

VACANT
DP 286568
26

DP 286568
PT1

2100mm HIGH BLACK DIMPLOMAT STYLE
TUBULAR STEEL FENCING TO FRONT
BOUNDARY AND RETURN TO BUILDING

JOHNSON PLACE

DEVELOPMENT AREAS

FACTORY/WAREHOUSE AREA: 630.89 SQ MTS
GROUND FLOOR OFFICE AREA: 53.55 SQ MTS
1ST FLOOR OFFICE AREA: 121.10 SQ MTS
TOTAL: 805.54 SQ MTS

CAR PARKING CALCULATION:

PENRITH COUNCIL PARKING RATES
FOR WAREHOUSE/STORAGE
FLOOR AREA IS 1/100

AREA: 805.54 SQM

AREA LESS LOADING DOCK: 805.54 - (38) = 767.54 SQM
PARKING REQUIREMENT = 767.54 / 100 = 7.68

9 PARKS PROVIDED

LOT 27
1206 SQM

WAREHOUSE
630.89 SQM

FINISHED FLOOR LEVEL 24.820

UNDER CONSTRUCTION
FACTORY UNITS
DP 286568
28

LEGEND

- UE— DENOTES UNDERGROUND ELECTRICITY (READ CAUTION NOTE)
- S— DENOTES SEWER (READ CAUTION NOTE)
- W— DENOTES UNDERGROUND WATER (READ CAUTION NOTE)
- COM— DENOTES UNDERGROUND TELECOMMUNICATION (NBN/TELSTRA) (READ CAUTION NOTE)

- ⊕ DENOTES HYDRANT
- ⊞ DENOTES ELECTRICITY BOX/PILLAR
- ⊞ DENOTES TELECOMMUNICATIONS PIT
- ⊞ DENOTES SIGN
- DENOTES LIGHT POLE
- ⊞ DENOTES KERB INLET PIT
- ⊞ DENOTES MANHOLE

- TK 50.23* DENOTES TOP OF KERB LEVEL
- CL 50.23* DENOTES CENTRELINE OF ROAD

- ⊞ 3/0.2/8 DENOTES APPROXIMATE SPREAD/TRUNK DIAMETER/HEIGHT

- (A) RESTRICTION ON THE USE OF LAND
- (B) EASEMENT FOR UNDERGROUND CABLES 1 WIDE (DP 286568)
- (C) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP 286568)

COPYRIGHT:
THE COPYRIGHT IN THESE DOCUMENTS IS OWNED BY APEX BUILDING SYSTEMS PTY. LTD. THESE DOCUMENTS MUST NOT BE DUPLICATED AND THE INFORMATION CONTAINED IN THEM MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF APEX BUILDING SYSTEMS PTY. LTD. PERMISSION IS GRANTED TO APEX BUILDING SYSTEMS CLIENT TO REPRODUCE COPIES FROM HARDCOPIES OR PRINT-ONLY ELECTRONIC FILES. ELECTRONIC FILES WHICH CAN BE MODIFIED WILL NOT BE PROVIDED.

DATE	BY	REVISION	ISSUE
14/09/21	CD	FIRST ISSUE	A
29/09/21	CD	ISSUED FOR CONSULTANTS	B
14/10/21	CD	WIGN WALL REMOVED, AWNING SHORTENED, P.A. DOOR MOVED	C

APEX
BUILDING SYSTEMS PTY LTD
ABN 38 619 249 893
32 Walker Street Windsor NSW 2756 (PO Box 853)
Telephone: 02 4587 7166
Fax: 02 4587 7139
E-Mail: design@apexbuilding.com
Excellence in Industrial Developments

SITE DESCRIPTION:
4 JOHNSON PLACE
CRANE BROOK
LOT 27 DP 286568
LOCAL GOVERNMENT AREA:
PENRITH CITY COUNCIL

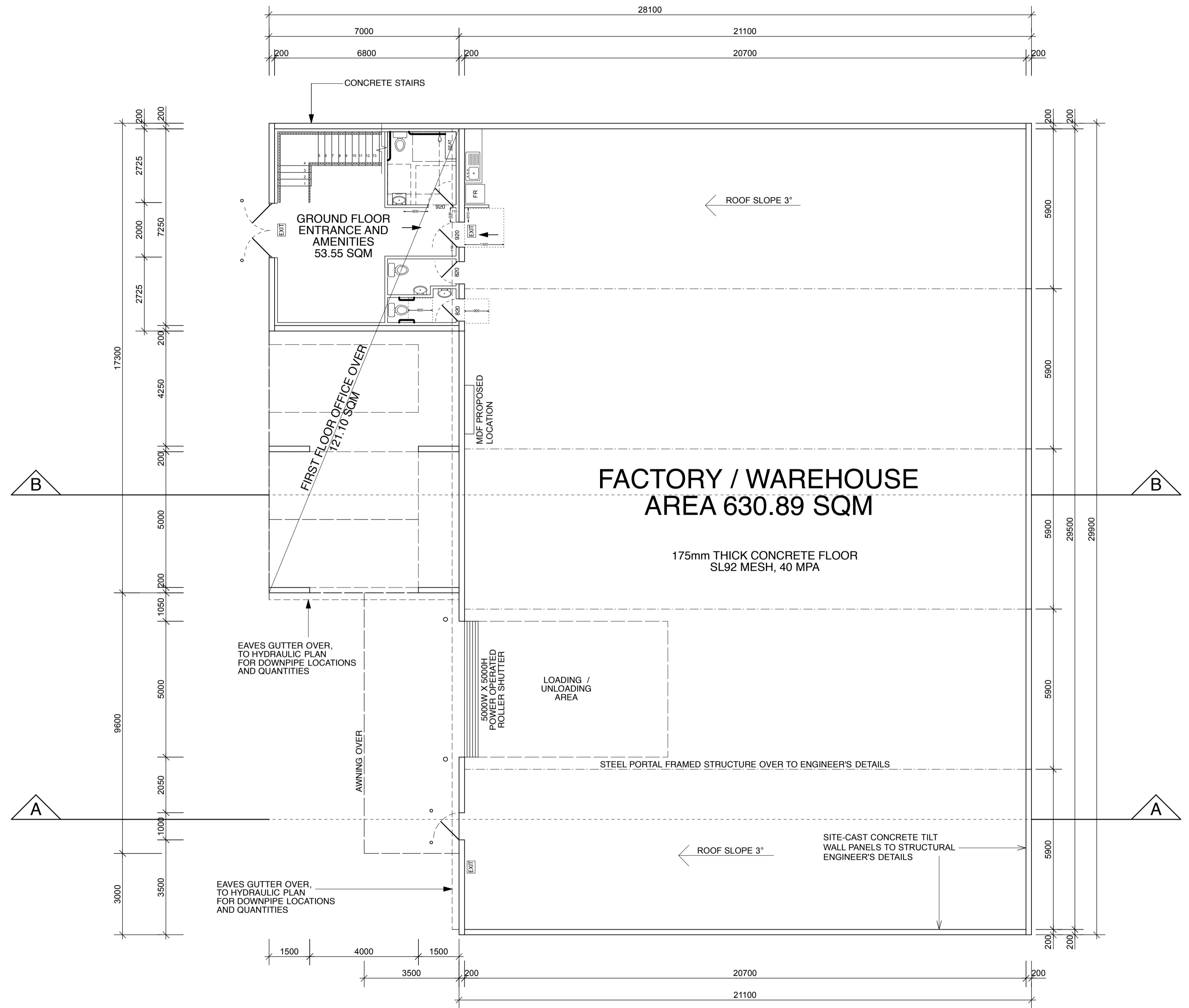
DRAWN	SCALE
BAILEY FRANKS 9/9/21	1 : 100 @ A1
CHECKED	DRAWING No.
CHRIS D 14/9/21	2066 / 001C
CLIENT :	
BALLENA HOLDINGS PTY LTD	

NOTES:

1. METHOD OF PROTECTION OF CONSTRUCTION JOINTS IN ACCORDANCE WITH CLAUSE C3.16 OF THE BCA.
2. TREADS TO STAIRS TO BE NON-SLIP OR HAVE A NON-SKID STRIP IN ACCORDANCE WITH CLAUSE D2.13 OF THE BCA & A CONTRASTING STRIP TO THE EDGE OF THE TREAD IN ACCORDANCE WITH CLAUSE 11 OF AS1428.1
3. SITE LEVELS TO ALLOW FOR ACCESS TO BE IN ACCORDANCE WITH CLAUSE D3.2 OF THE BCA AND AS1428.1
4. TACTILE INDICATORS IN ACCORDANCE WITH CLAUSE D3.8 OF THE BCA
5. EMERGENCY LIGHTING IN ACCORDANCE WITH CLAUSE E4.2 OF THE BCA AND AS2293.1
6. WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 AND F1.7 OF THE BCA.
7. FLOOR WASTES TO BE PROVIDED IN ACCORDANCE CLAUSE F1.11 OF THE BCA.
8. MECHANICAL VENTILATION IN ACCORDANCE WITH F4 OF THE BCA.
9. LATCH TO EXIT DOORS IN ACCORDANCE WITH CLAUSE D2.21 OF THE BCA (SINGLE HAND DOWNWARD OR PUSHING ACTION).
10. GLAZING REFLECTIVITY TO BE LESS THAN 20%. GLAZING REFLECTIVITY INDEX TO COMPLY WITH CLAUSE 5A.12 OF THE STATE ENVIRONMENTAL PLANNING POLICY.
11. CONSTRUCTION TO BE IN ACCORDANCE WITH SECTION J OF THE BCA.
12. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH AS2444.
13. FLOOR AND WALL COVERINGS TO HAVE FIRE HAZARD PROPERTIES IN ACCORDANCE WITH BCA C1.10.
14. WASTE AREA TO BE IN ACCORDANCE WITH BETTER PRACTICE GUIDELINES FOR WASTE MANAGEMENT AND RECYCLING IN COMMERCIAL AND INDUSTRIAL FACILITIES
15. GLAZED ENTRY DOORWAY WITH DECALS NOT LESS THAN 75mm IN HEIGHT ACCORDANCE WITH D3.12 OF THE BCA AND AS1428.
16. GLAZING REFLECTIVITY INDEX TO COMPLY WITH CLAUSE 5A.12 OF THE STATE ENVIRONMENTAL PLANNING POLICY.
17. THRESHOLDS TO BE IN ACCORDANCE WITH D2.15 OF THE BCA.
18. SIGNAGE TO WASH CLOSETS TO BE IN ACCORDANCE WITH AS1428
19. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH E1.6 OF THE BCA.
20. ROOF TO BE CONSTRUCTED IN ACCORDANCE WITH AS1562.1 AND F1.5 OF THE BCA.

STAIR NOTES:

- 1) STAIRWAYS TO HAVE COMPLYING GOING AND RISERS AS PER CLAUSE D2.13 OF THE BCA.
- 2) THRESHOLDS TO COMPLY WITH CLAUSE D2.15 OF THE BCA.
- 3) BALUSTRADES TO COMPLY WITH CLAUSE D2.16 OF THE BCA.
- 4) HANDRAILS TO COMPLY WITH WITH CLAUSE D2.17 OF THE BCA.
- 5) STAIRWAYS TO COMPLY WITH CLAUSE 11 OF AS1428.1 IN ACCORDANCE WITH CLAUSE D3.3(a)(ii) OF THE BCA.



COPYRIGHT:
 THE COPYRIGHT IN THESE DOCUMENTS IS OWNED BY APEX BUILDING SYSTEMS PTY. LTD. THESE DOCUMENTS MUST NOT BE DUPLICATED AND THE INFORMATION CONTAINED IN THEM MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF APEX BUILDING SYSTEMS PTY. LTD. PERMISSION IS GRANTED TO APEX BUILDING SYSTEMS CLIENT TO REPRODUCE COPIES FROM HARDCOPIES OR PRINT-ONLY ELECTRONIC FILES. ELECTRONIC FILES WHICH CAN BE MODIFIED WILL NOT BE PROVIDED.

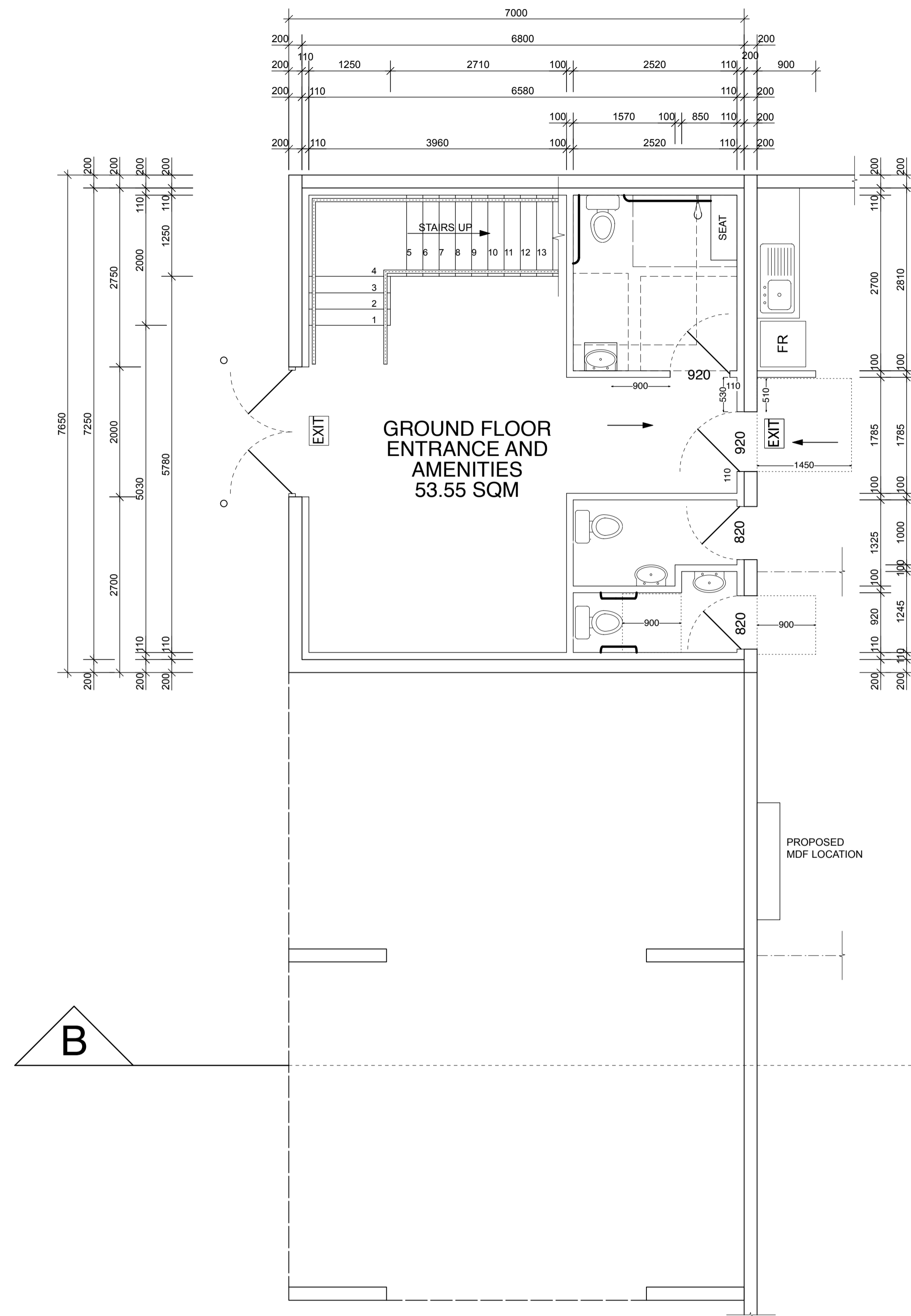
DATE	BY	REVISION	ISSUE
14/09/21	CD	FIRST ISSUE	A
29/09/21	CD	ISSUED FOR CONSULTANTS	B
14/10/21	CD	WIGN WALL REMOVED, AWNING SHORTENED, P.A. DOOR MOVED	C

APEX
 BUILDING SYSTEMS PTY LTD
 ABN 38 619 249 893
 32 Walker Street Windsor NSW 2756 (PO Box 853)
 Telephone: 02 4587 7166
 Fax: 02 4587 7139
 E-Mail: design@apexbuilding.com
 Excellence in Industrial Developments

SITE DESCRIPTION:
 4 JOHNSON PLACE
 CRANE BROOK
 LOT 27 DP 286568
 LOCAL GOVERNMENT AREA:
 PENRITH CITY COUNCIL

DRAWN	BAILEY FRANKS 9/9/21
CHECKED	CHRIS D 14/9/21

FLOOR PLAN		SCALE 1 : 100 @ A1
CLIENT : BALLENA HOLDINGS PTY LTD		DRAWING No. 2066 / 002C

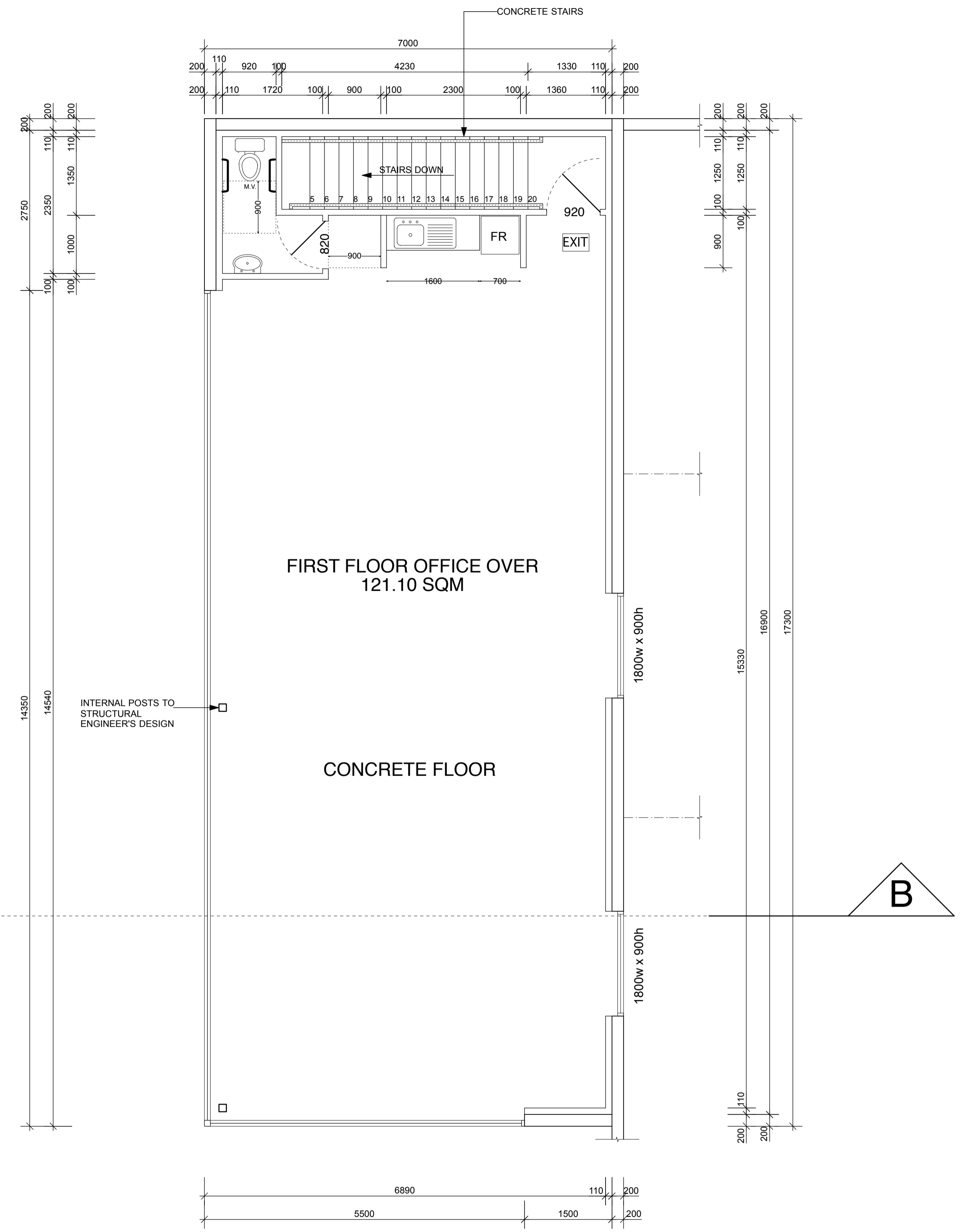


GROUND FLOOR
ENTRANCE AND
AMENITIES
53.55 SQM

B

B

GROUND FLOOR PLAN
SCALE 1 : 50



FIRST FLOOR OFFICE OVER
121.10 SQM

CONCRETE FLOOR

FIRST FLOOR PLAN
SCALE 1 : 50

COPYRIGHT:
THE COPYRIGHT IN THESE DOCUMENTS IS OWNED BY APEX BUILDING SYSTEMS PTY. LTD. THESE DOCUMENTS MUST NOT BE DUPLICATED AND THE INFORMATION CONTAINED IN THEM MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF APEX BUILDING SYSTEMS PTY. LTD. PERMISSION IS GRANTED TO APEX BUILDING SYSTEMS CLIENT TO REPRODUCE COPIES FROM HARDCOPIES OR PRINT-ONLY ELECTRONIC FILES. ELECTRONIC FILES WHICH CAN BE MODIFIED WILL NOT BE PROVIDED.

DATE	BY	REVISION	ISSUE
14/09/21	CD	FIRST ISSUE	A
29/09/21	CD	ISSUED FOR CONSULTANTS	B

APEX
BUILDING SYSTEMS PTY LTD

ABN 38 619 249 893
32 Walker Street Windsor NSW 2756 (PO Box 853)
Telephone: 02 4587 7166
Fac: 02 4587 7159
E-Mail: design@apexbuilding.com

Excellence in Industrial Developments

SITE DESCRIPTION:
4 JOHNSON PLACE
CRANE BROOK
LOT 27 DP 286568

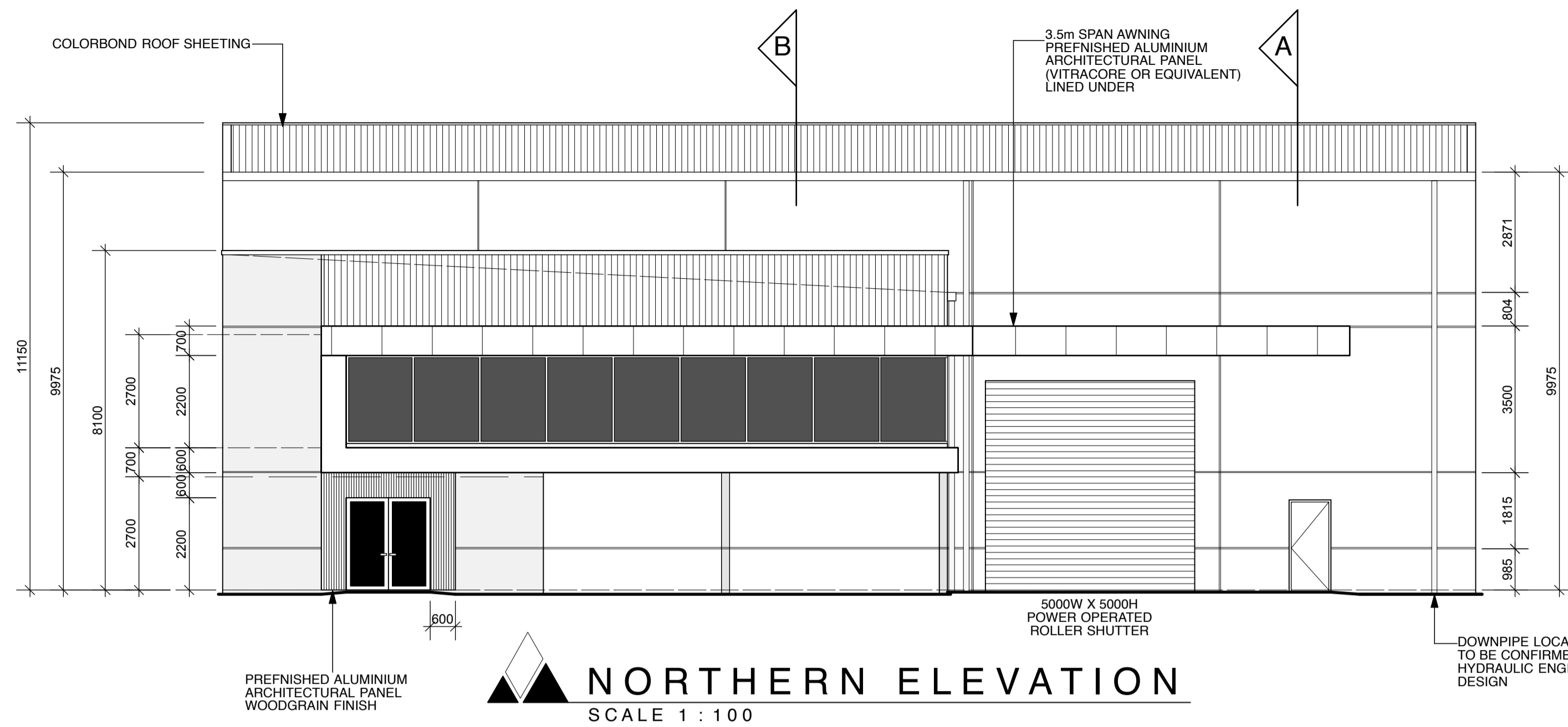
LOCAL GOVERNMENT AREA:
PENRITH CITY COUNCIL

DRAWN
BAILEY FRANKS 9/9/21
CHECKED
CHRIS D 14/9/21

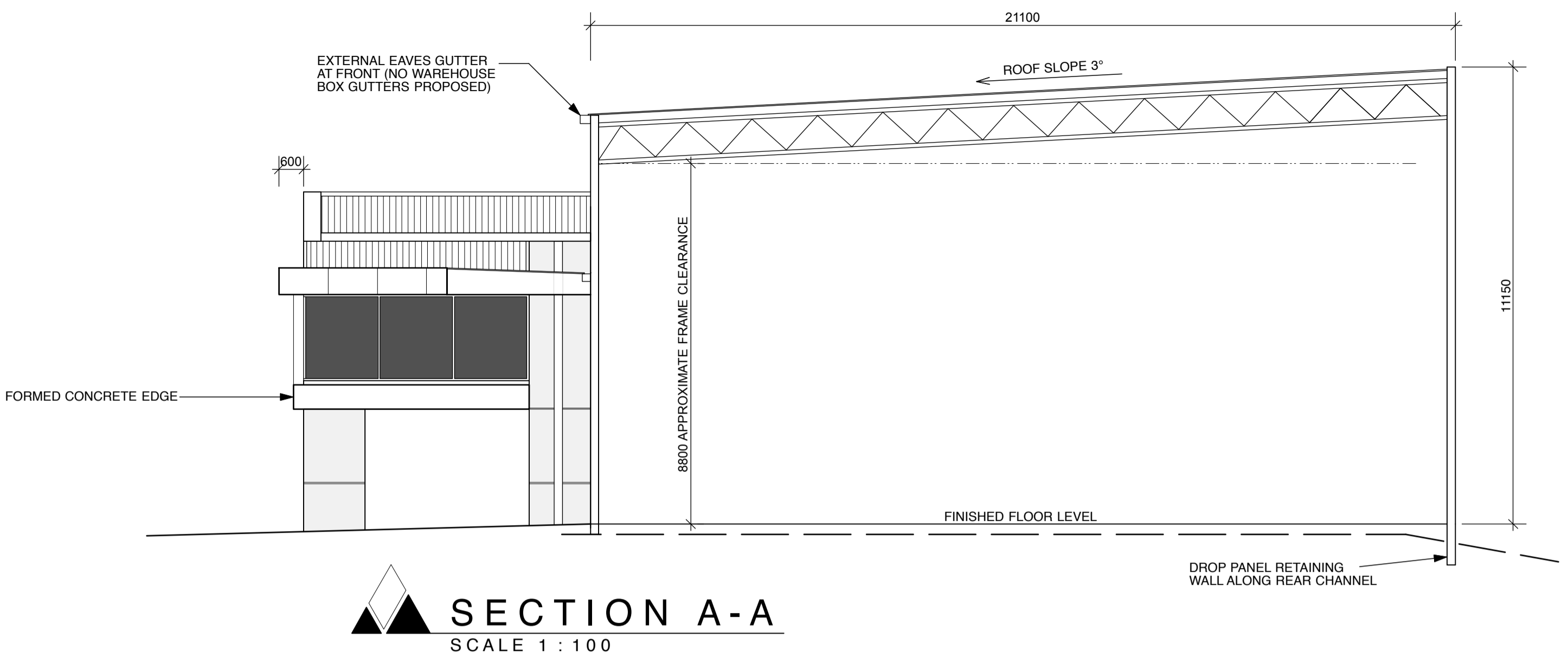
DETAIL FLOOR PLAN

CLIENT :
BALLENA HOLDINGS PTY LTD

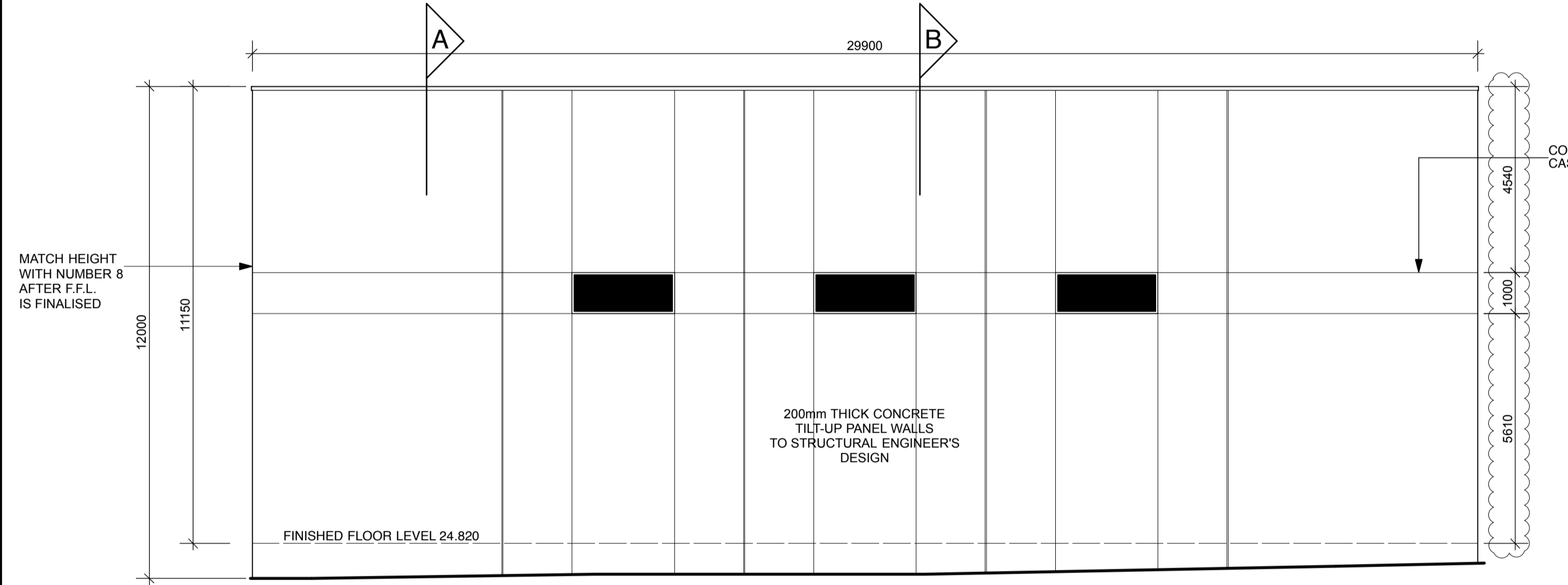
SCALE
1 : 50 @ A1
DRAWING No.
2066 / 003B



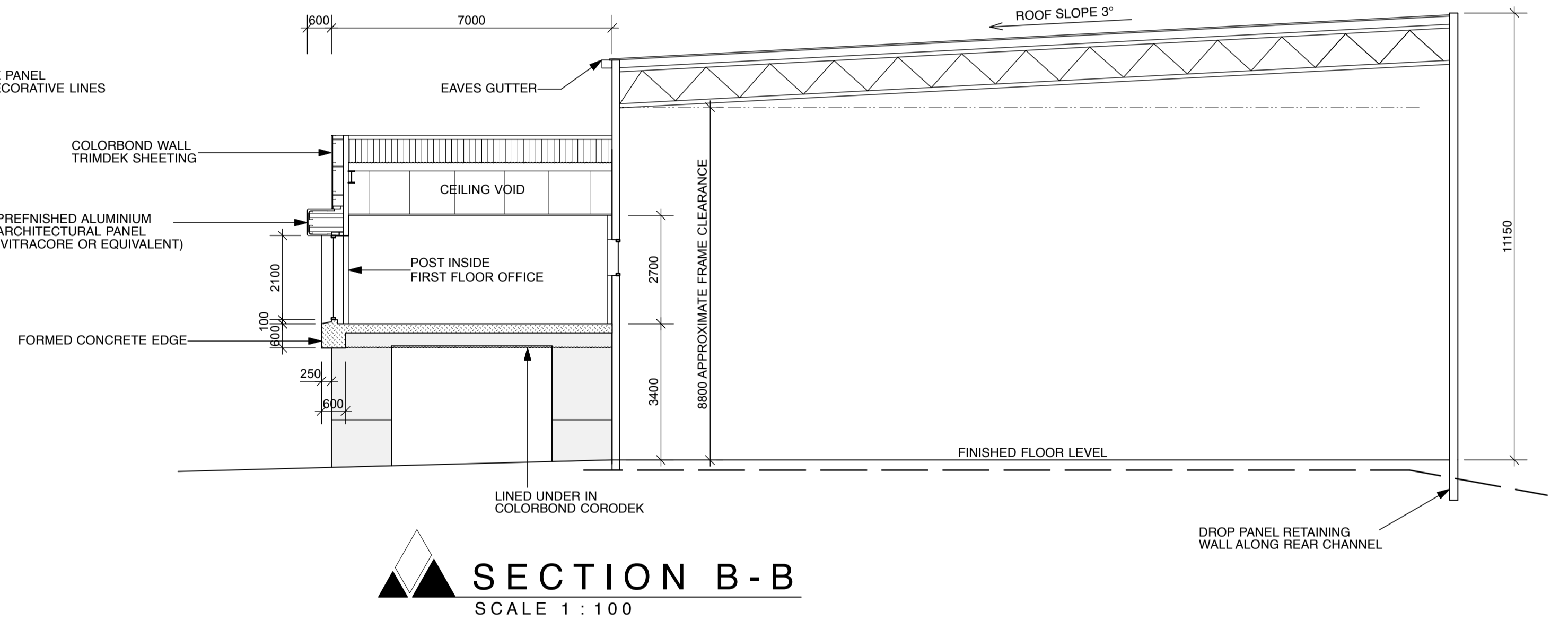
NORTHERN ELEVATION
SCALE 1 : 100



SECTION A-A
SCALE 1 : 100



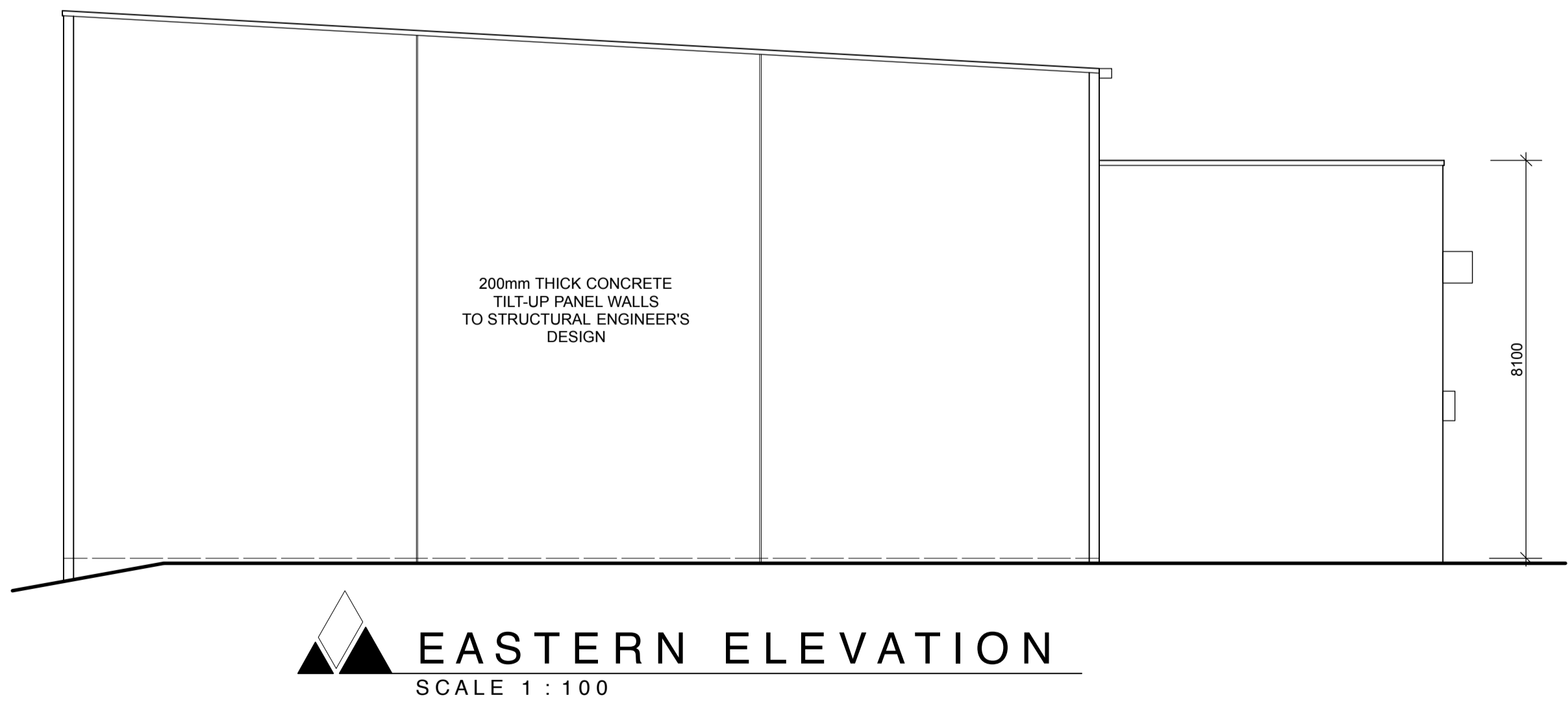
SOUTHERN ELEVATION
SCALE 1 : 100



SECTION B-B
SCALE 1 : 100



WESTERN ELEVATION
SCALE 1 : 100



EASTERN ELEVATION
SCALE 1 : 100

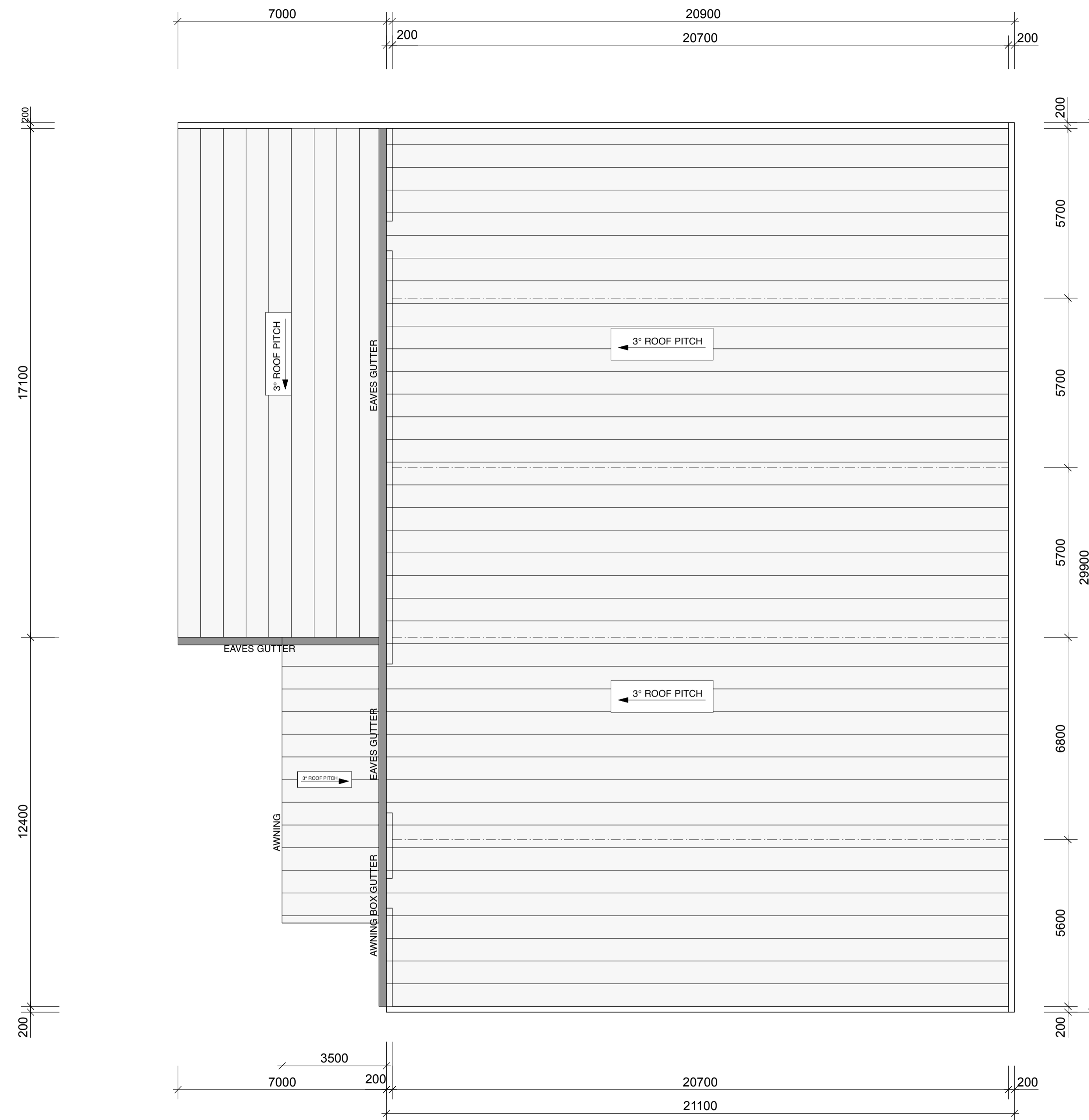
COPYRIGHT:
THE COPYRIGHT IN THESE DOCUMENTS IS OWNED BY APEX BUILDING SYSTEMS PTY. LTD. THESE DOCUMENTS MUST NOT BE DUPLICATED AND THE INFORMATION CONTAINED IN THEM MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF APEX BUILDING SYSTEMS PTY. LTD. PERMISSION IS GRANTED TO APEX BUILDING SYSTEMS CLIENT TO REPRODUCE COPIES FROM HARDCOPIES OR PRINT-ONLY ELECTRONIC FILES. ELECTRONIC FILES WHICH CAN BE MODIFIED WILL NOT BE PROVIDED.

DATE	BY	REVISION	ISSUE
14/09/21	CD	FIRST ISSUE	A
29/09/21	CD	ISSUED FOR CONSULTANTS	B
14/10/21	CD	AMENDED WING WALL, AWNING, P.A. DOOR, BAY SIZE AND CENTERED ROLLER DOOR, LINE WORK	C
07/12/21	CD	WINDOWS AND LINWORK HEIGHT AMENDED TO MATCH NEIGHBOURING LEVELS	D

APEX
BUILDING SYSTEMS PTY LTD
ABN 38 619 249 893
32 Walker Street Windsor NSW 2756 (PO Box 853)
Telephone: 02 4587 7166
E-Mail: design@apexbuilding.com.au
E-Mail: design@apexbuilding.com.au
Excellence in Industrial Developments

SITE DESCRIPTION:
4 JOHNSON PLACE
CRANE BROOK
LOT 27 DP 286568
LOCAL GOVERNMENT AREA:
PENRITH CITY COUNCIL

SCALE	DRAWN	ELEVATIONS & SECTIONS	SCALE
1 : 50 @ A1	BAILEY FRANKS 9/9/21		CLIENT : BALLENA HOLDINGS PTY LTD



NOTE: DOWNPIPE LOCATIONS AND QUANTITY TO BE DETERMINED BY HYDRAULIC ENGINEER

COPYRIGHT:
 THE COPYRIGHT IN THESE DOCUMENTS IS OWNED BY APEX BUILDING SYSTEMS PTY. LTD. THESE DOCUMENTS MUST NOT BE DUPLICATED AND THE INFORMATION CONTAINED IN THEM MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF APEX BUILDING SYSTEMS PTY. LTD. PERMISSION IS GRANTED TO APEX BUILDING SYSTEMS CLIENT TO REPRODUCE COPIES FROM HARDCOPIES OR PRINT-ONLY ELECTRONIC FILES. ELECTRONIC FILES WHICH CAN BE MODIFIED WILL NOT BE PROVIDED.

DATE	BY	REVISION	ISSUE
14/09/21	CD	FIRST ISSUE	A
29/09/21	CD	ISSUED FOR CONSULTANTS	B
14/10/21	CD	WIGN WALL REMOVED, AWNING SHORTENED, P.A. DOOR MOVED	C

APEX
 BUILDING SYSTEMS PTY LTD
 ABN 38 619 249 893
 32 Walker Street Windsor NSW 2756 (PO Box 853)
 Telephone: 02 4587 7166
 Fax: 02 4587 7139
 E-Mail: design@apexbuilding.com
 Excellence in Industrial Developments

SITE DESCRIPTION:
 4 JOHNSON PLACE
 CRANE BROOK
 LOT 27 DP 286568
 LOCAL GOVERNMENT AREA:
 PENRITH CITY COUNCIL

DRAWN
BAILEY FRANKS 9/9/21
CHECKED
CHRIS D 14/9/21

R O O F P L A N
 CLIENT :
 BALLENA HOLDINGS PTY LTD

SCALE
1 : 100 @ A1
DRAWING No.
2066 / 005C