEEL WORKS SHALL COMPLY WITH THE DRAWINGS AND IN GENERAL, THE REQUIREMENTS, OF THE S.A.A. STEEL STRUCTURES CODE AS1250 SHALL COMPLY WITH THE APPLICABLE CODES REFERRED TO IN AS1250.

E.2 MECHANICAL FASTENINGS AND WELDINGS:-

BOLTING SHALL BE IN ACCORDANCE WITH AS1111 WHERE HIGH STRENGTH GRADE 8.8 BOLTS ARE USED, THESE SHALL BE IN ACCORDANCE WITH AS1252. ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554

E.3 PAINTING AND GALVANISING:-

ALL STRUCTURAL STEEL SHALL BE PRIME PAINTED USING RED LEAD OR RED OXIDE ZINC CHROMATE PAINTERS, WHERE NOT DIP GALVANISING IS SPECIFIED, THIS SHALL BE IN ACCORDANCE WITH AS1650

6. DRAINAGE AND PAVING

F.1 GENERAL:-

ALL MATERIAL IS TO BE THE BEST AVAILABLE OF ITS TYPE. WORKMANSHIP IS TO BE OF RELEVANT TRADE STANDARDS. ALL WORK AND MATERIALS ARE TO CONFORM TO THE AUSTRALIAN MANUFACTURERS STANDARDS WHERE APPLICABLE, AND ALL WORK EXTERIOR OF THE SITE BOUNDARY IS TO BE IN ACCORDANCE WITH THE CITY OF BRIMBANK STANDARDS. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCING ANY WORK. THE FOLLOWING CODES ARE RELEVANT TO ALL WORKS AND MATERIALS ON THIS JOB:-

- AS-1315 PORTLAND CEMENT
- AS-1942 PRE-CAST CONCRETE DRAINAGE PIPES
- AS-1644 RUBBER RING JOINTS
- AS-1575 READY-MIX CONCRETE
- AS-1612 MORTAR FOR MASONRY CONSTRUCTION
- AS-1315 PORTLAND CEMENT
- AS-1942 PRE-CAST CONCRETE DRAINAGE PIPES
- AS-1644 RUBBER RING JOINTS
- AS-1575 READY-MIX CONCRETE
- AS-1612 MORTAR FOR MASONRY CONSTRUCTION

F.2 STORMWATER DRAINAGE:-

THE DRAINAGE IS TO BEGIN FROM THE EXISTING COUNCIL CONNECTION POINT. ALL STORMWATER DRAINAGE IS TO USE RUBBER RING JOINTED CLASS 'Y' H.C.P. DRAINS. FITS ARE TO HAVE 150mm THICK WALLS AND ARE TO CONFORM TO CITY OF BRIMBANK STANDARDS. COVERS ARE TO BE MEDIUM (HEAVY DUTY) GATIC COVERS.

F.3 HEAVY DUTY CONCRETE PAVING:-

THE HEAVY DUTY CONCRETE PAVING IS TO USE READY MIX CONCRETE TO A STRENGTH AS SPECIFIED OF 20MPA MIN. THE CONCRETE IS TO BE Laid AND JOINTED TO CONFORM TO THE CITY OF BRIMBANK STANDARDS. THE CONCRETE PAVING SHALL BE 125mm THICK WITH FIBRE REINFORCEMENT MESH CENTRALLY LOCATED. THE BASE SHALL BE A 50mm THICK LAYER OF CRUSHED ROCK 20mm CLASS 2A.

7. PLUMBING

G.1 GENERAL:-

THE WHOLE OF THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE M.M.B.W. PLUMBING CODE AND SEWERAGE REGULATIONS. THE BUILDING CODE OF AUSTRALIA AND THE REQUIREMENTS OF ANY AUTHORITY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL SERVICE ALL NOTICES, PROCURE ALL PERMITS AND PAY ALL FEES AND CHARGES ASSOCIATED WITH THE INSTALLATION.

G.2 CODE:-

- THE MATERIALS, FITTINGS AND WORK SHALL CONFORM TO THE FOLLOWING AUSTRALIAN STANDARDS:-
 - AS-1150 POLYETHYLENE PIPE FOR PRESSURE APPLICATIONS
 - AS-1260 UNPLASTERED P.V.C. PIPES AND FITTINGS FOR SEWERAGE AND APPLICATIONS (PARTS 1-8)
 - AS-1315 PORTLAND CEMENT
 - AS-1379 READY MIX CONCRETE
 - AS-1432 DRAWN COPPER TUBE
 - AS-1631 IRON NON-PRESSURE PIPES AND FITTINGS
 - AS-1646 RUBBER RING JOINTS FOR WATER SUPPLY, SEWERAGE AND DRAINAGE PURPOSES
 - AS-1680 RUBBER RING JOINTS FOR VITRIFIED CLAY PIPES
 - AS-1741 VITRIFIED CLAY PIPES
 - AS-2032 CODE OF PRACTICE FOR INSTALLATION PIPE SYSTEM
 - AS-2033 INSTALLATION OF POLYETHYLENE PIPE SYSTEMS
 - AS-4185 SOLVENT WELDING CEMENTS FOR USE OF RIGID P.V.C. PIPE AND FITTINGS.

8. ELECTRICAL

H.1 GENERAL:-

ALL MATERIAL AND EQUIPMENT SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. THE INSTALLATION SHALL CONFORM TO AS-3000 1981 AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE INSTALLATION. THE EARTHING OF THE LATEST EDITION OF THE S.A.A. WIRING RULES AND TO LOCAL SUPPLY AUTHORITY REQUIREMENTS.

H.2 ELECTRICAL SUPPLY:-

THE ELECTRICAL SUPPLY WILL BE 415/240 VOLTS, 50Hz 3-PHASE UNDERGROUND FROM S.E.C.V. STREET RETICULATION.

H.3 CABLING AND CONDUITS:-

CABLES SHALL CONFORM TO THE FOLLOWING STANDARDS BUILDING WIRES AND CABLES AS SPECIFIED IN THE DRAWINGS. CABLES SHALL BE TYPE 'Y' OR 'Z' CABLES. JSC 3187 CONDUITS SHALL MEET THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS AND:-

- (a) UNDERGROUND CONDUITS SHALL BE CATEGORY A - HEAVY DUTY (ORANGE) ;
- (b) CONDUITS CAST IN SITU INTO CONCRETE FLOORS, SLABS AND WALLS SHALL BE TO THE APPROVAL OF THE BUILDER. CONDUIT RUN BETWEEN THE REINFORCEMENT AND THE TOP OF THE SLAB WILL NOT BE PERMITTED.

H.4 SWITCHBOARD:-

THE QUALITY OF THE MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING STANDARDS:-

- (a) CURRENT S.A.A. WIRING RULES AS-3000 PART1-1981 AND BE THE REQUIREMENTS OF THE LOCAL SUPPLY AUTHORITY.
- (b) SWITCHBOARD AND CONTROL GEAR ASSEMBLIES ASG-151.

H.5 LIGHT FITTINGS:-

THE DESIGN, CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING:-

- (a) S.A.A. APPROVAL SPECIFICATION N3137 APPROVAL FOR LUMINAIRES.
- (b) S.A.A. APPROVAL SPECIFICATION N7010 FOR DEFINITIONS AND GENERAL REQUIREMENTS FOR MATERIALS AND EQUIPMENT.

H.6 EMERGENCY AND EXIT LIGHTING:-

SUPPLY AND INSTALL A SYSTEM OF EMERGENCY AND EXIT LIGHTING GENERALLY AS INDICATED ON DRAWINGS. THE INSTALLATION SHALL BE IN ACCORDANCE WITH AS-2293 (CURRENT EDITION)

H.7 LIGHTING

LIGHTING SHALL BE PROVIDED TO LIGHT ALL AREAS GROUND & FIRST FLOOR

9. CARPENTRY AND JOINERY

I.1 WALL AND CEILING FRAMING:-

REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT AND TYPE OF FRAMING

I.2 DOORS:-

- 1. INTERNAL DOORS AT TOILETS SHALL BE HOLLOW CORE MASONITE LINED DOORS FOR PAINTED FINISH.
- 2. EXTERNAL DOORS (EXCEPT SHOPFRONTS) SHALL BE HOLLOW CORE ZINC CLAD EXTERNAL QUALITY DOORS.

10. METALWORK

J.1 GENERAL:-

THE BUILDER SHALL SUPPLY AND INSTALL BOLTS, BRACKETS, LUGS, ETC. AS SPECIFIED AND REQUIRED FOR THE PROPER COMPLETION OF THE JOB. STEEL WORK NOT SPECIFIED TO BE GALVANISED SHALL BE HAVE ONE PRIMING COAT OF ZINC CHROMATE APPLIED BEFORE BEING ERECTED.

J.2 ALUMINIUM WINDOWS AND DOOR FRAMES:-

(1) ALL EXTERNAL WINDOWS AND DOOR FRAMES SHALL BE ALUMINIUM EXCEPT WHERE OTHERWISE NOTED.

J.3 COLOUR FINISH TO ALUMINIUM WINDOWS AND DOORS:-

FINISH TO WINDOW FRAMES SHALL BE POWDERCOATED, COLOUR IS TO BE SELECTED BY OWNER

J.4 METAL DOOR FRAMES:-

ALL DOOR FRAMES SHALL BE DOUBLE REBATED PRESSED METAL DOOR FRAMES BY MASTERBUILT, OR APPROVED SIMILAR.

J.5 GUTTER BRACKETS AND SUPPORTS:-

PROVIDE AND FIX SPANDECK 0.4R ZINCALUME SUPPORTS FOR BOX GUTTER

J.6 HOSE REEL CABINET:-

EXTERNAL HOSE REEL CABINETS SHALL BE LINDSAY KLINE HYDRANT AND HOSE REEL CABINET M901. INTERNAL HOSE REELS ARE TO BE WALL MOUNTED.

J.7 CORNER GUARDS:-

INSTALL STEEL CHANNEL TO FULL HEIGHT AT BOTH SIDES OF ROLLER DOOR OPENINGS AS INDICATED IN DRAWINGS.

J.8 ROLLER DOOR

ROLLER DOOR TO BE ELECTRONICALLY OPERATED

11. GLAZIER

K.1 GENERAL:-

ALL GLAZING AND GLASS SHALL CONFORM TO THE CURRENT AMENDMENTS OF AS-1288 INSTALLATION OF GLASS IN BUILDINGS.

12. ROOFING

L.1 RAINWATER COLLECTION GOODS:-

PROVIDE ALL NECESSARY 0.6mm ZINCALUME, FLASHING, GUTTERS, HEADS, OUTLETS AND THE LIKE FOR THE SATISFACTORY COMPLETION OF THE ROOF. RAINWATER COLLECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AS-1288. GUTTERS SHALL BE FORMED TO SIZES SPECIFIED FROM 0.25mm SHEETING, SUPPORTED ON BRACKETS OR GUTTER BEARER AT EACH JOINT AND ON INTERMEDIATE SUPPORTS AT 900 MAX. CRS. 60mm/60x200mm DEEP SLUMPS SHALL BE FORMED AT EACH DOWNPIPE OUTLET.

L.2 SARKING:-

WALL/DOUSE ROOF AREA SHALL BE SARKED WITH DOUBLE SIDED ALUMINIUM FOIL OVER PULBURN STRETCHED TIGHT TO ENSURE MINIMUM SAG.

13. WALL AND CEILING CLADDING

M.1 WALLS AT WET AREAS:-

PROVID

SITE COVERAGE

TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.				
UNIT 1	UNIT 2	UNIT 3	UNIT 4	

GROUND LEVEL

WAREHOUSE	202 SQ.M.	160 SQ.M.	160 SQ.M.	158 SQ.M.
OFFICE	63 SQ.M.	57 SQ.M.	57 SQ.M.	57 SQ.M.

TOTAL GROUND FLOOR	265 SQ.M.	217 SQ.M.	217 SQ.M.	215 SQ.M.
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FIRST FLOOR

OFFICE	107 SQ.M.	61 SQ.M.	61 SQ.M.	93 SQ.M.
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TOTAL FLOOR AREA (GROUND & FIRST FL)	372 SQ.M.	278 SQ.M.	278 SQ.M.	308 SQ.M.
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GRANT TOTAL FLOOR AREA	1236 SQ.M.
------------------------	------------

CARPARKING REQUIRE @1.5/100 SQ.M. + 2	24 SPACES
CARPARKING SPACES PROVIDED ON SITE	24 SPACES
CARPARKING SHORTFALL	0 SPACES

EXISTING SERVICE LEGENT

- F.H STREET FIRE HYDRANT
SEWER PIT
TELSTRA PIT
STORMWATER PIT (SIDE ENTRY)
STORMWATER GRATE
ELECTRICAL PIT
STREET LIGHT POLE
STREET SIGNAGE
EXISTING LEVEL
PROPOSED LEVEL

EXISTING TREE

- EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED

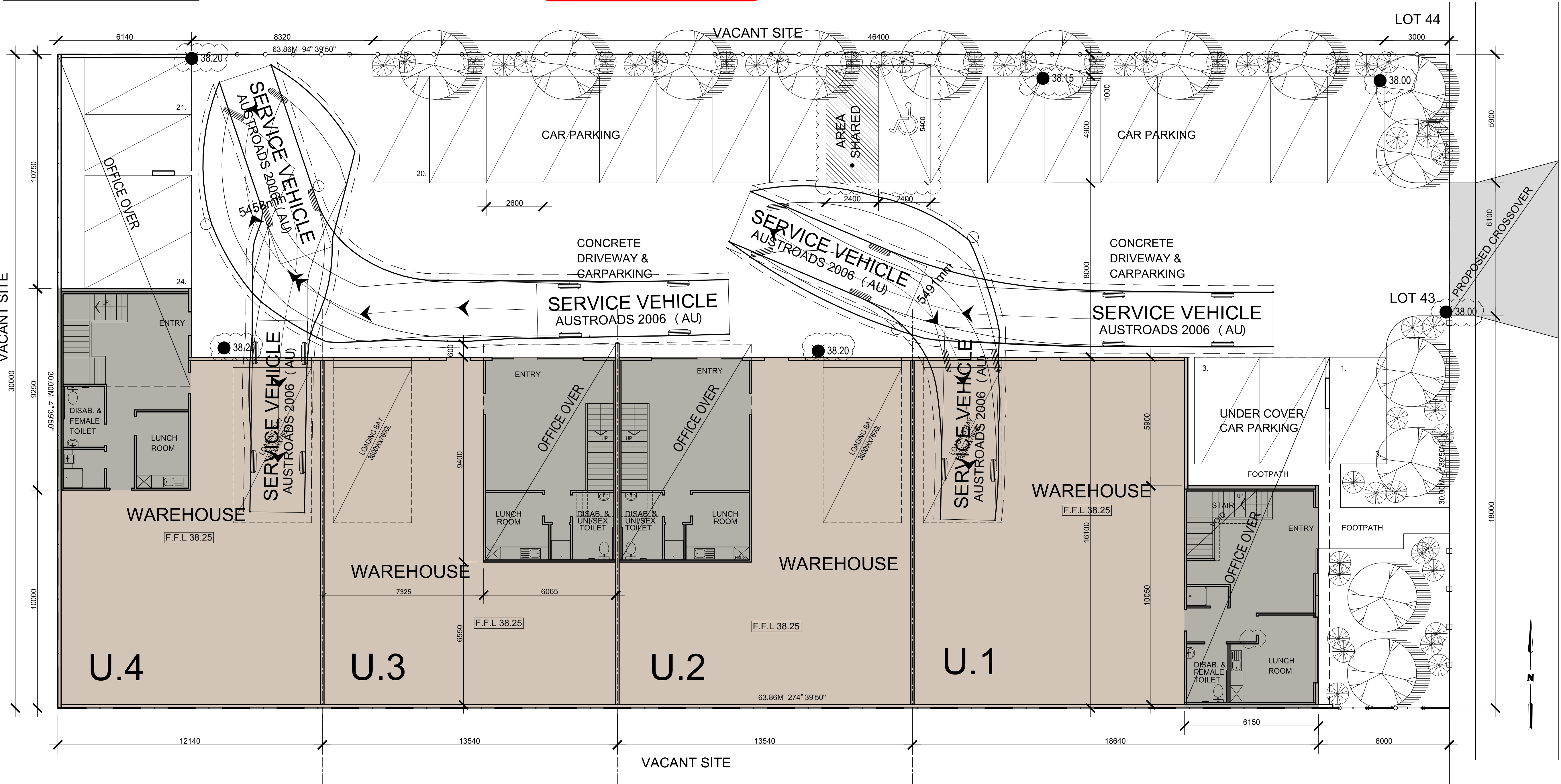
USE OF LAND REQUIREMENTS

- THE PROPOSED DEVELOPMENT IS SPECULATIVE ONLY WITH NOT KNOW OCCUPY
- THERE WILL NOT LIKELY EFFECT, IF ANY, ON THE NEIGHBOURHOOD, INCLUDING;
- NOISE LEVELS
- AIR-BORNE EMISSIONS
- EMISSIONS TO LAND OR WATER
- TRAFFIC, INCLUDING THE HOURS OF DELIVERY AND DESPATCH
- LIGHT SPILL OR GLARE

PROPOSED FENCING

- 2100MM HEIGHT - BLACK PLASTIC COATED CHAIN WIRE MESH FENCE
2100MM HEIGHT - BLACK PAINTED STEEL PICKET FENCE

IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE SITING & FINISHED FFL FOR THE SLAB OF THE BUILDING IS IN ACCORDANCE WITH THE ENDORSED PLANS



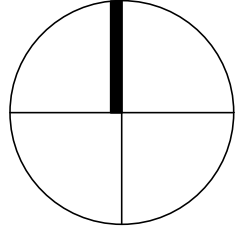
PROPOSED DEVELOPMENT PLAN
SCALE 1:100

REVISIONS			
No.	DESCRIPTION	DATE	APPROVAL

PROJECT: PROPOSED WAREHOUSES DEVELOPMENT
SITE: LOT 43 NETWORK DRIVE TRUGANINA
CLIENT: SOLOMON KAYNE P/L

REV. F-1
STATUS BP
DATE AUG. 2017
ISSUE DATE 02/05/2018
SCALE: AS SHOWN
PROJECT NO. NET17283-A
DWG NO. 02

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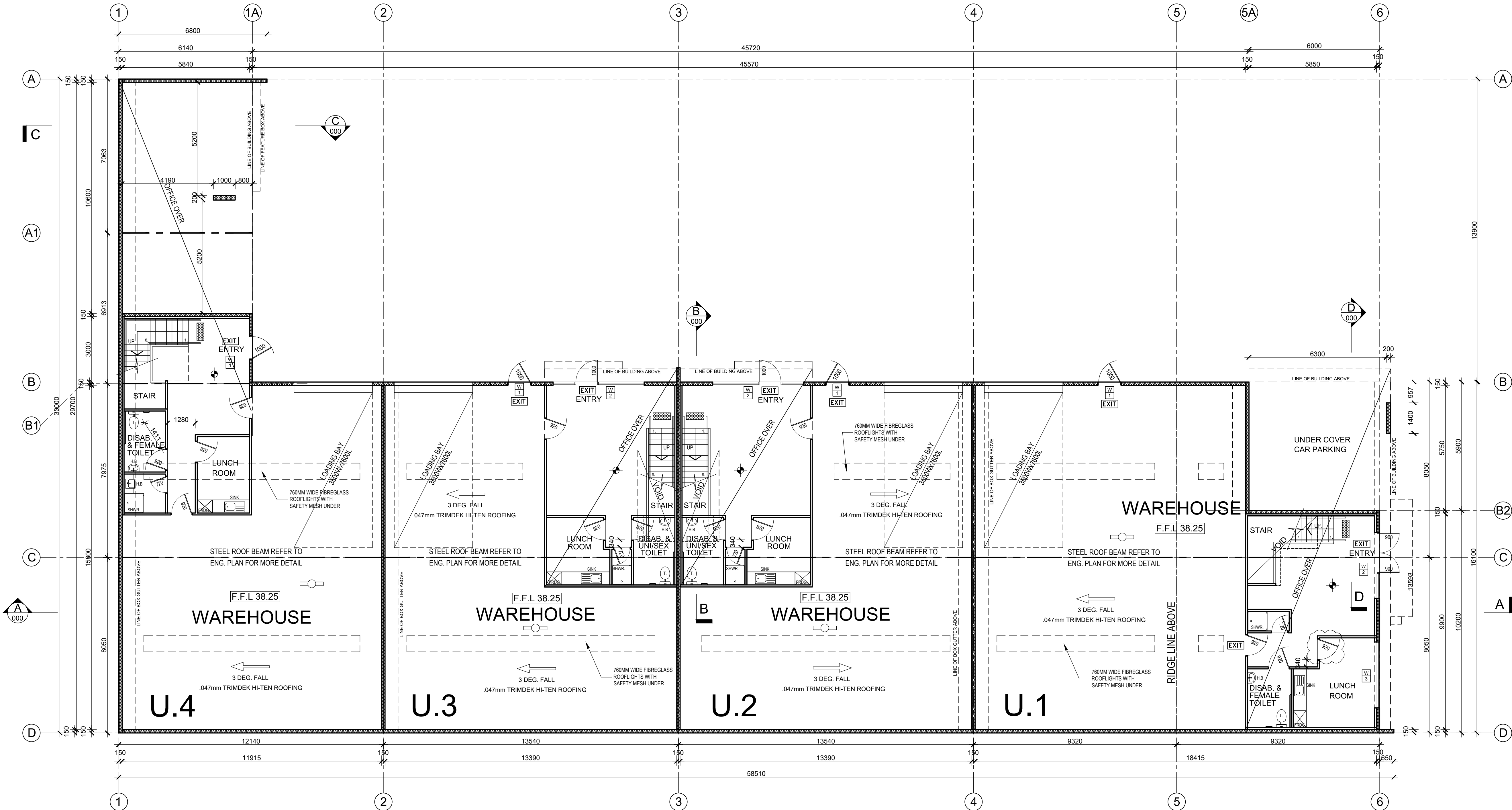
CERTIFIED
BUILDING SURVEYING
Building Permit -Stage 2
Building Act 1993
(Interim Regulations 2017)
Adam Gatto
Date: 05 May 2018
BP: 42137/20180243/2
INSPECTION BOOKINGS
9374 4883
24HRS NOTICE REQUIRED

TERMITE PROTECTION IS
REQUIRED IN ACCORDANCE
WITH AS3660.1.

CERTIFIED
BUILDING SURVEYING
Building Permit -Stage 2
Building Act 1993
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Adam Gatto
Date: 05 May 2018
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9374 4883
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- LEGEND**
- 36 METRES HOSE REEL
INSTALLED IN ACCORDANCE
WITH AS2441
 - F.H ON SITE FIRE HYDRANT
 - F.H STREET FIRE HYDRANT
 - 9KG. ABE DRY CHEMICAL
FIRE EXTINGUISHER LOCATED
TO EACH ELECTRICAL SWITCHBOARD
 - 9 L. WATER BASED (SP)
FIRE EXTINGUISHER
 - EMERGENCY LIGHTING (PRBT136N)
CD: D83 27.4m (13.7 METERS APART
FROM MIDDLE OF THE FITTING)
C90: D20 16.3m (8.1 METERS APART
FROM MIDDLE OF THE FITTING)
 - EMERGENCY LIGHTING
FOR OFFICE AREA
10 WATT TUNGSTEN HALOGEN LAMP
 - PHOTOELECTRIC SMOKE DETECTOR
WITH BATTERY BACKUP
 - ELECTRICAL SWITCHBOARD, INCASED
IN METAL CABINET
 - DIRECTIONAL EXIT SIGNS
(2x18W QUICKFIT EXIT, SUSTAINED,
150mm LETTERING, NI-CAD BATTERIES)
 - DIRECTION FOR PEOPLE WITH DISABILITIES
TO BE INSTALLED IN ACCORDANCE WITH D3.2 AND
A.3 1428.1. MUST BE COMPLY WITH D3.6
 - 150mm CONCRETE PANEL (FRL: 90/90/90)
 - 180mm CONCRETE PANEL
 - CONCRETE COLUMN
 - 90x45 MSP10 TIMBER STUD WALL
 - INSULATED R1.0 TIMBER STUD WALL
WITH 10mm THICK PAINTED PBOARD
(90x45 MSP10 @ 900 CTRS)
 - 150mm DIA. STEEL BOLLARD

- NOTE:**
ALL EXTERNAL WINDOW
GLAZING TO BE
ACCORDANCE WITH
AUSTRALIAN STANDARD
& BCA SECTION (J)
- NOTE:**
EXIT DOORS MUST BE
READILY OPENABLE WITHOUT
A KEY FROM THE SIDE THAT
FACES A PERSON SEEKING
EGRESS BY A SINGLE HAND
DOWNWARD ACTION OR PUSHING
ACTION ON A SINGLE DEVICE
WHICH IS LOCATED BETWEEN
0.9m-1.2m FROM THE FLOOR
- NOTE:**
NO STORAGE UNDER STAIR
UNLESS ENCLOSED WITH
FIRE RATED TO 60/60/60
FRL WITH SOLID CORE
DOOR AND SELF CLOSER
- NOTE:**
MECHANICAL VENTILATION
TO BE PROVIDED TO W.C. &
AIR-LOCK AT THE RATE OF
25 L/S DUCTED THRU
OUTSIDE AIR.
- NOTE:**
ADEQUATE MEANS
OF DISPOSAL OF
SANITARY TOWELS
MUST BE PROVIDED
- NOTE:**
AIR CONDITIONING TO ALL OFFICES
TO BE PROVIDED. TECHNICAL
SPECIFICATIONS REQUIRED PRIOR
TO INSTALLATION
- NOTE:**
PROVIDE LIFT-OFF
HINGES TO ALL
W.C. DOORS
- NOTE:**
ALL WET AREA TO BE WATERPROOF
IN ACCORDANCE WITH AS3740.



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

REVISIONS			
No.	DESCRIPTION	DATE	APPROVAL

PROJECT:
PROPOSED WAREHOUSES
DEVELOPMENT

SITE:
LOT 43 NETWORK DRIVE
TRUGANINA

CLIENT:
SOLOMON KAYNE P/L

REV.
F-1

DATE
AUG. 2017

ISSUE DATE
02/05/2018

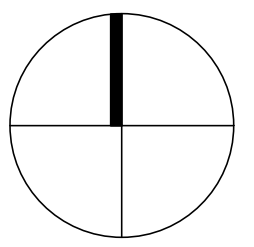
SCALE
AS SHOWN

PROJECT NO.
NET17283-A

STATUS
BP

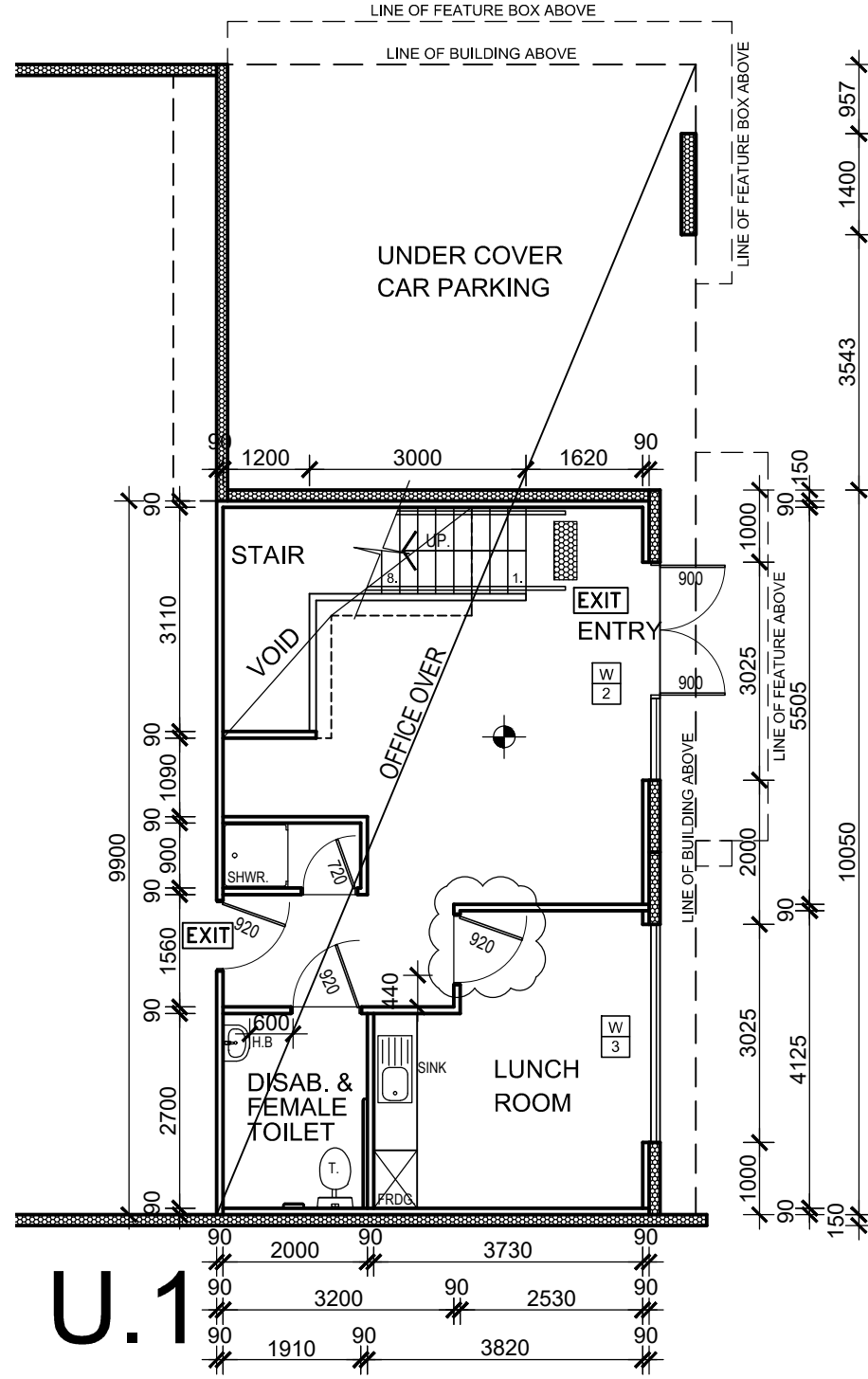
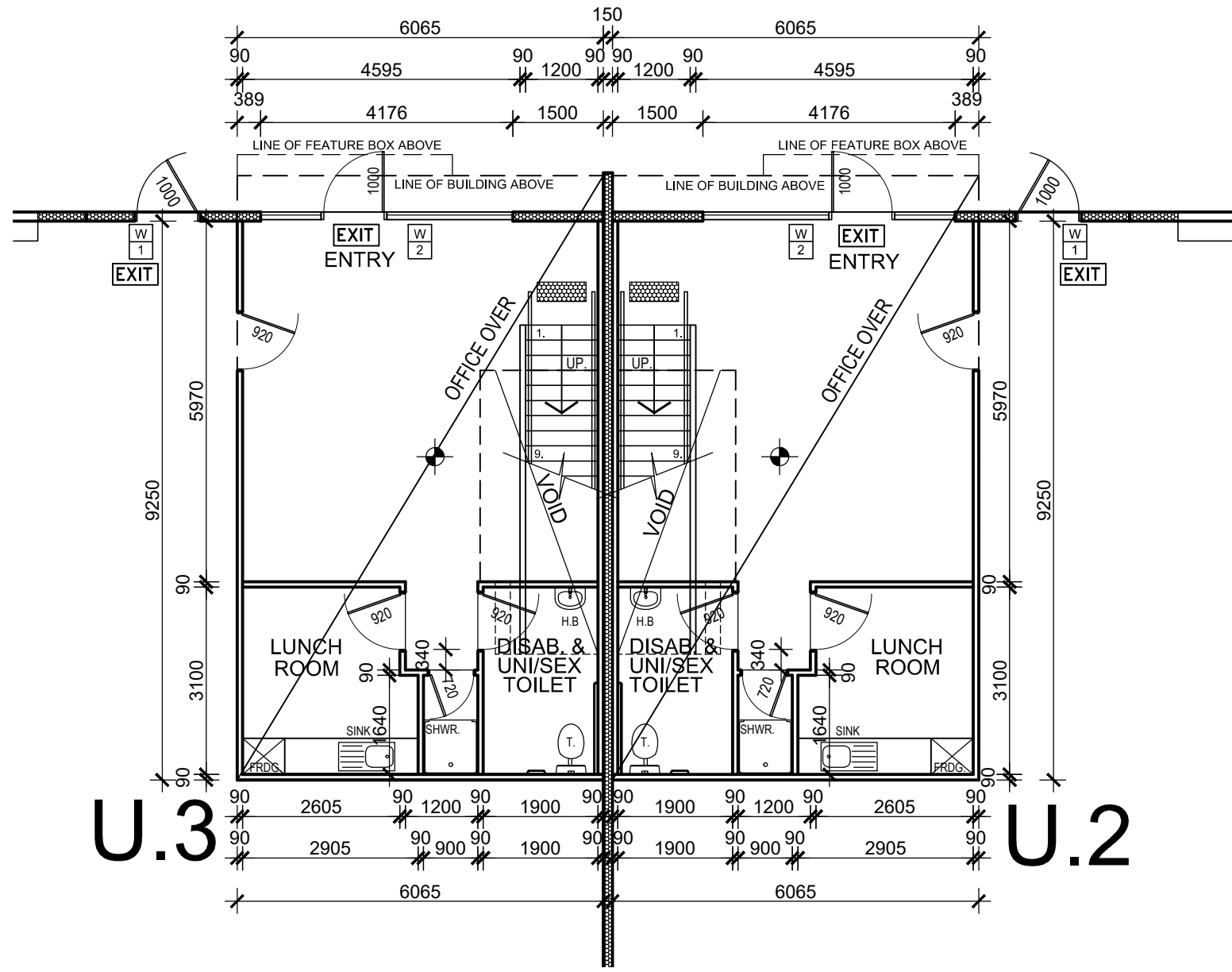
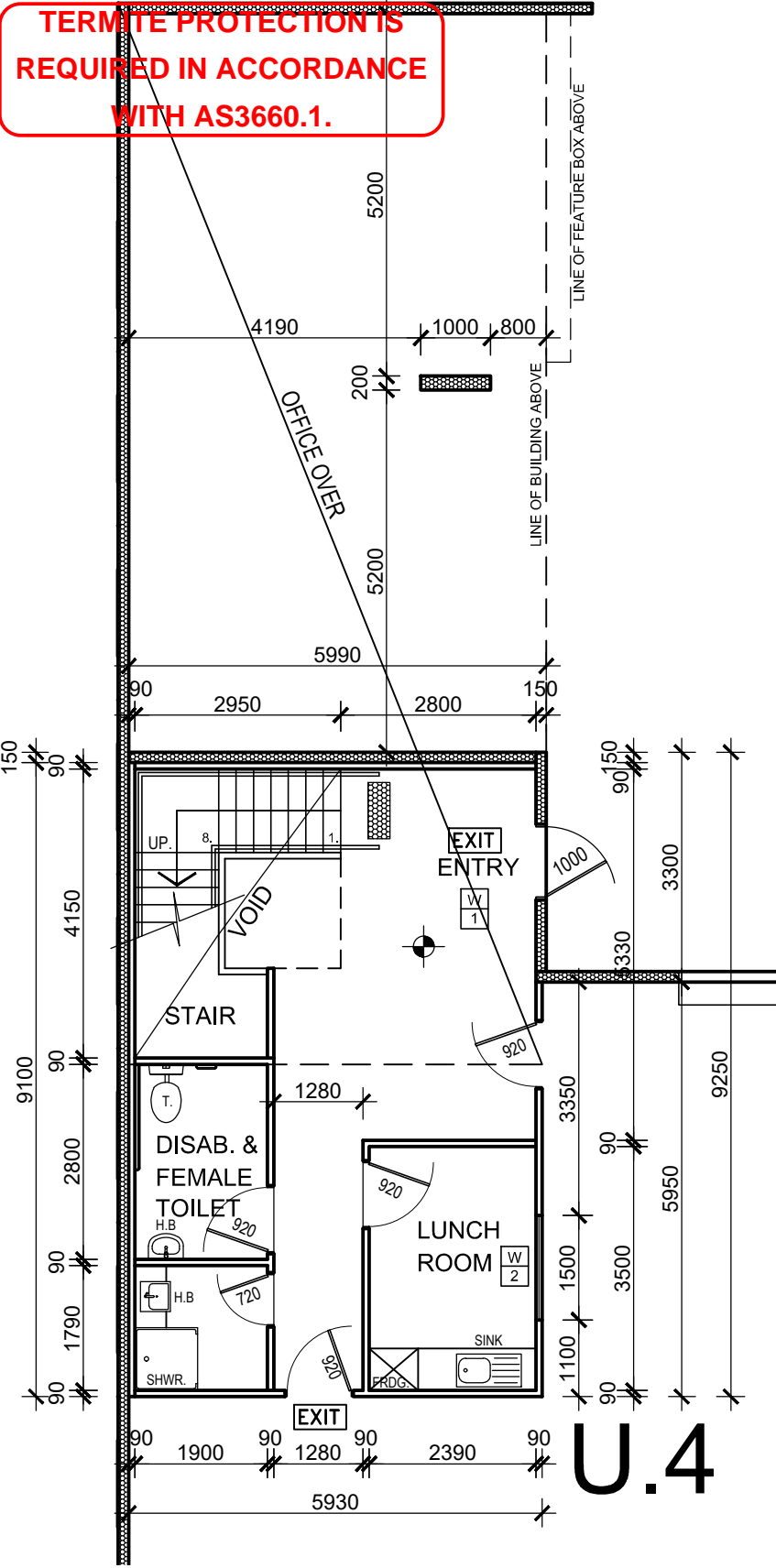
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DWG NO.
03

TERMITE PROTECTION IS
REQUIRED IN ACCORDANCE
WITH AS3660.1.



LEGEND

- 36 METRES HOSE REEL
INSTALLED IN ACCORDANCE
WITH AS2441
- F.H ON SITE FIRE HYDRANT
- F.H STREET FIRE HYDRANT
- 9KG. ABE DRY CHEMICAL
FIRE EXTINGUISHER LOCATED
TO EACH ELECTRICAL SWITCHBOARD
- 9 L. WATER BASED (SP)
FIRE EXTINGUISHER
- EMERGENCY LIGHTING (PRBT136N)
C0: D63 27.4m (13.7 METERS APART
FROM MIDDLE OF THE FITTINGS
C90: D20 16.3m (8.1 METERS APART
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- EMERGENCY LIGHTING
FOR OFFICE AREA
10 WATT TUNGSTEN HALOGEN LAMP
- PHOTOELECTRIC SMOKE DETECTOR
WITH BATTERY BACKUP
- ELECTRICAL SWITCHBOARD, INCASD
IN METAL CABINET
- DIRECTIONAL EXIT SIGNS
(2x18W QUICKFIT EXIT, SUSTAINED,
150mm LETTERING, NI-CAD BATTERIES)
- DIRECTION FOR PEOPLE WITH DISABILITIES
TO BE INSTALLED IN ACCORDANCE WITH D3.2 AND
A.S 1428.1, MUST BE COMPLY WITH D3.6
- 150mm CONCRETE PANEL (FRL: 90/90/90)
- 180mm CONCRETE PANEL
- CONCRETE COLUMN
- 90x45 MGP10 TIMBER STUD WALL
- INSULATED R1.0 TIMBER STUD WALL
WITH 10mm THICK PAINTED P'BOARD
(90x45 MGP10 @ 900 CTRS)
- 150mm DIA. STEEL BOLLARD

CERTIFIED
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Date: 05 May 2018
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INSPECTION BOOKINGS
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24HRS NOTICE REQUIRED

NOTE:

ALL EXTERNAL WINDOW
GLAZING TO BE
ACCORDANCE WITH
AUSTRALIAN STANDARD
& BCA SECTION (J)

NOTE:

EXIT DOORS MUST BE
READILY OPENABLE WITHOUT
A KEY FROM THE SIDE THAT
FACES A PERSON SEEKING
EGRESS BY A SINGLE HAND
DOWNWARD ACTION OR PUSHING
ACTION ON A SINGLE DEVICE
WHICH IS LOCATED BETWEEN
0.9m-1.2m FROM THE FLOOR

NOTE:

NO STORAGE UNDER STAIR
UNLESS ENCLOSED WITH
FIRE RATED TO 60/60/60
FRL WITH SOLID CORE
DOOR AND SELF CLOSER

NOTE:

MECHANICAL VENTILATION
TO BE PROVIDED TO W.C. &
AIR-LOCK AT THE RATE OF
25 L/S DUCTED THRU
OUTSIDE AIR.

NOTE:

ADEQUATE MEANS
OF DISPOSAL OF
SANITARY TOWELS
MUST BE PROVIDED

NOTE:

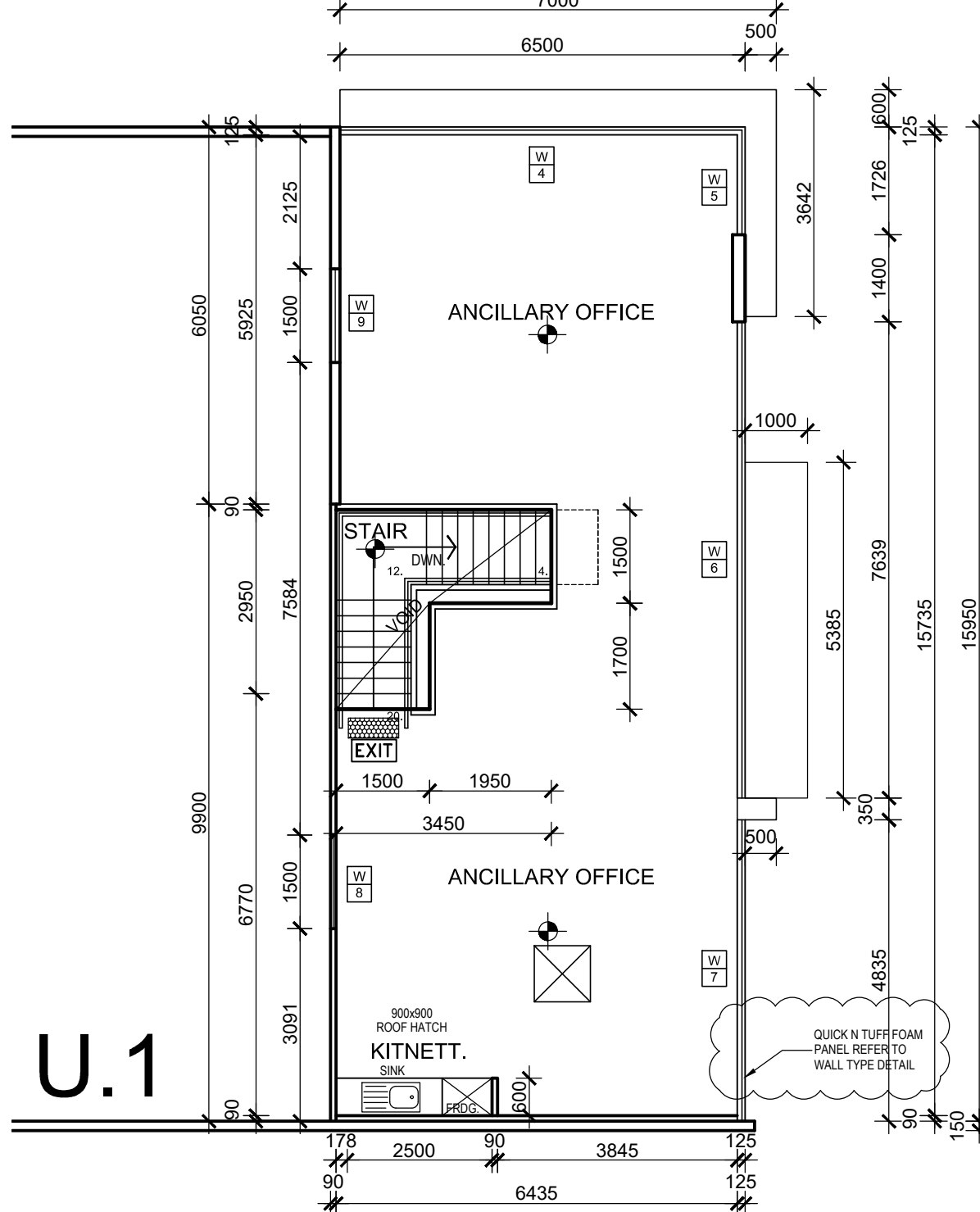
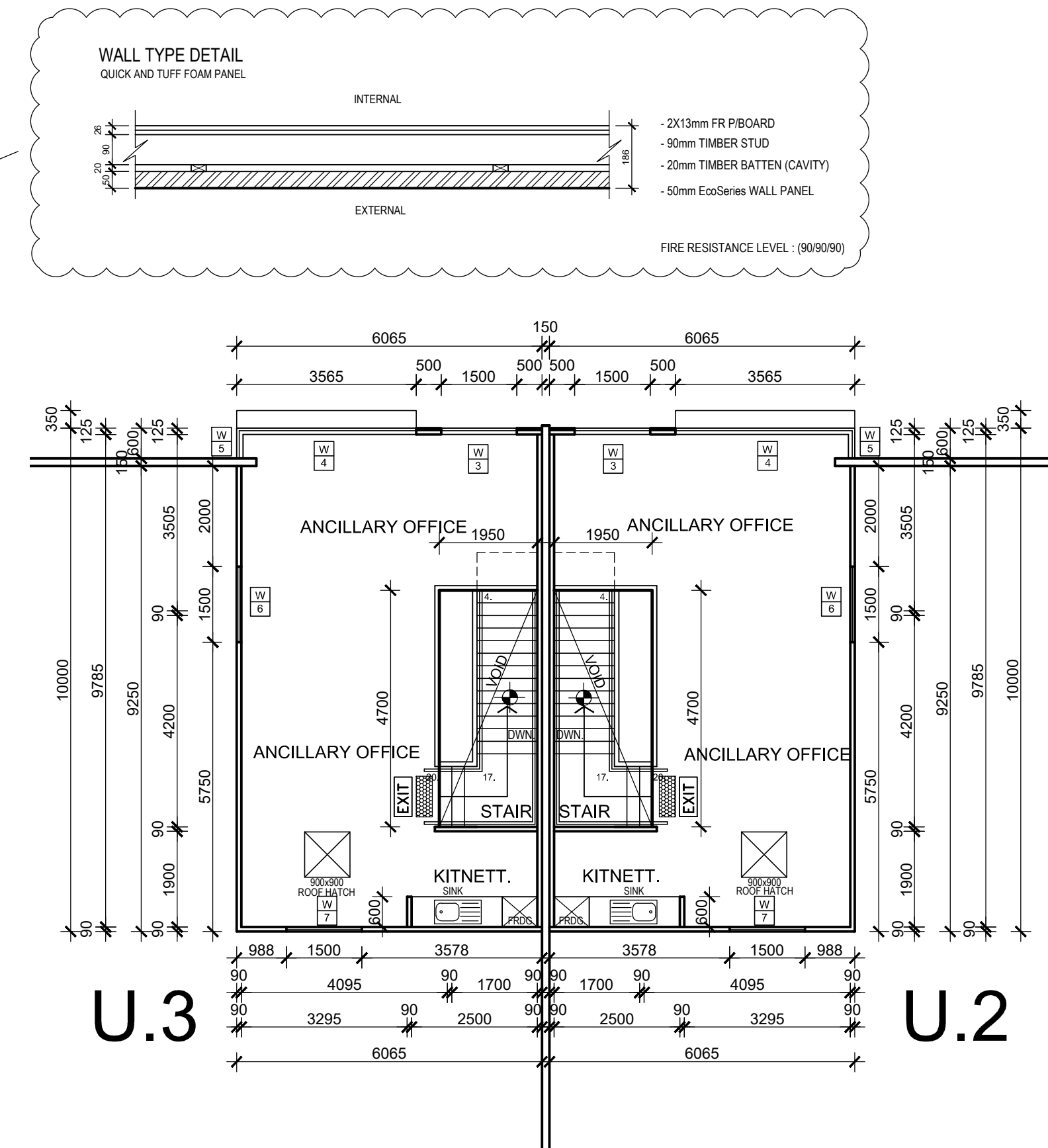
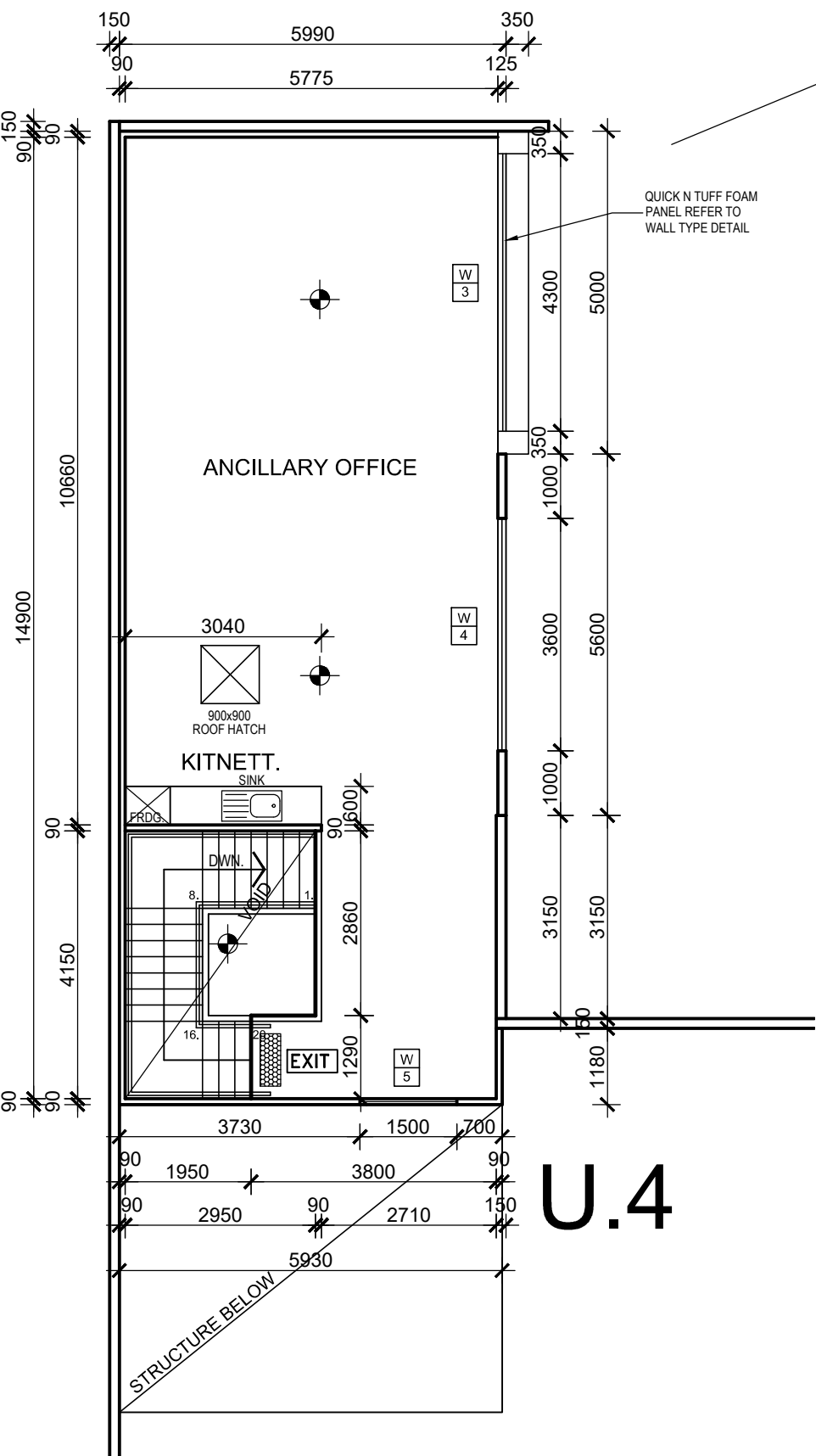
AIR CONDITIONING TO ALL OFFICES
TO BE PROVIDED. TECHNICAL
SPECIFICATIONS REQUIRED PRIOR
TO INSTALLATION

NOTE:

PROVIDE LIFT-OFF
HINGES TO ALL
W.C. DOORS

NOTE:

ALL WET AREA TO BE WATERPROOF
IN ACCORDANCE WITH AS3740.



PROPOSED FIRST FLOOR OFFICE PLAN

SCALE 1:100

REVISIONS

No.	DESCRIPTION	DATE	APPROVAL

PROJECT:

PROPOSED WAREHOUSES
DEVELOPMENT

SITE:

LOT 43 NETWORK DRIVE
TRUGANINA

CLIENT:

SOLOMON KAYNE P/L

REV.

F-1

STATUS

BP

DATE

AUG. 2017

ISSUE DATE

02/05/2018

SCALE

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PROJECT NO.

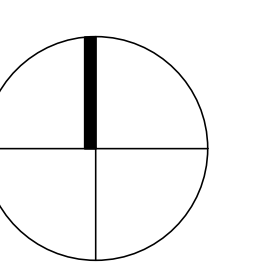
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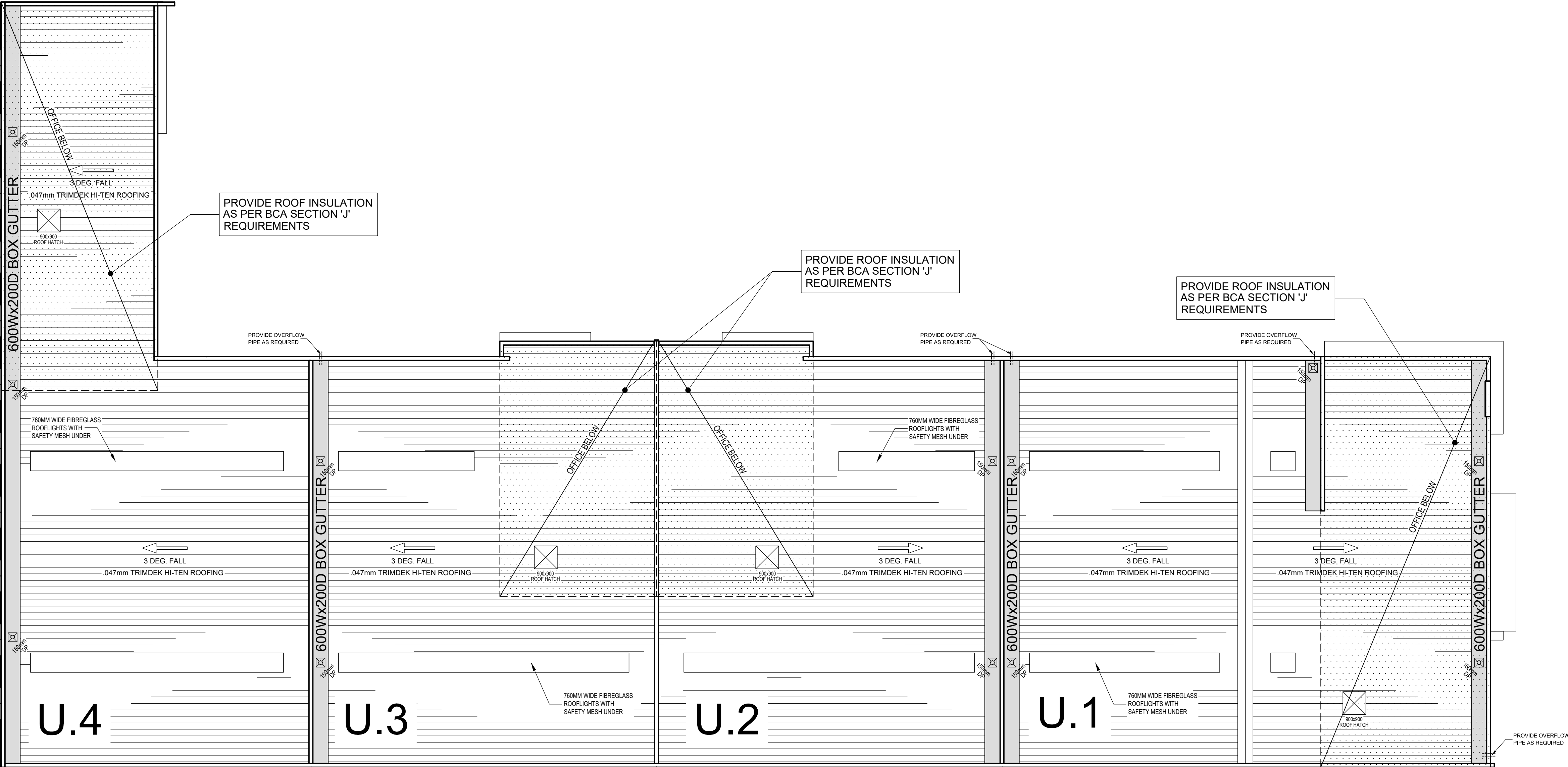
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TERMITE PROTECTION IS
REQUIRED IN ACCORDANCE
WITH AS3660.1.



ROOF PLAN
SCALE 1:100

- NOTE:**
1. CONTRACTOR SHALL HAVE A PLUMBER'S LICENSE WITH WORKMANSHIP WARRANTY AS PER THE PLUMBING INDUSTRY BOARD & MINISTREIAL ACT REQUIREMENTS.
 2. ALL STORMWATER WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3500 3.2/1998.
 3. ALL SURFACE RL'S AND INVERT PIPES LEVELS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING
 4. ALL PIPE MATERIALS SHALL BE D.W.V (SEWER GRADE) AND NOMINATED SIZES USED IN ACCORDANCE WITH THE HYDRAULIC PLAN PROVIDED.
 5. CRUSHED ROCK CLASS 2 - 20mm AGGREGATE SHALL BE USED FOR ALL TRENCH BEDDING
 6. ALL TRENCHES TO BE BACKFILLED WITH CLASS 2-20mm AGGREGATE IN COMPACTED LAYERS.
 7. ALL GRATED TRENCHES SHALL BE OF HEAVY DUTY MATERIAL.
 8. STAND-OFF BRACKETS SHALL BE USED AT 2.0m INTERVALS FOR ALL DOWNPIPES.
 9. A ROAD OPENING PERMIT SHALL BE OBTAINED BY CONTRACTOR PRIOR TO WORKS COMMENCING.

ENERGY EFFICIENCY REQUIREMENTS

BUILDING FABRIC	'R' RATING
ROOF / CEILING	INSULATED TO R3.2
WALLS - EXTERNAL	CONCRETE WALLS BATTENED OUT (20mm TO 35mm GAP) LINED WITH PLASTER BOARD INSULATED TO R1.0
WALLS - INTERNAL	NIL REQUIREMENTS
FIRST FLOOR (OPEN TO UNDERSIDE)	INSULATED R1.5
FIRST FLOOR (CLOSED TO UNDERSIDE)	NIL REQUIREMENTS
EXTERNAL GLAZING	GLAZING NEEDS TO COMPLY WITH SECTION 'J' OF BCA VOL. 1, 2007. GLAZIER TO PROVIDE CERTIFICATE OF COMPLIANCE STATING THAT 'EXTERNAL GLAZING COMPLIES WITH BCA VOL. 1, 2007 PART J2'
AIR CONDITIONING	PLUMBER TO PROVIDE CERTIFICATE OF COMPLIANCE STATING THAT 'AIR CONDITIONING PROVIDES VENTILATION TO THE OFFICES LIGHTS & POWER HAS BEEN PROVIDED TO COMPLY WITH BCA VOL. 1, 2007 PART J5'
HOT WATER SUPPLY	PLUMBER TO PROVIDE CERTIFICATE OF COMPLIANCE STATING THAT 'HWS COMPLIES WITH AS/NZS 3500 AND BCA VOL. 1, 2007 PART J7'
ACCESS FOR MAINTENANCE	ALL SERVICES LOCATED IN THE ROOF MUST BE ACCESSIBLE WITH SUITABLE MEANS.

NOTE:
ALL STORMWATER
TO BE CONNECTED
TO LEGAL POINT
OF DISCHARGE

NOTE:
PROVIDE ROOF VENTILATION
AS REQUIRE REFER TO NATURAL
VENTILATION ANALYSIS

CERTIFIED

BUILDING SURVEYING

Building Permit -Stage 2

Building Act 1993
(Interim Regulations 2017)

Adam Gatto

Date: 05 May 2018

BP: 42137/20180243/2

INSPECTION BOOKINGS

9374 4883

24HRS NOTICE REQUIRED

REVISIONS			
No.	DESCRIPTION	DATE	APPROVAL

PROJECT:
PROPOSED WAREHOUSES
DEVELOPMENT

SITE:
LOT 43 NETWORK DRIVE
TRUGANINA

CLIENT:
SOLOMON KAYNE P/L

REV.
F-1

DATE
AUG. 2017

ISSUE DATE
02/05/2018

SCALE
AS SHOWN

PROJECT NO.
NET17283-A

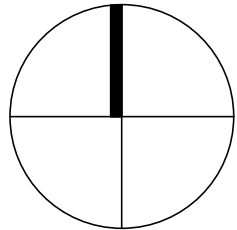
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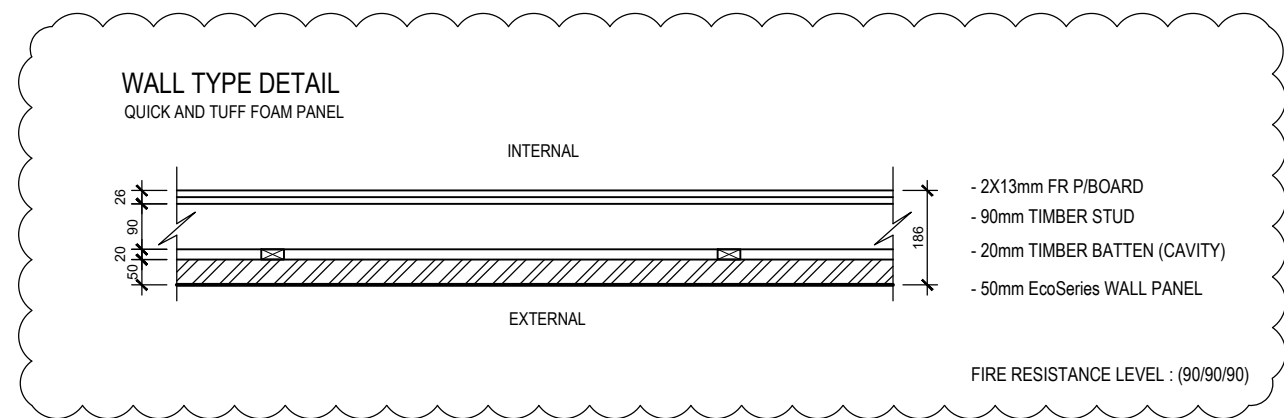
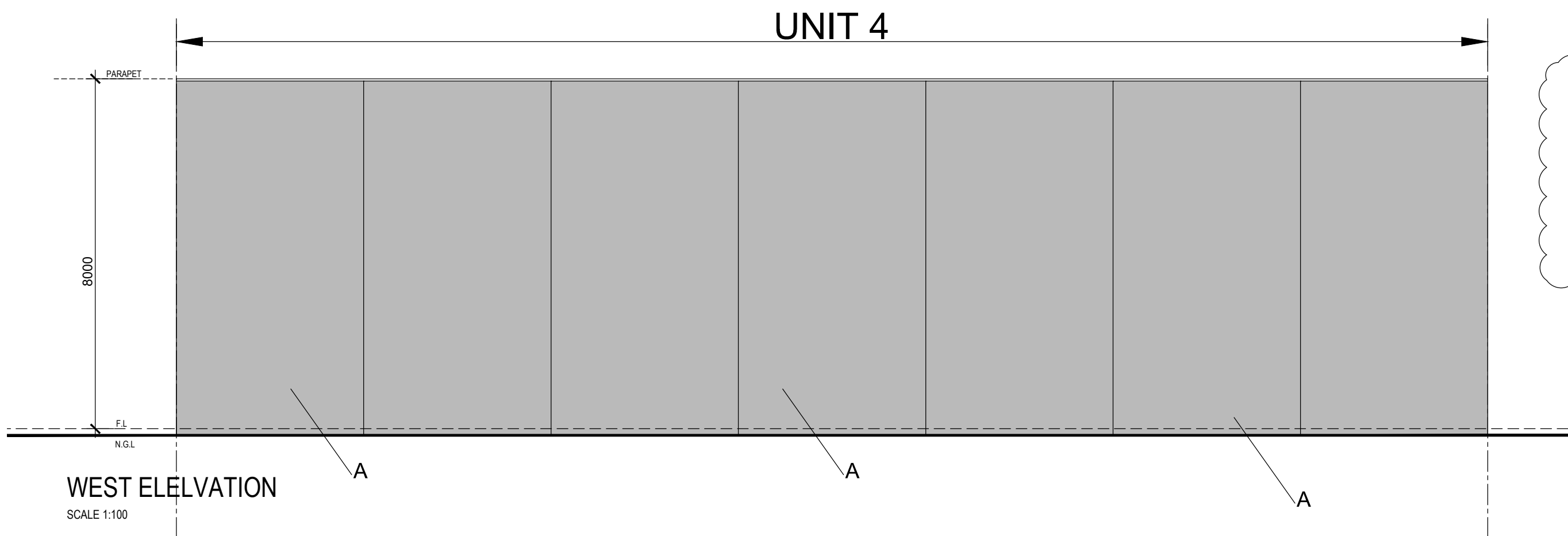
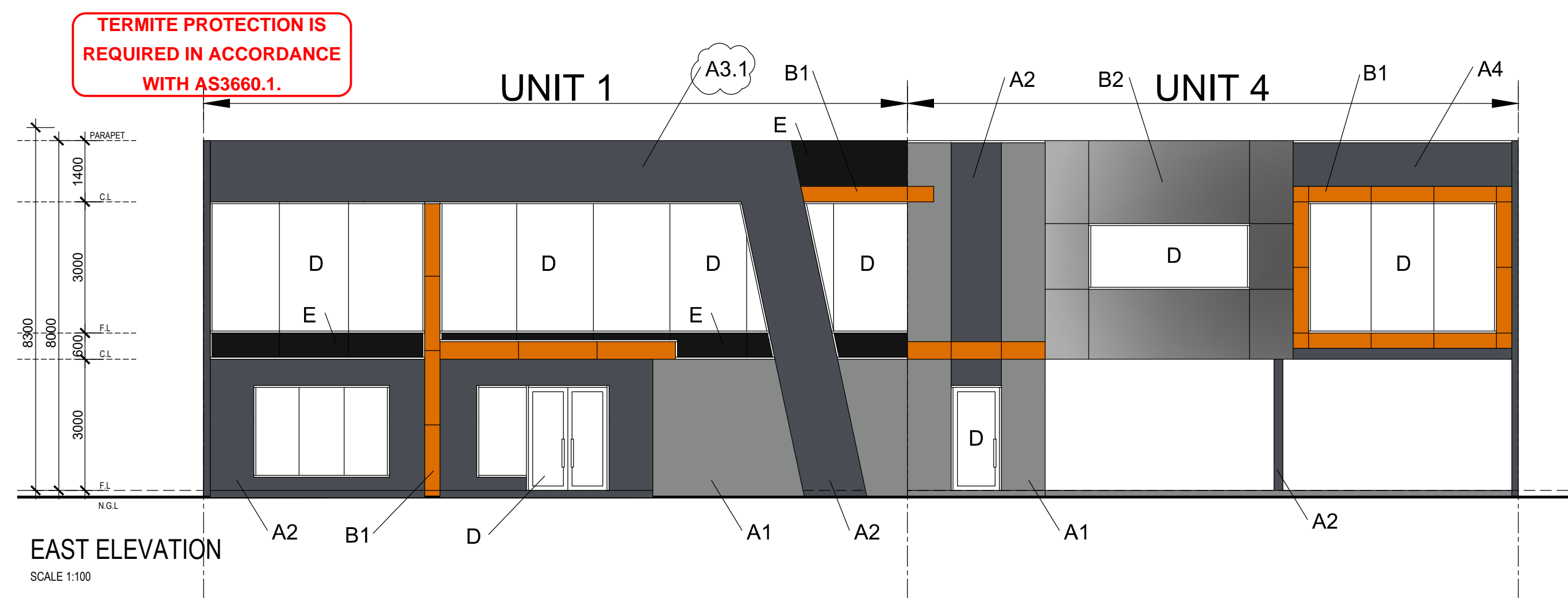
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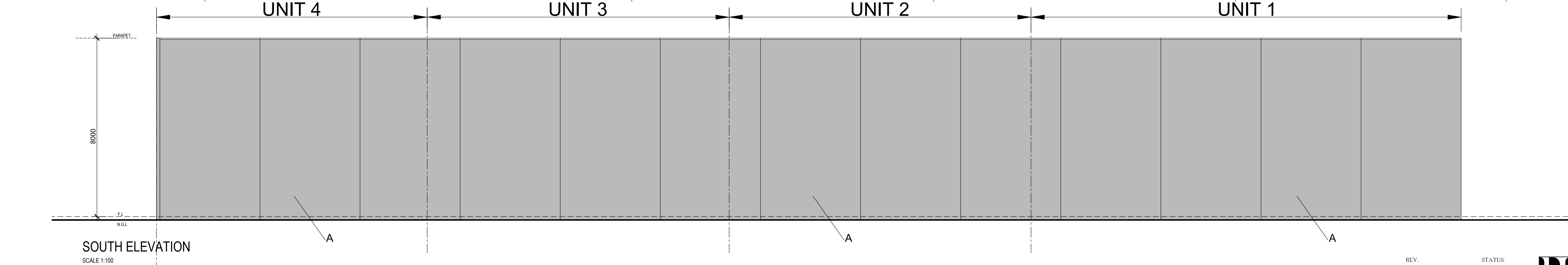
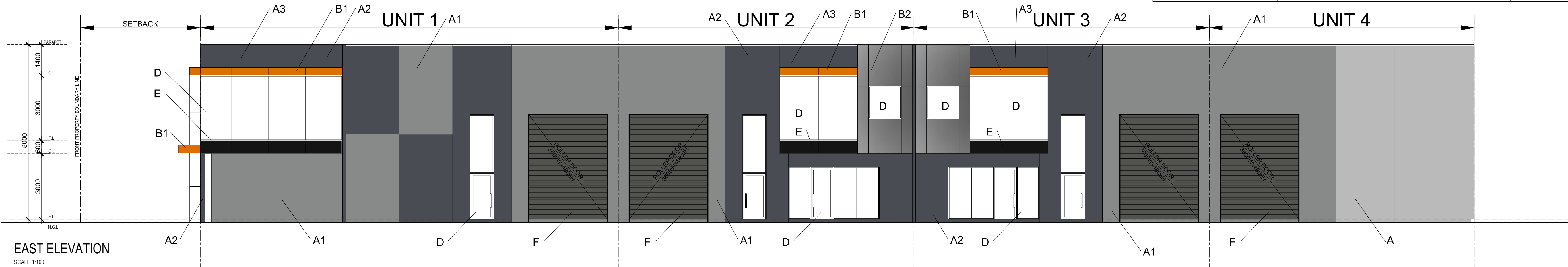




MATERIAL & COLOUR

FINISHES SCHEDULE

LEGEND	EXTERNAL MATERIAL	COLOUR
A	PLAIN CONCRETE PANEL WALL	PLAIN CONCRETE
A1	TEXTURE PAINTED CONCRETE WALL	DULUX, TIMELESS GREY
A2	TEXTURE PAINTED CONCRETE WALL	DULUX, TICKING
A3	RENDERED 100MM FOAM PANEL EXTERNAL CLADDING	DULUX, TICKING
A3.1	QUICK AND TUFF FOAM PANEL	DULUX, TICKING
A4	QUICK AND TUFF FOAM PANEL	DULUX, BLACK CAVIAR
B1	ALUMINIUM CLADDING	BRIGHT BRONZE (ALUTILE)
B2	ALUMINIUM CLADDING	SILVER METALIC (ALUTILE)
D	TINTED WINDOW GLAZING TO COMPLY WITH ENERGY RATING	DARK GREY TINTED
E	SPANDREL GLAZING	BLACK PAINTED
F	COLOURBOND ROLLER DOOR	COLOURBOND MONUMENT



REVISIONS			
No.	DESCRIPTION	DATE	APPROVAL

PROJECT:
PROPOSED WAREHOUSES
DEVELOPMENT

SITE:
LOT 43 NETWORK DRIVE
TRUGANINA

CLIENT:
SOLOMON KAYNE P/L

REV.
F-1

DATE
AUG. 2017

ISSUE DATE
02/05/2018

SCALE
AS SHOWN

PROJECT NO.
NET17283-A

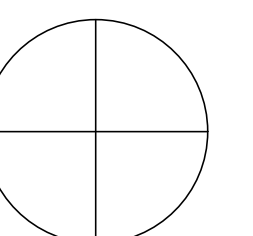
STATUS
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Adam Gatto
Date: 05 May 2018
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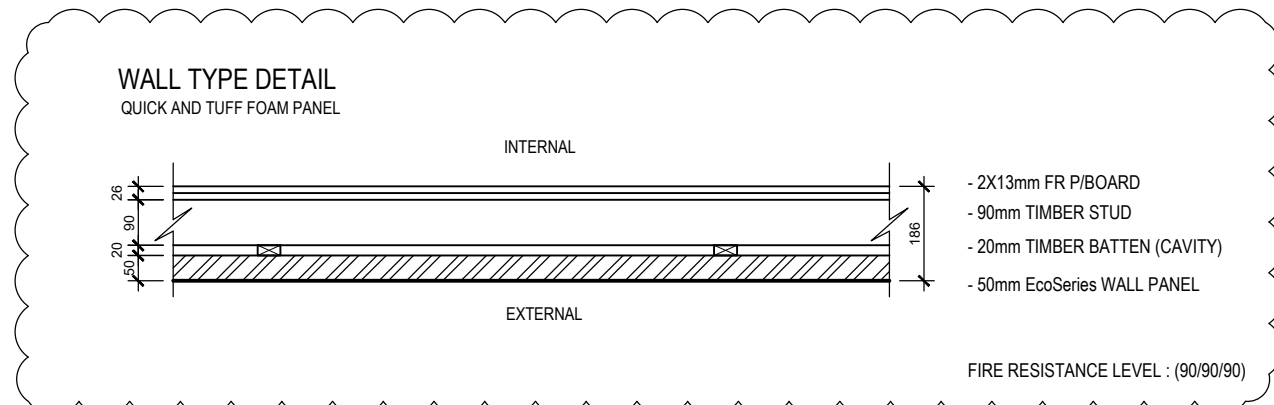
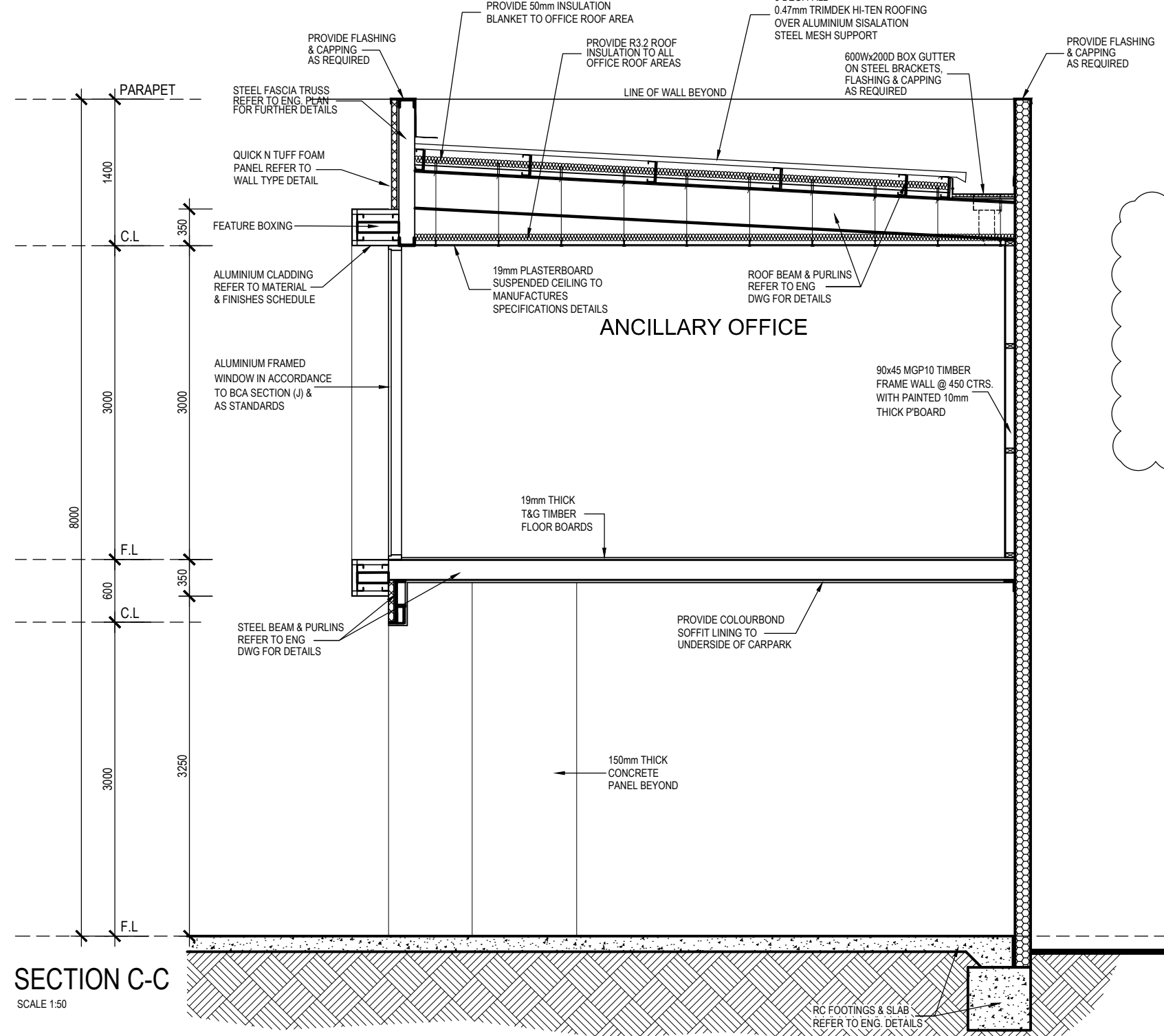
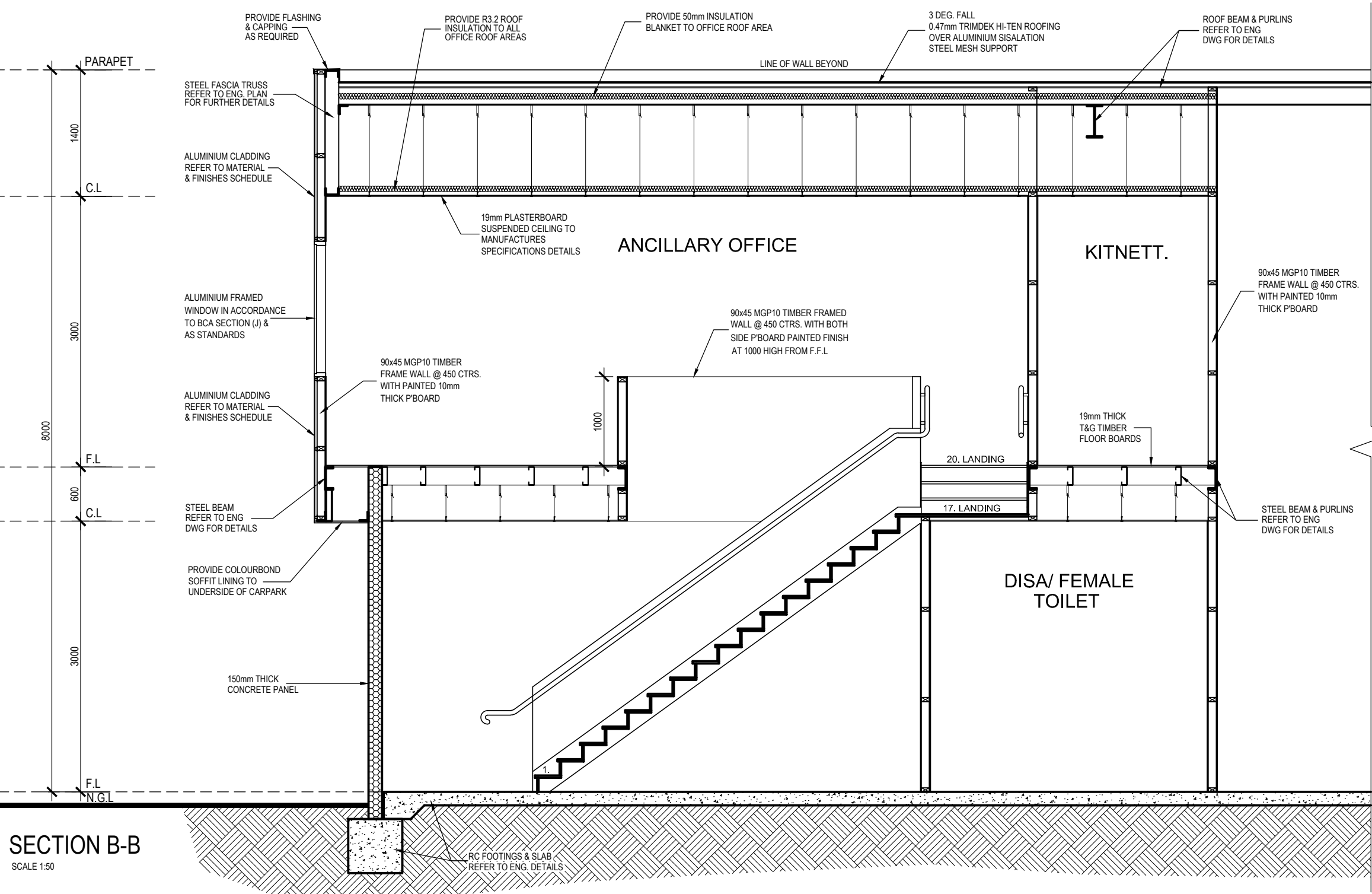
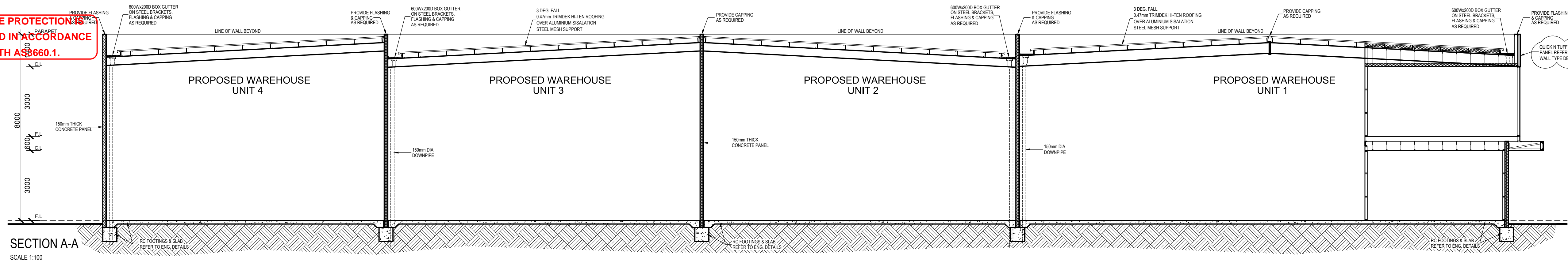
INSPECTION BOOKINGS
9374 4883
24HRS NOTICE REQUIRED

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PTY. LTD.

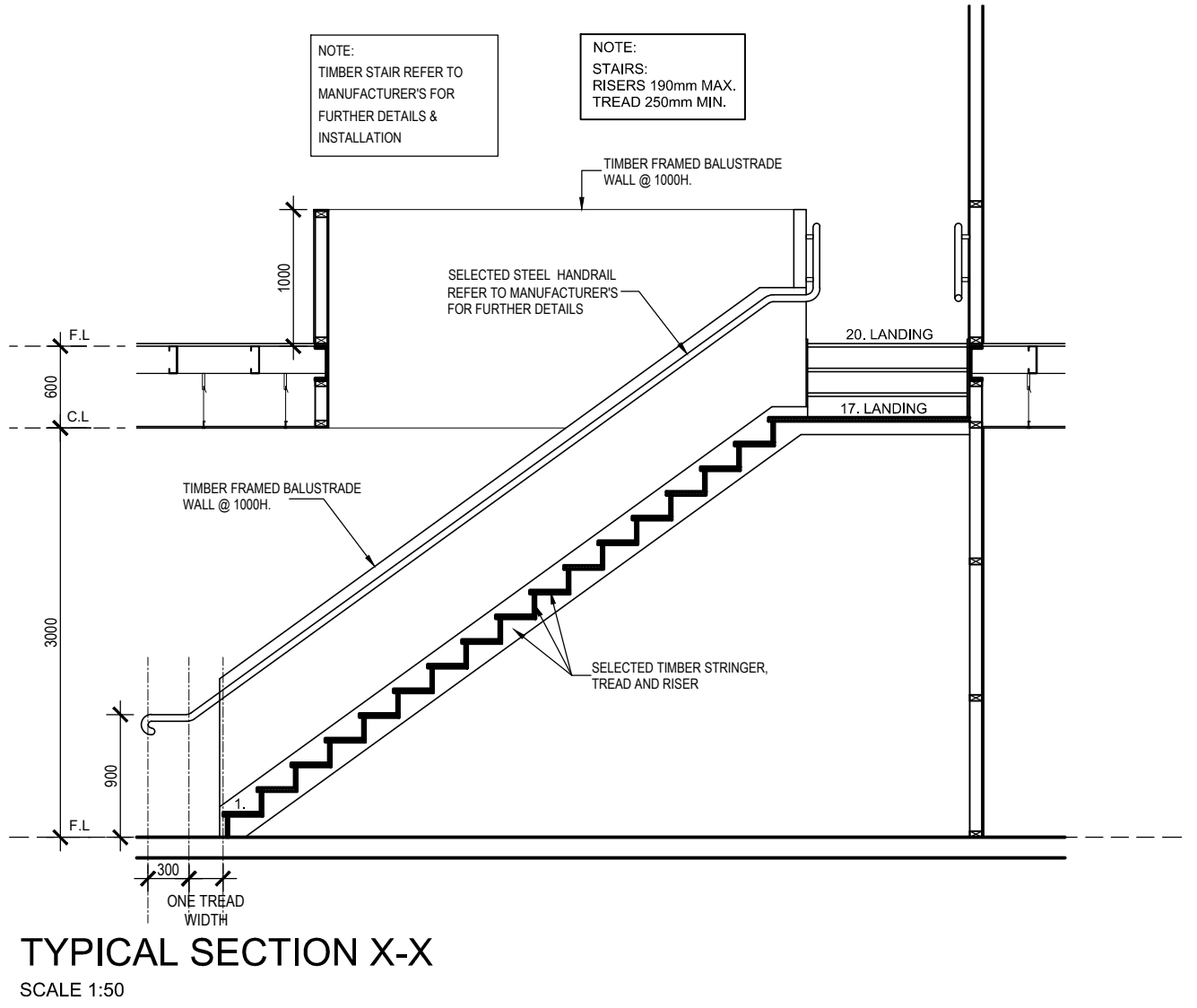
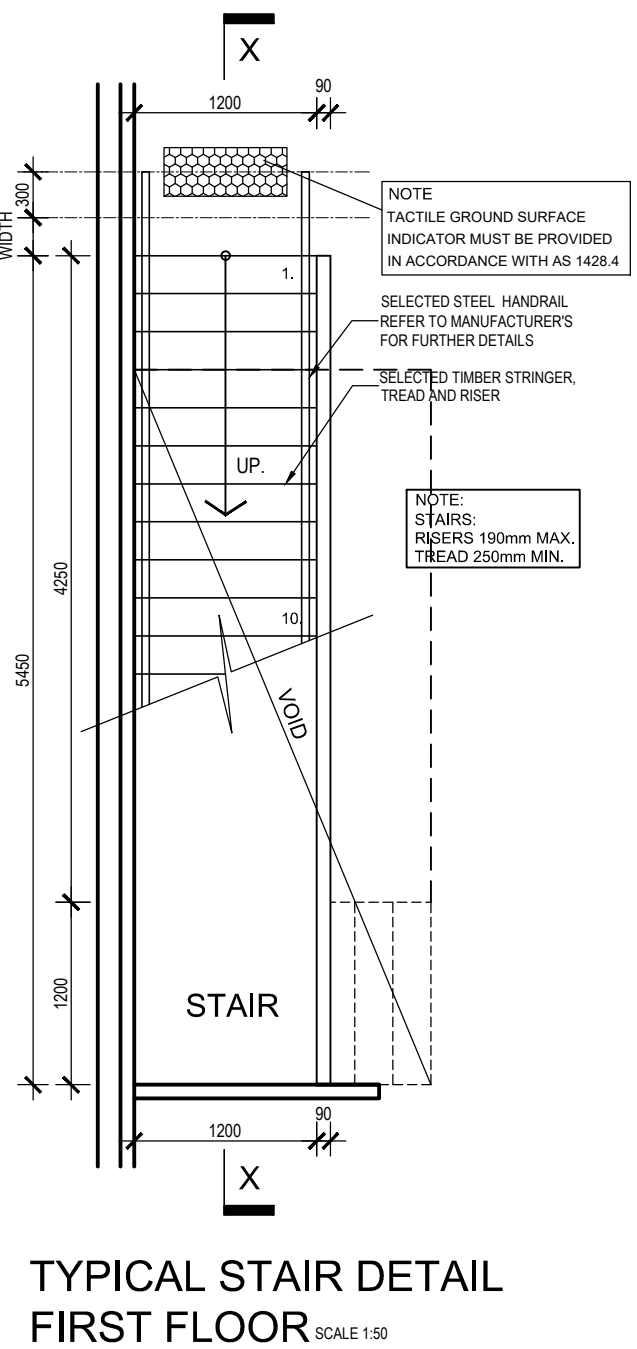
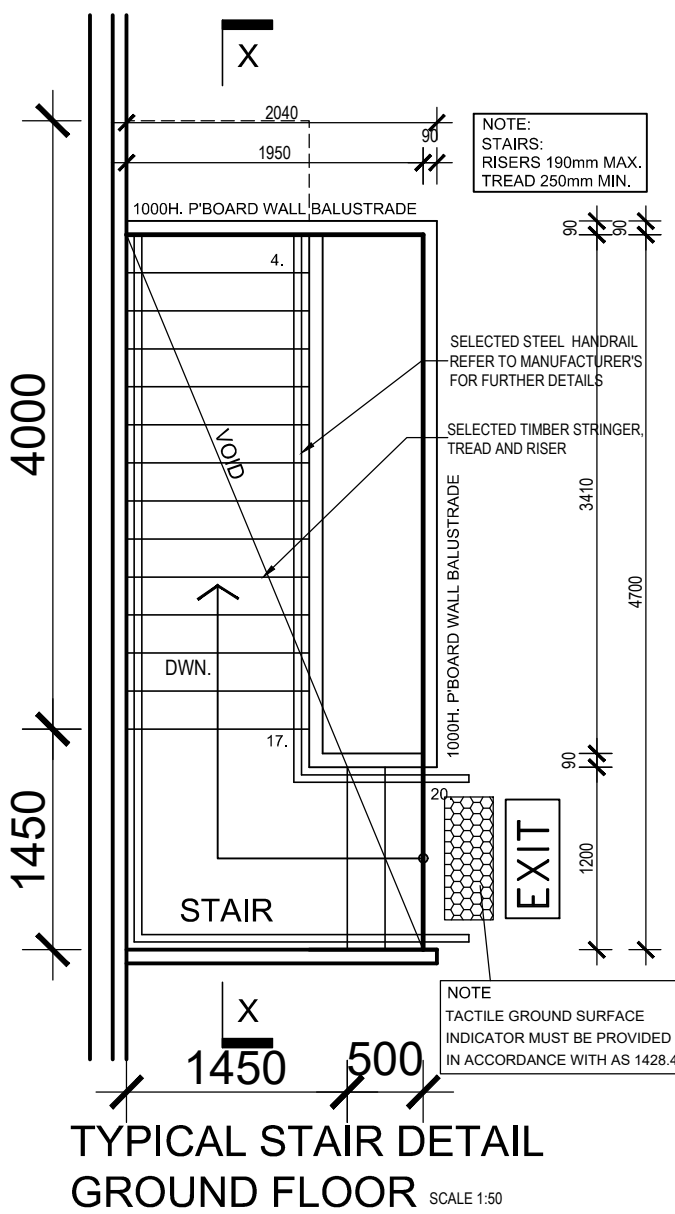
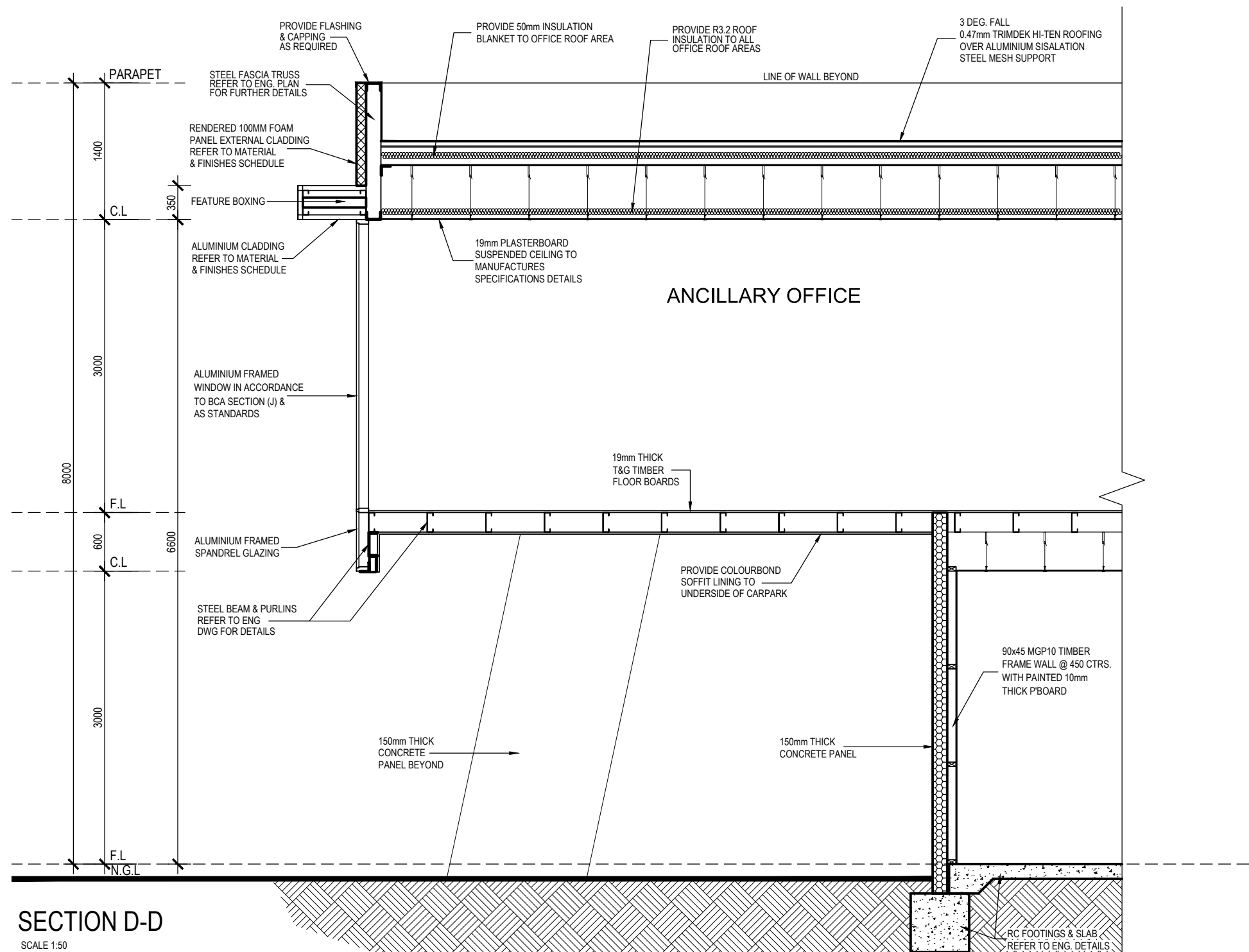
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TERMITE PROTECTION
REQUIRED IN ACCORDANCE
WITH AS 3660.1.



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9374 4883
24HRS NOTICE REQUIRED



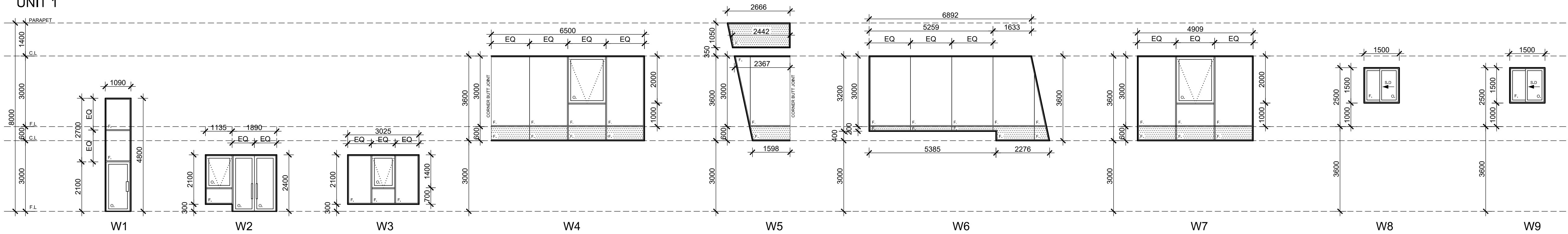
REVISIONS			
No.	DESCRIPTION	DATE	APPROVAL

PROJECT: PROPOSED WAREHOUSES DEVELOPMENT
SITE: LOT 43 NETWORK DRIVE TRUGANINA
CLIENT: SOLOMON KAYNE P/L

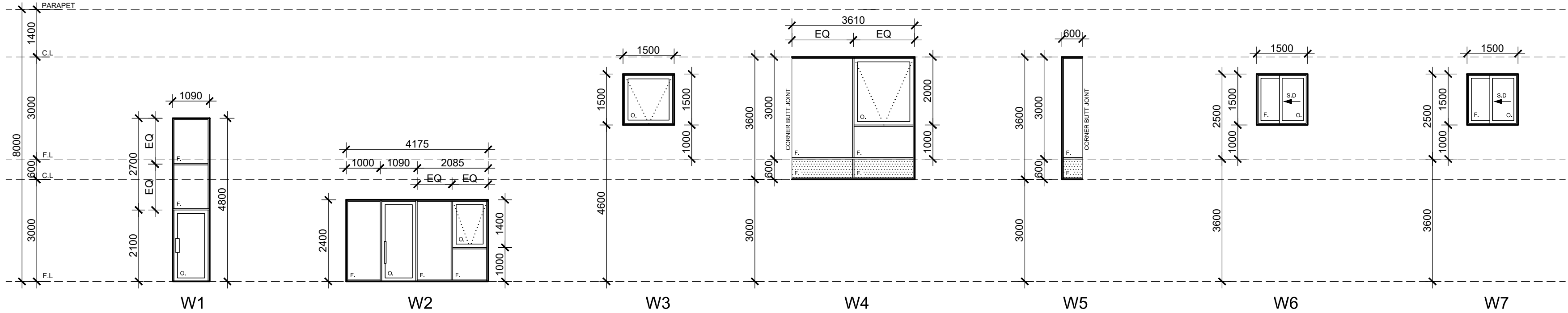
TERMITE PROTECTION IS
REQUIRED ACCORDANCE
WITH AS3660.1.

WINDOW SCHEDULES

UNIT 1



UNIT 2



LEGEND

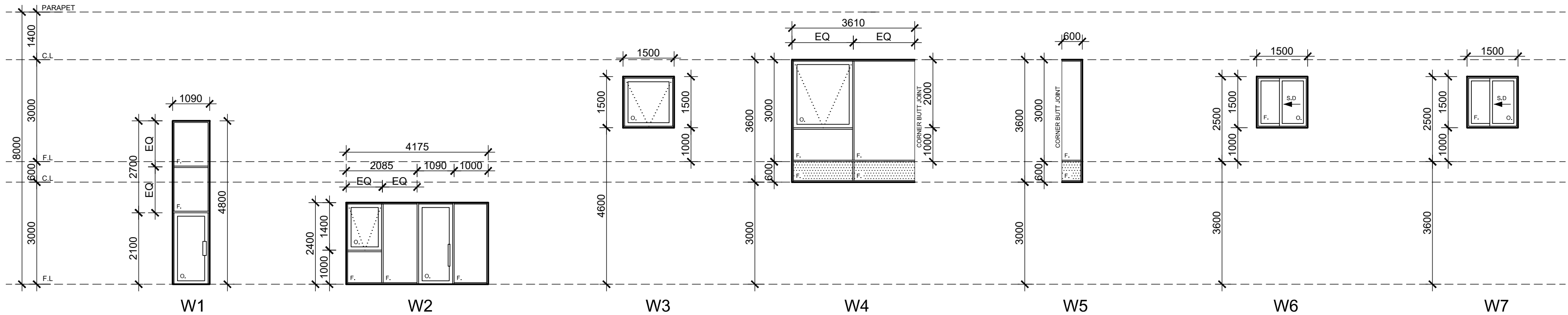
SP - SPANDREL GLASS
F - FIXED WINDOW
AF - ALUMINIUM FRAMED
SW - SLIDING WINDOW
SG - SAFETY GLASS

* ALL WINDOW SIZES TO BE VERIFIED ON SITE PRIOR TO FABRICATION, STUD OPENING SIZE TO BE VERIFIED BY MANUFACTURERS
* ALL INTERNAL & EXTERNAL GLAZING TO BE TINTED

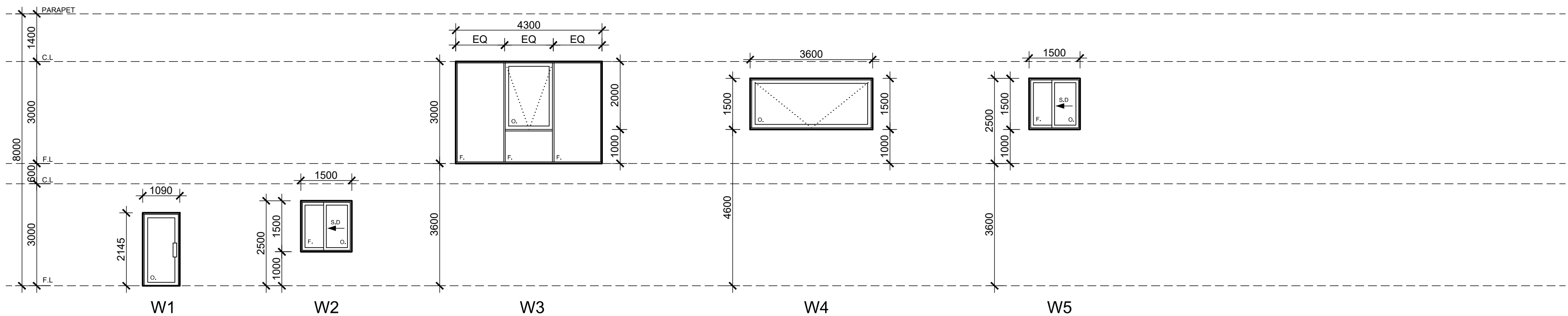
SP - SPANDREL GLASS

NOTE:
ALL EXTERNAL WINDOW GLAZING TO BE ACCORDANCE WITH AUSTRALIAN STANDARD & BCA SECTION (J) ENERGY RATING REPORT

UNIT 3



UNIT 4



CERTIFIED

BUILDING SURVEYING

Building Permit -Stage 2

Building Act 1993

(Interim Regulations 2017)

Adam Gatto

Date: 05 May 2018

BP: 42137/20180243/2

INSPECTION BOOKINGS

9374 4883

24HRS NOTICE REQUIRED

REVISIONS

No.	DESCRIPTION	DATE	APPROVAL

PROJECT:

PROPOSED WAREHOUSES
DEVELOPMENT

SITE:

LOT 43 NETWORK DRIVE
TRUGANINA

CLIENT:

SOLOMON KAYNE P/L

REV.

F-1

STATUS

BP

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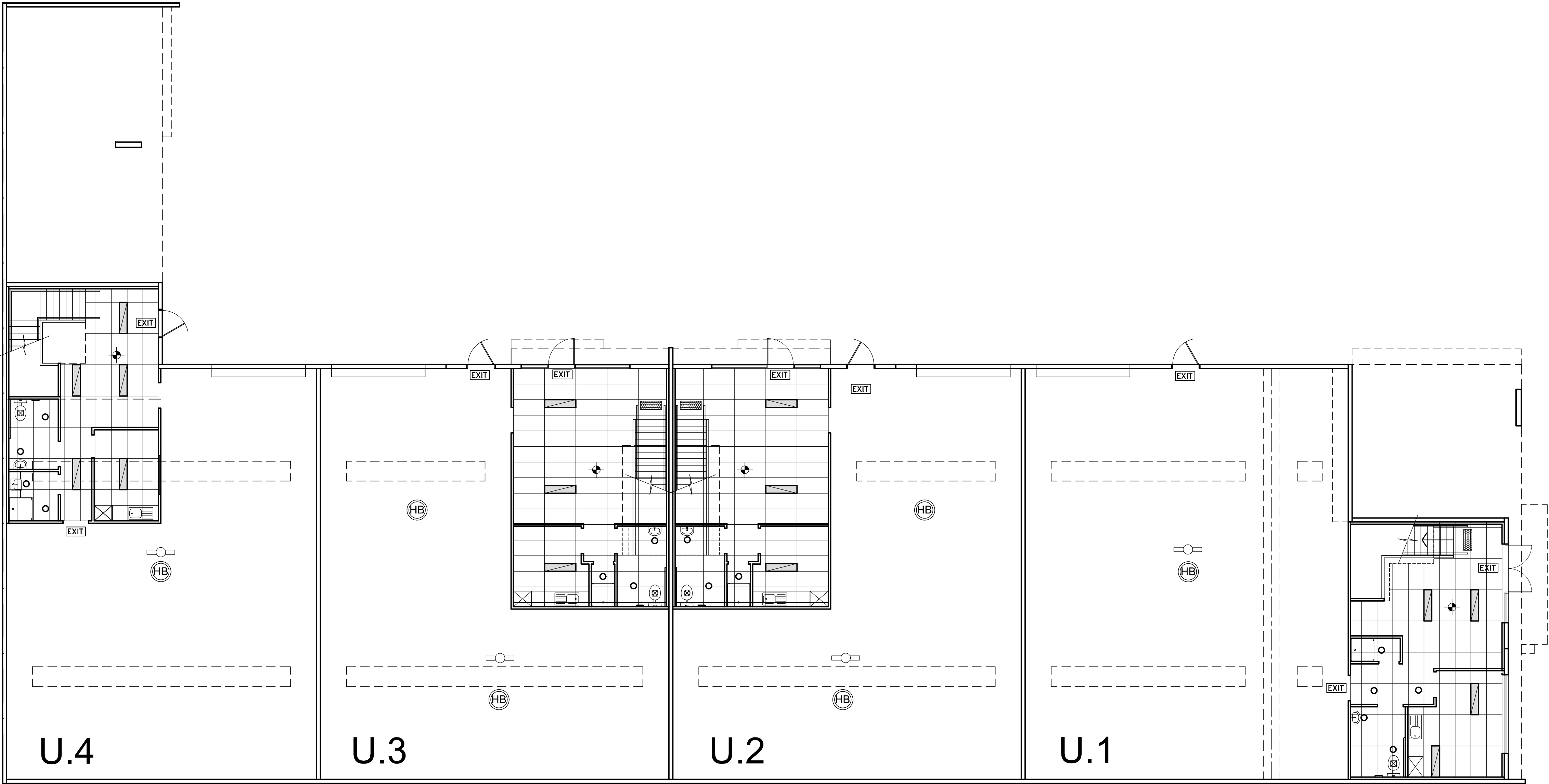
6/469 KING STREET, WEST MELBOURNE 3003
T. (03) 9329 6691 F. (03) 9329 2015
E. PD@PLGROUP.NET.AU

DATE: AUG. 2017
ISSUE DATE: 02/05/2018
SCALE: AS SHOWN
PROJECT NO: NET17283-A

DWG NO.

08

TERMITE PROTECTION IS
REQUIRED IN ACCORDANCE
WITH AS3660.1.



LEGEND	
○	SELECTED LED DOWN LIGHTS
PH3	32 AMPS 3 PHASE OUTLETS
F1	80 WATT METAL HALIDE WALL MOUNTED
HB	HIGH BAY 400 WATT METAL HALIDE FITTING TO BE SWITCHED IN PAIRS
1 x BATTEN FLUORESCENT CEILING MOUNTED WITH WIRE GUARD 1200x300 (T5-1x28W)	
T-BAR TROFFER FLUORESCENT RECESSED CEILING 1200x300 (T5-2x28W) WITH DIFFUSER COVER	
DOUBLE GPO	
EXTERNAL SINGLE GPO	
TELEVISION	
TELEPHONE	
MECHANICAL EXHAUST FAN	
CAT 5 DATA CABLE	
EMERGENCY LIGHTING WARE HOUSE AREA (BT136NWG 1x36W 1x36W MAINTAINED) STAIRWELLS AREA (BT218MPR 2x18W)	
SWITCHBOARD	
EXIT SIGNS (2x18W QUICKFIT EXIT, SUSTAINED, 150mm LETTERING, NI-CAD BATTERIES)	
EMERGENCY LIGHTING FOR OFFICE AREA 10 WATT TUNGSTEN HALOGEN LAMP	

CERTIFIED
BUILDING SURVEYING
Building Permit -Stage 2
Building Act 1993
(Interim Regulations 2017)
Adam Gatto
Date: 05 May 2018
BP: 42137/20180243/2
INSPECTION BOOKINGS
9374 4883
24HRS NOTICE REQUIRED

REFLECTED CEILING PLAN - GROUND FLOOR
SCALE 1:100

REVISIONS			
No.	DESCRIPTION	DATE	APPROVAL

PROJECT: PROPOSED WAREHOUSES DEVELOPMENT

SITE: LOT 43 NETWORK DRIVE TRUGANINA

CLIENT: SOLOMON KAYNE P/L

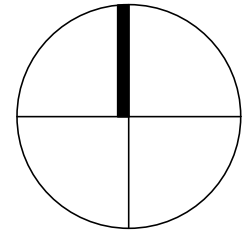
REV.			
			F-1
DATE	ISSUE DATE	SCALE	PROJECT NO.
AUG. 2017	02/05/2018	AS SHOWN	NET17283-A

STATUS: BP

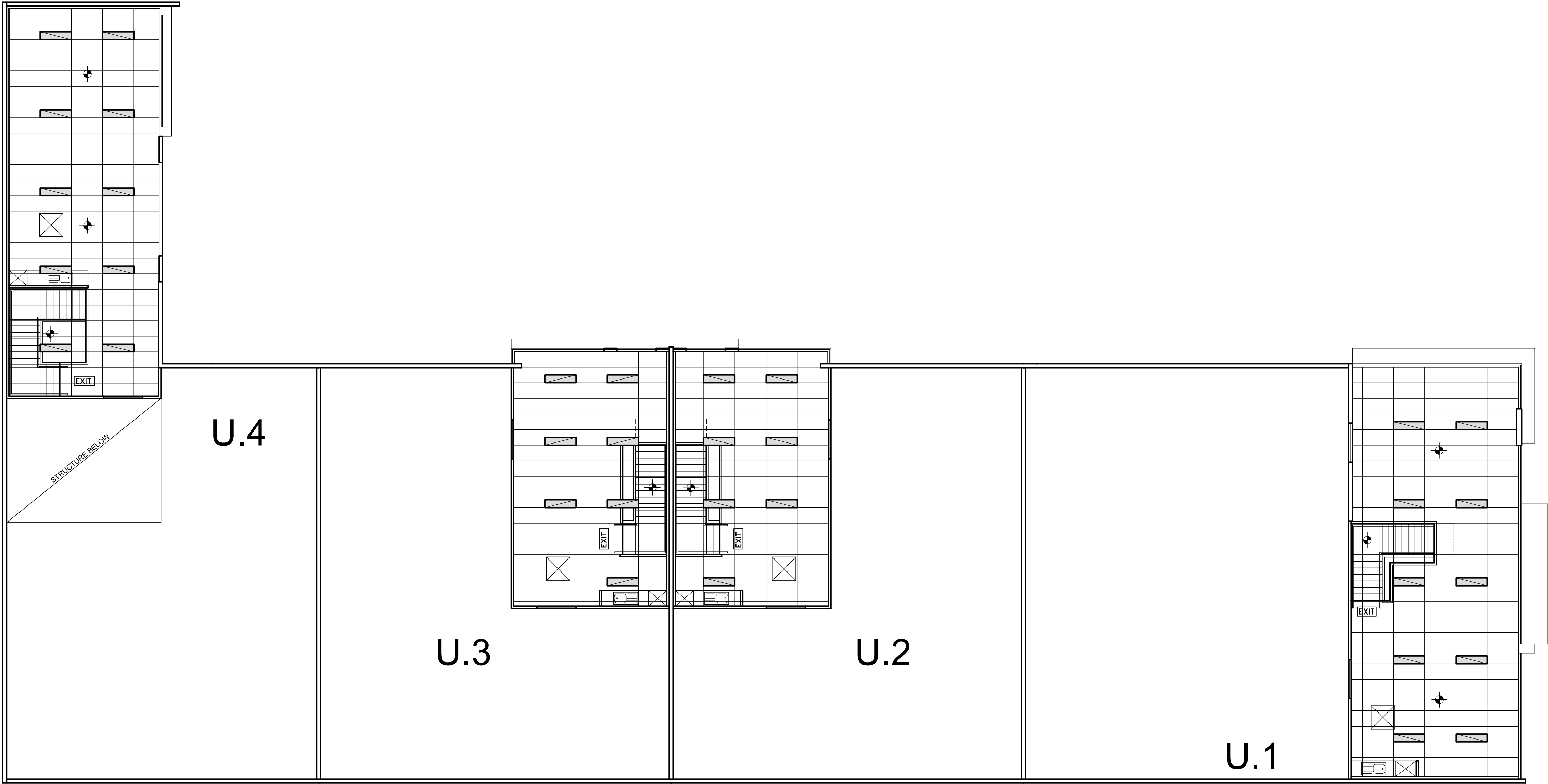
DWG NO. 10

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TERMITE PROTECTION IS
REQUIRED IN ACCORDANCE
WITH AS3660.1.



REFLECTED CEILING PLAN - FIRST FLOOR
SCALE 1:100

LEGEND	
	SELECTED LED DOWN LIGHTS
PH3	32 AMPS 3 PHASE OUTLETS
	80 WATT METAL HALIDE WALL MOUNTED
	HIGH BAY 400 WATT METAL HALIDE FITTING TO BE SWITCHED IN PAIRS
	1 x BATTEN FLUORESCENT CEILING MOUNTED WITH WIRE GUARD 1200x300 (T5-1x28W)
	T-BAR TROFFER FLUORESCENT RECESSED CEILING 1200x300 (T5-2x28W) WITH DIFFUSER COVER
	DOUBLE GPO
	EXTERNAL SINGLE GPO
	TELEVISION
	TELEPHONE
	MECHANICAL EXHAUST FAN
	CAT 5 DATA CABLE
	EMERGENCY LIGHTING WARE HOUSE AREA (BT136NWG 1x36W 1x36W MAINTAINED) STAIRWELLS AREA (BT218MPR 2x18W)
	SWITCHBOARD
	EXIT SIGNS (2x18W QUICKFIT EXIT, SUSTAINED, 150mm LETTERING, NI-CAD BATTERIES)
	EMERGENCY LIGHTING FOR OFFICE AREA 10 WATT TUNGSTEN HALOGEN LAMP

CERTIFIED
BUILDING SURVEYING
Building Permit -Stage 2
Building Act 1993
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Date: 05 May 2018
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REVISIONS			
No.	DESCRIPTION	DATE	APPROVAL

PROJECT:
PROPOSED WAREHOUSES
DEVELOPMENT

SITE:
LOT 43 NETWORK DRIVE
TRUGANINA

CLIENT:
SOLOMON KAYNE P/L

DATE	ISSUE DATE	SCALE	PROJECT NO.
AUG. 2017	02/05/2018	AS SHOWN	NET17283-A

REV.
F-1

STATUS
BP

DWG NO.
11

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