

COMMERCIAL DEVELOPMENT | 151 WHARF STREET, TWEED HEADS, NSW.

NOTES

General

1. All work shall be in accordance with the Building Code of Australia

2. Verify all dimensions & levels on site before commencing any works or fabrication.

3. Floor waste levels to be min 250mm above NS level at ORG

4. All workmanship to be in accordance with any relevant Australian Standards prepared by the Standards Association of Australia.

5. The contractor shall be responsible for the structure during erection and shall provide adequate propping and support.

6. Keep the site in a clean and tidy condition throughout construction & at the completion of work remove all litter & debris to the satisfaction of the principal.

7. Before proceeding with the work any discrepancies in the construction documentation shall be referred for decision to the principal contractor.

Wet Areas

1. Waterproofing to wet areas as per BCA 3.8.1

2. All wet areas to be tiled.

Design Criteria

To be confirmed By Engineer.

Drainage

1. All plumbing and drainage to be in accordance with the national plumbing and drainage code AS 3500.

2. All work shall be carried out by a licensed plumber.

3. I.O.'s shall be installed as per AS 3500:  
Raised to F.F.L. provided with brass trap screw.  
Raised to N.S.L. provided with concrete surround.

4. Contractor shall establish depth of drainage connection point to ensure adequate depth is available prior to any excavation or installation of pipes.

5. Contractor shall determine exact locations of existing services prior to any installation or commencement of work.

6. Contractor shall liaise with local authority for connection to sewer prior to commencement of work.

7. Contractor shall provide 'As Constructed' drawings on completion of work.

8. All pipework shall be concealed within internal metal wall frames & exposed within workshop area where applicable.

Consultants Drawings

Drawings to be read in conjunction with consultants drawings.

Refer to consultants drawings for information not shown in the Architectural Drawing Set.

Earthworks

1. Earthworks construction shall comply with guidelines set out in AS3798 & AS 2870

2. Excavation and service trenches shall comply with the following guidelines unless otherwise approved by the engineer.

Structure

1. All construction methods to be as per Engineer's detail.

Glazing

1. All window and sliding door frames, glazing, fixings and installation to be designed and certified by the manufacturer as complying with AS 1288, AS 2047 & DTC M/412/2

2. Dimensions shown nominal size. The fabricator shall allow for tolerances to the door and window frames.

Stormwater Drainage

Required to be supplied & installed in accordance with AS 4058 and AS 3725

SITE SUMMARY

OFFICE TENANCY BUILDING WITH CAR PARKING

SITE AREA

LOT 2 & 8 TOTAL - 1244.3 SQM

BUILDING AREAS

FSR:

TOTAL GFA/SITE AREA = 2380.46SQM/1244.3 = 1.91:1

COMMERCIAL SPACE PROVIDED:

GFA CALCULATIONS-

INCLUDE EXTERNAL WALLS

EXCLUDE STAIRS & LIFT VOIDS

OFFICE TENANCY 1 GFA 56.16SQM

OFFICE TENANCY 2 GFA 87.43SQM

OFFICE TENANCY 3 GFA 938.56SQM

OFFICE TENANCY 4 GFA 938.56SQM

OFFICE TENANCY 5 GFA 359.75SQM

GFA CALCULATIONS INCLUDE EXTERNAL WALLS

& EXCLUDE STAIRS & LIFT VOIDS

CARPARKING PROVIDED:

TOTAL 59 CAR SPACES FOR OFFICE TENANCIES

INCLUDING 2 ASSISTED BAYS & SHARED AREA

TARGET RATIO 1 SPACE/40SQM OF OFFICE TENANCY GFA

ACHIEVED RATIO 1 SPACE/40.3SQM OF OFFICE TENANCY GFA

TOTAL 2 MOTORCYCLE SPACES

TOTAL 24 BICYCLE SPACES

TOTAL 1 SERVICE VEHICLE SPACE/UNLOADING BAY

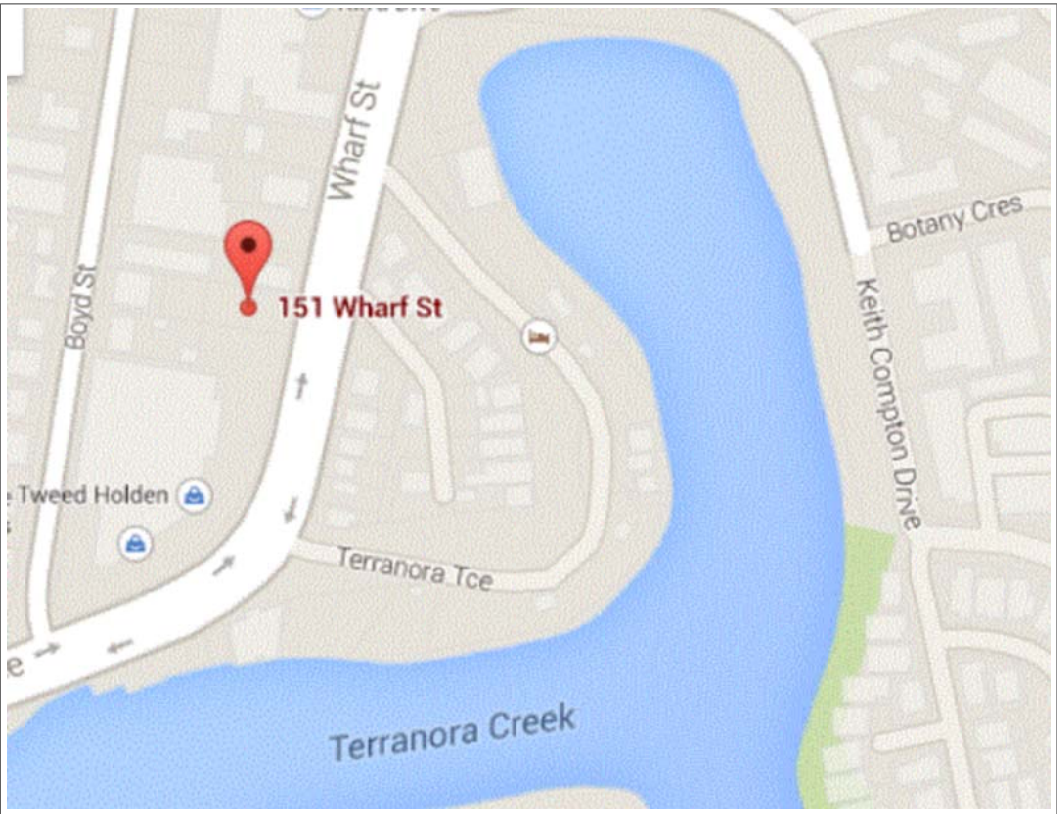
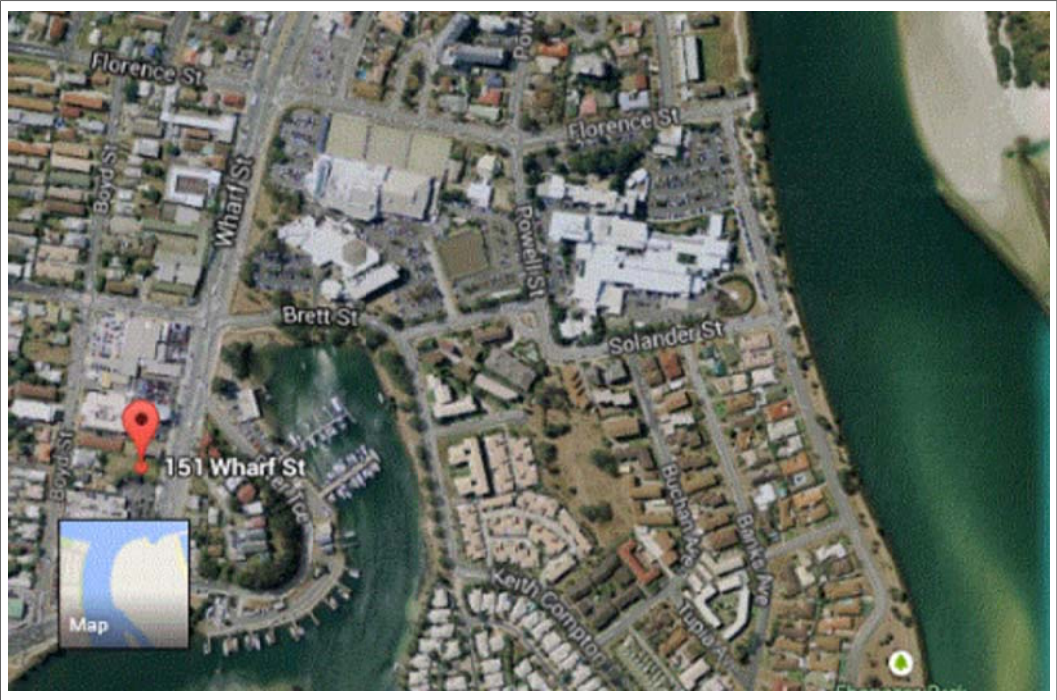
TOTAL 1 DELIVERY BAY/COURIER VEHICLE

MAXIMUM HEIGHT DOES NOT EXCEED 24.0M ABOVE GROUND LEVEL AT FRONT BOUNDARY

DEVELOPMENT CONSIDERATIONS

- THIS DRAWING SET IS PRELIMINARY & BASED ON INFORMATION SUPPLIED 2014 BY WHITBOURN HOLDINGS P/L (PREVIOUSLY-APPROVED SET OF PLANS BY OTHER)
- PLANNING RE-ASSESSMENT IS REQUIRED PRIOR TO PROGRESSING THIS PROJECT TO BUILDING ASSESSMENT
- CONSULTANT REPORTS & DESIGNS ARE REQUIRED PRIOR TO BUILDING ASSESSMENT
- CAR PARKING LAYOUT & AMOUNTS TO BE CONFIRMED ONCE FINAL ENGINEERING IS COMPLETED
- FINAL CONTOURS & ENGINEERING TO BE ASSESSED AT A LATER DATE
- ALL SITEWORKS, RETAINING & LANDSCAPING TO BE CONFIRMED AT A LATER DATE
- DIMENSIONS SHOWN ARE APPROXIMATE ONLY & MUST BE CONFIRMED PRIOR TO BUILDING ASSESSMENT
- LOCATION OF ALL UNDERGROUND & ABOVE GROUND INFRASTRUCTURE & SERVICES TO BE CONFIRMED BY ENGINEERS
- POWER TRANSFORMER SPEC & LOCATION TO BE DETERMINED
- SITE DRAINAGE, WASTE COLLECTION, SERVICE DUCTS, PLUMBING, HEATING/COOLING SYSTEMS TO BE DETERMINED & ASSESSED PRIOR TO BUILDING ASSESSMENT
- ACCESS & MOBILITY GENERAL REQUIREMENTS TO BE ASSESSED

SITE LOCALITY (NTS)




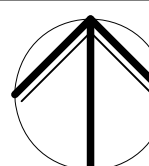
DRAWING INDEX

14-046-WHARF ST-SK-01	COVER SHEET
14-046-WHARF ST-SK-02	INCLUDING DRAWING INDEX, OVERALL SITE & GENERAL NOTES
14-046-WHARF ST-SK-03	STREET VIEWS
14-046-WHARF ST-SK-04	SITE ANALYSIS PLAN
14-046-WHARF ST-SK-05	PROPOSED SITE PLAN
14-046-WHARF ST-SK-06	SHADOW DIAGRAM - 22 MARCH
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14-046-WHARF ST-SK-08	SHADOW DIAGRAM - 21 SEPTEMBER
14-046-WHARF ST-SK-09	SHADOW DIAGRAM - 21 DECEMBER
14-046-WHARF ST-SK-10	GROUND FLR CARPARK & OFFICE TENANCY & FIRST FLR CARPARK LEVEL PLANS
14-046-WHARF ST-SK-11	OFFICE TENANCY PLANS
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14-046-WHARF ST-SK-13	ELEVATIONS
14-046-WHARF ST-SK-14	ELEVATIONS
	SECTION VIEWS

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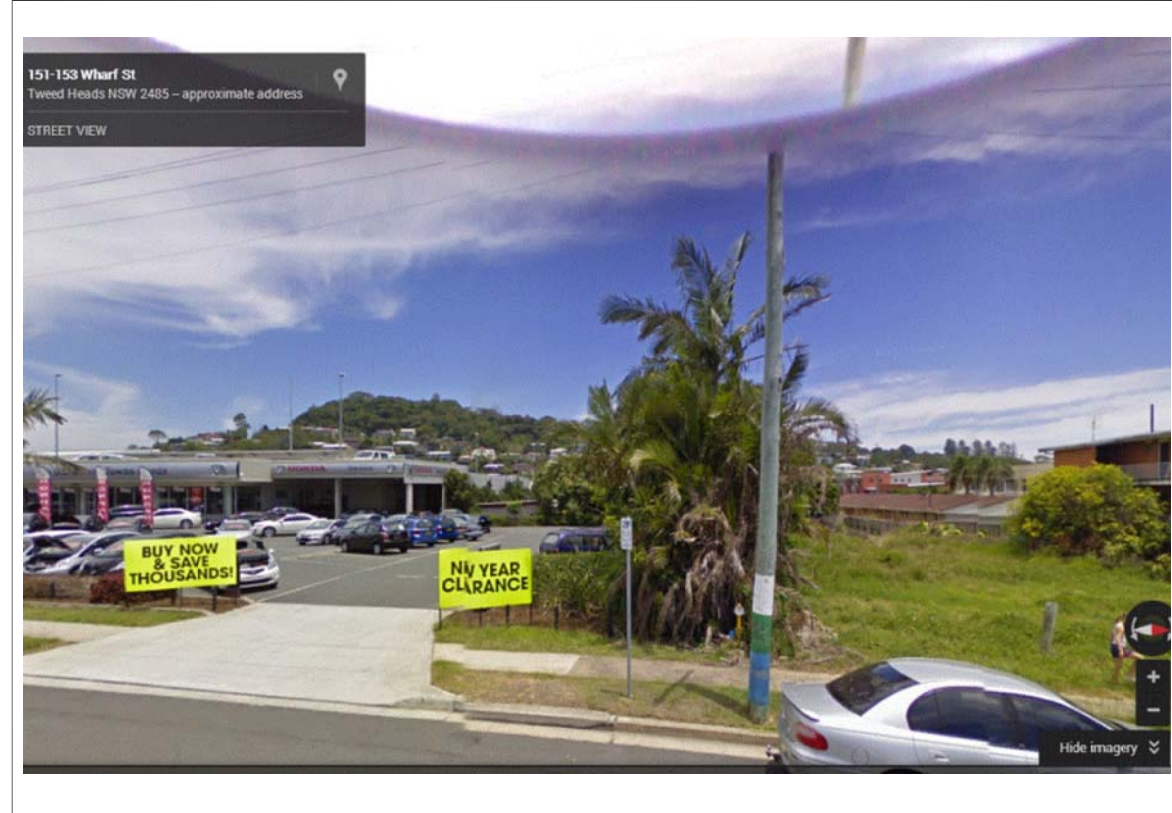
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B	REVISIONS	28/05/14	MT	WD
C	REVISIONS & DA SET	10/11/14	MT	MT
D	AMENDMENTS	17/12/14	MT	MT
PROJECT				
COMMERCIAL DEVELOPMENT				
CLIENT				
DAVID WHITBOURN				
LOT DESCRIPTION				
LOT 2 ON DP205411 & LOT 8 ON DP2379				
ADDRESS				
No. 151				
STREET WHARF STREET				
SUBURB TWEED HEADS				
P'CODE 2485 STATE NSW				
DRAWN		DATE		
MT		22/05/14		
DRAWING REFERENCE No.				
14 - 046				
PROJECT NORTH		SHEET No.		
		01 / 14		

COVER SHEET

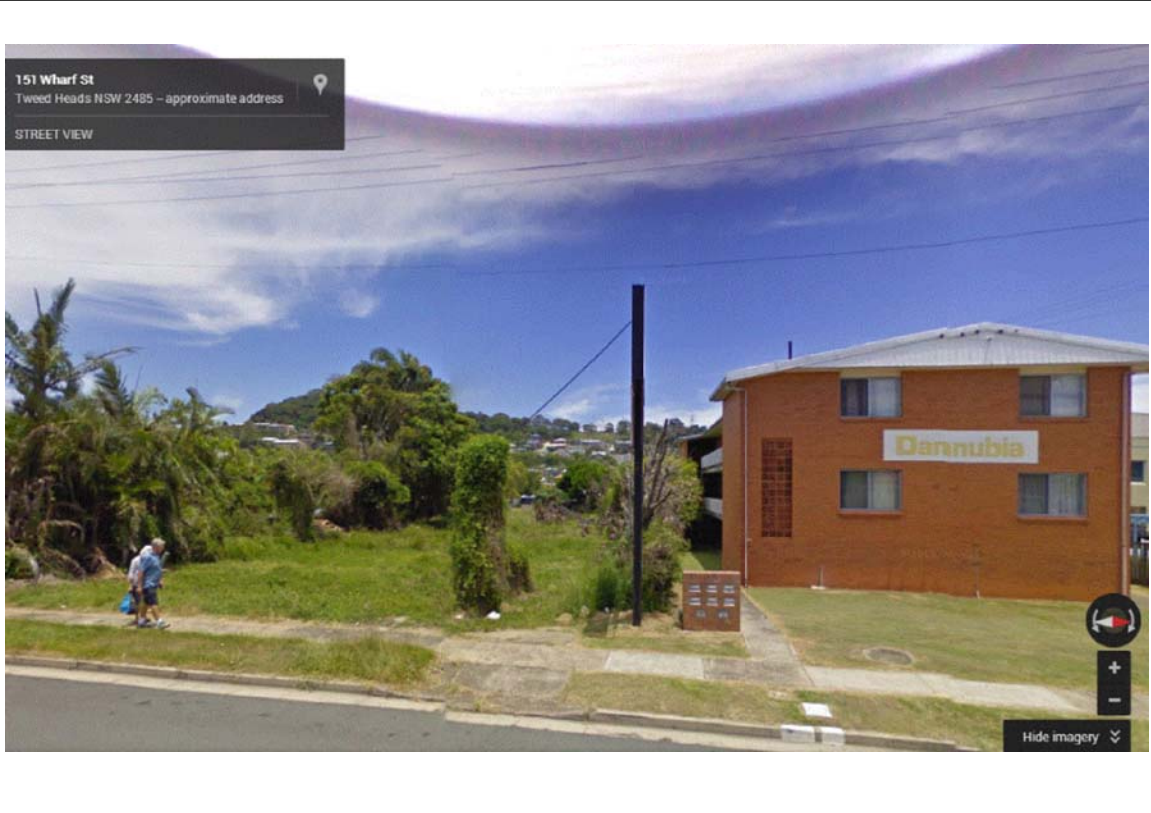
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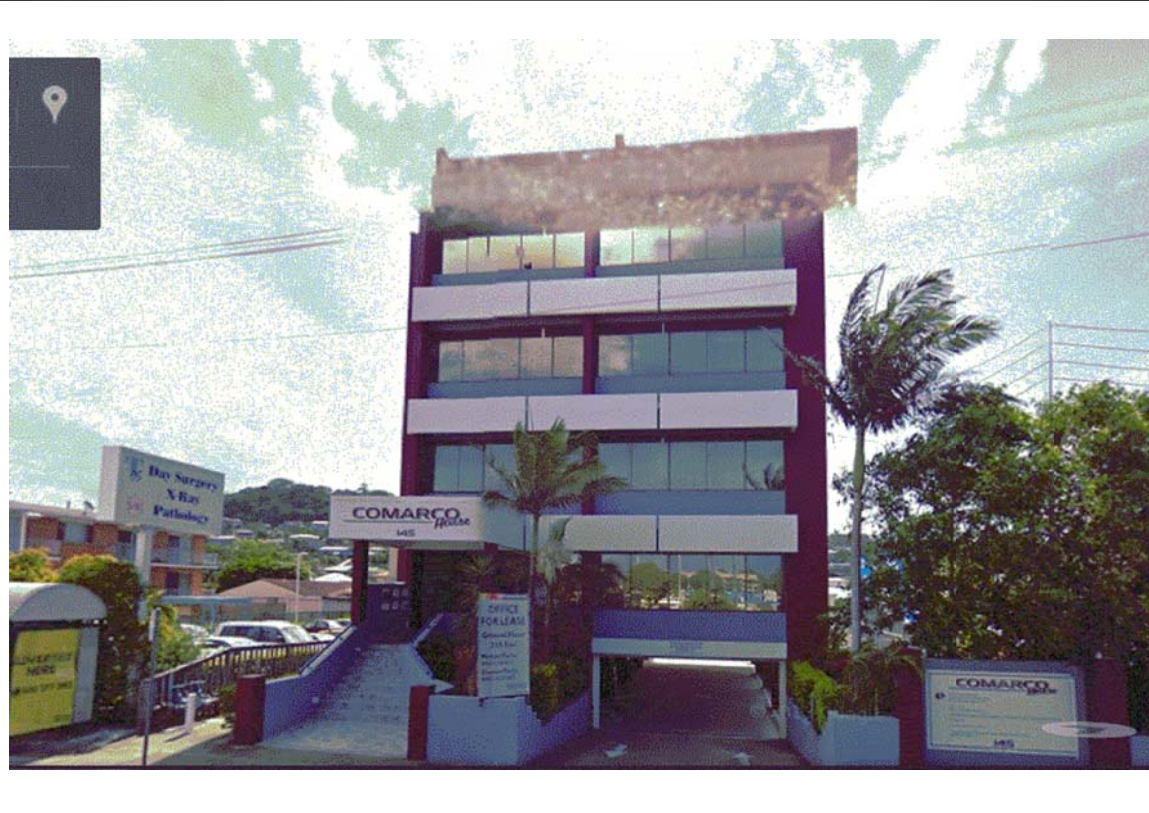
COMMERCIAL DEVELOPMENT | 151 WHARF STREET, TWEED HEADS, NSW.



SITE & LEFT SIDE ADJOINING PROPERTY



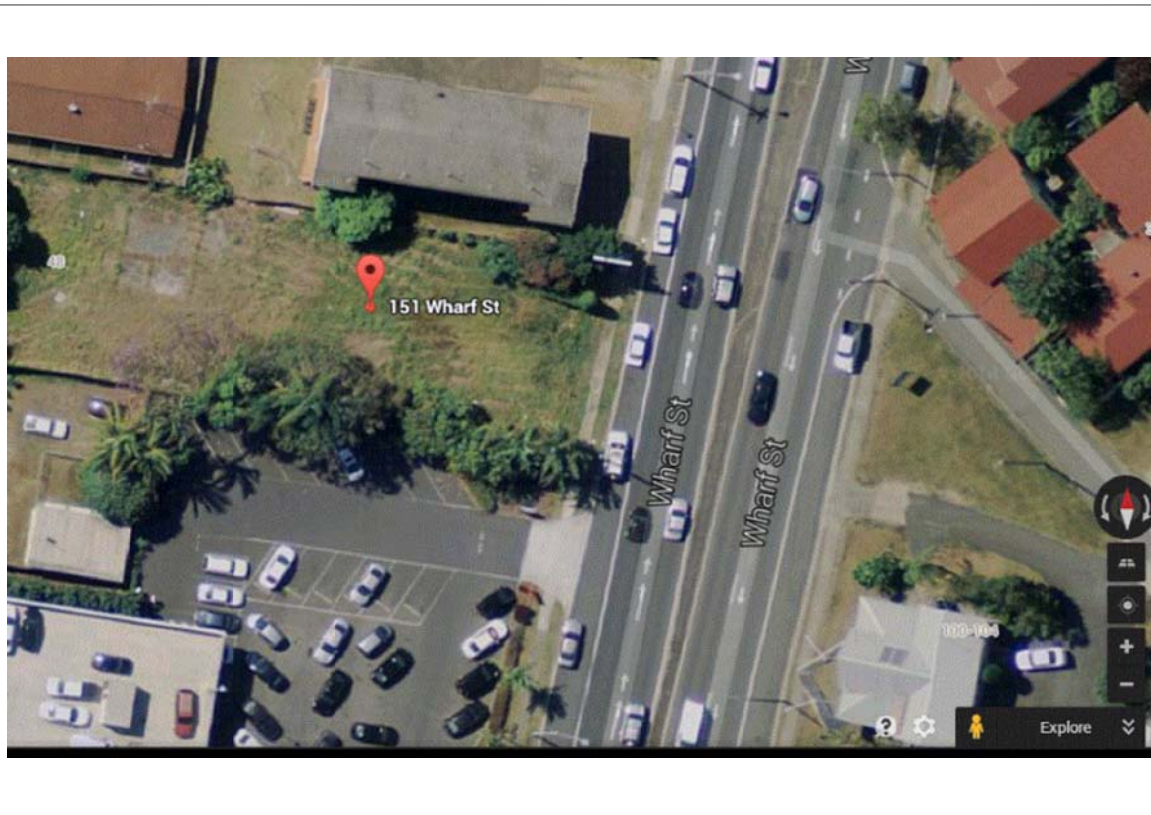
SITE & RIGHT SIDE ADJOINING PROPERTY



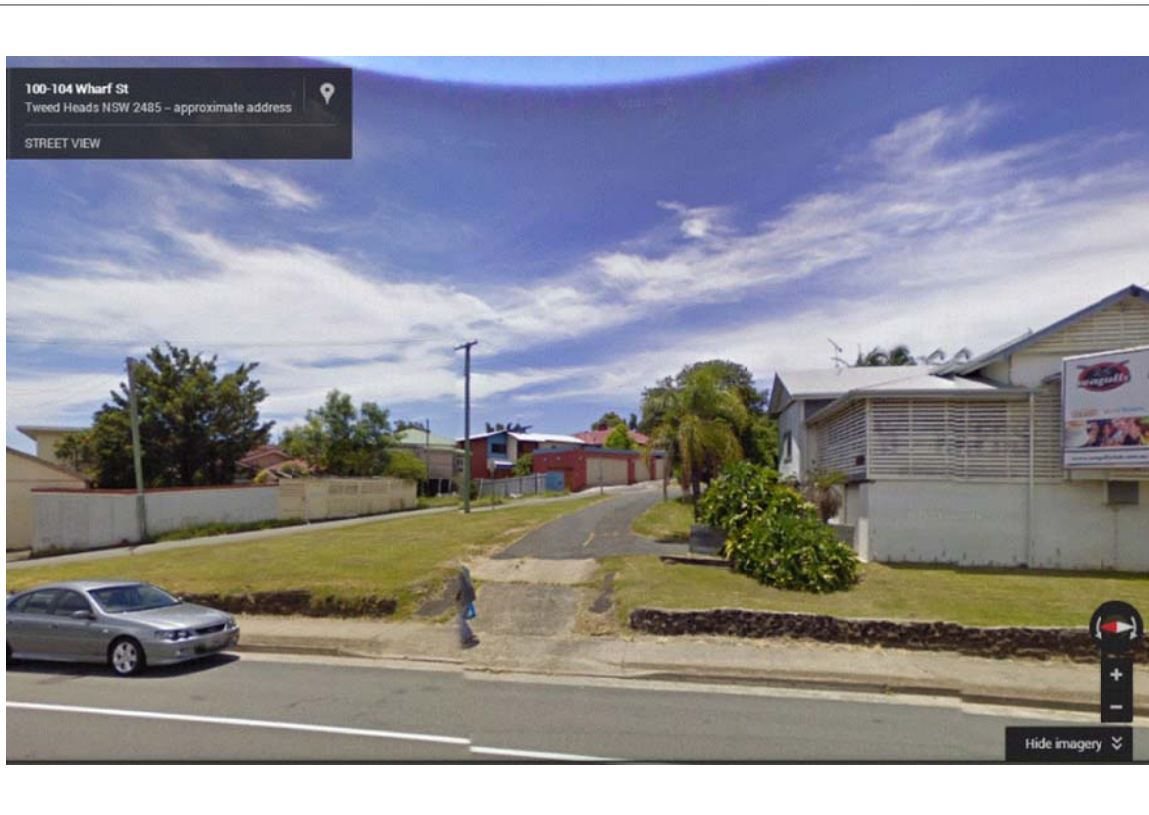
NORTH OF RIGHT SIDE ADJOINING PROPERTY



PROPERTIES ACROSS WHARF STREET



STREET VIEW



PROPERTY ACROSS WHARF STREET



WHARF STREET VIEWING SOUTH




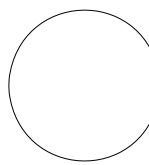
AREA VIEW



WHARF STREET - VIEWING NORTH

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DRAWING REFERENCE No.				
14-046				
PROJECT NORTH		SHEET No.		
		02 / 14		

STREET VIEWS

SCALE @ A2  
NA

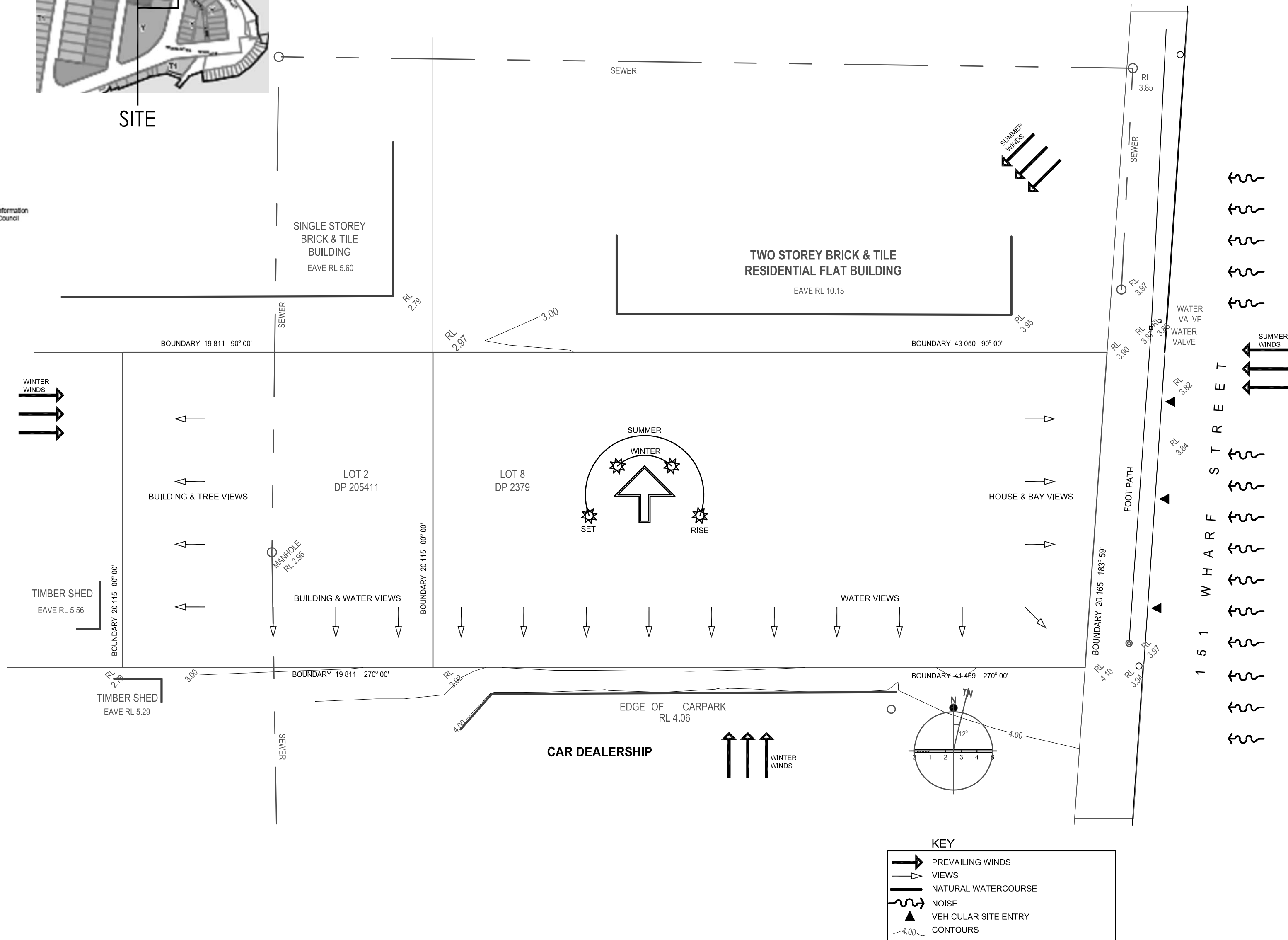




Maximum Floor Space Ratio (n:1)

E	0.55
J	0.8
S	1.8
T1	2
T2	2.25
U1	2.5
U2	2.75
V	3.25
X	4
Y	4.5

Base data 21/08/2012 © Land and Property Information  
Addendum Data 21/08/2012 © Tweed Shire Council



SCALE @ A2  
1:200

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A	SKETCH	20/05/14	MT	WD
B	REVISIONS	28/05/14	MT	WD
C	REVISIONS & DA SET	10/11/14	MT	MT
D	AMENDMENTS	17/12/14	MT	MT

PROJECT

COMMERCIAL DEVELOPMENT

CLIENT

DAVID WHITBOURN

## LOT DESCRIPTION

LOT 2 ON DP205411 & LOT 8 ON DP2379

DDRESS

No.	151
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STREET	WHARF STREET
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SUBURB	TWEED HEADS			
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P'CODE	2485	STATE	NSW
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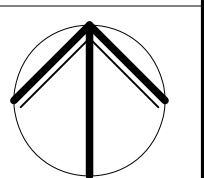
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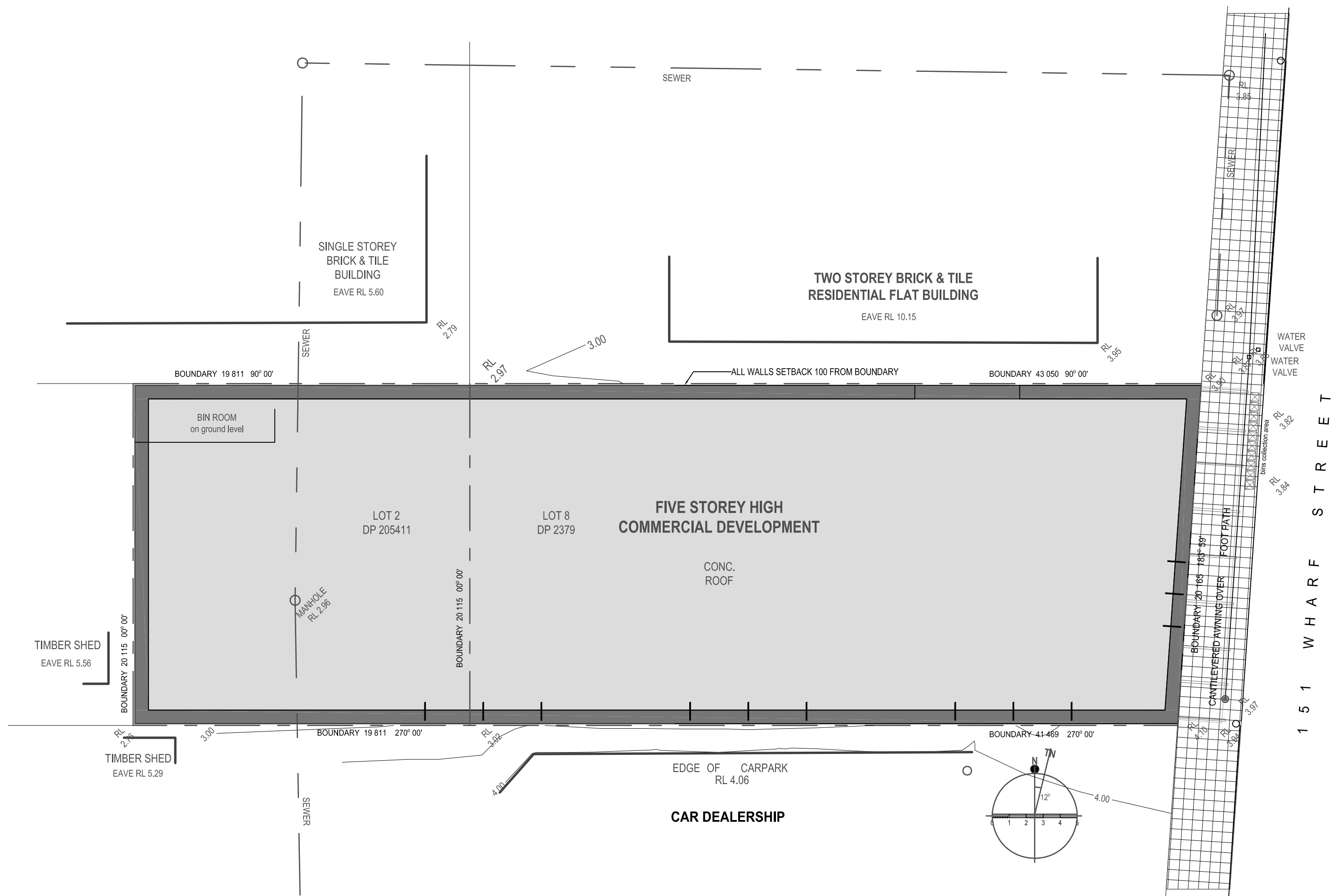
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DRAWING REFERENCE NO. \_\_\_\_\_

**14-046**

PROJECT NORTH	SHEET No.
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$$\frac{3}{14}$$



PROPOSED SITE PLAN

SCALE @ A2  
1:200

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A	SKETCH	20/05/14	MT	WD
B	REVISIONS	28/05/14	MT	WD
C	REVISIONS & DA SET	10/11/14	MT	MT
D	AMENDMENTS	17/12/14	MT	MT

PROJECT

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LOT DESCRIPTION

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ADDRESS

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STREET WHARF STREET

SUBURB TWEED HEADS

P/CODE 2485 STATE NSW

DRAWN

DATE

MT

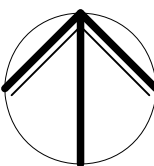
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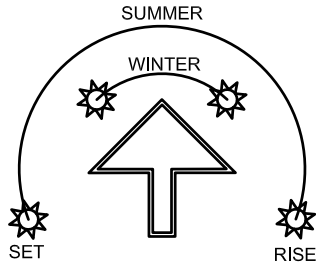
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PROJECT NORTH

SHEET No.



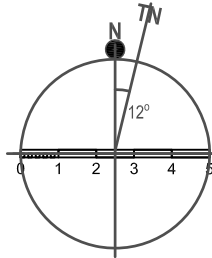
04  
14



SINGLE STOREY  
BRICK & TILE  
BUILDING

TWO STOREY BRICK & TILE  
RESIDENTIAL FLAT BUILDING

FIVE STOREY HIGH  
COMMERCIAL  
DEVELOPMENT



TIMBER SHED

TIMBER SHED

CAR DEALERSHIP

W H A R F S T R E E T

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REV	COMMENTS	ISSUED	OWN	CHK
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B	REVISIONS	28/05/14	MT	WDB
C	REVISIONS & DA SET	08/11/14	MT	MT
D	AMENDMENTS	12/12/14	MT	MT

PROJECT

COMMERCIAL DEVELOPMENT

CLIENT

DAVID WHITBOURN

LOT DESCRIPTION

LOT 2 ON DP205411 & LOT 8 ON DP2379

ADDRESS

No. 151

STREET WHARF STREET

SUBURB TWEED HEADS

P/CODE 2485 STATE NSW

DRAWN

DATE

MT

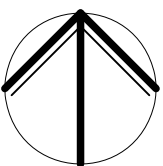
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**14-046**

PROJECT NORTH

SHEET No.



05  
14

SHADOW DIAGRAM

SCALE @ A2  
1:200

22 MARCH



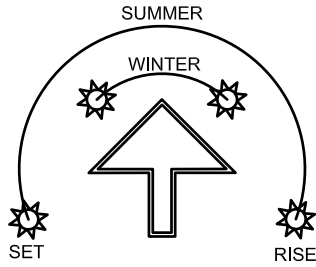
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SHADOW CAST AT 12:00PM



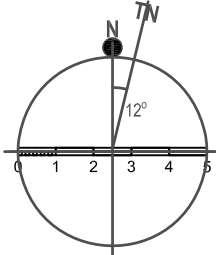
SHADOW CAST AT 3:00PM



SINGLE STOREY  
BRICK & TILE  
BUILDING

TWO STOREY BRICK & TILE  
RESIDENTIAL FLAT BUILDING

FIVE STOREY HIGH  
COMMERCIAL  
DEVELOPMENT



TIMBER SHED

W H A R F S T R E E T

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TAS - ACCREDITATION - CC555691

REV	COMMENTS	ISSUED	DWN	CHK
A	SKETCH	20/05/14	MT	WD
B	REVISIONS	28/05/14	MT	WD
C	REVISIONS & DA SET	10/11/14	MT	MT
D	AMENDMENTS	17/12/14	MT	MT

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DRAWN DATE

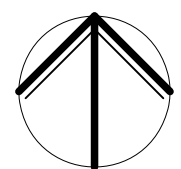
MT 22/05/14

DRAWING REFERENCE No.

14-046

PROJECT NORTH

SHEET No.



06  
14

SHADOW DIAGRAM

SCALE @ A2  
1:200

21 JUNE



SHADOW CAST AT 9:00AM

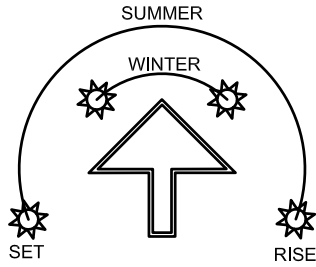


SHADOW CAST AT 12:00PM



SHADOW CAST AT 3:00PM

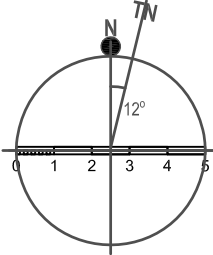




SINGLE STOREY  
BRICK & TILE  
BUILDING

TWO STOREY BRICK & TILE  
RESIDENTIAL FLAT BUILDING

FIVE STOREY HIGH  
COMMERCIAL  
DEVELOPMENT



TIMBER SHED

TIMBER SHED

CAR DEALERSHIP

SHADOW DIAGRAM

SCALE @ A2  
1:200

21 SEPTEMBER



SHADOW CAST AT 9:00AM



SHADOW CAST AT 12:00PM



SHADOW CAST AT 3:00PM

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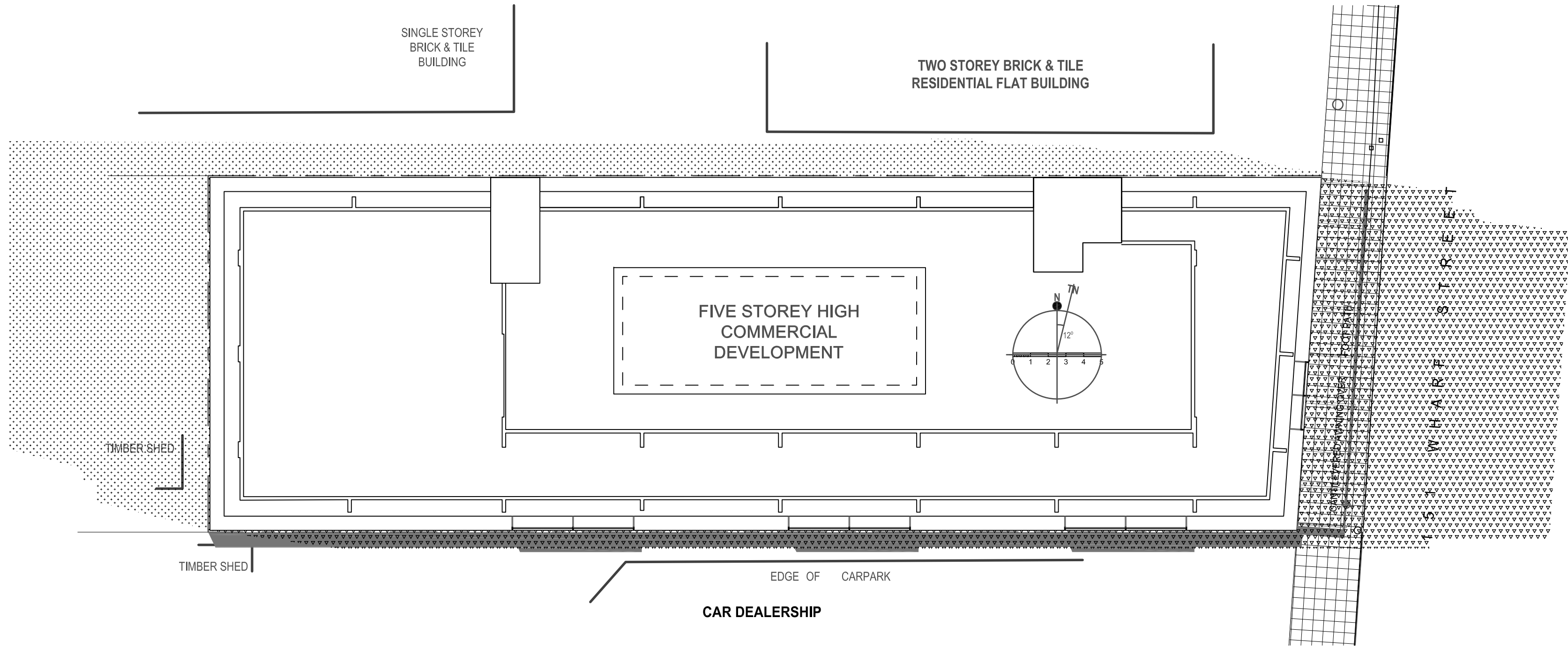
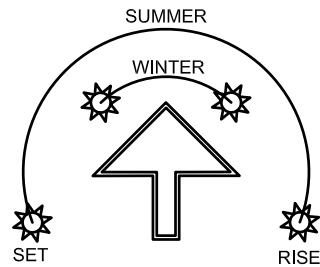
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A	SKETCH	20/05/14	MT	WD
B	REVISIONS	28/05/14	MT	WD
C	REVISIONS & DA SET	10/11/14	MT	MT
D	AMENDMENTS	17/12/14	MT	MT

PROJECT  
COMMERCIAL DEVELOPMENT  
CLIENT  
DAVID WHITBOURN  
LOT DESCRIPTION  
LOT 2 ON DP205411 & LOT 8 ON DP2379  
ADDRESS

No. 151  
STREET WHARF STREET  
SUBURB TWEED HEADS  
P/CODE 2485 STATE NSW  
DRAWN DATE  
MT 22/05/14  
DRAWING REFERENCE No.

14-046

PROJECT NORTH SHEET No.  
07/14



**DISCLAIMER:**  
SHADOW EXTENTS  
BASED ON COMPUTER-  
GENERATED FUNCTION  
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NOT FOR CONSTRUCTION

DRAWINGS FOR

**WHITBOURN  
HOLDINGS GROUP**

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DRAWINGS BY

**THREE  
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COMMERCIAL DEVELOPMENT

CLIENT  
DAVID WHITBOURN

LOT DESCRIPTION  
LOT 2 ON DP205411 & LOT 8 ON DP2379

ADDRESS

No.	151		
STREET	WHARF STREET		
SUBURB	TWEED HEADS		
P'CODE	2485	STATE	NSW

DRAWN	DATE
MT	22/05/14

DRAWING REFERENCE No.  
**14 - 046**

PROJECT NORTH	SHEET No.
	08 / 14

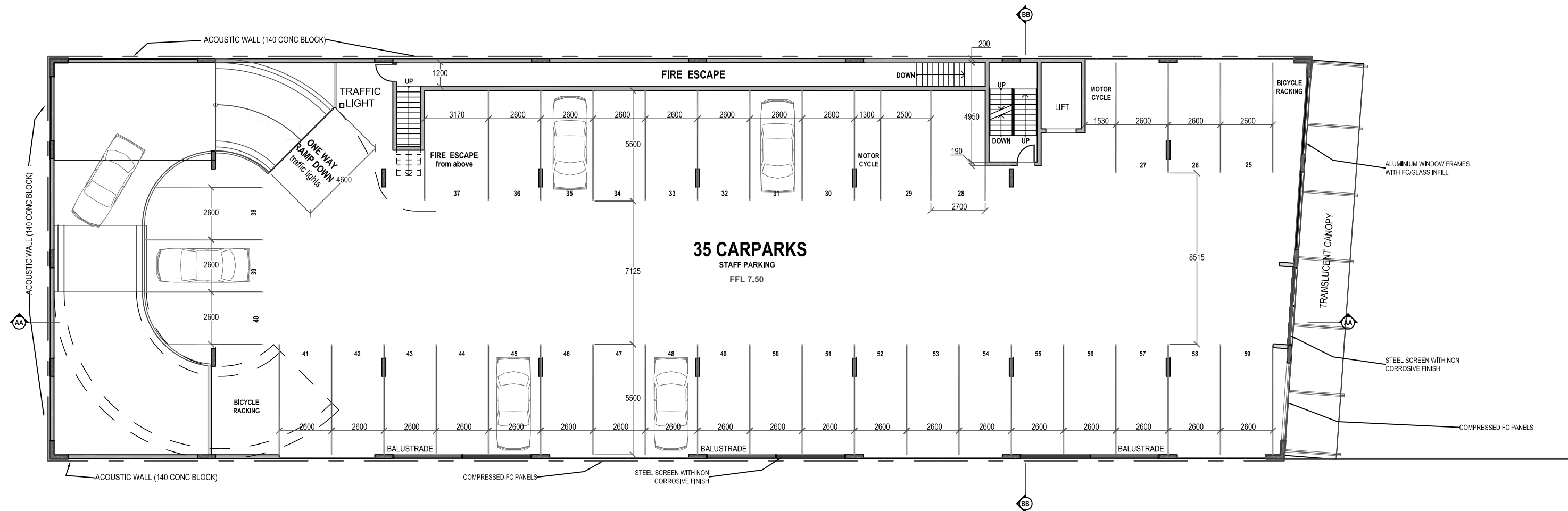
SHADOW DIAGRAM

SCALE @ A2 1:200
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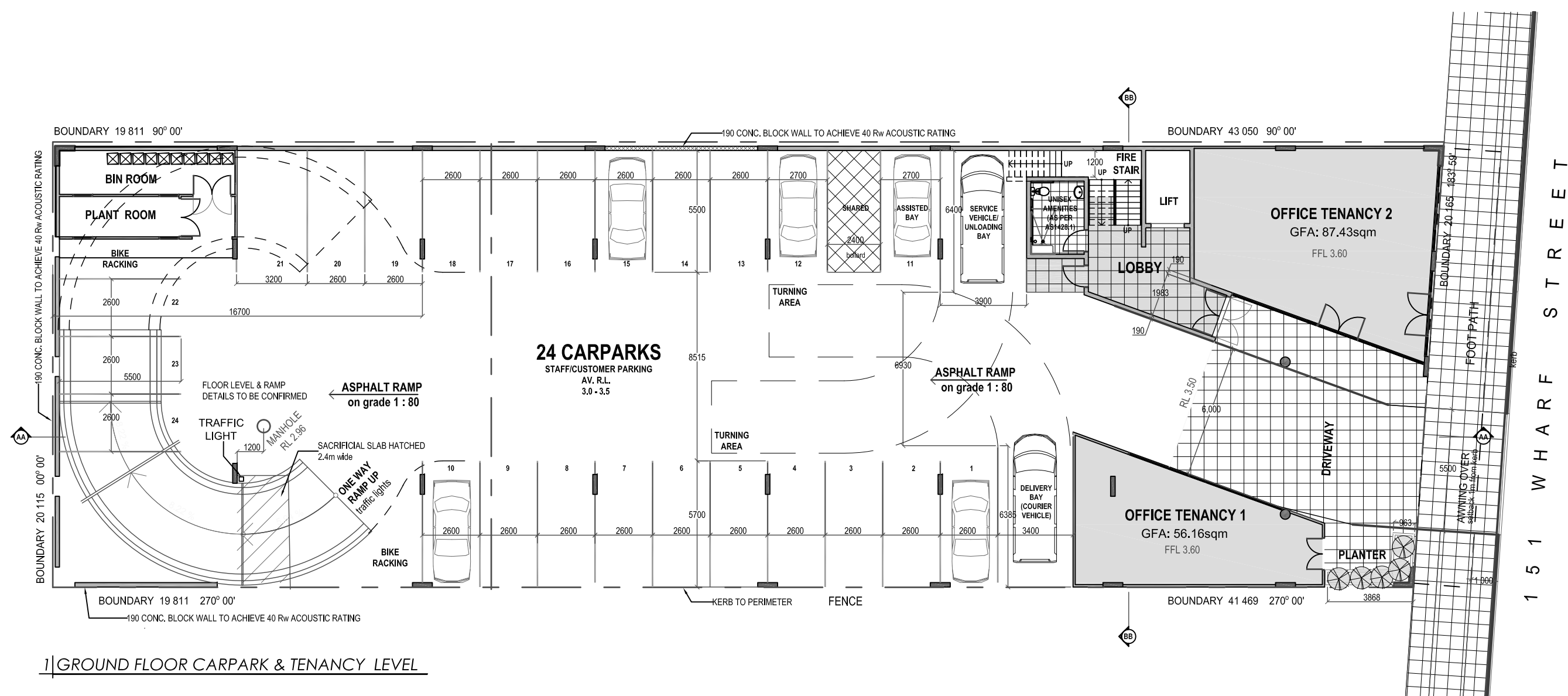
21 DECEMBER

SHADOW CAST AT 9:00AM	SHADOW CAST AT 12:00PM	SHADOW CAST AT 3:00PM
-----------------------	------------------------	-----------------------





2 | FIRST FLOOR CARPARK LEVEL



1 | GROUND FLOOR CARPARK & TENANCY LEVEL

GF CARPARK & OFFICE  
TENANCY & FF CARPARK PLANS

SCALE @ A2  
1:200

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STREET WHARF STREET

SUBURB TWEED HEADS

P'CODE 2485 STATE NSW

DRAWN DATE

MT 22/05/14

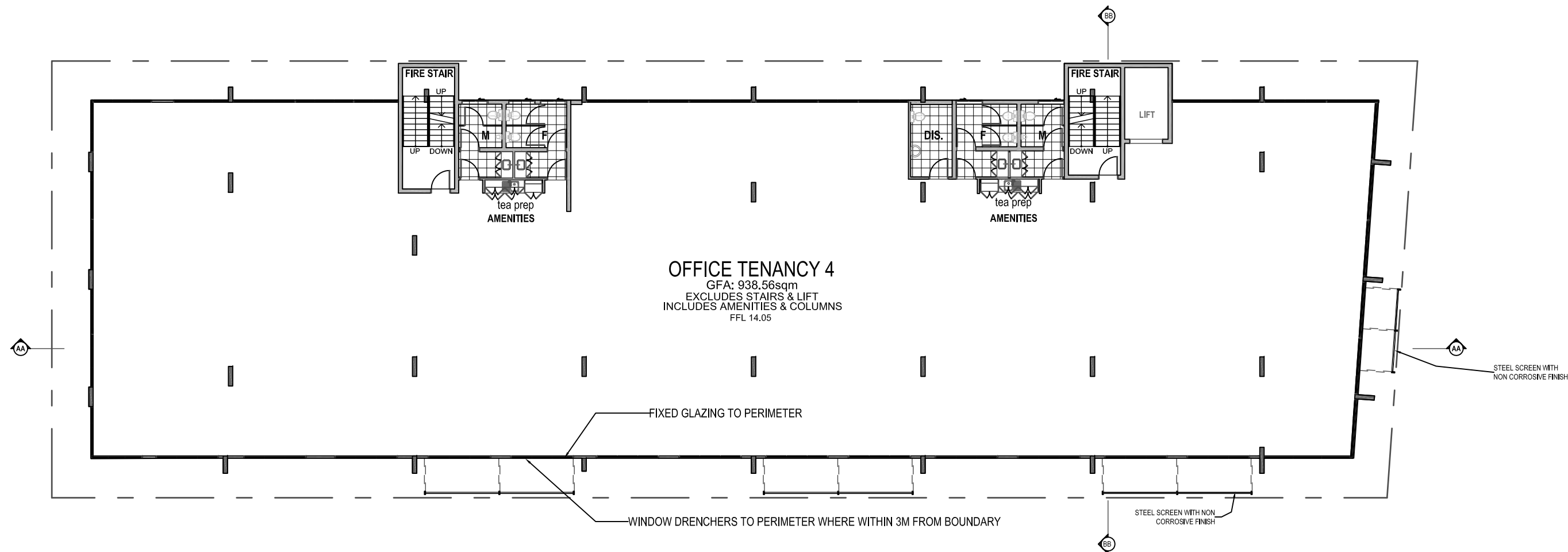
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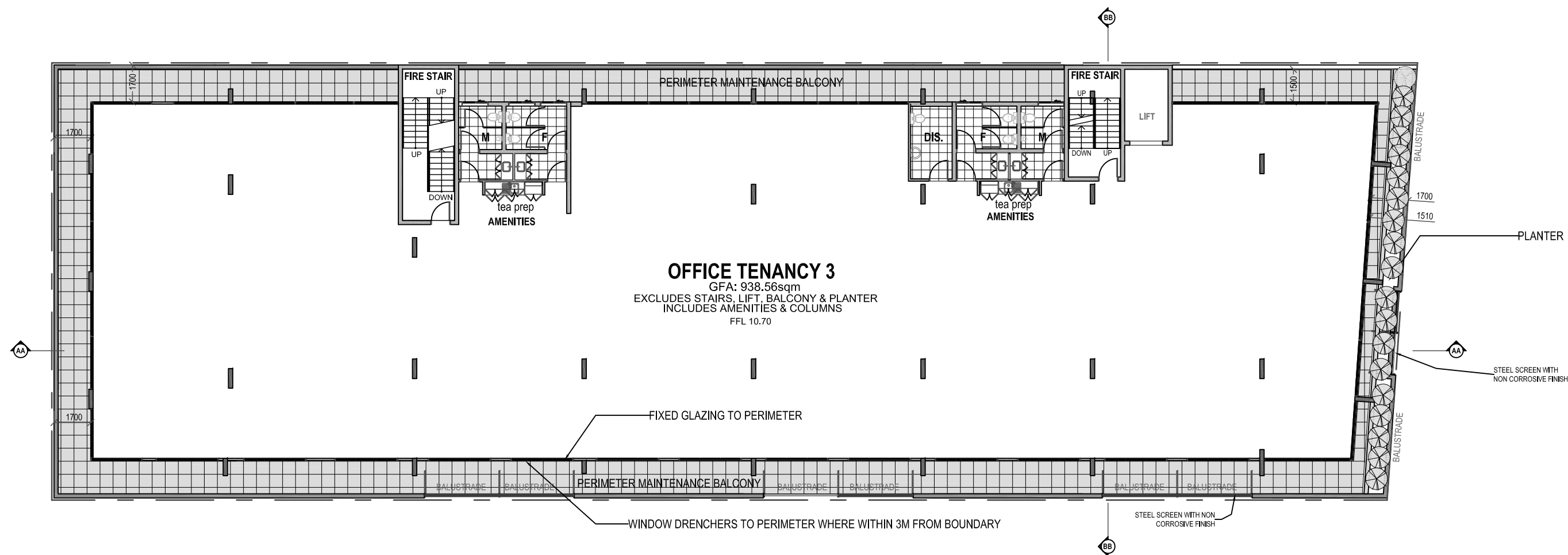
PROJECT NORTH SHEET No.







4 | OFFICE TENANCY LEVEL



3 | OFFICE TENANCY LEVEL

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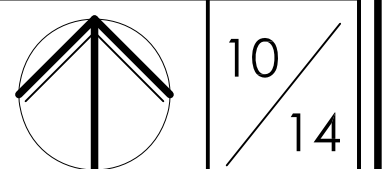
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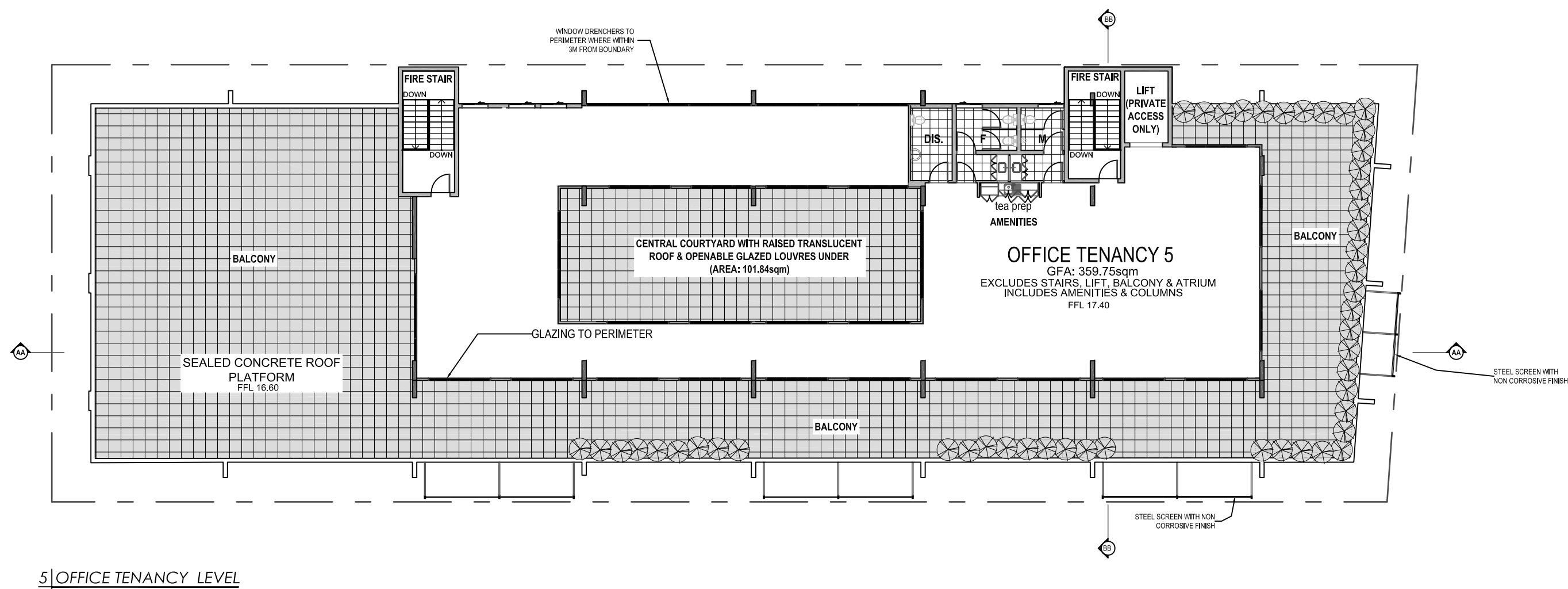
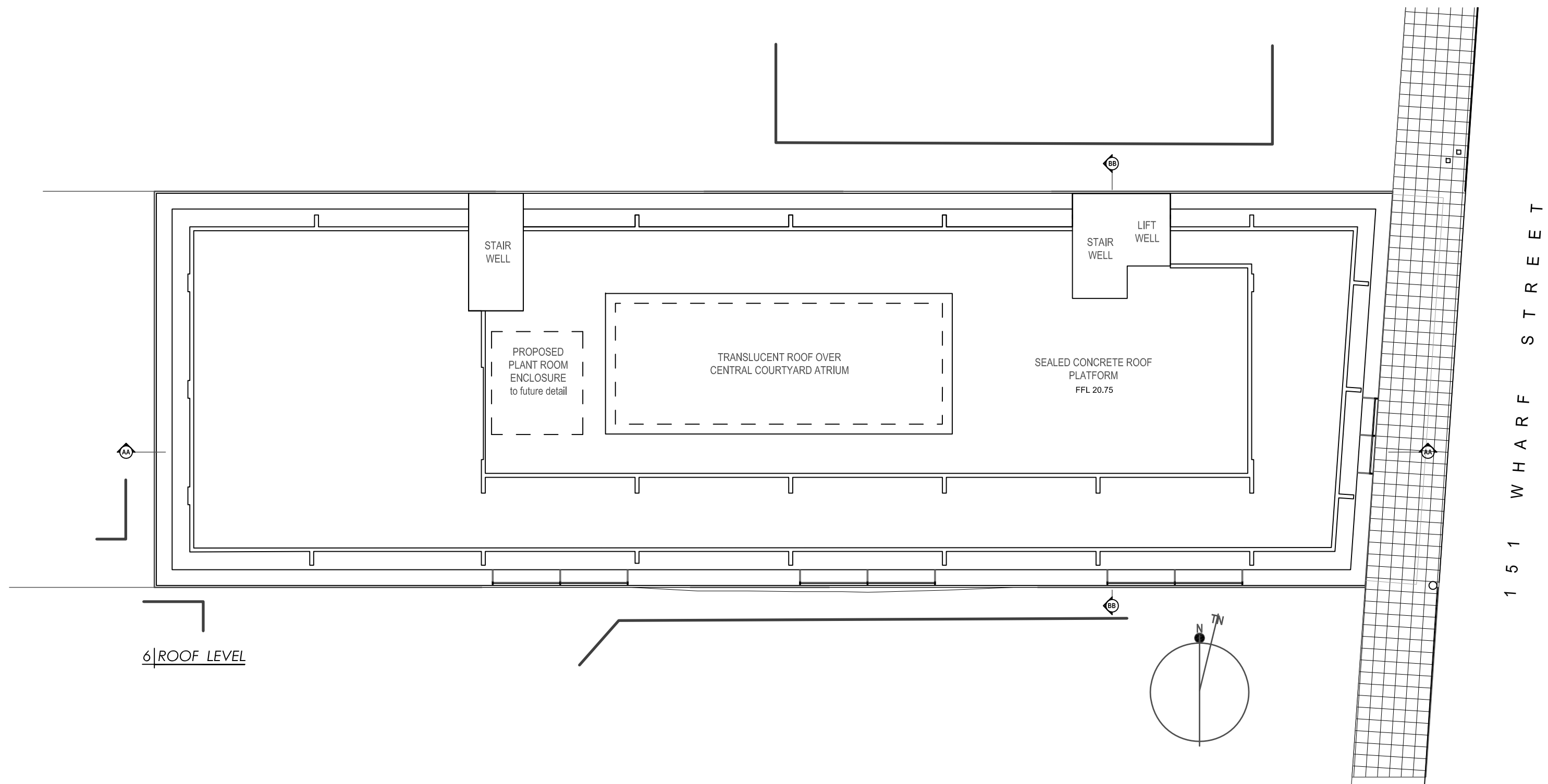
DRAWING REFERENCE No.

14-046

PROJECT NORTH SHEET No.







OFFICE TENANCY & ROOF PLANS

SCALE @ A2  
1:200

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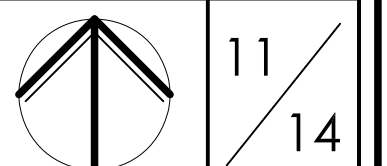
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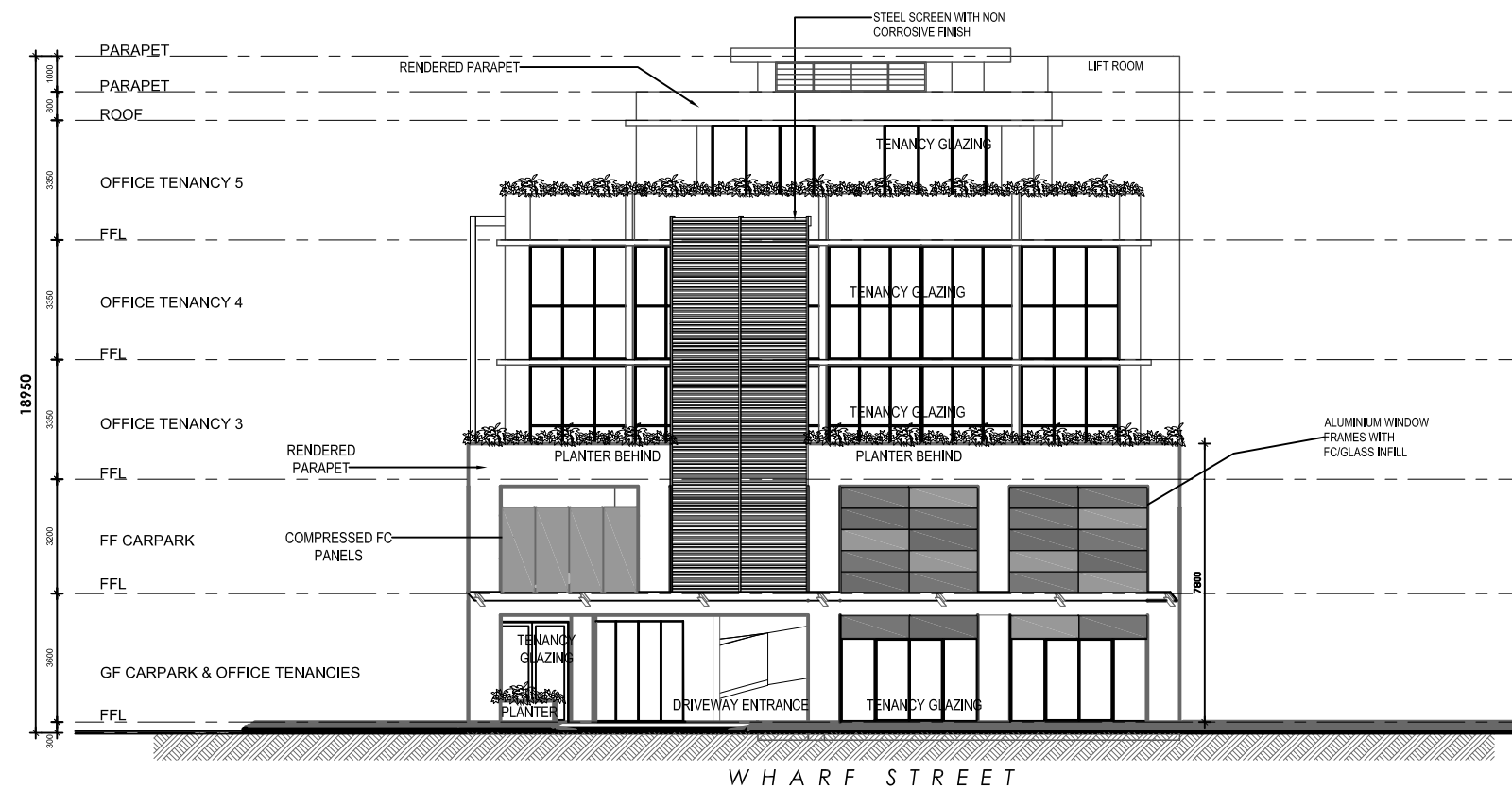
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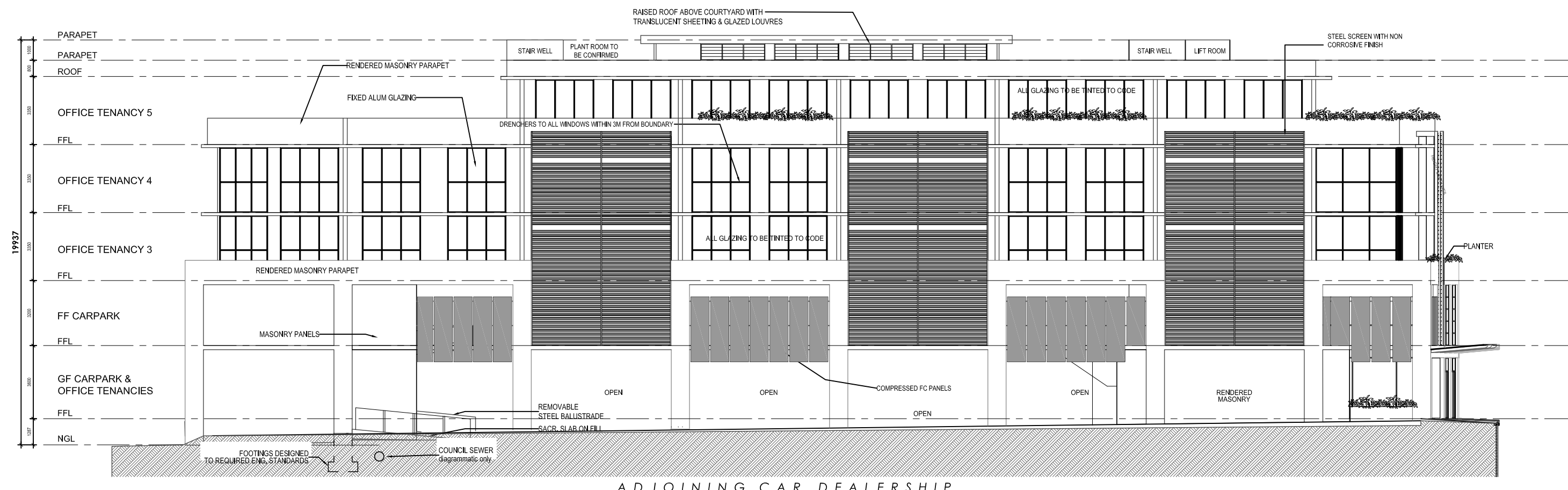
PROJECT NORTH SHEET No.







EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS

SCALE @ A2  
1:200

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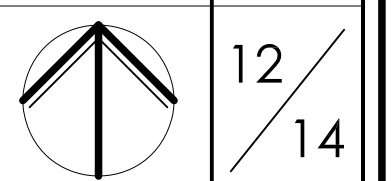
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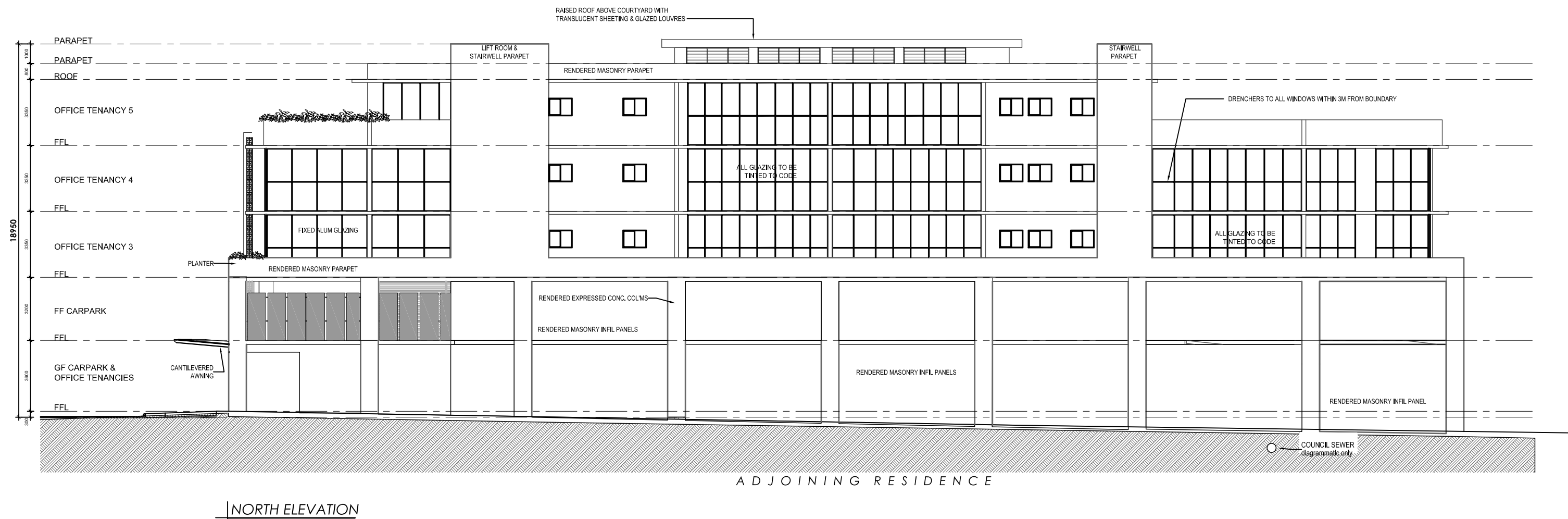
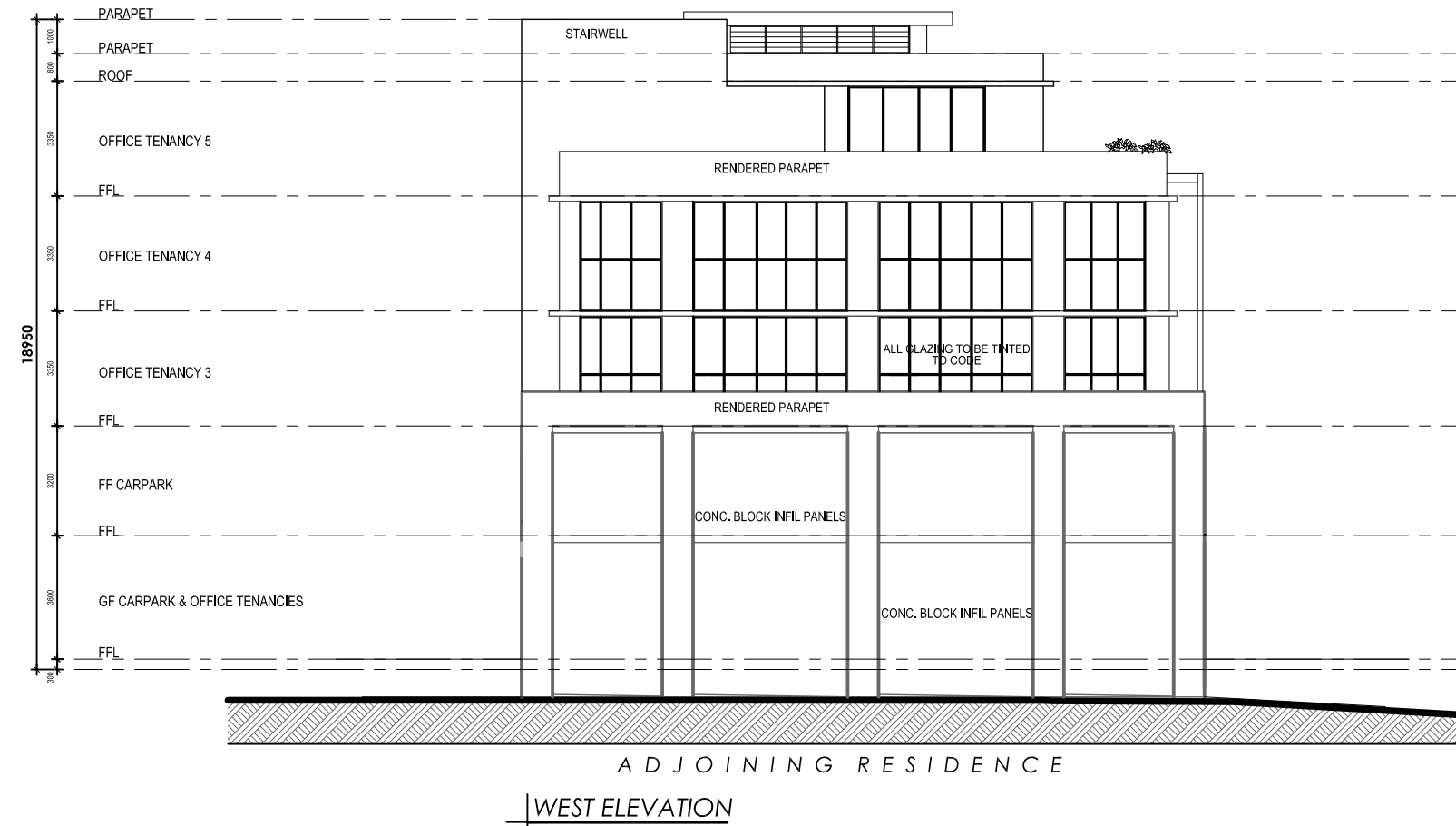
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PROJECT NORTH SHEET No.







ELEVATIONS

SCALE @ A2  
1:200

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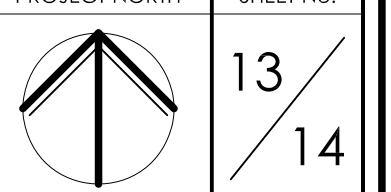
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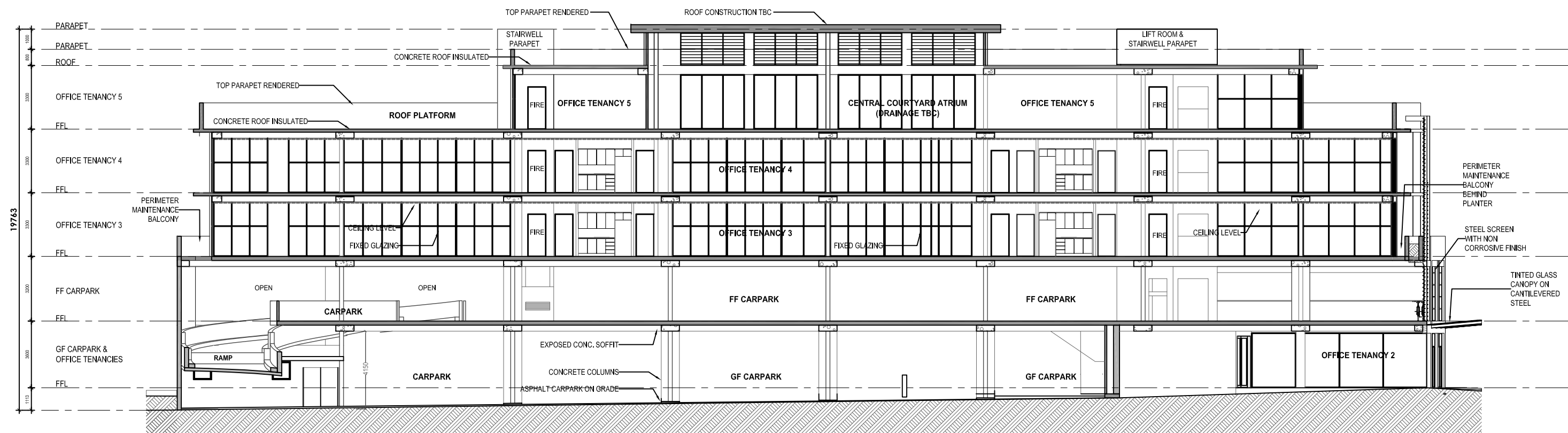
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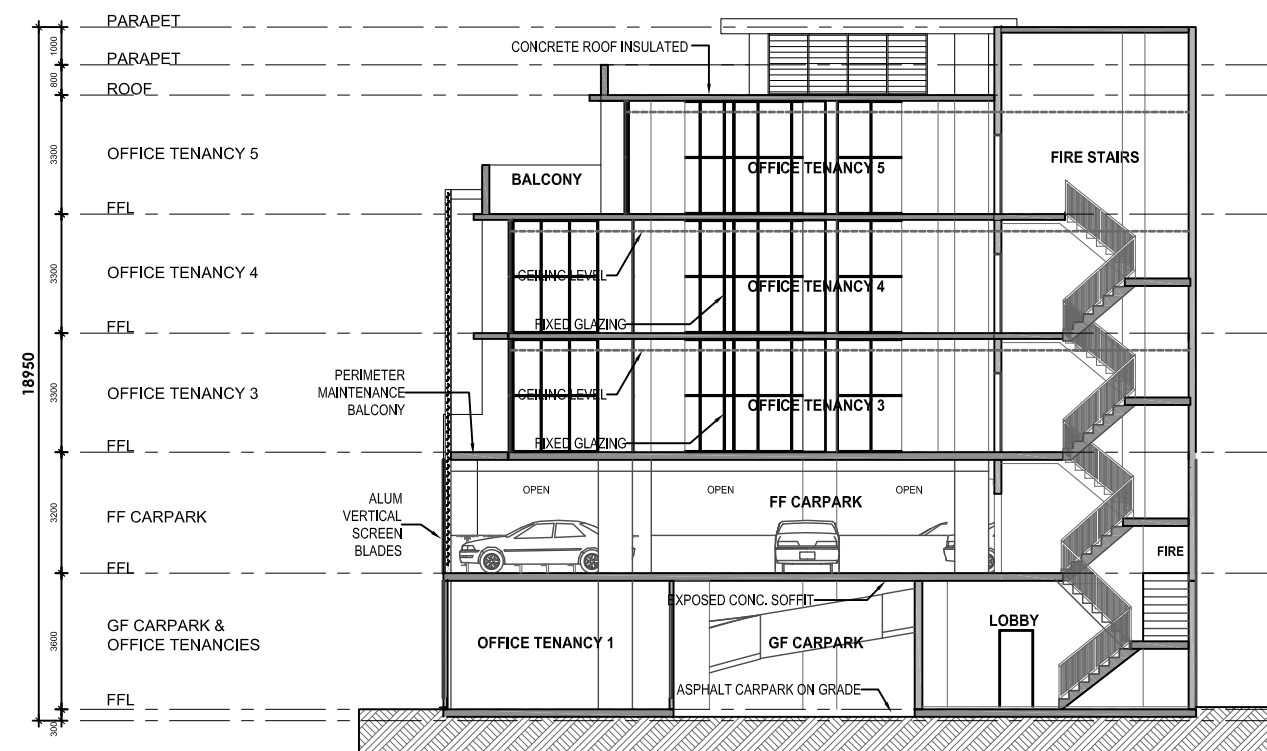
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PROJECT NORTH SHEET No.





SECTION AA



SECTION BB

ELEVATIONS

SCALE @ A2  
1:200

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