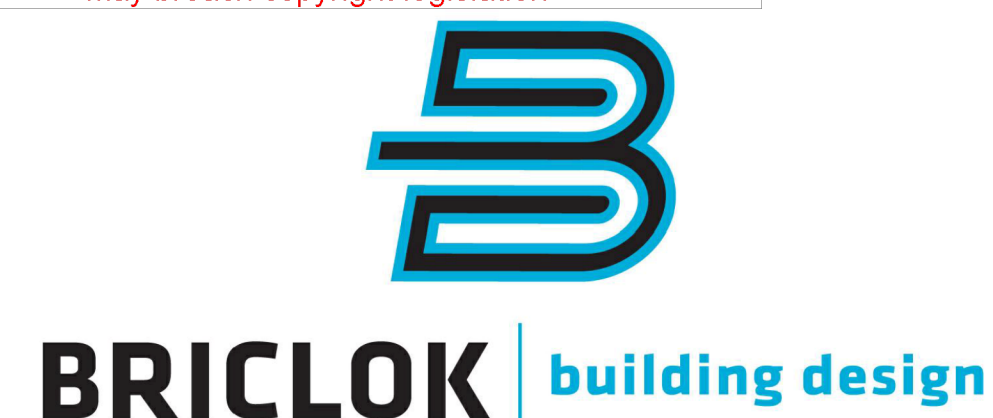


'CORE BUILD' - PROPOSED 'SNAP FITNESS' GYM at No.75-81 MURRADOC ROAD, DRYSDALE for BELLARINE COMMERCIAL DEVELOPMENTS P/L



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

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation



PO Box 938 | Bacchus Marsh | VIC 3340

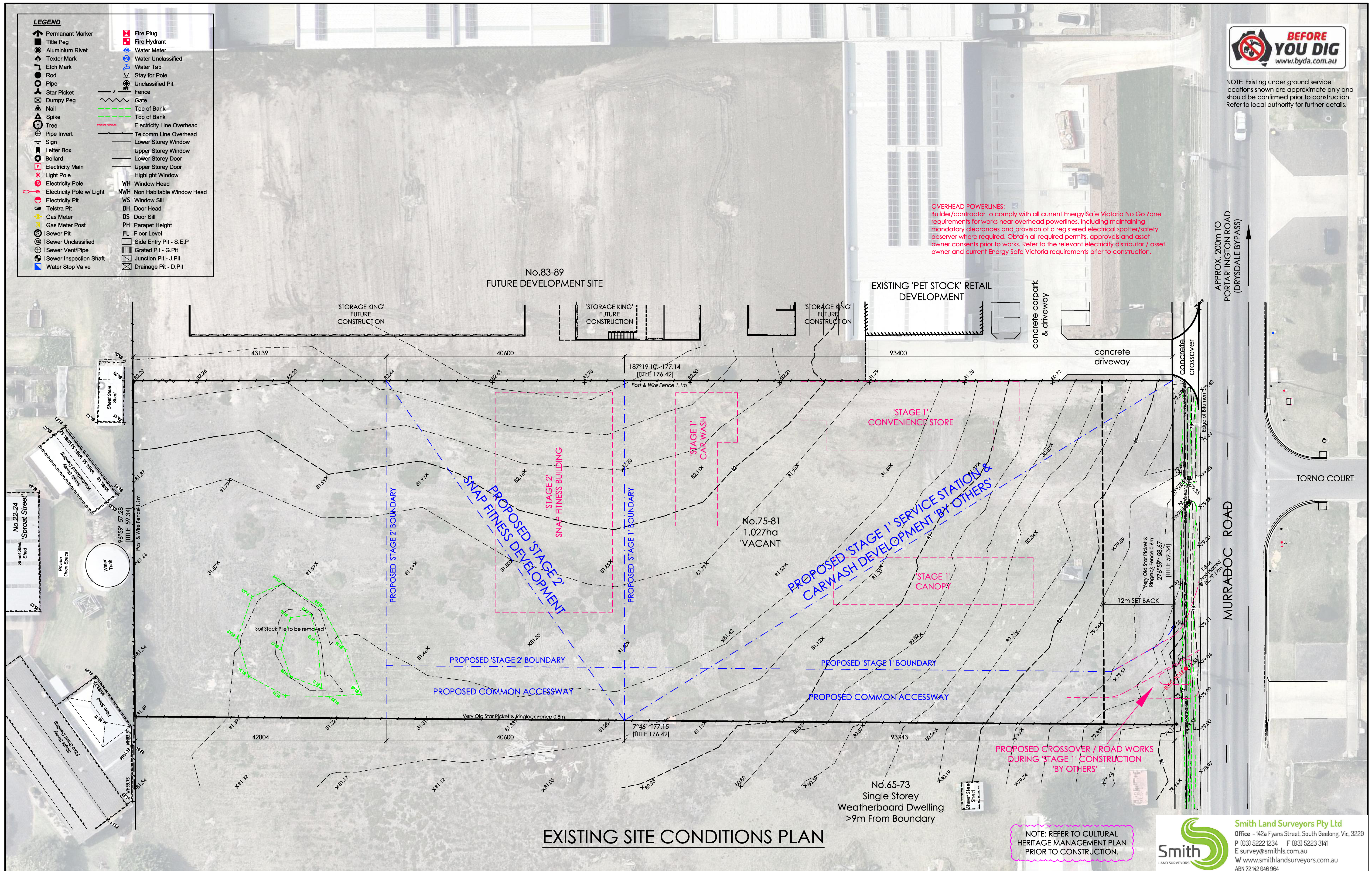
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134

PLANNING APPLICATION DRAWINGS: Rev.C2 - 13/07/2026

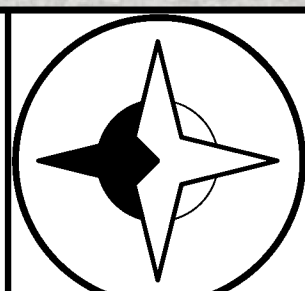
TP1. EXISTING SITE CONDITIONS PLAN
TP2. PROPOSED SITE PLAN
TP3. PART SITE PLAN
TP4. FLOOR PLANS

TP5. ELEVATIONS
TP6. ROOF PLANS
LS1. LANDSCAPING PLAN
TT1. TRAFFIC TEMPLATES 1/2
TT2. TRAFFIC TEMPLATES 2/2

Rev.A - Engineers drainage design added, ESD notes updated to suit sustainability report, Office/Amenities layout changes.
Rev.B - TP RFI > Additional bike parking for visitors and staff added, mechanical plant area nominated, ESD updates, WMP bin area updates and MRV swept paths added. Additional fencing notations & details added. Lighting updates.
Rev.C - TP RFI > Acoustic window, door, ceiling & fence requirements.
Rev.C2 - TP RFI > Additional water tanks added to suit civil updates.



'CORE BUILD' - PROPOSED 'SNAP FITNESS' GYM
No.75-81 MURRADOC ROAD, DRYSDALE
BELLARINE COMMERCIAL DEVELOPMENTS P/L



PO Box 938 | Bacchus Marsh | VIC 3340
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134
THIS PLAN REMAINS THE INTELLECTUAL PROPERTY & COPYRIGHT OF
BRICLOK BUILDING DESIGN P/L AND CANNOT BE REPRODUCED IN ANY WAY WITHOUT THE EXPRESS
PERMISSION OF BRICLOK BUILDING DESIGN P/L

**EXISTING SITE
CONDITIONS PLAN**

revision	date	scale	job number
Rev A - Engineer drainage design added, ESD notes updated to suit sustainability report, Office/Amenities layout changes. Rev B - TP RH - Additional bike parking for visitors and staff added, mechanical plant area nominated, ESD updates, WWP bin area updates and MBV sweep paths added, Additional fencing notations & details added, Lighting updates. Rev C - TP RH - Acoustic window, door, ceiling & fence requirements. Rev D - TP RH - Additional weather notes added to suit civil updates.	13/07/2026	1:300 @ A1	J25061
designed/drawn			
J.W.H.			

SITE ANALYSIS

TOTAL SITE AREA	= 10,269 m2
STAGE 1 WORKS AREA	= 5,455 m2
STAGE 2 WORKS AREA	= 2,299 m2
STAGE 3 WORKS AREA	= 2,515 m2

PROPOSED WORKS AREA

TOTAL WORKS AREA	= 2,299 m2
PROPOSED TOTAL FLOOR AREA	= 750 m2
TOTAL SITE COVERAGE OF WORKS AREA	= 33 %

NOTE:
REFER TO ALL RELEVANT APPROVED PLANS, PERMITS, AUTHORITY
REQUIREMENTS AND SPECIALIST REPORTS, INCLUDING CIVIL, TRAFFIC,
WASTE, SUSTAINABILITY / WSUD, ACOUSTIC, LIGHTING, BUSHFIRE,
ECOSYSTEM / BIODIVERSITY AND CHMP DOCUMENTATION.

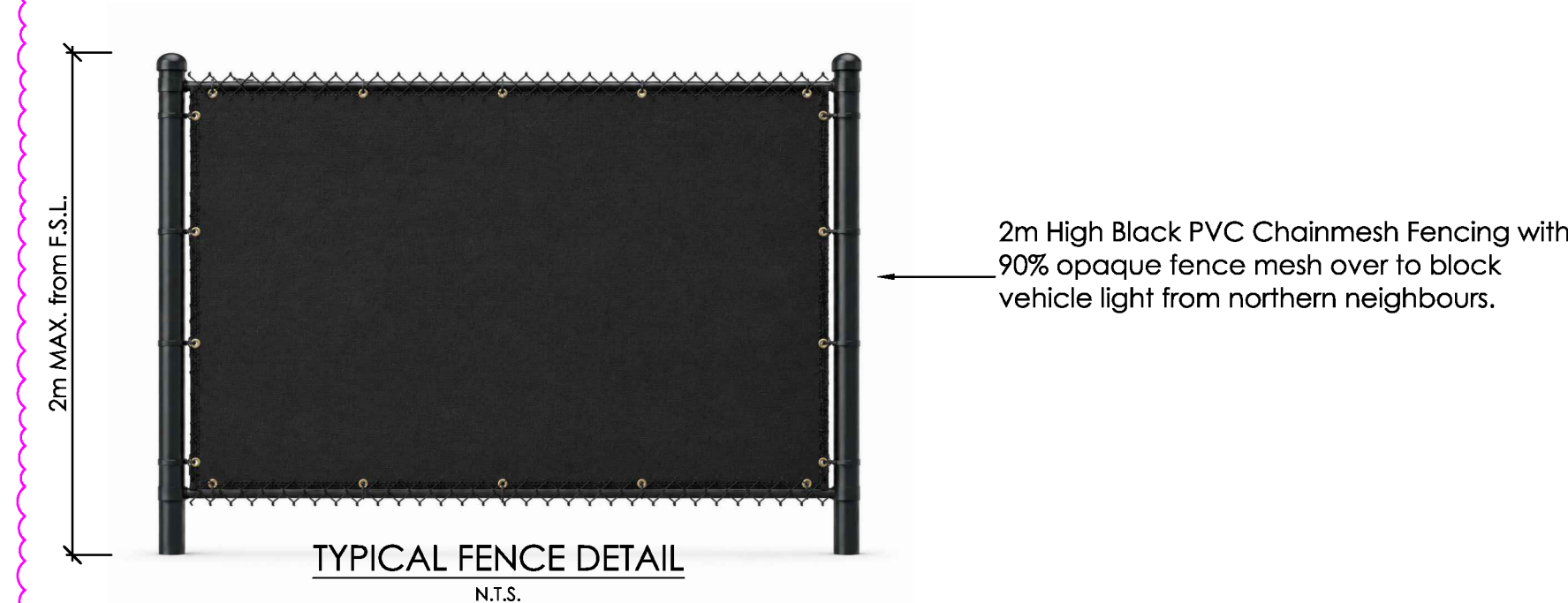
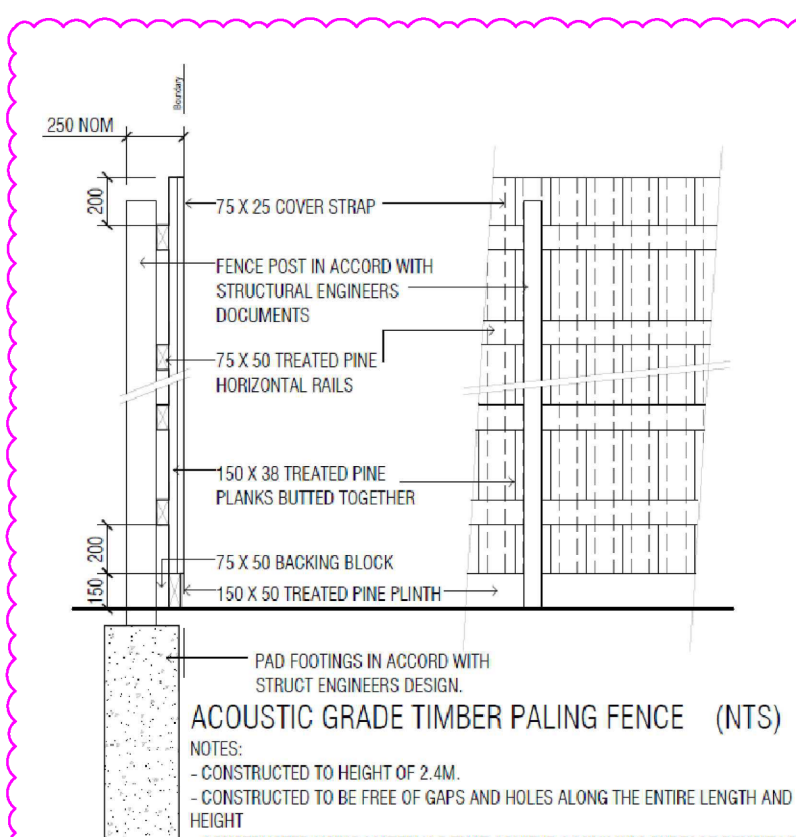
BUILDER / CONTRACTOR TO ALLOW FOR ALL APPLICABLE CONDITIONS, RECOMMENDATIONS AND COORDINATION REQUIREMENTS.

Mechanical Note:
Plant locations are nominal and to be confirmed by mechanical design by others. Mechanical ventilation to comply with AS 1668.2, AS/NZS 3666.1 and NCC 2022 Part F6D6, including 75% increase in outdoor air above AS 1668 minimum rates.

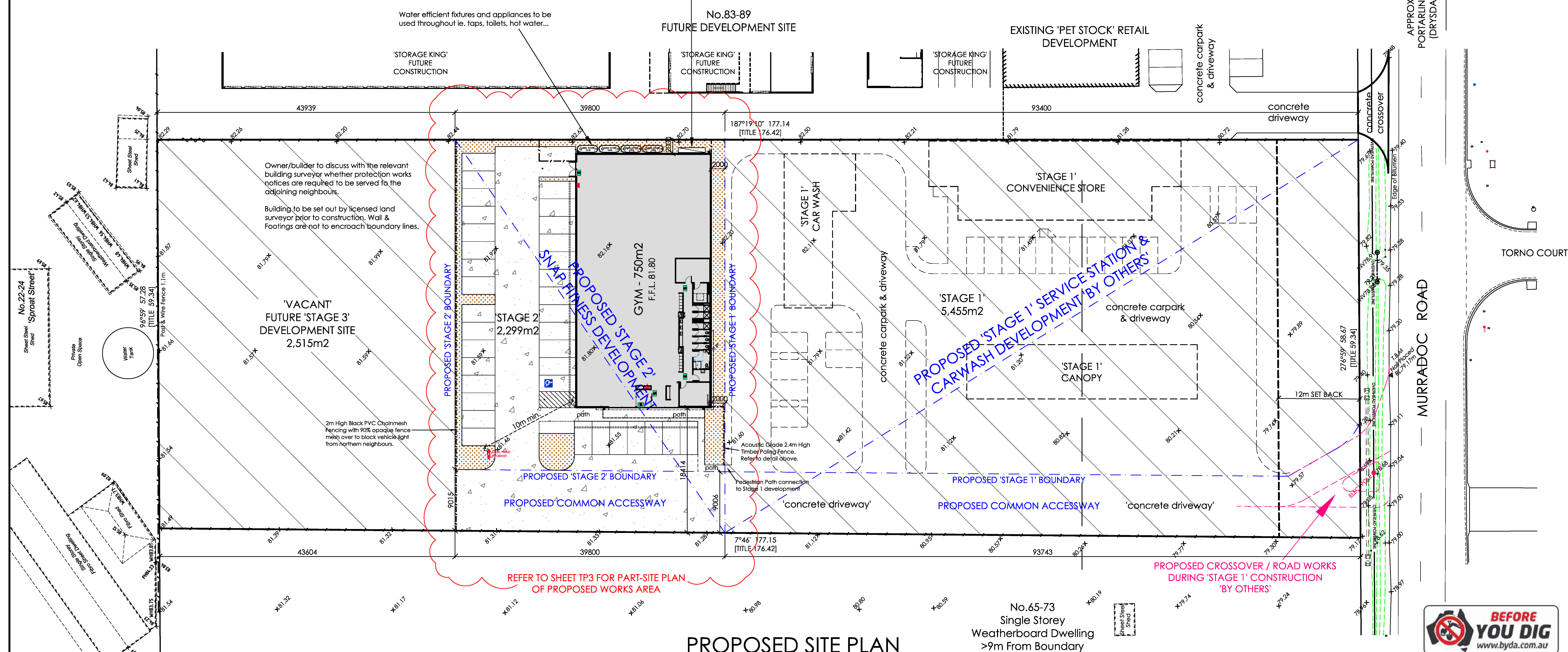
Plant to comply with SLR Acoustic Assessment requirements:
 roof-mounted plant to be located to the south-east roof area with
 combined sound power level below 80 dBA; any ground-level plant to
 be located on the southern side of the gym. If these requirements
 cannot be met, acoustic review is required prior to final plant selection /
 installation. Compliance certification to be provided prior to occupancy.

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

Water efficient fixtures and appliances to be used throughout ie. taps, toilets, hot water...



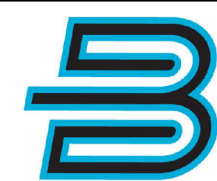
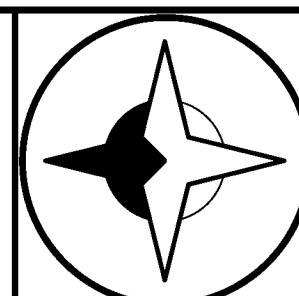
OVERHEAD POWERLINES:
Builder/contractor to comply with all current Energy Safe Victoria No Go Zone requirements for works near overhead powerlines, including maintaining mandatory clearances and provision of a registered electrical spotter/safety observer where required. Obtain all required permits, approvals and asset owner consents prior to works. Refer to the relevant electricity distributor / asset owner and current Energy Safe Victoria requirements prior to construction.



PROPOSED SITE PLAN

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

'CORE BUILD' - PROPOSED 'SNAP FITNESS' GYM
No.75-81 MURRADOC ROAD, DRYSDALE
BELLARINE COMMERCIAL DEVELOPMENTS P/L



BRICLOK | building design

PO Box 938 | Bacchus Marsh | VIC 3340
 [REDACTED]
 VIC Registered Building Practitioner: DP-AD 25793
 AS Licensed Building Services Provider: 264632134
 THIS PLAN REMAINS THE INTELLECTUAL PROPERTY & COPYRIGHT OF
 CLOCK BUILDING DESIGN PTY. AND CANNOT BE REPRODUCED IN ANY WAY WITHOUT THE EXPRESS
 PERMISSION OF CLOCK BUILDING DESIGN PTY.

PROPOSED SITE PLAN

<u>revision</u>			
Rev.A - Engineers drainage design added. ESD notes updated to suit sustainability report. Office/Amenities layout changes.			
Rev.B - TP RRI > Additional bike parking for visitors and staff added.			
Rev.C - Mechanical plant area nominated. ESD updates. WWP bin area updates and MKRV sweep paths added. Additional fencing notations & details added. Lighting updates.			
Rev.C - TP RRI > Acoustic window, door, ceiling & fence requirements.			
Rev.C2 - TP RRI > Additional water tanks added to suit civil updates.			
<u>designed/drawn</u>	<u>date</u>	<u>scale</u>	
I W H	13/07/2026	1:30	

drawing number
TP2
job number
0 @ A1 1250

NOTE: Existing under ground service locations shown are approximate only and should be confirmed prior to construction. Refer to local authority for further details.

GENERAL NOTES:

Toilets to be mechanically ventilated to outside air as per AS1668.2-2012, AS/NZS 3666.1-2011 and BCA 2022 Part F6D6 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 to AS1288-2021 & BCA 2022 Part F6D5 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. ie: 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 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:

Gym Area, Offices, Toilets & Amenities to be mechanically ventilated to outside air as per AS1668.2-2012, AS/NZS 3666.1-2011 and BCA 2022 Part F6D6 requirements. A 75% increase in outdoor air over AS 1668:2012 is to be achieved (sustainability requirements).

Compliance certificate from contractor to be supplied to building surveyor prior to occupancy.

ENERGY EFFICIENCY NOTES:
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 for warehouse) to meet the requirements of NCC/BCA 2022 Part-J7D3.

Lighting sensors (daylight/motion/timers) for external and common area lighting.

Fixtures (e.g. taps and hot water system) provided as part of base building work have to be chosen within one WELS star of best available at the time of purchase.

Minimum WELS rating of fittings and fixtures: 4 Star Toilets & Shower heads, 5 Star Taps, Hot water system within 1 star of best available.

NCC 2022 Part-J commitment to meet requirement with 10% increase on minimum floor and ceiling insulation where required / applicable.

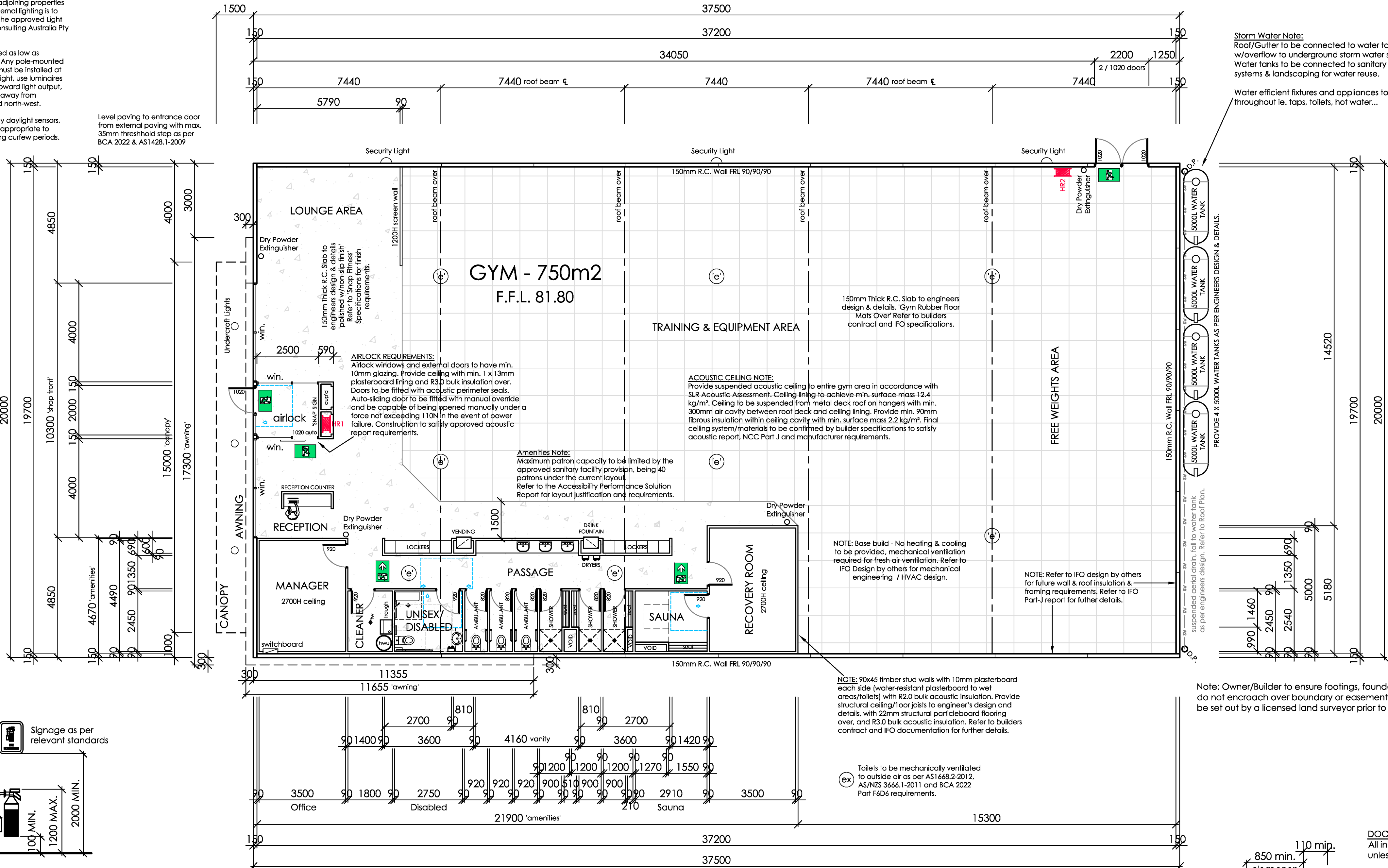
Performance Solution Note
Compliance with NCC 2022 Volume One Performance Requirement F3P1 – Weatherproofing for precast concrete external walls is achieved via a Performance Solution prepared by Briclok Building Design P/L (Ref: J25061 PSR). This solution has been peer reviewed by a registered engineer and is subject to approval by the Relevant Building Surveyor (RBS). Refer to the PSR for full details, conditions, and limitations.

EXTERNAL LIGHTING NOTE:
All external lighting is to be LED, baffled/shielded, full cut-off type and directed downward within the subject land only. External lighting must be located, mounted and aimed to avoid unreasonable light spill, glare or direct view of the light source from adjoining properties and nearby residential receivers. External lighting is to comply with AS/NZS 4282:2023 and the approved Light Spill Assessment prepared by SLR Consulting Australia Pty Ltd.

Wall/security lights are to be mounted as low as practicable and aimed downward. Any pole-mounted lighting to the gym site, if required, must be installed at the lowest practicable mounting height, use luminaires with minimal backlight, have zero upward light output, and be directed inward/southward away from residential receivers to the north and north-west.

External lighting is to be controlled by daylight sensors, timers and/or motion sensors where appropriate to reduce unnecessary operation during curfew periods.

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



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

Water efficient fixtures and appliances to be used throughout ie. taps, toilets, hot water...

Note: Owner/Builder to ensure footings, foundations and walls do not encroach over boundary or easement lines. Building to be set out by a licensed land surveyor prior to construction.

DOOR NOTES:
All internal doors to be 920x2040 min. unless noted otherwise.

850 min. clear opening required once installed.

Provide removable door hinges.

Doorways shall have a minimum luminance contrast of 30% (min. 50mm width) between door leaf and jamb, door leaf and adjacent wall, door leaf and architrave etc.

Exit Doors to be readily openable without a key by a single handed downward (max.20n) action or pushing action and in accordance with the BCA Vol.1 2022 & AS1428.1-2009

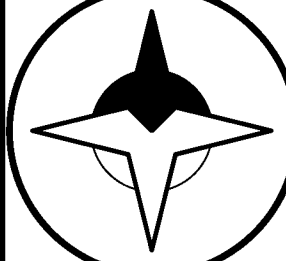
FLOOR PLAN

DOOR DETAILS

N.T.S.

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

'CORE BUILD' - PROPOSED 'SNAP FITNESS' GYM
No.75-81 MURRADOC ROAD, DRYSDALE
BELLARINE COMMERCIAL DEVELOPMENTS P/L



PO Box 938 | Bacchus Marsh | VIC 3340
m: [REDACTED]
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134
THIS PLAN REMAINS THE INTELLECTUAL PROPERTY & COPYRIGHT OF BRICLOK BUILDING DESIGN P/L AND CANNOT BE REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF BRICLOK BUILDING DESIGN P/L

FLOOR PLAN

revision		drawing number	
Rev.A - Engineers drainage design added, ESD notes updated to suit sustainability report, Office/Amenities layout changes.		TP4	
Rev.B - TP RH - Additional bike parking for visitors and staff added, mechanical plant area nominated, ESD updates, WWP bin area updates and MBV swept paths added. Additional fencing notations & details added. Lighting updates.			
Rev.C - TP RH - Acoustic window, door, ceiling & fence requirements.			
Rev.D - TP RH - Additional water tanks added to suit civil updates.			
designed/drawn	date	scale	job number
J.W.H.	13/07/2026	1:100 @ A1	J25061

CORE BUILD / FIT-OUT SCOPE NOTE:

These building design plans prepared by Briclok Building Design relate to the base building shell and core services only for the purpose of the owner/lessor building permit approval.

All tenancy fit-out works, including internal layout, finishes, fixtures, equipment and associated services, are by others and excluded from this documentation unless noted otherwise. Such works are to be separately designed, documented and approved by the incoming tenant/lessee or their appointed consultants, under a separate building permit where required.

Refer to separate Interior Fit-Out (IFO) documentation for detailed tenancy layout and finishes. The fit-out team is responsible for ensuring those works comply with the NCC 2022, Building Regulations 2018 (Vic), relevant Australian Standards, and applicable authority requirements.

ROOFING NOTES:

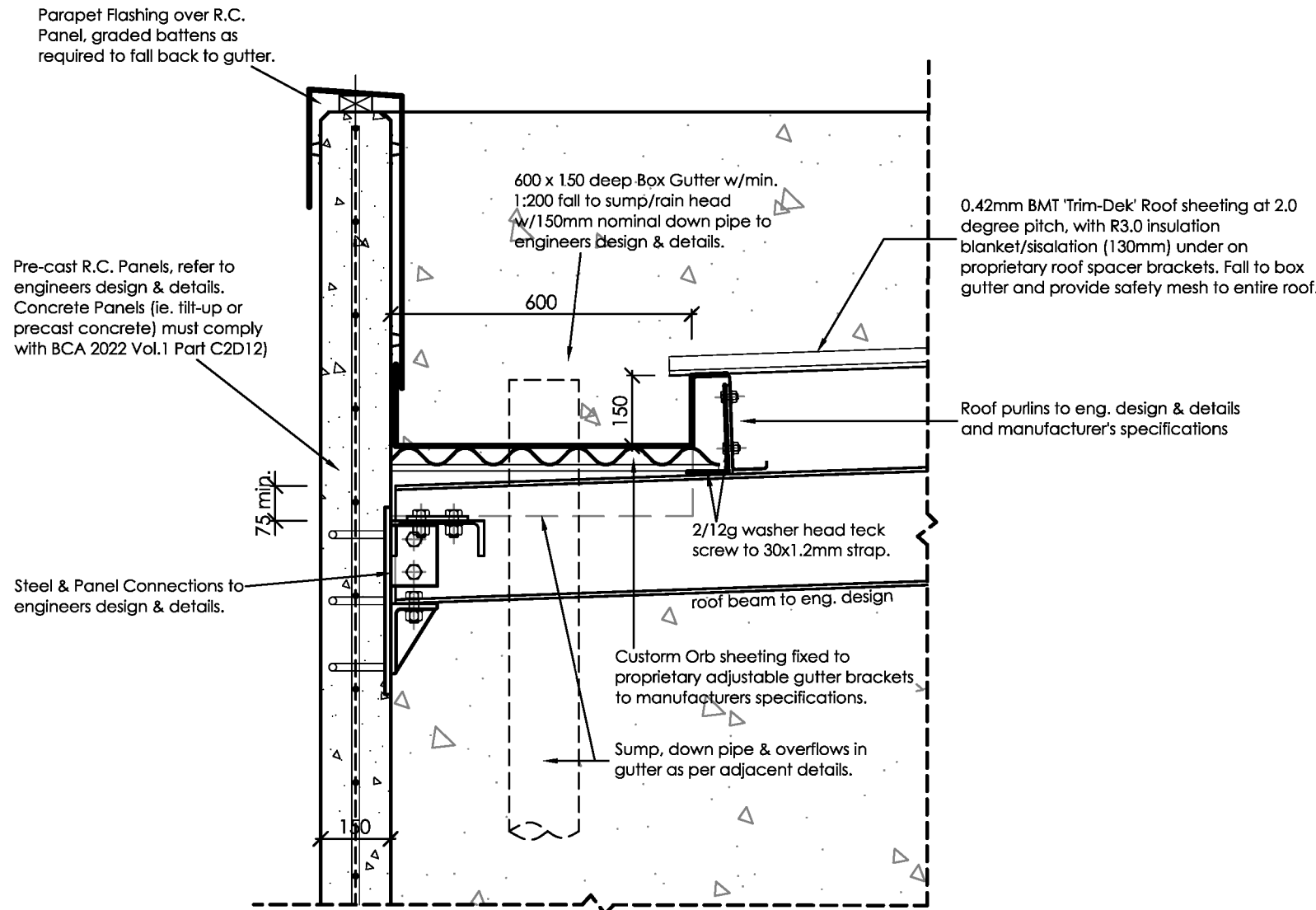
All roof plumbing work is to be carried out by a licensed roof plumber, and all construction and maintenance works are to be undertaken using appropriate fall protection, access systems and safety equipment in accordance with WorkSafe Victoria requirements and applicable codes of practice.

Provide 300 x 150 safety mesh to roof areas as required by the approved design, relevant standards and site safety requirements.

Roof Plumbing Note: All metal roof plumbing, including roof sheeting, gutters, downpipes and flashings, is to comply with NCC 2022, AS 1562.1:2018 Design and installation of sheet roof and wall cladding — Metal, AS/NZS 3500.3:2021 Plumbing and drainage, Part 3: Stormwater drainage, and SA HB 39:2015 Installation code for metal roof and wall cladding, as amended.

Provide adequate flashings between the proposed works and adjoining buildings. Do not undermine existing footings or foundations. Refer to the engineer's design and details.

The owner/builder is to confirm with the relevant building surveyor whether protection work is required for adjoining property. Where required, the applicable notices, including Form 7 and Form 8, are to be issued and provided in accordance with the Building Act 1993 and Building Regulations 2018 (Vic) before works proceed.



TYPICAL BOX GUTTER DETAIL

N.T.S.

SOLAR PV
Provide minimum 5.0 kW solar PV system above tenancy in accordance with the planning approval, manufacturer's specifications and approved electrical design. Final size and location to be confirmed by the contractor prior to installation.

NOTE:
The nominated 5.0 kW system is a minimum requirement only in accordance with the planning approval. Any increase in system size, output or associated battery storage is subject to tenant requirements, available roof area, electrical capacity and contractor coordination.

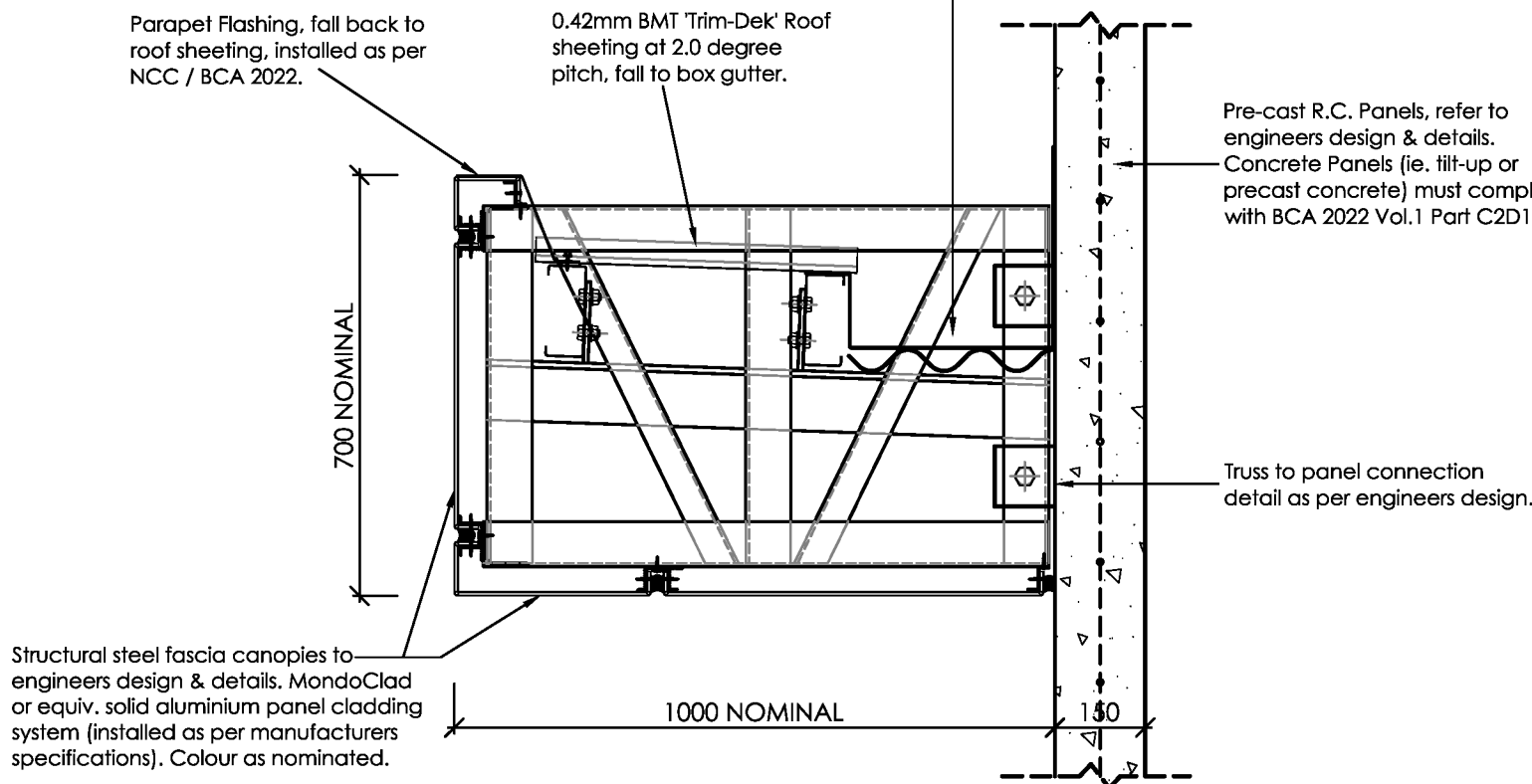
NCC 2022 J9D5 – Facilities for Solar Photovoltaic and Battery Systems:
The main electrical switchboard is to contain a minimum of 2 spare three-phase circuit breaker slots and 4 labelled DIN rail spaces for future PV and battery systems, and be sized to accommodate solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area. Maintain a minimum of 20% clear roof area for future PV installation unless exempt under NCC 2022 J9D5.

(RV) Roof mounted rotary roof cowl, with vermin proof mesh.

(RA) Roof mounted make-up air cowl, with vermin proof mesh.

To mechanical engineers design & details. Design compliance certificate to be provided.

NOTE: Rotary vents for base build only and may be obsolete once fit out HVAC design has been approved / implemented. Roof vents to be removed, sheeting/flushing to be made good as required.



TYPICAL 'FTI' CANOPY DETAIL

N.T.S.

ACOUSTIC CEILING NOTE:
Provide suspended acoustic ceiling to entire gym area in accordance with SLR Acoustic Assessment. Ceiling lining to achieve min. surface mass 12.4 kg/m². Ceiling to be suspended from metal deck roof on hangers with min. 300mm air cavity between roof deck and ceiling lining. Provide min. 90mm fibrous insulation within ceiling cavity with min. surface mass 2.2 kg/m². Final ceiling system/materials to be confirmed by builder specifications to satisfy acoustic report, NCC Part J and manufacturer requirements.

0.42mm BMT 'Trim-Dek' Roof sheeting at 2.0 degree pitch, with R3.0 insulation blanket/sisalation (130mm) under on proprietary roof spacer brackets. Fall to box gutter and provide safety mesh to entire roof.

600x200 Deep box gutter with min. 1:200 fall, fall to sump/downpipe

1500 MAIN AERIAL DRAIN
1500 OVERFLOW AERIAL DRAIN

600x600 Sump with 1500 down pipe connected external rain head w/overflow. Connect to water tank / underground storm water system.

External Rain-head with overflow, connected to down pipe / underground storm water system.

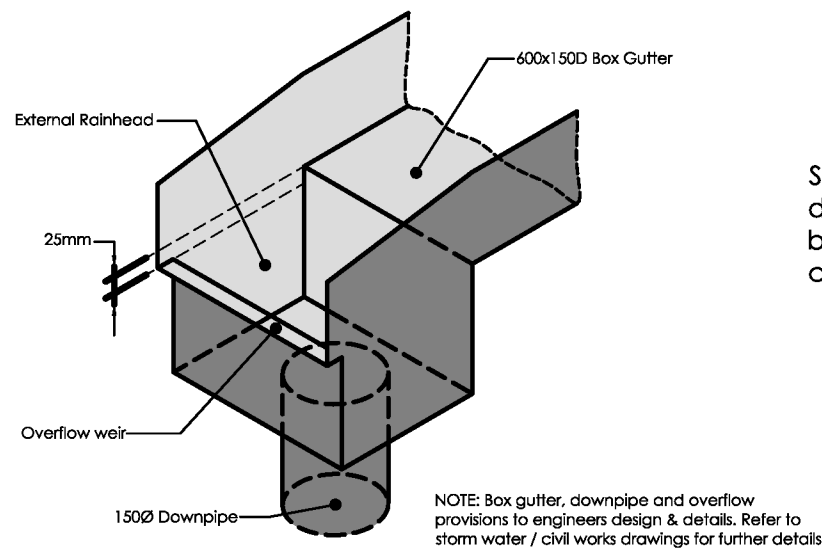
Storm Water Note:
Roof/Gutter to be connected to water tank w/overflow to underground storm water system. Water tanks to be connected to sanitary flushing systems & landscaping for water reuse.

Water efficient fixtures and appliances to be used throughout i.e. taps, toilets, hot water...

Zincalume flashings to be provided all round as required.

0.42mm BMT 'Trim-Dek' Roof sheeting at 2.0 degree pitch, with R3.0 insulation blanket/sisalation (130mm) under on proprietary roof spacer brackets. Fall to box gutter and provide safety mesh to entire roof.

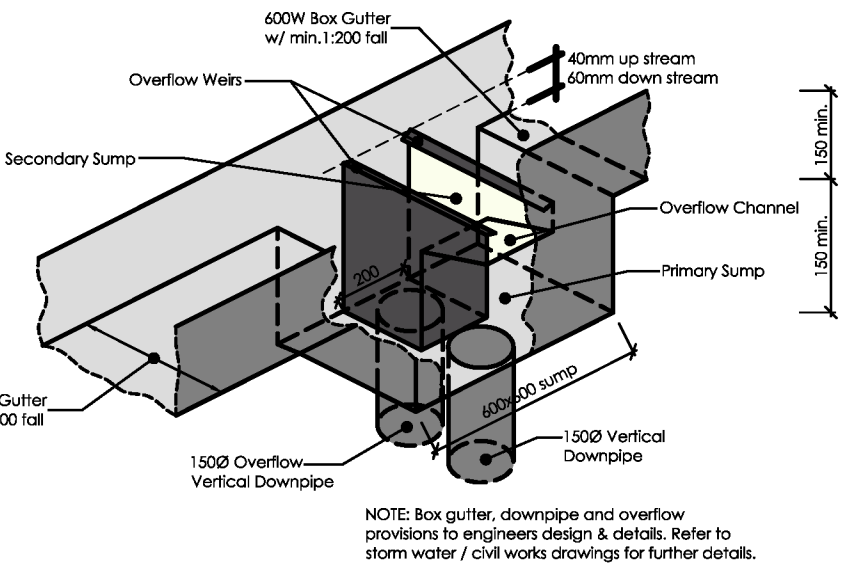
External Rain-head with overflow, connected to down pipe / underground storm water system.



EXTERNAL RAINHEAD w/OVERFLOW PROVISION

AS/NZS 3500.3 FIGURE 3.7.3 (a)

N.T.S.

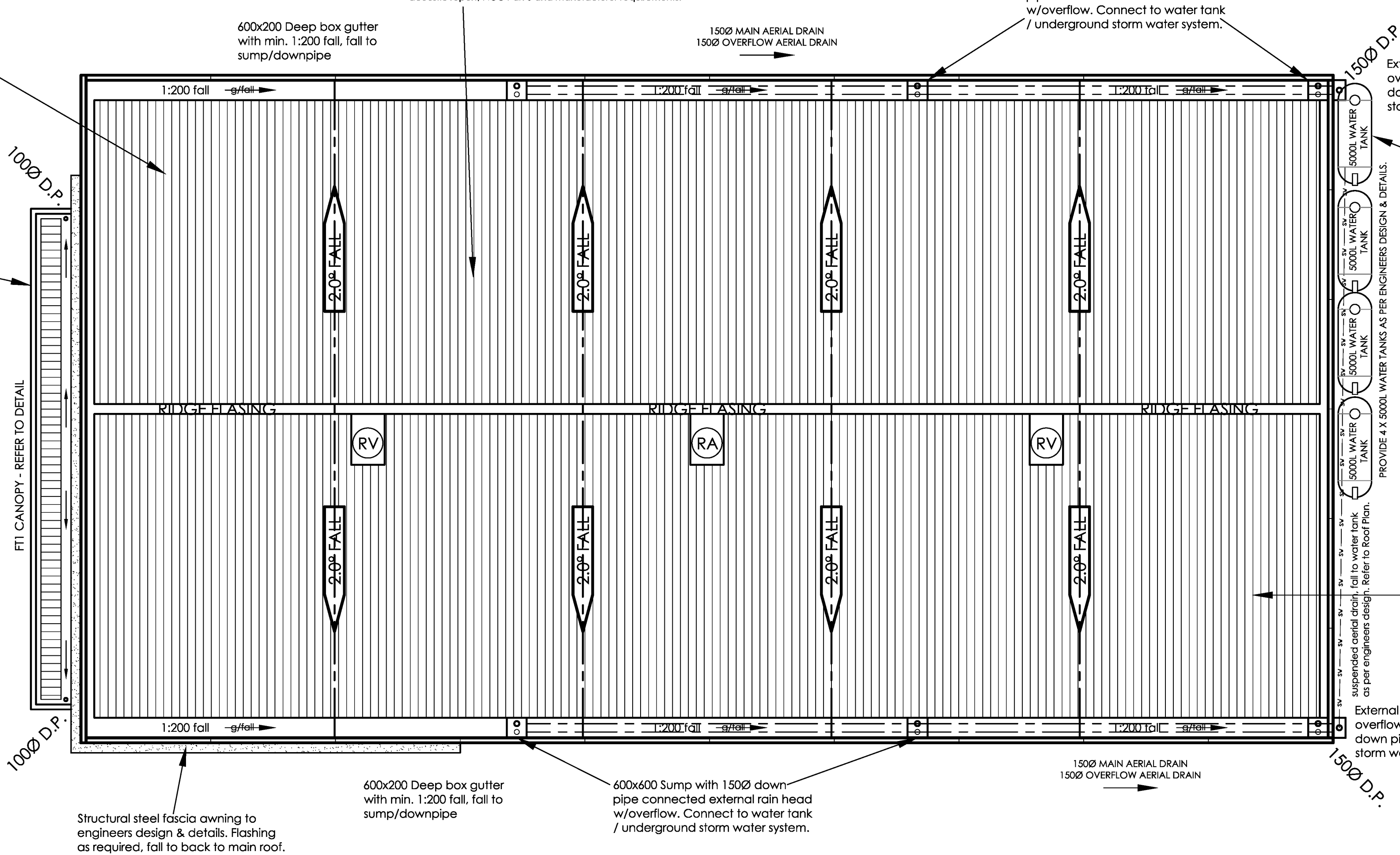


SUMP w/ HIGH CAPACITY OVERFLOW PROVISION

AS/NZS 3500.3 FIGURE 3.7.3 (c)

N.T.S.

(ex) Toilets to be mechanically ventilated to outside air as per AS1688.2-2012, AS/NZS 3666.1-2011 and BCA 2022 Part F6D6 requirements.



Structural steel fascia awning to engineers design & details. Flashing as required, fall to back to main roof.

600x200 Deep box gutter with min. 1:200 fall, fall to sump/downpipe

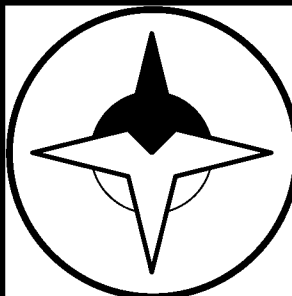
600x600 Sump with 1500 down pipe connected external rain head w/overflow. Connect to water tank / underground storm water system.

1500 MAIN AERIAL DRAIN
1500 OVERFLOW AERIAL DRAIN

ROOF PLAN

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

'CORE BUILD' - PROPOSED 'SNAP FITNESS' GYM
No.75-81 MURRADOC ROAD, DRYSDALE
BELLARINE COMMERCIAL DEVELOPMENTS P/L



BRICLOK building design

PO Box 938 | Bacchus Marsh | VIC 3340
m: [REDACTED]
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134
THIS PLAN REMAINS THE INTELLECTUAL PROPERTY & COPYRIGHT OF BRICLOK BUILDING DESIGN P/L AND CANNOT BE REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF BRICLOK BUILDING DESIGN P/L

ROOF PLAN

revision	drawing number		
Rev.A - Engineer drainage design added, ESD notes updated to suit sustainability report, Office/Amenities layout changes. Rev.B - TP RH - Additional bike parking for valves and start added, mechanical plant area nominated, ESD updates, WWP bin area updates and MBV swept paths added. Additional fencing notations & details added. Lighting updates. Rev.C - TP RH - Acoustic window, door, ceiling & fence requirements. Rev.C2 - TP RH - Additional water tanks added to suit civil updates.	TP6		
designed/drawn	date	scale	job number
J.W.H.	13/07/2026	1:100 @ A1	J25061

SITE PREPARATION & SOIL WORKS

- Strip existing topsoil to expose compacted subgrade/clay layer.
- Loosen soil to a minimum depth of 200 mm.
- Add clean sandy loam to lawn areas; use river soil/topsoil mix for garden beds.
- After planting and irrigation, backfill and install weed matting and 75 mm mulch.
- Soil to comply with AS 4419 Soils for Landscaping & Garden Use.

PLANTING

- Plant species selected to suit site conditions (sun/shade, moist/dry).
- All plants must be nursery-grown, healthy, pest- and disease-free, and not root-bound.
- Minimum sizes: 300 mm pots for shrubs/groundcovers; 45 L containers for trees.
- Allow for mature spread when spacing plants.
- Planting works to be undertaken by experienced personnel.
- Soil and mulch levels to match top of kerb/paving as shown on plan.

MULCHING

- Apply clean organic mulch to 75 mm depth across all garden beds.
- Mulch must comply with AS 4454 Composts, Soil Conditioners & Mulches.
- Maintain mulch depth to suppress weeds and reduce evaporation.
- Keep mulch clear of plant stems and tree trunks.
- Shrubs, groundcovers and grasses must be drought-tolerant species.

IRRIGATION

- Provide an efficient irrigation system (e.g. drip or low-flow) to all landscaped areas.
- System to minimise overspray onto hard surfaces and buildings.
- Include isolation valves and timers for staged watering.
- System must be operational prior to practical completion.

TREE PLANTING & PROTECTION

- Trees to be double-staked with flexible ties allowing trunk movement.
- Tree Protection Zones (TPZs) must be maintained as per AS 4970 Protection of Trees on Development Sites.
- Maintain required offsets from services, driveways and structures.
- Replace any trees that fail during establishment with the same species and size.

WATER SENSITIVE URBAN DESIGN (WSUD)

- Rain gardens, swales and infiltration features to be constructed in accordance with engineers design & details and endorsed plans.
- Inspect and maintain inlets, outlets, filter media and planting regularly to ensure correct function.
- WSUD features form part of the stormwater treatment system and must not be altered or removed without approval.

MAINTENANCE

- Maintain all landscaped areas in good order to the satisfaction of the Responsible Authority.
- Keep beds weed-free; treat persistent weeds with approved herbicide.
- Replace dead or diseased plants promptly with same species and size.
- Carry out regular watering, pruning, fertilising and litter removal.
- Keep garden beds, paved areas and tree pits free of rubbish and debris.

Plant legend**Canopy Trees:**

Allocasuarina littoralis (T1) - Black She-Oak
Mature size: 8m H x 4m W
45 L container at planting - 2 no.

Acacia implexia (T2) - Lightwood
Mature size: 10m H x 5m W
45 L container at planting - 2 no.

Shrubs:

Bursaria spinosa (T3) - Sweet Bursaria
Mature size: 5m H x 3m W
150mm pot at planting - 8 no.

Groundcovers:

MIX @ 2 plants / m²
200mm tube stock at planting

Dianella revoluta - Black Anther Flax-Lily
Mature size: 500mm H x 1.5m W

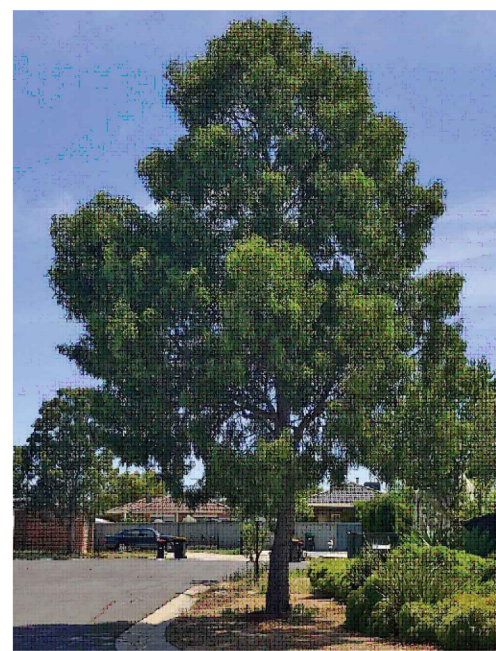
Poa labillardieri - Tussock Grass
Mature size: 800mm H x 800mm W

Paving:

150mm Thick R.C. Driveway to engineers design & details. Non-slip finish to code req.



Allocasuarina littoralis (T1)
Black She-Oak



Acacia implexia (T2)
Lightwood

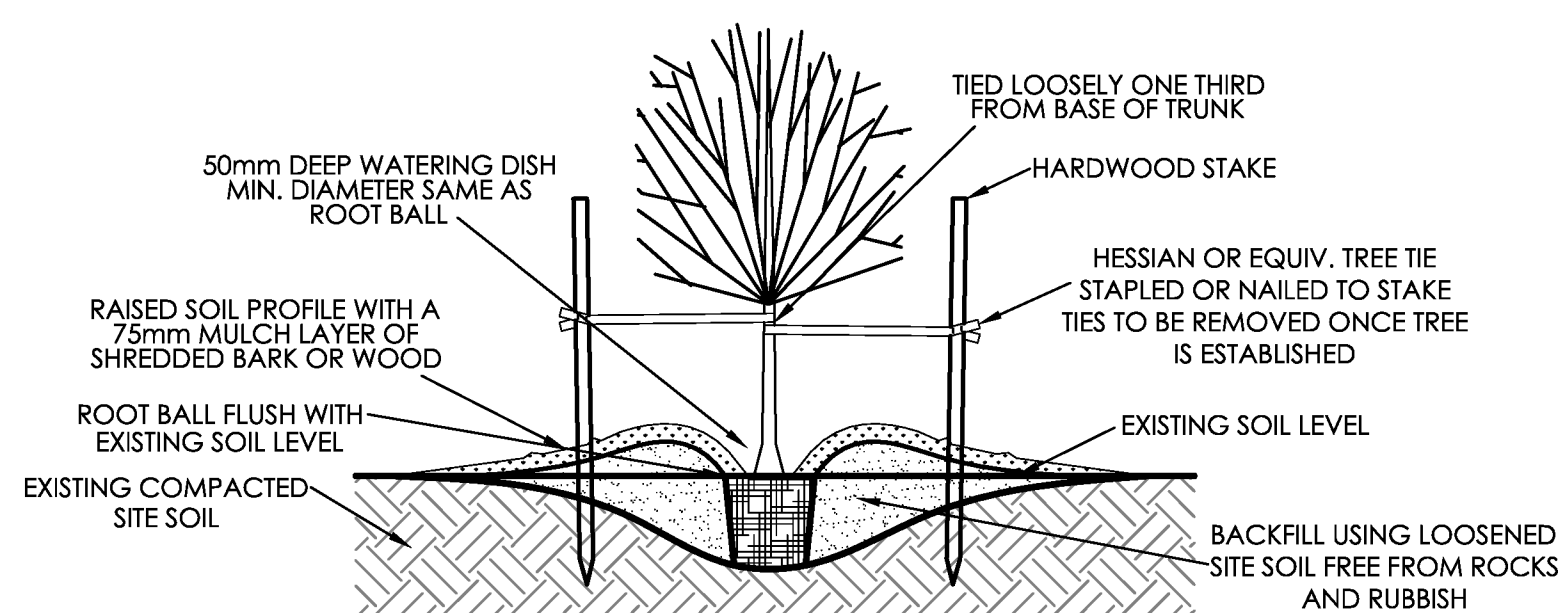


Bursaria spinosa (T3)
Sweet Bursaria

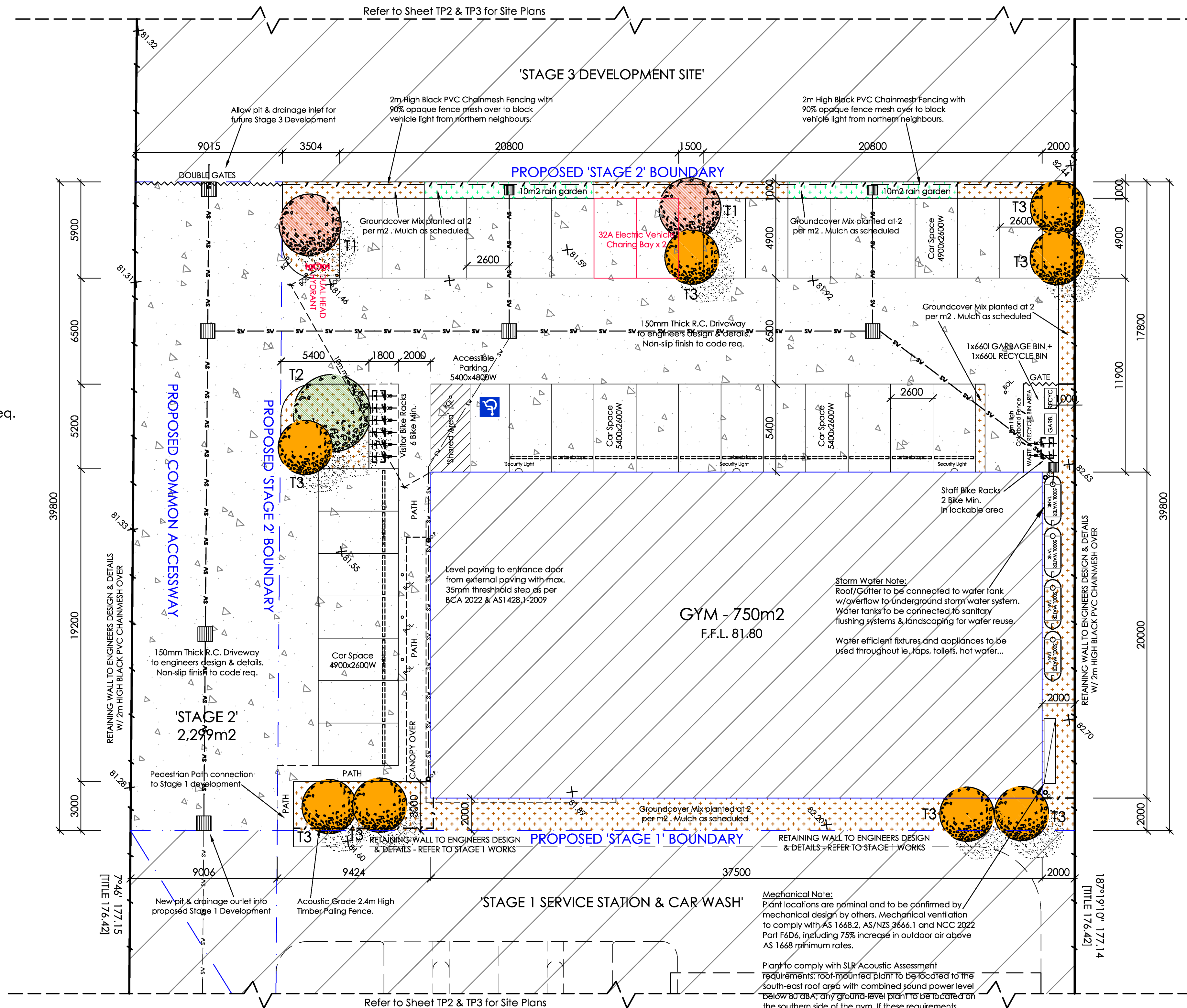


Dianella revoluta
Black Anther Flax-Lily

Poa labillardieri
Tussock Grass

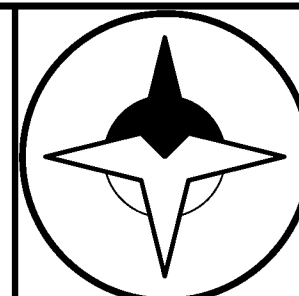
**TREE PLANTING DETAIL**

N.T.S.



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

'CORE BUILD' - PROPOSED 'SNAP FITNESS' GYM
No.75-81 MURRADOC ROAD, DRYSDALE
BELLARINE COMMERCIAL DEVELOPMENTS P/L



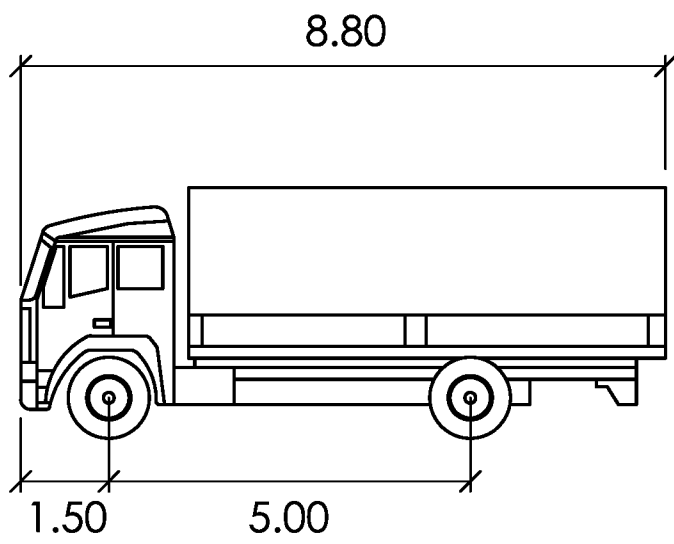
BRICLOK building design

PO Box 938 | Bacchus Marsh | VIC 3340
m: [REDACTED]
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134
THIS PLAN REMAINS THE INTELLECTUAL PROPERTY & COPYRIGHT OF BRICLOK BUILDING DESIGN P/L AND CANNOT BE REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF BRICLOK BUILDING DESIGN P/L

LANDSCAPING PLAN

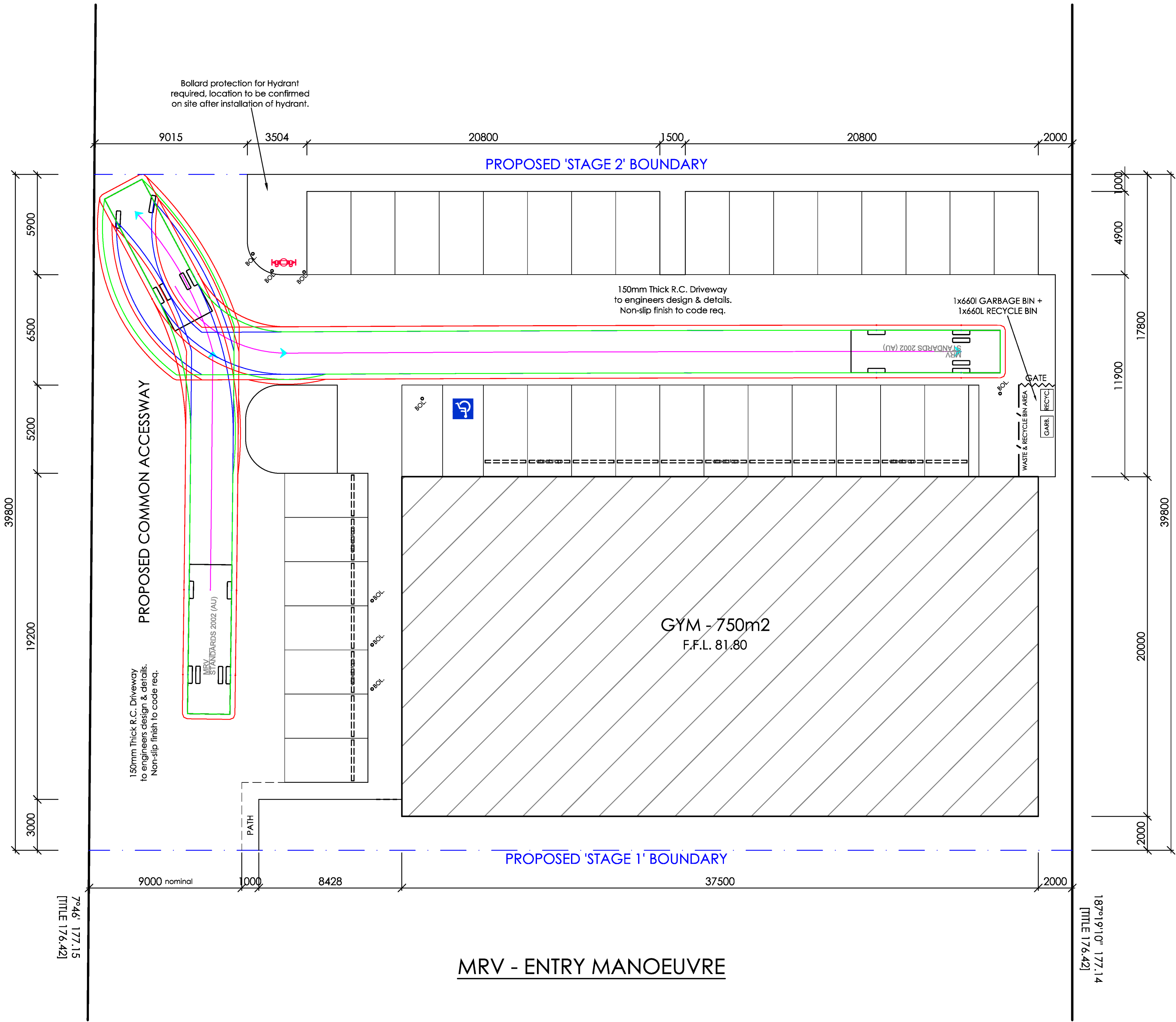
revision	drawing number
Rev.A - Engineers drainage design added, ESD notes updated to suit sustainability report, Office/Amenities layout changes. Rev.B - TP RH -> Additional bike parking for visitors and staff added, mechanical plant area nominated, ESD updates, WWP bin area updates and MBV swept paths added. Additional fencing notations & details added. Lighting updates. Rev.C - TP RH -> Acoustic window, door, ceiling & fence requirements. Rev.C2 - TP RH -> Additional water tanks added to suit civil updates.	LS1
designed/drawn	date
J.W.H.	13/07/2026
scale	job number
1:150 @ A1	J25061

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

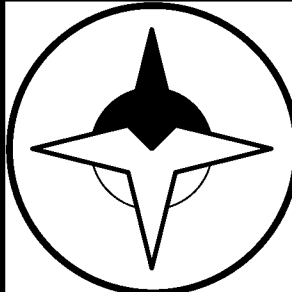


Medium Ridged Vehicle (MRV)

Meters
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0 s
Steering Angle : 34.0 deg



'CORE BUILD' - PROPOSED 'SNAP FITNESS' GYM
No.75-81 MURRADOC ROAD, DRYSDALE
BELLARINE COMMERCIAL DEVELOPMENTS P/L



PO Box 938 | Bacchus Marsh | VIC 3340
m: [REDACTED]
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134
THIS PLAN REMAINS THE INTELLECTUAL PROPERTY & COPYRIGHT OF
BRICLOK BUILDING DESIGN P/L AND CANNOT BE REPRODUCED IN ANY WAY WITHOUT THE EXPRESS
PERMISSION OF BRICLOK BUILDING DESIGN P/L

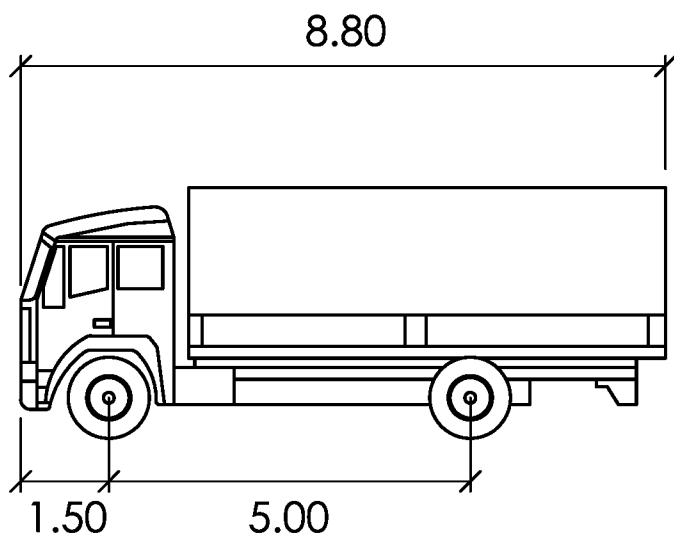
Legend	
Vehicle Body	—
Wheel Tracks	—
Clearance Lines (300mm)	—

TRAFFIC
TEMPLATES 1/2

revision			
Rev.A - Engineers drainage design added, ESD notes updated to suit sustainability report, Office/Amenities layout changes. Rev.B - TP RH -> Additional bike parking for visitors and staff added, mechanical plant area nominated, ESD updates, WMP bin area updates and MRV swept paths added, Additional fencing notations & details added, Lighting updates. Rev.C - TP RH -> Acoustic window, door, ceiling & fence requirements. Rev.C2 - TP RH -> Additional writer notes added to suit civil updates.			
designed/drawn	date	scale	job number
J.W.H.	13/07/2026	1:150 @ A1	J25061

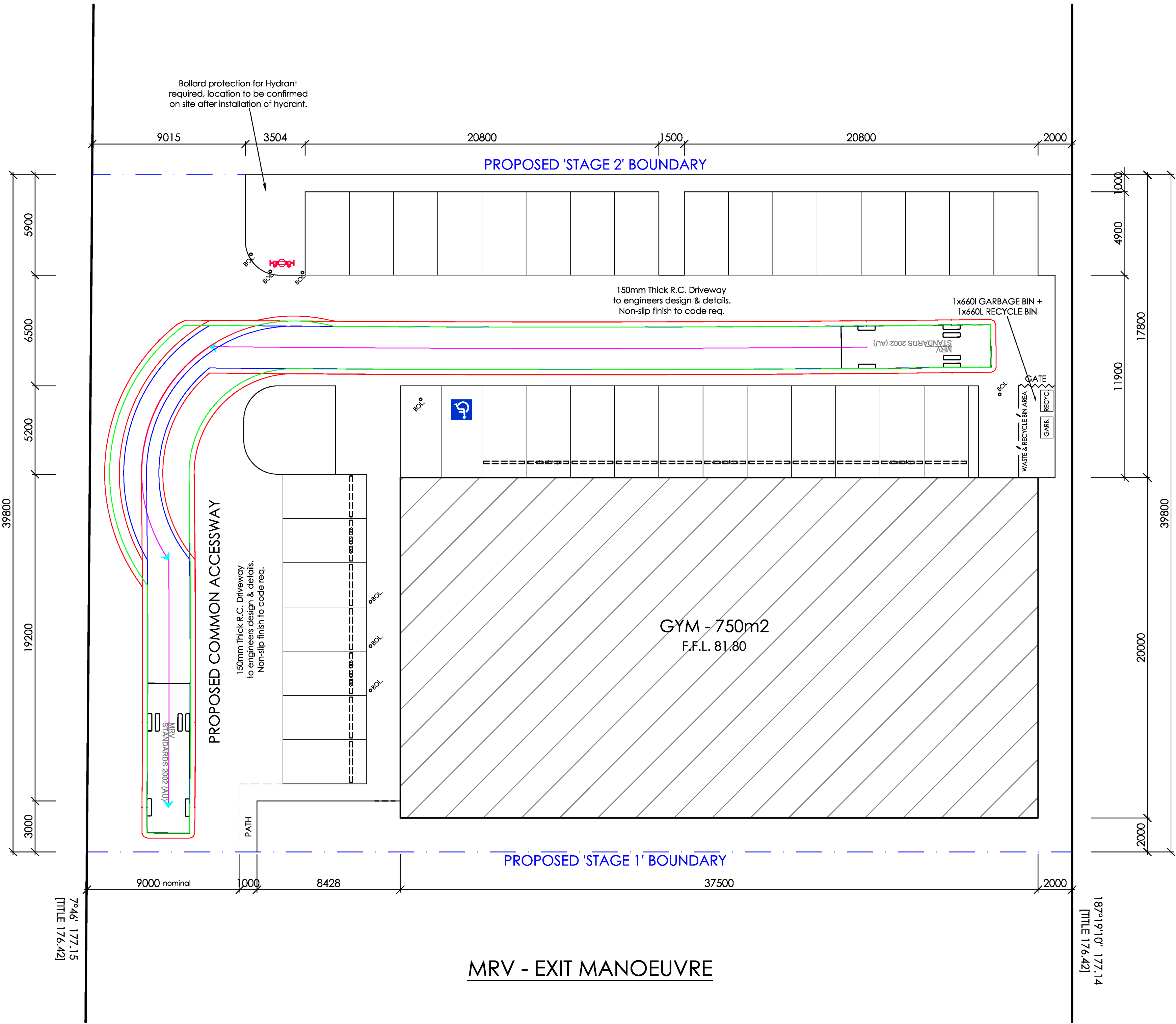
drawing number
TT1

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

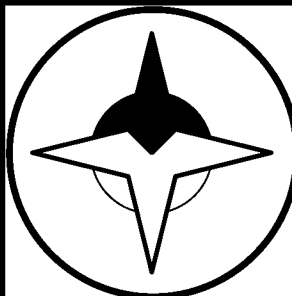


Medium Ridged Vehicle (MRV)

	Meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0 s
Steering Angle	: 34.0 deg



'CORE BUILD' - PROPOSED 'SNAP FITNESS' GYM
No.75-81 MURRADOC ROAD, DRYSDALE
BELLARINE COMMERCIAL DEVELOPMENTS P/L



PO Box 938 | Bacchus Marsh | VIC 3340
m: [REDACTED]
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134
THIS PLAN REMAINS THE INTELLECTUAL PROPERTY & COPYRIGHT OF BRICLOK BUILDING DESIGN P/L AND CANNOT BE REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF BRICLOK BUILDING DESIGN P/L

Legend	
Vehicle Body	—
Wheel Tracks	—
Clearance Lines (300mm)	—

TRAFFIC
TEMPLATES 2/2

revision			
Rev.A - Engineers drainage design added, ESD notes updated to suit sustainability report, Office/Amenities layout changes. Rev.B - TP RH -> Additional bike parking for visitors and staff added, mechanical plant area nominated, ESD updates, WWP bin area updates and MRV swept paths added, Additional fencing notations & details added, Lighting updates. Rev.C - TP RH -> Acoustic window, door, ceiling & fence requirements. Rev.C2 - TP RH -> Additional writer notes added to suit civil updates.			
designed/drawn	date	scale	job number
J.W.H.	13/07/2026	1:150 @ A1	J25061

drawing number
TT2