

DRAWING INDEX

Sheet Number	Sheet Name
1	COVER SHEET
2	3D VIEWS
3	EXISTING SITE PLAN
4	PROPOSED SITE PLAN - AREAS
5	FLOOR PLAN - GROUND
6	FLOOR PLAN - FIRST
7	ELEVATIONS
8	SECTION, COURTYARD FENCE DETAIL
9	ROOF PLAN
10	NOTES, ELECTRICAL LEGEND
11	SPECIFICATION
12	SOIL, WATER AND VEGETATION MANAGEMENT PLAN
13	DETAIL - DRIVEWAY CONSTRUCTION
14	DETAIL - RETAINING WALLS
15	LIGHTING & SIGNS
16	SCHEDULE OF BASIC COMMITMENTS, ANEF REQUIREMENTS
17	PARKING LAYOUT & AREAS
18	DRIVEWAY PLAN & SECTIONS
19	DETAILS - AMENITIES
20	DETAILS - CARETAKER - GROUND
21	DETAILS - CARETAKER - FIRST
22	BASIX CERTIFICATE
ATTACHED 1	CIVIL ENGINEERING (OSD)
ATTACHED 2	CIVIL ENGINEERING STORMWATER PLAN
C01	CIVIL ENGINEERING STORMWATER PLAN - DETAIL OSD TANK
C02	CIVIL ENGINEERING STORMWATER PLAN - DETAIL OSD TANK
C03	CIVIL ENGINEERING STORMWATER CALCULATIONS
J0	WINDOW SCHEDULE - 96 BAYLDON RD
J1	WINDOW SCHEDULE - WAREHOUSE UNITS
J2	WINDOW SCHEDULE - WAREHOUSE UNITS
J3	WINDOW SCHEDULE - WAREHOUSE UNITS
J4	WINDOW SCHEDULE - CARETAKER
J5	WINDOW SCHEDULE - CARETAKER
J6	WINDOW SCHEDULE - CARETAKER
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
NCC1	NCC PLAN
S0	STRUCTURAL
S1	STRUCTURAL
S2	STRUCTURAL
T1	TELFORDS BUILDING DETAILS
T2	TELFORDS BUILDING DETAILS
T3	TELFORDS BUILDING DETAILS
T4	TELFORDS BUILDING DETAILS
T5	TELFORDS BUILDING DETAILS
T6	TELFORDS BUILDING DETAILS
T7	TELFORDS BUILDING DETAILS
VMP1	VEHICLE MANOEUVRING PLAN

AS PER QCC REQUEST:

- STREET NUMBER RELOCATED
- ADDITIONAL CONSTRUCTION CERTIFICATE DETAILS ADDED
- AS PER QCC LETTER OF REQUEST

AS PER QCC REQUEST:

- DISABLED TOILET ACCESS REVISED
- ON-SITE FIRE HYDRANT DELETED

MINOR CHANGES INCORPORATED PRIOR TO COMMENCEMENT OF CONSTRUCTION:

- BUILDING HEIGHT, REDUCED
- WINDOWS ALTERED

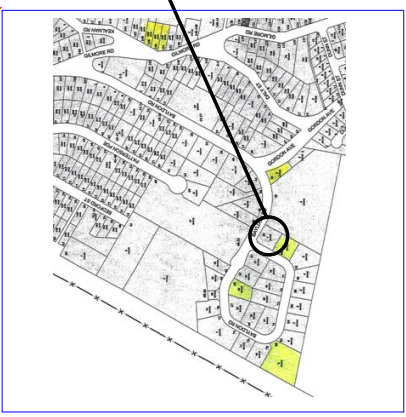
MINOR CHANGES INCORPORATED PRIOR TO COMMENCEMENT OF CONSTRUCTION:

- WINDOWS ALTERED

15/02/16 5
24/03/16 6
30/06/17 7
07/07/17 8

AMENDMENTS:

DATE	ITEM	DESCRIPTION	SHEET NO
21/01/13	1	ADDITIONAL DETAILS AS PER QCC REQUEST: -LETTER DATED 21/12/2012 ITEMS 1 TO 10	ALL
08/08/14	2	MODIFICATIONS: -STREET NUMBER CHANGED TO 96 -UNITS RE-NUMBERED AS -NUMBER OF UNITS CHANGED FROM 6 TO 5 (ONE UNIT DELETED) -FLOOR AREAS ADJUSTED ACCORDINGLY -FLOOR TO CEILING HEIGHTS REDUCED IN CARETAKER DWELLING -WINDOW HEIGHTS ADJUSTED -ROOF PITCH CHANGED FROM 3 DEG TO 5 DEG -ROLLER DOORS & LOADING SPACES MOVED IN UNITS 1 & 2 -WINDOWS MOVED TO SUIT -ROLLER DOOR CHANGES -BASIX CERTIFICATE REVISED	ALL
13/10/15	3	PLANS ISSUED FOR CC APPROVAL	ALL
08/12/15	4	PLANS ISSUED FOR WINDOW QUOTES	1, J0, J6



SITE OF WORK

LOCALITY PLAN
N.T.S.

COVER SHEET



ARCHITECTURAL & ENGINEERING DESIGN & DRAFTING

ACT & NSW - URBAN & RURAL

- SERVICES:**
- SHADOW DIAGRAMS
 - DUAL OCCUPANCY
 - TOWNHOUSES
 - COMMERCIAL
 - STRUCTURAL
 - LANDSCAPE DESIGN
 - SURVEYING
 - CIVIL DESIGN
 - 3D PRESENTATIONS
 - SITE ANALYSIS
 - LICENSED BUILDER
 - ACT & NSW
 - ENERGY RATING
 - SCHEME
 - PRESENTED
 - ASSESSOR

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QUEANBEYAN NSW 2620

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PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT

LOCATION:
LOT 1 DP 904032
NO 68 BAYLTON ROAD
QUEANBEYAN NSW 2620

CLIENT:
IDLAK PTY LTD
Phone:

BUILDER:
Phone:

DRAWING TITLE:
3D VIEWS

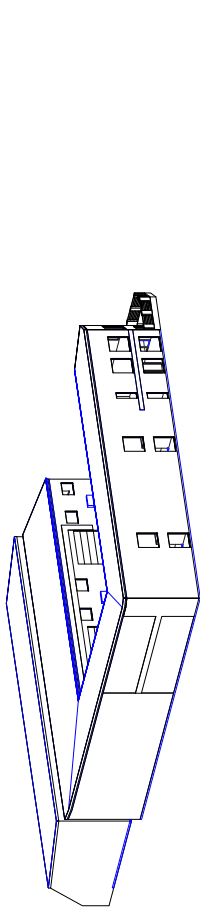
SCALE:

DATE: 16/05/2012
DESIGNED: DRAWN: CHECKED:
P.B. P.B. P.B.

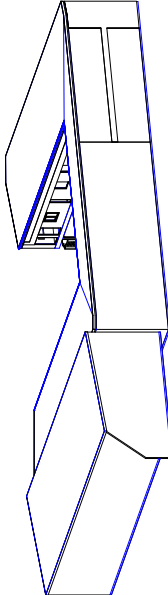
CAD FILE: DATE PLOTTED:
AMENDED:

DRAWING STATUS:
W.D.

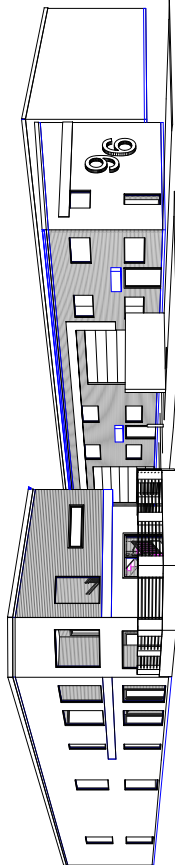
SHEET: 2 OF:
DWG No: REV: SHT SIZE:
A3



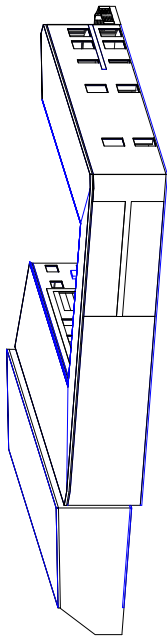
VIEW 2



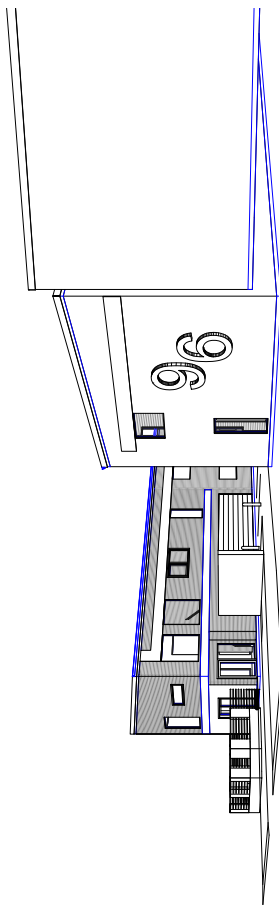
VIEW 3



PERSPECTIVE VIEW 1 - FRONT



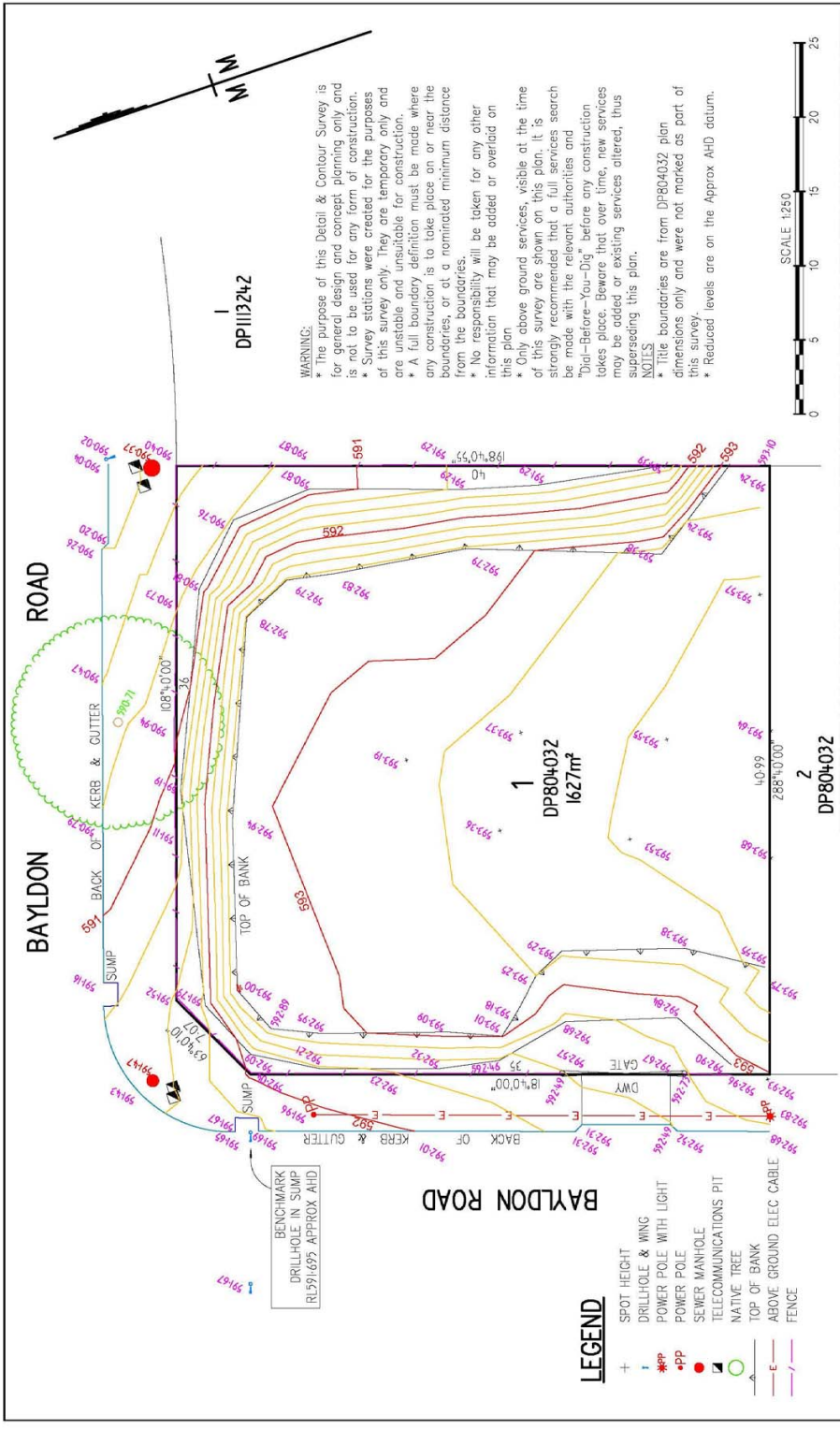
VIEW 4



PERSPECTIVE VIEW 2 - REAR

NOTE: GROUND LINES NOT SHOWN FOR CLARITY

3D VIEWS



WARNING:

- * The purpose of this Detail & Contour Survey is for general design and concept planning only and is not to be used for any form of construction.
- * Survey stations were created for the purposes of this survey only. They are temporary only and are unstable and unsuitable for construction.
- * A full boundary definition must be made where any construction is to take place on or near the boundaries, or at a nominated minimum distance from the boundaries.
- * No responsibility will be taken for any other information that may be added or overlaid on this plan.
- * Only above ground services, visible at the time of this survey are shown on this plan. It is strongly recommended that a full services search be made with the relevant authorities and "Dig-Before-You-Dig" before any construction takes place. Beware that over time, new services may be added or existing services altered, thus superseding this plan.

NOTES:

- * Title boundaries are from DP804032 plan dimensions only and were not marked as part of this survey.
- * Reduced levels are on the Approx AHD datum.

SURVEYOR EE		LEVEL DATUM AHD	DRAWING TITLE DETAIL & CONTOUR SURVEY	
CHECKED BY DSR		CONTOUR INTERVAL 0.25m	JOB NO. 11913	
APPROVED <i>Daniel Rowell</i>		DATE 2 / 2 / 2011	DRAWING REFERENCE 11913_DC01	
CLARKE & DI PAULI SURVEYORS PTY LTD A.B.N. 011 081 588 338 LEV 1, 91 MORARD ST, PO BOX 88 QUEANBEYAN, N.S.W. 2820 PHONE: (02) 62994565 FAX: (02) 62994560 e-mail: sta@dpaulli.com.au		PROJECT LOT 1, DP804032 BAYLDON ROAD QUEANBEYAN		REV SIZE -A3
BSI CLARKE & DI PAULI SURVEYORS		CLIENT IDALAK PTY LTD		
Quality Management System ISO: 9001 FS621065		DRAWING REFERENCE 11913_DC01		

PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT LOCATION:
LOT 1 DP 804032
NO 86 BAYLDON ROAD
QUEANBEYAN NSW 2820

CLIENT:
IDALAK PTY LTD

DATE: 16/05/2012

SCALE:

DRAWING STATUS:
W.D.

SHEET: 3 OF:

DWG No: REV: SHT SIZE:
A3

EXISTING SITE PLAN

FLOOR AREAS (GROSS AREAS)	
Name	Area (sq m)

UNIT 1 to 5 - STORAGE UNITS	686.2 m ²
UNIT 5A - CARETAKER - GARAGE	37.0 m ²
UNIT 5A - CARETAKER - LIVING FIRST	110.6 m ²
UNIT 5A - CARETAKER - LIVING GROUND	71.2 m ²
UNIT 5A - CARETAKER - PORCH	2.5 m ²
	907.5 m ²

ROOM SCHEDULE (NET AREAS)		
Number	Name	Area (sq m)

1	UNIT 1	99.4 m ²
2	UNIT 2	99.4 m ²
3	UNIT 3	162.0 m ²
4	UNIT 4	162.0 m ²
5	UNIT 5	99.4 m ²
5A	5A - CARETAKER DWELLING GARAGE	35.5 m ²
		657.8 m ²

PROJECT:
PROPOSED INDUSTRIAL DEVELOPMENT
LOCATION:
LOT 1 DP 804032
NO 96 BAYLDON ROAD
QUEANBEYAN NSW 2620

77m² DESIGN

ARCHITECTURAL & DESIGN & DRAFTING

ACT 5 (NEW) - URBAN & RURAL

SERVICES:
ARCHITECTURAL DESIGN
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
ELECTRICAL ENGINEERING
MECHANICAL ENGINEERING
PLUMBING ENGINEERING
STRUCTURAL ENGINEERING
SURVEYING
TRAFFIC ENGINEERING
WATER ENGINEERING

POSTAL ADDRESS:
77 M² DESIGN
15/16 BAYLDON ROAD
QUEANBEYAN NSW 2620

CLIENT:
IDLAK PTY LTD

DATE: 16/05/2012

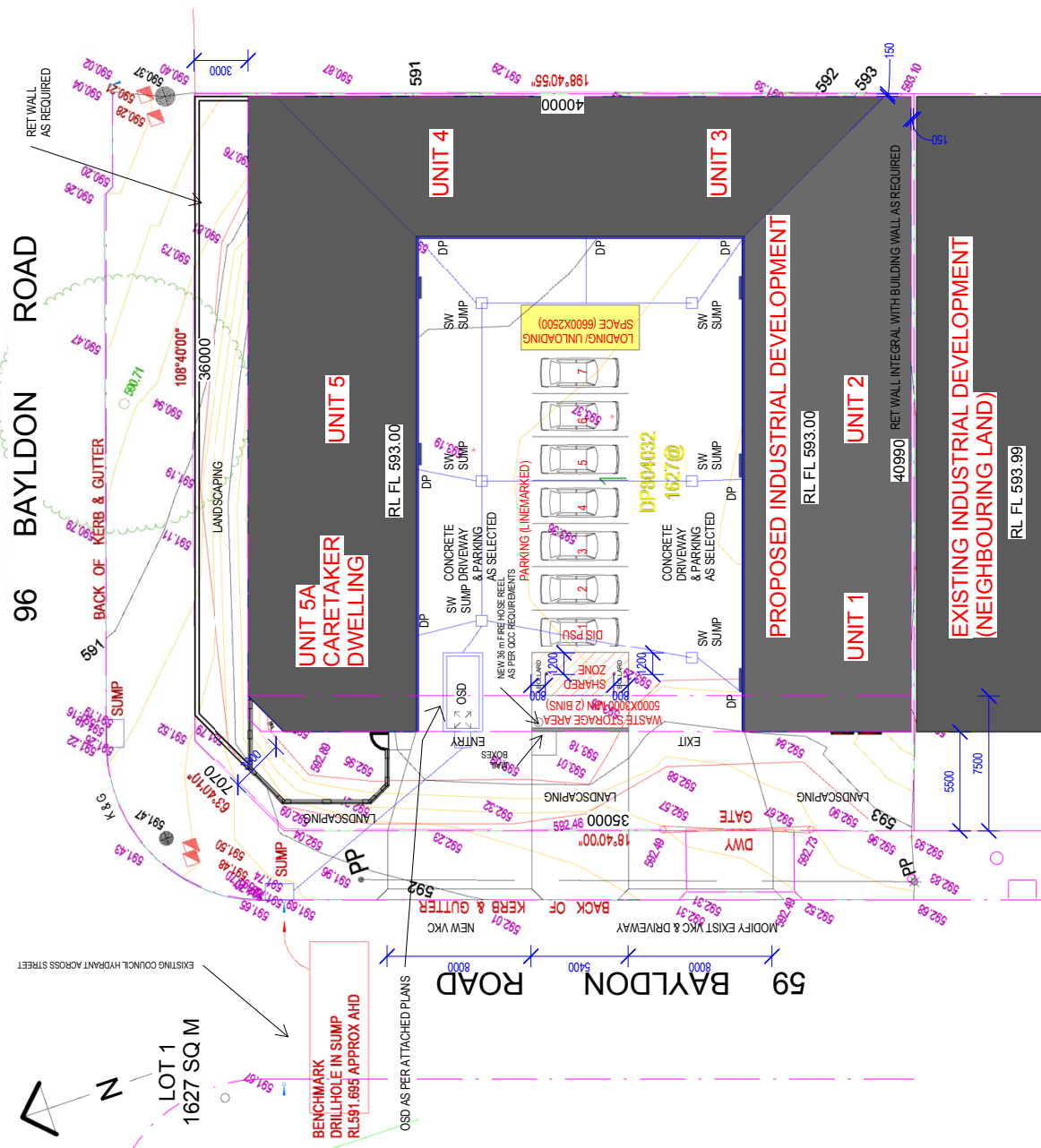
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DRAWING STATUS:
W.D.

SHEET: 4 OF:

DWG No: REV: SHT SIZE:

A3



SITE PLAN



PROPOSED SITE PLAN, AREAS



ARCHITECTURAL & ENGINEERING DESIGN & DRAFTING

ACT & NSW - URBAN & RURAL

SERVICES:

- SHADOW DIAGRAMS
- DUAL OCCUPANCY
- SITE ANALYSIS
- LICENCED BUILDER ACT & NSW
- COMMERCIAL
- STRUCTURAL
- LANDSCAPE DESIGN
- ENERGY RATING SCHEME
- SURVEYING
- COORDINATING
- CONSTRUCTION ASSESSOR
- 3D PRESENTATIONS

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PETER BLAZEWSKI
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PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT

LOCATION: LOT 1, DP 904032
NO 86 BAYLIDON ROAD
QUEANBEYAN NSW 2620

CLIENT: IDLAK PTY LTD
Phone:
BUILDER:
Phone:

DRAWING TITLE: FLOOR PLAN - GROUND

SCALE: 1:200

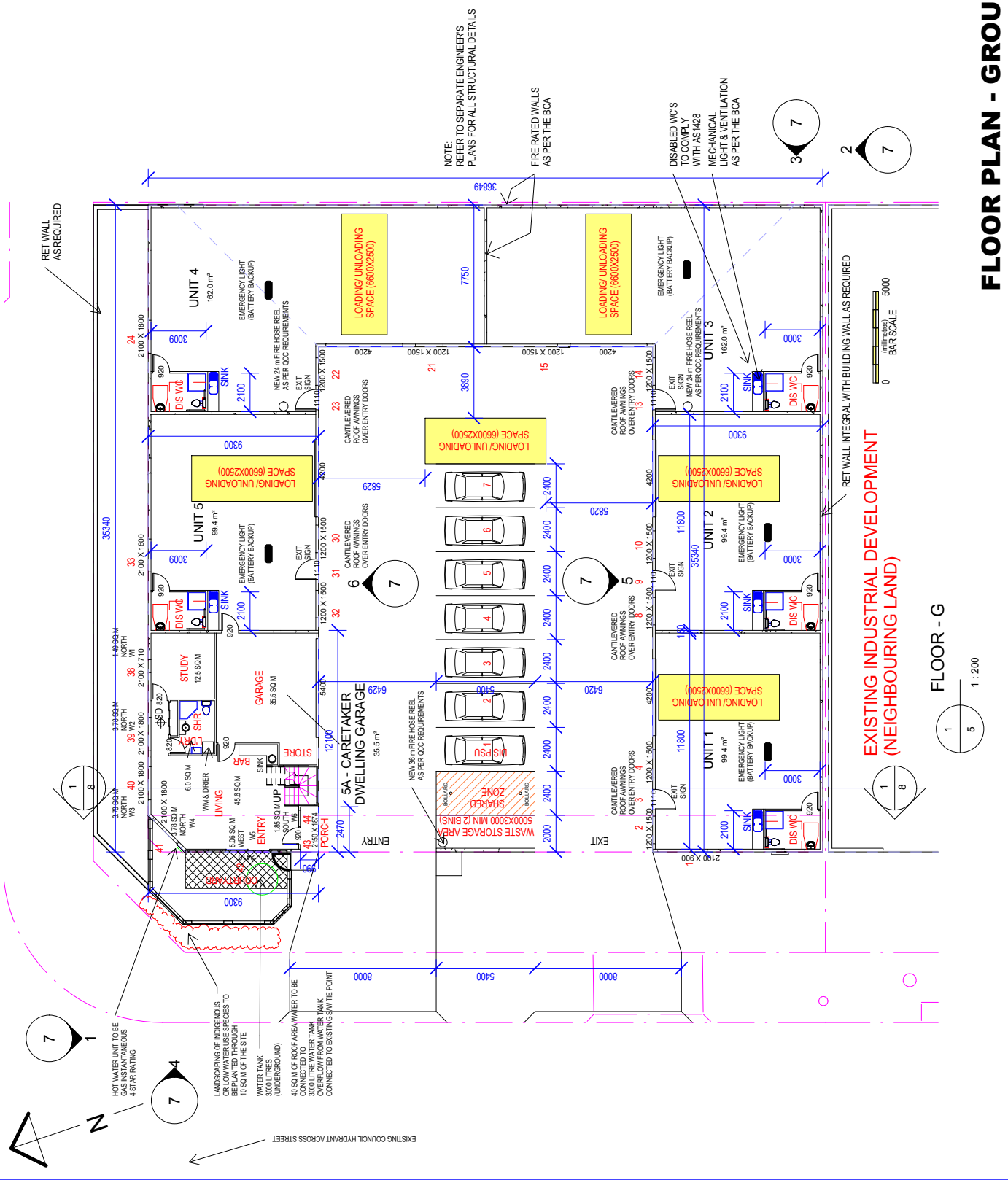
DATE: 16/05/2012

DESIGNED: DRAWN: CHECKED: P.B.
CAD FILE: DATE PLOTTED:

AMENDED:

DRAWING STATUS: W.D.
SHEET: 5 OF:
DWG No: REV: SHT SIZE: A3

\\ASPT\PROJECT FILES IN PROGRESS\11 JAMIE ROYAL INDUSTRIAL 96 BAYLIDON RD - FINAL - AMENDED 14/07/2012.rvt



FLOOR PLAN - GROUND

FLOOR - G
1:200