

PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

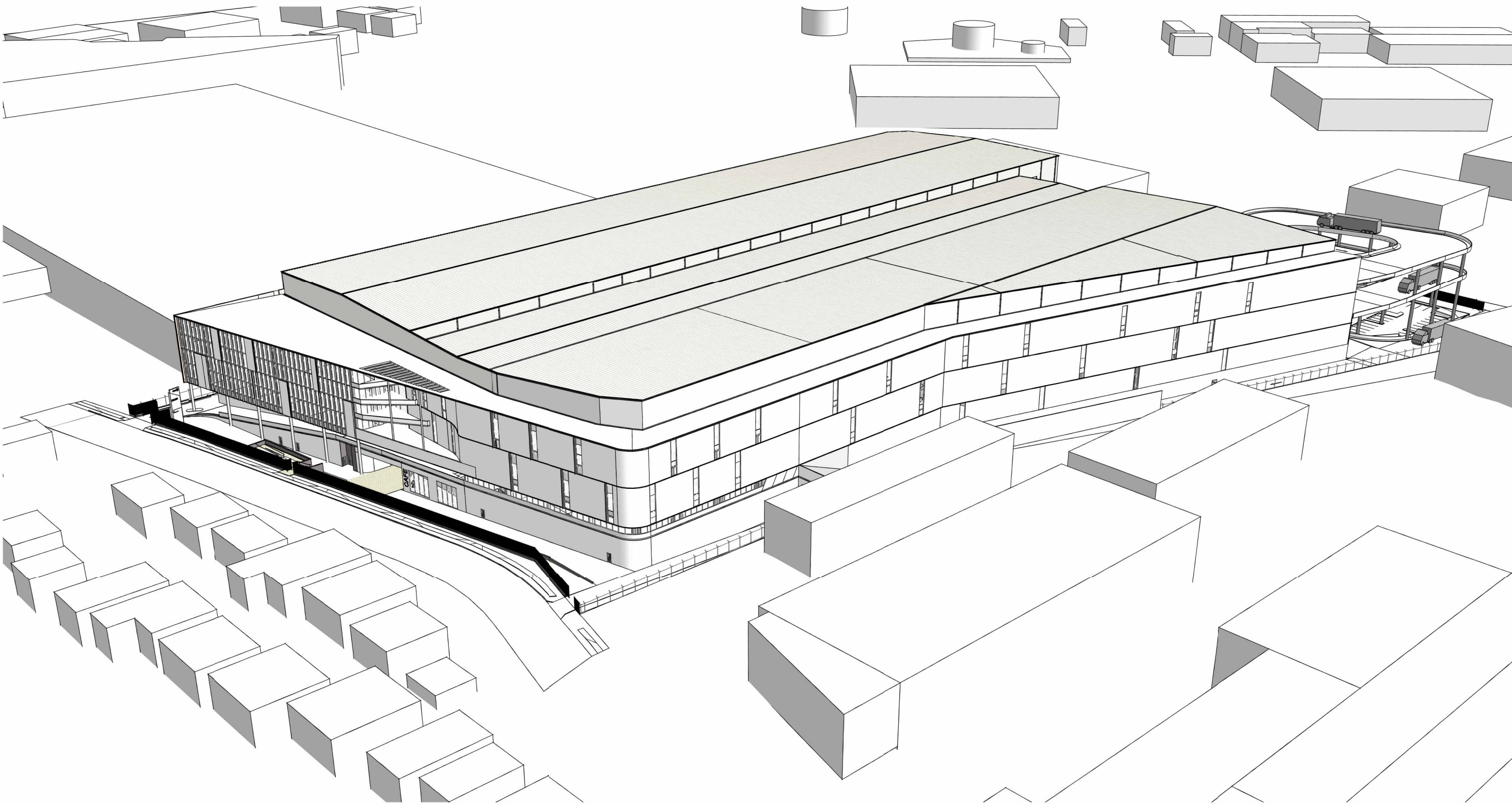
49 STEPHEN ROAD, BANKSMEADOW

REVISIONS		
REV	DESCRIPTION	DATE
P1	ISSUE FOR INFORMATION	21/06/2023
P2	ISSUE FOR INFORMATION	24/07/2023
P3	CONCEPT 2 - FOR REVIEW	03/08/2023
P4	CONCEPT 3 - FOR REVIEW	17/08/2023
P5	CONCEPT 4 - FOR REVIEW	11/12/2023
P6	PROGRESS SET	08/04/2024
P7	PROGRESS SET	01/07/2024
P8	ISSUE FOR COMMENT	23/08/2024
P9	DRAFT SSDA ARCHITECTURAL	18/10/2024

DA SHEET LIST

Sheet Number	Sheet Name
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DA000	COVER SHEET
DA001	SITE PLAN & SUMMARY
DA002	3D PERSPECTIVE
DA004	3D SECTION
DA005	3D RENDERERS
DA010	DEMOLITION PLAN
DA100	GROUND FLOOR PLAN
DA101	GROUND FLOOR MEZZANINE PLAN
DA102	LEVEL 1 FLOOR PLAN
DA103	LEVEL 1 MEZZANINE FLOOR PLAN
DA104	LEVEL 2 FLOOR PLAN
DA105	LEVEL 2 MEZZANINE FLOOR PLAN
DA106	ROOF PLAN
DA110	WAREHOUSE SECTIONS
DA111	WAREHOUSE ELEVATIONS
DA112	BREEZEWAY ELEVATIONS
DA113	OFFICE SECTIONS
DA200	GROUND LEVEL AMENITIES
DA201	LEVEL 1 AMMENITIES AND OFFICE
DA202	LEVEL 1 OFFICE MEZZ A
DA203	LEVEL 1 OFFICE MEZZ B
DA204	LEVEL 2 AMENITIES AND OFFICE MEZZ
DA500	SHADOW DIAGRAMS
DA600	GFA CALCULATION



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DEVELOPMENT SUMMARY

DEVELOPABLE SITE AREA	48,186 m²
TOTAL GFA	57,034 m²
PROPOSED FSR	1.18 : 1
MINIMUM LANDSCAPED AREA REQUIRED BAYSIDE DCP 3.7 C12	10%
LANDSCAPE AREA PROVIDED	5,000 m² (tbd)
LANDSCAPE PERCENTAGE PROVIDED	10.38% (tbd)
BICYCLE PARKING	114
PARKING REQUIREMENT 1 space / 300m² GFA 1 space / 40m² GFA of ancillary office & cafe	293 171 (Warehouse) 119 (Office) 3 (Cafe)
PARKING PROVIDED	293
MOTORBIKE PARKING REQUIRED 1 MOTORCYCLE SPACE PER 15 CAR SPACES	20
MOTORBIKE PARKING PROVIDED	20
END OF TRIP FACILITIES: SHOWERS: 4 PER 200 OCCUPANTS & 1 ADDITIONAL PER 200 OCCUPANTS (OCCUPANCY CALCULATED 25% OF WAREHOUSE GFA & 100% OF OFFICE)	7 (tbd)
LOCKERS ONE LOCKER PER 8 OCCUPANTS	102 (tbd) 2 Tier

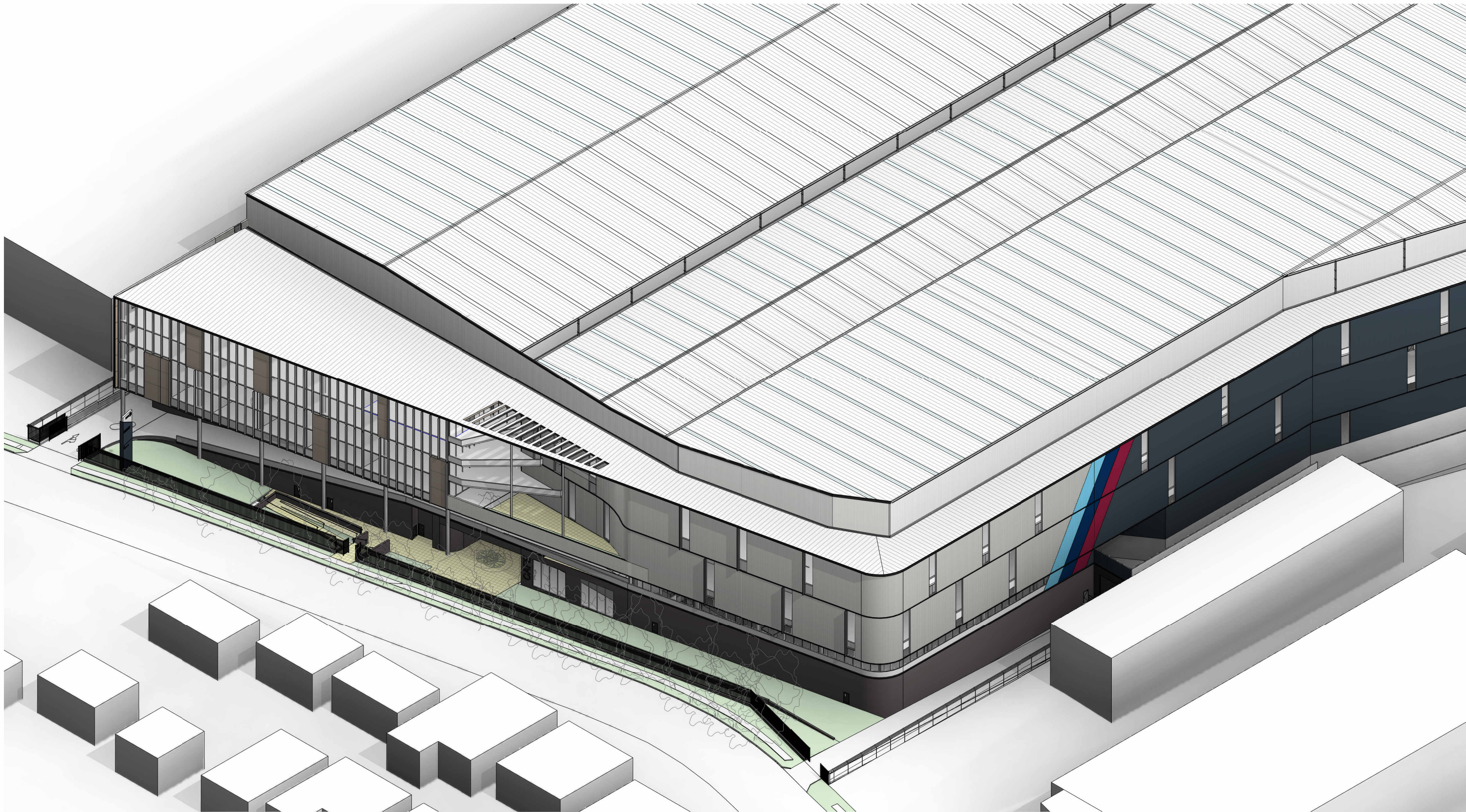
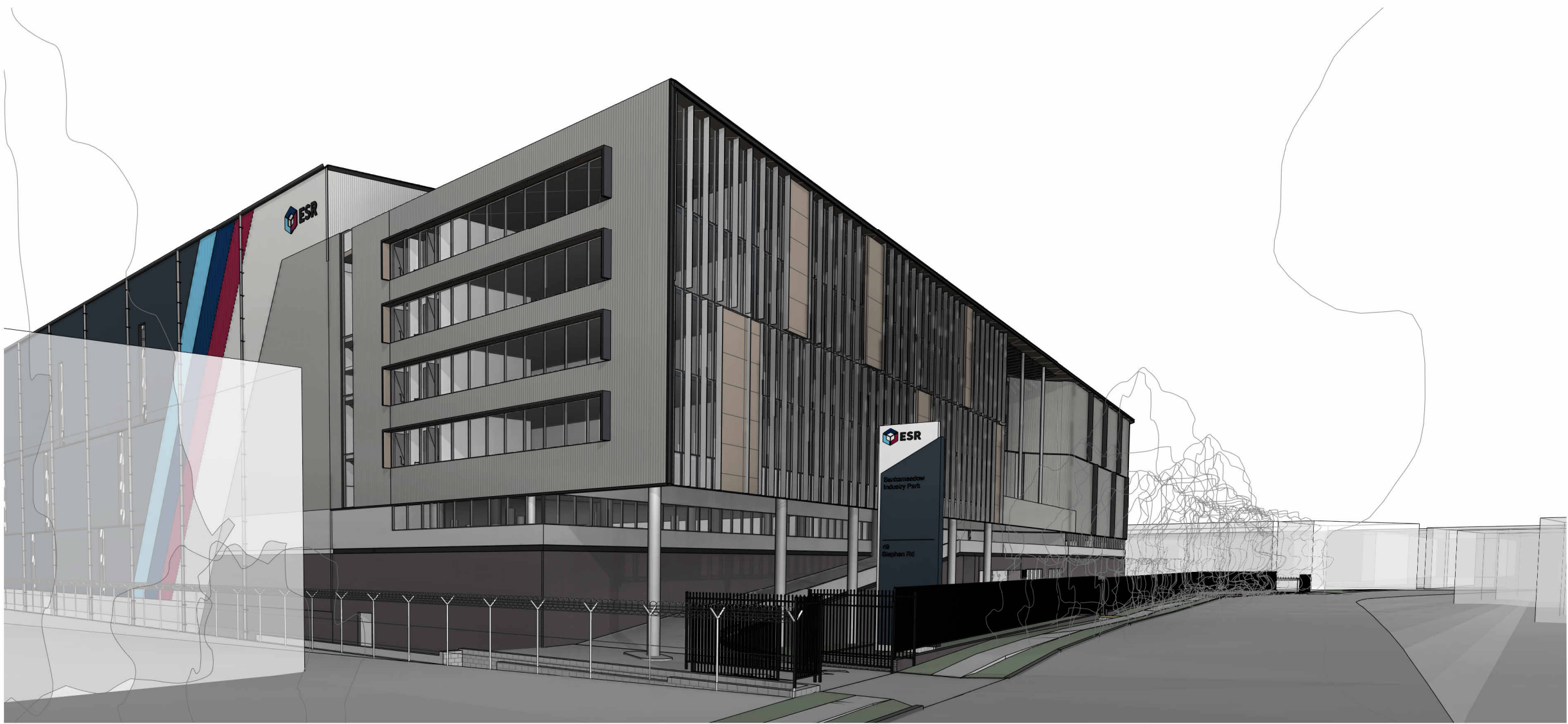
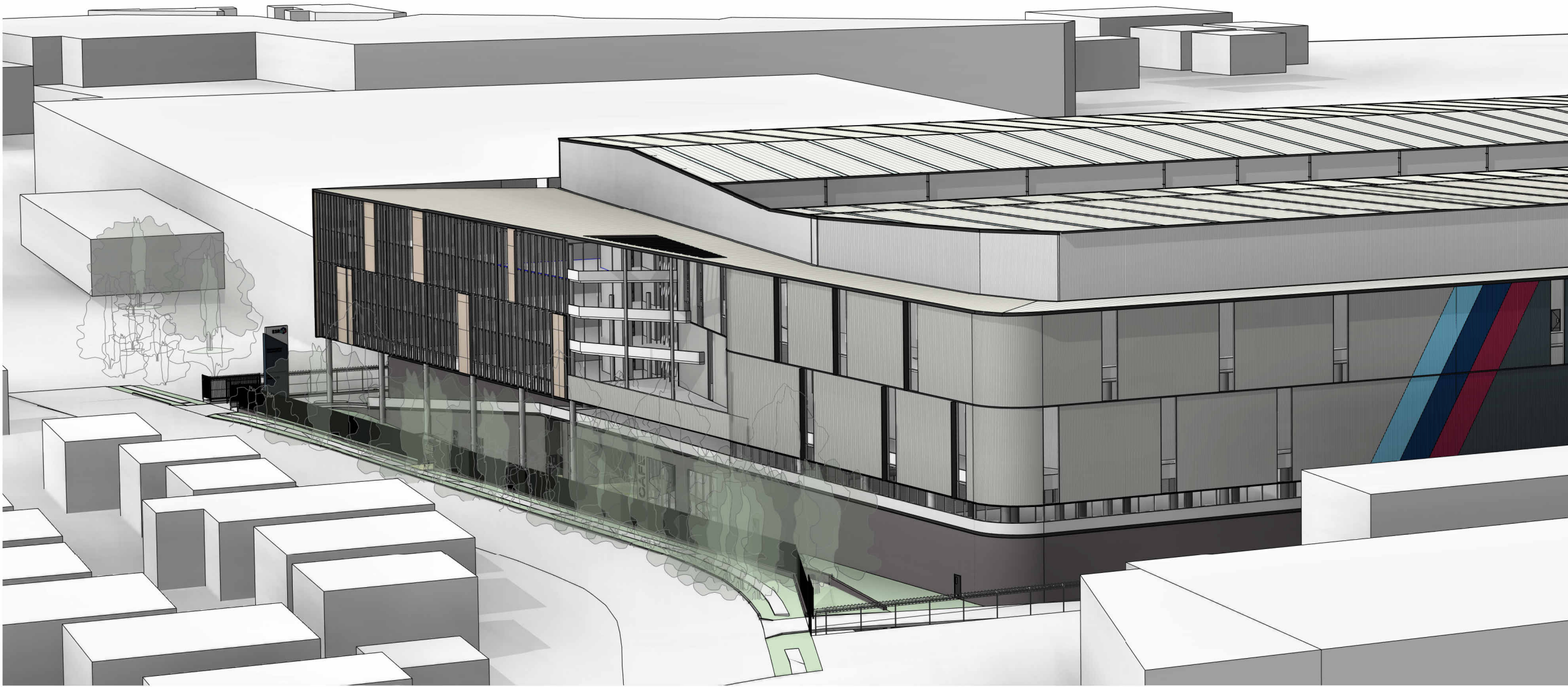
DEVELOPMENT SUMMARY - GFA

WAREHOUSE	OFFICE	LOBBY	SHARED CORRIDOR	END OF TRIP	CAFE	TOTAL AREA
51195 m²	4775 m²	964 m²	0 m²	0 m²	100 m²	57,034 m²
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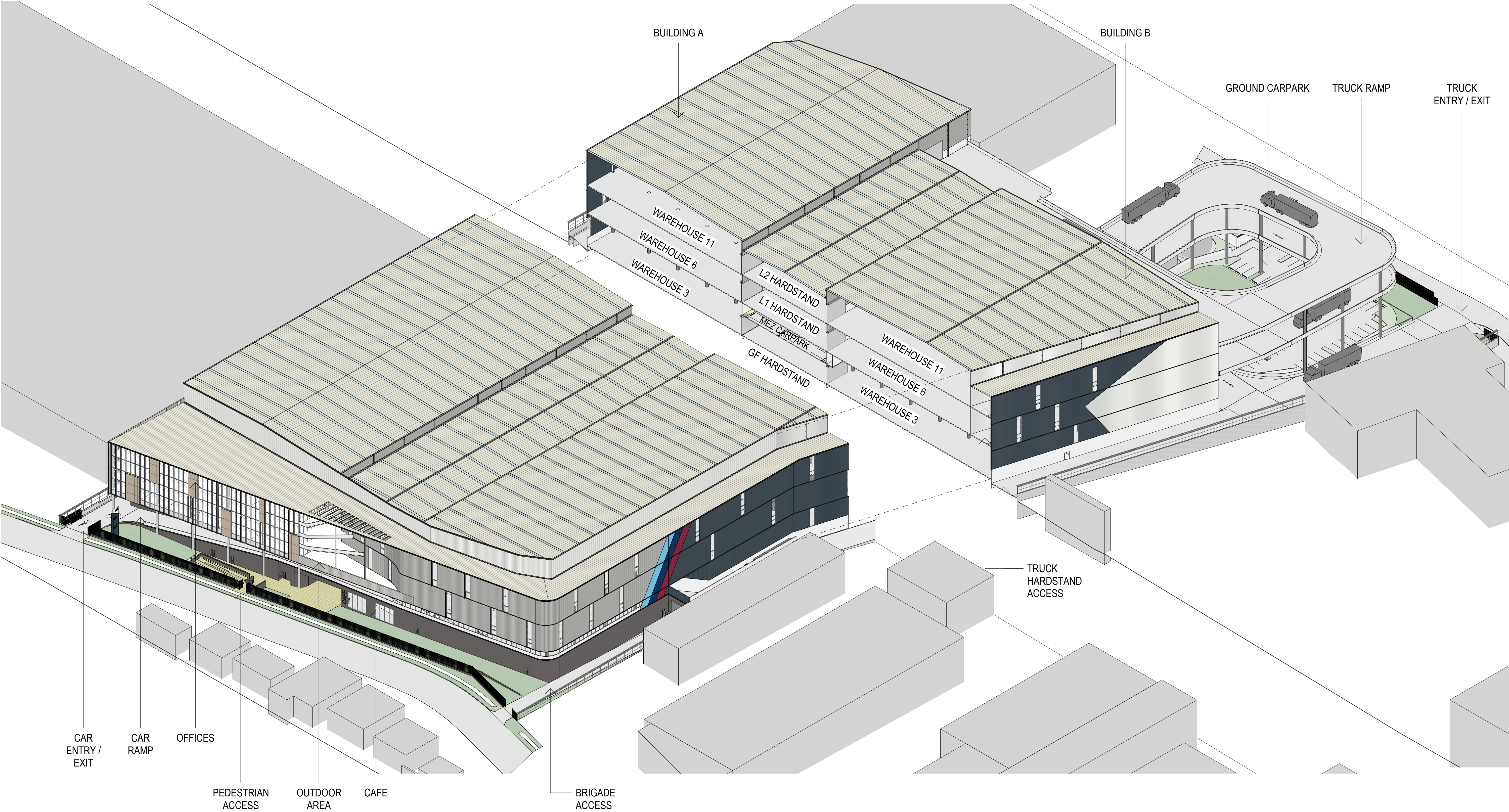
- SITE BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- SOCIETAL RISK BUFFER ZONE



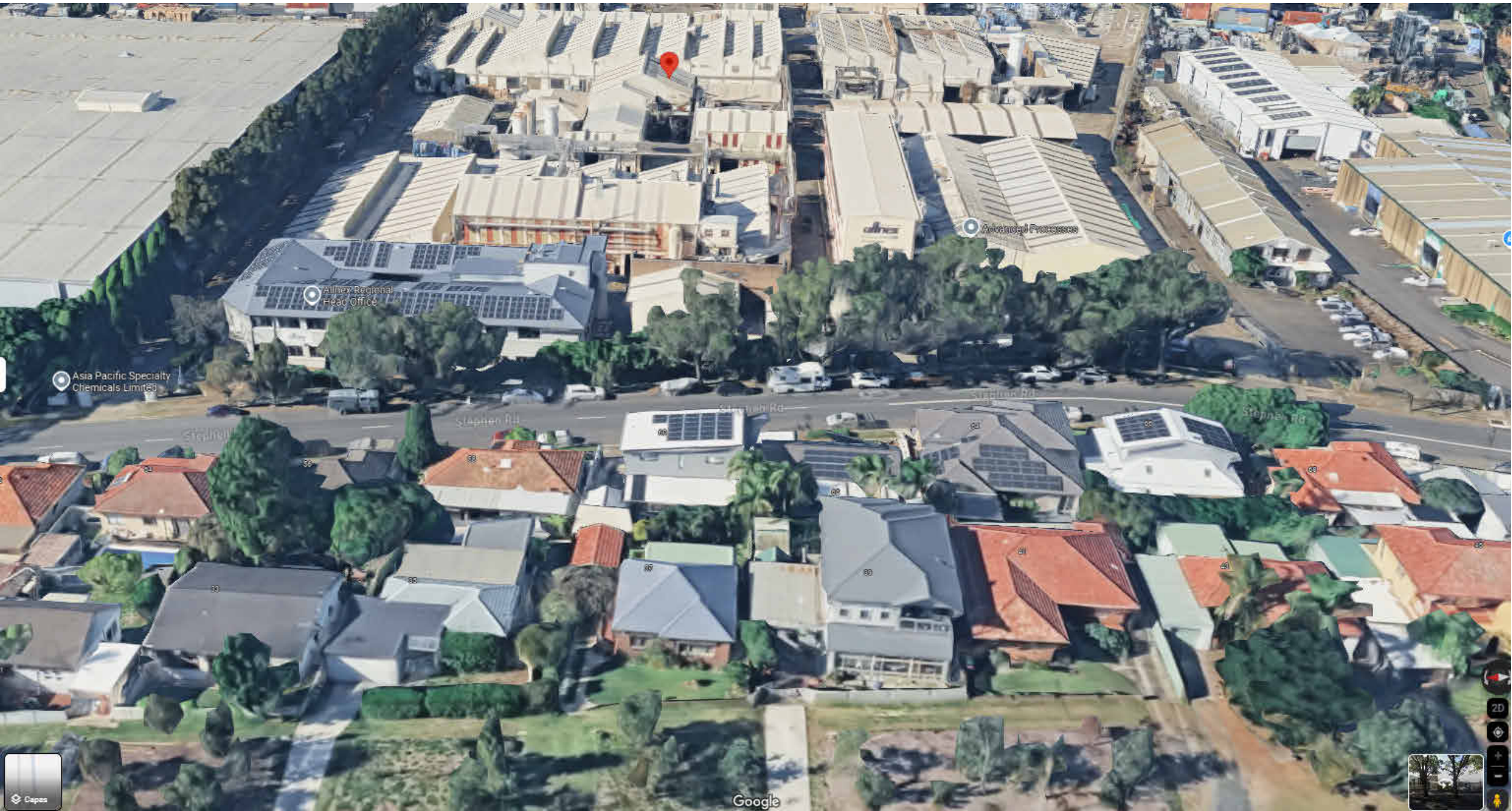
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REVISIONS		
REV	DESCRIPTION	DATE
P1	FOR TOWN PLANNER	06/09/2024
P2	DRAFT SSDA ARCHITECTURAL	18/10/2024

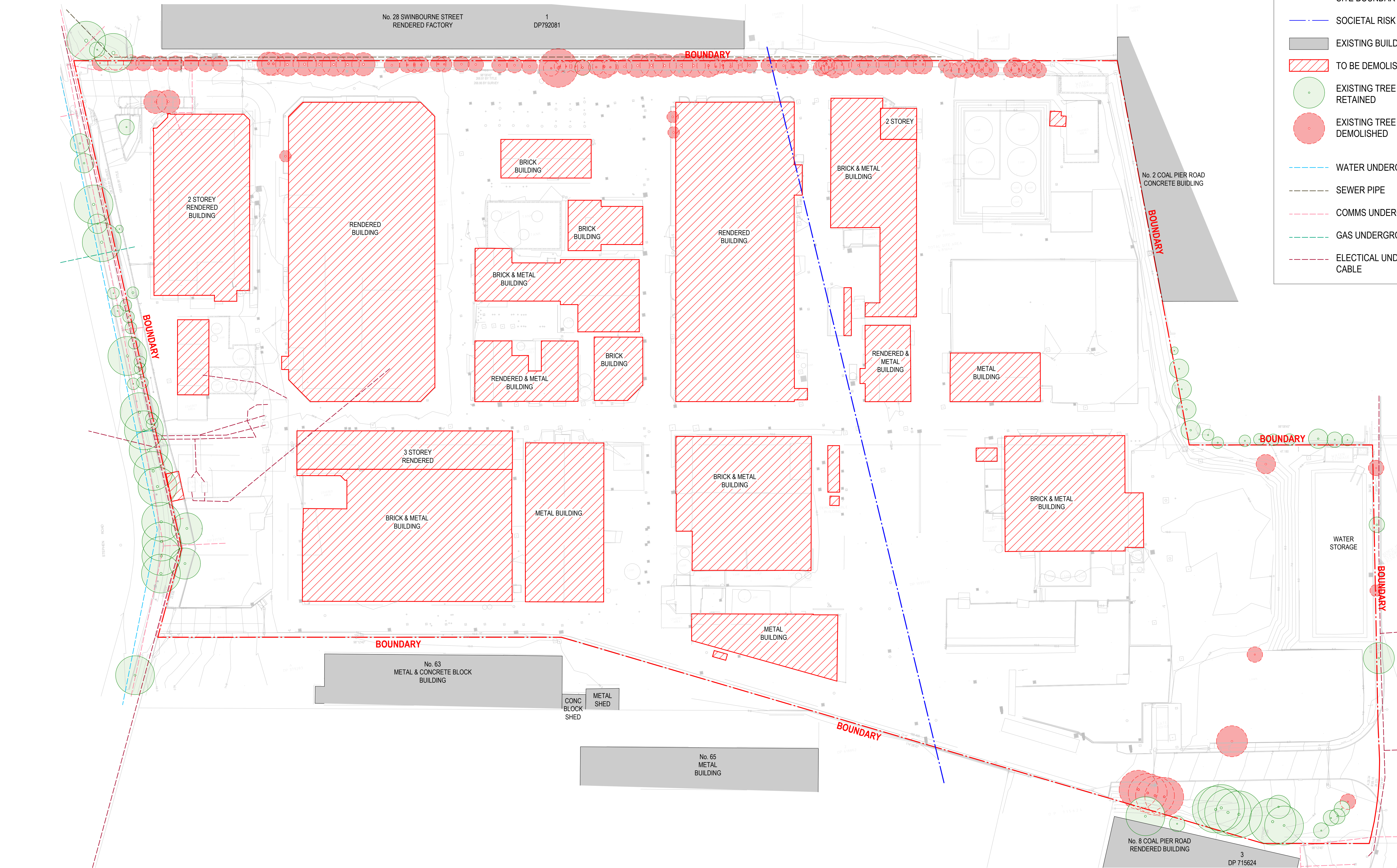


STREET VIEWS

REVISIONS	DESCRIPTION	DATE
REV		
P1	PROGRESS SET	08/04/2024
P2	ISSUE FOR COMMENT	23/08/2024
P3	DRAFT SSDA ARCHITECTURAL	18/10/2024

LEGEND

- SITE BOUNDARY
- SOCIETAL RISK BUFFER ZONE
- EXISTING BUILDINGS
- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE DEMOLISHED
- WATER UNDERGROUND PIPE
- SEWER PIPE
- COMMS UNDERGROUND CABLE
- GAS UNDERGROUND PIPE
- ELECTICAL UNDERGROUND CABLE



GENERAL LEGEND:

COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
DP - DOWNPIPES
RW - RETAINING WALL

GEF - GROUND EXHAUST FAN
SEF - SMOKE EXHAUST FAN
SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - PEDESTRIAN SWING GATE

--- SITE BOUNDARY
--- BUILDING SETBACK
--- LANDSCAPE SETBACK
--- SOCIETAL RISK BUFFER ZONE

--- FNC-1 - PALISADE FENCE 2.4M (H)
--- FNC-2 - CHAINWIRE FENCE (2.1m H) + BARB

OFFICE AREA
WAREHOUSE AREA
FIRE SERVICES
LANDSCAPE AREA
LOBBY AREA
EXISTING TREES TO BE RETAINED

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P7	PROGRESS SET	08/04/2024
P8	RAMP COORDINATION	02/05/2024
P9	ADDITIONAL LOBBY STUDY	10/05/2024
P10	PROGRESS SET	31/05/2021
P11	TRAFFIC COORDINATION CAD	11/06/2024
P12	PROGRESS SET	01/07/2024
P13	UPDATED CONCEPT DESIGN	07/08/2024
P14	ISSUE FOR COMMENT	23/08/2024
P15	ISSUE FOR COORDINATION	17/10/2024
P16	DRAFT SSDA ARCHITECTURAL	18/10/2024



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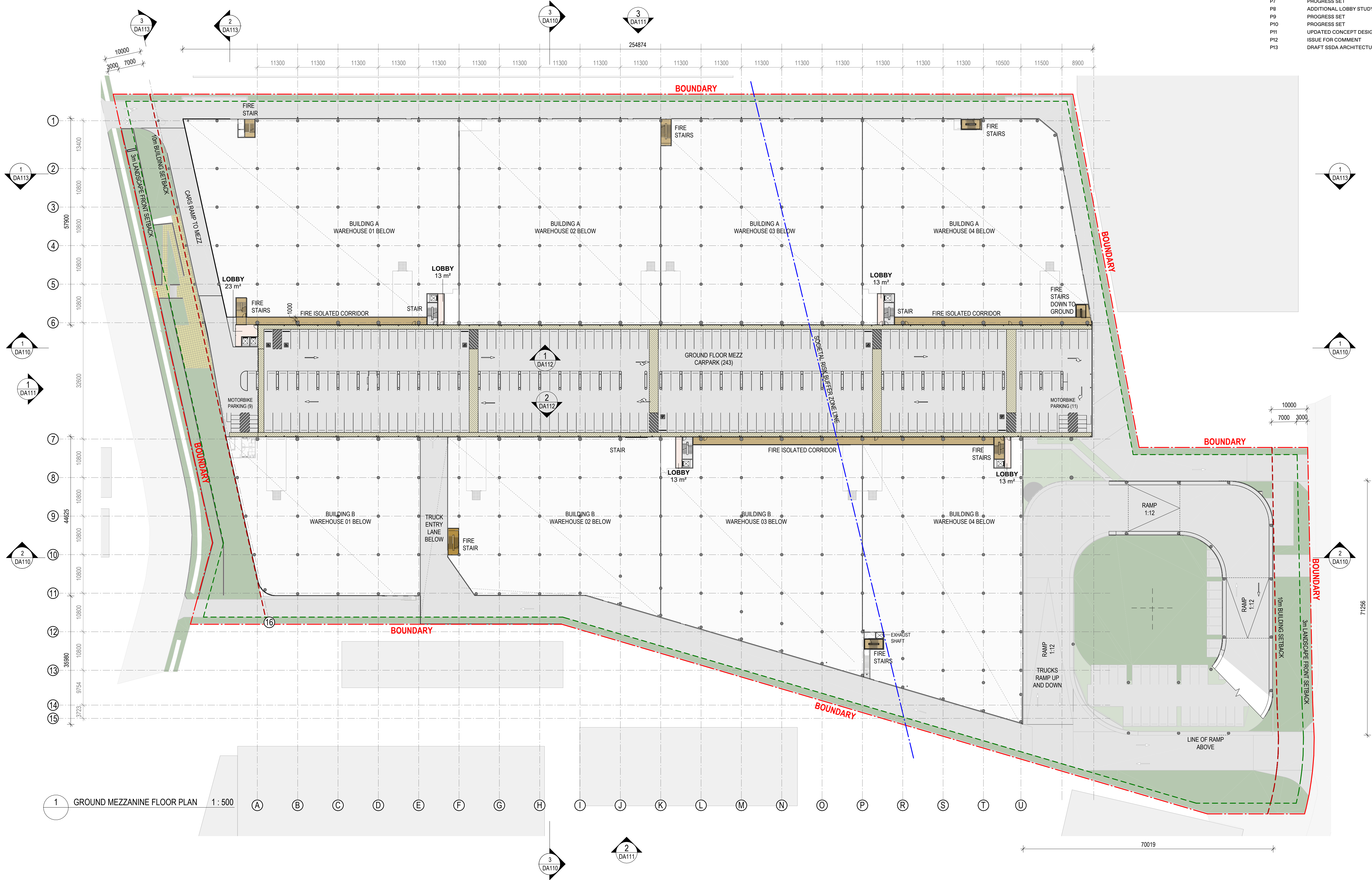
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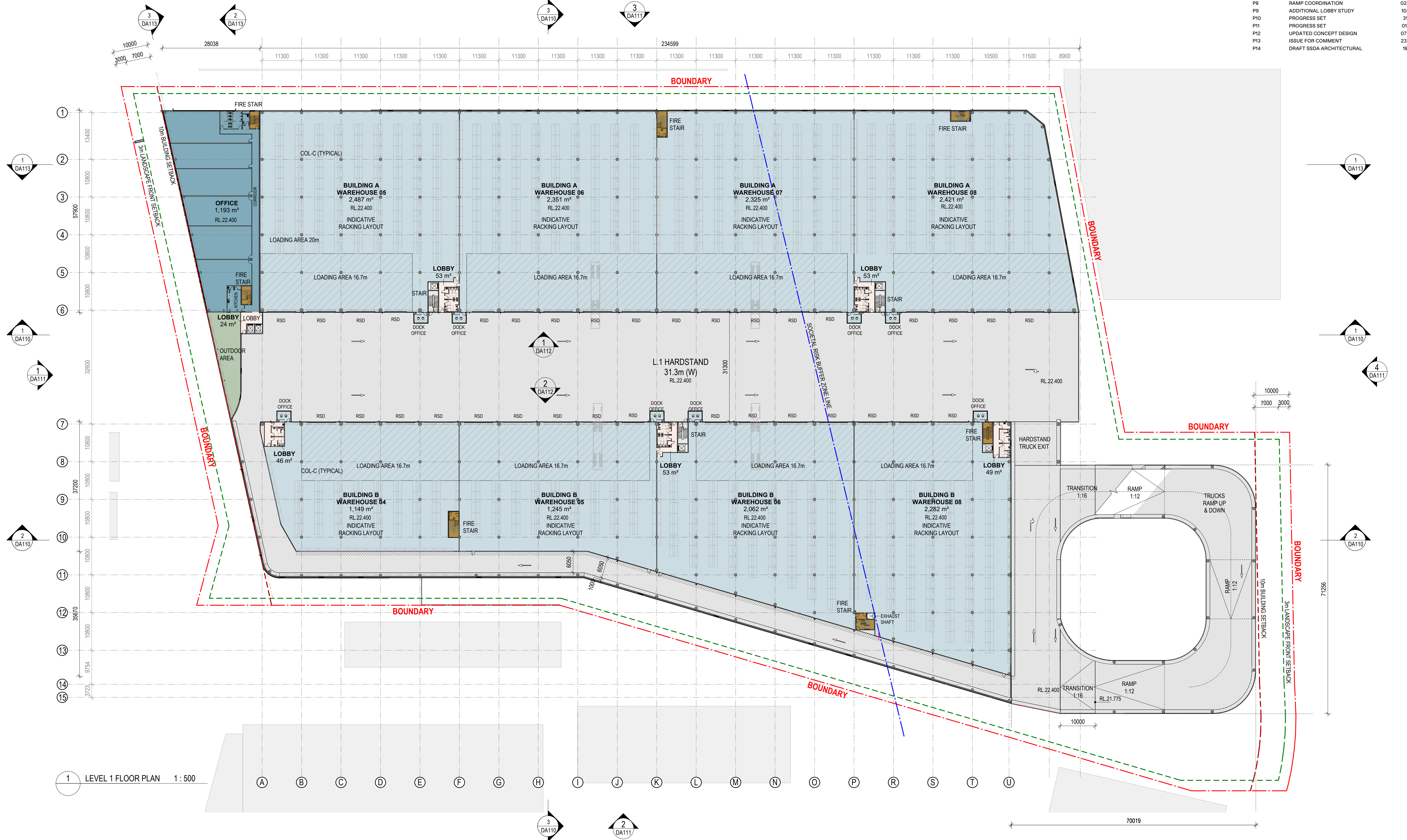
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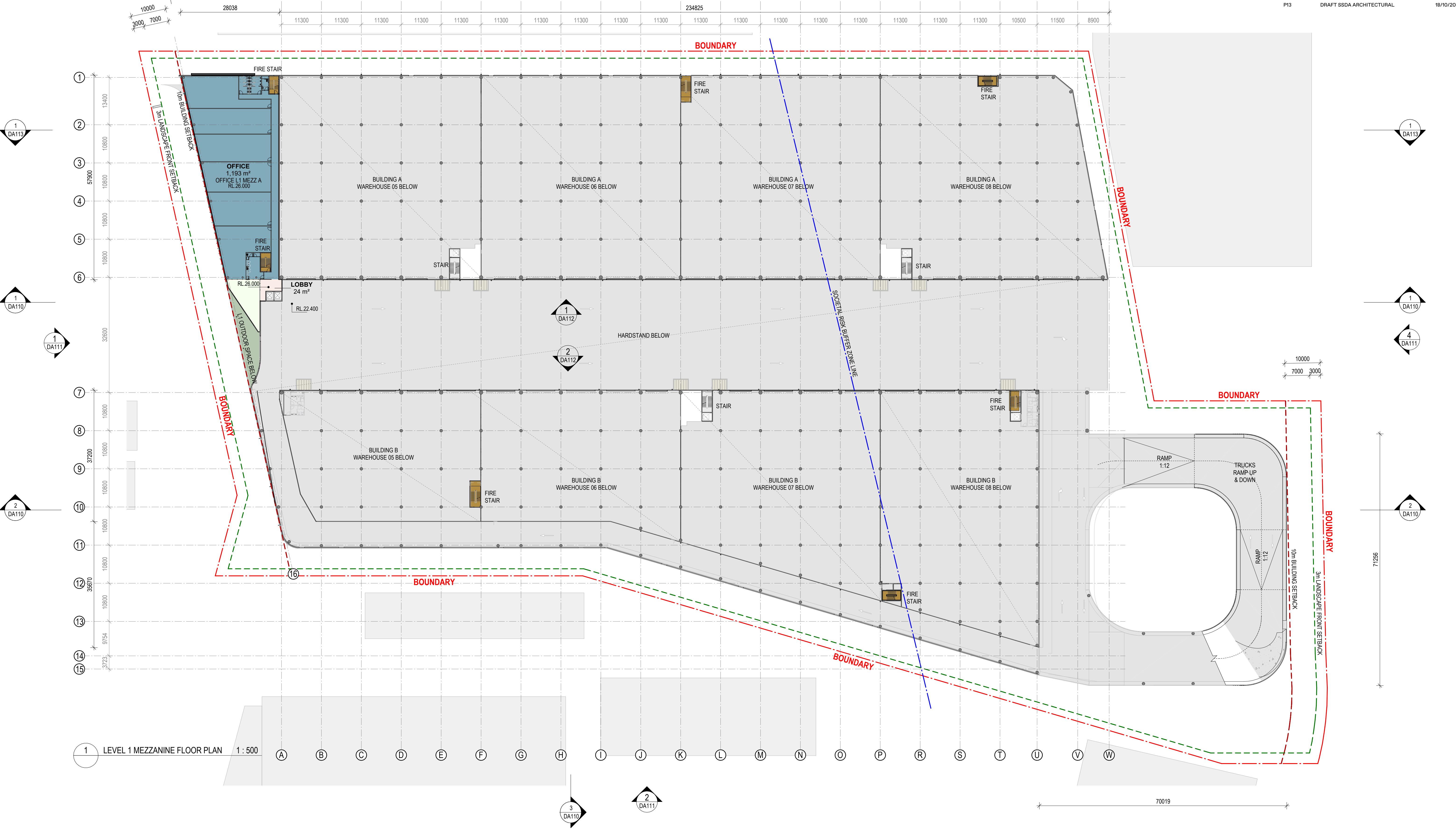
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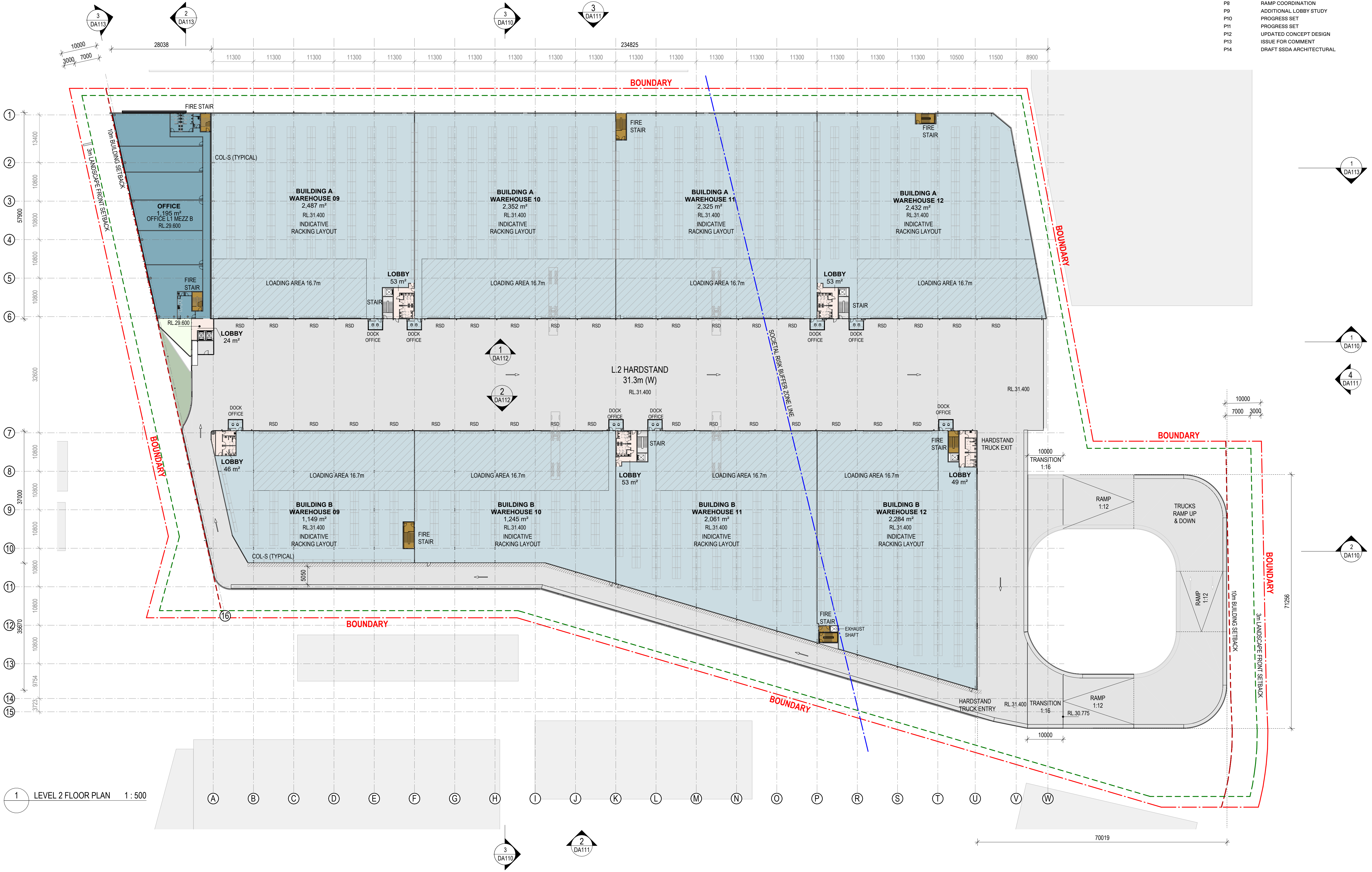
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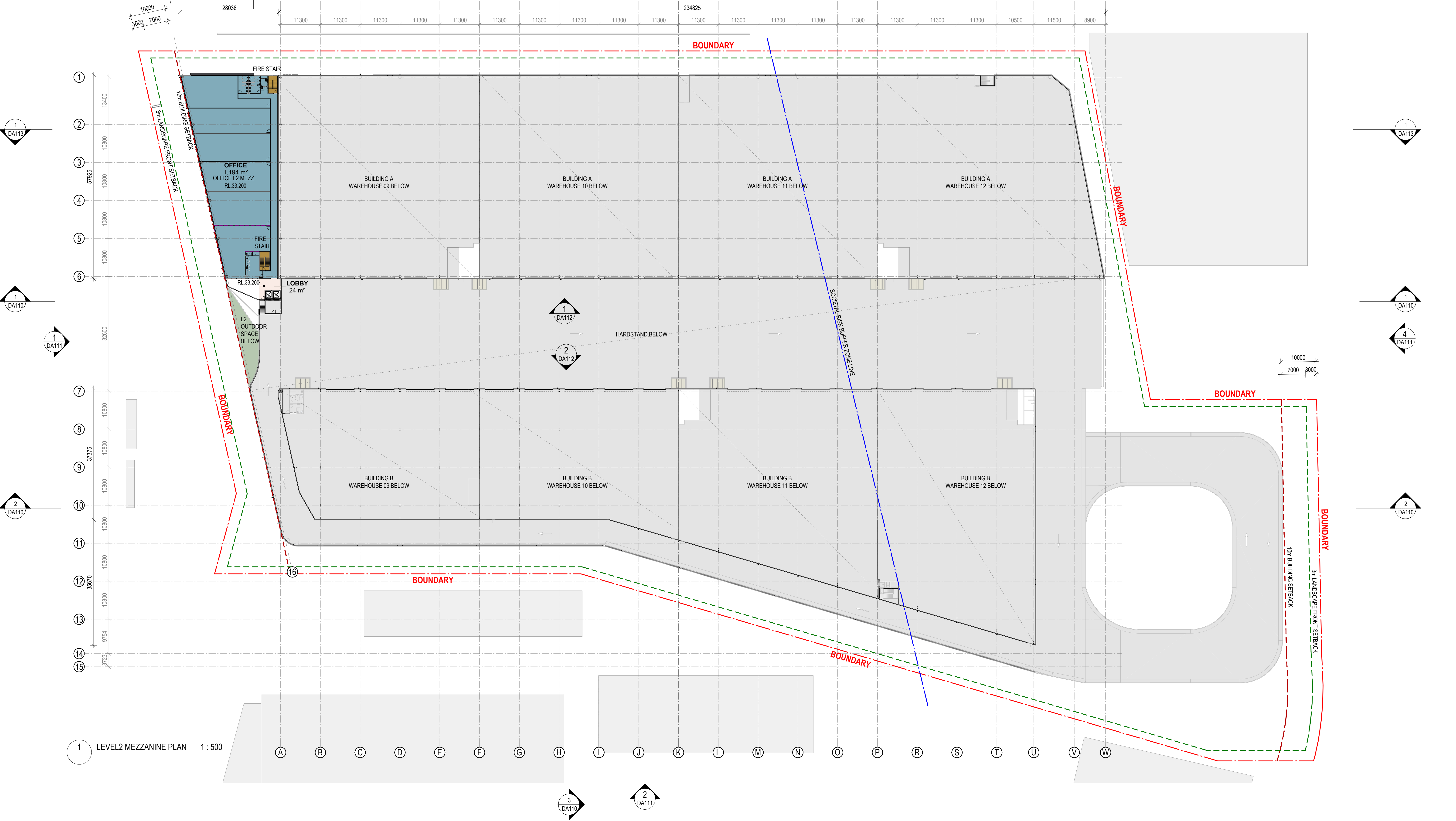
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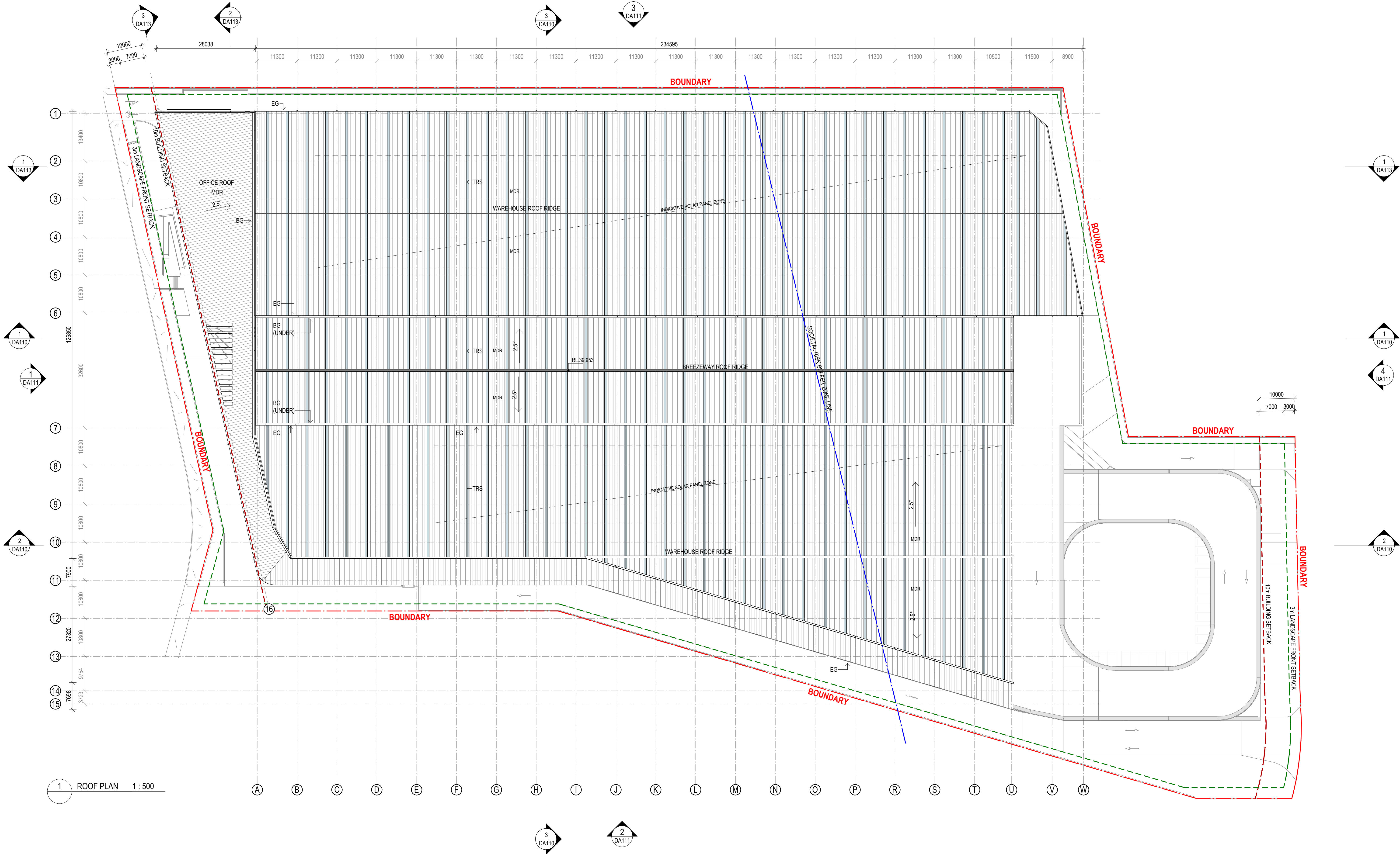
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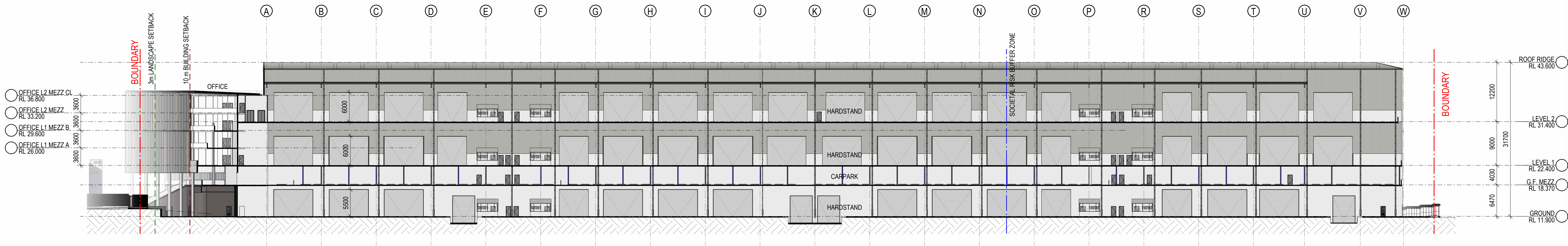


LEGEND		
BG	BOX GUTTER	
DP	DOWNPIPE	
EG	EAVES GUTTER	
MDR	METAL DECK ROOF SHEET	
TRS	TRANSLUCENT ROOF SHEET	

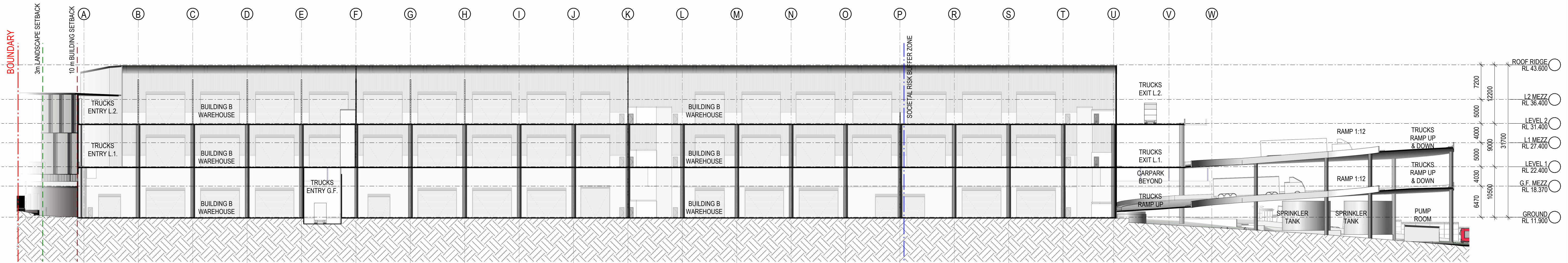
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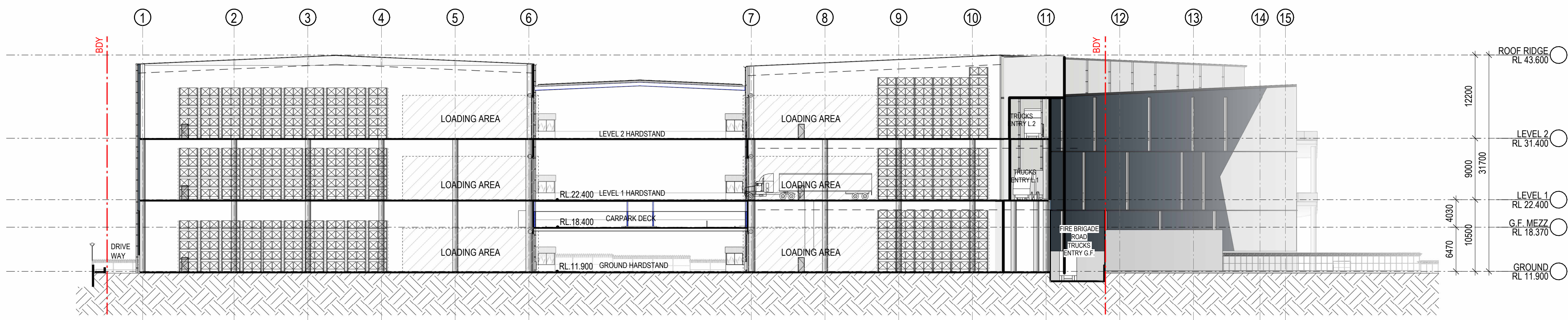
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P4		RAMP RELOCATION OPTIONS B	29/02/2024
P5		PROGRESS SET	08/04/2024
P6		RAMP COORDINATION	02/05/2024
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1 SECTION A 1:400

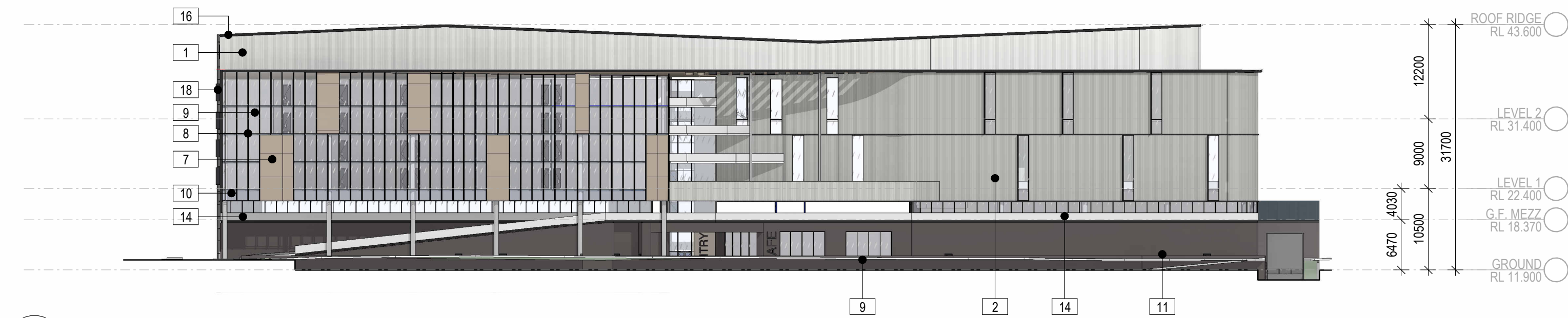


2 SECTION B 1:400

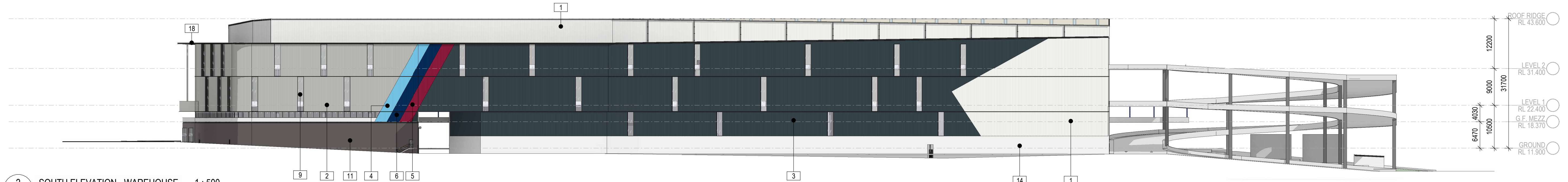


3 SECTION C 1:400

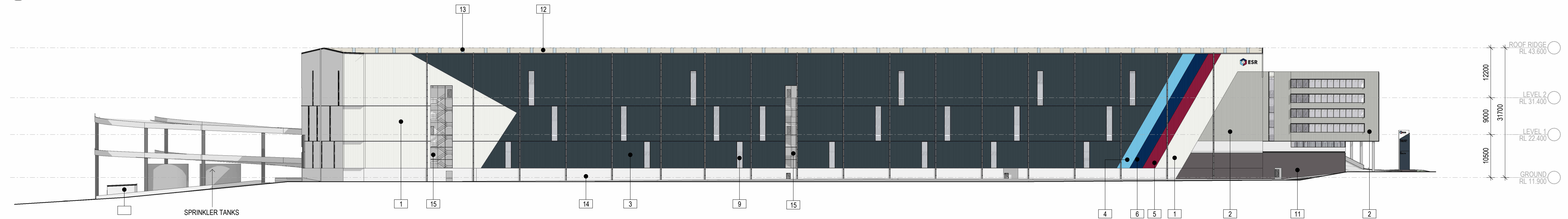
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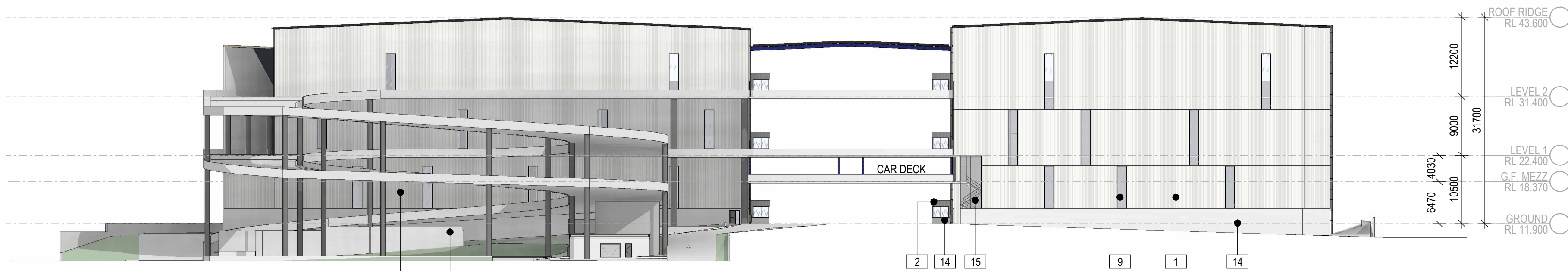
1 WEST ELEVATION - WAREHOUSE 1 : 500



2 SOUTH ELEVATION - WAREHOUSE 1 : 500



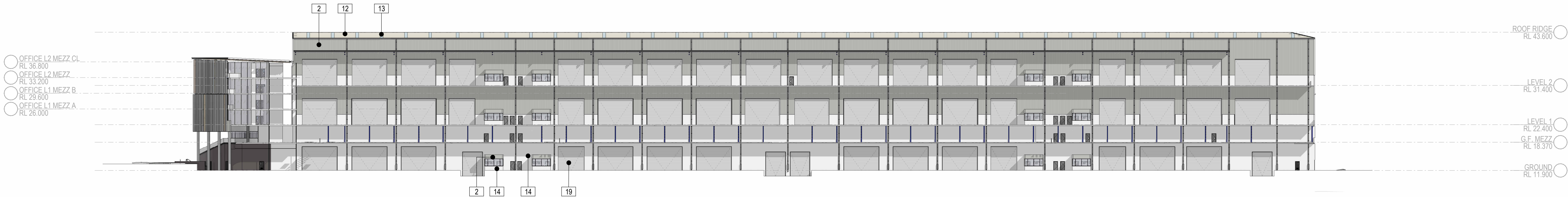
3 NORTH ELEVATION - WAREHOUSE 1 : 500



4 EAST ELEVATION - WAREHOUSE 1 : 500

INDICATIVE EXTERNAL FINISHES		FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL	
	1. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DOVER WHITE		6. METAL WALL CLADDING - TRIMDEK PROFILE - PAINT FINISH - ESR BLUE
	2. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - SHALE GREY		7. METAL WALL CLADDING - SOLID ALU. PANELS - BRONZE EFFECT FINISH
	3. METAL WALL CLADDING - TRIMDEK PROFILE - PAINT FINISH - ESR SLATE		8. ALU. FRAME GLAZING SYSTEM - POWDERCOAT FINISH - MONUMENT
	4. METAL WALL CLADDING - TRIMDEK PROFILE - PAINT FINISH - ESR LIGHT BLUE		9. GLAZING - WINDOW - GLAZED GREY TINT
	5. METAL WALL CLADDING - TRIMDEK PROFILE - PAINT FINISH - ESR RED		10. GLAZING - SPANDREL - COLORBACK - BLACK
			11. BRICK FACADE - BOWRAL BRAHMAN GRANITE - STRETCHER BOND LAID
			12. METAL DECK ROOF SHEETING - COLORBOND - SURFMIST
			13. TRANSLUCENT ROOF SHEETING - OPAL
			14. PRECAST CONCRETE PANELS - OFF FORM FINISH
			15. MESH SCREEN - METAL - DARK GREY
			16. METAL BARGE CAPPING - COLORBOND - MONUMENT
			17. DOWNPIPES/GUTTERS - COLORBOND - MONUMENT
			18. METAL FASCIAS/WINDOW SURROUNDS - COLORBOND - MONUMENT
			19. ROLLER SHUTTER DOOR - GALVANISED STEEL
			20. SUNBLADES - LIGHT GREY

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1 HARDSTAND ELEVATION NORTH 1 : 500

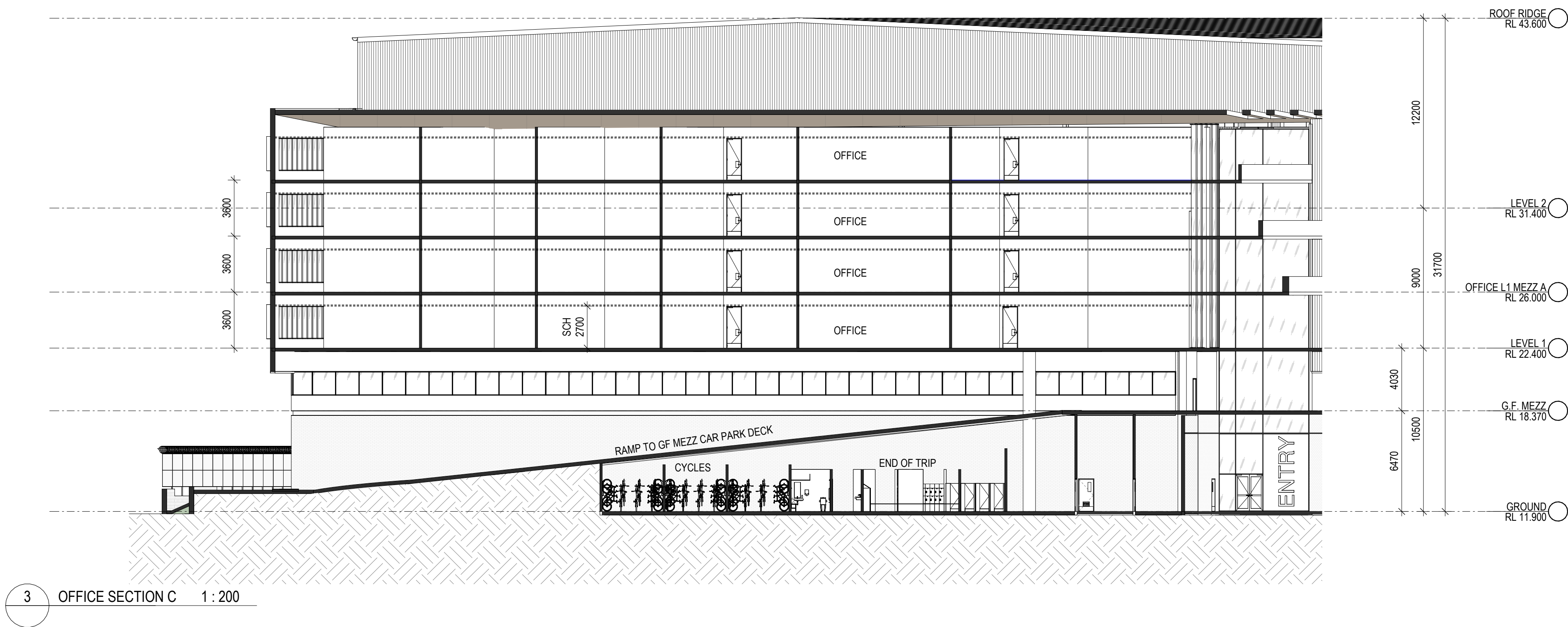
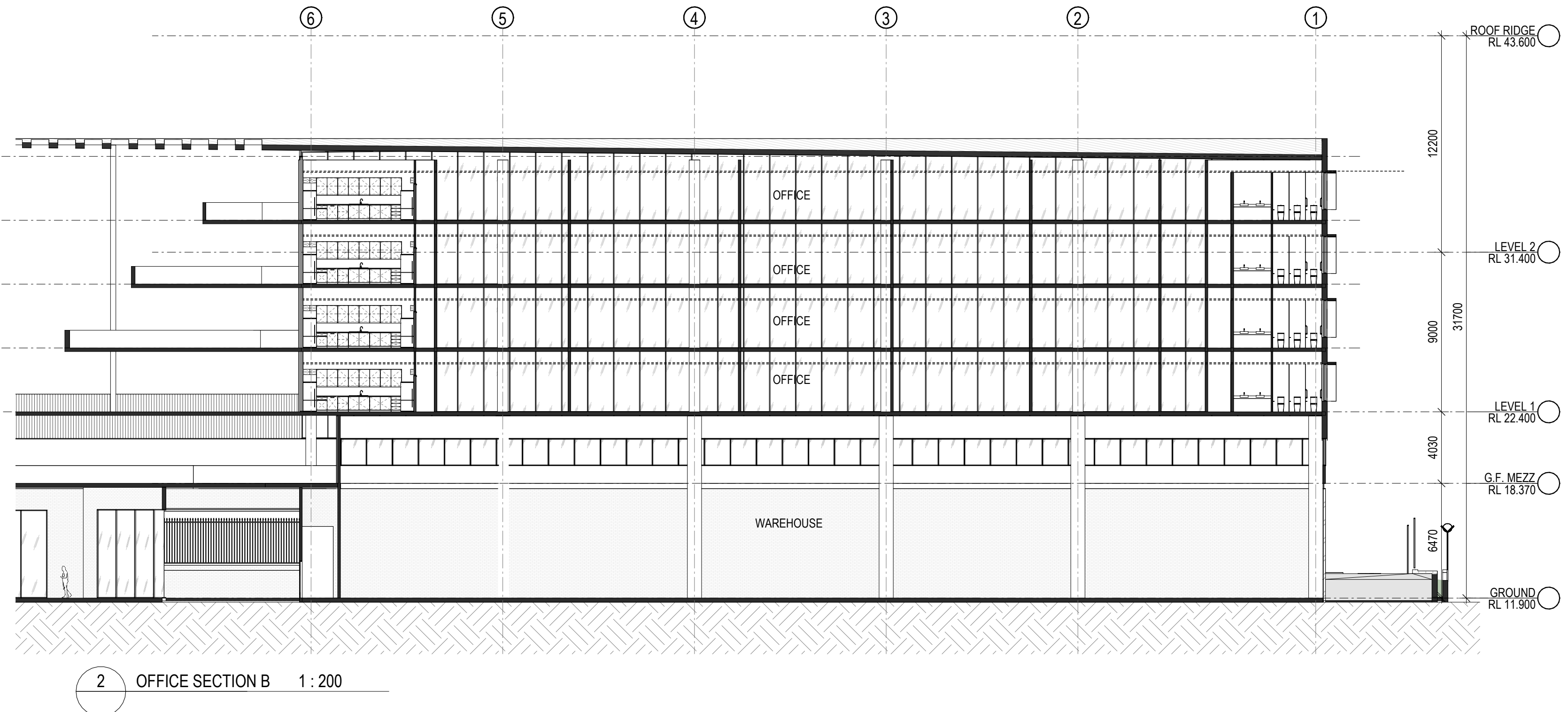
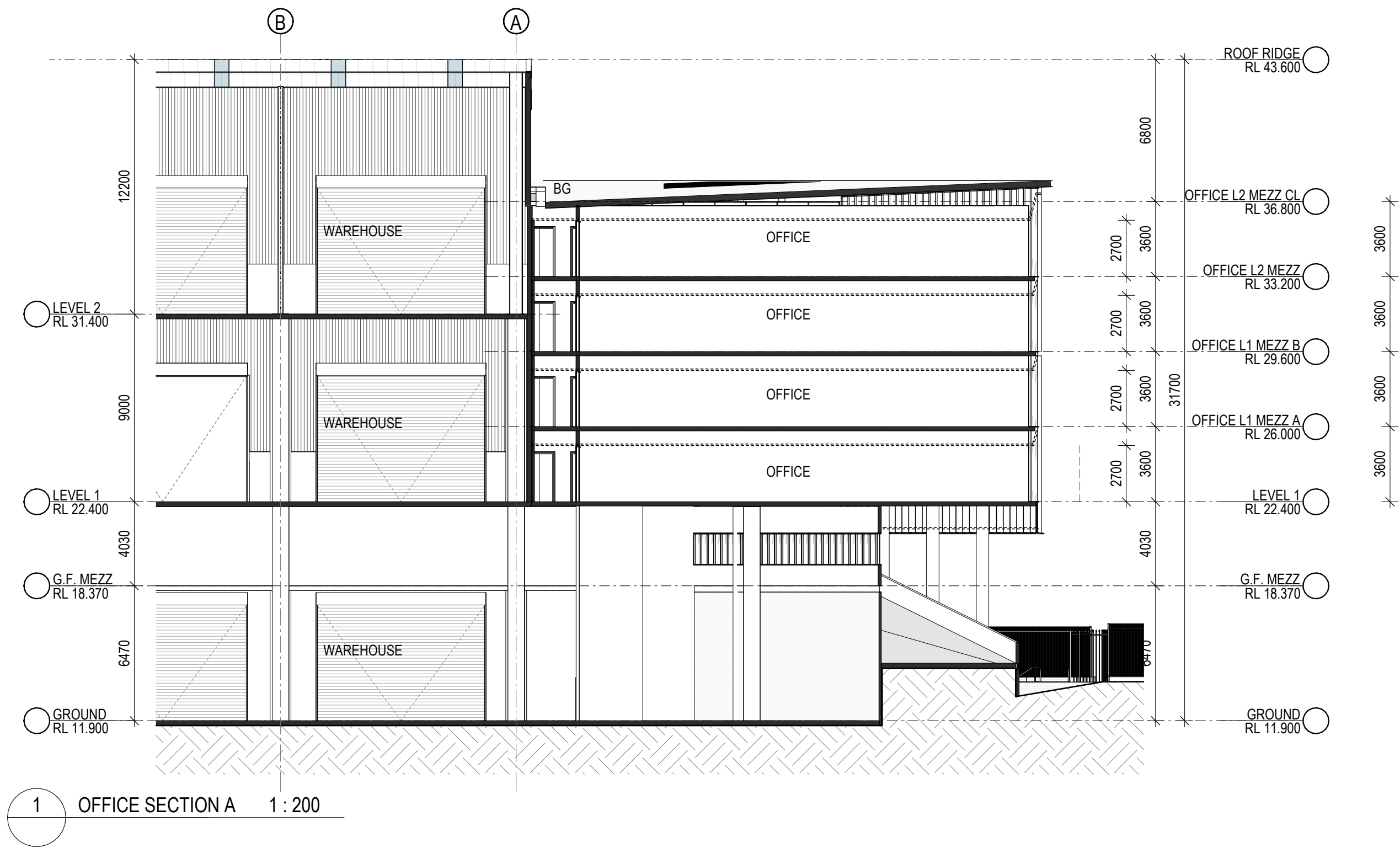


2 HARDSTAND ELEVATION SOUTH 1 : 500

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

	1. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DOVER WHITE		6. METAL WALL CLADDING - TRIMDEK PROFILE - PAINT FINISH - ESR BLUE		11. BRICK FACADE - BOWRAL BRAHMAN GRANITE - STRETCHER BOND LAID		16. METAL BARGE CAPPING - COLORBOND - MONUMENT
	2. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - SHALE GREY		7. METAL WALL CLADDING - SOLID ALU. PANELS - BRONZE EFFECT FINISH		12. METAL DECK ROOF SHEETING - COLORBOND - SURFMIST		17. DOWNPIPES/GUTTERS - COLORBOND - MONUMENT
	3. METAL WALL CLADDING - TRIMDEK PROFILE - PAINT FINISH - ESR SLATE		8. ALU. FRAME GLAZING SYSTEM - POWDERCOAT FINISH - MONUMENT		13. TRANSLUCENT ROOF SHEETING - OPAL		18. METAL FASCIAS/WINDOW SURROUNDS - COLORBOND - MONUMENT
	4. METAL WALL CLADDING - TRIMDEK PROFILE - PAINT FINISH - ESR LIGHT BLUE		9. GLAZING - WINDOW - GLAZED GREY TINT		14. PRECAST CONCRETE PANELS - OFF FORM FINISH		19. ROLLER SHUTTER DOOR - GALVANISED STEEL
	5. METAL WALL CLADDING - TRIMDEK PROFILE - PAINT FINISH - ESR RED		10. GLAZING - SPANDREL - COLORBACK - BLACK		15. MESH SCREEN - METAL - DARK GREY		20. SUNBLADES - LIGHT GREY

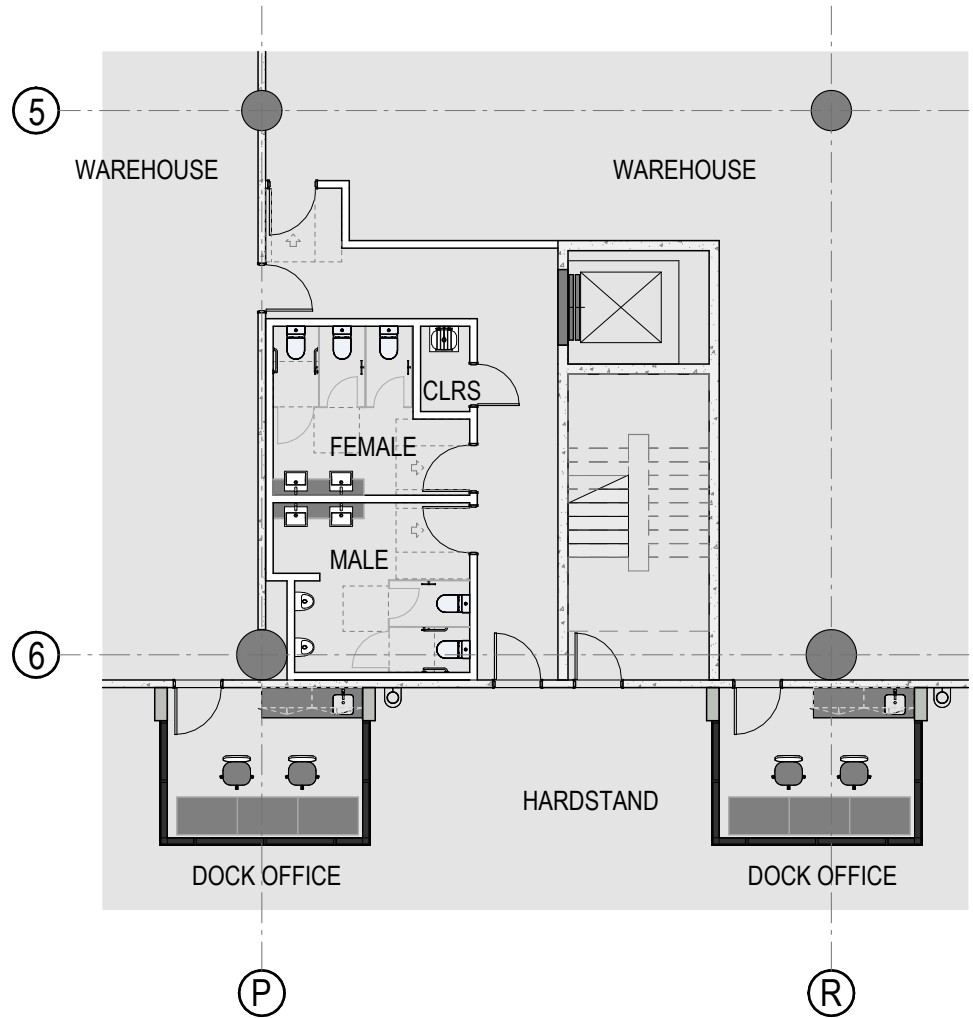
REVISIONS		DESCRIPTION	DATE
REV			
P1		UPDATED CONCEPT DESIGN	07/08/2024
P2		ISSUE FOR COMMENT	23/08/2024
P3		DRAFT SSDA ARCHITECTURAL	18/10/2024



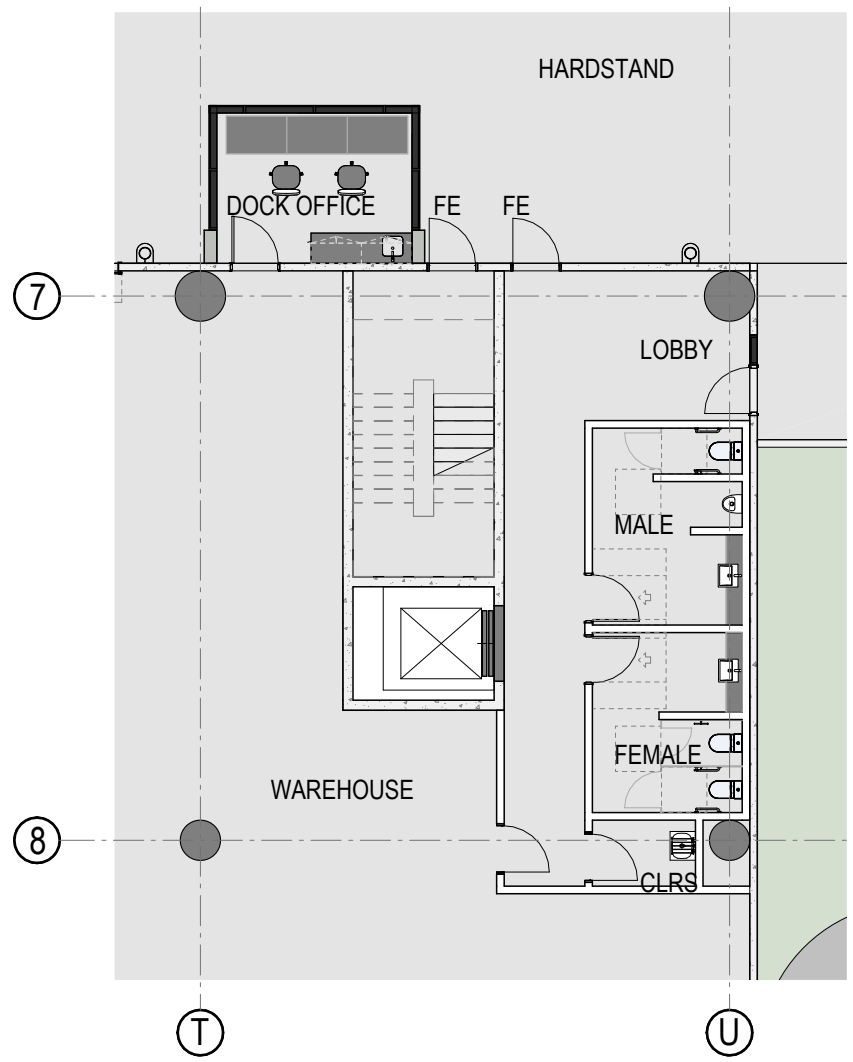
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P1	ISSUE FOR INFORMATION	21/06/2023
P2	ISSUE FOR INFORMATION	24/07/2023
P3	PROGRESS SET	08/04/2024
P4	ISSUE FOR COMMENT	23/08/2024
P5	DRAFT SSDA ARCHITECTURAL	18/10/2024



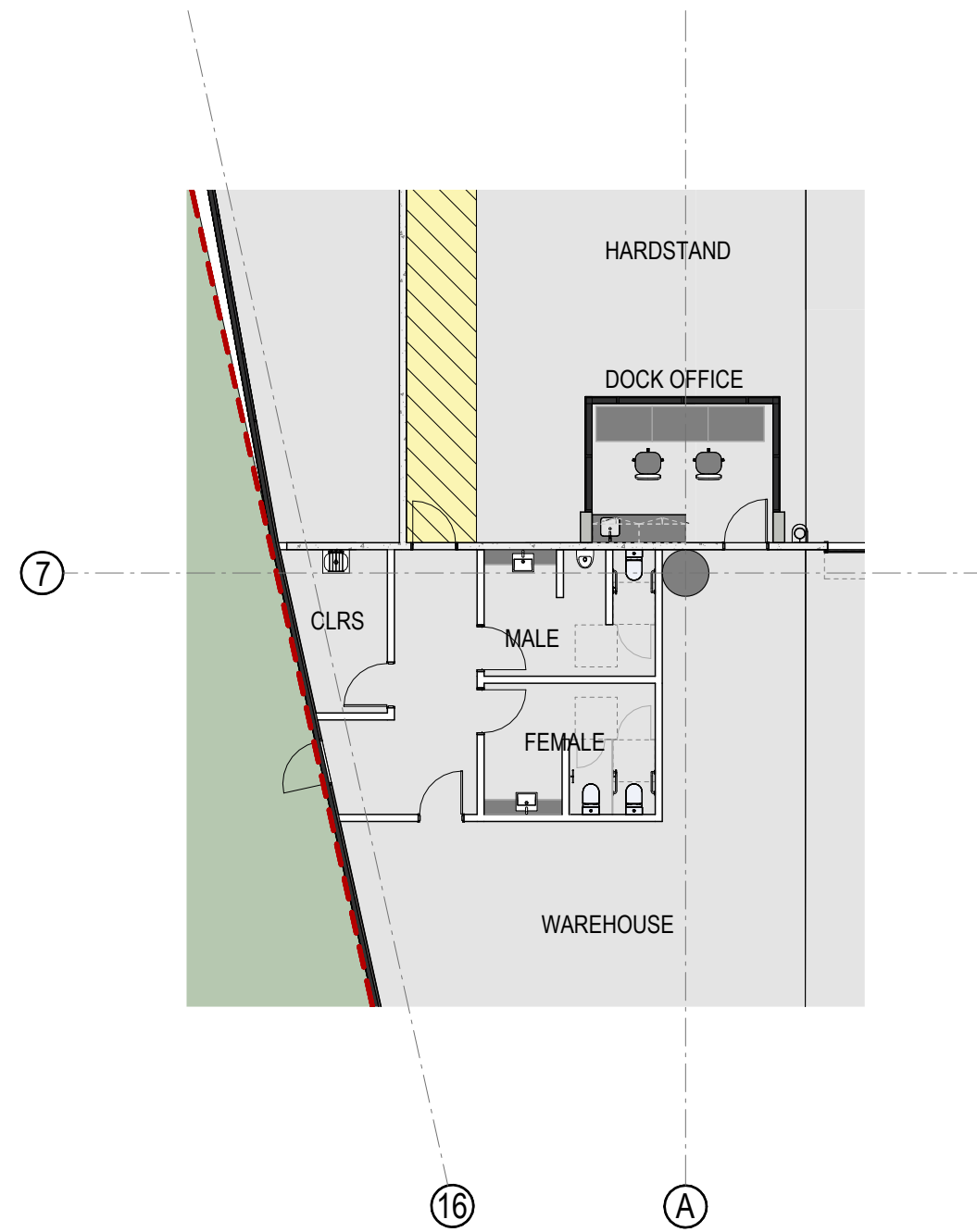
1 GROUND FLOOR - END OF TRIP FACILITIES 1 : 150



2 GROUND FLOOR - TYPICAL AMENITIES 1 1 : 150

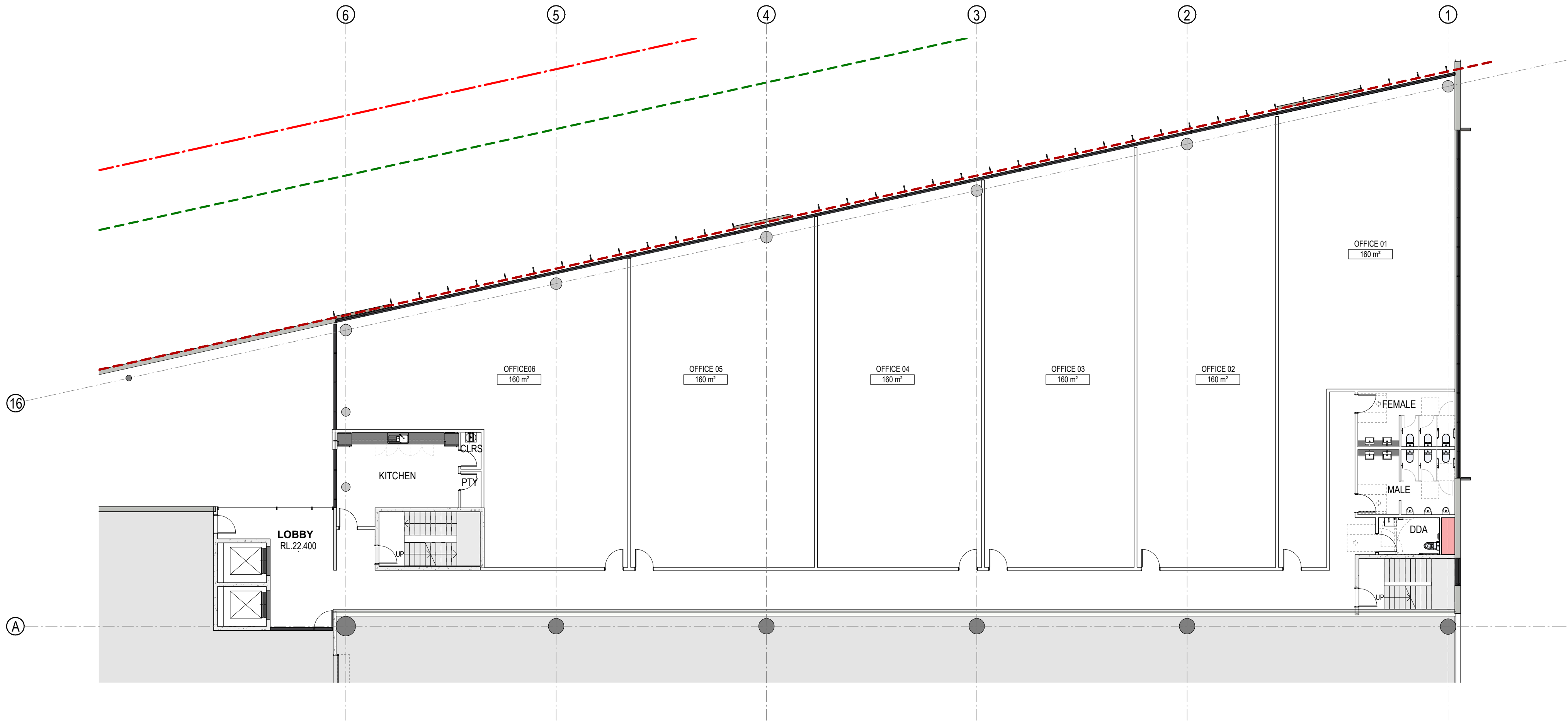


3 GROUND FLOOR - TYPICAL AMENITIES 2 1 : 150

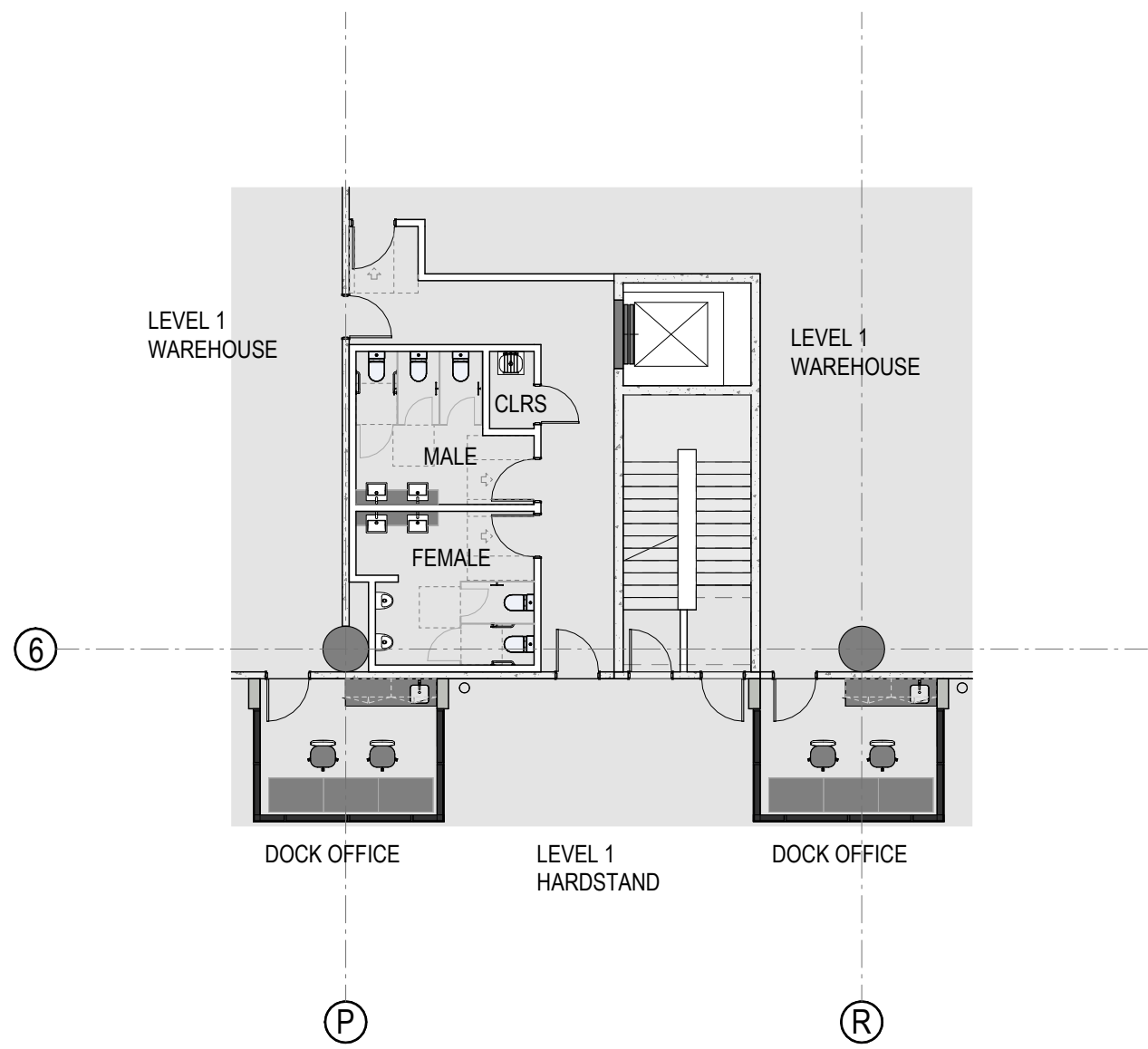


4 GROUND FLOOR - TYPICAL AMENITIES 3 1 : 150

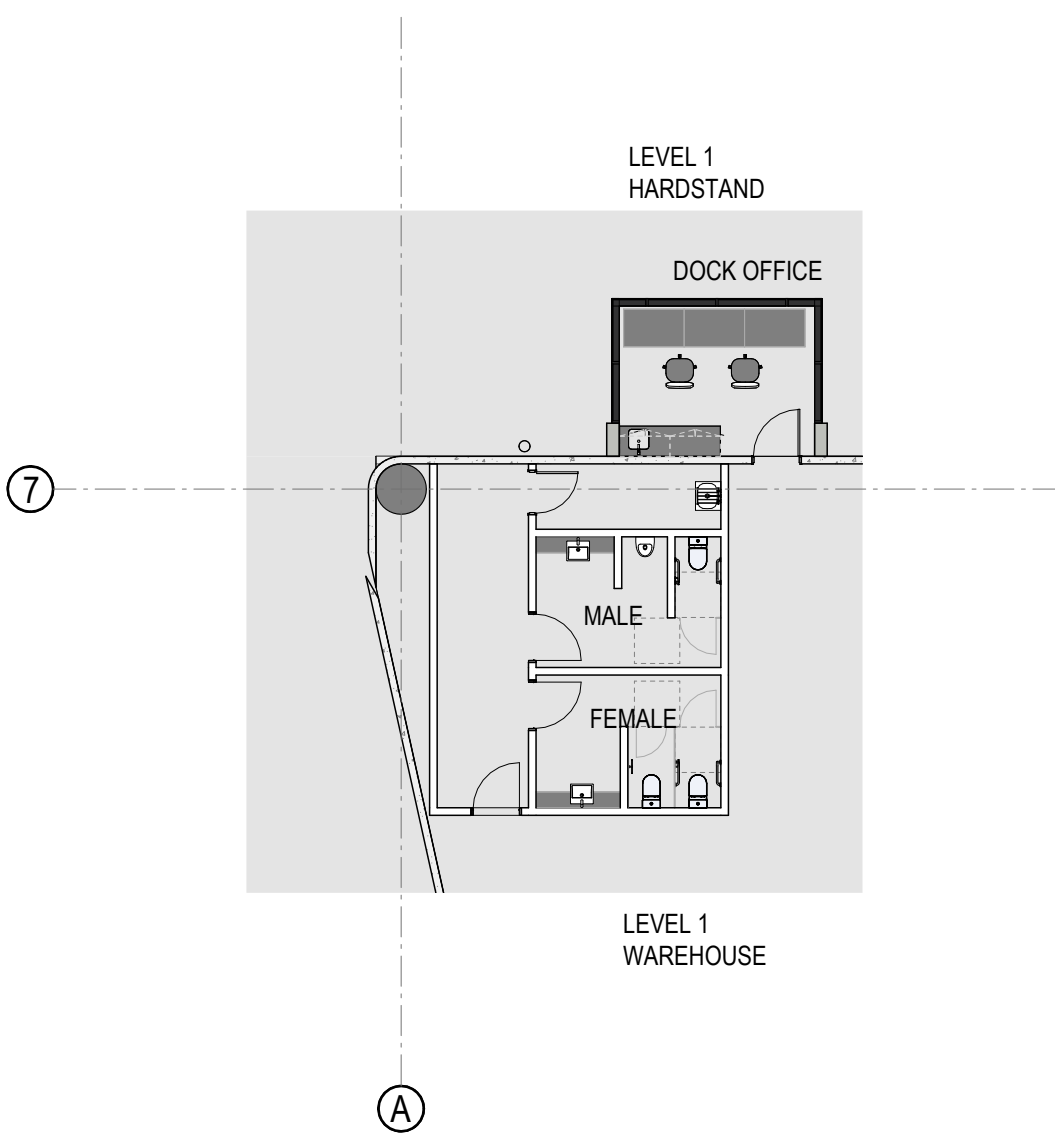
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P2	ISSUE FOR INFORMATION	24/07/2023
P3	PROGRESS SET	08/04/2024
P4	ISSUE FOR COMMENT	23/08/2024
P5	DRAFT SSDA ARCHITECTURAL	18/10/2024



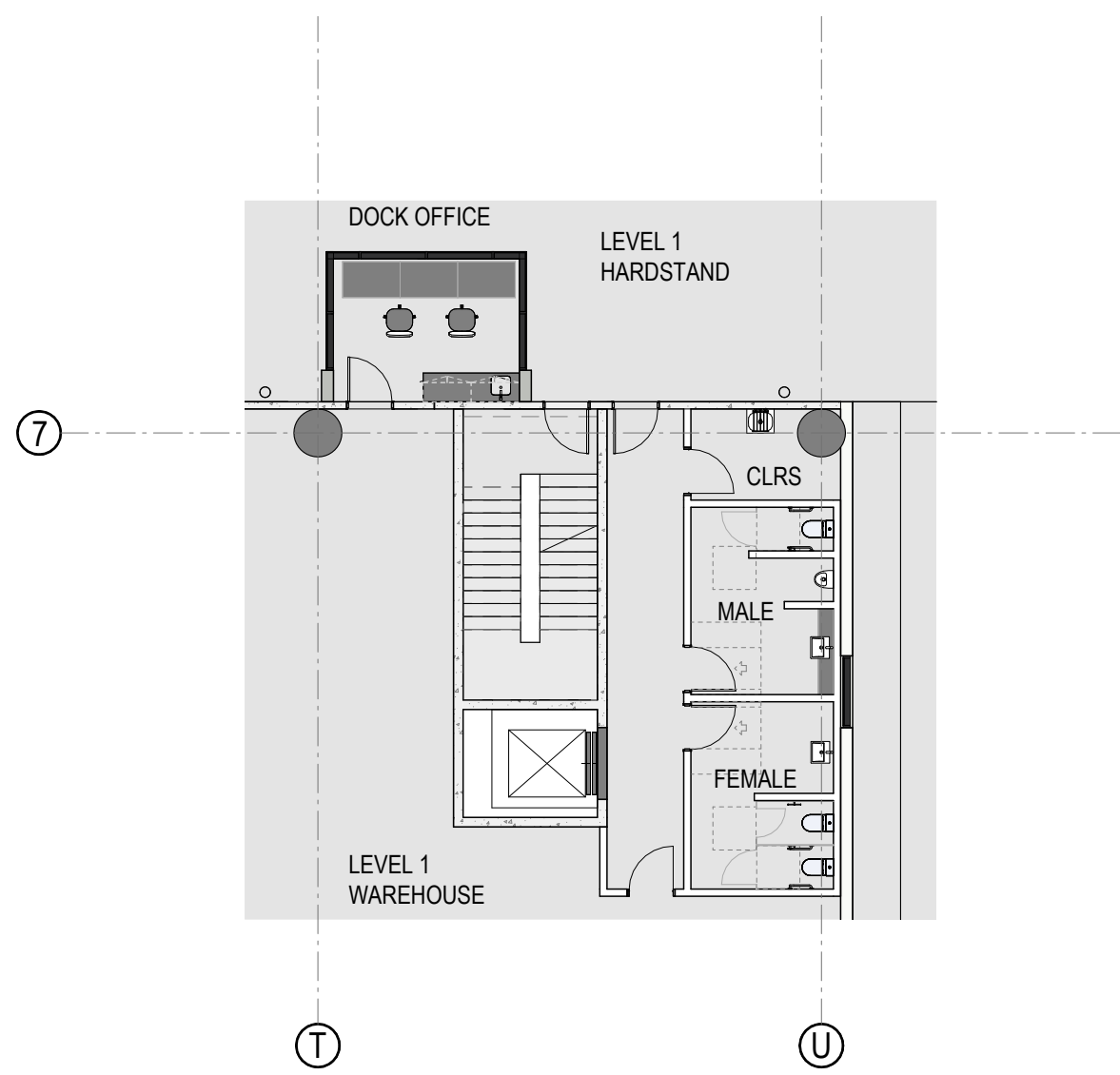
1 LEVEL 1 OFFICE - FLOOR PLAN 1 : 150



2 LEVEL 1 - TYPICAL AMENITIES 1 1 : 150

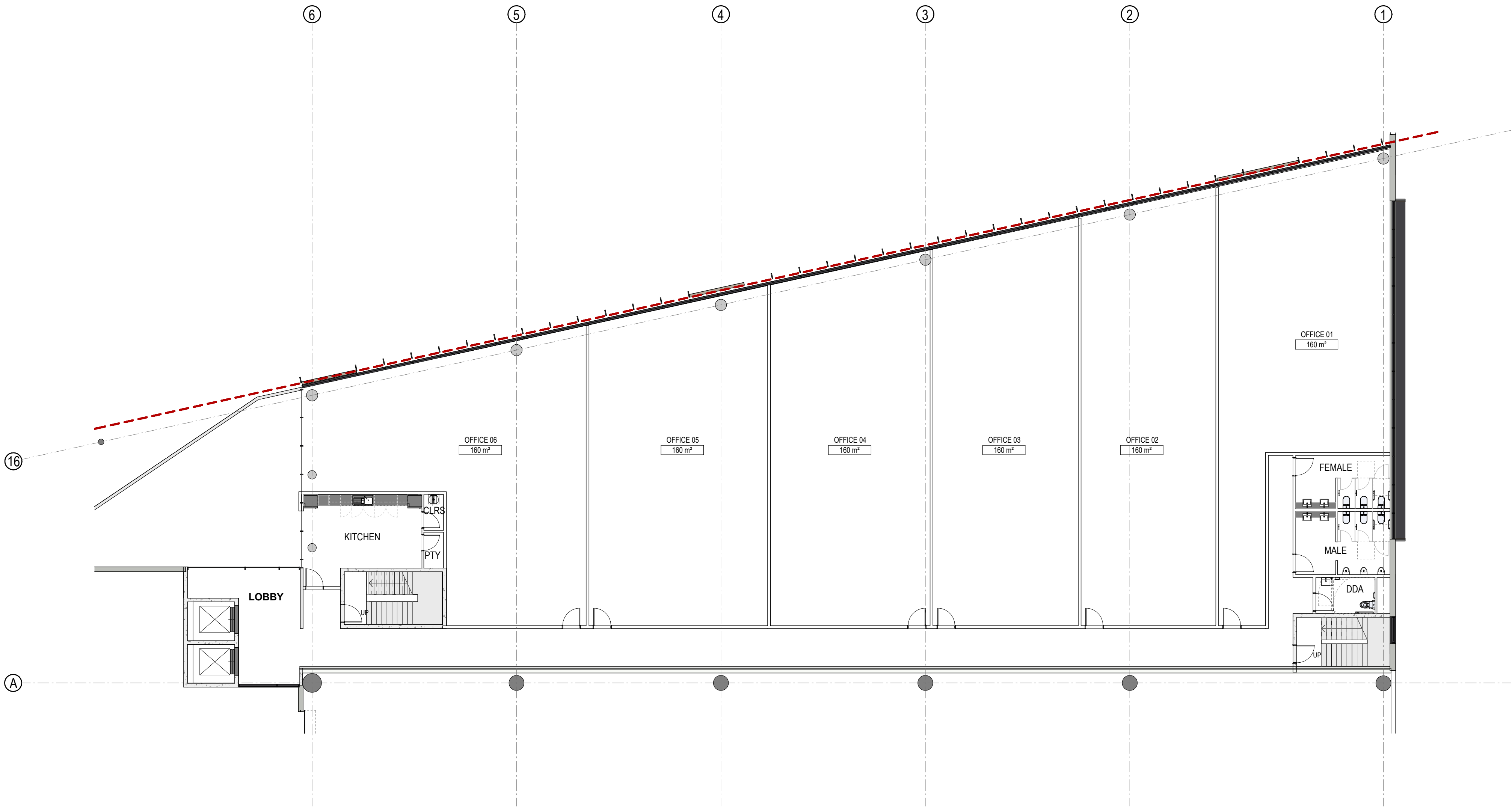


3 LEVEL 1 - AMENITIES 2 1 : 150



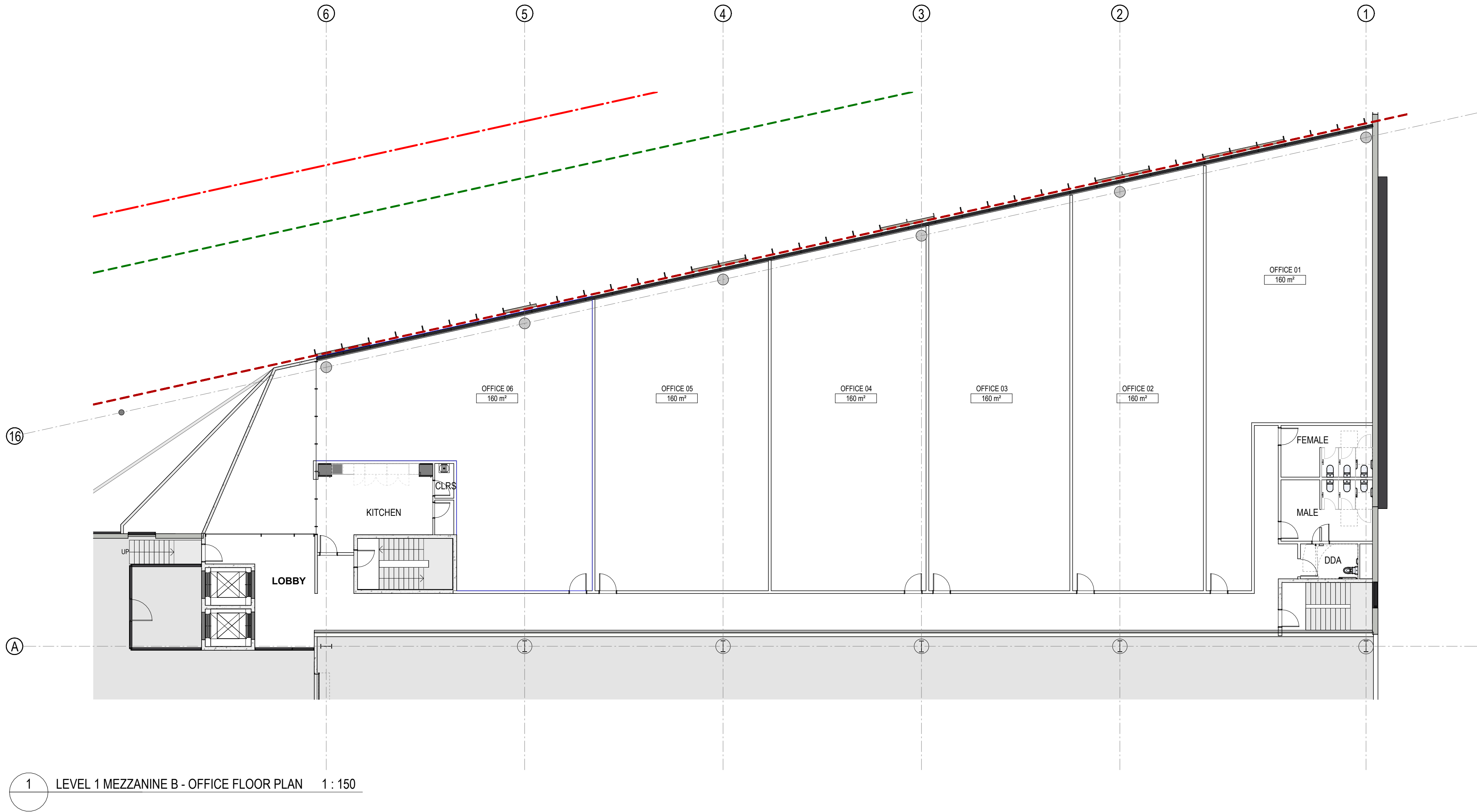
4 LEVEL 1 - AMENITIES 3 1 : 150

REVISIONS		
REV	DESCRIPTION	DATE
P1	ISSUE FOR INFORMATION	21/06/2023
P2	ISSUE FOR INFORMATION	24/07/2023
P3	PROGRESS SET	08/04/2024
P4	ISSUE FOR COMMENT	23/08/2024
P5	DRAFT SSDA ARCHITECTURAL	18/10/2024

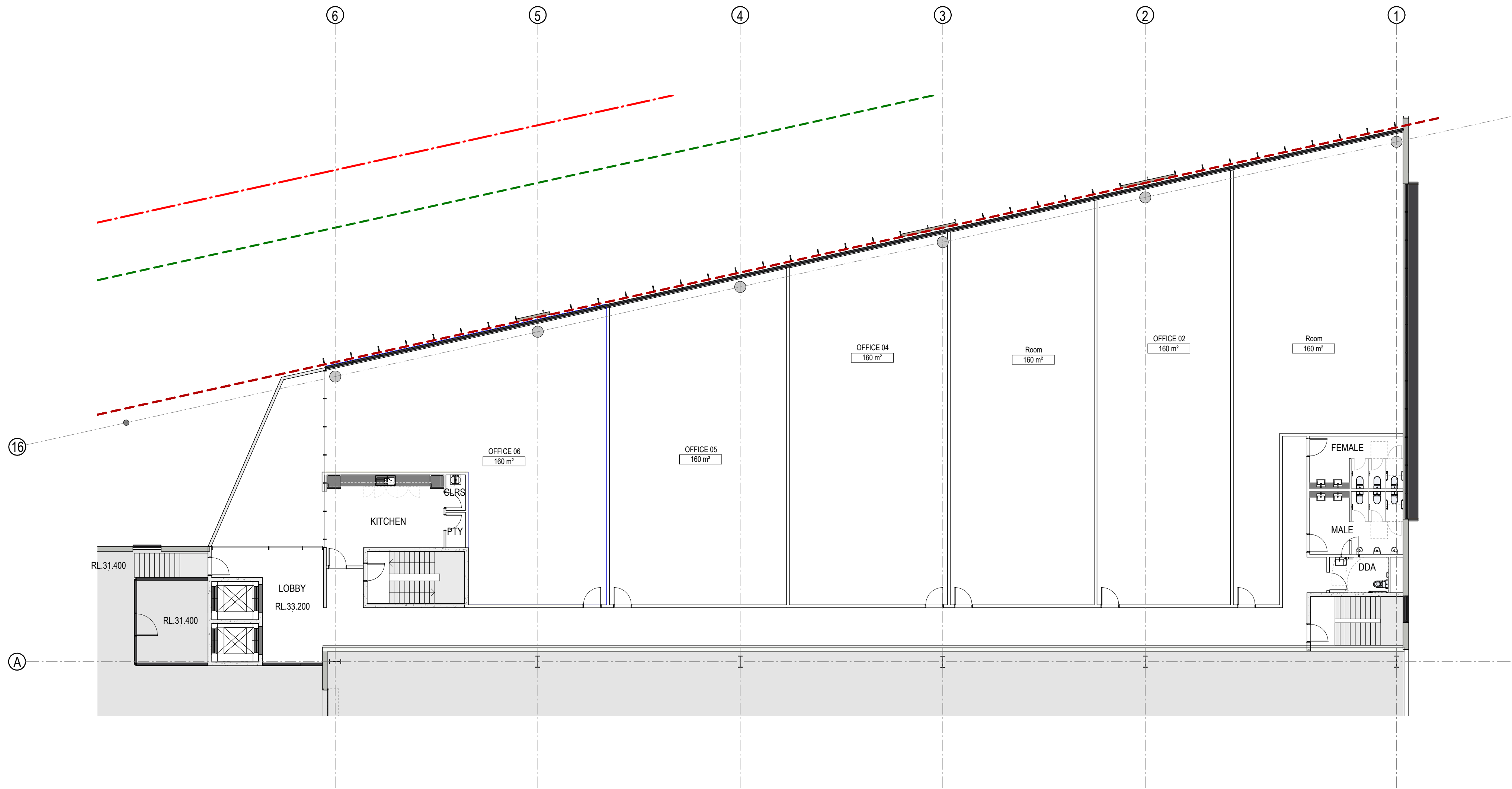


1 LEVEL 1 MEZZANINE A - OFFICE FLOOR PLAN 1 : 150

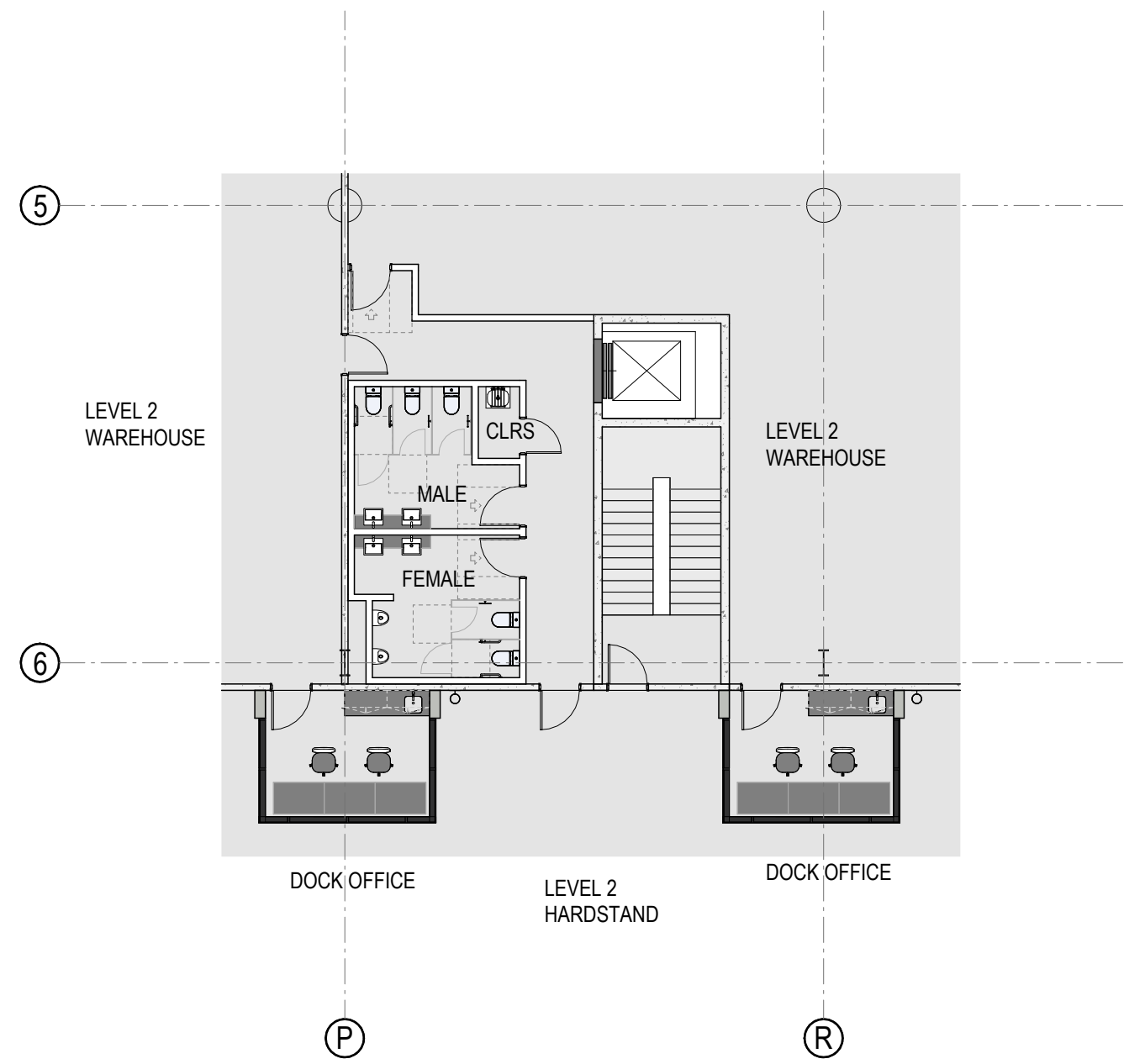
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P2	ISSUE FOR INFORMATION	24/07/2023
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P4	ISSUE FOR COMMENT	23/08/2024
P5	DRAFT SSDA ARCHITECTURAL	18/10/2024



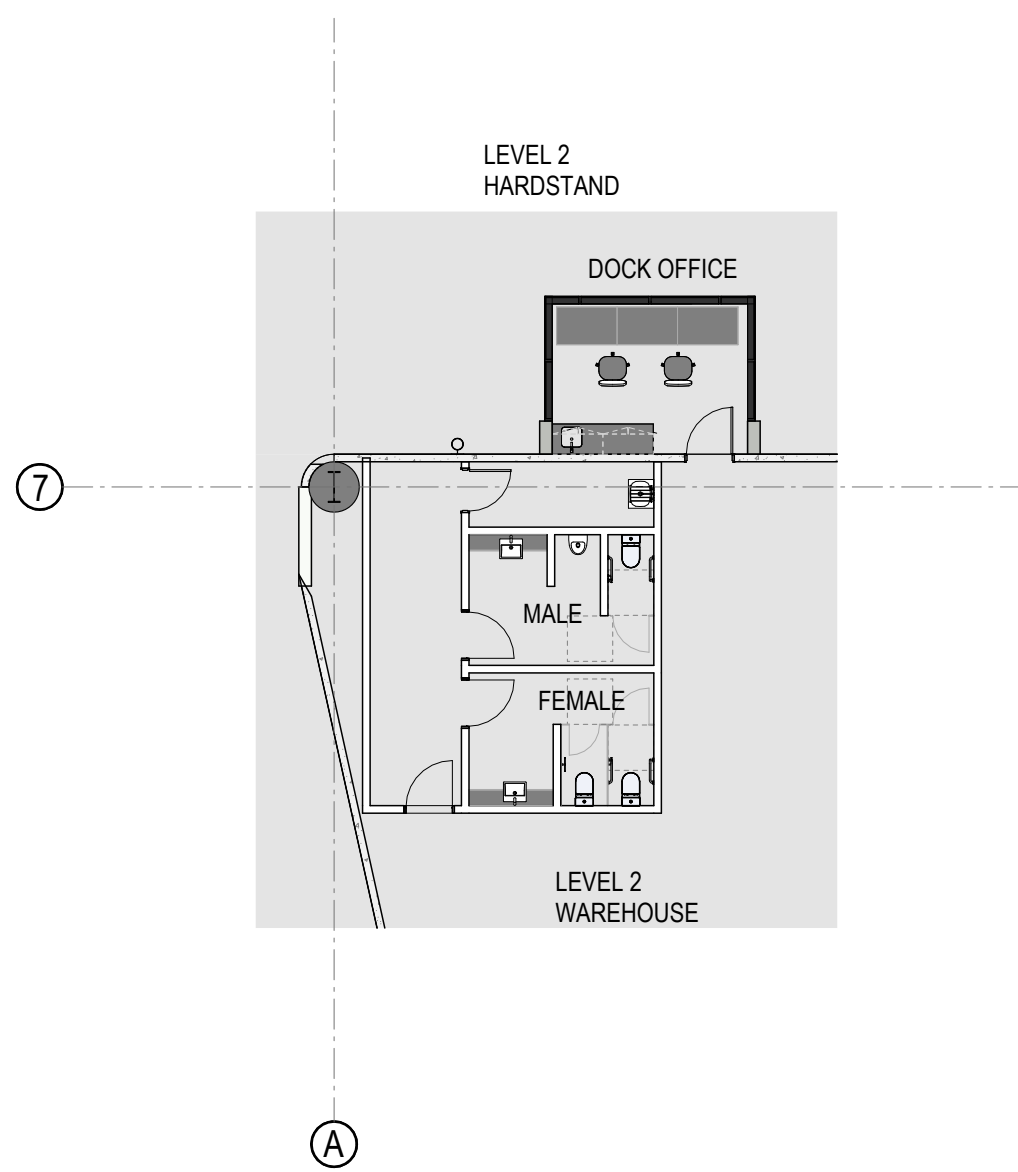
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P2	ISSUE FOR INFORMATION	24/07/2023
P3	PROGRESS SET	08/04/2024
P4	ISSUE FOR COMMENT	23/08/2024
P5	DRAFT SSDA ARCHITECTURAL	18/10/2024



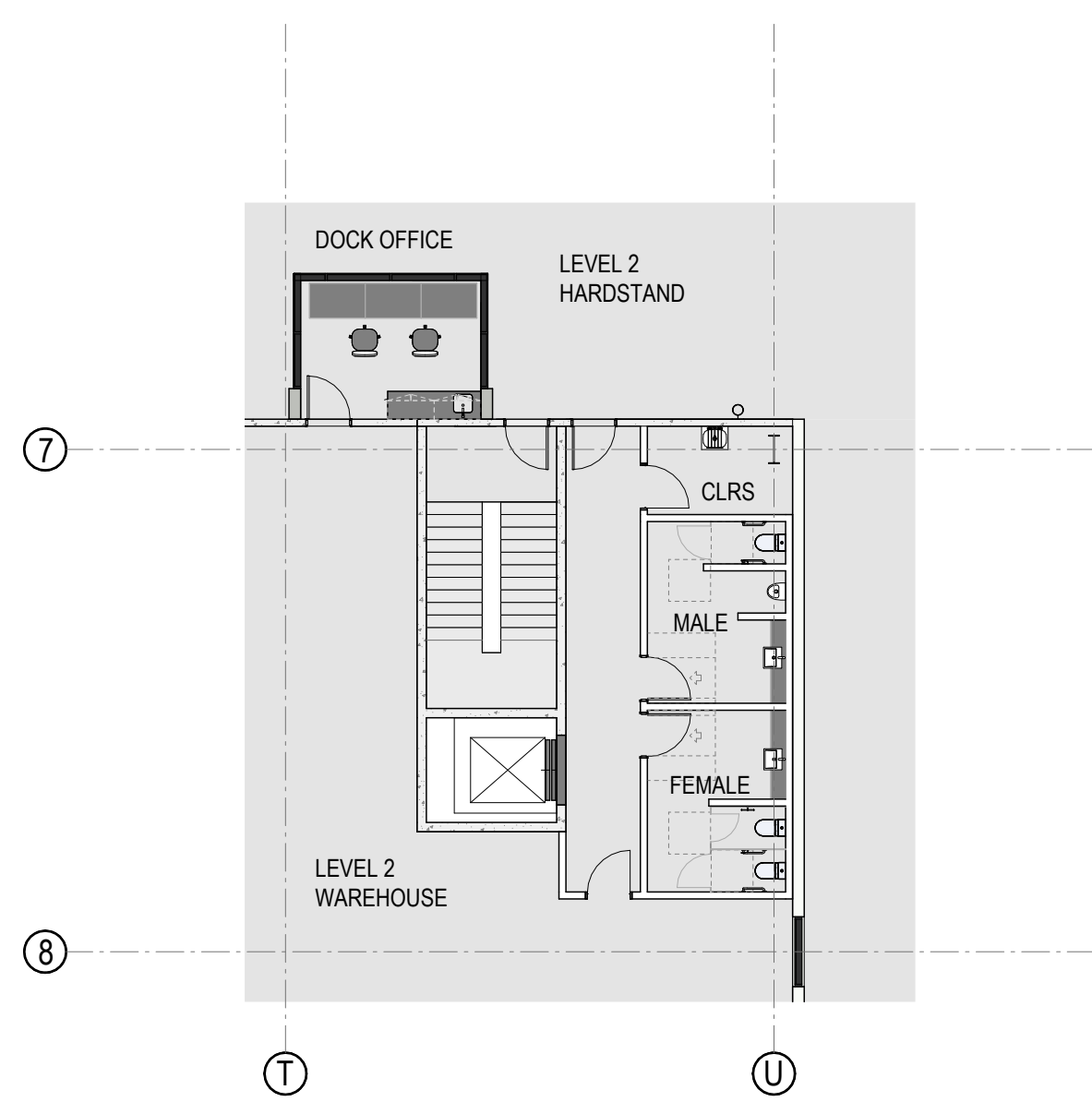
2 LEVEL 2 MEZZANINE - OFFICE FLOOR PLAN 1 : 150



1 LEVEL 2 - TYPICAL AMENITIES 1 1 : 150

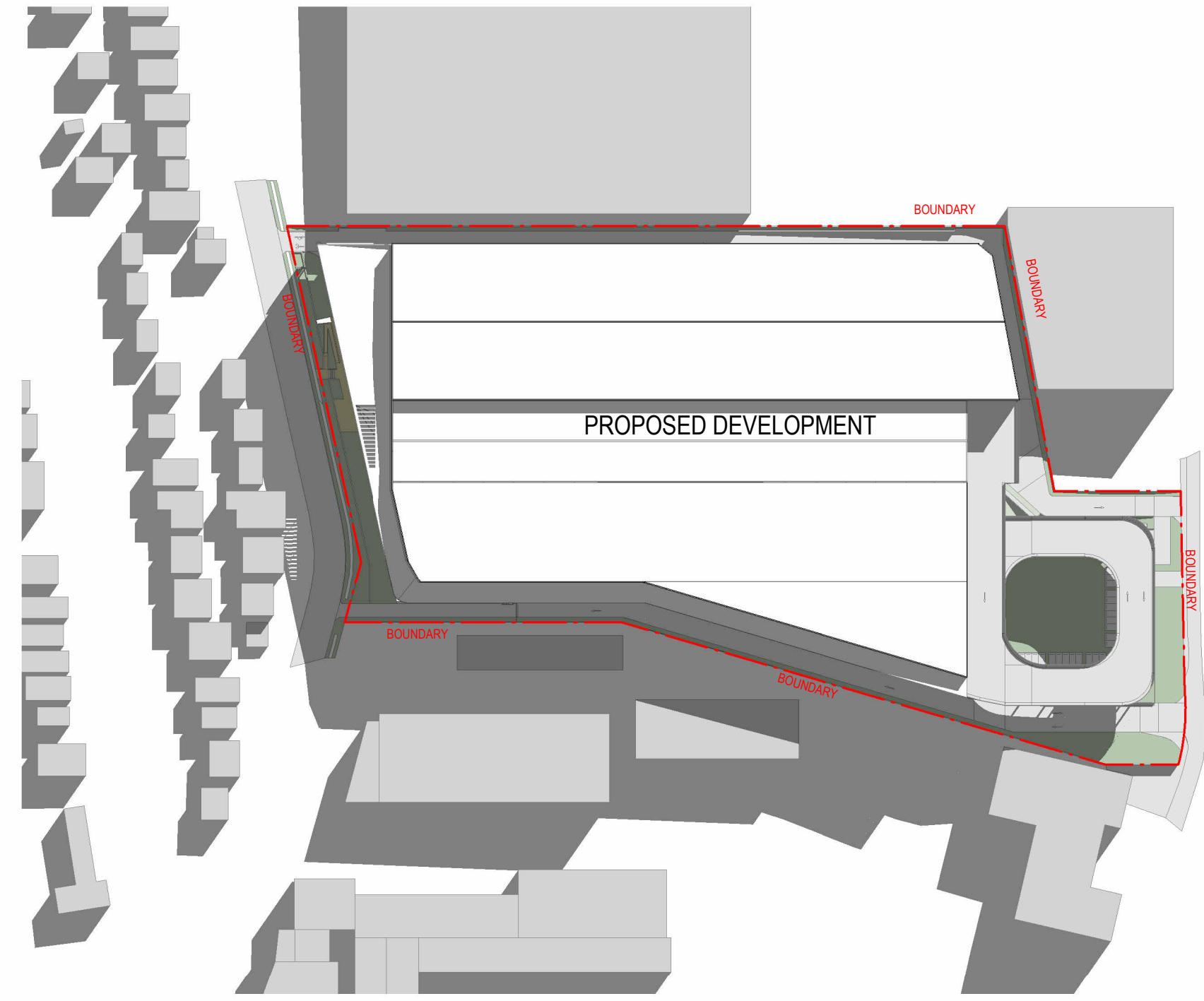


3 LEVEL 2 - AMENITIES 2 1 : 150

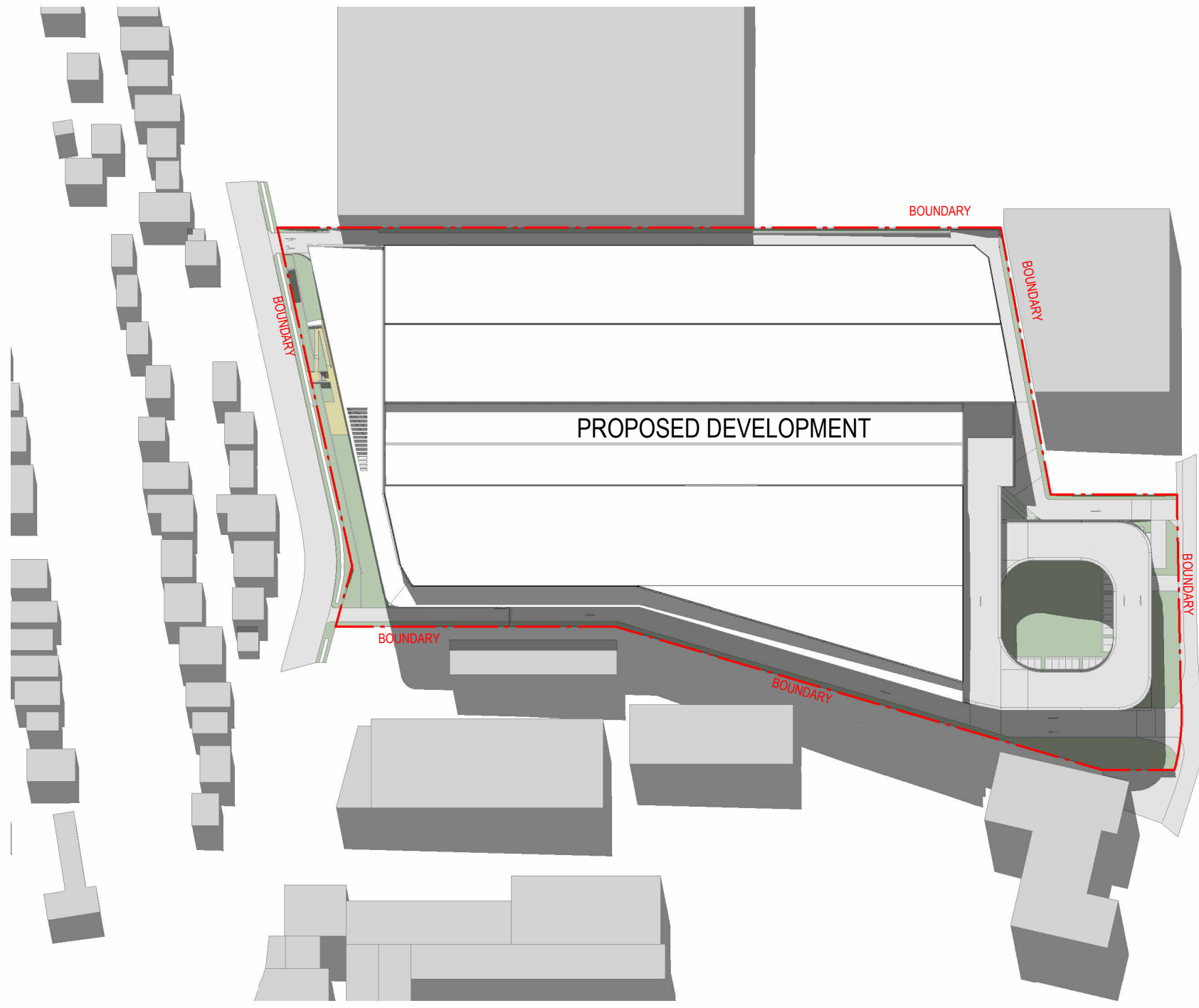


4 LEVEL 2 - AMENITIES 3 1 : 150

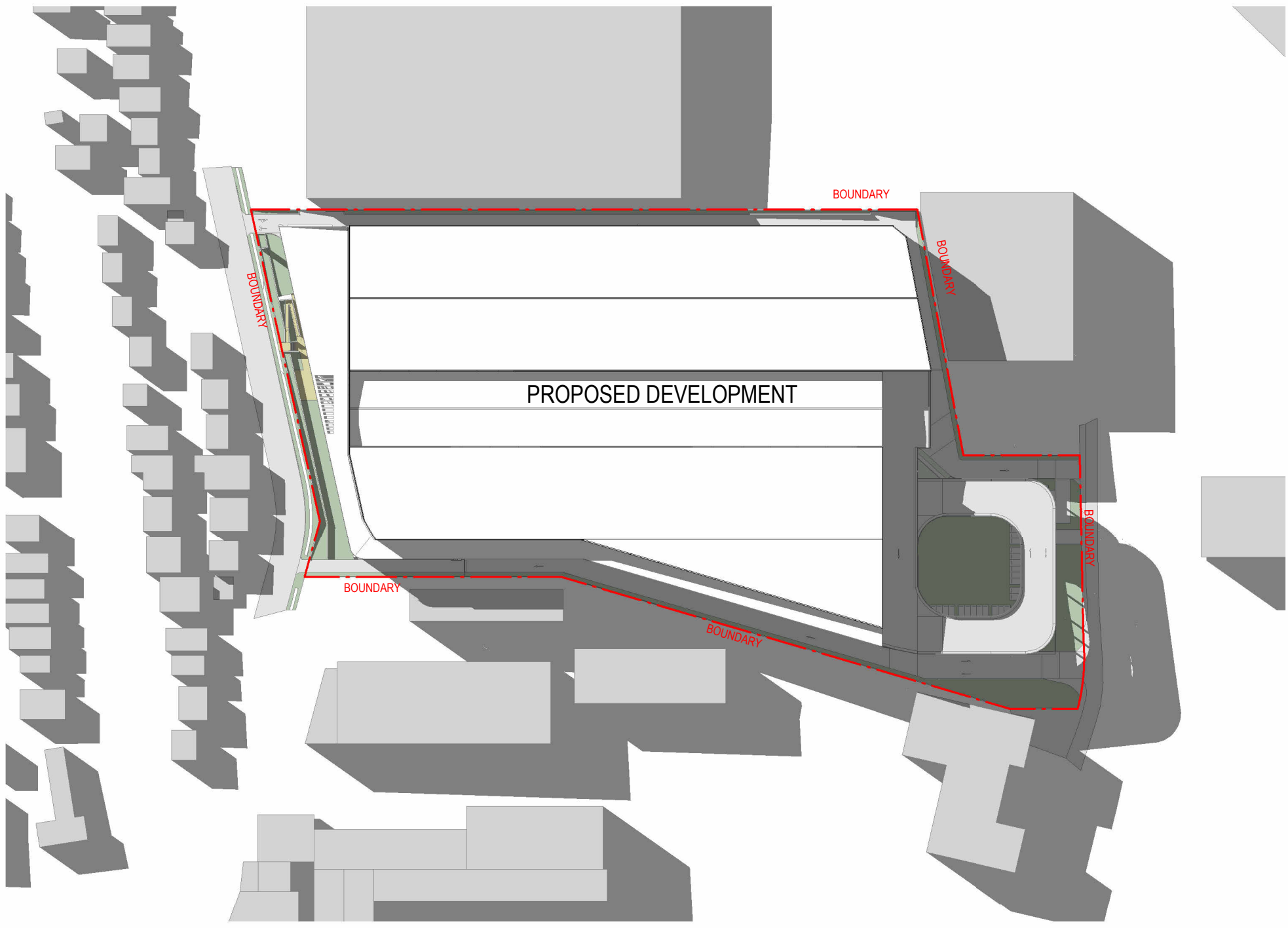
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P1	RAMP RELOCATION OPTIONS B	29/02/2024
P2	PROGRESS SET	08/04/2024
P3	ISSUE FOR COMMENT	23/08/2024
P4	DRAFT SSDA ARCHITECTURAL	18/10/2024



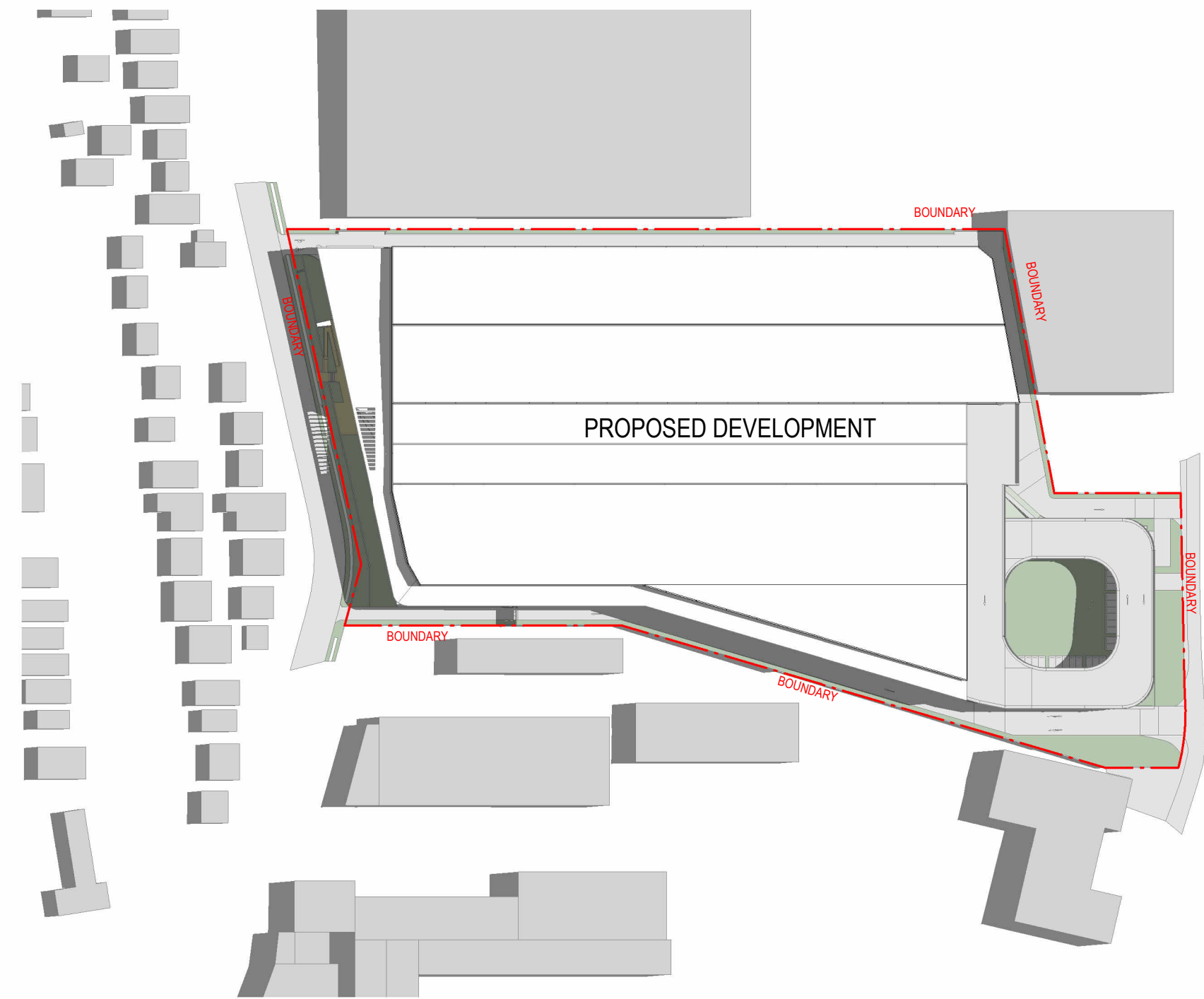
1 WINTER SOLTICE 9AM 1 : 2000



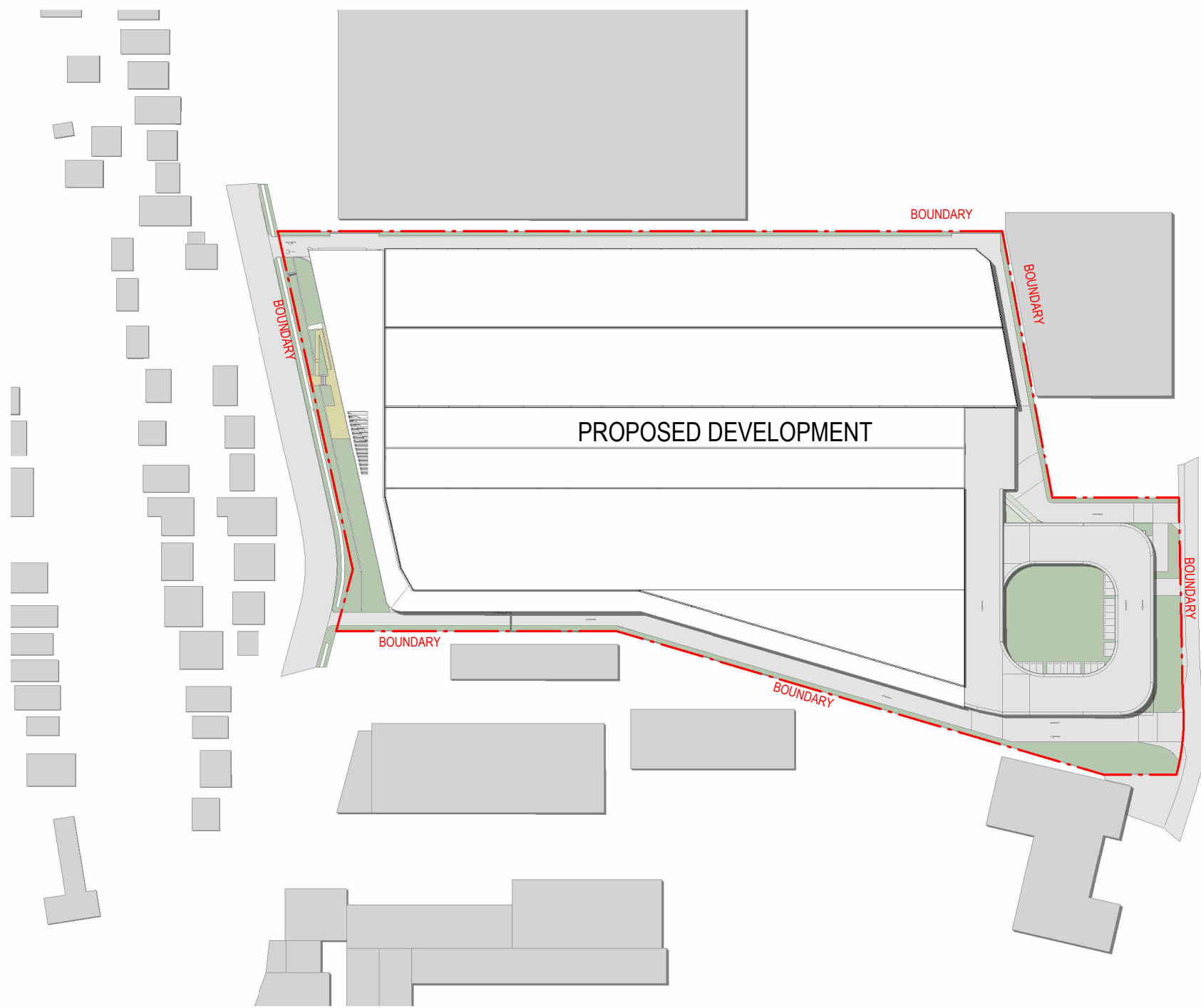
2 WINTER SOLTICE 12PM 1 : 2000



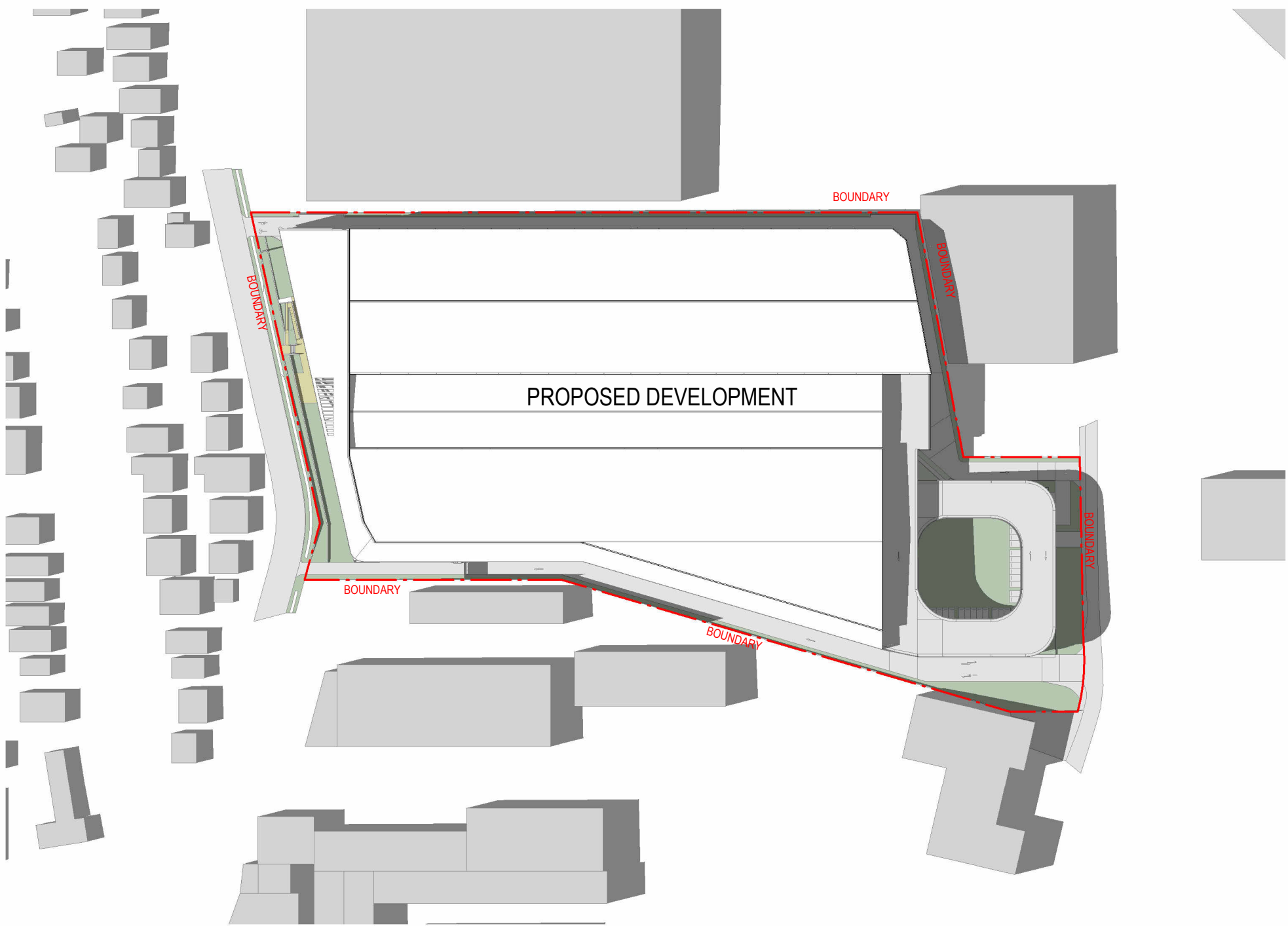
3 WINTER SOLTICE 3PM 1 : 2000



4 SUMMER SOLTICE 9AM 1 : 2000

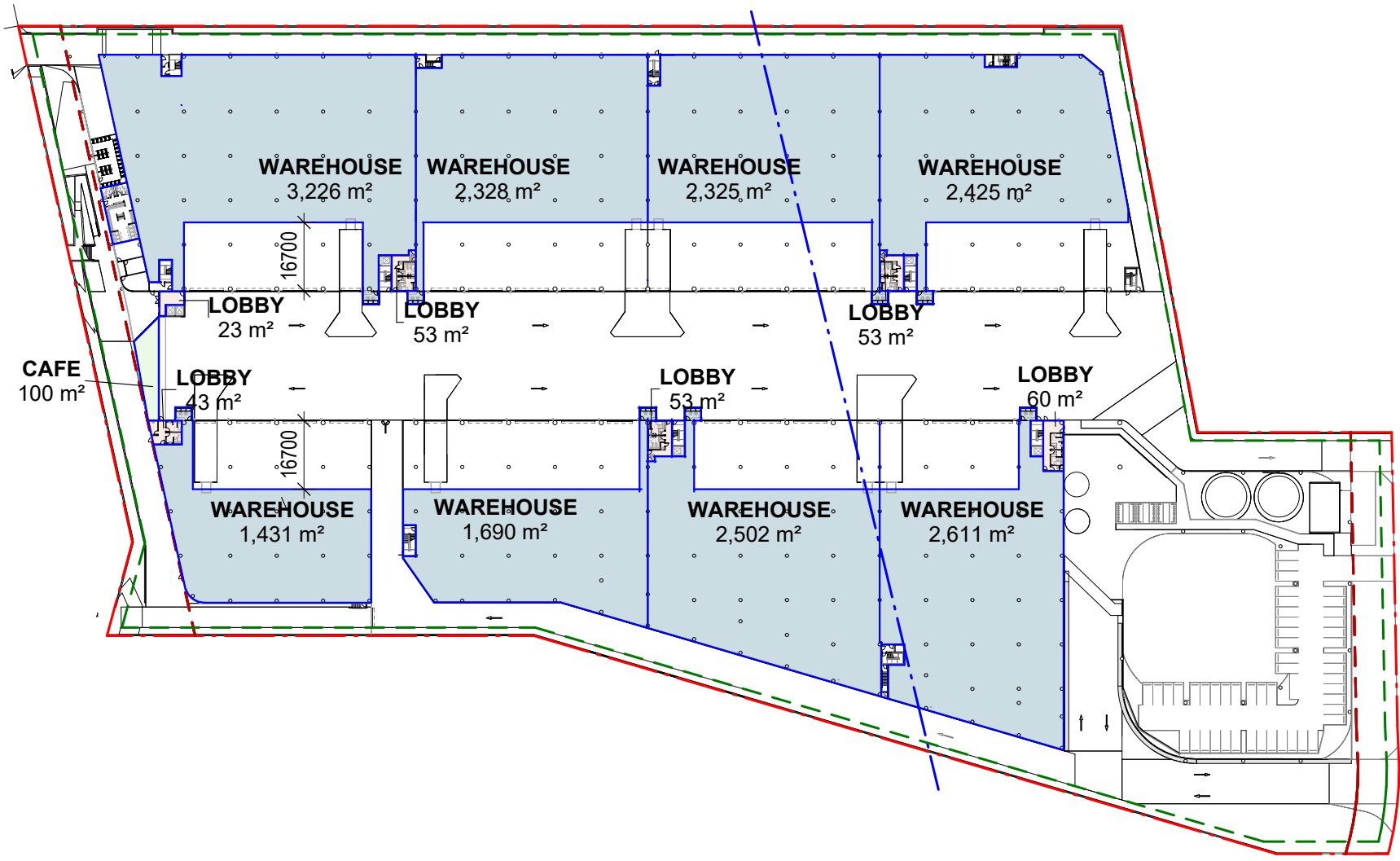


5 SUMMER SOLTICE12PM 1 : 2000

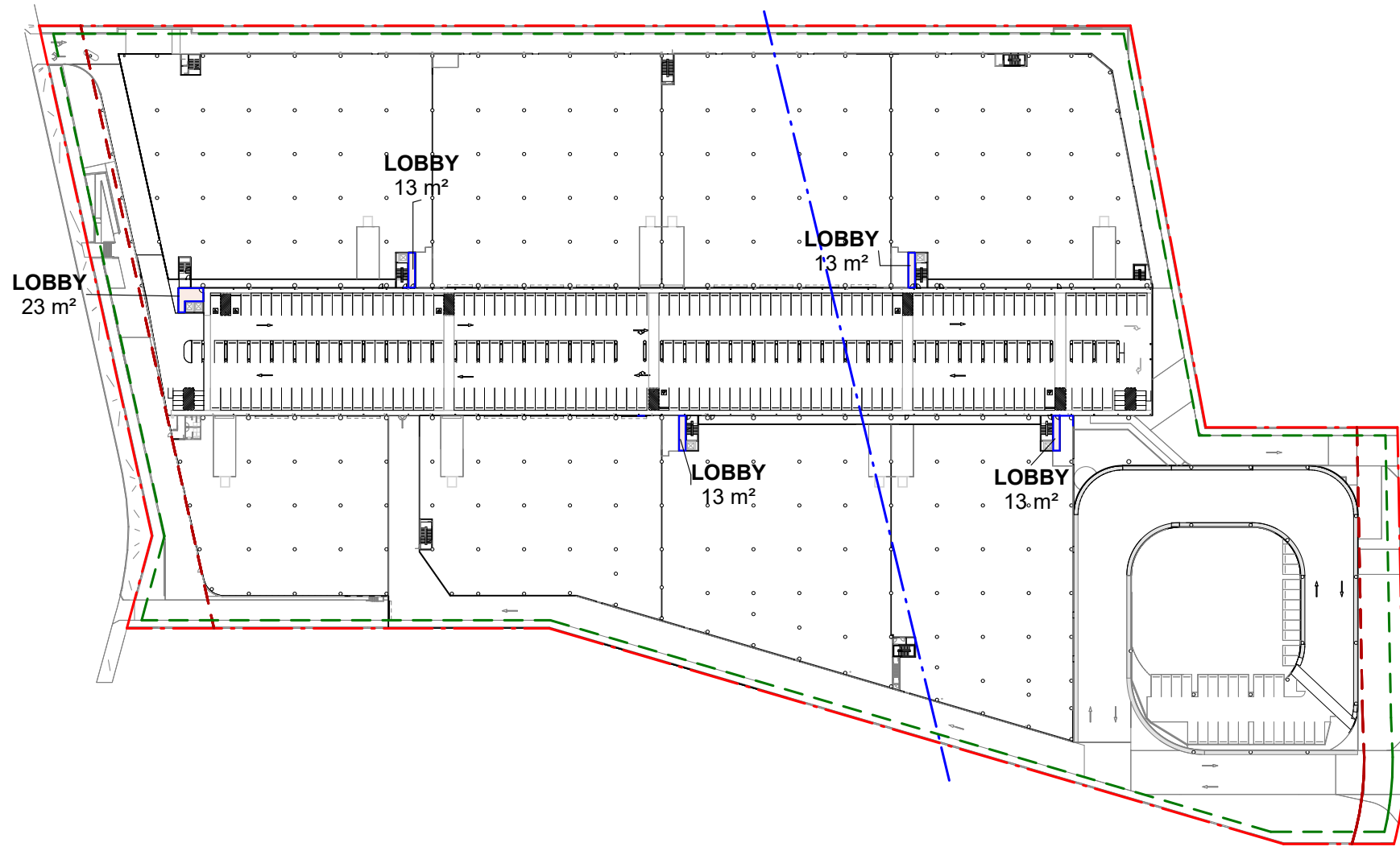


6 SUMMER SOLTICE 3PM 1 : 2000

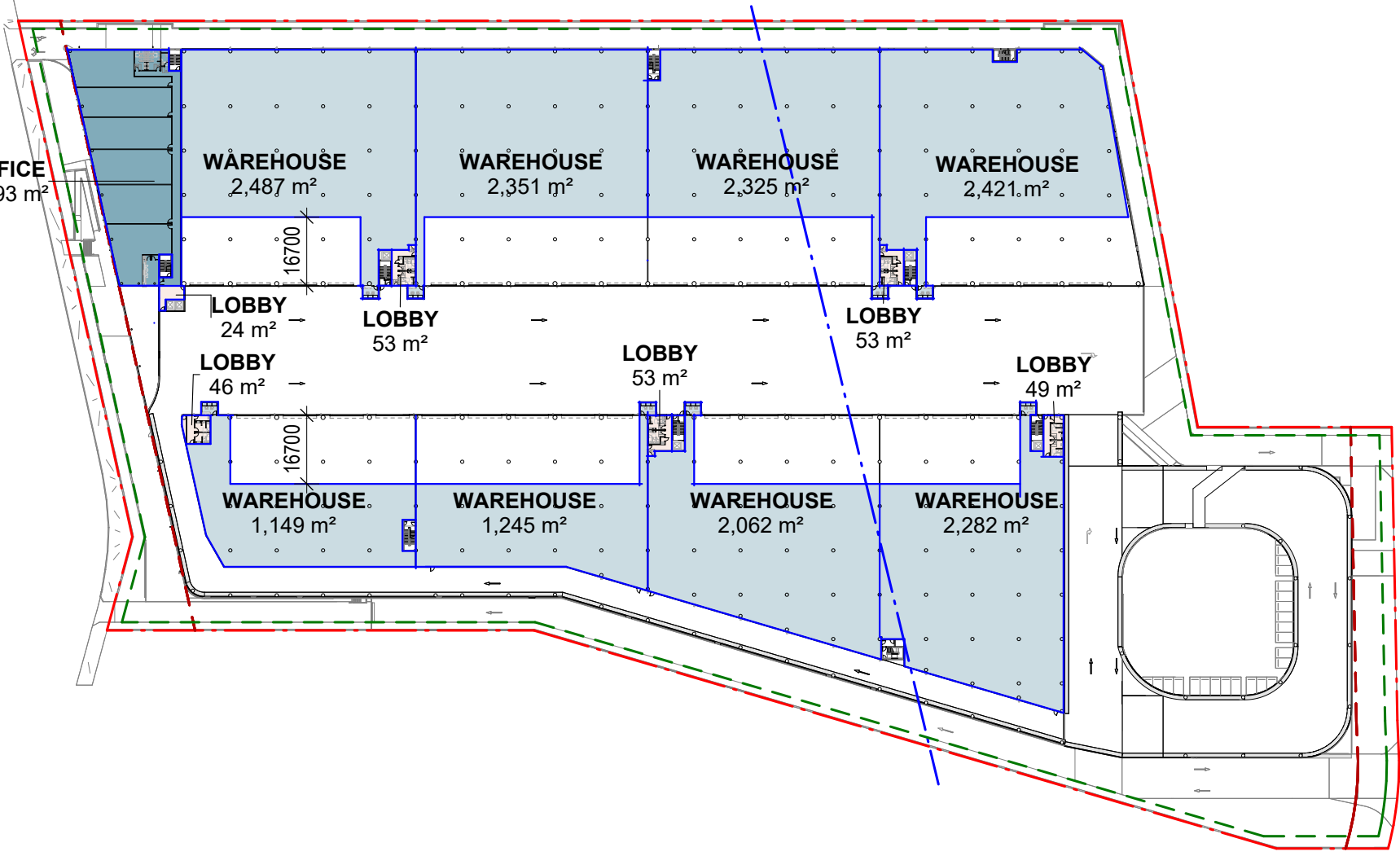
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P2	PROGRESS SET	01/07/2024
P3	UPDATED CONCEPT DESIGN	07/08/2024
P4	ISSUE FOR COMMENT	23/08/2024
P5	DRAFT SSDA ARCHITECTURAL	18/10/2024



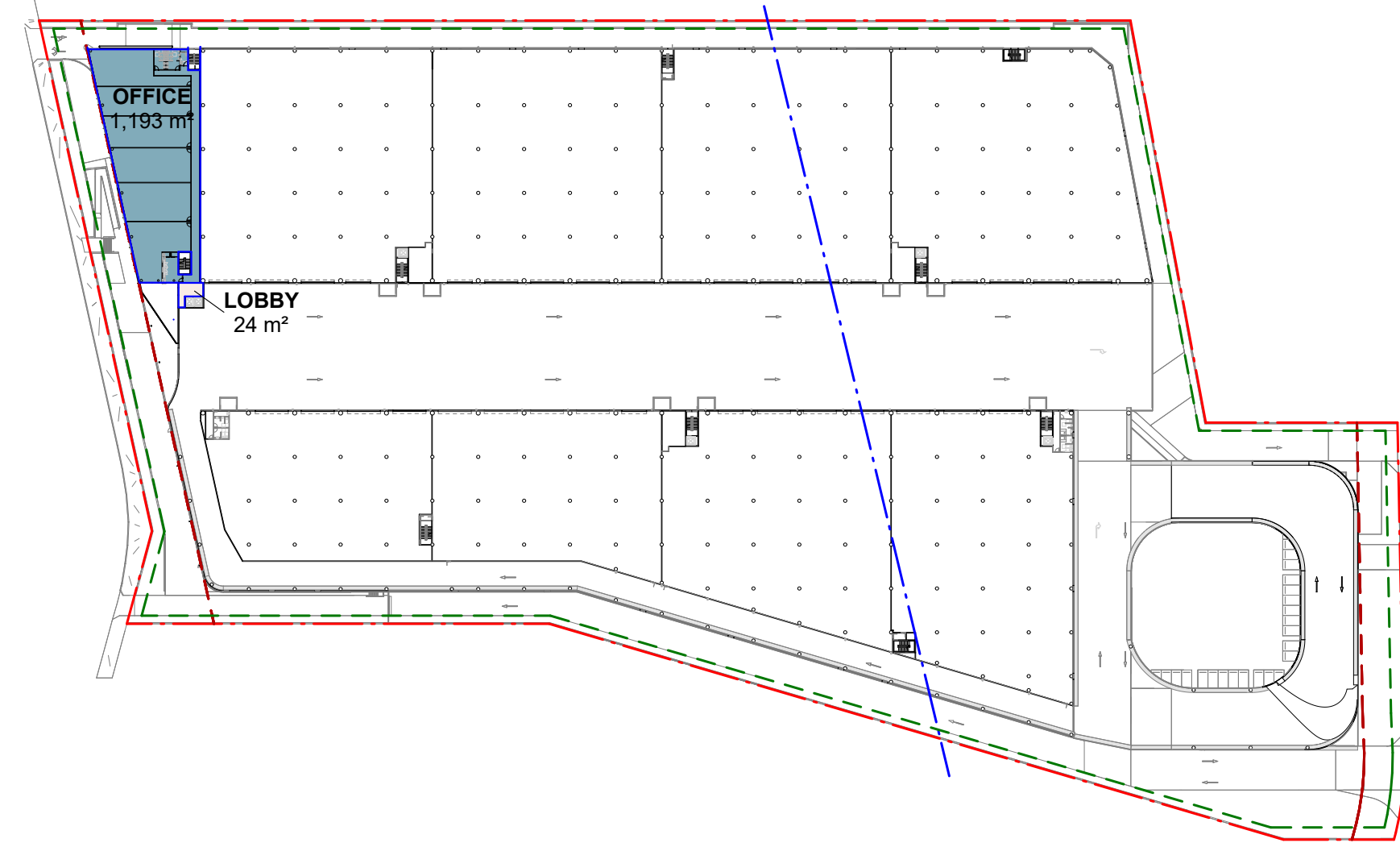
1 GROUND 1:1500



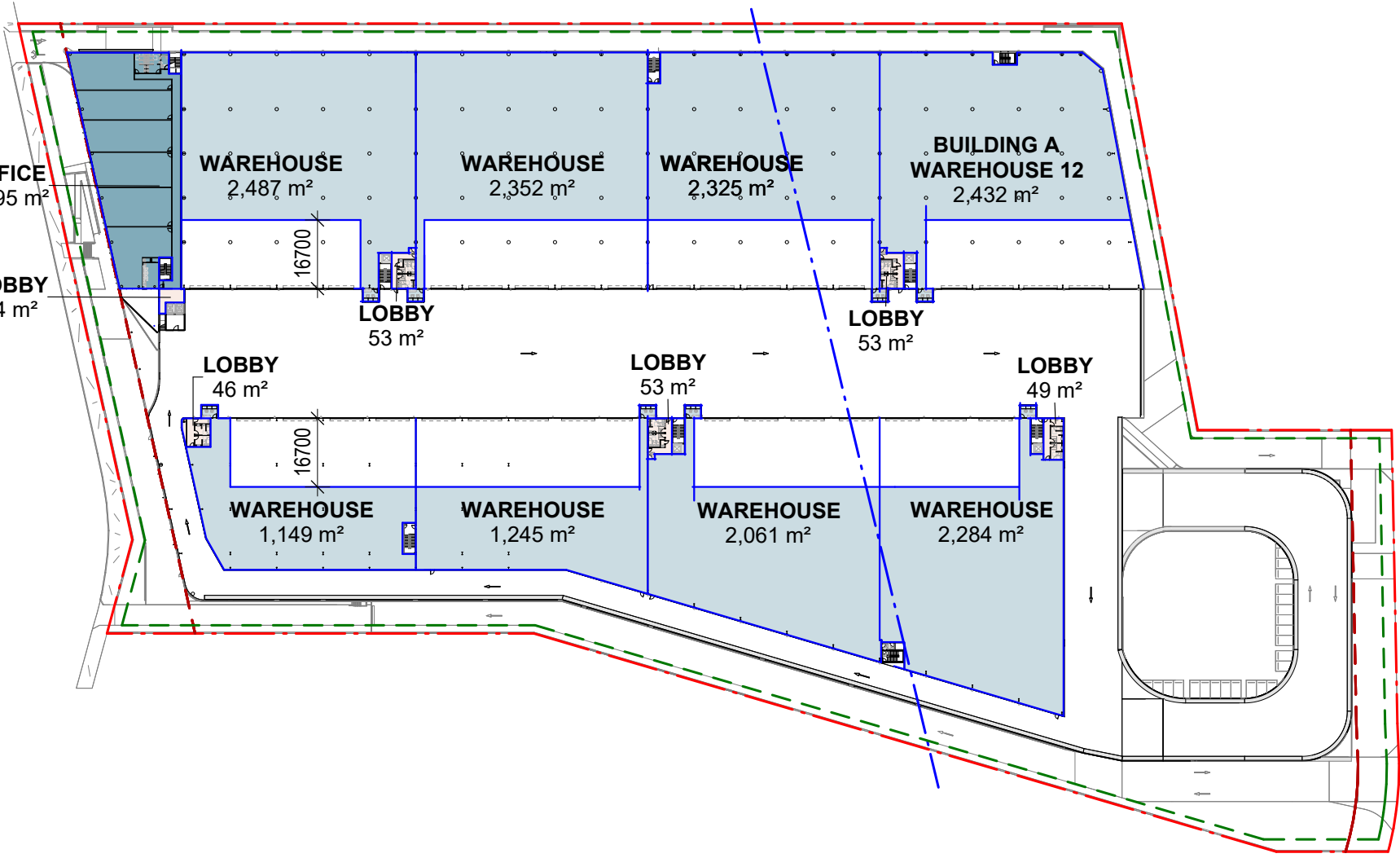
2 G.F. MEZZ 1:1500



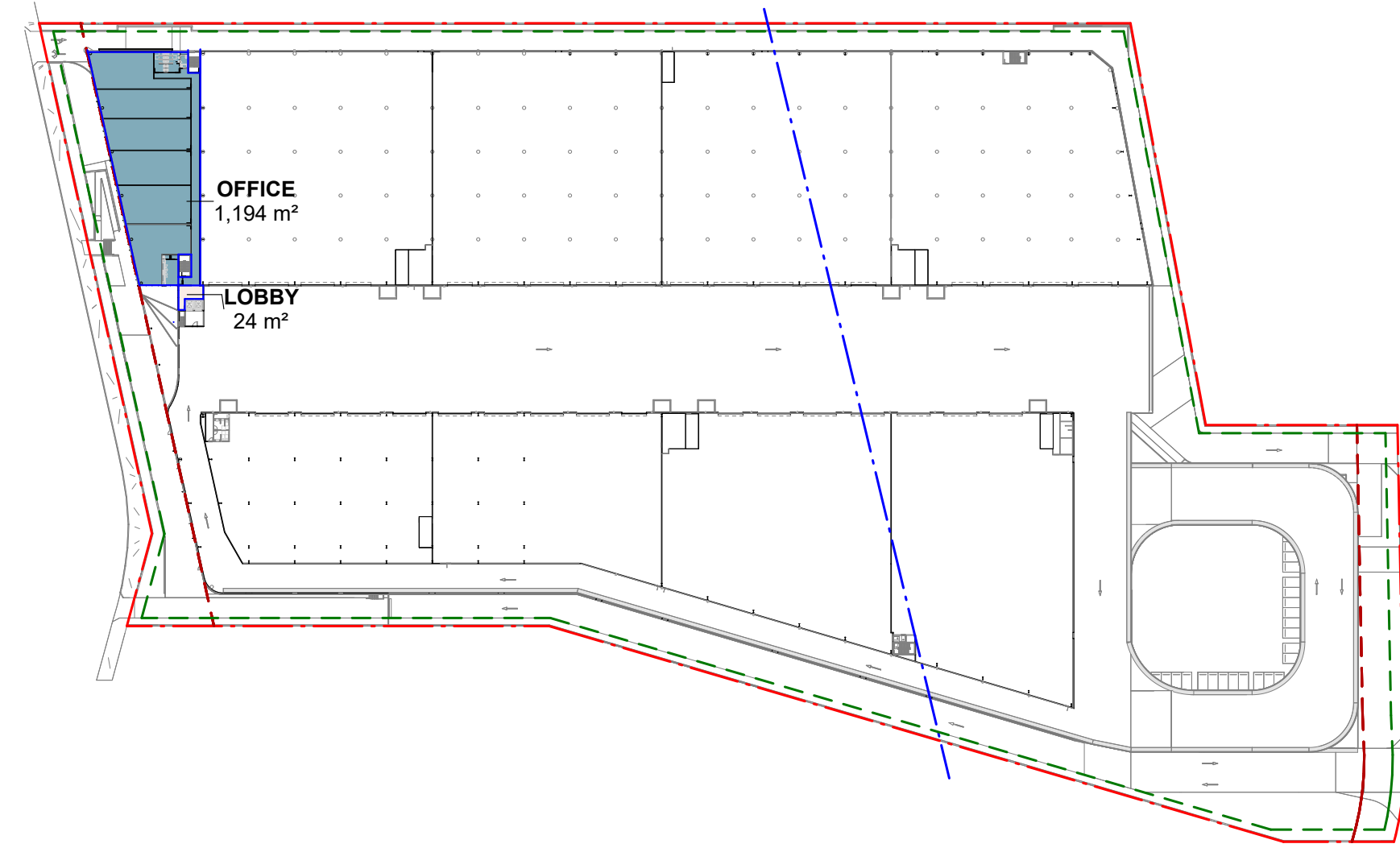
3 LEVEL 1 1:1500



4 L1 MEZZ 1:1500



5 LEVEL 2 1:1500



6 L2 MEZZ 1:1500

Area Schedule (Gross Floor Area)						
NAME	WAREHOUSE	OFFICE	LOBBY	END OF TRIP	CAFE	TOTAL AREA
GROUND						
CAFE	0 m ²	0 m ²	0 m ²	0 m ²	100 m ²	100 m ²
LOBBY	0 m ²	0 m ²	53 m ²	0 m ²	0 m ²	53 m ²
LOBBY	0 m ²	0 m ²	53 m ²	0 m ²	0 m ²	53 m ²
LOBBY	0 m ²	0 m ²	43 m ²	0 m ²	0 m ²	43 m ²
LOBBY	0 m ²	0 m ²	60 m ²	0 m ²	0 m ²	60 m ²
LOBBY	0 m ²	0 m ²	23 m ²	0 m ²	0 m ²	23 m ²
LOBBY	0 m ²	0 m ²	53 m ²	0 m ²	0 m ²	53 m ²
WAREHOUSE	3226 m ²	0 m ²	0 m ²	0 m ²	0 m ²	3226 m ²
WAREHOUSE	2328 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2328 m ²
WAREHOUSE	2325 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2325 m ²
WAREHOUSE	2425 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2425 m ²
WAREHOUSE	1431 m ²	0 m ²	0 m ²	0 m ²	0 m ²	1431 m ²
WAREHOUSE	1690 m ²	0 m ²	0 m ²	0 m ²	0 m ²	1690 m ²
WAREHOUSE	2502 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2502 m ²
WAREHOUSE	2611 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2611 m ²
GROUND: 15	18538 m ²	0 m ²	285 m ²	0 m ²	100 m ²	18923 m ²
G.F. MEZZ						
LOBBY	0 m ²	0 m ²	23 m ²	0 m ²	0 m ²	23 m ²
LOBBY	0 m ²	0 m ²	13 m ²	0 m ²	0 m ²	13 m ²
LOBBY	0 m ²	0 m ²	13 m ²	0 m ²	0 m ²	13 m ²
LOBBY	0 m ²	0 m ²	13 m ²	0 m ²	0 m ²	13 m ²
LOBBY	0 m ²	0 m ²	13 m ²	0 m ²	0 m ²	13 m ²
G.F. MEZZ: 5	0 m ²	0 m ²	75 m ²	0 m ²	0 m ²	75 m ²
LEVEL 1						
LOBBY	0 m ²	0 m ²	49 m ²	0 m ²	0 m ²	49 m ²
LOBBY	0 m ²	0 m ²	46 m ²	0 m ²	0 m ²	46 m ²
LOBBY	0 m ²	0 m ²	53 m ²	0 m ²	0 m ²	53 m ²
LOBBY	0 m ²	0 m ²	53 m ²	0 m ²	0 m ²	53 m ²
LOBBY	0 m ²	0 m ²	24 m ²	0 m ²	0 m ²	24 m ²
OFFICE	0 m ²	1193 m ²	0 m ²	0 m ²	0 m ²	1193 m ²
WAREHOUSE	2487 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2487 m ²
WAREHOUSE	2351 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2351 m ²
WAREHOUSE	2325 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2325 m ²
WAREHOUSE	2421 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2421 m ²
WAREHOUSE	1245 m ²	0 m ²	0 m ²	0 m ²	0 m ²	1245 m ²
WAREHOUSE	2062 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2062 m ²
WAREHOUSE	2282 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2282 m ²
WAREHOUSE	1149 m ²	0 m ²	0 m ²	0 m ²	0 m ²	1149 m ²
LEVEL 1: 15	16322 m ²	1193 m ²	278 m ²	0 m ²	0 m ²	17793 m ²
L1 MEZZ						
LOBBY	0 m ²	0 m ²	24 m ²	0 m ²	0 m ²	24 m ²
OFFICE	0 m ²	1193 m ²	0 m ²	0 m ²	0 m ²	1193 m ²
L1 MEZZ: 2	0 m ²	1193 m ²	24 m ²	0 m ²	0 m ²	1217 m ²
LEVEL 2						
LOBBY	0 m ²	0 m ²	49 m ²	0 m ²	0 m ²	49 m ²
LOBBY	0 m ²	0 m ²	46 m ²	0 m ²	0 m ²	46 m ²
LOBBY	0 m ²	0 m ²	53 m ²	0 m ²	0 m ²	53 m ²
LOBBY	0 m ²	0 m ²	24 m ²	0 m ²	0 m ²	24 m ²
LOBBY	0 m ²	0 m ²	53 m ²	0 m ²	0 m ²	53 m ²
LOBBY	0 m ²	0 m ²	53 m ²	0 m ²	0 m ²	53 m ²
OFFICE	0 m ²	1195 m ²	0 m ²	0 m ²	0 m ²	1195 m ²
WAREHOUSE	2061 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2061 m ²
WAREHOUSE	2487 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2487 m ²
WAREHOUSE	2352 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2352 m ²
WAREHOUSE	2325 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2325 m ²
WAREHOUSE	1149 m ²	0 m ²	0 m ²	0 m ²	0 m ²	1149 m ²
WAREHOUSE	1245 m ²	0 m ²	0 m ²	0 m ²	0 m ²	1245 m ²
WAREHOUSE	2284 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2284 m ²
WAREHOUSE	2432 m ²	0 m ²	0 m ²	0 m ²	0 m ²	2432 m ²
LEVEL 2: 15	16335 m ²	1195 m ²	278 m ²	0 m ²	0 m ²	17808 m ²
L2 MEZZ						
LOBBY	0 m ²	0 m ²	24 m ²	0 m ²	0 m ²	24 m ²
OFFICE	0 m ²	1194 m ²	0 m ²	0 m ²	0 m ²	1194 m ²
L2 MEZZ: 2	0 m ²	1194 m ²	24 m ²	0 m ²	0 m ²	1218 m ²
TOTAL GFA	51195 m ²	4775 m ²	964 m ²	0 m ²	100 m ²	57034 m ²

Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a)

Definition of Gross Floor Area:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes —

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.