
Appendix 5

JOB: PROPOSED WAREHOUSE & OFFICE
 CLIENT: BRIDGESTONE
 LOCATION: LOT 23 CLEVELAND BAY

SHEET LIST			
SHEET No.	SHEET NAME	Revision	REV. ISSUE DATE
01	COVER PAGE	1	28.07.23
02	SITE PLAN	1	28.07.23
03	FLOOR PLAN	1	28.07.23
04	FLOOR PLAN - OFFICE	1	28.07.23
05	ELEVATIONS	1	28.07.23
06	ROOF PLAN	1	28.07.23
07	AS1428 - DETAILS	1	28.07.23
08	AS1428 - DETAILS	1	28.07.23
09	SWEPT PATHS - ENTRY/EXIT	1	28.07.23



NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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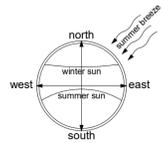
Project: INDUSTRIAL LOGISTICS & MANUFACTURING SERVICES
 Client: BRIDGESTONE

Location: LOT 23 CLEVELAND BAY
 MP - STAGE 1

TITLE: COVER PAGE

Date: 28.07.23 Drawn: N.H
 Scale: _____ Designed: N.H

Job No.:	Drawing No.:	Rev.
MCD002	01	4



PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

CARPARKING LEGEND:

WAREHOUSE = 4600m² AT 1 CAR SPACE PER 100m², THEN 46 CAR SPACES REQUIRED
OFFICE = 400m² AT 1 CAR SPACE PER 30m², THEN 14 CAR SPACES REQUIRED
DOCK OFFICE = 40m² AT 1 CAR SPACE PER 30m², THEN 1 CAR SPACE REQUIRED
TOTAL CAR SPACES REQUIRED:
WAREHOUSE = 46 CAR SPACES
OFFICE = 14 CAR SPACES
DOCK OFFICE = 1 CAR SPACE
TOTAL = 61 CAR SPACES REQUIRED

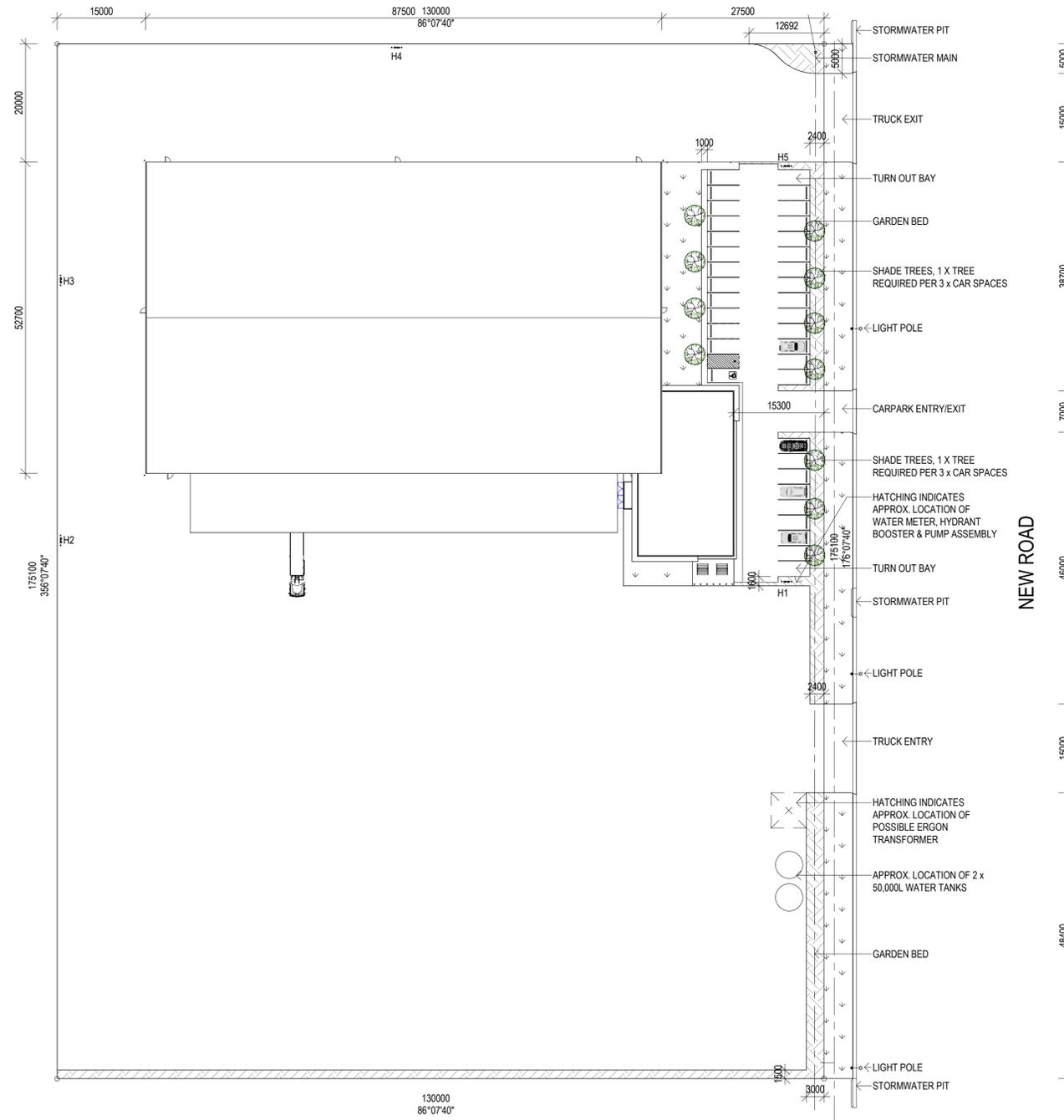
TOTAL CAR SPACES SUPPLIED:
1 x DISABLED CAR SPACE
33 x STANDARD CAR SPACE
TOTAL = 34 CAR SPACES PROVIDED

SITE AREAS & COVERAGE:

BUILDING	= 5030.00m ²	22.10%
HARDSTAND CONC.	= 15605.85m ²	68.56%
CARPARK	= 1075.04m ²	4.72%
GARDEN BEDS	= 640.26m ²	2.81%
TURF	= 345.56m ²	1.52%
SERVICES	= 49.40m ²	0.22%
TOTAL SITE	= 22763.00m²	100.00%

BUILDING AREAS:

WAREHOUSE	= 4600.00m ²	91.45%
OFFICE	= 400.00m ²	7.95%
DOCK OFFICE	= 30.00m ²	0.59%
TOTAL	= 5030.00m²	100.00%



1 SITE PLAN
1:500

REAL PROPERTY DESCRIPTION
LOT 23 ON SP ??????
AREA OF LAND: 22763m²
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

NOTES:

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Project: **INDUSTRIAL LOGISTICS & MANUFACTURING SERVICES BRIDGESTONE**

Client: **BRIDGESTONE**

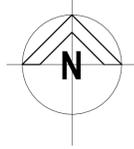
Location: **LOT 23 CLEVELAND BAY MP - STAGE 1**

TITLE: **SITE PLAN**

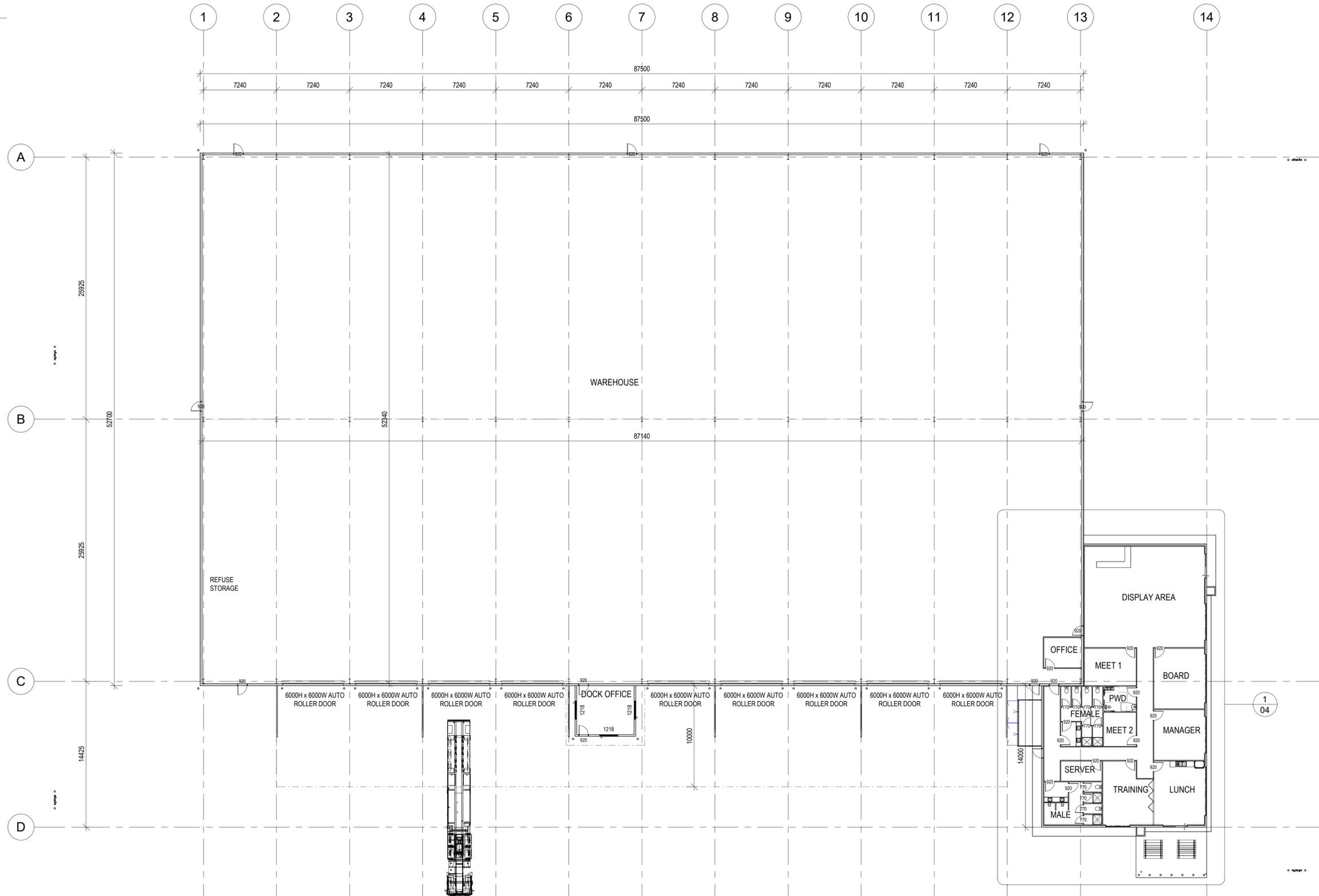
Date: 28.07.23 Drawn: N.H

Scale: 1 : 500 Designed: N.H

Job No.:	Drawing No.:	Rev.
MCD002	02	4



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1 FLOOR PLAN
 1 : 200

NOTES:

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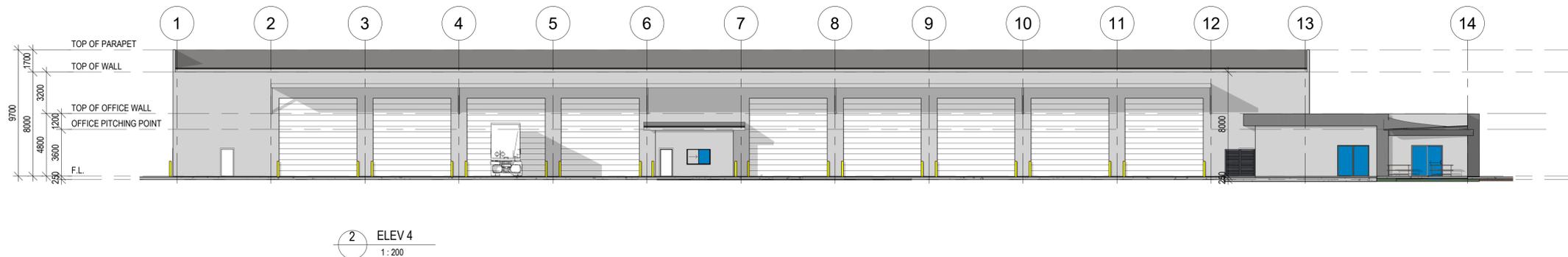
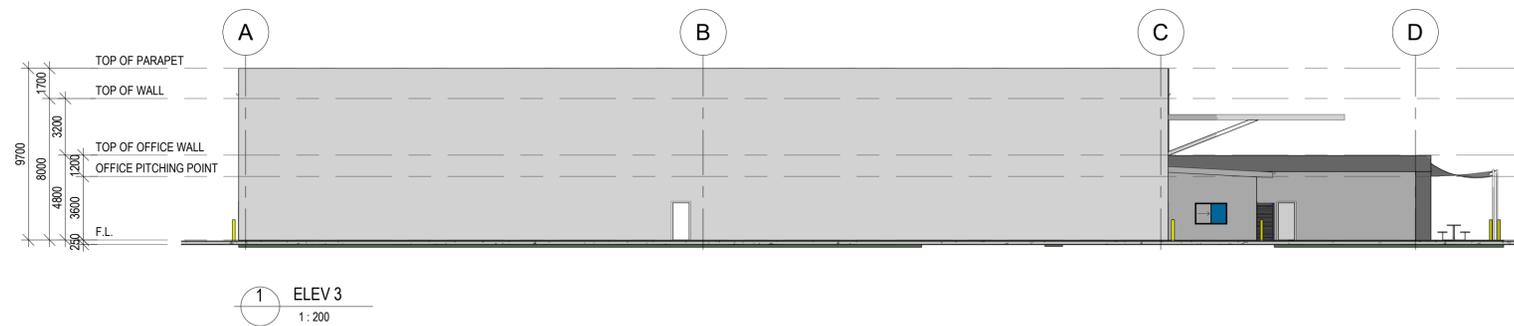
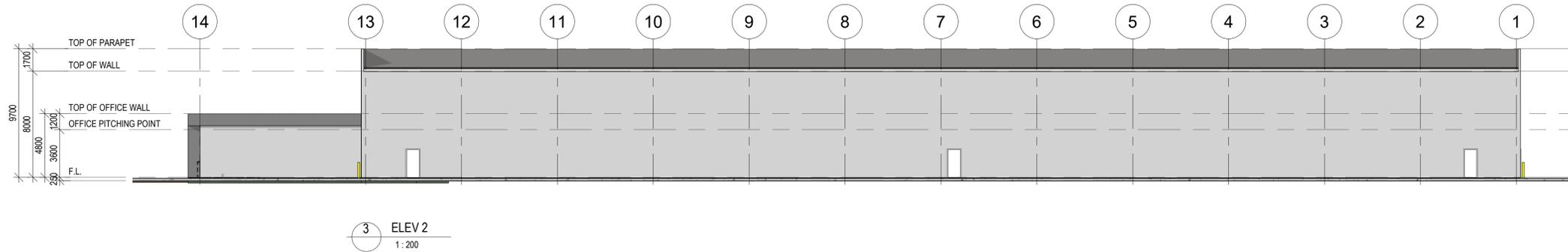
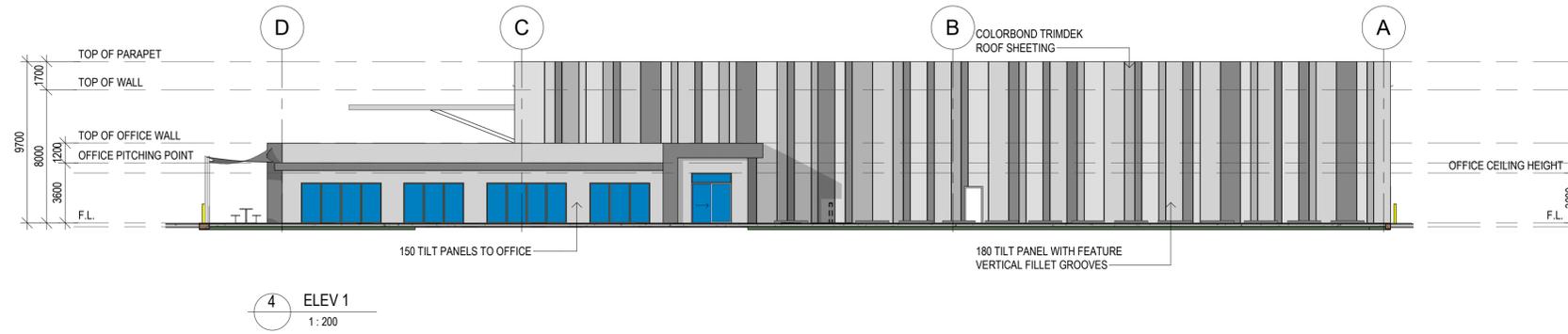


Project: **INDUSTRIAL LOGISTICS
 & MANUFACTURING
 SERVICES**
 Client: **BRIDGESTONE**
 Location: **LOT 23 CLEVELAND BAY
 MP - STAGE 1**

TITLE: **FLOOR PLAN**

Date: 28.07.23 Drawn: N.H
 Scale: 1 : 200 Designed: N.H

Job No.:	Drawing No.:	Rev.
MCD002	03	4



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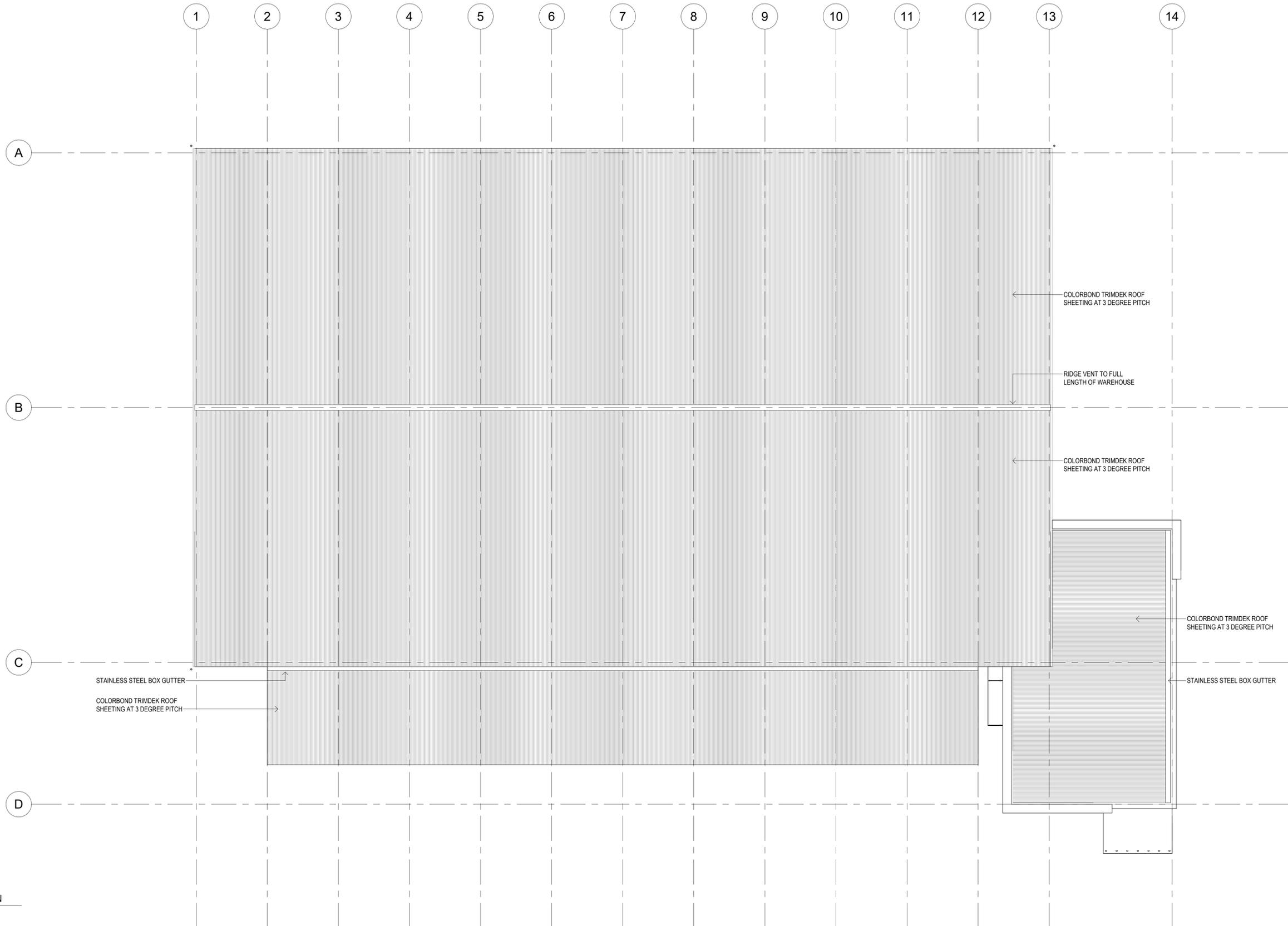
Project: INDUSTRIAL LOGISTICS & MANUFACTURING SERVICES
Client: BRIDGESTONE
Location: LOT 23 CLEVELAND BAY MP - STAGE 1

TITLE: ELEVATIONS

Date: 28.07.23 **Drawn:** N.H
Scale: 1 : 200 **Designed:** N.H

Job No.: MCD002	Drawing No.: 05	Rev.: 4
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1 ROOF PLAN
 1:200

NOTES:
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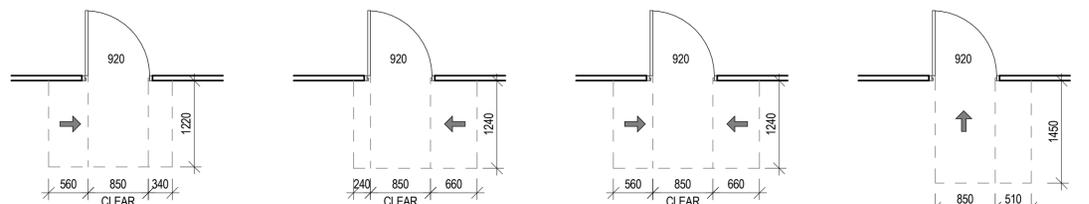
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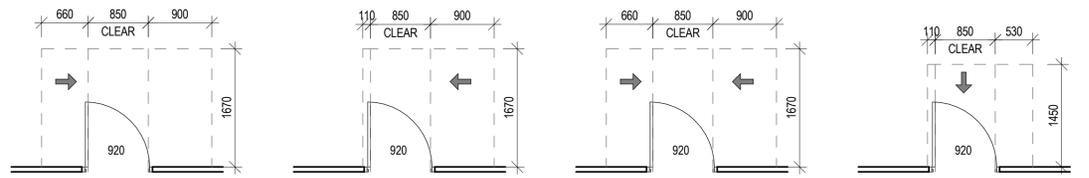


Project: **INDUSTRIAL LOGISTICS & MANUFACTURING SERVICES BRIDGESTONE**
 Client: **BRIDGESTONE**
 Location: **LOT 23 CLEVELAND BAY MP - STAGE 1**

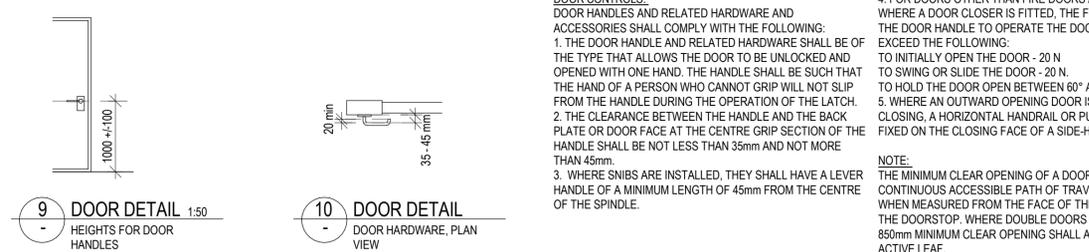
TITLE: **ROOF PLAN**
 Date: 28.07.23 Drawn: N.H
 Scale: 1 : 200 Designed: N.H
 Job No.: MCD002 Drawing No.: 06 Rev.: 4



1 DOOR DETAIL 1:50 (A) HINGE-SIDE APPROACH, DOOR OPENS AWAY FROM USER
 2 DOOR DETAIL 1:50 (B) LATCH-SIDE APPROACH, DOOR OPENS AWAY FROM USER
 3 DOOR DETAIL 1:50 (C) EITHER SIDE APPROACH, DOOR OPENS AWAY FROM USER
 4 DOOR DETAIL 1:50 (D) FRONT APPROACH, DOOR OPENS AWAY FROM USER

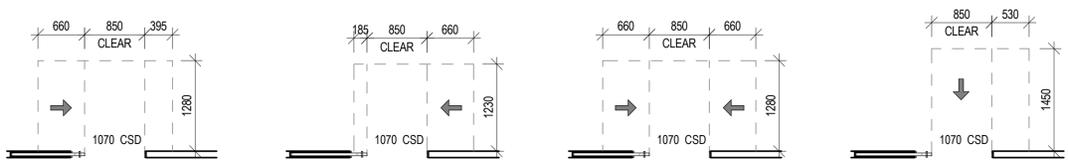


5 DOOR DETAIL 1:50 (E) HINGE-SIDE APPROACH, DOOR OPENS TOWARDS USER
 6 DOOR DETAIL 1:50 (F) LATCH-SIDE APPROACH, DOOR OPENS TOWARDS USER
 7 DOOR DETAIL 1:50 (G) EITHER SIDE APPROACH, DOOR OPENS TOWARDS USER
 8 DOOR DETAIL 1:50 (H) FRONT APPROACH, DOOR OPENS TOWARDS USER

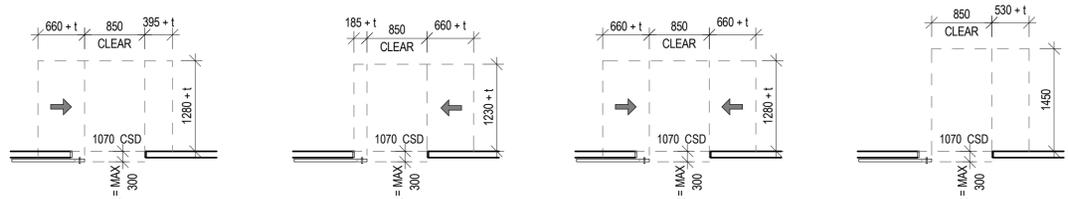


9 DOOR DETAIL 1:50 HEIGHTS FOR DOOR HANDLES
 10 DOOR DETAIL DOOR HARDWARE, PLAN VIEW

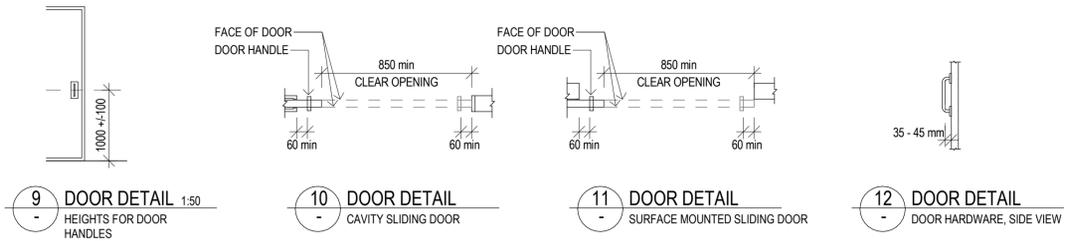
DOOR CONTROLS:
 DOOR HANDLES AND RELATED HARDWARE AND ACCESSORIES SHALL COMPLY WITH THE FOLLOWING:
 1. THE DOOR HANDLE AND RELATED HARDWARE SHALL BE OF THE TYPE THAT ALLOWS THE DOOR TO BE UNLOCKED AND OPENED WITH ONE HAND. THE HANDLE SHALL BE SUCH THAT THE HAND OF A PERSON WHO CANNOT GRIP WILL NOT SLIP FROM THE HANDLE DURING THE OPERATION OF THE LATCH.
 2. THE CLEARANCE BETWEEN THE HANDLE AND THE BACK PLATE OR DOOR FACE AT THE CENTRE GRIP SECTION OF THE HANDLE SHALL BE NOT LESS THAN 35mm AND NOT MORE THAN 45mm.
 3. WHERE SNIBS ARE INSTALLED, THEY SHALL HAVE A LEVER HANDLE OF A MINIMUM LENGTH OF 45mm FROM THE CENTRE OF THE SPINDLE.
 4. FOR DOORS OTHER THAN FIRE DOORS AND SMOKE DOORS WHERE A DOOR CLOSER IS FITTED, THE FORCE REQUIRED AT THE DOOR HANDLE TO OPERATE THE DOOR SHALL NOT EXCEED THE FOLLOWING:
 TO INITIALLY OPEN THE DOOR - 20 N
 TO SWING OR SLIDE THE DOOR - 20 N
 TO HOLD THE DOOR OPEN BETWEEN 60° AND 90° - 20 N
 5. WHERE AN OUTWARD OPENING DOOR IS NOT SELF-CLOSING, A HORIZONTAL HANDRAIL OR PULL BAR SHALL BE FIXED ON THE CLOSING FACE OF A SIDE-HUNG DOOR.
NOTE:
 THE MINIMUM CLEAR OPENING OF A DOORWAY ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL BE 850mm WHEN MEASURED FROM THE FACE OF THE OPENED DOOR TO THE DOORSTOP. WHERE DOUBLE DOORS ARE USED, THE 850mm MINIMUM CLEAR OPENING SHALL APPLY TO THE ACTIVE LEAF.



1 DOOR DETAIL 1:50 (A) SIDE APPROACH, CAVITY SLIDING DOOR
 2 DOOR DETAIL 1:50 (B) LATCH-SIDE APPROACH, CAVITY SLIDING DOOR
 3 DOOR DETAIL 1:50 (C) EITHER SIDE APPROACH, CAVITY SLIDING DOOR
 4 DOOR DETAIL 1:50 (D) FRONT APPROACH, CAVITY SLIDING DOOR



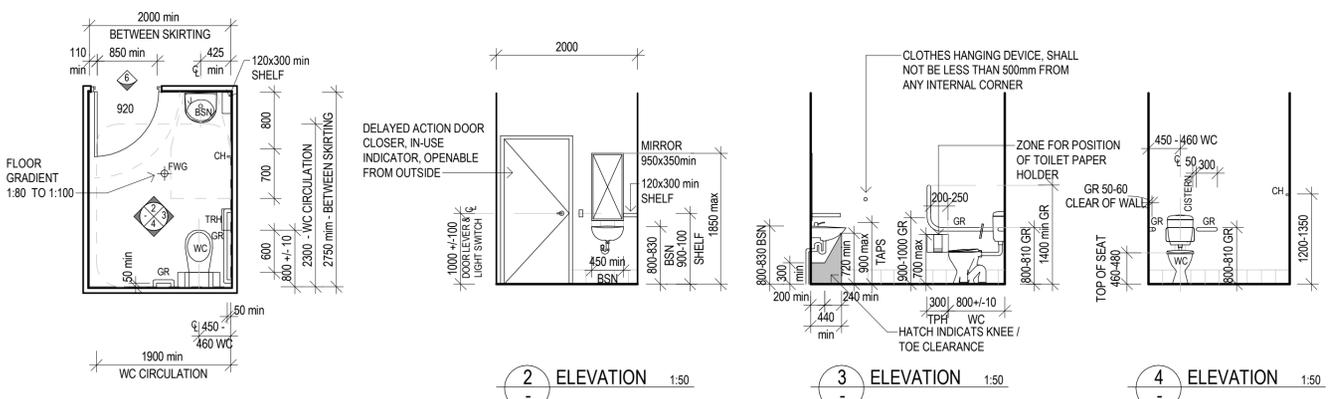
5 DOOR DETAIL 1:50 (A) SIDE APPROACH, SURFACE SLIDING DOOR
 6 DOOR DETAIL 1:50 (B) LATCH-SIDE APPROACH, SURFACE SLIDING DOOR
 7 DOOR DETAIL 1:50 (C) EITHER SIDE APPROACH, SURFACE SLIDING DOOR
 8 DOOR DETAIL 1:50 (D) FRONT APPROACH, SURFACE SLIDING DOOR



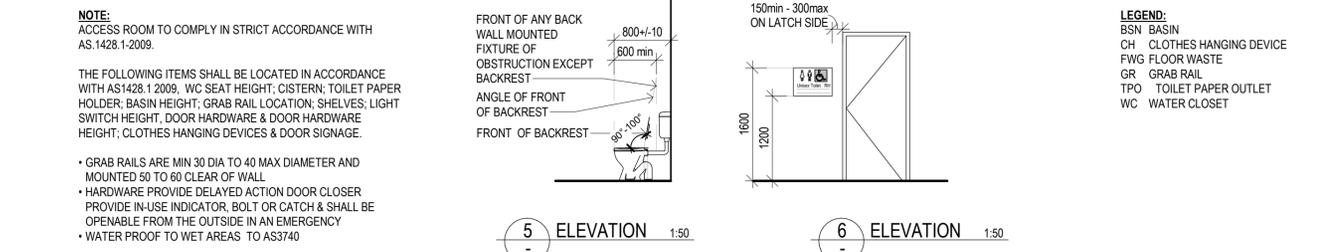
9 DOOR DETAIL 1:50 HEIGHTS FOR DOOR HANDLES
 10 DOOR DETAIL CAVITY SLIDING DOOR
 11 DOOR DETAIL SURFACE MOUNTED SLIDING DOOR
 12 DOOR DETAIL DOOR HARDWARE, SIDE VIEW

DOOR CONTROL:
 DOOR HANDLES AND RELATED HARDWARE AND ACCESSORIES SHALL COMPLY WITH THE FOLLOWING:
 1. THE DOOR HANDLE AND RELATED HARDWARE SHALL BE OF THE TYPE THAT ALLOWS THE DOOR TO BE UNLOCKED AND OPENED WITH ONE HAND. THE HANDLE SHALL BE SUCH THAT THE HAND OF A PERSON WHO CANNOT GRIP WILL NOT SLIP FROM THE HANDLE DURING THE OPERATION OF THE LATCH.
 2. THE CLEARANCE BETWEEN THE HANDLE AND THE BACK PLATE OR DOOR FACE AT THE CENTRE GRIP SECTION OF THE HANDLE SHALL BE NOT LESS THAN 35mm AND NOT MORE THAN 45mm.
 3. D TYPE HANDLES SHALL BE PROVIDED ON SLIDING DOORS.
 (D) WHERE SNIBS ARE INSTALLED, THEY SHALL HAVE A LEVER HANDLE OF A MINIMUM LENGTH OF 45 mm FROM THE CENTRE OF THE SPINDLE.
 (E) FOR DOORS OTHER THAN FIRE DOORS AND SMOKE DOORS WHERE A DOOR CLOSER IS FITTED, THE FORCE REQUIRED AT THE DOOR HANDLE TO OPERATE THE DOOR SHALL NOT EXCEED THE FOLLOWING:
 TO INITIALLY OPEN THE DOOR 20 N
 TO SWING OR SLIDE THE DOOR 20 N
 TO HOLD THE DOOR OPEN BETWEEN 60° AND 90° 20 N
 (F) WHERE AN OUTWARD OPENING DOOR IS NOT SELF-CLOSING, A HORIZONTAL HANDRAIL OR PULL BAR SHALL BE FIXED ON THE CLOSING FACE OF A SIDE-HUNG DOOR, AS SHOWN IN FIGURE 36.

NOTE:
 THE MINIMUM CLEAR OPENING OF A DOORWAY ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL BE 850mm WHEN MEASURED FROM THE FACE OF THE OPENED DOOR TO THE DOORSTOP. WHERE DOUBLE DOORS ARE USED, THE 850mm MINIMUM CLEAR OPENING SHALL APPLY TO THE ACTIVE LEAF.



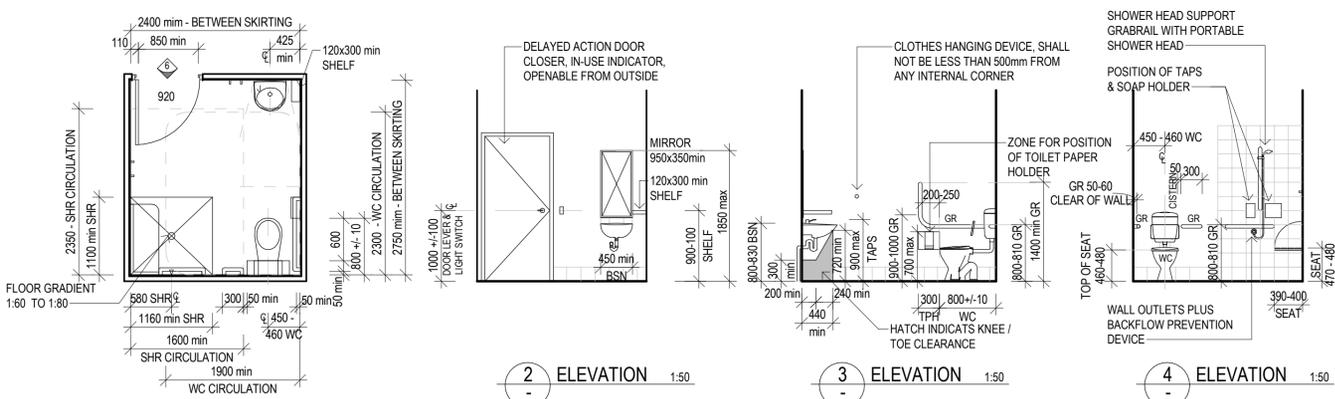
1 PWD WC DETAIL 1:50
 2 ELEVATION 1:50
 3 ELEVATION 1:50
 4 ELEVATION 1:50



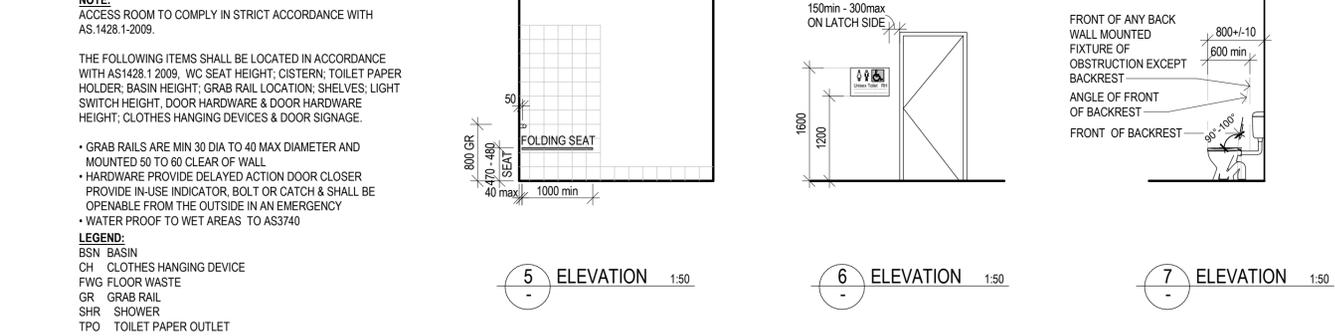
5 ELEVATION 1:50
 6 ELEVATION 1:50
 7 ELEVATION 1:50

NOTE:
 ACCESS ROOM TO COMPLY IN STRICT ACCORDANCE WITH AS.1428.1-2009.
 THE FOLLOWING ITEMS SHALL BE LOCATED IN ACCORDANCE WITH AS1428.1 2009. WC SEAT HEIGHT; CISTERN; TOILET PAPER HOLDER; BASIN HEIGHT; GRAB RAIL LOCATION; SHELVES; LIGHT SWITCH HEIGHT; DOOR HARDWARE & DOOR HARDWARE HEIGHT; CLOTHES HANGING DEVICES & DOOR SIGNAGE.
 • GRAB RAILS ARE MIN 30 DIA TO 40 MAX DIAMETER AND MOUNTED 50 TO 60 CLEAR OF WALL
 • HARDWARE PROVIDE DELAYED ACTION DOOR CLOSER PROVIDE IN-USE INDICATOR, BOLT OR CATCH & SHALL BE OPENABLE FROM THE OUTSIDE IN AN EMERGENCY
 • WATER PROOF TO WET AREAS TO AS3740

LEGEND:
 BSN BASIN
 CH CLOTHES HANGING DEVICE
 FWG FLOOR WASTE
 GR GRAB RAIL
 TPO TOILET PAPER OUTLET
 WC WATER CLOSET



1 PWD WC DETAIL 1:50
 2 ELEVATION 1:50
 3 ELEVATION 1:50
 4 ELEVATION 1:50

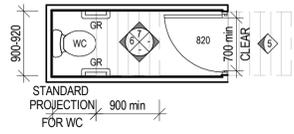


5 ELEVATION 1:50
 6 ELEVATION 1:50
 7 ELEVATION 1:50

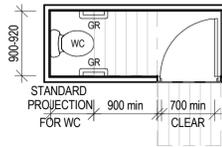
NOTE:
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 THE FOLLOWING ITEMS SHALL BE LOCATED IN ACCORDANCE WITH AS1428.1 2009. WC SEAT HEIGHT; CISTERN; TOILET PAPER HOLDER; BASIN HEIGHT; GRAB RAIL LOCATION; SHELVES; LIGHT SWITCH HEIGHT; DOOR HARDWARE & DOOR HARDWARE HEIGHT; CLOTHES HANGING DEVICES & DOOR SIGNAGE.
 • GRAB RAILS ARE MIN 30 DIA TO 40 MAX DIAMETER AND MOUNTED 50 TO 60 CLEAR OF WALL
 • HARDWARE PROVIDE DELAYED ACTION DOOR CLOSER PROVIDE IN-USE INDICATOR, BOLT OR CATCH & SHALL BE OPENABLE FROM THE OUTSIDE IN AN EMERGENCY
 • WATER PROOF TO WET AREAS TO AS3740

LEGEND:
 BSN BASIN
 CH CLOTHES HANGING DEVICE
 FWG FLOOR WASTE
 GR GRAB RAIL
 SHR SHOWER
 TPO TOILET PAPER OUTLET
 WC WATER CLOSET

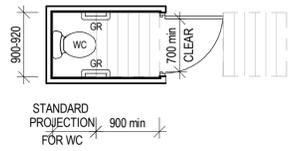
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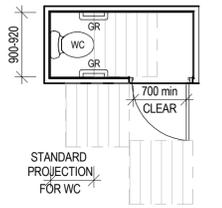
1 AMBULANT WC DETAIL 1:50



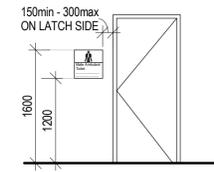
2 AMBULANT WC DETAIL 1:50



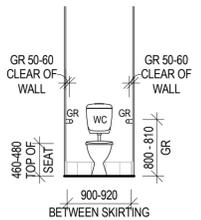
3 AMBULANT WC DETAIL 1:50



4 AMBULANT WC DETAIL 1:50



5 ELEVATION 1:50



6 ELEVATION 1:50

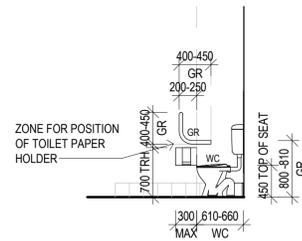
NOTE:
UNISEX ACCESSIBLE & AMBULANT SANITARY COMPARTMENTS TO COMPLY IN STRICT ACCORDANCE WITH AS 1428.1-2009

THE FOLLOWING ITEMS SHALL BE LOCATED IN ACCORDANCE WITH AS 1428.1 2009 - BASIN HEIGHT; WC SEAT HEIGHT; CISTERN; GRAB RAIL LOCATION; TOILET PAPER HOLDER; LIGHT SWITCH HEIGHT; DOOR HARDWARE & DOOR HARDWARE HEIGHT; SHELVES; CLOTHES HANGING DEVICES & DOOR SIGNAGE

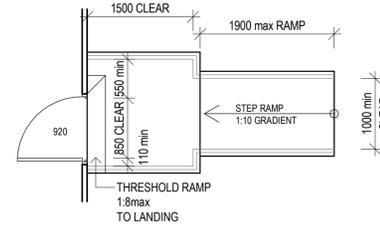
- GRAB RAILS ARE MIN 30 DIA TO 40 MAX DIAMETER AND MOUNTED 50 TO 60 CLEAR OF WALL
- HARDWARE PROVIDE DELAYED ACTION DOOR CLOSER PROVIDE IN-USE INDICATOR, BOLT OR CATCH & SHALL BE OPENABLE FROM THE OUTSIDE IN AN EMERGENCY
- WATER PROOF TO WET AREAS TO AS3740

LEGEND:

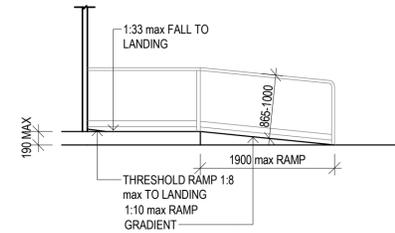
- BSN BASIN
- CH CLOTHES HANGING DEVICE
- FWG FLOOR WASTE
- GR GRAB RAIL
- TPO TOILET PAPER OUTLET
- WC WATER CLOSET



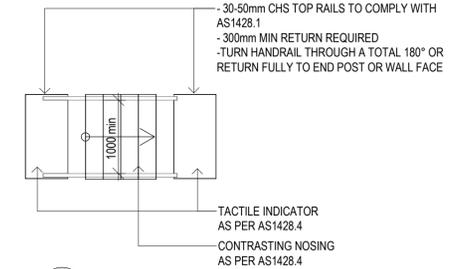
7 ELEVATION 1:50



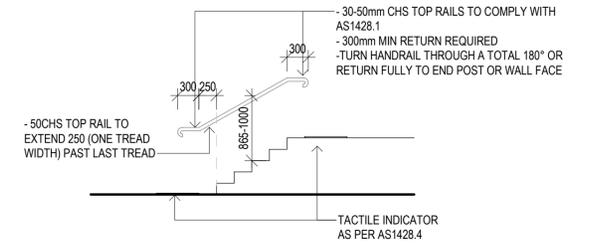
1 STEP RAMP 1:50



2 STEP RAMP 1:50

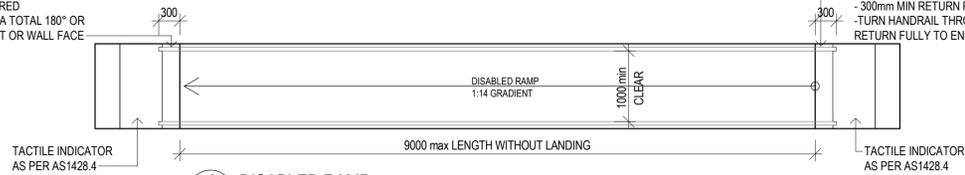


3 STAIR DETAIL 1:50



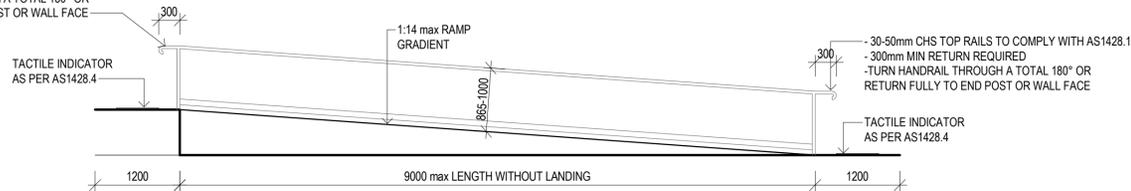
4 STAIR DETAIL 1:50

- 30-50mm CHS TOP RAILS TO COMPLY WITH AS1428.1
- 300mm MIN RETURN REQUIRED
- TURN HANDRAIL THROUGH A TOTAL 180° OR RETURN FULLY TO END POST OR WALL FACE

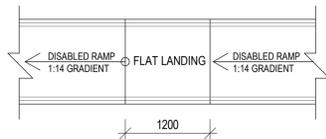


1 DISABLED RAMP 1:50

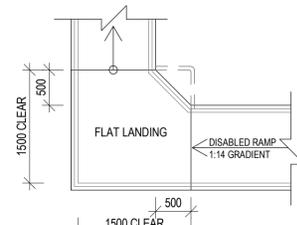
- 30-50mm CHS TOP RAILS TO COMPLY WITH AS1428.1
- 300mm MIN RETURN REQUIRED
- TURN HANDRAIL THROUGH A TOTAL 180° OR RETURN FULLY TO END POST OR WALL FACE



2 DISABLED RAMP 1:50



3 LANDING DETAIL 1:50



4 LANDING DETAIL 1:50

- 30-50mm CHS TOP RAILS TO COMPLY WITH AS1428.1
- 300mm MIN RETURN REQUIRED
- TURN HANDRAIL THROUGH A TOTAL 180° OR RETURN FULLY TO END POST OR WALL FACE

- 30-50mm CHS TOP RAILS TO COMPLY WITH AS1428.1
- 300mm MIN RETURN REQUIRED
- TURN HANDRAIL THROUGH A TOTAL 180° OR RETURN FULLY TO END POST OR WALL FACE

NOTES:
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO McDONALD CONSTRUCTIONS & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF McDONALD CONSTRUCTIONS pty ltd

ISSUE: _____ DATE: _____ DESCRIPTION: _____

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ABN: 48 010 781 496 QBCC: 21388



Project: INDUSTRIAL LOGISTICS & MANUFACTURING SERVICES

Client: BRIDGESTONE

Location: LOT 23 CLEVELAND BAY MP - STAGE 1

TITLE: AS1428 - DETAILS

Date: 28.07.23 Drawn: N.H

Scale: 1 : 50 Designed: N.H

Job No.:	Drawing No.:	Rev.
MCD002	08	4



CARPARKING LEGEND:

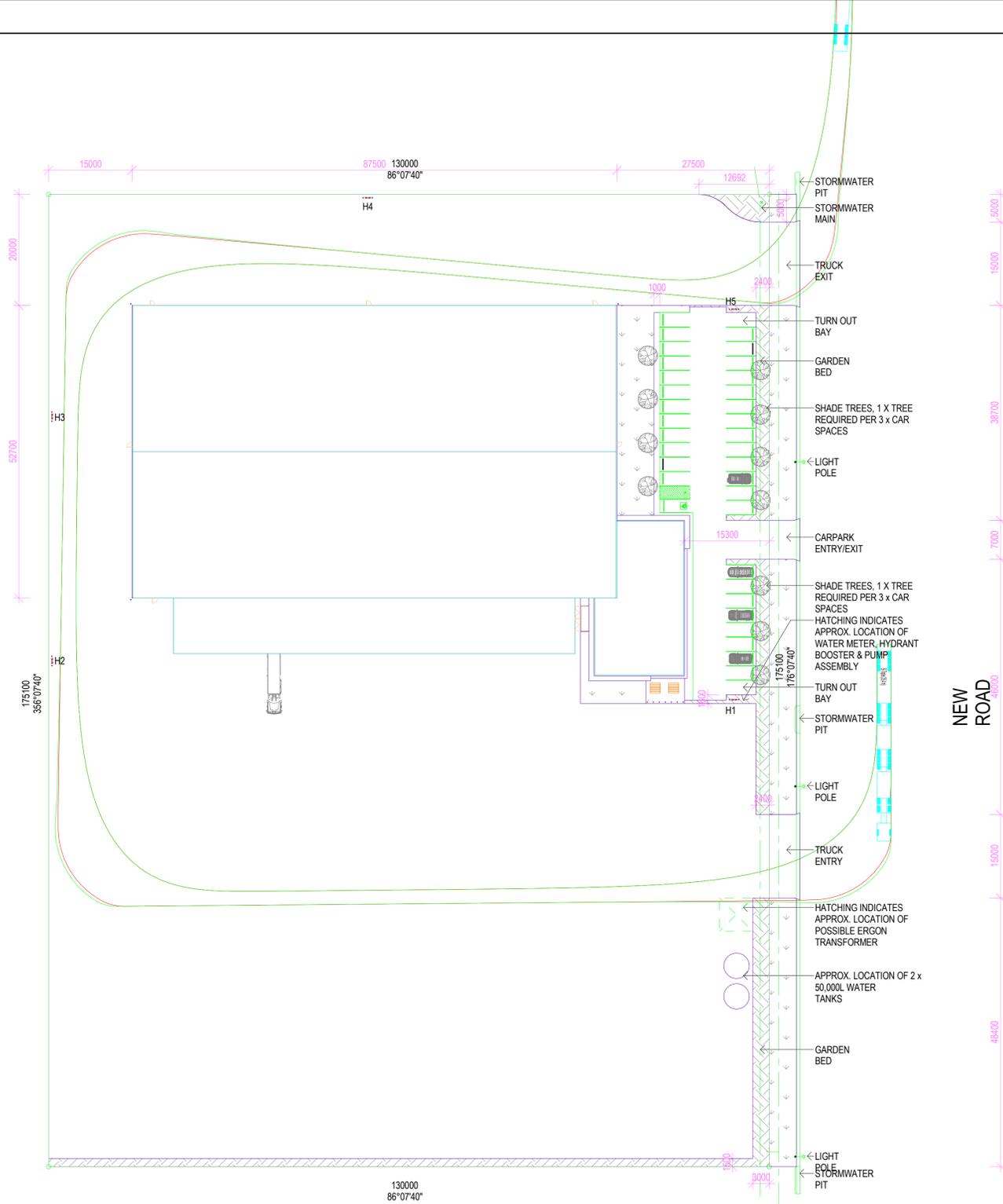
WAREHOUSE = 4600m² AT 1 CAR SPACE PER 100m², THEN 46 CAR SPACES
 REQUIRED OFFICE = 400m² AT 1 CAR SPACE PER 30m², THEN 14 CAR SPACES
 REQUIRED OFFICE = 40m² AT 1 CAR SPACE PER 30m², THEN 1 CAR SPACE
 REQUIRED OFFICE SPACES
 WAREHOUSE = 46 CAR SPACES
 OFFICES = 14 CAR SPACES
 OFFICE = 1 CAR SPACE
 OFFICE = 61 CAR SPACES
 REQUIRED
 TOTAL CAR SPACES SUPPLIED:
 1 x DISABLED CAR
 STANDARD CAR
 OFFICE = 34 CAR SPACES
 PROVIDED

SITE AREAS & COVERAGE:

BUILDING	=	22.10%
HARDSTAND	6030.00m ²	68.56%
CARPARK	45605.85m ²	4.72%
GARDEN	4075.04m ²	2.81%
OFFICE	640.26m ²	1.52%
SERVICES	345.56m ²	0.22%
TOTAL	49.40m ²	100.00%
SITE	22763.00m ²	

BUILDING AREAS:

WAREHOUSE	=	91.45%
OFFICE	4600.00m ²	7.95%
DOCK OFFICE	400.00m ²	0.59%
TOTAL	90.00m ²	100.00%
	5030.00m ²	



1 SWEPT PATHS
1:500

REAL PROPERTY DESCRIPTION
 LOT 23 ON SP
 AREA OF LAND:
 LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

NOTES:
 1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
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Project: **INDUSTRIAL LOGISTICS & MANUFACTURING SERVICES**
 Client: **BRIDGESTONE**
 Location: **LOT 23 CLEVELAND BAY MP - STAGE 1**

TITLE: **SWEPT PATHS - ENTRY/EXIT**
 Date: 28.07.23 Drawn: N.H
 Scale: 1 : 500 Designed: N.H

Job No.:	Drawing No.:	Rev.
MCD002	09	4