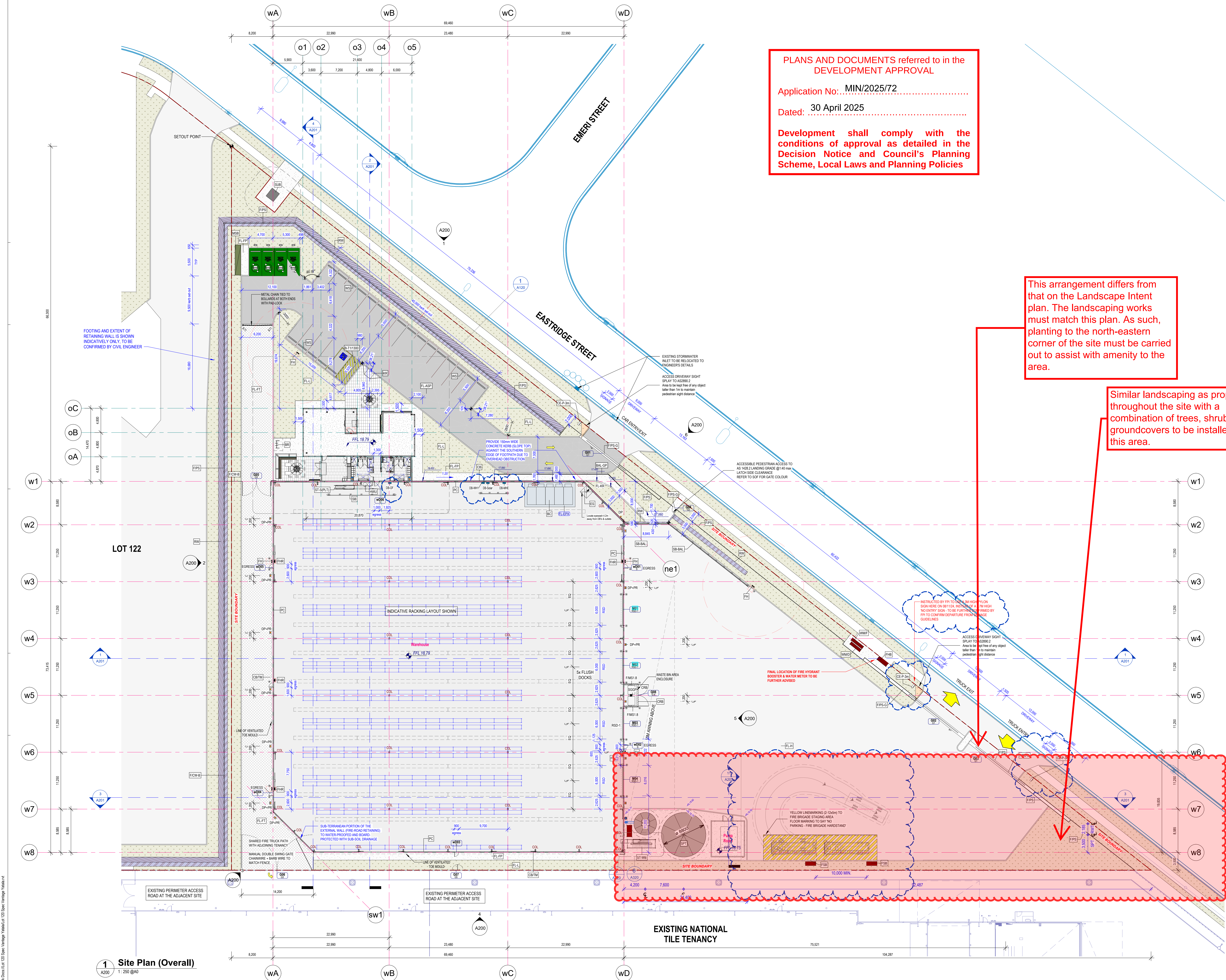




PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/72

Dated: 30 April 2025

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This arrangement differs from that on the Landscape Intent plan. The landscaping works must match this plan. As such, planting to the north-eastern corner of the site must be carried out to assist with amenity to the area.

Similar landscaping as proposed throughout the site with a combination of trees, shrubs and groundcovers to be installed to this area.

DEVELOPMENT TABLE	
SITE AREA	13,005 sqm
WAREHOUSE	5,078 sqm
OFFICE (Single Level)	272 sqm
SPRINKLER PUMP ROOM	36 sqm
TOTAL BUILDING AREA	5,386 sqm
CAR PARKING PROVIDED	25 Spaces

NOTES ON METHOD OF AREA MEASUREMENT

1. This is a pre-completion as-designed area measurement survey only, and does not represent the final as-built conditions when the build is completed.

2. The 'Dominant Wall' of the warehouse is taken to be at the outside face of the wall girt / inside face of the Trimdek wall cladding.

3. The 'Dominant Wall' of the Main Office is taken to be at the outside face of the external solid aluminium panel & curtain wall.

4. Concurrence on the definition of 'Dominant Wall' as noted above must be obtained from the qualified surveyor conducting the as-built survey to ensure consistency in interpreting PCA Guidelines, PRIOR to commencing steel fabrication and construction.

Car Parking Schedule		
Type	Description	Spaces
PK-CP1	PK-CP1: 5.5 x 2.5m - 90 deg (Disabled)	1
PK-CP2	PK-CP2: 5.5 x 2.5m - 90 deg	20
PK-CP-EV	PK-CP-EV: EV Charging Bay	4
Grand total		25

General Legend	
All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CC-0600: Architectural DMC Specifications & Schedule of Finishes.	
B-T1	Bolted to be 225mm diameter galvanneal steel pipe to 1200mm a flt. cast-in footing. Painted in safety yellow. To engineer's detail
B-T1/1300	Bolted to be 225mm diameter galvanneal steel pipe to 1300mm a flt. cast-in footing. Painted in safety yellow. To engineer's detail (Shared parking space only)
BAL-GP	Balustrade with galvanneal steel handrail only on post. Fabricated and installed to AS1657 requirements.
BC	Battery Charge Bay
BR	Bicycle Rack for 5 off. bicycle spaces 500 wide min to AS2890.3 (2015).
CB	Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.
CE-P-3m	3.0m high x 0.3m wide pylon signage (front-illuminated) in accordance with FPI Signage Guidelines.
COL	Steel column surface treated and painted to engineer's detail
CRB	Concrete roof overhang
DP	Downpipe to engineer's details. All office internal downpipes to be acoustically treated.
DP-FR	Downpipe with 3mm thick galvanneal mild steel protection to 1200mm a flt. Paint finish to match background.
EGRESS	Egress door.
ES	Emergency Shower & Eyewash
F/CW-B	Black PVC coated chain wire fence on painted black posts with 3 rows of barbed wire to overall height of 2.100m. Bottom and mid-rail required to all fencing to prevent personnel access and where fall hazards present.
FMS1.8	Metal slat fencing to 1800mm high overall powdercoat finish as specified. 50mm deep slat with 150mm gaps.
FPS	Black powdercoated 'Palisade' style fencing 2.100m high.
FPS-G	Black powdercoated 'Palisade' style security gates. Gap below gate to NOT exceed 100mm. Height to match adjacent fence.
FH	Fire Hydrant
FHB	Fire Hydrant Booster
FHR	Fire Hose Reel
FL-ASP	Bituminous concrete pavements for non-commercial vehicle loads only.
FL-EPX	Epoxy finish with 100mm coving (50k or equivalent approved) 4 coat floor sealer with slip rating in accordance with ASA566. Colour to be selected by client.
FL-FP	Concrete footpath slab fall away from building to engineer's details.
FL-FV	Fire trail pavement to be bitumen tack coat and gravel to NSW Fire and Rescue Standards and civil/structural engineer's details.
FL-H	Heavy duty concrete pavement to structural engineer's details.
FL-KR	Concrete kerb at minimum of 75mm high installed as part of Walkway requirement under AS1428.1 where the adjacent surface (first 600mm) is of different gradient to the walkway gradient.
FL-L	Landscaped area refer to civil engineering drawings for levels and landscape architect's drawings for vegetation details.
FSB	Fire Sprinkler Booster
HWU	Hot Water Unit
KR	Concrete kerb ramp @ 1:8 max grade & 1m min. width with the sloping sides tapered to profile as per AS1428.1. Ramp surface to be slip-resistance.
MSB	Main Switch Board to electrical engineer's details.
PC	Precast concrete wall panel with assed joints to engineer's details, paint finish as specified.
RSD-1	Roller Shutter Door (Flush Docks) (6.0m W x 5.5m H) attached to steel PFC perimeter door frame. Motorised with manual chain override and wind lock. Finish as specified.
RW	Retaining wall to engineer's details. Finish as specified in SOF.
RWT	Rainwater tank to engineer's details.
SB	Safety barrier to be Amco steel guardrail or equivalent approved. Shubby nose wrapped around ends. Painted safety yellow.
SB-BAL	Safety barrier to be Amco steel guardrail or equivalent approved with galvanneal handrail/balustrade above to an overall height of 1200mm a flt. Shubby nose wrapped around amco ends. Painted safety yellow.
SGOP	Grated gully pit to Civil Engineer's detail.
SP	Sprinkler Tank to engineer's details.
ST-SPLT	Galvanneal steel stairs with slip-resistant chequered steel plate treads, closed nosers & landing to AS1657 requirements & structural engineer's details.
ST-WB	Galvanneal steel stairs with horizontal steel grating treads equivalent to Webgrate Pattern 'C', open nosers & grating landing to engineer's details. Provide AS1657-compliant guarding to both sides, and nosing strip with contrasting colours to AS requirement.
SUB	Substation to electrical engineer's details.
WMD	Water meter - Domestic
WMF	Water meter - Fire
WS	Wheel stop

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

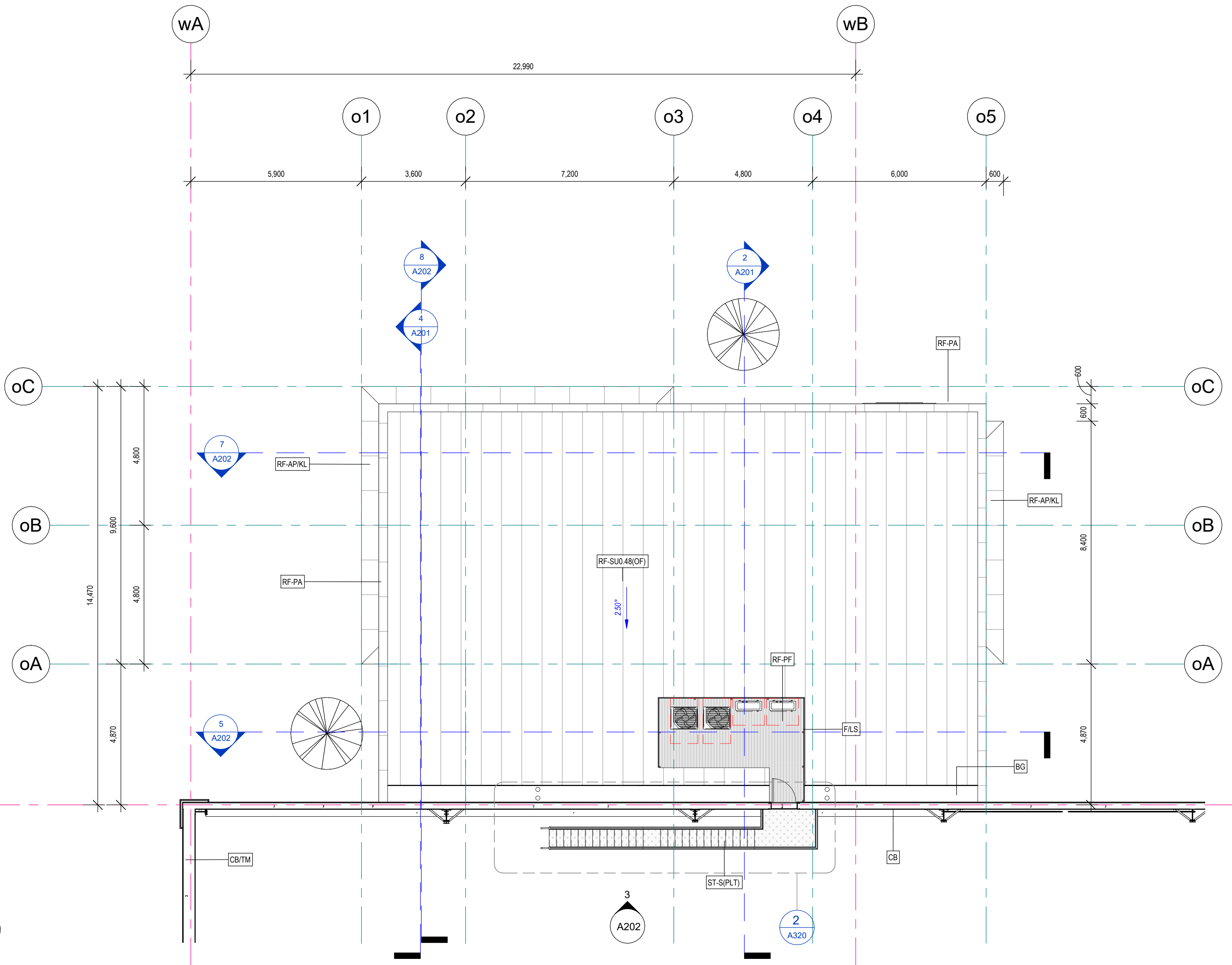
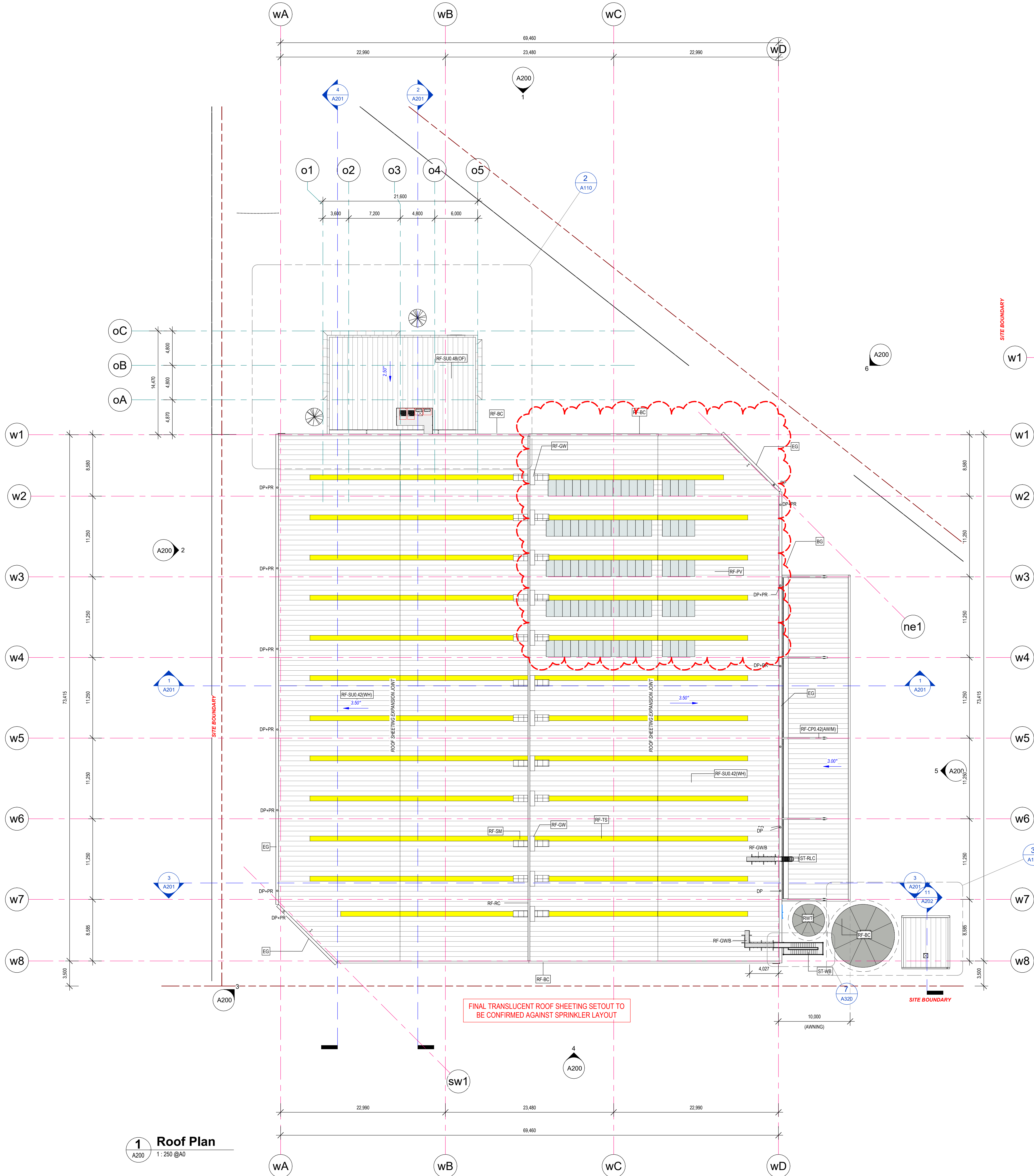
ALL LEVELS AREA TO BE ± 1000 mm

FOR CONSTRUCTION

Roof Safety
Roof safety design to comply with applicable AS, OH&S & Work Cover requirements which may include combination of the following items: anchor point, anchor stop, ladder bracket, fixed access ladder, access walkway static line, guardrail, safety signage and roof marking etc. Access to roof must be secured and is limited to trained and qualified personnel only.

Translucent Sheet Schedule Warehouse		
Roof Area: 5,088 Sq.M Translucent Sheet required 10% (508.8 Sq.M @ 700mm wide profile)		
700mm Wide Strip	Translucent Sheet Length	Total Area Provided
1	26.30 m	19.41 m ²
2	27.20 m	19.04 m ²
22	30.60 m	471.24 m ²
24		508.69 m ²

Indicative PV Array Warehouse		
• 500W targeted capacity • 550W panel shown (2278x1134w) • Layout is indicative only and subject to final design • Additional purlin upgrade may be required if a lower capacity panel is used or a different layout is adopted.		
No. of panels calculation: 50,000w / 550w = 85 solar panels required		
PV Schedule		
RF-PV	Type	2278L x 1134W
		85
Grand total: 85		



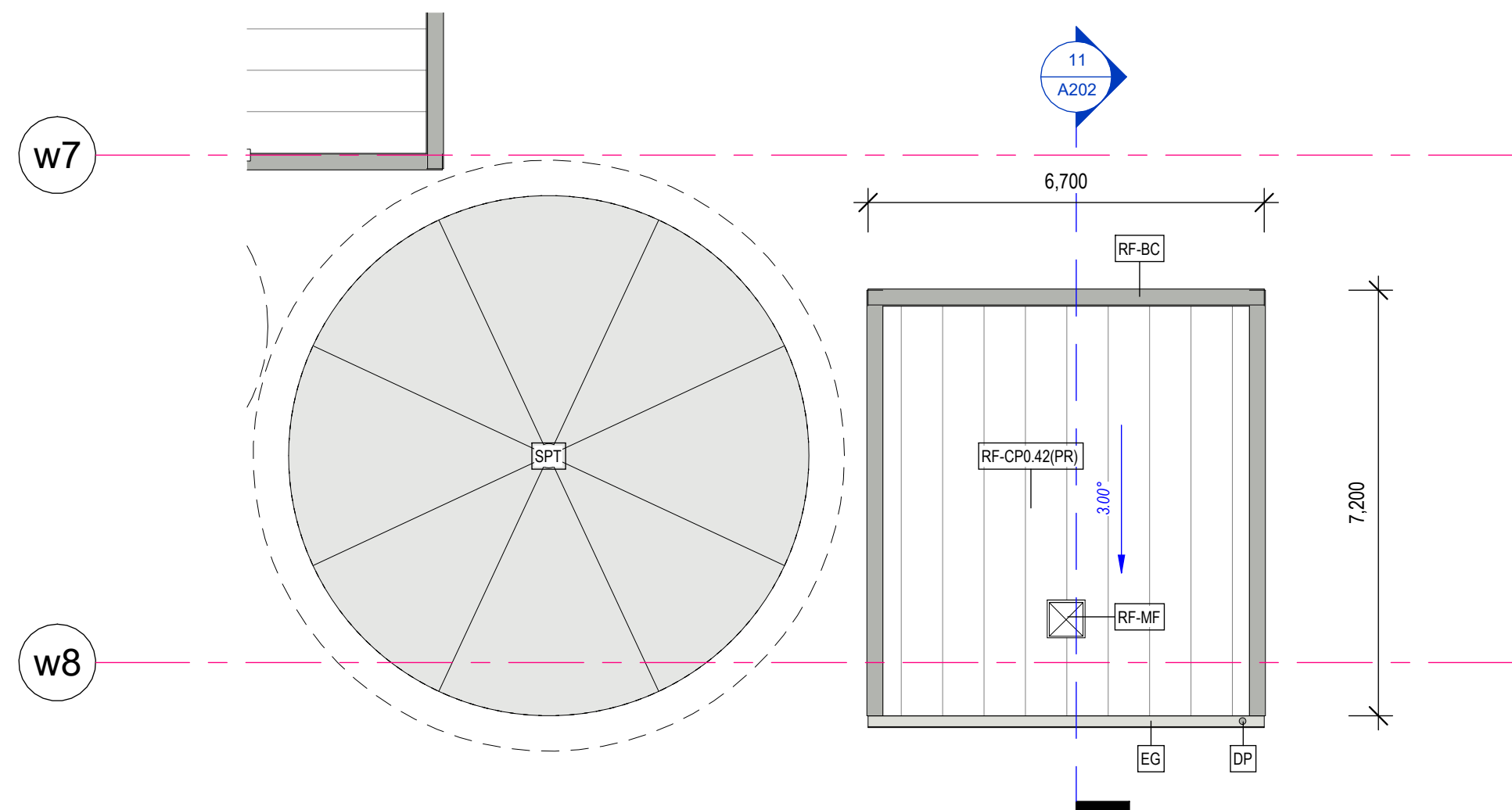
2 Main Office Roof Plan
A110 1:100 @A0

PLANS AND DOCUMENTS referred to in the
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3 Pump Room Roof Plan
A110 1:100 @A0

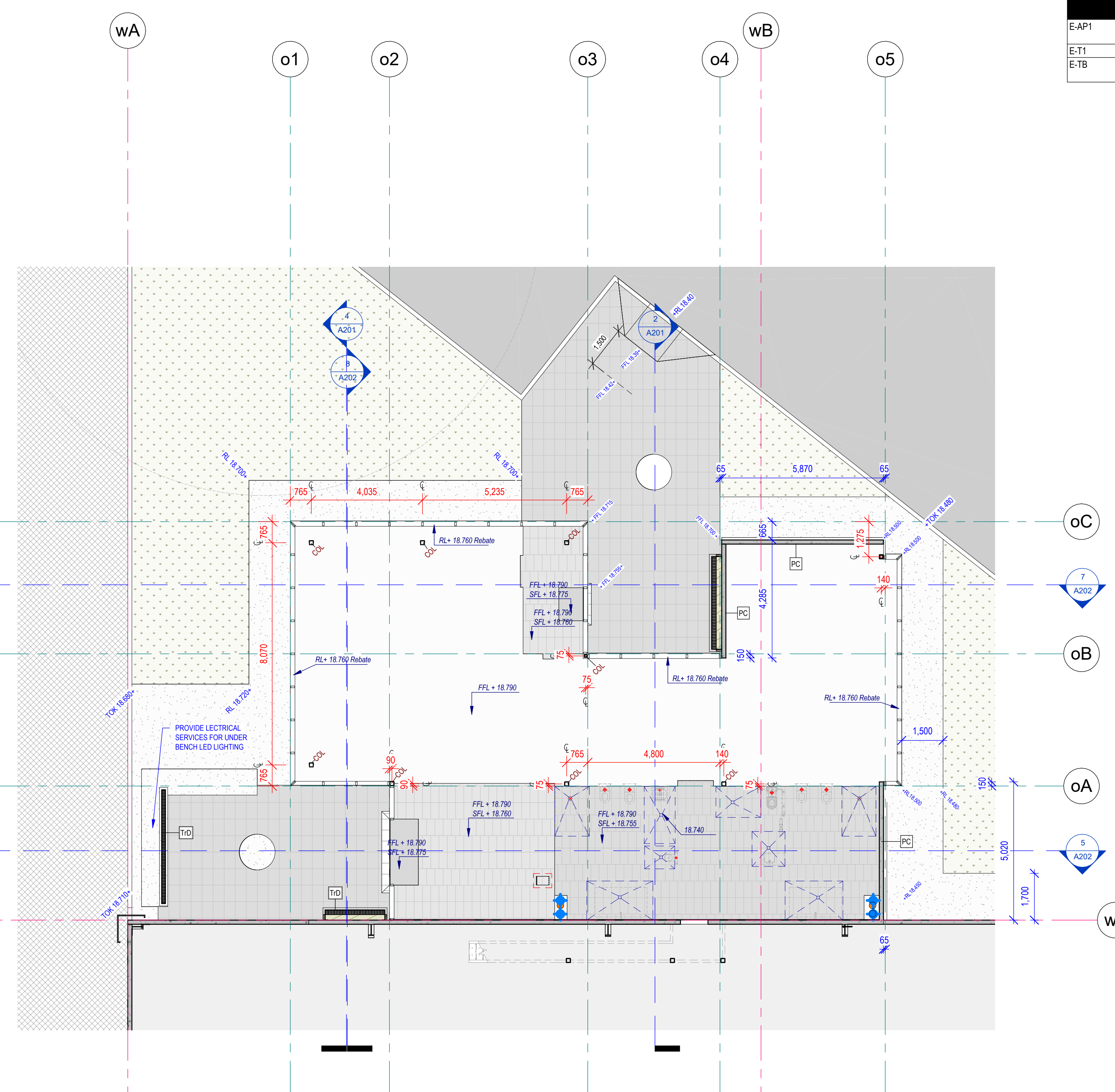
General Legend	
All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CC-A000- Architectural D&C Specifications & Schedule of Finishes.	
BG	Box Gutter to engineer's details. All office box gutters to be acoustically treated.
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.
DP	Downpipe to engineer's details. All office internal downpipes to be acoustically treated.
DP+PR	Downpipe with 3mm thick galvanised mild steel protection to 1200mm a.R. Paint finish to match background.
EG	Eaves Gutter minimum 0.6BMT with front edge overflow in excess of design capacity. Colorbond finish as specified.
F.L.S	Proprietary 1800mm high fixed metal external louvre screen to be equivalent to Cad-TLS Universal Louvre. Louvre blade orientation to block view from below. Powdercoat finish as specified.
RF-APKL	Prefinished Aluminum panel cladding fixed on 0.48 BMT 'Lysaght Kip Lok' profile clip-fixed undersheathing with sarking and insulation installed to manufacturer's and NCC requirement.
RF-BC	Colorbond barge cover
RF-CP42(A)WM	0.42 BMT Zincalume/Stramit Capacity Plus Concealed Fixed sheeting on safety wire mesh to WorkCover requirement. Black HDPE UV stabilised bird netting with zipper access to light fitting and services (excluding sprinkler heads) to be installed to underside of earring.
RF-CP42(PR)	0.42 BMT Stramit Capacity Plus profile, colour as noted in SOF, on safety wire mesh to WorkCover requirement.
RF-GW	Grated walkway on light weight floor frame fixed to roof purlins to manufacturer's details.
RF-GWB	Grated walkway on light weight floor frame with Balustrade fixed to roof purlins to manufacturer's details.
RF-MF	Mechanical roof fans to engineer's details.
RF-PA	Parapet capping made out of folded solid aluminium sheet on vapor membrane. Finishes to match wall cladding.
RF-PF	Light weight proprietary roof platform direct fixed to roof purlin to manufacturer's and engineer's details.
RF-PV	Photovoltaic panel.
RF-RC	Colorbond ridge capping.
RF-SM	Roof safety mesh.
RF-SU0.42(WH)	0.42 BMT Stramit Speed Deck Ultra Concealed Fixed profile. Zincalume finish, 50mm reflective foil backed insulation blanket to be installed free of crosses. Provide safety wire mesh to WorkCover requirement.
RF-SU0.48(CF)	0.48 BMT Stramit Speed Deck Ultra Concealed Fixed sheeting. Colour as noted in SOF. Silver foil backed insulation blanket on roof space to Section 2 requirement. Provide safety wire mesh to WorkCover requirement.
RF-TS	Translucent roof sheeting equal to Amplett's Vonderglass GC with S178 Smoke Reducer, Cool-Ulti (V1 7-40%), 3.050gsm to 10% of total total warehouse roof area. Profile to match selected metal roofing. NOTE: Translucent sheeting layout shown is indicative and subject to site conditions. Contractor must perform final quantity check to ensure minimum required amount (in percentage) of translucent sheeting has been provided where practicable. Any non-compliance is to be brought to PM's or architect's attention for prompt resolution.
RWT	Rainwater tank to engineer's details.
SPT	Sprinkler Tank to fire engineer's details.
ST-RLC	Galvanised steel roof access ladder (70 deg incline) with ladder cage to AS1657 & Work Cover requirements. Provide landing with balustrade on both sides to top of ladder, extending min. 4m away from falling edge.
ST-S(PLT)	Galvanised steel stairs with slip-resistant chequered steel plate treads, closed risers & landing to AS1657 requirements & structural engineer's details. Provide anti-slip nosing strip with contrasting colours to AS requirements.
ST-WB	Galvanised steel stairs with serrated steel grating heads equivalent to Webforge Pattern 'C', open risers & grating landing to engineer's details. Provide AS1657-compliant guardrail to both sides, and nosing strip with contrasting colours to AS requirement.

Weatherproofing Requirements	
ROOF & FACADE INSTALLATION NOTES	
• The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principal's project requirements and the projects specifications.	
• The Roof & Facade contractor shall install fixings in accordance with their manufacturer's instructions and procedures. Fixings shall be made weatheright in a manner not restricting thermal or wind movements of the facade.	
INSTALLATION GUIDELINES AND SPECIFICATIONS	
• Lysaght Roofing And Walling Installation Manual	
• Lysaght Flashing Guide	
• MondoClad Fixed Weatheright Cassette Specification	
• MondoClad Fixing Systems Routed	
• MondoClad Fabrication Guideline	
• ACS CM116 Curtain Wall Technical Manual	
• Bradford Enviroseal Installation Guides	
• Gyproc Commercial Installation Guide for Steel Framed Wall and Ceiling Systems	

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ
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FOR FINAL LEVELS OF ALL EARTHWORKS.

ALL LEVELS AREA TO BE ±1000mm

FOR CONSTRUCTION



	General Legend
All drawings must be noted in conformance with Architectural Specifications Document No. 231272-DC-600; Architectural Data Specifications & Schedule of Finishes.	
	General Notes:
	1. Verify existing conditions before making changes or before starting work.
	2. Confirm finish thickness and/or fire/radiation rating. NCC Class C(19) installed to manufacturer's requirement.
B.D.F.P.L.O	Fireside Bulding UL Low Level Building Installation. Illuminated Refer to SCF and EP Design & Surface Guidelines.
C.B	Boysen Bx-Bx 1000 Series White Space Grade with NCC A890.3 COATED CORA ACET 1.500 Series Marine Finish Address Resistant
CB	Coat 0.2 to 0.28 mils of non-solvent cladding in Tinted Primer. Colorbond finish paint.
CE-AP	Prefinished aluminum panel in suspended substrate infillmate to AS1314 white color. Finishes as specified.
CL-P	Painted steel mesh. Paint finish.
CL-G	Aesthetically clean panel. Laminated wood finish, perforated. Size 2400x1200. Tinting in white.
CL-GS	White resistant plastic laminate. Paint finish. Paint finish with shadow line angle trim.
CL-G6	Aesthetically clean. Armstrong Ultra 1200x600x91 (1002G). Suspended system to Rendsima while exposed grid ceiling system 1200x600 with shadow line painted to engineer's design.
COL	Steel column surface treated and painted to engineering's design.
CPT	Ceramic Tiles - SCF
EW	Aluminum framed curtain wall powdercoat finish as specified
EM-1	Entry mat
EDDE	Fire Detection Detector and Indicating Equipment
GAT	Hot Water Panel Unit. Colour as specified
H.W.U	Hot Water Pump
KR	Concrete kerb ramp @ 1% rise per AS 1428 min. Ramp surface to be slip-resistant.
L1-1	Feature lighting fixture
L1-2	Feature lighting fixture mounted
OBT	Outdoor bench table to match outdoor seats
PB	Precast concrete panel with attached joints to engineers' structural engineer's details.
S.S.(SLT)	Galvanneal steel stairs with slip-resistant chequer plate steel stair treads. Stair nosing. Provide anti-slip nosing strip with contrasting colour to AS1000.
TLL-T	Tiles 300x300mm, 300x300 skit tile in Anemites only
TLO	Trench Drain.

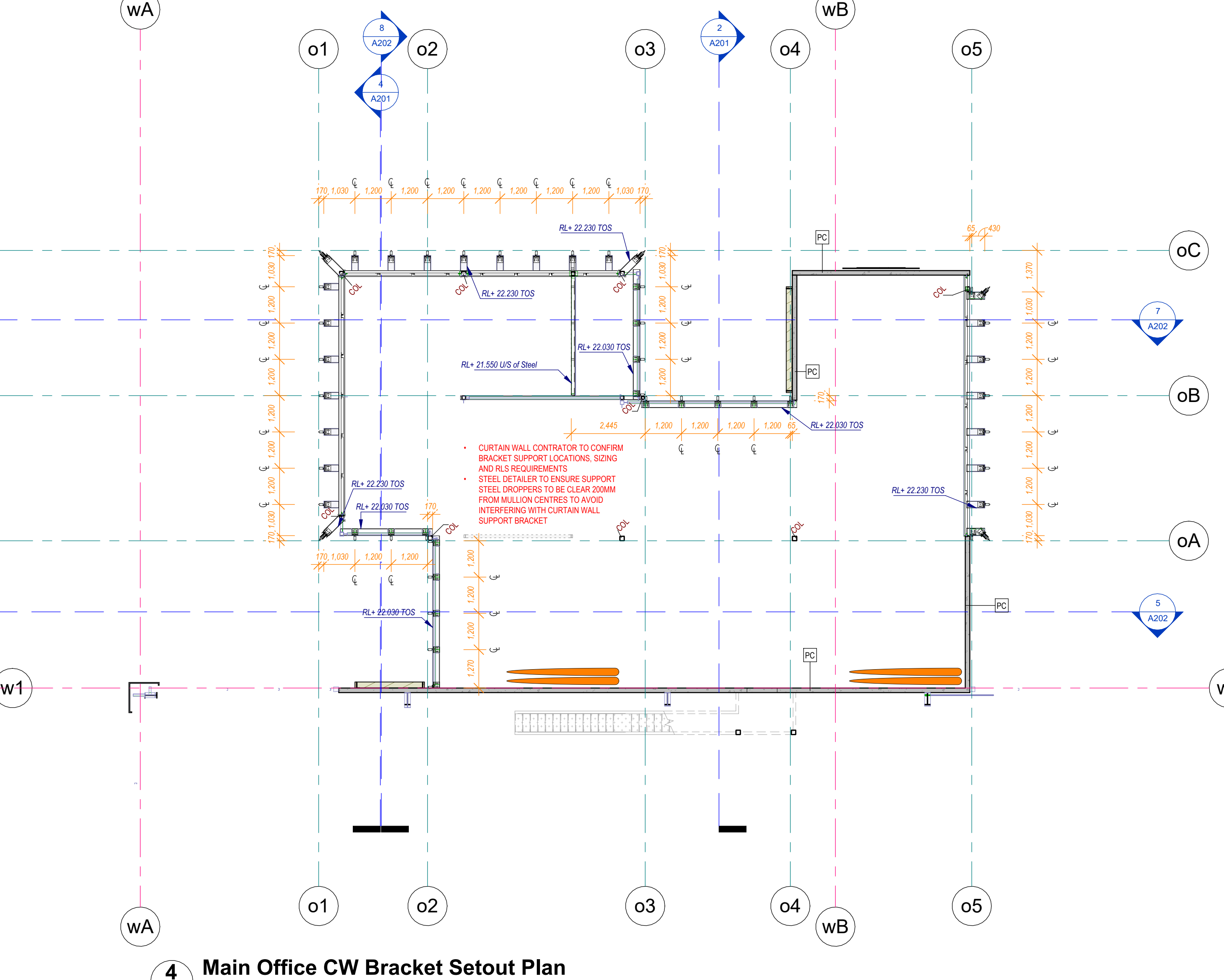
**PLANS AND DOCUMENTS referred to in the
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3 Main Office Concrete Setout Plan



4 Main Office CW Bracket Setout Plan

[illegible]

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ALL LEVELS AREA TO BE $\pm 1000\text{mm}$

FOR CONSTRUCTION



General Legend	
All drawings must be read in conjunction with Architectural Specifications (Document No. 231212-CC-A000- Architectural D&C Specifications & Schedule of Finishes).	
BLD-FP-HI	Fraser's Building ID-High Level Building Identification. Refer to SOF and FP Design & Signage Guidelines
BLD-FP-RH	Fraser's Estate warehousing building ID-Red highlight. Refer to SOF and FP Design & Signage Guidelines
BR	Bicycle Rack for 5 off bicycle spaces 500 wide min to AS2890.3 (2015). CORA EXPO 1,500 series. Marine grade stainless steel finish.
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated fan mould details at concrete dado wall junction to mechanical engineer's requirements.
COL	Steel column surface treated and painted to engineer's detail
DP	Downpipe to engineer's details. All office internal downpipes to be acoustically treated.
DP-PR	Downpipe with 3mm thick galvanised mild steel protection to 1200mm a full. Paint finish to match background.
EG	Covers gutter minimum 0.68MT with front edge overflow in excess of design capacity. Colorbond finish as specified.
MSB	Main Switch Board to electrical engineer's details.
PC	Prestat concrete wall panel with sealed joints to engineer's details. paint finish as specified
RF-BC	Colorbond barge cover
RF-GWIB	Grated walkway on light weight floor frame with Balustrade fixed to roof purlins to manufacturer's details.
RF-PV	Photovoltaic panel
RF-SUB.42	0.42 BMT 'Stramit' Speed Deck Ultra Concealed Fixed' profile. Zincalume finish. 50mm protective foil backed insulation blanket be installed free of creases. Provide safety wire mesh to WorkCover requirement.
RF-TS	Translucent roof sheeting equal to Aspheltite Wonderglass GC with 5% TS Smoke Reduced. Cool-Lite (VLT=40%). 3.055gsm to 10% of total total warehouse roof area. Profile to match selected metal roofing. NOTE: Translucent sheeting layout shown is indicative and subject to site conditions. Contractor must perform final quantity check to ensure minimum required amount (in percentage) of translucent sheeting has been provided where practicable. Any non-compliance is to be brought to PM's or architect's attention for prompt resolution.
RSD-1	Roller Shutter Door (Push Doors) (6.0m W x 5.5m H) attached to steel PFC perimeter door trim. Motorised with manual chain override and wind lock. Finish as specified.
RW	Rainwater tank to engineer's details.
RWT	Rainwater tank to engineer's details.
SPT	Sprinkler Tank to fire engineer's details.
ST-RLC	Galvanised steel roof access ladder (70 deg incline) with ladder cage to AS1657 & Work Cover requirements. Provide landing with balustrades on both sides to top of ladder, extending min. 4m away from falling edge.
ST-WB	Galvanised steel stairs with serrated steel grating treads equivalent to Wedge Pattern 'C', open risers & grating landing to engineer's details. Provide AS1657-compliant guardrail to both sides, and rising step with contrasting colours to AS requirement.
SUB	Substation to electrical engineer's details.

Material Legend	
E-AP2	Pre-finished solid aluminum panel 'Red' by HVG Facade.
E-CO1	Colorbond colour 'CB Shale Grey'
E-CO2	Colorbond colour 'CB Basalt Matt'
E-PC2	Powdercoat finish, Dulux Duratec 'ZEUS BASALT MATT'
E-PT1	Paint Colour 'CB Shale Grey'

Precast Panel Wall Notes	
• Precast dado panel height as dimensioned 'Top of Dado Panel' A.F.F.L. unless noted otherwise.	
• Precast dado panel with egress door to have minimum 300mm concrete above door opening or as required minimum by Structural Engineer.	
• Office/Warehouse dividing precast panel height to be top of dado level unless noted otherwise. Refer to architectural wall sections for specific height requirements.	
• Refer to Architectural Schedule of Doors and Windows for any other wall openings.	
• Thickness, span extents, bottom of panels RL and notching as noted on Structural Engineering drawings.	
• Refer to Fire Services/Hydraulic drawings for requirements and location of hydrant panels.	

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Weatherproofing Requirements	
ROOF & FACADE INSTALLATION NOTES	
• The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principal's project requirements and the projects specifications.	
• The Roof & Facade contractor shall install things in accordance with their manufacturer's instructions and procedures. Flange shall be made weathertight in a manner not restricting thermal or wind movements of the facade.	
INSTALLATION GUIDELINES AND SPECIFICATIONS	
• Lysaght Roofing And Walling Installation Manual	
• Lysaght Flashing Guide	
• MondoClad Fixed Weatheright Cassette Specification	
• MondoClad Fixing Systems Routed	
• MondoClad Fabrication Guideline	
• ACS CMV116 Curtain Wall Technical Manual	
• Bradford Envirosol Installation Guides	
• Gyprock Commercial Installation Guide for Steel Framed Wall and Ceiling Systems	

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ALL LEVELS AREA TO BE ±1000mm

FOR CONSTRUCTION

General Legend		
All drawings must be read in conjunction with Architectural Specifications (Document No. 231212-CC-000- Architectural D&C Specifications & Schedule of Finishes)		
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.	
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.	
COL	Steel column surface treated and painted to engineer's detail	
DP+PR	Downpipe with 3mm thick galvanised mild steel protection to 1200mm e. #. Paint finish to match background.	
EG	Eaves Gutter minimum 0.68MT with front edge overflow in excess of design capacity. Colorbond finish as specified.	
EGRESS	Egress door.	
ES	Emergency Shower & Eyewash	
FIPS	Black powdercoated 'Palisade' style fencing 2.100mm high.	
FL-FT	Fire trail pavement to be bitumen tack coat and gravel to NSW Fire and Rescue Standards and civil/structural engineer's details.	
FLW	Reinforced concrete floor with armour edging construction joints equal to Peikko Tera Joint, steel trowel burnished finish and cured to engineer's details.	
PC	Precast concrete wall panel with sealed joints to engineer's details. paint finish as specified	
RF-BC	Colorbond barge cover	
RF-CPO 42(A) (WM)	0.42 BMT Zincalume/Steel/ Capacity Plus/ Concealed Fixed sheeting on safety wire mesh to WorkCover requirement. Black HDPE UV stabilised bird netting with zipper access to light fitting and services (excluding sprinkler heads) to be installed to underside of eaving.	
RF-SU0 42 (WH)	0.42 BMT 'Stramit Speed Deck Ultra Concealed Fixed' profile. Zincalume finish. 50mm reflective foil backed insulation blanket to be installed free of creases. Provide safety wire mesh to WorkCover requirement.	
RF-SU0 48 (F)	0.48 BMT 'Stramit Speed Deck Ultra' Concealed Fixed sheeting. Colour as noted in SOF. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.	
RF-TS	Translucent roof sheeting equal to Amplate Wonderglass GC with SL76 Smoke Reduced, Cool-Lite (VLT>=40%), 3.050gsm to 10% of total total warehouse roof area. Profile to match selected metal roofing. NOTE: Translucent sheeting layout shown is indicative and subject to site conditions. Contractor must perform final quantity check to ensure minimum required amount (in percentage) of translucent sheeting has been provided where practicable. Any non-compliance is to be brought to PM's or architect's attention for prompt resolution.	
RS0-1	Roller Shutter Door (Flush Docks) (6.0m x 5.5m H) attached to steel PFC perimeter door trim. Motorised with manual chain override and lock. Finish as specified.	
RW	Retaining wall to engineer's details. Finish as specified in SOF	
SPT	Sprinkler Tank to fire engineer's details.	
ST-S(PLT)	Galvanneal steel stairs with slip-resistant chequered steel plate treads, closed risers & landing to AS1657 requirements & structural engineer's details. Provide anti-slip nosing strip with contrasting colours to AS requirements.	

Material Legend

Precast Panel Wall Notes

- Precast dado panel height as dimensioned 'Top of Dado Panel' A.F.F.L. unless noted otherwise.
- Precast dado panel with egress door to have minimum 300mm concrete above door opening or as required minimum by Structural Engineer.
- Office/Warehouse dividing precast panel height to be top of dado level unless noted otherwise. Refer to architectural wall sections for specific height requirements.
- Refer to Architectural Schedule of Doors and Windows for any other wall openings.
- Thickness, span extents, bottom of panels RL and notching as noted on Structural Engineering drawings.
- Refer to Fire Services/Hydraulic drawings for requirements and location of hydrant panels.

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Weatherproofing Requirements

ROOF & FACADE INSTALLATION NOTES

- The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principal's project requirements and the project specifications.
- The Roof & Facade contractor shall install things in accordance with their manufacturer's instructions and procedures. Fixings shall be made weathertight in a manner not restricting thermal or wind movements of the facade.

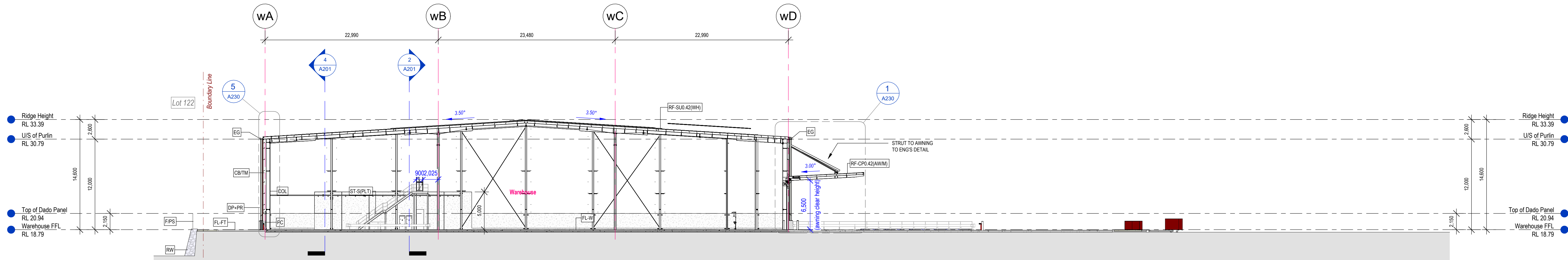
INSTALLATION GUIDELINES AND SPECIFICATIONS

- Lysaght Roofing And Walling Installation Manual
- Lysaght Flashing Guide
- MondoClad Fixed Wallright Cassette Specification
- MondoClad Fixing Systems Routed
- MondoClad Fabrication Guideline
- ACS CM116 Curtain Wall Technical Manual
- Bradford Enviroseal Installation Guides
- Gyproc Commercial Installation Guide for Steel Framed Wall and Ceiling Systems

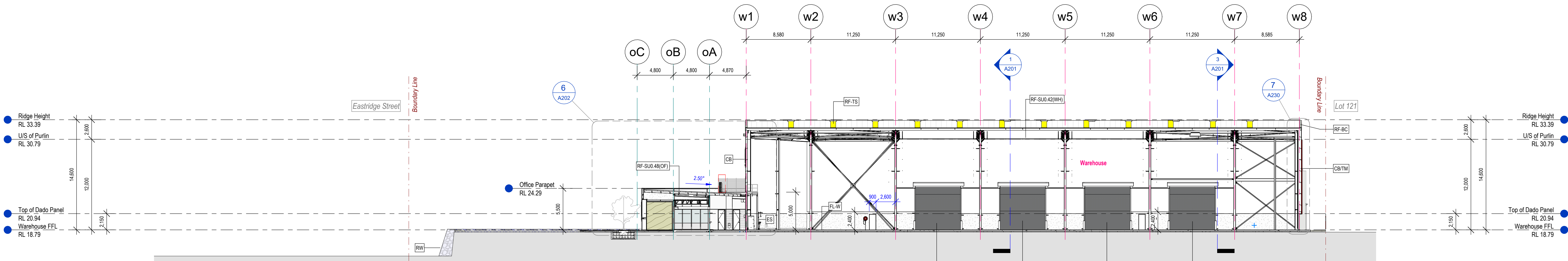
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ALL LEVELS AREA TO BE ±1000mm

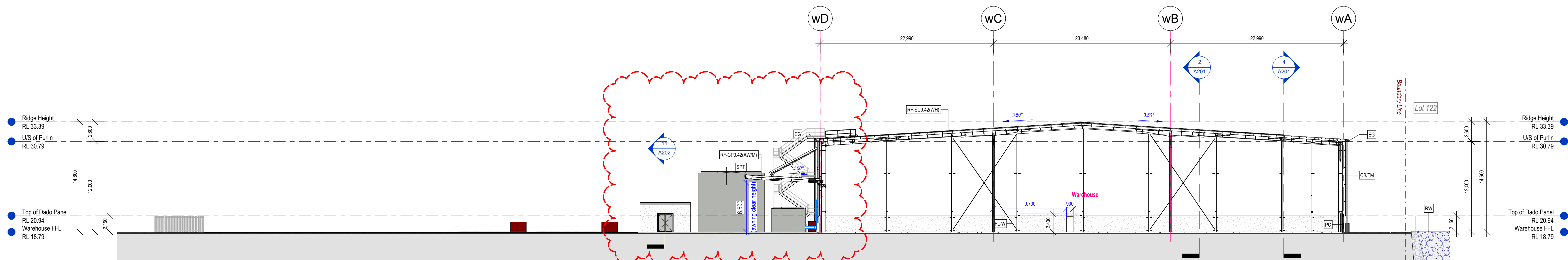
PRELIMINARY



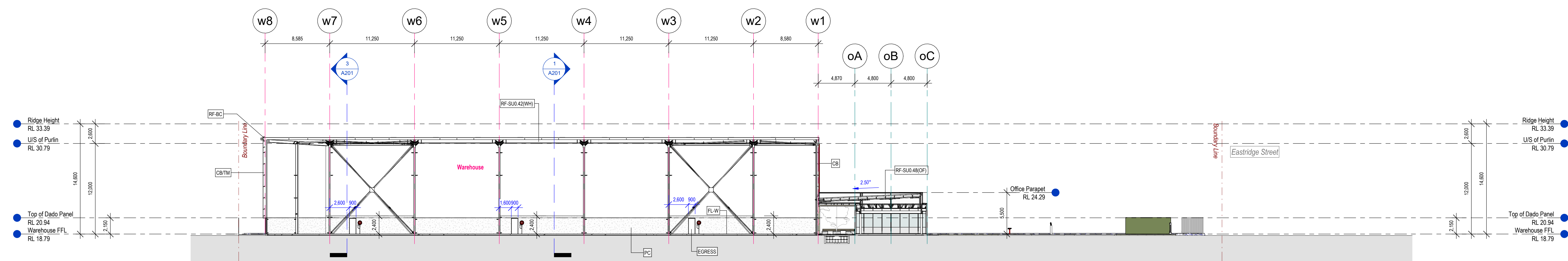
1 Warehouse Cross Section Thru Flush Dock
A001 1:250 @A0



2 Warehouse Longitudinal Section
A001 1:250 @A0

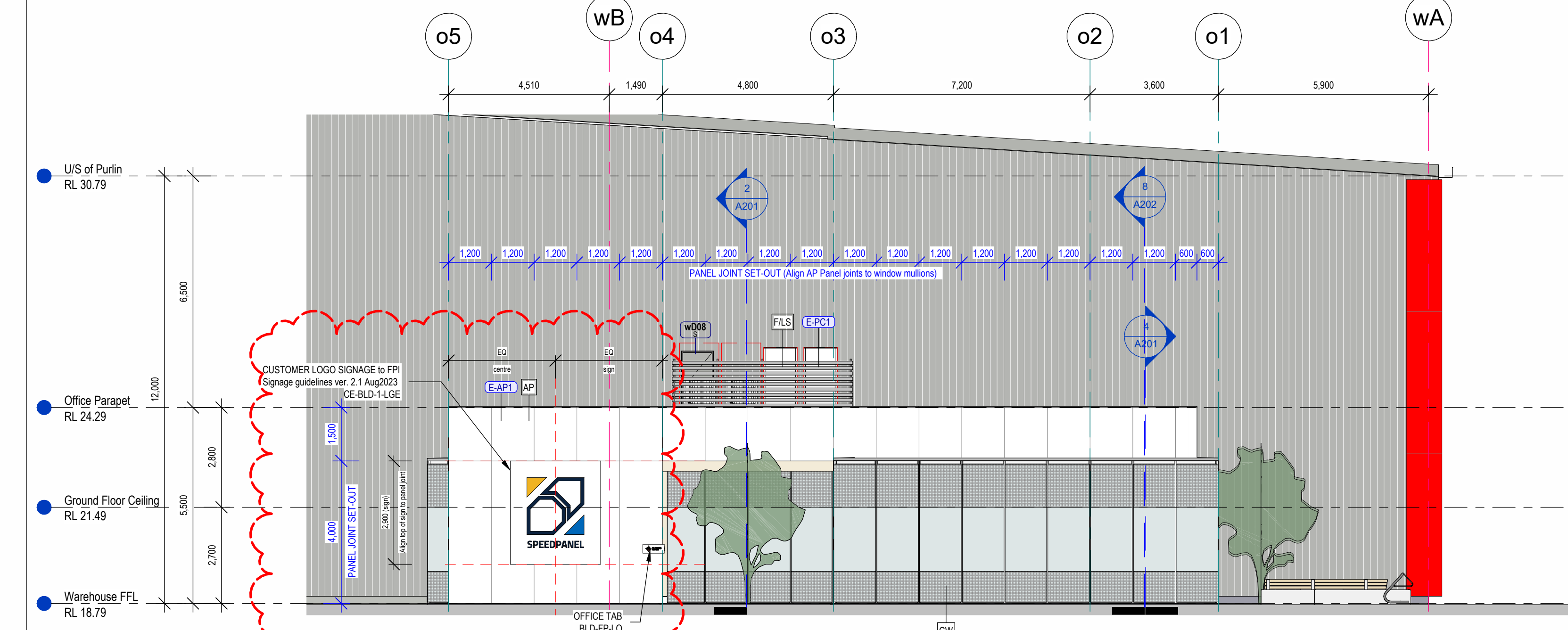


3 Warehouse Cross Section (Looking @ Western wall)
A001 1:250 @A0

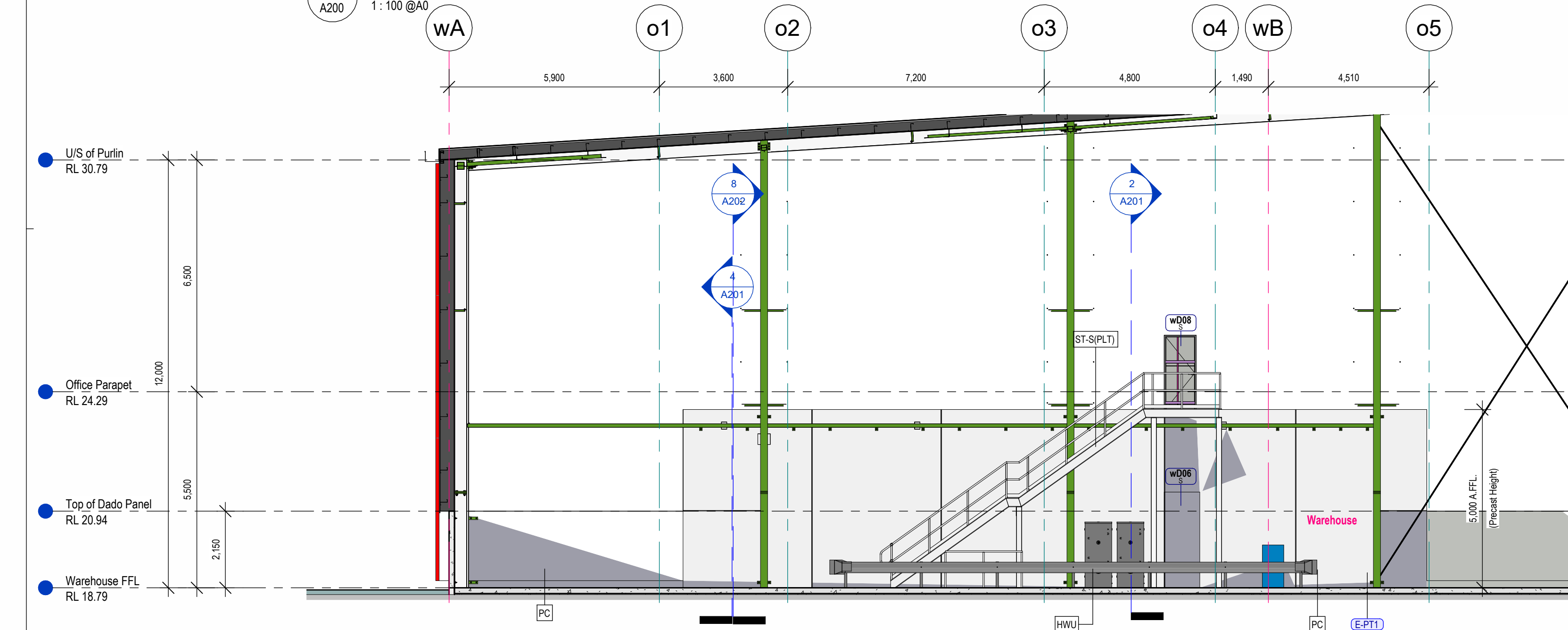


4 Warehouse Longitudinal Section (Looking @ Southern wall)
A001 1:250 @A0

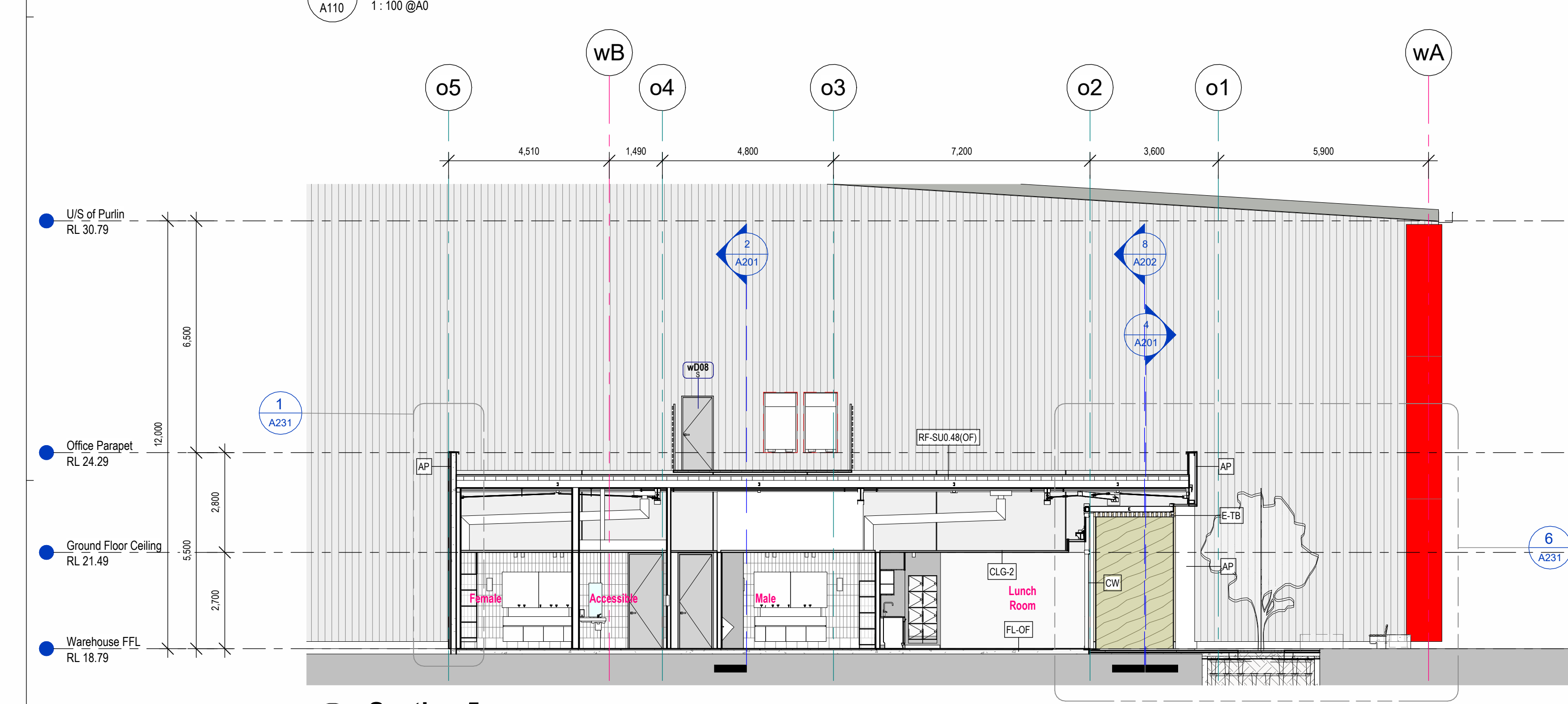
Rev	Description	Date
P1	Building FFL revised, MSB rotated.	10.07.24
P2	PA door added to WH	20.07.24
P3	Building FFL corrected.	20.09.24
P4	Dock eaving reduced, Refuse, pump room, sprinkler tank, RW, roof access stairs relocated, Truck driveway widened, Kerb set-out dims added, wall panel set-out	23.10.24



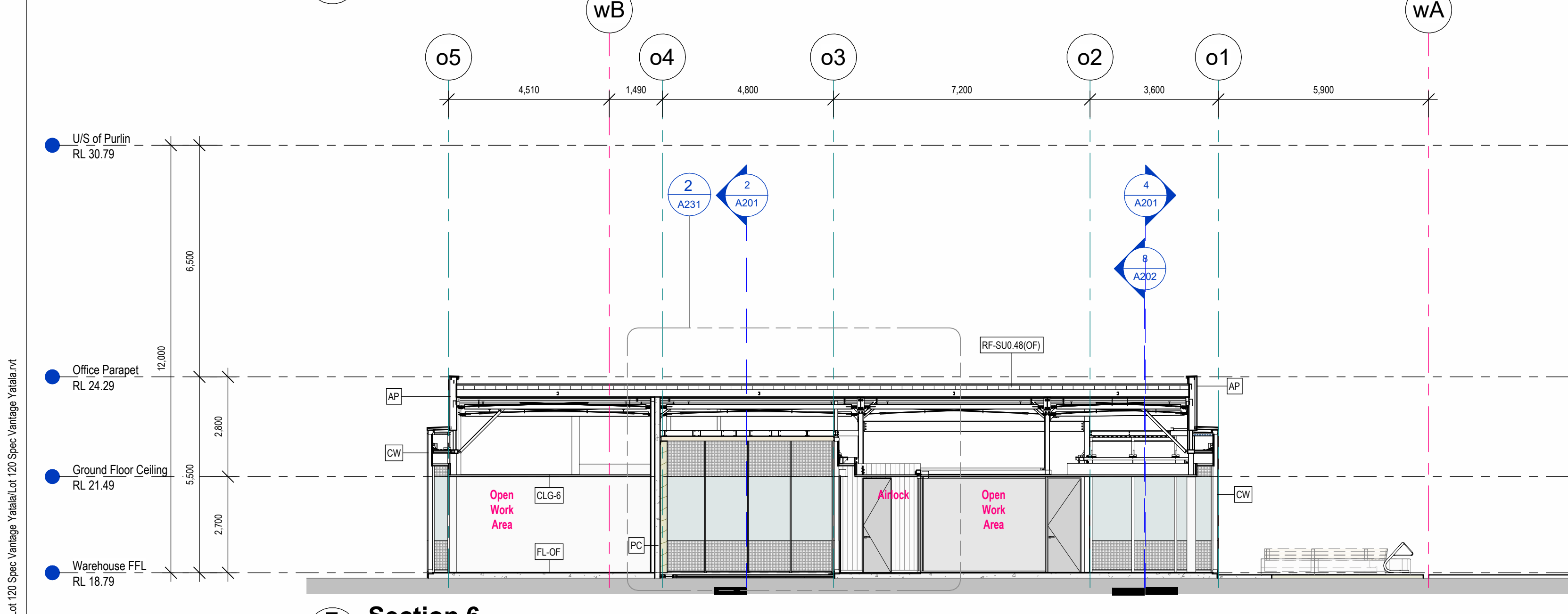
1 North Elevation - Office



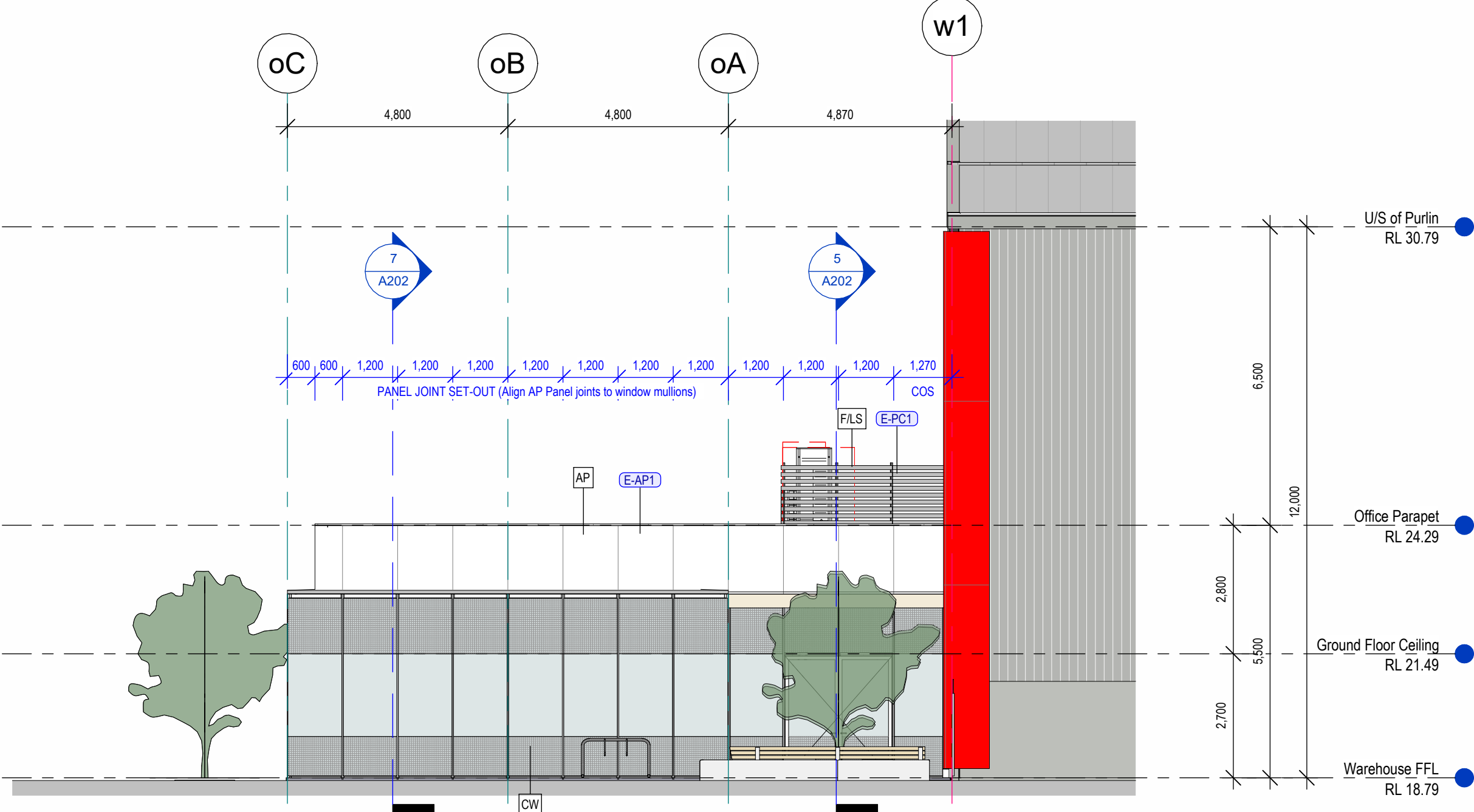
3 South Elevation (Warehouse internal)



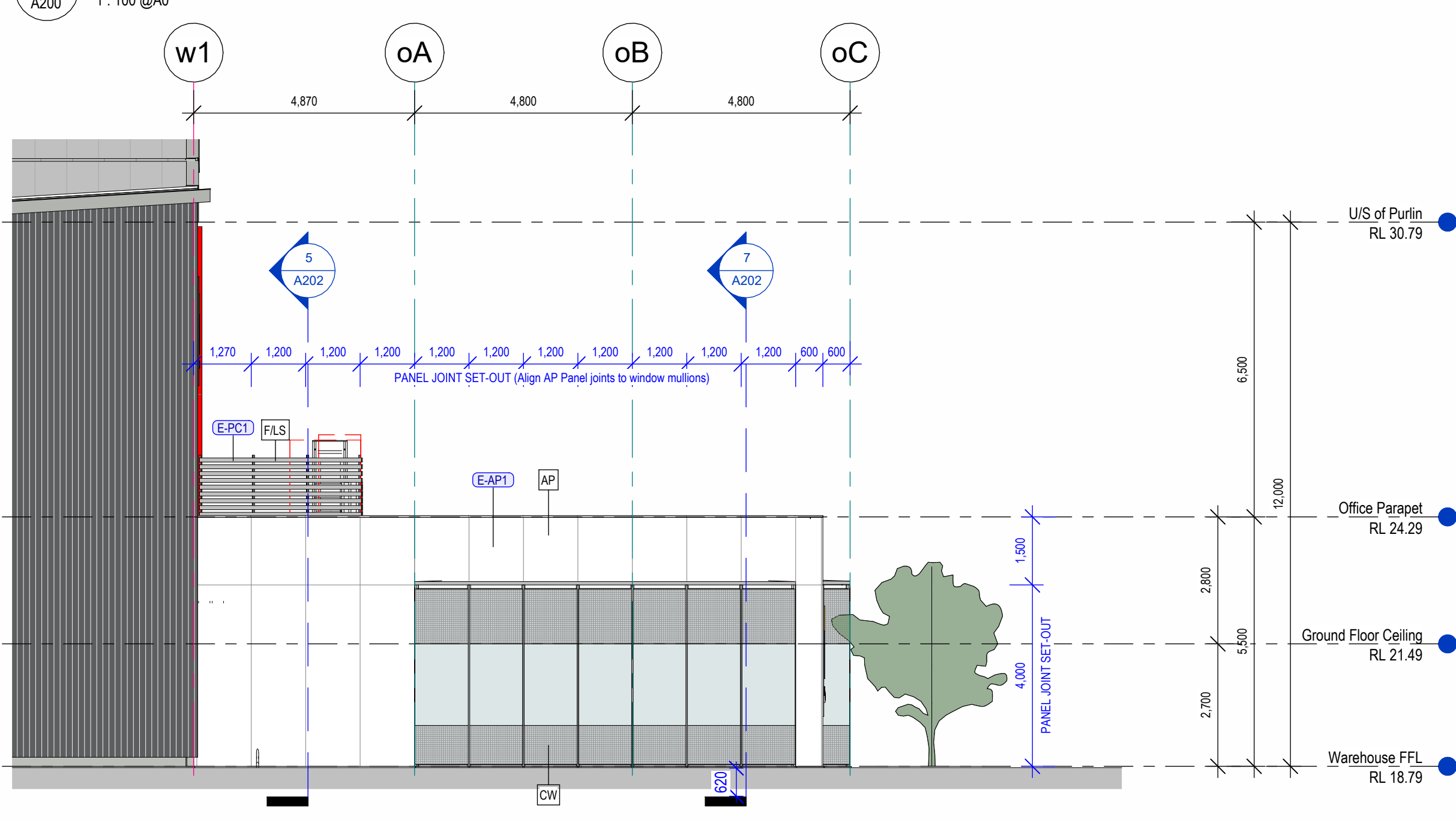
5 Section 5



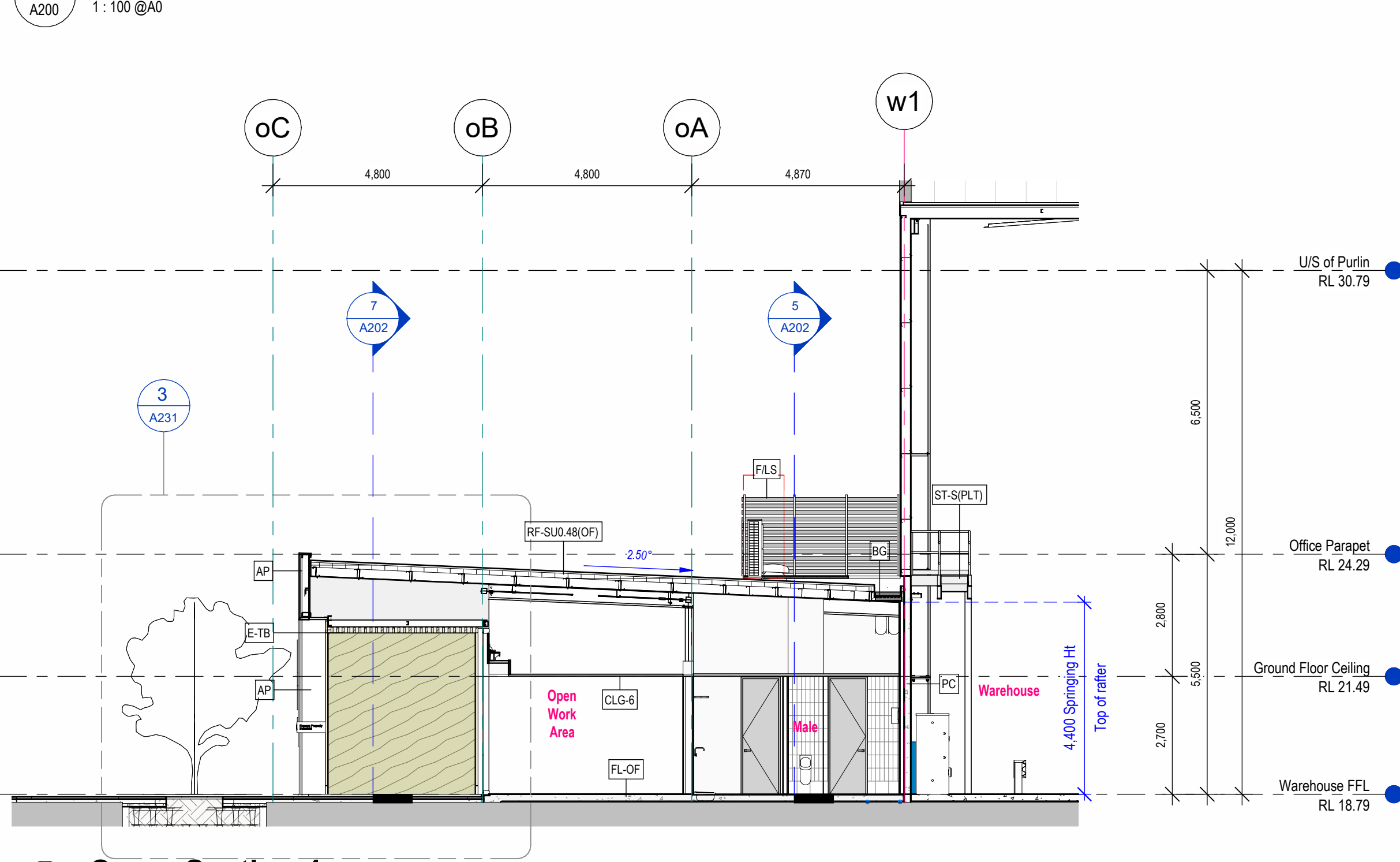
7 Section 6



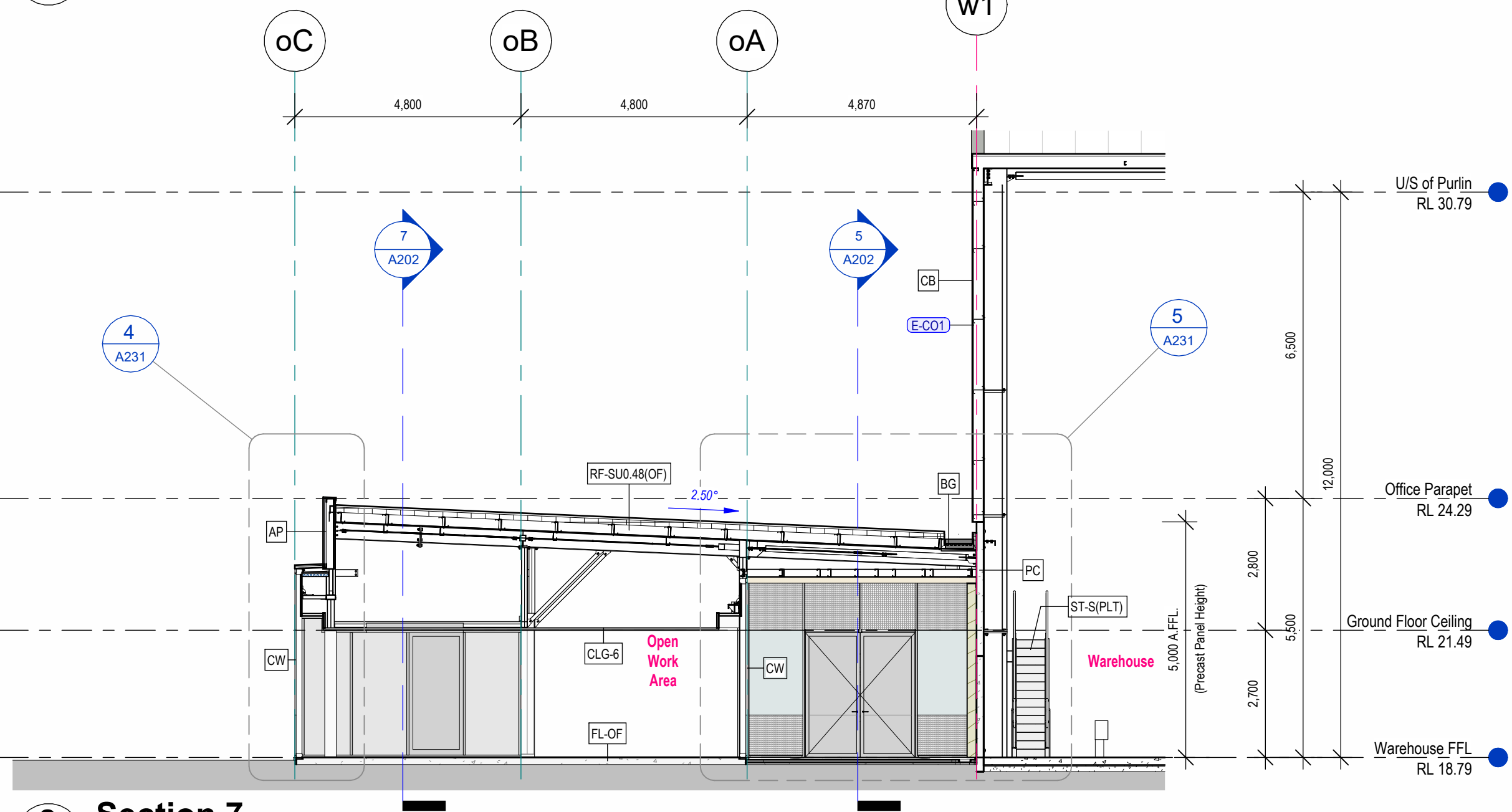
2 West Elevation - Office



4 East Elevation - Office



6 Cross Section 4



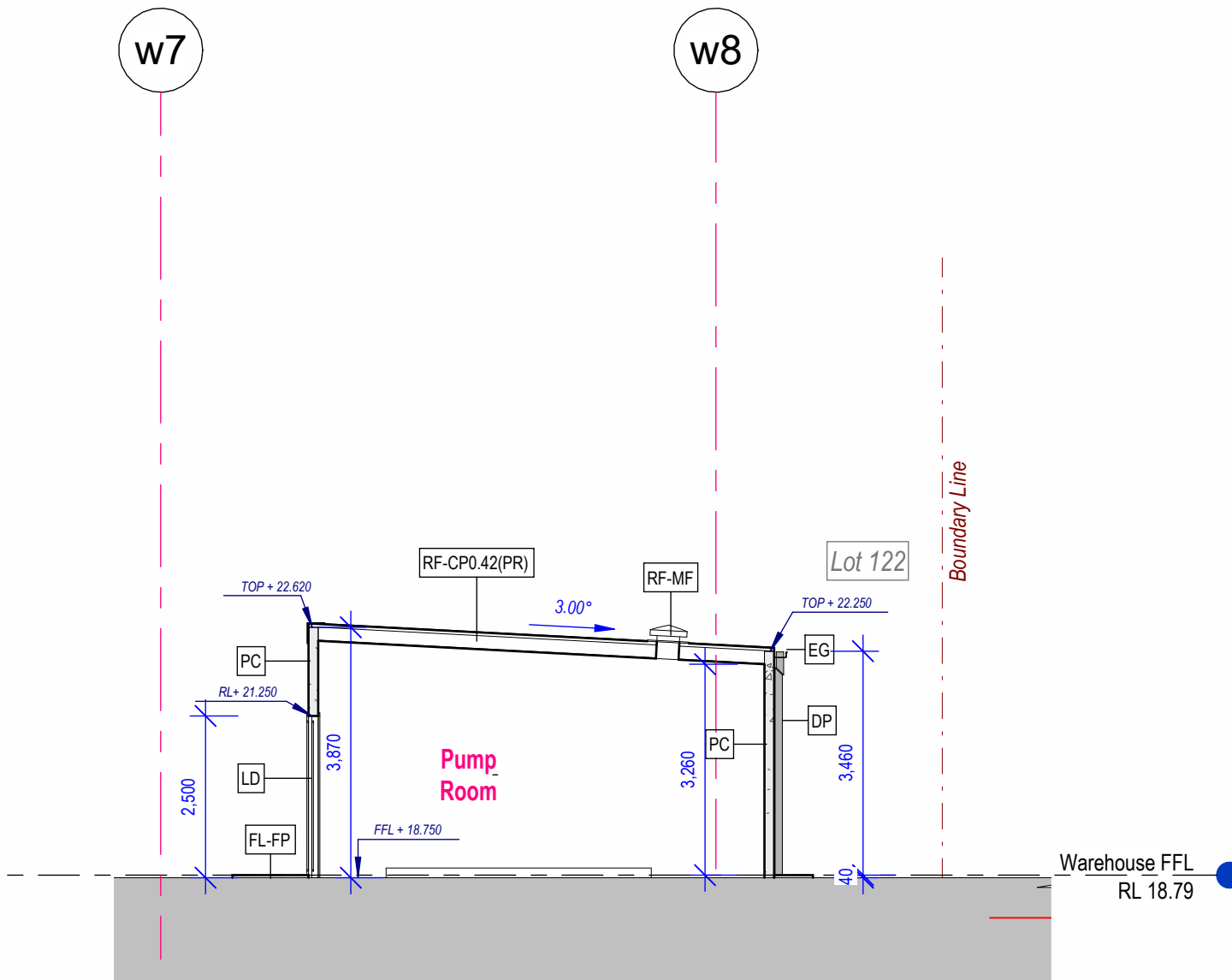
8 Section 7

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No. MIN/2025/72

Dated: 30 April 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



11 Pump Room Section



9 Main Office - Outdoor Area View



10 Main Office - Entry View

Material Legend	
E-AP1	Pre-finished solid aluminum panel Silver Grey Metallic, by HVG Facade.
E-CO1	Colorbond colour 'CB Shale Grey'
E-PC1	Powdercoat finish Dulux Duracore ZEUS SHALE GREY SATIN
E-PT1	Paint Colour 'CB Shale Grey'
E-TB	External 'Accoya' timber wall battens fixed over painted substrate to architectural details.

General Legend	
AP	Pre-finished Aluminum panel cladding on top hat over vapour permeable membrane (thickness <1mm Flammability Index <=5 - NCC Clause C1.9) installed to manufacturer's requirement.
BG	Box Gutter to engineer's details. All office box gutters to be acoustically treated.
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.
CLG-2	Acoustic ceiling panel, Laminate wood finish, perforated. Size 2400x1200. Trims in white.
CLG-6	Acoustic ceiling tile, Armstrong Ultima 1200x600x19 (102025). Suspension system to Rondo white exposed grid ceiling system 1200x600 with shadow line angle trim.
CW	Aluminum framed curtain wall powdercoat finish as specified.
DP	Dowpipe to engineer's details. All office internal dowpipes to be acoustically treated.
EG	Eaves Gutter minimum 0.68MT with front edge overflow in excess of design capacity. Colorbond finish as specified.
FLS	Proprietary 1800mm high fixed metal external louvre screen to be equivalent to Coil 'UL Universal Louvre'. Louvre blade orientation to block view from below. Powdercoat finish as specified.
FL-PP	Concrete footpath slab fall away from building to engineer's details.
FL-OF	Reinforced concrete floor on water-proof membrane for an office loading to requirement as per engineer's details.
HAWU	Hot Water Plant
LD	Louvre Door sizes as specified in schedule. shown. Min. 55% free area. Louvre assembly to be weatherproof and vermin proof.
PC	Precast concrete wall panel with sealed joints to engineer's details. paint finish as specified.
RF-CPD.42(PP)	0.42 BMT 'Stramit Capacity Plus' profile, colour as noted in SCF, on safety wire mesh to WorkCover requirement.
RF-MF	Mechanical roof fans to engineer's details.
RF-SU0.48(OF)	0.48 BMT 'Stramit Speed Deck Ultra' Concealed Fixed sheeting. Colour as noted in SCF. Silver for backed insulation blanket on roof space to Section J requirement. Provide safety wire mesh to WorkCover requirement.
ST-SPLT	Galvanised steel slats with slip-resistant chequered steel plate heads, closed risers & landing to AS1657 requirements & structural engineer's details. Provide anti-slip nosing strip with contrasting colours to AS requirements.

Weatherproofing Requirements

ROOF & FACADE INSTALLATION NOTES

- The Roof & Facade Contractor shall design, engineer, fabricate, supply and install the complete facade work strictly in accordance with the installation manual, the Principal's project's requirements and the project's specifications.
- The Roof & Facade contractor shall install fixings in accordance with their manufacturer's instructions and procedures. Fixings shall be made weathertight in a manner not restricting thermal or wind movements of the facade.

INSTALLATION GUIDELINES AND SPECIFICATIONS

- Lysaght Roofing And Walling Installation Manual
- Lysaght Flashing Guide
- Monoclad Fixed Watertight Cassette Specification
- Monoclad Fixing Systems Routed
- Monoclad Fabrication Guideline
- AGS CW116 Curtain Wall Technical Manual
- Bradford Environmental Installation Guides
- Copros Commercial Installation Guide for Steel Framed Wall and Ceiling Systems