

PROPOSED TRADE SUPPLIES BUILDING 266-270 PORTARLINGTON ROAD, MOOLAP ROY GALVIN PROPERTIES P/L



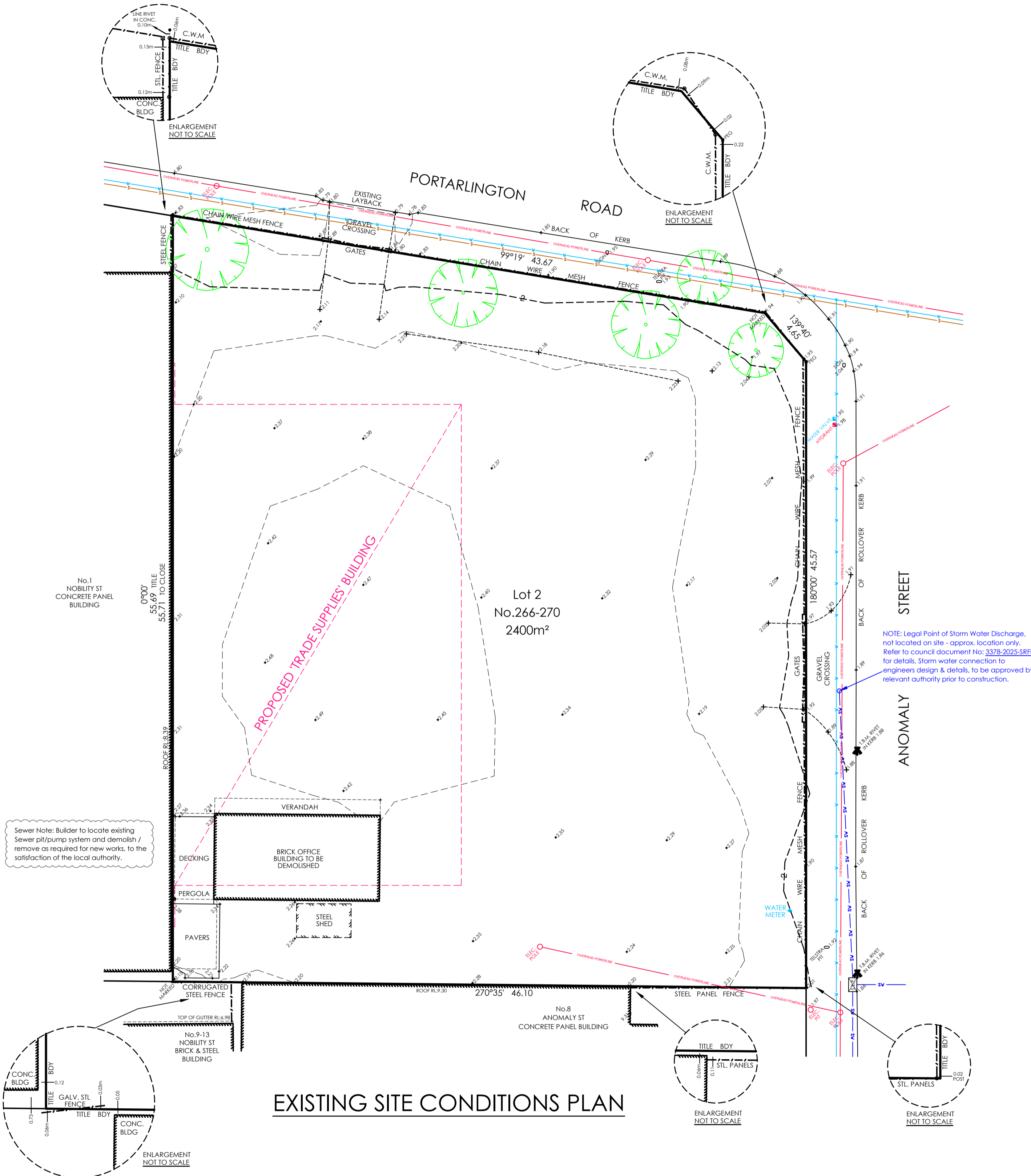
NOTE: All drawings and images are artistic impressions only, and any design features and colour palettes are for illustration purposes only.



PO Box 938 | Bacchus Marsh | VIC 3340
m: 0403 196 133 | e: justin@briclok.com.au
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134

PLANNING DRAWINGS: Rev.B - 22/04/2026

- TP1. EXISTING & PROPOSED SITE PLANS
- TP2. GROUND FLOOR PLAN
- TP3. FIRST FLOOR & ROOF PLANS
- TP4. ELEVATIONS
- TP5. TRAFFIC TURNING TEMPLATES

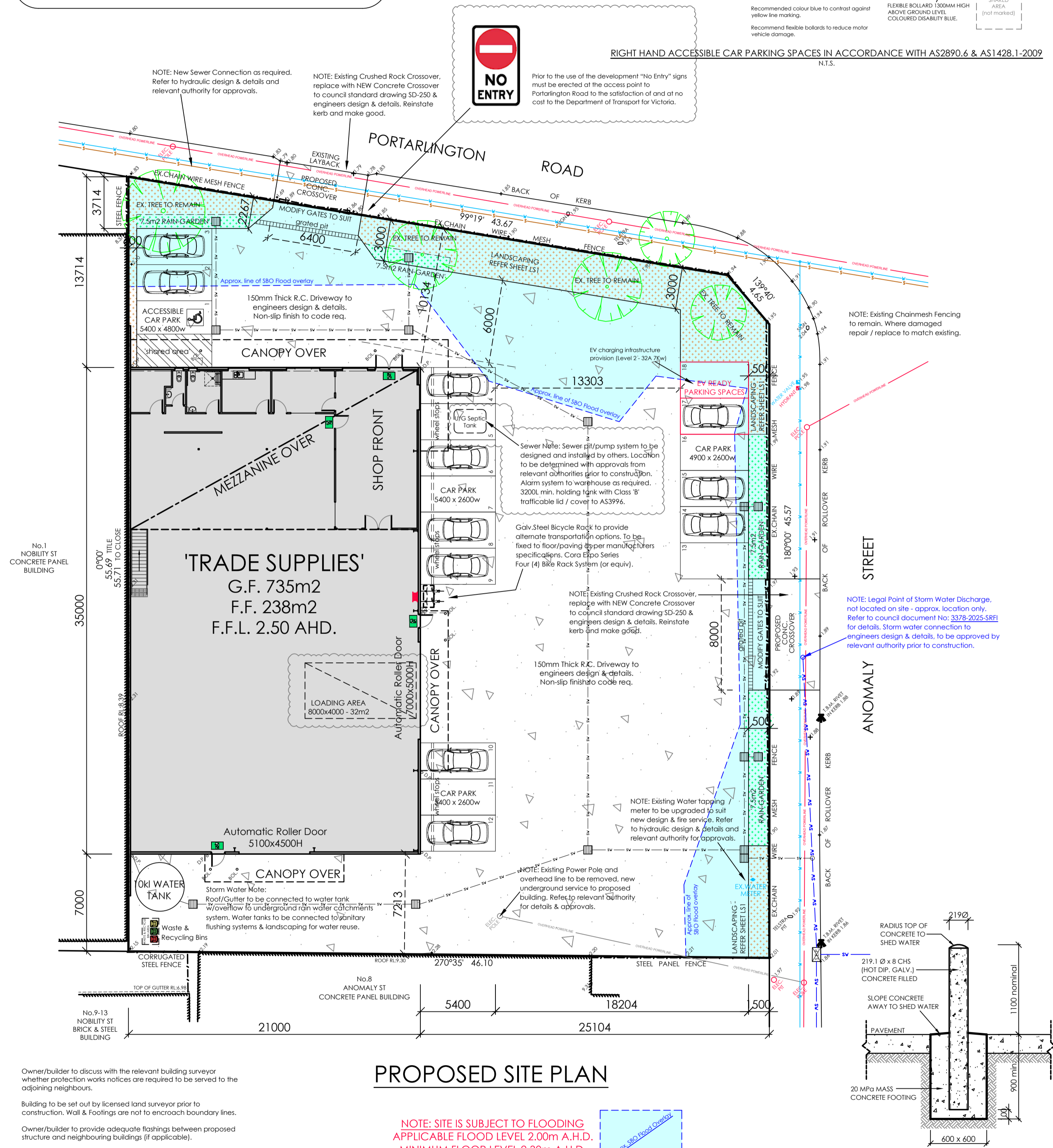
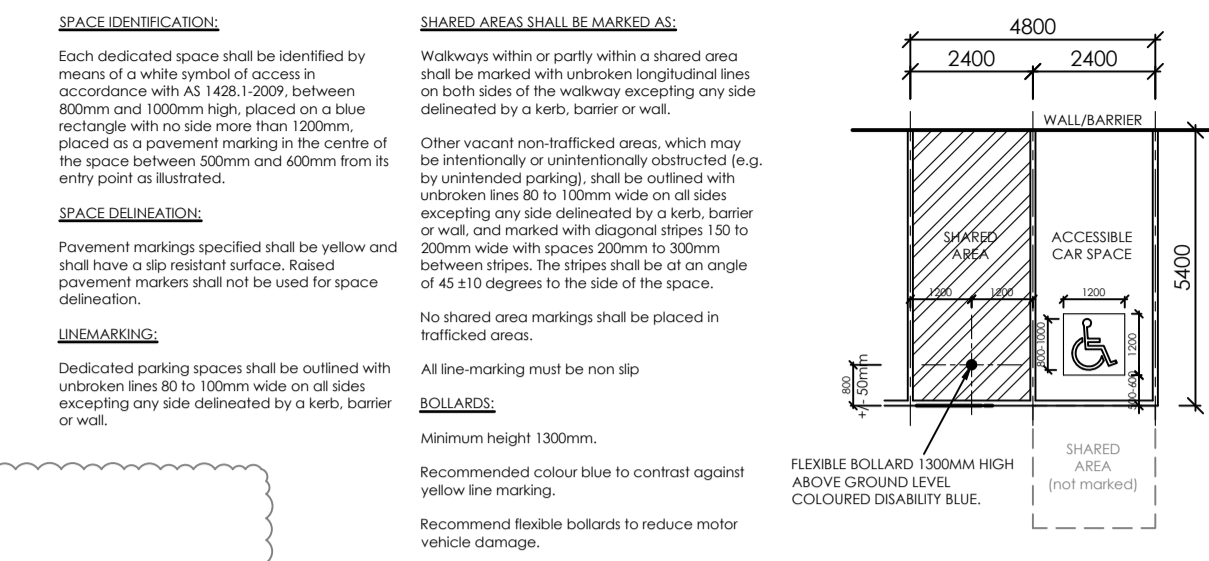


EXISTING SITE CONDITIONS PLAN

NOTE: PLANNING APPLICATION DRAWINGS ONLY - NOT FOR CONSTRUCTION

SITE ANALYSIS

TOTAL SITE AREA = 2,400 m²
 PROPOSED GROUND FLOOR AREA = 735 m²
 PROPOSED FIRST FLOOR AREA = 238 m²
 TOTAL FLOOR AREA = 973 m²
 31 % COVERAGE OF SITE



PROPOSED SITE PLAN

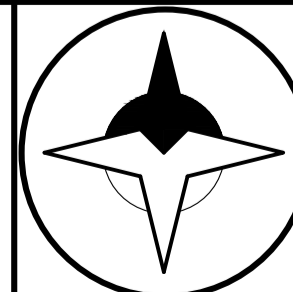
NOTE: SITE IS SUBJECT TO FLOODING
 APPLICABLE FLOOD LEVEL 2.00m A.H.D.
 MINIMUM FLOOR LEVEL 2.30m A.H.D.

TYPICAL BOLLARD DETAIL

Owner/builder to discuss with the relevant building surveyor whether protection works notices are required to be served to the adjoining neighbours.
 Building to be set out by licensed land surveyor prior to construction. Wall & Footings are not to encroach boundary lines.
 Owner/builder to provide adequate flashings between proposed structure and neighbouring buildings (if applicable).

NOTE: These drawings are to be read in conjunction with structural & civil engineering, fire service and fire engineering design & details.

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EXISTING & PROPOSED SITE PLANS

revision	drawing number	
Rev. A - Planning RFI updates: Septic holding tank added, loading bay marked, minor notation updates.	TP1	
Rev. B - SDO Overlay shown, Septic holding tank relocated, additional ESD notations added.	designed/drawn	date
J.W.H.	22/04/2026	scale
	1:200 @ A1	job number
		J25056

GENERAL NOTES:
Amenities to be mechanically ventilated to outside air as per AS1668.2-2012, AS/NZS 3666.1-2011 and BCA 2022 Part F4D6 requirements. Compliance certificate from contractor to be supplied to building surveyor prior to occupancy.

All toilet doors to be fitted with removable hinges, under cut to door leaf or vents to doors (200x200). Exhaust fans to be vented to outside air.

Artificial lighting to comply with AS/NZS1680-2009 & BCA Part-J7 (energy efficiency) requirements.

All glazing to comply with AS1288-2021 & BCA 2022 Part F4D5 and Part-J7 (energy efficiency) requirements.

All timber work to comply with AS1684-2021 & BCA 2022 requirements. Termite protection as per AS3660-2014 where applicable, refer to council Property Information Statement for further details.

All flooring must comply with BCA 2022 C2D11 & AS/NZS1530.3. Critical radiant flux (CRF) 2.2Kw/m2 & BCA Spec E1.5, max. smoke dev. rate of 750%/min. & have a non-slip surface.

All wet areas are to be lined with suitable materials to provide water impervious & non-slip surface, i.e. Ceramic tiles on F.C. sheeting to comply to BCA requirements.

Roller doors must be kept in the unlocked and open (pending weather) position during business hours.

ENTRY / EXIT DOORS:
Braille/Tactile signage to EXIT doors as per BCA 2022 Part D4D7 & AS1428.1-2009. Between 1200-1600 above F.F.L. fixed to inside face of EXIT doors.

Level paving to entrance door from external paving with max. 35mm threshold step as per BCA 2022 & AS1428.1-2009

Door Hardware Note:
All door hardware to comply with BCA 2022 Part D3D26 & AS1428.1-2009

- Be readily openable without a key from the inside with a single hand downward action between 900mm-1100mm from the F.F.L.

- Have a clearance between the handle and the backplate of between 35mm-45mm.

NATURAL VENTILATION:

Warehouse:
5% of Total Floor Area (735m2) = 36.75 m2
Roller Doors = 60.5 m2
Escape Doors = 3.86 m2
Total Ventilation Supplied = 64.36 m2 = OK

Shop Front:
5% of Total Floor Area (66m2) = 3.30 m2
Escape Doors = 3.86 m2
Total Ventilation Supplied = 3.86 m2 = OK

Office:
5% of Total Floor Area (14m2) = 0.70 m2
Operable Windows = 1 m2
Total Ventilation Supplied = 1 m2 = OK

Lunch:
5% of Total Floor Area (11m2) = 0.55 m2
Operable Windows = 1 m2
Total Ventilation Supplied = 1 m2 = OK

ENERGY EFFICIENCY NOTES:
NCC 2022 section J commitment to meet requirement with 10% increase on minimum floor and ceiling insulation.

Building to exceed the requirements of NCC/BCA 2022 Part-J7 requirements where possible. Lighting to be under the max. power illumination density (4W/m2) to meet the requirements of NCC/BCA 2022 Part-J7. Sensors (motion, daylight, timers) for external and common area lighting.

Electric hot water system chosen within one star of the best available product in the range at the time of purchase.

HVAC system chosen within one star of the best available product in the range at the time of purchase. Mechanical ventilation to provide fresh air rates 50% higher than minimum from AS1668.2:2012 or to maintain CO2 level below 800ppm.

Provide Translucent roof sheets with minimum 50% VLT in warehouse area (10% of roof area).

Minimum WELS rating of fittings and fixtures:
4 Star Toilets / 5 Star Taps / 4 Star Shower Heads.

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MINIMUM FLOOR LEVEL 2.30m A.H.D.

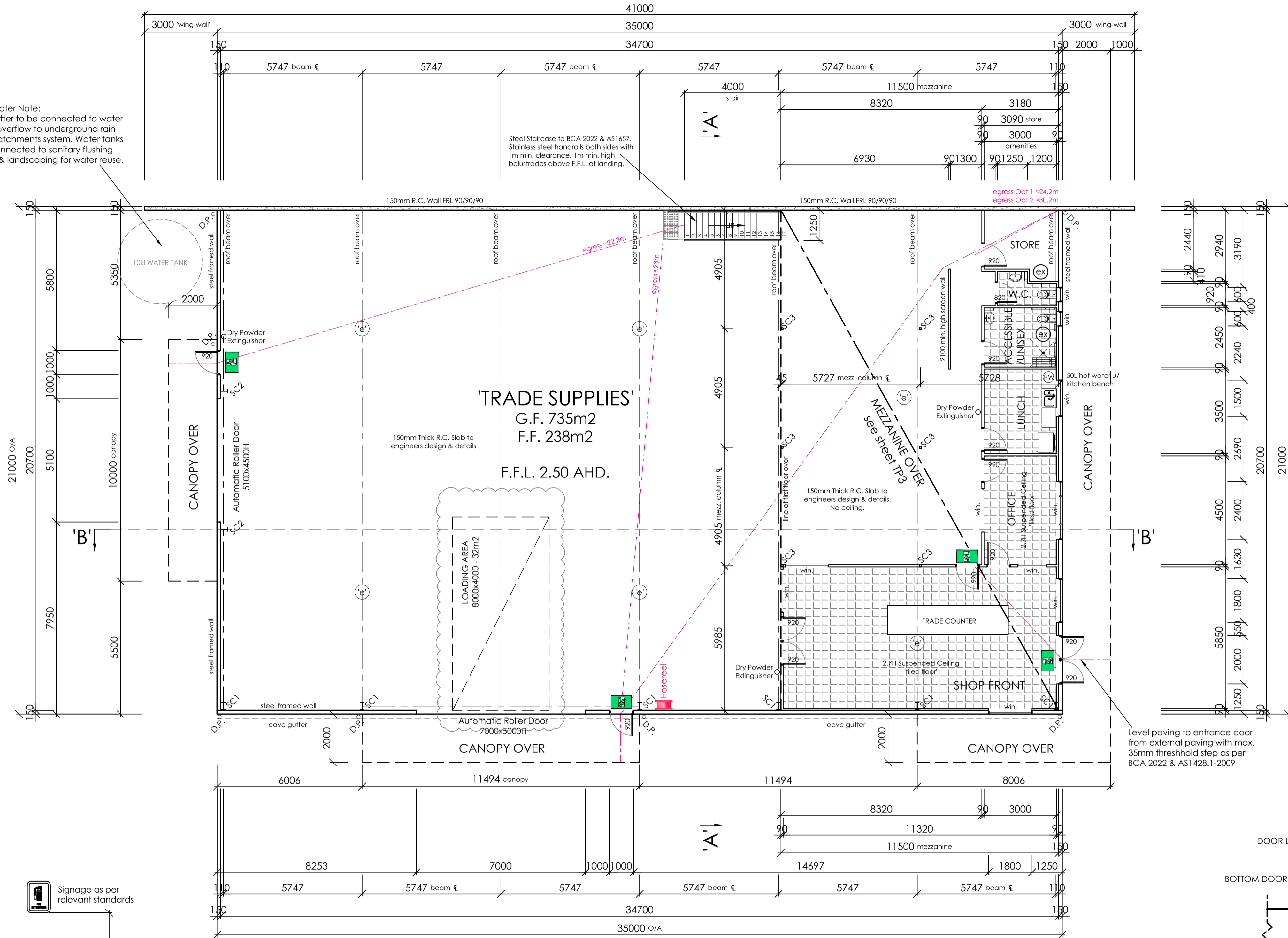
Storm Water Note:
Roof/Gutter to be connected to water tank w/overflow to underground rain water catchments system. Water tanks to be connected to sanitary flushing systems & landscaping for water reuse.

Steel Staircase to BCA 2022 & AS1657. Stainless steel handrails both sides with 1m min. clearance, 1m min. high balustrades above F.F.L. at landing.

150mm R.C. Wall FRL 90/90/90

150mm R.C. Wall FRL 90/90/90

egress Opt 1 = 34.2m
egress Opt 2 = 30.2m



GROUND FLOOR PLAN

Note: These drawings are to be read in conjunction with structural & civil engineering, fire service and fire engineering design & details.

NOTE: PLANNING APPLICATION DRAWINGS ONLY - NOT FOR CONSTRUCTION

EXITS: Illuminated exit signs where shown on the floor plans thus: 'EXIT' shall be installed in accordance with the relevant provisions of AS2293.1-2018.

'EXIT' denotes 10 watt LED exit sign (office/warehouse) as per: C0-D10 C90-C10 Clevertronics "Boxlife(tm) LED Exit Light" (or equiv.). Max 24m spacings.

'EXIT jumbo' denotes 10 watt LED exit sign (warehouse) as per: C0=D6.3 C90=E3.2 Clevertronics "Jumbo LED Exit Light" (or equiv.). Max 40m spacings.

Exit lighting shall be mounted 2700mm max. above finished floor level and located directly above or beside the required exit.

Exit doors are to be readily openable without a key by a single handed downward action from the side of the person seeking egress from the building. All door hardware to comply with BCA 2022 Part D3D26 & AS1428.1-2009.

EMERGENCY LIGHTS: Emergency lighting system where shown on the floor plans thus: 'e' shall be installed in accordance with the relevant provisions of AS2293.1-2018.

('e') denotes 1-18 watt Fluro/LED emergency luminaries mounted at 2700mm ceiling height in offices and 6m max. height in warehouse.

D32 Clevertronics "Lifelight(tm) emergency luminaries (or equiv.) to offices.

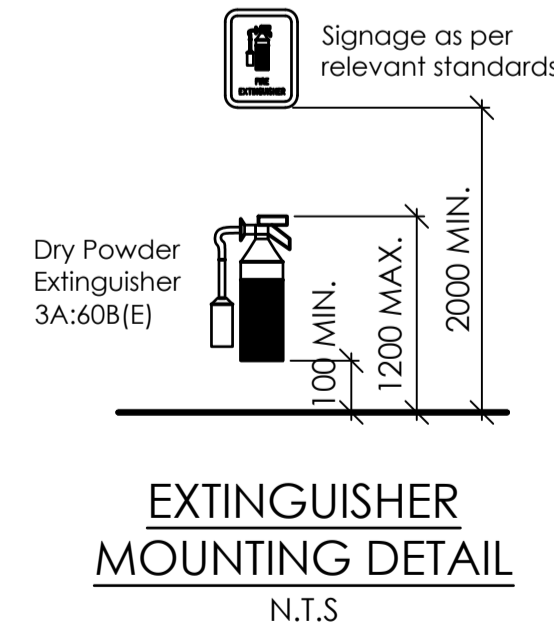
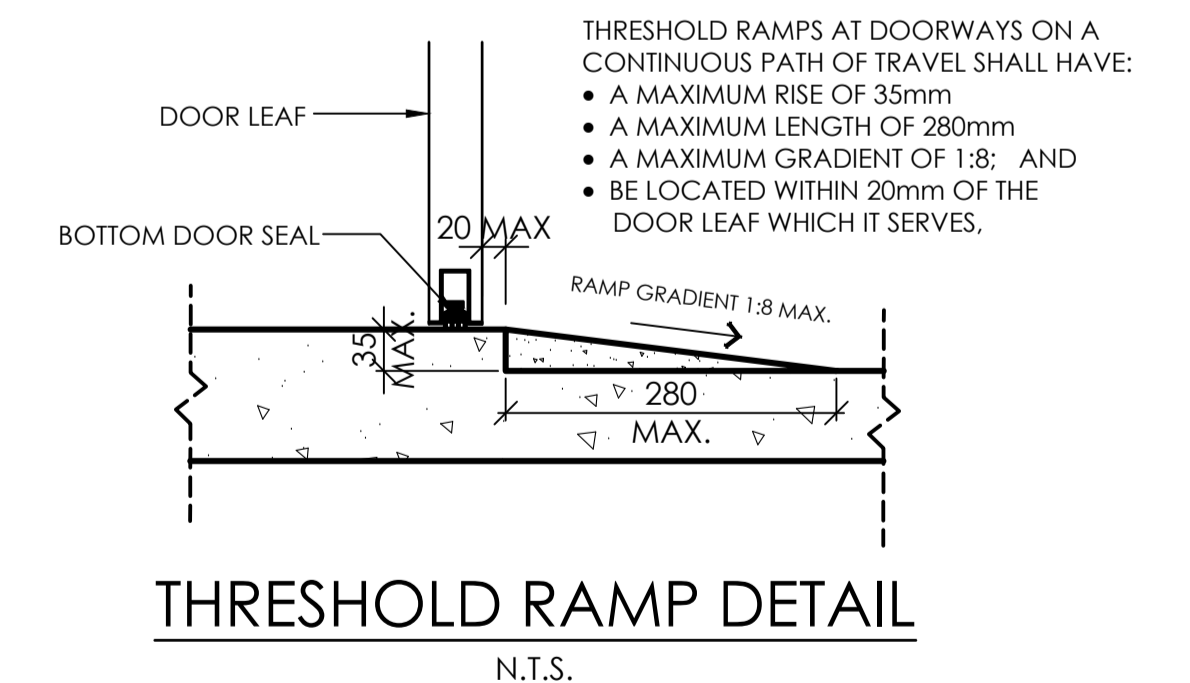
Model: EC8T136N C0=D40(bare) & C90=C40(bare) "Stanlite" (or equiv.) batten emergency luminaries for warehouses (as per AS2293.1-2018 & BCA 2022)

PART-J ELECTRIC VEHICLE REQUIREMENTS:

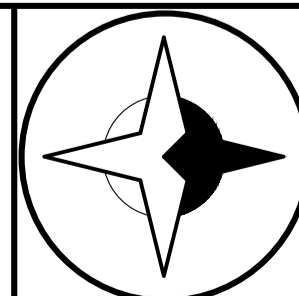
- Electrical distribution boards dedicated to serving electric vehicle charging in a carpark must--
- (a) be fitted with a charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand; and
 - (b) when associated with a Class 5 to 9 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 9:00 am to 5:00 pm daily; and
 - (c) be sized to support the future installation of a 7 kW (32 A) type 2 electric vehicle charger in--
 - (i) 20% of car parking spaces associated with a Class 3, 7b, 8 or 9 building; and
 - (f) be contain space of at least 36 mm width of DIN rail per outgoing circuit for individual sub-circuit electricity metering to record electricity use of electric vehicle charging equipment; and
 - (g) be labelled to indicate the use of the space required by (f) is for the future installation of metering equipment.

PART-J SOLAR PV REQUIREMENTS:

- (1) The main electrical switchboard of a building must--
- (a) contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for--
- (i) A PV system; and
- (ii) A Battery System; and
- (b) be sized to accommodate the installation of solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area.



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GROUND FLOOR PLAN

revision		drawing number	
Rev A - Planning RFI updates: Septic holding tank added, loading bay marked, minor notation updates.		TP2	
Rev B - SDO Overlay shown, Septic holding tank relocated, additional ESD notations added.			
designed/drawn	date	scale	job number
J.W.H.	22/04/2026	1:100 @ A1	J25056

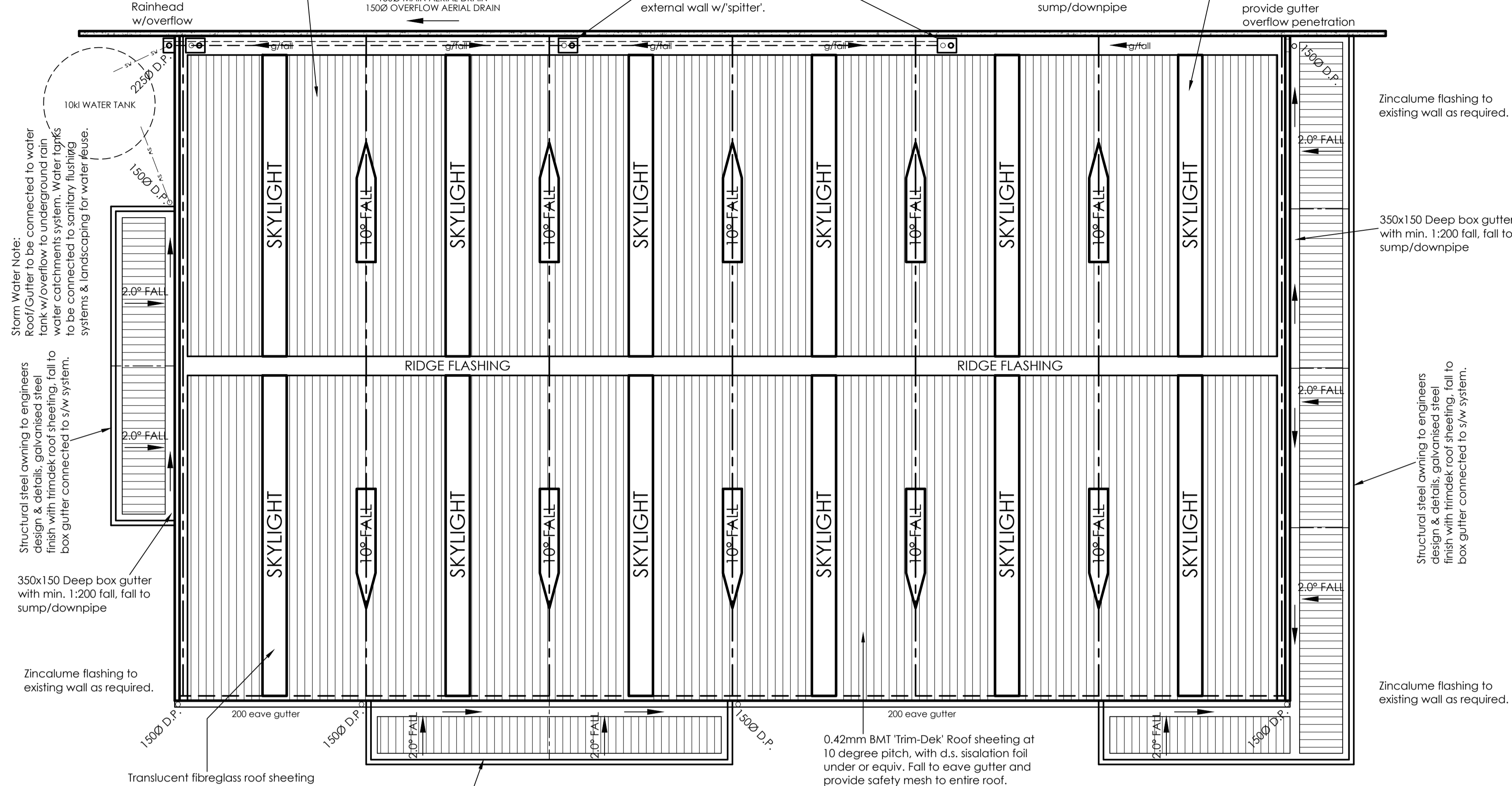
NOTE: Builder to provide min. 3kW Solar PV System. Location & Layout to be determined by contractor.

0.42mm BMT 'Trim-Dek' Roof sheeting at 10 degree pitch, with d.s. sisalation fall under or equiv. Fall to eave gutter and provide safety mesh to entire roof.

600x600 Sump with 150Ø aerial drain fall to 150Ø down pipe connected to underground storm water system. 150Ø overflow aerial drain, fall to external wall w/ splitter.

600x150 Deep box gutter with min. 1:200 fall, fall to sump/downpipe

Translucent fibreglass roof sheeting to match profile of roof deck with safety mesh grid to entire roof.



ROOF PLAN

NOTE: Roof layout and design preliminary only pending engineers design & details.

ROOFING NOTES:

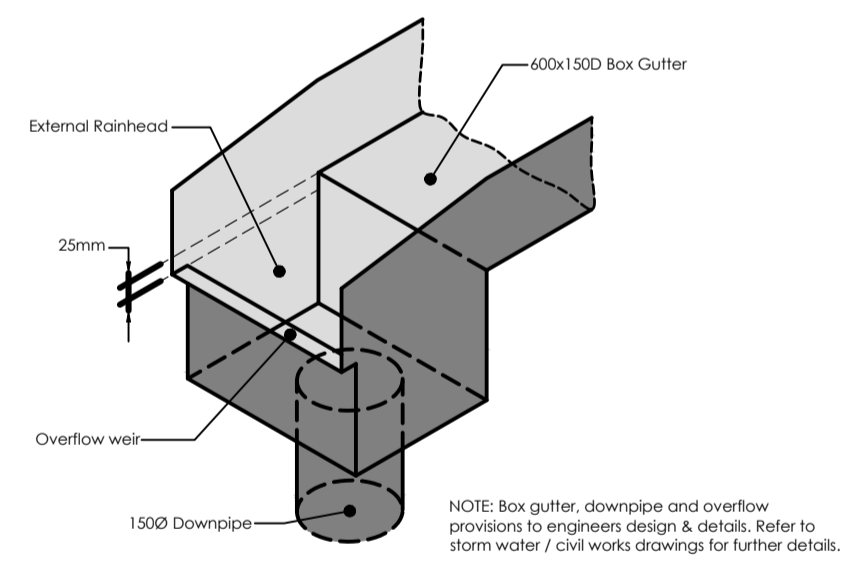
All roof work including future maintenance must be completed by a licensed roof plumber using all necessary safety equipment to comply to Work Safe Authority codes of practice.

Provide 300x150 grid safety mesh to entire roof area to code requirements.

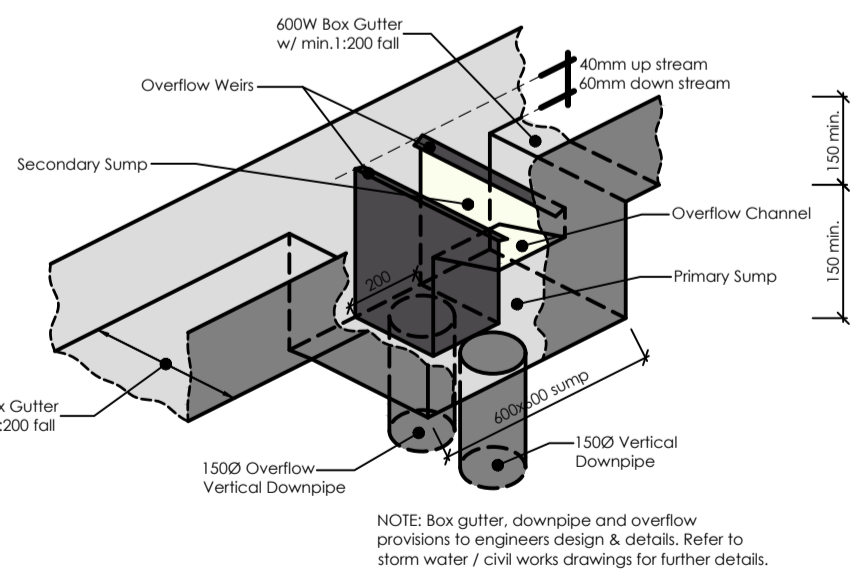
Roof Plumbing Note: All metal roof plumbing (roof sheeting, gutters, downpipes & flashings) are to comply with BCA 2022, AS/NZS 3500.3:2015 Plumbing and drainage, Part3: Stormwater drainage and SA HB 39:2015 installation code for metal roof and wall cladding.

Owner/builder to provide adequate flashings between proposed structure and neighbouring buildings. Do not undermine existing footings/foundations, refer to engineers design & details.

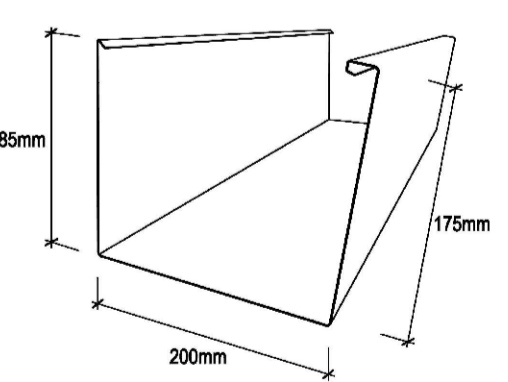
Owner/builder to discuss with the relevant building surveyor (RBS) whether protection works notices (Form 7 & 8) are required to be served to the adjoining neighbours. These completed forms must be provided to the relevant building surveyor prior to construction.



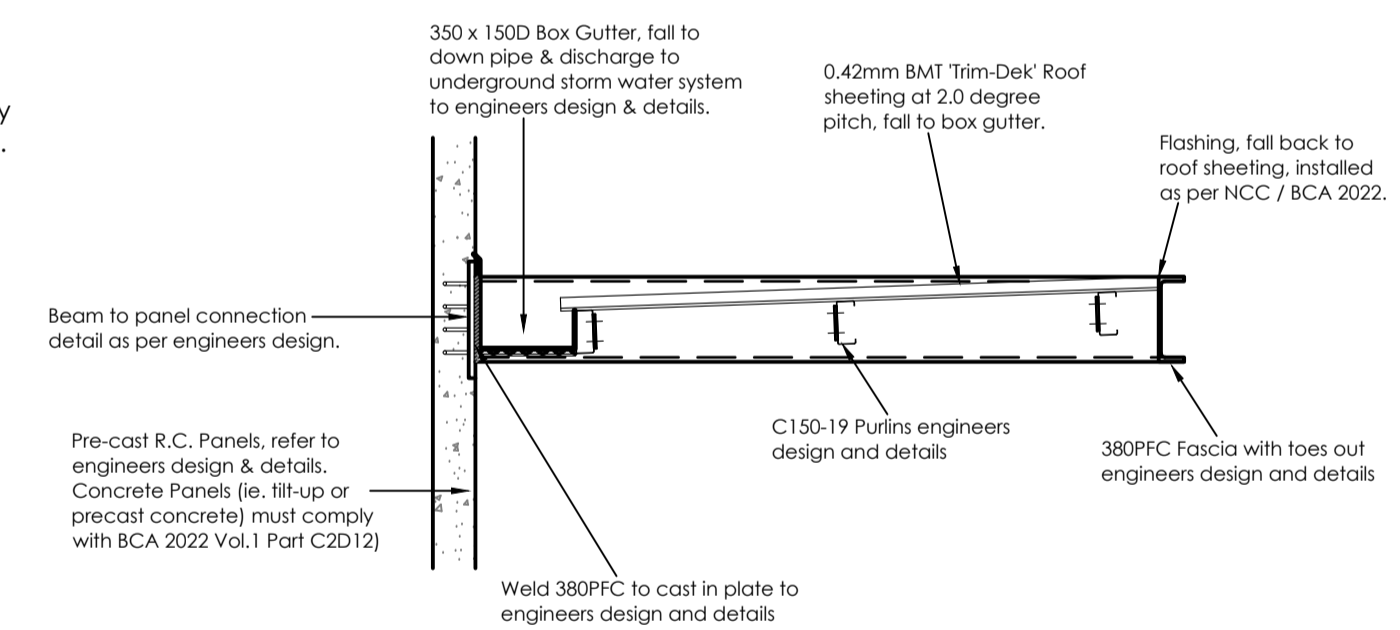
EXTERNAL RAINHEAD w/OVERFLOW PROVISION
AS/NZS 3500.3 FIGURE 3.7.3 (a)
N.T.S.



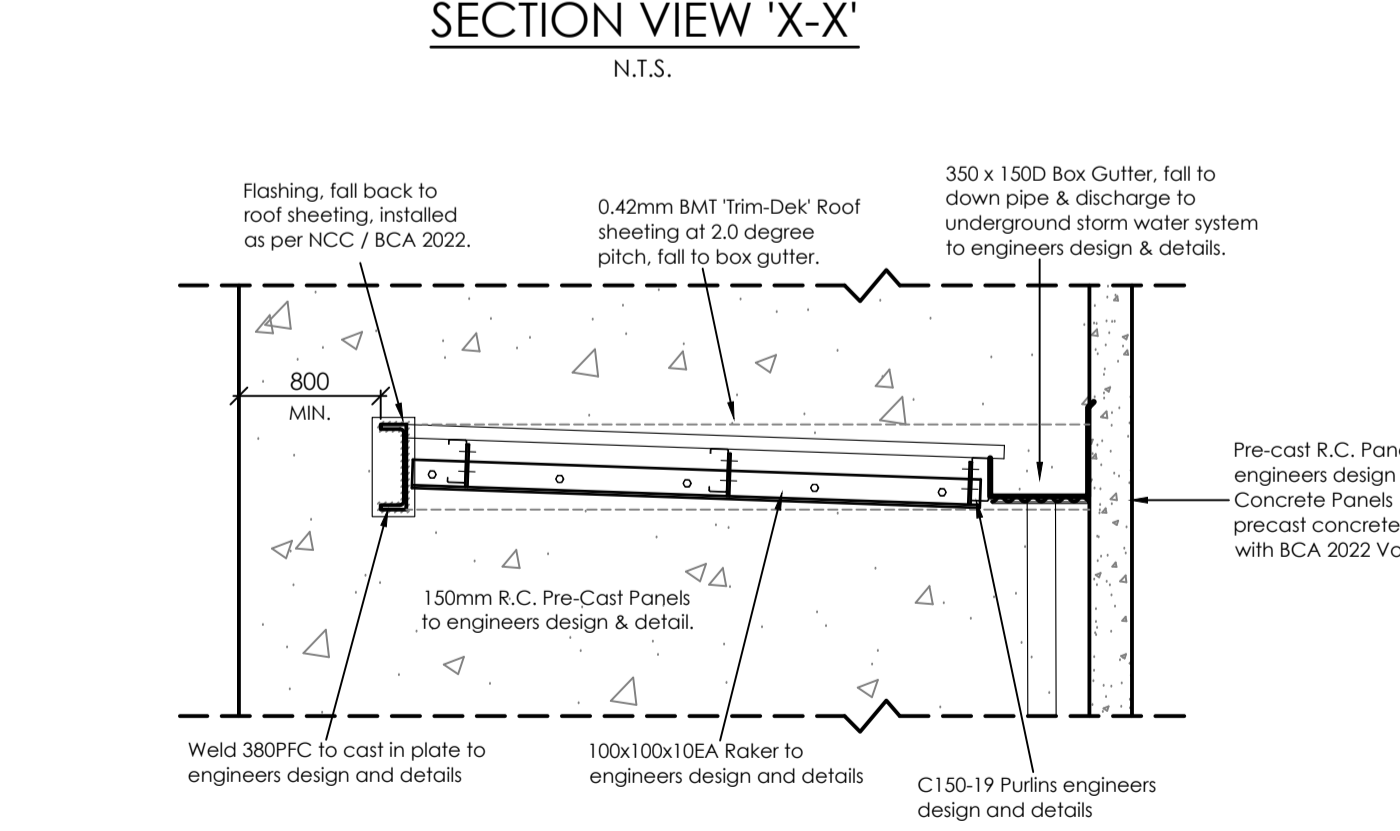
SUMP w/ HIGH CAPACITY OVERFLOW PROVISION
AS/NZS 3500.3 FIGURE 3.7.3 (c)
N.T.S.



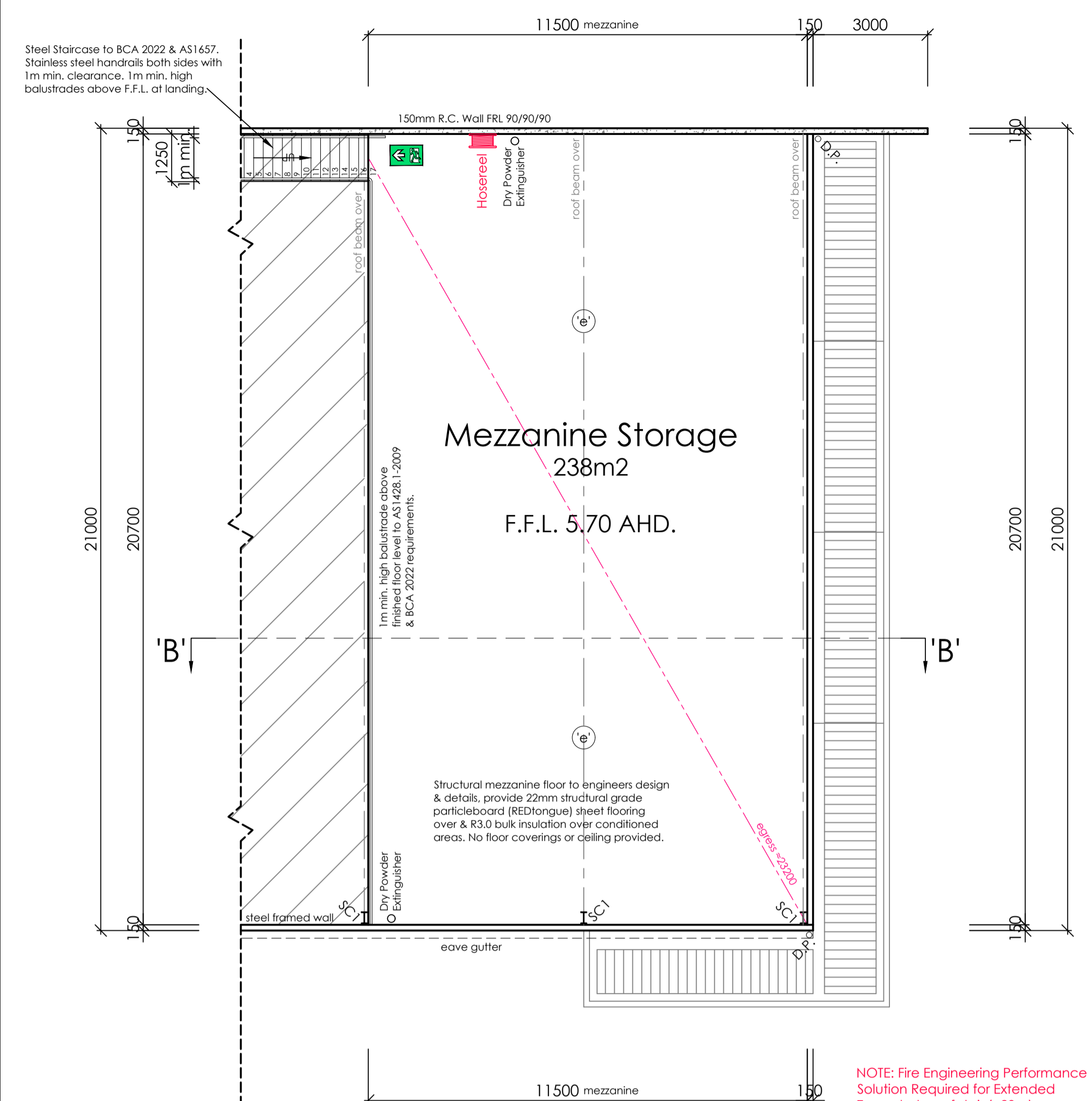
Typical Commercial Eave Gutter Section



SECTION VIEW 'X-X'
N.T.S.



SECTION VIEW 'Y-Y'
N.T.S.



FIRST FLOOR PLAN

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Exit doors are to be readily operable without a key by a single handed downward action from the side of the person seeking egress from the building. All door hardware to comply with BCA 2022 Part D3D26 & AS1428.1-2009.

EMERGENCY LIGHTS: Emergency lighting system where shown on the floor plans thus: 'e' shall be installed in accordance with the relevant provisions of AS2293.1-2018.

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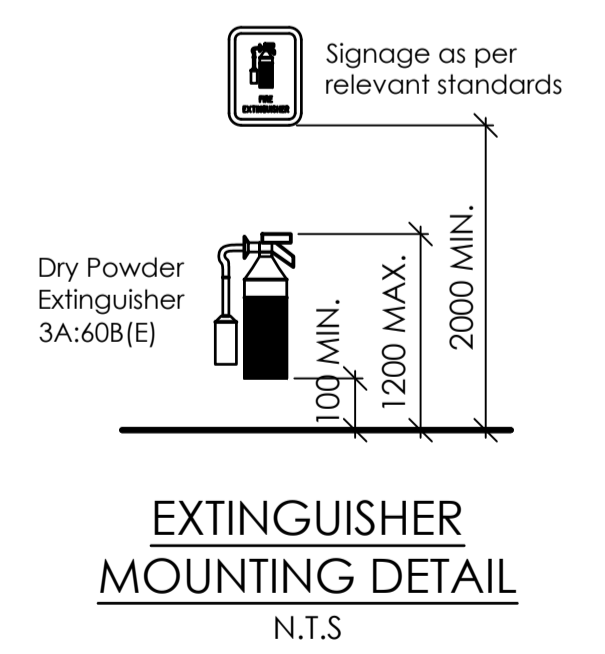
D32 Clevertronics 'Lifelight(tm) emergency luminaries (or equiv.) to offices.

Model: ECBT136N C0=D40(bare) & C90=C40(bare) 'Stanlite' (or equiv.) batten emergency luminaries for warehouses (as per AS2293.1-2018 & BCA 2022)

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NOTE: Fire Engineering Performance Solution Required for Extended Egress to top of stair (>20m). Refer to PFS by DDEG P/L for details.

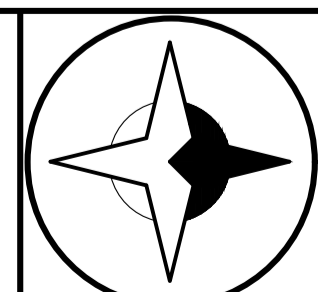
NOTE: Accessibility Performance Solution Required for reduced accessibility to first floor mezzanine storage area (justification for removal of Lift requirements). Refer to PFS by MSC P/L for details.



EXTINGUISHER MOUNTING DETAIL
N.T.S.

Note: These drawings are to be read in conjunction with structural & civil engineering, fire service and fire engineering design & details.

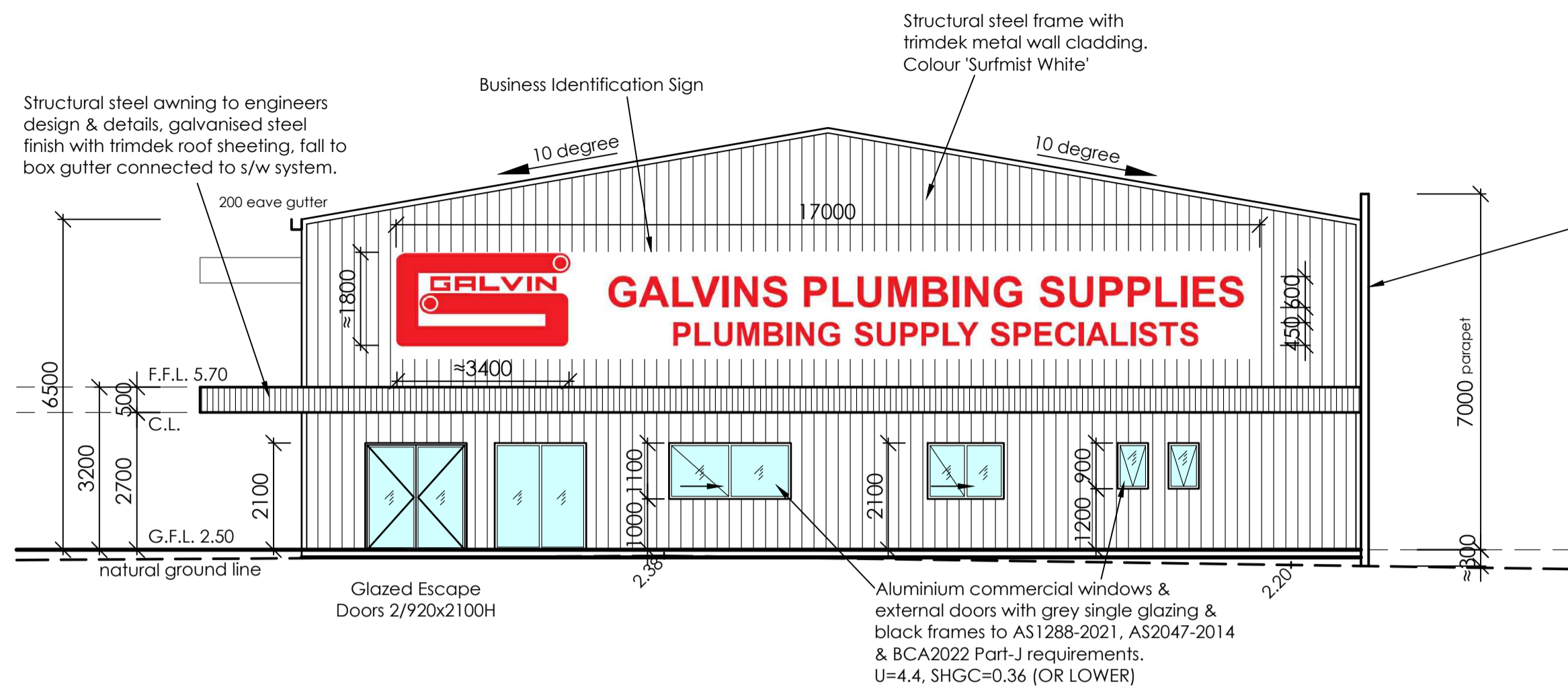
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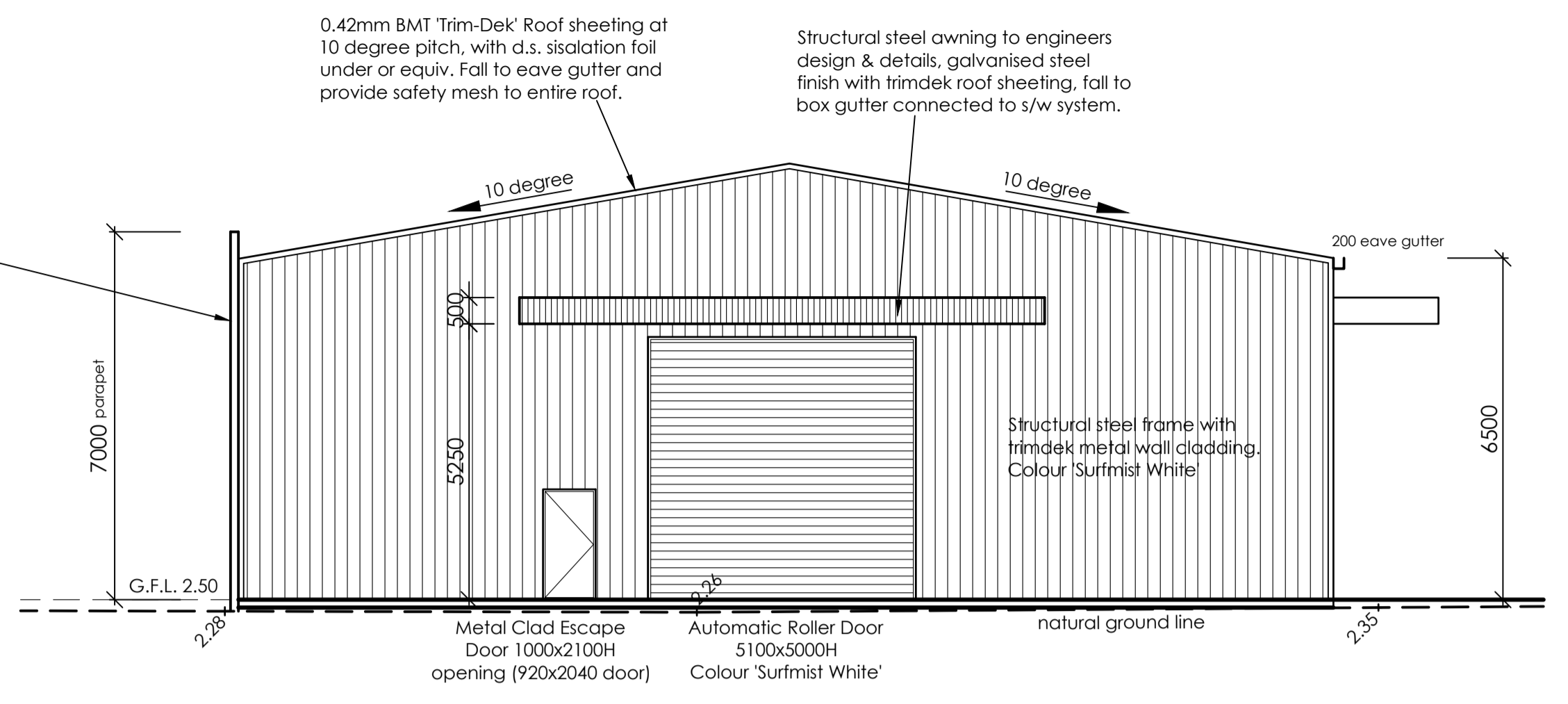
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FIRST FLOOR & ROOF PLANS

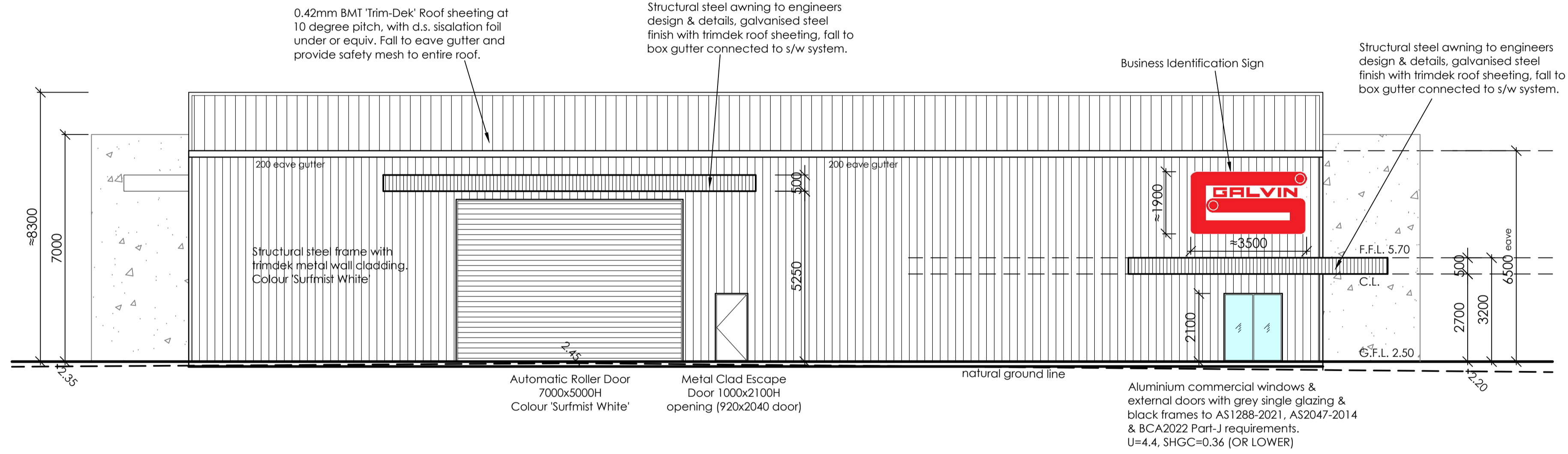
revision		drawing number	
Rev. A - Planning RFI updates: Septic holding tank loaded, loading bay marked, minor notation updates.		TP3	
Rev. B - SBO Overlay shown, Septic holding tank relocated, additional ESD notations added.			
designed/drawn	date	scale	job number
J.W.H.	22/04/2026	1:100 @ A1	J25056



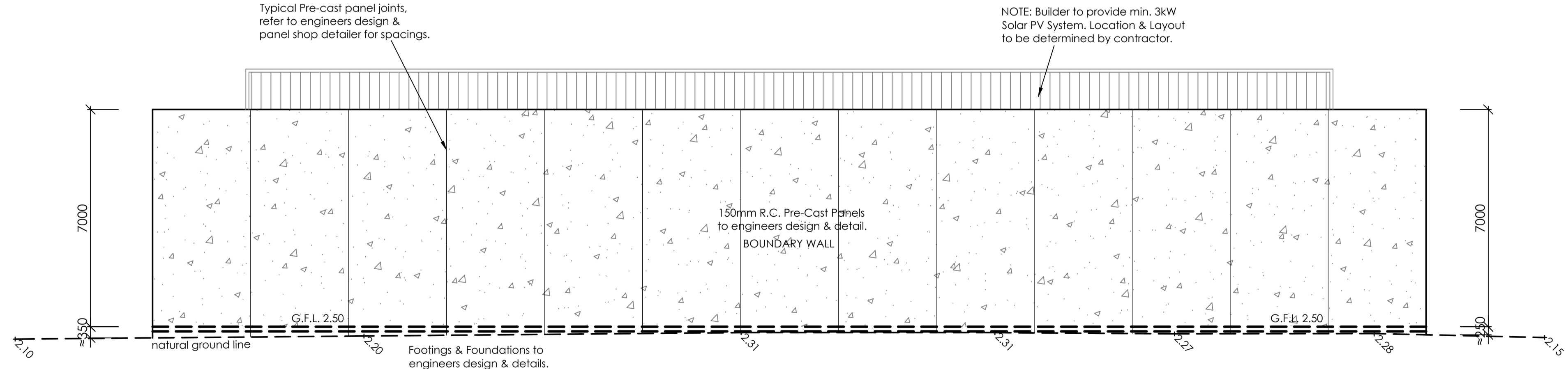
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



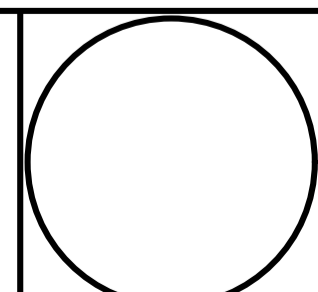
WEST ELEVATION

NOTE: SITE IS SUBJECT TO FLOODING
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 MINIMUM FLOOR LEVEL 2.30m A.H.D.

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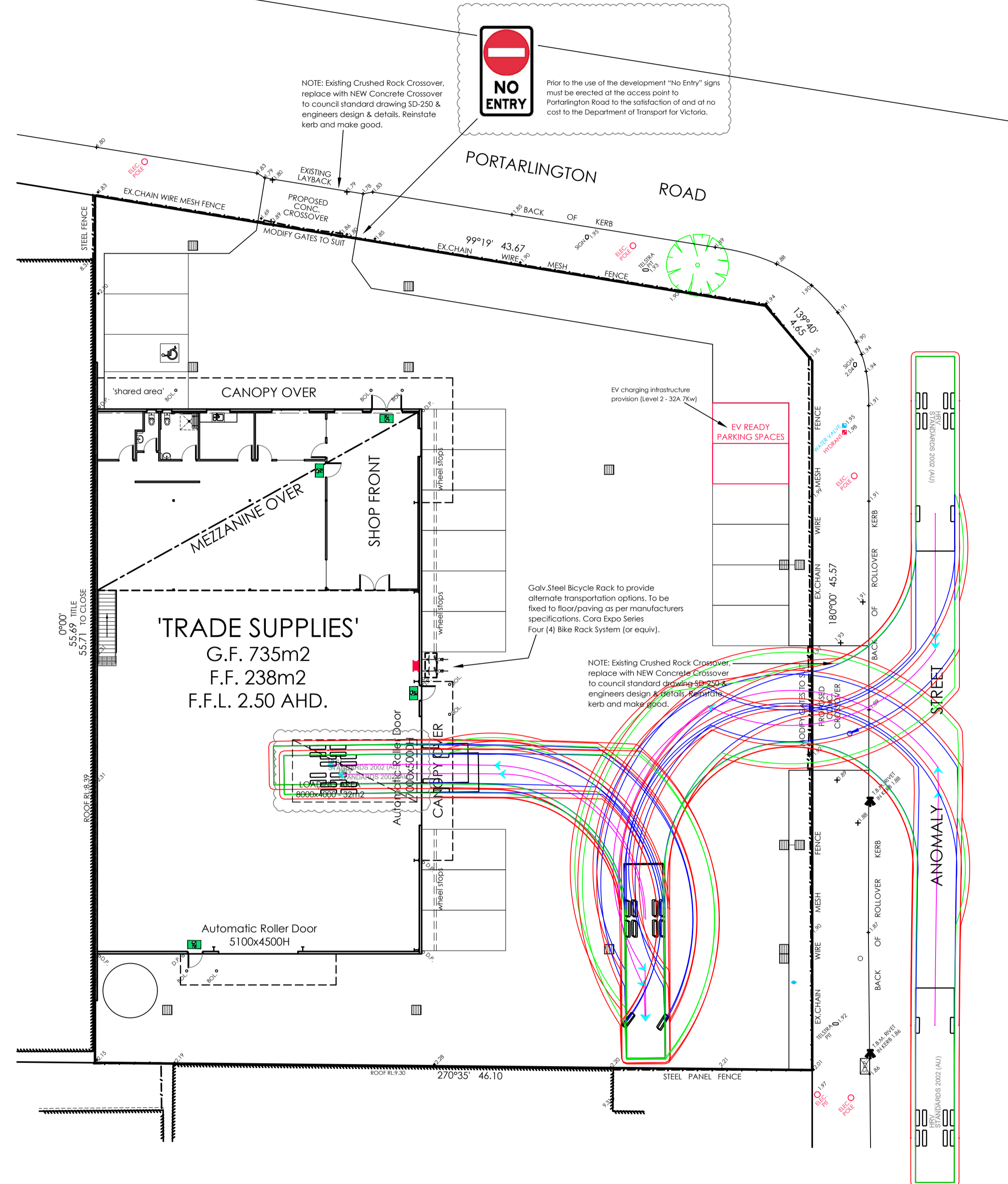


BRICLOK building design

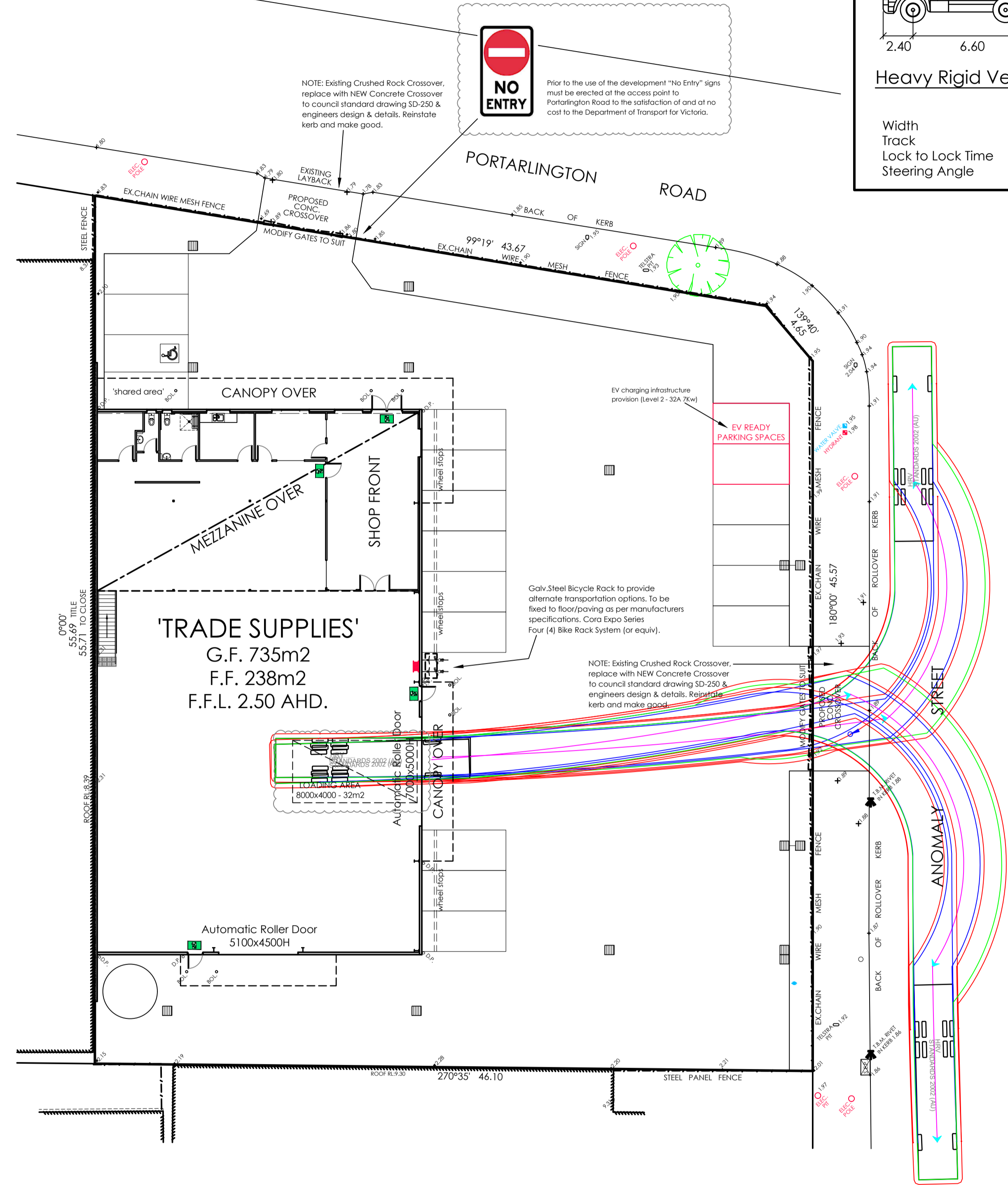
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ELEVATIONS

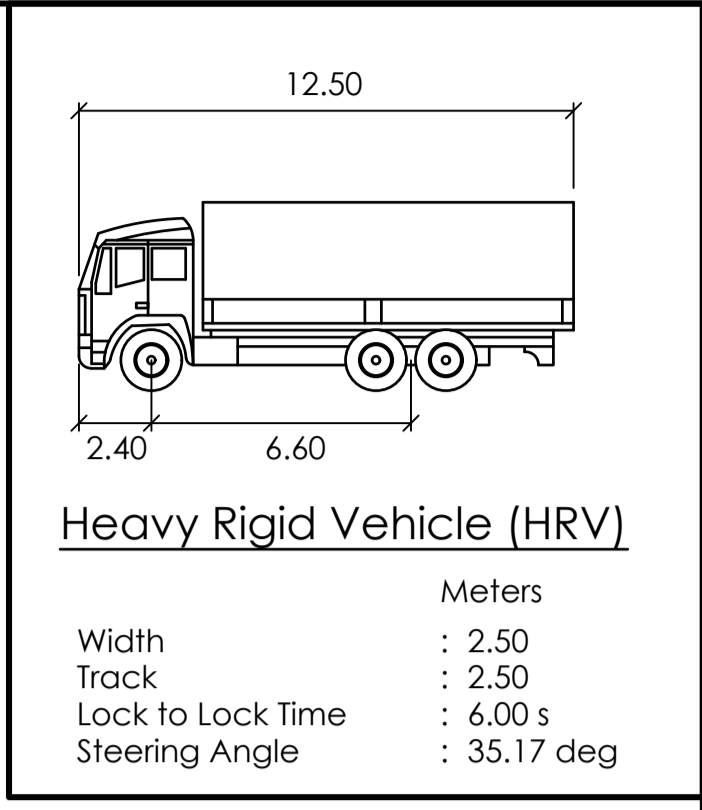
revision Rev A - Planning RFI updates: Septic holding tank added, loading bay marked, minor notation updates. Rev B - SDO Overlay shown, Septic holding tank relocated, additional ESD notations added.			drawing number TP4
designed/drawn J.W.H.	date 22/04/2026	scale 1:100 @ A1	job number J25056



HRV - TYPICAL ENTRY MANOEUVRE'S

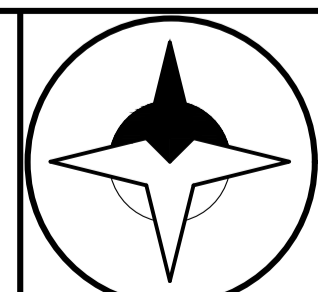


HRV - TYPICAL EXIT MANOEUVRE'S



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Legend	
Vehicle Body	— (Green line)
Wheel Tracks	— (Blue line)
Clearance Lines (300mm)	— (Red line)

TRAFFIC
TEMPLATES 1/2

revision		drawing number	
Rev A - Planning RFI updates: Septic holding tank loaded, loading bay marked, minor notation updates.		TP5	
Rev B - SDO Overlay shown, Septic holding tank relocated, additional ESD notations added.			
designed/drawn	date	scale	job number
J.W.H.	22/04/2026	1:200 @ A1	J25056