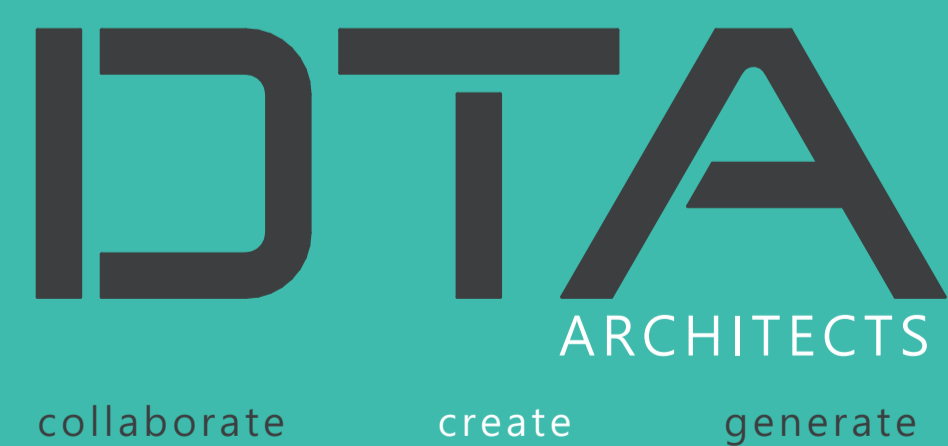


PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT

LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178



ARCHITECTURAL DESIGN REPORT - DEVELOPMENT APPLICATION

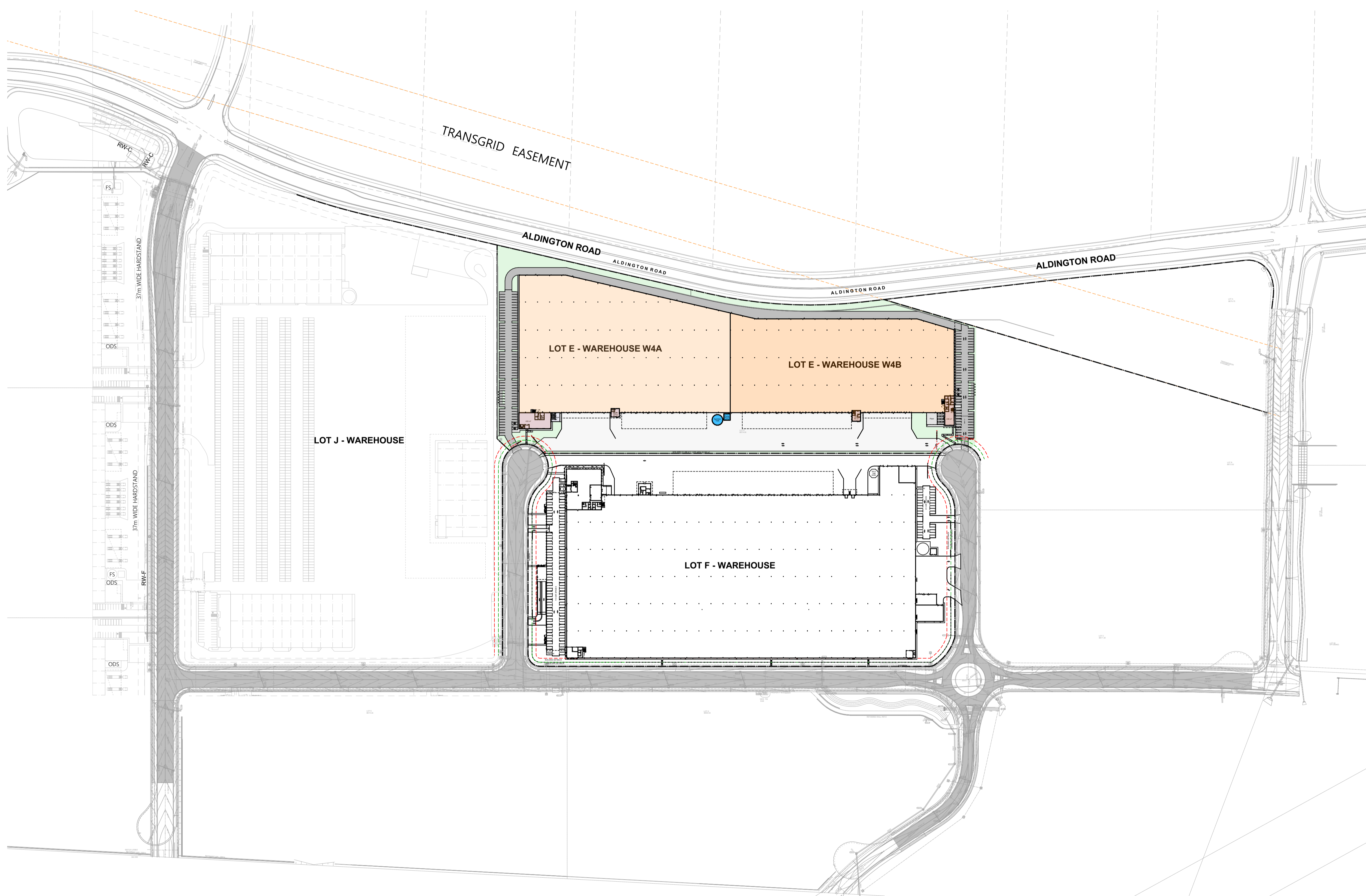
SEPTEMBER 2025



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DRAWING SCHEDULE

- DA01 SITE PLAN - GROUND FLOOR (NO GRID)
- DA02 COVER PAGE
- DA03 LOCATION PLAN
- DA04 GENERAL NOTES
- DA05 SITE PLAN - GROUND FLOOR - OVERALL
- DA06 SITE ROOF PLAN - OVERALL
- DA07 SITE PLAN - W4A GROUND FLOOR
- DA08 FLOOR PLANS - OFFICE - W4A
- DA09 ROOF PLAN - W4A
- DA10 SITE PLAN - W4B GROUND FLOOR
- DA11 FLOOR PLANS - OFFICE - W4B
- DA12 ROOF PLAN - W4B
- DA13 ELEVATIONS
- DA14 ELEVATIONS
- DA15 SECTIONS - W4A
- DA16 SECTIONS - W4B
- DA17 ELEVATIONS - MAIN OFFICE W4A
- DA18 ELEVATIONS - MAIN OFFICE W4B
- DA19 ELEVATIONS - DOCK OFFICES
- DA20 PERSPECTIVES



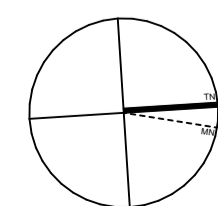
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LOCATION PLAN
1:2000

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Revision	Amendment	Date	Dwn	Chk
P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		

Project North:



Client:

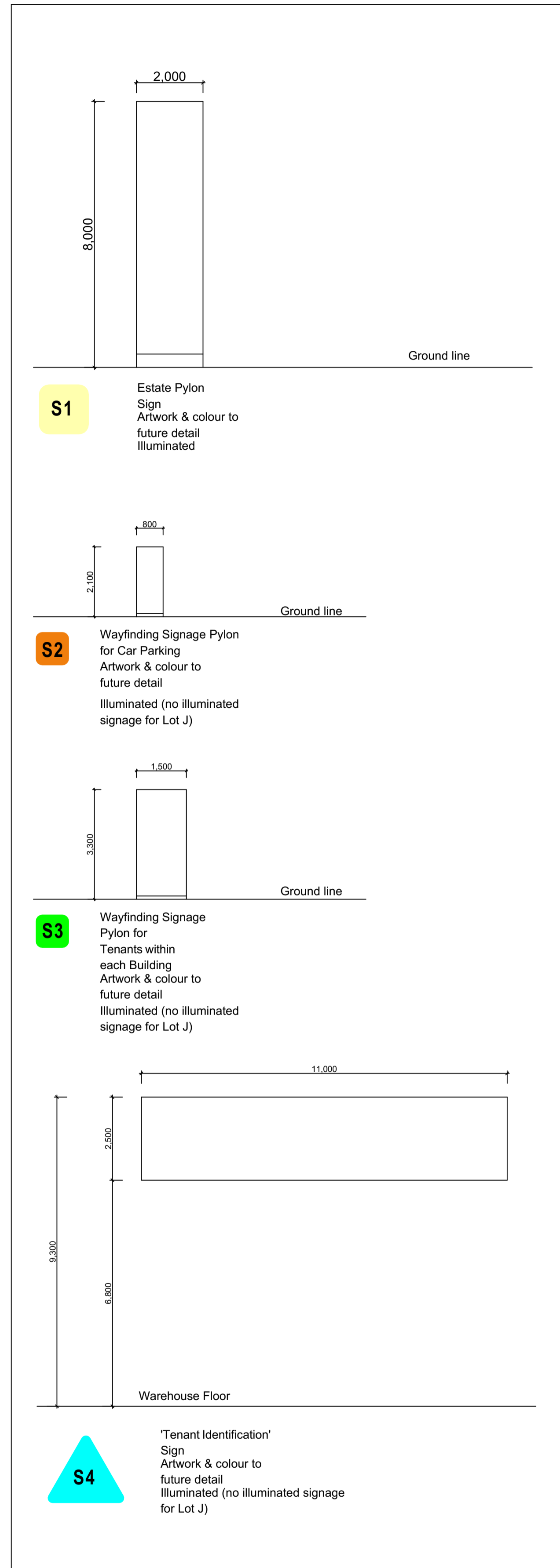
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Project: PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT
Address: D.P 1285691
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178
Dwg Name: LOCATION PLAN

CAD File: BIMModel; TeamWorkPC; BIMModel Basic for Archicad 272025 011.FIFELoc.kempsCreek.DA01		Scale:	Drawn:	Print Date:	Job No.	Drawing No.	Revision
Nominated Architect	Daniel Donai	1:2000	MS	17/09/2025	2025.011	DA02	P5
NSW ARB No. 9068	ARBV No. 19868						



1 SIGNAGE DETAILS 1:100

SITE AREA		
CATEGORY	SPACE	AREA (m ²)
01	W4B SITE AREA	31,406
02	W4A SITE AREA	36,845

LANDSCAPE AREA		
CATEGORY	SPACE	AREA (m ²)
02	LANDSCAPE	5,981

GROSS FLOOR AREA (external face of walls & centreline of adjoining walls)		
CATEGORY	SPACE	AREA
03	W4A LOADING ZONE	-1,595
	W4A WAREHOUSE	22,774
	W4B LOADING ZONE	-1,884
	W4B WAREHOUSE	18,198
		37,493 m²

04	W4A MAIN OFFICE - FIRST FLOOR	450
	W4A MAIN OFFICE - GROUND FLOOR	450
	W4B MAIN OFFICE - FIRST FLOOR	473
	W4B MAIN OFFICE - GROUND FLOOR	248
		1,621 m²

06	W4A DOCK OFFICE 1 - GROUND FLOOR	64
	W4B DOCK OFFICE 1 - GROUND FLOOR	81
		145 m²
		39,259 m²

GROSS FLOOR AREA ROOF		
CATEGORY	SPACE	AREA (m ²)
08	W4A AWNING 1	1,196
	W4A AWNING 2	229
	W4A DOCK OFFICE ROOF	49
	W4A MAIN OFFICE ROOF	548
	W4A WAREHOUSE ROOF	22,859
	W4B AWNING 1	1,535
	W4B AWNING 2	229
	W4B DOCK OFFICE ROOF	89
	W4B MAIN OFFICE ROOF	580
	W4B PUMP ROOM	36
	W4B WAREHOUSE ROOF	18,267
		45,617 m²

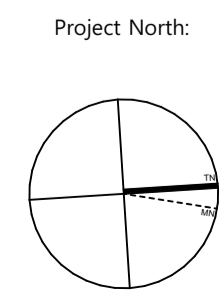
GROSS FLOOR AREA EXTERNAL WORKS		
CATEGORY	SPACE	AREA (m ²)
09	W4A HARDSTAND	6,326
	W4B HARDSTAND	9,893
		16,219 m²
10	W4A CARPARK GROUND FLOOR	1,945
	W4B CARPARK GROUND FLOOR	1,734
		3,679 m²
11	W4B CONCRETE PATHS	357
		357 m²
12	W4A CONCRETE PATHS	329
		329 m²
		20,584 m²

CAR PARKING	WAREHOUSE 4A & 4B: EXCLUDING LOADING ZONE 1 SPACE PER 300m ² =	126
	MAIN OFFICE AND DOCK OFFICE 4A & 4B 1 SPACE PER 40m ²	45
	TOTAL REQUIRED	170
	SPACES PROVIDED	172
BICYCLE PARKING	WAREHOUSE: 1 SPACE PER 1000m ² OVER 2000m ²	36
	OFFICE: 1 SPACE PER 600m ² OVER 1200m ²	1
	TOTAL REQUIRED	37
	SPACES PROVIDED	37

FENCE LEGEND	
F1	2100mm HIGH POWDERCOATED PICKET TYPE METAL FENCE WITH MATCHING VEHICLE & PEDESTRIAN GATES
F2	1800mm HEIGHT BLACK PVC COATED CHAINWIRE MESH FENCE WITH 3 ROWS OF BARBED WIRE (OVERALL HEIGHT 2100mm)

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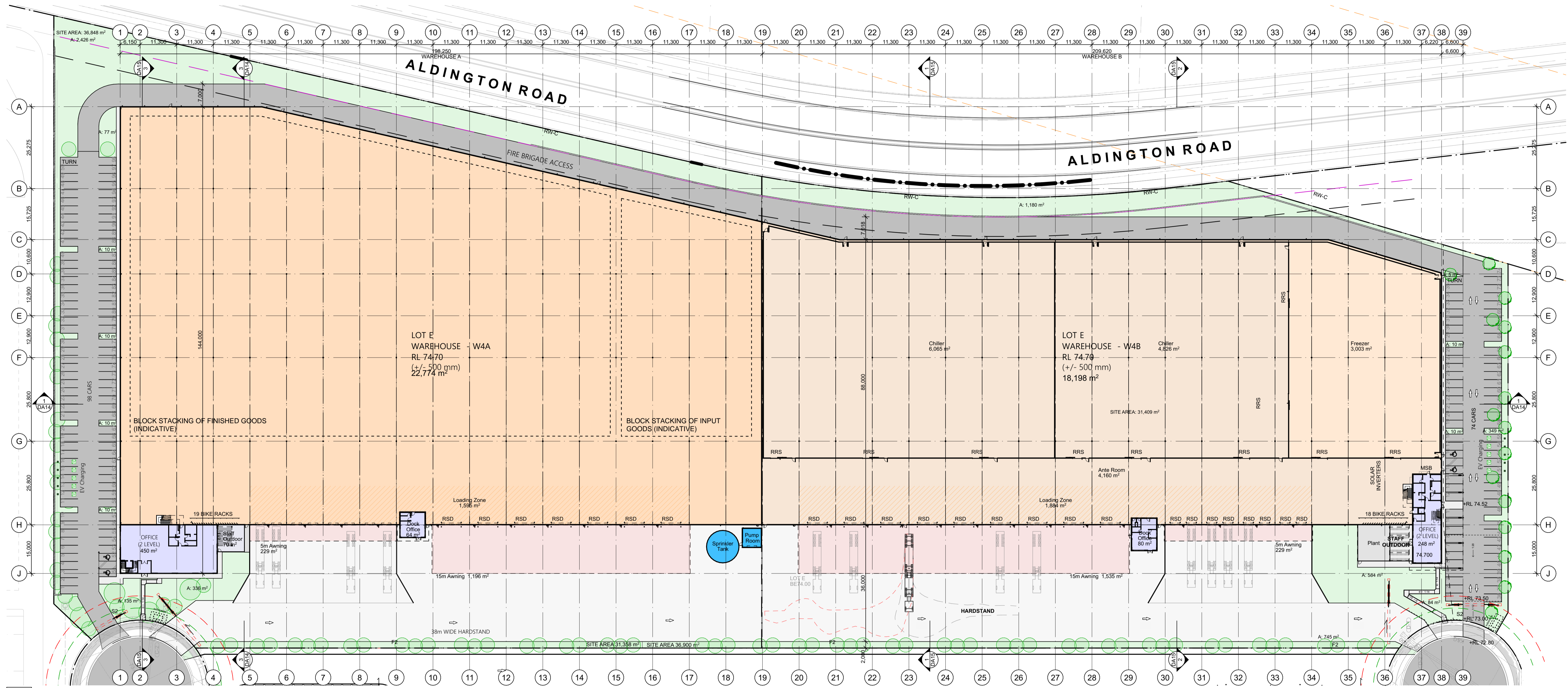
Revision	Amendment	Date	Dwn	Chk
P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		



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Project:	PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT						
Address:	D.P 1285691 LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178						
Dwg Name:	GENERAL NOTES						
CAD File:	Team\WorkPC - BIM\Kout Basic for Arch\cad 272025 011 FIFE LotE.kmp	Scale:	As shown @ A1	Drawn:	MS	Print Date:	17/09/2025
Nominated Architect:	Daniel Donai	Scale:	As shown @ A1	Drawn:	MS	Job No.:	2025.011
NSW ARB No.:	9068	ARBV No.:	19868	Drawn:	MS	Drawing No.:	DA03
						Revision:	P5

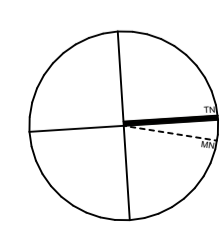


SITE PLAN - GROUND FLOOR
1:600

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P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	11/07/2025		
P5	Preliminary Issue	6/08/2025		
P6	Preliminary Issue	17/09/2025		

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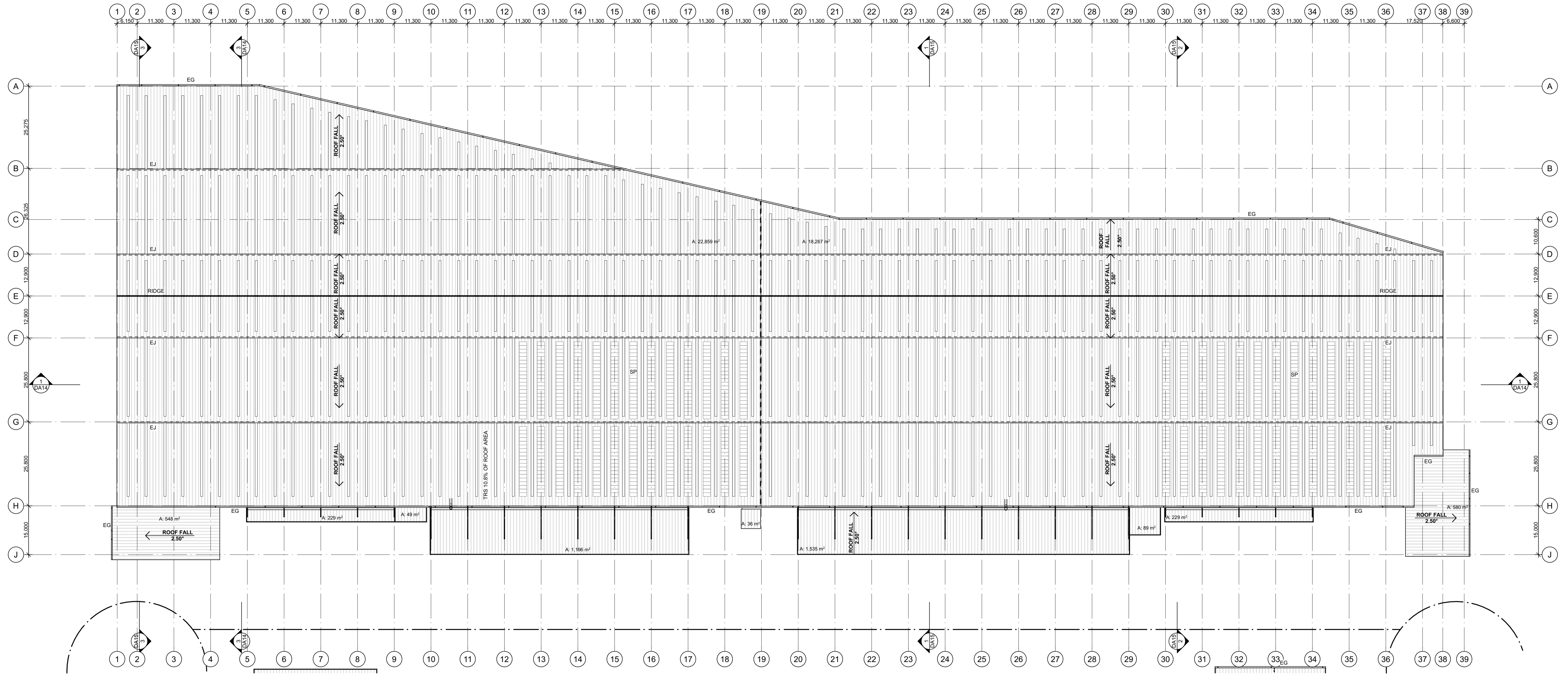
Project: PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT

Address: D.P 1285691
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178

Dwg Name: SITE PLAN - GROUND FLOOR - OVERALL

CAD File	Team/WorkPC	Scale	Drawn	Print Date	Job No.	Drawing No.	Revision
BIM/Model	Team/WorkPC	1:600	MS	17/09/2025	2025.011	DA04	P6

LEGEND	
AL	ACCESS LADDER
BG	BOX GUTTER
EG	EAVES GUTTER
EJ	EXPANSION JOINT
MRS	METAL ROOF SHEETING
SP	SOLAR PANELS (INDICATIVE)
TRS	TRANSLUCENT ROOF SHEETING



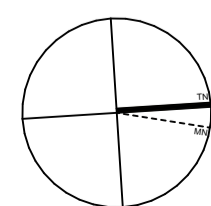
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ROOF PLAN
1:600

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P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		

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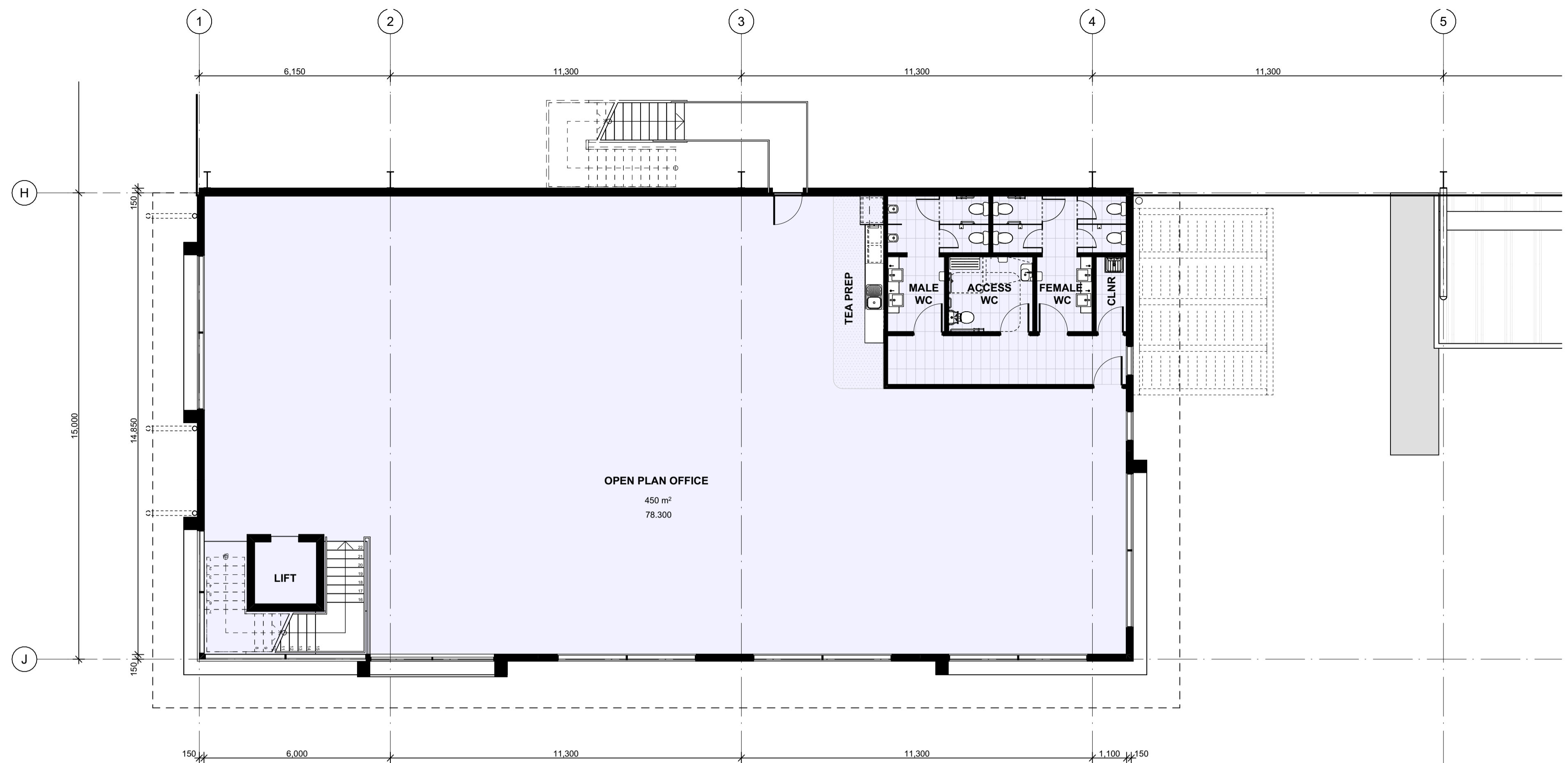
Project: PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT

Address: D.P 1285691
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178

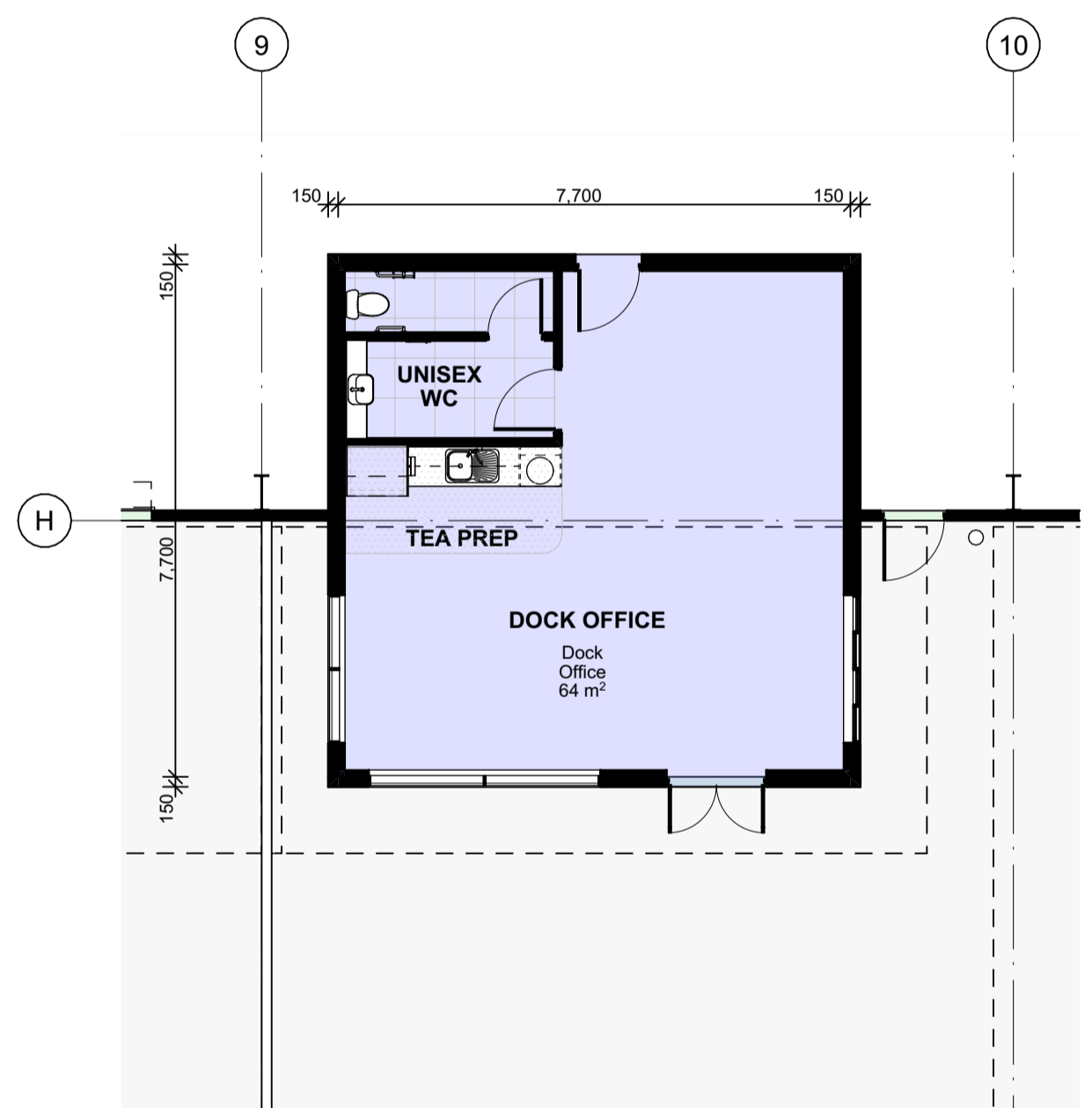
Dwg Name: SITE ROOF PLAN - OVERALL

CAD File: BIMModel; TeamWorkPC; BIMModel Basic for Archicad 272025 011.FIFELive.kempsCreek.DA01

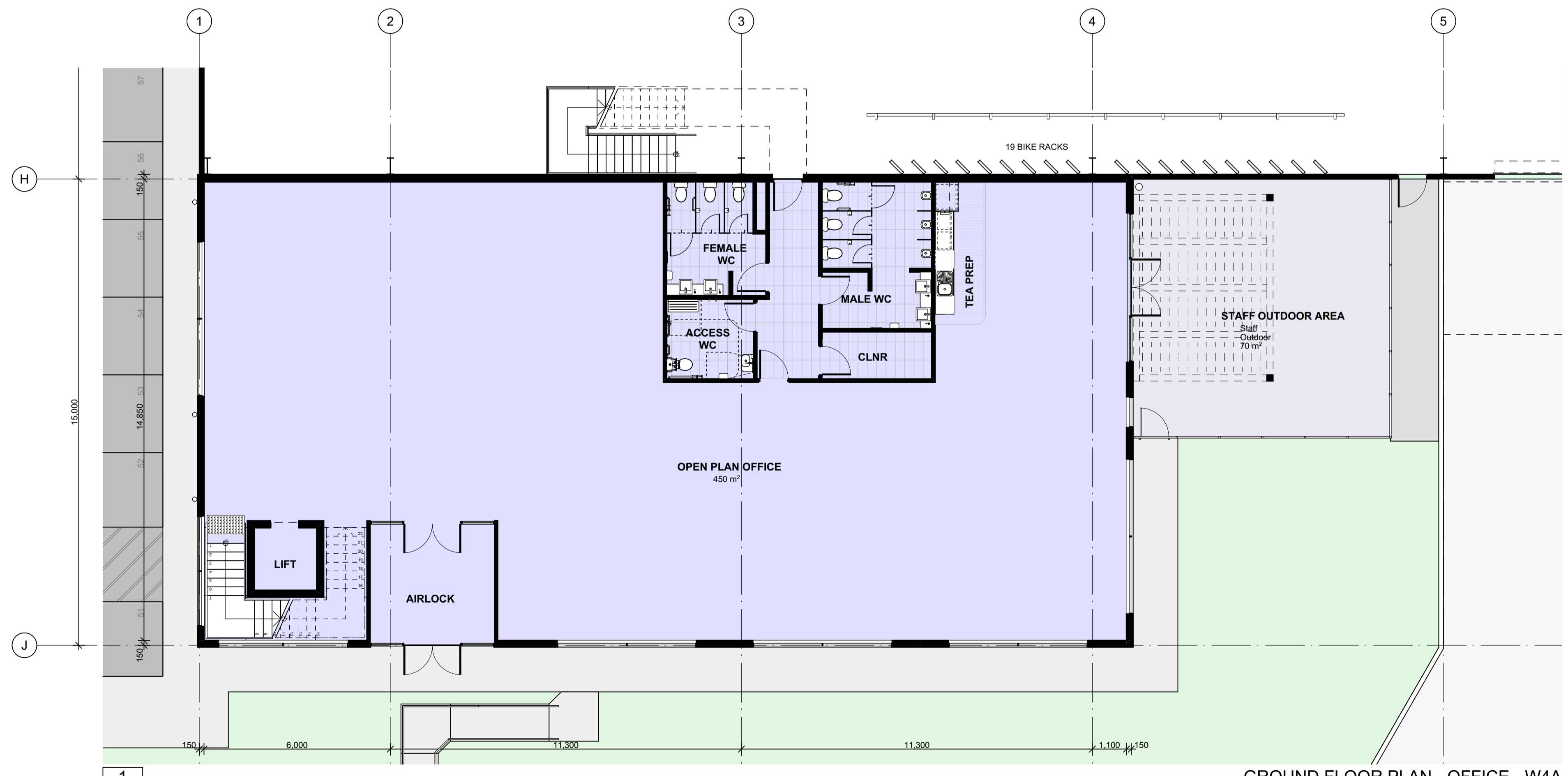
Nominated Architect	Scale:	Drawn:	Print Date:	Job No.	Drawing No.	Revision
Daniel Donai NSW ARB No. 9068	1:600	MS	17/09/2025	2025.011	DA05	P5



FIRST FLOOR PLAN - OFFICE - W4A
1:100



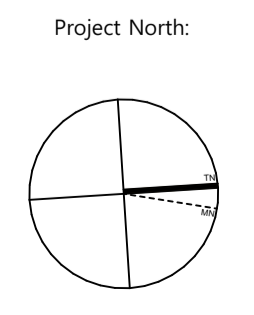
FLOOR PLAN - DOCK OFFICE - W4A
1:100



GROUND FLOOR PLAN - OFFICE - W4A
1:100

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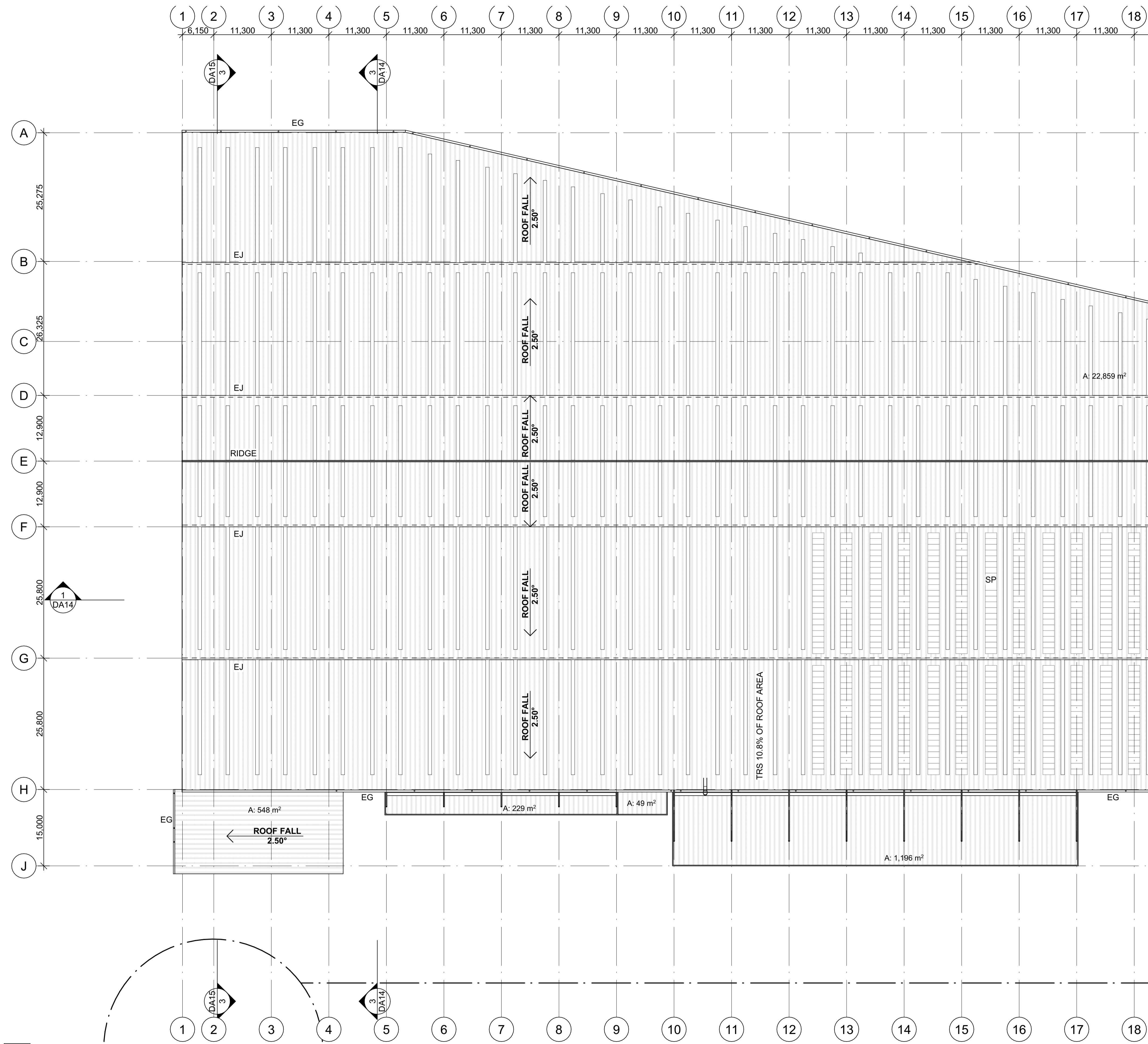
Revision	Amendment	Date	Dwn	Chk
P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		



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Project: PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT						
Address: D.P 1285691 LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178						
Dwg Name: FLOOR PLANS - OFFICE - W4A						
CAD File: BIMModel; TeamWorkPC; BIMModel Basic for Archcad 272025 011.FIFEL; KempCreek.DA01	Scale: 1:100	Drawn: MS	Print Date: 17/09/2025	Job No: 2025.011	Drawing No: DA07	Revision: P5



LEGEND	
AL	ACCESS LADDER
BG	BOX GUTTER
EG	EAVES GUTTER
EJ	EXPANSION JOINT
MRS	METAL ROOF SHEETING
SP	SOLAR PANELS (INDICATIVE)
TRS	TRANSLUCENT ROOF SHEETING

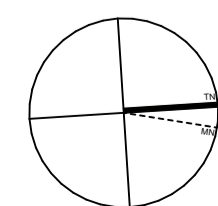
SITE PLAN - GROUND FLOOR
1:400

1
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Revision	Amendment	Date	Dwn	Chk
P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		

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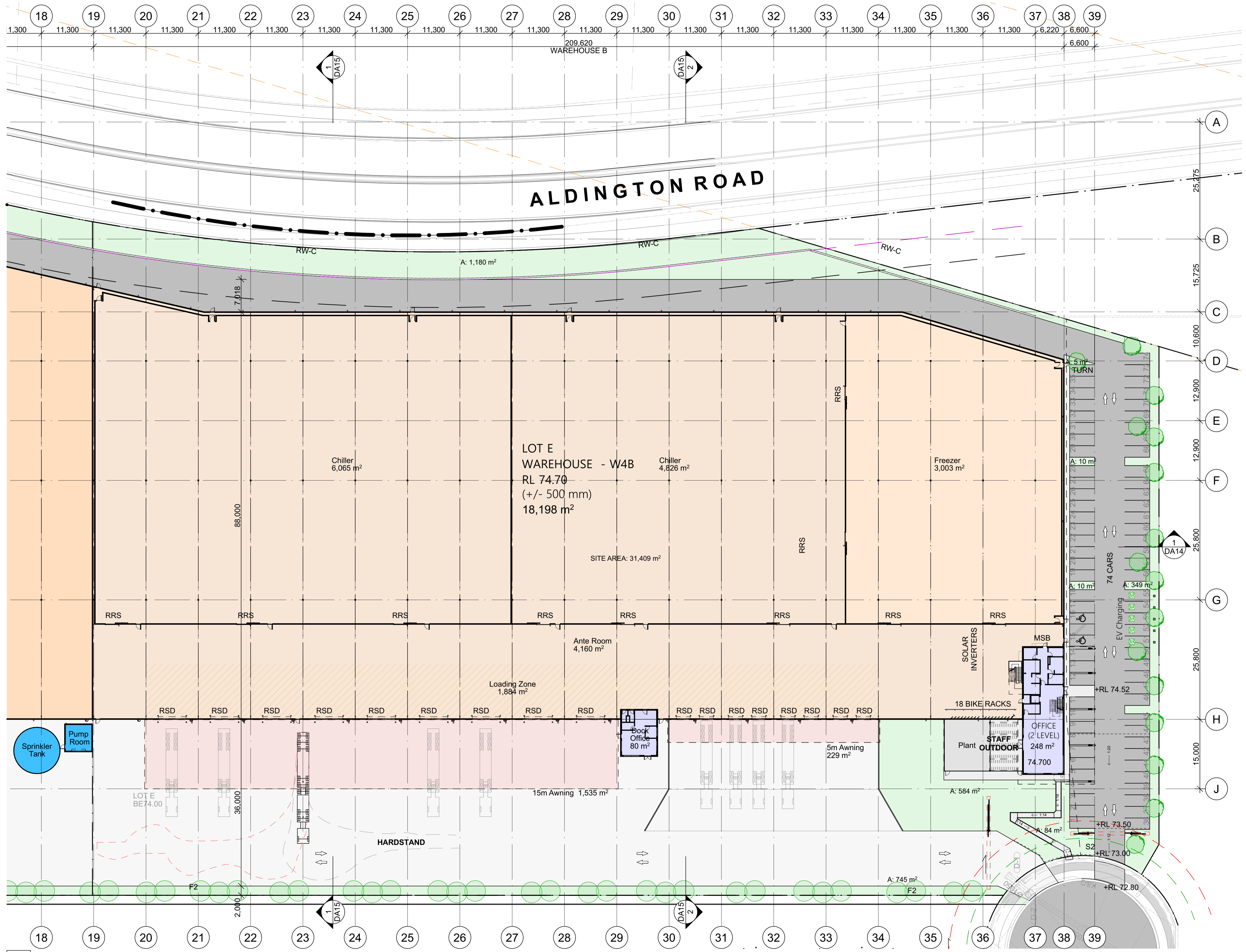
Project: PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT

Address: D.P 1285691
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178

Dwg Name: ROOF PLAN - W4A

CAD File: BIMModel; TeamWorkPC; BIMModel; Basic for Archcad 272025 011.FIFEC.Loft; KempCreek.DA01

Nominated Architect	Scale:	Drawn:	Print Date:	Job No.	Drawing No.	Revision
Daniel Donai NSW ARB No. 9068	1:600	MS	17/09/2025	2025.011	DA08	P5

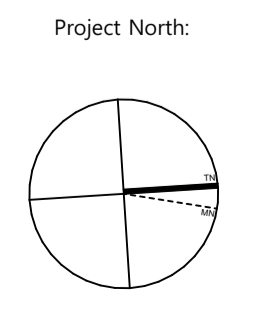


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SITE PLAN - GROUND FLOOR
1:400

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P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	11/07/2025		
P5	Preliminary Issue	01/08/2025		
P6	Preliminary Issue	17/09/2025		

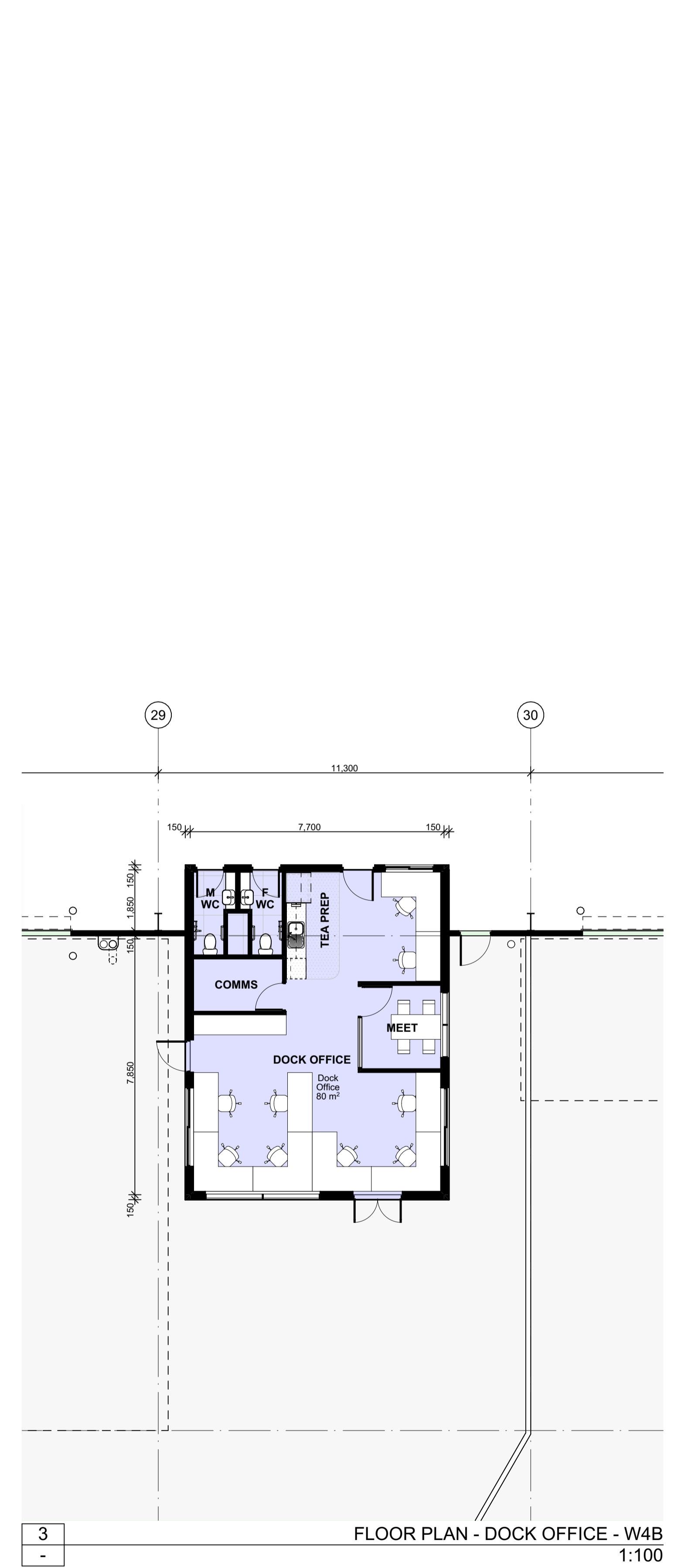
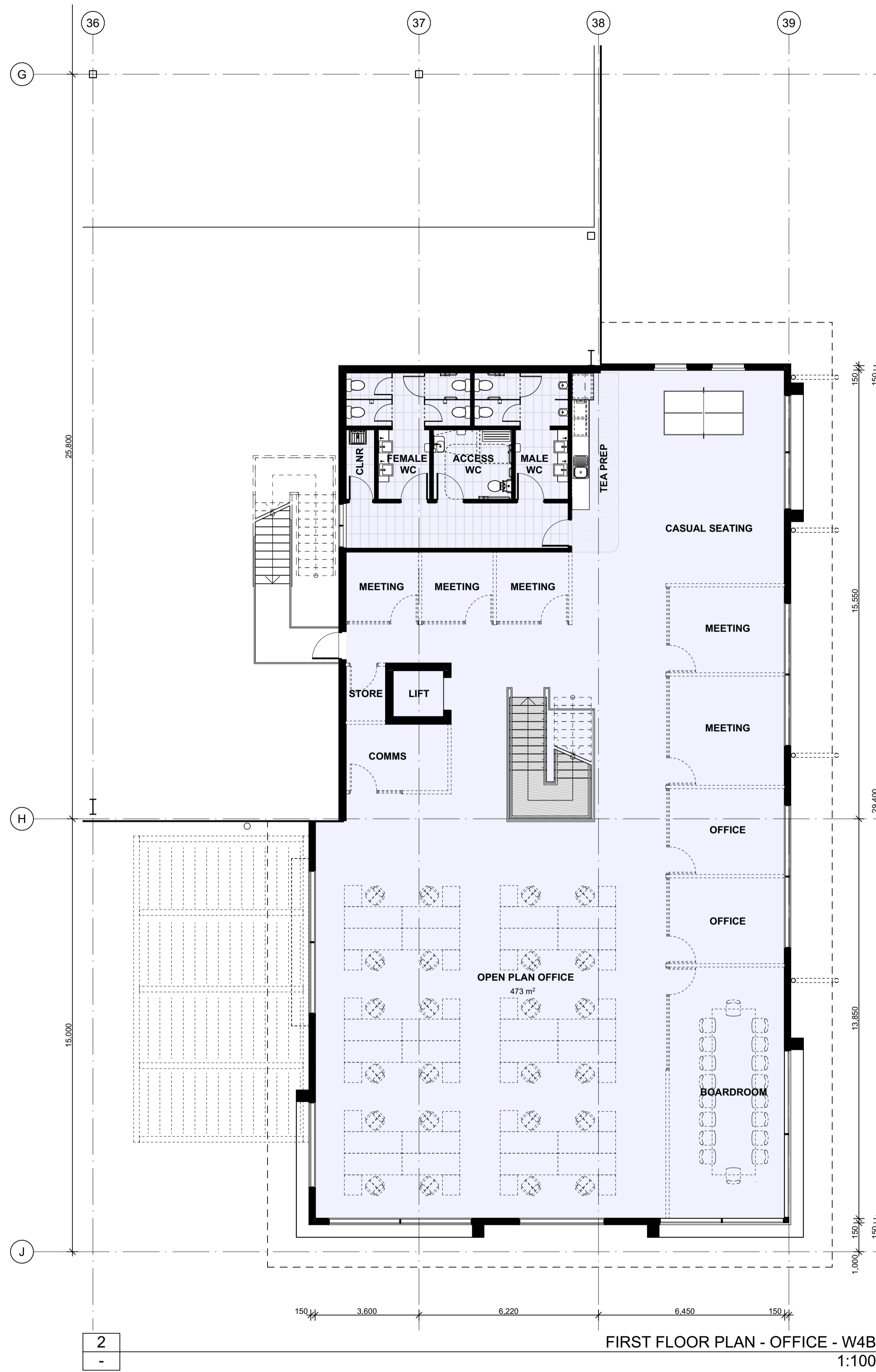
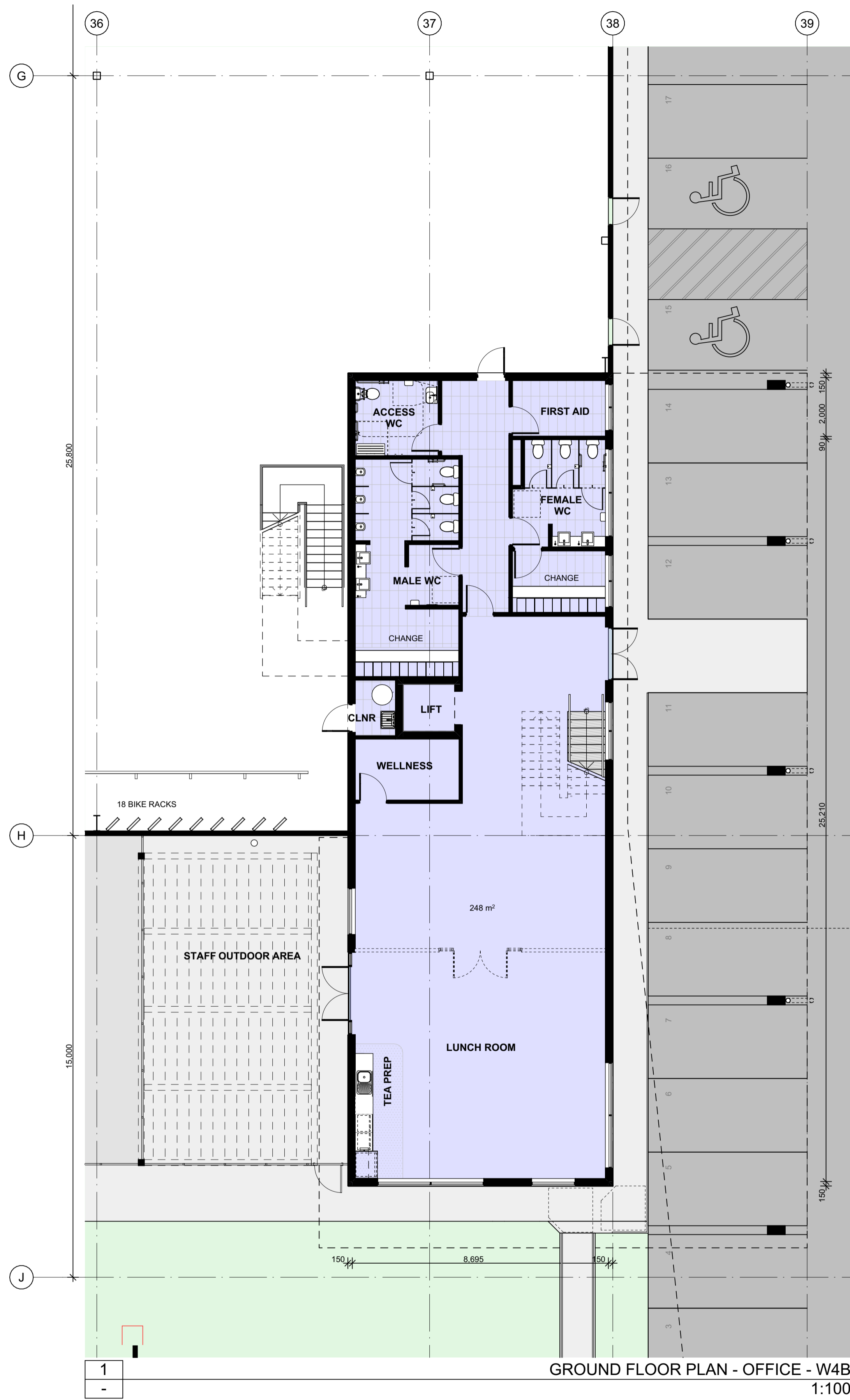


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Project: **PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT**
Address: D.P 1285691
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178
Dwg Name: **SITE PLAN - W4B GROUND FLOOR**

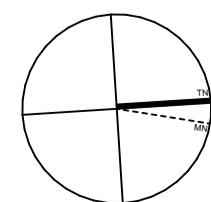
CAD File	Team/WorkPC	Scale	Drawn	Print Date	Job No.	Drawing No.	Revision
BIMcloud	Team/WorkPC: BIMcloud Basic for Archcad 272025 011 FIFE LotE KempCreek.DWG	1:600	MS	17/09/2025	2025.011	DA09	P6



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Revision	Amendment	Date	Dwn	Chk
P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		

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Project: PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT

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LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178

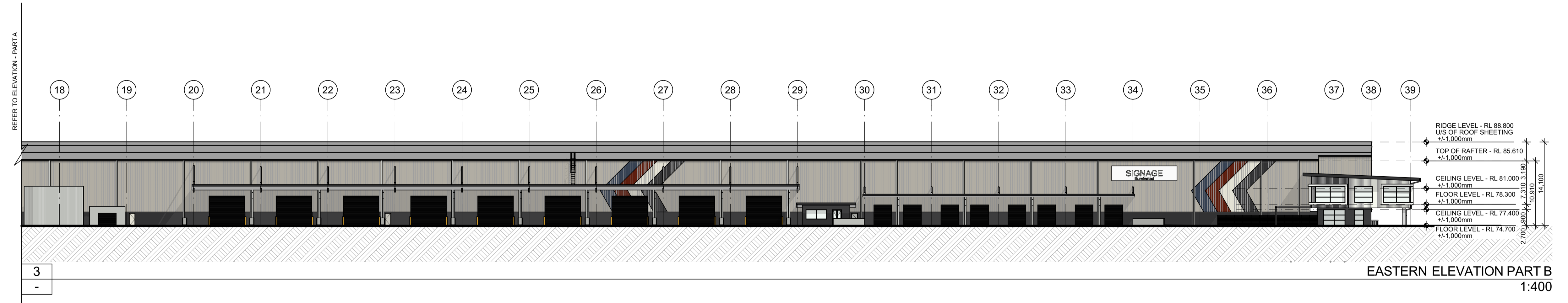
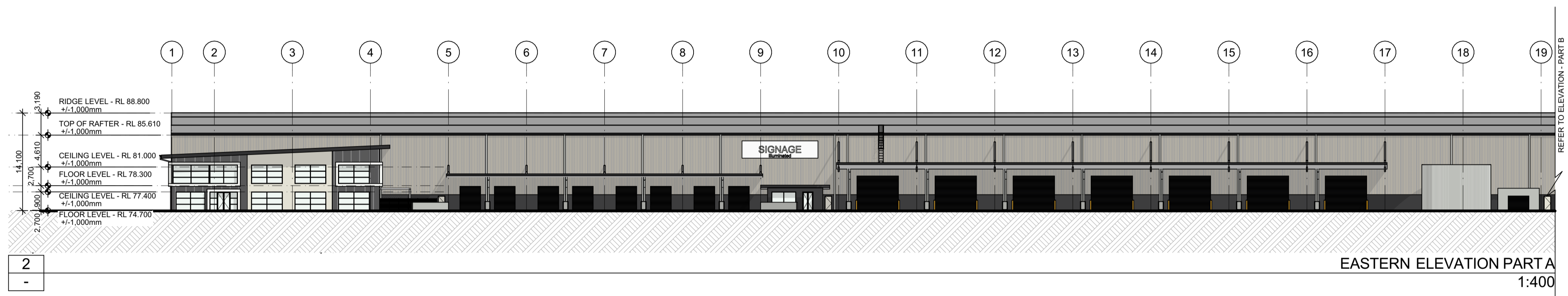
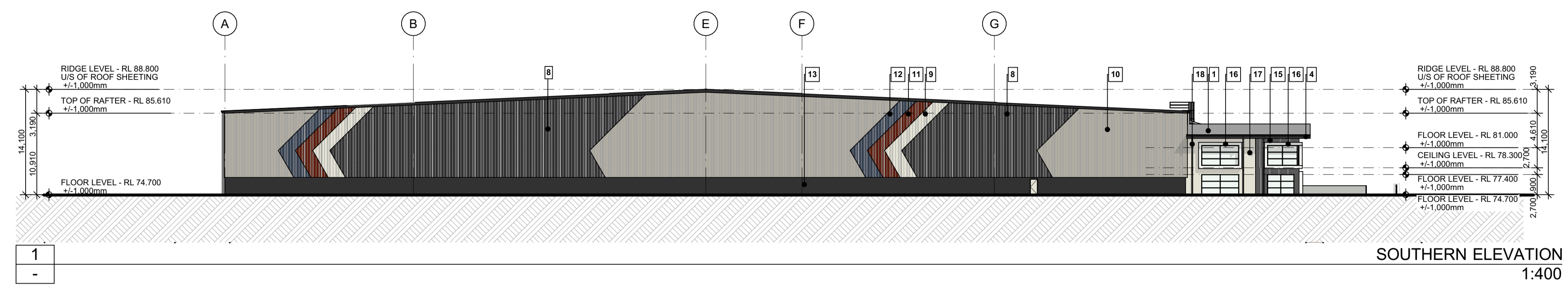
Dwg Name: FLOOR PLANS - OFFICE - W4B

CAD File: BIM\kiosk\Team\WorkPC - BIM\kiosk\Basic for Arch\cad 272025 011.FIFEL Level_KempsCreek.DA01

Nominated Architect	Scale:	Drawn:	Print Date:	Job No.	Drawing No.	Revision
Daniel Donai NSW ARB No. 9068	1:100	MS	17/09/2025	2025.011	DA10	P5

FINISHES KEY:

- zincalume "klip-lok" metal roof sheeting
- warehouse capping - monument
- awning fascia - monument
- eaves gutter - monument
- downpipes/protectors (warehouse) - shale grey
- office fascia - monument
- roller shutter doors - monument
- colorbond "trimdek" metal wall cladding - surfmist
- colorbond "trimdek" metal wall cladding - dune
- colorbond "trimdek" metal wall cladding - red manor
- colorbond "trimdek" metal wall cladding - deep ocean
- precast concrete - paint finish - monument
- colourbond longline - dover white
- colourbond longline - monument
- solid aluminium cladding - white
- solid aluminium cladding - dark white
- colorbond downpipes (office) - monument
- concrete column paint finish - light grey
- awning steel structure galvanised finish
- aluminium window frame powdercoat - monument



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Project North:

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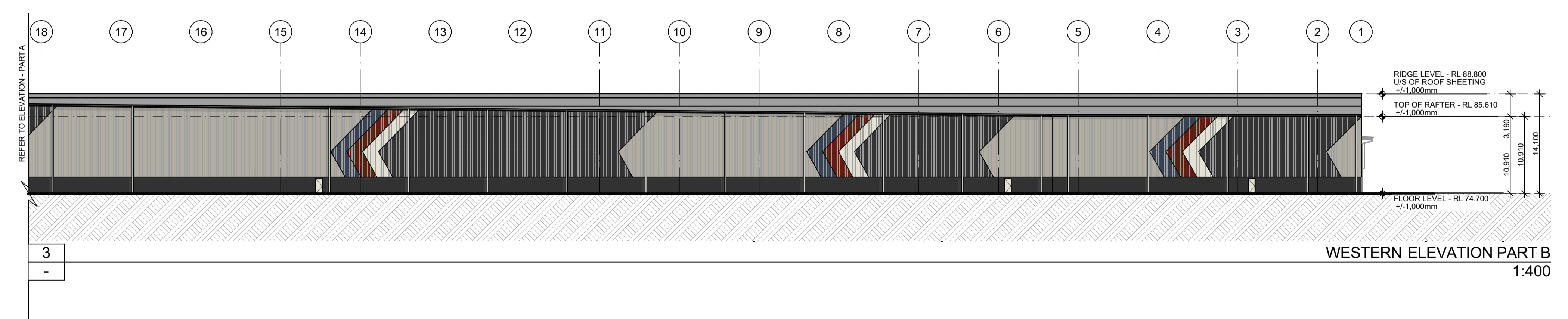
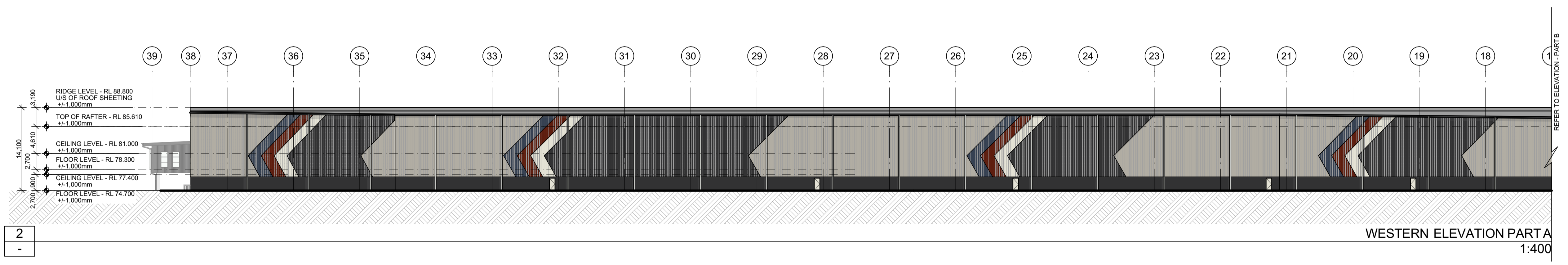
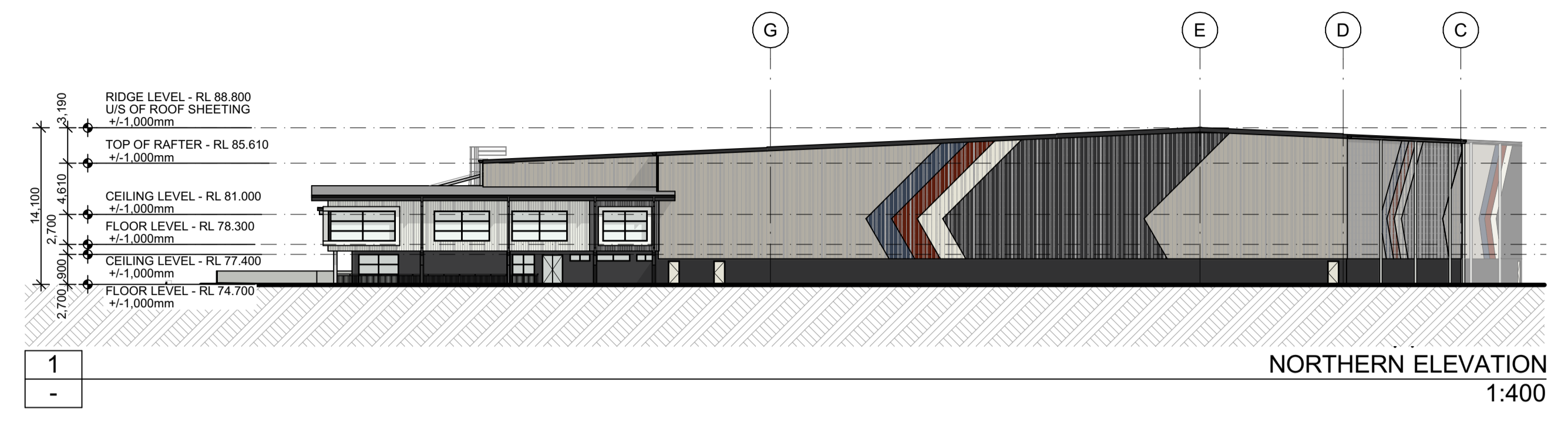
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Project: **PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT**
 Address: **D.P 1285691**
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178
 Dwg Name: **ELEVATIONS**

CAD File: BIMModel; TeamWorkPC; BIMModel; Basic for Archicad 272025 011.FIFEL; Lott; KempCreek.DA01	Scale: 1:250	Drawn: MS	Print Date: 17/09/2025	Job No. 2025.011	Drawing No. DA12	Revision P5
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FINISHES KEY:

- zincalume "klip-lok" metal roof sheeting
- warehouse capping - monument
- awning fascia - monument
- eaves gutter - monument
- downpipes/protectors (warehouse) - shale grey
- office fascia - monument
- roller shutter doors - monument
- colorbond "trimdek" metal wall cladding - monument
- colorbond "trimdek" metal wall cladding - surfmist
- colorbond "trimdek" metal wall cladding - dune
- colorbond "trimdek" metal wall cladding - red manor
- colorbond "trimdek" metal wall cladding - deep ocean
- precast concrete - paint finish - monument
- colourbond longline - dover white
- colourbond longline - monument
- solid aluminium cladding - white
- solid aluminium cladding - dark white
- colourbond downpipes (office) - monument
- concrete column paint finish - light grey
- awning steel structure galvanised finish
- aluminium window frame powdercoat - monument



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Revision	Amendment	Date	Dwn	Chk
P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		

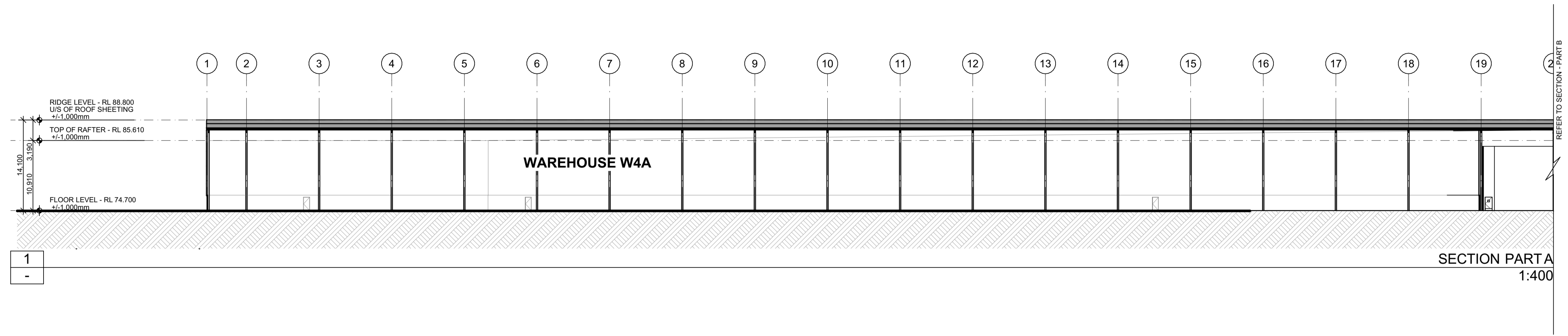
Project North: Client:

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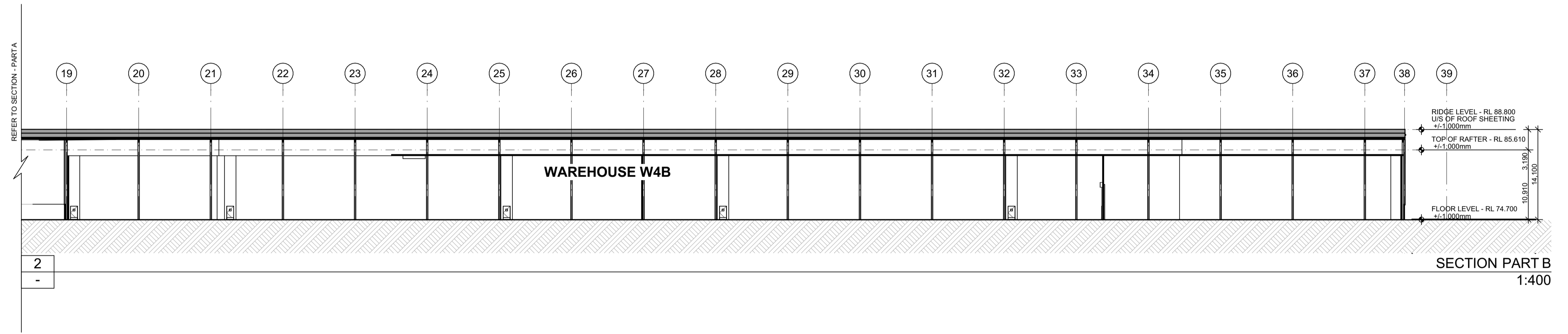
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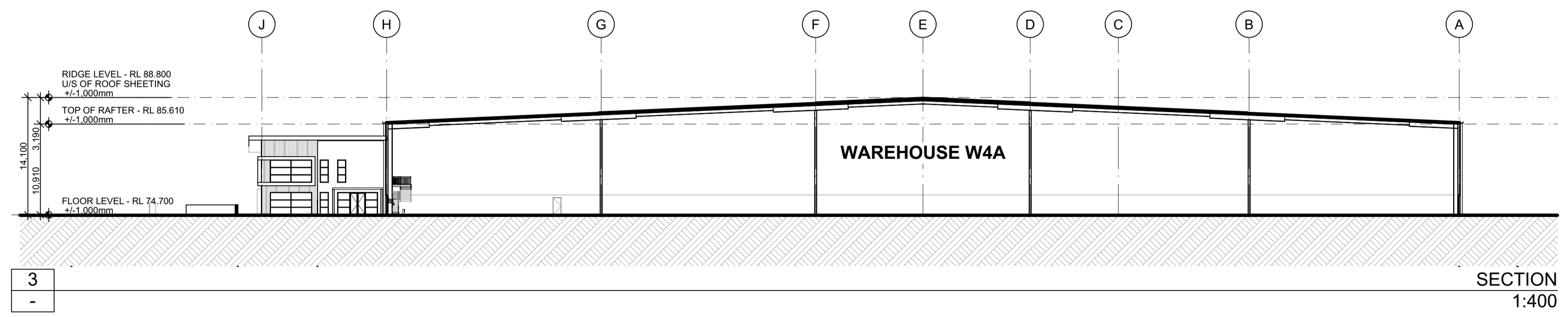
Project: PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT						
Address: D.P 1285691 LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178						
Dwg Name: ELEVATIONS						
CAD File: BIMModel; TeamWorkPC; BIMModel Basic for Archicad 272025 011.FIFEL.Loft; KempsCreek.DA01						
Nominated Architect NSW ARB No. 9068	Daniel Donai ARBV No. 19868	Scale: 1:250	Drawn: MS	Print Date: 17/09/2025	Job No. 2025.011	Drawing No. DA13 Revision P5



1 SECTION PART A 1:400



2 SECTION PART B 1:400



3 SECTION 1:400

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Revision	Amendment	Date	Dwn	Chk
P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		

Project North:

Client:

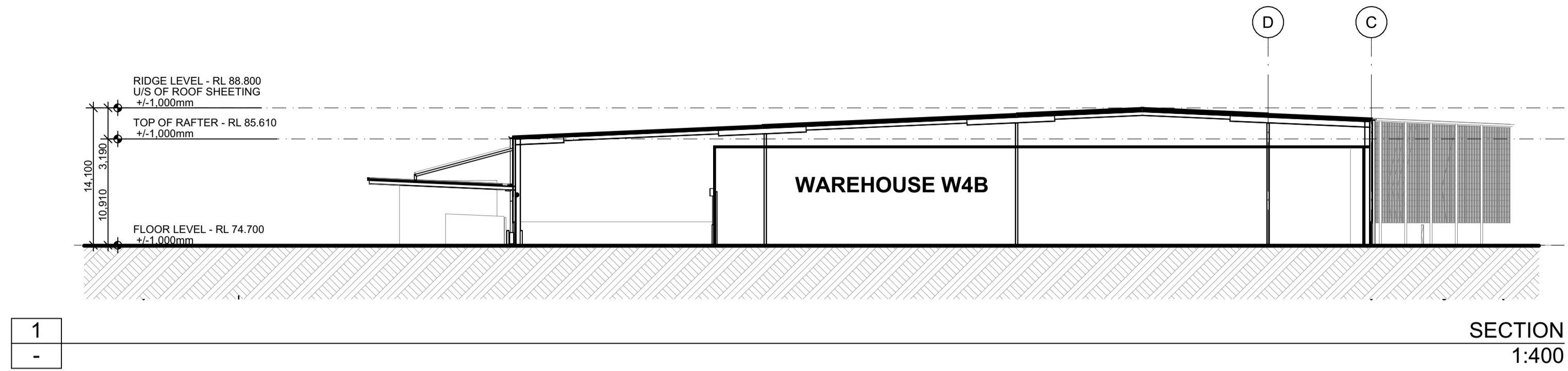
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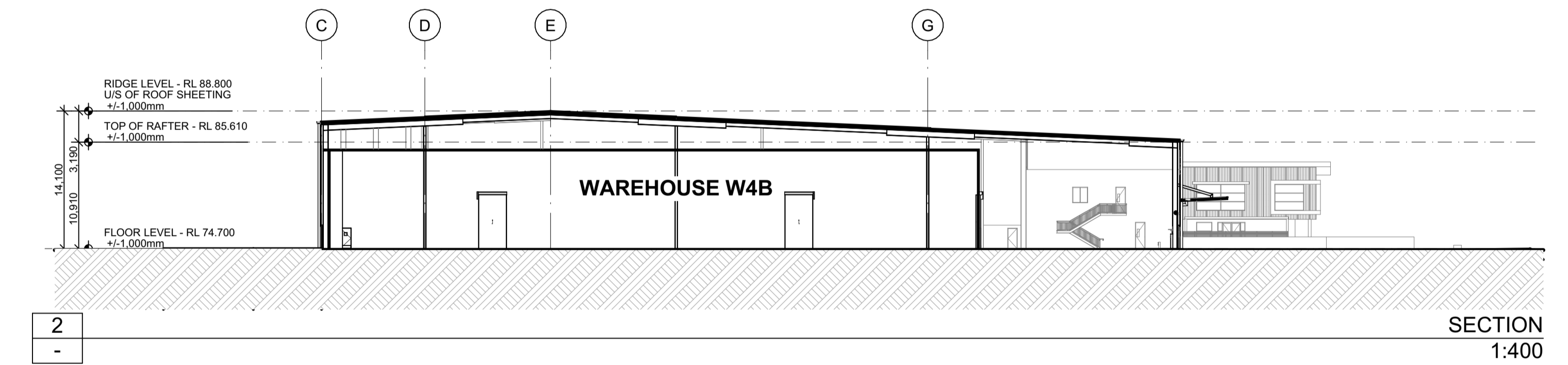
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Project: **PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT**
Address: **D.P 1285691**
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178
Dwg Name: **SECTIONS - W4A**

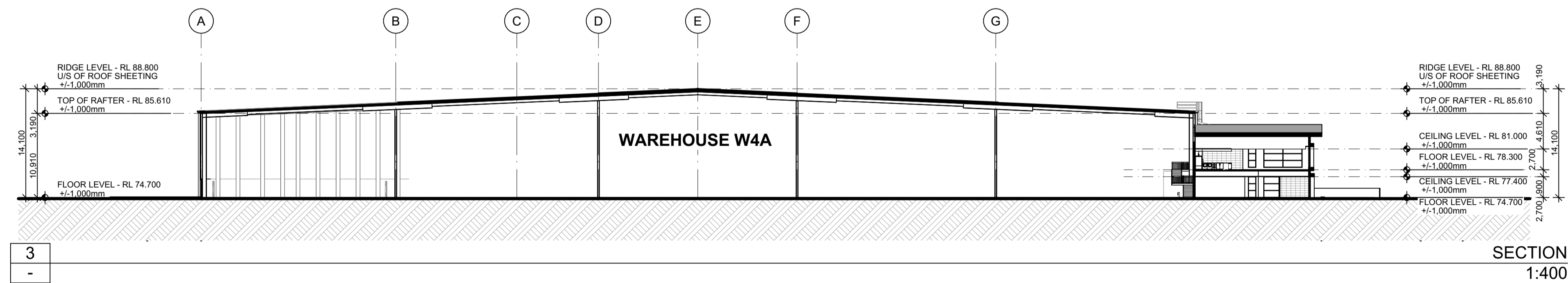
CAD File: BIMModel; TeamWorkPC; BIMModel Basic for Archicad 272025 011.FIFEL.dwg; KempCreek.DA01	Scale: 1:250	Drawn: MS	Print Date: 17/09/2025	Job No. 2025.011	Drawing No. DA14	Revision P5
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SECTION
1:400



SECTION
1:400



SECTION
1:400

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Revision	Amendment	Date	Dwn	Chk
P3	Preliminary Issue	29/05/2025		
P4	Preliminary Issue	8/08/2025		
P5	Preliminary Issue	17/09/2025		

Project North:

Client:

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Project: PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT

Address: D.P 1285691
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178

Dwg Name: SECTIONS - W4B

CAD File: BIMModel; TeamWorkPC; BIMModel Basic for Archcad 272025 011.FIFEL.dwg; KempCreek.DA01

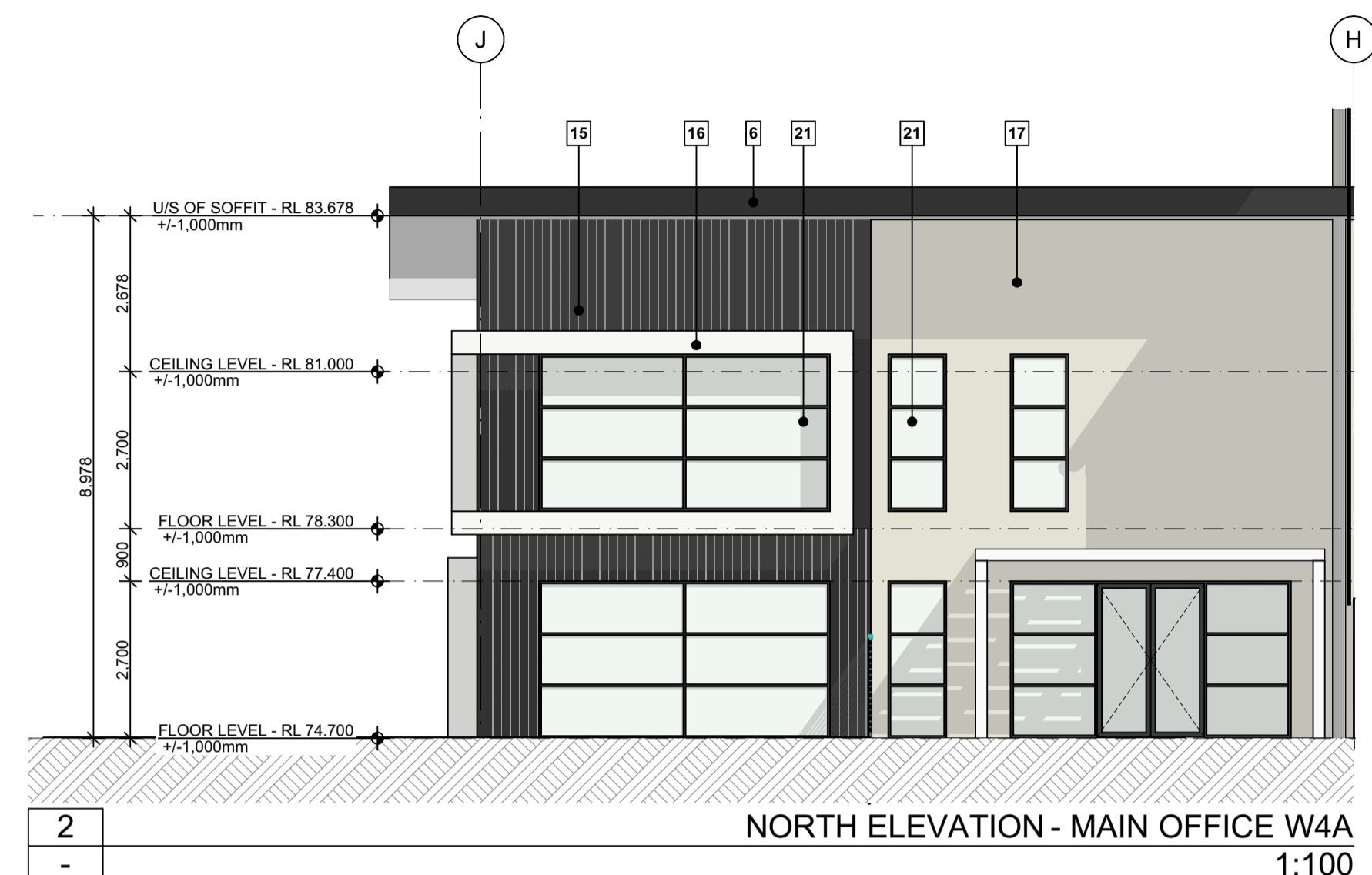
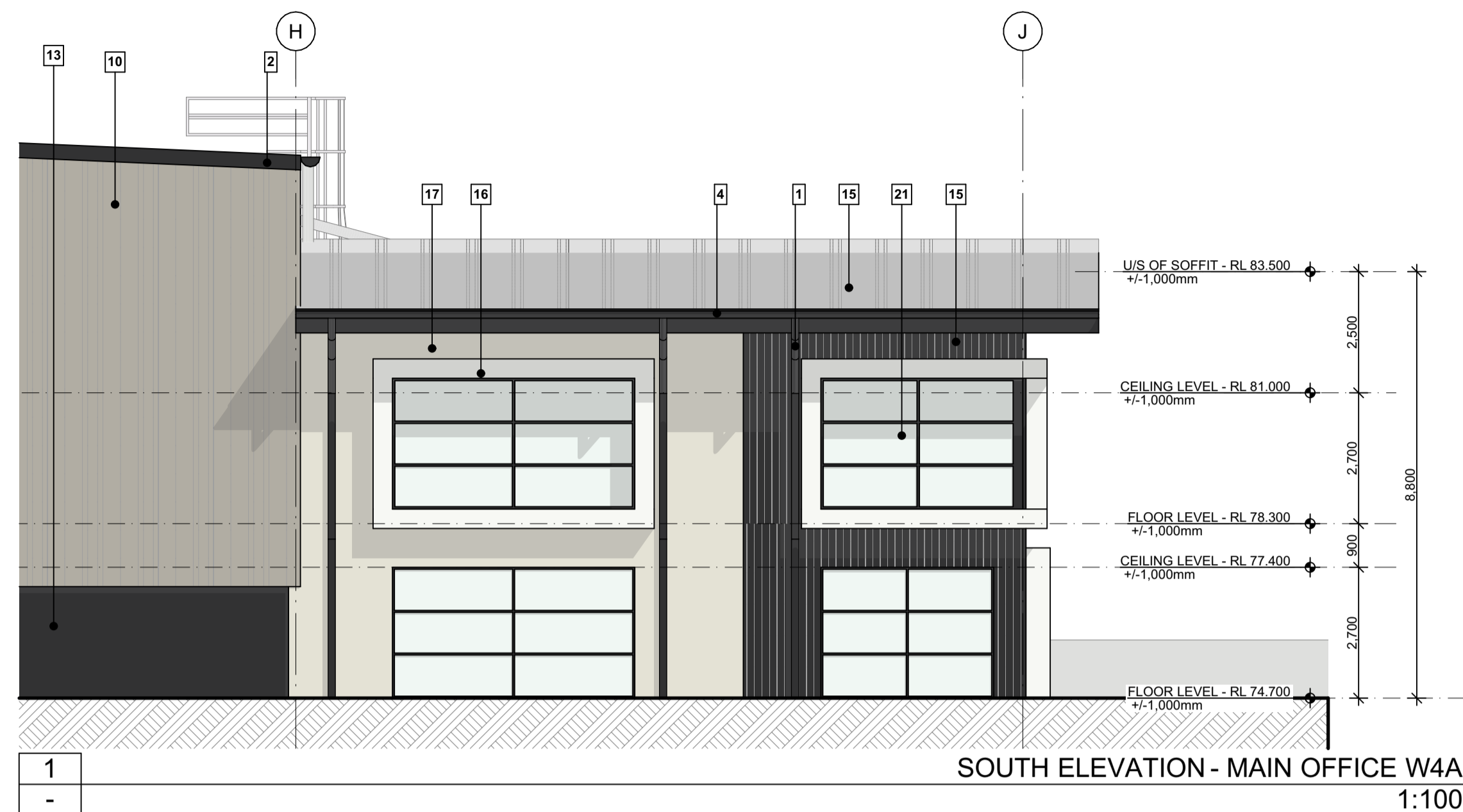
Nominated Architect	Scale:	Drawn:	Print Date:	Job No.	Drawing No.	Revision
Daniel Donai	1:250	MS	17/09/2025	2025.011	DA15	P5

NSW ARB No. 9068 | ARBV No. 19868

Member
Architectural Institute of Australia

FINISHES KEY:

- zincalume "klip-lok" metal roof sheeting
- warehouse capping - monument
- awning fascia - monument
- eaves gutter - monument
- downpipes/protectors (warehouse) - shale grey
- office fascia - monument
- roller shutter doors - monument
- colorbond "trimdek" metal wall cladding - monument
- colorbond "trimdek" metal wall cladding - surfmist
- colorbond "trimdek" metal wall cladding - dune
- colorbond "trimdek" metal wall cladding - red manor
- colorbond "trimdek" metal wall cladding - deep ocean
- precast concrete - paint finish - monument
- colorbond longline - dover white
- colorbond longline - monument
- solid aluminium cladding - white
- solid aluminium cladding - dark white
- colorbond downpipes (office) - monument
- concrete column paint finish - light grey
- awning steel structure galvanised finish
- aluminium window frame powdercoat - monument



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Revision	Amendment	Date	Dwn	Chk
P1	Preliminary Issue	8/08/2025		
P2	Preliminary Issue	17/09/2025		

Project North: Client:

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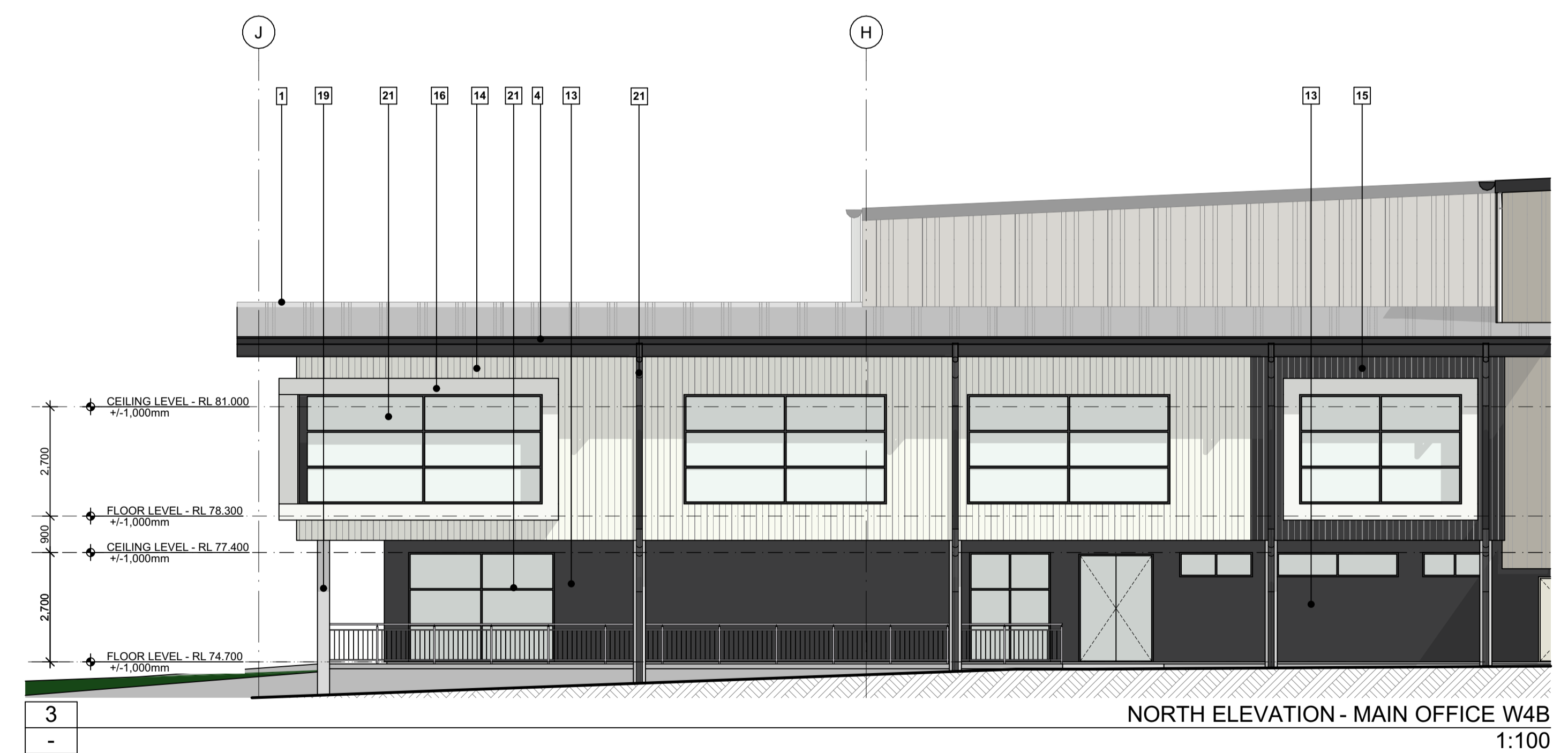
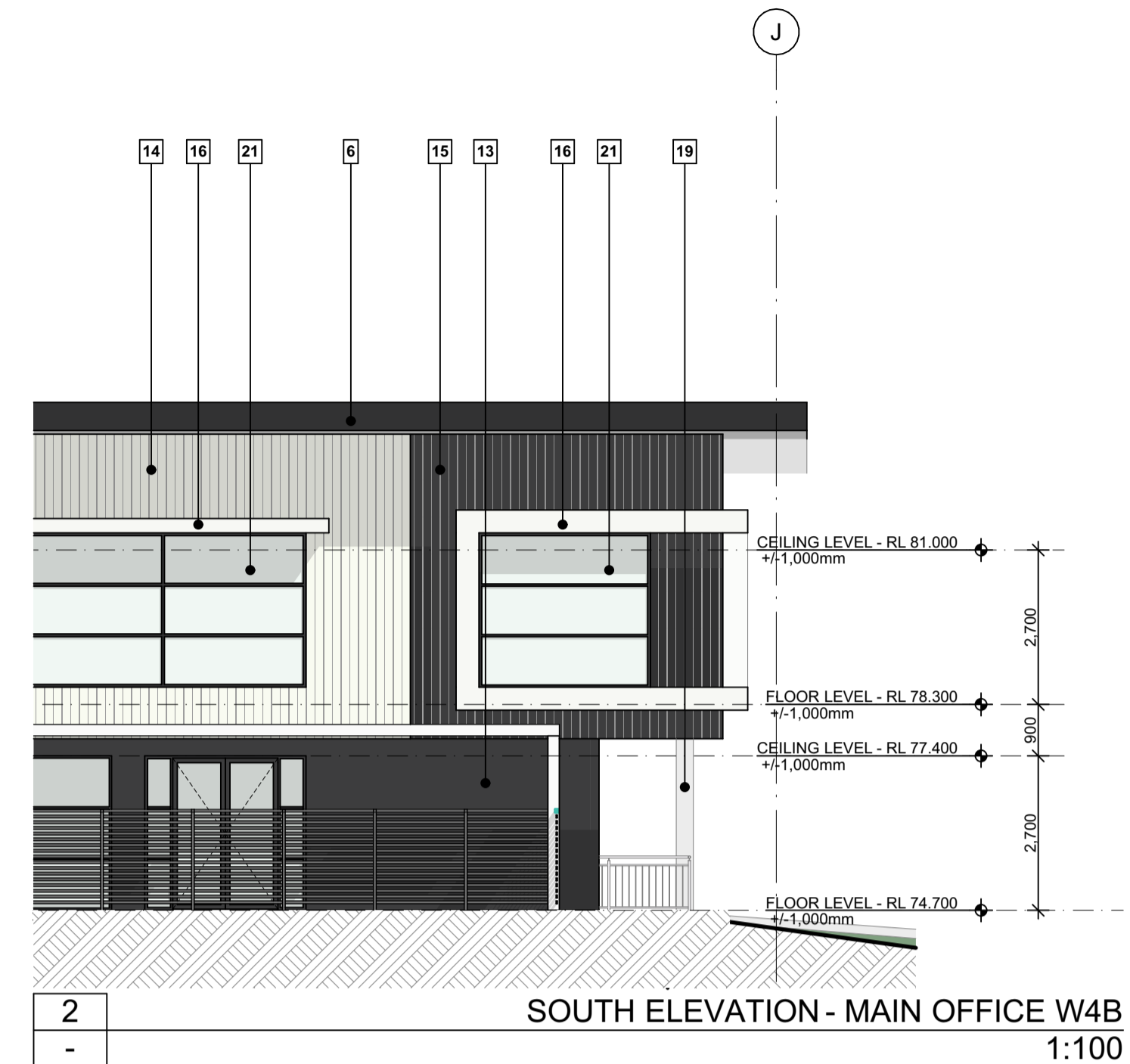
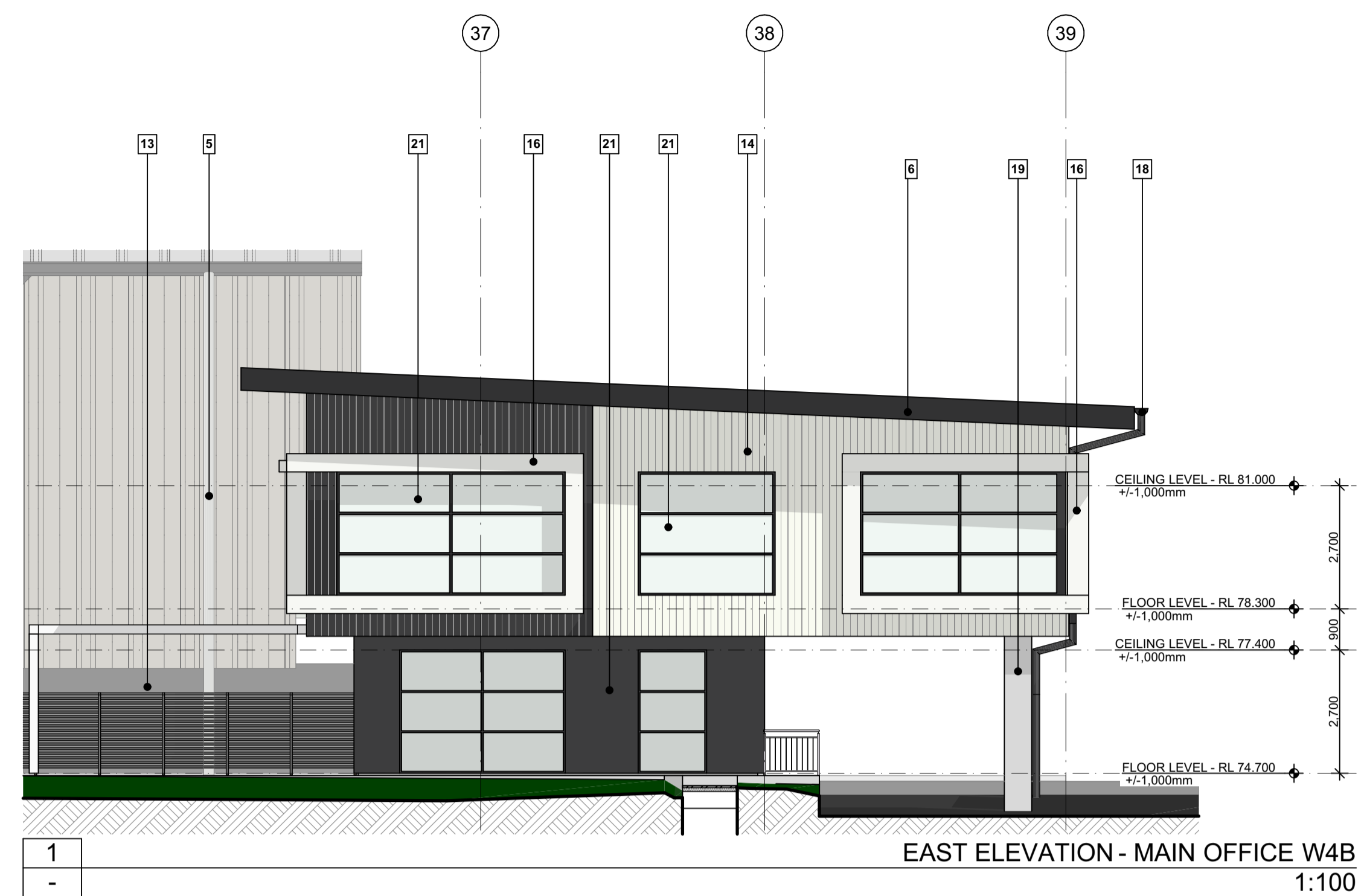
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Project: **PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT**
Address: **D.P 1285691**
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178
Dwg Name: **ELEVATIONS - MAIN OFFICE W4A**

Nominated Architect	Scale:	Drawn:	Print Date:	Job No.	Drawing No.	Revision
Daniel Donai NSW ARB No. 9068	1:100	MS	17/09/2025	2025.011	DA16	P2

FINISHES KEY:

1. zincatume "klip-lok" metal roof sheeting
2. warehouse capping - monument
3. awning fascia - monument
4. eaves gutter - monument
5. downpipes/protectors (warehouse) - shale grey
6. office fascia - monument
7. roller shutter doors - monument
8. colorbond "trimdek" metal wall cladding - monument
9. colorbond "trimdek" metal wall cladding - surfmist
10. colorbond "trimdek" metal wall cladding - dune
11. colorbond "trimdek" metal wall cladding - red manor
12. colorbond "trimdek" metal wall cladding - deep ocean
13. precast concrete - paint finish - monument
14. colourbond longline - dover white
15. colourbond longline - monument
16. solid aluminium cladding - white
17. solid aluminium cladding - dark white
18. colorbond downpipes (office) - monument
19. concrete column paint finish - light grey
20. awning steel structure galvanised finish
21. aluminium window frame powdercoat - monument



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Revision	Amendment	Date	Dwn	Chk
P1	Preliminary Issue	8/08/2025		
P2	Preliminary Issue	17/09/2025		

Project North: Client:

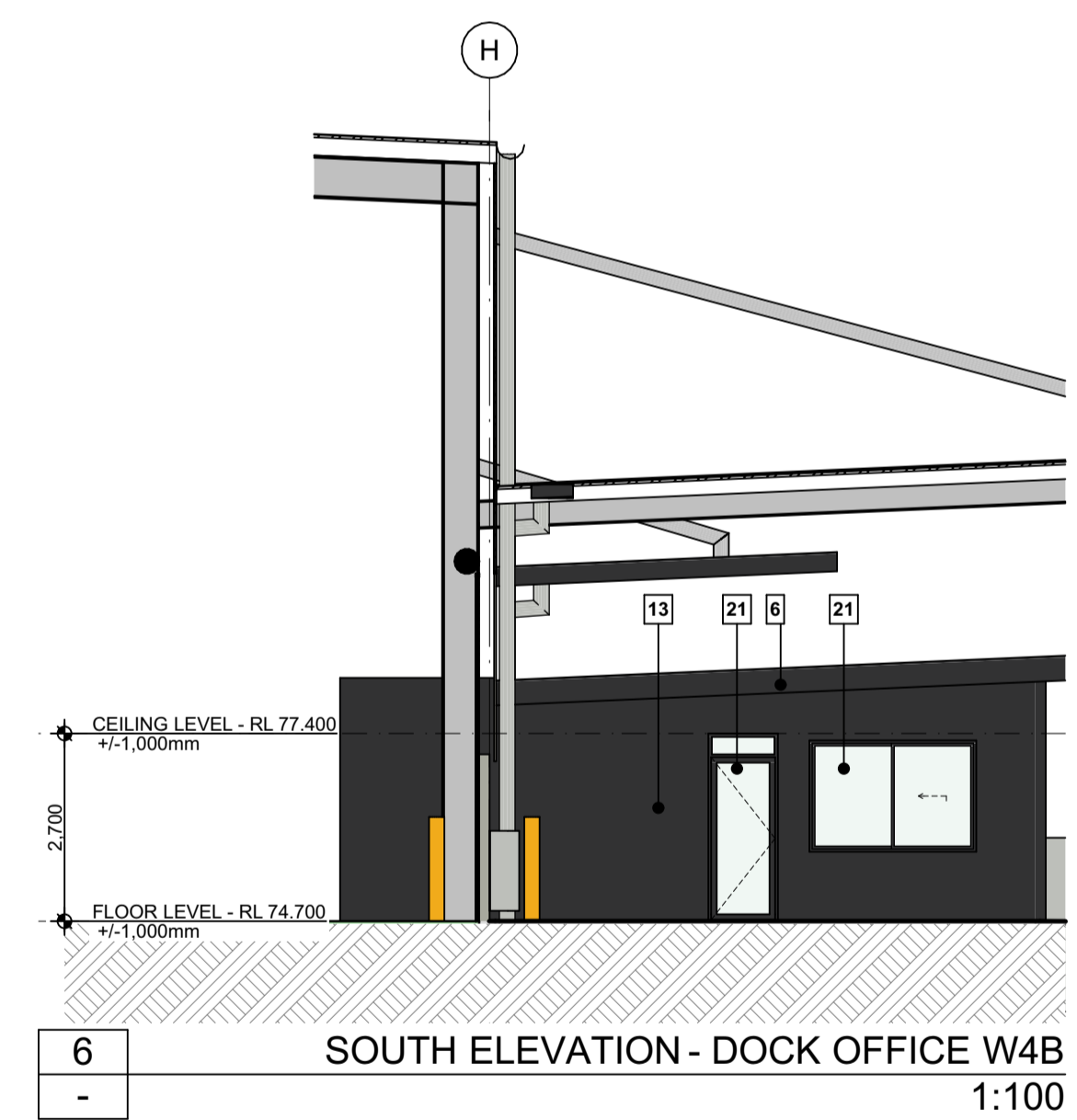
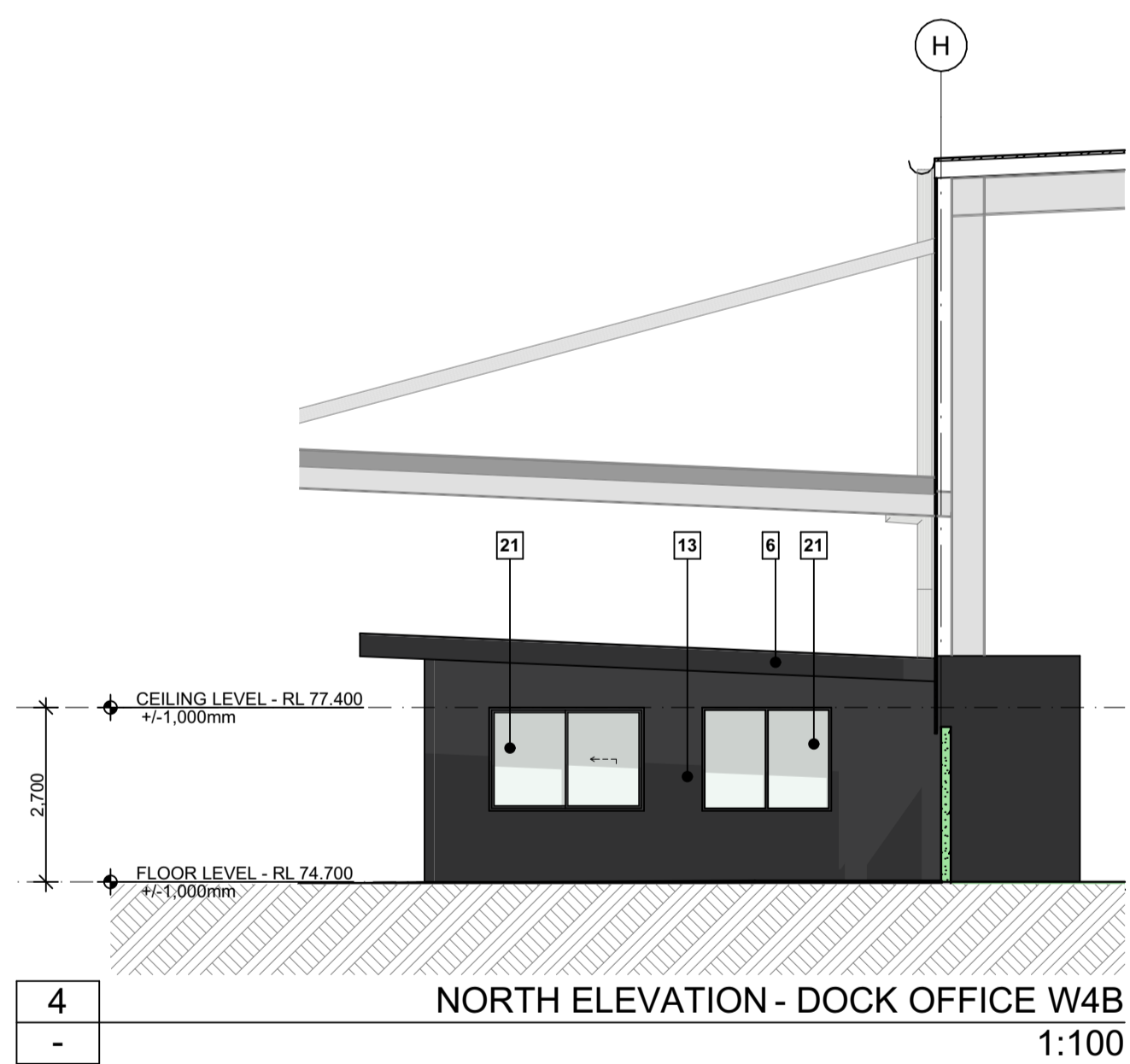
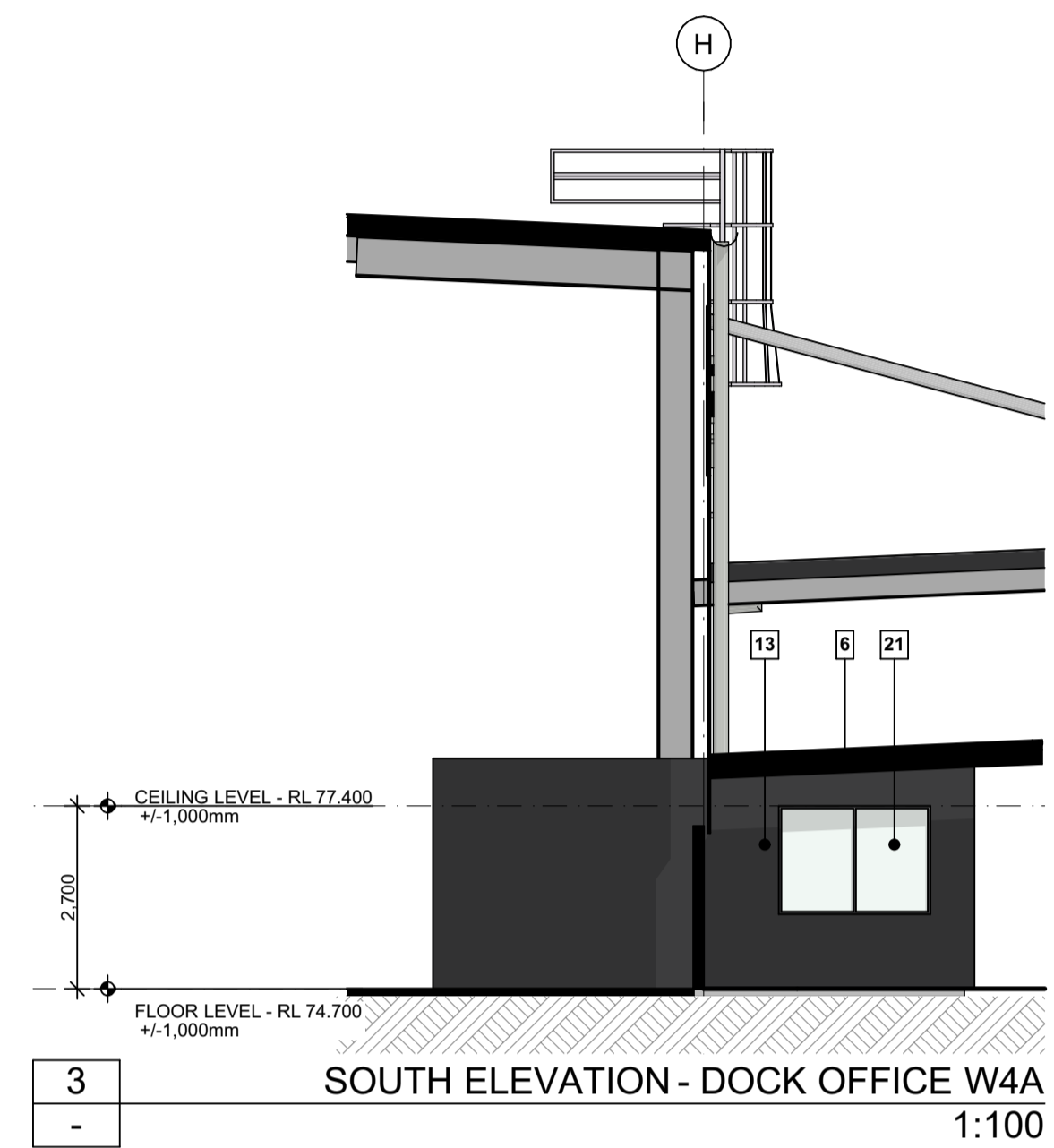
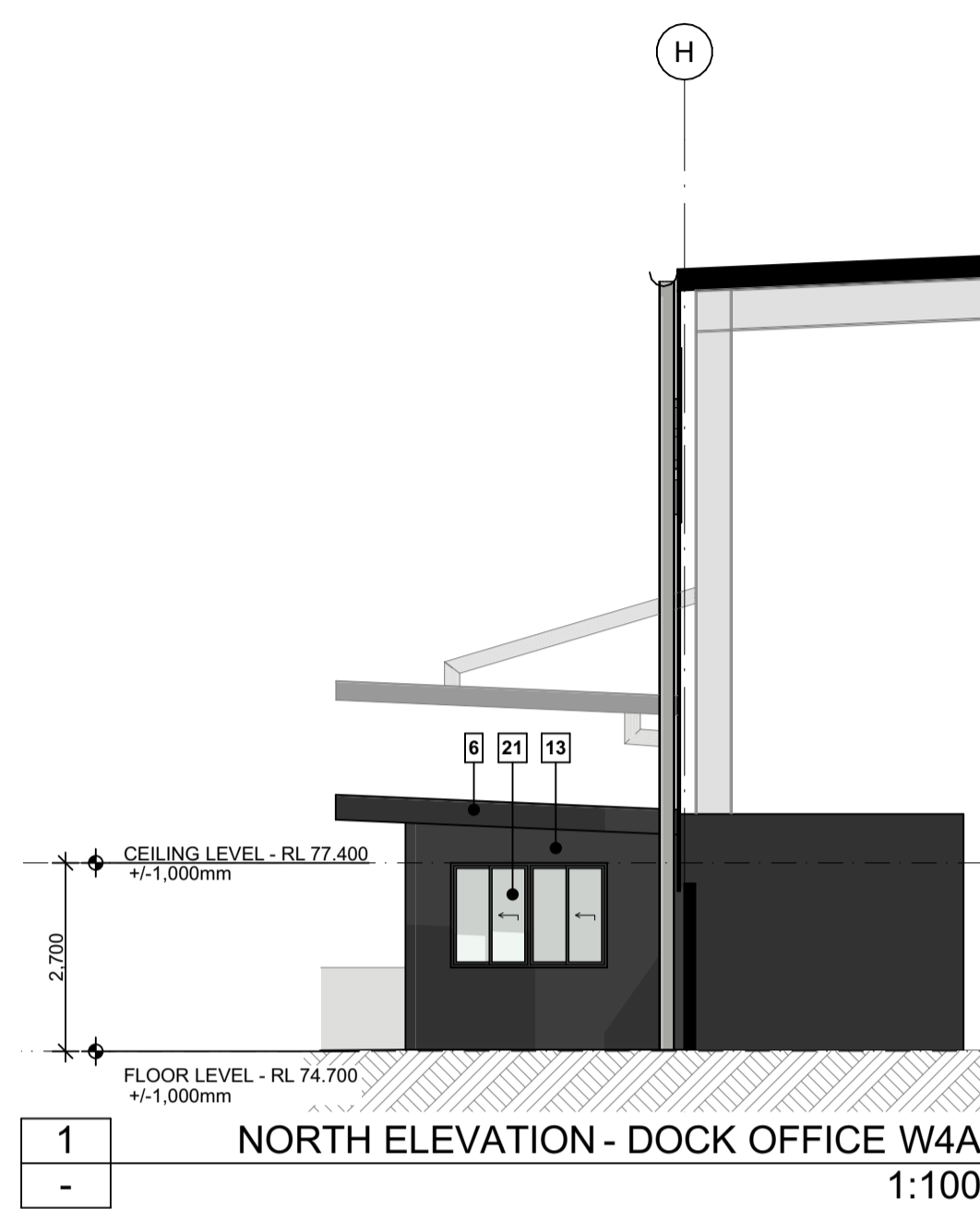
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Project:	PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT						
Address:	D.P 1285691 LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178						
Dwg Name:	ELEVATIONS - MAIN OFFICE W4B						
CAD File:	BIMModel: TeamWorkPC - BIMModel Basic for Archcad 272025 011.FIFEL.dwg: KempaCreek.DA01						
Nominated Architect:	Daniel Donai	Scale:	1:100	Drawn:	MS	Print Date:	17/09/2025
NSW ARB No. 9068	ARBV No. 19866	Job No.:	2025.011	Drawing No.:	DA17	Revision:	P2

FINISHES KEY:

- zincalume "klip-lok" metal roof sheeting
- warehouse capping - monument
- awning fascia - monument
- eaves gutter - monument
- downpipes/protectors (warehouse) - shale grey
- office fascia - monument
- roller shutter doors - monument
- colorbond "trimdek" metal wall cladding - monument
- colorbond "trimdek" metal wall cladding - surfmist
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- colorbond "trimdek" metal wall cladding - red manor
- colorbond "trimdek" metal wall cladding - deep ocean
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- colourbond longline - dover white
- colourbond longline - monument
- solid aluminium cladding - white
- solid aluminium cladding - dark white
- colorbond downpipes (office) - monument
- concrete column paint finish - light grey
- awning steel structure galvanised finish
- aluminium window frame powdercoat - monument



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Revision	Amendment	Date	Dwn	Chk
01	Preliminary Issue	17/09/2025		

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Project: **PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT**
 Address: **D.P 1285691**
LOT E - 200 ALDINGTON ROAD KEMPS CREEK NSW 2178
 Dwg Name: **ELEVATIONS - DOCK OFFICES**

CAD File: BIMcloud; TeamWorkPC; BIMcloud Basic for Archicad 272025 011.FIFEL.Lvl6.KempsCreek.DA01	Scale: As shown @ A1	Drawn: MS	Print Date: 17/09/2025	Job No. 2025.011	Drawing No. DA18	Revision 01
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