

PROPOSED NEW INDUSTRIAL BUILDING & OFFICES

for
CIA CAPITAL INVESTMENTS
at

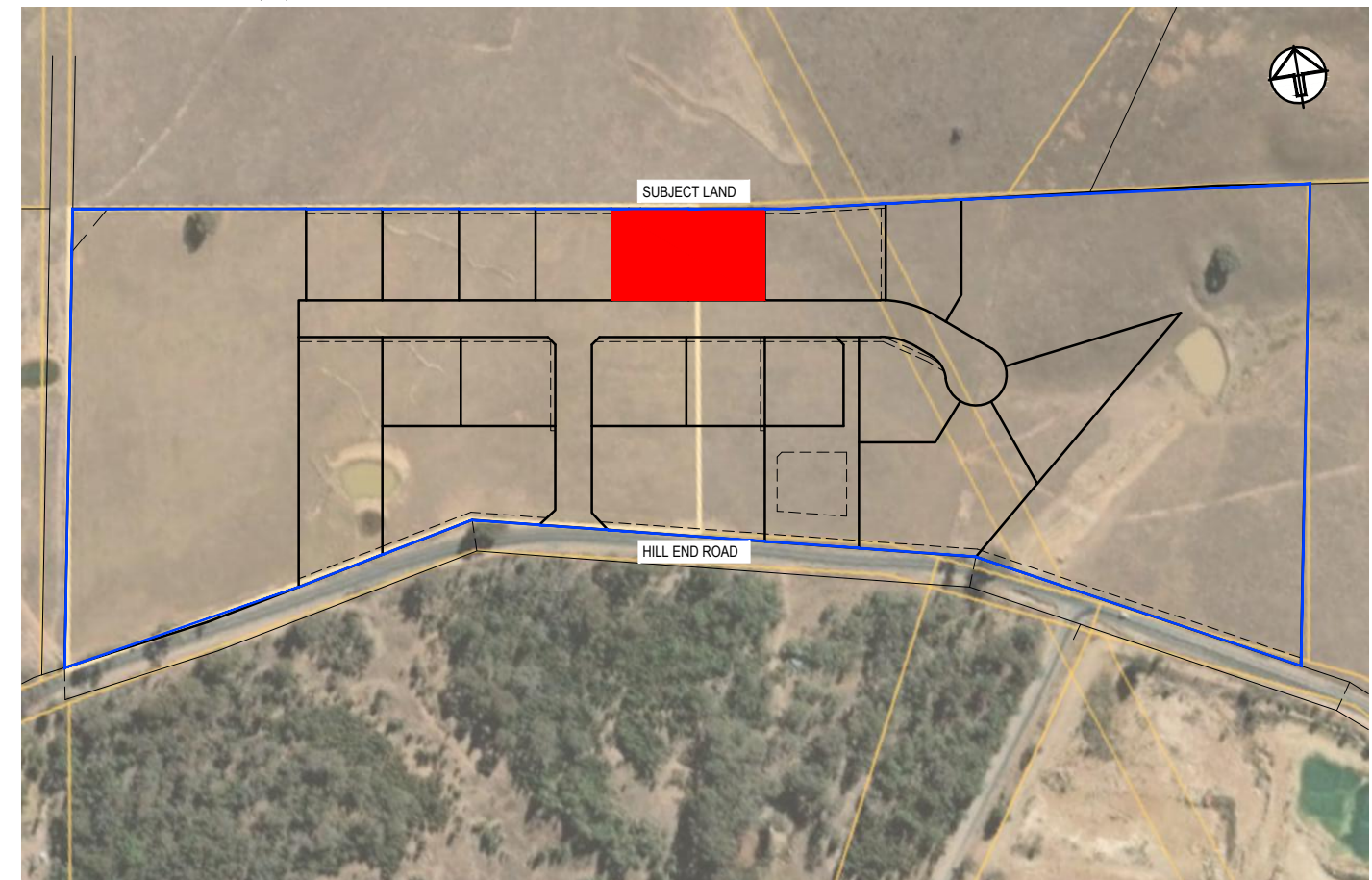
LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE

Development Application Drawings

SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
A001	TITLE SHEET, SITE LOCALITY AND SCHEDULE OF DRAWINGS	I	04.08.2022
A002	PLAN OF SUBDIVISION (information only)	A	15.03.2022
A003	PROPOSED SITE PLAN	I	04.08.2022
A004	GROUND FLOOR PLAN	I	04.08.2022
A005	FIRST FLOOR PLAN	I	04.08.2022
A006	DETAIL OFFICE PLANS	I	04.08.2022
A007	NORTH AND SOUTH ELEVATIONS	I	04.08.2022
A008	EAST AND WEST ELEVATIONS	I	04.08.2022
A009	SITE OVERVIEWS	I	04.08.2022
A010	EXTERIOR VIEW 01	I	04.08.2022
A011	EXTERIOR VIEW 02	I	04.08.2022
A012	EXTERIOR VIEW 03	I	04.08.2022

SITE LOCALITY (n.t.s)



FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
04/08/2022	I	REVISED FOR DEVELOPMENT APPLICATION	JPB	JPB
20/06/2022	H	REVISED SITE PLAN	JPB	JPB
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14/02/2022	D	REVISED CONCEPT DESIGN DRAWINGS	JPB	JPB
09/02/2022	C	REVISED CONCEPT DESIGN DRAWINGS	JPB	JPB
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27/01/2022	A	PRELIMINARY CONCEPT FLOOR PLANS	JPB	JPB

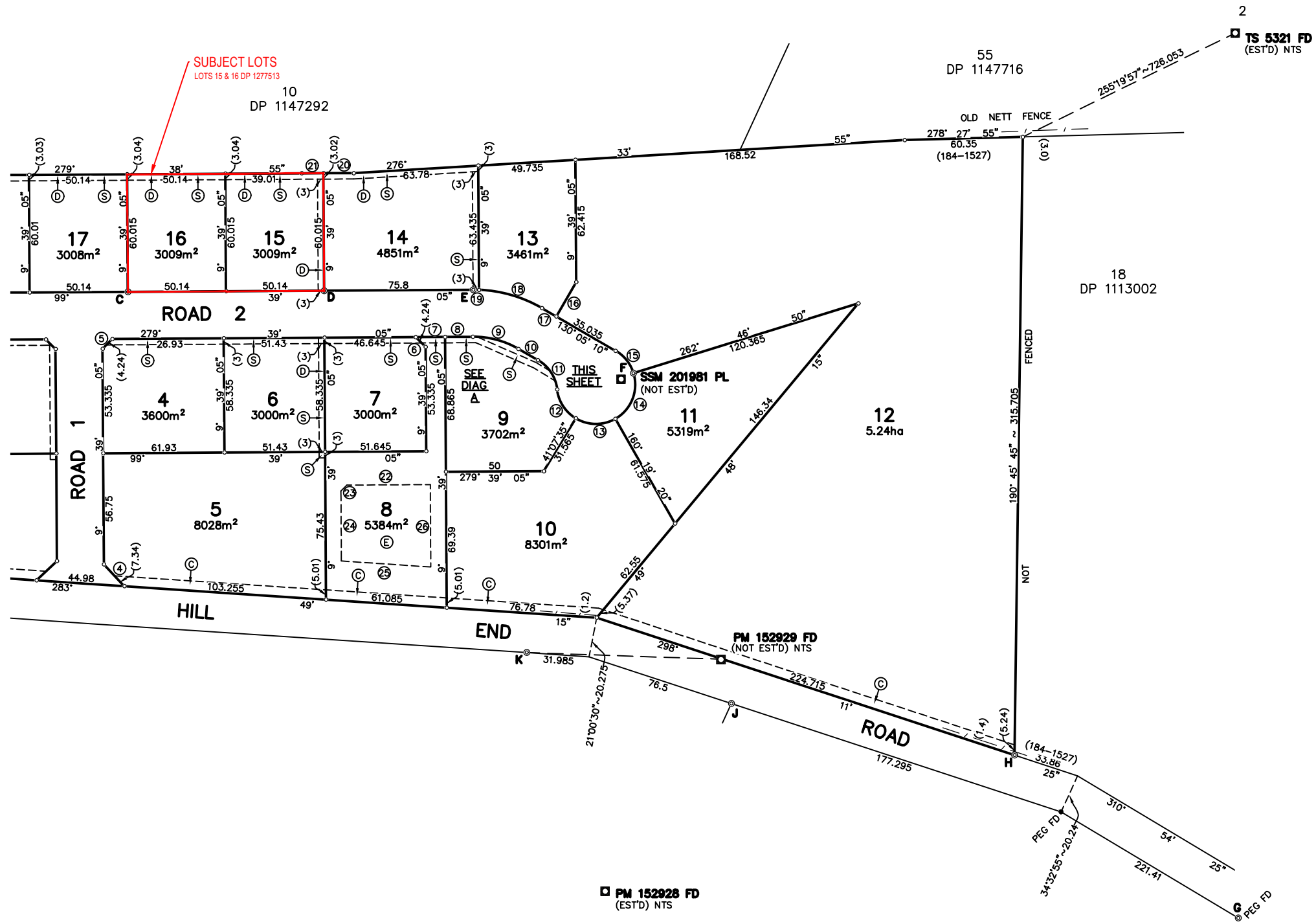
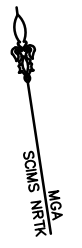
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DRAWN jb	SCALE
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PROJECT MANAGER jb	
NOMINATED ARCHITECT James Buckley NSW ARB REG # 8504	DRAWING FILE 122149_01_A001_A012.dwg ORIGINAL SHEET SIZE A1

CLIENT CIA Capital Investments	JOB CODE 122149
PROJECT NEW OFFICES AND INDUSTRIAL BUILDING	SHEET NUMBER A001
LOCATION LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE	REV I
SHEET TITLE TITLE SHEET	



SCHEDULE OF SHORT LINES AND ARCS				
NO	BEARING	DISTANCE	ARC	RADIUS
4	326° 46' 15"	15.25		
5	234° 39' 05"	7.07		
6	144° 39' 05"	7.07		
7	279° 39' 05"	15		
8	279° 39' 05"	14.16		
9	114° 52' 05"	24.15	24.435	46
10	310° 05' 10"	11.425		
11	156° 39'	17.89	18.545	20
12	157° 10' 15"	17.565	18.18	20
13	100° 43' 30"	20.245	21.225	20
14	31° 33' 05"	25.05	27.065	20
15	331° 26'	14.56	14.905	20
16	220° 05' 10"	20.315		
17	130° 05' 10"	8.39		
18	116° 13' 40"	33.535	33.86	70
19	101° 00' 35"	3.32	3.32	70
20	99° 50' 55"	15.43		
21	99° 50' 55"	11.13		
22	99° 39' 05"	42.64		
23	54° 39' 05"	4.245		
24	9° 39' 05"	35.69		
25	283° 53' 30"	45.77		
26	189° 39' 05"	42.075		
27	9° 39' 05"	0.405		
28	123° 33' 10"	31.73		
29	130° 54' 50"	7.945		
30	130° 54' 50"	12.79		
31	123° 33' 10"	32.195		

- (C) ~ RESTRICTION ON THE USE OF LAND 5 WIDE
- (D) ~ EASEMENT TO DRAIN WATER 3 WIDE
- (E) ~ BUILDING ENVELOPE
- (S) ~ EASEMENT TO DRAIN SEWAGE 3 WIDE

FOR APPROVAL

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15/03/2022	A	SUBDIVISION - FOR INFORMATION ONLY	JPB	JPB

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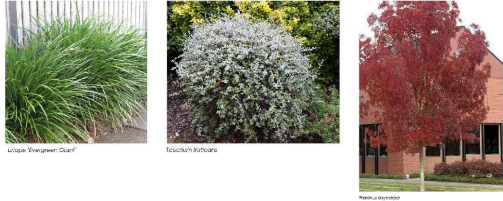
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NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	1:1250 @ A2
DRAWING FILE	122149_01_A002.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	CIA Capital Investments
PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	PLAN OF SUBDIVISION

JOB CODE	122149
SHEET NUMBER	A002
REV	A



PLANT SCHEDULE

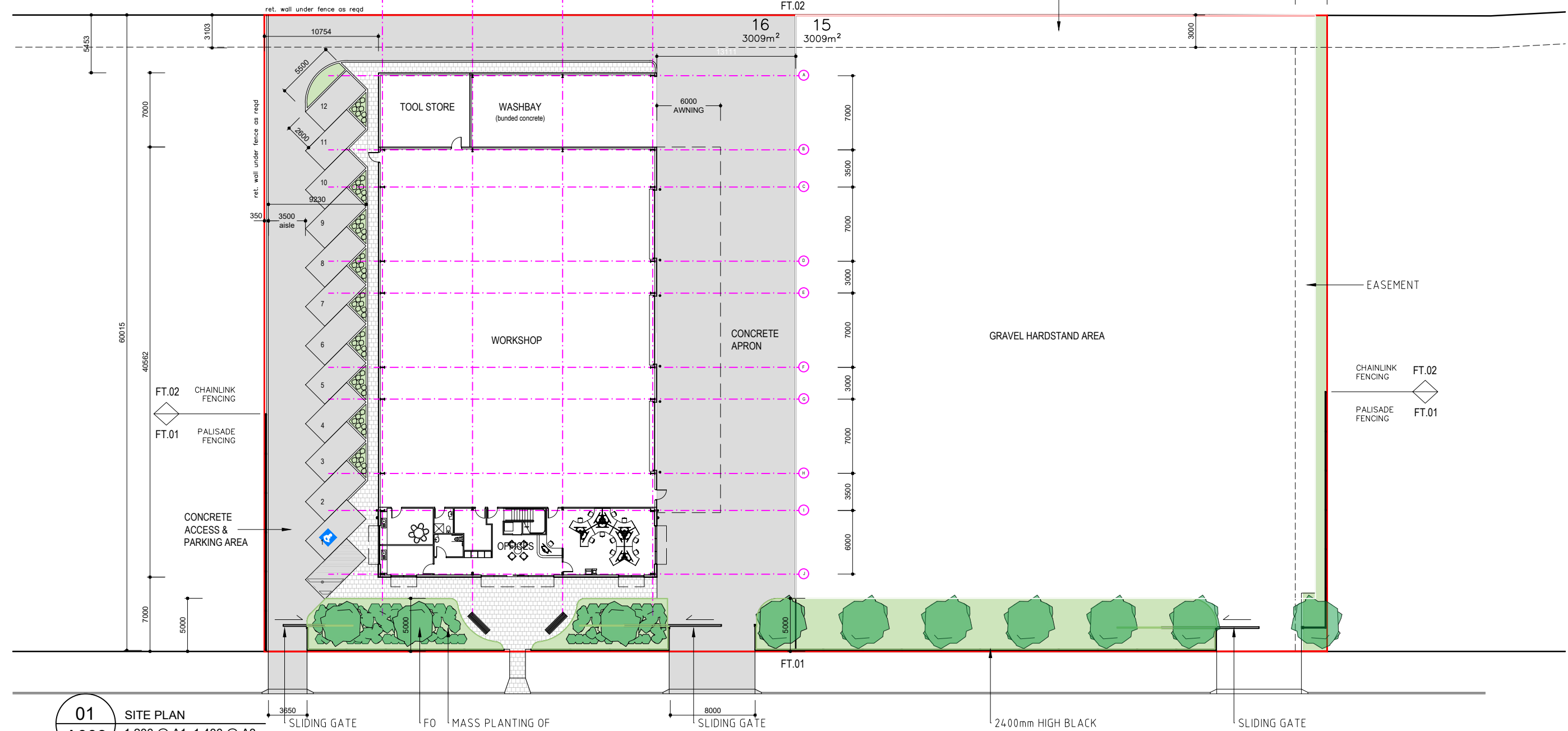
BOTANICAL NAME	COMMON NAME	HIGHT	WIDE	POF SIZE
SPRING / GROUNDCOVER				
UC	White Veronica	0.5m	0.5m	S
UC	Tricorythos	0.5m	0.5m	S
UC	Tricorythos	0.5m	0.5m	S



AREAS SCHEDULE

SITE AREA: (total both lots each lot 3009 sqm)	6018 SQM
GFA WORKSHOP & OFFICE: (incl wash bay & tool store)	1250 SQM
GFA OFFICE ONLY: (includes stair & both levels)	347.4 SQM
GRAVEL HARDSATND AREA: (on lot 15 - for vehicles/plant)	2700 SQM

INDICATIVE PLANTING SELECTIONS



01 SITE PLAN
A003 1:200 @ A1, 1:400 @ A3

FT.01	ARC "DIPLOMAT" FENCING 2400mm HIGH BLACK AUTO OPENING SLIDING GATES	FT.02	CHAINLINK FENCING 2400mm HIGH 3 ROWS BARBED WIRE TO TOP OF FENCE
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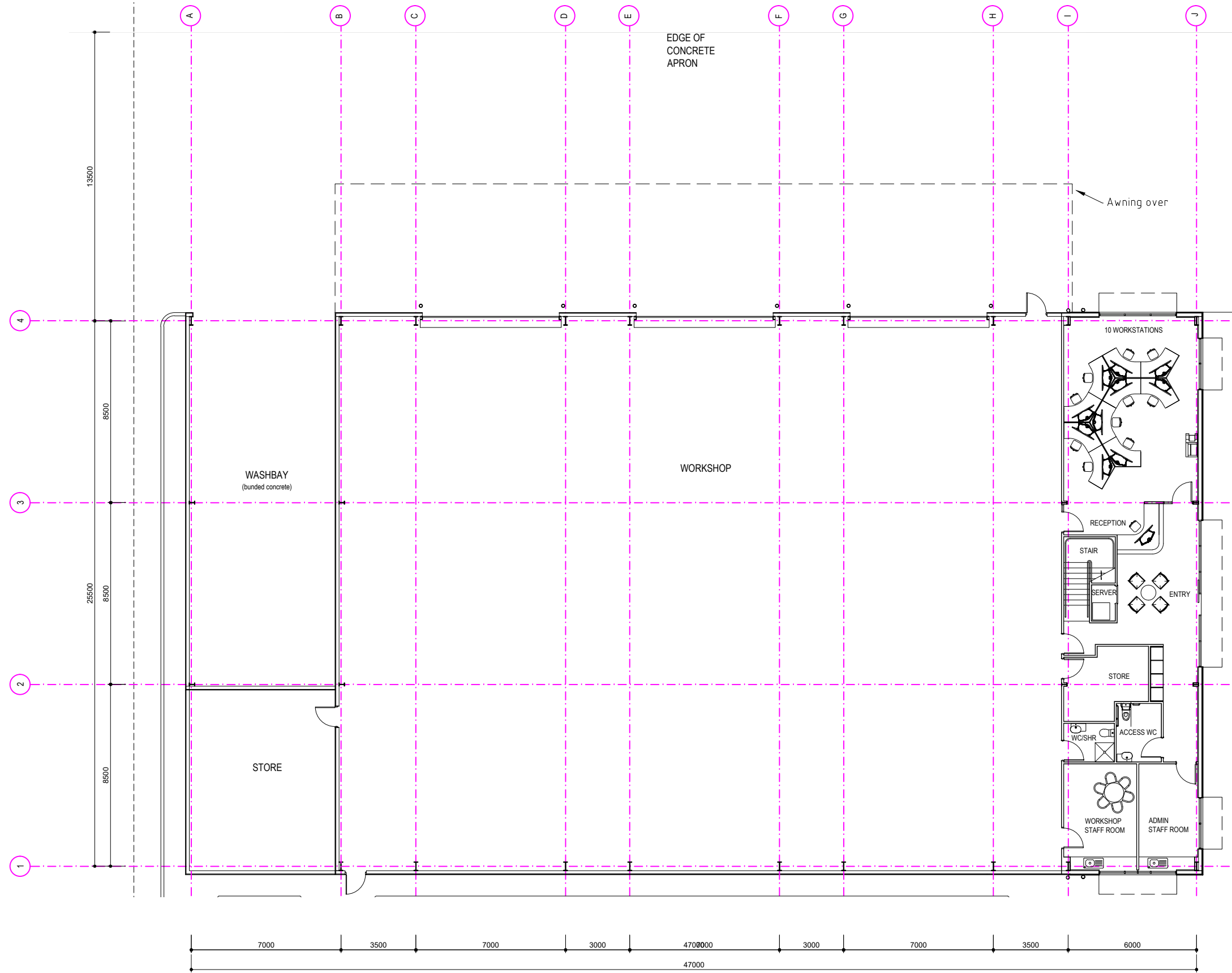
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CLIENT	CIA Capital Investments
PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGE
SHEET TITLE	PROPOSED SITE PLAN

JOB CODE	122149
SHEET NUMBER	A003
REV	I



01
A004 GROUND FLOOR PLAN
1:100 @ A1, 1:200 @ A3

FOR APPROVAL

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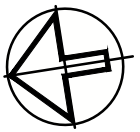
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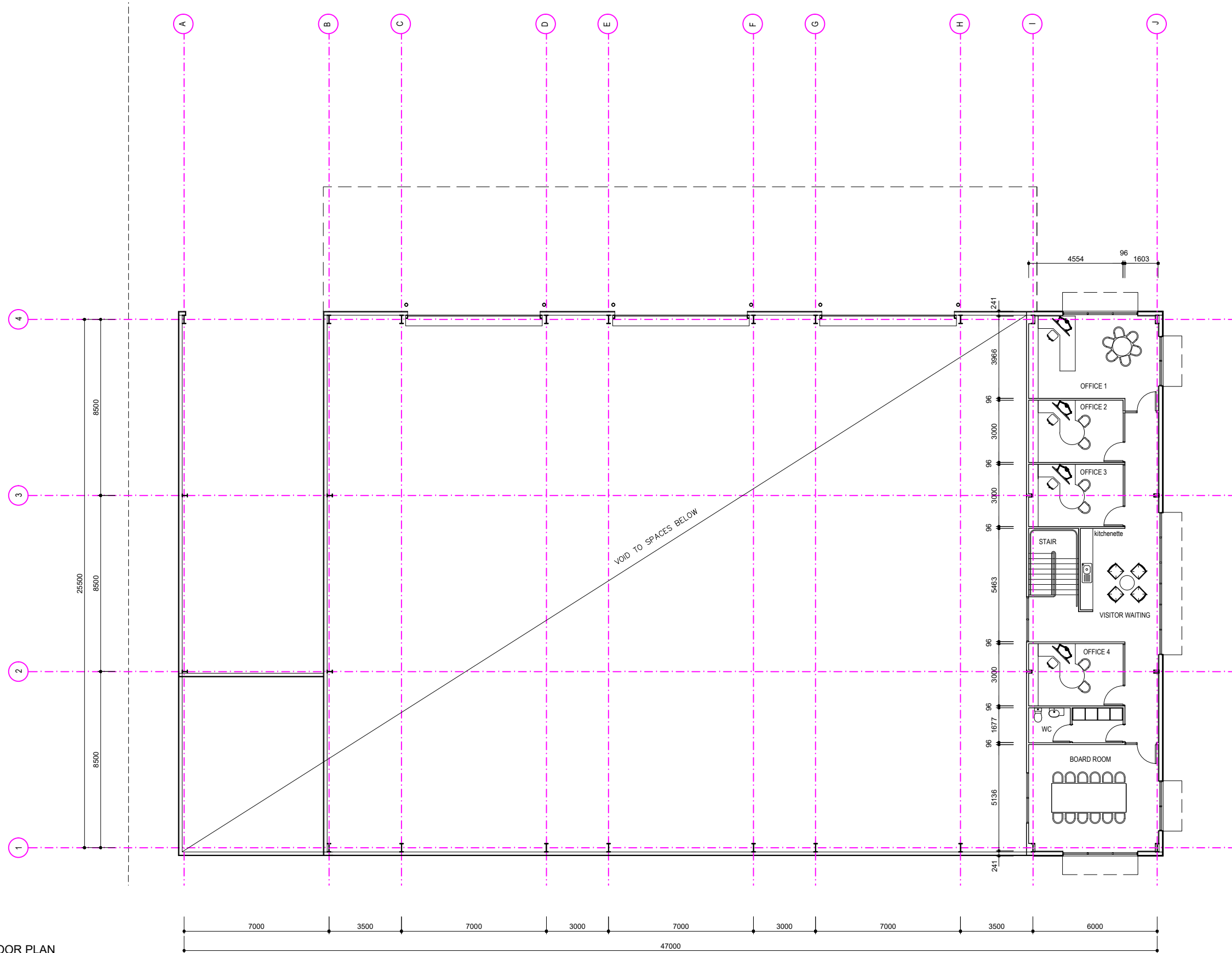
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ORIGINAL SHEET SIZE A1	

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PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	GROUND FLOOR PLAN

JOB CODE	122149
SHEET NUMBER	A004
REV	I



NORTH



01 FIRST FLOOR PLAN
A005 1:100 @ A1, 1:200 @ A3

FOR APPROVAL

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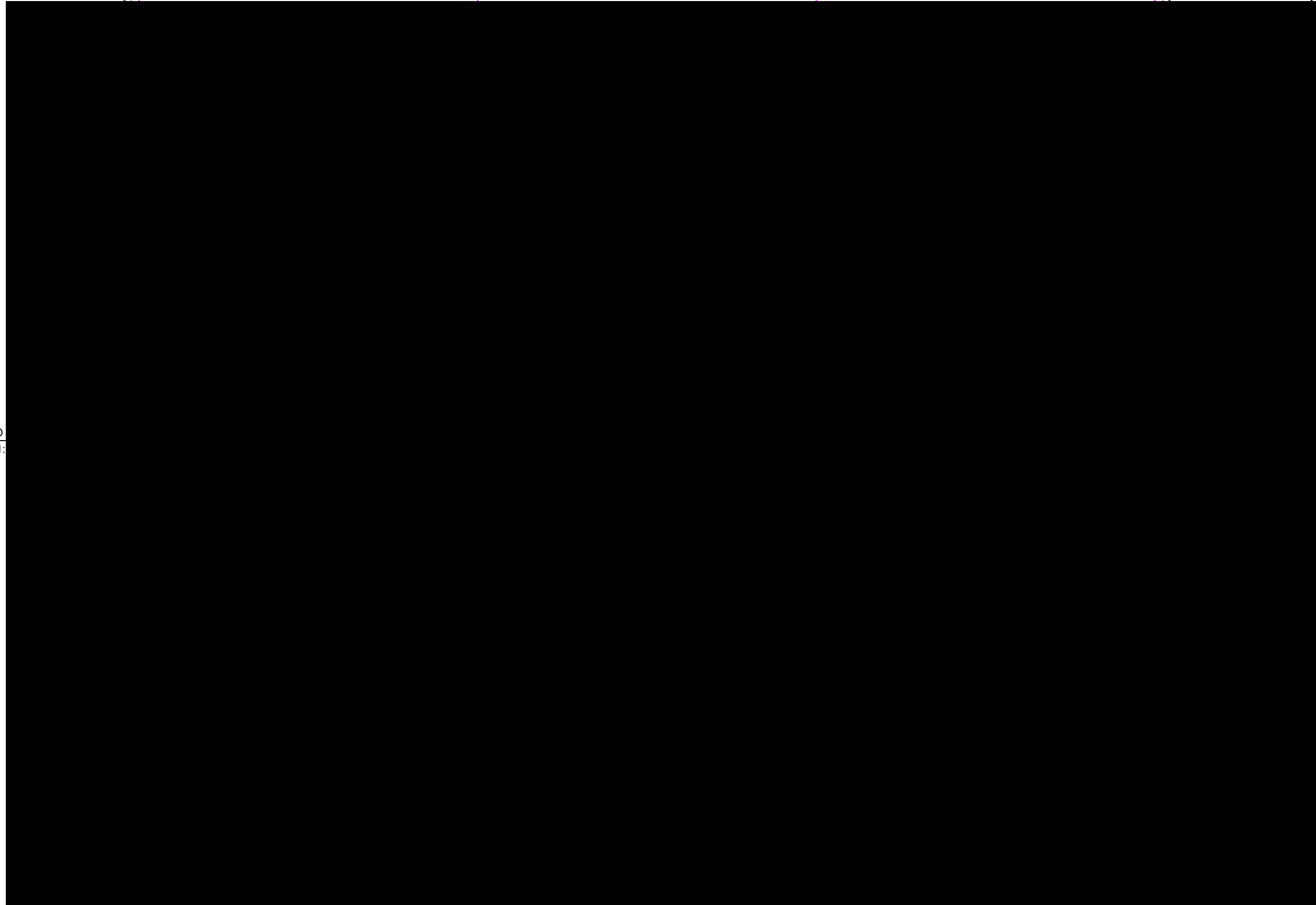
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ORIGINAL SHEET SIZE	A1

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PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	FIRST FLOOR PLAN

JOB CODE	122149
SHEET NUMBER	A005
REV	I



01 FIRST FLOOR
A006 1:50 @ A1, 1:

02 GROUND FLOOR DETAIL PLAN
A006 1:50 @ A1, 1:100 @ A3

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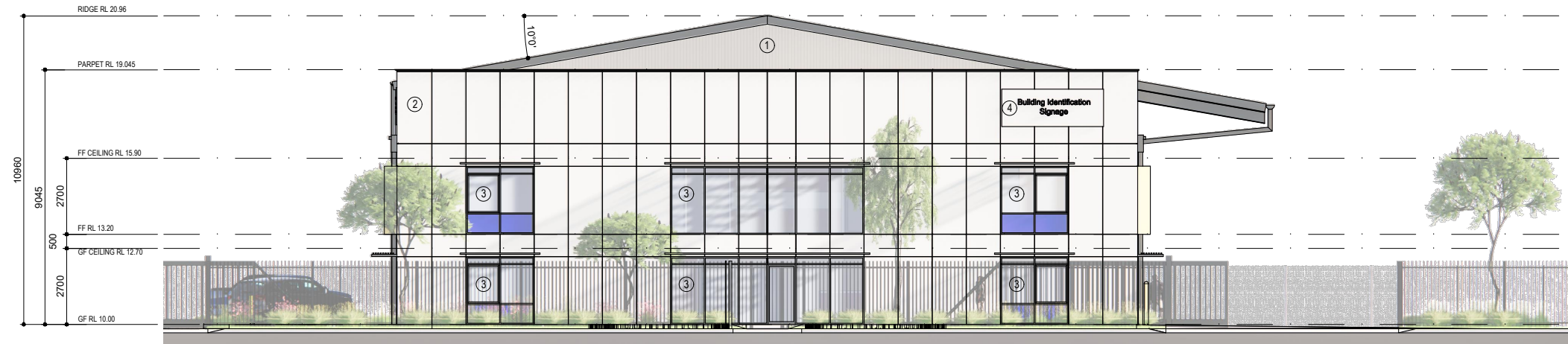
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LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	OFFICE DETAIL PLANS

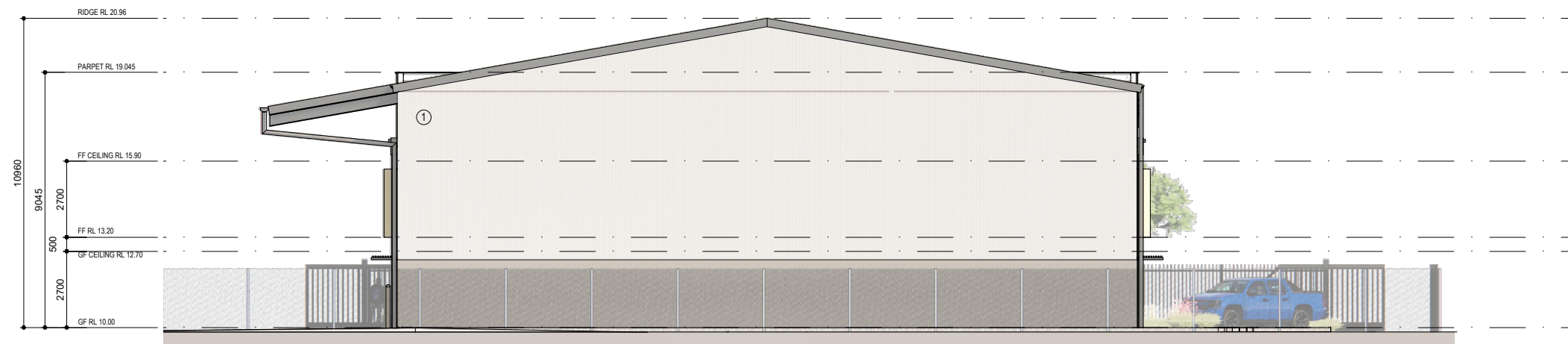
JOB CODE	122149
SHEET NUMBER	A006
REV	I

PRIMARY MATERIALS LEGEND

- ① PRE-FINISHED METAL CLADDING - MONUMENT/WINDSPRAY
- ② COMPRESSED FIBRE CEMENT SHEET -WHITE/OFF WHITE
- ③ GLAZING
- ④ BUILDING IDENTIFICATION SIGNAGE 3.62m x 1.33m



01 SOUTHERN ELEVATION
A007 1:100 @ A1, 1:200 @ A3



02 NORTHERN ELEVATION
A007 1:100 @ A1, 1:200 @ A3

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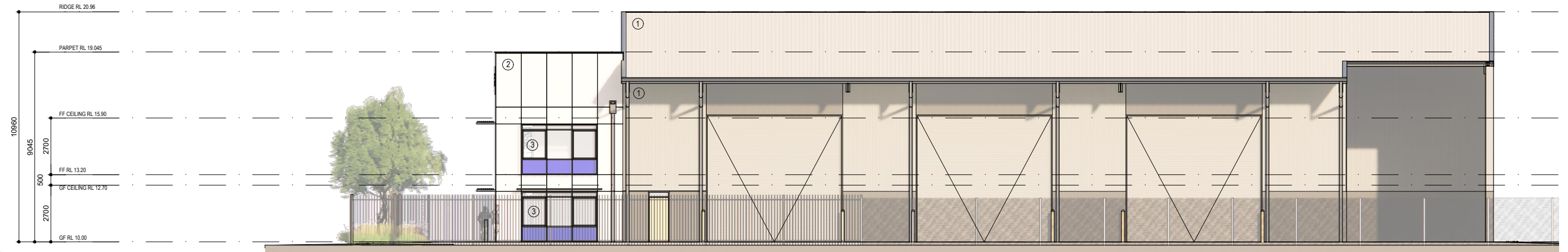
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ORIGINAL SHEET SIZE	A1

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LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	NORTH & SOUTH ELEVATIONS

JOB CODE	122149
SHEET NUMBER	A007
REV	I

PRIMARY MATERIALS LEGEND

- ① PRE-FINISHED METAL CLADDING - MONUMENT/WINDSPRAY
- ② COMPRESSED FIBRE CEMENT SHEET - WHITE/OFF WHITE
- ③ GLAZING
- ④ BUILDING IDENTIFICATION SIGNAGE 3.62m x 1.33m



01 EASTERN ELEVATION
A008 1:100 @ A1, 1:200 @ A3



02 WESTERN ELEVATION
A008 1:100 @ A1, 1:200 @ A3

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PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

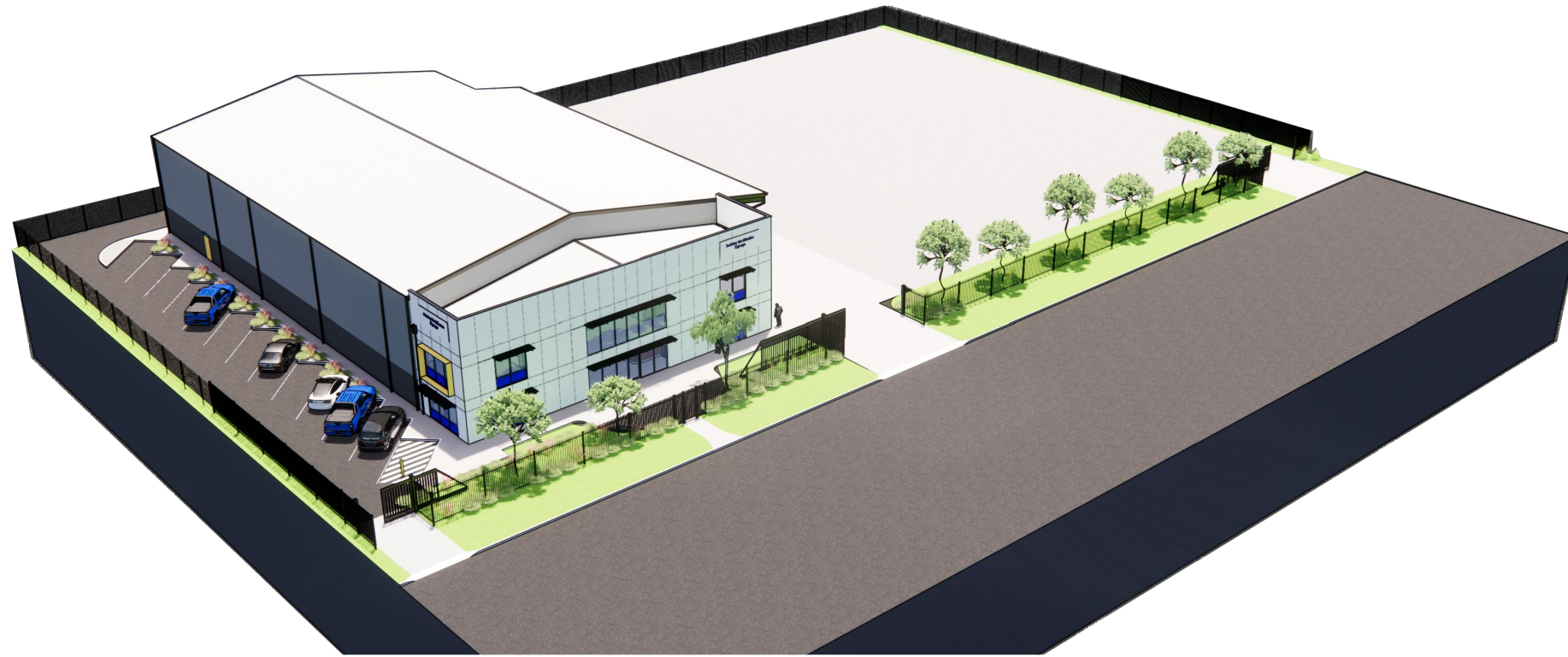
SCALE

DRAWING FILE	122149_01_A001_A012.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	CIA Capital Investments
PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	EASTERN & WESTERN ELEVATIONS

JOB CODE

122149	
SHEET NUMBER	A008
REV	1



FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
04/08/2022	I	REVISED FOR DEVELOPMENT APPLICATION	JPB	JPB
20/06/2022	H	REVISED SITE PLAN	JPB	JPB
29/05/2022	G	DEVELOPMENT APPLICATION DRAWINGS - minor revisions	JPB	JPB
15/05/2022	F	DEVELOPMENT APPLICATION DRAWINGS	JPB	JPB
01/05/2022	E	DEVELOPMENT APPLICATION DRAWINGS	JPB	JPB
14/02/2022	D	REVISED CONCEPT DESIGN DRAWINGS	JPB	JPB
09/02/2022	C	REVISED CONCEPT DESIGN DRAWINGS	JPB	JPB
01/02/2022	B	CONCEPT DESIGN DRAWINGS	JPB	JPB
27/01/2022	A	PRELIMINARY CONCEPT FLOOR PLANS	JPB	JPB

GENERAL NOTES:

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ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

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PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	122149_01_A001_A012.dwg
	ORIGINAL SHEET SIZE A1

CLIENT	CIA Capital Investments
PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	SITE OVERVIEW

JOB CODE	122149
SHEET NUMBER	A009
REV	I



FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
04/08/2022	I	REVISED FOR DEVELOPMENT APPLICATION	JPB	JPB
20/06/2022	H	REVISED SITE PLAN	JPB	JPB
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01/02/2022	B	CONCEPT DESIGN DRAWINGS	JPB	JPB
27/01/2022	A	PRELIMINARY CONCEPT FLOOR PLANS	JPB	JPB

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NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	122149_01_A001_A012.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	CIA Capital Investments
PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	VIEW 01

JOB CODE	122149
SHEET NUMBER	A010
REV	I



FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
04/08/2022	I	REVISED FOR DEVELOPMENT APPLICATION	JPB	JPB
20/06/2022	H	REVISED SITE PLAN	JPB	JPB
29/03/2022	G	DEVELOPMENT APPLICATION DRAWINGS - minor revisions	JPB	JPB
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PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	122149_01_A001_A012.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	CIA Capital Investments
PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	VIEW 02

JOB CODE	122149
SHEET NUMBER	A011
REV	I



FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
04/08/2022	I	REVISED FOR DEVELOPMENT APPLICATION	JPB	JPB
20/06/2022	H	REVISED SITE PLAN	JPB	JPB
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PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	122149_01_A001_A012.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	CIA Capital Investments
PROJECT	NEW OFFICES AND INDUSTRIAL BUILDING
LOCATION	LOTS 15 AND 16 DP 1277513 MERAMIE GROVE, MUDGEE
SHEET TITLE	VIEW 03

JOB CODE	122149
SHEET NUMBER	A012
REV	I