
Report on Geotechnical Investigation

**Proposed Multi-Level Warehouse
Development**

**15-21 Britton Street and 28-54 Percival
Road, Smithfield NSW**

**Prepared for Lendlease Investment
Management Pty Ltd**

Project 226564.00

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature

Date

Author



28 October 2024

Reviewer



28 October 2024



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Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.

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Report on Geotechnical Investigation Proposed Multi-Level Warehouse Development

15-21 Britton Street and 28-54 Percival Road, Smithfield NSW

1. Introduction

This report prepared by Douglas Partners Pty Ltd (Douglas) presents the results of a geotechnical investigation undertaken for a proposed multi-level warehouse development at 15-21 Britton Street and 28-54 Percival Road, Smithfield NSW (the site). The investigation was commissioned by email instructing to proceed dated 30 July 2023 from Billie Mascart of Lendlease Investment Management Pty Ltd and was undertaken in accordance with Douglas' proposal 226564.00P001.Rev2 dated 23 January 2024.

The proposed development involves the construction and operation of a multi-level warehouse estate, comprising:

- Site preparation and establishment works, including:
 - o Demolition of existing buildings and structures;
 - o Clearing of nominated vegetation within the proposed development area;
 - o Bulk earthworks to create proposed site levels;
 - o Decommissioning of existing vehicle crossings; and
 - o In-ground building services and utility work.
- Construction and operation of three (3) multi-level warehouse buildings across the two (2) allotments, comprising the following:
 - o Two (2) two-storey warehouse buildings located on Lot 34 DP 617521 (Warehouse A and B), comprising of 12 individual warehouse units and ancillary office;
 - o A three-storey building located on Lot 1 DP 597082 (Warehouse C), comprising of 9 individual warehouse units, ancillary office, and a café;
 - o Shared outdoor amenity areas provided for employees on level 1;
 - o Connected hardstand on ground floor and level 1 that will allow for vehicle circulation across the whole site;
 - o A total of 482 carparking spaces within three separate carparking areas;
 - o A total Gross Floor Area (GFA) of 96,568 m², including 88,976 m² of warehouse, 7,036 m² of office, 71 m² of café, 220 m² of end of trip facilities and 265 m² of shared amenities;
 - o Four (4) new vehicle crossings on Percival Road and four (4) new vehicle crossings on Britton Street to provide separate entry and exit for heavy and light vehicles; and
 - o Extensive ground and on-building landscaping works.

The aim of the investigation was to assess the subsurface soil and groundwater conditions across the site in order to provide geotechnical advice to support the preliminary design of the proposed development and to support the State Significant Development Application (SSDA) for the project.

The investigation included the drilling of three boreholes, installation of two groundwater monitoring wells, ten Cone Penetration Tests (CPTs) and laboratory testing of selected samples. The details of the field work are presented in this report, together with comments and recommendations on the geotechnical aspects of the project.

Douglas has been commissioned by Lendlease Investment Management Pty Ltd to prepare this report in accordance with the following technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-67368956) for the proposed Multi-Level Warehouse Development at 15-21 Britton Street and 28-54 Percival Road, Smithfield:

- **Ground Conditions (SEARs item 12): “Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils;”**
 - This report considers soil and rock conditions on the site as relevant to the proposed development. Data and comments relating to this item are provided in Sections 4 to 9, as relevant.
- **Ground and Water Conditions (SEARs item 12): “Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses, and groundwater resources in accordance with the Groundwater Guidelines;”**
 - This report does not address the surface water assessment. Data and comments in relation to groundwater with respect to the proposed development are provided in Sections 5.1.4 and 9.5, as relevant.

This report should be read in conjunction with the notes About This Report, in Appendix A. The scope of work did not include any form of contamination testing of the site soils or groundwater.

2. Site description

The subject site is legally described as Lot 1 DP 597082 and Lot 34 DP 617521, with frontage to both Britton Street and Percival Road. The subject site has a total area of 87,715 m² and is made up of two (2) allotments.

The subject site is located within the Smithfield Industrial Estate and is bound by established warehouse buildings and industrial land uses. Each allotment contains existing industrial uses, including warehouse buildings, carparking, landscaping and ancillary buildings and structures. The subject site is depicted in Figure 1, and the surrounding context is depicted in Figure 2 below.

The subject site is located within the Cumberland Local Government Area (LGA). It is located within the E4 General Industrial Zone (E4 Zone) and is subject to the provisions of the Cumberland Local Environmental Plan 2021 (CLEP 2021). The E4 Zone is intended to:

- Provide a range of industrial, warehouse, logistics and related land uses;
- Ensure the efficient and viable use of land for industrial uses;
- Minimise any adverse effect of industry on other land uses;
- Encourage employment opportunities; and
- Enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.



Figure 1: Aerial View of Subject Site with Topographic Contours

At the time of the investigation, the site was occupied by multiple businesses in warehouse-type buildings and an office building on the eastern part of the site, and Snack Brands factory and associated offices on the western part of the site. The site is bordered by Percival Road to the east, Britton Street to the west, storage and industrial facilities to the south and water supply pipelines to the north, beyond which extends the corridor for the Liverpool – Parramatta Transitway.

The topography across the site falls towards the west with contour mapping indicating a surface elevation of 36 m AHD in the south-eastern portion of the site, reducing to 23 m AHD towards the south-western site boundary. The approximate site boundary and topographic contour levels are shown on Figure 1.



Figure 2: Site Context and Surrounding Area

3. Previous investigation

Douglas Partners Pty Ltd (DP) has undertaken several previous investigations within the subject site. A summary of the findings of the investigations within the subject site are presented below:

- DP Report 10912-3, dated May 1988 – Geotechnical investigation for the warehouse and parking area at the northern portion of the subject site. This investigation comprised the drilling of eight boreholes. These boreholes generally encountered topsoil and firm to very stiff clay (residual soil) to depths of 1.3 m to 5.9 m below ground level. The bedrock was generally very low to medium strength. Groundwater was observed at one location after drilling at a depth of 6.9 m below ground level. No free groundwater was observed in the remainder of the boreholes;
- DP Report 45924, dated December 2008 – Pavement investigation for existing pavement and remediation options. The investigation comprised drilling of five boreholes at the north-east portion of the subject site. The boreholes encountered up to 0.15 m depth of topsoil overlying poorly compacted clayey fill up to 1.8 m depth. The underlying bedrock comprised very low strength sandstone to 5.3 m depth over medium strength to the end of drilling depth; and
- DP Report 86761.00, dated May 2019 – Pavement investigation on a warehouse slab to provide information on existing concrete pavement and subsurface conditions at the south-western portion of the subject site. The investigation included the drilling of three hand augered boreholes and Dynamic Cone Penetrometer (DCP) tests at each borehole location. These boreholes generally encountered concrete slabs and sub-base material to depths of between

0.3 m and 0.35 m, and stiff to very stiff residual soil at depths of between 0.6 m and 1.4 m. The weathered bedrock was encountered at one location, at 0.4 m below ground level. No free groundwater was observed in any of the boreholes.

4. Regional geology and mapping

4.1 Geology

Reference to the Penrith 1:100 000 Geological Series Sheet indicates that the site is underlain by Bringelly Shale of middle Triassic age, belonging to the Wianamatta Group. Bringelly Shale typically comprises siltstone, claystone and fine to medium grained sandstone.

Reference to the NSW Seamless Geology Map indicates that the majority of the site is underlain by Bringelly Shale however, the south-western portion of the site is underlain by Clastic Sediment of Cenozoic age. The Clastic Sediment comprises alluvial clay, silt, sand and gravel deposits. An extract of NSW Seamless Geology Map is shown in Figure 3.



Figure 3: NSW Seamless Geology Map of Subject Site

4.2 Salinity

Based on Cumberland Local Environmental Plan (2021), it is understood that the proposed development site is within an area of moderate salinity potential.

4.3 Acid sulfate soils

Reference to Department of Land and Water Conservation NSW Acid Sulphate Soil Risk Mapping indicates that the site is not within an area mapped as at risk of acid sulphate soil occurrence. Given the elevation (RL 23 m to RL 36 m) and the known geology of the site, it is expected that acid sulfate soils are not likely to present on the site.

Additionally, acid sulfate soils typically do not form above RL 5 m.

4.4 Groundwater dependant ecosystems (GDEs)

A review of the Bureau of Meteorology Groundwater Dependiant Ecosystems Atlas indicates that there is no aquatic, subterranean or terrestrial GDEs within 1 km of the site.

4.5 Riparian lands

Reference to the NSW Riparian Lands and Watercourses Map indicates that the site is not within an area mapped as protection area.

5. Field work

5.1 Field work methods

Field work for the geotechnical investigation was carried out on 13th, 14th February and 20th April 2024 and included:

- Electronic scanning for buried services at the proposed borehole locations;
- Drilling of three (3) cored boreholes (BH01 to BH03) using a truck mounted drilling rig. The cored boreholes were drilled down to weathered rock using solid flight augers. The boreholes were then extended to depths from 8 m to 11 m below ground level using NMLC diamond coring equipment to recover continuous rock core samples;
- Standard Penetration Tests (SPTs) were carried out at regular intervals through the soil profile;
- Soil samples were collected for laboratory testing in each borehole;
- Installation of two (2) groundwater monitoring wells in borehole BH01 and BH03; and
- Cone Penetration Tests (CPTs) were carried out at ten (10) locations (CPT01 to CPT10) to depths of between 1.6 m and 8 m.

The boreholes BH01 and BH03 were backfilled with sand and sealed with bentonite as part of the groundwater monitoring well construction. The wells were installed with a Gatic cover and reinstated with concrete at the ground surface.

The locations of the boreholes and CPTs are shown on Drawing 1 in Appendix B. The easting, northing and ground surface levels shown on the borehole logs and CPT results were measured using a differential GPS. At the location of CPT08, an accurate measurement could not be achieved due to presence of an overhead roof structure. In this case, the coordinates and ground

surface level were measured at an offset 6.8 m east from the test location such that the coordinates and level of CPT08 could be estimated.

The investigation was supervised by an experienced geotechnical engineer, who also logged the soil and rock profiles encountered.

5.1.1 Field work results

A summary of the subsurface conditions encountered at the boreholes and CPT locations is presented in the following sections. Detailed descriptions of the subsurface conditions encountered are given in the borehole logs included in Appendix C alongside photographs of the rock core. Notes defining classification methods and descriptive terms used in the preparation of the borehole logs are also included within Appendix A.

The results of the CPTs are included in Appendix D together with notes on the CPT method and interpretation of the results.

5.1.2 Boreholes

The general strata encountered in the boreholes is summarised as follows:

Topsoil over Fill: Topsoil of 50 – 100 mm thickness with grass roots over clay fill with igneous gravel encountered to depths of between 0.5 m to 0.6 m.

BH03 encountered 50 mm of asphaltic concrete over road base gavel to 0.5 m depth.

Alluvial Soil: Very stiff to hard, pale grey mottled orange clay with ironstone bands encountered to depths of between 0.5 m to 9.1 m (BH03 only).

Residual Soil: Stiff to very stiff, red mottled pale grey clay encountered to depths of between 1.4 m to 2.1 m. Generally grading into hard, extremely weathered material with depth.

Extremely Weathered Bedrock: Hard, dark grey, orange-brown, pale brown and orange clay with very low strength siltstone and medium strength ironstone bands encountered to depths of between 1.6 m to 2.9 m.

At BH03, inferred extremely weathered material was encountered at depths of 8.9 m.

Bedrock: Very low to low strength, highly to moderately weathered, fragmented to fractured, interlaminated siltstone and sandstone below 5.5 m to 10.4 m depth, becoming medium strength slightly weathered and slightly fractured, sandstone and shale. Some high strength and very low to low strength bands were encountered in the general medium strength rock profile.

5.1.3 Cone penetration tests (CPTs)

The inferred stratification based on the measured friction ratio at each CPT is shown on the results sheets in Appendix D. The general subsurface profile indicated by the CPTs is summarised as follows:

- Pavement:** Asphalt pavement or concrete slab between 50 mm to 220 mm thickness was encountered at all test locations except for CPT02 and CPT06.
- Fill:** Variably comprising silty clay, clay, silty sand, clayey sand, gravelly sand encountered to depths of between 0.4 m to 1.8 m. The condition of the fill generally appeared to be at least moderately compacted and in a stiff or medium dense condition.
- Alluvial Soil:** Soft clay to 2.2 m depth over clayey sand / sandy clay to 3.1 m (CPT05 only) or firm to stiff clay to 2.9 m depth (CPT04 only).
- Residual Soil:** Stiff to hard clay with ironstone gravels encountered to depths of between 1 m and 2.5 m over the eastern, central and southern sides of the site, increasing to about 5 m depth in the north-eastern quadrant.

No apparent inferred residual soil was encountered at CPT10.

5.1.4 Groundwater

Groundwater was not observed during augering and the necessary use of water as a drilling fluid precluded further observation of groundwater during coring.

After installation, the groundwater monitoring wells were purged of drilling fluid using a submersible pump. A summary of the well construction details, and groundwater measurements taken following installation of the groundwater wells is presented in Table 1 and below. Well construction details are also shown on the borehole logs (BH01 and BH03). The groundwater level readings are presented in Table 2.

Table 1: Well Construction Details

Location ID	Ground Surface Level (m AHD)	Filter Zone Depth (m)	Filter Zone Material
BH01	34.3	0.8 – 9.86	Soil and rock
BH03	23.5	2.1 – 10.1	Soil and rock

Table 2: Summary of Manual Groundwater Measurement

Location ID	Water Level (m) [RL m AHD]	Date of Reading	Comments
BH01	(5.9) [28.4]	27/02/24	Reading taken two weeks after purging
BH01	(5.91) [28.39]	9/05/24	Reading taken three months after purging
BH03	(5.92) [17.58]	9/05/24	Reading taken three weeks after purging

6. Laboratory testing

6.1 Geotechnical laboratory testing

Geotechnical laboratory testing was carried out on selected soil and rock samples. The results are summarised below, and detailed laboratory test reports are provided in Appendix E.

6.2 Atterberg limits and shrink swell

Four (4) soil samples taken from BH01, BH02 and BH03 were tested to confirm the plasticity characteristics of the soil. One (1) additional sample from BH03 was tested to confirm the shrink swell characteristics of soil. The results are presented in Table 3 below.

Table 3: Summary of Atterberg Limits and Shrinkage Test Results

Location ID	Material	Depth (m)	Plastic Limit (%)	Liquid Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)	Shrink Swell Index (Iss)
BH01	Clay	0.9-1.0	22	82	60	20.5	-
BH02	Clay	0.9-1.0	21	74	53	17.0	-
BH03	Clay	1.0-1.45	23	66	43	-	-
BH03	Clay	2.5-2.95	19	39	20	-	-
BH03	Clay	0.6-0.8	-	-	-	-	3.0

6.3 California bearing ratio (CBR)

The California Bearing Ratio (CBR) of two remoulded samples of anticipated subgrade material was assessed following standard compaction to approximately 100% maximum dry density at optimum moisture. The samples were soaked in a water bath for 4 days under a confining surcharge of 4.5 kg. Testing was undertaken in accordance with AS 1289.6.1.1 (2014), AS 1289.2.1.1 (2005) and AS 1289.5.1.1 (2017). The results are summarised in Table 4.

Table 4: Summary of CBR Test Results

Location ID	Material	Depth (m)	FMC (%)	MDD (%)	OMC (%)	CBR (%)
BH01/02	FILL/Clay	0.1-0.2 m	16.2	1.81	16.5	2.5
BH03	Clay	0.6-2.0 m	16.1	1.79	19.5	2.0

6.4 Point load strength index testing

The results of point load strength index testing ($I_{s(50)}$), carried out at regular intervals on rock cores, are shown on the borehole logs in Appendix C. The $I_{s(50)}$ results range from less than 0.1 MPa to 0.9 MPa in the underlying bedrock, indicating rock strengths of between very low to low, through to medium to high strength.

6.5 Aggressivity to buried concrete and steel

Six (6) samples were tested for aggressivity to buried concrete and steel. A summary of the results is presented below in Table 5 and the laboratory test reports are included within Appendix E.

Table 5: Analytical Results for Aggressivity in Soil

Location ID	Depth (m)	Description	pH	EC ($\mu\text{S/cm}$)	Cl (mg/kg)	SO_4^{2-} (mg/kg)
BH01	1.0-1.45	CLAY	4.9	380	240	390
BH01	2.4-2.5	Extremely weathered SHALE	6.1	370	170	460
BH02	0.4-0.5	CLAY	6.9	210	66	250
BH02	1.0-1.45	CLAY	4.7	520	490	380
BH03	0.5-0.6	CLAY	5.3	190	260	<10
BH03	1.7-1.8	CLAY	5.4	86	67	41

6.6 Salinity

Six (6) samples were tested for salinity in soil. A summary of the results is presented below in Table 6 and the laboratory test reports are included within Appendix E.

Table 6: Analytical Results for Salinity in Soil

Location ID	Depth (m)	EC ($\mu\text{S}/\text{cm}$)	Texture Value	Texture	ECe (dS/m)	Class
BH01	1.0-1.45	380	6.0	HEAVY CLAY	2.2	Slightly Saline
BH01	2.4-2.5	370	9.0	CLAY LOAM	3.4	Slightly Saline
BH02	0.4-0.5	210	7.0	MEDIUM CLAY	<2	Non-Saline
BH02	1.0-1.45	520	6.0	HEAVY CLAY	3.2	Slightly Saline
BH03	0.5-0.6	190	7.0	MEDIUM CLAY	<2	Non-Saline
BH03	1.7-1.8	86	8.0	LIGHT CLAY	<2	Non-Saline

7. Geotechnical model

Based upon the current and previous investigations the site is generally underlain by fill, typically less than 1 m deep, over stiff to hard residual soils which generally grade to extremely and highly weathered bedrock with depth. The residual soils were generally encountered to depths of between 1 m and 2.5 m, except at the north-western and south-western parts of the site, where deeper alluvial soils are indicated (e.g., at locations CPT04, CPT05 and BH03).

At CPT04 and CPT05 deeper fill was encountered to depths of 1.5 m to 2 m, which was underlain by either soft or firm to stiff alluvial clay and then clayey sand / sandy clay to depths of around 3 m. The alluvial soils were underlain by stiff to hard clay with apparent (ironstone) gravelly bands to depths of approximately 5 m.

At BH03, deeper alluvial soils were encountered to a depth of approximately 9 m which is consistent with the alluvial soils mapped in the southern part of the site. These alluvial soils generally consist of very stiff and hard clay with apparent ironstone bands. The depth to rock appears to increase towards the south-western part of the site.

The Atterberg limits test results indicate that the site soils are of high plasticity and are thus expected to be particularly reactive (i.e. susceptible to shrinkage and swelling).

Very low to low strength siltstone and laminite, with some low to medium strength bands, was encountered within the boreholes below the residual soils and extremely weathered rock to depths of around 6 m to 9 m, before improving to medium strength (or stronger) to the maximum investigation depth of 11 m. It is noted that CPT refusal has been used to infer the possible top of rock however CPT refusal can occur on ironstone bands and other obstructions and does not conform rock depth.

The subsurface profile encountered in the boreholes and CPTs, and the interpreted depths and RLs at the top of each test location are summarised into five units as outlined in Table 7 below. An interpreted geotechnical cross-section is given in Appendix B (Drawing 2), which shows inferred layers of soil and rock units between selected test locations in the central of the site (section location is shown on Drawing 1).

Groundwater was observed within the well in BH01 at 5.9 m (RL 28.4 m AHD) and BH03 at 5.9 m (RL 17.6 m AHD). It should be noted that ground water levels can change seasonally and in the short and long term due to climactic variations and due to other factors.

Table 7: Summary of Geotechnical Model

Unit	Material	Depth to Top of Unit (m) [Reduced Level of Top of Unit (m, AHD)]												
		BH01	BH02	BH03	CPT01	CPT02	CPT03	CPT04	CPT05	CPT06	CPT07	CPT08	CPT09	CPT10
1	Pavement	NE	NE	0 [23.5]	0 [36.0]	NE	0 [30.3]	0 [30.0]	0 [28.1]	NE	0 [31.0]	0 [30.7]	0 [27.3]	0 [24.3]
2	Fill	0 [34.3]	0 [28.7]	0.05 [23.4]	0.22 [35.8]	0 [33.7]	0.05 [30.2]	0.05 [29.9]	0.16 [27.9]	0 [28.7]	0.06 [30.9]	0.15 [30.5]	0.15 [27.1]	0.12 [24.2]
3	Alluvial Soil	NE	NE	0.5 [23.0]	NE	NE	NE	1.8 [28.2]	1.3 [26.8]	NE	NE	NE	NE	NE
4	Residual Soil / Extremely Weathered Rock	0.6 [33.7]	0.5 [28.2]	8.9 [14.6]	1.2 [34.8]	0.4 [33.3]	0.6 [29.7]	2.9 [27.1]	3.1 [25.0]	0.8 [27.9]	0.5 [30.6]	0.5 [30.2]	0.6 [26.7]	0.5 [23.8]
5	Very low to Low Strength Bedrock ¹	3.0 [31.3]	1.6 [27.1]	9.2 [14.3]	3.3 [32.7]	4.6 [29.2]	1.5 [28.8]	6.6 [23.4]	8.0 [20.1]	2.3 [26.4]	1.7 [29.4]	2.3 [28.4]	1.8 [25.5]	0.8 ² [23.5]
6	Medium Strength Bedrock (or better)	6.6 [27.7]	6.1 [22.6]	10.4 [13.1]	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE

Note: NE – Not encountered

¹Observed at borehole locations only, inferred based on termination depths for CPT locations

²Possible weathered bedrock

8. Proposed development

The proposed development consists of three (3) warehouse buildings, with frontage to both Britton Street and Percival Road. Warehouse A and B will be located on Lot 34 DP 617521 (Percival Road frontage) at RL 33.75. Each building will be two-storey, with a maximum height of 28.6 m (including roof plant).

Warehouse C will be located on Lot 1 DP 597082 (Britton Street frontage) at RL 23.75 m. Warehouse C accommodates an additional storey at lower ground level, due to the 10 m difference in proposed site levels. Whilst this building height is 38.6 m (including roof plant), the height of all three (3) buildings is consistent at RL 62.35 m. The three (3) warehouses will be connected at ground level and level 1 via a hardstand that allows for vehicle circulation across the whole site.

Each building will involve individual warehouse units, with ancillary office at mezzanine level. On the first floor, each building will have access to a shared outdoor amenity area. A café will be located at lower ground level within Warehouse C to accommodate the needs of employees. The Gross Floor Area (GFA) for each building is outlined in Table 8.

Table 8: Gross Floor Areas

Building No.	Warehouse GFA	Office GFA	Other facilities	Total GFA
Building A	29,630 m ²	2,297 m ²	Shared amenities: 132 m ²	32,059 m ²
Building B	30,122 m ²	2,300 m ²	Shared amenities: 133 m ²	32,665 m ²
			End of trip facilities: 110 m ²	
Building C	29,224 m ²	2,439 m ²	Café: 71 m ²	31,844 m ²
			End of trip facilities: 110 m ²	
Total	88,976 m ²	7,036 m ²	556 m ²	96,568 m ²

The proposed development involves new vehicle crossings, which will provide separate ingress and egress for heavy vehicles. Ingress is provided at Britton Street, whilst egress is provided at both Britton Street and Percival Road. Ramps are provided to allow vehicle circulation to the upper levels. Each warehouse is connected via a hardstand that will allow for vehicle circulation, loading and unloading for each warehouse tenancy.

Separate vehicle crossings are provided for cars, enabling access to the at-grade parking at Percival Road, as well as the southern end of Britton Street. A third vehicle crossing is provided at the northern end of Britton Street, which provides access to a carparking area at ground floor, and mezzanine level. A total of 482 carparks are provided across the three (3) carparking areas.

The proposed development will require the removal of several trees across the whole site and will incorporate landscaping and tree planting at the side boundaries, as well as along Britton Street and Percival Road.

The provided cut and fill drawing (prepared by: Costin Roe Consulting Pty Ltd, drawing No.: CO15091.00-DA300, dated: March 2024) indicates that the proposed bulk excavation level of Warehouse A and B is RL 33.45 m, and Warehouse C is RL 23.45 m AHD. Based on the existing ground level of the site, the anticipated maximum excavation depths of up to about 4.0 m may be required at the western part of the site, with engineered fill construction over the north-eastern part of the site, of between 2 m and 4 m thickness.

Based on the architectural drawings provided (prepared by: SBA Architects, project No.: 22144, dated: October 2024), there is no basement level planned for the proposed development. The provided drawings are included within Appendix F.

9. Comments

9.1 Site preparation and earthworks

The high plasticity clays present at the site will be prone to softening and deterioration in wet conditions and rapid drying and cracking during warmer weather. These soils are likely to present difficulties from a trafficability and workability viewpoint if not treated carefully. It is therefore recommended that a working platform is constructed over the area, such as 300 mm of well graded granular fill (i.e. DGB20, crushed sandstone or similar), in order to provide an all-weather working surface and to protect the underlying high plasticity clays. Thicker working platforms are likely to be required for heavy tracked plant, such as piling rigs.

Alluvial soils were encountered in the north-eastern and south-western parts of the site and this requires further assessment for detailed design, and also further investigation to assess the extent across the site. If additional loads are applied (i.e., from buildings, slabs, or new fill) this has the potential to induce consolidation of these compressible soils which can be significant and occur over many years. For example, placement of 1 m of new fill applies a 20 kPa surcharge which can be significant to soft clays. Options to deal with the soft clays could vary from suspended slabs and building loads to preloading or surcharge loading (potentially with wick drains). Further geotechnical advice will be required for detailed design.

9.1.1 Pavement and engineered fill

It is expected that the subgrade for the new pavements along the entrance driveway will generally comprise fill or residual clay, for which a CBR value of 2% may be adopted for preliminary pavement design purposes. It is recommended that once the existing surface levels at the location of the proposed driveway have been stripped, an inspection be carried out by an experienced geotechnical engineer to confirm the appropriate CBR value to use for design. Also, for areas where the construction of a metre or more of engineered fill will be necessary to raise site levels, then the appropriate CBR value for design will depend on the nature of the material used. Such material should be subject to laboratory CBR testing, possibly involving lime stabilisation of the high plasticity clays, if site won soils are considered for use as a source of engineered fill material.

Site preparation will be required prior to construction of proposed pavements / driveways. The earthworks recommendations provided in this report should be complemented by reference to AS 3798 – 2007 Guidelines on earthworks for commercial and residential developments.

The following methodology is suggested for subgrade preparation of pavements and for raising of site levels using engineered filling:

- Strip the topsoil, existing pavements, soft clays, organics and existing fill down to the surface of the natural soils (or weathered rock), providing it is stiff in consistency. Where deeper alluvial clay is present (e.g., north-east and south-west parts of site) alternative ground treatment may be required;
- Where soil / fill is exposed, proof rolling of the subgrade will be required. Proof rolling of the exposed subgrade should be carried out prior to placement of any fill or the construction of slabs. The subgrade should be compacted to between 98% to 100% of Standard dry density, with moisture content within $\pm 2\%$ of the optimum moisture content (OMC);
- Proof rolling should comprise six passes of a smooth drum roller (say at least 12 tonne). The final pass should be carried out under the observation of a geotechnical engineer to identify any unsuitable material (i.e., soft or saturated zones). Any such zones should be over-excavated to a minimum depth of 600 mm and replaced with compacted durable granular material;
- If any fill is required to raise surface levels, it should be placed in layers not greater than 200 mm loose thickness and compacted to between 98% to 100% of Standard dry density, with moisture content within $\pm 2\%$ of the OMC. The upper 0.3 m should be compacted to between 100% and 102% Standard relative to the maximum dry density, but strictly within $\pm 2\%$ of the OMC; and
- Natural residual soil and rock on the site is suitable for reuse as engineered fill provided it has a maximum particle size of 100 mm. Re-use should also consider the contamination status of the material and is subject to approval by an environmental consultant.

Where imported fill is used as a subgrade material, the design CBR value will depend on the type of imported material. It would be normal practice to only import material with a minimum CBR value of 5%, where it is to be used to form pavement subgrades. Alternatively, as noted above, consideration could be given to the stabilisation of the high plasticity residual clays at the site, if they will be used to form a subgrade beneath pavements or floor slabs.

The design CBR value will depend on the provision of adequate surface and subsoil drainage to maintain the subgrade as close to OMC as possible. Subsoil drainage should be installed to not less than 500 mm depth below subgrade level adjacent to pavement areas and to any lawns or garden areas, where the ingress of water beneath the neighbouring pavement subgrade may be possible. Preparation of subgrade surfaces should be such that adequate cross-falls for surface drainage purposes are achievable across the final pavement.

9.2 Excavation conditions

There is no basement level planned for the proposed development. However, excavation in the south-eastern and western portion of the site may be required to achieve the indicated design ground floor level. It is anticipated that excavation will be through fill, residual soils, extremely to highly weathered rock and very low to low strength bedrock. Excavation in these materials should be readily achievable using a hydraulic excavator with bucket attachment. Some light ripping or possibly rock hammers may be required in stronger low and medium strength bands of siltstone and laminite, if encountered.

9.3 Disposal of excavated material

Where excess excavated soil and weathered rock materials need to be taken off site, it will need to be disposed of in accordance with the provisions of the current legislation and guidelines including the Waste Classification Guidelines (EPA, 2014). This includes fill and natural materials that may be removed from the site.

9.4 Excavation support

Vertical excavation in fill, residual soil, and very low to low strength bedrock cannot be relied upon to remain stable and will generally require lateral support. Alternatively, batter slopes may be adopted where space permits.

9.4.1 Batter slope

Suggested temporary batter slopes for unsupported excavations up to a maximum height of 3 m in soil and 4 m in weathered rock are shown in Table 9. If surcharge loads are applied near the crest of the slope, then further specific geotechnical review and potential flatter batters or stabilisation may be required.

Table 9: Recommended Batter Slopes for Exposed Material

Material	Maximum Temporary Batter Slope (H : V)	Maximum Permanent Batter Slope (H : V)
Fill	1.5 : 1	2 : 1 ²
Residual Soil / Extremely Weathered Material	1 : 1	2 : 1
Very Low to Low Strength	1 : 0.75 ¹	1 : 1 ¹

Note: ¹ Subject to inspection by geotechnical engineer or engineering geologist for adversely orientated discontinuities
² Permanent slopes in soil that remain exposed should be battered at no steeper than 3H:1V to allow the establishment and maintenance of vegetation.

9.4.2 Retaining walls / shoring

Shoring and retaining walls (temporary and / or permanent) may be required in some areas of the site and could be designed on the basis of the parameters outlined in Table 10. 'Active' earth pressure coefficient (K_a) values may be used where some wall movement is acceptable. 'At rest' earth pressure coefficient (K_0) values should be used where the wall movement needs to be reduced.

Table 10: Recommended Design Parameters for Retaining Walls

Material	Unit Weight (kN/m ³)	Earth Pressure Coefficient	
		Active (K _a)	At Rest (A ₀)
Fill	20	0.35	0.55
Residual Soil / Extremely Weathered Material	20	0.25	0.4
Very Low to Low Strength Siltstone	22	0.15	0.25
Medium Strength (or better)	24	0.1	0.15

The design of shoring and other walls should allow for all surcharge loads, including building footings, inclined slopes behind the wall, traffic, site sheds, and construction related activities applied as a rectangular earth pressure distribution over the depth of influence.

The earth pressure loading described above does not include either earthquake loads or hydrostatic pressures. Unless positive drainage measures are incorporated to prevent water pressure build-up behind the walls, full hydrostatic head should be allowed for in design, while at the same time reducing the unit weight to account for the buoyant condition.

9.5 Groundwater

Groundwater was observed within the well in BH01 at 5.9 m (RL 28.4 m) and BH03 at 5.9 m (RL 17.6 m). Seepage is, however, expected to occur along the top of clay and rock at the soil / rock interface, particularly following prolonged periods of wet weather. Groundwater should be expected for piled foundations (if adopted) for which allowances should be made. It should be noted that groundwater levels can change seasonally and in the short and long term due to climactic variations and other factors.

9.5.1 Groundwater impact

Based on the drawings provided, it is understood that the proposed bulk excavation level is RL 33.45 m for Buildings A and B, and RL 23.45 m for Building C. The groundwater measured from the monitoring wells indicate that the groundwater level is approximately 5.0 m below the proposed excavation levels.

As the proposed bulk excavation levels are unlikely to intercept the groundwater table, the Aquifer Interference Policy does not apply, and a simple risk-based assessment can be undertaken in accordance with the NSW DPIE Groundwater Guidelines.

It is assumed from the measured groundwater levels, that the risk of impact on groundwater and associated groundwater receptors due to the cut and fill earthworks is considered negligible as the development is not expected to significantly intercept the groundwater table. Nevertheless, additional boreholes / wells and longer-term monitoring of groundwater fluctuations should be conducted with this advice to be revised if higher groundwater levels are encountered.

During construction and in the long term, it is anticipated that minor seepage into the cut/excavations may still occur and primarily at the clay and rock surface and this could be readily controlled by perimeter and subfloor drainage connected to a sump-and-pump system.

In January 2022 the NSW Government released a document titled “Guidelines for Groundwater Documentation for SSD/SSI Projects. Technical Guideline”. It is suggested that three monitoring bores should be installed on this site, and groundwater levels monitored using continuous data loggers to meet these requirements.

Generally, water collected from dewatering operations should be suitable for disposal by pumping to stormwater drains subject to confirmation testing of groundwater quality and approval from the Council.

9.6 Foundations

Due to the presence of uncontrolled fill to depths greater than 0.8 m, a site classification of Class P in accordance with AS 2870–2011 “Residential slabs and footings” would generally apply to the site. The high plasticity residual soils indicated at the site would be expected to be highly susceptible to shrinkage and swelling in response to variations in the soil moisture content.

The results of the investigation have indicated that the site is underlain by fill, natural clay soils and siltstone bedrock. The fill material encountered in the current and previous investigations is variable both in composition and consistency or density. While some of the fill may have been placed in a controlled manner, there is uncontrolled fill apparent in other areas. Uncontrolled fill is not recommended as a bearing stratum, and it is recommended that all footings are founded on consistent natural bearing stratum.

Care should be taken to avoid the use of spread footings in the northwestern corner of the site, where soft clay soils were indicated (at CPT05, from 1.2 – 2.2 m depth) and in other areas where there is a risk of supporting footings above soft or compressible materials. Given the relatively sparse testing undertaken, the adoption of high-level (i.e., spread) footings would require a comprehensive programme of investigation (e.g., CPTs) to prove the adequacy of the founding stratum.

For preliminary design purposes, it is recommended that all footings be supported on stiff or better residual clays or the underlying weathered bedrock and not within alluvial soil, which appears to be variable in composition and soft in some areas. Depending on the loadings for the proposed new buildings, foundations are likely to require support upon / within the underlying bedrock. Bored (or continuous flight auger, CFA) piers / piles extending into bedrock could be adopted, particularly in areas of deeper fill and alluvial soils (i.e., in the vicinity of locations CPT04, CPT05 and BH03). Foundations loaded in axial compression may be designed based on the parameters listed in Table 11 below.

Table 11: Recommended Design Parameter for Foundations

Material	End Bearing (kPa)		Shaft Adhesion ¹ (kPa)		Youngs Modulus E (MPa)
	Allowable	Ultimate	Allowable	Ultimate	
Stiff to Hard Residual Soil	150	350	-	-	20
Very low to Low Strength Siltstone	1,000	3,000	100	150	100
Medium Strength (or better)	3,500	10,000	300	500	600

Note: ¹ Shaft adhesion values apply to pile foundations only and where sidewall roughness of at least "R2" is achieved, as per Walker and Pells (1998). Shaft adhesion values should be reduced by 30% for tension (i.e. uplift) loading.

Foundations proportioned on the basis of the allowable bearing pressures in Table 11 would be expected to experience total settlements of less than 1% of the footing width under the applied working load, with differential settlements between adjacent columns expected to be less than half of this value.

Due to the sloping nature of the site and variability in the underlying geology (e.g. near CPT04, CPT05 and BH03), there is potential for foundations to bear within material of varying strength characteristics. Where possible, foundations should be designed to bear upon a uniform bearing stratum in order to reduce the risk of differential settlements between foundations.

Footings designed using the ultimate pressures in Table 11 and a Limit State Design approach will need to consider serviceability which usually governs the design in this case. Settlement and deflection (i.e., Serviceability) calculations may be based on the values of Youngs' modulus provided, which applies for normal static loading mechanisms.

For (ultimate limit state) pile design, a basic geotechnical strength reduction factor, Φ_{gb} , of about 0.5 (or possibly higher) calculated from Table 4.3.2 (A, B, and C) of AS2159-2009: Piling Design and Installation, is considered feasible. However, the design engineer will need to make their own assessment with the final (Φ_{gb}) number being dependent on the design and installation method (and associated risk rating) adopted and other control measures around design and construction. A higher Φ_g value could be achieved if pile load testing is carried out.

Care should be taken to ensure that footings and other load bearing elements are founded at a level that is below the 'zone of influence' of adjacent excavations, pits or tanks. The 'zone of influence' may be taken as an (imaginary) line rising at 45 degrees from the base of the nearby excavation, pit or tank.

9.7 Aggressivity to buried concrete and steel

In accordance with Table 6.4.2(C) and Table 6.5.2(C) in AS2159-2009, the results of the chemical laboratory testing indicate that the natural soils present at the site are 'mildly aggressive' to 'non-aggressive' to buried concrete and 'non-aggressive' to buried steel.

9.8 Salinity

The NSW Salinity Potential Map for Western Sydney indicates a moderate salinity potential category is relevant for the site and its immediate surrounds.

Soil salinity is assessed with respect to electrical conductivity after conversion of the results to E_{Ce} (electrical conductivity of a saturated extract) by multiplication with a factor dependent on soil texture. Once converted, the E_{Ce} value is compared to the guideline ranges listed in Table 12.

Table 12: Soil Salinity Classification

Class	EC _e (dS/m)	Implication
Non-Saline	<2	Salinity effects are mostly negligible
Slightly Saline	2 – 4	Yields of sensitive crops affected
Moderately Saline	4 – 8	Yield of many crops affected
Very Saline	8 – 16	Only tolerant crops yield satisfactory
Highly Saline	>16	Only a few very tolerant crops yield satisfactory

The results of the testing (Section 6, Table 6) show that ‘non-saline’ and ‘slightly’ saline soil conditions are present at the subject site.

Based on the results obtained, a salinity management plan (SMP) is not considered to be required for the proposed site development and earthworks.

9.9 Seismic Design and Site Classification

A Hazard Factor (Z) of 0.08 would be appropriate for the development site in accordance with Australian Standard AS 1170.4 – 2007 Structural design actions – Part 4: Earthquake actions in Australia. The site sub-soil class is generally considered to be Class B_e although there are some localised areas that would strictly be C_e due to the depth of weathered low strength rock being greater than 3 m in some areas of the proposed building footprint. Also, where the construction of engineered fill platforms will increase the thickness of soil to greater than 3 m, such areas would also require a C_e classification.

10. Further investigations

Based on the investigation results, it is noted that geological condition changes significantly within the south-western part of the site. The CPT testing results from the location of CPT10 indicate that there is possible extremely weathered rock at the shallow depth. However, BH03 indicates that the extremely weathered rock is at about 9.0 m below ground level. Considering the proximity between CPT10 and BH03, it is recommended that additional boreholes and / or CPT testing is undertaken to clarify uncertainty of sub-surface conditions for structural design purposes.

This report includes information from a limited number of test locations. It is recommended to conduct further investigations within the proposed building footprints after the demolition of existing structures is completed.

The additional investigation is subject to the design and loading requirements of the proposed development.

The following possible work is recommended:

- Conduct CPTs at a minimum of eight (8) locations using a truck mounted hydraulic system;
- Drilling of a minimum of four (4) boreholes to the top of the weathered bedrock using auger drilling methods. The boreholes will be extended into the underlying rock using NMLC diamond core drilling methods to obtain 5 m of continuous rock core, or to a maximum depth of 10 m below ground level (but subject to footing design and loads);
- Two (1) groundwater monitoring wells installed in the selected boreholes to supplement the two existing wells; and
- Data loggers installed in the two (2) existing wells and one (1) additional well to allow for monitoring of water level variations for three months.

11. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 15-21 Britton Street, Smithfield NSW in accordance with Douglas' proposal dated 23 January 2024 and acceptance received from Lendlease Investment Management Pty Ltd dated 24 January 2024. The work was carried out under the agreed Lendlease Professionals Services Contract, dated 23 February 2024. This report is provided for the exclusive use of Lendlease Investment Management Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and / or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and / or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and / or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the geotechnical components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

The scope of work for this investigation did not include the assessment of surface or sub-surface materials or groundwater for contaminants, within or adjacent to the site. Should evidence of fill of unknown origin be noted in the report, and in particular the presence of building demolition materials, it should be recognised that there may be some risk that such fill may contain contaminants and hazardous building materials.

Appendix A

About This Report

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at

the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

continued next page

About this Report

Site Anomalies

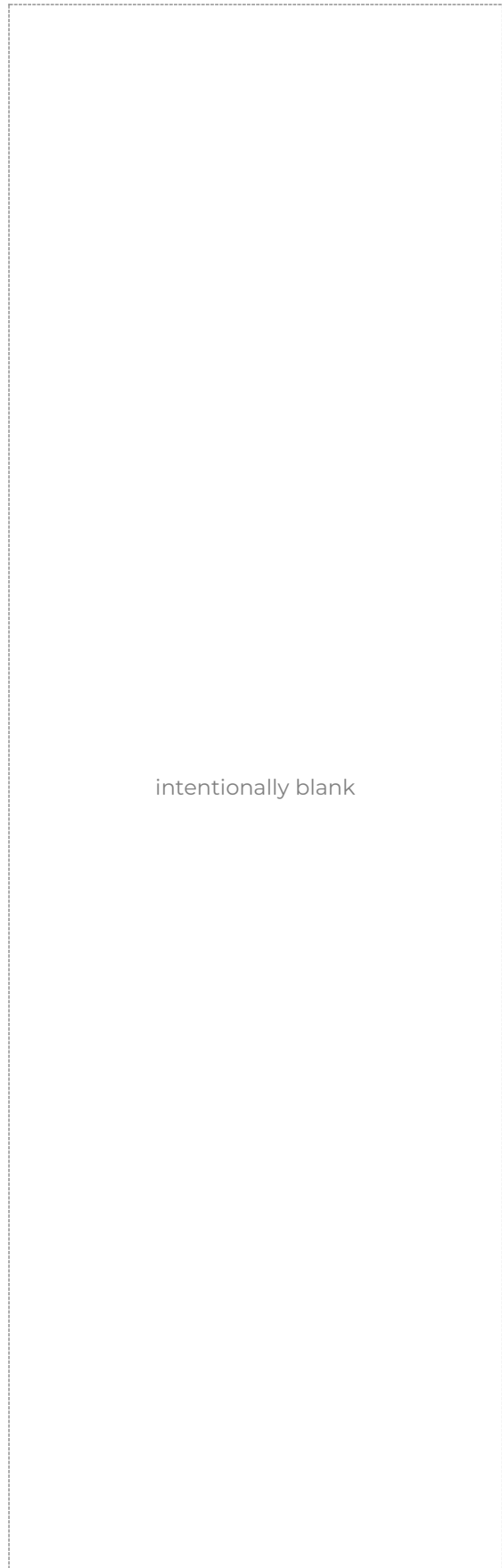
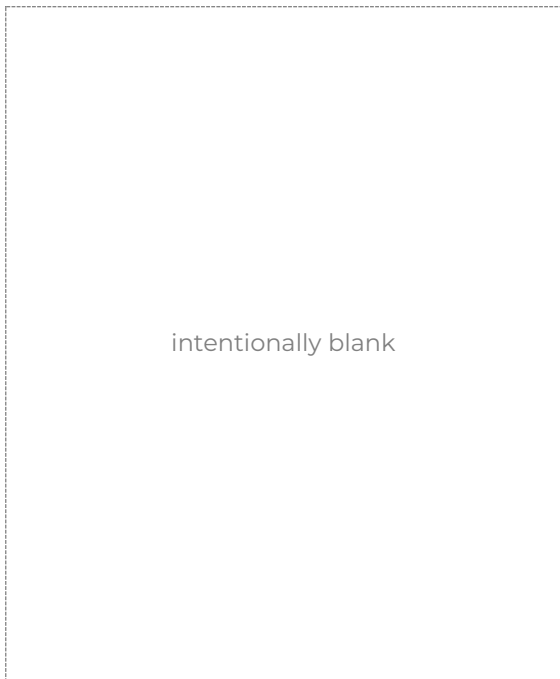
In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.



Appendix B

Drawings



LEGEND	
	Approximate Site Boundary
	Borehole Location
	CPT Location
	Cross Section
	Groundwater Monitoring Well

REV	DESCRIPTION/COMMENT	DATE	DRAWN BY
0	INITIAL ISSUE	20.05.2024	EC/MN

SCALE: 0 20 40 60 80 100 m
1:2000 @ A3

Douglas
PARTNERS
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96-98 Hermitage Rd, West Ryde NSW 2114
(02)9809 0666

CLIENT:
Lendlease Investment Management Pty Ltd

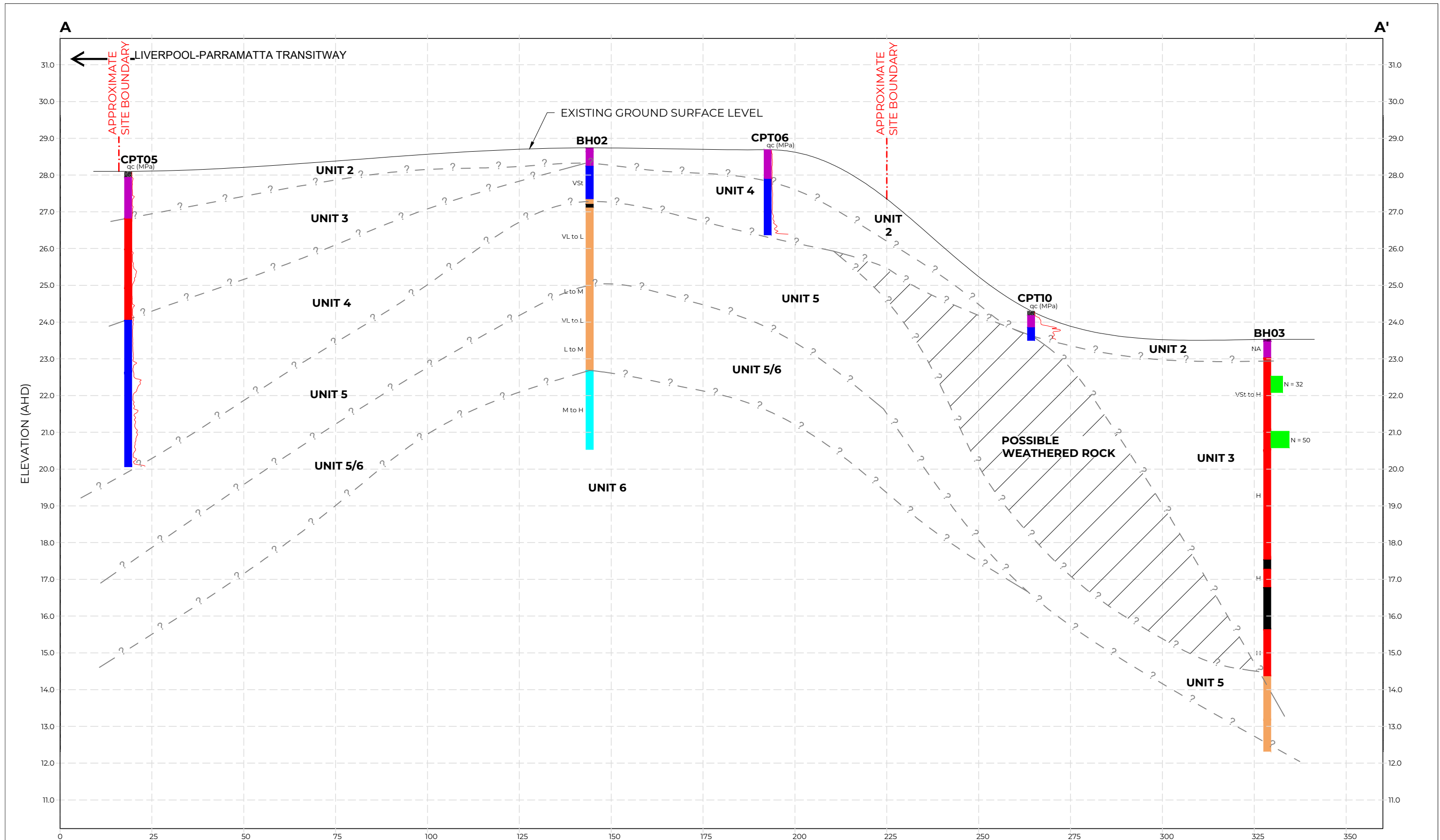
NOTE:
1: Basemap from Metromap (Dated 19.11.2023)

COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 56

PROJECT NAME:
Proposed Multi-Level Warehouse Development
PROJECT ADDRESS:
15-21 Britton Street and 28-54 Percival Road, Smithfield NSW

DRAWING TITLE:
TEST LOCATION PLAN

PROJECT NO.: **226564.00**
DRAWING NO.: **1**
REVISION: **0**



LEGEND			
	UNIT 2	UNIT 5	
	UNIT 3	UNIT 6	
	UNIT 4	SPT	

TESTS / OTHER
 N - Standard penetration test value
 - ? - - - Interpreted geotechnical boundary

ROCK STRENGTH	SOIL CONSISTENCY
VL- Very Low	vs - Very Soft
L - Low	s - Soft
M - Medium	f - Firm
H - High	st - Stiff
	vst - Very Stiff
	h - Hard

REV	DESCRIPTION/COMMENT	DATE	DRAWN BY
0	INITIAL ISSUE	22.05.2024	EC

SCALE: 0 10 20 30 40
 1:1000 @ A3
 Vertical Exaggeration = 10.0

Douglas
 PARTNERS
 OFFICE: SYDNEY
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 (02) 9809 0666

CLIENT:
Lendlease Investment Management Pty Ltd

NOTES
 1. Subsurface conditions are accurate at the borehole locations only. Variations in subsurface conditions may occur between borehole locations. Interpreted strata boundaries are approximate and should be used as a guide only.
 2. Summary logs only and should be read in conjunction with detailed logs.
 3. Horizontal and vertical scales are not equal.

PROJECT NAME:
Proposed Multi-Level Warehouse Development
 PROJECT ADDRESS:
15-21 Britton Street and 28-54 Percival Road, Smithfield NSW

DRAWING TITLE:
INTERPRETED GEOTECHNICAL CROSS SECTION A-A'

PROJECT No:
226564.00
 DRAWING No:
2
 REVISION:
0

Appendix C

Borehole Logs



Introduction to Terminology, Symbols and Abbreviations

Douglas Partners' reports, investigation logs, and other correspondence may use terminology which has quantitative or qualitative connotations. To remove ambiguity or uncertainty surrounding the use of such terms, the following sets of notes pages may be attached Douglas Partners' reports, depending on the work performed and conditions encountered:

- Soil Descriptions;
- Rock Descriptions; and
- Sampling, insitu testing, and drilling methodologies

In addition to these pages, the following notes generally apply to most documents.

Abbreviation Codes

Site conditions may also be presented in a number of different formats, such as investigation logs, field mapping, or as a written summary. In some of these formats textual or symbolic terminology may be presented using textual abbreviation codes or graphic symbols, and, where commonly used, these are listed alongside the terminology definition. For ease of identification in these note pages, textual codes are presented in these notes in the following style **XW**. Code usage conforms with the following guidelines:

- Textual codes are case insensitive, although herein they are generally presented in upper case; and
- Textual codes are contextual (i.e. the same or similar combinations of characters may be used in different contexts with different meanings (for example `PL` is used for plastic limit in the context of soil moisture condition, as well as in `PL(A)` for point load test result in the testing results column)).

Data Integrity Codes

Subsurface investigation data recorded by Douglas Partners is generally managed in a highly structured database environment, where records "span" between a top and bottom depth interval. Depth interval "gaps" between records are considered to introduce ambiguity, and, where appropriate, our practice guidelines may require contiguous data sets. Recording meaningful data is not always appropriate (for example assigning a "strength" to a concrete pavement) and the following codes may be used to maintain contiguity in such circumstances.

Term	Description	Abbreviation Code
Core loss	No core recovery	KL
Unknown	Information was not available to allow classification of the property. For example, when auguring in loose, saturated sand auger cuttings may not be returned.	UK
No data	Information required to allow classification of the property was not available. For example, if drilling is commenced from the base of a hole predrilled by others	ND
Not Applicable	Derivation of the properties not appropriate or beyond the scope of the investigation. For example, providing a description of the strength of a concrete pavement	NA

Graphic Symbols

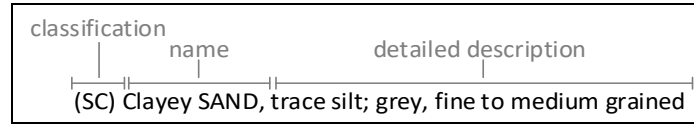
Douglas Partners' logs contain a "graphic" column which provides a pictorial representation of the basic composition of the material. The symbols used are directly representing the material name stated in the adjacent "Description of Strata" column, and as such no specific graphic symbology legend has been provided in these notes.

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Introduction

All materials which are not considered to be “in-situ rock” are described in general accordance with the soil description model of AS 1726-2017 Part 6.1.3, and can be broken down into the following description structure:



The “classification” comprises a two character “group symbol” providing a general summary of dominant soil characteristics. The “name” summarises the particle sizes within the soil which most influence its behaviour. The detailed description presents more information about composition, condition, structure, and origin of the soil.

Classification, naming and description of soils require the relative proportion of particles of different sizes within the whole soil mixture to be considered.

Particle size designation and Behaviour Model

Solid particles within a soil are differentiated on the basis of size.

The engineering behaviour properties of a soil can subsequently be modelled to be either “fine grained” (also known as “cohesive” behaviour) or “coarse grained” (“non cohesive” behaviour), depending on the relative proportion of fine or coarse fractions in the soil mixture.

Particle Size Designation	Particle Size (mm)	Behaviour Model	
		Behaviour	Approximate Dry Mass
Boulder	>200	Excluded from particle behaviour model as “oversize”	
Cobble	63 - 200		
Gravel ¹	2.36 - 63	Coarse	>65%
Sand ¹	0.075 - 2.36		
Silt	0.002 - 0.075	Fine	>35%
Clay	<0.002		

¹ – refer grain size subdivision descriptions below

The behaviour model boundaries defined above are not precise, and the material behaviour should be assumed from the name given to the material (which considers the particle fraction which dominates the behaviour, refer “component proportions” below), rather than strict observance of the proportions of particle sizes. For example, if a material is named a “Sandy CLAY”, this is indicative that the material exhibits fine grained behaviour, even if the dry mass of coarse grained material may exceed 65%.

Component proportions

The relative proportion of the dry mass of each particle size fraction is assessed to be a “primary”, “secondary”, or “minor” component of the soil mixture, depending on its influence over the soil behaviour.

Component Proportion Designation	Definition ¹	Relative Proportion	
		In Fine Grained Soil	In Coarse Grained Soil
Primary	The component (particle size designation, refer above) which dominates the engineering behaviour of the soil	The clay/silt component with the greater proportion	The sand/gravel component with the greater proportion
Secondary	Any component which is not the primary, but is significant to the engineering properties of the soil	Any component with greater than 30% proportion	Any granular component with greater than 30%; or Any fine component with greater than 12%
Minor ²	Present in the soil, but not significant to its engineering properties	All other components	All other components

¹ As defined in AS1726-2017 6.1.4.4

² In the detailed material description, minor components are split into two further sub-categories. Refer “identification of minor components” below.

Composite Materials

In certain situations, a lithology description may describe more than one material, for example, collectively describing a layer of interbedded sand and clay. In such a scenario, the two materials would be described independently, with the names preceded or followed by a statement describing the arrangement by which the materials co-exist. For example, “INTERBEDDED Silty CLAY AND SAND”.

Classification

The soil classification comprises a two character group symbol. The first character identifies the primary component. The second character identifies either the grading or presence of fines in a coarse grained soil, or the plasticity in a fine grained soil. Refer AS1726-2017 6.1.6 for further clarification.

Soil Name

For most soils, the name is derived with the primary component included as the noun (in upper case), preceded by any secondary components stated in an adjective form. In this way, the soil name also describes the general composition and indicates the dominant behaviour of the material.

Component ¹	Prominence in Soil Name
Primary	Noun (eg "CLAY")
Secondary	Adjective modifier (eg "Sandy")
Minor	No influence

¹ – for determination of component proportions, refer component proportions on previous page

For materials which cannot be disaggregated, or which are not comprised of rock or mineral fragments, the names "ORGANIC MATTER" or "ARTIFICIAL MATERIAL" may be used, in accordance with AS1726-2017 Table 14.

Commercial or colloquial names are not used for the soil name where a component derived name is possible (for example "Gravelly SAND" rather than "CRACKER DUST").

Materials of "fill" or "topsoil" origin are generally assigned a name derived from the primary/secondary component (where appropriate). In log descriptions this is preceded by uppercase "FILL" or "TOPSOIL". Origin uncertainty is indicated in the description by the characters (?), with the degree of uncertainty described (using the terms "probably" or "possibly" in the origin column, or at the end of the description).

Identification of minor components

Minor components are identified in the soil description immediately following the soil name. The minor component fraction is usually preceded with a term indicating the relative proportion of the component.

Minor Component Proportion Term	Relative Proportion	
	In Fine Grained Soil	In Coarse Grained Soil
With	All fractions: 15-30%	Clay/silt: 5-12% sand/gravel: 15-30%
Trace	All fractions: 0-15%	Clay/silt: 0-5% sand/gravel: 0-15%

The terms "with" and "trace" generally apply only to gravel or fine particle fractions. Where cobbles/boulders are encountered in minor proportions (generally less than about 12%) the term "occasional" may be used. This term describes the sporadic distribution of the material within the confines of the investigation excavation only, and there may be considerable variation in proportion over a wider area which is difficult to factually characterise due to the relative size of the particles and the investigation methods.

Soil Composition

Plasticity

Descriptive Term	Laboratory liquid limit range	
	Silt	Clay
Non-plastic materials	Not applicable	Not applicable
Low plasticity	≤50	≤35
Medium plasticity	Not applicable	>35 and ≤50
High plasticity	>50	>50

Note, Plasticity descriptions generally describe the plasticity behaviour of the whole of the fine grained soil, not individual fine grained fractions.

Grain Size

Type	Particle size (mm)	
	Gravel	Coarse
	Medium	6.7 - 19
	Fine	2.36 - 6.7
Sand	Coarse	0.6 - 2.36
	Medium	0.21 - 0.6
	Fine	0.075 - 0.21

Grading

Grading Term	Particle size (mm)
Well	A good representation of all particle sizes
Poorly	An excess or deficiency of particular sizes within the specified range
Uniformly	Essentially of one size
Gap	A deficiency of a particular size or size range within the total range

Note, AS1726-2017 provides terminology for additional attributes not listed here.

Soil Condition

Moisture

The moisture condition of soils is assessed relative to the plastic limit for fine grained soils, while for coarse grained soils it is assessed based on the appearance and feel of the material. The moisture condition of a material is considered to be independent of stratigraphy (although commonly these are related), and this data is presented in its own column on logs.

Applicability	Term	Tactile Assessment	Abbreviation code
Fine	Dry of plastic limit	Hard and friable or powdery	w<PL
	Near plastic limit	Can be moulded	w=PL
	Wet of plastic limit	Water residue remains on hands when handling	w>PL
	Near liquid limit	"oozes" when agitated	w=LL
	Wet of liquid limit	"oozes"	w>LL
Coarse	Dry	Non-cohesive and free running	D
	Moist	Feels cool, darkened in colour, particles may stick together	M
	Wet	Feels cool, darkened in colour, particles may stick together, free water forms when handling	W

The abbreviation code **NDF**, meaning "not-assessable due to drilling fluid use" may also be used.

Note, observations relating to free ground water or drilling fluids are provided independent of soil moisture condition.

Consistency/Density/Compaction/Cementation/Extremely Weathered Material

These concepts give an indication of how the material may respond to applied forces (when considered in conjunction with other attributes of the soil). This behaviour can vary independent of the composition of the material, and on logs these are described in an independent column and are generally mutually exclusive (i.e it is inappropriate to describe both consistency and compaction at the same time). The method by which the behaviour is described depends on the behaviour model and other characteristics of the soil as follows:

- In fine grained soils, the "consistency" describes the ease with which the soil can be remoulded, and is generally correlated against the materials undrained shear strength;
- In granular materials, the relative density describes how tightly packed the particles are, and is generally correlated against the density index;
- In anthropogenically modified materials, the compaction of the material is described qualitatively;
- In cemented soils (both natural and anthropogenic), the cemented "strength" is described qualitatively, relative to the difficulty with which the material is disaggregated; and
- In soils of extremely weathered material origin, the engineering behaviour may be governed by relic rock features, and expected behaviour needs to be assessed based the overall material description.

Quantitative engineering performance of these materials may be determined by laboratory testing or estimated by correlated field tests (for example penetration or shear vane testing). In some cases, performance may be assessed by tactile or other subjective methods, in which case investigation logs will show the estimated value enclosed in round brackets, for example **(VS)**.

Consistency (fine grained soils)

Consistency Term	Tactile Assessment	Undrained Shear Strength (kPa)	Abbreviation Code
Very soft	Extrudes between fingers when squeezed	<12	VS
Soft	Mouldable with light finger pressure	>12 - ≤25	S
Firm	Mouldable with strong finger pressure	>25 - ≤50	F
Stiff	Cannot be moulded by fingers	>50 - ≤100	St
Very stiff	Indented by thumbnail	>100 - ≤200	VSt
Hard	Indented by thumbnail with difficulty	>200	H
Friable	Easily crumbled or broken into small pieces by hand	-	Fr

Relative Density (coarse grained soils)

Relative Density Term	Density Index	Abbreviation Code
Very loose	<15	VL
Loose	>15 - ≤35	L
Medium dense	>35 - ≤65	MD
Dense	>65 - ≤85	D
Very dense	>85	VD

Note, tactile assessment of relative density is difficult, and generally requires penetration testing, hence a tactile assessment guide is not provided.

Compaction (anthropogenically modified soil)

Compaction Term	Abbreviation Code
Well compacted	WC
Poorly compacted	PC
Moderately compacted	MC
Variably compacted	VC

Cementation (natural and anthropogenic)

Cementation Term	Abbreviation Code
Moderately cemented	MOD
Weakly cemented	WEK

Extremely Weathered Material

AS1726-2017 considers weathered material to be soil if the unconfined compressive strength is less than 0.6 MPa (i.e. less than very low strength rock). These materials may be identified as “extremely weathered material” in reports and by the abbreviation code **XWM** on log sheets. This identification is not correlated to any specific qualitative or quantitative behaviour, and the engineering properties of this material must therefore be assessed according to engineering principles with reference to any relic rock structure, fabric, or texture described in the description.

Soil Origin

Term	Description	Abbreviation Code
Residual	Derived from in-situ weathering of the underlying rock	RS
Extremely weathered material	Formed from in-situ weathering of geological formations. Has strength of less than ‘very low’ as per as1726 but retains the structure or fabric of the parent rock.	XWM
Alluvial	Deposited by streams and rivers	ALV
Estuarine	Deposited in coastal estuaries	EST
Marine	Deposited in a marine environment	MAR
Lacustrine	Deposited in freshwater lakes	LAC
Aeolian	Carried and deposited by wind	AEO
Colluvial	Soil and rock debris transported down slopes by gravity	COL
Slopewash	Thin layers of soil and rock debris gradually and slowly deposited by gravity and possibly water	SW
Topsoil	Mantle of surface soil, often with high levels of organic material	TOP
Fill	Any material which has been moved by man	FILL
Littoral	Deposited on the lake or seashore	LIT
Unidentifiable	Not able to be identified	UID

Cobbles and Boulders

The presence of particles considered to be “oversize” may be described using one of the following strategies:

- Oversize encountered in a minor proportion (when considered relative to the wider area) are noted in the soil description; or
- Where a significant proportion of oversize is encountered, the cobbles/boulders are described independent of the soil description, in a similar manner to composite soils (described above) but qualified with “MIXTURE OF”.





Rock Strength

Rock strength is defined by the unconfined compressive strength, and it refers to the strength of the rock substance and not the strength of the overall rock mass, which may be considerably weaker due to defects.

The Point Load Strength Index $I_{s(50)}$ is commonly used to provide an estimate of the rock strength and site specific correlations should be developed to allow UCS values to be determined. The point load strength test procedure is described by Australian Standard AS4133.4.1-2007. The terms used to describe rock strength are as follows:

Strength Term	Unconfined Compressive Strength (MPa)	Point Load Index ¹ $I_{s(50)}$ MPa	Abbreviation Code
Very low	0.6 - 2	0.03 - 0.1	VL
Low	2 - 6	0.1 - 0.3	L
Medium	6 - 20	0.3 - 1.0	M
High	20 - 60	1 - 3	H
Very high	60 - 200	3 - 10	VH
Extremely high	>200	>10	EH

¹ Rock strength classification is based on UCS. The UCS to $I_{s(50)}$ ratio varies significantly for different rock types and specific ratios may be required for each site. The point load Index ranges shown above are as suggested in AS1726 and should not be relied upon without supporting evidence.

The following abbreviation codes are used for soil layers or seams of material “within rock” but for which the equivalent UCS strength is less than 0.6 MPa.

Scenario	Abbreviation Code
The material encountered has an equivalent UCS strength of less than 0.6 MPa, and therefore is considered to be soil (as per Note 1 of Table 20 of AS 1726-2017). The properties of the material encountered over this interval are described in the “Description of Strata” and soil properties columns.	SOIL
The material encountered has an equivalent UCS strength of less than 0.6 MPa, and therefore is considered to be soil (as per Note 1 of Table 20 of AS 1726-2017). The prominence of the material is such that it can be considered to be a seam (as defined in Table 22 of AS1726-2017) and the properties of the material are described in the defect column.	SEAM

Degree of Weathering

The degree of weathering of rock is classified as follows:

Weathering Term	Description	Abbreviation Code
Residual Soil ¹	Material is weathered to such an extent that it has soil properties. Mass structure and material texture and fabric of original rock are no longer visible, but the soil has not been significantly transported.	RS
Extremely weathered ¹	Material is weathered to such an extent that it has soil properties. Mass structure and material texture and fabric of original rock are still visible	XW
Highly weathered	The whole of the rock material is discoloured, usually by iron staining or bleaching to the extent that the colour of the original rock is not recognisable. Rock strength is significantly changed by weathering. Some primary minerals have weathered to clay minerals. Porosity may be increased by leaching or may be decreased due to deposition of weathering products in pores.	HW
Moderately weathered	The whole of the rock material is discoloured, usually by iron staining or bleaching to the extent that the colour of the original rock is not recognisable but shows little or no change of strength from fresh rock.	MW
Slightly weathered	Rock is partially discoloured with staining or bleaching along joints but shows little or no change of strength from fresh rock.	SW
Fresh	No signs of decomposition or staining.	FR
Note: If HW and MW cannot be differentiated use DW (see below)		
Distinctly weathered	Rock strength usually changed by weathering. The rock may be highly discoloured, usually by iron staining. Porosity may be increased by leaching or may be decreased due to deposition of weathered products in pores.	DW

¹ The parent rock type, of which the residual/extremely weathered material is a derivative, will be stated in the description (where discernible).

Degree of Alteration

The degree of alteration of the rock material (physical or chemical changes caused by hot gasses or liquids at depth) is classified as follows:

Term	Description	Abbreviation Code
Extremely altered	Material is altered to such an extent that it has soil properties. Mass structure and material texture and fabric of original rock are still visible.	XA
Highly altered	The whole of the rock material is discoloured, usually by staining or bleaching to the extent that the colour of the original rock is not recognisable. Rock strength is changed by alteration. Some primary minerals are altered to clay minerals. Porosity may be increased by leaching or may be decreased due to precipitation of secondary materials in pores.	HA
Moderately altered	The whole of the rock material is discoloured, usually by staining or bleaching to the extent that the colour of the original rock is not recognisable but shows little or no change of strength from fresh rock.	MA
Slightly altered	Rock is slightly discoloured but shows little or no change of strength from fresh rock	SA
Note: If HA and MA cannot be differentiated use DA (see below)		
Distinctly altered	Rock strength usually changed by alteration. The rock may be highly discoloured, usually by staining or bleaching. Porosity may be increased by leaching or may be decreased due to precipitation of secondary minerals in pores.	DA

Degree of Fracturing

The following descriptive classification apply to the spacing of natural occurring fractures in the rock mass. It includes bedding plane partings, joints and other defects, but excludes drilling breaks. These terms are generally not required on investigation logs where fracture spacing is presented as a histogram, and where used are presented in an unabbreviated format.

Term	Description
Fragmented	Fragments of <20 mm
Highly Fractured	Core lengths of 20-40 mm with occasional fragments
Fractured	Core lengths of 30-100 mm with occasional shorter and longer sections
Slightly Fractured	Core lengths of 300 mm or longer with occasional sections of 100-300 mm
Unbroken	Core contains very few fractures

Rock Quality Designation

The quality of the cored rock can be measured using the Rock Quality Designation (RQD) index, defined as:

$$RQD \% = \frac{\text{cumulative length of 'sound' core sections} > 100 \text{ mm long}}{\text{total drilled length of section being assessed}}$$

where 'sound' rock is assessed to be rock of low strength or stronger. The RQD applies only to natural fractures. If the core is broken by drilling or handling (i.e., drilling breaks) then the broken pieces are fitted back together and are not included in the calculation of RQD.

Stratification Spacing

These terms may be used to describe the spacing of bedding partings in sedimentary rocks. Where used, these terms are generally presented in an unabbreviated format

Term	Separation of Stratification Planes
Thinly laminated	< 6 mm
Laminated	6 mm to 20 mm
Very thinly bedded	20 mm to 60 mm
Thinly bedded	60 mm to 0.2 m
Medium bedded	0.2 m to 0.6 m
Thickly bedded	0.6 m to 2 m
Very thickly bedded	> 2 m

Rock Descriptions

Terminology
Symbols
Abbreviations

Defect Descriptions

Defect Type

Term	Abbreviation Code
Bedding plane	B
Infilled seam	IS
Cleavage	CV
Crushed zone	CZ
Decomposed seam	DS
Fault	F
Joint	JT
Lamination	LAM
Parting	P
Shear zone	SZ
Vein	VN
Drilling/handling break	DB , HB
Fracture	FC

Rock Defect Orientation

Term	Abbreviation Code
Horizontal	H
Vertical	V
Sub-horizontal	SH
Sub-vertical	SV

Rock Defect Coating

Term	Abbreviation Code
Clean	CN
Coating	CT
Healed	HE
Infilled	INF
Stained	SN
Tight	TI
Veneer	VNR

Rock Defect Infill

Term	Abbreviation Code
Calcite	CA
Carbonaceous	CBS
Clay	CLAY
Iron oxide	FE
Manganese	MN

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Rock Defect Shape/Planarity

Term	Abbreviation Code
Curved	CU
Irregular	IR
Planar	PR
Stepped	ST
Undulating	UN

Rock Defect Roughness

Term	Abbreviation Code
Polished	PO
Rough	RF
Slickensided	SL
Smooth	SM
Very rough	VR

Defect Orientation

The inclination of defects is always measured from the perpendicular to the core axis.

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Sampling and Testing

A record of samples retained, and field testing performed is usually shown on a Douglas Partners' log with samples appearing to the left of a depth scale, and selected field and laboratory testing (including results, where relevant) appearing to the right of the scale, as illustrated below:

SAMPLE			DEPTH (m)	TESTING	
SAMPLE REMARKS	TYPE	INTERVAL		TEST TYPE	RESULTS AND REMARKS
	SPT		1.0 1.45	SPT	4,9,11 N=20

Sampling

The type or intended purpose for which a sample was taken is indicated by the following abbreviation codes.

Sample Type	Code
Auger sample	A
Bulk sample	B
Core sample	C
Disturbed sample	D
Sample from SPT test	SPT
Environmental sample	ES
Gas sample	G
Undisturbed tube sample	U ¹
Water sample	W
Piston sample	P
Core sample for unconfined compressive strength testing	UCS
Material Sample	MT

¹ – numeric suffixes indicate tube diameter/width in mm

The above codes only indicate that a sample was retained, and not that testing was scheduled or performed.

Field and Laboratory Testing

A record that field and laboratory testing was performed is indicated by the following abbreviation codes.

Test Type	Code
Pocket penetrometer (kPa)	PP
Photo ionisation detector (ppm)	PID
Standard Penetration Test x/y = x blows for y mm penetration HB = hammer bouncing HW = fell under weight of hammer	SPT
Shear vane (kPa)	V
Unconfined compressive strength, (MPa)	UCS

Field and laboratory testing (continued)

Test Type	Code
Point load test, (MPa), axial (A), diametric (D), irregular (I)	PLT(L)
Dynamic cone penetrometer, followed by blow count penetration increment in mm (cone tip, generally in accordance with AS1289.6.3.2)	DCP/150
Perth sand penetrometer, followed by blow count penetration increment in mm (flat tip, generally in accordance with AS1289.6.3.3)	PSP/150

Groundwater Observations

▷	seepage/inflow
▽	standing or observed water level
NFGWO	no free groundwater observed
OBS	observations obscured by drilling fluids

Drilling or Excavation Methods/Tools

The drilling/excavation methods used to perform the investigation may be shown either in a dedicated column down the left-hand edge of the log, or stated in the log footer. In some circumstances abbreviation codes may be used.

Method	Abbreviation Code
Toothed bucket	TB ¹
Mud/blade bucket	MB ¹
Ripping tyne/ripper	R
Rock breaker/hydraulic hammer	RB
Hand auger	HA ¹
NMLC series coring	NMLC
HMLC series coring	HMLC
NQ coring	NQ3
HQ coring	HQ3
PQ coring	PQ3
Push tube	PT ¹
Rock roller	RR ¹
Solid flight auger. Suffixes: /T = tungsten carbide tip, /V = v-shaped tip	AD ¹
Sonic drilling	SON ¹
Vibrocore	VC ¹
Wash bore (unspecified bit type)	WB ¹
Existing exposure	X
Hand tools (unspecified)	HAND
Predrilled	PD
Diatube	DT ¹
Hollow flight auger	HSA ¹
Vacuum excavation	VE

¹ – numeric suffixes indicate tool diameter/width in mm

BOREHOLE LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 34.3 AHD
COORDINATE: E:310303.8, N:6253336.7
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH01
PROJECT No: 226564.00
DATE: 13/02/24
SHEET: 1 of 3

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS					
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN (#)	CONSIS. (°)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	BACKFILL	WELL PIPE
13/02/24 NFGWO 34	0.05	FILL / Silty SAND: pale brown; fine to medium; trace coarse, sub-rounded igneous gravel and rootlets; grass covering.		FILL		w<PL	0.1-0.6m: B sample	D	0.05					
		0.20												
		0.40												
	0.60	FILL / CLAY: pale grey-brown; low plasticity; inclusions of fine, angular to sub-angular igneous gravel. Slight hydrocarbon odour.					A	0.50						
	0.90													
	1.00	CLAY (CI-CH): red mottled pale grey; medium to high plasticity.		RS	VSt	w=PL	A	1.00	SPT	5,9,17 N=26				
	2.10	SHALE: dark grey and orange-brown; extremely weathered. Bringelly Shale					A	2.40						
	2.50													
	2.95	Continued as rock												
	3.0													
	4.0													
	5.0													

NOTES: #Soil origin is "probable" unless otherwise stated. °Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: Scout 4

OPERATOR: Ground Test (GM)

LOGGED: AN

METHOD: AD/T to 2.95m, NMLC to 9.86m

CASING: HW to 2m

REMARKS:

BOREHOLE LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 34.3 AHD
COORDINATE: E:310303.8, N:6253336.7
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH01
PROJECT No: 226564.00
DATE: 13/02/24
SHEET: 3 of 3

CONDITIONS ENCOUNTERED										SAMPLE			TESTING					
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	WEATH.	DEPTH (m)	STRENGTH	RECOVERY (%)	RQD	FRACTURE SPACING (m)	DEFECTS & REMARKS	SAMPLE REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	BACKFILL	WELL PIPE
5.91	5.50	[CONT] LAMINITE: 70% brown/dark grey siltstone with 30% orange-brown/grey, fine grained sandstone. Bringelly Shale	HW		5.50	L				5.24m: CS, 100mm 5.35m: FG, 100mm 5.72m CS, 20mm				6	PLT	PL(A)=0.30MPa		
5.91	6.60		MW		6.60	M to L	100	20		5.95-6.50m FG x3, 30-100 mm				7	PLT	PL(A)=0.50MPa		
5.91	7.88	SHALE: dark grey; with 5% grey siltstone lamination. Bringelly Shale			7.88					7.35m: FG, 60mm 7.70m: FG, 50mm 7.85m FG, CBS 100mm				8	PLT	PL(A)=0.30MPa		
5.91	8.55	SANDSTONE: grey mottled pale brown, fine grained; with 20-30% dark grey siltstone. Bringelly Shale	SW		8.55	M to H	100	65		8.27m CS, 60mm				9	PLT	PL(A)=0.50MPa		
5.91	9.79	SHALE: as above			9.79					9.11m: B, 40°, CU, SN, RF 9.25m B, 30°, CU, SN, RF 9.42m: B 0°, IR, SN, RF 9.77m: B, 15°, UN, SN, RF				9	PLT	PL(A)=1.2MPa		
	9.86	Borehole discontinued at 9.86m depth. Target depth reached.												10	PLT	PL(A)=0.40MPa		

NOTES: #Soil origin is "probable" unless otherwise stated.

PLANT: Scout 4

OPERATOR: Ground Test (GM)

LOGGED: AN

METHOD: AD/T to 2.95m, NMLC to 9.86m

CASING: HW to 2m

REMARKS:

Refer to explanatory notes for symbol and abbreviation definitions



CORE PHOTO LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 34.3 AHD
COORDINATE: E:310303.8, N:6253336.7
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH01
PROJECT No: 226564.00
DATE: 13/02/24
SHEET: 1 of 1



2.95-7.00 m depth



7.00-9.86 m depth

BOREHOLE LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 28.7 AHD
COORDINATE: E:310055.4, N:6253312.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH02
PROJECT No: 226564.00
DATE: 13/02/24
SHEET: 1 of 3

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN (#)	CONSIS. (°)	DENSITY (°)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
13/02/24 NFGWO	0.10	FILL / Silty CLAY: dark brown; low plasticity; trace rootlets; grass covering.		FILL TOP			w>PL	0.1-0.5m: B Sample	B	0.10	0.10 0.20 0.40 0.50 0.90 1.00		
		FILL / CLAY: dark grey and orange; medium plasticity; inclusions of fine, sub-angular igneous gravel.		FILL			w=PL		A	0.20			
	0.50	CLAY (CI-CH): red mottled pale grey; medium to high plasticity.							A	0.40			
									A	0.50			
	1.00			RS	VSt	w>PL		A	0.90				
	1.40	SHALE: pale brown, pale grey and orange; extremely weathered. Bringelly Shale											
	1.53	Continued as rock											
	2.00												
	3.00												
	4.00												

NOTES: #Soil origin is "probable" unless otherwise stated. °Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: Scout 4

OPERATOR: Ground Test (GM)

LOGGED: AN

METHOD: AD/T to 1.53m, NMLC to 8.21m

CASING: HW to 1.53m

REMARKS:

Refer to explanatory notes for symbol and abbreviation definitions



BOREHOLE LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 28.7 AHD
COORDINATE: E:310055.4, N:6253312.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH02
PROJECT No: 226564.00
DATE: 13/02/24
SHEET: 2 of 3

CONDITIONS ENCOUNTERED										SAMPLE			TESTING					
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	WEATH.	DEPTH (m)	STRENGTH	RECOVERY (%)	RQD	FRACTURE SPACING (m)	DEFECTS & REMARKS	SAMPLE REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	BACKFILL	WELL PIPE
13/02/24 NFGWO	0.20																	
	1																	
	1.53	Continued from soil CORE LOSS: 100mm																
	1.63	LAMINITE: 60% brown/pale brown/pale grey siltstone with 40% brown/pale brown/orange-brown, fine grained sandstone. Bringelly Shale	HW				87	75		150m, Unless otherwise stated below, rock is fractured along B0°-10°, PR, RF, SN 1.63m: CS, 20mm								
	2									1.75-2.60m: FG x3, 30-50 mm								
	2.34									2.34m: CS, 40mm 2.60-2.80m: FG, 20mm					PLT	PL(A)=0.10MPa		
	2.63									2.63m: CS, 20mm								
	3									2.80-3.36m: FG x4, 10-30 mm					PLT	PL(A)=0.30MPa		
	3.30						100	40		2.83m: JT, 65°, IR, SN, RF 3.55m: B, 2°, ST, SN, RF 3.71m: B, 0°, IR, SN, RF 3.88m: B, 0°, UN, SN, RF								
	4		MW							4.18m: B, 0°, IR, SN, RF								
	4.50														PLT	PL(A)=0.30MPa		
	4.90						100	85		4.67m: CS, 30mm								
															PLT	PL(A)=0.10MPa		

NOTES: #Soil origin is "probable" unless otherwise stated.

PLANT: Scout 4
METHOD: AD/T to 1.53m, NMLC to 8.21m
REMARKS:

OPERATOR: Ground Test (GM)

LOGGED: AN
CASING: HW to 1.53m



BOREHOLE LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 28.7 AHD
COORDINATE: E:310055.4, N:6253312.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH02
PROJECT No: 226564.00
DATE: 13/02/24
SHEET: 3 of 3

CONDITIONS ENCOUNTERED										SAMPLE			TESTING					
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	WEATH.	DEPTH (m)	STRENGTH	RECOVERY (%)	RQD	FRACTURE SPACING (m)	DEFECTS & REMARKS	SAMPLE REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	BACKFILL	WELL PIPE
	6.05	[CONT] LAMINITE: 60% brown/pale brown/pale grey siltstone with 40% brown/pale brown/orange-brown, fine grained sandstone. Bringelly Shale	MW		6.05	L	100	85		5.26m: CS, 20mm 5.51m: CS, 20mm 5.76-5.83m: B x3, 0°, PR, CT, SM				6	PLT	PL(A)=0.70MPa		
	6.05	SANDSTONE: grey/pale brown, fine grained; with 5-10% dark grey/brown siltstone. Bringelly Shale	SW			M	100	90		6.94m JT, 70°, PR, SN, RF 7.29m: B, 0°, ST, CN, RF 7.47m: CS, 30mm				7	PLT	PL(A)=1.6MPa		
	8.21	Borehole discontinued at 8.21m depth. Target depth reached.				H				8.12m: B, 15°, PR, CN, RF 8.18m: JT, 60°, PR, CN, RF				8	PLT	PL(A)=1.6MPa		

NOTES: #Soil origin is "probable" unless otherwise stated.

PLANT: Scout 4
METHOD: AD/T to 1.53m, NMLC to 8.21m
REMARKS:

OPERATOR: Ground Test (GM)

LOGGED: AN
CASING: HW to 1.53m

CORE PHOTO LOG

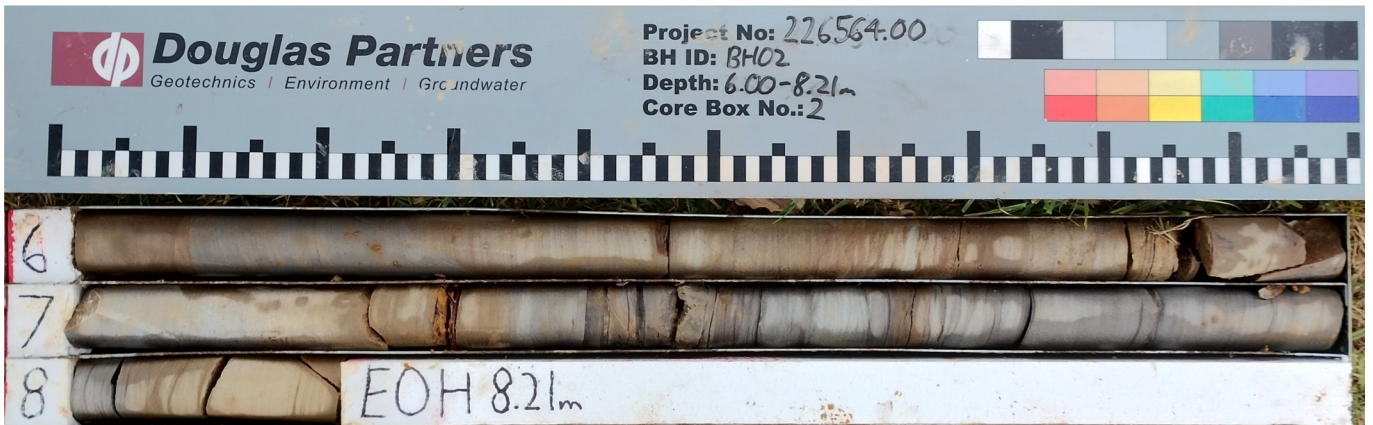
CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 28.7 AHD
COORDINATE: E:310055.4, N:6253312.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH02
PROJECT No: 226564.00
DATE: 13/02/24
SHEET: 1 of 1



1.53-6.00 m depth




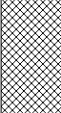





6.00-8.21 m depth

BOREHOLE LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 23.5 AHD
COORDINATE: E:309973.6, N:6253142.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH03
PROJECT No: 226564.00
DATE: 20/04/24
SHEET: 1 of 4

CONDITIONS ENCOUNTERED					SAMPLE			TESTING AND REMARKS						
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN (#)	CONSIS. (°)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	BACKFILL	WELL PIPE
RL (m)	0.06	PAVEMENT: Asphalt 50mm				NA								
		FILL / SAND, with gravel: yellow-brown; fine to medium, sandstone, igneous gravel.		FILL	NA	D		A	0.20 - 0.30					
	0.50	CLAY (CI-CH), trace gravel: red-brown; medium to high plasticity; fine, ironstone gravel.						A	0.50 - 0.55					
		From 0.80m: mottled pale grey						B	0.55 - 0.60					
		1.20m-1.80m: ironstone band						U	0.60 - 0.80					
	1													
	2													
	2.50	CLAY (CI-CH): red-brown mottled grey; medium to high plasticity.						A	1.70 - 1.80					
				XWM possibly ALV		w<PL								
	3.00	CLAY (CI-CH): pale grey mottled orange; medium to high plasticity; with ironstone bands.												
	4													
	19													

NOTES: #Soil origin is "probable" unless otherwise stated. °Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: Scout 4

OPERATOR: Ground Test (GM)

LOGGED: DK

METHOD: AD/T to 3.0m, NMLC to 11.21m

CASING: HW to 3m

REMARKS:

Refer to explanatory notes for symbol and abbreviation definitions



BOREHOLE LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 23.5 AHD
COORDINATE: E:309973.6, N:6253142.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH03
PROJECT No: 226564.00
DATE: 20/04/24
SHEET: 2 of 4

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS					
GROUNDWATER RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN (#)	CONSIS. ⁽¹⁾ DENSITY, ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	BACKFILL	WELL PIPE
	18	[CONT] CLAY (CI-CH): pale grey mottled orange; medium to high plasticity; with ironstone bands.	█	XWM possibly ALV	H	w<PL								
	6.00	CORE LOSS: 250mm	X							6				
	6.25	CLAY (CI-CH): pale grey mottled orange; medium to high plasticity; with ironstone bands.	█	XWM possibly ALV	H	w=PL								
	6.75	CORE LOSS: 1140mm	X											
	7		X							7				
	7.89	CLAY (CI-CH): pale grey mottled orange; medium to high plasticity; with ironstone bands.	█	XWM possibly ALV	H	w=PL				8				
	9.17	Continued as rock								9				
	14													

NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: Scout 4
METHOD: AD/T to 3.0m, NMLC to 11.21m
REMARKS:

OPERATOR: Ground Test (GM)

LOGGED: DK
CASING: HW to 3m

Refer to explanatory notes for symbol and abbreviation definitions



BOREHOLE LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 23.5 AHD
COORDINATE: E:309973.6, N:6253142.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH03
PROJECT No: 226564.00
DATE: 20/04/24
SHEET: 4 of 4

CONDITIONS ENCOUNTERED										SAMPLE			TESTING					
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	WEATH.	DEPTH (m)	STRENGTH	RECOVERY (%)	RQD	FRACTURE SPACING (m)	DEFECTS & REMARKS	SAMPLE REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	BACKFILL	WELL PIPE
	10.36	[CONT] LAMINITE: 80% brown/dark grey siltstone with 20% orange-brown/grey, fine grained sandstone. Bringelly Shale		MW		L				3mm, RF 10.12m: B, 0°, PR, INF Clay 3mm, RF								
	10.37	LAMINITE: 80% dark grey siltstone with 20% pale grey, fine grained sandstone. Bringelly Shale		SW to FR		M to H	100	65		10.30m: B, 0°, PR, INF Clay 4mm, RF 10.37m: B, 0°, PR, INF Clay 10mm, RF 10.45m: B, 0°, PR, VNR Clay, RF 10.60m B, 0°, PR, VNR Clay, RF 10.65m: CS					PLT	PL(A)=1.4MPa		
	10.86			SW to FR		M to H				10.81m: B, 0°, PR, INF Clay 7mm, RF								
	10.96			SW to FR		M to H				10.94m B, 0°, PR, INF Clay 3mm, RF 10.96m: DS 11.07m: B, 0°, PR, RF					PLT	PL(A)=0.70MPa		
	11.21	Borehole discontinued at 11.21m depth. Target depth reached.																

NOTES: #Soil origin is "probable" unless otherwise stated.

PLANT: Scout 4
METHOD: AD/T to 3.0m, NMLC to 11.21m
REMARKS:

OPERATOR: Ground Test (GM)

LOGGED: DK
CASING: HW to 3m

Refer to explanatory notes for symbol and abbreviation definitions



CORE PHOTO LOG

CLIENT: Lendlease Investment Management Pty Ltd
PROJECT: Proposed Multi-Level Warehouse Development
LOCATION: 15-21 Britton Street & 28-54 Percival Road, Smithfield

SURFACE LEVEL: 23.5 AHD
COORDINATE: E:309973.6, N:6253142.6
DATUM/GRID: MGA2020 Zone 56
DIP/AZIMUTH: 90°/---°

LOCATION ID: BH03
PROJECT No: 226564.00
DATE: 20/04/24
SHEET: 1 of 1



Core Box 1: 3.00-7.00 m depth



Core Box 2: 7.00-11.21 m depth

Appendix D

CPT Results

Introduction

The Cone Penetration Test (CPT) is a sophisticated soil profiling test carried out in-situ. A special cone shaped probe is used which is connected to a digital data acquisition system. The cone and adjoining sleeve section contain a series of strain gauges and other transducers which continuously monitor and record various soil parameters as the cone penetrates the soils.

The soil parameters measured depend on the type of cone being used, however they always include the following basic measurements

- Cone tip resistance q_c
- Sleeve friction f_s
- Inclination (from vertical) i
- Depth below ground z

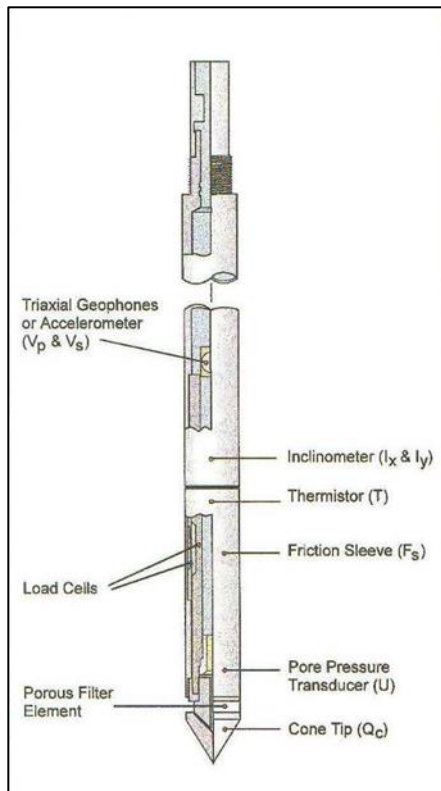


Figure 1: Cone Diagram

The inclinometer in the cone enables the verticality of the test to be confirmed and, if required, the vertical depth can be corrected.

The cone is thrust into the ground at a steady rate of about 20 mm/sec, usually using the hydraulic rams of a purpose built CPT rig, or a drilling rig. The testing is carried out in accordance with the Australian Standard AS1289 Test 6.5.1.



Figure 2: Purpose built CPT rig

The CPT can penetrate most soil types and is particularly suited to alluvial soils, being able to detect fine layering and strength variations. With sufficient thrust the cone can often penetrate a short distance into weathered rock. The cone will usually reach refusal in coarse filling, medium to coarse gravel and on very low strength or better rock. Tests have been successfully completed to more than 60 m.

Types of CPTs

Douglas Partners (and its subsidiary GroundTest) owns and operates the following types of CPT cones:

Type	Measures
Standard	Basic parameters (q_c , f_s , i & z)
Piezocone	Dynamic pore pressure (u) plus basic parameters. Dissipation tests estimate consolidation parameters
Conductivity	Bulk soil electrical conductivity (\square) plus basic parameters
Seismic	Shear wave velocity (V_s), compression wave velocity (V_p), plus basic parameters

Strata Interpretation

The CPT parameters can be used to infer the Soil Behaviour Type (SBT), based on normalised values of cone resistance (Q_t) and friction ratio (F_r). These are used in conjunction with soil classification charts, such as the one below (after Robertson 1990)

Cone Penetration testing

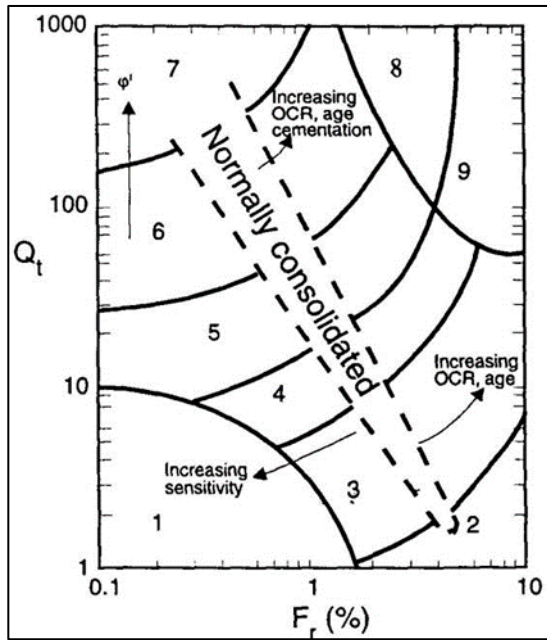


Figure 3: Soil Classification Chart

DP's in-house CPT software provides computer aided interpretation of soil strata, generating soil descriptions and strengths for each layer. The software can also produce plots of estimated soil parameters, including modulus, friction angle, relative density, shear strength and over consolidation ratio.

DP's CPT software helps our engineers quickly evaluate the critical soil layers and then focus on developing practical solutions for the client's project.

Engineering Applications

There are many uses for CPT data. The main applications are briefly introduced below:

Settlement

CPT provides a continuous profile of soil type and strength, providing an excellent basis for settlement analysis. Soil compressibility can be estimated from cone derived moduli, or known consolidation parameters for the critical layers (eg. from laboratory testing). Further, if pore pressure dissipation tests are undertaken using a piezocone, in-situ consolidation coefficients can be estimated to aid analysis.

Pile Capacity

The cone is, in effect, a small scale pile and, therefore, ideal for direct estimation of pile capacity. DP's in-house program ConePile can analyse most pile types and produces pile capacity versus depth plots. The analysis methods are based on proven static theory and empirical studies, taking account of scale effects, pile materials and method of installation.

The results are expressed in limit state format, consistent with the Piling Code AS2159.

Dynamic or Earthquake Analysis

CPT and, in particular, Seismic CPT are suitable for dynamic foundation studies and earthquake response analyses, by profiling the low strain shear modulus G_0 . Techniques have also been developed relating CPT results to the risk of soil liquefaction.

Other Applications

Other applications of CPT include ground improvement monitoring (testing before and after works), salinity and contaminant plume mapping (conductivity cone), preloading studies and verification of strength gain.

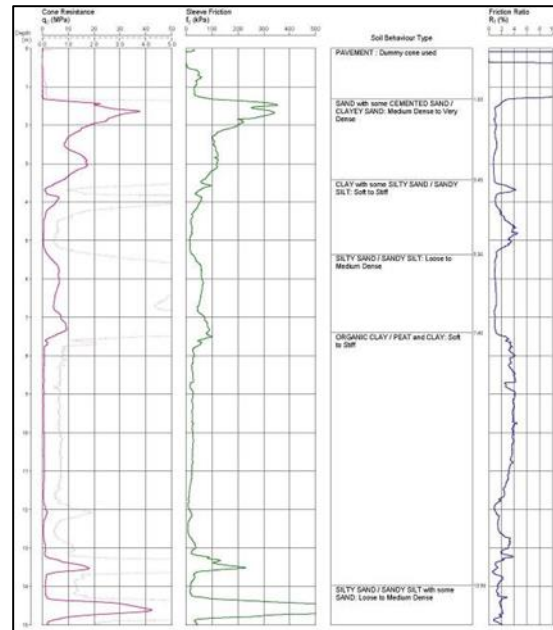
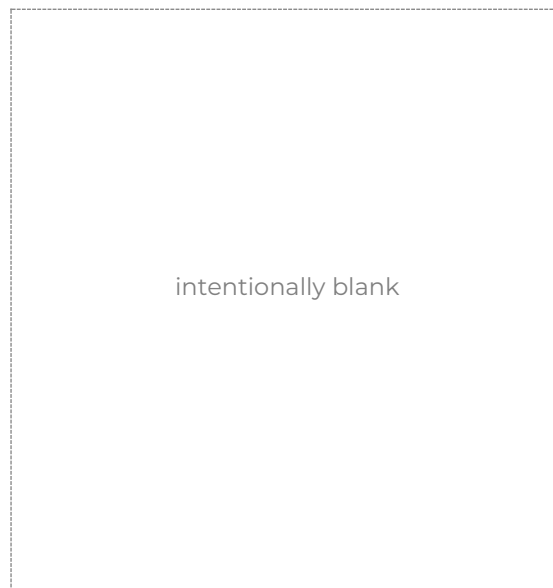


Figure 4: Sample Cone Plot



CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 28-54 PERCIVAL STREET, SMITHFIELD

REDUCED LEVEL: 36.0 m AHD

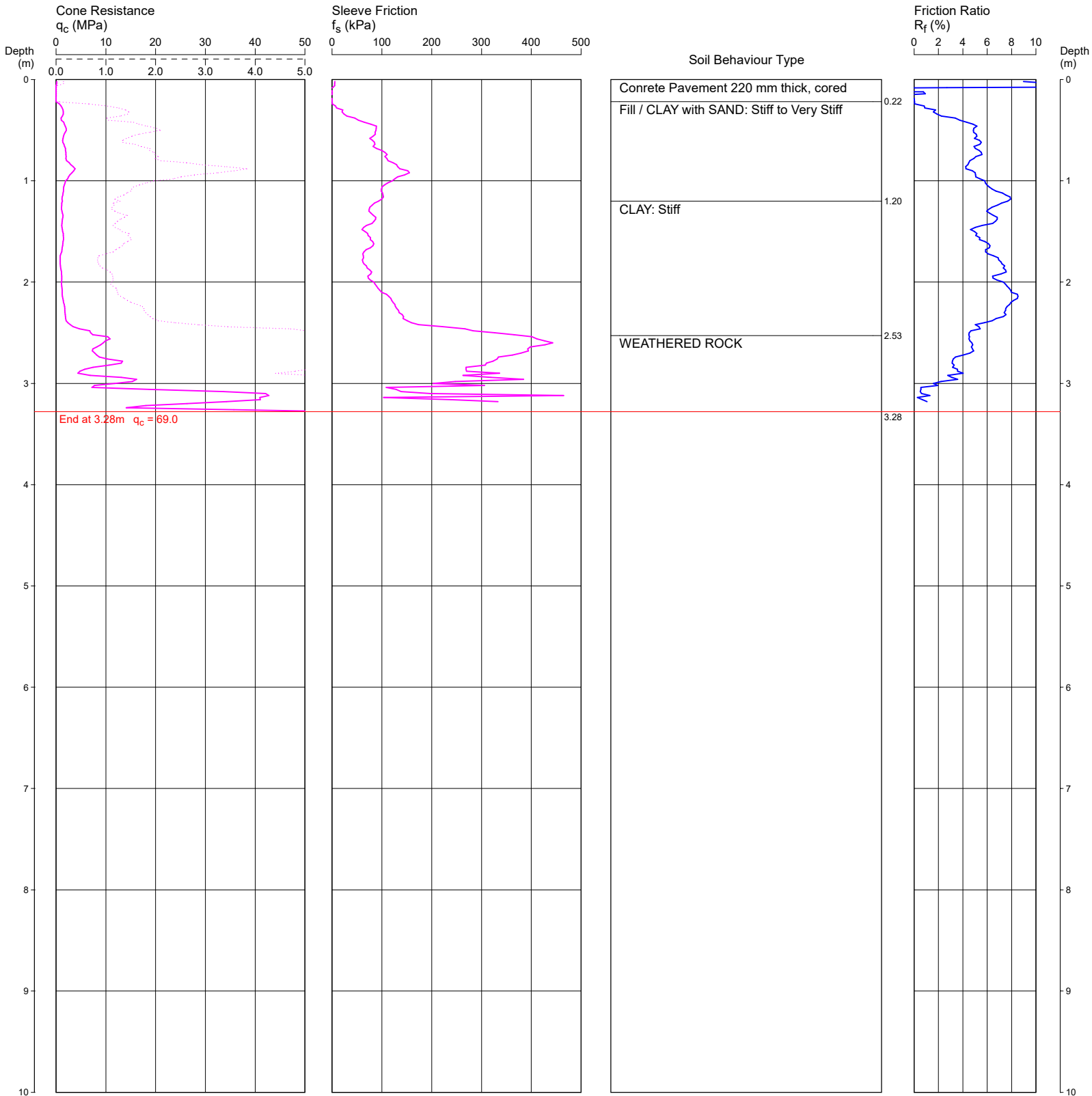
COORDINATES: 310265.9E 6253233.9N

CPT01

Page 1 of 1

DATE 13/02/2024

PROJECT No: 226564



REMARKS: CONCRETE TO 0.22M. TEST DISCONTINUED DUE TO BENDING ON INFERRED WEATHERED ROCK
HOLE COLLAPSED AT 3.15M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 28-54 PERCIVAL STREET, SMITHFIELD

REDUCED LEVEL: 33.7 m AHD

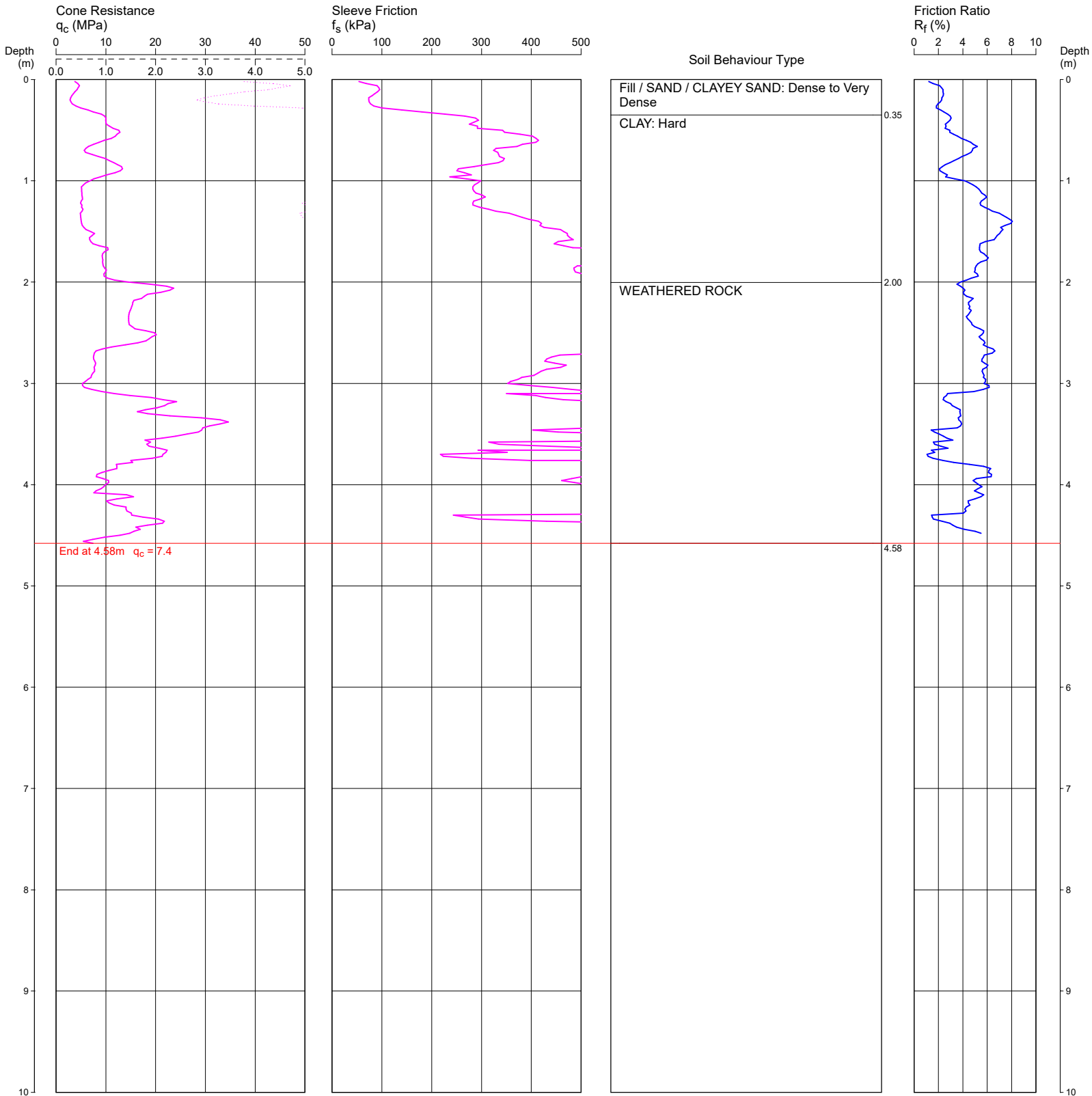
COORDINATES: 310308.3E 6253370.0N

CPT02

Page 1 of 1

DATE 13/02/2024

PROJECT No: 226564



REMARKS: TEST DISCONTINUED DUE TO BENDING ON INFERRED WEATHERED ROCK
HOLE COLLAPSED AT 4.50M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 28-54 PERCIVAL STREET, SMITHFIELD

REDUCED LEVEL: 30.3 m AHD

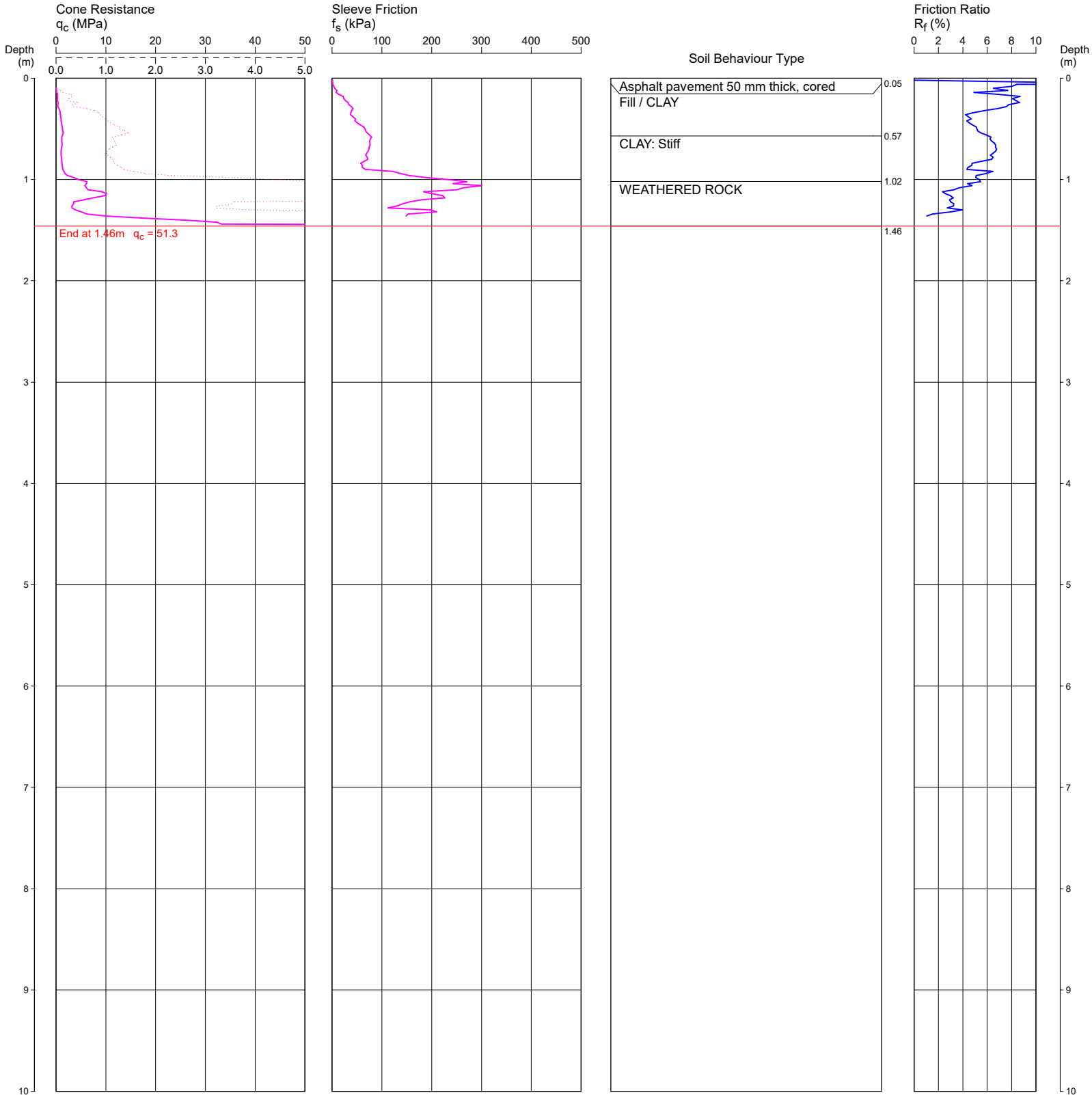
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CPT03

Page 1 of 1

DATE 13/02/2024

PROJECT No: 226564



REMARKS: CONCRETE TO 0.05M. TEST DISCONTINUED DUE TO REFUSAL ON INFERRED WEATHERED ROCK HOLE COLLAPSED AT 1.15M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 28-54 PERCIVAL STREET, SMITHFIELD

REDUCED LEVEL: 30.0 m AHD

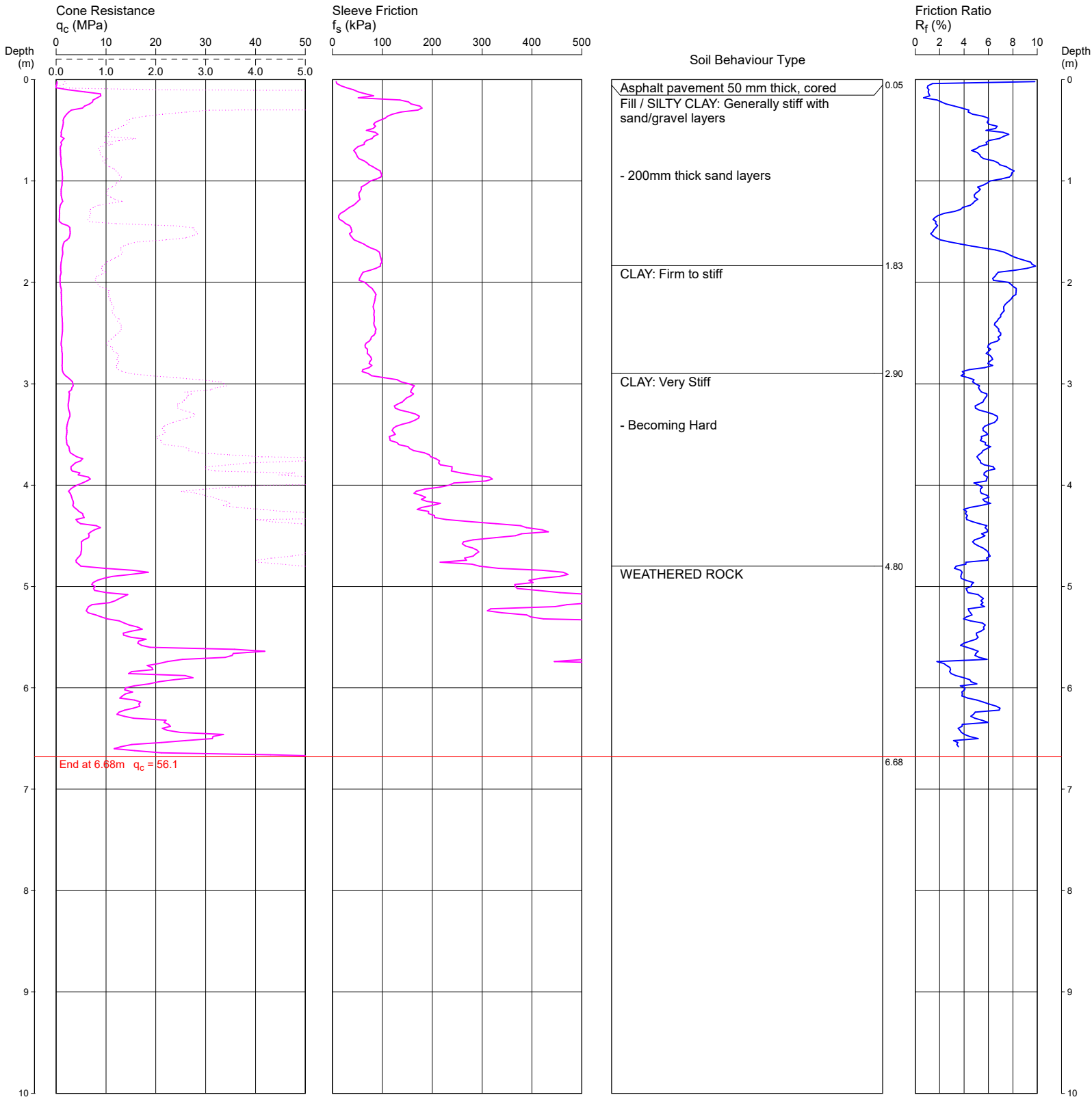
COORDINATES: 310193.8E 6253409.7N

CPT04

Page 1 of 1

DATE 13/02/2024

PROJECT No: 226564



REMARKS: CONCRETE TO 0.05M. TEST DISCONTINUED DUE TO REFUSAL ON INFERRED WEATHERED ROCK HOLE COLLAPSED AT 1.35M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 28-54 PERCIVAL STREET, SMITHFIELD

REDUCED LEVEL: 28.1 m AHD

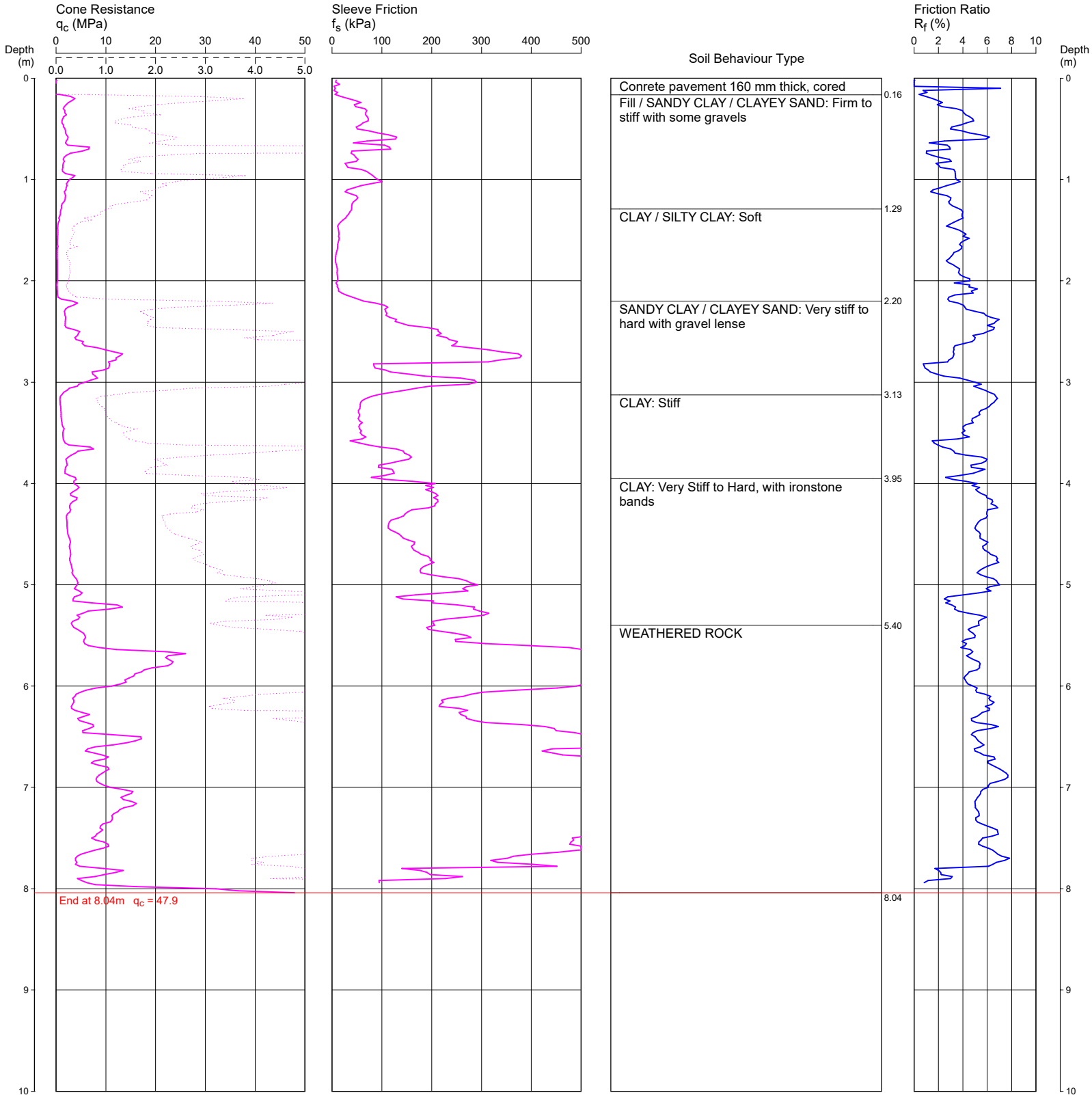
COORDINATES: 310095.3E 6253432.2N

CPT05

Page 1 of 1

DATE 13/02/2024

PROJECT No: 226564



REMARKS: CONCRETE TO 0.16M. TEST DISCONTINUED DUE TO REFUSAL ON INFERRED WEATHERED ROCK HOLE COLLAPSED AT 1.60M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 28-54 PERCIVAL STREET, SMITHFIELD

REDUCED LEVEL: 28.69 m AHD

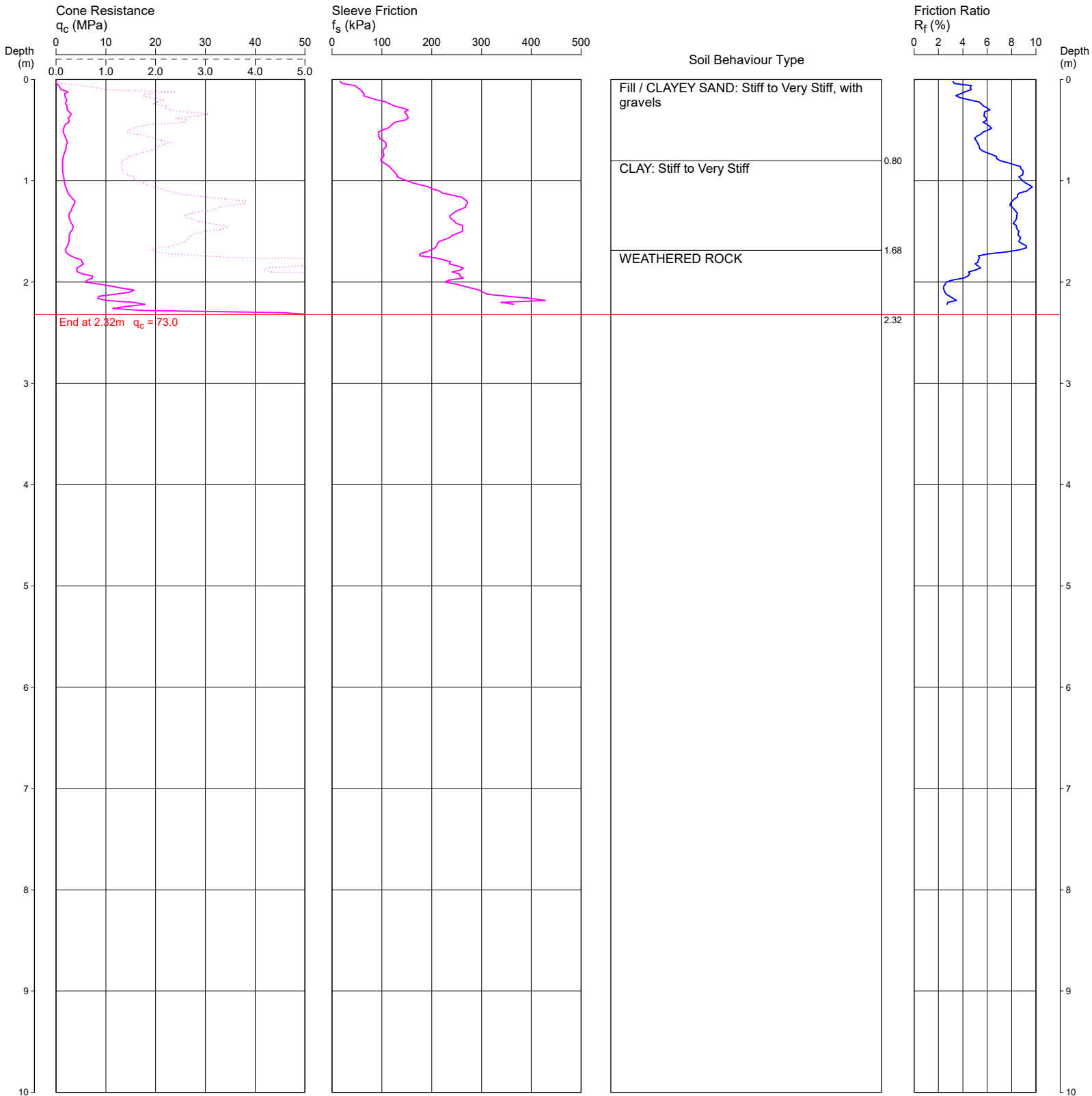
COORDINATES: 310046.1E 6253265.0N

CPT06

Page 1 of 1

DATE 13/02/2024

PROJECT No: 226564



REMARKS: TEST DISCONTINUED DUE TO REFUSAL ON INFERRED WEATHERED ROCK
HOLE COLLAPSED AT 2.25M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 28-54 PERCIVAL STREET, SMITHFIELD

REDUCED LEVEL: 31.0 m AHD

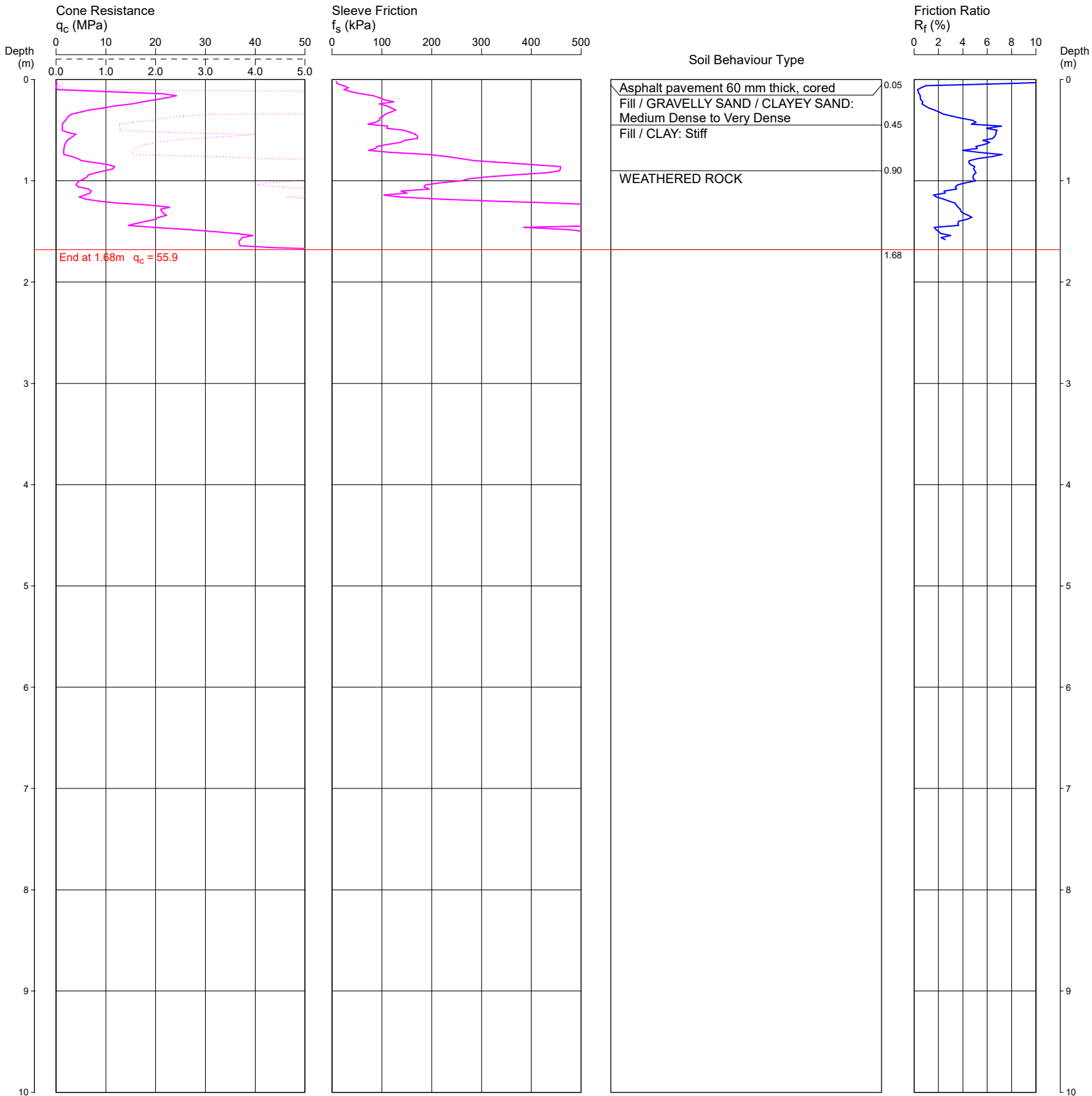
COORDINATES: 310150.0E 6253242.6N

CPT07

Page 1 of 1

DATE 13/02/2024

PROJECT No: 226564



REMARKS: CONCRETE TO 0.06M. TEST DISCONTINUED DUE TO REFUSAL ON INFERRED WEATHERED ROCK HOLE COLLAPSED AT 1.50M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 28-54 PERCIVAL STREET, SMITHFIELD

REDUCED LEVEL: 30.7 m AHD

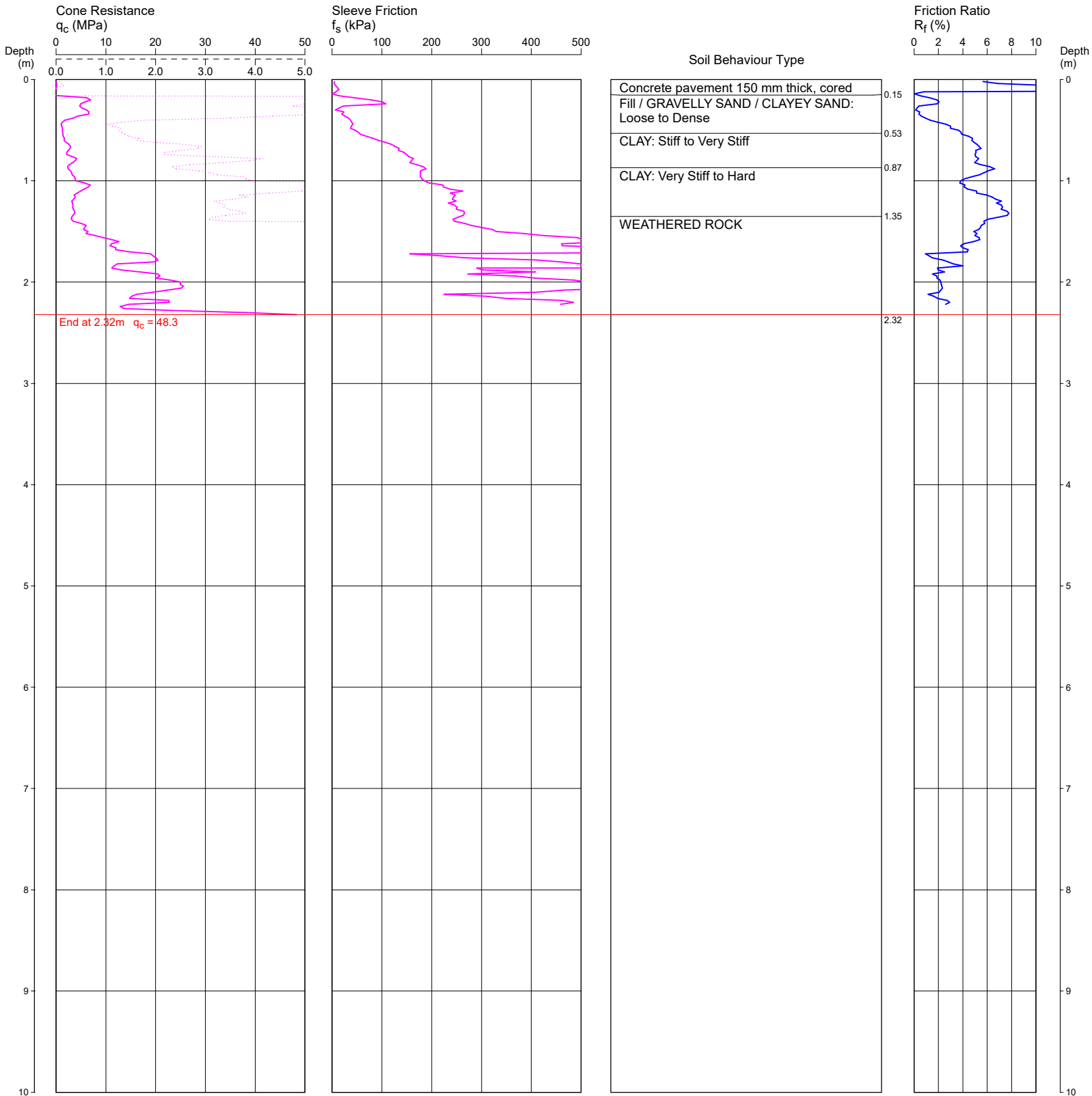
COORDINATES: 310163.7E 6253295.7N

CPT08

Page 1 of 1

DATE 13/02/2024

PROJECT No: 226564



REMARKS: CONCRETE TO 0.15M. TEST DISCONTINUED DUE TO REFUSAL ON INFERRED WEATHERED ROCK HOLE COLLAPSED AT 2.30M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 23 BRITTON STREET, SMITHFIELD

REDUCED LEVEL: 27.3

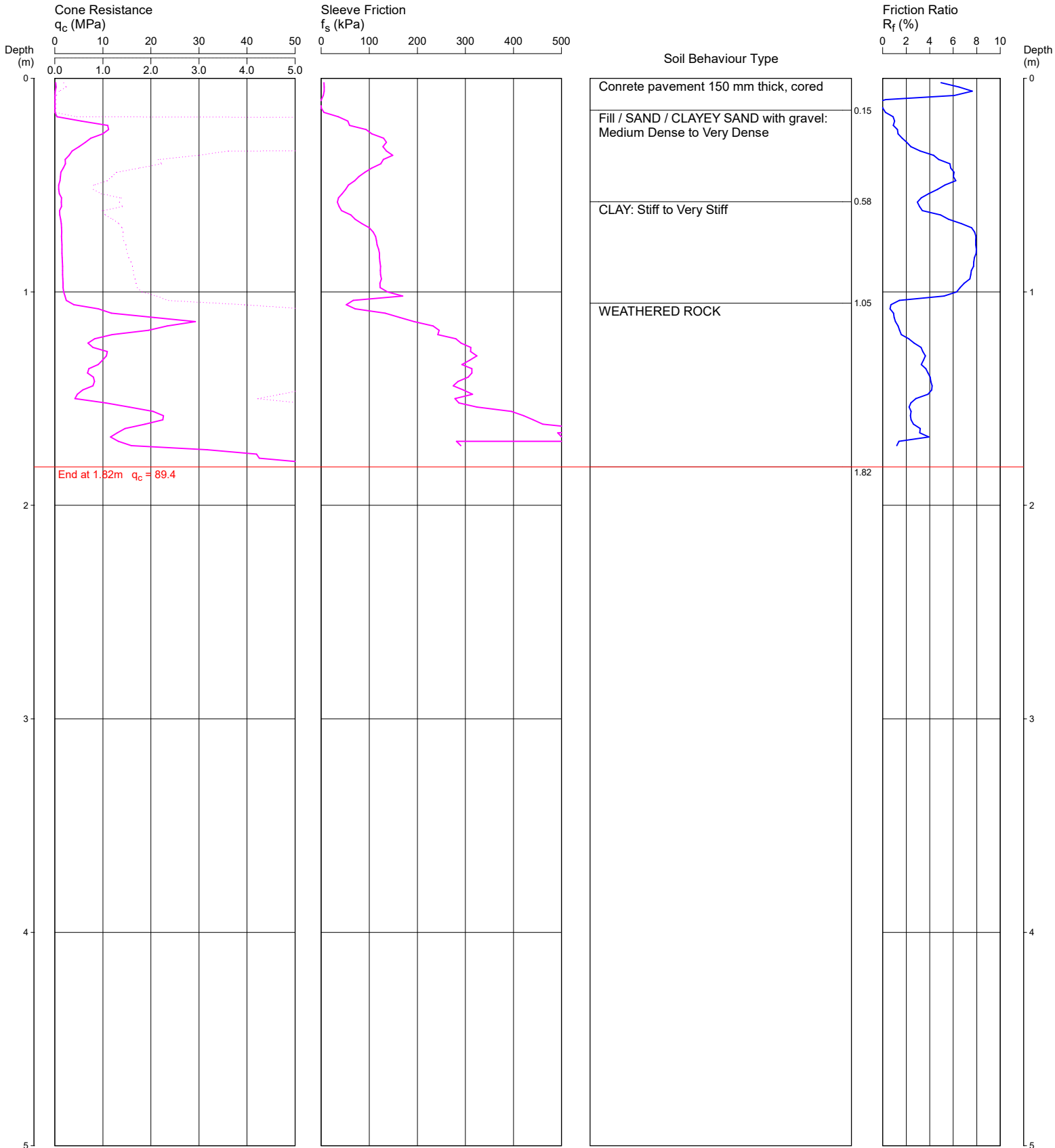
COORDINATES: 310003.9E 6253324.7N AHD

CPT09

Page 1 of 1

DATE 20/04/2024

PROJECT No: 226564



REMARKS: CONCRETE TO 0.15M. TEST DISCONTINUED DUE TO REFUSAL ON INFERRED WEATHERED ROCK
GROUNDWATER OBSERVED AT 1.70M AFTER WITHDRAWAL OF RODS

CONE PENETRATION TEST

CLIENT: TACTICAL GROUP PTY LTD

PROJECT: PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

LOCATION: 23 BRITTON STREET, SMITHFIELD

REDUCED LEVEL: 24.3

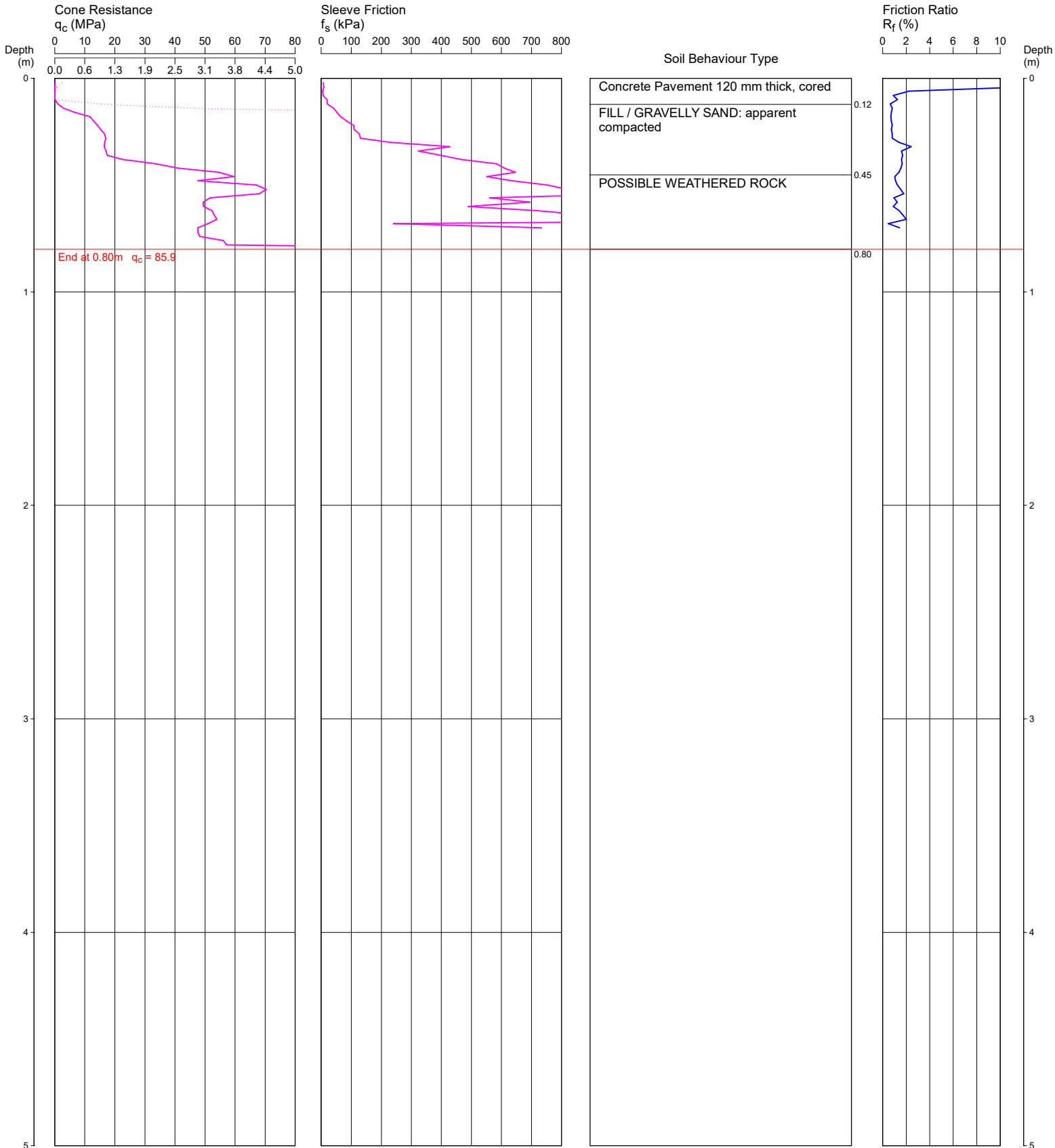
COORDINATES: 310019.5E 6253197.7N AHD

CPT10

Page 1 of 1

DATE 20/04/2024

PROJECT No: 226564



REMARKS: TEST DISCONTINUED DUE TO REFUSAL ON INFERRED WEATHERED ROCK
NO GROUNDWATER OBSERVED AFTER WITHDRAWAL OF RODS

Appendix E

Laboratory Test Results

Material Test Report

Report Number: 226564.00-3
Issue Number: 1
Date Issued: 14/05/2024
Client: Tactical Group Pty Ltd
 Level 15/124 Walker Street, North Sydney NSW
Contact: Fei Chen
Project Number: 226564.00
Project Name: Proposed Multi-Level Industrial Development
Project Location: 15-21 Britton Street and 28-54 Percival Street, Smithfield NSW
Work Request: 11371
Sample Number: SY-11371A
Date Sampled: 20/04/2024
Dates Tested: 29/04/2024 - 13/05/2024
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Preparation Method: AS 1289.1.1 - Sampling and Preparation of Soils
Sample Location: BH03 (0.6-2.0m)
Material: CLAY: red brown mottled pale grey, trace ironstone gravel



Douglas Partners Pty Ltd

Sydney Laboratory

96 Hermitage Road West Ryde NSW 2114

Phone: (02) 9809 0666

Email: andrew.hutchings@douglaspartners.com.au



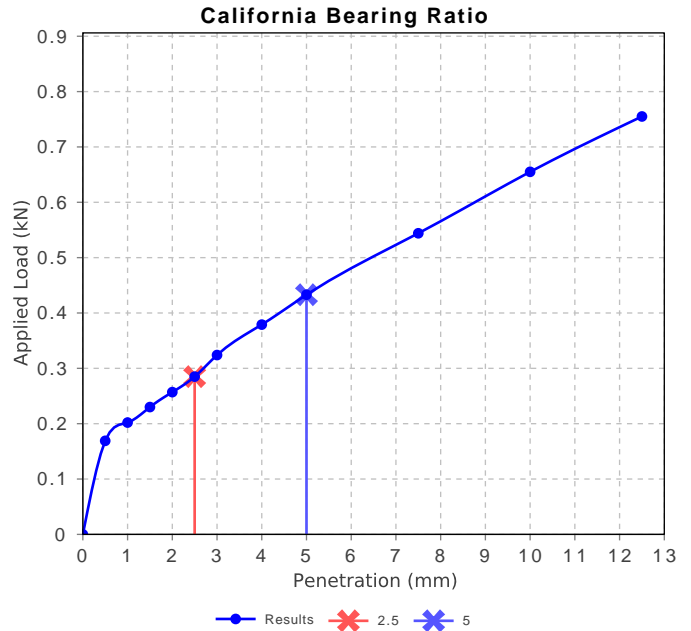
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Andrew Hutchings

Associate / Laboratory Manager

Laboratory Accreditation Number: 828

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	5 mm		
CBR %	2.0		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity	Visual Assessment		
Maximum Dry Density (t/m ³)	1.79		
Optimum Moisture Content (%)	19.5		
Laboratory Density Ratio (%)	100.5		
Laboratory Moisture Ratio (%)	96.5		
Dry Density after Soaking (t/m ³)	1.76		
Field Moisture Content (%)	16.1		
Moisture Content at Placement (%)	18.9		
Moisture Content Top 30mm (%)	27.0		
Moisture Content Rest of Sample (%)	19.1		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours (h)	199.2		
Swell (%)	2.5		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)	0.0		
Sample moulded 0.7% dry of OMC			



Material Test Report

Report Number: 226564.00-3
Issue Number: 1
Date Issued: 14/05/2024
Client: Tactical Group Pty Ltd
Level 15/124 Walker Street, North Sydney NSW
Contact: Fei Chen
Project Number: 226564.00
Project Name: Proposed Multi-Level Industrial Development
Project Location: 15-21 Britton Street and 28-54 Percival Street, Smithfield NSW
Work Request: 11371
Sample Number: SY-11371B
Date Sampled: 20/04/2024
Dates Tested: 29/04/2024 - 09/05/2024
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Preparation Method: AS 1289.1.1 - Sampling and Preparation of Soils
Sample Location: BH03 (1.0-1.45m)
Material: CLAY: red brown, trace ironstone gravel



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Approved Signatory: Andrew Hutchings
Associate / Laboratory Manager
Laboratory Accreditation Number: 828

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	66		
Plastic Limit (%)	23		
Plasticity Index (%)	43		

Material Test Report

Report Number: 226564.00-3
Issue Number: 1
Date Issued: 14/05/2024
Client: Tactical Group Pty Ltd
Level 15/124 Walker Street, North Sydney NSW
Contact: Fei Chen
Project Number: 226564.00
Project Name: Proposed Multi-Level Industrial Development
Project Location: 15-21 Britton Street and 28-54 Percival Street, Smithfield NSW
Work Request: 11371
Sample Number: SY-11371C
Date Sampled: 20/04/2024
Dates Tested: 29/04/2024 - 08/05/2024
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Preparation Method: AS 1289.1.1 - Sampling and Preparation of Soils
Sample Location: BH03 (2.5-2.95m)
Material: SHALE: red-brown mottled grey, extremely weathered, Bringelly shale



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Approved Signatory: Andrew Hutchings

Associate / Laboratory Manager

Laboratory Accreditation Number: 828

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	39		
Plastic Limit (%)	19		
Plasticity Index (%)	20		

Material Test Report



Report Number: 226564.00-3
Issue Number: 1
Date Issued: 14/05/2024
Client: Tactical Group Pty Ltd
 Level 15/124 Walker Street, North Sydney NSW
Contact: Fei Chen
Project Number: 226564.00
Project Name: Proposed Multi-Level Industrial Development
Project Location: 28-54 Percival Street, 15-21 & 23 Britton Street, Smithfield NSW
Work Request: 11371
Sample Number: SY-11371D
Date Sampled: 20/04/2024
Dates Tested: 29/04/2024 - 30/04/2024
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Preparation Method: AS 1289.1.1 - Sampling and Preparation of Soils
Sample Location: BH03 (0.6-0.8m)
Material: CLAY: red brown, trace ironstone gravel

Douglas Partners Pty Ltd

Sydney Laboratory

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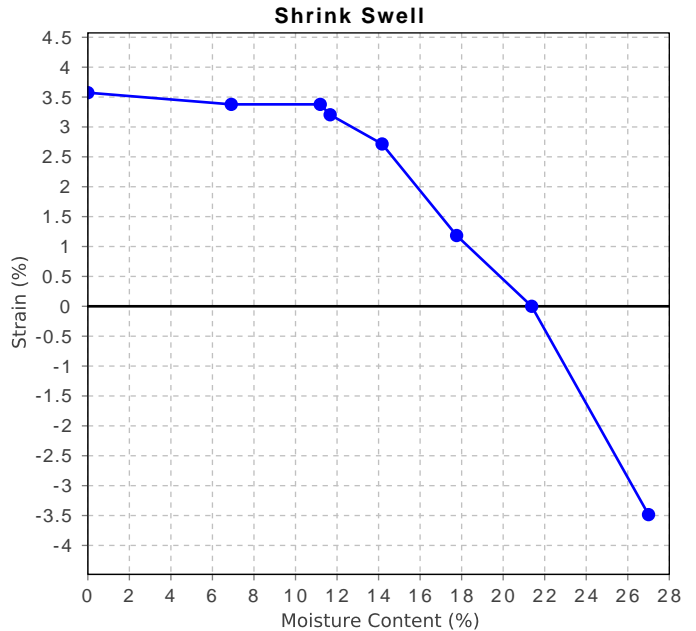
Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Andrew Hutchings

Associate / Laboratory Manager

Laboratory Accreditation Number: 828

Shrink Swell Index (AS 1289 7.1.1 & 2.1.1)	
Iss (%)	3.0
Visual Description	CLAY: red brown, trace ironstone gravel
* Shrink Swell Index (Iss) reported as the percentage vertical strain per pF change in suction.	
Core Shrinkage Test	
Shrinkage Strain - Oven Dried (%)	3.6
Estimated % by volume of significant inert inclusions	3
Cracking	Slightly Cracked
Crumbling	No
Moisture Content (%)	21.4
Swell Test	
Initial Pocket Penetrometer (kPa)	>400
Final Pocket Penetrometer (kPa)	350
Initial Moisture Content (%)	17.8
Final Moisture Content (%)	27.0
Swell (%)	3.5
* NATA Accreditation does not cover the performance of pocket penetrometer readings.	



CERTIFICATE OF ANALYSIS 349884

Client Details

Client	Douglas Partners Pty Ltd
Attention	Yeongbin Gim
Address	96 Hermitage Rd, West Ryde, NSW, 2114

Sample Details

Your Reference	<u>226564.00, Smithfield</u>
Number of Samples	2 Soil
Date samples received	29/04/2024
Date completed instructions received	29/04/2024

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
 Samples were analysed as received from the client. Results relate specifically to the samples as received.
 Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	06/05/2024
Date of Issue	06/05/2024
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By

Diego Bigolin, Inorganics Supervisor
 Nick Sarlamis, Assistant Operation Manager

Authorised By

Nancy Zhang, Laboratory Manager

Texture and Salinity*			
Our Reference		349884-1	349884-2
Your Reference	UNITS	BH03	BH03
Depth		0.5-0.6	1.7-1.8
Date Sampled		20/04/2024	20/04/2024
Type of sample		Soil	Soil
Date prepared	-	30/04/2024	30/04/2024
Date analysed	-	30/04/2024	30/04/2024
Electrical Conductivity 1:5 soil:water	µS/cm	190	86
Texture Value	-	7.0	8.0
Texture	-	MEDIUM CLAY	LIGHT MEDIUM CLAY
ECe	dS/m	<2	<2
Class	-	NON SALINE	NON SALINE

Misc Inorg - Soil			
Our Reference		349884-1	349884-2
Your Reference	UNITS	BH03	BH03
Depth		0.5-0.6	1.7-1.8
Date Sampled		20/04/2024	20/04/2024
Type of sample		Soil	Soil
Date prepared	-	03/05/2024	03/05/2024
Date analysed	-	03/05/2024	03/05/2024
pH 1:5 soil:water	pH Units	5.3	5.4
Chloride, Cl 1:5 soil:water	mg/kg	260	67
Sulphate, SO4 1:5 soil:water	mg/kg	<10	41

Method ID	Methodology Summary
Inorg-001	pH - Measured using pH meter and electrode. Please note that the results for water analyses are indicative only, as analysis outside of the APHA storage times.
Inorg-002	Conductivity and Salinity - measured using a conductivity cell.
Inorg-081	Anions - a range of Anions are determined by Ion Chromatography, in accordance with APHA latest edition, 4110-B. Waters samples are filtered on receipt prior to analysis. Alternatively determined by colourimetry/turbidity using Discrete Analyser.
INORG-123	Determined using a "Texture by Feel" method.

Client Reference: 226564.00, Smithfield

QUALITY CONTROL: Texture and Salinity*				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			30/04/2024	1	30/04/2024	30/04/2024		30/04/2024	[NT]
Date analysed	-			30/04/2024	1	30/04/2024	30/04/2024		30/04/2024	[NT]
Electrical Conductivity 1:5 soil:water	µS/cm	1	Inorg-002	<1	1	190	190	0	102	[NT]
Texture Value	-		INORG-123	[NT]	1	7.0	[NT]		[NT]	[NT]

Client Reference: 226564.00, Smithfield

QUALITY CONTROL: Misc Inorg - Soil				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			03/05/2024	1	03/05/2024	03/05/2024		03/05/2024	[NT]
Date analysed	-			03/05/2024	1	03/05/2024	03/05/2024		03/05/2024	[NT]
pH 1:5 soil:water	pH Units		Inorg-001	[NT]	1	5.3	5.3	0	98	[NT]
Chloride, Cl 1:5 soil:water	mg/kg	10	Inorg-081	<10	1	260	260	0	95	[NT]
Sulphate, SO4 1:5 soil:water	mg/kg	10	Inorg-081	<10	1	<10	<10	0	106	[NT]

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Report Comments

Samples were out of the recommended holding time for this analysis. pH

Appendix F

Architectural Drawings

SMITHFIELD INDUSTRIAL FACILITY

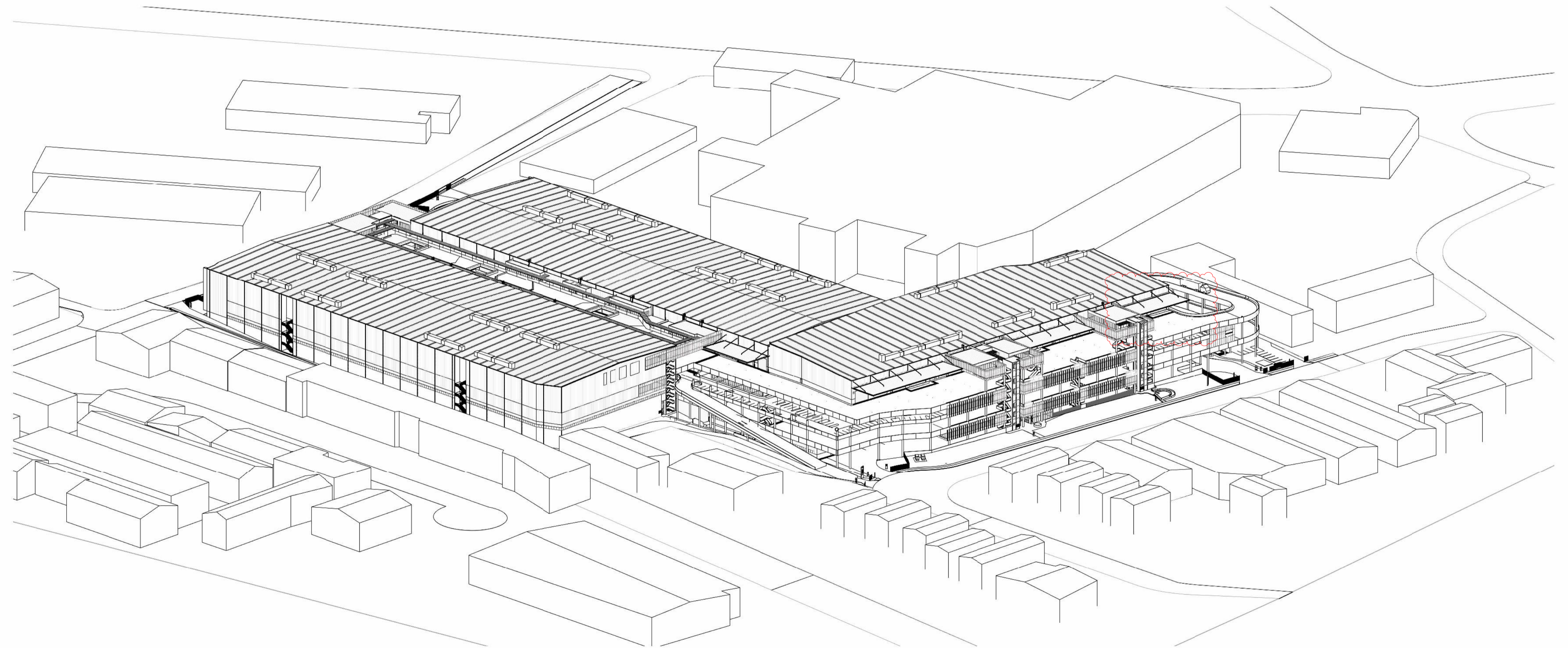
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

28-54 PERCIVAL STREET, 15-21 & 23 BRITTON STREET, SMITHFIELD



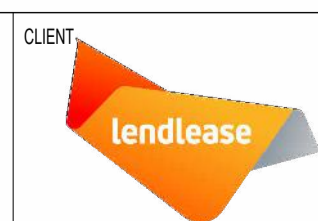
DRAWING LIST

DA000	COVER SHEET
DA001	3D VIEW PERSPECTIVES - PERCIVAL STREET
DA002	3D VIEW PERSPECTIVES - BRITTON STREET
DA050	SITE ANALYSIS & DEVELOPMENT SUMMARY
DA100	WAREHOUSE PLAN - LOWER GROUND
DA101	WAREHOUSE PLAN - LOWER GROUND MEZZ
DA102	WAREHOUSE PLAN - GROUND
DA103	WAREHOUSE PLAN - GROUND FLOOR MEZZ
DA104	WAREHOUSE PLAN - LEVEL 1
DA105	WAREHOUSE PLAN - LEVEL 1 MEZZ
DA106	WAREHOUSE ROOF PLAN
DA121	VEGETATION IMPACT
DA130	WAREHOUSE ELEVATIONS - SHEET 1
DA131	WAREHOUSE ELEVATIONS - SHEET 2
DA135	3D AND MATERIALS
DA140	WAREHOUSE SECTIONS - SHEET 1
DA141	WAREHOUSE SECTIONS - SHEET 2
DA200	CORE 1, 2 DETAILS
DA205	CORE 3 & 4 DETAILS
DA210	TENANCY A1
DA211	TENANCY A2
DA212	TENANCY A3
DA213	TENANCY TYPICAL A4-5 & B4-5
DA215	TENANCY A6
DA220	TENANCY B1
DA221	TENANCY B2
DA222	TENANCY B3
DA225	TENANCY B6
DA234	TENANCY TYPICAL C1-6
DA241	TENANCY TYPICAL C7-8
DA242	TENANCY C9
DA250	DOCK OFFICE TYPICAL
DA270	END OF TRIP PERCIVAL ST
DA271	END OF TRIP BRITTON ST
DA280	CAFE
DA400	SHADOW DIAGRAMS
DA410	3D SECTION
DA411	3D VIEW PERSPECTIVES - SECTION
DA450	3D PERSPECTIVES 1
DA451	3D PERSPECTIVES 2
DA452	3D PERSPECTIVES 3
DA500	GFA CALCULATIONS
DA510	GLA CALCULATIONS
DA600	SIGNAGE DETAILS - WAREHOUSE IDENTIFICATION SIGN - SHEET 1
DA601	SIGNAGE DETAILS - WAREHOUSE IDENTIFICATION SIGN - SHEET 2
DA610	SIGNAGE DETAILS - TENANCY IDENTIFICATION SIGN
DA615	SIGNAGE DETAILS - DIRECTIONAL SIGN
DR15	WAREHOUSE ELEVATIONS - SHEET 1 Copy 1
DR-05	TENANANCY ALLOCATION
DR-07	FACADE SECTION
DR-12	LOWER GROUND COLOUR
DR-13	L1 MEZZ COLOUR



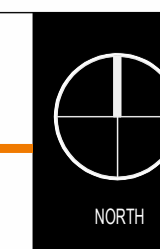
ISSUE FOR SSSA

#	DESCRIPTION	DATE
20	ISSUE FOR REVIEW	22.10.2024
19	VE 1000000	06.09.2024
18	ISSUE FOR SSSA	08.07.2024
17	ISSUE FOR COORDINATION	02.07.2024
16	ISSUE FOR COORDINATION	31.05.2024
15	ISSUE FOR REVIEW	17.05.2024
14	ISSUE FOR REVIEW	10.05.2024
#	DESCRIPTION	DATE



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



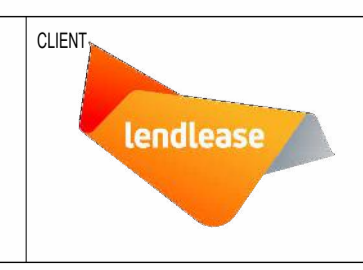
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COVER SHEET		22144	DA000	20
DATE				
22.10.2024				



COORDINATION

8	ISSUE FOR COORDINATION	31.05.2024
7	ISSUE FOR REVIEW	10.05.2024
6	ISSUE FOR REVIEW	01.05.2024
5	ISSUE FOR REVIEW	22.04.2024
4	ISSUE FOR REVIEW	08.04.2024
3	ISSUE FOR REVIEW	25.03.2024
2	ISSUE FOR REVIEW	11.03.2024
#	DESCRIPTION	DATE

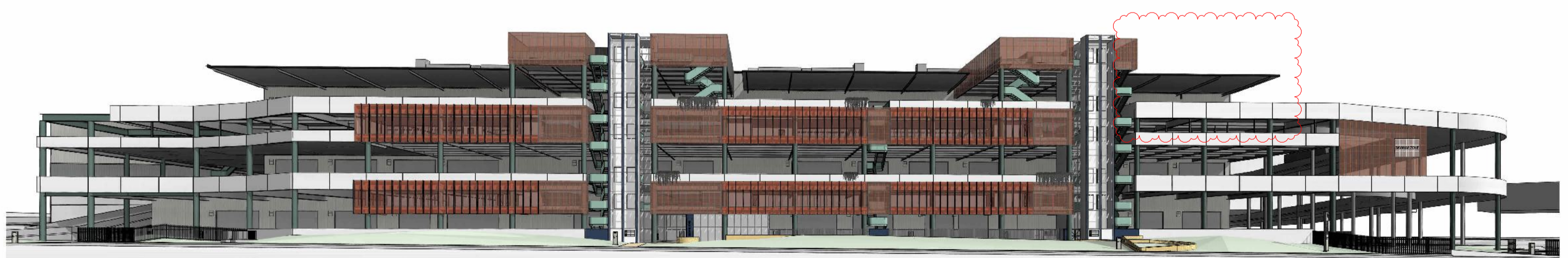
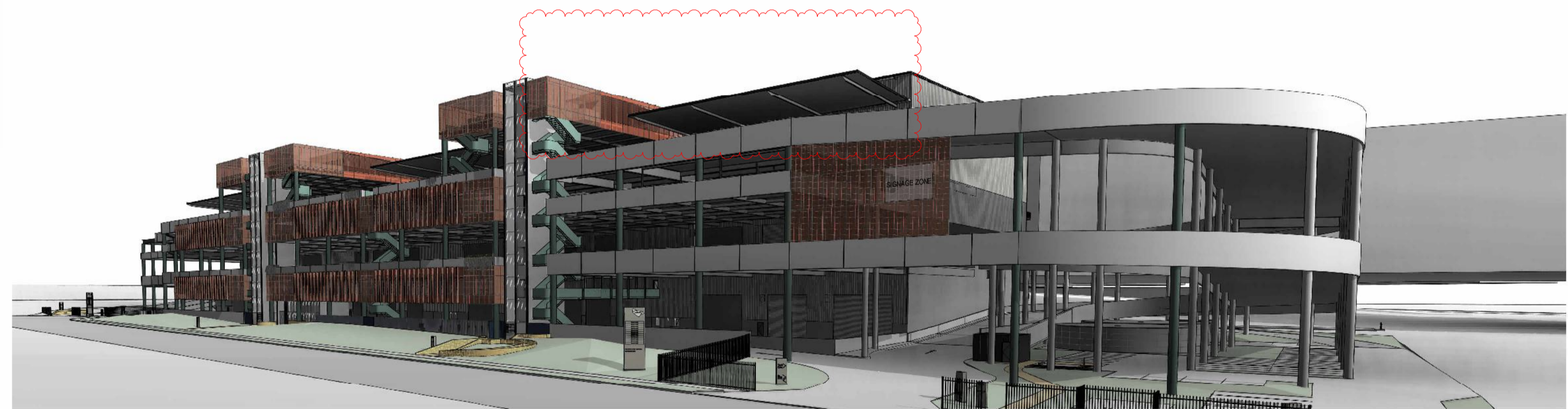


PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

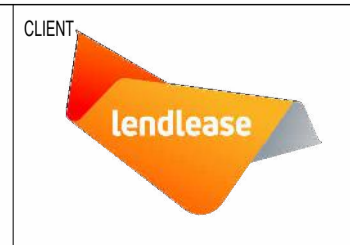
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DATE	31.05.2024						



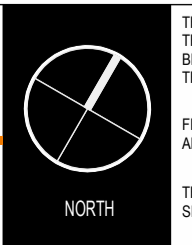
ISSUE FOR SSSA

12	ISSUE FOR REVIEW	22.10.2024
11	VE 020906	06.09.2024
10	ISSUE FOR SSSA	08.07.2024
9	ISSUE FOR COORDINATION	17.06.2024
8	ISSUE FOR REVIEW	31.05.2024
7	ISSUE FOR REVIEW	10.05.2024
6	ISSUE FOR REVIEW	01.05.2024
5	DESCRIPTION	DATE



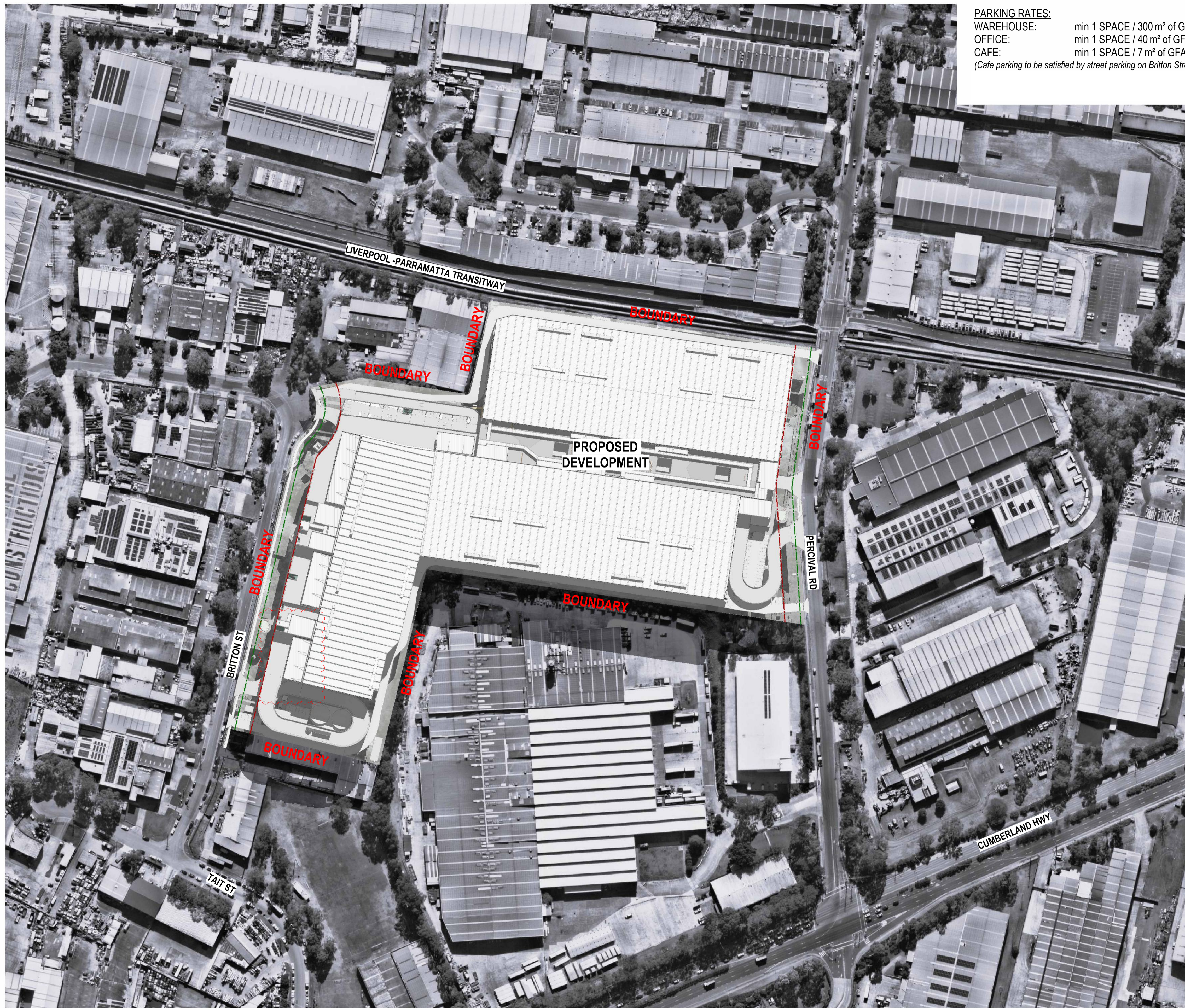
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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TITLE	3D VIEW PERSPECTIVES - BRITTON STREET
DATE	22.10.2024
SCALE	
PROJECT NO.	22144
DWG NO.	DA002
REVISION	12



PARKING RATES:
 WAREHOUSE: min 1 SPACE / 300 m² of GFA
 OFFICE: min 1 SPACE / 40 m² of GFA
 CAFE: min 1 SPACE / 7 m² of GFA
 (Cafe parking to be satisfied by street parking on Britton Street)

DEVELOPMENT SUMMARY

GFA CALCULATIONS:	
DEVELOPABLE SITE AREA	87,715 m ²
TOTAL GFA: (excluding loading zones)	96,568 m ²
PROPOSED FSR	1.101 :1
LANDSCAPE AREA 15.31 % (landscape area includes permeable paving on brigade path calculated at 50% of the area)	13,428 m ²
CAR SPACES REQUIRED FOR WARHEOUSE & OFFICE:	471
CAR SPACES REQUIRED FOR CAFE:	10
TOTAL CARSPACES REQUIRED:	481
CAR SPACES PROVIDED: (including 7 accessible parking spaces) (excluding 9 motorbike parking spaces)	482

GROSS FLOOR AREA			
Tenancy Number	Warehouse Area	Office Area	Total Area
A			
A1	7,287 m ²	497 m ²	7,784 m ²
A2	7,361 m ²	500 m ²	7,861 m ²
A3	3,719 m ²	400 m ²	4,119 m ²
A4	3,729 m ²	250 m ²	3,979 m ²
A5	3,758 m ²	250 m ²	4,008 m ²
A6	3,776 m ²	400 m ²	4,176 m ²
A	29,630 m²	2,297 m²	31,927 m²
B			
B1	7,812 m ²	500 m ²	8,312 m ²
B2	7,063 m ²	500 m ²	7,563 m ²
B3	4,302 m ²	400 m ²	4,702 m ²
B4	3,699 m ²	250 m ²	3,949 m ²
B5	3,672 m ²	250 m ²	3,922 m ²
B6	3,574 m ²	400 m ²	3,974 m ²
B	30,122 m²	2,300 m²	32,422 m²
C			
C1	6,018 m ²	300 m ²	6,318 m ²
C2	2,814 m ²	250 m ²	3,064 m ²
C3	2,590 m ²	250 m ²	2,840 m ²
C4	3,655 m ²	300 m ²	3,955 m ²
C5	2,766 m ²	250 m ²	3,016 m ²
C6	2,488 m ²	250 m ²	2,738 m ²
C7	3,654 m ²	300 m ²	3,954 m ²
C8	2,767 m ²	250 m ²	3,017 m ²
C9	2,472 m ²	289 m ²	2,761 m ²
C	29,224 m²	2,439 m²	31,663 m²

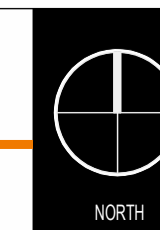
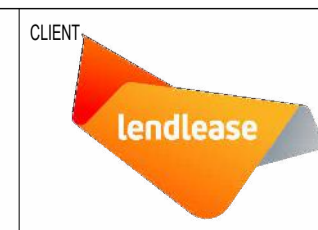
FACILITIES			
CAFE BRITTON ST	0 m ²	0 m ²	71 m ²
EOT BRITTON ST	0 m ²	0 m ²	110 m ²
EOT PERCIVAL ST	0 m ²	0 m ²	110 m ²
SHARED AMENITIES	0 m ²	0 m ²	265 m ²
FACILITIES	0 m²	0 m²	556 m²
TOTALS:	88,976 m²	7,036 m²	96,568 m²

ISSUE FOR SSSA

PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

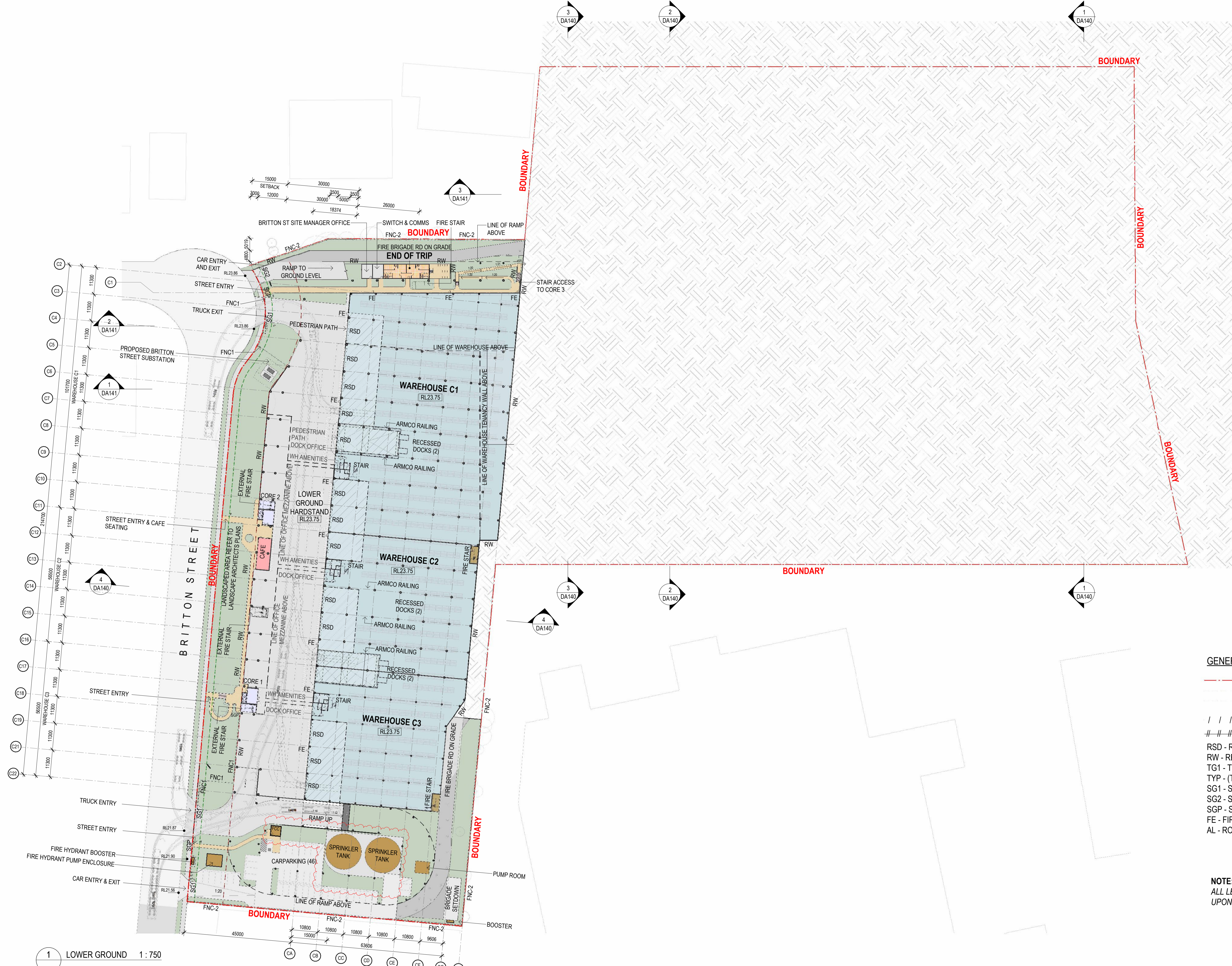
15-21 BRITTON STREET SMITHFIELD

#	DESCRIPTION	DATE
11	ISSUE FOR REVIEW	22.10.2024
10	ISSUE FOR SSSA	09.07.2024
9	ISSUE FOR COORDINATION	31.05.2024
8	ISSUE FOR REVIEW	17.05.2024
7	ISSUE FOR REVIEW	10.05.2024
6	ISSUE FOR REVIEW	01.05.2024
5	ISSUE FOR REVIEW	22.04.2024
4	DESCRIPTION	



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TITLE	SCALE	PROJECT NO.	DWG NO.	REVISION
SITE ANALYSIS & DEVELOPMENT SUMMARY	1:1500 @ A1 1:3000 @ A3	22144	DA050	11
DATE				
22.10.2024				



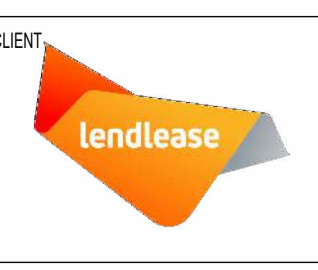
- GENERAL LEGEND:**
- SITE BOUNDARY
 - BUILDING SETBACK
 - LANDSCAPE SETBACK
 - /// FNC-1 - PALISADE
 - ### FNC-2 - CHAIN WIRE
 - RSD - ROLLER SHUTTER DOOR
 - RW - RETAINING WALL
 - TG1 - TELESCOPIC GATE
 - TYP - (TYPICAL)
 - SG1 - SLIDING GATE
 - SG2 - SWING GATE
 - SGP - SWING GATE PEDESTRIAN
 - FE - FIRE EXIT
 - AL - ROOF ACCESS LADDER
 - S# SIGNAGE - REFER TO SIGNAGE DETAILS
 - CAFE
 - CORE
 - END OF TRIP
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOADING DOCKS
 - OFFICE

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

1 LOWER GROUND 1 : 750

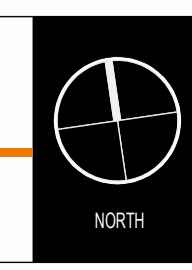
ISSUE FOR SSSA

20	ISSUE FOR REVIEW	22.10.2024
19	VE (04/09)	06.09.2024
18	ISSUE FOR SSSA	08.07.2024
17	ISSUE FOR COORDINATION	17.06.2024
16	ISSUE FOR COORDINATION	31.05.2024
15	ISSUE FOR REVIEW	17.05.2024
14	ISSUE FOR REVIEW	10.05.2024
#	DESCRIPTION	DATE



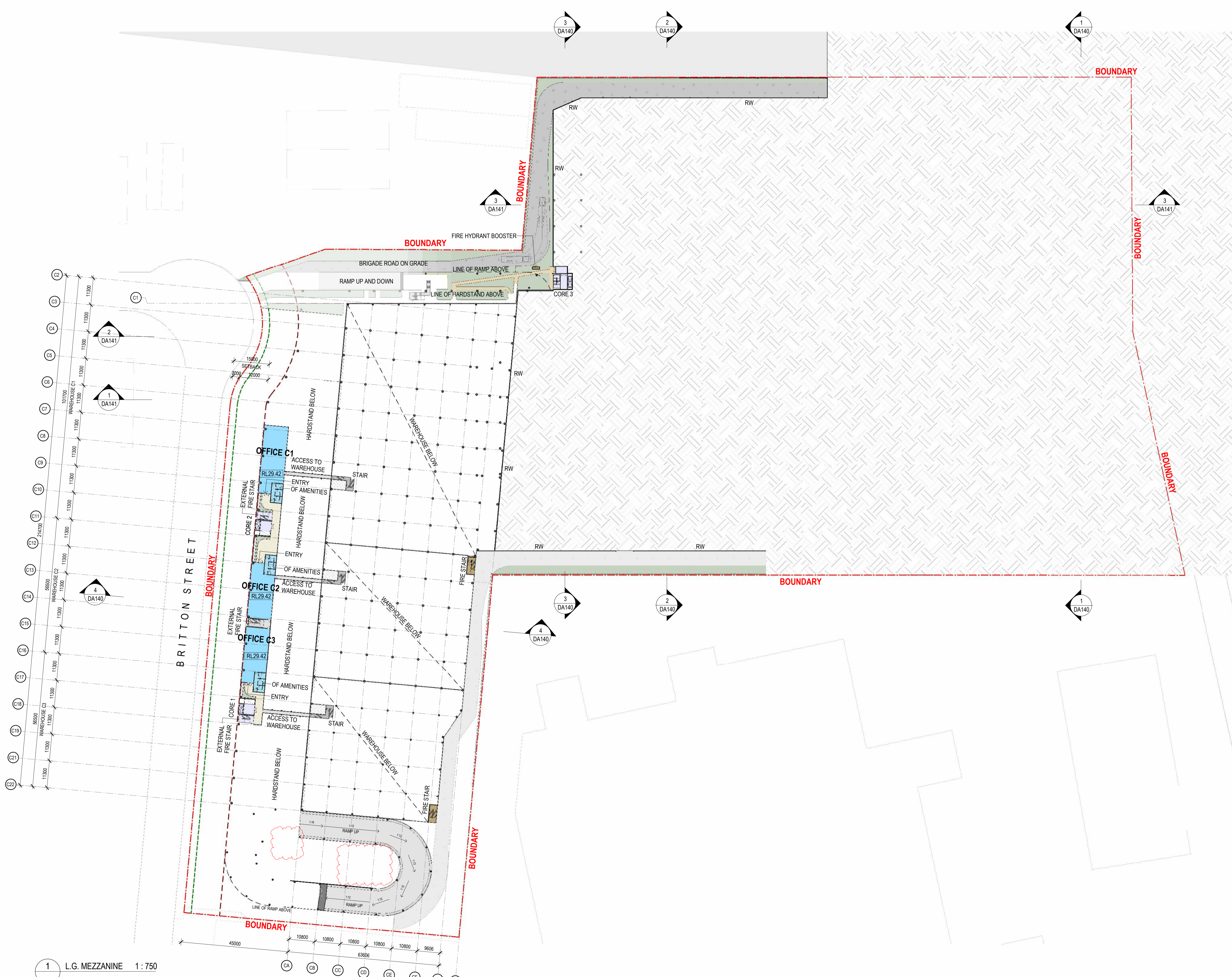
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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TITLE	WAREHOUSE PLAN - LOWER GROUND
DATE	22.10.2024
SCALE	1:750 @ A1 1:1500 @ A3
PROJECT NO.	22144
DWG NO.	DA100
REVISION	20



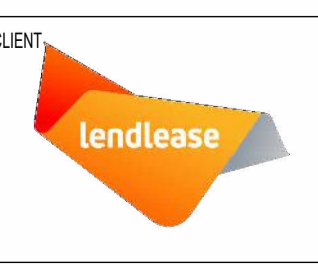
- GENERAL LEGEND:**
- SITE BOUNDARY
 - - - BUILDING SETBACK
 - - - LANDSCAPE SETBACK
 - /// FNC-1 - PALISADE
 - /// FNC-2 - CHAIN WIRE
 - RSD - ROLLER SHUTTER DOOR
 - RW - RETAINING WALL
 - TG1 - TELESCOPIC GATE
 - TYP - (TYPICAL)
 - SG1 - SLIDING GATE
 - SG2 - SWING GATE
 - SGP - SWING GATE PEDESTRIAN
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 - AL - ROOF ACCESS LADDER
 - S# SIGNAGE - REFER TO SIGNAGE DETAILS
 - CAFE
 - CORE
 - END OF TRIP
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOADING DOCKS
 - OFFICE

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

1 L.G. MEZZANINE 1 : 750

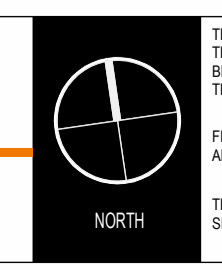
ISSUE FOR SSSA

19	ISSUE FOR REVIEW	22.10.2024
18	VE (ISSUES)	06.09.2024
17	ISSUE FOR SSSA	08.07.2024
16	ISSUE FOR COORDINATION	31.05.2024
15	ISSUE FOR REVIEW	17.05.2024
14	ISSUE FOR REVIEW	10.05.2024
13	ISSUE FOR REVIEW	01.05.2024
#	DESCRIPTION	DATE



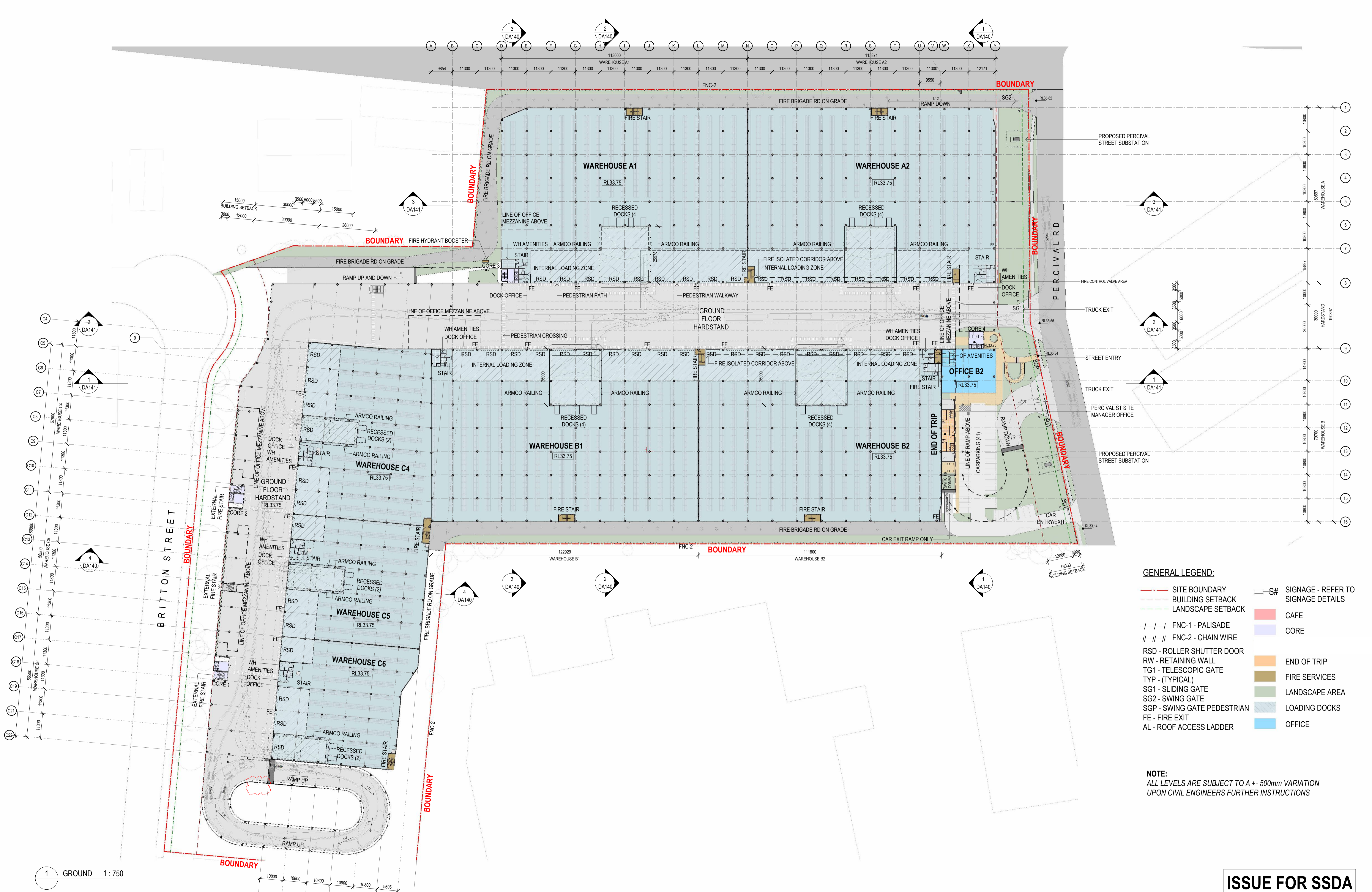
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

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TITLE	WAREHOUSE PLAN - LOWER GROUND MEZZ
DATE	22.10.2024
SCALE	1:750 @ A1 1:1500 @ A3
PROJECT NO.	22144
DWG NO.	DA101
REVISION	19



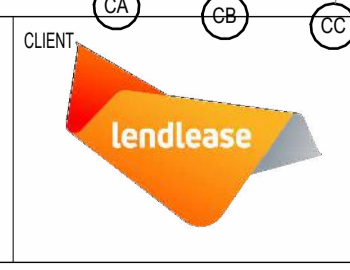
- GENERAL LEGEND:**
- SITE BOUNDARY
 - - - BUILDING SETBACK
 - - - LANDSCAPE SETBACK
 - /// FNC-1 - PALISADE
 - /// FNC-2 - CHAIN WIRE
 - RSD - ROLLER SHUTTER DOOR
 - RW - RETAINING WALL
 - TG1 - TELESCOPIC GATE
 - TYP - (TYPICAL)
 - SG1 - SLIDING GATE
 - SG2 - SWING GATE
 - SGP - SWING GATE PEDESTRIAN
 - FE - FIRE EXIT
 - AL - ROOF ACCESS LADDER
 - S# SIGNAGE - REFER TO SIGNAGE DETAILS
 - CAFE
 - CORE
 - END OF TRIP
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOADING DOCKS
 - OFFICE

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

1 GROUND 1:750

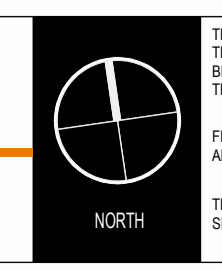
ISSUE FOR SSSA

20	ISSUE FOR REVIEW	22.10.2024
19	VE (04/09/2024)	06.09.2024
18	ISSUE FOR SSSA	08.07.2024
17	ISSUE FOR COORDINATION	17.06.2024
16	ISSUE FOR COORDINATION	31.05.2024
15	ISSUE FOR REVIEW	17.05.2024
14	ISSUE FOR REVIEW	10.05.2024
13	DESCRIPTION	



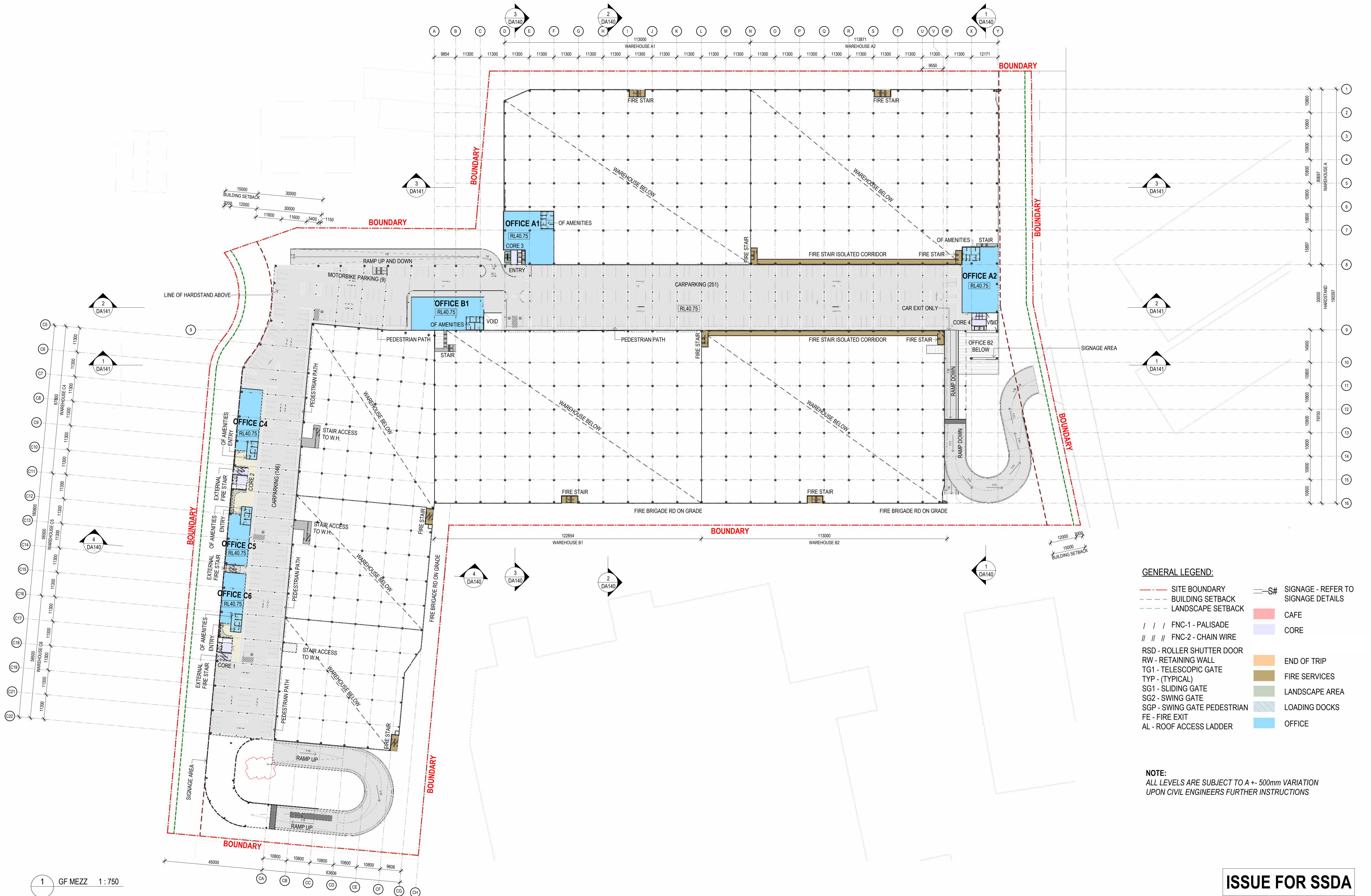
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

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TITLE	WAREHOUSE PLAN - GROUND
DATE	22.10.2024
SCALE	1:750 @ A1 1:1500 @ A3
PROJECT NO.	22144
DWG NO.	DA102
REVISION	20



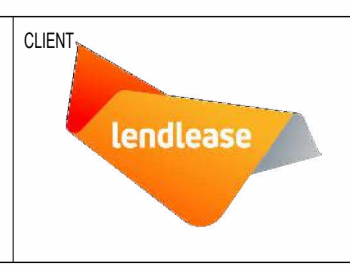
- GENERAL LEGEND:**
- SITE BOUNDARY
 - - - BUILDING SETBACK
 - - - LANDSCAPE SETBACK
 - /// FNC-1 - PALISADE
 - /// FNC-2 - CHAIN WIRE
 - RSD - ROLLER SHUTTER DOOR
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 - S# SIGNAGE - REFER TO SIGNAGE DETAILS
 - CAFE
 - CORE
 - END OF TRIP
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOADING DOCKS
 - OFFICE

NOTE:
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 UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

1 GF MEZZ 1:750

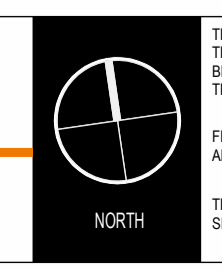
ISSUE FOR SSSA

19	ISSUE FOR REVIEW	22.10.2024
18	VE (04/09/2024)	06.09.2024
17	ISSUE FOR SSSA	08.07.2024
16	ISSUE FOR COORDINATION	31.05.2024
15	ISSUE FOR REVIEW	17.05.2024
14	ISSUE FOR REVIEW	10.05.2024
13	ISSUE FOR REVIEW	01.05.2024
#	DESCRIPTION	DATE



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TITLE	WAREHOUSE PLAN - GROUND FLOOR MEZZ
DATE	22.10.2024
SCALE	1:750 @ A1 1:1500 @ A3
PROJECT NO.	22144
DWG NO.	DA103
REVISION	19



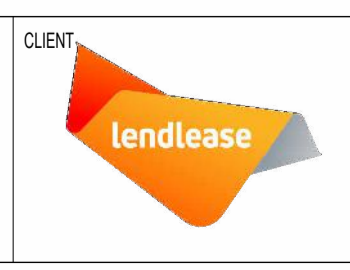
- GENERAL LEGEND:**
- SITE BOUNDARY
 - - - BUILDING SETBACK
 - - - LANDSCAPE SETBACK
 - /// FNC-1 - PALISADE
 - /// FNC-2 - CHAIN WIRE
 - RSD - ROLLER SHUTTER DOOR
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 - END OF TRIP
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOADING DOCKS
 - OFFICE

NOTE:
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 UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

1 LEVEL 1 1:750

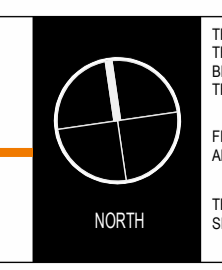
ISSUE FOR SSSA

19	ISSUE FOR REVIEW	22.10.2024
18	VE 1000000	06.09.2024
17	ISSUE FOR SSSA	03.07.2024
16	ISSUE FOR COORDINATION	31.05.2024
15	ISSUE FOR REVIEW	17.05.2024
14	ISSUE FOR REVIEW	10.05.2024
13	ISSUE FOR REVIEW	01.05.2024
#	DESCRIPTION	DATE



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

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TITLE	WAREHOUSE PLAN - LEVEL 1		
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024	1:750 @ A1 1:1500 @ A3	22144	DA104
		REVISION	
		19	



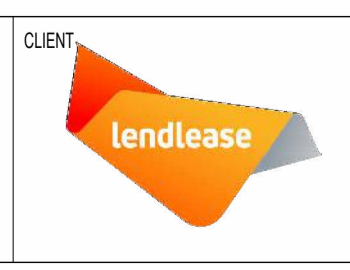
- GENERAL LEGEND:**
- SITE BOUNDARY
 - - - BUILDING SETBACK
 - - - LANDSCAPE SETBACK
 - /// FNC-1 - PALISADE
 - /// FNC-2 - CHAIN WIRE
 - RSD - ROLLER SHUTTER DOOR
 - RW - RETAINING WALL
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 - S# SIGNAGE - REFER TO SIGNAGE DETAILS
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 - CORE
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 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOADING DOCKS
 - OFFICE

NOTE:
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 UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

1 L1 MEZZ 1:750

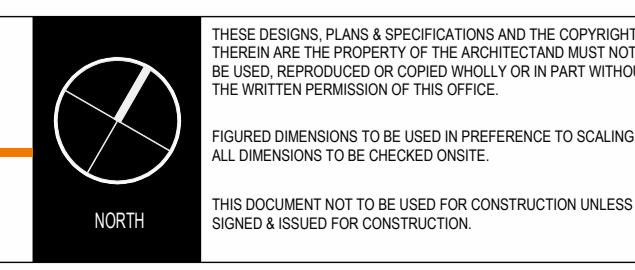
ISSUE FOR SSSA

19	ISSUE FOR REVIEW	22.10.2024
18	VE 1000000	06.09.2024
17	ISSUE FOR SSSA	08.07.2024
16	ISSUE FOR COORDINATION	31.05.2024
15	ISSUE FOR REVIEW	17.05.2024
14	ISSUE FOR REVIEW	10.05.2024
13	ISSUE FOR REVIEW	01.05.2024
12	DESCRIPTION	DATE



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



TITLE	WAREHOUSE PLAN - LEVEL 1 MEZZ
DATE	22.10.2024
SCALE	
PROJECT NO.	22144
DWG NO.	DA105
REVISION	19

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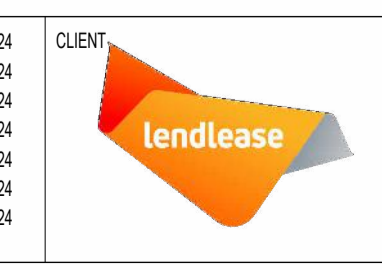


- TREE PROTECTION ZONE LEGEND:**
- HIGH - PRIORITY FOR RETENTION
 - MEDIUM - CONSIDER FOR RETENTION
 - LOW - CONSIDER FOR REMOVAL
 - PRIORITY FOR REMOVAL
- VEGETATION IMPACT LEGEND:**
- ⊘ TREES BEING DEMOLISHED
 - ⊘ TREES REMAINING
 - ⊘ TREES TO BE PLANTED

1 DEMOLISHED VEGETATION 1 : 750

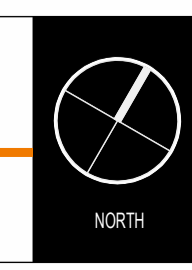
ISSUE FOR SSSA

	11	ISSUE FOR REVIEW	22.10.2024
	10	ISSUE FOR SSSA	08.07.2024
	9	ISSUE FOR COORDINATION	02.07.2024
	8	ISSUE FOR COORDINATION	31.05.2024
	7	ISSUE FOR REVIEW	10.05.2024
	6	ISSUE FOR REVIEW	01.05.2024
	5	ISSUE FOR REVIEW	22.04.2024
	4	ISSUE FOR REVIEW	22.04.2024
	3	ISSUE FOR REVIEW	22.04.2024
	2	ISSUE FOR REVIEW	22.04.2024
	1	ISSUE FOR REVIEW	22.04.2024



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

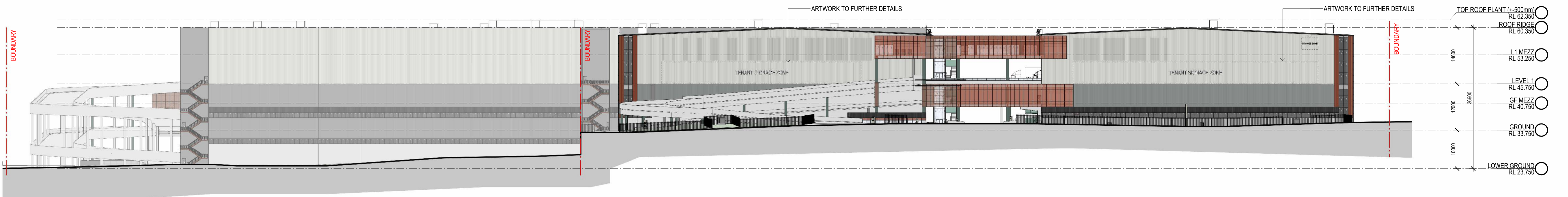


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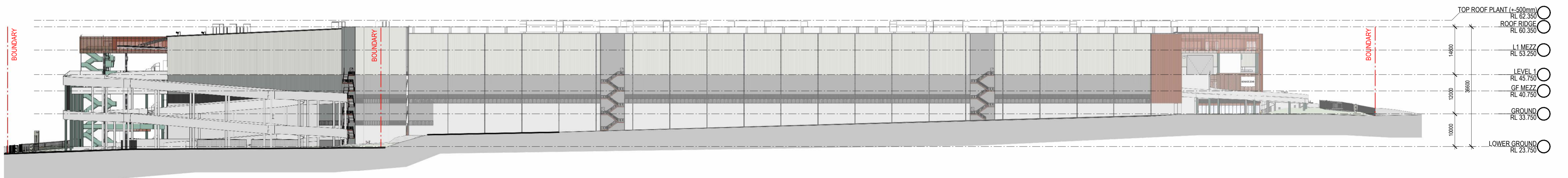
TITLE	VEGETATION IMPACT	PROJECT NO.	22144	DWG NO.	DA121	REVISION	11
DATE	22.10.2024	SCALE					



1 NORTH ELEVATION 1 : 600



2 EAST ELEVATION 1 : 500



3 SOUTH ELEVATION 1 : 600

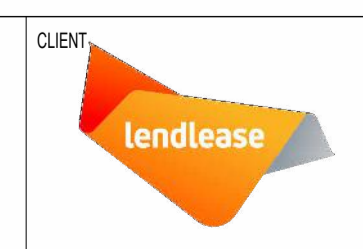


4 WEST ELEVATION 1 : 600

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

ISSUE FOR SSSA

13	ISSUE FOR REVIEW	22.10.2024
12	ISSUE FOR REVIEW	15.10.2024
11	IE updates	09.09.2024
10	ISSUE FOR SSSA	08.07.2024
9	ISSUE FOR COORDINATION	31.05.2024
8	ISSUE FOR REVIEW	17.05.2024
7	ISSUE FOR REVIEW	10.05.2024
#	DESCRIPTION	DATE

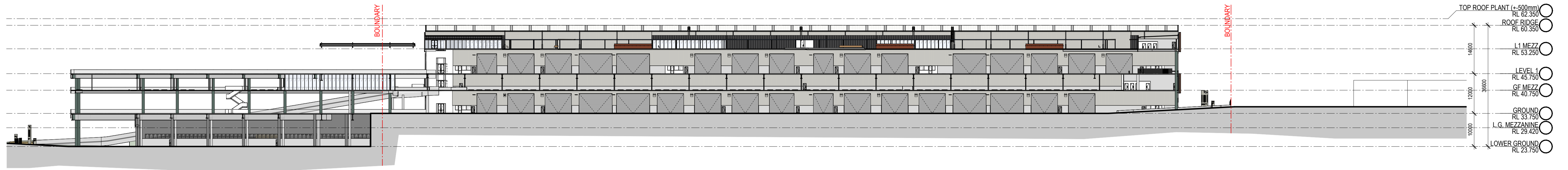


PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

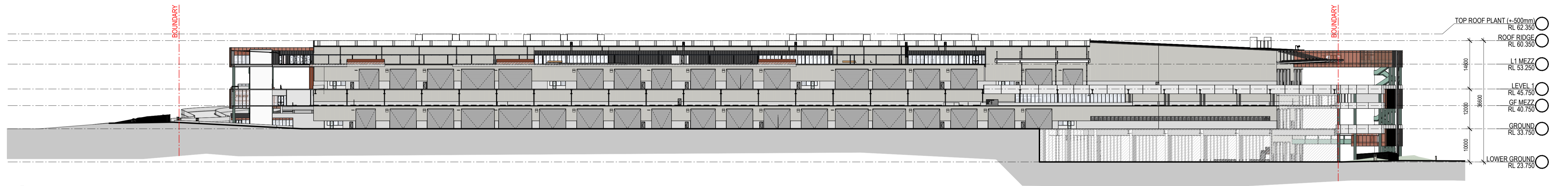
15-21 BRITTON STREET SMITHFIELD

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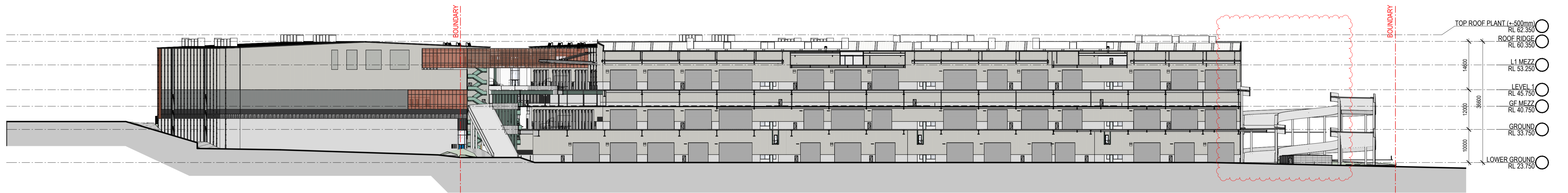
TITLE	WAREHOUSE ELEVATIONS -SHEET
1	
DATE	22.10.2024
SCALE	
PROJECT NO.	22144
DWG NO.	DA130
REVISION	13



1 BREEZEWAY ELEVATION - NORTH 1 : 600



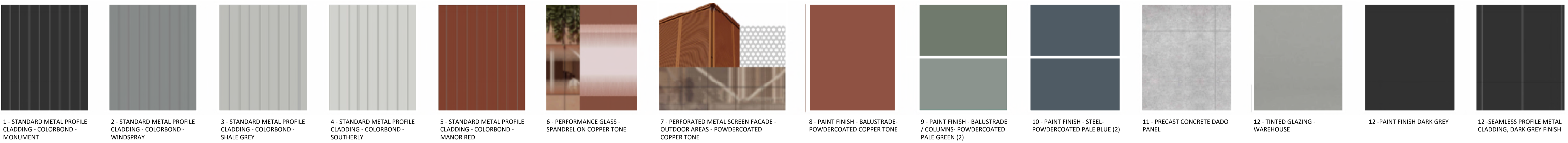
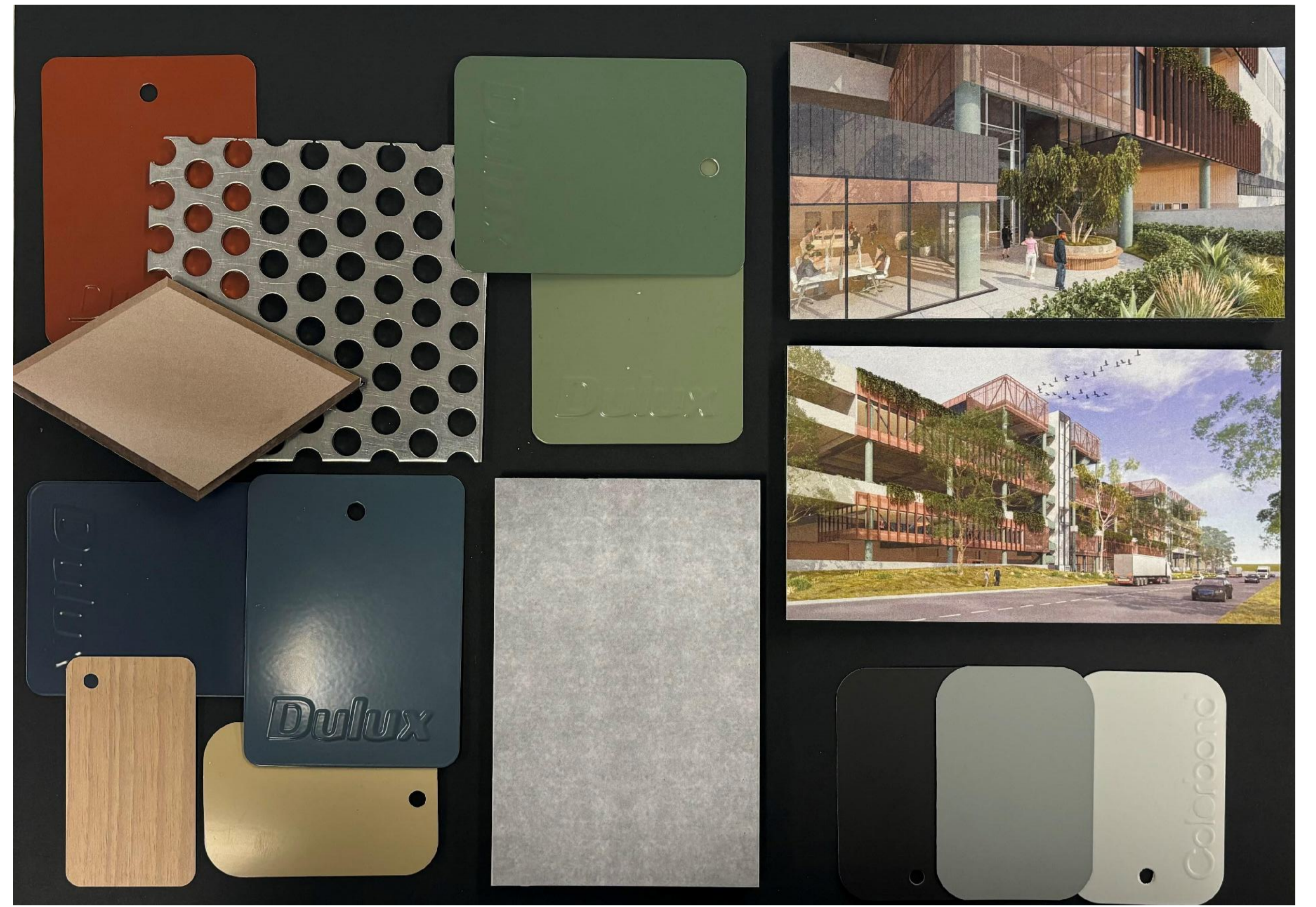
2 BREEZEWAY ELEVATION - SOUTH 1 : 600



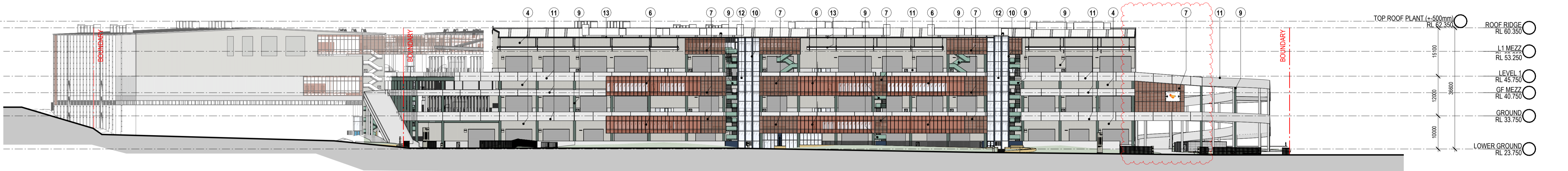
3 WEST ELEVATION 2 1 : 600

NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

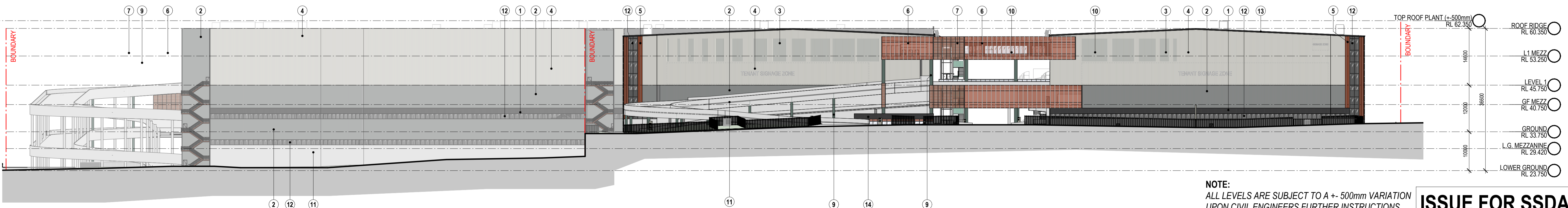
ISSUE FOR SSSA



1 - STANDARD METAL PROFILE CLADDING - COLORBOND - MONUMENT
 2 - STANDARD METAL PROFILE CLADDING - COLORBOND - WINDSPRAY
 3 - STANDARD METAL PROFILE CLADDING - COLORBOND - SHALE GREY
 4 - STANDARD METAL PROFILE CLADDING - COLORBOND - SOUTHERLY
 5 - STANDARD METAL PROFILE CLADDING - COLORBOND - MANOR RED
 6 - PERFORMANCE GLASS - SPANDREL ON COPPER TONE
 7 - PERFORATED METAL SCREEN FACADE - OUTDOOR AREAS - POWDERCOATED COPPER TONE
 8 - PAINT FINISH - BALUSTRADE- POWDERCOATED COPPER TONE
 9 - PAINT FINISH - BALUSTRADE / COLUMNS- POWDERCOATED PALE GREEN (2)
 10 - PAINT FINISH - STEEL- POWDERCOATED PALE BLUE (2)
 11 - PRECAST CONCRETE DADO PANEL
 12 - TINTED GLAZING - WAREHOUSE
 12 - PAINT FINISH DARK GREY
 12 - SEAMLESS PROFILE METAL CLADDING, DARK GREY FINISH



TOP ROOF PLANT (+500mm) RL 62.350
 ROOF RIDGE RL 60.350
 L1 MEZZ RL 53.250
 LEVEL 1 RL 45.750
 GF MEZZ RL 40.750
 GROUND RL 33.750
 LOWER GROUND RL 23.750

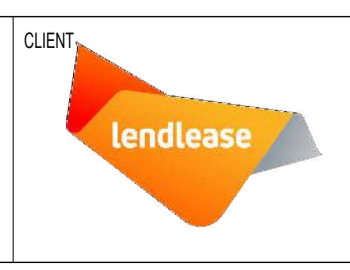


TOP ROOF PLANT (+500mm) RL 62.350
 ROOF RIDGE RL 60.350
 L1 MEZZ RL 53.250
 LEVEL 1 RL 45.750
 GF MEZZ RL 40.750
 GROUND RL 33.750
 L.G. MEZZANINE RL 29.420
 LOWER GROUND RL 23.750

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

ISSUE FOR SSSA

8	ISSUE FOR REVIEW	22.10.2024
7	ISSUE FOR REVIEW	15.10.2024
6	ISSUE FOR SSSA	09.07.2024
5	ISSUE FOR COORDINATION	17.06.2024
4	ISSUE FOR COORDINATION	31.05.2024
3	ISSUE FOR REVIEW	17.05.2024
2	ISSUE FOR REVIEW	10.05.2024
#	DESCRIPTION	DATE

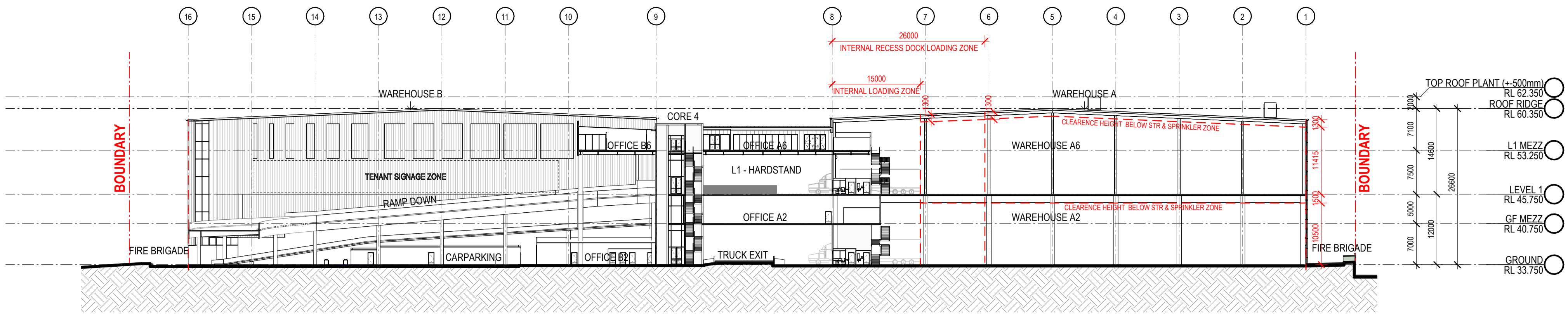


PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

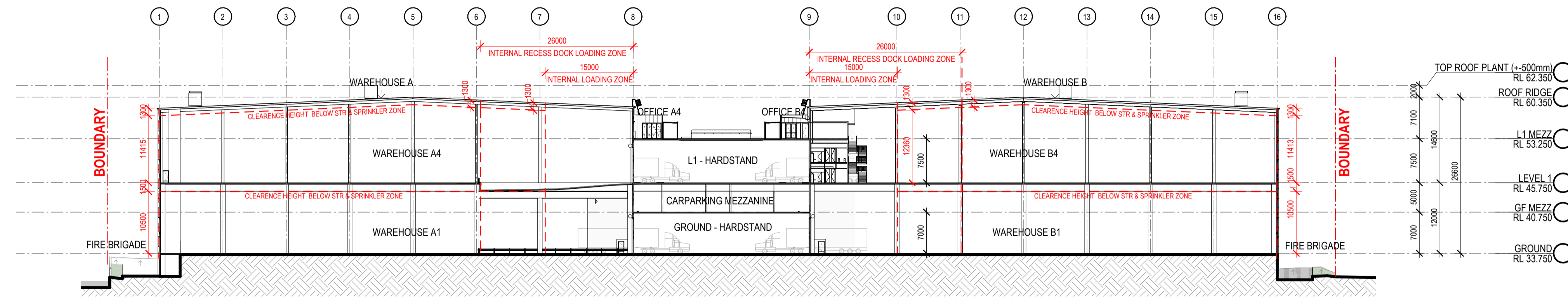
15-21 BRITTON STREET SMITHFIELD

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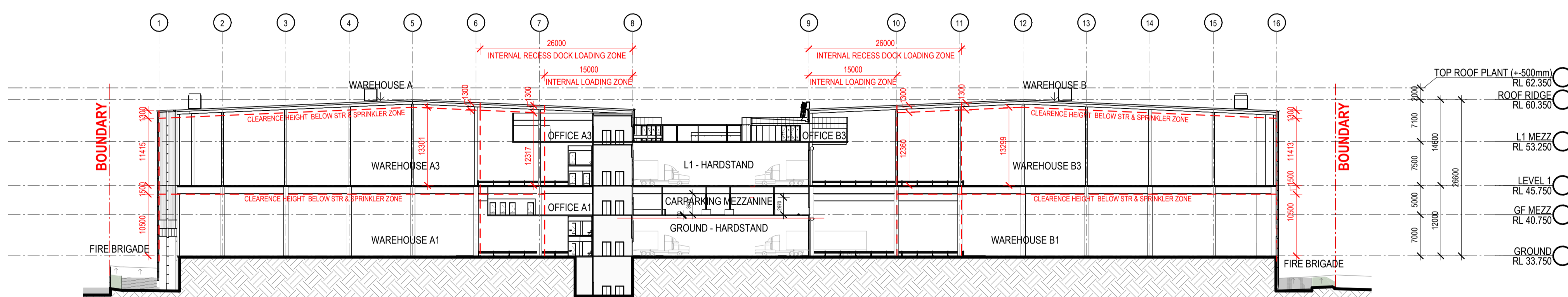
TITLE	3D AND MATERIALS
DATE	22.10.2024
SCALE	
PROJECT NO.	22144
DWG NO.	DA135
REVISION	8



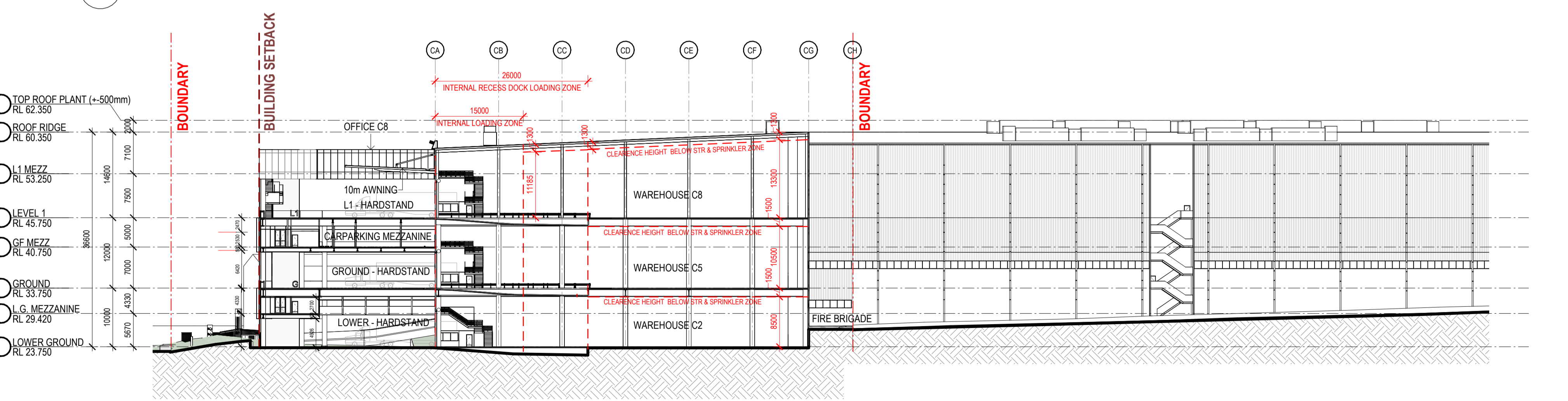
1 SECTION 1 1 : 500



2 SECTION 2 1 : 500



3 SECTION 3 1 : 500

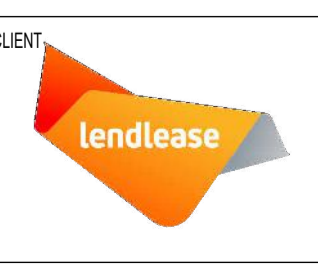


4 SECTION 4 1 : 500

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

ISSUE FOR SSSA

17	VE updates	06.09.2024
16	ISSUE FOR SSSA	08.07.2024
15	ISSUE FOR COORDINATION	31.05.2024
14	ISSUE FOR REVIEW	17.05.2024
13	ISSUE FOR REVIEW	10.05.2024
12	ISSUE FOR REVIEW	01.05.2024
11	ISSUE FOR REVIEW	22.04.2024
#	DESCRIPTION	DATE

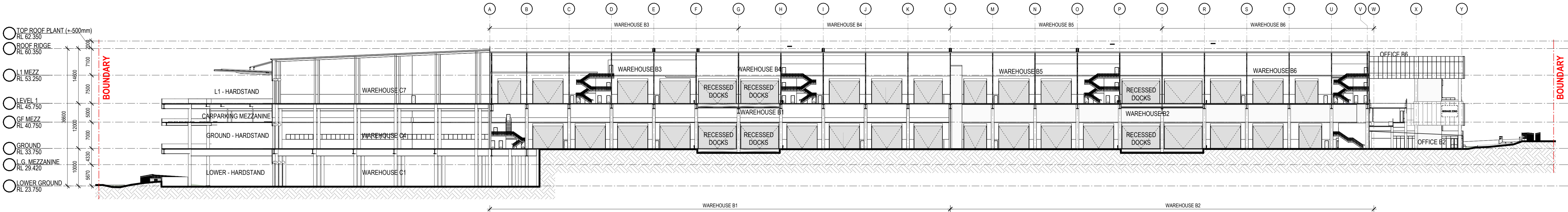


PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

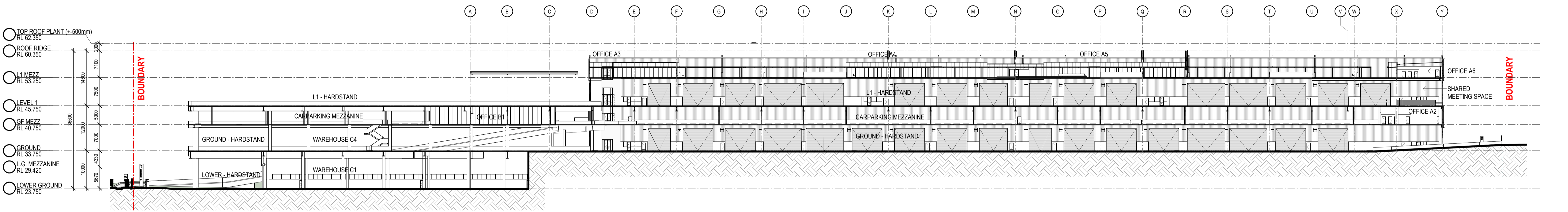
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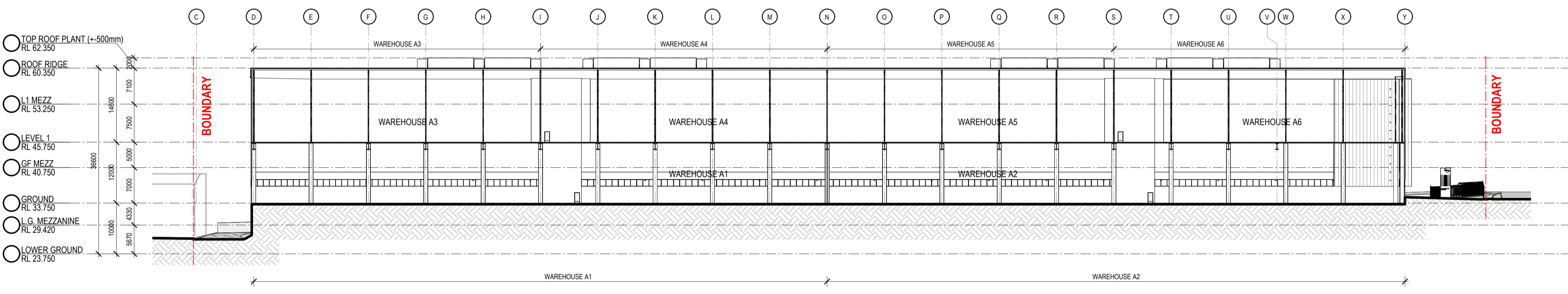
TITLE	WAREHOUSE SECTIONS - SHEET 1		
DATE	SCALE	PROJECT NO.	DWG NO. REVISION
06.09.2024		22144	DA140 17



1 SECTION 5 1:500



2 SECTION 6 1:500

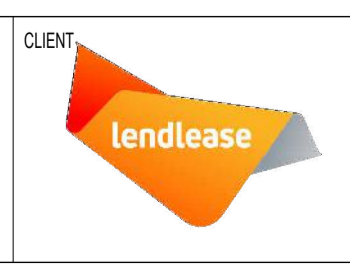


3 SECTION 7 1:500

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

ISSUE FOR SSSA

#	DESCRIPTION	DATE
13	VE updates	06.09.2024
12	ISSUE FOR SSSA	06.07.2024
11	ISSUE FOR COORDINATION	31.05.2024
10	ISSUE FOR REVIEW	17.05.2024
9	ISSUE FOR REVIEW	10.05.2024
8	ISSUE FOR REVIEW	01.05.2024
7	ISSUE FOR REVIEW	22.04.2024
6	ISSUE FOR REVIEW	15.04.2024



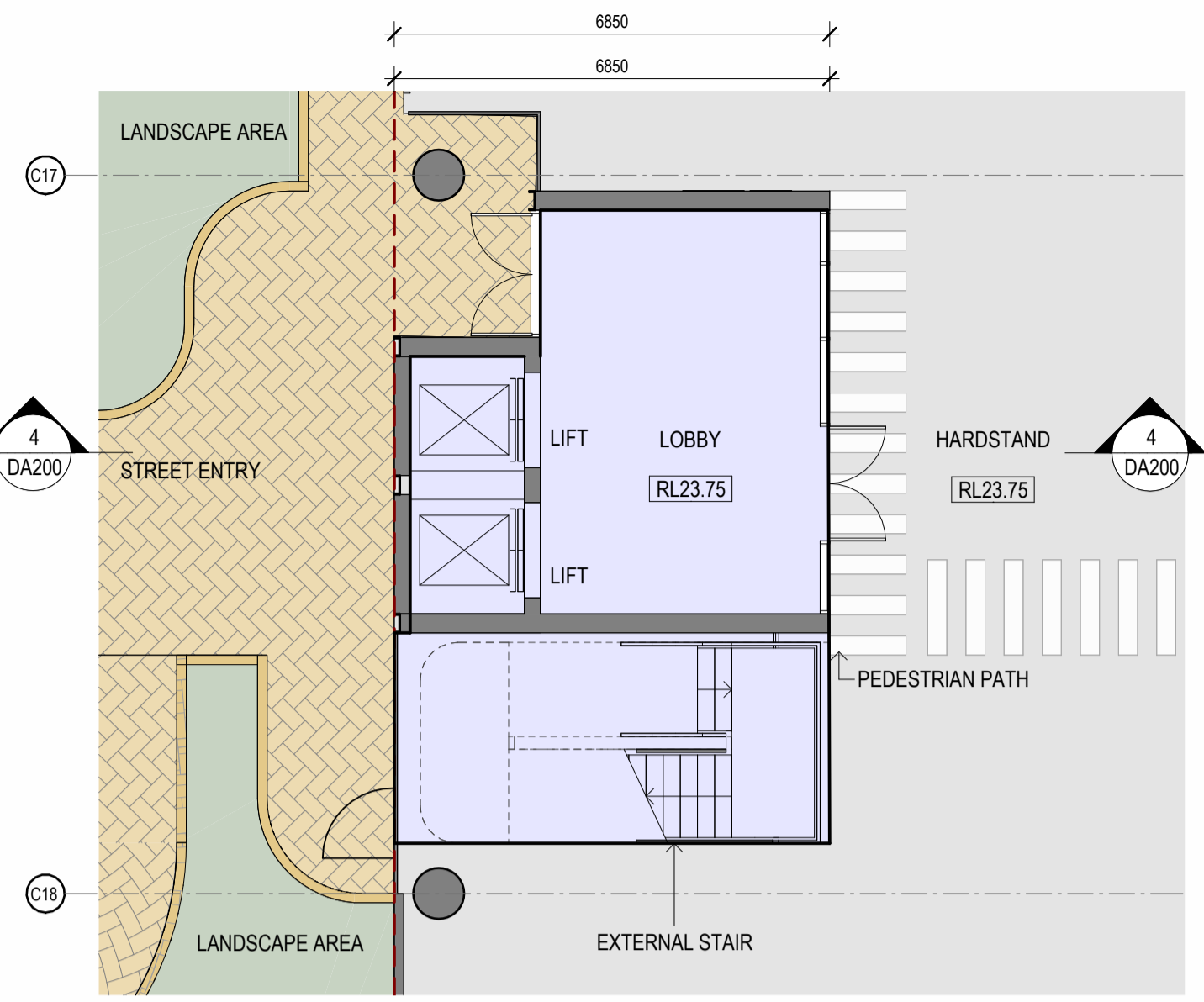
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

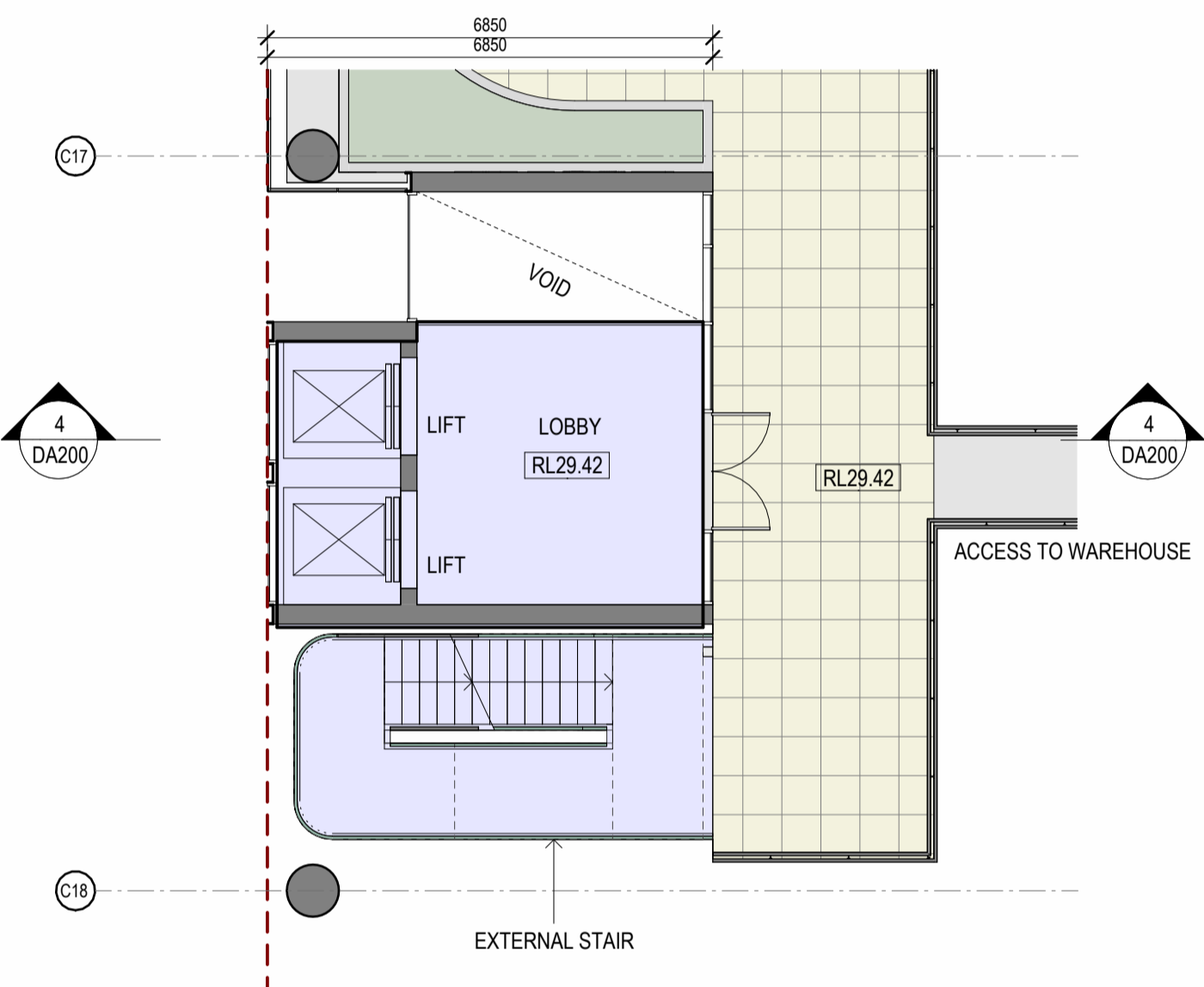
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TITLE	SCALE	PROJECT NO.	DWG NO.	REVISION
WAREHOUSE SECTIONS - SHEET 2	1:500 @ A1 1:1000 @ A3	22144	DA141	13
DATE				
06.09.2024				

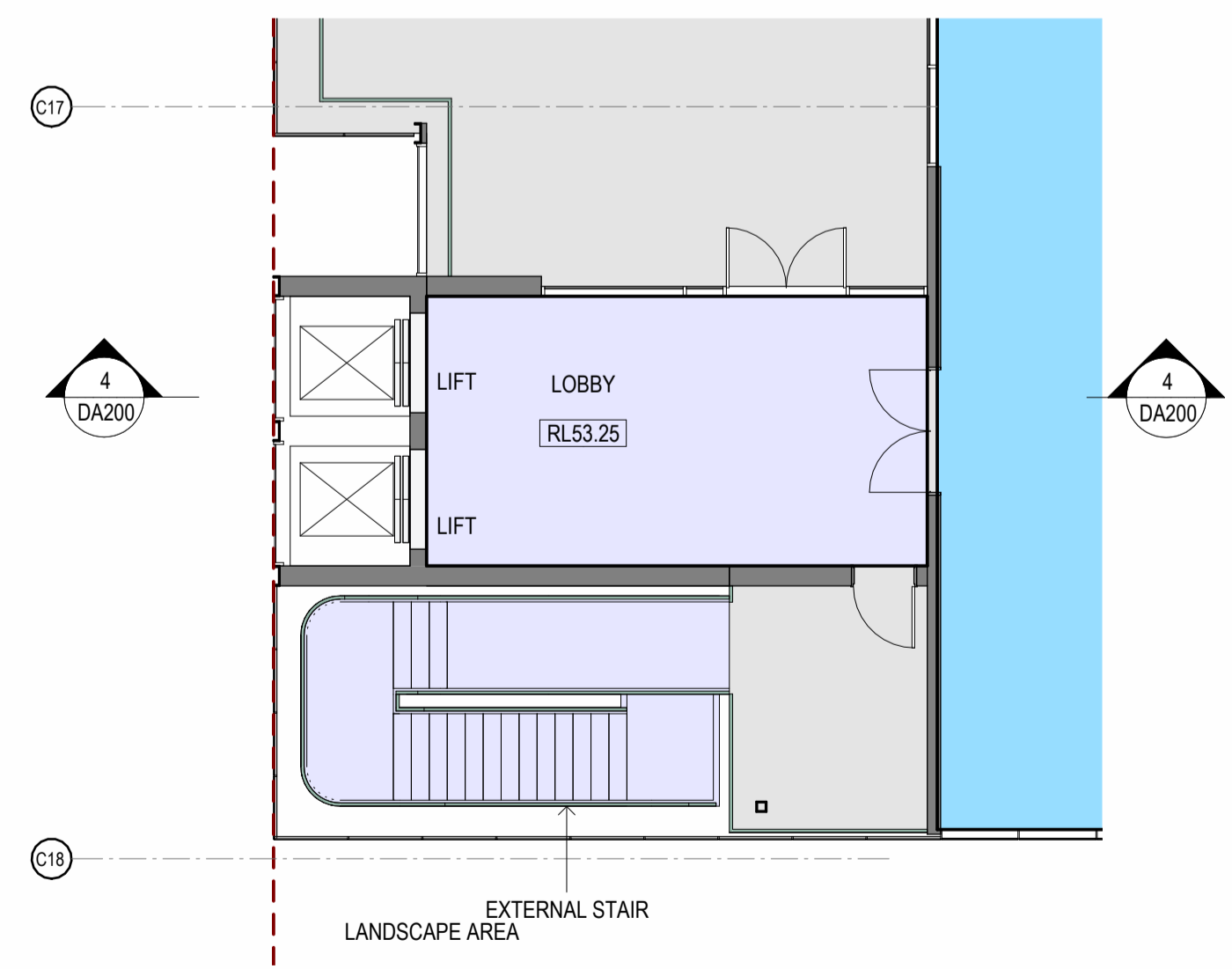




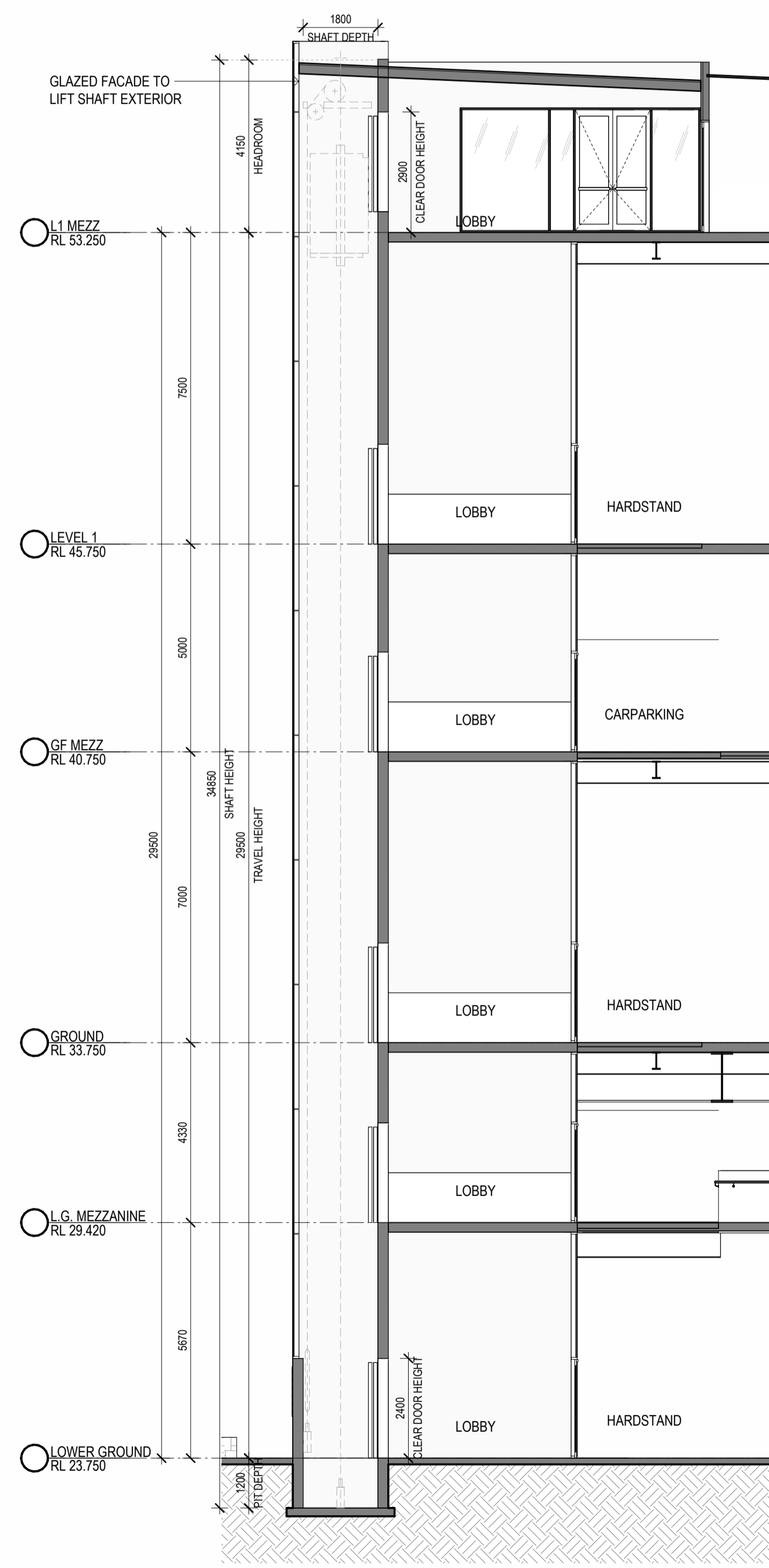
1 CORE 1 & 2 1:100
TYPICAL PLAN: LOWER GROUND



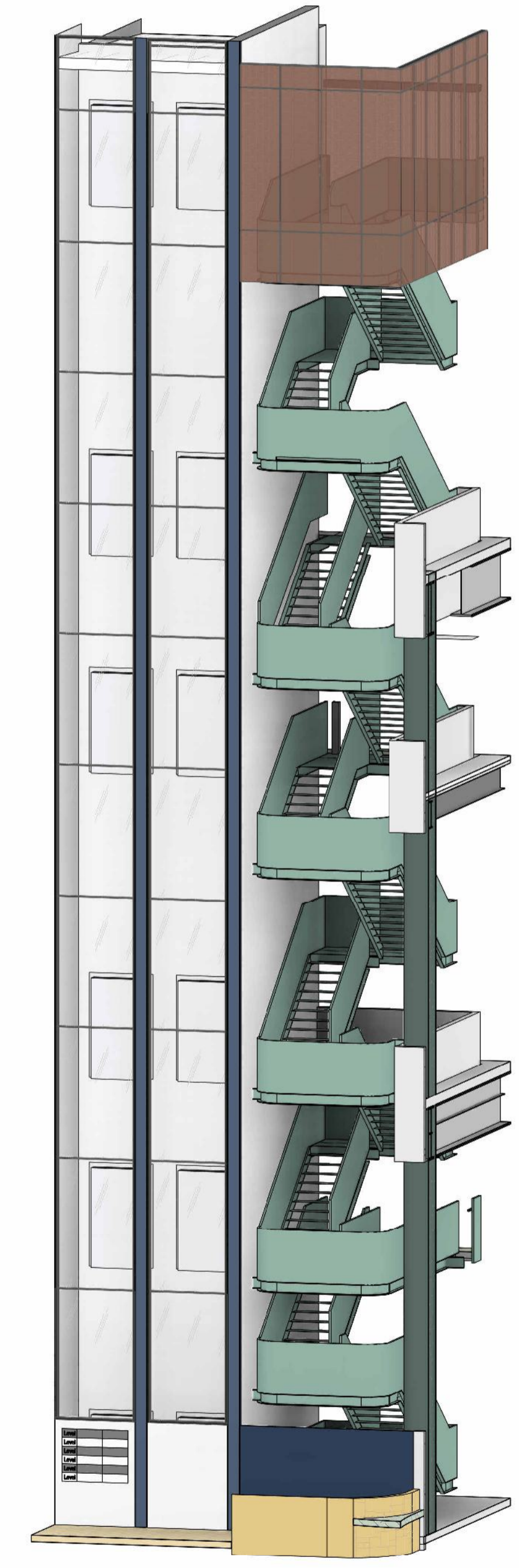
2 CORE 1 & 2 1:100
TYPICAL PLAN: MEZZ PLAN



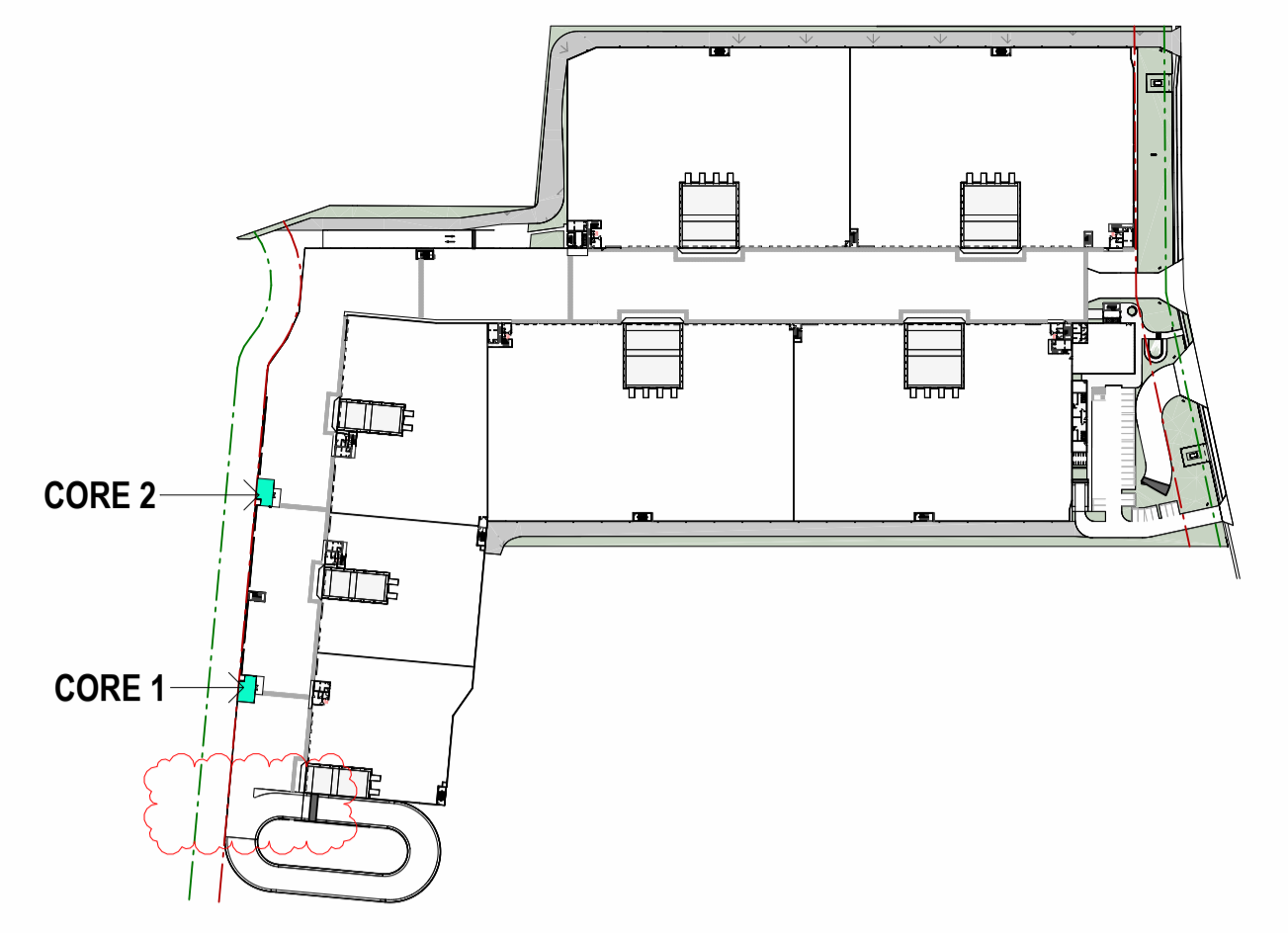
3 CORE 2 1:100
LEVEL 1 PLAN



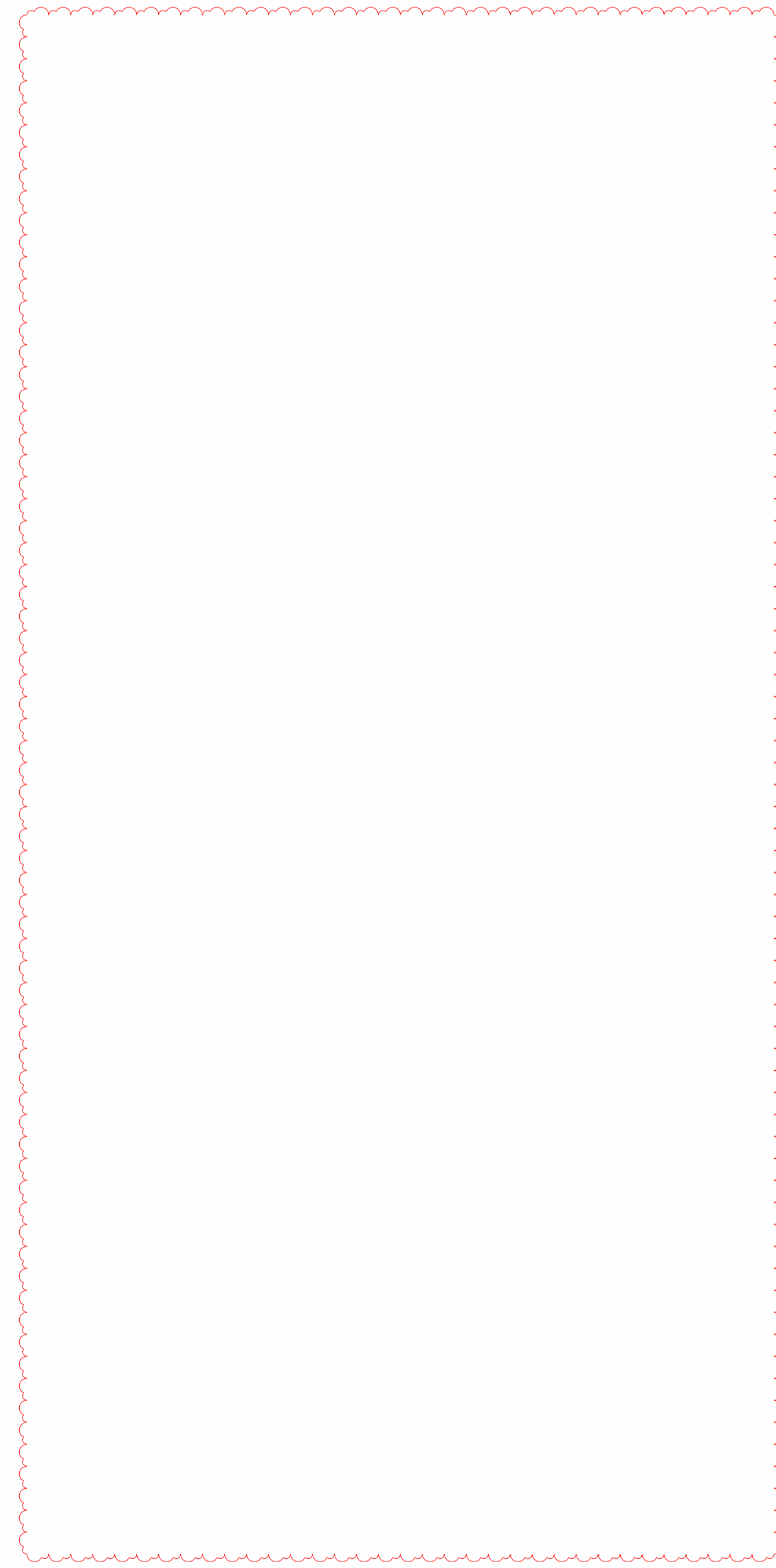
4 TYPICAL SECTION - THROUGH LIFT 1:100



5 CORE 1.3D

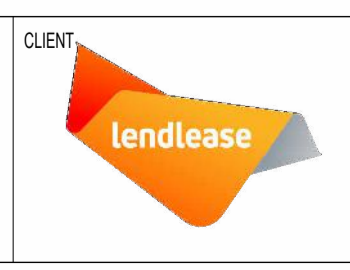


KEY PLAN - GF - CORE 1, 2
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



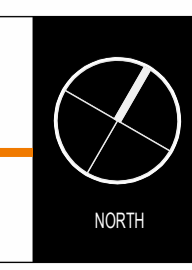
ISSUE FOR SSSA

8	ISSUE FOR REVIEW	22.10.2024
7	ISSUE FOR SSSA	08.07.2024
6	ISSUE FOR COORDINATION	31.05.2024
5	ISSUE FOR REVIEW	10.05.2024
4	ISSUE FOR REVIEW	01.05.2024
3	ISSUE FOR REVIEW	22.04.2024
2	ISSUE FOR REVIEW	25.03.2024
1	DESCRIPTION	DATE



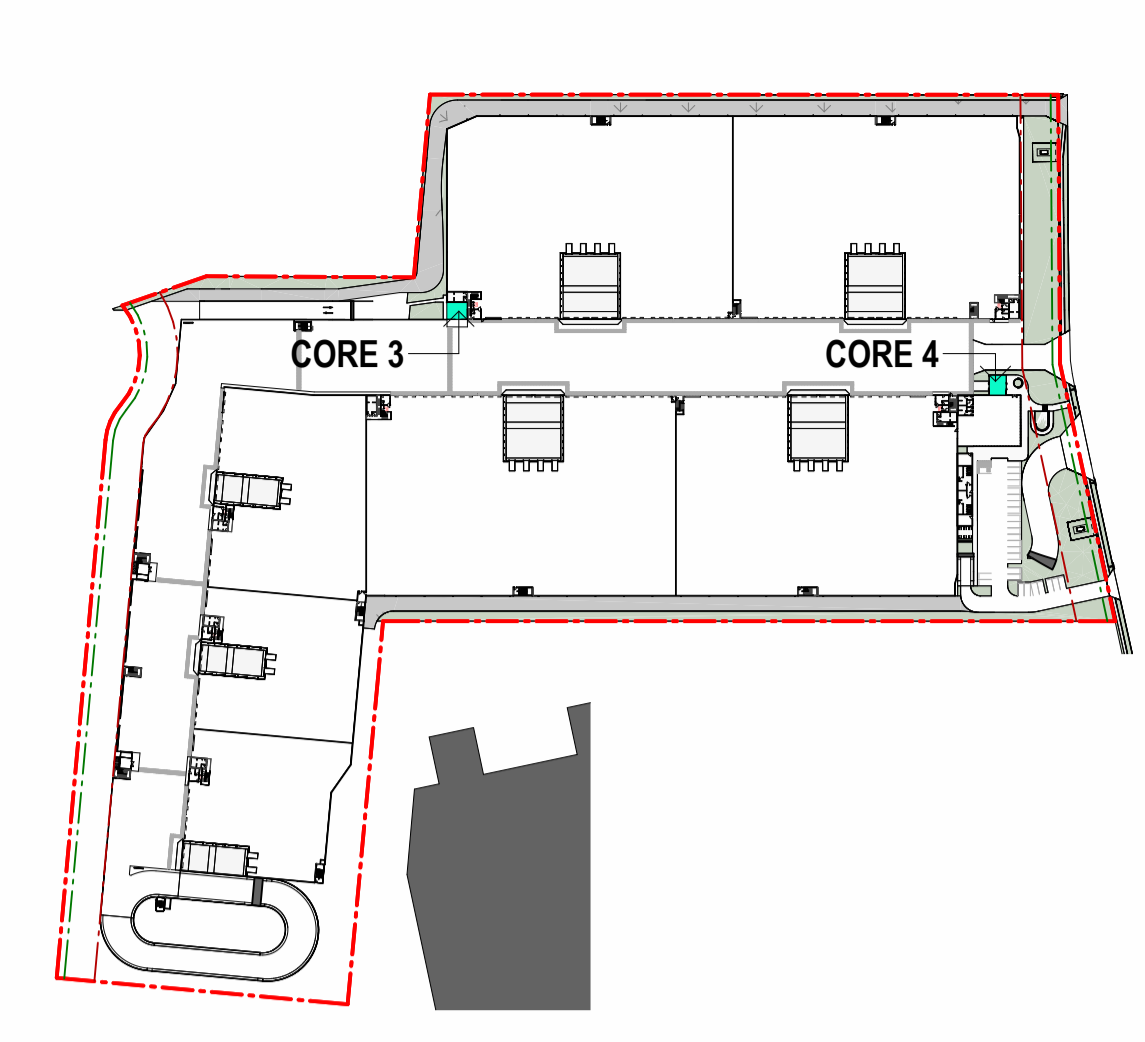
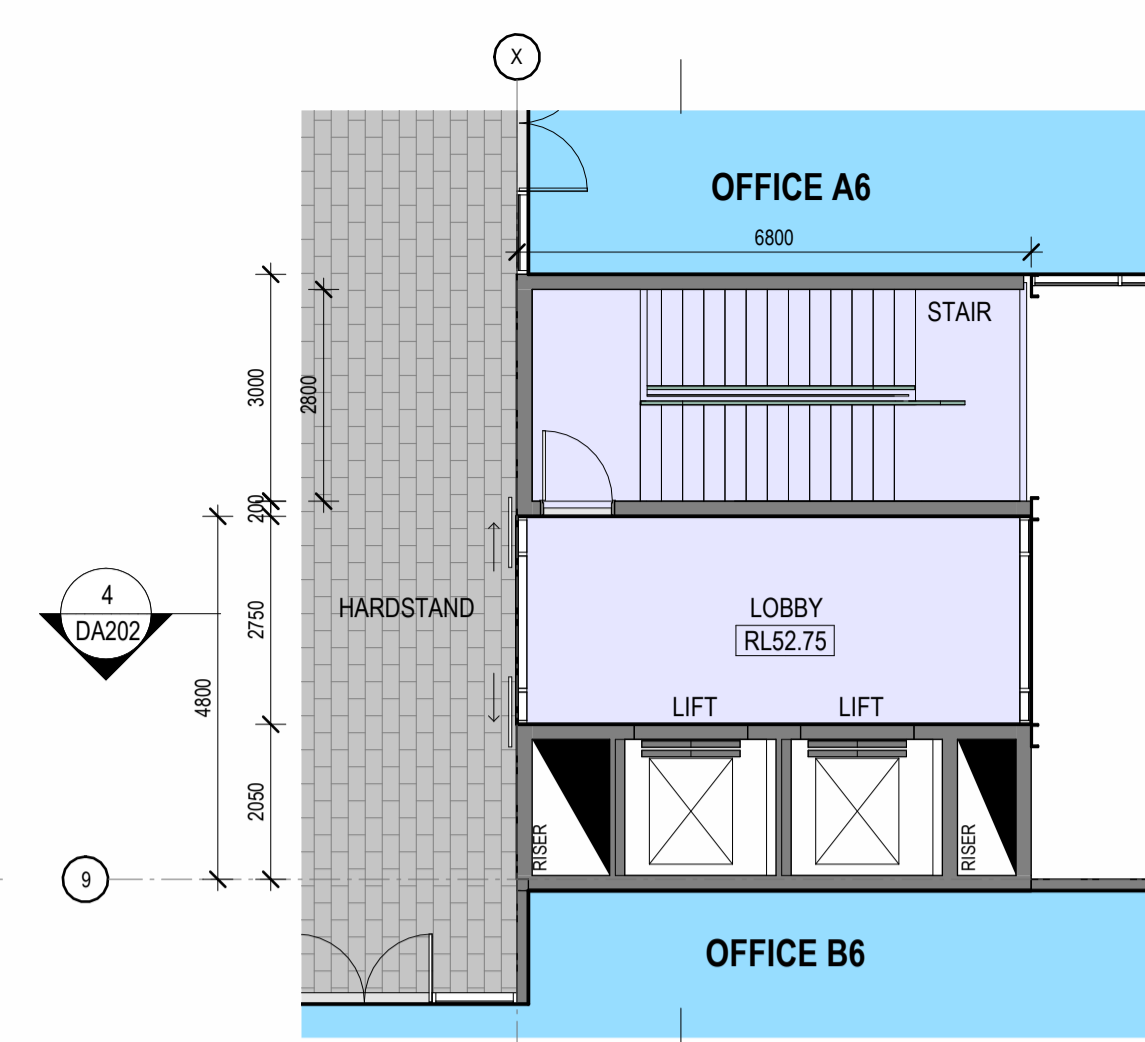
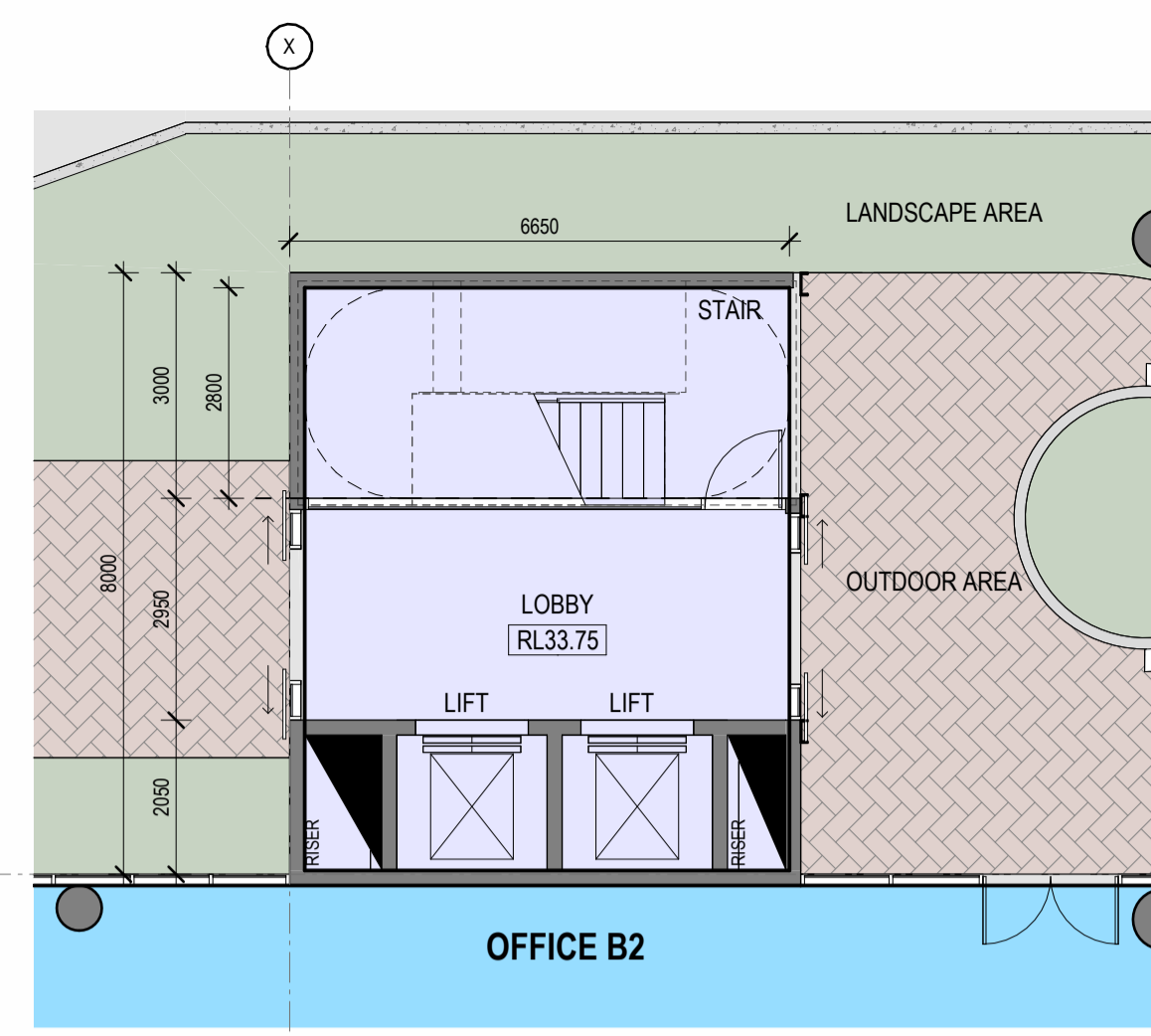
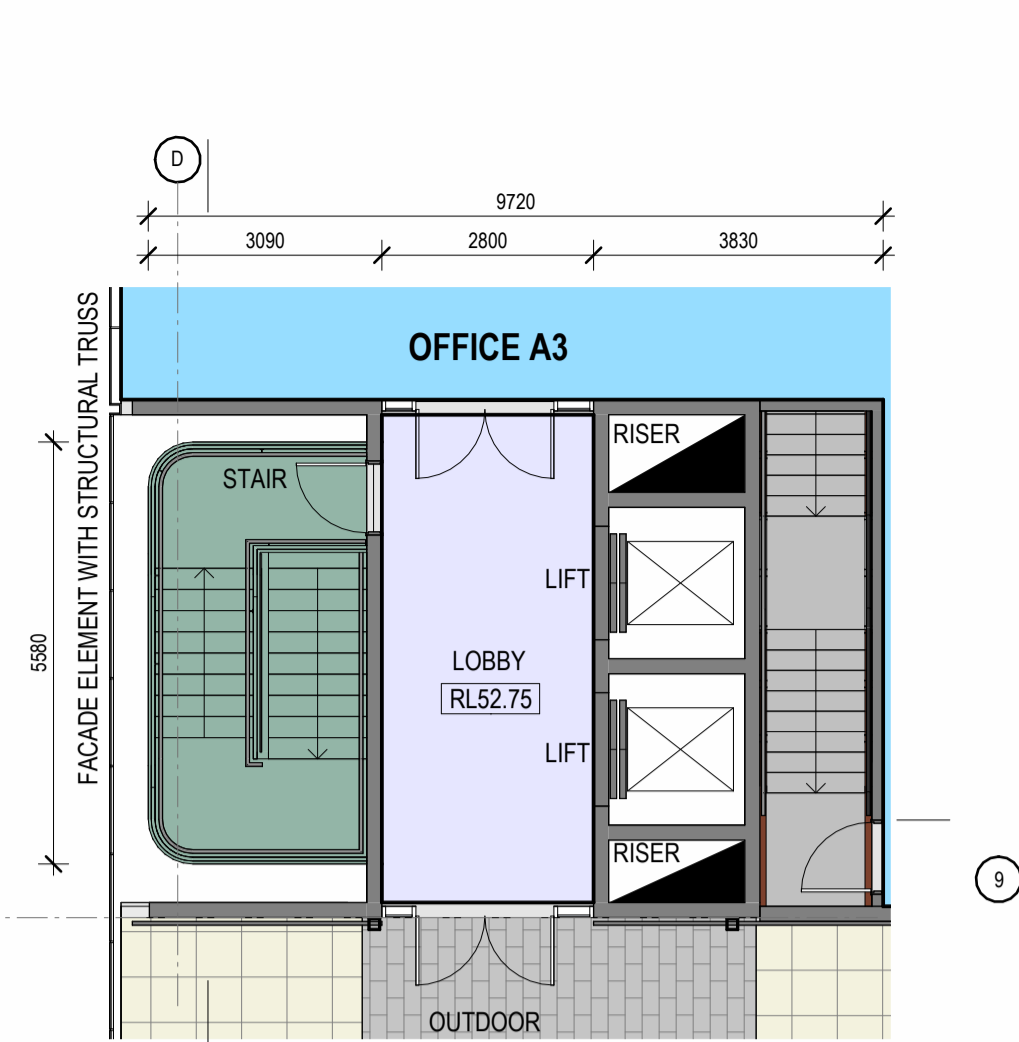
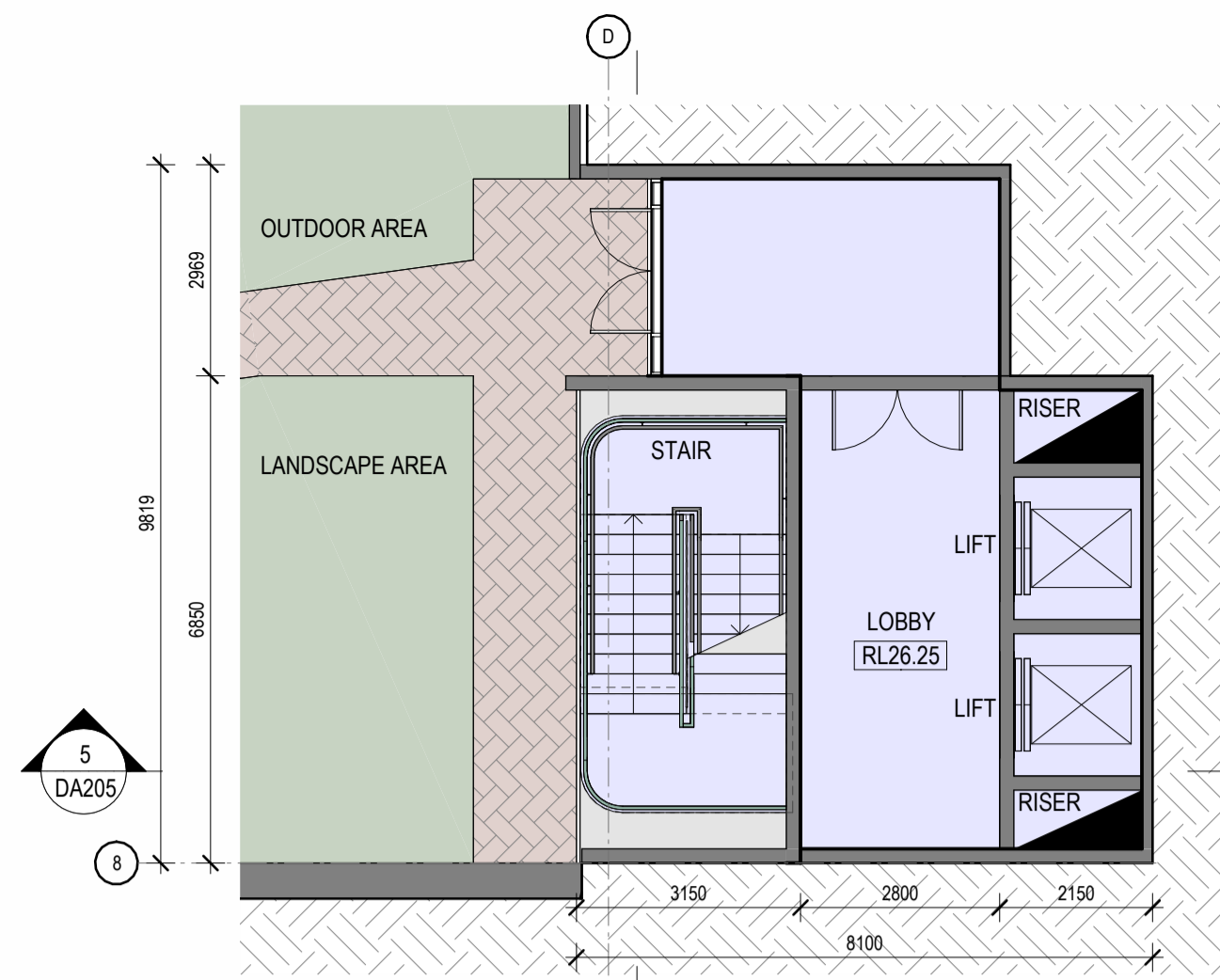
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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TITLE	CORE 1, 2 DETAILS		
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024		22144	DA200
			REVISION
			8



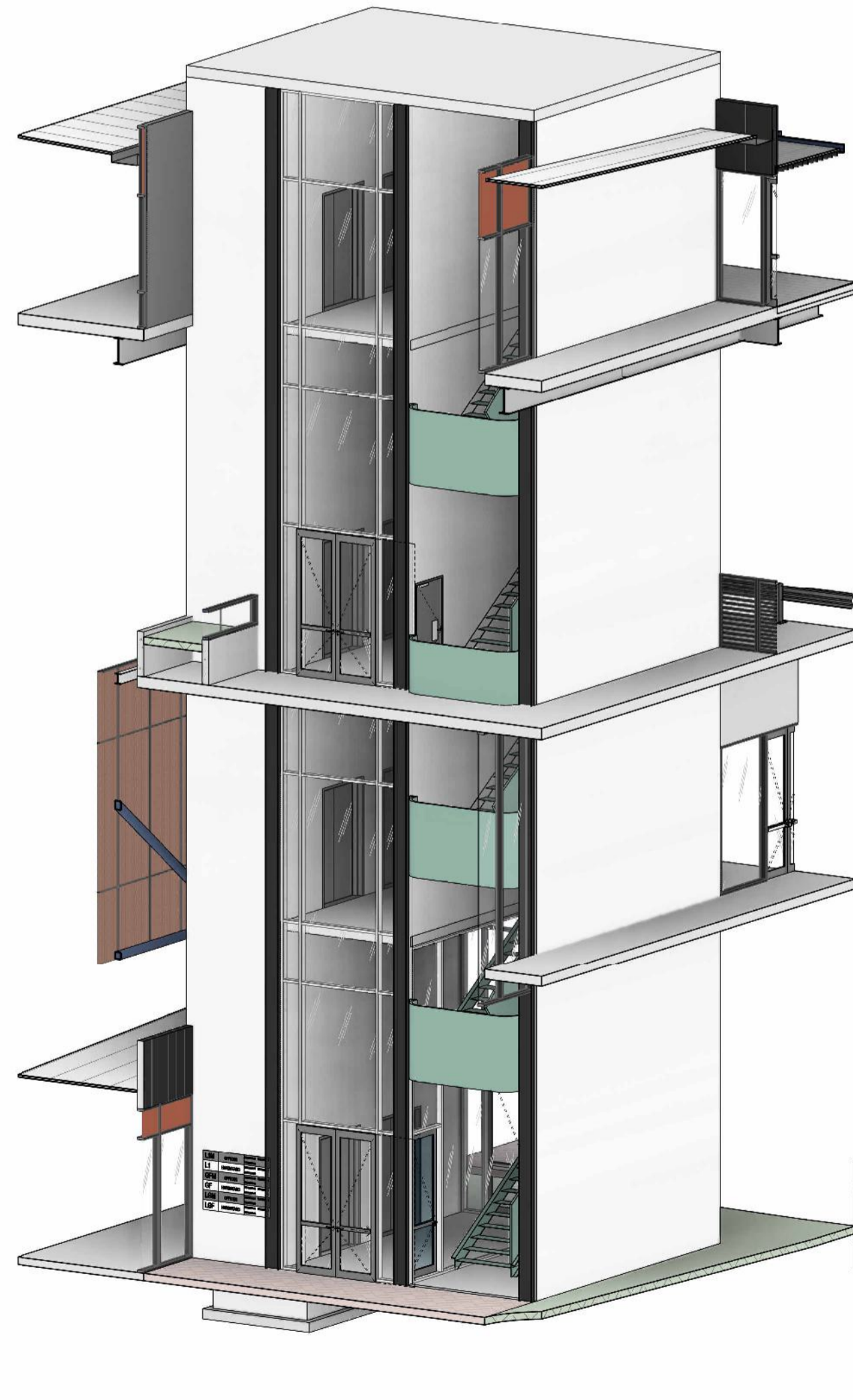
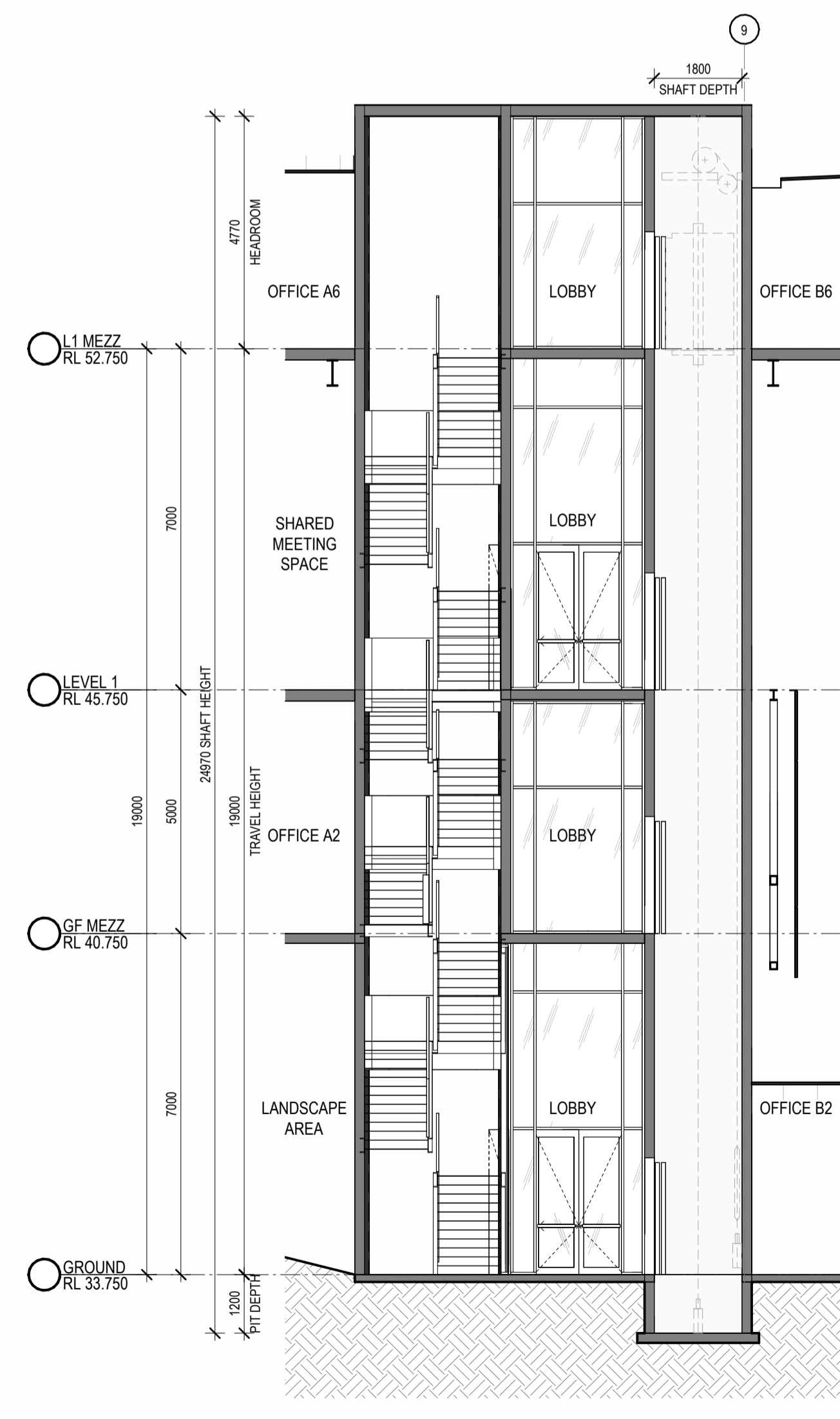
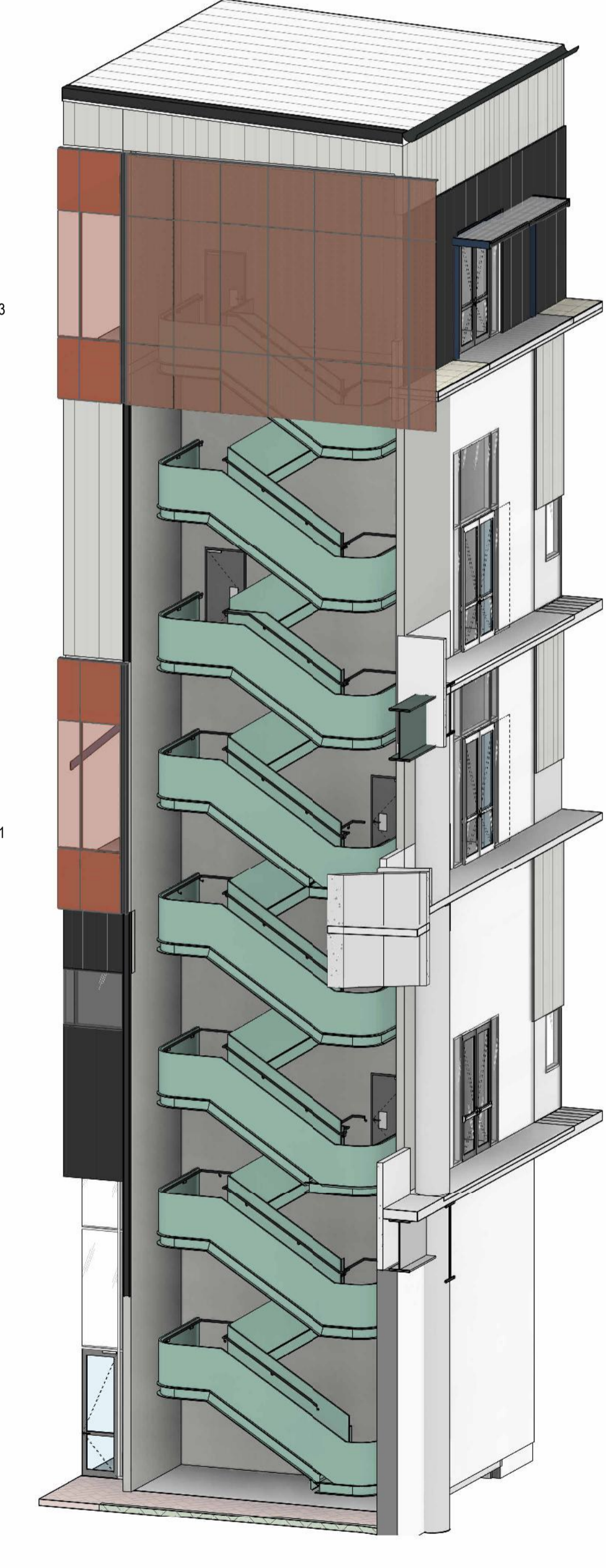
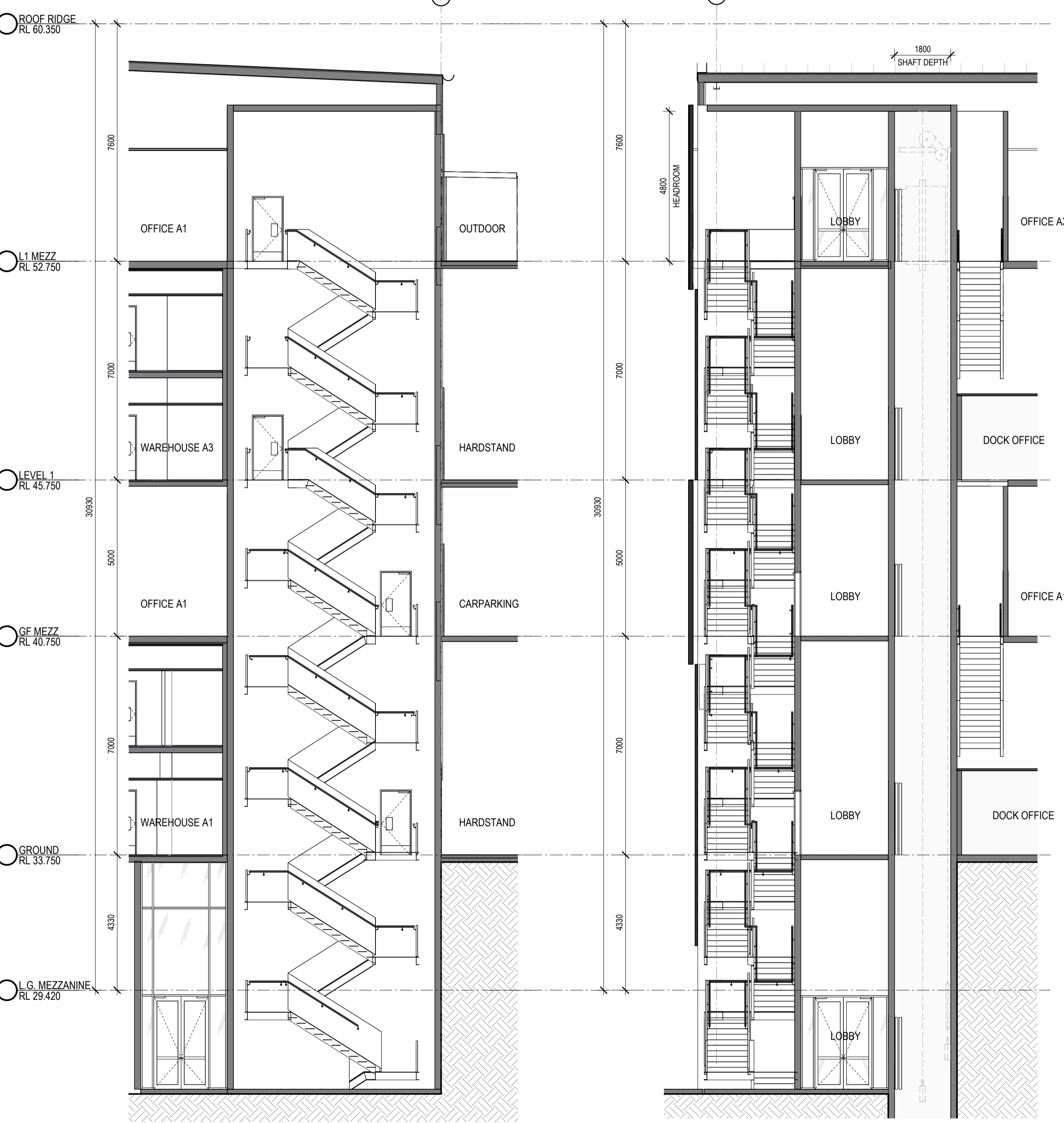
NOTE: L1 - GF - CORE 3 & 4
ALL LEVELS ARE SUBJECT TO A +/- 500mm VARIATION UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

1 CORE 3 LOWER MEZZ PLAN 1:100

2 CORE 3 - L1 MEZZ 1:100

6 CORE 4 - GROUND 1:100

7 CORE 4 - L1 MEZZ 1:100



4 CORE 3 SECTION 1 1:100

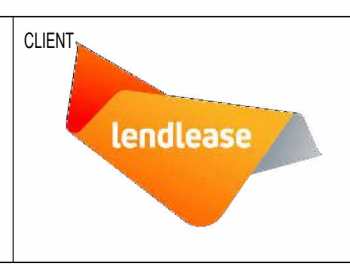
5 CORE 3 SECTION 2 1:100

3 CORE 3 - 3D VIEW

8 CORE 4 - SECTION 1:100

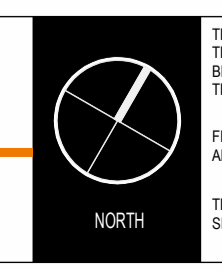
9 CORE 4 - 3D VIEW

#	DESCRIPTION	DATE
5	ISSUE FOR COORDINATION	31.05.2024
4	ISSUE FOR REVIEW	17.05.2024
3	ISSUE FOR REVIEW	10.05.2024
2	ISSUE FOR REVIEW	22.04.2024
1	ISSUE FOR REVIEW	11.03.2024



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

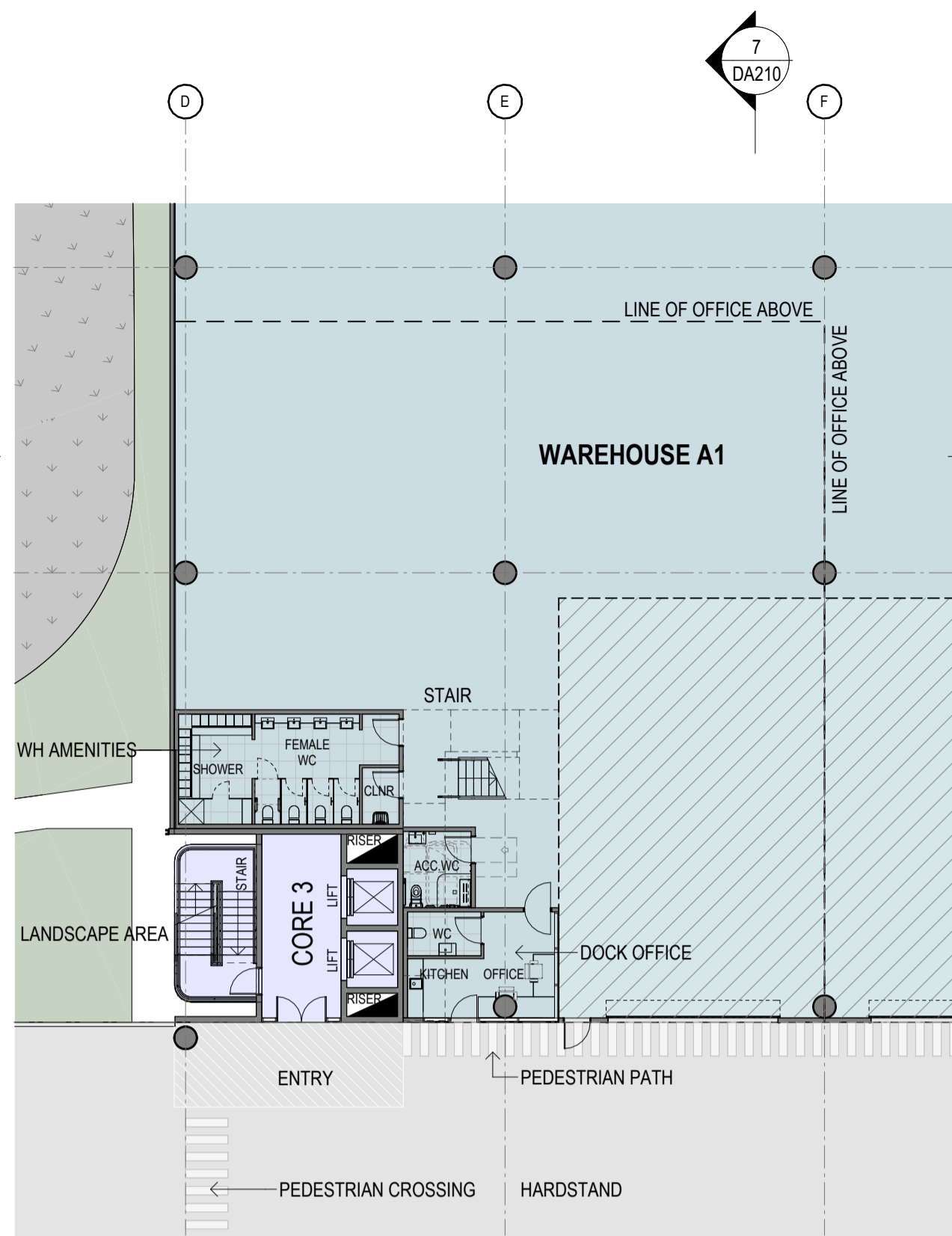
15-21 BRITTON STREET SMITHFIELD



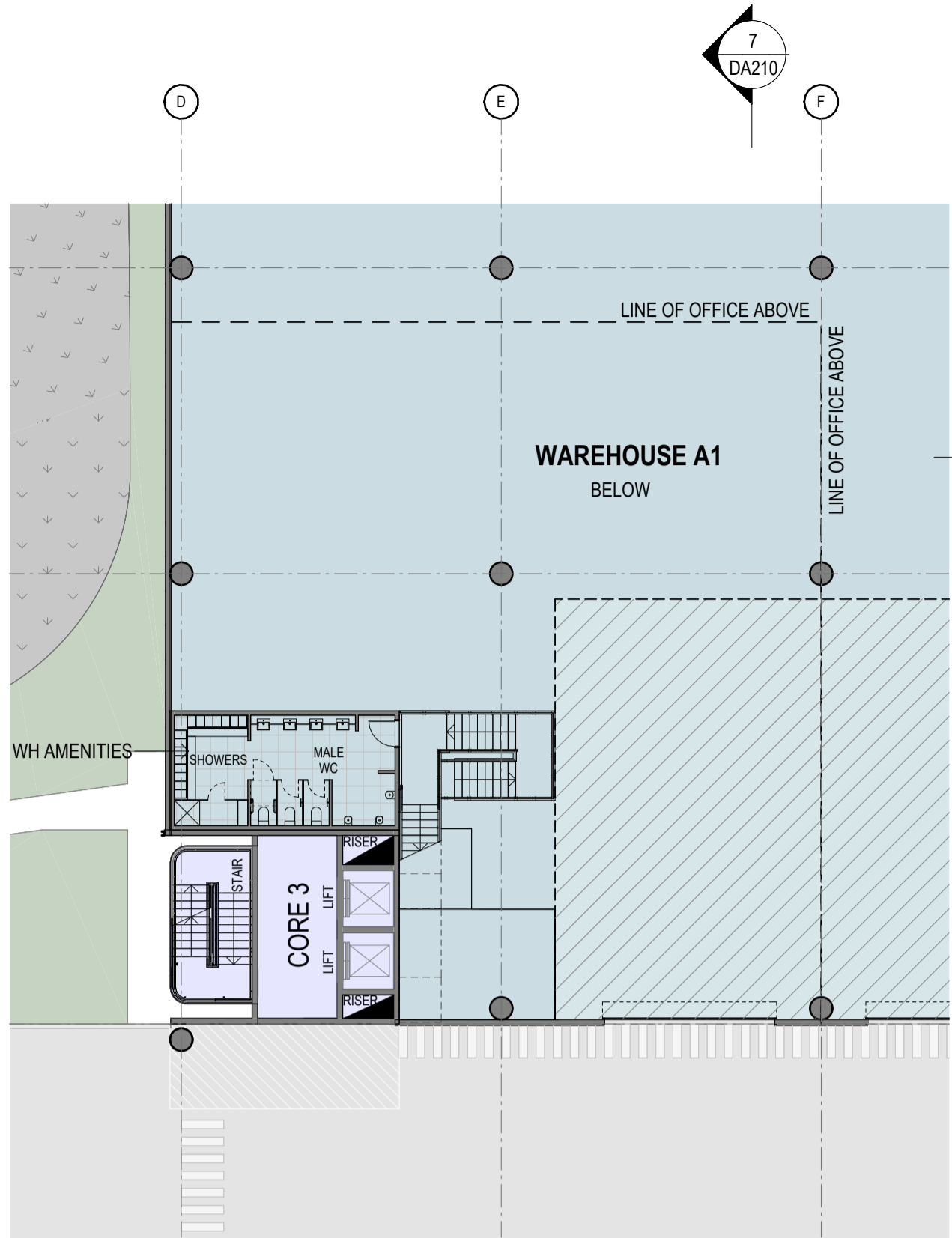
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TITLE	SCALE	PROJECT NO.	DWG NO.	REVISION
CORE 3 & 4 DETAILS		22144	DA205	5
DATE				
31.05.2024				

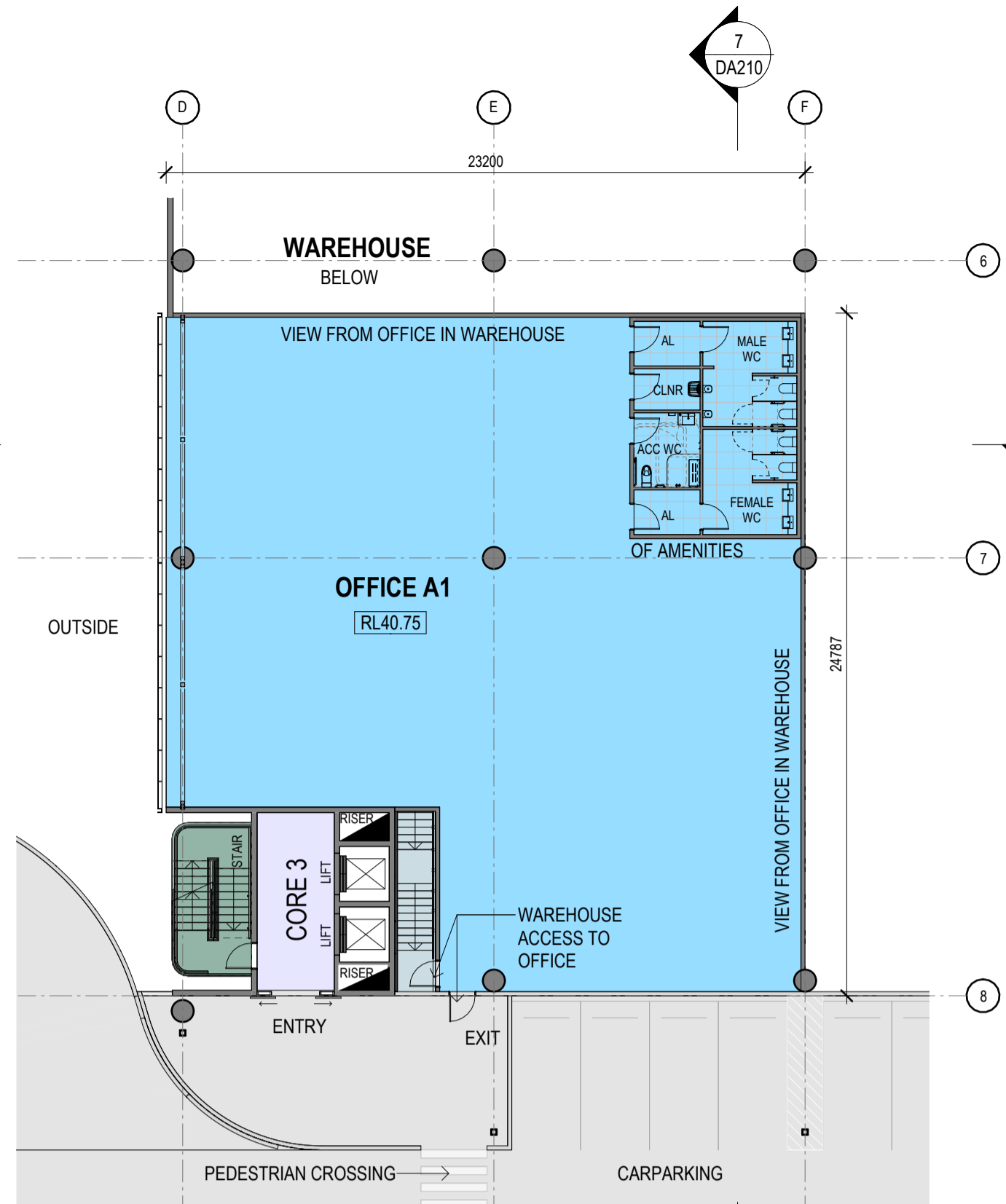
COORDINATION



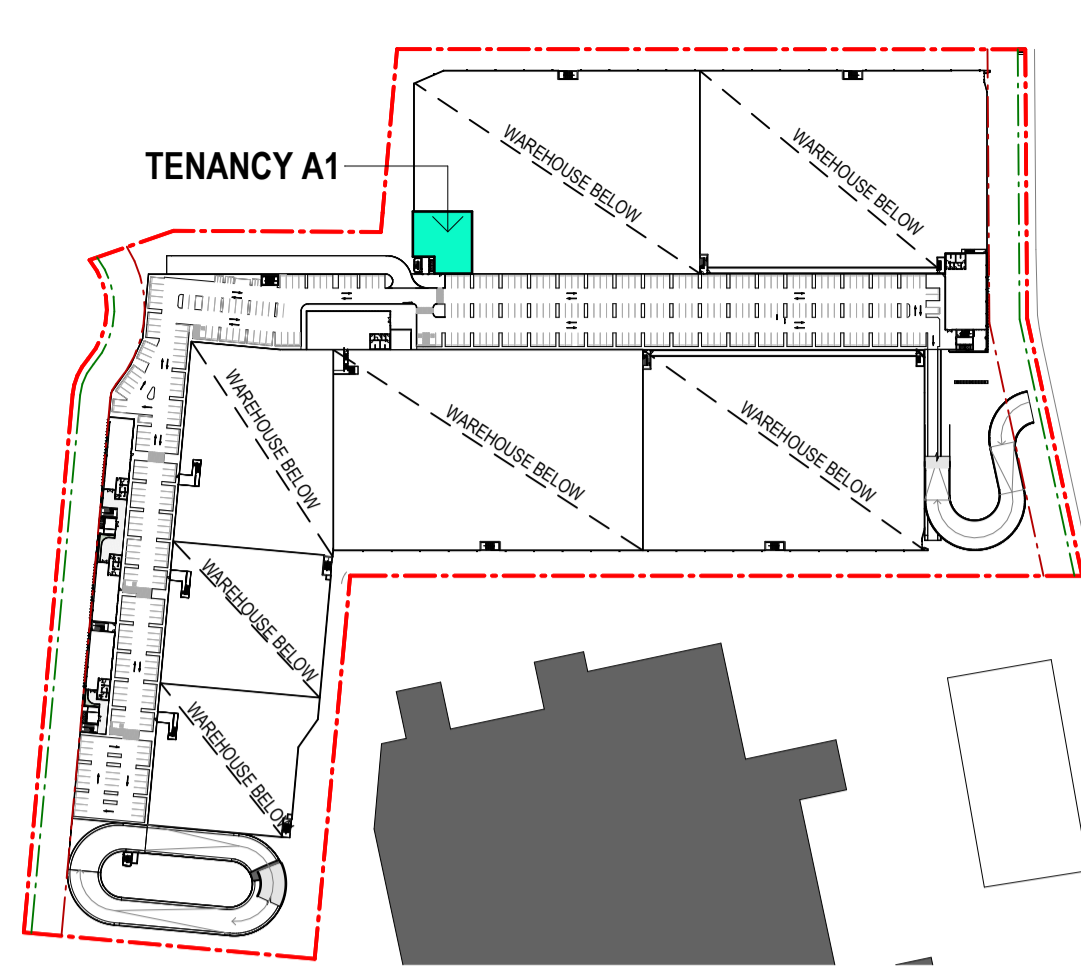
1 TENANCY A1 WARHEOUSE FLOOR PLAN 1 : 200



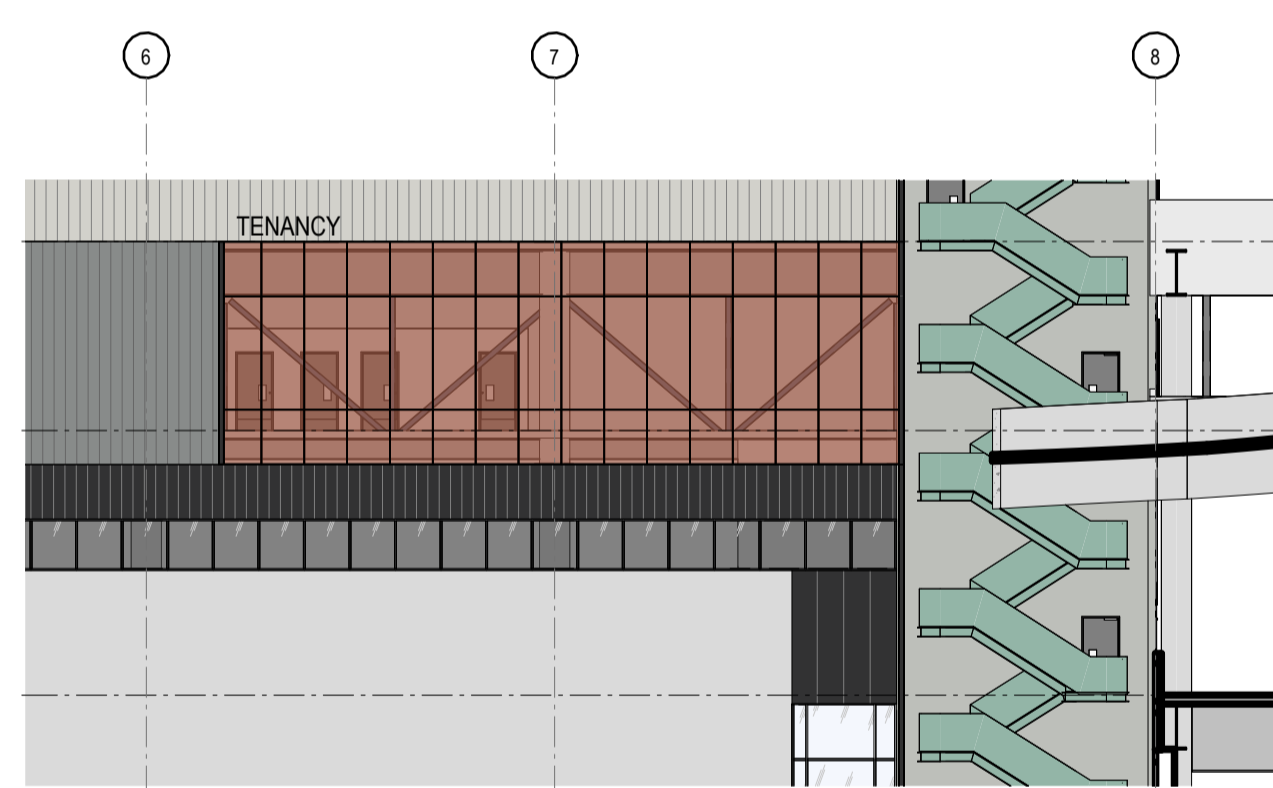
2 TENANCY A1 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



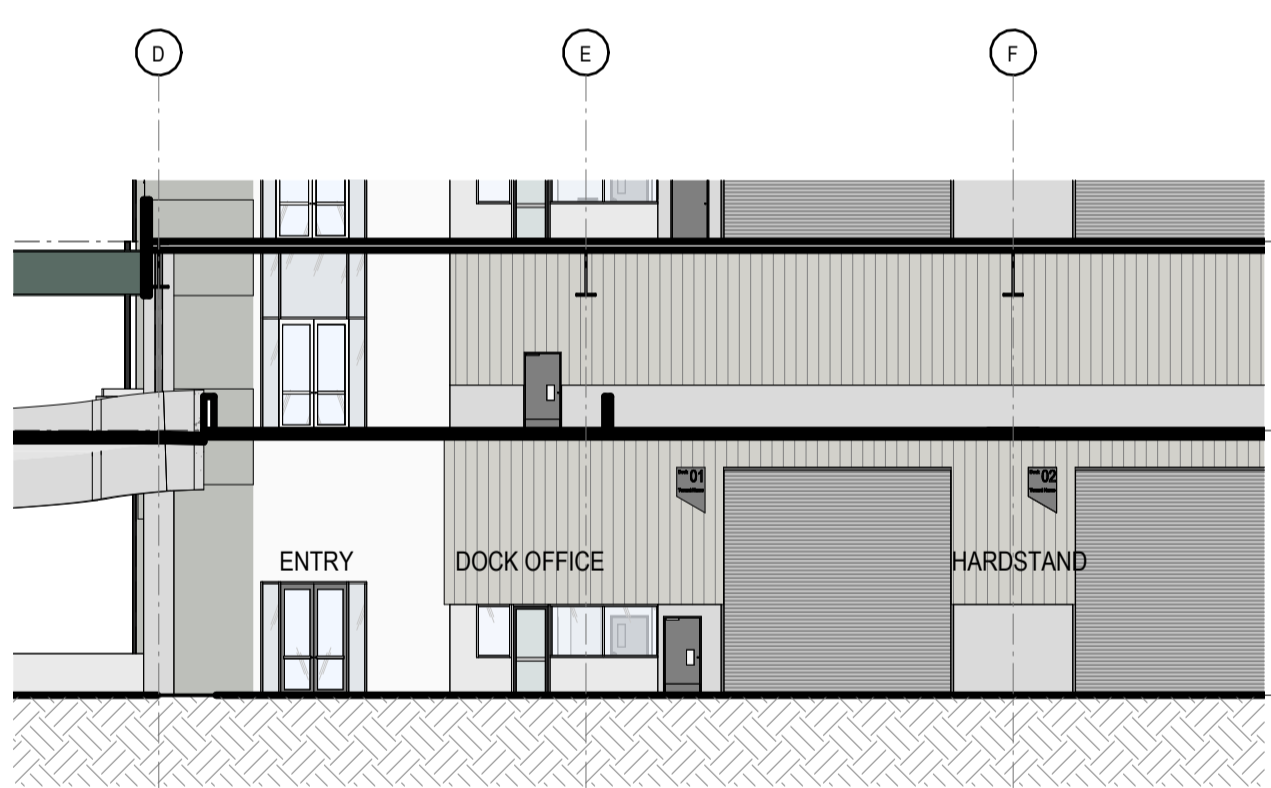
3 TENANCY A1 OFFICE FLOOR PLAN 1 : 200



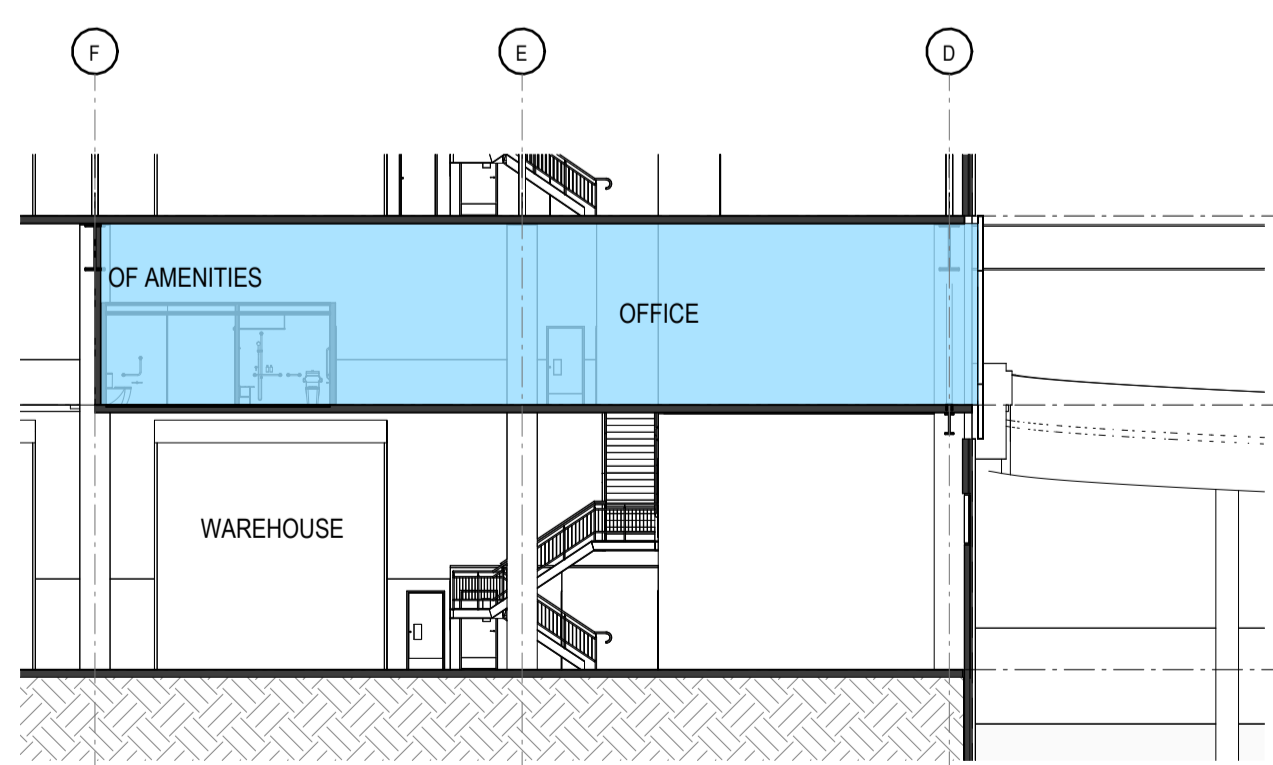
KEY PLAN - GF MEZZ - TENANCY A1
 NOTE:
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 UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



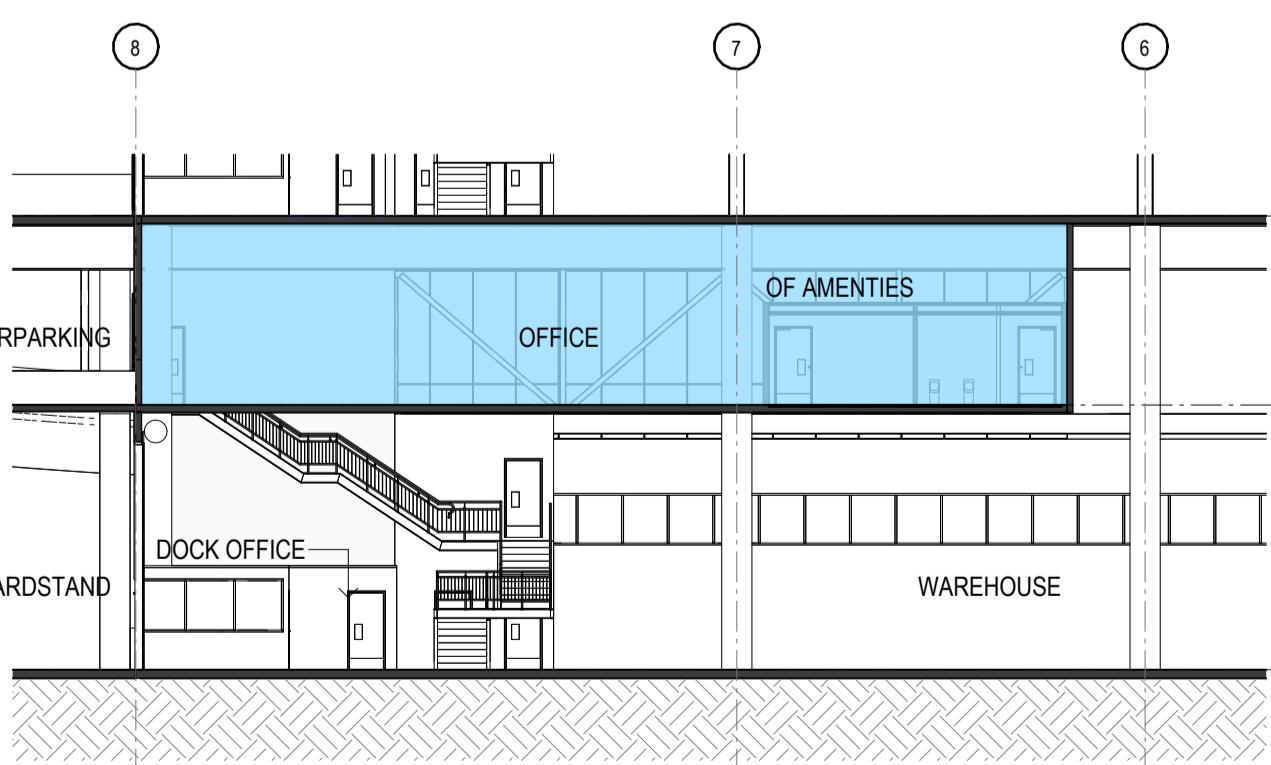
4 TENANCY A1 ELEVATION 1 1 : 200



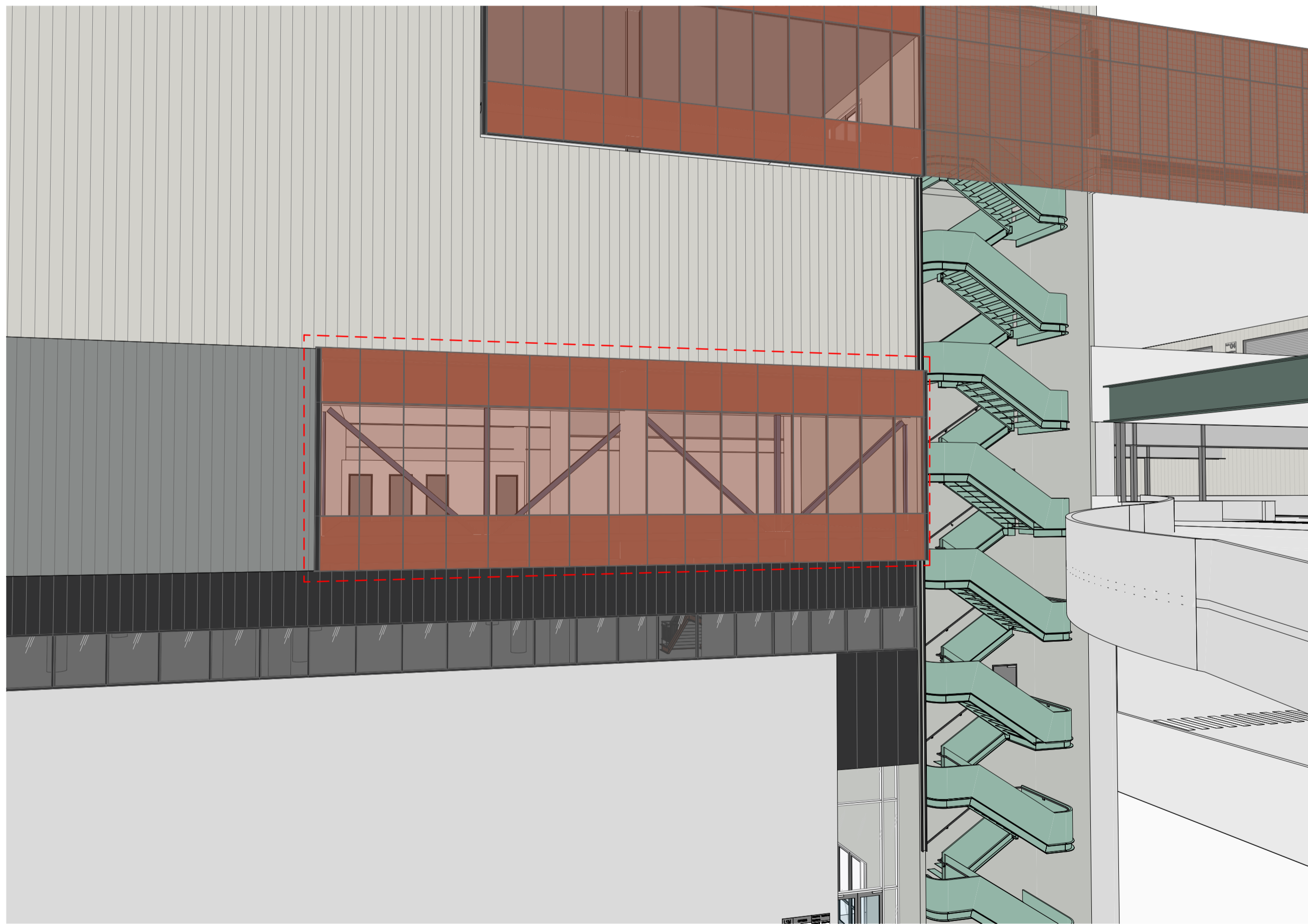
5 TENANCY A1 ELEVATION 2 1 : 200



6 TENANCY A1 SECTION 1 1 : 200



7 TENANCY A1 SECTION 2 1 : 200



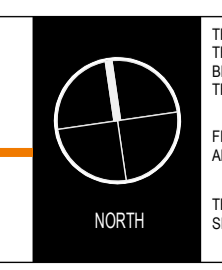
8 TENANCY A1 - 3D VIEW

COORDINATION

	8	ISSUE FOR COORDINATION	31.05.2024	CLIENT	
	7	ISSUE FOR REVIEW	10.05.2024		
	6	ISSUE FOR REVIEW	01.05.2024		
	5	ISSUE FOR REVIEW	22.04.2024		
	4	ISSUE FOR REVIEW	08.04.2024		
	3	ISSUE FOR REVIEW	25.03.2024		
	2	ISSUE FOR REVIEW	11.03.2024		
	#	DESCRIPTION	DATE		

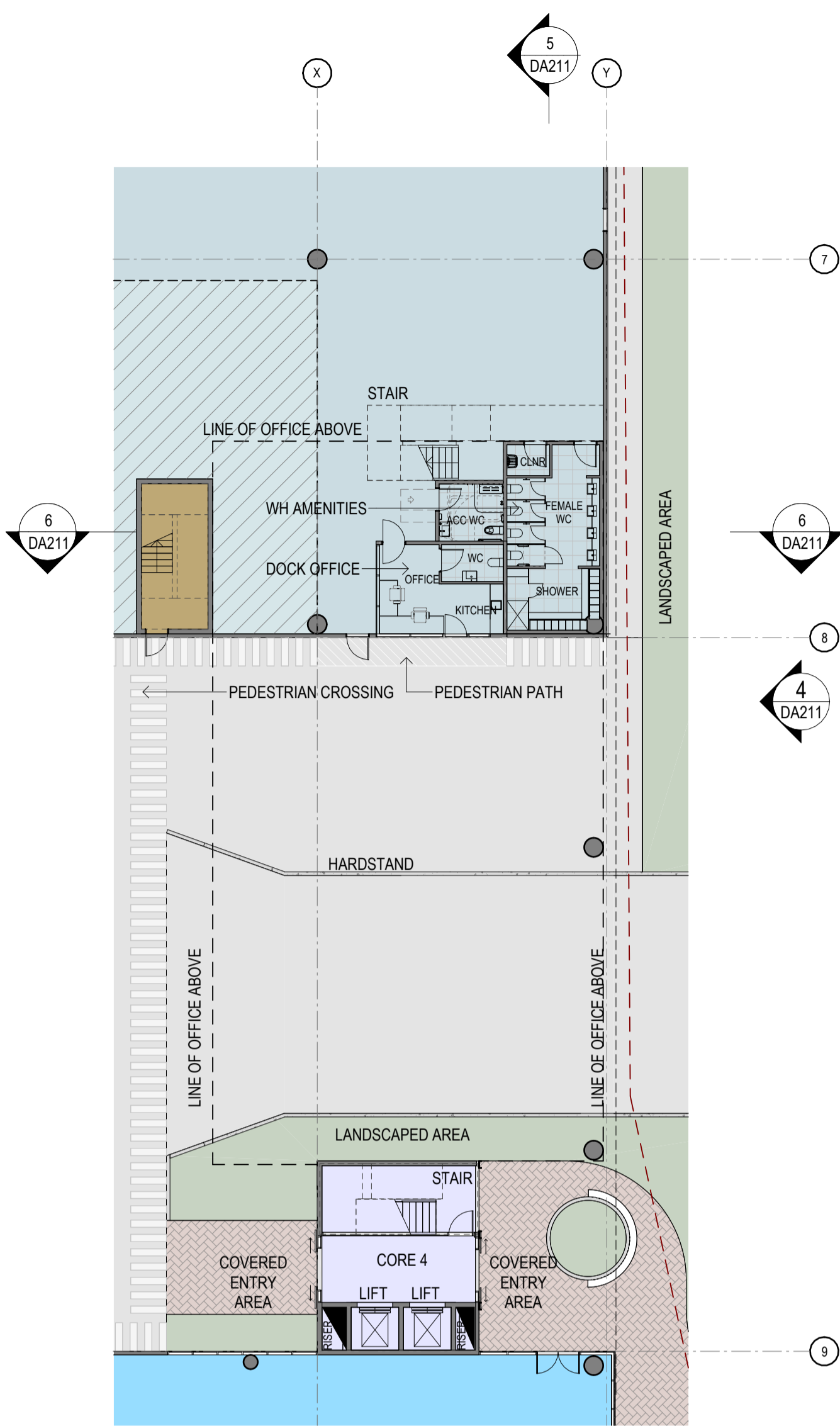
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

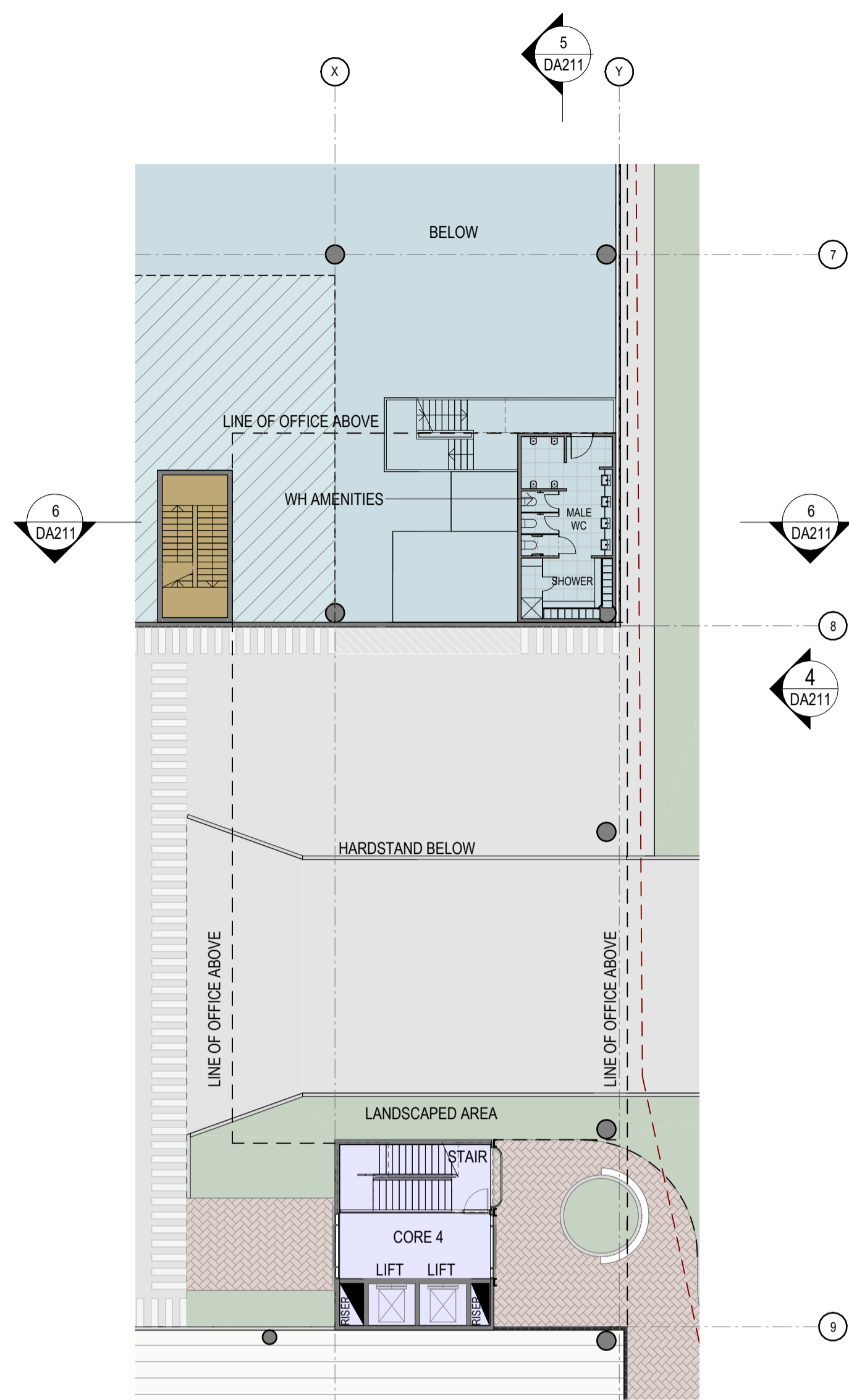


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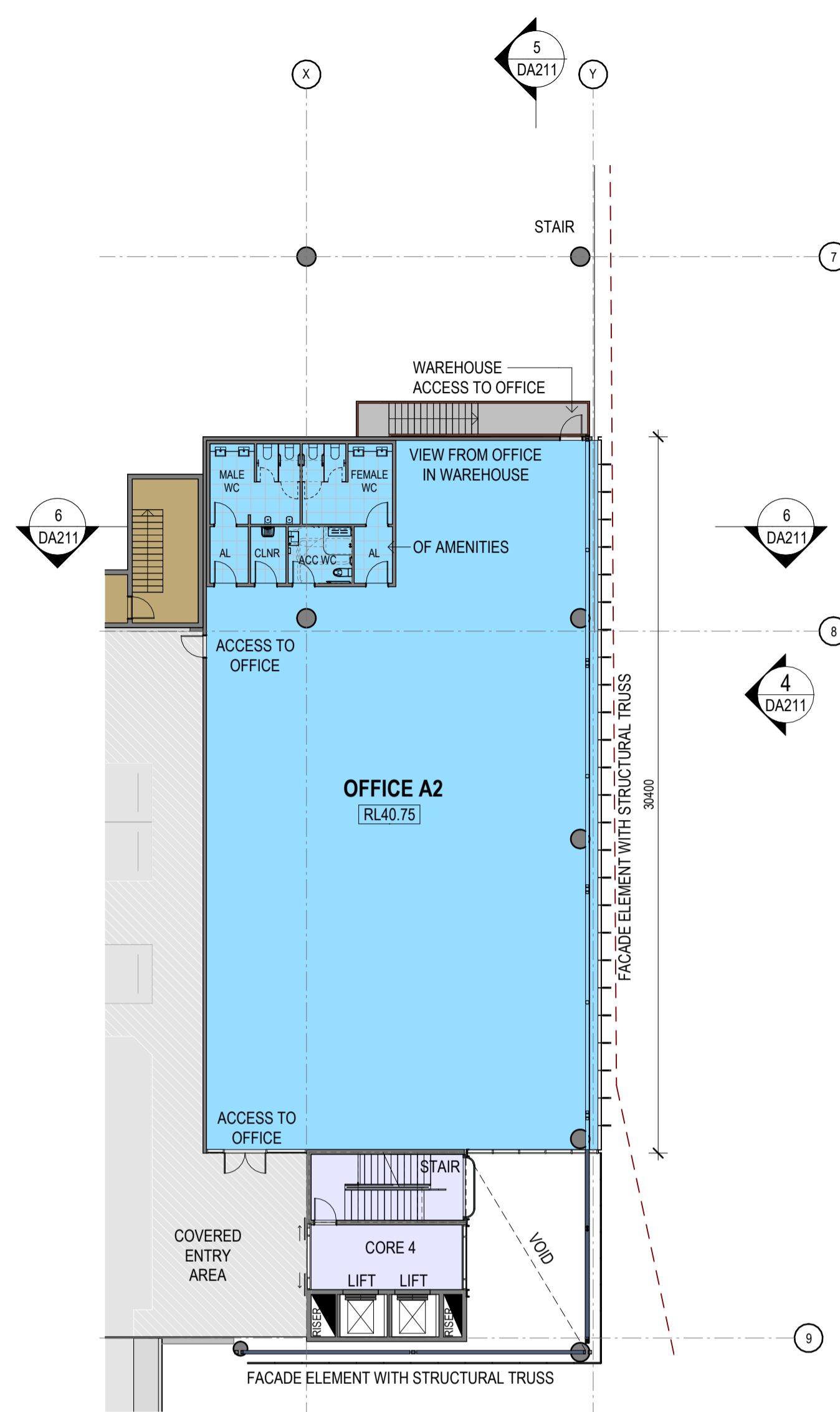
TITLE	TENANCY A1		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA210 8



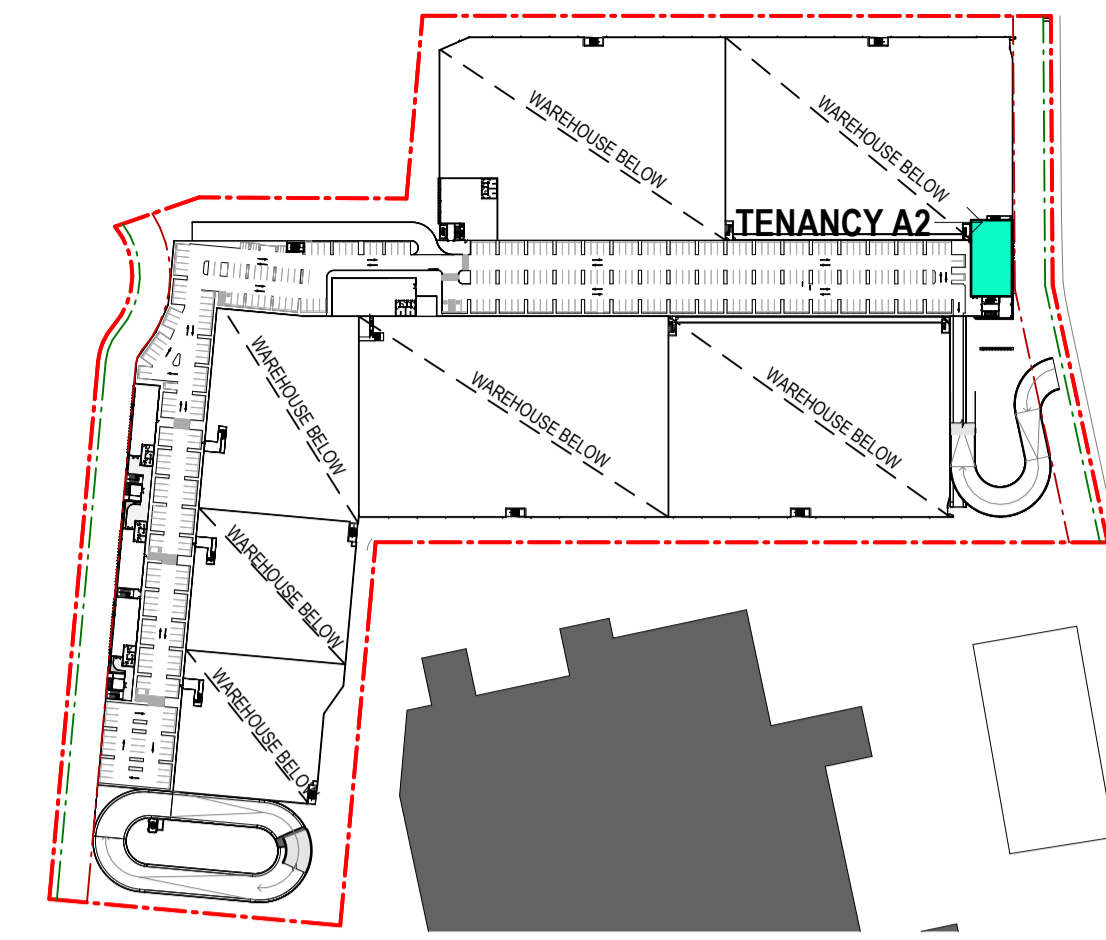
1 TENANCY A2 WAREHOUSE FLOOR PLAN 1 : 200



2 TENANCY A2 WAREHOUSE FLOOR PLAN AMENITIES ROOF 1 : 200



3 TENANCY A2 OFFICE FLOOR PLAN 1 : 200

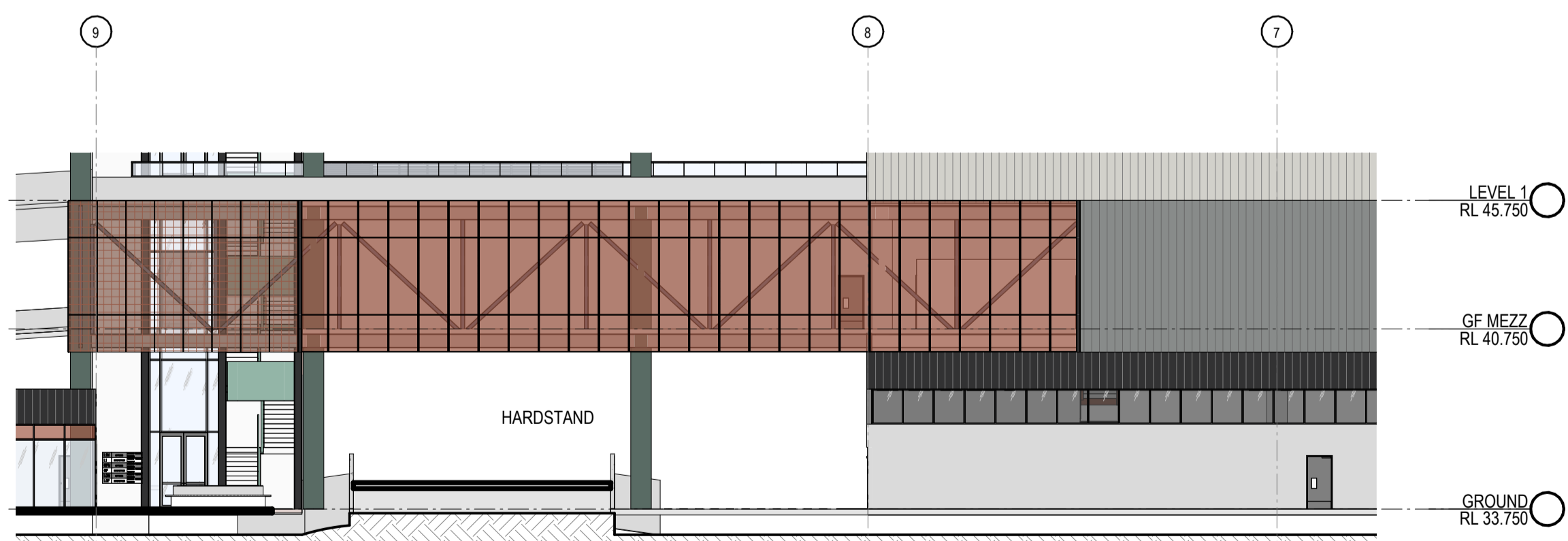


KEY PLAN - GF MEZZ - TENANCY A2

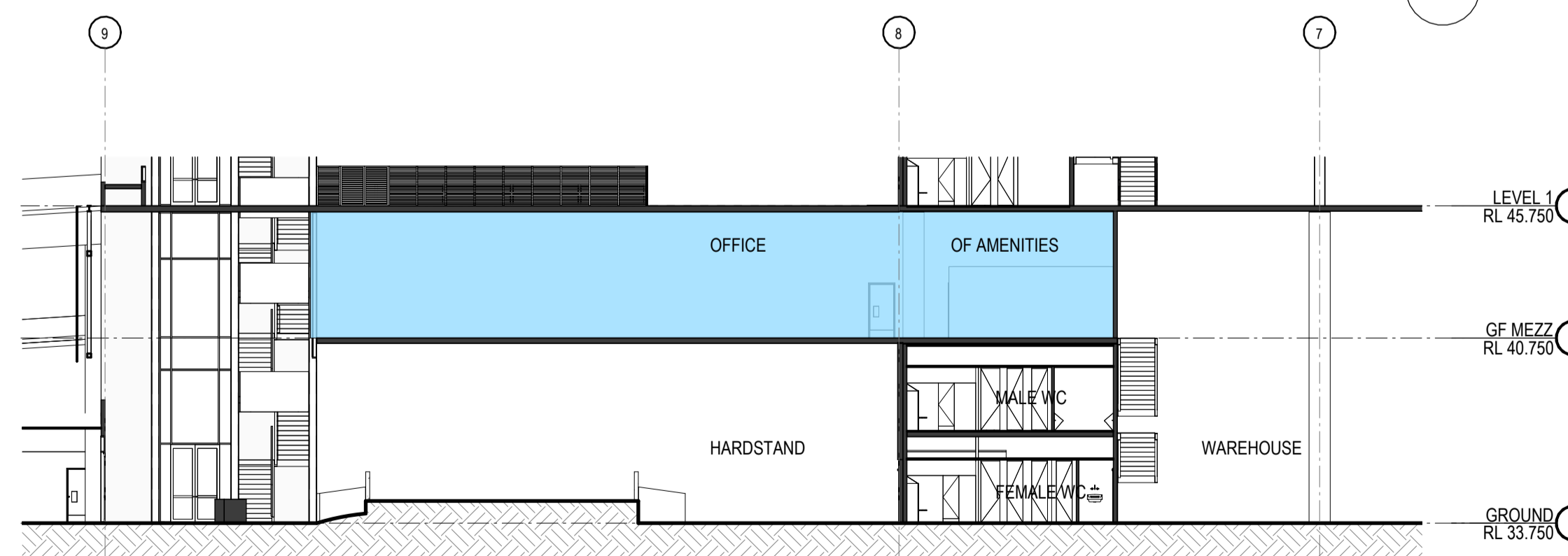
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



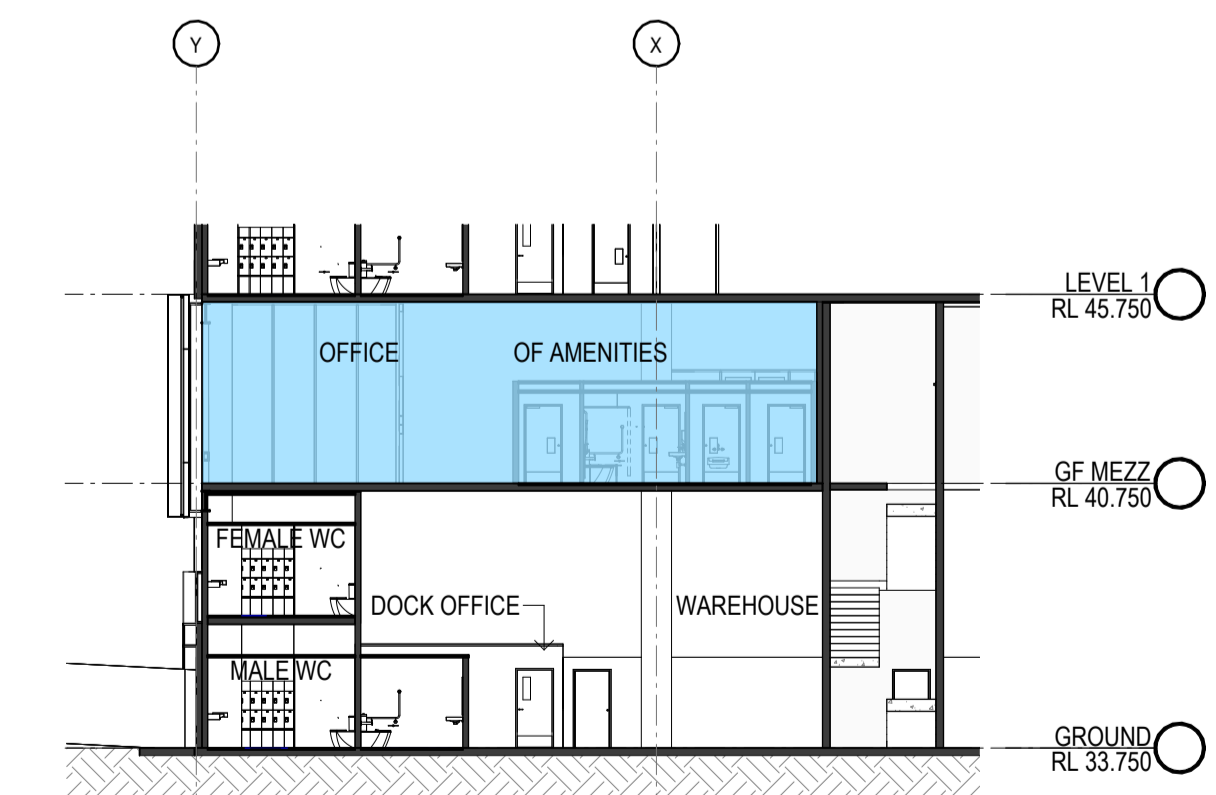
7 TENANCY A2 - 3D VIEW



4 TENANCY A2 ELEVATION 1 1 : 200



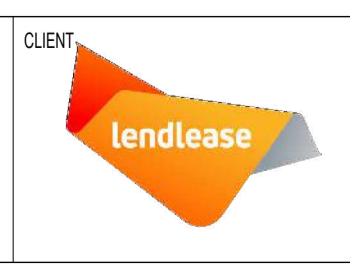
5 TENANCY A2 - SECTION 1 1 : 200



6 TENANCY A2 - SECTION 2 1 : 200

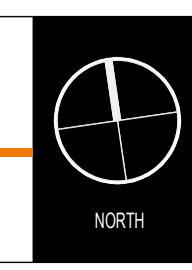
COORDINATION

	5	ISSUE FOR COORDINATION	31.05.2024
	4	ISSUE FOR REVIEW	10.05.2024
	3	ISSUE FOR REVIEW	22.04.2024
	2	ISSUE FOR REVIEW	08.04.2024
	1	ISSUE FOR REVIEW	25.03.2024
#	DESCRIPTION	DATE	



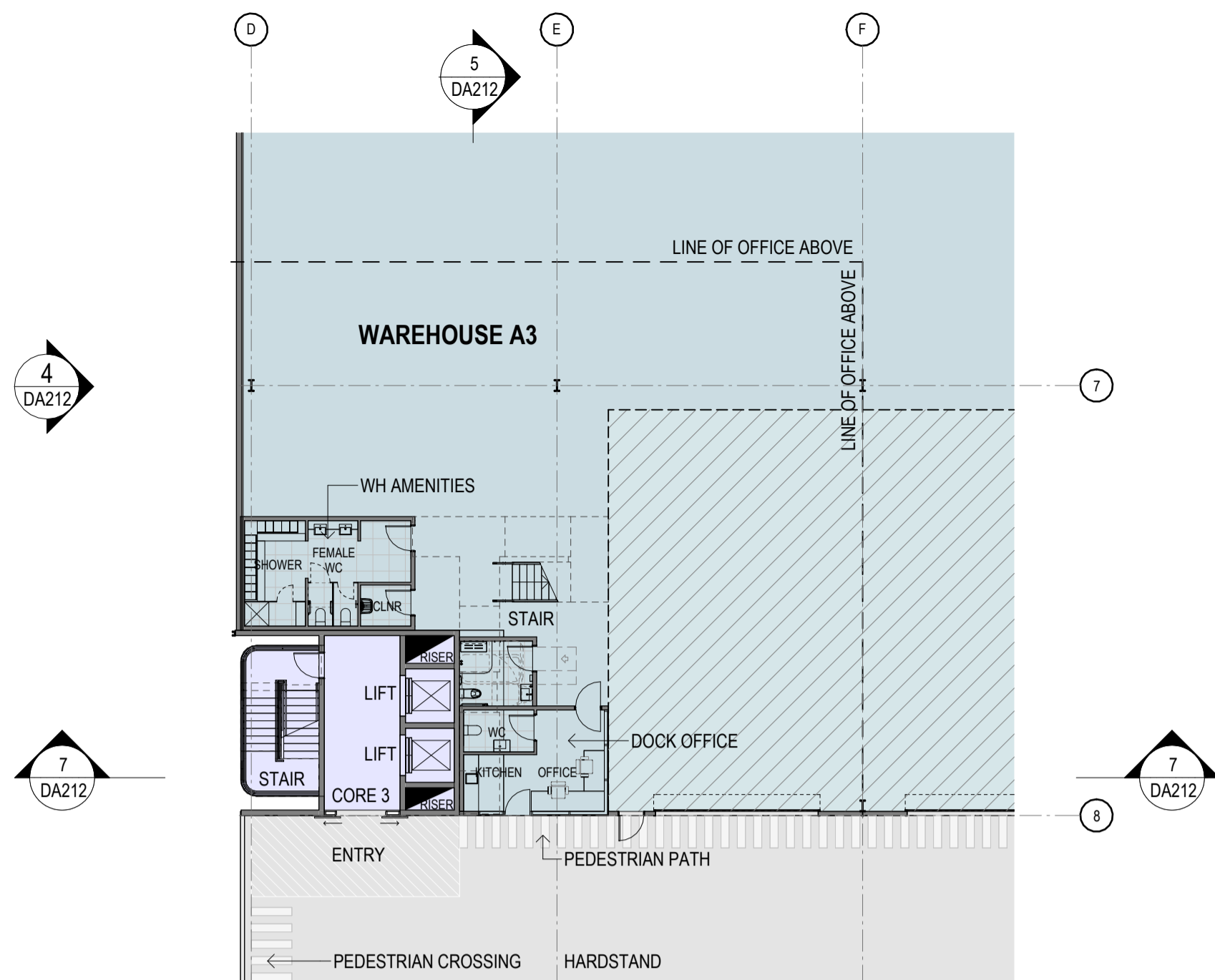
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

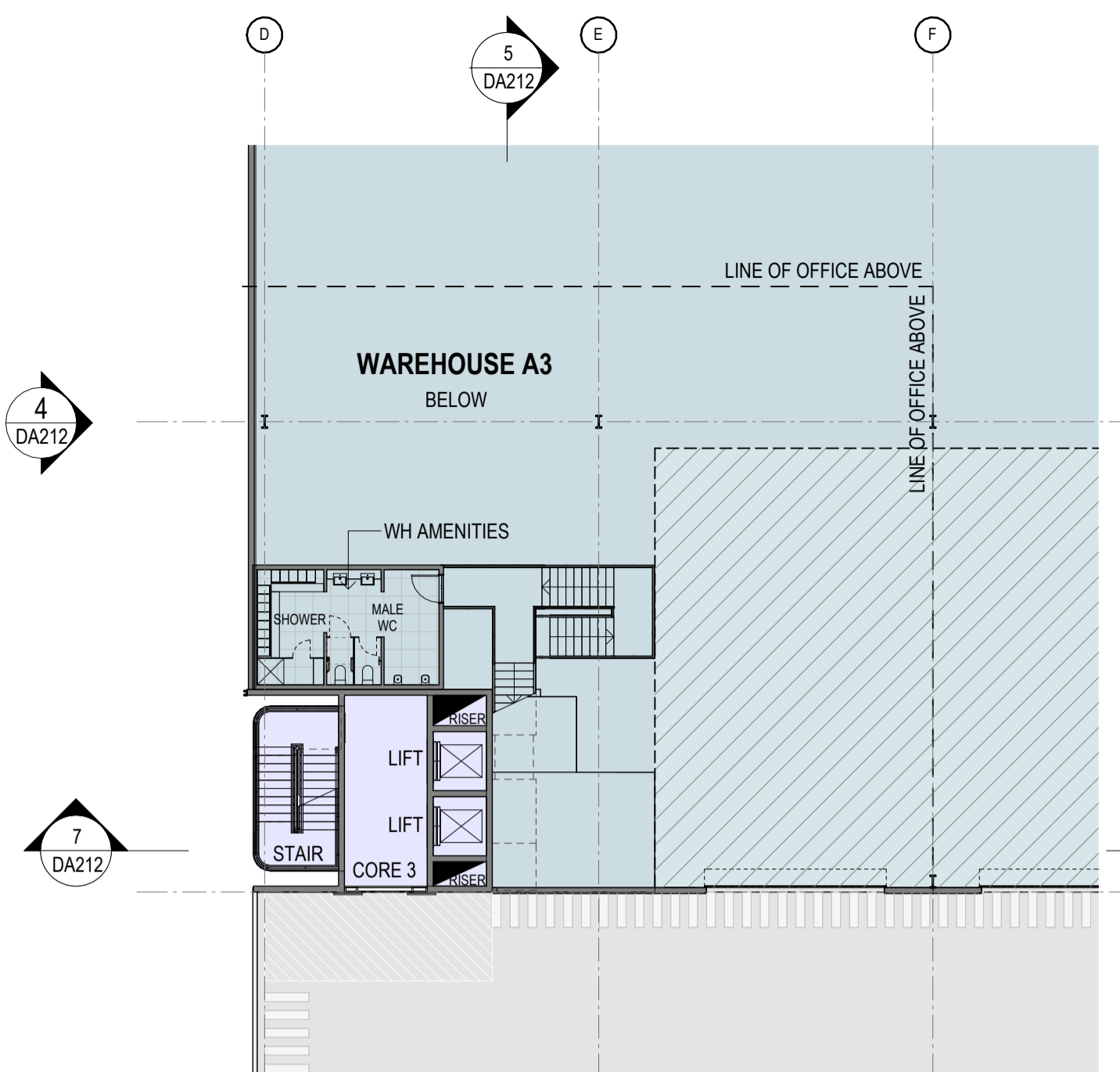


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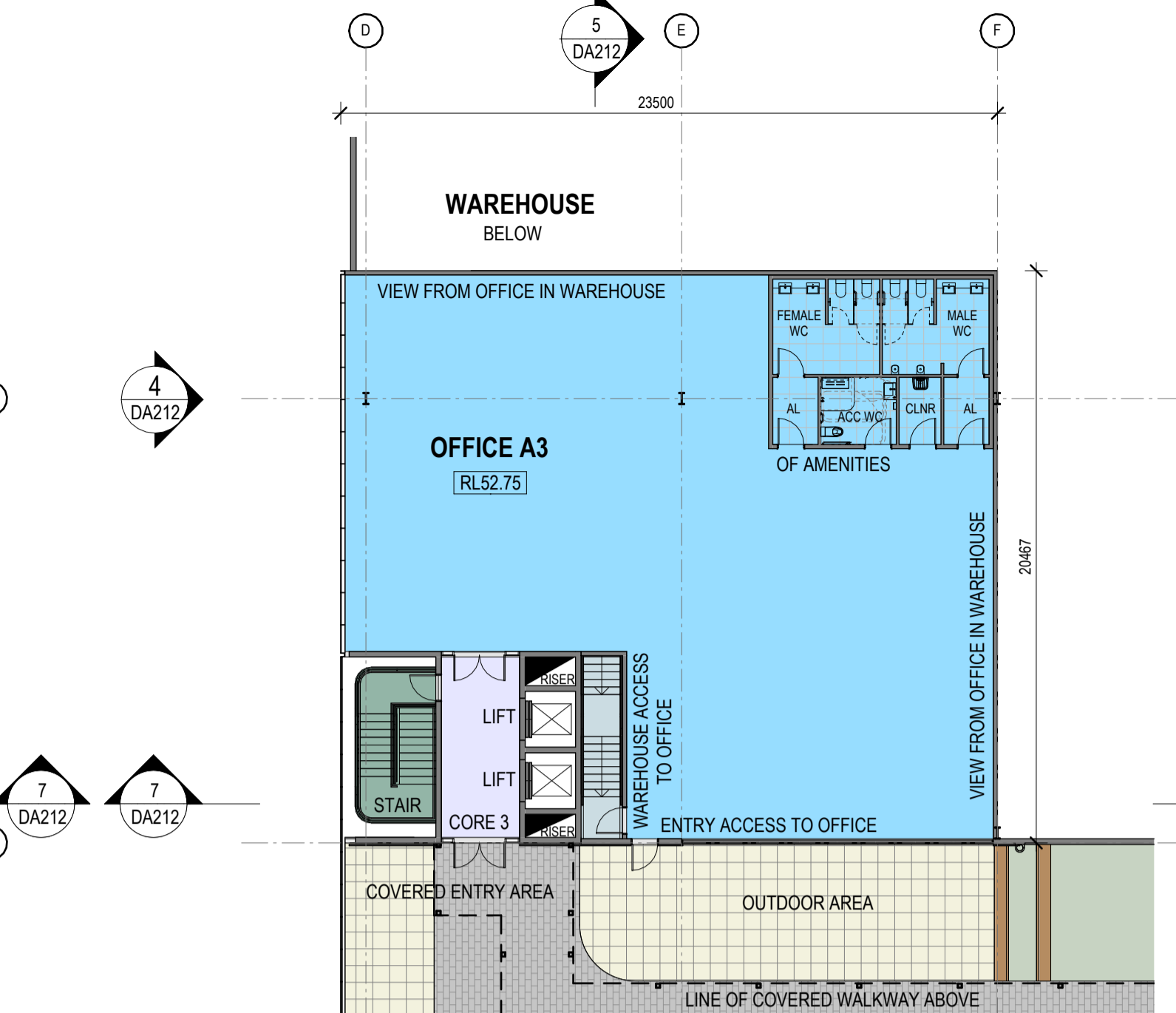
TITLE	TENANCY A2		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA211
			REVISION
			5



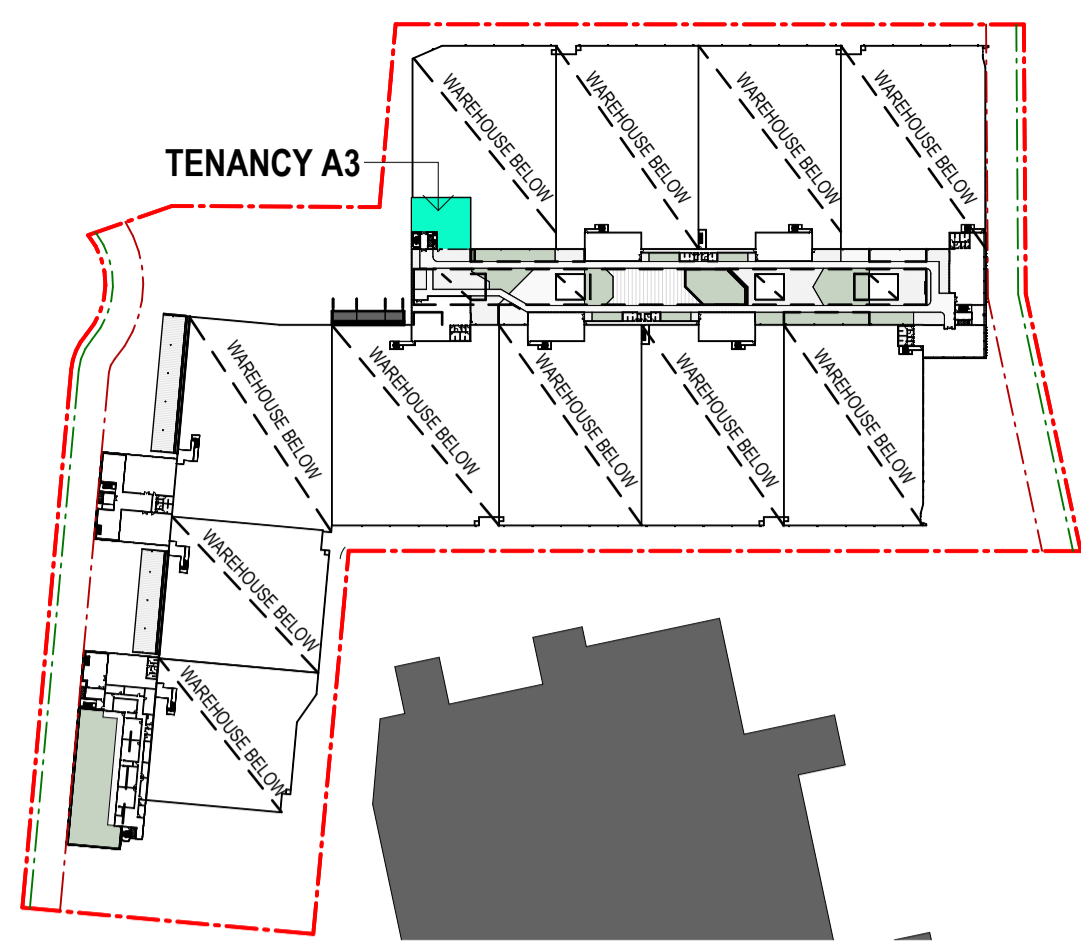
1 TENANCY A3 WARHEOUSE FLOOR PLAN 1 : 200



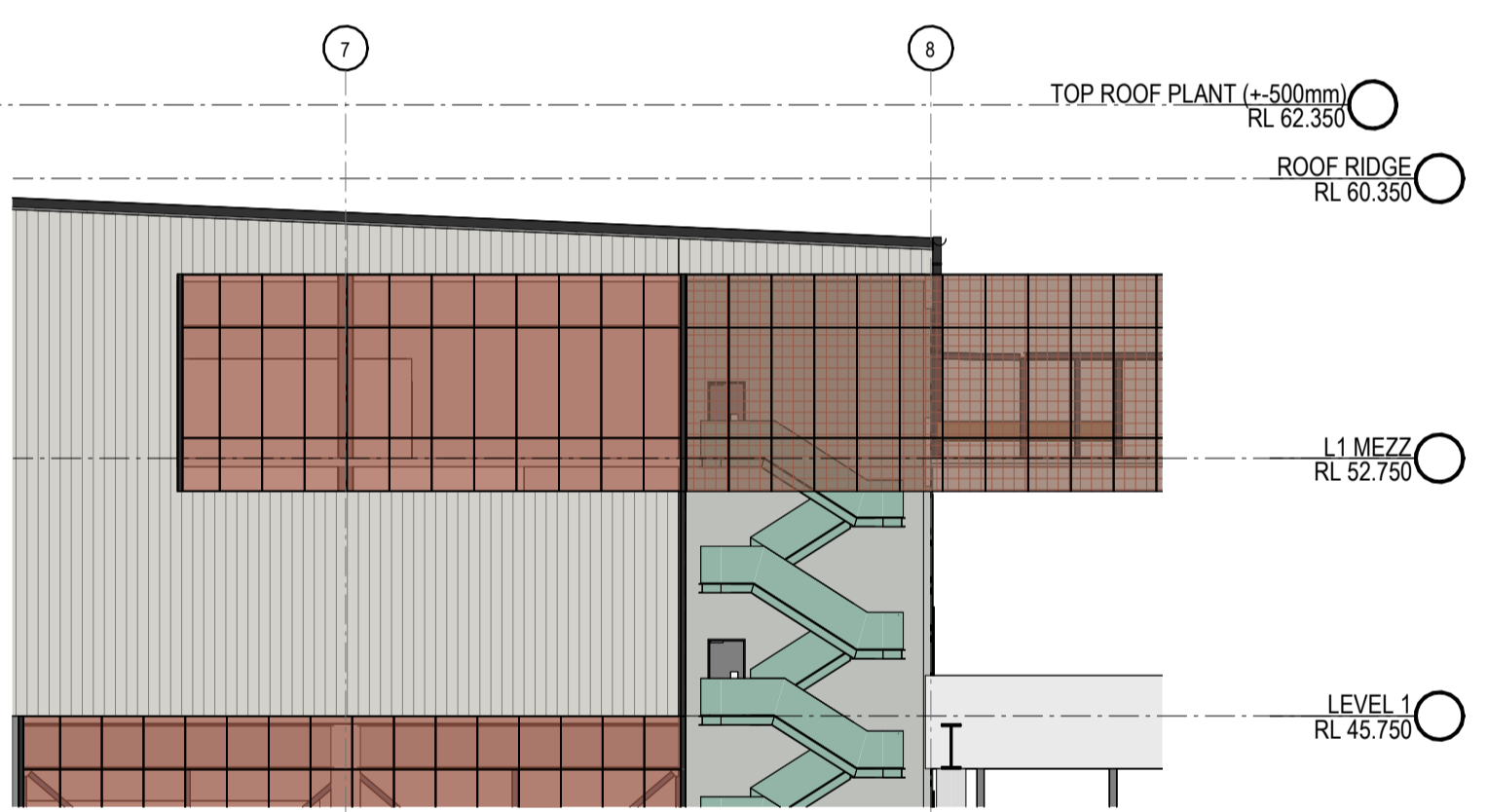
2 TENANCY A3 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



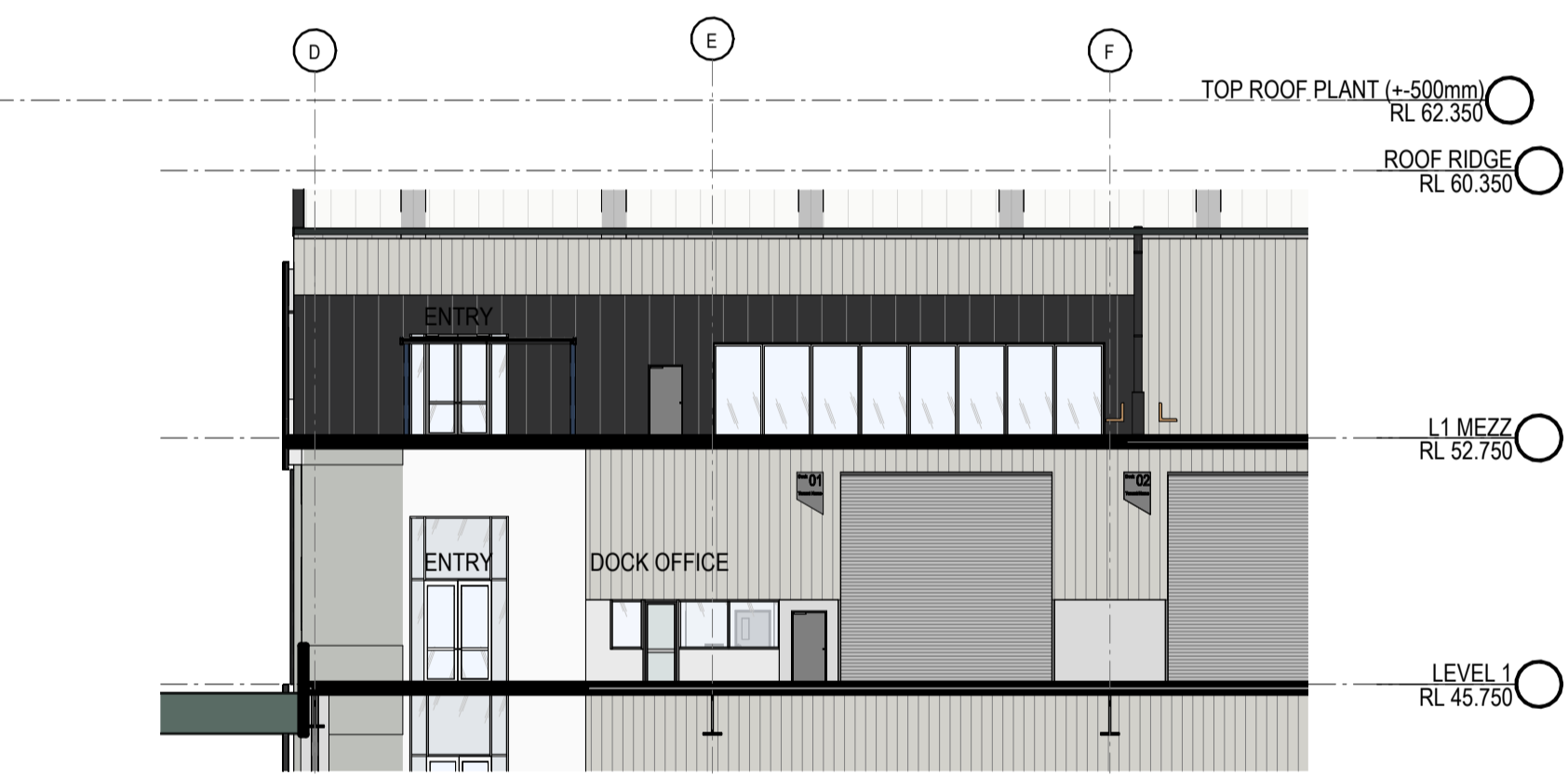
3 TENANCY A3 OFFICE FLOOR PLAN 1 : 200



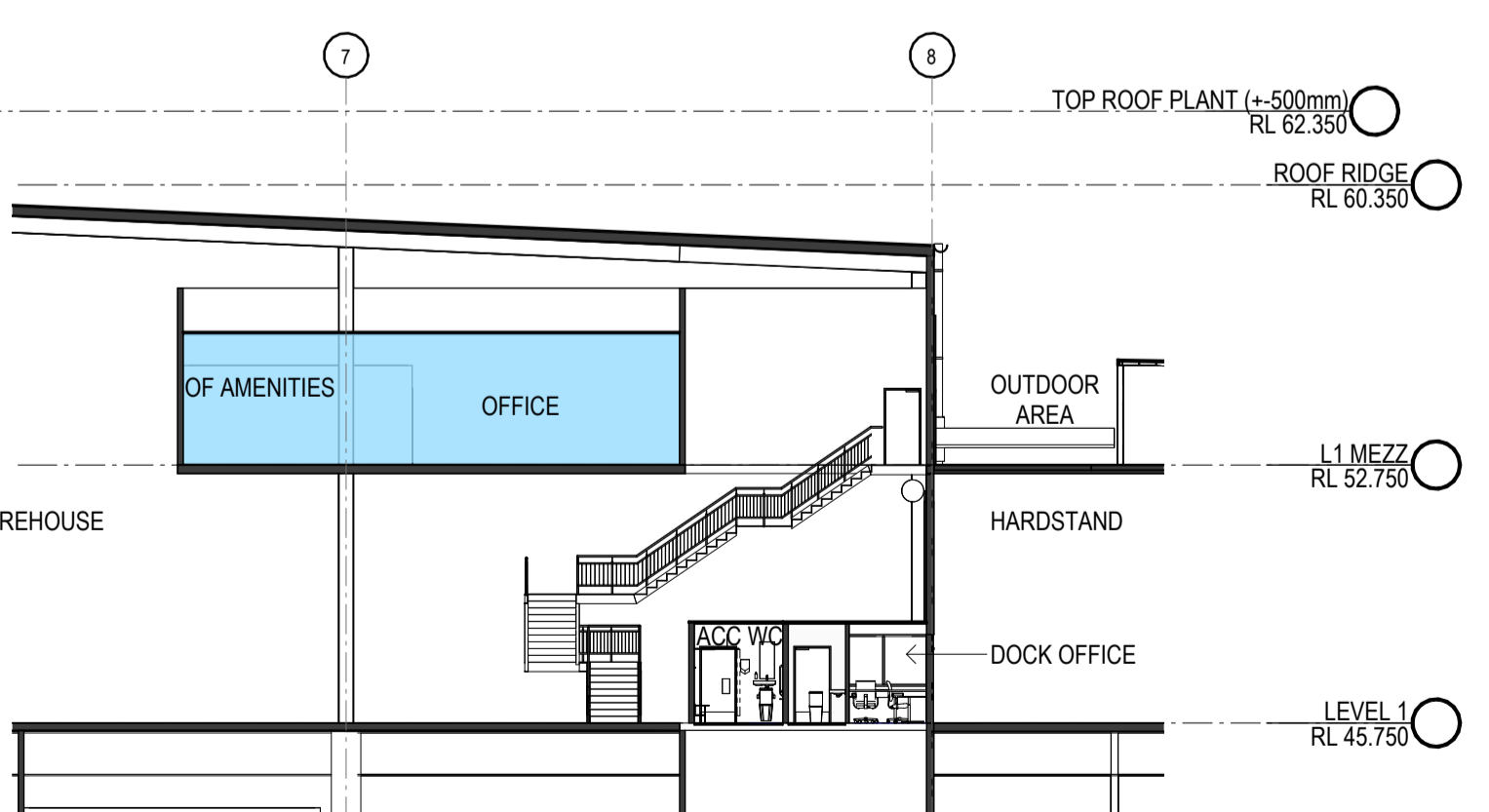
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



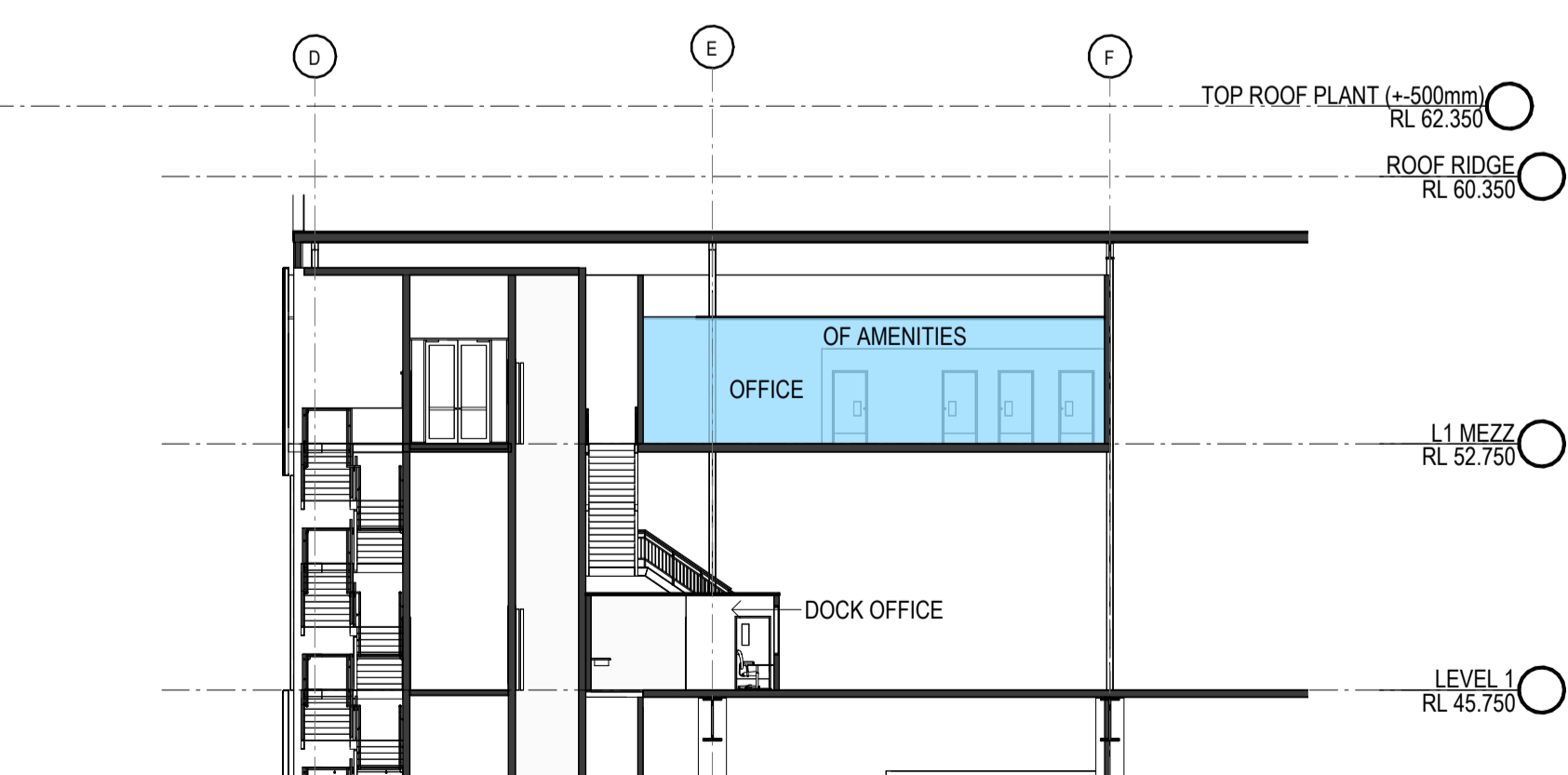
4 TENANCY A3 ELEVATION 1 1 : 200



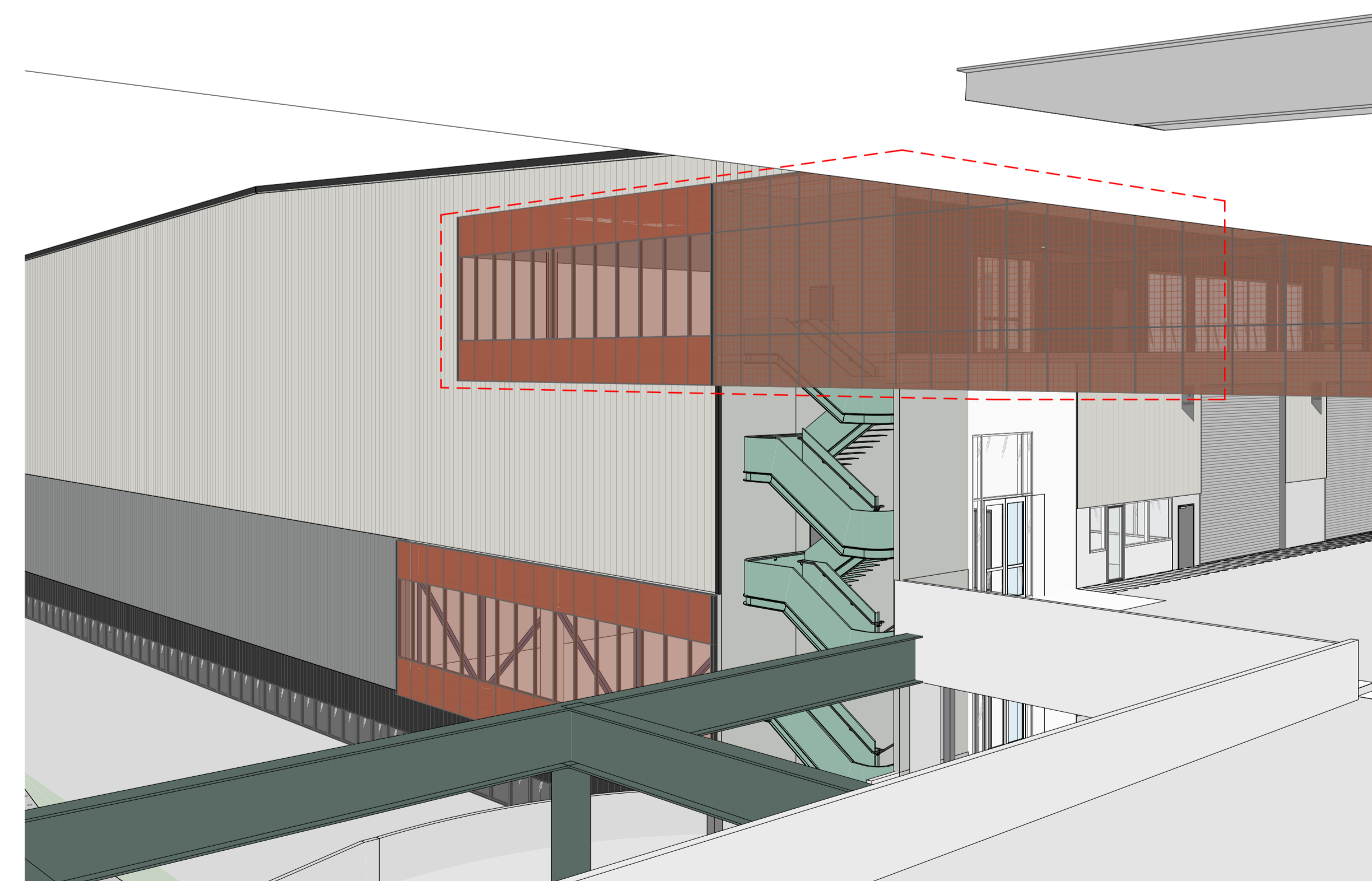
6 TENANCY A3 ELEVATION 2 1 : 200



5 TENANCY A3 - SECTION 1 1 : 200

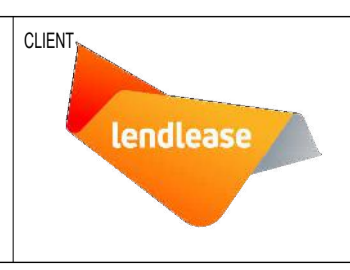


7 TENANCY A3 - SECTION 2 1 : 200



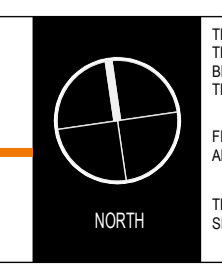
COORDINATION

#	DESCRIPTION	DATE
6	ISSUE FOR COORDINATION	31.05.2024
5	ISSUE FOR REVIEW	10.05.2024
4	ISSUE FOR REVIEW	01.05.2024
3	ISSUE FOR REVIEW	22.04.2024
2	ISSUE FOR REVIEW	08.04.2024
1	ISSUE FOR REVIEW	25.03.2024
#	DESCRIPTION	DATE



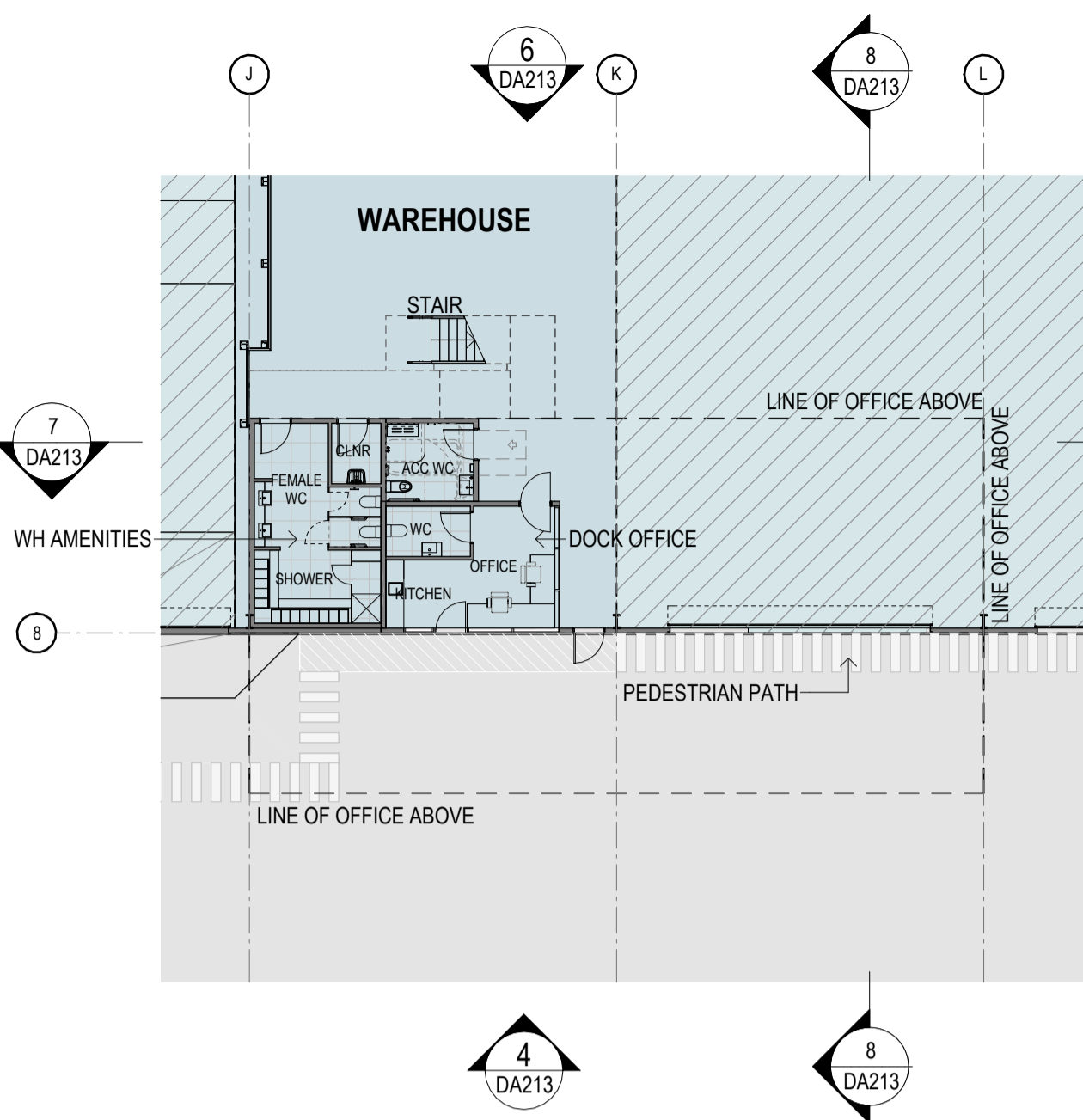
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

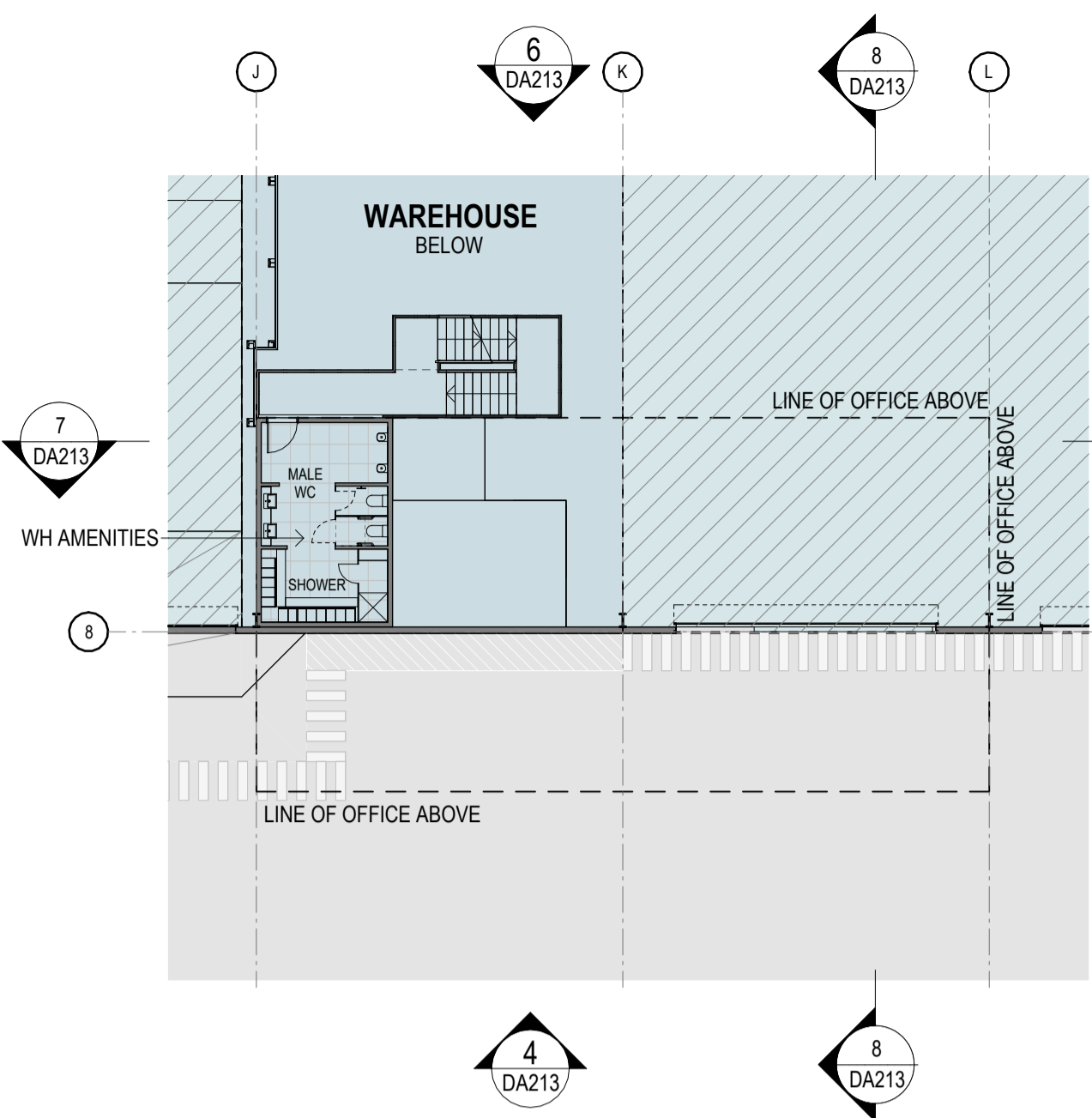


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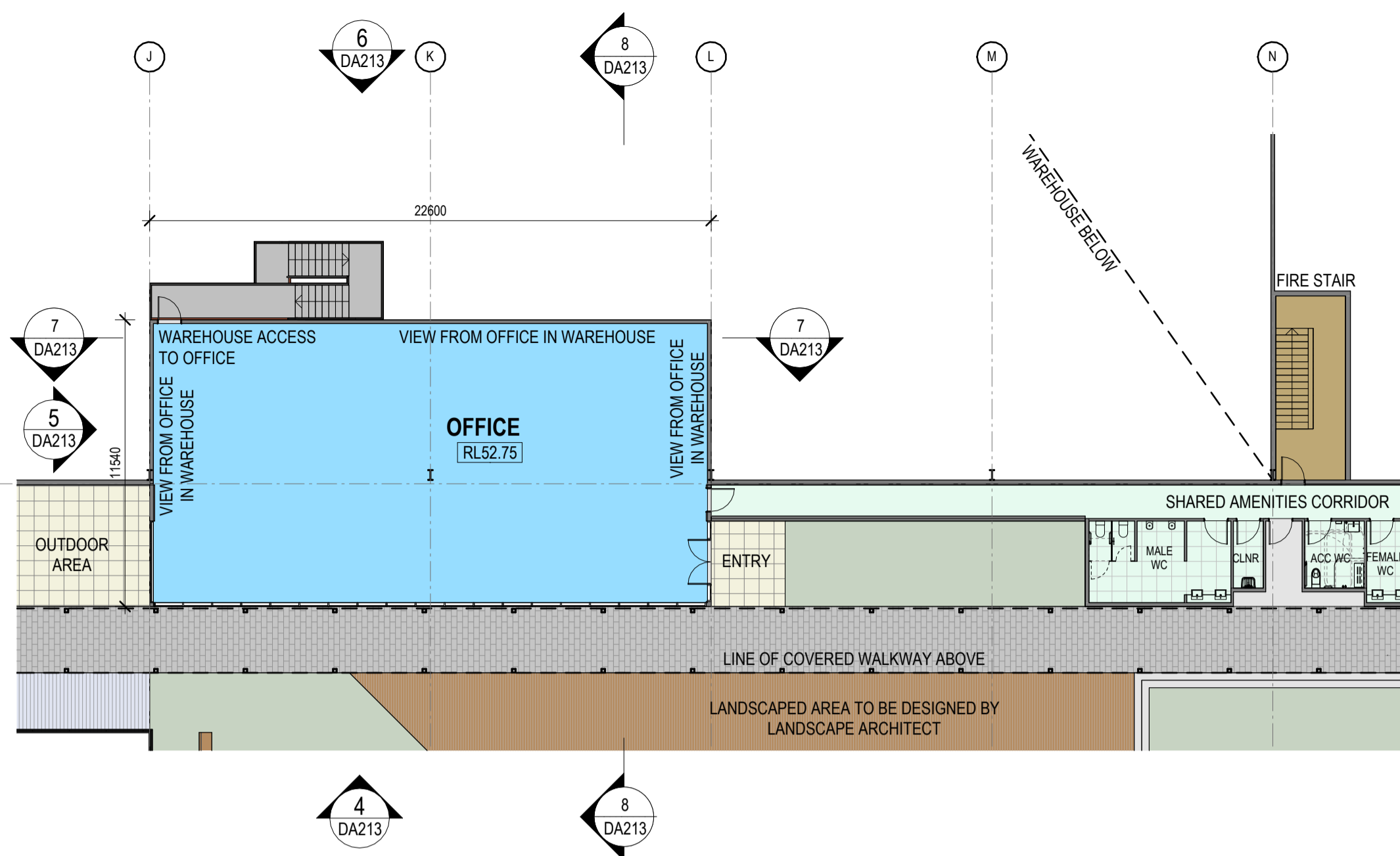
TITLE	DATE	SCALE	PROJECT NO.	DWG NO.	REVISION
TENANCY A3	31.05.2024		22144	DA212	6



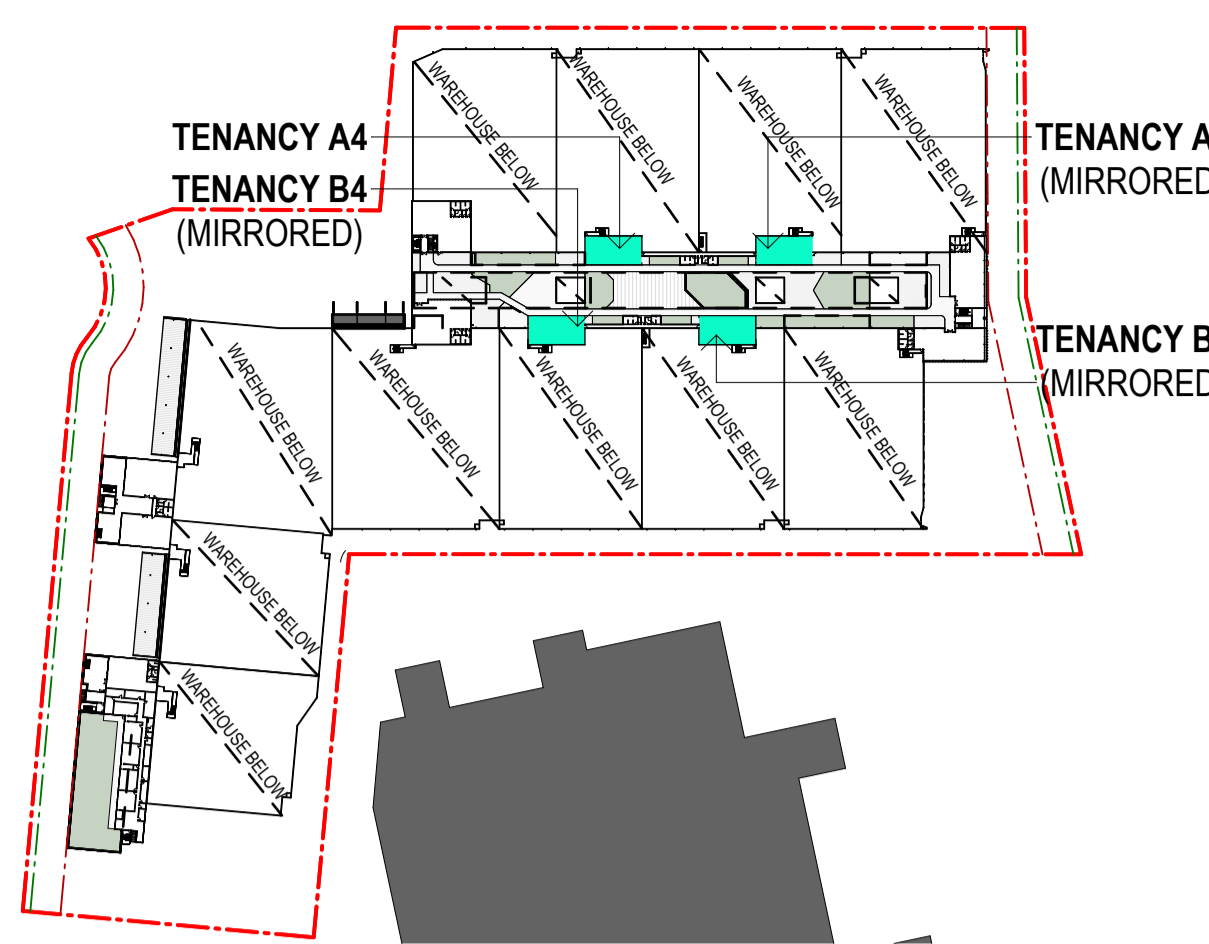
1 TYPICAL WAREHOUSE FLOOR PLAN 1:200



2 TYPICAL AMENITIES MEZZ FLOOR PLAN 1:200

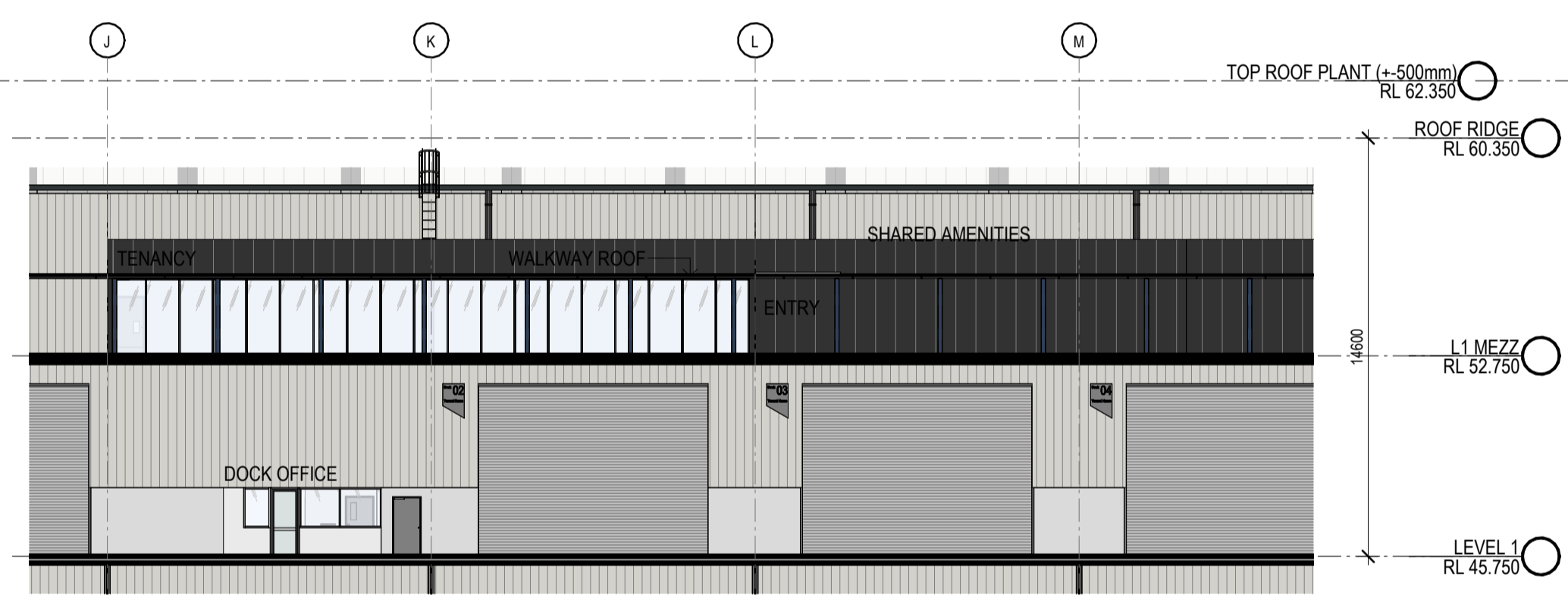


3 TYPICAL OFFICE FLOOR PLAN 1:200

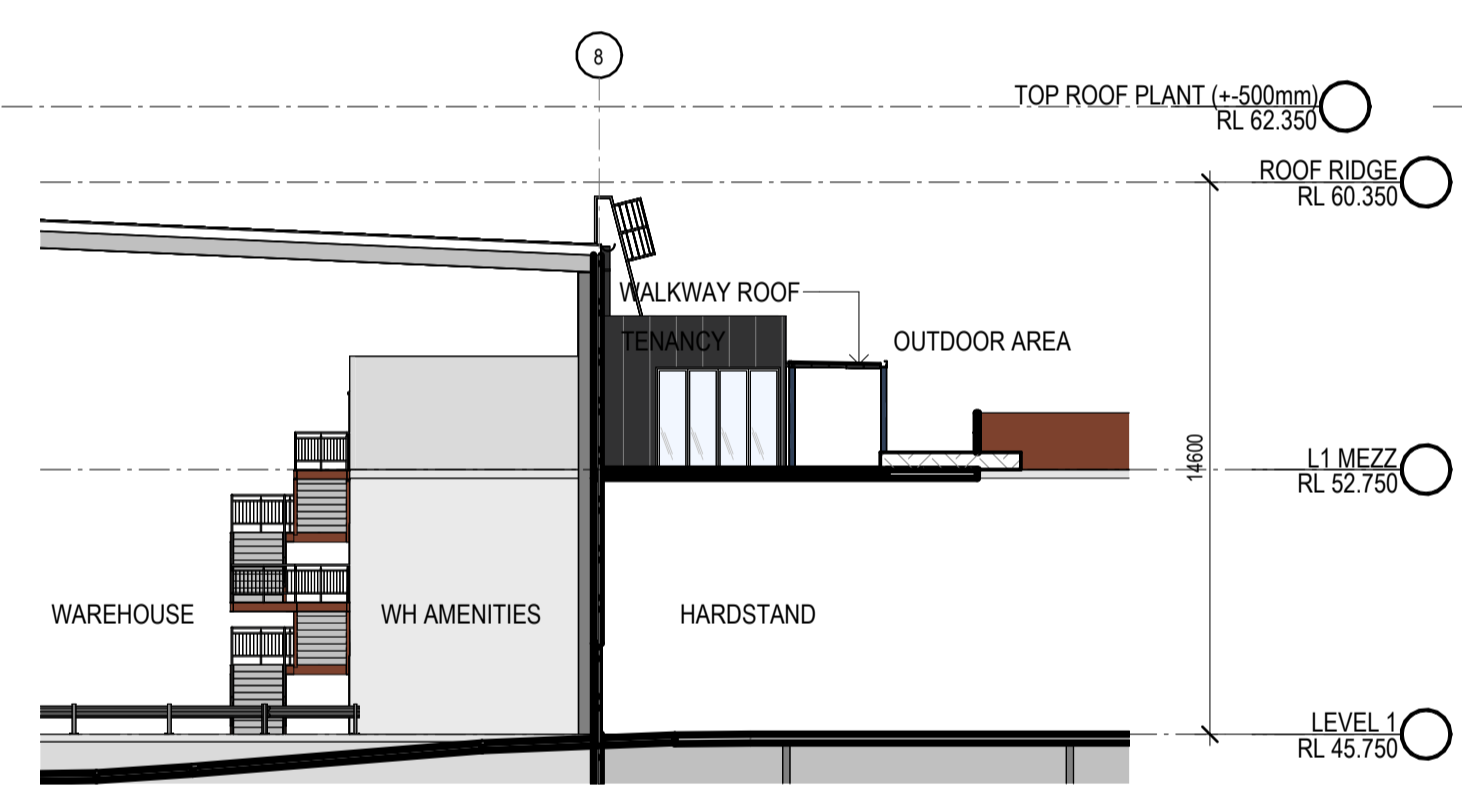


KEY PLAN - L1 MEZZ - TENANCY A4, A5, B4, B5

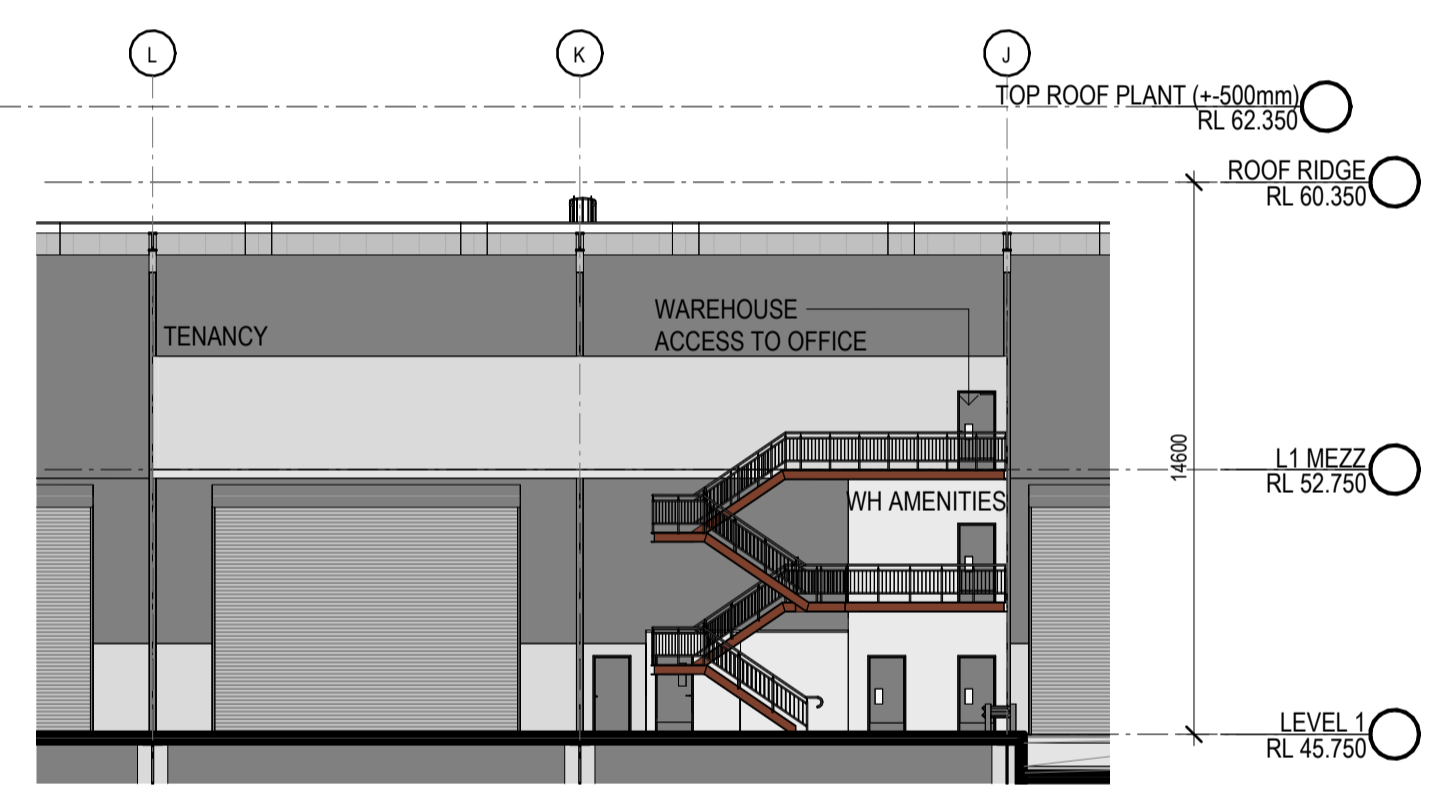
NOTE:
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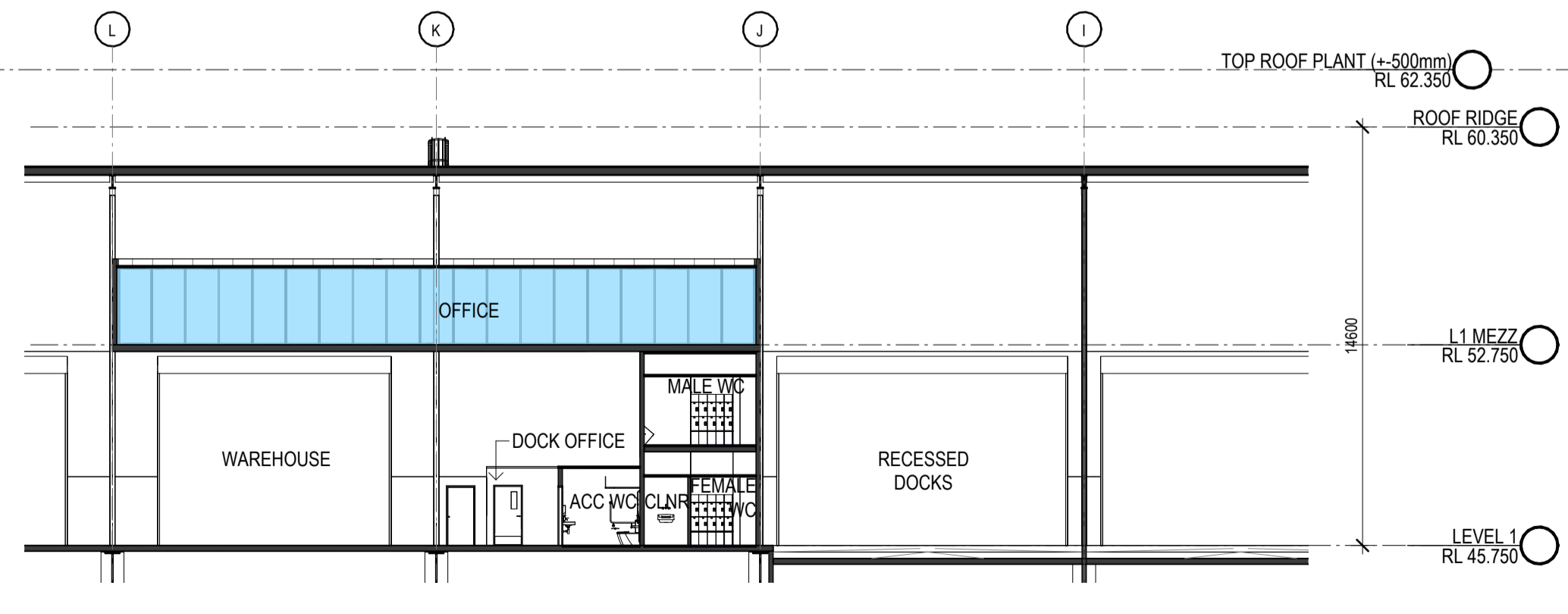
4 TYPICAL ELEVATION 1 1:200



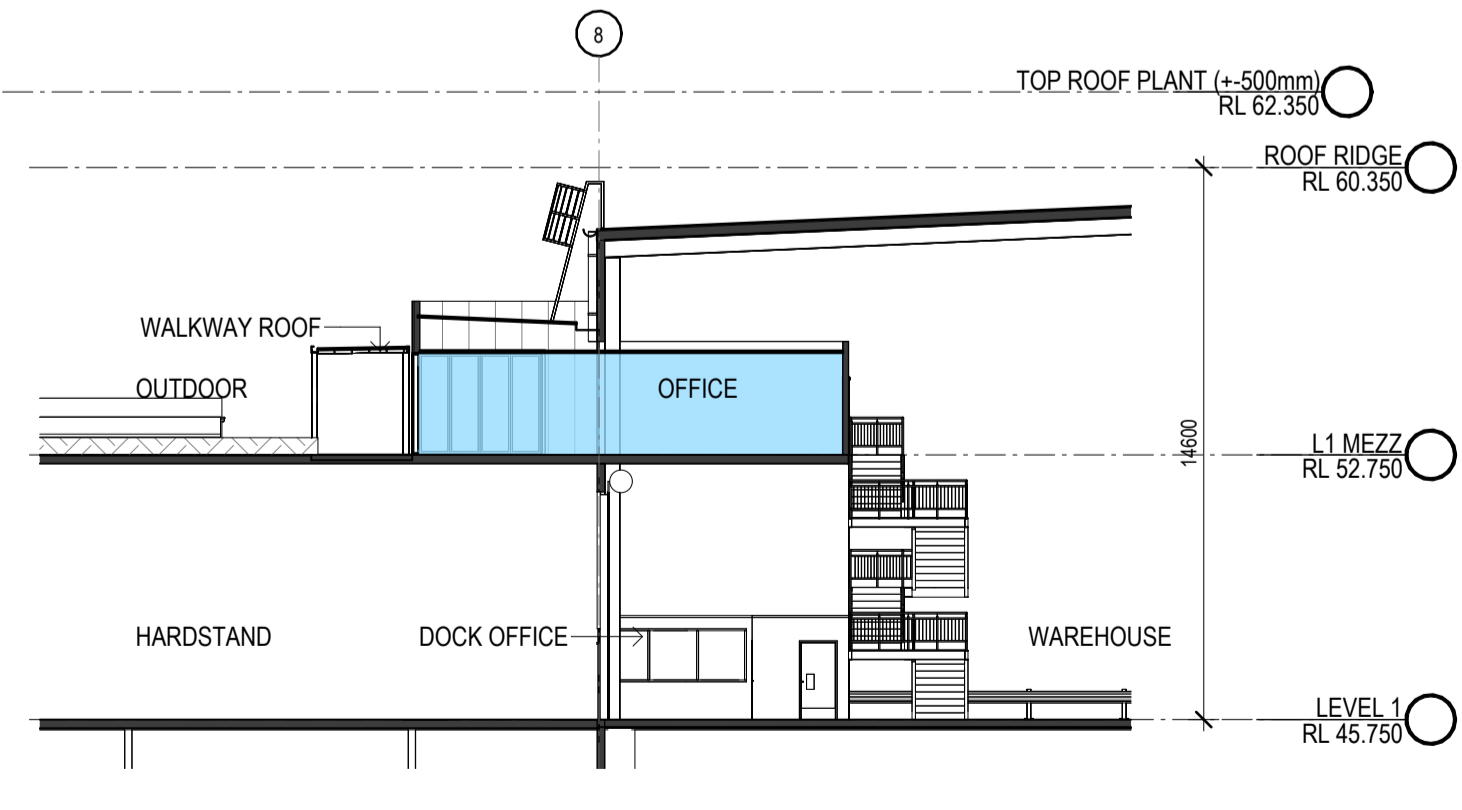
5 TYPICAL ELEVATION 2 1:200



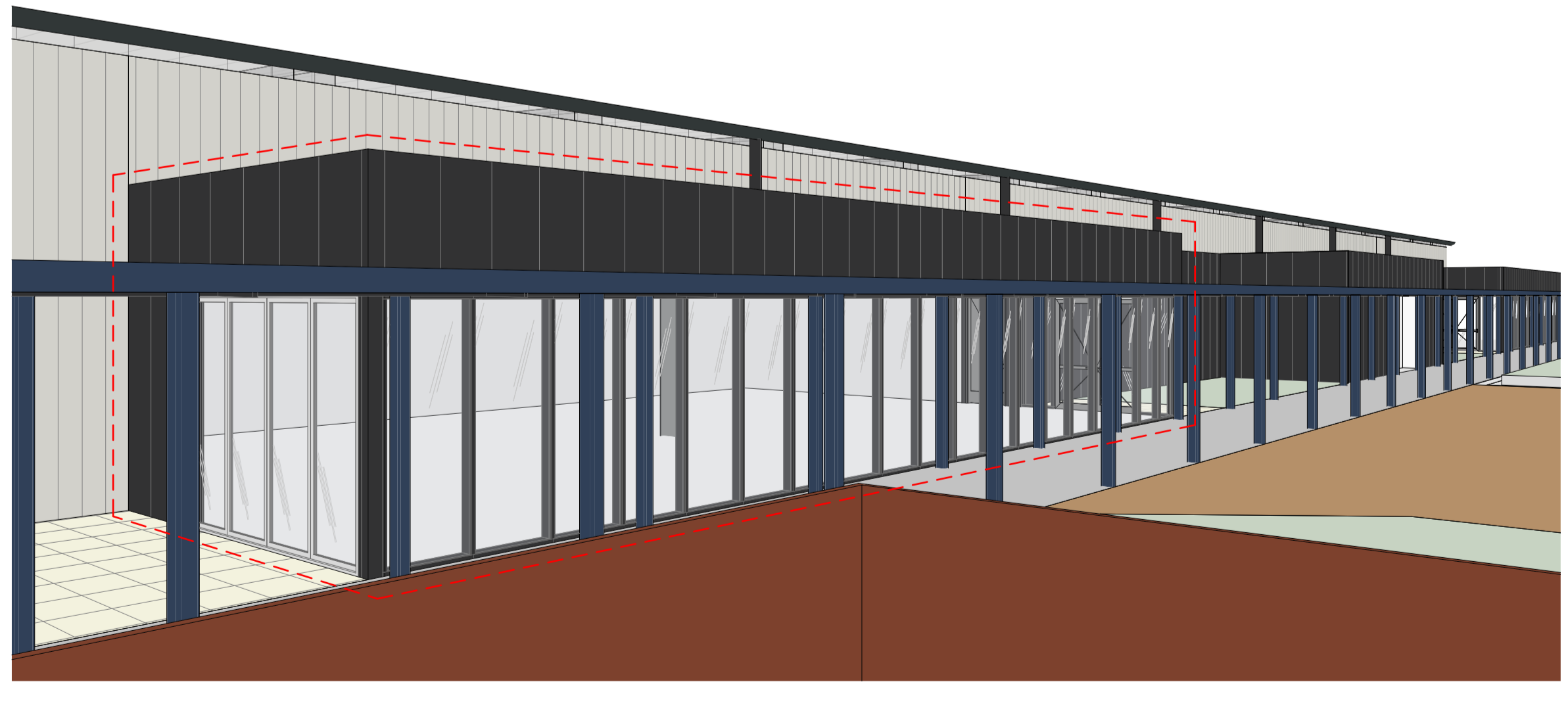
6 TYPICAL ELEVATION 3 - INTERNAL 1:200



7 TYPICAL SECTION 1 1:200



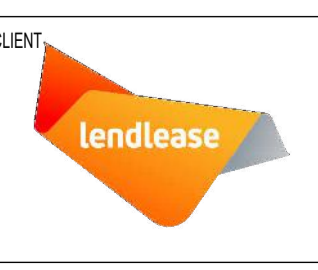
8 TYPICAL SECTION 2 1:200



9 TENANCY - 3D VIEW TYPICAL

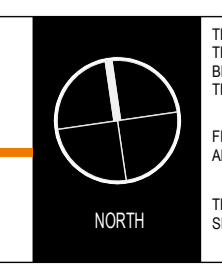
COORDINATION

6	ISSUE FOR COORDINATION	31.05.2024
5	ISSUE FOR REVIEW	10.05.2024
4	ISSUE FOR REVIEW	01.05.2024
3	ISSUE FOR REVIEW	22.04.2024
2	ISSUE FOR REVIEW	08.04.2024
1	ISSUE FOR REVIEW	25.03.2024
#	DESCRIPTION	DATE



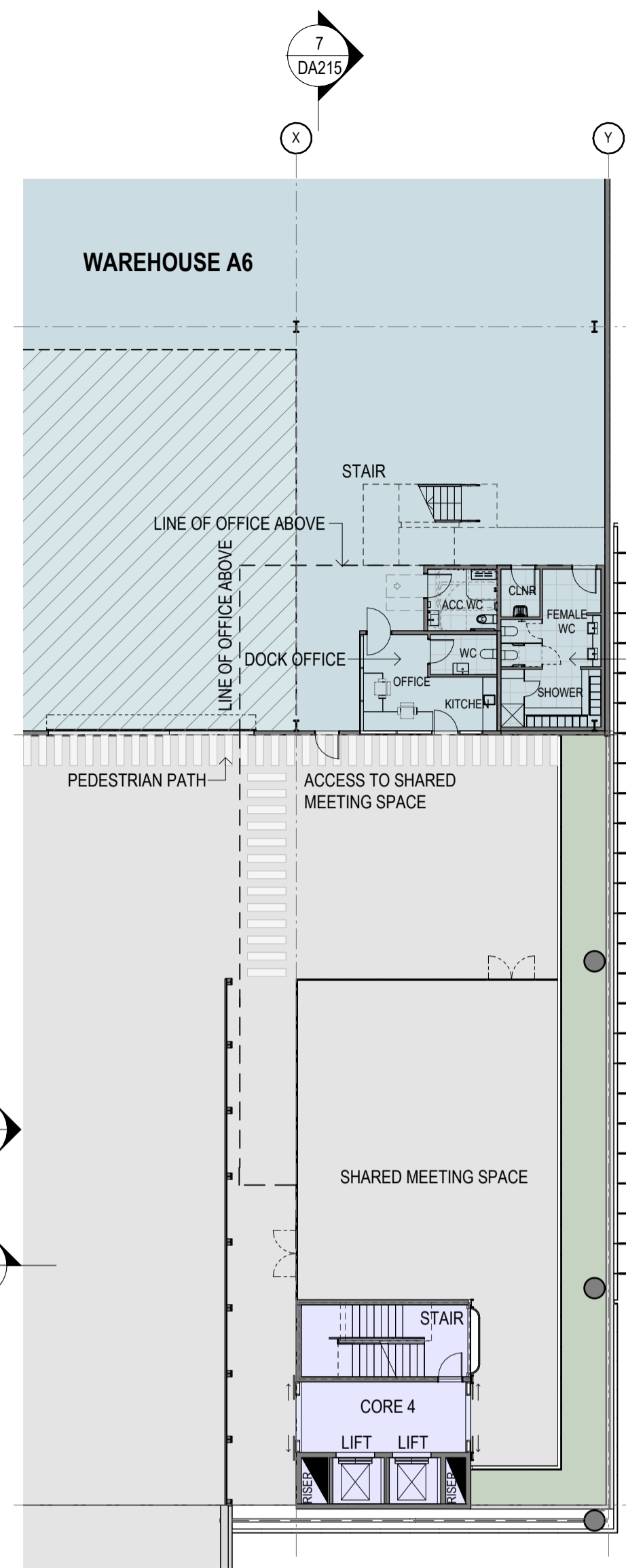
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

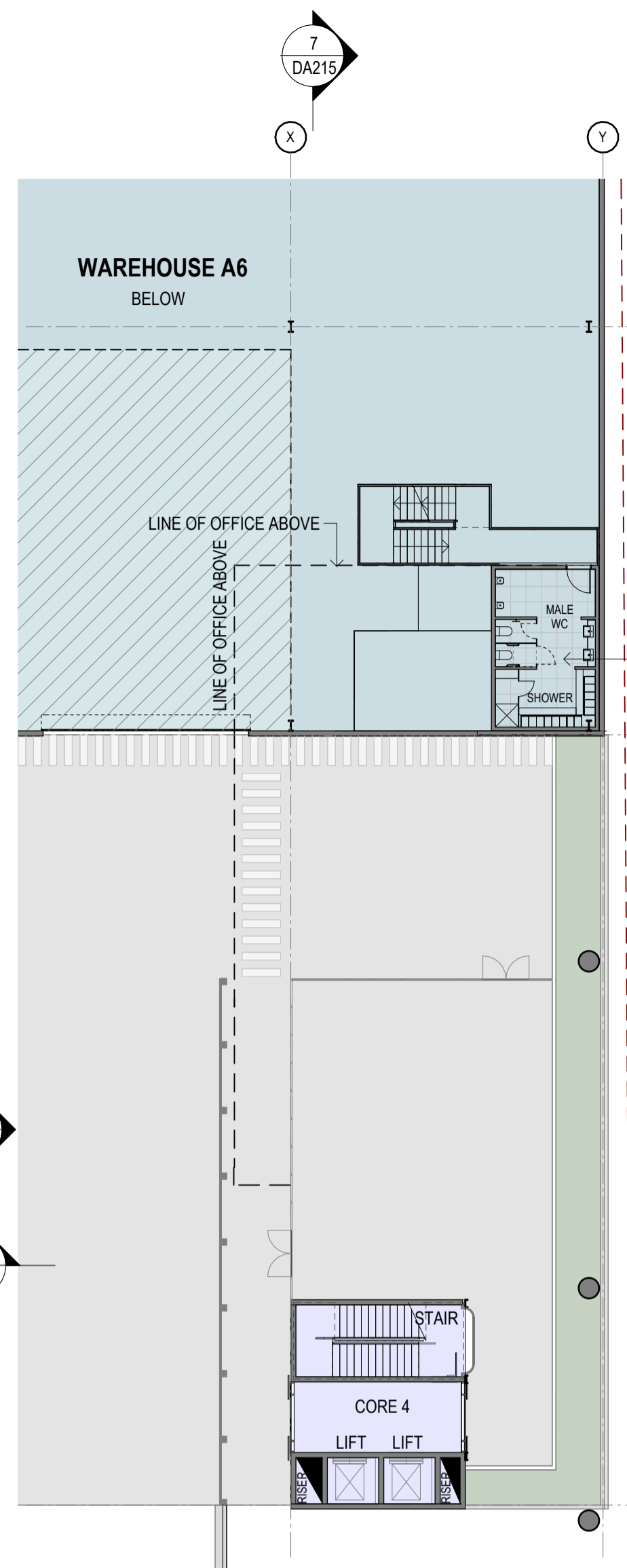


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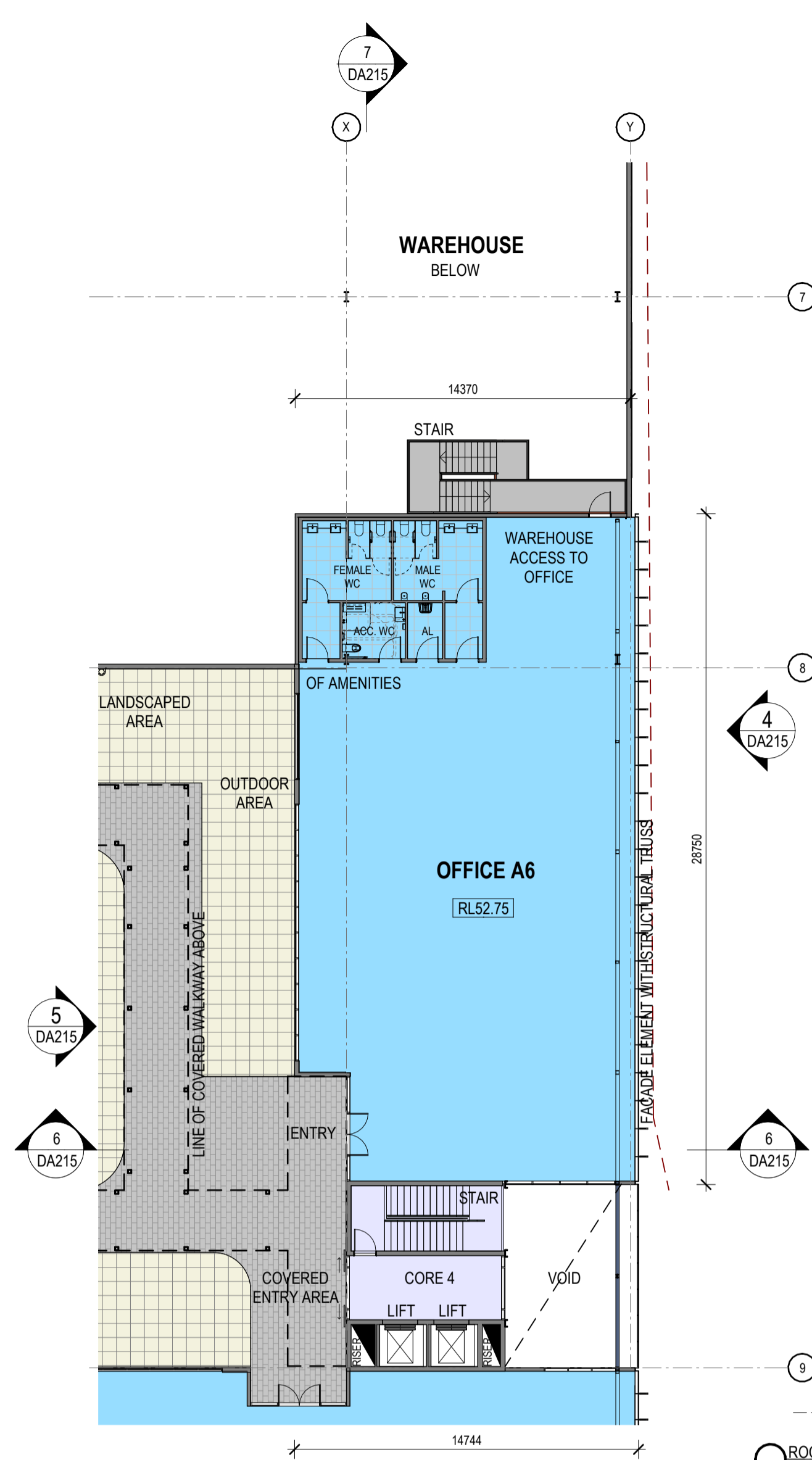
TITLE	TENANCY TYPICAL A4-5 & B4-5		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA213
			REVISION
			6



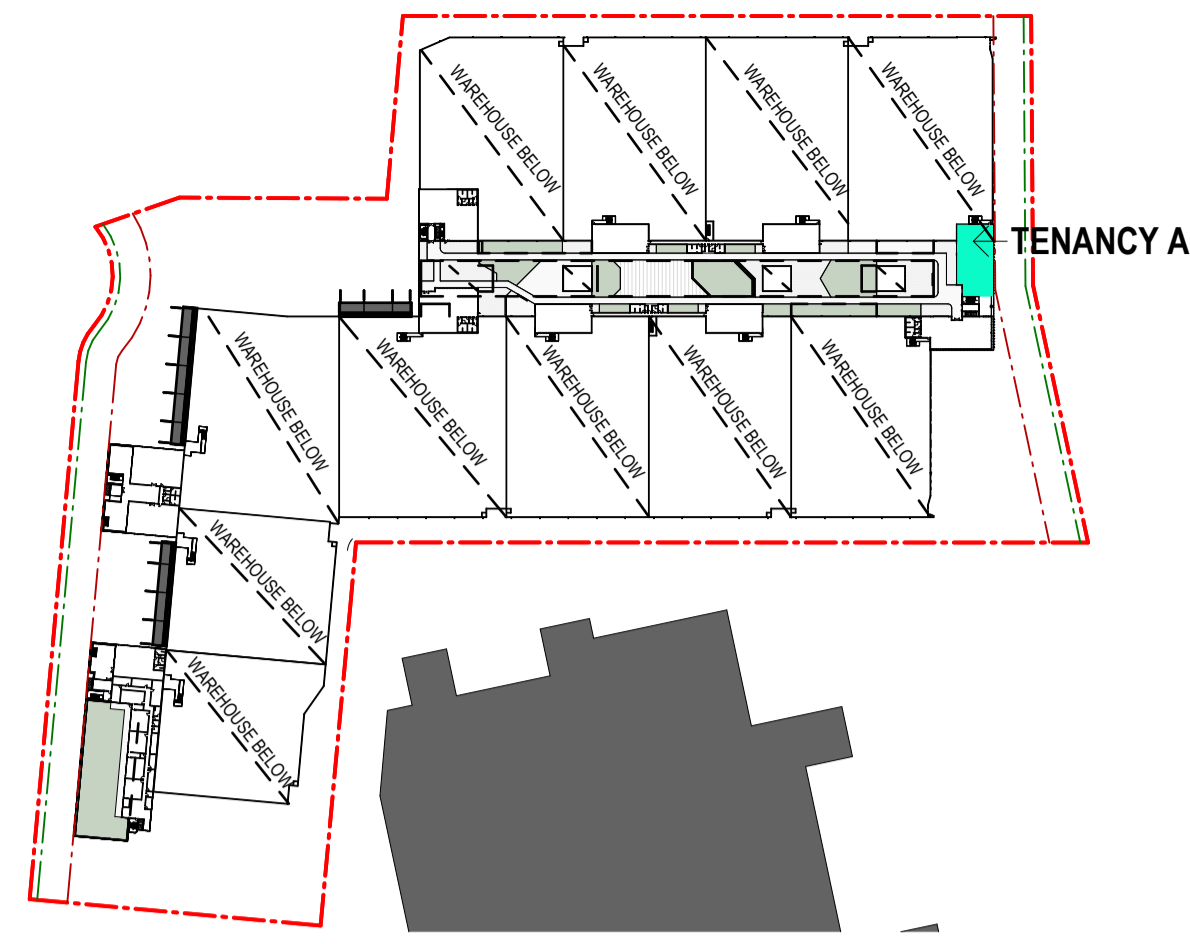
1 TENANCY A6 WAREHOUSE FLOOR PLAN 1:200



2 OFFICE A6 - AMENITIES MEZZ FLOOR PLAN 1:200

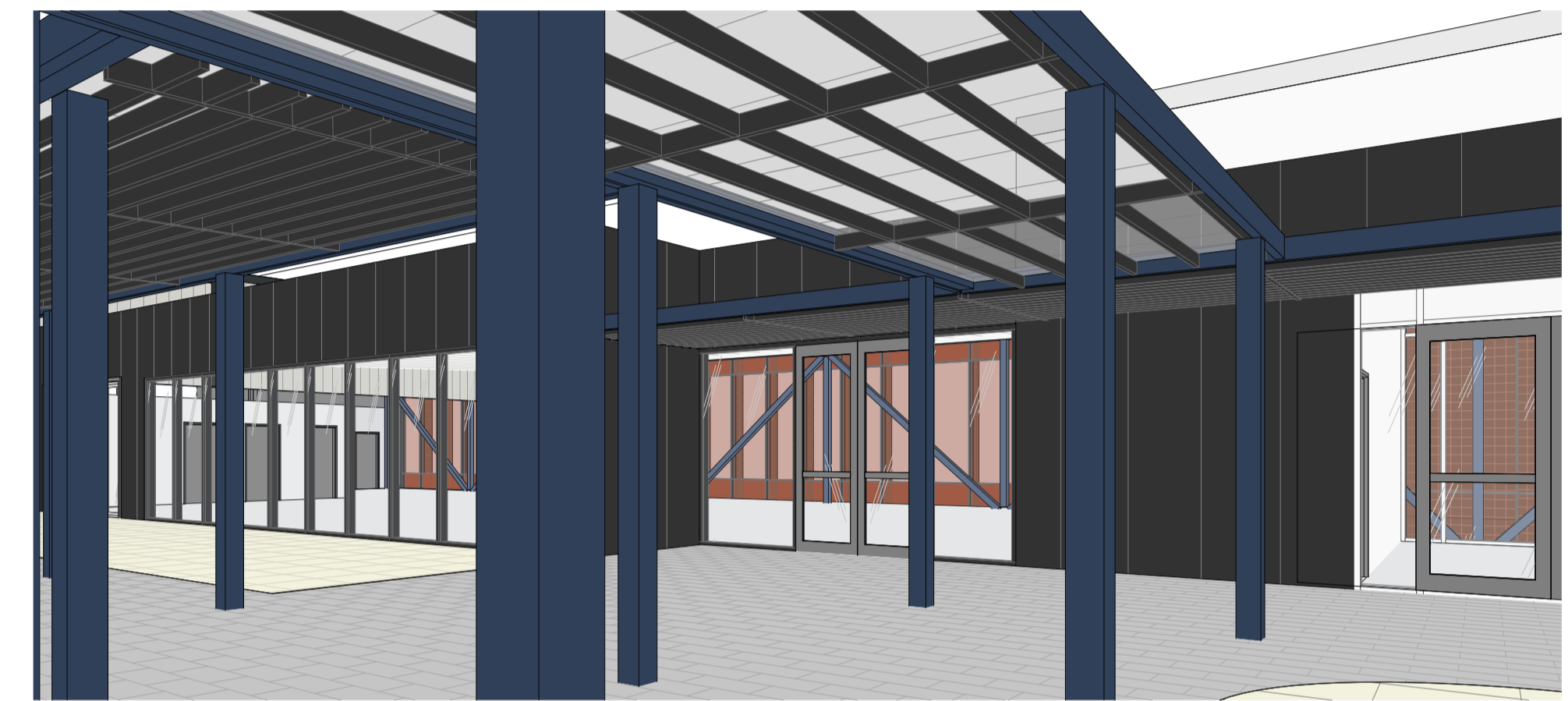


3 TENANCY A6 OFFICE FLOOR PLAN 1:200

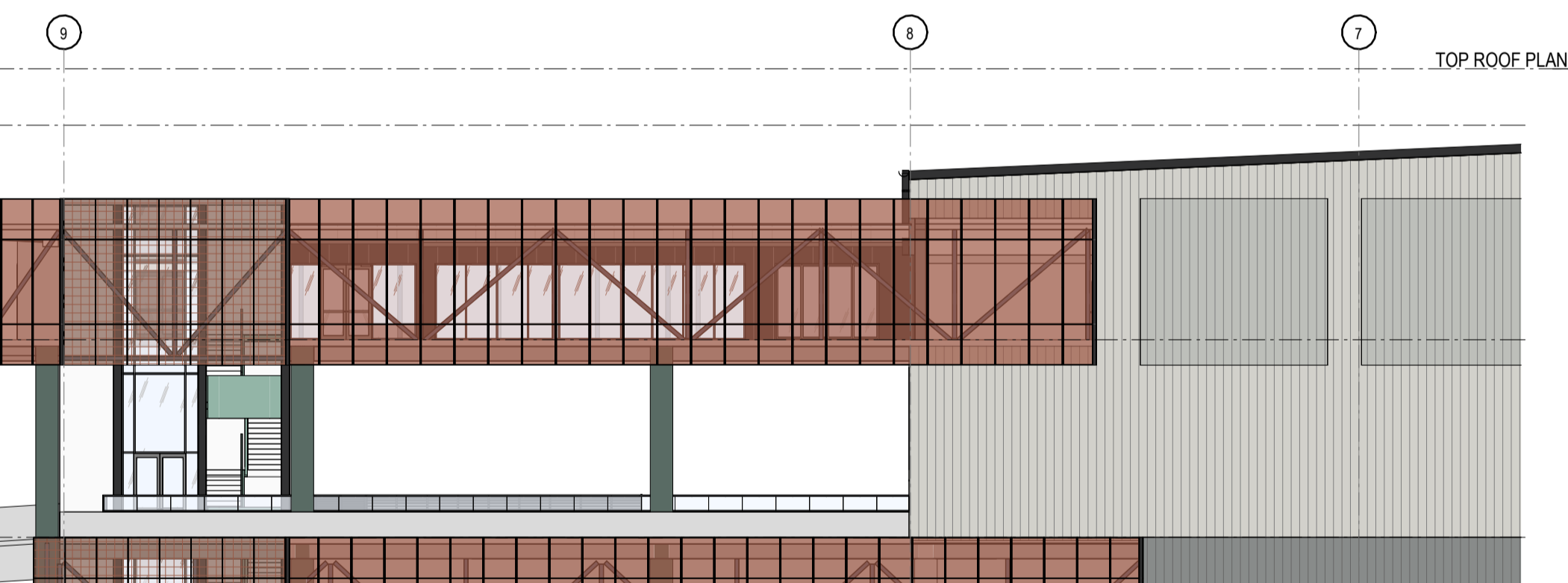


NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

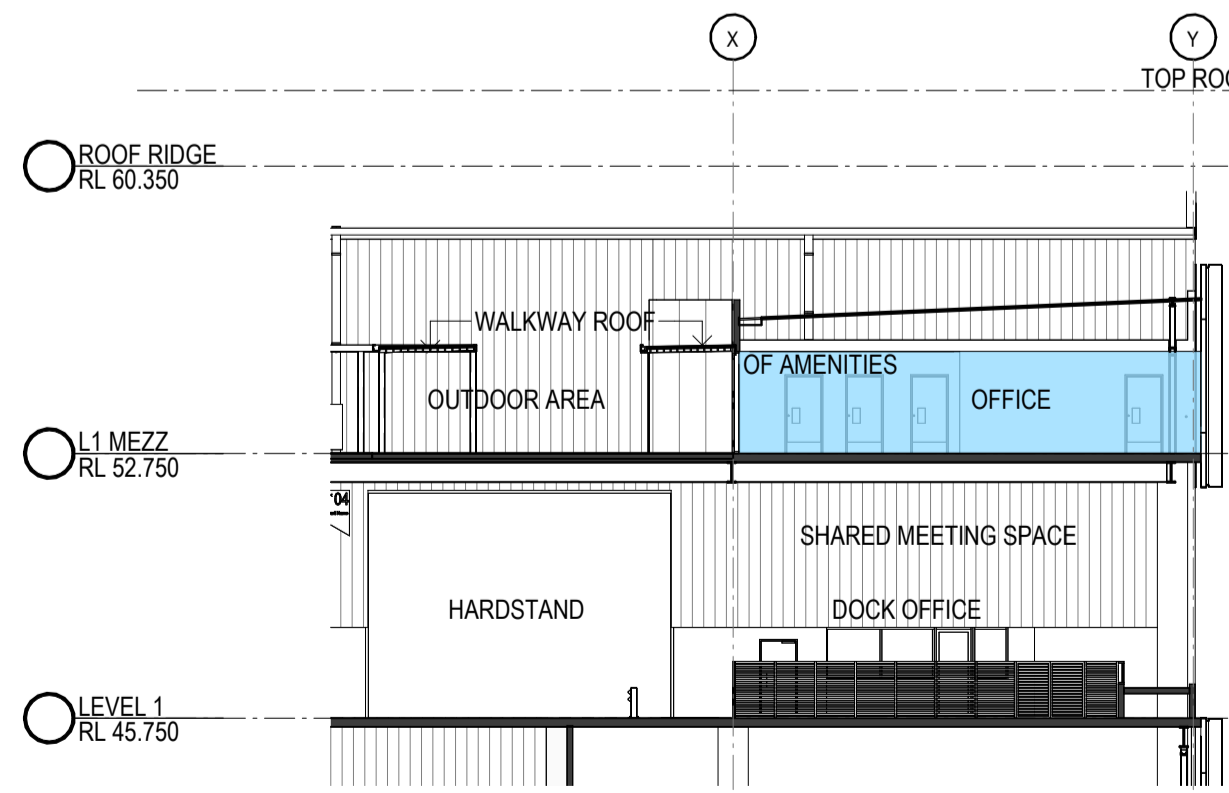
KEY PLAN - L1 MEZZ - TENANCY A6



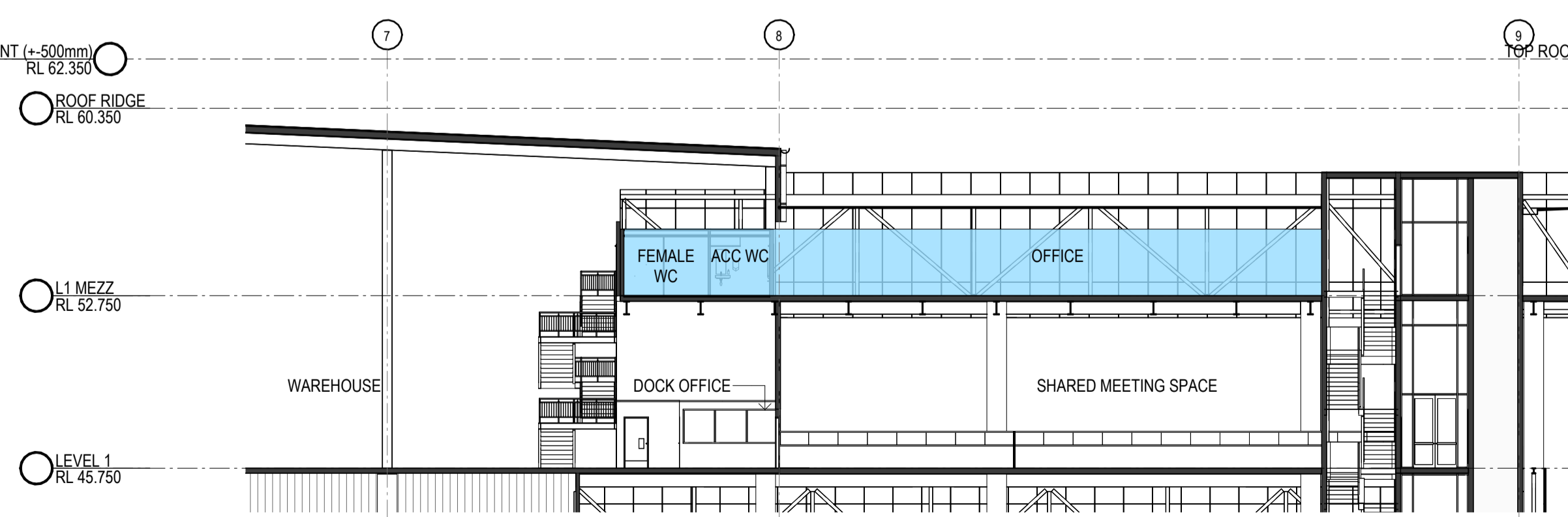
8 TENANCY A6 - 3D VIEW



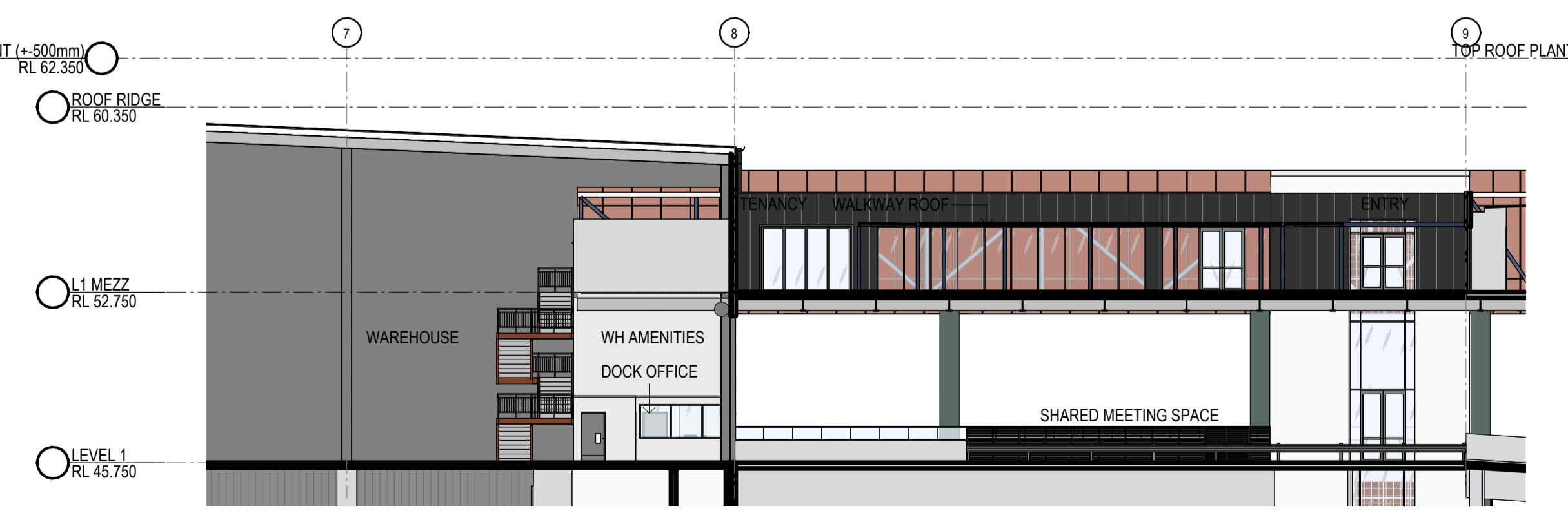
4 TENANCY A6 ELEVATION 1 1:200



6 TENANCY A6 - SECTION 1 1:200



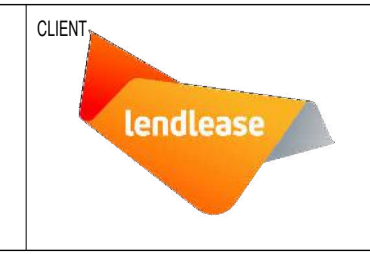
7 TENANCY A6 - SECTION 2 1:200



5 TENANCY A6 ELEVATION 2 1:200

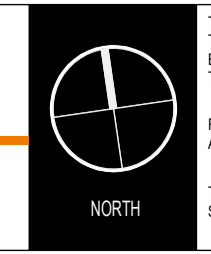
COORDINATION

	6	ISSUE FOR COORDINATION	31.05.2024
	5	ISSUE FOR REVIEW	10.05.2024
	4	ISSUE FOR REVIEW	01.05.2024
	3	ISSUE FOR REVIEW	22.04.2024
	2	ISSUE FOR REVIEW	08.04.2024
	1	ISSUE FOR REVIEW	25.03.2024
#	DESCRIPTION	DATE	



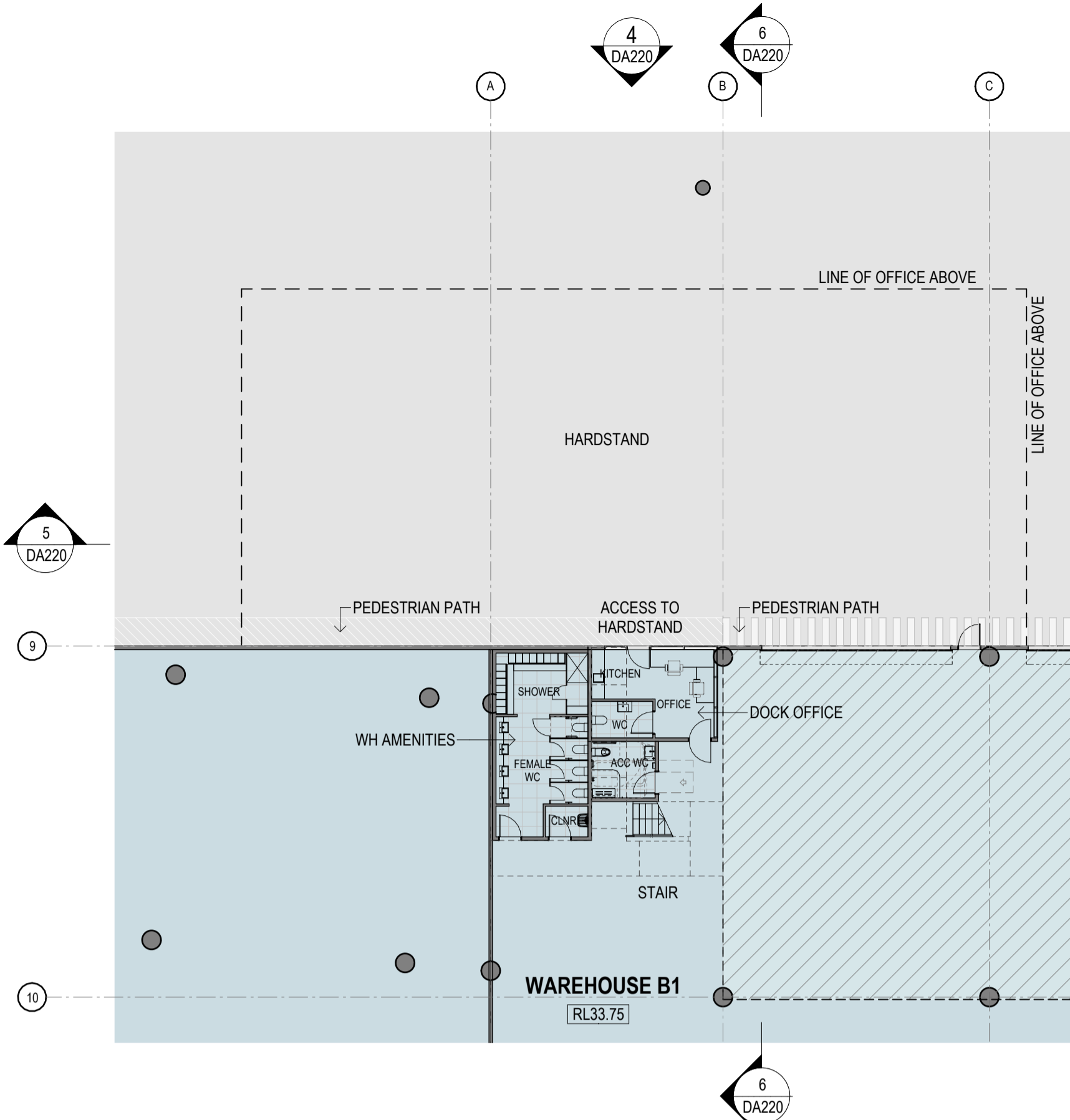
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

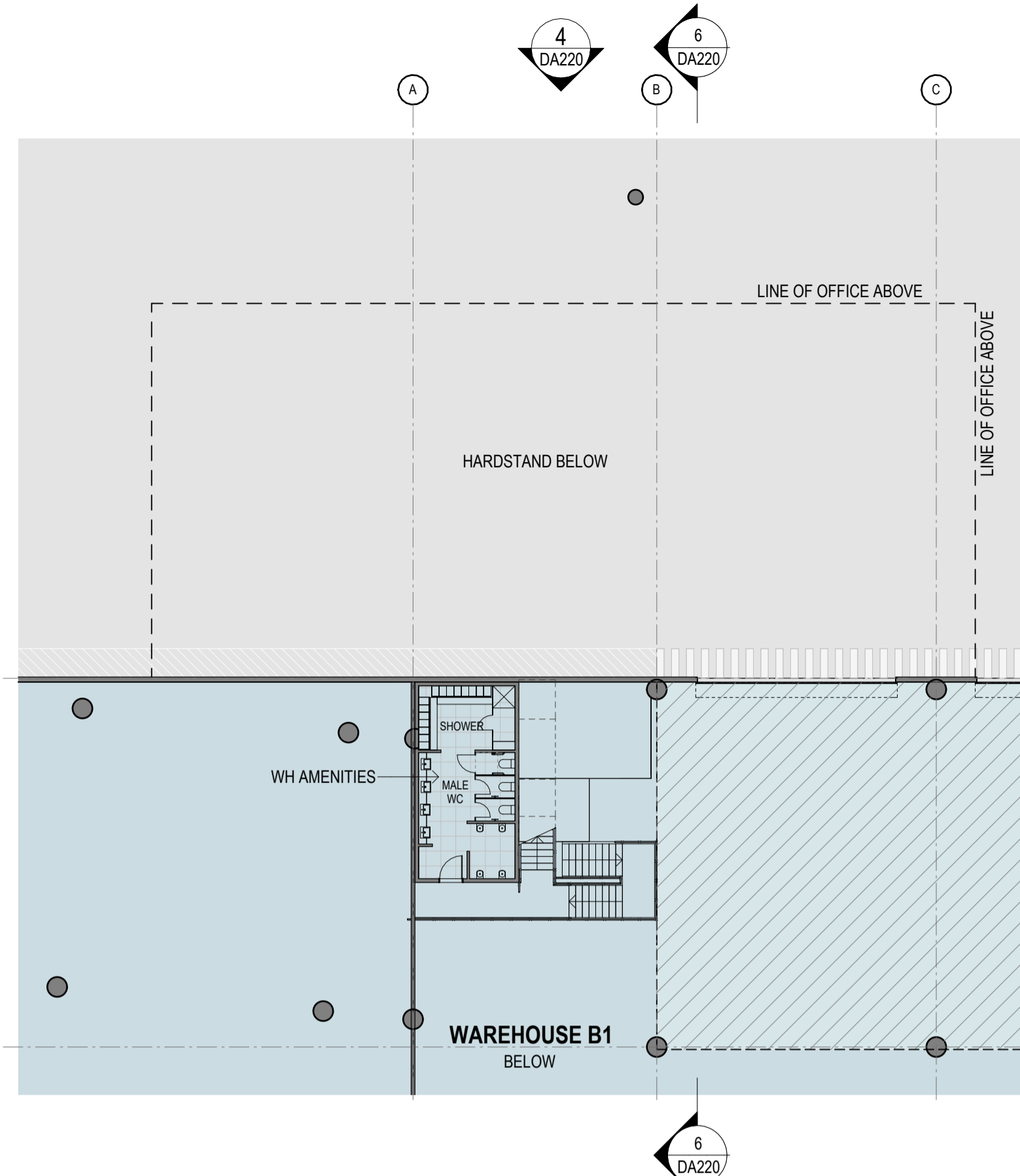


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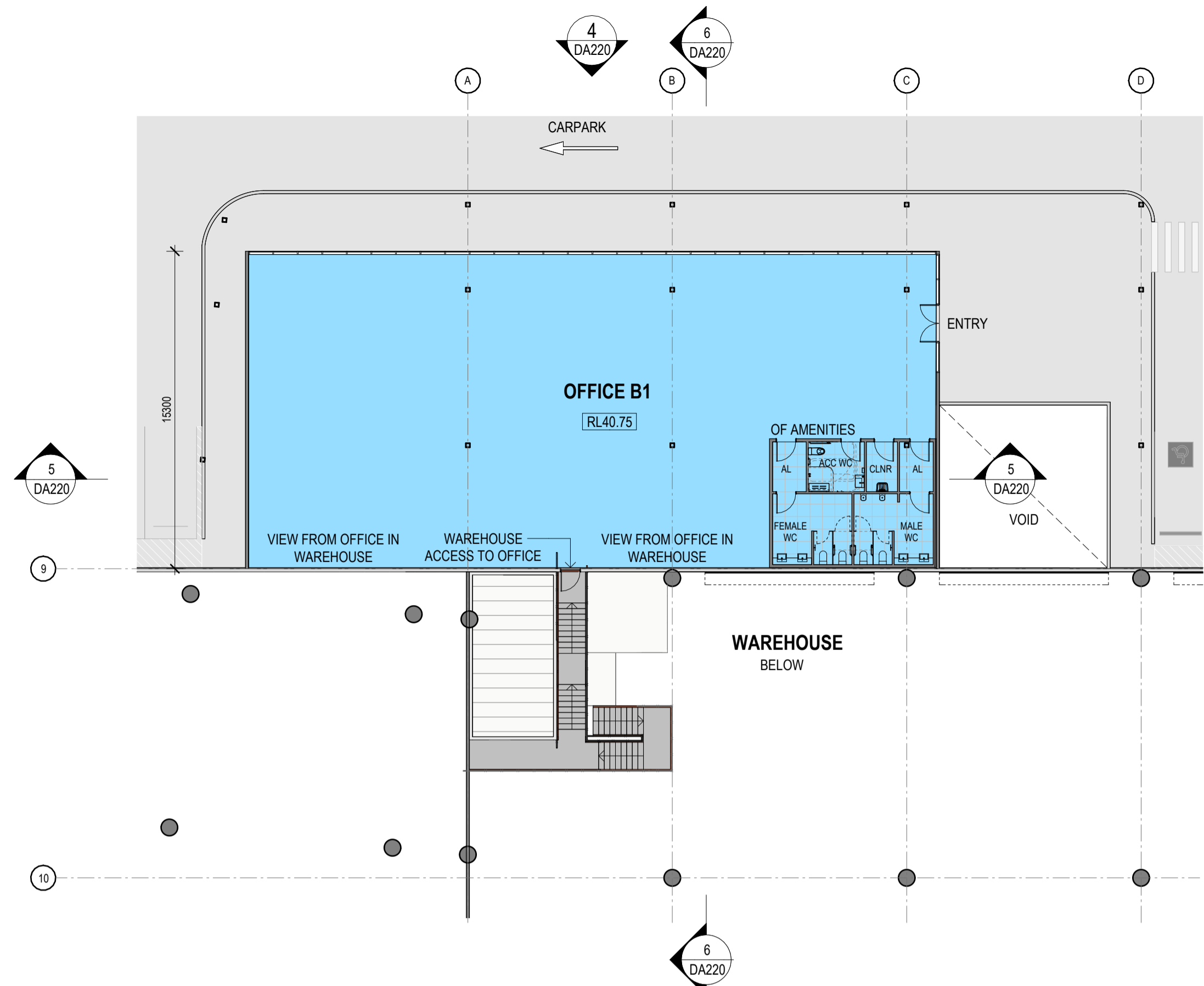
TITLE	TENANCY A6	PROJECT NO.	22144	DWG NO.	DA215	REVISION	6
DATE	31.05.2024	SCALE					



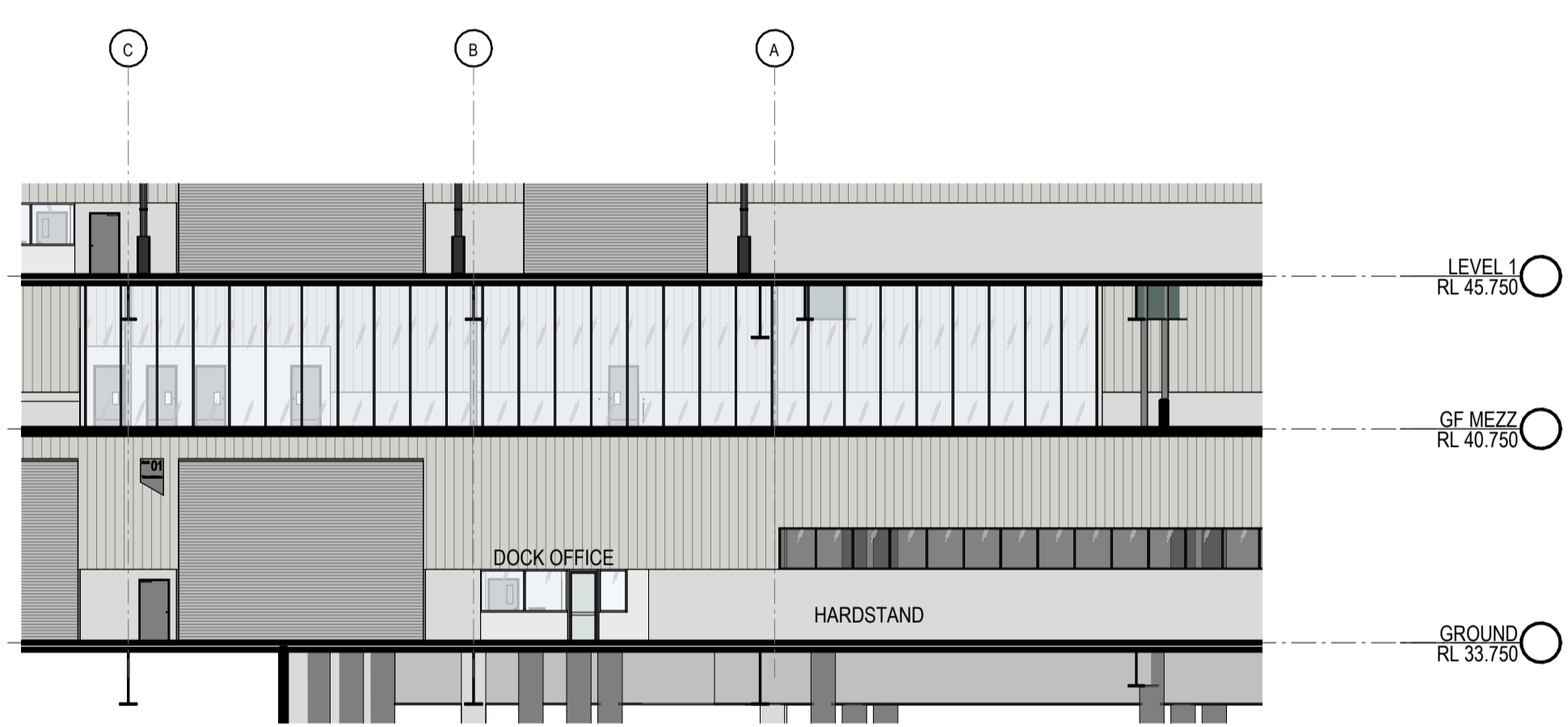
1 TENANCY B1 WAREHOUSE FLOOR PLAN 1 : 200



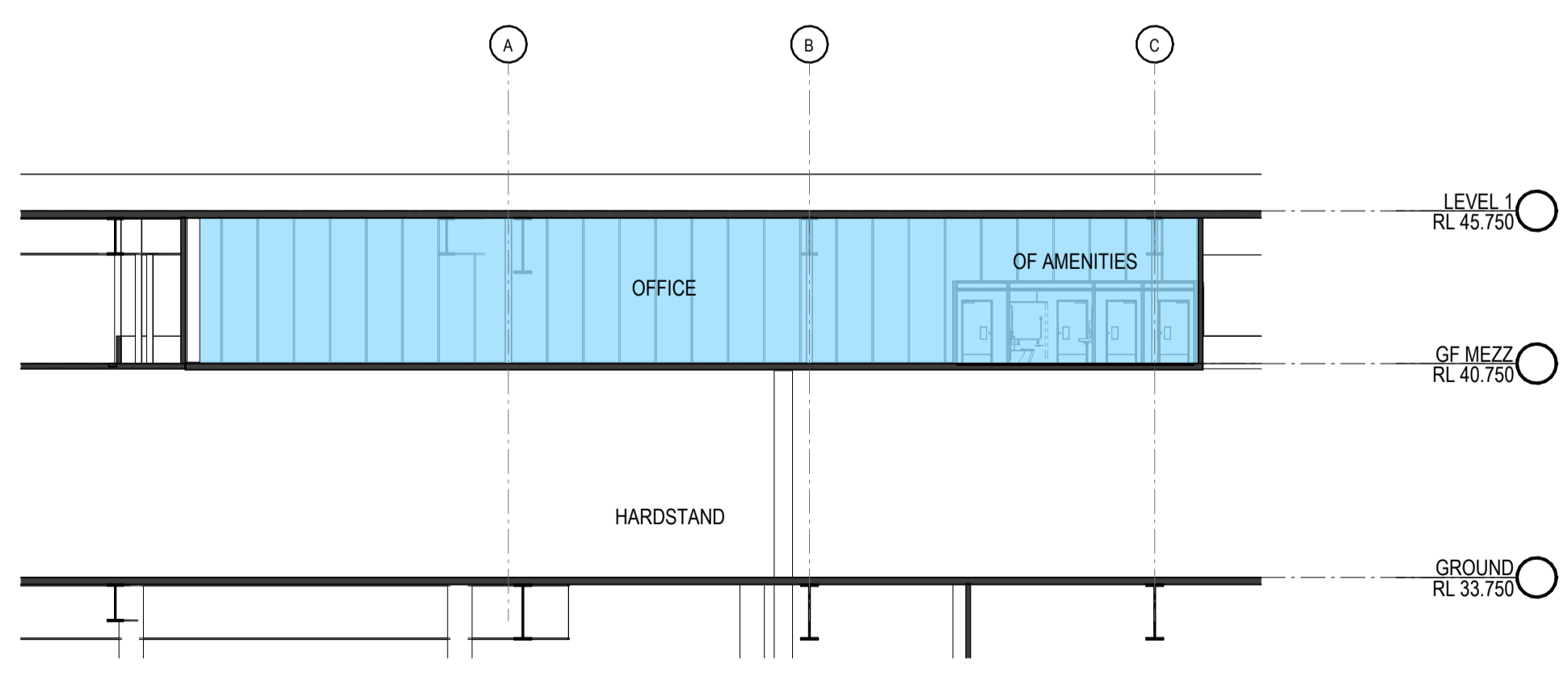
2 TENANCY B1 WAREHOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



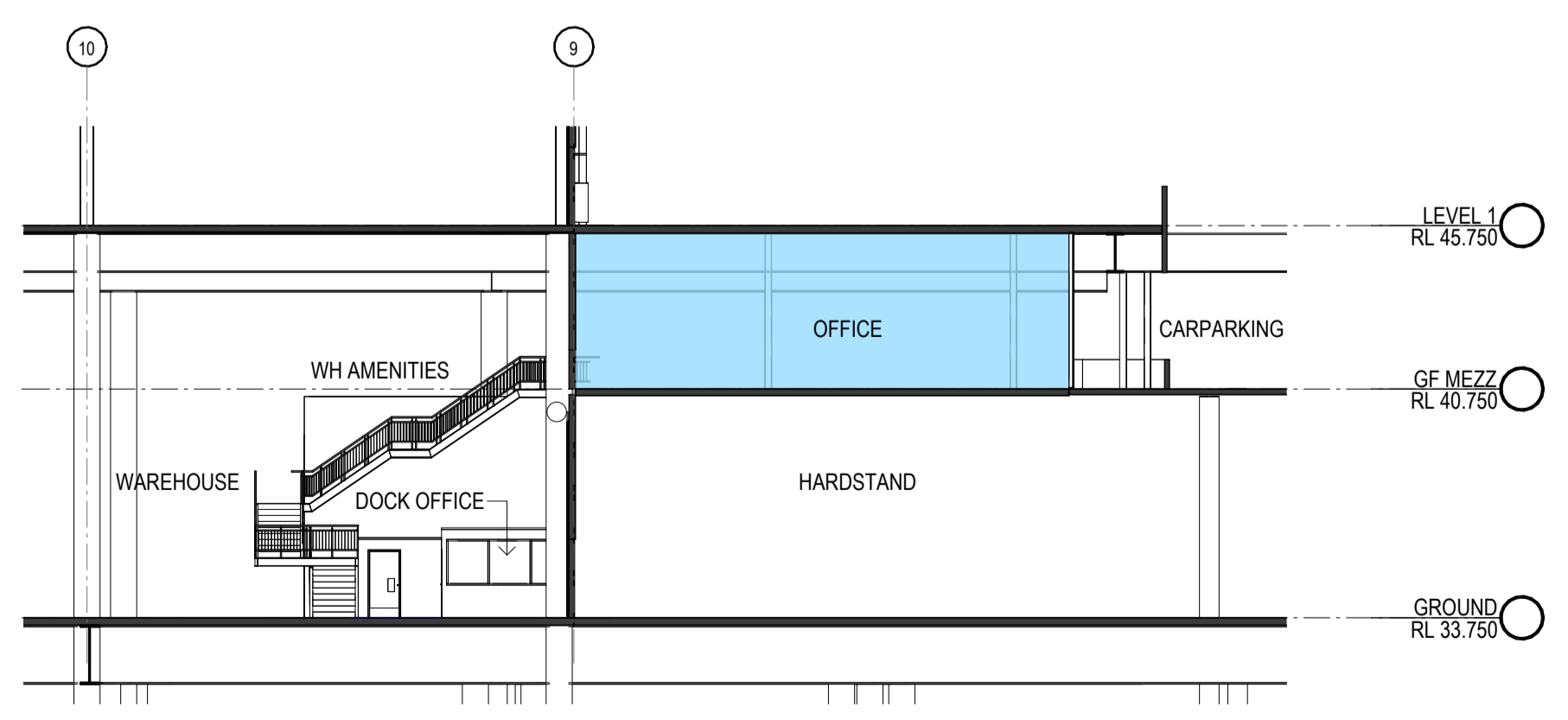
3 TENANCY B1 OFFICE FLOOR PLAN 1 : 200



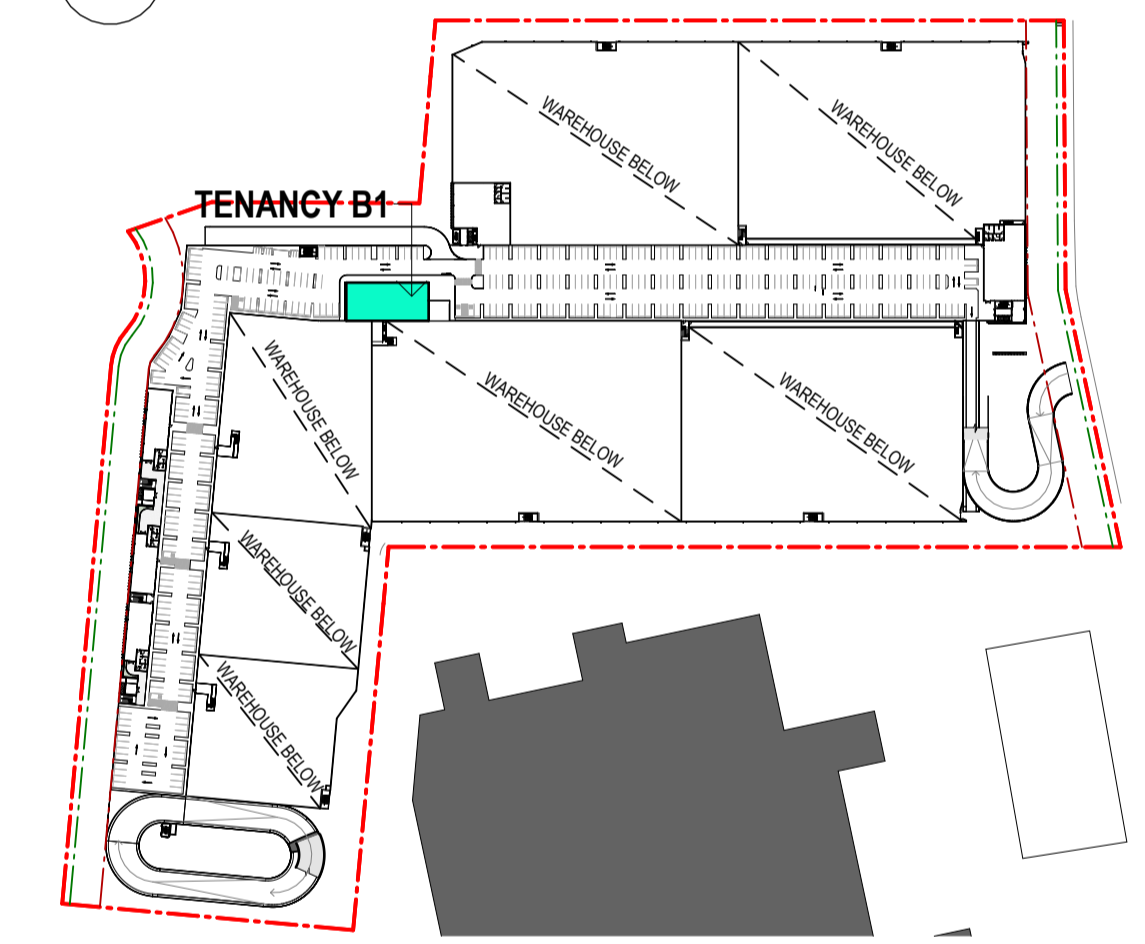
4 TENANCY B1 ELEVATION 1 1 : 200



5 TENANCY B1 - SECTION 1 1 : 200

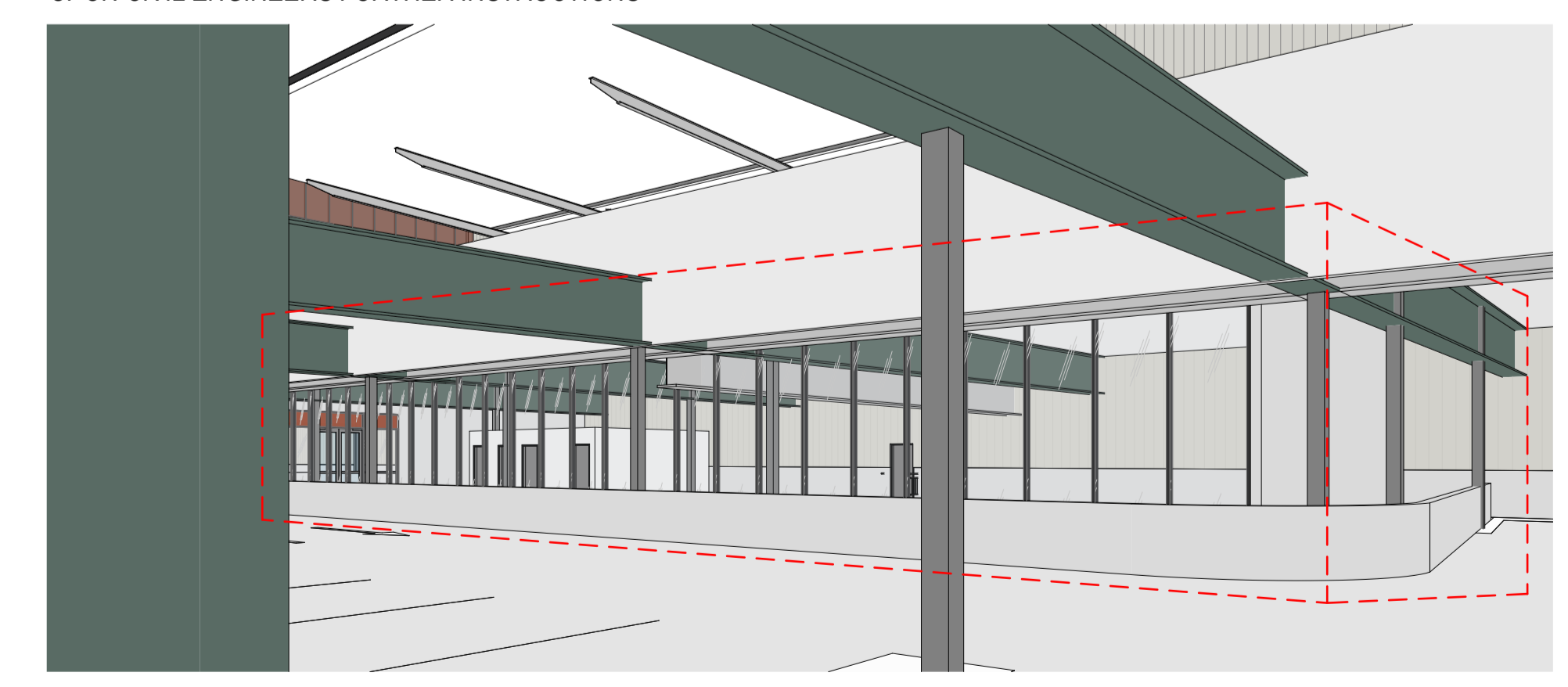


6 TENANCY B1 - SECTION 2 1 : 200



KEY PLAN - GF MEZZ - TENANCY B1

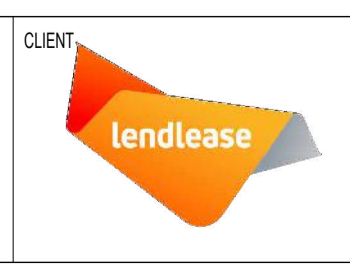
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



7 TENANCY B1 - 3D VIEW

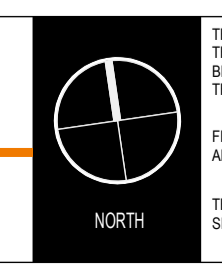
COORDINATION

#	DESCRIPTION	DATE
6	ISSUE FOR COORDINATION	31.05.2024
5	ISSUE FOR REVIEW	10.05.2024
4	ISSUE FOR REVIEW	01.05.2024
3	ISSUE FOR REVIEW	22.04.2024
2	ISSUE FOR REVIEW	08.04.2024
1	ISSUE FOR REVIEW	25.03.2024



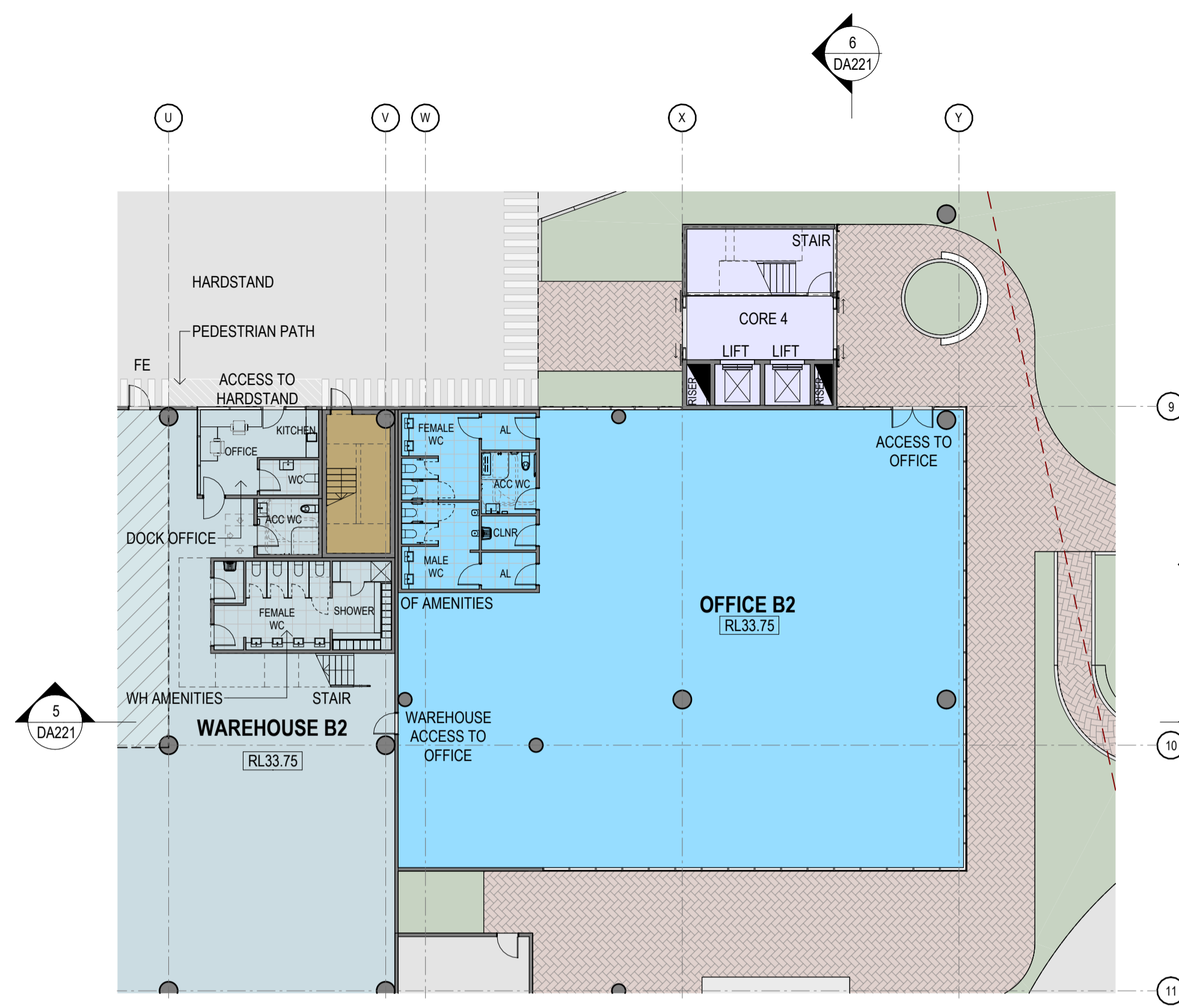
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

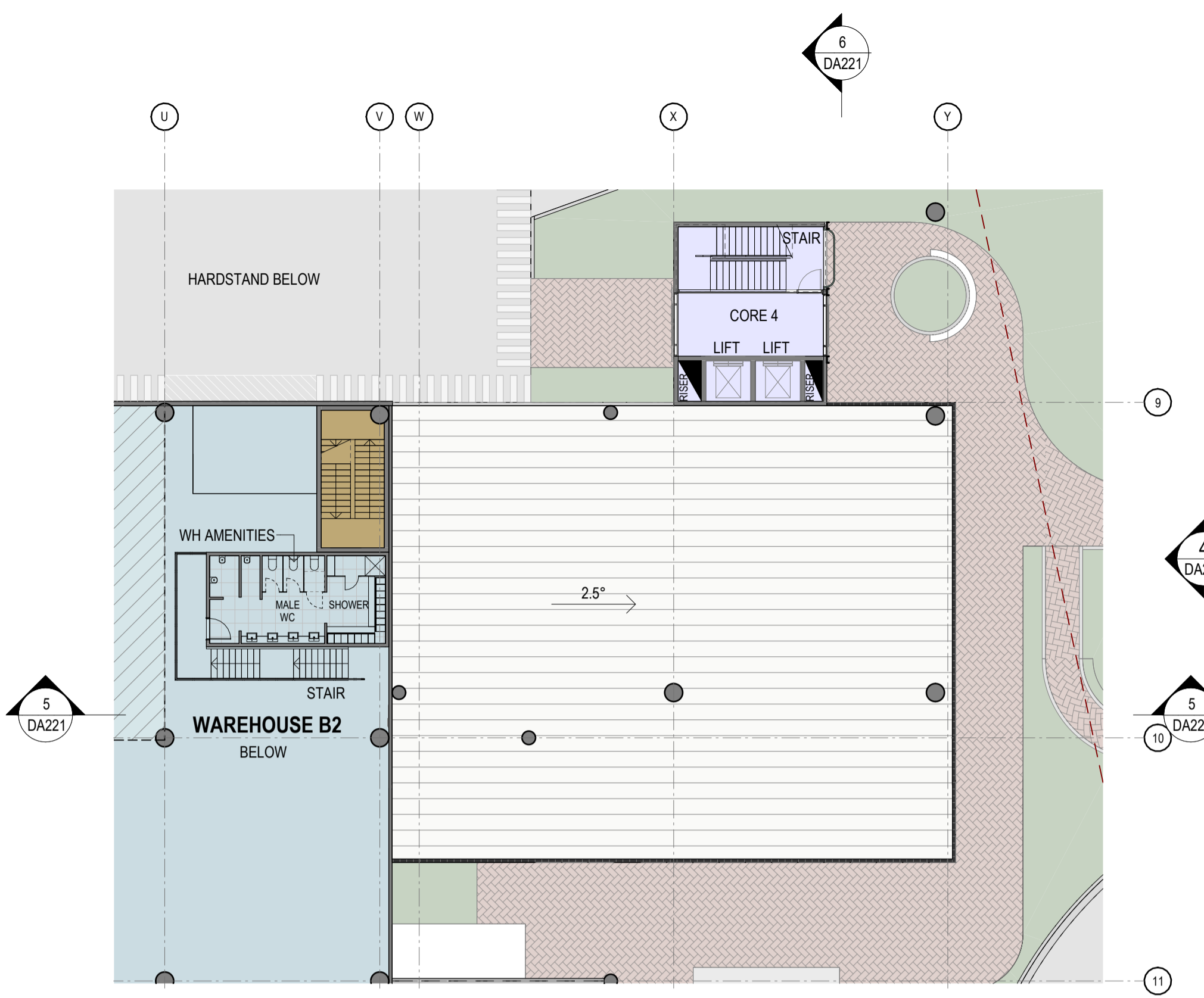


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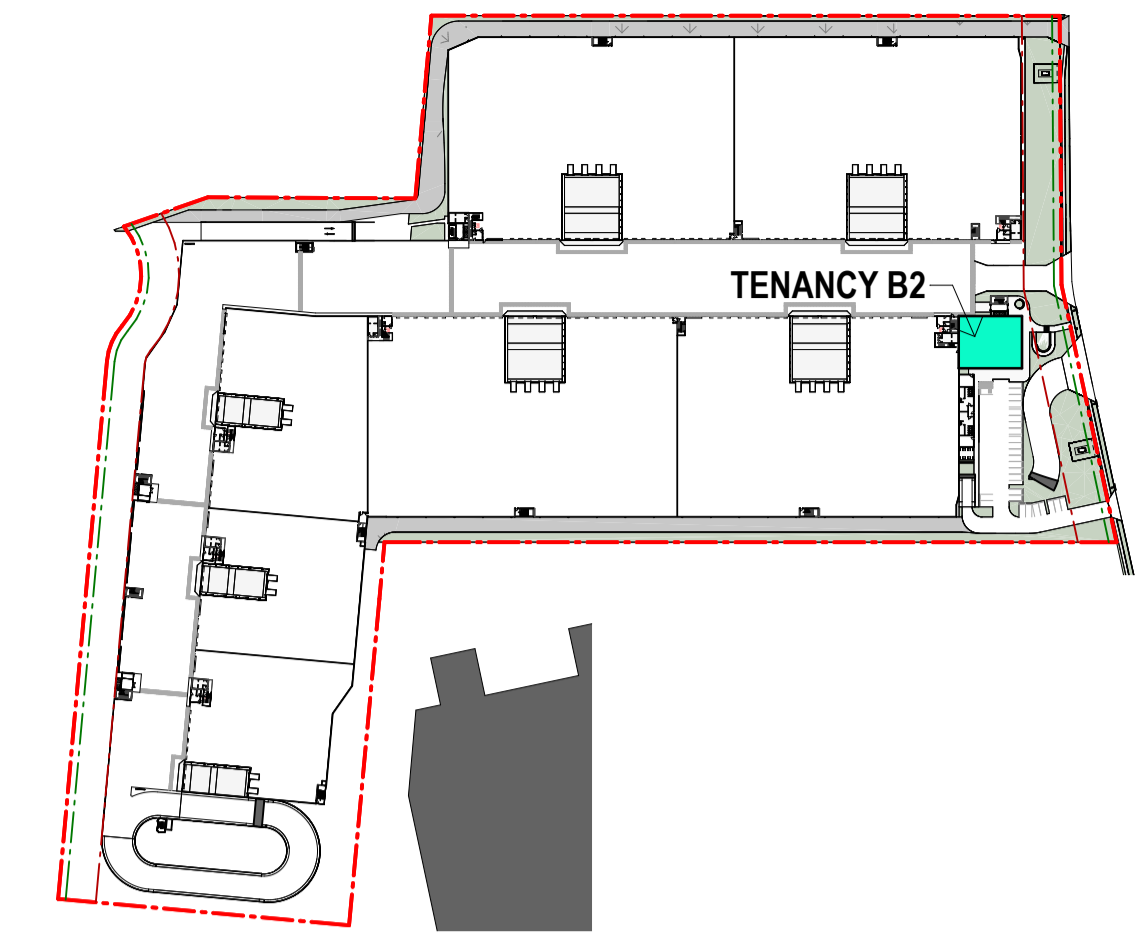
TITLE	DATE	SCALE	PROJECT NO.	DWG NO.	REVISION
TENANCY B1	31.05.2024		22144	DA220	6



1 TENANCY B2 OFFICE FLOOR PLAN 1 : 200

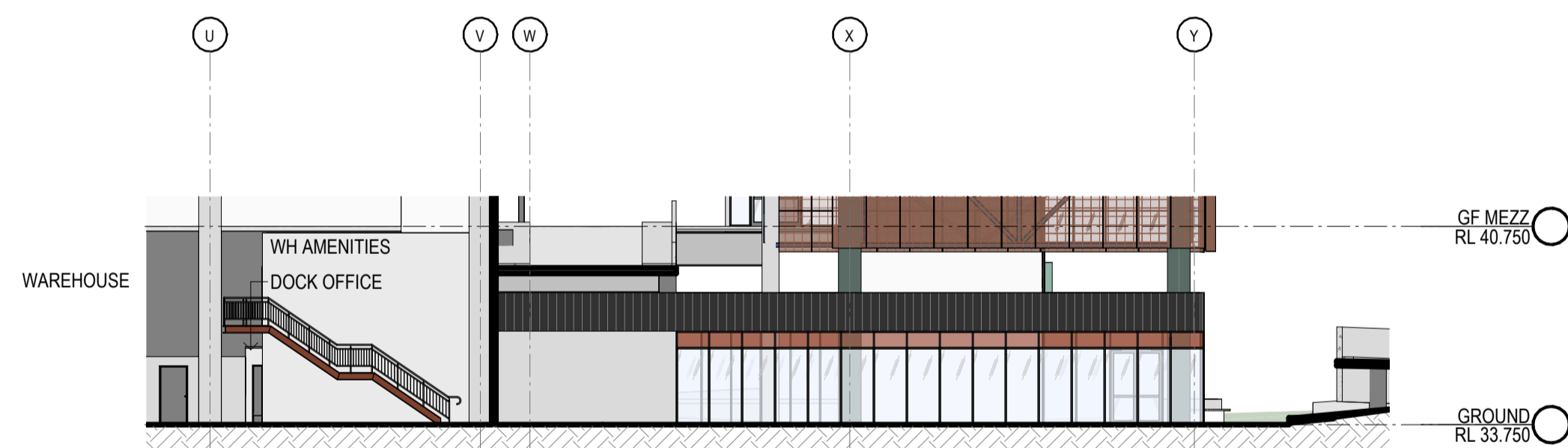


2 TENANCY B2 WAREHOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200

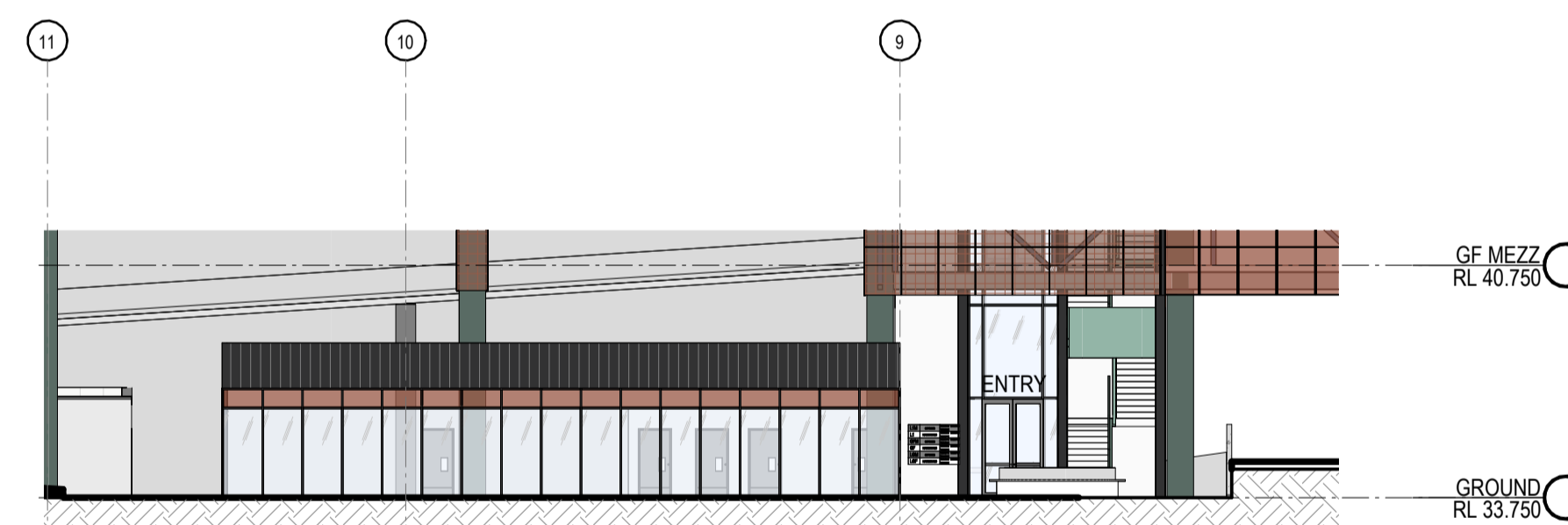


KEY PLAN - GF - TENANCY B2

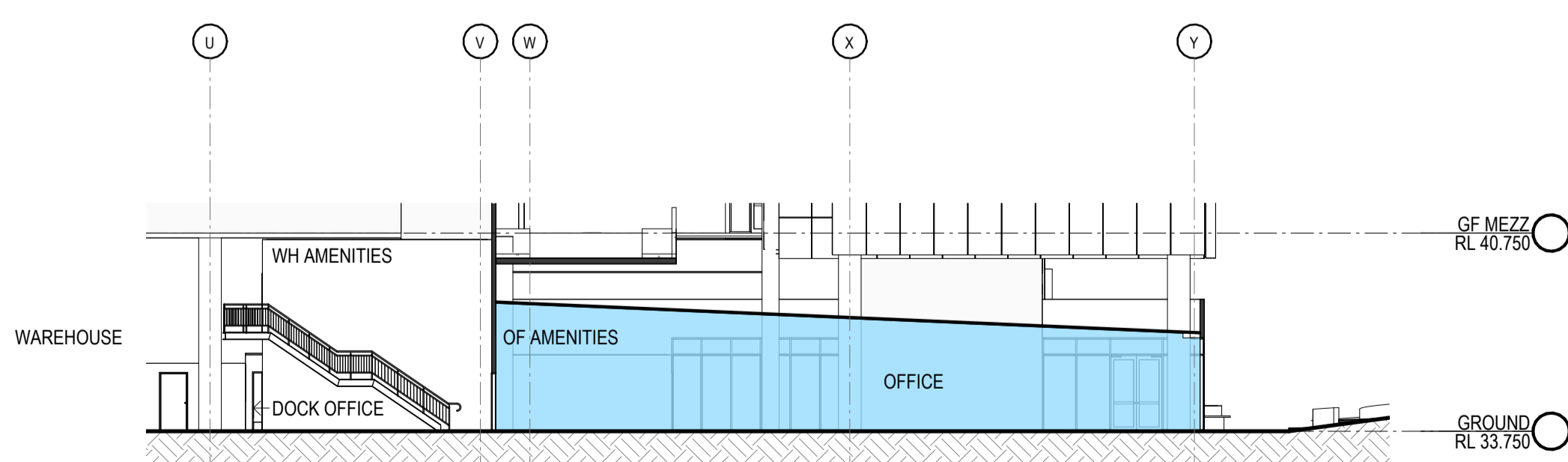
NOTE:
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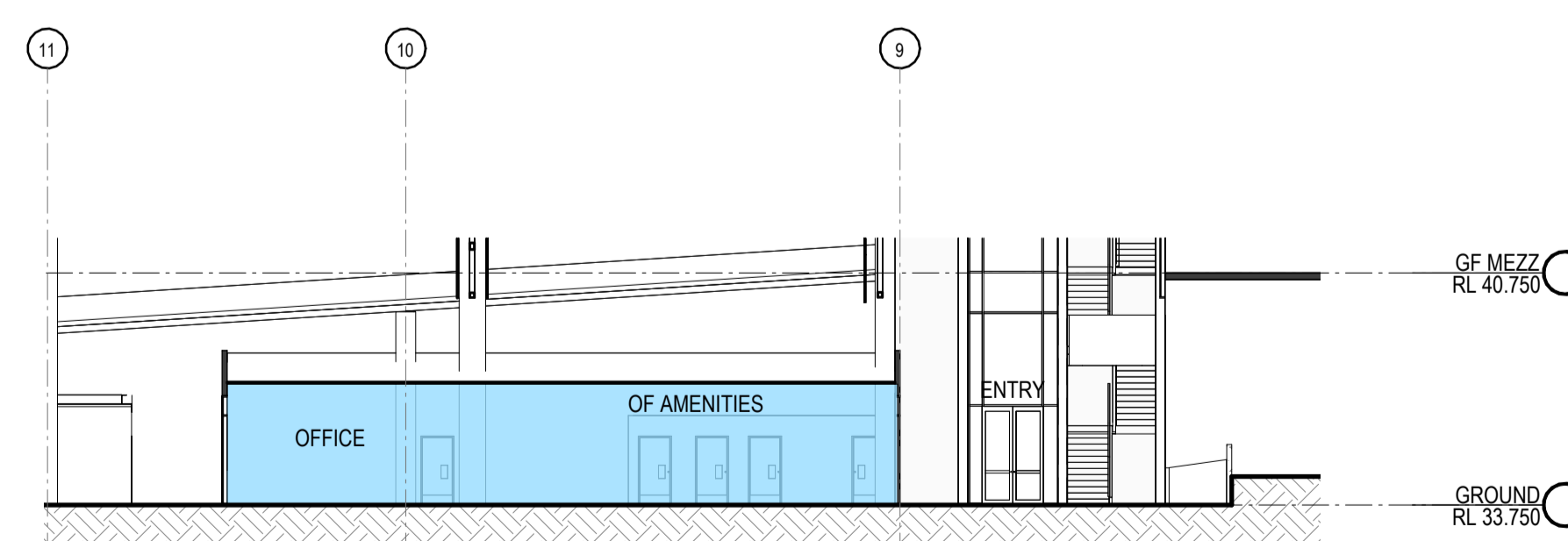
3 TENANCY B2 ELEVATION 1 1 : 200



4 TENANCY B2 ELEVATION 2 1 : 200



5 TENANCY B2 - SECTION 1 1 : 200



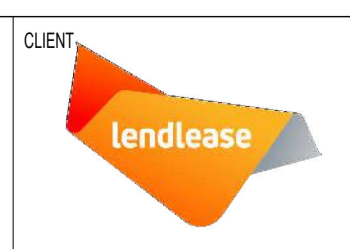
6 TENANCY B2 - SECTION 2 1 : 200



7 TENANCY B2 - 3D VIEW

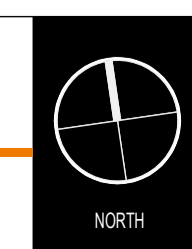
COORDINATION

	6	ISSUE FOR COORDINATION	31.05.2024
	5	ISSUE FOR REVIEW	10.05.2024
	4	ISSUE FOR REVIEW	01.05.2024
	3	ISSUE FOR REVIEW	22.04.2024
	2	ISSUE FOR REVIEW	08.04.2024
	1	ISSUE FOR REVIEW	25.03.2024
#	DESCRIPTION	DATE	



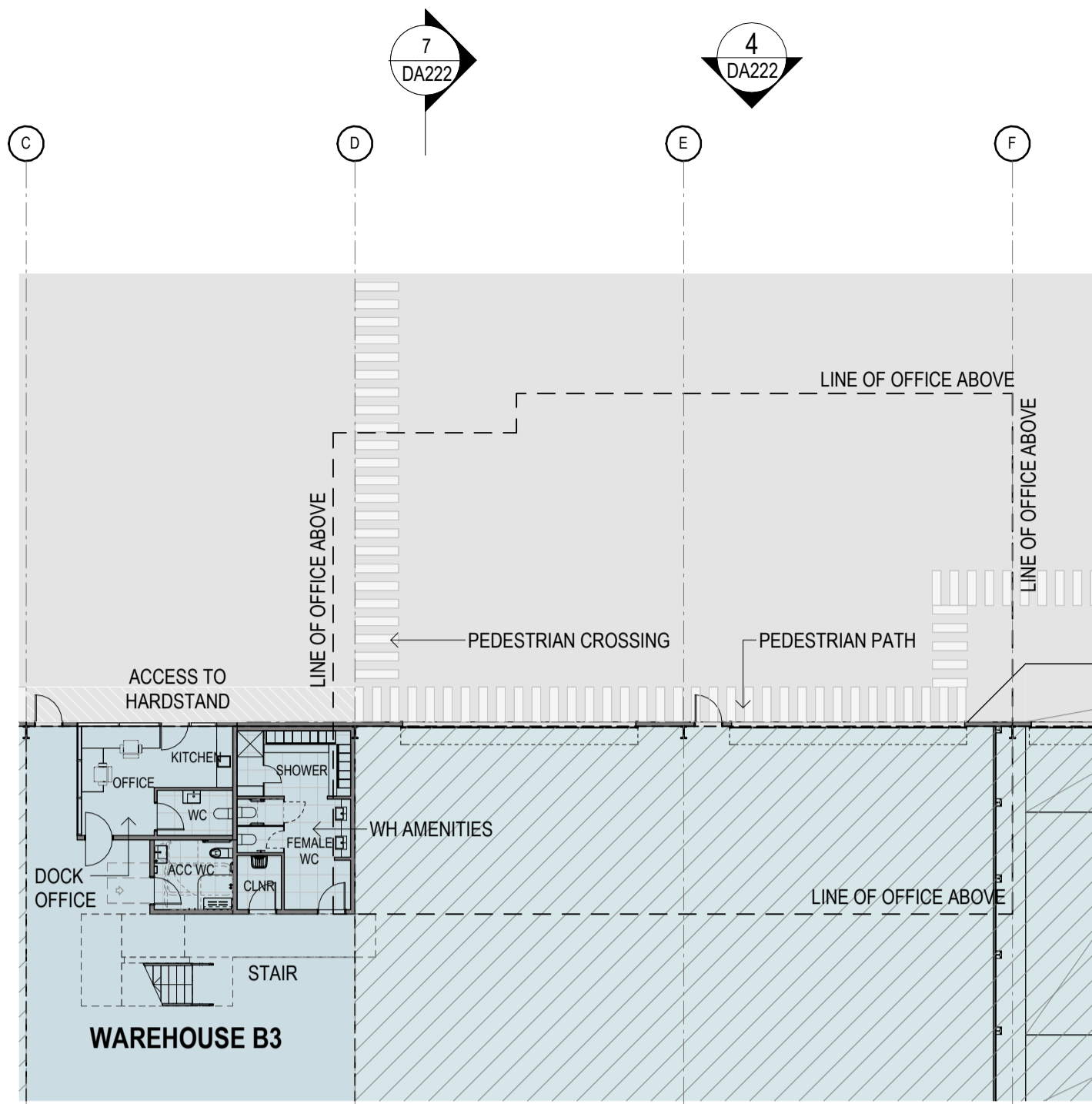
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

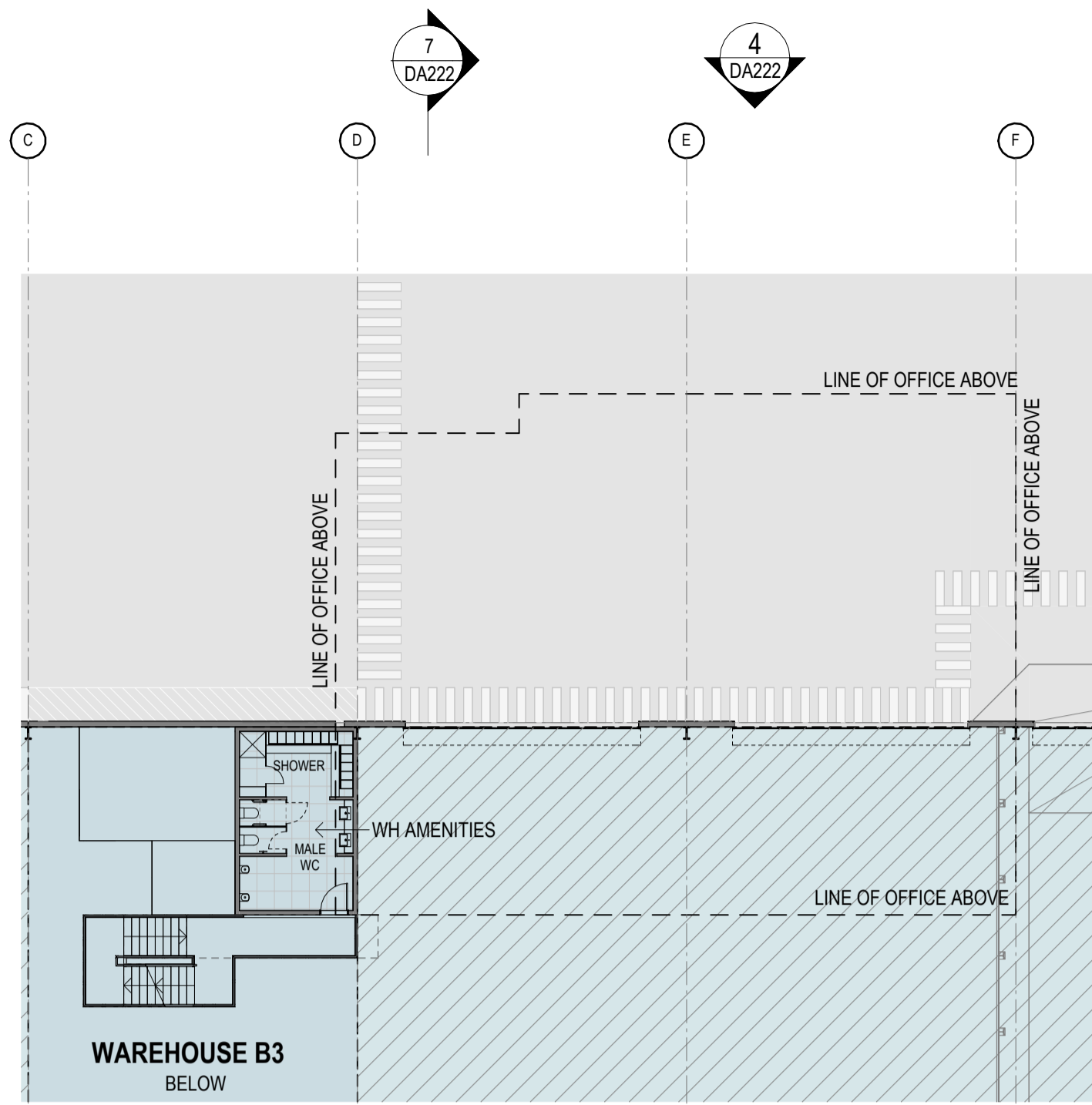


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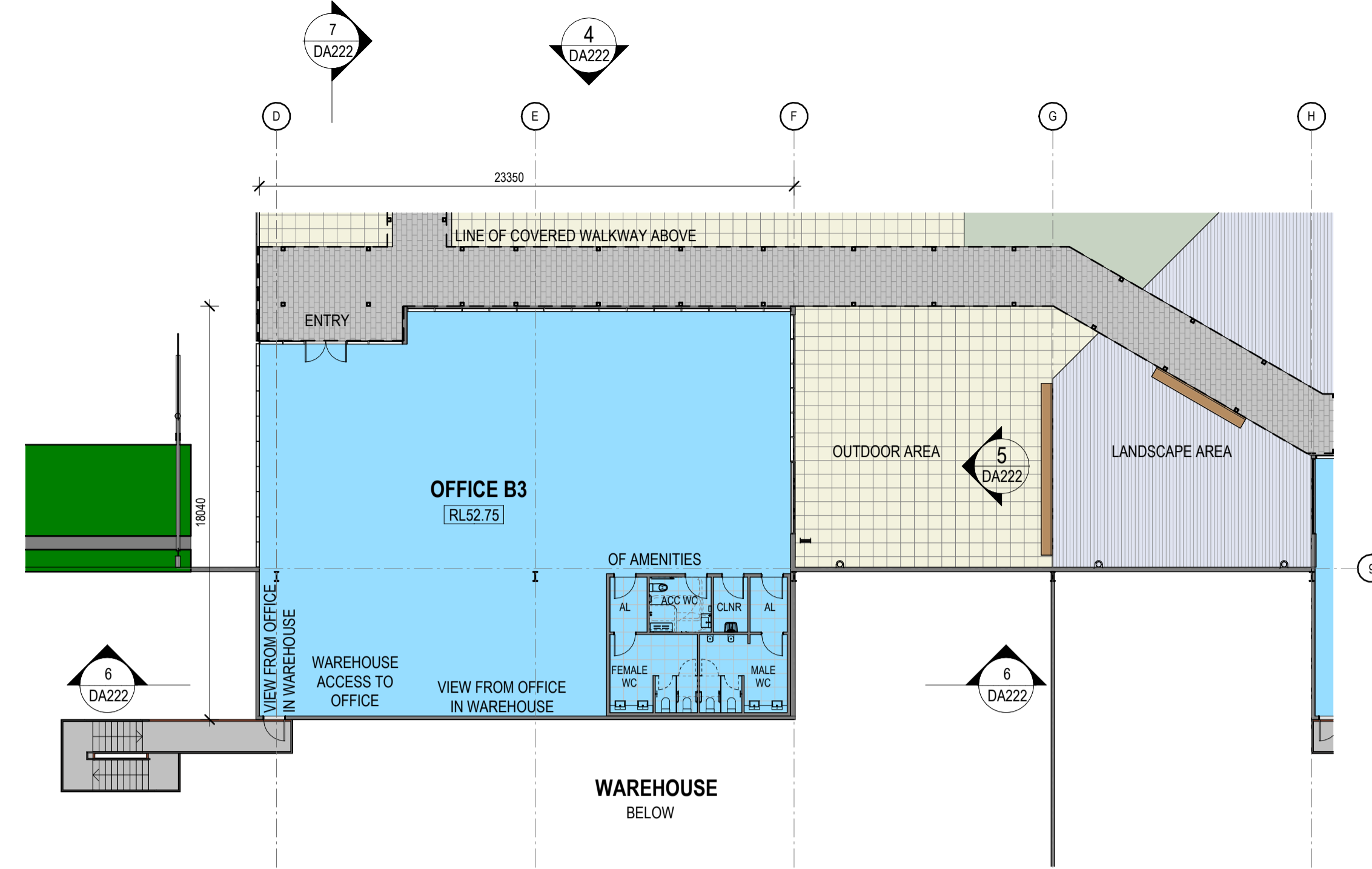
TITLE	TENANCY B2		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA221
		REVISION	6



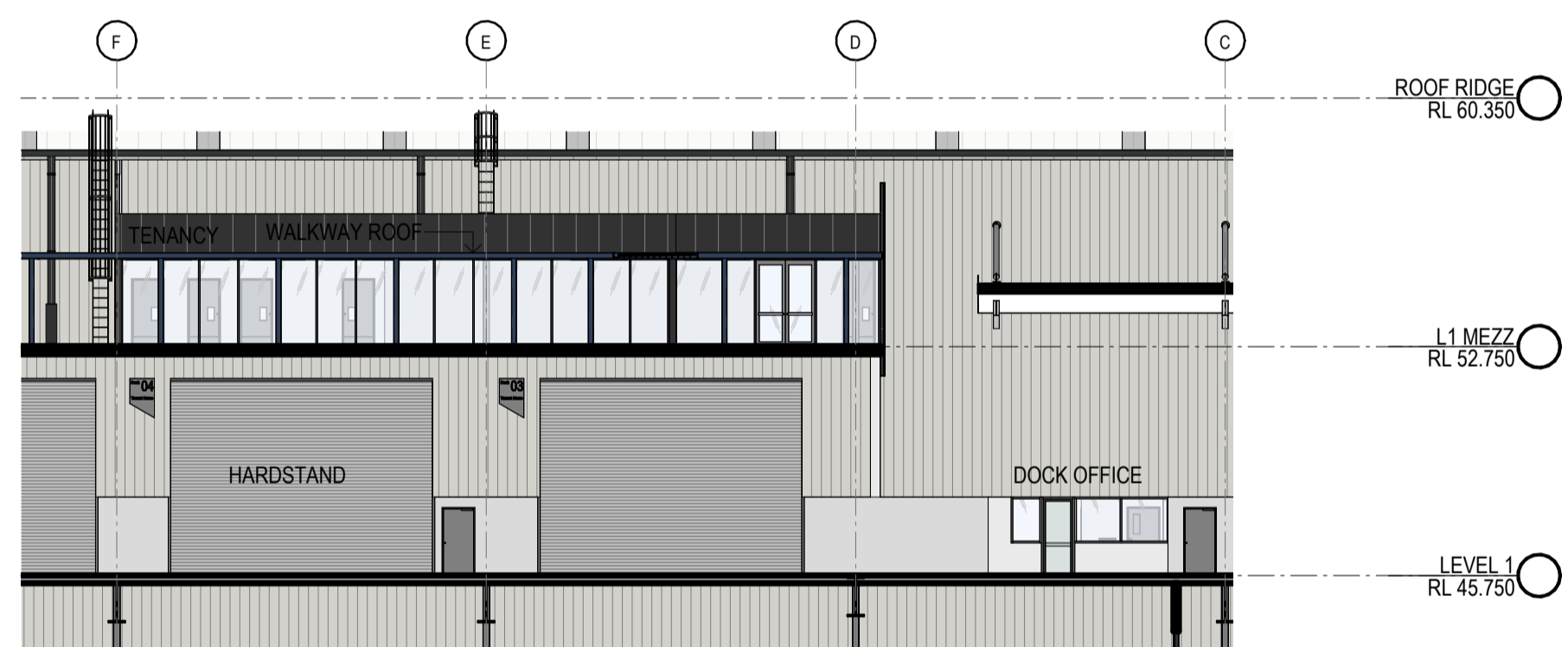
1 TENANCY B3 WARHEOUSE FLOOR PLAN 1 : 200



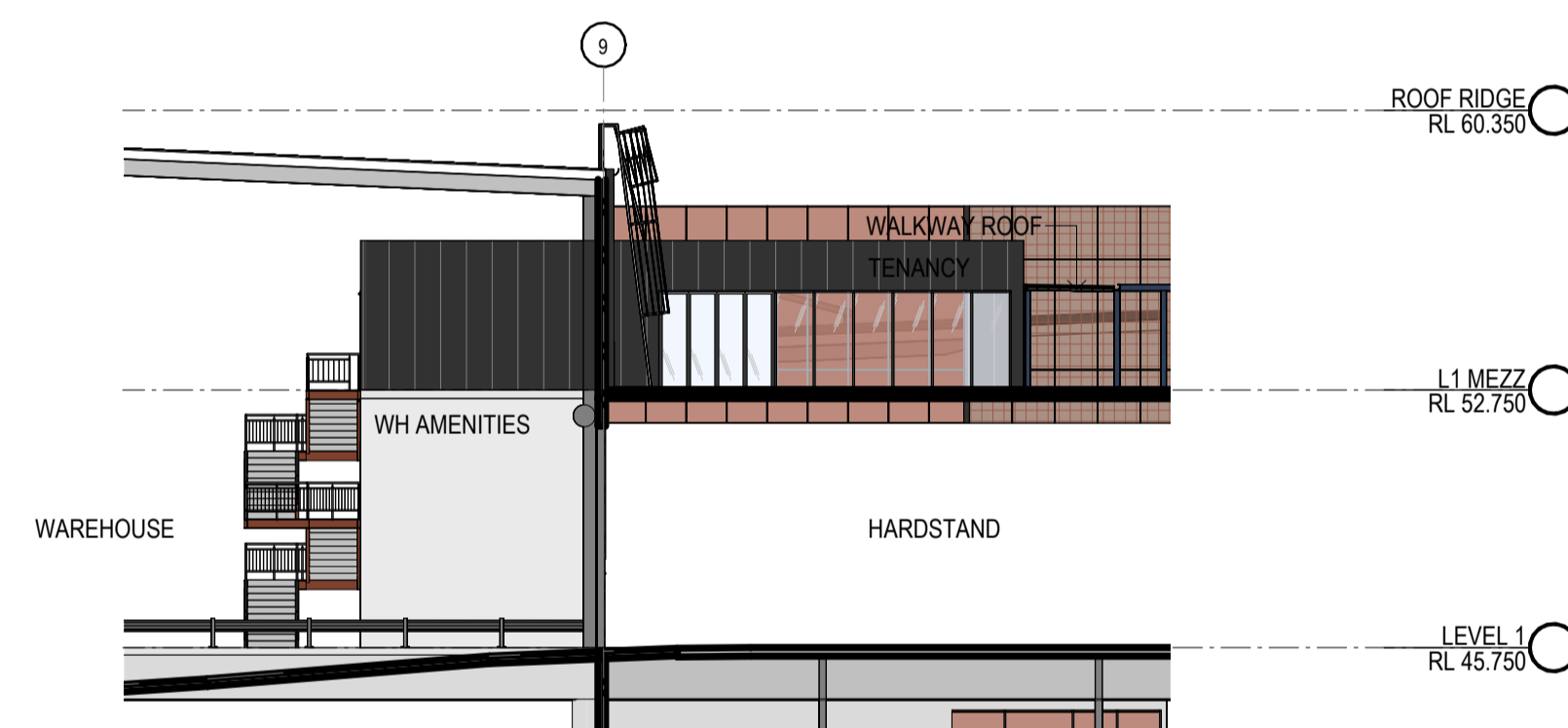
2 TENANCY B3 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



3 TENANCY B3 OFFICE FLOOR PLAN 1 : 200



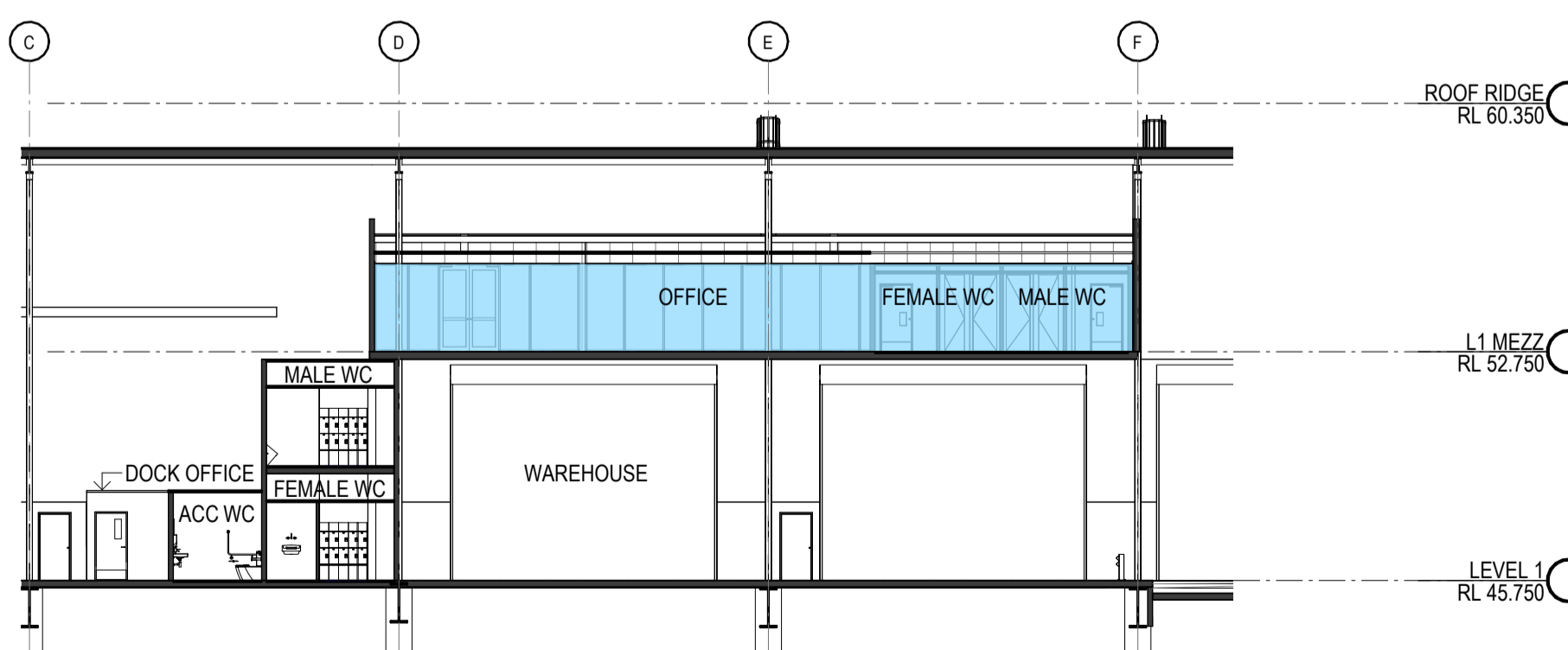
4 TENANCY B3 ELEVATION 1 1 : 200



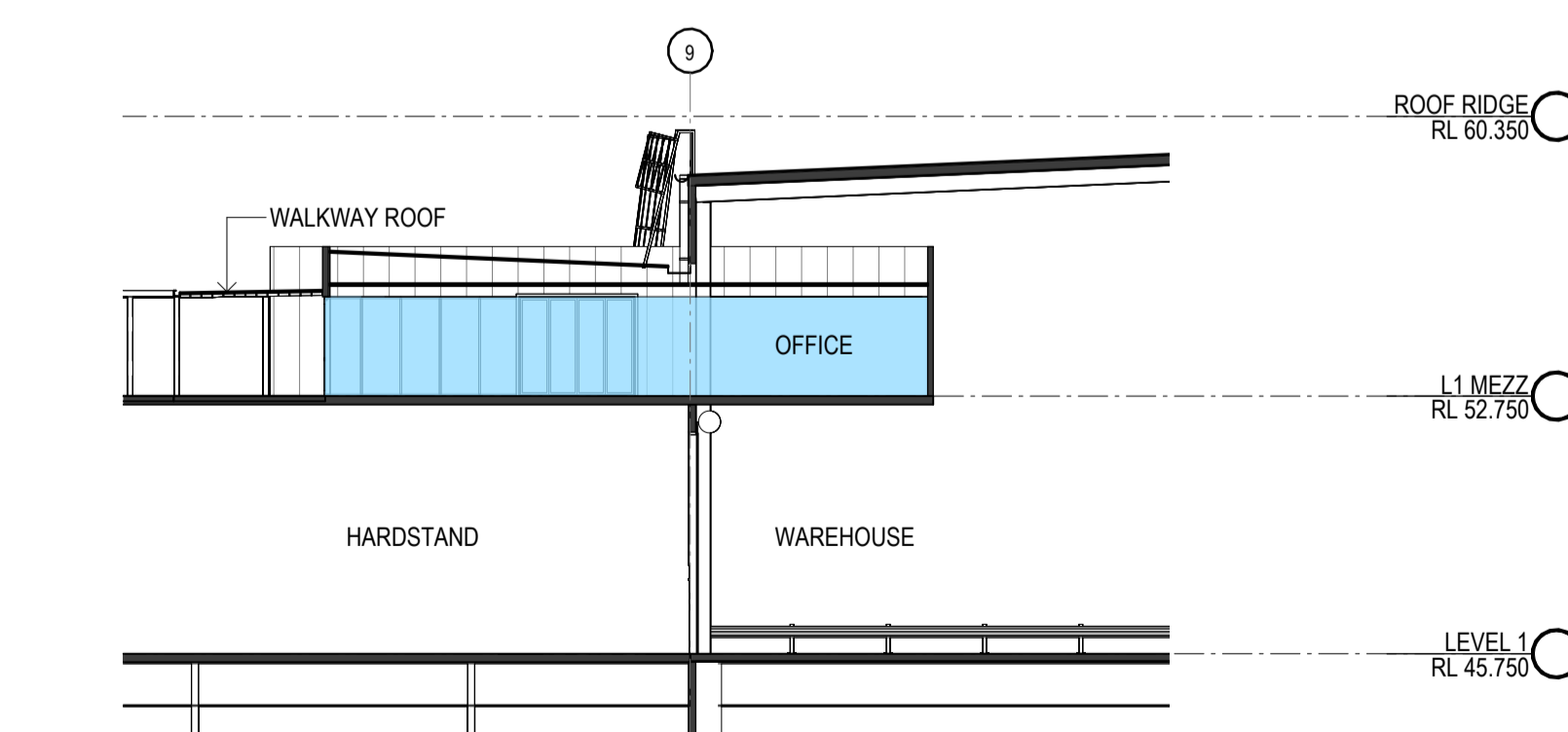
5 TENANCY B3 ELEVATION 2 1 : 200



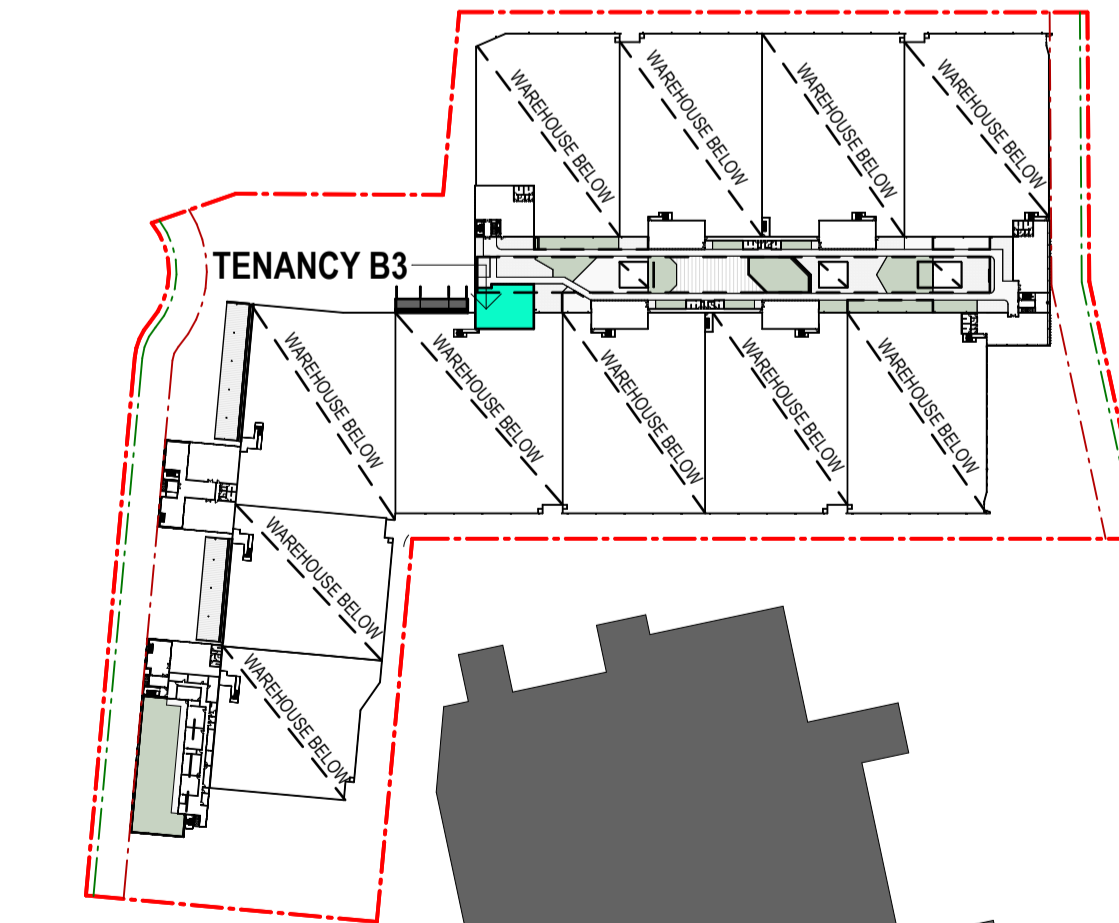
8 TENANCY B3 - 3D VIEW



6 TENANCY B3 - SECTION 1 1 : 200



7 TENANCY B3 - SECTION 2 1 : 200

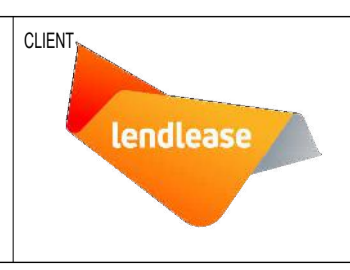


KEY PLAN - L1 MEZZ - TENANCY B3

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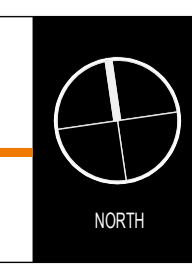
COORDINATION

#	DESCRIPTION	DATE
6	ISSUE FOR COORDINATION	31.05.2024
5	ISSUE FOR REVIEW	10.05.2024
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2	ISSUE FOR REVIEW	08.04.2024
1	ISSUE FOR REVIEW	25.03.2024



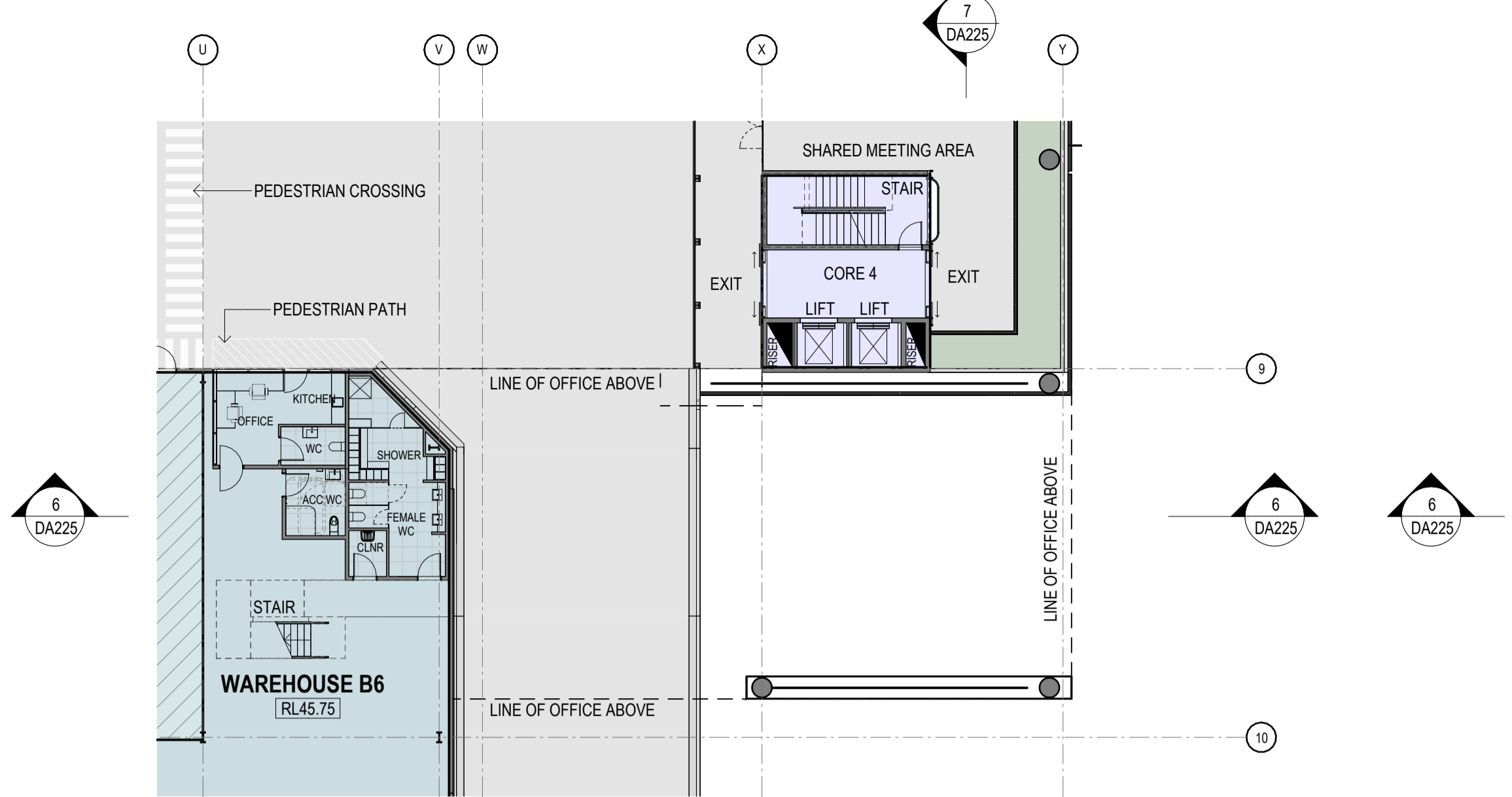
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

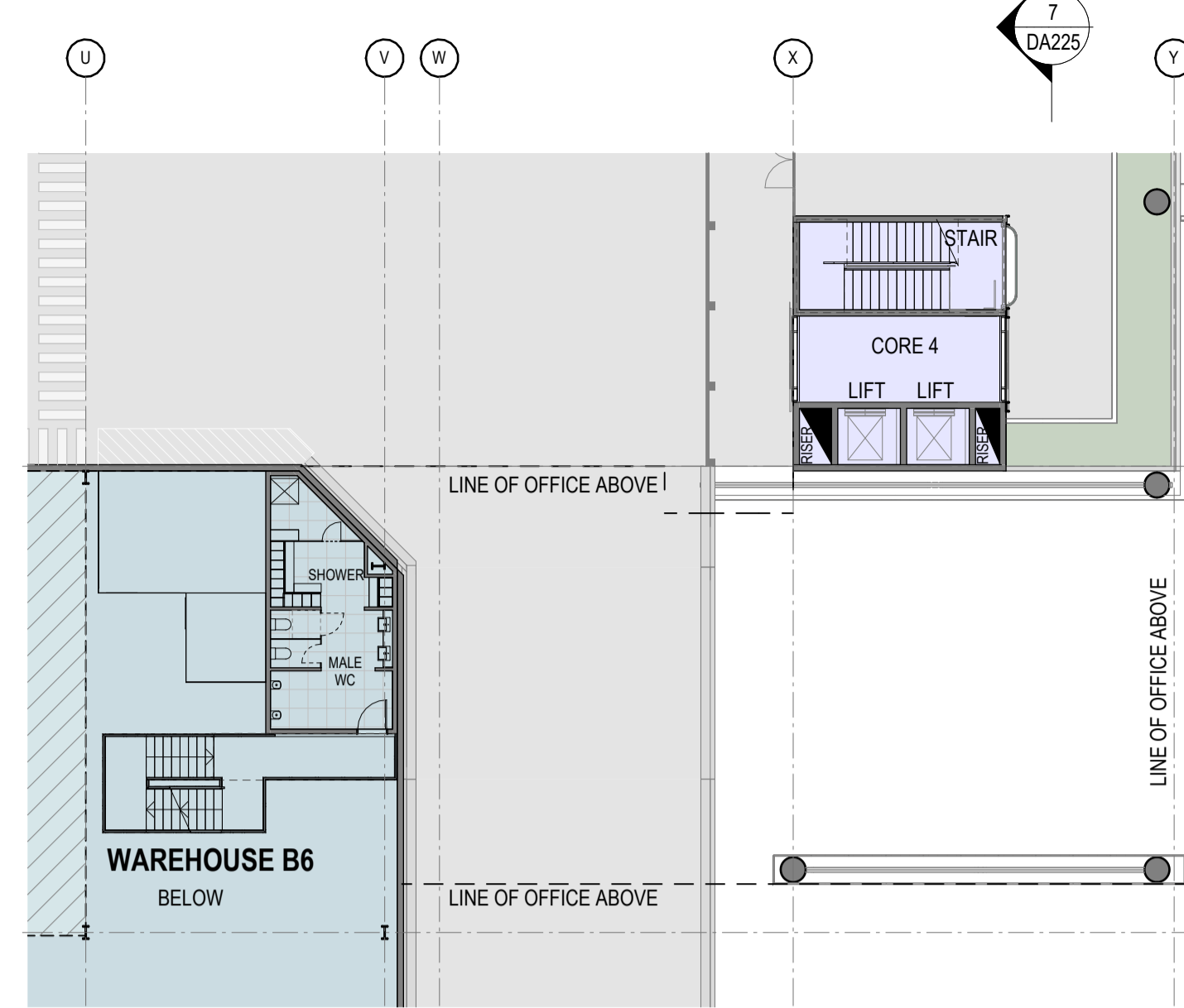


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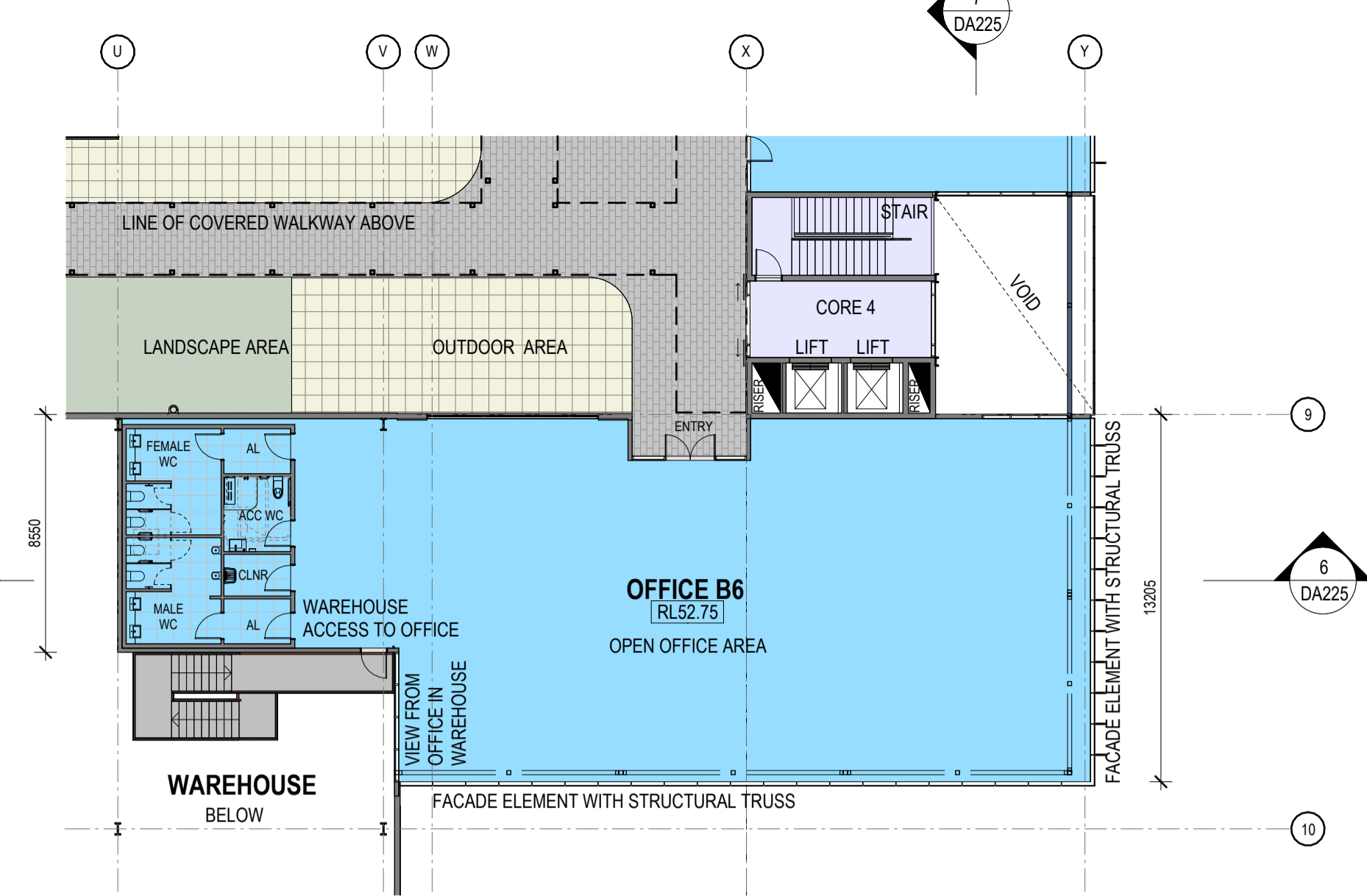
TITLE	SCALE	PROJECT NO.	DWG NO.	REVISION
TENANCY B3		22144	DA222	6
DATE				
31.05.2024				



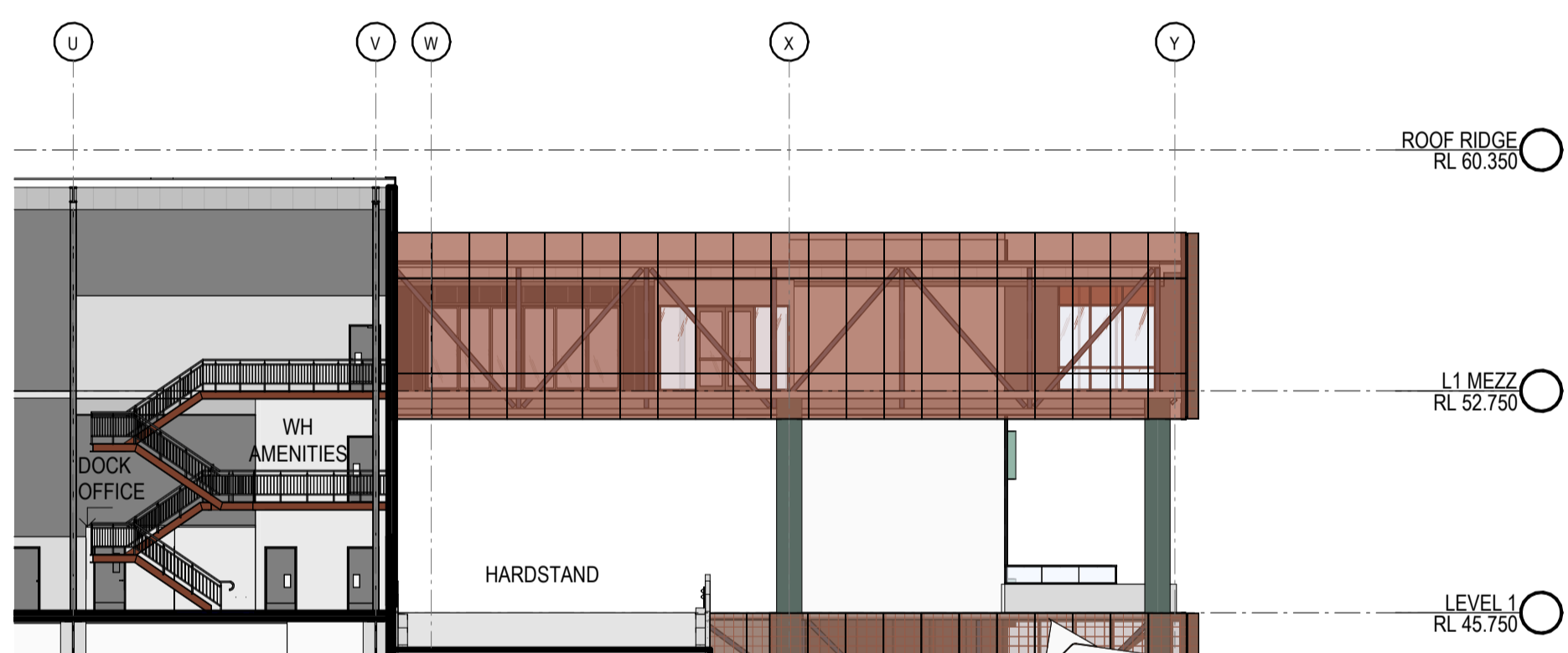
1 TENANCY B6 WARHEOUSE FLOOR PLAN 1 : 200



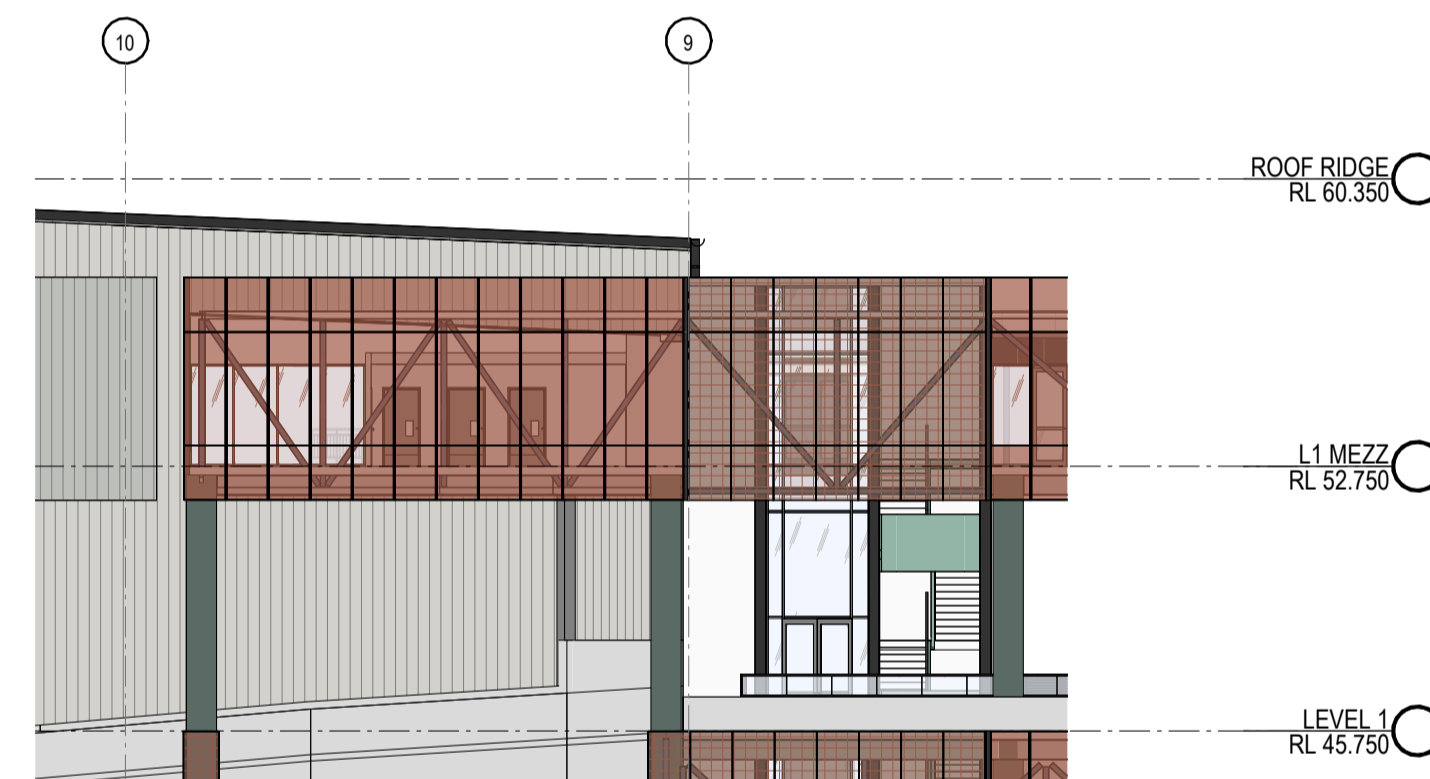
2 TENANCY B6 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



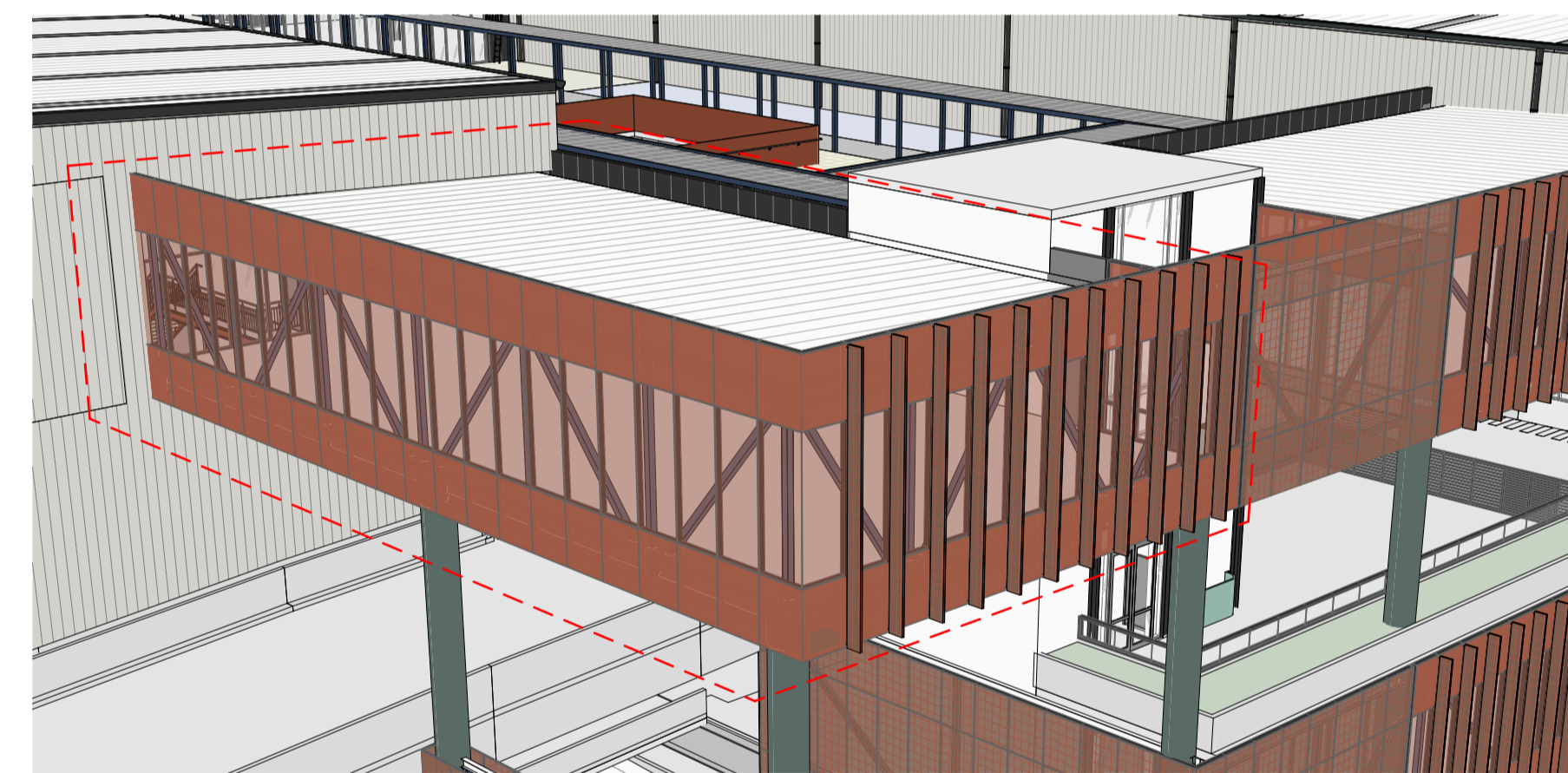
3 TENANCY B6 OFFICE FLOOR PLAN 1 : 200



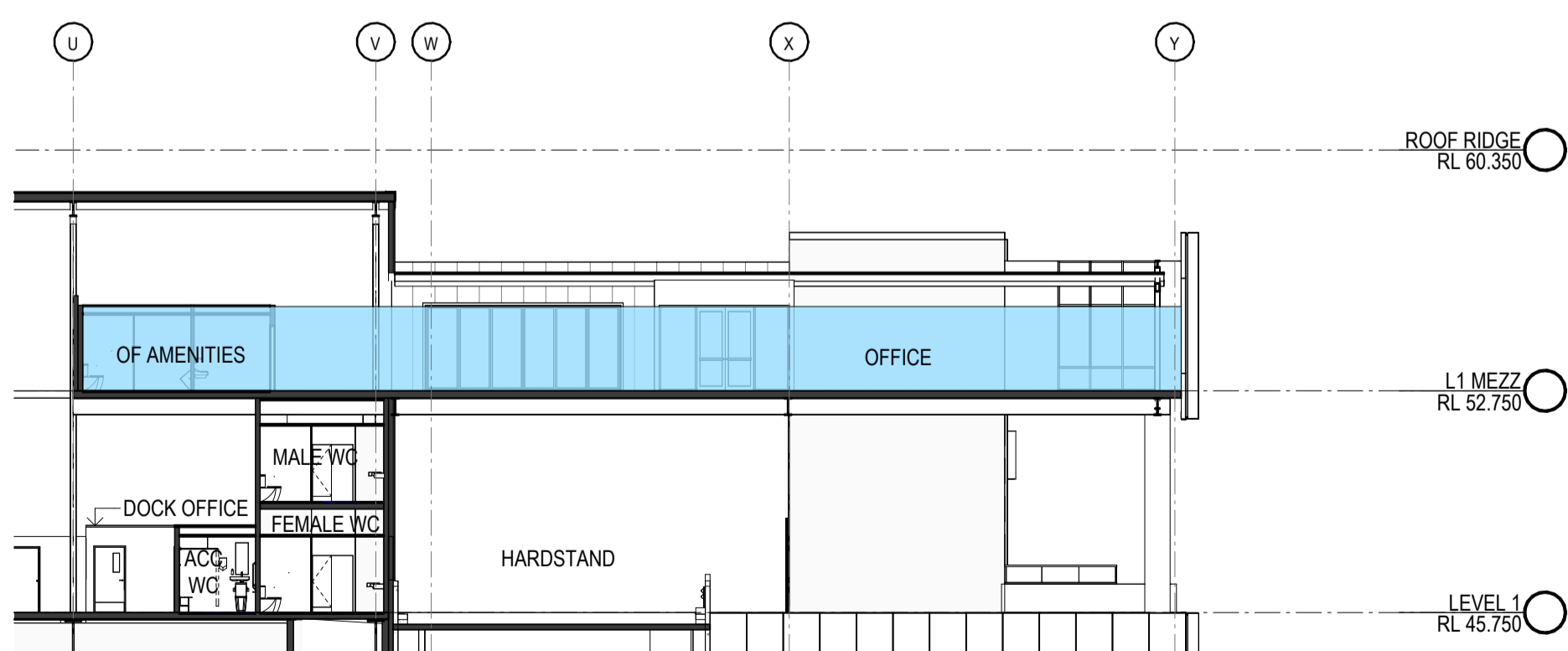
4 TENANCY B6 ELEVATION 1 1 : 200



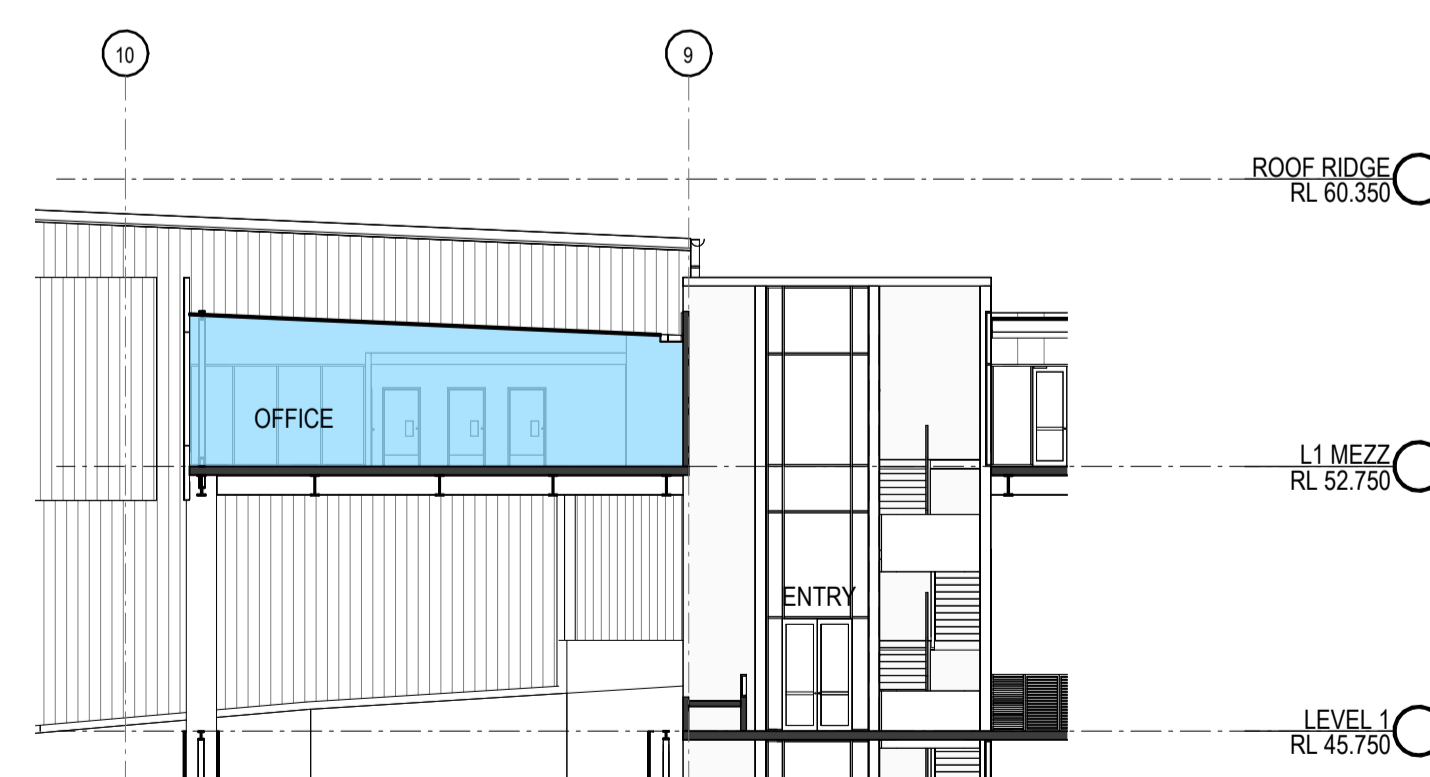
5 TENANCY B6 ELEVATION 2 1 : 200



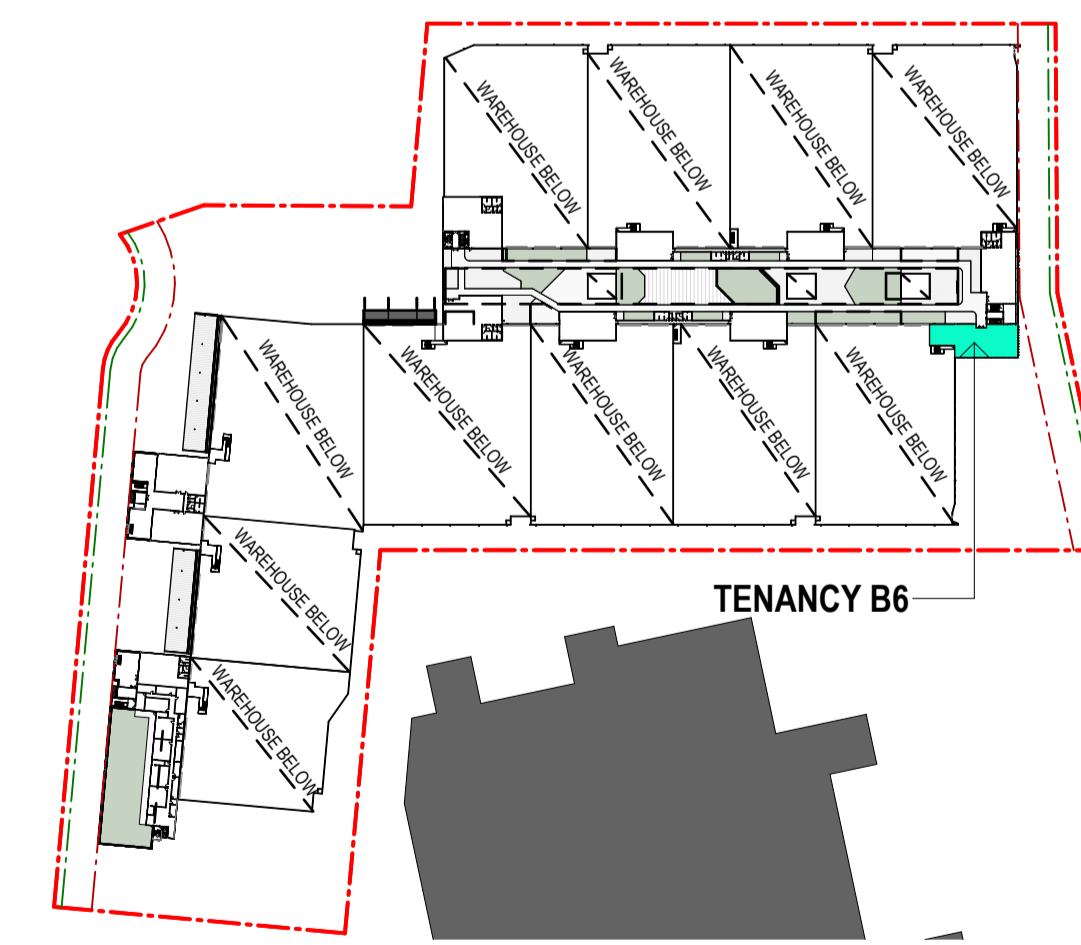
8 TENANCY B6 3D VIEW



6 TENANCY B6 SECTION 1 1 : 200



7 TENANCY B6 SECTION 2 1 : 200

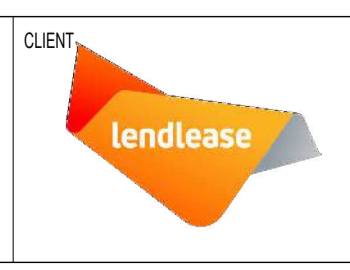


KEY PLAN - L1 MEZZ - TENANCY 6

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

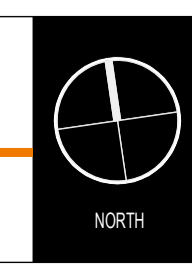
COORDINATION

8	ISSUE FOR COORDINATION	31.05.2024	CLIENT
7	ISSUE FOR REVIEW	10.05.2024	
6	ISSUE FOR REVIEW	01.05.2024	
5	ISSUE FOR REVIEW	22.04.2024	
4	ISSUE FOR REVIEW	08.04.2024	
3	ISSUE FOR REVIEW	25.03.2024	
2	ISSUE FOR REVIEW	11.03.2024	
#	DESCRIPTION	DATE	



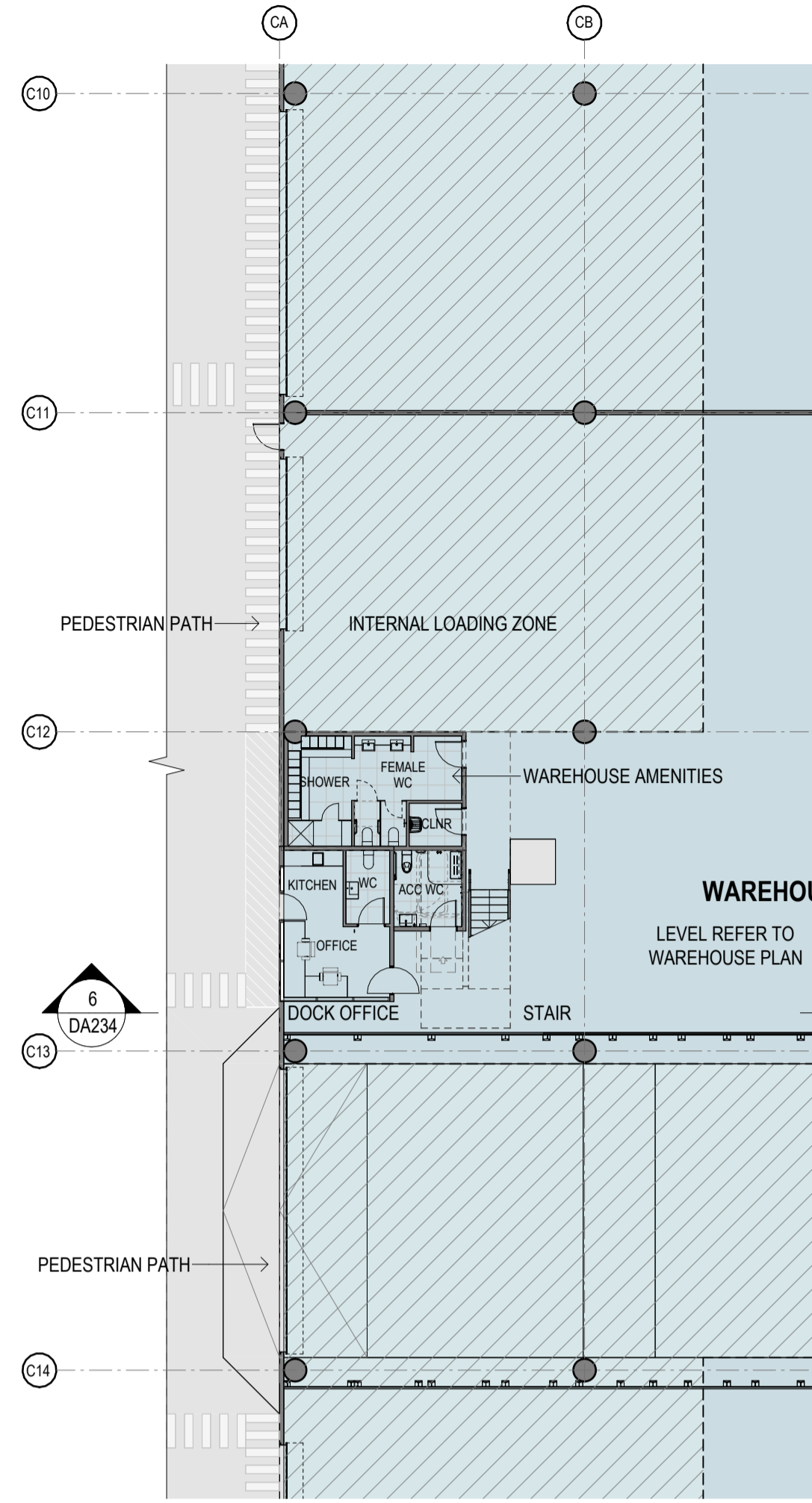
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

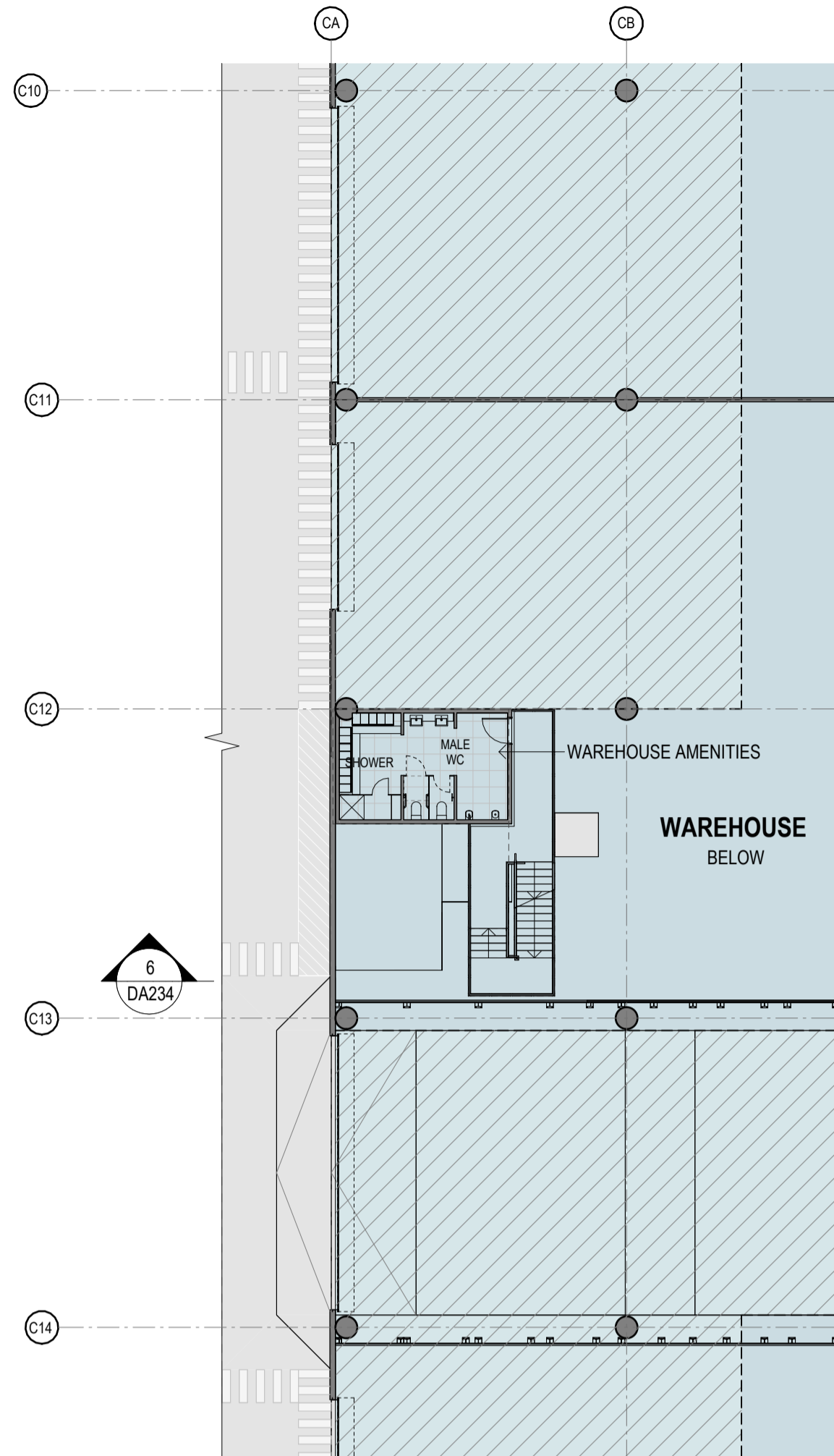


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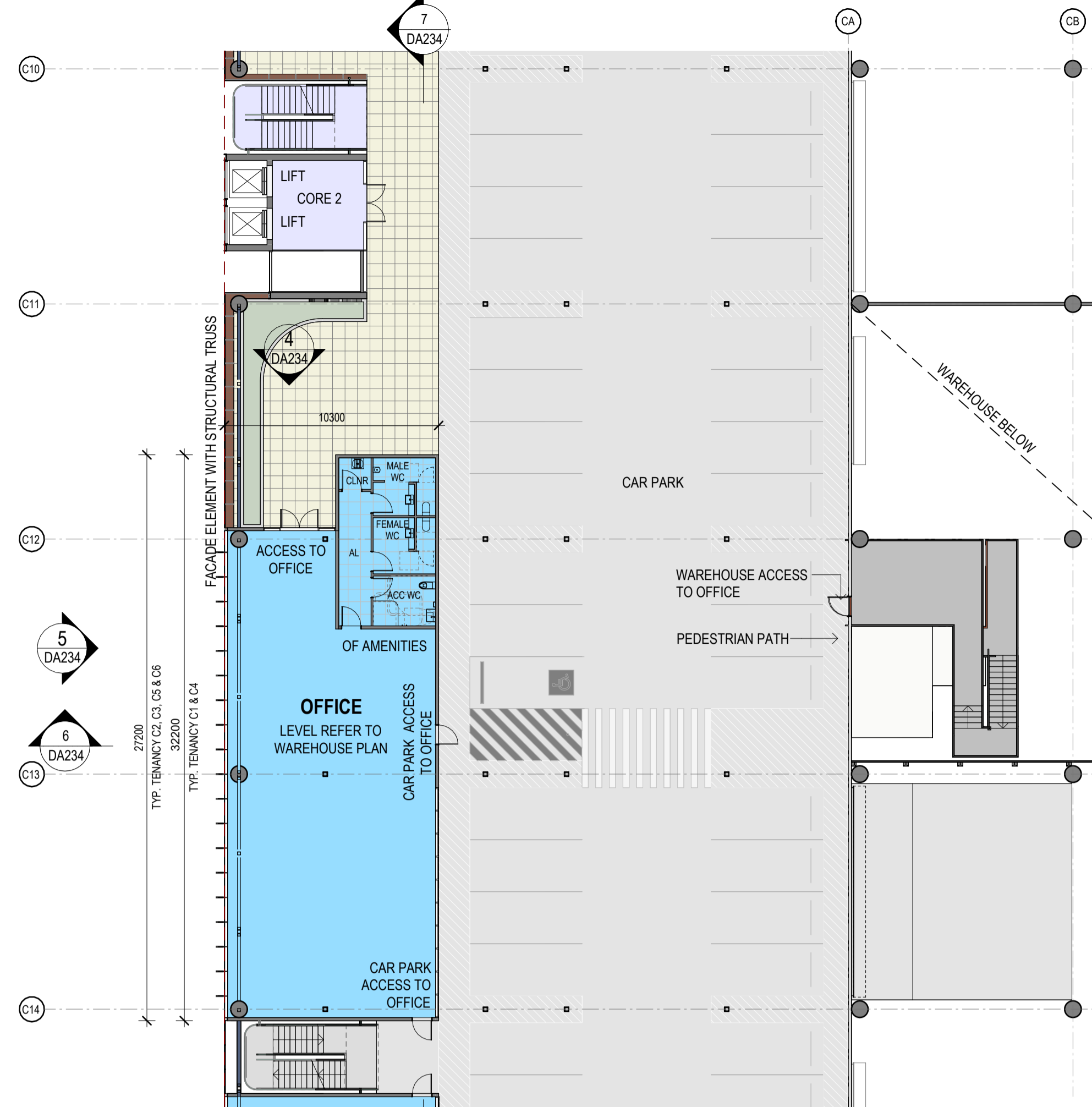
TITLE	TENANCY B6		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA225
			REVISION
			8



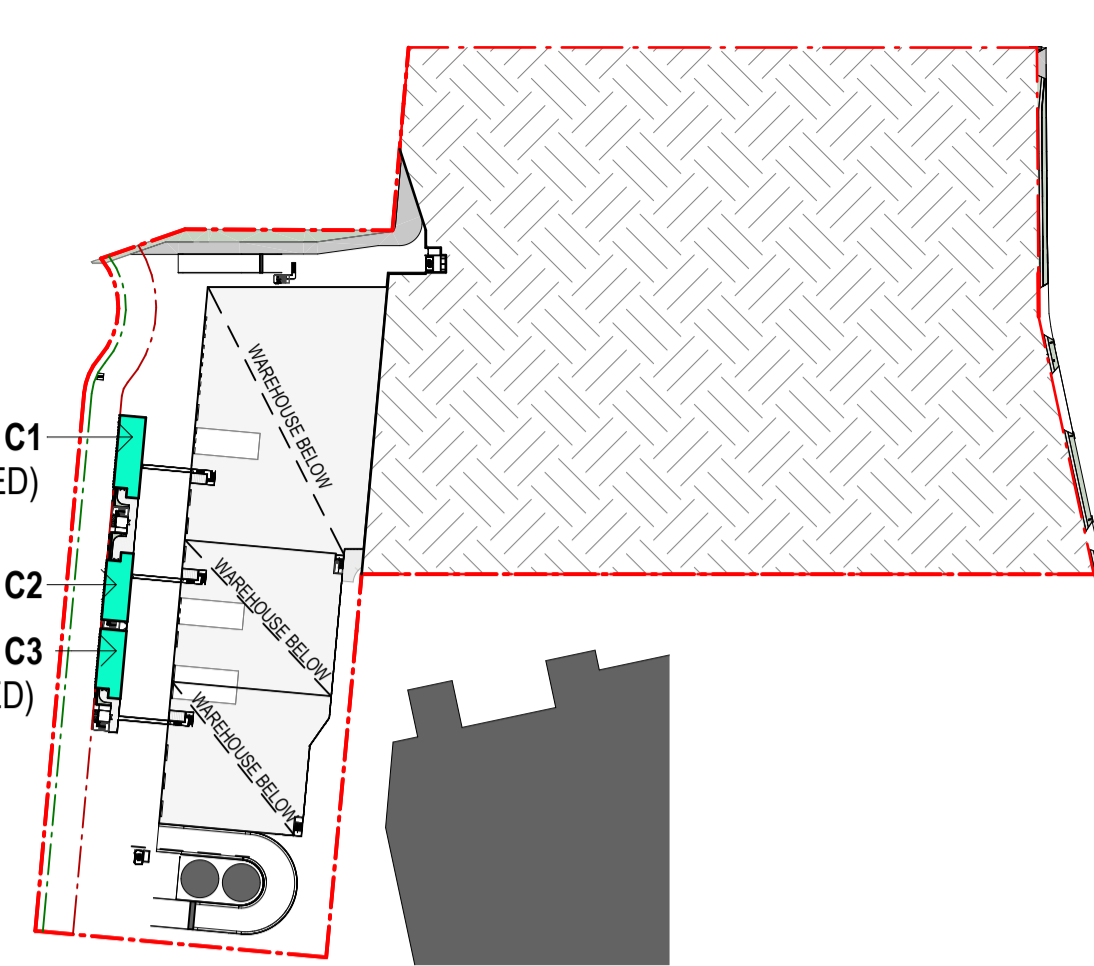
1 TYPICAL WAREHOUSE FLOOR PLAN 1 : 200



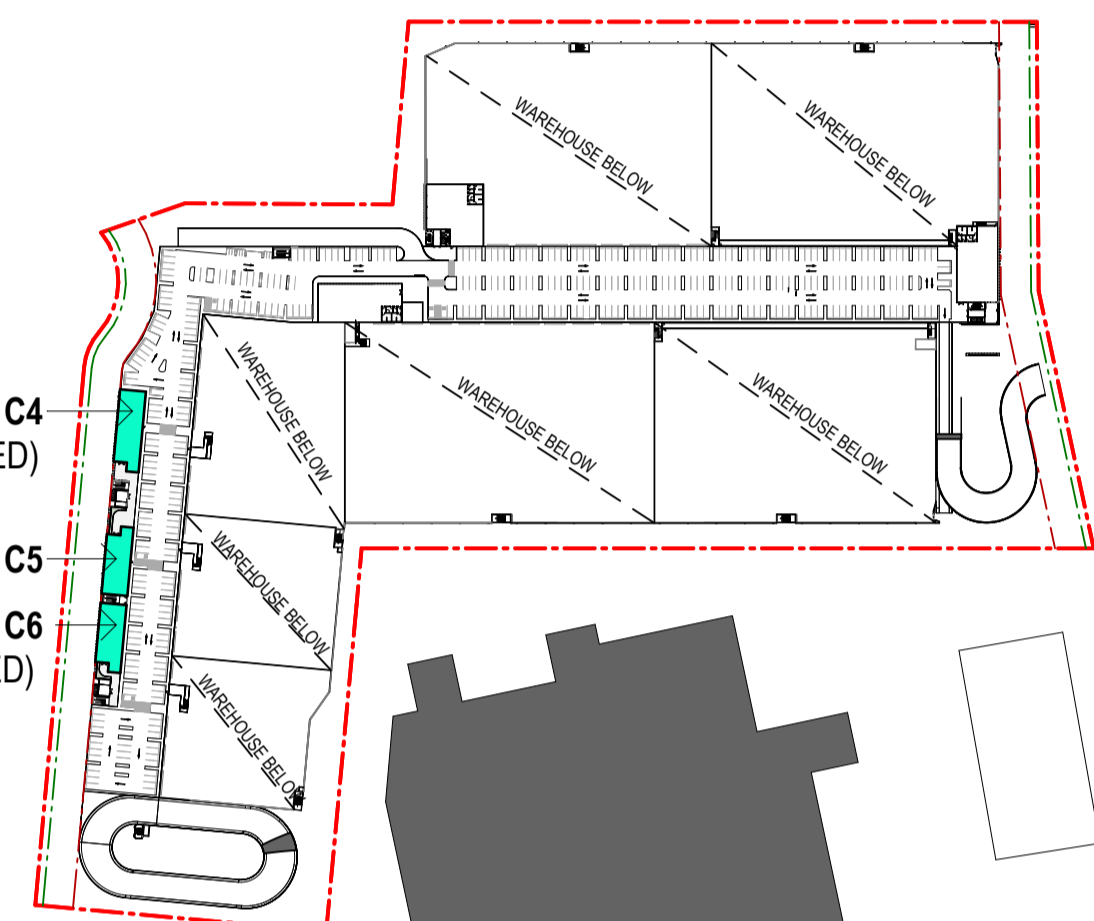
2 TYPICAL AMENITIES MEZZ FLOOR PLAN 1 : 200



3 TYPICAL OFFICE FLOOR PLAN 1 : 200

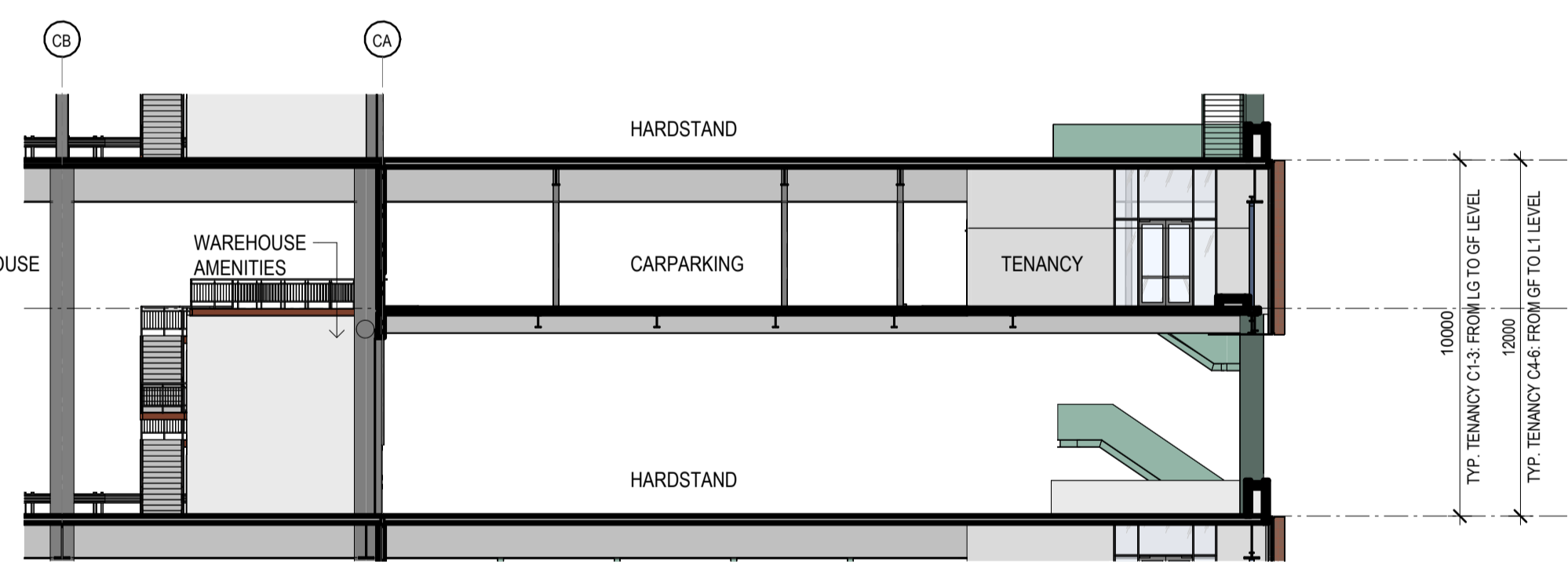


KEY PLAN - LOWER GROUND MEZZ - TENANCY C1 C2 C3

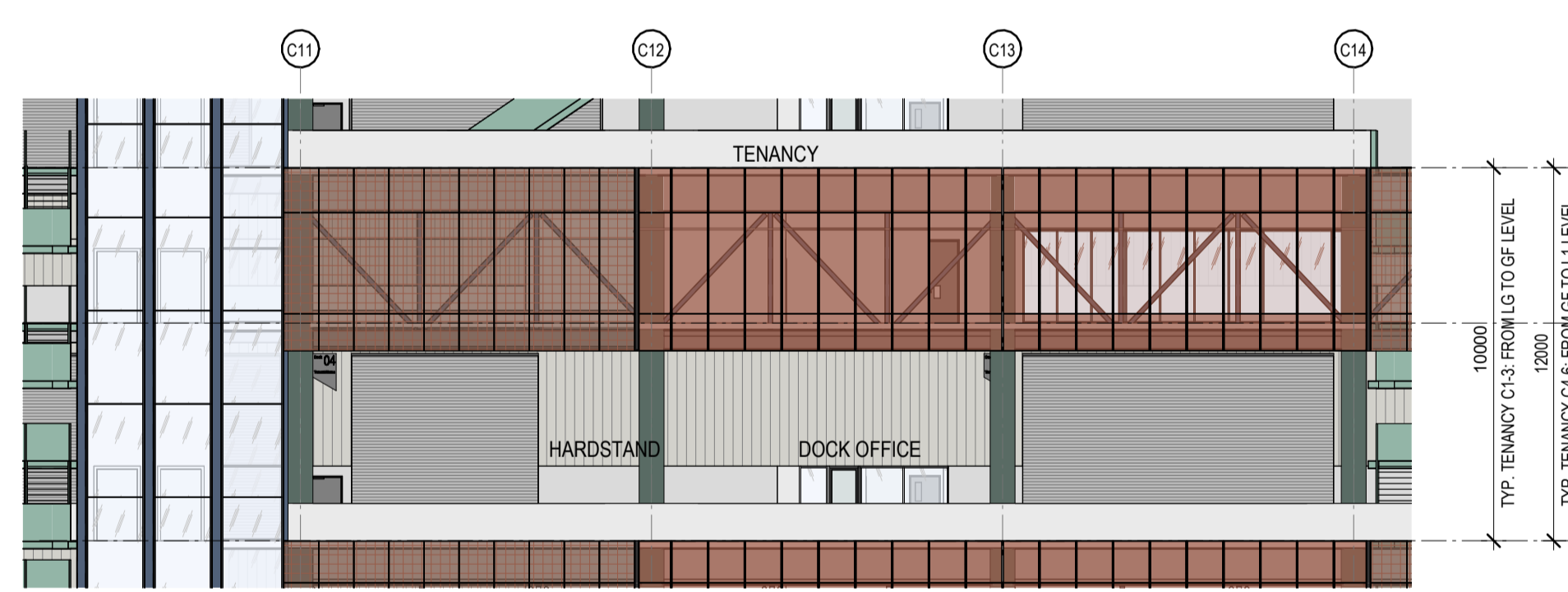


KEY PLAN - GROUND MEZZ - TENANCY C4 C5 C6

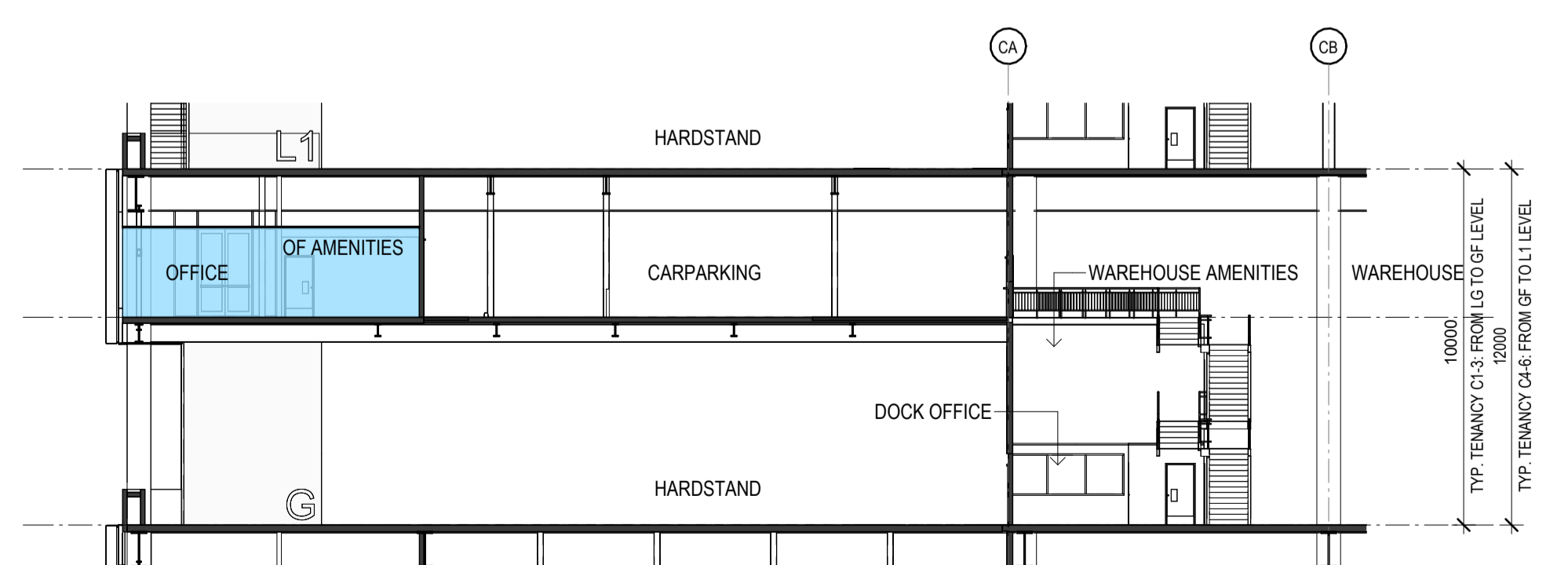
NOTE:
ALL LEVELS ARE SUBJECT TO A +/- 500mm VARIATION
UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



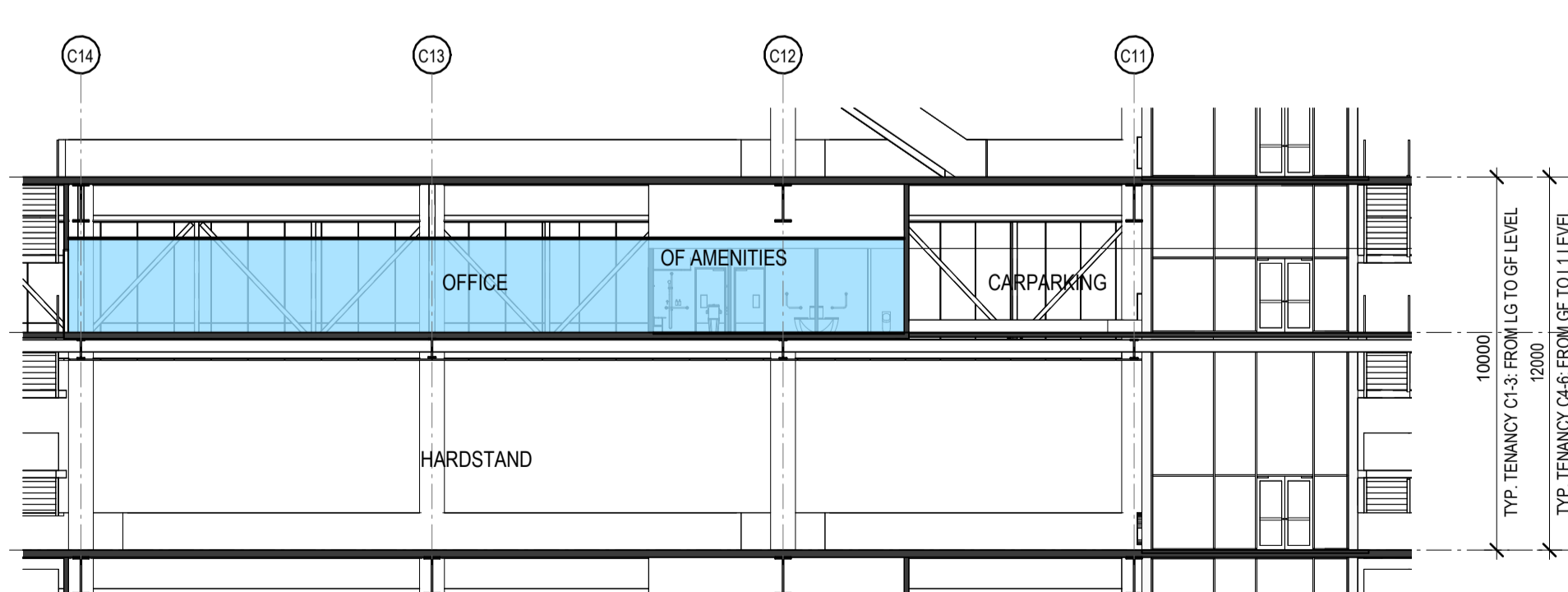
4 TYPICAL ELEVATION 1 1 : 200



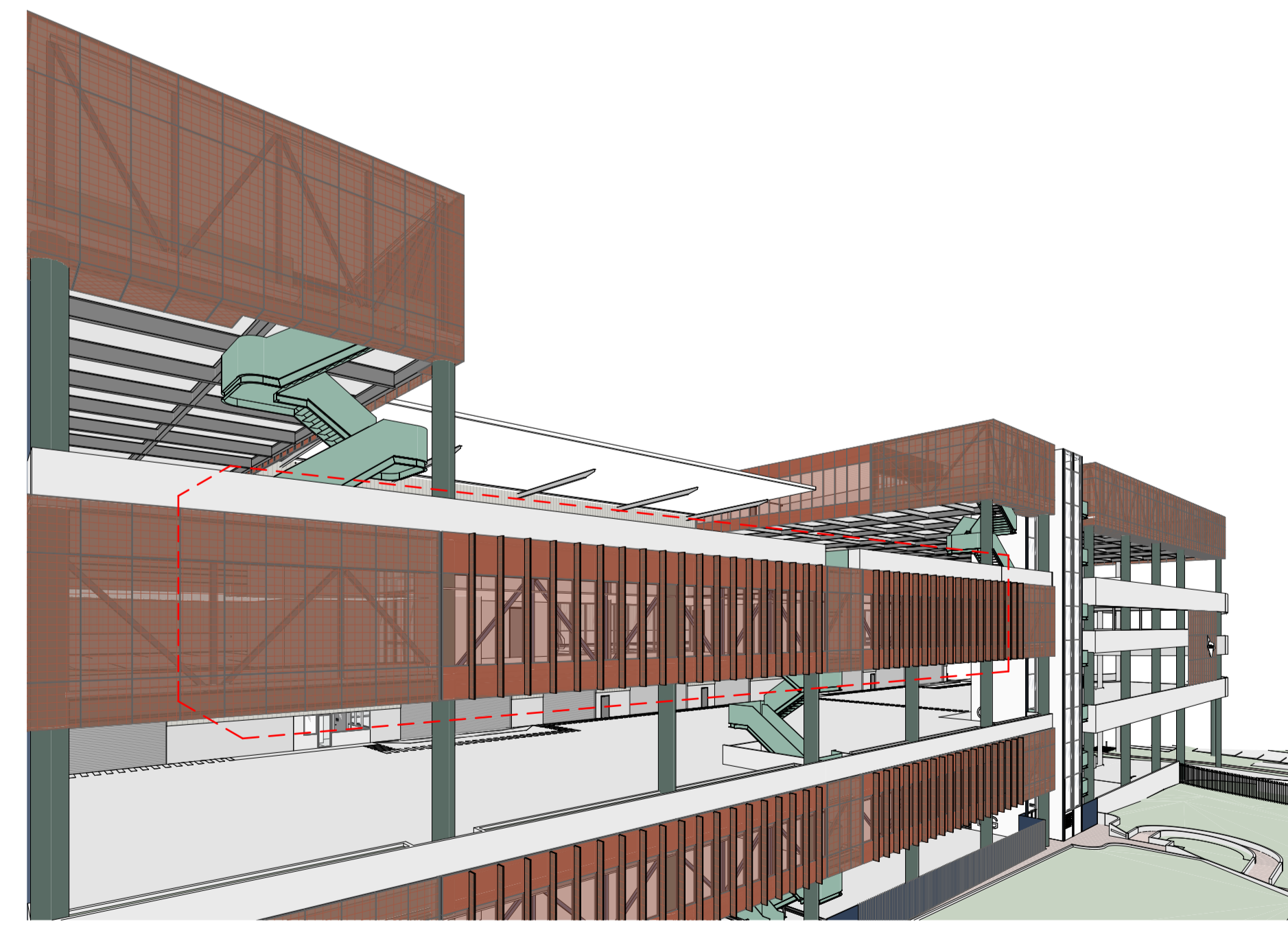
5 TYPICAL ELEVATION 2 1 : 200



6 TYPICAL SECTION 1 1 : 200



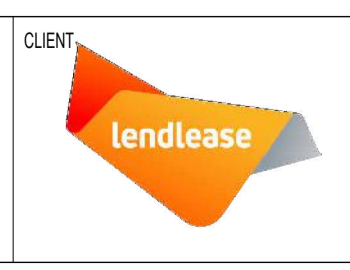
7 TYPICAL SECTION 2 1 : 200



8 TENANCY - 3D VIEW TYPICAL

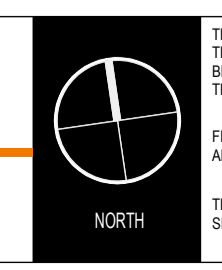
COORDINATION

	6	ISSUE FOR COORDINATION	31.05.2024
	5	ISSUE FOR REVIEW	10.05.2024
	4	ISSUE FOR REVIEW	01.05.2024
	3	ISSUE FOR REVIEW	22.04.2024
	2	ISSUE FOR REVIEW	08.04.2024
	1	ISSUE FOR REVIEW	25.03.2024
#	DESCRIPTION	DATE	



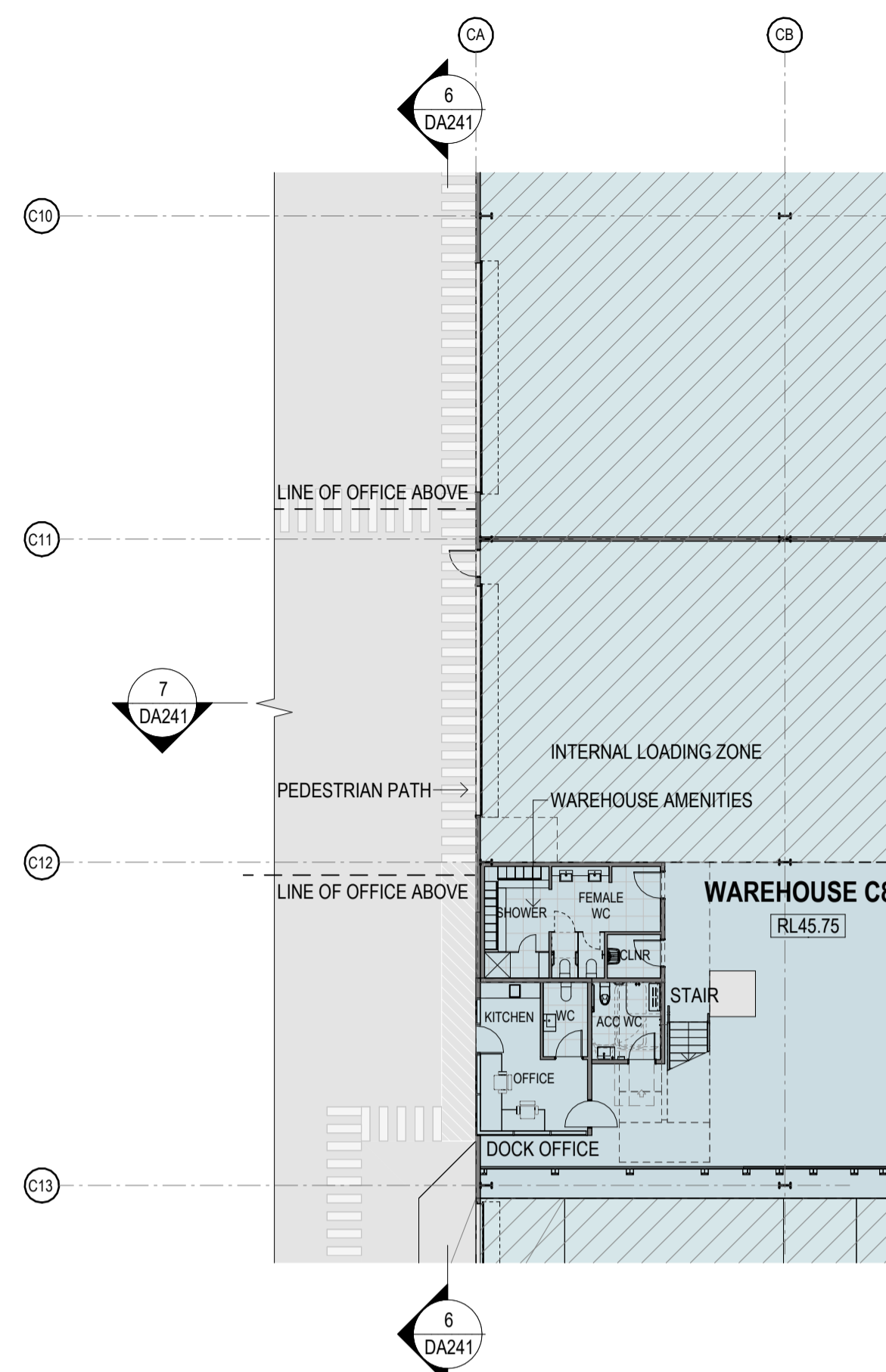
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

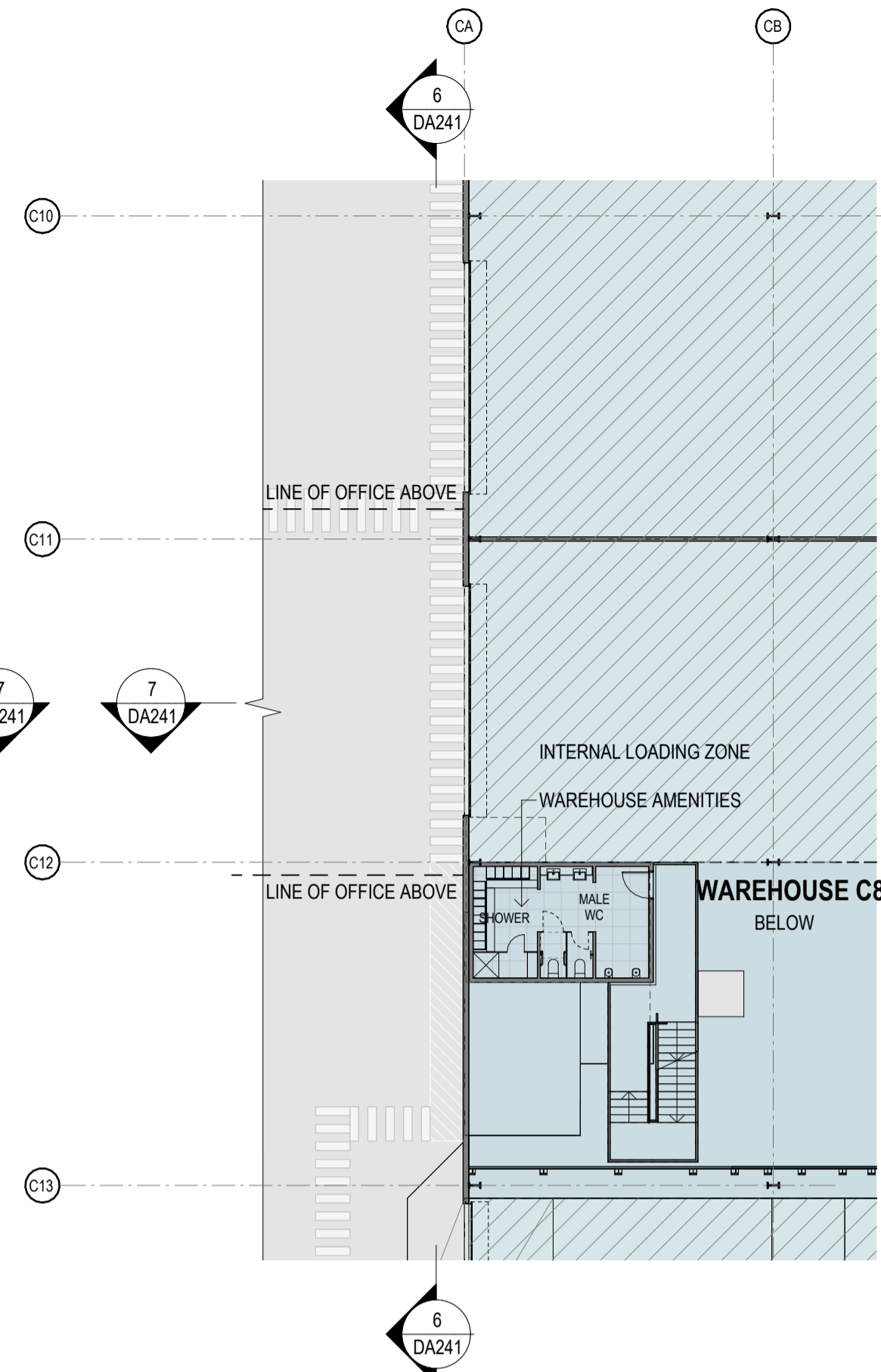


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TENANCY TYPICAL C1-6		22144	DA234	6
DATE				
31.05.2024				



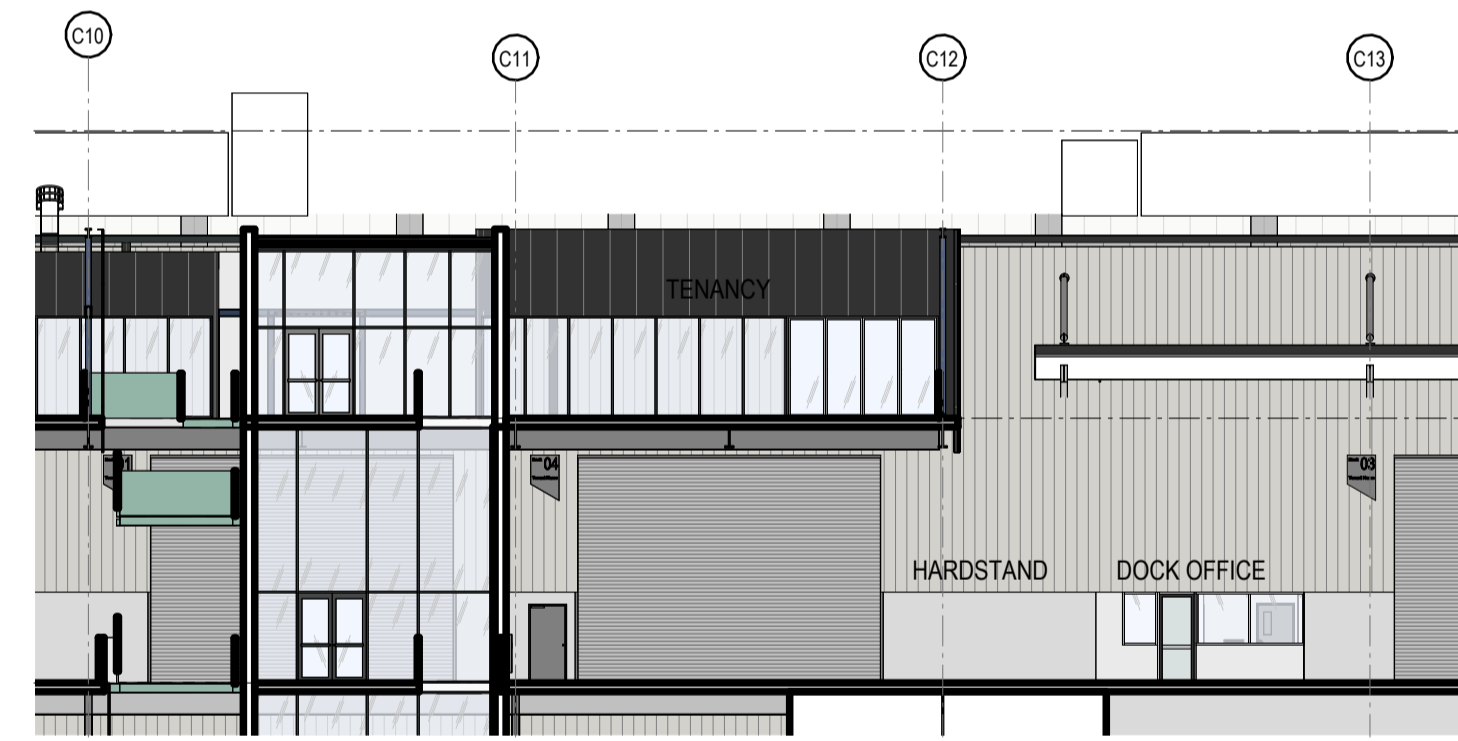
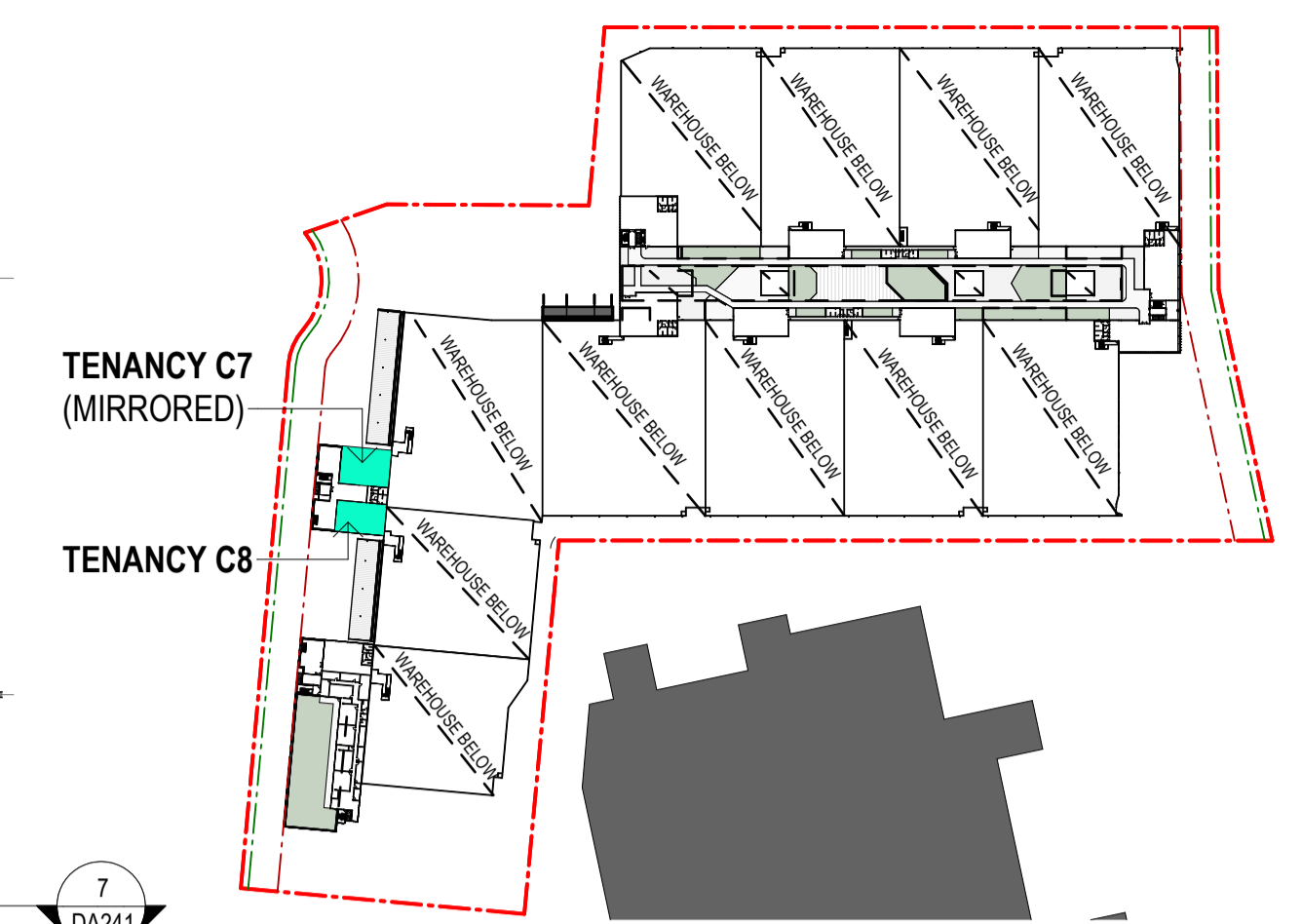
1 TYPICAL WARHEOUSE FLOOR PLAN 1 : 200



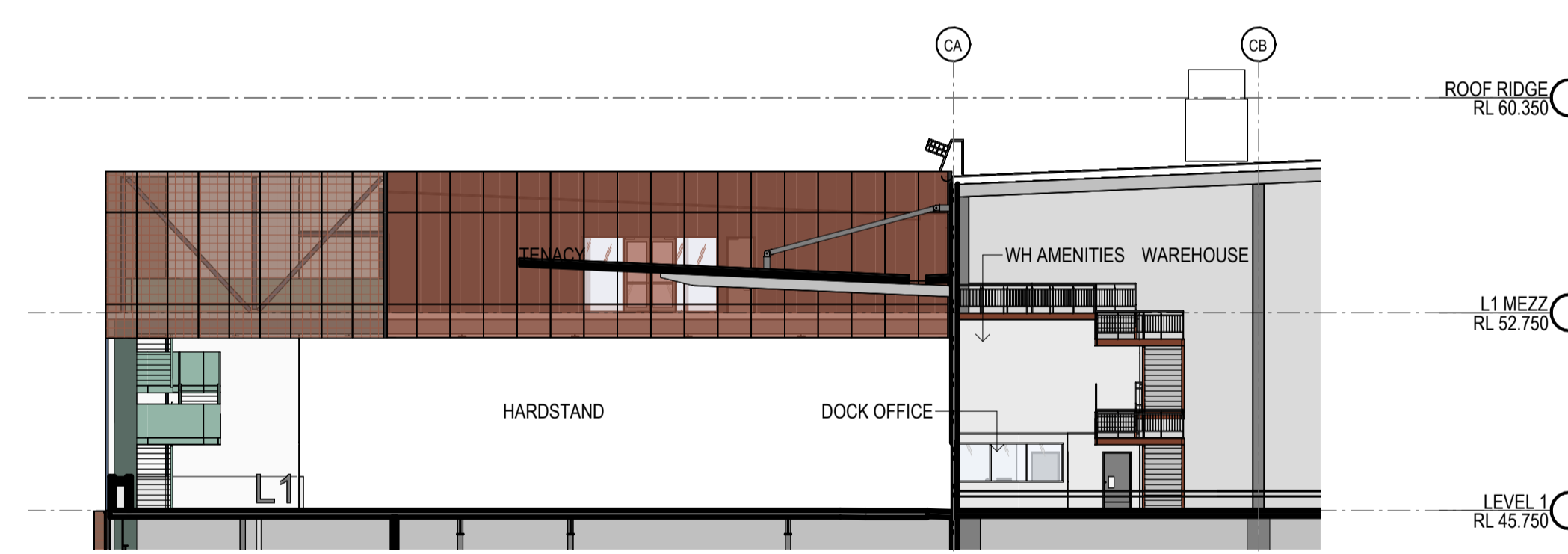
2 TYPICAL WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



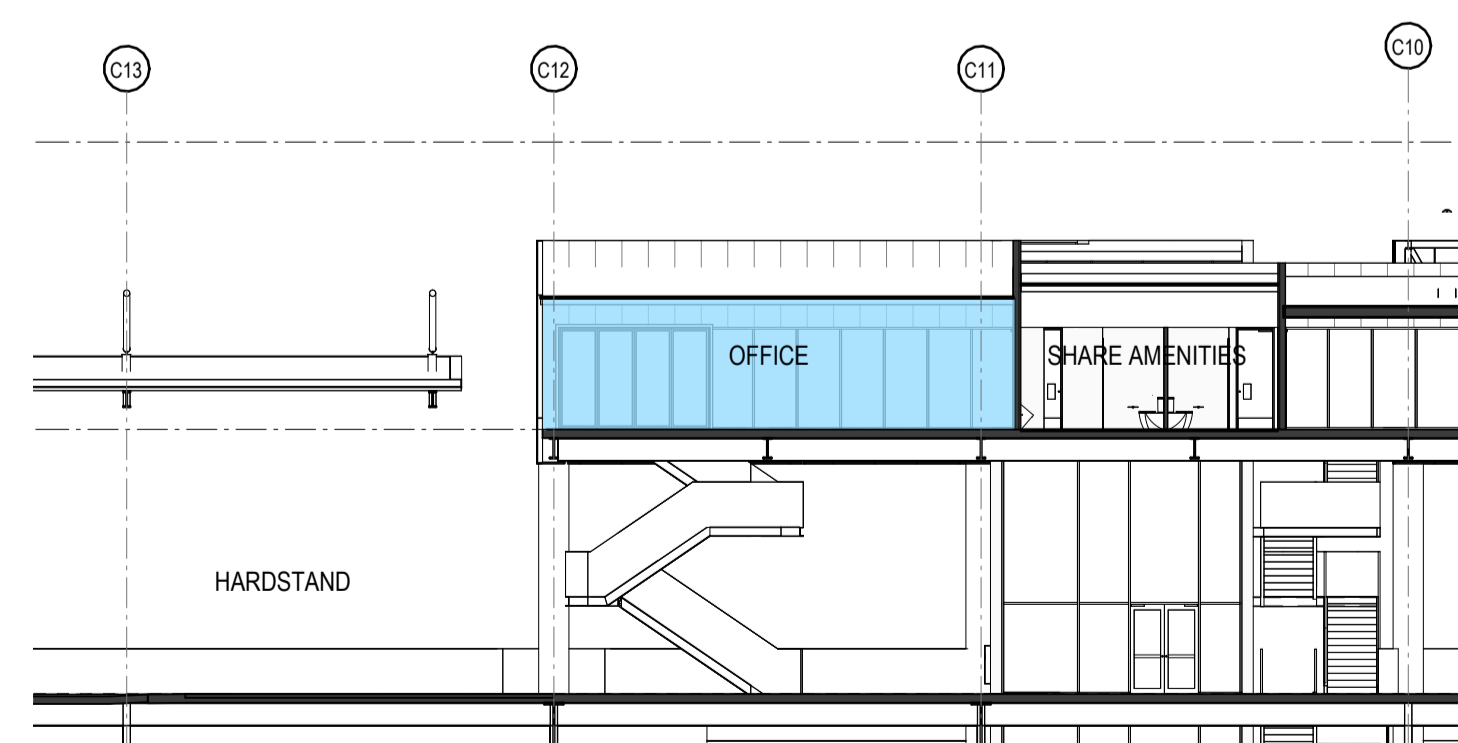
3 TYPICAL OFFICE FLOOR PLAN 1 : 200



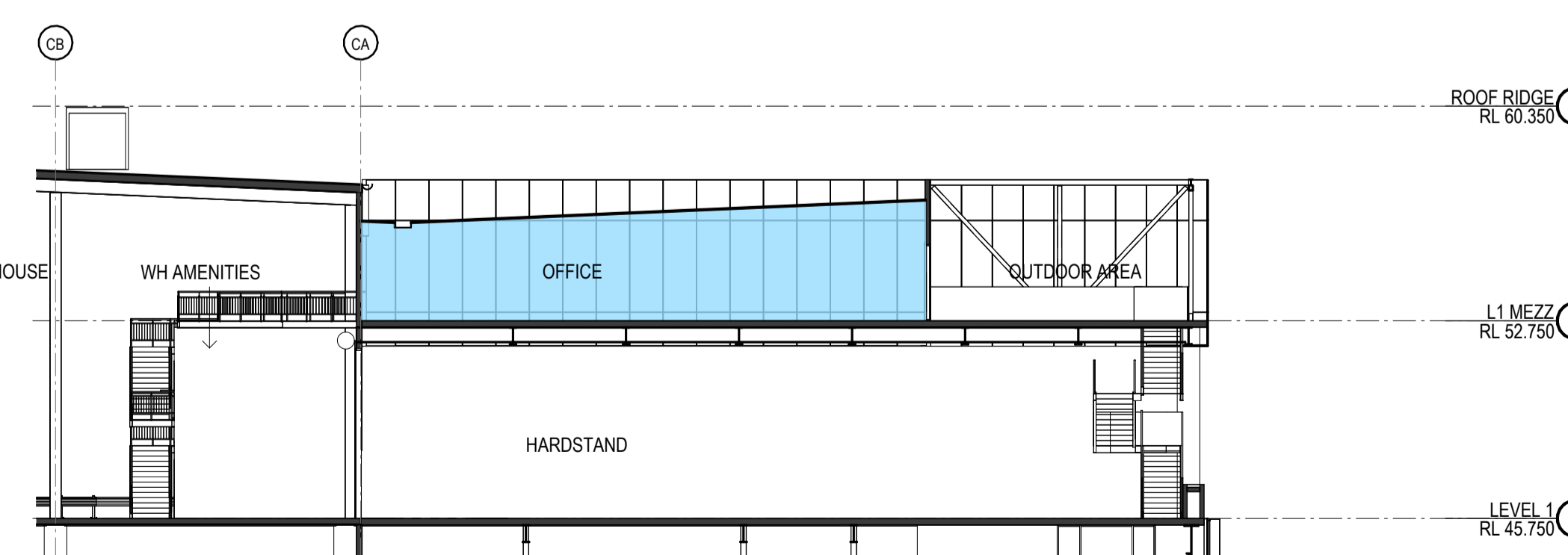
4 TYPICAL ELEVATION 1 1 : 200



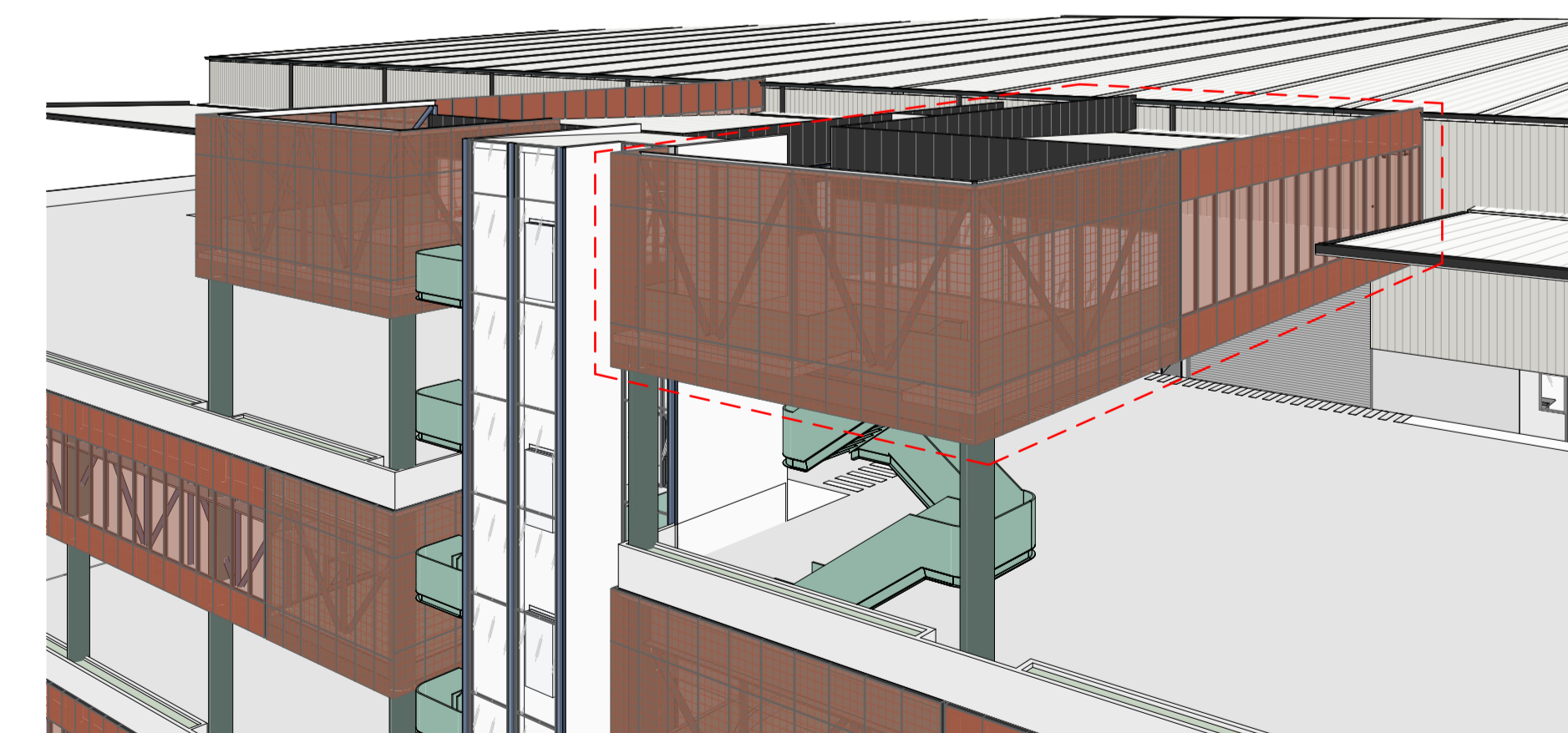
5 TYPICAL ELEVATION 2 1 : 200



6 TYPICAL SECTION 1 1 : 200



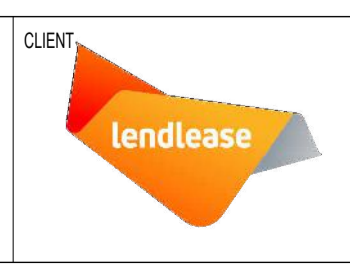
7 TYPICAL SECTION 2 1 : 200



8 TENANCY C8 3D VIEW

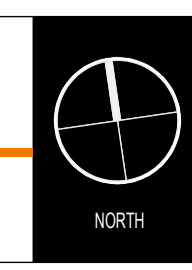
COORDINATION

6	ISSUE FOR COORDINATION	31.05.2024
5	ISSUE FOR REVIEW	10.05.2024
4	ISSUE FOR REVIEW	01.05.2024
3	ISSUE FOR REVIEW	22.04.2024
2	ISSUE FOR REVIEW	08.04.2024
1	ISSUE FOR REVIEW	25.03.2024
#	DESCRIPTION	DATE



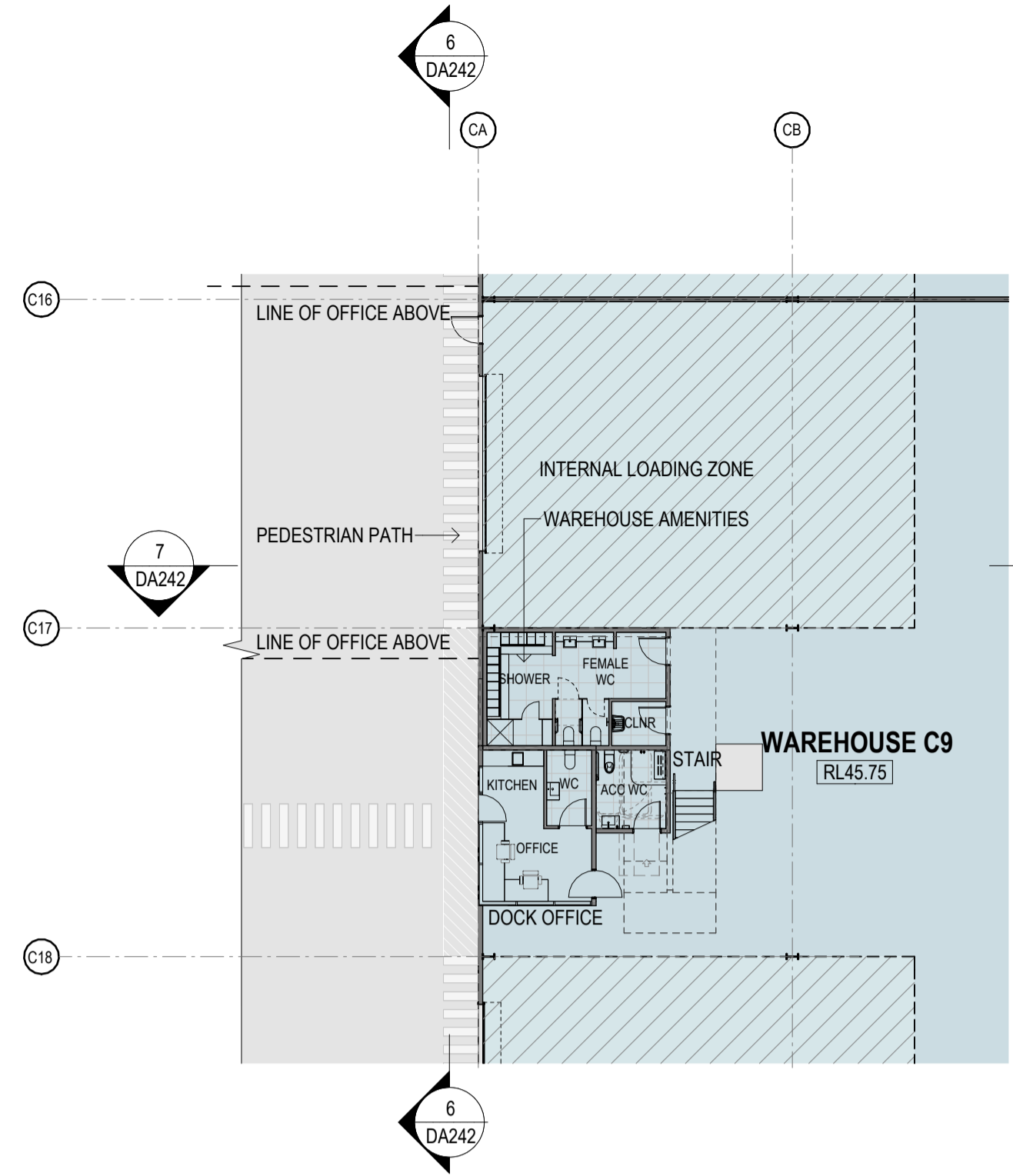
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

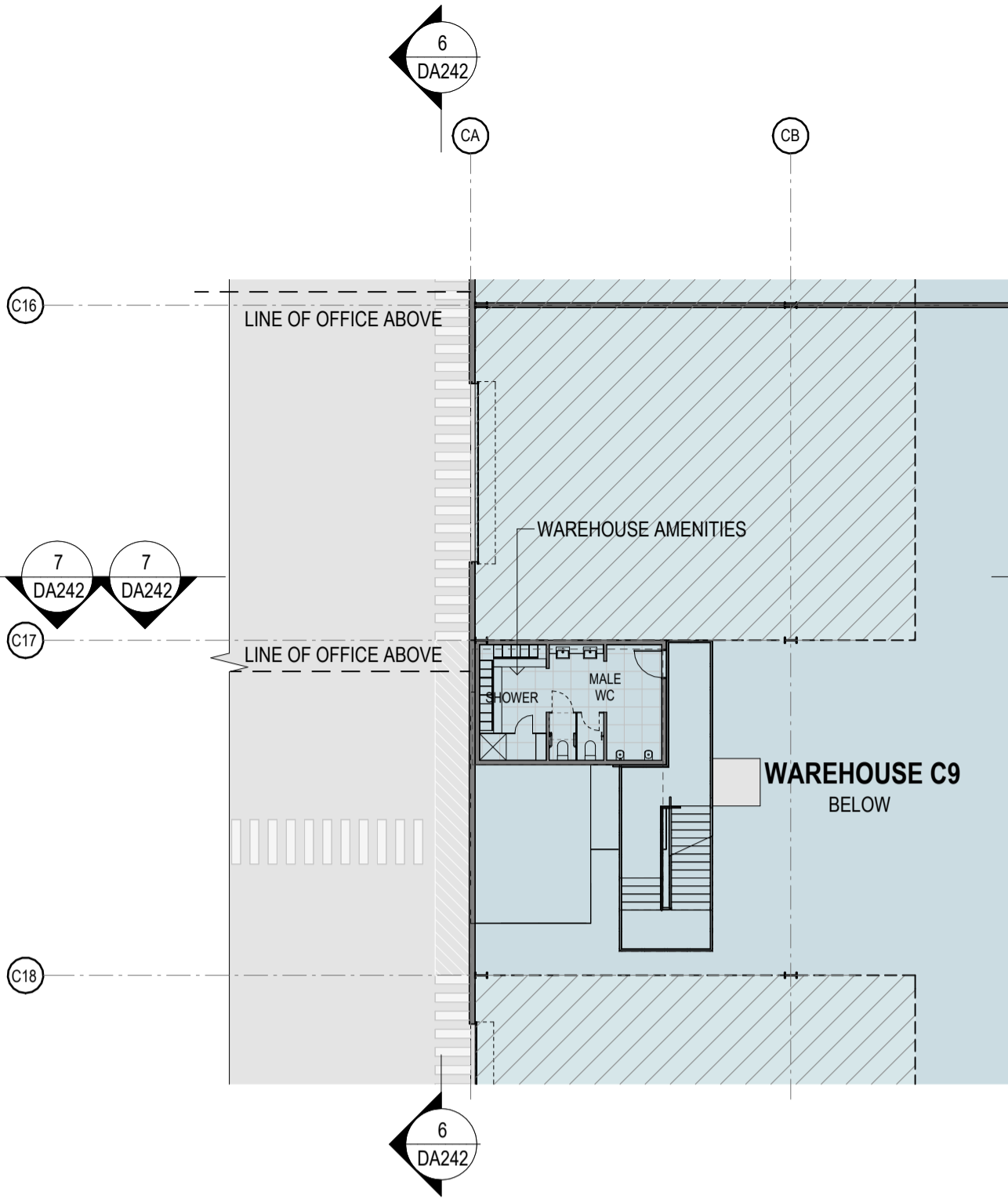


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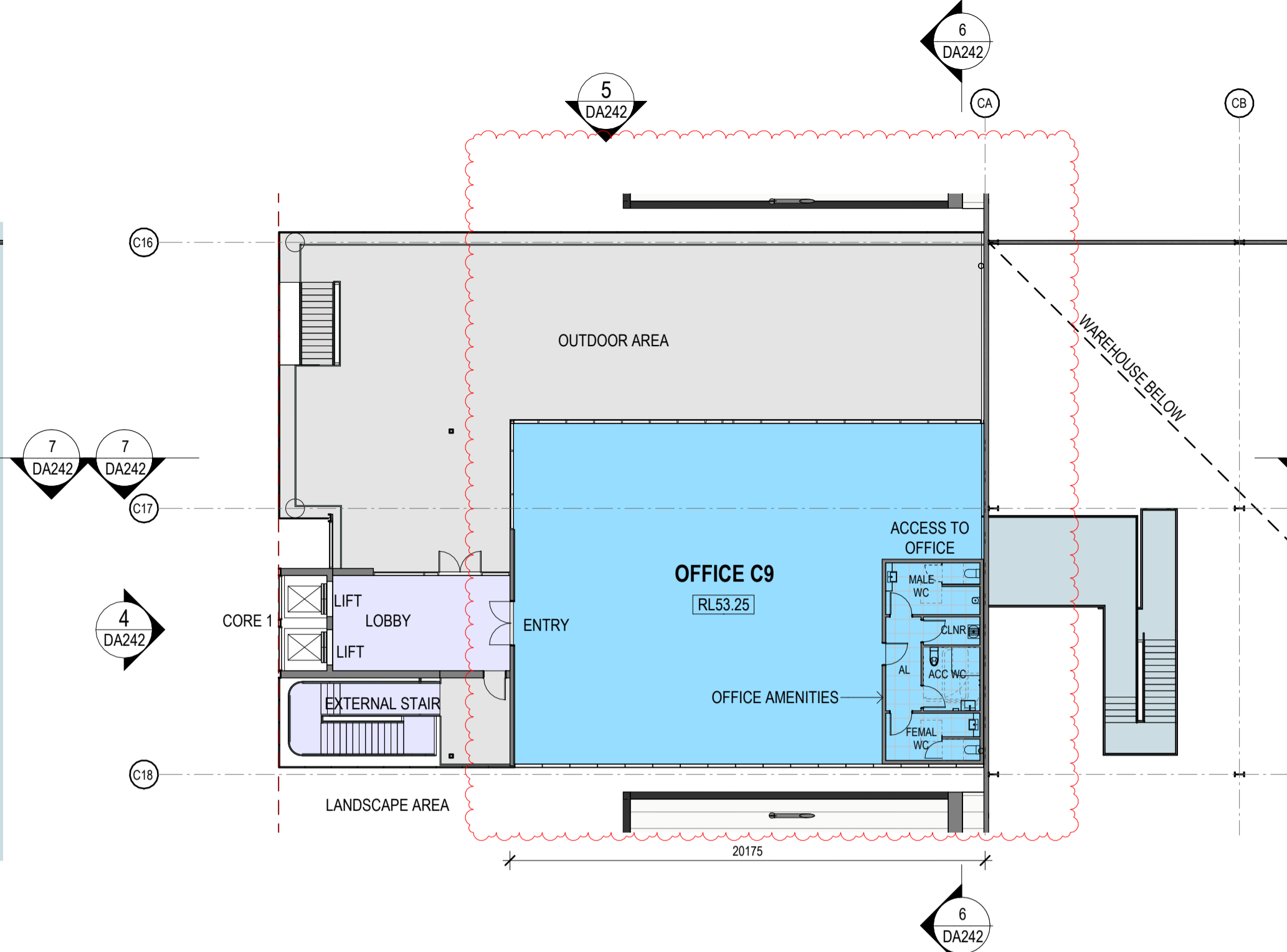
TITLE	TENANCY TYPICAL C7-8		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA241
			REVISION
			6



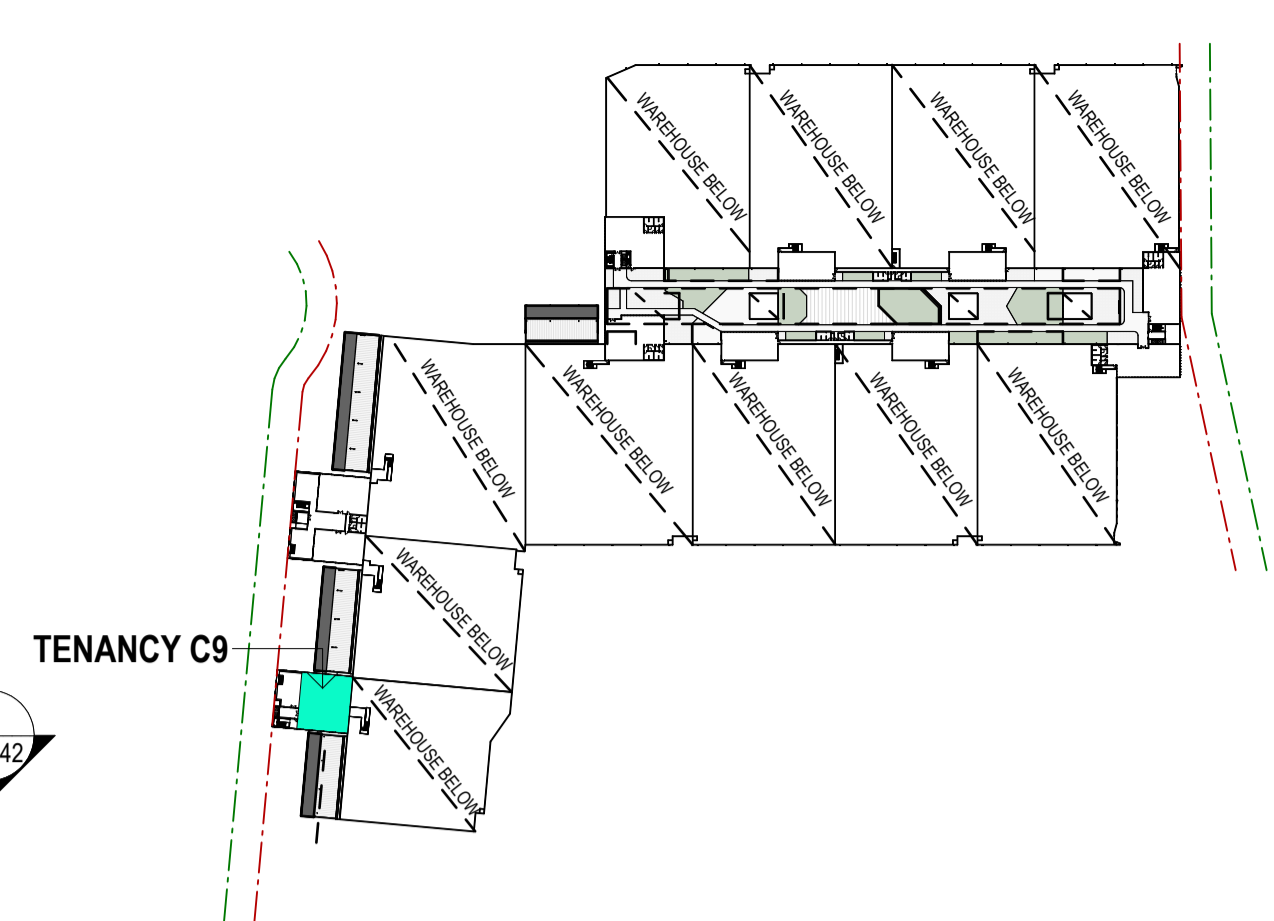
1 TENANCY C9 WARHEOUSE FLOOR PLAN 1 : 200



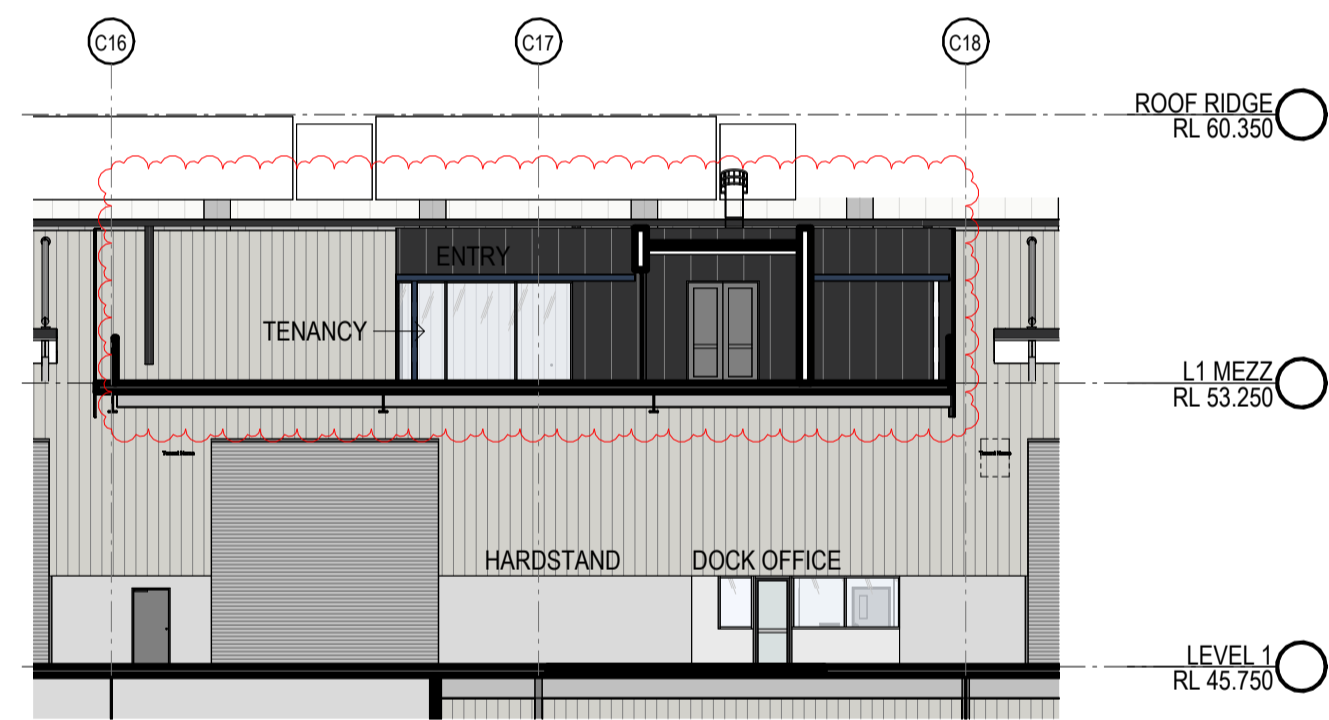
2 TENANCY C9 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



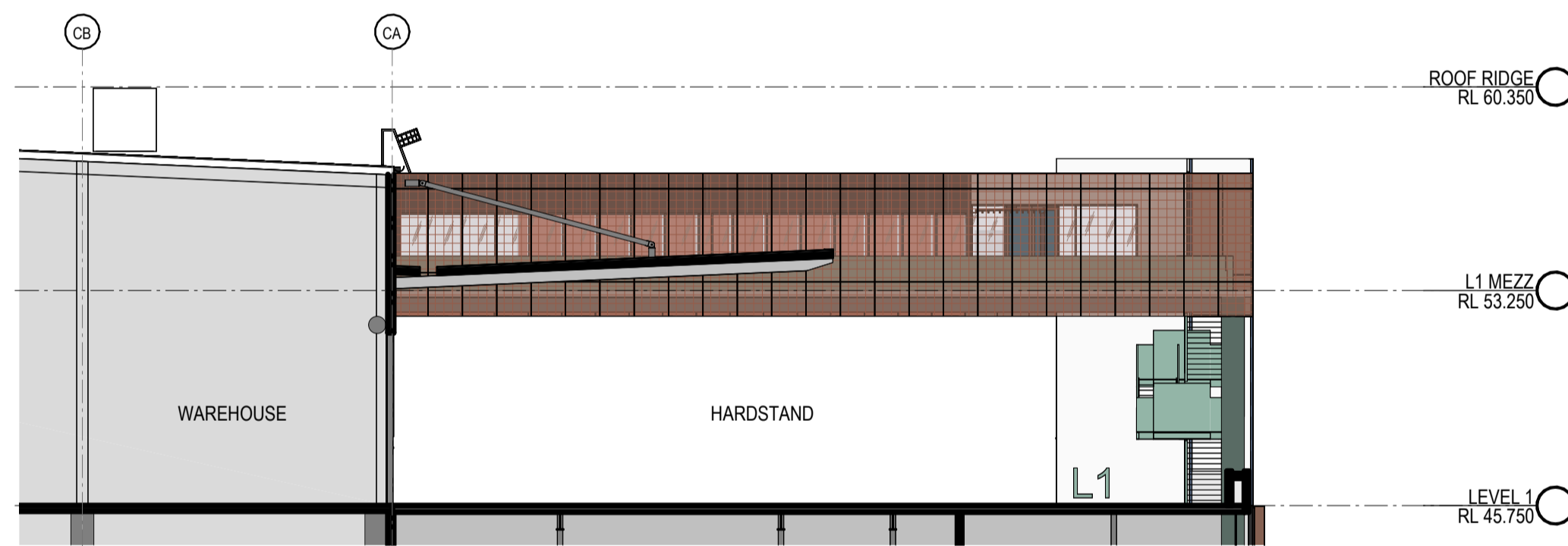
3 TENANCY C9 OFFICE FLOOR PLAN 1 : 200



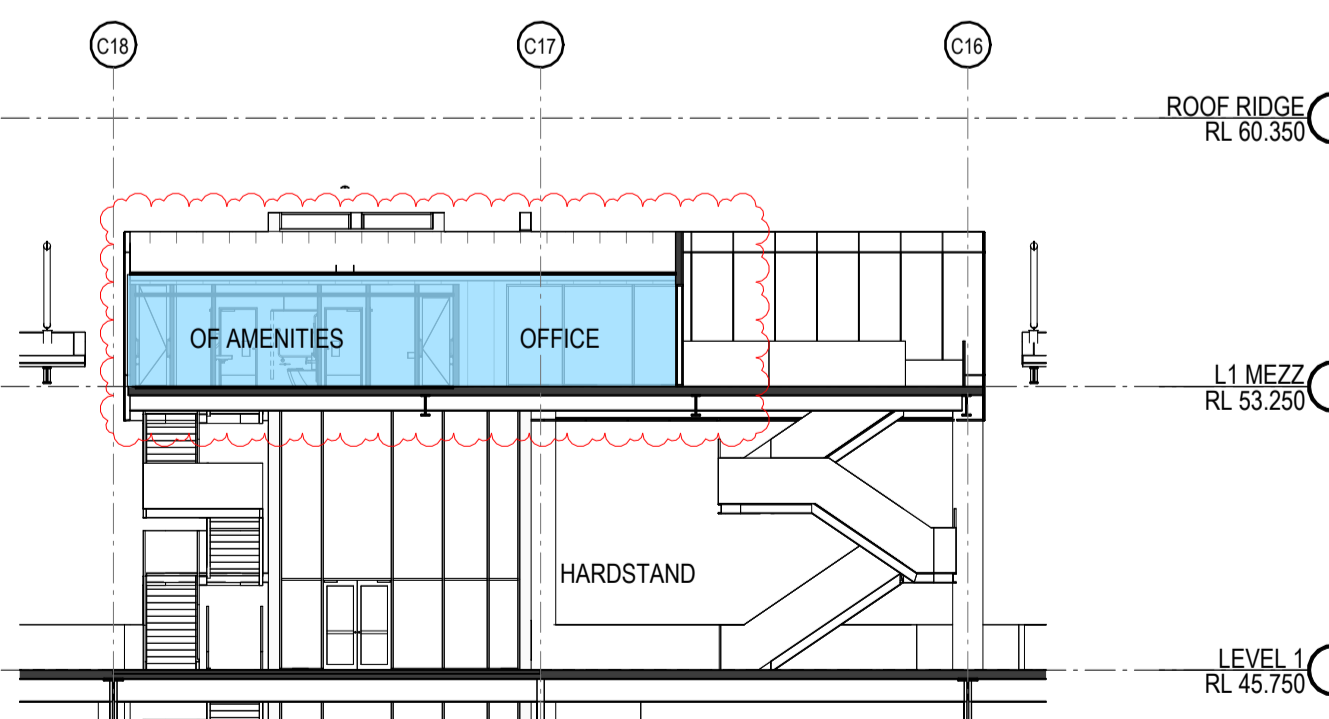
KEY PLAN - L1 MEZZ - TENANCY TYPICAL C9
 NOTE:
 ALL LEVELS ARE SUBJECT TO A +/- 500mm VARIATION
 UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



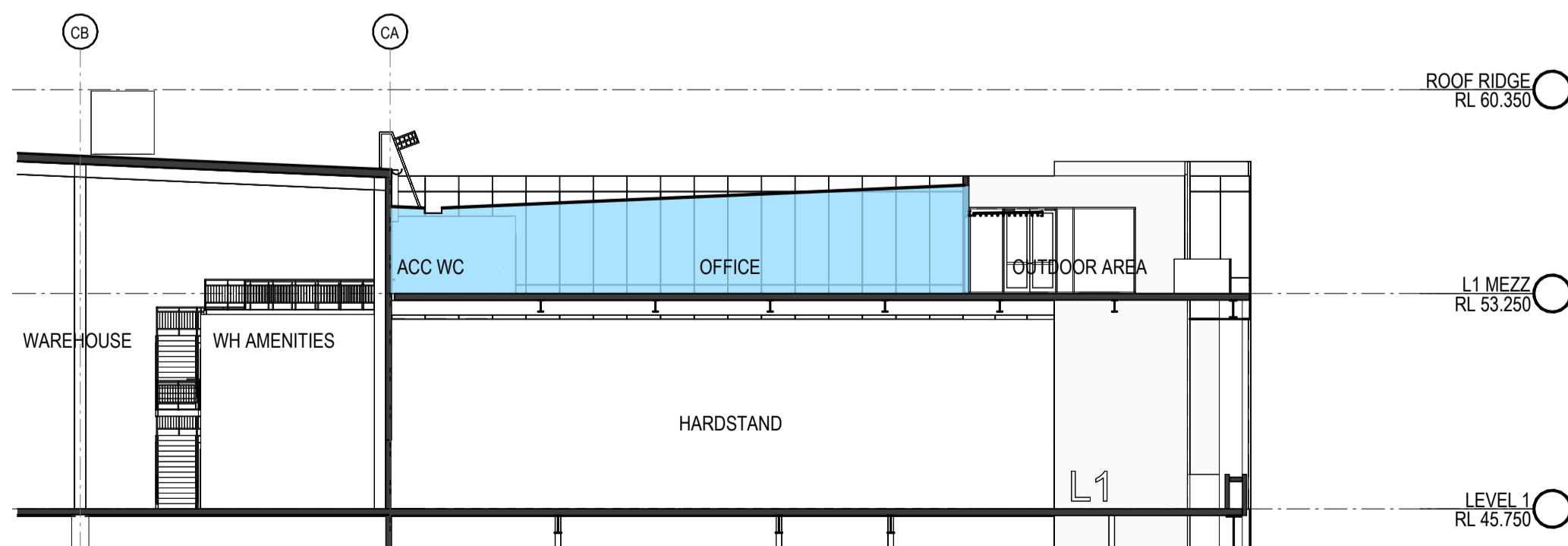
4 TENANCY C9 ELEVATION 1 1 : 200



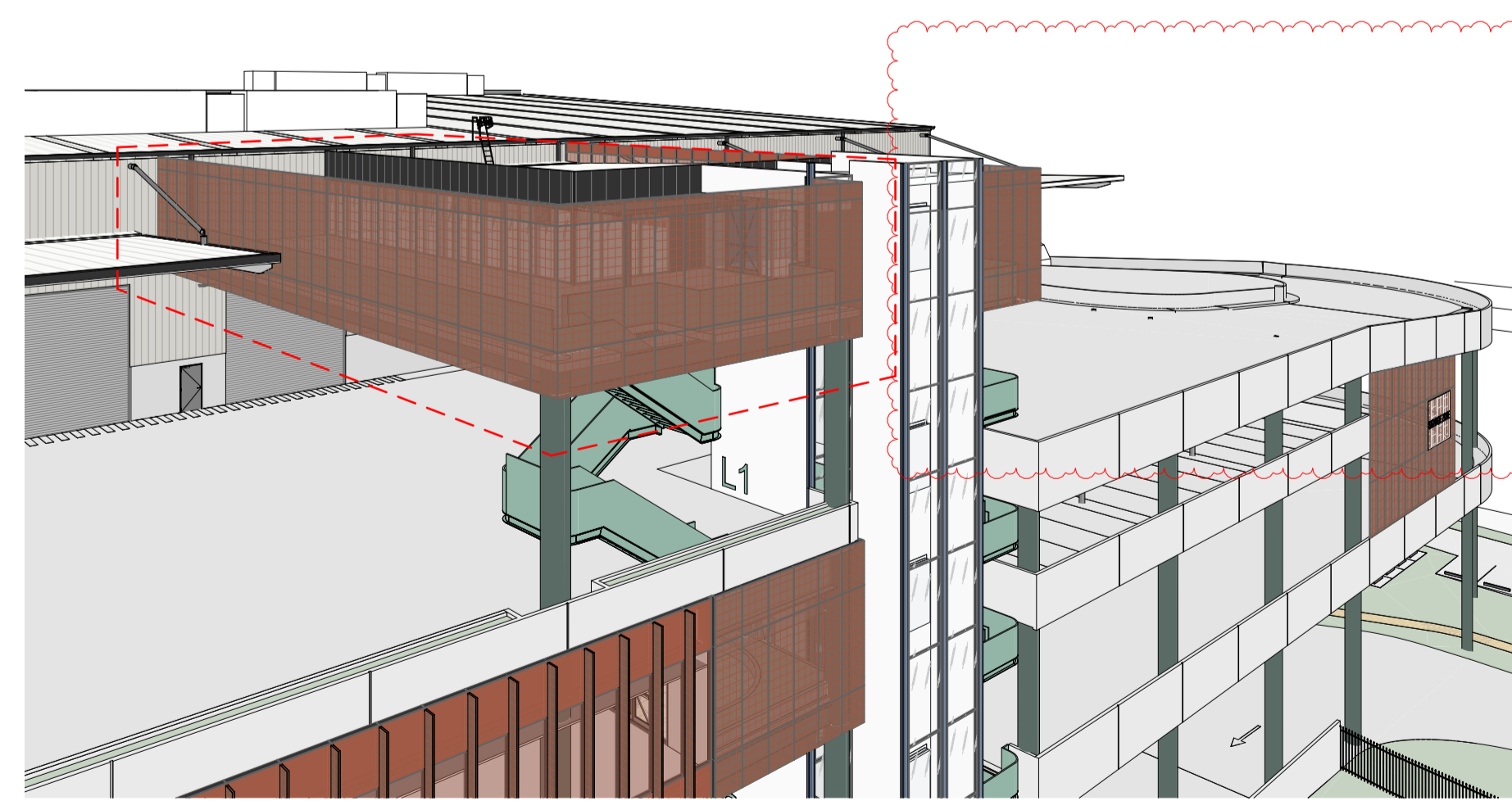
5 TENANCY C9 ELEVATION 2 1 : 200



6 TENANCY C9 SECTION 1 1 : 200



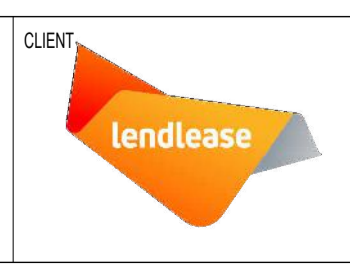
7 TENANCY C9 SECTION 2 1 : 200



8 TENANCY C9 3D VIEW

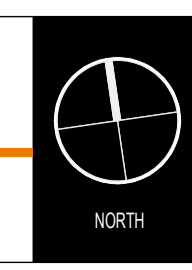
ISSUE FOR SSSA

	6	ISSUE FOR REVIEW	22.10.2024
	5	ISSUE FOR SSSA	09.07.2024
	4	ISSUE FOR COORDINATION	31.05.2024
	3	ISSUE FOR REVIEW	10.05.2024
	2	ISSUE FOR REVIEW	01.05.2024
	1	ISSUE FOR REVIEW	22.04.2024
#	DESCRIPTION	DATE	



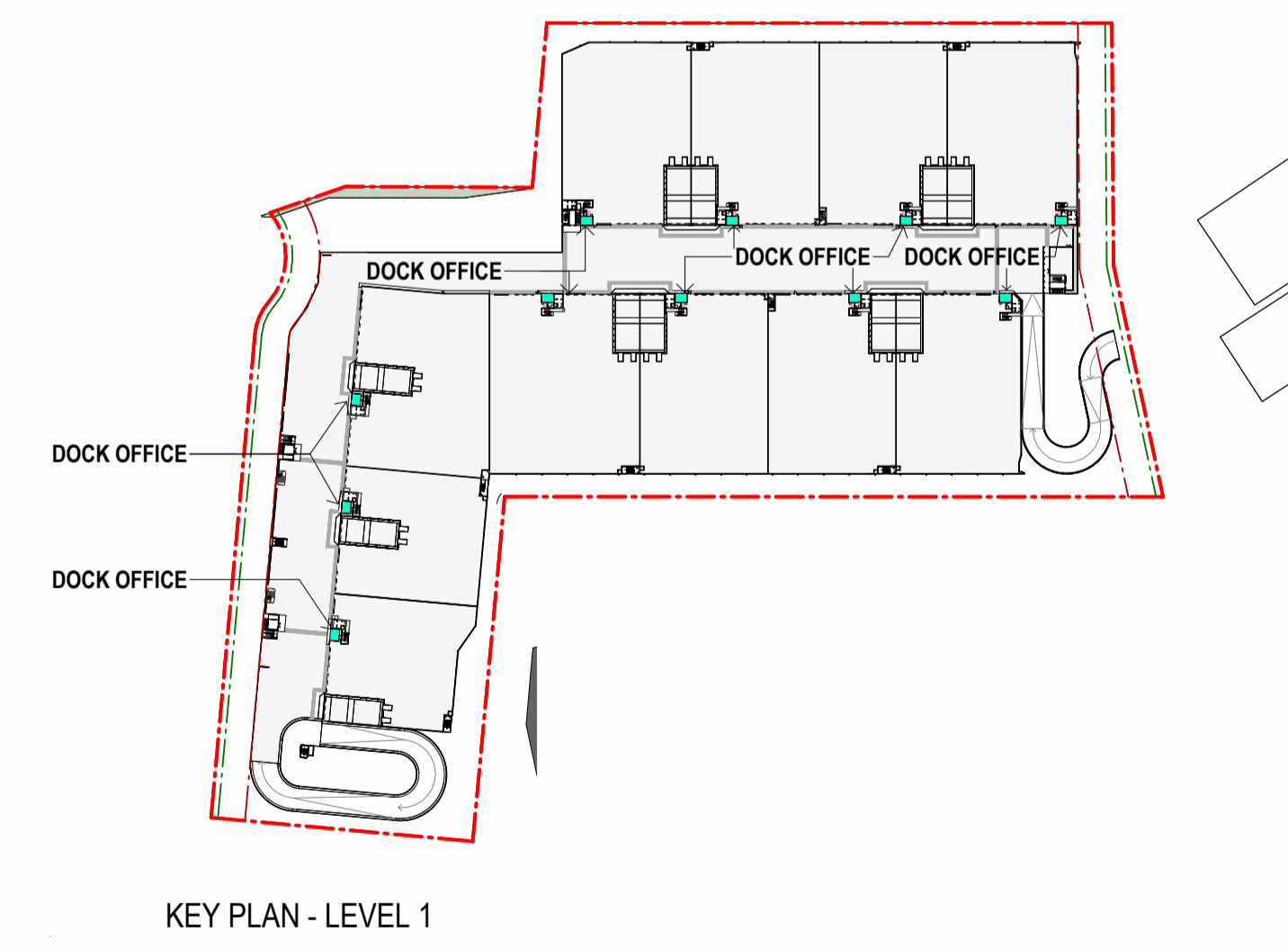
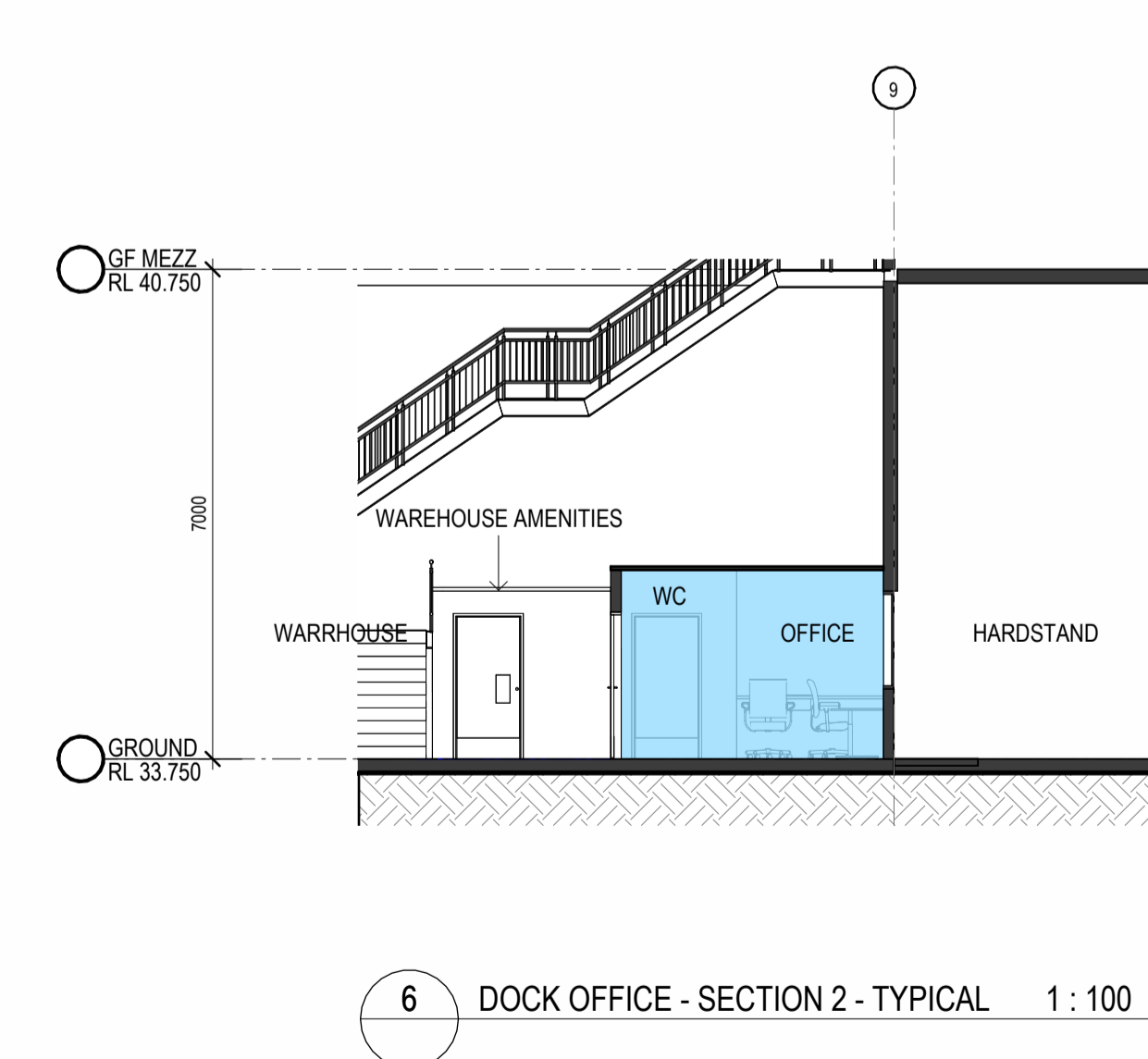
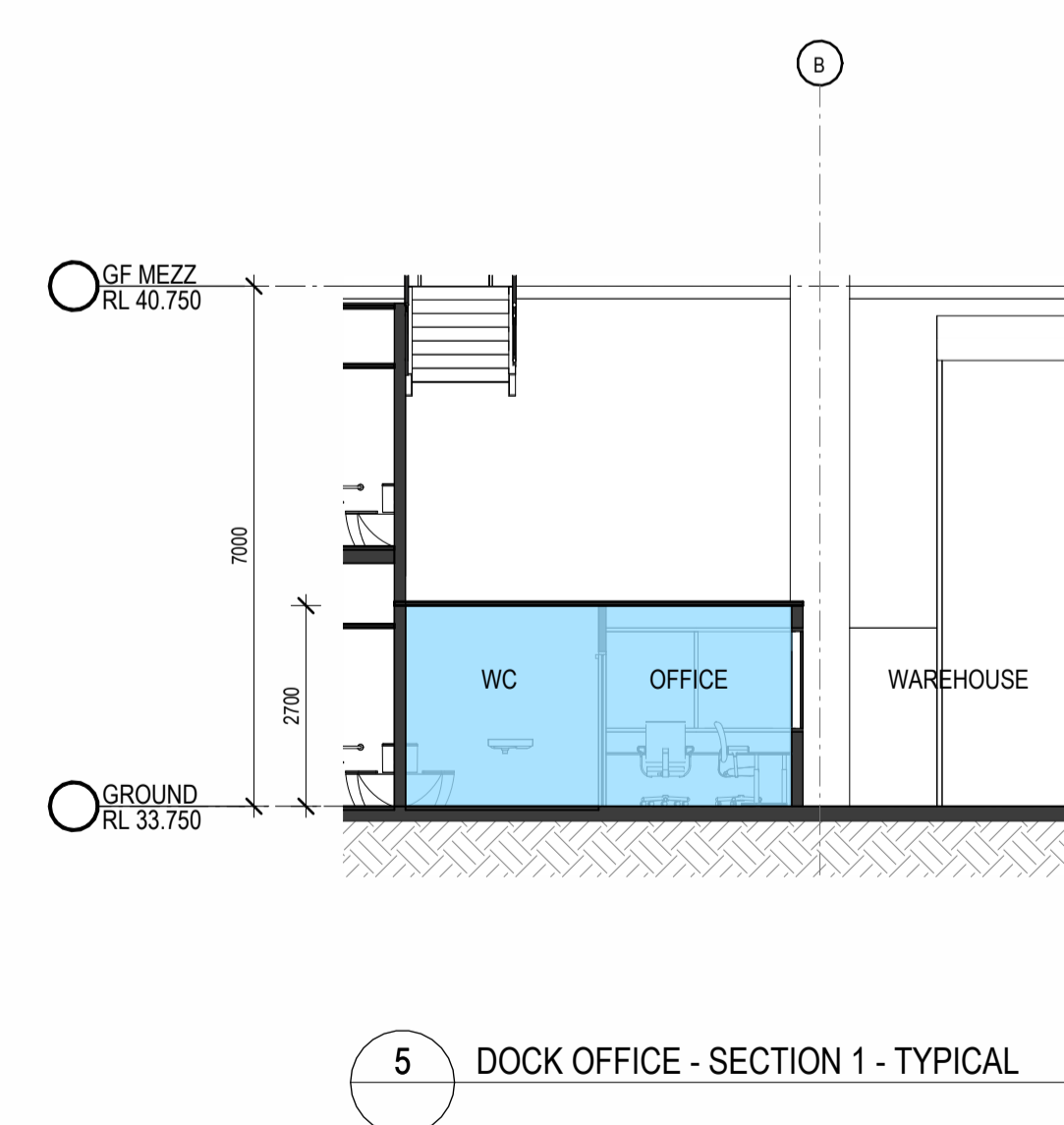
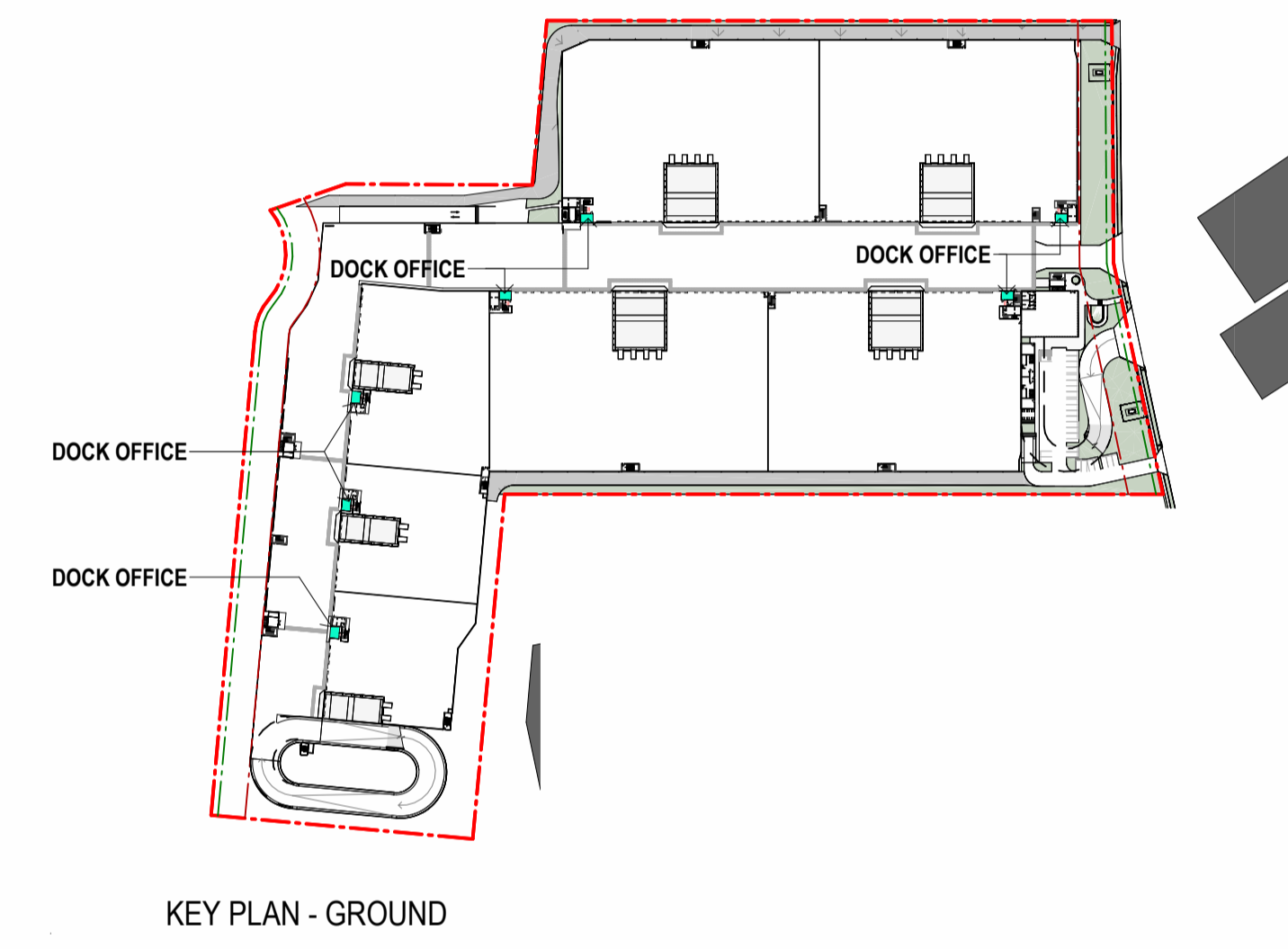
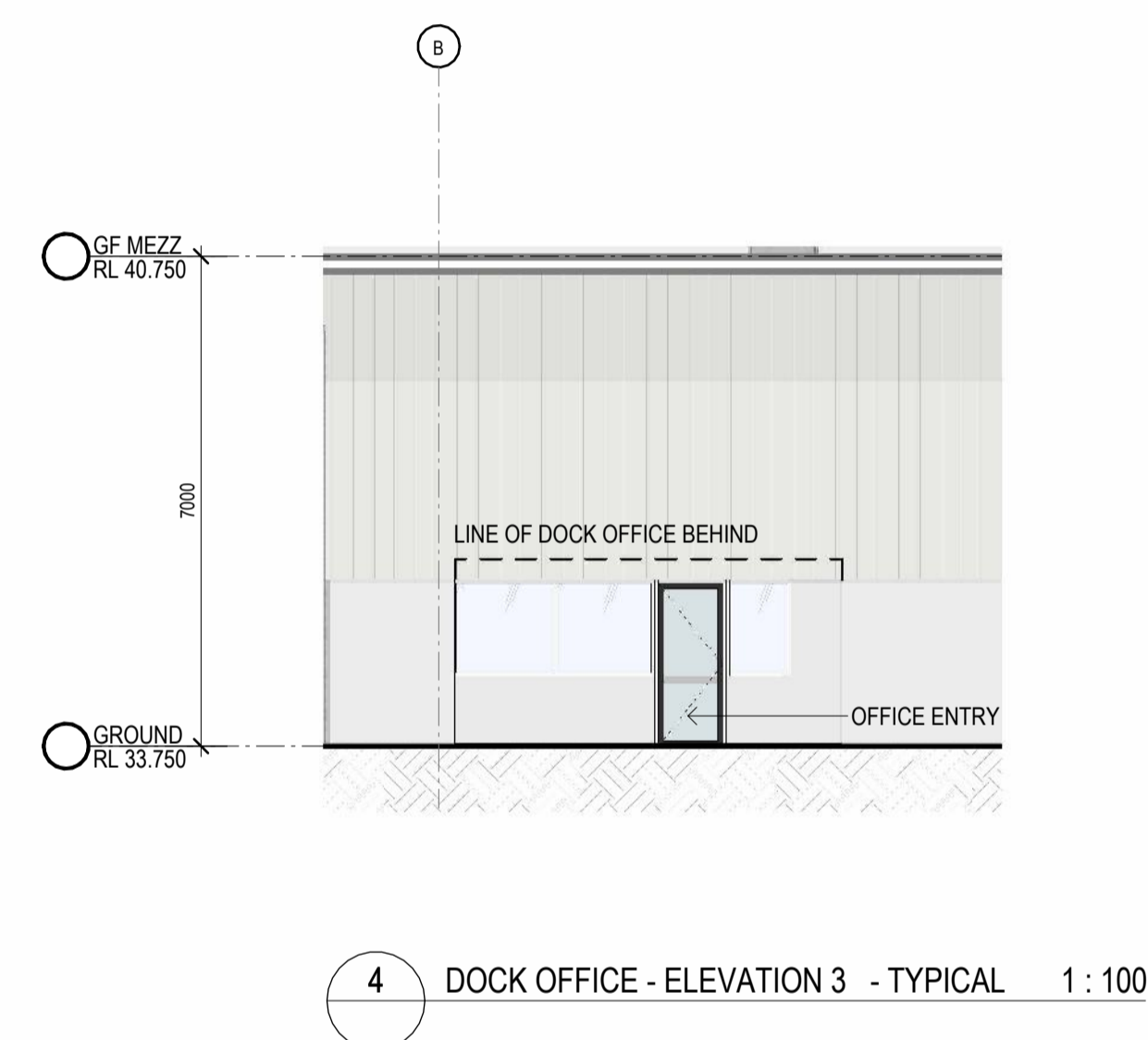
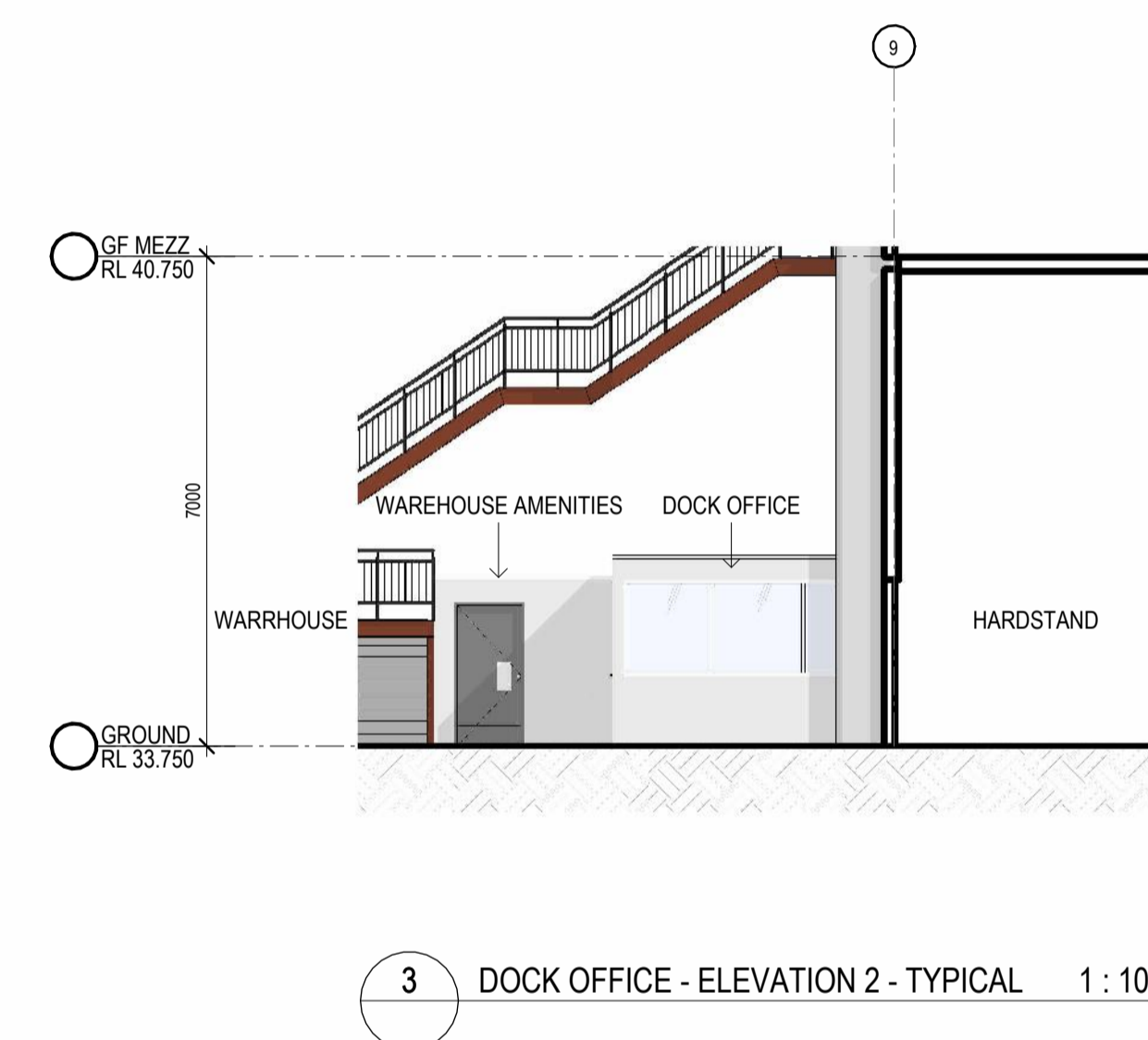
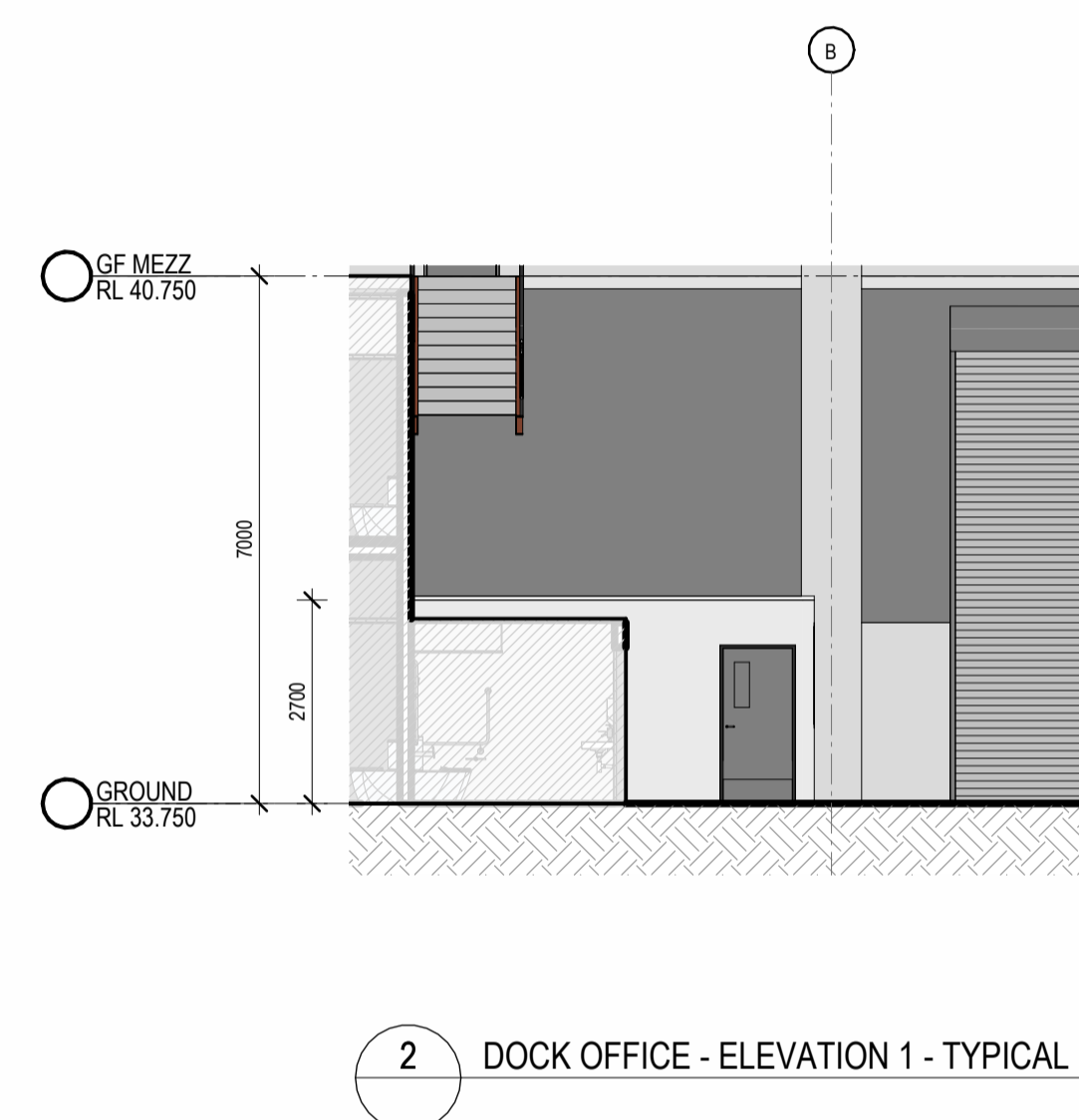
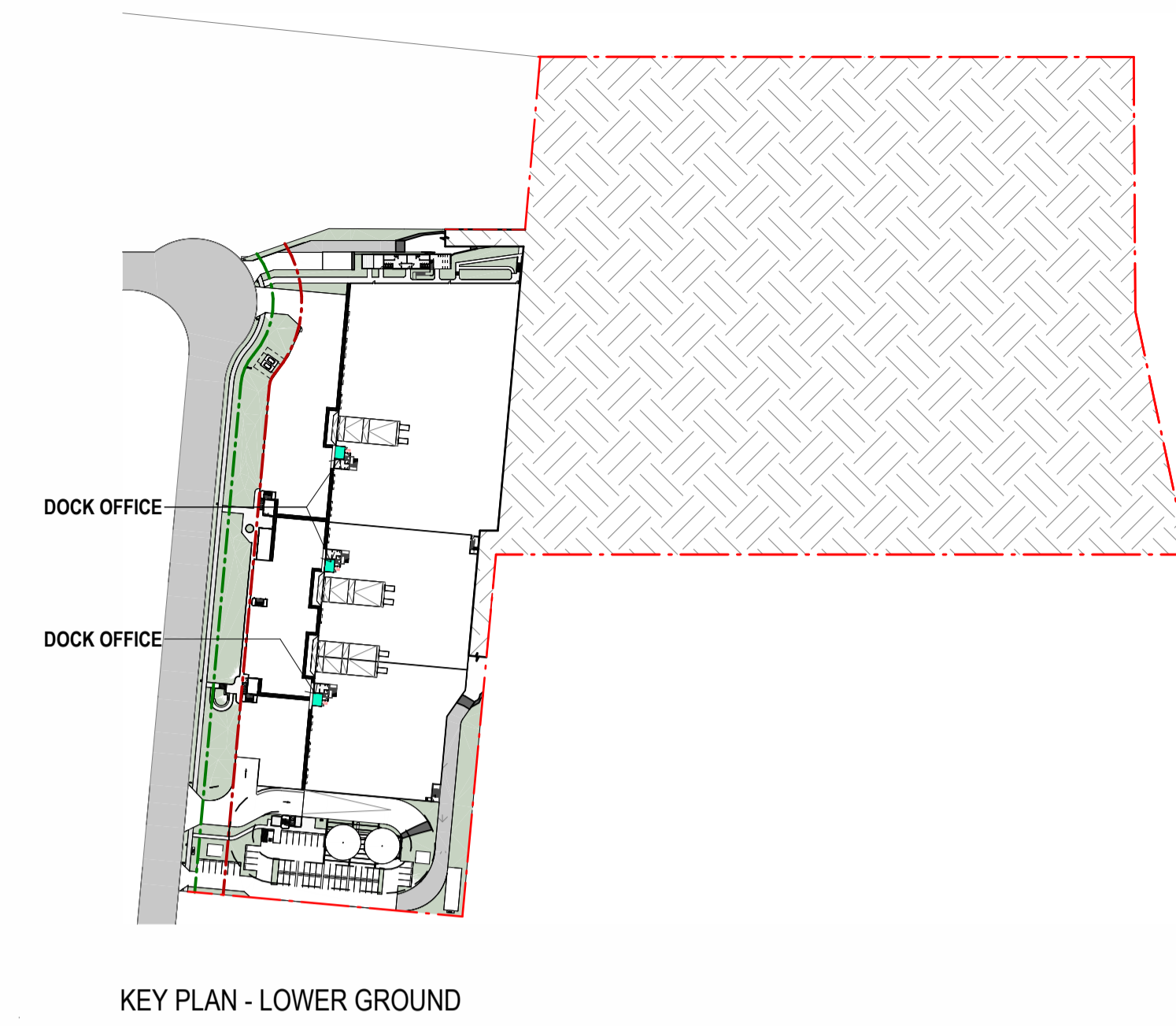
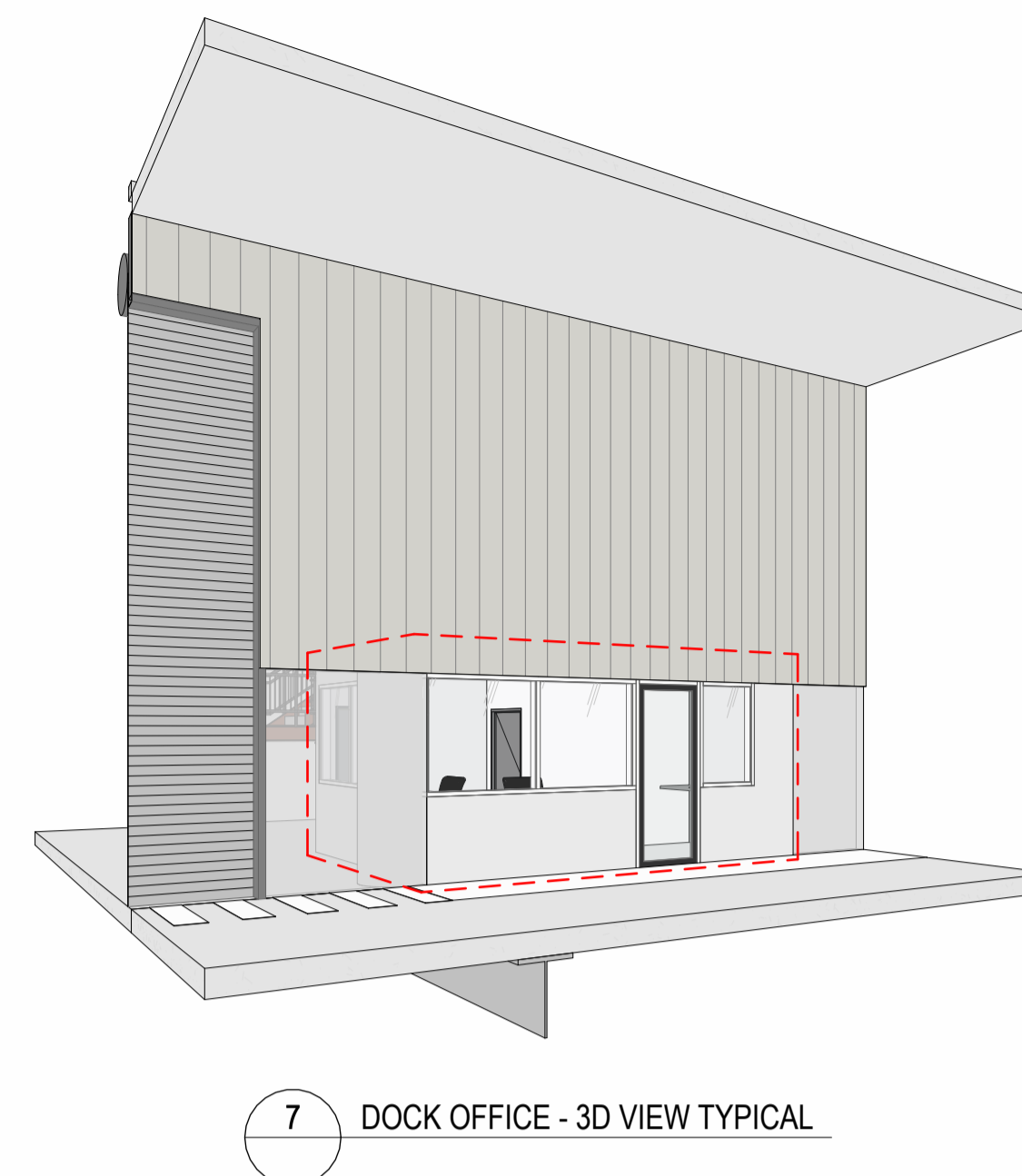
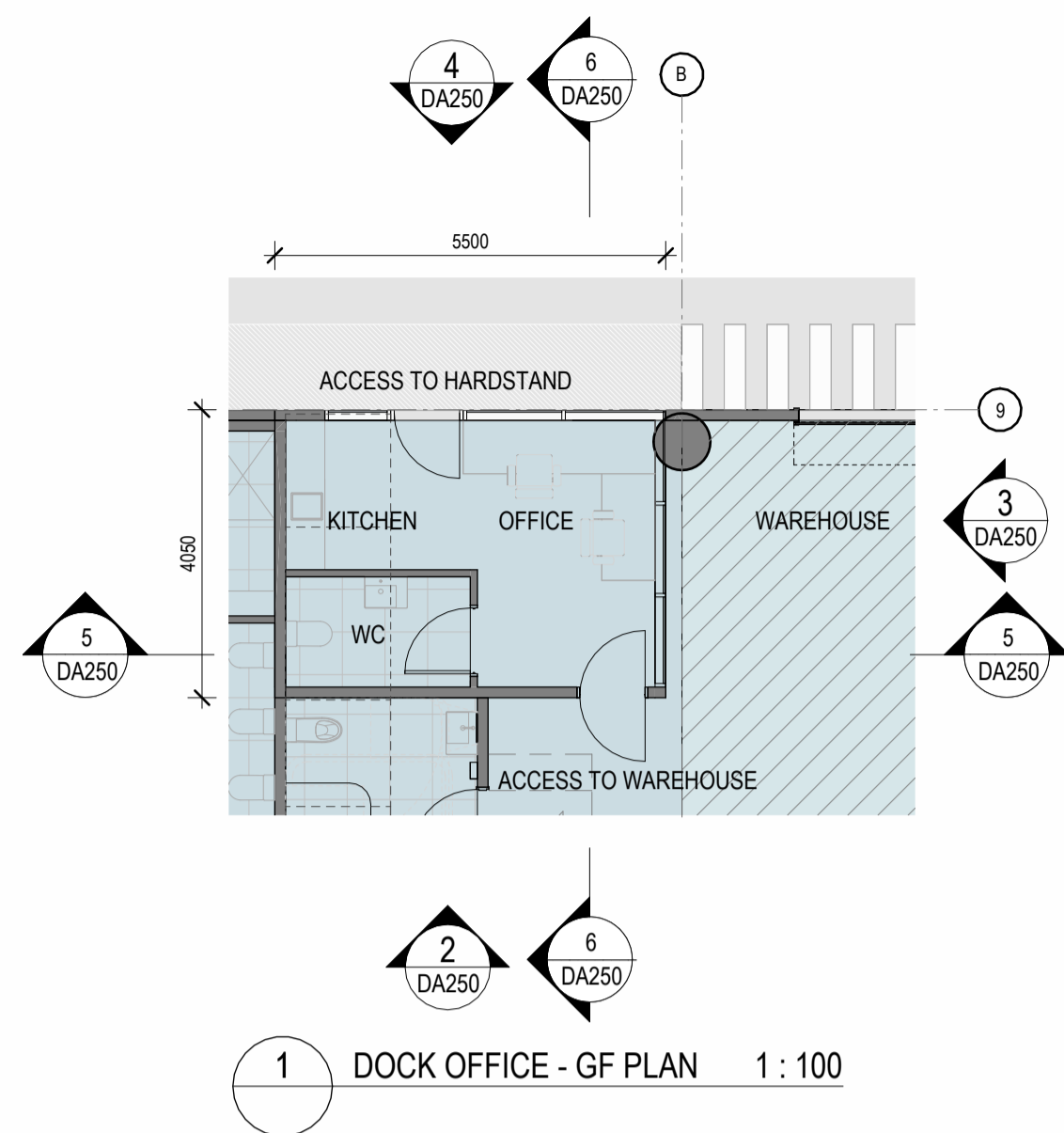
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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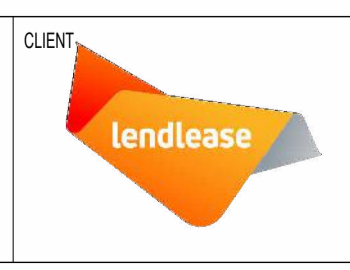
TITLE	TENANCY C9		
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024		22144	DA242 6



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

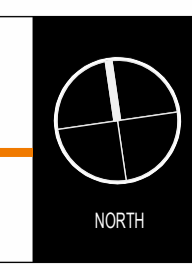
COORDINATION

7	ISSUE FOR COORDINATION	31.05.2024
6	ISSUE FOR REVIEW	10.05.2024
5	ISSUE FOR REVIEW	22.04.2024
4	ISSUE FOR REVIEW	08.04.2024
3	ISSUE FOR REVIEW	25.03.2024
2	ISSUE FOR REVIEW	11.03.2024
1	ISSUE FOR REVIEW	26.02.2024
#	DESCRIPTION	DATE



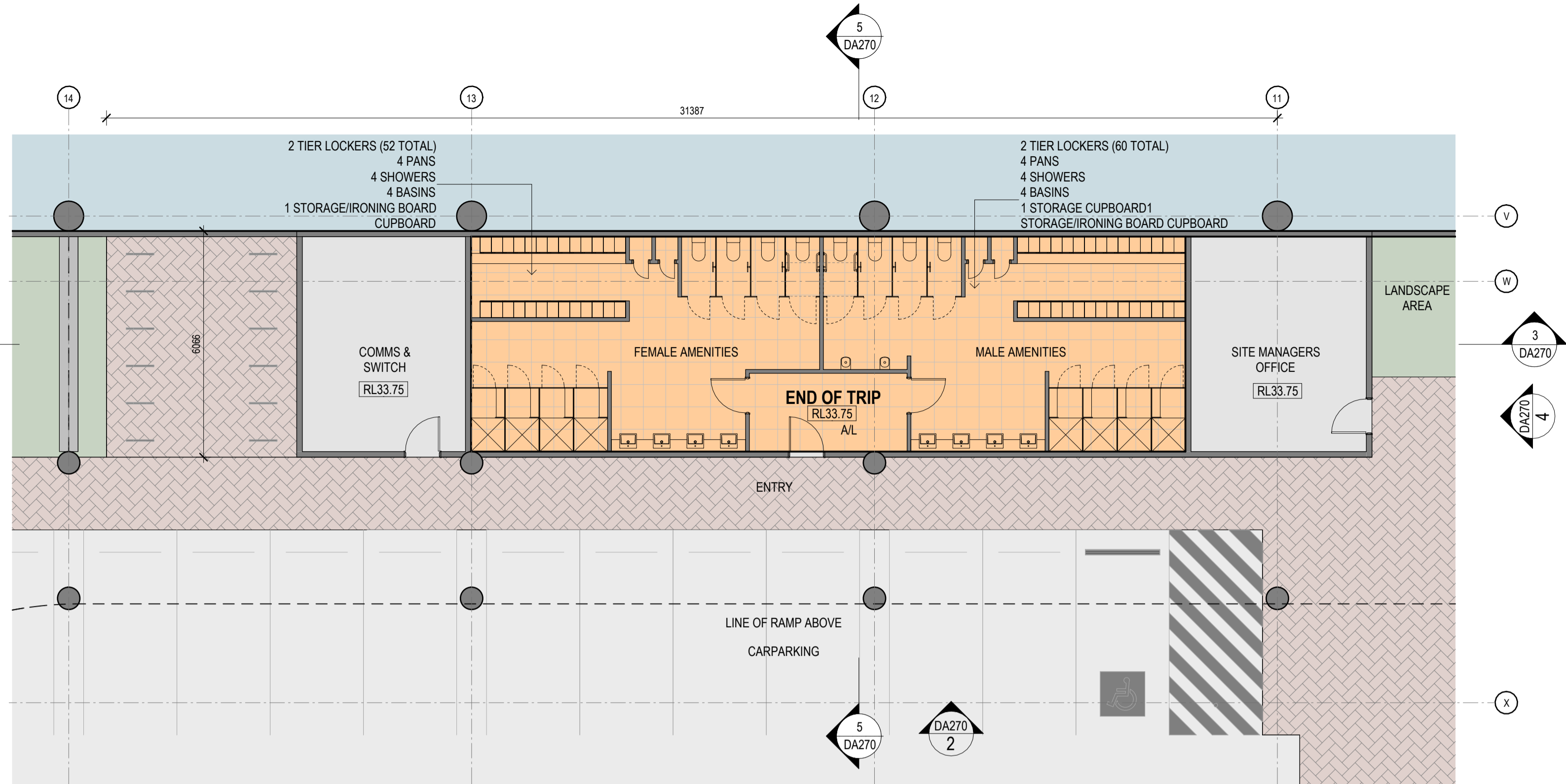
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

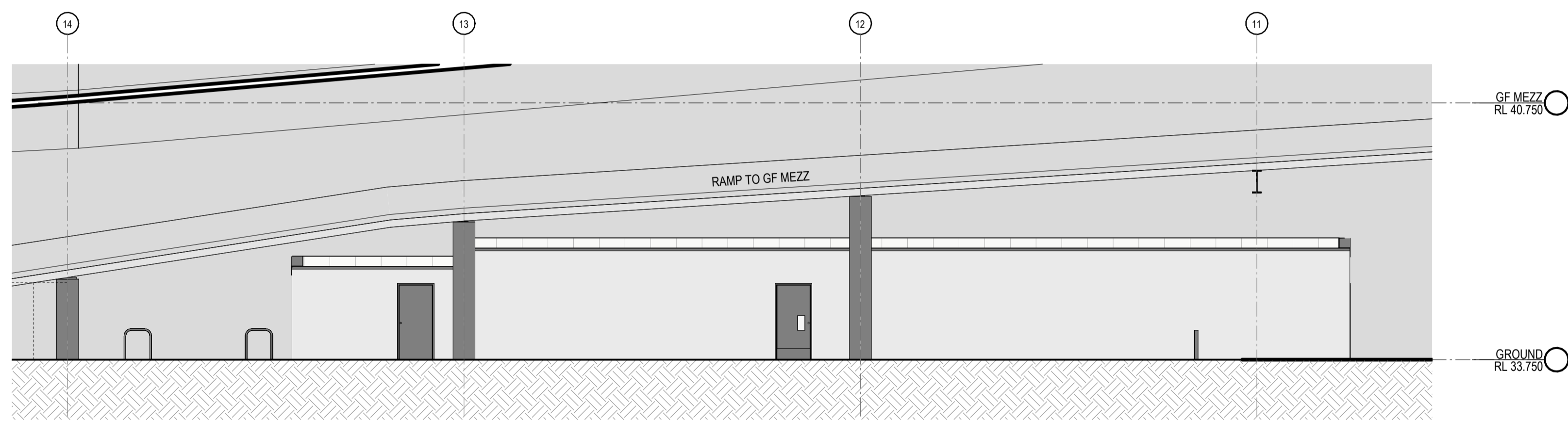


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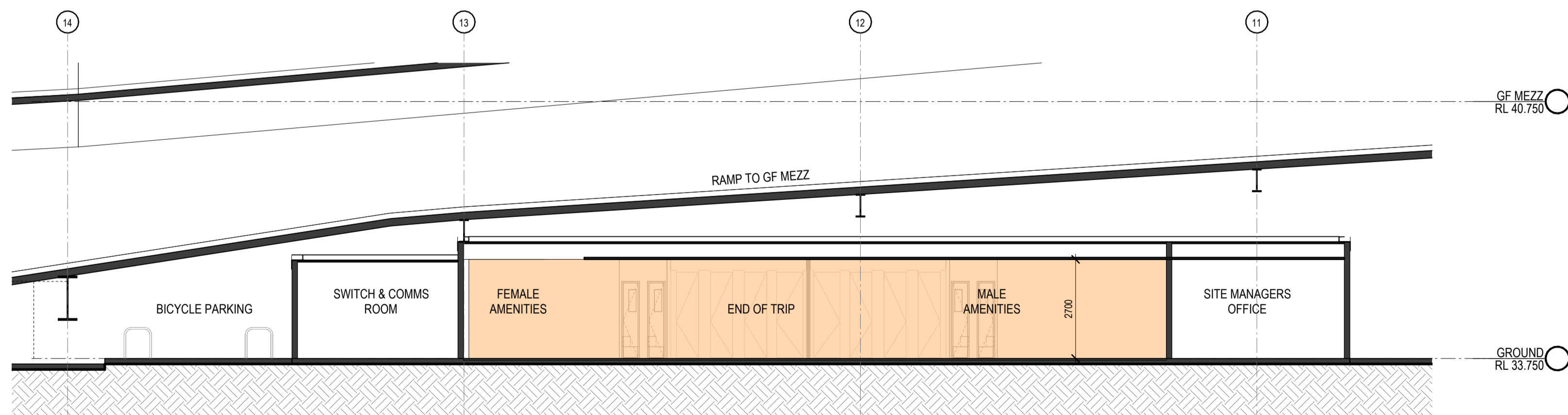
TITLE	DOCK OFFICE TYPICAL		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA250
			REVISION
			7



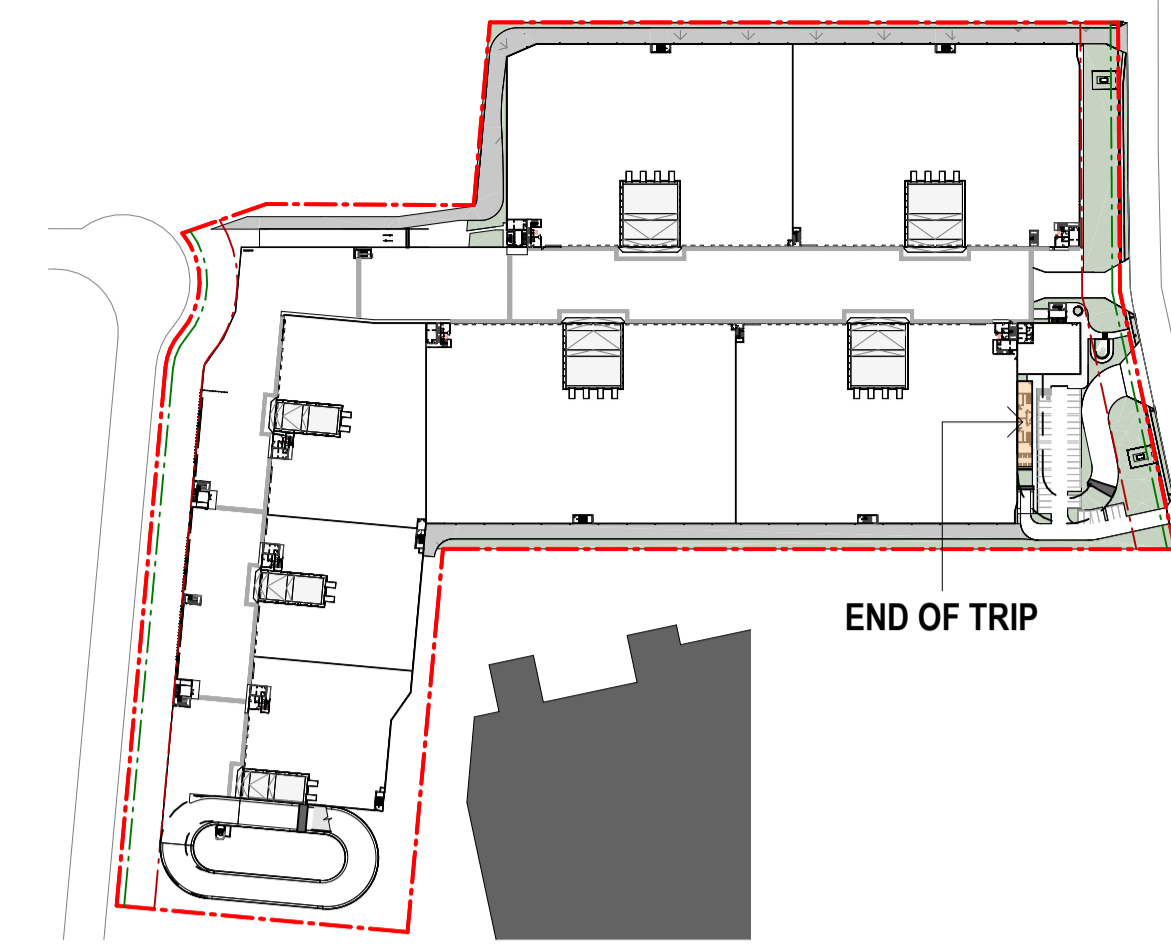
1 GF EOT PLAN 1:100



2 GF EOT- ELEVATION 1 1:100



3 GF EOT - SECTION 1 1:100

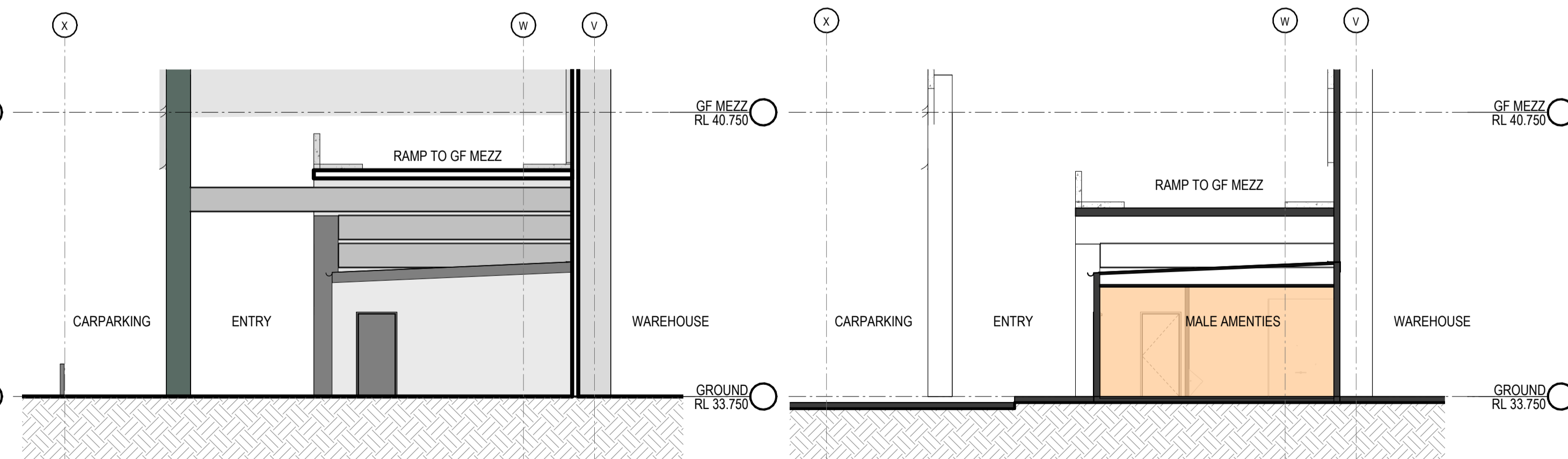


KEY PLAN - GROUND - END OF TRIP

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



6 GF EOT - 3D VIEW

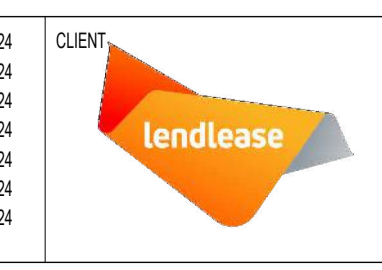


4 GF EOT ELEVATION 2 1:100

5 GF EOT - SECTION 2 1:100

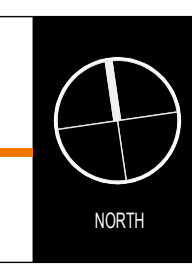
COORDINATION

7	ISSUE FOR COORDINATION	31.05.2024
6	ISSUE FOR REVIEW	10.05.2024
5	ISSUE FOR REVIEW	22.04.2024
4	ISSUE FOR REVIEW	15.04.2024
3	ISSUE FOR REVIEW	08.04.2024
2	ISSUE FOR REVIEW	25.03.2024
1	ISSUE FOR REVIEW	11.03.2024
#	DESCRIPTION	DATE



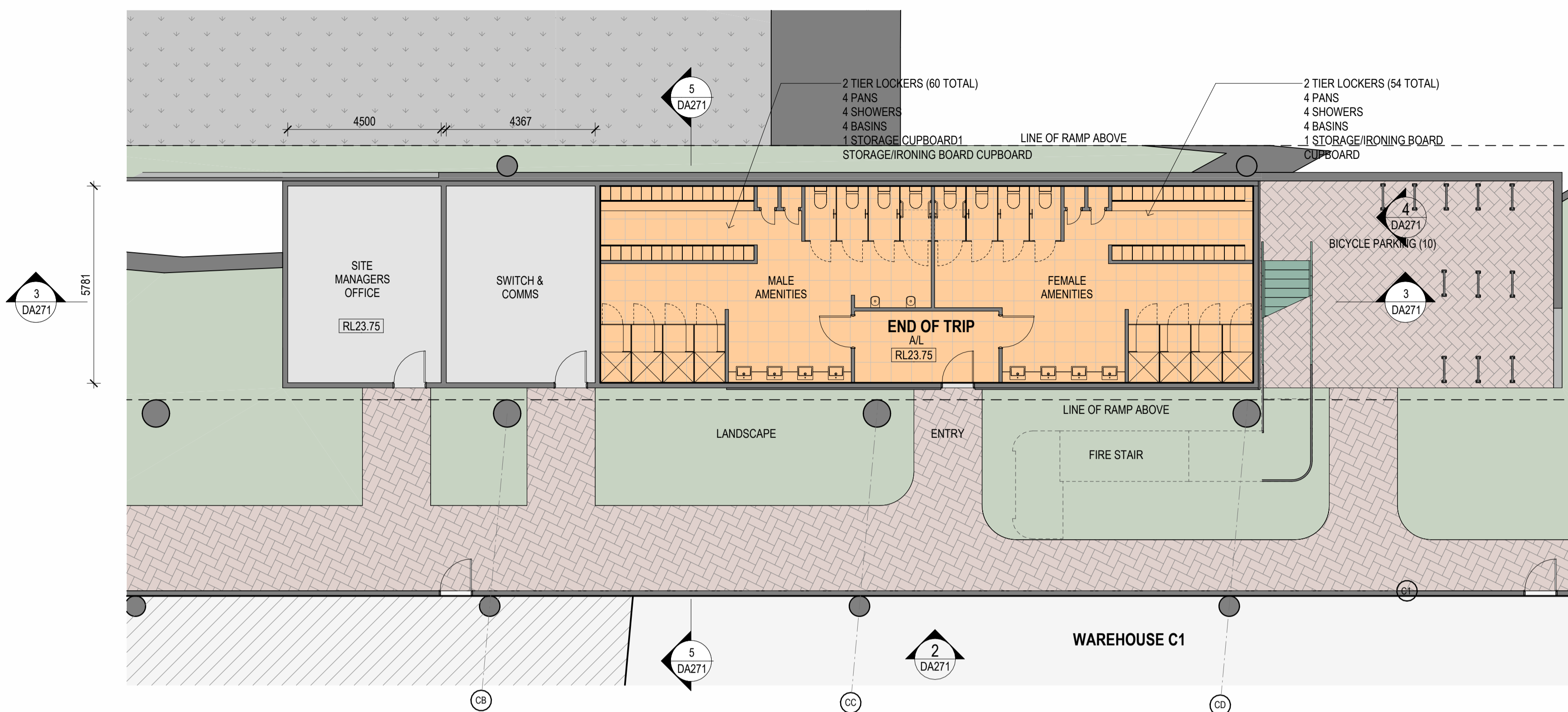
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

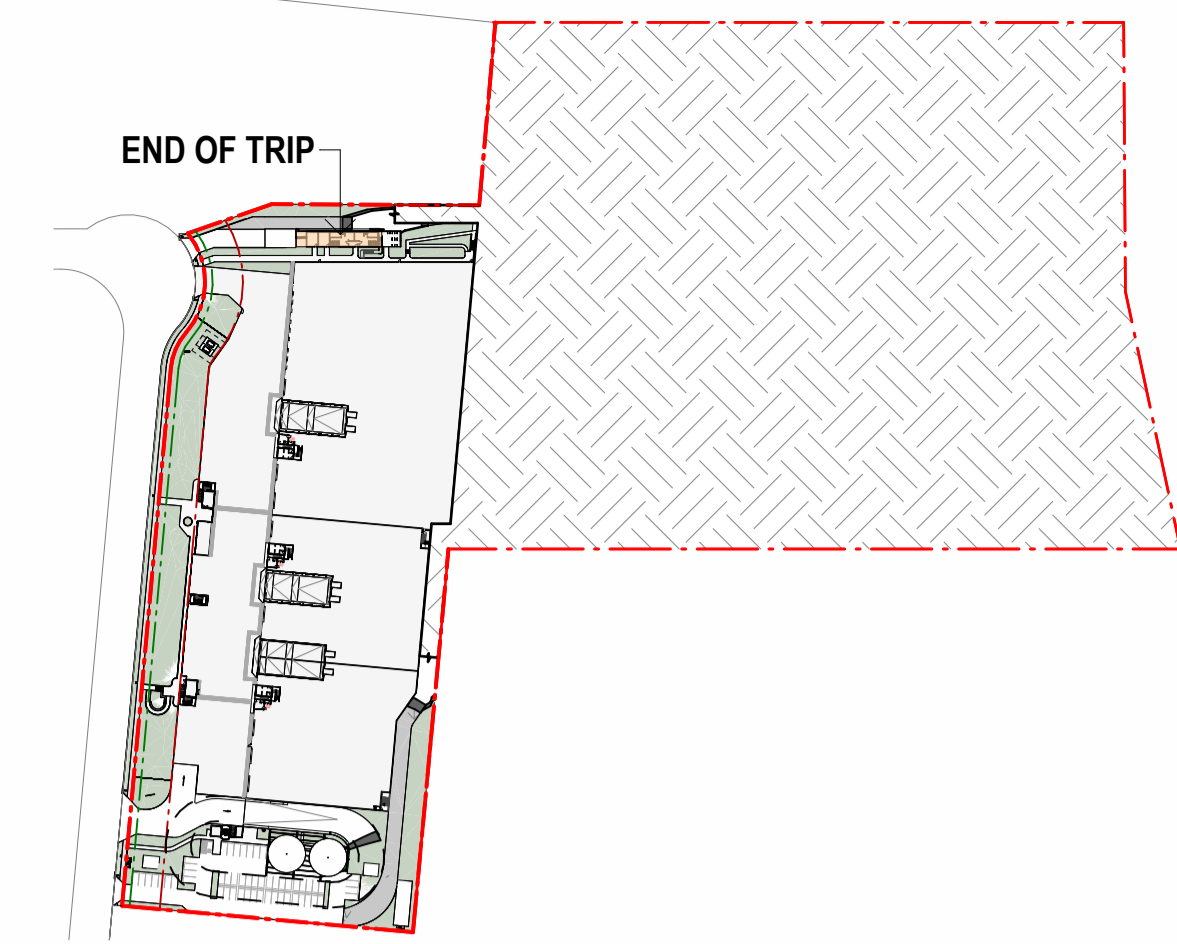


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TITLE	END OF TRIP PERCIVAL ST		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA270
			REVISION
			7

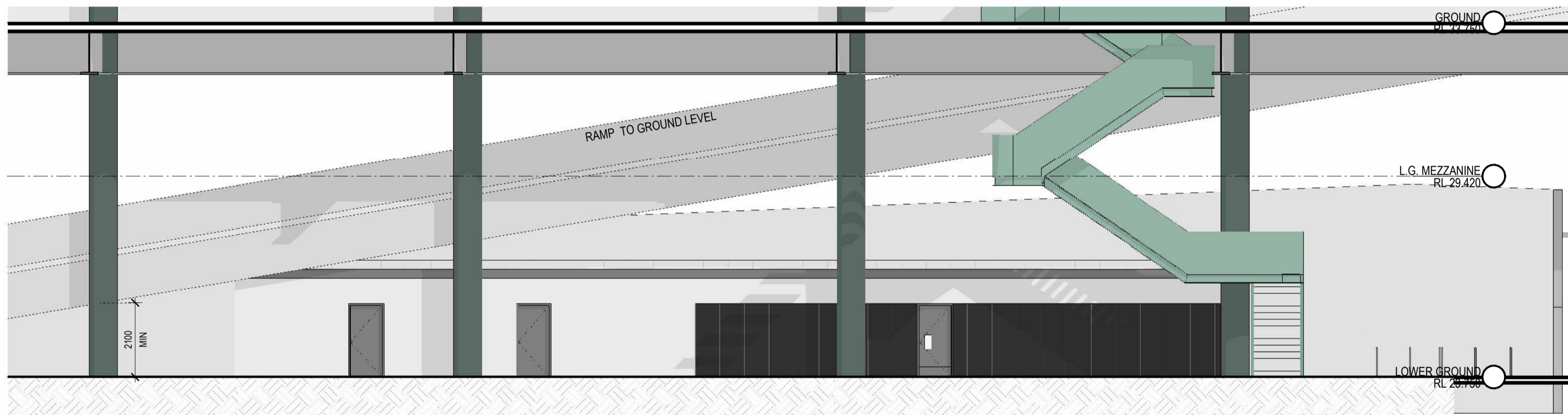


1 LG EOT PLAN 1:100

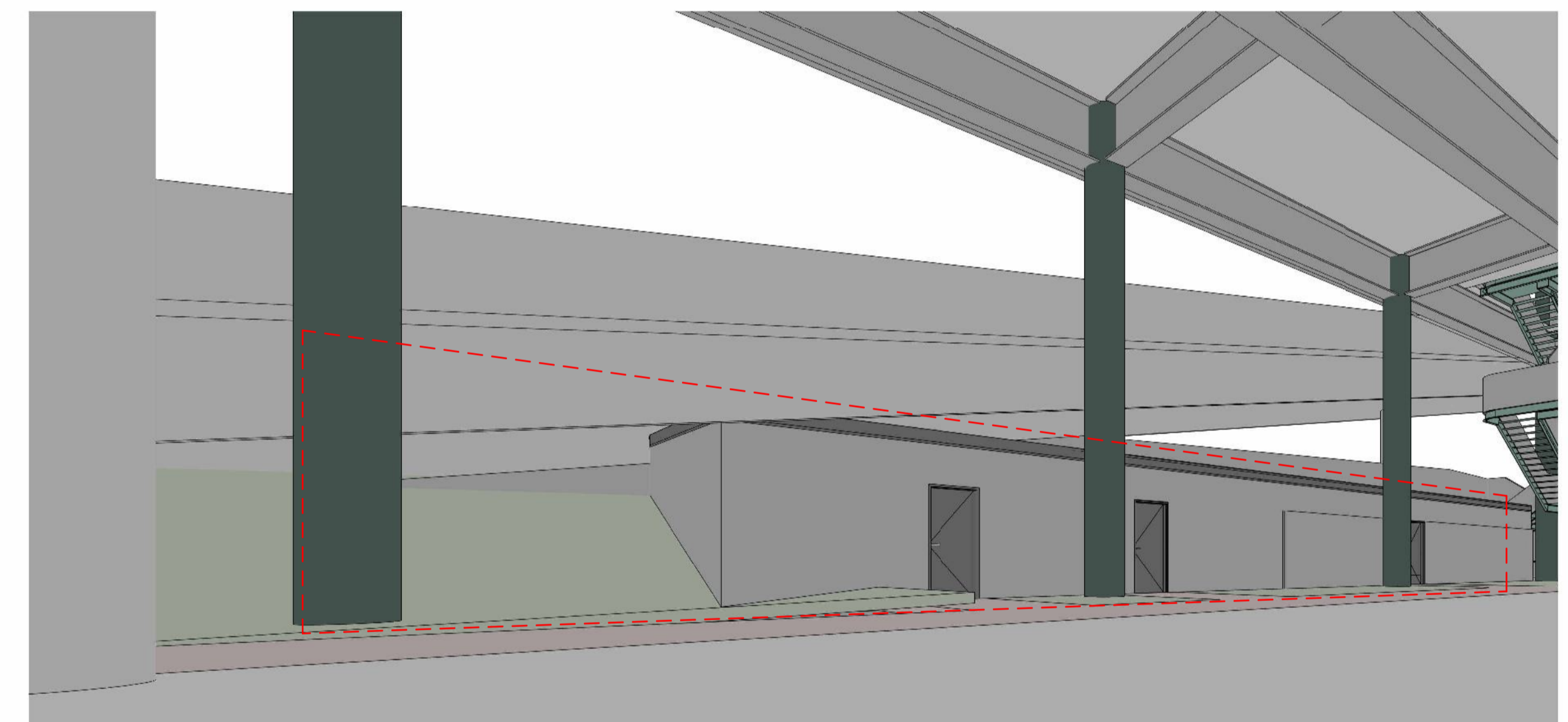


KEY PLAN - LOWER GROUND EOT

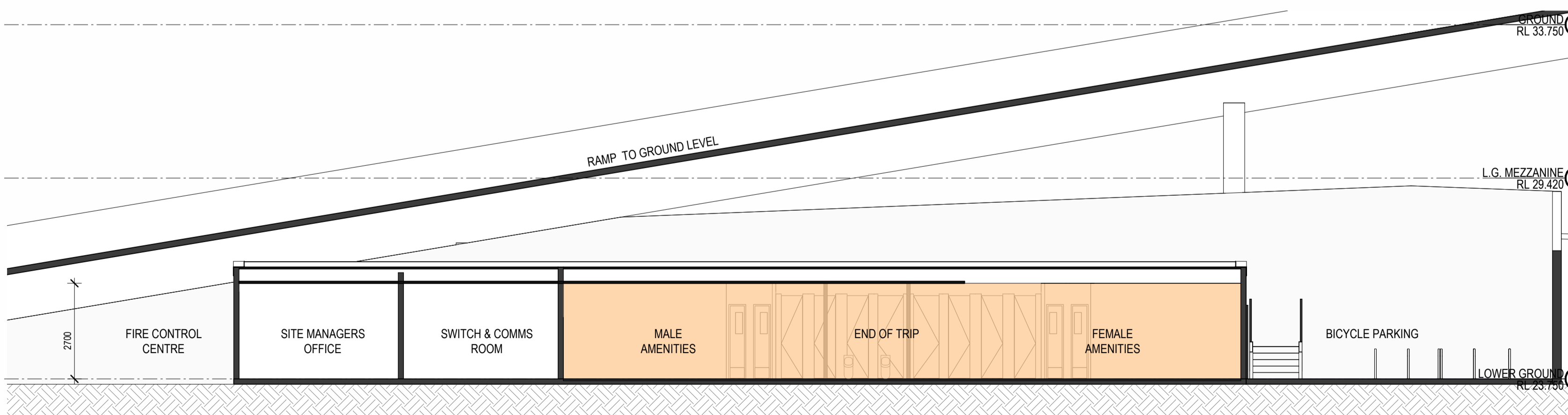
NOTE:
ALL LEVELS ARE SUBJECT TO A +/- 500mm VARIATION
UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



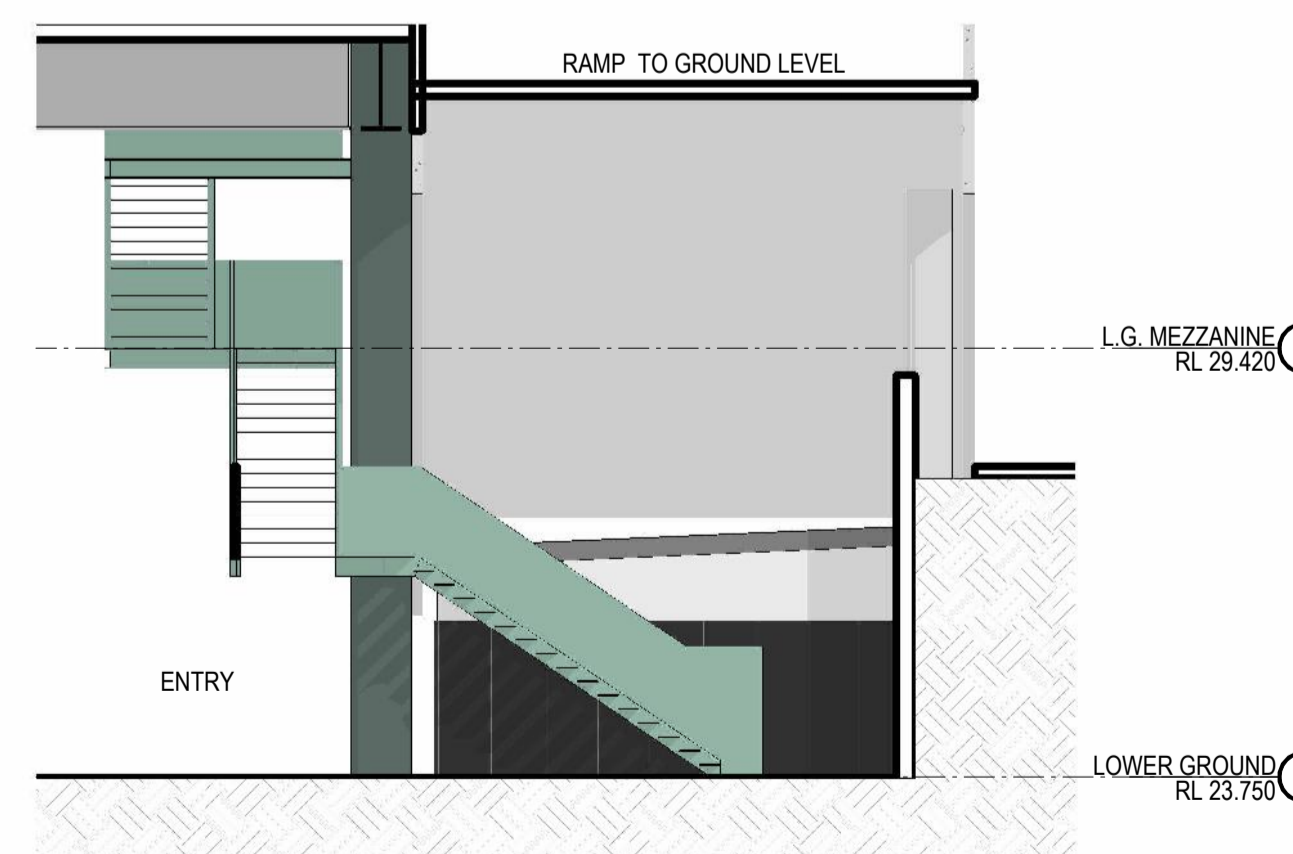
2 LG EOT ELEVATION 1 1:100



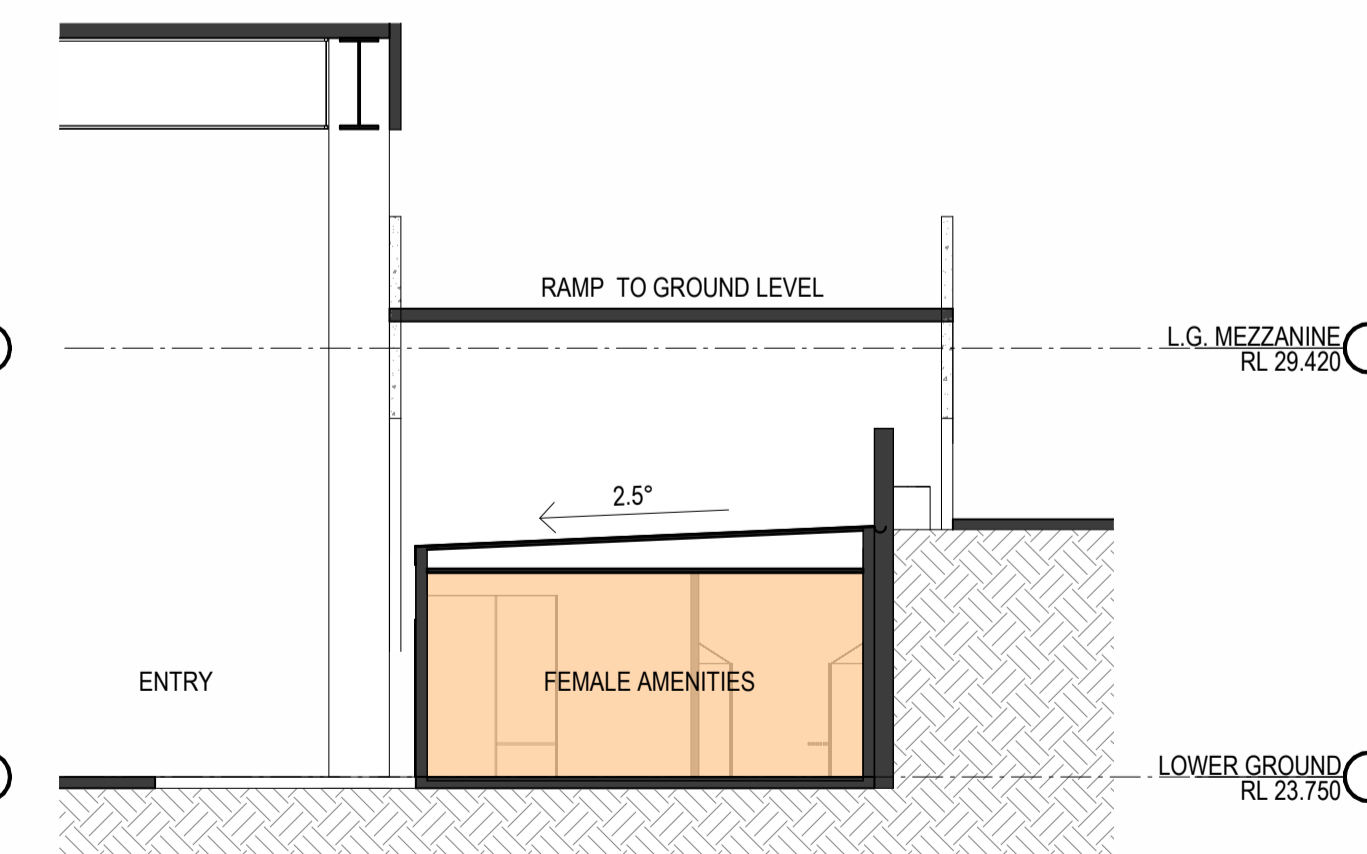
7 LG 3D VIEW EOT - PERCIVAL ROAD



3 LG EOT SECTION 1 1:100



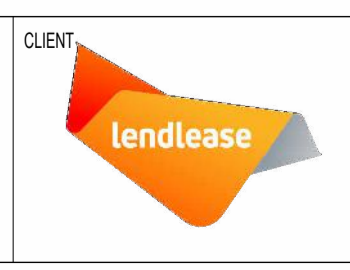
4 LG EOT ELEVATION 2 1:100



5 LG EOT SECTION 2 1:100

COORDINATION

9	ISSUE FOR COORDINATION	31.05.2024
8	ISSUE FOR REVIEW	17.05.2024
7	ISSUE FOR REVIEW	10.05.2024
6	ISSUE FOR REVIEW	01.05.2024
5	ISSUE FOR REVIEW	22.04.2024
4	ISSUE FOR REVIEW	15.04.2024
3	ISSUE FOR REVIEW	08.04.2024
#	DESCRIPTION	DATE



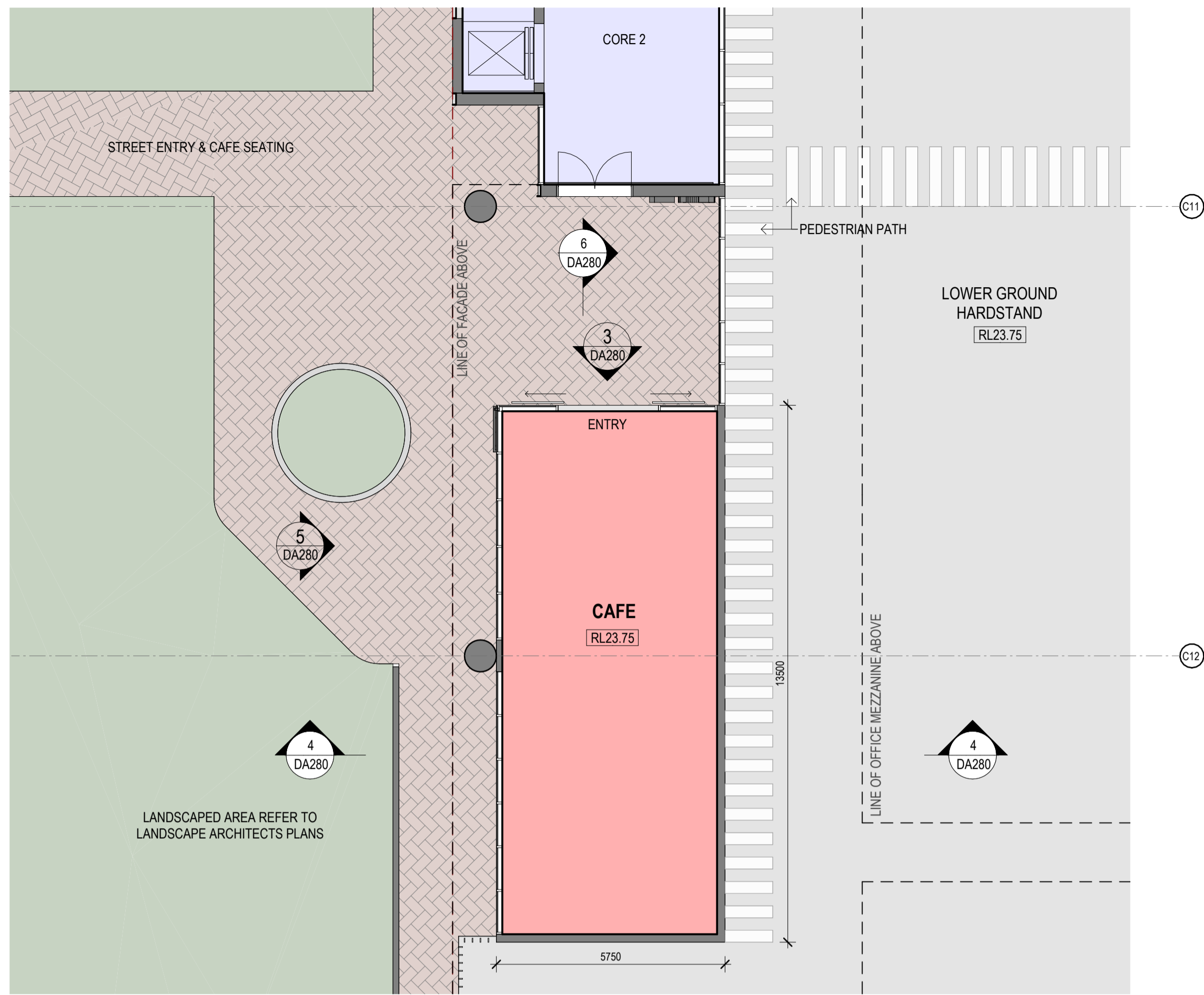
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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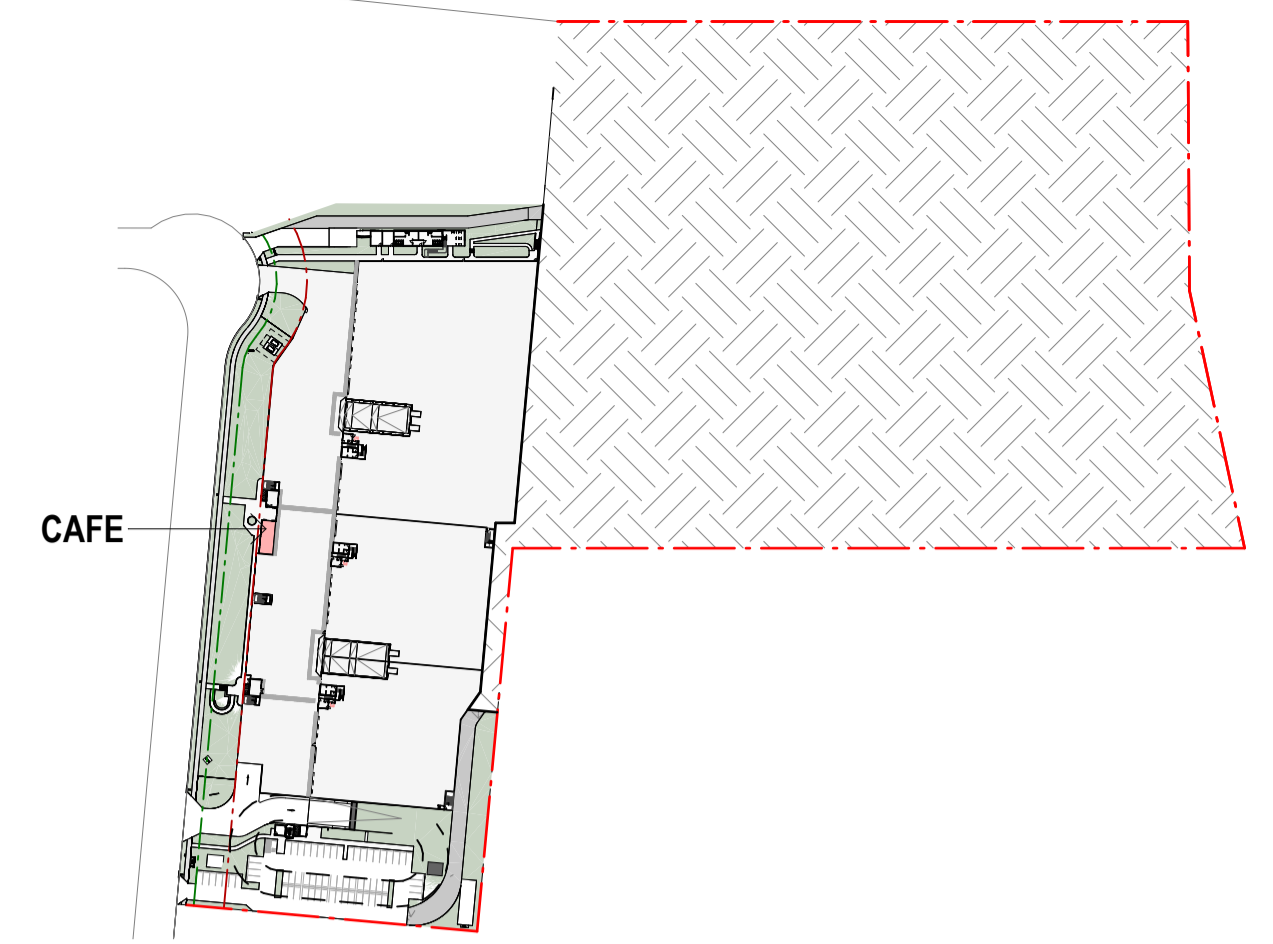
TITLE	END OF TRIP BRITTON ST		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA271
		REVISION	
		9	



1 CAFE PLAN 1:100

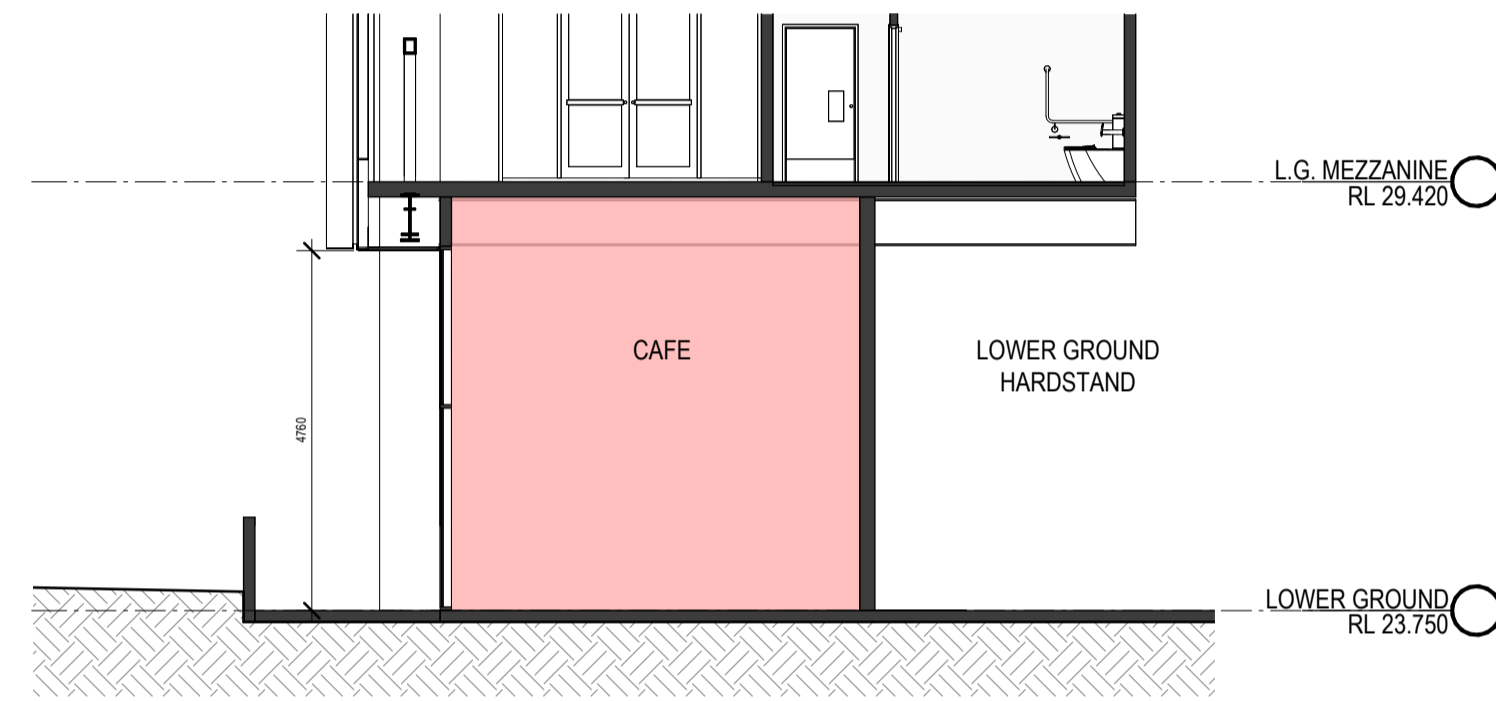


3 CAFE - ELEVATION 2 1:100

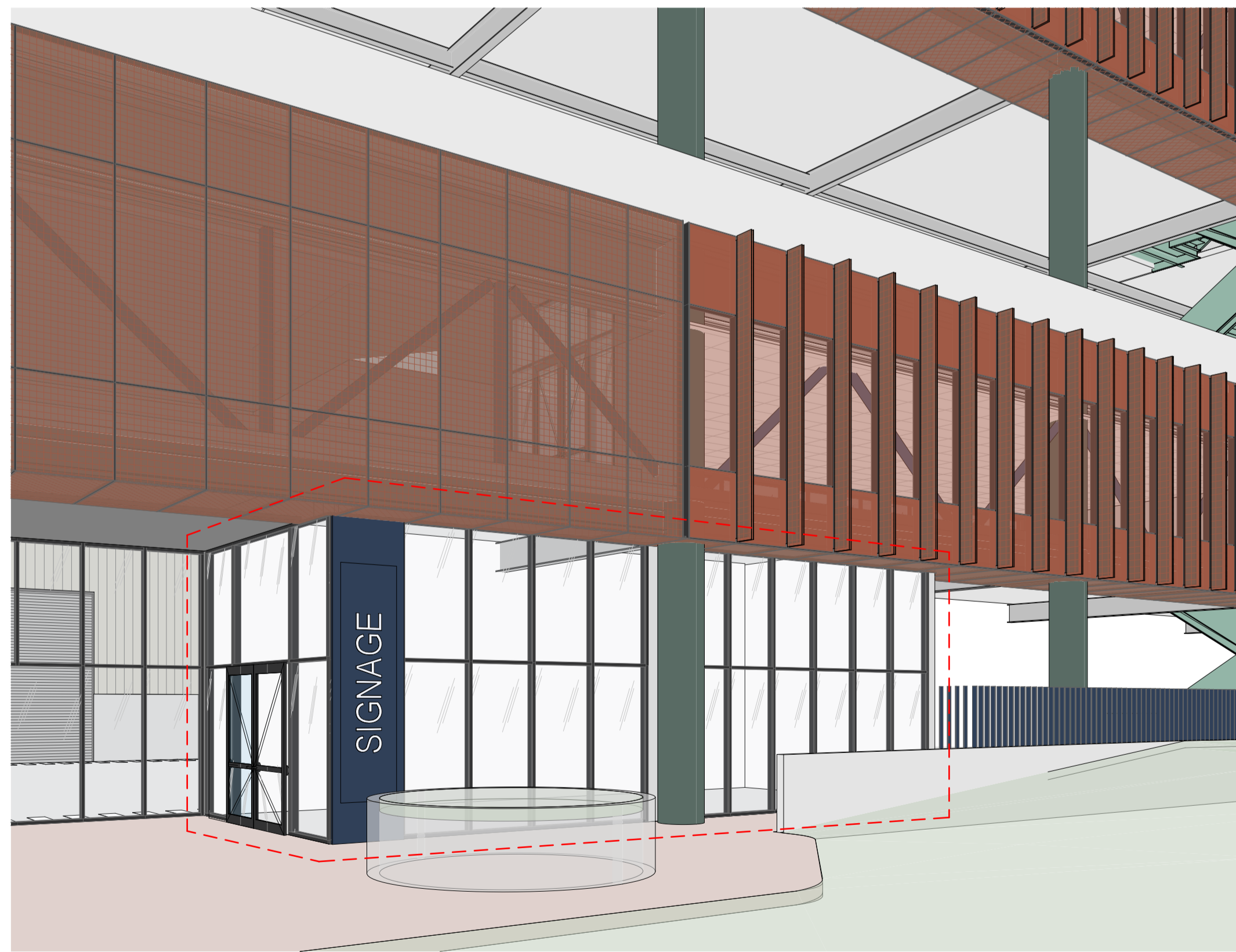


KEY PLAN - LOWER GROUND CAFE

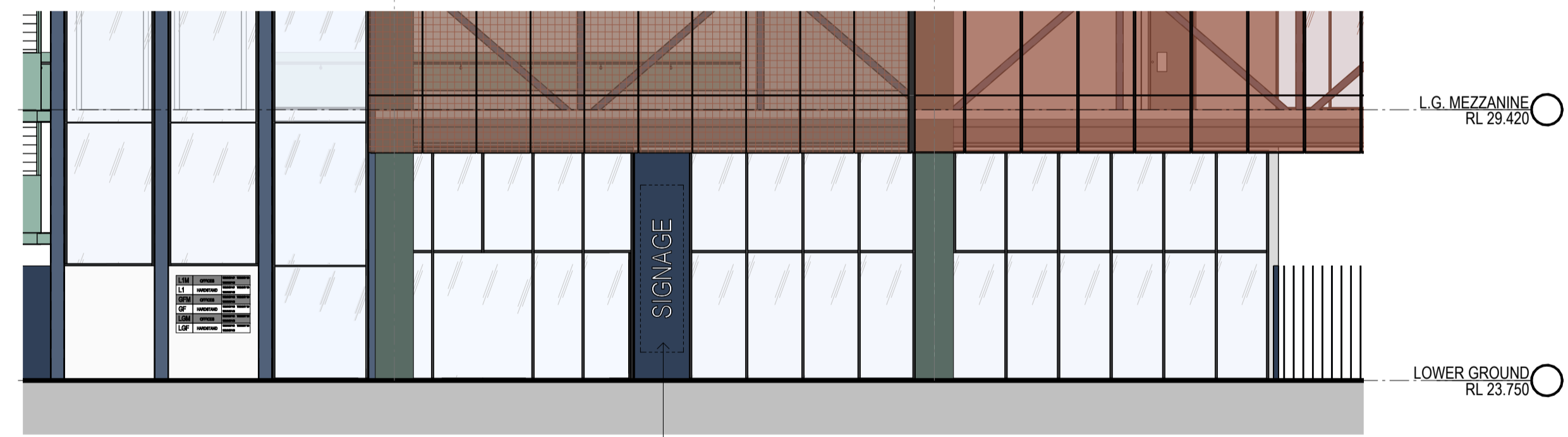
NOTE:
ALL LEVELS ARE SUBJECT TO A +/- 500mm VARIATION
UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



4 CAFE - SECTION 2 1:100

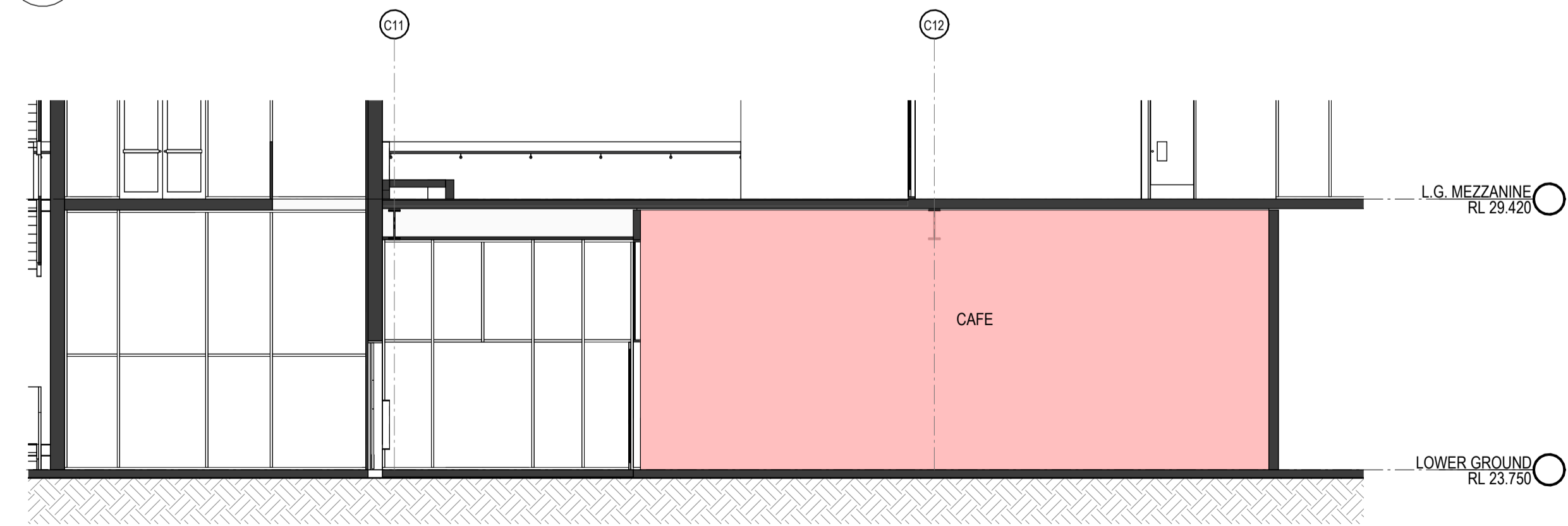


2 CAFE - 3D VIEW



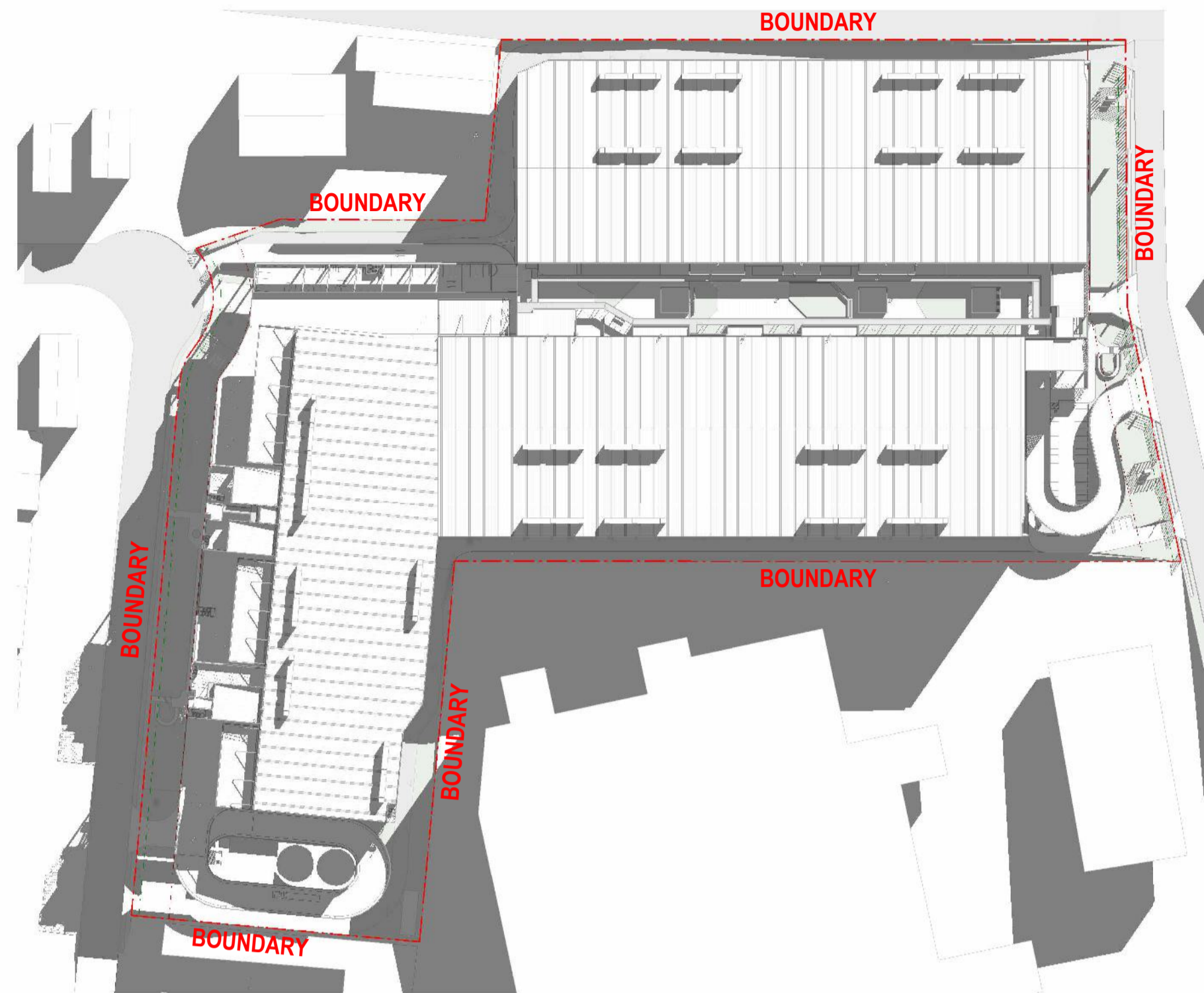
5 CAFE - ELEVATION 1 1:100

GRAPHIC ARTWORK SUBJECT TO FURTHER DETAIL

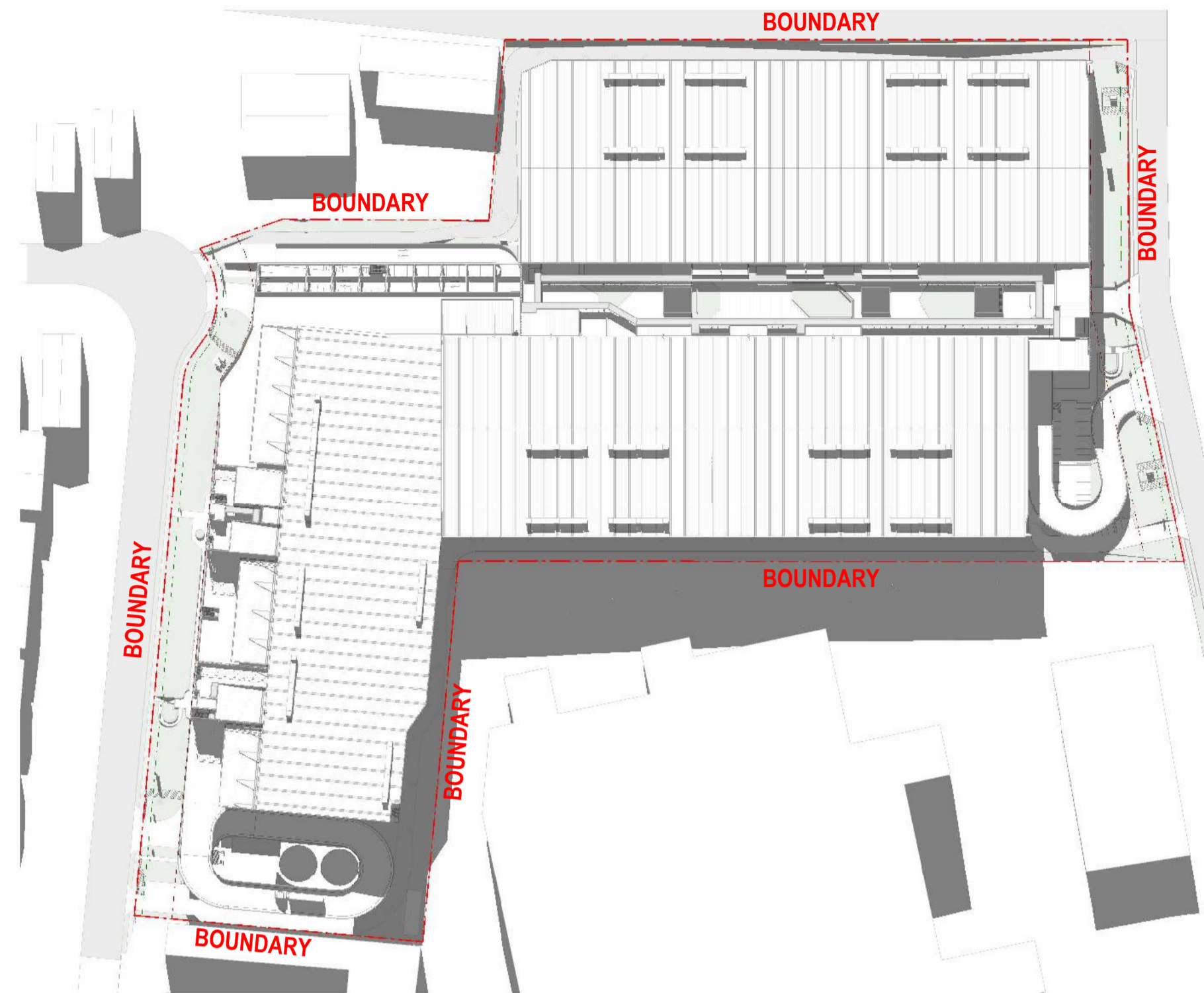


6 CAFE - SECTION 1 1:100

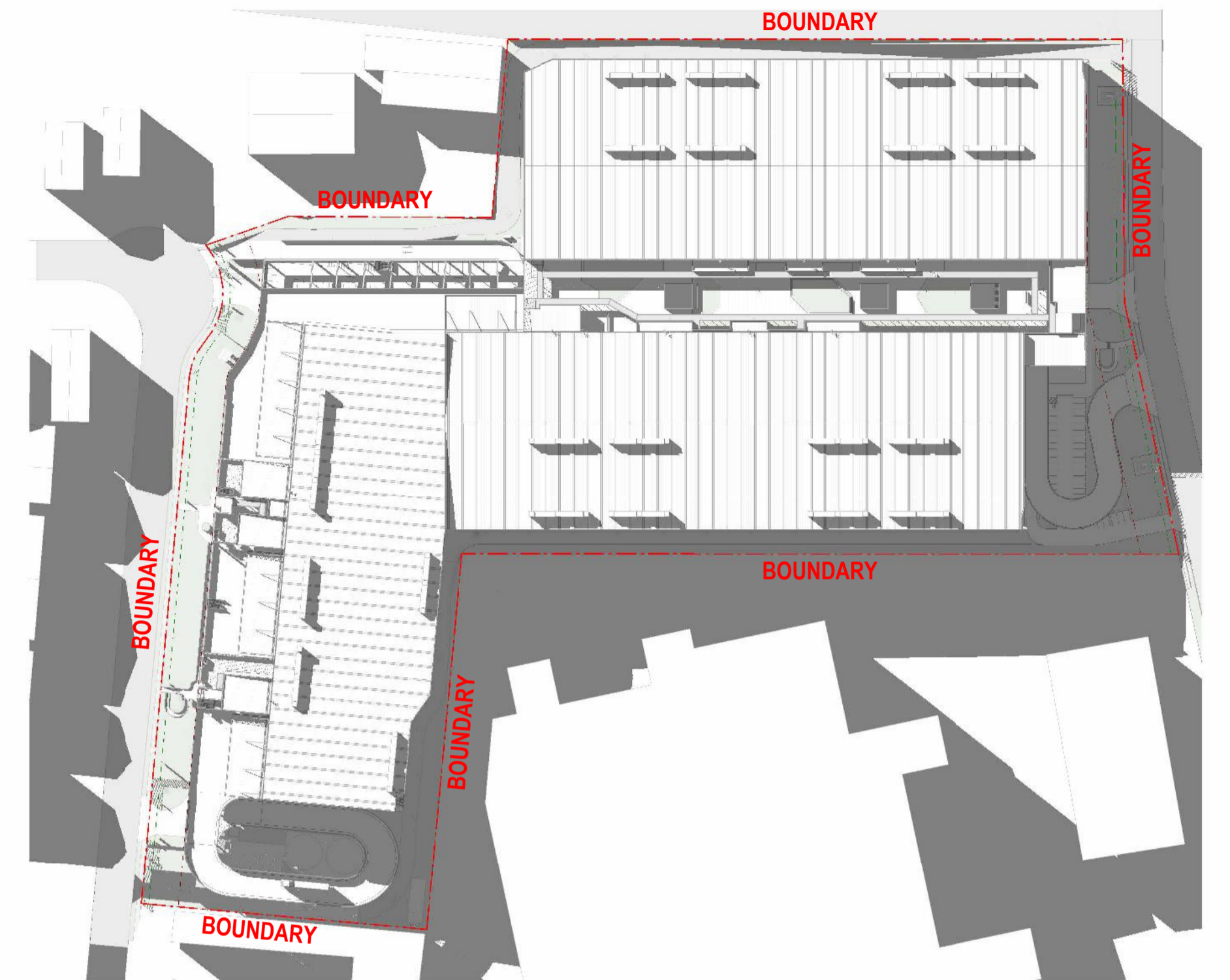
COORDINATION



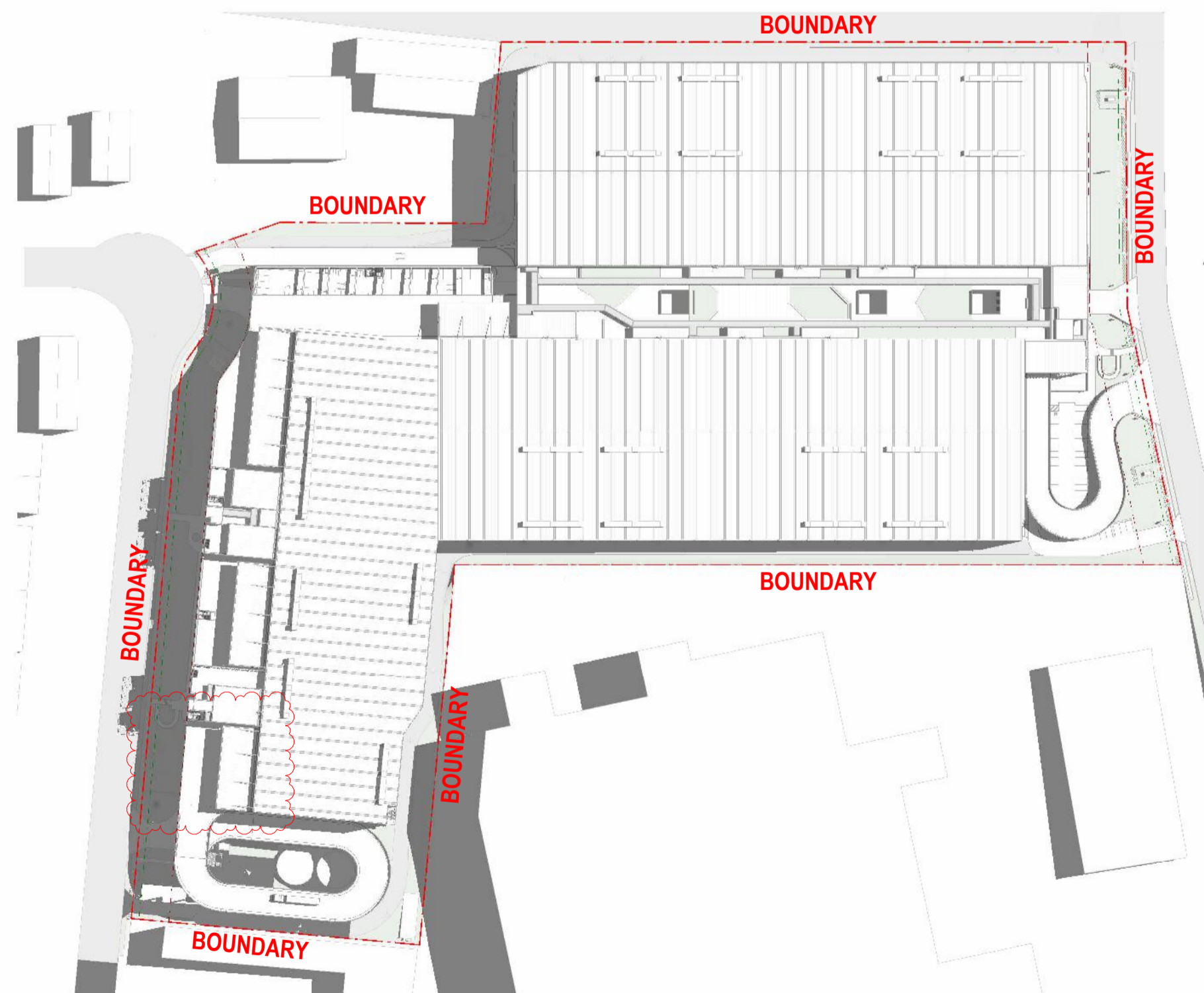
1 9AM WINTER SOLSTICE (21-06) SHADOWS 1 : 2000



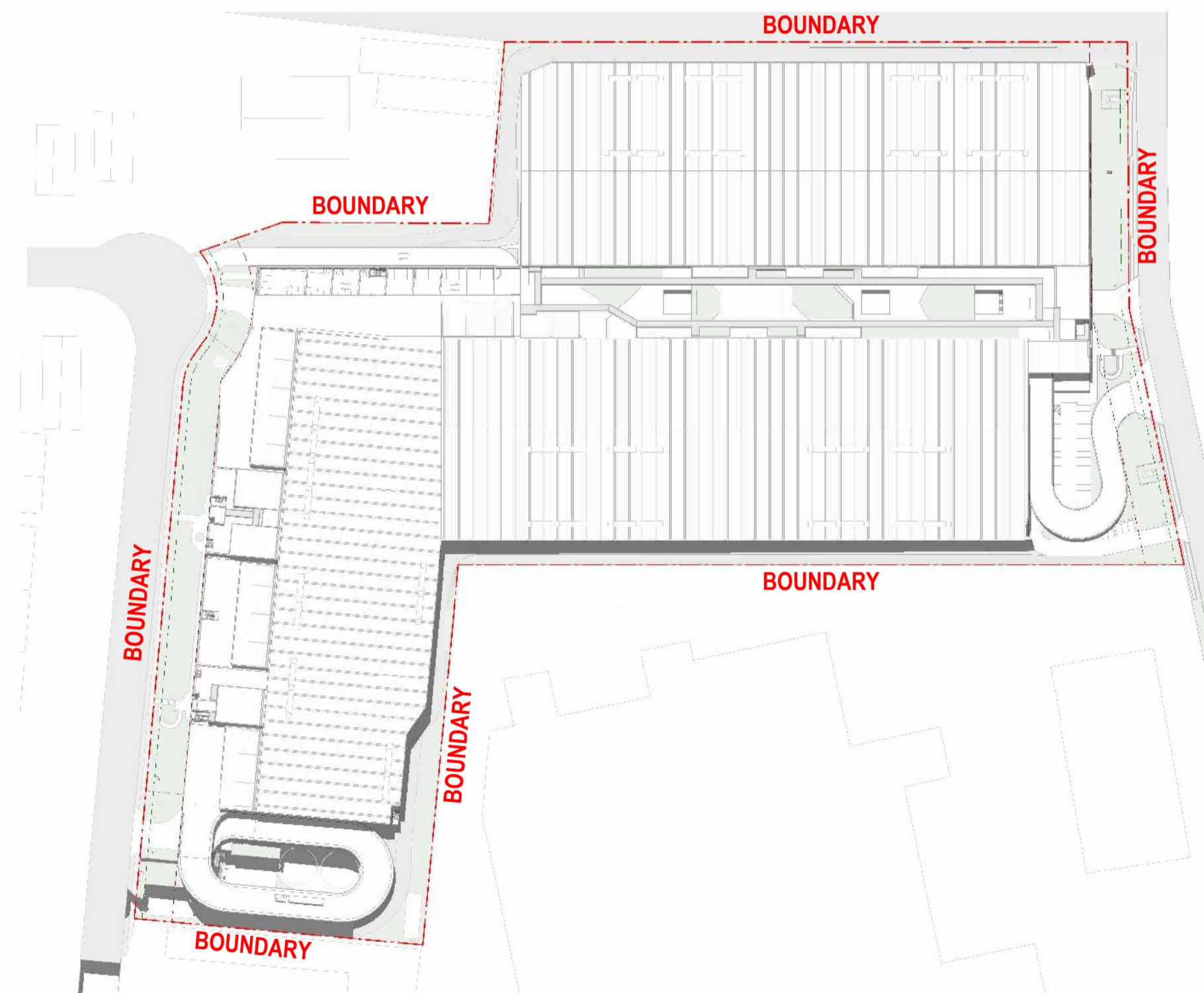
2 12PM WINTER SOLSTICE (21-06) SHADOWS 1 : 2000



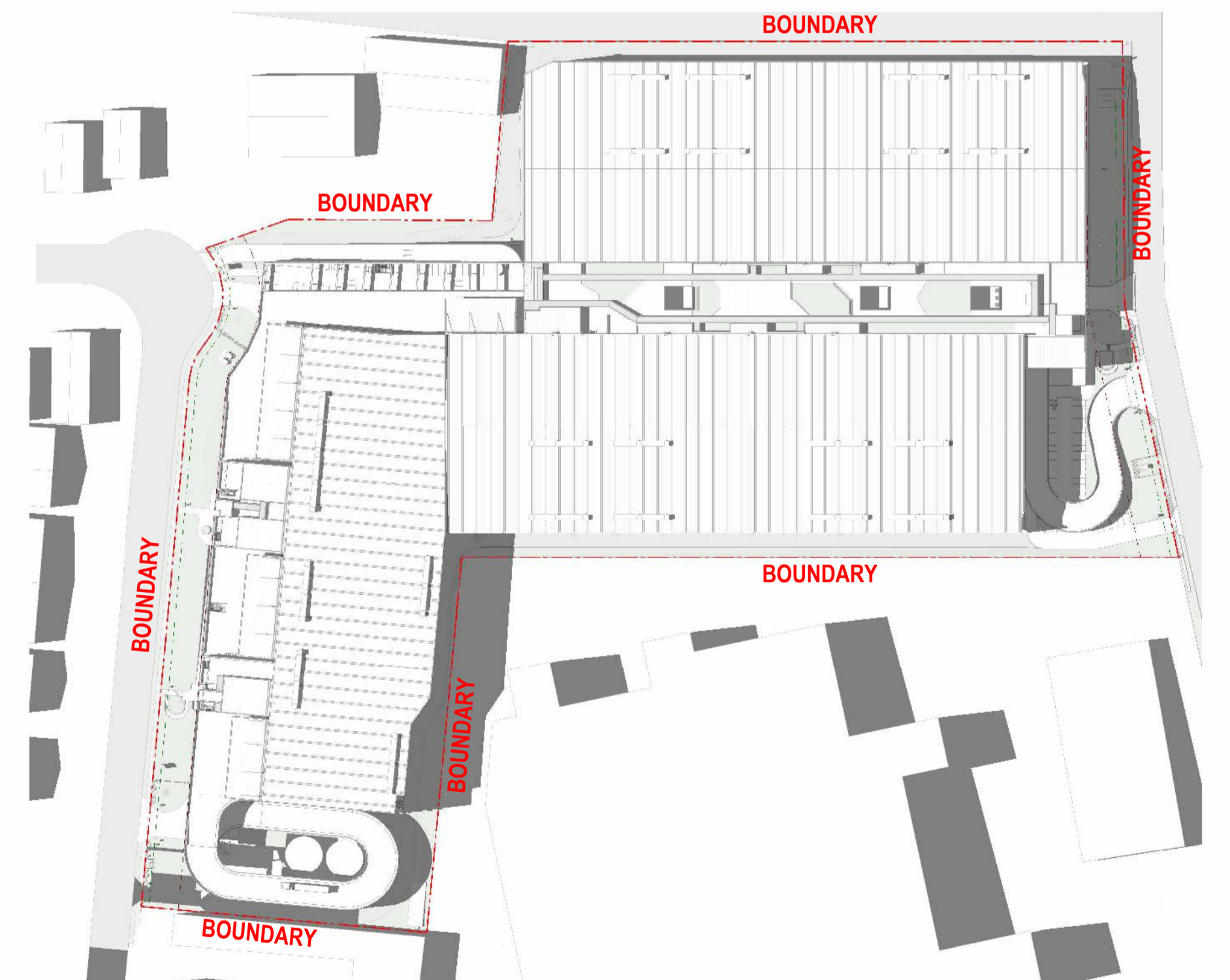
3 3PM WINTER SOLSTICE (21-06) SHADOWS 1 : 2000



4 9AM SUMMER SOLSTICE (21-12) SHADOWS 1 : 2000



5 12PM SUMMER SOLSTICE (21-12) SHADOWS 1 : 2000



6 3PM SUMMER SOLSTICE (21-12) SHADOWS 1 : 2000

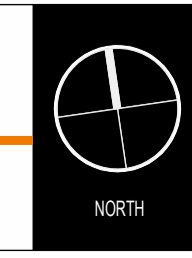
ISSUE FOR SSSA

	6	ISSUE FOR REVIEW	22.10.2024
	5	ISSUE FOR SSSA	08.07.2024
	4	ISSUE FOR COORDINATION	31.05.2024
	3	ISSUE FOR REVIEW	17.05.2024
	2	ISSUE FOR REVIEW	10.05.2024
	1	ISSUE FOR REVIEW	01.05.2024
#	DESCRIPTION	DATE	



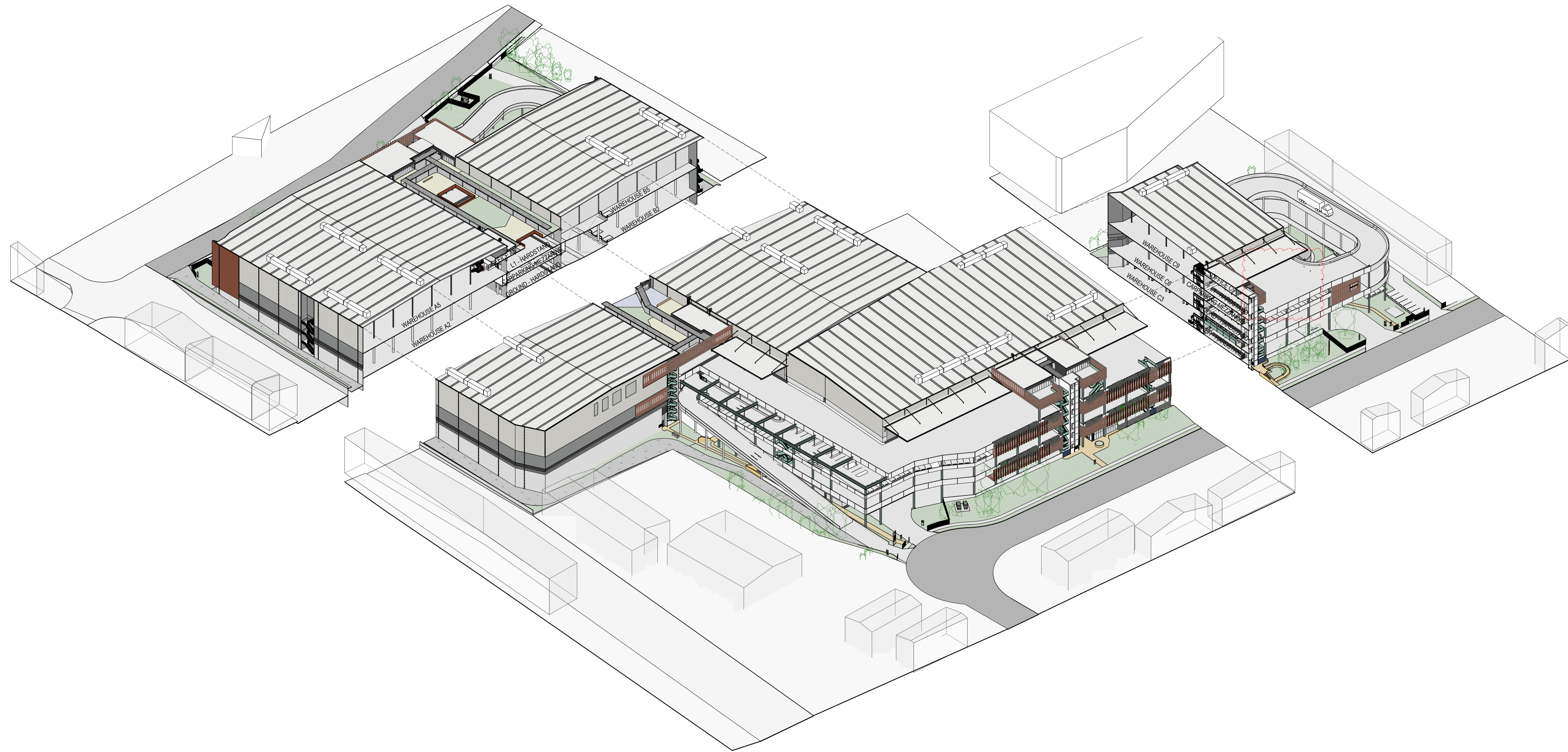
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



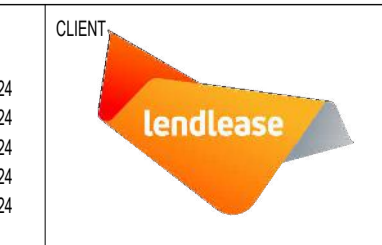
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TITLE	SHADOW DIAGRAMS		
DATE	22.10.2024	SCALE	1:2000 @ A1 1:4000 @ A3
PROJECT NO.	22144	DWG NO.	DA400
REVISION	6		



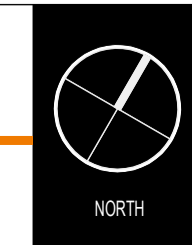
ISSUE FOR SSSA

#	DESCRIPTION	DATE
5	ISSUE FOR REVIEW	22.10.2024
4	ISSUE FOR REVIEW	15.10.2024
3	ISSUE FOR SSSA	08.07.2024
2	ISSUE FOR COORDINATION	31.05.2024
1	ISSUE FOR REVIEW	10.05.2024
#		



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

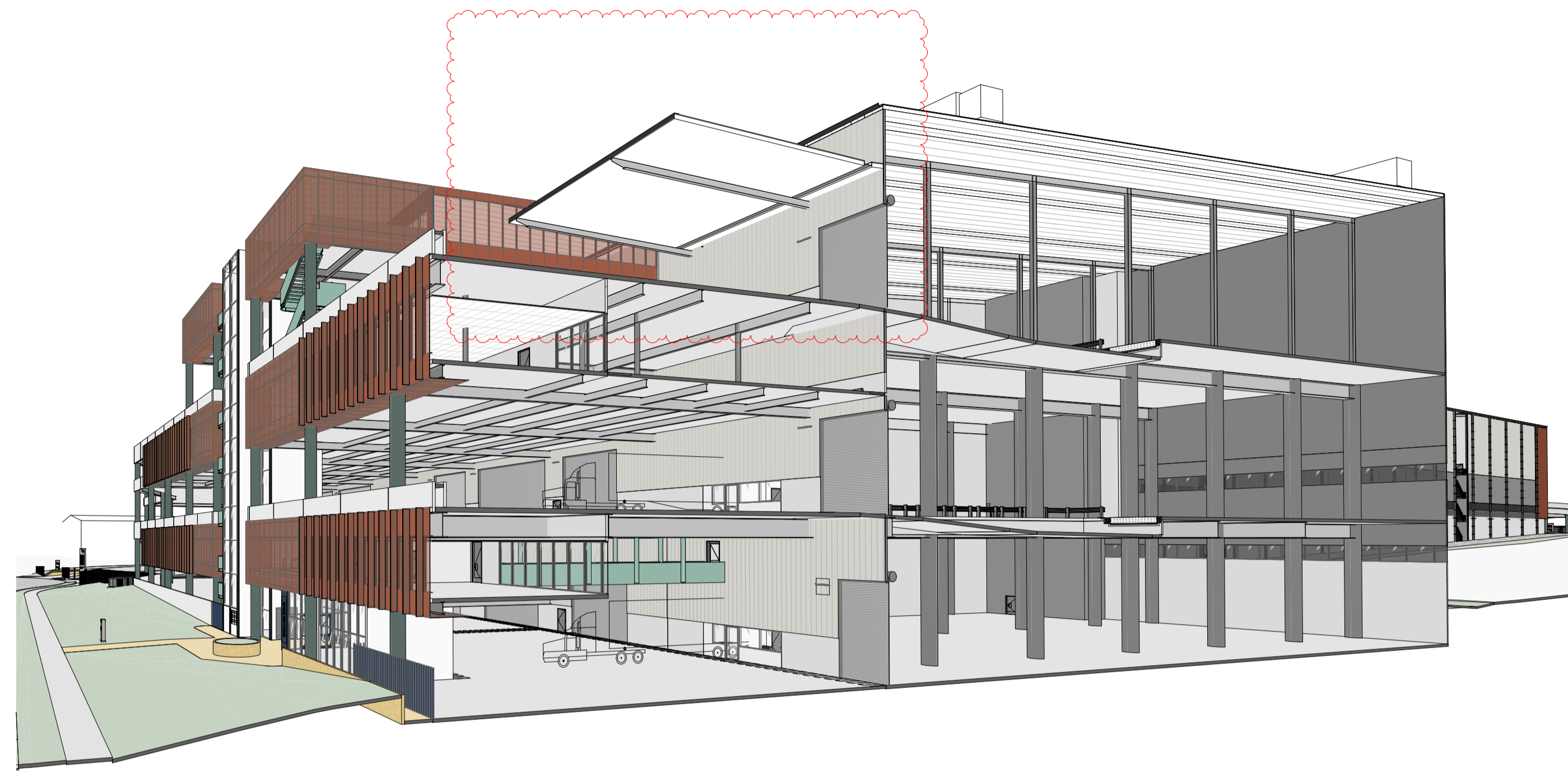


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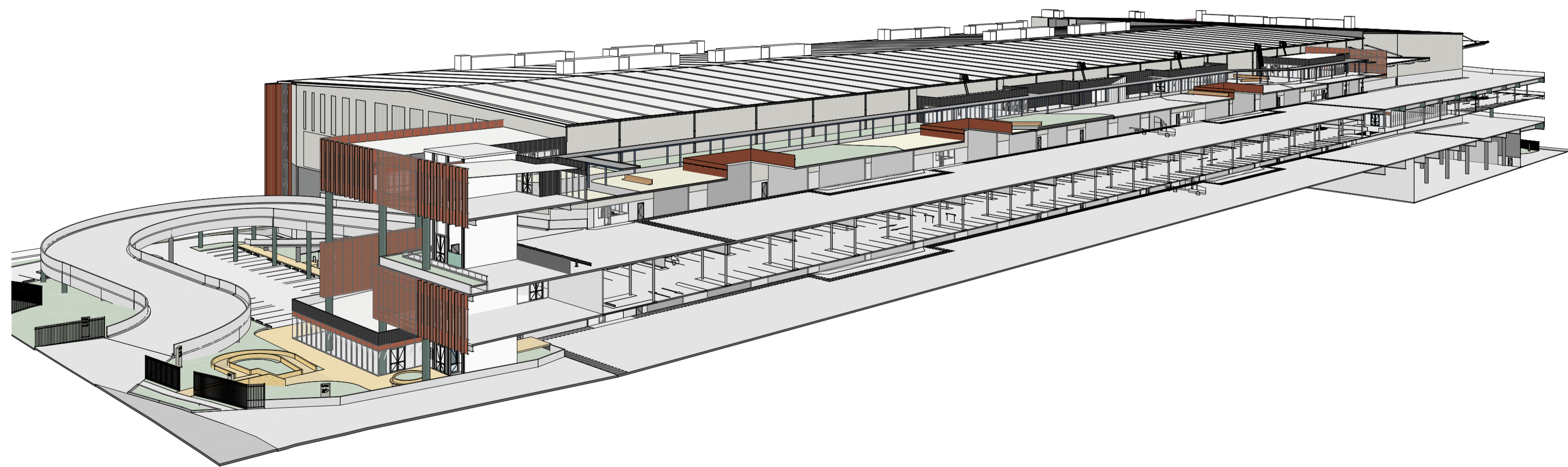
TITLE	SCALE	PROJECT NO.	DWG NO.	REVISION
3D SECTION		22144	DA410	5
DATE				
22.10.2024				



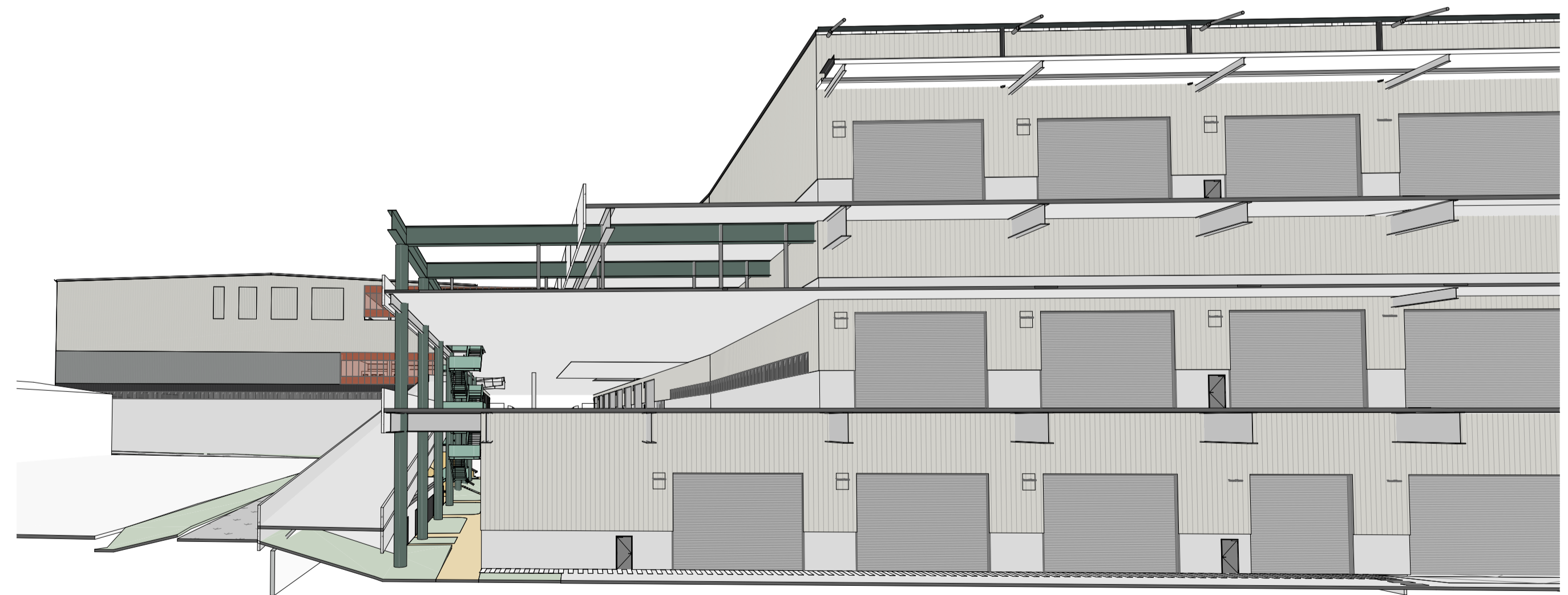
1 3D VIEW - SECTION 1



2 3D VIEW - SECTION 2



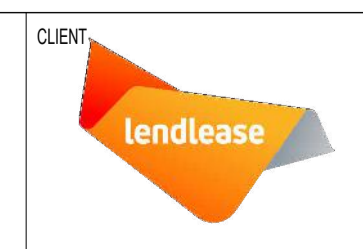
4 3D VIEW - SECTION 3



3 3D VIEW - SECTION 4

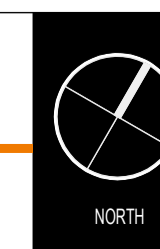
ISSUE FOR SSSA

7	ISSUE FOR REVIEW	22.10.2024
6	ISSUE FOR SSSA	06.07.2024
5	ISSUE FOR COORDINATION	31.05.2024
4	ISSUE FOR REVIEW	10.05.2024
3	ISSUE FOR REVIEW	01.05.2024
2	ISSUE FOR REVIEW	22.04.2024
1	ISSUE FOR REVIEW	08.04.2024
#	DESCRIPTION	DATE



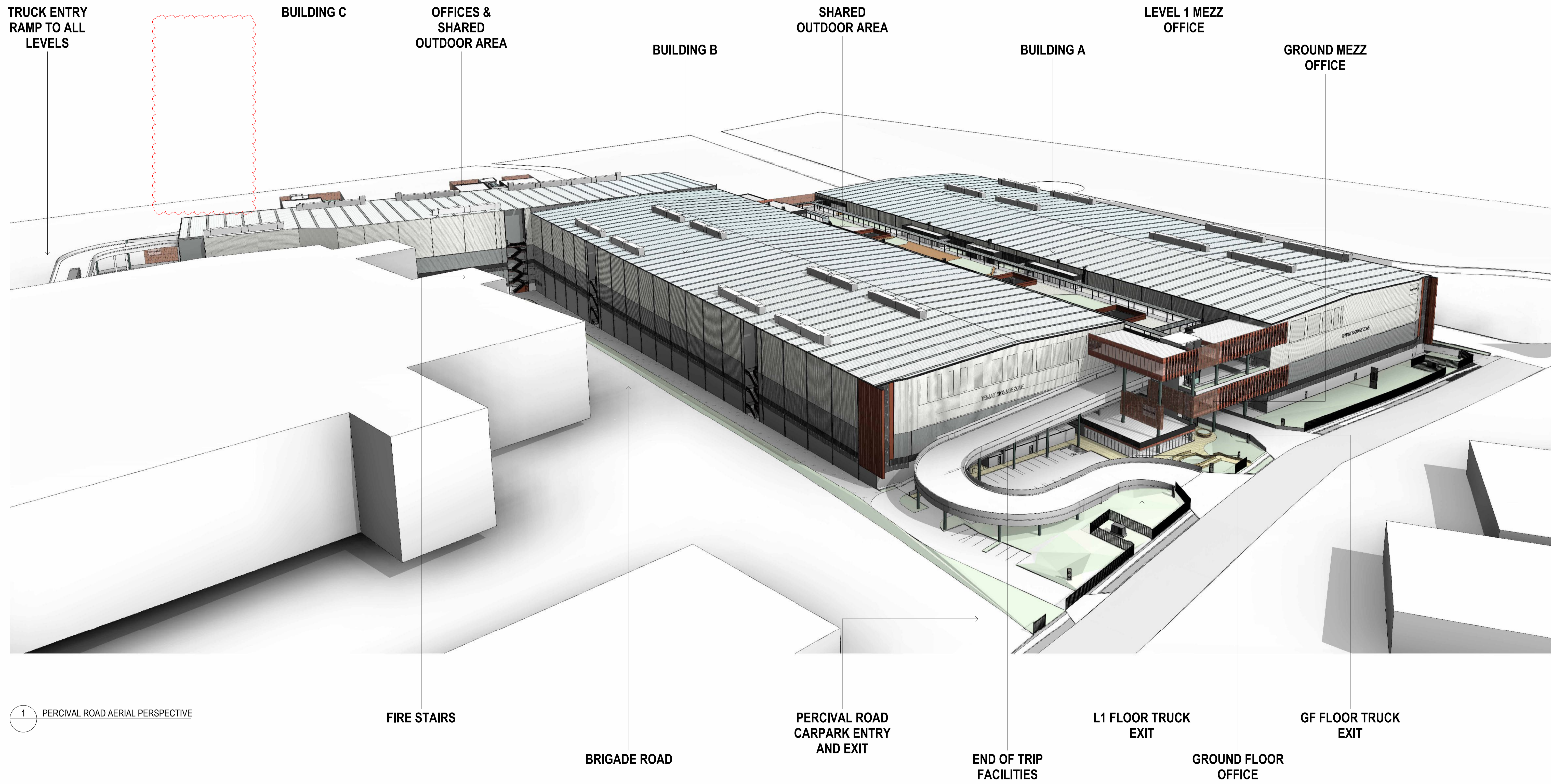
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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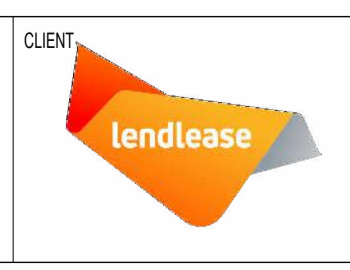
TITLE	3D VIEW PERSPECTIVES - SECTION		
DATE	SCALE	PROJECT NO.	DWG NO. REVISION
22.10.2024		22144	DA411 7



1 PERCIVAL ROAD AERIAL PERSPECTIVE

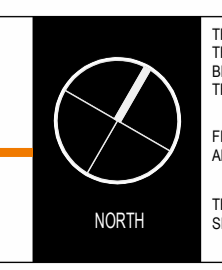
ISSUE FOR SSSA

15	ISSUE FOR REVIEW	22.10.2024
14	ISSUE FOR REVIEW	15.10.2024
13	IE updates	09.09.2024
12	ISSUE FOR SSSA	08.07.2024
11	ISSUE FOR COORDINATION	17.06.2024
10	ISSUE FOR COORDINATION	31.05.2024
9	ISSUE FOR REVIEW	10.05.2024
8	DESCRIPTION	DATE



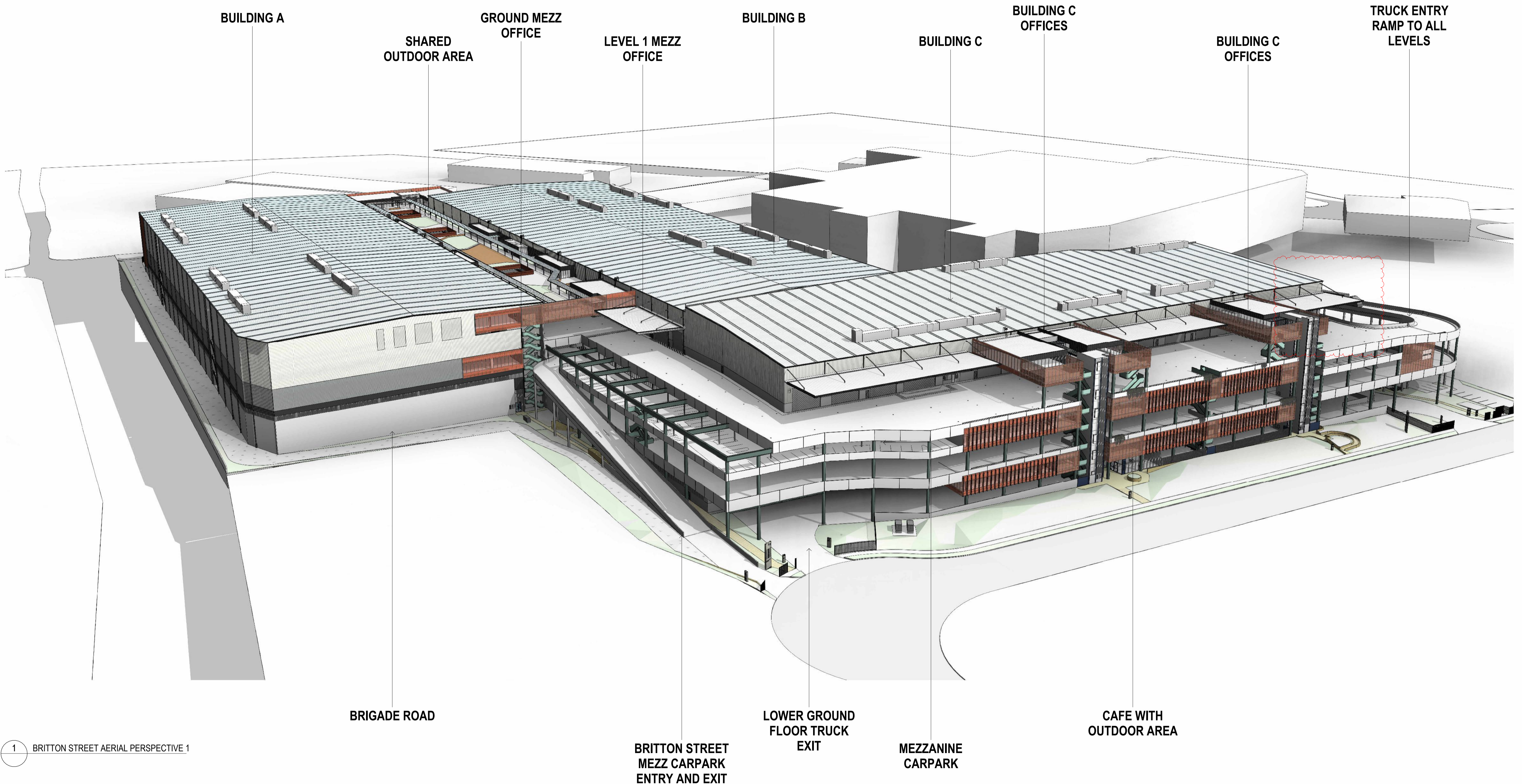
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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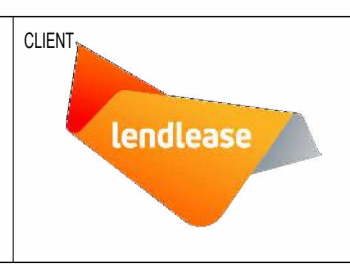
TITLE	3D PERSPECTIVES 1		
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024		22144	DA450
		REVISION	15



1 BRITTON STREET AERIAL PERSPECTIVE 1

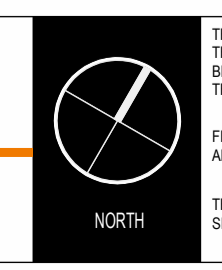
ISSUE FOR SSSA

14	ISSUE FOR REVIEW	22.10.2024
13	VE 10/09/2024	06.09.2024
12	ISSUE FOR SSSA	08.07.2024
11	ISSUE FOR COORDINATION	17.06.2024
10	ISSUE FOR COORDINATION	31.05.2024
9	ISSUE FOR REVIEW	10.05.2024
8	ISSUE FOR REVIEW	22.04.2024
#	DESCRIPTION	DATE



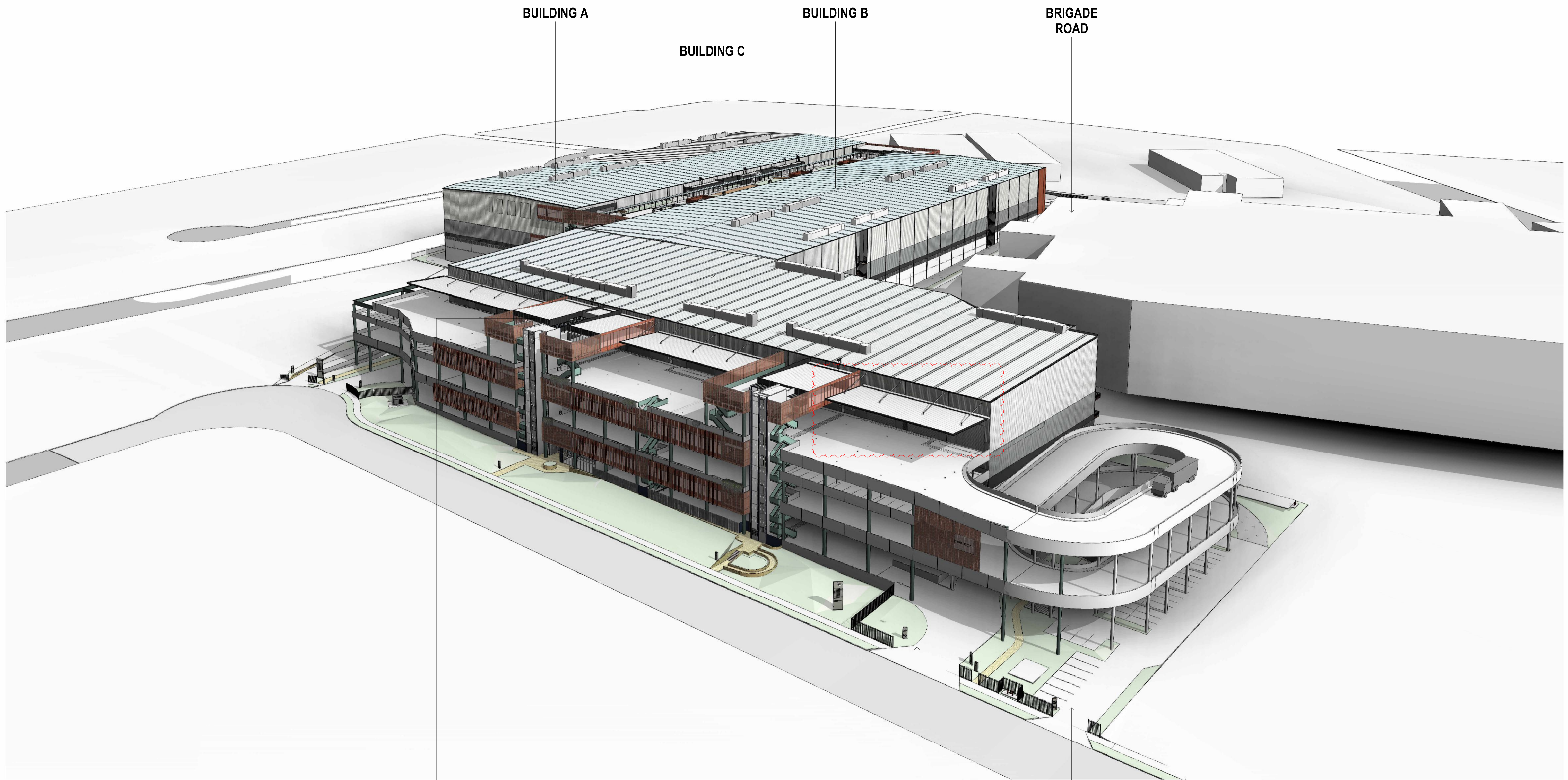
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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TITLE	3D PERSPECTIVES 2		
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024		22144	DA451
		REVISION	14



BUILDING A

BUILDING B

BRIGADE ROAD

BUILDING C

BUILDING C OFFICES

CAFE AND OUTDOOR AREA

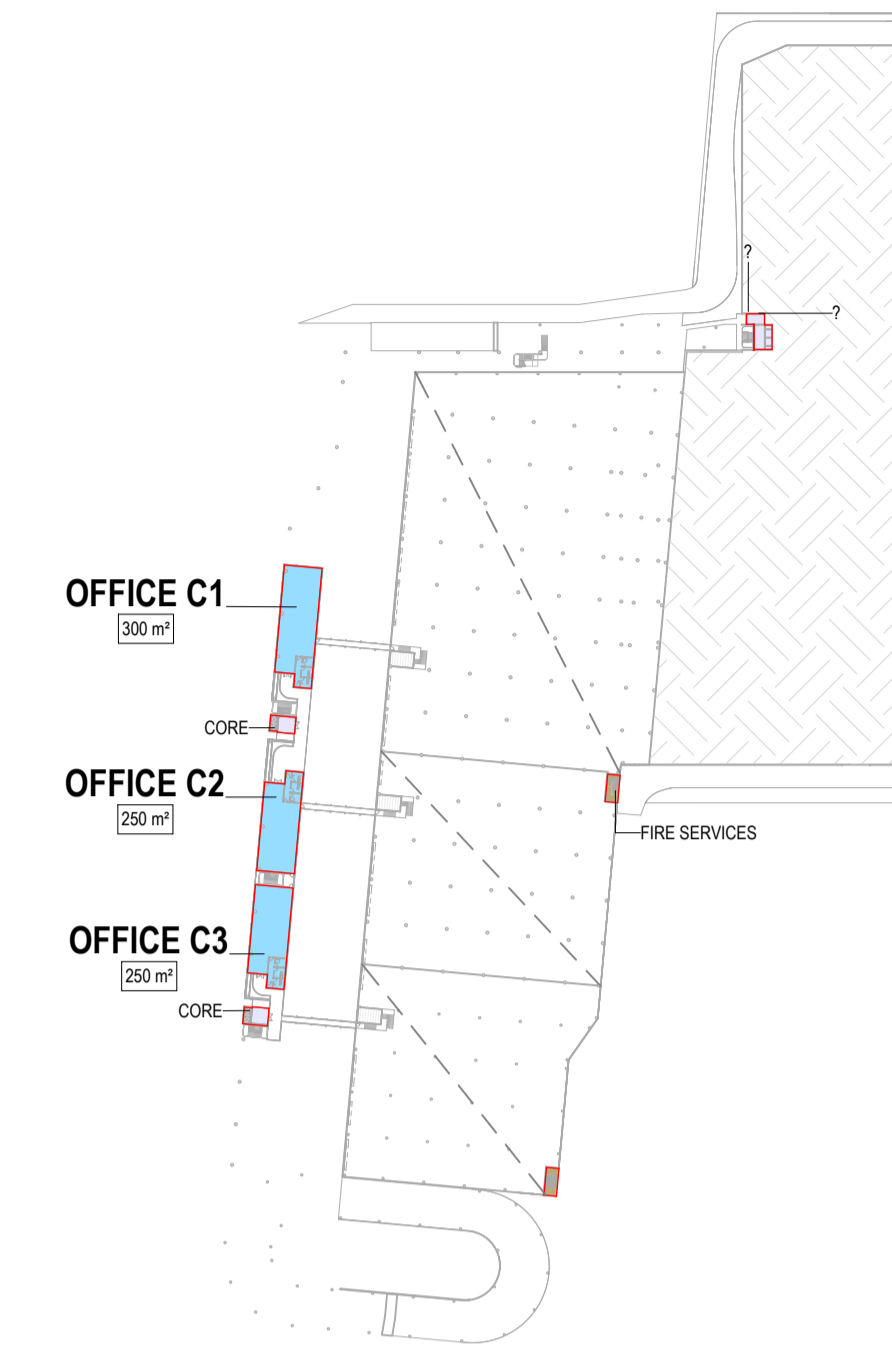
BUILDING C OFFICES

TRUCK ENTRY RAMP TO ALL LEVELS

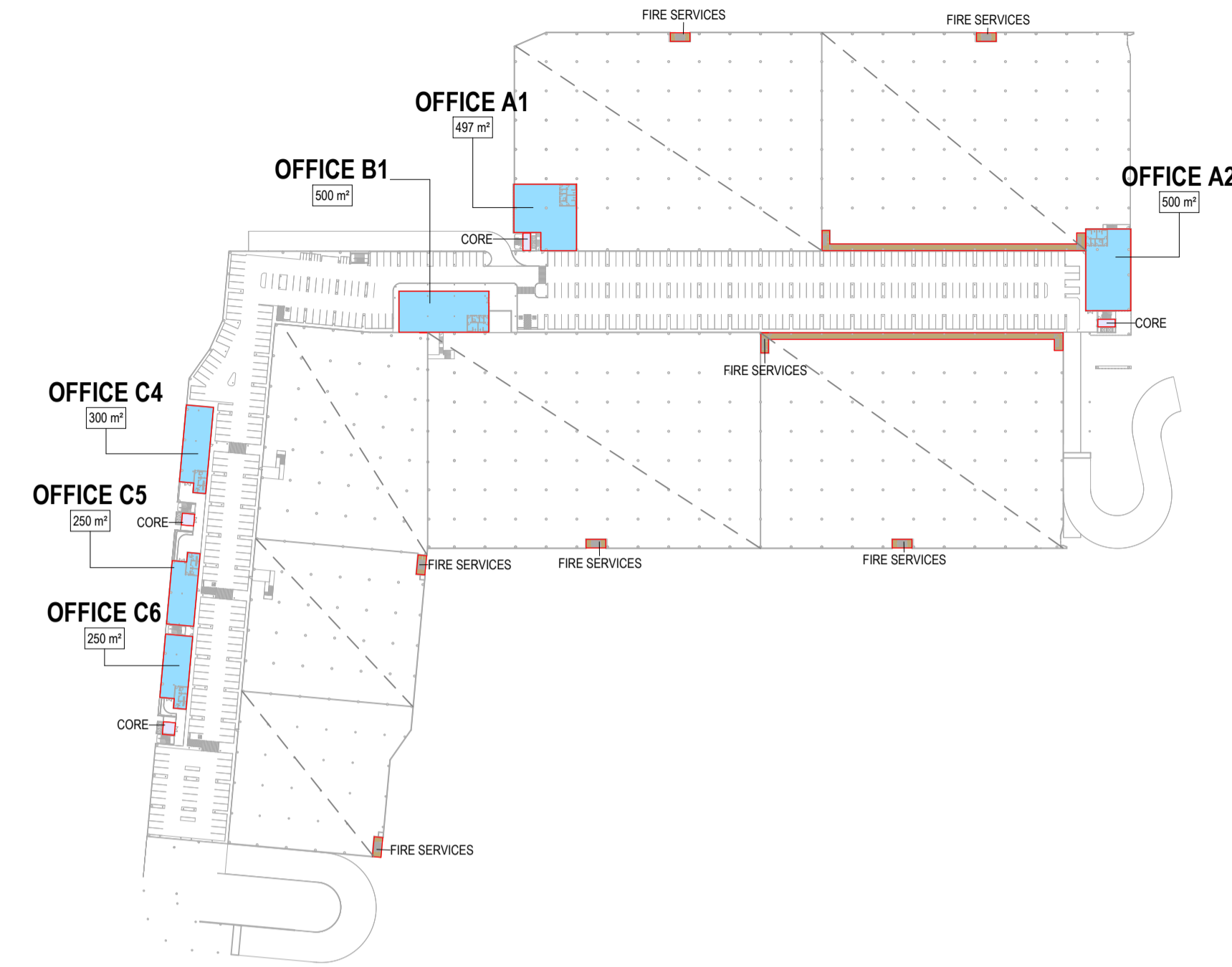
BRITTON STREET CARPARK ENTRY AND EXIT

1 BRITTON STREET AERIAL PERSPECTIVE 2

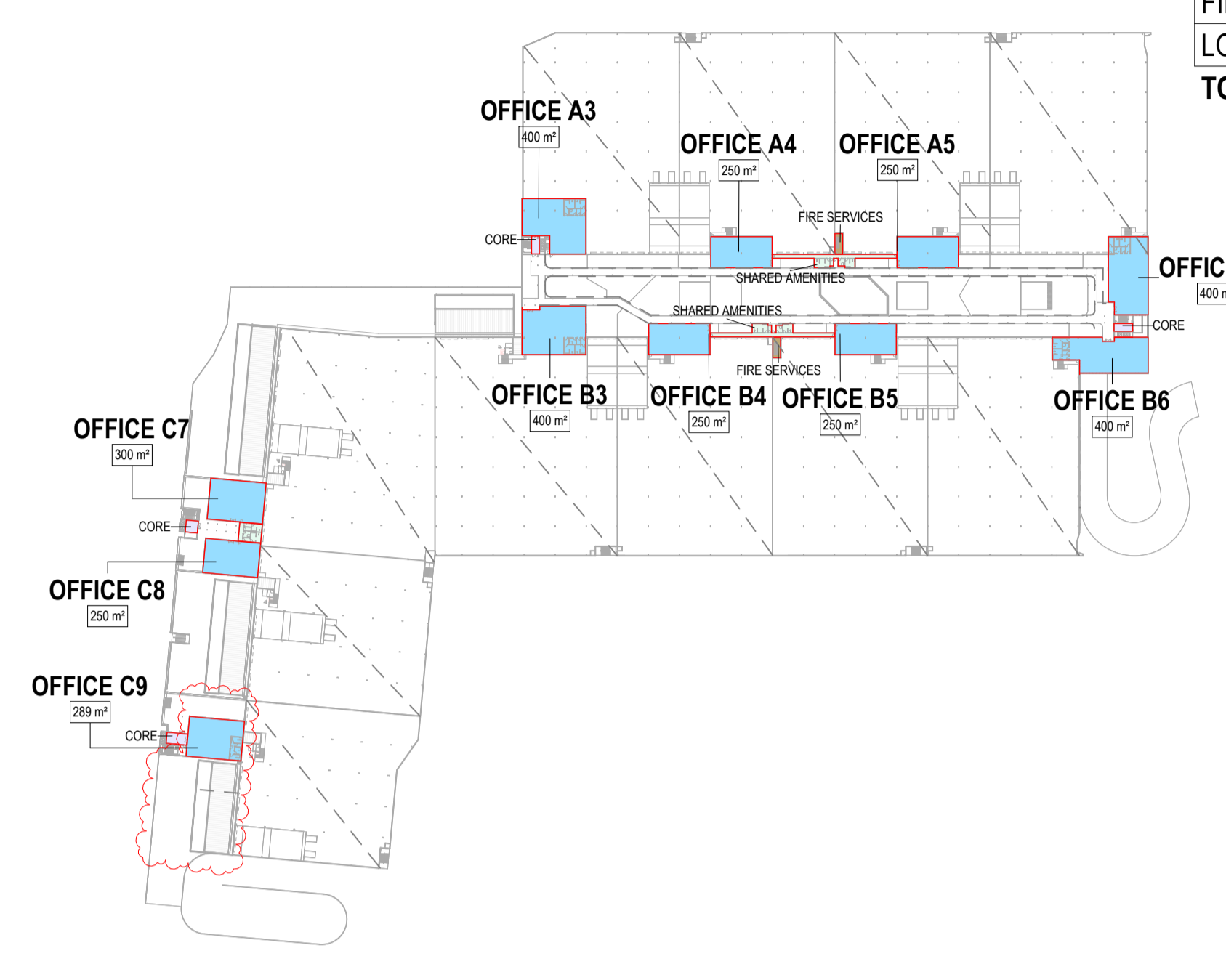
ISSUE FOR SSDA



2. GFA L.G. MEZZANINE 1 : 2000



4. GFA GF MEZZ 1 : 2000



6. GFA L1 MEZZ 1 : 2000

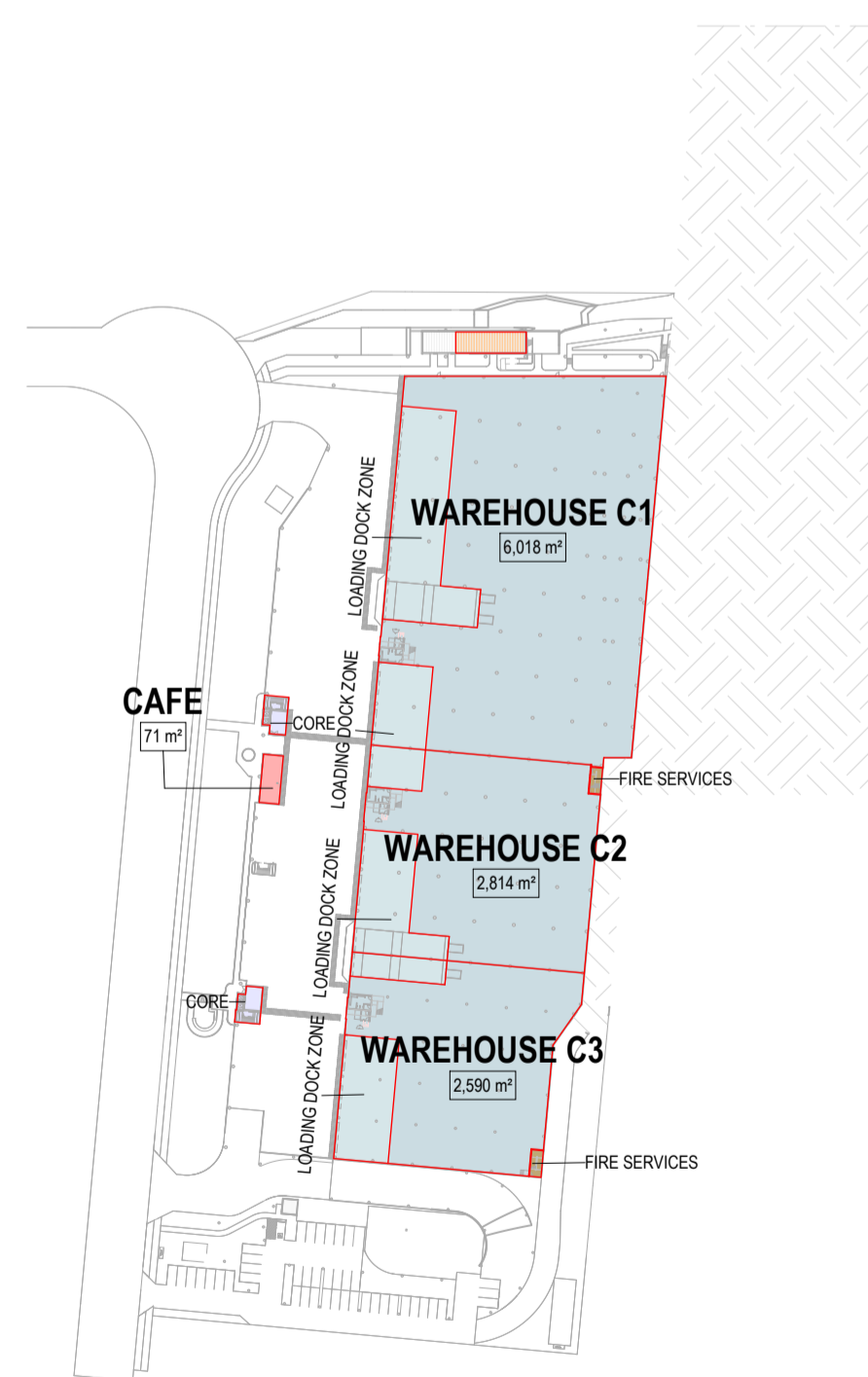
EXCLUDED GROSS FLOOR AREA	
Name	Total Area
CORE	50 m²
FIRE SERVICES	1,309 m²
LOADING DOCK ZONE	21,494 m²
TOTALS:	22,853 m²

GROSS FLOOR AREA			
Tenancy Number	Warehouse Area	Office Area	Total Area
A			
A1	7,287 m²	497 m²	7,784 m²
A2	7,361 m²	500 m²	7,861 m²
A3	3,719 m²	400 m²	4,119 m²
A4	3,729 m²	250 m²	3,979 m²
A5	3,758 m²	250 m²	4,008 m²
A6	3,776 m²	400 m²	4,176 m²
A	29,630 m²	2,297 m²	31,927 m²

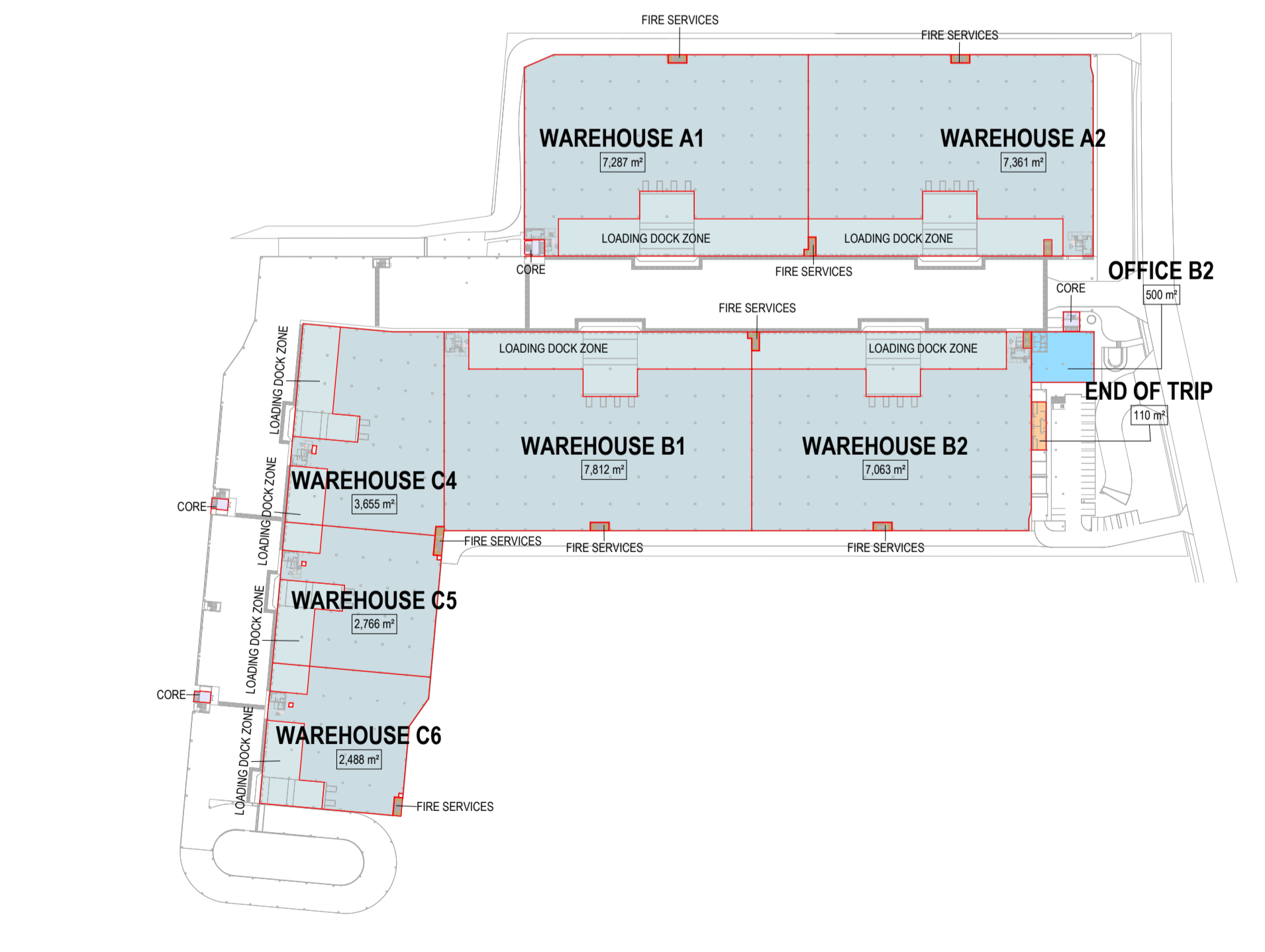
B			
B1	7,812 m²	500 m²	8,312 m²
B2	7,063 m²	500 m²	7,563 m²
B3	4,302 m²	400 m²	4,702 m²
B4	3,699 m²	250 m²	3,949 m²
B5	3,672 m²	250 m²	3,922 m²
B6	3,574 m²	400 m²	3,974 m²
B	30,122 m²	2,300 m²	32,422 m²

C			
C1	6,018 m²	300 m²	6,318 m²
C2	2,814 m²	250 m²	3,064 m²
C3	2,590 m²	250 m²	2,840 m²
C4	3,655 m²	300 m²	3,955 m²
C5	2,766 m²	250 m²	3,016 m²
C6	2,488 m²	250 m²	2,738 m²
C7	3,654 m²	300 m²	3,954 m²
C8	2,767 m²	250 m²	3,017 m²
C9	2,472 m²	289 m²	2,761 m²
C	29,224 m²	2,439 m²	31,663 m²

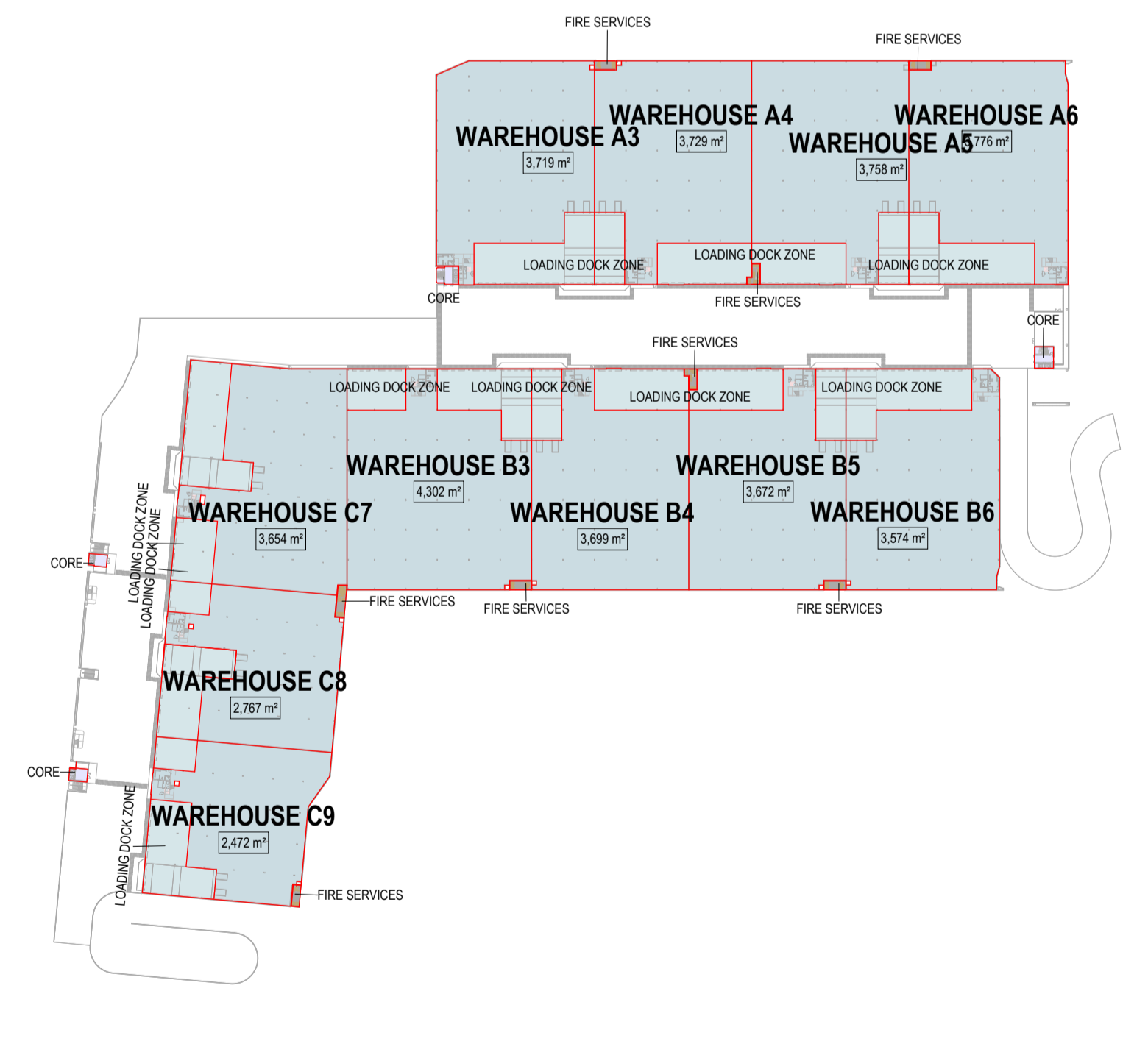
FACILITIES			
CAFE BRITTON ST	0 m²	0 m²	71 m²
EOT BRITTON ST	0 m²	0 m²	110 m²
EOT PERCIVAL ST	0 m²	0 m²	110 m²
SHARED AMENITIES	0 m²	0 m²	265 m²
FACILITIES	0 m²	0 m²	556 m²
TOTALS:	88,976 m²	7,036 m²	96,568 m²



1. GFA LOWER GROUND 1 : 2000



5. GFA GROUND 1 : 2000



3. GFA LEVEL 1 1 : 2000

GFA METHOD OF MEASUREMENT IS BASED ON CUMBERLAND COUNCIL PARAMETERS:

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—**

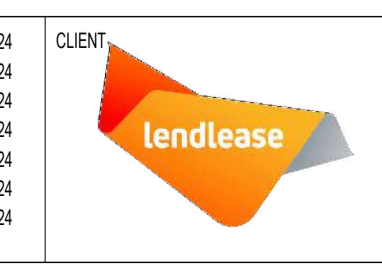
- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- any area for common vertical circulation, such as lifts and stairs, and
- any basement—
 - storage, and
 - vehicular access, loading areas, garbage and services, and
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- car parking to meet any requirements of the consent authority (including access to that car parking), and
- any space used for the loading or unloading of goods (including access to it), and
- terraces and balconies with outer walls less than 1.4 metres high, and
- voids above a floor at the level of a storey or storey above.

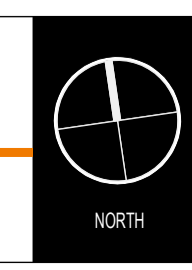
ISSUE FOR SSSA

#	DESCRIPTION	DATE
9	ISSUE FOR REVIEW	22.10.2024
8	ISSUE FOR SSSA	06.07.2024
7	ISSUE FOR COORDINATION	31.05.2024
6	ISSUE FOR REVIEW	17.05.2024
5	ISSUE FOR REVIEW	10.05.2024
4	ISSUE FOR REVIEW	15.04.2024
3	ISSUE FOR REVIEW	08.04.2024
#	DESCRIPTION	DATE



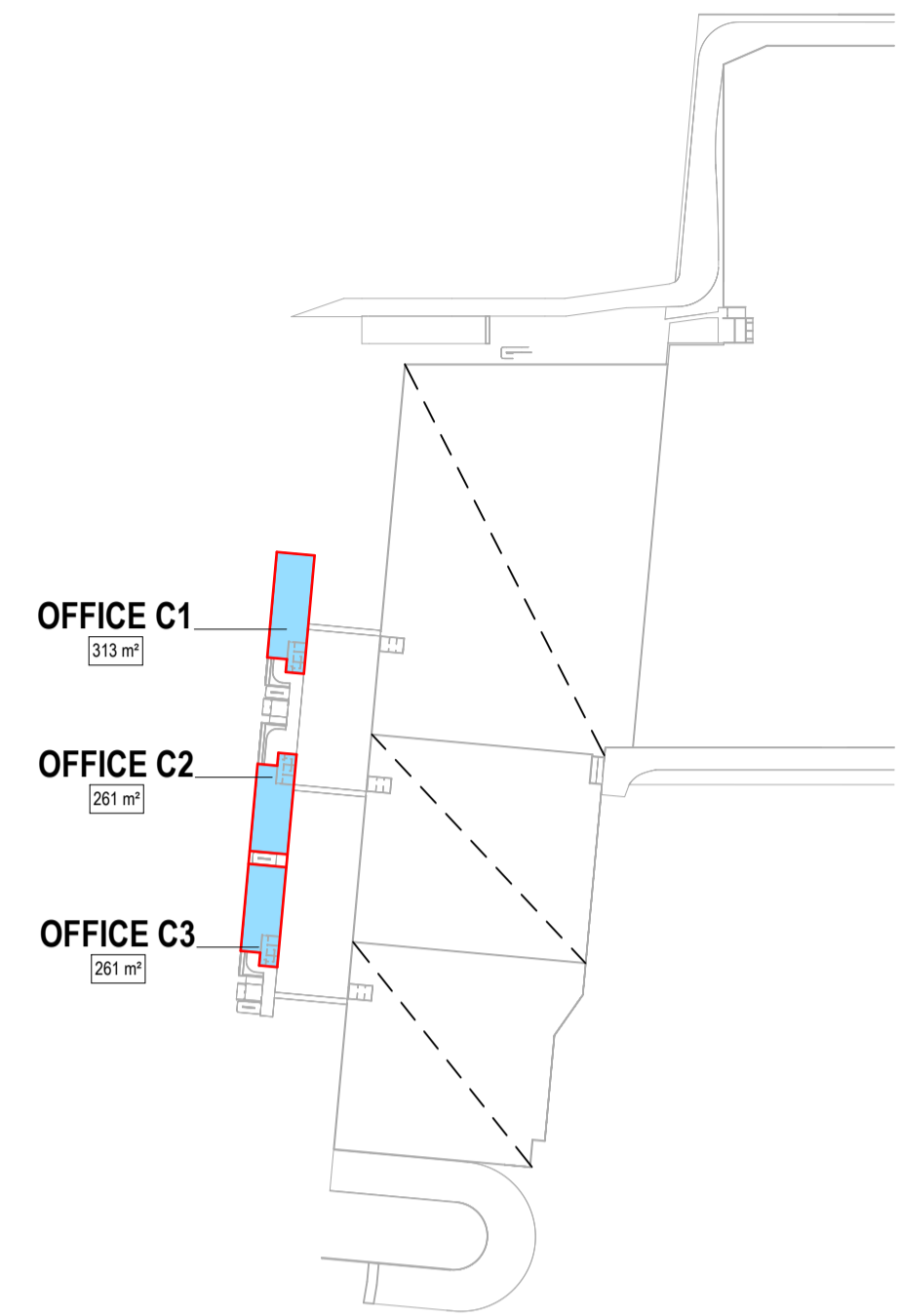
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

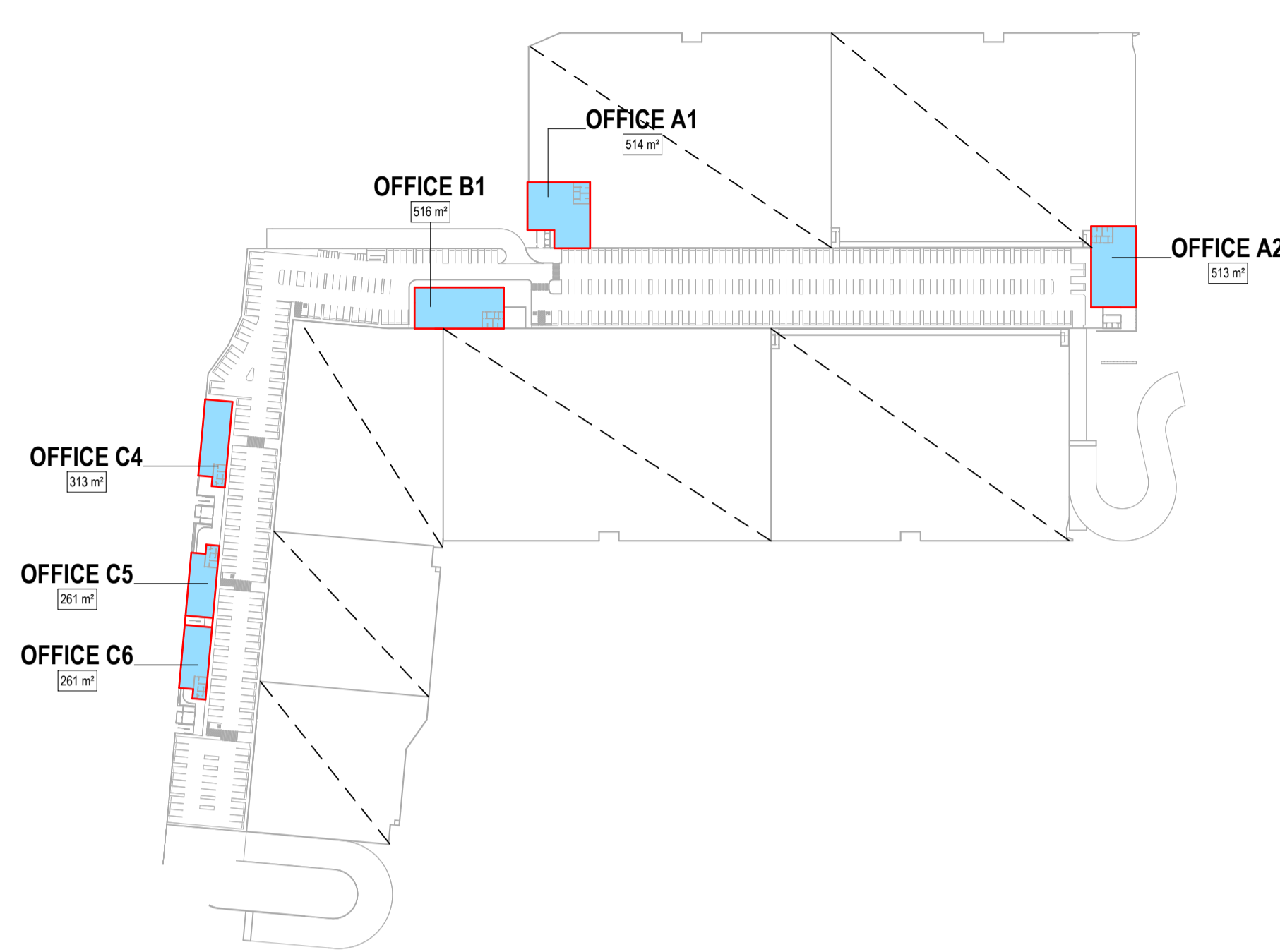


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GFA CALCULATIONS			
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024	1:1500 @ A1 1:3000 @ A3	22144	DA500
			REVISION
			9



1 L.G. MEZZANINE 1 : 2000



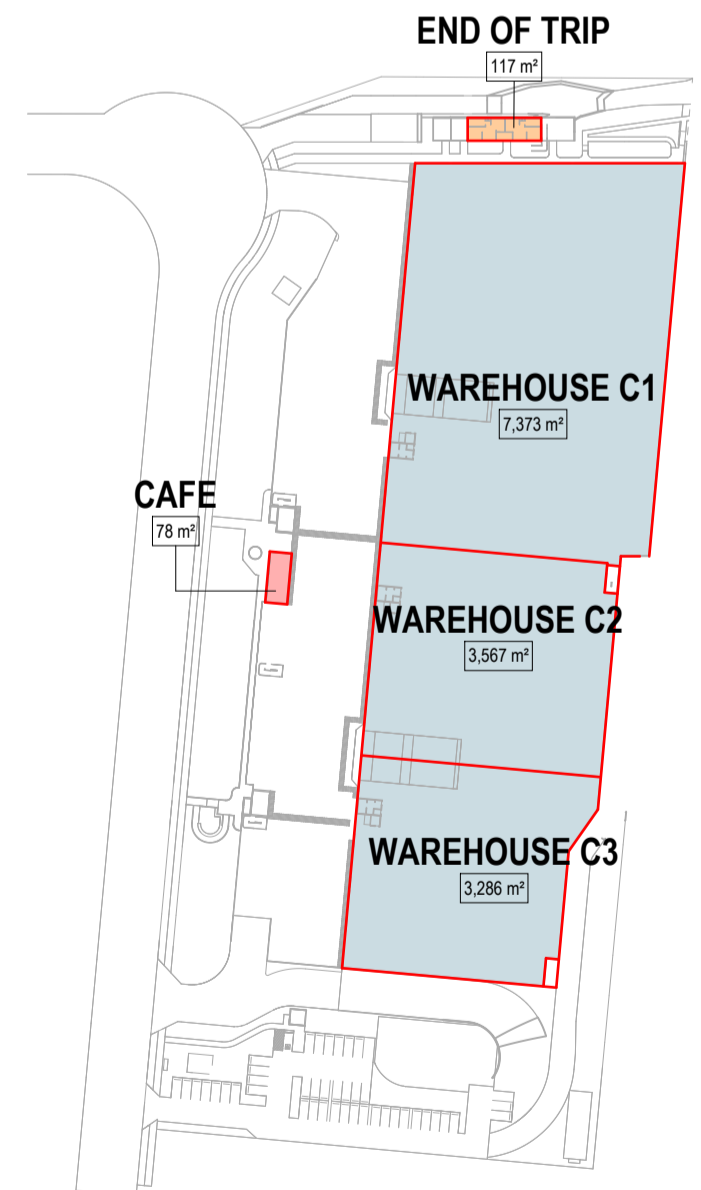
2 GLA GF MEZZ 1 : 2000



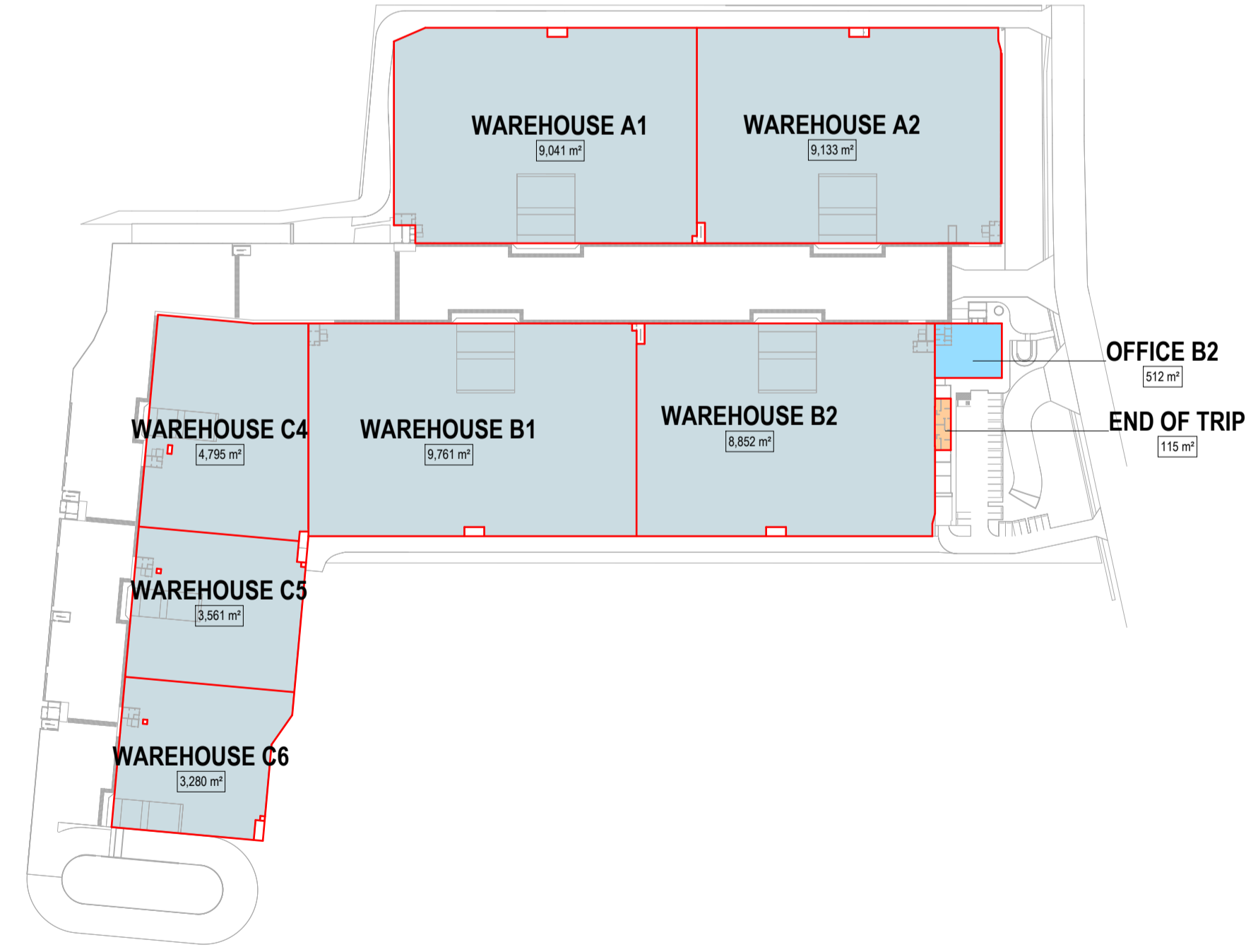
3 L1 MEZZ 1 : 2000

GROSS LETTABLE AREA			
Tenancy Number	Warehouse Area	Office Area	Total Area
A			
A1	9,041 m ²	514 m ²	9,555 m ²
A2	9,133 m ²	513 m ²	9,646 m ²
A3	4,509 m ²	413 m ²	4,922 m ²
A4	4,524 m ²	260 m ²	4,784 m ²
A5	4,533 m ²	260 m ²	4,793 m ²
A6	4,596 m ²	412 m ²	5,008 m ²
A	36,336 m²	2,372 m²	38,708 m²
B			
B1	9,761 m ²	516 m ²	10,277 m ²
B2	8,852 m ²	512 m ²	9,364 m ²
B3	5,258 m ²	412 m ²	5,670 m ²
B4	4,496 m ²	260 m ²	4,756 m ²
B5	4,449 m ²	260 m ²	4,709 m ²
B6	4,393 m ²	414 m ²	4,807 m ²
B	37,209 m²	2,374 m²	39,583 m²
C			
C1	7,373 m ²	313 m ²	7,686 m ²
C2	3,567 m ²	261 m ²	3,828 m ²
C3	3,286 m ²	261 m ²	3,547 m ²
C4	4,795 m ²	313 m ²	5,108 m ²
C5	3,561 m ²	261 m ²	3,822 m ²
C6	3,280 m ²	261 m ²	3,541 m ²
C7	4,807 m ²	310 m ²	5,117 m ²
C8	3,561 m ²	259 m ²	3,820 m ²
C9	3,280 m ²	299 m ²	3,579 m ²
C	37,510 m²	2,538 m²	40,048 m²

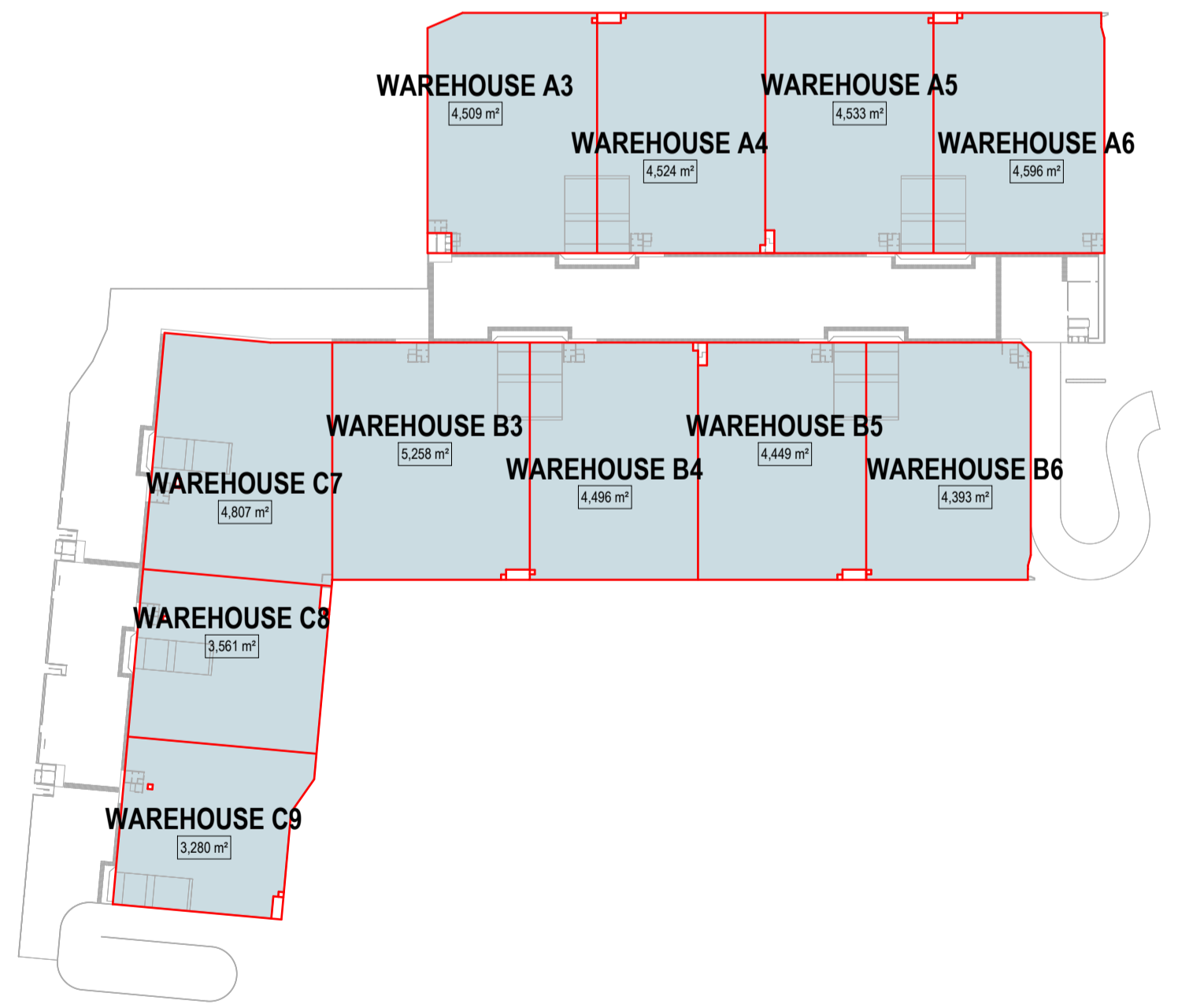
FACILITIES			
CAFE BRITTON ST	0 m ²	0 m ²	78 m ²
EOT BRITTON ST	0 m ²	0 m ²	117 m ²
EOT PERCIVAL ST	0 m ²	0 m ²	115 m ²
FACILITIES	0 m ²	0 m ²	310 m ²
TOTAL:	111,055 m²	7,284 m²	118,649 m²



4 GLA LOWER GROUND 1 : 2000



6 GLA GROUND 1 : 2000



5 GLA LEVEL 1 1 : 2000

GLA AREAS BASED SBA'S INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT.

EXTRACTED RELEVANT SECTIONS FROM PCA:

2.1: gross lettable area is the floor space contained within a tenancy at each floor level using the following rules:

2.1.1 In the case of external building walls, measuring the dominant portion of the outside faces of walls of the building alignment,

2.1.2 in the case of inter-tenancy walls or partitions or common areas, measuring to the centre line of the walls.

2.3 (2.3.1) excluded from the lettable area of each tenancy in a multiple tenanted building are the following areas:

- stairs, accessways; fire stairs; toilets (only when shared amenities between multiple tenancies);
- lift shafts;
- smoke lobbies;
- tea rooms and other service areas;

Where all are provided as standard facilities in the building;

2.3.2 lift lobbies where lifts face other lifts, blank walls or areas listed in section 2.3.1

2.3.3 areas set aside for the provision of services, such as electrical or telephone ducts and air conditioning risers to the floor, where such facilities are standard facilities in the building;

2.3.4 areas dedicated as public spaces or thoroughfares that are not for the exclusive use of occupiers of the floor or building, such as foyers, atria and accessways in lift and building service areas;

2.4 Treatment of Balconies, Verandahs etc.

Balconies, terraces, planter boxes, verandahs, awnings and covered areas should be excluded from tenancy area calculations

-DOMINANT PORTION is that portion of the internal or external (as relevant) finished surface of a vertical wall, which comprises in excess of 50% of the wall's surface area.

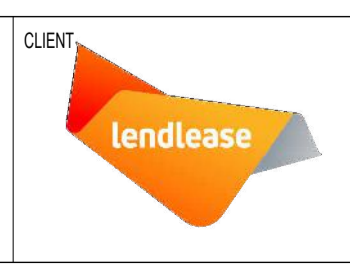
When determining the dominant portion of a wall, the following guidelines should be used where appropriate:

- a vertical wall extends from the main underside of a suspended ceiling to the top of the main floor (see diagram on page 32);
- a column is included in the relevant window area or wall area when determining the dominant area portion of a wall;
- mullions and window frames should form part of the window when assessing the dominant portion area (see diagram on page 32);
- where buildings have stepped walls, walls should be measured along each face of each step (see diagram on page 33);
- where a perimeter wall steps at an engaged column position, the centre of the column should be adopted as being the position of the step in the wall (see diagram on page 33);
- columns up to 1.6 metres long should be treated as columns unless specified as a wall in a building plan; and,
- in shop fronts where the window is the dominant portion of the wall, measurements should be taken to the internal face of the glass when part of a permanent outer building wall or to the external face of the glass when part of a wall fronting the mall line (see diagram on page 18).

Area above fire stair on level is included in GLA, as the dominant portion of the wall is above the fire stair is the exterior facade wall.

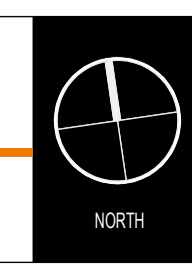
ISSUE FOR SSSA

#	DESCRIPTION	DATE
15	ISSUE FOR REVIEW	22.10.2024
14	ISSUE FOR SSSA	06.07.2024
13	ISSUE FOR COORDINATION	31.05.2024
12	ISSUE FOR REVIEW	17.05.2024
11	ISSUE FOR REVIEW	10.05.2024
10	ISSUE FOR REVIEW	15.04.2024
9	ISSUE FOR REVIEW	08.04.2024
#	DESCRIPTION	DATE



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

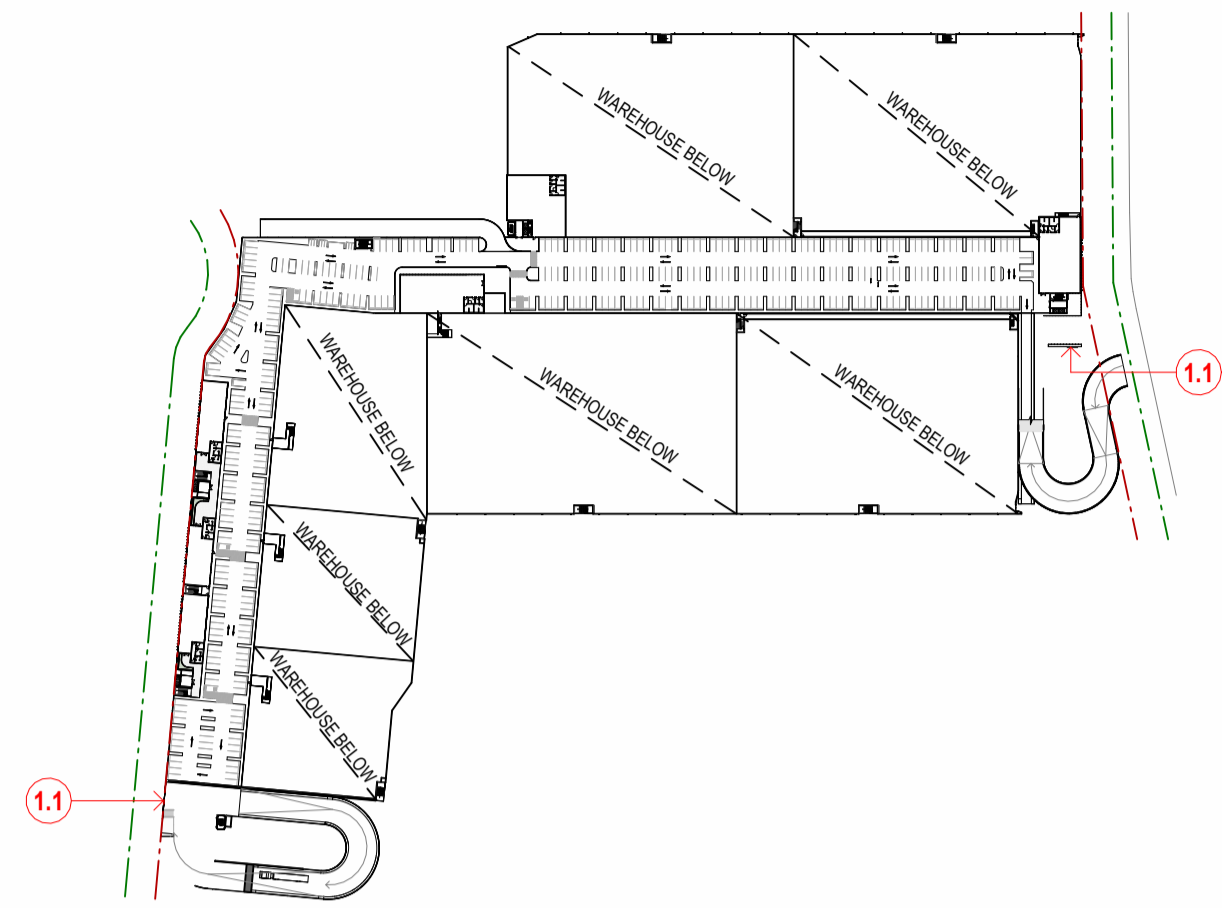


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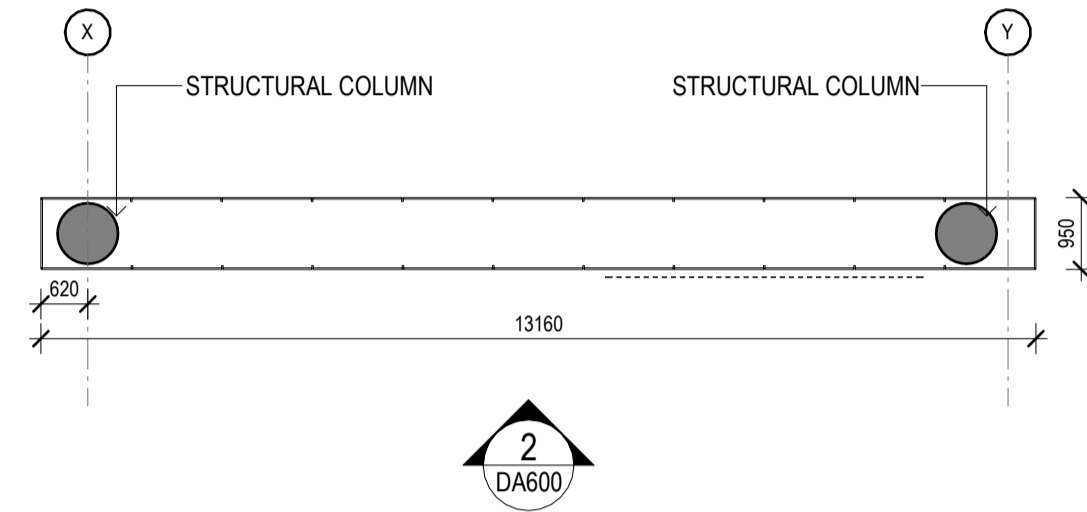
TITLE		GLA CALCULATIONS		
DATE	SCALE	PROJECT NO.	DWG NO.	REVISION
22.10.2024	1:1500 @ A1 1:3000 @ A3	22144	DA510	15



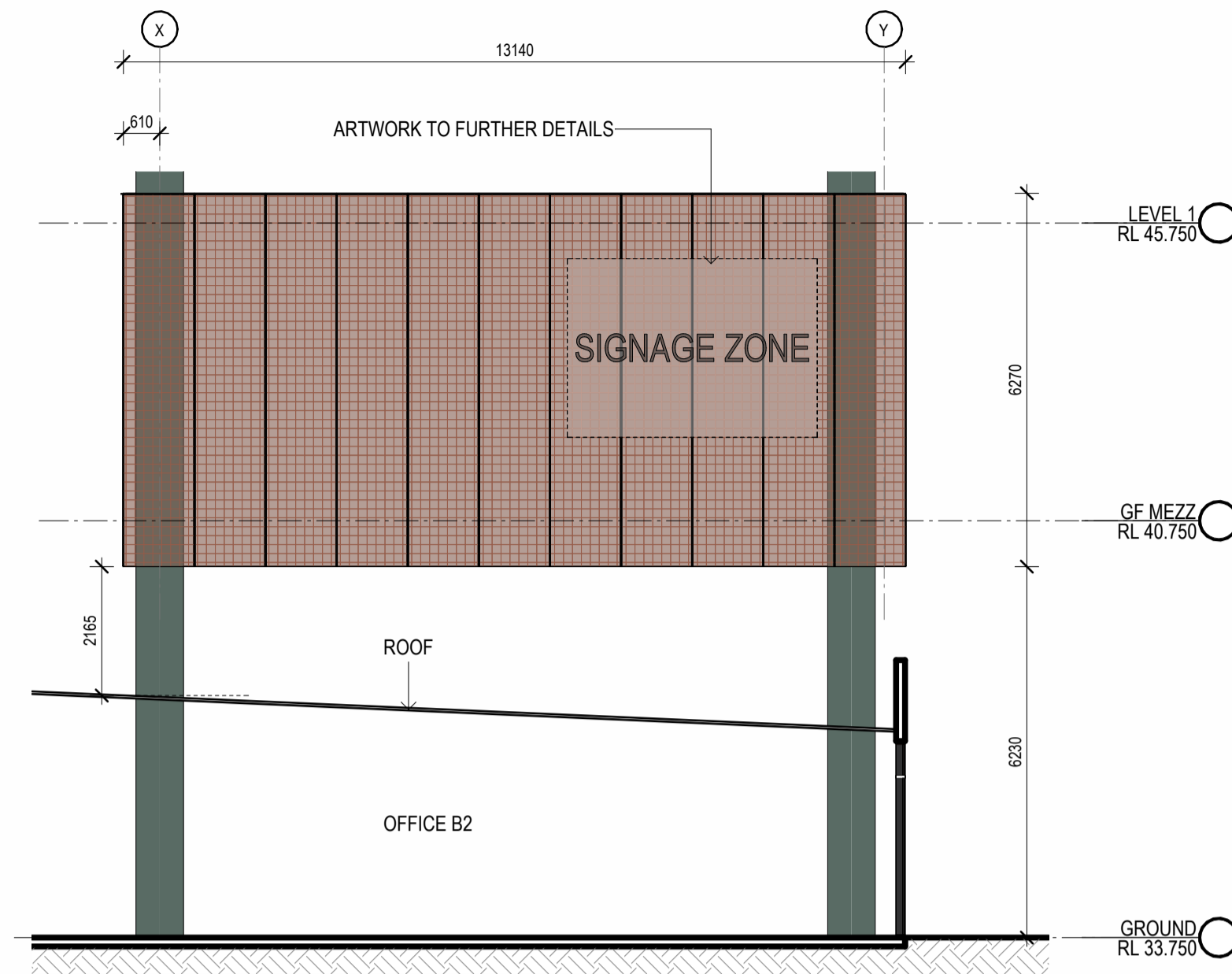
SIGNAGE KEY PLAN - GF MEZZ

IDENTIFICATION SIGN 1.2
LARGE SIGN ON PERCIVAL STREET

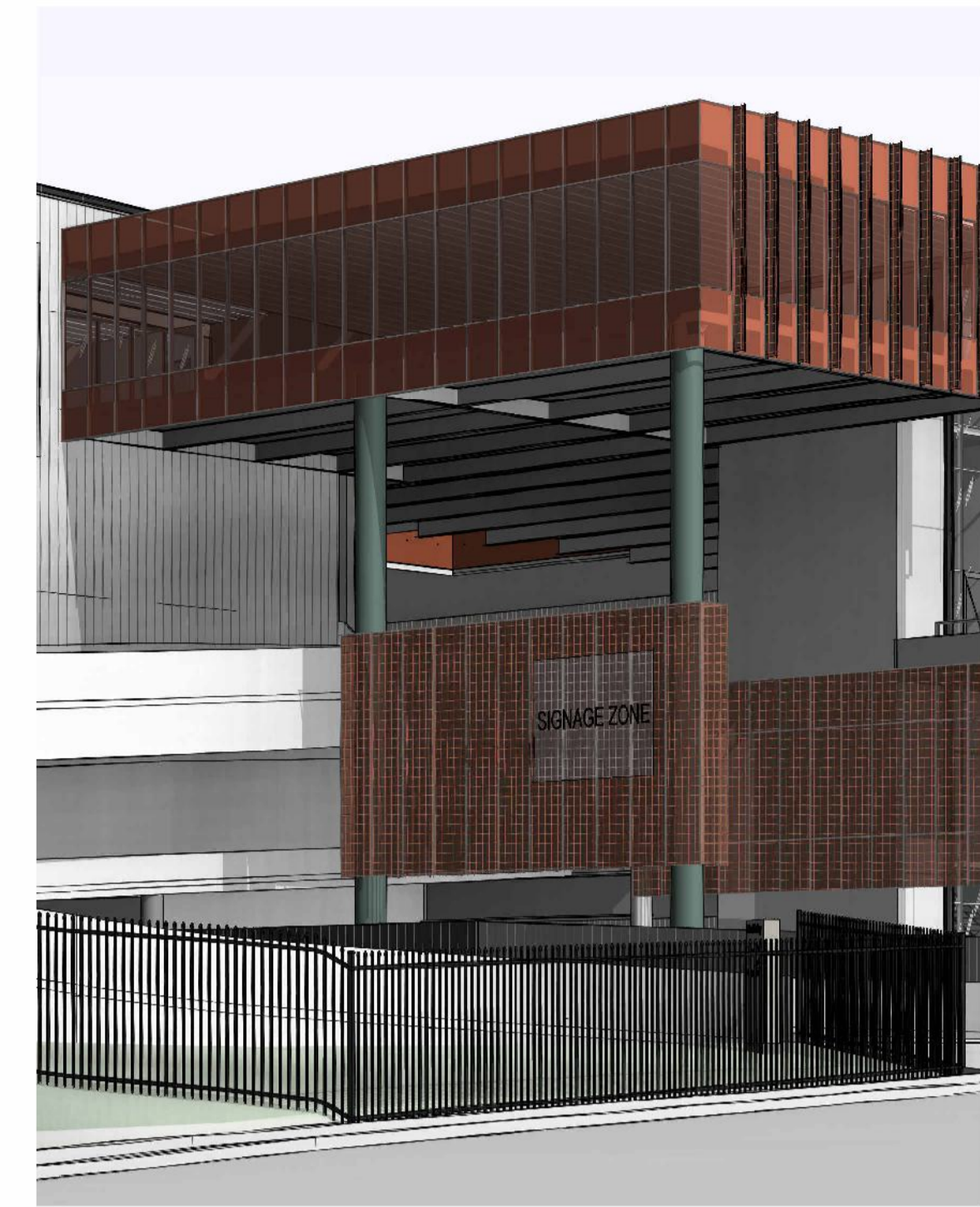
- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - ILLUMINATED
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAIL



1 SIGNAGE 1.2 ON PERCIVAL_PLAN 1:100



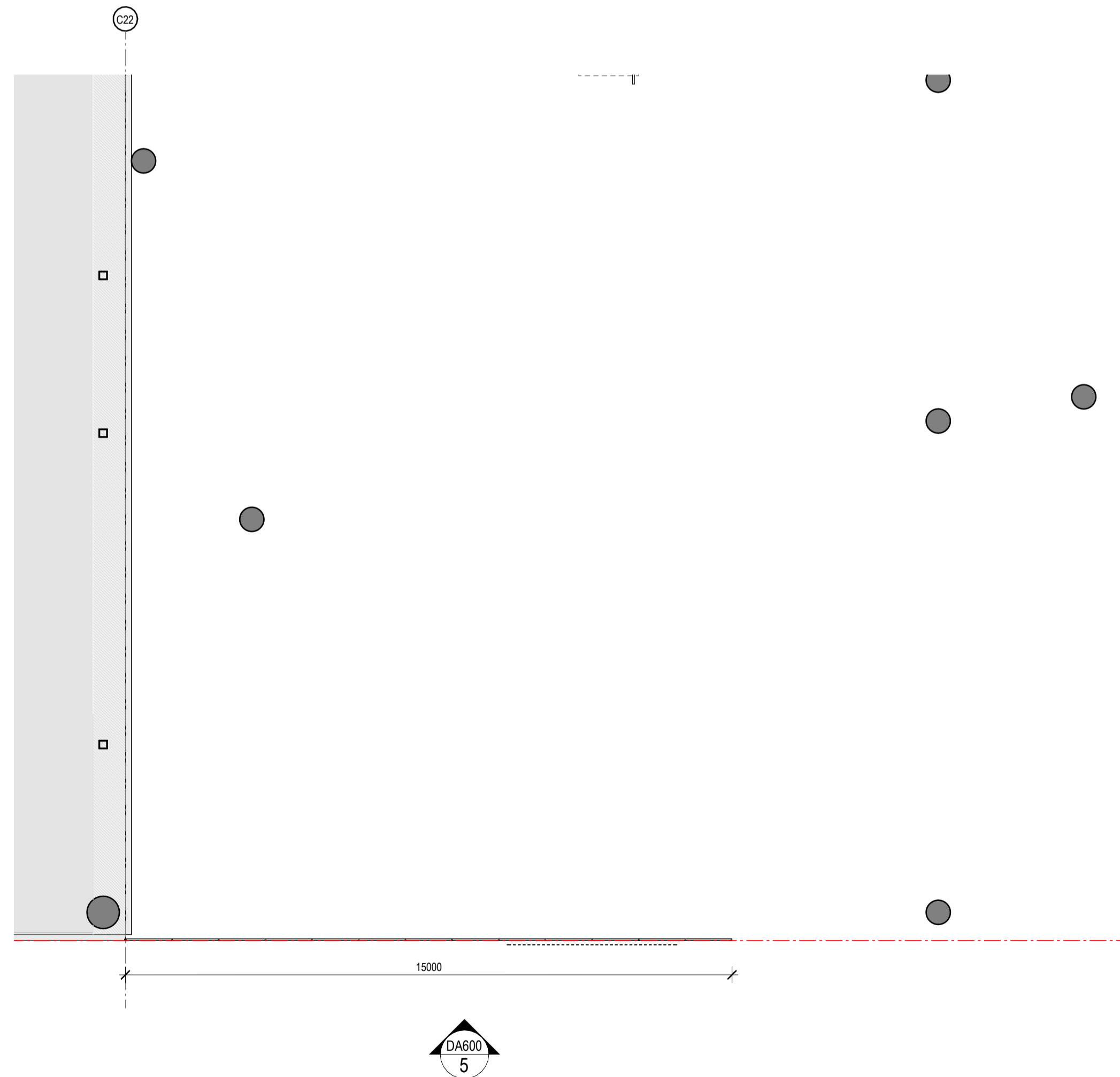
2 SIGNAGE 1.2 ON PERCIVAL_ELEVATION 1:100



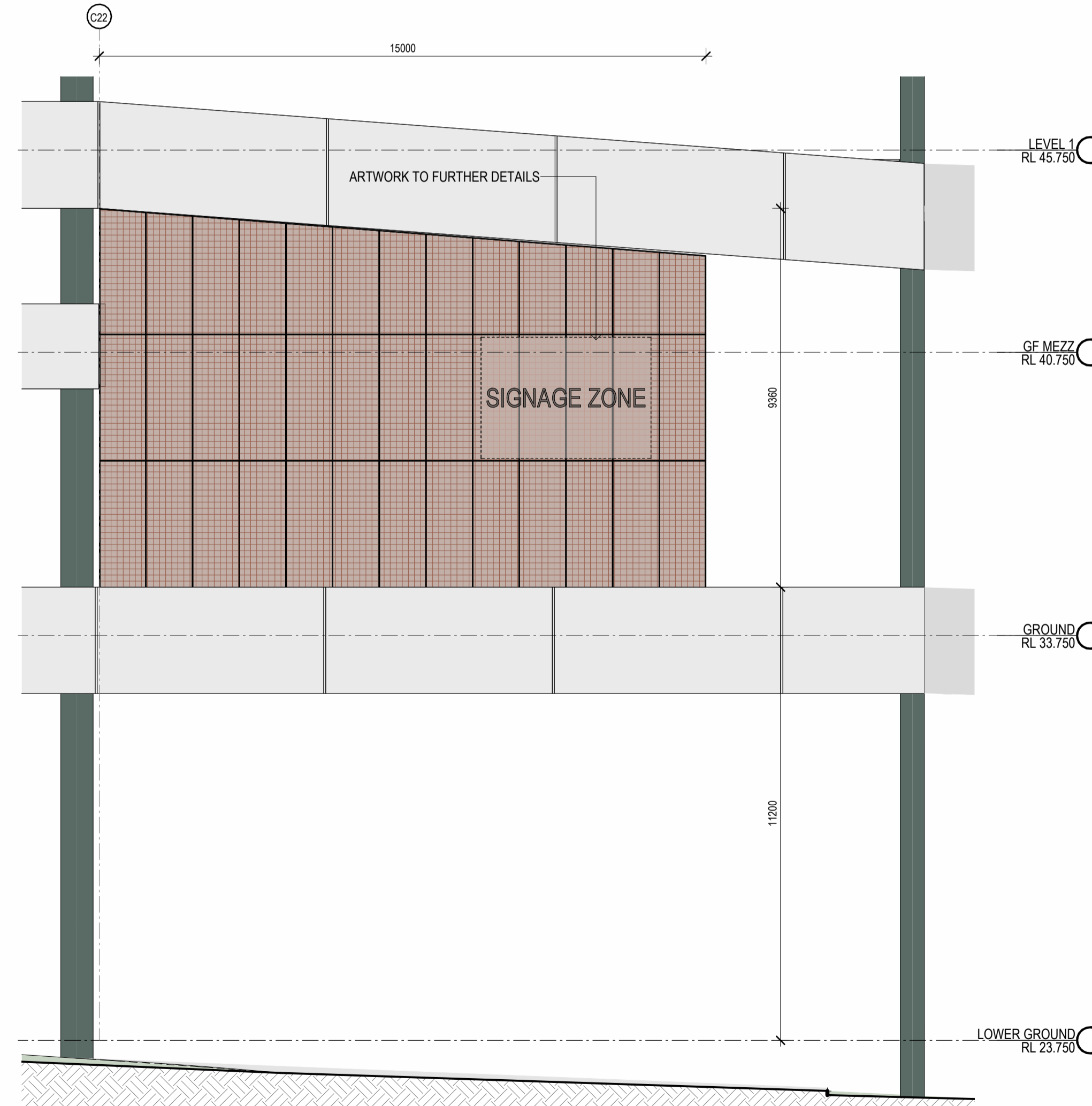
3 SIGNAGE 1.2 ON PERCIVAL_3D VIEW

IDENTIFICATION SIGN 1.1
ON BRITTON STREET

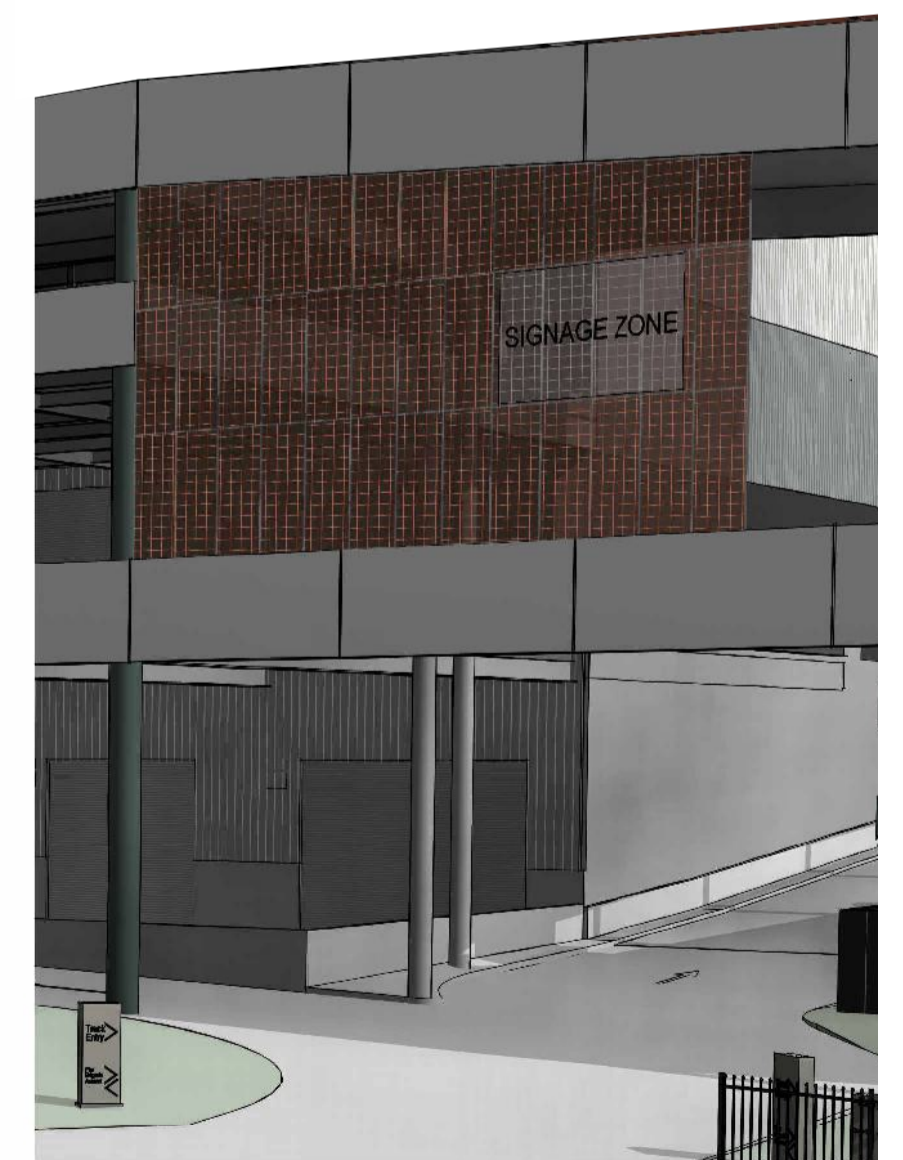
- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - ILLUMINATED
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAIL



4 SIGNAGE 1.1 ON BRITTON_PLAN 1:100

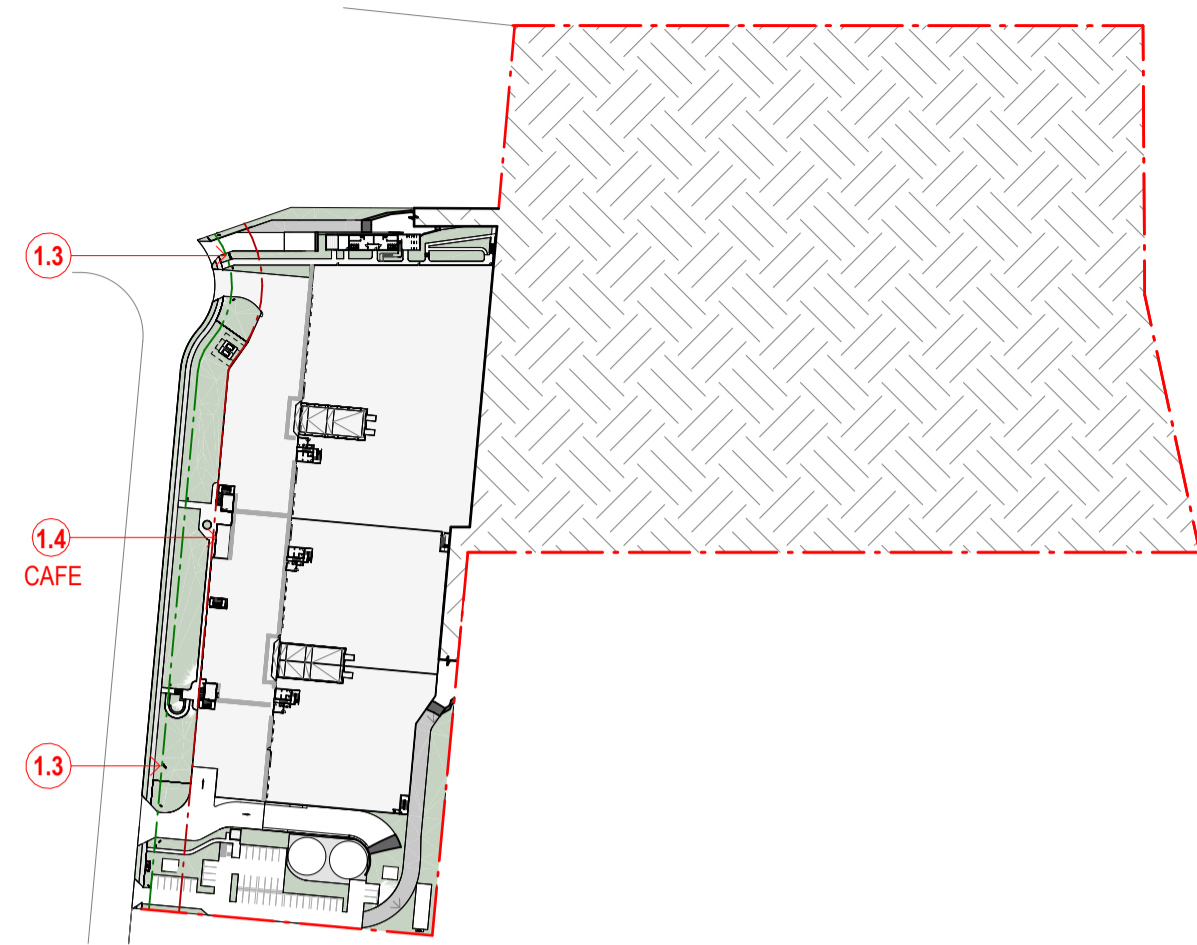


5 SIGNAGE 1.1 ON BRITTON_ELEVATION 1:100

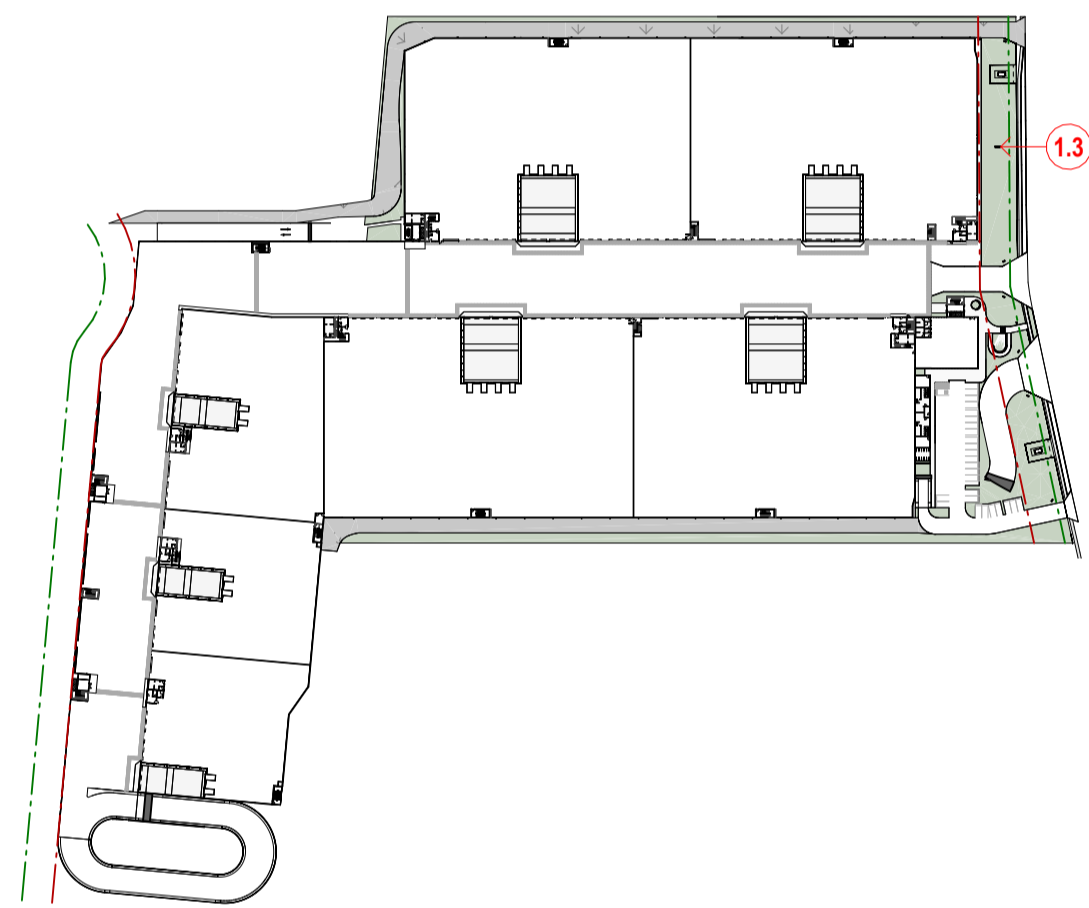


6 SIGNAGE 1.1 ON BRITTON_3D VIEW

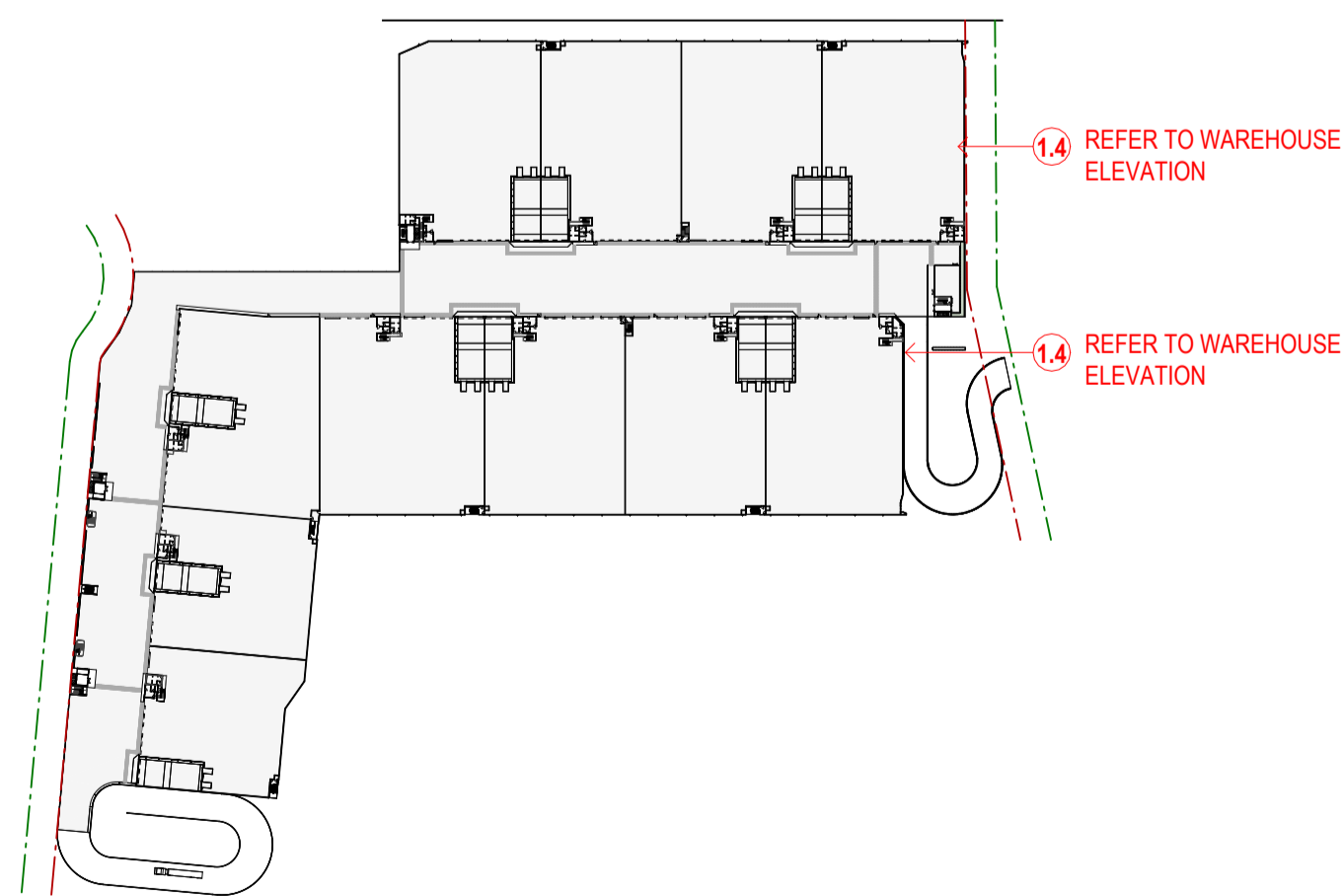
ISSUE FOR SSSA



SIGNAGE KEY PLAN - LOWER GROUND



SIGNAGE KEY PLAN - GROUND

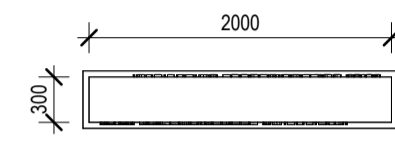


SIGNAGE KEY PLAN - LEVEL 1

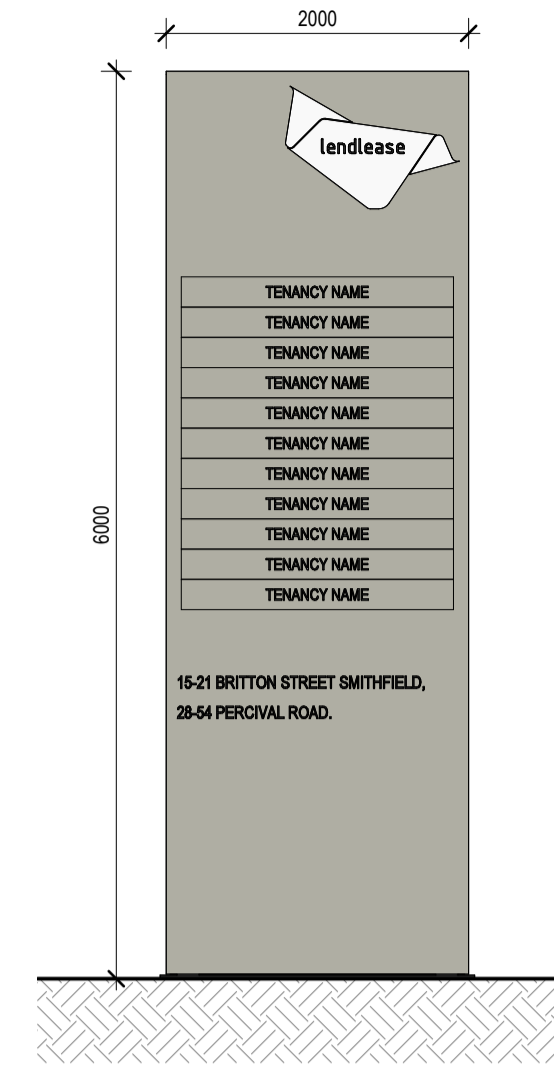
IDENTIFICATION SIGN 1.3

LARGE SIGN

- NOTE:
- FREESTANDING
 - DOUBLE SIDED
 - NON-ILLUMINATED
 - INDICATIVE COLOURS, TEXT AND ARTWORK TBC



1 SIGNAGE 1.3 PLAN 1 : 50

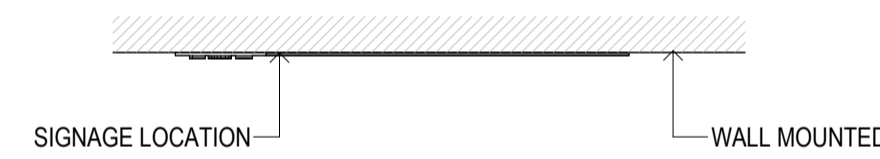


2 SIGNAGE 1.3 ELEVATION 1 : 50

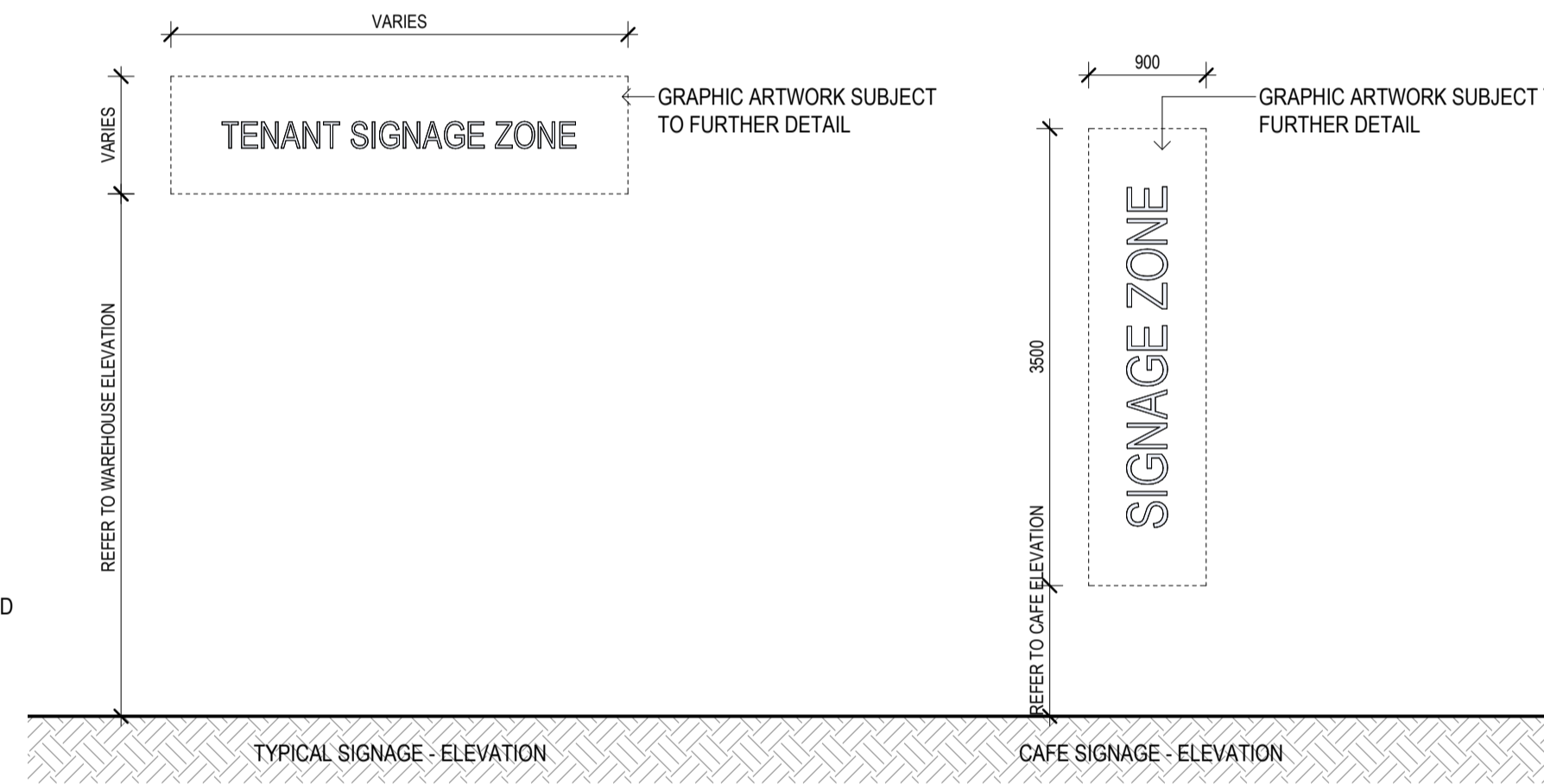
IDENTIFICATION SIGN 1.4

TYPICAL SIGNAGE

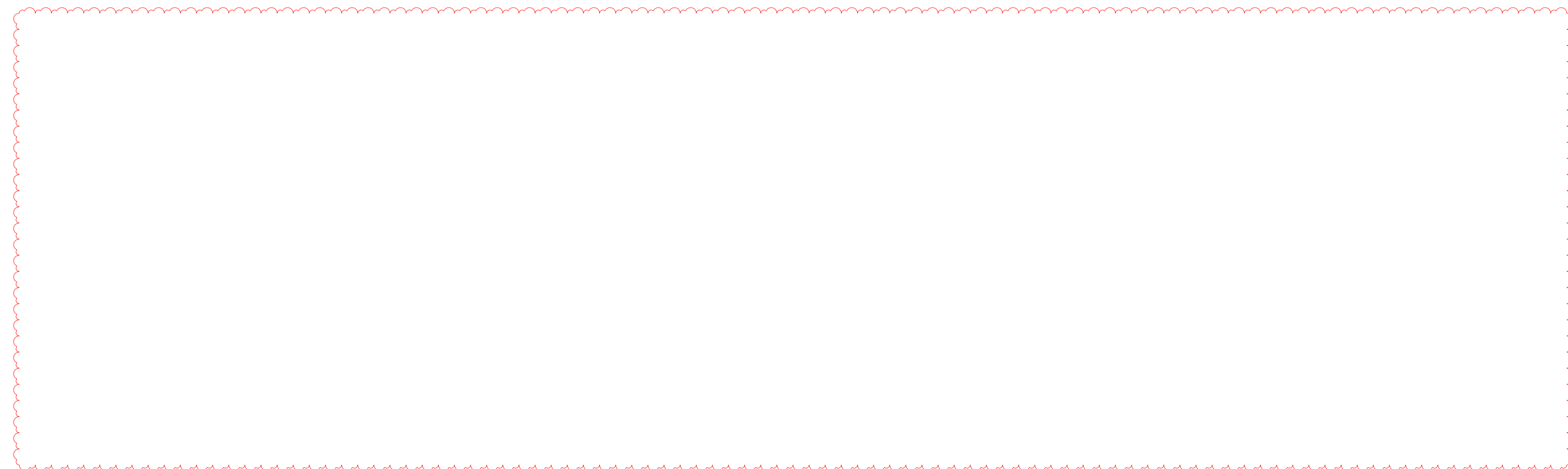
- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - NON-ILLUMINATED
 - LOCATION AND DIMENSIONS TBC BY CLIENT
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAILS



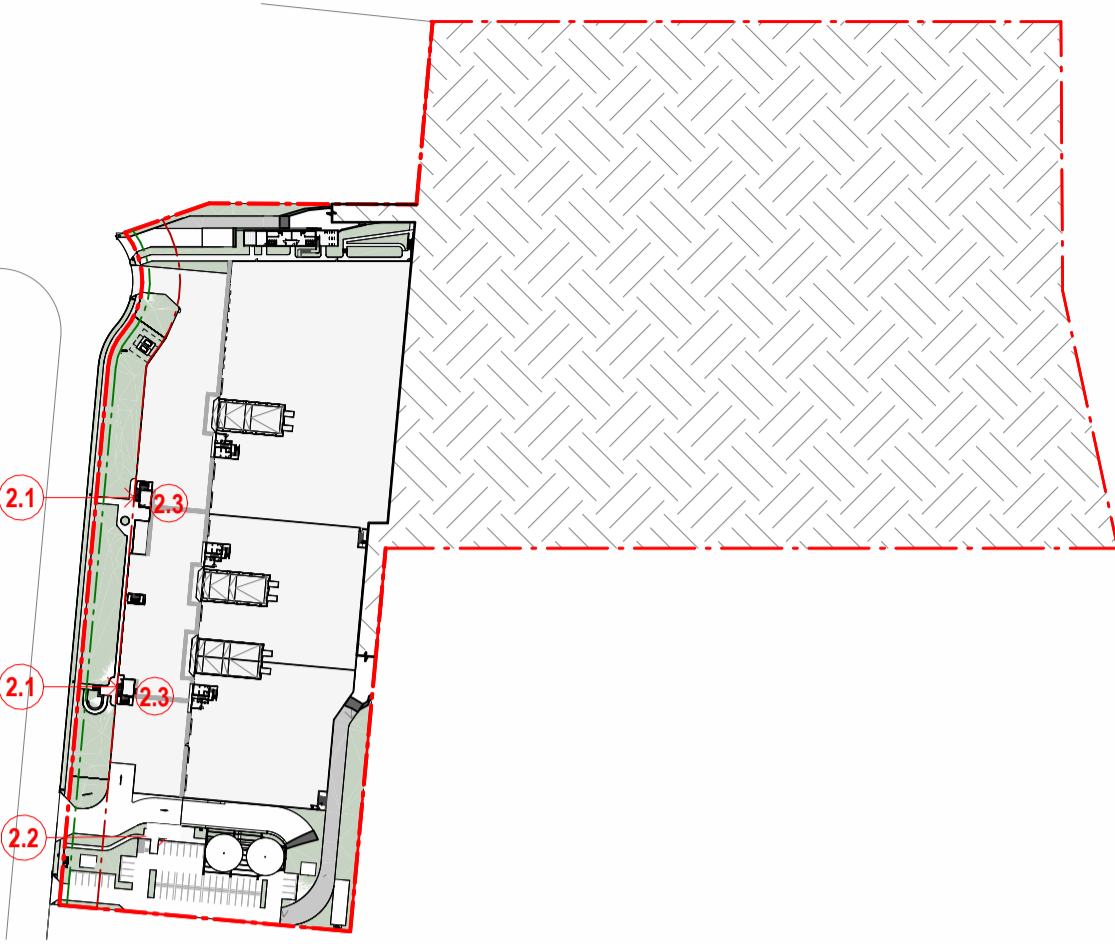
3 SIGNAGE 1.4 PLAN 1 : 25



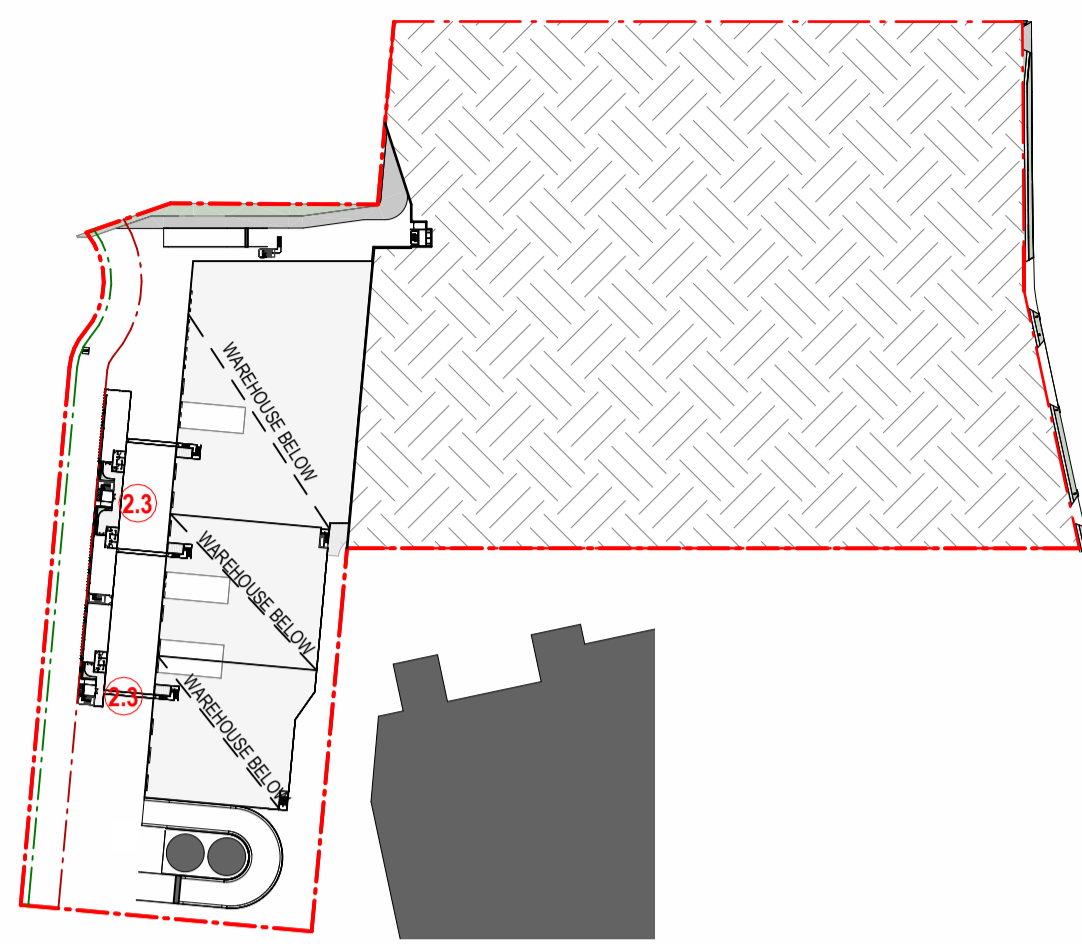
4 SIGNAGE 1.4 ELEVATION 1 : 50



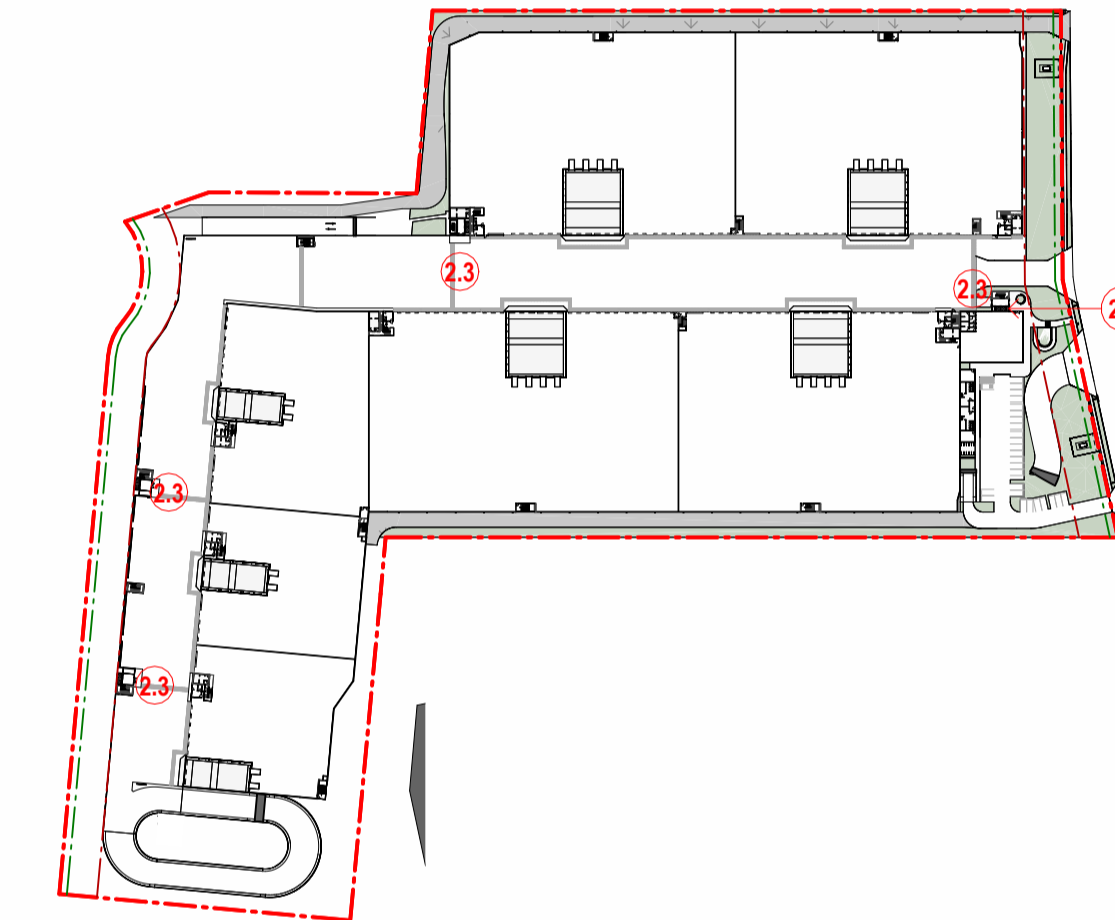
ISSUE FOR SSSA



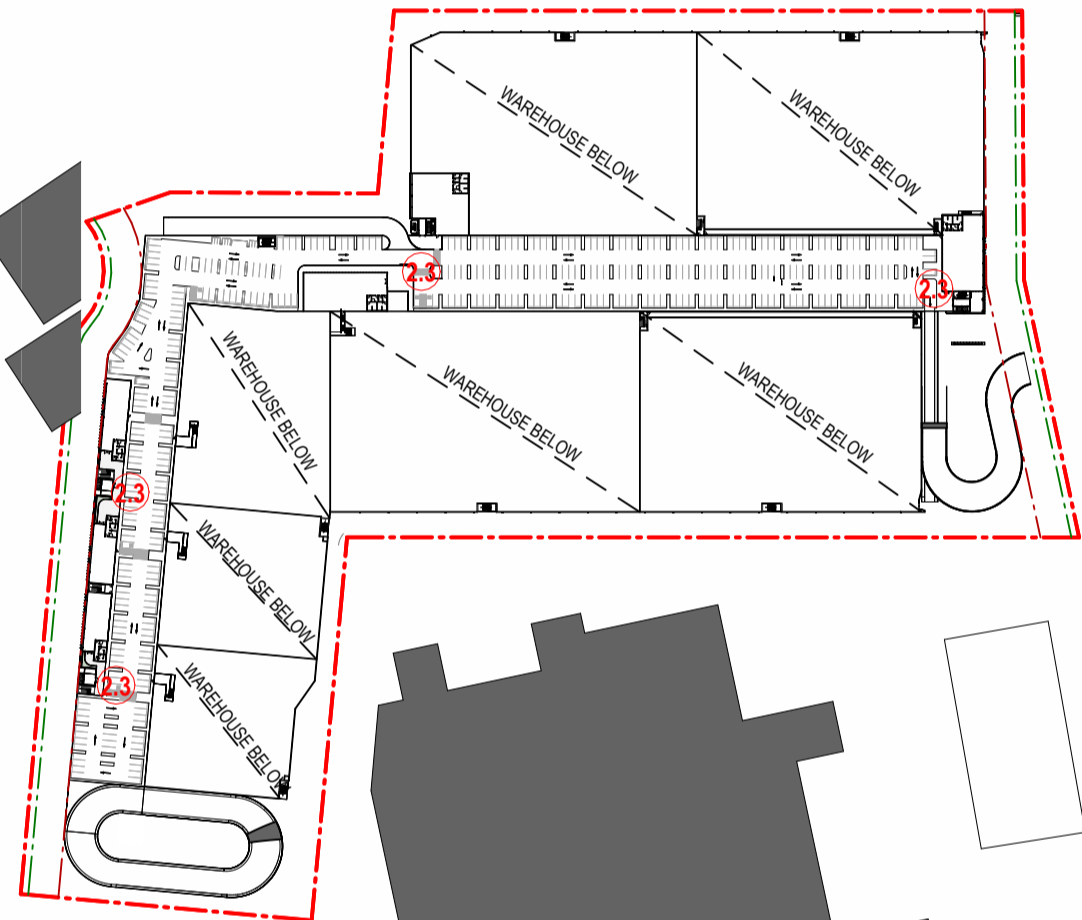
SIGNAGE KEY PLAN - LOWER GROUND



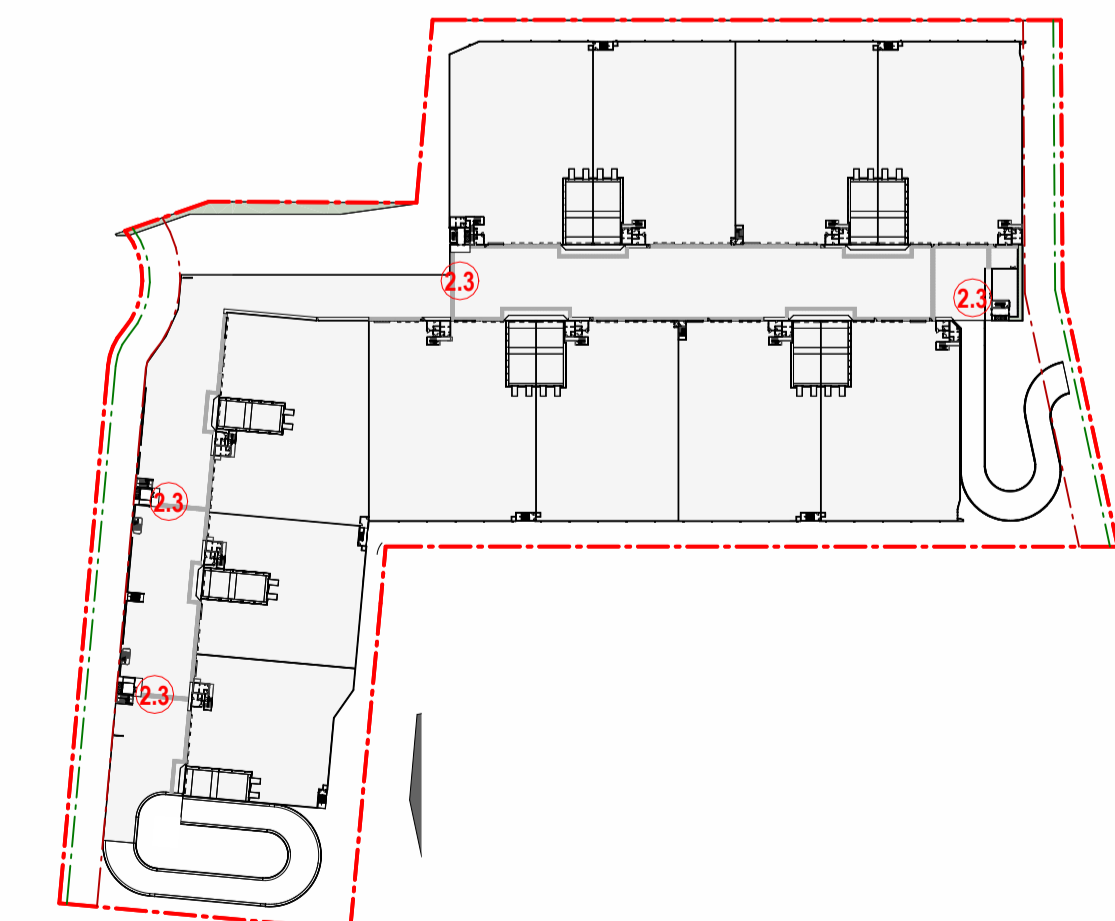
SIGNAGE KEY PLAN - LOWER GROUND MEZZ



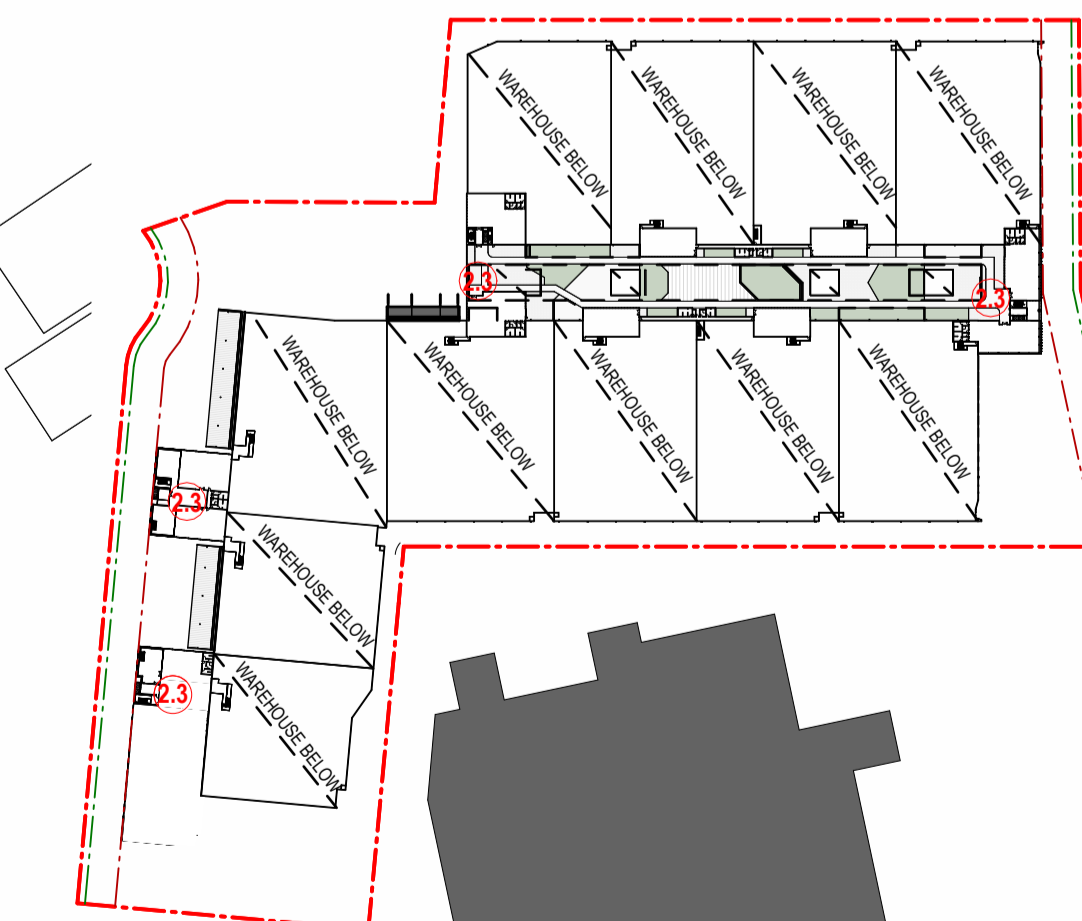
SIGNAGE KEY PLAN - GROUND



SIGNAGE KEY PLAN - GF MEZZ



SIGNAGE KEY PLAN - LEVEL 1

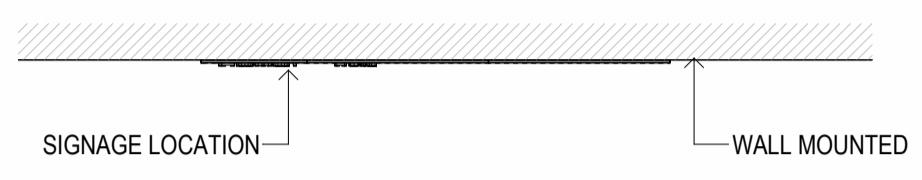


SIGNAGE KEY PLAN - L1 MEZZ

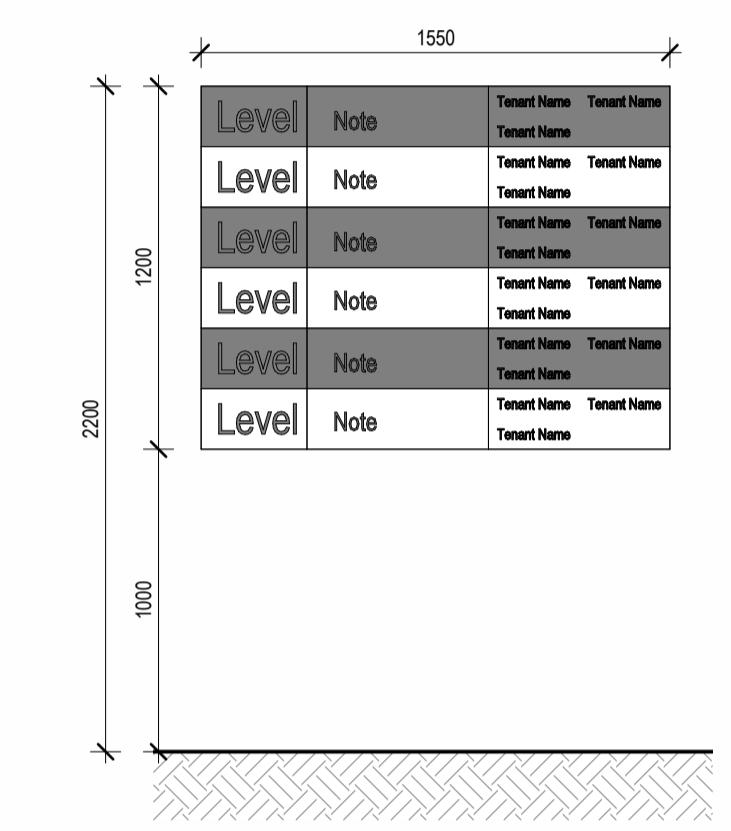
IDENTIFICATION SIGN 2.1

TYPICAL TENANCY SIGNAGE

- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - NON-ILLUMINATED
 - LOCATION AND DIMENSIONS TBC BY CLIENT
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAILS



1 SIGNAGE 2.1_PLAN 1:25



2 FRONT ELEVATION 1:25

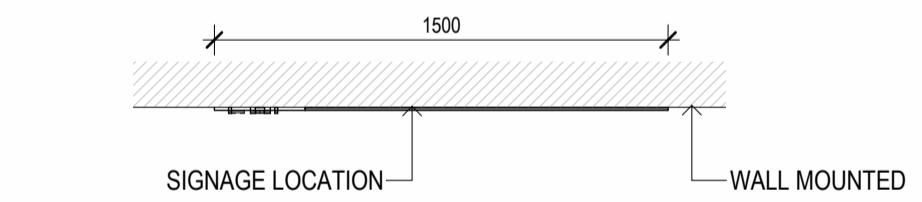


3 SIGNAGE 2.1_3D VIEW

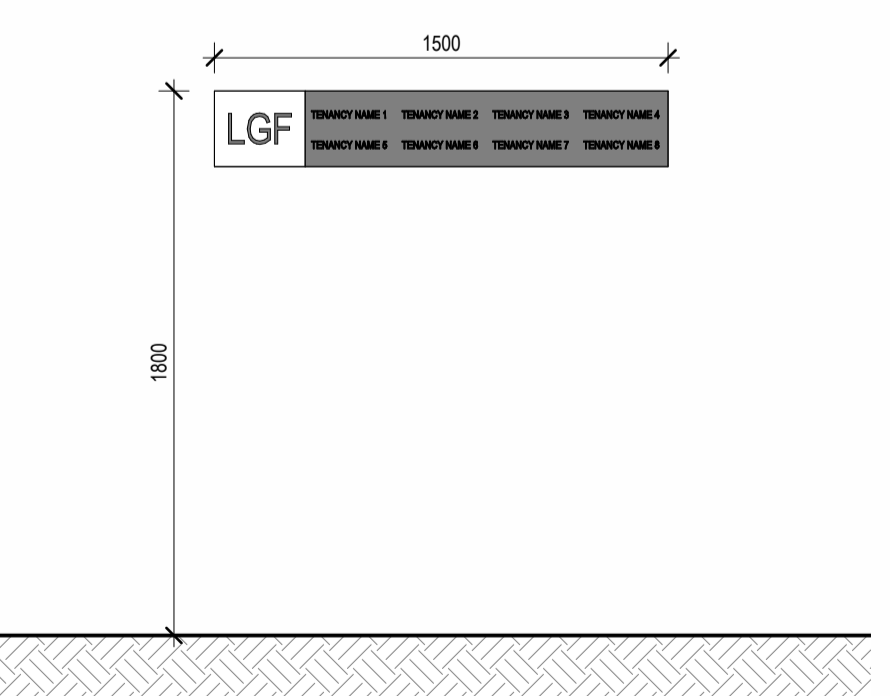
IDENTIFICATION SIGN 2.3

TYPICAL LIFT SIGNAGE

- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - NON-ILLUMINATED
 - LOCATION AND DIMENSIONS TBC BY CLIENT
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAILS



7 SIGNAGE 2.3_PLAN 1:25



8 SIGNAGE 2.3_DETAIL ELEVATION 1:25

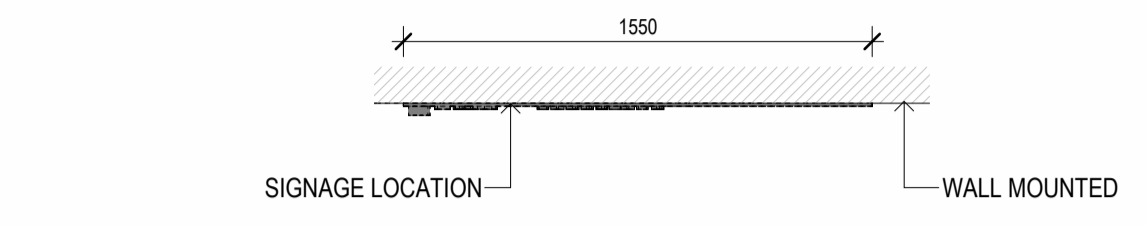


9 SIGNAGE 2.3_3D VIEW

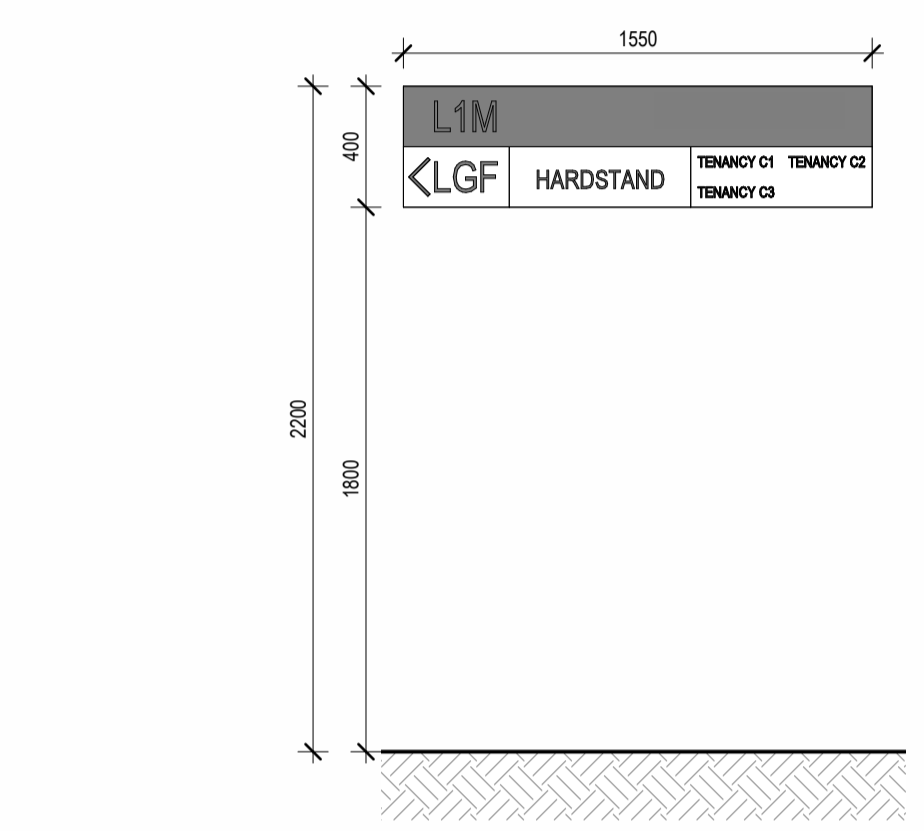
IDENTIFICATION SIGN 2.2

TYPICAL TENANCY SIGNAGE

- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - NON-ILLUMINATED
 - LOCATION AND DIMENSIONS TBC BY CLIENT
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAILS

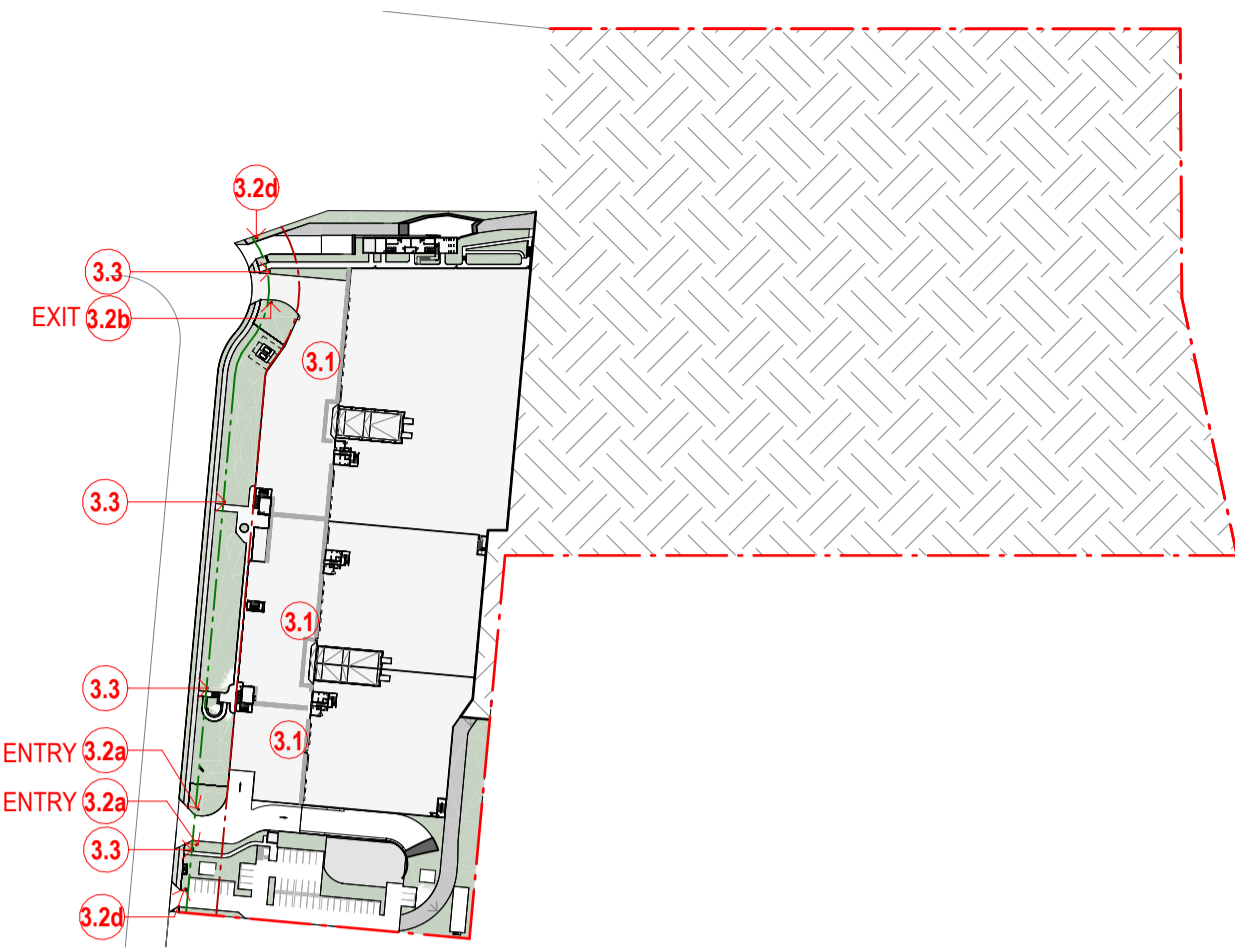


4 SIGNAGE 2.2_PLAN 1:25

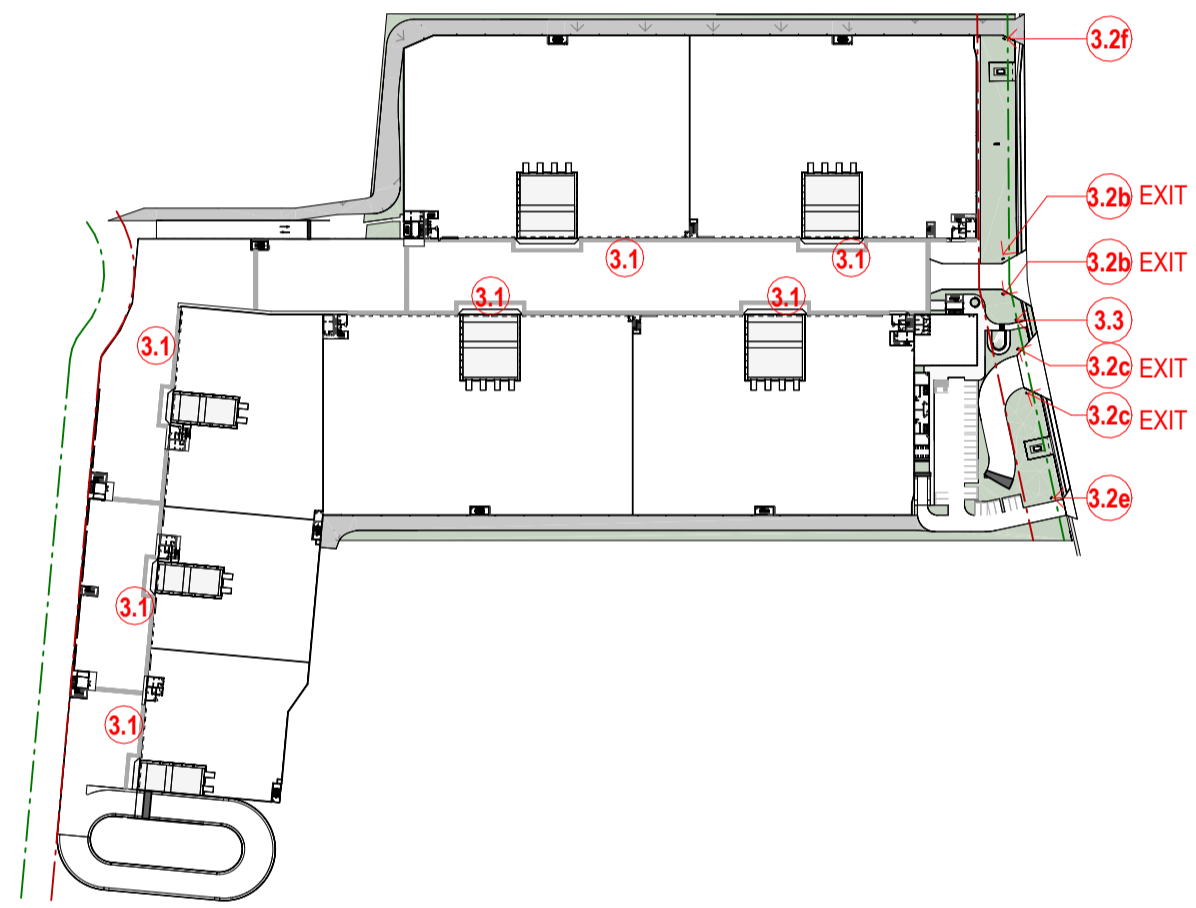


5 FRONT ELEVATION 1:25

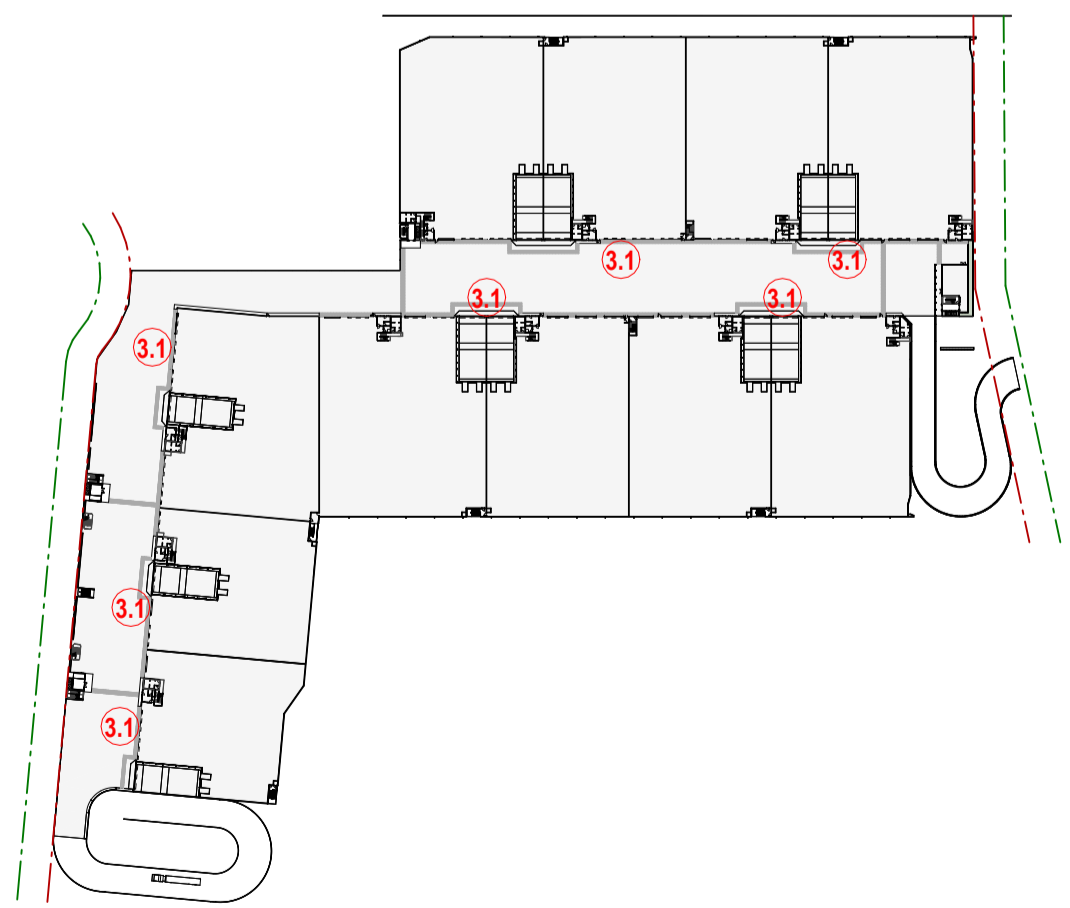
COORDINATION



SIGNAGE KEY PLAN - LOWER GROUND



SIGNAGE KEY PLAN - GROUND



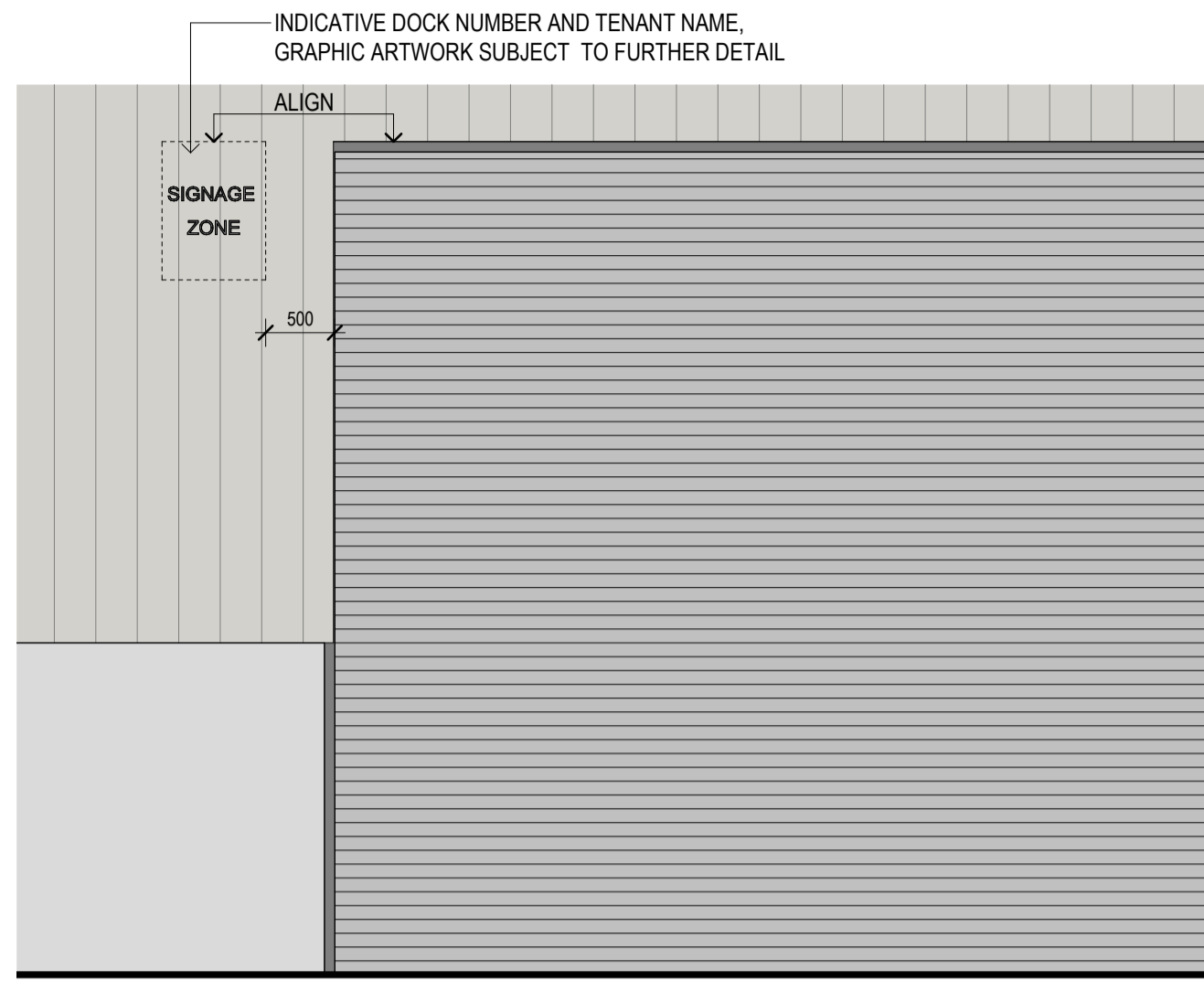
SIGNAGE KEY PLAN - LEVEL 1

IDENTIFICATION SIGN 3.1

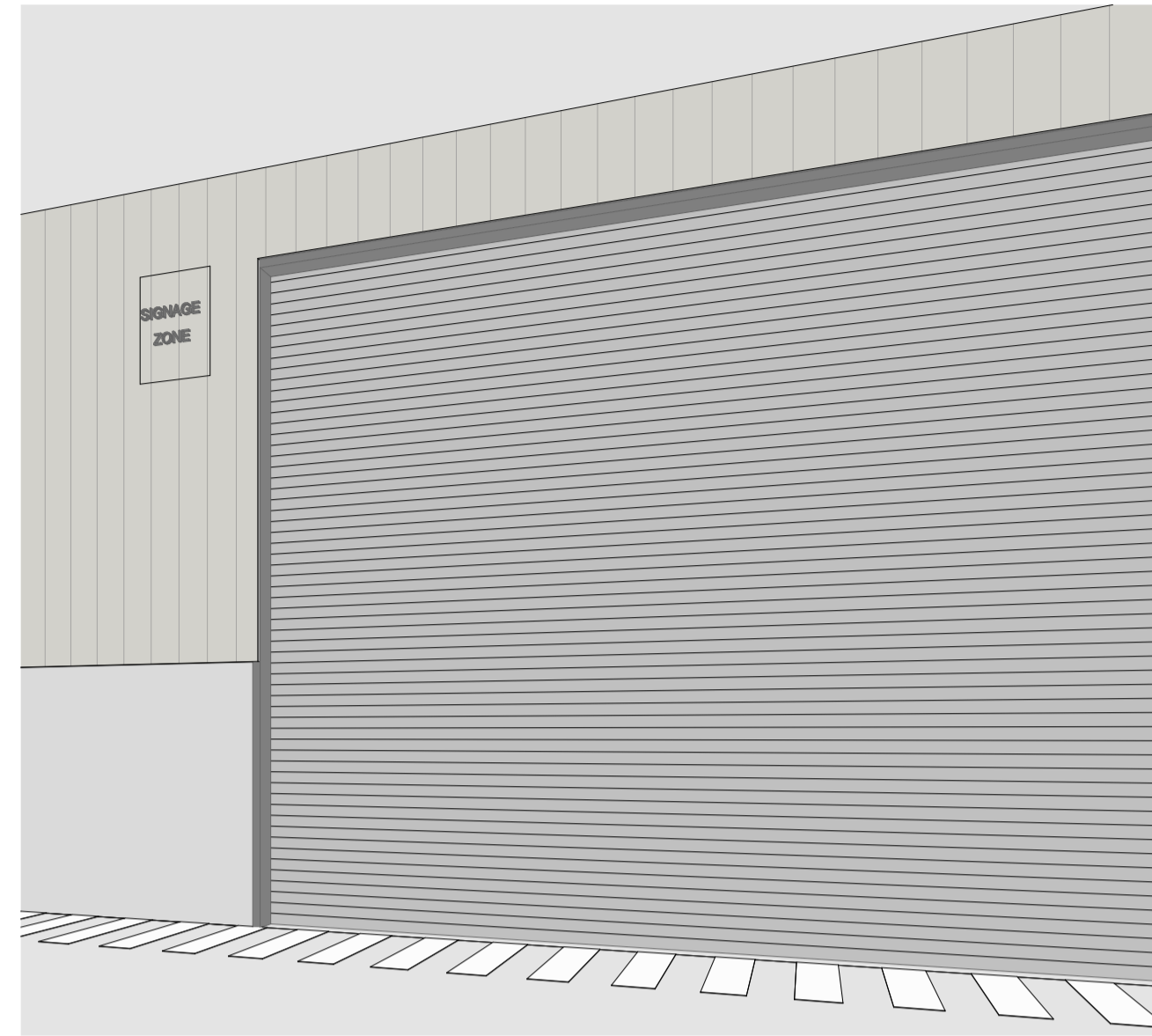
LOADING DOCK IDENTIFICATION - TO BE APPLIED AT EVERY RSD

NOTE:

- WALL FLASHING MOUNTED
- SINGLE SIDED
- NON-ILLUMINATED
- INDICATIVE COLOURS, TEXT AND ARTWORK TBC



1 RSD DOCK SIGNAGE 3.1_ELEVATION 1:50



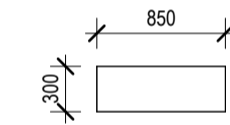
2 3D PERSPECTIVE - FROM HARDSTAND

IDENTIFICATION SIGN 3.2

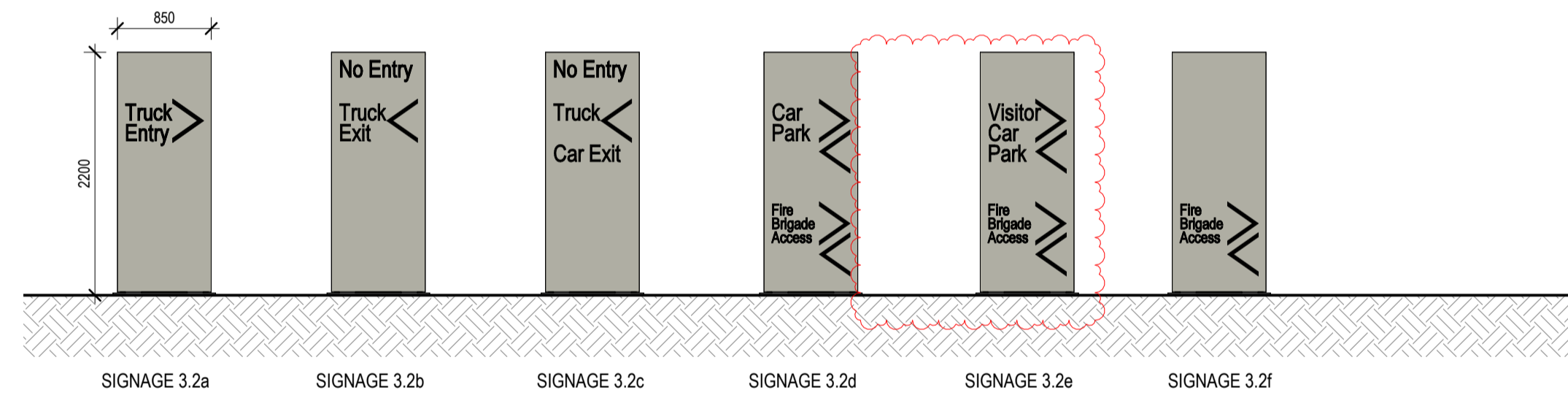
GATE/ ENTRY/ CAR PARK IDENTIFICATION

NOTE:

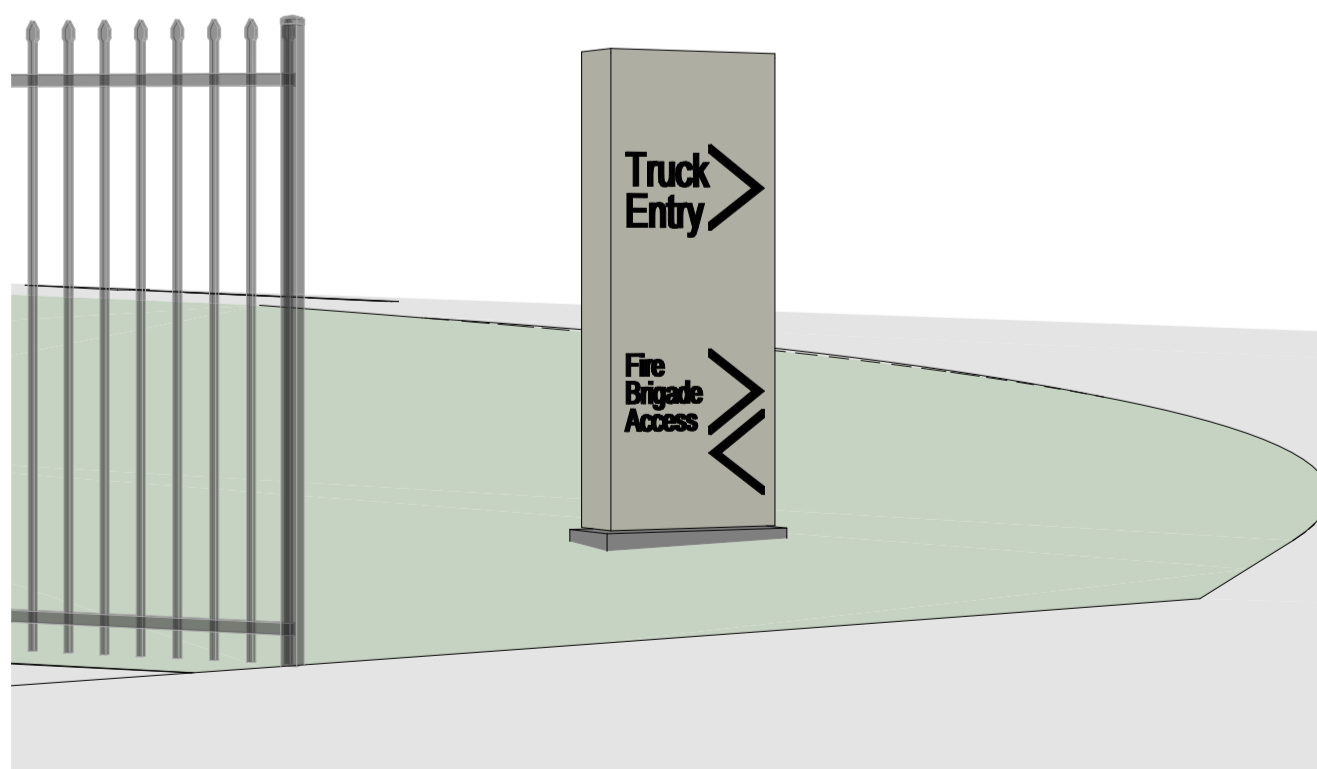
- FREESTANDING
- DOUBLE SIDED
- NON-ILLUMINATED
- TRUCKS, CAR PARK & FIRE BRIGADE WAYFINDING SIGNAGE - COLOURS, TEXT AND ARTWORK TBC BY CLIENT



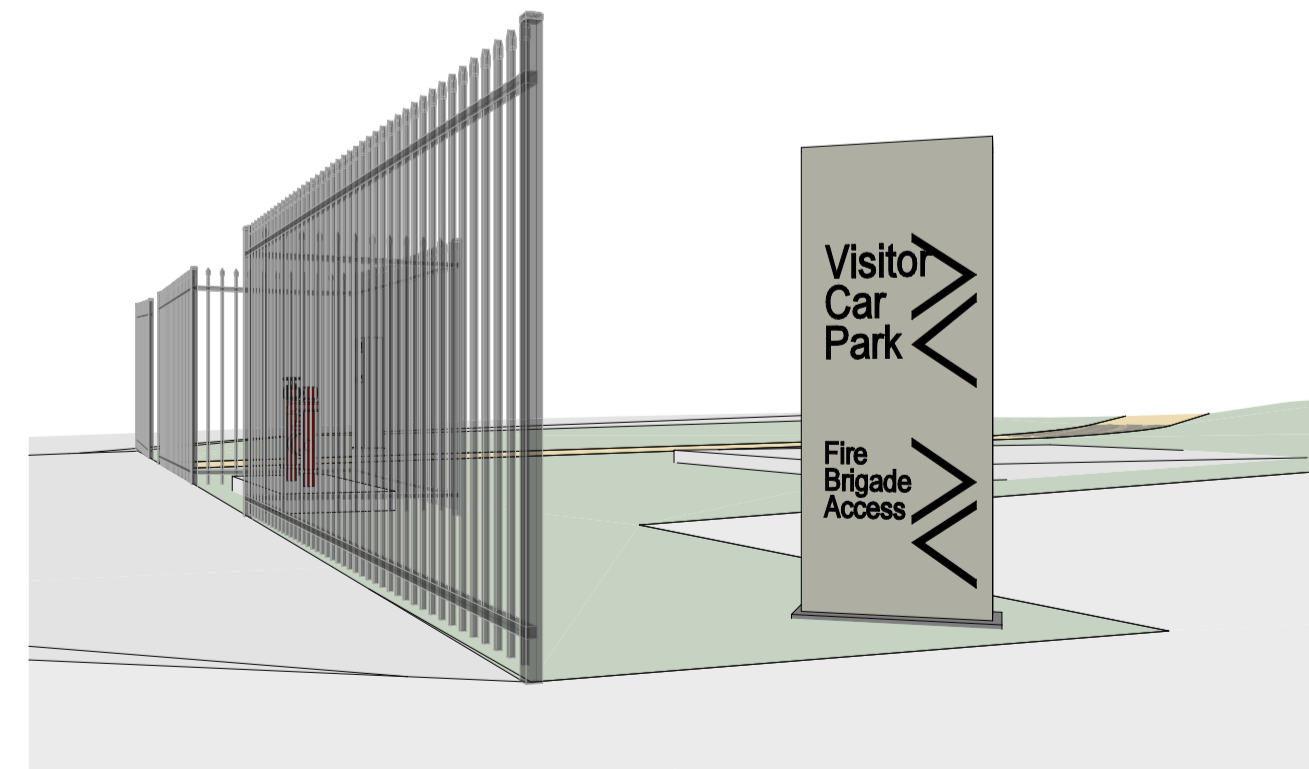
3 SIGNAGE 3.2_PLAN 1:50



4 SIGNAGE 3.2_ELEVATION 1:50



5 TRUCK SIGNAGE_3D VIEW



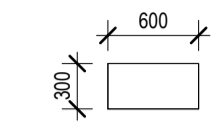
6 CAR PARK SIGNAGE_3D VIEW

IDENTIFICATION SIGN 3.3

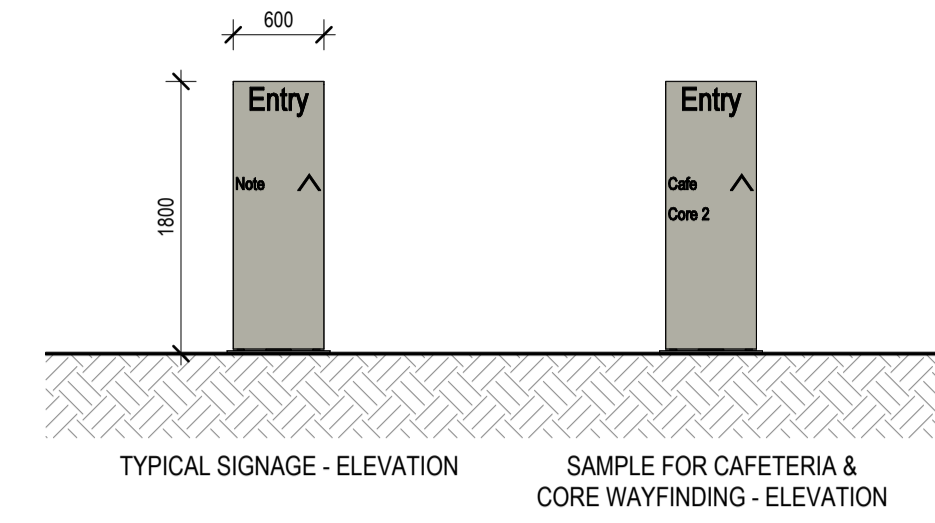
PEDESTRIAN DIRECTIONAL

NOTE:

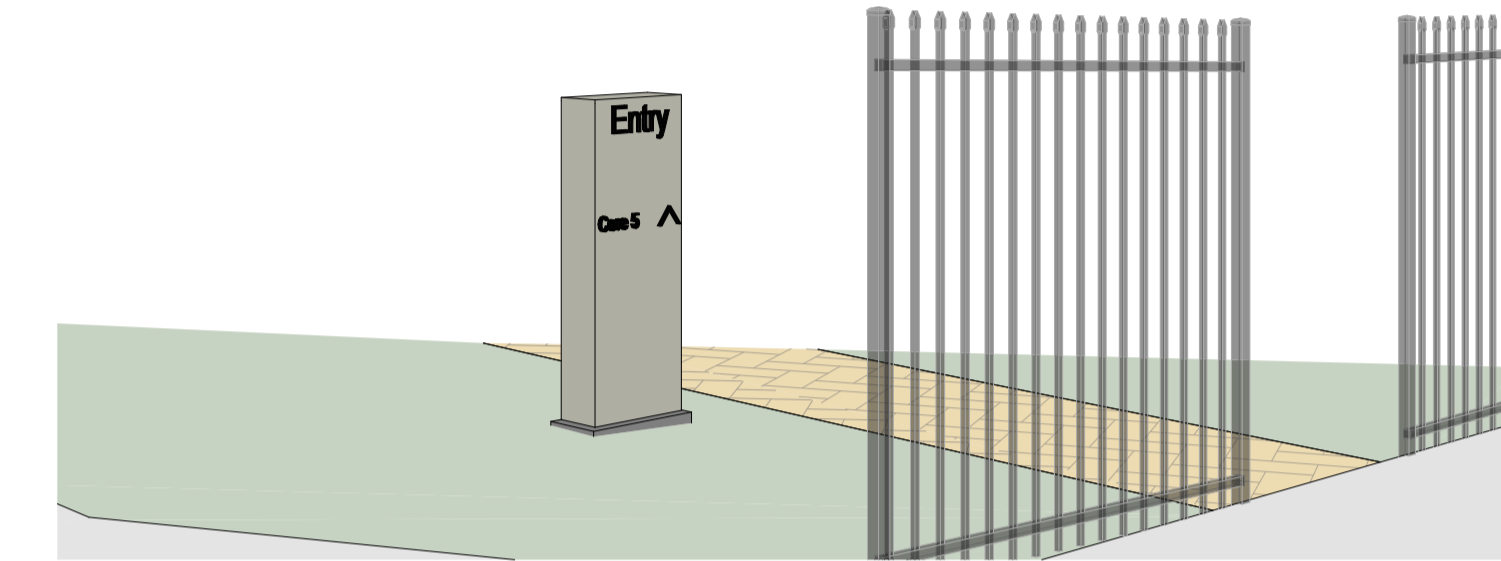
- FREESTANDING
- DOUBLE SIDED
- NON-ILLUMINATED
- INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAILS



7 SIGNAGE 3.3_PLAN 1:50



8 CAFE SIGNAGE 3.3_ELEVATION 1:50



9 SIGNAGE 3.3_TYPICAL 3D VIEW



10 CAFE SIGNAGE_3D VIEW

ISSUE FOR SSSA