



OFFICE 1 & 3 STREET VIEW FROM EAST



OFFICE 2 & 4 STREET VIEW FROM SOUTH

NOTE:
LANDSCAPING SHOWN INDICATIVE ONLY -
REFER LANDSCAPE DRAWINGS

ISSUE FOR DA



H	ISSUE FOR DA	15.05.22
G	FOR COORDINATION	08.06.22
F	ISSUE FOR TENDER	05.05.22
E	ISSUE FOR DA - Rev B	01.03.22
D	ISSUE FOR DA	16.12.21
C	FOR CLIENT REVIEW	30.11.21
B	FOR CLIENT REVIEW	19.11.21
A	ISSUE FOR INFORMATION	04.11.21
ISSUE	DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRAVILLE

TITLE
3D VIEW 1 - DAY PERSPECTIVE

DATE
15.05.22

SCALE
@ A1

JOB NO.
21163

DWG NO.
DA010

REVISION

H



REVISION

H



TITLE
3D VIEW 3 - STREET FRONTAGE

REVISION
H

SBA
ARCHITECTS

H	ISSUE FOR DA	15.05.22
G	FOR COORDINATION	08.06.22
F	ISSUE FOR TENDER	05.05.22
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ISSUE	DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42RAYMOND AVENUE, MATRAVILLE



ISSUE FOR DA



ISSUE FOR DA



I	SUBSTATION RELOCATED	30.06.22
II	ISSUE FOR DA	15.06.22
O	FOR COORDINATION	08.06.22
F	ISSUE FOR TENDER	05.05.22
E	ISSUE FOR DA - Rev B	01.03.22
D	ISSUE FOR DA	16.12.21
C	FOR CLIENT REVIEW	30.11.21
B	FOR CLIENT REVIEW	19.11.21
A	ISSUE FOR DA	15.06.22

CLIENT:	HALE
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PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRAVILLE

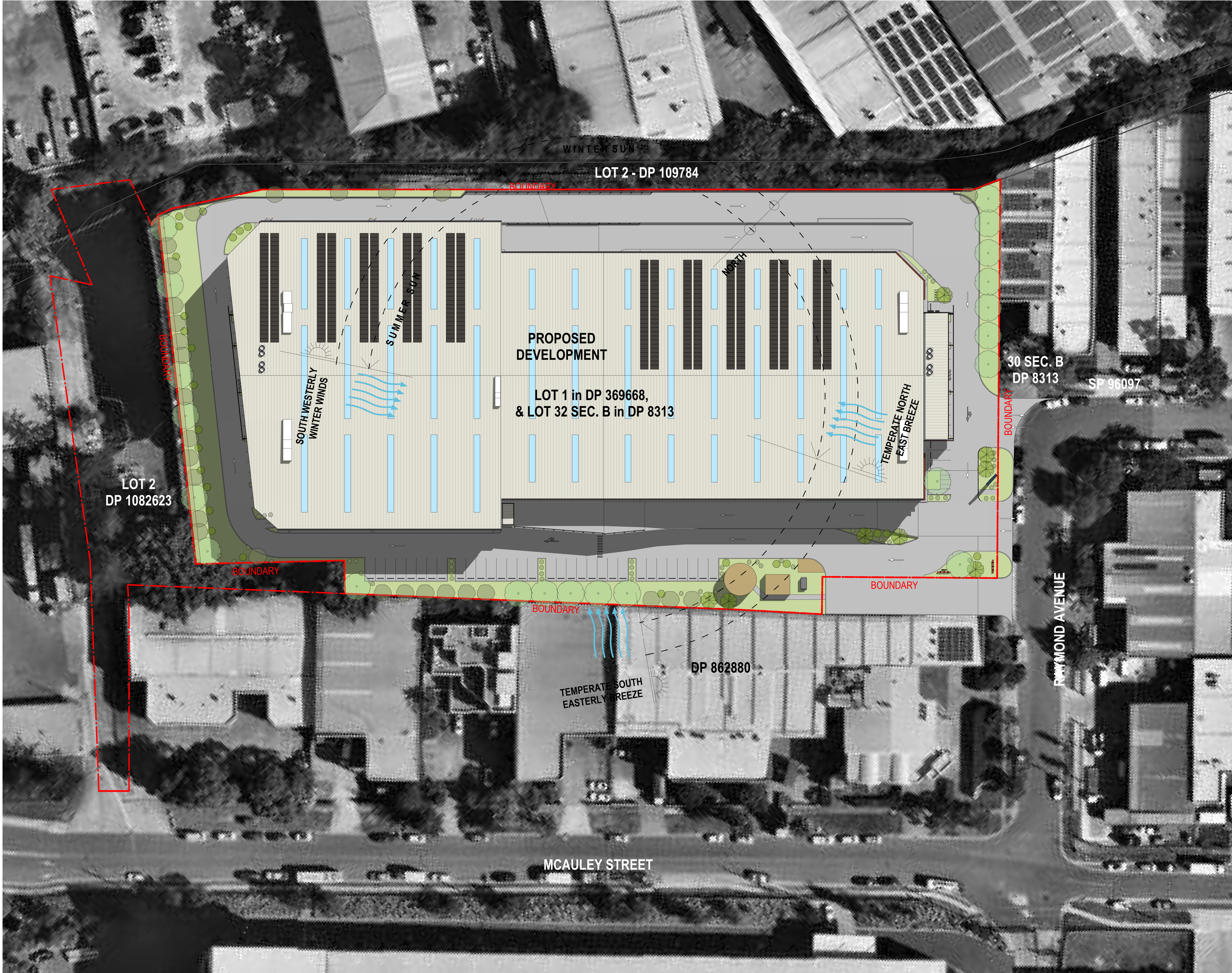
3D SECTION

DATE: 30.06.22 SCALE: 1:200 @ A1

JOB NO: 21163 DWG NO: DA014

REVISION

I



DEVELOPMENT SUMMARY

GLA CALCULATIONS:

DEVELOPABLE SITE AREA 19,437 m²
(Lot 1 DP 369668, Lot 32 Section B DP 8313 & Lot 1 DP 511092)

NON-DEVELOPABLE SITE AREA 3,337 m²
(Lot 2 DP1082623)

TOTAL SITE AREA 22,774 m²

OFFICE AREA 1,671 m²

WAREHOUSE & DOCK OFFICE AREA 17,789m²

TOTAL GFA: 1,671 m²

PROPOSED FSR 1.01:1

LANDSCAPE AREA 12.3% 2395 m²

CAR SPACES REQUIRED 101
CAR SPACES PROVIDED 101

MOTORCYCLES PARKING 6
BICYCLES PARKING 11

GFA AREA SCHEDULE

UNIT NAME	WH AREA	OFFICE AREA	TOTAL
TENANCY 01	4519 m ²	416 m ²	4935 m ²
TENANCY 02	4144 m ²	421 m ²	4565 m ²
TENANCY 03	4522 m ²	416 m ²	4938 m ²
TENANCY 04	4448 m ²	418 m ²	4866 m ²
LOBBY AREA	96 m ²	0 m ²	96 m ²
GF DOCK OFFICE	30 m ²	0 m ²	30 m ²
L1 DOCK OFFICE	30 m ²	0 m ²	30 m ²
TOTAL:	17789 m ²	1671 m ²	19460 m ²

ISSUE FOR DA



J	SUBSTATION RELOCATED	30.06.22
I	ISSUE FOR DA	15.06.22
H	FOR COORDINATION	08.06.22
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CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRVILLE



NORTH

SITE ANALYSIS PLAN & SUMMARY

DATE: 30.06.22 SCALE: As indicated @ A1 JOB NO: 21163 DWG NO: DA050

REVISION

J



GFA AREA SCHEDULE			
UNIT NAME	WH AREA	OFFICE AREA	TOTAL
TENANCY 01	4519 m ²	416 m ²	4935 m ²
TENANCY 02	4144 m ²	421 m ²	4565 m ²
TENANCY 03	4522 m ²	416 m ²	4938 m ²
TENANCY 04	4448 m ²	418 m ²	4866 m ²
LOBBY AREA	96 m ²	0 m ²	96 m ²
GF DOCK OFFICE	30 m ²	0 m ²	30 m ²
L1 DOCK OFFICE	30 m ²	0 m ²	30 m ²
TOTAL:	17789 m ²	1671 m ²	19460 m ²

GENERAL LEGEND:

- B1 - BOLLARD TYPE 1
 - COL-C - CONCRETE COLUMN
 - COL-S - STEEL COLUMN
 - RSD - ROLLER SHUTTER DOOR
 - FNC-1 - FENCE TYPE 1
 - FNC-2 - FENCE TYPE 2
 - DP - DOWNPIPES
 - RW - RETAINING WALL
 - GEF - GROUND EXHAUST FAN
 - SEF - SMOKE EXHAUST FAN
 - SD/FD - SMOKE / FIRE DAMPER
 - TG1 - TELESCOPIC GATE
 - SG1 - SLIDING GATE
 - SG2 - SWING GATE - PEDESTRIAN
- SITE BOUNDARY
 - - - LOT BOUNDARY
 - - - BUILDING SETBACK
 - - - TO BE DEMOLISHED
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - FIRE SERVICES
 - LANDSCAPE AREA
 - WASTE AREA

ISSUE FOR DA

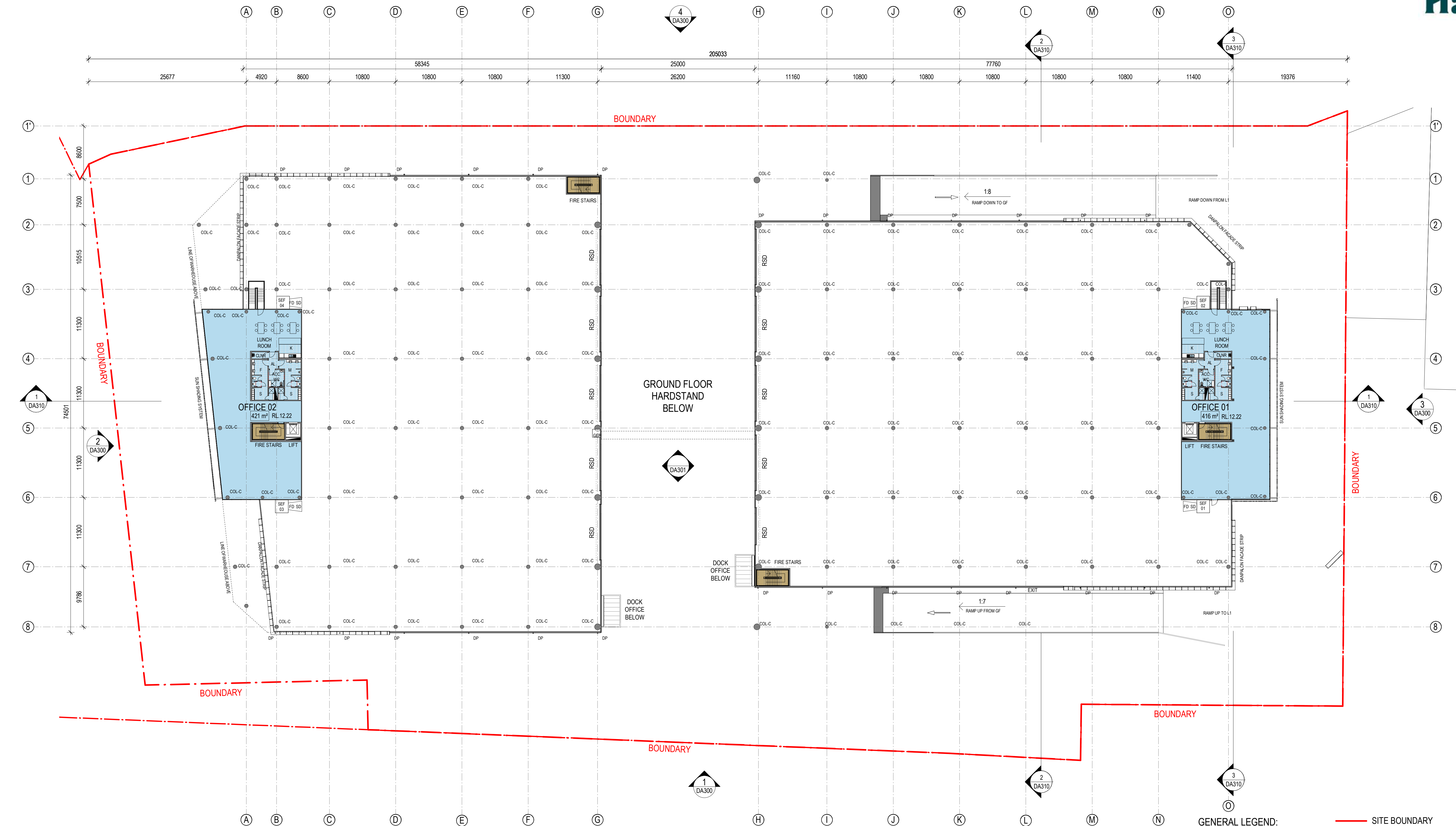
SBA
ARCHITECTS

K	SUBSTATION RELOCATED	30.06.22
J	ISSUE FOR DA	15.06.22
I	FOR COORDINATION	08.06.22
H	ISSUE FOR TENDER	05.06.22
G	FOR COORDINATION	01.04.22
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C	FOR CLIENT REVIEW	30.11.21
B	FOR CLIENT REVIEW	30.11.21
A	FOR CLIENT REVIEW	30.11.21

CLIENT:	HALE
TITLE:	WAREHOUSE GF PLAN
DATE:	30.06.22
SCALE:	As indicated @ A1
JOB NO.:	21163
DWG NO.:	DA100
REVISION:	K

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRAVILLE



1 MEZZANINE OFFICE - GROUND 1 : 300

ISSUE FOR DA

GENERAL LEGEND:

B1 - BOLLARD TYPE 1
COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
FNC-1 - FENCE TYPE 1
FNC-2 - FENCE TYPE 2
DP - DOWNPIPES
RW - RETAINING WALL
GEF - GROUND EXHAUST FAN
SEF - SMOKE EXHAUST FAN
SD/FD - SMOKE / FIRE DAMPER
TG1 - TELESCOPIC GATE
SG1 - SLIDING GATE
SG2 - SWING GATE - PEDESTRIAN

- SITE BOUNDARY
- - - LOT BOUNDARY
- - - BUILDING SETBACK
- - - TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- FIRE SERVICES
- LANDSCAPE AREA
- WASTE AREA

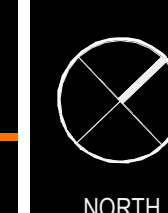
SBA
ARCHITECTS

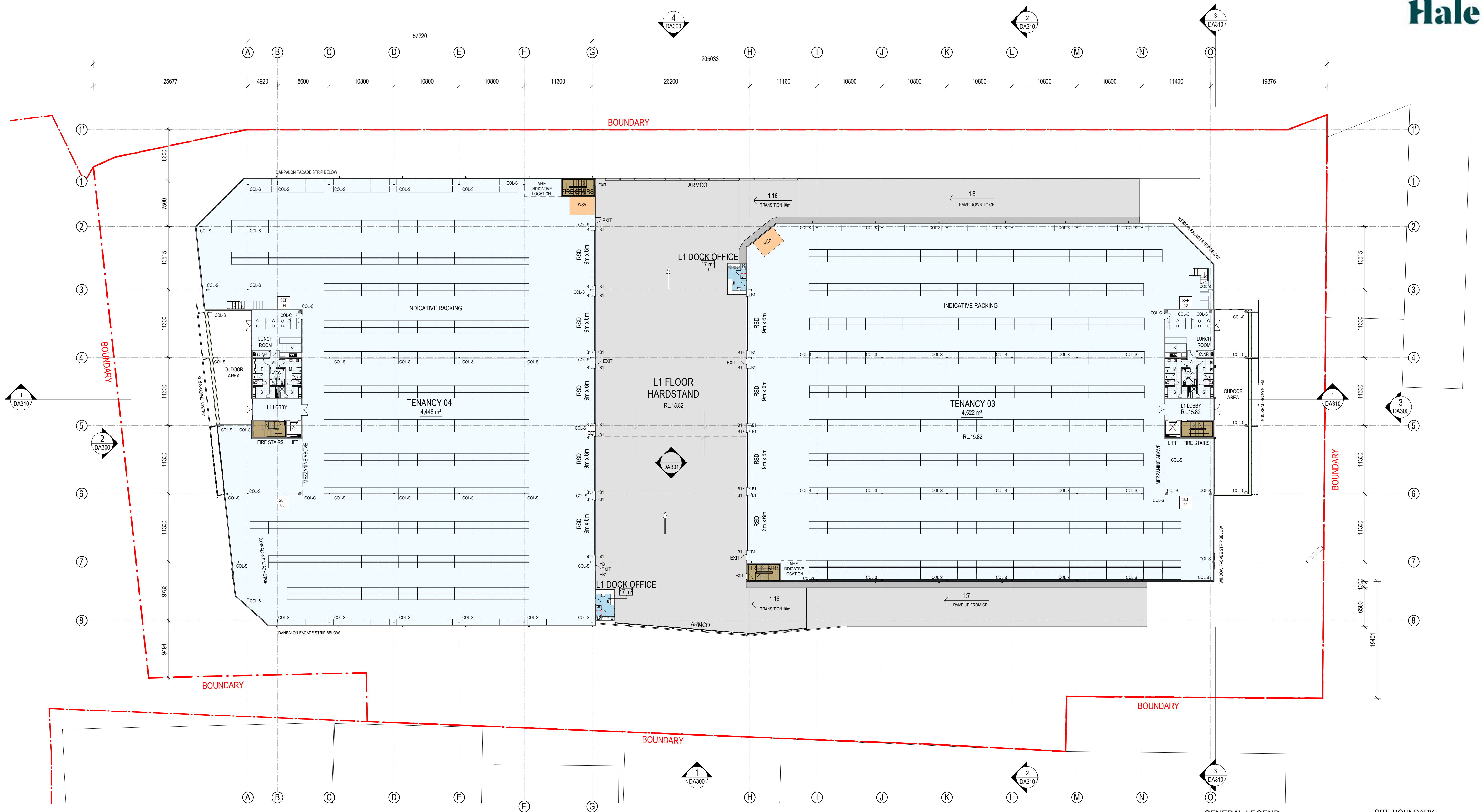
H	ISSUE FOR DA	15.05.22
G	ISSUE FOR TENDER	05.05.22
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ISSUE	DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42RAYMOND AVENUE, MATRAVILLE

TITLE
WAREHOUSE GF MEZZ PLANDATE
15.05.22SCALE
As indicated @ A1JOB NO.
21163DWG NO.
DA101REVISION
H



1 WAREHOUSE - L1 1:300

ISSUE FOR DA

GENERAL LEGEND:

B1 - BOLLARD TYPE 1
COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
FNC-1 - FENCE TYPE 1
FNC-2 - FENCE TYPE 2
DP - DOWNPIPES
RW - RETAINING WALL
GEF - GROUND EXHAUST FAN
SEF - SMOKE EXHAUST FAN
SD/FD - SMOKE / FIRE DAMPER
TG1 - TELESCOPIC GATE
SG1 - SLIDING GATE
SG2 - SWING GATE - PEDESTRIAN

— SITE BOUNDARY
- - - LOT BOUNDARY
- - - BUILDING SETBACK
- - - TO BE DEMOLISHED
○ EXISTING TREE TO BE
RETAINED
○ EXISTING TREE TO BE
REMOVED
■ FIRE SERVICES
■ LANDSCAPE AREA
■ WASTE AREA

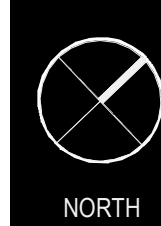
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ARCHITECTS

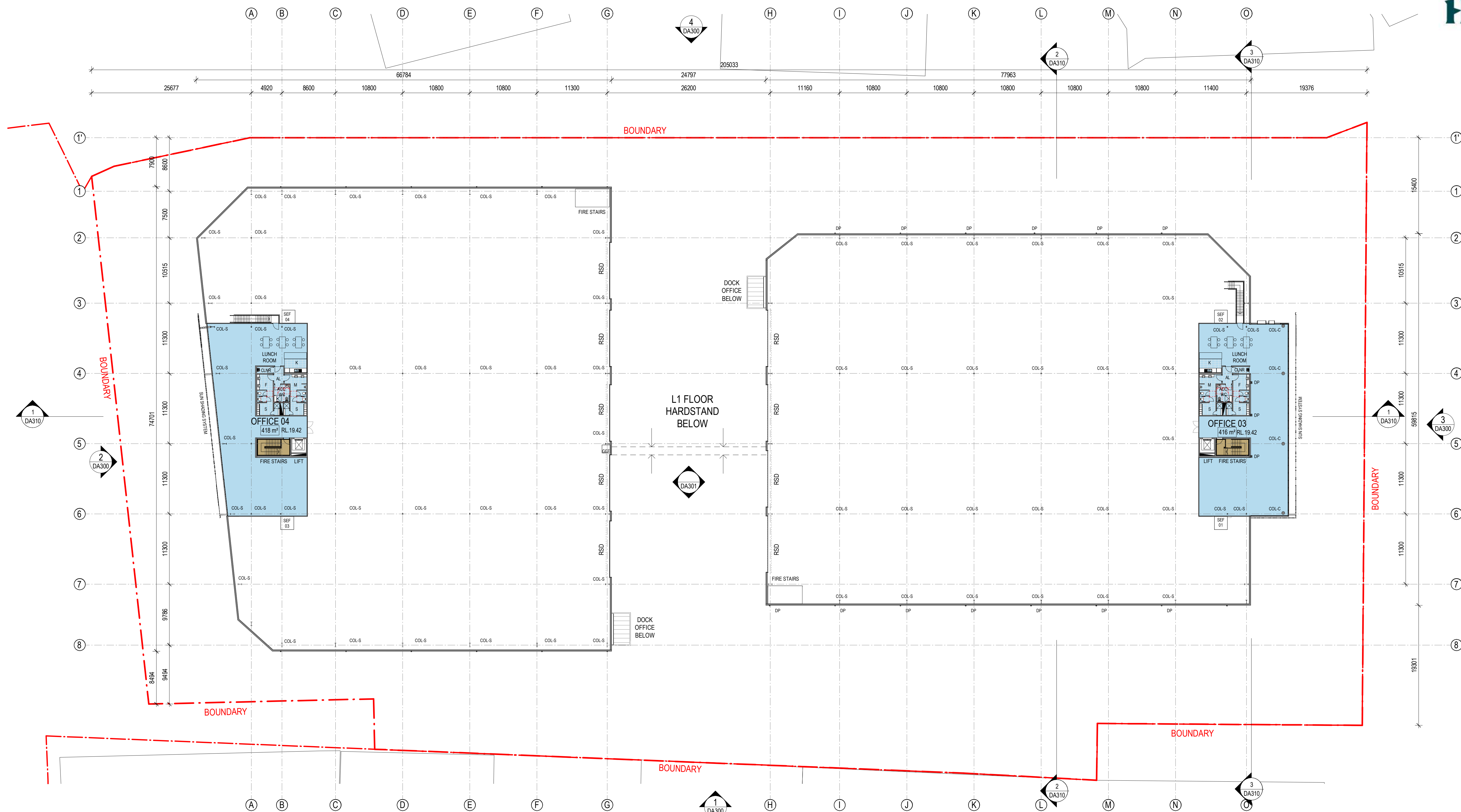
G	ISSUE FOR DA	15.05.22
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D	FOR CLIENT REVIEW	30.11.21
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ISSUE	DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42RAYMOND AVENUE, MATRAVILLE

TITLE
WAREHOUSE L1 FLOOR PLANDATE
15.05.22
SCALE
As indicated @ A1
JOB NO.
21163
DWG NO.
DA102REVISION
G



1 MEZZANINE OFFICE - L1 1 : 300

ISSUE FOR DA

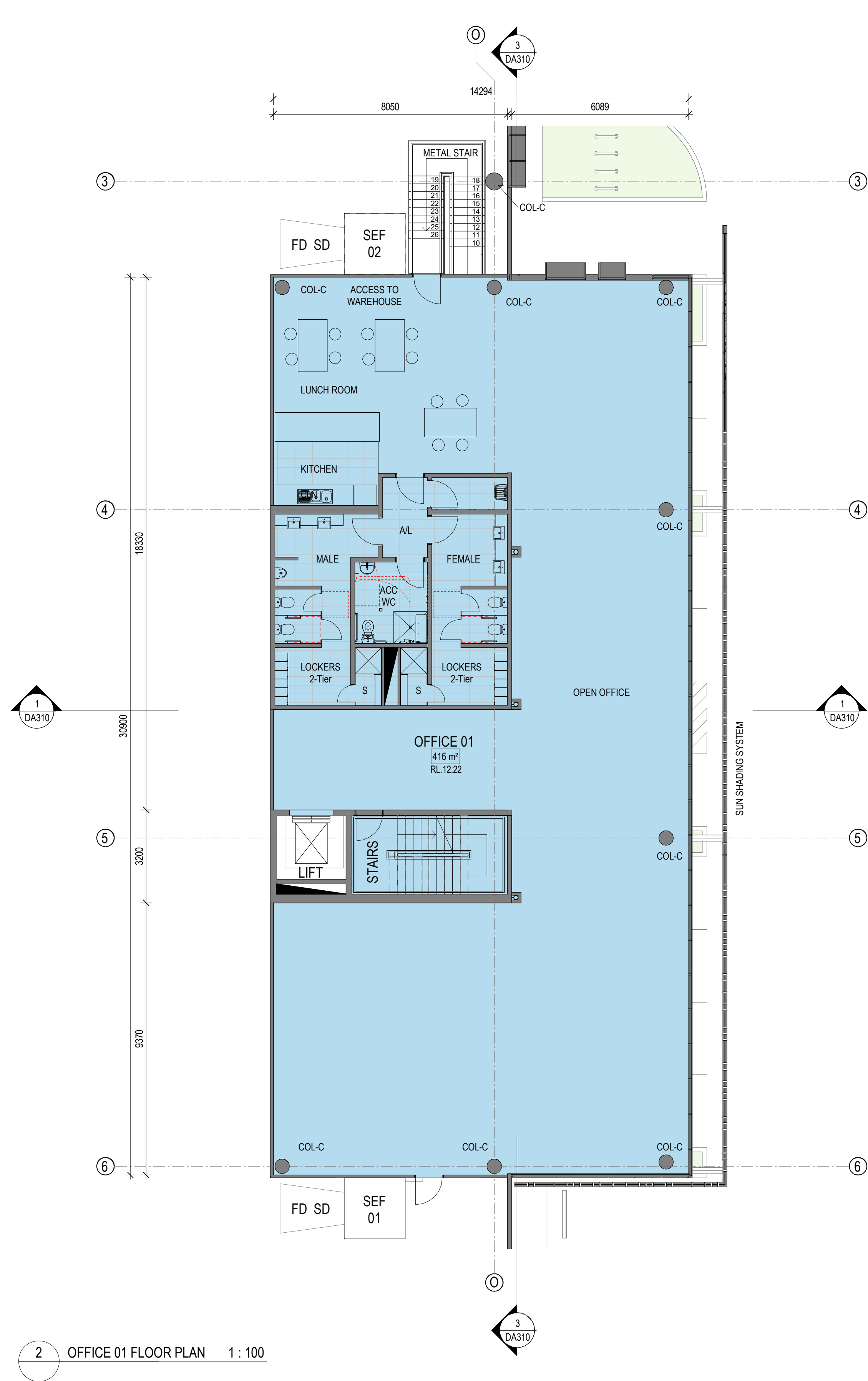
GENERAL LEGEND:

B1 - BOLLARD TYPE 1
COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
FNC-1 - FENCE TYPE 1
FNC-2 - FENCE TYPE 2
DP - DOWNPIPES
RW - RETAINING WALL
GEF - GROUND EXHAUST FAN
SEF - SMOKE EXHAUST FAN
SD/FD - SMOKE / FIRE DAMPER
TG1 - TELESOPIC GATE
SG1 - SLIDING GATE
SG2 - SWING GATE - PEDESTRIAN

— SITE BOUNDARY
- - - LOT BOUNDARY
- - - BUILDING SETBACK
- - - TO BE DEMOLISHED
EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED
FIRE SERVICES
LANDSCAPE AREA
WASTE AREA



ROOF LEGEND:
MDR - METAL ROOF SHEET
TRS - TRANSLUCENT ROOF SHEET
BG - BOX GUTTER
EG - EAVES GUTTER
DP - DOWNPIPE
CU - OFFICE AIR CONDITIONING UNIT
GEF - GROUND EXHAUST FAN
SEF - SMOKE EXHAUST FAN
□ - FLUSH MOUNTED SOLAR PANELS
DEDICATED AREA



ISSUE FOR DA



G	ISSUE FOR DA	15.05.22
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ISSUE	DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42RAYMOND AVENUE, MATRAVILLE



TITLE
OFFICE 01 FLOOR PLANS

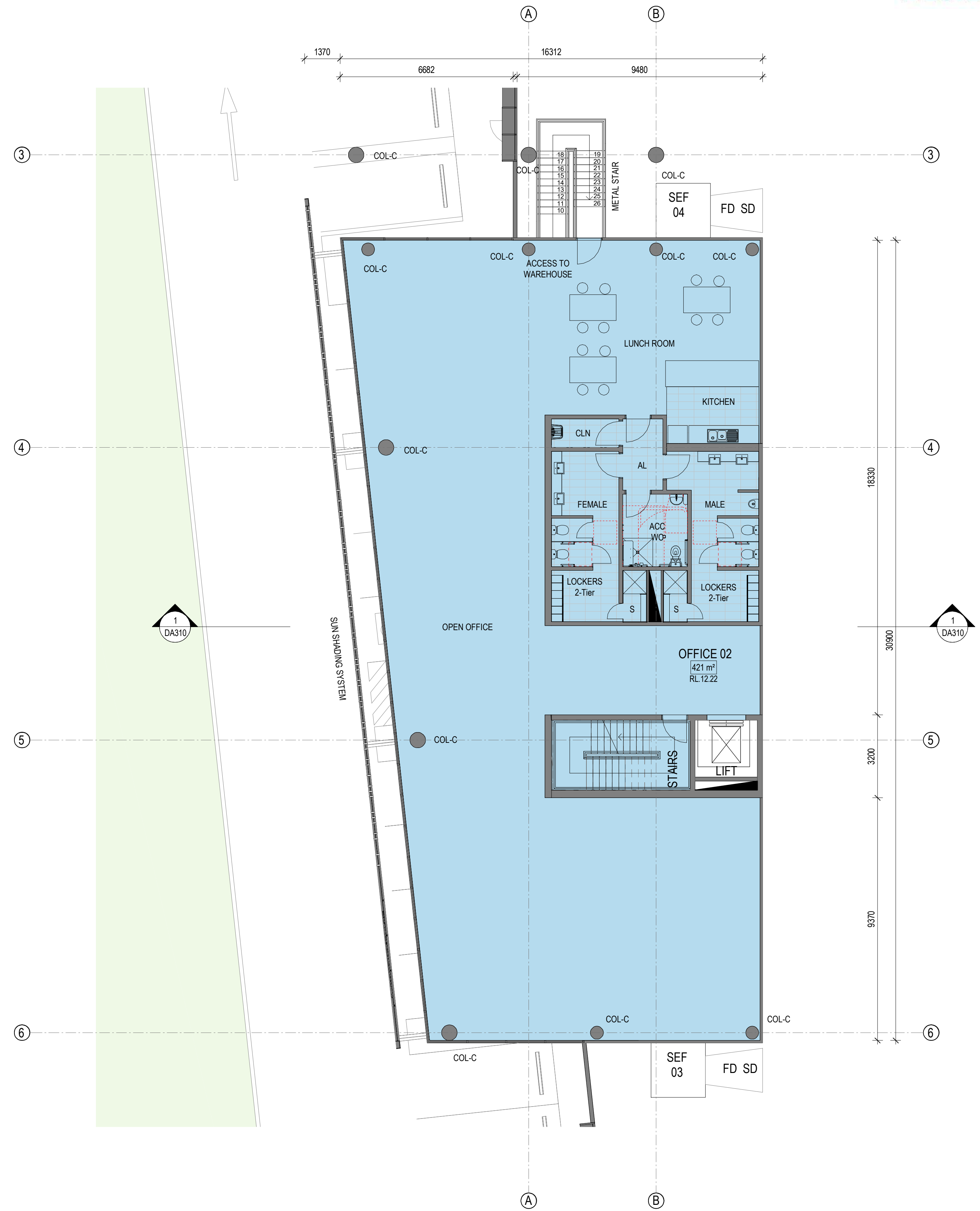
DATE: 15.05.22 SCALE: 1 : 100 @ A1 JOB NO: 21163 DWG NO: DA200

REVISION

G



1 OFFICE 02 - GF 1 : 100



2 OFFICE 02 - MEZZ 1 : 100

ISSUE FOR DA



H	ISSUE FOR DA	15.05.22
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A	ISSUE FOR INFORMATION	04.11.21
ISSUE	DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

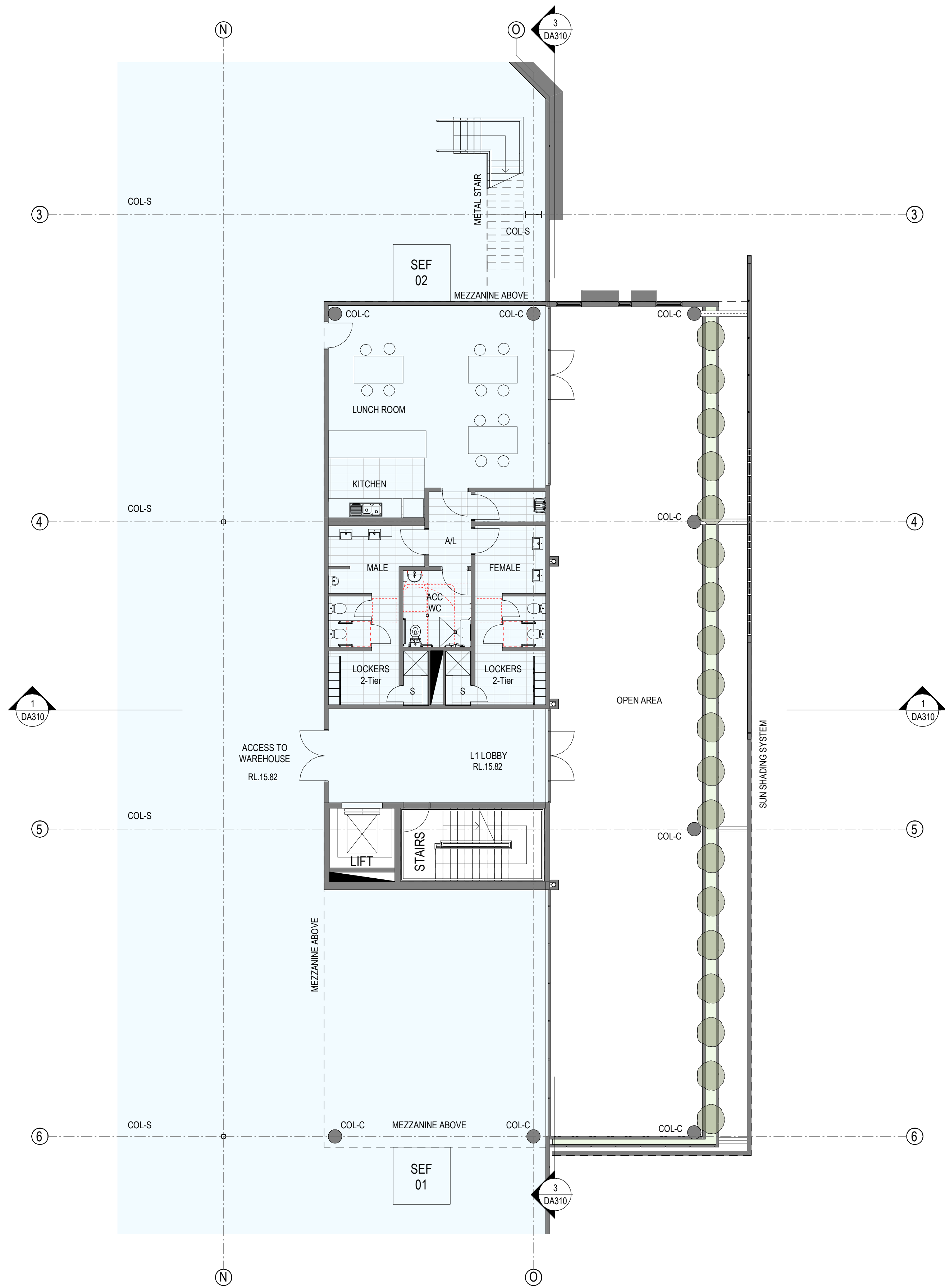
42RAYMOND AVENUE, MATRAVILLE



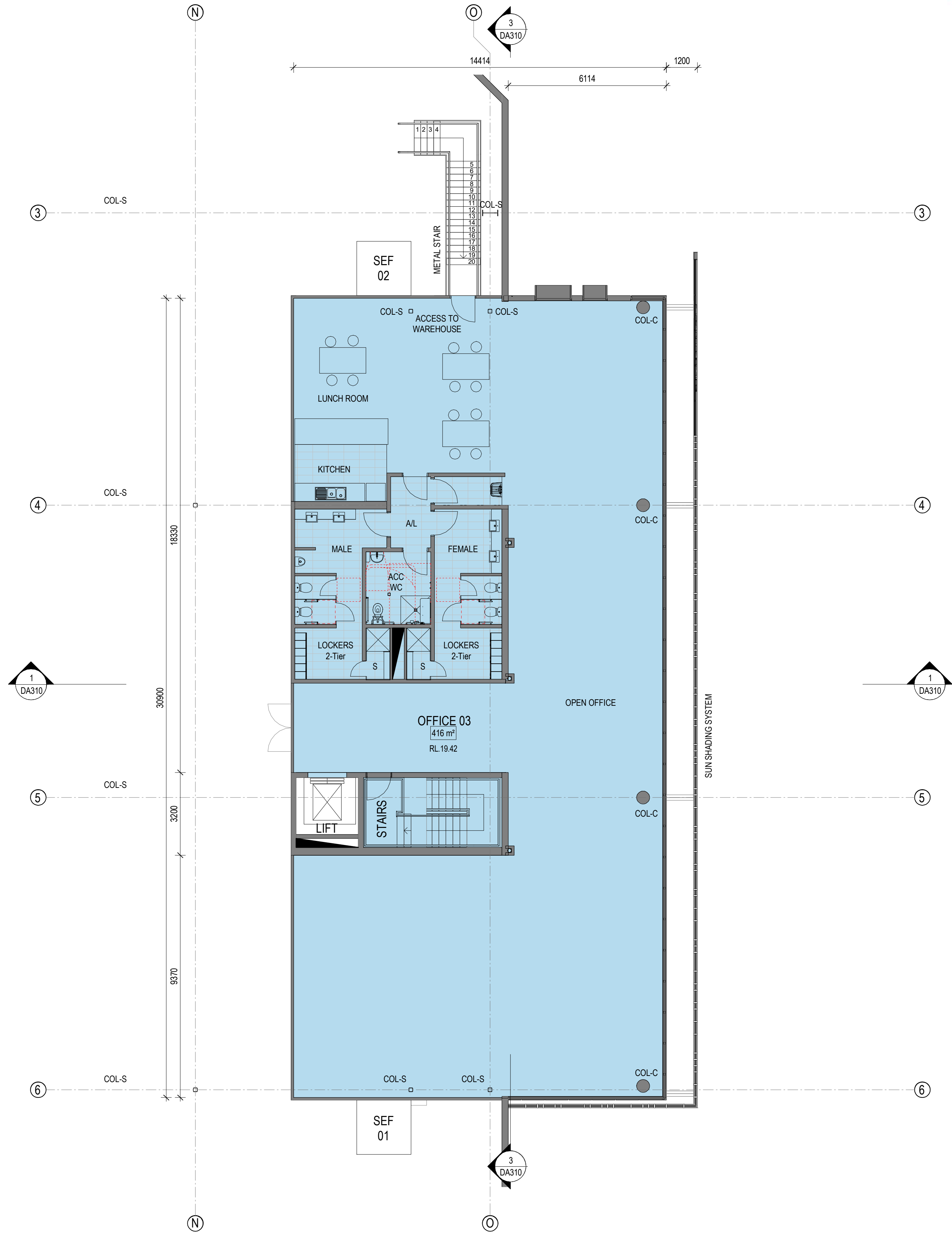
TITLE
OFFICE 02 FLOOR PLANS

DATE 15.05.22 SCALE 1 : 100 @ A1 JOB NO. 21163 DWG NO. DA201

REVISION
H



1 OFFICE 03 - GF 1 : 100



2 OFFICE 03 - MEZZ 1 : 100

ISSUE FOR DA

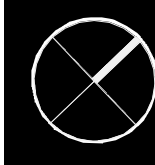


H	ISSUE FOR DA	15.05.22
G	ISSUE FOR TENDER	05.05.22
F	FOR COORDINATION	01.04.22
E	ISSUE FOR DA	16.12.21
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ISSUE	DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRAVILLE



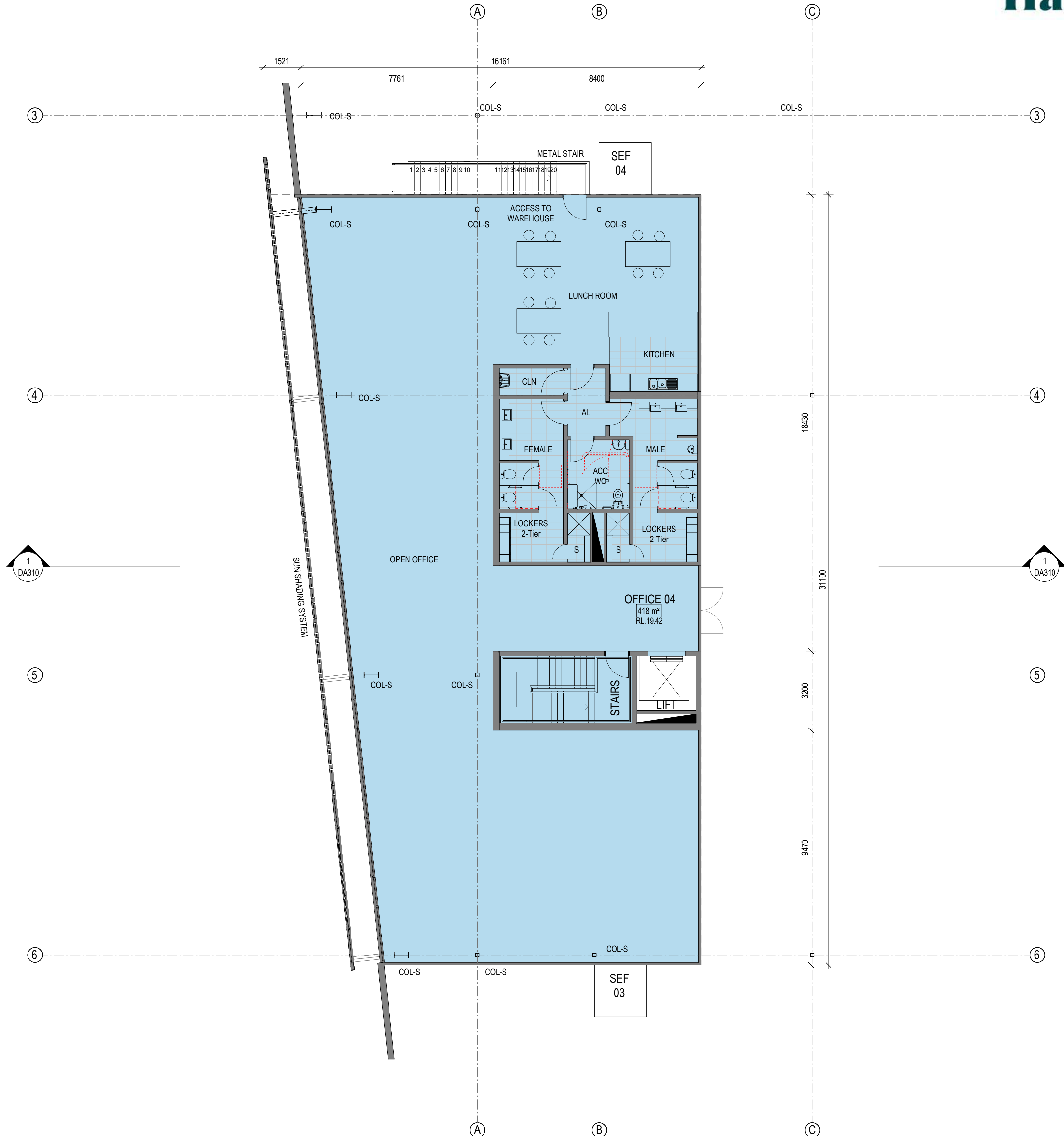
TITLE
OFFICE 03 FLOOR PLANS

DATE: 15.05.22 SCALE: 1 : 100 @ A1 JOB NO: 21163 DWG NO: DA202

REVISION
H



1 OFFICE 04 - GF 1 : 100



2 OFFICE 04 - MEZZ 1 : 100

ISSUE FOR DANDER

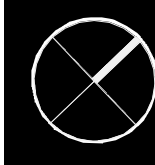


H	ISSUE FOR DA	15.05.22
G	ISSUE FOR TENDER	05.05.22
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ISSUE	DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

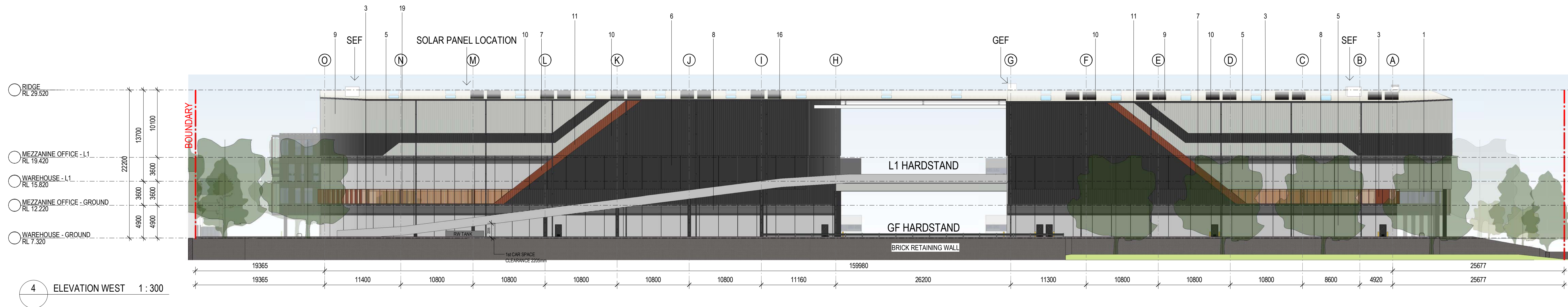
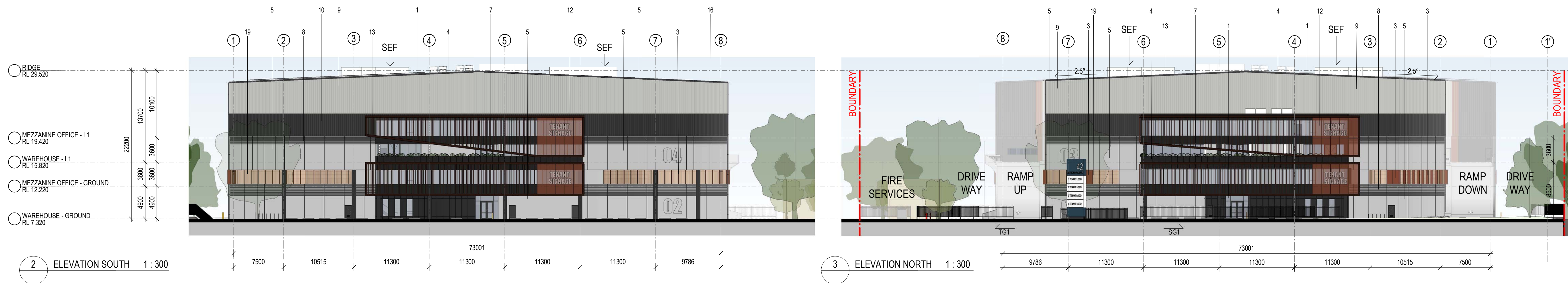
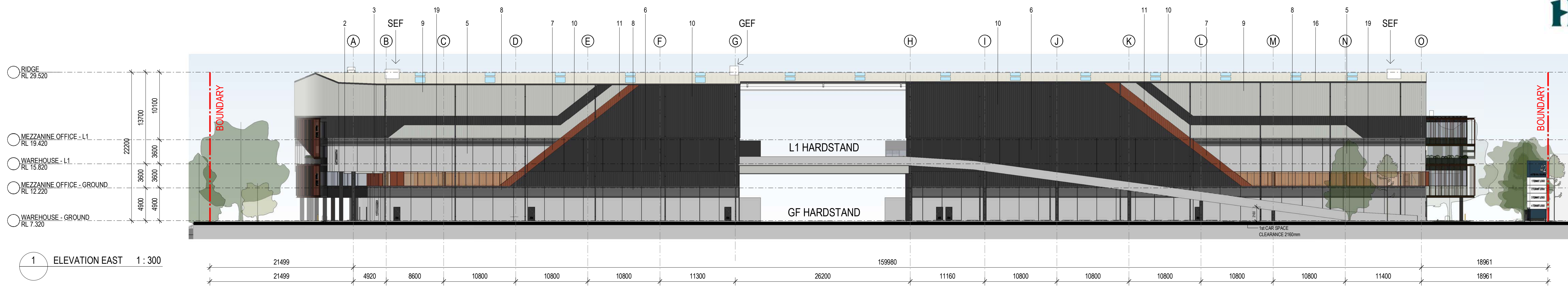
42RAYMOND AVENUE, MATRAVILLE



TITLE
OFFICE 04 FLOOR PLANS

DATE 15.05.22 SCALE 1 : 100 @ A1 JOB NO. 21163 DWG NO. DA203

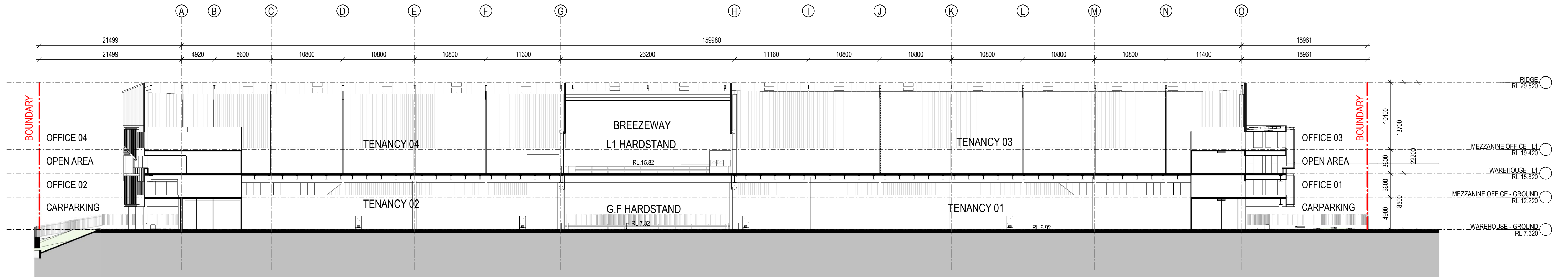
REVISION
H



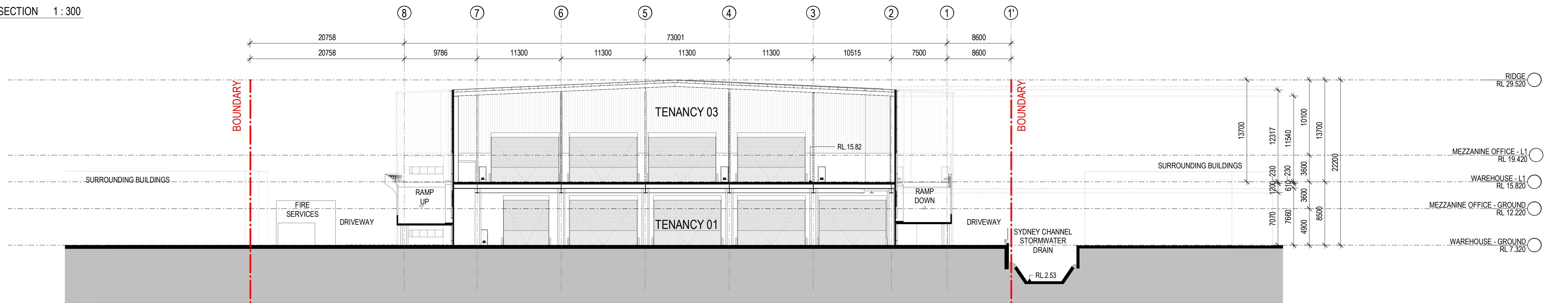
INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

1. GLAZING - SINGLE GLAZED GREY TINT	5. PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH	9. TRIMDEK PROFILE METAL CLADDING - COLORBOND SHALE GREY	13. PFC - POWDER COAT FINISH COLORBOND SUGAR PINE	17. TRIMDEK METAL ROOF SHEETING - COLORBOND SURFMIST
2. ALUMINIUM FRAME - POWDER COAT FINISH MONUMENT	6. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH	10. TRIMDEK PROFILE METAL CLADDING - COLORBOND MONUMENT	14. STEEL STRUCTURE - POWDER COAT FINISH MONUMENT	18. TRANSLUCENT ROOF SHEETING
3. ALUMINIUM FRAME - POWDER COAT FINISH ARIES	7. PRECAST CONCRETE PANEL - ARIES PAINT FINISH	11. TRIMDEK PROFILE METAL CLADDING - COLORBOND ARIES	15. PERFORATED ROLLER SHUTTER DOORS - COLORBOND SHALE GREY	19. DANPALON TRANSLUCENT SHEETING - COPPER COLOUR - OR SIMILAR
4. METALLIC PANEL CLADDING - DARK GREY	8. PRECAST CONCRETE PANEL - TEXTURED FINISH	12. STEEL PERFORATED MESH - POWDER COAT FINISH ARIES	16. DOWNPIPES, BARGE CAPPING & GUTTER - COLORBOND MONUMENT	

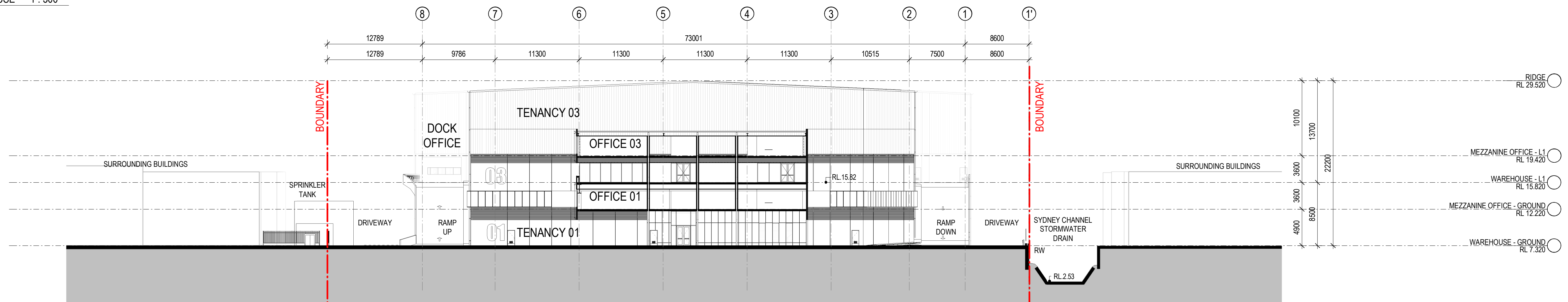
ISSUE FOR DA



1 WAREHOUSE LONG SECTION 1 : 300

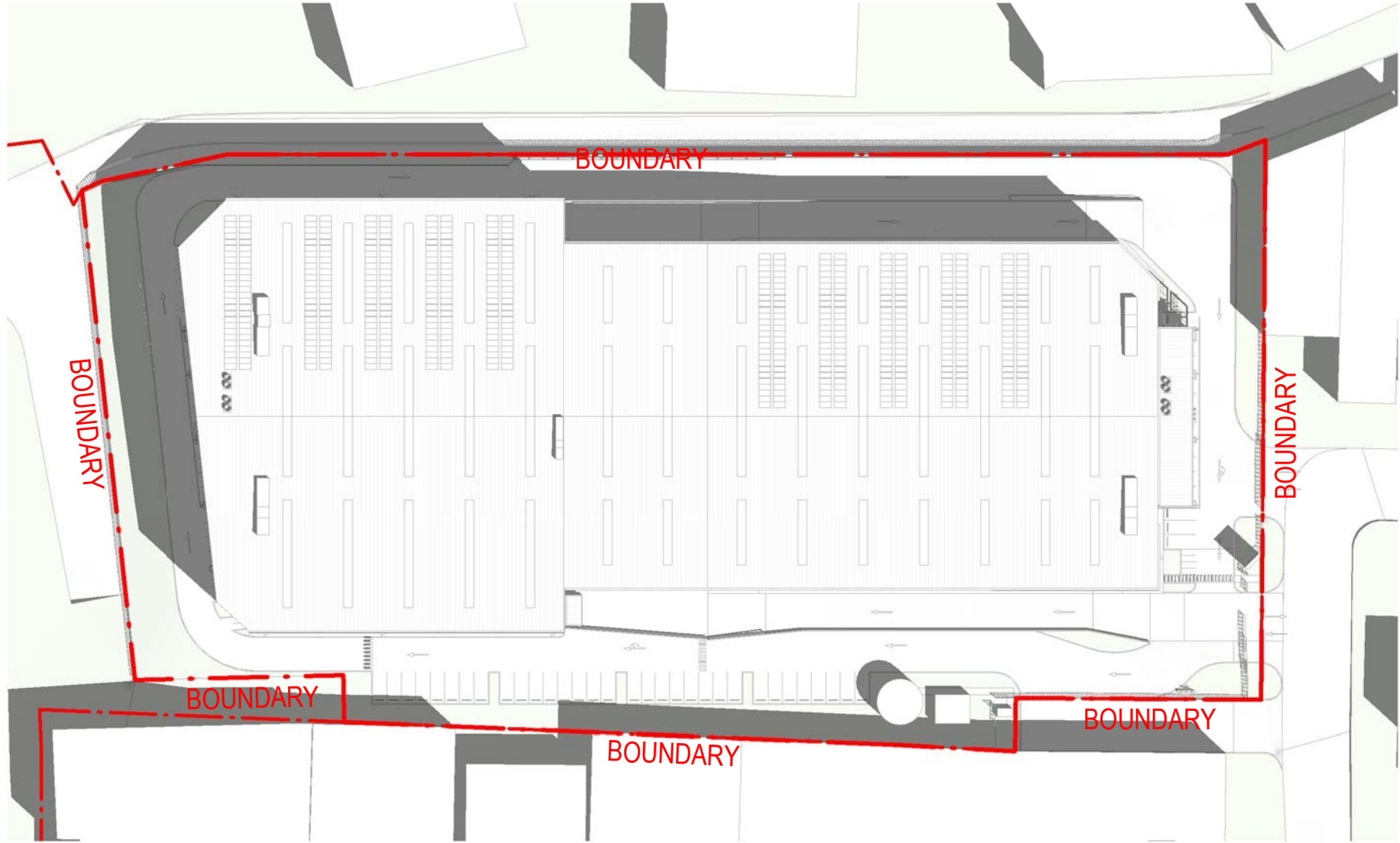


2 SECTION - WAREHOUSE 1 : 300

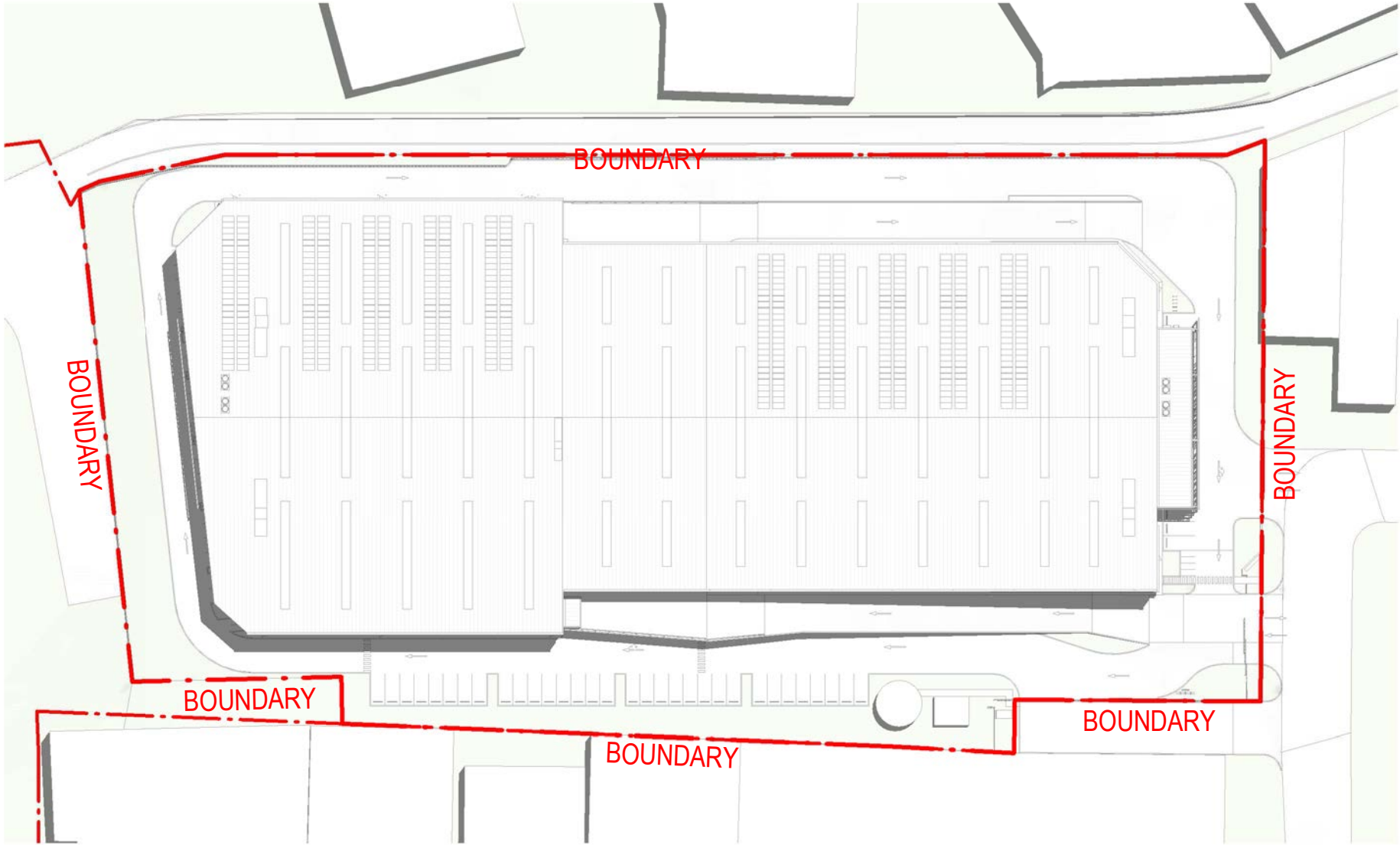


3 SECTION - WAREHOUSE/OFFICES 1 1 : 300

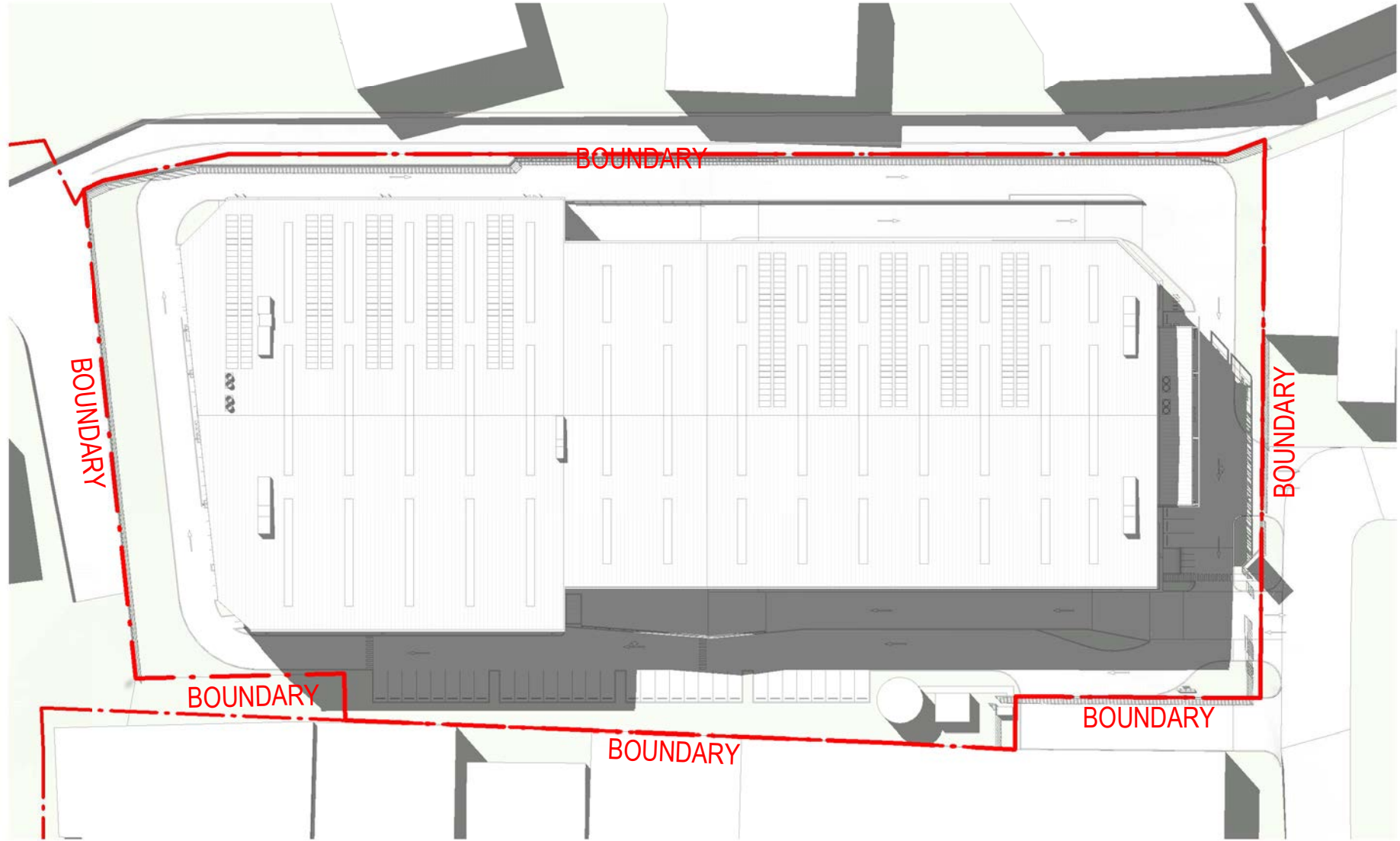
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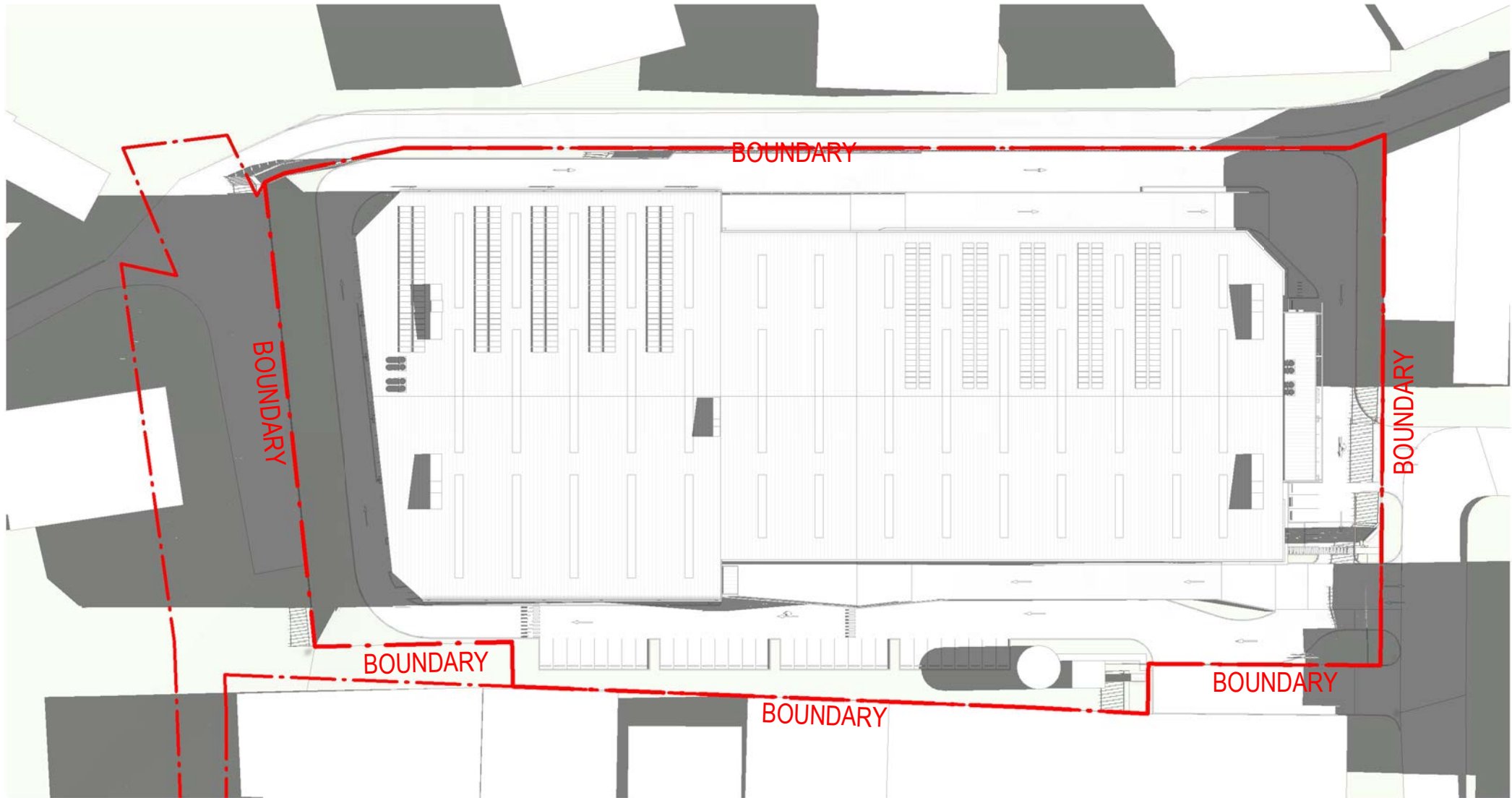
1 9AM SUMMER SOLSTICE (21-12) SHADOWS 1 : 1000



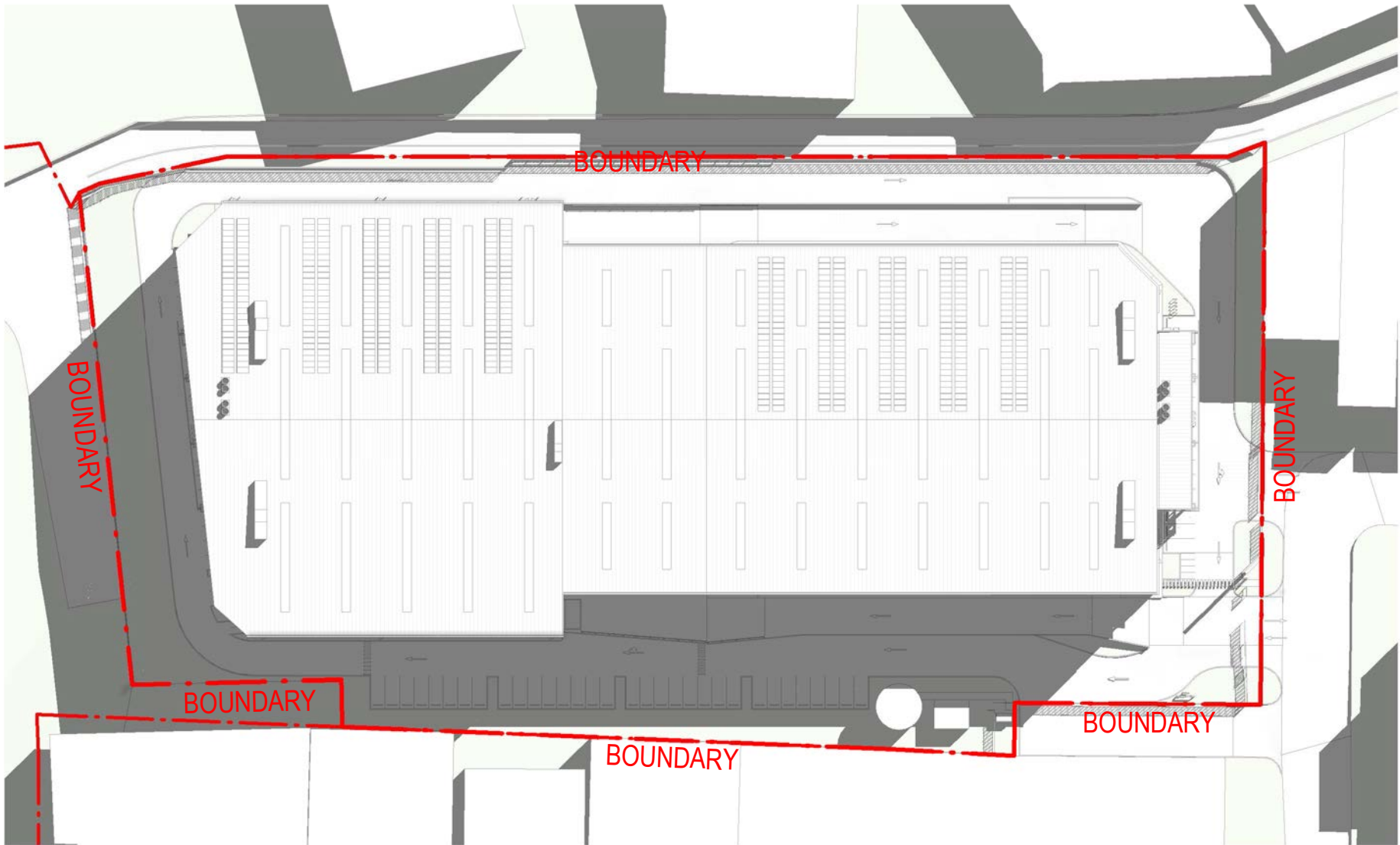
2 12PM SUMMER SOLSTICE (21-12) SHADOWS 1 : 1000



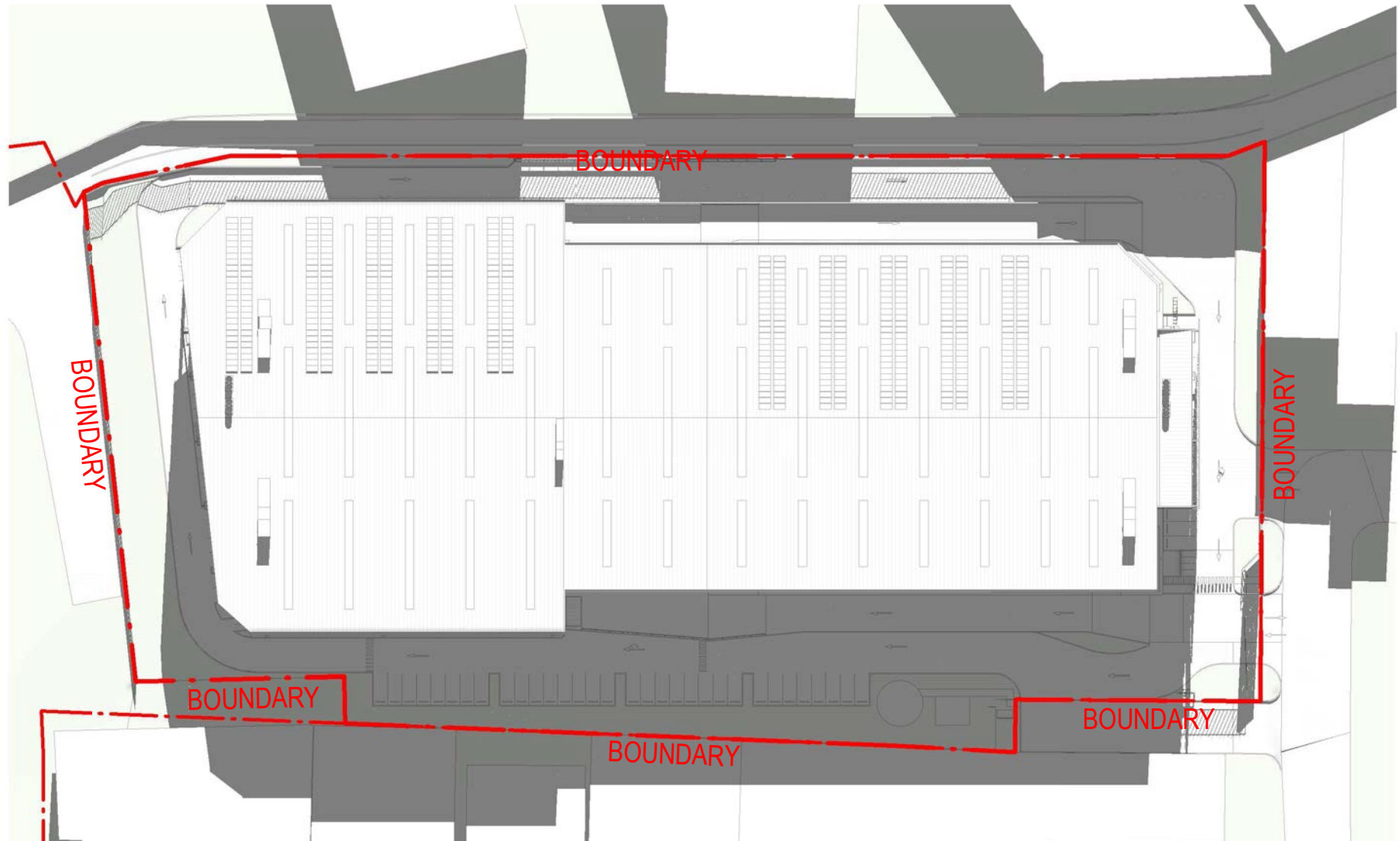
3 3PM SUMMER SOLSTICE (21-12) SHADOWS 1 : 1000



4 9AM WINTER SOLSTICE (21-06) SHADOWS 1 : 1000



5 12PM WINTER SOLSTICE (21-06) SHADOWS 1 : 1000



6 3PM WINTER SOLSTICE (21-06) SHADOWS 1 : 1000

ISSUE FOR DA



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CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42RAYMOND AVENUE, MATRAVILLE

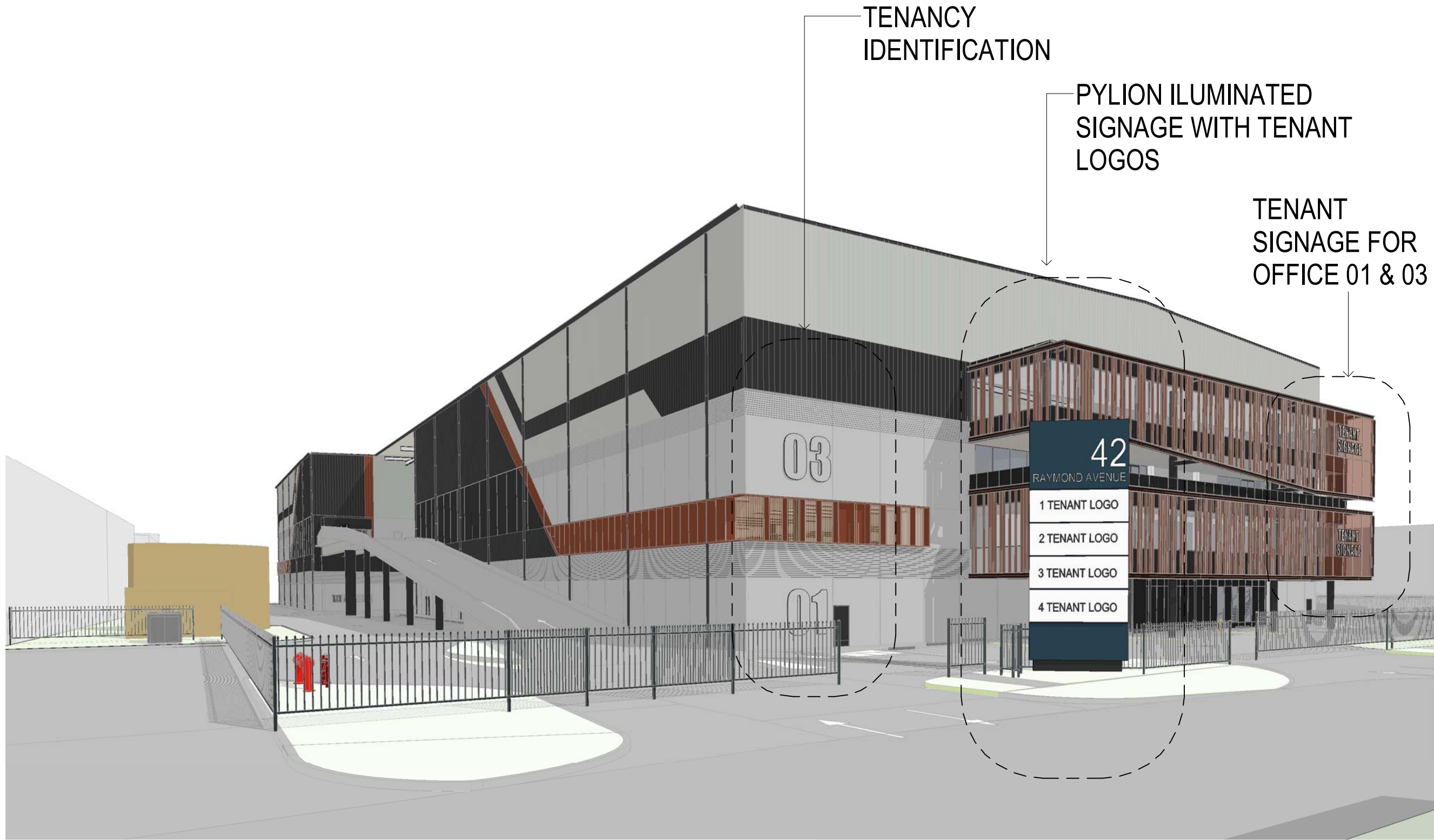


TITLE
SHADOW DIAGRAM

DATE 15.05.22 SCALE 1 : 1000 @ A1 JOB NO. 21163 DWG NO. DA401

REVISION

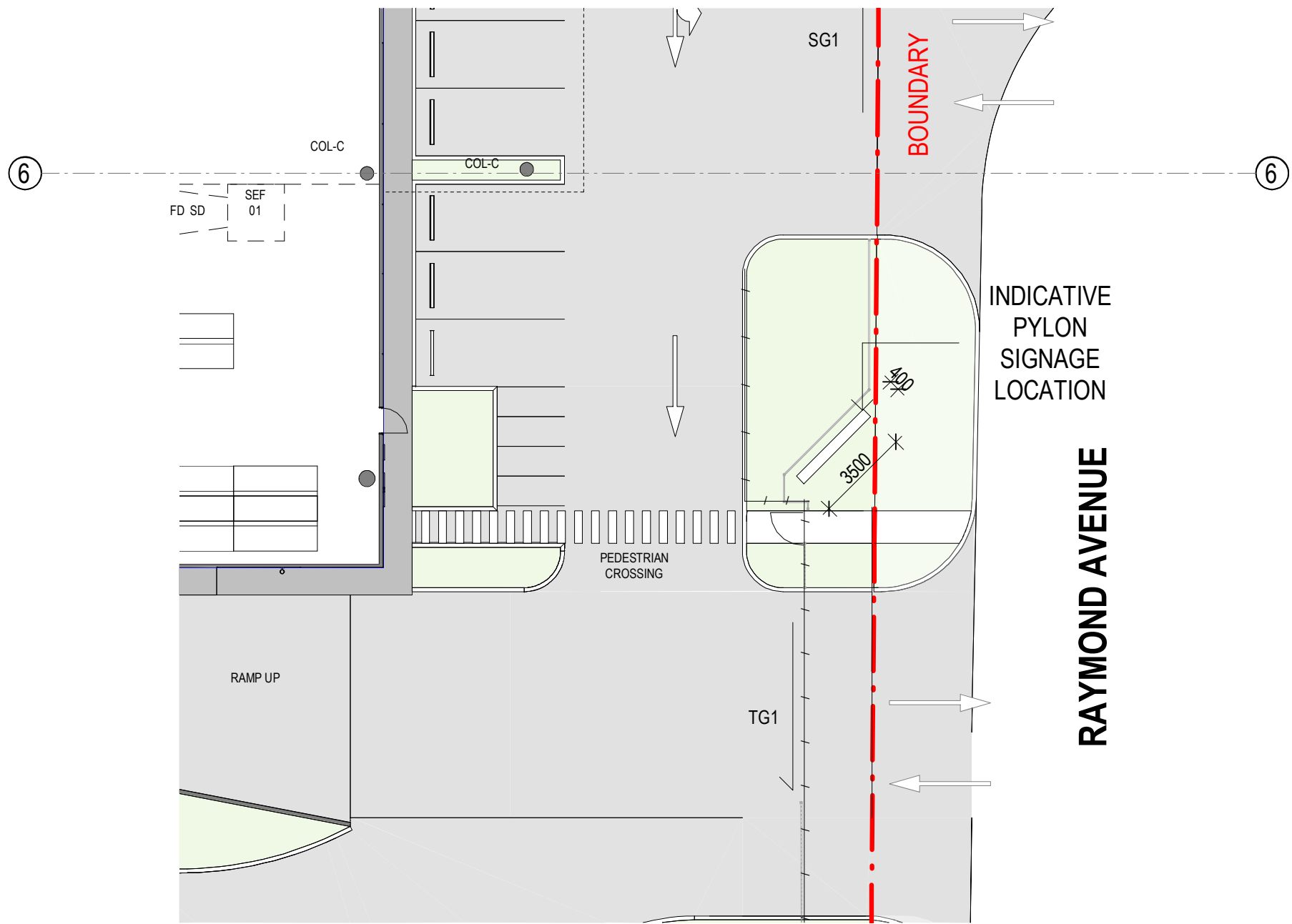
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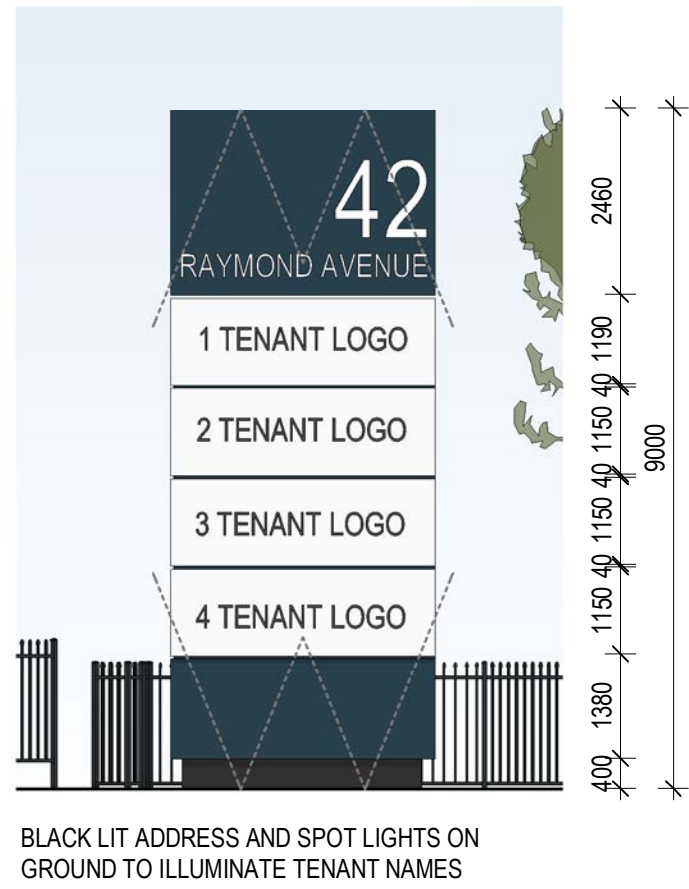
1 SIGNAGE PERSPECTIVE



4 TENANT SIGNAGE OFFICE 01 & 03 1 : 200



2 PYLON SIGNAGE KEYPLAN 1 : 200

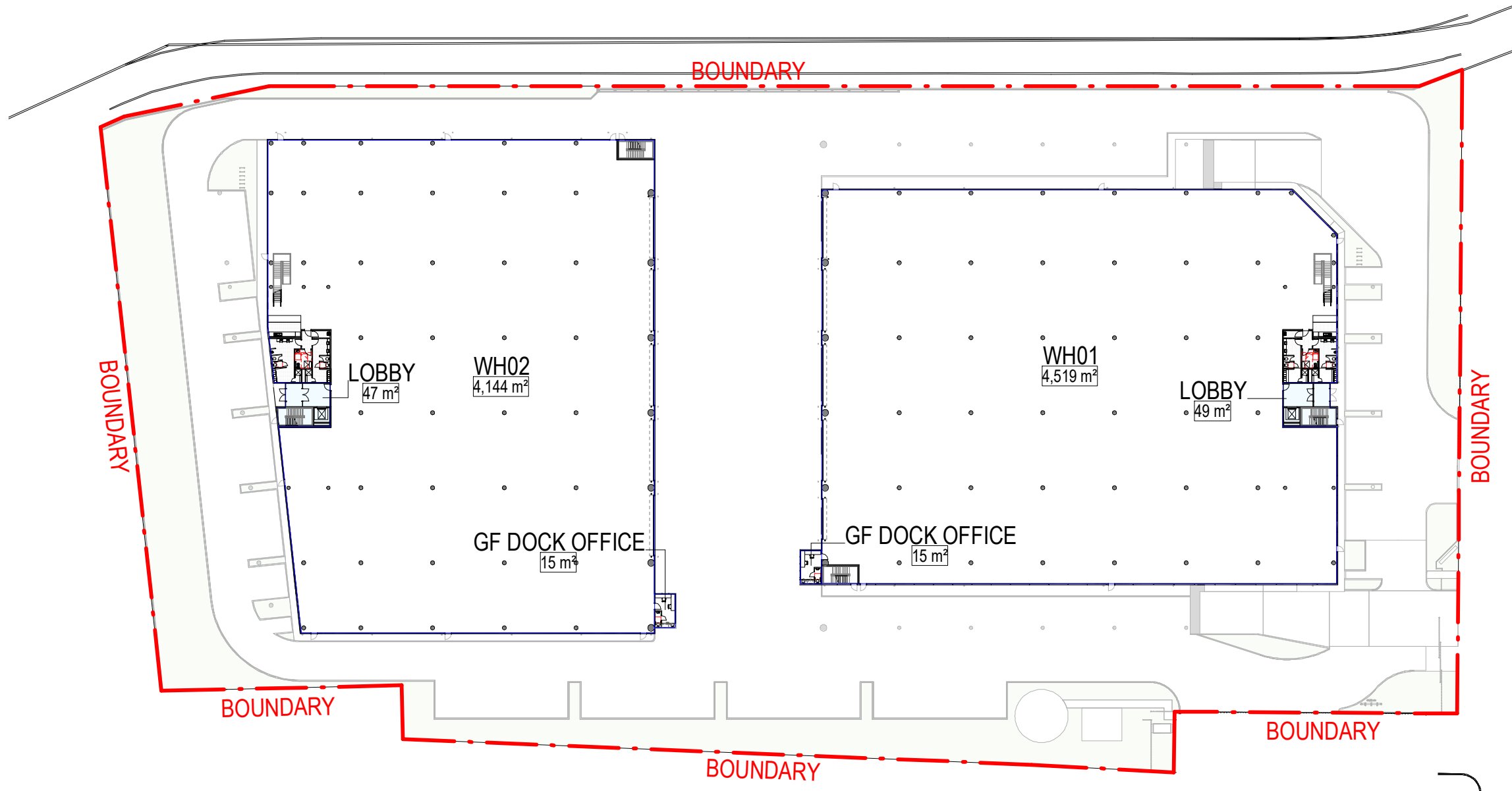


3 PYLON SIGNAGE ELEVATION 1 : 100

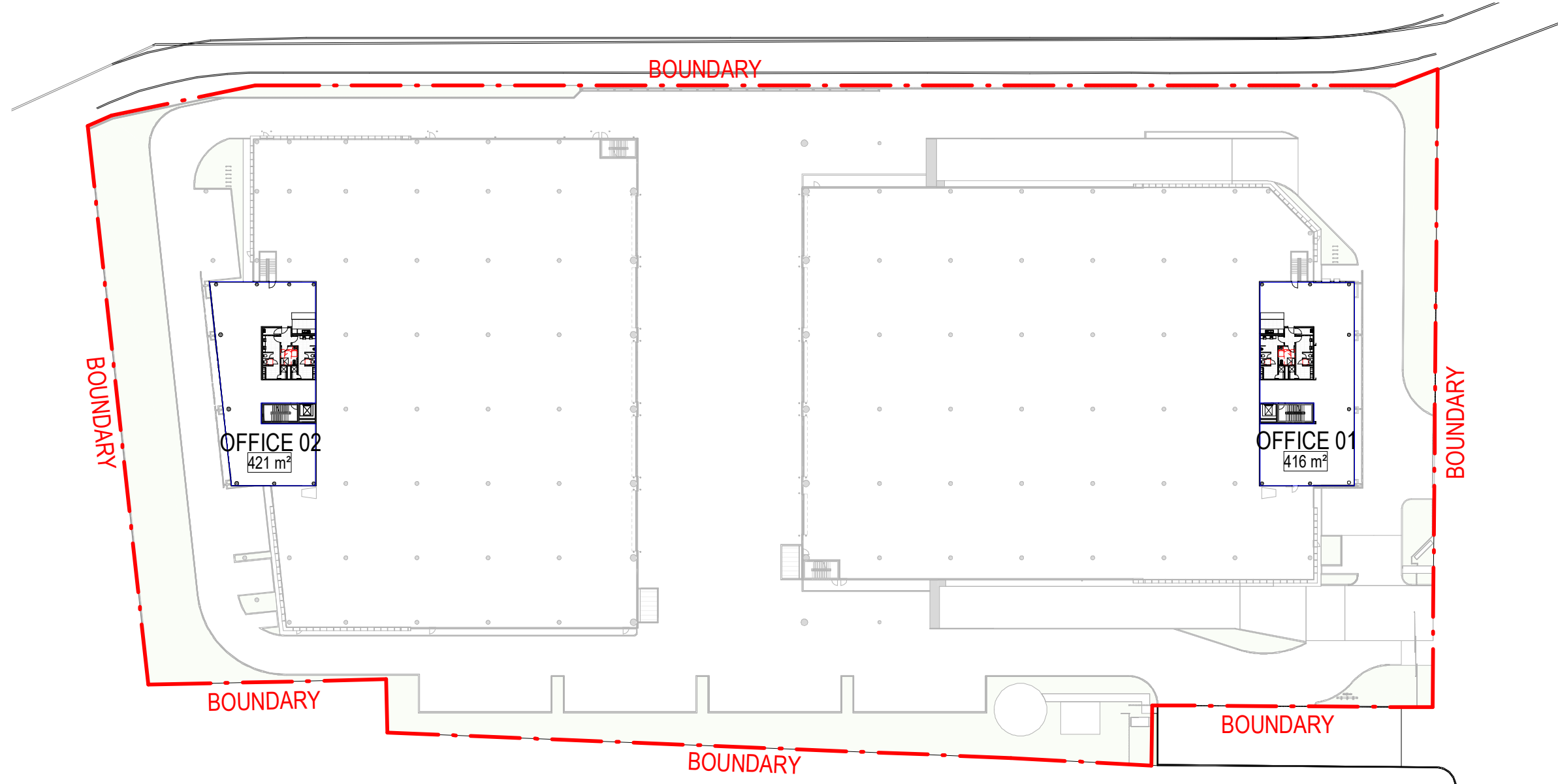


5 TENANT SIGNAGE OFFICE 02 & 04 1 : 200

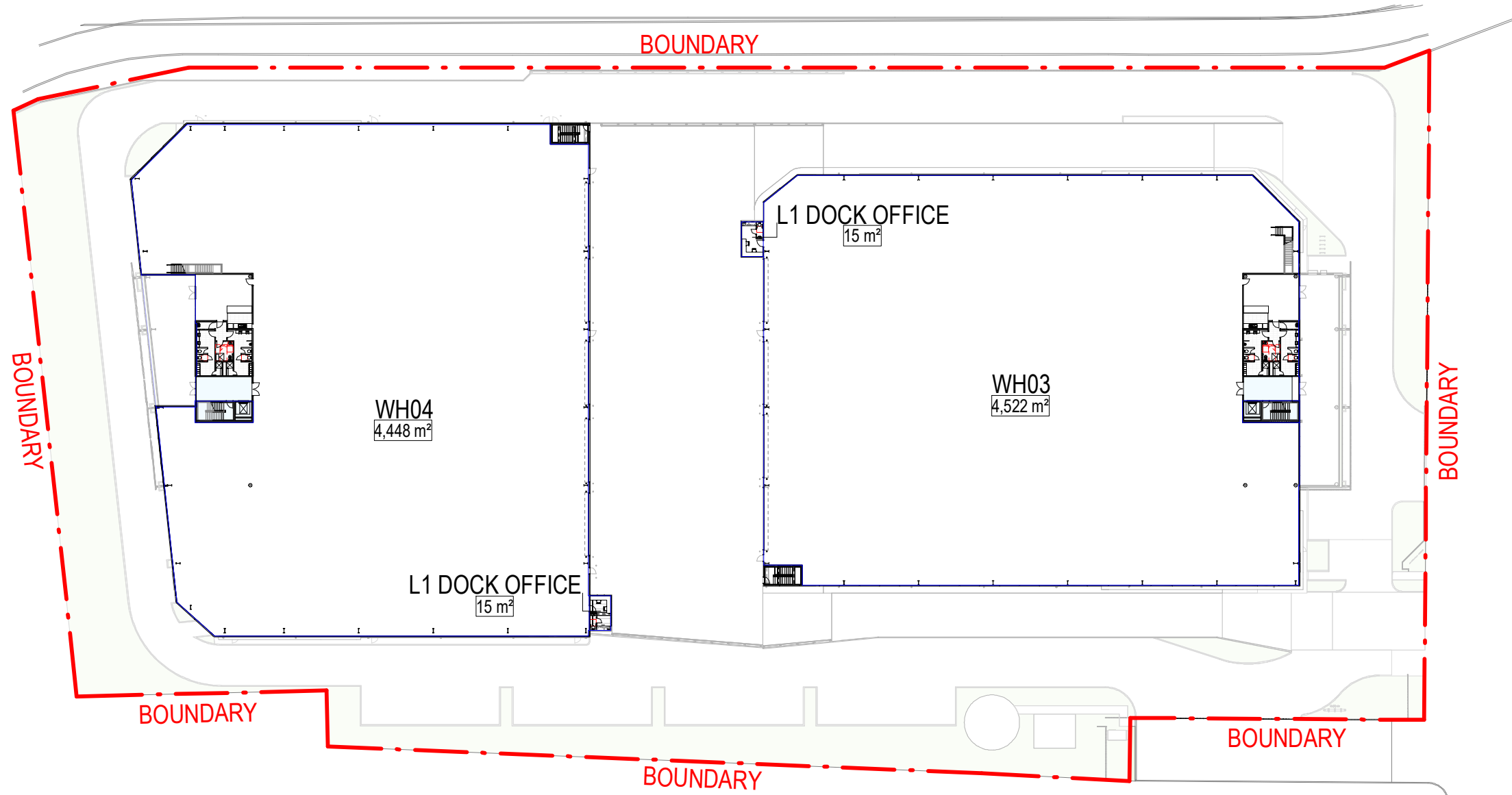
ISSUE FOR DA



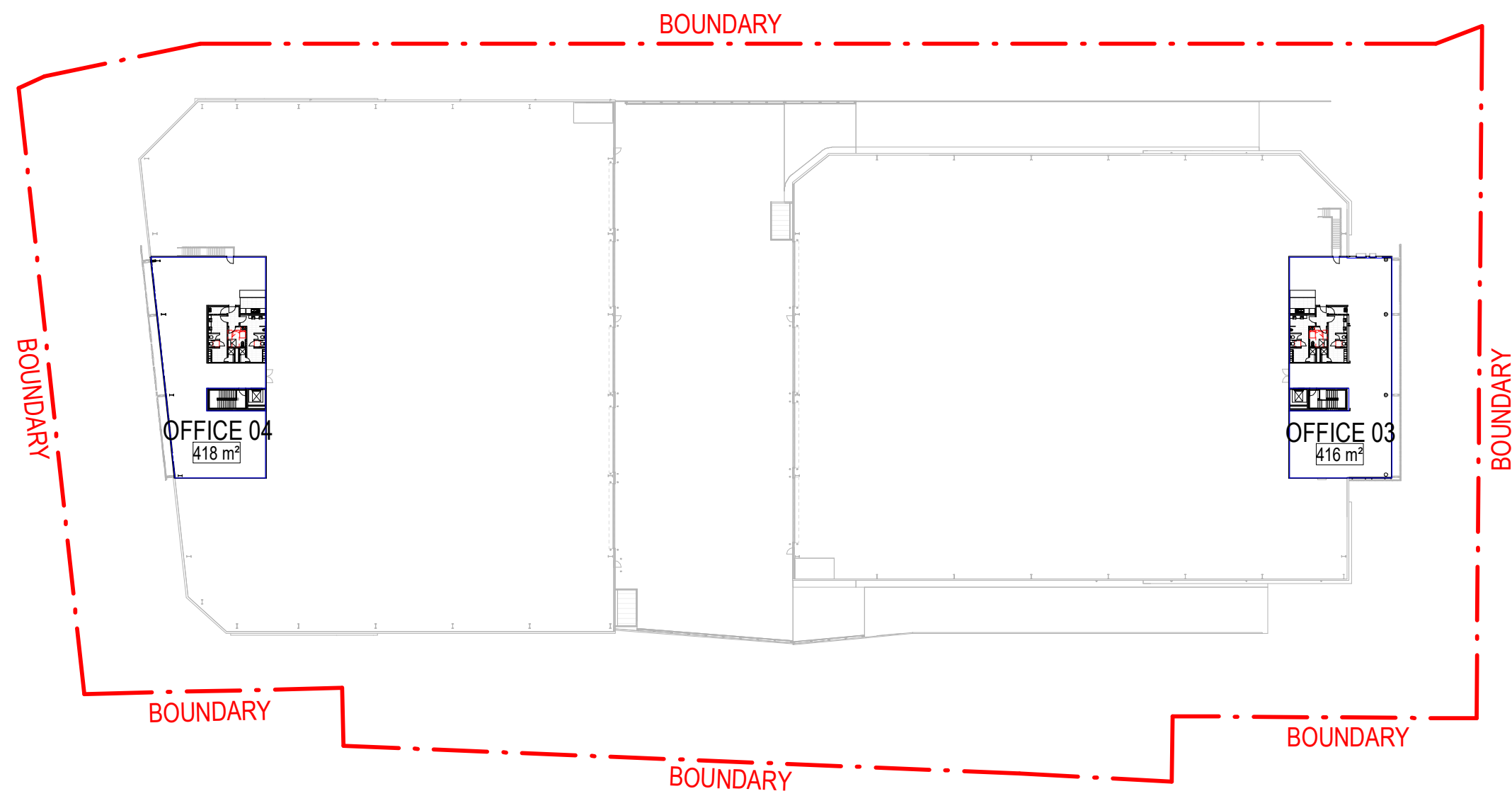
7 WAREHOUSE - GFA 1 : 750



5 MEZZANINE - GROUND - GFA 1 : 750



8 WAREHOUSE L1 - GFA 1 : 750



6 MEZZANINE - L1 - GFA 1 : 750

DEVELOPMENT SUMMARY

GLA CALCULATIONS:

DEVELOPABLE SITE AREA 19,437 m²
(Lot 1 DP 369668, Lot 32 Section B DP 8313 & Lot 1 DP 511092)

NON-DEVELOPABLE SITE AREA 3,337 m²
(Lot 2 DP1082623)

TOTAL SITE AREA 22,774 m²

OFFICE AREA 1,671 m²

WAREHOUSE & DOCK OFFICE AREA 17,789m²

TOTAL GFA: 1,671 m²

PROPOSED FSR 1.01:1

LANDSCAPE AREA 12.3% 2395 m²

CAR SPACES REQUIRED 101
CAR SPACES PROVIDED 101

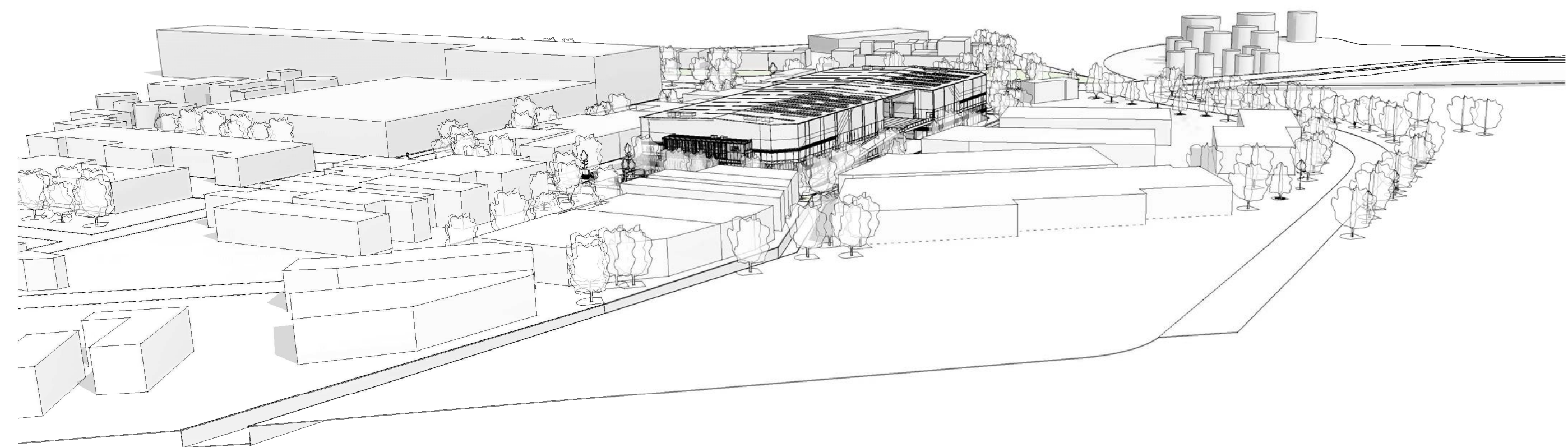
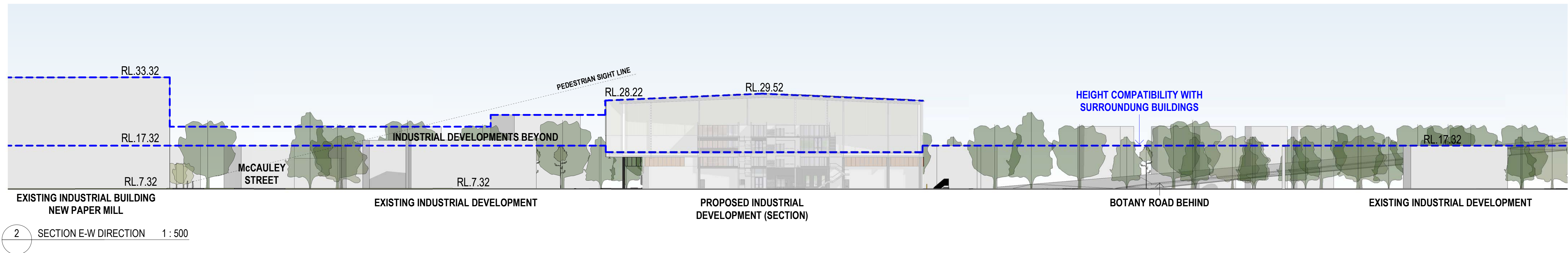
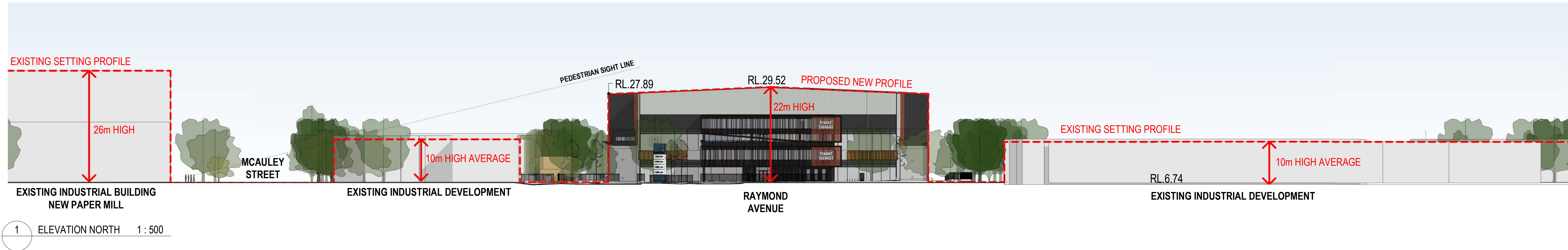
MOTORCYCLES PARKING 6
BICYCLES PARKING 11

GFA AREA SCHEDULE

UNIT NAME	WH AREA	OFFICE AREA	TOTAL
TENANCY 01	4519 m ²	416 m ²	4935 m ²
TENANCY 02	4144 m ²	421 m ²	4565 m ²
TENANCY 03	4522 m ²	416 m ²	4938 m ²
TENANCY 04	4448 m ²	418 m ²	4866 m ²
LOBBY AREA	96 m ²	0 m ²	96 m ²
GF DOCK OFFICE	30 m ²	0 m ²	30 m ²
L1 DOCK OFFICE	30 m ²	0 m ²	30 m ²
TOTAL:	17789 m ²	1671 m ²	19460 m ²

ISSUE FOR DA

(SHEET ADDED ON REV B)



ISSUE FOR DA