

**ABBREVIATION SCHEDULE**

AB	ARMCO BARRIER
ABR	ARMCO BARRIER WITH RAILING
B	225mm DIA. CAST IN BOLLARD, PAINT FINISH SAFETY YELLOW
CS	CLEANERS SINK
DB	DISTRIBUTION BOARD, REFER TO ELECTRICAL ENGINEER'S DOCUMENTATION
DL	DOCK LEVELLER, SAFETECH 710H OR EQ WITH DOCK BUMPERS AND TRAFFIC LIGHTS
DP	PVC DOWNPIPE, PAINT FINISH. REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
FH	FIRE HYDRANT
G-03	1800mm HIGH PALISADE FENCE, BLACK POWDERCOAT FINISH
G-11	PROPRIETARY 1100mm HIGH STEEL BALUSTRADE, BLACK POWDERCOAT FINISH
G-13	PROPRIETARY 1200mm HIGH ALUMINIUM POOL FENCE, BLACK POWDERCOAT FINISH
MDF	MAIN DISTRIBUTION FRAME, REFER TO ELECTRICAL ENGINEER'S DOCUMENTATION
MSB	MAIN SWITCHBOARD, REFER TO ELECTRICAL ENGINEER'S DOCUMENTATION
RS	ROLLER SHUTTER

**DEVELOPMENT SUMMARY**

LOT 30 ON RP968222

OVERALL SITE AREA	18,465m²
<b>BUILDING AREAS (GLA)</b>	
WAREHOUSE 1	3,650m²
OFFICE 1	200m²
WAREHOUSE 2	3,550m²
WAREHOUSE 2 MEZZANINE	829m²
OFFICE 2	200m²
TOTAL	8,429m²

**TOTAL GLA: 8,429m²**  
PLOT RATIO ON SITE AREA: 45.65%

CAR PARKING REQUIRED: 94  
(2 per tenancy or lot plus 1 per 50m² of TUA up to and including 500m², and 1 per 100m² of TUA over 500m²)

CAR PARKING PROVIDED: 94

SCALE: 1 : 250 @ A1

REVISIONS

ISSUE	DESCRIPTION	APPD	DATE
6	UPDATES	JC	10.10.22
7	IFC UPDATES	AH	09.11.22
8	IFC UPDATES	AH	28.11.22
9	IFC UPDATE	AH	09.12.22
10	IFC UPDATE	AH	14.12.22
11	IFC UPDATE	AH	18.01.23
12	RFI UPDATE	AH	25.01.23

**TAYLORELLIS**  
ARCHITECTURE

UNIT 302, 33 LONGLAND ST, NEWSTEAD, QLD 4010

DESIGNED	MT
DESIGN CHECKED	MT
DRAWN	MJ
DRAWING CHECK	MT
APPROVED	MT
BOAQ No.	4870



SHEET NAME: **OVERALL SITE PLAN**

**INDUSTRIAL DEVELOPMENT**

101 MILLAROO DRIVE, HELENSVALE QLD

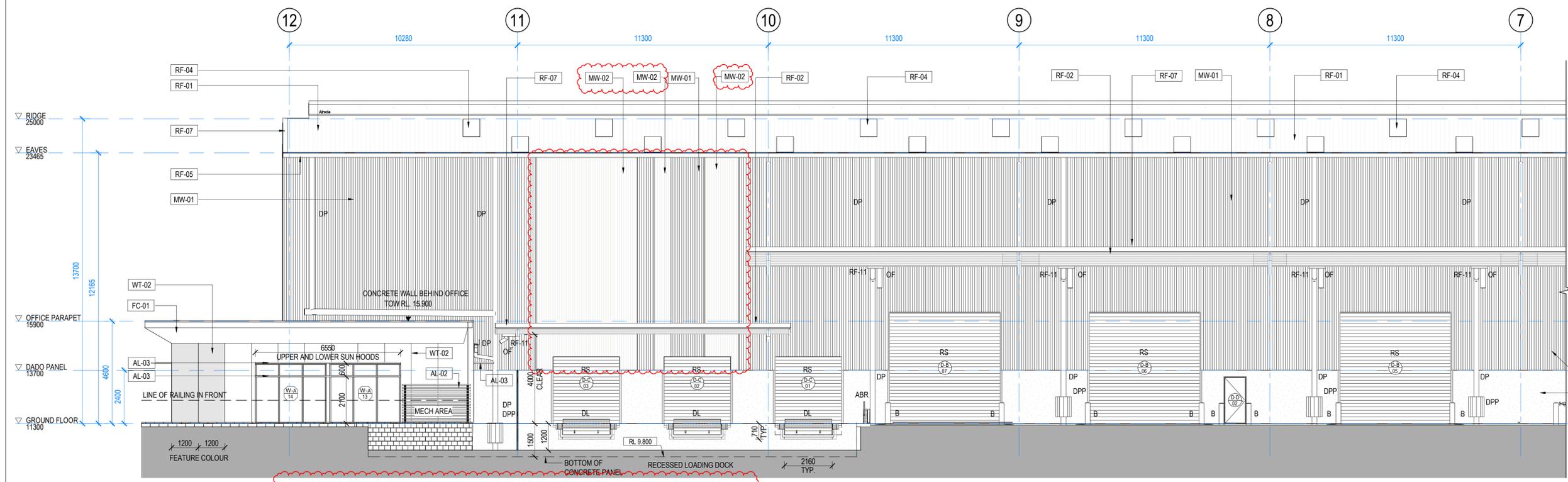
JOB NUMBER: 1196

DRAWING NUMBER: **A-01-00**

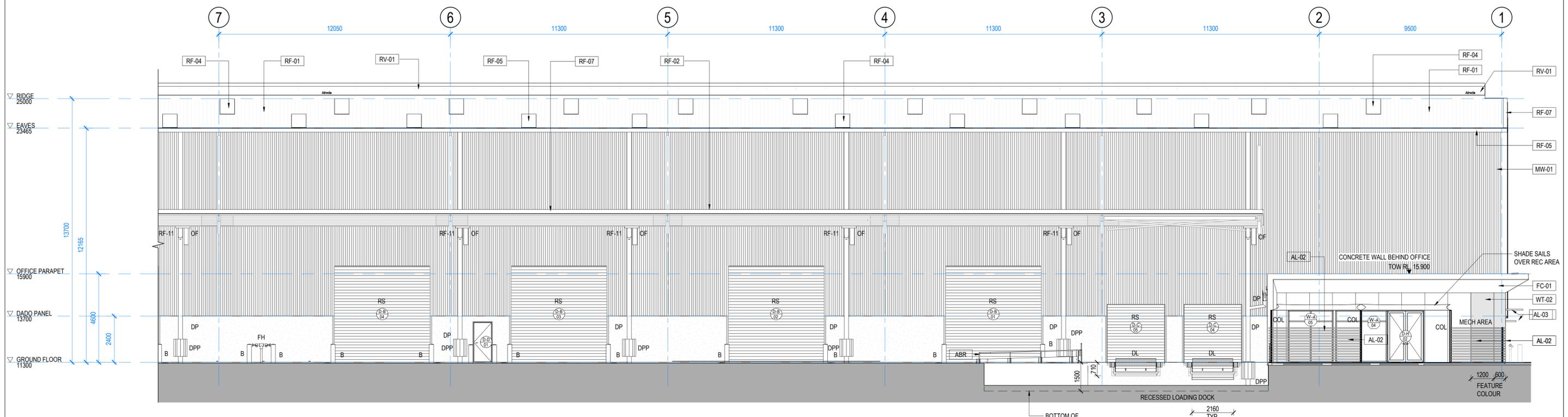
ISSUE: **12**

IFC ISSUE

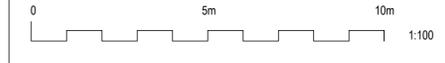
ABBREVIATION SCHEDULE	
ABR	ARMCO BARRIER WITH RAILING
AL-02	ALUMINIUM HORIZONTAL BATTERY SCREEN, POWDERCOAT FINISH, 75x45 LOUVRECLAD BAROSSA SERIES OR EQ
AL-03	LOUVRECLAD CAPRICE OR SIMILAR ALUMINIUM SUN HOOD B
COL	STRUCTURAL STEEL COLUMN
CW-02	150mm CONCRETE DADO PANEL, SHALE GREY PAINT FINISH
DL	DOCK LEVELLER, SAFETECH 710H OR EQ WITH DOCK BUMPERS AND TRAFFIC LIGHTS
DP	PVC DOWNPIPE, PAINT FINISH, REFER TO HYDRAULIC ENGINEERS DOCUMENTATION
DPP	DOWNPIPE PROTECTION
FC-01	FC ANGLED SOFFIT, PREFINISHED, JAMES HARDIE EXOTEC OR APPROVED EQUIVALENT
FH	FIRE HYDRANT
MW-01	0.428MT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GIRTS, COLORBOND MONUMENT FINISH
MW-02	0.428MT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GIRTS, FEATURE METALLIC COLORBOND FINISH "COSMIC"
OF	OVERFLOW, HIGH CAPACITY, REFER TO HYDRAULIC ENGINEERS DOCUMENTATION
RF-01	0.488MT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH INSULATION AND SAFETY MESH
RF-02	0.488MT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH SAFETY MESH, PROVIDE NYLON BIRD NETTING TO UNDERSIDE OF AWNING WITH ZIP ACCESS FOR MAINTENANCE
RF-04	IMPULTE COOL-LITE GG TRANSLUCENT ROOF SHEETING, MONOCLAD PROFILE, REFER STRUCTURAL ENGINEERS DOCUMENTATION FOR GRADE REQUIREMENTS
RF-05	COLORBOND METAL EAVES GUTTER - REFER TO HYDRAULIC ENGINEERS DOCUMENTATION
RF-07	COLORBOND METAL BARGE FLASHING
RF-11	METAL SLUMP, REFER TO HYDRAULIC ENGINEERS DETAIL
RS	ROLLER SHUTTER
RV-01	600mm THROAT RIDGE VENT
WT-02	150mm STUD WITH 35mm TOPHATS AND 9mm FIBRE CEMENT CLADDING EXTERNAL SIDE, 13mm PLASTERBOARD LINING INTERNAL SIDE AND THERMAL INSULATION TO SECTION J REQUIREMENTS



**1 DETAILED ELEVATION 01A**  
SCALE 1:100



**2 DETAILED ELEVATION 01B**  
SCALE 1:100



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SCALE: 1:100 @ A1

REVISIONS				
ISSUE	DESCRIPTION	APPD	DATE	
2	IFC UPDATES	AH	12.04.22	
3	IFC UPDATES	AH	17.06.22	
4	IFC UPDATES	AH	21.06.22	
5	IFC UPDATES	AH	20.07.22	
6	OFFICE UPDATES	AH	19.08.22	
7	IFC UPDATE	AH	07.09.22	
8	UPDATES	AH	08.11.22	

**TAYLORELLIS**  
ARCHITECTURE

UNIT 302, 33 LONGLAND ST, NEWSTEAD, QLD 4010

DESIGNED	MT
DESIGN CHECKED	MT
DRAWN	MJ
DRAWING CHECK	MT
APPROVED	MT
BOAQ No.	4870



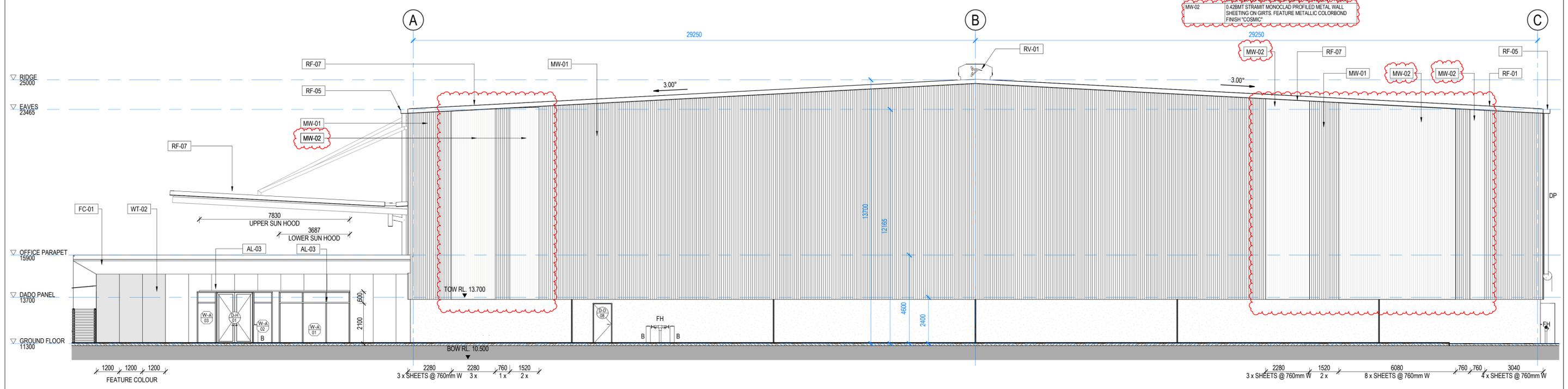
SHEET NAME BUILDING ELEVATIONS - SHEET 01

**INDUSTRIAL DEVELOPMENT**  
101 MILLAROO DRIVE, HELENSVALE QLD

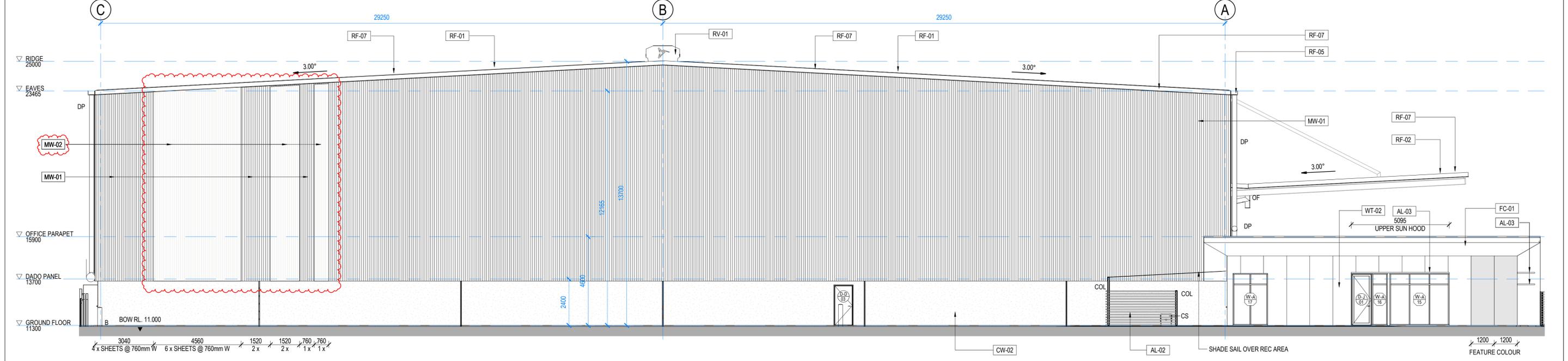
JOB NUMBER	1196	ISSUE	8
DRAWING NUMBER	A-05-11		

ABBREVIATION SCHEDULE	
AL-02	ALUMINIUM HORIZONTAL BATTEN SCREEN, POWDERCOAT FINISH, 154x1 LOUVRECLAD BAROSSA SERIES OR EQ
AL-03	LOUVRECLAD CAPRICE OR SIMILAR ALUMINIUM SUN HOOD
B	225mm DIA. CAST IN BOLLARD, PAINT FINISH SAFETY YELLOW
COL	STRUCTURAL STEEL COLUMN
CS	CLEANERS SINK
CW-02	150mm CONCRETE DADO PANEL, SHALE GREY PAINT FINISH
DP	PVC DOWNPIPE, PAINT FINISH, REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
FC-01	FC ANGLED SOFFIT, PREFINISHED JAMES HARDIE EXOTEC OR APPROVED EQUIVALENT
FH	FIRE HYDRANT
MW-01	0.428MT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GIRTS, COLORBOND "MONUMENT" FINISH
MW-02	0.428MT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GIRTS, FEATURE METALLIC COLORBOND FINISH "COSMIC"

ABBREVIATION SCHEDULE	
OF	OVERFLOW, HIGH CAPACITY, REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
RF-01	0.488MT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH INSULATION AND SAFETY MESH
RF-02	0.488MT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH SAFETY MESH, PROVIDE NYLON BIRD NETTING TO UNDERSIDE OF AWNING WITH 2P ACCESS FOR MAINTENANCE
RF-05	COLORBOND METAL EAVES GUTTER - REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
RF-07	COLORBOND METAL BARGE FLASHING
RV-01	600mm THROAT RIDGE VENT
WT-02	150mm STUD WITH 35mm TOPHATS AND 9mm FIBRE CEMENT CLADDING EXTERNAL SIDE, 13mm PLASTERBOARD LINING INTERNAL SIDE AND THERMAL INSULATION TO SECTION 1 REQUIREMENTS



1 DETAILED ELEVATION 02  
SCALE 1:100



2 DETAILED ELEVATION 03  
SCALE 1:100

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REVISIONS			
ISSUE	DESCRIPTION	APPD	DATE
1	IFC ISSUE	MT	23.03.22
2	IFC UPDATES	AH	17.06.22
3	IFC UPDATES	AH	21.06.22
4	IFC UPDATES	AH	20.07.22
5	OFFICE UPDATES	AH	19.08.22
6	IFC UPDATE	AH	07.09.22
7	UPDATES	AH	08.11.22

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APPROVED	MT
BOAQ No.	4870



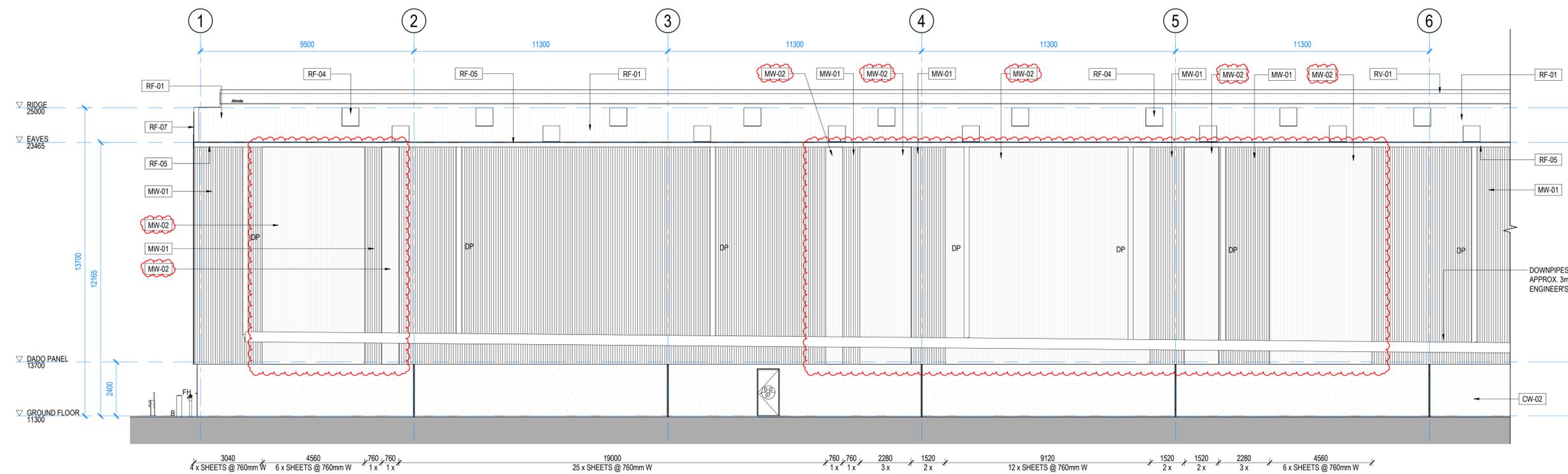
SHEET NAME BUILDING ELEVATIONS - SHEET 02

**INDUSTRIAL DEVELOPMENT**  
101 MILLAROO DRIVE, HELENSVALE QLD

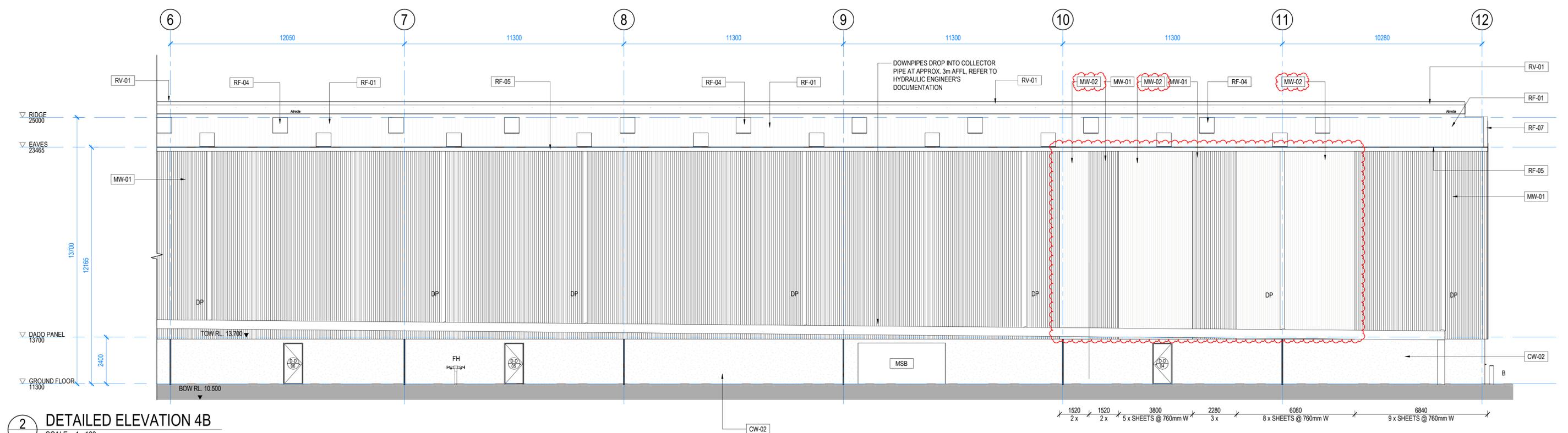
JOB NUMBER	1196	ISSUE	7
DRAWING NUMBER	A-05-12		

DO NOT RESCALE THIS DRAWING. IF FURTHER INFORMATION IS REQUIRED PLEASE CONTACT THE AUTHOR

ABBREVIATION SCHEDULE	
B	225mm DIA. CAST IN BOLLARD, PAINT FINISH SAFETY YELLOW
CW-02	150mm CONCRETE DADO PANEL, SHALE GREY PAINT FINISH
DP	PVC DOWNPIPE, PAINT FINISH, REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
FH	FIRE HYDRANT
MSB	MAIN SWITCHBOARD, REFER TO ELECTRICAL ENGINEER'S DOCUMENTATION
MW-01	0.428MT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GRIS, COLORBOND DOCUMENT FINISH
MW-02	0.428MT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GRIS, FEATURE METALLIC COLORBOND FINISH 'COSMIC'
RF-01	0.428MT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH INSULATION AND SAFETY MESH
RF-04	AMPELITE COOL-LITE GC TRANSLUCENT ROOF SHEETING MONOCLAD PROFILE, REFER STRUCTURAL ENGINEER'S DOCUMENTATION FOR GRADE REQUIREMENTS
RF-05	COLORBOND METAL EAVES GUTTER - REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
RF-07	COLORBOND METAL BARGE FLASHING
RV-01	600mm THROAT RIDGE VENT



1 DETAILED ELEVATION 4A  
SCALE 1:100



2 DETAILED ELEVATION 4B  
SCALE 1:100



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REVISIONS			
ISSUE	DESCRIPTION	APPD	DATE
1	IFC ISSUE	MT	23.03.22
2	IFC UPDATES	AH	12.04.22
3	IFC UPDATES	AH	17.06.22
4	IFC UPDATES	AH	20.07.22
5	OFFICE UPDATES	AH	19.08.22
6	IFC UPDATE	AH	07.09.22
7	UPDATES	AH	08.11.22

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ARCHITECTURE

UNIT 302, 33 LONGLAND ST, NEWSTEAD, QLD 4010

DESIGNED	MT
DESIGN CHECKED	MT
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DRAWING CHECK	MT
APPROVED	MT
BOAQ No.	4870



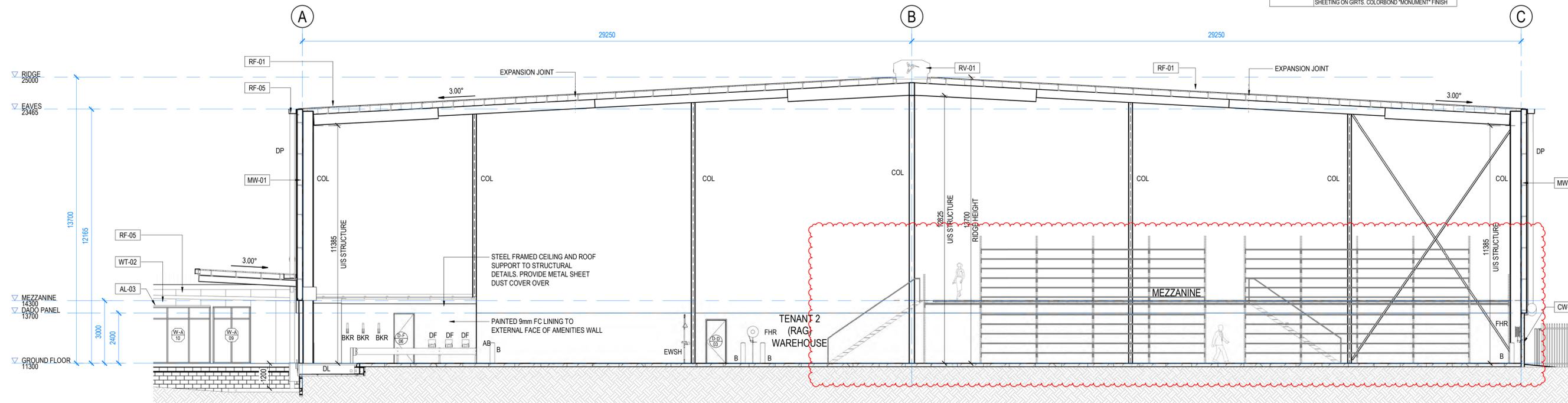
SHEET NAME BUILDING ELEVATIONS - SHEET 03

**INDUSTRIAL DEVELOPMENT**  
101 MILLAROO DRIVE, HELENSVALE QLD

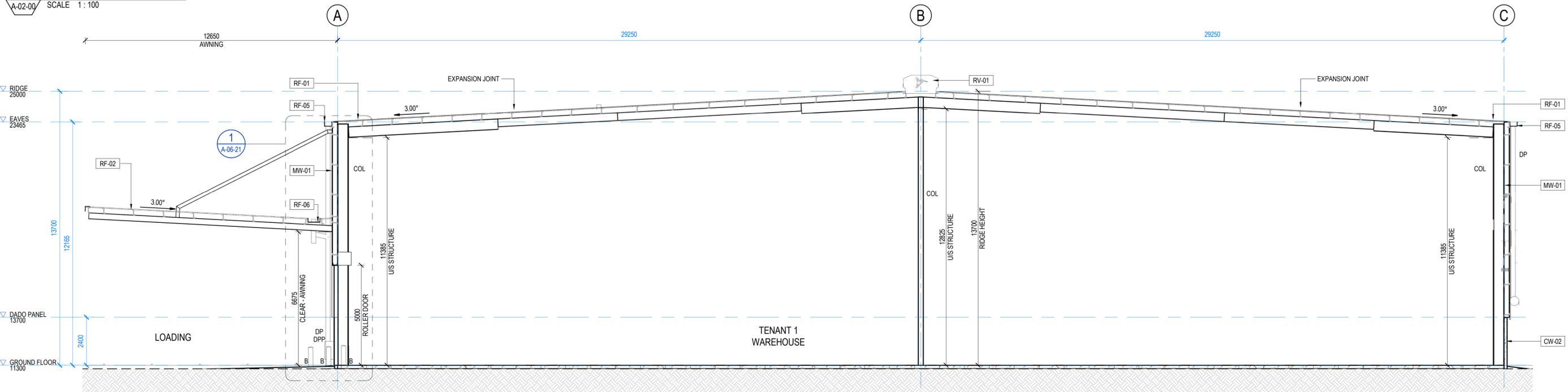
JOB NUMBER	1196	ISSUE	7
DRAWING NUMBER	A-05-13		

ABBREVIATION SCHEDULE	
AB	ARMCO BARRIER
AL-03	LOUVRECLAD CAPRICE OR SIMILAR ALUMINIUM SUN HOOD
B	225mm DIA. CAST IN BOLLARD, PAINT FINISH SAFETY YELLOW
BKR	BIKE RACK
COL	STRUCTURAL STEEL COLUMN
CW-02	150mm CONCRETE DADO PANEL SHALE GREY PAINT FINISH
DF	DRINKING FOUNTAIN
DL	DOCK LEVELLER, SAFETECH 710H OR EQ WITH DOCK BUMBERS AND TRAFFIC LIGHTS
DP	PVC DOWNPIPE, PAINT FINISH. REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
DPP	DOWNPIPE PROTECTION
EWSH	EYE WASH & SAFETY SHOWER
FHR	FIRE HOSE REEL
MW-01	0.42BMT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GIRTS. COLORBOND "MONUMENT" FINISH

ABBREVIATION SCHEDULE	
RF-01	0.48BMT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH INSULATION AND SAFETY MESH
RF-02	0.48BMT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH SAFETY MESH. PROVIDE NYLON BIRD NETTING TO UNDERSIDE OF AWNING WITH ZIP ACCESS FOR MAINTENANCE
RF-05	COLORBOND METAL EAVES GUTTER - REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
RF-06	METAL BOX GUTTER - REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
RV-01	800mm THROAT RIDGE VENT
WT-02	150mm STUD WITH 35mm TOPHATS AND 9mm FIBRE CEMENT CLADDING EXTERNAL SIDE, 13mm PLASTERBOARD LINING INTERNAL SIDE AND THERMAL INSULATION TO SECTION J REQUIREMENTS



**1** CROSS SECTION A  
A-02-00 SCALE 1:100



**2** CROSS SECTION B  
A-02-00 SCALE 1:100

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REVISIONS			
ISSUE	DESCRIPTION	APPD	DATE
B	BA ISSUE	MT	20.12.21
C	UPDATES	CB	04.03.22
1	IFC ISSUE	MT	23.03.22
2	IFC UPDATES	AH	17.06.22
3	IFC UPDATES	AH	28.06.22
4	IFC UPDATE	AH	07.09.22
5	IFC UPDATE	AH	09.12.22



DESIGNED	MT
DESIGN CHECKED	MT
DRAWN	AH
DRAWING CHECK	MT
APPROVED	MT
BOAQ No.	4870



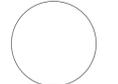
SHEET NAME OVERALL SECTIONS - SHEET 01

**INDUSTRIAL DEVELOPMENT**  
101 MILLAROO DRIVE, HELENSVALE QLD

JOB NUMBER 1196

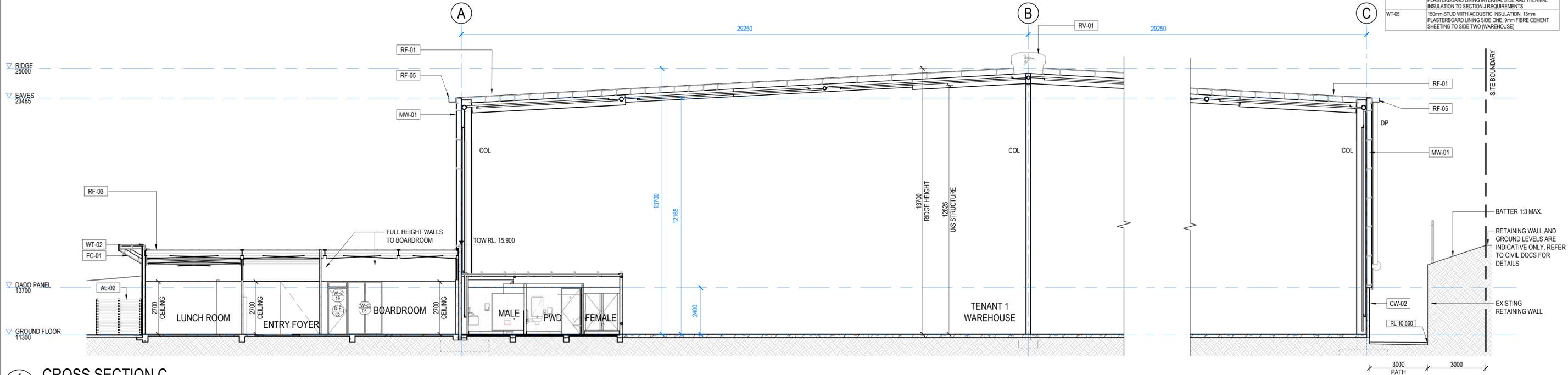
DRAWING NUMBER **A-06-00**

ISSUE **5**

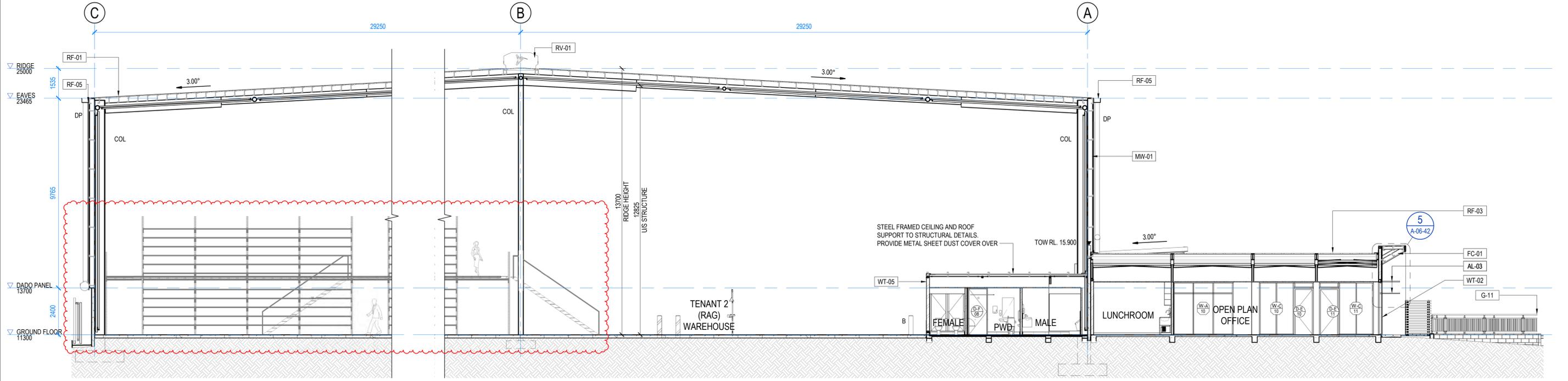


ABBREVIATION SCHEDULE	
AL-02	ALUMINIUM HORIZONTAL BATTEN SCREEN, POWDERCOAT FINISH, 75x45 LOUVRECLAD BAROSSA SERIES OR EQ.
AL-03	LOUVRECLAD CAPRICE OR SIMILAR ALUMINIUM SUN HOOD
B	225mm DIA. CAST IN BOLLARD, PAINT FINISH SAFETY YELLOW
COL	STRUCTURAL STEEL COLUMN
CW-02	150mm CONCRETE DADO PANEL, SHALE GREY PAINT FINISH
DP	PVC DOWNPIPE, PAINT FINISH. REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
FC-01	FC ANGLED SOFFIT, PREFINISHED JAMES HARDIE EXOTEC OR APPROVED EQUIVALENT

ABBREVIATION SCHEDULE	
G-11	PROPRIETARY 1100mm HIGH STEEL BALLUSTRADE, BLACK POWDERCOAT FINISH
MW-01	0.488MT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GIRTS, COLORBOND 'MONUMENT' FINISH
RF-01	0.488MT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH INSULATION AND SAFETY MESH
RF-03	0.488MT STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH INSULATION AND SAFETY MESH, COLORBOND 'SURFIMIST' FINISH
RF-05	COLORBOND METAL EAVES GUTTER - REFER TO HYDRAULIC ENGINEER'S DOCUMENTATION
RV-01	600mm THROAT RIDGE VENT
WT-02	150mm STUD WITH 35mm TOPHATS AND 9mm FIBRE CEMENT CLADDING EXTERNAL SIDE, 13mm PLASTERBOARD LINING INTERNAL SIDE AND THERMAL INSULATION TO SECTION J REQUIREMENTS
WT-05	150mm STUD WITH ACOUSTIC INSULATION, 13mm PLASTERBOARD LINING SIDE ONE, 9mm FIBRE CEMENT SHEETING TO SIDE TWO (WAREHOUSE)



1 CROSS SECTION C  
A-02-00 SCALE 1:100



2 CROSS SECTION D  
A-02-00 SCALE 1:100



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REVISIONS				
ISSUE	DESCRIPTION	APPD	DATE	
1	IFC UPDATES	AH	20.07.22	
2	IFC UPDATE	AH	07.09.22	
3	IFC UPDATE	AH	09.12.22	

**TAYLORELLIS**  
ARCHITECTURE

UNIT 302, 33 LONGLAND ST, NEWSTEAD, QLD 4010

DESIGNED	MT
DESIGN CHECKED	MT
DRAWN	AH
DRAWING CHECK	MT
APPROVED	MT
BOAQ No.	4870



SHEET NAME OVERALL SECTIONS - SHEET 02

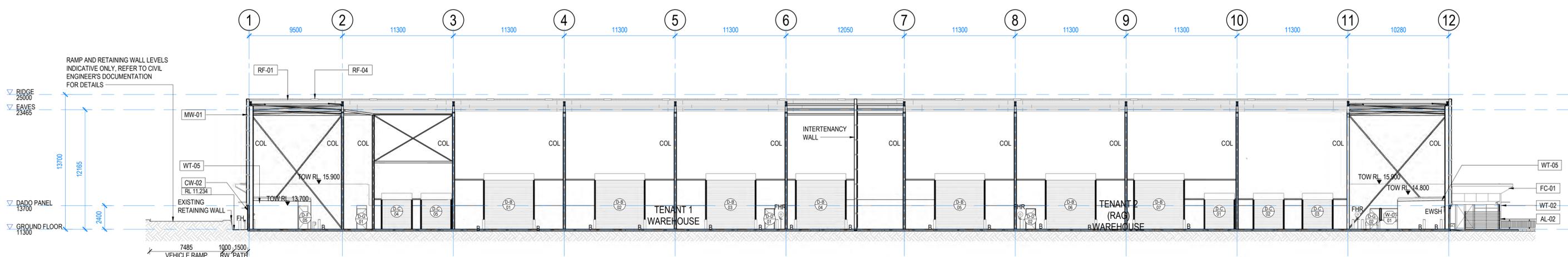
**INDUSTRIAL DEVELOPMENT**  
101 MILLAROO DRIVE, HELENSVALE QLD

JOB NUMBER 1196

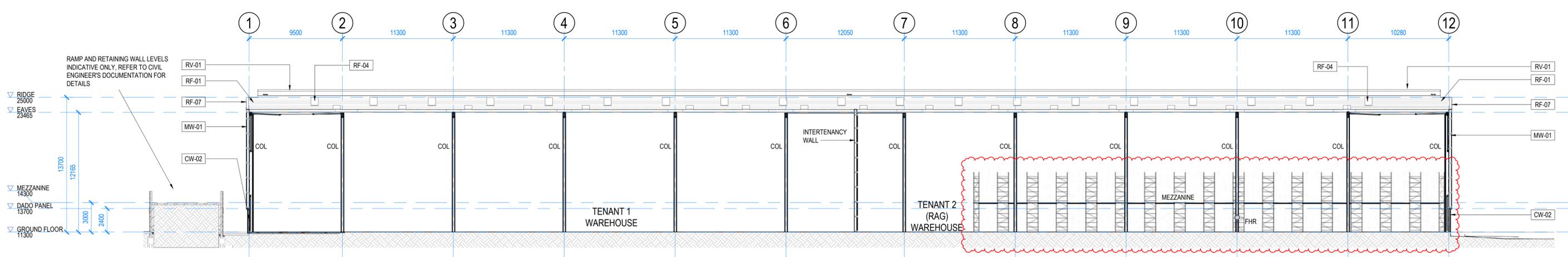
DRAWING NUMBER **A-06-01**

ISSUE **3**

ABBREVIATION SCHEDULE	
AL-02	ALUMINIUM HORIZONTAL BATTEN SCREEN, POWDERCOAT FINISH, 75x45 LOUVERCLAD BAROSSA SERIES OR EQ
B	22mm DIA CAST IN BOLLARD, PAINT FINISH SAFETY YELLOW
CW-02	150mm CONCRETE DADO PANEL, SHALE GREY PAINT FINISH
EWSH	EYE WASH & SAFETY SHOWER
FC-01	FC ANGLED SOFFIT, PREFINISHED JAMES HARDIE EXOTEC OR APPROVED EQUIVALENT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
MW-01	0.42BMT STRAMIT MONOCLAD PROFILED METAL WALL SHEETING ON GIRTS, COLORBOND 'MONUMENT' FINISH
RF-01	0.48BMT ZINCALUME STRAMIT MONOCLAD PROFILED METAL ROOF SHEETING WITH INSULATION AND SAFETY MESH
RF-04	AMPELITE COOL-LITE GC TRANSLUCENT ROOF SHEETING, MONOCLAD PROFILE, REFER STRUCTURAL ENGINEERS DOCUMENTATION FOR GRADE REQUIREMENTS
RF-07	COLORBOND METAL BARGE FLASHING
RV-01	600mm THROAT RIDGE VENT
WT-02	150mm STUD WITH 35mm TOPHATS AND 9mm FIBRE CEMENT CLADDING EXTERNAL SIDE, 13mm PLASTERBOARD LINING INTERNAL SIDE AND THERMAL INSULATION TO SECTION J REQUIREMENTS
WT-05	150mm STUD WITH ACOUSTIC INSULATION, 13mm PLASTERBOARD LINING SIDE ONE, 9mm FIBRE CEMENT SHEETING TO SIDE TWO (WAREHOUSE)



**1** LONG SECTION A  
A-02-00 SCALE 1:200



**2** LONG SECTION B  
A-02-00 SCALE 1:200



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REVISIONS			
ISSUE	DESCRIPTION	APPD	DATE
1	IFC UPDATES	AH	20.07.22
2	IFC UPDATE	AH	07.09.22
3	IFC UPDATE	AH	09.12.22

**TAYLORELLIS**  
ARCHITECTURE

UNIT 302, 33 LONGLAND ST, NEWSTEAD, QLD 4010

DESIGNED	MT
DESIGN CHECKED	MT
DRAWN	AH
DRAWING CHECK	MT
APPROVED	MT
BOAQ No.	4870



SHEET NAME OVERALL SECTIONS - SHEET 03

**INDUSTRIAL DEVELOPMENT**  
101 MILLAROO DRIVE, HELENSVALE QLD

JOB NUMBER	1196	ISSUE	<b>3</b>
DRAWING NUMBER	<b>A-06-02</b>		