

ALTERATIONS & ADDITIONS TO EXISTING INDUSTRIAL BUILDING

ISSUE DETAILS - ISSUED FOR DEVELOPMENT APPLICATION

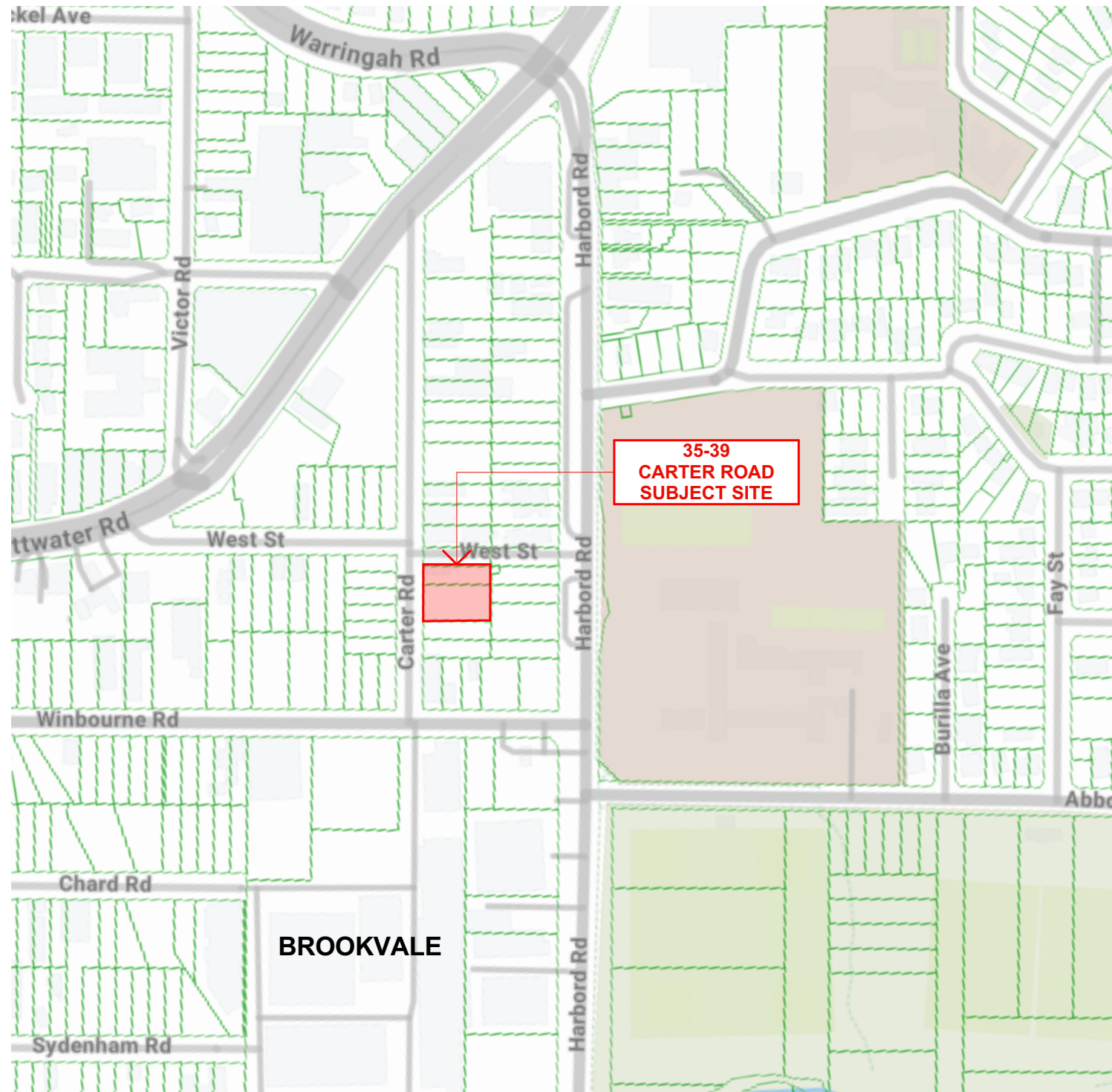
35-39 CARTER ROAD, BROOKVALE NSW 2100

DRAWING SCHEDULE

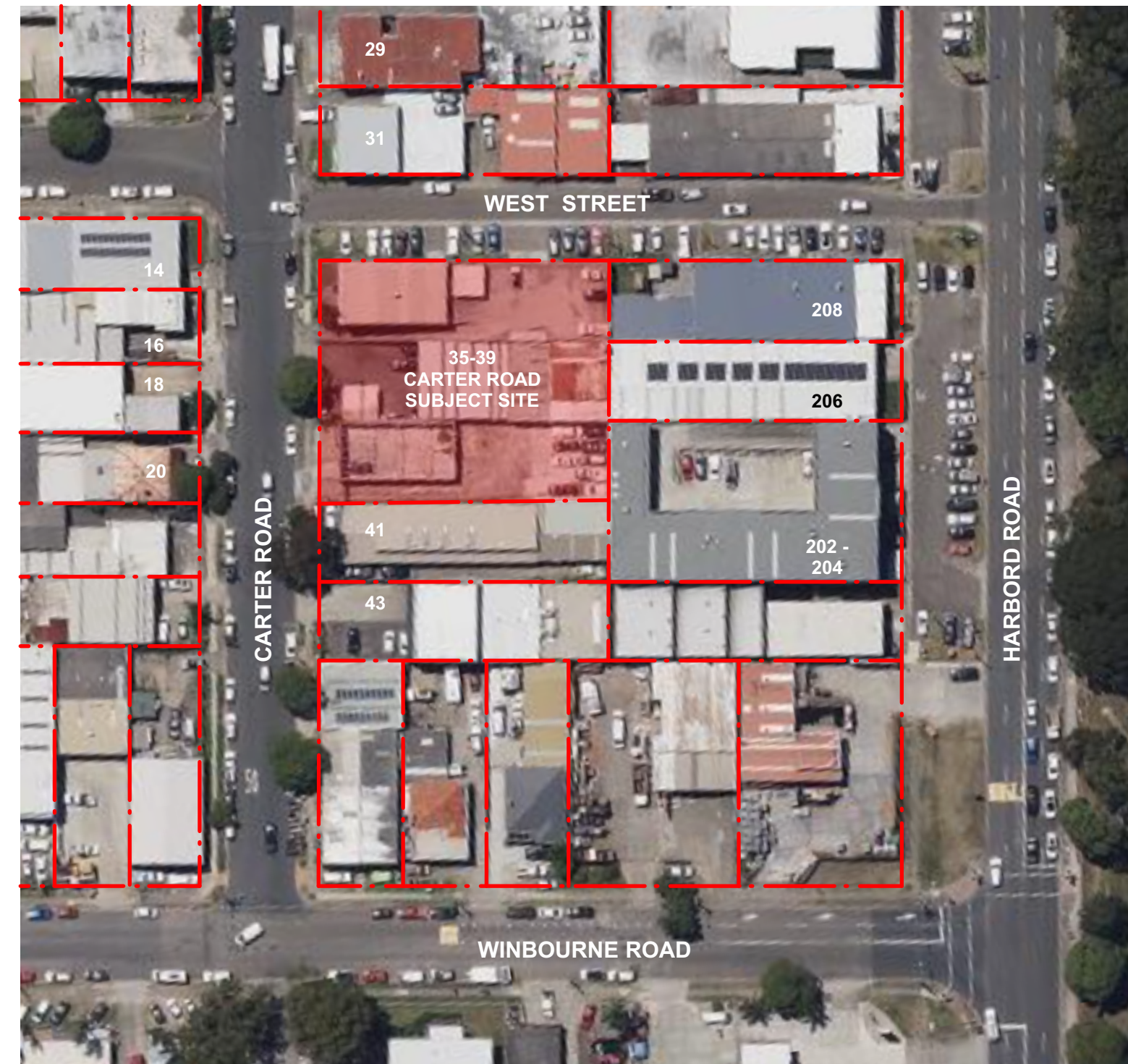
	DRAWING NO	DESCRIPTION	SCALE	REVISION
COVER PAGE				
	000	COVER PAGE	---	B
	001	DEVELOPMENT INFORMATION	1:100, 1:300	B
EXISTING BUILDING PLAN				
	010	EXISTING & DEMOLITION PLAN - GROUND FLOOR	1:100	B
	011	EXISTING & DEMOLITION PLAN - FIRST FLOOR	1:100	B
	012	EXISTING & DEMOLITION PLAN - ROOF PLAN	1:100	B
SITE ANALYSIS				
	030	SITE ANALYSIS PLAN	1:200	B
	031	STREETSCAPE ELEVATIONS	1:200	A
SHADOW DIAGRAMS				
	070	SHADOW DIAGRAMS	1:500	B
SITE PLAN				
	100	SITE PLAN	1:200	B
	101	CUT AND FILL PLAN	1:200	B
FLOOR PLAN				
	110	LOWER GROUND FLOOR PLAN	1:100	B
	111	GROUND FLOOR AND GROUND MEZZANINE PLAN	1:100	B
	112	PROPOSED FIRST FLOOR PLAN	1:100	B
	113	PROPOSED FIRST MEZZ FLOOR PLAN	1:100	A
	114	PROPOSED ROOF PLAN	1:100	A
EXTERNAL ELEVATIONS				
	200	EXISTING & DEMOLITION ELEVATIONS	1:100	B
	201	PROPOSED ELEVATIONS (1)	1:100	B
	202	PROPOSED ELEVATIONS (2)	1:100	B
SECTIONS				
	300	SECTIONS (1)	1:100	B
	301	SECTIONS (2)	1:100	B
MISCELLANEOUS DETAILS				
	440	CONCEPT STRATA PLAN	1:200	B
	441	CONCEPT SIGN PLAN	---	B
	442	ARTIST'S IMPRESSION	---	A

IMPORTANT NOTES:

- DRAWINGS ARE FOR DA ONLY. NOTE FOR CONSTRUCTION.
- BOUNDARY TAKEN FROM PROVIDED SURVEY.
- ALL DIMENSIONS NEED TO BE CHCKED ON SITE AND NOT ASSUMED CORRECT.
- ALL ACCESSIBLE TOILETS TO COMPLY WITH AS1428.1-2009
- ALL EXISTS AND PATHS OF TRAVEL TO EXITS TARE NOT TO BE LESS THAN 1m CLEAR.
- ALL FACADE ELEMENTS TO BE NON-COMBUSTABLE.
- ALL STORMWATER TO ENGINEERS DETAILS.
- ALL STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DETAILS.
- ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DRAWINGS.
- ALL TRAFFIC REQUIREMENTS TO TRAFFIC ENGINEERS REPORT.
- ALL BCA AND ACCESS REQUIREMENTS AS PER BCA AND ACCESS REPORT.
- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL DA CONSULTANTS REPORTS AND DOCUMENTATION



1 LOCATION PLAN
NITS



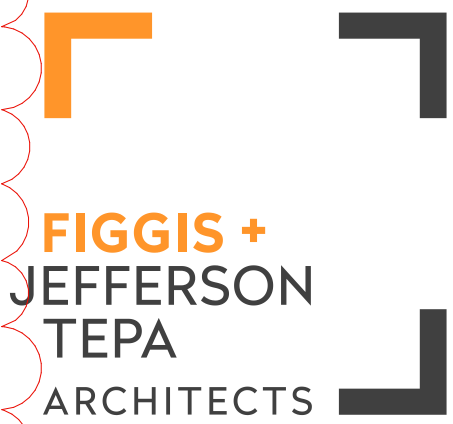
2 SITE AERIAL
NITS



3 VIEW FROM CORNER OF CARTER ROAD & WEST STREET
NITS

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⊕+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
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VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



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Nominated Architect:
Jeffrey Chan NSW ARB No. 10967

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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
COVER PAGE

ARCHITECT
JC

NOT FOR
CONSTRUCTION

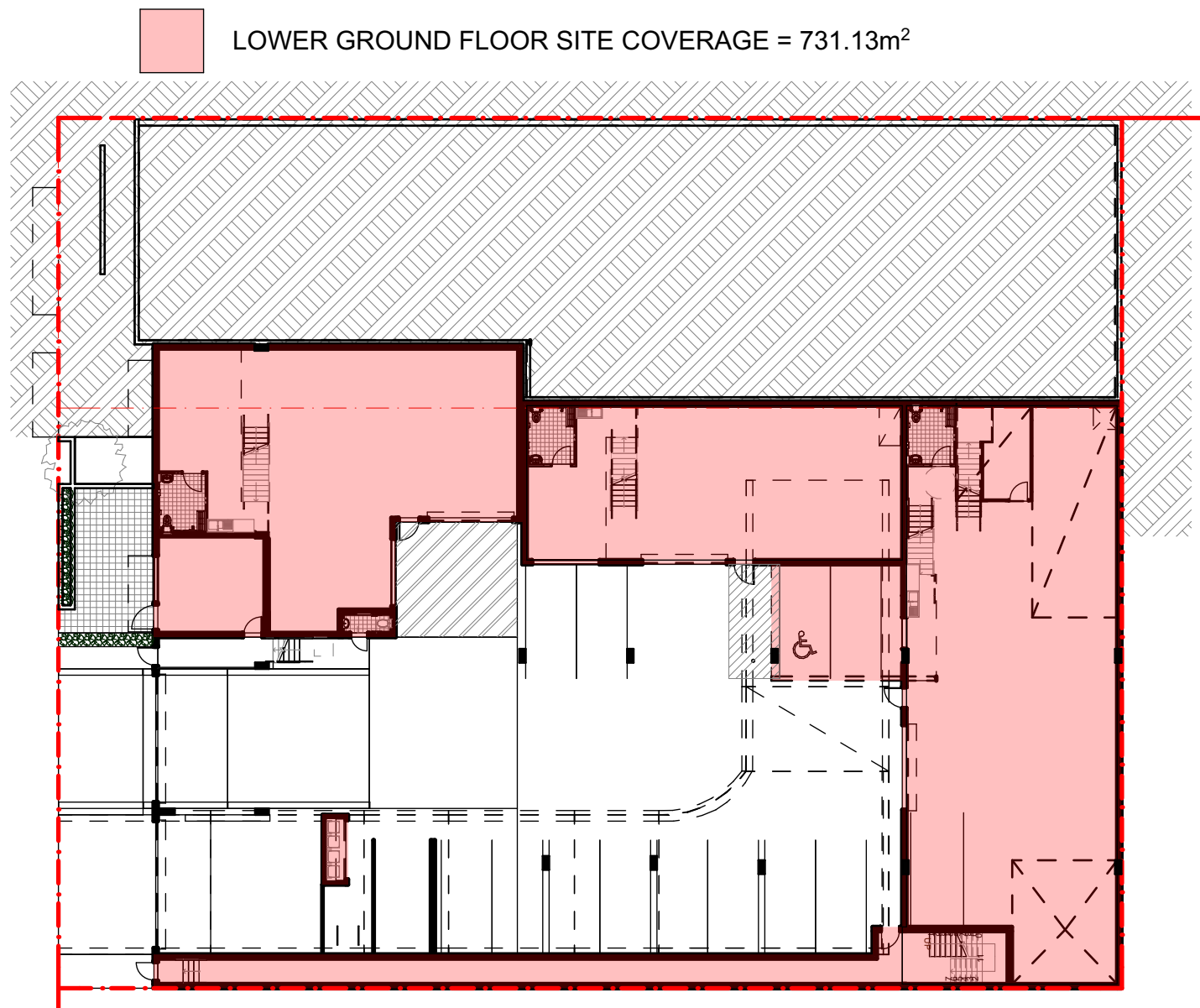
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SCALE

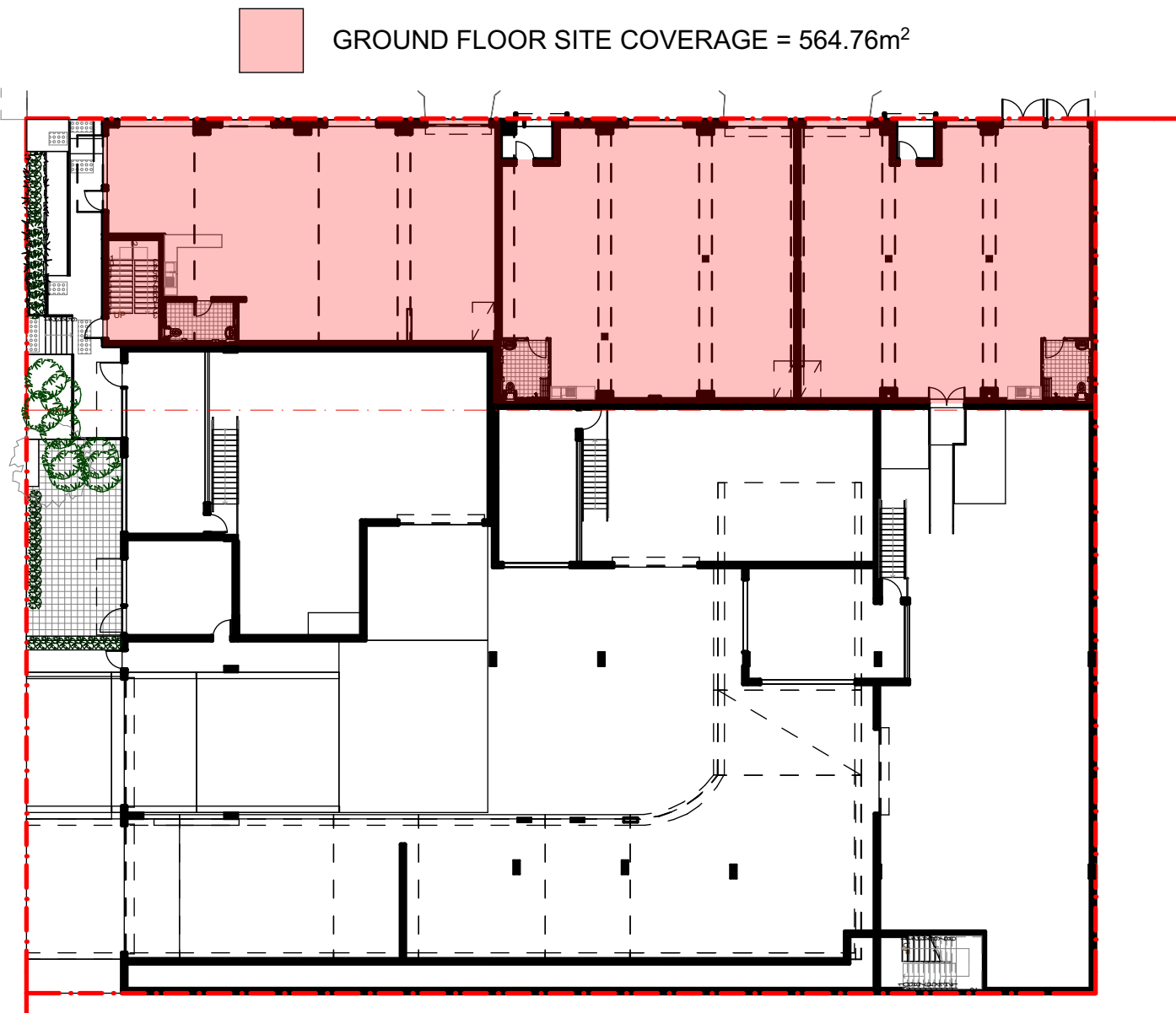
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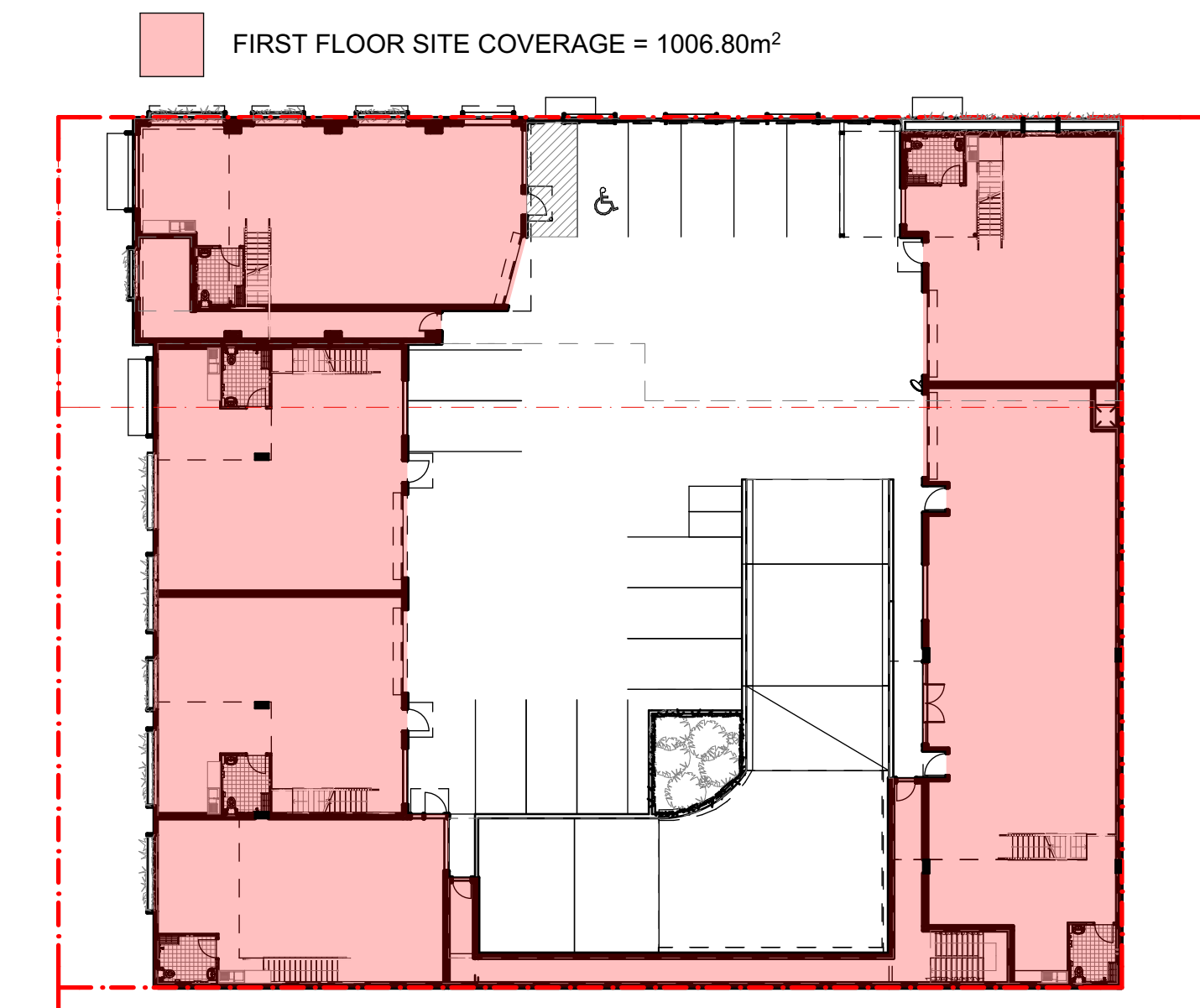
ISSUE
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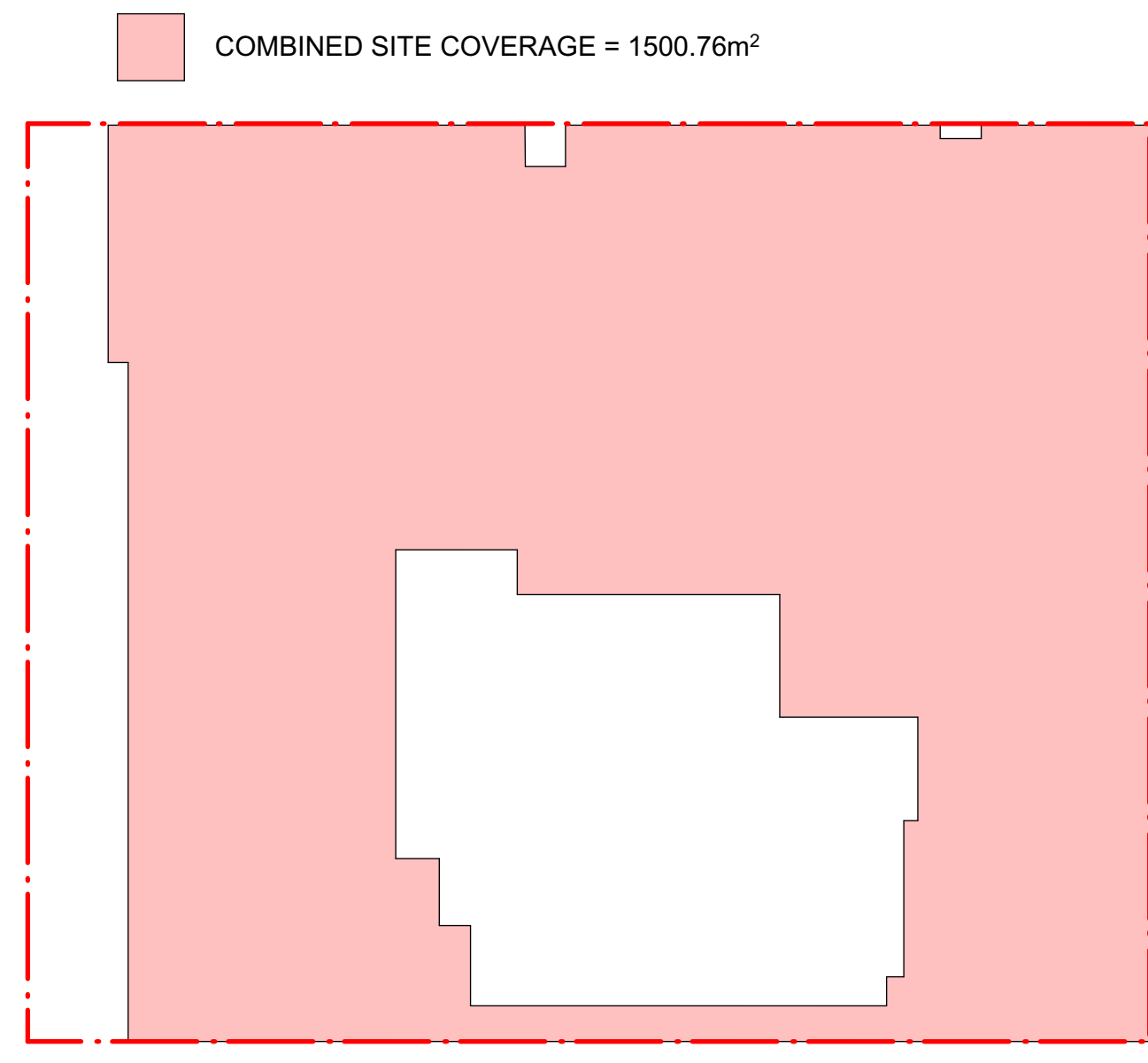
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LOWER GROUND FLOOR SITE COVERAGE
1:300



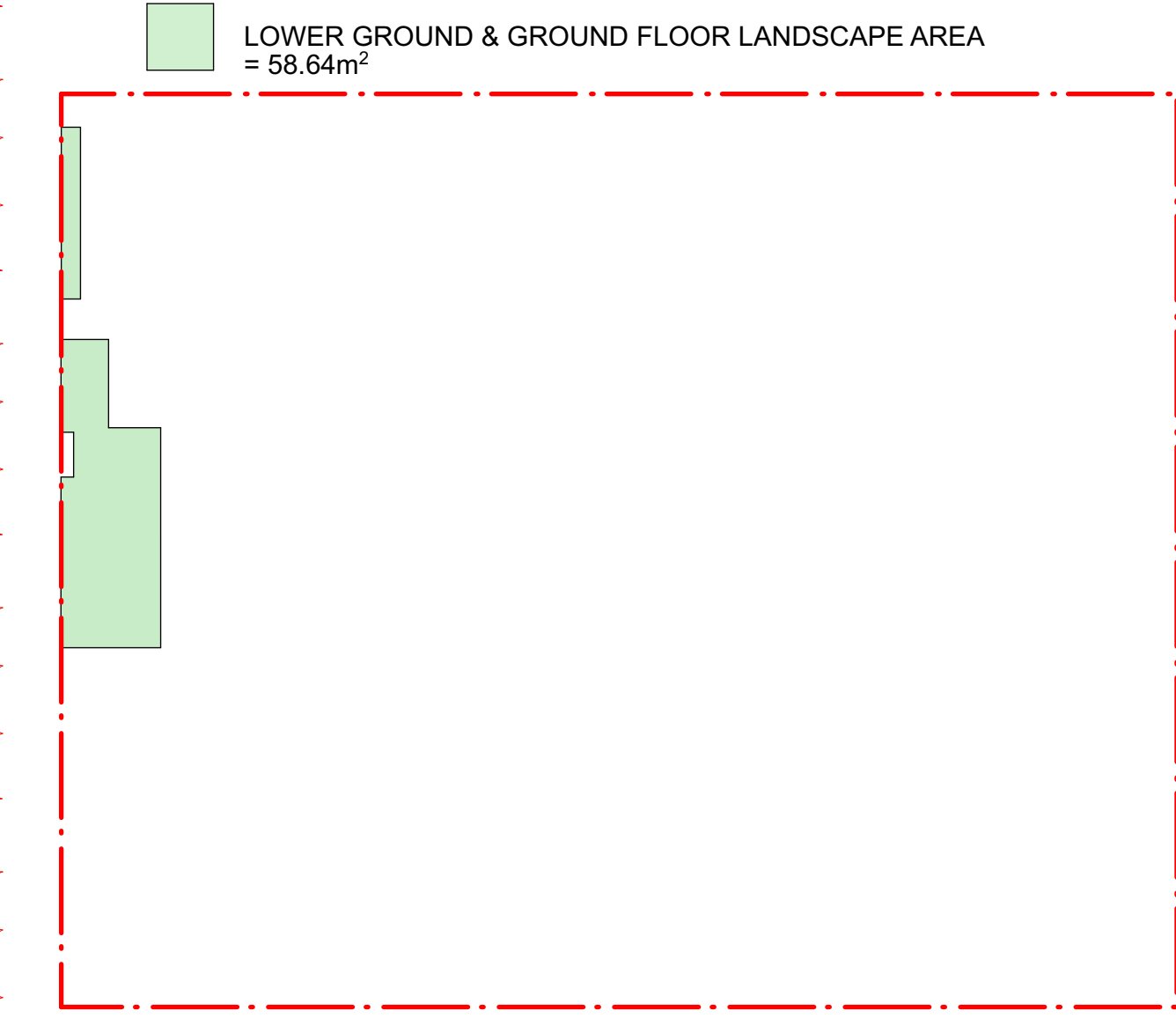
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GROUND FLOOR SITE COVERAGE
1:300



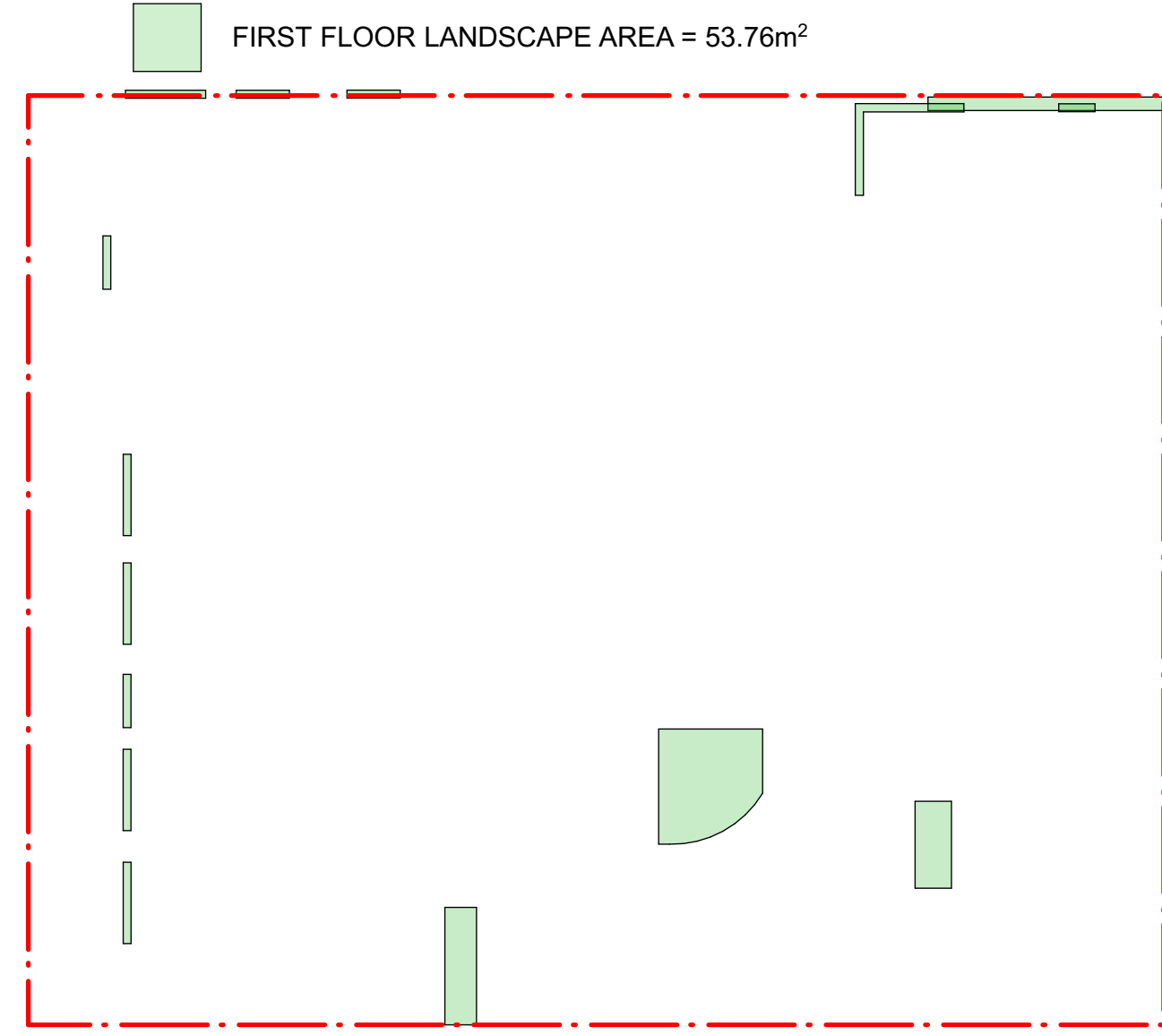
3
-
FIRST FLOOR SITE COVERAGE
1:300



4
-
COMBINED SITE COVERAGE
1:300



5
-
LOWER GROUND & GROUND FLOOR
LANDSCAPE AREA
1:300



6
-
FIRST FLOOR LANDSCAPE AREA
1:300

DEVELOPMENT SCHEDULE

SITE AREA	2,069m²
GFA	
BUILDING GFA WITHOUT LOADING DOCKS	2,019.39m ²
BUILDING GFA WITH LOADING DOCKS	2,265.79m ²
SITE COVERAGE	
COMBINED SITE COVERAGE	1,500.76m ²
SITE COVERAGE %	72.54%
LANDSCAPE	
LANDSCAPE AREA	112.40m ² (58.64 + 53.76)
LANDSCAPE %	5.43%
CARPARKING	
REQUIRED	27 SPACES
PROVIDED	27 SPACES
ACCESSIBLE	2 SPACES
BICYCLE (SECURE BIKE PARKING)	10 SPACES
BICYCLE (VISITOR BIKE PARKING)	4 SPACES
MOTORCYCLE	2 SPACES

GROSS FLOOR AREA CALCULATION

UNIT	GFA (SQM)	MEZZ GFA (SQM)	LOADING (SQM)	SUB-TOTAL GFA (SQM)	% of Mezz Floor to GF
(A) LOWER GROUND/ GROUND FLOOR					
IN01	171.45	0.00	-22.40	149.05	---
IN02	172.51	0.00	-22.40	150.11	---
IN03	167.09	0.00	-22.40	144.69	---
IN04	168.77	34.35	-22.40	180.72	20.35%
IN05	129.65	29.63	-22.40	136.88	22.85%
IN06	258.90	38.74	-22.40	275.24	14.96%
CAFÉ	22.98	0.00	0.00	22.98	---
SUB-TOTAL (A) =	1091.35	102.72	-134.40	1059.67	
(B) FIRST FLOOR					
IN07	144.43	43.23	-22.40	165.26	29.93%
IN08	133.64	27.68	-22.40	138.92	20.71%
IN09	119.65	27.70	-22.40	124.95	23.14%
IN10	105.65	31.40	0.00	137.05	29.71%
IN11	109.71	29.80	-22.40	117.11	27.16%
IN12	236.90	61.85	-22.40	276.35	26.11%
SUB-TOTAL (B) =	850.06	221.66	-112.00	959.72	

TOTAL GFA (A+B)	1941.41	324.38	-246.40	2019.39SQM
TOTAL GFA (INCLUDING LOADING AND COFFEE SHOP)				2265.79SQM

PARKING CALCULATION

GFA (EXCLUDING LOADING) FOR PARKING CALCULATION	1963.45SQM
PARKING REQUIRED (1.3 SPACES PER 100 SQM GFA)	25.52
GFA FOR PARKING CALCULATION UNDER OFFICE	55.94 SQM
PARKING REQUIRED (1 SPACES PER 40 SQM GFA)	1.40
TOTAL PARKING REQUIRED	27 (26.98)
PARKING PROVIDED	27

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DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
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⊕→XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
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Nominated Architect:
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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
DEVELOPMENT INFORMATION

ARCHITECT
JC

DRAWN
CL

NOT FOR CONSTRUCTION

DRAWING NO.
3857 DA 001

ISSUE
B

SCALE
0m

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AT
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DRAWING TITLE
EXISTING & DEMOLITION PLAN - GROUND FLOOR

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DRAWING NO.
3857 DA 010

ISSUE
B

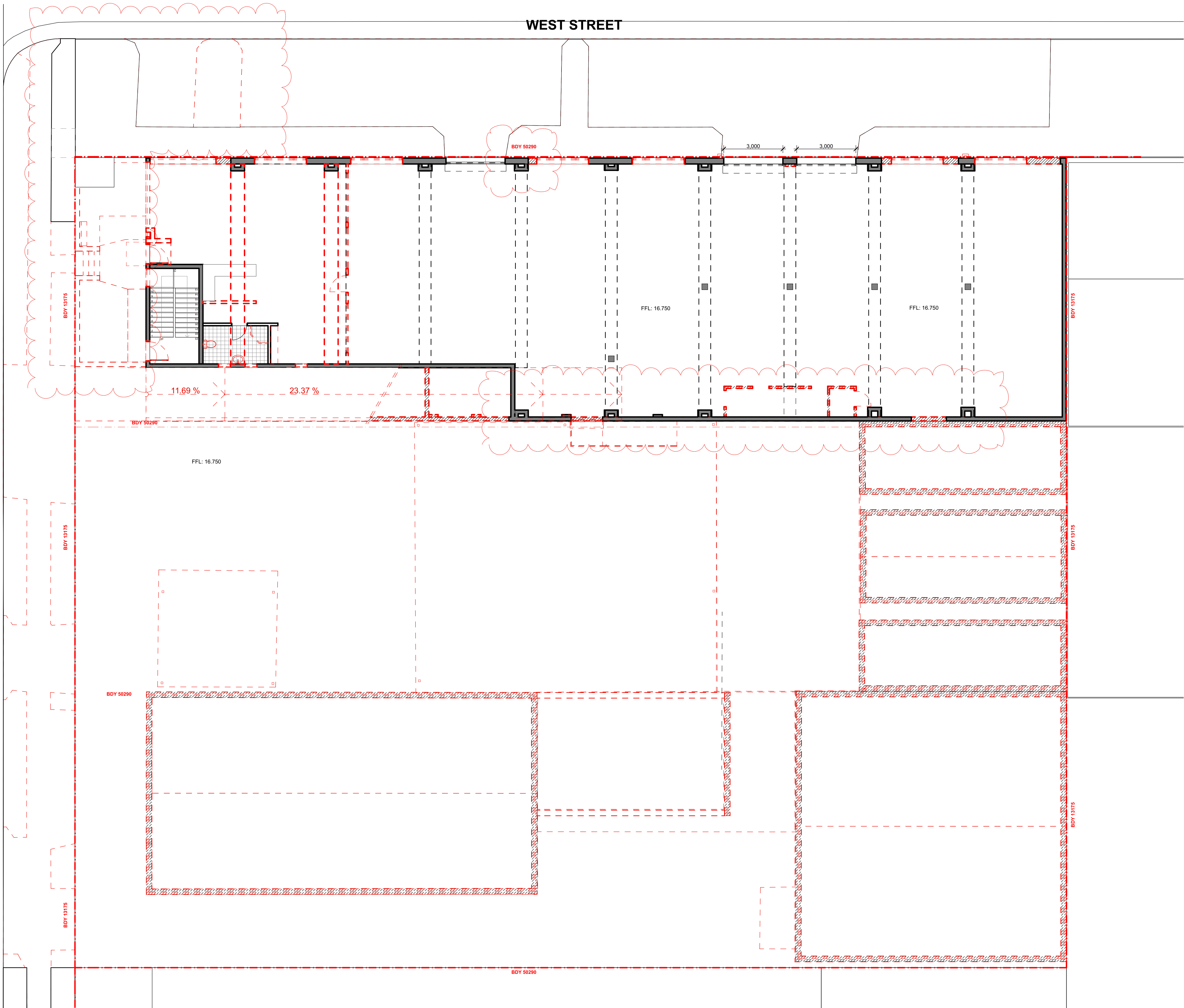
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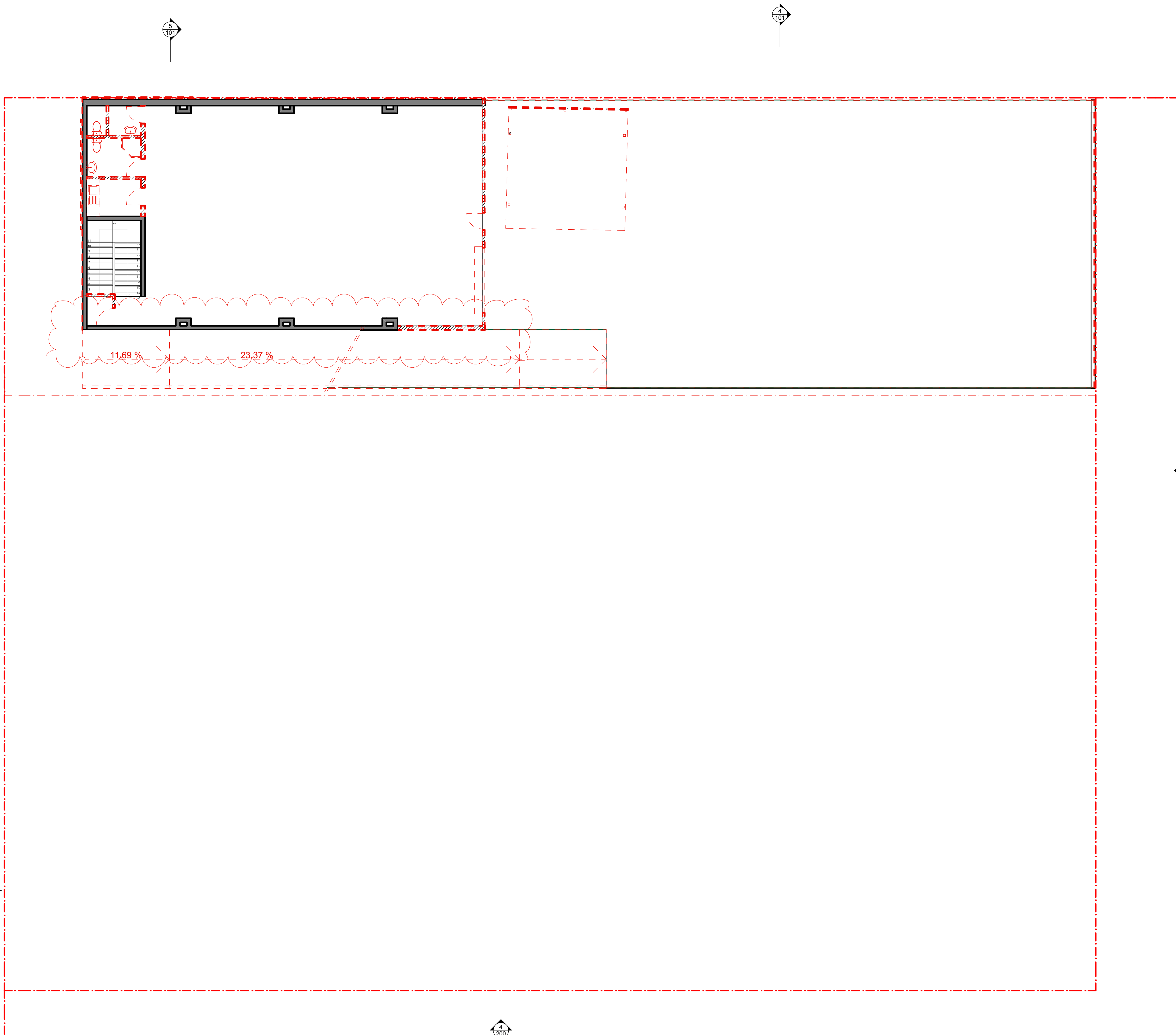
- - - - - ITEMS TO BE DEMOLISHED

CERTER ROAD

WEST STREET



1
-
EXISTING GROUND FLOOR PLAN
1:100



LEGENDS:

--- ITEMS TO BE DEMOLISHED

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FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
EXISTING & DEMOLITION PLAN - FIRST FLOOR

ARCHITECT
JC

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CL

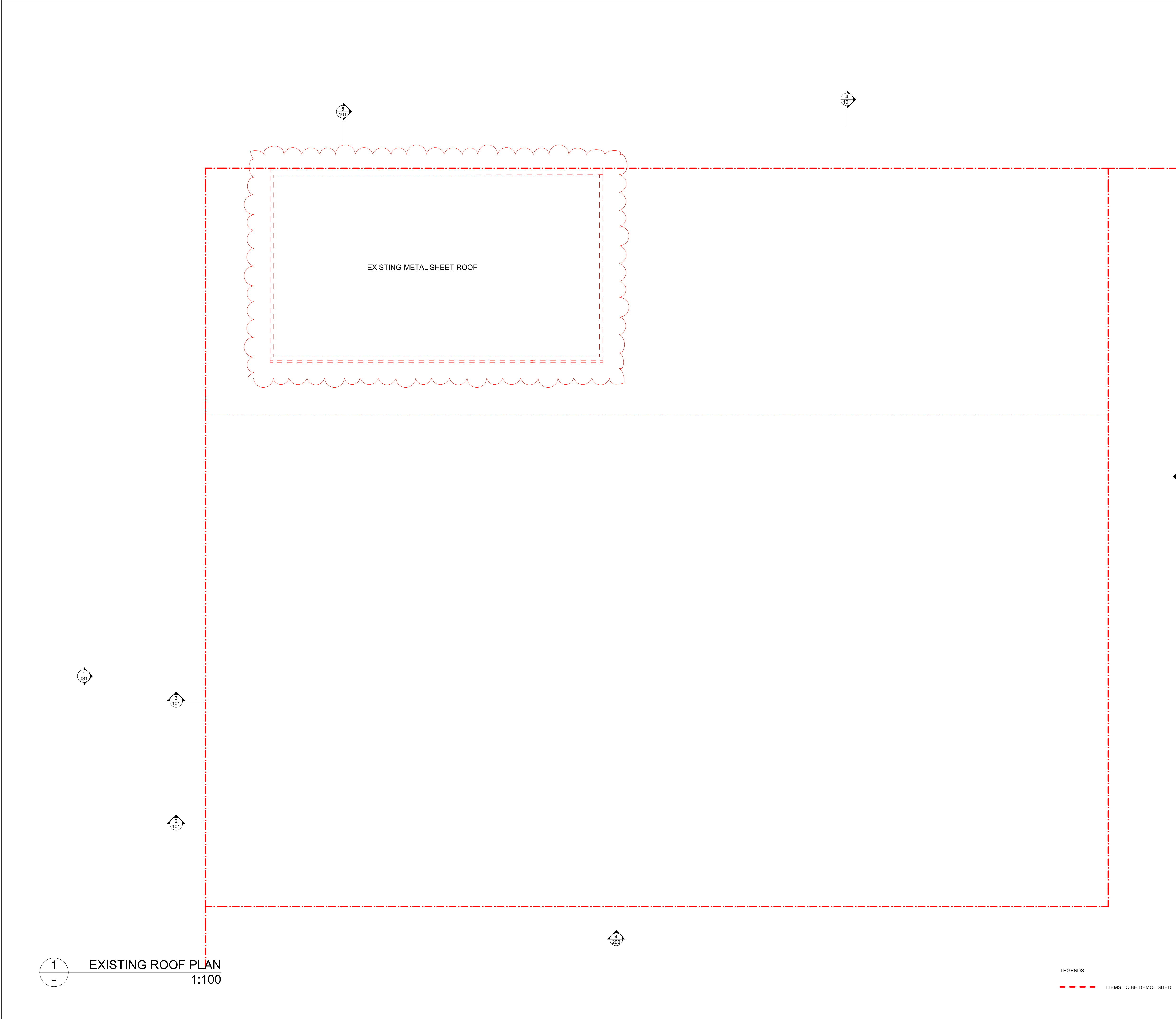
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DRAWING NO.
3857 DA 011

ISSUE
B

SCALE
0m



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AVAKIAN HOLDINGS (NSW) PTY LTD
AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
EXISTING & DEMOLITION PLAN - ROOF PLAN

ARCHITECT
JC
DRAWN
CL

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DRAWING NO.
3857 DA 012
ISSUE
B

SCALE
0m

LEGENDS:

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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
SITE ANALYSIS PLAN

ARCHITECT
JC

NOT FOR CONSTRUCTION

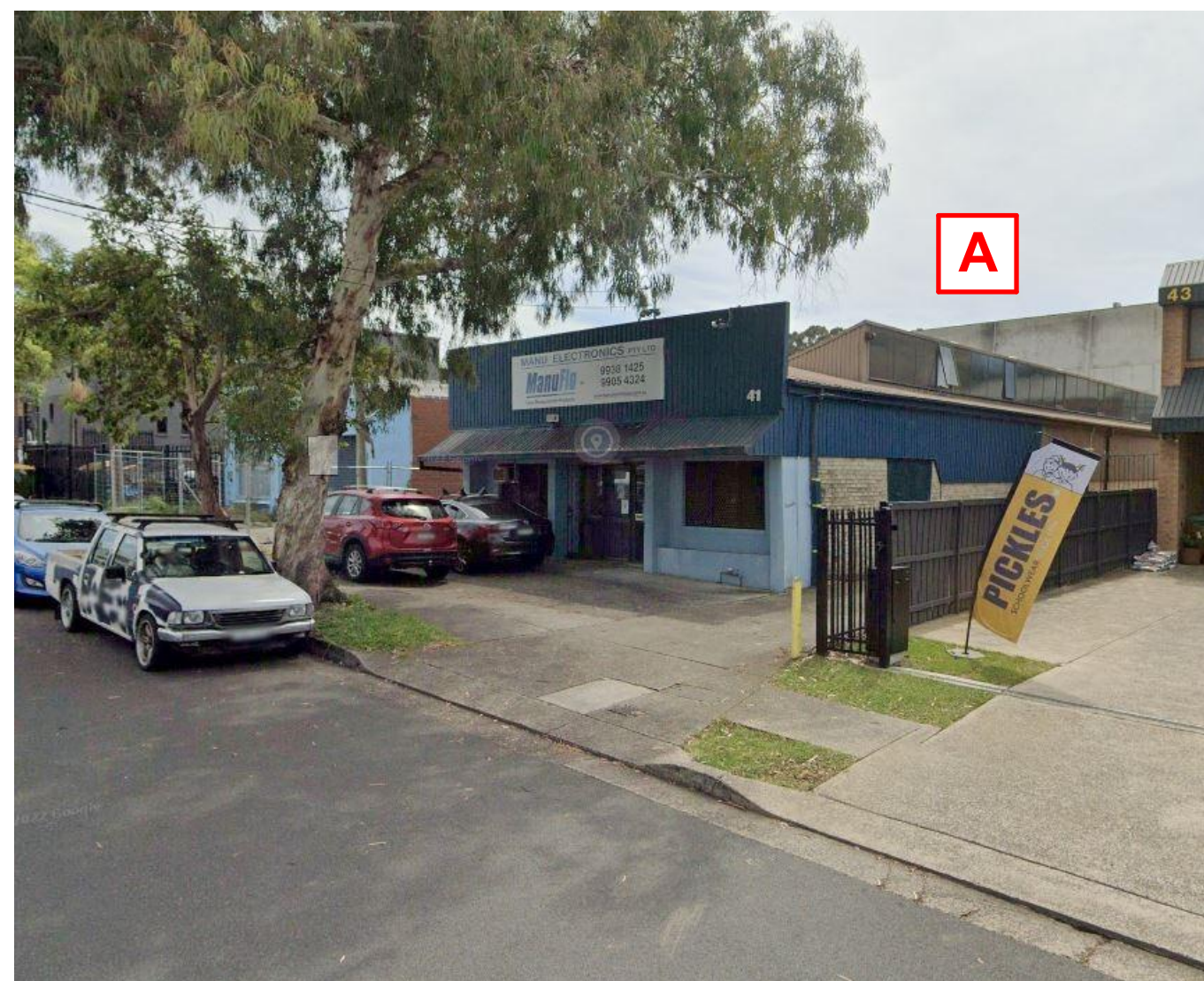
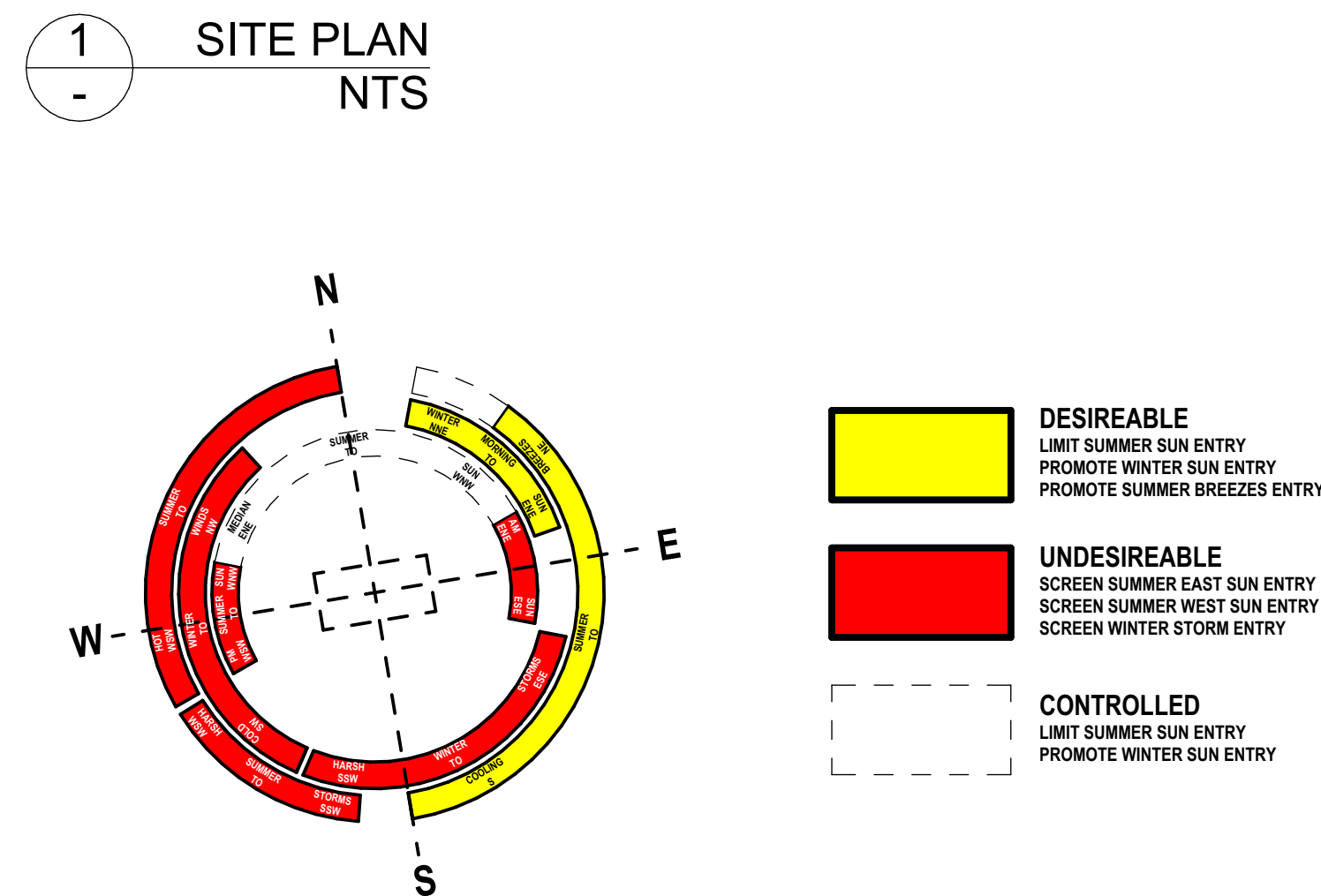
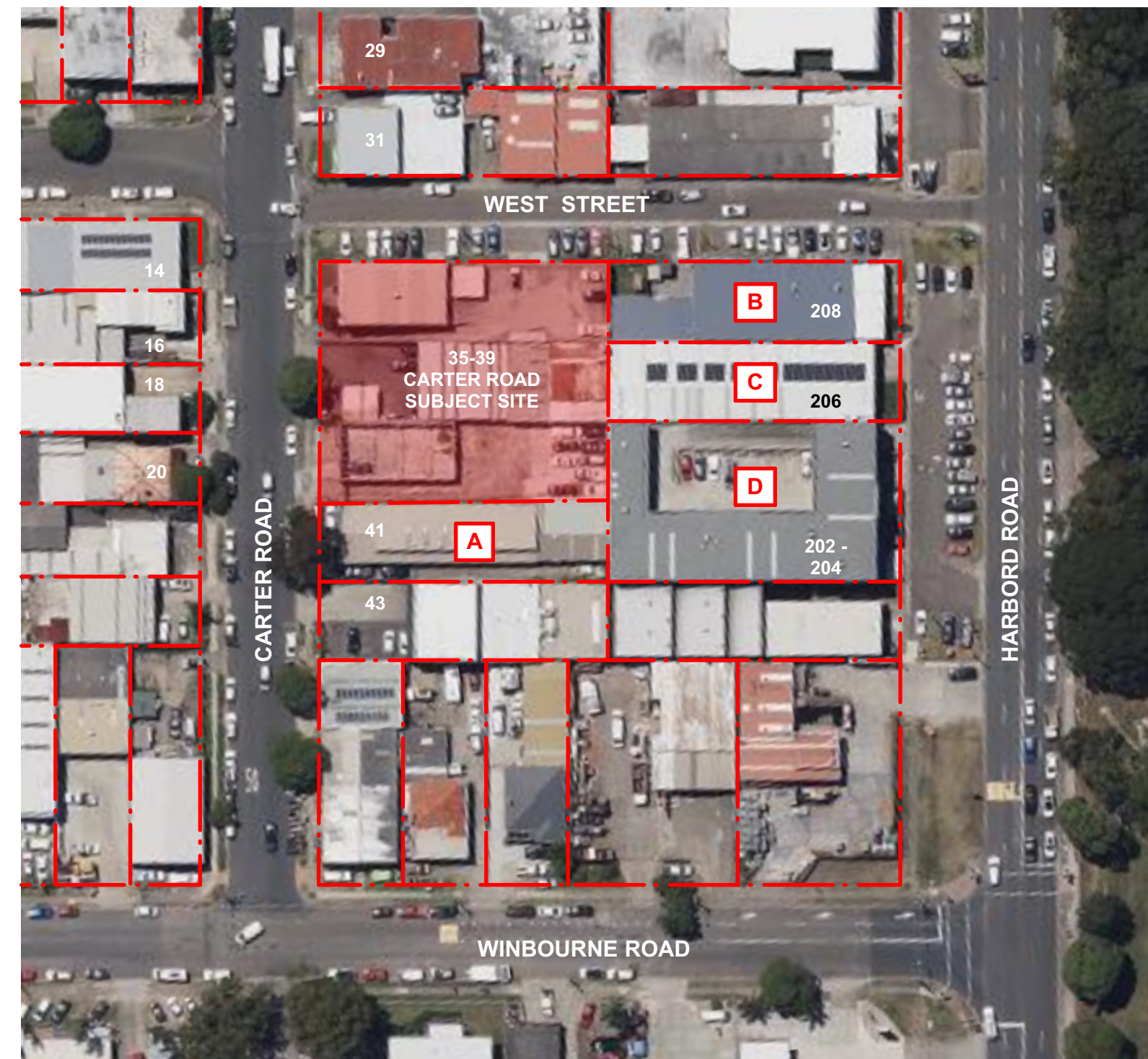
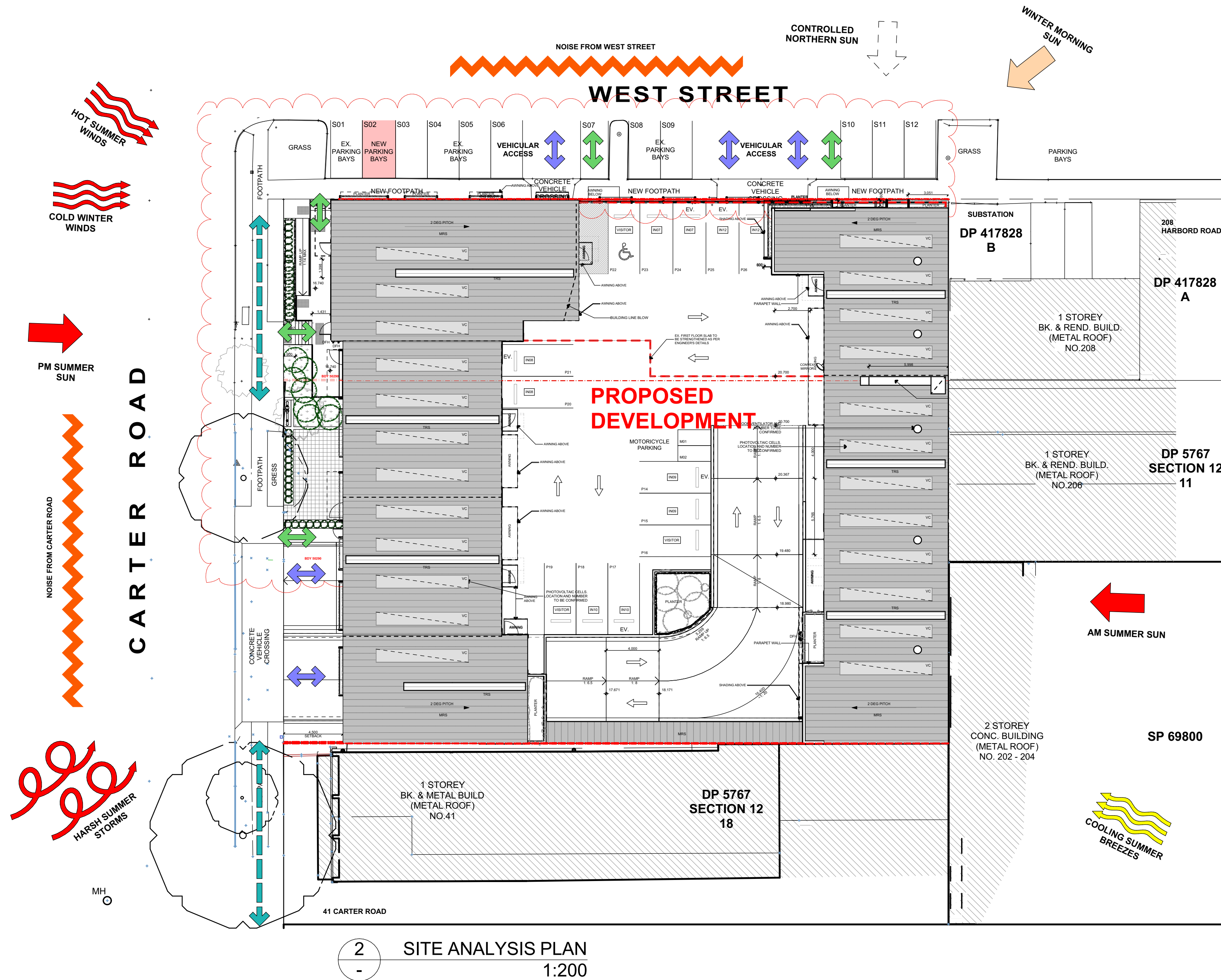
DRAWING NO.
3857 DA 030

SCALE 0m

DRAWN
CL

TRUE NORTH

ISSUE
B



VIEW OF 41 CARTER ROAD



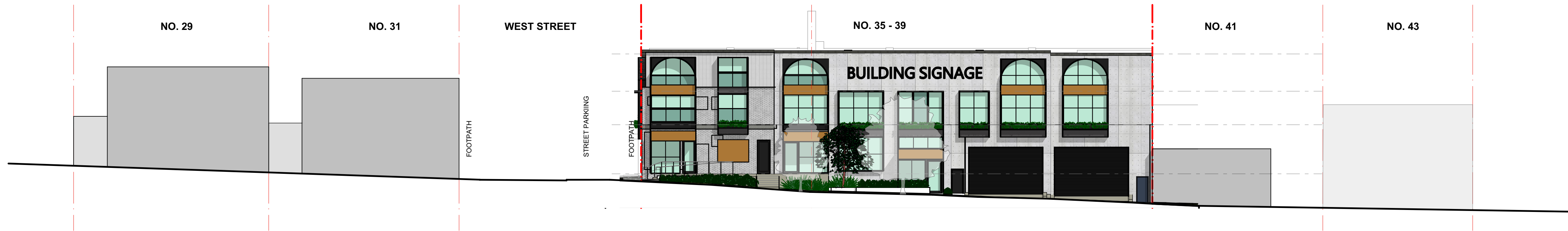
VIEW FROM JUNCTION OF WEST ST AND CARTER RD



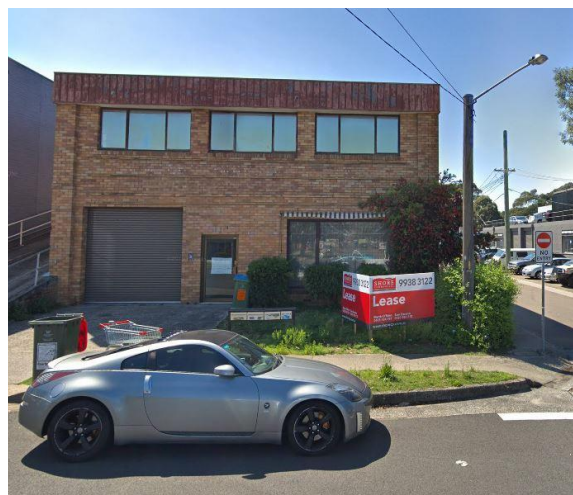
VIEW FROM JUNCTION OF WEST ST AND HARBORD RD

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FW	FLOOR WASTE
HWU	HOT WATER UNIT
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



29 CARTER ROAD



31 CARTER ROAD

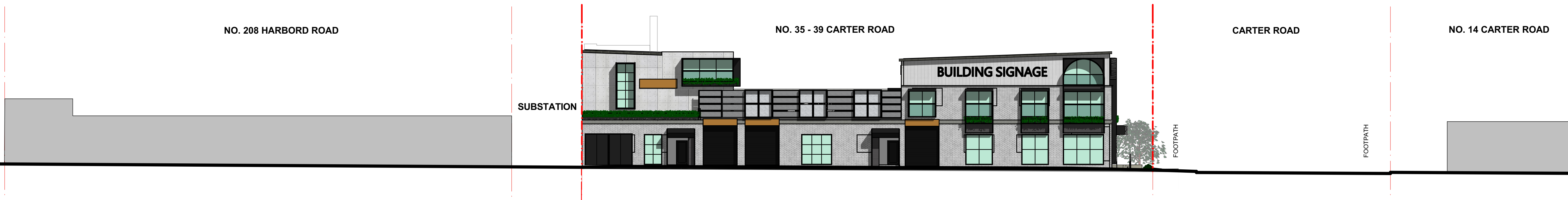


41 CARTER ROAD

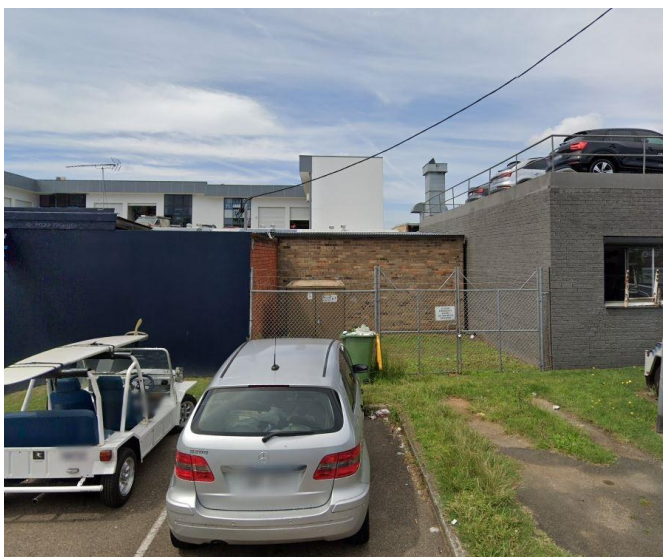


43 CARTER ROAD

1 STREETSCAPE ELEVATION - CARTER ROAD



208 HARBORD ROAD



SUBSTATION



14 CARTER ROAD

2 STREETSCAPE ELEVATION - WEST STREET



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Nominated Architect:
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BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
STREETSCAPE ELEVATIONS

ARCHITECT
JC

NOT FOR CONSTRUCTION

DRAWING NO.
3857 DA 031

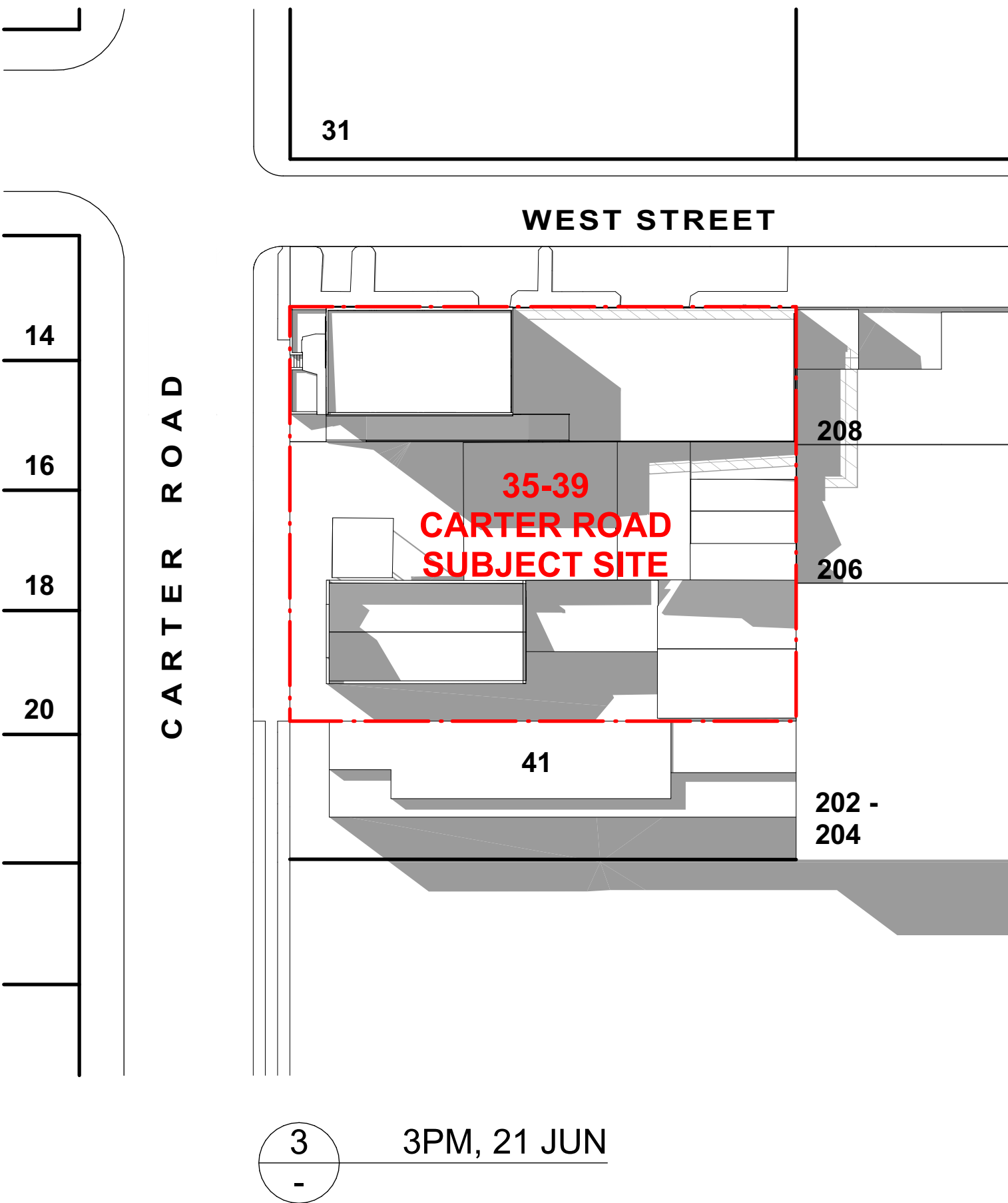
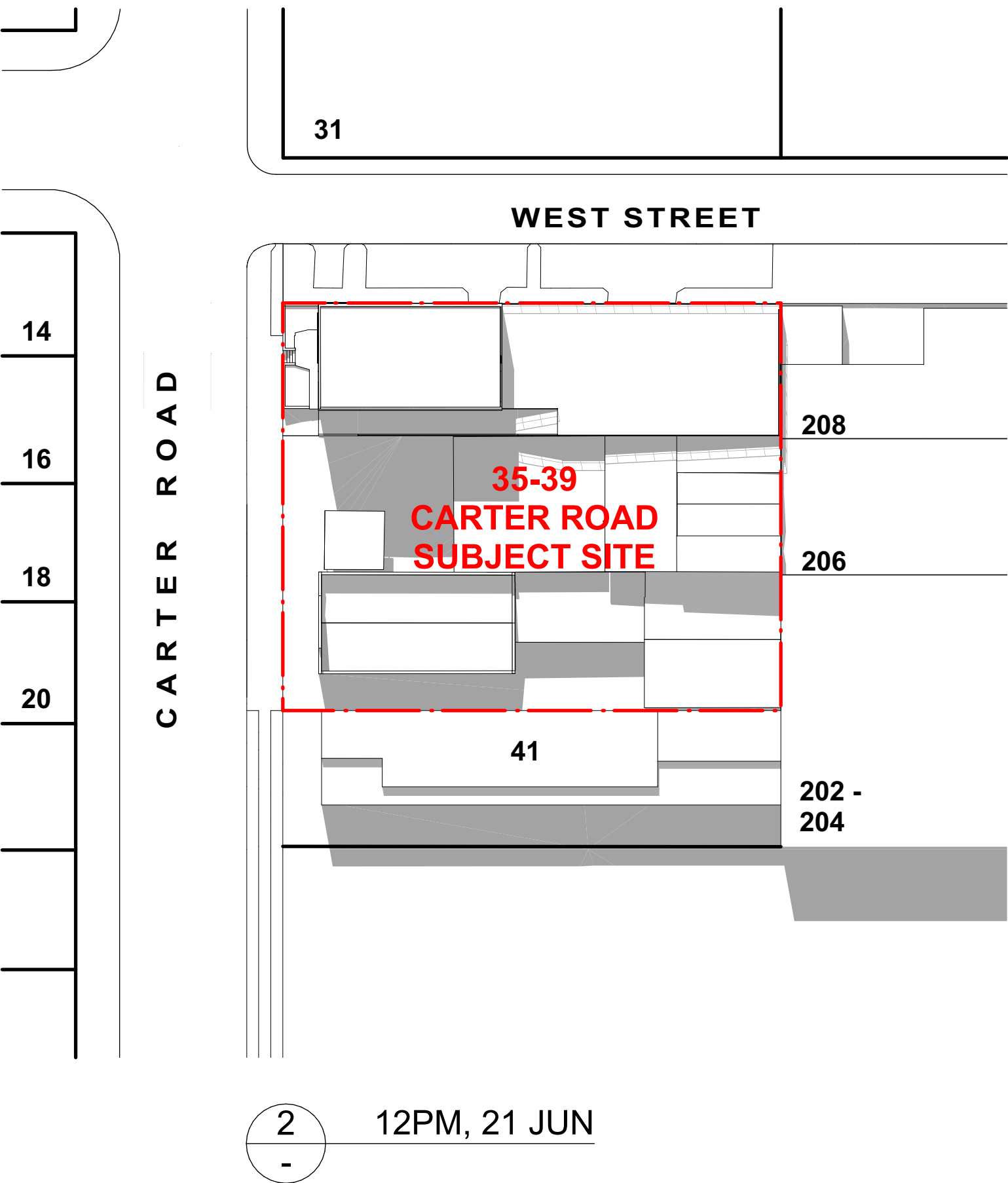
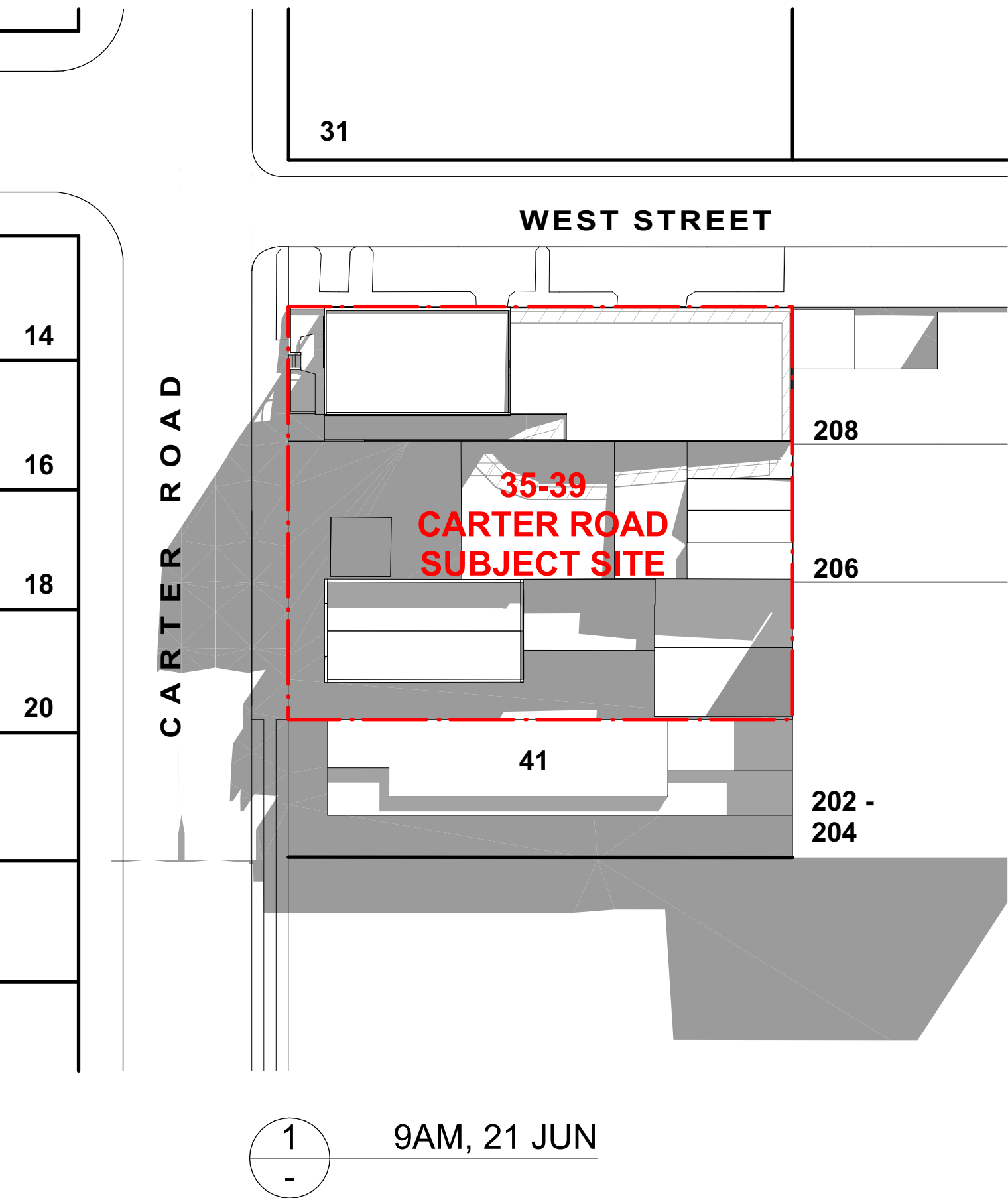
SCALE

DRAWN
CL

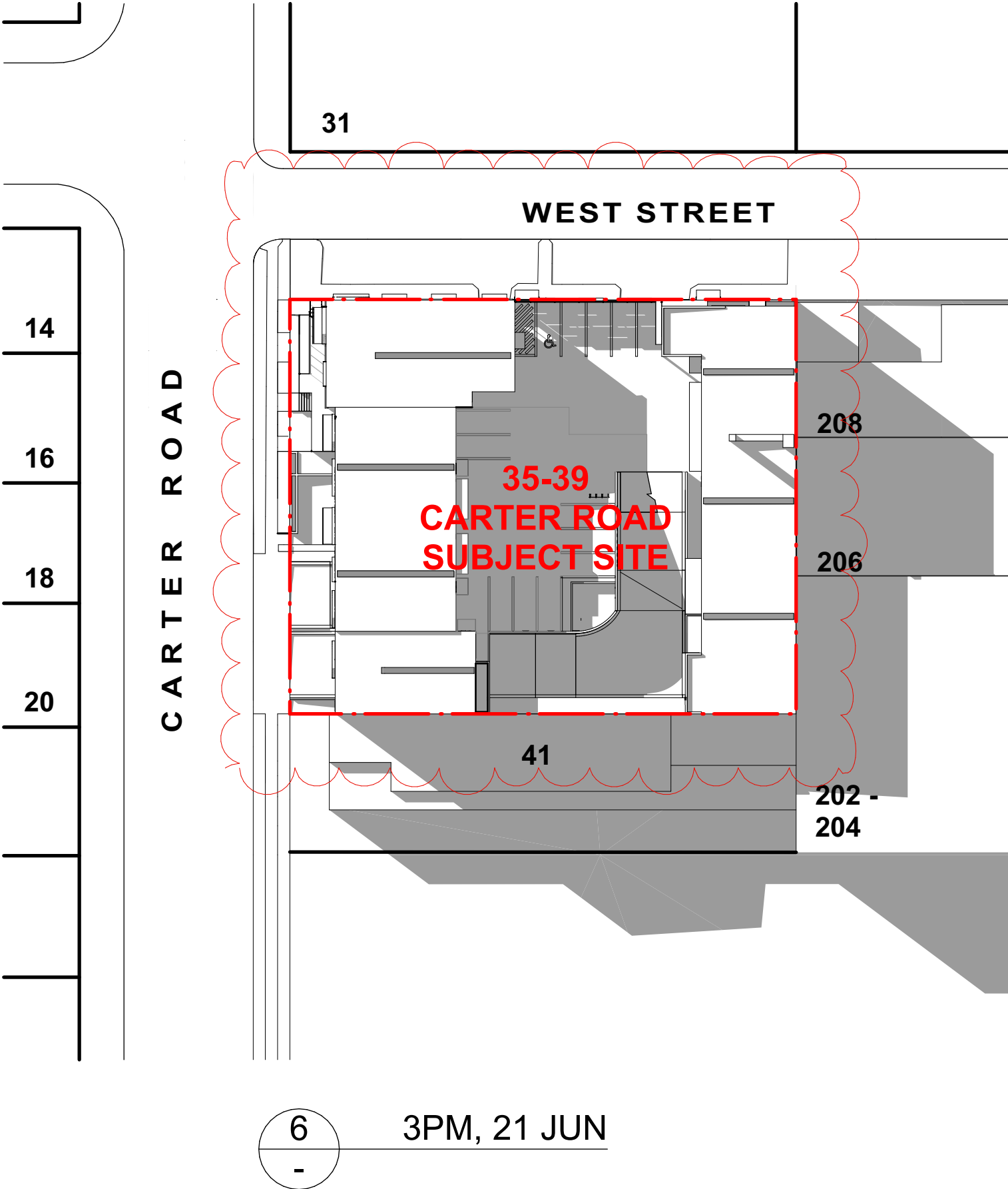
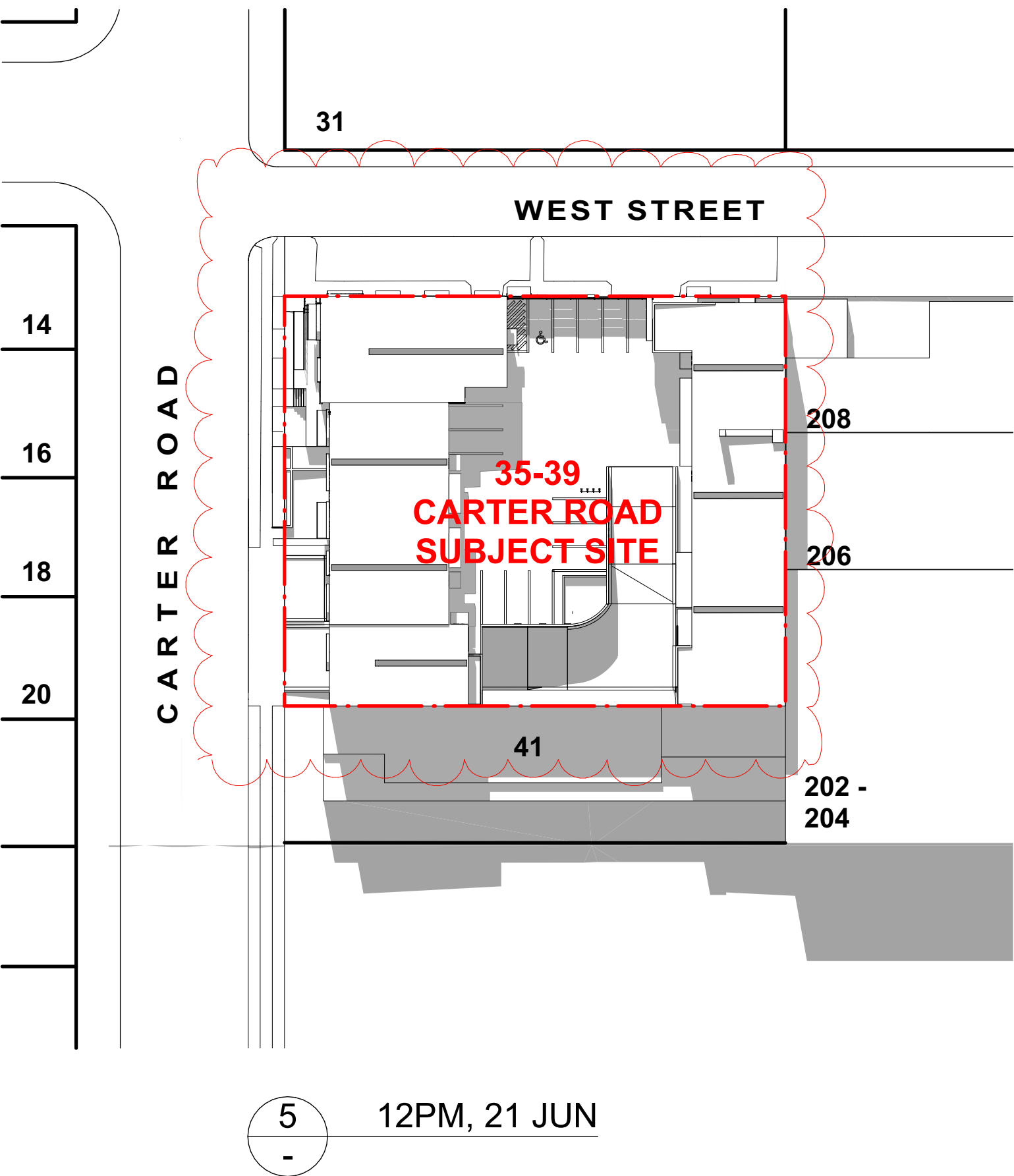
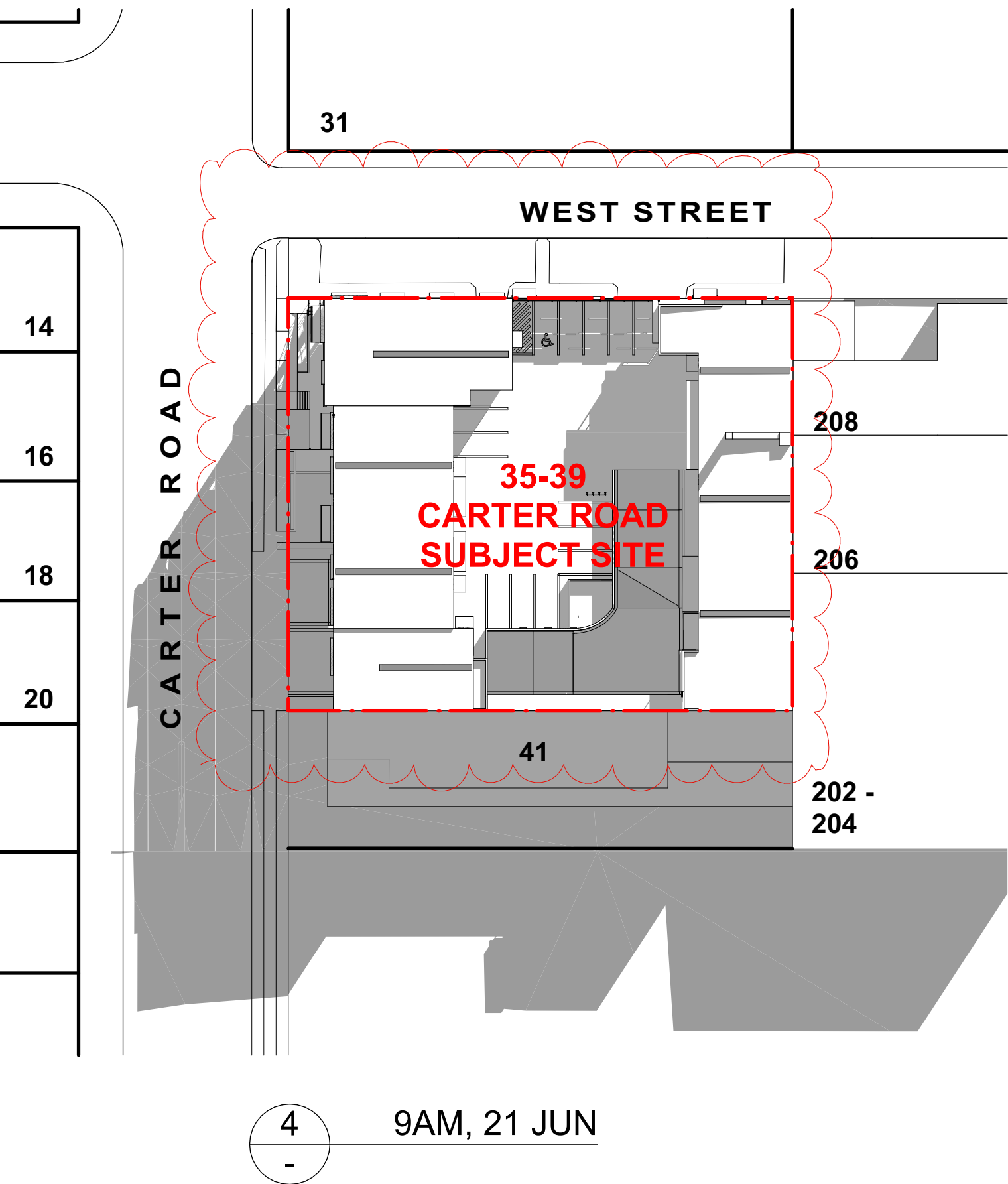


ISSUE
A

SHADOW DIAGRAM OF EXISTING BUILDINGS



SHADOW DIAGRAM OF PROPOSED BUILDINGS



NOTES:
SHADOW DIAGRAM ANALYSIS IS BASED ON THE TIME PERIOD FROM 9:00AM TO 3:00PM ON 21 JUNE.

LEGENDS:
SHADOW CAST BY BUILDING

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
- - -	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⊕+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
W/S	WASTE STORAGE



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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
SHADOW DIAGRAMS

ARCHITECT
JC

NOT FOR
CONSTRUCTION

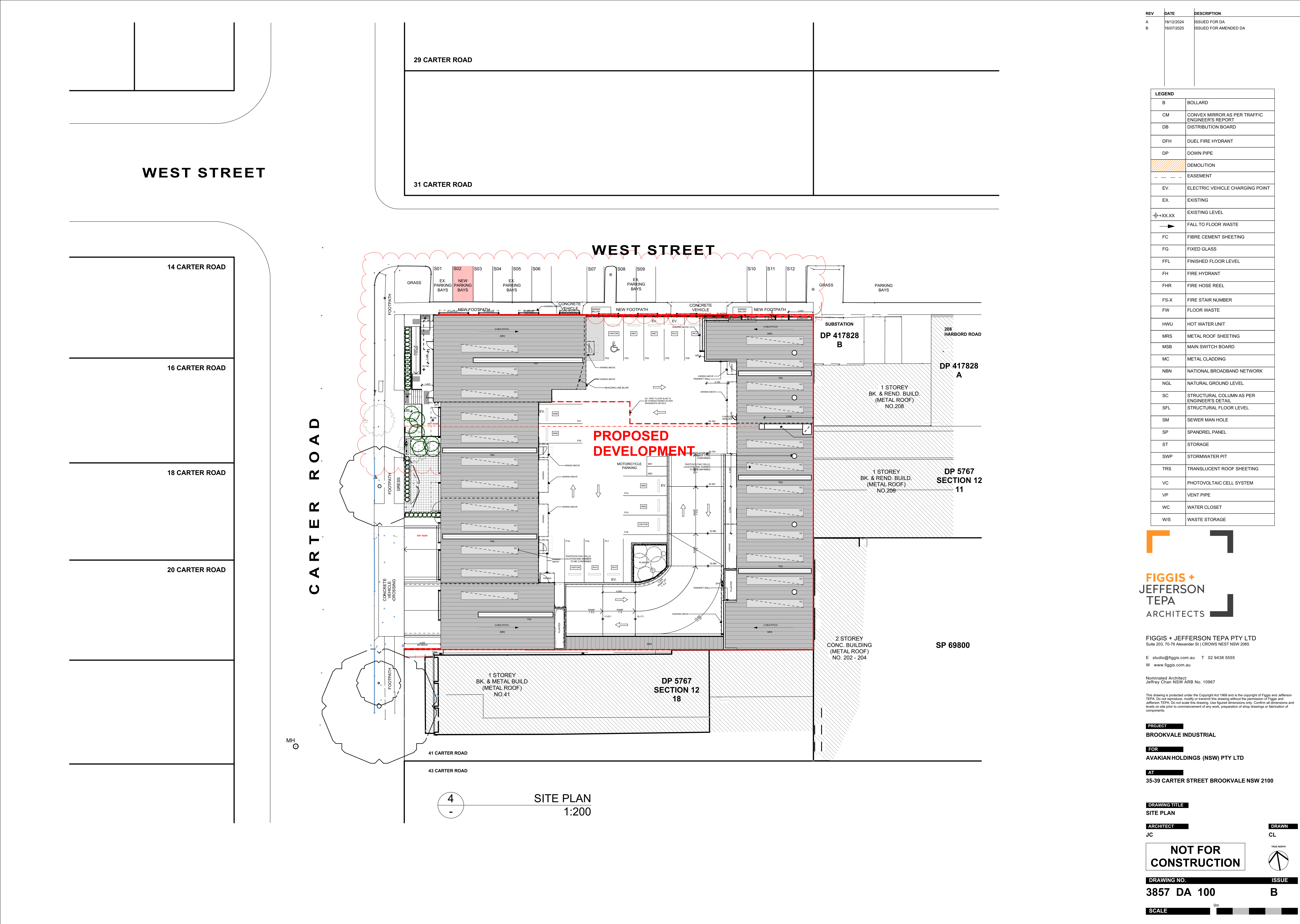
DRAWING NO.
3857 DA 070

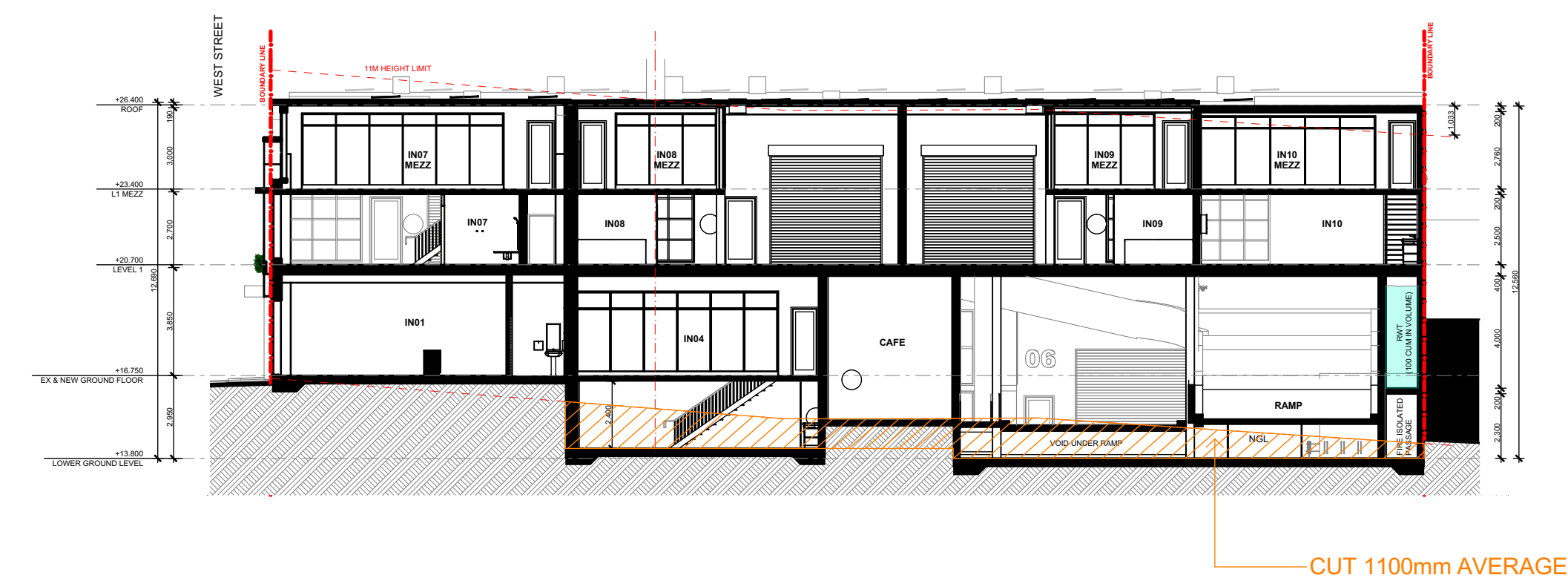
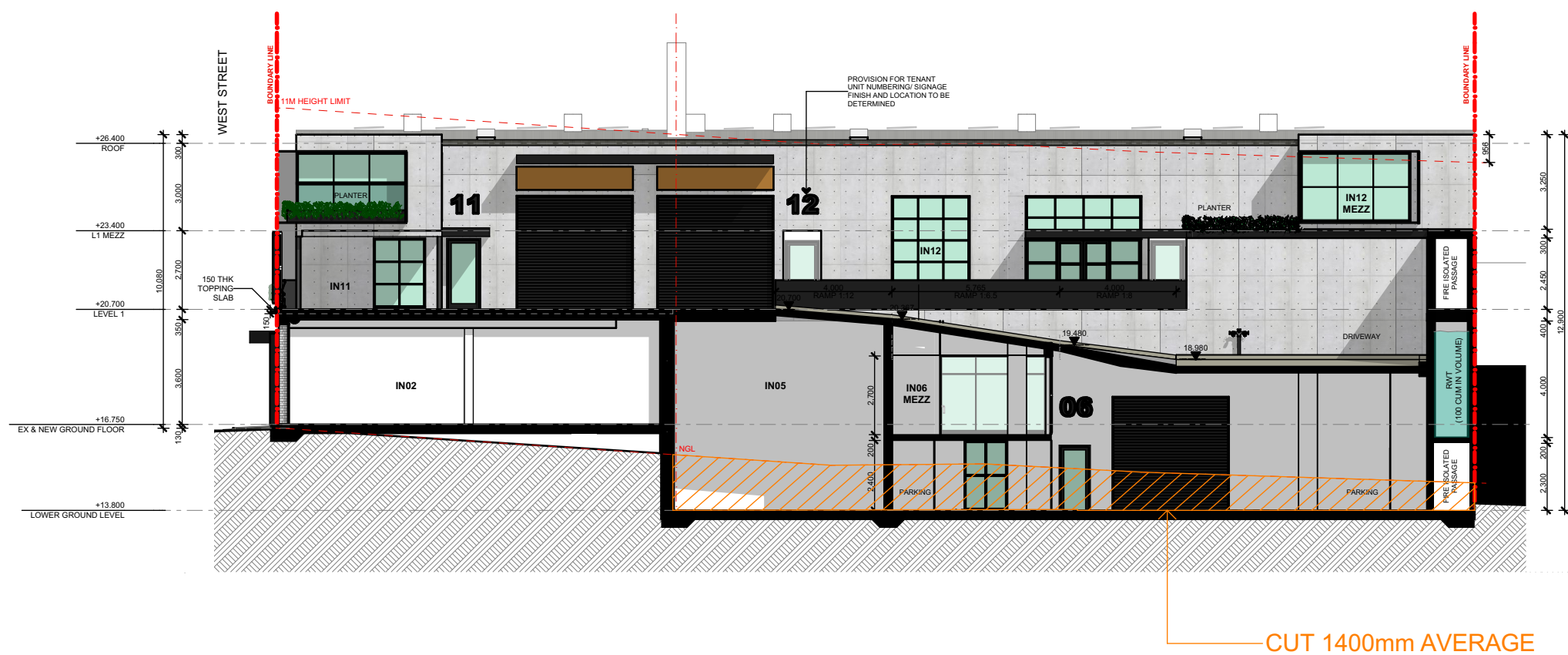
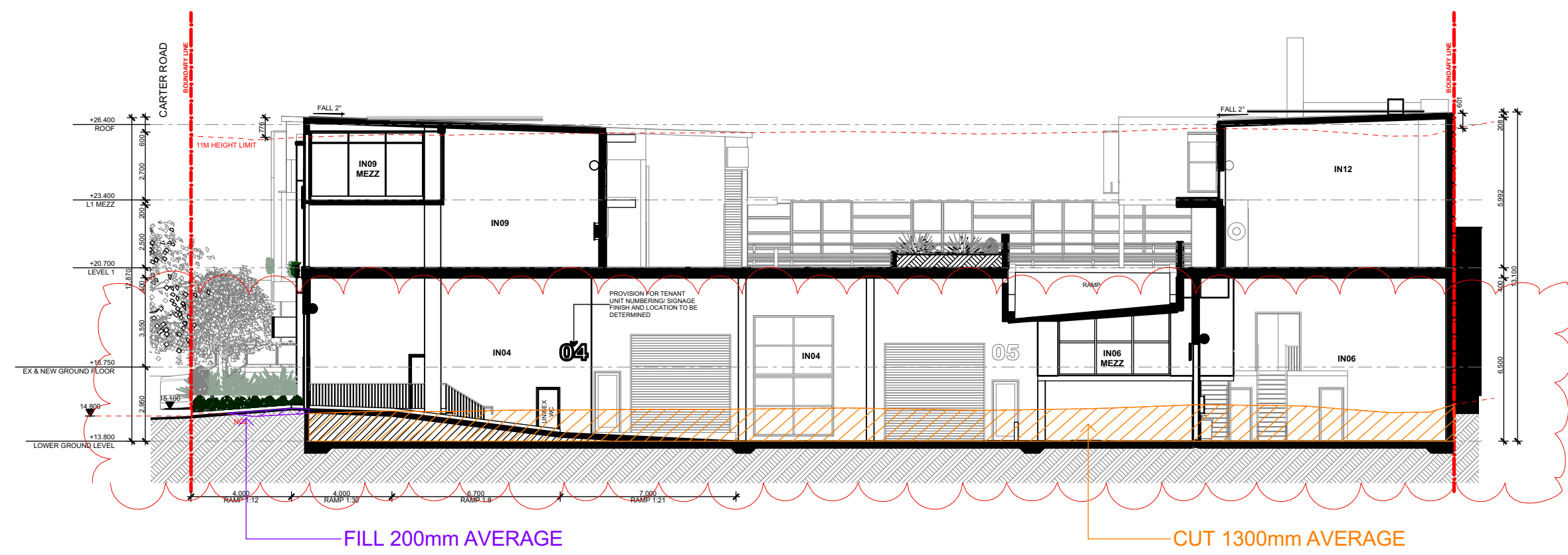
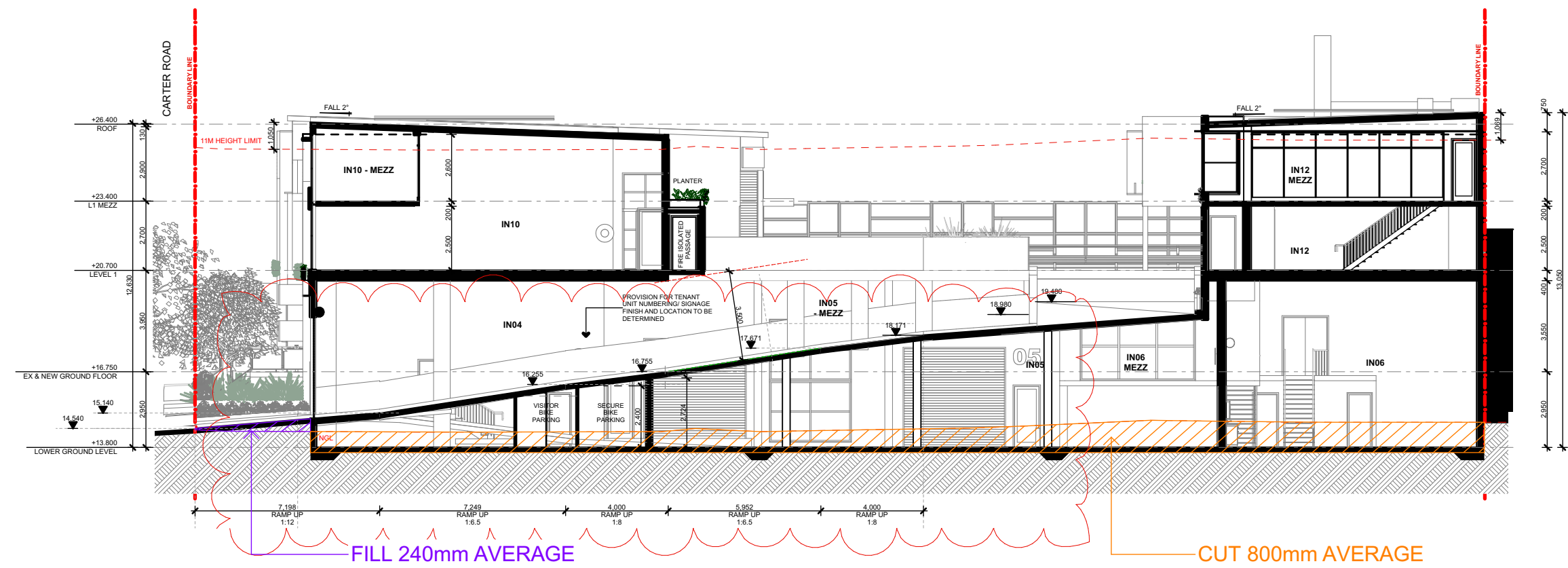
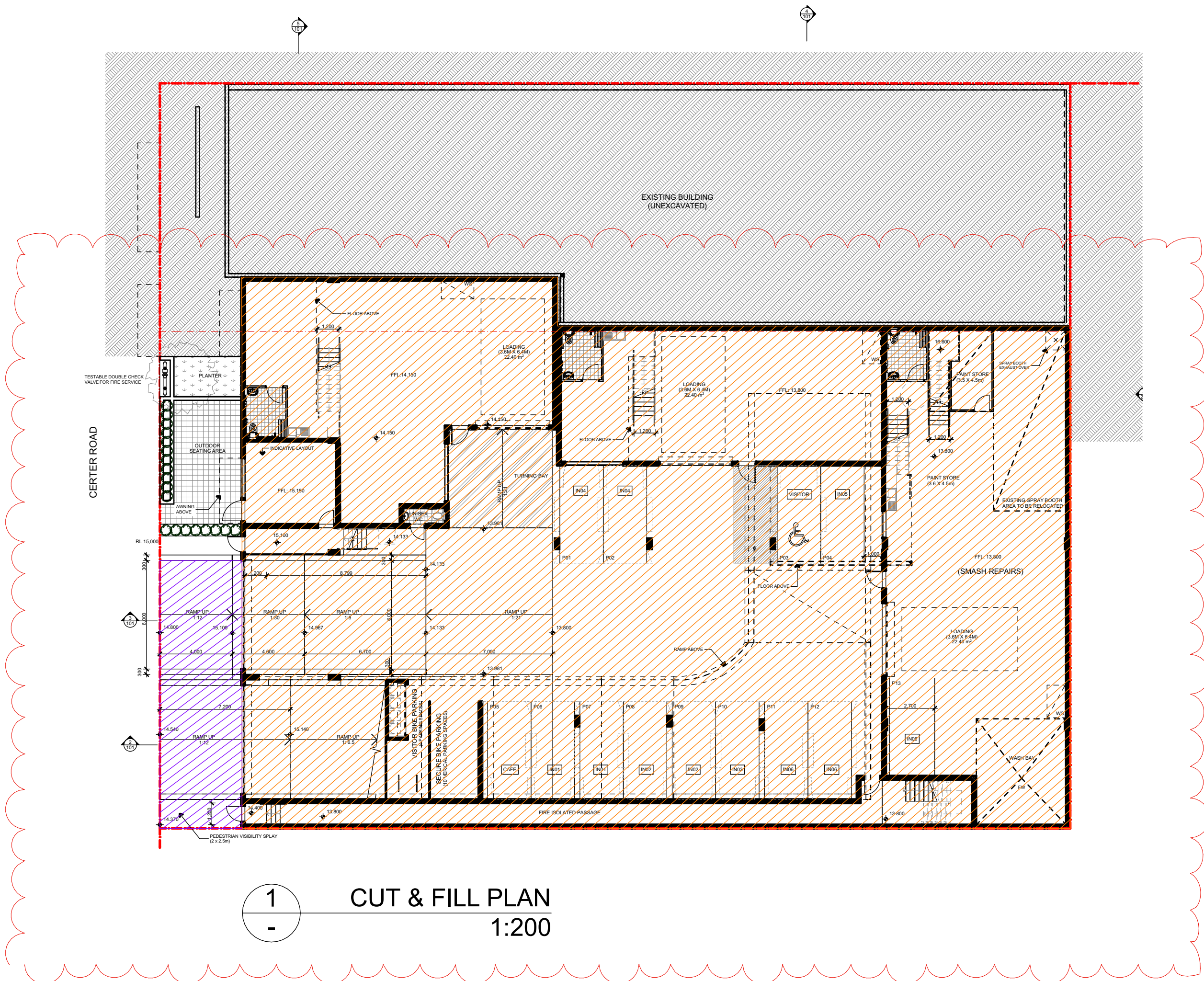
SCALE
0m

DRAWN
CL



ISSUE
B





REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
DEMOLITION	DEMOLITION
EASEMENT	EASEMENT
EV	ELECTRIC VEHICLE CHARGING POINT
EX	EXISTING
EXISTING LEVEL	EXISTING LEVEL
FALL TO FLOOR WASTE	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



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ARCHITECTS

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BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
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DRAWING TITLE
CUT AND FILL PLAN

ARCHITECT
JC

DRAWN
CL

TRUE NORTH

NOT FOR CONSTRUCTION

DRAWING NO.
3857 DA 101

ISSUE
B

SCALE
0m

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⌀+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
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HWU	HOT WATER UNIT
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MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE

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PROJECT

BROOKVALE INDUSTRIAL

FOR

AVAKIAN HOLDINGS (NSW) PTY LTD

AT

35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE

LOWER GROUND FLOOR PLAN

ARCHITECT

JC

DRAWN

CL

NOT FOR CONSTRUCTION

DRAWING NO.

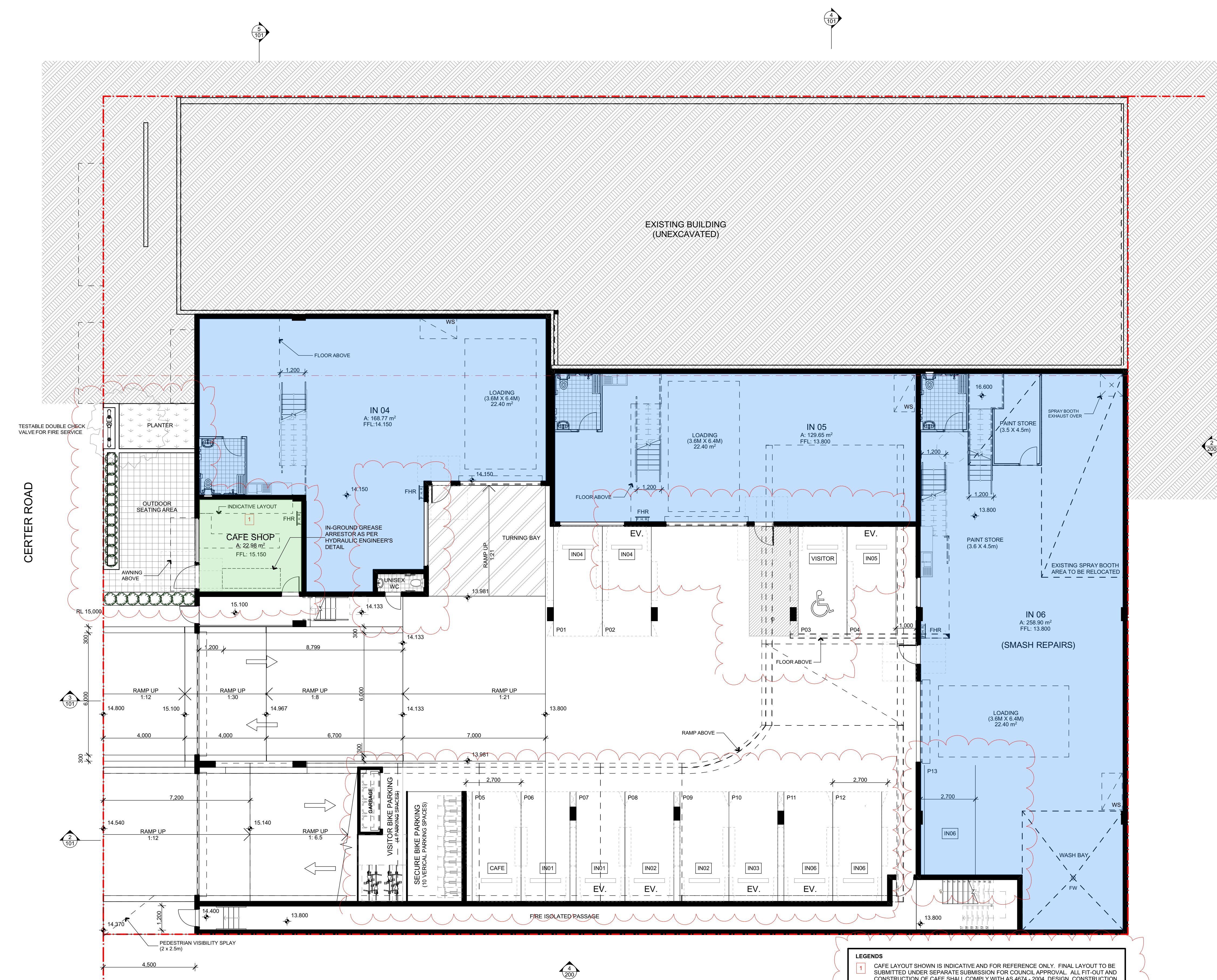
3857 DA 110

ISSUE

B

SCALE

0m



1
-
PROPOSED LOWER GROUND FLOOR PLAN
1:100

LEGENDS
1 CAFE LAYOUT SHOWN IS INDICATIVE AND FOR REFERENCE ONLY. FINAL LAYOUT TO BE SUBMITTED UNDER SEPARATE SUBMISSION FOR COUNCIL APPROVAL. ALL FIT-OUT AND CONSTRUCTION OF CAFE SHALL COMPLY WITH AS 4674 - 2004 DESIGN, CONSTRUCTION AND FIT-OUT OF FOOD PREMISES AND WITH STANDARD 3.2.3 OF THE AUSTRALIAN AND NEW ZEALAND FOOD STANDARDS CODE UNDER THE FOOD ACT 2003.

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

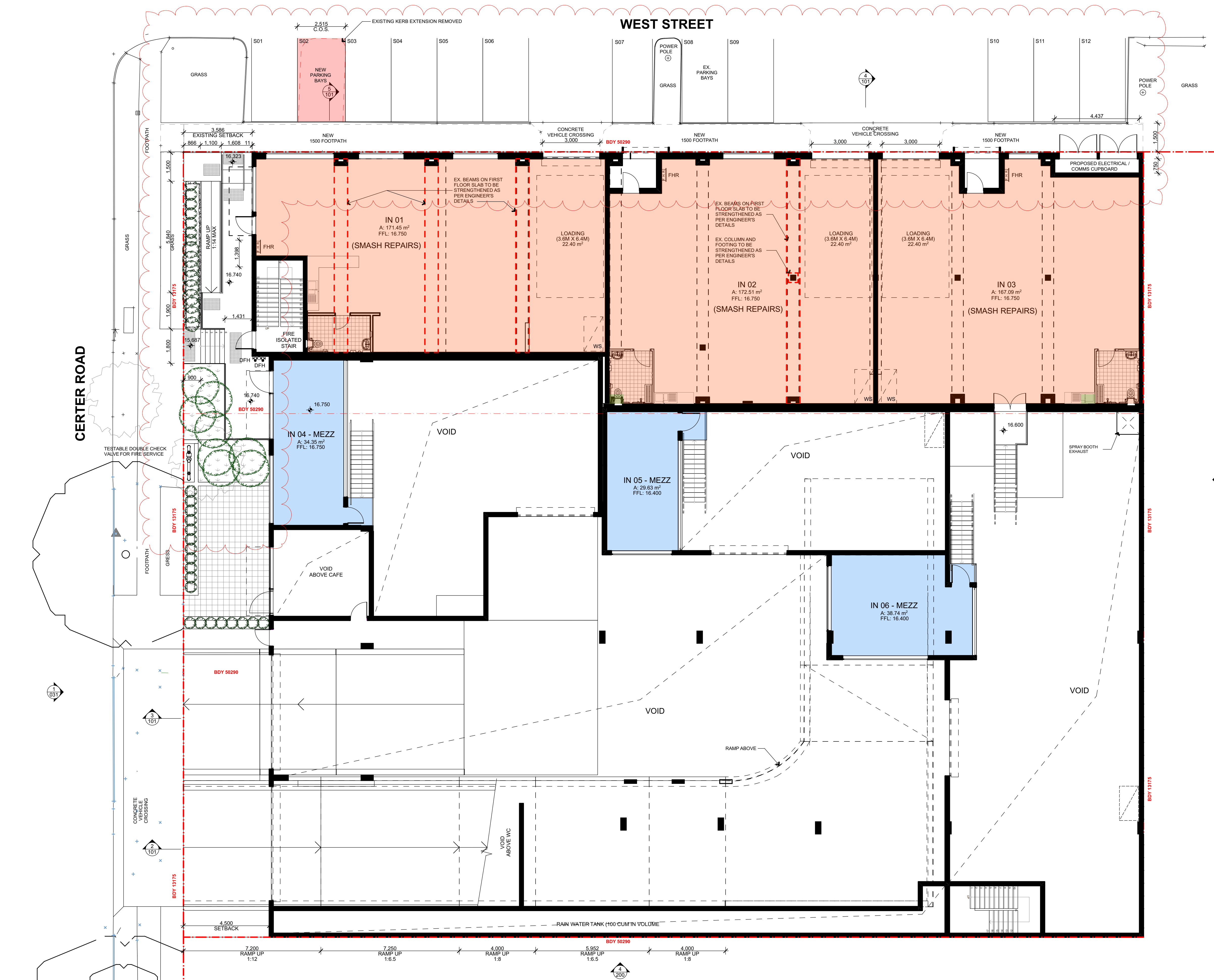
LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV	ELECTRIC VEHICLE CHARGING POINT
EX	EXISTING
⊕+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WS	WASTE STORAGE



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PROJECT
BROOKVALE INDUSTRIAL
FOR
AVAKIAN HOLDINGS (NSW) PTY LTD
AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
GROUND FLOOR AND GROUND MEZZANINE PLAN
ARCHITECT
JC
DRAWN
CL
NOT FOR CONSTRUCTION
DRAWING NO.
3857 DA 111
ISSUE
B
SCALE
0m



1
-
PROPOSED GROUND FLOOR PLAN
1:100

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
DEMOLITION	DEMOLITION
EASEMENT	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
Φ+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
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HWU	HOT WATER UNIT
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SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

ARCHITECT
JC

DRAWN
CL

NOT FOR
CONSTRUCTION



DRAWING NO.
3857 DA 112

ISSUE
B

SCALE
0m



1 PROPOSED FIRST FLOOR PLAN
1:100

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⊕→XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
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FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
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VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
PROPOSED FIRST MEZZ FLOOR PLAN

ARCHITECT
JC

DRAWN
CL

NOT FOR CONSTRUCTION

DRAWING NO.
3857 DA 113

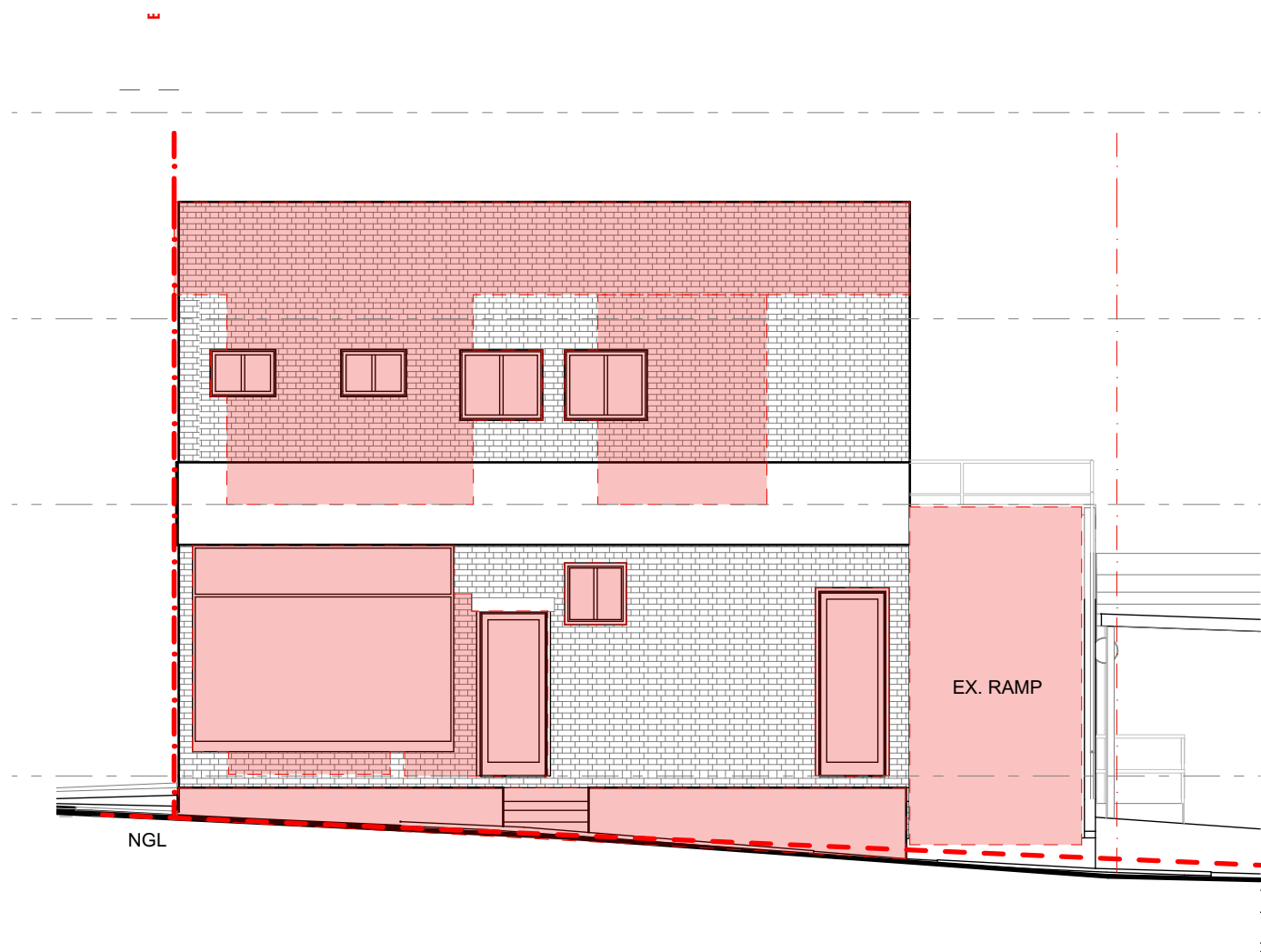
ISSUE
A

SCALE
0m

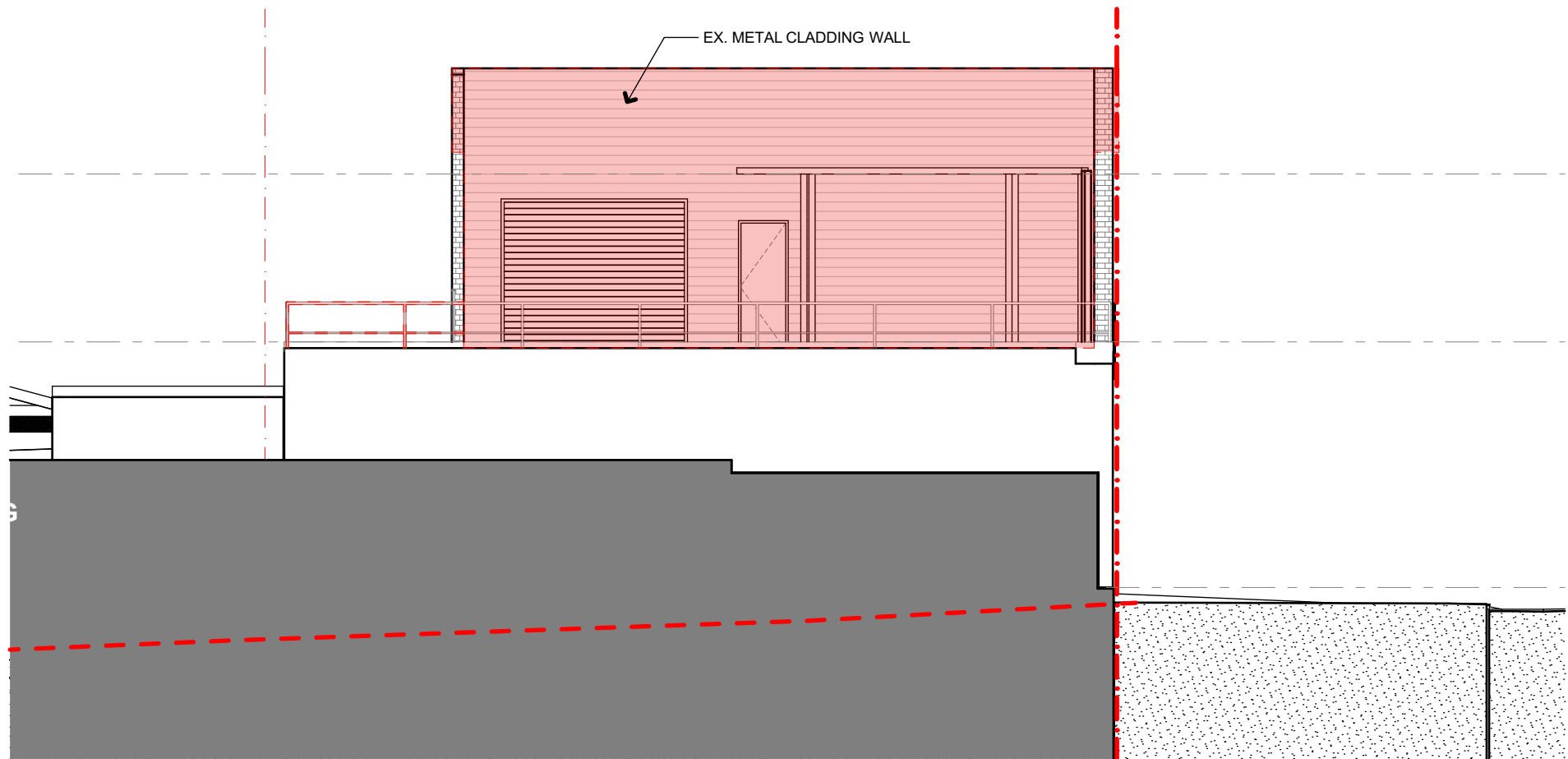


1
-
PROPOSED FIRST FLOOR MEZZ PLAN
1:100

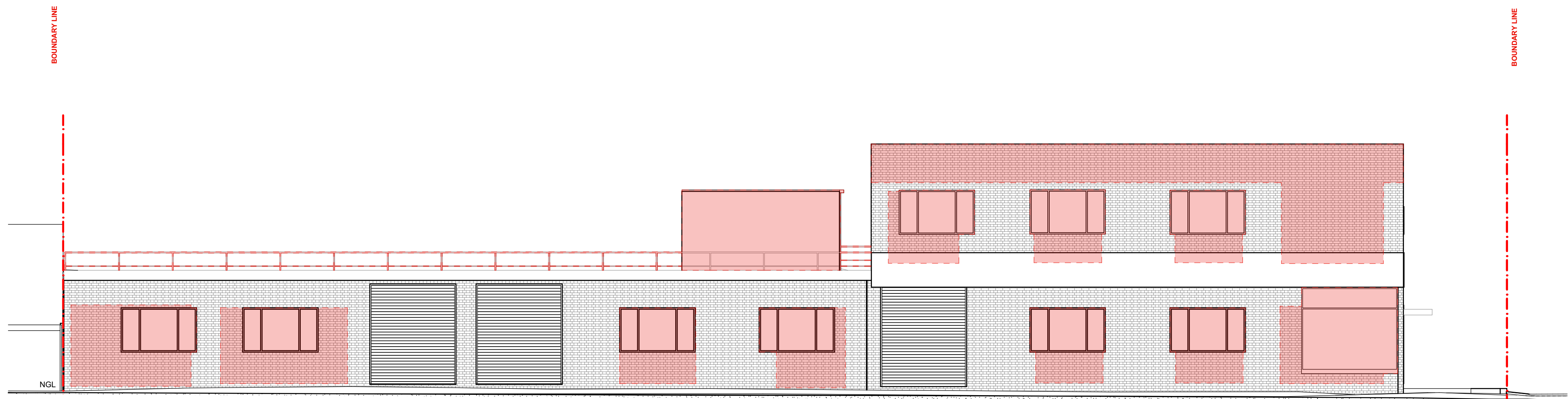
EXISTING ELEVATIONS OF 35 CARTER ROAD



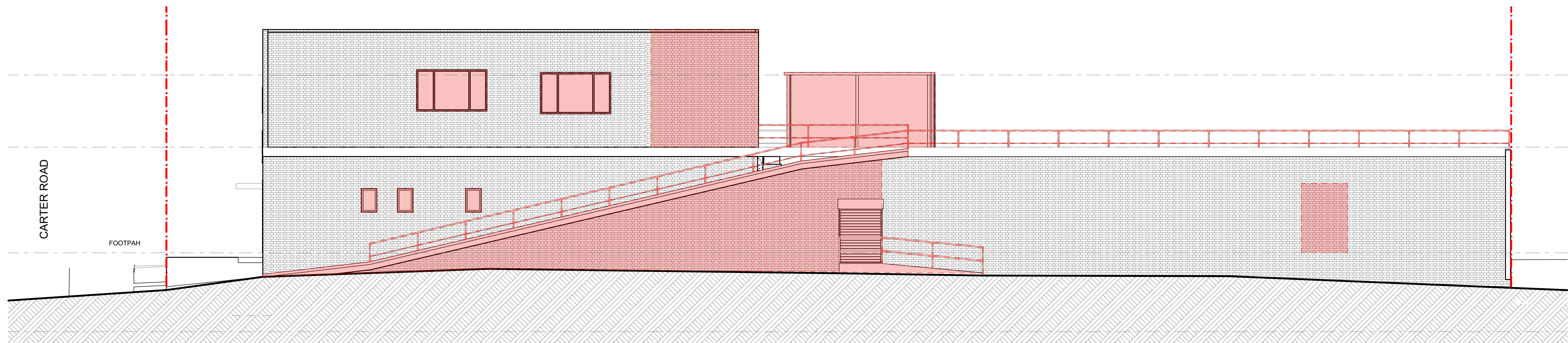
1 WEST ELEVATION (EXISTING)
1:100



2 EAST ELEVATION (EXISTING)
1:100



3 NORTH ELEVATION (EXISTING)
1:100



4 SOUTH ELEVATION (EXISTING)
1:100

LEGENDS:
AREA TO BE DEMOLISHED / ALTERED

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⊕+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
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VP	VENT PIPE
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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
EXISTING & DEMOLITION ELEVATIONS

ARCHITECT
JC

DRAWN
CL

NOT FOR
CONSTRUCTION



DRAWING NO.
3857 DA 200

ISSUE
B

SCALE
0m

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⌀+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
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VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



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Nominated Architect:
Jeffrey Chan NSW ARB No. 10967

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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
PROPOSED ELEVATIONS (1)

ARCHITECT
JC

DRAWN
CL

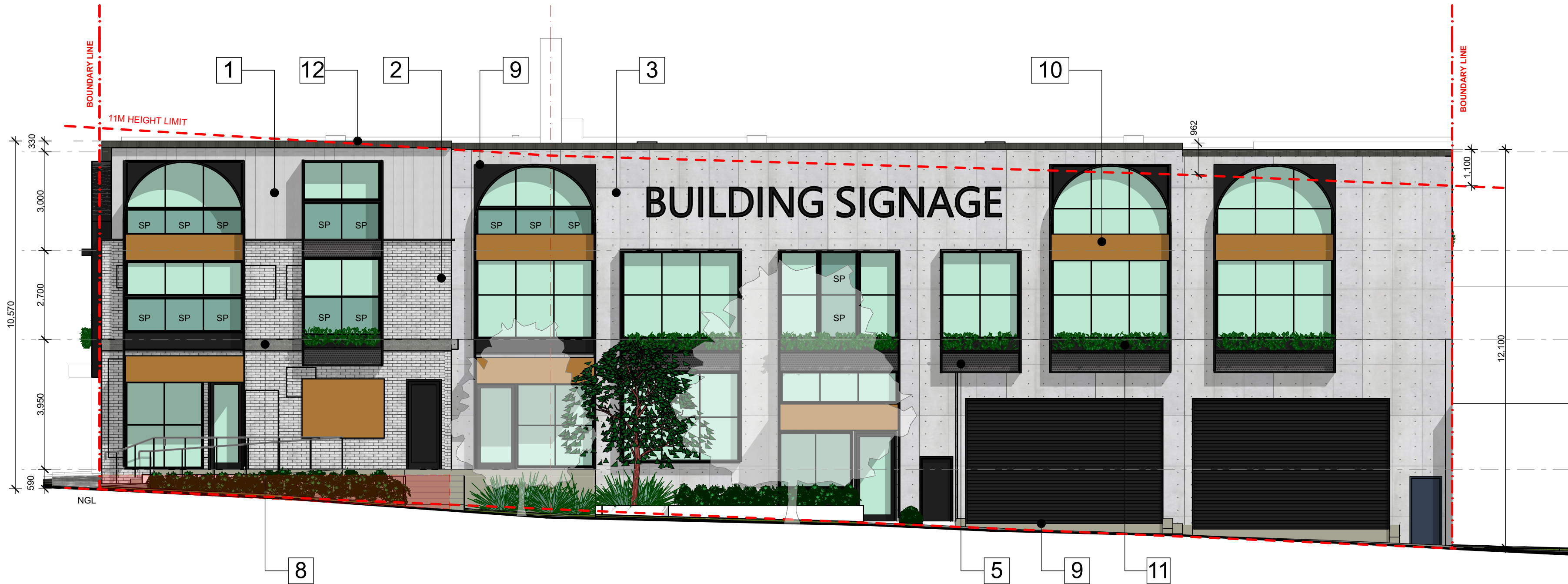
NOT FOR
CONSTRUCTION



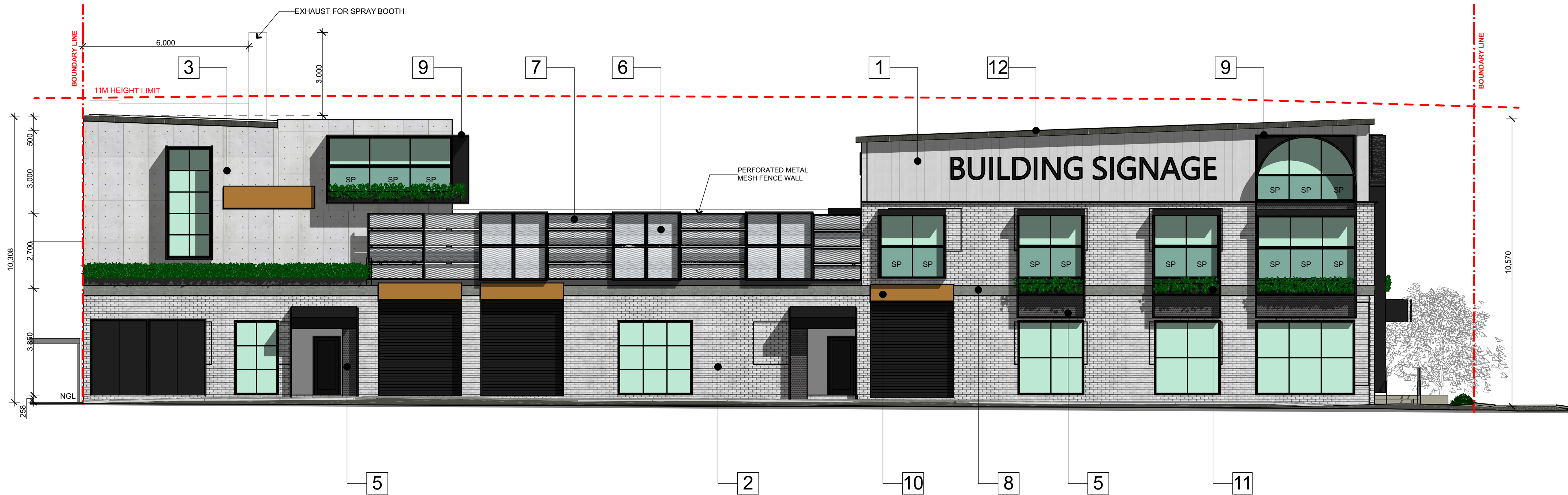
DRAWING NO.
3857 DA 201

ISSUE
B

SCALE
0m



1 WEST ELEVATION (PROPOSED)
1:100



2 NORTH ELEVATION (PROPOSED)
1:100

EXTERNAL FINISHES

1	WALL - FIBRE CEMENT CLADDING (LIGHT GREY)	5	WALL - PERFORATED METAL PANEL WITH BACKING (BLACK)	9	ROLLER DOOR, DOOR AND WINDOW FRAMES (MONUMENT)
2	WALL - EXISTING BRICKWORK TOUCH UP AND REPAINT(WHITE)	6	FENCE - PERFORATED METAL PANEL (SLIVER)	10	PROPOSED SIGNS - DETAILS REFER CONCEPT SIGN PLAN
3	WALL - PRECAST CONCRETE PANEL (OFF FORM FINISHES)	7	FENCE - PERFORATED METAL PANEL (BLACK)	11	PLANTER ON EXTERNAL WALL - DETAILS REFER LANDSCAPE PLANS
4	WALL - RENDERED/ PAINTED CONCRETE (LIGHT GREY)	8	WALL - TOUCH UP EXISTING CONCRETE SLAB EDGE, RENDERE/ PAINTED CONCRETE (MIDDLE GREY)	12	ROOF SHEETING - LIGHT COLOURED, SHEET METAL ROOFING WITH INSULATION

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV	ELECTRIC VEHICLE CHARGING POINT
EX	EXISTING
	EXISTING LEVEL
	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
W/S	WASTE STORAGE



Nominated Architect:
Jeffrey Chan NSW ARB No. 10967

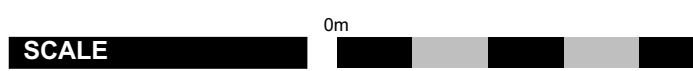
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AT
35-39 CARTER STREET BROOKVALE NSW 2100

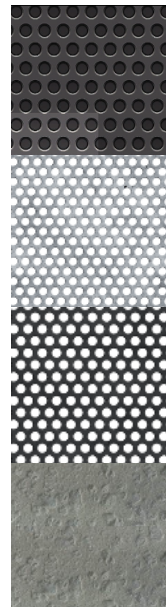
ARCHITECT
JC

DRAWN
CL

ISSUE



- 1 WALL - FIBRE CEMENT CLADDING (LIGHT GREY)
- 2 WALL - EXISTING BRICKWORK TOUCH UP AND REPAINT(WHITE)
- 3 WALL - PRECAST CONCRETE PANEL (OFF FORM FINISHES)
- 4 WALL - RENDERED/ PAINTED CONCRETE (LIGHT GREY)



- 5 WALL - PERFORATED METAL PANEL WITH BACKING (BLACK)
- 6 FENCE - PERFORATED METAL PANEL (SLIVER)
- 7 FENCE - PERFORATED METAL PANEL (BLACK)
- 8 WALL - TOUCH UP EXISTING CONCRETE SLAB EDGE RENDER/PAINTED CONCRETE (MIDDLE GREY)



- 9 ROLLER DOOR, DOOR AND WINDOW FRAMES (MONUMENT)
- 10 PROPOSED SIGNS
- DETAILS REFER CONCEPT SIGN PLAN
- 11 PLANTER ON EXTERNAL WALL
- DETAILS REFER LANDSCAPE PLANS
- 12 ROOF SHEETING - LIGHT COLOURED, SHEET METAL ROOFING WITH INSULATION

SCALE

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV	ELECTRIC VEHICLE CHARGING POINT
EX	EXISTING
⊕→XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
HWU	HOT WATER UNIT
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
MC	METAL CLADDING
NBN	NATIONAL BROADBAND NETWORK
NGL	NATURAL GROUND LEVEL
SC	STRUCTURAL COLUMN AS PER ENGINEER'S DETAIL
SFL	STRUCTURAL FLOOR LEVEL
SM	SEWER MAN HOLE
SP	SPANDREL PANEL
ST	STORAGE
SVP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



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Nominated Architect:
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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
SECTIONS (1)

ARCHITECT
JC

DRAWN
CL

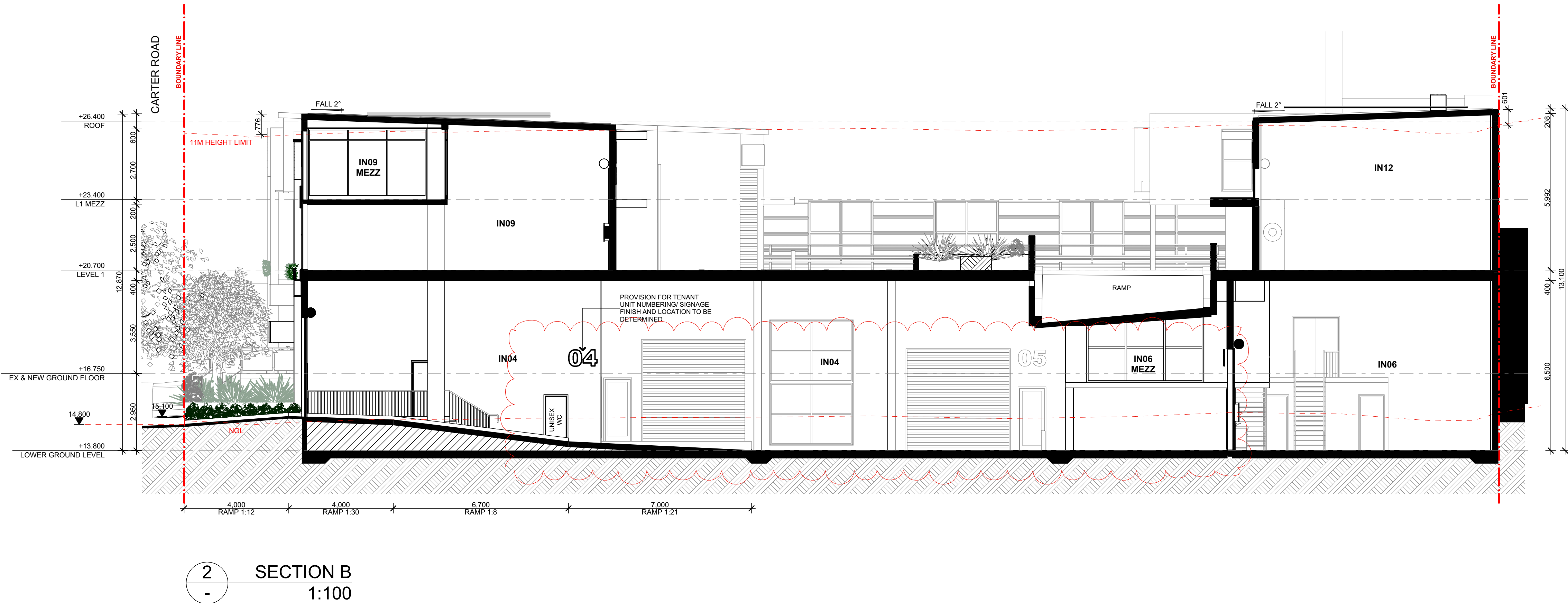
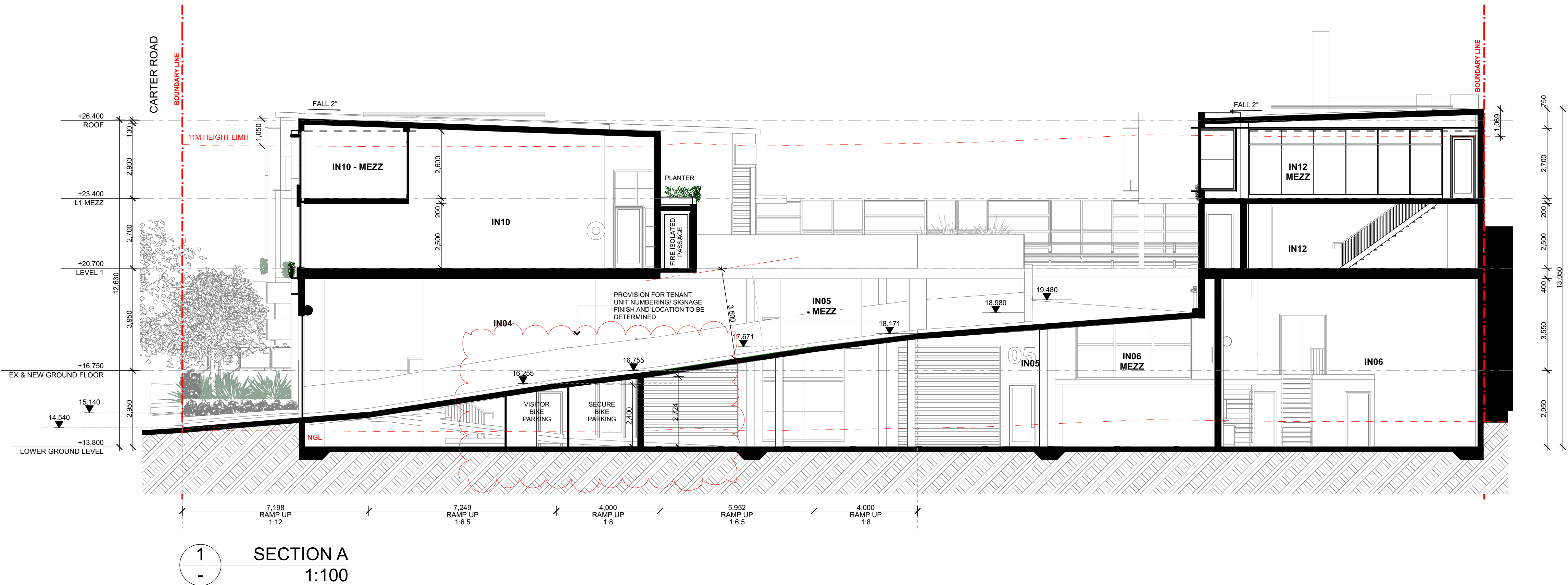
TRUE NORTH

NOT FOR CONSTRUCTION

DRAWING NO.
3857 DA 300

ISSUE
B

SCALE
0m



	DATE	DESCRIPTION
	18/12/2024	ISSUED FOR DA
	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
	EXISTING LEVEL
	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
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SP	SPANDREL PANEL
ST	STORAGE
SWP	STORMWATER PIT
TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
W/S	WASTE STORAGE



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PROJECT
BROOKVALE INDUSTRIA

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

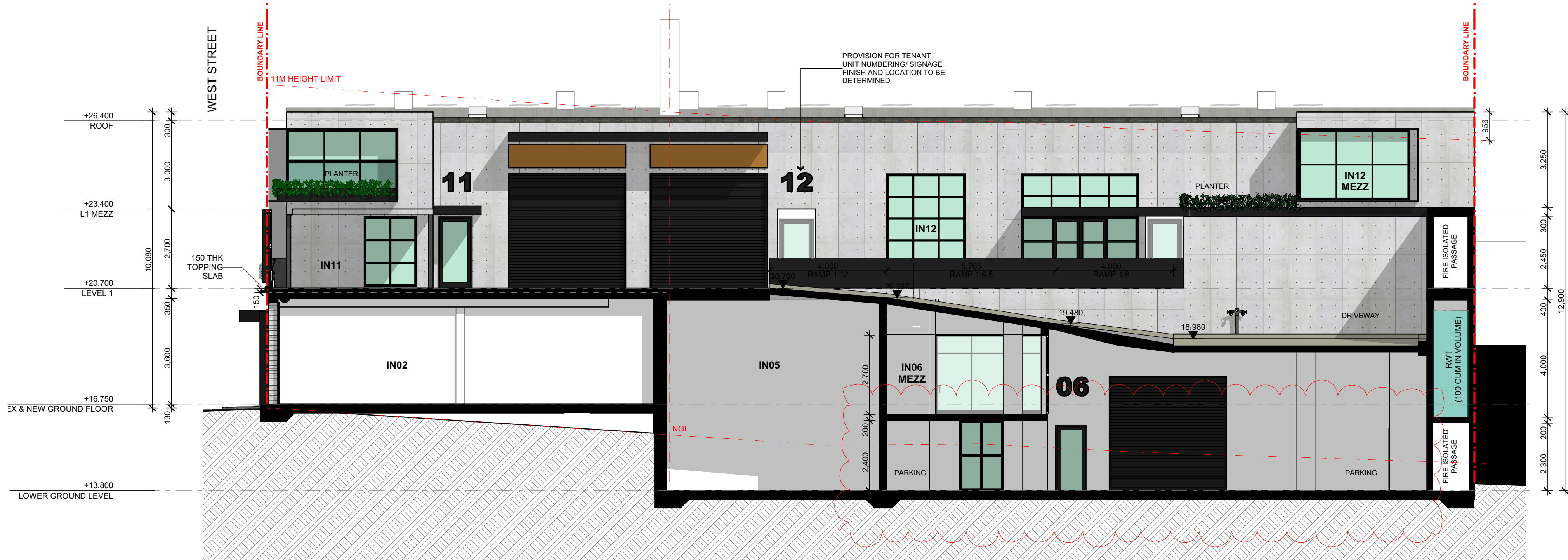
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SECTIONS (2)

ARCHITECT
JC

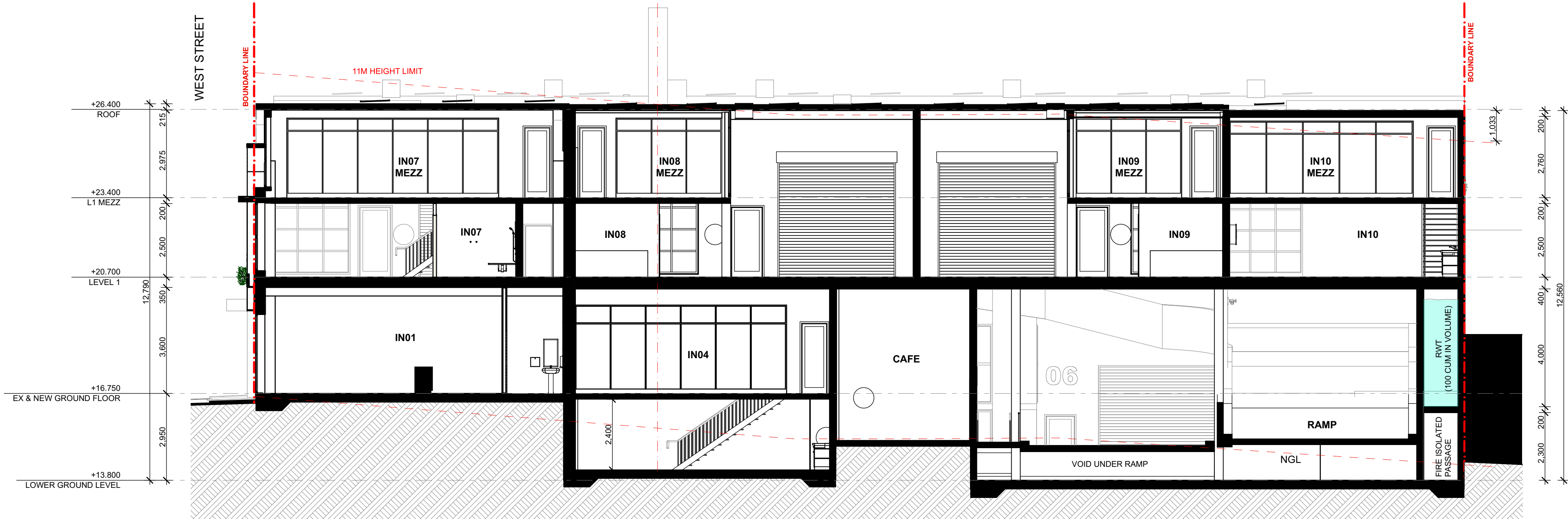
**NOT FOR
CONSTRUCTION**

DRAWING NO.	ISSUE
2057 DA 201	B

SCALE 0m



1 SECTION C
- 1:100



2 SECTION D
- 1:100



REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
- - -	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⌀+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS-X	FIRE STAIR NUMBER
FW	FLOOR WASTE
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W/S	WASTE STORAGE



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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
CONCEPT STRATA PLAN

ARCHITECT
JC

NOT FOR CONSTRUCTION

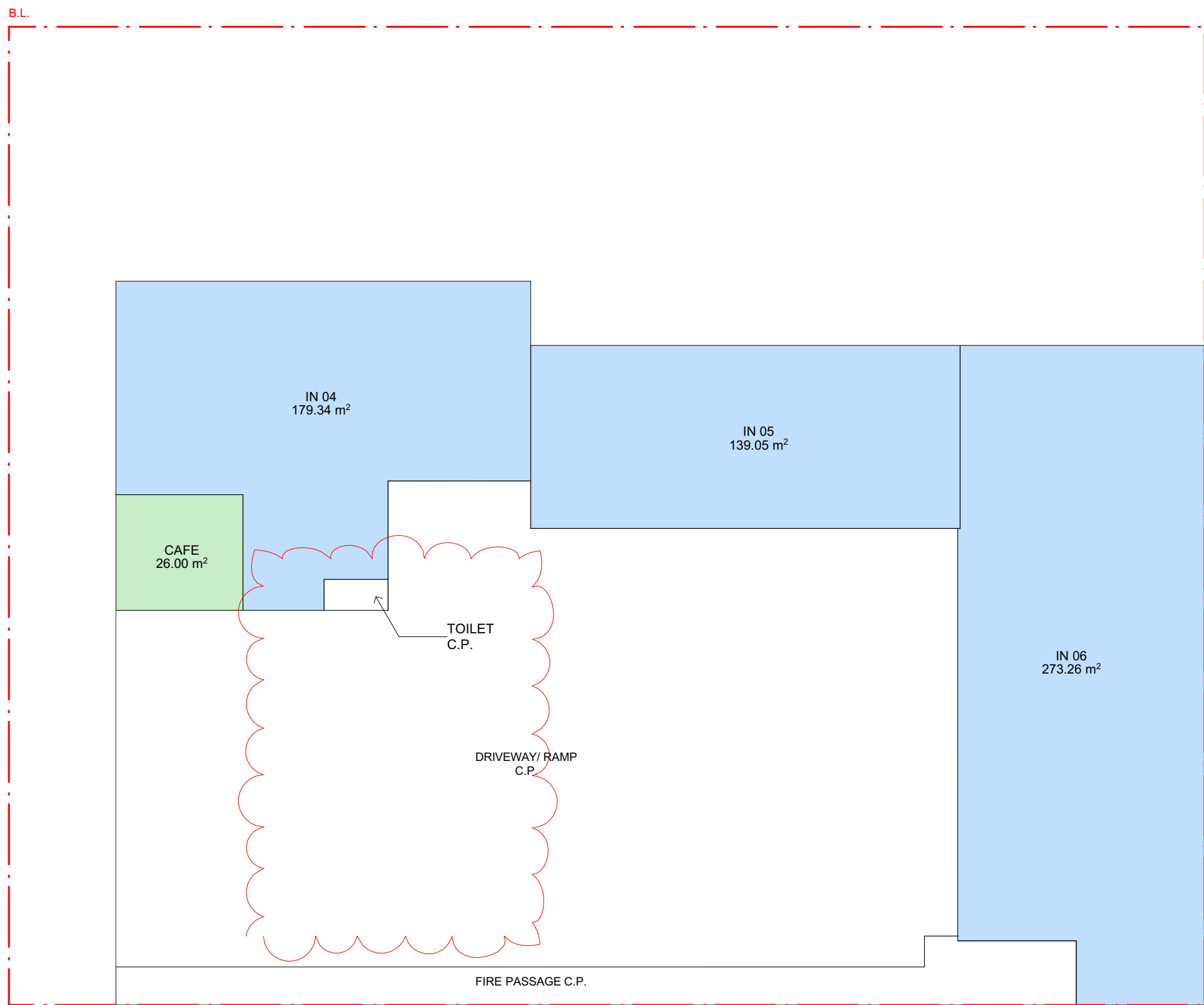
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3857 DA 440

SCALE

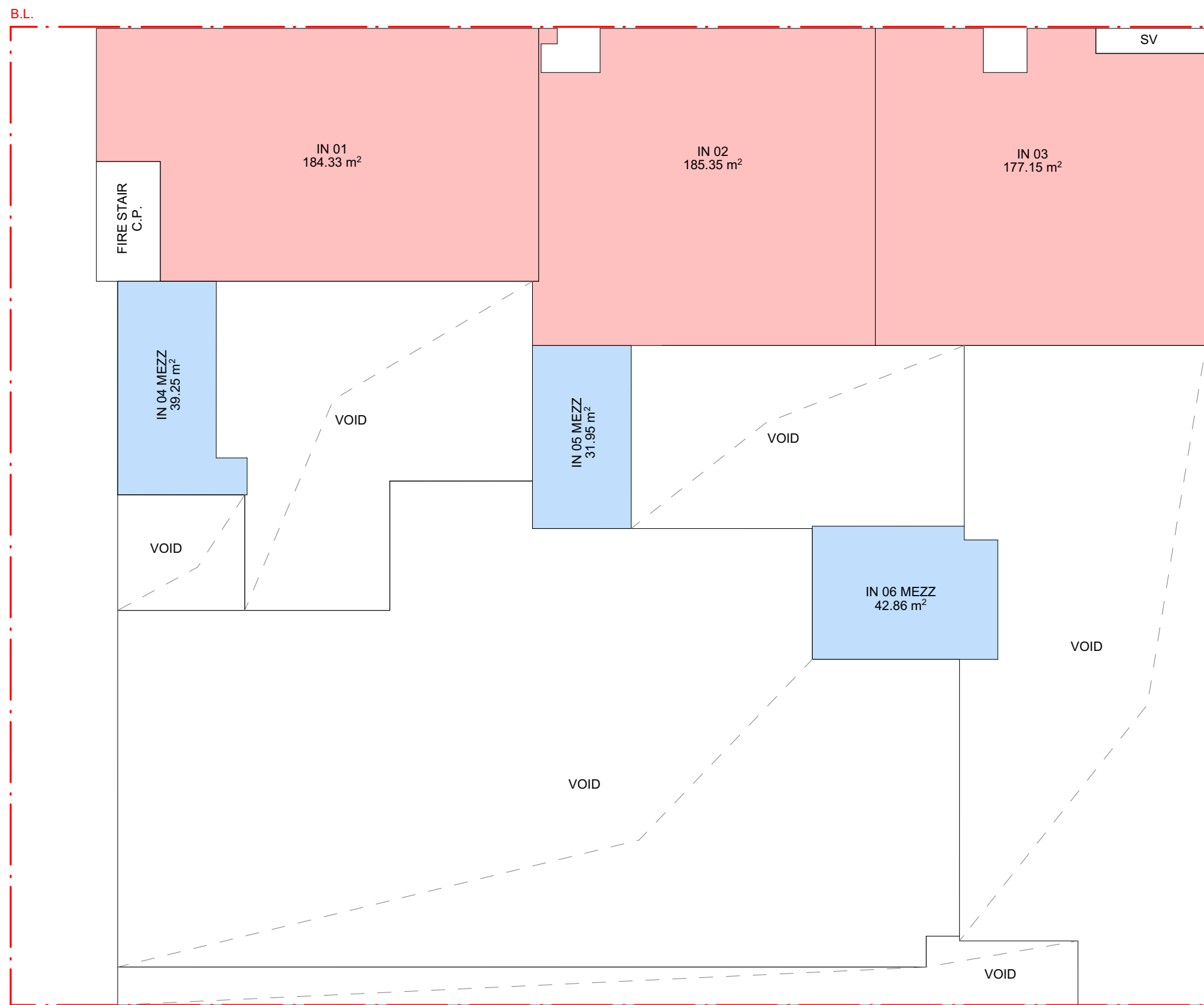
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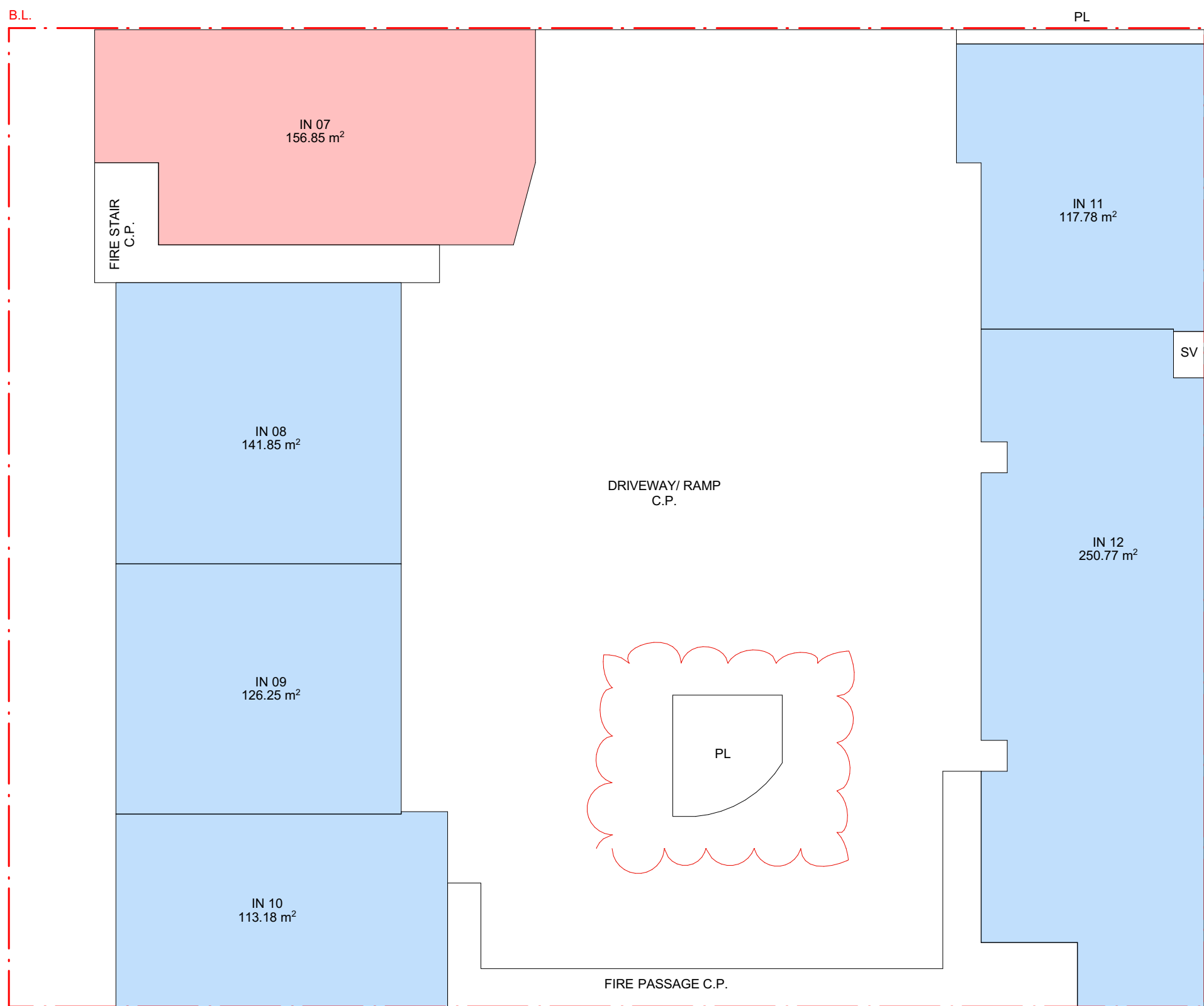
ISSUE
B



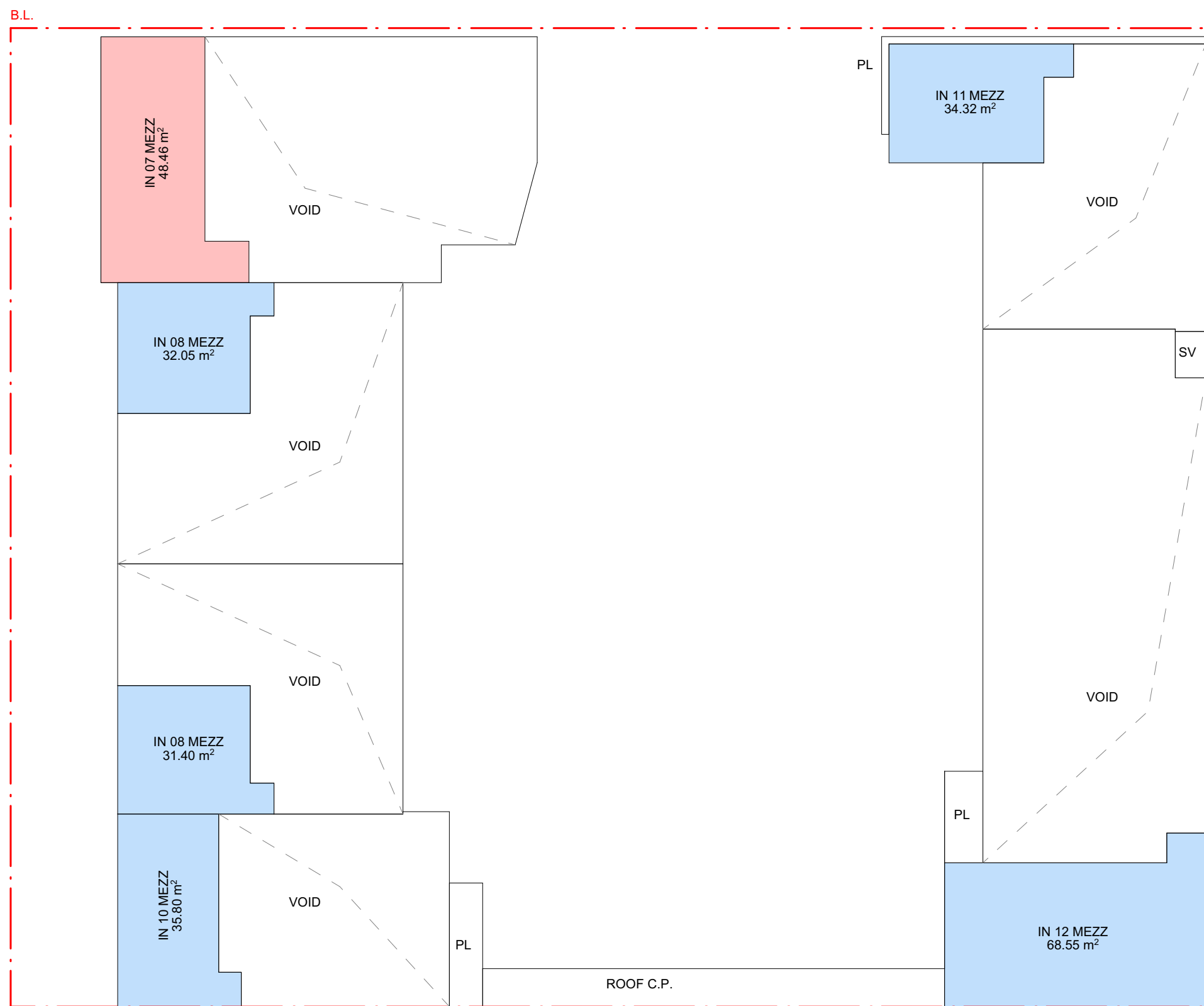
1
-
LOWER GROUND FLOOR PLAN
1:200



2
-
GROUND AND GROUND MEZZ FLOOR PLAN
1:200



3
-
FIRST FLOOR PLAN
1:200



4
-
FIRST MEZZ FLOOR PLAN
1:200

NOTES:
AREA SHOWN HEREON ARE FOR CONCEPT STRATA PLAN, AND ARE APPROXIMATE ONLY.

LEGENDS:
C.P. - COMMON PROPERTY
SV - SERVICES (COMMON PROPERTY)
PL - PLANTER

REV	DATE	DESCRIPTION
A	18/12/2024	ISSUED FOR DA
B	16/07/2025	ISSUED FOR AMENDED DA

LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRIC VEHICLE CHARGING POINT
EX.	EXISTING
⊕+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
CONCEPT SIGN PLAN

ARCHITECT
JC

NOT FOR
CONSTRUCTION

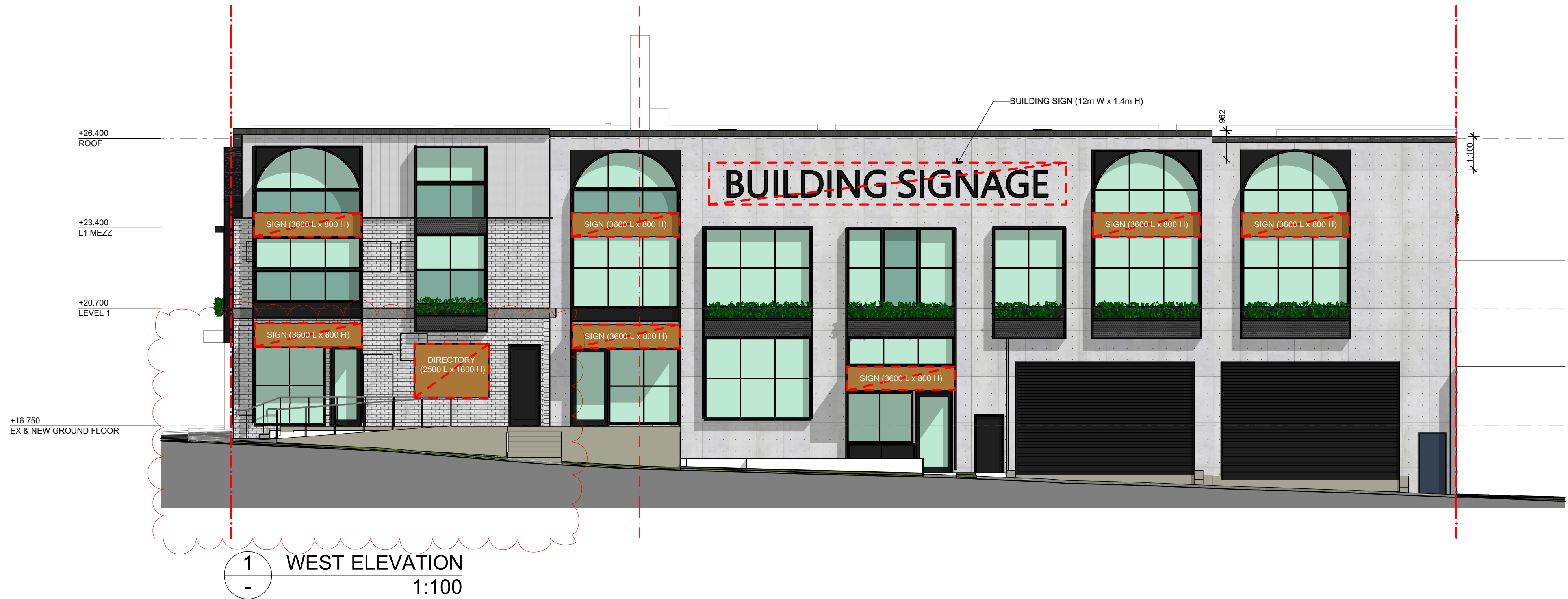
DRAWING NO.
3857 DA 441

SCALE
0m

DRAWN
CL



ISSUE
B



1 WEST ELEVATION
1:100



2 NORTH ELEVATION
1:100

LEGENDS:



CONCEPT SIGNAGE ON ELEVATIONS
FINAL SIGNAGE LAYOUT SUBJECT TO FORMAL
SUBMISSION TO COUNCIL FOR APPROVAL