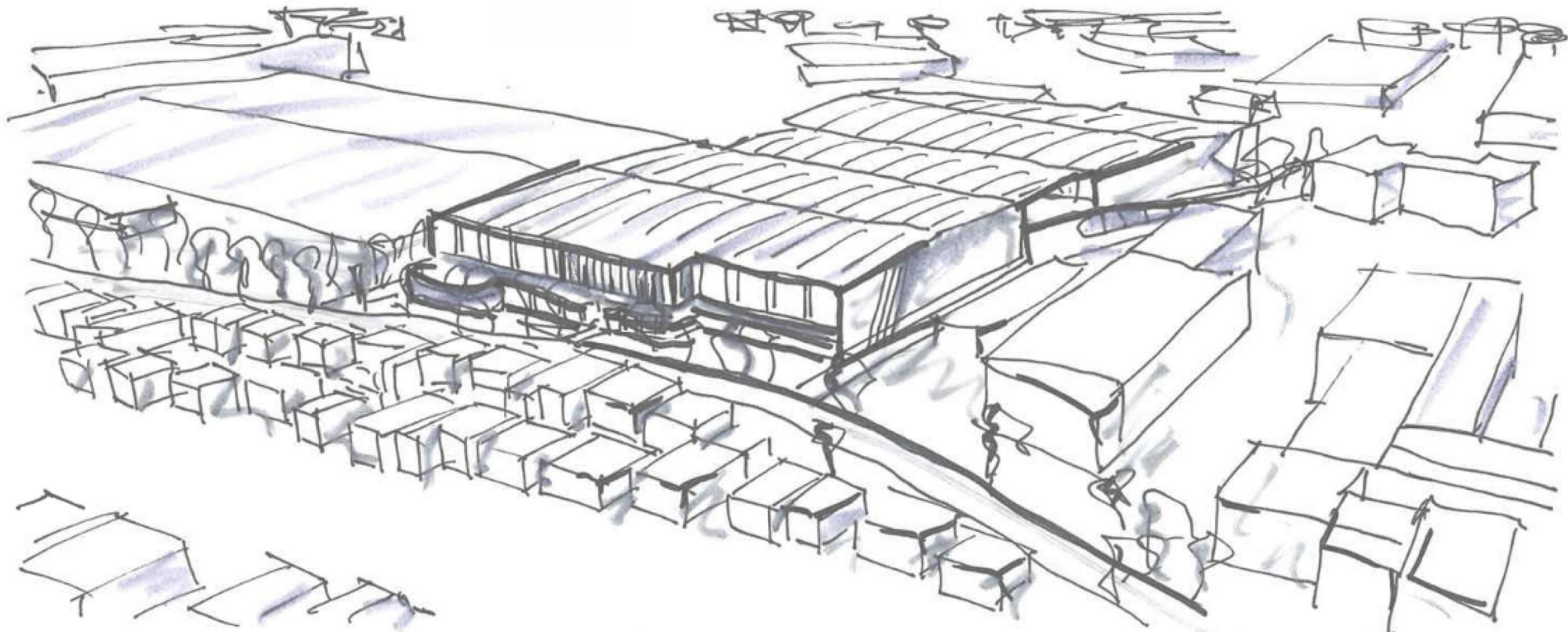


PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

49 STEPHEN ROAD, BANKSMEADOW

DRAWING LIST - DA

- DA00.00 COVER SHEET
- DA00.01 3D VIEW PERSPECTIVES RENDER
- DA00.02 3D VIEW PERSPECTIVES 01
- DA00.03 3D VIEW PERSPECTIVES 02
- DA01.20 SITE ANALYSIS PLAN & SUMMARY
- DA10.00 DEMOLITION PLAN
- DA10.01 WAREHOUSE GF FLOOR PLAN
- DA10.02 WAREHOUSE GF MEZZ PLAN
- DA10.03 WAREHOUSE L1 FLOOR PLAN
- DA10.04 WAREHOUSE L1 MEZZ PLAN
- DA10.05 WAREHOUSE ROOF
- DA10.10 PROPOSED PARKING
- DA21.00 ELEVATIONS
- DA21.01 ELEVATIONS INTERNAL
- DA31.00 SECTIONS
- DA31.01 SECTIONS
- DA31.02 SECTIONS
- DA31.20 SECTION - WEST BOUNDARY
- DA40.00 OFFICE 1A PLANS
- DA40.01 OFFICE 1B PLANS
- DA40.02 OFFICE 1C PLANS
- DA40.03 OFFICE 2A PLANS
- DA40.04 OFFICE 2B PLANS
- DA40.05 OFFICE 1D PLANS
- DA40.06 OFFICE 1E PLANS
- DA40.07 OFFICE 1F PLANS
- DA40.08 OFFICE 2C PLANS
- DA40.09 OFFICE 2D PLANS
- DA50.00 SHADOW DIAGRAMS
- DA50.11 SIGNAGE DETAILS ELEVATIONS 1
- DA50.12 SIGNAGE DETAILS ELEVATIONS 2
- DA70.00 GFA CALCULATIONS



FOR COORDINATION

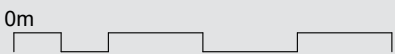
REVISIONS		
REV	DESCRIPTION	DATE
1	ISSUE FOR CLIENT REVIEW	14/10/2025
2	FOR COORDINATION	16/01/2026
3	FOR COORDINATION	11/02/2026
4	FOR COORDINATION	18/02/2026
5	FOR COORDINATION	18/03/2026



FOR COORDINATION

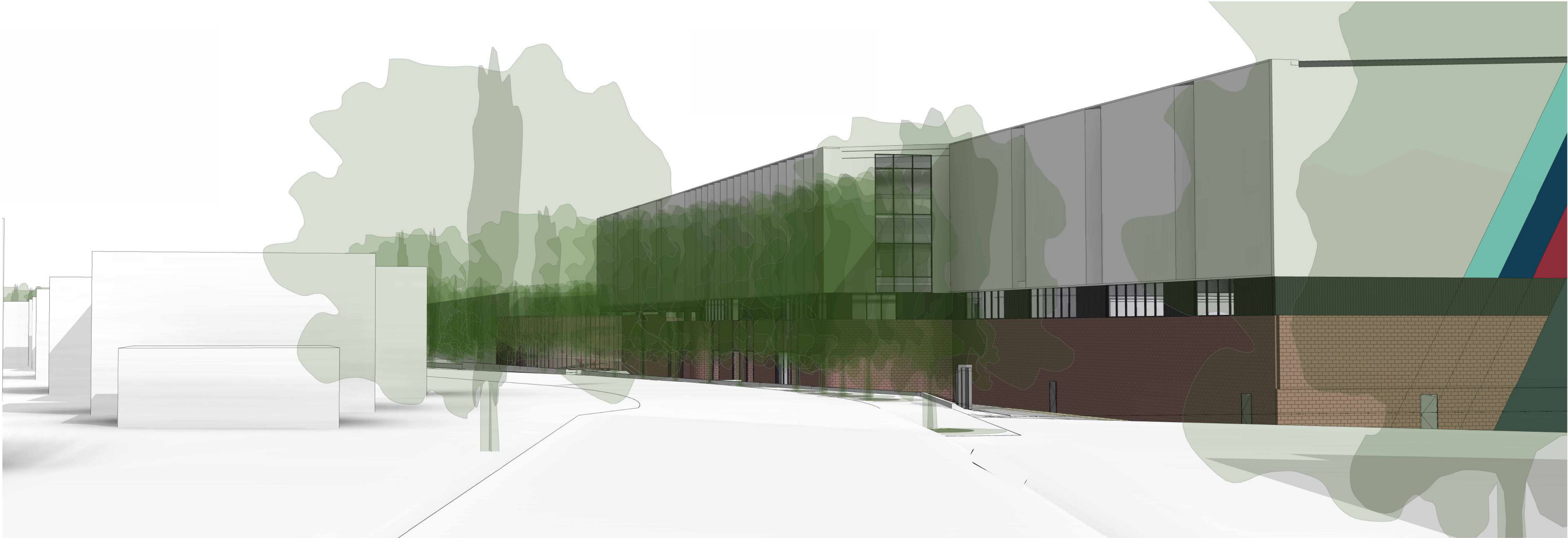


ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow



3D VIEW PERSPECTIVES RENDER

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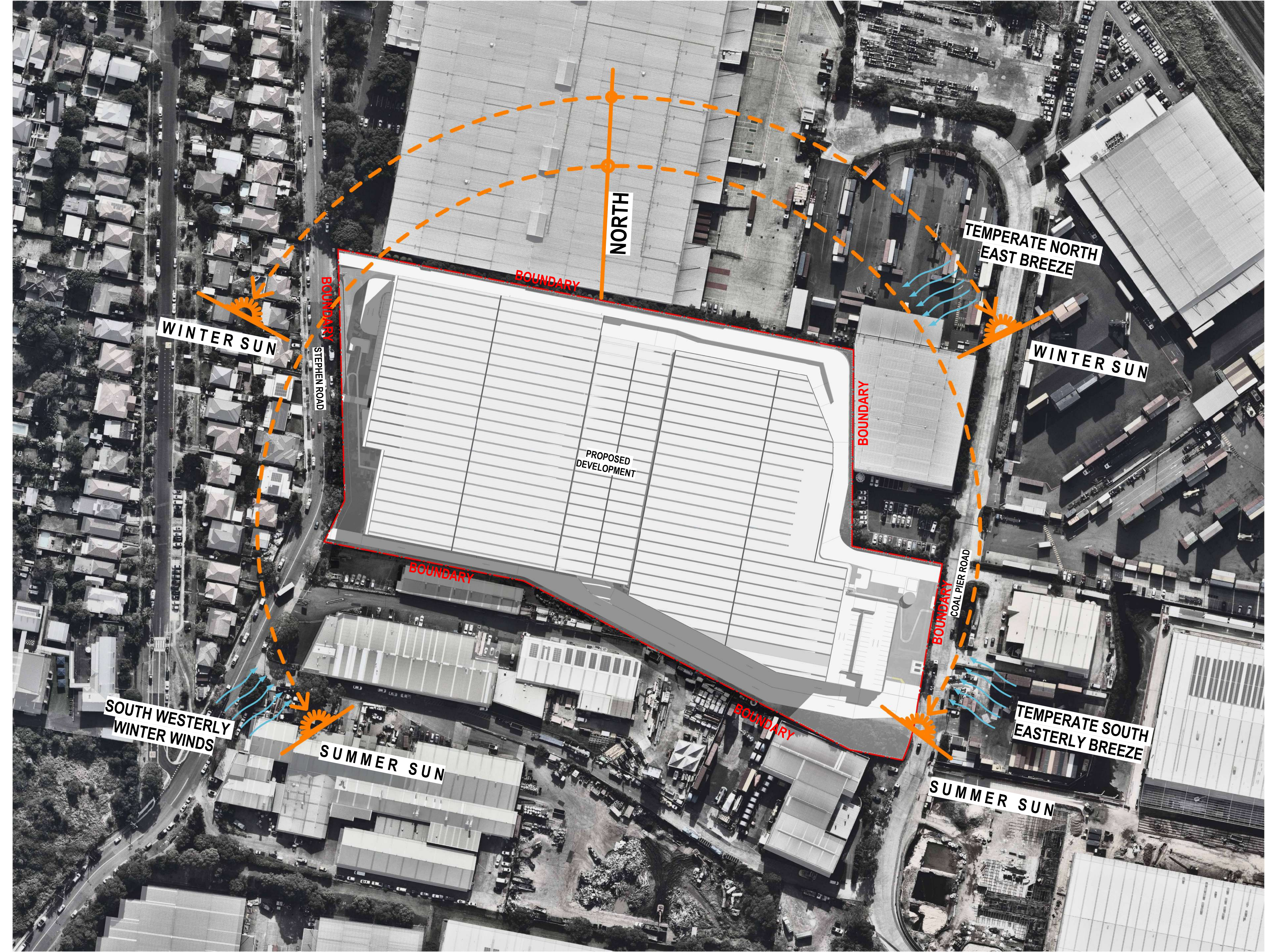
DEVELOPMENT SUMMARY

DEVELOPABLE SITE AREA	48,186 m²
TOTAL GFA	45,896 m²
PROPOSED FSR	0.91 : 1
MINIMUM LANDSCAPED AREA REQUIRED BAYSIDE DCP 3.7 C12	10%
LANDSCAPE AREA PROVIDED	5,566.1 m²
600.6 M² 3M STREET SETBACK DISCOUNTED FOR CALCULATIONS PURPOSES EQUALS	4,965.5 m²
LANDSCAPE PERCENTAGE PROVIDED	10.2%
BICYCLE PARKING PROVIDED	30
TOTAL WAREHOUSE AREA: Loading Area to be excluded from parking calculation	41,702 m² 10,286 m
TOTAL OFFICE AREA:	4,026 m²
PARKING REQUIREMENT 1 space / 300m² GFA 1 space / 40m² GFA of ancillary office	239 139 (Warehouse) 100 (Office)
PARKING PROVIDED	240
MOTORBIKE PARKING REQUIRED 1 MOTORCYCLE SPACE PER 15 CAR SPACES	16
MOTORBIKE PARKING PROVIDED	16
END OF TRIP FACILITIES: BICYCLES PARKING: 1 BICYCLES PER 600 m² GFA	78
SHOWERS: 1 SHOWER PER 10 BICYCLES	50
LOCKERS ONE LOCKER PER BICYCLE	120

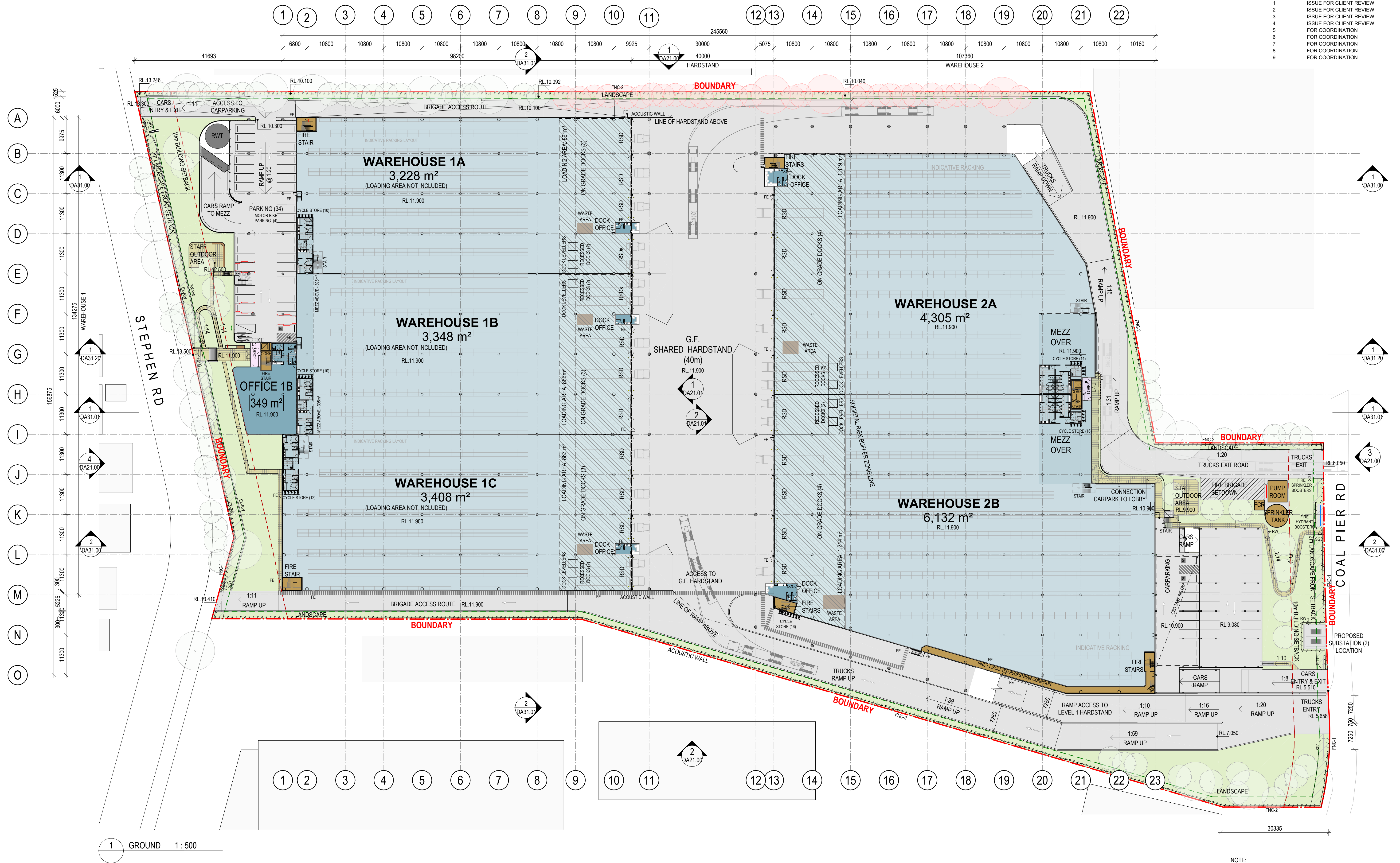
GROSS FLOOR AREA

TENANCY	WAREHOUSE	OFFICE	TOTAL
1A	3,228 m²	413 m²	3,641 m²
1B	3,348 m²	367 m²	3,715 m²
1C	3,408 m²	413 m²	3,821 m²
1D	3,835 m²	481 m²	4,316 m²
1E	3,433 m²	466 m²	3,899 m²
1F	3,406 m²	371 m²	3,777 m²
2A	4,305 m²	354 m²	4,659 m²
2B	6,134 m²	399 m²	6,533 m²
2C	4,310 m²	31 m²	4,341 m²
2D	6,295 m²	729 m²	7,024 m²
LOBBIES	0 m²	0 m²	170 m²
TOTAL GFA	41,702 m²	4,024 m²	45,896 m²

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



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9	FOR COORDINATION	27/03/2026



NOTE:
REFER TO SITE PLAN DA01.20 FOR AREA SCHEDULE

GENERAL LEGEND:

COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
DP - DOWNPIPES
FE - FIRE EXIT
RW - RETAINING WALL
TB - TURNING BAY

GEF - GROUND EXHAUST FAN
RWT - RAINWATER TANK
SEF - SMOKE EXHAUST FAN
SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - PEDESTRIAN SWING GATE
EX-RW - EXISTING RETAINING WALL

 SITE BOUNDARY
 BUILDING SETBACK
 LANDSCAPE SETBACK
 SOCIETAL RISK EVALUATION

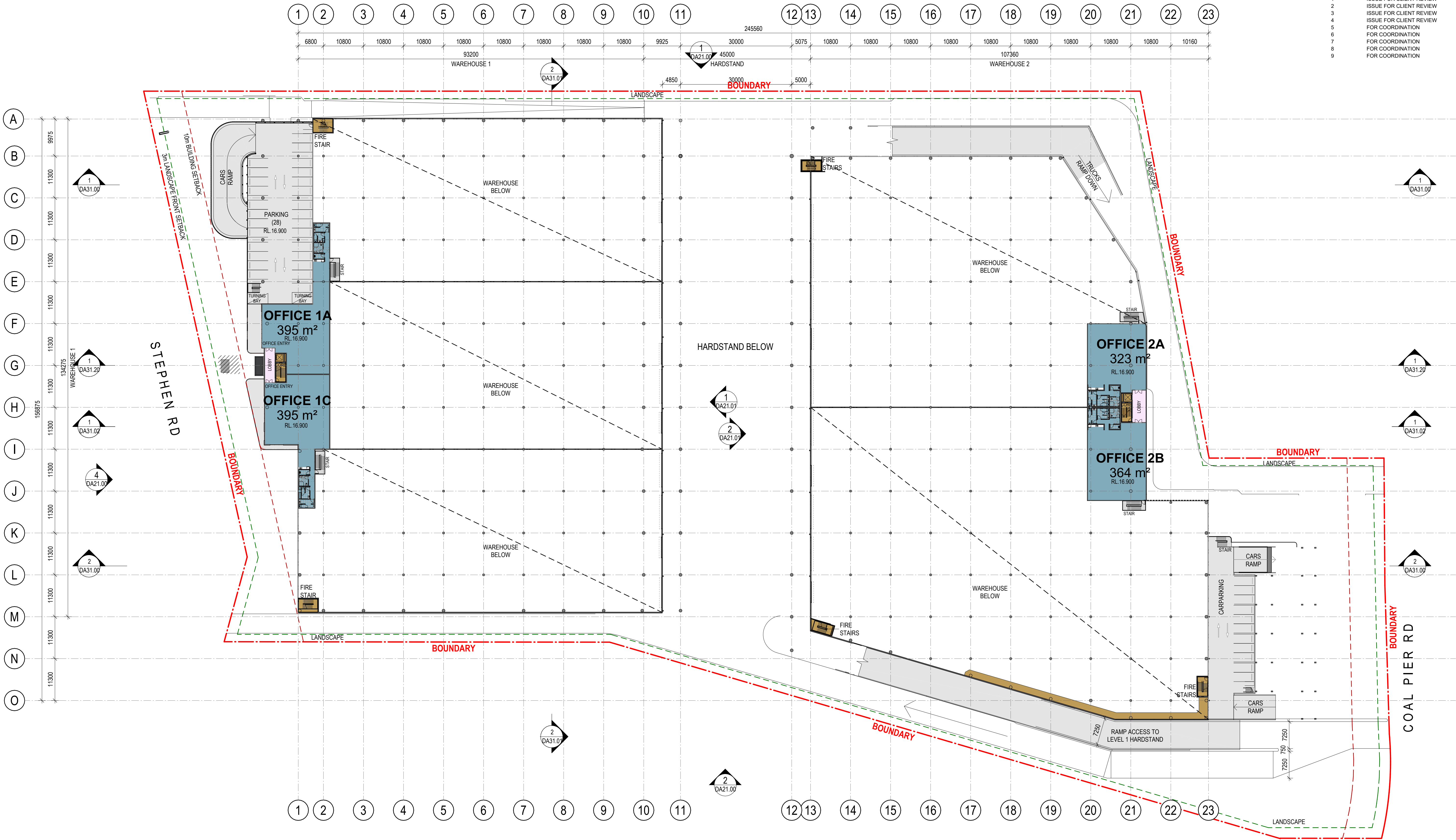
—|—|—| FNC-1 - PALISADE FENCE 2.4M (H)
 —||—|| FNC-2 - CHAINWIRE FENCE (2.1m H) + BARB
 ● EXISTING TREES TO BE RETAINED

 OFFICE AREA
 WAREHOUSE AREA
 FIRE SERVICES

LANDSCAPE AREA
LOBBY AREA
WASTE STORAGE AREA

FOR COORDINATION

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1 GROUND M - AREA 1 : 500

GENERAL LEGEND:

COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
DP - DOWNPIPES
FE - FIRE EXIT
RW - RETAINING WALL
TB - TURNING BAY

GEF - GROUND EXHAUST FAN
RWT - RAINWATER TANK
SEF - SMOKE EXHAUST FAN
SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - PEDESTRIAN SWING GATE
EX-RW - EXISTING RETAINING WALL

--- 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

○ EXISTING TREES TO BE RETAINED

■ OFFICE AREA

■ WAREHOUSE AREA

■ FIRE SERVICES

■ LANDSCAPE AREA

■ LOBBY AREA

■ WASTE STORAGE AREA

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow

0m 6.25 13 25m



WAREHOUSE GF MEZZ PLAN

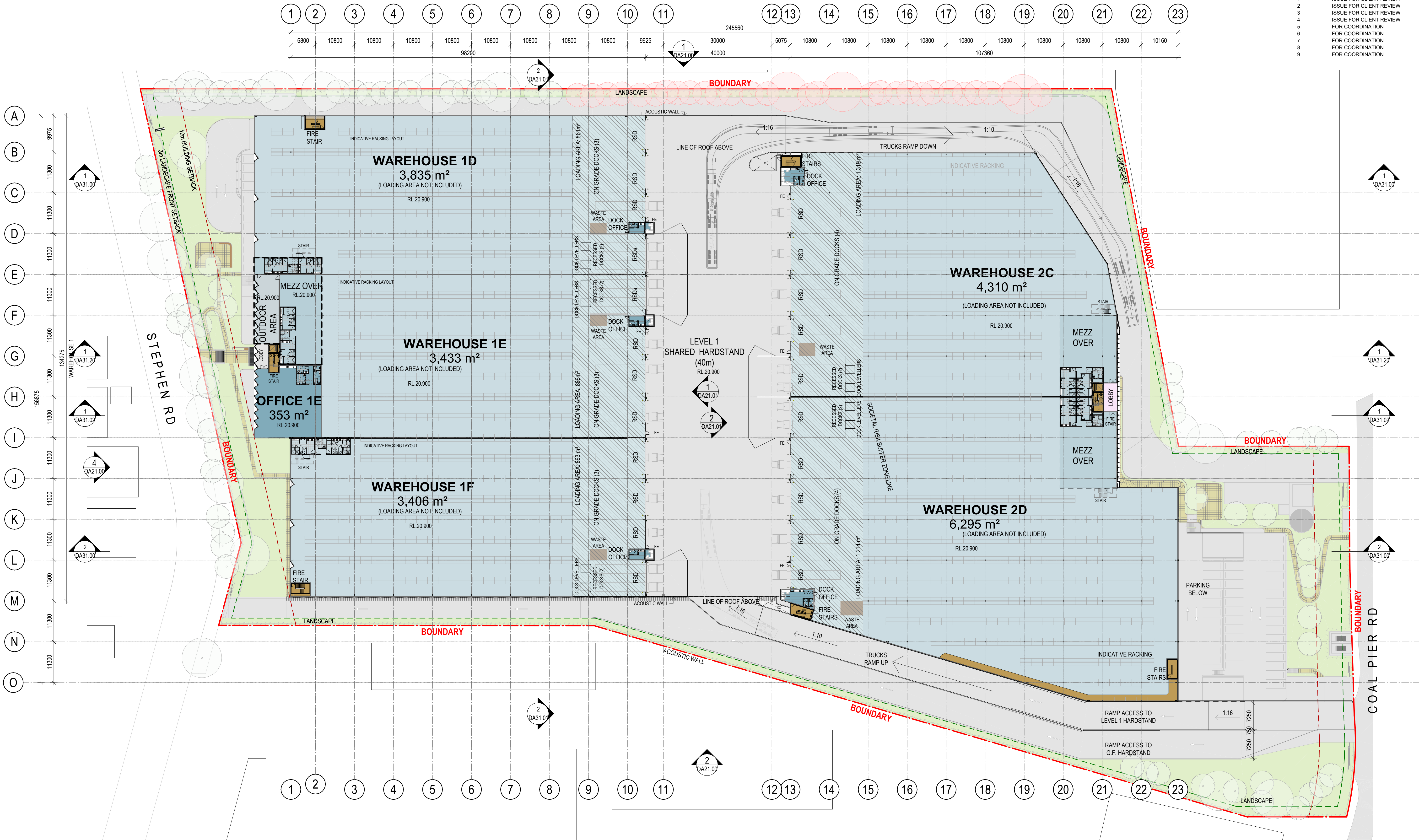
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Scale As indicated@A1

Project No 25189

DA10.02 9

REVISIONS		
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8	FOR COORDINATION	18/02/2026
9	FOR COORDINATION	27/03/2026



1 LEVEL 1 1:500

GENERAL LEGEND:

COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
DP - DOWNPIPES
FE - FIRE EXIT
RW - RETAINING WALL
TB - TURNING BAY

GEF - GROUND EXHAUST FAN
RWT - RAINWATER TANK
SEF - SMOKE EXHAUST FAN
SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - PEDESTRIAN SWING GATE
EX-RW - EXISTING RETAINING WALL

--- 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
EXISTING TREES TO BE RETAINED

OFFICE AREA
WAREHOUSE AREA
FIRE SERVICES

LANDSCAPE AREA
LOBBY AREA
WASTE STORAGE AREA

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow

0m



WAREHOUSE L1 FLOOR PLAN

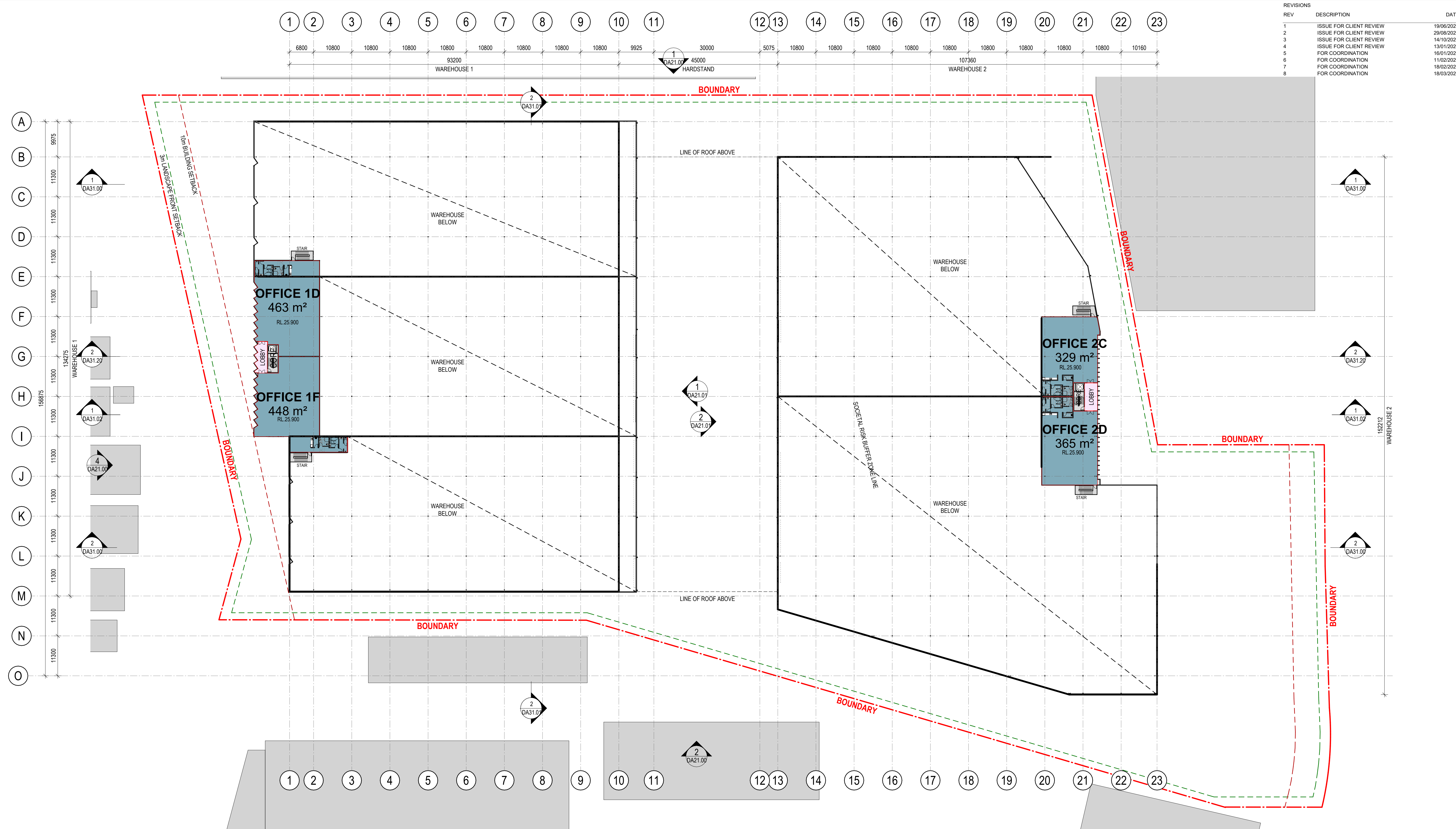
Date 27/03/2026

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Project No 25189

DA10.03 9

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1 LEVEL 1 M 1 : 500

GENERAL LEGEND:

COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
DP - DOWNPIPES
FE - FIRE EXIT
RW - RETAINING WALL
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SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - PEDESTRIAN SWING GATE
EX-RW - EXISTING RETAINING WALL

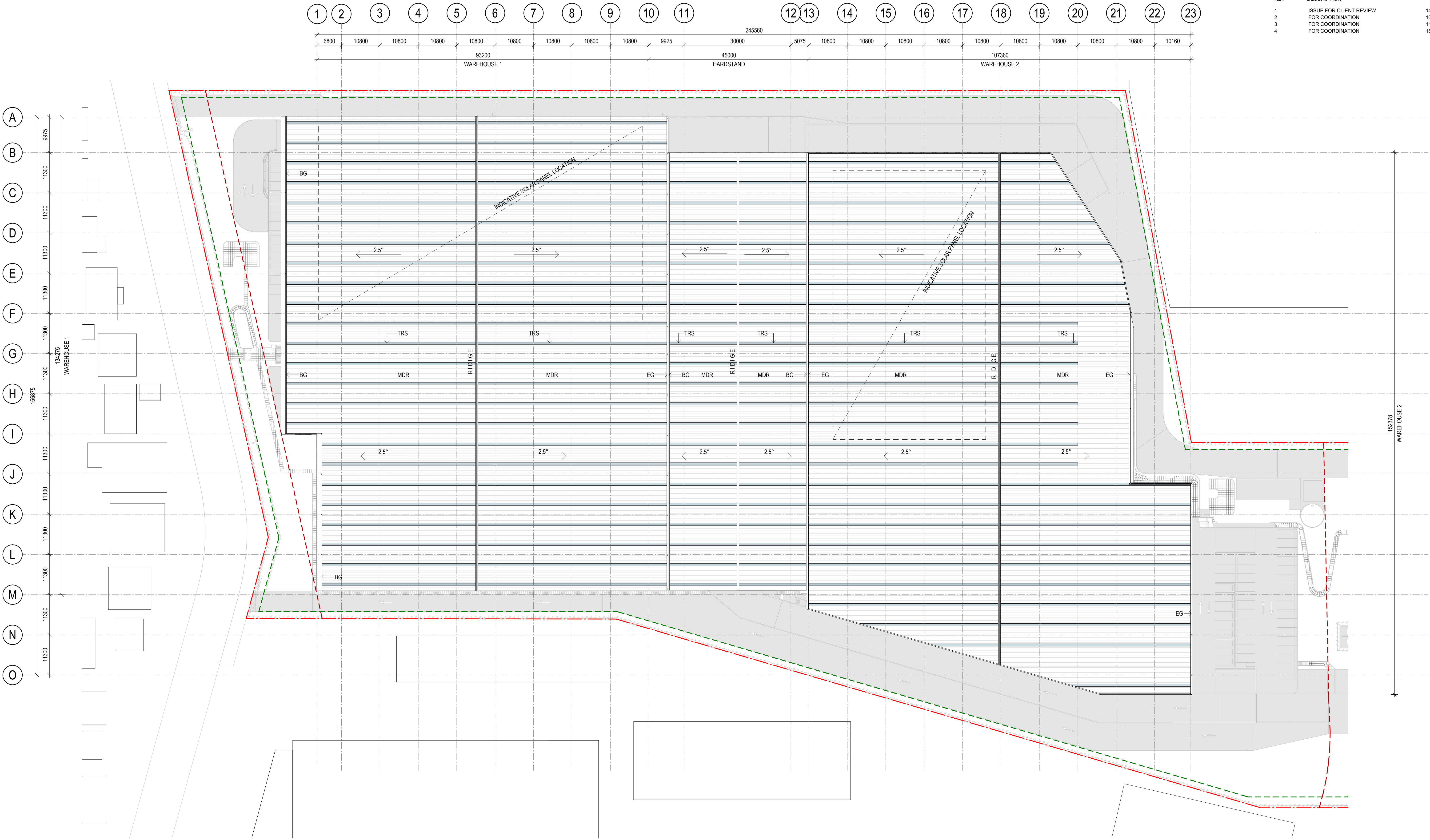
--- SITE BOUNDARY
--- BUILDING SETBACK
--- LANDSCAPE SETBACK
--- SOCIETAL RISK BUFFER ZONE

--- FNC-1 - PALISADE FENCE 2.4M (H)
--- FNC-2 - CHAINWIRE FENCE (2.1m H) + BARB
○ EXISTING TREES TO BE RETAINED

OFFICE AREA
WAREHOUSE AREA
FIRE SERVICES

LANDSCAPE AREA
LOBBY AREA
WASTE STORAGE AREA

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1 ROOF RIDGE WH 1 1 : 500

- ROOF LEGEND:
- MDR - METAL DECK ROOF SHEETING
 - BG - BOX GUTTER (TO HYD. ENG. DETAILS)
 - EG - EAVES GUTTER (TO HYD. ENG. DETAILS)
 - DP - DOWNPIPE
 - FLUSH MOUNTED SOLAR PANELS
 - DEDICATED AREA [SP] - TBC
 - TRS - TRANSLUCENT ROOF SHEETING

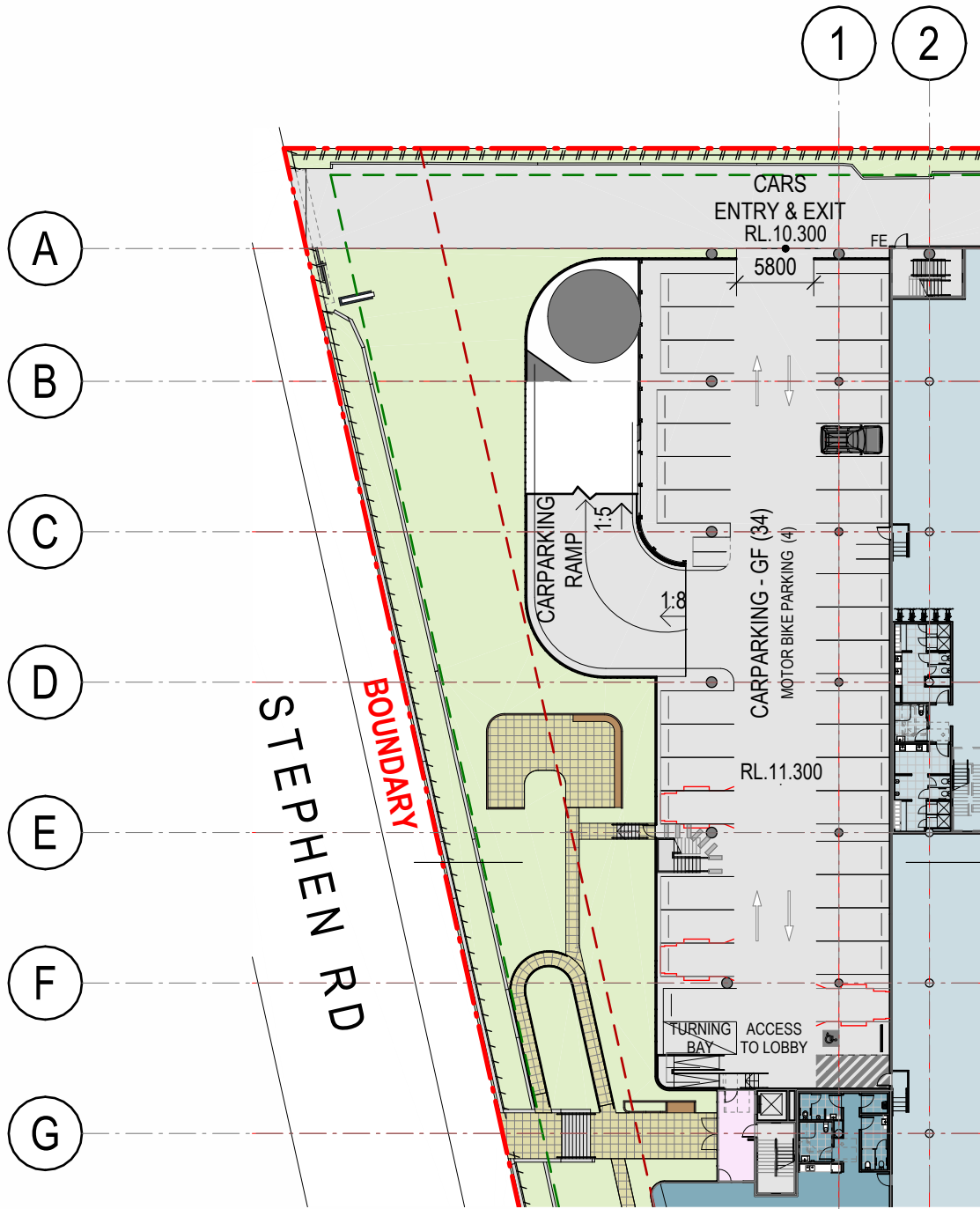
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CARPARKING CALCULATIONS:

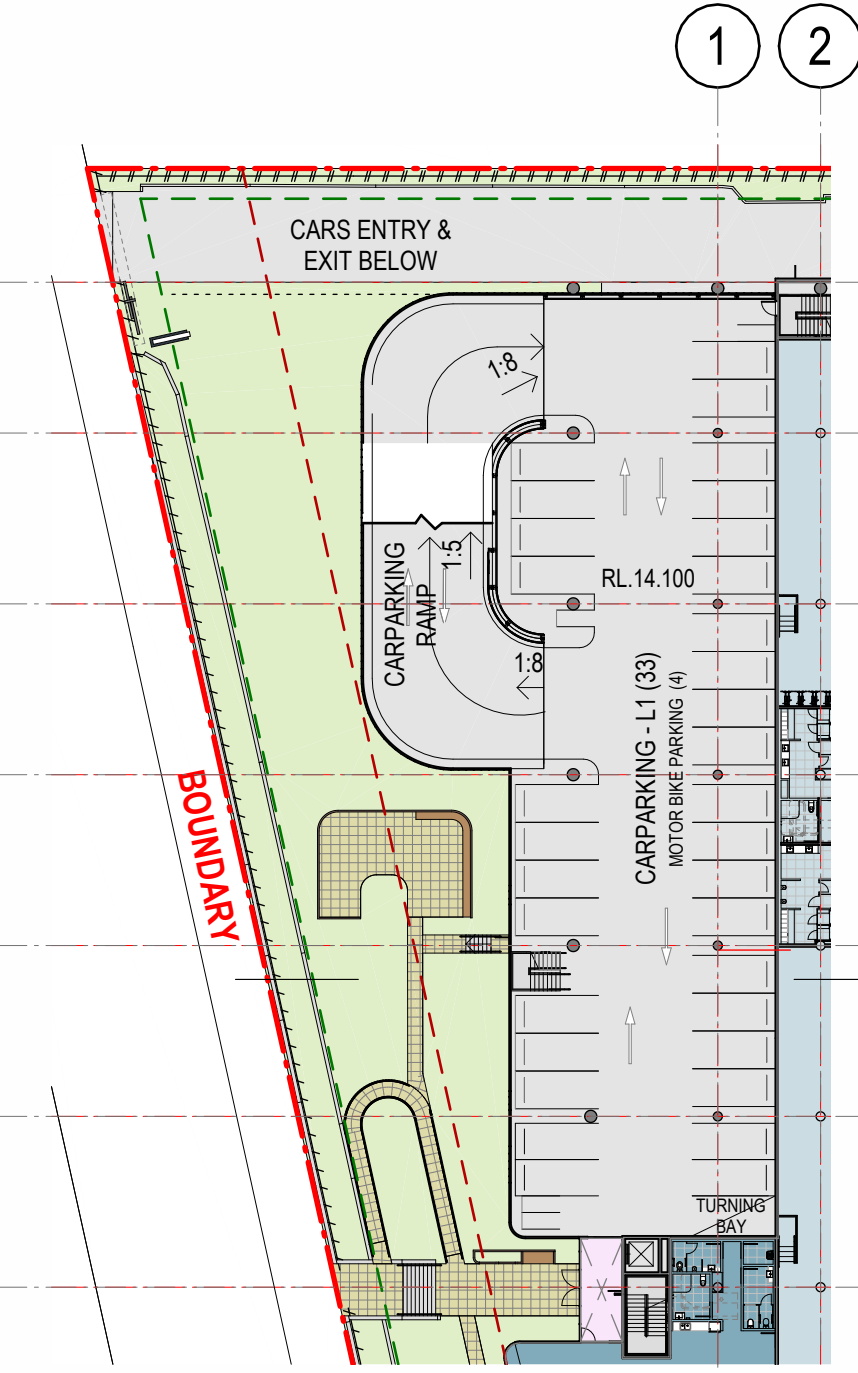
- CARPARKING 1:
 - GF: 33 CAR SPACES
 - L1: 33 CAR SPACES
 - L2: 27 CAR SPACES
 - TOTAL: 93 CAR SPACES
- CARPARKING 2:
 - GF: 38 CAR SPACES
 - L1: 41 CAR SPACES
 - L2: 40 CAR SPACES
 - L3: 29 CAR SPACES
 - TOTAL: 147 CAR SPACES

TOTAL PROVIDED: 240 CAR SPACES

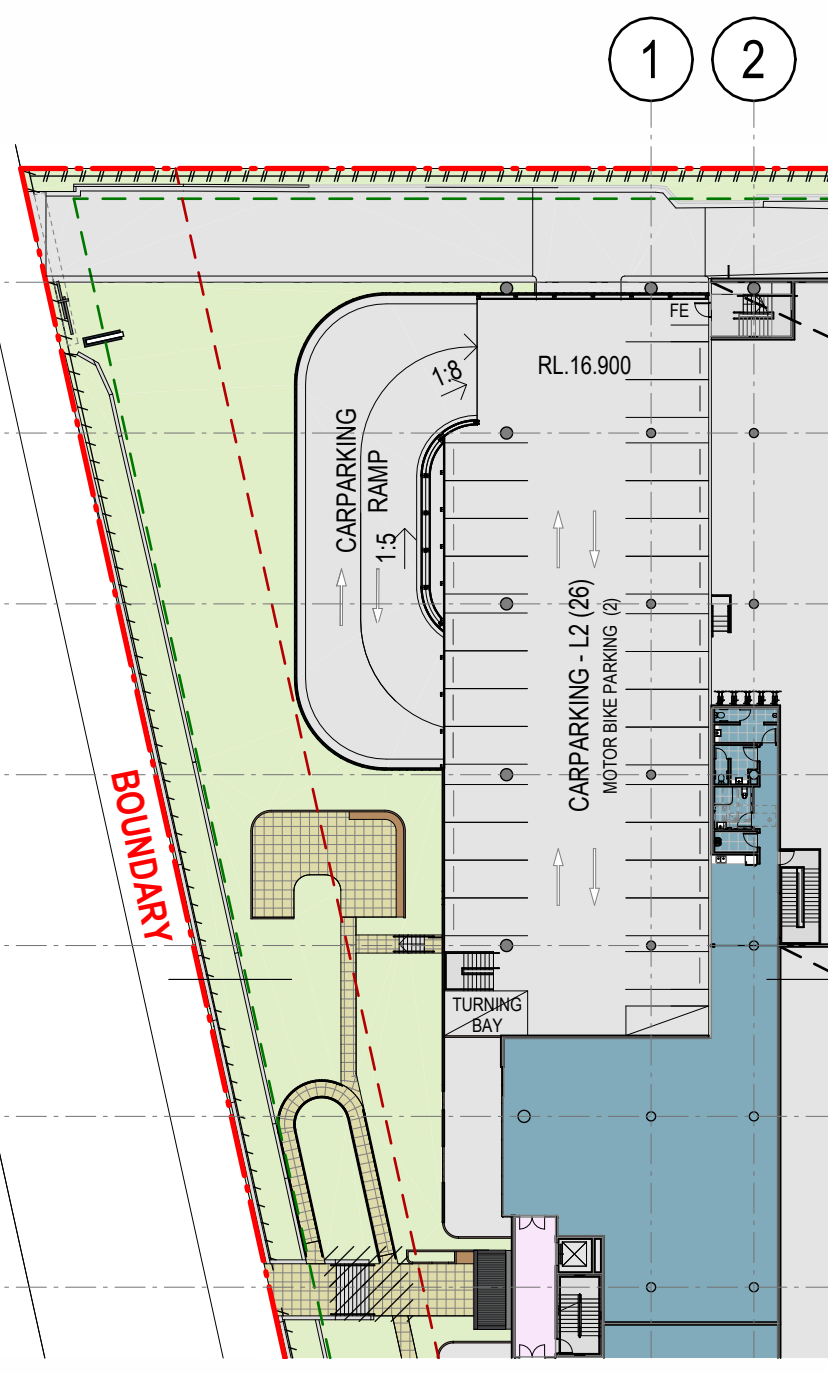
TOTAL MOTORBIKES: 16 SPACES



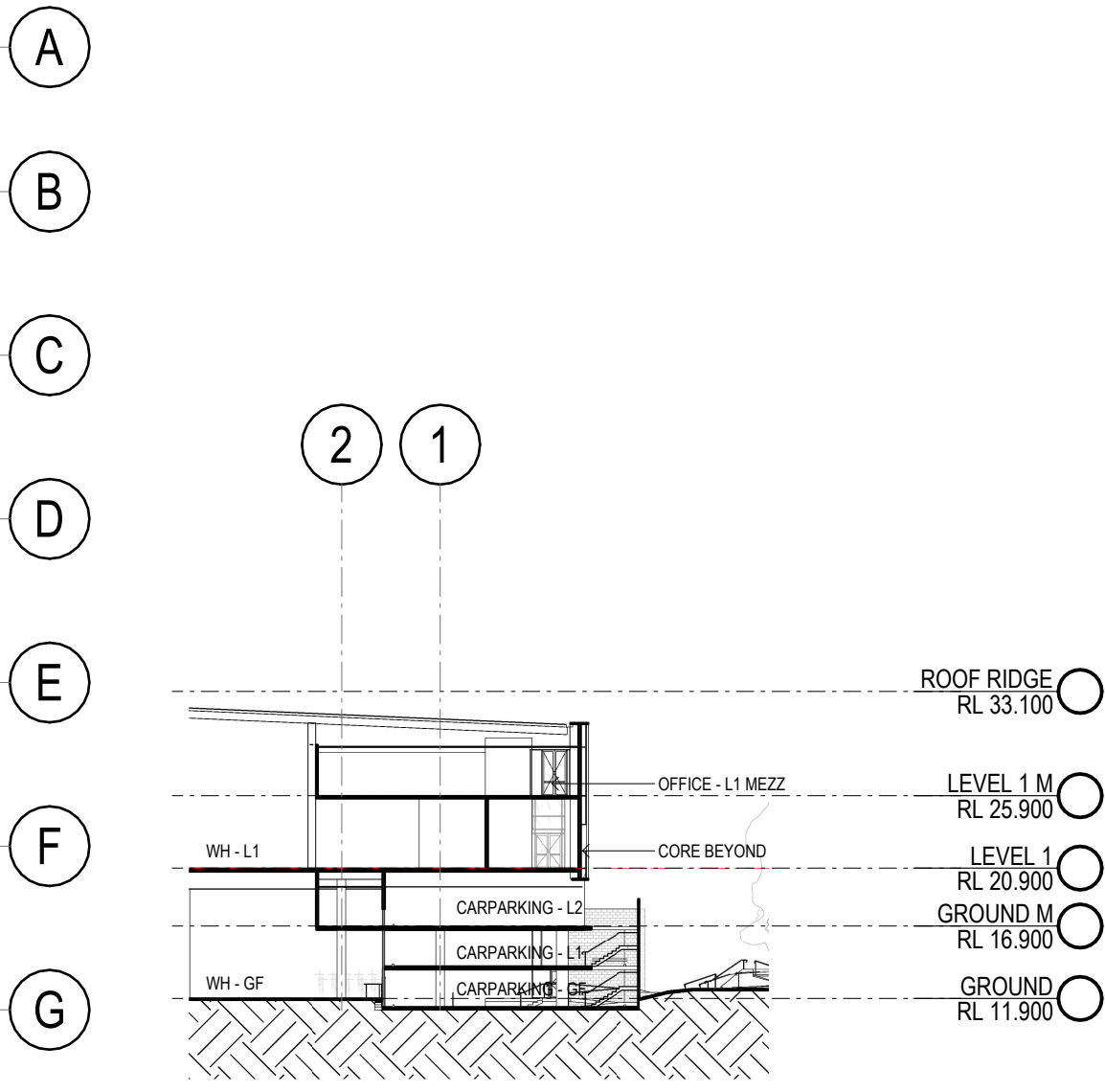
1 CARPARKING 1 LAYOUT - GF PLAN 1 : 500



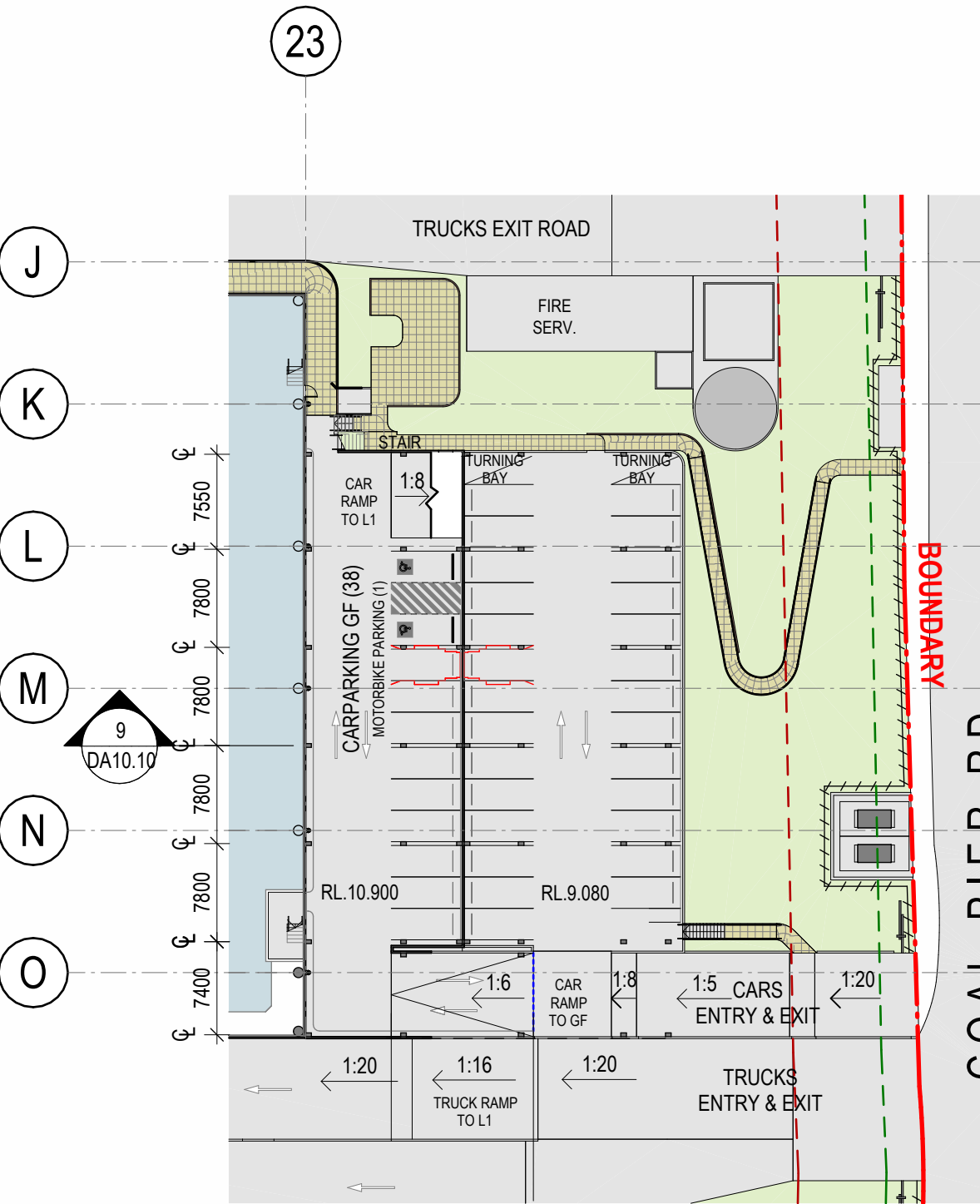
2 CARPARKING 1 LAYOUT - L1 FLOOR PLAN 1 : 500



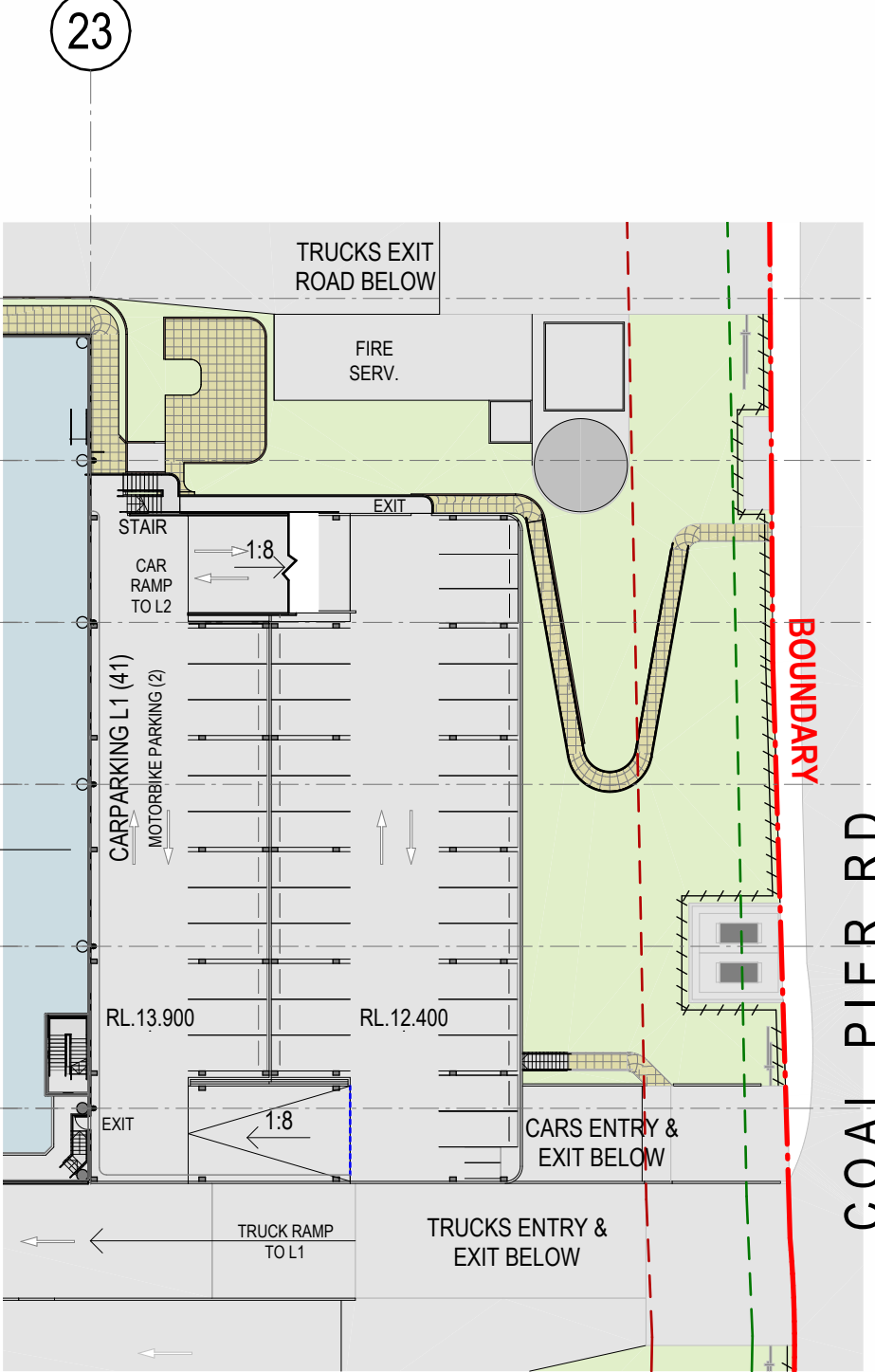
3 CARPARKING 1 LAYOUT - L2 FLOOR PLAN 1 : 500



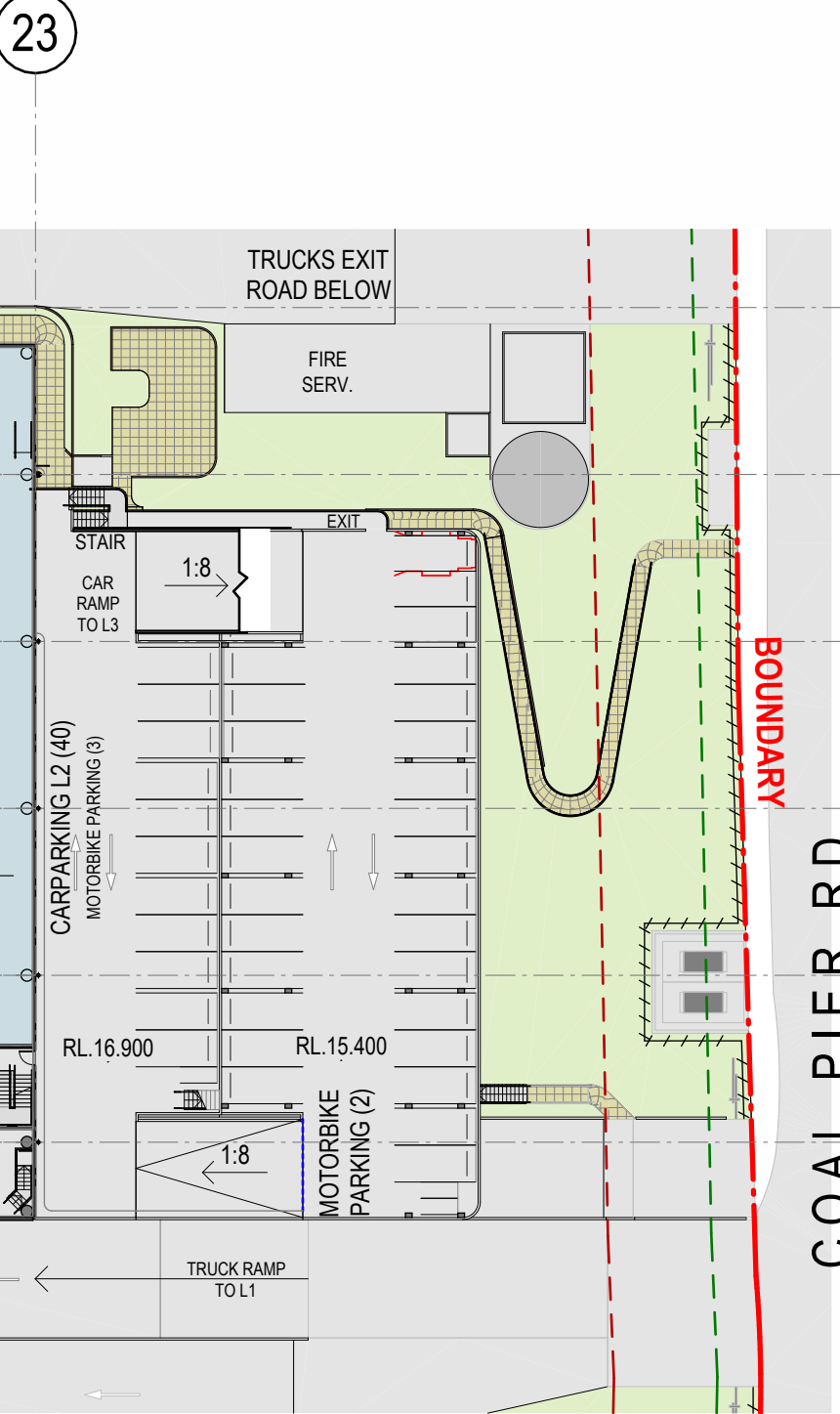
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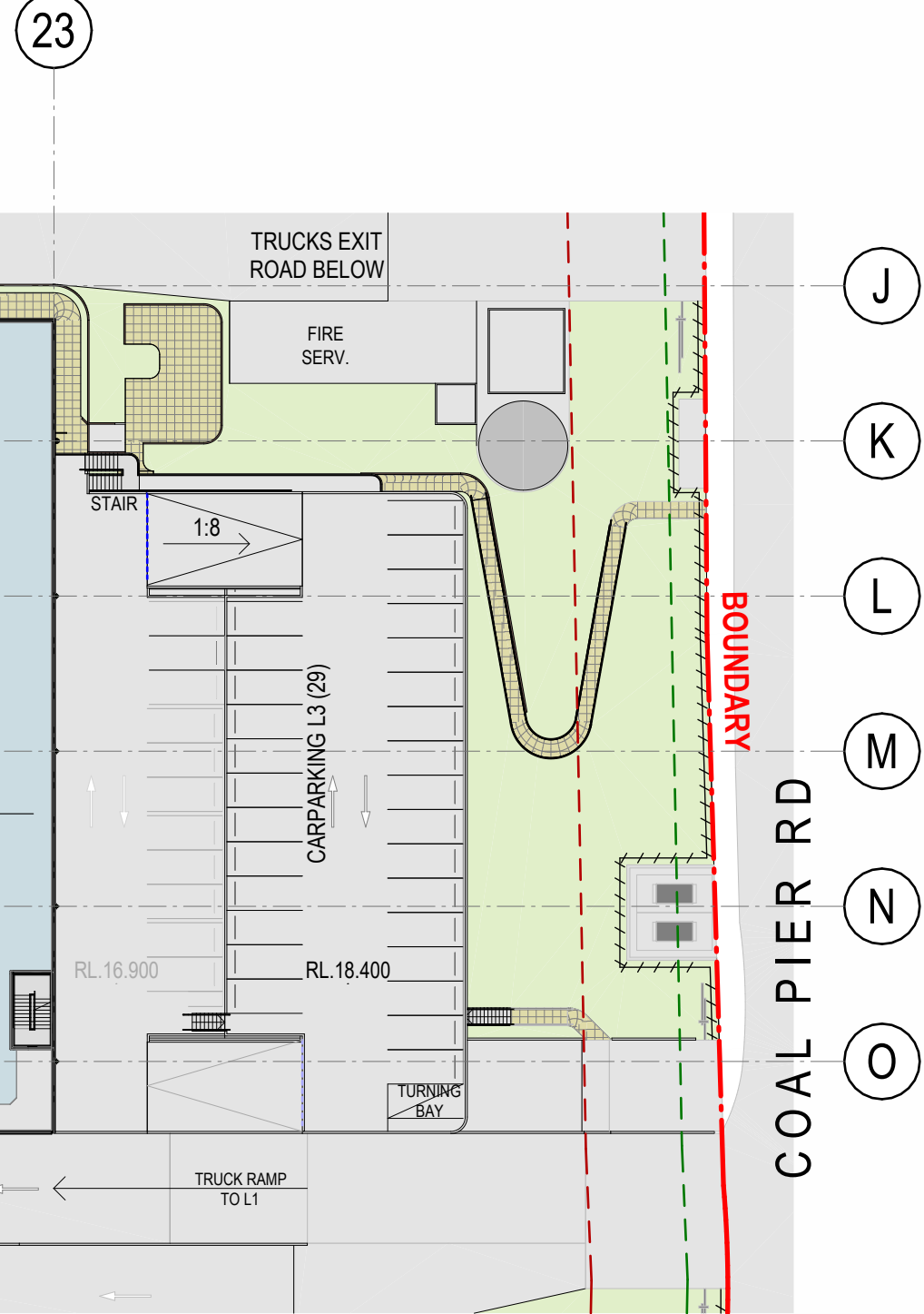
5 CARPARKING 2 LAYOUT - GF PLAN 1 : 500



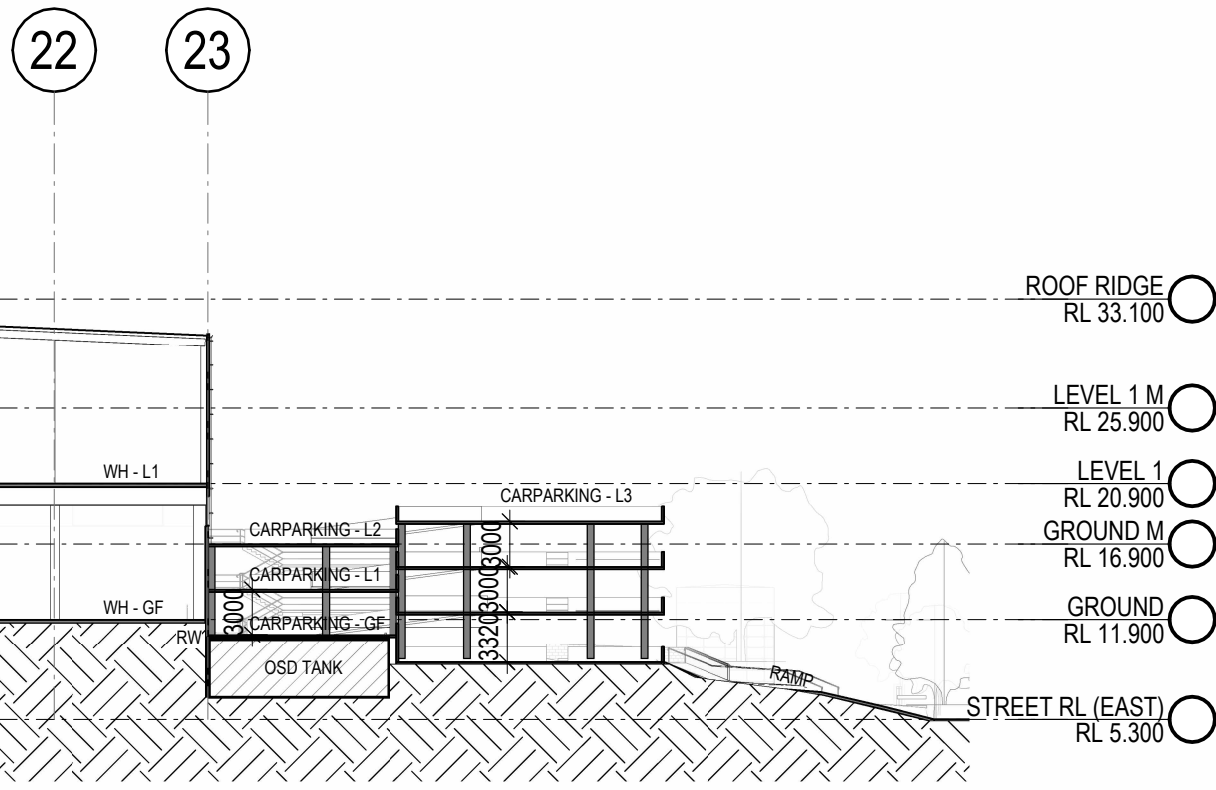
6 CARPARKING 2 LAYOUT - L1 FLOOR PLAN 1 : 500



7 CARPARKING 2 LAYOUT - L2 FLOOR PLAN 1 : 500



8 CARPARKING 2 LAYOUT - L3 FLOOR PLAN 1 : 500

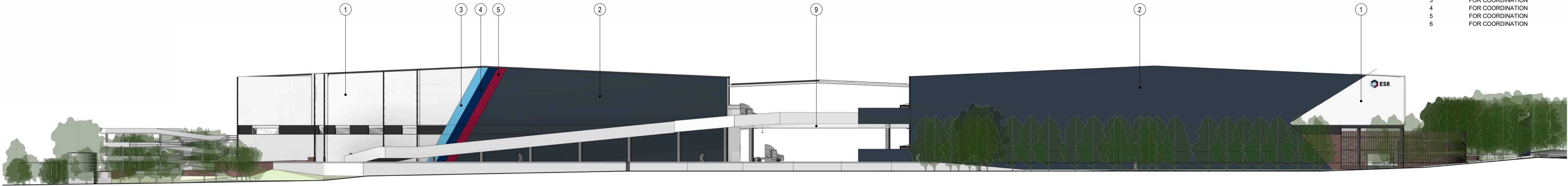


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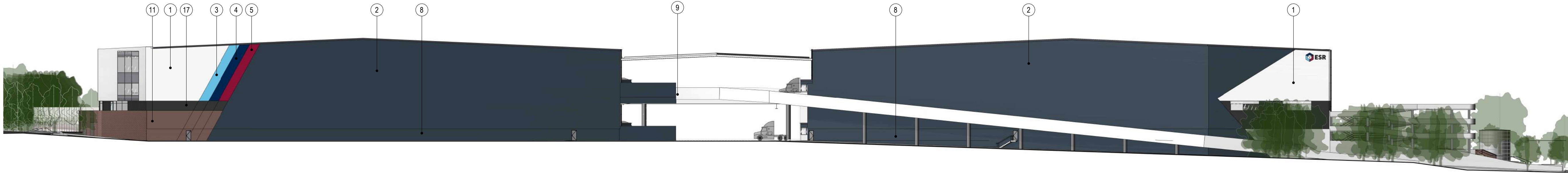
GENERAL LEGEND:

COL-C - CONCRETE COLUMN	GEF - GROUND EXHAUST FAN	--- SITE BOUNDARY	--- FNC-1 - PALISADE FENCE 2.4M (H)	OFFICE AREA	LANDSCAPE AREA
COL-S - STEEL COLUMN	RWT - RAINWATER TANK	- - - BUILDING SETBACK	--- FNC-2 - CHAINWIRE FENCE (2.1m H) + BARB	WAREHOUSE AREA	LOBBY AREA
RSD - ROLLER SHUTTER DOOR	SEF - SMOKE EXHAUST FAN	--- LANDSCAPE SETBACK	EXISTING TREES TO BE RETAINED	FIRE SERVICES	WASTE STORAGE AREA
DP - DOWNPIPES	SG1 - SLIDING GATE	--- SOCIETAL RISK BUFFER ZONE			
FE - FIRE EXIT	SG2 - SWING GATE				
RW - RETAINING WALL	SG3 - PEDESTRIAN SWING GATE				
TB - TURNING BAY	EX-RW - EXISTING RETAINING WALL				

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1 NORTH 1:450



2 SOUTH 1:450



3 EAST 1:450



4 WEST 1:450

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

- 1. LIGHT WEIGHT METAL WALL CLADDING - WHITE
- 2. METAL WALL CLADDING ESR - SLATE
- 3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR
- 4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR
- 5. PAINT FINISH RED ESR - CORPORATE COLOUR

- 6. METAL ROOF - SURFMIST
- 7. TRS. TRANSLUSCENT ROOF SHEETING
- 8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH
- 9. PRECAST CONCRETE PANEL - OFF FORM FINISH
- 10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT

- 11. BRICK WORK WALL
- 12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY
- 13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR
- 14. GLAZING - WINDOW
- 15. GLAZING - SPANDREL

- 16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
- 17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow

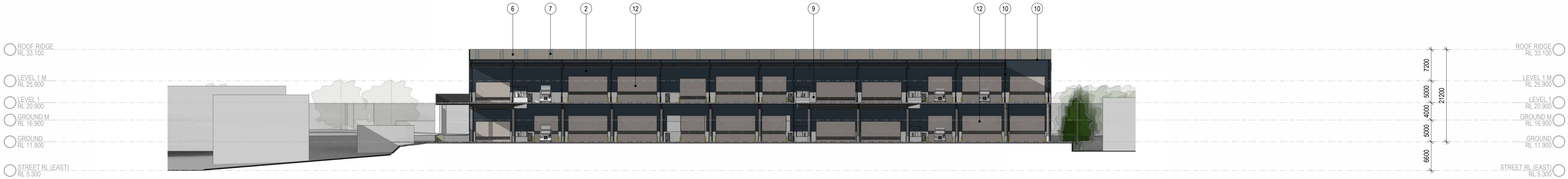
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ELEVATIONS

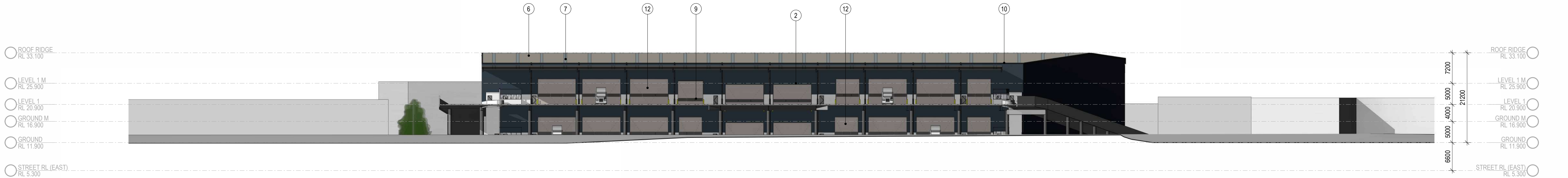
Date 18/03/2026 Scale As indicated@A1

Project No 25189

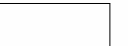
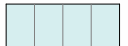
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1 INTERNAL 1 1 : 450



2 INTERNAL 2 1 : 450

INDICATIVE EXTERNAL FINISHES				FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL			
	1. LIGHT WEIGHT METAL WALL CLADDING - WHITE		6. METAL ROOF - SURFMIST		11. BRICK WORK WALL		16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
	2. METAL WALL CLADDING ESR - SLATE		7. TRS. TRANSLUSCENT ROOF SHEETING		12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY		17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY
	3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR		8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH		13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR		
	4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR		9. PRECAST CONCRETE PANEL - OFF FORM FINISH		14. GLAZING - WINDOW		
	5. PAINT FINISH RED ESR - CORPORATE COLOUR		10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT		15. GLAZING - SPANDREL		

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow

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ELEVATIONS INTERNAL

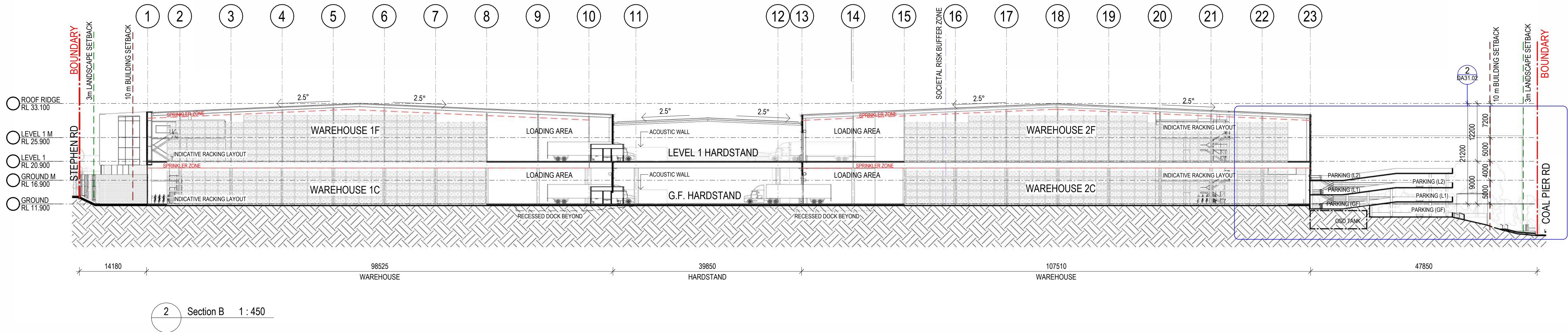
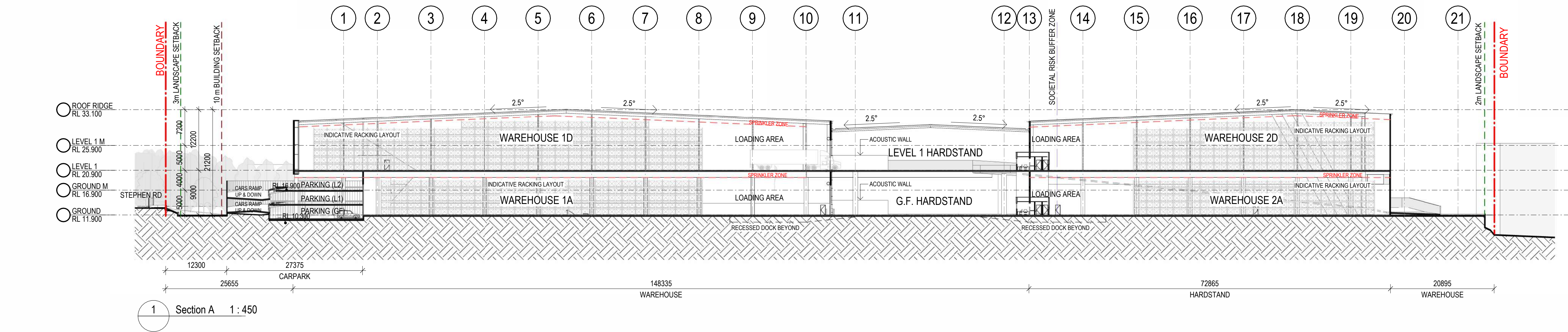
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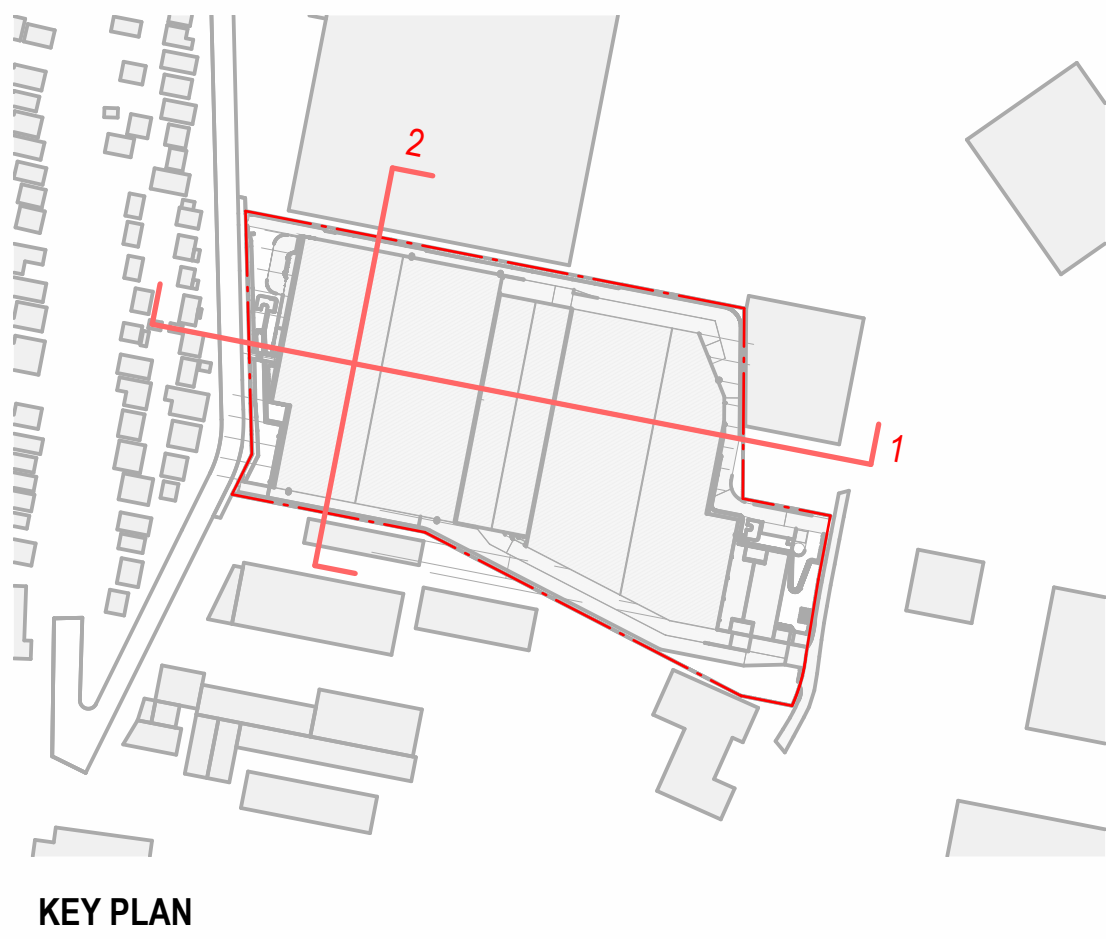
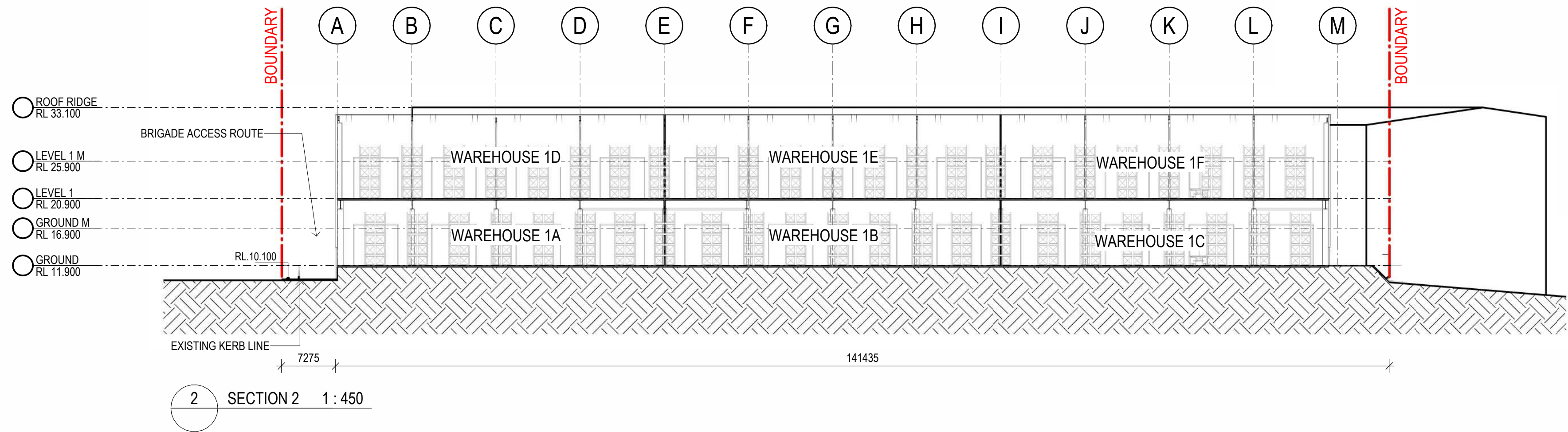
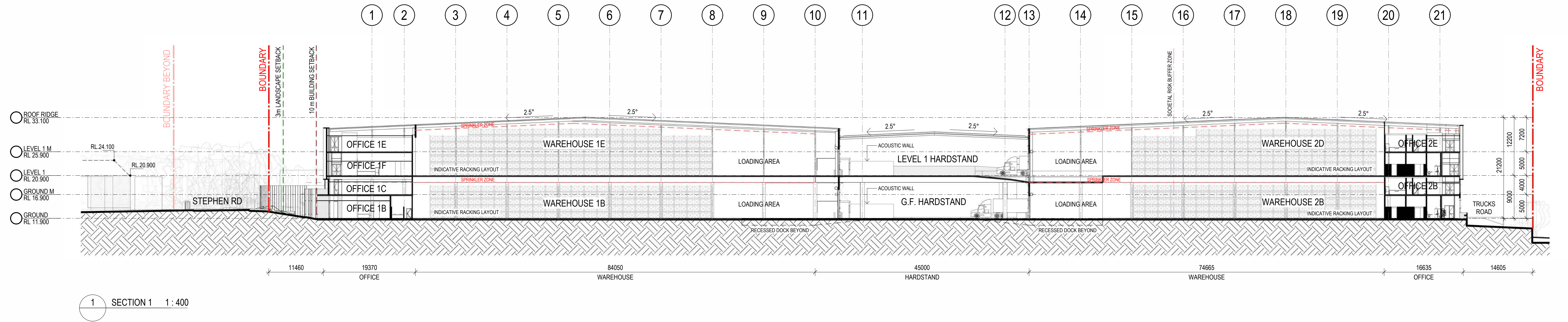
Project No 25189

DA21.01 6

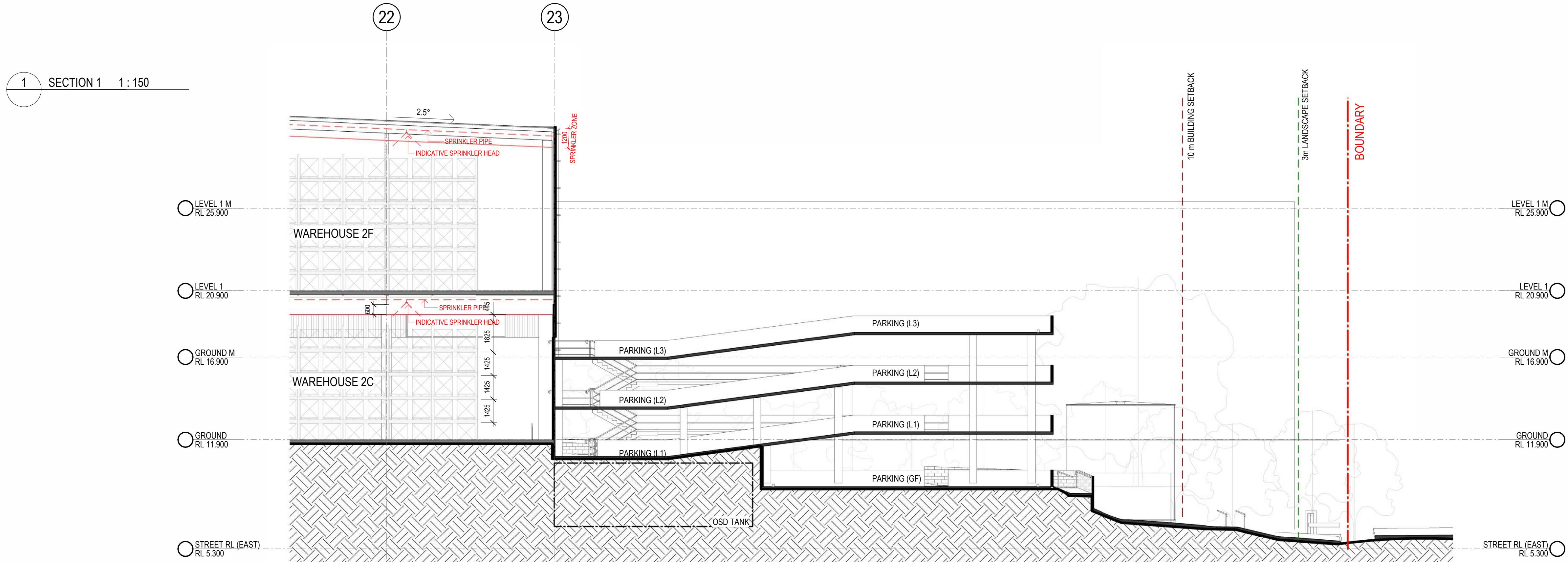
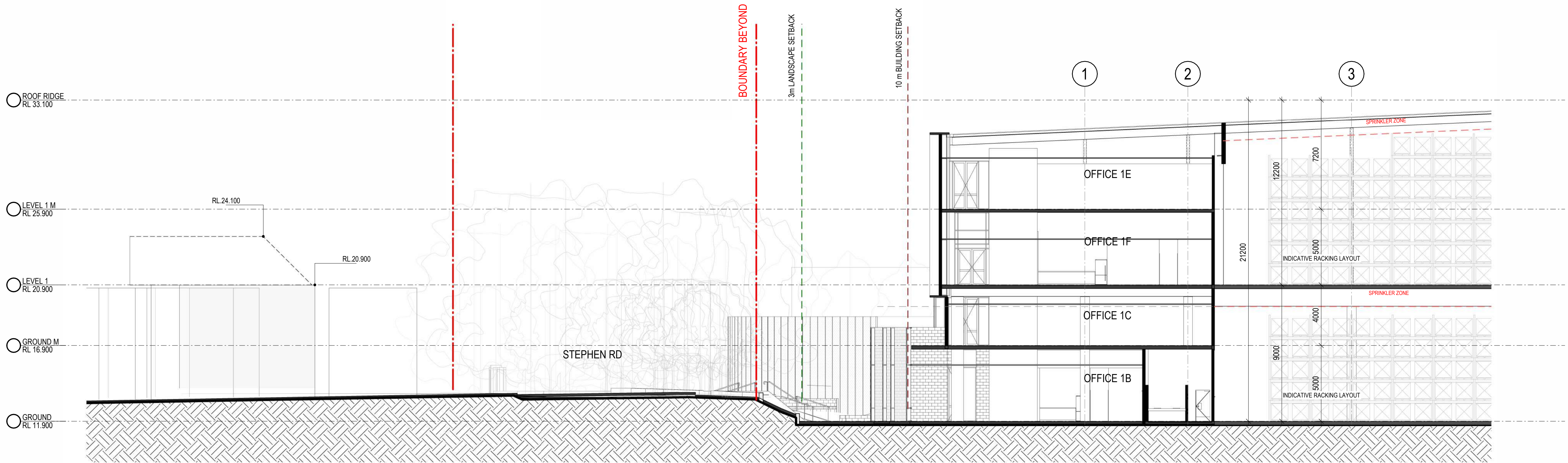
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1	ISSUE FOR CLIENT REVIEW	19/06/2025
2	ISSUE FOR CLIENT REVIEW	29/08/2025
3	ISSUE FOR CLIENT REVIEW	14/10/2025
4	FOR COORDINATION	16/01/2026
5	FOR COORDINATION	11/02/2026
6	FOR COORDINATION	18/02/2026
7	FOR COORDINATION	18/03/2026



REVISIONS		
REV	DESCRIPTION	DATE
1	ISSUE FOR CLIENT REVIEW	03/09/2025
2	ISSUE FOR CLIENT REVIEW	14/10/2025
3	FOR COORDINATION	16/01/2026
4	FOR COORDINATION	11/02/2026
5	FOR COORDINATION	18/02/2026
6	FOR COORDINATION	18/03/2026



REVISIONS		
REV	DESCRIPTION	DATE
1	ISSUE FOR CLIENT REVIEW	14/10/2025
2	FOR COORDINATION	16/01/2026
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4	FOR COORDINATION	18/02/2026
5	FOR COORDINATION	18/03/2026

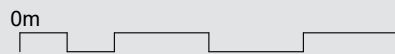


2 Section B - Callout 1 1 : 150

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow



SECTIONS

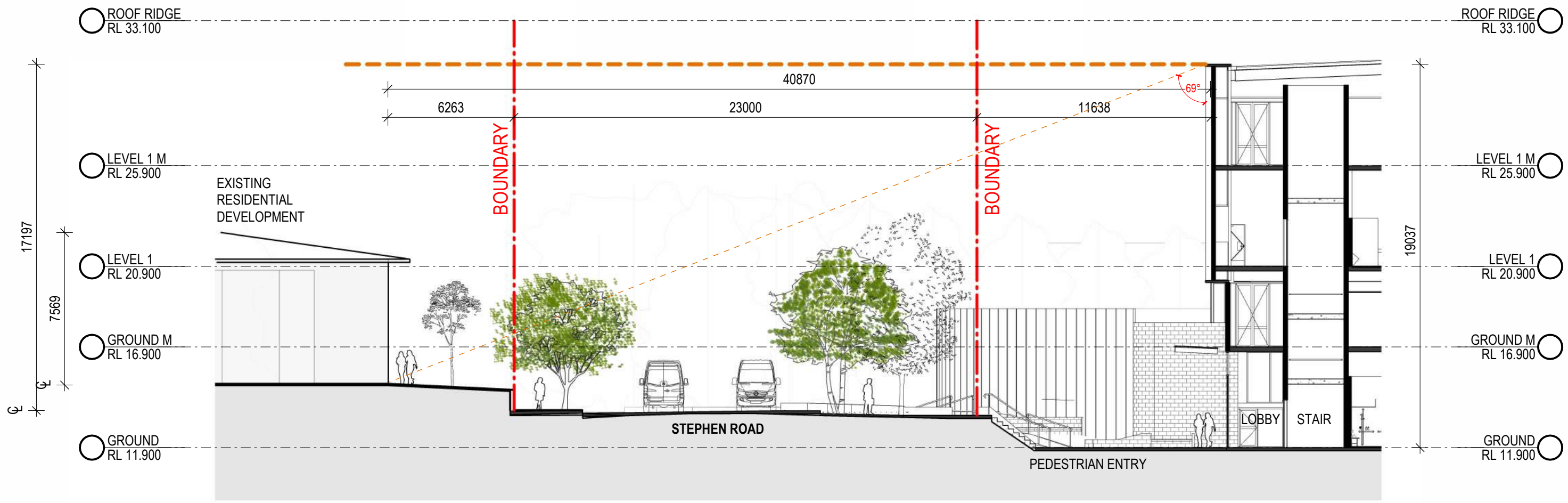
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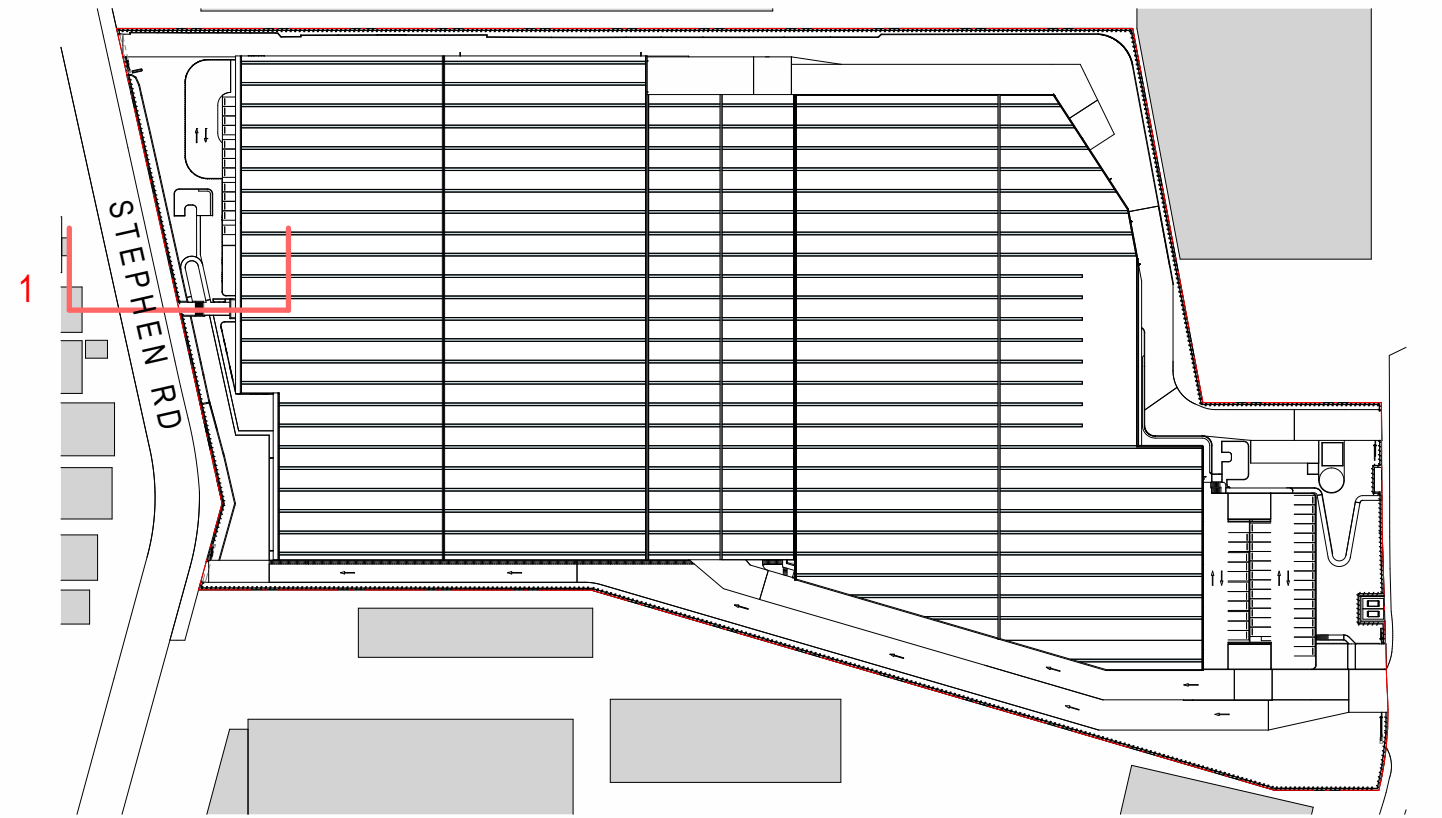
Project No 25189

DA31.02 5

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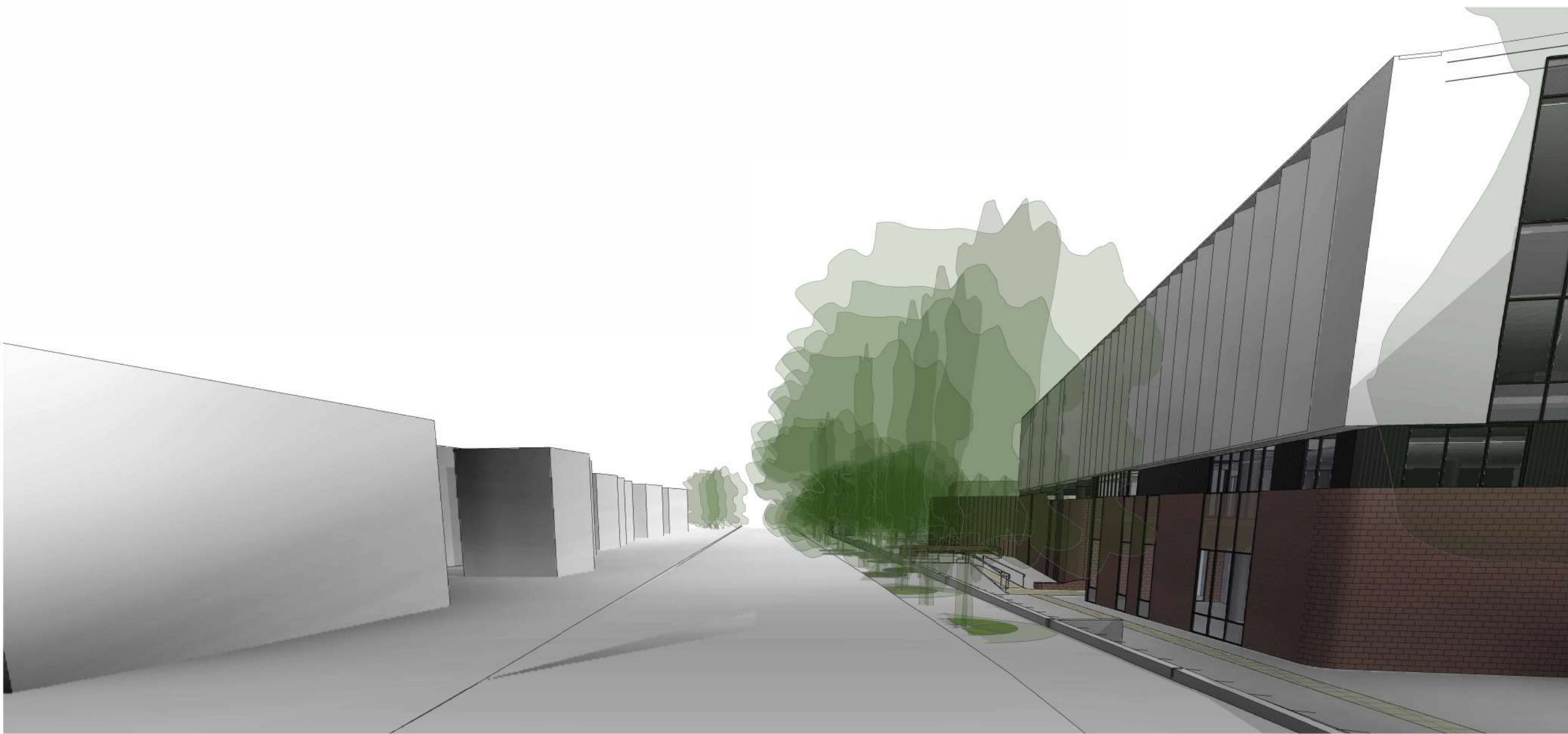
1 STREET SECTION 1 1 : 200



KEY PLAN



2 STREET VIEW 1 : 100



3 3D PERSPECTIVE - PROPOSED STREET VIEW

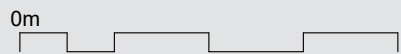


4 3D PERSPECTIVE - PROPOSED STREET VIEW

FOR COORDINATION

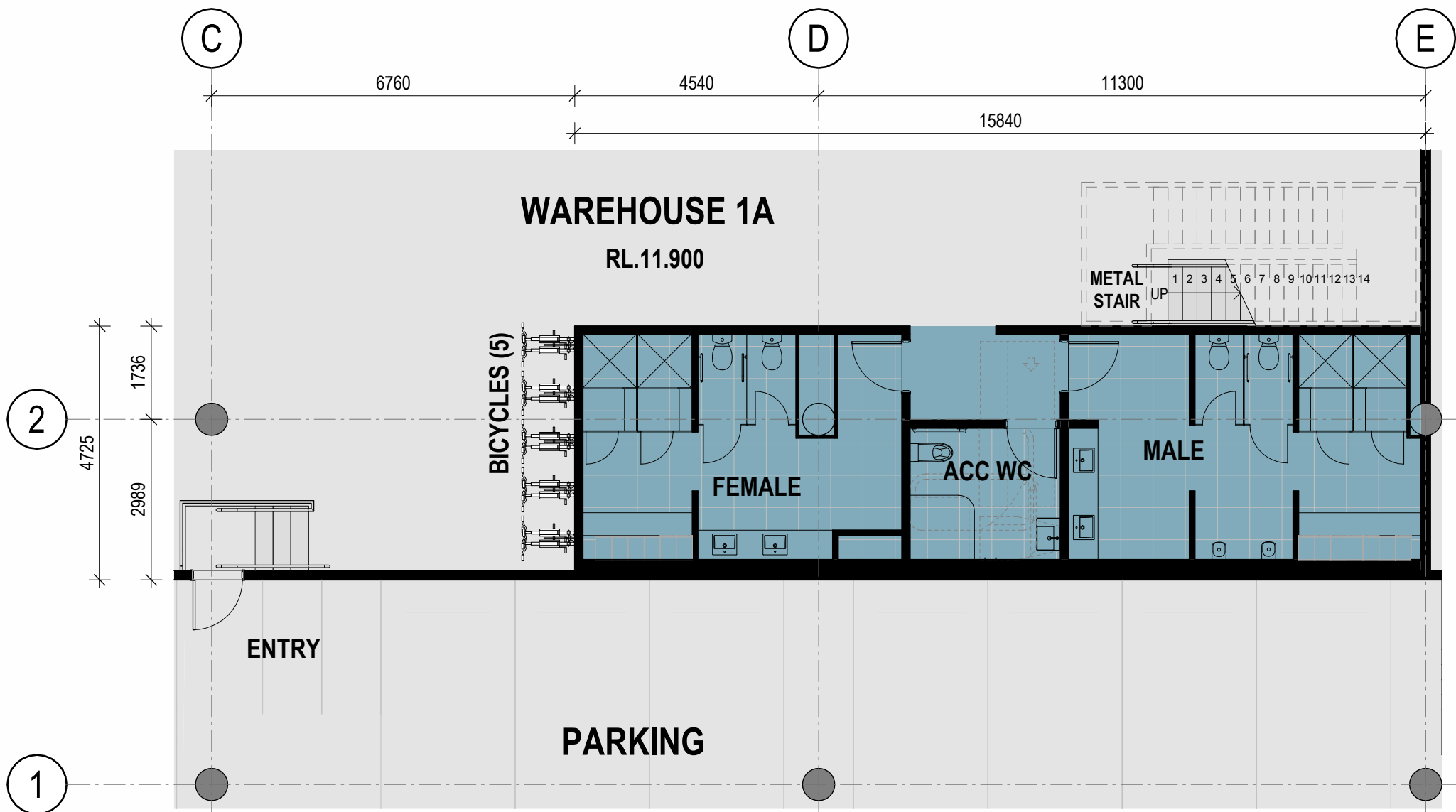


ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow

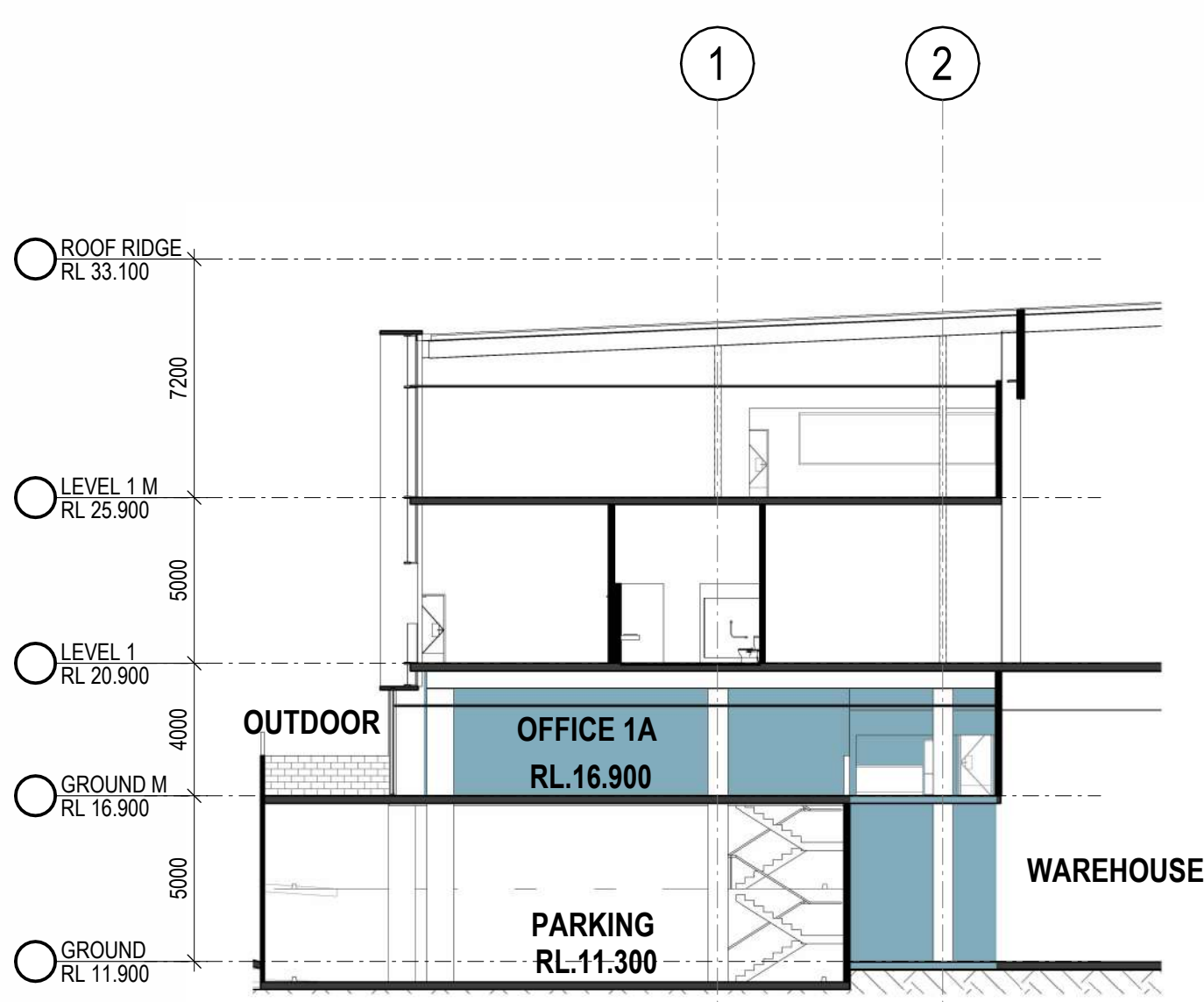


SECTION - WEST BOUNDARY

REVISIONS		
REV	DESCRIPTION	DATE
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2	FOR COORDINATION	18/02/2026



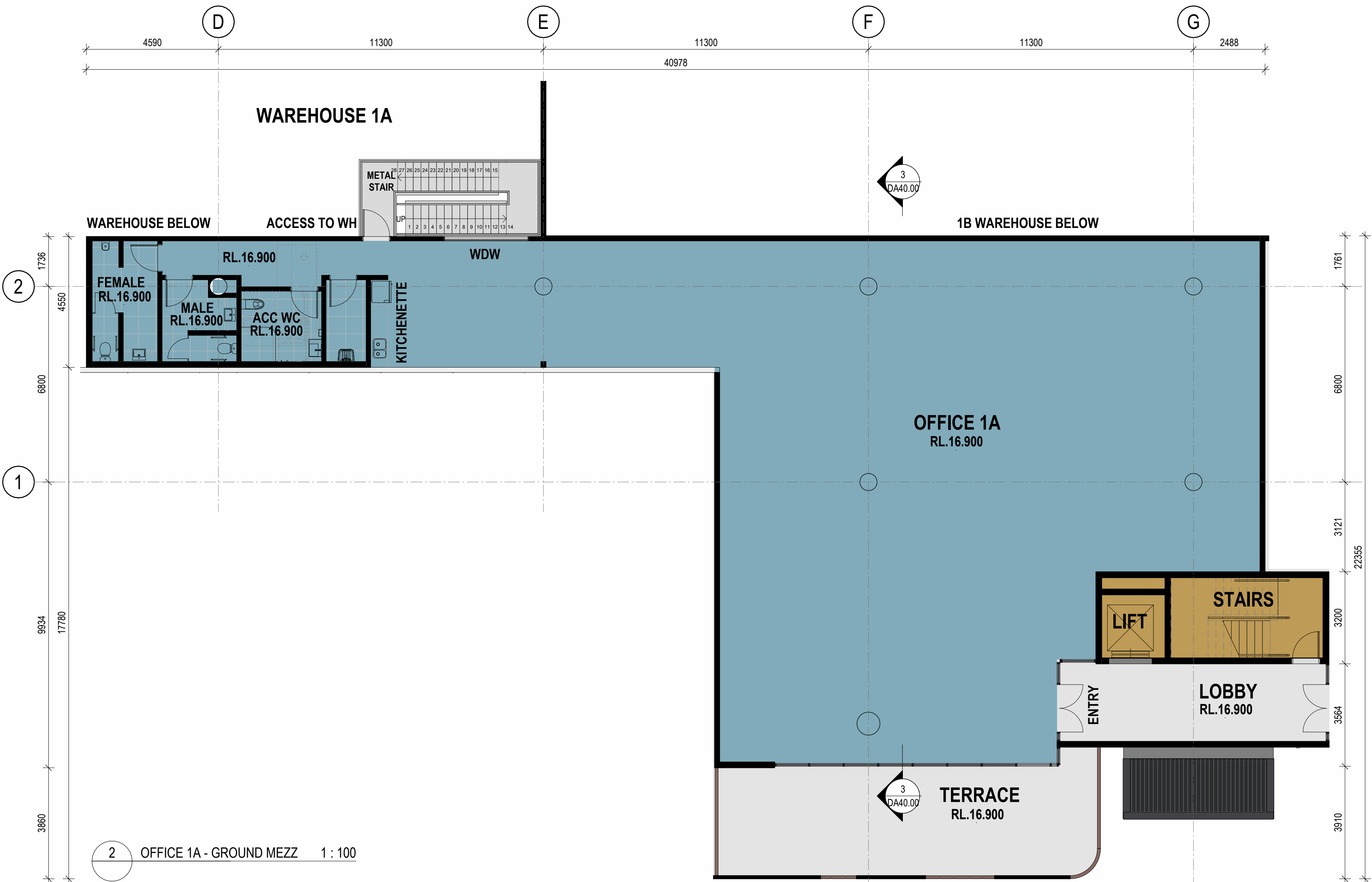
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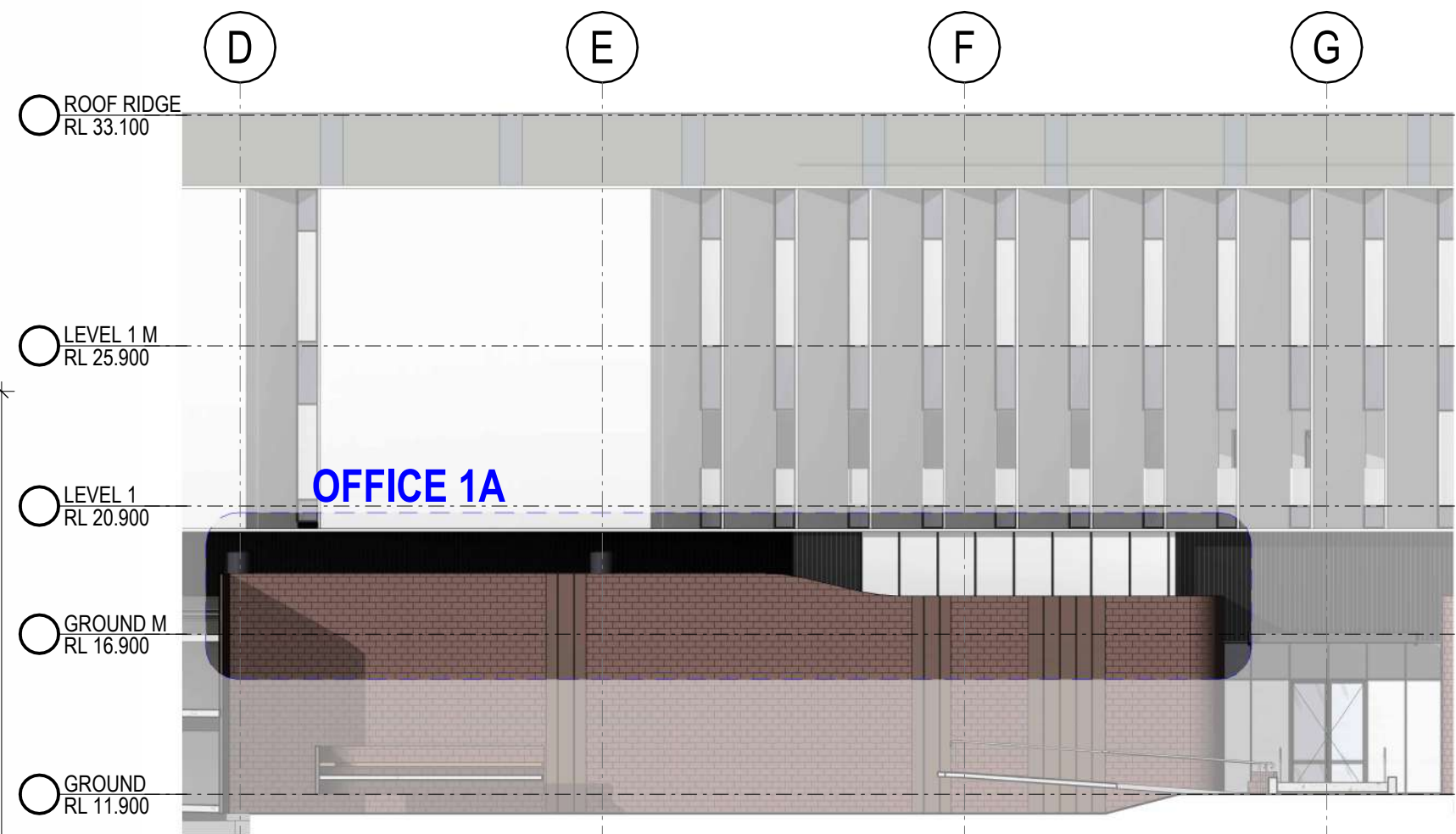
3 OFFICE 1A - SECTION 1 : 200



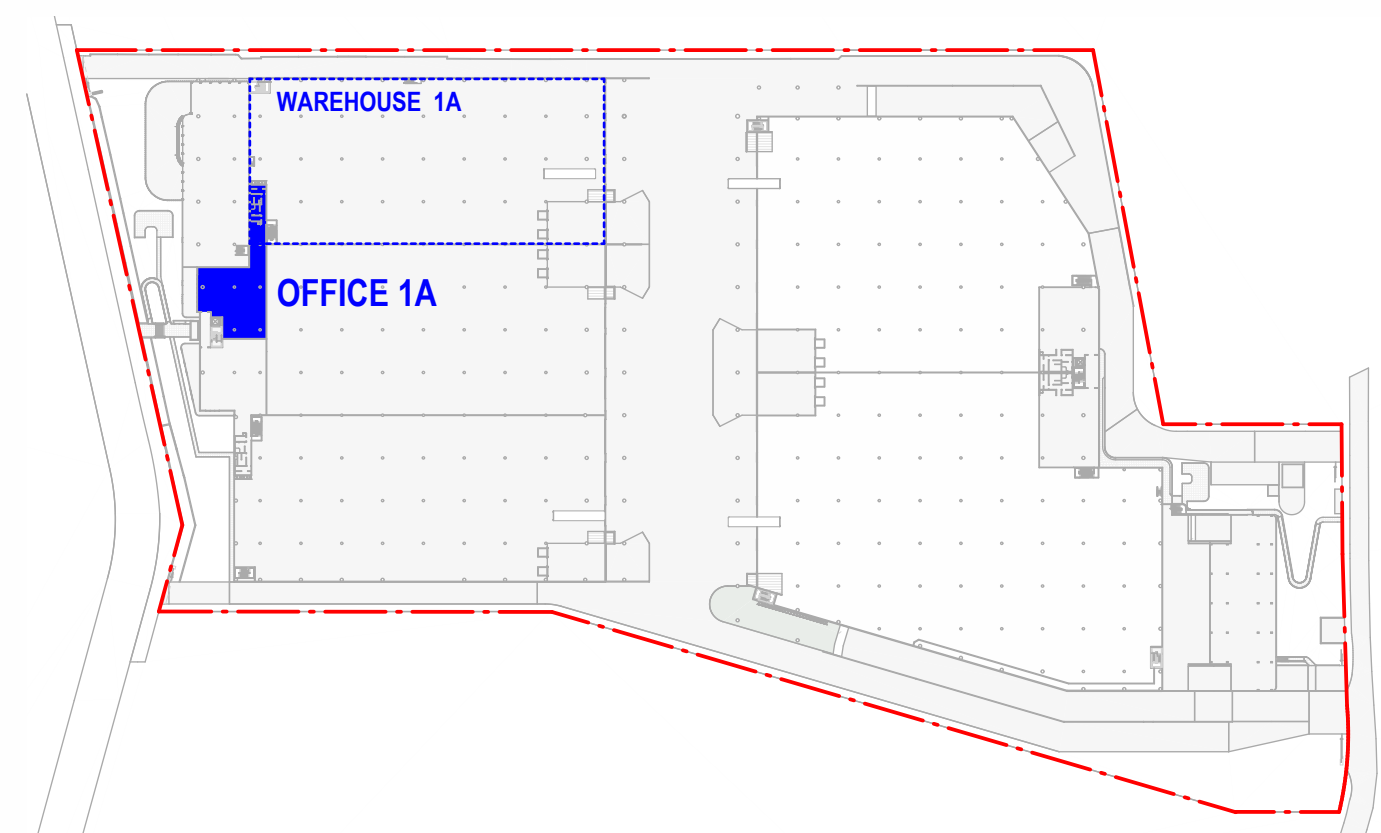
4 OFFICE 1A PERSPECTIVE



2 OFFICE 1A - GROUND MEZZ 1 : 100



5 OFFICE 1A - ELEVATION 1 : 200



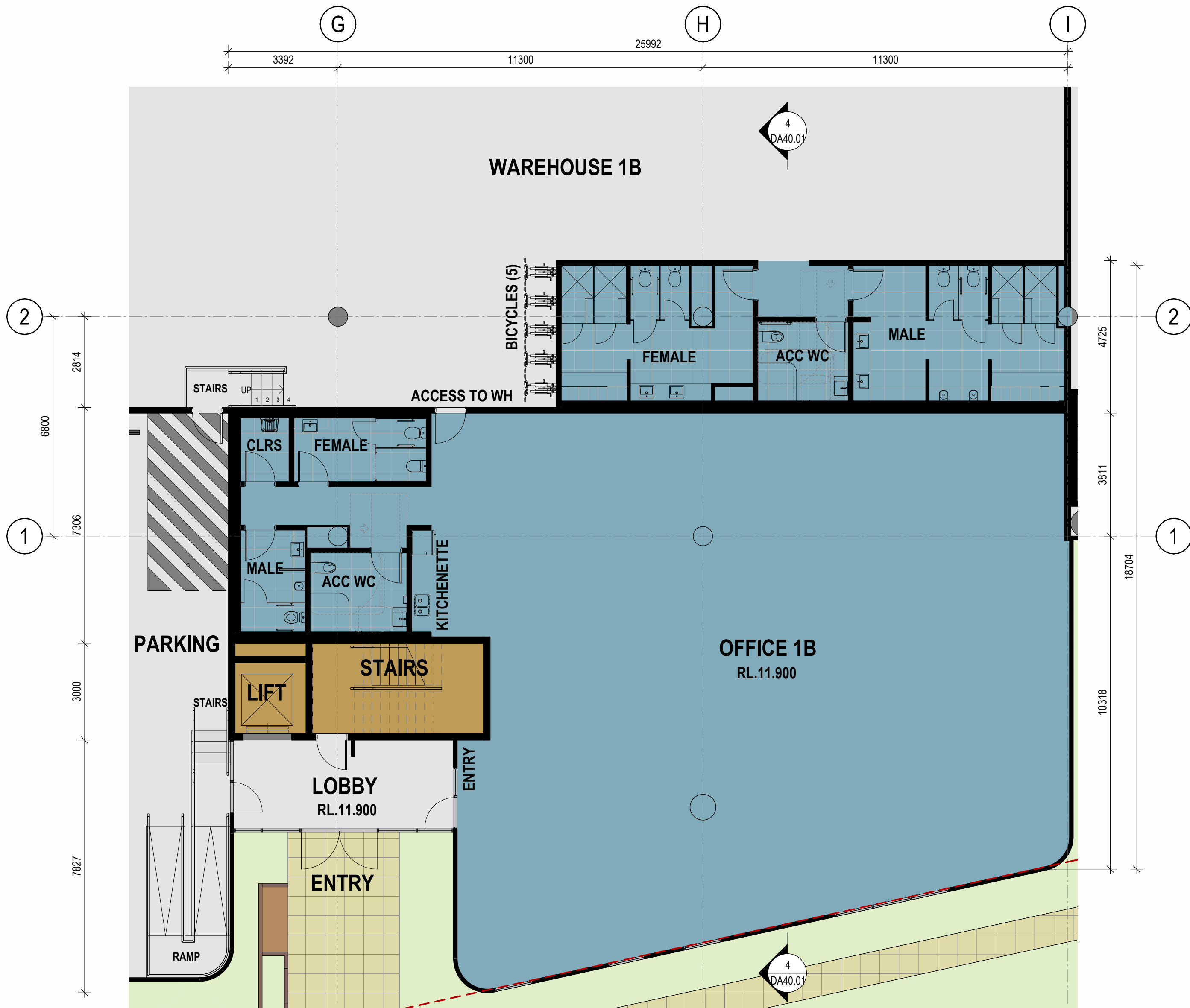
6 KEY PLAN 1 : 2000

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

1. LIGHT WEIGHT METAL WALL CLADDING - WHITE	6. METAL ROOF - SURFMIST	11. BRICK WORK WALL	16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
2. METAL WALL CLADDING ESR - SLATE	7. TRS. TRANSLUSCENT ROOF SHEETING	12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY	17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY
3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR	8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH	13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR	
4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR	9. PRECAST CONCRETE PANEL - OFF FORM FINISH	14. GLAZING - WINDOW	
5. PAINT FINISH RED ESR - CORPORATE COLOUR	10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT	15. GLAZING - SPANDREL	

NOTES:
-ALL LEVELS ARE SUBJECT TO A +- 500mm VARIATION UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

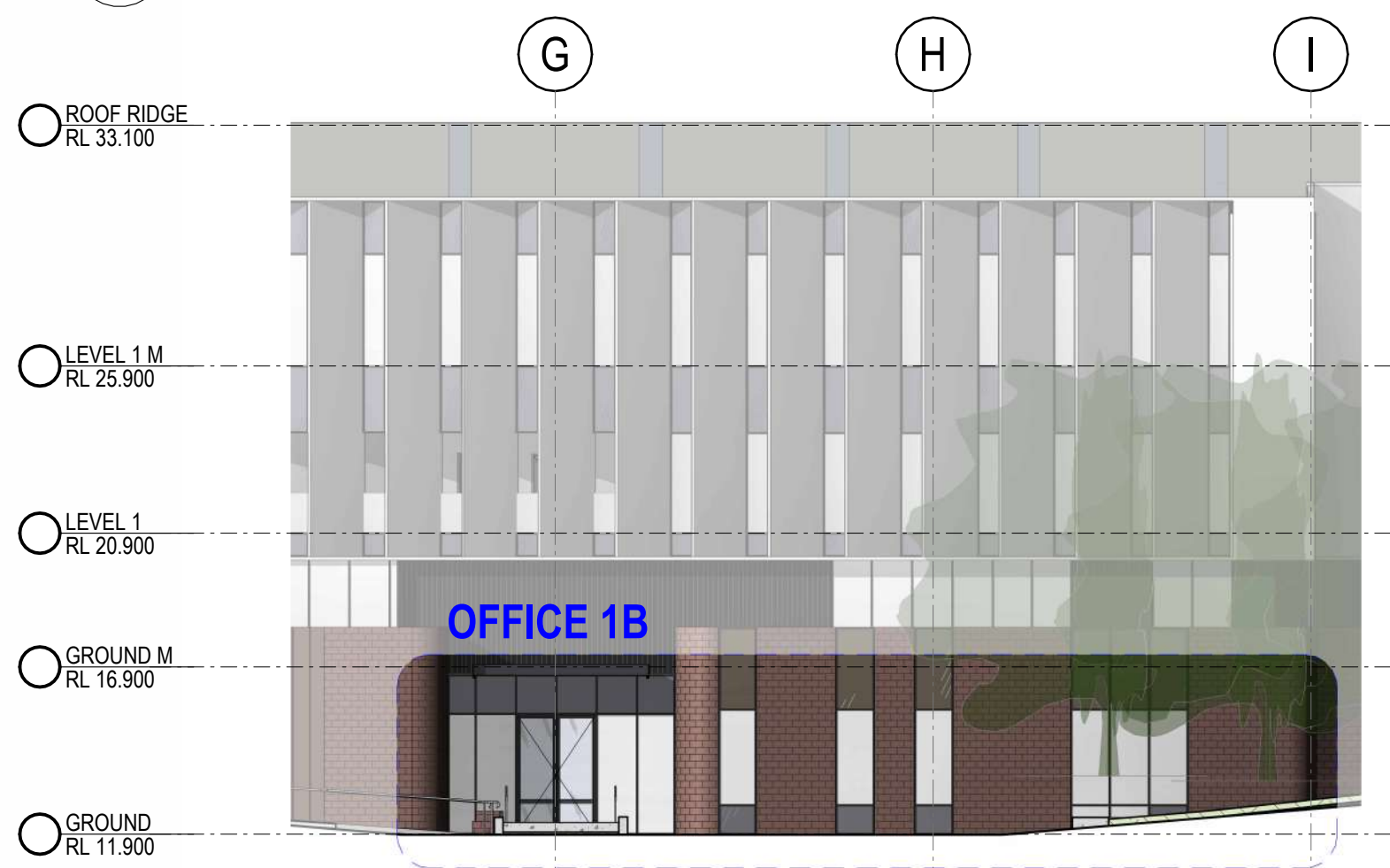
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2	FOR COORDINATION	18/02/2026



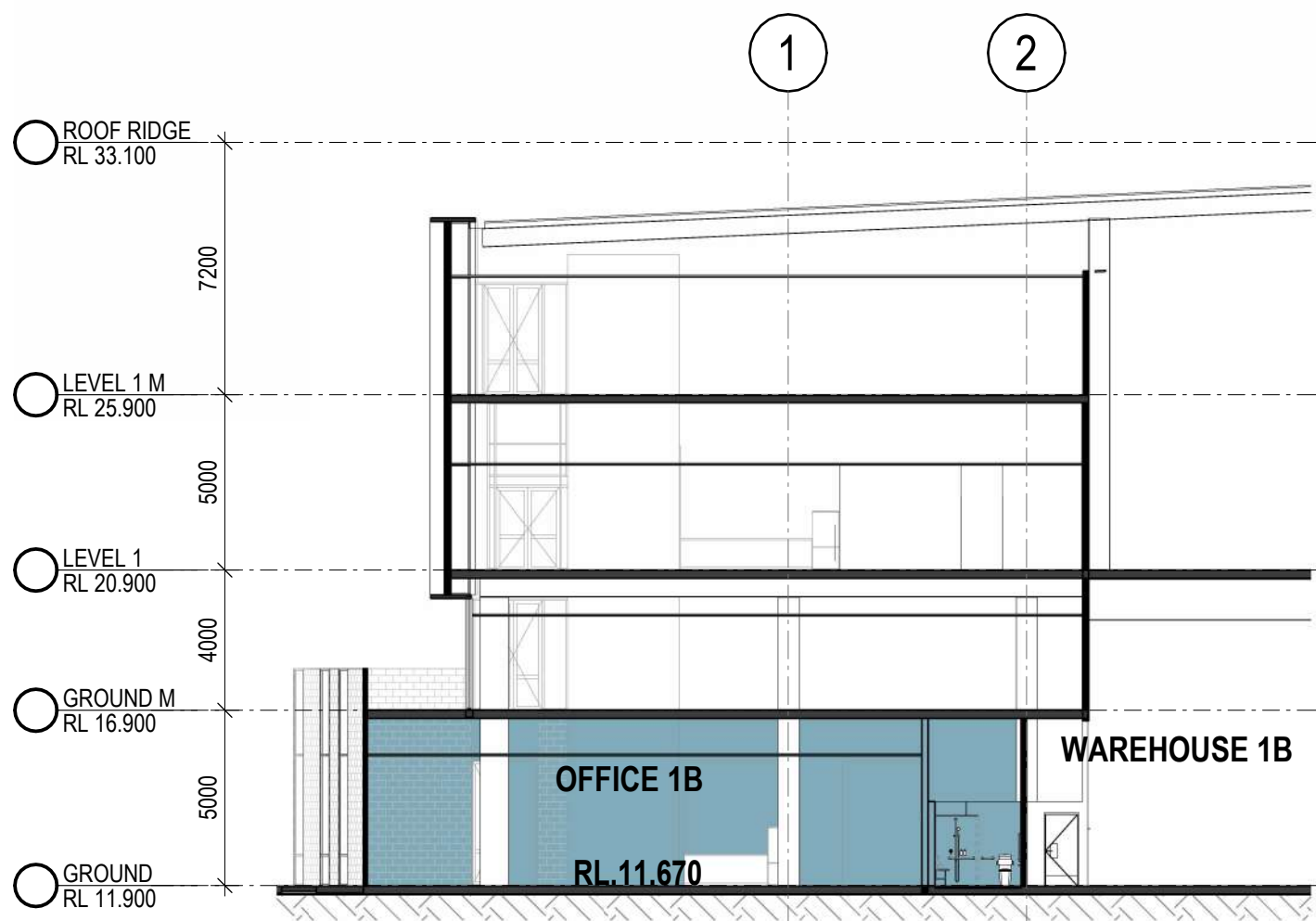
1 OFFICE 1B - GROUND 1 : 100



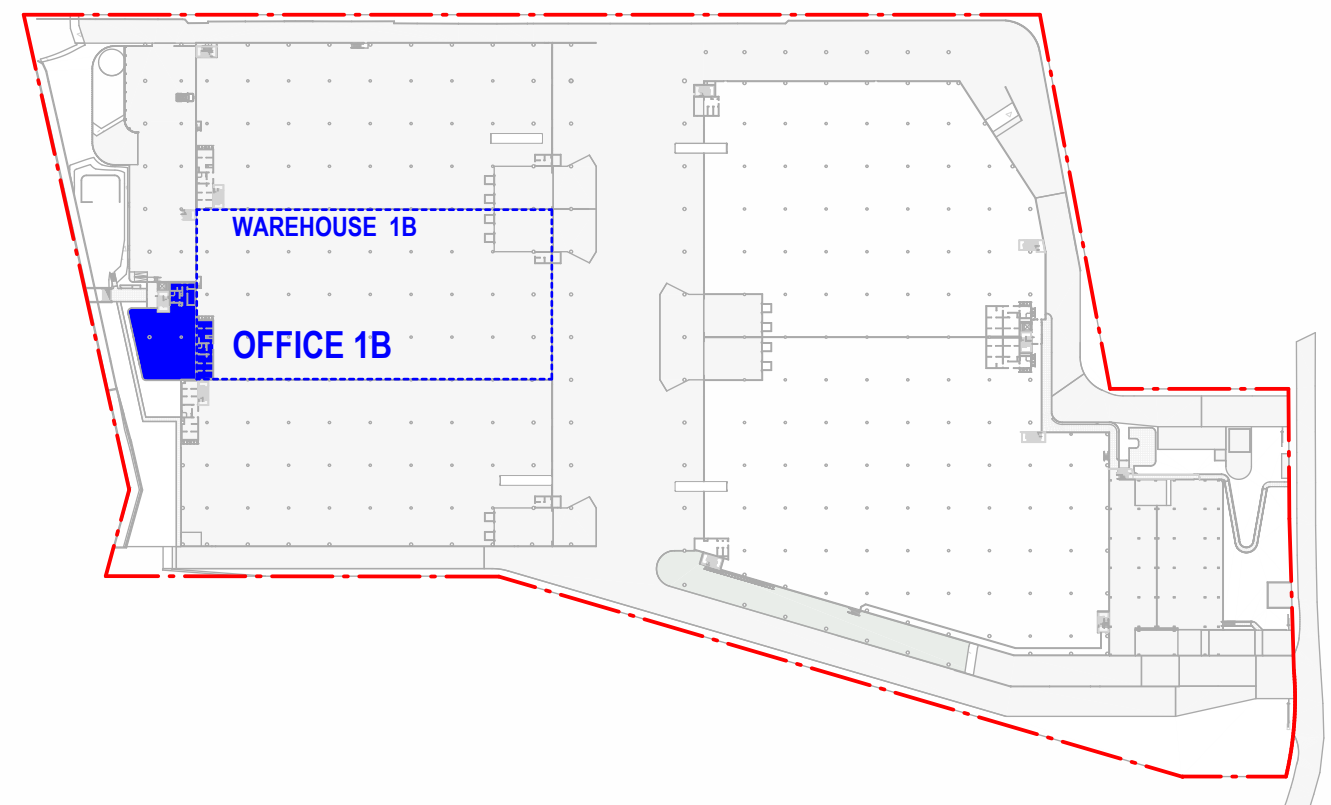
3 OFFICE 1B PERSPECTIVE



2 OFFICE 1B - ELEVATION 1 : 200



4 OFFICE 1B- SECTION 1 : 200



5 KEY PLAN 1 : 2000

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

1. LIGHT WEIGHT METAL WALL CLADDING - WHITE	6. METAL ROOF - SURFMIST	11. BRICK WORK WALL	16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
2. METAL WALL CLADDING ESR - SLATE	7. TRS. TRANSLUSCENT ROOF SHEETING	12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY	17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY
3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR	8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH	13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR	
4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR	9. PRECAST CONCRETE PANEL - OFF FORM FINISH	14. GLAZING - WINDOW	
5. PAINT FINISH RED ESR - CORPORATE COLOUR	10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT	15. GLAZING - SPANDREL	

NOTES:
-ALL LEVELS ARE SUBJECT TO A +- 500mm
VARIATION UPON CIVIL ENGINEERS
FURTHER INSTRUCTIONS

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow



OFFICE 1B PLANS

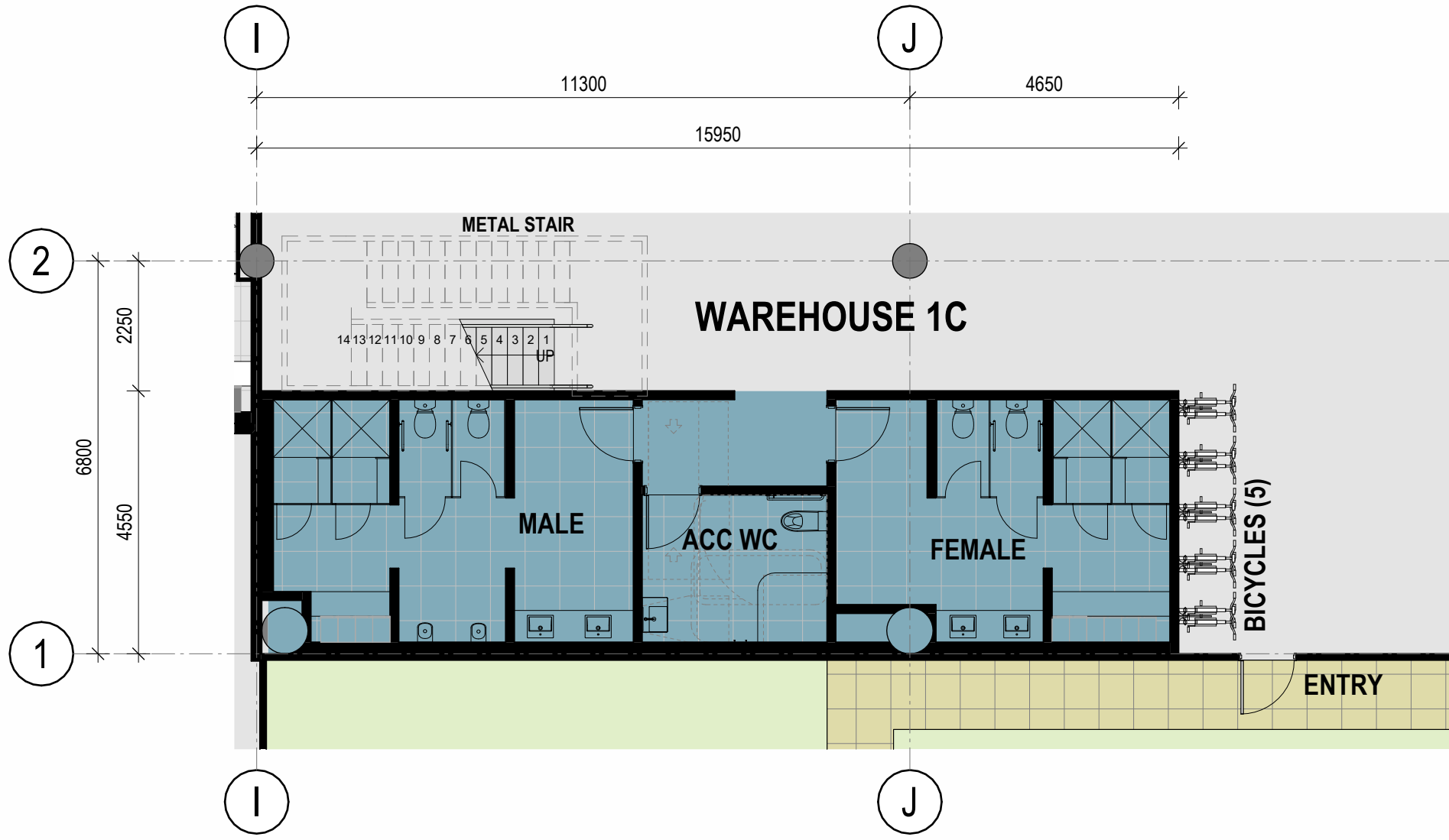
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Scale As indicated@A1

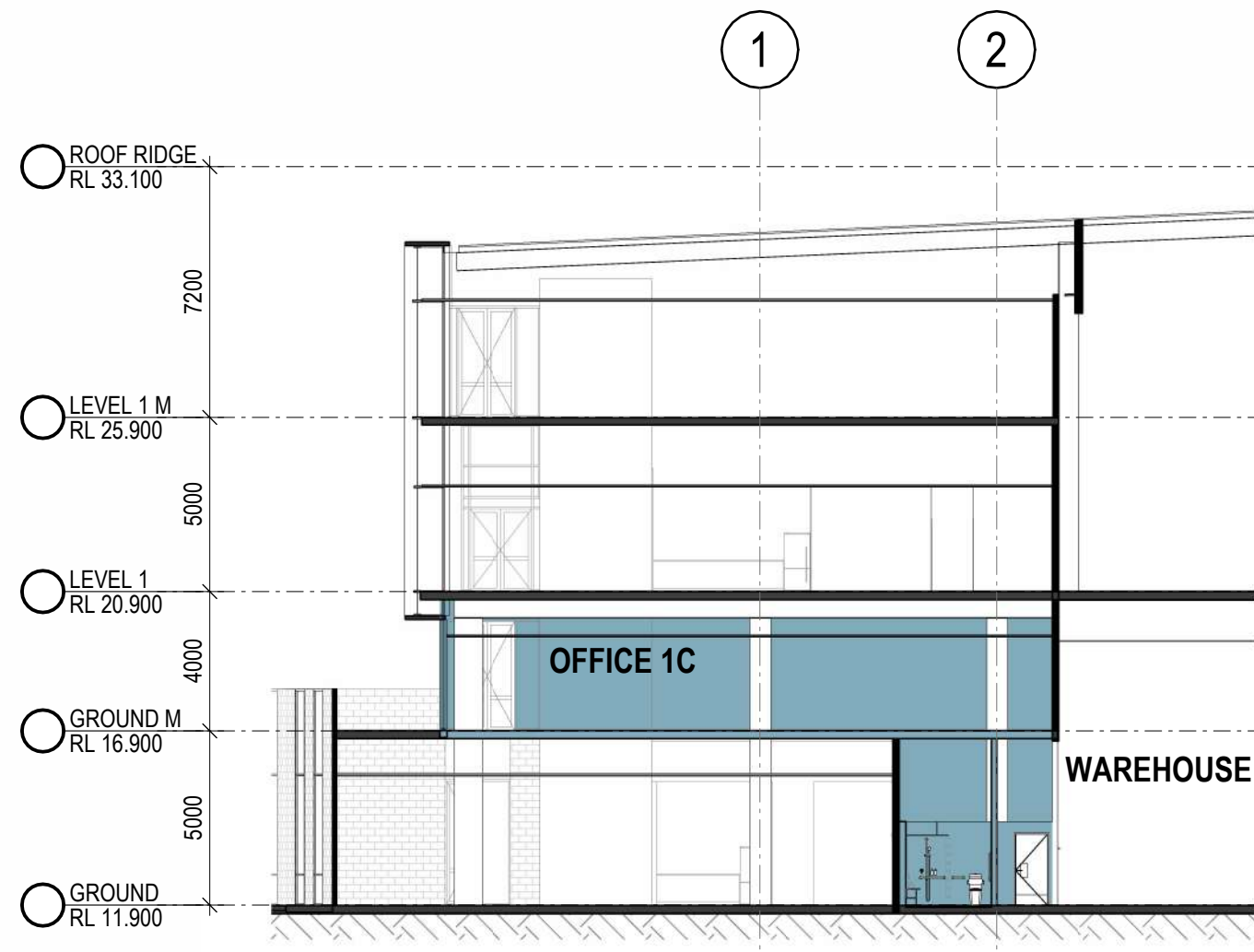
Project No 25189

DA40.01 2

REVISIONS		
REV	DESCRIPTION	DATE
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2	FOR COORDINATION	18/02/2026



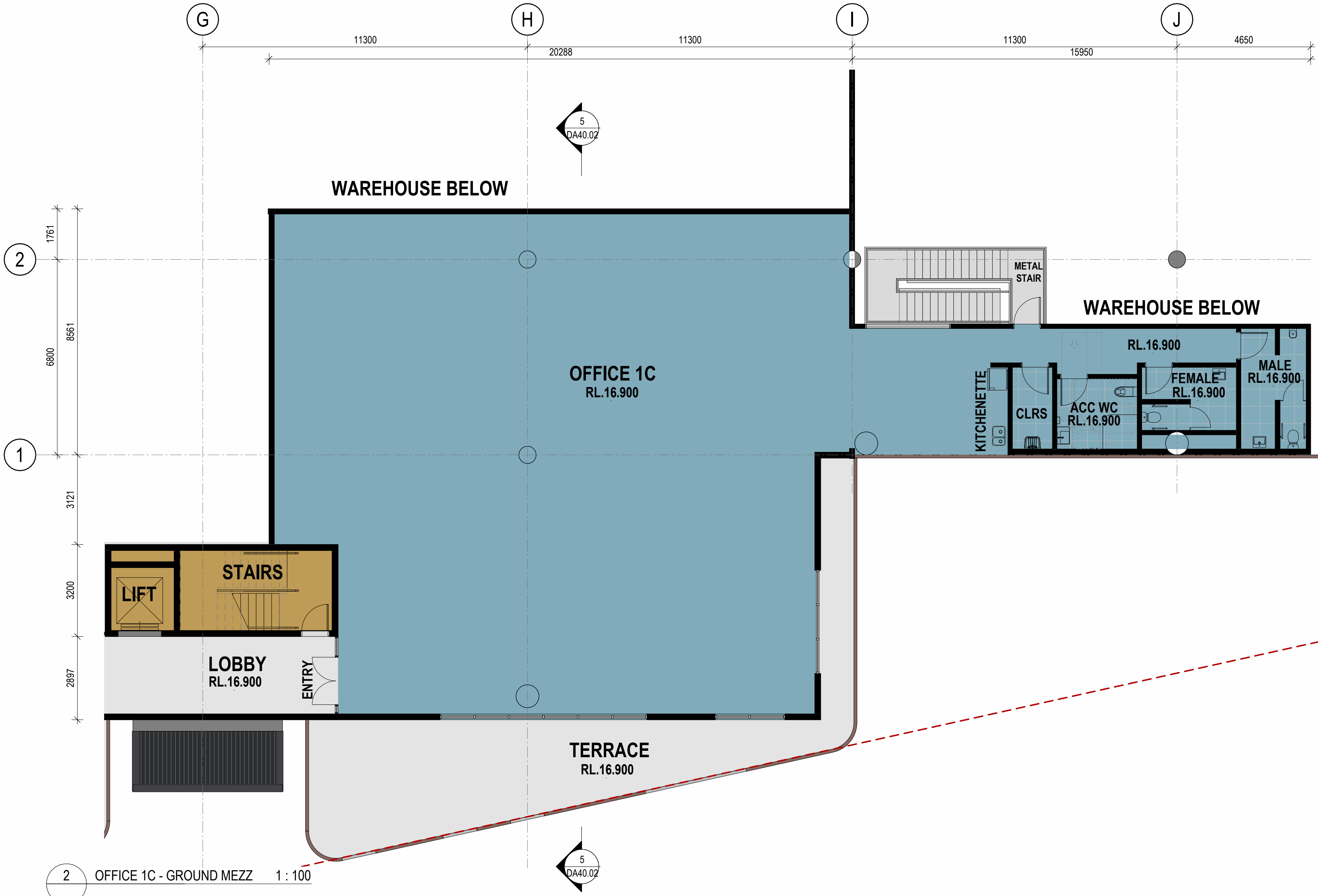
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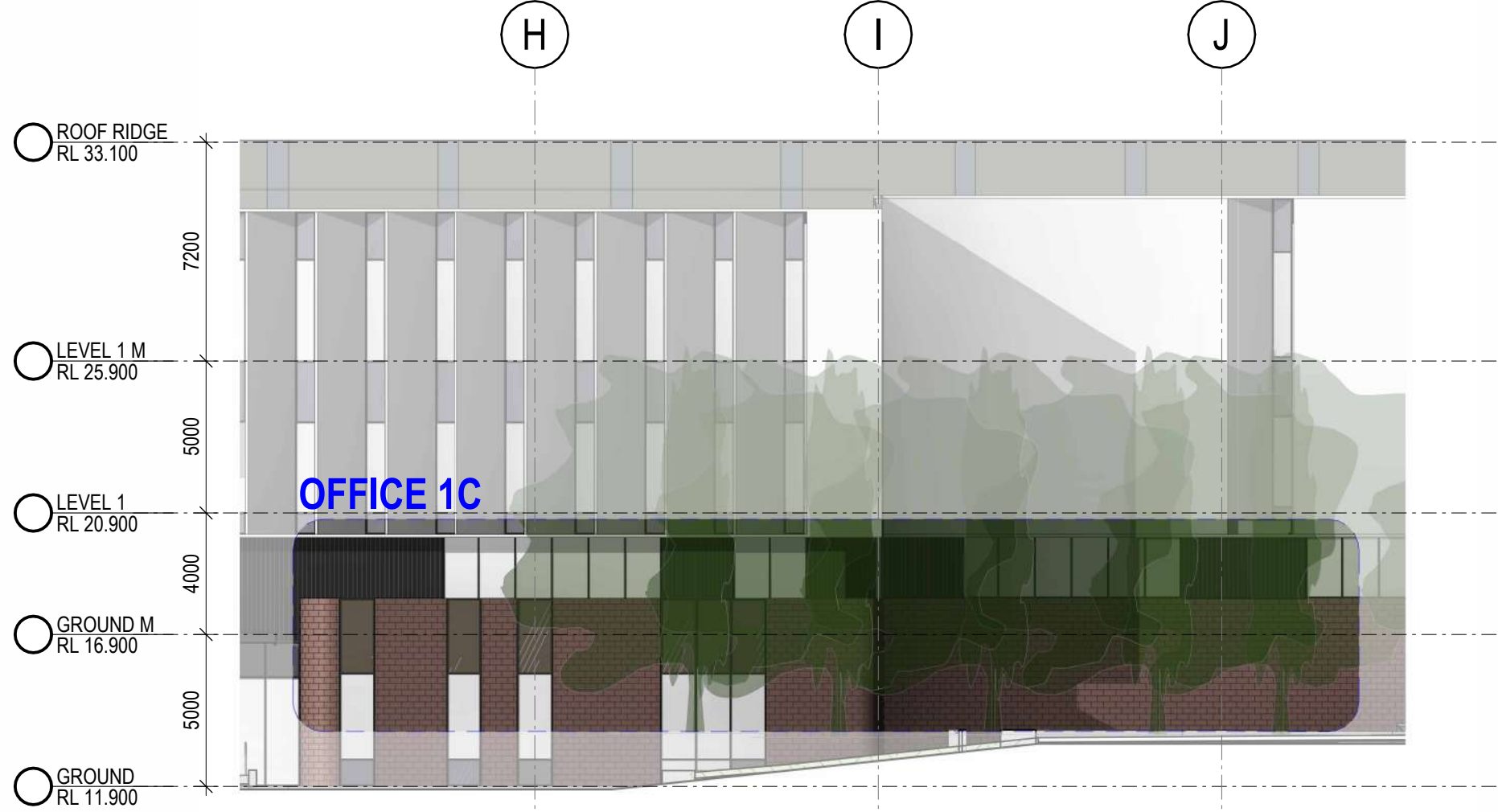
5 OFFICE 1C - SECTION 1 : 200



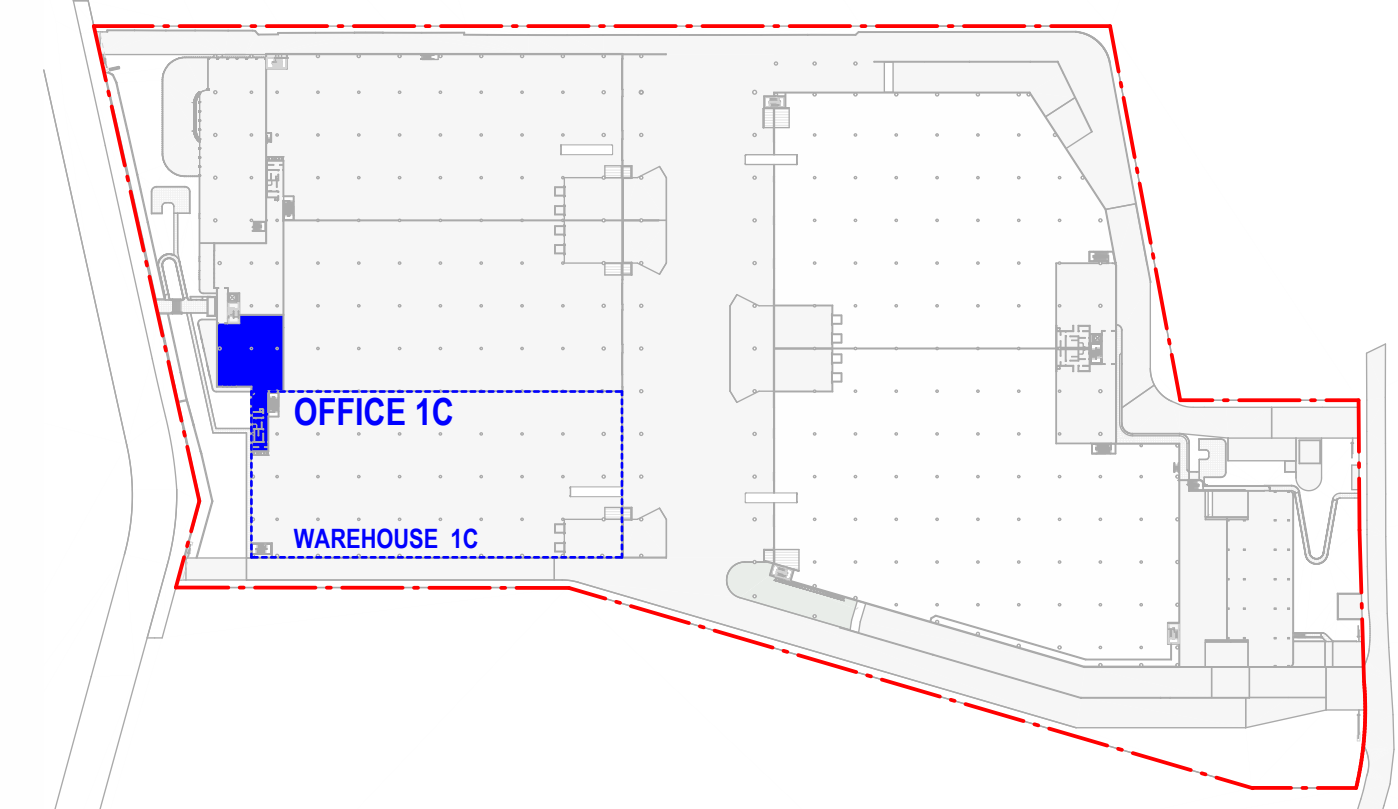
3 OFFICE 1C PERSPECTIVE



2 OFFICE 1C - GROUND MEZZ 1 : 100



4 OFFICE 1C - ELEVATION 1 : 200



6 KEY PLAN 1 : 2000

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

- | | | | |
|---|--|---|--|
| 1. LIGHT WEIGHT METAL WALL CLADDING - WHITE | 6. METAL ROOF - SURFMIST | 11. BRICK WORK WALL | 16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE |
| 2. METAL WALL CLADDING ESR - SLATE | 7. TRS. TRANSLUSCENT ROOF SHEETING | 12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY | 17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY |
| 3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR | 8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH | 13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR | |
| 4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR | 9. PRECAST CONCRETE PANEL - OFF FORM FINISH | 14. GLAZING - WINDOW | |
| 5. PAINT FINISH RED ESR - CORPORATE COLOUR | 10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT | 15. GLAZING - SPANDREL | |

NOTES:
-ALL LEVELS ARE SUBJECT TO A +- 500mm
VARIATION UPON CIVIL ENGINEERS
FURTHER INSTRUCTIONS

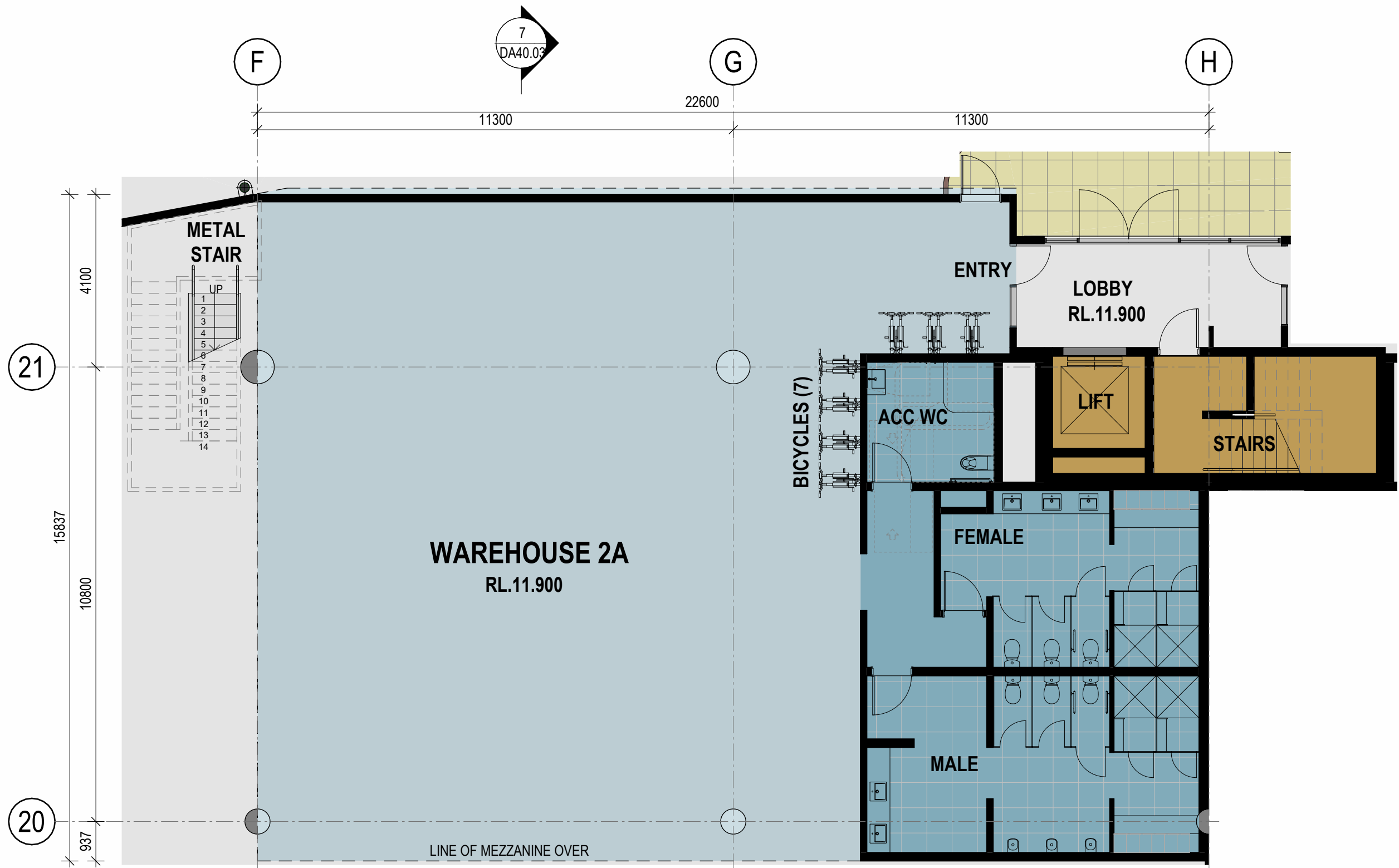
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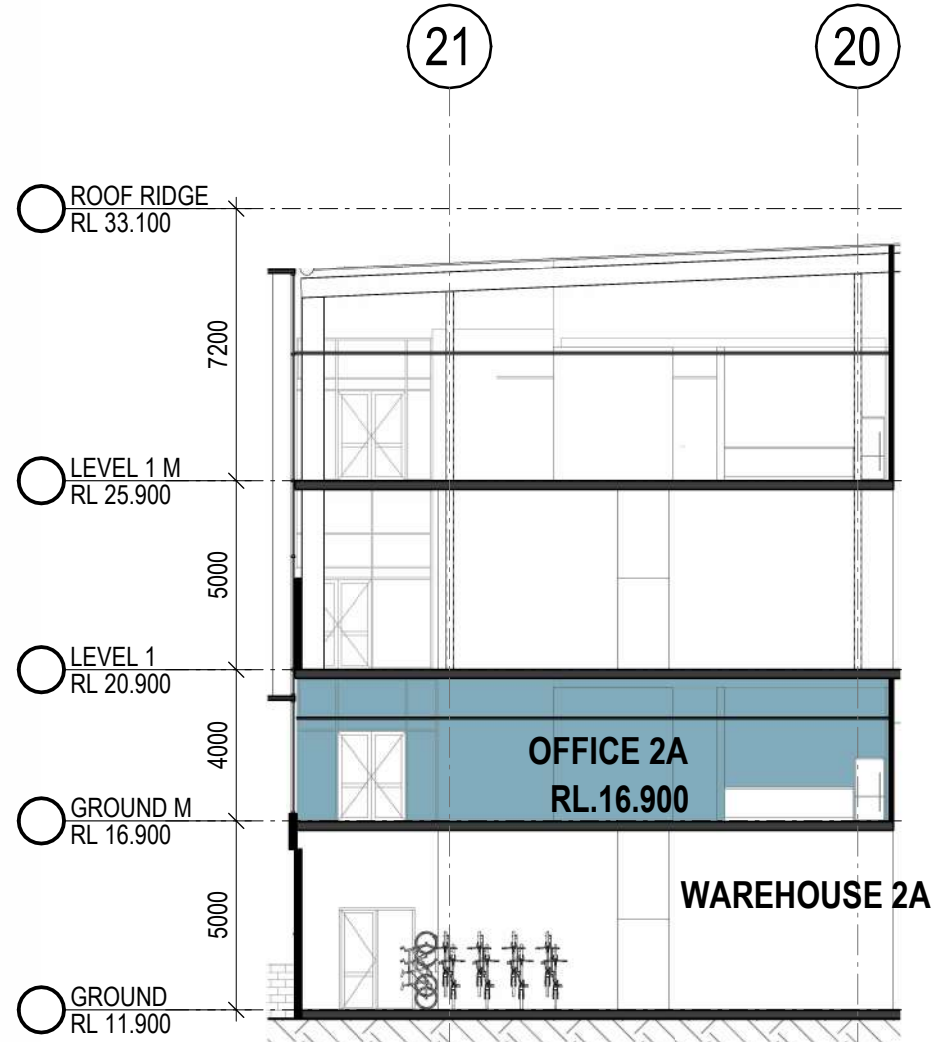
ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow

OFFICE 1C PLANS

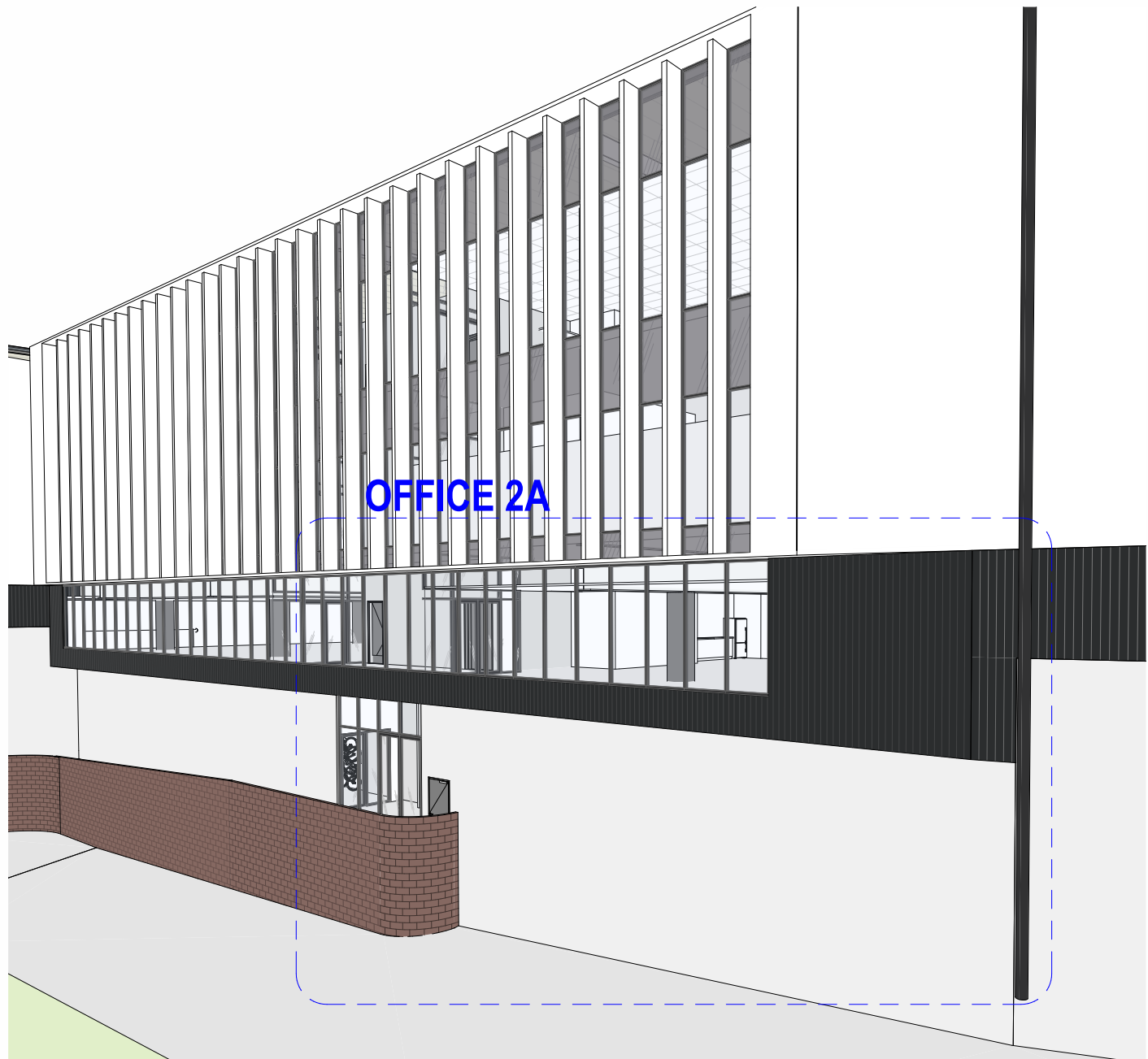
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2	FOR COORDINATION	18/02/2026



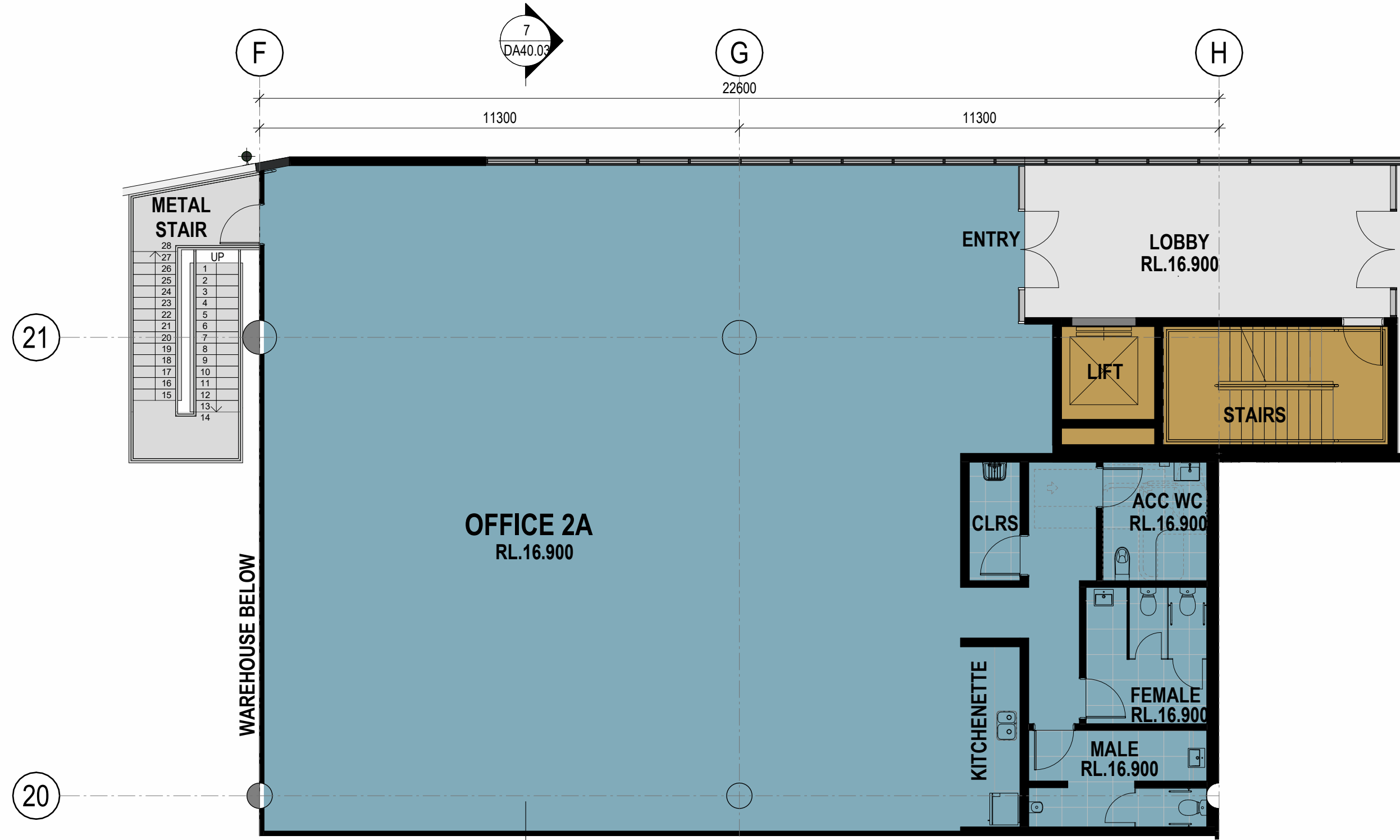
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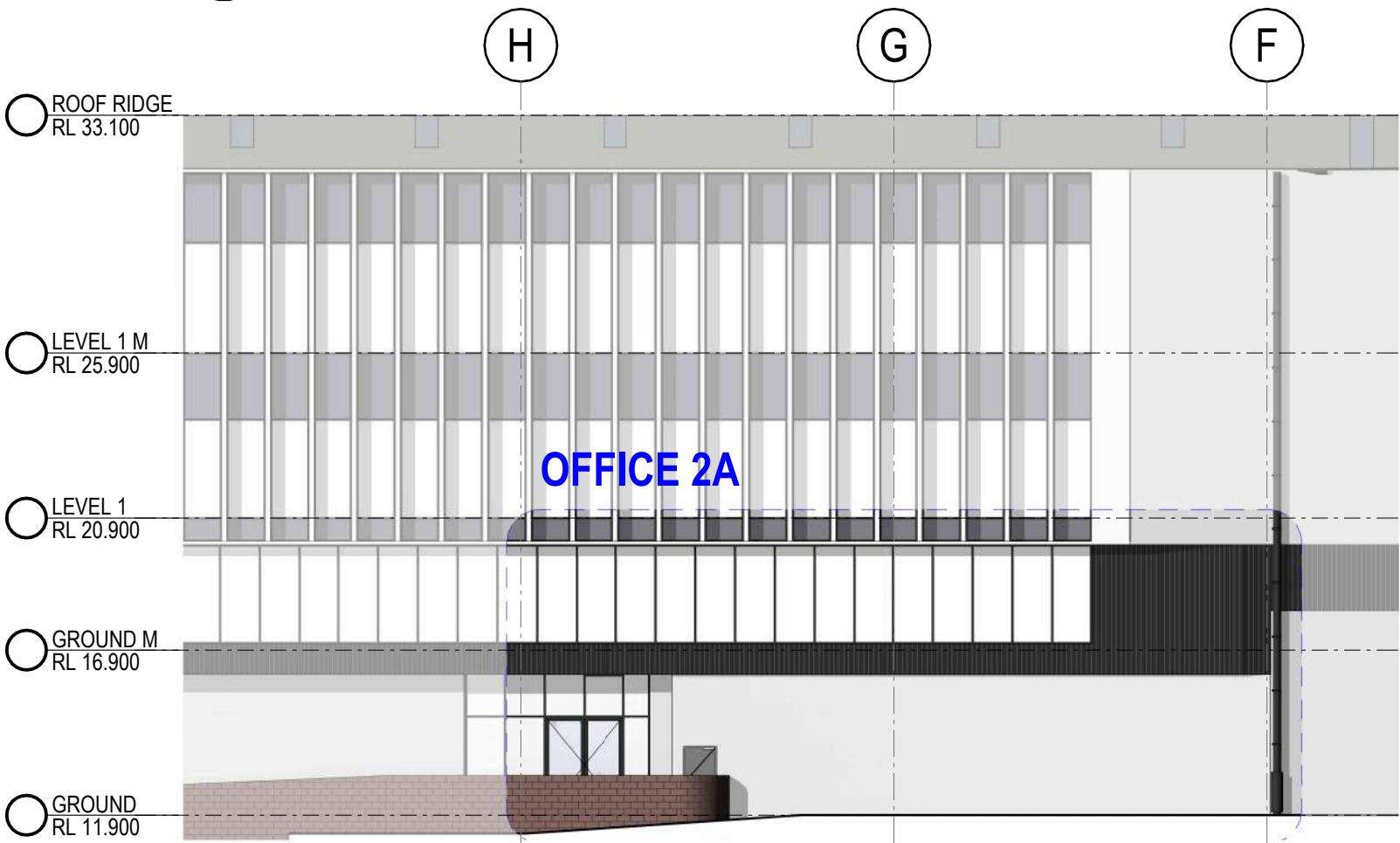
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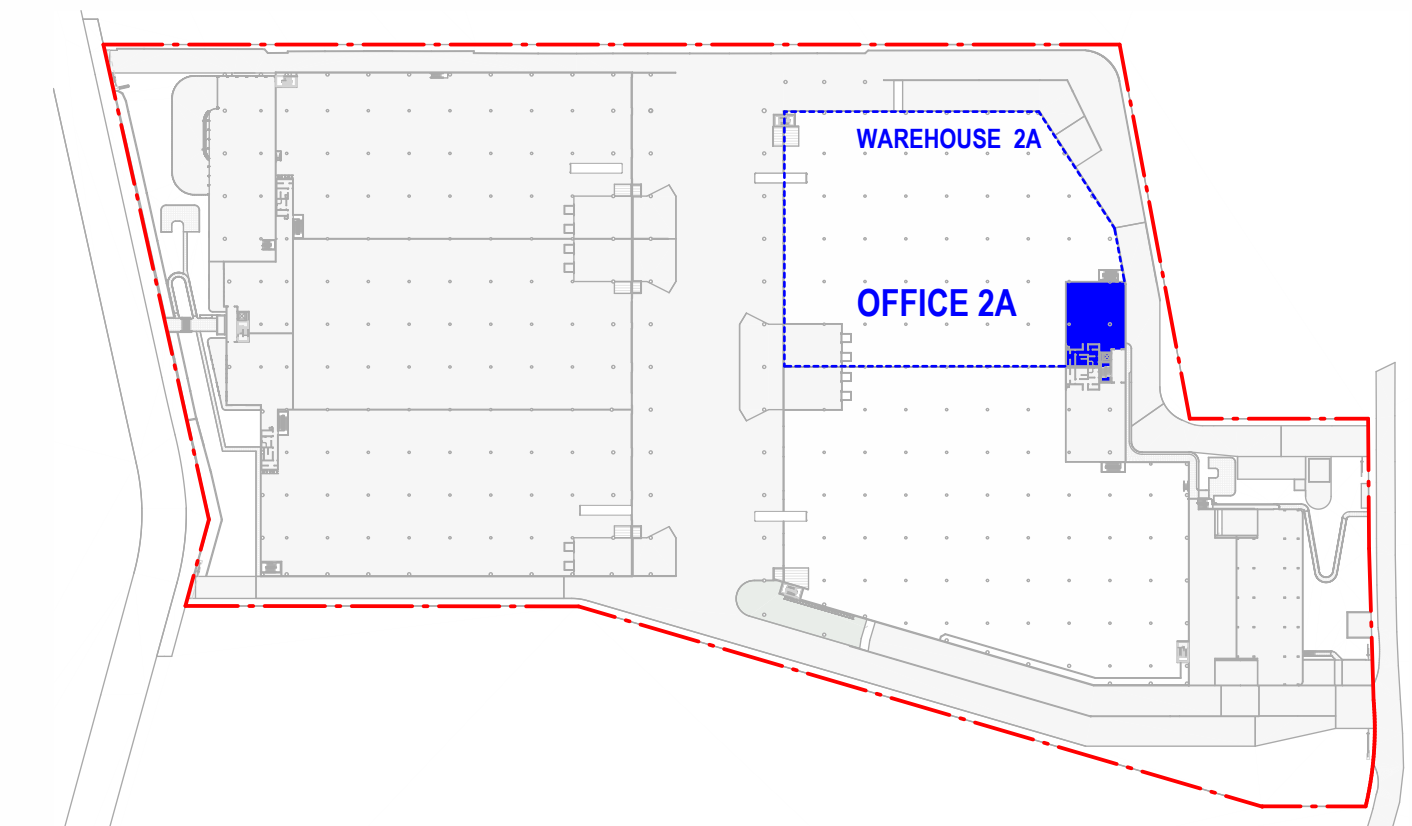
3 OFFICE 2A PERSPECTIVE



2 OFFICE 2A - GROUND MEZZ 1 : 100



5 OFFICE 2A - ELEVATION 1 : 200



6 KEY PLAN 1 : 2000

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

- 1. LIGHT WEIGHT METAL WALL CLADDING - WHITE
- 2. METAL WALL CLADDING ESR - SLATE
- 3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR
- 4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR
- 5. PAINT FINISH RED ESR - CORPORATE COLOUR

- 6. METAL ROOF - SURFMIST
- 7. TRS. TRANSLUSCENT ROOF SHEETING
- 8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH
- 9. PRECAST CONCRETE PANEL - OFF FORM FINISH
- 10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT

- 11. BRICK WORK WALL
- 12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY
- 13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR
- 14. GLAZING - WINDOW
- 15. GLAZING - SPANDREL

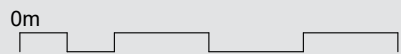
- 16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
- 17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY

NOTES:
-ALL LEVELS ARE SUBJECT TO A +- 500mm
VARIATION UPON CIVIL ENGINEERS
FURTHER INSTRUCTIONS

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow



OFFICE 2A PLANS

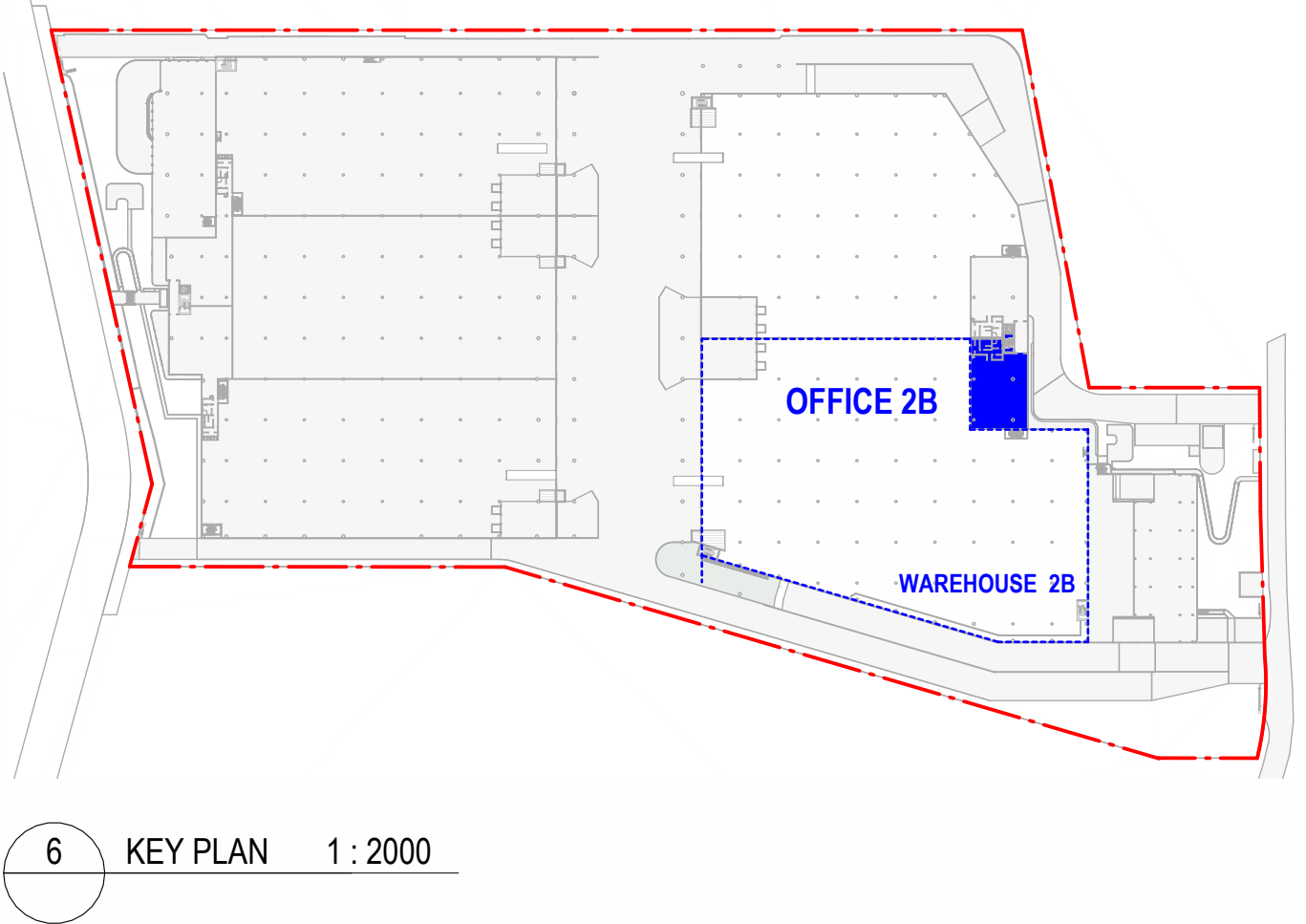
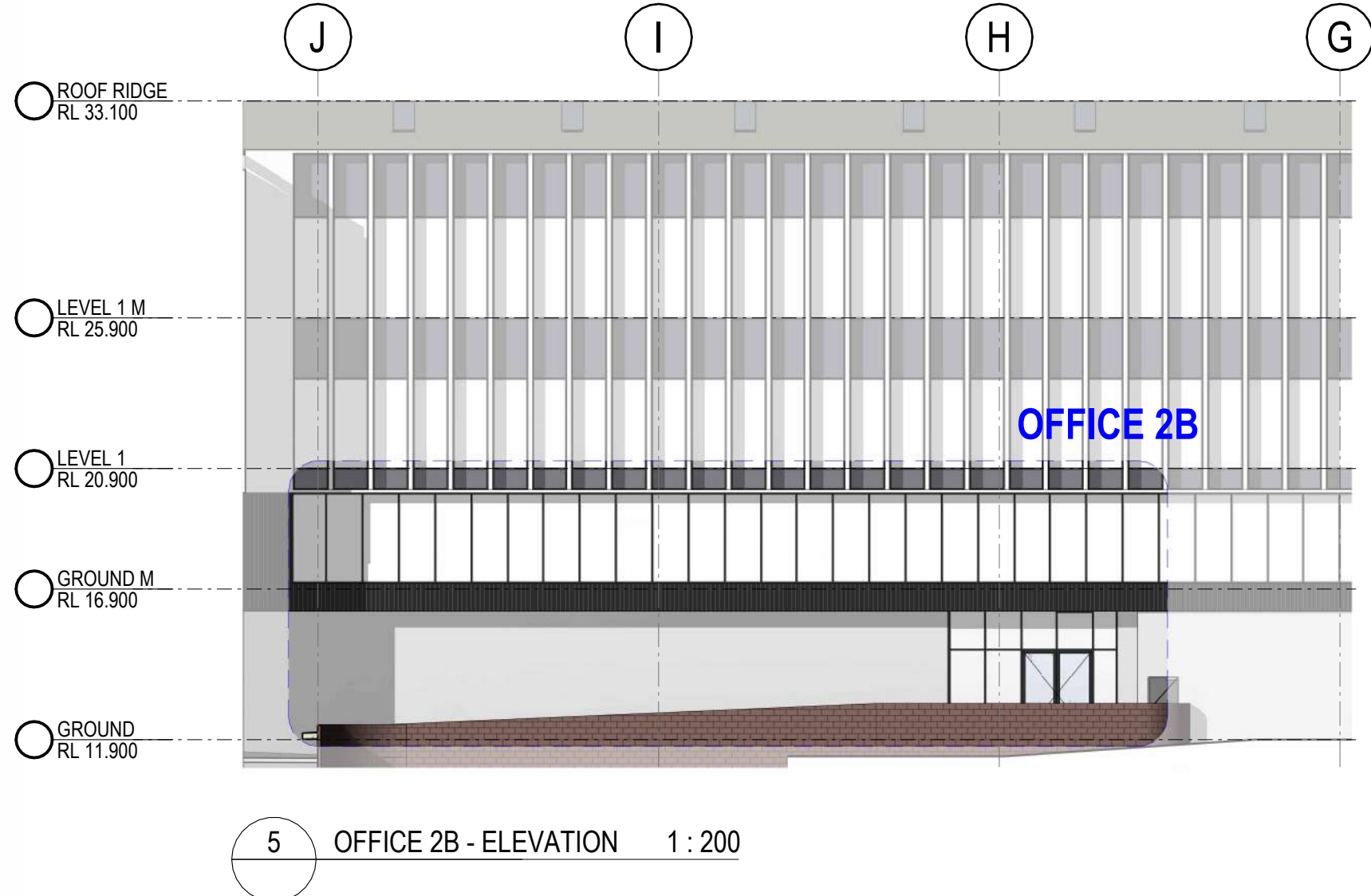
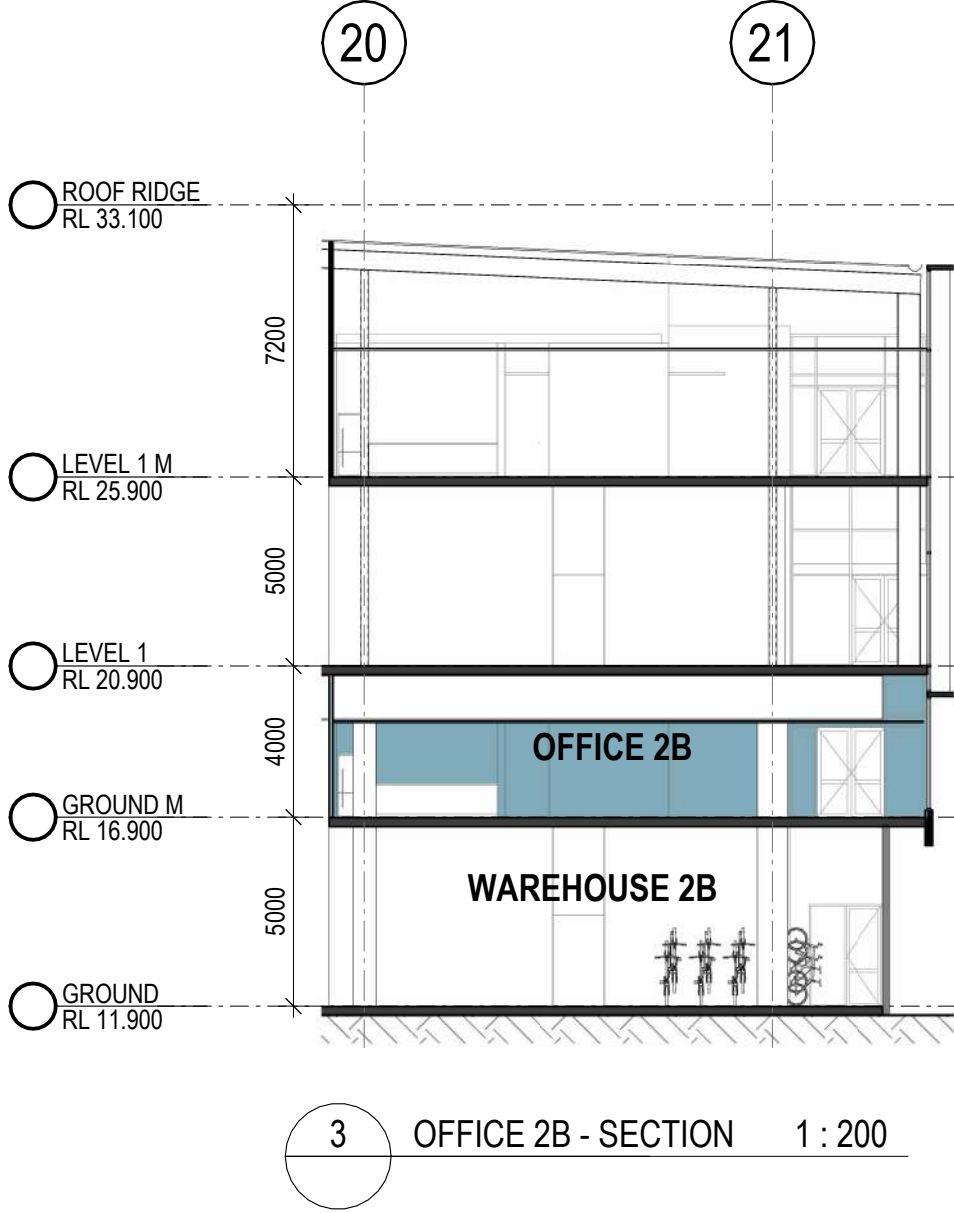
Date 18/02/2026

Scale As indicated@A1

Project No 25189

DA40.03 2

REVISIONS		
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2	FOR COORDINATION	18/02/2026

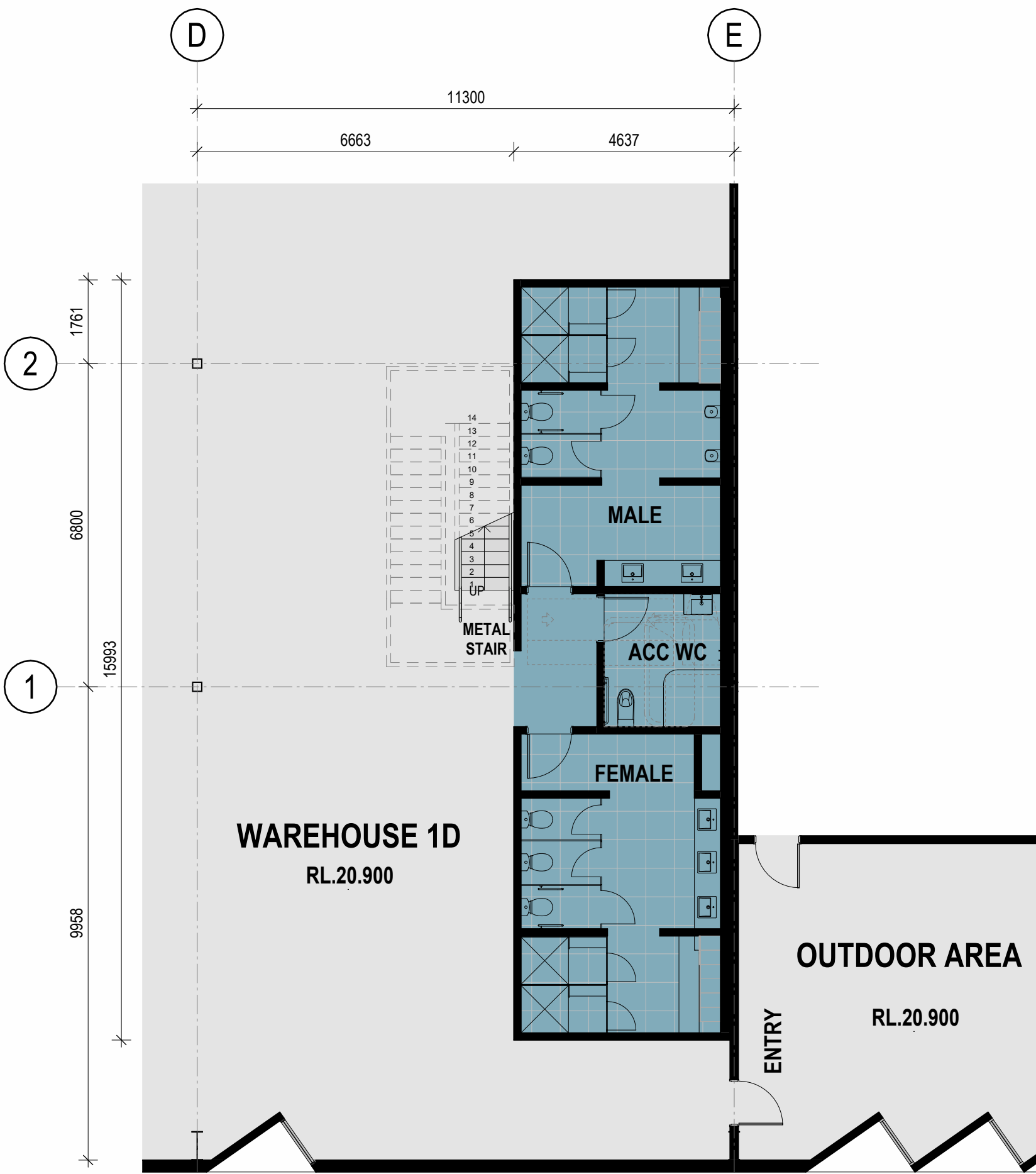


INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

- | | | | |
|---|--|---|--|
| 1. LIGHT WEIGHT METAL WALL CLADDING - WHITE | 6. METAL ROOF - SURFMIST | 11. BRICK WORK WALL | 16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE |
| 2. METAL WALL CLADDING ESR - SLATE | 7. TRS. TRANSLUSCENT ROOF SHEETING | 12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY | 17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY |
| 3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR | 8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH | 13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR | |
| 4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR | 9. PRECAST CONCRETE PANEL - OFF FORM FINISH | 14. GLAZING - WINDOW | |
| 5. PAINT FINISH RED ESR - CORPORATE COLOUR | 10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT | 15. GLAZING - SPANDREL | |

NOTES:
-ALL LEVELS ARE SUBJECT TO A +- 500mm VARIATION UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

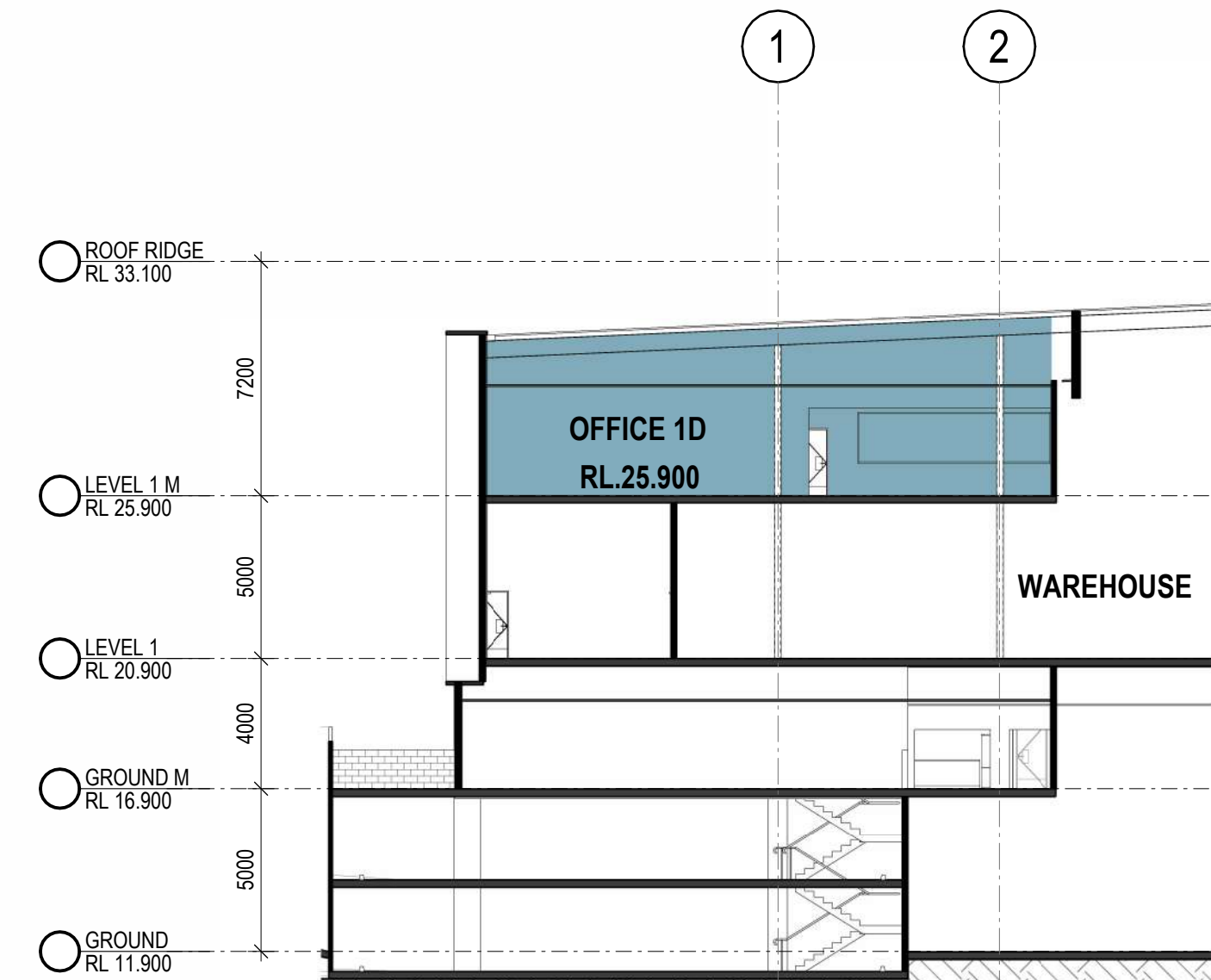
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2	FOR COORDINATION	18/02/2026



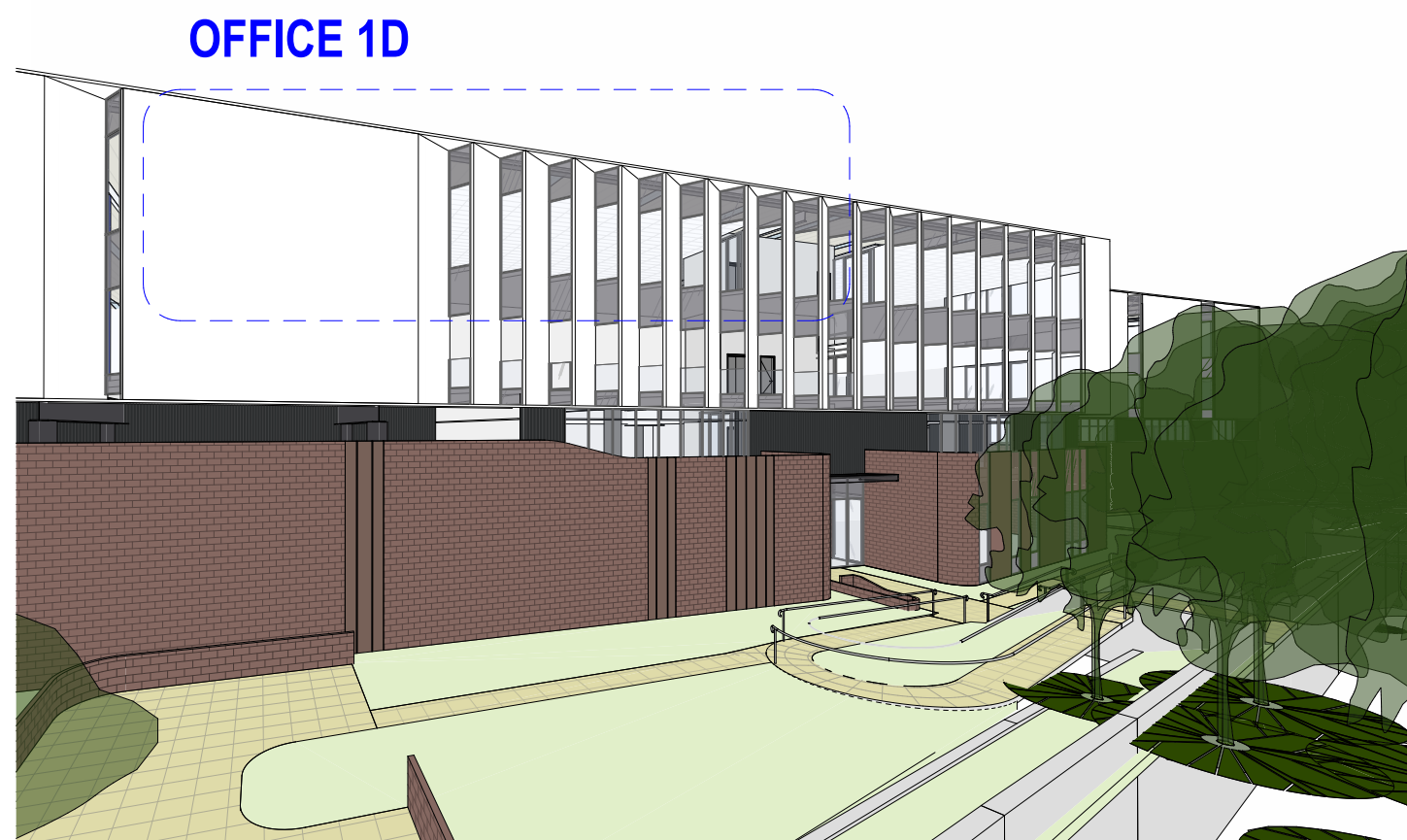
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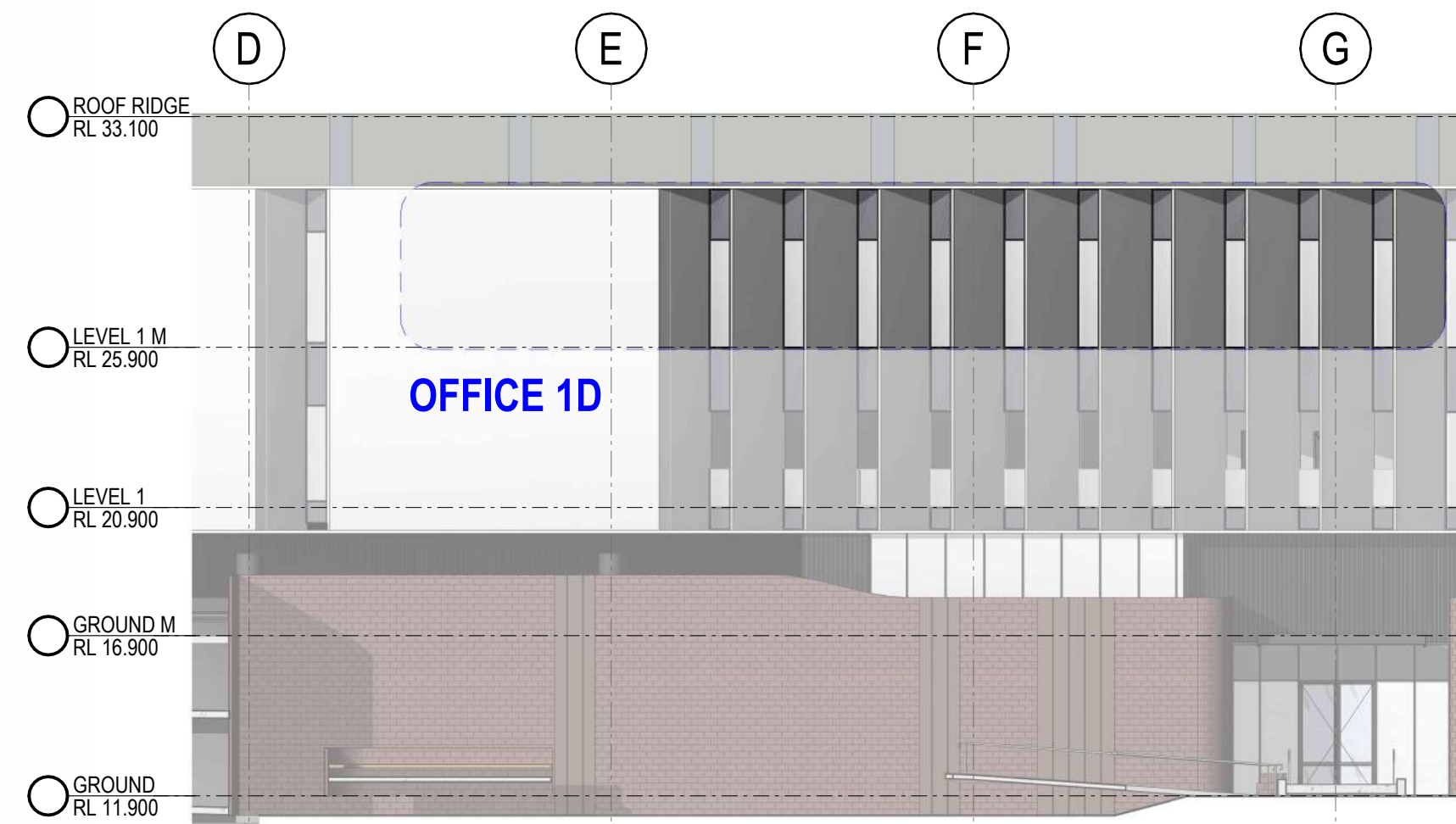
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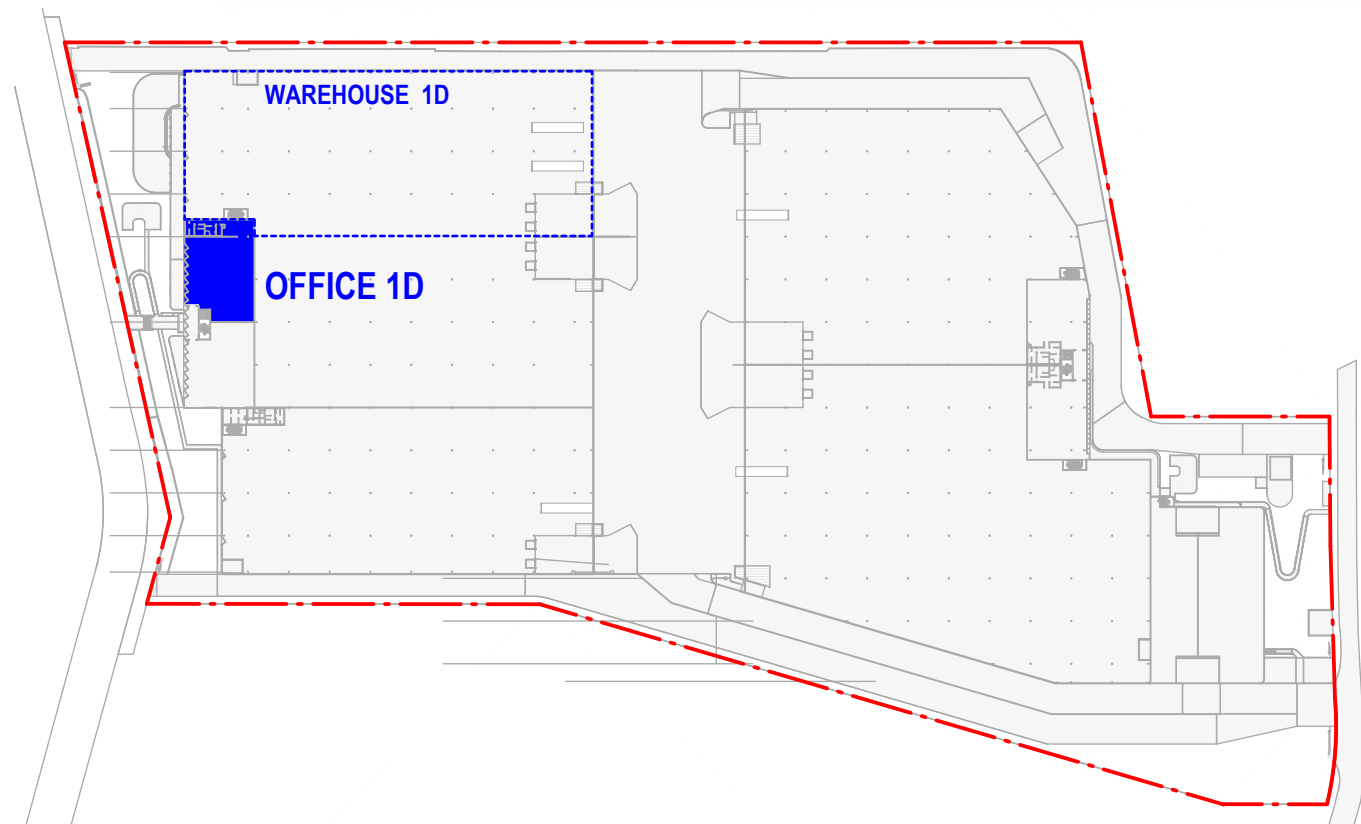
3 OFFICE 1D - SECTION 1 : 200



4 OFFICE 1D PERSPECTIVE



5 OFFICE 1D - ELEVATION 1 : 200



6 KEY PLAN 1 : 2000

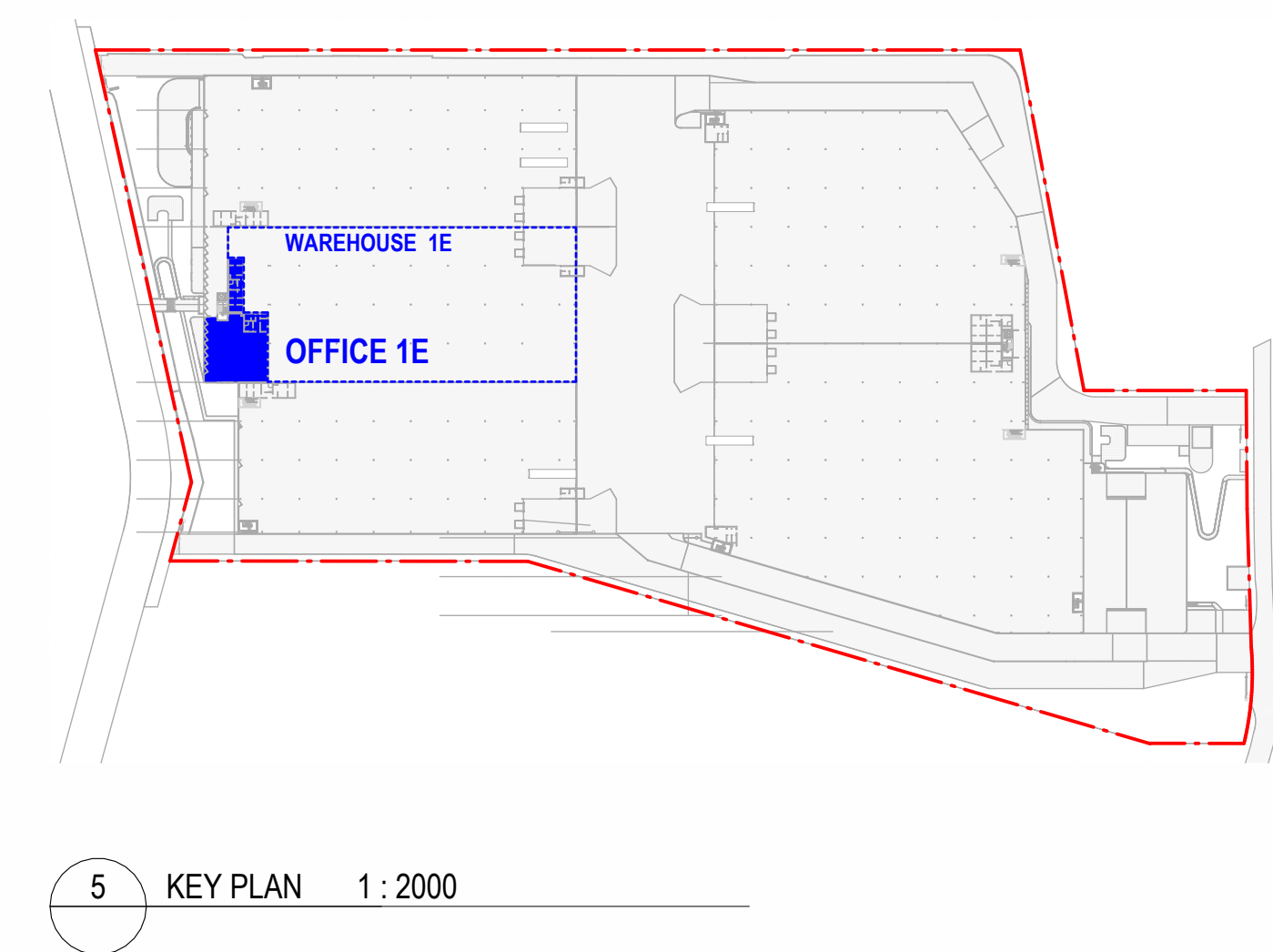
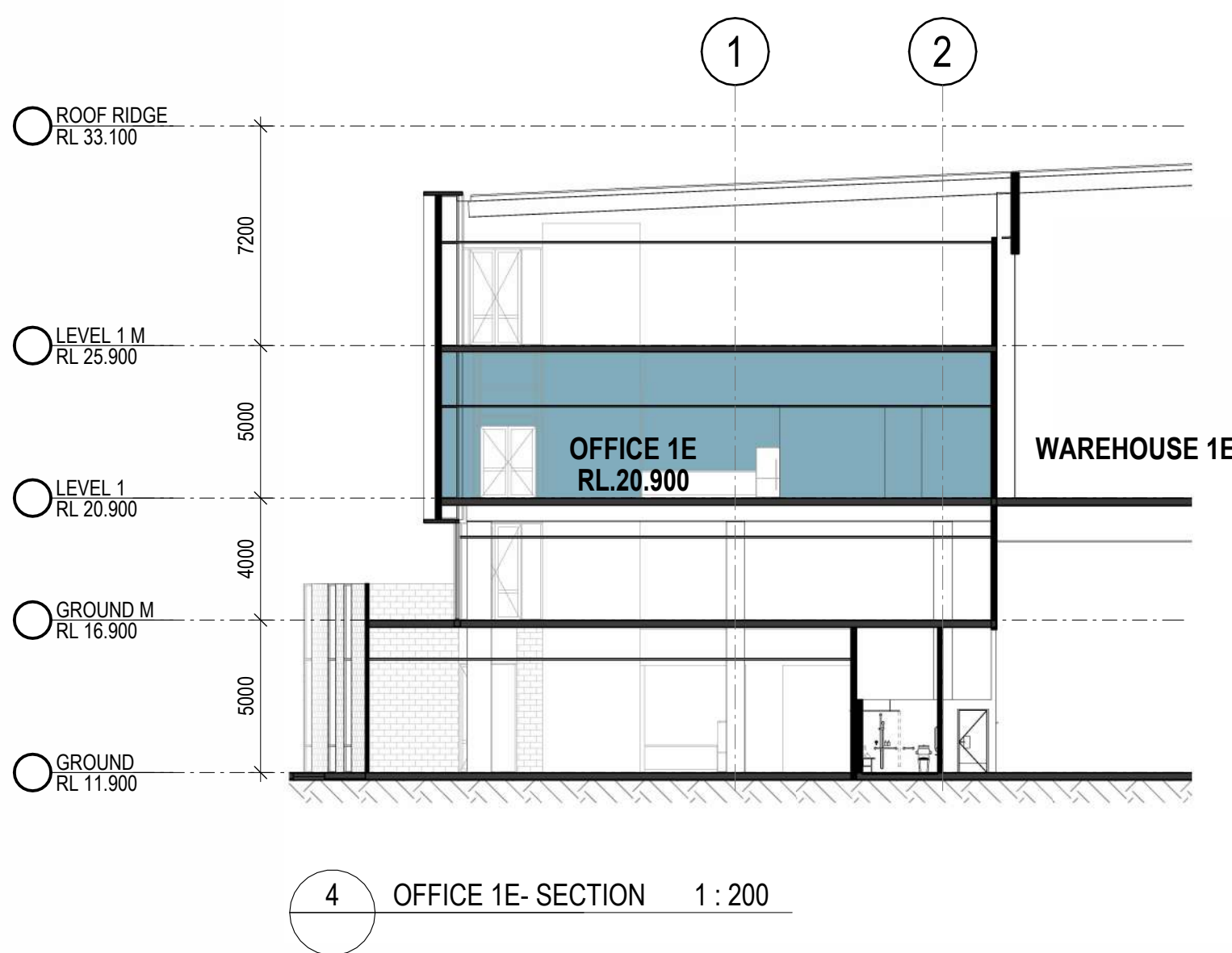
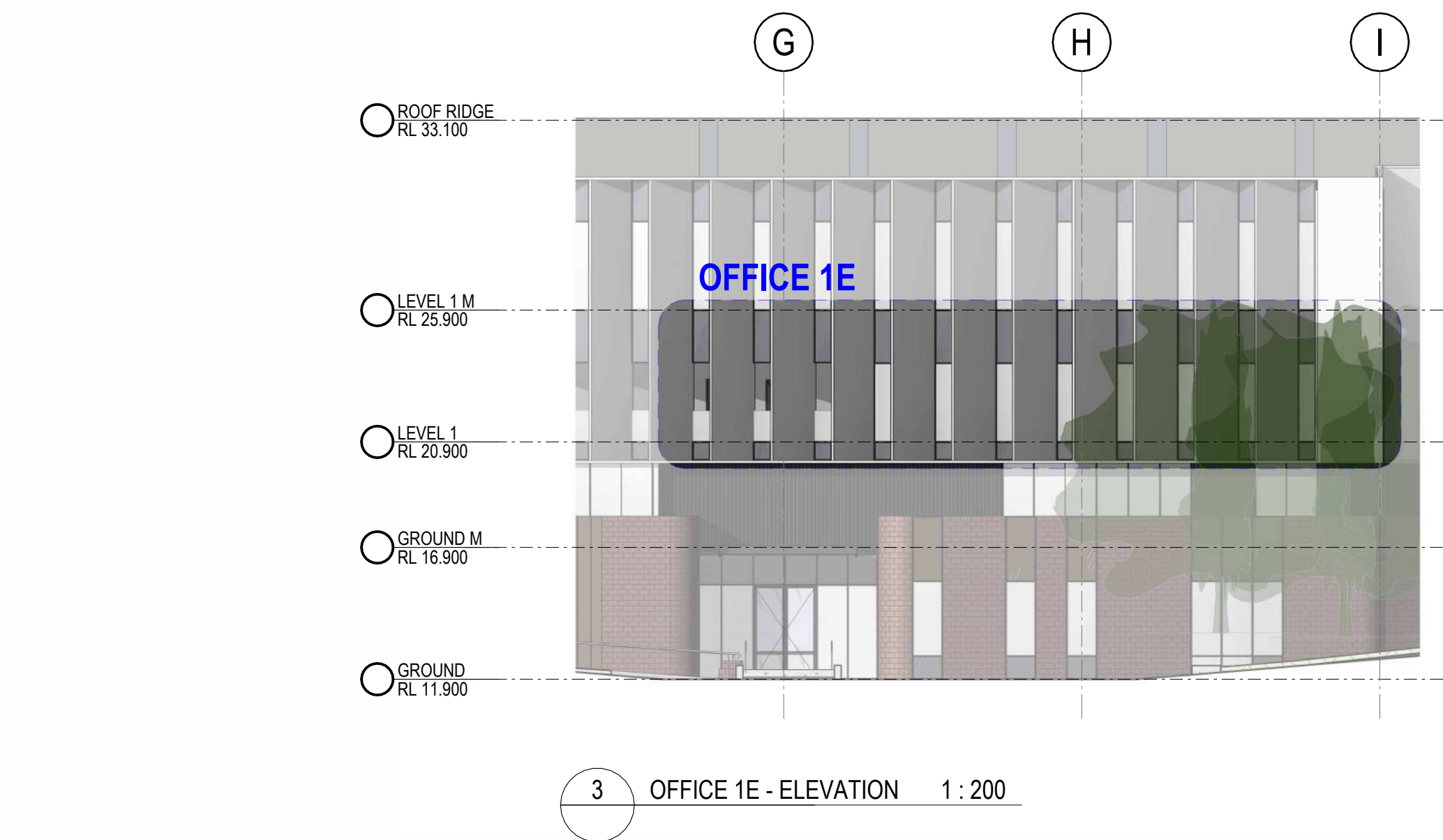
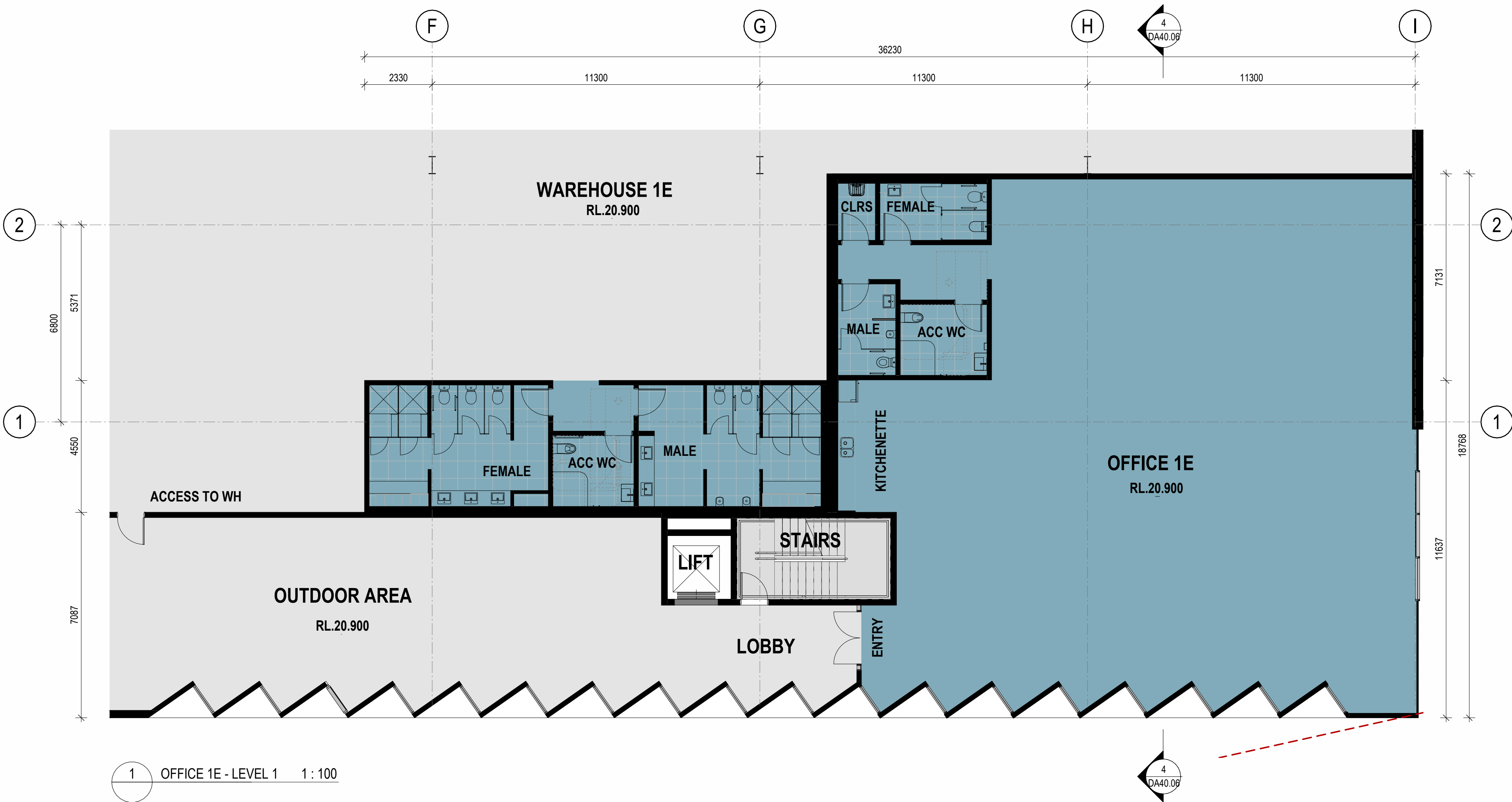
FOR COORDINATION

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

- | | | | |
|---|--|---|--|
| 1. LIGHT WEIGHT METAL WALL CLADDING - WHITE | 6. METAL ROOF - SURFMIST | 11. BRICK WORK WALL | 16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE |
| 2. METAL WALL CLADDING ESR - SLATE | 7. TRS. TRANSLUSCENT ROOF SHEETING | 12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY | 17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY |
| 3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR | 8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH | 13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR | |
| 4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR | 9. PRECAST CONCRETE PANEL - OFF FORM FINISH | 14. GLAZING - WINDOW | |
| 5. PAINT FINISH RED ESR - CORPORATE COLOUR | 10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT | 15. GLAZING - SPANDREL | |

NOTES:
-ALL LEVELS ARE SUBJECT TO A +- 500mm
VARIATION UPON CIVIL ENGINEERS
FURTHER INSTRUCTIONS

REVISIONS		
REV	DESCRIPTION	DATE
1	FOR COORDINATION	11/02/2026
2	FOR COORDINATION	18/02/2026



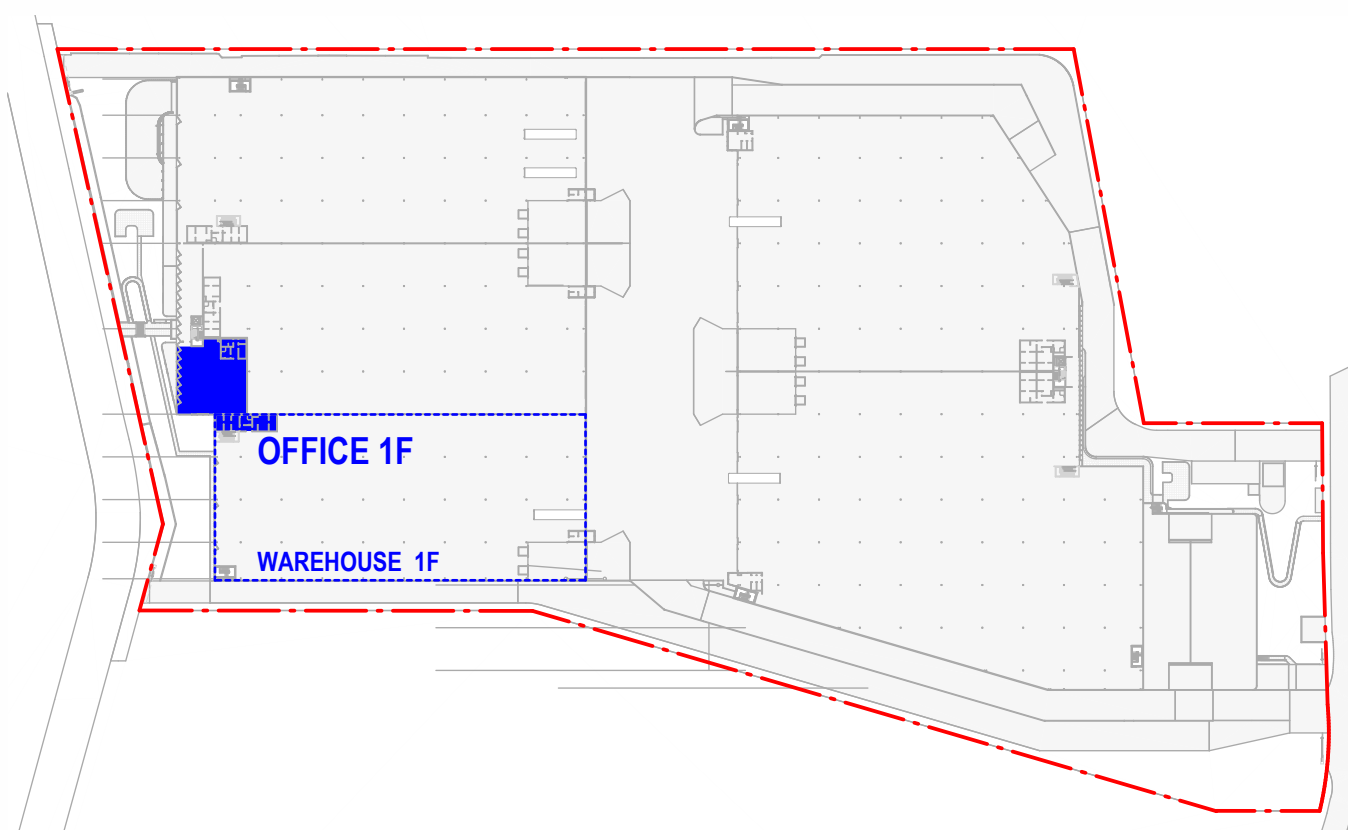
INDICATIVE EXTERNAL FINISHES			
FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL			
1. LIGHT WEIGHT METAL WALL CLADDING - WHITE	6. METAL ROOF - SURFMIST	11. BRICK WORK WALL	16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
2. METAL WALL CLADDING ESR - SLATE	7. TRS. TRANSLUCENT ROOF SHEETING	12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY	17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY
3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR	8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH	13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR	
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NOTES:
-ALL LEVELS ARE SUBJECT TO A +- 500mm VARIATION UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

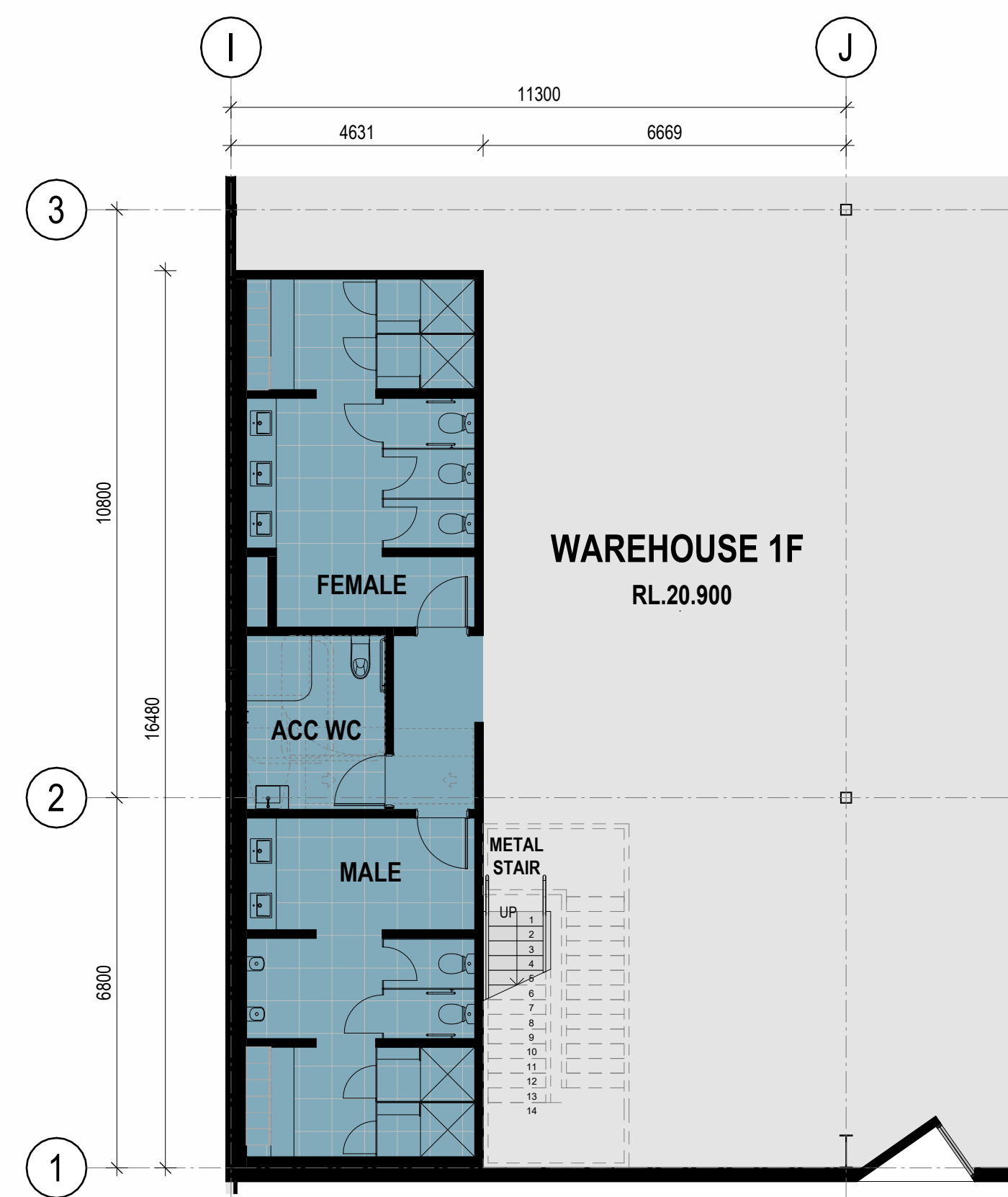
REVISIONS		
REV	DESCRIPTION	DATE
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2	FOR COORDINATION	18/02/2026



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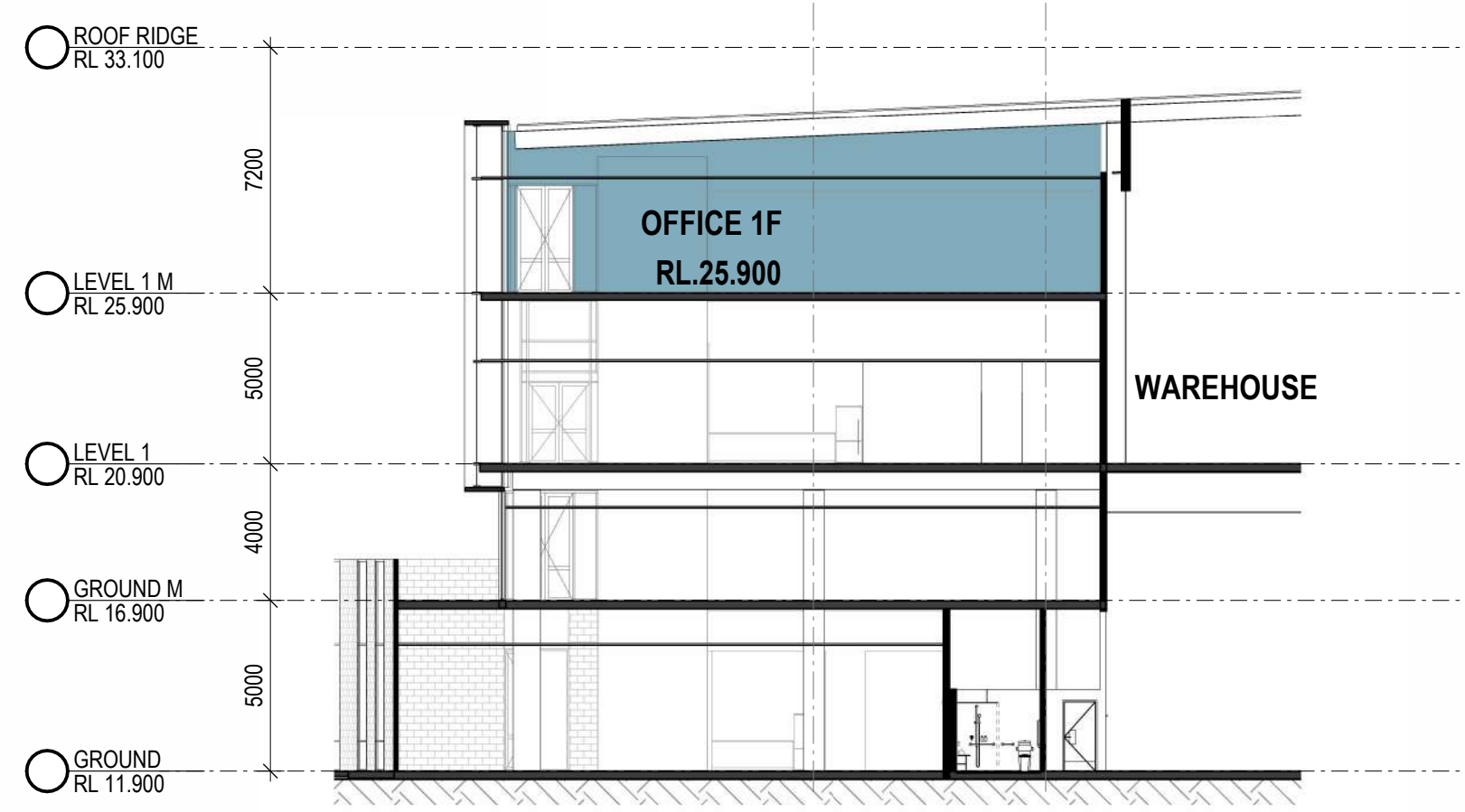
6 KEY PLAN 1 : 2000



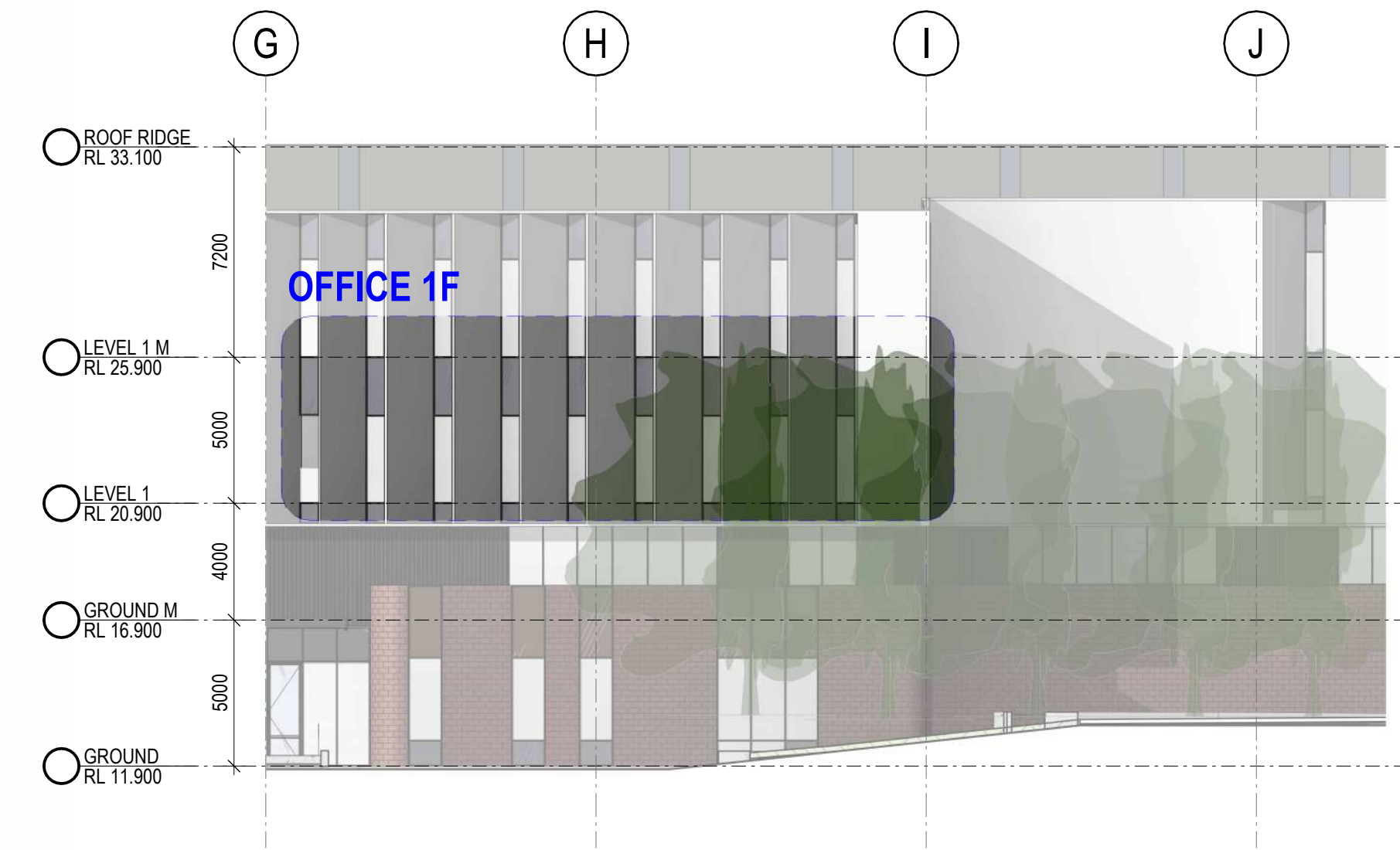
2 OFFICE 1F - LEVEL 1 1 : 100



3 OFFICE 1F PERSPECTIVE



4 OFFICE 1F - SECTION 1 : 200



5 OFFICE 1F - ELEVATION 1 : 200

INDICATIVE EXTERNAL FINISHES		FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL	
	1. LIGHT WEIGHT METAL WALL CLADDING - WHITE		6. METAL ROOF - SURFMIST
	2. METAL WALL CLADDING ESR - SLATE		7. TRS. TRANSLUSCENT ROOF SHEETING
	3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR		8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH
	4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR		9. PRECAST CONCRETE PANEL - OFF FORM FINISH
	5. PAINT FINISH RED ESR - CORPORATE COLOUR		10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT
			11. BRICK WORK WALL
			12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY
			13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR
			14. GLAZING - WINDOW
			15. GLAZING - SPANDREL
			16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
			17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY

NOTES:
-ALL LEVELS ARE SUBJECT TO A +- 500mm VARIATION UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

FOR COORDINATION

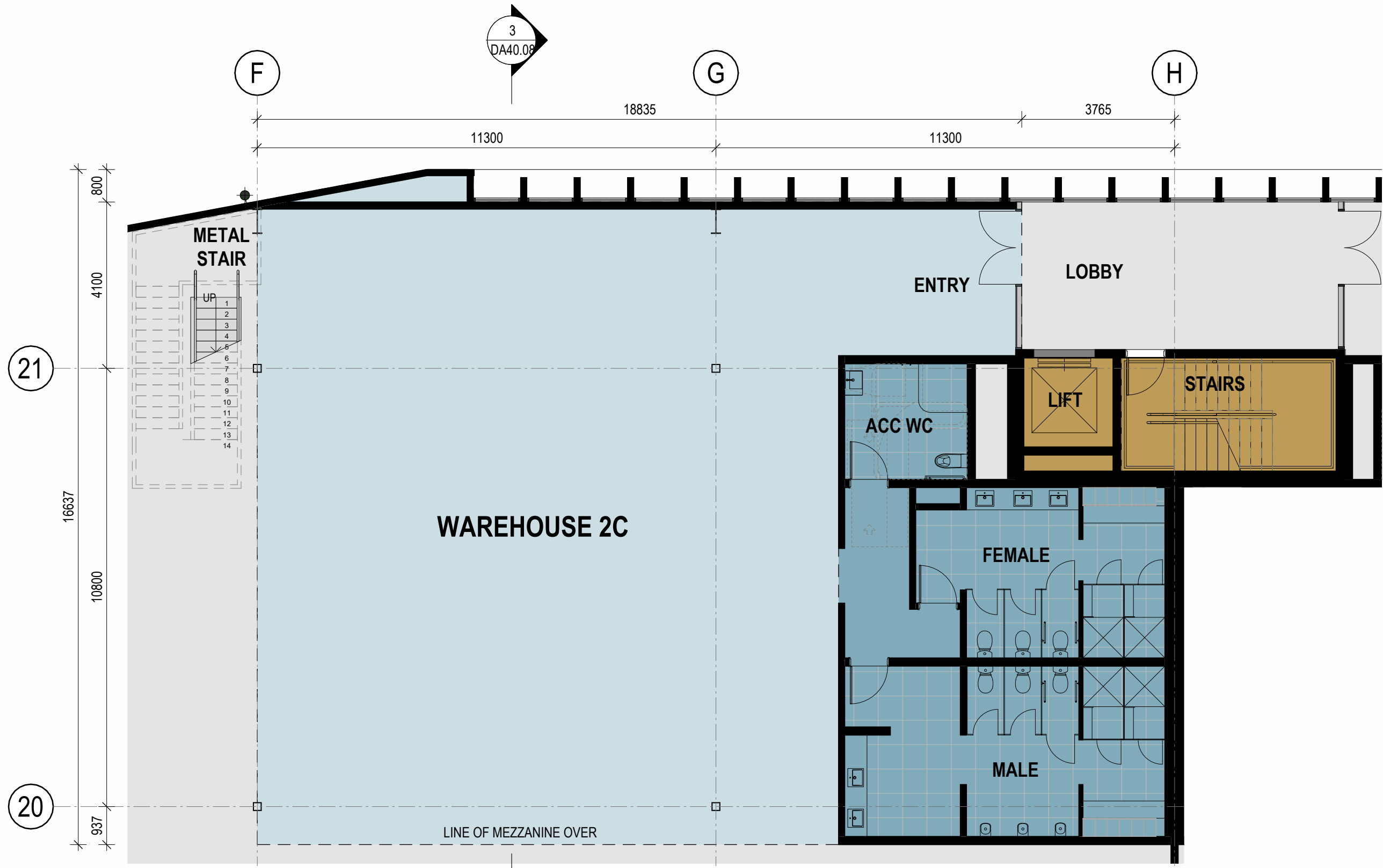


ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow

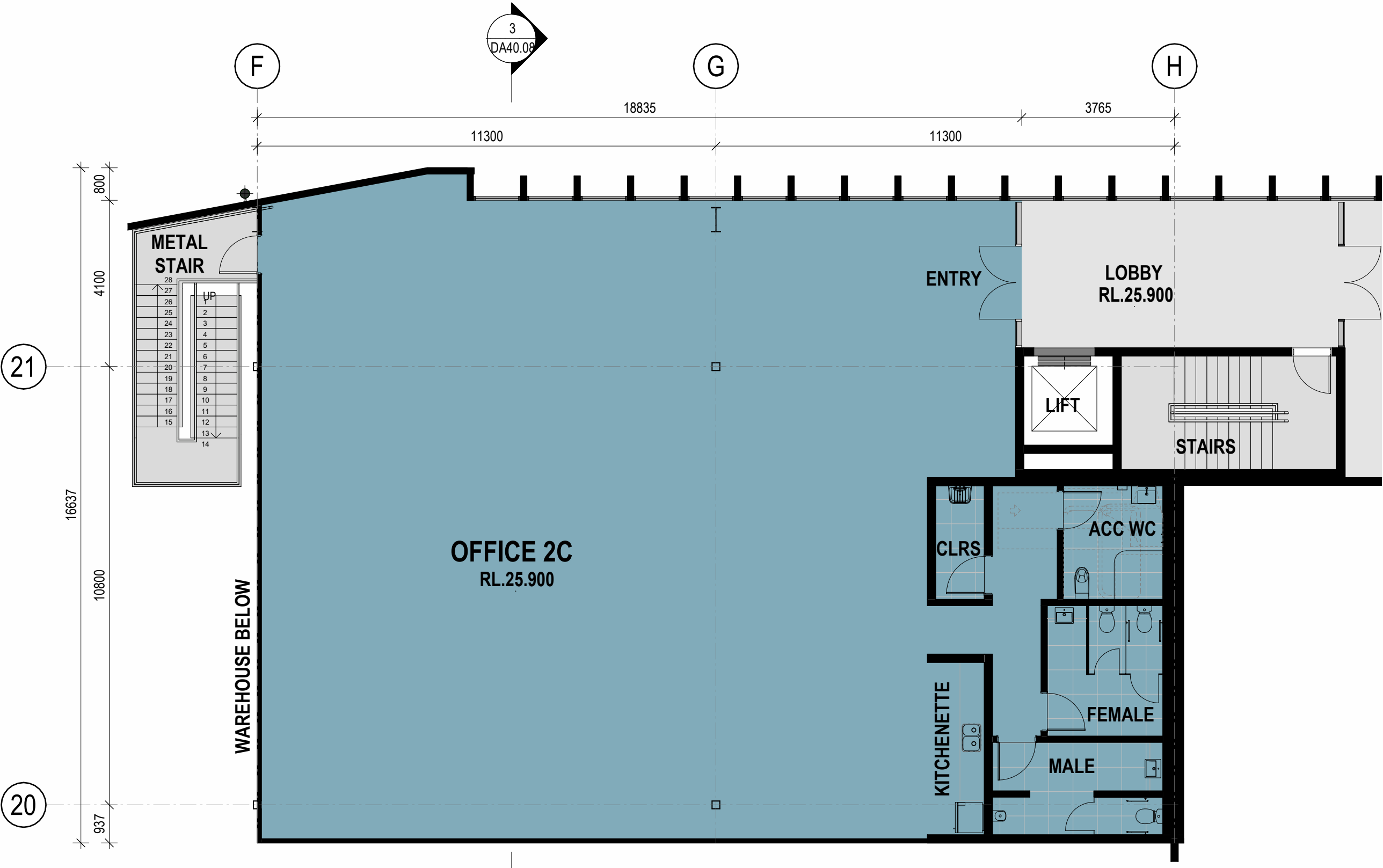


OFFICE 1F PLANS

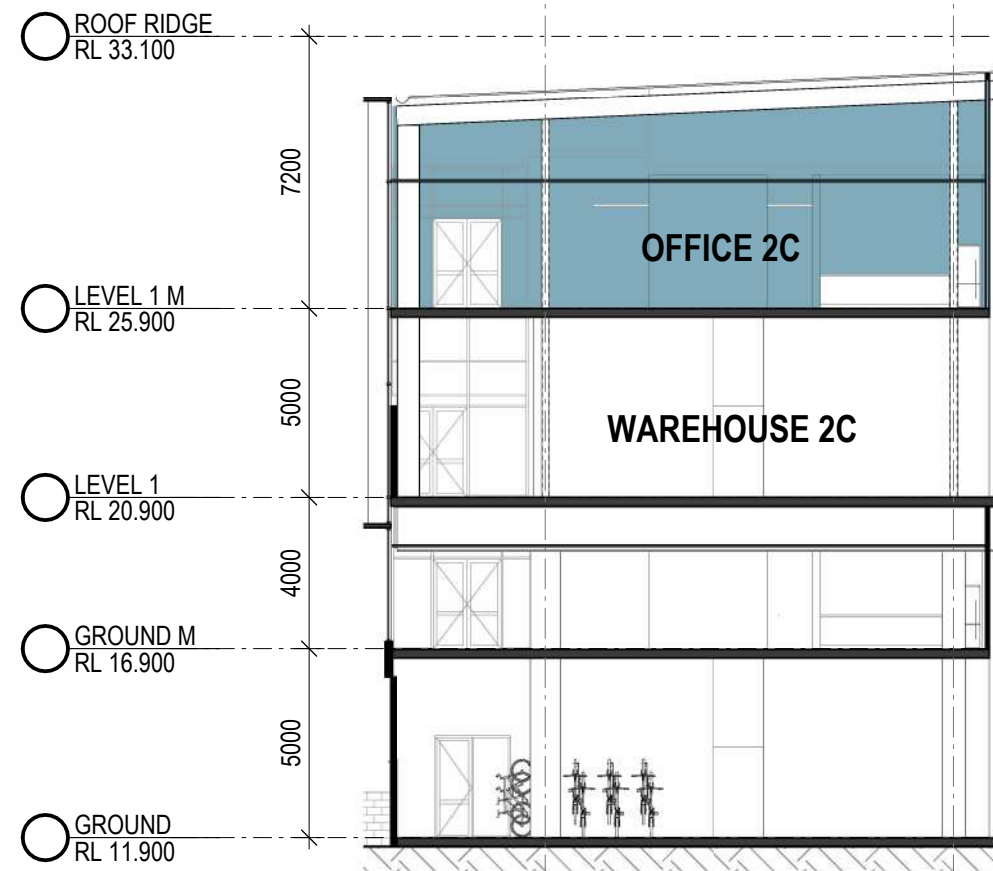
REVISIONS		
REV	DESCRIPTION	DATE
1	FOR COORDINATION	11/02/2026
2	FOR COORDINATION	18/02/2026



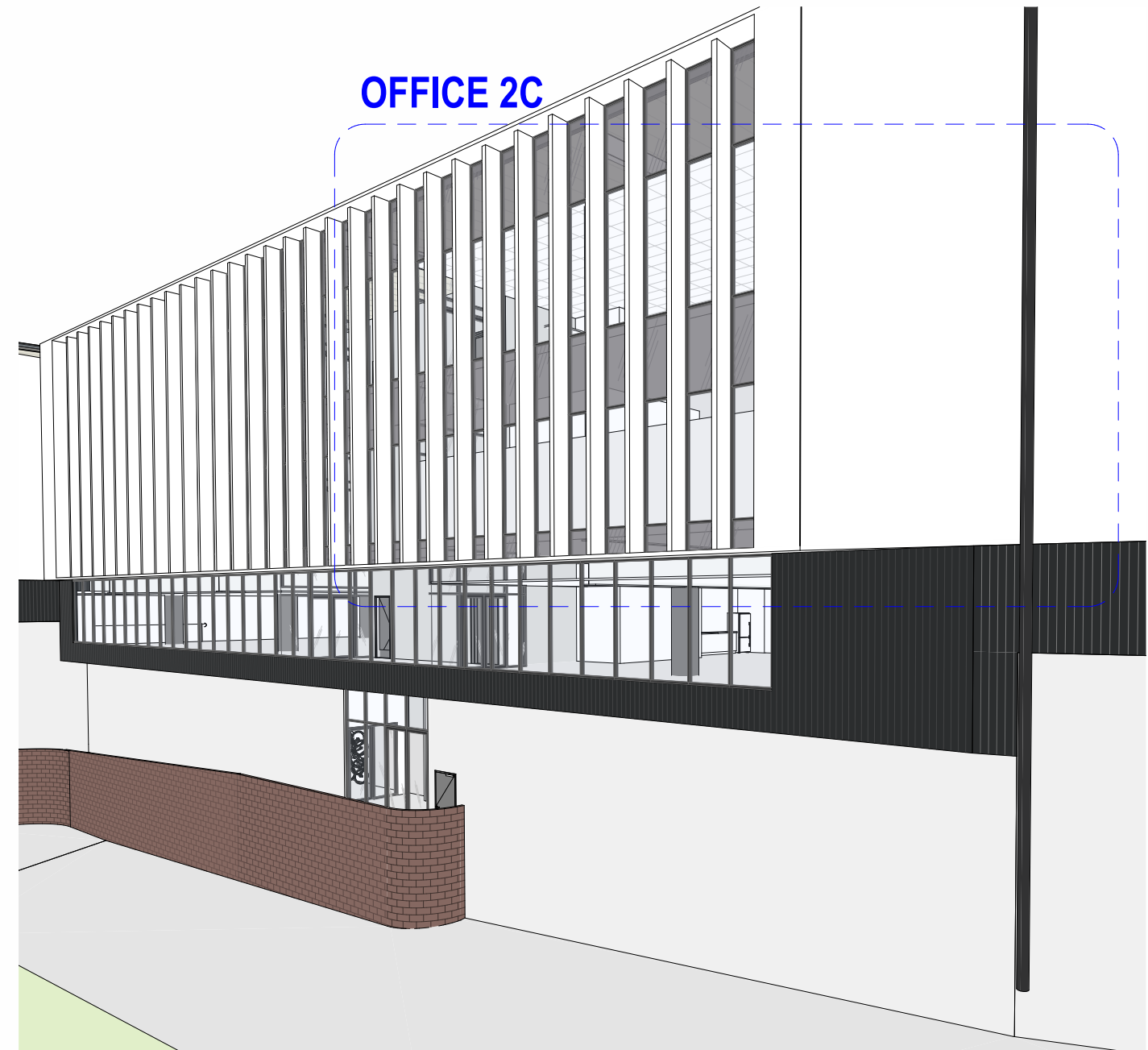
1 OFFICE 2C - LEVEL 1 1 : 100



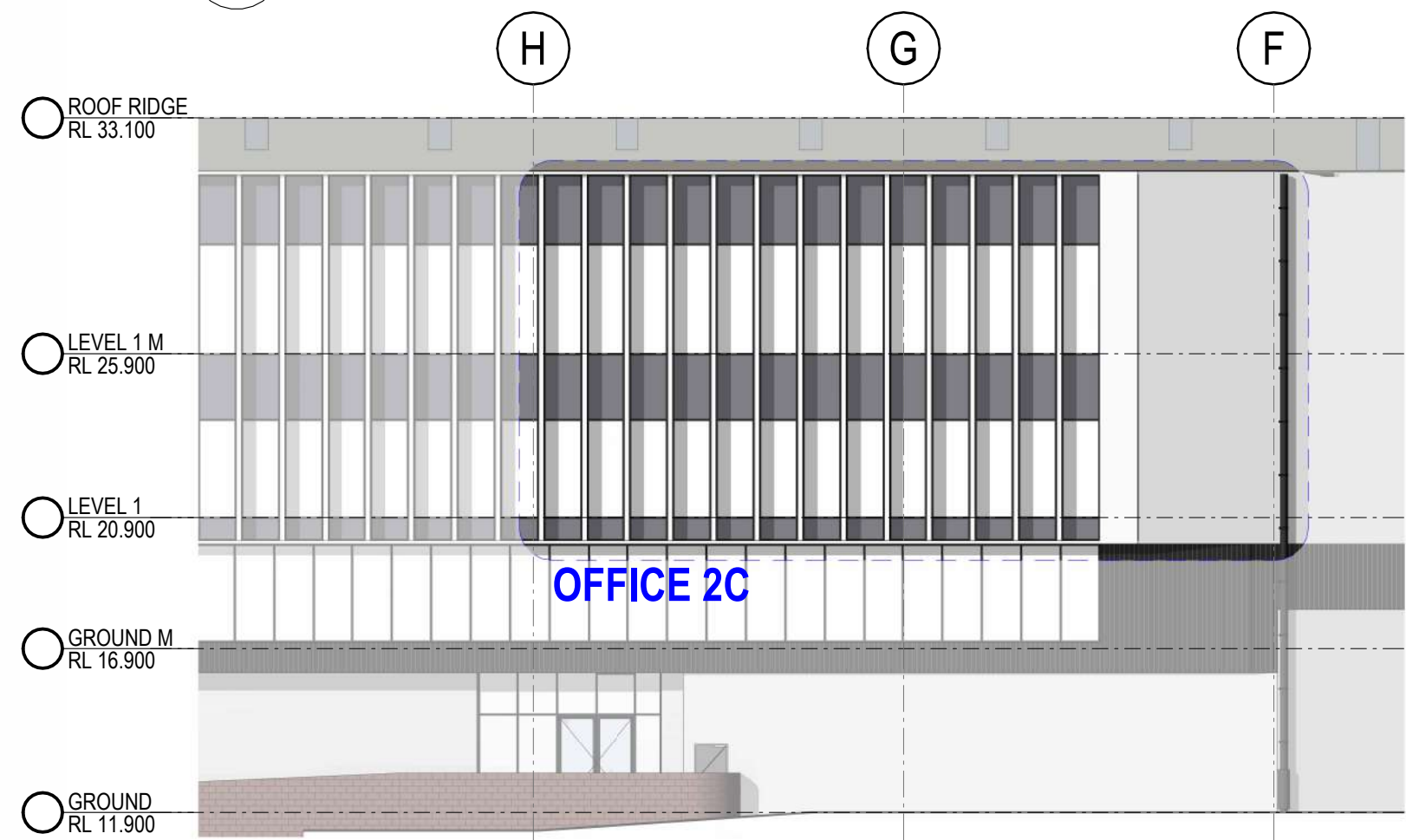
2 OFFICE 2C - LEVEL 1 MEZZ 1 : 100



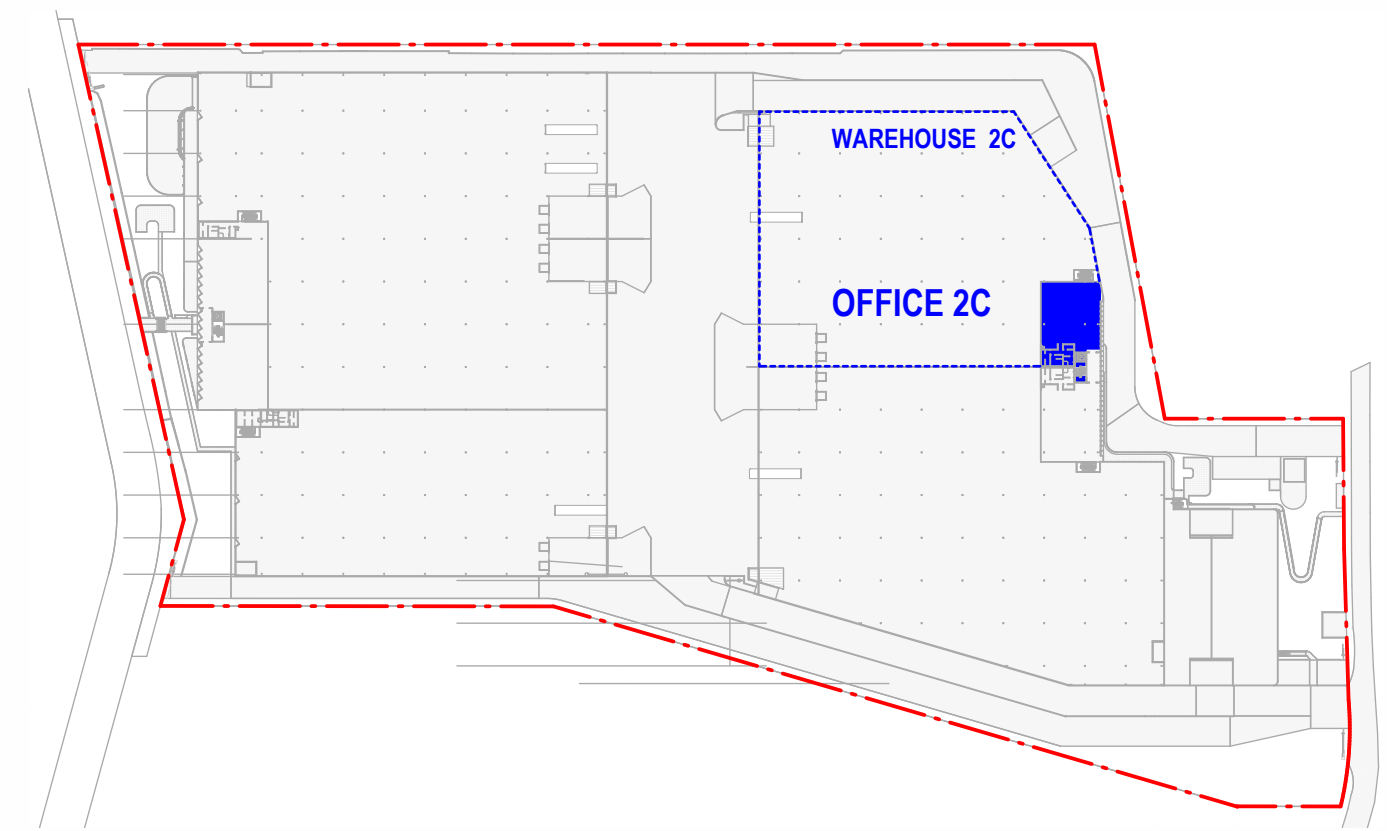
3 OFFICE 2C - SECTION 1 : 200



4 OFFICE 2C PERSPECTIVE



5 OFFICE 2C - ELEVATION 1 : 200



6 KEY PLAN 1 : 2000

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

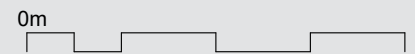
1. LIGHT WEIGHT METAL WALL CLADDING - WHITE	6. METAL ROOF - SURFMIST	11. BRICK WORK WALL	16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
2. METAL WALL CLADDING ESR - SLATE	7. TRS. TRANSLUSCENT ROOF SHEETING	12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY	17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY
3. PAINT FINISH LIGHT BLUE ESR - CORPORATE COLOUR	8. PRECAST CONCRETE PANEL - MONUMENT PAINT FINISH	13. SEAMLESS METAL CLADDING - POWDERCOATED TERRAIN COLOUR	
4. PAINT FINISH DARK BLUE ESR - CORPORATE COLOUR	9. PRECAST CONCRETE PANEL - OFF FORM FINISH	14. GLAZING - WINDOW	
5. PAINT FINISH RED ESR - CORPORATE COLOUR	10. DOWNPIPES, WH GUTTERS, FASCIAS & BARGE COVERS - COLORBOND - MONUMENT	15. GLAZING - SPANDREL	

NOTES:
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VARIATION UPON CIVIL ENGINEERS
FURTHER INSTRUCTIONS

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow



OFFICE 2C PLANS

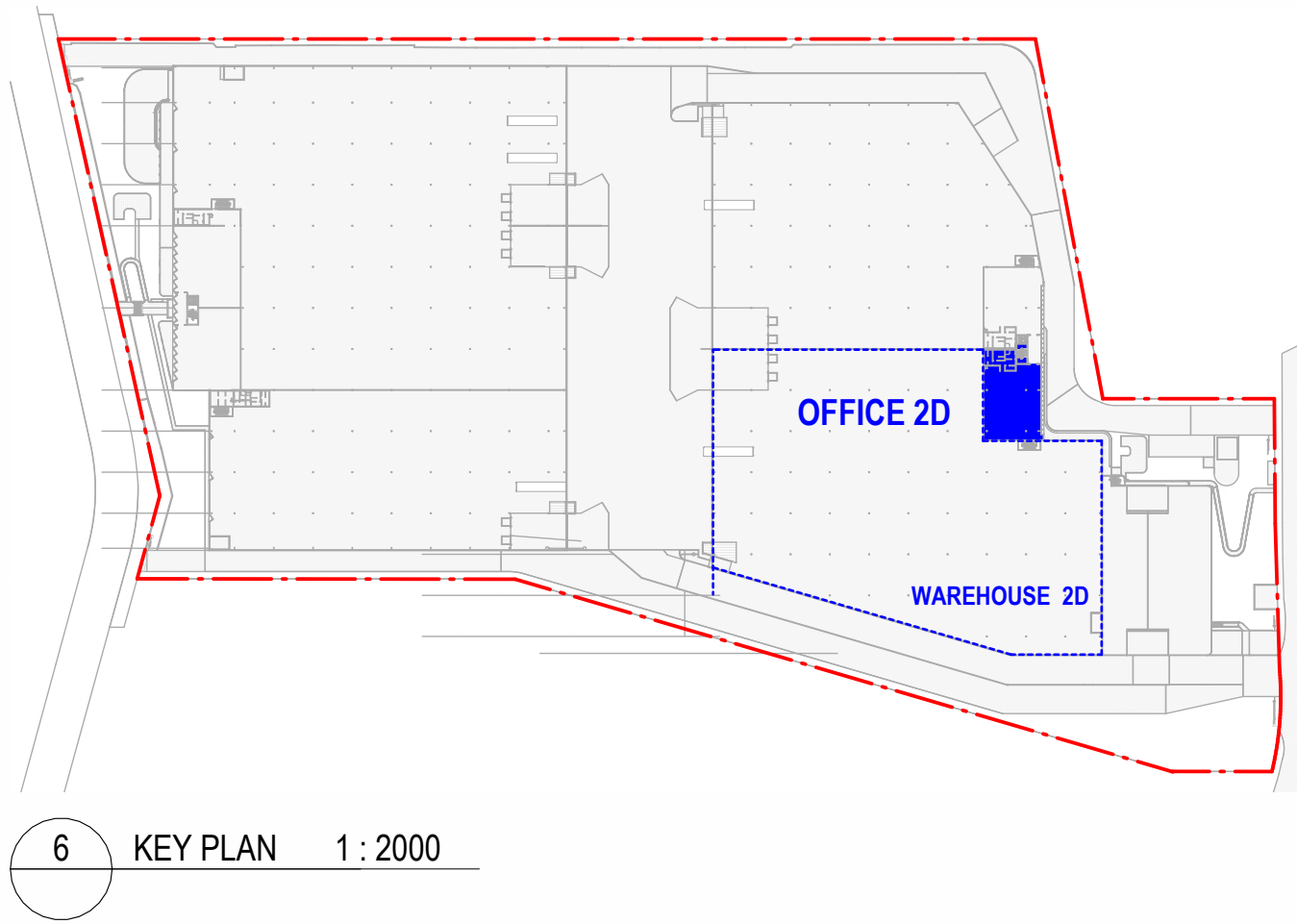
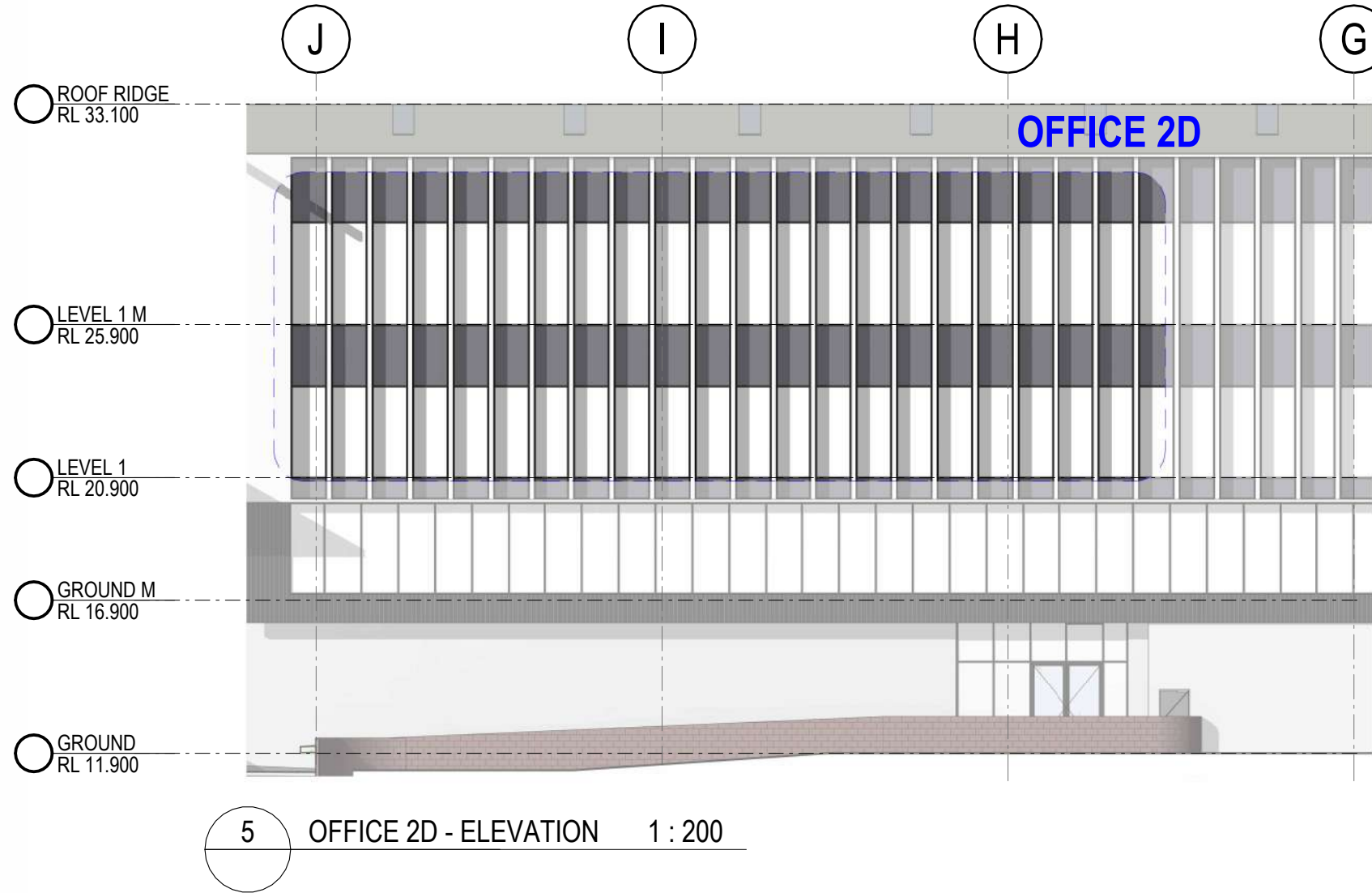
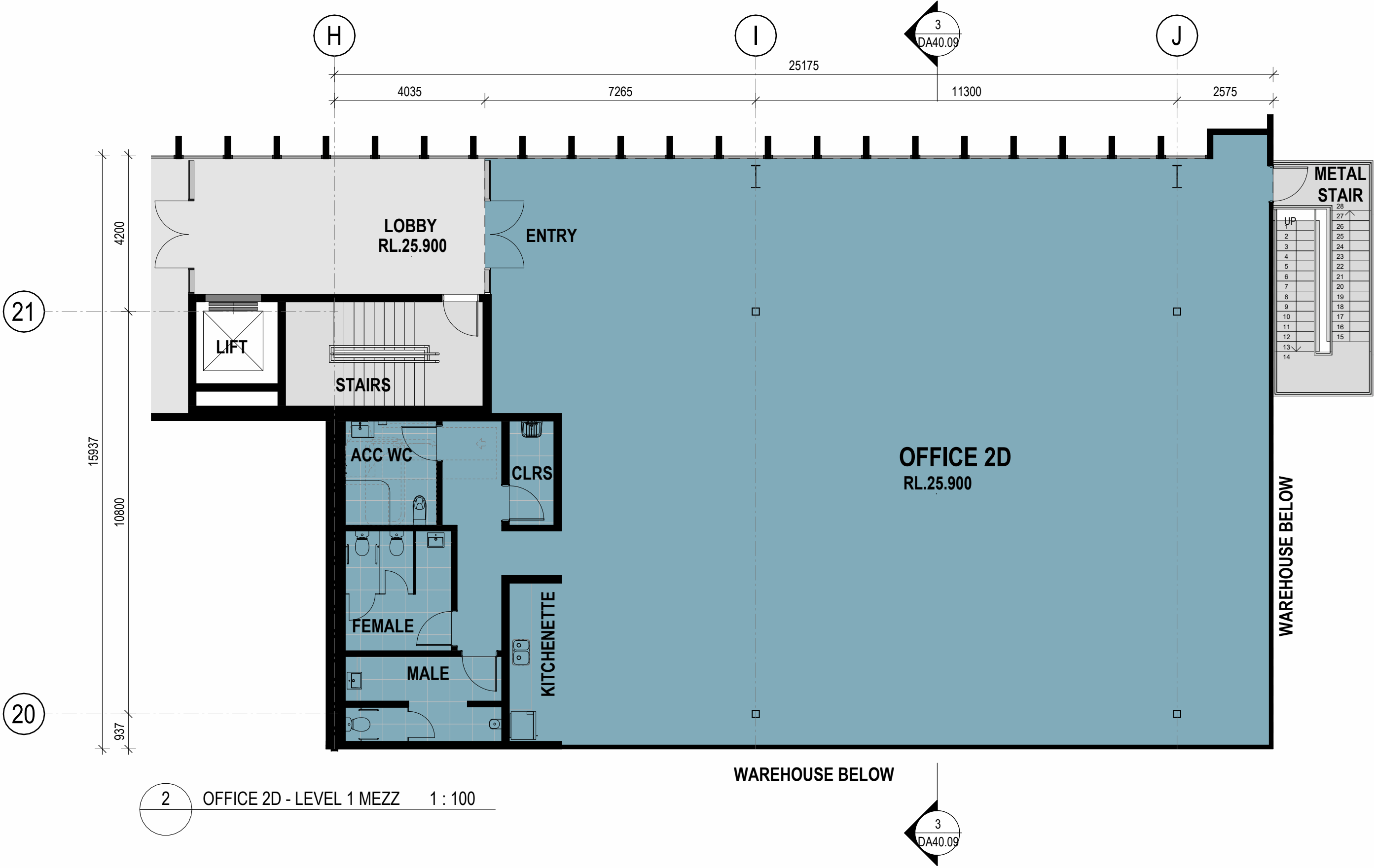
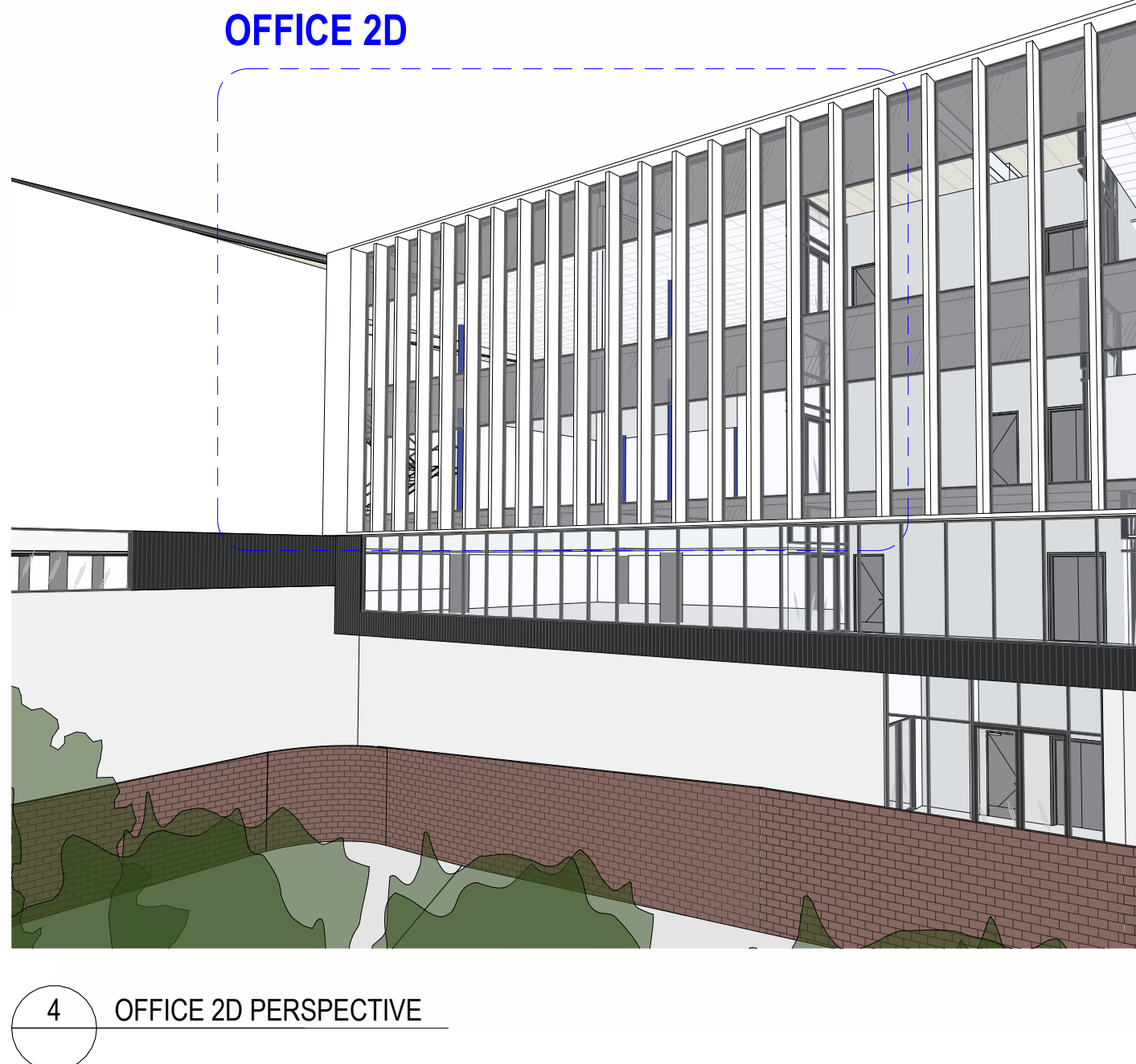
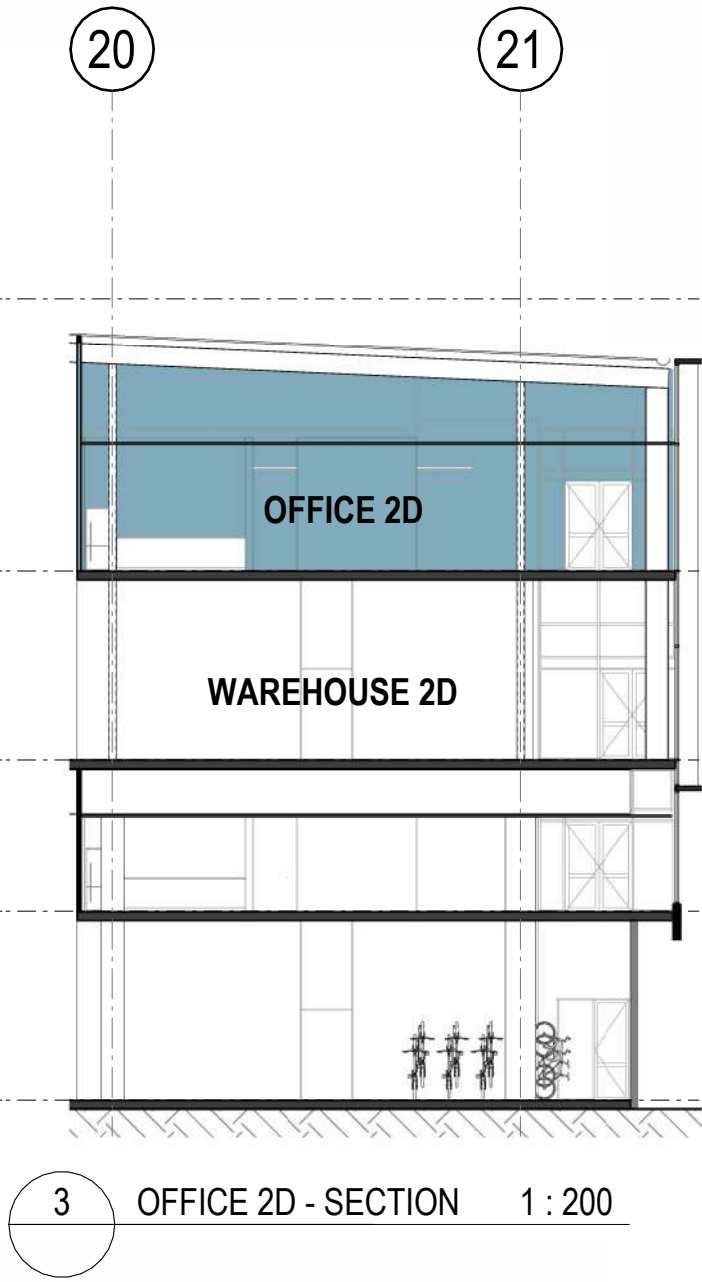
Date 18/02/2026

Scale As indicated@A1

Project No 25189

DA40.08 2

REVISIONS		
REV	DESCRIPTION	DATE
1	FOR COORDINATION	11/02/2026
2	FOR COORDINATION	18/02/2026



INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

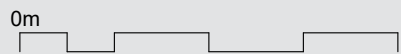
1. LIGHT WEIGHT METAL WALL CLADDING - WHITE	6. METAL ROOF - SURFMIST	11. BRICK WORK WALL	16. ALU. BATTENS - LIGHT WHITE CLADDING WHITE
2. METAL WALL CLADDING ESR - SLATE	7. TRS. TRANSLUSCENT ROOF SHEETING	12. ROLLER SHUTTER DOOR - COLORBOND - SHALEGREY	17. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - DARKGREY
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NOTES:
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VARIATION UPON CIVIL ENGINEERS
FURTHER INSTRUCTIONS

FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow



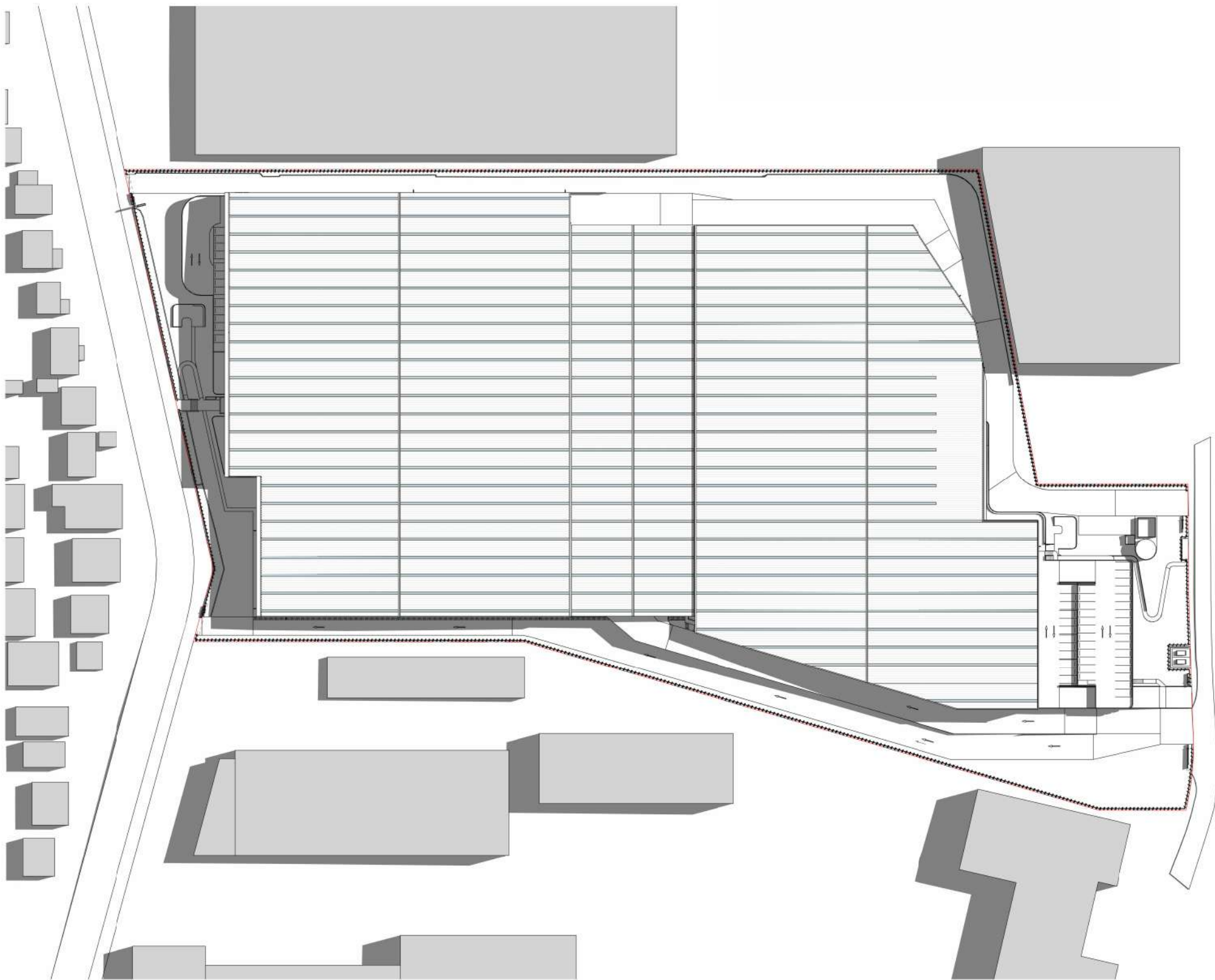
OFFICE 2D PLANS

Date 18/02/2026 Scale As indicated@A1

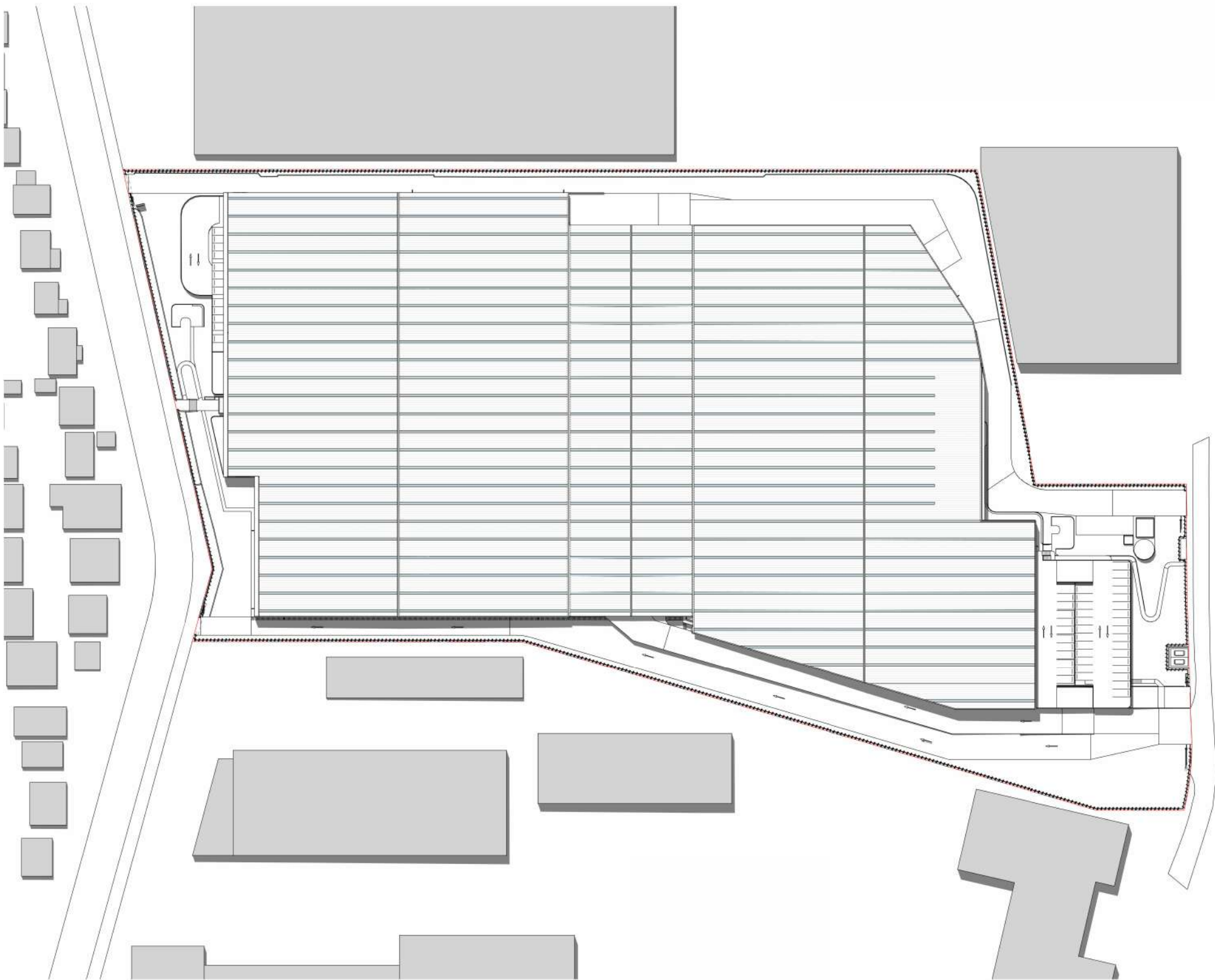
Project No 25189

DA40.09 2

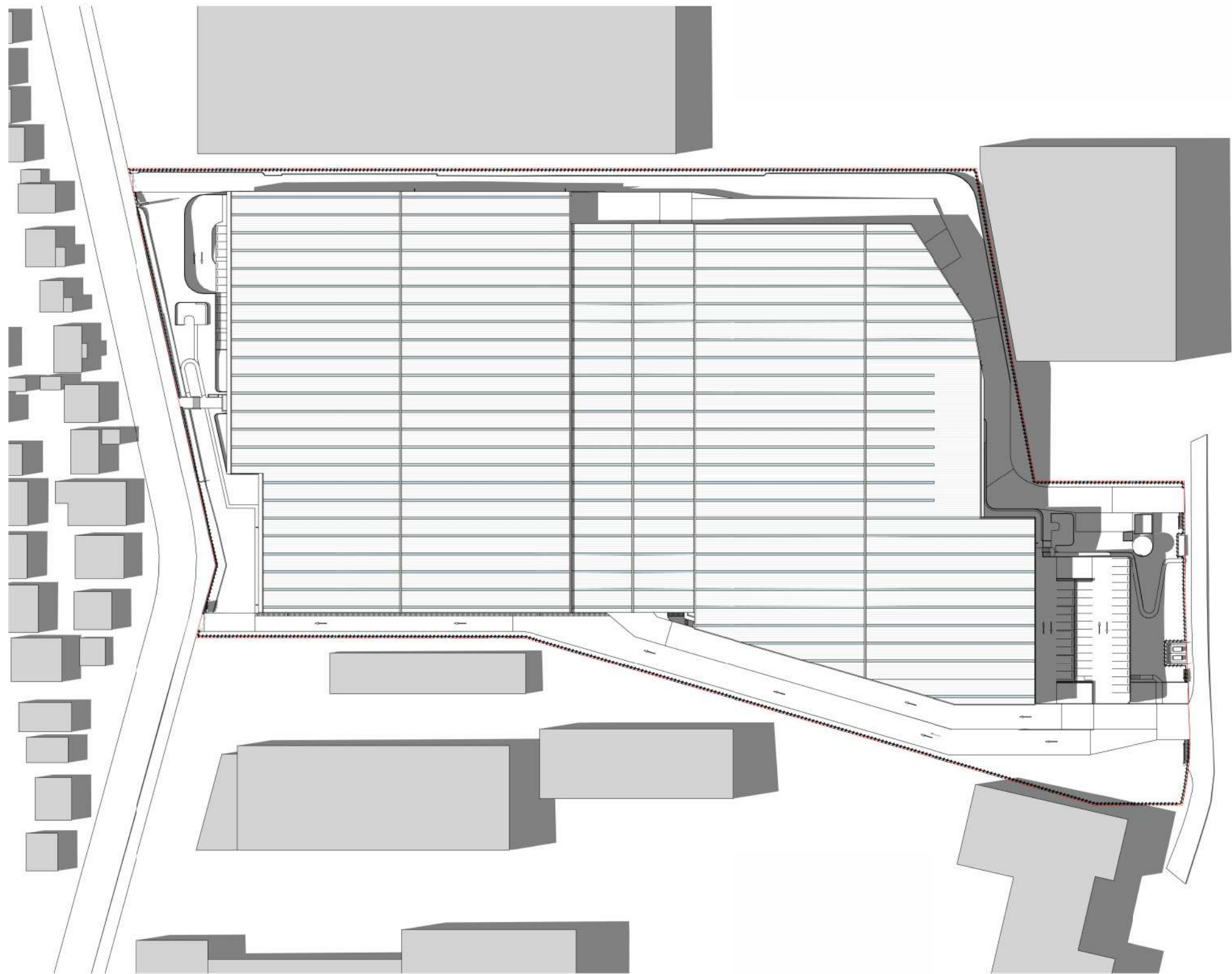
REVISIONS		
REV	DESCRIPTION	DATE
1	ISSUE FOR CLIENT REVIEW	03/09/2025
2	ISSUE FOR CLIENT REVIEW	14/10/2025
3	FOR COORDINATION	16/01/2026
4	FOR COORDINATION	11/02/2026
5	FOR COORDINATION	18/02/2026



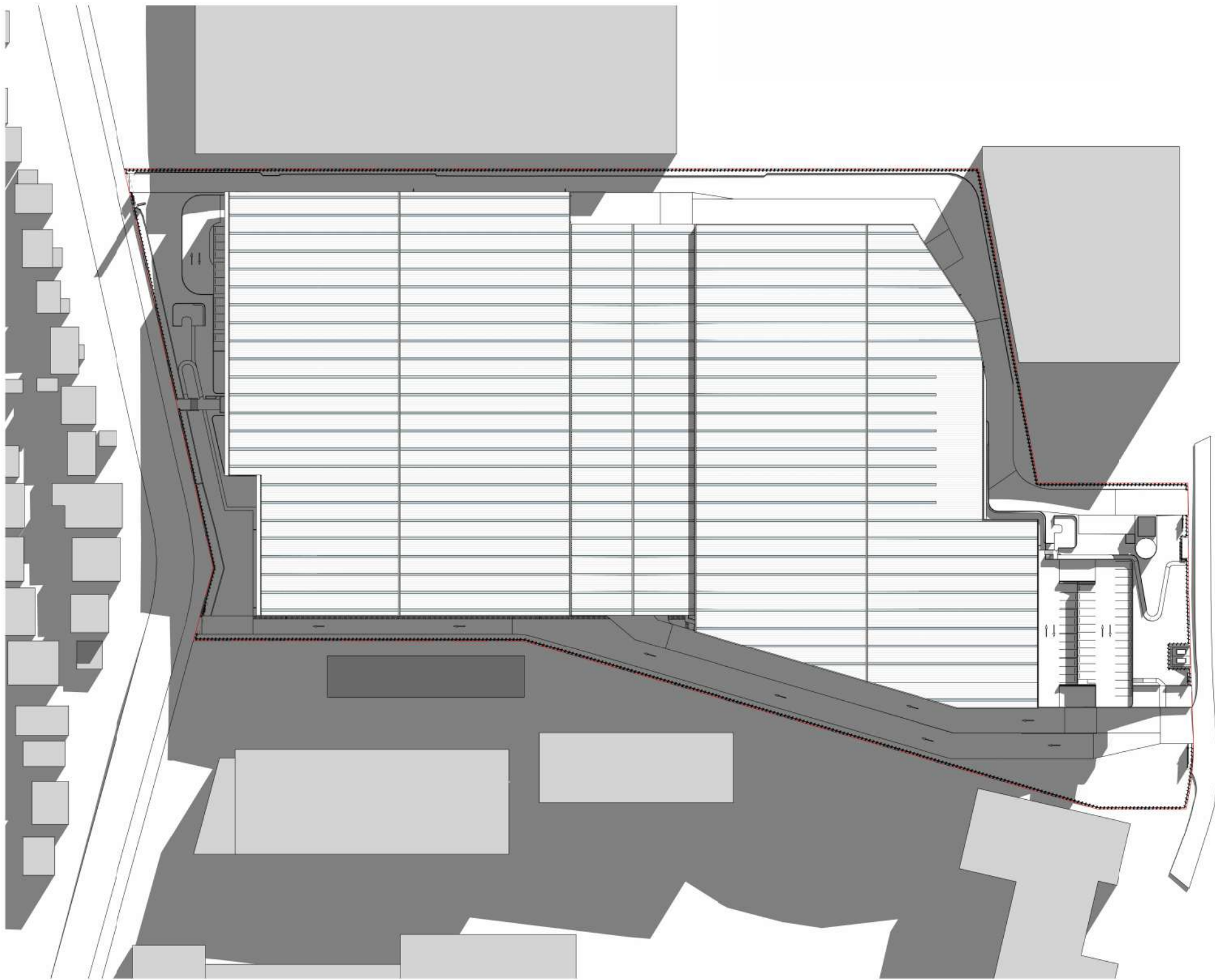
1 SHADOW DIAGRAM - SUMMER SOLSTICE - 9am 1 : 1500



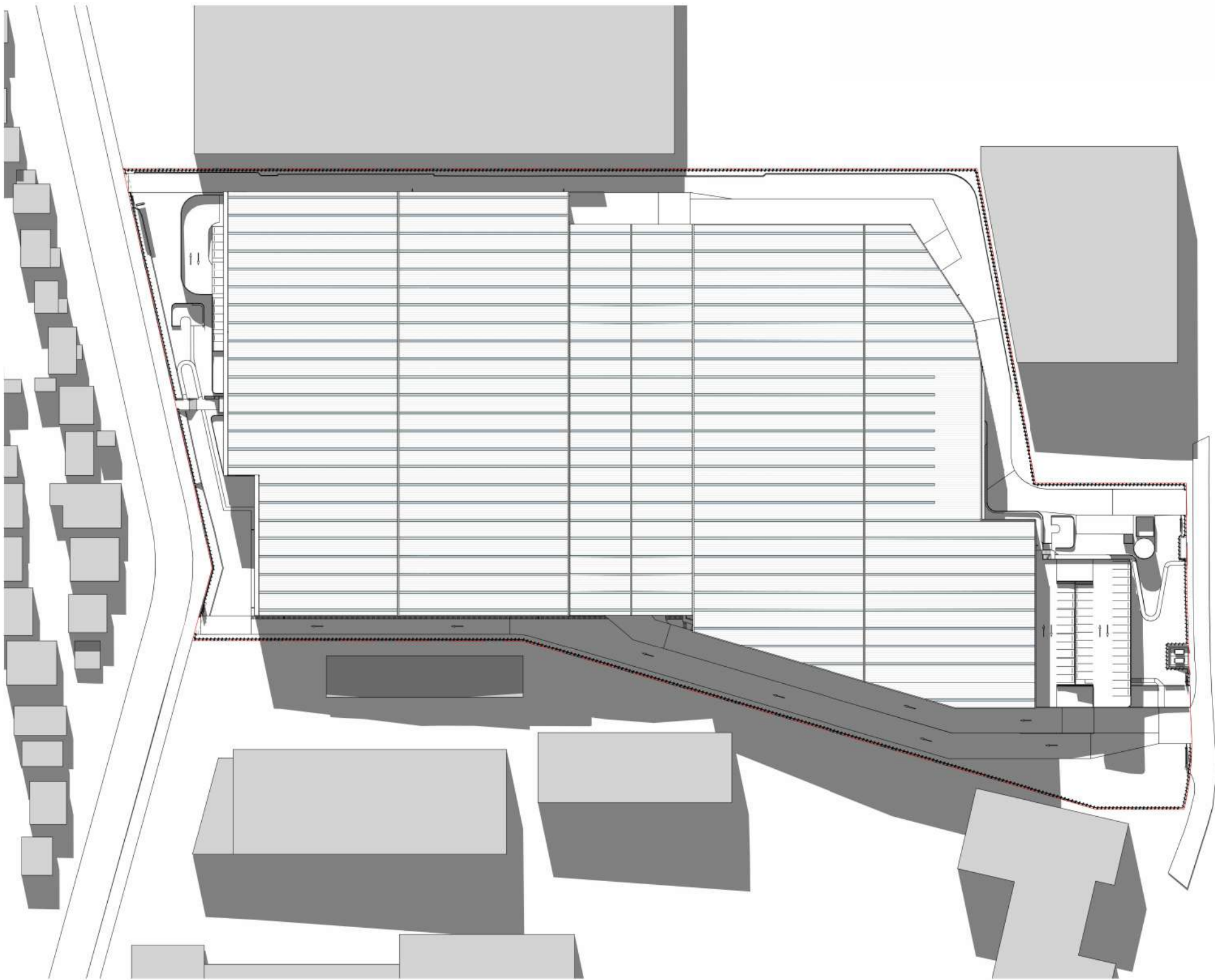
2 SHADOW DIAGRAM - SUMMER SOLSTICE - 12pm 1 : 1500



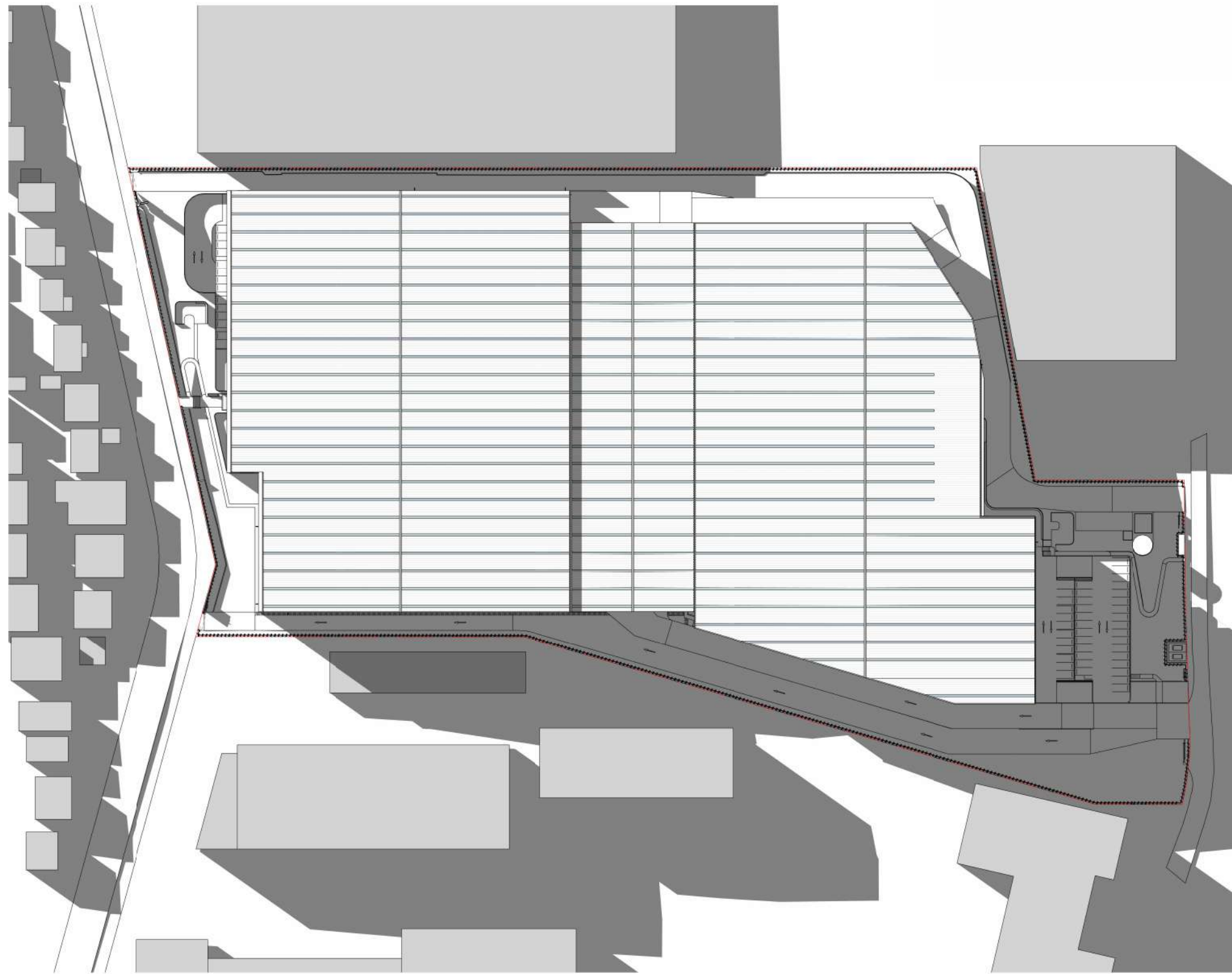
3 SHADOW DIAGRAM - SUMMER SOLSTICE - 3pm 1 : 1500



4 SHADOW DIAGRAM - WINTER SOLSTICE - 9am 1 : 1500



5 SHADOW DIAGRAM - WINTER SOLSTICE - 12pm 1 : 1500



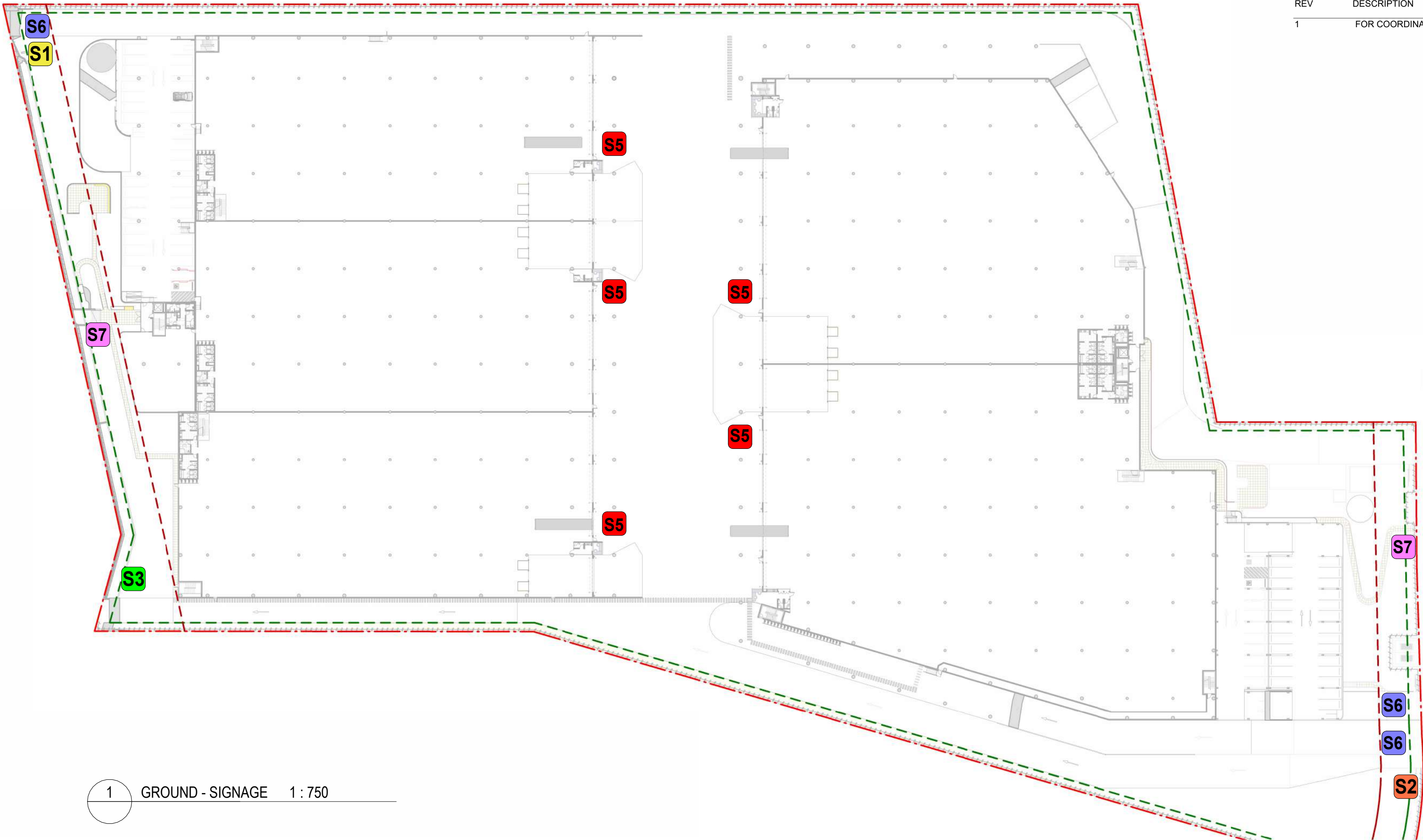
6 SHADOW DIAGRAM - WINTER SOLSTICE - 3pm 1 : 1500

FOR COORDINATION

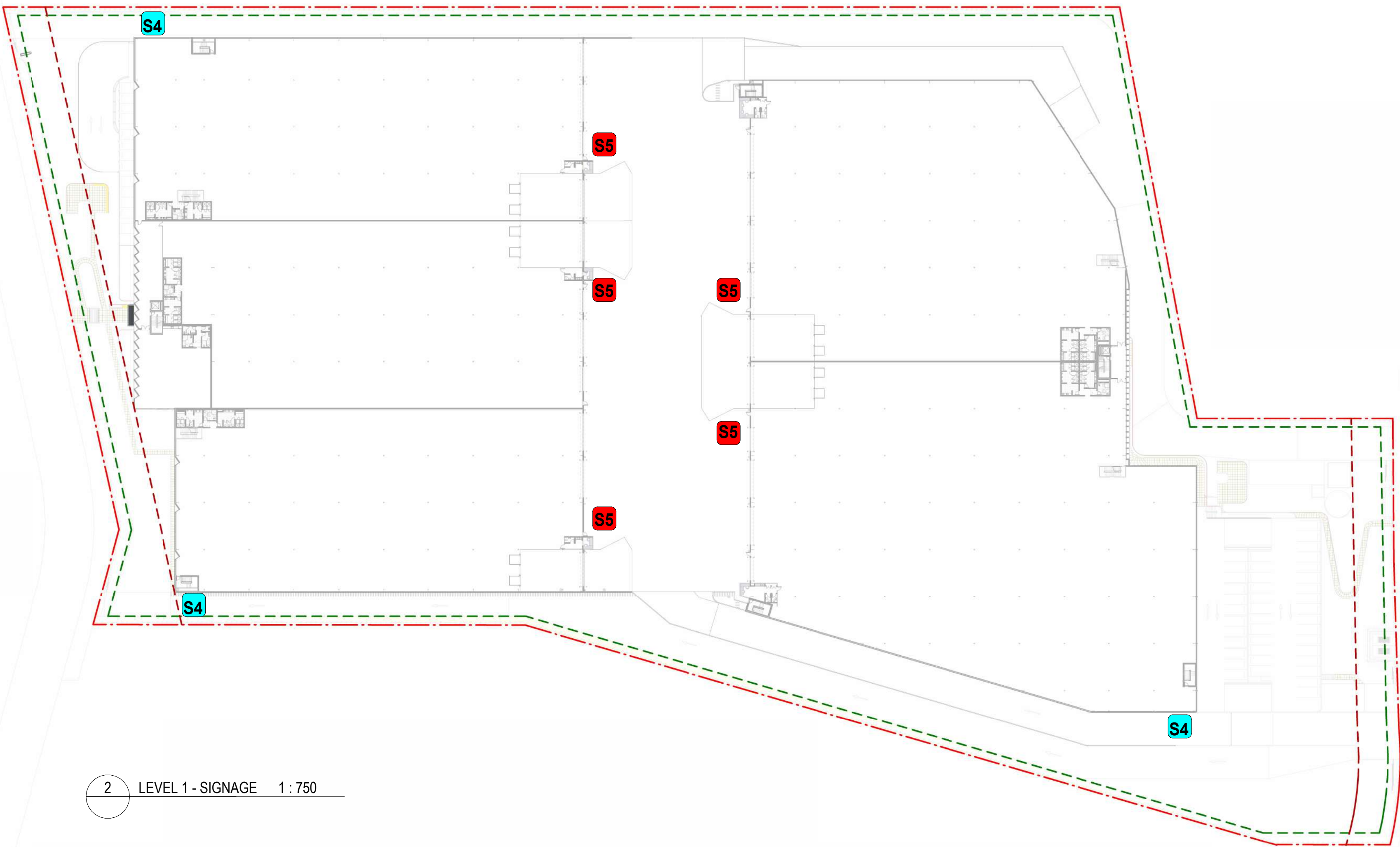
Signage Legend

- S1** ESTATE ADDRESS SIGN - PYLON
- S2** GATE / ENTRY SIGN - PYLON
- S3** ESTATE ADDRESS SIGN - SINGLE SIDED
- S4** DEVELOPER LOGO SIGN - WALL MOUNTED
- S5** WAREHOUSE / BUILDING NUMBER - WALL MOUNTED
- S6** GATE / ENTRY SIGN - FENCE MOUNTED
- S7** PEDESTRAIN WAYFIND - PYLON
- S8** TENANT SIGNAGE - WALL MOUNTED

REVISIONS		
REV	DESCRIPTION	DATE
1	FOR COORDINATION	18/03/2026



1 GROUND - SIGNAGE 1 : 750



2 LEVEL 1 - SIGNAGE 1 : 750

IN PROGRESS

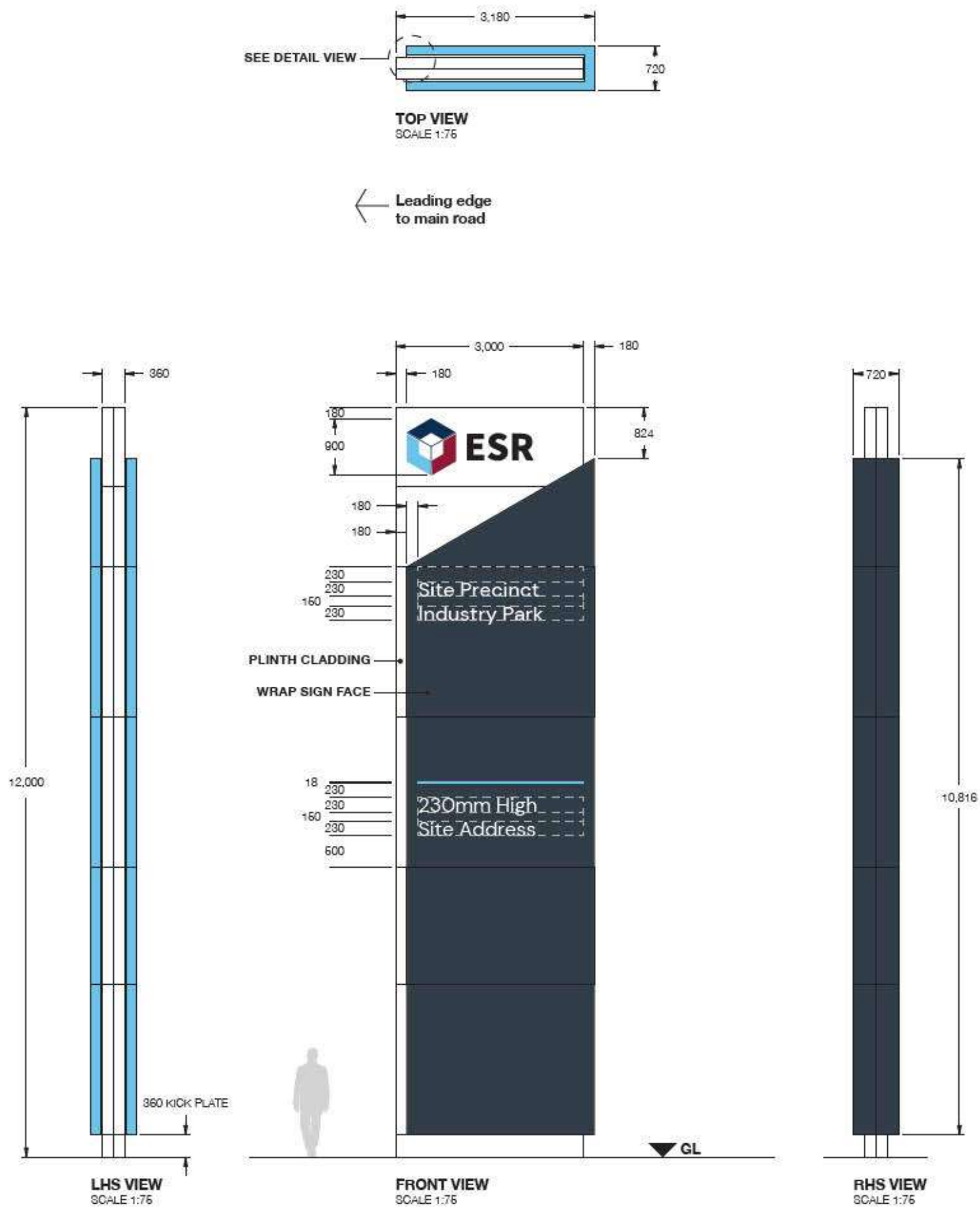
FOR COORDINATION



ESR - 49 Stephen Rd Banksmeadow
49 stephen Road, Banksmeadow

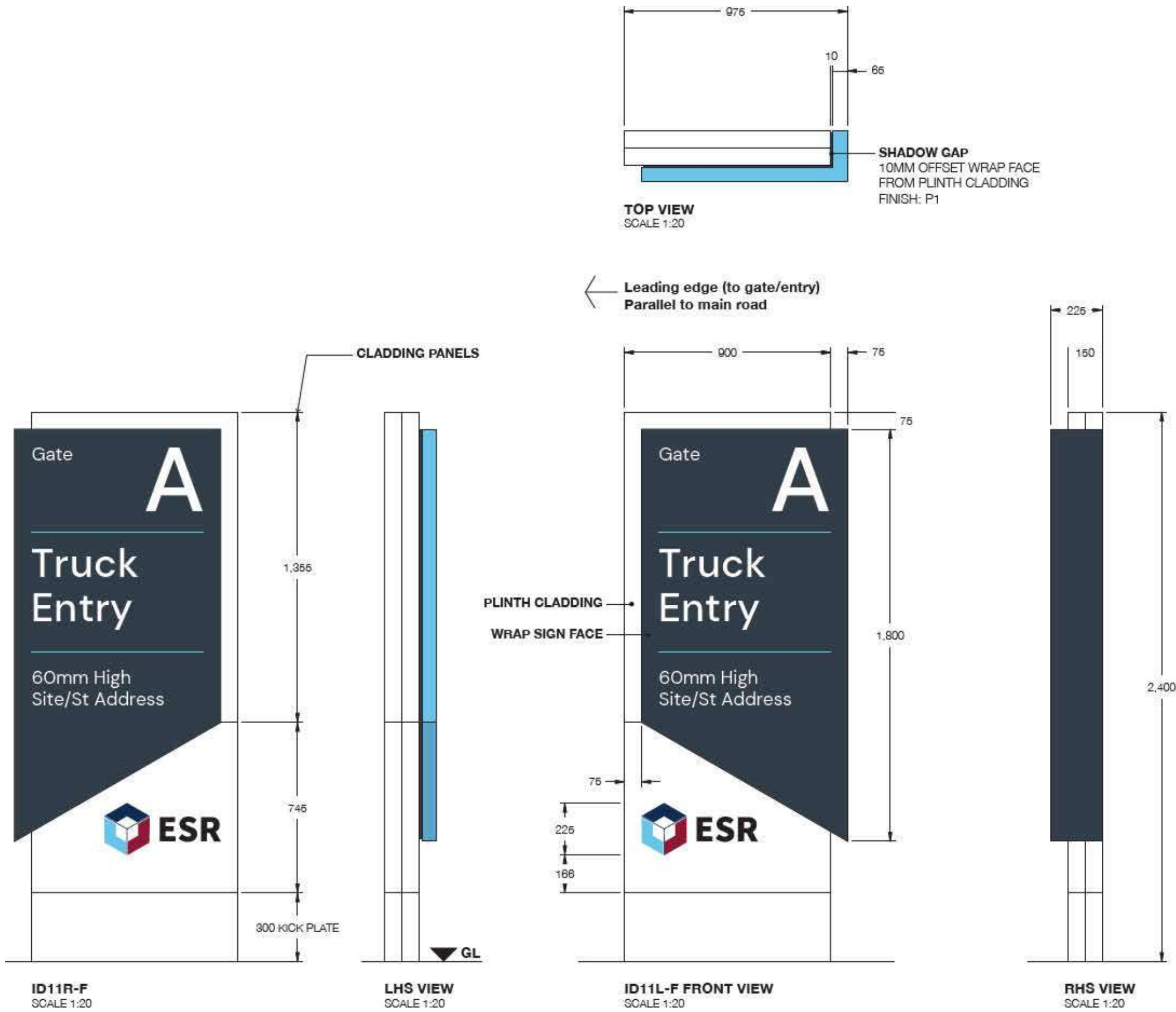


SIGNAGE DETAILS



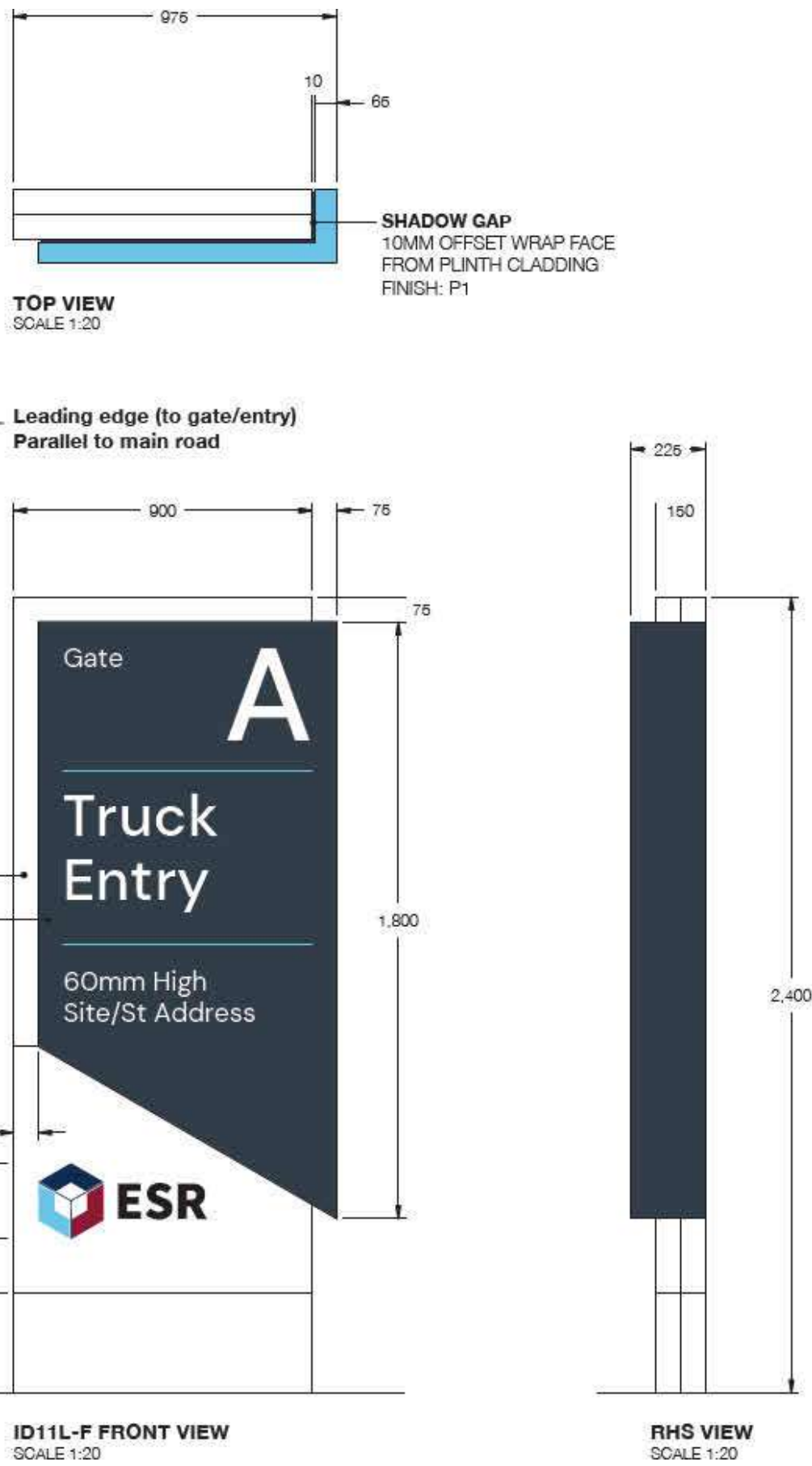
IDENTIFICATION PYLON No.1
ESR Signage guidelines Ref.: ID20f
LARGE SIGN IDENTIFICATION

NOTE:
-FREESTANDING
-DOUBLE SIDED
-ILUMINATED
-INDICATIVE COLOURS, TEXT AND ARTWORK
SUBJECT TO FUTURE DETAILS



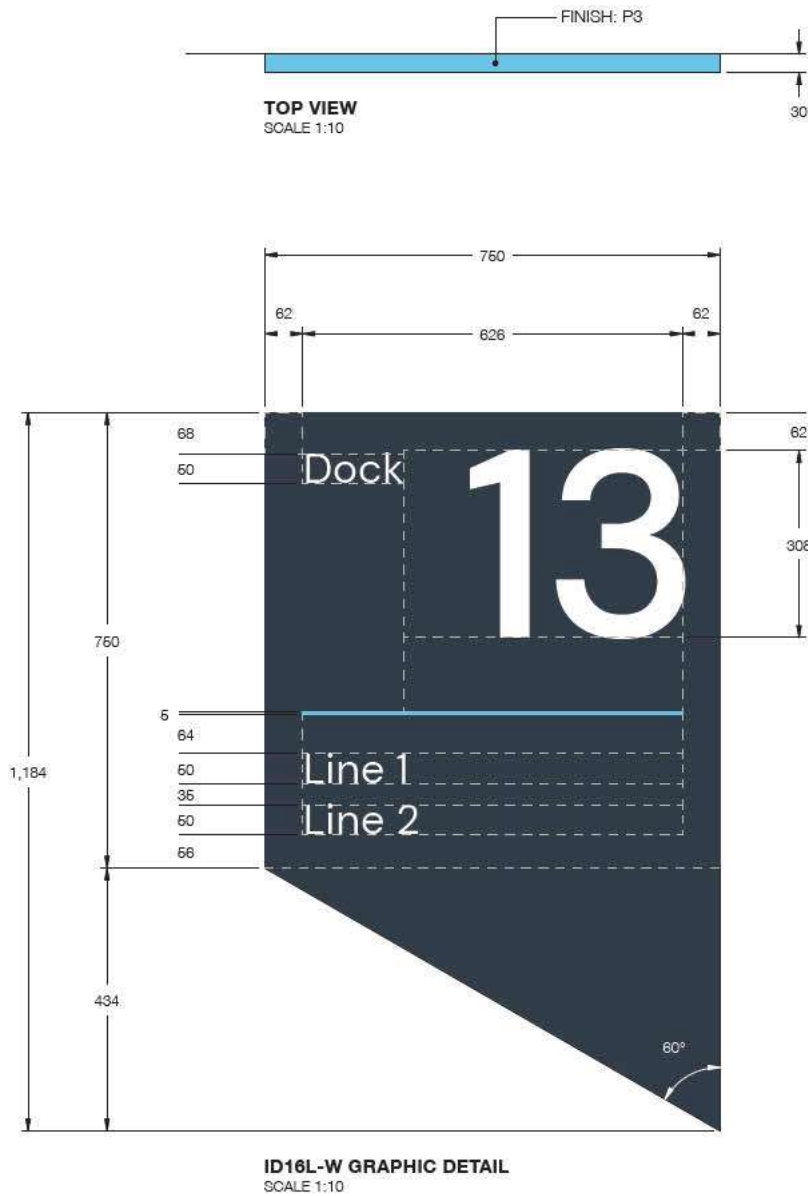
S2 IDENTIFICATION SIGN No.2
ESR Signage guidelines Ref.: ID11Rf
GATE/ENTRY IDENTIFICATION

NOTE:
-FREESTANDING
-SINGLE-SIDED
-NON-ILUMINATED
-TRUCKS & FIRE BRIGADE WAYFINDIGN SIGNAGE -
COLOURS, TEXT AND ARTWORK TBC BY CLIENT



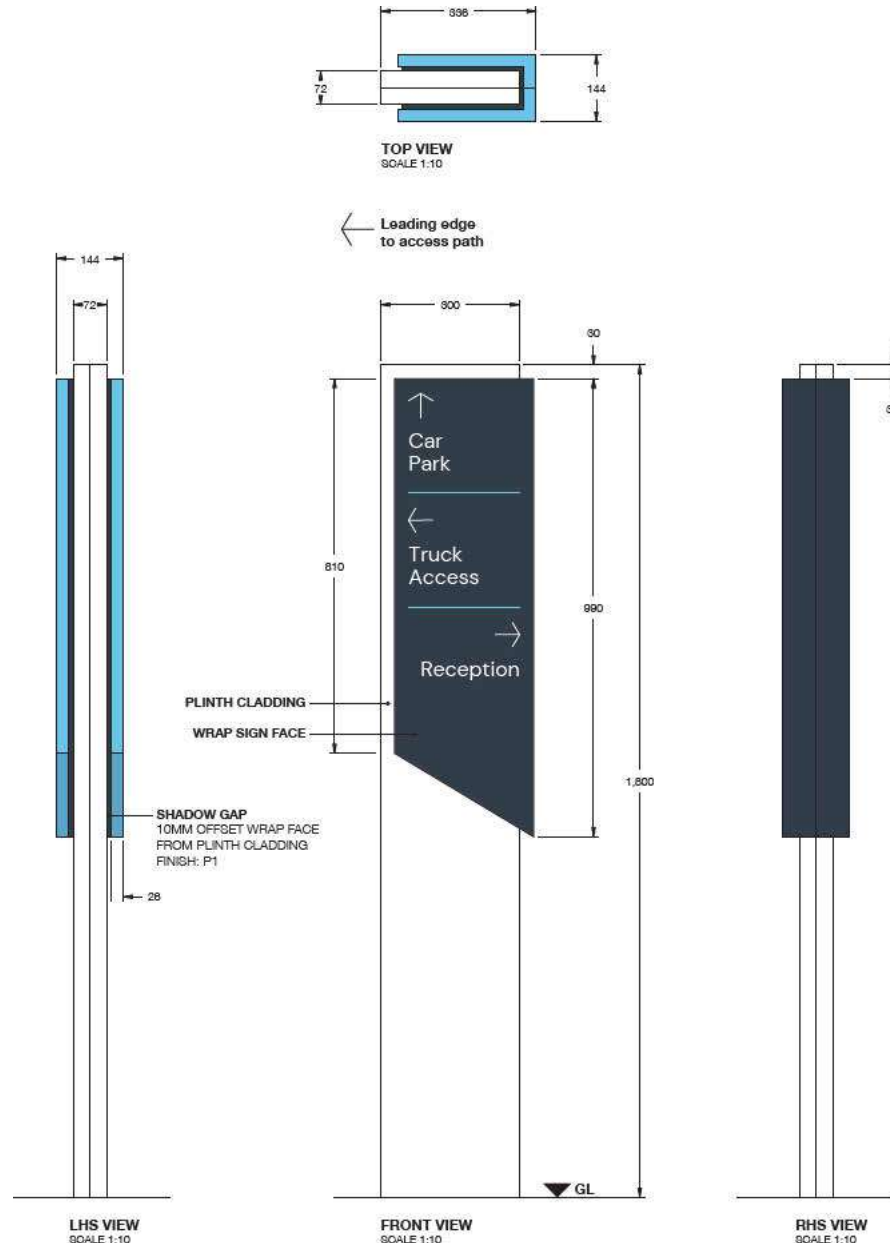
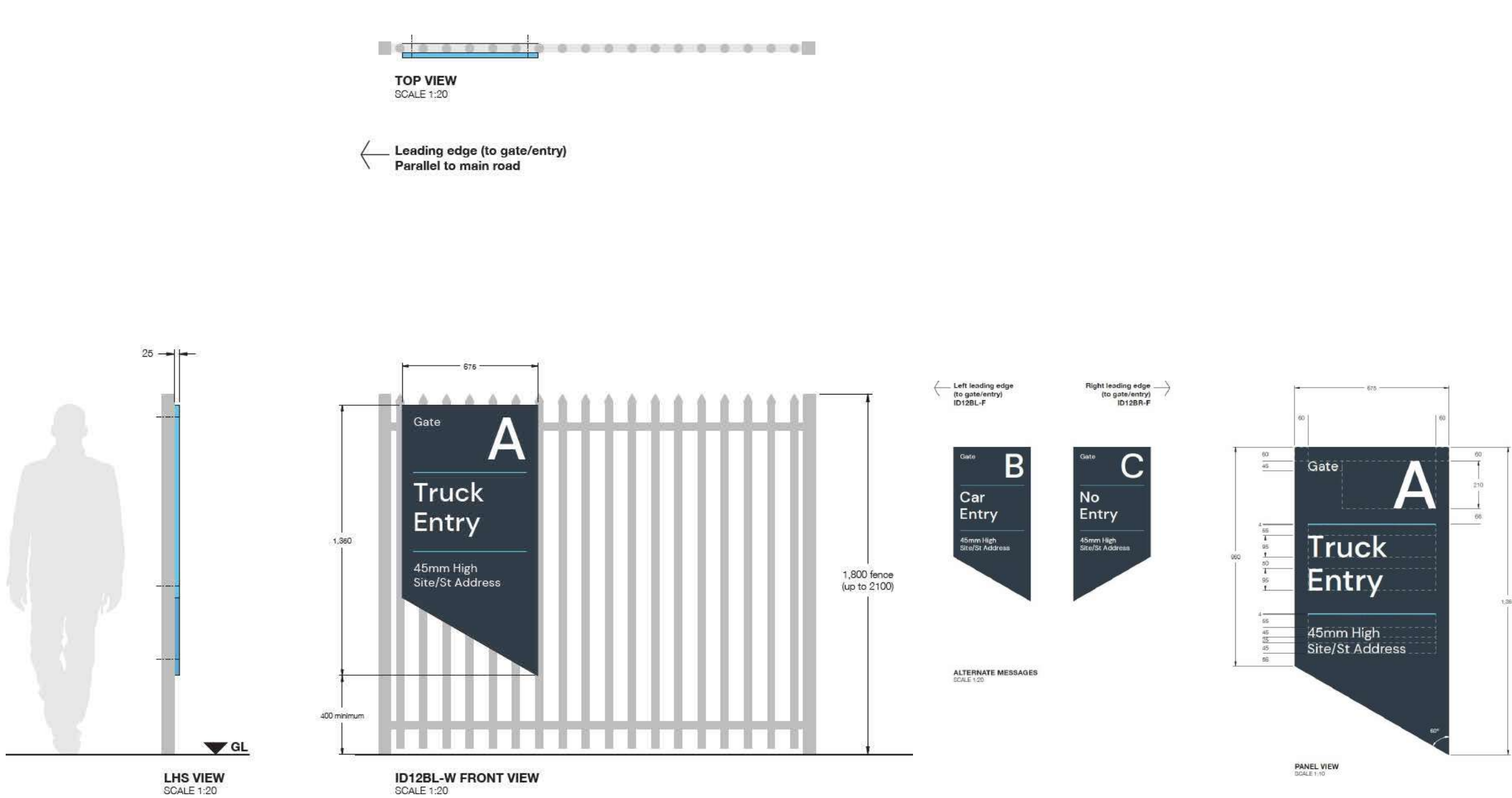
S3 IDENTIFICATION SIGN No.3
ESR Signage guidelines Ref.: ID10Rf

NOTE:
-FREESTANDING
-SINGLE-SIDED
-NON-ILUMINATED
-INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAILS



S4 IDENTIFICATION SIGN No.4
ESR Signage guidelines Ref.: ID14w
HIGH LEVEL BUILDING IDENTIFICATION
NOTE:
-WALL MOUNTED
-SINGLE SIDED
-NON-ILUMINATED
-INDICATIVE COLOURS, TEXT AND
ARTWORK SUBJECT TO FUTURE DETAILS

S5 IDENTIFICATION SIGN No.5
ESR Signage guidelines Ref.: ID16Lw
HIGH LEVEL BUILDING IDENTIFICATION
NOTES:
-WALL MOUNTED
-SINGLE SIDED
-NON-ILUMINATED
-INDICATIVE COLOURS, TEXT AND
ARTWORK SUBJECT TO FUTURE DETAILS



S6 IDENTIFICATION SIGN No.6
ESR Signage guidelines Ref.: ID12BL
GATE/ENRTY IDENTIFICATION
NOTE:
-FENCE MOUNTED
-SINGLE SIDED
-NON-ILUMINATED
-INDICATIVE COLOURS, TEXT AND
ARTWORK SUBJECT TO FUTURE DETAILS

S7 IDENTIFICATION SIGN No.7
ESR Signage guidelines Ref.: D2f
PEDESTRIAN DIRECTIONAL
NOTES:
-FREESTANDING
-DOUBLE SIDED
-NON-ILUMINATED
-INDICATIVE COLOURS, TEXT AND
ARTWORK SUBJECT TO FUTURE DETAILS

S8 SIGN No.8
NOTES:
-WALL MOUNTED
-SINGLE SIDED
-ILLUMINATED
-INDICATIVE COLOURS, TEXT AND
ARTWORK SUBJECT TO FUTURE DETAILS

FOR COORDINATION

[illegible]

Date: 10/03/2020 Scale: 1:125000