DEVELOPMENT SUMMARY (LOT 11 & 10)	
LOT 11 SITE AREA (Existing Facilities)	52,612 sqm
LOT 10 SITE AREA (Proposed Additions)	51,715 sqm
TOTAL SITE AREA	**104,327 sqm**
EXISTING HIGH BAY WAREHOUSE	11,123 sqm
EXISTING LOW BAY WAREHOUSE (Warehouse 1)	18,532 sqm
EXISTING OFFICE (2 Levels)	500 sqm
EXISTING DOCK OFFICE (2 levels)	136 sqm
TOTAL AREA OF EXISTING BUILDINGS	**30,291 sqm**
EXISTING CAR SPACE PROVIDED	114 cars
PROPOSED WAREHOUSE 2A ADDITION	15,612 sqm
PROPOSED L1 MEZZANINE (Steel Platform)	3,160 sqm
PROPOSED L1 MEZZANINE (Concrete Platform)	810 sqm
PROPOSED GROUND FLOOR OFFICE	155 sqm
PROPOSED FIRST FLOOR OFFICE	2,330 sqm
PROPOSED WASTE WATER TREATMENT PLANT	2,155 sqm
PROPOSED OUTDOOR PALLET STORAGE	350 sqm
TOTAL AREA OF NEW BUILDINGS	**24,572 sqm**
PROPOSED WAREHOUSE 2B (STAGE 2)	**2,813 sqm**
PROPOSED NEW CAR PARKING	160 spaces
TOTAL CARSPACES	274 spaces
TOTAL AREA OF NEW & EXISTING BUILDINGS	**54,863 sqm**
FLOOR SPACE RATIO (Excluding Stage 2)	0.52:1
TOTAL AREA OF NEW & EXISTING BUILDINGS (Incl. Stag...	**57,676 sqm**

Car Parking Schedule (New Additions)		
Type	Description	Spaces
PK-CP1	PK-CP1-5.5 x 2.5m - 90 deg (Disable)	2
PK-CP2	PK-CP2-5.5 x 2.5m - 90 deg	148
PK-CP4	PK-CP4-5.5 x 2.5m - 90 deg-Future EV	6
PK-CPE	PK-CP EV Charging Bay	4
Grand total		160

DISTRIBUTION DRIVE

DISTRIBUTION DRIVE

MAMRE ROAD

EXISITNG TRUCK ENTRY/EXIT

EXISITNG CAR ENTRY/EXIT

EXISTING HARDSTAND AREA

EXISTING HARDSTAND AREA

PALLETS STORAGE AREA

WASTEWATER TREATMENT PLANT

PROPOSED NEW HARDSTAND EXTENSION

TRUCK ENTRY

Palisade Sliding Gate

Weigh Bridge

Proposed switching stations

POTATO UNLOADING

CORN UNLOADING TRANSFER PIT APPROX. 4m DEEP TO ENG'S DETAIL

Sprinkler Valve Station

Oberin Rm

Starch Area

HEAT EXCHANGER ROOM

Corn Clipper

Corn silo 120T

Corn silo 120T

Org corn 40T

Water tank 350T

PUMP ROOM

Sprinkler Tank

RAW MATERIAL WH

CEREAL PROCESSING

POTATO PREP

POTATO PROCESSING

CORN PROCESSING

MAINTENANCE SHOP

PROPOSED NEW HARDSTAND EXTENSION

PALLETISING AREA

VARIETY PACKING

MONOPACK

CEREAL PACKAGING

PACKAGING

PACKAGING

EXISTING PARKING AREA

PROPOSED NEW PARKING EXTENSION

CAR ENTRY / EXIT

Security boom gate

CARRPARK
108 carspaces

CARRPARK
34 carspaces

CARRPARK
18 carspaces

Fire road

Concrete footpath

Perimeter pavement ridge line 103mm higher than trench drain

Grated trench drain

Proposed compactors area

Underground rainwater tank

Landscaping

RESIDUAL SITE

EXISTING BOUNDARY FENCE TO REMAIN

2.1m HIGH CHAINWIRE FENCE

2.1m HIGH PALISADE FENCE

2.1m HIGH PALISADE FENCE TO MATCH EXISTING

20m BUILDING SETBACK

10m LANDSCAPE SETBACK

SITE BOUNDARY

Existing Warehouse

New Construction

91,800
(EXISTING HIGH BAY WAREHOUSE)

117,100
(EXISTING WAREHOUSE)

124,750
(NEW WAREHOUSE 2A ADDITION)

22,450
(Proposed W/H-2B-Stage 2)

78,302
(NEW MEZZANINE OFFICE)

16,402

225,302

No.2 DISTRIBUTION DRIVE ORCHARD HILLS (Lot 11 DP271141)

1 Site Plan (Overall)
A010 1 : 500 @A0

NOTES ON AS-BUILT CONDITIONS:
ALL EXISTING SITE & BUILDING INFORMATION SHOWN ARE TAKEN FROM ARCHITECTURAL DRAWINGS BY NETTLETON TRIBBES (10736 series) AND STRUCTURAL DRAWINGS BY NORTHROP (ojo No. S180031). CONTRACTOR TO CONDUCT SITE-VERIFICATION AND REPORT ANY DISCREPANCIES TO THE SUPERINTENDANT PRIOR TO SHOP DETAILING, FABRICATION AND ERECTION OF NEW BUILT ELEMENTS.

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEERING DRAWINGS. ALL LEVELS ARE TO BE +/- 1,000mm

FOR TENDER

BIM 360://Snack Brand Horizon/01_Snack Brand.rvt
7/16/2026 6:12:57 PM

CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P13	Updated site plan & roof plan	11.06.21
P14	Updated office plans	18.06.21
P15	Parking layout adjusted. Equipment layout underlay updated.	23.06.21
P16	Carpark boom gate adjusted. EV bays added. Development area table updated.	29.06.21
P17	L2 mezz. deleted	07.07.21
P18	Issued for Tender	16.07.21

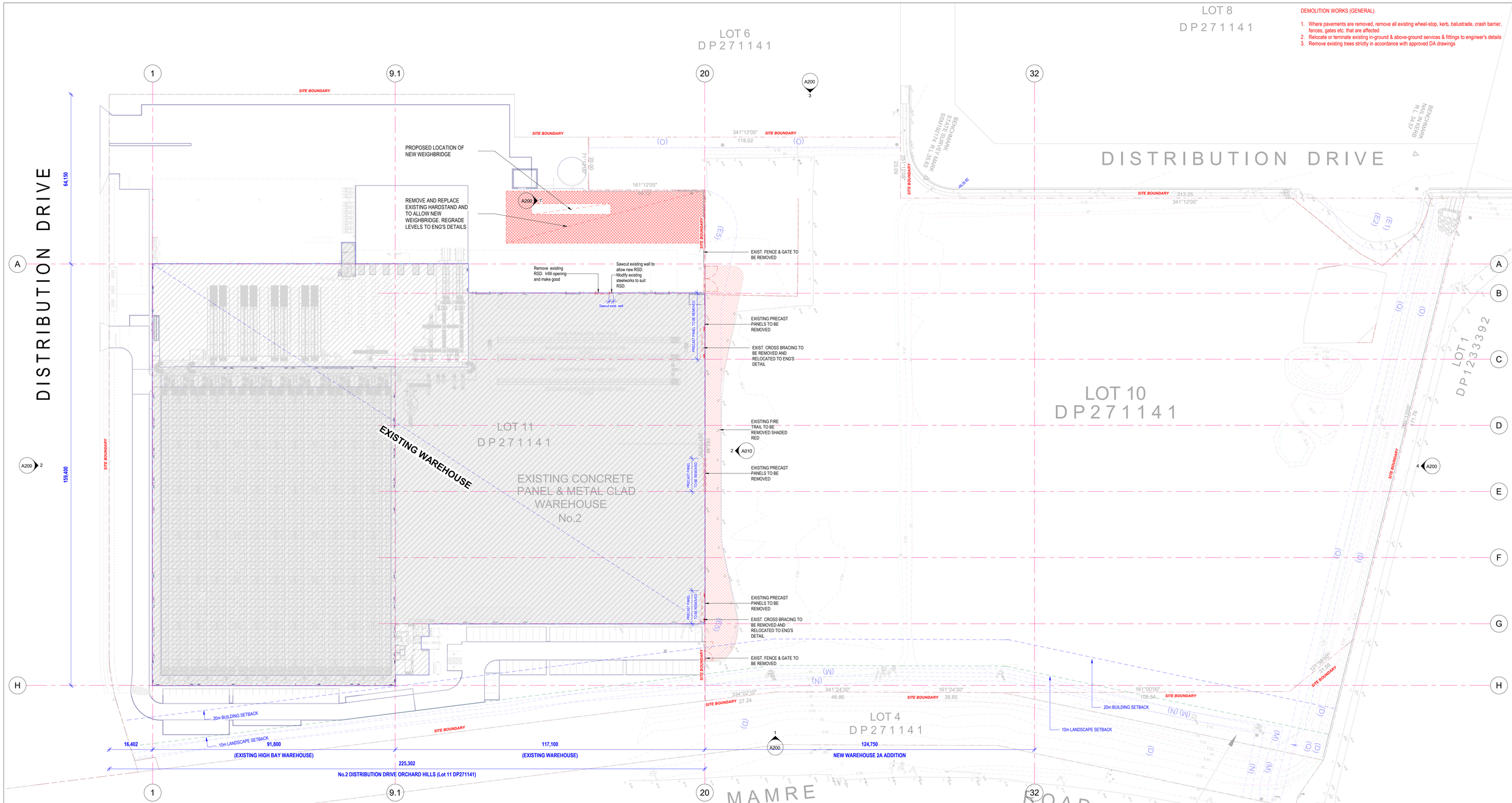
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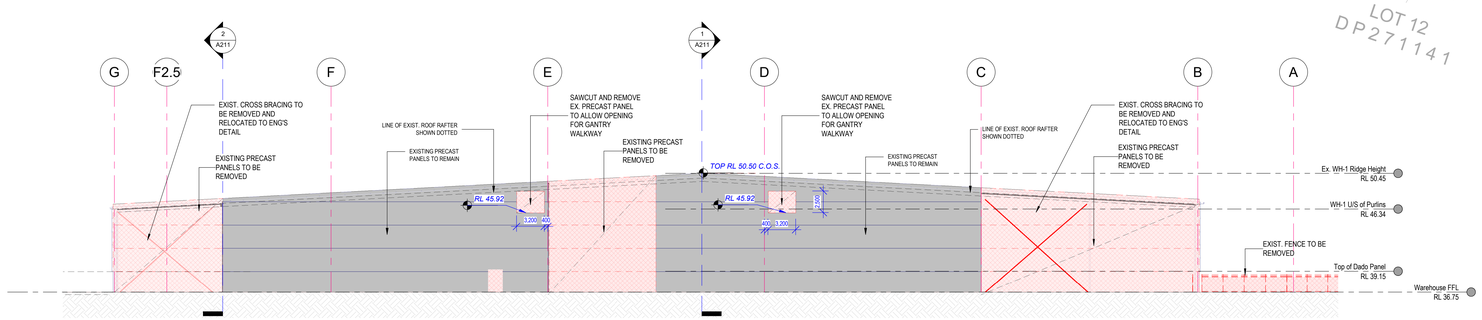
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hla architects

DRAWING TITLE: Site Plan (Overall)
DRAWING NUMBER: 210216-AR-A001 -
DRAWN: WG
CHK: HL
ISSUE: P18



1 Existing Site and Proposed Demolition Plan
A010 · 1 : 500 @A0



2 Demolition Elevation-Grid 20 (Looking South)
A010 · 1 : 250 @A0

DEMOLITION WORKS (GENERAL)

1. Where pavements are removed, remove all existing wheel-stop, kerb, balustrade, crash barrier, fences, gates etc. that are affected
2. Relocate or teminate existing in-ground & above-ground services & fittings to engineer's details
3. Remove existing trees strictly in accordance with approved DA drawings

DEMOLITION WORKS (GENERAL NOTES):

1. WHERE PAVEMENTS ARE REMOVED, REMOVE ALL EXISTING WHEEL-STOP, KERB, BALUSTRADE, CRASH BARRIER, FENCES, GATES ETC THAT ARE AFFECTED.
2. RELOCATE OR TERMINATE EXISTIN IN-GROUND & ABOVE-GROUND SERVICES & FITTINGS TO ENGINEER'S DETAILS
3. REMOVE EXISTING TREES STRICTLY IN ACCORDANCE TO DA APPROVED DRAWINGS.

NOTES ON AS-BUILT CONDITIONS:
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7/16/2021 7:32:48 PM

CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P1	Issued for coordination.	04.05.21
P2	Draft SSDA set	14.05.21
P3	Updated Information	19.05.21
P4	Updated Information	09.06.21
P5	L2 mezz. deleted	07.07.21
P6	Issued for Tender	16.07.21

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DRAWING TITLE: Existing Site and Proposed Demolition Plan
DRAWING NUMBER: 210216-AR-A010 - P6
DRAWN: WG
CHK: HL
ISSUE:

1 WH2A Floor Plan

1 : 250 @A0

General Legend

NOTE:	*All drawings to be read in conjunction withh Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
B-GP	150mm min dia. goalpost bollards with cranked top to suit roller door mechanism. Provide cast-in plate connection to slab to allow surface-mounted and ease of removal. Sizes to suit door opening. Painted Safety Yellow.
BRACE	Structural` bracing members to engineer's details.
COL	Steel column surface treated and painted to engineer's detail
DP+PR	Downpipe with 6mm thick galvanised mild steel protection to 1200mm a.fl. Paint finish to match background.
F/VA1800	Slate fencing consisting of 1,800mm high vertical aluminium angle slats, with slat sizes alternating between 25x25mm and 50x25mm styled similar to "Orworks Pier Infill Panel" system or equivalent approved. 50mm MAX. allowable gap between Angles. Powdercoat finish as specified.
PC	Precast concrete wall panel to engineer's details. paint finish as specified
RRD-3	Rapid Roxler Door (Internal) (3.0m W x 3.0m H) to be installed in accordance with manufacturer's instructions. Provide PVC viewing window,safety flashing light and PE beam.
S/W PIT	
SB	Safety barrier to be Armco steel guardrail or equivalent approved. Stubby nose wrapped around ends. Painted safety yellow.
SCrt2	Anti-Microbial PVC Strip Door (2.0m W x 2.4m H) as specified
SMat	Swarf Mat to suit doorway and as specified
ST-C	Reinforced concrete stairs to engineer's details.
ST-WB/SS	Stainless steel stairs & handrails with serrated stainless steel grating treads equivalent to Webforge Pattern 'C', open risers & grating landing to engineer's details. Provide nosing strip with contrasting colours to AS requirement.
WTr	Wash trough stainless steel with sensor driven taps

PLAN NOTES-G/F

Note No.	Note Description
1	Compactor bin area waste to drain to trade waste
2	CORN TRANSFER PIT: APPROX. 4m DEEP FULL LENGHT. REQUIRE ACCESS STAIR, BUCKET ELEVATOR AT EAST END. PROVIDE SUMP PIT

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CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P3	Updated site plan & roof plan	11.06.21
P4	Roof plan updated	25.06.21
P5	Base build plan	30.06.21
P6	L2 mezz. deleted	07.07.21
P7	Issued for Tender	16.07.21
P8	Issued for Tender	17.08.21

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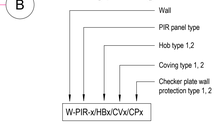
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DRAWING TITLE: Factory Floor Plan (Fitout)
DRAWING NUMBER: 210216-AR-A100 - P8
DRAWN: WG
CHK: HL
ISSUE: P8

General Legend	
NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
BRACE	Structural` bracing members to engineer's details.
COL	Steel column surface treated and painted to engineer's detail
ST-WB/SS	Stainless steel stairs & handrails with serrated stainless steel grating treads equivalent to Weltforge Pattern 'C', open risers & grating landing to engineer's details. Provide nosing strip with contrasting colours to AS requirement.

Wall Type Legend:



PIR Wall Type Abbreviations	
Code	Description
PIR	- Standard steel-coated PIR panel
PIR-F	- Fire-rated steel-coated PIR pane. "Flameguard" by Bondor
PIR-S	- Stainless coated PIR panel. (Panel joints to be caulked in processing areas only)
HB2	- 250mm concrete hob on both sides of wall
HB1	- 250mm concrete hob on one side of wall (protected side)
CV1	- Coving to AS4674 to match flooring type to one side only (processing area)
CV2	- Coving to AS4674 to match flooring type to both sides of wall
CP1	- 1,200mm high stainless steel chequer plate to one side only (protected side)
CP2	- 1,200mm high stainless steel chequer plate to both sides of wall

PLAN NOTES-L1 MEZZ.	
Note No.	Description
1	Provide Colorbond Ultra metal soffit lining and fascia cover to the structural steel framing below the concrete flooring to prevent dust build up at steel flanges and services
2	2-hr fire rated construction to Switchroom 2A

NOTES ON AS-BUILT CONDITIONS:
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FOR TENDER

1 **Mezzanine L1 Plan**
1 : 250 @A0

BIM 360://Snack Brand Horizon/01_Snack Brand.rvt
8/17/2021 2:24:39 PM

CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P3	Updated plant layout	31.05.21
P4	Updated Information	09.06.21
P5	Parking layout adjusted. Equipment layout underlay updated.	23.06.21
P6	L2 mezz. deleted	07.07.21
P7	Issued for Tender	16.07.21
P8	Issued for Tender	17.08.21

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DRAWING TITLE: L1 Mezzanine Plan
DRAWING NUMBER: 210216-AR-A101 - P8
DRAWN: WG
CHK: HL
ISSUE:

General Legend

NOTE:	*All drawings to be read in conjunction within Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
BRACE	Structural' bracing members to engineer's details.
CE-PIR	Steel clad PIR ceiling suspended from metal roof frame above.
CE-PIR/S	Stainless steel clad PIR ceiling suspended from metal roof frame above.
COL	Steel column surface treated and painted to engineer's detail
RF-KL0.48(AW)	0.48 BMT 'Lysaght Klip-Lok' profile Zincalume sheeting on safety wire mesh to WorkCover requirement Black UV stabilised bird netting with zipper access to light fitting and services (excluding sprinkler heads) to be installed to underside of awning.
RF-KL0.48CM(OF)	0.48 BMT 'Lysaght Klip-Lok' profile in Colorbond Coolmax finish. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.
RF-KL0.48ZN(OF)	0.48 BMT 'Lysaght Klip-Lok' profile in Zincalume finish. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.

Material Legend

E-AP1	Pre-finished Aluminum panel- Light metallic grey, by HVG Facade.

INSULATION LEGEND

WALL INSULATION

- R2.2 min. insulation batt with sisalation foil wall breather. (external walls)
- R2.2 min. insulation batt with sisalation foil wall breather (spandrel panels only).
- R2.0 insulation (steel frame only) (thermal)
- To suit Rw40 acoustic performance

All internal walls to be full height to underside of structure unless shown dashed. Cladding and insulation to full extent of wall height where shown.

ROOF & CEILING INSULATIONS

ALL OFFICES (Ext & Int): R3.5 min. insulation blanket with MD facing sisalation foil on 100mm roof spacer or equivalent approved system.

Acoustic baffle above partition. Refer partition details.

GENERAL NOTES

- Drawing to be read in conjunction with "NCC Section J 2019 JV3 Alternative Solution Assessment" Issue B dated 14/07/2020 prepared by Efficient Living Consultants. All discrepancies to be reported prior to Tender submission.

- Please refer Section J Assessment Report for alternative insulation value (if applicable). Where discrepancies exist, adopt the higher performing thermal insulation system.
- Apply thermal tape for wall cladding on light weight frame.
- Installation of thermal insulation to comply with Section J Report, relevant sections of NCC and Australian Standards.
- Insulation material used must comply to AS/NZS 4859.1-2002 and installed in accordance with BCA2016 Clause J1.2
- thermal insulation to be zero ozone depleting potential (ODP) in manufacture and composition.

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FOR TENDER

1 Ceiling Level Plan
A210 1 : 250 @A0

CUSTOMER	snackbrands AUSTRALIA	
PROJECT MANAGER	TMX Invent tomorrow	
PROJECT	PROPOSED MANUFACTURING FACILITIES ADDITIONS	
ADDRESS	Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW	
PROJECT NUMBER	210216	

Rev	Description	Date
P7	Updated plant layout	31.05.21
P8	Updated Information	09.06.21
P9	Parking layout adjusted. Equipment layout underlay updated.	23.06.21
P10	Issued for JV3 modelling.	05.07.21
P11	L2 mezz. deleted	07.07.21
P12	Issued for Tender	16.07.21

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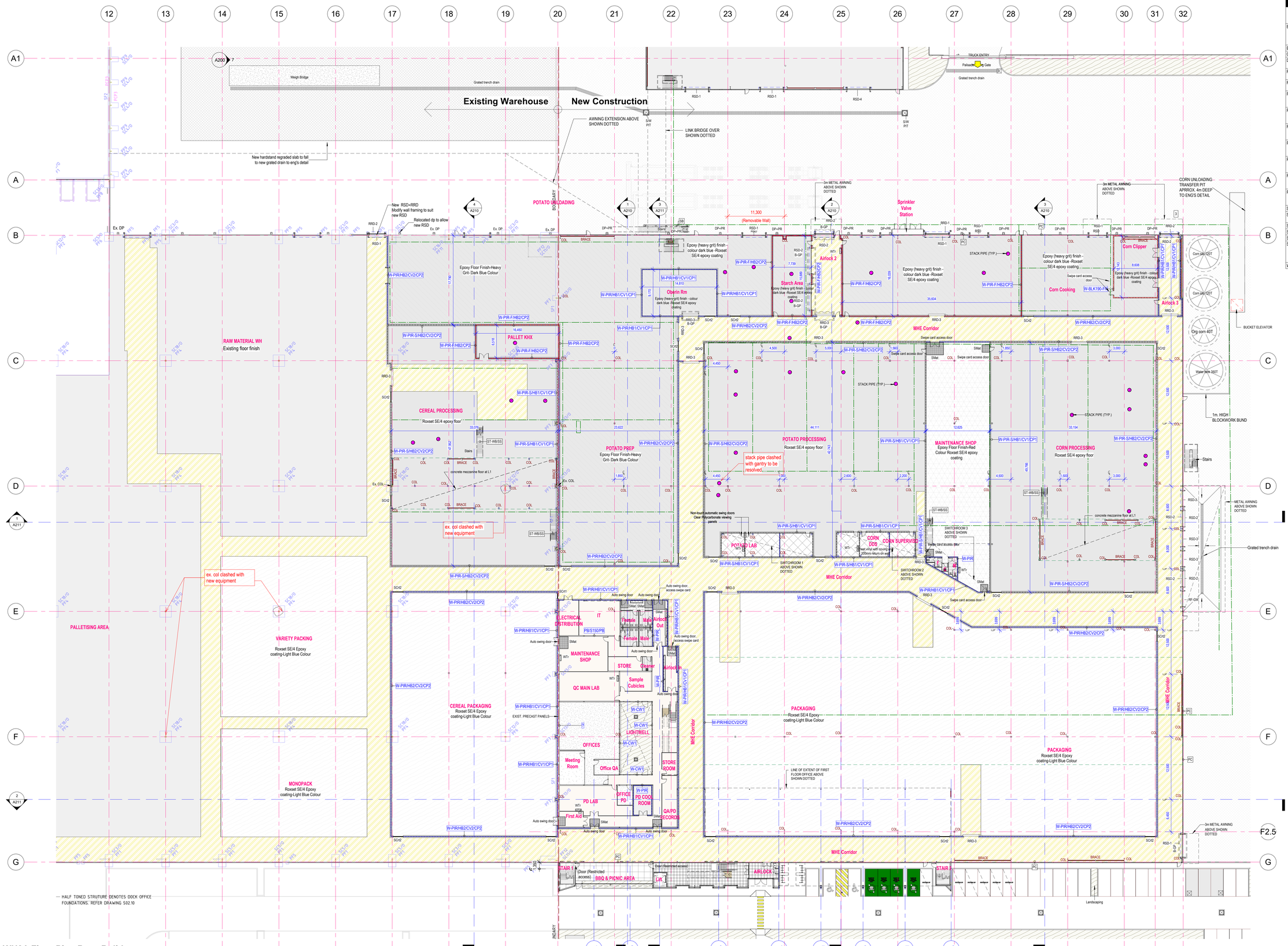
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DRAWING TITLE	Ceiling Level & Internal Roof Plan
DRAWING NUMBER	210216-AR-A103 - P12
DRAWN	WS
CHK	HL
ISSUE	

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Existing Warehouse
New Construction
Weigh Bridge
Grated trench drain
TRUCK ENTRY
Palisade Gate
AWNING EXTENSION ABOVE SHOWN DOTTED
LINK BRIDGE OVER SHOWN DOTTED
New hardstand regraded slab to fall to new grated drain to eng's detail
POTATO UNLOADING
BOUNDARY
New RSD+RRD Modify wall framing to suit new RSD
Relocated dp to allow new RSD
3m METAL AWNING ABOVE SHOWN DOTTED
Sprinkler Valve Station
CORN UNLOADING TRANSFER PIT APPROX. 4m DEEP TO ENG'S DETAIL
BUCKET ELEVATOR
Corn silo 120T
Org corn 40T
Water tank 35ST
1m. HIGH BLOCKWORK BUND
RAW MATERIAL WH
Existing floor finish
Epoxy Floor Finish-Heavy Grit- Dark Blue Colour
Epoxy (heavy grit) finish - colour dark blue -Roxset SE/4 epoxy coating
Airlock 2
Airlock 3
Starch Area
Epoxy (heavy grit) finish - colour dark blue -Roxset SE/4 epoxy coating
Oberlin Rm
Epoxy (heavy grit) finish - colour dark blue -Roxset SE/4 epoxy coating
Corn Clipper
Corn Cooking
MHE Corridor
PALLET KHX
CEREAL PROCESSING
Roxset SE/4 epoxy floor
POTATO PREP
Epoxy Floor Finish-Heavy Grit- Dark Blue Colour
POTATO PROCESSING
Roxset SE/4 epoxy floor
stack pipe clashed with gantry to be resolved.
MAINTENANCE SHOP
Epoxy Floor Finish-Red Colour Roxset SE/4 epoxy coating
CORN PROCESSING
Roxset SE/4 epoxy floor
STACK PIPE (TYP.)
concrete mezzanine floor at L1
SWITCHROOM 3 ABOVE SHOWN DOTTED
SWITCHROOM 1 ABOVE SHOWN DOTTED
SWITCHROOM 2 ABOVE SHOWN DOTTED
Non-touch automatic swing doors Clear Polycarbonate viewing panels
POTATO LAB
CORN DDS
CORN SUPERVISOR
ex. col clashed with new equipment
PALLETISING AREA
VARIETY PACKING
Roxset SE/4 Epoxy coating-Light Blue Colour
MONOPACK
Roxset SE/4 Epoxy coating-Light Blue Colour
CEREAL PACKAGING
Roxset SE/4 Epoxy coating-Light Blue Colour
ELECTRICAL DISTRIBUTION
IT
Female
Male
Male
Female
Airlock Out
MAINTENANCE SHOP
STORE
Cleaner
Airlock In
QC MAIN LAB
Sample Cubicles
LIGHTWELL
OFFICES
Meeting Room
Office QA
STORE ROOM
OFFICE PD
PD COOL ROOM
PD LAB
First Aid
QA/PD RECORDS
PACKAGING
Roxset SE/4 Epoxy coating-Light Blue Colour
LINE OF EXTENT OF FIRST FLOOR OFFICE ABOVE SHOWN DOTTED
STAIR 1
Door (Restricted access)
BBQ & PICNIC AREA
Lift
AIRLOCK
STAIR 2
Landscaping
HALF TONED STRUTURE DENOTES DOCK OFFICE FOUNDATIONS. REFER DRAWING S02.10
Grated trench drain
METAL AWNING ABOVE SHOWN DOTTED
3m METAL AWNING ABOVE SHOWN DOTTED
Stairs
Ramp
Swipe card access door
Auto swing door, access swipe card
Auto swing door
Door (Restricted access)
Non-touch automatic swing doors Clear Polycarbonate viewing panels
Epoxy (heavy grit) finish - colour dark blue -Roxset SE/4 epoxy coating
Epoxy Floor Finish-Heavy Grit- Dark Blue Colour
Roxset SE/4 epoxy floor
Roxset SE/4 Epoxy coating-Light Blue Colour
Epoxy Floor Finish-Red Colour Roxset SE/4 epoxy coating
Concrete floor with coving 200mm return on wall
Epoxy (heavy grit) finish - colour dark blue -Roxset SE/4 epoxy coating
STACK PIPE (TYP.)

General Legend

NOTE:	*All drawings to be read in conjunction within Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
BAL-G	Balustrade with galvanised steel handrail, mid-rail and toe board raw finish as specified.
BG	Box Gutter to engineer's details. All office box gutters to be accoustically treated.
EG	Eaves Gutter minimum 0.6BMT with front edge overflow in excess of design capacity. Colorbond finish as specified.
RF-GW	Grated walkway on light weight floor frame fixed to roof purlins to manufacturer's details.
RF-KL0.48(AW)	0.48 BMT 'Lysaght Klip-Lok' profile Zincalume sheeting on safety wire mesh to WorkCover requirement.Black UV stabilised bird netting with zipper access to light fitting and services (excluding sprinkler heads) to be installed to underside of awning.
RF-KL0.48(WH)	0.48 BMT 'Lysaght Klip-Lok' profile clip-fixed Zincalume sheeting, 50mm min. reflective foil backed insulation be installed free of creases. Provide safety wire mesh to WorkCover requirement.
RF-KL0.48CM(OF)	0.48 BMT 'Lysaght Klip-Lok' profile in Colorbond Coolmax finish. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.
ST-S	Galvanised steel stairs with chequered steel plate treads, risers & landing to engineer's details.

2 Transformer Platform Roof Plan
1 : 500 @A0

1 Roof Plan
A200 1 : 500 @A0

ROOF SAFETY
Roof safety design to comply with applicable AS, OH&S & Work Cover requirements which may include combination of the following items: anchor point, anchor strop, ladder bracket, fixed access ladder, access walkway static line, guardrail, safety signage and roof marking etc. Access to roof must be secured and is limited to trained and qualified personnel only.

NOTES ON AS-BUILT CONDITIONS:
ALL EXISTING SITE & BUILDING INFORMATION SHOWN ARE TAKEN FROM ARCHITECTURAL DRAWINGS BY NETTLETON TRIBES (10736 series) AND STRUCTURAL DRAWINGS BY NORTHROP (Job No. S180031). CONTRACTOR TO CONDUCT SITE-VERIFICATION AND REPORT ANY DISCREPANCIES TO THE SUPERINTENDANT PRIOR TO SHOP DETAILING, FABRICATION AND ERECTION OF NEW BUILT ELEMENTS.

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEERING DRAWINGS. ALL LEVELS ARE TO BE +/- 1,000mm

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CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P6	Updated site plan & roof plan	11.06.21
P7	Updated office plans	18.06.21
P8	Roof plan updated.	25.06.21
P9	Issued for JV3 modelling.	05.07.21
P10	LZ mezz. deleted	07.07.21
P11	Issued for Tender	16.07.21

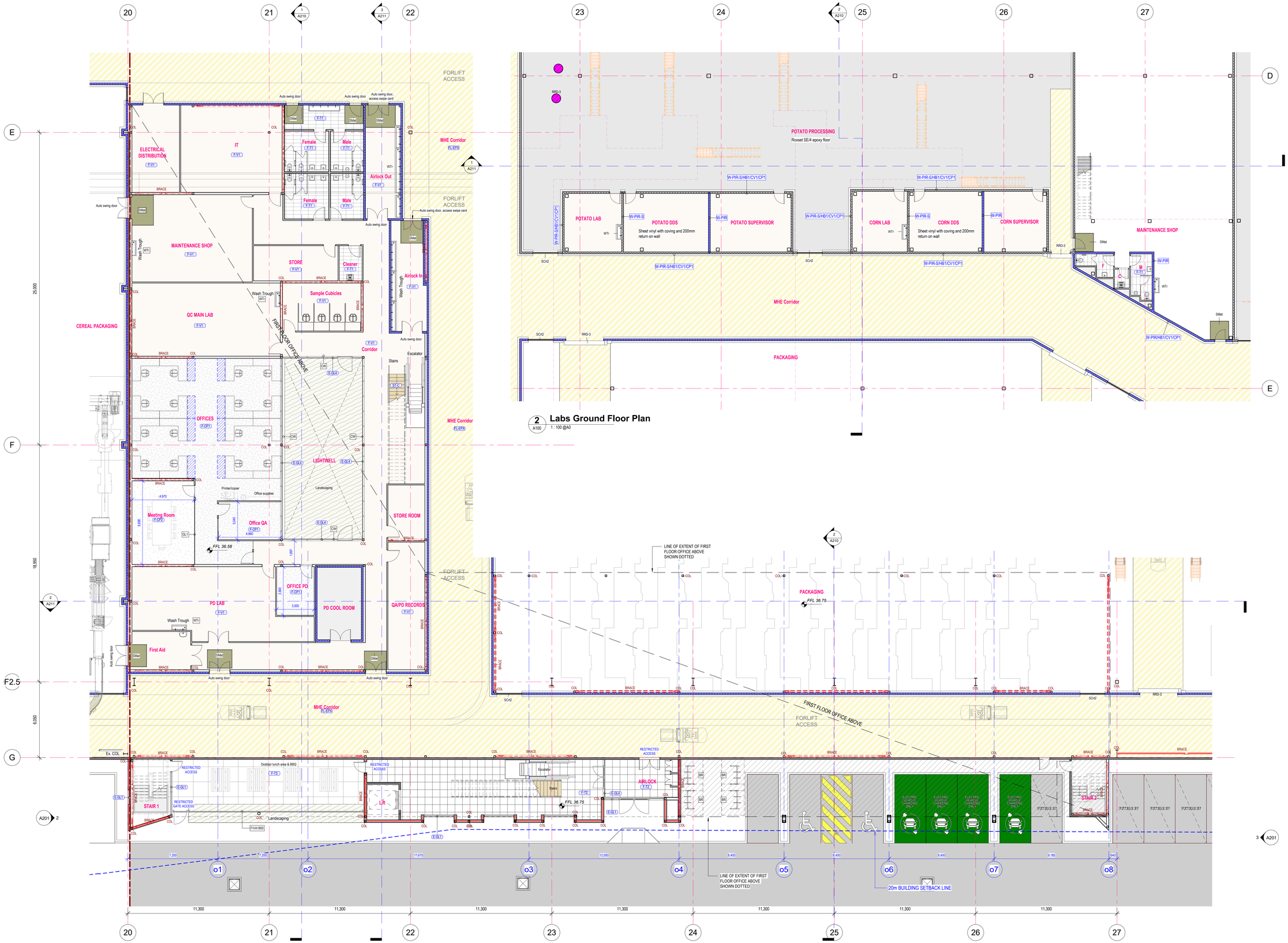
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hla architects

DRAWING TITLE: Roof Plan
DRAWING NUMBER: 210216-AR-A110 -
DRAWN: WG
CHK: HL
ISSUE: P11



2 A100 **Labs Ground Floor Plan**
1 : 100 @A0

1 A100 **Office Ground Floor Plan**
1 : 100 @A0

General Legend

NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
BR	Bicycle Rack for 5 off. bicycle spaces 500 wide min to AS2890.3 (2015). CORA EXPO 1,500 series. Marine grade staineless steel finish.
BRACE	Structural `bracing members to engineer's details.
COL	Steel column surface treated and painted to engineer's detail
CW	Aluminnium framed curtain wall powdercoat finish as specified
F-CP1	Carpet tile flooring
F-CP2	Carpet tile flooring
F-T1	Tile flooring
F-T2	Tile flooring
F-T3	
F-V1	Vinyl flooring
F/VA1800	Slate fencing consisting of 1,800mm high vertical aluminium angle slats, with slat sizes alternating between 20x25mm and 50x25mm styled similar to "Oxworks Pier Infill Panel" system or equivalent approved. 50mm MAX. allowable gap between Angles. Powdercoat finish as specified.
FL-EPX	Epoxy finish with 100mm coving (Sika or equivalent approved) 4 coat floor sealer with slip rating in accordance with AS4586. Colour to be selected by client.
GL1	Internal vision glazing (General office area). Full height safety glass with silicone joints @1,200c/c to Australian Standards with 75mm wide safety decal. Minimum Rw31 acoustic performance.
RRD-3	Rapid Roller Door (Internal) (3.0m W x 3.0m H) to be installed in accordance with manufacturer's instructions. Provide PVC viewing window,safety flashing light and PE beam.
SCr2	Anti-Microbial PVC Strip Door (2.0m W x 2.4m H) as specified
SMat	Swarf Mat to suit doorway and as specified
ST-C	Reinforced concrete stairs to engineer's details.
WTr	Wash trough stainless steel with sensor driven taps

INSULATION LEGEND

WALL INSULATION

- R2.2 min. insulation batt with sisalation foil wall breather. (external walls)
- R2.2 min. insulation batt with sisalation foil wall breather (spandrel panels only).
- R2.0 insulation (steel frame only) (thermal)
- To suit Rw40 acoustic performance

All internal walls to be full height to underside of structure unless shown dashed. Cladding and insulation to full extent of wall height where shown.

ROOF & CEILING INSULATIONS

ALL OFFICES (Ext & Int) — R3.5 min. Insulation blanket with MD facing sisalation foil on 100mm roof spacer or equivalent approved system.

Acoustic baffle above partition. Refer partition details.

GENERAL NOTES

- Drawing to be read in conjunction with "NCC Section J 2019 JV3 Alternative Solution Assessment" Issue B dated 14/07/2020 prepared by Efficient Living Consultants. All discrepancies to be reported prior to Tender submission.

- Please refer Section J Assessment Report for alternative insulation value (if applicable). Where discrepancies exist, adopt the higher performing thermal insulation system.
- Apply thermal tape for wall cladding on light weight frame.
- Installation of thermal insulation to comply with Section J Report, relevant sections of NCC and Australian Standards.
- Insulation material used must comply to AS/NZS 4859.1-2002 and installed in accordance with BCA2016 Clause J1.2
- thermal insulation to be zero ozone depleting potential (ODP) in manufacture and composition.

NOTES ON AS-BUILT CONDITIONS:
ALL EXISTING SITE & BUILDING INFORMATION SHOWN ARE TAKEN FROM ARCHITECTURAL DRAWINGS BY NETTLETON TRIBBIS (10736 series) AND STRUCTURAL DRAWINGS BY NORTHROP (Job No. S180331). CONTRACTOR TO CONDUCT SITE-VERIFICATION AND REPORT ANY DISCREPANCIES TO THE SUPERINTENDANT PRIOR TO SHOP DETAILING, FABRICATION AND ERECTION OF NEW BUILT ELEMENTS.

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CUSTOMER snackbrands AUSTRALIA
PROJECT MANAGER TMX Invent tomorrow

PROJECT PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER 210216

Rev	Description	Date
P6	Updated plant layout	31.05.21
P7	Updated office plans	18.06.21
P8	Parking layout adjusted. Equipment layout underlay updated.	23.06.21
P9	Issued for JV3 modelling.	06.07.21
P10	L2 mezz. deleted	07.07.21
P11	Issued for Tender	16.07.21

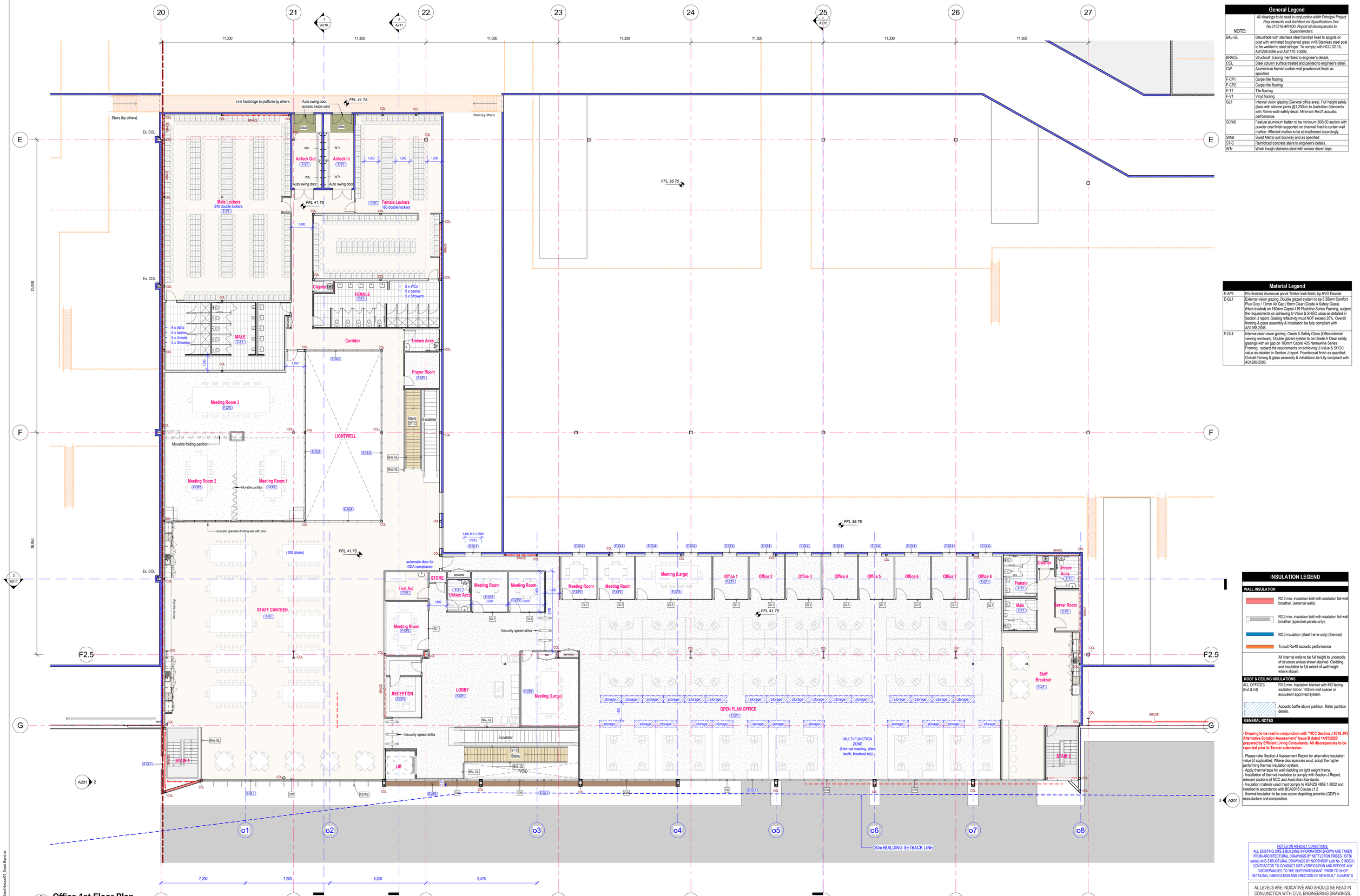
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hla architects

DRAWING TITLE Office Ground Floor Plan
DRAWING NUMBER 210216-AR-A120 - P11
DRAWN WG
CHK HL
ISSUE



General Legend

NOTE:	*All drawings to be read in conjunction withh Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
BAL-GL	Balustrade with stainless steel handrail fixed to spigots on post with laminated toughened glass in-fill.Stainless steel post to be welded to steel stringer. To comply with NCC D2.16, AS1288-2006 and AS1170.1-2002.
BRACE	Structural bracing members to engineer's details.
COL	Steel column surface treated and painted to engineer's detail
CW	Aluminnium framed curtain wall powdercoat finish as specified
F-CP1	Carpet tile flooring
F-CP2	Carpet tile flooring
F-T1	Tile flooring
F-V1	Vinyl flooring
GL1	Internal vision glazing (General office area). Full height safety glass with silicone joints @1,200c/c to Australian Standards with 75mm wide safety decal. Minimum Rw31 acoustic performance.
SC/AB	Feature aluminium batten to be minimum 300x50 section with powder coat finish supported on channel fixed to curtain wall mullion. Affected mullion to be strengthened accordingly.
SMat	Swarf Mat to suit doorway and as specified
ST-C	Reinforced concrete stairs to engineer's details.
WTr	Wash trough stainless steel with sensor driven taps

Material Legend

E-AP2	Pre-finished Aluminum panel-Timber look finish, by HVG Facade.
E-GL1	External vision glazing. Double glazed system to be 6.38mm Comfort Plus Grey / 12mm Air Gap / 6mm Clear (Grade A Safety Glass) (Heat-treated) on 150mm Capral 419 Flushline Series Framing, subject the requirements on achieving U-Value & SHGC value as detailed in Section J report. Glazing reflectivity must NOT exceed 20%. Overall framing & glass assembly & installation be fully compliant with AS1288-2006.
E-GL4	Internal clear vision glazing. Grade A Safety Glass (Office internal viewing windows). Double glazed system to be Grade A Clear safety glazings with air gap on 100mm Capral 425 Narrowline Series Framing, subject the requirements on achieving U-Value & SHGC value as detailed in Section J report. Powdercoat finish as specified. Overall framing & glass assembly & installation be fully compliant with AS1288-2006.

INSULATION LEGEND

WALL INSULATION

- R2.2 min. insulation batt with sisalation foil wall breather. (external walls)
- R2.2 min. insulation batt with sisalation foil wall breather (spandrel panels only).
- R2.0 insulation (steel frame only) (thermal)
- To suit Rw40 acoustic performance

All internal walls to be full height to underside of structure unless shown dashed. Cladding and insulation to full extent of wall height where shown.

ROOF & CEILING INSULATIONS

ALL OFFICES (Ext & Int) — R3.5 min. Insulation blanket with MD facing sisalation foil on 100mm roof spacer or equivalent approved system.

- Acoustic baffle above partition. Refer partition details.

GENERAL NOTES

- Drawing to be read in conjunction with "NCC Section J 2019 JV3 Alternative Solution Assessment" Issue B dated 14/07/2020 prepared by Efficient Living Consultants. All discrepancies to be reported prior to Tender submission.
- Please refer Section J Assessment Report for alternative insulation value (if applicable). Where discrepancies exist, adopt the higher performing thermal insulation system.
- Apply thermal tape for wall cladding on light weight frame.
- Installation of thermal insulation to comply with Section J Report, relevant sections of NCC and Australian Standards.
- Insulation material used must comply to AS/NZS 4859.1-2002 and installed in accordance with BCA2019 Clause J1.2
- thermal insulation to be zero ozone depleting potential (ODP) in manufacture and composition.

NOTES ON AS-BUILT CONDITIONS:
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ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEERING DRAWINGS. ALL LEVELS ARE TO BE +/- 1,000mm

FOR TENDER

1 Office 1st Floor Plan
A201 1 : 100 @A0

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CUSTOMER snackbrands AUSTRALIA
PROJECT MANAGER TMX Invent tomorrow

PROJECT PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER 210216

Rev	Description	Date
P5	Updated Information	19.05.21
P6	Updated plant layout	31.05.21
P7	Updated office plans	18.06.21
P8	Issued for JV3 modelling.	05.07.21
P9	L2 mezz. deleted	07.07.21
P10	Issued for Tender	16.07.21

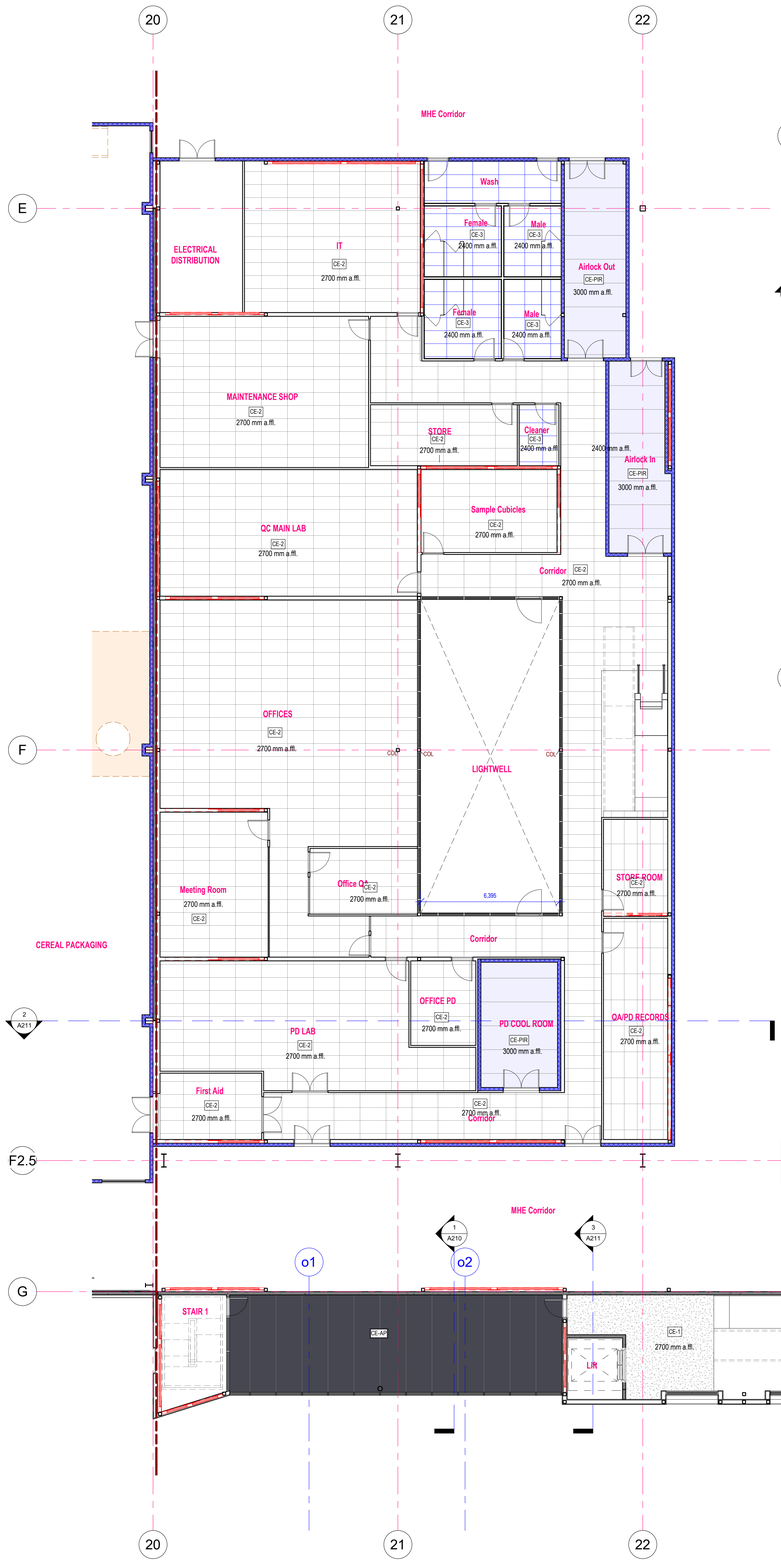
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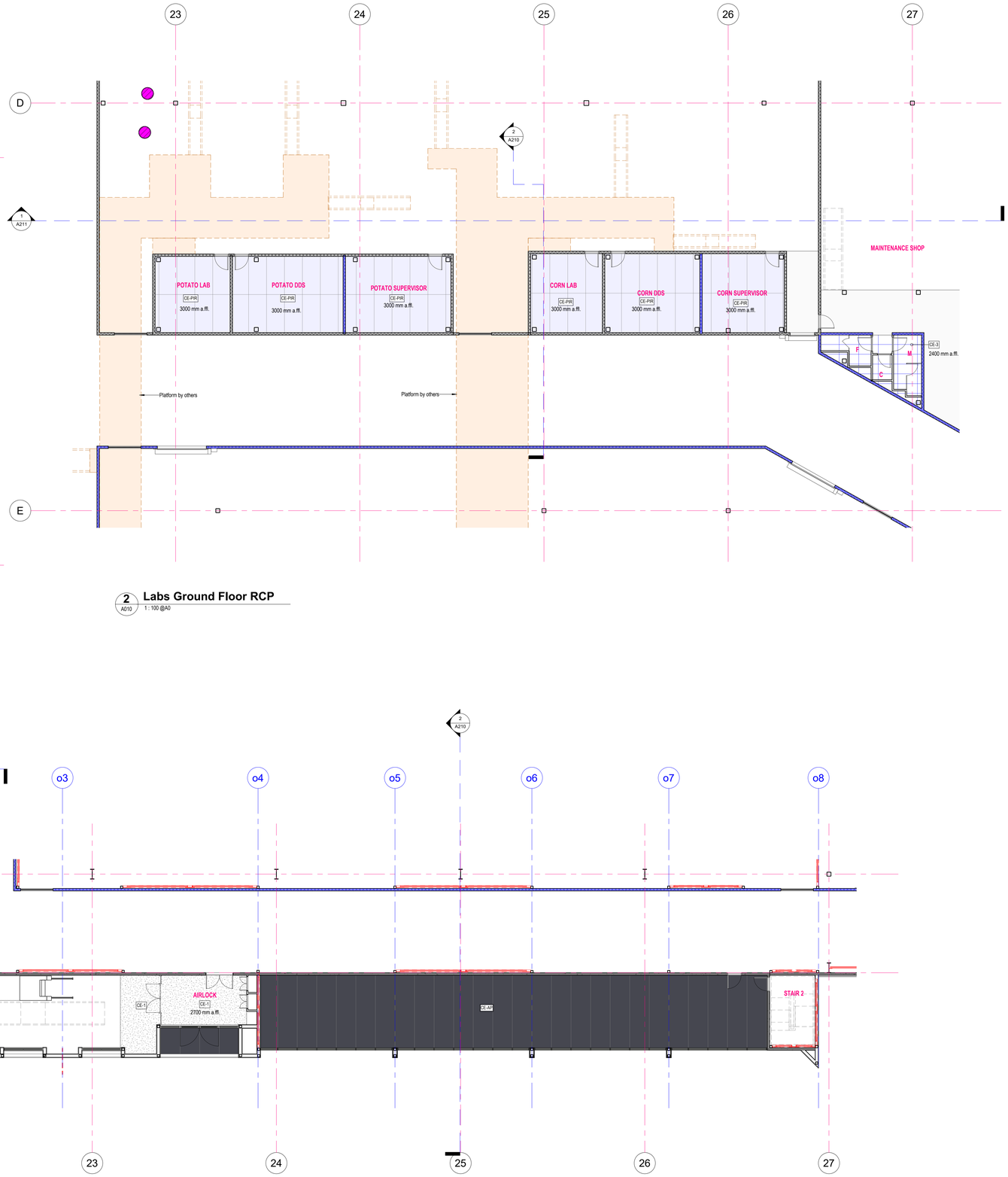
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DRAWING TITLE Office First Floor Plan
DRAWING NUMBER 210216-AR-A121 - P10
DRAWN WG
CHK HL
ISSUE



1 Office Ground Floor RCP

A010 — 1 : 100 @A0



2 Labs Ground Floor RCP

A010 — 1 : 100 @A0

General Legend	
NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
CE-1	Flush set plasterboard ceiling installed on suspension system framing. Paint finish. Shadow line angle trim to perimeter.
CE-2	Acoustic ceiling tiles equal to "Armstrong RH99' fine fissure mineral fibre acoustic tiles or approved alternative, suspended in 1,200mm x 600mm, pre-finished two eway exposed metal grid system to general office areas.
CE-3	CSR "Freshtone" vinyl ceiling tiles or equal in a 1,200mm x 600mm suspended two way exposed grid system, equal to Rondo white exposed grids with shadow line angle trim.
CE-AP	Prefinished aluminium panel in suspended subframe. Finishes as specified.
CE-PIR	Steel clad PIR ceiling suspended from metal roof frame above.
COL	Steel column surface treated and painted to engineer's detail

INSULATION LEGEND	
WALL INSULATION	
	R2.2 min. insulation batt with sisalation foil wall breather. (external walls)
	R2.2 min. insulation batt with sisalation foil wall breather (spandrel panels only).
	R2.0 insulation (steel frame only) (thermal)
	To suit Rw40 acoustic performance
	All internal walls to be full height to underside of structure unless shown dashed. Cladding and insulation to full extent of wall height where shown.
ROOF & CEILING INSULATIONS	
ALL OFFICES (Ext & Int)	R3.5 min. Insulation blanket with MD facing sisalation foil on 100mm roof spacer or equivalent approved system.
	Acoustic baffle above partition. Refer partition details.
GENERAL NOTES	

- Drawing to be read in conjunction with "NCC Section J 2019 JV3 Alternative Solution Assessment" Issue B dated 14/07/2020 prepared by Efficient Living Consultants. All discrepancies to be reported prior to Tender submission.

- Please refer Section J Assessment Report for alternative insulation value (if applicable). Where discrepancies exist, adopt the higher performing thermal insulation system.
- Apply thermal tape for wall cladding on light weight frame.
- Installation of thermal insulation to comply with Section J Report, relevant sections of NCC and Australian Standards.
- Insulation material used must comply to AS/NZS 4859.1-2002 and installed in accordance with BCA2016 Clause J1.2
- thermal insulation to be zero ozone depleting potential (ODP) in manufacture and composition.

NOTES ON AS-BUILT CONDITIONS:
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CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P1	Issued for JV3 modelling.	05.07.21
P2	L2 mezz. deleted	07.07.21
P3	Issued for Tender	16.07.21

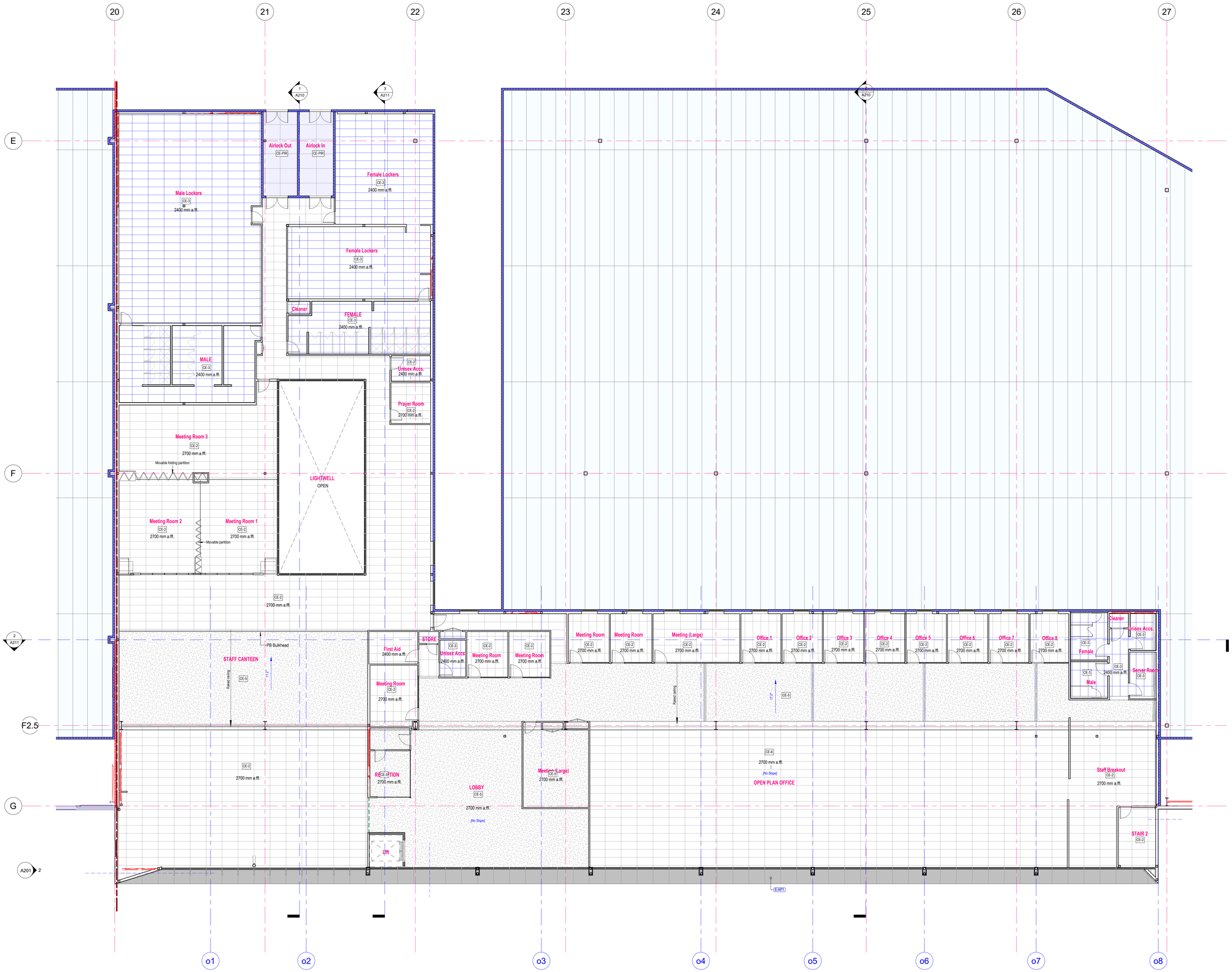
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hla architects

DRAWING TITLE: Ground Floor Office RCP
DRAWING NUMBER: 210216-AR-A140 -
DRAWN: WG
CHK: HL
ISSUE: P3



General Legend

NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
CE-2	Acoustic ceiling tiles equal to 'Armstrong RH99' fine fissure mineral fibre acoustic tiles or approved alternative, suspended in 1,200mm x 600mm, pre-finished two eway exposed metal grid system to general office areas.
CE-3	CSR "Freshtone" vinyl ceiling tiles or equal in a 1,200mm x 600mm suspended two way exposed grid system, equal to Rondo white exposed grids with shadow line angle trim.
CE-5	Gyprock Rigitone perforated plasterboard acoustic ceiling direct fixed to furring channel to general office areas.
CE-6	Cement sheeting. Flush set installed on suspension system framing. Paint finish. Shadow line angle trim to perimeter.
CE-PIR	Steel clad PIR ceiling suspended from metal roof frame above.

INSULATION LEGEND

WALL INSULATION

- R2.2 min. insulation batt with sisalation foil wall breather. (external walls)
- R2.2 min. insulation batt with sisalation foil wall breather (spandrel panels only).
- R2.0 insulation (steel frame only) (thermal)
- To suit Rw40 acoustic performance

All internal walls to be full height to underside of structure unless shown dashed. Cladding and insulation to full extent of wall height where shown.

ROOF & CEILING INSULATIONS

ALL OFFICES (Ext & Int) — R3.5 min. Insulation blanket with MD facing sisalation foil on 100mm roof spacer or equivalent approved system.

Acoustic baffle above partition. Refer partition details.

GENERAL NOTES

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- Apply thermal tape for wall cladding on light weight frame.
- Installation of thermal insulation to comply with Section J Report, relevant sections of NCC and Australian Standards.
- Insulation material used must comply to AS/NZS 4859.1-2002 and installed in accordance with BCA2016 Clause J1.2
- thermal insulation to be zero ozone depleting potential (ODP) in manufacture and composition.

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FOR TENDER

2 Office First Floor RCP

2 A201 — 1 : 100 @A0

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7/16/2021 6:53:59 PM

CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P1	Issued for JV3 modelling.	05.07.21
P2	L2 mezz. deleted	07.07.21
P3	Issued for Tender	16.07.21

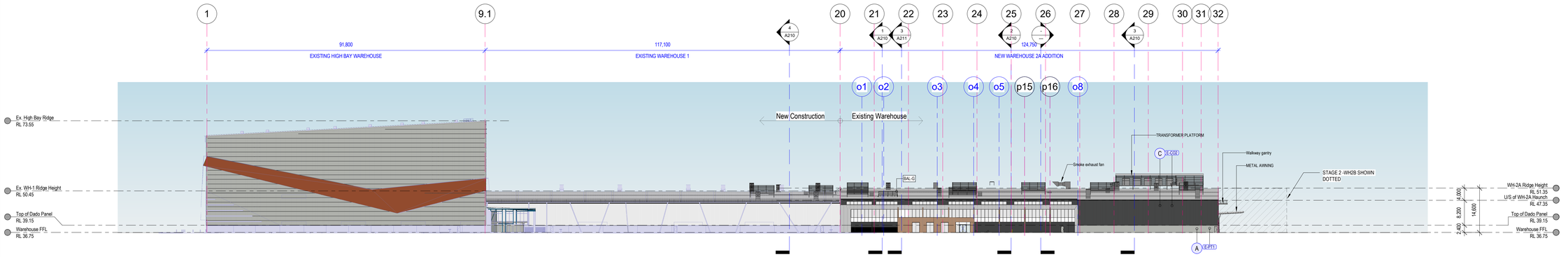
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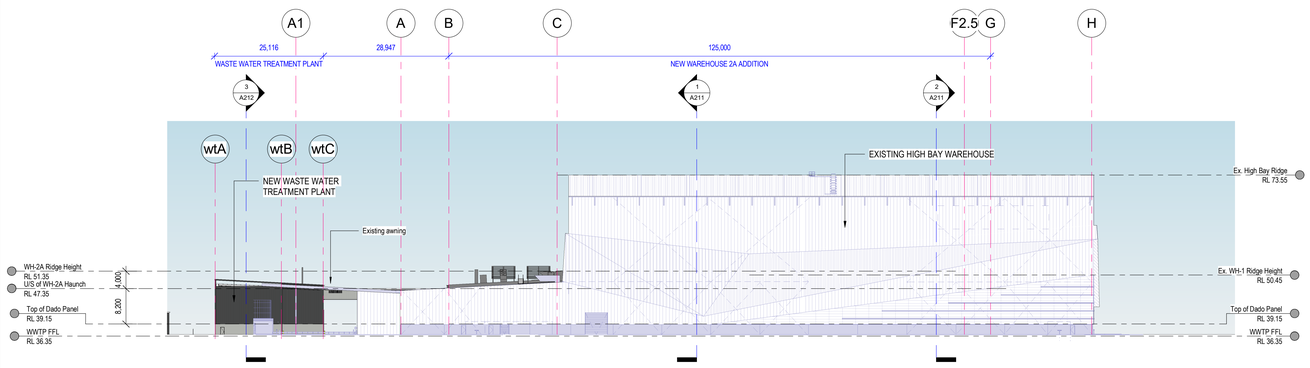
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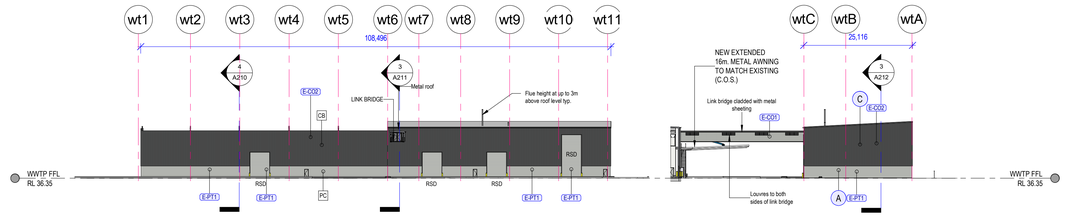
DRAWING TITLE: First Floor Office RCP
DRAWING NUMBER: 210216-AR-A141 - P3
DRAWN: WG
CHK: HL
ISSUE



1 Eastern Elevation (Mamre Road)
A001 — 1 : 500 @A0

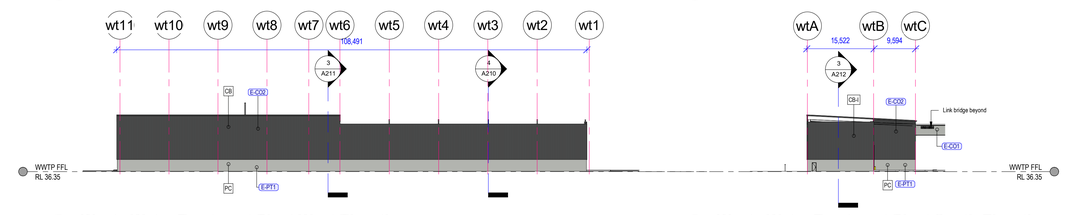


2 Southern Elevation (Distribution Road)
A001 — 1 : 500 @A0



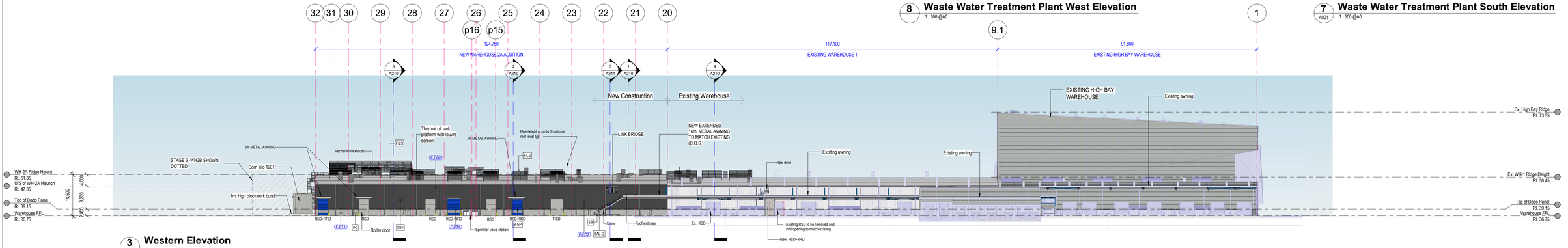
5 Waste Water Treatment Plant Eastern Elevation
1 : 500 @A0

6 Waste Water Treatment Plant North Elevation
1 : 500 @A0

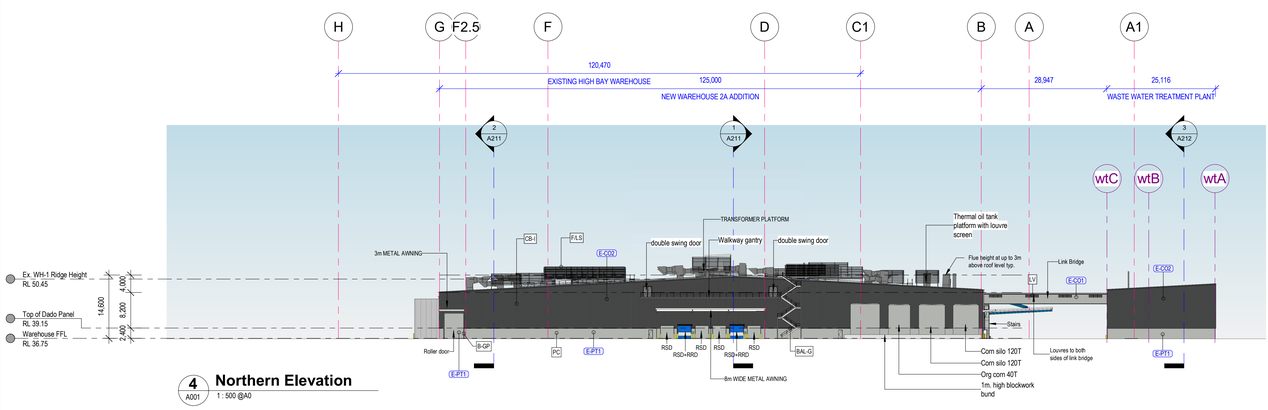


8 Waste Water Treatment Plant West Elevation
1 : 500 @A0

7 Waste Water Treatment Plant South Elevation
A001 — 1 : 500 @A0



3 Western Elevation
A001 — 1 : 500 @A0



4 Northern Elevation
A001 — 1 : 500 @A0

Material Legend	
E-CO1	Colorbond colour 'SHALE GREY'
E-CO2	Colorbond colour 'MONUMENT'
E-PT1	Paint finish 'CB Shale Grey'

General Legend	
NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
B-GP	150mm min dia. goalpost bollards with cranked top to suit roller door mechanism. Provide cast-in plate connection to slab to allow surface-mounted and ease of removal. Sizes to suit door opening. Painted Safety Yellow.
BAL-G	Balustrade with galvanised steel handrail, mid-rail and toe board raw finish as specified.
CB	Steel framed wall with 0.42 BMT Colorbond cladding. Colorbond finish as specified.
CB-I	Steel framed wall with 0.42 BMT Trimdek profile Colorbond cladding finishes as specified. Provide 50mm non-combustible foil-backed wall insulation to be installed free of creases and firmly secured in place by wire system.
F/LS	Proprietary 1800mm high fixed metal external louvre screen to be equivalent to Colt "UL Universal Louvre'. Louvre blade orientation to block view from below. Powdercoat finish as specified.
LV	2-stage ventilation louvres sizes as shown. Min. 55% free area. Louvre assembly to be weatherproof and vermin-proof with dust filter.
PC	Precast concrete wall panel to engineer's details. paint finish as specified
SB	Safety barrier to be Armco steel guardrail or equivalent approved. Stubby nose wrapped around ends. Painted safety yellow.

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CUSTOMER: snackbrands AUSTRALIA

PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P5	Draft SSDA set	14.05.21
P6	Updated Information	19.05.21
P7	Updated plant layout	31.05.21
P8	Updated office plans	18.06.21
P9	LJ mezz. deleted	07.07.21
P10	Issued for Tender	16.07.21

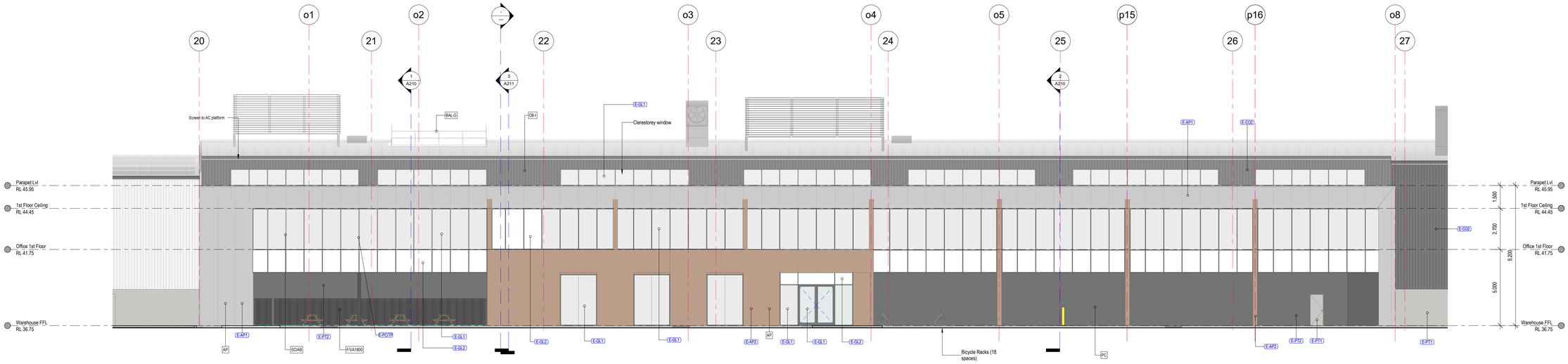
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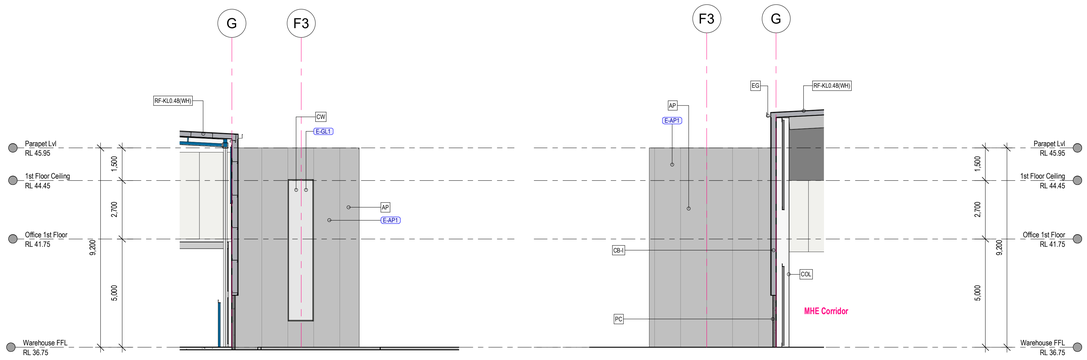
hla architects

DRAWING TITLE: Warehouse Elevations
DRAWING NUMBER: 210216-AR-A200 - P10
DRAWN: WG
CHK: HL
ISSUE:



1 Eastern Elevation Office (Mamre Road)

1 : 100 @A0



2 South Elevation Office

A120 1 : 100 @A0

3 North Elevation Office

A120 1 : 100 @A0



4 3D View Office SE

@A0



5 3D View Office NE

@A0

Material Legend	
E-AP1	Pre-finished Aluminum panel- Light metallic grey, by HVG Facade.
E-AP2	Pre-finished Aluminum panel-Timber look finish, by HVG Facade.
E-CO2	Colorbond colour 'MONUMENT'
E-GL1	External vision glazing. Double glazed system to be 6.38mm Comfort Plus Grey / 12mm Air Gap / 6mm Clear (Grade A Safety Glass) (Heat-treated) on 150mm Capral 419 Flushline Series Framing, subject the requirements on achieving U-Value & SHGC value as detailed in Section J report. Glazing reflectivity must NOT exceed 20%. Overall framing & glass assembly & installation be fully compliant with AS1288-2006.
E-GL2	External opacified spandrel glazing in Viridian Comfort Plus Grey (Grade A Safety Glass) on proprietary window sub-head and sub-sill forming parts of curtain wall. Wall insulation behind to match external wall to Section J specifications. Overall framing & glass assembly & installation be fully compliant with AS1288-2006.
E-PC/TP	Powdercoat finish. Dulux Duratec 'Eternity Titanium Pearl Satin' 90T7765Q.
E-PT1	Paint finish 'CB Shale Grey'
E-PT2	Paint finish 'CB Monument'

General Legend	
NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-690. Report all discrepancies to Superintendant.*
AP	Prefinished Aluminum panel cladding on top hat over insulation (thickness <=1mm Flammability Index <=5 - NCC Clause C1.9) installed to manufacturer's requirement.
BAL-G	Balustrade with galvanised steel handrail, mid-rail and toe board raw finish as specified.
CB-I	Steel framed wall with 0.42 BMT Trimdek profile Colorbond cladding finishes as specified. Provide 50mm non-combustible foil-backed wall insulation to be installed free of creases and firmly secured in place by wire system.
COL	Steel column surface treated and painted to engineer's detail
CW	Aluminnium framed curtain wall powdercoat finish as specified
EG	Eaves Gutter minimum 0.6BMT with front edge overflow in excess of design capacity. Colorbond finish as specified.
FIVA1800	Slate fencing consisting of 1,800mm high vertical aluminium angle slats, with slat sizes alternating between 25x25mm and 50x25mm styled similar to "Onworks Pier Infill Panel" system or equivalent approved. 50mm MAX. allowable gap between Angles. Powdercoat finish as specified.
PC	Precast concrete wall panel to engineer's details. paint finish as specified
RF-KL0.48(WH)	0.48 BMT 'Lysaght Klip-Lok' profile clip-fixed Zincalume sheeting. 50mm min. reflective foil backed insulation be installed free of creases. Provide safety wire mesh to WorkCover requirement.
SC/AB	Feature aluminium batten to be minimum 300x50 section with powder coat finish supported on channel fixed to curtain wall mullion. Affected mullion to be strengthened accordingly.

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CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P3	Updated Information	19.05.21
P4	Updated plant layout	31.05.21
P5	Updated office plans	18.06.21
P6	Issued for JV3 modelling.	05.07.21
P7	L2 mezz. deleted	07.07.21
P8	Issued for Tender	16.07.21

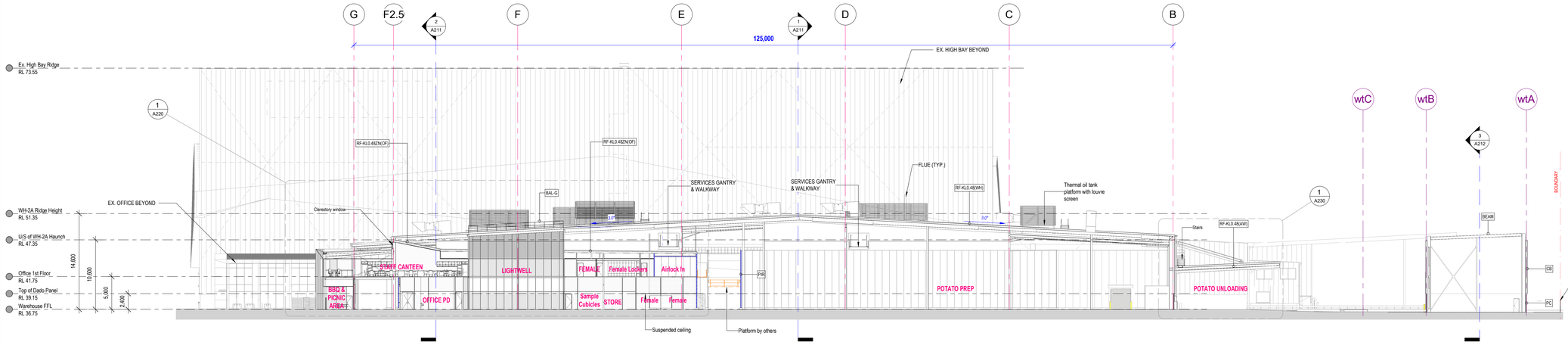
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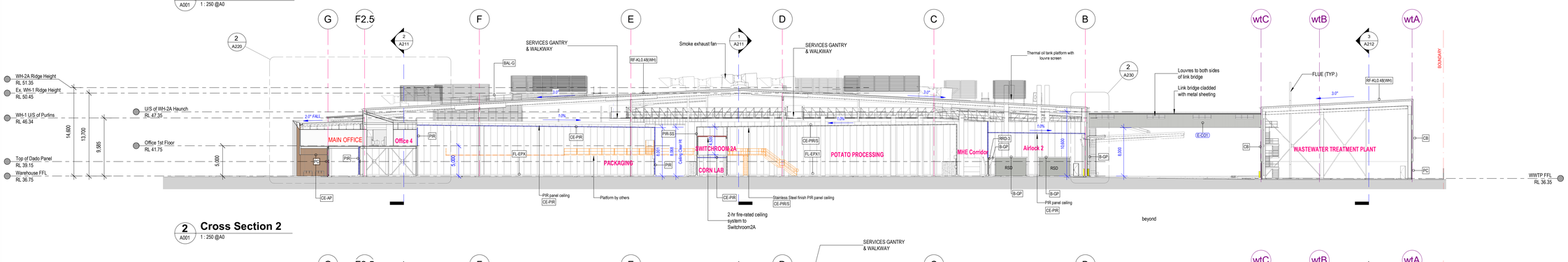
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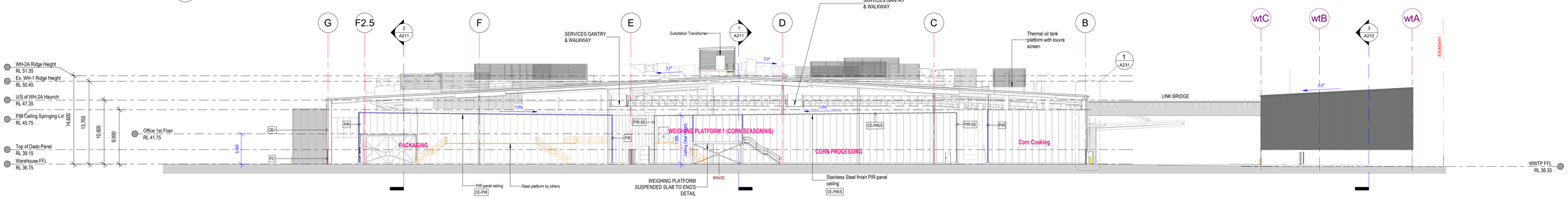
DRAWING TITLE: Office Elevations
DRAWING NUMBER: 210216-AR-A201 -
DRAWN: WG
CHK: HL
ISSUE: P8



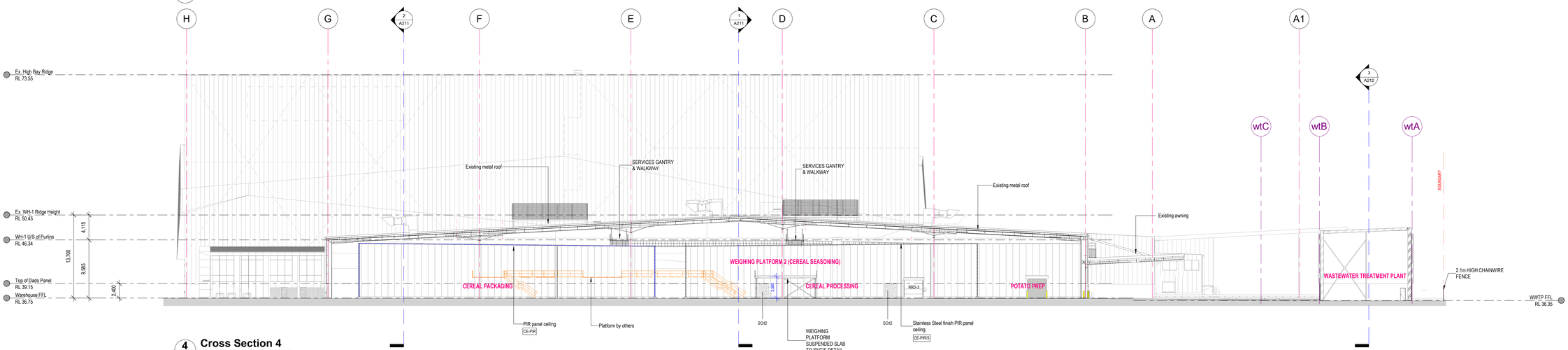
1 Cross Section 1
A001 1 : 250 @A0



2 Cross Section 2
A001 1 : 250 @A0



3 Cross Section 3
A001 1 : 250 @A0



4 Cross Section 4
A001 1 : 250 @A0

General Legend

NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
B-GP	150mm min dia. goalpost bollards with cranked top to suit roller door mechanism. Provide cast-in plate connection to slab to allow surface-mounted and ease of removal. Sizes to suit door opening. Painted Safety Yellow.
BAL-G	Balustrade with galvanised steel handrail, mid-rail and toe board raw finish as specified.
BEAM	Structural steel beams to engineer's details. Paint finish as specified.
BRACE	Structural` bracing members to engineer's details.
CB	Steel framed wall with 0.42 BMT Colorbond cladding. Colorbond finish as specified.
CB-I	Steel framed wall with 0.42 BMT Trimdek profile Colorbond cladding finishes as specified. Provide 50mm non-combustible foil-backed wall insulation to be installed free of creases and firmly secured in place by wire system.
CE-AP	Prefinished aluminium panel in suspended subframe. Finishes as specified.
CE-PIR	Steel clad PIR ceiling suspended from metal roof frame above.
CE-PIR/S	Stainless steel clad PIR ceiling suspended from metal roof frame above.
FL-EPX	Epoxy finish with 100mm coving (Sika or equivalent approved) 4 coat floor sealer with slip rating in accordance with ASA586. Colour to be selected by client.
FL-EPX1	Epoxy (heavy grit) finish â€" colour dark blue
PC	Precast concrete wall panel to engineer's details. paint finish as specified
PIR	Polyisocoyanurate (PIR) panel to manufacturer's details. Colorbond finish as specified.
PIR-SS	Polyisocoyanurate (PIR) panel to manufacturer's details. Stainless steel finish as specified.
RF-KL0.48(AW)	0.48 BMT 'Lysaght Klip-Lok' profile Zincalume sheeting on safety wire mesh to WorkCover requirement.Black UV stabilised bird netting with zipper access to light fitting and services (excluding sprinkler heads) to be installed to underside of awning.
RF-KL0.48(WH)	0.48 BMT 'Lysaght Klip-Lok' profile clip-fixed Zincalume sheeting, 50mm min. reflective foil backed insulation be installed free of creases. Provide safety wire mesh to WorkCover requirement.
RF-KL0.48ZN(OF)	0.48 BMT 'Lysaght Klip-Lok' profile in Zincalume finish. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.
RRD-3	Rapid Rooler Door (Internal) (3.0m W x 3.0m H) to be installed in accordance with manufacturer's instructions. Provide PVC viewing window,safety flashing light and PE beam.
SCr2	Anti-Microbial PVC Strip Door (2.0m W x 2.4m H) as specified

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CUSTOMER snackbrands AUSTRALIA
PROJECT MANAGER TMX Invent tomorrow

PROJECT PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER 210216

Rev	Description	Date
P6	Draft SSDA set	14.05.21
P7	Updated Information	19.05.21
P8	Updated plant layout	31.05.21
P9	Updated office plans	18.06.21
P10	L2 mezz. deleted	07.07.21
P11	Issued for Tender	16.07.21

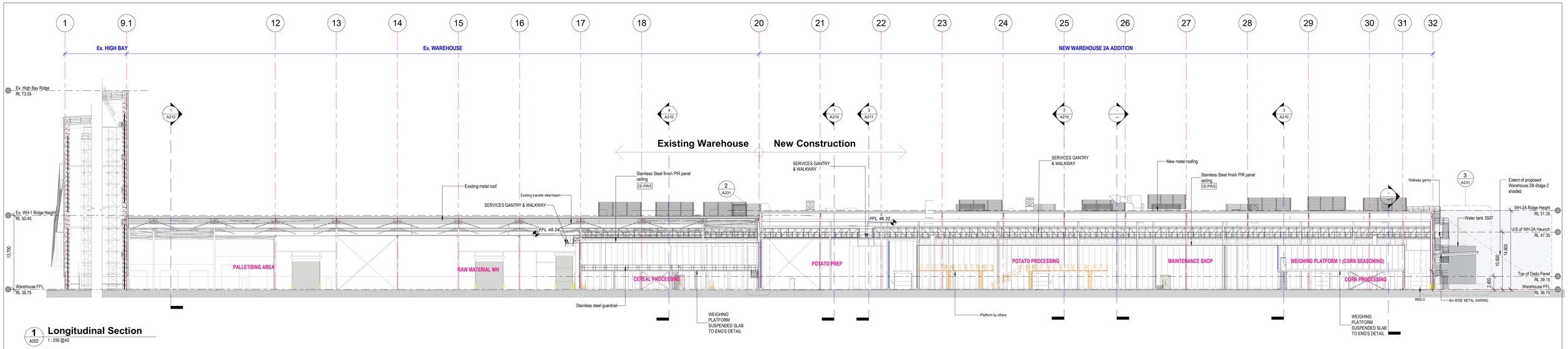
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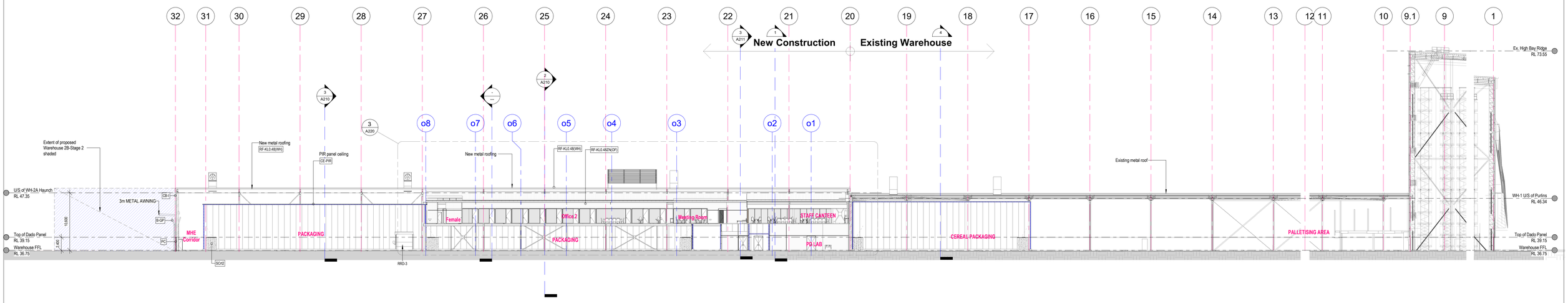
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DRAWING TITLE Warehouse Sections - Sheet 1
DRAWN WG
CHK HL
DRAWING NUMBER 210216-AR-A210 -
ISSUE P11



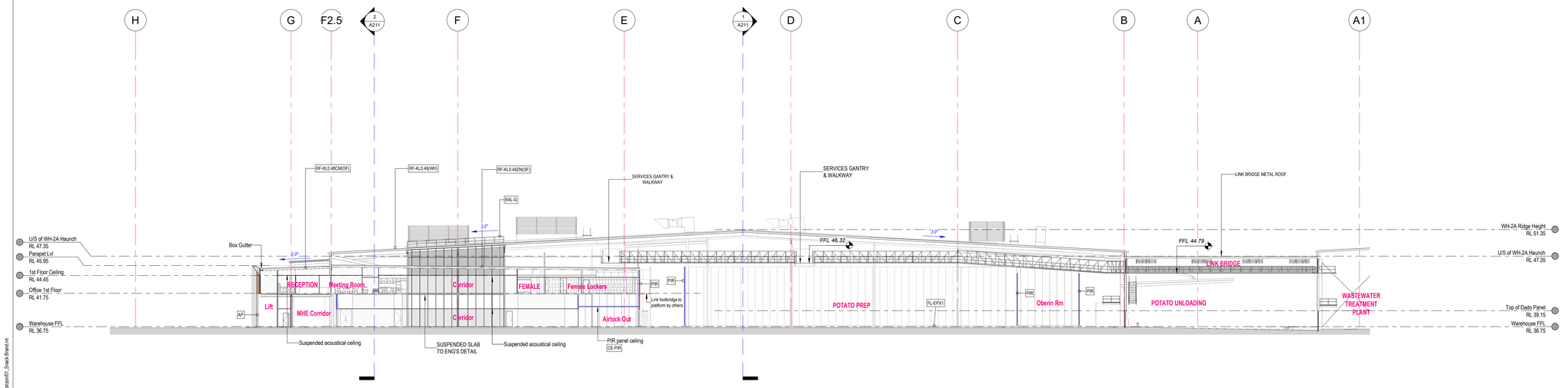
1 Longitudinal Section

A002 1 : 250 @A0



2 Longitudinal Section1

A001 1 : 250 @A0



3 Cross Section Thru Link Bridge

A001 1 : 250 @A0

General Legend

NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
AP	Prefinished Aluminum panel cladding on top hat over sisalation (thickness <=1mm Flammability Index <=5 - NCC Clause C1.9) installed to manufacturer's requirement.
B-GP	150mm min dia. goalpost bollards with cranked top to suit roller door mechanism. Provide cast-in plate connection to slab to allow surface-mounted and ease of removal. Sizes to suit door opening. Painted Safety Yellow.
BAL-G	Balustrade with galvanised steel handrail, mid-rail and toe board raw finish as specified.
CB-I	Steel framed wall with 0.42 BMT Trimdek profile Colorbond cladding finishes as specified. Provide 90mm non-combustible foil-backed wall insulation to be installed free of creases and firmly secured in place by wire system.
CE-PIR	Steel clad PIR ceiling suspended from metal roof frame above.
CE-PIR/S	Stainless steel clad PIR ceiling suspended from metal roof frame above.
FL-EPX1	Epoxy (heavy grit) finish â€“ colour dark blue
PC	Precast concrete wall panel to engineer's details. paint finish as specified
PIR	Polyisocyanurate (PIR) panel to manufacturer's details. Colorbond finish as specified.
RF-KL0.48(WH)	0.48 BMT 'Lysaght Klip-Lok' profile clip-fixed Zincalume sheeting, 50mm min. reflective foil backed insulation be installed free of creases. Provide safety wire mesh to WorkCover requirement.
RF-KL0.48CM(OF)	0.48 BMT 'Lysaght Klip-Lok' profile in Colorbond Coolmax finish. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.
RF-KL0.48ZN(OF)	0.48 BMT 'Lysaght Klip-Lok' profile in Zincalume finish. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.
SCrt2	Anti-Microbial PVC Strip Door (2.0m W x 2.4m H) as specified

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CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P2	Draft SSDA set	14.05.21
P3	Updated Information	19.05.21
P4	Updated plant layout	31.05.21
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P6	L2 mezz. deleted	07.07.21
P7	Issued for Tender	16.07.21

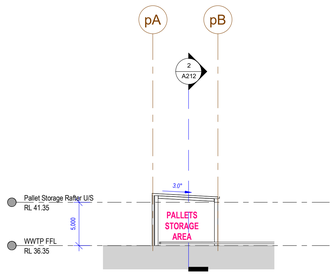
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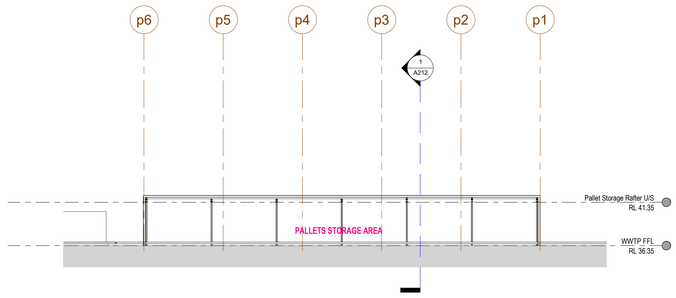
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DRAWING TITLE: Warehouse Sections - Sheet 2
DRAWING NUMBER: 210216-AR-A211 -
DRAWN: WG
CHK: HL
ISSUE: P7



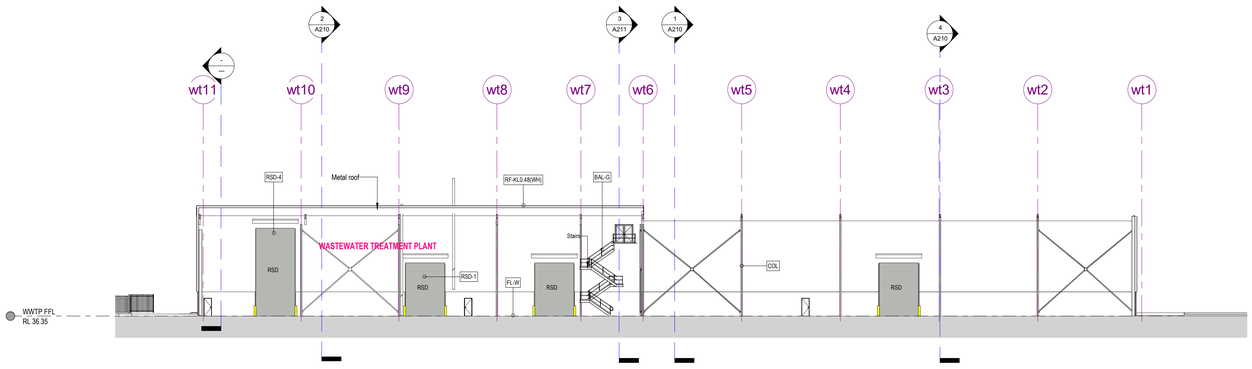
1 Pallet Storage Cross Section

1 A001 1 : 250 @A0



2 Pallet Storage Longitudinal Section

2 A001 1 : 250 @A0



3 Waste Water Treatment Plant Longitudinal Section

3 A001 1 : 250 @A0

General Legend	
NOTE:	*All drawings to be read in conjunction with Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
BAL-G	Balustrade with galvanised steel handrail, mid-rail and toe board raw finish as specified.
COL	Steel column surface treated and painted to engineer's detail
FL-W	Reinforced concrete floor with construction joints, steel trowel burnished finish and cured to engineer's details.
RF-KL0.48(WH)	0.48 BMT 'Lysaght Klip-Lok' profile clip-fixed Zincalume sheeting, 50mm min. reflective foil backed insulation be installed free of creases. Provide safety wire mesh to WorkCover requirement.
RSD-1	Roller Shutter Door (Flush Docks) (4.5m W x 6.0m H). Motorised with manual chain override and wind lock. Painted both sides with 2 pack polyurethane finish.
RSD-4	Roller Shutter Door (Wastewater Treatment Plant) (4.5m W x 10.0m H). Manually operated. Fully perforated (32% min. free openings). Painted both sides with 2 pack polyurethane finish.

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PROJECT MANAGER TMX Invent tomorrow

PROJECT PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER 210216

Rev	Description	Date
P1	Updated office plans	18.06.21
P2	L2 mezz. deleted	07.07.21
P3	Issued for Tender	16.07.21

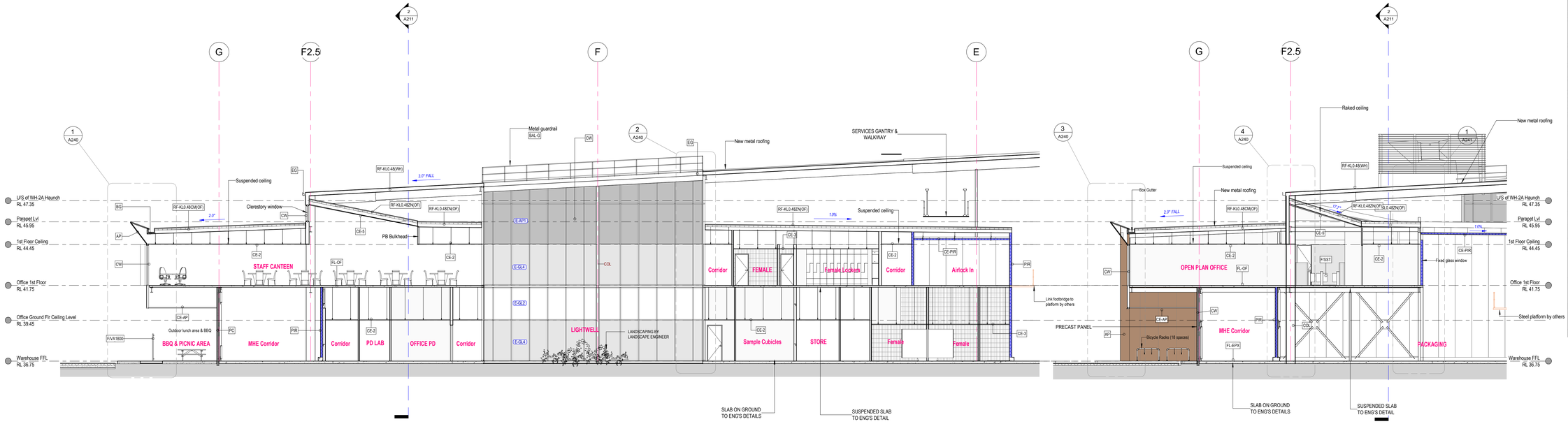
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General Notes :
Architectural drawings to be read in conjunction with all other consultants detailed drawings, specifications & reports.
Do not scale this drawing. Verify all dimensions on site.
Refer all discrepancies to HLA before commencing any work.

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DRAWING TITLE Warehouse Sections - Sheet 3
DRAWING NUMBER 210216-AR-A212 -
ISSUE P3
DRAWN WG
CHK HL



1 A210 Office Cross Section 1

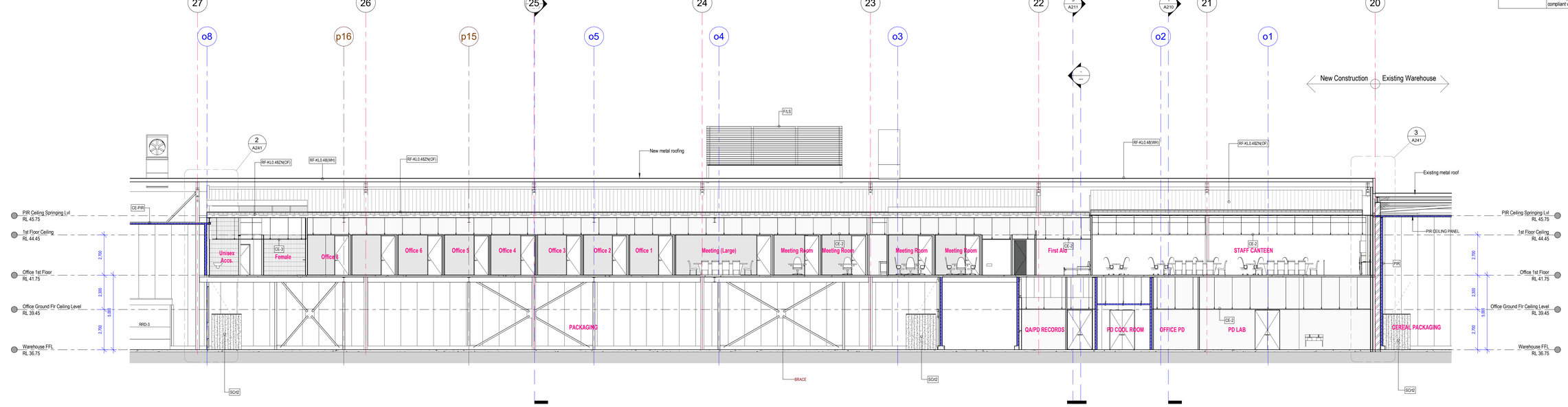
1 : 100 @A0

2 A210 Office Cross Section 2

1 : 100 @A0

General Legend	
NOTE:	*All drawings to be read in conjunction within Principal Project Requirements and Architectural Specifications Doc. No.210216-AR-600. Report all discrepancies to Superintendant.*
AP	Prefinished Aluminum panel cladding on top hat over sisalation (thickness <=1mm Flammability Index <=5 - NCC Clause C1.9) installed to manufacturer's requirement.
BAL-G	Balustrade with galvanised steel handrail, mid-rail and toe board raw finish as specified.
BG	Box Gutter to engineer's details. All office box gutters to be acoustically treated.
BRACE	Structural `bracing members to engineer's details.
CE-2	Acoustic ceiling tiles equal to 'Armstrong RH99' fine fissure mineral fibre acoustic tiles or approved alternative, suspended in 1,200mm x 600mm, pre-finished two eway exposed metal grid system to general office areas.
CE-3	CSR "Freshtone" vinyl ceiling tiles or equal in a 1,200mm x 600mm suspended two way exposed grid system, equal to Rondo white exposed grids with shadow line angle trim.
CE-5	Gyprock Rigitone perforated plasterboard acoustic ceiling direct fixed to furring channel to general office areas.
CE-AP	Prefinished aluminium panel in suspended subframe. Finishes as specified.
CE-PIR	Steel clad PIR ceiling suspended from metal roof frame above.
COL	Steel column surface treated and painted to engineer's detail
CW	Aluminium framed curtain wall powdercoat finish as specified
EG	Eaves Gutter minimum 0.6BMT with front edge overflow in excess of design capacity. Colorbond finish as specified.
F/LS	Proprietary 1800mm high fixed metal external louvre screen to be equivalent to Colt 'LUL Universal Louvre'. Louvre blade orientation to block view from below. Powdercoat finish as specified.
F/SST	Security speed stiles
F/VA1800	Slate fencing consisting of 1,800mm high vertical aluminium angle slats, with slat sizes alternating between 25x25mm and 50x25mm styled similar to "Oxworks Pier Infill Panel" system or equivalent approved. 50mm MAX. allowable gap between Angles. Powdercoat finish as specified.
FL-EPX	Epoxy finish with 100mm coving (Sika or equivalent approved) 4 coat floor sealer with slip rating in accordance with AS/NZS4586. Colour to be selected by client.
FL-OF	Reinforced concrete floor on water-proof membrane for an office loading to requirement as per engineer's details.
PC	Precast concrete wall panel to engineer's details. paint finish as specified
PIR	Polyisocyanurate (PIR) panel to manufacturer's details. Colorbond finish as specified.
RF-KL0.48(WH)	0.48 BMT 'Lysaght Klip-Lok' profile clip-fixed Zincalume sheeting, 50mm min. reflective foil backed insulation be installed free of creases. Provide safety wire mesh to WorkCover requirement.
RF-KL0.48CM(OF)	0.48 BMT 'Lysaght Klip-Lok' profile in Colorbond Coolmax finish. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.
RF-KL0.48ZN(OF)	0.48 BMT 'Lysaght Klip-Lok' profile in Zincalume finish. Silver foil backed insulation blanket on roof spacer to Section J requirement. Provide safety wire mesh to WorkCover requirement.
SCr2	Anti-Microbial PVC Strip Door (2.0m W x 2.4m H) as specified

Material Legend	
E-AP1	Pre-finished Aluminum panel- Light metallic grey, by HVG Facade.
E-GL2	External opacified spandrel glazing in Viridian Comfort Plus Grey (Grade A Safety Glass) on proprietary window sub-head and sub-sill forming parts of curtain wall. Wall insulation behind to match external wall to Section J specifications. Overall framing & glass assembly & installation be fully compliant with AS1288-2006.
E-GL4	Internal clear vision glazing. Grade A Safety Glass (Office internal viewing windows). Double glazed system to be Grade A Clear safety glazings with air gap on 100mm Capral 425 Narrowline Series Framing. subject the requirements on achieving U-Value & SHGC value as detailed in Section J report. Powdercoat finish as specified. Overall framing & glass assembly & installation be fully compliant with AS1288-2006.



3 A211 Office Longitudinal Section 1

1 : 100 @A0

NOTES ON AS-BUILT CONDITIONS:
ALL EXISTING SITE & BUILDING INFORMATION SHOWN ARE TAKEN FROM ARCHITECTURAL DRAWINGS BY NETTLETON TRIBES (10736 series) AND STRUCTURAL DRAWINGS BY NORTHROP (Job No. S180231). CONTRACTOR TO CONDUCT SITE VERIFICATION AND REPORT ANY DISCREPANCIES TO THE SUPERINTENDANT PRIOR TO SHOP DETAILING, FABRICATION AND ERECTION OF NEW BUILT ELEMENTS.

AL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEERING DRAWINGS. ALL LEVELS ARE TO BE +/- 1,000mm

FOR TENDER

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CUSTOMER: snackbrands AUSTRALIA
PROJECT MANAGER: TMX Invent tomorrow

PROJECT: PROPOSED MANUFACTURING FACILITIES ADDITIONS
ADDRESS: Lot 10 DP271141, No.14 DISTRIBUTION DRIVE ORCHARD HILLS 2748 NSW
PROJECT NUMBER: 210216

Rev	Description	Date
P1	Updated office plans	18.06.21
P2	Issued for JV3 modelling.	05.07.21
P3	L2 mezz. deleted	07.07.21
P4	Issued for Tender	16.07.21

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DRAWING TITLE: Office Sections
DRAWING NUMBER: 210216-AR-A220 - P4
DRAWN: WG
CHK: HL
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