

FLYNN AVENUE

**GROSS FLOOR AREA**

- Service Station: 250sqm
- Fast Food Pad Site: 400sqm
- Supermarket: 1,500sqm
- Large Format Retail: 1,500sqm
- Retail/commercial: 1,200sqm
- Child Care: 500sqm

**TOTAL: 5,350sqm**



NSW GOVERNMENT  
Planning

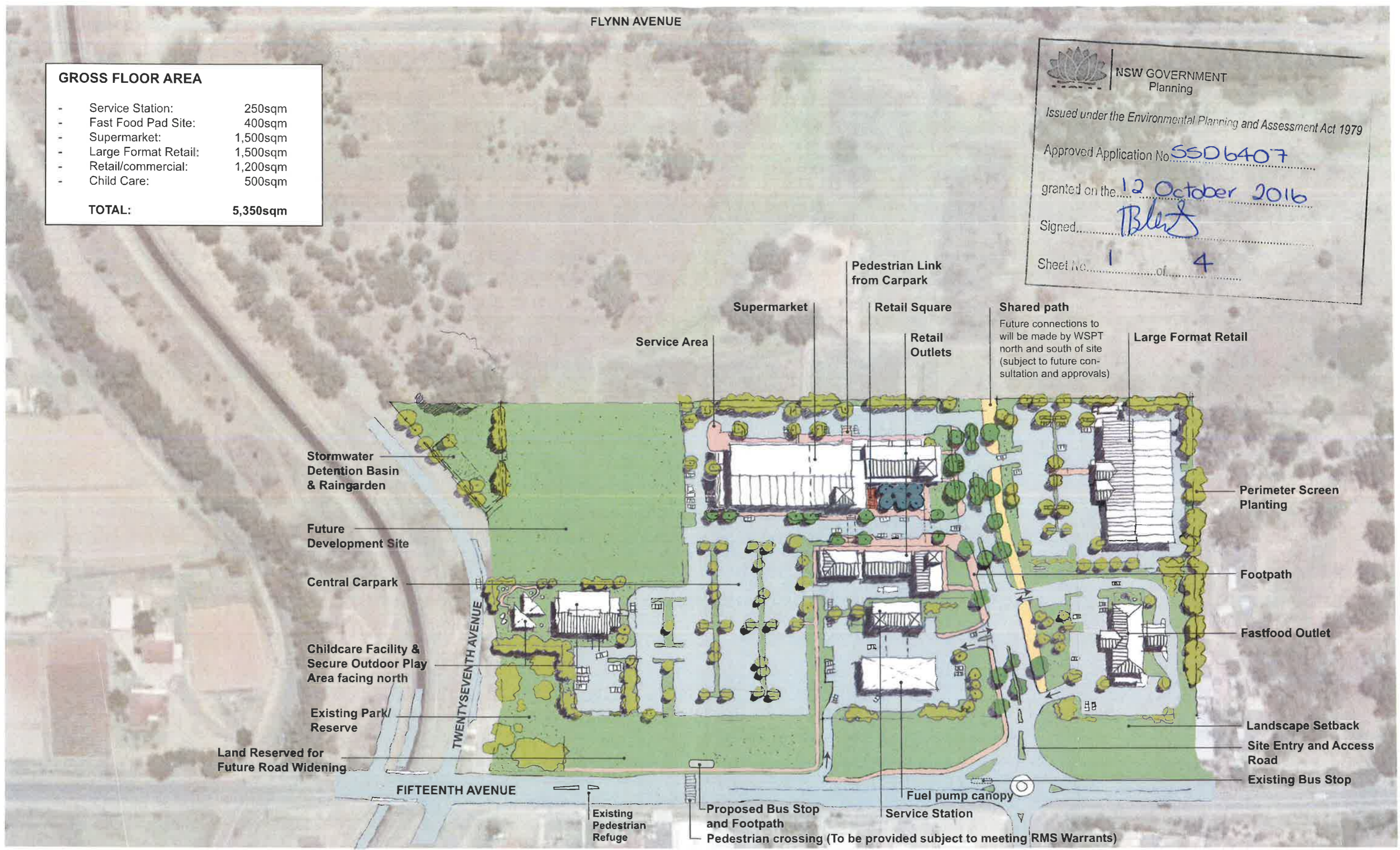
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD6407

granted on the 12 October 2016

Signed: [Signature]

Sheet No. 1 of 4



**LFA (PACIFIC) PTY LIMITED**

MASTERPLANNING  
URBAN DESIGN  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
INTERIORS

**Illustrative Site Plan**

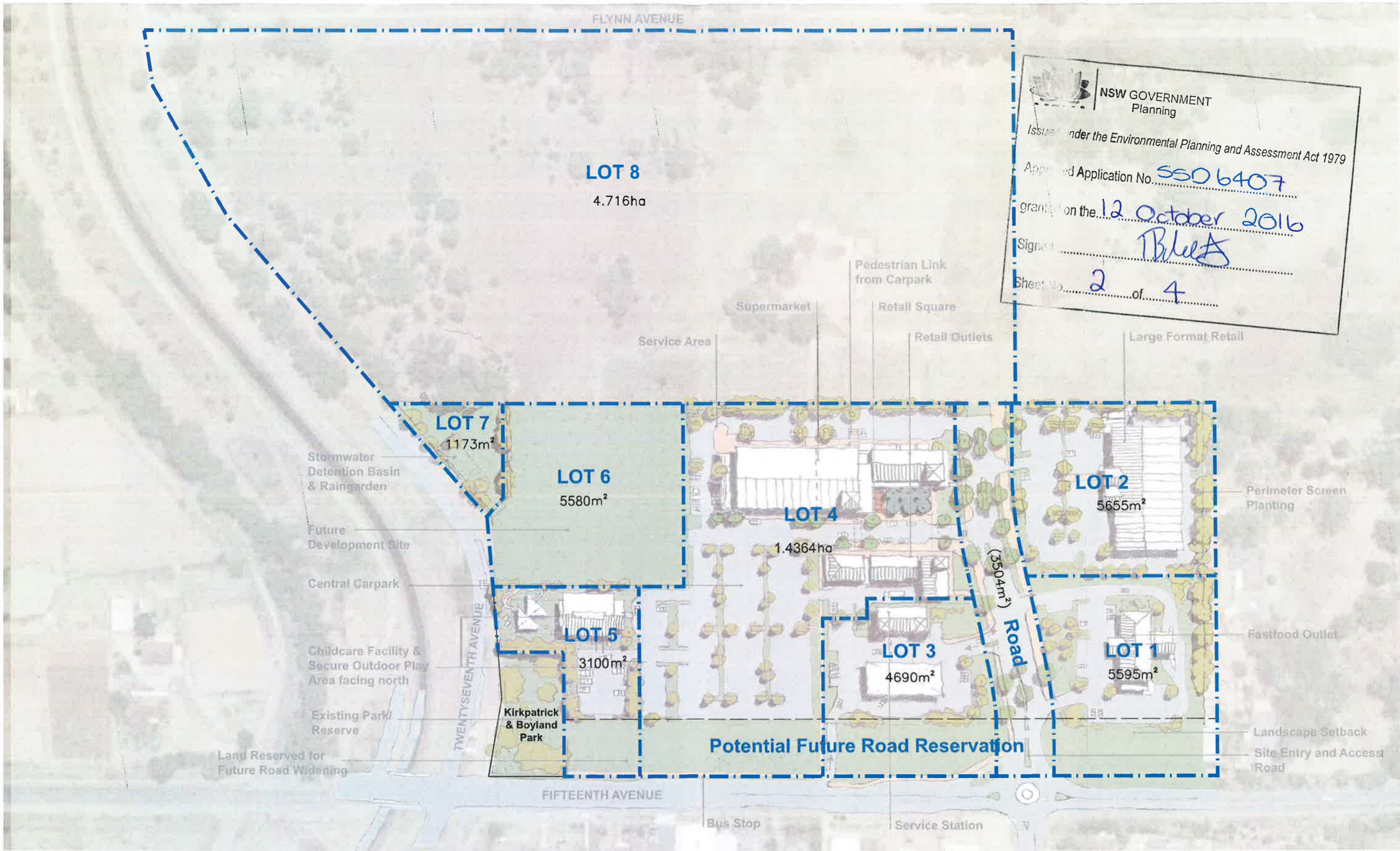
**Fifteenth Avenue Commercial Precinct**


SUITE 4, EDGECLIFF COURT, 2 NEW McLEAN ST, EDGECLIFF NSW 2027  
 M PO BOX 255, EDGECLIFF NSW 2027 T 02 9327 6822 F 02 9327 6554  
 E info@lfa.com.au W www.lfa.com.au ABN 02 830 134 905 CRN ISO 9001 2008

2014-4330 CP01  
3 August 2016



REDIMATED ARCHITECTS A/F 1 FBSTR NO 2198 STEPHEN ANDERS NO 5164




**NSW GOVERNMENT**  
 Planning  
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 granted on the 12 October 2016  
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 Sheet No. 2 of 4





NSW GOVERNMENT  
Planning

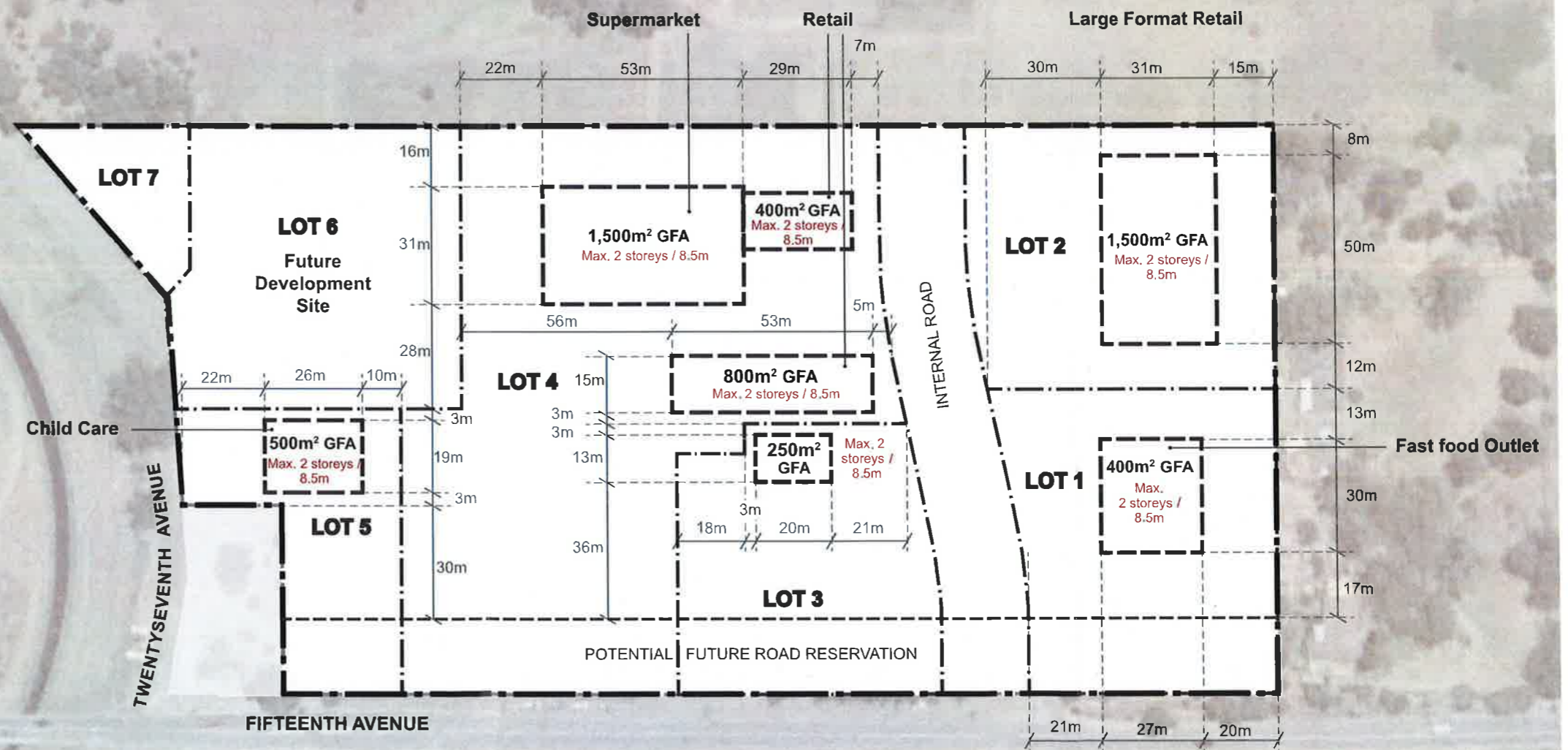
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Sheet No. 3 of 4



Note: Building envelopes and locations shown are indicative only and subject to detailed design at Development Application Stage

- Site boundary
- Indicative building envelope
- Indicative lot boundary
- Building Setback



### Indicative Site Plan Dimensioned

### Fifteenth Avenue Commercial Precinct

SUITE 4, EDGECLIFF COURT, 2 NEW McLEAN ST, EDGECLIFF NSW 2027  
M: PO BOX 269, EDGECLIFF NSW 2027 T: 02 9327 6822 F: 02 9327 6554  
E: info@lfa.com.au W: www.lfa.com.au AUST: 92 850 134 959 CHN: 90 9591 2068  
INDICATED ARCHITECTS AIF FERSTER NO 2128 STEPHEN ANDERS NO 5764

2014-4330 CP04-01  
3 August 2016



**LOT 1**



South Elevation (Fifteenth Avenue)



West Elevation (Internal Road)

**LOT 2**



South Elevation

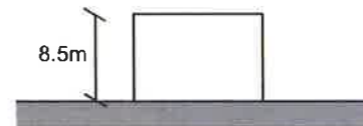


West Elevation (Internal Road)

**LOT 3**



South Elevation (Fifteenth Avenue)



East Elevation (Internal Road)

**LOT 4  
(Northern Building)**



South Elevation



East Elevation (Internal Road)

**LOT 4  
(Southern Building)**

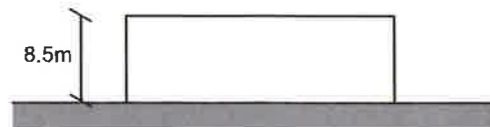


South Elevation



East Elevation (Internal Road)

**LOT 5**

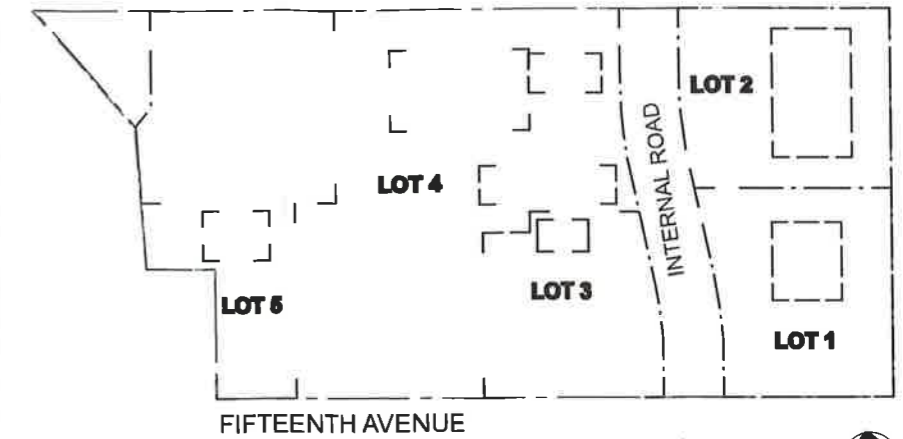


South Elevation (Fifteenth Avenue)



East Elevation

**KEY PLAN:**



**NSW GOVERNMENT**  
Planning

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