

# PROPOSED 2 NEW WAREHOUSES DEVELOPMENT

## No.22 (LOT13) CONCORDE CRESCENT, WERRIBEE.

## DRAWING INDEX:

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3D IMAGES. VIEW OF PROPOSED DEVELOPMENT FROM CONCORDE CRESCENT

SITE AREAS:	
BUILDING FOOTPRINT	567 m <sup>2</sup>
SITE AREA	931 m <sup>2</sup>
GND SITE COVERAGE	60.90 %
HARD STAND	279.15 m <sup>2</sup>

AREAS:	
WAREHOUSE 1	281.8 sq.m
WAREHOUSE 1	56.3 sq.m
FIRST FL:	
TOTAL:	338.10 sq.m
WAREHOUSE 2	285.5 sq.m
WAREHOUSE 2	56.3 sq.m
FIRST FL:	
TOTAL:	341.80 sq.m

PARKING CALC.:			
NETT FLOOR AREA: WAREHOUSE 1 : 224.9M <sup>2</sup>	5.0	Req. 2+1.5 Per 100m <sup>2</sup> =3.37	
NETT FLOOR AREA: OFFICE 1 : 28.0M <sup>2</sup>	0.0	Req. 3.5 Per 100m <sup>2</sup> =0.98	
NETT FLOOR AREA: WAREHOUSE 2 : 224.9M <sup>2</sup>	5.0	Req. 2+1.5 Per 100m <sup>2</sup> =3.36	
NETT FLOOR AREA: OFFICE 2 : 28.0M <sup>2</sup>	0.0	Req. 3.5 Per 100m <sup>2</sup> =0.98	
CARS SPACES REQ.	10		
CARS PROVIDED	9	Dis Incl.	

### GENERAL NOTES:

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND ANY BREACH OR INFRINGEMENT OF COPYRIGHT WILL RESULT IN COURT PROCEEDINGS.

THESE DRAWINGS SHALL NOT BE SCALED. EXISTING DIMENSIONS TAKE PRECEDENCE OVER FIGURED DIMENSIONS. FIGURED DIMENSIONS ARE APPROXIMATE ONLY. DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR COMMENCEMENT OF WORK.

SHOULD ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS BE NOTED WITH REGARDS TO LOCATIONS AND DIMENSIONS. THE BUILDER IS TO NOTIFY SUPERIOR DESIGN TO SEEK CLARIFICATION.

THE OWNER/BUILDER SHALL ENSURE THAT ALL WORKS AND MATERIALS USED SHALL BE TO THE APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES AND CONFORM TO THE BUILDING CODE OF AUSTRALIA'S A.S.CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

ALL WORK TO BE IN ACCORDANCE WITH THE CONDITIONS SET OUT BY NCC 2019.

LOCAL AUTHORITY: WYNDHAM CITY COUNCIL

COUNCIL PROPERTY INFORMATION SHOULD BE READ AND UNDERSTOOD PRIOR TO CONSTRUCTION.

THE BUILDER IS TO VERIFY ALL LEVELS AND DIMENSION ON SITE PRIOR TO CONSTRUCTION.

THE BUILDER SHALL SET OUT IN ACCORDANCE WITH THE SITE PLAN.

THE BUILDER SHALL ENSURE THAT NO PART OF THE FENCE OR BUILDING ENCROACHES OVER ANY TITLE BOUNDARIES AND ANY DRAINAGE OR SEWERAGE EASEMENT, WITHOUT THE PRIOR CONSENT OF THE LOCAL COUNCIL AND MELBOURNE WATER, PRIOR TO COMMENCING WORK ENGAGE LAND SURVEYOR TO SET OUT CORNERS OF PROPERTY.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE RELEVANT SOIL REPORT, UNLESS OTHERWISE NOTED. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS. REFER TO STRUCTURAL ENGINEERS DETAILS AND DOCUMENTATION FOR FOOTING LAYOUT, SIZE AND FOUNDING DEPTHS. STRUCTURAL ASPECTS OF ENGINEERS DRAWINGS TAKE PRECEDENCE OVER DOCUMENTS. THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE RELEVANT ENERGY RATING REPORT, UNLESS OTHERWISE NOTED. ENERGY RATER NAME: ENERGY EFFICIENCY.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

- NCC 2019 VOL 1 - SCHEDULE 4 - REFERENCED DOCUMENTS
- A.S. 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- A.S. 2047 EXTERNAL GLAZING
- A.S. 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
- A.S.1684 NATIONAL TIMBER FRAMING CODE
- A.S. 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- A.S. 2049 ROOF TILES
- A.S. 2050 FIXING OF ROOF TILES
- A.S. 2070 (PT) RESIDENTIAL SLAB AND FOOTINGS
- A.S.2904 DAMP - PROOF COURSES & FLASHING
- A.S.3600 CONCRETE STRUCTURE
- A.S. 3660.1 CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN PROTECTION OF BUILDING AGAINST SUBTERRANEAN TERMITES
- A.S.3700 MASONRY IN BUILDINGS
- A.S.3740 WATERPROOFING OF WET AREA IN BUILDINGS
- A.S.3786 SMOKE ALARM
- A.S.4055 WIND LOAD FOR HOUSING
- A.S.4100 STEEL STRUCTURES
- A.S.1428 DESIGN FOR ACCESS AND MOBILITY
- A.S.1562 DESIGN AND INSTALLATION OF SHEET ROOFING AND WALL CLADDING
- A.S.5007 POWERED DOORS FOR PEDESTRIAN ACCESS AND EGRESS

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING WORKS.

BUILDING AND SITE TO BE LEFT CLEAN AND READY FOR OCCUPATION UPON COMPLETION OF ALL SITE WORKS.

BUILDER TO RECTIFY ANY DAMAGE DURING CONSTRUCTION TO FOOTPATH, KERBS OR ROADS ETC TO THE APPROVAL OF LOCAL AUTHORITIES, REDUNDANT CROSSEOVERS TO BE REMOVED AND MATCHING KERBS AND CHANNEL, NATURE STRIP ETC. TO BE REINSTATED TO COUNCIL APPROVAL.

THESE NOTES ARE NEITHER EXHAUSTIVE OR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATION, UNLESS EXPRESSLY STATED OTHERWISE AND ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CUSTOMER AND FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE AUTHOR. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS, WITHOUT THE AUTHOR'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK. NO RESPONSIBILITY IS ACCEPTED BY THE AUTHOR FOR SUCH USE AND/OR RELIANCE.

### CONSTRUCTION

PRECEDENCE  
STRUCTURAL ASPECTS OF ENGINEER'S DRAWINGS TAKE PRECEDENCE OVER DOCUMENTS.

SITE CLASSIFICATION  
THE BUILDER MUST CHECK AND CONFIRM THIS CLASSIFICATION ON SITE AT THE TIME OF EXCAVATION, TO ENSURE THE SITE DOES NOT CONTAIN SOFT ALLUVIAL OR FILL.  
SITE CLASSIFICATION AS CLASS 'F' CLASS REFER TO SOIL REPORT BY RELEVANT SOIL TESTING

SETTING OUT  
THE BUILDER SHALL SET OUT IN ACCORDANCE WITH THE SITE PLAN AND ENSURE THAT NO PART OF A FENCE GREATER THAN 2000MM IN HEIGHT IS WITHIN 2.4M OF AN ADJOINING HABITABLE ROOM WINDOWS. THE BUILDER SHALL ENSURE THAT NO PART OF THE FENCE OR BUILDING ENCROACHES OVER ANY TITLE BOUNDARIES AND ANY DRAINAGE OR SEWERAGE EASEMENT WITHOUT THE PRIOR CONSENT OF THE LOCAL COUNCIL AND MELBOURNE WATER.

DEMOLITION  
WHEN APPLICABLE, PROTECT THE PROPERTY WHICH IS REMAIN ON OR ADJACENT TO THE SITE FROM DAMAGE. MAKE GOOD OF ANY DAMAGE TO MATCH EXISTING.  
IF WALLS OR ROOFS ARE OPENED FOR ALTERATIONS OR ADDITIONS, PROVIDE SECURITY AGAINST UNAUTHORIZED ENTRY. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON THE SITE.

EXCAVATIONS  
EXCAVATIONS ARE TO BE CLEANED OUT AND WATER TO BE REMOVED PRIOR TO THE POURING OF CONCRETE.

STORMWATER  
DOWNPIPPES SHALL BE 150 X 75 X 60MM OR 150MM DIAMETER COLORBOND DPS AS SHOWN ON PLAN. PROVIDE RWH AT ALL BOX GUTTERS. STORM WATER DRAINS TO BE MIN 90MM DIA. HD PVC SET TO FALL 1:100.  
PROVIDE IOS AT ALL ANGLES AND CHANGE DIRECTION. REFER TO CIVIL ENGINEERS DESIGN.  
PROVIDE 100MM DIAMETER HEAVY DUTY UPVC PIPE WHERE STORM WATER RUNS UNDER CONCRETE SLAB. ENSURE THAT WATER IS NOT ALLOWED TO POND ADJACENT TO FOOTINGS AND IS DRAINED TO MEANS OF SURFACE AND/OR AGRICULTURAL DRAINS AND CONNECTED TO STORMWATER.  
BUILDER TO ENSURE ALL PLUMBING MATERIALS ARE COMPATIBLE.  
CONNECT ALL NEW STORMWATER DRAINAGE SYSTEM INTO COUNCILS LEGAL POINT OF DISCHARGE AS PER THE ENGINEERS CIVIL DOCUMENTS AS APPROVED BY LOCAL AUTHORITIES.  
CONNECT 90MM P.V.C AGRICULTURAL DRAIN TO ALL SITE CUT AREA (IF REQUIRED) TO STORM WATER DRAIN VIA 300 X 300 SILT PIT.  
ALL DOWN PIPES AND GUTTERS TO BE CONCEALED WHERE POSSIBLE.  
ALL NEW DPS, GUTTERS AND FLASHING TO BE SELECTED COLOURBOND POWDERCOAT FINISH.  
REFER TO ENGINEERS CIVIL DESIGN AND SPECIFICATION FOR ALL CIVIL AND DRAINAGE WORKS.  
BUILDER AND PLUMBING CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ALL SYSTEMS REQUIRED TO FACILITATE GREY WATER IN THE PROPOSED PROJECT.  
PLUMBING CONTRACTOR TO INSTALL SELECTED HOT WATER SYSTEM TO DWELLING. BUILDER TO NOMINATE LOCATION ON SITE.  
BUILDER TO RETICULATE TO ALL TAPPING POINTS. HWS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.

TERMITE - SITE IS IN A TERMITE AREA  
WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD (A.S. 3660).

CONCRETE  
CONCRETE FOOTINGS SHOULD ONLY BE POURED UNTIL TRENCHES, FORM WORK AND OTHER EXCAVATIONS ARE COMPLETED. WITH THE REINFORCEMENT PLACED IN POSITION, AND HAVE A BUILDING SURVEYOR APPROVE IT, THEN AND ONLY THEN, SHALL THE CONCRETE SLAB OR FOOTING BE POURED.

FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT. THE SOIL TEST COMPANY RECOMMENDS THAT FOOTINGS SLABS AND DRAINAGE TO BE DESIGNED AND INSPECTED BY AN ENGINEER TO SATISFY THEIR REQUIREMENTS.

THE CONTRACTOR SHALL DESIGN AND DETAIL THE PRE-CAST CONCRETE ELEMENTS STRICTLY IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DRAWINGS AND TO SIZES AND CONFIGURATION AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

SUPPLY AND POSITION ALL REINFORCED CONCRETE AS INDICATED ON STRUCTURAL ENGINEERS DRAWINGS AND APPROVED SHOP DETAILS. ENSURE SUFFICIENT COVER MAINTAINED TO REINFORCED CONCRETE AS DETAILLED.

CAST IN ALL ITEMS AS SPECIFIED IN POSITIONS AS DIMENSIONED INCLUDING ALL LIFTING INSERTS, TEMPORARY BRACE CONNECTIONS, DOOR AND WINDOW FRAMES, GROUT TUBES AND PENETRATIONS, CAST IN PLATES AND FERRULES.

PRE-CAST ELEMENTS ARE TO BE ERECTED PLACED IN ACCORDANCE WITH WORKCOVER VICTORIA SAFE WORK PRACTICES FOR THE ERECTION / PLACING OF PRE-CAST ELEMENTS.

THE CONTRACTOR SHALL ACCURATELY SET OUT ON SITE THE WORKS PRIOR TO PLACING ELEMENTS AND PERFORM ANY PREP WORK REQUIRED. THIS INCLUDES DRILLING BOWLE HOLES AND PLACING DEPTHS, PLACING PACKING SHIMS, SITE WELDING CONNECTIONS, CLEATS AND PLACING FITMENTS TO ELEMENTS.

PLACE AND FIX ALL TEMPORARY SUPPORTS IN SUCH A MANNER TO HOLD THE ELEMENT IN POSITION SAFELY UNTIL FINAL CONNECTIONS ARE COMPLETED.

ROOFING  
ALL ROOF AND WALL CLADDING TO BE INSTALLED TO MANUFACTURES WRITTEN INSTRUCTIONS AND TO RELEVANT AUSTRALIAN STANDARDS.

ROOF AND WALL CLADDING TO BE INSTALLED IN CONTINUOUS LENGTH LONG SHEETS, EXPANSIONS JOINTS TO BE PLACED AT CENTRES AS RECOMMENDED BY MANUFACTURE.  
EXTEND ROOF SHEETS 50MM MINIMUM INTO GUTTERS AND DOWN TURN OF SHEETS.  
BOX GUTTERS ARE TO BE SUPPORTED WITH GALVANIZED GUTTER STRAPS AT CENTRES SUFFICIENT TO SUPPORT GUTTER AND IMPOSED LIVE LOADS.  
EAVES GUTTERS TO HAVE GUTTER BRACKETS OF MATCHING MATERIALS 600 CENTRES.  
PROVIDE OVERFLOW POPS OF SUFFICIENT SIZE AND NUMBER TO PREVENT GUTTERS FROM OVERFLOWING IN THE EVENT OF A BLOCKAGE.

CARPENTRY AND JOINERY  
ALL STRUCTURAL TIMBER SIZES, GRADES AND ALLOWABLE SPANS SHOULD ALL BE REFERRED TO ENGINEER DRAWINGS (IF PROVIDED) THESE SIZES, GRADES AND ALLOWABLE SPANS CAN BE DETERMINED THROUGH AS 1684 & 1720.

ALL TIMBER SPECIFIED ON THE DRAWINGS IS TO HAVE THE FOLLOWING MINIMUM STRESS GRADE UNLESS OTHERWISE NOTED:

- UNSEASONED HARDWOOD F8
- SEASONED OR KILN DRIED HARDWOOD F17
- LAMINATED PINE F6
- RADIATA PINE F5
- OREGON F7

GALVANIZED STEEL  
ALL STRUCTURAL BEAMS, GRADES AND ALLOWABLE SPANS SHOULD ALL BE REFERRED TO ENGINEERING DRAWINGS (IF PROVIDED). OR THESE SIZES, THICKNESS AND ALLOWABLE SPANS CAN BE DETERMINED THROUGH AN AUTHORIZED PERSON.

ROOFING  
GENERALLY ROOF COVERING SHALL BE MANUFACTURED AND FIXED IN ACCORDANCE WITH STANDARD PRACTICE AND MANUFACTURERS RECOMMENDATIONS.

SAFETY GLAZING AND GLAZING  
ALL GLAZING AS PER AS 1288 AND ALL RELEVANT CODES SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES.  
1. ALL ROOMS WITHIN 100MM VERTICAL FROM THE FLOOR.  
2. BATHROOMS WITHIN 200MM VERTICAL FROM THE BATH BASE.  
3. LAUNDRY WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM DOORS.  
4. SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.  
5. WINDOWS IN BATHROOMS AND THE LIKE BELOW 2M FROM FFL SHALL BE CONSTRUCTED AND DESIGNED WITH 'GRADE A SAFETY GLASS'.  
OBSCURE GLASS IS TO BE USED FOR ALL BATHROOMS UNLESS OTHERWISE NOTED AND TO ALL OTHER AREAS WHERE OBSCURE GLAZING IS SHOWN ON DRAWINGS.  
CHECK ALL NUMBERING AND QUANTITIES AGAINST PLANS AND ELEVATIONS AND NOTIFY THE ARCHITECT SHOULD ANY DISCREPANCIES OCCUR.  
CHECK ALL SILL LEVELS AGAINST FLOOR LEVELS.  
DO NOT SCALE OFF DRAWINGS FOR WINDOW DIMENSIONS.  
GLASS SIZES ARE SUGGESTED THICKNESS ONLY. MANUFACTURER TO CONFIRM SIZES ARE IN ACCORDANCE WITH CODE REQUIREMENTS AND AS 1288 PRIOR TO FABRICATION.

WINDOWS AND DOORS  
WINDOW DIMENSIONS ARE APPROXIMATE ONLY AND ARE SHOWN DEPTH AND WIDTH. ANY DIMENSIONS RELATING TO WINDOW AND DOOR OPENINGS SHOULD BE CONFIRMED WITH MANUFACTURER PRIOR TO COMMENCING ANY WORK.  
ALL WINDOWS TO BE CONFIRMED BETWEEN BUILDER OR CLIENT WITH WINDOW MANUFACTURER BEFORE ORDERING DUE TO DIFFERENT STYLES OF WINDOWS AND WINDOW SIZES.  
DOORS TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS OR SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND NEAREST PART OF THE DOORWAY.  
WINDOWS TO HABITABLE ROOMS SHALL FACE A LIGHT COURT (0.1M MIN) OR OTHER OPEN SPACE TO THE SKY WITH A 1M CLEAR DISTANCE BETWEEN EDGE OF GUTTER AND BOUNDARY.

PLUMBING  
LICENSED PLUMBER SHOULD BE AUTHORIZED TO COMPLETE THE JOB, THE WHOLE OF THE WATER SUPPLY, GENERAL AND SANITARY.

ELECTRICAL  
AN AUTHORIZED ELECTRICAL CONTRACTOR SHOULD BE APPOINTED TO CARRY OUT THE ELECTRICAL INSTALLATION.

PLASTERING  
PLASTER SHEET SHALL BE SUPPORTED BY 450MM CENTRES, WITH FLUSH JOINTED THROUGHOUT, THIS REFERS TO 10MM PLASTER BOARDS. PLASTER SHEET SHALL BE SUPPORTED BY 600MM CENTERS, THIS REFERS TO 13MM PLASTER BOARD.

WET AREAS  
ALL WET AREAS TO COMPLY WITH NCC 2019 VOL 1 AND AS 3740. ALL FLOORS OF BATHROOMS, WCs AND LAUNDRIES TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT 1800MM ABOVE THE FLOOR LEVEL TO SHOWER ENCLOSURES, AND 1500MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF IT IS 75MM OF THE WALL.

WATERPROOFING  
WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

INSULATIONS  
PROVIDE INSULATION AS PER MANUFACTURES SPECIFICATIONS IN CEILING AND WALLS AS PER ENERGY RATING. REFER TO ENERGY RATING FOR WALL AND CEILING INSULATIONS.

MECHANICAL VENTILATION  
ALL MECHANICAL VENTILATION TO BE 200MM x FAN AND TO EXTRACT 25L/SEC/MIN DUCTED TO EXTERNAL AIR.

SMOKE ALARMS  
SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786 AND UNDER NCC 2019. ALL SMOKE ALARMS MUST NOW ALL BE INTERLINKED WHERE MORE THAN ONE SMOKE ALARM IS INSTALLED. UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2, 3 BUILDING OR A CLASS 4 PART OF A BUILDING, IN WHICH THE SMOKE ALARM SHALL BE HARD WIRED WITH A BATTERY BACK - UP.

STAIRS CONSTRUCTION  
STEP SIZES OTHER THAN FOR SPIRAL STAIRS) TO BE:  
- RISERS 180MM MAXIMUM AND 135MM MINIMUM  
- TREADS 355MM MAXIMUM AND 240MM MINIMUM (PRIVATE STAIRS & 250MM PUBLIC STAIRS)  
- 2 R + 1G = 700MM MAXIMUM AND 550MM MINIMUM  
- 125 MM MAXIMUM GAP TO OPEN TRENDS  
- HEAD HEIGHT ABOVE NOSING OF TREAD MIN. 2000MM  
RISERS AND TREAD TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT.

PROVIDE NON-SLIP SURFACE TO TREADS AND A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN CLAUSE D2.13 NCC 2019 VOLUME 1 - SLIP RESISTANCE CLASSIFICATION FOR THE APPROPRIATE SURFACE CONDITION - WHEN TESTED IN ACCORDANCE WITH AS 4586. BUILDER TO USE DULUX INTERGRAIN ULTRA GRIP OR EQUIVALENT.

PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS, AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:  
- PROVIDE CONTINUOUS HANDRAIL 100MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS AND THE LIKE, AND  
- 865 MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND  
- VERTICAL WITH A 125MM MAXIMUM GAP BETWEEN, AND  
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150MM AND 140MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEED 400MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.  
- A SINGLE FLIGHT OF STAIRS SHALL NOT HAVE MORE THAN 18, OR LESS THAN 2 RISERS.

BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2019 VOLUME 1 D2.17 OR NCC2019 VOL2 PART 3.2.3 FOR CLASS 1 & 10 BUILDINGS.  
HAND RAILS TO BE 800MM MINIMUM ABOVE STAIR NOSING AND LANDING.  
BALUSTRADE SHOULD BE 100MM MINIMUM 1000MM AT LANDINGS OR 800MM ABOVE NOSING. BALUSTRADE OPENINGS SHALL NOT PERMIT A 125MM SPHERE TO PASS THROUGH THEM.

LANDING STEPS AND BALUSTRADES  
LANDING SHOULD BE 800MM X 800MM MINIMUM.  
BALUSTRADE SHOULD BE 100MM MINIMUM 1000MM AT LANDINGS OR 800MM ABOVE NOSING. BALUSTRADE OPENINGS SHALL NOT PERMIT A 125MM SPHERE TO PASS THROUGH THEM.

CONCRETE SLABS AND DRIVEWAY  
THE TOP OF SLAB SHALL BE 200MM MIN ABOVE FINISH GROUND LEVEL. NEAR ADJOINING LOCALLY TO 90MM. CONCRETE DRIVEWAYS SHALL BE 150MM MIN THICK REINFORCED WITH #6 MESH WITH MINIMUM OF 30MM TOP COVER.

LANDSCAPE  
ANY LANDSCAPE TO BE AS PER TOWN PLANNING PERMIT OR WILL BE SELECTED BY OWNER AND BUILDER. ANY EXISTING LANDSCAPE WHICH IS REMOVED TO COMPLETE WORK MUST BE PUT BACK AFTER COMPLETION AND MAKE GOOD.

WALL LEGEND  
EXTERNAL WALLS 150MM CONCRETE PANEL WALL AS PER SPEC  
INTERNAL WALLS PINE OR STEEL FRAMED STUDWORK WITH PLASTERBOARD LINED

ISSUED FOR CONSTRUCTION  
THESE DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES.  
IF ANY DISCREPANCIES ARE FOUND ON DRAWINGS PLEASE ASK, CONFIRM, PRIOR TO CONSTRUCTION.

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Date Plans Provided: 30/05/2025  
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General Notes:  
These drawings shall be read in conjunction with all relevant structural & all other consultants drawings details and specifications with any written instructions issued in the course of the contract.  
The builder/sub contractor shall check & verify all dimensions, setbacks, levels, legal point of discharge & specifications & all other relevant documentation prior to commencement of any works. Any discrepancies must be resolved prior to construction or ordering of materials. The builder shall be responsible for ensuring all building works comply with the current construction codes IF IN DOUBT PLEASE ASK.  
Do not scale drawings, use written dimensions which are indicated in millimetres unless otherwise noted. Figured dimensions take precedence over scaled dimensions.  
All materials & work practices shall comply with, but not limited to the Building Regulations NCC 2019 & all relevant current Australian Standards (as amended) referred to therein.  
Installation of all services shall comply with the respective supply authority requirements.  
All structural timber to comply to A.S. 1684 Light Timber Framing Code, also refer A.S. 1720, B.C.A. B1.3  
Where installed, provide an impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower and same to walls at 1800mm above floors and 1500mm above bath, sinks, basins, and trough splash backs and the like.  
Electrical switchboards located in the path of travel to exits to be enclosed in a metal or other non combustible cabinet with smoke proof doors. Provide a 2A/20B (E) Dry Chemical fire extinguisher complete with extinguisher identification signage all within 1.5m from the switchboard.  
Refer to fire services design for all hydrant, hose reels and extinguisher details.  
Refer to Civil Engineer's design and details for all stormwater, car parking and driveway construction requirements.  
Step sizes (other than for spiral stairs) to be:  
- Riser (R) 150mm maximum and 115mm minimum  
- Going (G) 355mm maximum and 250mm minimum for Public stairways and 355mm maximum and 240mm minimum for Private stairways  
- 2R + 1G = 700mm maximum & 550mm minimum  
- Constructed with a less than 125mm gap to open treads  
All treads, landings & the like to have non slip finish or suitable non skid strip near edge of nosing.  
Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:  
- 1100mm min. above finished surface level of balconies, landings or the like, and  
- 800mm min. above finished surface level of stair nosing or ramp, and  
- Vertical with a less than 125mm gap between, and  
- Any horizontal element within the balustrade between 150mm and 700mm above the floor must not facilitate climbing where changes in level exceeds 400mm above the surface beneath landings, ramps and/or treads.  
Hand rails to be 865mm minimum above stair nosing and landings  
12mm expansion control joints @ 6.0m max ctrs & located beside full height openings & behind downpipes in accordance with CH9 of the Cement & Concrete Association.  
90mm diameter stormwater drain P.V.C. with 300mm cover set to falls of 1:100 connected to Legal Point of Discharge & comply with Local Stormwater Policy. Inspection openings at bends & @ 9.0m runs.  
All downpipes, max 12.0m apart, to connect to stormwater drain & discharge to Local Authority Approval.  
The builder/sub contractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general ground moisture penetration, dampness, wetness and undermining of any building and its footing system.  
Glazing, including safety glass, shall be installed to a size, type & thickness so as to comply with:  
- NCC 2:09 Part 3.1 (a) Class 1 & 10 buildings within a design wind speed of not more than N3, and  
- NCC 2019 for Class 1 & 10 buildings.  
Wall framing (as per AS 4586) shall be installed to a size, type & thickness so as to comply with:  
- NCC 2:09 Part 3.1 (a) Class 1 & 10 buildings within a design wind speed of not more than N3, and  
- NCC 2019 for Class 1 & 10 buildings.  
The builder shall take all necessary steps to ensure the stability and general weatherability of all new and existing structures.  
For buildings in marine or coastal areas, all buildings shall have masonry units, mortar & all built-in components complying with the durability requirements of Table 9.1 of A.S.3700.  
These plans have been prepared for the exclusive use of the customer and for the purpose expressly notified to the author. Any other person who uses or relies on these plans, without the author's written consent does so at their own risk. No responsibility is accepted by the author for such use and/or reliance.  
The approval of this document is given on the basis that the builder/sub contractor shall be responsible for the stability and general weatherability of all new and existing structures. Any said variations must be accepted by all parties to the agreement & where applicable the Relevant Building Surveyor prior to implementation of the said variations.  
Fire hazard properties of materials and assemblies to comply with NCC Specifications C1.10  
Mechanical ventilation or air conditioning of rooms to be provided with a system complying with A.S. 1684.2 and A.S.1684.3.3.1 as amended. Exhaust outlets to be located no closer than 6.0m to fresh air inlets.

These drawings shall be read in conjunction with all relevant structural & all other consultants drawings details and specifications with any written instructions issued in the course of the contract.  
The builder/sub contractor shall check & verify all dimensions, setbacks, levels, legal point of discharge & specifications & all other relevant documentation prior to commencement of any works. Any discrepancies must be resolved prior to construction or ordering of materials. The builder shall be responsible for ensuring all building works comply with the current construction codes IF IN DOUBT PLEASE ASK.  
Do not scale drawings, use written dimensions which are indicated in millimetres unless otherwise noted. Figured dimensions take precedence over scaled dimensions.  
All materials & work practices shall comply with, but not limited to the Building Regulations NCC 2019 & all relevant current Australian Standards (as amended) referred to therein.  
Installation of all services shall comply with the respective supply authority requirements.  
All structural timber to comply to A.S. 1684 Light Timber Framing Code, also refer A.S. 1720, B.C.A. B1.3  
Where installed, provide an impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower and same to walls at 1800mm above floors and 1500mm above bath, sinks, basins, and trough splash backs and the like.  
Electrical switchboards located in the path of travel to exits to be enclosed in a metal or other non combustible cabinet with smoke proof doors. Provide a 2A/20B (E) Dry Chemical fire extinguisher complete with extinguisher identification signage all within 1.5m from the switchboard.  
Refer to fire services design for all hydrant, hose reels and extinguisher details.  
Refer to Civil Engineer's design and details for all stormwater, car parking and driveway construction requirements.  
Step sizes (other than for spiral stairs) to be:  
- Riser (R) 150mm maximum and 115mm minimum  
- Going (G) 355mm maximum and 250mm minimum for Public stairways and 355mm maximum and 240mm minimum for Private stairways  
- 2R + 1G = 700mm maximum & 550mm minimum  
- Constructed with a less than 125mm gap to open treads  
All treads, landings & the like to have non slip finish or suitable non skid strip near edge of nosing.  
Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:  
- 1100mm min. above finished surface level of balconies, landings or the like, and  
- 800mm min. above finished surface level of stair nosing or ramp, and  
- Vertical with a less than 125mm gap between, and  
- Any horizontal element within the balustrade between 150mm and 700mm above the floor must not facilitate climbing where changes in level exceeds 400mm above the surface beneath landings, ramps and/or treads.  
Hand rails to be 865mm minimum above stair nosing and landings  
12mm expansion control joints @ 6.0m max ctrs & located beside full height openings & behind downpipes in accordance with CH9 of the Cement & Concrete Association.  
90mm diameter stormwater drain P.V.C. with 300mm cover set to falls of 1:100 connected to Legal Point of Discharge & comply with Local Stormwater Policy. Inspection openings at bends & @ 9.0m runs.  
All downpipes, max 12.0m apart, to connect to stormwater drain & discharge to Local Authority Approval.  
The builder/sub contractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general ground moisture penetration, dampness, wetness and undermining of any building and its footing system.  
Glazing, including safety glass, shall be installed to a size, type & thickness so as to comply with:  
- NCC 2:09 Part 3.1 (a) Class 1 & 10 buildings within a design wind speed of not more than N3, and  
- NCC 2019 for Class 1 & 10 buildings.  
Wall framing (as per AS 4586) shall be installed to a size, type & thickness so as to comply with:  
- NCC 2:09 Part 3.1 (a) Class 1 & 10 buildings within a design wind speed of not more than N3, and  
- NCC 2019 for Class 1 & 10 buildings.  
The builder shall take all necessary steps to ensure the stability and general weatherability of all new and existing structures.  
For buildings in marine or coastal areas, all buildings shall have masonry units, mortar & all built-in components complying with the durability requirements of Table 9.1 of A.S.3700.  
These plans have been prepared for the exclusive use of the customer and for the purpose expressly notified to the author. Any other person who uses or relies on these plans, without the author's written consent does so at their own risk. No responsibility is accepted by the author for such use and/or reliance.  
The approval of this document is given on the basis that the builder/sub contractor shall be responsible for the stability and general weatherability of all new and existing structures. Any said variations must be accepted by all parties to the agreement & where applicable the Relevant Building Surveyor prior to implementation of the said variations.  
Fire hazard properties of materials and assemblies to comply with NCC Specifications C1.10  
Mechanical ventilation or air conditioning of rooms to be provided with a system complying with A.S. 1684.2 and A.S.1684.3.3.1 as amended. Exhaust outlets to be located no closer than 6.0m to fresh air inlets.

These drawings shall be read in conjunction with all relevant structural & all other consultants drawings details and specifications with any written instructions issued in the course of the contract.  
The builder/sub contractor shall check & verify all dimensions, setbacks, levels, legal point of discharge & specifications & all other relevant documentation prior to commencement of any works. Any discrepancies must be resolved prior to construction or ordering of materials. The builder shall be responsible for ensuring all building works comply with the current construction codes IF IN DOUBT PLEASE ASK.  
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12mm expansion control joints @ 6.0m max ctrs & located beside full height openings & behind downpipes in accordance with CH9 of the Cement & Concrete Association.  
90mm diameter stormwater drain P.V.C. with







LEGEND

ITEM

PROPOSED

EXISTING

STORMWATER DRAIN

INSPECTION OPENING TO SURFACE

STORMWATER PIT (concrete cover)

STORMWATER PIT (grated cover)

STORMWATER PIT HEEL GUARD (grated cover)

STORMWATER DOWNPIPE

EXISTING SURFACE LEVEL

PAVEMENT OR SURFACE LEVEL X P.52.95

DRAIN INVERT LEVEL

EXPANSION JOINT

CONTROL JOINT (S.C.J.)

STORMWATER DRAIN

INSPECTION OPENING TO SURFACE

STORMWATER PIT (concrete cover)

STORMWATER PIT (grated cover)

STORMWATER PIT HEEL GUARD (grated cover)

STORMWATER DOWNPIPE

EXISTING SURFACE LEVEL

PAVEMENT OR SURFACE LEVEL X P.52.95

DRAIN INVERT LEVEL

EXPANSION JOINT

CONTROL JOINT (S.C.J.)

WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION WORK.

ISSUED FOR CONSTRUCTION

THESE DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES.

IF ANY DISCREPANCIES ARE FOUND ON DRAWINGS PLEASE ASK-CONFIRM, PROJ. TO CONSTRUCTION.

Note:

A TERRAZZO BARRIER OR COMBINATION OF BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH AS 3660.1 2000 & PART 3.1 OF BCA.

Note:

CONTRACTOR TO PROVIDE DETAILS IN RELATION TO THE PICTORIAL, BRAILLE AND TACTILE SIGNAGE FOR EXITS, LIFTS AND COMMON ROOMS IN ACCORDANCE WITH AS1428.1, AS1428.4 AND D3.6 OF THE BCA.

NOTES:

ALL LEVELS SHOWN ON THESE DRAWINGS ARE TO AHD, AND ARE IN REFERENCE TO FINISHED SURFACE SITE LEVELS AS PROVIDED BY SUPERIOR DESIGN.

NOTE:

PLEASE REFER TO CIVIL DRAWINGS DESIGN FOR LOCATION OF DOWN PIPES, PITS AND STORM WATER PIPE RUN TO DISCHARGE LOCATION AS REFERRED BY COUNCIL.

LEGEND

DP DOWNPIPE

SP SPREADER

B.G. BOX GUTTER

RWH RAIN WATER HEAD

SD SUMP DRAIN

FW FLOOR WASTE

SB ELEC SWITCH BOARD

HW HOT WATER UNIT

EXIT ILLUMINATED EXIT SIGN

FR FIRE HOSE REEL

PH FIRE HYDRANT

CF CEILING FAN

SV SEWER VENT RISER

ABE ABE PORTABLE FIRE EXTINGUISHER IN ACCORD. WITH AS 2444

EM-1 EMERGENCY LIGHT

EM-2 EMERGENCY LIGHT

B 150 dia BOLLARD

ER EXHAUST RISER

C COLUMN

CONCRETE WALL

SHOTCRETE

IMPACT WALL

BLOCKWORK WALL

INSULATED WALL

HEBEL PANEL

EXISTING GROUND LEVELS

SPRINKLER DRENCHER

SEMP REQUIREMENTS:

(A) PRIOR TO COMMENCEMENT OF WORKS, CONTRACTORS MUST BE INDUCTED INTO THE SEMP AND ALL FLORA AND FAUNA CONSERVATION REQUIREMENTS.

(B) PRIOR TO CERTIFICATION, THE WORKS ZONE MUST BE ENCLOSED BY SECURE AND OBVIOUS TEMPORARY FENCING. THE WORK ZONE FENCE MUST REMAIN IN PLACE UNTIL WORKS ARE COMPLETED. FILL, MACHINERY AND BUILDING MATERIALS MUST NOT BE PLACED OUTSIDE OF THE WORKS ZONE.

(C) ALL LITTER AND BUILDING WASTE MUST BE CONTAINED ON THE SITE AND MUST NOT BE ALLOWED TO LEAVE THE SITE UNTIL THE TIME IT IS CORRECTLY DISPOSED OF.

(D) REMNANT TREES THAT ARE BEING RETAINED IN PUBLIC OPEN SPACE MUST HAVE BOLLARDS PLACED AROUND THE TREE PROTECTION ZONE (AS DEFINED BY AUSTRALIAN STANDARD AS 4970). THE AREA UNDER THE TREE MUST BE MULCHED AND PLANTED WITH APPROPRIATE GROUND COVER SPECIES TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

(E) ALL EARTHWORKS MUST BE UNDERTAKEN IN A MANNER THAT WILL MINIMISE SOIL EROSION AND ADHERE TO CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL (EPA 1991) OR UPDATED VERSION.

(F) ANY CONSTRUCTION STOCKPILES, FILL AND MACHINERY MUST BE PLACED AWAY FROM AREAS SUPPORTING NATIVE VEGETATION AND DRAINAGE LINES TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

(G) NOXIOUS WEEDS MUST BE CONTROLLED. ANY WEED INFESTATIONS RESULTING FROM SOIL DISTURBANCE AND/OR THE IMPORTATION OF SAND, GRAVEL AND OTHER MATERIAL USED IN THE CONSTRUCTION PROCESS MUST BE CONTROLLED.

(H) PRIOR TO FELLING, TREES IDENTIFIED FOR REMOVAL MUST BE EXAMINED BY A QUALIFIED ZOOLOGIST FOR THE PRESENCE OF FAUNA, INCLUDING THOSE USING EXTERNAL NESTS (E.G. COMMON RINGTAIL POSSUMS, BIRD NESTS) AND TREE HOLLOWES. IF NATIVE FAUNA SPECIES ARE LOCATED, THEY ARE TO BE SALVAGED AND RELOCATED IN ACCORDANCE WITH ALL RELEVANT LEGISLATION AND APPROVALS, FURTHER TO CONSULTATION WITH THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING.

THIS COPIED DOCUMENT IS AVAILABLE FOR THE SOLE PURPOSE OF ENABLING ITS CONSIDERATION AND REVIEW AS PART OF A PLANNING PROCESS UNDER THE PLANNING AND ENVIRONMENT ACT 1987. THE DOCUMENT MUST NOT BE USED FOR ANY PURPOSE WHICH MAY BREACH COPYRIGHT LEGISLATION.

PLEASE NOTE: THE PLANS THAT HAVE BEEN PROVIDED TO YOU ARE FOR INFORMATION ONLY. ANY INFORMATION PROVIDED BY COUNCIL HOWEVER THEY ARE THE MOST RECENT VERSION AS AT THE DATE SHOWN BELOW.

Date Plans Provided: 30/05/2025

Level 1, Factory 6/ 25-27 Graham Crt, Hoppers Crossing Vic. 3029

PO Box 4104 Hoppers Crossing MDC VIC. 3029

e: Info@superior-design.com.au

e: Etn@superior-design.com.au

Ettore Carraro: DP-1729

General Notes:

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Installation of all services shall comply with the respective supply authority requirements.

All structural timber to comply to A.S.1404 Light Timber Framing Code, also refer A.S.1720, B.C.A. D1.3

Where installed, provide an impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower and same to walls at 1800mm above floors and 1500mm above bath, sinks, basins, and trough splash backs and the like.

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- Constructed with a less than 125mm gap to open treads

All treads, landings & the like to have non slip finish or suitable non skid strip near edge of nosing.

Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned are balustrades) to be:

- 1100mm min. above finished surface level of balconies, landings or the like, and
- 900mm min. above finished surface level of stair nosing or ramp, and
- Vertical with a less than 125mm gap between, and
- Any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landing, ramps and/or treads

Hand rails to be 865mm minimum above stair nosing and landings

12mm expansion control joints @ 6.0m max ctrs & located beside full height openings & behind downpipes in accordance with CIV3 of the Cement & Concrete Association.

90mm diameter stormwater drain P.V.C with 300mm cover set to falls of 1:100 connected to Legal Point of Discharge & comply with Local Stormwater Policy. Inspection openings at bends @ 9.0m runs.

All downpipes, max 12.0m apart, to connect to stormwater drain & discharge to Local Authority Approval.

The builder/ sub contractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

Glassing, including safety glass, shall be installed to a size, type & thickness so as to comply with:

- NCC 2:109 Part 3.1, Class 1 & 10 buildings within a design wind speed of not more than N3, and
- NCC 2019 for Class 1 & 10 buildings within a design wind speed of not more than N3, and
- NCC 2019 for Class 1 & 10 buildings within a design wind speed of not more than N3, and

Wall framing (as per AS 4600) shall be installed to ensure the stability and general watertightness of all new and existing structures.

For buildings in marine or coastal environments shall have masonry units, mortar & all built in components complying with the durability requirements of Table 5.1.1 of A.S.3700.

These plans have been prepared for the exclusive use by the Client of 22 Concorde Crescent, Werribee for the purpose of obtaining a building permit for the construction of the proposed building. Any other person who uses these plans without the written consent of SUPERIOR DESIGN shall be liable to the Client for any loss or damage suffered by them. SUPERIOR DESIGN shall not be responsible for any loss or damage suffered by them.

The approval of this certificate of endorsement of the plans, work practice, variation or the like is not an authorisation to build or a contract variation. Any said variations must be accepted by all parties to the agreement & where applicable the Relevant Building Surveyor prior to implementation of the said variations.

The builder shall take all reasonable steps to ensure the stability and general watertightness of all new and existing structures.

Mechanical ventilation or air conditioning of rooms to be provided with a system complying with A.S.1404.2 and A.S/N.Z.S.3666.1 as amended. Exhaust outlets to be located no closer than 6.0m to fresh air inlets.

SITE AREAS:

BUILDING FOOTPRINT

SITE AREA

GND SITE COVERAGE

HARD STAND

AREAS:

WAREHOUSE 1

GROUND FL:

WAREHOUSE 1

FIRST FL:

TOTAL:

WAREHOUSE 2

GROUND FL:

WAREHOUSE 2

FIRST FL:

TOTAL:

PARKING CALC.:

NETT FLOOR AREA:

WAREHOUSE 1 : 224.9M²

OFFICE 1 : 28.9M²

NETT FLOOR AREA:

WAREHOUSE 2 : 224.9M²

OFFICE 2 : 28.9M²

CARS SPACES REQ.

CARS PROVIDED

Req. 2+1.5 Per 100m²=3.37

Req. 3.5 Per 100m²=0.98

Req. 2+1.5 Per 100m²=3.36

Req. 3.5 Per 100m²=0.98

10

9 Dis Incl.

WYNDHAM CITY COUNCIL

Town Planning

Advertised Documents

Plan: 3 of 8

Project:

Address:

Drawing Title:

Client:

Builder:

Building Surveyor:

Engineer:

Amendment:

Rev

By

Date

Amendment Description

Date:

Scale:

Drawn By:

Job No:

Sheet No:

19003

WD01

SITE PLAN



















Date Plans Provided: 30/05/2025  
Level 1, Factory & 25-27 Graham Crt, Hoppers Crossing Vic. 3029  
PO Box 4104 Hoppers Crossing, VIC. 3029  
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1.2m expansion control joints @ 6.0m max ctrs & located beside full height openings & behind downpipes in accordance with CIVD of the Cement & Concrete Association.

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Glassing, including safety glass, shall be installed to a size, type & thickness so as to comply with:

- NCC 2109 Part 3, 1.10
- AS/NZS 2208 Class 1 & 10 buildings within a design wind speed of not more than N3, and
- NCC 2019 for Class 1 & 10 buildings

Wall framing (as per AS 4600) to ensure the stability and general wall tightness of all new and existing structures.

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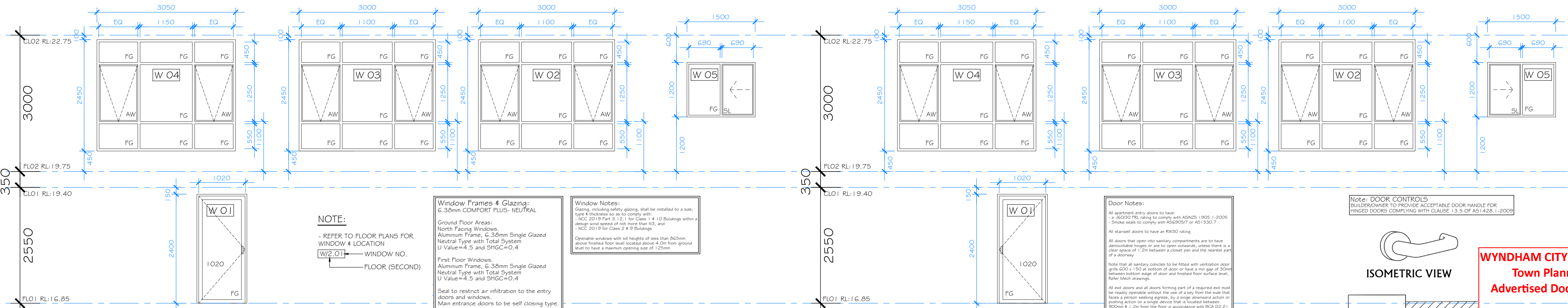
The hazard properties of materials and assemblies to comply with NCC Specifications C1.10

Mechanical ventilation or air conditioning of rooms to be provided with a system complying with A.S. 1604, 2 and A.S/N.Z.S. 3666.1 as amended. Exhaust outlets to be located no closer than 6.0m to fresh air inlets.

Project:		PROPOSED 2 WAREHOUSES	
Address:		No.22 (LOT13) CONCORDE CRESCENT, WERRIBEE	
Drawing Title:		WINDOWS, DIS WC & LIGHTING	
Client:		MACTRAM DEVELOPMENTS P/L	
Builder:			
Building Surveyor:			
Engineer:		STRUCTPLAN	
Amendment:			
Rev	By	Date	Amendment Description
A	EC	8/7/2020	BUILDING FURTHER INFO
B	EC	20/1/2021	SEWER TIES ALTERATION
Date:		03-02-2020	Job No: 19003
Scale:		1:100@A1 1:200@A3	Sheet No: WD06
Drawn By:		E.C.	



LIGHTING LAYOUT 1:100@A1



UNIT 1 WAREHOUSE WINDOW SCHEDULE 1:50@A1

UNIT 2 WAREHOUSE

ELECTRICAL LEGEND	
	SMOKE DETECTOR TO A.S. 3786
	GENERAL LIGHTS (BATTEN 25W)
	DOWNLIGHTS 8W LED
	DOUBLE FLUORESCENT EXTERNAL TYPE
	HOT WATER SERVICE
	EXHAUST FAN APPROX LOCATION
	IXL 4 EXHAUST FAN/HEAT LIGHT
	HI-BAY LAKE WAREHOUSE LIGHTING
	EMERGENCY LIGHTING MOUNTED AT A MIN OF 6.5M HIGH ABOVE FLOOR LEVEL WITHIN WAREHOUSES

HEAT LAMPS ARE EXEMPT

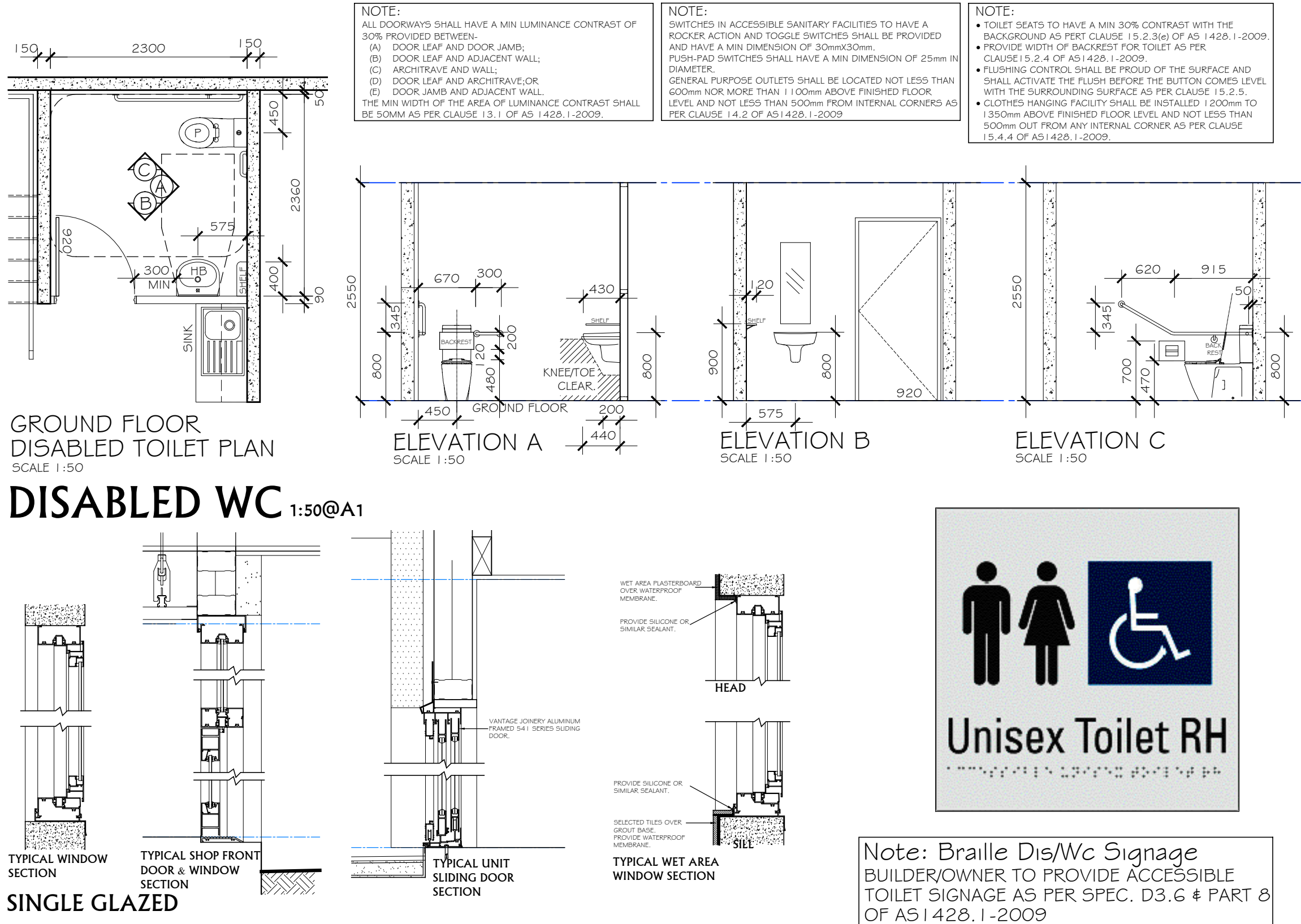
ARTIFICIAL LIGHTING TO COMPLY WITH A.S. 1680 & CLAUSE F4.2 ARTIFICIAL LIGHTING FROM THE NCC 2019

ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST:

- BE CONTROLLED BY A DAYLIGHT SENSOR OR;
- HAVE AN AVERAGE LIGHT SOURCE EFFICIENCY OF NOT LESS THAN 40 LUMENS/W

NOTE: ELECTRICAL CONTRACTOR TO ALLOW FOR DOUBLE POWER POINT FOR REQUIRED SERVICE EQUIPMENT

ISSUED FOR CONSTRUCTION  
THESE DRAWINGS TO BE USED FOR CONSTRUCTION PURPOSES.  
IF ANY DISCREPANCIES ARE FOUND ON DRAWINGS PLEASE ASK/CONFIRM PRIOR TO CONSTRUCTION.



Note: Braille Dis/Wc Signage  
BUILDER/OWNER TO PROVIDE ACCESSIBLE TOILET SIGNAGE AS PER SPEC. D3.6 & PART 8 OF AS 1428.1-2009

WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents  
Plan: 8 of 8