

ALTERATIONS & ADDITIONS TO EXISTING INDUSTRIAL BUILDING

ISSUE DETAILS - ISSUED FOR DEVELOPMENT APPLICATION

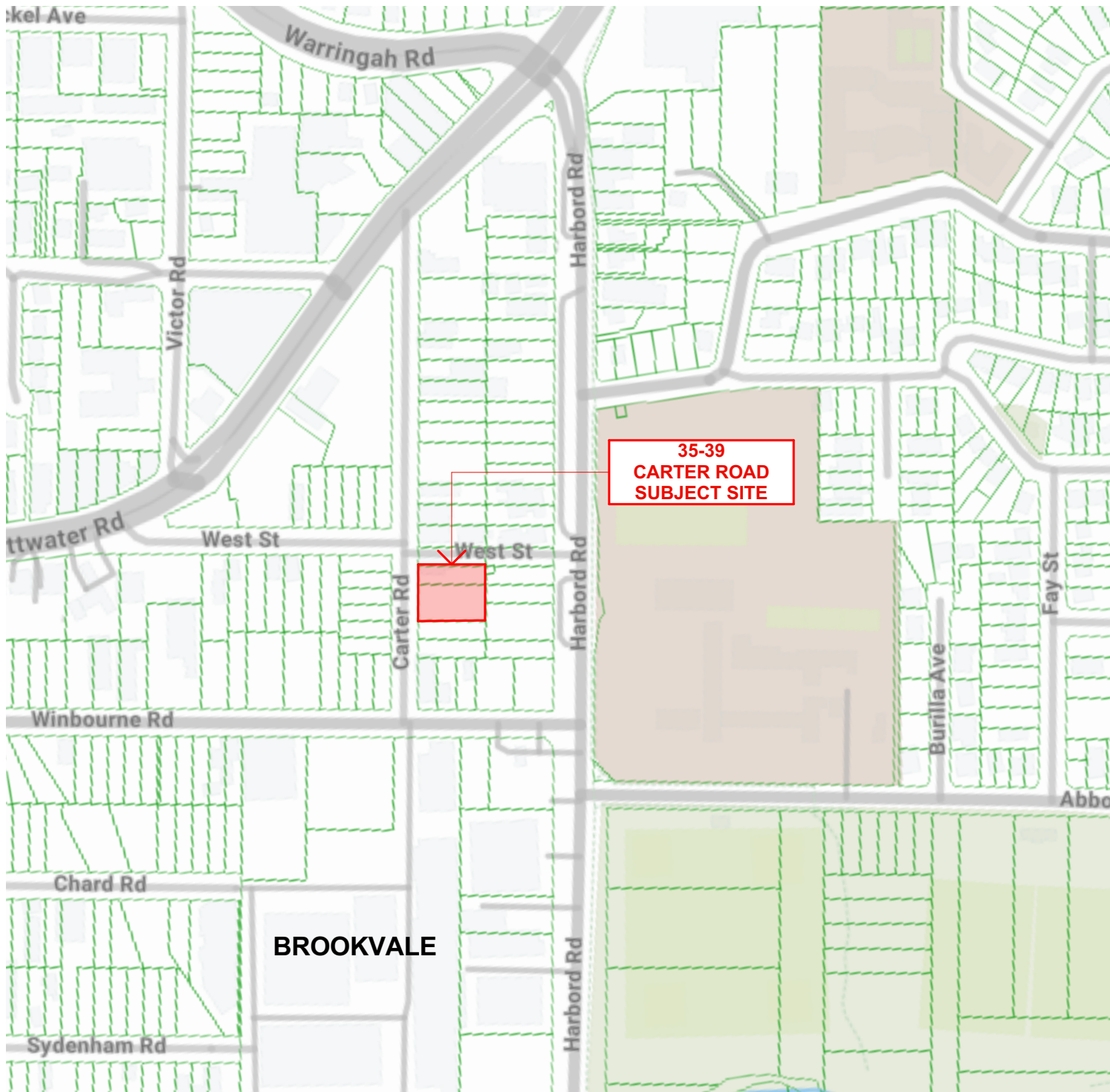
35-39 CARTER ROAD, BROOKVALE NSW 2100

DRAWING SCHEDULE

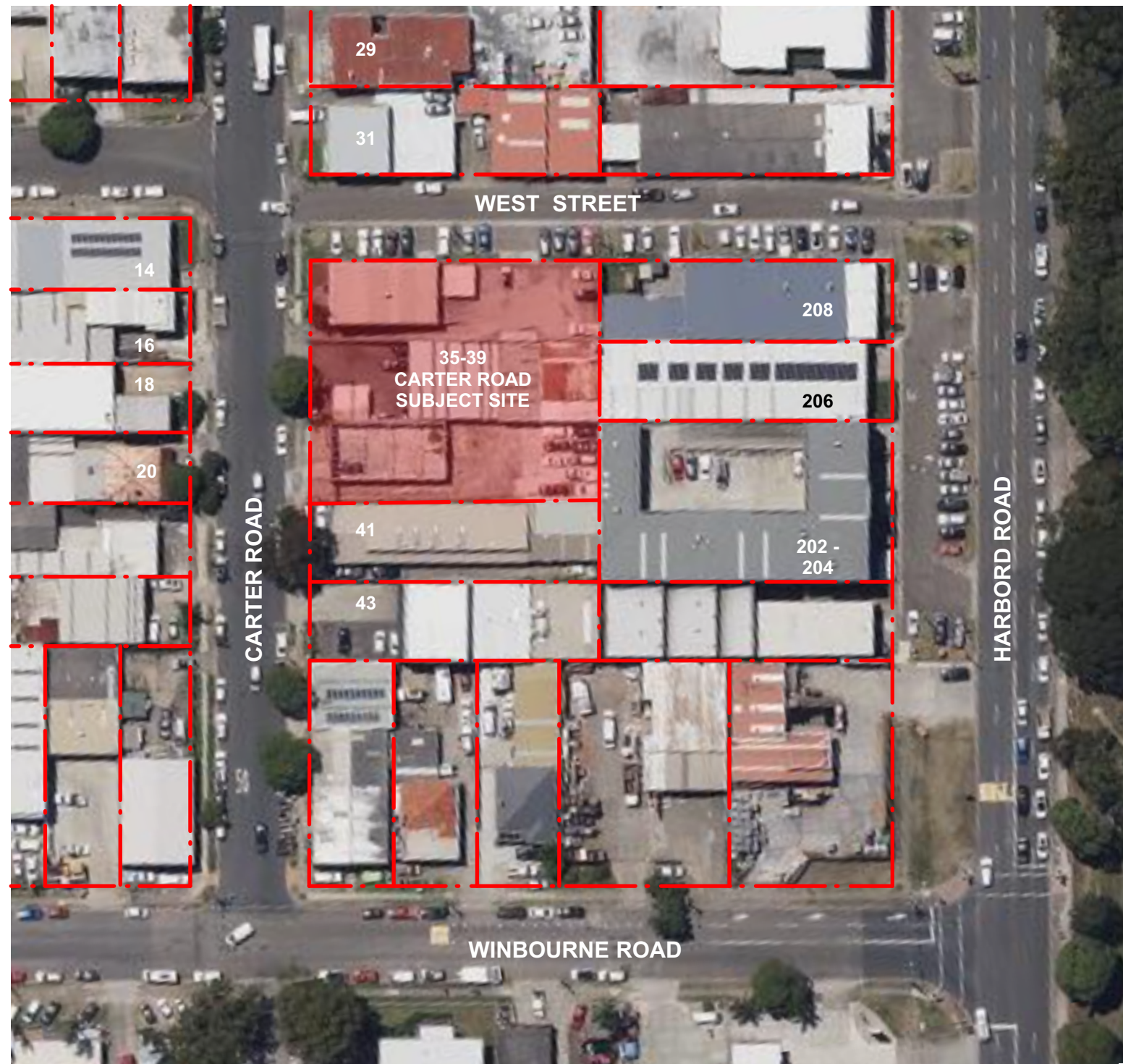
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COVER PAGE				
	000	COVER PAGE	---	A
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IMPORTANT NOTES:

- 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

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.	ELECTRONIC VEHICLE CHARGING STATION
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
WIS	WASTE STORAGE

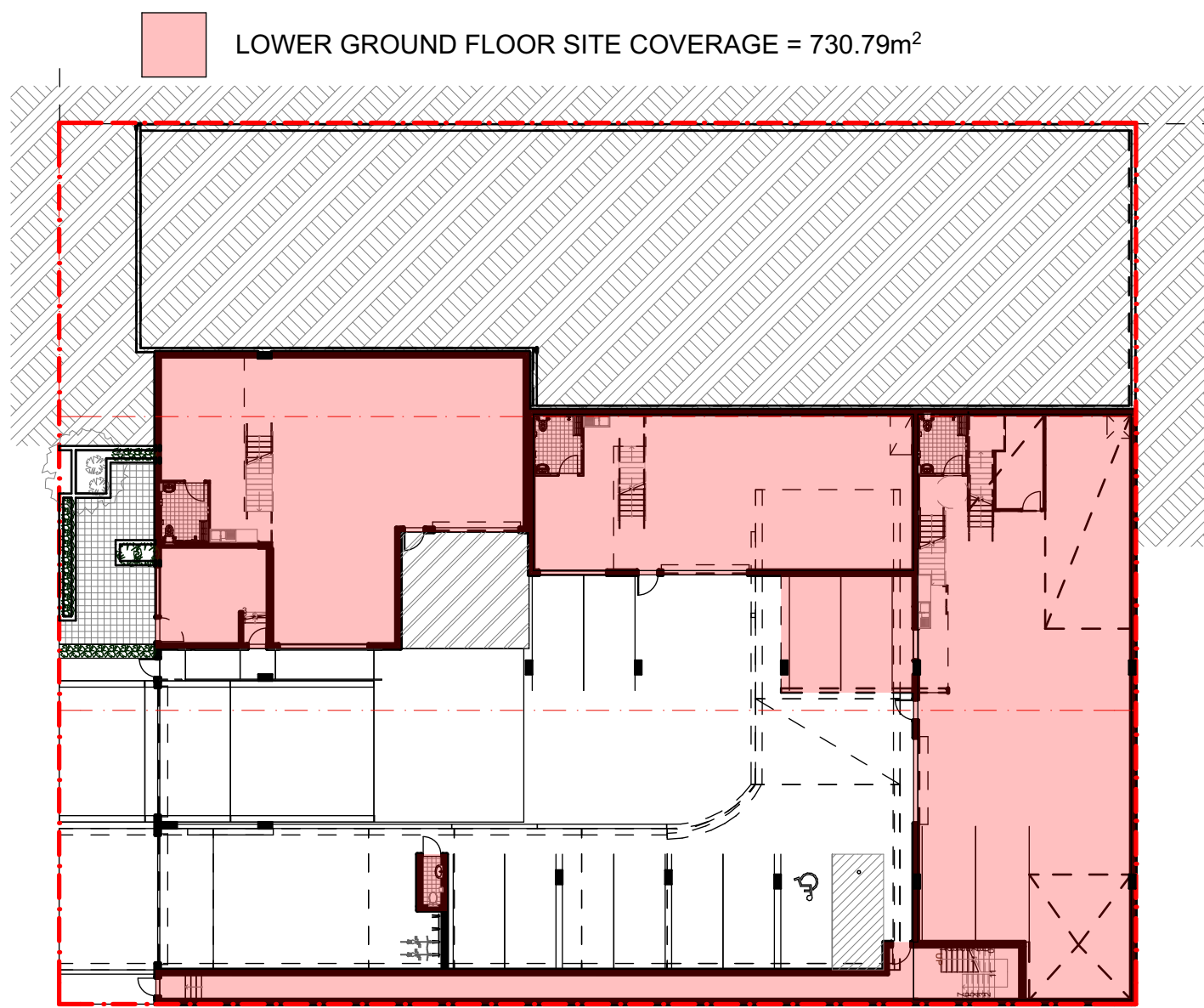


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Nominated Architect:
Jeffrey Chan NSW ARB No. 10967

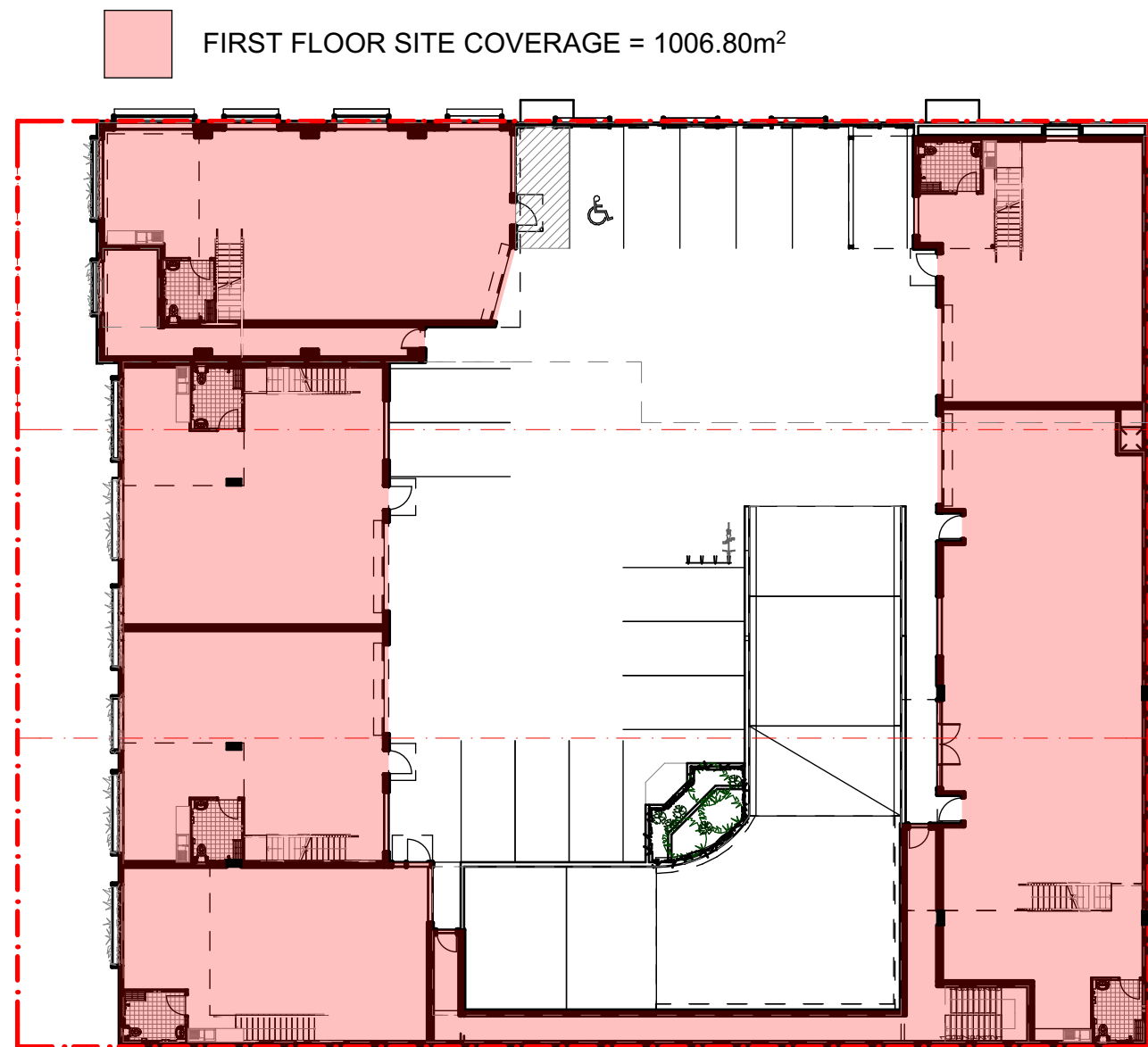
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PROJECT
BROOKVALE INDUSTRIAL
FOR
AVAKIAN HOLDINGS (NSW) PTY LTD
AT
35-39 CARTER STREET BROOKVALE NSW 2100

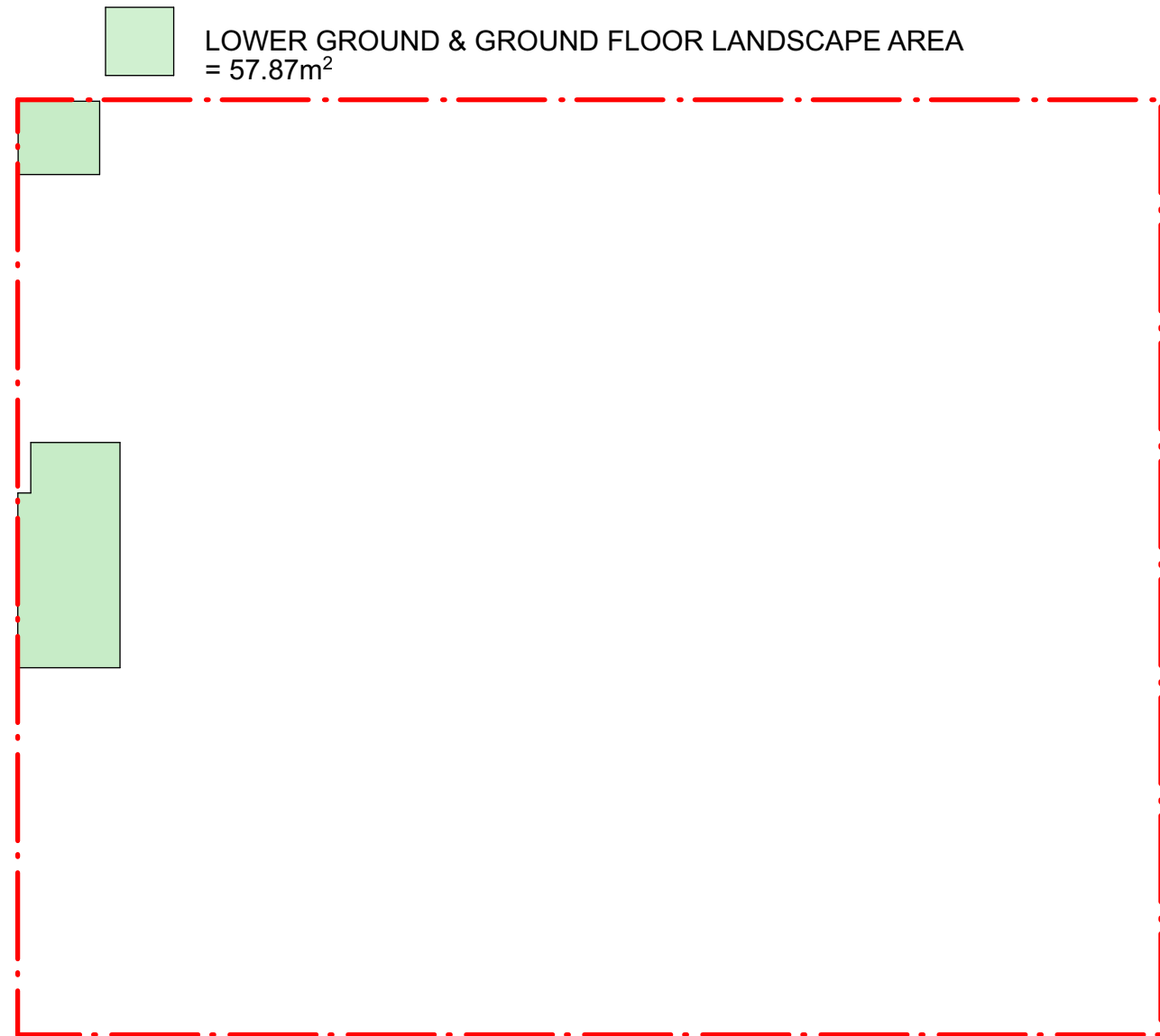
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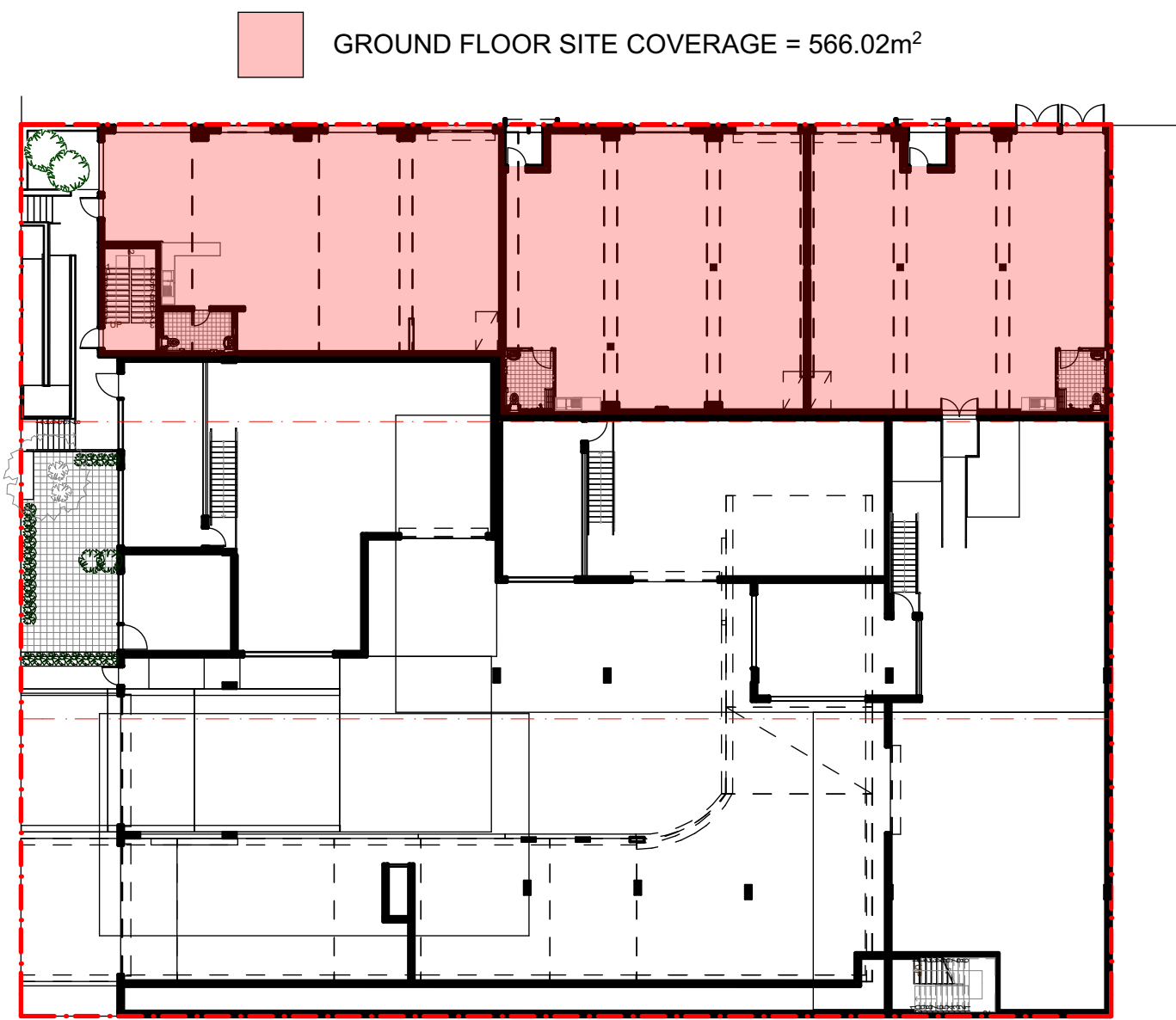
1 LOWER GROUND FLOOR SITE COVERAGE
1:300



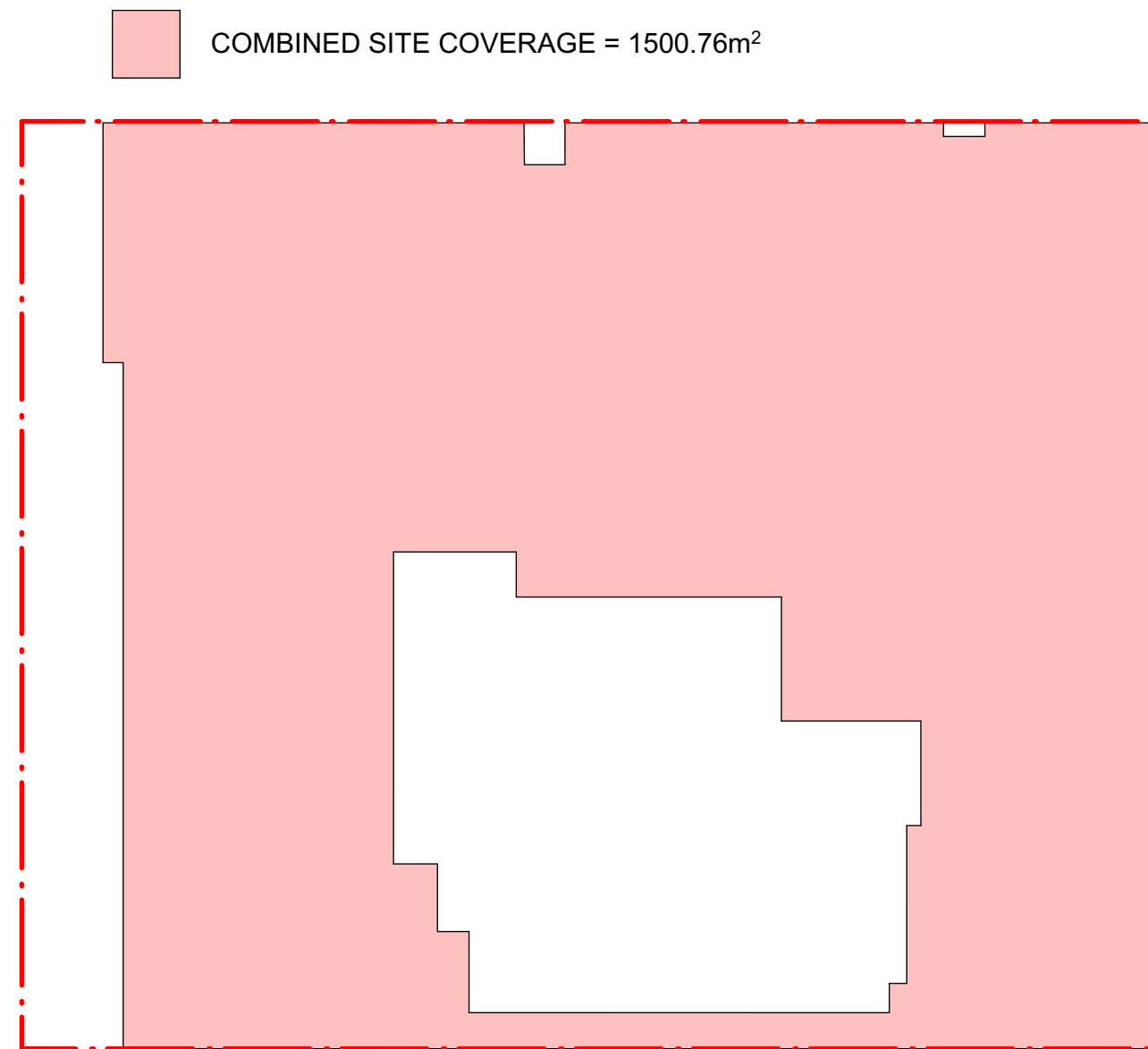
3 FIRST FLOOR SITE COVERAGE
1:300



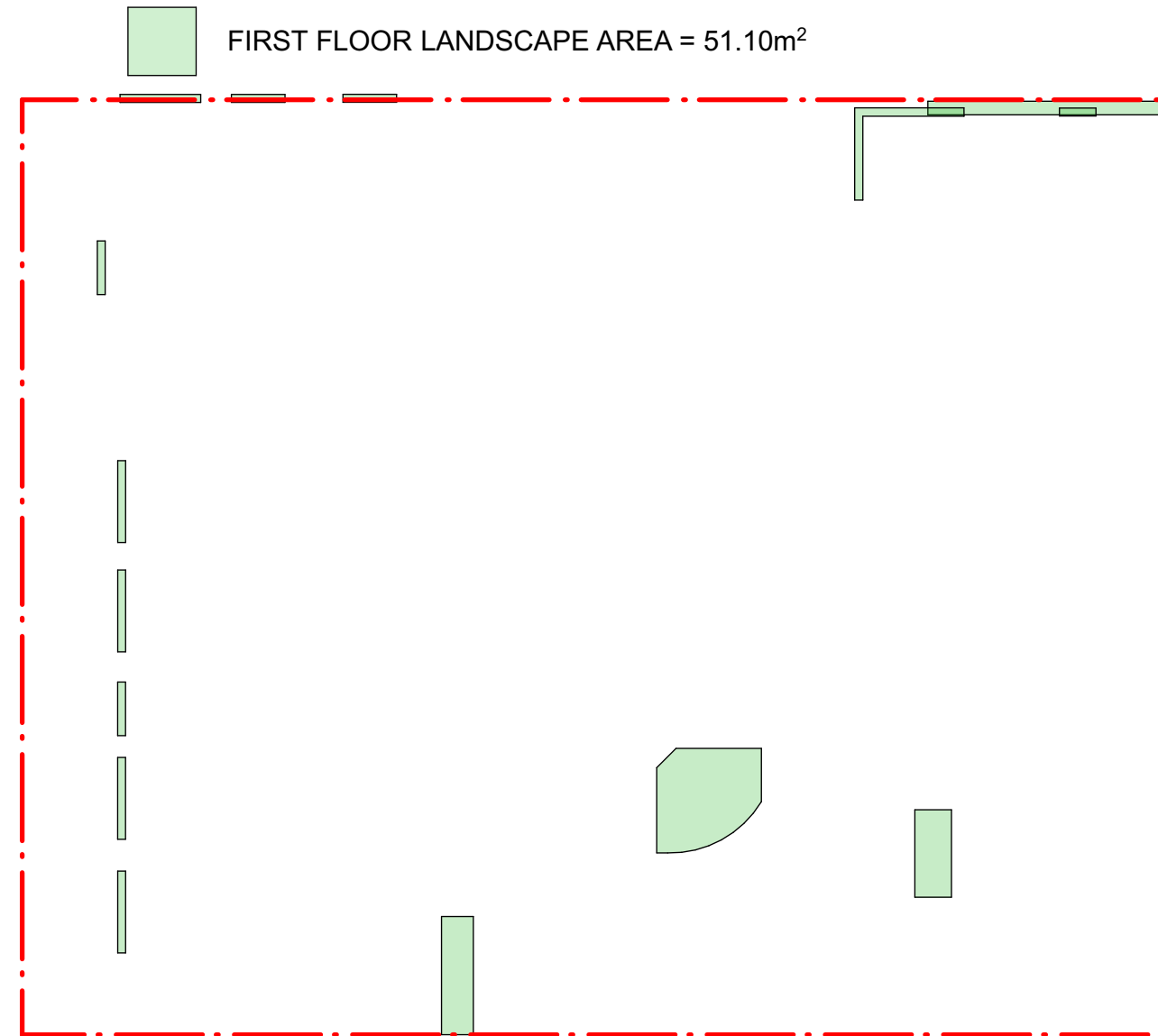
5 LOWER GROUND & GROUND FLOOR LANDSCAPE AREA
1:300



2 GROUND FLOOR SITE COVERAGE
1:300



4 COMBINED SITE COVERAGE
1:300



6 FIRST FLOOR LANDSCAPE AREA
1:300

DEVELOPMENT SCHEDULE

SITE AREA	2,069m ²
GFA	
BUILDING GFA WITHOUT LOADING DOCKS	2,024.52m ²
BUILDING GFA WITH LOADING DOCKS	2,270.92m ²
SITE COVERAGE	
COMBINED SITE COVERAGE	1,500.76m ²
SITE COVERAGE %	72.54%
LANDSCAPE	
LANDSCAPE AREA	108.97m ² (57.87 + 51.10)
LANDSCAPE %	5.27%
CARPARKING	
REQUIRED	27 SPACES
PROVIDED	27 SPACES
ACCESSIBLE	2 SPACES
BICYCLE	8 SPACES

GROSS FLOOR AREA CALCULATION

UNIT	GFA (SQM)	MEZZ GFA (SQM)	LOADING (SQM)	SUB-TOTAL GFA (SQM)	% of Mezz Floor toGF
(A) LOWER GROUND/ GROUND FLOOR					
IN01	171.45	0.00	-22.40	149.05	---
IN02	173.68	0.00	-22.40	151.28	---
IN03	167.09	0.00	-22.40	144.69	---
IN04	172.67	34.35	-22.40	184.62	19.89%
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) =	1096.42	102.72	-134.40	1064.74	
(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	119.69	27.70	-22.40	124.99	23.14%
IN10	105.69	31.40	0.00	137.09	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)	1946.48	324.38	-246.40	2024.46 SQM
TOTAL GFA (INCLUDING LOADING AND COFFEE SHOP)				2270.86 SQM

PARKING CALCULATION

GFA (EXCLUDING LOADING) FOR PARKING CALCULATION	1969.30 SQM
PARKING REQUIRED (1.3 SPACES PER 100 SQM GFA)	25.60
GFA FOR PARKING CALCULATION UNDER OFFICE	55.16 SQM
PARKING REQUIRED (1 SPACES PER 40 SQM GFA)	1.38
TOTAL PARKING REQUIRED	27 (26.98)
PARKING PROVIDED	27

REV	DATE	DESCRIPTION
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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.	ELECTRONIC VEHICLE CHARGING STATION
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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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
DEVELOPMENT INFORMATION
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1
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EXISTING GROUND FLOOR PLAN
1:100

WEST STREET

CARTER ROAD

BDY 50290

BDY 13175

BDY 50290

FFL: 16.750

11.69 %

23.37 %

FFL: 16.750

FFL: 16.750

BDY 50290

3,000

3,000

BDY 13175

BDY 13175

BDY 13175

LEGENDS:

--- ITEMS TO BE DEMOLISHED

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EXISTING & DEMOLITION PLAN - GROUND FLOOR

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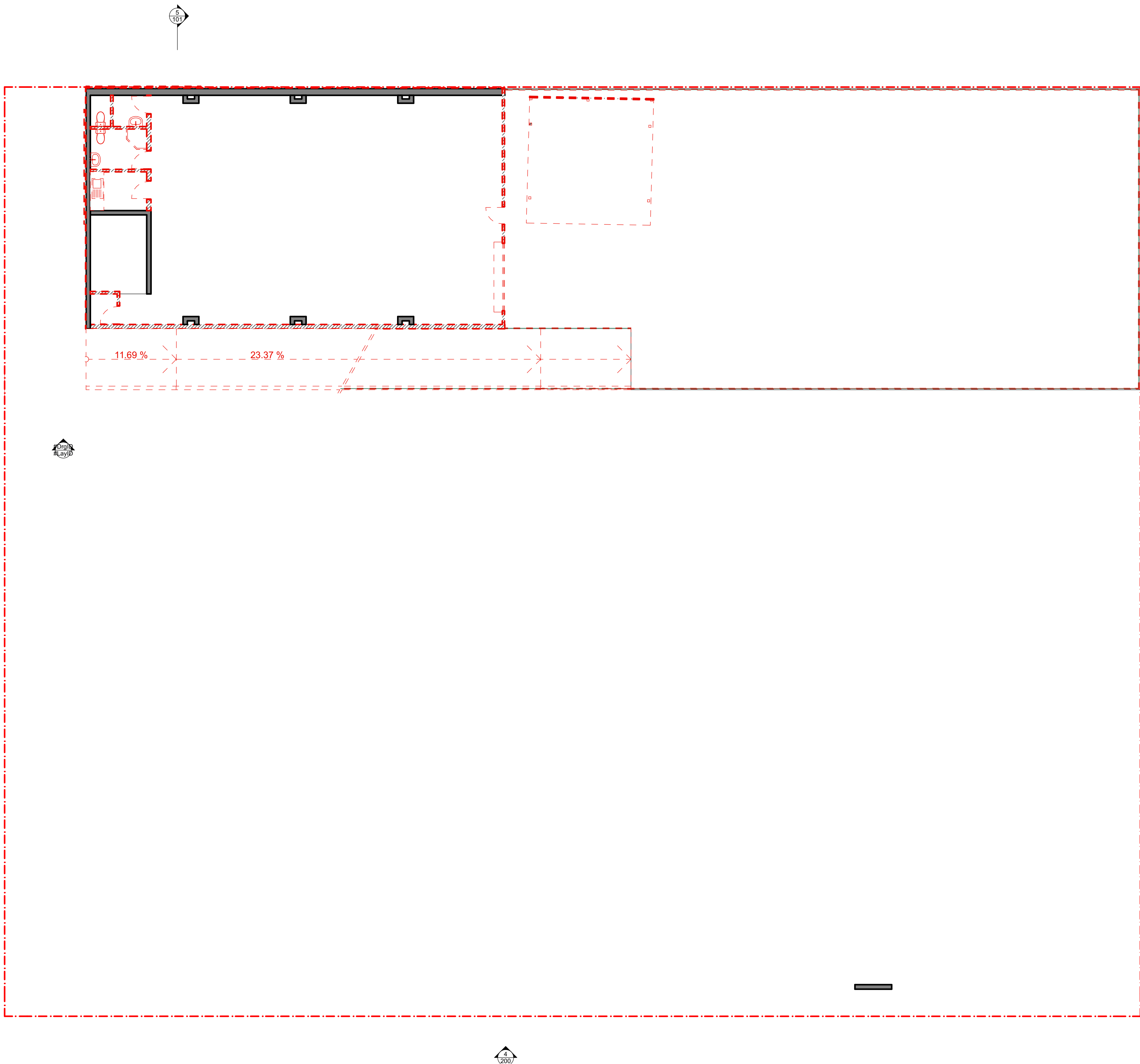
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1
-
EXISTING FIRST FLOOR PLAN
1:100

LEGENDS:
- - - - - ITEMS TO BE DEMOLISHED

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DP	DOWN PIPE
	DEMOLITION
- - - - -	EASEMENT
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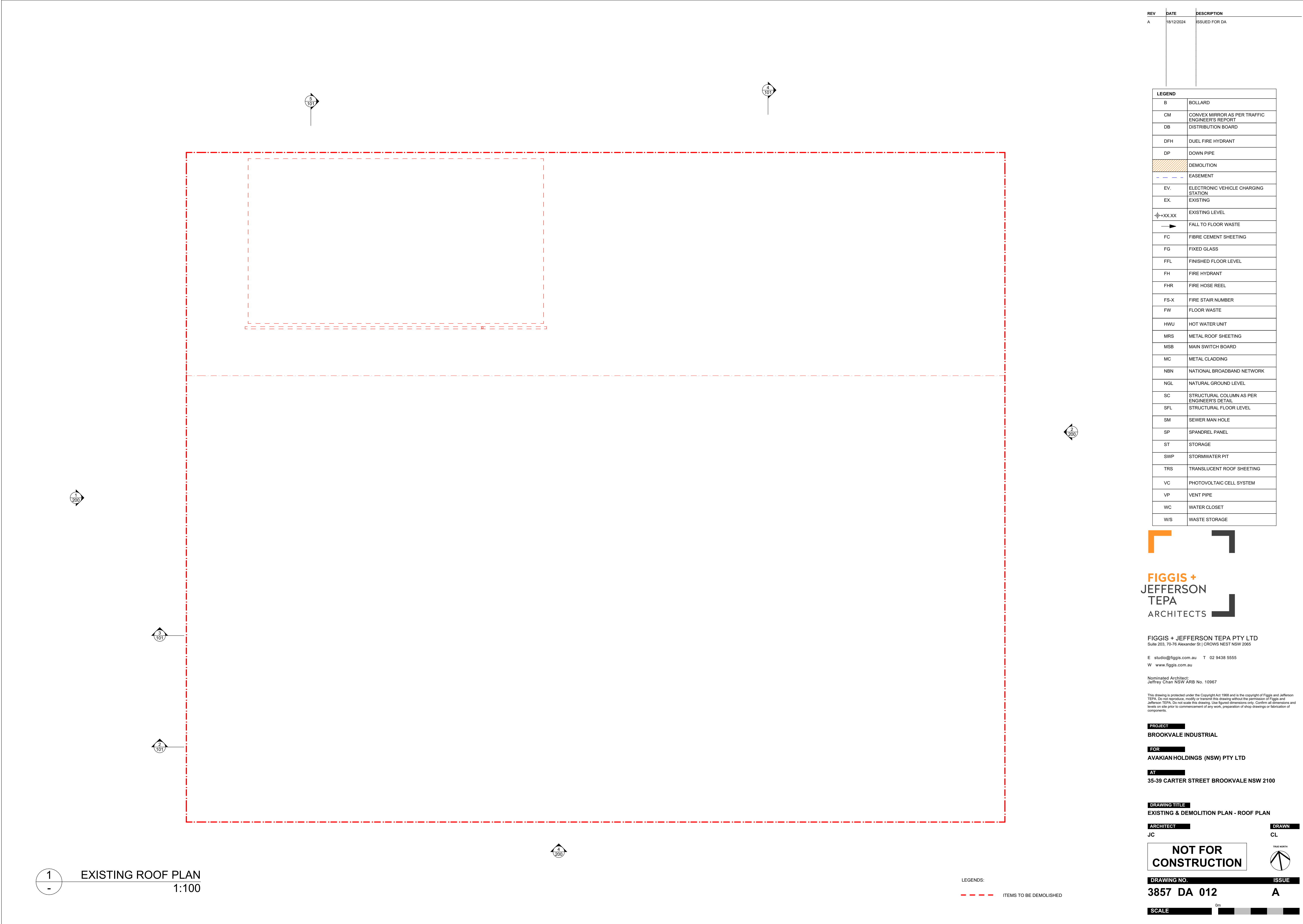
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EXISTING & DEMOLITION PLAN - FIRST FLOOR

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REV	DATE	DESCRIPTION
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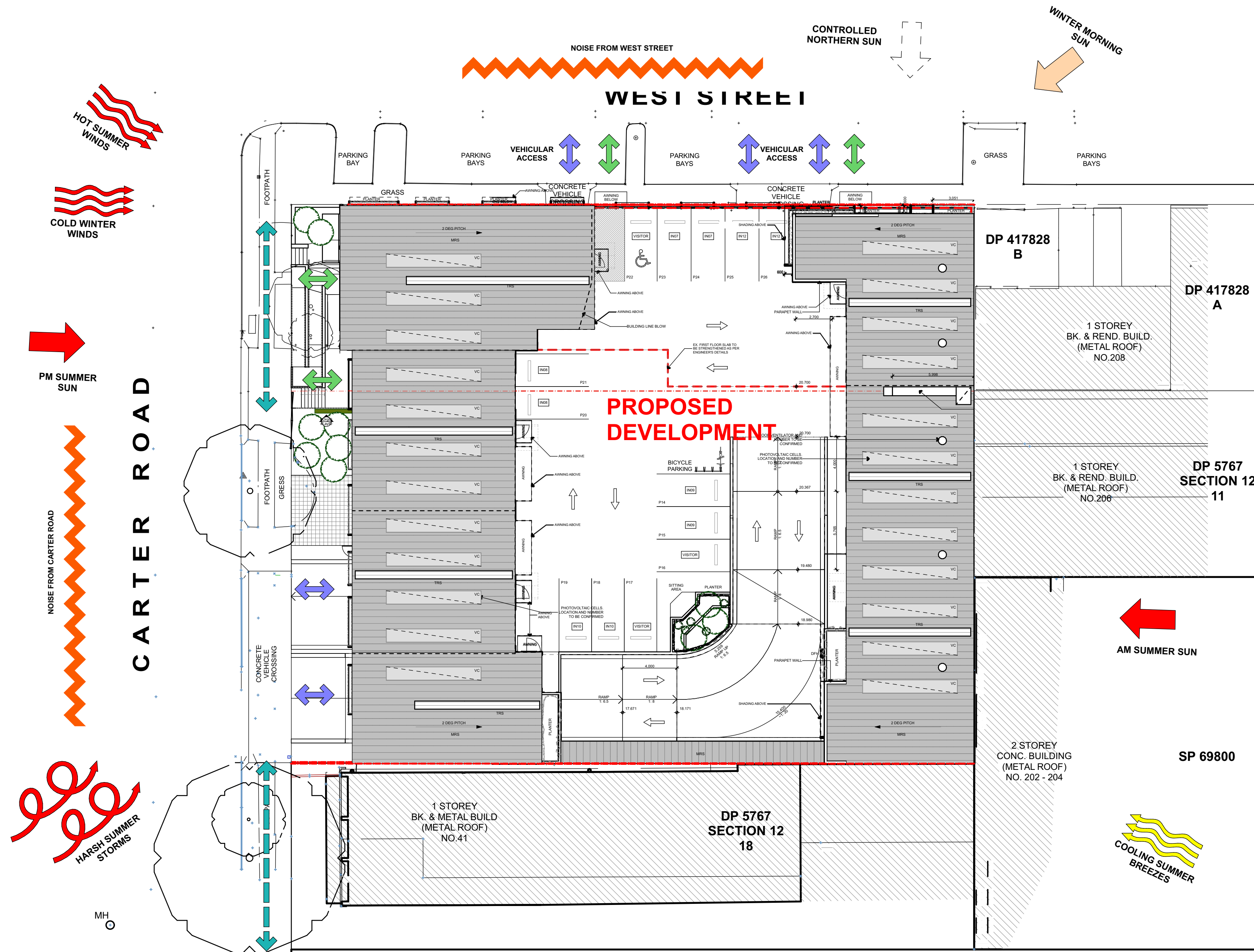
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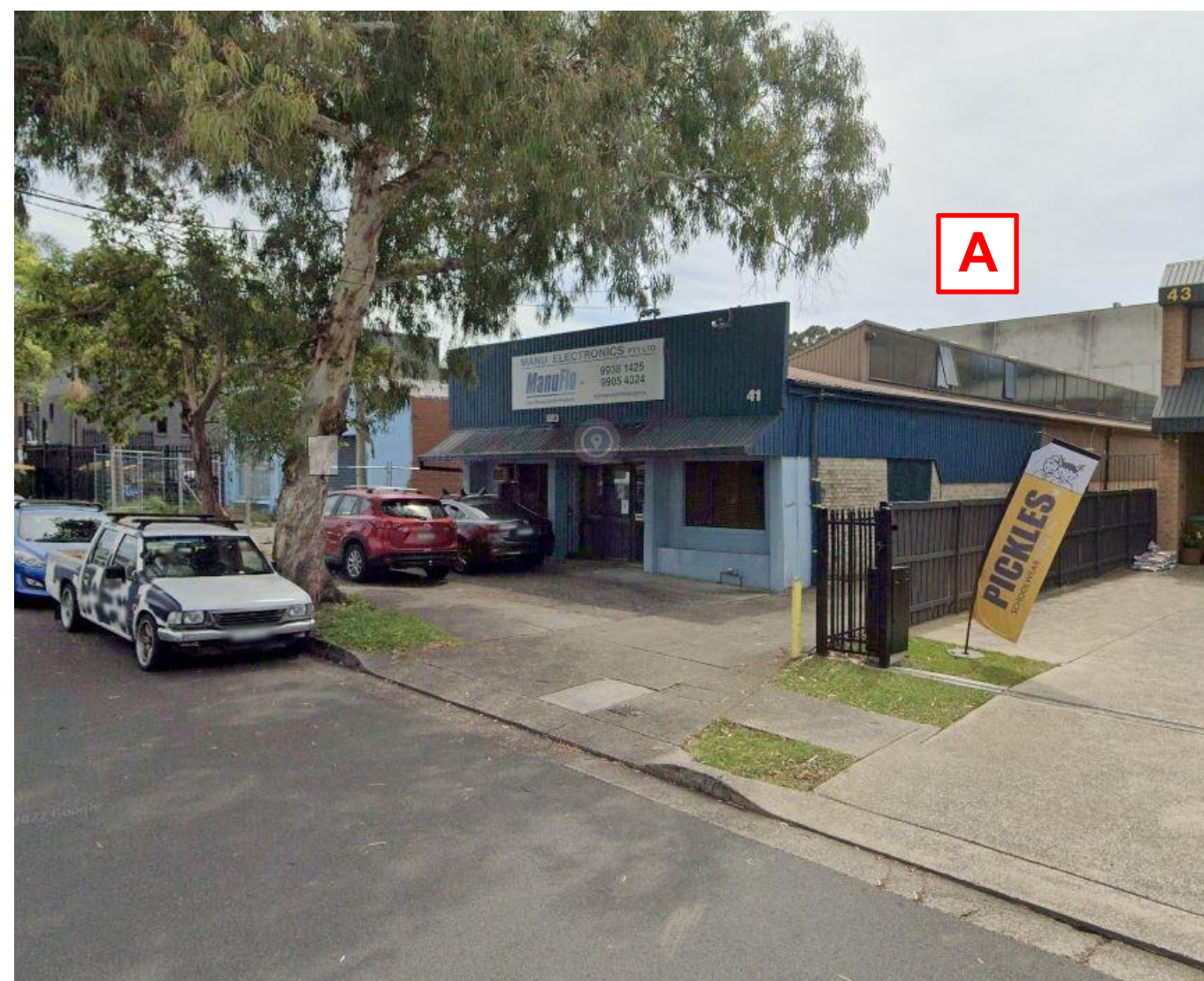
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EXISTING & DEMOLITION PLAN - ROOF PLAN
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2 SITE ANALYSIS PLAN
1:200



VIEW OF 41 CARTER ROAD

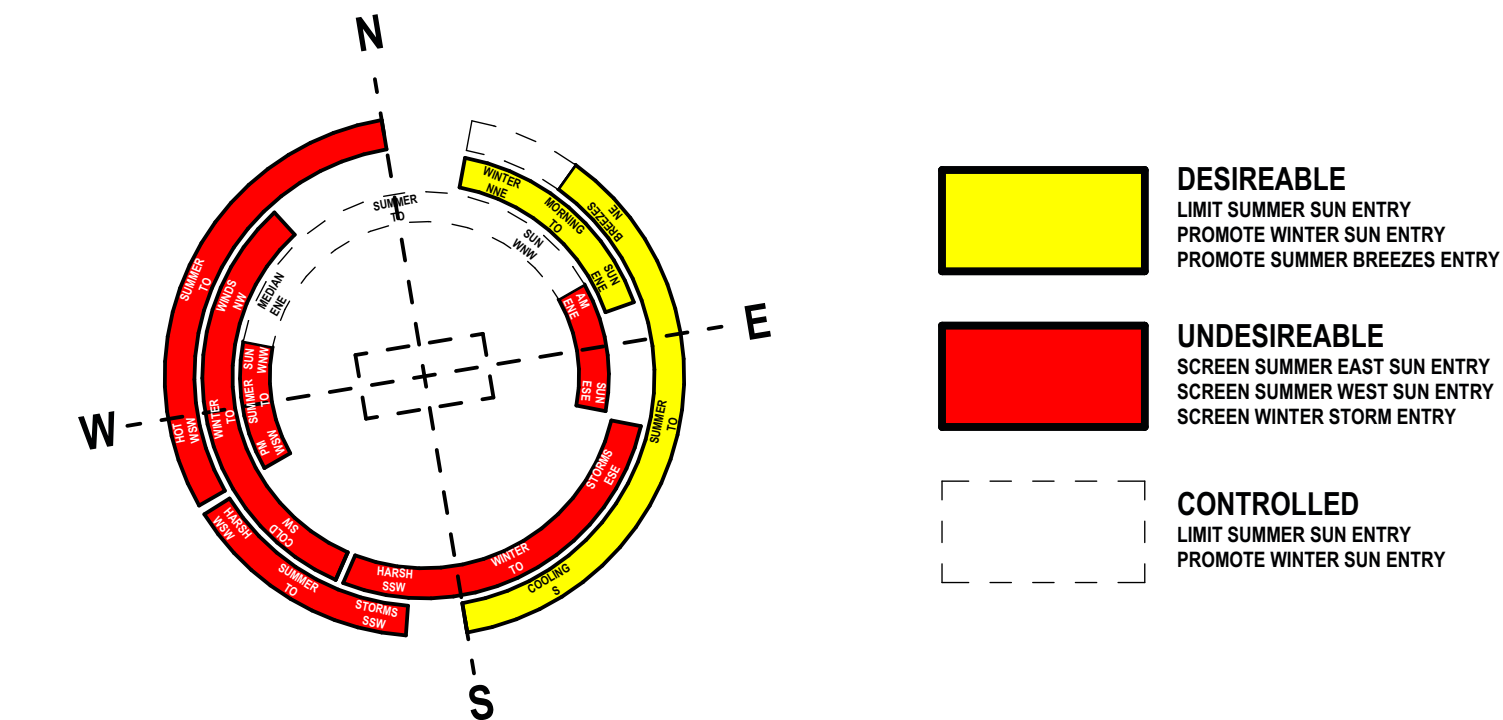


VIEW FROM JUNCTION OF WEST ST AND CARTER RD



VIEW FROM JUNCTION OF WEST ST AND HARBORD RD

1 SITE PLAN
NTS



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LEGEND	
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XX.XX	EXISTING LEVEL
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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

DRAWN
CL

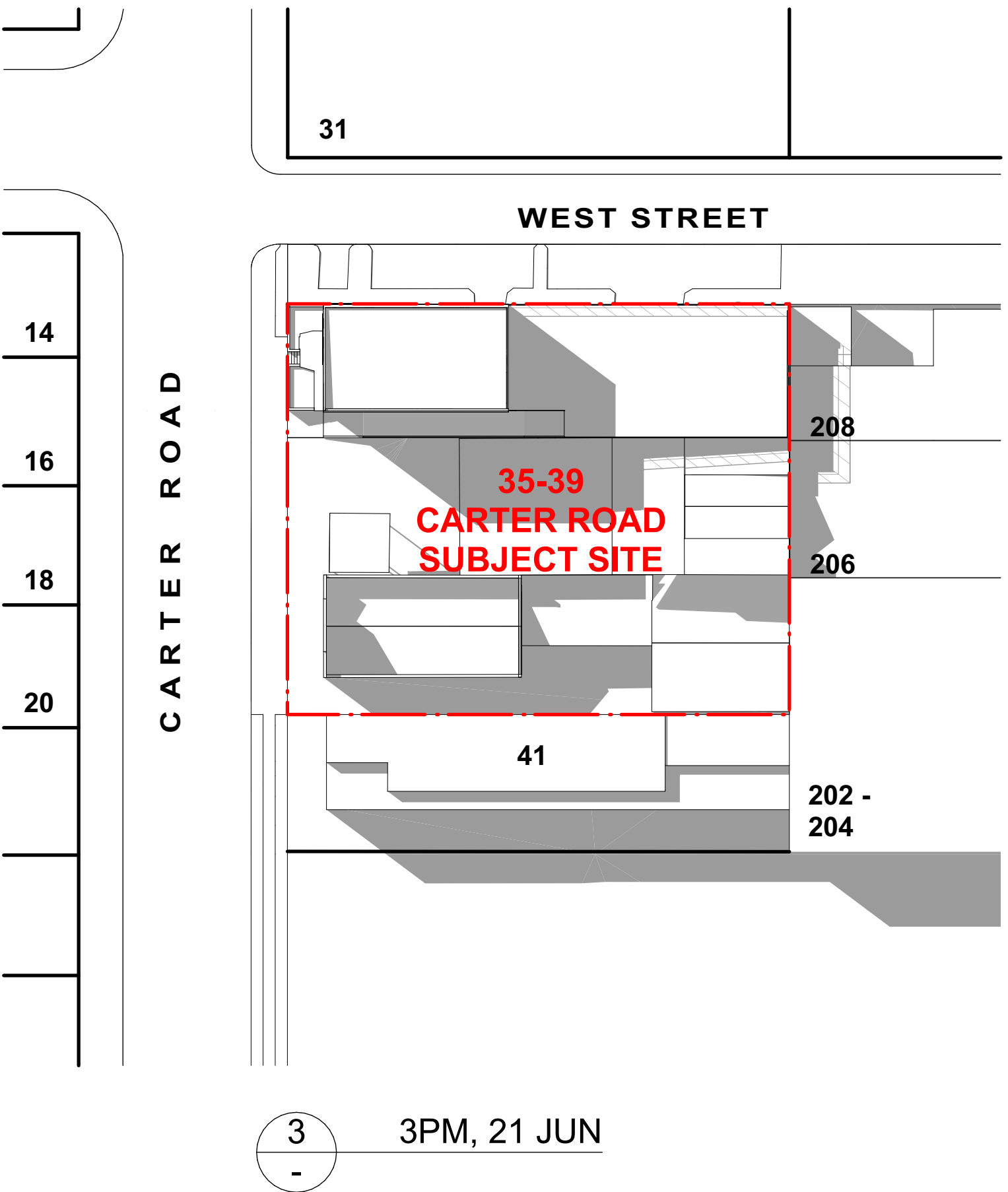
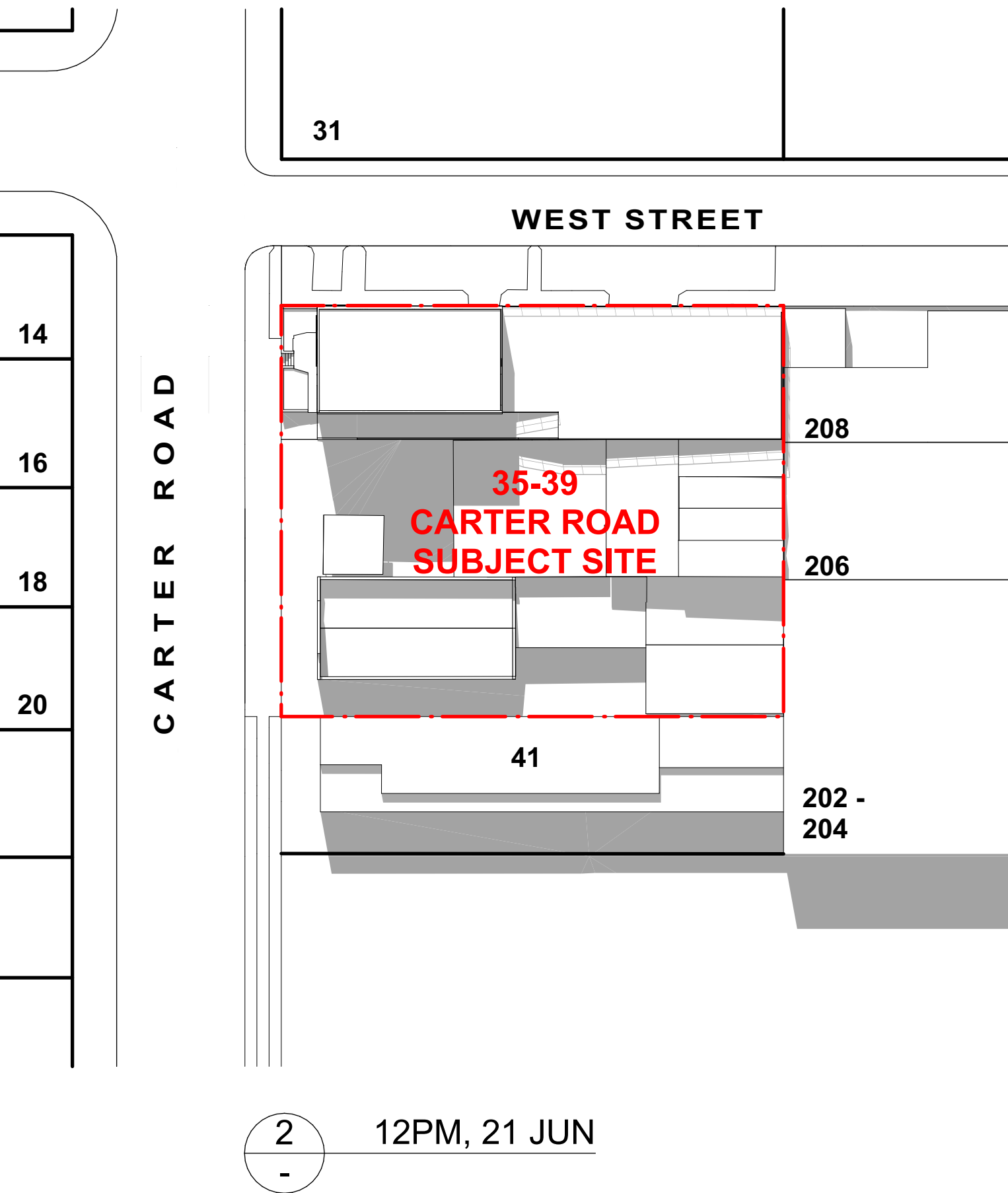
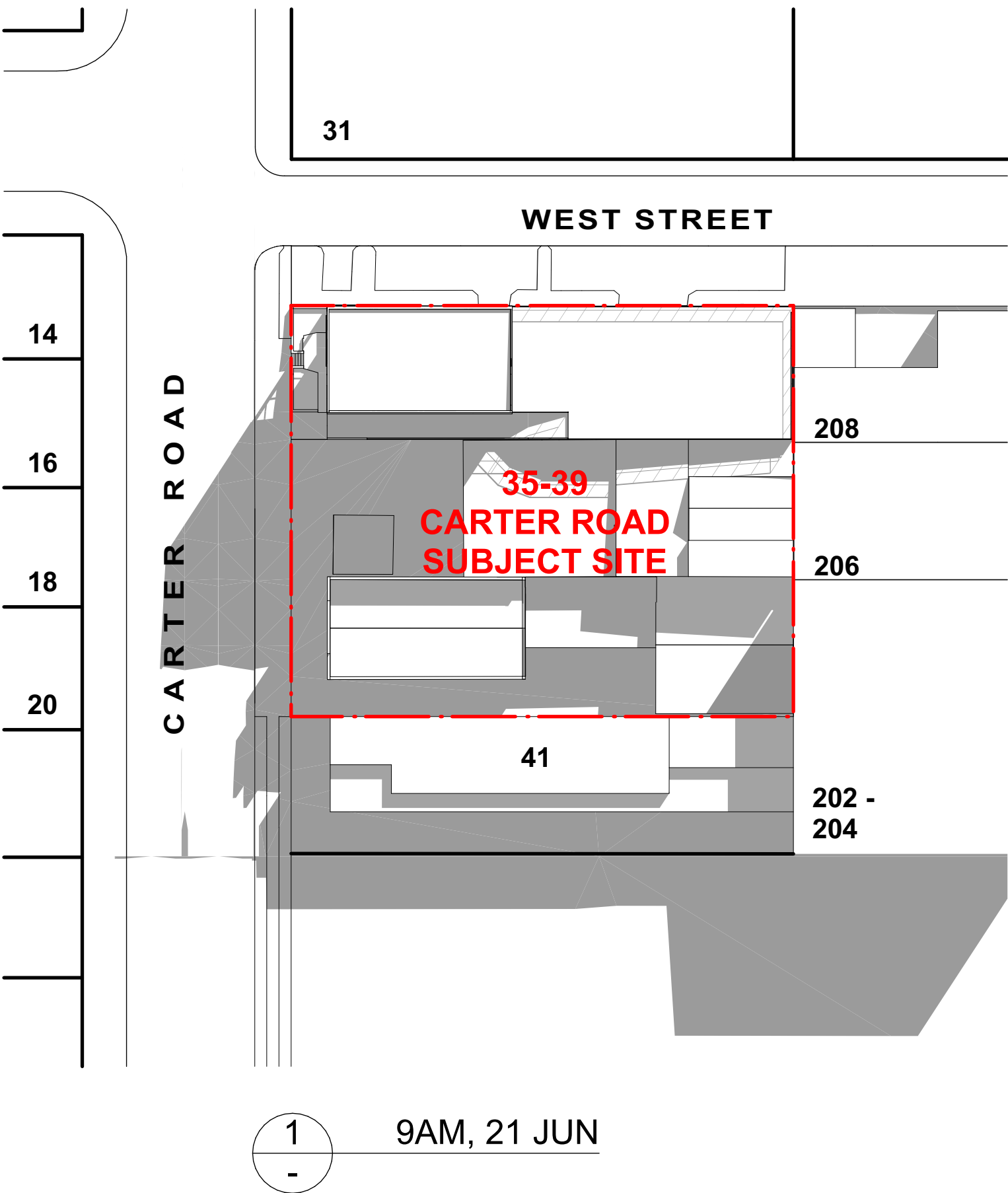
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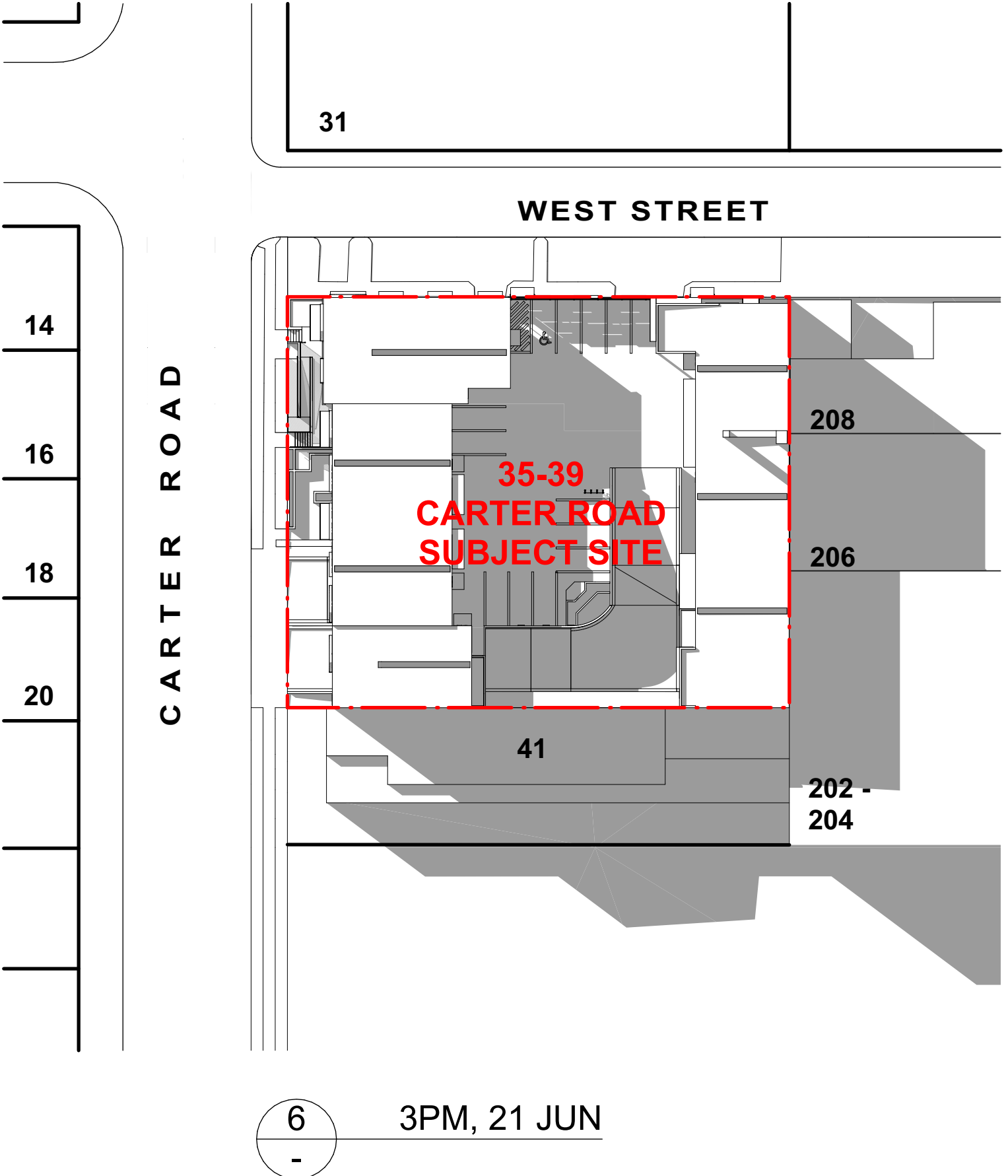
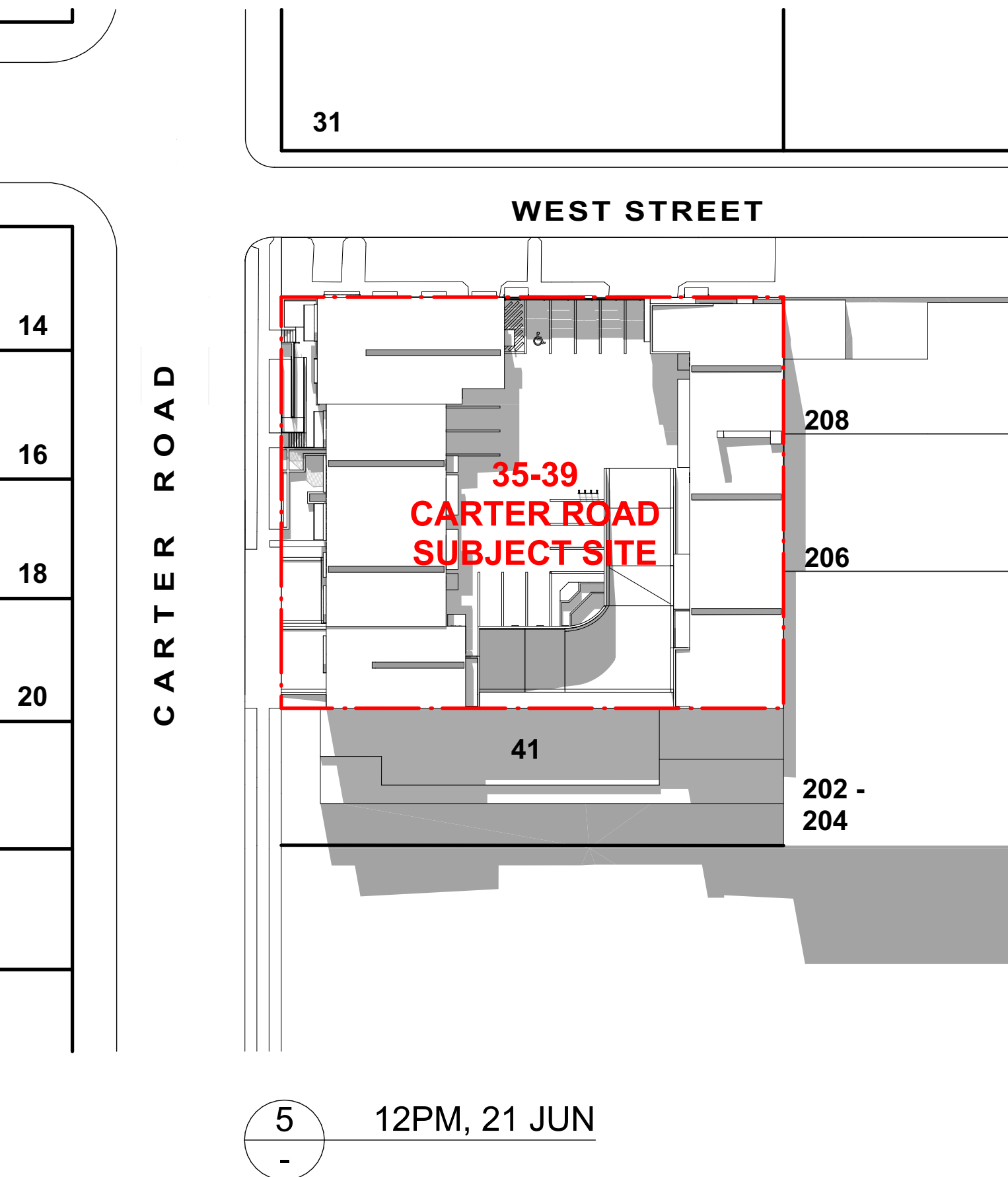
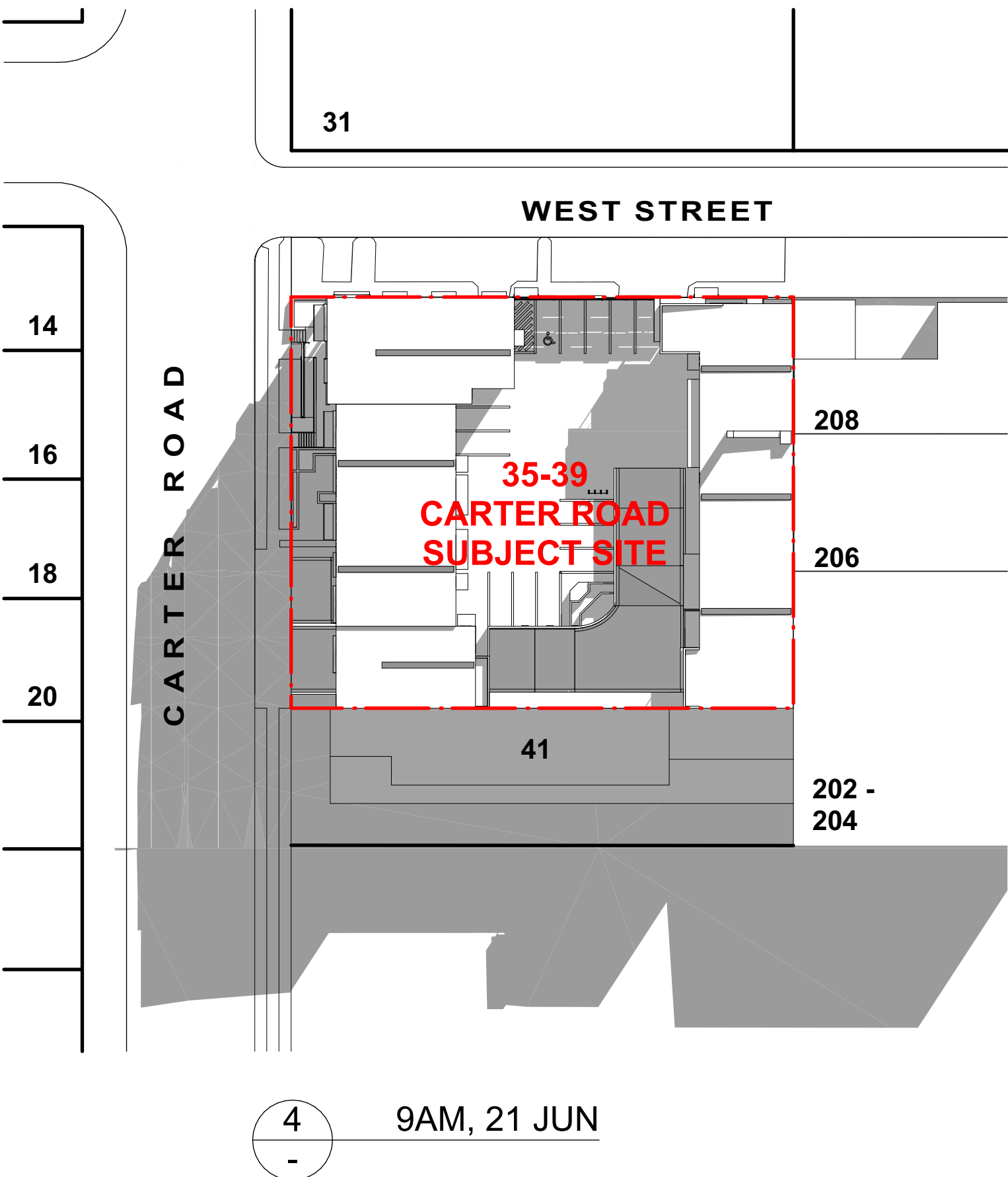
ISSUE
A

SCALE
0m

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

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.	ELECTRONIC VEHICLE CHARGING STATION
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
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
SHADOW DIAGRAMS

ARCHITECT
JC

DRAWN
CL

TRUE NORTH

NOT FOR CONSTRUCTION

DRAWING NO.
3857 DA 070

ISSUE
A

SCALE
0m

WEST STREET

CARTER ROAD

WEST STREET

PROPOSED
DEVELOPMENT

SITE PLAN
1:200

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.	ELECTRONIC VEHICLE CHARGING STATION
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
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PROJECT
BROOKVALE INDUSTRIAL

FOR
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AT
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DRAWING TITLE
SITE PLAN

ARCHITECT
JC

NOT FOR
CONSTRUCTION

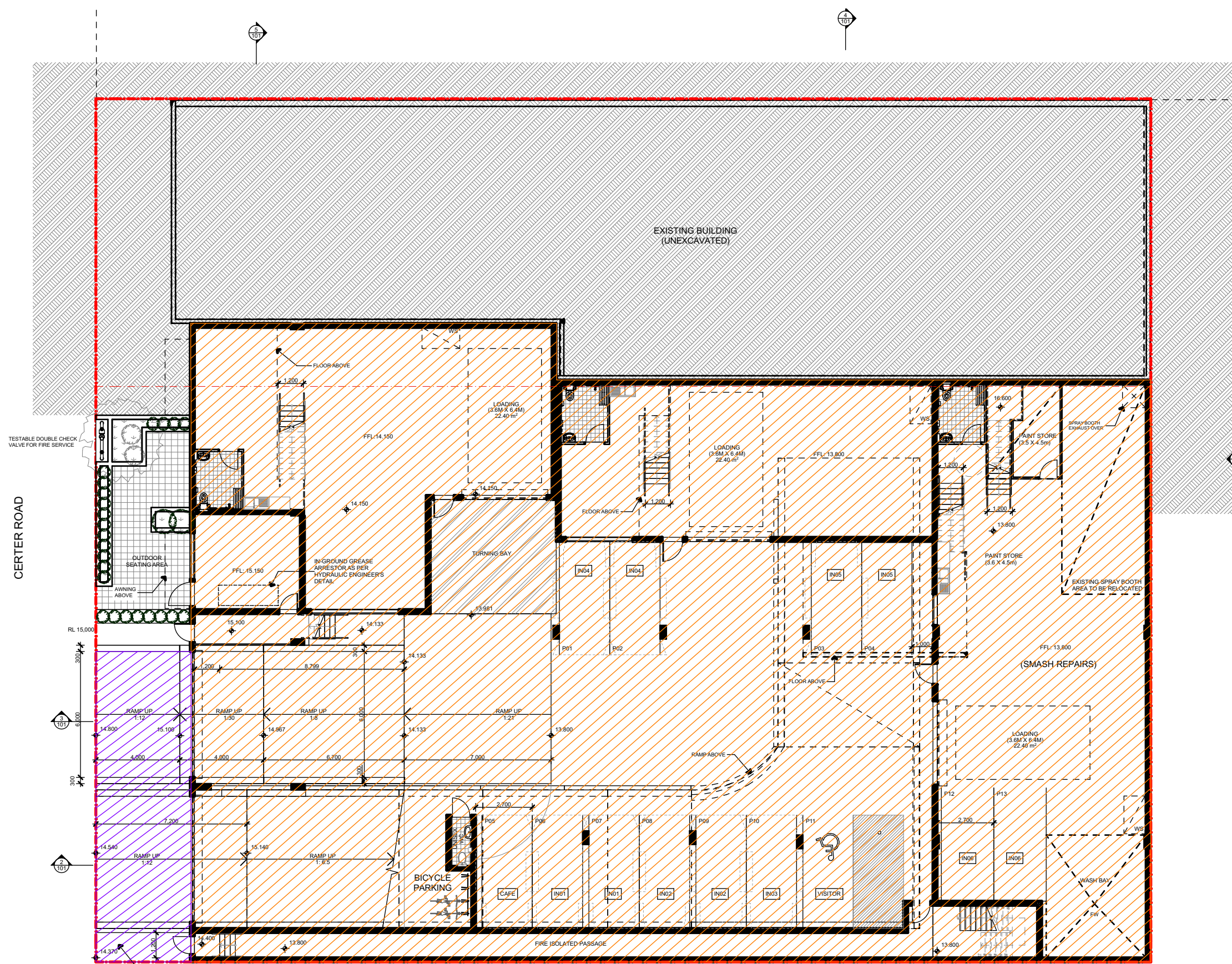
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SCALE

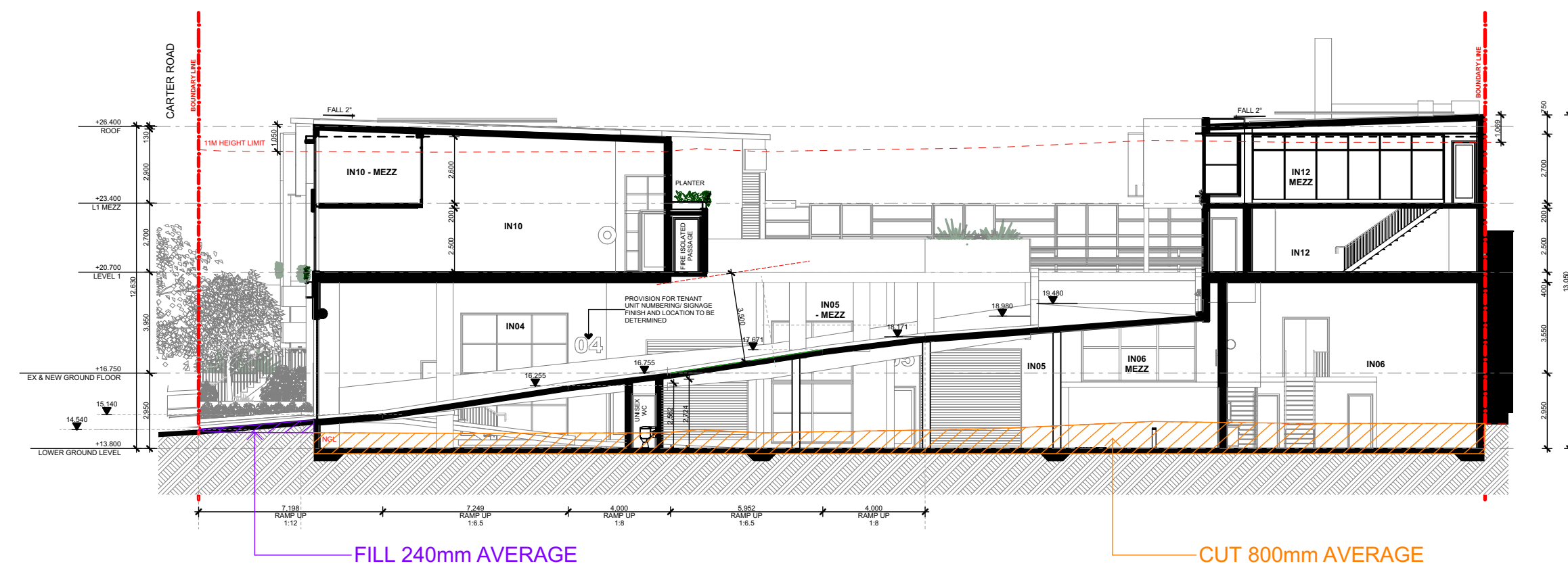
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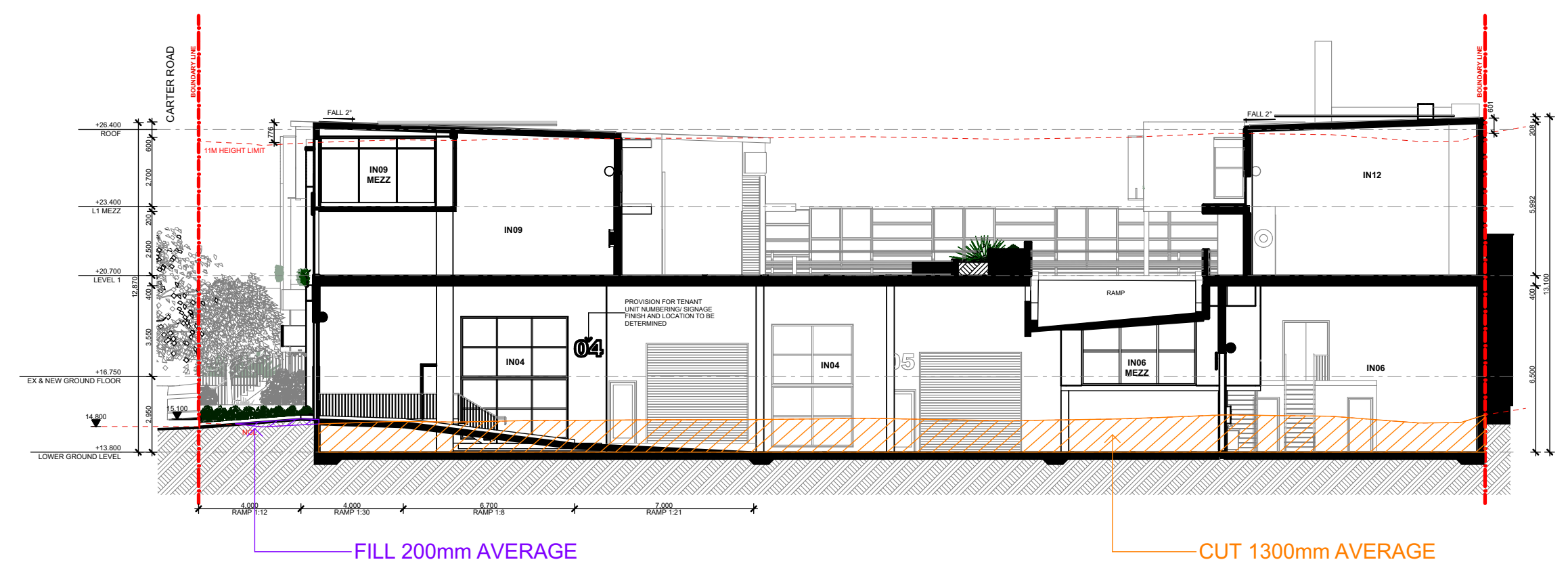
ISSUE
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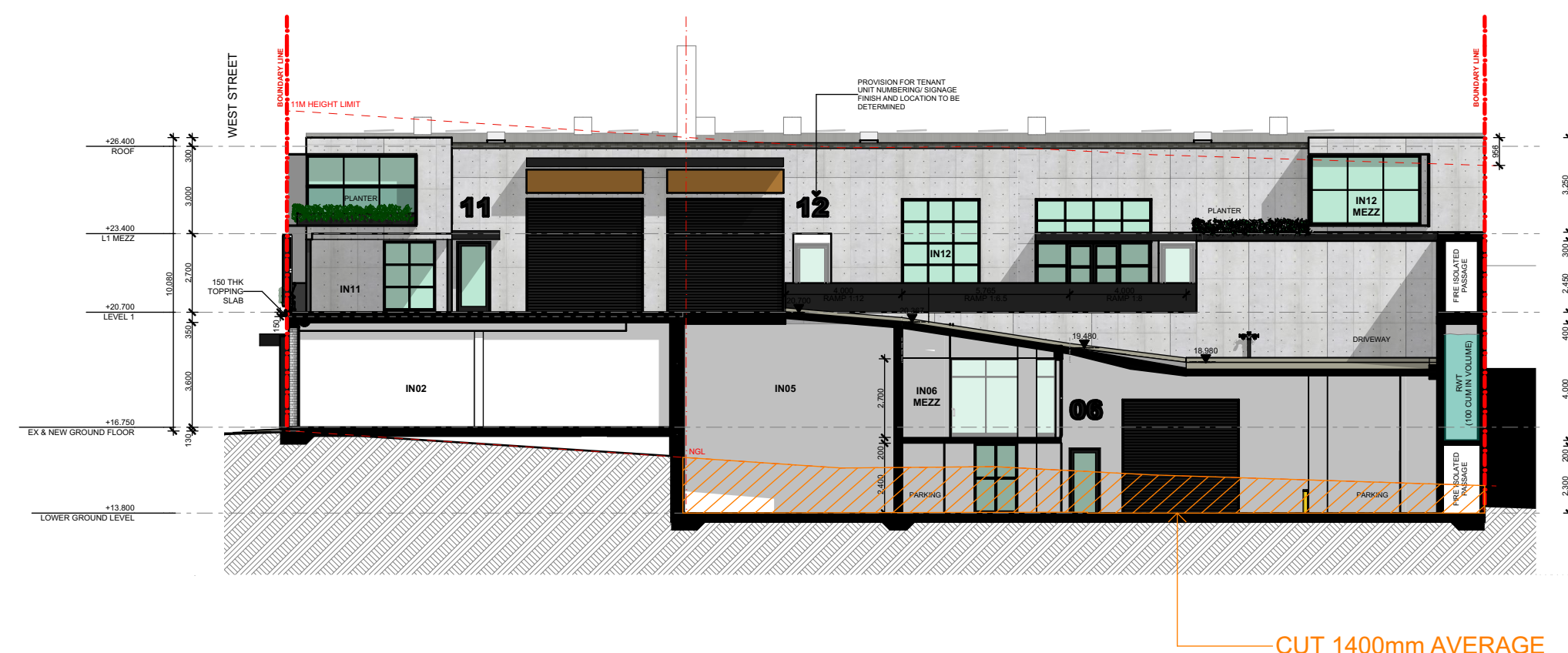
1 CUT & FILL PLAN
1:200



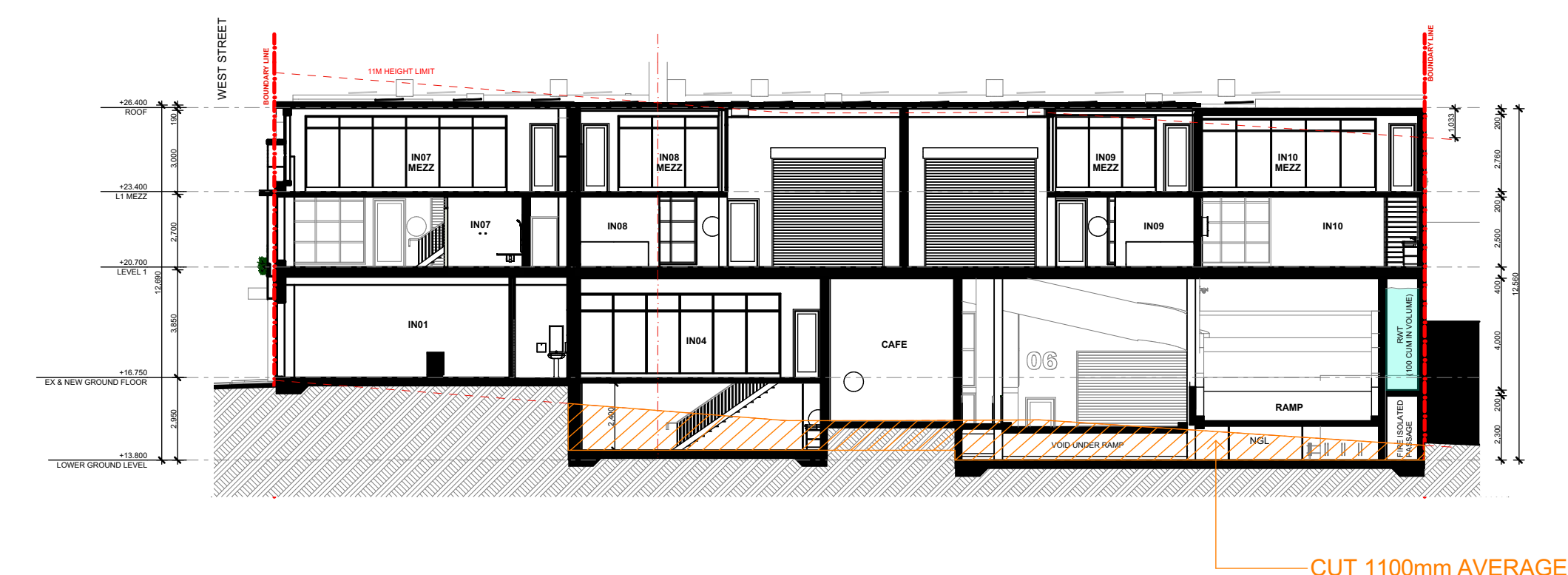
2 CUT AND FILL PLAN - SECTION A



3 CUT AND FILL PLAN - SECTION B



4 CUT AND FILL PLAN - SECTION C



5 CUT AND FILL PLAN - SECTION D

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	DEMOLITION
EASEMENT	EASEMENT
EV	ELECTRONIC VEHICLE CHARGING STATION
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
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TRS	TRANSLUCENT ROOF SHEETING
VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



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

DRAWING TITLE
CUT AND FILL PLAN
ARCHITECT
JC
DRAWN
CL
TRUE NORTH
NOT FOR CONSTRUCTION
DRAWING NO.
3857 DA 101
ISSUE
A
SCALE
0m

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	ELECTRONIC VEHICLE CHARGING STATION
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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VC	PHOTOVOLTAIC CELL SYSTEM
VP	VENT PIPE
WC	WATER CLOSET
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BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
LOWER GROUND FLOOR PLAN

ARCHITECT
JC

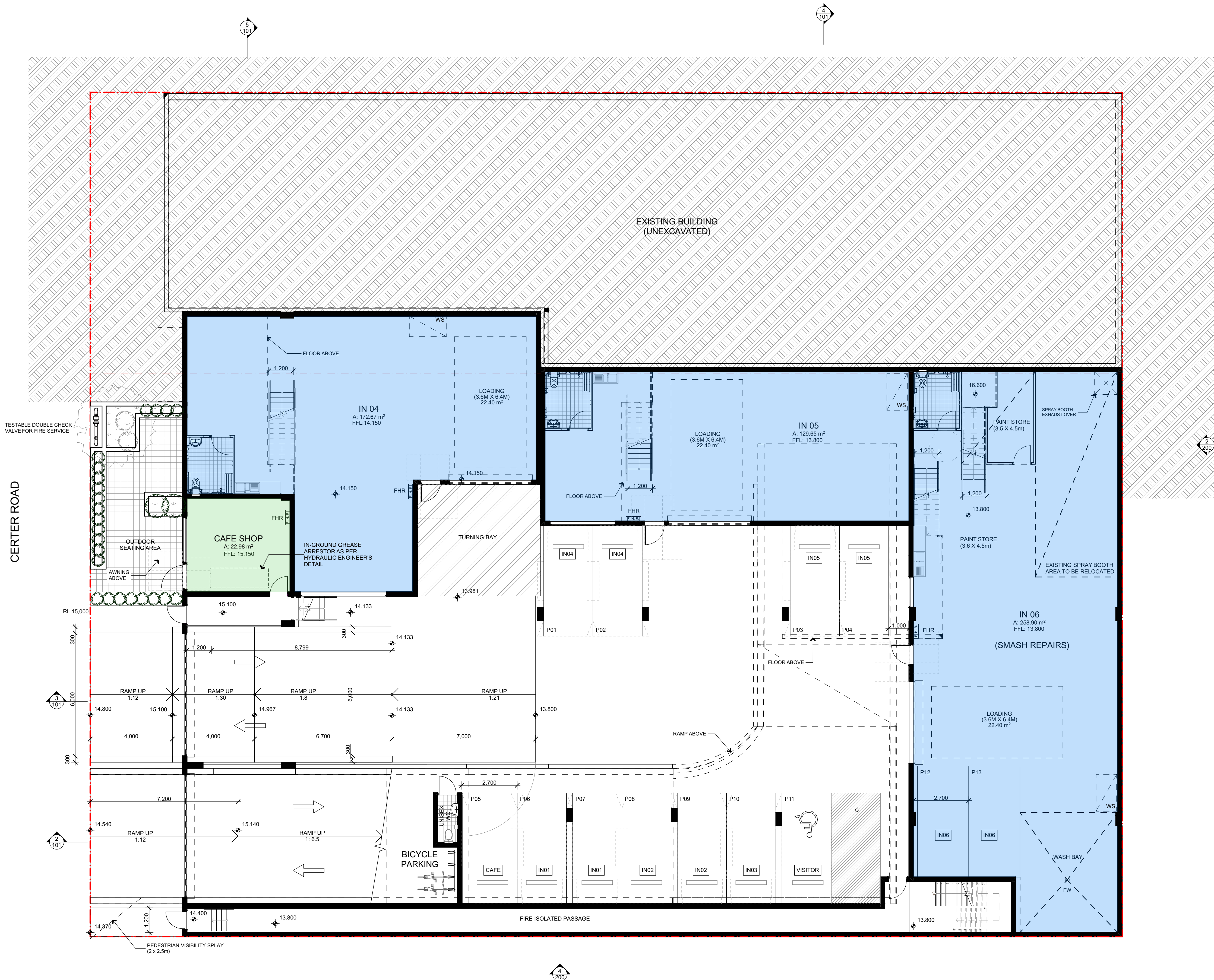
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CL

NOT FOR
CONSTRUCTION

DRAWING NO. ISSUE

3857 DA 110 A

SCALE 0m



PROPOSED LOWER GROUND 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	ELECTRONIC VEHICLE CHARGING STATION
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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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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AT
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DRAWING TITLE
GROUND FLOOR AND GROUND MEZZANINE PLAN

ARCHITECT
JC

DRAWN
CL

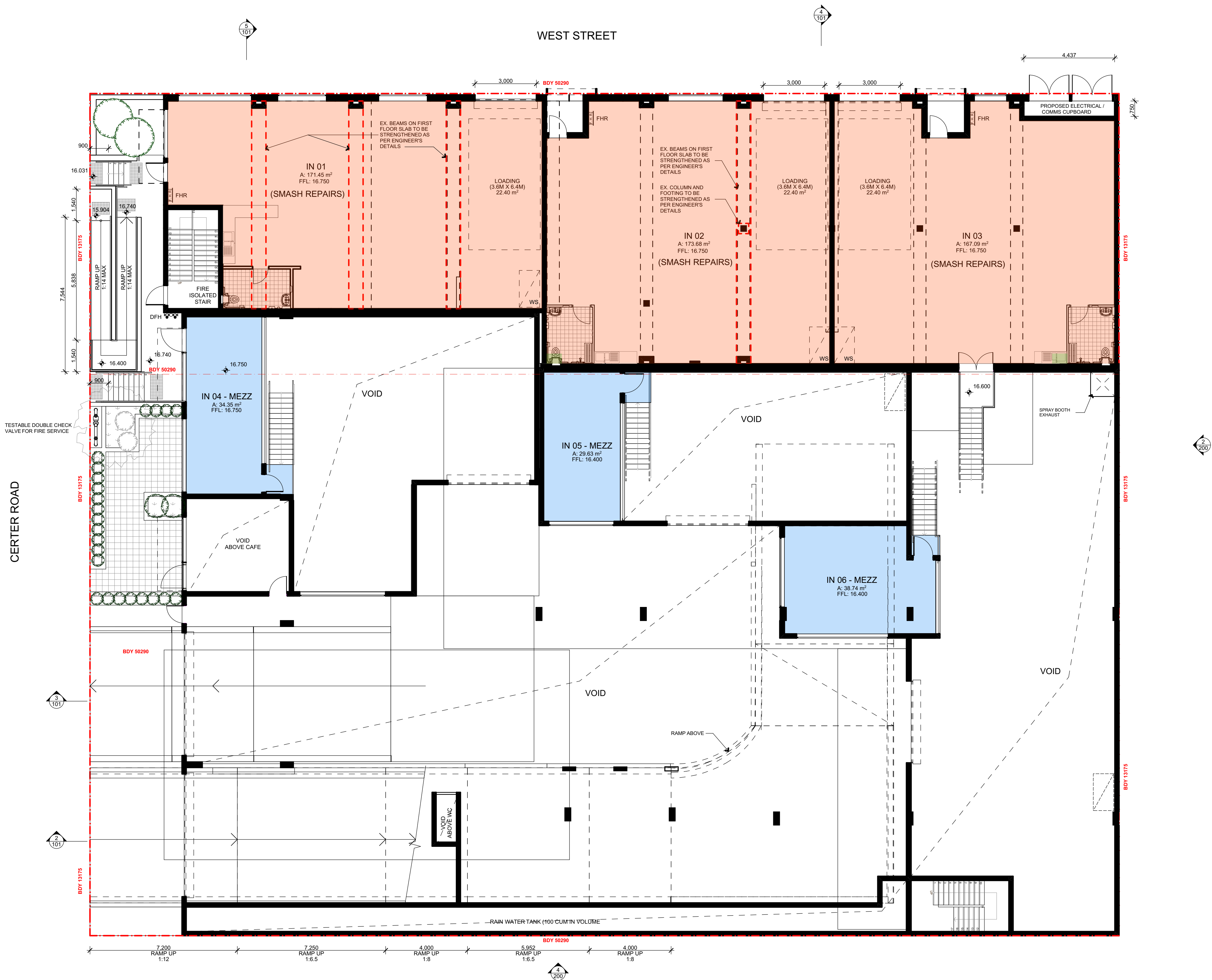
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CONSTRUCTION



DRAWING NO.
3857 DA 111

ISSUE
A

SCALE
0m



PROPOSED GROUND 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	DEMOLITION
EASEMENT	EASEMENT
EV	ELECTRONIC VEHICLE CHARGING STATION
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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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
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DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

ARCHITECT
JC

DRAWN
CL

NOT FOR
CONSTRUCTION



DRAWING NO.
3857 DA 112

ISSUE
A

SCALE
0m



1 PROPOSED FIRST FLOOR PLAN
1:100

CERTER ROAD

WEST STREET



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.	ELECTRONIC VEHICLE CHARGING STATION
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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ST	STORAGE
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VP	VENT PIPE
WC	WATER CLOSET
WIS	WASTE STORAGE



**FIGGIS +
JEFFERSON
TEPA
ARCHITECTS**

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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

TRUE NORTH


**NOT FOR
CONSTRUCTION**

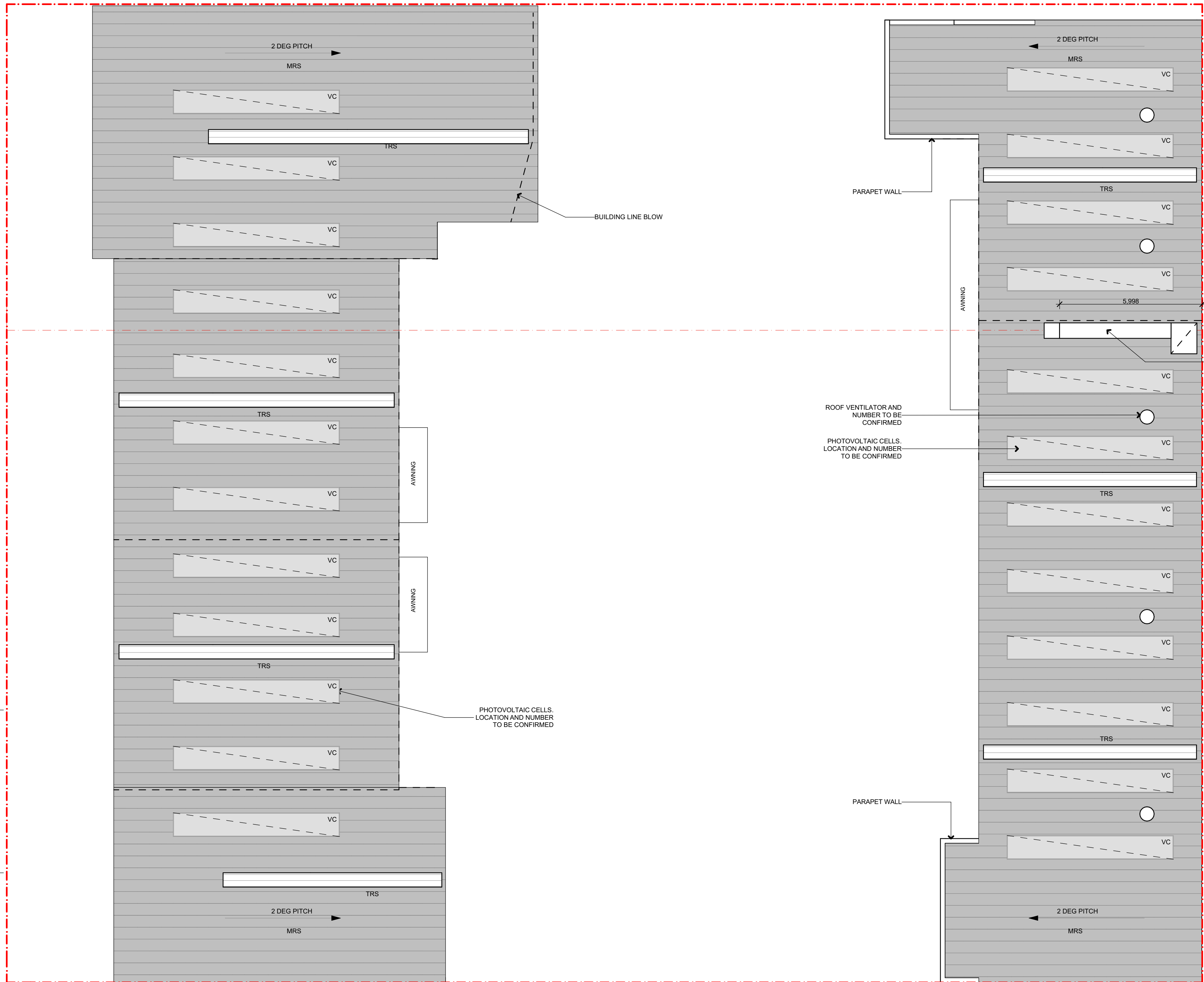
DRAWING NO.
3857 DA 113

ISSUE
A

SCALE
0m

CERTER ROAD

WEST STREET



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.	ELECTRONIC VEHICLE CHARGING STATION
EX.	EXISTING
⊕+XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
FC	FIBRE CEMENT SHEETING
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PROJECT
BROOKVALE INDUSTRIAL

FOR
AVAKIAN HOLDINGS (NSW) PTY LTD

AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
PROPOSED ROOF PLAN

ARCHITECT
JC

DRAWN
CL

NOT FOR
CONSTRUCTION

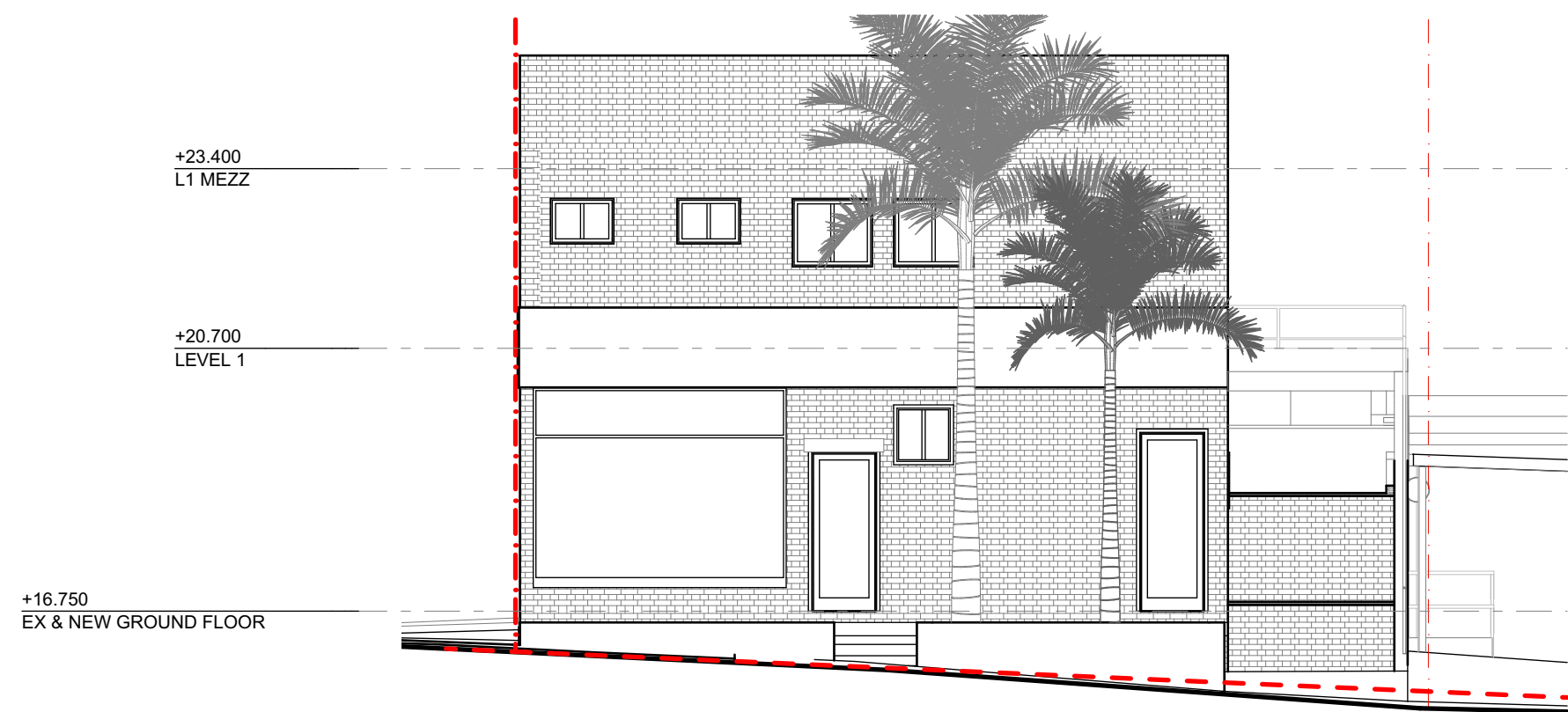


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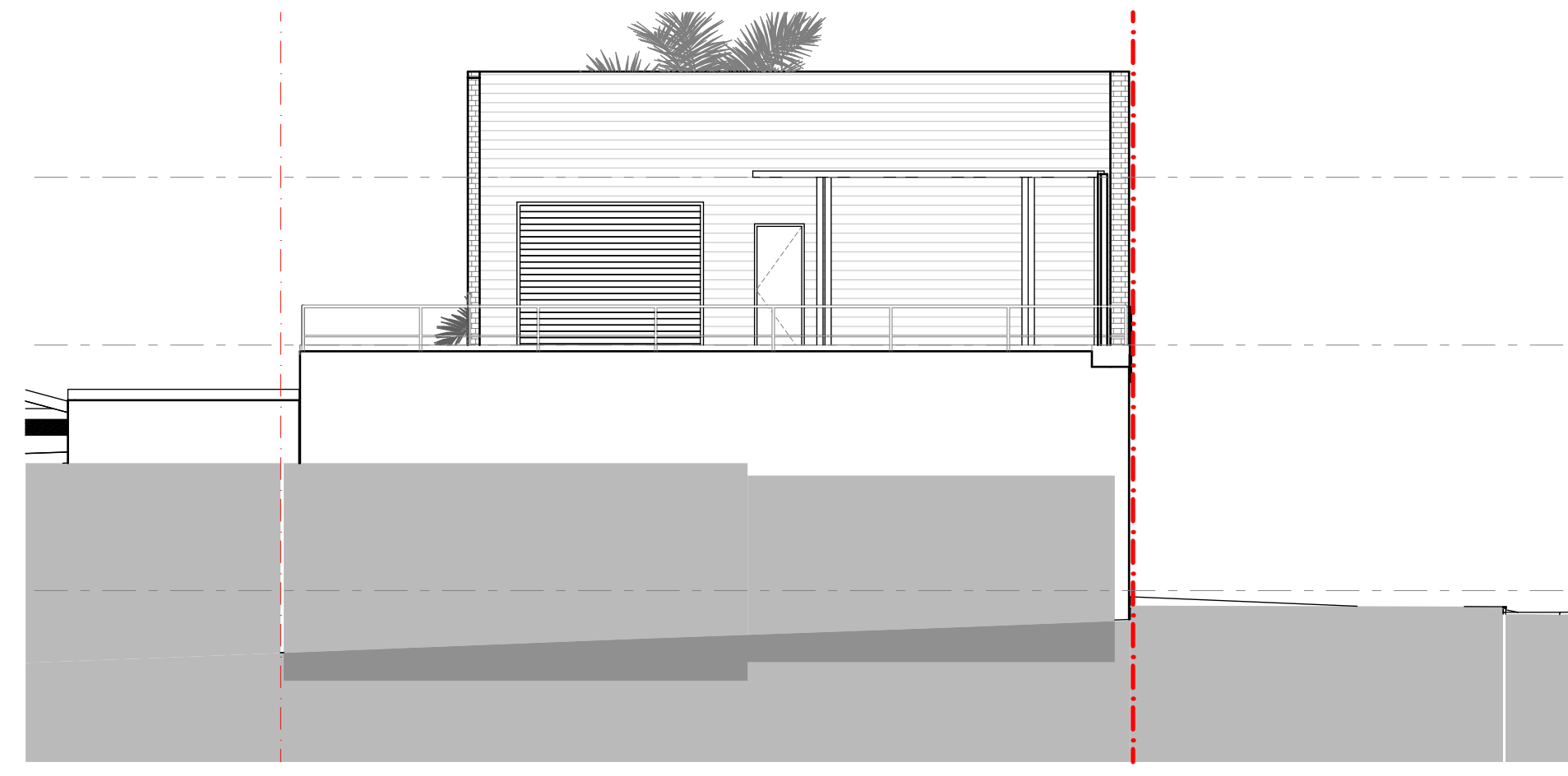
ISSUE
A

SCALE
0m

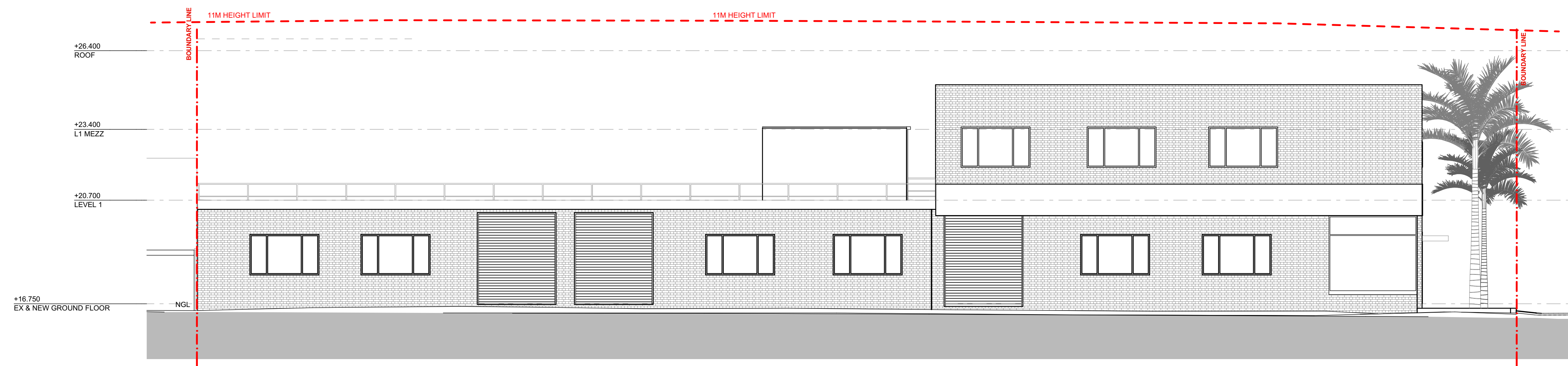
1
-
PROPOSED ROOF PLAN
1:100



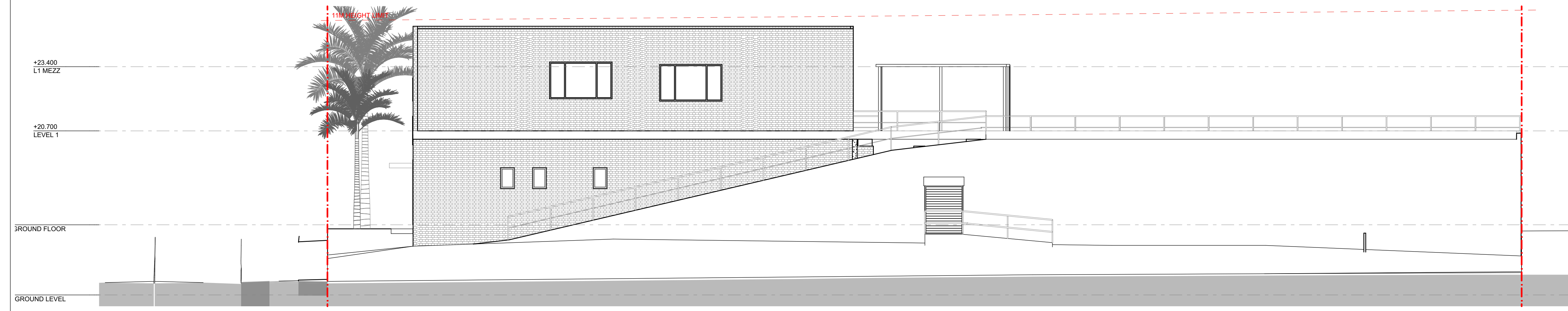
1 WEST ELEVATION (EXISTING)
1:100



2 EAST ELEVATION (EXISTING)
1:100



3 NORTH ELEVATION (EXISTING)
1:100



4 SOUTH ELEVATION (EXISTING)
1:100

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

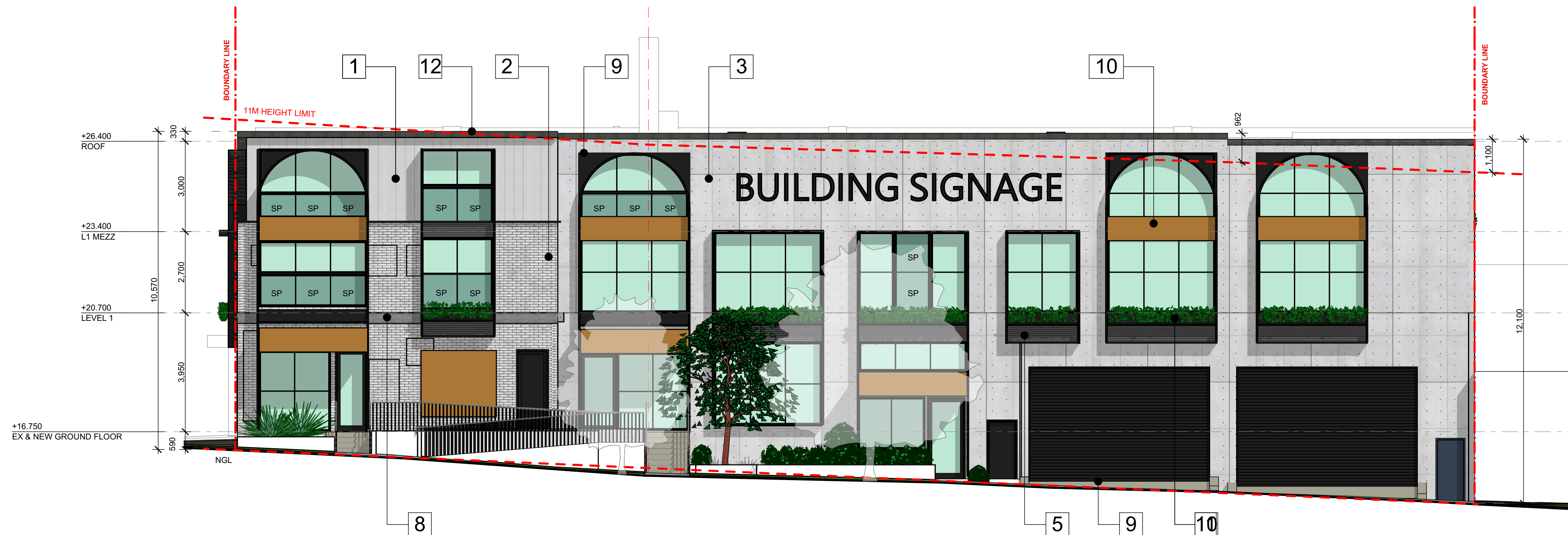
LEGEND	
B	BOLLARD
CM	CONVEX MIRROR AS PER TRAFFIC ENGINEER'S REPORT
DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
	EASEMENT
EV.	ELECTRONIC VEHICLE CHARGING STATION
EX.	EXISTING
⌀+XX.XX	EXISTING LEVEL
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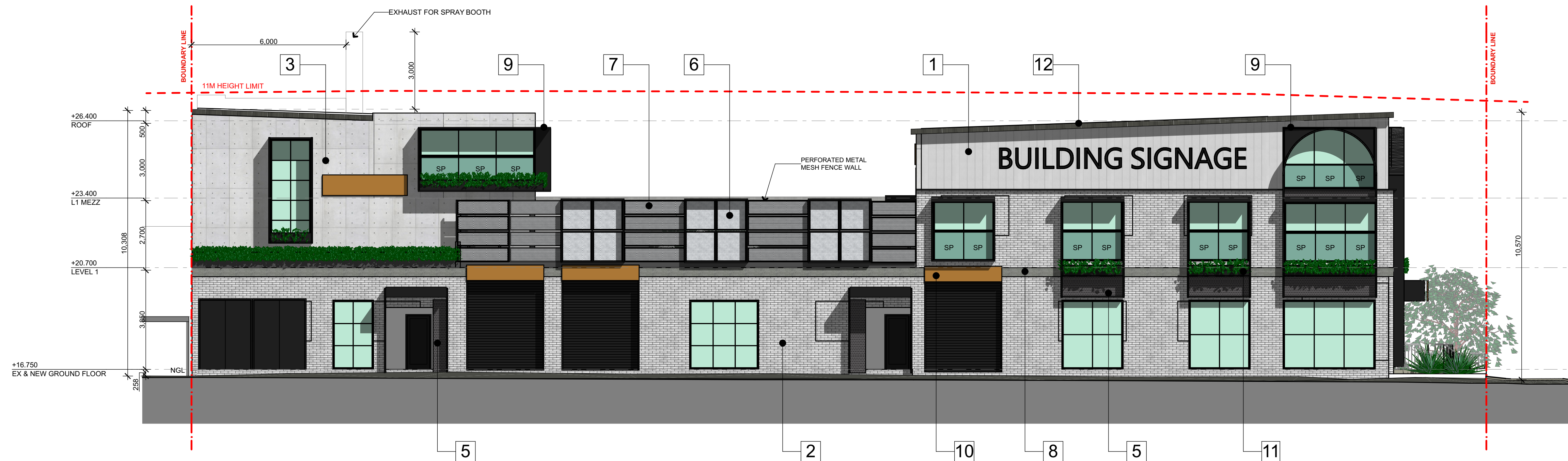
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PROJECT
BROOKVALE INDUSTRIAL
FOR
AVAKIAN HOLDINGS (NSW) PTY LTD
AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
EXISTING ELEVATIONS
ARCHITECT
JC
DRAWN
CL
TRUE NORTH
NOT FOR CONSTRUCTION
DRAWING NO.
3857 DA 200
ISSUE
A
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

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.	ELECTRONIC VEHICLE CHARGING STATION
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
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

NOT FOR CONSTRUCTION

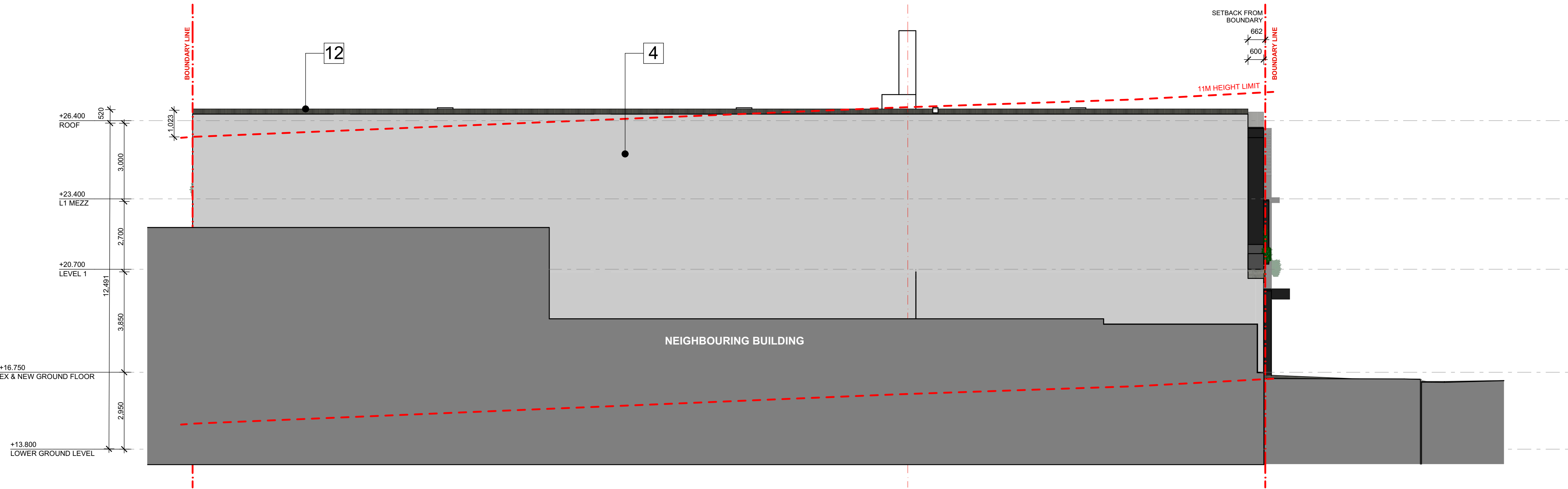
DRAWING NO.
3857 DA 201

SCALE
0m

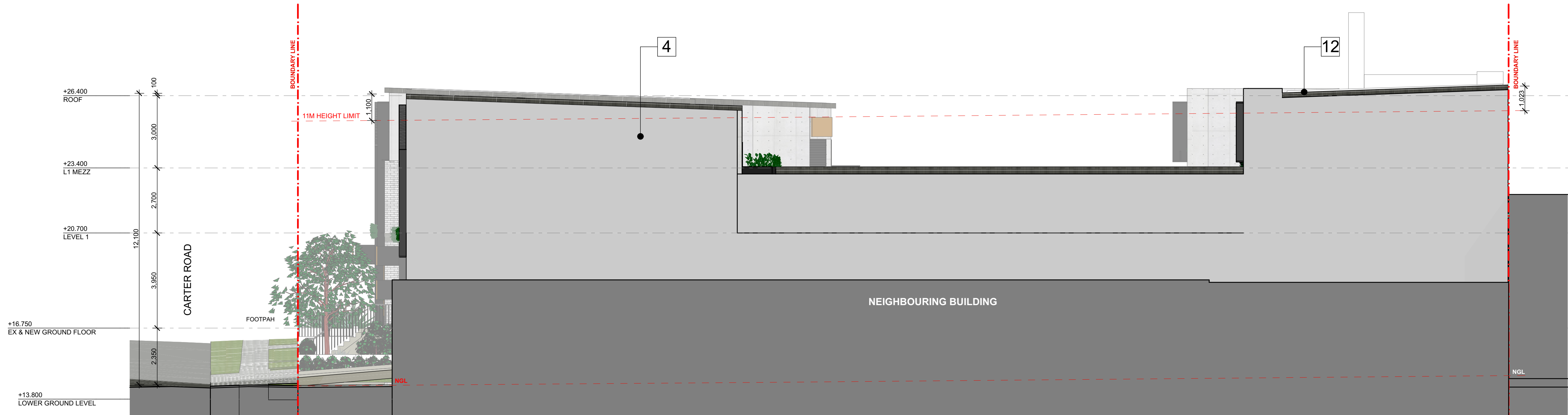
DRAWN
CL

TRUE NORTH

ISSUE
A



1 EAST ELEVATION (PROPOSED)



2 SOUTH ELEVATION (PROPOSED)

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 |

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.	ELECTRONIC VEHICLE CHARGING STATION
EX.	EXISTING
⊕→XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
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DRAWING TITLE
PROPOSED ELEVATIONS (2)

ARCHITECT
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DRAWING NO. **3857 DA 202** ISSUE **A**

SCALE 0m

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	ELECTRONIC VEHICLE CHARGING STATION
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
SECTIONS (1)

ARCHITECT
JC

DRAWN
CL

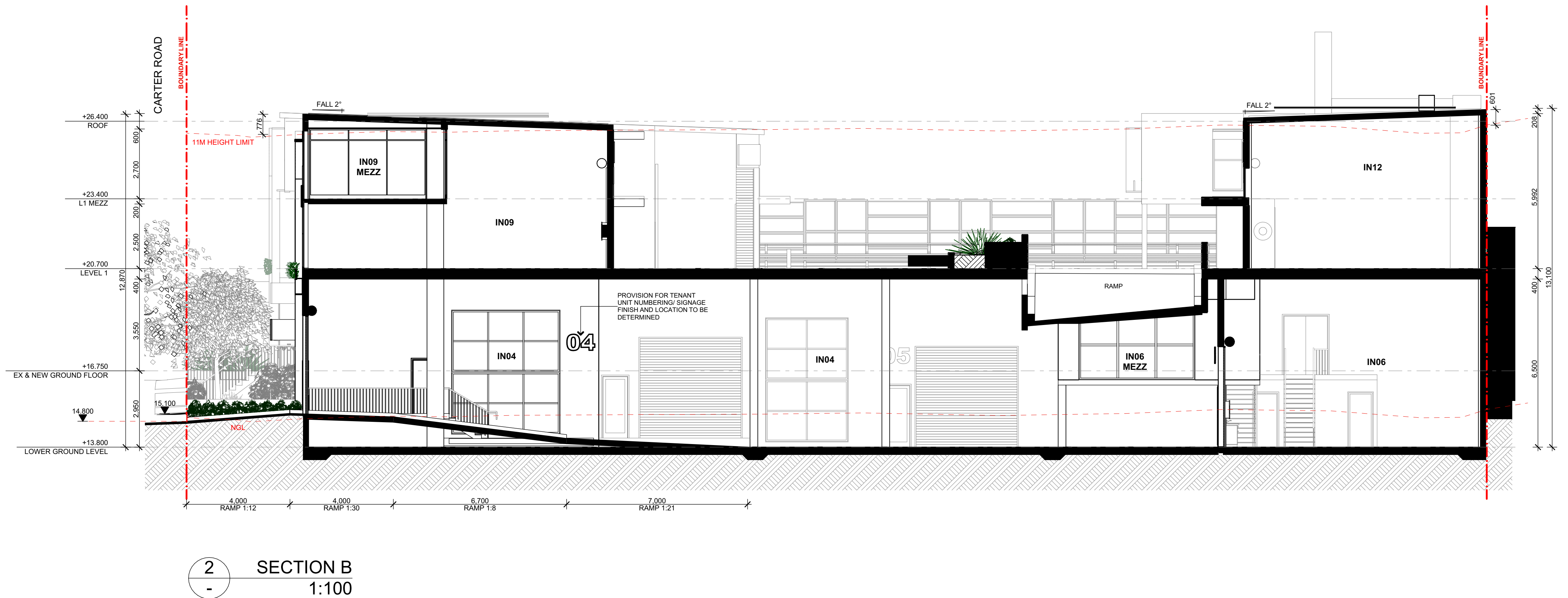
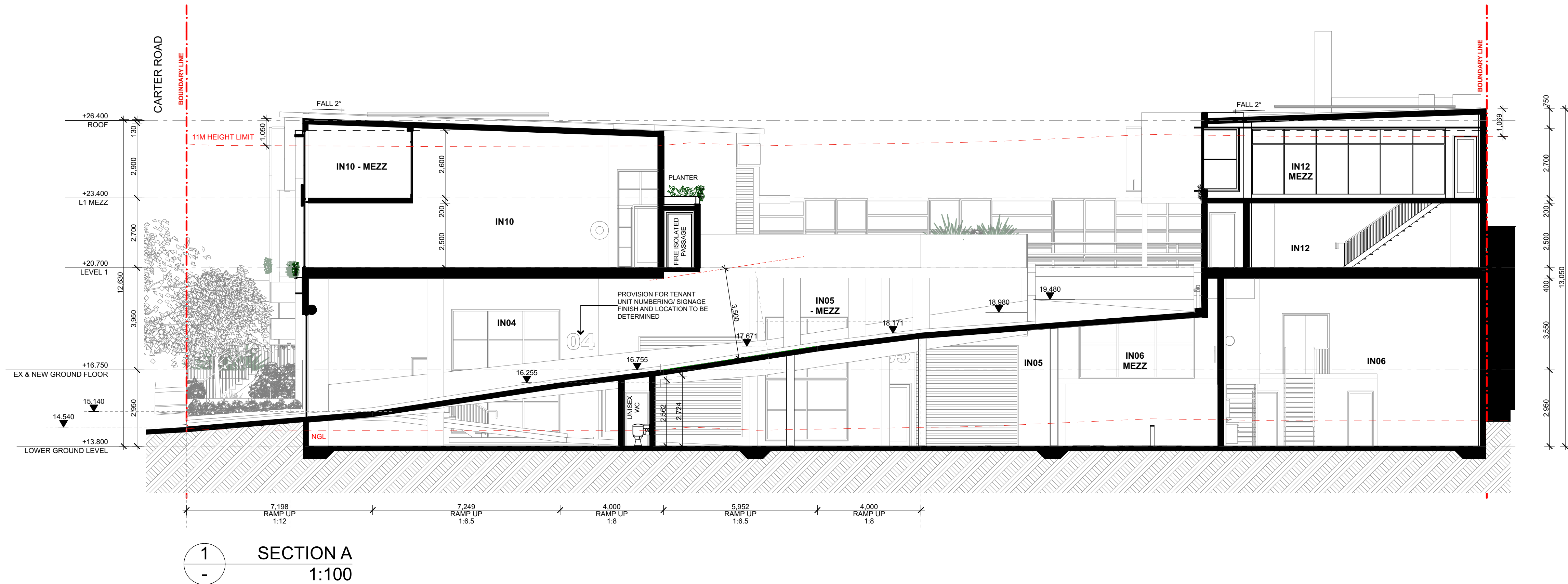
TRUE NORTH

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DRAWING NO.
3857 DA 300

ISSUE
A

SCALE
0m



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	ELECTRONIC VEHICLE CHARGING STATION
EX	EXISTING
±XX.XX	EXISTING LEVEL
→	FALL TO FLOOR WASTE
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AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
SECTIONS (2)

ARCHITECT
JC

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CONSTRUCTION

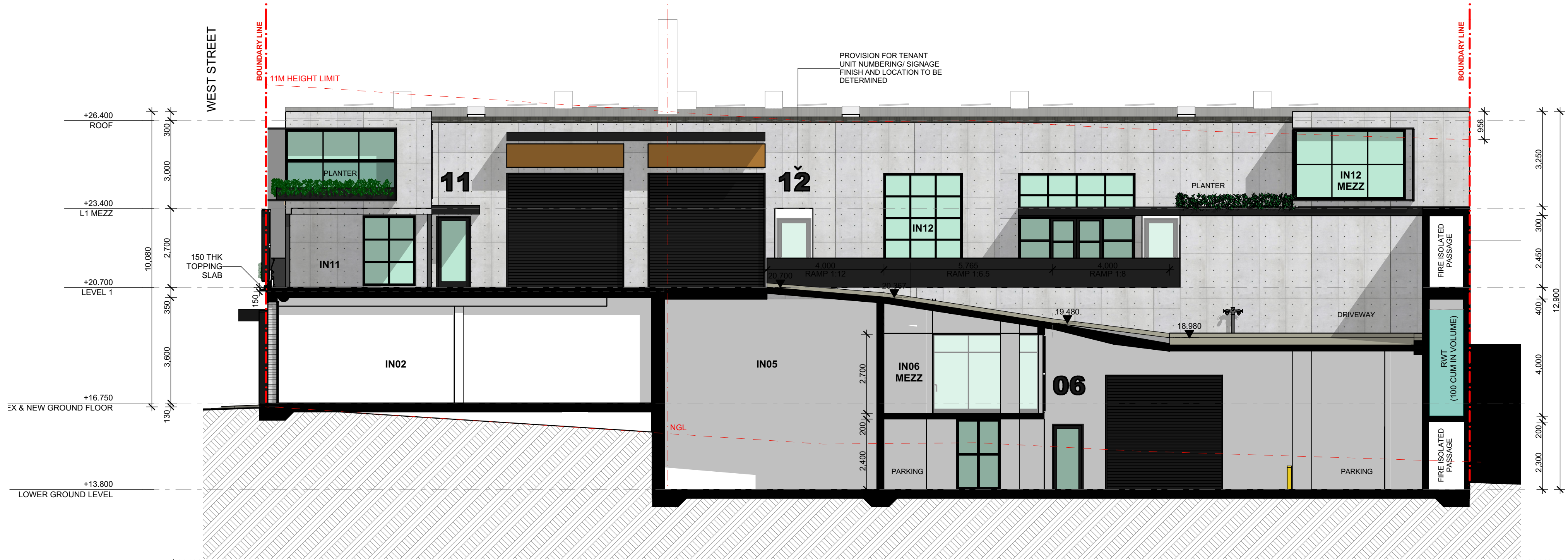
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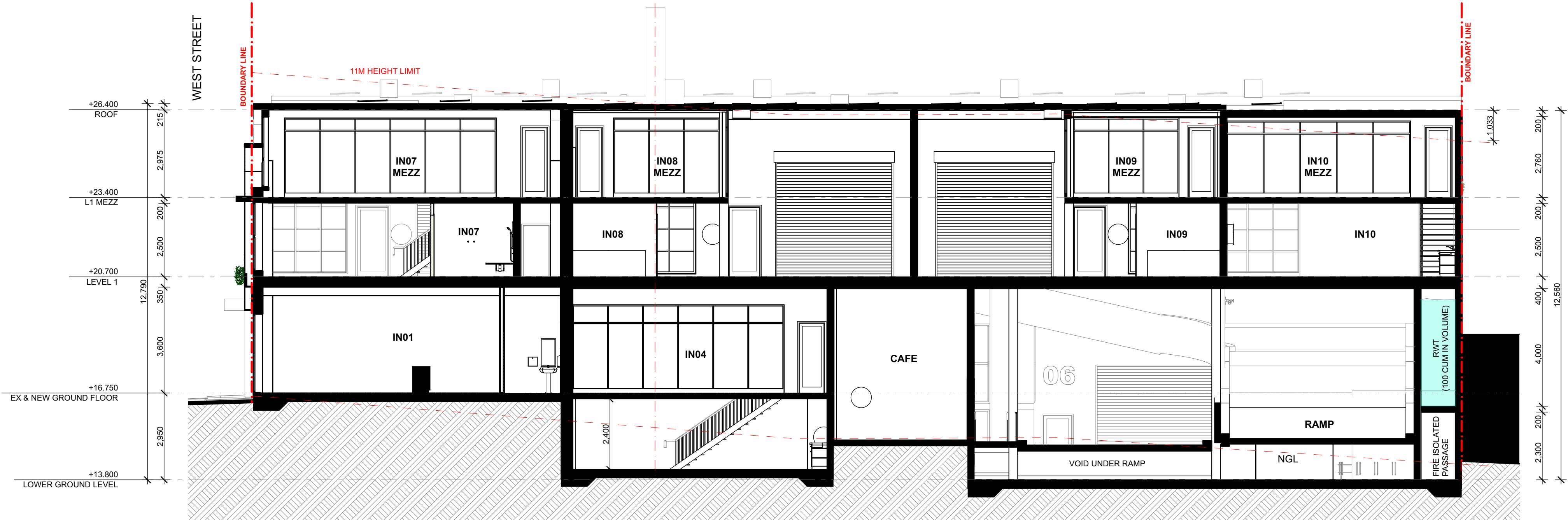
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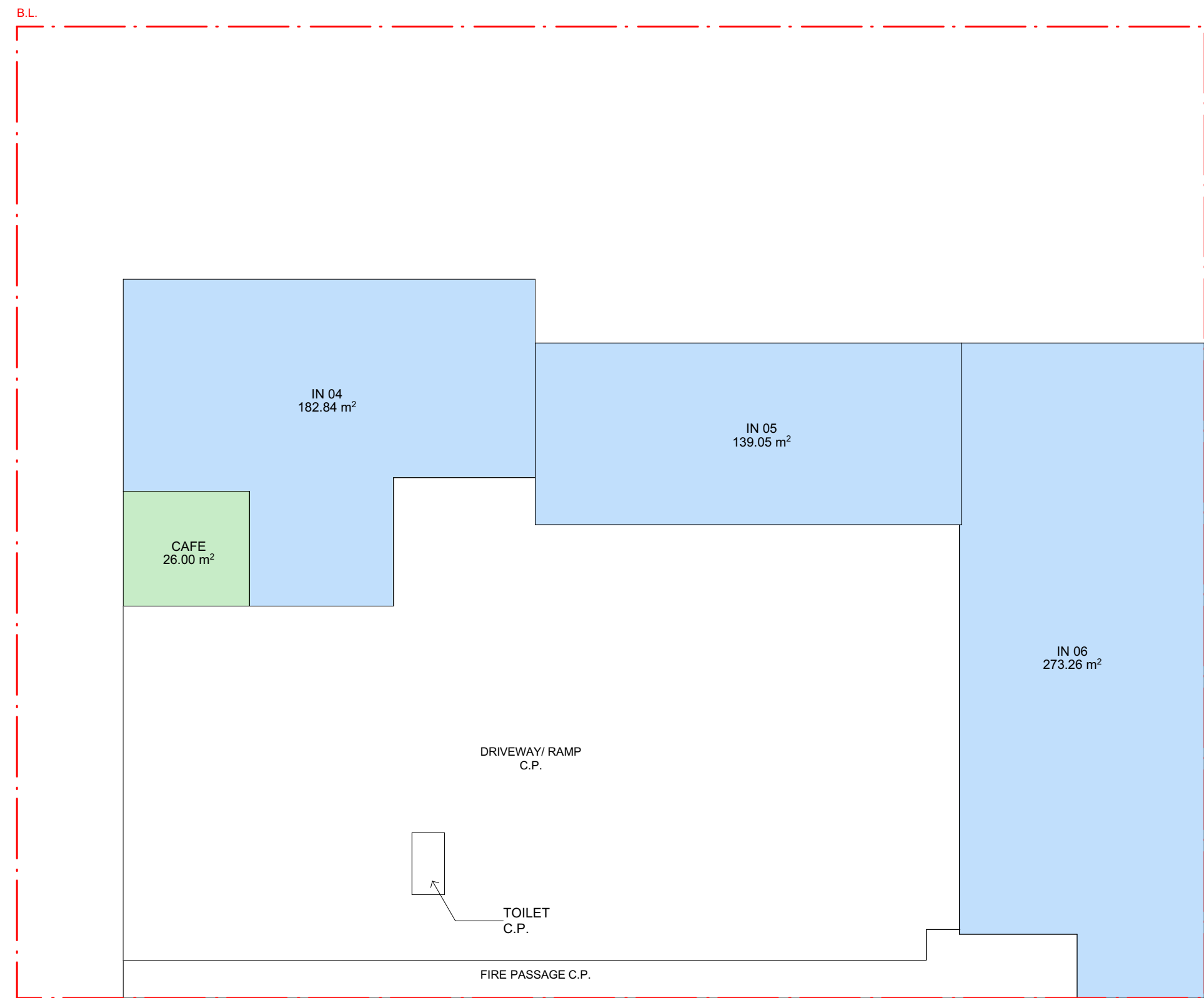
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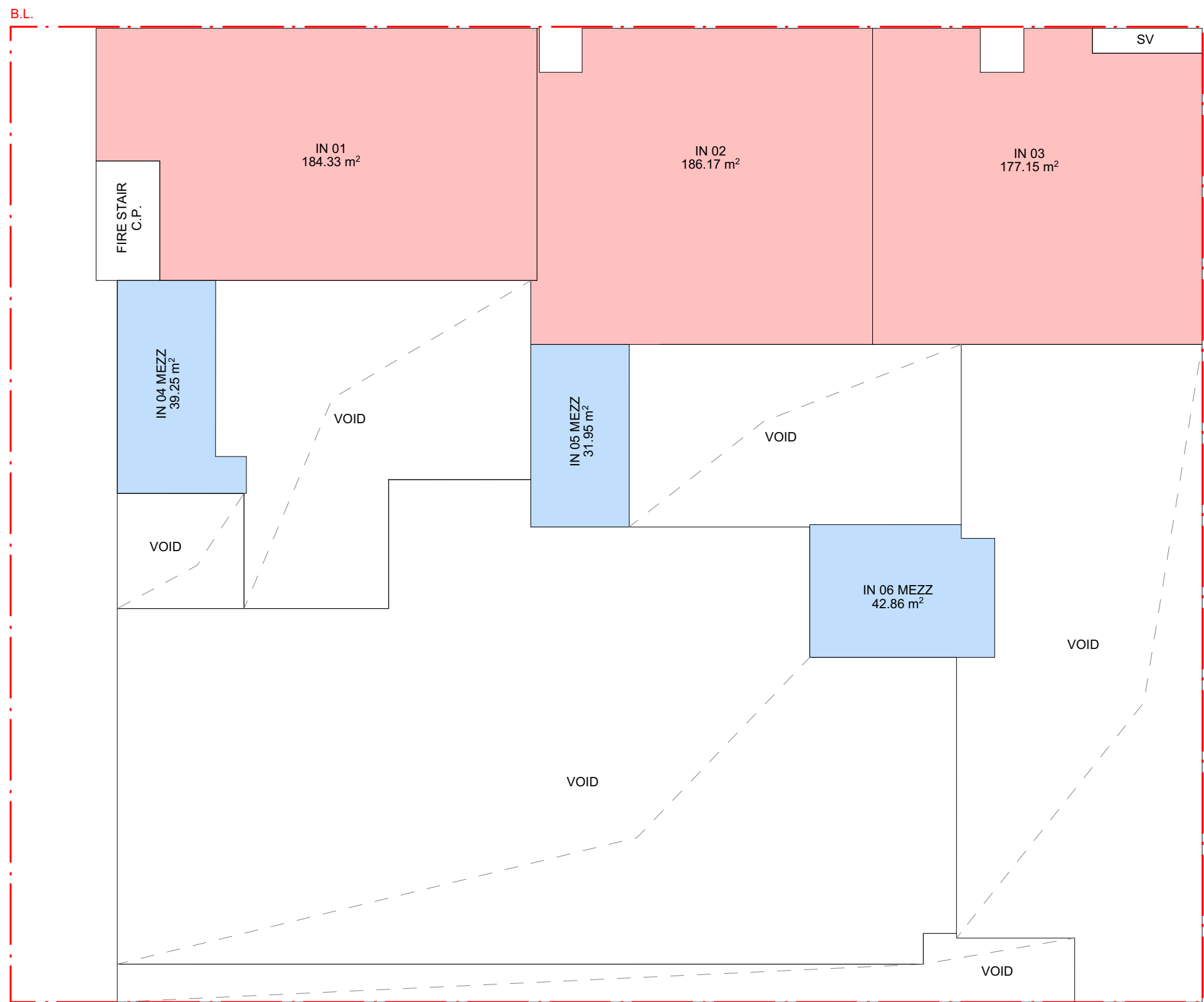
1 SECTION C
1:100



2 SECTION D
1:100



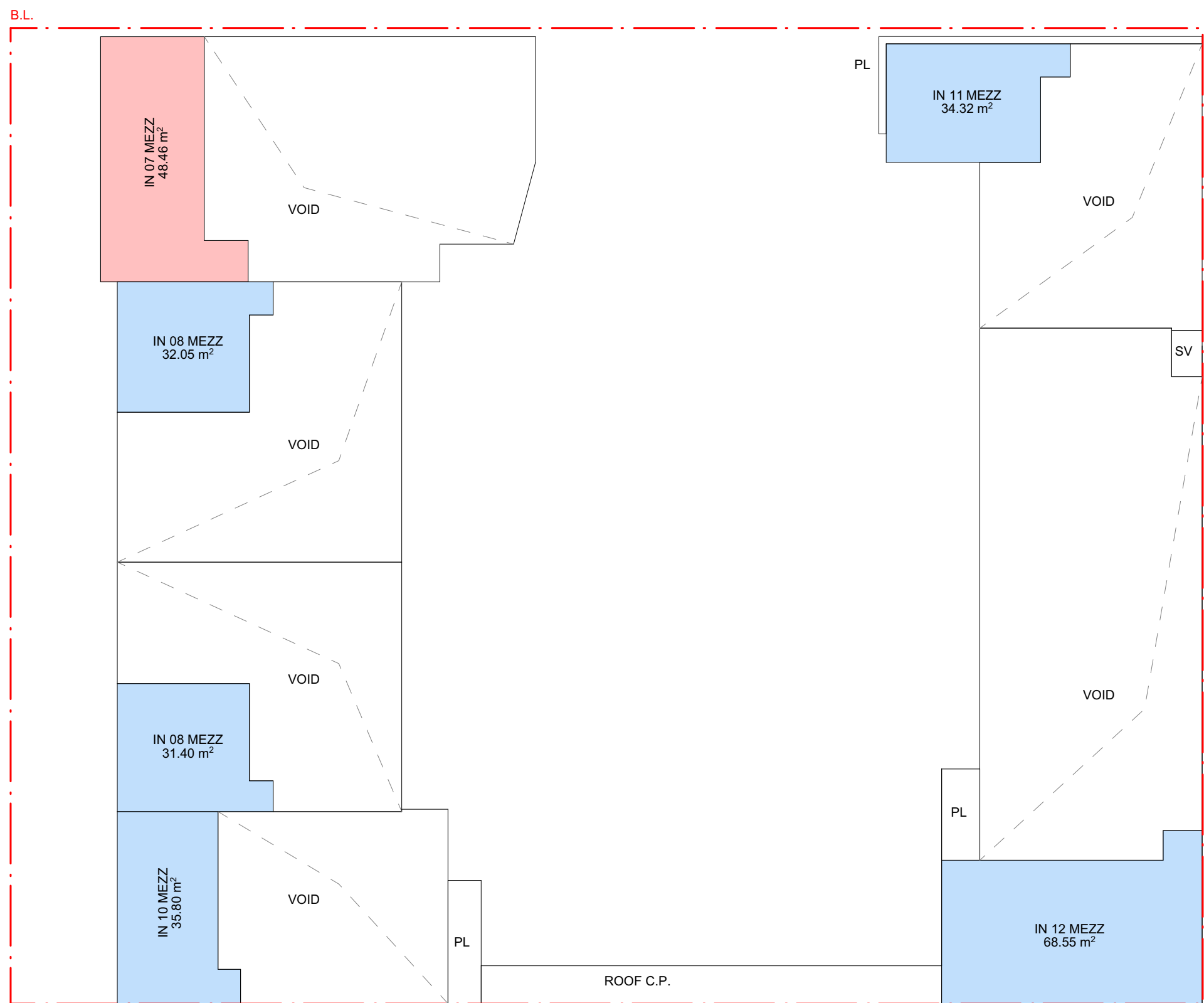
1 LOWER GROUND FLOOR PLAN
1:200



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

LEGEND	
B	BOLLARD
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DB	DISTRIBUTION BOARD
DFH	DUEL FIRE HYDRANT
DP	DOWN PIPE
	DEMOLITION
- - -	EASEMENT
EV.	ELECTRONIC VEHICLE CHARGING STATION
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⌀+XX.XX	EXISTING LEVEL
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FOR
AVAKIAN HOLDINGS (NSW) PTY LTD
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DRAWING TITLE
CONCEPT STRATA PLAN

ARCHITECT
JC

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CONSTRUCTION

DRAWING NO.
3857 DA 440

SCALE
0m

DRAWN
CL



ISSUE
A

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

LEGEND	
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AT
35-39 CARTER STREET BROOKVALE NSW 2100

DRAWING TITLE
CONCEPT SIGN PLAN

ARCHITECT
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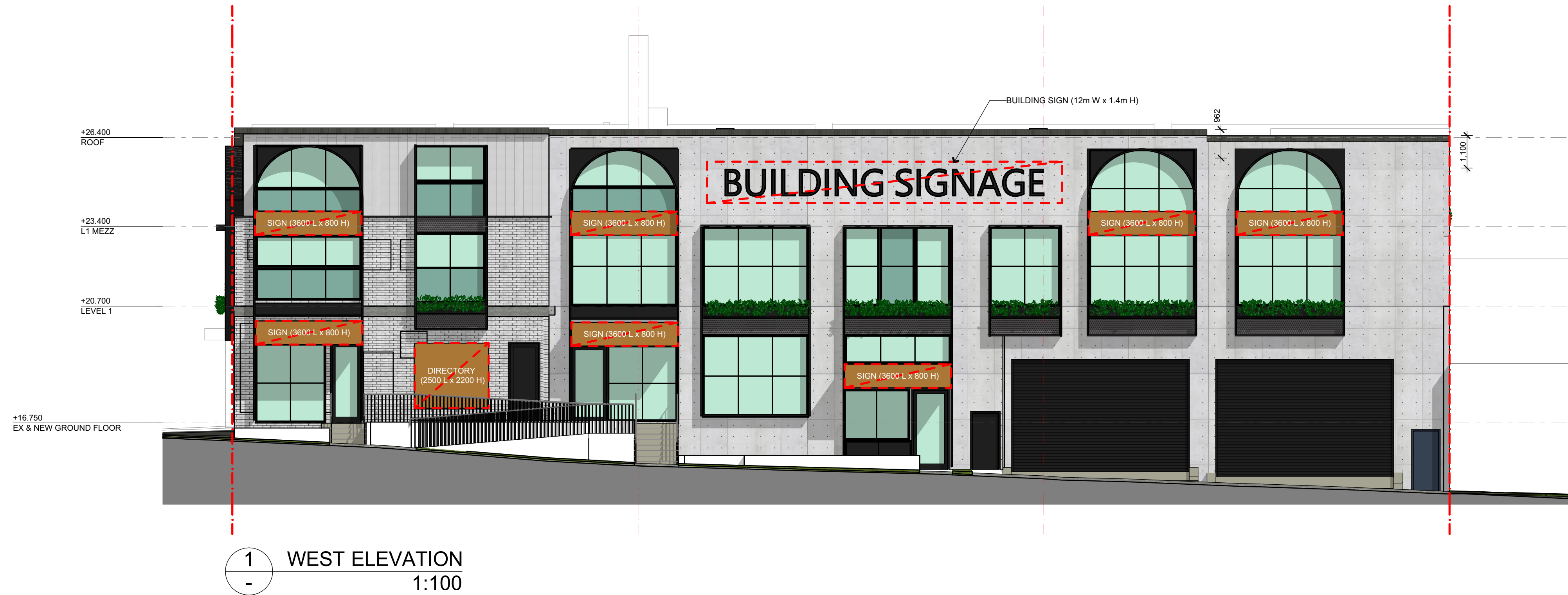
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3857 DA 441

ISSUE
A

SCALE
0m



LEGENDS:
CONCEPT SIGNAGE ON ELEVATIONS



1
- VIEW FROM CORNER OF CARTER ROAD & WEST STREET - EXISTING



2
- VIEW FROM CORNER OF CARTER ROAD & WEST STREET - ARTIST'S IMPRESSION (PROPOSED)

REV	DATE	DESCRIPTION
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LEGEND	
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DRAWING TITLE
ARTIST'S IMPRESSION

ARCHITECT
JC

DRAWN
CL

TRUE NORTH

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DRAWING NO.
3857 DA 442

ISSUE
A

SCALE
0m