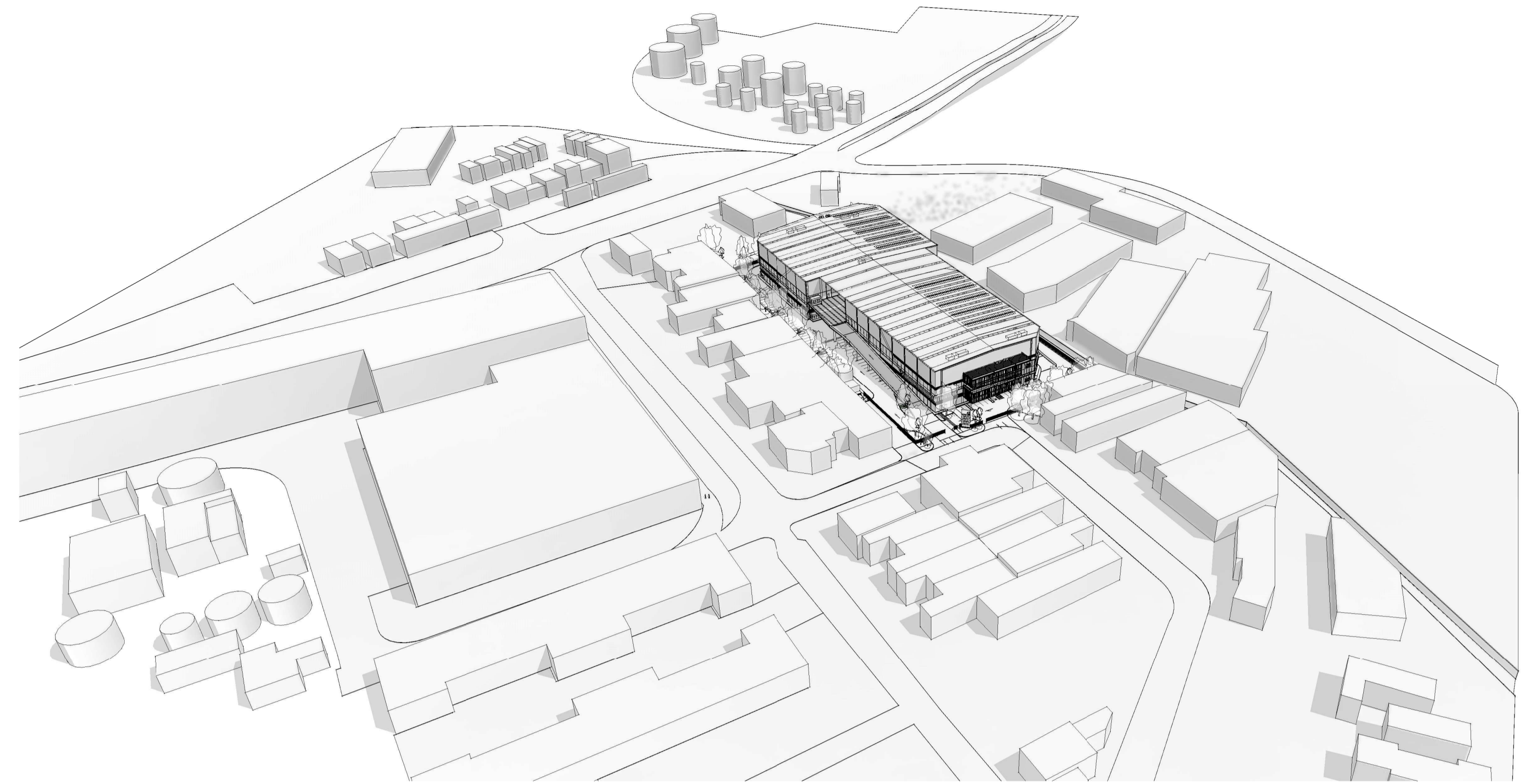


HALE CAPITAL PARTNERS

Proposed 2 Levels Industrial Development

42 Raymond Avenue, Matraville



DRAWING LIST

Sheet Number	Sheet Name	Current Revision
DA000	COVERPAGE	E
DA010	3D VIEW 1 - DAY PERSPECTIVE	E
DA011	3D VIEW 2 - EVENING PERSPECTIVE	E
DA012	3D VIEW 3 - STREET FRONTAGE	E
DA013	3D VIEW 4 - AERIAL VIEWS	E
DA014	3D SECTION	E
DA050	SITE ANALYSIS PLAN & SUMMARY	F
DA100	WAREHOUSE GF PLAN	F
DA101	WAREHOUSE GF MEZZ PLAN	E
DA102	WAREHOUSE L1 FLOOR PLAN	E
DA103	WAREHOUSE L1 MEZZ FLOOR PLAN	D
DA104	WAREHOUSE ROOF PLAN	F
DA200	OFFICE 01 FLOOR PLANS	D
DA201	OFFICE 02 FLOOR PLANS	E
DA202	OFFICE 03 FLOOR PLANS	E
DA203	OFFICE 04 FLOOR PLANS	E
DA300	ELEVATIONS	C
DA310	SECTIONS	E
DA401	SHADOW DIAGRAM	E
DA500	SIGNAGE DETAILS	C
DA600	GFA CALCULATIONS	A
DA601	RELATIONSHIP TO EXISTING SETTING	A



ISSUE FOR DA



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

ISSUE	DESCRIPTION	DATE
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



OFFICE 1 & 3 STREET VIEW FROM EAST - COPPER COLOUR



OFFICE 2 & 4 STREET VIEW FROM SOUTH - COPPER COLOUR

NOTE:
LANDSCAPING SHOWN INDICATIVE ONLY -
REFER LANDSCAPE DRAWINGS

ISSUE FOR DA

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A	ISSUE FOR INFORMATION	04.11.21
	ISSUE DESCRIPTION	DATE



OFFICE 1 & 3 EAST STREET FRONTAGE - COPPER COLOUR



OFFICE 1 & 3 NORTH STREET FRONTAGE - COPPER COLOUR

NOTE:
LANDSCAPING SHOWN INDICATIVE ONLY -
REFER LANDSCAPE DRAWINGS

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	ISSUE DESCRIPTION	DATE



EAST AERIAL VIEW -

NOTE:
LANDSCAPING SHOWN INDICATIVE ONLY -
REFER LANDSCAPE DRAWINGS

ISSUE FOR DA

SBA
ARCHITECTS

ISSUE	DESCRIPTION	DATE
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B	FOR CLIENT REVIEW	19.11.21
A	ISSUE FOR INFORMATION	04.11.21
	ISSUE DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

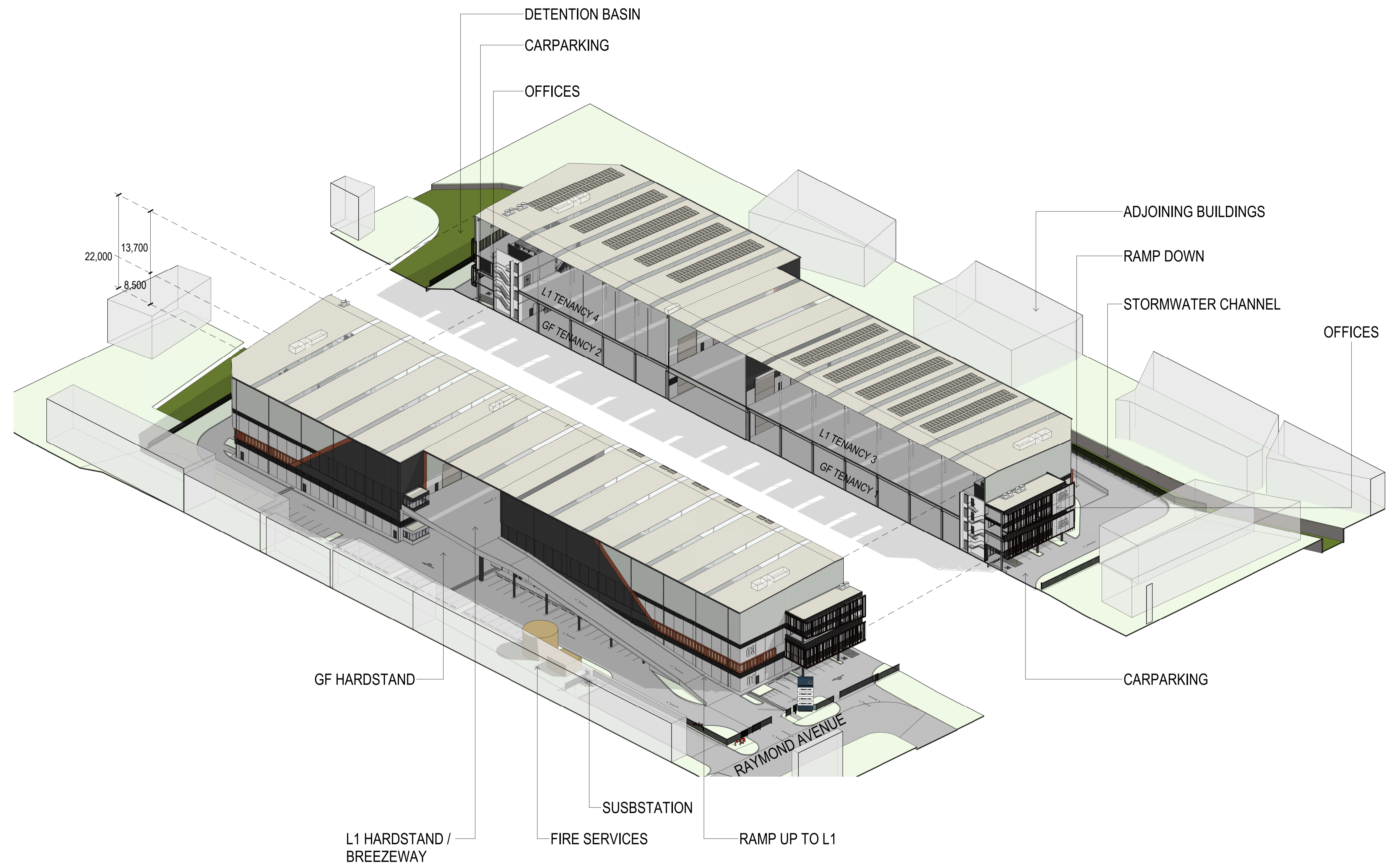
42 RAYMOND AVENUE, MATRAVILLE

TITLE
3D VIEW 4 - AERIAL VIEWS

DATE: 01.03.22 SCALE: @ A1

JOB NO: 21163 ENG NO: DA013

REVISION
E



1 3D SECTION

ISSUE FOR DA



ISSUE	DESCRIPTION	DATE
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B	FOR CLIENT REVIEW	19.11.21
A	ISSUE FOR INFORMATION	04.11.21
	ISSUE DESCRIPTION	DATE

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

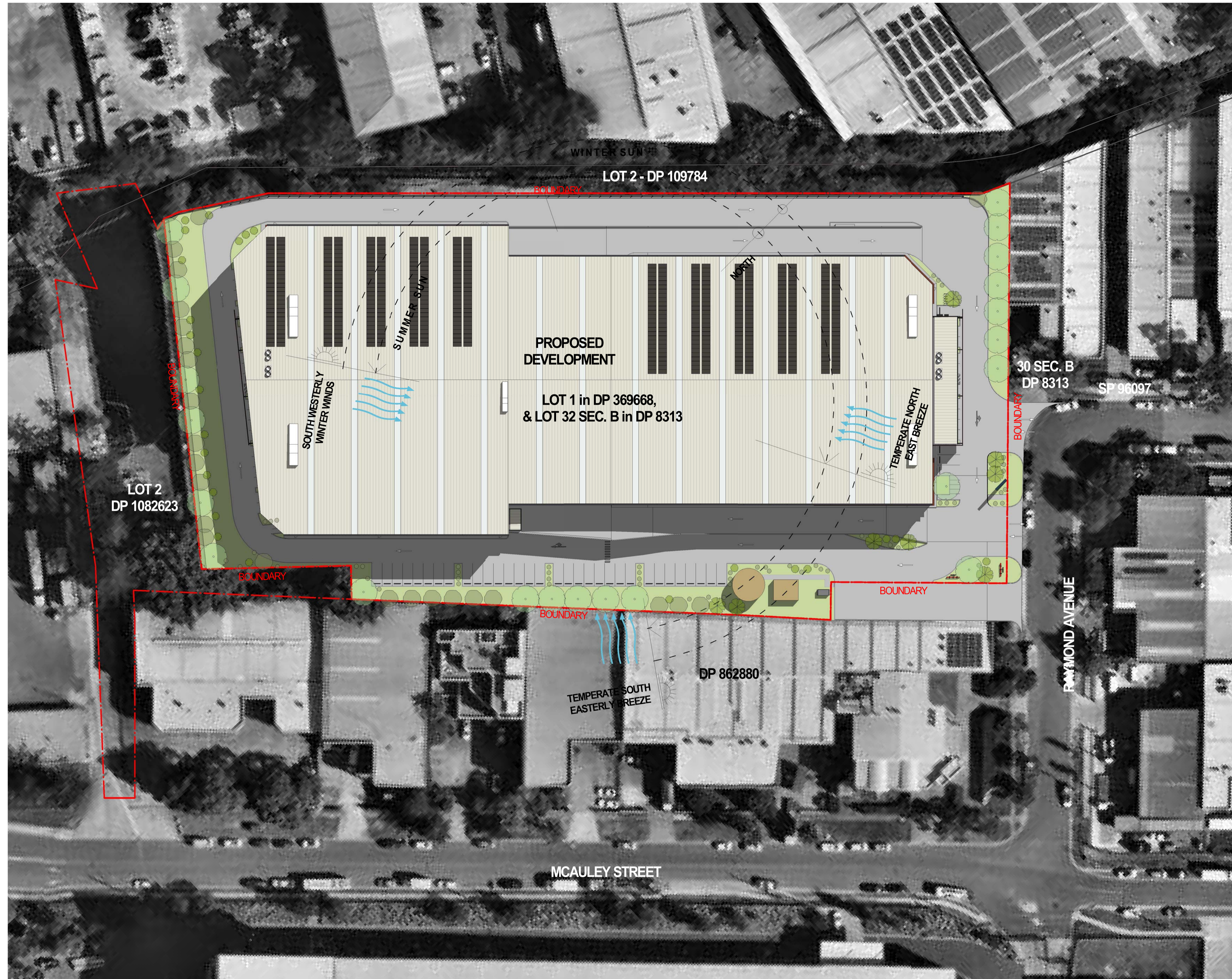
42 RAYMOND AVENUE, MATRUVILLE

TITLE
3D SECTION

DATE: 01.03.22 SCALE: @ A1

JOB NO: 21163 ENG NO: DA014

REVISION
E



DEVELOPMENT SUMMARY

GFA CALCULATIONS:

DEVELOPABLE SITE AREA <small>(Lot 1 DP 369668, Lot 32 Section B DP 8313 & Lot 1 DP 511092)</small>	19,437 m ²
NON-DEVELOPABLE SITE AREA <small>(Lot 2 DP 1082623)</small>	3,337 m ²
TOTAL SITE AREA	22,774 m²
OFFICE AREA	1671 m²
WAREHOUSE & DOCK OFFICE AREA	17789 m²
TOTAL GFA:	19460 m²
PROPOSED FSR	1.01:1
LANDSCAPE AREA 11.5%	2250 m ²
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 m²	1671 m²	19460 m²

ISSUE FOR DA



ISSUE	DESCRIPTION	DATE
F	ISSUE FOR DA - Rev 0	01.03.22
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CLIENT: HALE

PROPOSED INDUSTRIAL DEVELOPMENT

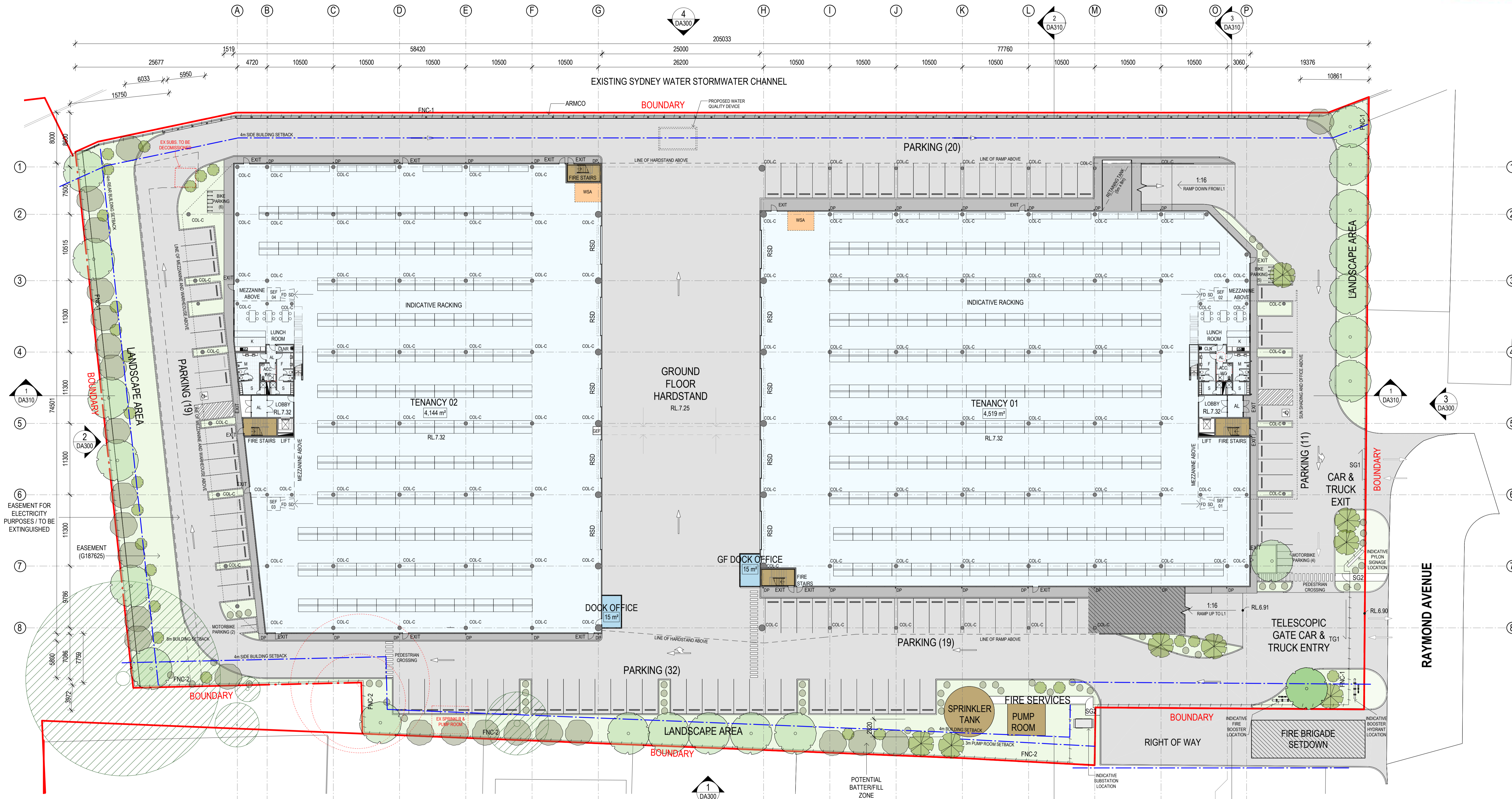
42 RAYMOND AVENUE, MATRVILLE



TITLE: SITE ANALYSIS PLAN & SUMMARY

DATE: 01.03.22 SCALE: As indicated @ A1 #REV: 21163 DWG NO: DA050

REVISION: F



ISSUE FOR DA

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 m²	1671 m²	19460 m²

- GENERAL LEGEND:**
- SITE BOUNDARY
 - - - LOT BOUNDARY
 - - - BUILDING SETBACK
 - - - TO BE DEMOLISHED
 - (Green circle) EXISTING TREE TO BE RETAINED
 - (Red circle) EXISTING TREE TO BE REMOVED
 - (Brown square) FIRE SERVICES
 - (Green square) LANDSCAPE AREA
 - (Orange square) WASTE AREA

F	ISSUE FOR DA - Rev B	01.03.22
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B	ISSUE FOR INFORMATION	12.11.21
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ISSUE DESCRIPTION	DATE	

CLIENT: HALE

PROPOSED INDUSTRIAL DEVELOPMENT

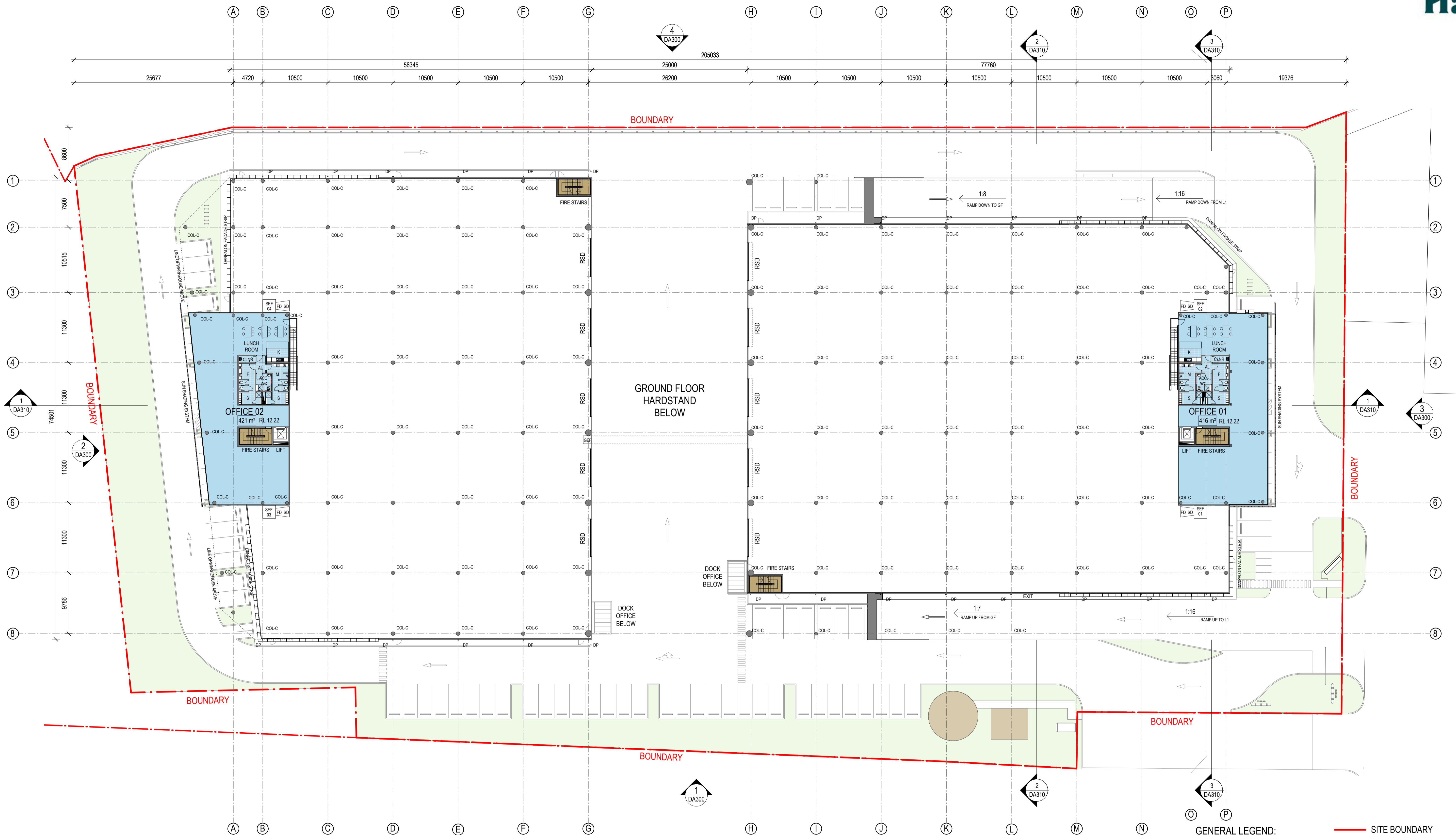
42 RAYMOND AVENUE, MATRAVILLE

TITLE: WAREHOUSE GF PLAN

DATE: 01.03.22 SCALE: As indicated @ A1

FIG NO: 21163 DWG NO: DA100

REVISION: F



1 MEZZANINE OFFICE - GROUND 1 : 300

ISSUE FOR DA

- GENERAL LEGEND:**
- 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
 - TG1 - TELESCOPIC GATE
 - SG1 - SLIDING GATE
 - SG2 - SWING GATE - PEDESTRIAN
 - SITE BOUNDARY
 - - - LOT BOUNDARY
 - - - BUILDING SETBACK TO BE DEMOLISHED
 - - - TO BE DEMOLISHED
 - ⊗ EXISTING TREE TO BE RETAINED
 - ⊙ EXISTING TREE TO BE REMOVED
 - FIRE SERVICES
 - LANDSCAPE AREA
 - WASTE AREA

16.12.21	16.12.21
30.11.21	30.11.21
19.11.21	19.11.21
12.11.21	12.11.21
04.11.21	04.11.21
ISSUE FOR INFORMATION	ISSUE FOR INFORMATION
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CLIENT: HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRVILLE

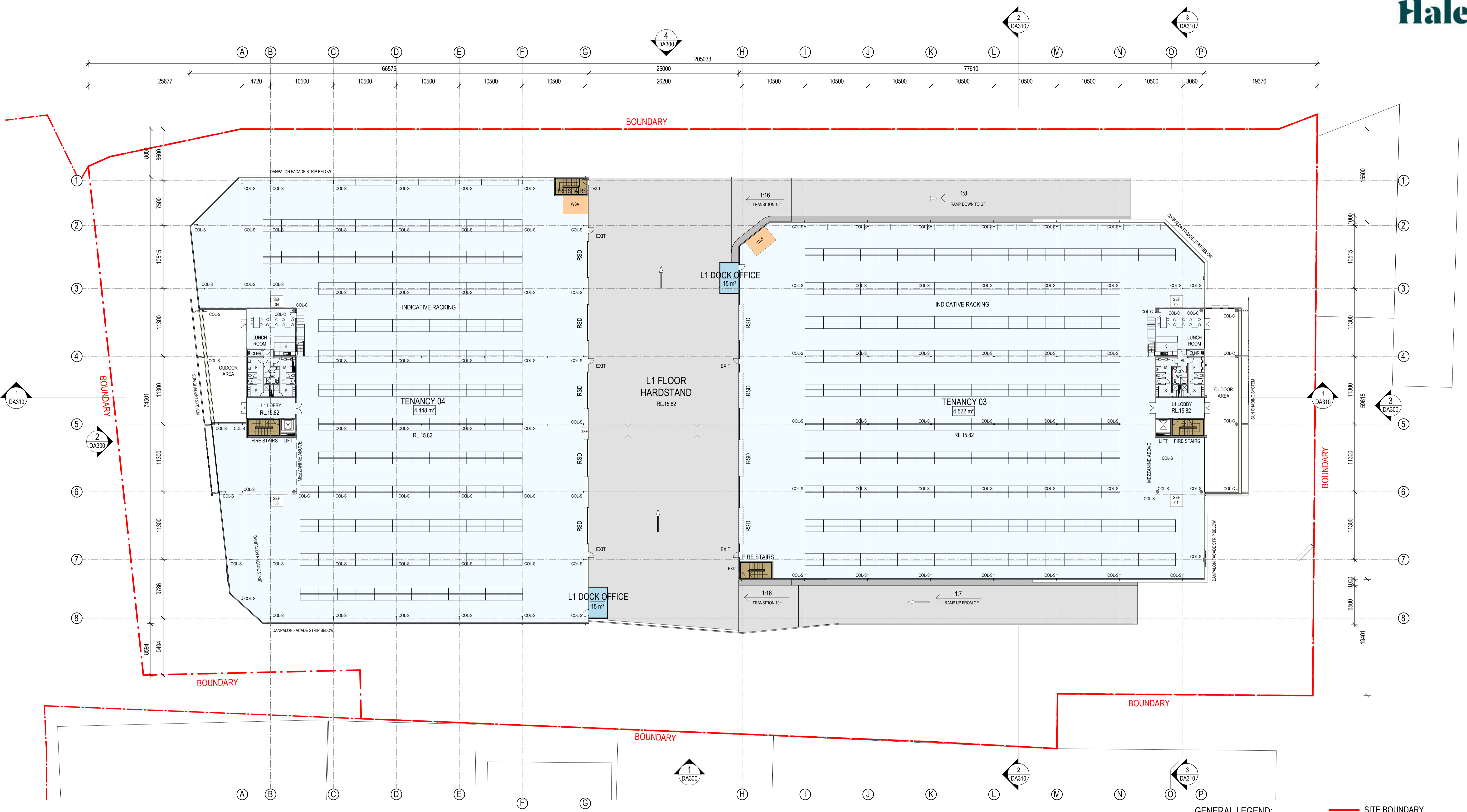
TITLE: WAREHOUSE GF MEZZ PLAN

DATE: 16.12.21 SCALE: As indicated @ A1

FIG NO: 21163 ENG NO: DA101

NORTH

REVISION: E



1 WAREHOUSE - L1 1:300

ISSUE FOR DA

- GENERAL LEGEND:**
- 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
 - 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

DATE	DESCRIPTION	DATE
16.12.21	ISSUE FOR DA	16.12.21
30.11.21	FOR CLIENT REVIEW	30.11.21
19.11.21	FOR CLIENT REVIEW	19.11.21
12.11.21	ISSUE FOR INFORMATION	12.11.21
04.11.21	ISSUE FOR INFORMATION	04.11.21

CLIENT: HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRVILLE

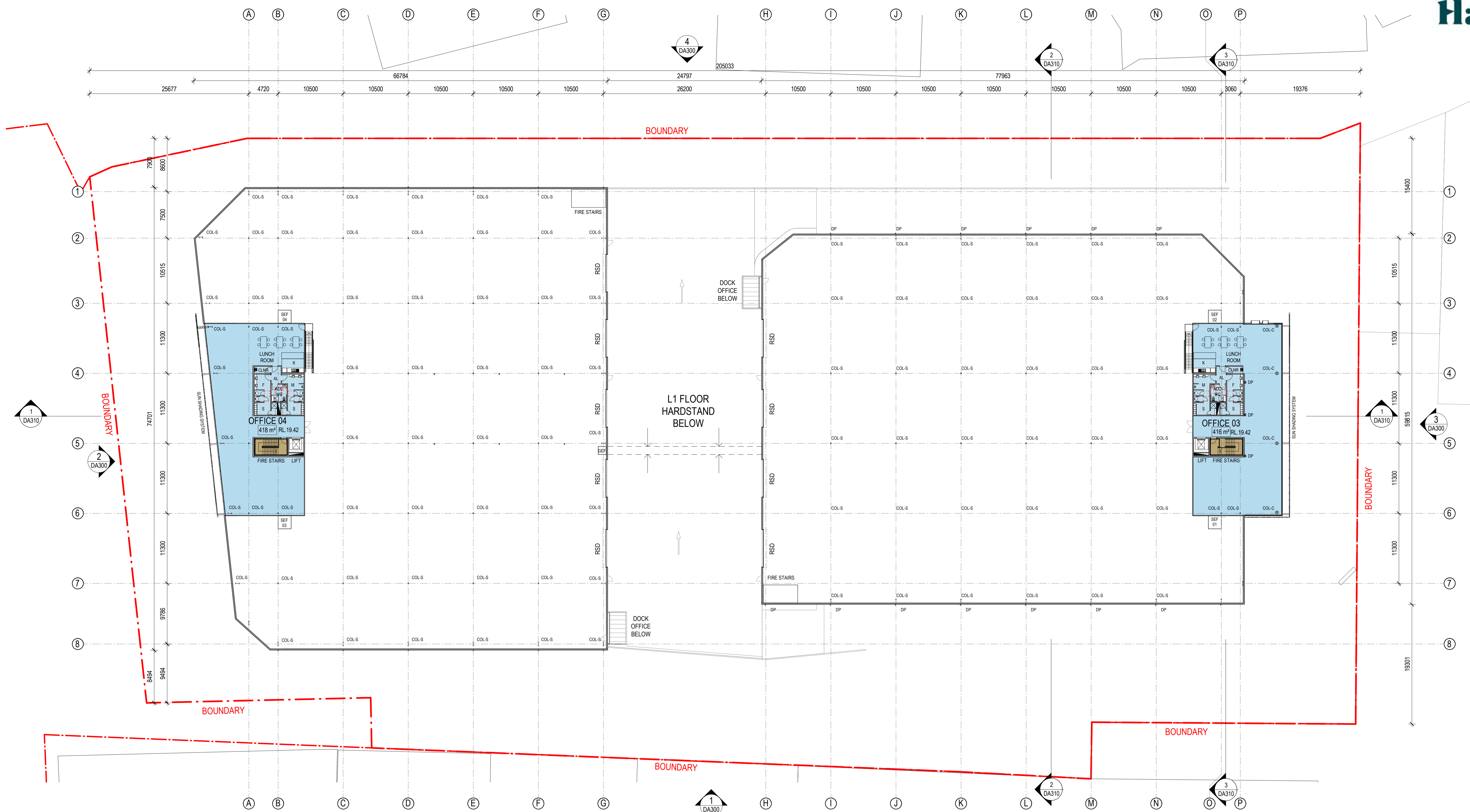
TITLE: WAREHOUSE L1 FLOOR PLAN

DATE: 16.12.21 SCALE: As indicated @ A1

JOB NO: 21163

ENG NO: DA102

REVISION: E



1 MEZZANINE OFFICE - L1 1 : 300

ISSUE FOR DA

- GENERAL LEGEND:**
- 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
 - 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	
D	FOR CLIENT REVIEW 30.11.21
C	FOR CLIENT REVIEW 19.11.21
B	ISSUE FOR INFORMATION 12.11.21
A	ISSUE FOR INFORMATION 04.11.21
ISSUE DESCRIPTION	DATE

CLIENT: HALE

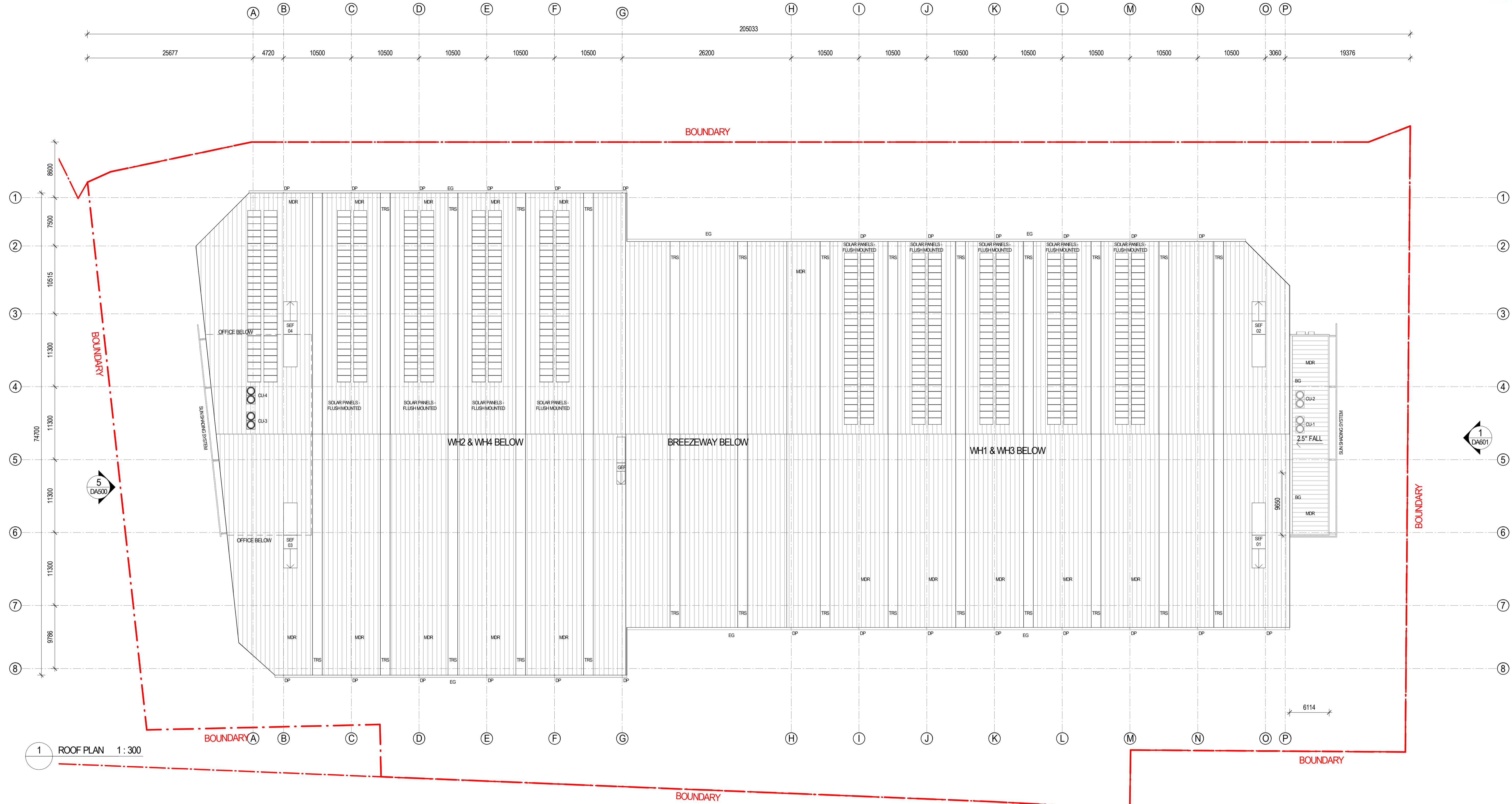
PROPOSED INDUSTRIAL DEVELOPMENT
42 RAYMOND AVENUE, MATRUVILLE

TITLE: WAREHOUSE L1 MEZZ FLOOR PLAN

DATE: 30.11.21 SCALE: As indicated @ A1

JOB NO: 21163 ENG NO: DA103

REVISION: D



1 ROOF PLAN 1:300

TRANSLUCENT SHEET ROOF COVERAGE		
ROOF MATERIAL	AREA COVERAGE	PERCENTAGE COVERAGE
_SBA EXF-11 - GREEN TINTED GLASS	1,369 m ²	13%
EXTERNAL (MDR) COLORBOND SURFMIST	9,468 m ²	87%
Total Roof Area On Slope	10,837 m ²	

- 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

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A	ISSUE FOR INFORMATION	04.11.21

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT
42RAYMOND AVENUE, MATRVILLE

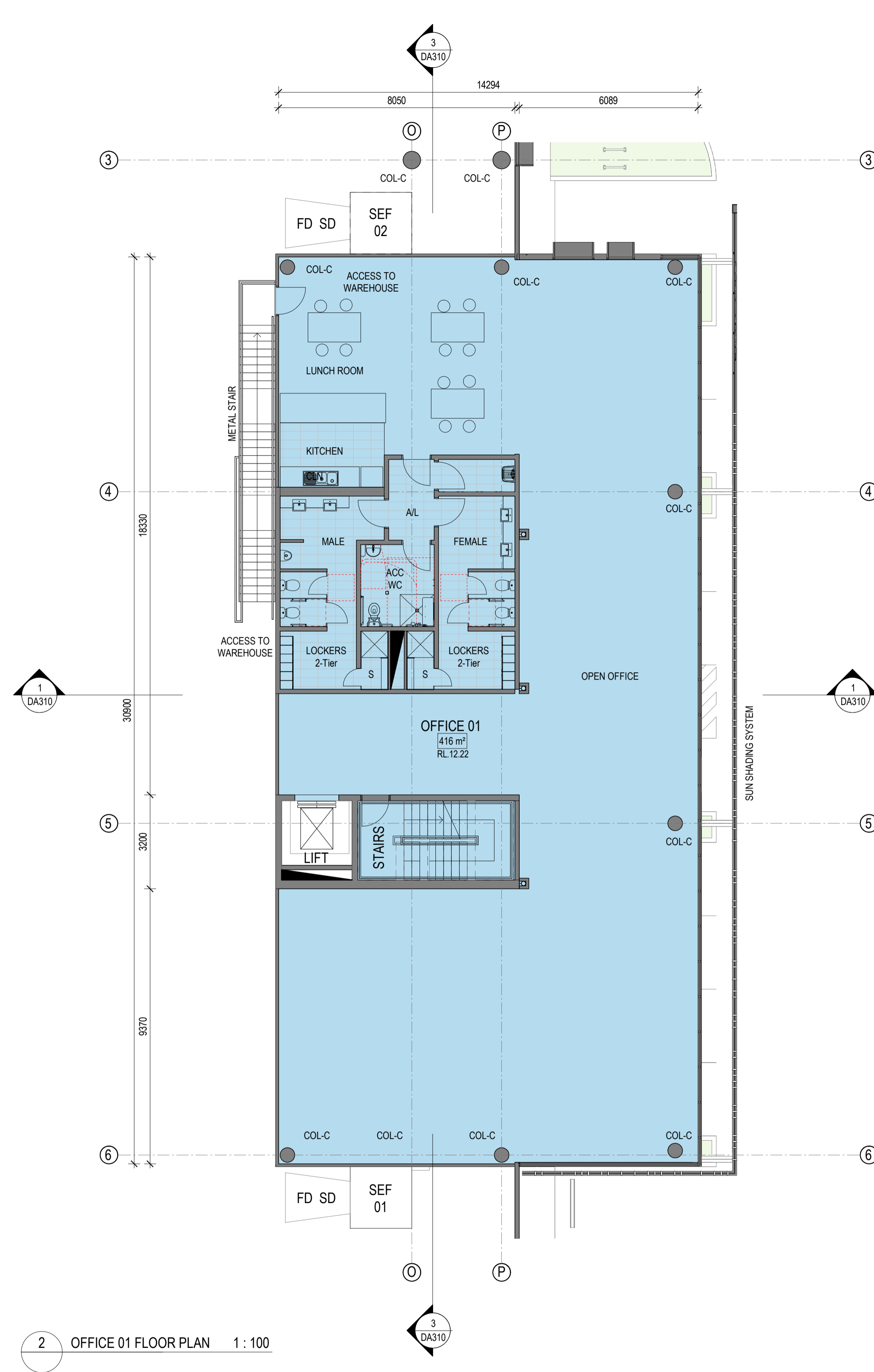
TITLE: WAREHOUSE ROOF PLAN

DATE: 01.03.22 SCALE: As indicated @ A1 #21163 DWG NO: DA104

REVISION: F



1 GF AMENITIES 1:100



2 OFFICE 01 FLOOR PLAN 1:100

ISSUE FOR DA

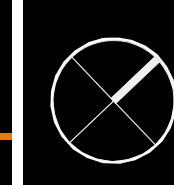


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B	FOR CLIENT REVIEW	19.11.21
A	ISSUE FOR INFORMATION	04.11.21

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRIVILLE



TITLE
OFFICE 01 FLOOR PLANS

DATE: 16.12.21 SCALE: 1:100 @ A1

JOB NO: 21163 ENG NO: DA200

REVISION

D



1 OFFICE 02 - GF 1 : 100



2 OFFICE 02 - MEZZ 1 : 100

ISSUE FOR DA

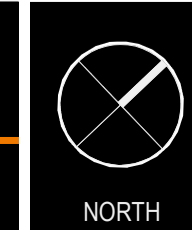


ISSUE	DESCRIPTION	DATE
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C	FOR CLIENT REVIEW	19.11.21
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A	ISSUE FOR INFORMATION	04.11.21

CLIENT: HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRVILLE

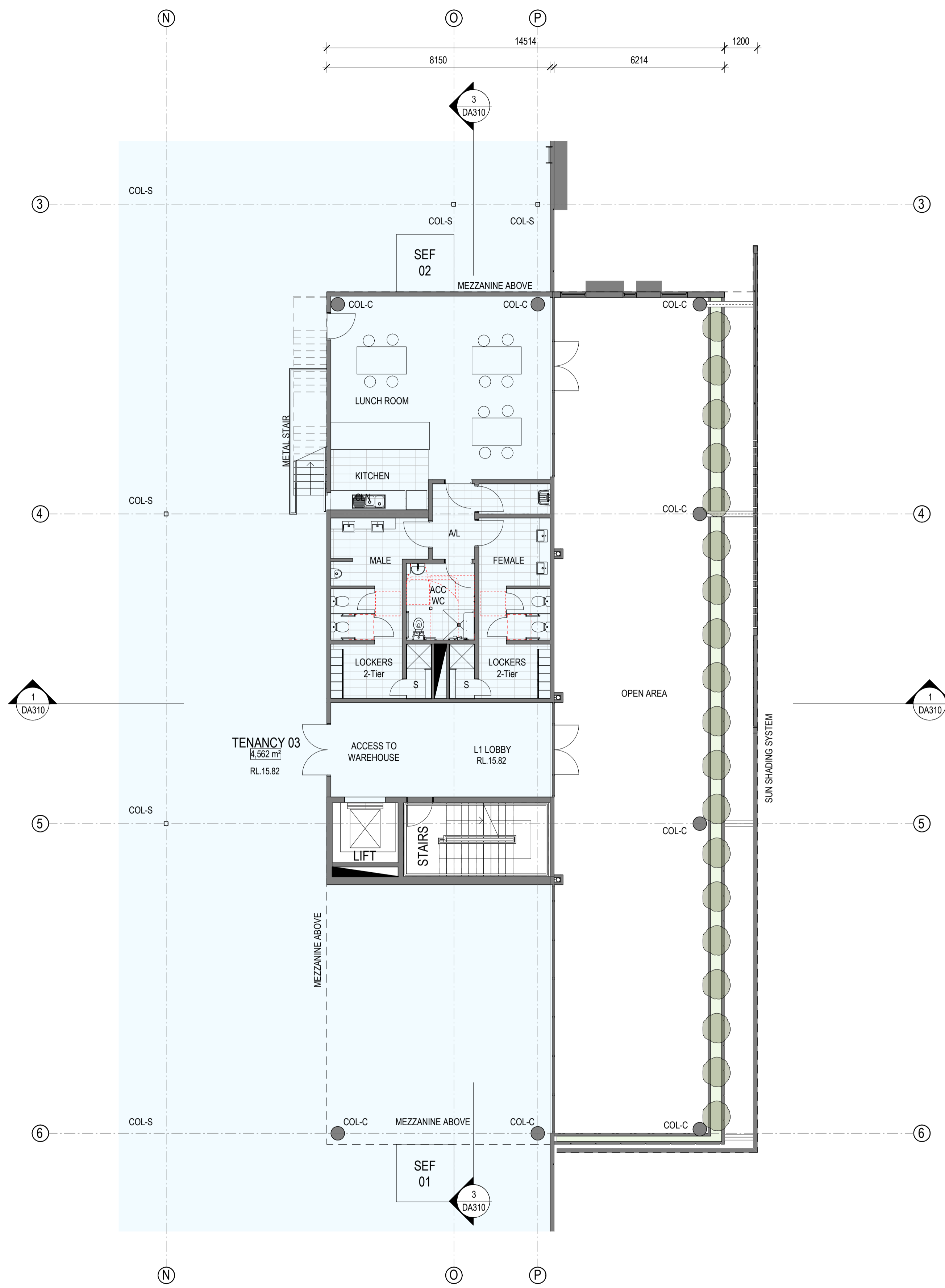


TITLE: OFFICE 02 FLOOR PLANS

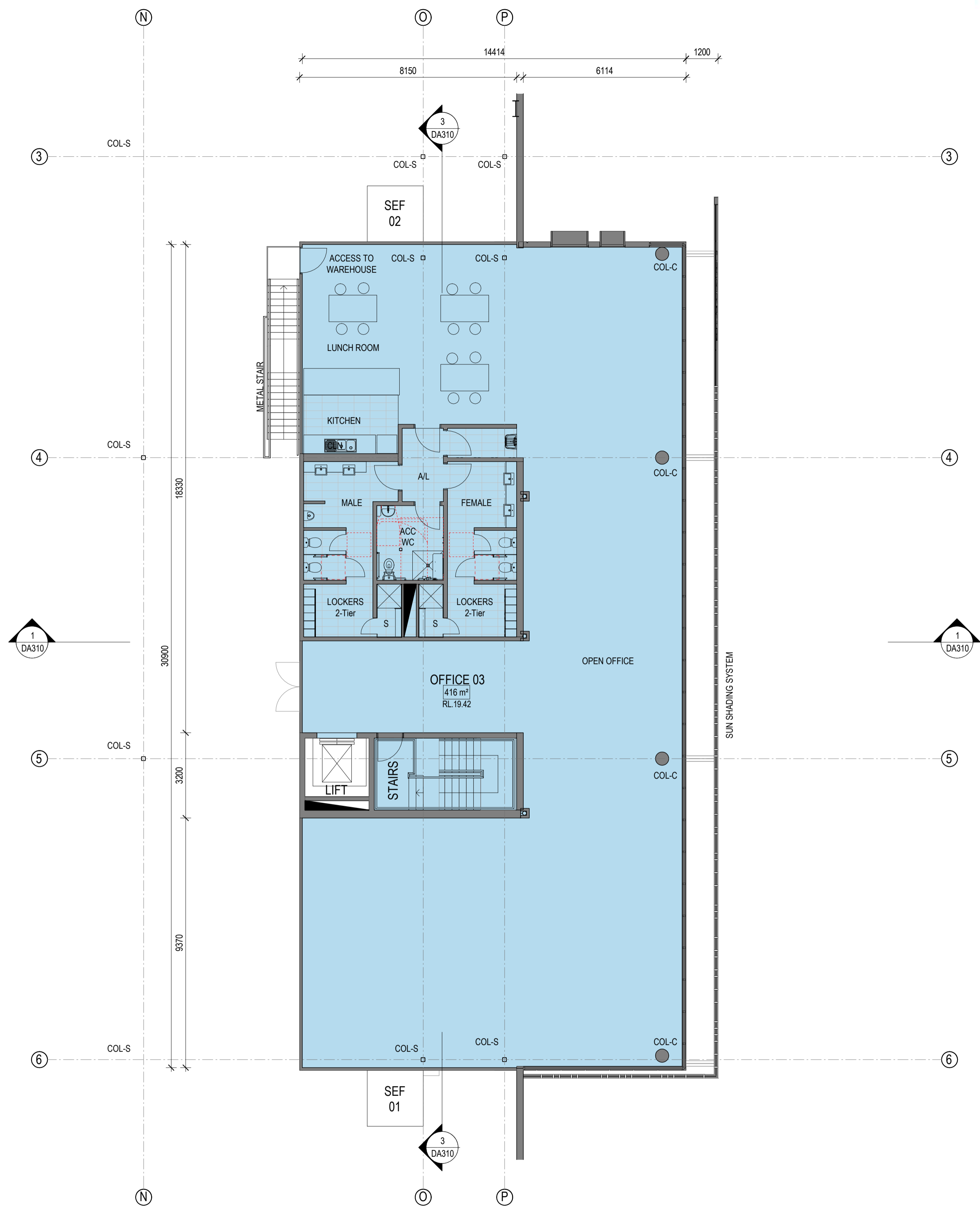
DATE: 16.12.21 SCALE: 1 : 100 @ A1

JOB NO: 21163 ENG NO: DA201

REVISION: E



1 OFFICE 03 - GF 1 : 100



2 OFFICE 03 - MEZZ 1 : 100

ISSUE FOR DA

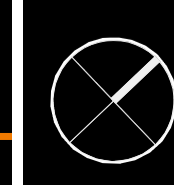


ISSUE	DESCRIPTION	DATE
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C	FOR CLIENT REVIEW	19.11.21
B	ISSUE FOR INFORMATION	12.11.21
A	ISSUE FOR INFORMATION	04.11.21

CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42RAYMOND AVENUE, MATRIVILLE



TITLE
OFFICE 03 FLOOR PLANS

DATE: 16.12.21 SCALE: 1 : 100 @ A1

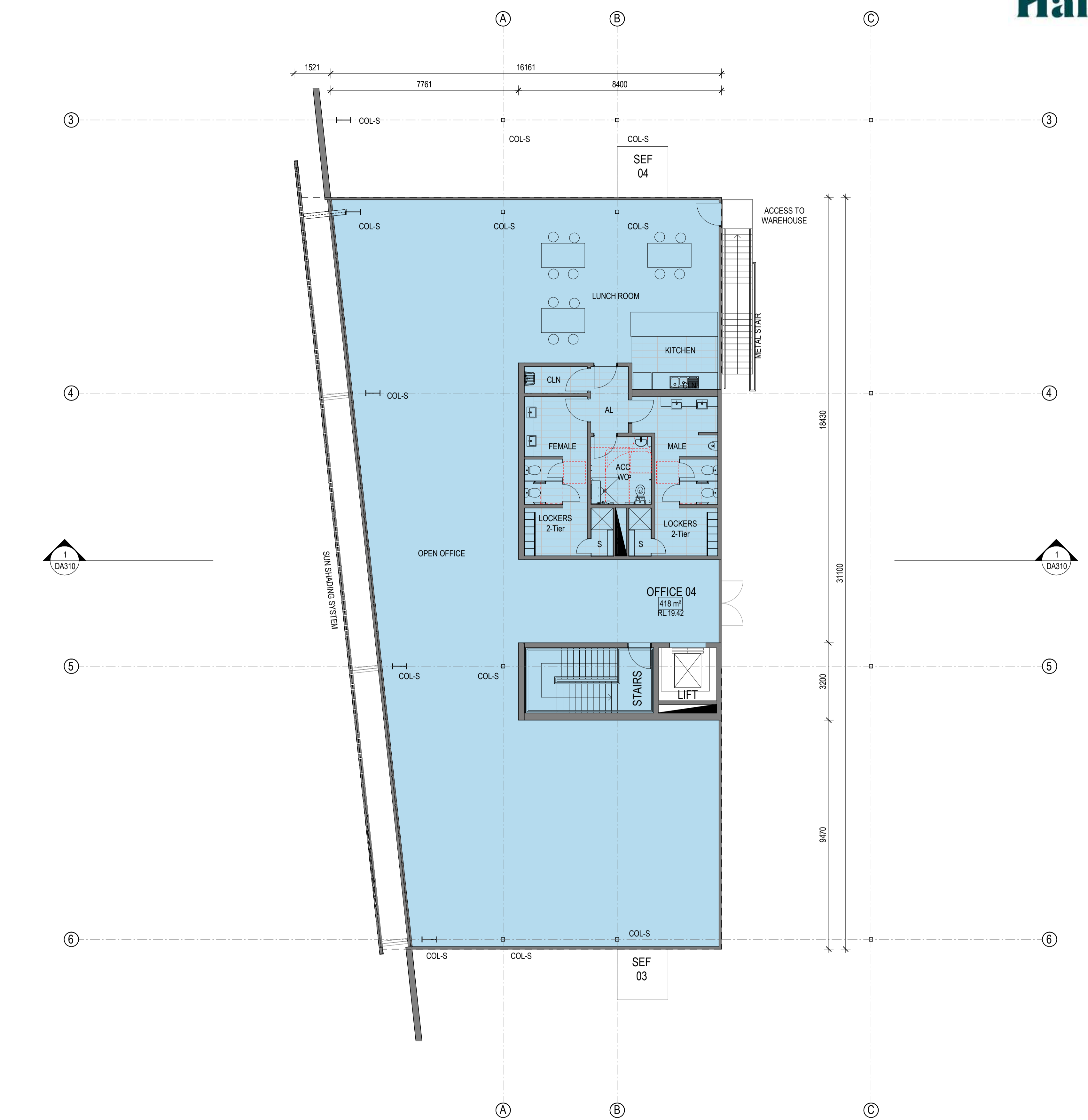
JOB NO: 21163 ENG NO: DA202

REVISION

E



1 OFFICE 04 - GF 1 : 100



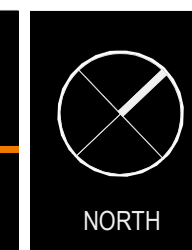
2 OFFICE 04 - MEZZ 1 : 100

ISSUE FOR DA

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CLIENT:
HALE

PROPOSED INDUSTRIAL DEVELOPMENT
42 RAYMOND AVENUE, MATRIVILLE

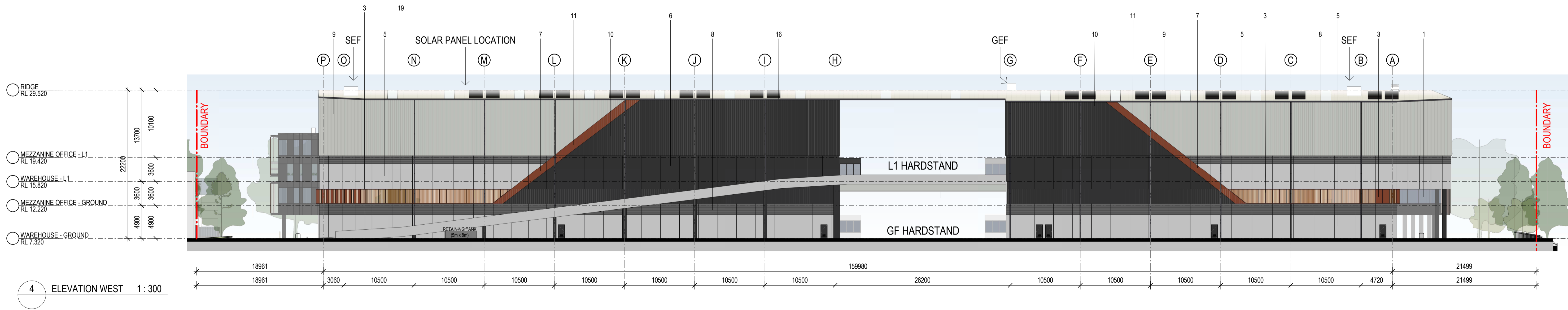
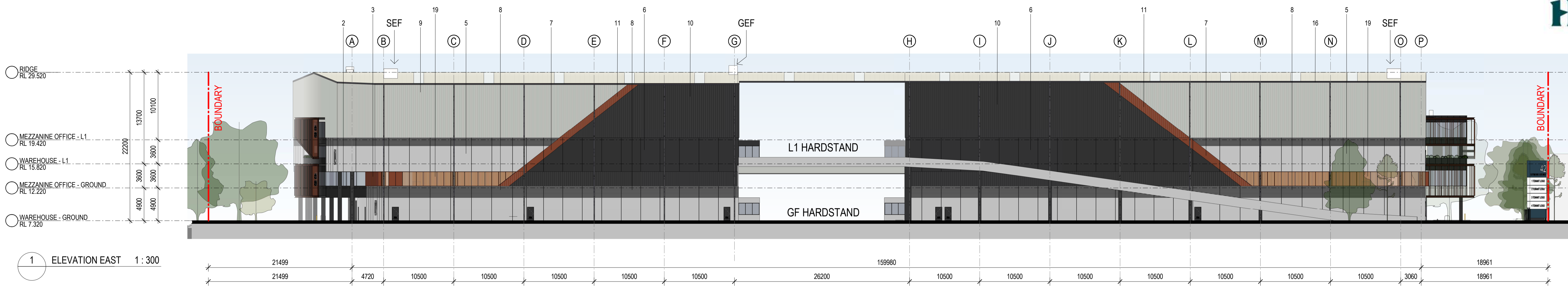


TITLE
OFFICE 04 FLOOR PLANS

DATE: 16.12.21 SCALE: 1 : 100 @ A1

JOB NO: 21163 ENG NO: DA203

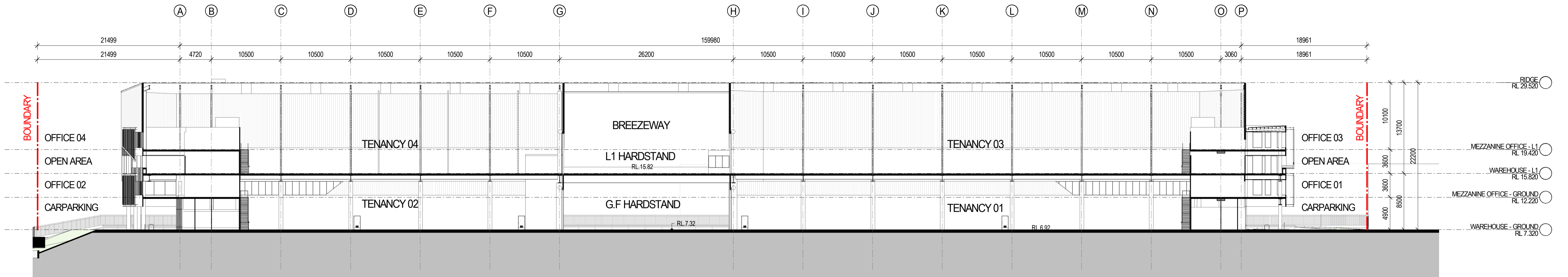
REVISION
E



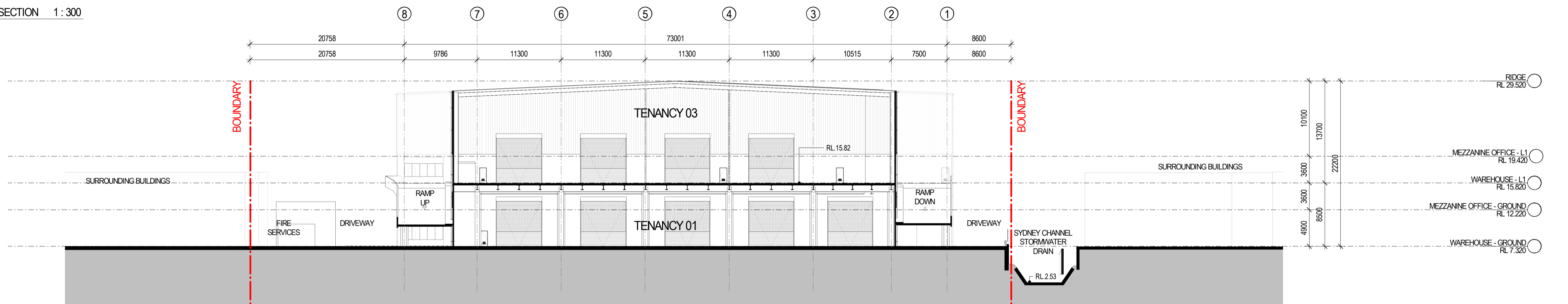
INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

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
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	

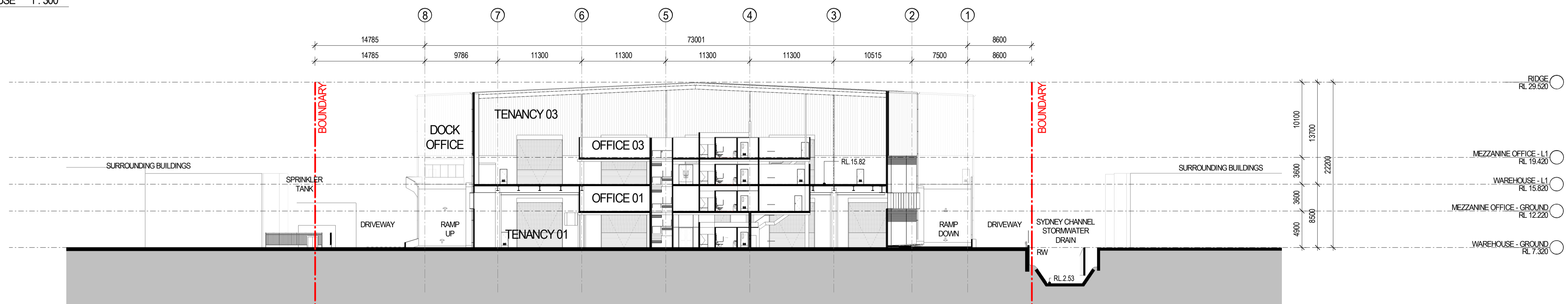
ISSUE FOR DA



1 WAREHOUSE LONG SECTION 1:300



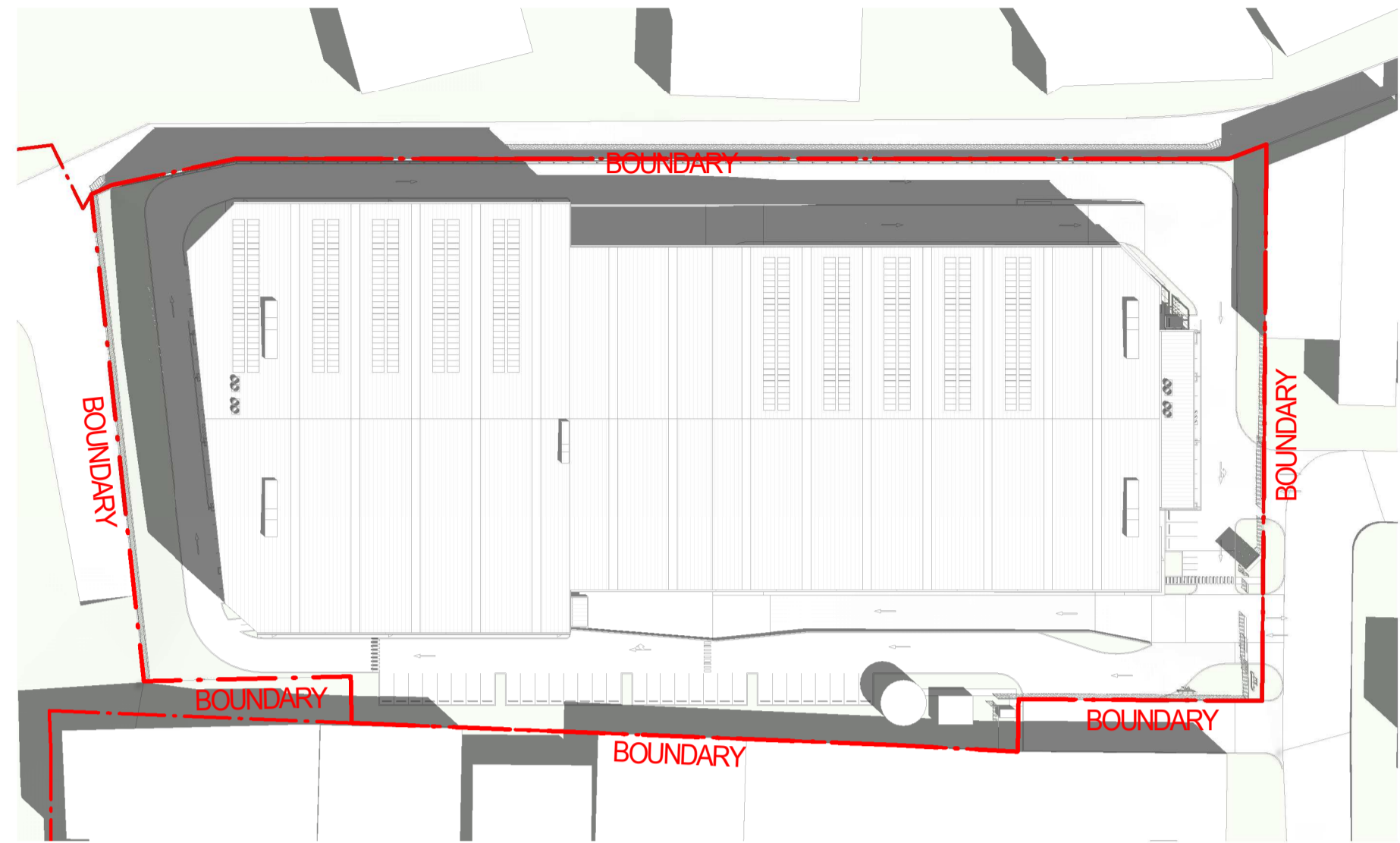
2 SECTION - WAREHOUSE 1:300



3 SECTION - WAREHOUSE/OFFICES 1 1:300

ISSUE FOR DA

ISSUE	DESCRIPTION	DATE
E	ISSUE FOR DA - Rv 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



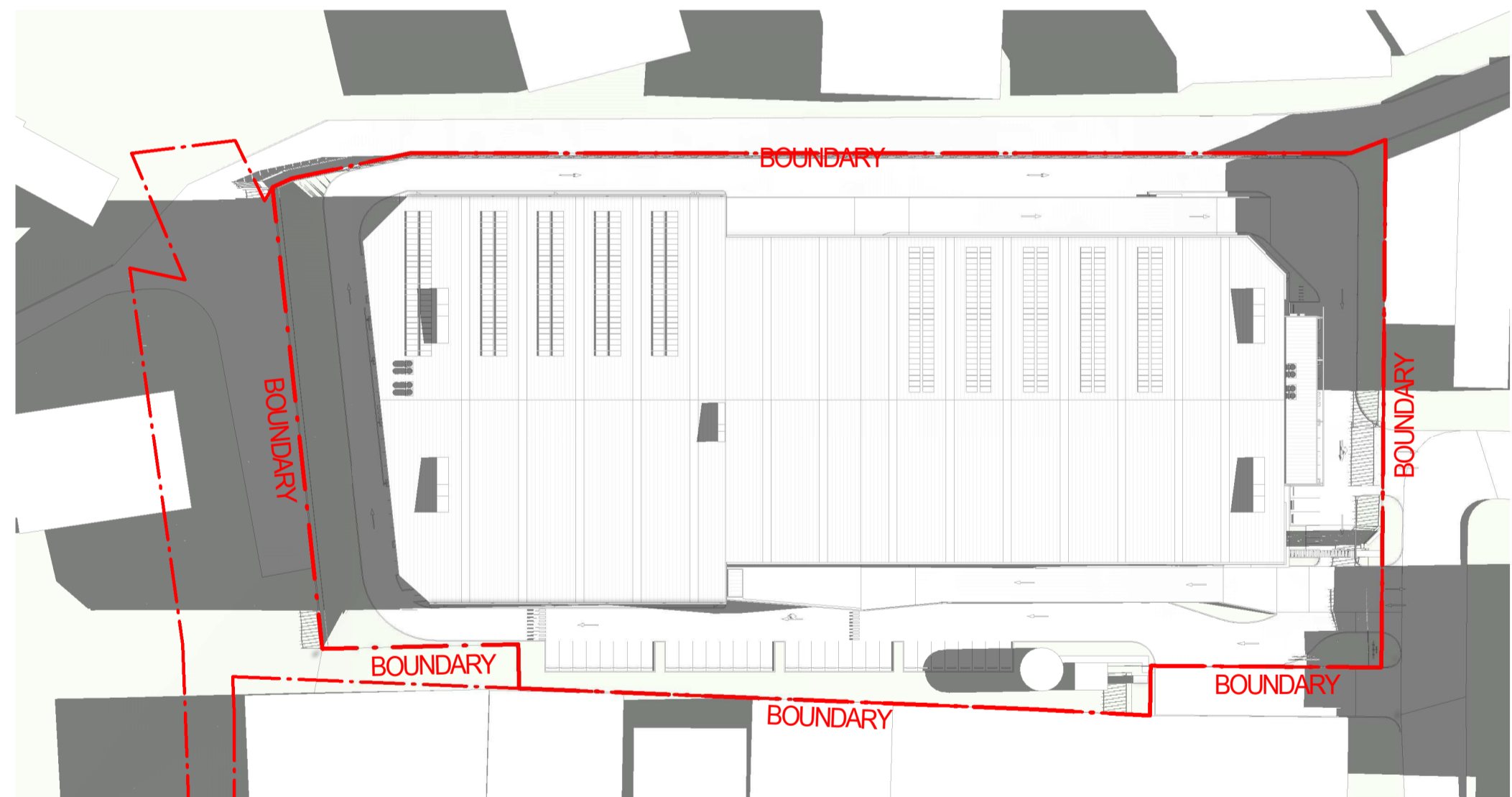
1 9AM SUMMER SOLSTICE (21-12) SHADOWS 1: 1000



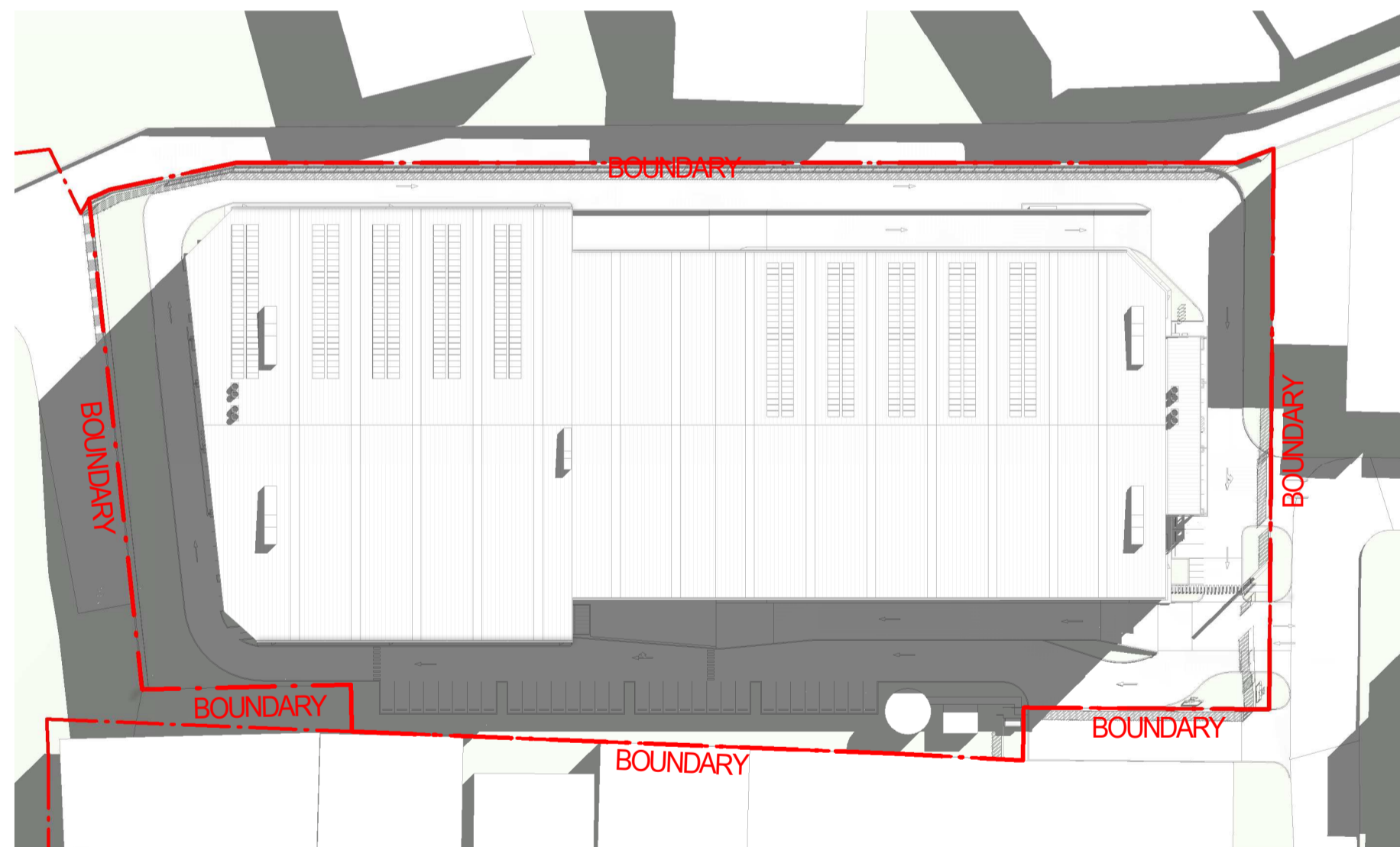
2 12PM SUMMER SOLSTICE (21-12) SHADOWS 1: 1000



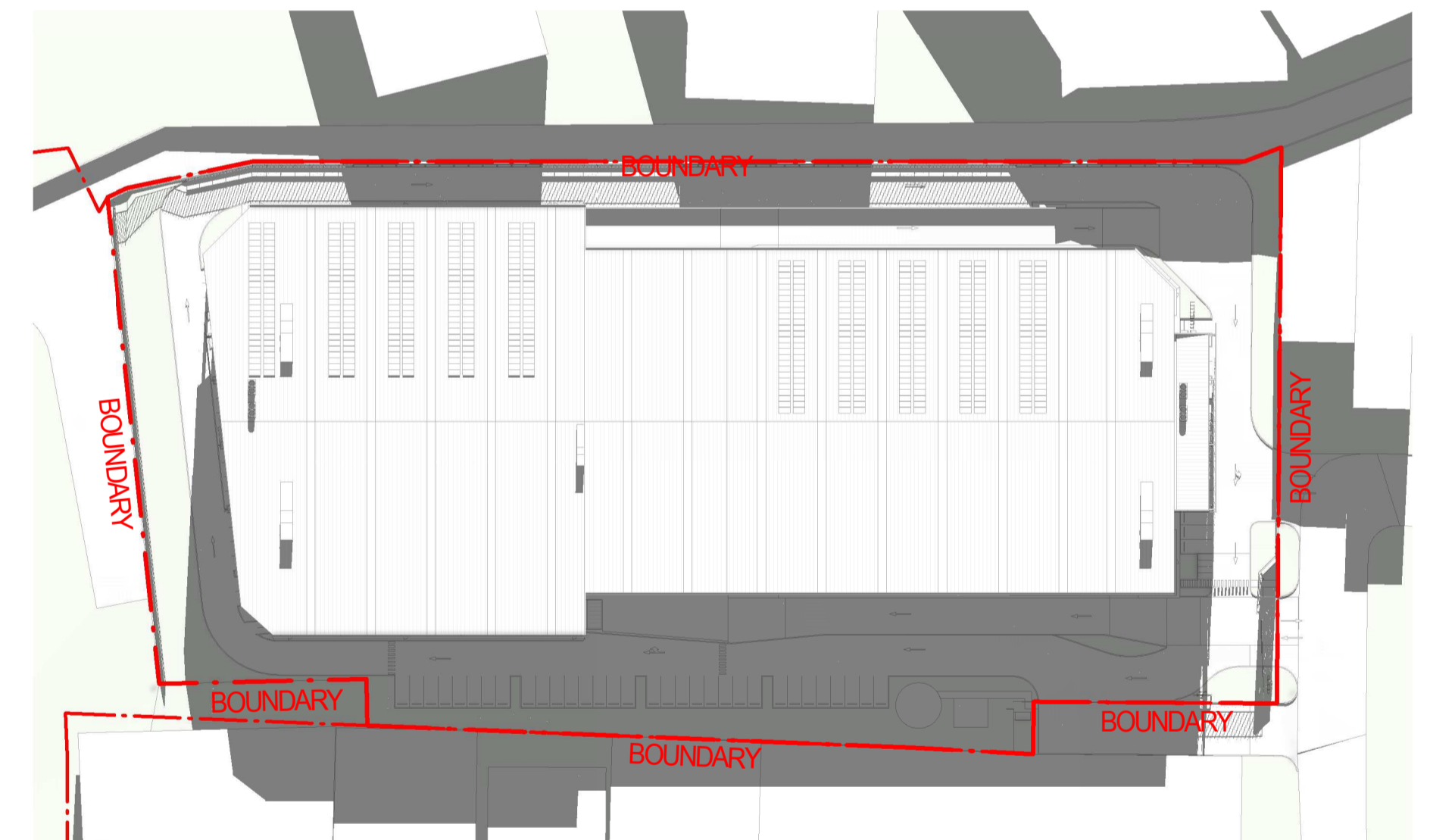
3 3PM SUMMER SOLSTICE (21-12) SHADOWS 1: 1000



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

SBA ARCHITECTS

ISSUE	DESCRIPTION	DATE
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B	FOR CLIENT REVIEW	19.11.21
A	ISSUE FOR INFORMATION	04.11.21

CLIENT: HALE

PROPOSED INDUSTRIAL DEVELOPMENT

42 RAYMOND AVENUE, MATRVILLE

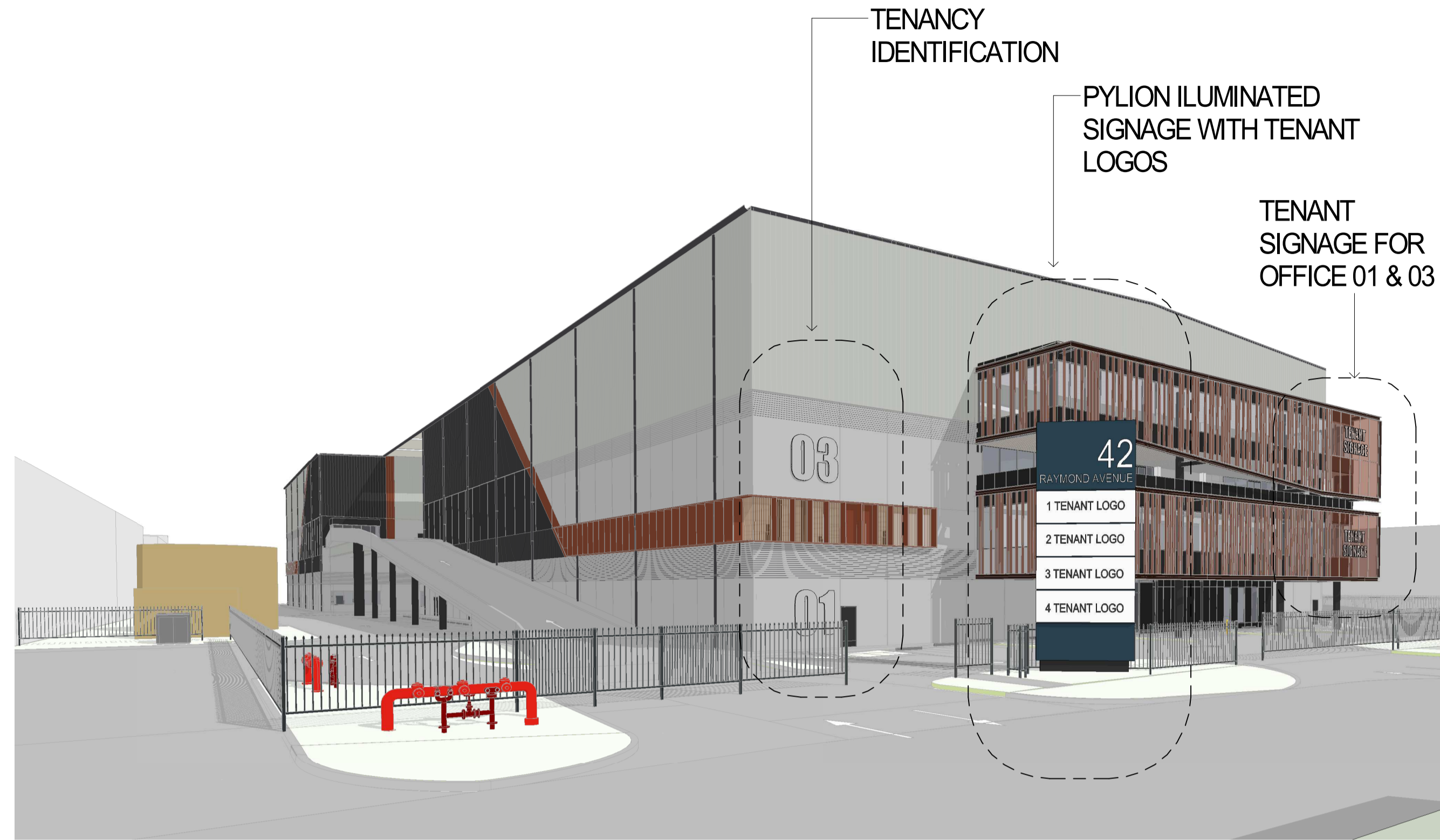


TITLE: SHADOW DIAGRAM

DATE: 01.03.22 SCALE: 1: 1000 @A1

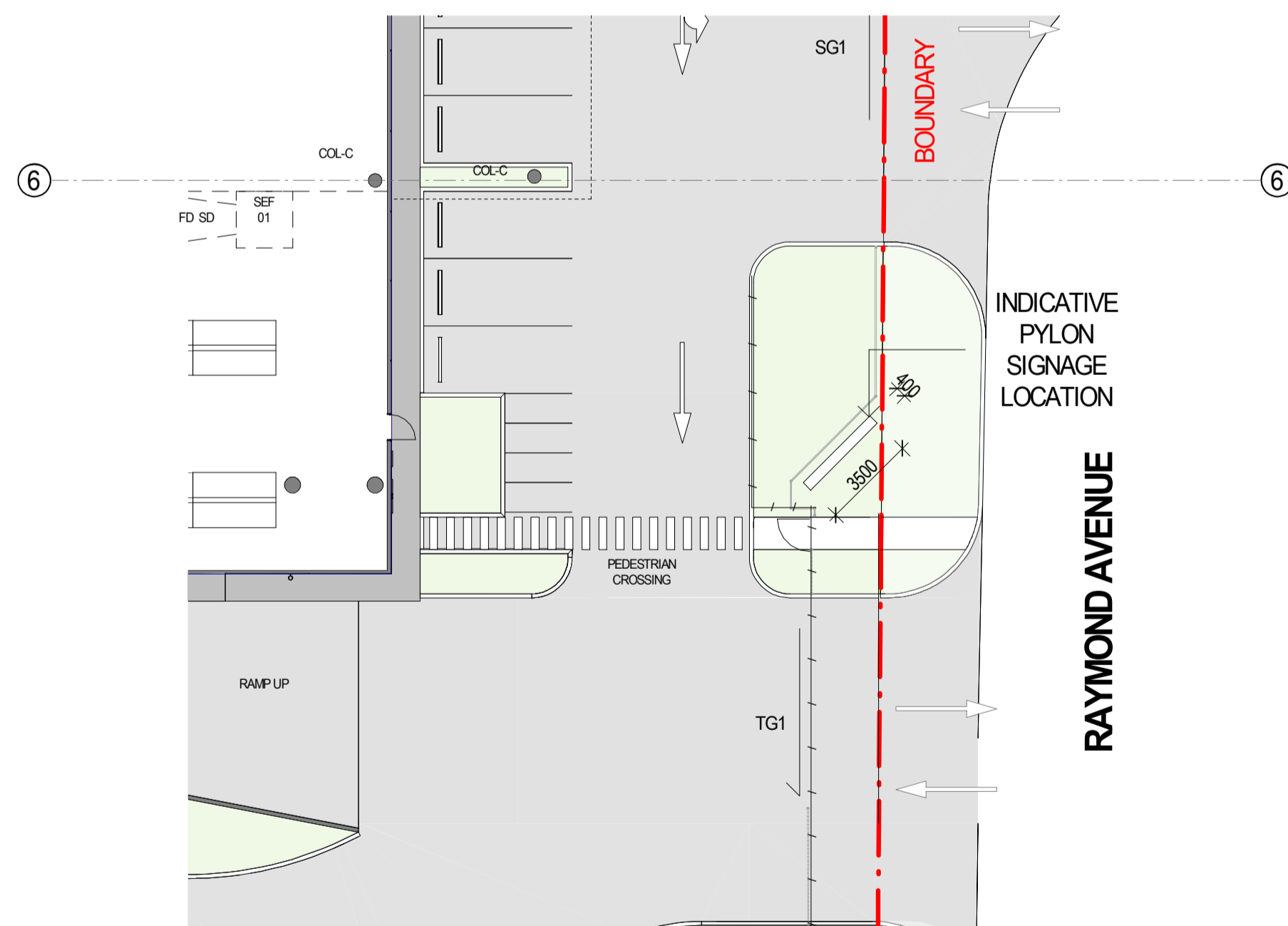
REF NO: 21163 DWG NO: DA401

REVISION: E

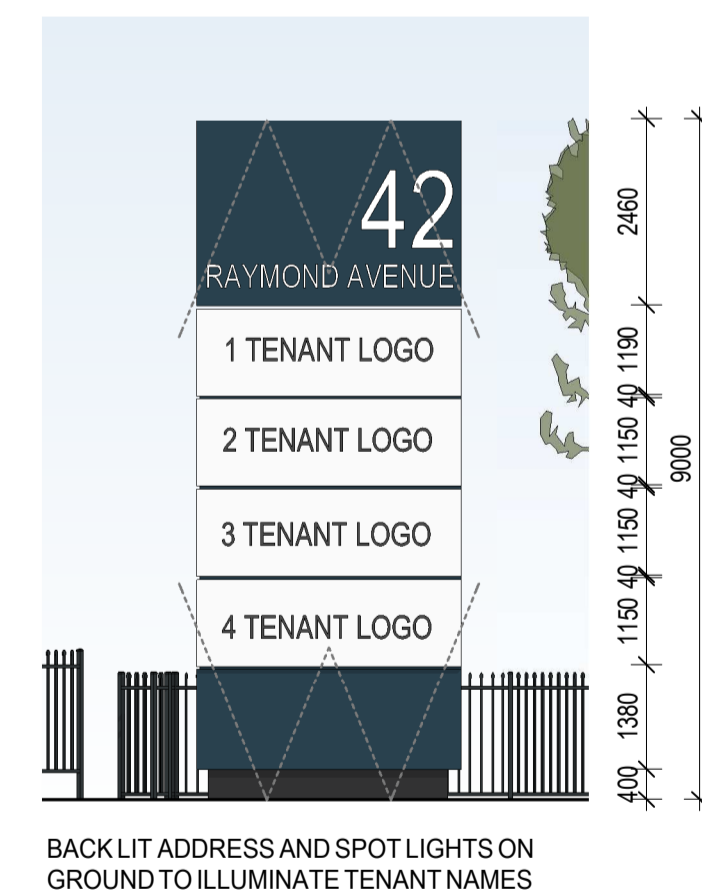


4 TENANT SIGNAGE OFFICE 01 & 03 1 : 200

1 SIGNAGE PERSPECTIVE



2 PYLON SIGNAGE KEYPLAN 1 : 200



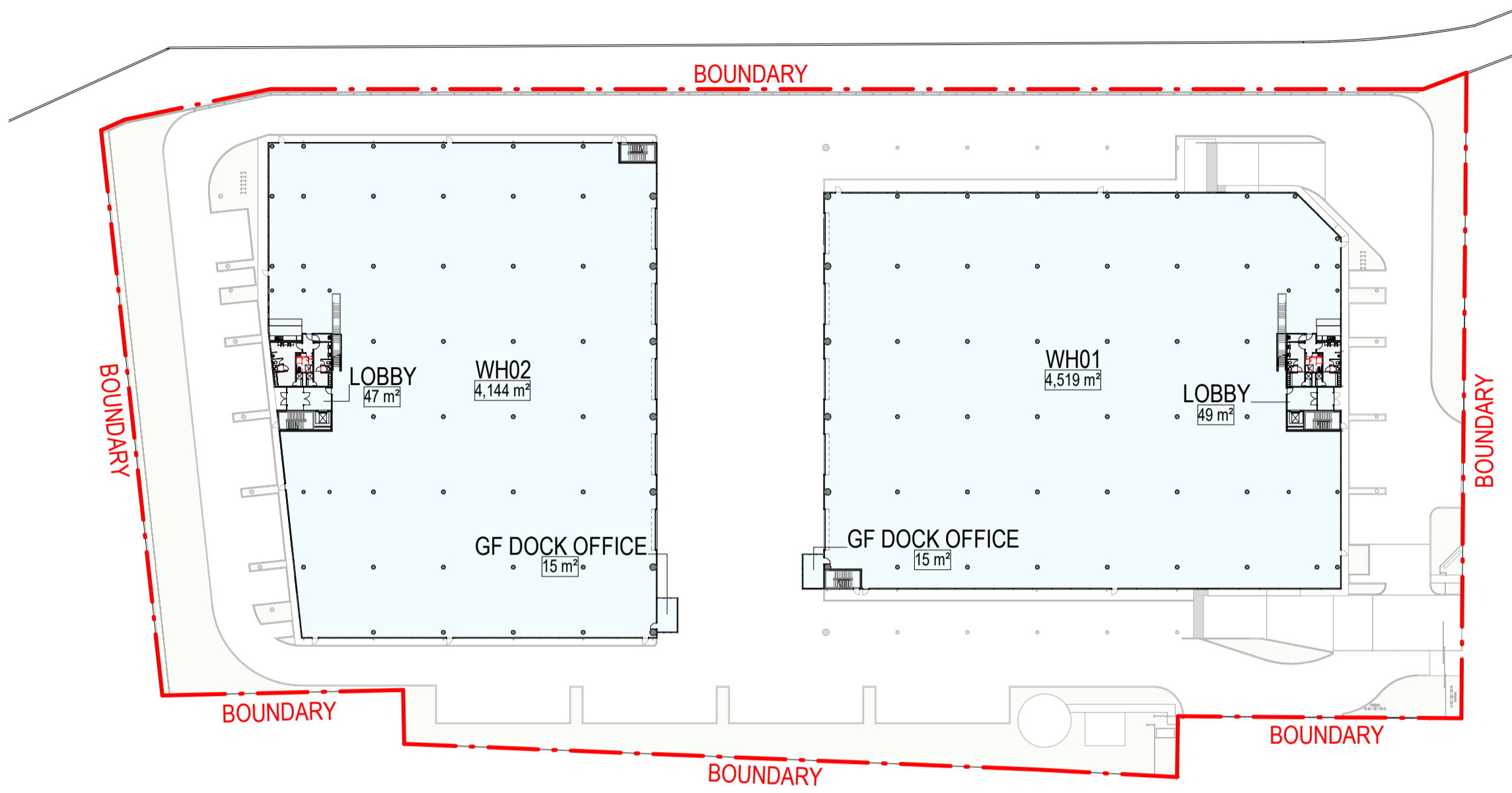
3 PYLON SIGNAGE ELEVATION 1 : 100



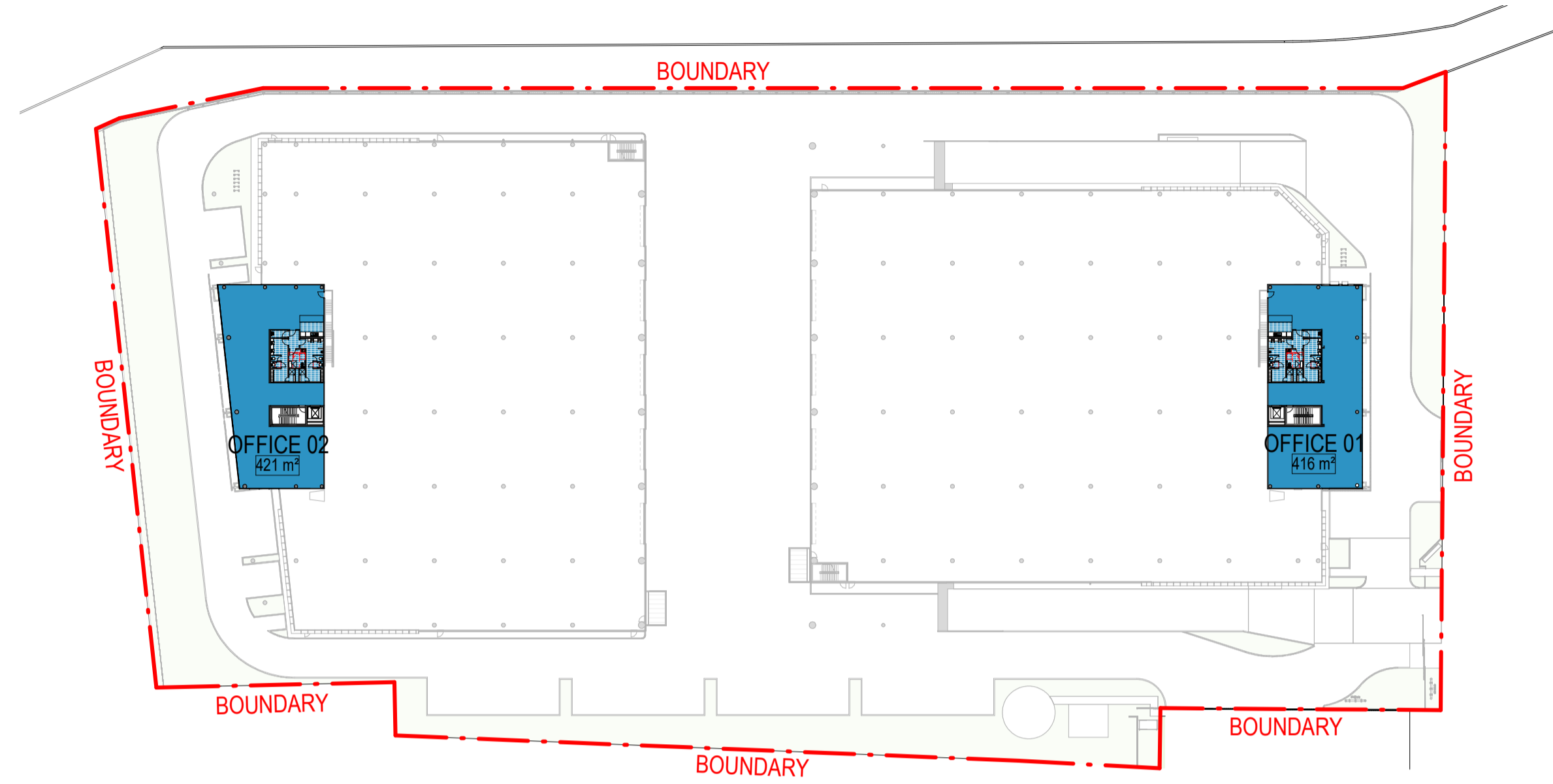
5 TENANT SIGNAGE OFFICE 02 & 04 1 : 200

ISSUE FOR DA

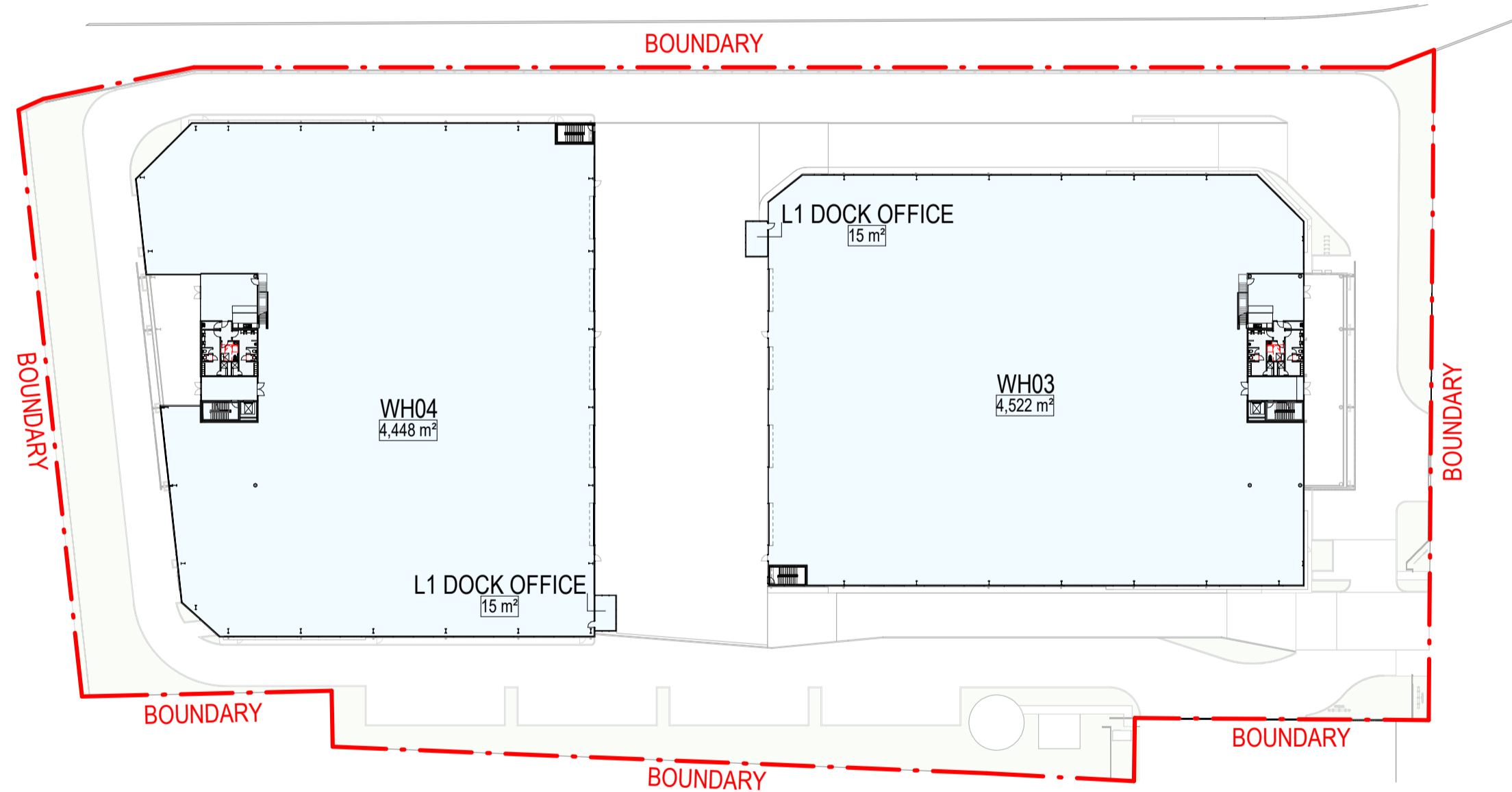
ISSUE	DESCRIPTION	DATE
C	ISSUE FOR DA - Rev B	01.03.22
B	ISSUE FOR DA	16.12.21
A	FOR CLIENT REVIEW	30.11.21



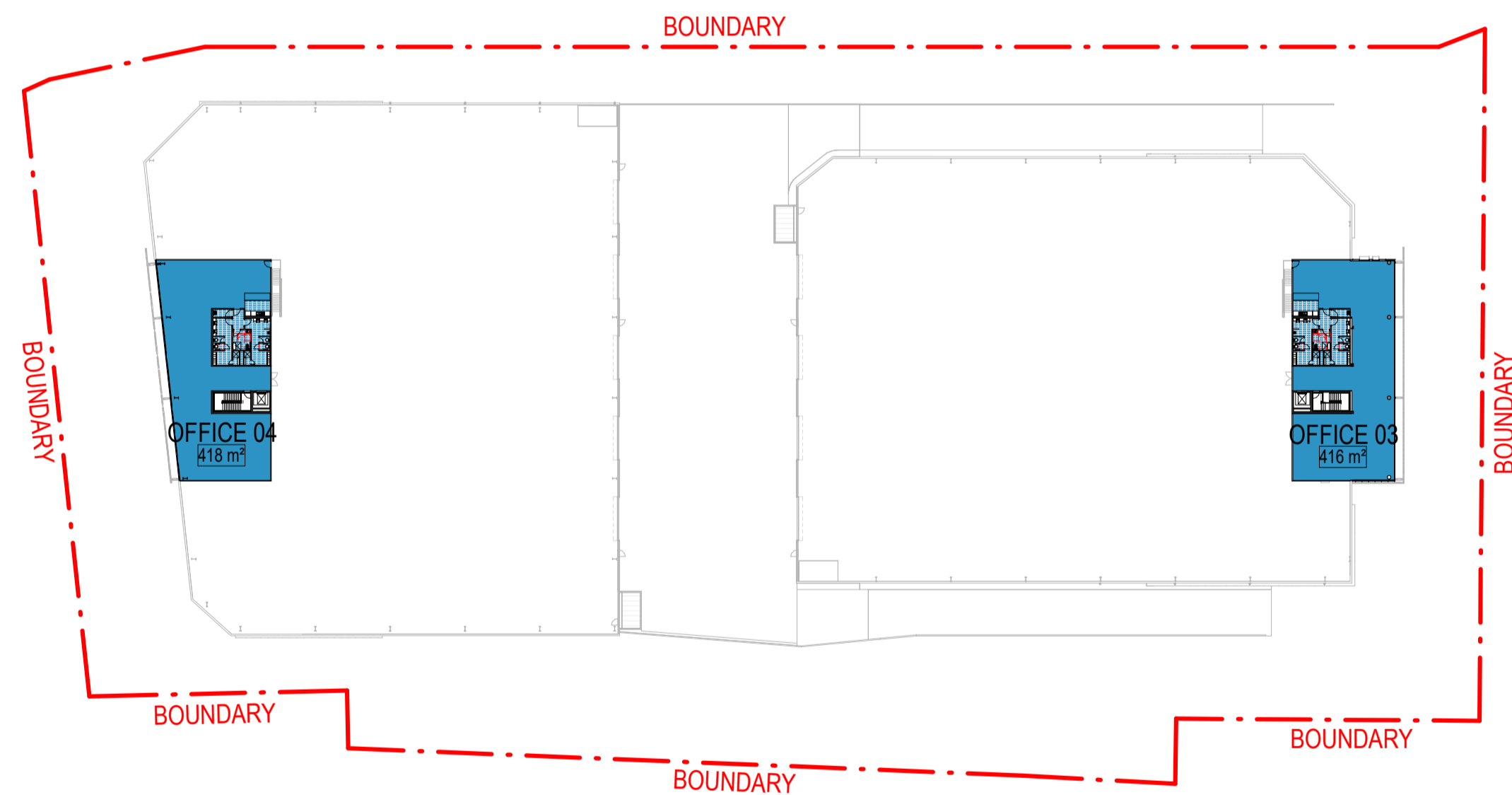
7 WAREHOUSE - GFA 1 : 750



5 MEZZANINE - GROUND - GFA 1 : 750



8 WAREHOUSE L1 - GFA 1 : 750

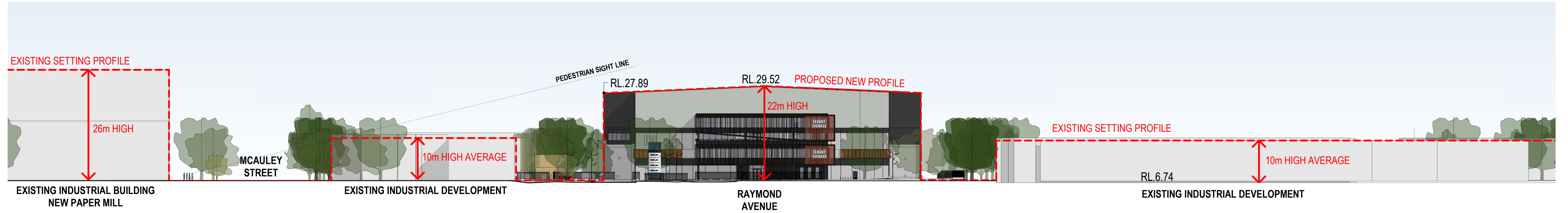


6 MEZZANINE - L1 - GFA 1 : 750

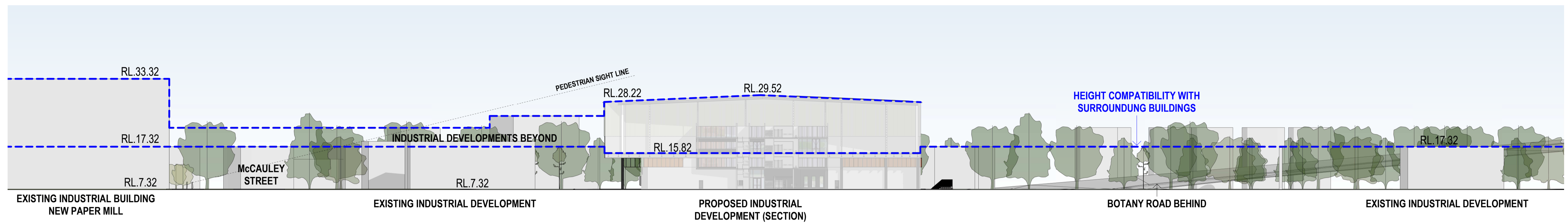
DEVELOPMENT SUMMARY	
GFA CALCULATIONS:	
DEVELOPABLE SITE AREA <small>(Lot 1 DP 369668, Lot 32 Section B DP 8313 & Lot 1 DP 511092)</small>	19,437 m ²
NON-DEVELOPABLE SITE AREA <small>(Lot 2 DP1082623)</small>	3,337 m ²
TOTAL SITE AREA	22,774 m ²
OFFICE AREA	1671 m ²
WAREHOUSE & DOCK OFFICE AREA	17789 m ²
TOTAL GFA:	19460 m ²
PROPOSED FSR	1.01:1
LANDSCAPE AREA 11.5%	2250 m ²
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)



1 ELEVATION NORTH 1 : 500



2 SECTION E-W DIRECTION 1 : 500



4 BIRDS EYE VIEW FROM EAST



5 BIRDS EYE VIEW FROM NORTH

ISSUE FOR DA (SHEET ADDED ON REV B)

SBA ARCHITECTS

ISSUE	DESCRIPTION	DATE
A	ISSUE FOR DA - Rev B	01.03.22

CLIENT: HALE

PROPOSED INDUSTRIAL DEVELOPMENT
42 RAYMOND AVENUE, MATRUVILLE

RELATIONSHIP TO EXISTING SETTING

DATE: 01.03.22 SCALE: 1 : 500 @ A1 PLOT NO: 21163 DWG NO: DA601 REVISION: A