

1-5 HOMESTEAD DR DEVELOPMENT

DEVELOPMENT APPLICATION

LOT 101 - 102 HOMESTEAD DRIVE,
STAPYLTON, QLD 4207



FOR INFORMATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.

SHEET NUMBER

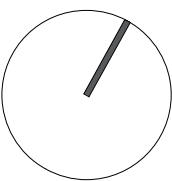
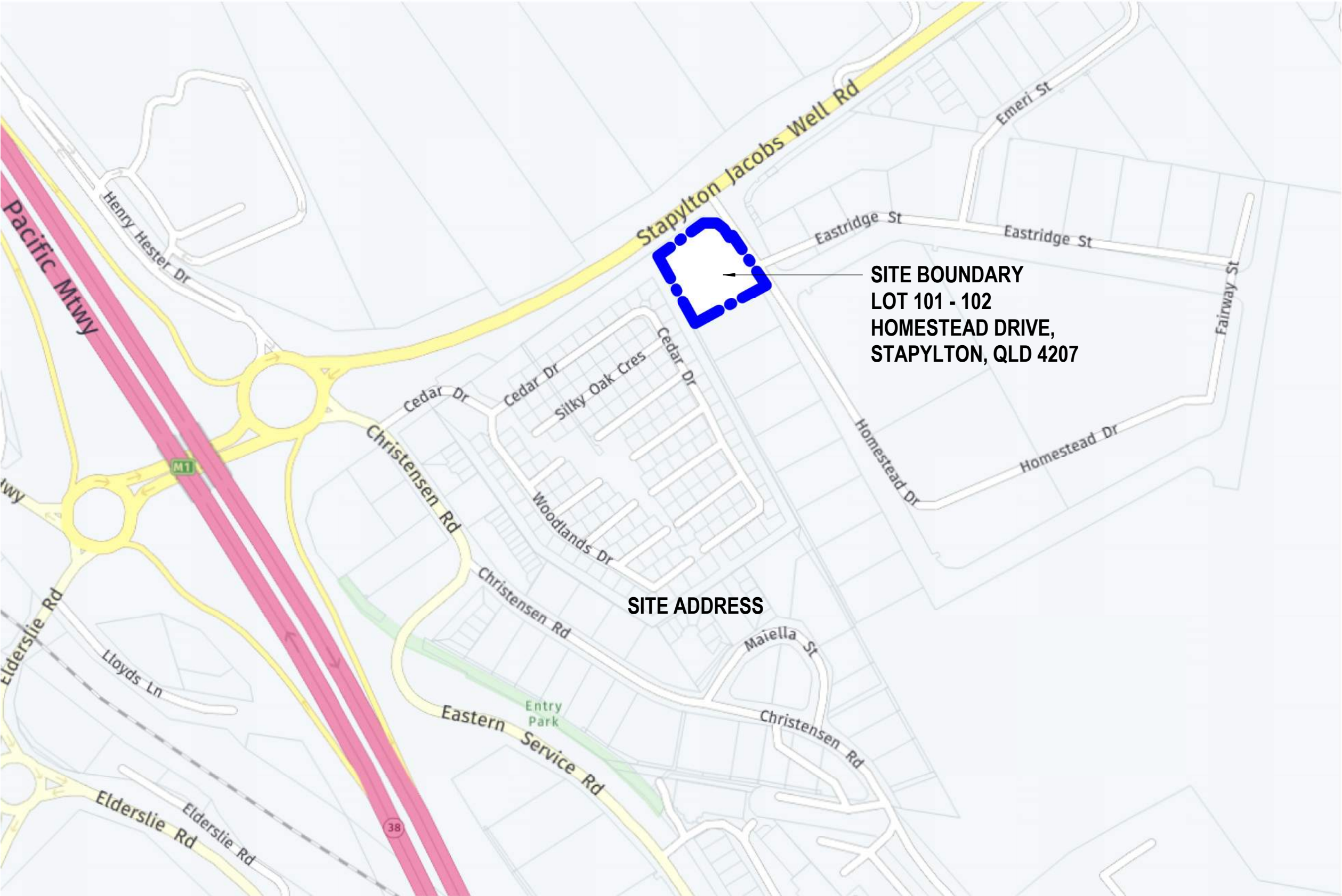
SHEET NAME

DA00.00	COVER SHEET
DA00.01	TITLE SHEET, LOCATION PLAN & DRAWING LIST
DA00.03	GENERAL INFORMATION
DA00.04	SAFETY IN DESIGN STATEMENT
DA00.05	SITE ANALYSIS
DA02.20	GROUND FLOOR PLAN
DA02.21	LEVEL 1 PLAN
DA02.40	ROOF PLAN
DA09.01	EXTERNAL ELEVATIONS - STREET
DA09.02	INTERNAL ELEVATIONS - CARPARK
DA11.01	SECTIONS
DA90.50	3D - PERSPECTIVES
DA100.21	GFA AND CAR PARKING ANALYSIS
DA100.50	SOLAR STUDY

SATELITE PLAN



LOCATION PLAN



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GENERAL INFORMATION :

THE NOTES BELOW GENERALLY APPLY TO CLASS 7 BUILDINGS

CLASS 7 BUILDINGS ARE STORAGE-TYPE BUILDINGS.
THE CLASS 7 CLASSIFICATION HAS 2 SUB-CLASSIFICATIONS: CLASS 7A AND CLASS 7B.
• CLASS 7A BUILDINGS ARE CARPARKS.
• CLASS 7B BUILDINGS ARE TYPICALLY WAREHOUSES, STORAGE BUILDINGS OR BUILDINGS FOR THE DISPLAY OF GOODS (OR PRODUCE) FOR WHOLESALE. NOTE ANCILLIARY OFFICE USE UNDER CLASS 7B
CHECK THE NCC REPORT FOR MULTIPLE BUILDING CLASSIFICATIONS

ARCHITECTURAL DOCUMENTATION INCLUDES DRAWINGS, SPECIFICATIONS AND SCHEDULES AND THEY DESCRIBE THE SCOPE OF THE WORKS INCLUDING DESIGN INTENT, EXTENT AND COMPONENTS

CONSULTANTS DOCUMENTATION INCLUDE DRAWINGS, SPECIFICATIONS, SCHEDULES, REPORTS, RECOMMENDATIONS AND ANY WRITTEN CORRESPONDENCE PROVIDED BY THE CONSULTANTS USED TO COORDINATE THE ACHITECTURAL DOCUMENTATION

THIS SET OF ARCHITECTURAL DOCUMENTATION MUST BE READ IN CONJUNCTION WITH CONSULTANTS DOCUMENTATION PRODUCED BY:

- LANDSCAPE ARCHITECT
 - STRUCTURAL ENGINEER
 - MECHANICAL ENGINEER
 - HYDRAULIC ENGINEER
 - ELECTRICAL ENGINEER
 - CIVIL ENGINEER
 - GEOTECHNICAL ENGINEER
 - BCA CONSULTANT
 - ACCESSIBILITY CONSULTANT
 - ACOUSTIC ENGINEER
 - TRAFFIC ENGINEER
 - ENVIRONMENTALLY SUSTAINABLE DESIGN CONSULTANT
- HAZARDOUS MATERIALS REPORT
 - WIND EFFECTS CONSULTANT
 - WASTE MANAGEMENT CONSULTANT
 - FIRE SAFETY ENGINEER
 - HERITAGE CONSULTANT
 - FAÇADE ENGINEER
 - WATERPROOFING CONSULTANT
 - INTERIOR DESIGNER
 - ACCESS CONTROL
 - SURVEYOR
 - FLOOD CONSULTANT

NOTES FOR THE BUILDING CONTRACTOR THAT WILL CARRYOUT THE CONSTRUCTION WORK

DOCUMENTATION:

THE DESIGN INTENT SHOWN ON THE ARCHITECTURAL DOCUMENTATION EXTENDS TO THE BUILDING'S FAÇADE LINE AND TO THE INTERNAL PERIMETER FACE OF BASEMENT WALLS.
ELEMENTS BEYOND THE FAÇADE LINE OR INTERNAL FACE OF BASEMENT WALLS ARE CONSIDERED TO BE EXTERNAL WORKS AND/OR SUBSTRUCTURE TO BE THE RESPONSIBILITY OF OTHERS (CONSULTANTS, CONTRACTORS OR SUBCONTRACTOS)

WHEN REFERRING TO THIS DOCUMENTATION REFER TO THE:

CIVIL ENGINEER'S DOCUMENTATION FOR ALL REINFORCED CONCRETE PAVING, ROADS, PATHS, ACCESS WAYS OR PARKING HARDSTAND DETAILS, INCLUDING REFERENCE LEVELS (RL), SUB-GRADE AND CONCRETE KERBING.
RELATIVE LEVELS (RL) OF PROPOSED PAVING AND GROUND FINISHES ARE INDICATIVE ONLY. REFER TO CIVIL, STRUCTURAL, HYDRAULIC ENGINEERS' AND LANDSCAPE ARCHITECTS' DOCUMENTATION FOR ALL HARDSTAND LEVELS, GRADIENTS AND FALLS.

HYDRAULIC ENGINEER'S DOCUMENTATION FOR GRADIENTS/FALLS & DRAINAGE REQUIREMENTS AT THE TRUCKWAY AND / OR PARKING AREAS.
FIRE SAFETY ENGINEERING REPORT, FIRE SAFETY STATEMENT AND FIRE ENGINEER'S
ALTERNATIVE SOLUTIONS FOR ALL FIRE SAFETY AND EGRESS MEASURES, WHICH TAKE PRECEDENCE OVER ANY FIRE SAFETY INFORMATION SHOWN ON THE ARCHITECTURAL DOCUMENTATION

HAZARDOUS MATERIALS REPORT WHERE PROVIDED.

EXTENT OF WORKS OR COMPONENTS SHOWN ANYWHERE ON THE ARCHITECTURAL DOCUMENTATION EVEN IF ONLY ONCE, ARE DEEMED TO BE INCLUDED IN THE CONTRACT WORKS TO BE CARRIED OUT BY THE HEAD CONTRACTOR UNLESS OTHERWISE EXPLICITLY EXCLUDED IN WRITING IN THE CONTRACT DOCUMENTATION

THE HEAD CONTRACTOR SHALL ALLOW FOR ALL MATERIAL, EQUIPMENT, ACCESSORIES, LABOUR, ADDITIONAL DESIGN INPUT, PERMITS, APPROVALS AND THE LIKE NECESSARY TO COMPLETE THE WORKS IN ACCORDANCE WITH THIS INTENT AND SCOPE AND FOR THESE WORKS TO BE FIT FOR THEIR INTENDED PURPOSE
ACCORDING TO THE HEAD CONTRACT

AUTHORITIES:

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE (NCC) 2022, BUILDING CODE OF AUSTRALIA (BCA) 2022 OR APPLICABLE BCA AT THE TIME OF THE FIRST ARCHITECTURAL CONSTRUCTION CERTIFICATE
IN ACCORDANCE WITH CLAUSE 98 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000 NSW WORK HEALTH AND SAFETY ACT 2011 AND THE NSW WORK HEALTH AND SAFETY REGULATION 2011

LEGISLATION

N/A

ABORIGINAL ARTIFACTS:

IF ARCHAEOLOGICAL DEPOSITS OR RELICS NOT IDENTIFIED AND CONSIDERED IN THE SUPPORTING DOCUMENTS FOR THE CONSENT ARE DISCOVERED, WORK MUST CEASE IN THE AFFECTED AREA(S) AND THE HERITAGE COUNCIL OF NSW NOTIFIED. ADDITIONAL ASSESSMENT AND APPROVAL MAY BE REQUIRED PRIOR TO WORKS CONTINUING IN THE AFFECTED AREA(S) BASED ON THE NATURE OF THE DISCOVERY

WATERPROOFING:

REFER TO WATERPROOFING ADVICE INCLUDING WRITTEN REPORT AND SPECIFICATIONS PROVIDED BY AN EXTERNAL CONSULTANT ENGAGED BY THE CLIENT AND / OR HEAD CONTRACTOR TO MEET BCA, AUSTRALIAN STANDARDS AND BEST PRACTICE

WEATHERPROOFING

REFER TO FAÇADE WEATHERPROOFING ADVICE INCLUDING WRITTEN REPORT AND SPECIFICATIONS PROVIDED BY A FAÇADE CONSULTANT ENGAGED BY THE CLIENT AND / OR HEAD CONTRACTOR TO MEET BCA, AUSTRALIAN STANDARDS AND BEST PRACTICE

DEMOLITION NOTES:

ALL DEMOLITION AND RELATED WORKS TO COMPLY WITH COUNCIL CONSENT CONDITIONS, LOCAL STATUTORY REQUIREMENTS AND RELATED AUSTRALIAN STANDARDS
BUILDING DEMOLITION IS TO BE PLANNED AND CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601:2001 - THE DEMOLITION OF STRUCTURES.
A HAZARDOUS SUBSTANCES MANAGEMENT PLAN IS TO BE PREPARED BY A COMPETENT PERSON FOR THE BUILDING(S) OR PARTS OF THE BUILDING(S) PROPOSED TO BE DEMOLISHED IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601:2001 - THE DEMOLITION OF STRUCTURES PROVIDE A DILAPIDATION REPORT WITH PHOTOGRAPHS BEFORE DEMOLITION COMMENCEMENT.
ALL DEMOLITION WORK AND CONSTRUCTION WORK METHODS TO COMPLY WITH THE NSW WORK HEALTH AND SAFETY ACT 2011, OH&S ACT2000, OH&S REGULATION 2001 AND ALL OTHER OH&S REQUIREMENTS, AND LEGISLATION AND CODES ADMINISTERED BY SAFEWORK NSW.

DEMOLITION DRAWINGS:

REFER TO DEMOLITION DRAWINGS BY THE ARCHITECT, TOGETHER WITH RELATED DOCUMENTATION PROVIDED BY THE CONSULTANTS TEAM INCLUDING STRUCTURAL AND SERVICES ENGINEERS, SHOWING PARTS OF THE BUILDING TO BE DEMOLISHED. INSPECT, REVIEW AND CONFIRM ALL WORKS ON SITE BEFORE COMMENCING

ALLOW FOR ALL DEMOLITION AND REMOVAL TO THE EXTENT REQUIRED BY THE NEW WORKS DRAWINGS, WHETHER OR NOT EXPRESSLY NOTED ON THESE DRAWINGS

MAKE GOOD AND REINSTATE ALL SURROUNDING SURFACES AND ELEMENTS TO BE RETAINED.

DECOMMISSION OR REMOVE EXISTING SERVICES IN AREAS TO BE DEMOLISHED AS REQUIRED.

HOARDING

OVERHEAD STRUCTURES OR PROTECTIVE FENCES TO COMPLY WITH THE WORK HEALTH AND SAFETY ACT 2011, WORK HEALTH AND SAFETY REGULATION 2011 AND ANY RELEVANT APPROVED INDUSTRY CODE OF PRACTICE

ASBESTOS

ASBESTOS REMOVAL IN ACCORDANCE WITH SAFE WORK AUSTRALIA'S MODEL CODE OF PRACTICE: HOW TO SAFELY REMOVE ASBESTOS 01 JULY 2020

ENERGY EFFICIENCY:

COMPLY WITH EITHER BCA VOL.1 SECTION J OR BCA BASIX ENERGY TARGETS FOR CLIMATE ZONE 5 (SYDNEY)

FIRE SAFETY COMPLIANCE:

WITH ALL APPLICABLE BCA REQUIREMENTS

GLAZING SYSTEM:

ARCHITECTURAL DOCUMENTATION SHOWS DESIGN INTENT ONLY.

REFER TO FAÇADE CONSULTANT'S ADVICE AND SPECIFICATIONS TO MEET BCA AND AUSTRALIAN STANDARDS REQUIREMENTS FOR FRAMING AND GLAZING

THE GLAZING OR FAÇADE SUB-CONTRACTOR IS RESPONSIBLE FOR THE CORRECT DETERMINATION OF GLASS THICKNESS IN ACCORDANCE WITH AS 1288: GLASS IN BUILDINGS- SELECTIONS AND INSTALLATION, AND AS 2208: SAFETY GLAZING MATERIALS IN BUILDINGS, AND TO COMPLY WITH BCA'S SECTION J OR BASIX REQUIREMENTS

LIGHTING:

COMPLY WITH BCA PART F4: LIGHT AND VENTILATION AND AS 1680.0: INTERIOR LIGHTING: SAFE MOVEMENT.

FLOOD HAZARD AREAS:

CONSTRUCTION IN FLOOD HAZARDOUS AREAS TO COMPLY WITH ABCB CONSTRUCTION OF BUILDINGS IN FLOOD HAZARD AREAS ABCB STANDARD 2012.3.

PATHS OF TRAVEL & EGRESS:

TO MEET BCA REQUIREMENTS

ROOFING MATERIALS:

METAL ROOFING TO BE SPECIFIED, SUPPLIED AND INSTALLED TO PROVIDE A COMPLETE WATERTIGHT AND WEATHERPROOF BUILDING INCORPORATING ALL NECESSARY ELEMENTS INCLUDING CAPPINGS, TRIMS, FLASHINGS, SARKING, SEALING AND JOINT MATERIALS AND RAINWATER GOODS
TO MEET 1562.1:2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING – METAL STANDARD AND BCA REQUIREMENTS AND AS 2179.1 SPECIFICATIONS FOR RAINWATER GOODS, ACCESSORIES AND FASTENERS, PART 1: METAL SHAPE OR SHEET RAINWATER GOODS, AND METAL ACCESSORIES AND FASTENERS

ROOF AND WALL INSULATION:

TO MEET BCA VOL. 1 SECTION J REQUIREMENTS.

AREAS AND REFERENCE LEVELS:

AREAS SHOWN ARE APPROXIMATE ONLY. A LICENSED LAND SURVEYOR MUST BE ENGAGED TO PROVIDE ACCURAME MEASUREMENTS ALL LEVELS SHOWN ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM (AHD).
ALL SURVEY INFORMATION AND LEVELS ARE REFERENCED FROM THE SURVEY PLANS AND MUST BE CHECKED ON SITE BEFORE CONSTRUCTION AND/OR MANUFACTURING. ANY DISCREPANCIES MUST BE IMMEDIATELY NOTIFIED TO THE SUPERINTENDENT.

THE LEVEL OF EACH FLOOR MUST BE CERTIFIED BY A REGISTERED SURVEYOR BEFORE POURING OF CONCRETE FLOOR SLABS OR THE INSTALLATION OF FLOORING.

SETTING OUT:

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL SETOUT LOCATIONS, DIMENSIONS AND LEVELS ON SITE BEFORE ANY FABRICATION, INSTALLATION OR CONSTRUCTION COMMENCEMENT

A LICENSED SURVEYOR MUST PROVIDE SITE BOUNDARY CONFIRMATION SURVEY BEFORE WORK COMMENCES BUILDING SETBACKS ARE SET OUT FROM THE BOUNDARY LINE TO THE EXTERNAL WALLS' FINISHED FACE.
ALL SET OUT DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE LICENSED SURVEYOR AND ALL OVERALL AND CRITICAL DIMENSIONS MUST BE APPROVED BY THE SUPERINTENDENT BEFORE WORK COMMENCES. ANY DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE SUPERINTENDENT

NO PART OF THE BUILDING SHOULD BE BUILT PAST A SETBACK LINE, EASEMENT OR PROPERTY BOUNDARY EXCEPT WHEN SPECIFICALLY SHOWN ON THE DRAWINGS. ANY ENCROACHMENTS OR DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE SUPERINTENDENT

SAMPLES AND SCHEDULES:

THE CONTRACTOR MUST PROVIDE A SAMPLE OF EACH SPECIFIED COMPONENT FOR APPROVAL BEFORE FABRICATION, INSTALLATION OR CONSTRUCTION, INCLUDING INFORMATION SUCH AS A DETAILED DATA SHEET ABD COMPLIANCE CERTIFICATES CONFIRMING SPECIFICATION CRITERIA HAS BEEN MET

SUBSTITUTIONS: A SAMPLE AND DETAILED DATA SHEET AND COMPLIANCE CERTIFICATE MUST BE PROVIDED FOR ALL PROPOSED SUBSTITUTES OR ALTERNATIVES BEFORE APPROVAL AND ORDERING.

FLOOR FINISHES:

- REFER TO FINISHES SCHEDULE FOR ALL SPECIFICATIONS OF FINISHES AS CODED.
- EXTENT OF NEW FLOORING AS SHOWN. ALLOW TO PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING, USE FLOOR LEVELING COMPOUND TO AS REQUIRED TO ACHIEVE CONSISTENT LEVEL FLOOR SURFACE.
- CHANGES IN FLOOR FINISHES TO OCCUR DIRECTLY UNDER DOOR THRESHOLD UNLESS OTHERWISE INDICATED ON DRAWINGS.
- INSTALL ALL NEW FLOORING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ENSURE DIFFERENCE IN FLOOR THICKNESS IS ACCOMMODATED BY LOCALISED RAMPING IN BETWEEN. ALL ADJACENT FINISHES MUST BE LEVEL AND FLUSH. ALLOW FOR EXTRUDED ALUMINIUM PROFILE BETWEEN FLOOR FINISHES.
- AT THE NOSING, EACH TREAD TO INCLUDE LUMINANCE CONTRAST STRIP TO AS1428.1(2009)
- TGSIs SHALL BE INSTALLED TO ALL PUBLIC STAIRS, PUBLIC PEDESTRIAN RAMPS, NON-COMPLIANT KERB RAMPS IN ACCORDANCE WITH AS1428.4.1.
- CONTRACTOR TO SUPPLY CLIENT WITH CLEANING AND MAINTENANCE SPECIFICATION FOR ALL NEW FLOORING.
- ALL FLOOR FINISHES TO THE STORAGE CORRIDOR AREAS TO BE AS PER ARCHITECTURTAL SPECIFICATIONS AND DRAWINGS

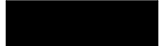
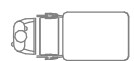
WALLS:

- ALL NEW WALLS EXTEND TO U/S OF SLAB UNLESS NOTED OTHERWISE.
- ALL EXPOSED STEEL COLUMNS AND BEAMS TO BE FIRE RATED. REFER TO BCA REPORT.
- ALL EXPOSED DRAINAGE PIPES TO BE PROTECTED BY METAL PIPE GUARDS.
- CLD-4 CLADDINGTO THE INTERNAL FACE OF EXTERNAL WALLS TO U/S OF SLAB/ ROOF ABOVE
- STORAGE UNIT WALLS AND DOORS ARE PART OF THE STORAGE UNIT SUB-CONTRACTOR'S SCOPE
- FHR AND FH LOCATIONS REFER TO FIRE SERVICES ENGINEERS DRAWINGS
- ANY EXPOSED INTERNAL WALLS BEYOND THE STORAGE UNITS, BETWEEN WINDOWS AND STORAGE UNITS, WHETHER THEY ARE SHOWN ON THE ARCHITECTURAL DRAWINGS OR NOT MUST BE LINED WITH 9mm IMPACT RESISTANT FIBRO-CEMENT SHEETING PAINT FINISH AND STEEL CORNER GUARDS.

OFFICE FITOUT:

THE CONTRACTOR MUST REFER TO RELATED RETAIL SPACE DOCUMENTATION

LEGEND - COLOUR

-  EXISTING BUILDING STRUCTURE TO REMAIN
-  EXISTING TO BE DEMOLISHED
-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED
-  NEW WORKS
-  LANDSCAPING
-  STORAGE UNITS
-  OFFICE/ RETAIL
-  SERVICES/ AMENITIES
-  TROLLEY IN PLAN

LEGEND - LINETYPES

-  PROPERTY BOUNDARY
-  NEW WORKS
-  EXISTING FENCING
-  NEW FENCING

LEGEND - LINETYPES

- ACC

ACCESSIBLE
- BAL

BALUSTRADE
- BG

BOX GUTTER
- BOL

BOLLARD
- EFL

EXISTING FLOOR LEVEL
- EG

EAVES GUTTER
- EX

EXISTING
- FEN-1

2.1m NOMINAL HEIGHT CHAINLINK FENCE
- FEN-2

2.1m NOMINAL HEIGHT PAL/SADE FENCE
- FFL

FINISHED FLOOR LEVEL
- GT

GATE
- SGT

SLIDING GATE
- LV

LOUVRE
- MF

METAL FINISH
- MSB

MAIN SWITCH BOARD
- PF

PAINT FINISH
- PRP

PARAPET
- RET

RETAINING WALL
- RF

ROOF
- RFH

ROOF ACCESS HATCH WITH DROP-DOWN LADDER
- RL

REDUCED LEVEL
- RS

ROLLER SHUTTER
- SP

SOLAR PANEL
- SSL

STRUCTURAL SLAB LEVEL
- ST

STAIR
- FST

FIRE STAIR
- TB

TROLLEY BAY
- TBC

TO BE CONFIRMED
- TGSI

TACTILE GROUND SURFACE INDICATOR
- TKK

TOP OF KERB
- TOW

TOP OF WALL
- U/S

UNDERSIDE
- WC

WATER CLOSET

DEVMCOZ
DEVELOPMENT

INDUSTRIAL UNIT DEVELOPMENT

LOTS 101 AND 102 ON SP316137

ISSUE	DATE	DESCRIPTION
A	21/12/2023	DA ISSUE
B	23/02/24	FAÇADE DESIGN UPDATED

GENERAL INFORMATION

DA00.03 DA - B

@ A1
@ A3

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BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

FOR INFORMATION

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HOMESTEAD DRIVE DEVELOPMENT

INDUSTRIAL FACILITY

LOT 101 - 102 HOMESTEAD DRIVE, STAPYLTON, QLD 4207

PREPARED BY BN GROUP PTY LTD

82 ALEXANDER STREET, CROWS NEST NSW 2065

FOR CLIENT : DEVMCOZ DEVELOPMENT
PROJECT NO. : S2326

WORKPLACE HEALTH & SAFETY STATEMENT

Compiled in accordance with Work Health and Safety Act 2011.

IDENTIFIED HAZARD AREAS

1. FALLS, SLIPS, TRIPS
- a) WORKING AT HEIGHTS
- DURING CONSTRUCTION

Wherever possible, components of this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

Cleaning and maintenance of windows, skylights, walls, roof, gutters, rooftop plant or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders, trestles or fall arrest systems should be used in accordance with relevant codes of practice, regulations and legislation. Any such devices are to comply with AS1657 *Fixed Platforms, Walkways and Ladders*, and AS1891.4 *Industrial Fall Arrest Systems and Devices* as required.

- b) SLIPPERY OR UNEVEN SURFACES
- FLOOR FINISHES

Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the architect or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

Surfaces should be selected in accordance with SA HB 198:2014 and AS 4586:2013.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

STATUS	DATE
WORKPLACE HEALTH & SAFETY STATEMENT COMPLETED - PROVIDED TO PROJECT MANAGER ALONG WITH DRAWINGS	21.12.2023

3. TRAFFIC MANAGEMENT

Parking of vehicles or loading/unloading of vehicles on this site may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

Construction of this building may require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Underground power cables are located in or around this site. All underground power cables must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

Any buildings constructed prior to 1986 are likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

This building has been designed to requirements of the specific building classification identified within the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken, in accordance with the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act. (Where the specific use of the building is not known at the time of the completion of this report and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.)

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with *Code of Practice: Managing Electrical Risks at the Workplace*, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with *Code of Practice: Managing Risks of Plant at the Workplace*. All work should be carried out in accordance with *Code of Practice: Managing Noise and Preventing Hearing Loss at Work*. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement.

DEVMCOZ
DEVELOPMENT

INDUSTRIAL UNIT DEVELOPMENT

LOTS 101 AND 102 ON SP316137

ISSUE	DATE	DESCRIPTION
A	21/12/2023	DA ISSUE
B	23/02/24	FACADE DESIGN UPDATED

SAFETY IN DESIGN STATEMENT

DA00.04 DA - B

@ A1
@ A3

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ABN 43 092 960 499

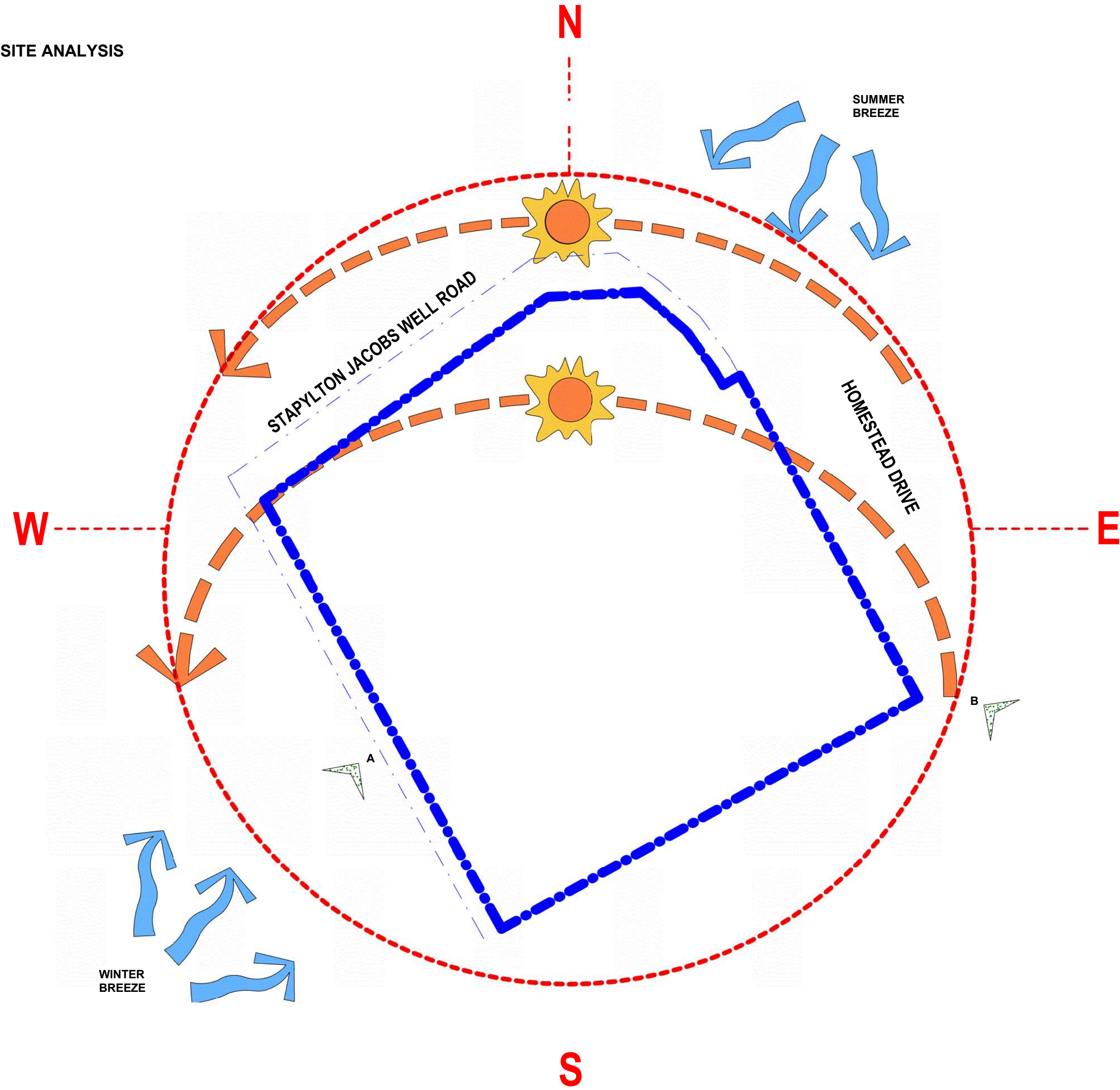
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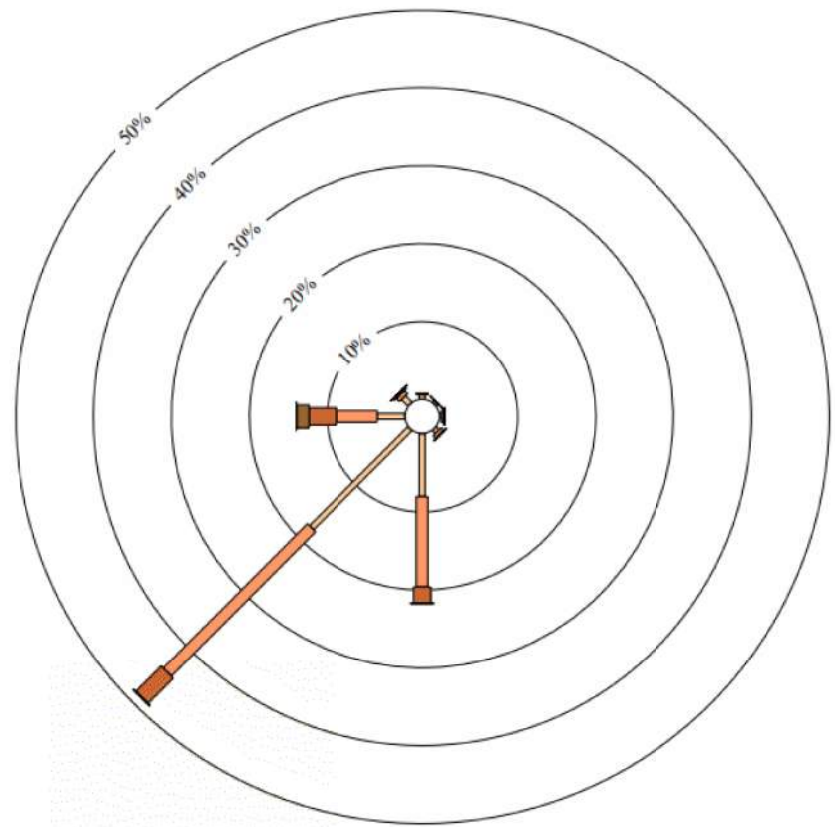
SITE ANALYSIS



WINDROSE

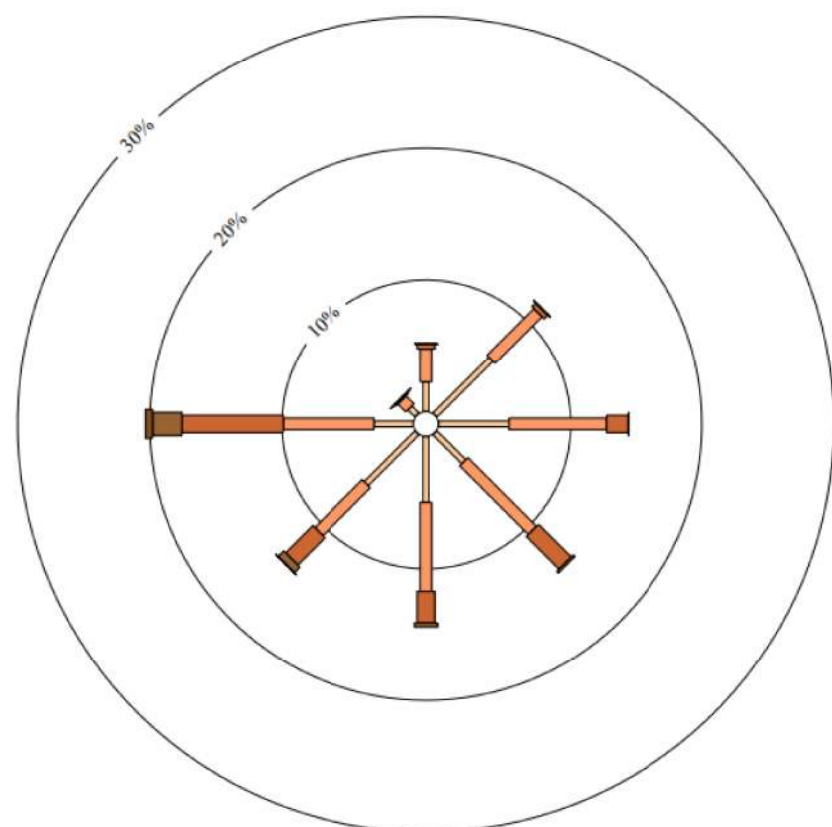
9 am Jun
1499 Total Observations

Calm 11%



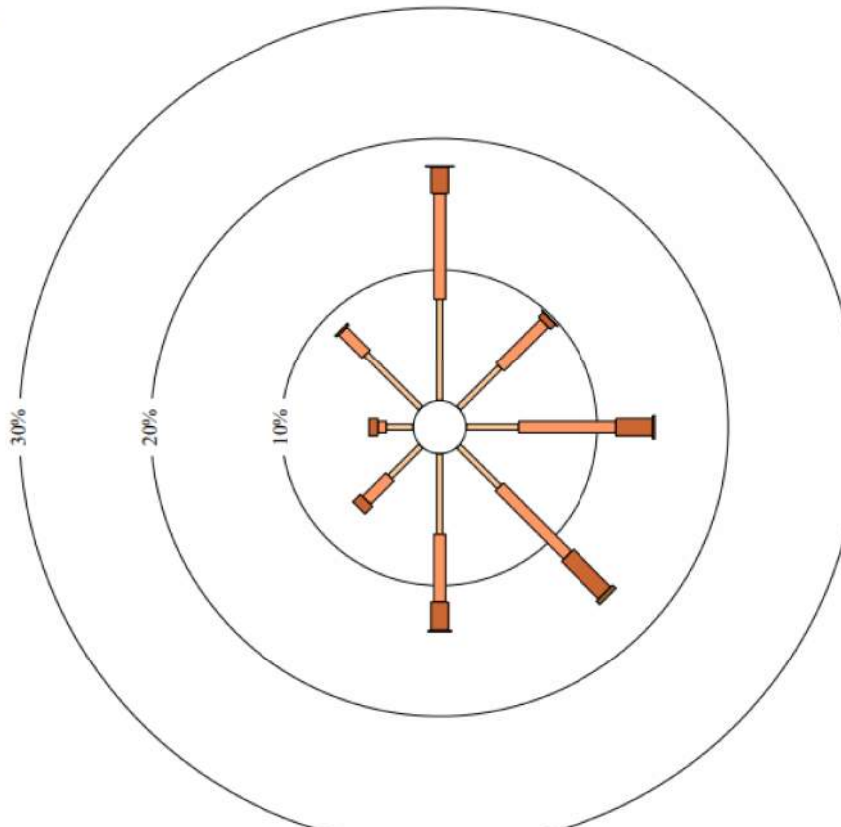
3 pm Jun
1495 Total Observations

Calm 5%



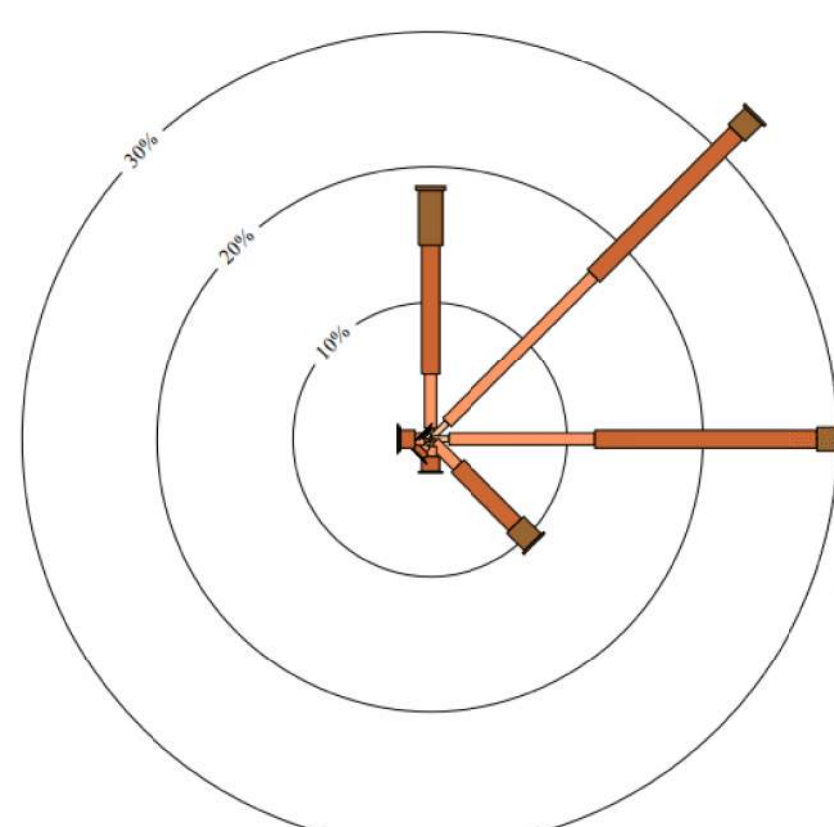
9 am Dec
1543 Total Observations

Calm 10%



3 pm Dec
1520 Total Observations

Calm *



DEVMCOZ
DEVELOPMENT

INDUSTRIAL UNIT DEVELOPMENT

LOTS 101 AND 102 ON SP316137

ISSUE

A
B

DATE

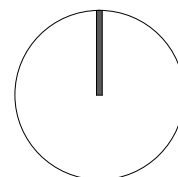
21/12/2023
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DESCRIPTION
DA ISSUE
FACADE DESIGN
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SITE ANALYSIS

DA00.05 DA - B

@ A1
@ A3



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VIEW A



VIEW B



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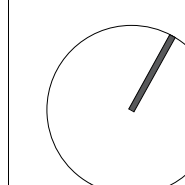


INDUSTRIAL UNIT DEVELOPMENT
LOTS 101 AND 102 ON SP316137

ISSUE	DATE	DESCRIPTION
P2	12/12/2023	FOR TRAFFIC REVIEW
P3	20/12/2023	PRELIMINARY DA ISSUE
A	21/12/2023	DA ISSUE
B	23/02/24	FACADE DESIGN UPDATED

@ A1

@ A3

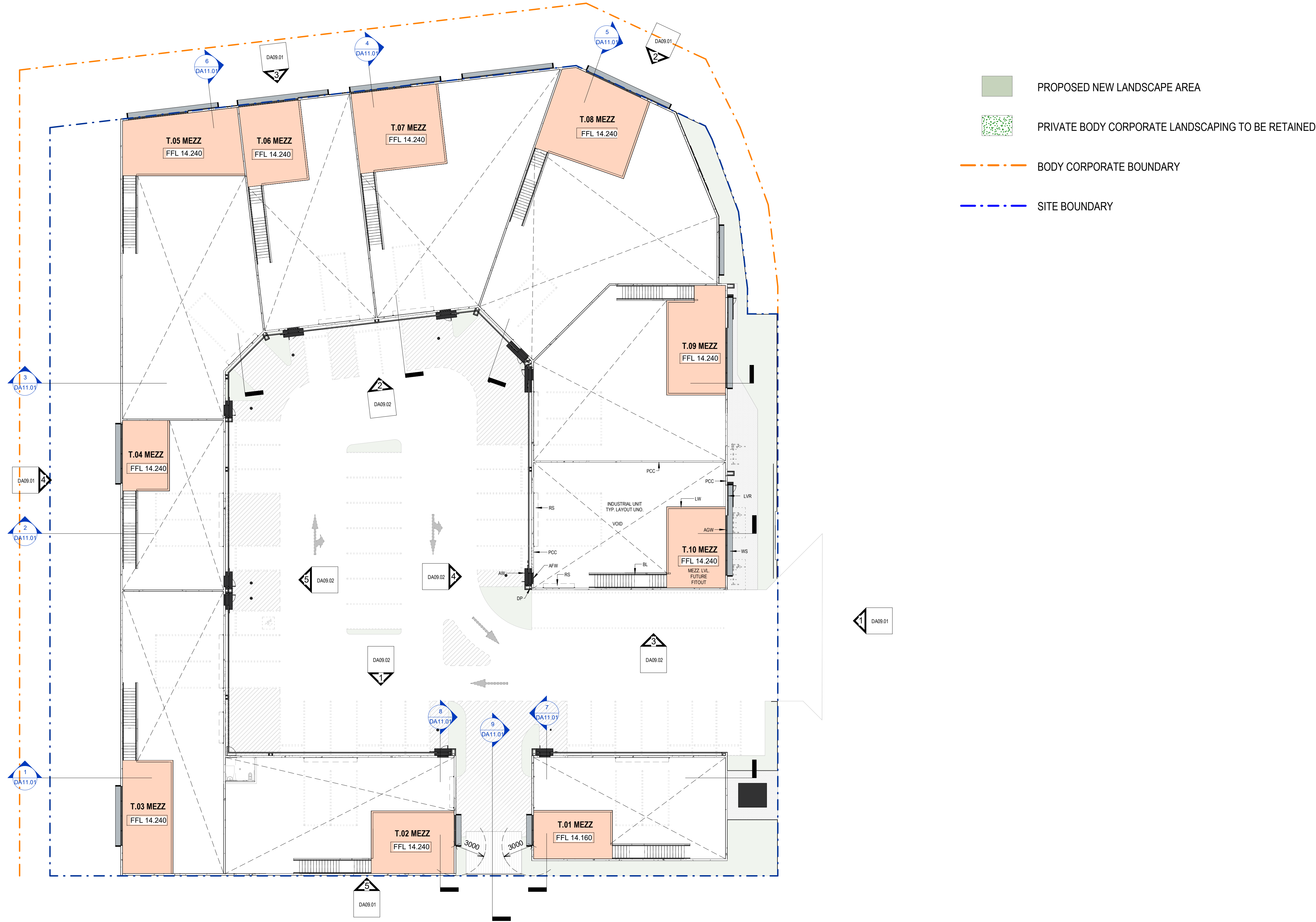


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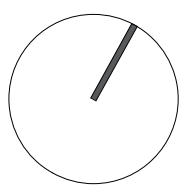
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DEVELOPMENT

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LOTS 101 AND 102 ON SP316137

ISSUE	DATE	DESCRIPTION
P1	08/12/2023	FOR REVIEW
P2	20/12/2023	PRELIMINARY DA ISSUE
A	21/12/2023	DA ISSUE
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LEVEL 1 PLAN

DA02.21 DA - B
@ A1
@ A3

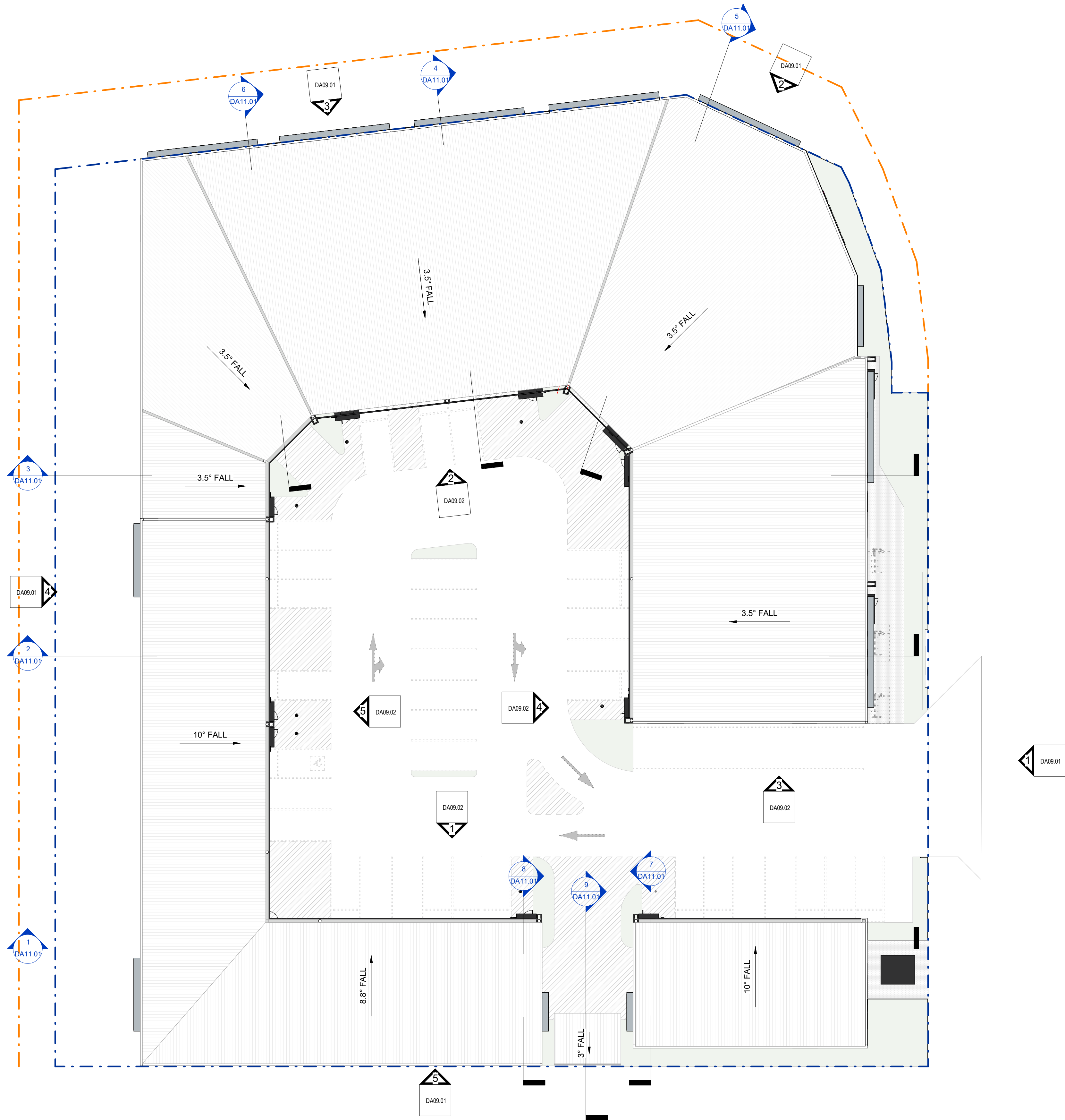


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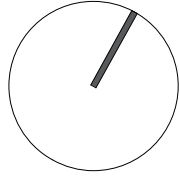
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ROOF PLAN

DA02.40 DA - B
@ A1
@ A3

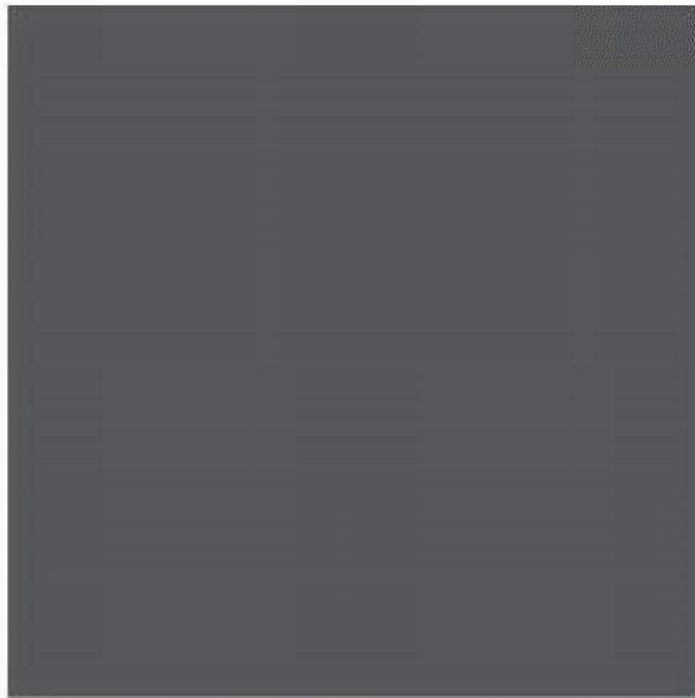
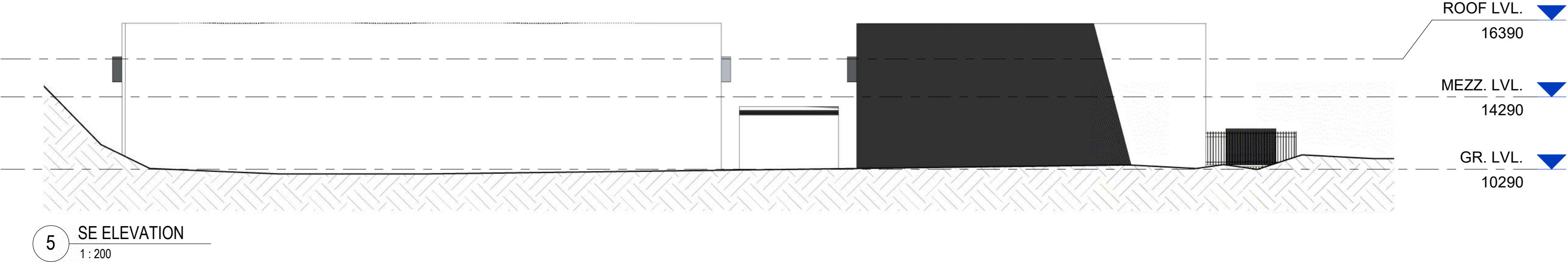
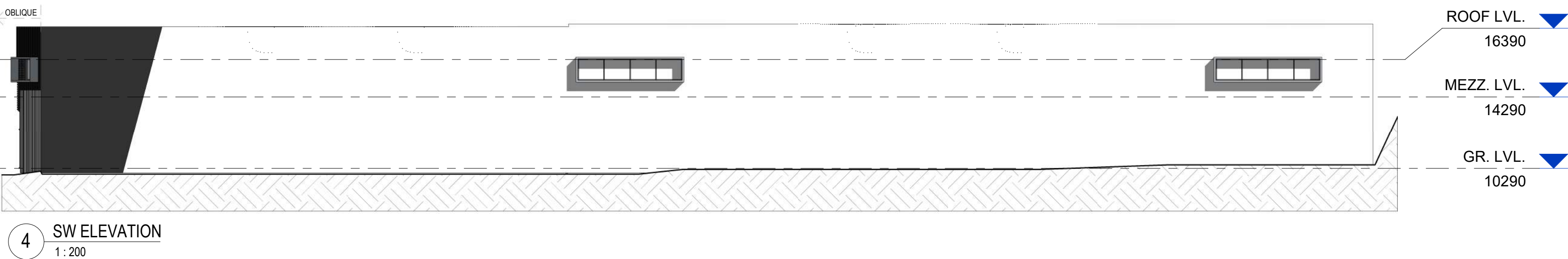
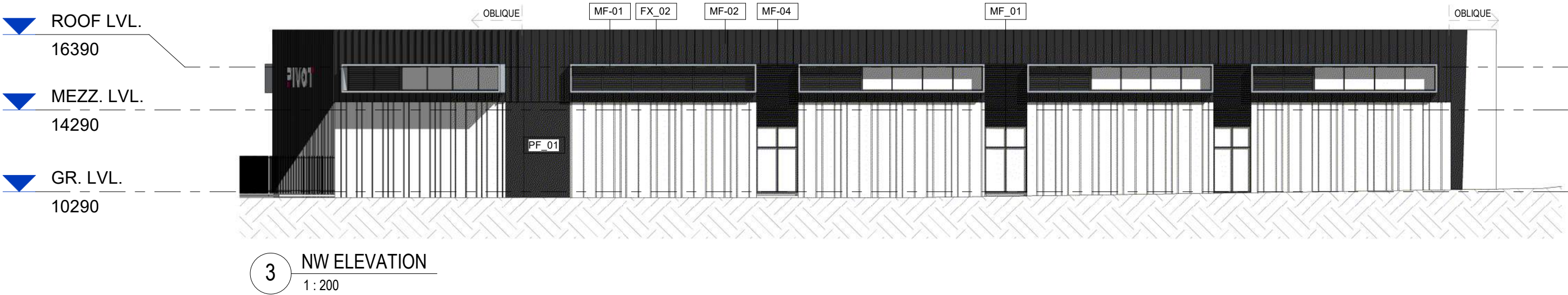
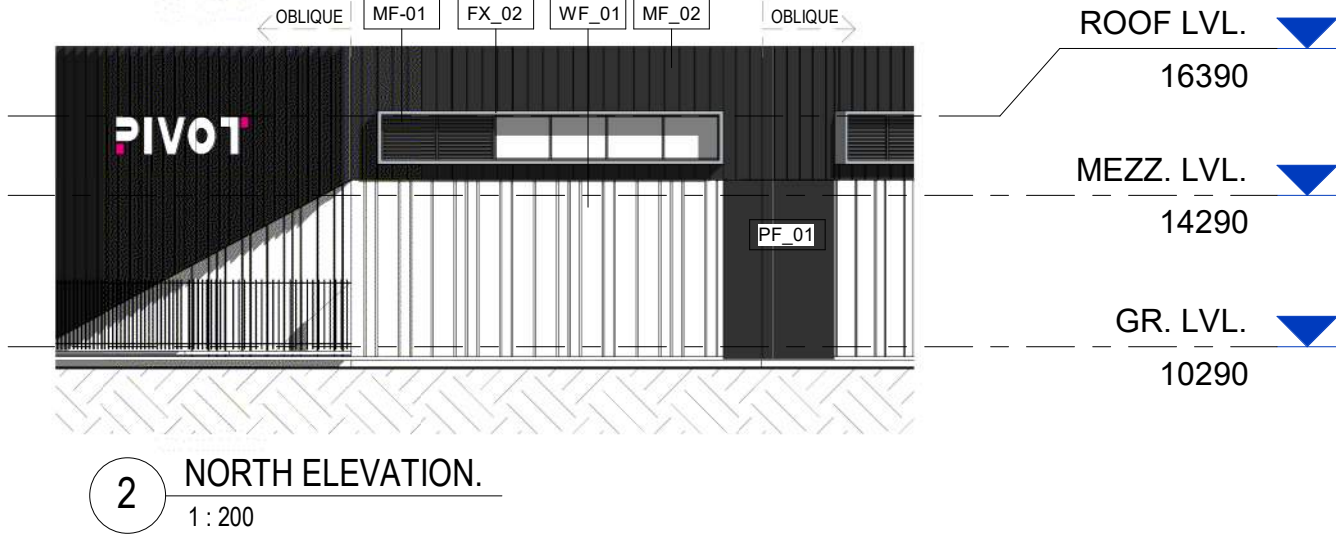
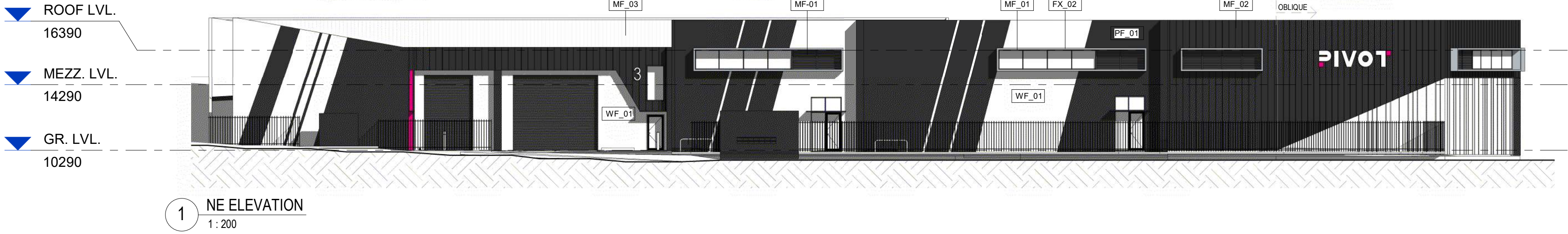


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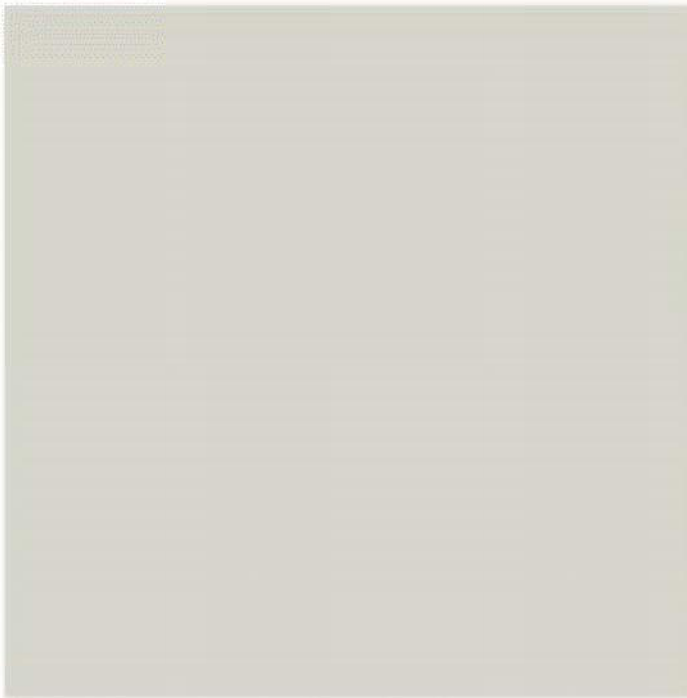
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MF_01 - DULUX MONUMENT POWDERCOAT
MF_02 - COLORBOND MONUMENT
MF_04 - DULUX MONUMENT BATTENS
PF_01 - DULUX MONUMENT PAINT FINISH



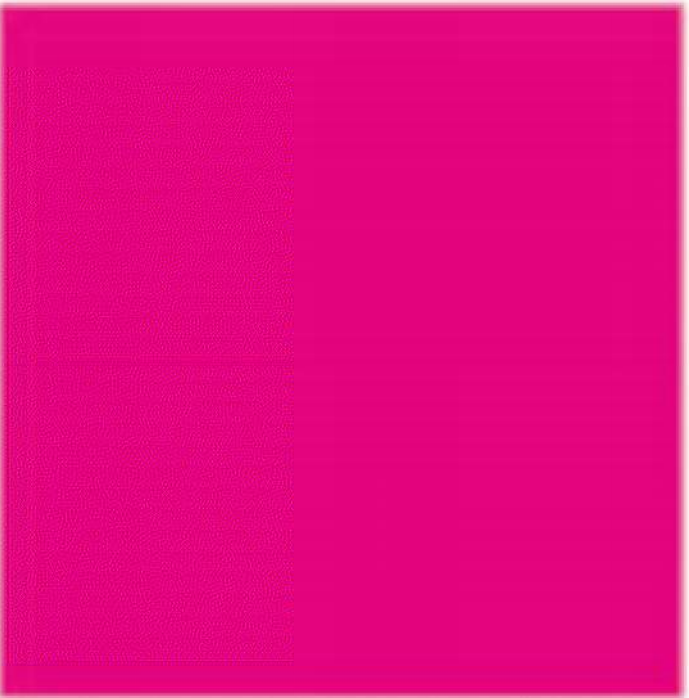
MF_03 - COLORBOND SURFMIST



WF_01 - SMOOTH AND PATTERNED PRECAST CONCRETE



WF_02 - CORPORATE COLOUR FEATURES



WF_03 - MONDOCLAD HALO



FX_01 - BLACK PALISADE FENCE AND GATE

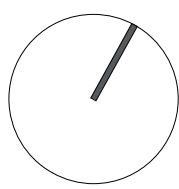
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LOTS 101 AND 102 ON SP316137

ISSUE	DATE	DESCRIPTION
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B	23/02/24	FACADE DESIGN UPDATED

EXTERNAL ELEVATIONS - STREET

DA09.01 DA - B
@ A1
@ A3

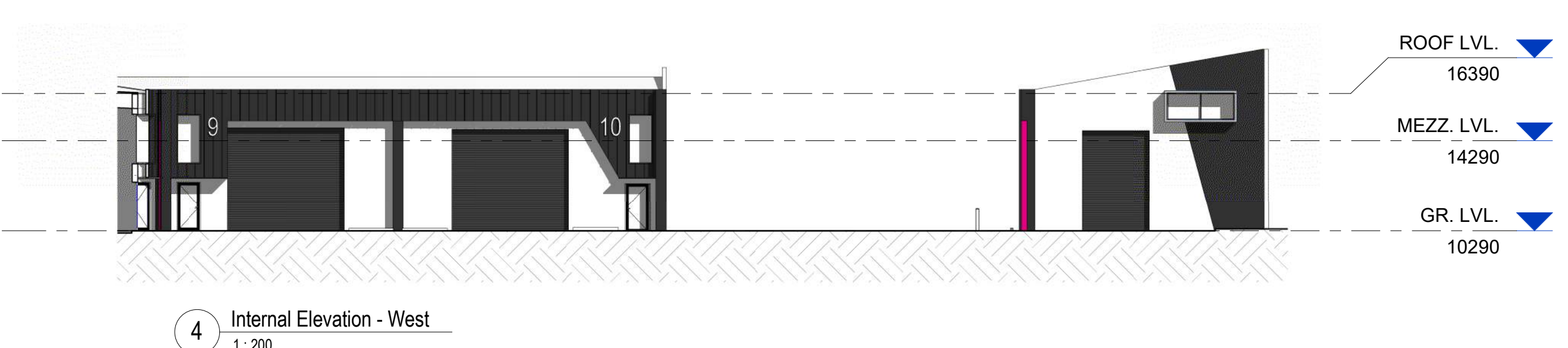
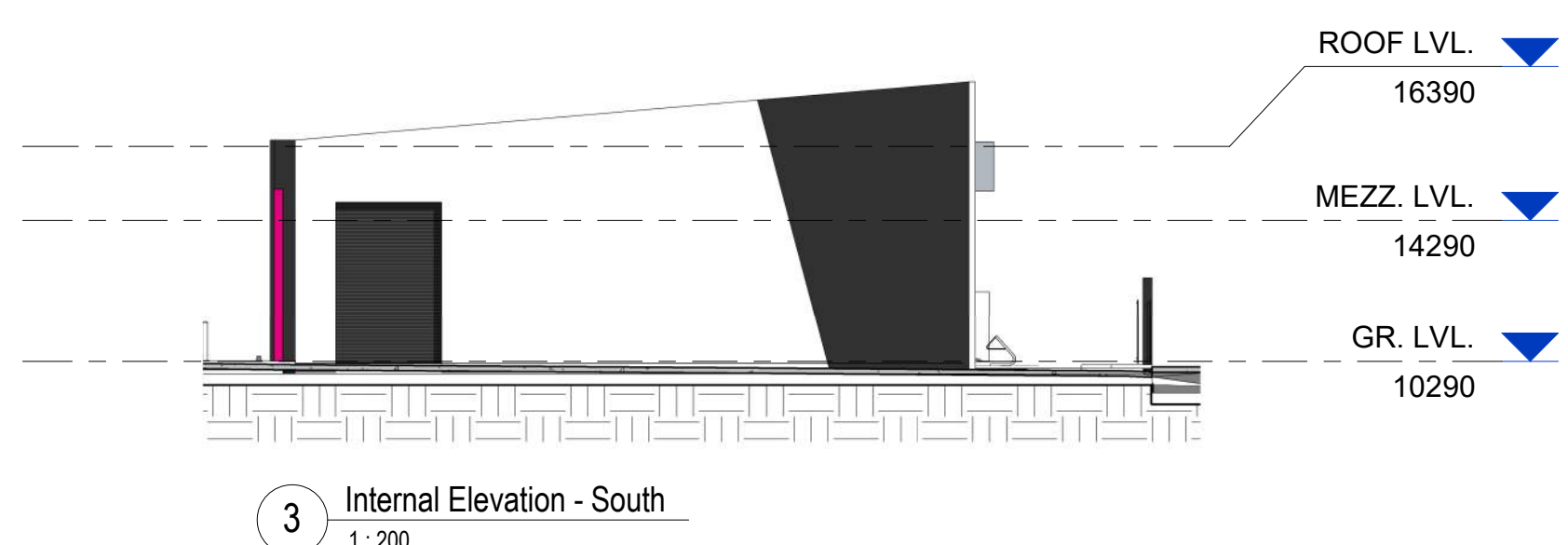


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MF_01 - DULUX MONUMENT POWDERCOAT

MF_02 - COLORBOND MONUMENT

MF_03 - COLORBOND SURFMIST

MF_04 - DULUX MONUMENT BATTENS

PF_01 - DULUX MONUMENT PAINT FINISH

WF_01 - SMOOTH AND PATTERNED PRECAST CONCRETE

WF_02 - CORPORATE COLOUR FEATURES

WF_03 - MONOCLAD HALO

FX_01 - BLACK PALISADE FENCE AND GATE

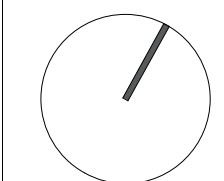
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LOTS 101 AND 102 ON SP316137

ISSUE	DATE	DESCRIPTION
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INTERNAL ELEVATIONS - CARPARK

DA09.02 DA - B
@ A1
@ A3

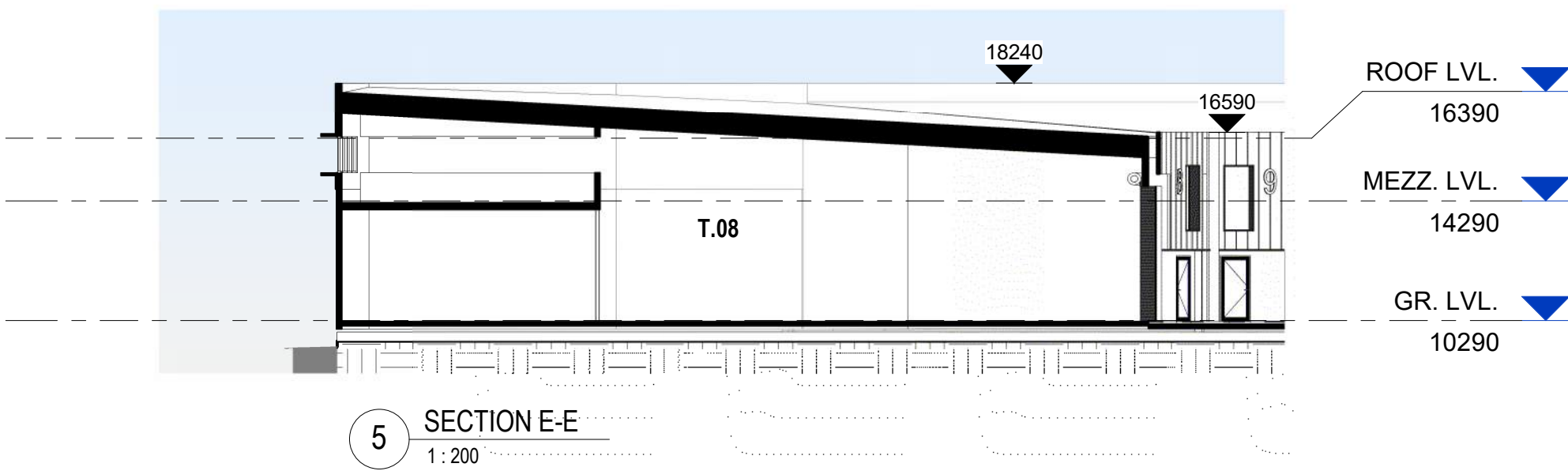
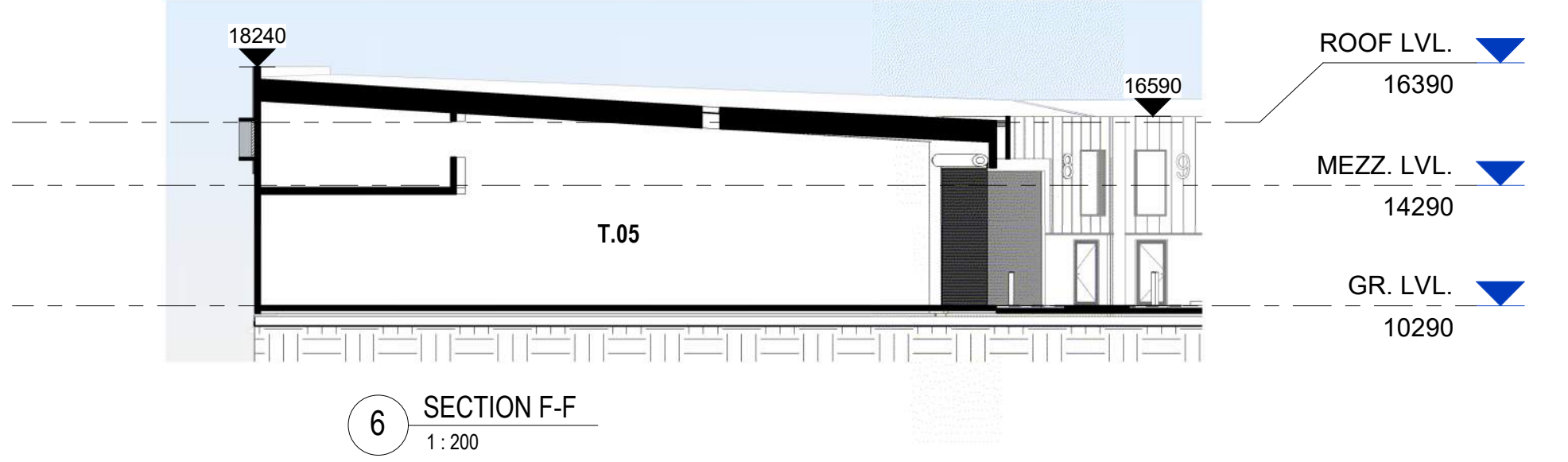
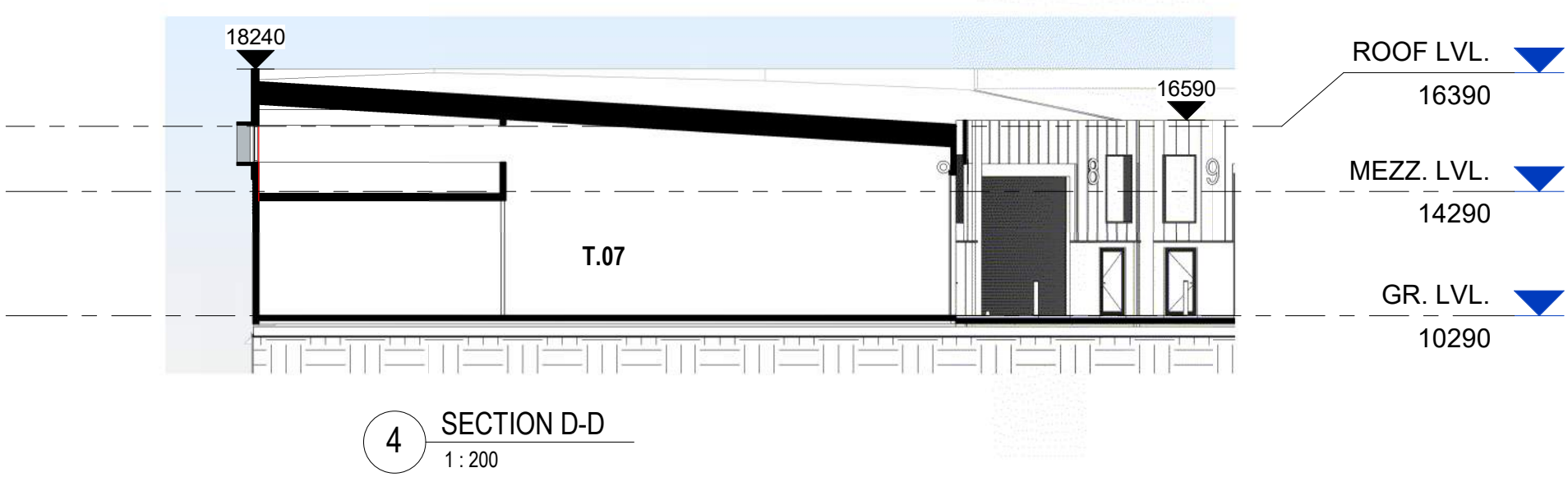
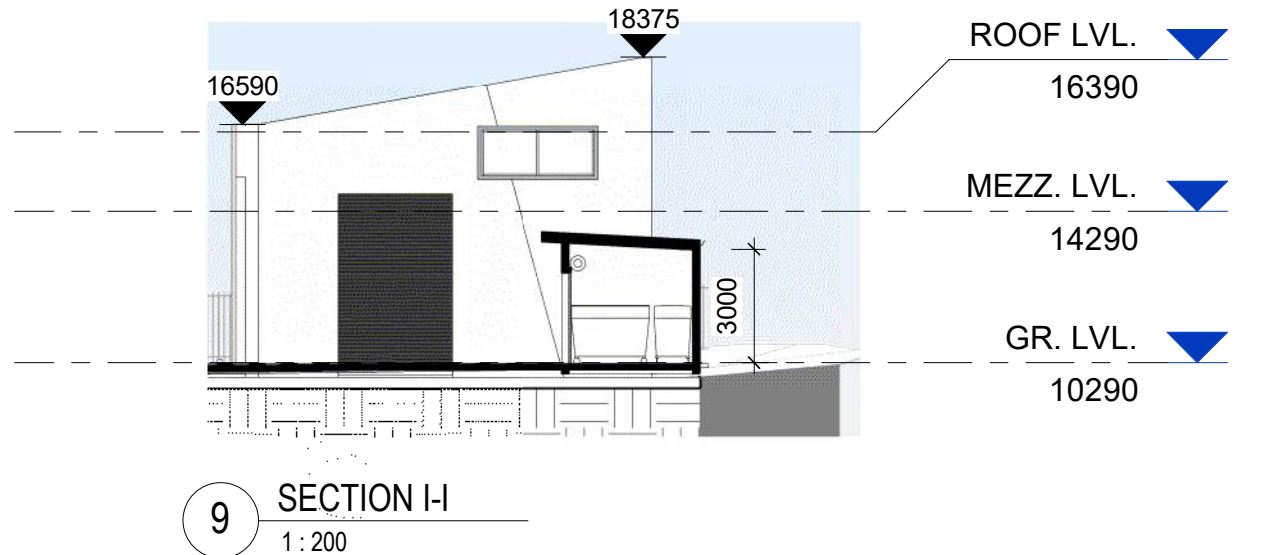
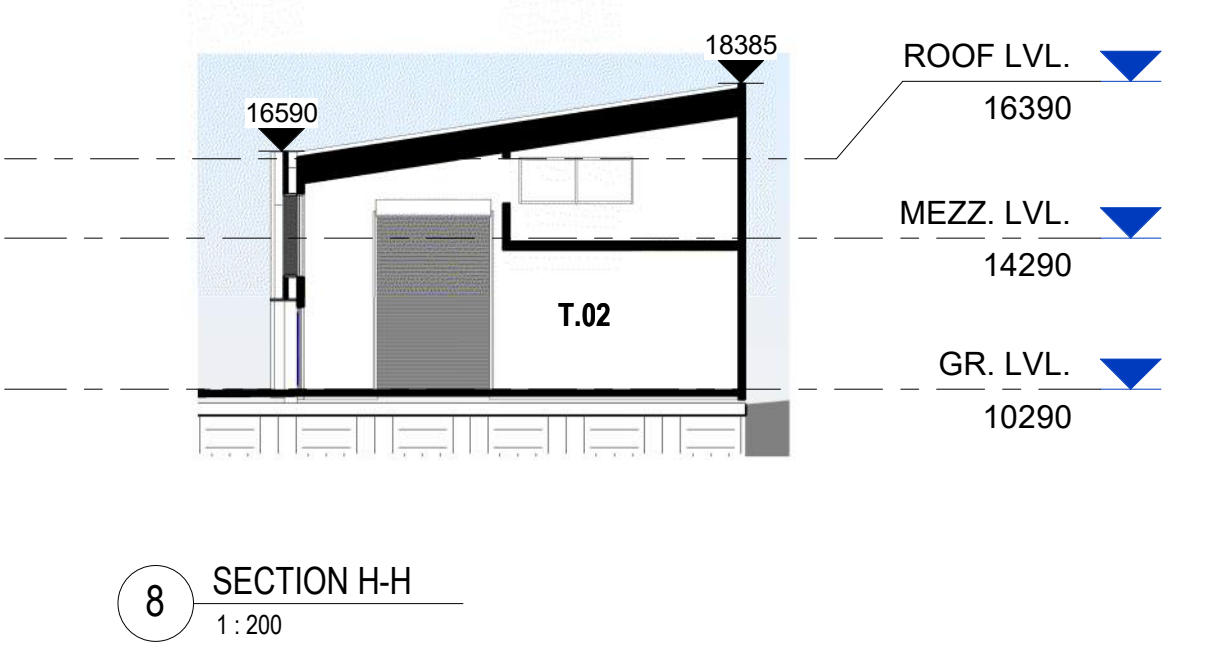
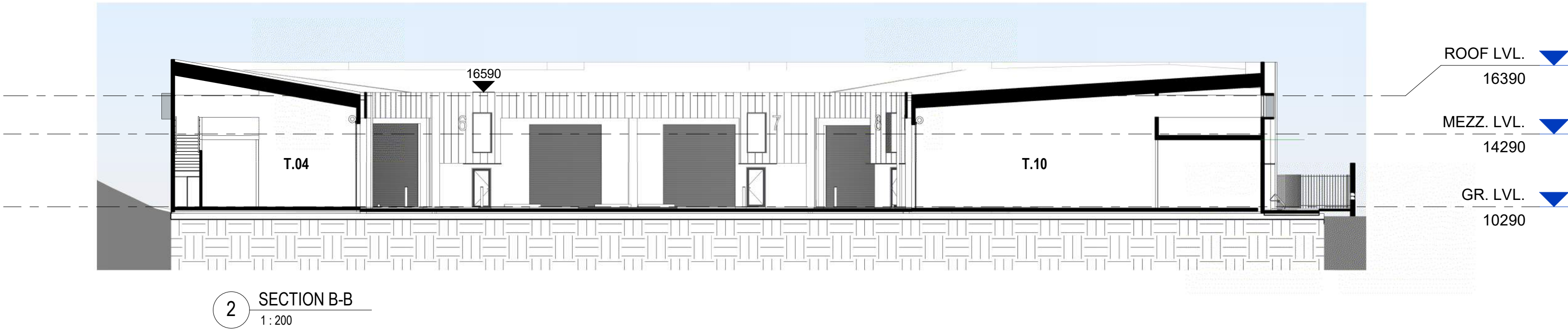
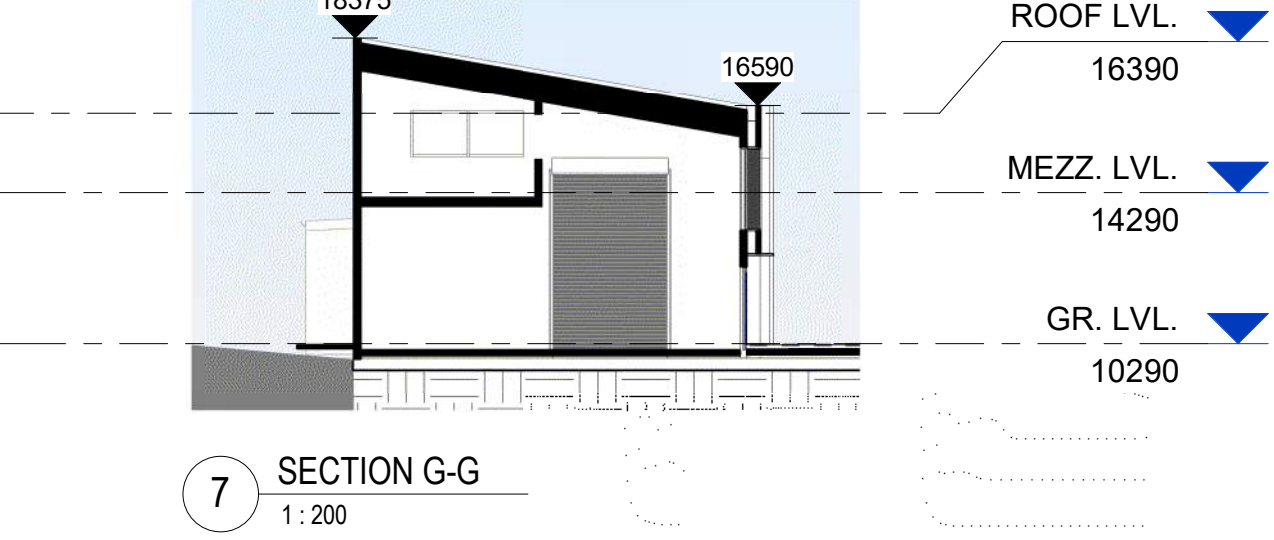


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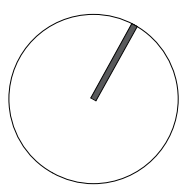
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LOTS 101 AND 102 ON SP316137

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SECTIONS

DA11.01 DA - B
@ A1
@ A3



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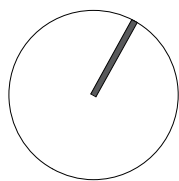
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3D - PERSPECTIVES

DA90.50 DA - B
@ A1
@ A3



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GROSS FLOOR AREA	
Name	Area
ACC. TOI	8.25 m²
T.01	200.85 m²
T.01 (M)	39.74 m²
T.02	261.58 m²
T.02 (M)	53.56 m²
T.03	291.69 m²
T.03 (M)	58.95 m²
T.04	175.08 m²
T.04 (M)	34.05 m²
T.05	378.00 m²
T.05 (M)	75.40 m²
T.06	253.12 m²
T.06 (M)	50.32 m²
T.07	353.50 m²
T.07 (M)	71.01 m²
T.08	406.90 m²
T.08 (M)	80.86 m²
T.09	308.52 m²
T.09 (M)	61.25 m²
T.10	245.23 m²
T.10 (M)	49.23 m²
TOTAL GFA	3457.08 m²

SITE INFORMATION

TOTAL SITE AREA	5448 sqm
MAX. BUILDING HEIGHT	15m
FRONT SETBACK	

GFA FOR THE PURPOSE OF CALCULATION	PARKING SPACES	2628.6 sqm
------------------------------------	----------------	------------

REQUIRED PARKING SPACES

2 / TENANCY	20
+1/50 UP TO 500SQM	10
+1/100 THEREAFTER	22

TOTAL PARKING SPACES REQUIRED	52
-------------------------------	----

PROPOSED PARKING SPACES

CAR SPACES	35
TANDEM CAR SPACES	16
DISABLED PARKING	1

TOTAL PARKING SPACES PROPOSED	52
-------------------------------	----

FLOOR AREAS (GFA)

GROUND FLOOR	2883 sqm
MEZZANINE LEVEL	574 sqm
TOTAL GFA	3457 sqm

AREA EXCLUDED FROM GFA FOR THE PURPOSE OF CALCULATING CAR PARKING

TANDEM PARKING	354.0 sqm
STAFF TOILET	51.6 sqm
ACCESSIBLE TOILET	9.0 sqm

STAFF USE ONLY AREA	413.7 sqm (12% of GFA)
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TOTAL	828.4 sqm
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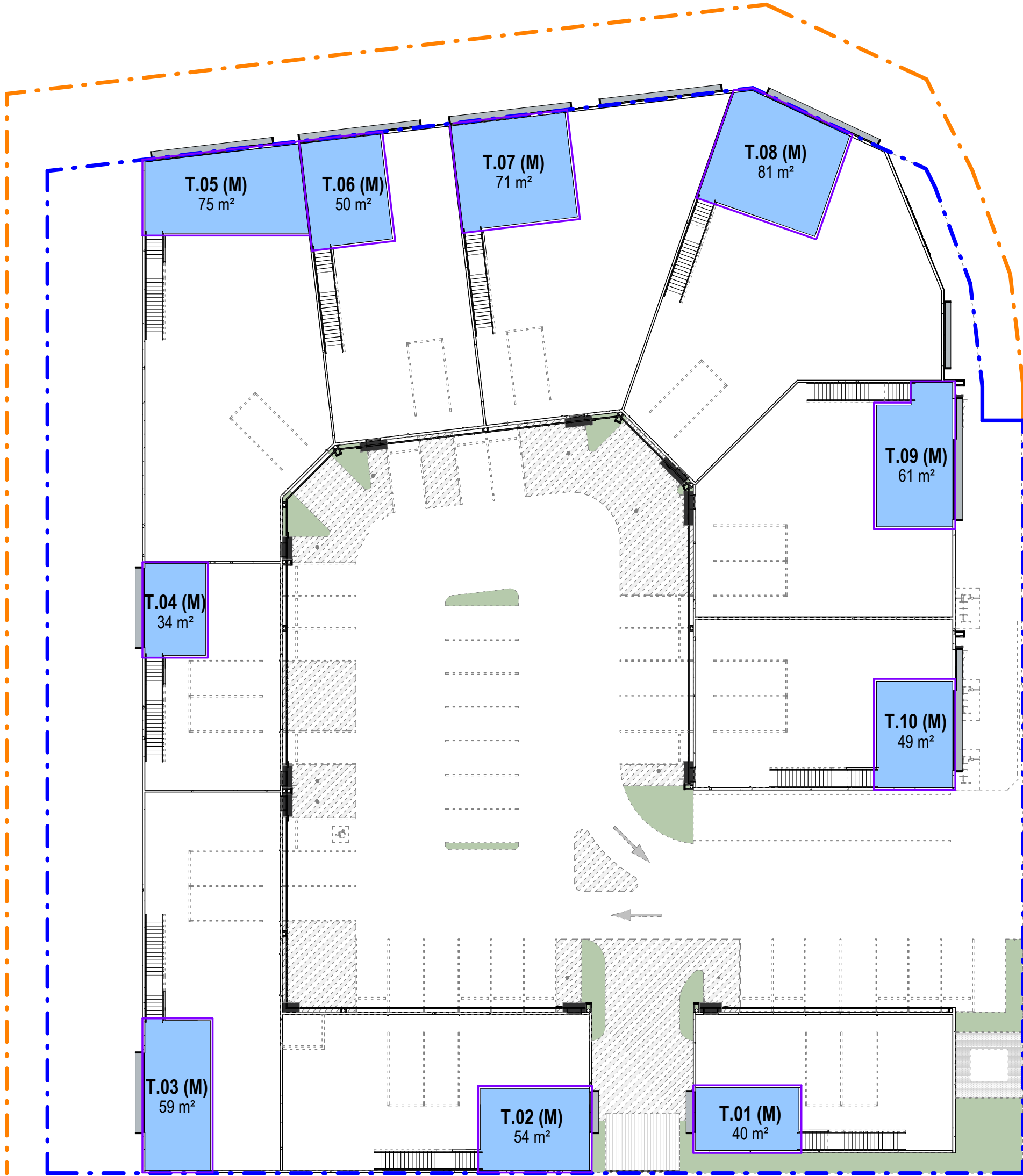
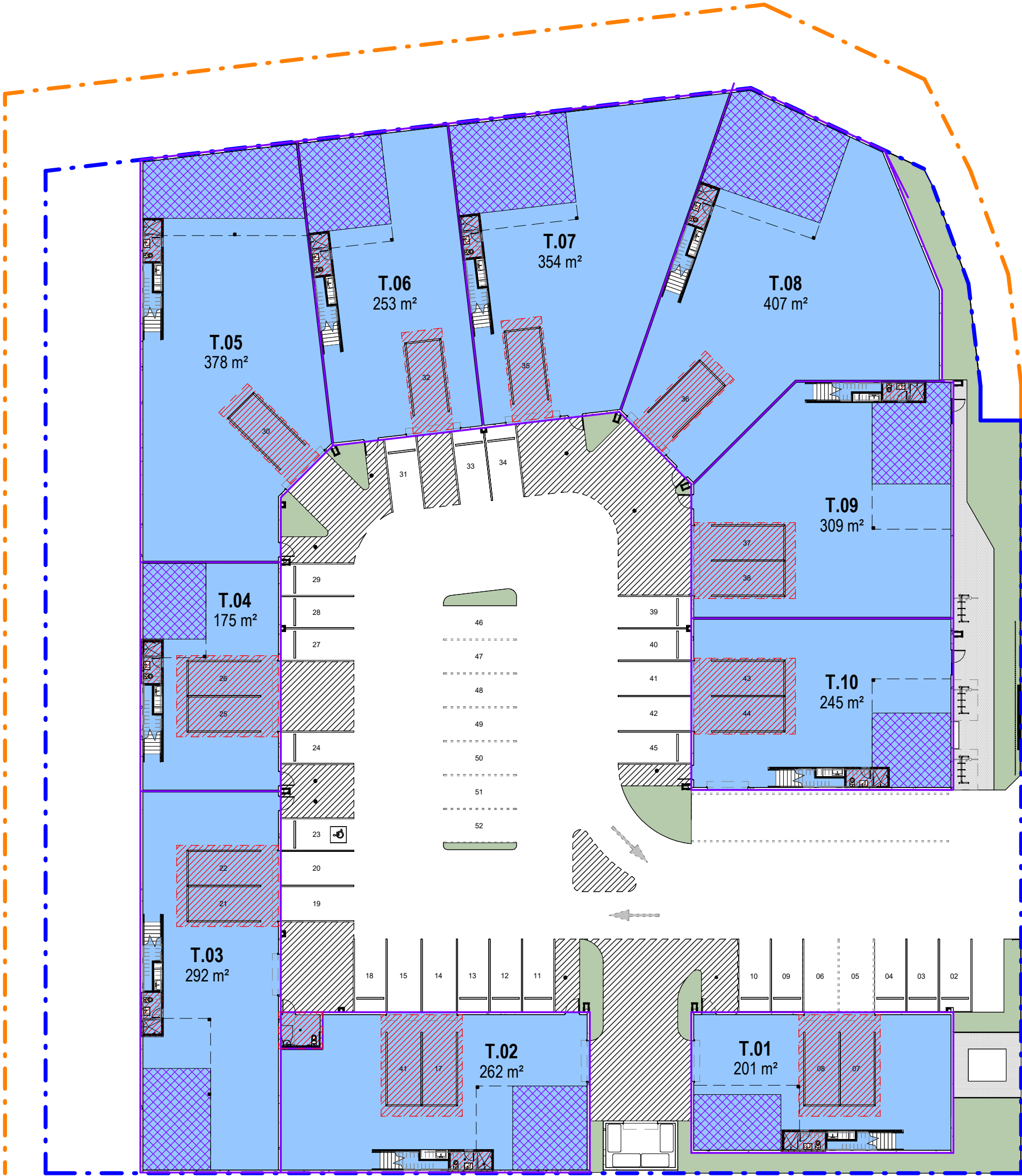
LANDSCAPE AREA

TOTAL CARPARK AREA	1,745.00 sqm
5 % LANDSCAPE REQUIRED	87.25 sqm
LANDSCAPE AREA PROPOSED	167.00 sqm

SITE COVER

BUILDING FOOTPRINT	2883 sqm
--------------------	----------

SITE COVER: 52.9% OF TOTAL SITE AREA



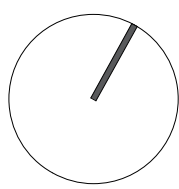
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GFA AND CAR PARKING ANALYSIS

DA100.21 DA - B
@ A1
@ A3

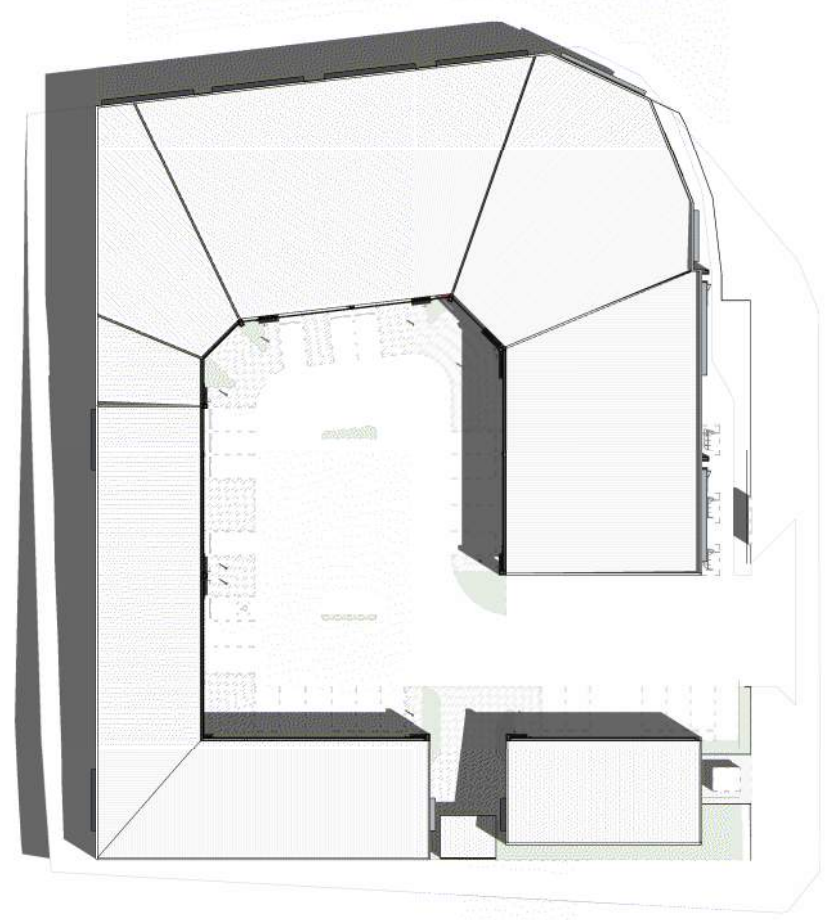


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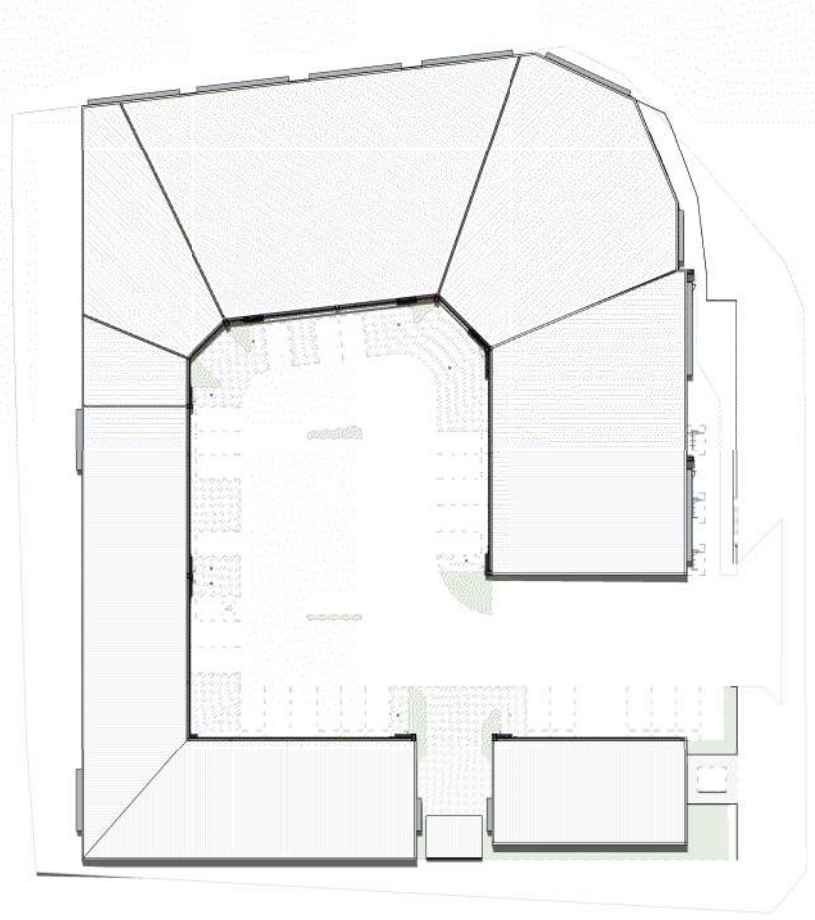
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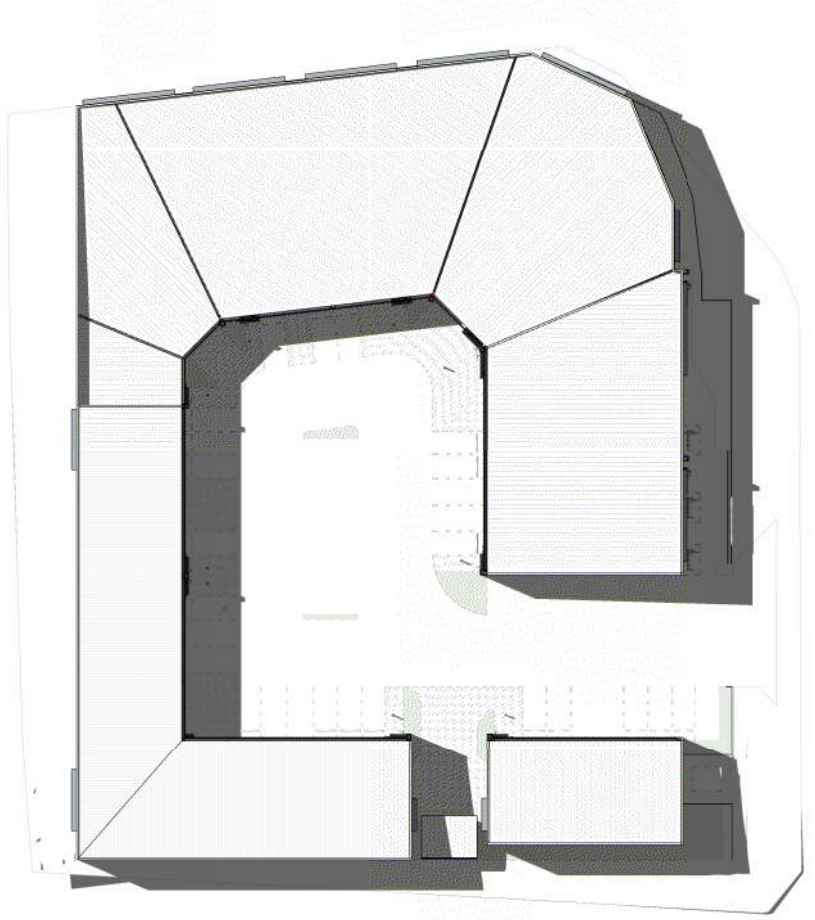
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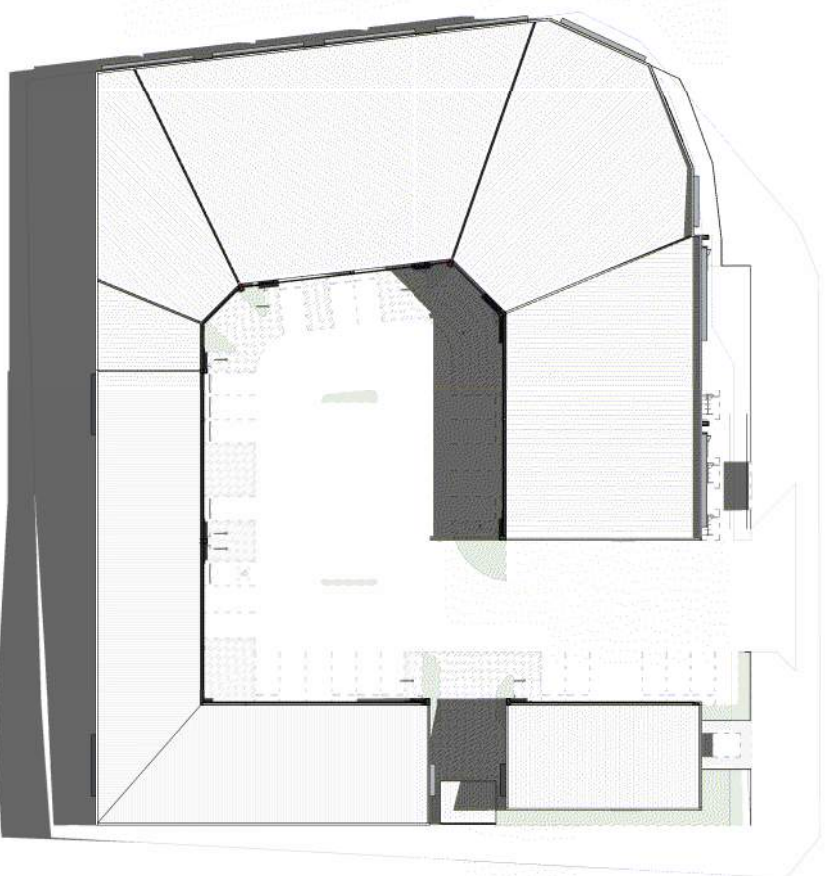
1 SUMMER 9AM
1:750



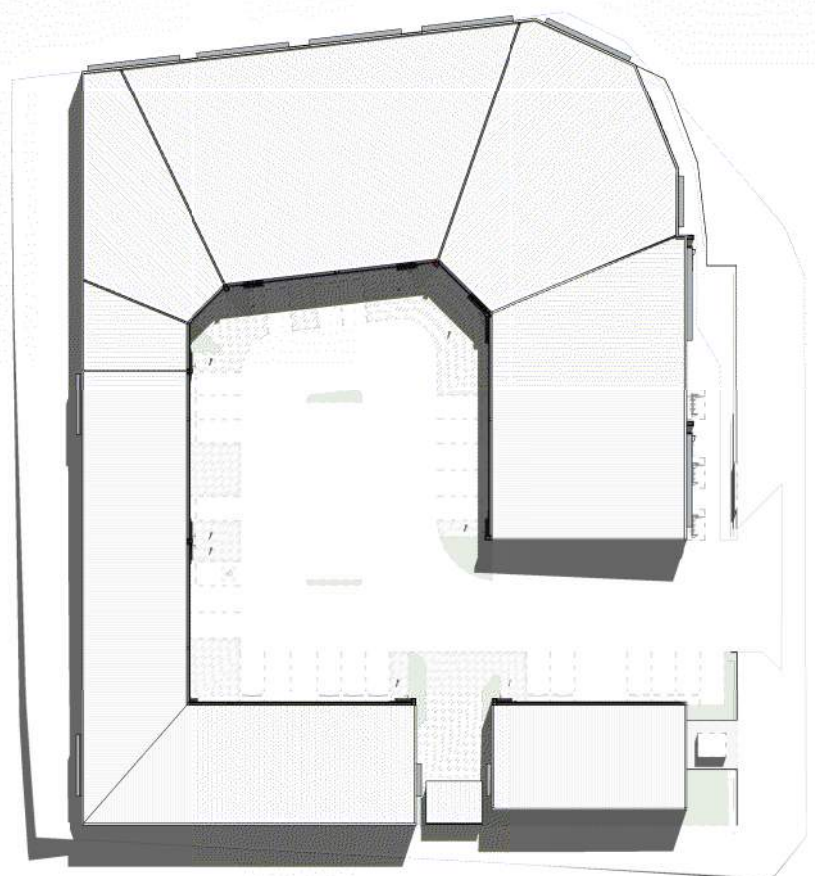
2 SUMMER 12PM
1:750



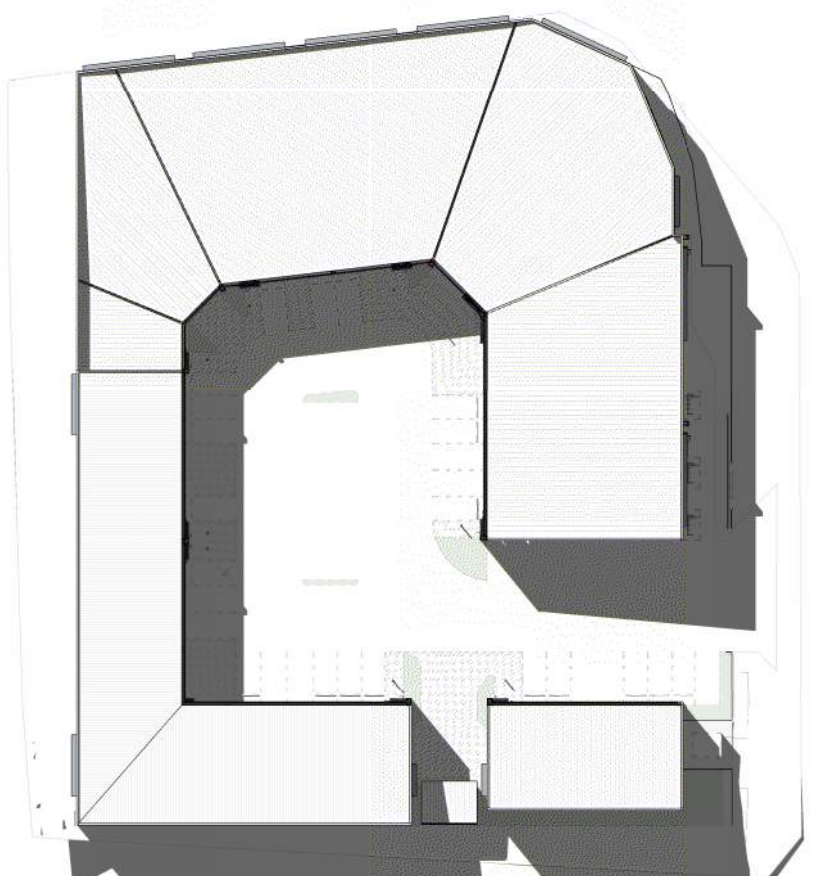
3 SUMMER 3PM
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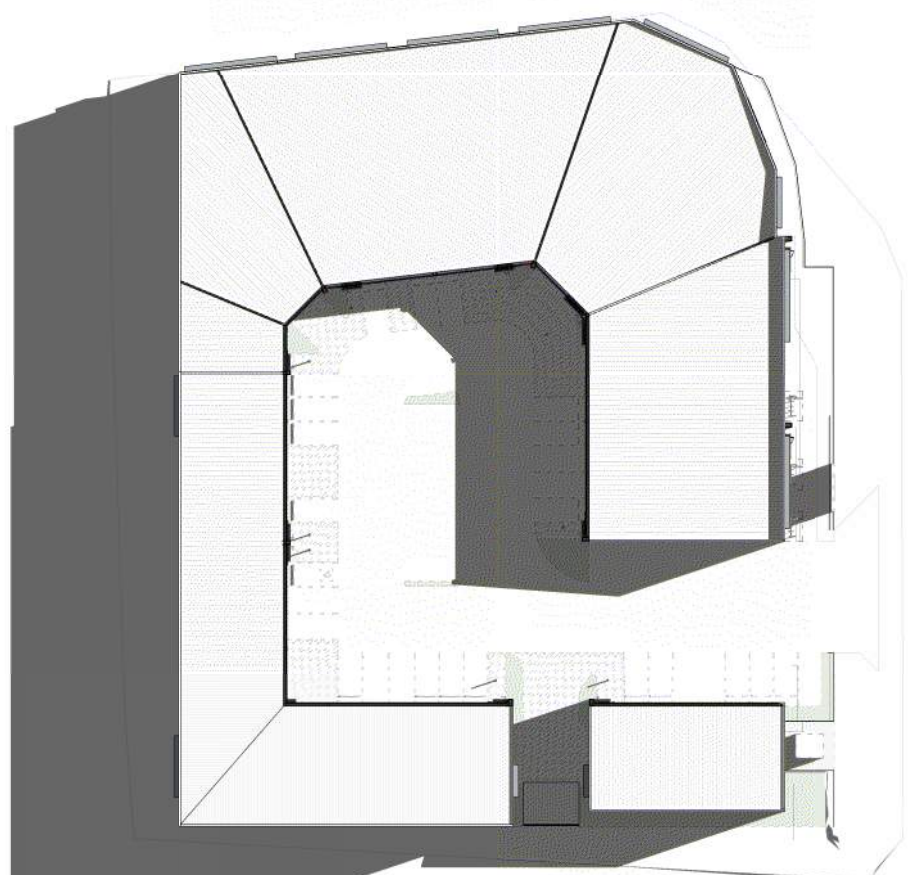
4 EQUINOX 9AM
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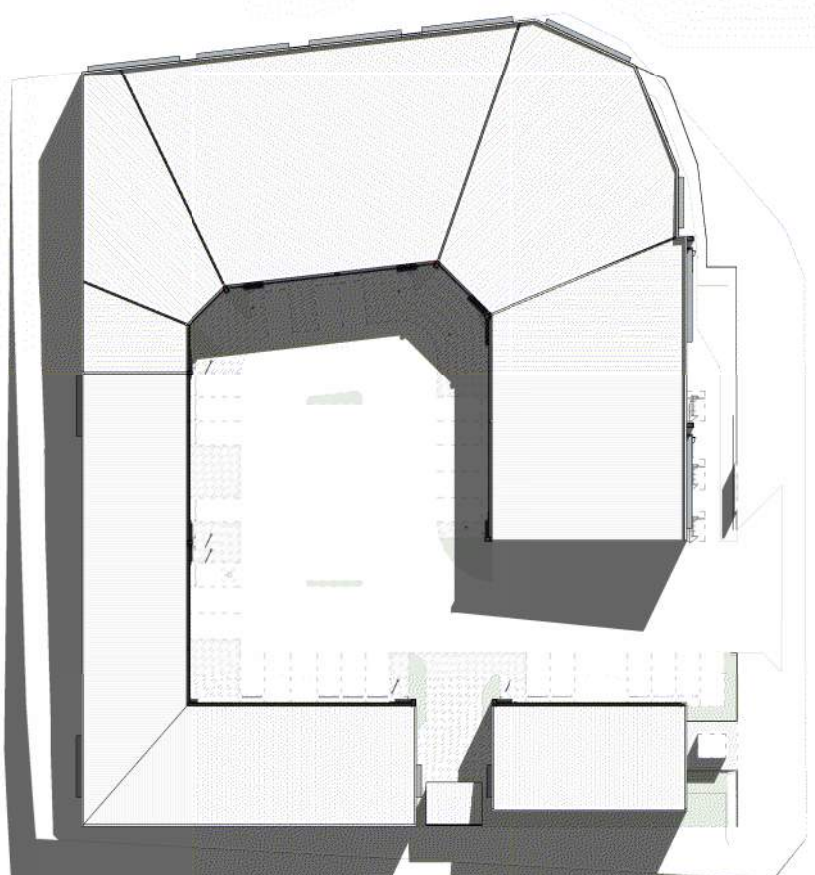
5 EQUINOX 12PM
1:750



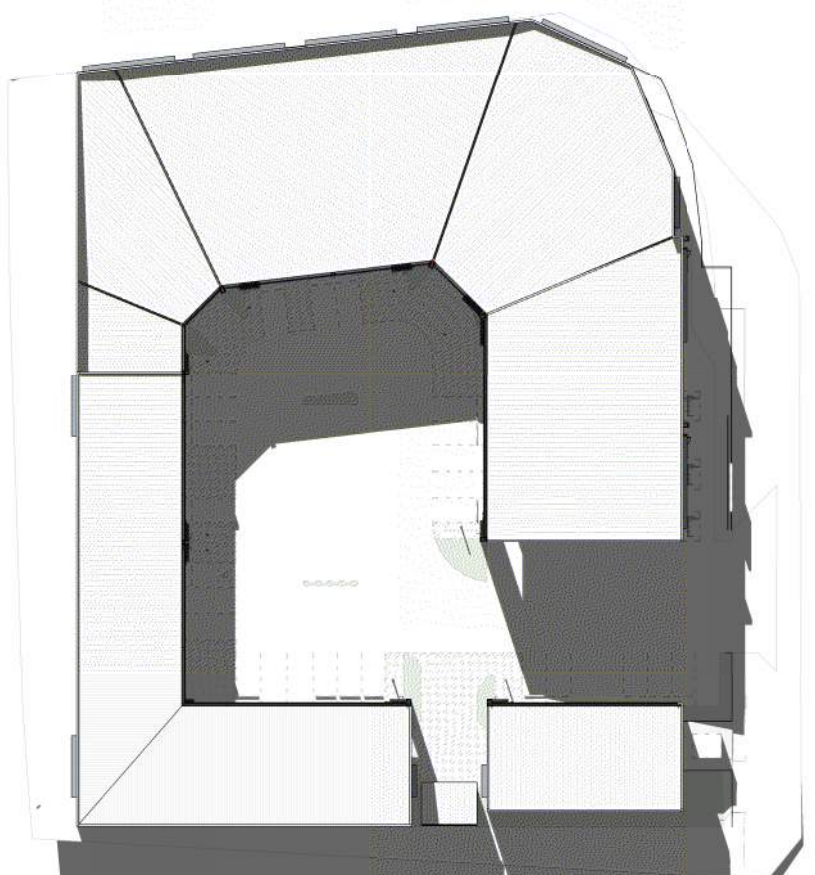
6 EQUINOX 3PM
1:750



7 WINTER 9AM
1:750



8 WINTER 12PM
1:750



9 WINTER 3PM
1:750

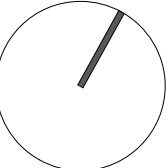
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SOLAR STUDY

DA100.50 DA - B
@ A1
@ A3



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