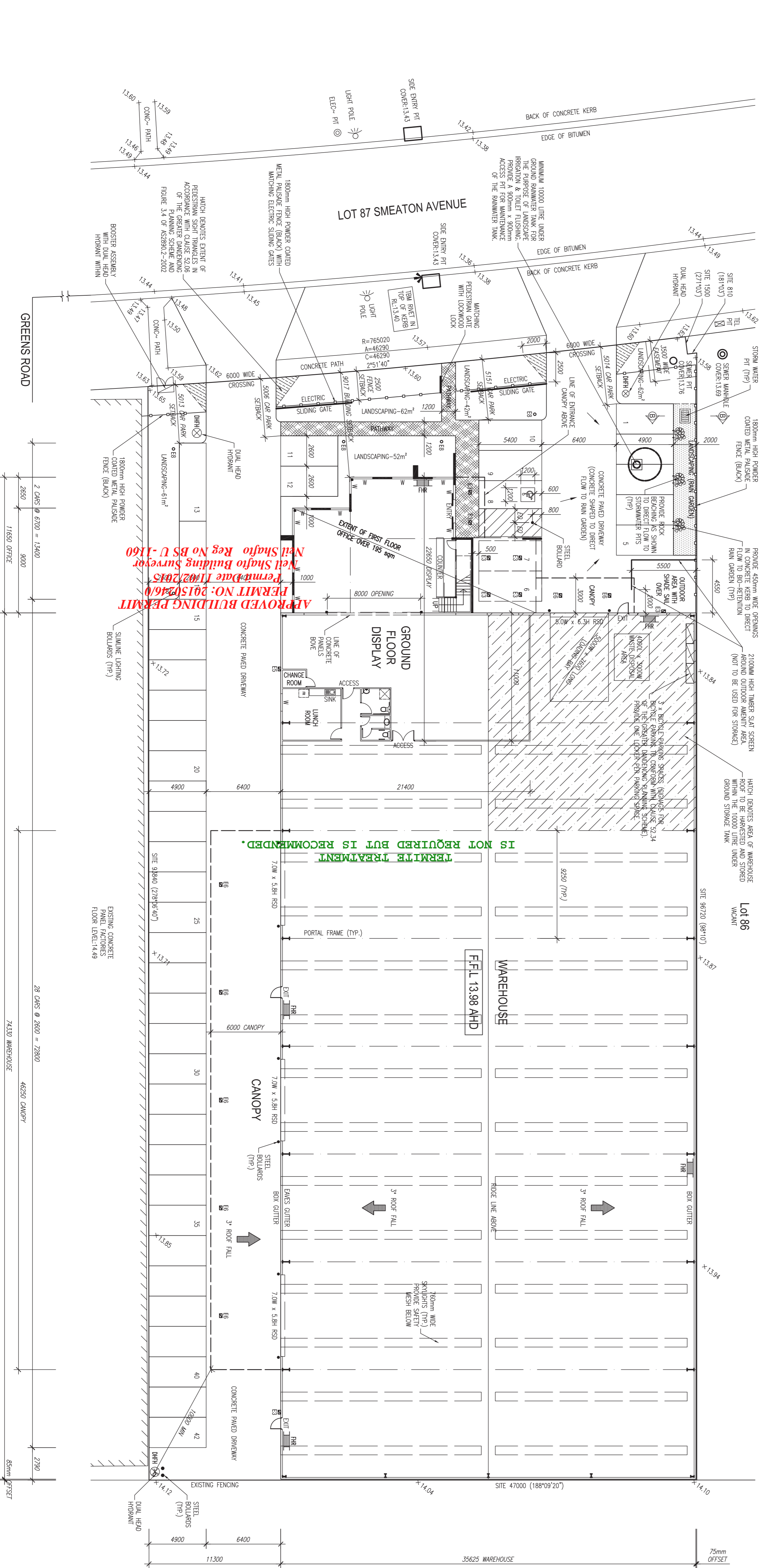
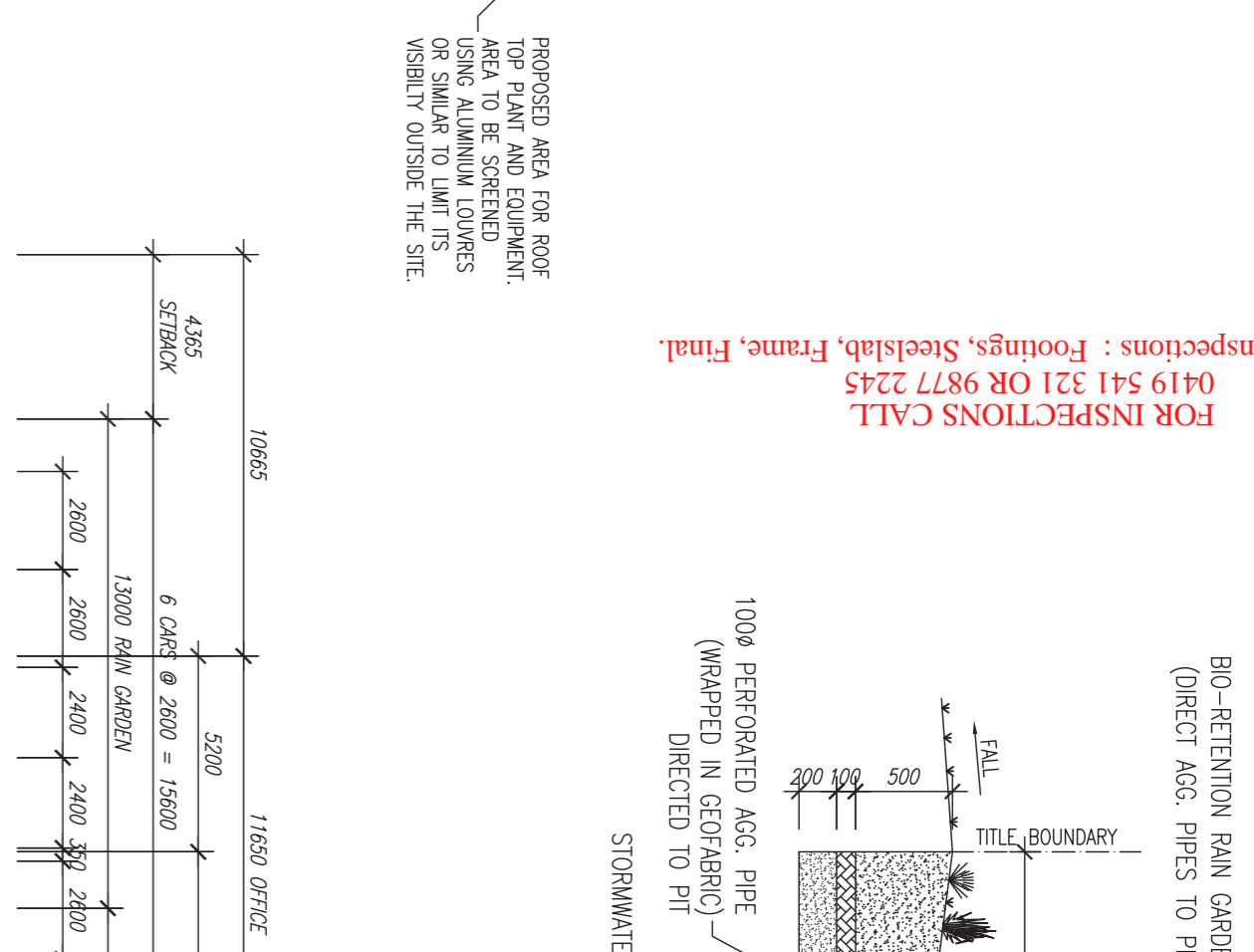
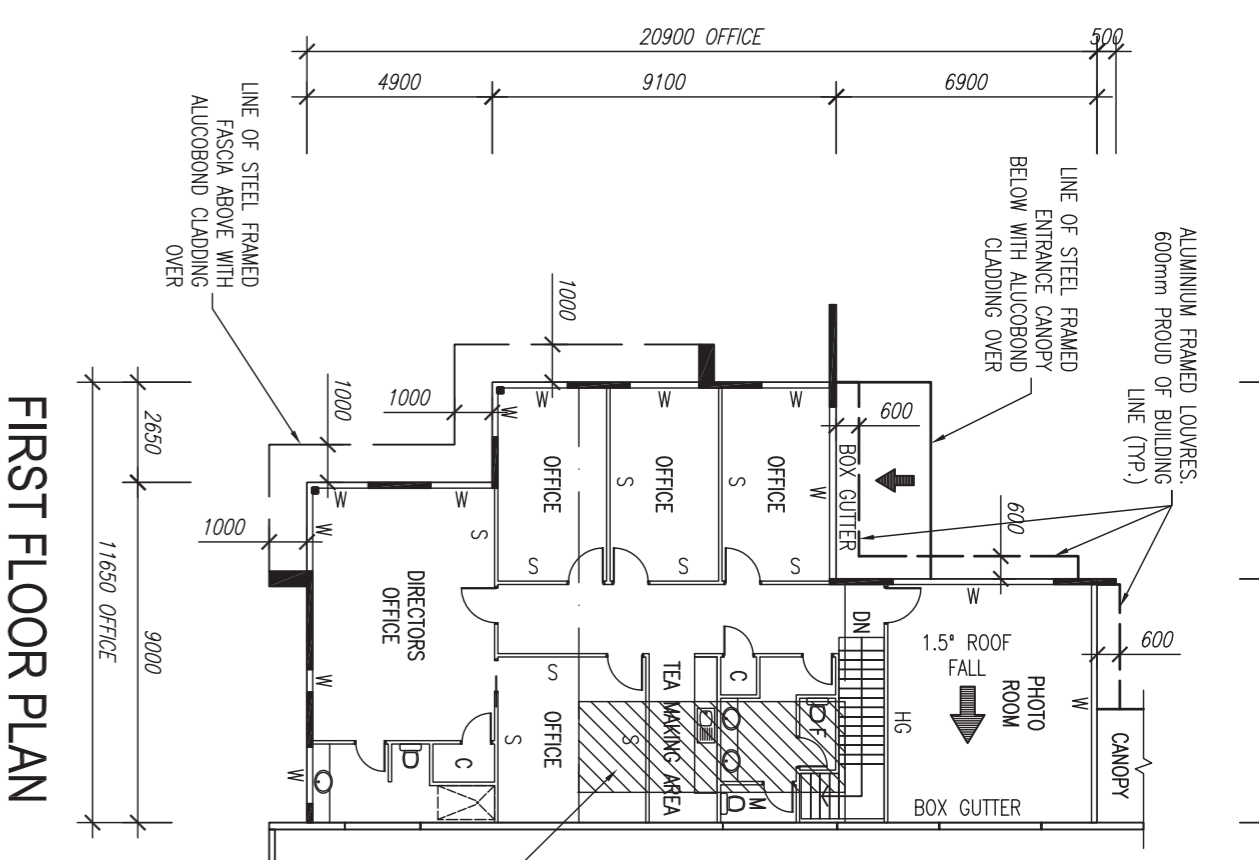
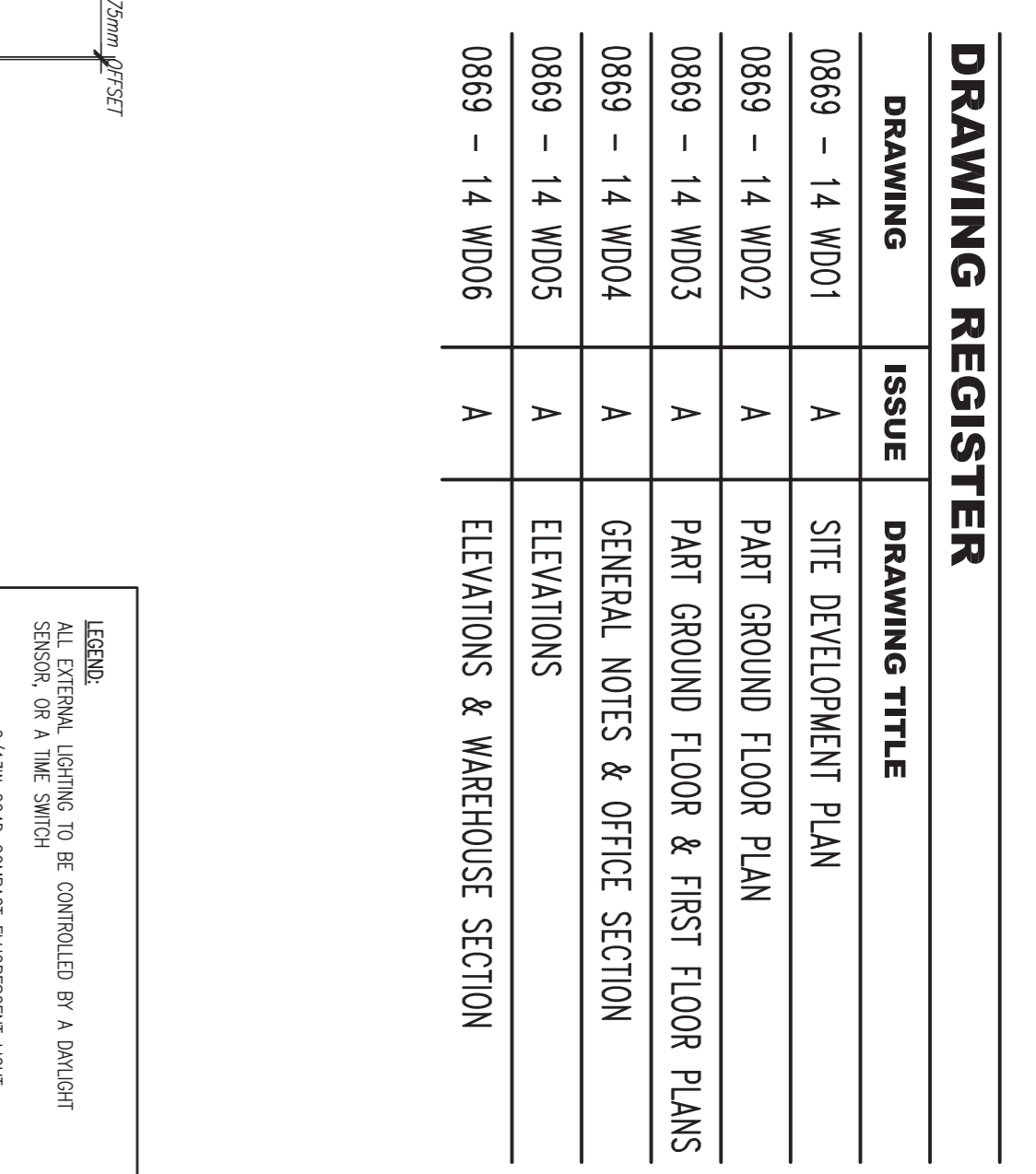
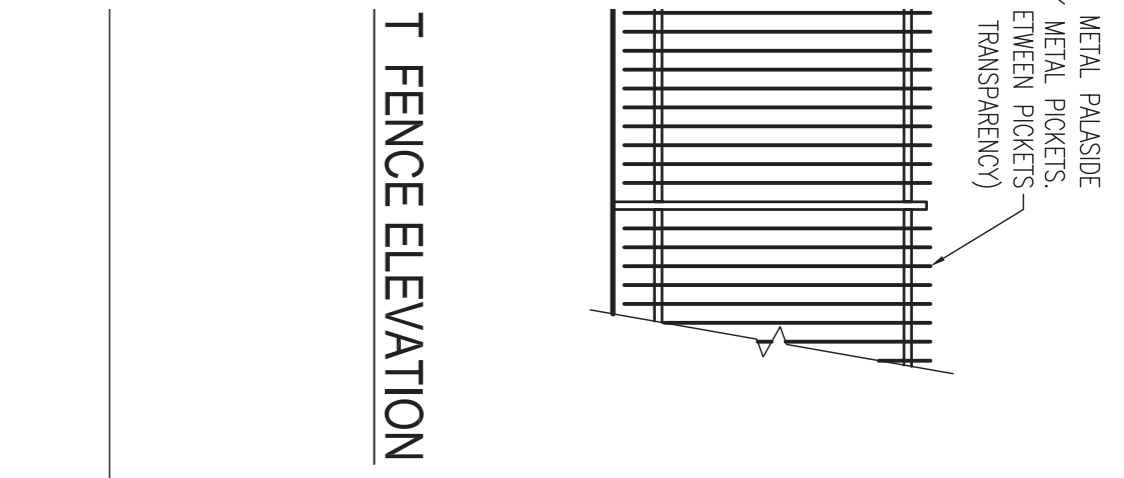


DRAWING REGISTER		
DRAWING	ISSUE	DRAWING TITLE
0869 - 14 WD01	A	SITE DEVELOPMENT PLAN
0869 - 14 WD02	A	PART GROUND FLOOR PLAN
0869 - 14 WD03	A	PART GROUND FLOOR & FIRST FLOOR PLANS
0869 - 14 WD04	A	GENERAL NOTES & OFFICE SECTION
0869 - 14 WD05	A	ELEVATIONS
0869 - 14 WD06	A	ELEVATIONS & WAREHOUSE SECTION

NEIL SHAFIRO BUILDING SURVEYOR
 Approved subject to compliance with the requirements of the Building Regulations and Council Local Laws and must be available for inspection at the site by the Relevant Building Inspector during the erection of such building. Under no circumstances must the Plan, Specification and/or Information be altered without written consent of the relevant Building Surveyor.
 Approved: *[Signature]*
 BSD-1160
 This consent does not represent approval over rights of others imposed by any land covenant.



AREAS: (MARKETING)

SITE AREA: (LOT 87) 4505 sqm

WAREHOUSE: 2455 sqm

GROUND FLOOR DISPLAY: 353 sqm

FIRST FLOOR OFFICE: 195 sqm

TOTAL: 3003 sqm

CAR PARKS: 42 OFF

- ALL CAR PARKS TO BE LINE MARKED AS SHOWN ON PLAN
- ALL CAR SPACES TO BE LINE MARKED IN ACCORDANCE WITH AS/NZS 2990.1-2004
- CAR PARK FOR DISABLED TO BE 2400W x 5400L MIN
- LOADING BAY TO BE 5000W x 6500H x 7600L MIN
- ALL DRIVEWAYS AND CAR PARKS TO HAVE 150mm THICK REINFORCED CONCRETE
- MINIMUM HEIGHT CLEARANCE ALONG ANY TRUCK VEHICLE TRAVEL PATH IN ACCORDANCE WITH AS 2990.2-2002
- THE ROADWAY, ASLE AND SERVICE BAY GRADIENTS SHALL BE IN ACCORDANCE WITH AS 2990.2-2002
- PATHWAYS TO BE CONCRETE PAVED UNLESS OTHERWISE NOTED
- RAMPES FOR DISABLED TO COMPLY WITH AS 1428.1-2009
- ALL SIGNAGE FOR DISABLED TO COMPLY TO NCC REGULATION 03.6 AND AS 1428.1 & 1428.2-2009

BCA Energy Efficiency

Complies with relevant Energy Efficiency Provisions, BCA Volume 1 - Part 3.12 & Victorian Appendix
 BCA Volume 2 - Part 3.12 & Victorian Appendix
 Practitioner number: DP-AD 245604
 Date: 2.2.15

APPROVED BUILDING PERMIT
 Permit No: 01502460
 Neil Shafiro Building Surveyor
 Neil Shafiro Reg No BS U-1160

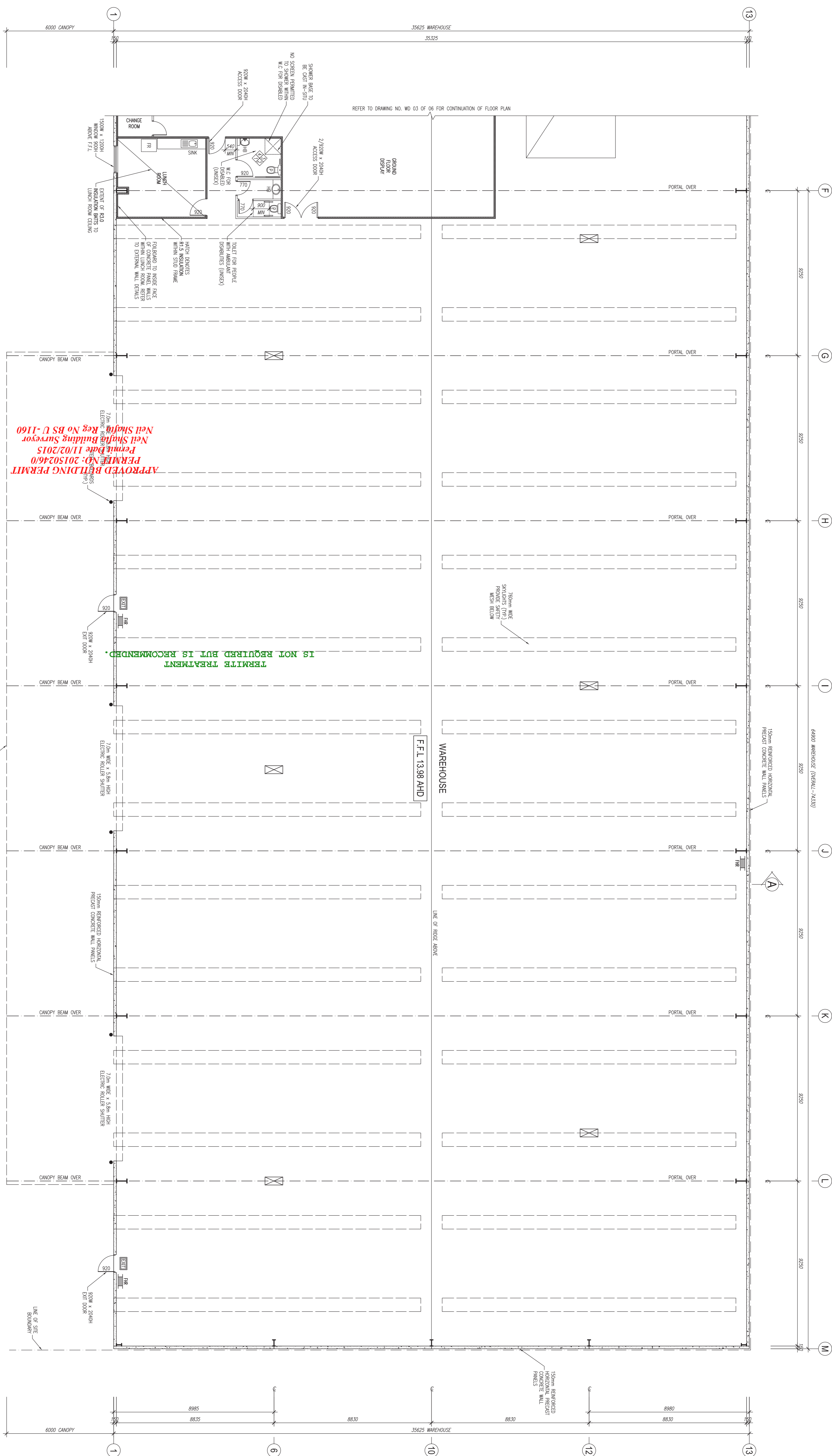
SITE DEVELOPMENT PLAN
 Scale 1:200

ISSUE	AMENDMENT	DATE
A	ISSUE TO CLIENT	30-04-15

QUALITY FIRST DESIGNS PTY LTD
 SUITE 6/ 73 ROBINSON STREET, DANDENONG VIC 3175
 PO BOX 4004, DANDENONG SOUTH VIC 3164
 PHONE 03 9706 8422 FAX 03 9706 7273
 EMAIL: marketing@qualityfirstdesigns.com.au

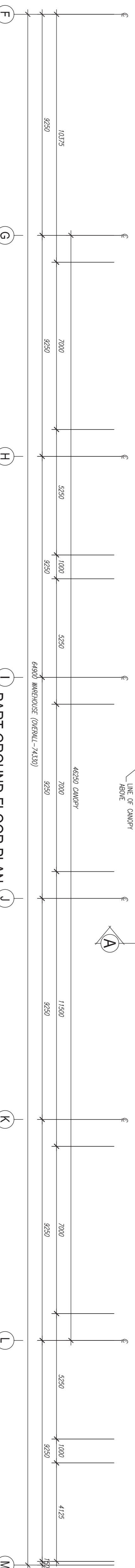
PROJECT: PROPOSED WAREHOUSE & OFFICE AT LOT 87 SMEATON AVENUE, DANDENONG SOUTH.

SCALE: 1:200 DATE: SEPT '14 ISSUE: A
 DRAWING NO: W01 OF 06
 DRAWN: M.W., REF. NO. 0869 - 14



APPROVED BUILDING PERMIT
 PERMIT NO: 201502460
 Permit Date 11/02/2015
 Neil Shingler Building Surveyor
 Reg No BS U-1160

PERMITE TREATMENT
 IS NOT REQUIRED BUT IS RECOMMENDED.



BCA Energy Efficiency

- Complies with relevant Energy Efficiency Provisions.
 - BCA Volume 1 - Part 4 & Victorian appendix
 - BCA Volume 2 - Part 3.12 & Victorian appendix
- Practitioner number: **DP-AD-24554**
 Signature: *[Signature]*
 Date: **2.2.15**



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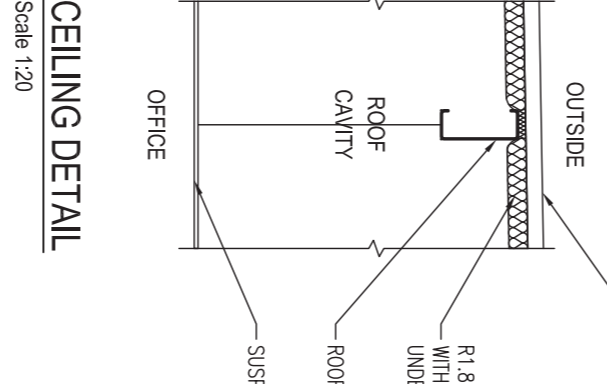
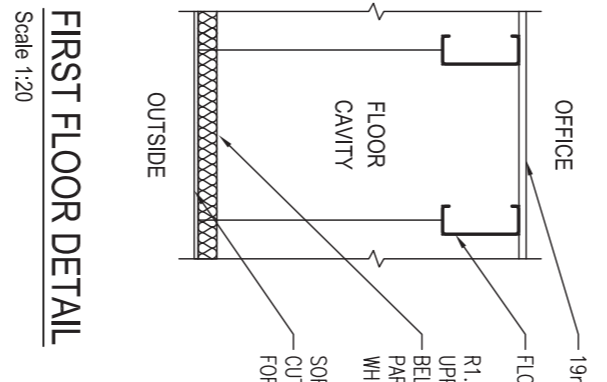
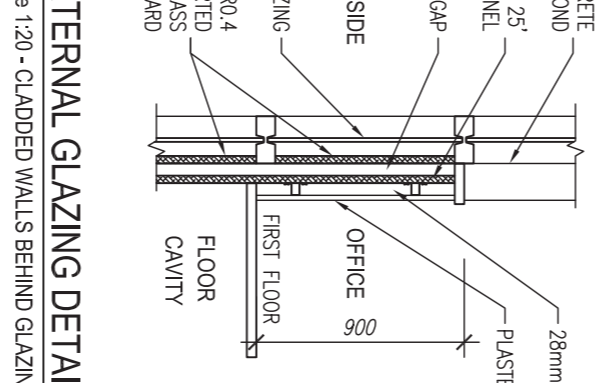
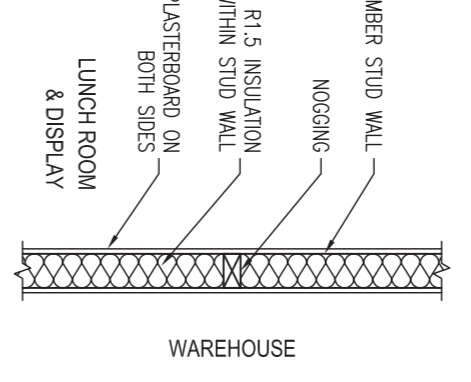
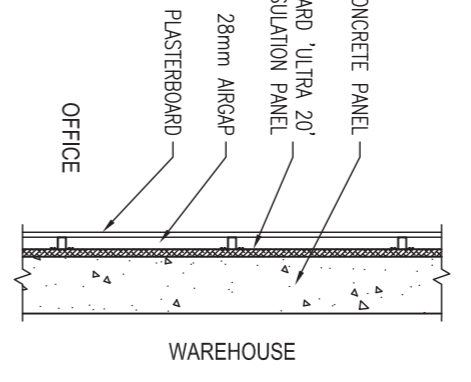
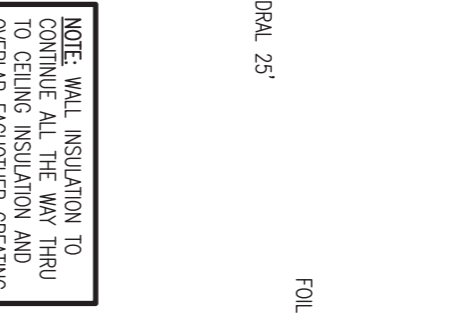
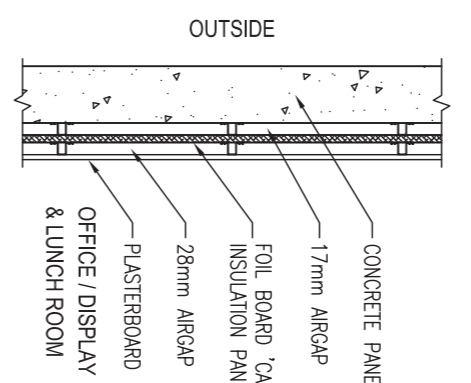
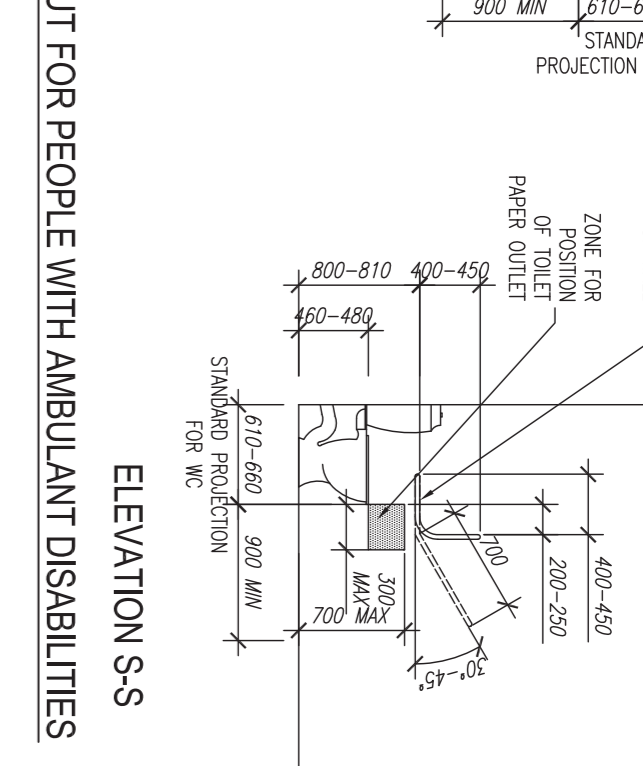
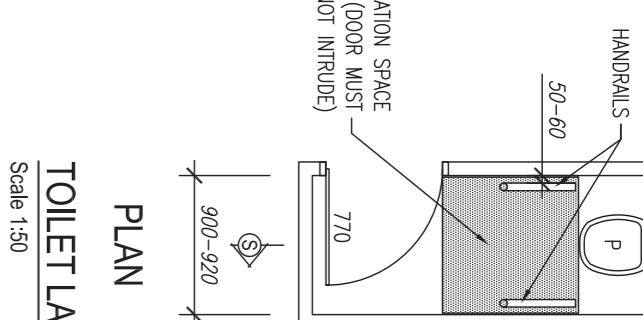
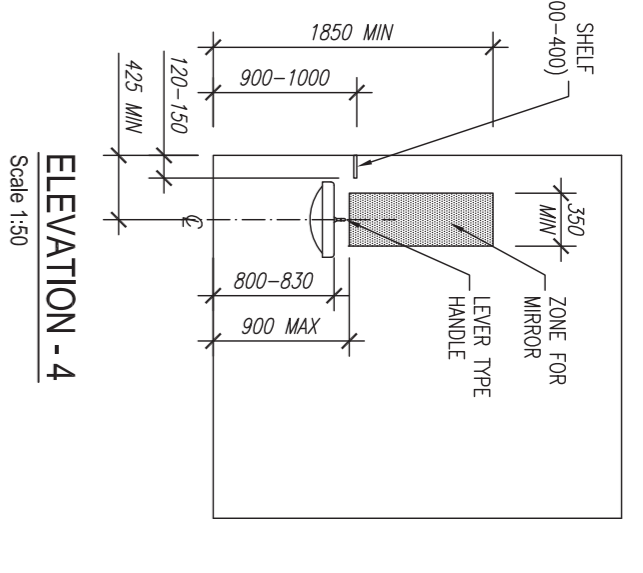
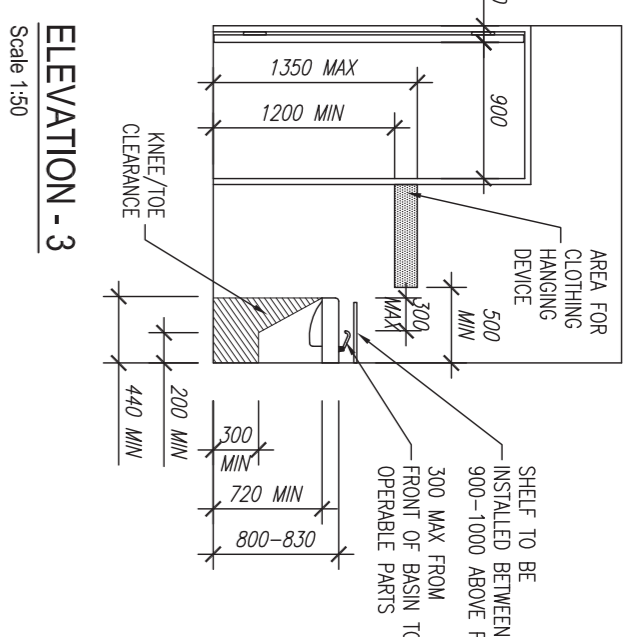
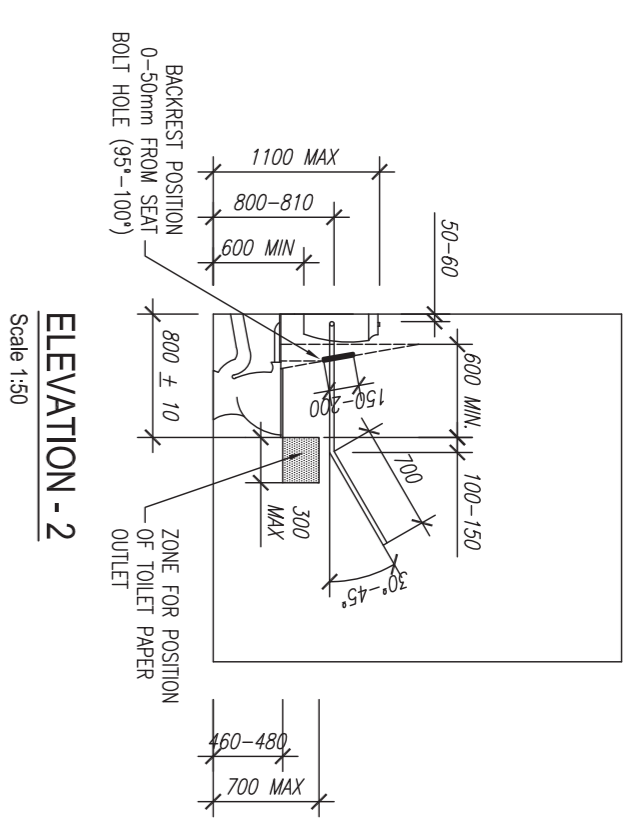
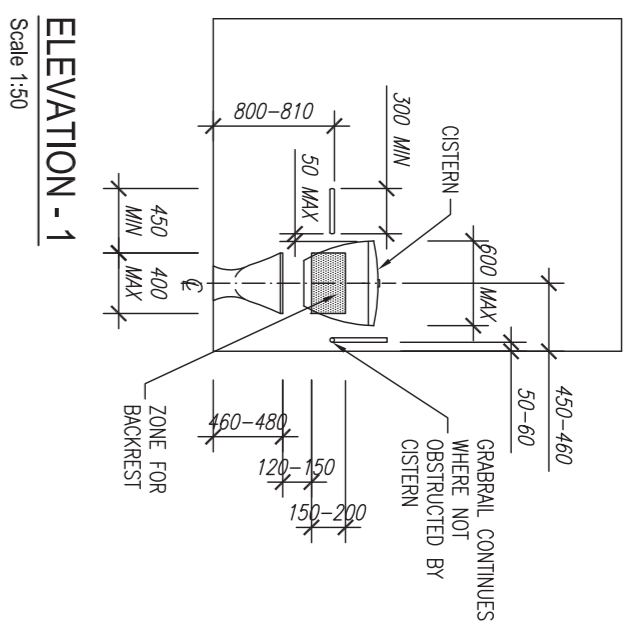
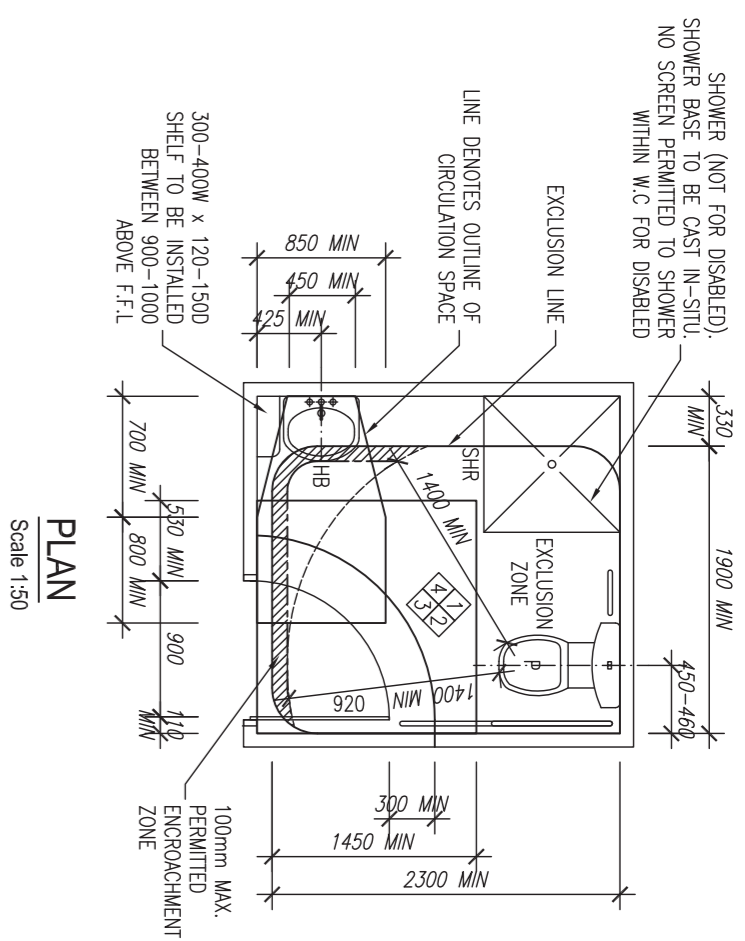
ISSUE	AMENDMENT	DATE
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 PHONE 03 9706 8422 FAX 03 9706 7273
 EMAIL: marketing@designs.com.au

PROJECT:
PROPOSED WAREHOUSE & OFFICE
AT LOT 87 SMEATON AVENUE,
DANDENONG SOUTH.

SCALE: 1:100 DATE: SEPT '14 ISSUE: A
 DRAWING NO: **WD 02 OF 06**
 DRAWN: M.W. REF. NO: **0869 - 14**

REFER TO DRAWING NO. WD 03 OF 06 FOR CONTINUATION OF FLOOR PLAN



ARCHITECTURAL NOTES:

GENERAL
 ALL LEVELS/DIMENSIONS/SETBACKS SHALL BE CHECKED & VERIFIED BY OWNER/ BUILDER OR SUB-CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS.
 ALL BUILDING WORKS TO CONFORM TO THE NATIONAL CONSTRUCTION CODE (NCC) SERIES 2014.
 DO NOT SCALE PLANS: USE WRITTEN DIMENSIONS ONLY. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL STRUCTURAL ENGINEERING AND CIVIL ENGINEERING DRAWINGS.
 ACCESS FOR PEOPLE WITH DISABILITIES SHALL BE PROVIDED BY THE OWNER IN ACCORDANCE WITH AS1428.1:2009, MAX 7.4% SLOPE 1:40.
 ALL SIGNAGE FOR DISABLED TO COMPLY TO NCC REGULATION D3.6 THE OWNER IS TO PROVIDE AN ESSENTIAL SERVICE REPORT IN KEEPING WITH THE BUILDING REGULATIONS 2006-1208 & 1210.
 EMPLOYEES: FEMALE: 10 MALE: 10
 TYPE OF CONSTRUCTION: TYPE C
 CLASSIFICATION: CLASS 5 OFFICE CLASS 7b WAREHOUSE

MECHANICAL VENTILATION

WAREHOUSE NATURAL LIGHT: ACTUAL: 358.30 sqm REQUIRE: 245.50 sqm
 WAREHOUSE NATURAL VENTILATION: ACTUAL: 158.93 sqm REQUIRE: 122.75 sqm
 OFFICE - PROVIDE MECHANICAL VENTILATION ACCORDANCE TO AS1688 1/4, 1/5 UNIT MOUNTED ON ROOF OR WALL.
 AMENITIES - PROVIDE MECHANICAL VENTILATION IN ACCORDANCE TO AS1688 VIA CEILING MOUNTED FAN WITHIN 25 L/s PER CUBICAL METRE TO EXTERNAL AIR THRU ROOF.
ROOF DETAILS
 ANY SPARKING MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5. PROVIDE ALUMINUM MESH UNDER. PROVIDE 750 mm WIDE SKYLIGHTS AS PER FLOOR PLAN. PROVIDE SAFETY WIRE UNDER. GRID MINIMUM 300x150x3 mm THICK.

FIRE PROTECTION

910 24 40B (E) DRY CHEMICAL FIRE EXTINGUISHER BUILDING TO BE EQUIPPED WITH 15m LIVE HOSE INSTALLED AT A HEIGHT BETWEEN 1500-2400mm FROM FINISHED FLOOR LEVEL TO CENTRE OF RELIEF VALVE AT HOSE/RELIEF VALVE TO BE 1000mm FROM FINISHED FLOOR LEVEL.
 910 24 40B (E) DRY CHEMICAL FIRE EXTINGUISHER LOCATED 2000 mm FROM ELECTRICAL SWITCHBOARD.
 EXTINGUISHER TO BE HUNG ON A SUITABLE HOOK.
 ALL FIRE SERVICE TO COMPLY TO NCC PART E1.4. FABRIC TO BE CONTINUED ON SITE.
 DUAL HEAD FIRE HYDRANT
FIRE INDICES
 FIRE HAZARD PROPERTIES OF COMBUSTIBLE MATERIAL TO COMPLY TO NCC REGULATION C1.10

GLAZING DETAILS

ALL GLAZING TO COMPLY TO AS 1288-2006. USE COMMERCIAL ALUMINIUM FRAMED SECTIONS. (CARPAL 400 SERIES OR SIMILAR). GLASS TO BE SUPPORTED AT ALL EDGES.
STAIR DETAILS
 TREADS: 250 MIN 335 MAX.
 HANDRAILS: 1020 mm ABOVE LANDINGS AND 865 mm ABOVE HANDING OF TREAD.
 BALUSTERS: MAX 125 mm SPACINGS. MIN DISTANCE BETWEEN STAIRS TO OFFICE TO HAVE OPaque RISERS. STAIRS TO BE IN ACCORDANCE WITH CLAUSE 9 OF A.S. 1428.1 2009.
GLAZING DETAILS
 ALL GLAZING TO COMPLY TO AS 1288-2006. USE COMMERCIAL ALUMINIUM FRAMED SECTIONS. (CARPAL 400 SERIES OR SIMILAR). GLASS TO BE SUPPORTED AT ALL EDGES.

IS NOT REQUIRED PERMITE TREATMENT IS RECOMMENDED.

APPROVED FOR THE DESIGN PERMIT NO: 201502460
 Neil Shafiqo Building Surveyor
 Permit Date 11/02/2015

SUMMARY OF BDA SECTION J REQUIREMENTS:
 BDA SECTION J TRENDS TO SIMPLY REQUIRED PROVISIONS. SEE ATTACHED BDA SECTION J ASSESSMENT - REFERENCE NO. 2014-233 PREPARED BY STATEWIDE RAINING SERVICE WHICH NEED TO BE READ IN CONJUNCTION WITH DESIGN PLANS. ANY VARIATION TO BE REVIEWED AND APPROVED ACCORDINGLY.
SUMMARY OF BDA SECTION J REQUIREMENTS:
CEILING:
 • R15 REFLECTIVE INSULATION BLANKET UNDER SHEET ROOFING.
 • R30 INSULATION BATTENS TO LUNCH ROOM & REAR PERKIN OF OFFICE.
 • NO SKYLIGHTS TO CONDENSED AREAS.
WALLS:
 • TO EXTERNAL CONCRETE PANEL WALLS FOLLOWING PROPRIETARY SYSTEM, USING OVERBOARD, 25 ON 17mm BATTENS FIXED TO CONCRETE PANELS THEN 28mm BATTENS WITH PLASTERBOARD OVER. WALLS BETWEEN CONDENSED AND UNCONDENSED ZONES FOLLOWING PROPRIETARY SYSTEM USING UTRIA 20 ON CONCRETE PANELS THEN 28mm BATTENS TO SPACERS CROSS CONTINUE WALL INSULATION METHOD. ADDRESS WITH ADDITIONAL R0.4 INSULATION NESTED BETWEEN UNCONDENSED ZONES. R1.5 BLANK INSULATION WITH FRAM-INSULATED WALLS TO EXTEND TO UNDERSIDE OF INSULATED ROOF OR CEILING.

SUMMARY OF BDA SECTION J REQUIREMENTS:
FLOOR:
 • R15 BLANK INSULATION TO UPPER OFFICE FLOOR WHERE OPEN BELOW. ENHANCE OVER SHEET GLAZING TO ALL EXTERNAL GLAZED WINDOWS.
 • COMMERCIAL ALUMINIUM WINDOW FRAMES (CARPAL SERIES UNITS (U=A.3, S=Q=3.7)).
 • NO REQUIREMENTS TO INTERNAL PARTITION GLAZING.
 • ALL PARTITION GLAZING TO BE 1000mm ABOVE FLOOR MANUFACTURE TO PROVIDE COMPLIANCE TO THESE RESULTS.
SKYLIGHTS:
 • ALL TO EXTERNAL ROOF AND WINDOWS AND SET CLOSING EXHAUST FANS TO BE INSTALLED. CHECK DAMPERS TO SOLID CLOSED/SELECTED BY CALYKING, OR LAMPING AND WIPING FOL ON WALLS.
AIR MOVEMENT:
 • MINIMUM 5% VENTILATION TO ALL HABITABLE AREAS, OR MECHANICAL VENTILATION PROVIDED.
MAINTENANCE:
 • ALL COMPONENTS MUST BE PROVIDED TO ALL PLANT EQUIPMENT AND COMPONENTS THAT REQUIRE MAINTENANCE IN ACCORDANCE WITH PART 12 OF THE BDA.

SUMMARY OF BDA SECTION J REQUIREMENTS:
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BCA Energy Efficiency
 Complies with relevant Energy Efficiency Provisions.
 BCA Volume 1 - Part J & Victorian appendix
 BCA Volume 2 - Part 3.12 & Victorian appendix
 Practitioner number: DP-AD 26504
 Date: 2.15
 Signature: _____

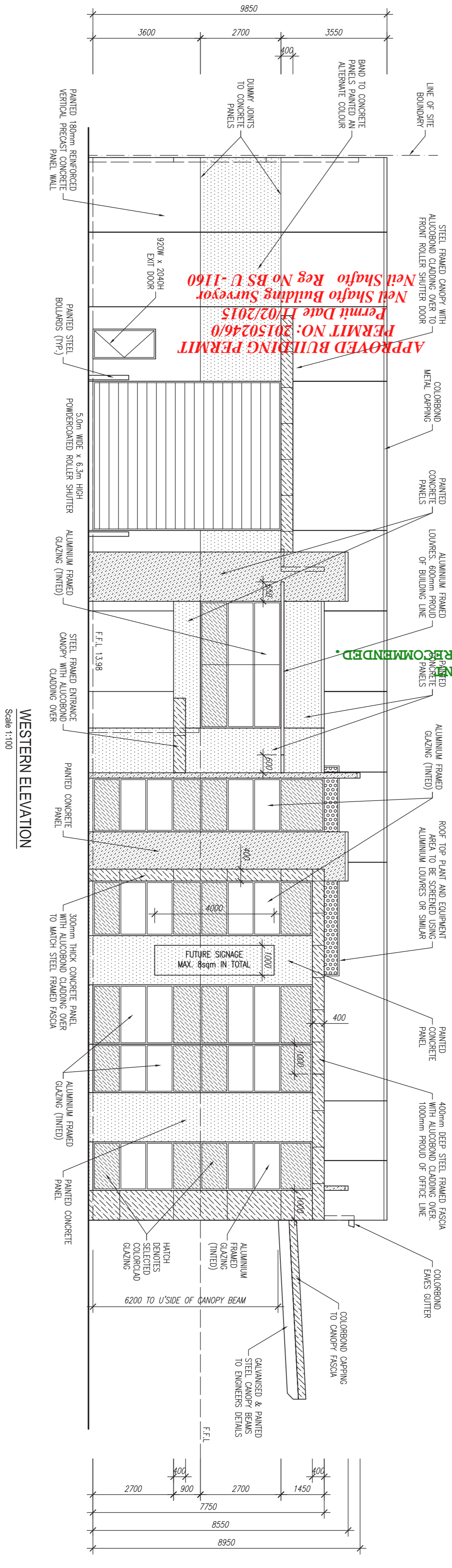
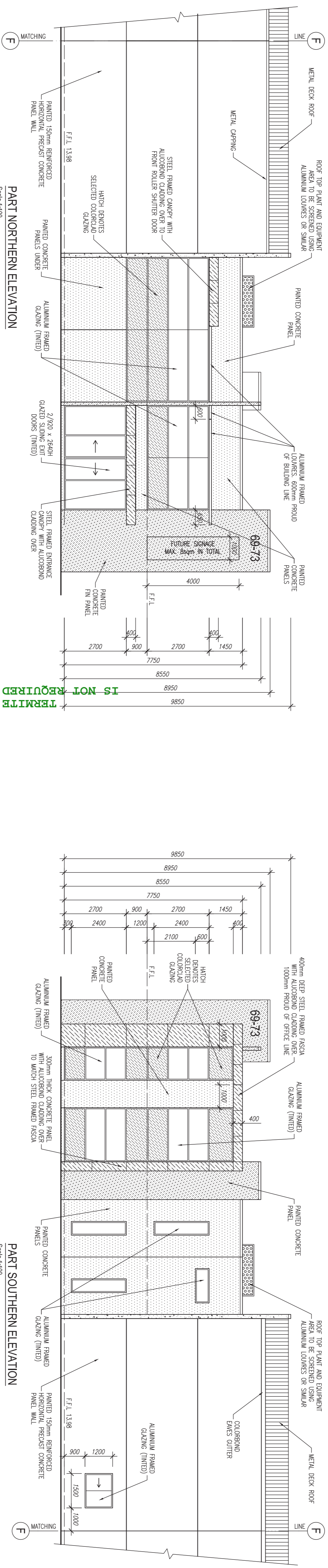
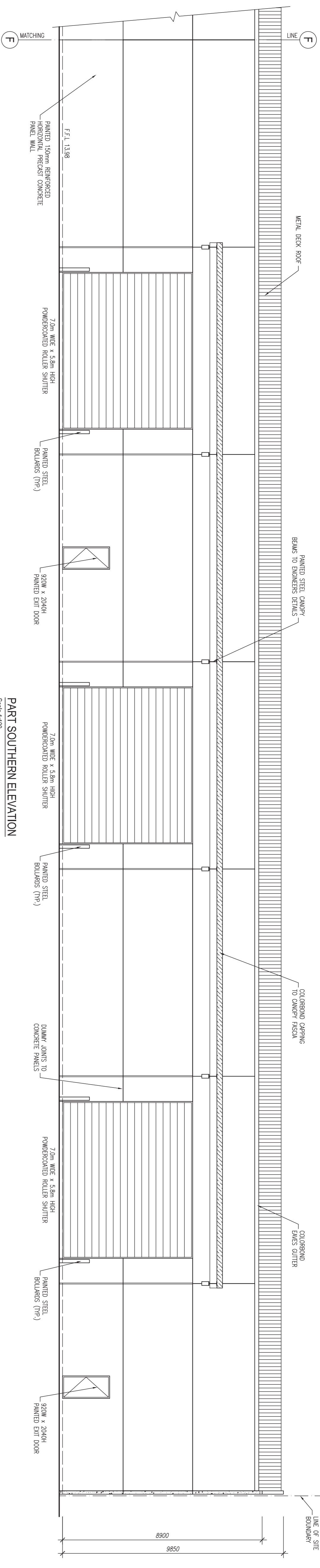
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ISSUE	AMENDMENT	DATE
A	ISSUE TO CLIENT	30-04-15

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 PO BOX 4004, DANDENONG SOUTH VIC 3164
 PHONE 03 9706 8422 FAX 03 9706 7773
 EMAIL: info@qualityfirstdesigns.com.au

PROJECT:
PROPOSED WAREHOUSE & OFFICE AT LOT 87 SMEATON AVENUE, DANDENONG SOUTH.

SCALE: 1:100 DATE: SEPT '14 ISSUE: A
 DRAWING NO: WD 04 OF 06
 DRAWN: M.W. REF. NO. 0869 - 14



APPROVED BUILDING PERMIT
 PERMIT NO: 201502460
 Permit Date: 17/02/2015
 Neil Shafiq Building Surveyor
 Reg No BS U-1160

PERMITE TREATMENT IS NOT REQUIRED BUT IS RECOMMENDED.

BCA Energy Efficiency

Complies with relevant Energy Efficiency Provisions:
 BCA Volume 1 - Part 3.12 & Victorian appendix
 BCA Volume 2 - Part 3.12 & Victorian appendix

Practitioner number: DP-AD 24594
 Signature: [Signature]
 Date: 2.2.15

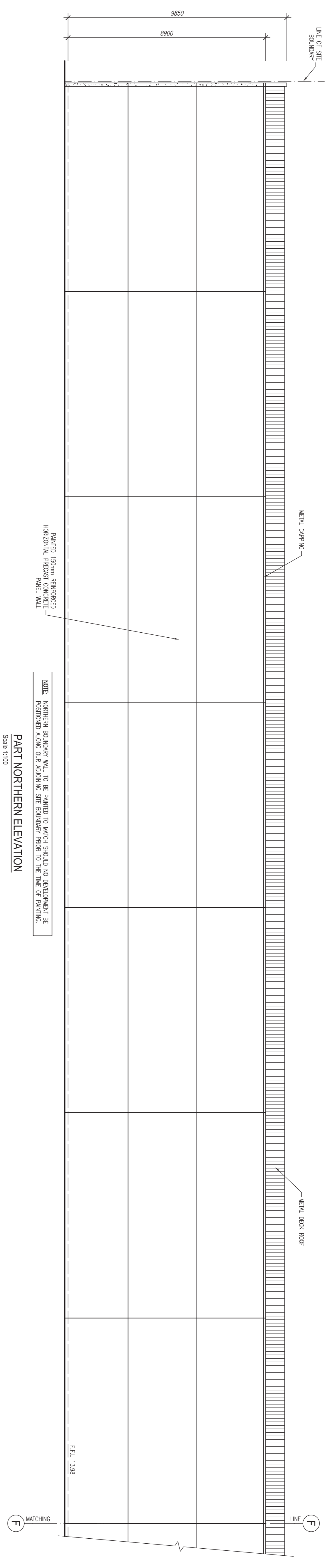
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ISSUE	AMENDMENT	DATE
A	ISSUE TO CLIENT	30-04-15

QUALITY FIRST
DESIGNS PTY LTD
 SUITE 6/ 73 ROBINSON STREET, DANDENONG VIC 3175
 PO BOX 4004, DANDENONG SOUTH VIC 3164
 PHONE 03 9706 8422 FAX 03 9706 7273
 EMAIL: info@qualityfirst.com.au

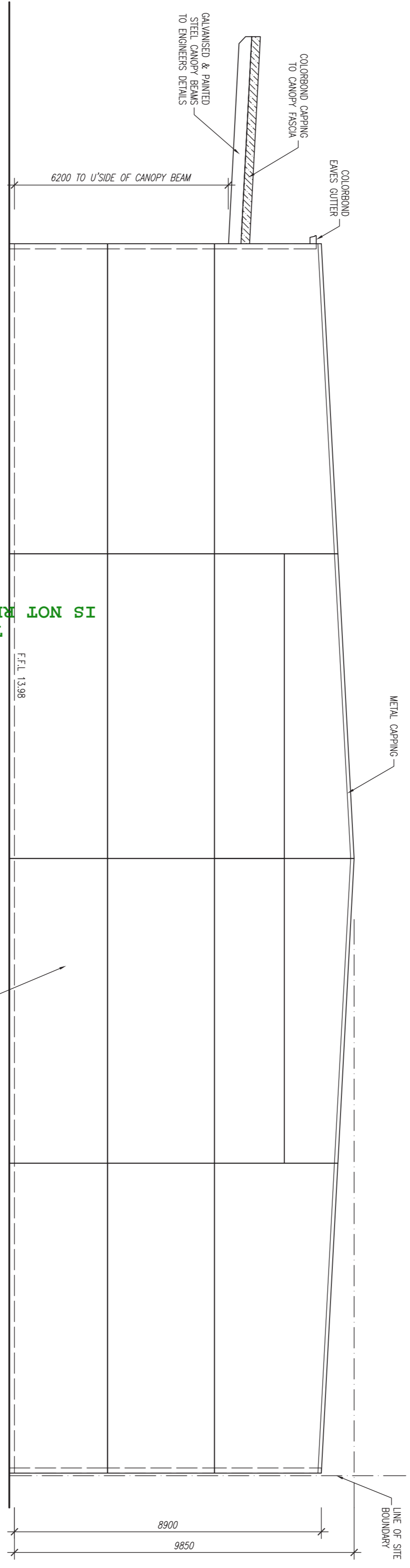
PROJECT:
PROPOSED WAREHOUSE & OFFICE
AT LOT 87 SMEATON AVENUE,
DANDENONG SOUTH.

SCALE: 1:100	DATE: SEPT '14	ISSUE: A
DRAWING NO: W05	OF 06	
DRAWN: M.W.	REF. NO: 0869 - 14	



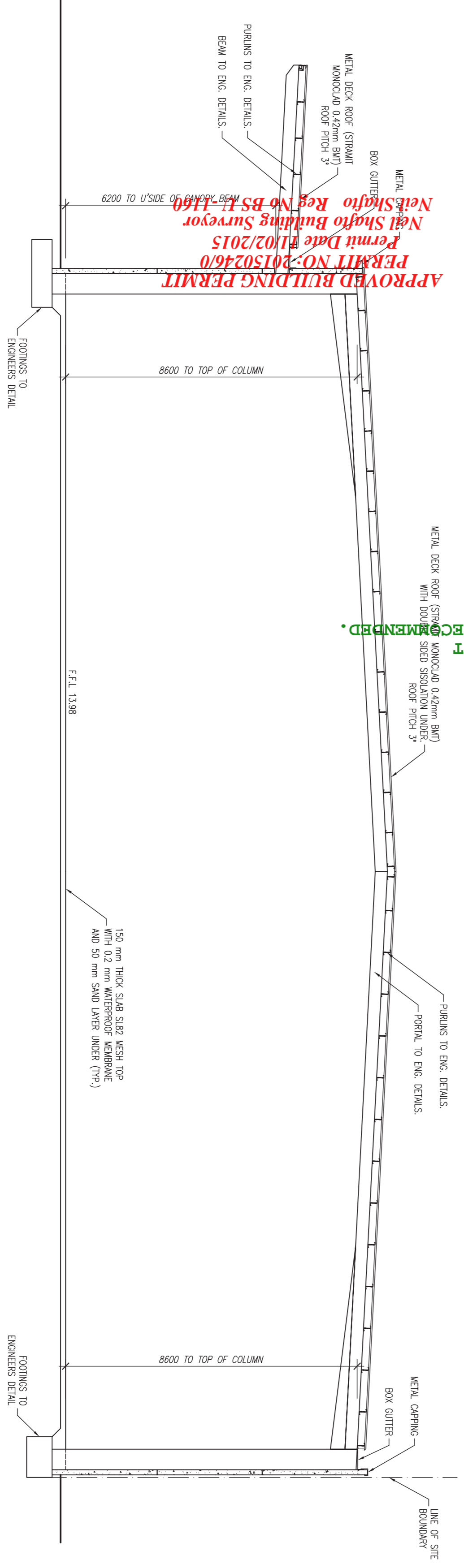
NOTE: HORIZONTAL BOUNDARY WALL TO BE PAINTED TO MATCH SHOULD NO DISCREPANCY BE POSITIONED ALONG CURVE ADJOINING SITE BOUNDARY PRIOR TO THE TIME OF PAINTING.

PART NORTHERN ELEVATION
Scale 1:100



EASTERN ELEVATION
Scale 1:100

PERMITE TREATMENT IS NOT REQUIRED BUT IS RECOMMENDED.



SECTION A-A
Scale 1:100

APPROVED BUILDING PERMIT
Permit No: 201502460
Permit Date: 11/02/2015
Neil Shafiq Building Surveyor
Neilsafiq Reg No BS 11-1160

BCA Energy Efficiency

Complies with relevant Energy Efficiency Provisions.

BCA Volume 1 - Part J & Victorian appendix

BCA Volume 2 - Part 3.12 & Victorian appendix

Practitioner number: **DP-AD 26504**

Signature: *[Signature]* Date: **22.2.15**

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ISSUE	AMENDMENT	DATE
A	ISSUE TO CLIENT	30-04-15

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PHONE 03 9706 8422 FAX 03 9706 7273
EMAIL: marketing@designs.com.au

PROJECT:
PROPOSED WAREHOUSE & OFFICE AT LOT 87 SMEATON AVENUE, DANDENONG SOUTH.

SCALE: 1:100	DATE: SEPT '14	ISSUE: A
DRAWING NO: WD 06	OF 06	
DRAWN: M.W.	REF. NO. 0869 - 14	