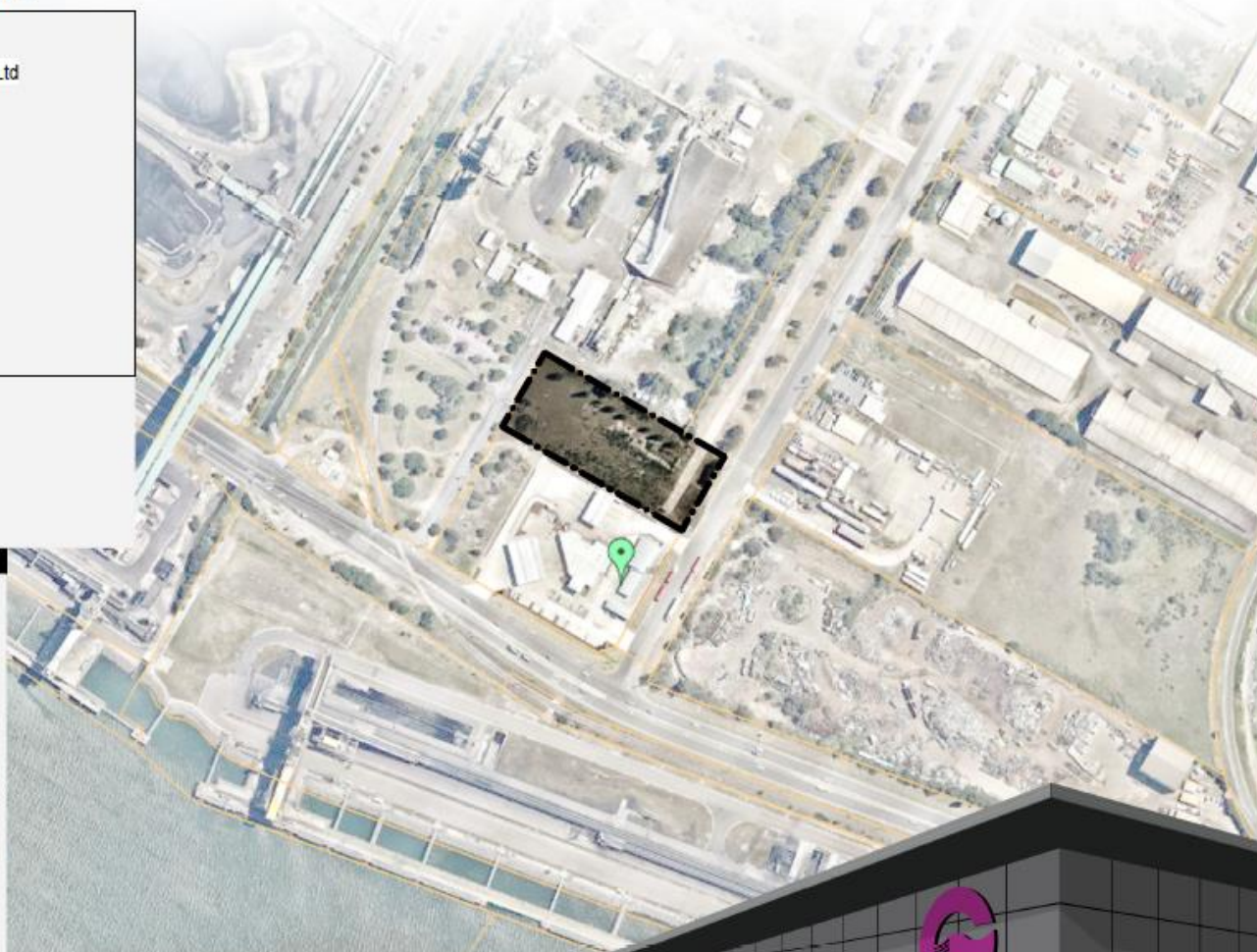


CONSTRUCTION CERTIFICATE

Project: ELGAS
Client: Sovechles Nominees Pty Ltd
Lot: 1 (EXISTING)
No: 130
Street: Cormorant Road
Suburb: Kooragang
DP: 1195449 (EXISTING)
Drawn by: ST
Rev No: 6
Job No: BC0090



GENERAL NOTES:

- BUILDING SHELL DESIGN INTENT SHOWN CONTRACTOR TO PROPOSE DETAILED DESIGN FOR CONSTRUCTION, INCLUDING ALL SITE RELATED WORKS, STRUCTURAL, CIVIL WORKS & BUILDING SERVICES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING IN-GROUND AND ABOVE-GROUND SERVICES WITHIN THE SCOPE OF WORKS BEFORE COMMENCING CONSTRUCTION/DEMOLITION.
- ANY 3D DRAWINGS ARE INDICATIVE ONLY, AND ARE TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.
- ALL ACCESSIBILITY AND MOBILITY DESIGN (SDA) ITEMS TO COMPLY WITH AS 1428.1 2009.
- THIS DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS INCLUDING CIVIL, STRUCTURAL, HYDRAULIC.
- DIMENSIONS:
 - CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
 - ROUNDED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS (UNLESS NOTED OTHERWISE).
 - ROUNDED DIMENSIONS ARE:
 - WALL PARTITION SETOUT TO CENTRE LINE WHERE NOTED
 - ALL OTHER WALL/PARTITION DIMENSIONS ARE TO FINISHED FACE OF PARTITION
 - CEILING FINISHED UNDERSIDE OF CEILINGS - CEILING HEIGHT IS MEASURED FROM FINISH FLOOR LEVEL.
 - FITTINGS AND FIXTURES - DIMENSIONS TO FIXTURES AND FITTINGS ARE SETOUT FROM FINISH WALL FACE / FINISH FLOOR LEVEL.

PLEASE TO BE READ IN CONJUNCTION WITH:

- BUILDING CODE OF AUSTRALIA
- RELEVANT AUSTRALIAN STANDARDS
- HYDRAULIC DRAWING SET
- CIVIL DRAWING SET
- STRUCTURAL DRAWING SET
- LANDSCAPE DRAWING SET
- SUBSOIL ASSESSMENT REPORT RECOMMENDATIONS

IF NO INTERNAL FITOUT FINISHES & PLANS ARE PRESENT, CLIENT SELECTIONS & DETAILS ARE TO TAKE PRECEDENCE.

LEGEND:

- CENTRE LINE
- RAINWATER DOWNPIPE LOCATION AND NOSE SHOWN INDICATIVELY CONTRACTOR TO DESIGN AND CONSTRUCT TO COMPLY WITH RELEVANT CODES AND STANDARDS.

SHEET LIST

Sheet Number	Sheet Name	Drawn By	Current Rev	Current Rev Date
00	Title Page	ST	6	21.01.20
01	Proposed Site Plan	ST	8	21.01.20
02	Layout Plan	ST	5	21.01.20
03	Air Conditioning & Ventilation Plan	ST	3	21.01.20
04	Roof Plan	ST	4	21.01.20
05	Elevations	ST	4	21.01.20
06	Details	ST	4	21.01.20
07	Cylinder Filling Station	ST	7	21.01.20
08	Store	ST	4	21.01.20

LIST OF CLAUSES:

- Clause 01.4 - Materials & Form Construction
- Spec. 01.1 - Fire Retarding Construction
- Spec. 01.10 - Fire Hazard Properties
- Spec. 01.11 - Performance of External Walls in a Fire
- Clause 02.6 - Vertical Separation of Openings in External Walls
- Clause 02.10 - Separation of Equipment
- Clause 02.13 - Electricity Supply System
- Clause 03.4 - Acceptable Methods of Protection of openings
- Clause 03.8 - Opening in Fire Isolated Cuts
- Clause 03.15 - Opening for Services Installation
- Clause 04.10 - Changeover from Eds
- Clause 05.7 - Installations in Cuts and Paths of Travel
- Clause 05.10 - Gullies and Risers
 - Trades which have:
 - A surface with a slip-resistance classification not less than that listed in Table D2.14 when listed in accordance with AS 4586 or
 - A rising step with a slip-resistance classification not less than that listed in Table D2.14 when listed in accordance with AS 4586.
- Clause 05.14 - Landings which have:
 - A surface with a slip-resistance classification not less than that listed in Table D2.14 when listed in accordance with AS 4586 or
 - A ramp at the edge of the landing with a slip-resistance classification not less than that listed in Table D2.14 when listed in accordance with AS 4586, where the edge leads to a flight below.
- Clause 05.15 - Thresholds
- Clause 05.16 - Rainwater
- Clause 05.17 - Handrails
- Clause 05.21 - Operation of Latch
- Clause 05.23 - Signs on Doors
- Clause 05.2 - General Building Access Requirements
- Clause 05.3 - Parts of Building to be Accessible
- Clause 05.6 - Identification of Accessible Facilities, Services and Features
- Clause 05.8 - Facilities
- Clause F1.7 - Waterproofing of Wet Areas
- Clause F1.8 F1.10 - Damp Proofing
- Clause F2.2 - Construction of Sanitary Compartments
- Part F4 - Lighting and Ventilation
- Clause F6.4 - Sound Insulation of Floors
- Clause F6.5 - Sound Insulation of Walls
- Clause F6.6 - Sound Insulation of Services
- Clause F6.7 - Sound Insulation of Pipes
- The layout/properties for the Office Building Carpet Tiles and Vinyl Flooring to comply with C1.10 and specification C1.10
- Stalle storage will be in accordance with specification D3.6 and AS 1428.1 to comply with BCA D3.6



DP 1032146

BOUNDARY - 108.890 - 118°26'15"

CYLINDER STORAGE AREA

BULK LPG VESSEL

EXTERNAL CONCRETE 7200m² MACHINE TROWEL FINISH

YARD ACCESS

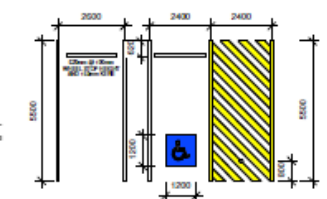
DELIVERY BAY

CYLINDER STORAGE AREA

CYLINDER FILLING DOCK

STORE 40m²

PARKING DETAILS



SITE DETAILS

- ZONING: PROPOSED LOT SITE AREA
- Off street car parking to comply with AS 2890.1 - 2004
- Disability car parking to comply with AS 2890.6 - 2009
- GENERAL NOTES:
- ALL EXTERNAL LIGHTING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND TO SUIT STAFF OPERATION
 - ALL EXTERNAL LIGHT POLES TO BE A MINIMUM 6m HIGH WITH 2x LIGHTS ON EACH POLE.

1 Proposed Site Plan DP 1195449 2.10 Ha 1:200

BROWN COMMERCIAL BUILDING

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Rev.	Description	Date	Issued by
2	CLIENT REVISION	08.08.19	ST
3	Various Client Changes	20.08.19	ST
4	CLIENT VARIOUS REVISIONS	10.09.19	ST
5	DIMENSIONS ADDED	27.11.19	ST
6	PIT DIMENSIONS ADDED	28.11.19	ST
7	PLINTH DIMS ADDED	16.01.20	MDT
8	Revision	21.01.20	MDT

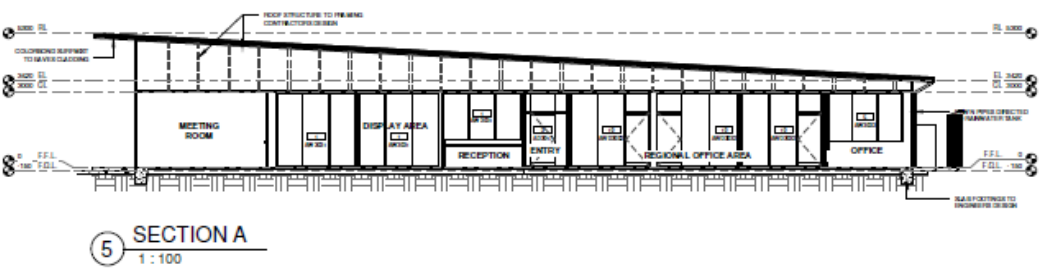
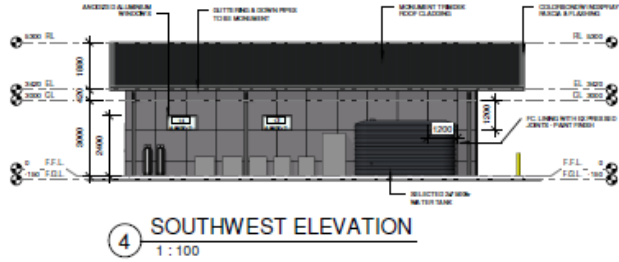
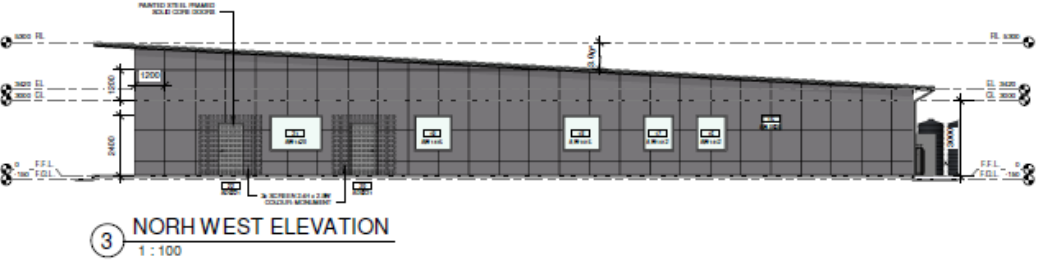
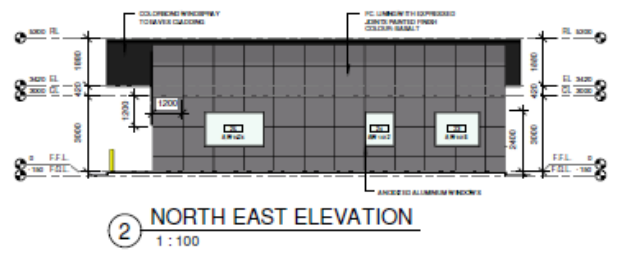
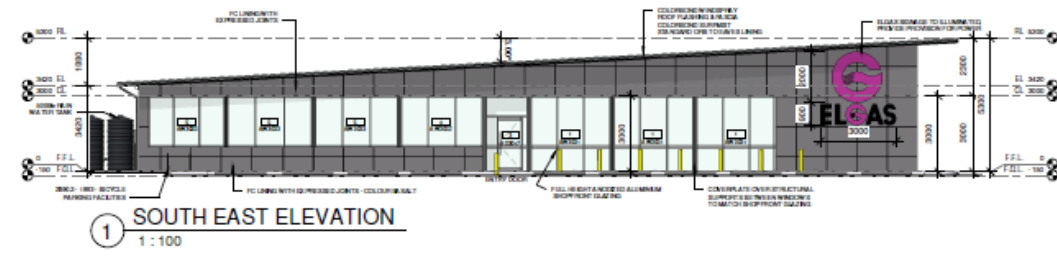
NOTES:
1. All dimensions levels and locations to be verified on site prior to construction.
2. Works to be done in accordance with the above conditions.

COMPLIANCE:
Brown Commercial Building Pty Ltd is the owner of copyright in these drawings and the information herein. All drawings supplied will be used in accordance with the conditions of the relevant contract or other contract relating to the project.

Project: ELGAS
Client: Sovechles Nominees Pty Ltd
Suburb: Kooragang
Project Status: CONSTRUCTION CERTIFICATE
Scale: As indicated on A1
Revision: 8

Sheet Title: Proposed Site Plan
Project No: BC0090
DWG No: 01

14/01/2020 8:42:59 AM



COLOUR SCHEDULE

	COLOURED TIMBER - MONUMENT ROOF CLADDING
	COLOURED - MONUMENT GLAZING AND DOWN PIPES
	COLOURED - WINDSPRAY FACIA
	GLAZING - WINDSPRAY GLAZING
	GLAZING - BASALT EXTERNAL WALLS

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Rev.	Description	Date	Issued by
1	FOR APPROVAL	30.07.18	ST
2	CLIENT REVISION	08.08.19	ST
3	Various Client Changes	20.08.19	ST
4	Revision	21.01.20	MDT

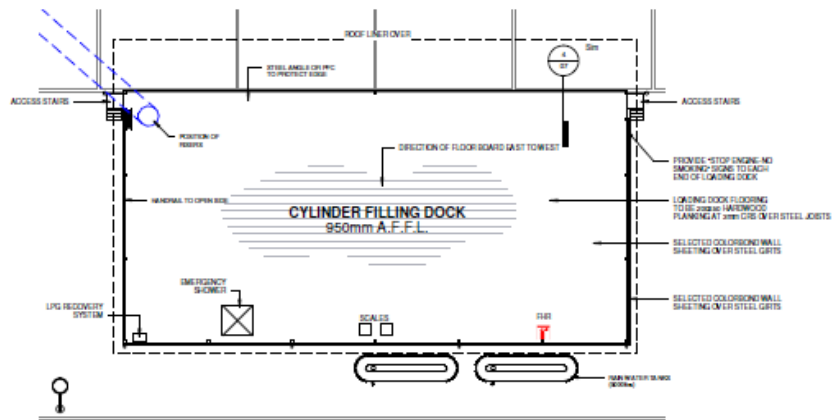
0 1 2 4 5m
 NOTES:
 1. All dimensions, levels, and sections shall be verified on site prior to construction.
 2. Refer to drawings and schedule for any special cases.
 COPYRIGHT:
 Brown Commercial Building Pty Ltd. It is the owner's copyright to share this content and the information shown here. All drawings supplied are to be used as a reference only and are not to be used for construction without the written consent of Brown Commercial Building Pty Ltd.

Project: ELGAS
Sheet Title: Elevations
Project No: BC0090
Lot: 1 (EXISTING) 5449 (E) 130ING) eet: Cormorant Road
Suburb: Kooragang
Client: Sovechles Nominees Pty Ltd
Project Status: CONSTRUCTION
Scale: 35.5%

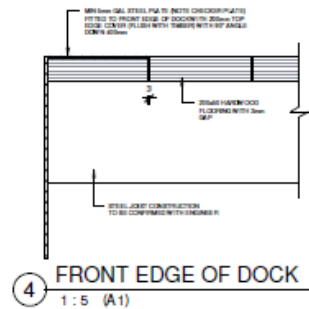
BROWN COMMERCIAL BUILDING ARCHITECTURE, 100 Cormorant Road, Kooragang, NSW, Australia
 BROWN COMMERCIAL BUILDING ARCHITECTURE, 100/101

COLOUR SCHEDULE

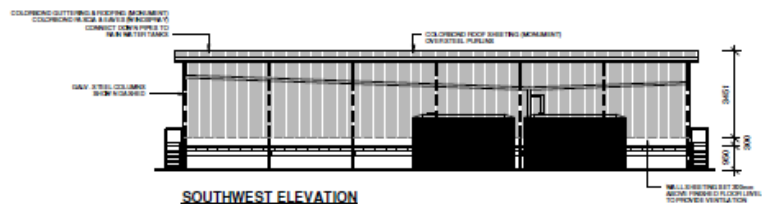
- COLORING TIMBER - MONUMENT ROOF, GABLES
- COLORING - MONUMENT GUTTERING AND DOWN PIPES
- COLORING - WINDSPRAY FACIA
- COLORING - SUBMIT EXTERNAL WALLS



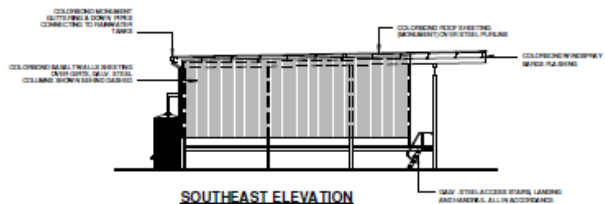
1 Cylinder Filling Dock Plan
1:100



4 FRONT EDGE OF DOCK
1:5 (A1)



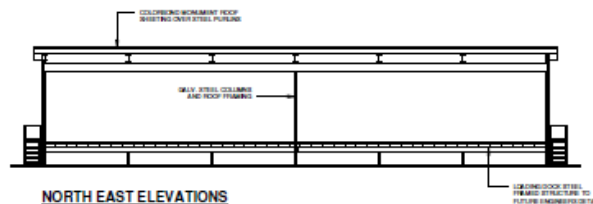
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



NORTH EAST ELEVATIONS

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Rev.	Description	Date	Issued by
1	FOR APPROVAL	30.07.18	ST
2	CLIENT REVISION	08.08.19	ST
3	Various Client Changes	20.08.19	ST
4	FLOOR NOTE ADDED TO DOCK	21.08.19	ST
5	F.F.L. CHANGED	23.08.19	ST
6	CLIENT VARIOUS REVISIONS	10.09.19	ST
7	Revision	21.01.20	MDT

NOTES:
1. All dimensions, levels, and details shall be in accordance with the Australian Standards unless otherwise specified.
2. All dimensions shall be in millimeters unless otherwise specified.
3. All dimensions shall be in accordance with the Australian Standards unless otherwise specified.
4. All dimensions shall be in accordance with the Australian Standards unless otherwise specified.
5. All dimensions shall be in accordance with the Australian Standards unless otherwise specified.
6. All dimensions shall be in accordance with the Australian Standards unless otherwise specified.
7. All dimensions shall be in accordance with the Australian Standards unless otherwise specified.

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Project: ELGAS	Sheet Title: Cylinder Filling Station	Project No.: BC0090
Lot: 1 (EXISTING) 5449 (E1301G) Cooromar Road	Suburb: Kogarah	Project Status: CONSTRUCTION CERTIFIED
Client: Sovechles Nominees Pty Ltd	Scale: 35.5%	

Navigation icons: Mouse pointer, Hand, Zoom out, Zoom in, and a 35.5% scale indicator.

424246 A.M