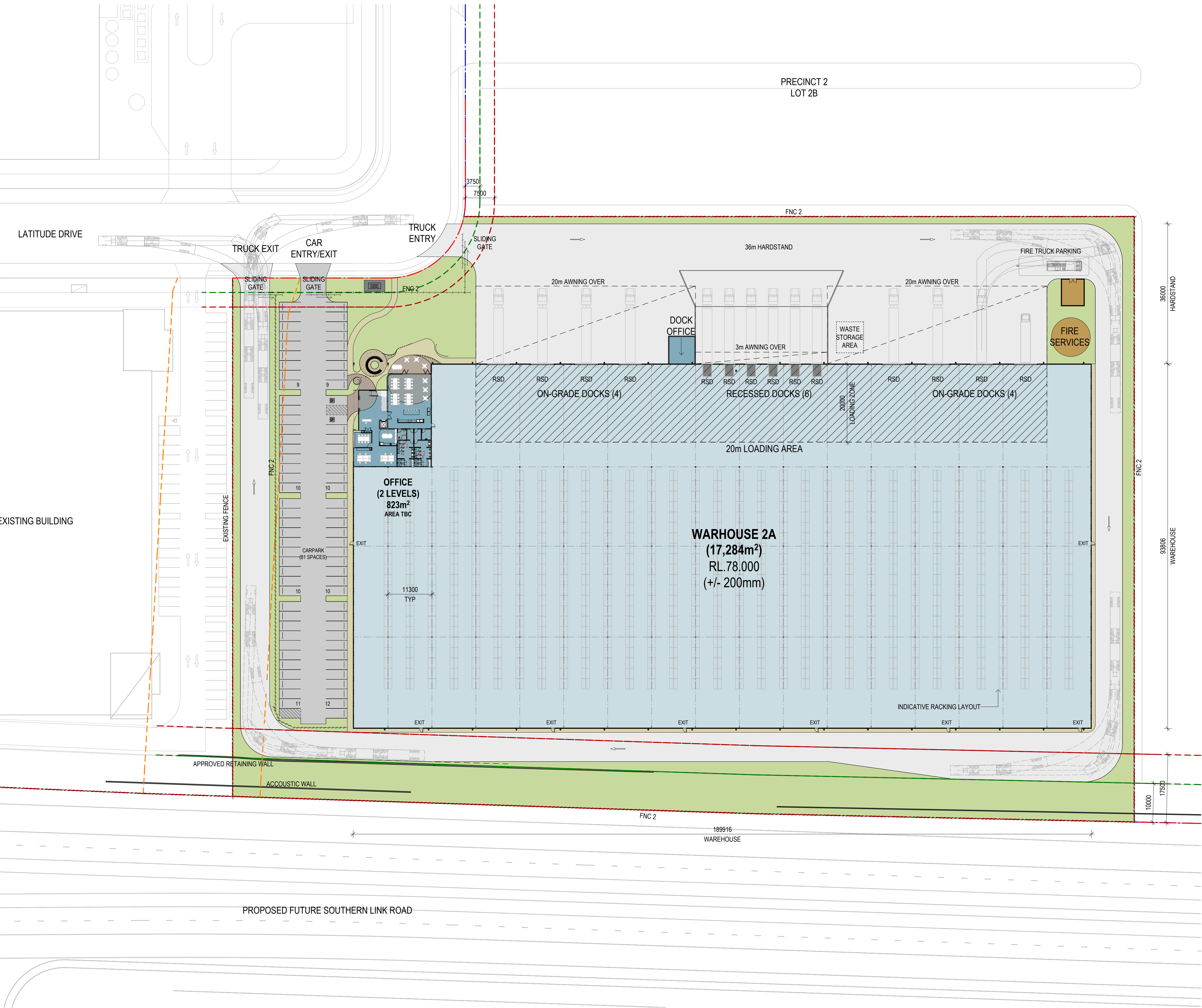




LEGEND	
	SITE BOUNDARY
	LOT BOUNDARY
	LANDSCAPE SETBACK
	BUILDING SETBACK
	EASEMENT
	ELECTRICAL SUBSTATION
	RETAINING WALL *REFER TO CIVIL DESIGN FOR DETAIL
	CRASH BARRIER
	SPEED HUMP
	2.1m(H) BLACK PALISADE FENCE
	2.1m(H) BLACK PVC COATED CHAIN MESH FENCE
	MIN. 1.5m(H) SCREEN TO WASTE STORAGE
	EXISTING FENCE

Development Area Schedule	
Total Site Area	34,566m²
GFA (Assumed wall thickness 150mm) (GFA calculations are derived from the definition of Gross Floor Area as specified in Fairfield City Council's LEP)	
WAREHOUSE (Excluding Loading Zone - 2938m²)	14268 m²
OFFICE 1 (2 Levels)	781 m²
DOCK OFFICE	46 m²
TOTAL GFA	15095 m²
GLA	
WAREHOUSE	17284 m²
OFFICE 1 (2 Levels)	823 m²
DOCK OFFICE	50 m²
TOTAL GLA	18157 m²
SITE COVERAGE (TOTAL GLA BUILDING AREA / DEVELOPABLE AREA)	52.5%
AWNING	2260m²
HEAVY DUTY PAVEMENT	9194 m²
LIGHT DUTY PAVING	2526 m²
LANDSCAPE (14.4%)	4982 m²
CARPARKING Rates	
Warehouse:	1 space p/300m²
Office:	1 space p/40m²
BICYCLE PARKING Rates:	
Office:	1 space p/600m²
Warehouse:	1 space p/1000m²
Warehouse:	58 spaces
Office (Including Dock Office):	22 spaces
Total spaces required:	80
Total spaces provided INCLUDING 2NO. DDA COMPLIANT SPACES	81
Bike parking provided: BIKE PARKING RATE 1 PER 1,000sqm GFA	

PRELIMINARY



LEGEND

SITE BOUNDARY

LOT BOUNDARY

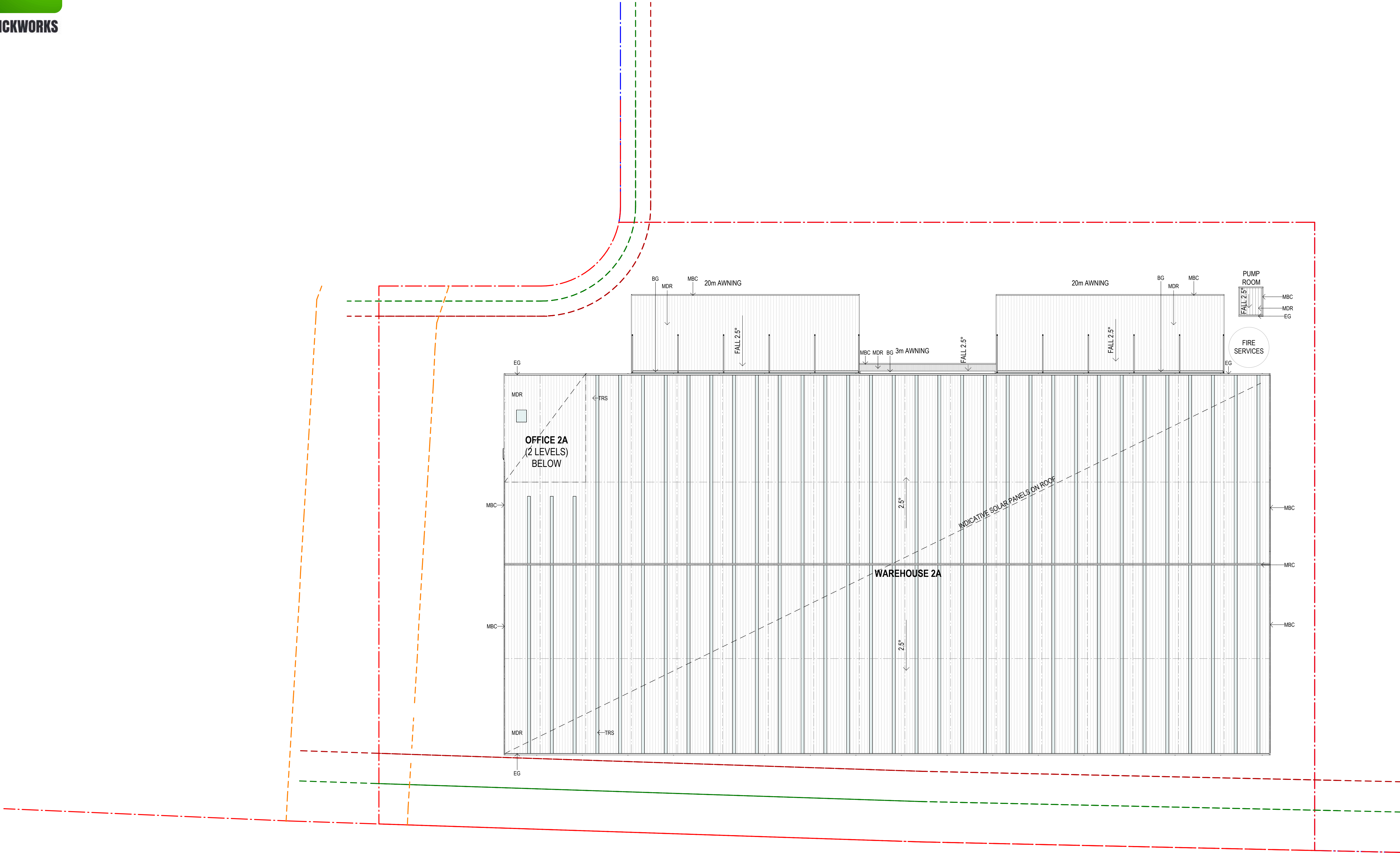
LANDSCAPE SETBACK

BUILDING SETBACK

EASEMENT

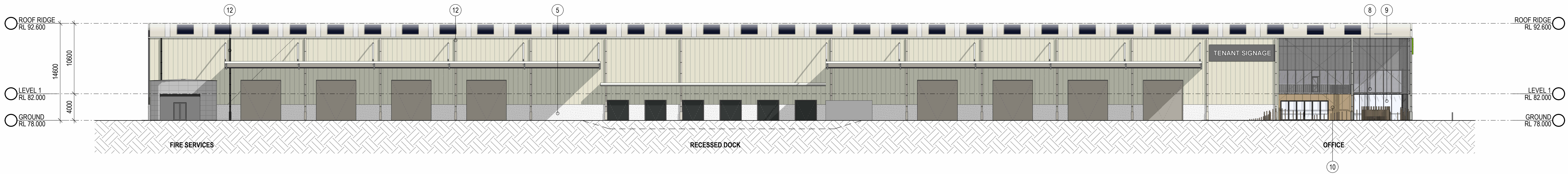
INDICATIVE EXTERNAL FINISHES

BG	BOX GUTTER
EG	EAVES GUTTER
MBC	METAL BARGE CAPPING
MDR	METAL DECK ROOFING
MRC	METAL RIDGE CAPPING
TRS	TRANSLUCENT ROOF SHEETING

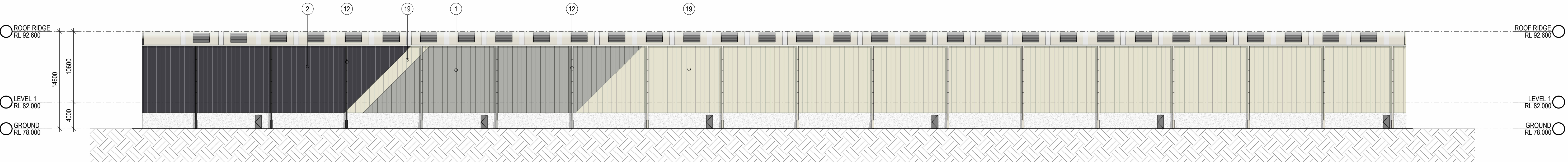


PRELIMINARY

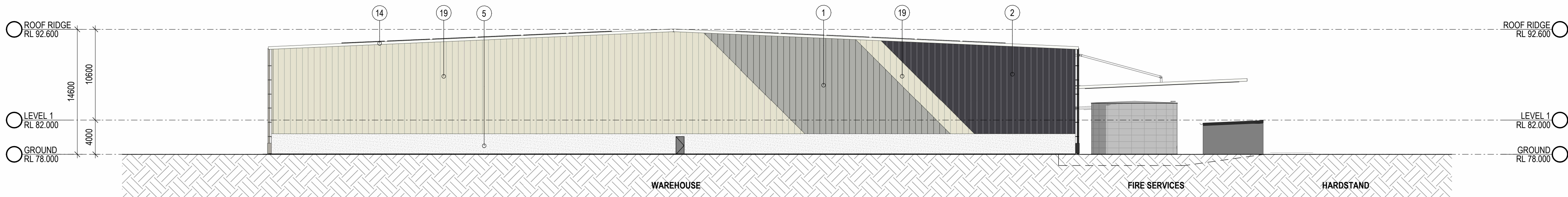




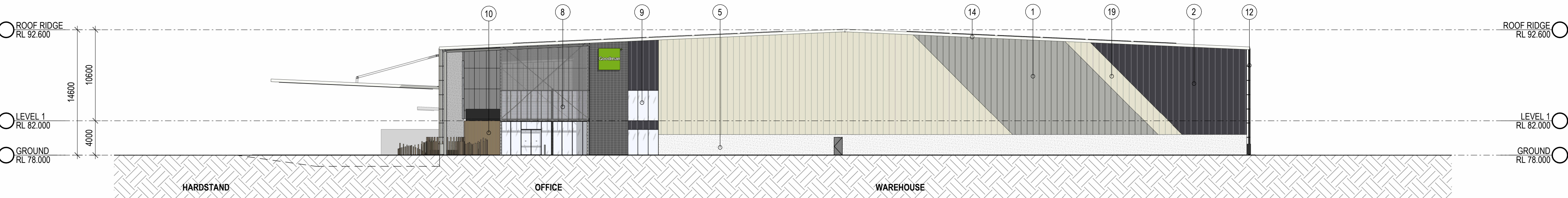
1 WAREHOUSE ELEVATION - SOUTH 1 : 300



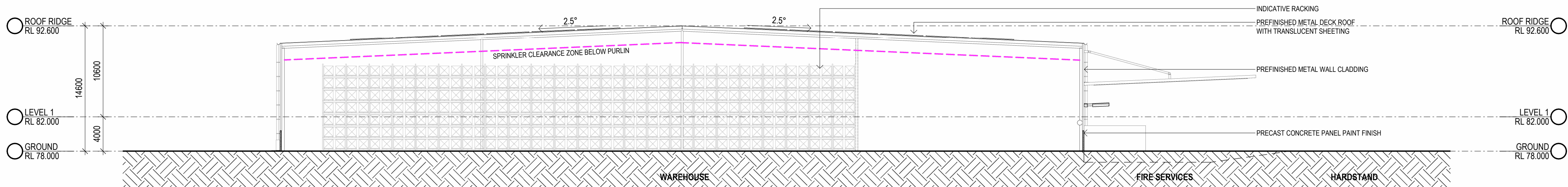
2 WAREHOUSE ELEVATION - NORTH 1 : 300



3 WAREHOUSE ELEVATION - WEST 1 : 300



4 WAREHOUSE ELEVATION - EAST 1 : 300

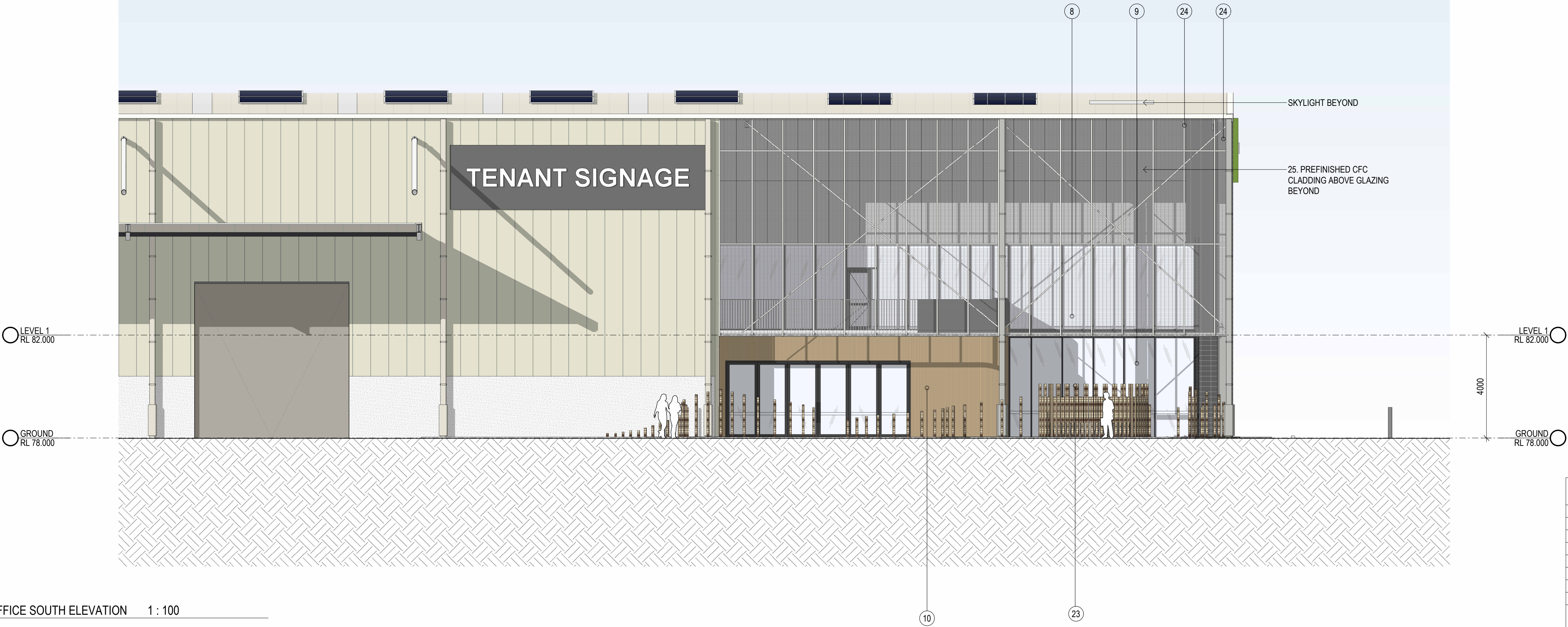


5 WAREHOUSE SECTION 1 : 300

INDICATIVE EXTERNAL FINISHES	
1	METAL WALL CLADDING - COLORBOND - SHALE GREY
2	METAL WALL CLADDING - COLORBOND - MONUMENT
5	PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
8	POWDERCOATED METAL MESH IN STEEL FRAME
9	GLAZING
10	TIMBER LOOK ALUMINIUM BATTERNS
12	DOWNSPIPE - COLOUR TO MATCH BACKGROUND CLADDING COLOUR
14	BARGE CAPPING - COLOUR TO MATCH COLORBOND MONUMENT
19	METAL WALL CLADDING - COLORBOND - SURMIST



1 OFFICE EAST ELEVATION 1 : 100
DA52.02



2 OFFICE SOUTH ELEVATION 1 : 100
DA52.02

INDICATIVE EXTERNAL FINISHES	
2	METAL WALL CLADDING - COLORBOND - MONUMENT
8	POWDERCOATED METAL MESH IN STEEL FRAME
9	GLAZING
10	TIMBER LOOK ALUMINIUM BATTERNS
11	BLOCK WORK - EQUAL TO AUSTRAL ARCHITEC HONED - CHARCOAL
22	STEEL BALUSTRADE & PANEL - COLORBOND MONUMENT
23	TIMBER POSTS & METAL OUTDOOR BENCHES IN CUSTOMISED FORM
24	EXPOSED STEEL STRUCTURE IN STEEL FRAME - COLORBOND DOVERWHITE
25	PRE FINISHED CFC CLADDING - EQUAL TO EQUITONE - TECTIVA GREY 1200X2400mm

PRELIMINARY