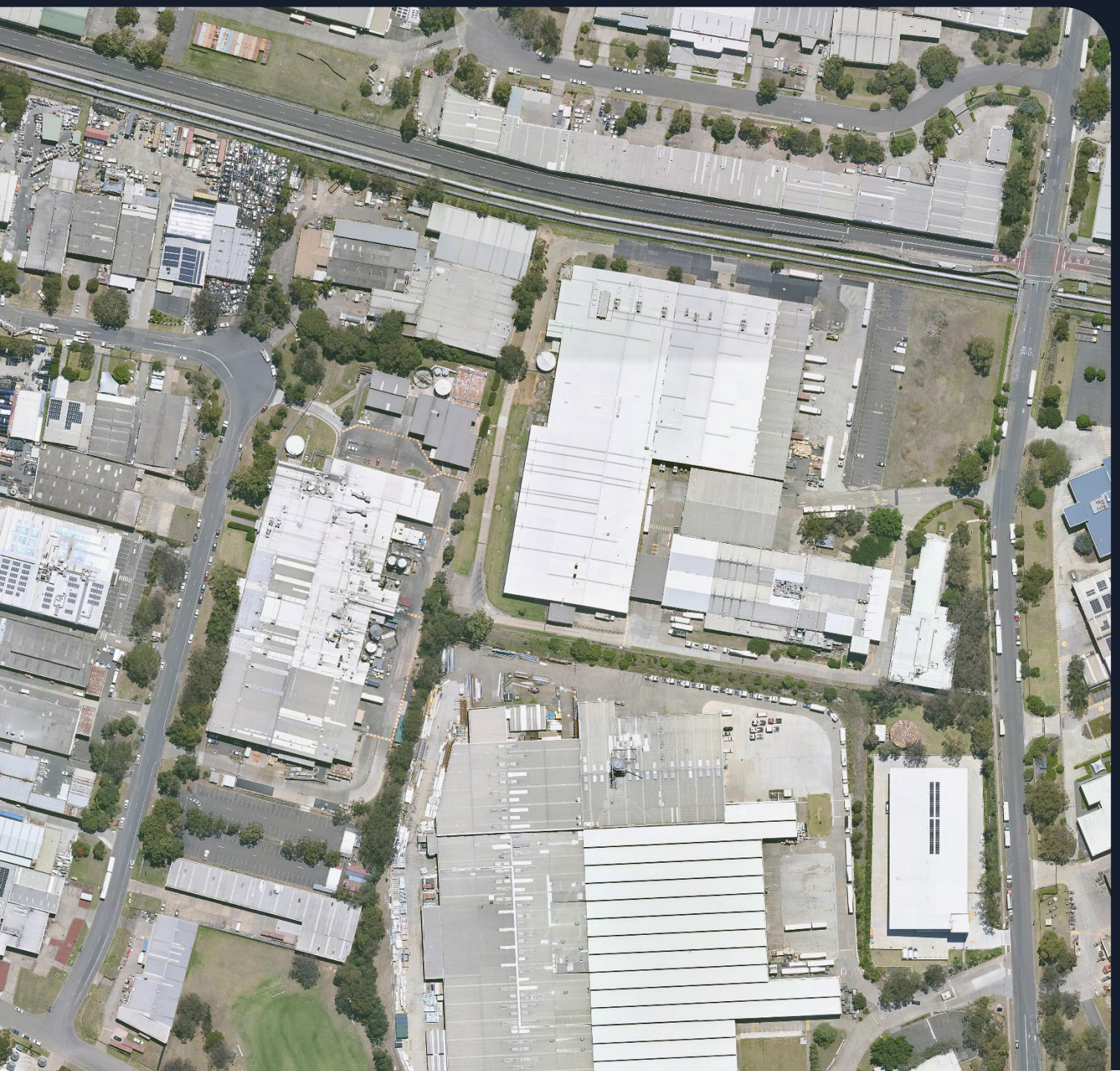


15-21 Britton Street, Smithfield NSW

28 October 2024

Waste Management Plan





Document Information

Waste Management Plan, 15-21 Britton Street, Smithfield NSW

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Revision	Date	Author	Reviewed	Approved	Detail
0	18 March 2024	Hayley Yellowlees	Garrett Hall	-	Draft for client review
1	23 May 2024	Julia Nicholson	Garrett Hall	Garrett Hall	Final
2	5 June 2024	Julia Nicholson	Garrett Hall	Garrett Hall	Final
3	11 July 2024	Julia Nicholson	Garrett Hall	Garrett Hall	Final
4	18 September 2024	Julia Nicholson	Garrett Hall	Garrett Hall	Final
5	28/10/2024	Julia Nicholson	Garrett Hall	Garrett Hall	Final

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Senversa acknowledges the traditional custodians of the land on which this work was created and pay our respect to Elders past and present.



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List of Acronyms

Acronym	Definition
AHD	Australian Height Datum
AS	Australian Standard
ASS	Acid Sulfate Soils
AST	Above ground storage tank
CCO	Chemical Control Orders
CEMP	Construction Environmental Management Plan
CLEP	Cumberland Local Environmental Plan
CLM	Contaminated Land Management
DCP	Development Control Plan
DP	Deposited Plan
EHC	Environmentally Hazardous Chemicals
EMP	Environmental Management Plan
ENM	Excavated Natural Material
EPA	Environment Protection Authority (NSW)
EP&A	Environmental Planning and Assessment
ERS	Environment reference standard
ha	Hectares
HBMS	Hazardous Building Material Survey
IBCs	Intermediate Bulk Container
m	Metre
m³	Cubic metres
m AHD	Metres Australian Height Datum
m bgl	Metres below ground level
N/A	Not Applicable
NEPC	National Environment Protection Council

Acronym	Definition
NEPM	National Environment Protection Measure
POEO	Protection of the Environment Operations
PRA	Property Risk Australia
SCC	Specific Contaminant Concentrations
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development
TCLP	Toxicity Characteristics Leaching Procedure
VENM	Virgin Excavated Natural Material
WARR	NSW Waste Avoidance and Resource Recovery
WHS	Work Health and Safety
WMP	Waste Management Plan



1.0 Introduction

Senversa Pty Ltd (Senversa) was engaged by Lendlease Investment Management Pty Ltd (Lendlease) to prepare a Waste Management Plan (WMP) for the redevelopment of 15-21 Britton Street and 28-54 Percival Road, Smithfield NSW (the site). The site is legally identified as Lot 34 in Deposited Plan (DP) 617521 and Lot 1 in DP 597082 and occupies a total area of approximately 8.75 hectares (ha).

The WMP is required as a sub-plan to support a State Significant Development (SSD) application (SSD-67368956) prepared by Lendlease.

The site location and layout are provided on **Figure 1**.

1.1 Scope

The WMP has been prepared to address the key issue of waste management requirements during construction and operation at the site according to Condition 17 of the Secretary's Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning and Environment for warehouses and distribution centres.

Table 1.1 presents the SEARs requirements to be addressed, along with where they are addressed in this WMP.

Table 1.1: Relevant SEARs

Key Issue	Requirement	Relevant Section of Report
Condition 17. Waste Management	Identify, quantify and classify the likely waste streams to be generated during construction and operation.	Waste streams associated with the construction and operation phase of the project are presented in Section 4.0 and Section 5.0 .
	Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.	Measures are detailed in Section 4.2 and Section 5.3 .
	Identify appropriate servicing arrangements for the site.	Servicing arrangements associated with waste generation during operation are presented in Section 5.0 .
	If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	Addressed in a separate hazardous building material survey (HBMS) report (PRA 2024a ¹ and 2024b ²).

¹ *Limited Destructive Hazardous Materials Survey Report, 15-21 Britton St Smithfield (Snackbrands)*, Property Risk Australia, June 2024 (PRA 2024a).

² *Limited Destructive Hazardous Materials Survey Report, 15-21 Britton St Smithfield (Misc Warehouses)*, Property Risk Australia, June 2024 (PRA 2024b).



1.2 Objectives

The key objective of this WMP is to support Lendlease in its project through identifying the types and quantities of potential waste streams and to establish management measures to prevent environmental harm, minimise waste and maximise resource preservation.

This WMP specifically aims to:

- Address Condition 17 of the SEARs.
- Promote waste minimisation through avoiding and reducing waste generation.
- Promote the recycling of building and demolition materials.
- Comply with legislation and adhere to waste minimisation guidance and standards.
- Apply the waste management hierarchy (**Section 3.3**) throughout construction.
- Specify safe and appropriate management of potentially contaminated wastes.



2.0 Project Description

2.1 Site Identification

The site is identified as 15-21 Britton Street and 28-54 Percival Road, which is made up of the following land holdings:

Table 2.1: Site Identification

Site Address	Legal Description	Land Area (approx.)
15-21 Britton Street, Smithfield	Lot 1 DP 597082	3.22 hectares
28 – 54 Percival Road, Smithfield	Lot 34 DP 617521	5.53 hectares
Total		8.75 hectares

The site is located within the eastern portion of the Smithfield Industrial Estate and is bound by established warehouse buildings and industrial land uses. The site is made up of two allotments which currently operate independently. The western allotment (Lot 1 DP 597082) has frontage to Britton Street and comprises a warehouse building currently operating as a food processing and packaging facility and associated offices. Ancillary buildings and structures are positioned towards the northeastern boundary.

The western boundary comprises a landscaped area of mature trees which extend along the entire Britton Street frontage. An area of hard standing provides at-grade car parking at the southern end of the site. Vehicular access to the site is provided via Britton Street to the northeast via a controlled gate with egress provided to the southwest of the site. A separate vehicle access to the car park is also provided via Britton Street to the south.

The eastern allotment (Lot 34 DP 617521) has frontage to Percival Road and comprises two warehouse buildings and a separate two-storey office building. An area of hard stand provides at-grade car parking at the northern end of the site and a landscaped area of mature trees exists at the southern edge. Primary vehicular access to the site is provided via an entrance off Percival Road for both heavy vehicles and visitors. A secondary entrance is provided at the southern edge of the site.

Whilst topography at each allotment is relatively flat, the eastern allotment sits higher than the western allotment (approximately 30 m RL and 26 m RL, respectively) and is currently separated by a retaining wall.

The site is situated approximately 24 km from the Sydney CBD. It is within close proximity to transport infrastructure routes, including the Cumberland Highway, which has direct access from Percival Road to the south. Public transport options are also available, with the Liverpool-Parramatta Transitway located directly north of the site.

In accordance with the Cumberland Local Environmental Plan 2021 (CLEP 2021), the site is zoned E4 General Industrial, as illustrated in **Figure A**. Land uses surrounding the site comprise the following zoning categories, including:

- E4 General Industrial.
- SP2 Infrastructure (Water Supply System and Strategic Bus Corridor).
- SP2 Infrastructure (Classified Road).
- RE1 Public Recreation.



The nearest sensitive land uses comprise the R2 Low Density Residential zone located 560 m north of the site and 590 m east of the site. The site and surrounding context are illustrated in **Figure B** and **Figure C**, below.

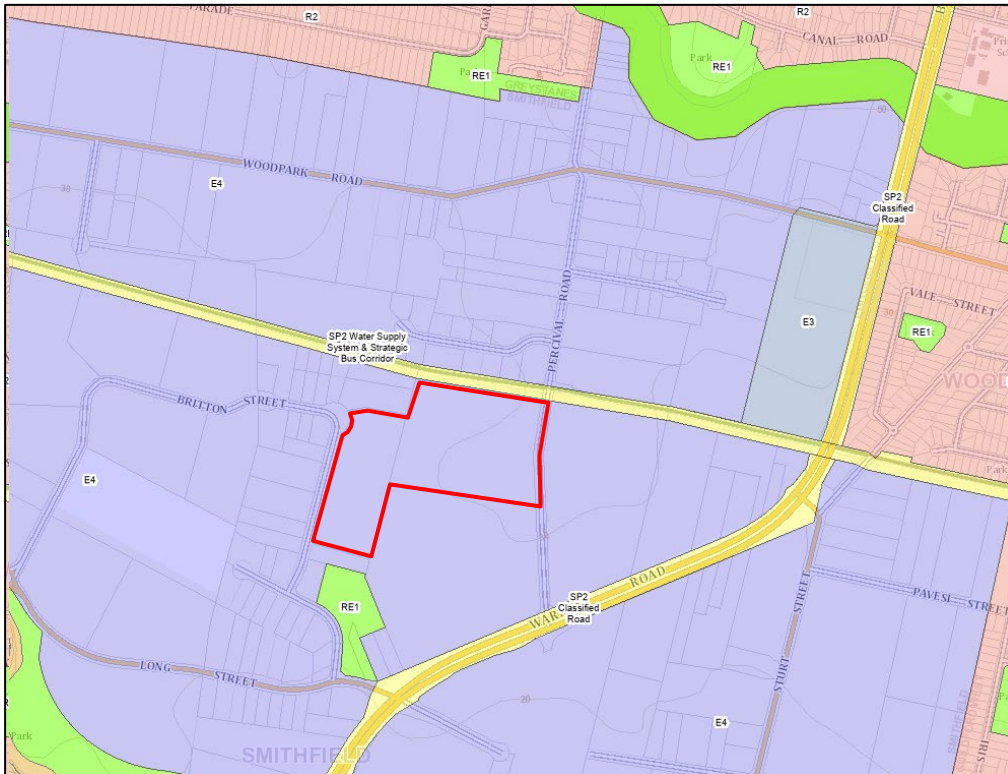


Figure A: Land Zoning Applicable to the Site under the CLEP 2021 (Source: NSW Legislation, 2023)



Figure B: Existing Site Context and Surrounding Area (Source: NearMap, 2023)



Figure C: Cadastral Map: Existing Site Context (Source: SIX Maps, 2023)



2.2 Existing Environment

A summary of the existing environment is presented in the table below.

Table 2.2: Existing Environment

Item	Description
Topography	<p>The elevation of the site ranges from approximately 24 to 34 m AHD, sloping to the southwest towards Prospect Creek.</p> <p>Based on the Department of Planning and Environment's eSPADE v2.2, it reports the site is located within the residual Blacktown area, which is characterised by gently undulating rises on Wianamatta Shale with local relief 10–30 m and slopes generally >5% but occasionally up to 10%. Crests and ridges are broad (200–600 m) and rounded with convex upper slopes grading into concave lower slopes. Outcrops of shale do not occur naturally on the surface. They may occur, however, where soils have been removed.</p>
Buildings, Structures and Roads	<p>An inspection of the site was conducted on 18 January 2024 by a Senversa environmental consultant. The following key observations were made:</p> <ul style="list-style-type: none"> • The site is made up of two allotments which currently operate independently. The western allotment (Lot 1 - food processing and packaging facility) has frontage to Britton Street and the eastern allotment (Lot 34 - warehouse/distribution facilities and a microbial lab) with frontage to Percival Road. <p><u>Western Allotment (Lot 1)</u></p> <ul style="list-style-type: none"> • A large warehouse operated by Snackbrands, occupied the majority of the site. • The site was bound by a secure 2 m high fence, with security gates at the northwestern and southwestern portion of the site. • The site entrance was from the northwestern security gate on Britton Street, with an access road located on the northern, eastern and southern portion of Lot 1. The site exit was from the southwestern security gate onto Britton Street. • The western boundary contained a service easement including gas, electricity, communications, water, sewer, stormwater, fire hydrants and pump and pad mount substations. • The main warehouse contained admin offices, lunch room, processing, packaging, storage and maintenance workshop area. • A water treatment system was located in the northeastern portion of Lot 1, which treated the wastewater from Snackbrands operations. • A wash bay area was in the northeastern portion of Lot 1. • Hardstand open air carpark was located in the southern portion of Lot 1. • A large water storage tank was located in the northwestern portion of Lot 1. • A retaining wall was located on the eastern boundary of Lot 1, which was separating Lot 1 and Lot 34. <p><u>Eastern Allotment (Lot 34)</u></p> <ul style="list-style-type: none"> • Two large warehouses and a two-storey building are located across Lot 34. • The north eastern portion of Lot 34 contained carpark area and grassed area. • The two-storey building in the southeastern portion of Lot 34, was mostly occupied by an operating microbial laboratory. • The warehouse along the southern boundary contained CRL Express across the ground floor portion of the warehouse. The Paralympics warehouse occupied the eastern portion of the warehouse, which built into the hillside and appeared to be situated onto of the CRL Express warehouse. • The large warehouse in the western portion of Lot 34 contained DGL across the majority of the warehouse, while Sancell occupied the southern portion of the warehouse. • Truck loading areas were between the two large warehouses. • Lot 34 entrance and exit was from the same driveway on Percival Road. An access road was located around the perimeter of Lot 34 and between the two warehouses. • Multiple services were situated along the western boundary of Lot 34, including communications, fire hydrants, stormwater, sewer, drainage and electricity. • A water storage tank was located in the northwestern portion of Lot 34.



Item	Description
Acid Sulphate Soils	<p>No Acid Sulphate Soil (ASS) risk maps are available for the area encompassing the site, typically indicating that such conditions have not been identified based on regional mapping of geology and soil.</p> <p>Review of <i>ESPADE Spatial Viewer</i> risk mapping indicates the area occupied by the site has not been required to be assessed for the presence of ASS based on the outcomes of a preliminary evaluation. Such sites are by default characterised as "no known occurrence", being defined as areas where land management activities are not likely to be affected by ASS materials.</p>
Vegetation	<p>The site is predominantly surfaced with concrete hardstand or bitumen. Vegetation cover on the site is limited mostly to the boundary of Lot 1 (grassed area with mature trees).</p>
Presence of Chemical Storage, Hazardous and Fill Material	<p>PRA (2024a and 2024b) have prepared a hazardous materials survey (HMBS) reports for the site. The included site survey identified that the site contains hazardous chemicals associated with lead-based paint and some asbestos containing material in the current warehouses/buildings.</p> <p>Chemical storage was identified in the western allotment (Lot 1) in intermediate bulk container (IBCs), 200 litre (L) drums and 15 L containers, including sodium hydroxide, citric acid, sodium hypochlorite, alkaline vehicle detergent, Alcosan (70% ethanol), phosphoric acid, hydrochloric acid, sodium bisulfite, sulfuric acid, and hypochlorite. The majority were stored within spill protection areas. Dangerous goods, including LPG gas bottles and a large nitrogen storage tank, was located in the eastern portion of Lot 1. Fresh cooking oil and waste oil were stored in large above ground tanks in the eastern portion of Lot 1.</p> <p>Furthermore, it is anticipated that fill material may have been imported to create the existing site levels and therefore should any soil or material require disposal off-site as part of the scope of works, it will be necessary for it to be classified as per the NSW EPA <i>Waste Classification Guidelines</i> (EPA 2014³) as discussed in Section 4.1 and appropriately disposed of in accordance with the requirements of its classification.</p>
Presence of Hazardous Building Materials	<p>It is estimated that the buildings across the site were constructed circa 1965. A hazardous materials survey has been undertaken and is documented in a separate HBMS reports (PRA 2024a and 2024b). The HBMS reported the presences of bond asbestos, friable asbestos, synthetic mineral fibres (SMF), ozone depleting substances (ODS) and lead paint.</p>

2.3 Proposed Development

The most recent Concept Architectural Plans provided by Lendlease are provided in **Appendix A**. The plans are not final and maybe subject to further design changes. The development involves the construction and operation of a multi-level warehouse estate, comprising:

- Demolition of all existing buildings and structures.
- Clearing of nominated vegetation within the proposed development area.
- Bulk earthworks to create proposed site levels.
- Decommissioning of existing vehicle crossings.
- In-ground building services and utility work.
- Construction and operation of three multi-level warehouse buildings comprising of the following:
 - Two two-storey warehouse buildings located on Lot 34 DP 617521 (Warehouse A and B), comprising of 12 individual warehouse units and ancillary office.
 - A three-storey building located on Lot 1 DP 597082 (Warehouse C), comprising of 9 individual warehouse units, ancillary office, and a café.
 - Shared outdoor amenity areas provided for employees on level 1.
 - Connected hardstand on ground floor and level 1 that will allow for vehicle circulation across the whole site.

³ *Waste Classification Guidelines. Part 1: Classifying Waste*. NSW Environment Protection Authority (EPA 2014)



- A total of 482 carparking spaces within three separate carparking areas.
- A total 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.
- Four new vehicle crossings on Percival Road and four new vehicle crossings on Britton Street to provide separate entry and exit for heavy and light vehicles.
- Extensive ground and on-building landscaping works.

The three warehouse buildings (Warehouse A, B and C) will have frontage to both Britton Street and Percival Road. Warehouse A and B will be located on Lot 34 DP 617521 (Percival Road frontage) at an RL of 33.75. Each building will be two-storey, with a height of 26.6 m.

Warehouse C will be located on Lot 1 DP 597082 (Britton Street frontage) at an RL of 23.75. 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 36.6 m, the height of all three buildings is consistent at RL 60.35. The three 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 and each tenancy is outlined in the table below.

Table 2.3: Gross Floor Areas

Buildings 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
	30,122 m ²	2,300 m ²	Shared amenities: 133 m ²	32,665 m ²
Building B			End of trip facilities: 110 m ²	
	29,224 m ²	2,439 m ²	Café: 71 m ²	31,844 m ²
Building C			End of trip facilities: 110 m ²	
Total	88,976 m²	7,036 m²	556 m²	96,568 m²



3.0 Legislative Requirements and Guidelines

3.1 Legislation

This WMP has been prepared in accordance with the requirements of the *NSW Waste Avoidance and Resource Recovery Act 2001* (WARR Act), and the *NSW Protection of the Environment Operations Act 1997* (POEO Act). These and other key legislation relevant to waste management at the site are provided in **Table 3.1**.

Table 3.1: Waste Legislation Summary

Legislation	Purpose
Cumberland Council Legislation	
Cumberland Local Environmental Plan 2021	The Cumberland <i>Local Environmental Plan</i> (LEP) 2021 provides a unified set of controls and legislative framework for land use and development in the Cumberland local government area.
Cumberland Development Control Plan 2021	The Cumberland <i>Development Control Plan</i> (DCP) 2021 provides a unified set of controls and guidance for the design and operation of development within the Cumberland local government area to achieve the aims of the LEP. The development controls include setbacks, urban design, stormwater drainage, landscaping, parking and access. Under the DCP, all materials that arise from demolition and construction must comply with a WMP before recycling or disposal.
State and National Legislation	
Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014 (POEO Waste Regulation)	The POEO Act and associated regulations is the key environment protection legislation administered by the NSW Environment Protection Authority (EPA). The objective of the legislation is to achieve the protection, restoration and enhancement of the quality of the NSW environment. The POEO Act enables the Government to establish policy instruments for setting environmental standards, goals, protocols and guidelines.
Waste Avoidance and Resource Recovery Act 2001 (WARR Act)	The WARR Act promotes waste avoidance and resource recovery to achieve a continual reduction in waste generation and provides for development of a state-wide Waste Strategy. Objectives of the WARR Act include: <ul style="list-style-type: none"> To encourage the most efficient use of resources and to reduce environmental harm in accordance with the principles of ecologically sustainable development. To ensure that resource management options are considered against a hierarchy of preferred management outcomes (see Section 3.3). Provide for the continual reduction in waste generation. To minimise the consumption of natural resources and the final landfill disposal of waste. To ensure that industry shares with the community the responsibility for reducing and dealing with waste. To ensure the efficient funding of waste and resource management planning, programs and service delivery. To achieve integrated waste and resource management planning, programs and service delivery on a state-wide basis. To assist in the achievement of the objectives of the <i>POEO Act</i>.



Legislation	Purpose
Environmental Planning and Assessment Act 1979 (EP&A Act) Environmental Planning and Assessment Regulation 2021	The EP&A Act and associated regulation provide the overarching legislative structure for planning in NSW. The objectives include: <ul style="list-style-type: none"> To promote the proper management, development and conservation of natural and other resources. To facilitate ecologically sustainable development. To protect the environment. To promote the proper construction and maintenance of buildings.
Environmentally Hazardous Chemicals Act 1985 (EHC Act)	The EHC Act provides for control of the effect on the environment of chemicals and chemical wastes. The EHC Act sets up the Hazardous Chemicals Advisory Committee which advises the EPA on the assessment and control of chemicals that are environmentally hazardous. The EPA assesses and declares substances to be chemical wastes for the purposes of the EHC Act and may regulate activities such as the manufacture, processing, conveying, buying, selling or disposal of the chemical or declared waste through chemical control orders (CCOs).
State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP)	The SEPP provides a policy framework for the assessment and establishment of infrastructure and transportation planning, supporting the EP&A Act.
Contaminated Land Management Act 1997 (CLM Act) Contaminated Land Management Regulation 2013	The CLM Act establishes a process for investigating and (where appropriate) remediating land that the EPA considers to be contaminated significantly enough to require regulation.

3.2 Guidelines

Guidance documents and policies considered in the preparation of this WMP are included in **Table 3.2**.

Table 3.2: State and National Guidance Summary

Guideline	Purpose
Waste Classification Guidelines (Part 1: Classifying Waste) (EPA 2014)	The Waste Classification Guidelines have been established by the NSW EPA to assist waste generators to classify wastes. Wastes are classified into groups that pose similar risks to environment and human health. Waste classifications are discussed further in Section 4.1 and Section 5.1 .
Building Code of Australia (BCA)	The BCA contains technical provisions for the design and construction of buildings and other structures, covering such matters as structure, fire resistance, access and egress, services and equipment, and energy efficiency as well as certain aspects of health and amenity.
NSW Government Waste and Sustainable Materials Strategy 2041 Stage 1: 2021-2027	The strategy provides a framework for waste reduction and landfill diversion until 2027. Key targets include: <ul style="list-style-type: none"> Reduce total waste generated per person. Introduction of overall litter and plastic litter reduction targets. Increase recovery rate from all waste streams. Increase the use of recycled content by governments and industry. Phase out problematic and unnecessary plastics. Reduce the amount of organic waste sent to landfill.
NSW EPA Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012	The guide provides advice to assist architects, developers, council staff and building managers to incorporate better waste management practice into the design, establishment, operation and ongoing management of waste services in commercial and industrial developments.



Guideline	Purpose
How to manage and control asbestos in the workplace, SafeWork NSW Code of Practice, 2019 (NSW Government)	The Code of Practice is an approved code of practice under section 274 of the <i>Work Health and Safety Act 2011</i> . The Code provides guidance on how to manage risks associated with asbestos and asbestos containing material at the workplace and thereby minimise the incidence of asbestos-related diseases such as mesothelioma, asbestosis and lung cancer.
How to safely remove asbestos, SafeWork NSW Code of Practice, 2016 (NSW Government)	The Code of Practice is an approved code of practice under the <i>Work Health and Safety Act 2011</i> . The code provides practical guidance on how to safely remove asbestos from all workplaces including structures, plant and equipment and is to be read in conjunction with <i>How to manage and control asbestos in the workplace</i> Code of Practice.
Australian Government Construction and Demolition Waste Guide, 2011	The aim of the guide is to help develop effective markets for materials diverted or derived from the construction and demolition waste stream.
Australian Government Sustainable Procurement Guide, 2021.	The Guide provides step-by-step guidance on how to consider sustainability in the different stages of the procurement process, from identifying the business needs to the end of the contract. It encourages The Guide was developed for Australian Government purchasers to include sustainability considerations in all stages of the procurement process, from identifying the business need to disposing of goods.
Sampling Design Guidelines – Contaminated Sites. NSW EPA, 2022	The Sampling Design Guidelines were established by the NSW EPA to: <ul style="list-style-type: none"> • Encourage the use of a statistically based approach to the design and sampling for contaminated sites and the interpretation of these samples for assessing and validating contaminated sites; and • Provide a convenient summary of statistical methods.

3.3 Waste Hierarchy

Waste management for the project will be undertaken in accordance with the waste hierarchy, which underpins the objectives of the WARR Act. The waste hierarchy (**Figure D**) comprises the principles of:

- **Avoidance** including action to reduce the amount of waste generated.
- **Resource recovery** including reuse, recycling, reprocessing and energy recovery.
- **Disposal** including management of all disposal options in the most environmentally responsible manner.



Figure D: Waste Hierarchy



4.0 Demolition and Construction

4.1 Waste Streams and Classification

4.1.1 EPA Waste Classification

The NSW EPA *Waste Classification Guidelines* (EPA 2014) provides for the classification of wastes into groups that pose similar risks to the environment and human health, which are defined in the POEO Act. Classes of waste described in the guideline are defined in **Table 4.1**, and are reflected through this WMP.

Table 4.1: Summary of NSW EPA Waste Classifications

Waste Classification	Description
Special waste	Special waste is a class of waste that has unique regulatory requirements that need to be managed to minimise the risk of harm to the environment and human health. Special waste includes clinical and related waste, asbestos waste, waste tyres and anything that is classified as special waste under an EPA Gazettal notice.
Liquid waste	Liquid waste is classified as any waste (other than special waste) that meets the following criteria: <ul style="list-style-type: none"> • Has an angle of repose of less than 5 degrees above horizontal; • Becomes free flowing at or below 60 degrees Celsius or when it is transported; • Is generally not capable of being picked up by a spade or shovel; and/or • Is classified as liquid waste under an EPA Gazettal notice.
Hazardous waste Restricted solid waste General solid waste (putrescible) General solid waste (non-putrescible)	Some commonly generated waste types have been pre-classified as hazardous waste, general solid (putrescible) and general solid (non-putrescible) waste. Where waste is not pre-classified, it must be chemically assessed against the specific contaminant concentrations (SCC) and/or toxicity characteristics leaching procedure (TCLP) test values for that classification.
Virgin Excavated Natural Material (VENM) and Excavated Natural Material (ENM)	Virgin excavated natural material means natural material: <ul style="list-style-type: none"> • That has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues, as a result of industrial, commercial, mining or agricultural activities; • That does not contain sulfidic ores or soils, or any other waste; and • Includes excavated natural material that meets such criteria for virgin excavated natural material as approved by a Gazette.

4.1.2 Waste Streams and Classification

A variety of waste types are expected be generated during site demolition and construction. Potential waste types, EPA classifications and management options for the site are summarised in **Table 4.2**. Development consent may be required where onsite reuse or recycling occurs. Any receiving facilities of material for offsite reuse, recycling or disposal must have an appropriate environmental protection permission for the activity and waste type to be received.

**Table 4.2: Potential Demolition and Construction Waste Types, Classification and Management**

Waste Type	EPA Classification	Reuse/recycling	Disposal
Excavated Soil and Rock	Subject to Waste Classification, as per EPA 2014, following excavation	Priority given to the reuse of cut material through the development. It may be retained onsite, reused offsite or be disposed to a lawful place.	Any element unable to be reused or recycled will be disposed at an appropriately permitted facility.
Building and demolition waste (glass, plastic, rubber, plasterboard, ceramic, bricks, concrete, metal, wood waste, timber)	General solid waste (non-putrescible).	Onsite processing and separation. Onsite reuse. Offsite reuse or recycling.	Any element unable to be reused or recycled will be disposed at an appropriately permitted facility.
Green waste (vegetation)	General solid waste (non-putrescible)	Offsite reprocessing/recycling.	Any element unable to be reused or recycled will be disposed at an appropriately permitted facility.
Asphalt	General solid waste (non-putrescible)	Offsite reprocessing/recycling.	Any element unable to be reused or recycled will be disposed at an appropriately permitted facility.
General refuse	General solid waste (putrescible), and General solid waste (non-putrescible)	Offsite reprocessing/recycling.	Any element unable to be reused or recycled will be disposed at an appropriately permitted facility.
Electrical (HV and LV)	General solid waste (non-putrescible)	Onsite processing and separation. Onsite reuse. Offsite reuse or recycling.	Any element unable to be reused or recycled will be disposed at an appropriately permitted facility.
Optic fibre wiring	General solid waste (non-putrescible)	Onsite processing and separation. Onsite reuse. Offsite reuse or recycling.	Any element unable to be reused or recycled will be disposed at an appropriately permitted facility.
PVC pipes (stormwater, electrical, optic fibre, sewer)	General solid waste (non-putrescible)	Onsite processing and separation. Onsite reuse. Offsite reuse or recycling.	Any element unable to be reused or recycled will be disposed at an appropriately permitted facility.
Light bulbs	Hazardous waste	Not Applicable (N/A)	Offsite disposal at an appropriately licensed facility.
Batteries	Hazardous waste	Offsite recycling.	Offsite disposal at an appropriately licensed facility.
Lead based paints	Hazardous waste	N/A	Offsite disposal at an appropriately licensed facility.
Asbestos containing materials	Special waste	N/A	Offsite disposal at an appropriately licensed facility.
Site runoff (wastewater)	Liquid waste	Onsite or offsite treatment or recycling.	Any element unable to be recycled will be disposed at an appropriately permitted facility.



Waste Type	EPA Classification	Reuse/recycling	Disposal
Sewage	Liquid waste	NA	Offsite disposal via reticulated sewer to an appropriately permissioned facility.

4.1.3 Waste Quantities

4.1.3.1 Demolition

The Cumberland DCP encourages demolition techniques that will avoid and minimise waste generation. As the DCP does not provide a method for estimating the volume of waste to be generated, the guide for estimating demolition waste presented in *The Hills' Development Control Plan* have been used.

The quantities and the location of a temporary waste storage area will be confirmed during the development of a detailed schedule of the works, but will account for these projected volumes, giving consideration to the likely waste generation rates.

Table 4.3: Demolition Waste Quantities and Generation Rate (m³ per 1,000 m²)

Building Type	Concrete/ Asphalt	Bricks	Timber/ Gyprock	Metal	Other
Factory	448	205	4	23	18
Hardstand ¹ / Carpark	250	-	-	-	10

1 – Concrete has been assumed to be an average thickness of 0.25 m across areas of hardstand.

Quantities of demolition waste that may be generated have been estimated based on the current building footprint and area of the site.

Table 4.4: Estimate of Total Demolition Waste Quantities (m³)

Building Type	Area (m ²)	Concrete/ Asphalt	Bricks	Timber/ Gyprock	Metal	Other
Factory	38,100	17,069	7,811	152	876	686
Hardstand/ Carpark	35,000	15,680	-	-	-	350

4.1.3.2 Construction

The Cumberland DCP encourages construction techniques that will avoid and minimise waste generation. As the DCP does not provide a method for estimating the volume of waste generated during construction, the guide for estimating waste from construction presented in *The Hills' Development Control Plan* have been used. The quantities and the location of a temporary waste storage area will be confirmed during the development of a detailed schedule of the works, but will account for these projected volumes, giving consideration to the likely waste generation rates.

The estimated quantities below do not include waste produced as part of bulk earthworks. The current earthworks estimate includes 72,600 m³ of cut and 129,300 m³ of fill. Depending on the suitability of the material to be reused, significant quantities of soil waste are likely to be reused within the development of the site and not anticipated to be disposed offsite during the project.



Where possible packaging should be reduced or recycled by returning to the supplier and seeking cardboard or metal packaging instead of plastic.

Table 4.5: Construction Waste Quantities and Generation Rates (m³ per 1,000 m²)

Building Type	Timber	Concrete	Bricks	Gyprock	Sand/Soil	Metal	Other
Factory	0.25	2.1	1.65	0.45	4.8	0.6	0.5

Quantities of construction waste that may be generated have been estimated based on the proposed design and area of the site and are presented in **Table 4.6**.

Table 4.6: Estimate of Total Construction Waste Quantities (m³)

Building Type	Area (m ²)	Timber	Concrete	Bricks	Gyprock	Sand/Soil	Metal	Other
Factory	88,976	22	187	147	40	427	53	44

The quantities outlined in the tables above are high level estimates and are intended to provide an indication of potential waste generation quantities to inform site management. It is expected that actual waste quantities and composition will vary depending on outcomes of detailed design, materials specification and construction planning and methods.

4.2 Waste Management

Waste produced during demolition and construction will be managed in line with the waste hierarchy and in accordance with relevant legislative requirements and guidelines in relation to waste classification, handling, transport, reuse/recycling and/or disposal.

4.2.1 Avoidance and Reduction of Waste

Avoidance and reduction of waste will be achieved by:

- Developing a procurement policy which considers the quantities of materials to be used to minimise surplus material.
- Reduce packaging waste by purchasing in bulk, returning packaging to suppliers or requesting recyclable cardboard or metal packaging instead of plastic.
- Select construction materials that have a lower environmental impact over the lifecycle of the building.
- Existing landscaping incorporated into the design.

4.2.2 Reuse, Recycling and Disposal

Any waste materials generated onsite will be prioritised for reuse or recycling, either within the site, or via off-site third-party providers. Disposal to an appropriately permissioned facility is only to be considered where reuse or recycling is not practicable or possible. Procedures to optimise the reuse and recycling of material include:

- Incorporation of waste management into the planning stages of the project to promote the reuse of materials.
- Store waste onsite in designated and segregated areas, which are clearly signed and easily accessible to prevent cross-contamination.
- Ensure contractors are aware of waste management procedures and waste storage areas.



- Consider the potential for materials used to be reused or recycled at the end of the development's life cycle.

4.2.3 Waste Stream Management Options

Waste produced during demolition and construction will be separated and stored appropriately to ensure each type of waste is handled appropriately. Waste storage areas will be determined by the demolition and construction contractor before works commence.

Generally, designated waste storage areas should:

- Be accessible by all site personnel including waste disposal contractors.
- Have standard signage posted, with signs approved by the NSW EPA used where applicable.
- Consider location including slope, drainage and vegetation.
- Allow sufficient space for the estimated volumes calculated above, or be serviced regularly as needed.
- Consider aesthetics, safety and convenience.
- Consider health and safety and environmental risks.

All waste streams should be tracked with appropriately permissioned waste contractors and records of vehicle movements and tip dockets recorded and retained.

4.3 Roles and Responsibilities

It is expected that all personnel will commit to the WMP and have responsibility for their own actions in adhering the waste management objectives.

A Construction Site Manager will be the key person responsible for implementation of the WMP and adherence to applicable legislation, guidelines, licensing and project conditions. **Table 4.7** presents suggested roles and responsibilities for waste management.

Table 4.7: Roles and Responsibilities

Role	Responsibility
Environmental Manager or equivalent	<ul style="list-style-type: none"> • Compliance with applicable environmental licences, legislation and project conditions. Ensure environmental management plan(s) across the site are adhered to and accurate to site conditions. • Undertake inspections to ensure compliance.
Construction Site Manager	<ul style="list-style-type: none"> • Ensuring workers and subcontractors are inducted into the WMP along with other applicable management plans. • Responsible for undertaking procurement of construction materials in accordance with the waste management hierarchy. • Segregation of waste streams where required to ensure appropriate use, treatment and/or disposal.
Health and Safety Manager	<ul style="list-style-type: none"> • Safety inductions for all staff, workers and visitors. • Work with Construction Site Manager to determine safe handling of asbestos waste in compliance with regulatory requirements.
Site Workers	<ul style="list-style-type: none"> • Responsible for acting in accordance with the WMP and attending site inductions. • Informing the Construction Site Manager of any waste management incidences and Health and Safety Manager of any safety issues associated with on-site activities.



4.3.1 Training and Awareness

All staff present on the site during demolition and construction will be required to undertake a site induction, which will include introduction to the WMP and site-specific waste management. The induction training is to include:

- Induction to the waste management hierarchy and use across the site.
- Waste storage locations, signage and separation of waste.
- Emergency response procedures and contacts.
- Responsibilities and reporting requirements including record keeping for waste management and key personnel.
- The implications for poor waste management practices.

4.4 Monitoring and Reporting

The following monitoring and reporting practices will be undertaken to determine the success of the WMP:

- Record and track waste quantities, including retaining receipts from waste recycling or disposal.
- Document waste classification and testing results (where applicable).
- Review and update the WMP based on changes to design.
- Conduct audits of waste management across the site including visual inspections of waste controls. If any resource and waste management issues are identified, additional staff training will be undertaken and management practices reviewed.



5.0 Operation

5.1 Waste Stream and Classification

Potential waste types and corresponding EPA classifications are summarised in **Table 5.1**.

Table 5.1: Potential Waste Types and Classifications

Waste Type	EPA Classification	Waste Stream
Paper, including all types of recyclable paper but excluding paper towels, toilet paper and tissues.	General solid waste (non-putrescible)	Paper recycling
Cardboard, excluding waxed cardboard.	General solid waste (non-putrescible)	Cardboard recycling
Metals (steel, aluminium, stainless steel, and copper piping or wire)	General solid waste (non-putrescible)	Co-mingled recycling, specific recycling
Wood (timber, wooden pallets)	General solid waste (non-putrescible)	Specific recycling or general waste
Plastics (recyclables)	General solid waste (non-putrescible)	Co-mingled recycling
Plastics (non-recyclables)	General solid waste (non-putrescible)	General waste
Soft plastics	General solid waste (non-putrescible)	Soft plastic recycling
Green waste (grass clippings and tree pruning)	General solid waste (non-putrescible)	General waste or compost
Glass including bottles and containers	General solid waste (non-putrescible)	Co-mingled recycling
Light bulbs, batteries, e-waste	Potentially hazardous waste	Specific recycling
General refuse such as food scraps and non-recyclable plastics.	General solid waste (putrescible) or General solid waste (non-putrescible)	General waste

5.2 Waste Generation Quantities

5.2.1 Waste Avoidance, Reuse and Recycling

Ongoing site users are required to minimise waste generation by adhering to the waste hierarchy.

Opportunities to avoid wastes generated by operation include:

- Develop a procurement policy which considers waste avoidance measures such as:
 - Order site specific or prefabricated items where practicable to minimise surplus material.
 - Consider packaging material provided by suppliers during purchasing and reduce this requirement where possible or consider returnable packaging.
 - Material selection to consider recycled items.
- Refine waste stream estimates to ensure adequate on-site storage and waste segregation, and to inform future procurement policies.



Procedures to manage the reuse and recycling of waste materials during operation include:

- Incorporate waste management into site management procedures to promote reuse and/or recycling of materials.
- Ensure areas for waste segregation are easily accessible and clearly defined.
- Ensure staff are familiar with onsite waste storage areas for appropriate waste segregation.
- Consider opportunities for materials reuse and/or recycling where practicable.

Wastes will only be sent to landfill or disposal facilities where the prioritised management methods in the hierarchy cannot be implemented in a cost effective or practical manner. The site manager will liaise with the local council to determine appropriate disposal locations for potential waste streams.

5.2.2 Estimated Waste Quantities of Operational Waste

The development is proposed to be a multi-level warehouse. The warehouse and office waste generation rates outlined in the Cumberland DCP have been adopted. The hours of operation will be assumed to be 24 hours, 7-days a week.

It is noted that future warehouse owners may have specific wastes that require further consideration.

Table 5.2 summarises the waste generation rates based on Part G8 of the Cumberland DCP.

Table 5.2: Indicative Waste and Recycling Generation Rates

Premises Type	Area of Space (m ²)	Average Waste Generation	Average Recycling Generation
Warehouses	88,976	30 L / per day / per 100 m ²	30 L / per day / per 100 m ²
Offices	7,036	10 L / per day / per 100 m ²	10 L / per day / per 100 m ²
Café	71	660 L / per day / per 100 m ²	130 L / per day / per 100 m ²
Expected Generation	-	195,000 L / per week	193,000 L / per week

This current estimate is based on generic office, cafe and warehouse/distribution centre uses. It is expected that actual waste quantities and composition will depend on the final activities of the site.

5.3 Waste Management

5.3.1 Waste Storage Area and Size

The waste storage area for the proposed development must be large enough to adequately store all quantities of operational waste and recycling between collections. Given the nature of the proposed development, a front lift waste collection service is the most likely to be provided at the proposed development. Bins of 3 m³ capacity are the most likely to be used and these have been assumed when calculating bin numbers and storage space. Cumberland DCP does not provide waste bin dimensions and therefore Veolia waste bin dimensions⁴ have been adopted instead.

Table 5.3: Dimensions and approximate footprint of bins

Bin Capacity	Height (m)	Depth (m)	Width (m)	Footprint (m ²)
3 m ³	1.2	1.55	2.05	3.18

⁴ <https://www.veolia.com/anz/services/recycling-waste-services/skip-bins>



Table 5.4 summarises the allocated bin size, collection frequency and space required for the waste generated at the site. A standard bin size of 3 m³ has been used. Cumberland DCP states additional storage space for bulky waste must be provided. This stream includes broken pallets, furniture, e-waste, etc, that may be difficult to dispose of in the garbage or recycling bins. Cumberland DCP does not provide any advice on bulky waste storage area dimensions for commercial developments, Senversa has allowed 8 m².

Table 5.4: Waste Generation Bin Requirements

Waste Stream	Waste Generated (L per week)	Bin Size (m ³)	Clearance Frequency per week	Number of Bins	Space Required (m ²) ¹
General waste	195,000	3	3	22	140
Recycling Waste	193,000	3	3	21	134
Total Waste Generated	388,000	-	-	43	274
Space required to store bulky and problem waste (m ²)					8
Space required to store reusable items (m ²)					10
Total minimum space (waste and recycling storage area – m ²)					292

1 – Based on a floor area of at least 200% of the total minimum bin footprint as per **Table 5.3**.

5.3.2 Waste Collection

Due to the unknown future occupants of the warehouses located on site, any waste storage systems implemented are subject to change. If any of the warehouses are used by a third party, they will be required to provide their own operational waste management plan (OWMP) to ensure any waste is dealt with appropriately.

The bins will likely be stored inside the warehouses and moved outside for collection. The waste collection area should be situated where there are no overhead structures or at least none that provide less than 6.2 m clearance. The waste collection areas should be located to allow forward access by a collection vehicle. Waste collection vehicles shall not obstruct access to adjacent premises, roadways or the footpath. In addition, waste collection must be carried out with due care for public safety including other road users, cyclists and pedestrians.

A licensed waste contractor will need to be engaged in order to ensure waste is correctly removed from the facility. All potential waste streams must be accounted for when hiring a waste collection contractor. Written evidence of the contract with the licensed collector for waste and recycling collection is to be provided to the client and the Cumberland City Council and held on site.

The potential waste storage locations for lower ground, ground and level 1 floors are shown in **Figures E, F, and G** below.

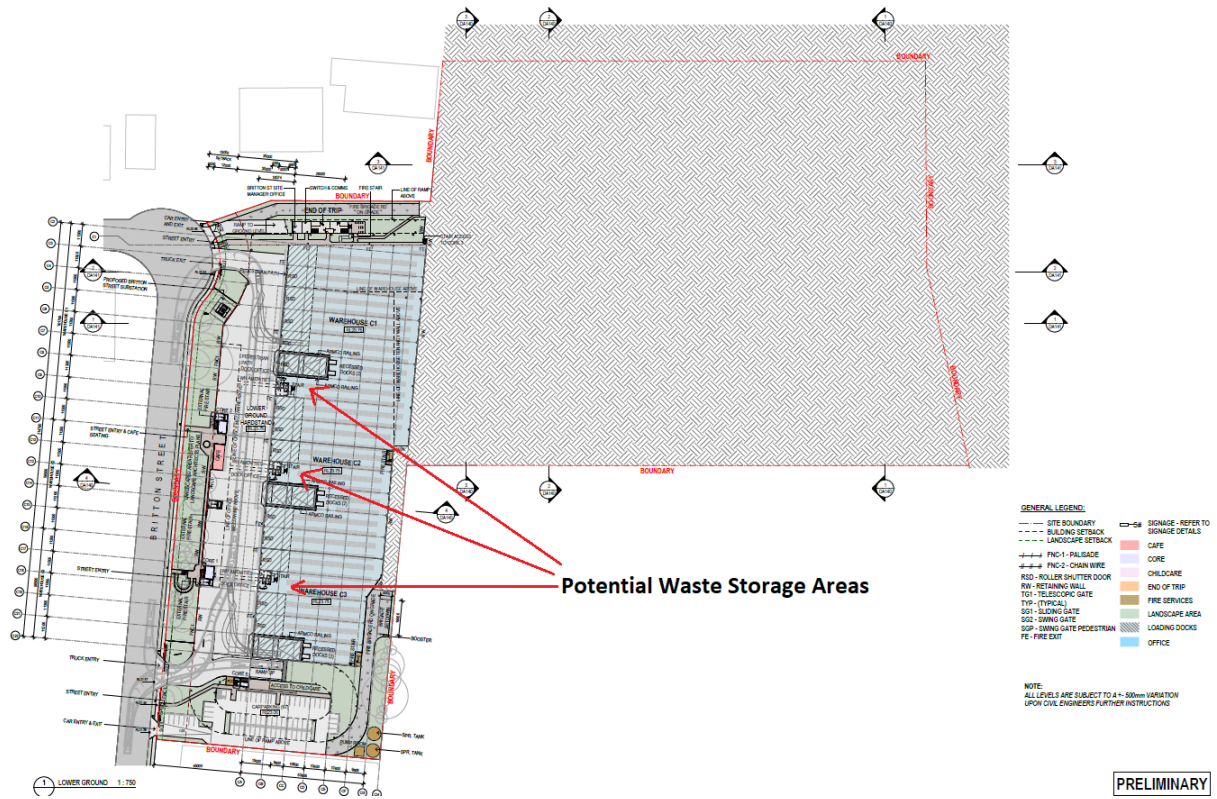


Figure E: Lower Ground Floor Potential Waste Storage Areas

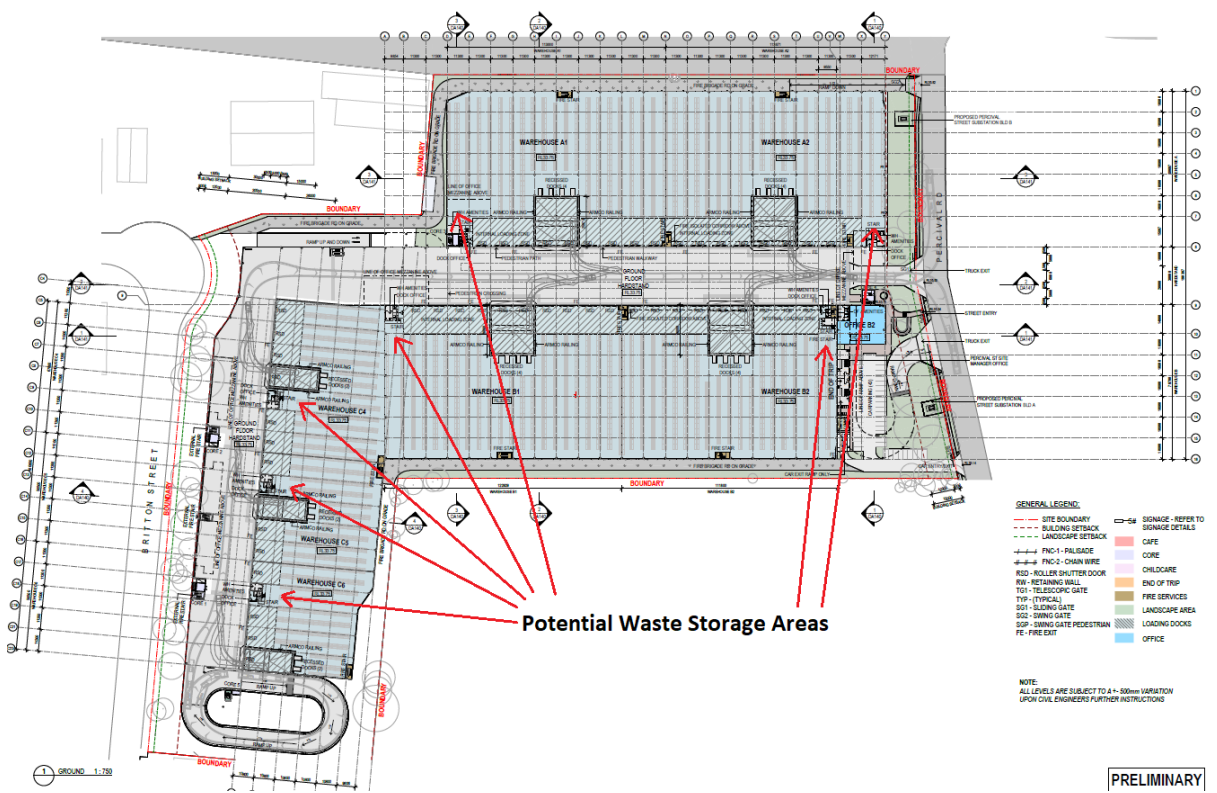


Figure F: Ground Floor Potential Waste Storage Areas

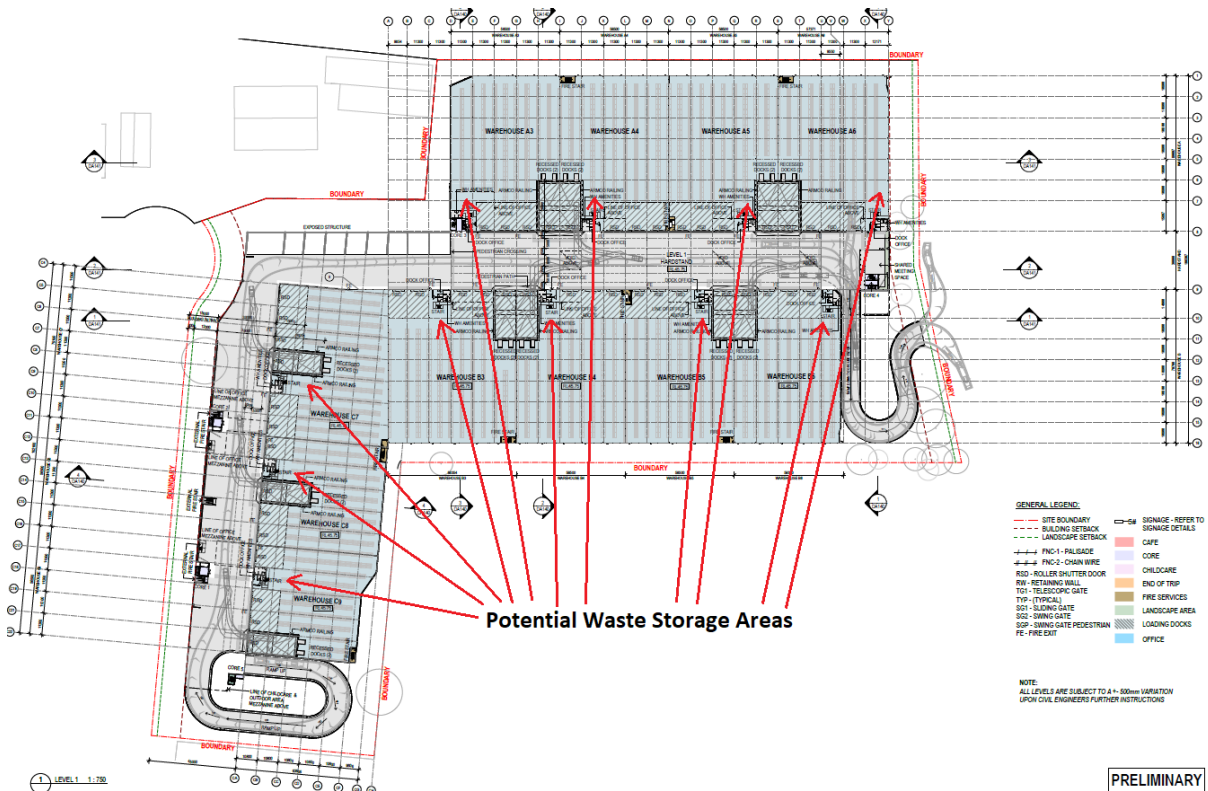


Figure G: Level 1 Potential Waste Storage Areas

5.4 Ongoing Management

This WMP is intended to provide high level objectives and waste management goals for the proposed final development. Operational waste management plans must be provided by each separate company occupying the final development, specific to their needs.

5.4.1 Roles and Responsibilities

It is expected that all personnel will commit to the WMP and have responsibility for their own actions in adhering the waste management objectives. An Administrative Manager will be the key person responsible for implementation of the WMP and adherence to applicable legislation, guidelines, licensing and project conditions. **Table 5.3** presents suggested roles and responsibilities for waste management.

Table 5.5: Roles and Responsibilities

Role	Responsibility
Administrative Manager	<ul style="list-style-type: none"> Ensuring staff are inducted into the WMP and other applicable management plans. Responsible for undertaking procurement of operational materials in accordance with the waste management hierarchy. Segregation of waste streams, where required, to ensure appropriate use, treatment and/or disposal. Compliance with applicable environmental legislation and project conditions. Ensure environmental management plan(s) across the site are adhered to and accurate to site conditions. Undertake inspections to ensure compliance. Maintenance of waste-related signage, colour coding and MGBs. Security of waste storage areas during day-to-day business. Ensure no waste is placed on the public way.



Role	Responsibility
Staff	Adherence to the WMP. Placement of waste/recycling within correct bins. Notify manager when bins are overfull and require transport to the MGBs. Informing the Administrative Manager of any waste management incidences.
Licensed Waste Collection Contractor	Responsible for collection, disposal and/or recycling of waste in accordance with contract and relevant legislation and guidance. Provide feedback on actual volumes of waste and recycling collected to enable waste volume evaluation by Administrative Manager.

5.4.2 Training and Awareness

All staff present on the site during operation of the site will be required to undertake a site induction, including introduction to the WMP and site-specific waste management. The induction training is to include:

- Induction to the waste management hierarchy and use across the site.
- Waste storage locations, signage and separation of waste.
- Emergency response procedures and contacts.
- Responsibilities and reporting requirements including record keeping for waste management and key personnel.
- The implications for poor waste management practices.

5.5 Monitoring and Reporting

The following monitoring and reporting practices will be undertaken to determine the success of the WMP:

- Record and track waste quantities including retaining receipts from waste recycling or disposal.
- Document waste classification and testing results.
- Review and update the WMP based on changes to design.
- Conduct audits of waste management across the site including visual inspections of waste controls. If any resource and waste management issues are identified, additional staff training will be undertaken and management practices reviewed.



6.0 Recommendations

This WMP will need to be updated once construction volumes have been finalised and again when future occupants of the warehouse are known. Opportunities to optimise bin sizing and collection frequency may also be further refined.

Prior to commencement of construction, a Construction Environmental Management Plan (CEMP) will need to be developed. This WMP will form a sub-plan of the CEMP for the redevelopment works. The CEMP must also include a soil management plan and an asbestos removal control plan.



7.0 Principles and Limitations of Investigation

The following principles are an integral part of site contamination assessment practices and are intended to be referred to when resolving any ambiguity or exercising such discretion as is accorded the user or site assessor.

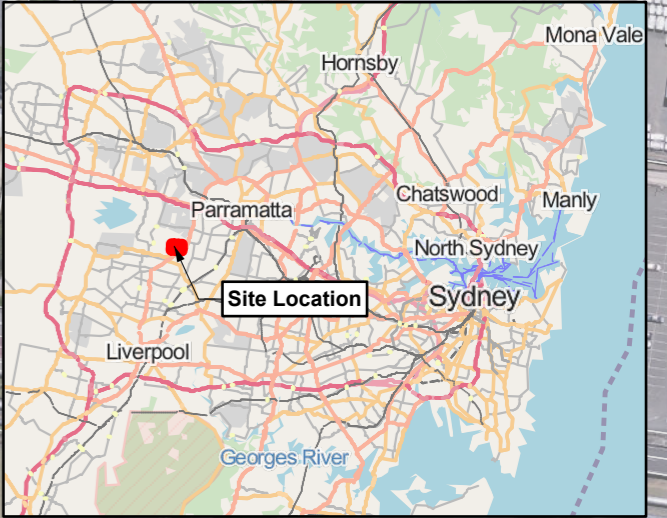
Area	Principle and Limitation
Elimination of Uncertainty	Some uncertainty is inherent in all site investigations. Furthermore, any sample, either surface or subsurface, taken for chemical testing may or may not be representative of a larger population or area. Professional judgment and interpretation are inherent in the process, and even when exercised in accordance with objective scientific principles, uncertainty is inevitable. Additional assessment beyond that which was reasonably undertaken may reduce the uncertainty.
Failure to Detect	Even when site investigation work is executed competently and in accordance with the appropriate Australian guidance, such as the National Environment Protection (Assessment of Site Contamination) Amendment Measure ('the NEPM'), it must be recognised that certain conditions present especially difficult target analyte detection problems. Such conditions may include, but are not limited to, complex geological settings, unusual or generally poorly understood behaviour and fate characteristics of certain substances, complex, discontinuous, random, or heterogeneous distributions of existing target analytes, physical impediments to investigation imposed by the location of services, structures and other man-made objects, and the inherent limitations of assessment technologies.
Limitations of Information	The effectiveness of any site investigation may be compromised by limitations or defects in the information used to define the objectives and scope of the investigation, including inability to obtain information concerning historic site uses or prior site assessment activities despite the efforts of the user and assessor to obtain such information.
Chemical Analysis Error	Chemical testing methods have inherent uncertainties and limitations. Senversa routinely seeks to require the laboratory to report any potential or actual problems experienced, or non-routine events which may have occurred during the testing, so that such problems can be considered in evaluating the data.
Level of Assessment	The investigation herein should not be considered to be an exhaustive assessment of environmental conditions on a property. There is a point at which the effort required to obtain information is outweighed by the time required to obtain that information, and, in the context of private transactions and contractual responsibilities, may become a material detriment to the orderly conduct of business. If the presence of target analytes is confirmed on a property, the extent of further assessment is a function of the degree of confidence required and the degree of uncertainty acceptable in relation to the objectives of the assessment.
Comparison with Subsequent Inquiry	The justification and adequacy of the findings of this investigation in light of the findings of a subsequent inquiry should be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made.
Data Useability	Investigation data generally only represent the site conditions at the time the data were generated. Therefore, the usability of data collected as part of this investigation may have a finite lifetime depending on the application and use being made of the data. In all respects, a future reader of this report should evaluate whether previously generated data are appropriate for any subsequent use beyond the original purpose for which they were collected, or are otherwise subject to lifetime limits imposed by other laws, regulations or regulatory policies.
Nature of Advice	The investigation works herein are intended to develop and present sound, scientifically valid data concerning actual site conditions. Senversa does not seek or purport to provide legal or business advice.



Figures

Figure 1: Site Location Plan

Figure 2: Site Plan



Path: S:\01_Jobs\1_NSW_Jobs\S21182_TACTICAL_SMITHFIELD_SEARS\APRX\S21182_002.aprx



Legend
 □ Lot Boundary
 □ Site Boundary

Created:	E. Marha	Date:	12/03/2024
Reviewed:	J. Nicholson	Revision:	0
Approved:		Scale:	1:2,250 (A3)
File:	S21182_002_F001 Site Location		

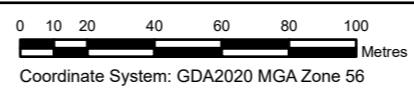
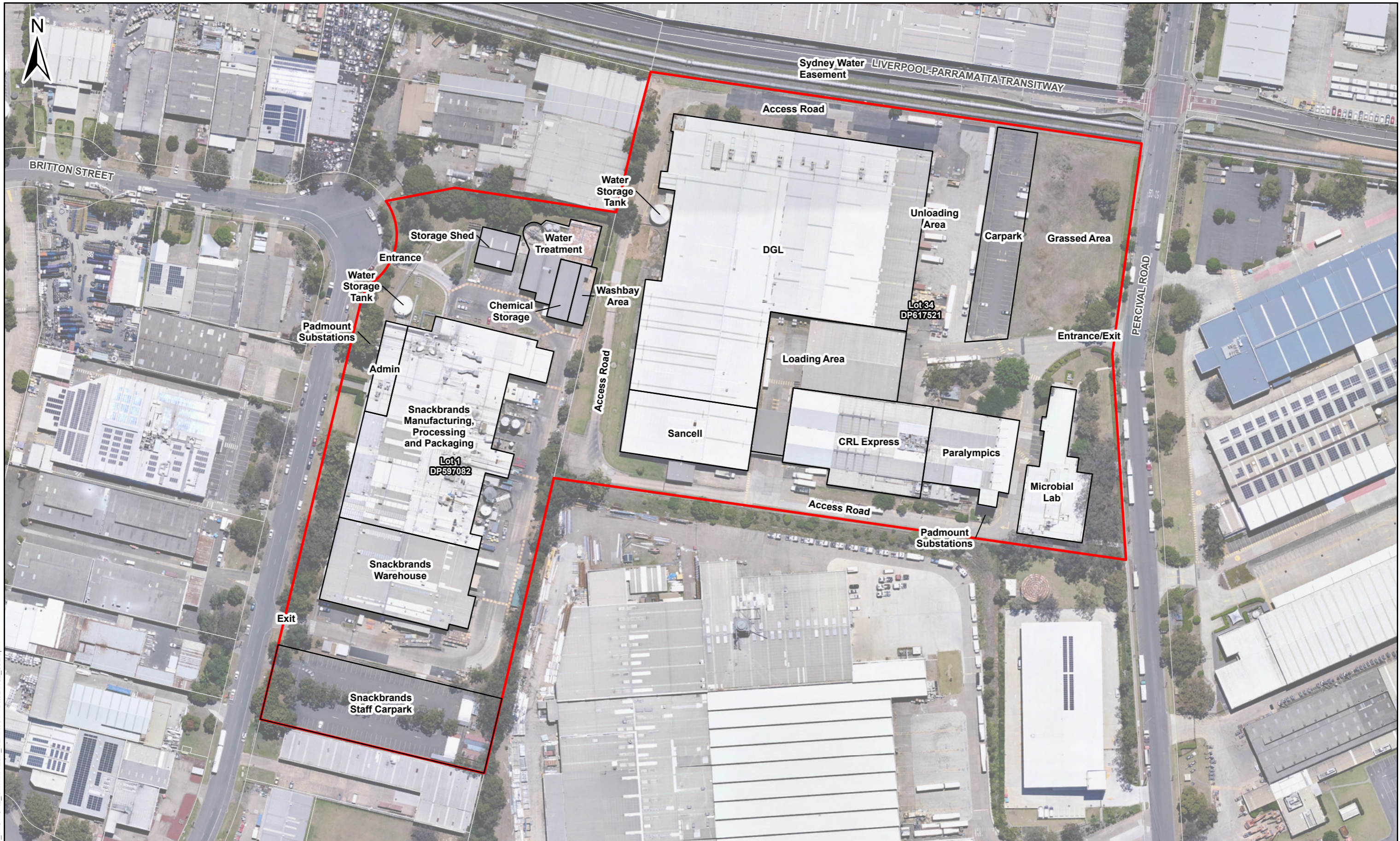


Figure No:	1
Title:	Site Location
Project:	Detailed Site Investigation
Location:	15-21 Britton St and 28-54 Percival Rd, Smithfield, NSW 2164
Client:	Lendlease

Aerial Imagery (19/11/2023) © Metromap



- Legend**
- Site Feature
 - Lot Boundary
 - Site Boundary



Created:	E. Marha	Date:	12/03/2024
Reviewed:	J. Nicholson	Revision:	0
Approved:		Scale:	1:1,750 (A3)
File:	S21182_002_F002 Site Layout and Features		

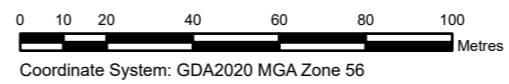


Figure No:	2
Title:	Site Layout and Features
Project:	Detailed Site Investigation
Location:	15-21 Britton St and 28-54 Percival Rd, Smithfield, NSW 2164
Client:	Lendlease



Appendix A: Design Drawings

SMITHFIELD INDUSTRIAL FACILITY

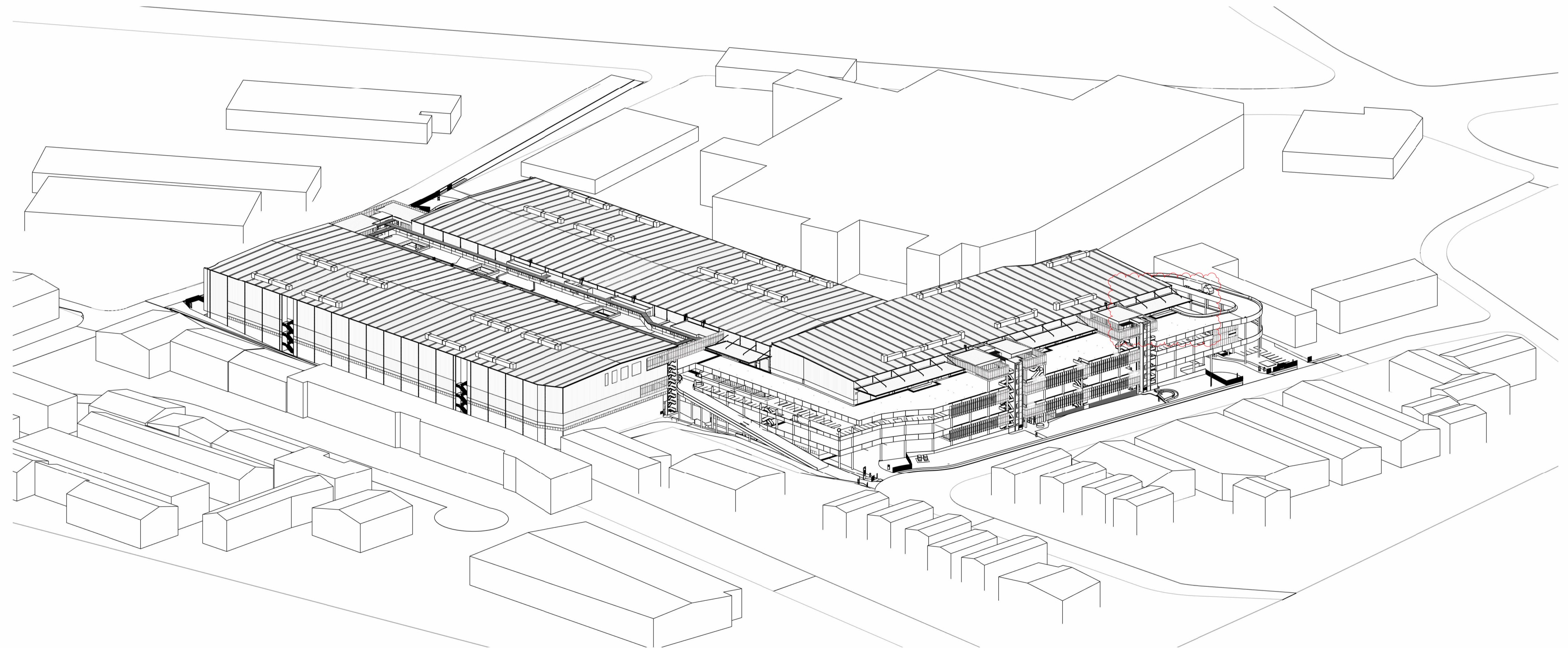
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

28-54 PERCIVAL STREET, 15-21 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



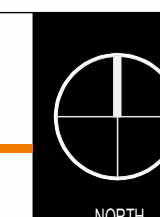
ISSUE FOR SSSA

20	ISSUE FOR REVIEW	22.10.2024
19	VE 100000	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



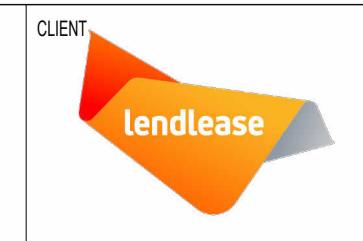
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TITLE	COVER SHEET
DATE	22.10.2024
SCALE	
PROJECT NO.	22144
DWG NO.	DA000
REVISION	20



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

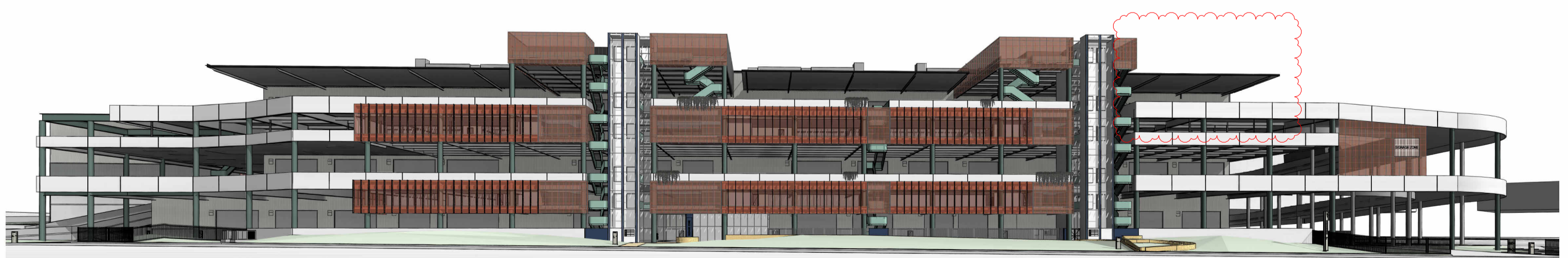
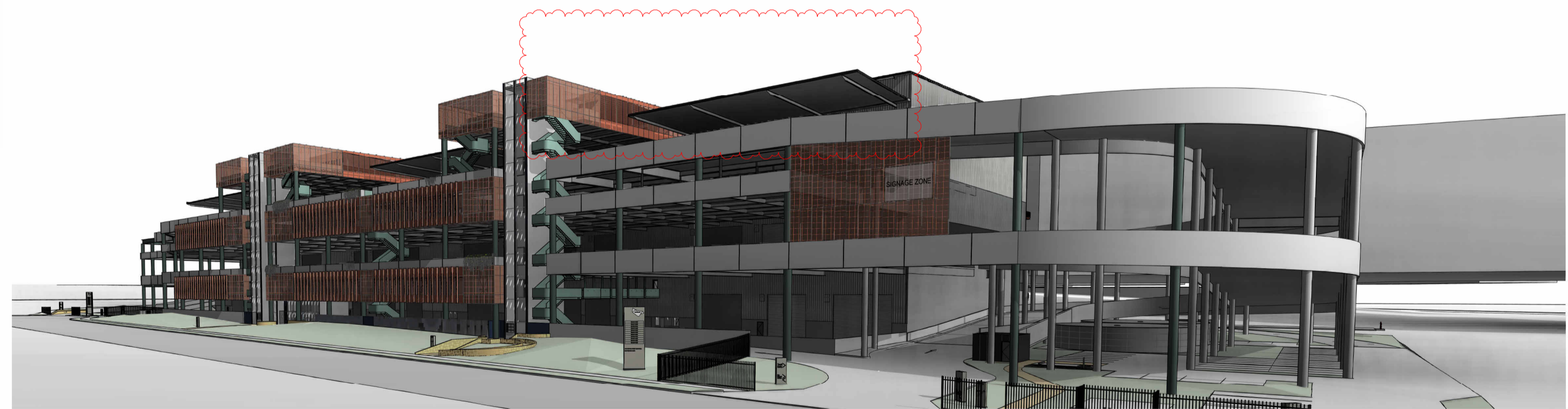


PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

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TITLE	3D VIEW PERSPECTIVES - PERCIVAL STREET	PROJECT NO.	22144	DWG NO.	DA001	REVISION	8
DATE	31.05.2024	SCALE					

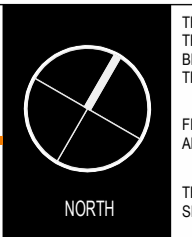


ISSUE FOR SSSA

#	DESCRIPTION	DATE
12	ISSUE FOR REVIEW	22.10.2024
11	VE 020006	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

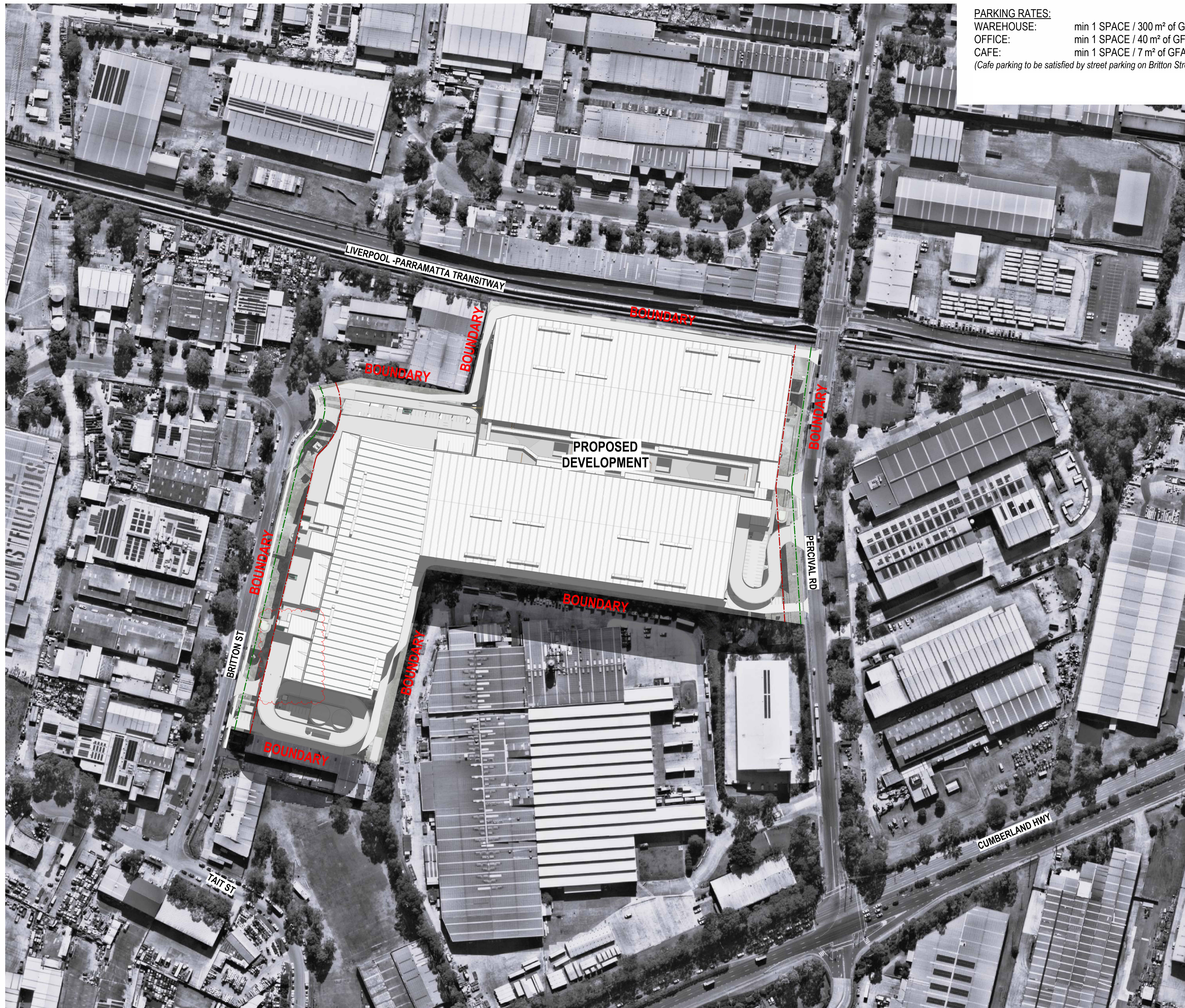
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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

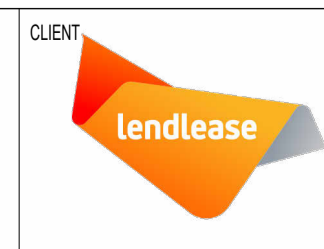
GFA CALCULATIONS:	
DEVELOPABLE SITE AREA	87,715 m ²
TOTAL GFA: (excluding loading zones)	96,568 m²
PROPOSED FSR	1.101 :1
LANDSCAPE AREA 15.31 % (landscape area includes permeable paving on brigade path calculated at 50% of the area)	13,428 m ²
CAR SPACES REQUIRED FOR WARHEOUSE & OFFICE:	471
CAR SPACES 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

#	DESCRIPTION	DATE
11	ISSUE FOR REVIEW	22.10.2024
10	ISSUE FOR SSSA	30.07.2024
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	



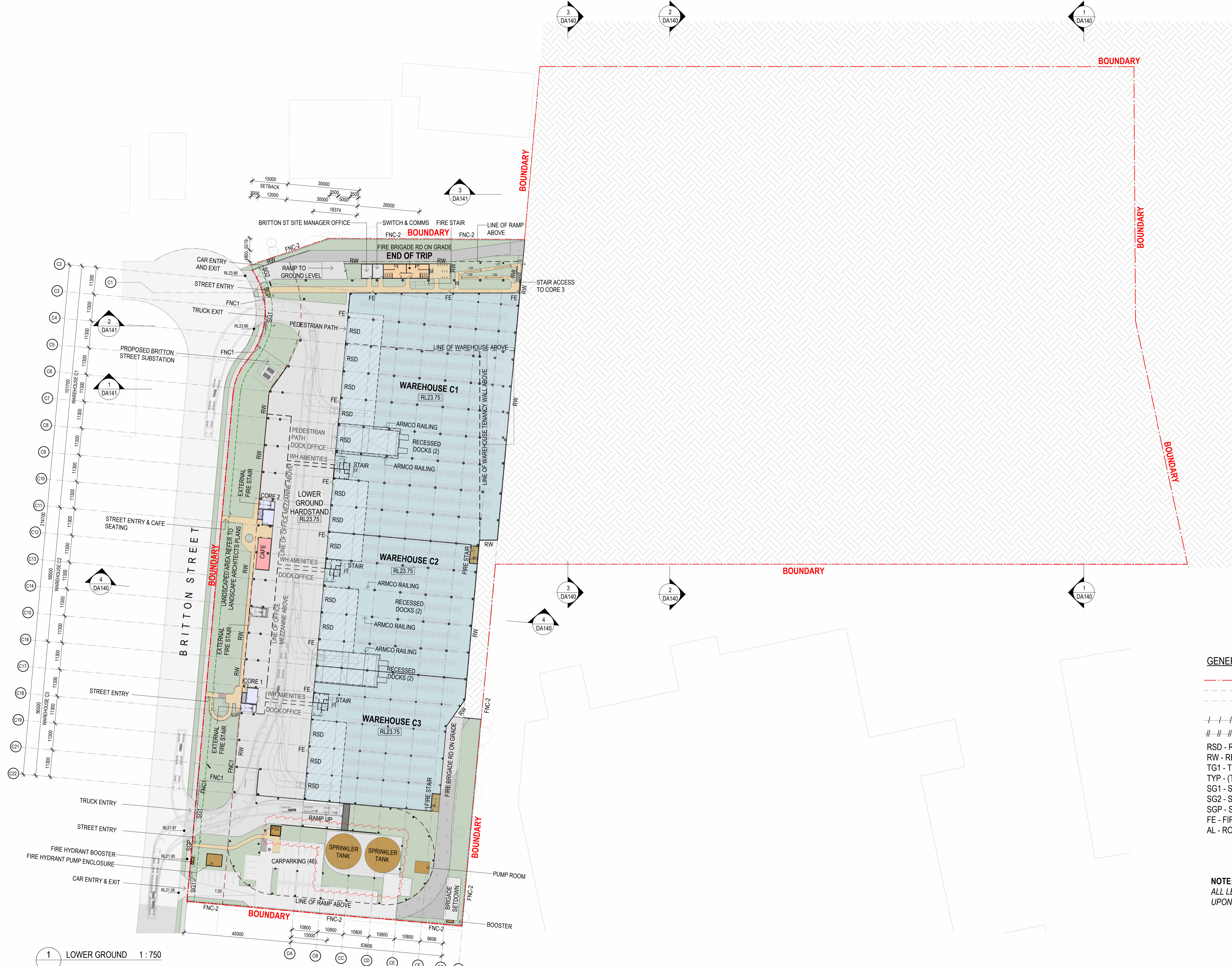
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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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

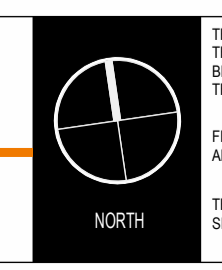
ISSUE FOR SSSA

20	ISSUE FOR REVIEW	22.10.2024
19	VE (04/09)	06.09.2024
18	ISSUE FOR SSSA	09.07.2024
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



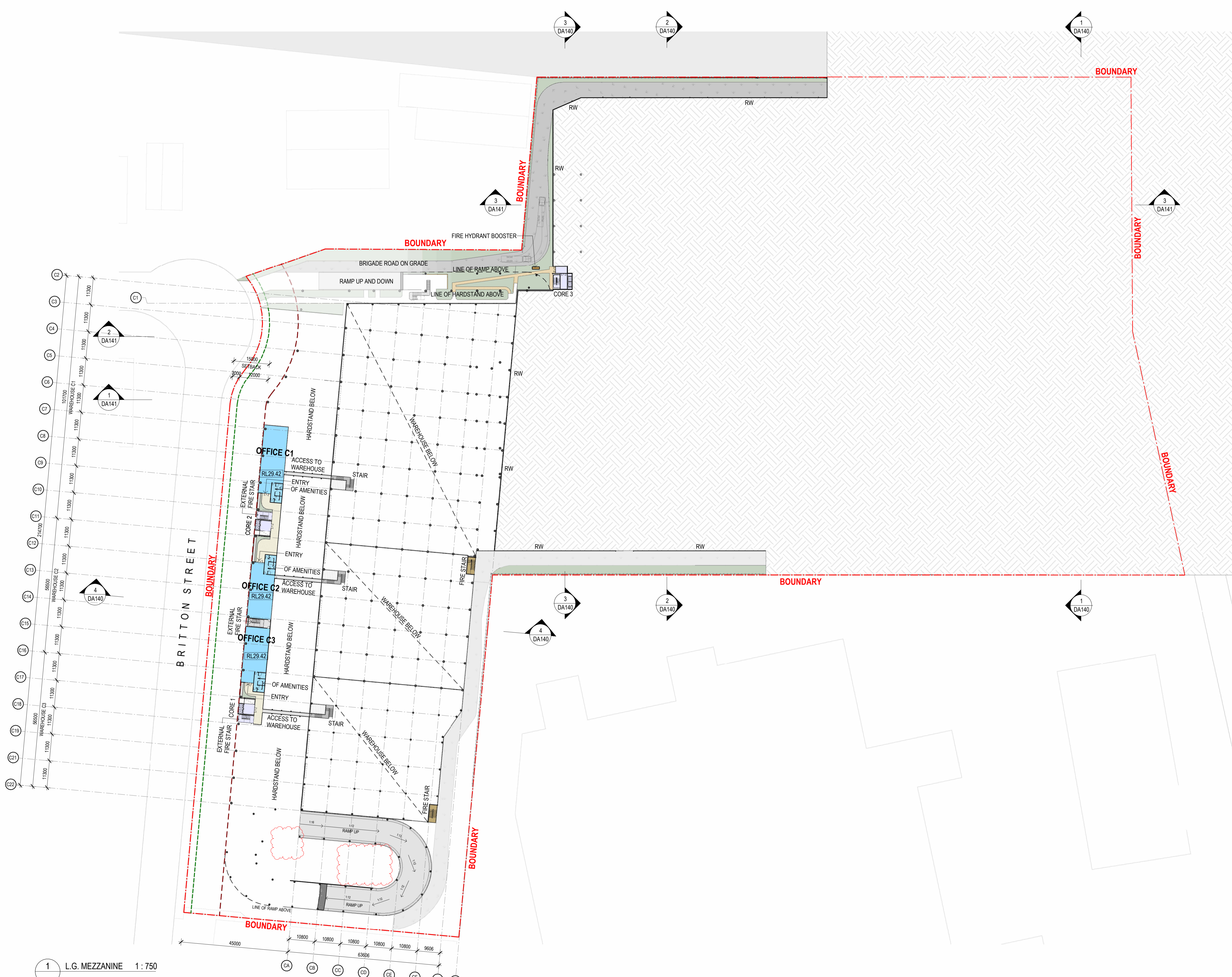
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TITLE	WAREHOUSE PLAN - LOWER GROUND	PROJECT NO.	22144	DWG NO.	DA100	REVISION	20
DATE	22.10.2024	SCALE	1:750 @ A1 1:1500 @ A3				



- 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
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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 L.G. MEZZANINE 1:750

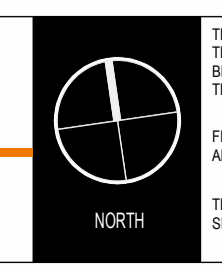
ISSUE FOR SSSA

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



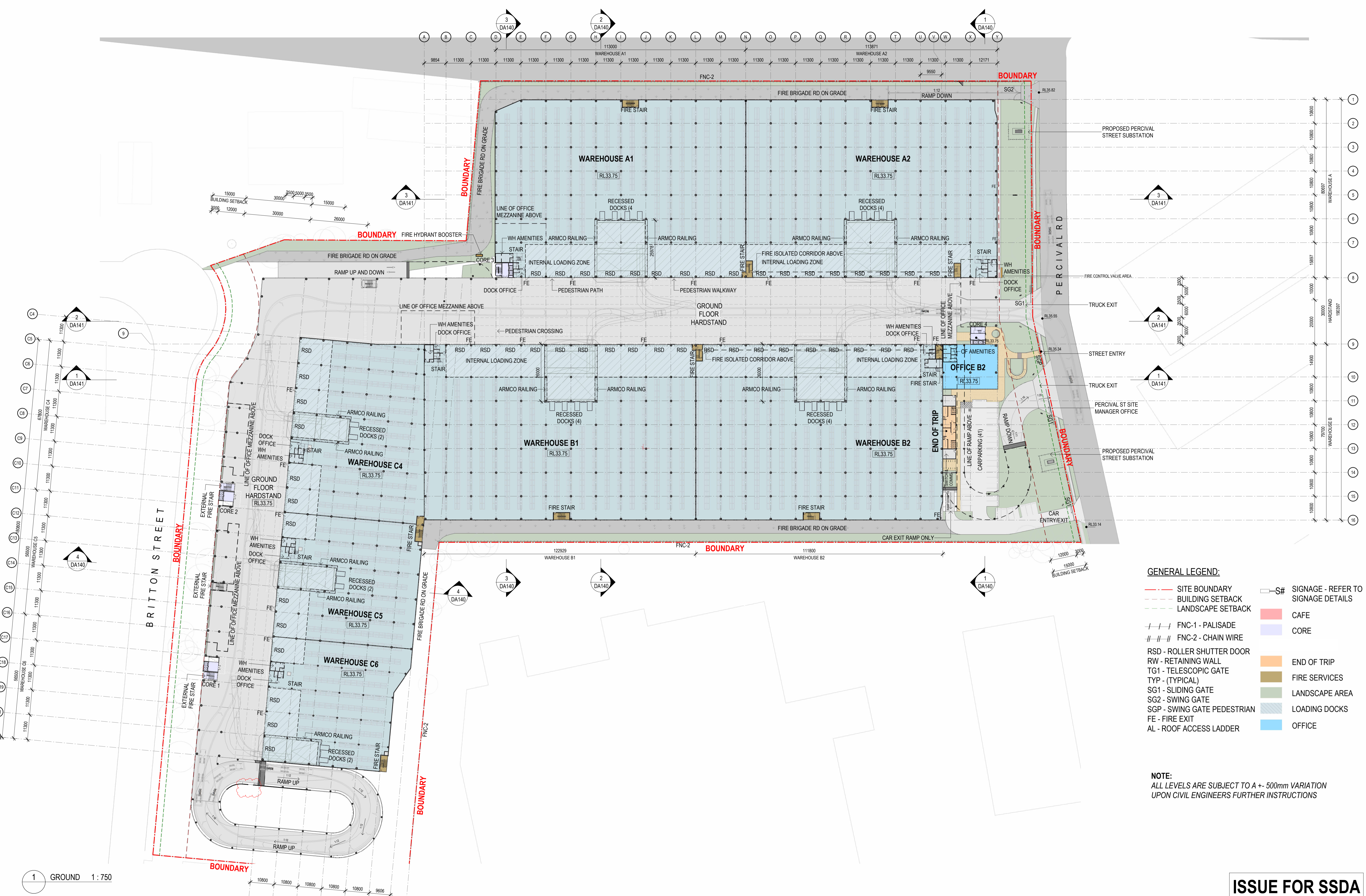
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TITLE	WAREHOUSE PLAN - LOWER GROUND MEZZ	PROJECT NO.	22144	DWG NO.	DA101	REVISION	19
DATE	22.10.2024	SCALE	1:750 @ A1 1:1500 @ A3				



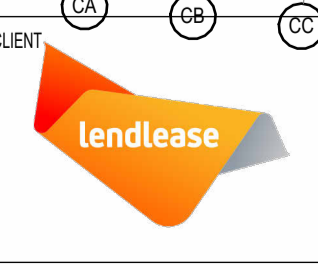
- GENERAL LEGEND:**
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 - CAFE
 - CORE
 - END OF TRIP
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOADING DOCKS
 - OFFICE

NOTE:
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1 GROUND 1:750

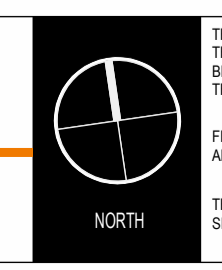
ISSUE FOR SSSA

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	



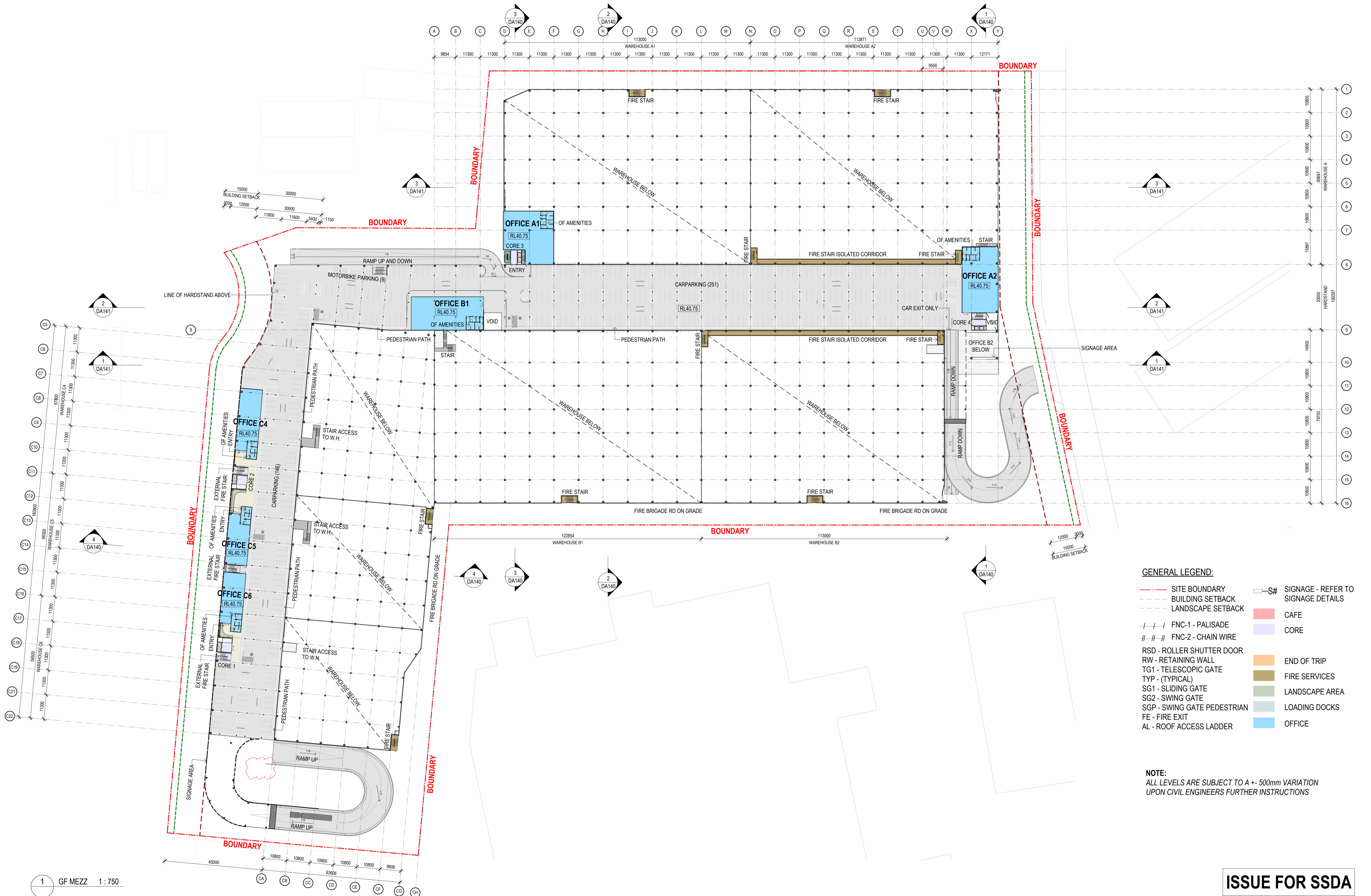
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TITLE	WAREHOUSE PLAN - GROUND
DATE	22.10.2024
SCALE	1:750 @ A1 1:1500 @ A3
PROJECT NO.	22144
DWG NO.	DA102
REVISION	20



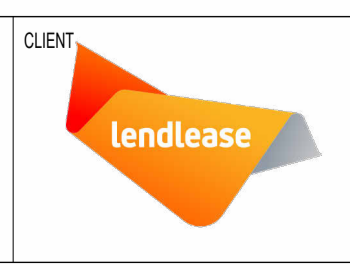
- GENERAL LEGEND:**
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 - LANDSCAPE AREA
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 - OFFICE

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1 GF MEZZ 1:750

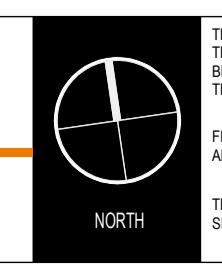
ISSUE FOR SSSA

19	ISSUE FOR REVIEW	22.10.2024
18	VE (04/08)	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



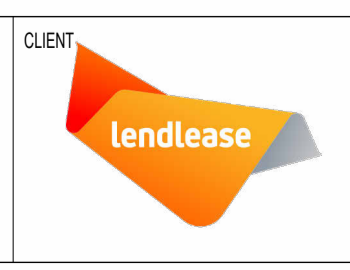
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1 LEVEL 1 1:750

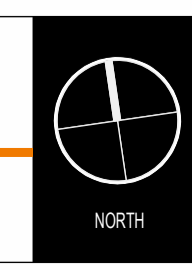
ISSUE FOR SSSA

19	ISSUE FOR REVIEW	22.10.2024
18	VE 1000000	06.09.2024
17	ISSUE FOR SSSA	08.07.2024
16	ISSUE FOR COORDINATION	31.05.2024
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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



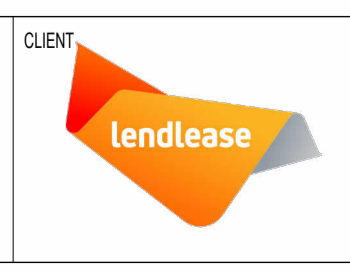
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 - LOADING DOCKS
 - OFFICE

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 UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

1 L1 MEZZ 1:750

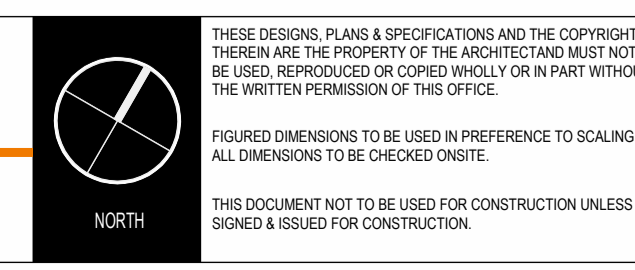
ISSUE FOR SSSA

19	ISSUE FOR REVIEW	22.10.2024
18	VE 10/09/2024	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
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





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

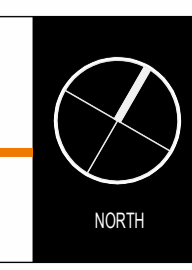
SBA ARCHITECTS
 Commercial Industrial Residential Rural Interior Design
 Phone: 02 9527 9188 Web: www.sbaarch.com.au

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	DESCRIPTION	DATE

CLIENT

PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

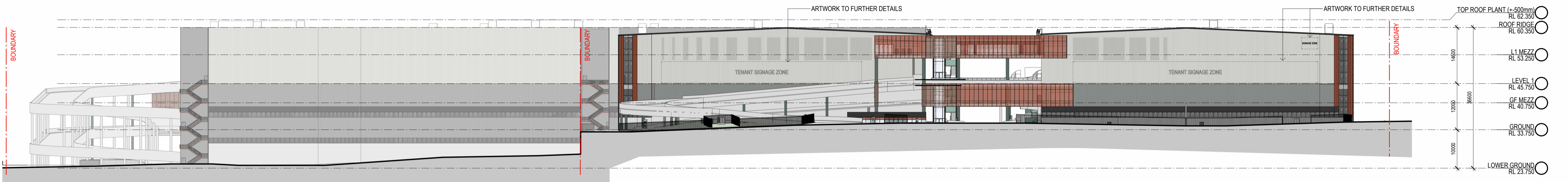


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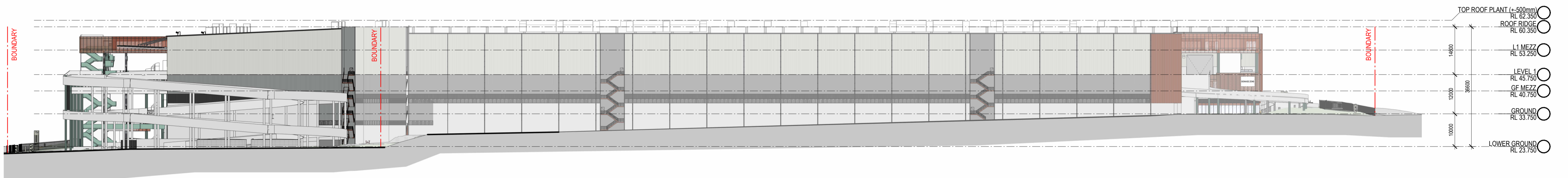
TITLE	VEGETATION IMPACT	PROJECT NO.	22144	DWG NO.	DA121	REVISION	11
DATE	22.10.2024	SCALE					



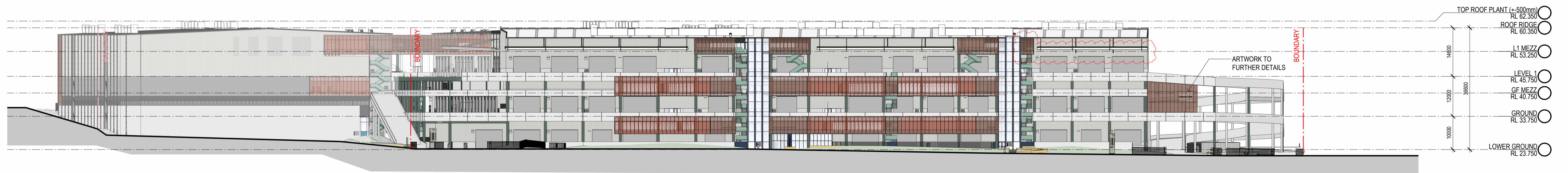
1 NORTH ELEVATION 1 : 600



2 EAST ELEVATION 1 : 500



3 SOUTH ELEVATION 1 : 600

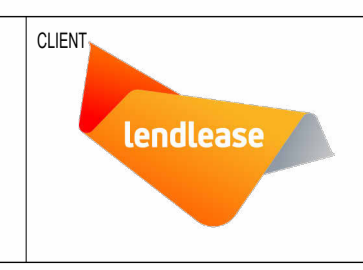


4 WEST ELEVATION 1 : 600

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

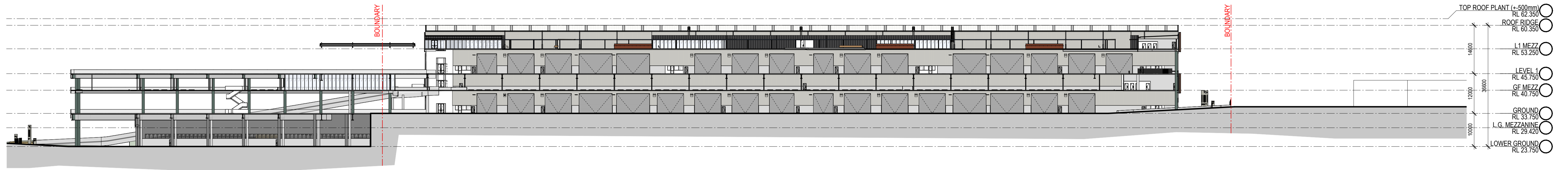


PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

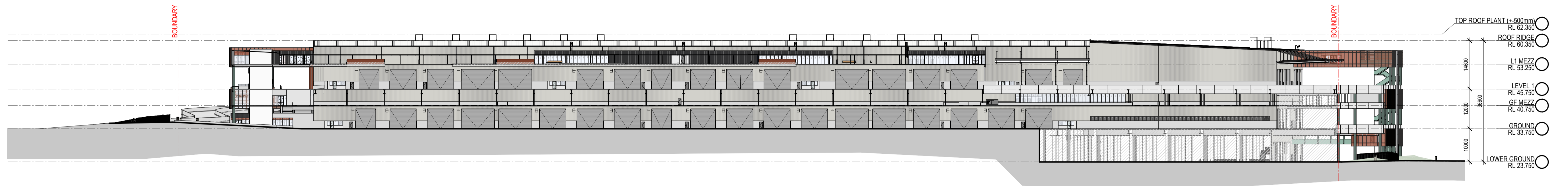
15-21 BRITTON STREET SMITHFIELD

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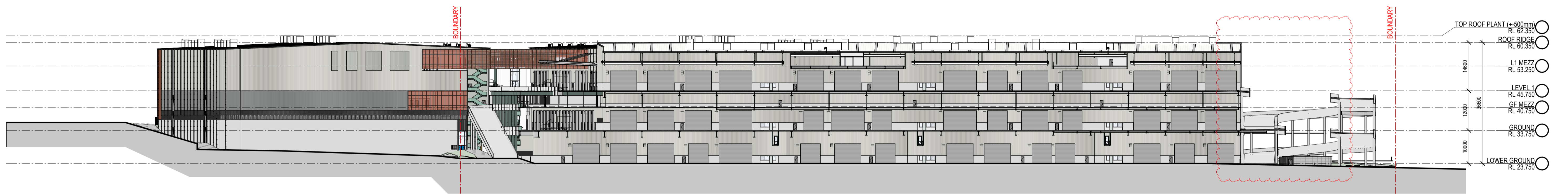
TITLE	WAREHOUSE ELEVATIONS - SHEET
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DATE	22.10.2024
SCALE	
PROJECT NO.	22144
DWG NO.	DA130
REVISION	13



1 BREEZEWAY ELEVATION - NORTH 1 : 600



2 BREEZEWAY ELEVATION - SOUTH 1 : 600

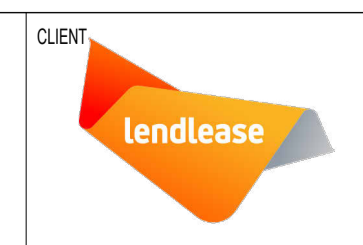


3 WEST ELEVATION 2 1 : 600

NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

ISSUE FOR SSDA

#	DESCRIPTION	DATE
12	ISSUE FOR REVIEW	22.10.2024
11	VE 02/09/24	06.09.2024
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
6	ISSUE FOR REVIEW	01.05.2024

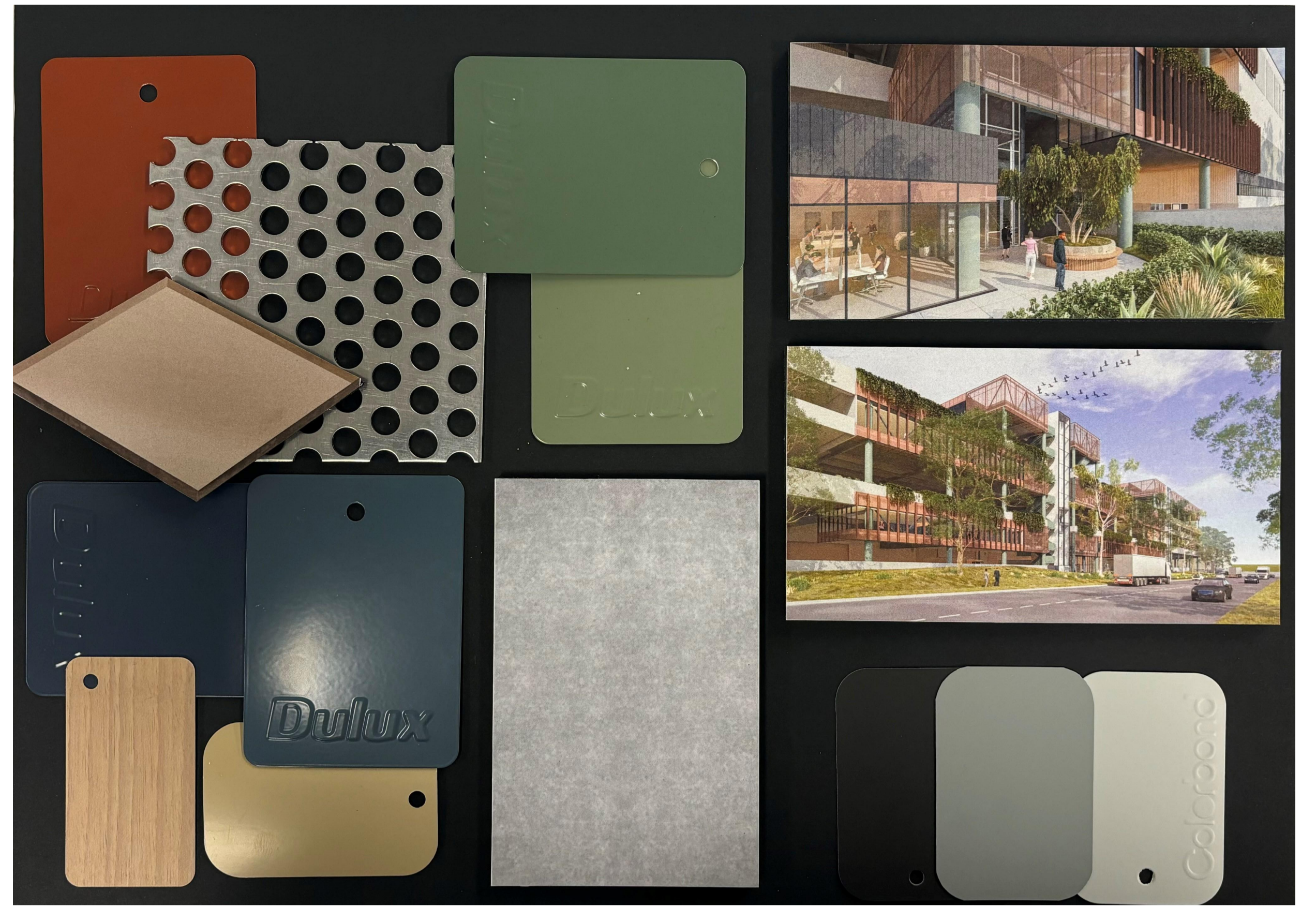


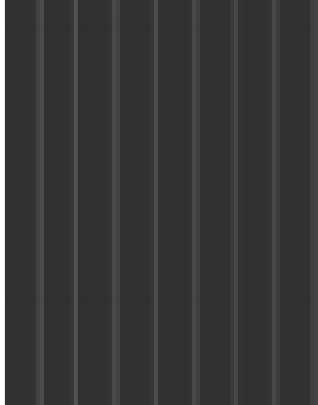
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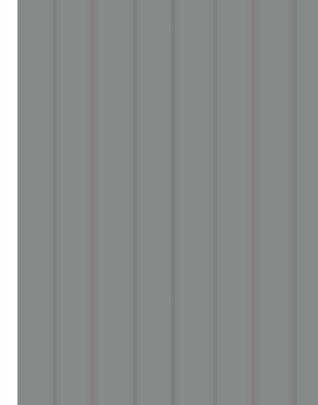
15-21 BRITTON STREET SMITHFIELD

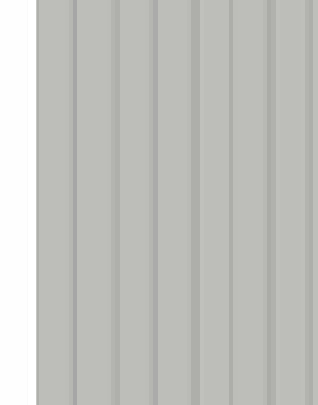
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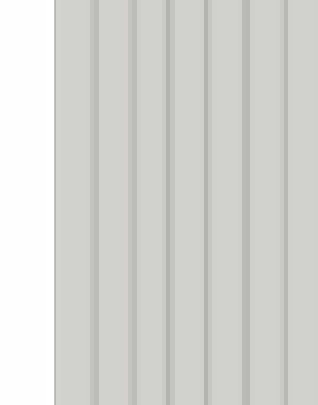
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WAREHOUSE ELEVATIONS - SHEET	22.10.2024		22144	DA131	12

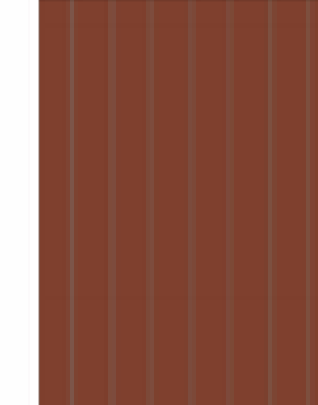


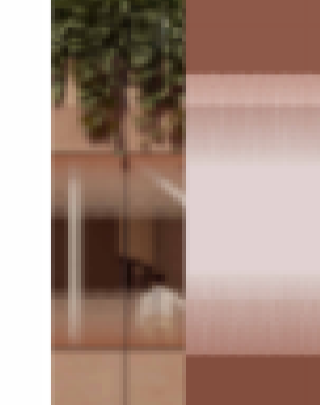
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1 - STANDARD METAL PROFILE CLADDING - COLORBOND - MONUMENT
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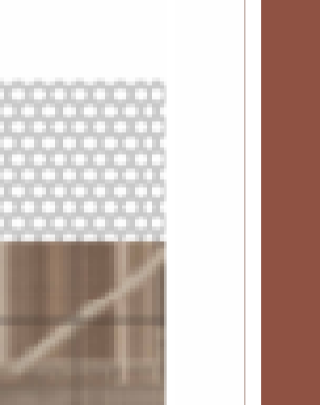
2 - STANDARD METAL PROFILE CLADDING - COLORBOND - WINDSPRAY
- 


3 - STANDARD METAL PROFILE CLADDING - COLORBOND - SHALE GREY
- 


4 - STANDARD METAL PROFILE CLADDING - COLORBOND - SOUTHERLY
- 


5 - STANDARD METAL PROFILE CLADDING - COLORBOND - MANOR RED
- 

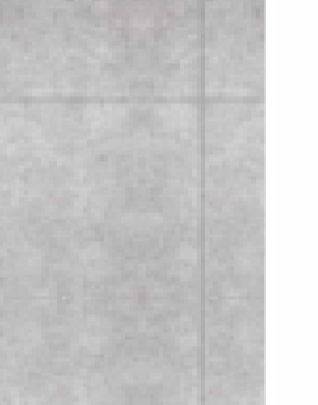
6 - PERFORMANCE GLASS - SPANDREL ON COPPER TONE
- 


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)
- 

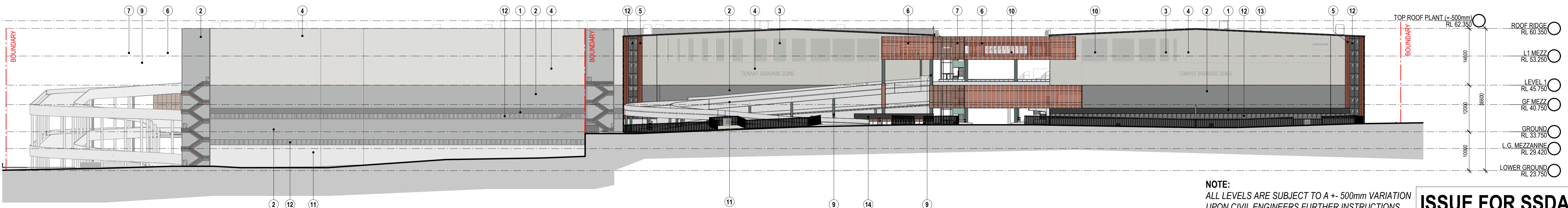
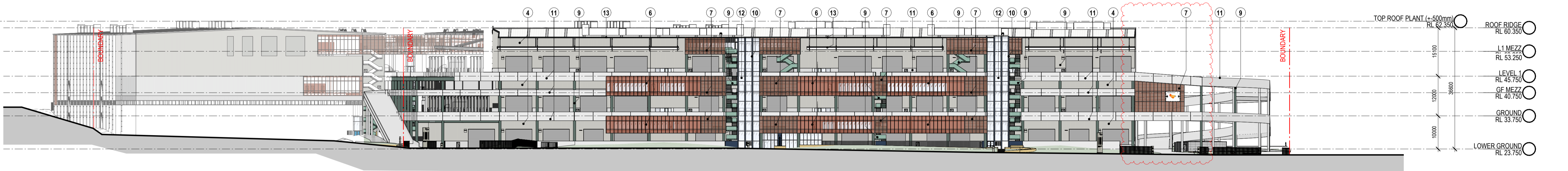
10 - PAINT FINISH - STEEL - POWDERCOATED PALE BLUE (2)
- 

11 - PRECAST CONCRETE DADO PANEL
- 

12 - TINTED GLAZING - WAREHOUSE
- 



12 - PAINT FINISH DARK GREY
- 

12 - SEAMLESS PROFILE METAL CLADDING, DARK GREY FINISH



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

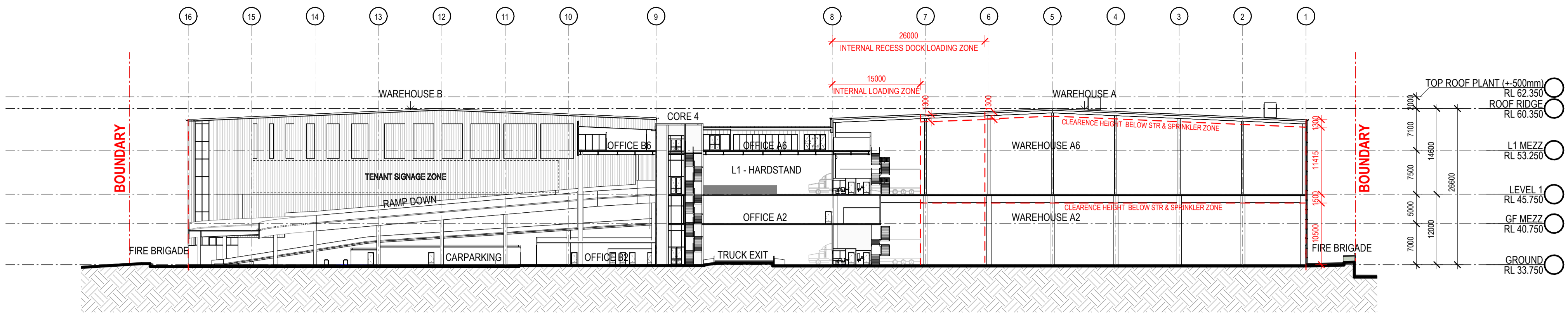
ISSUE FOR SSSA

 <p>Commercial Industrial Residential Rural Interior Design Phone: 02 9571 9188 Web: www.sbaarch.com.au</p>	<table border="0"> <tr> <td>8</td> <td>ISSUE FOR REVIEW</td> <td>22.10.2024</td> </tr> <tr> <td>7</td> <td>ISSUE FOR REVIEW</td> <td>15.10.2024</td> </tr> <tr> <td>6</td> <td>ISSUE FOR SSSA</td> <td>09.07.2024</td> </tr> <tr> <td>5</td> <td>ISSUE FOR COORDINATION</td> <td>17.06.2024</td> </tr> <tr> <td>4</td> <td>ISSUE FOR COORDINATION</td> <td>31.05.2024</td> </tr> <tr> <td>3</td> <td>ISSUE FOR REVIEW</td> <td>17.05.2024</td> </tr> <tr> <td>2</td> <td>ISSUE FOR REVIEW</td> <td>10.05.2024</td> </tr> <tr> <td>#</td> <td>DESCRIPTION</td> <td>DATE</td> </tr> </table>	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	
8	ISSUE FOR REVIEW	22.10.2024																								
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2	ISSUE FOR REVIEW	10.05.2024																								
#	DESCRIPTION	DATE																								

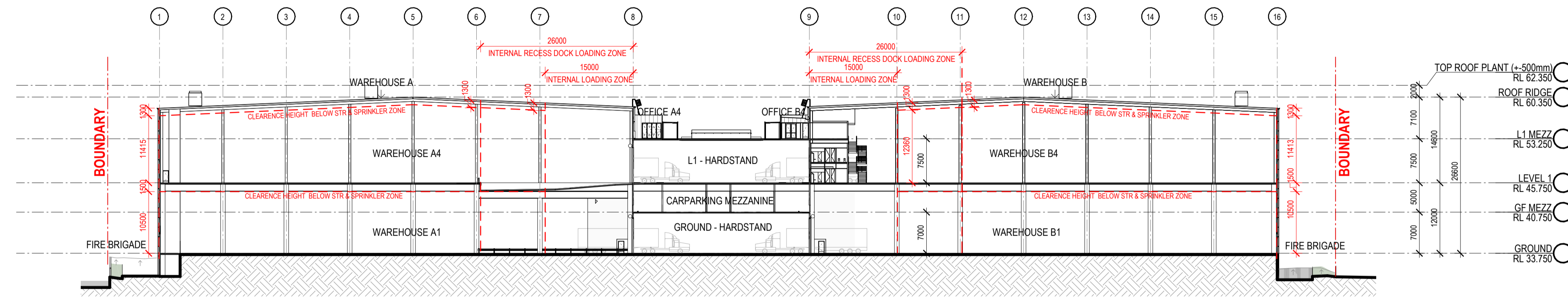
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

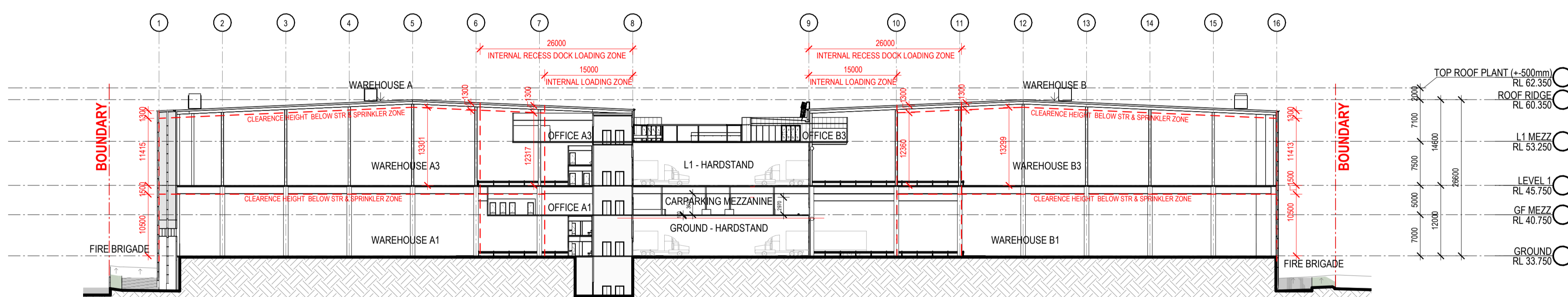
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TITLE	3D AND MATERIALS																					
DATE	SCALE	PROJECT NO.	DWG NO.																			
22.10.2024		22144	DA135																			
			REVISION																			
			8																			



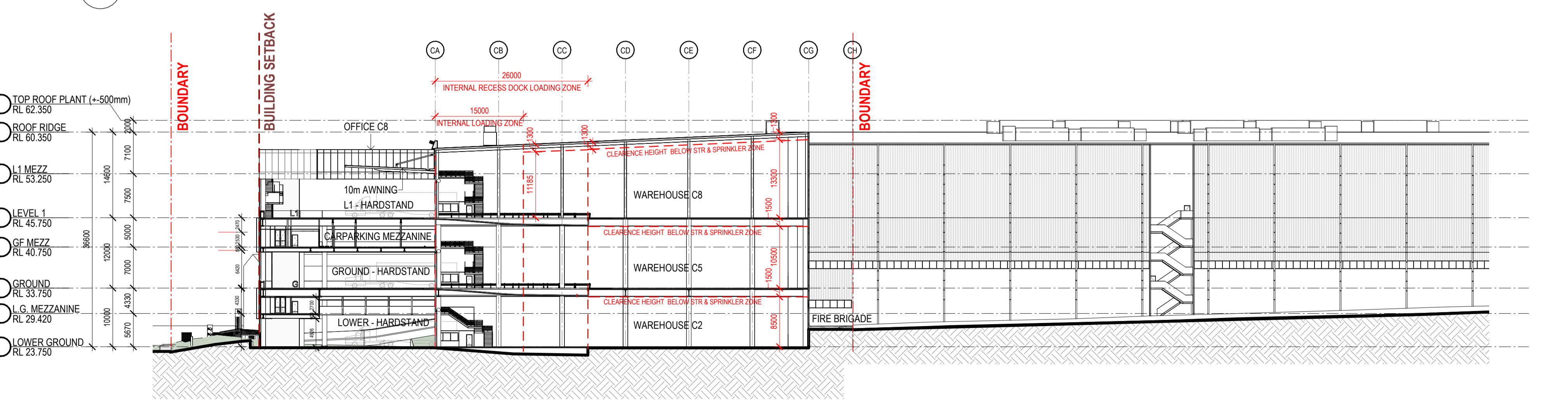
1 SECTION 1 1 : 500



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

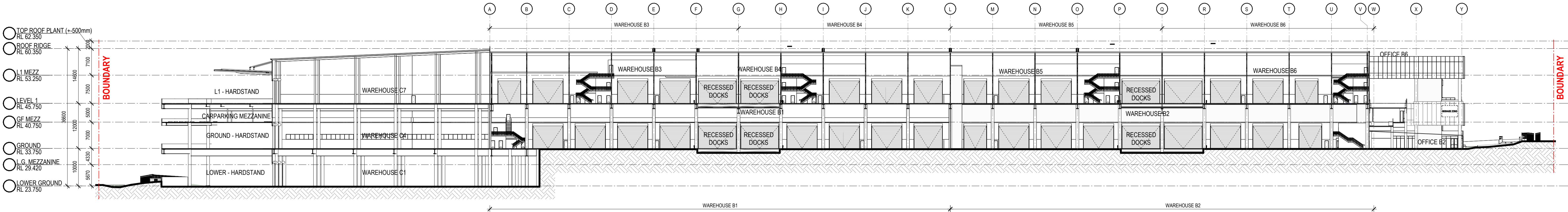


PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

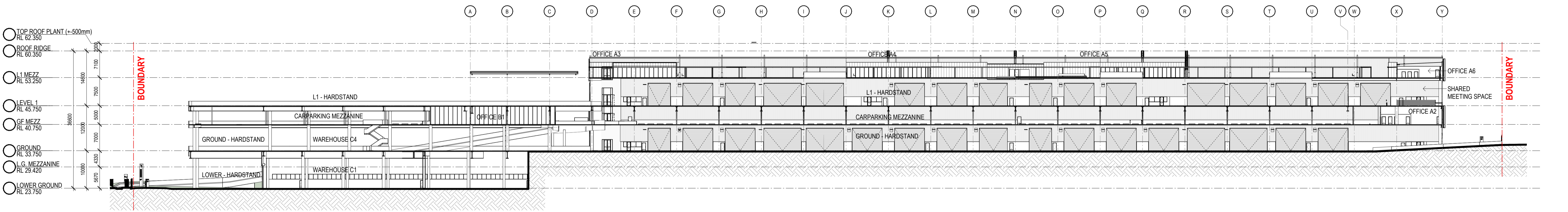
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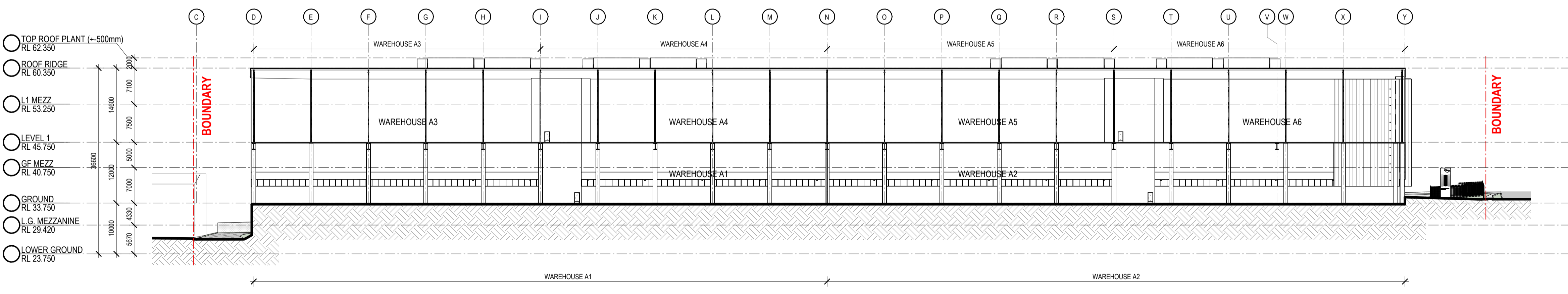
TITLE	WAREHOUSE SECTIONS - SHEET 1		
DATE	SCALE	PROJECT NO.	DWG NO. REVISION
06.09.2024		22144	DA140 17



1 SECTION 5 1:500



2 SECTION 6 1:500

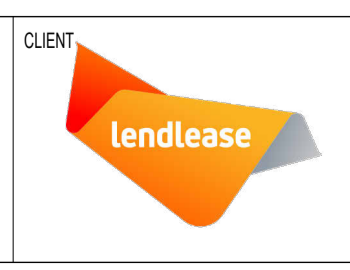


3 SECTION 7 1:500

NOTE:
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 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	DATE



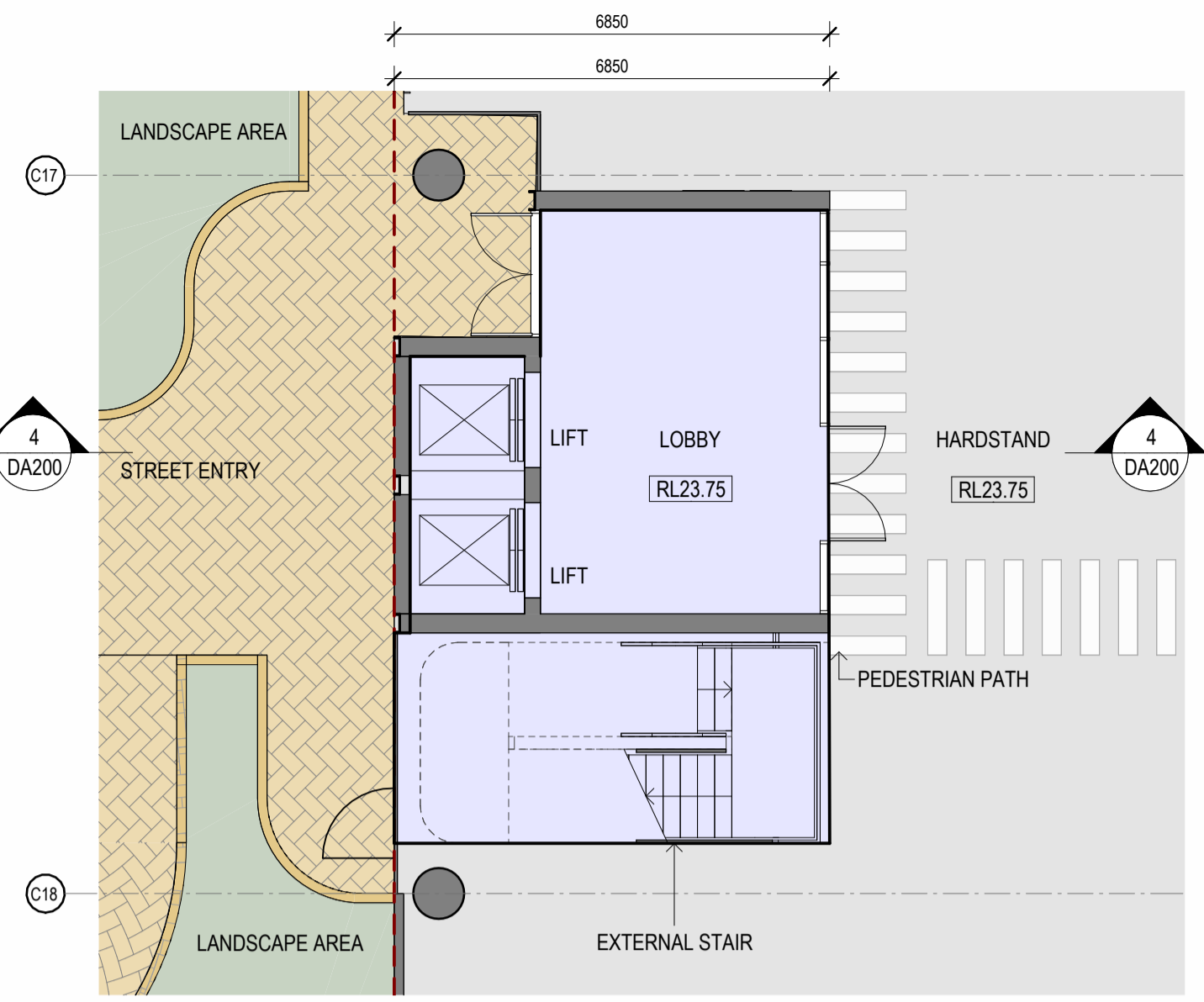
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

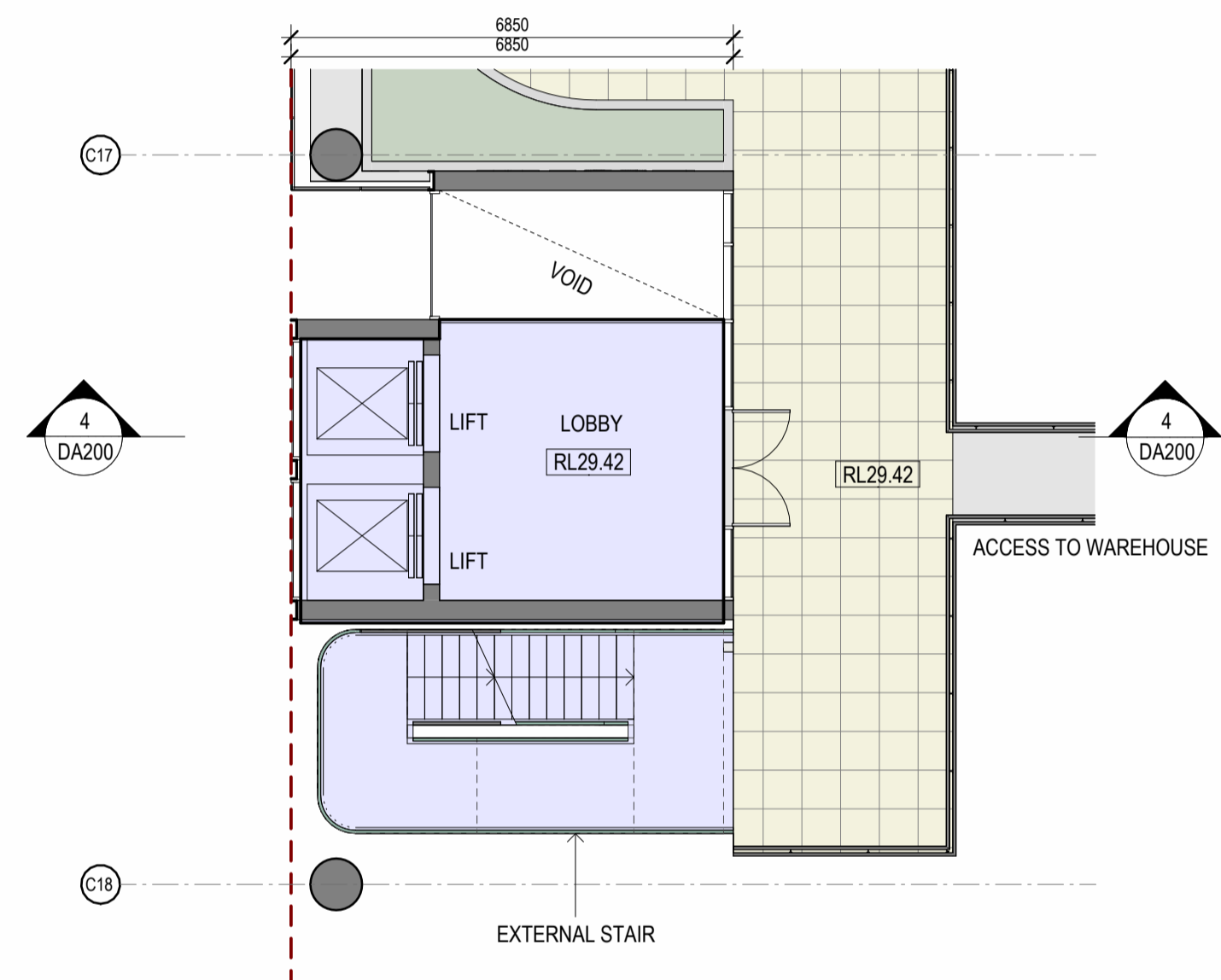
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TITLE	SCALE	PROJECT NO.	DWG NO.	REVISION
WAREHOUSE SECTIONS - SHEET 2	1:500 @ A1 1:1000 @ A3	22144	DA141	13
DATE				
06.09.2024				

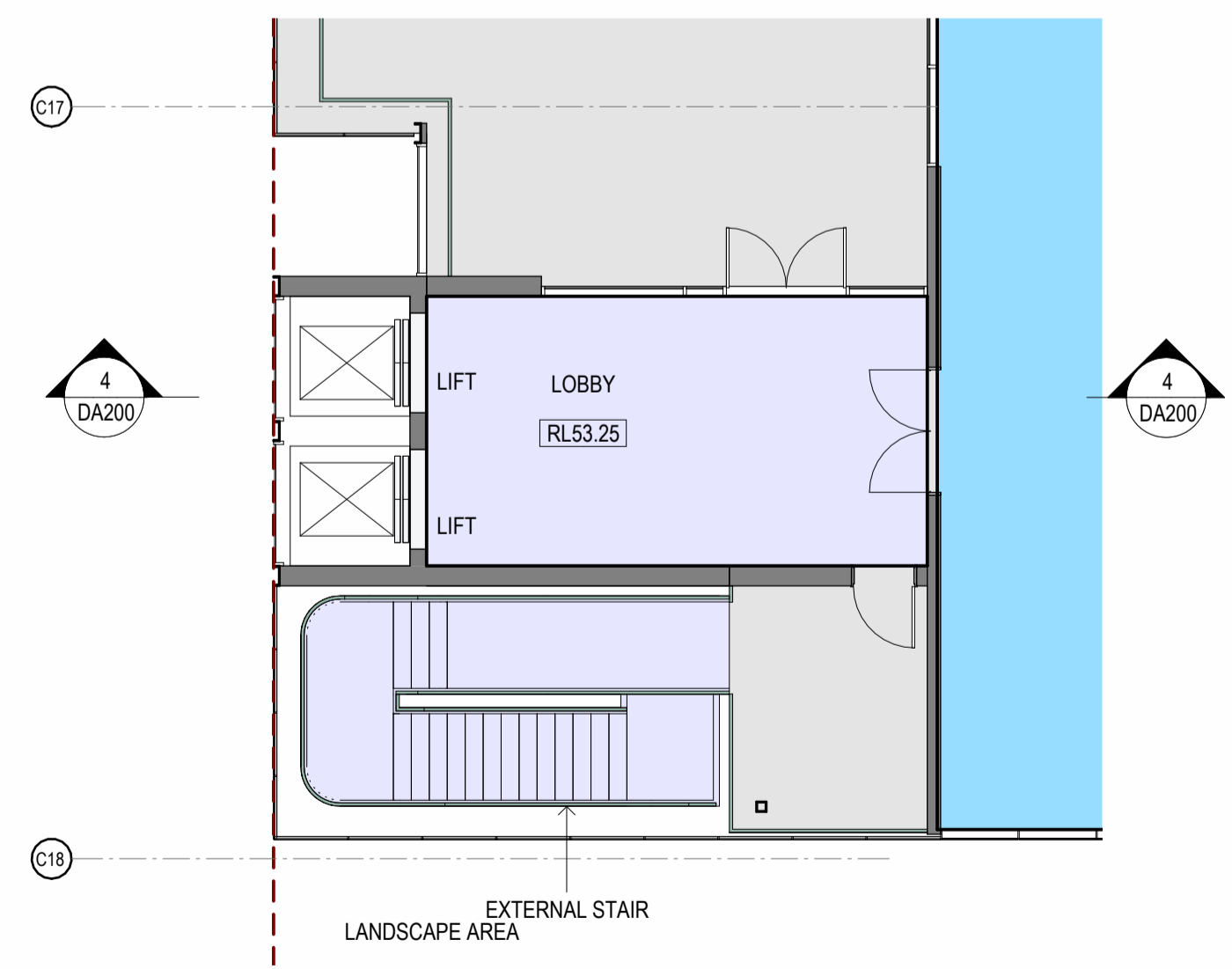




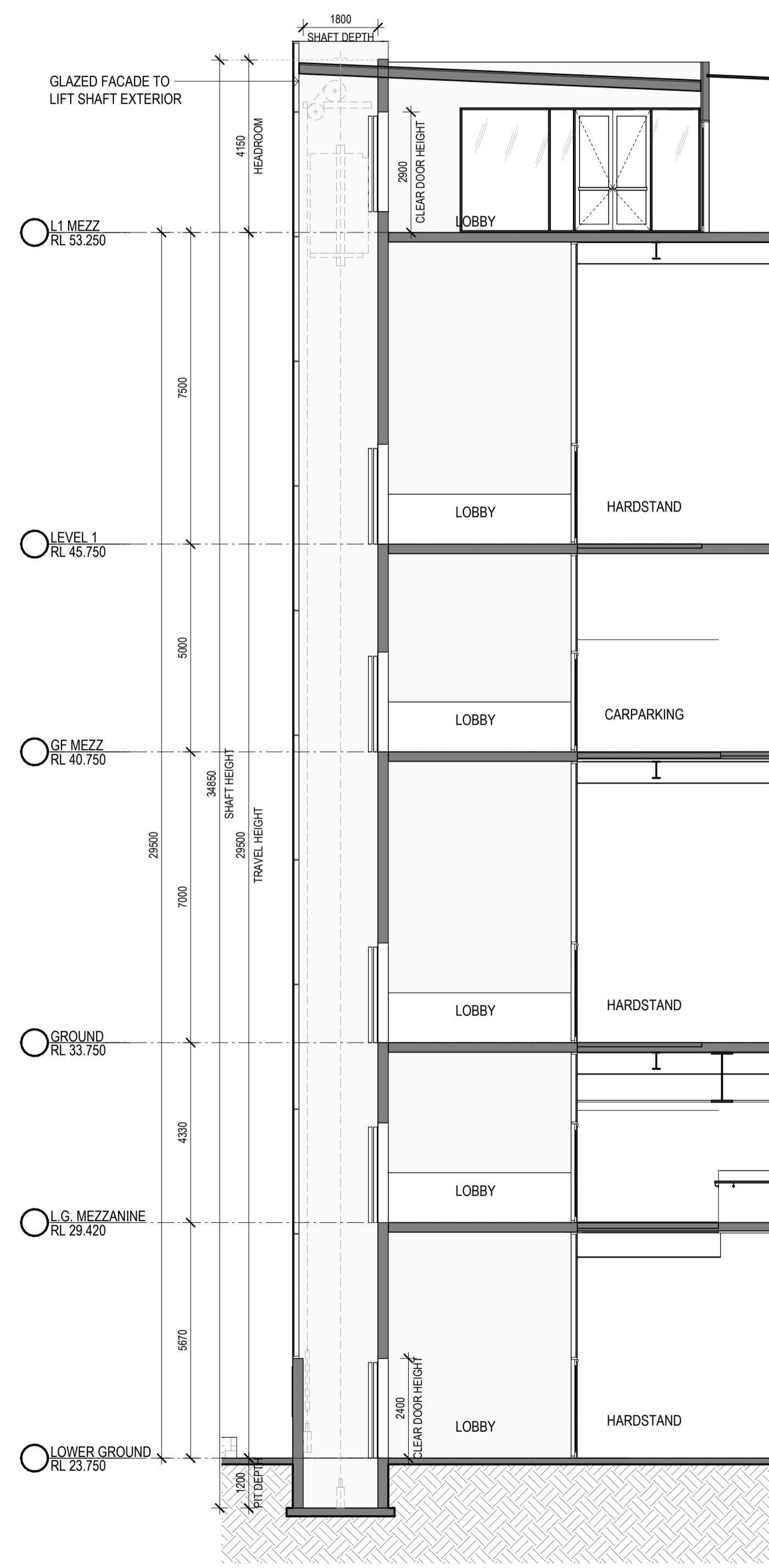
1 CORE 1 & 2 1:100
TYPICAL PLAN: LOWER GROUND



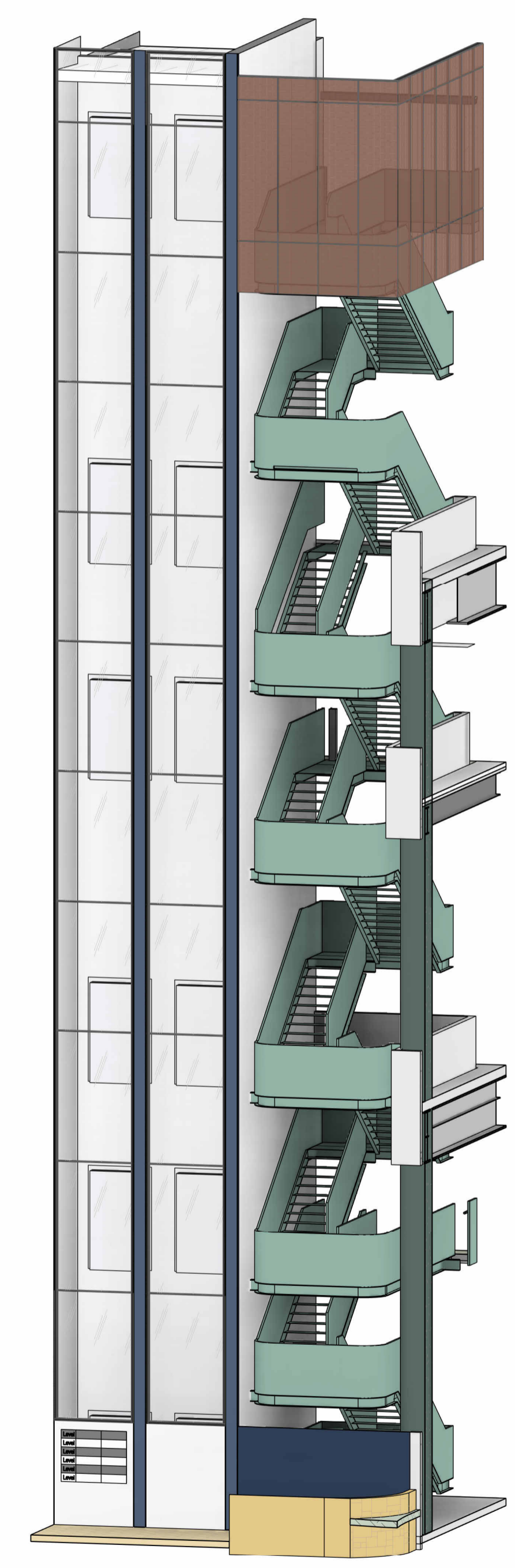
2 CORE 1 & 2 1:100
TYPICAL PLAN: MEZZ PLAN



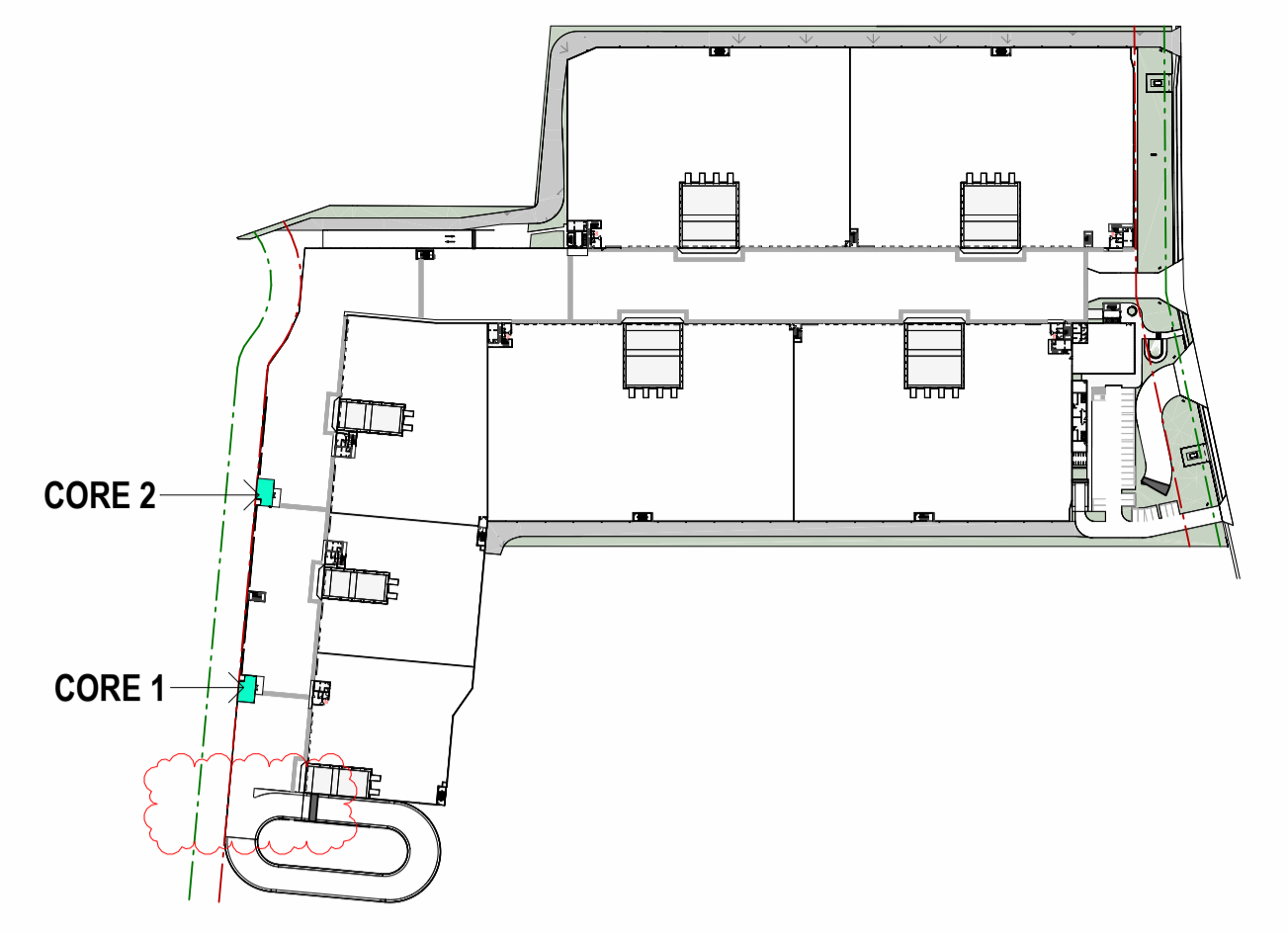
3 CORE 2 1:100
LEVEL 1 PLAN



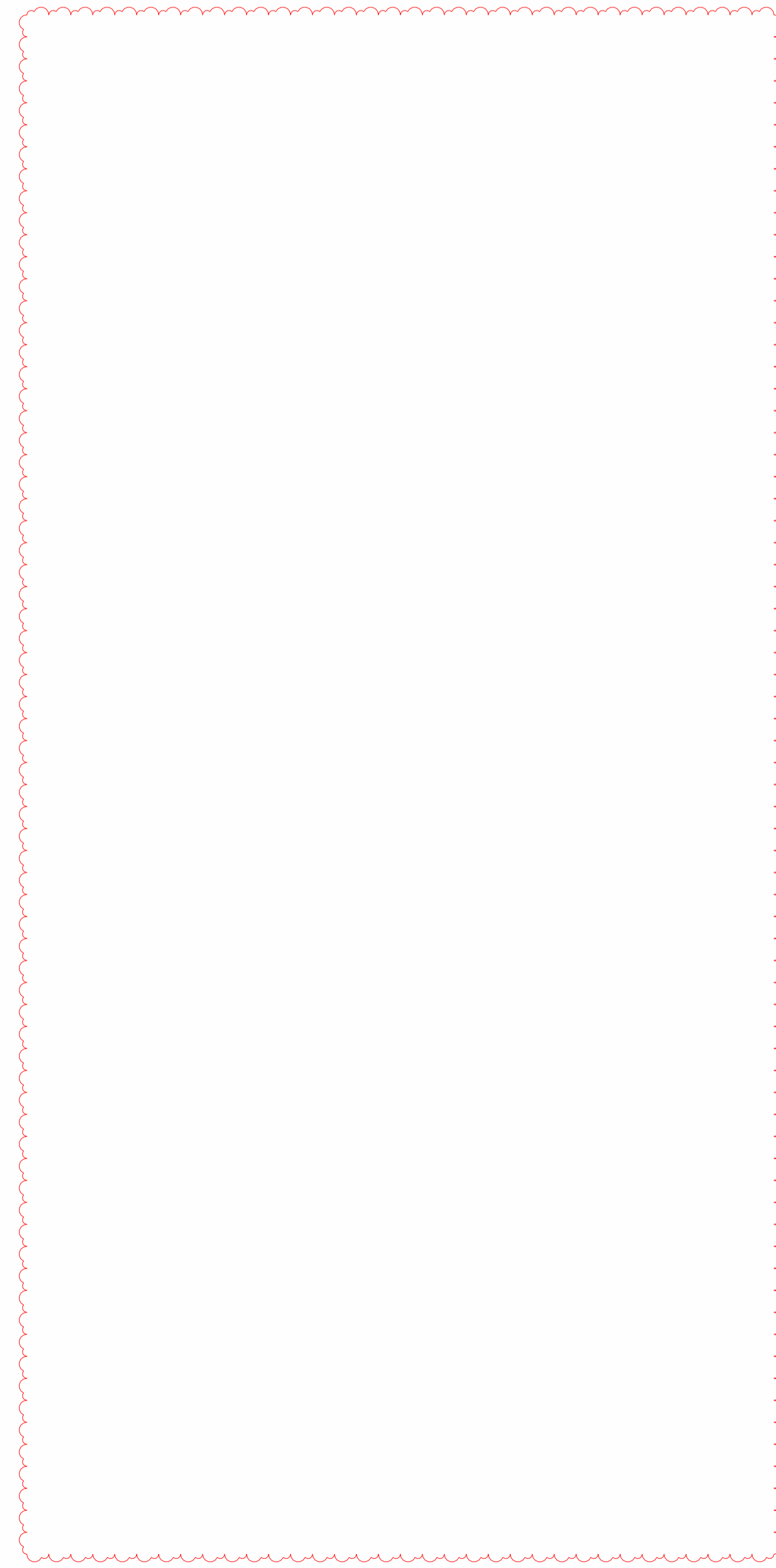
4 TYPICAL SECTION - THROUGH LIFT 1:100



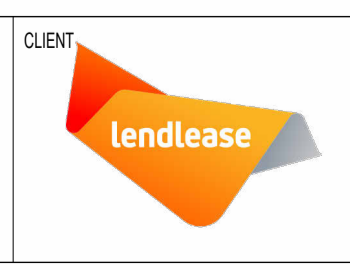
5 CORE 1.3D



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

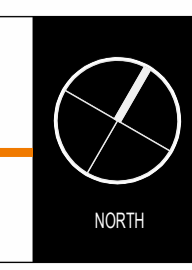


8	ISSUE FOR REVIEW	22.10.2024
7	ISSUE FOR SSSA	09.07.2024
6	ISSUE FOR COORDINATION	31.05.2024
5	ISSUE FOR REVIEW	10.05.2024
4	ISSUE FOR REVIEW	01.05.2024
3	ISSUE FOR REVIEW	22.04.2024
2	ISSUE FOR REVIEW	25.03.2024
1	DESCRIPTION	DATE



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

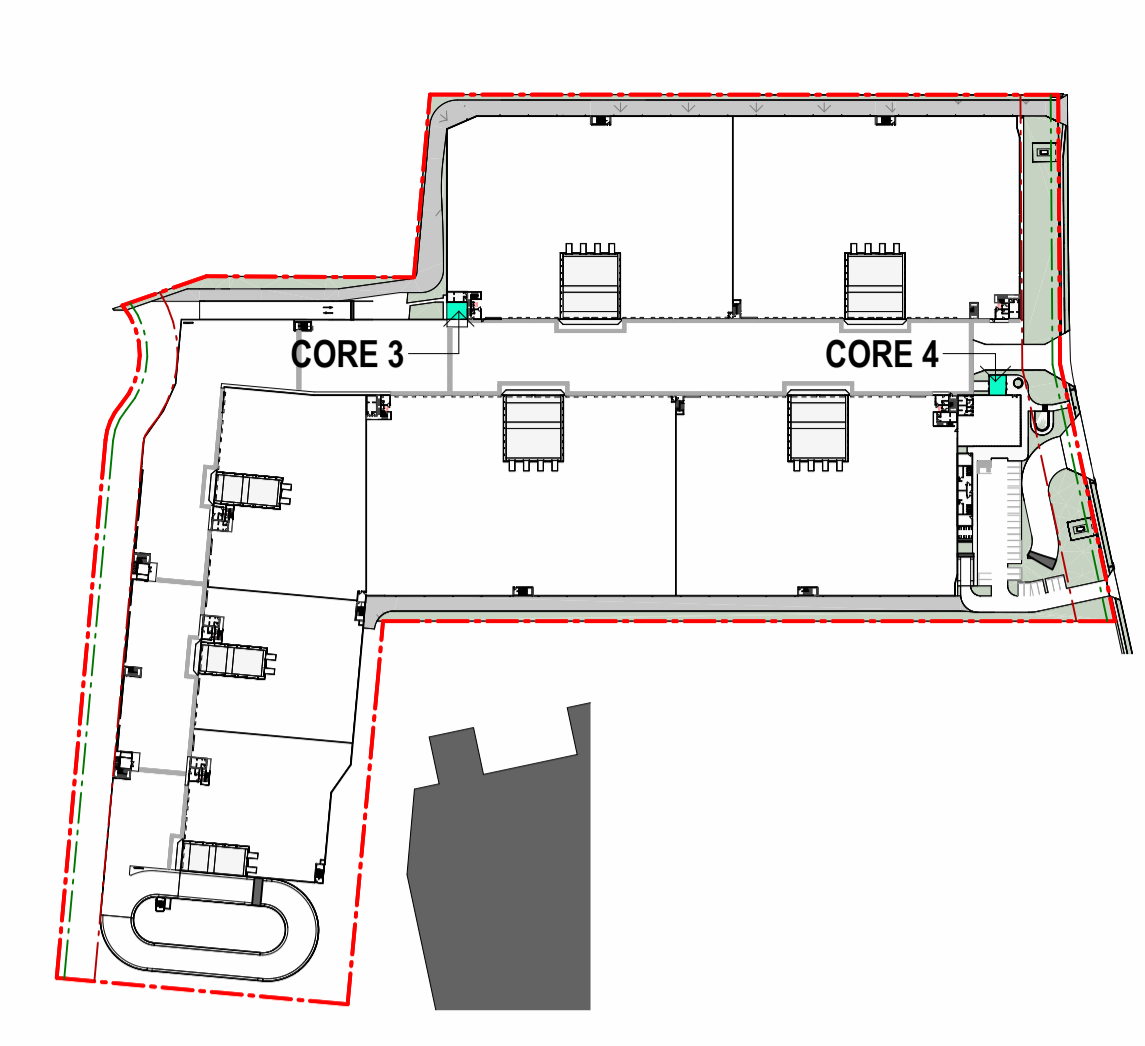
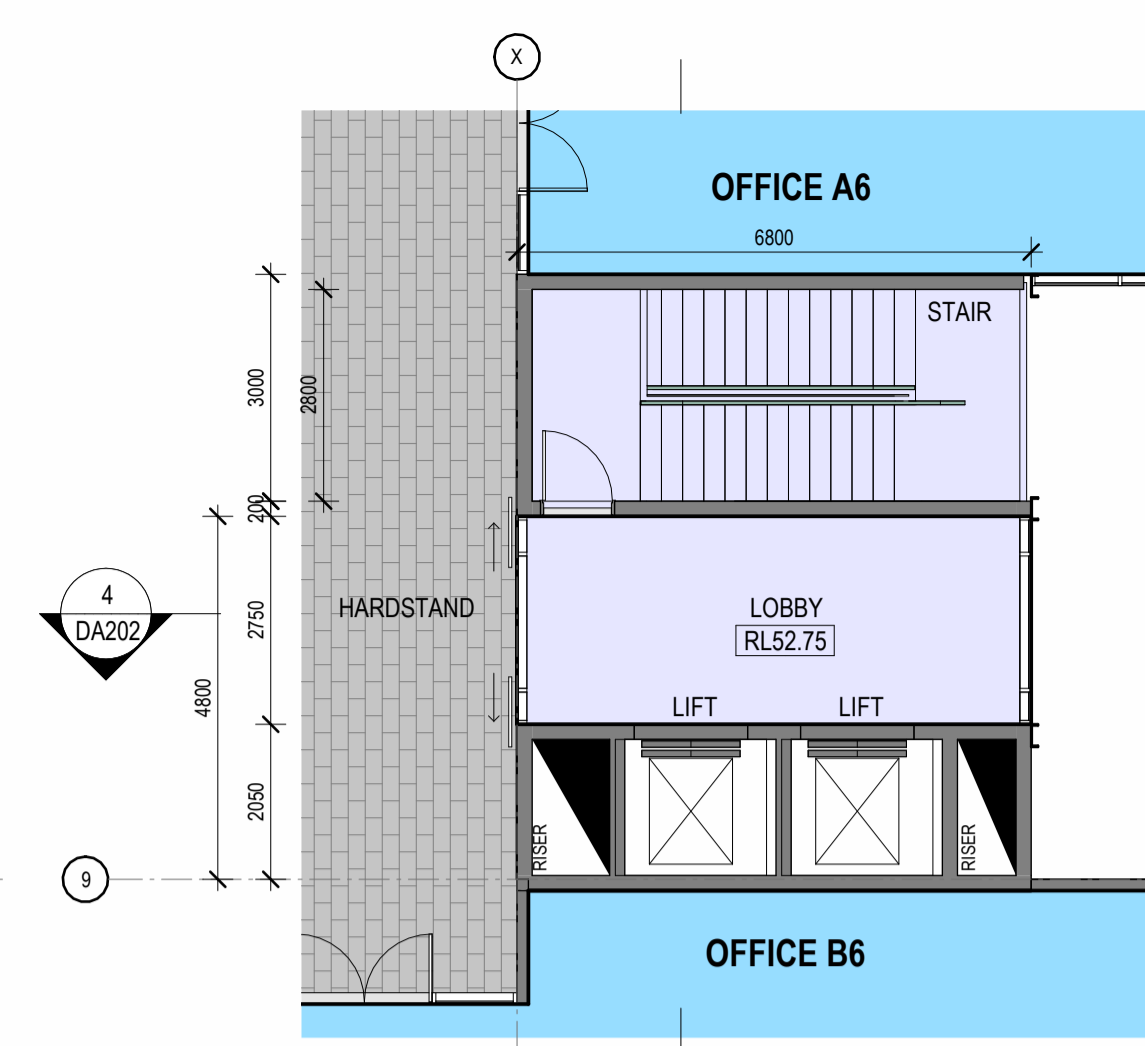
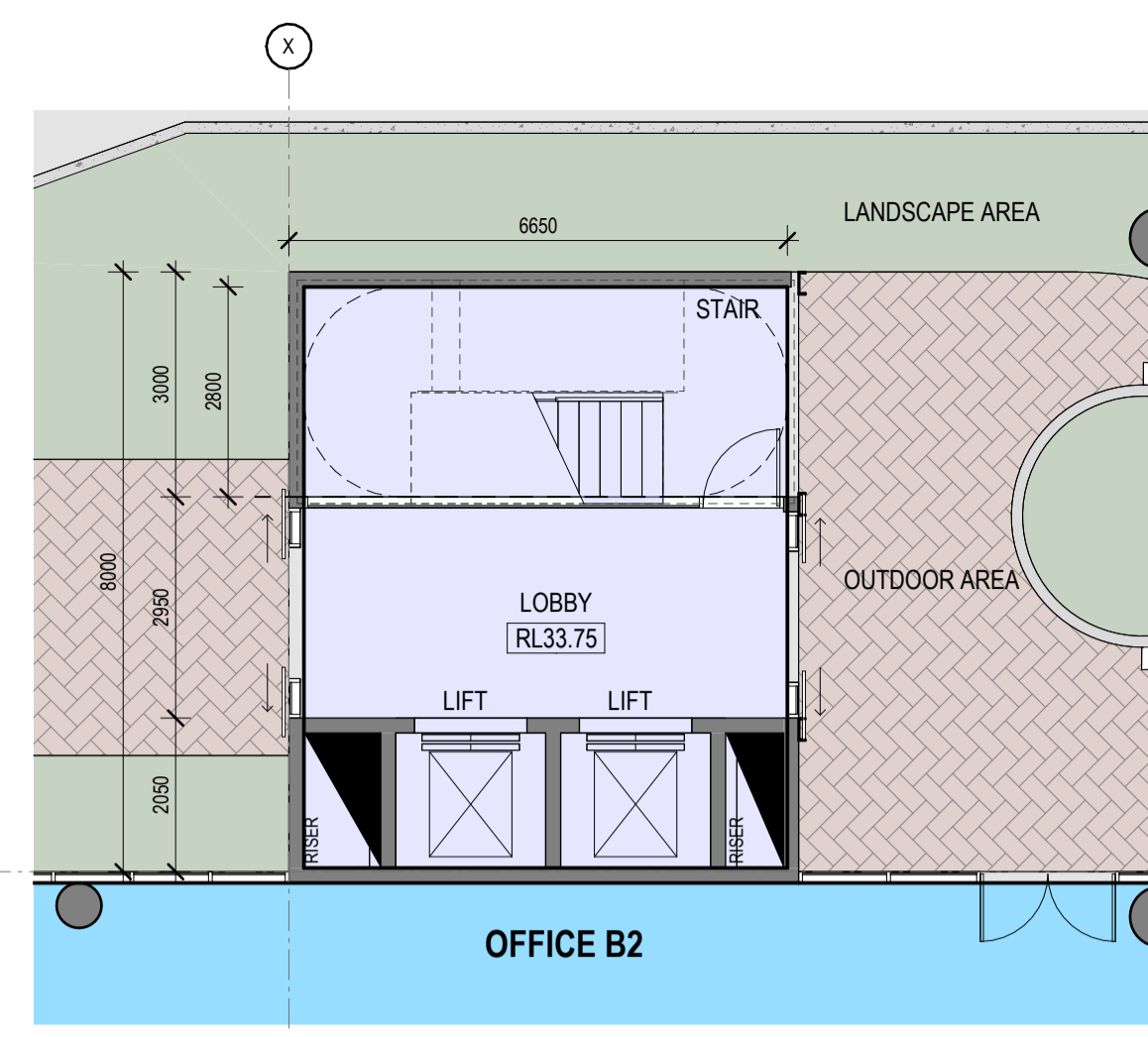
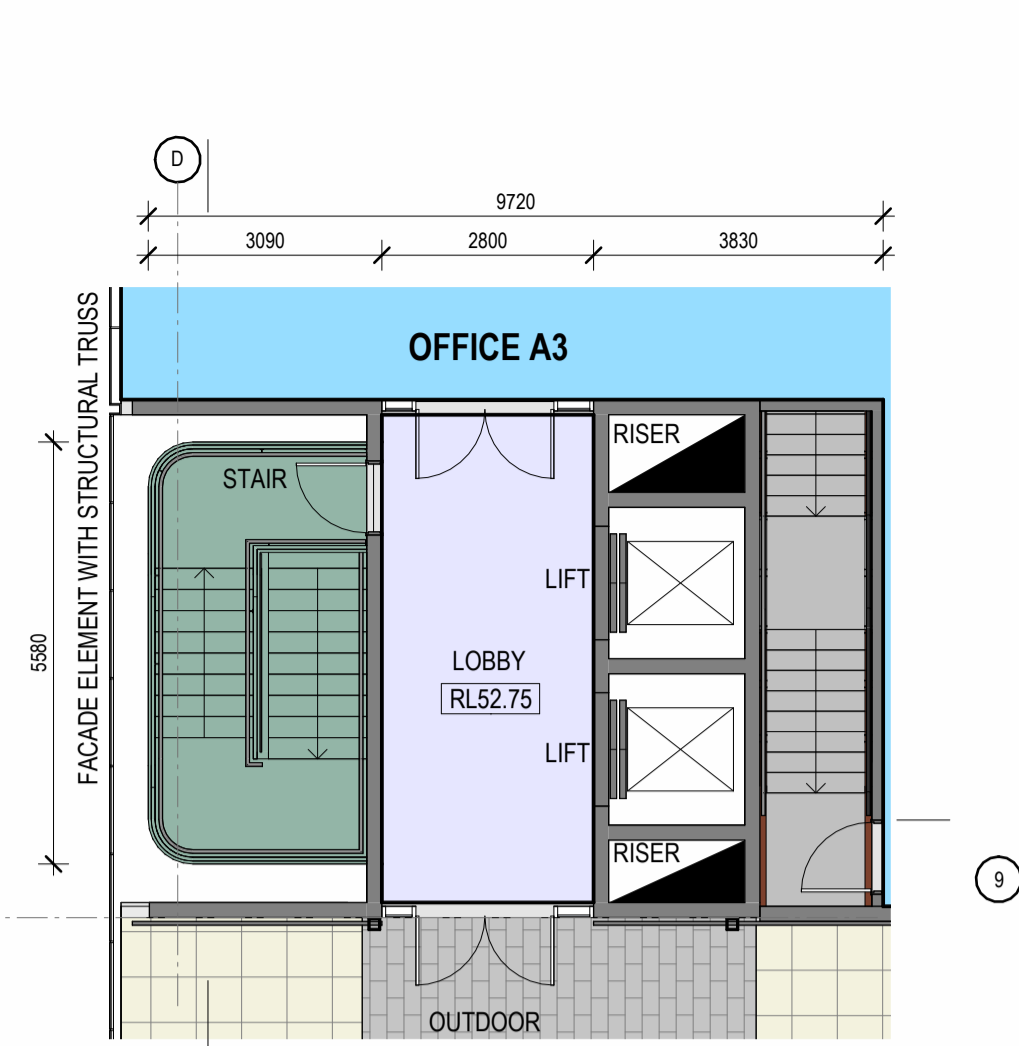
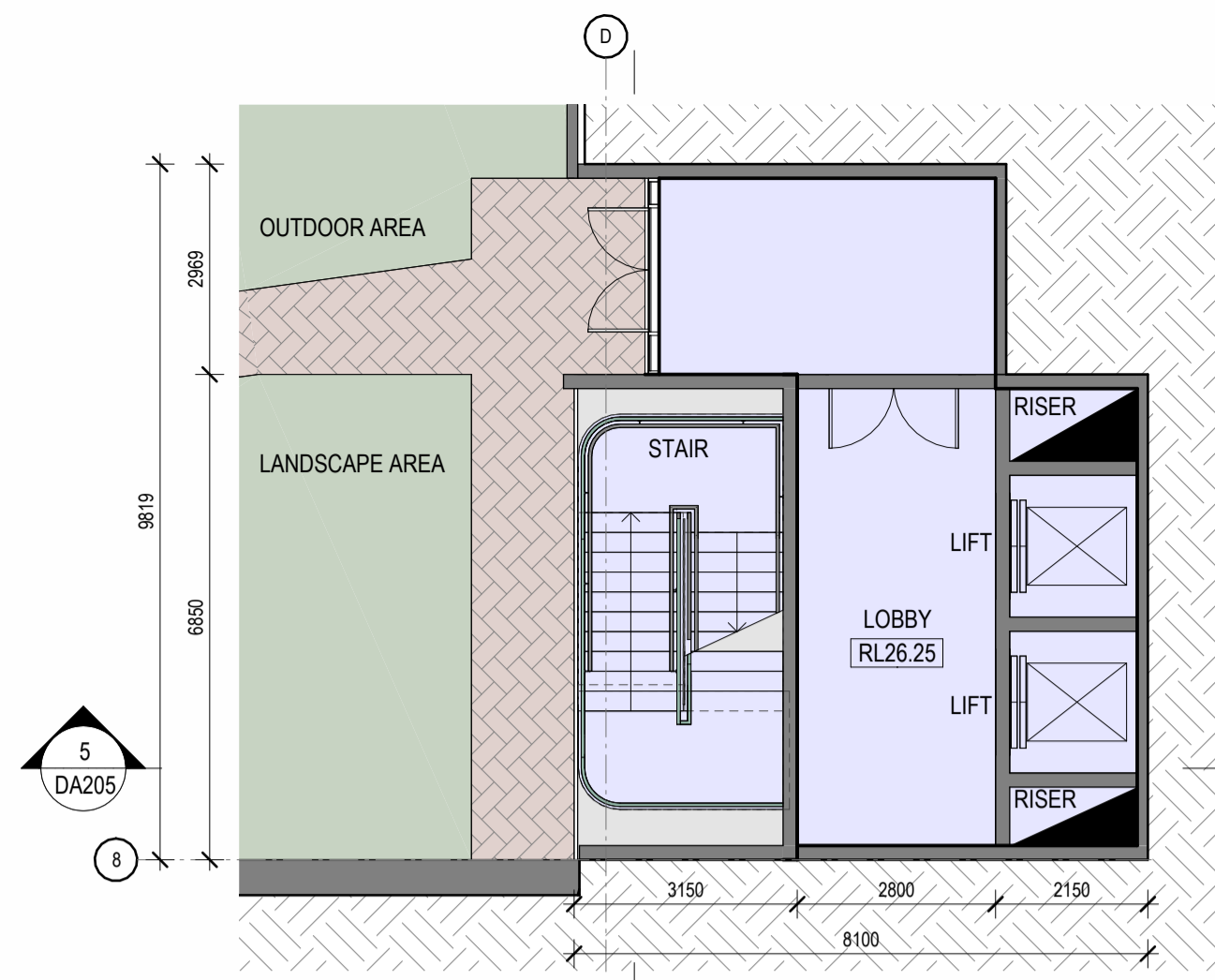
15-21 BRITTON STREET SMITHFIELD



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

ISSUE FOR SSSA



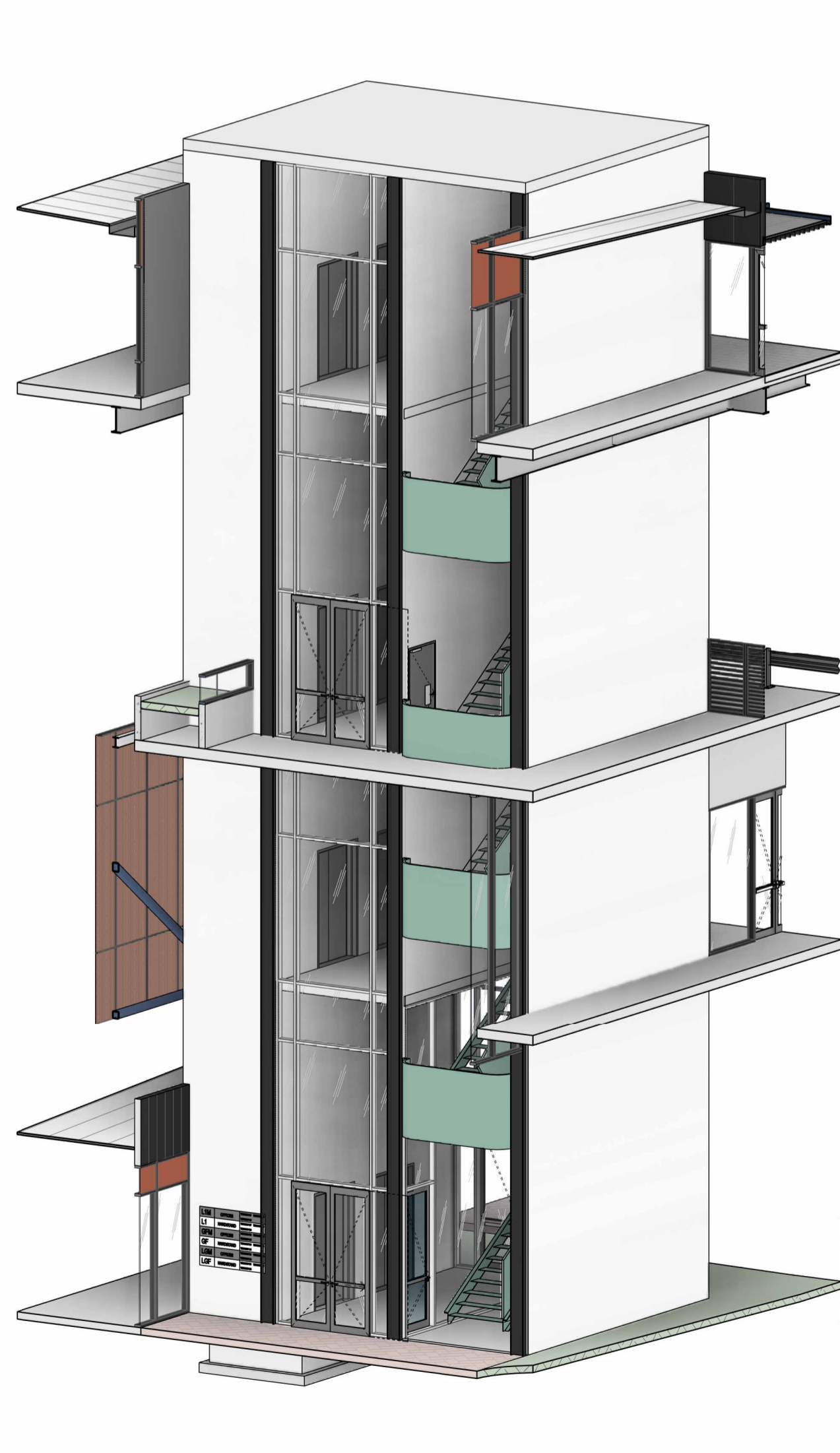
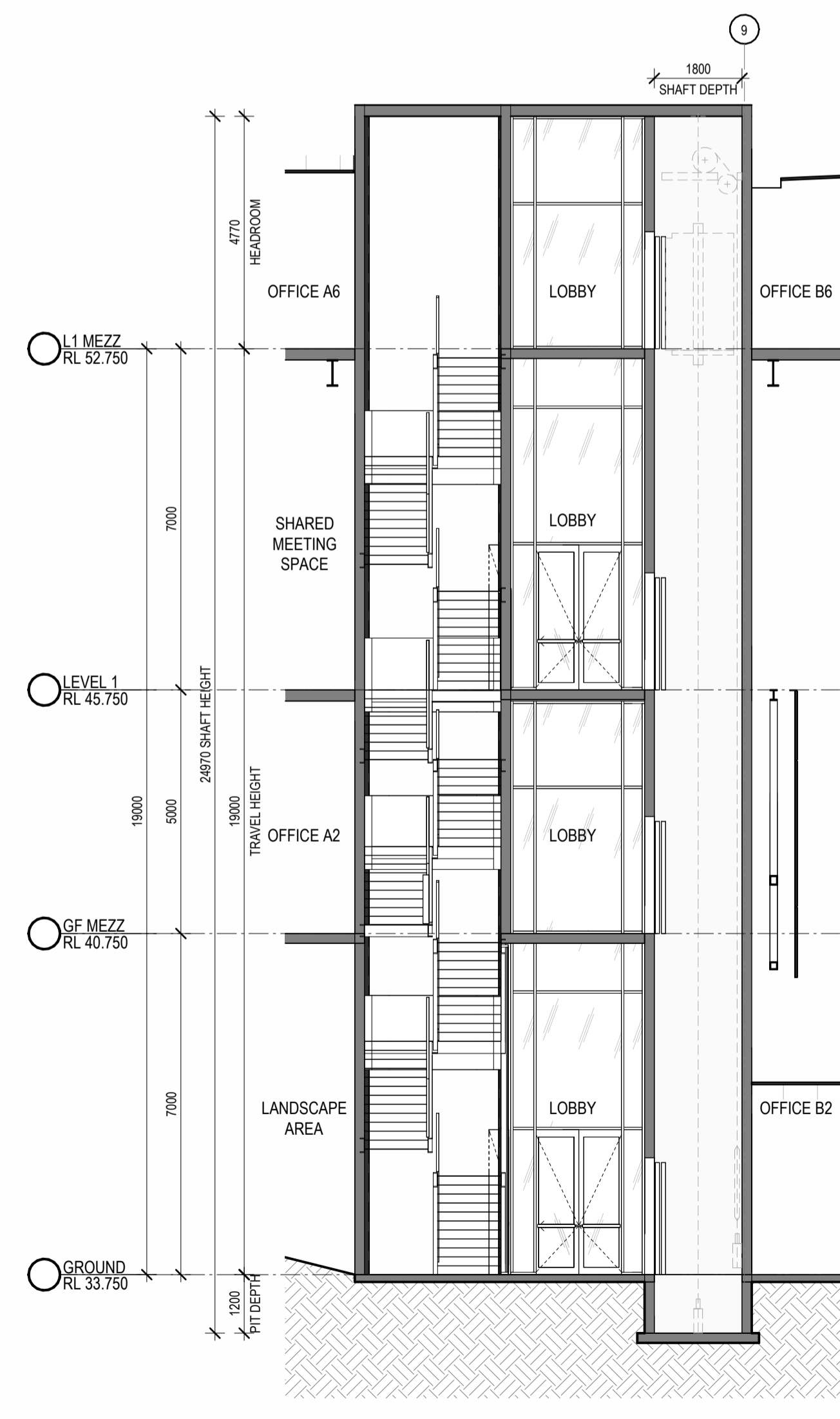
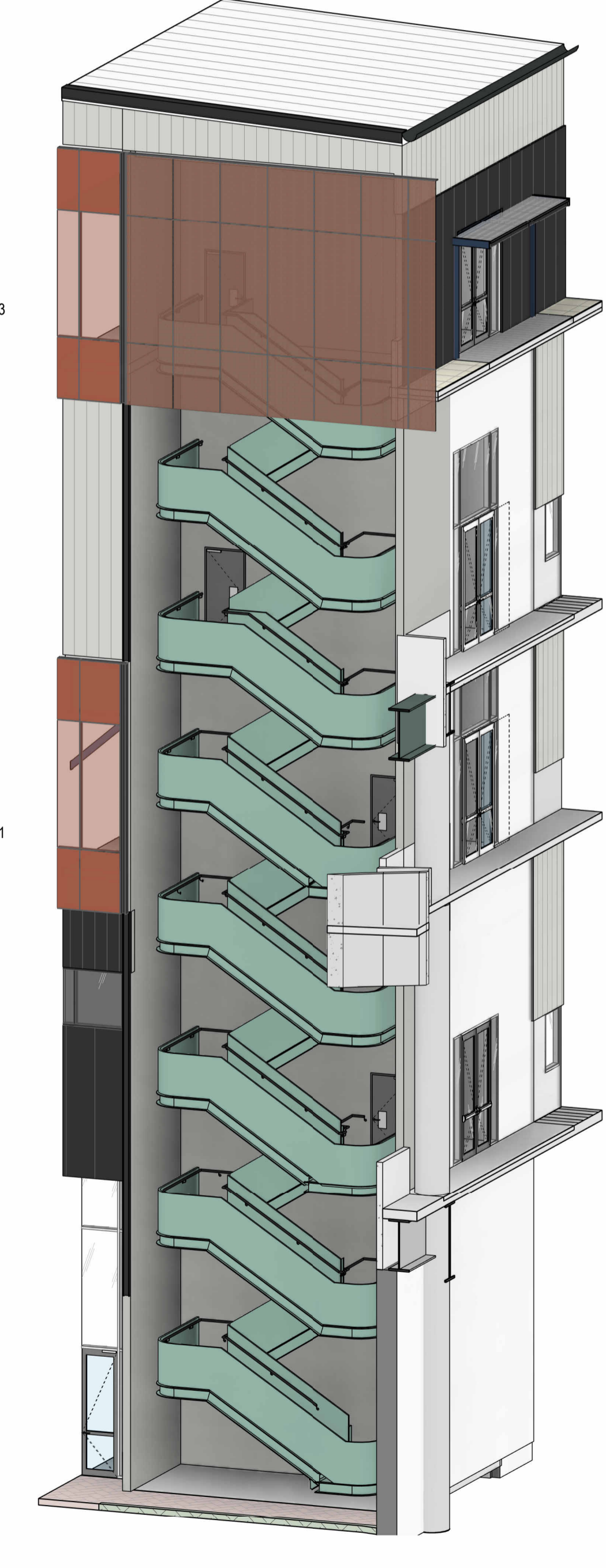
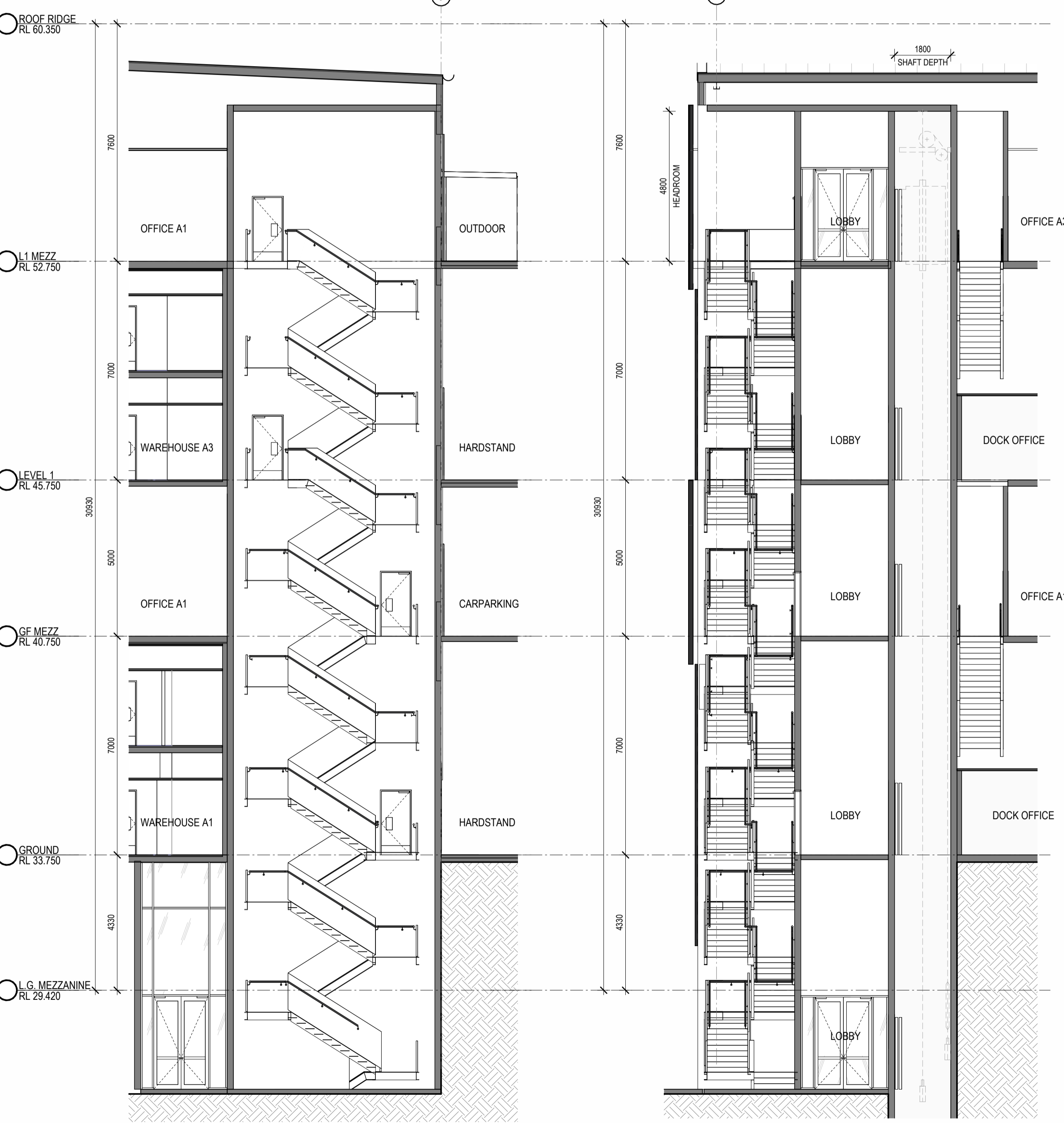
NOTE: L1 - GF - CORE & 4
ALL LEVELS ARE SUBJECT TO A +/- 500mm VARIATION
UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

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

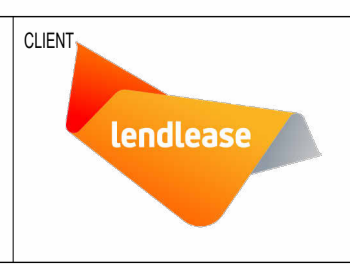
5 CORE 3 SECTION 2 1:100

3 CORE 3 - 3D VIEW

8 CORE 4 - SECTION 1:100

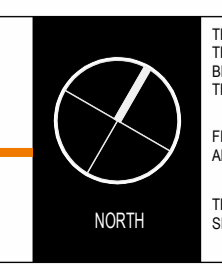
9 CORE 4 - 3D VIEW

#	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
#	DESCRIPTION	DATE



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

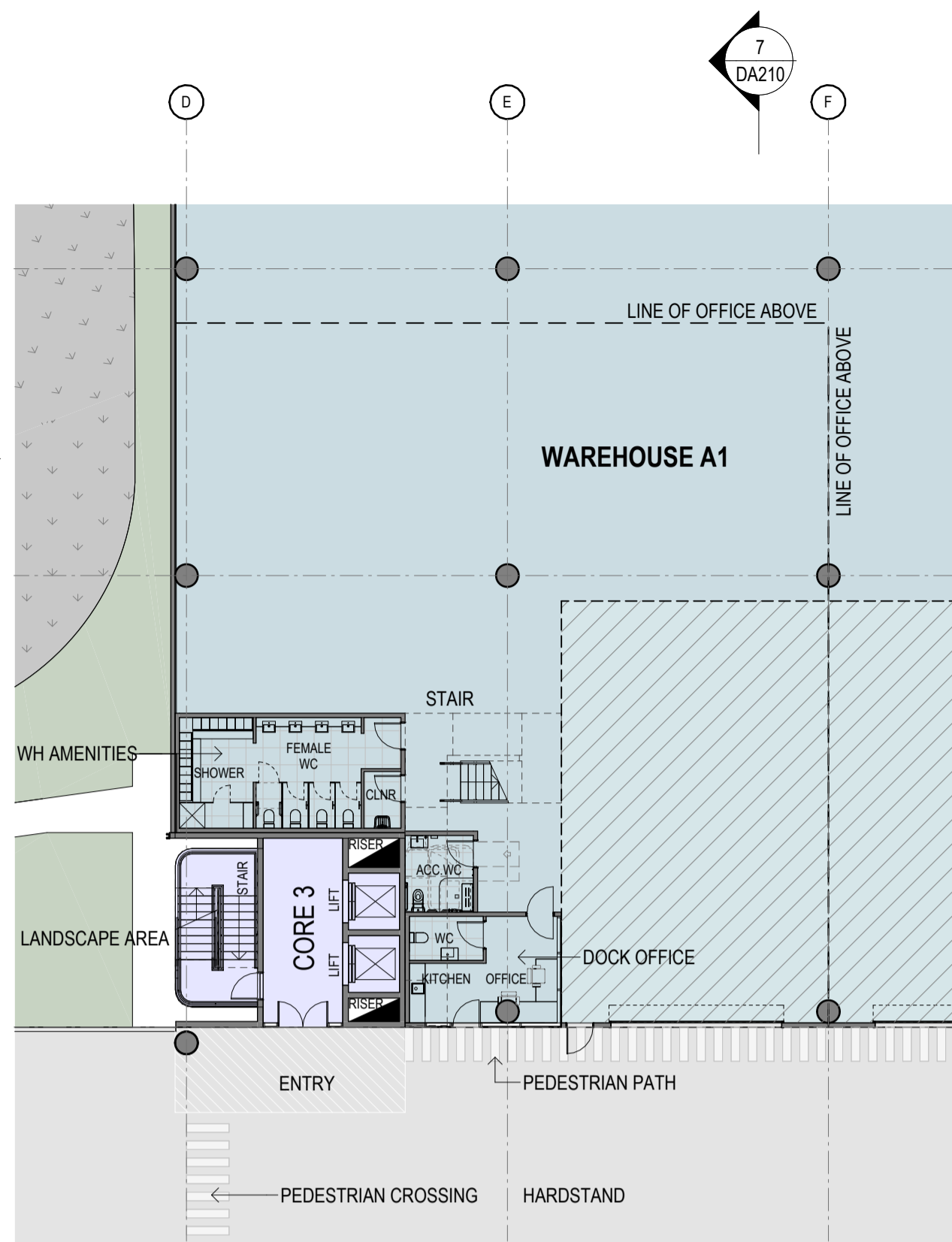
15-21 BRITTON STREET SMITHFIELD



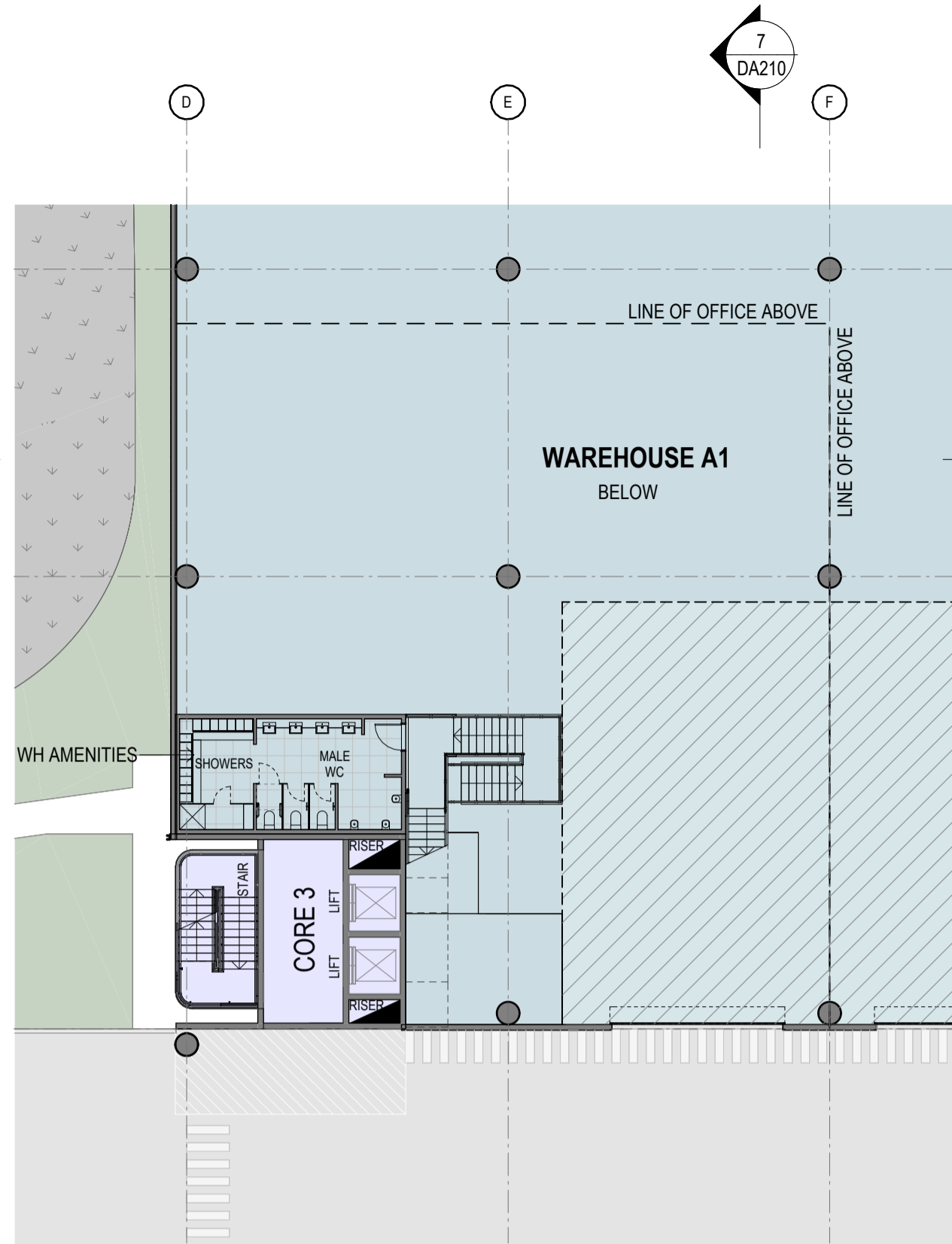
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TITLE	DATE	SCALE	PROJECT NO.	DWG NO.	REVISION
CORE 3 & 4 DETAILS	31.05.2024		22144	DA205	5

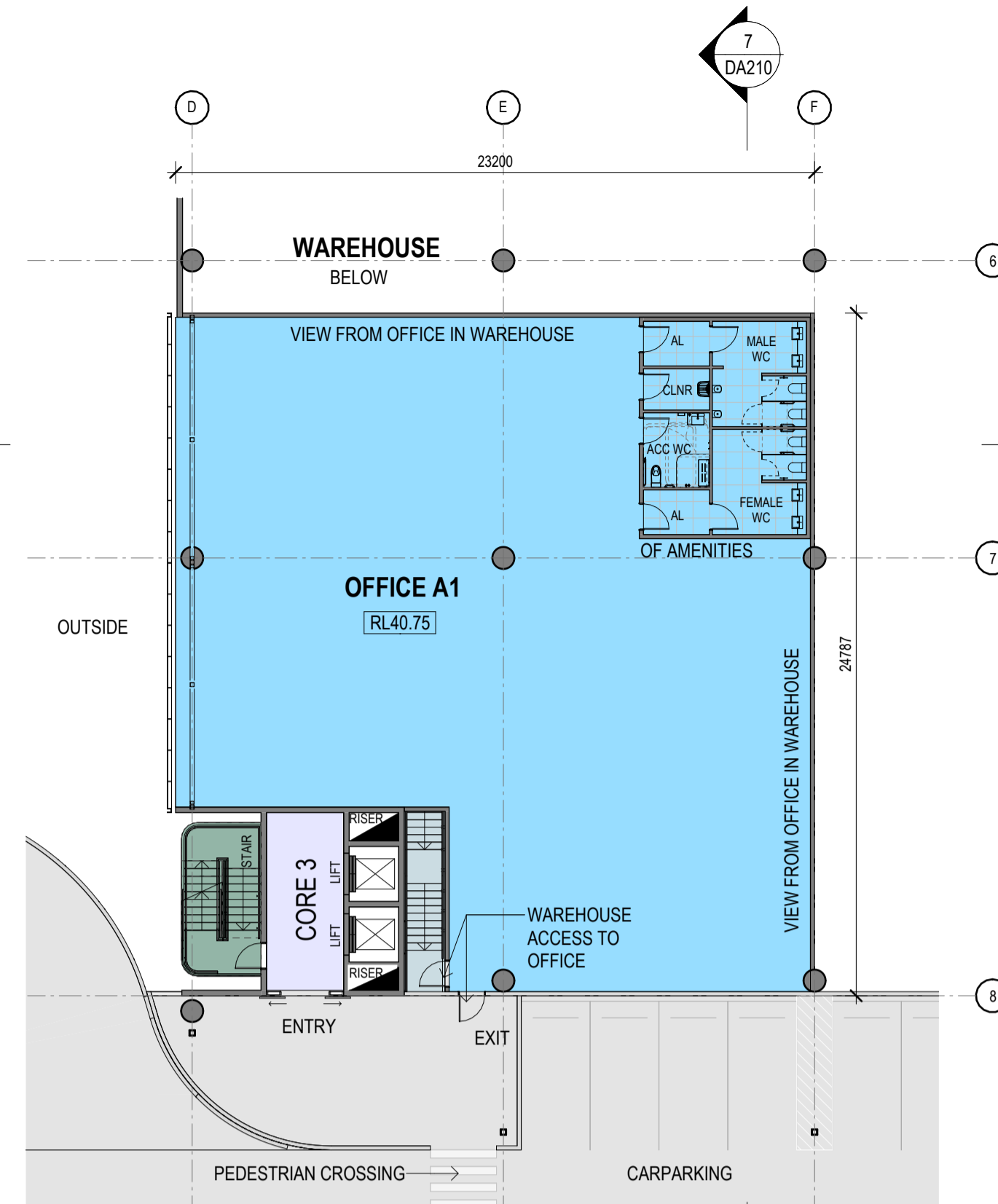
COORDINATION



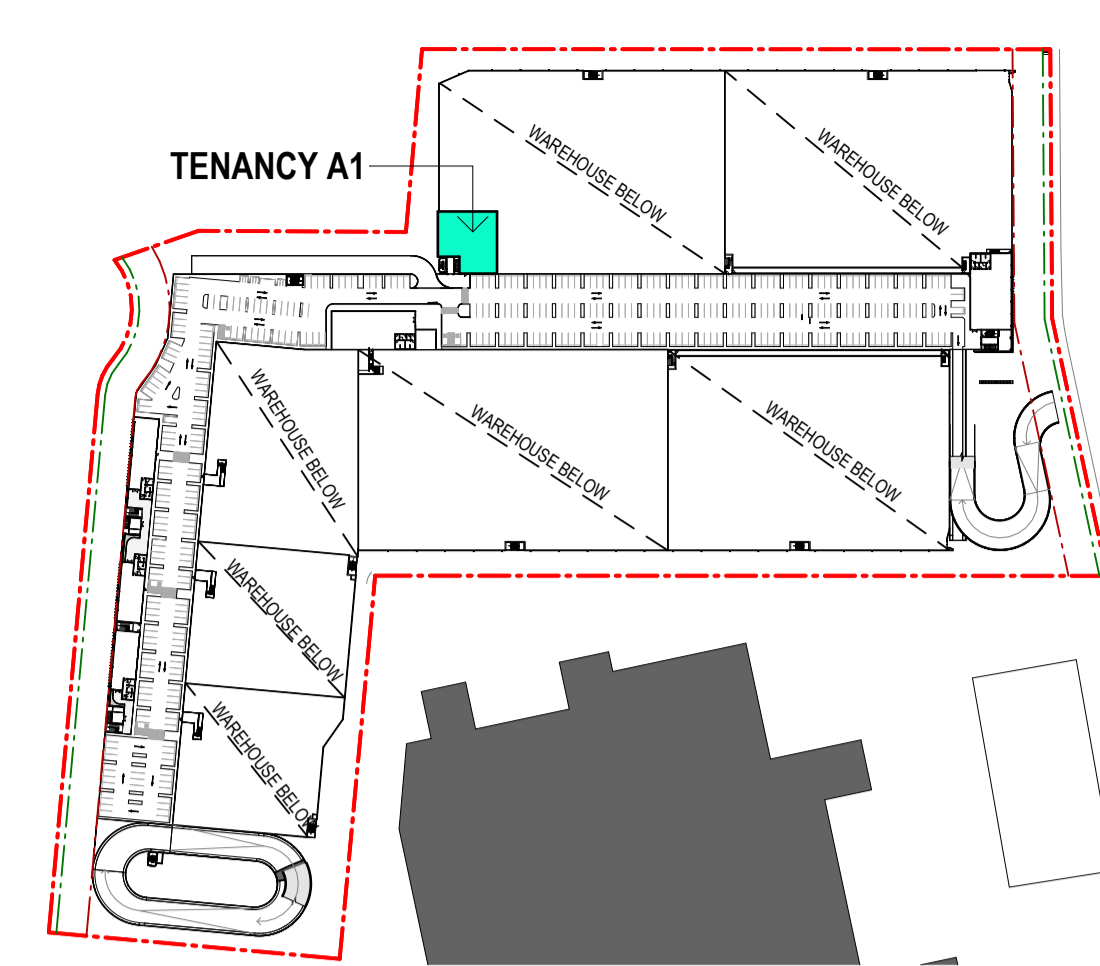
1 TENANCY A1 WARHEOUSE FLOOR PLAN 1 : 200



2 TENANCY A1 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200

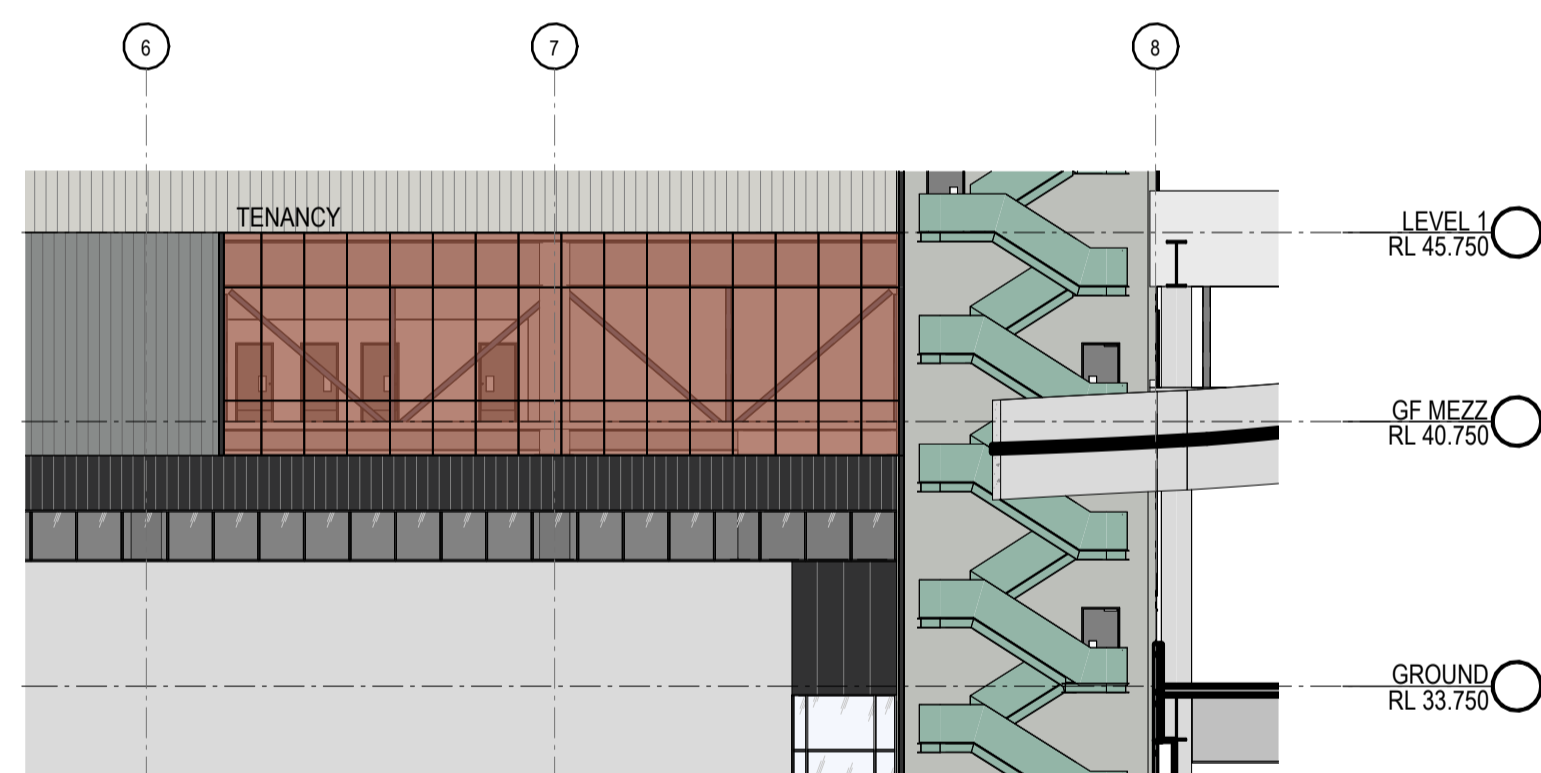


3 TENANCY A1 OFFICE FLOOR PLAN 1 : 200

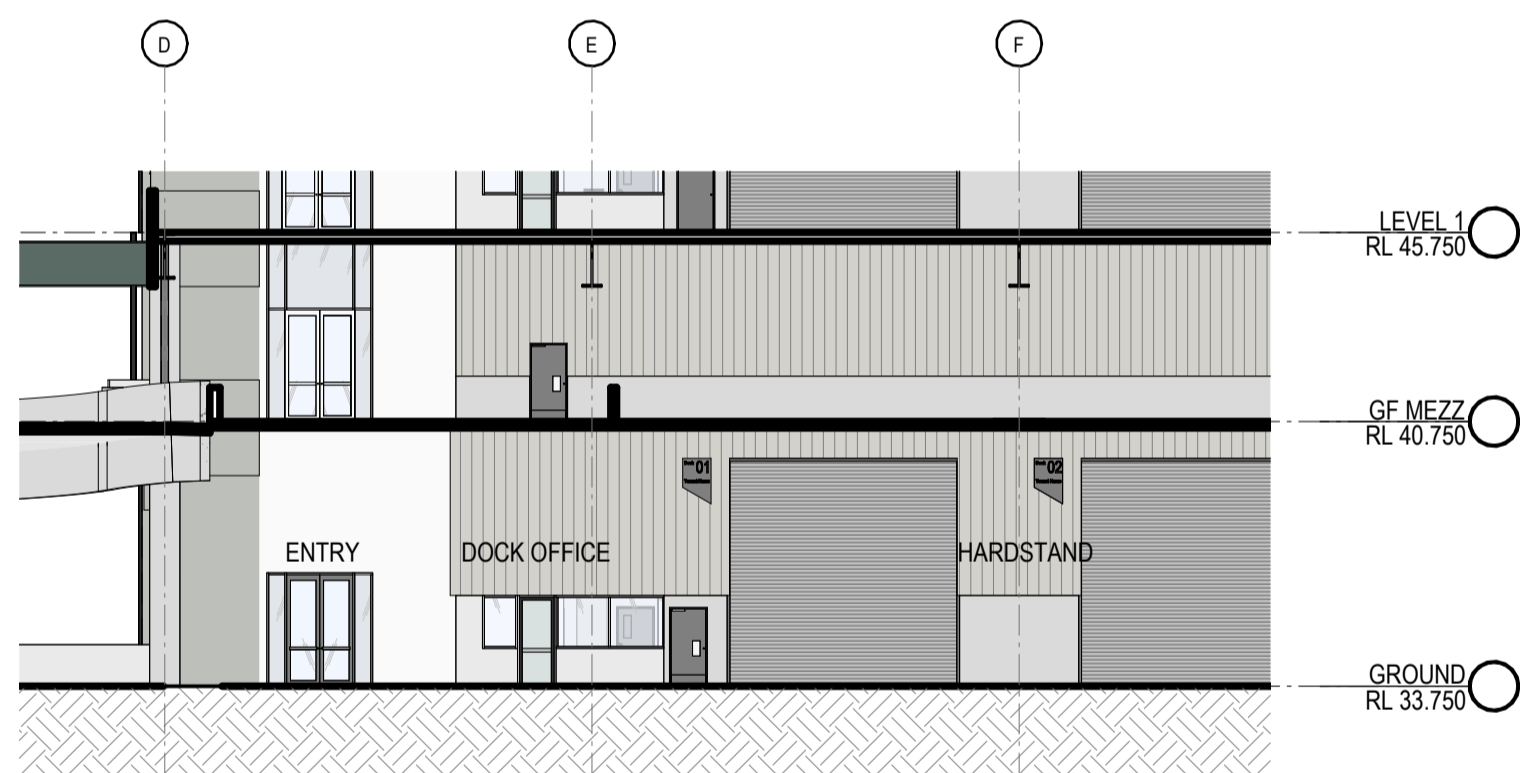


KEY PLAN - GF MEZZ - TENANCY A1

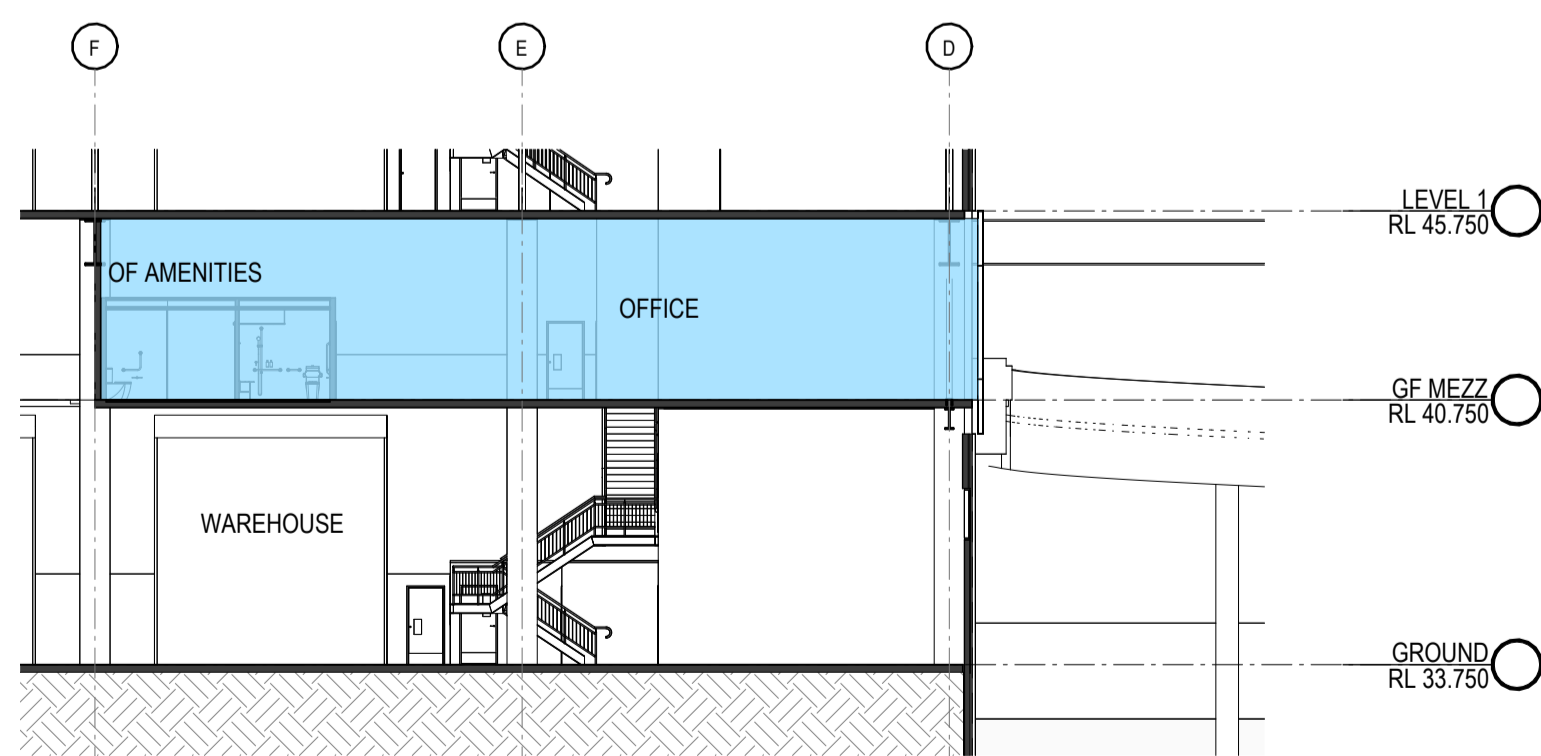
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



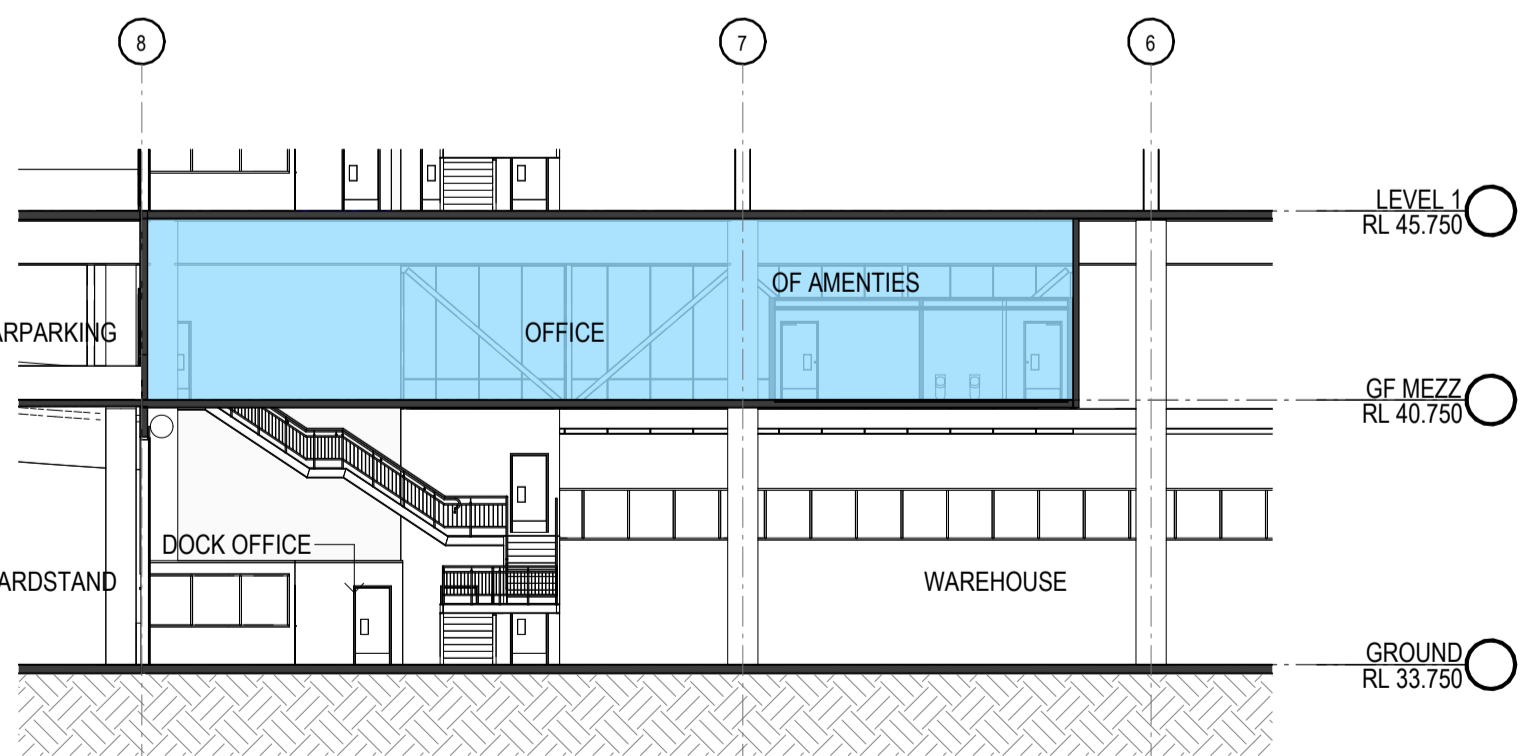
4 TENANCY A1 ELEVATION 1 1 : 200



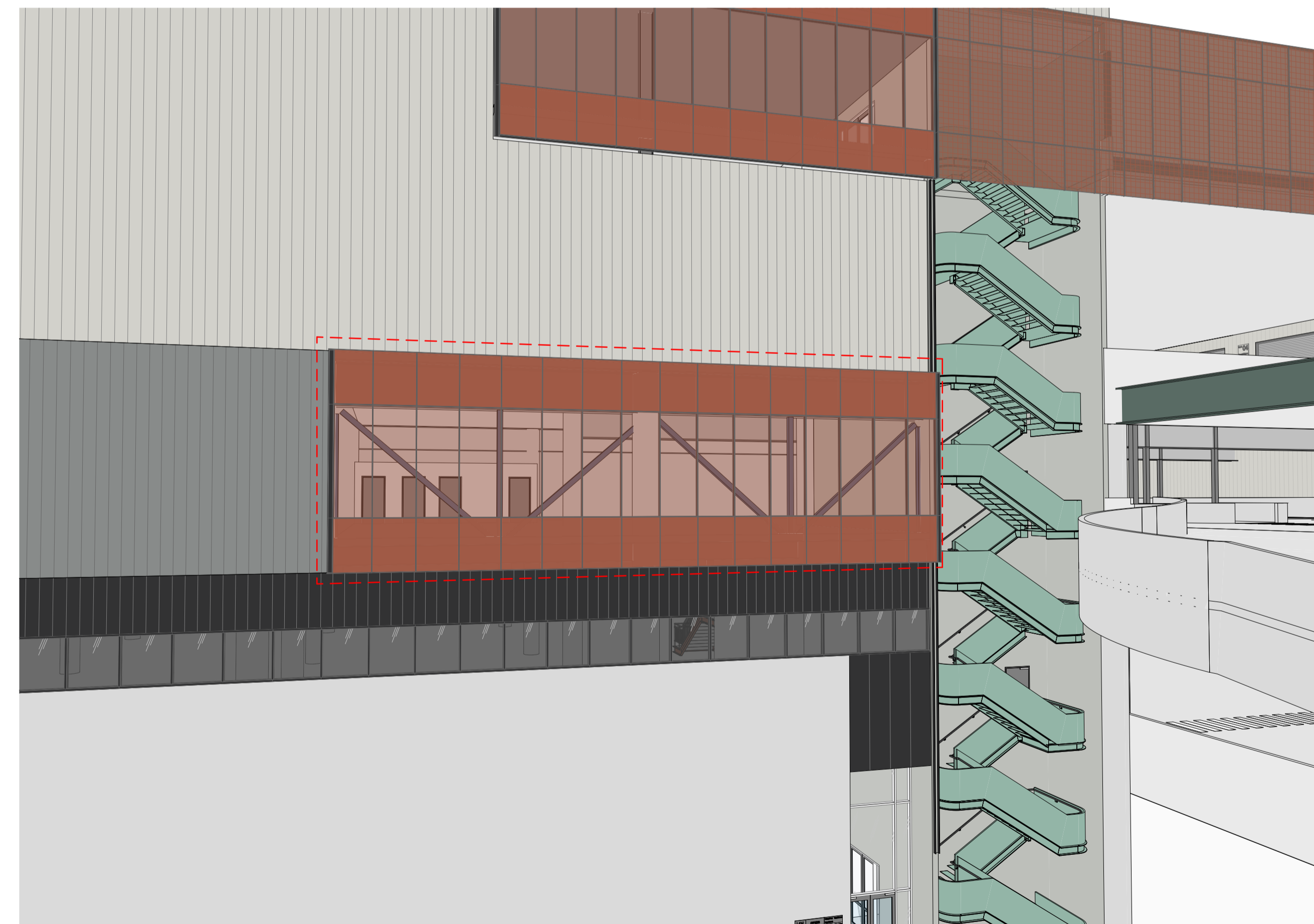
5 TENANCY A1 ELEVATION 2 1 : 200



6 TENANCY A1 SECTION 1 1 : 200



7 TENANCY A1 SECTION 2 1 : 200



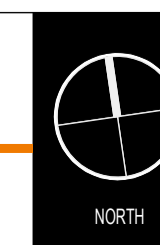
8 TENANCY A1 - 3D VIEW

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		

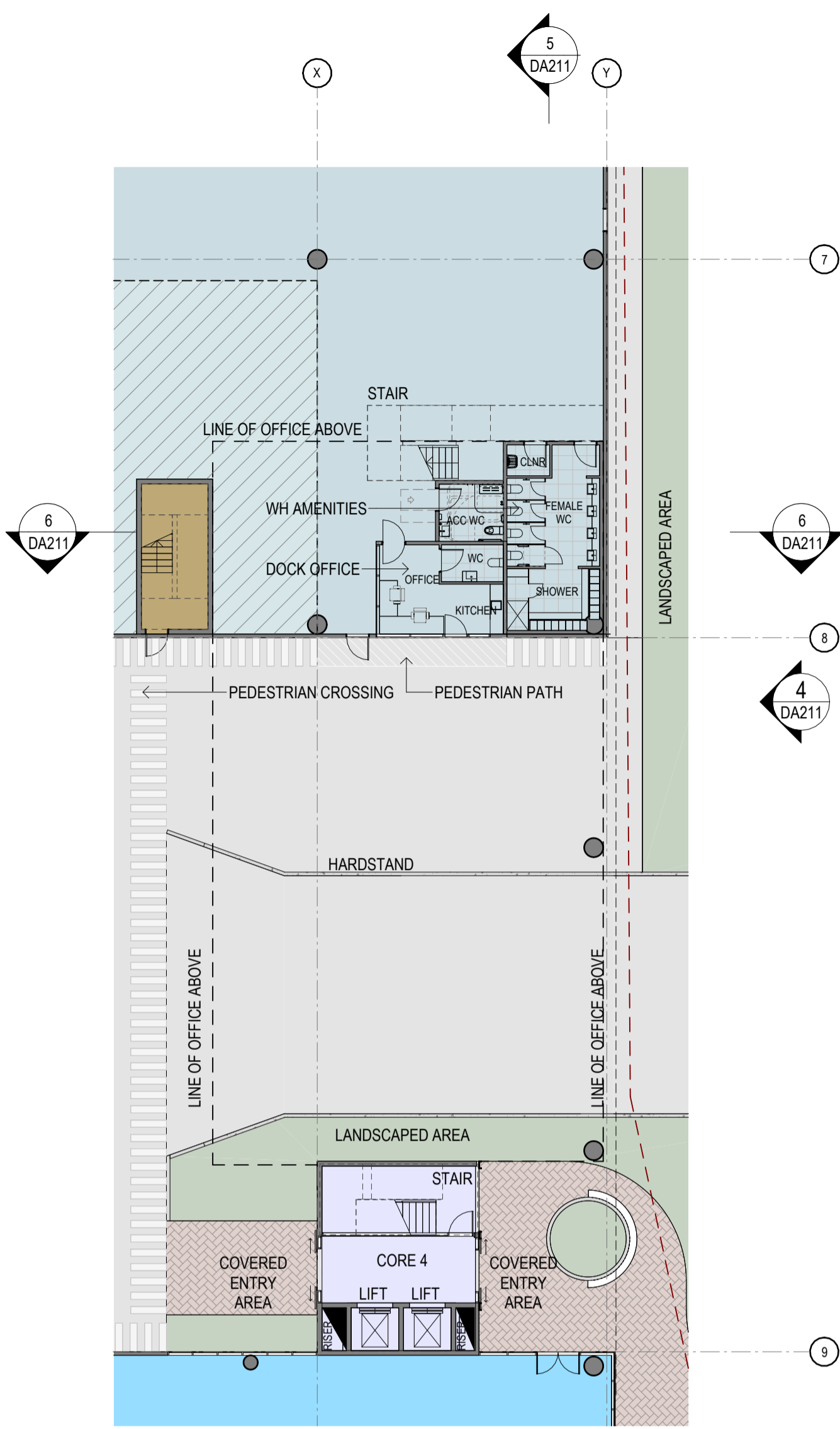
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

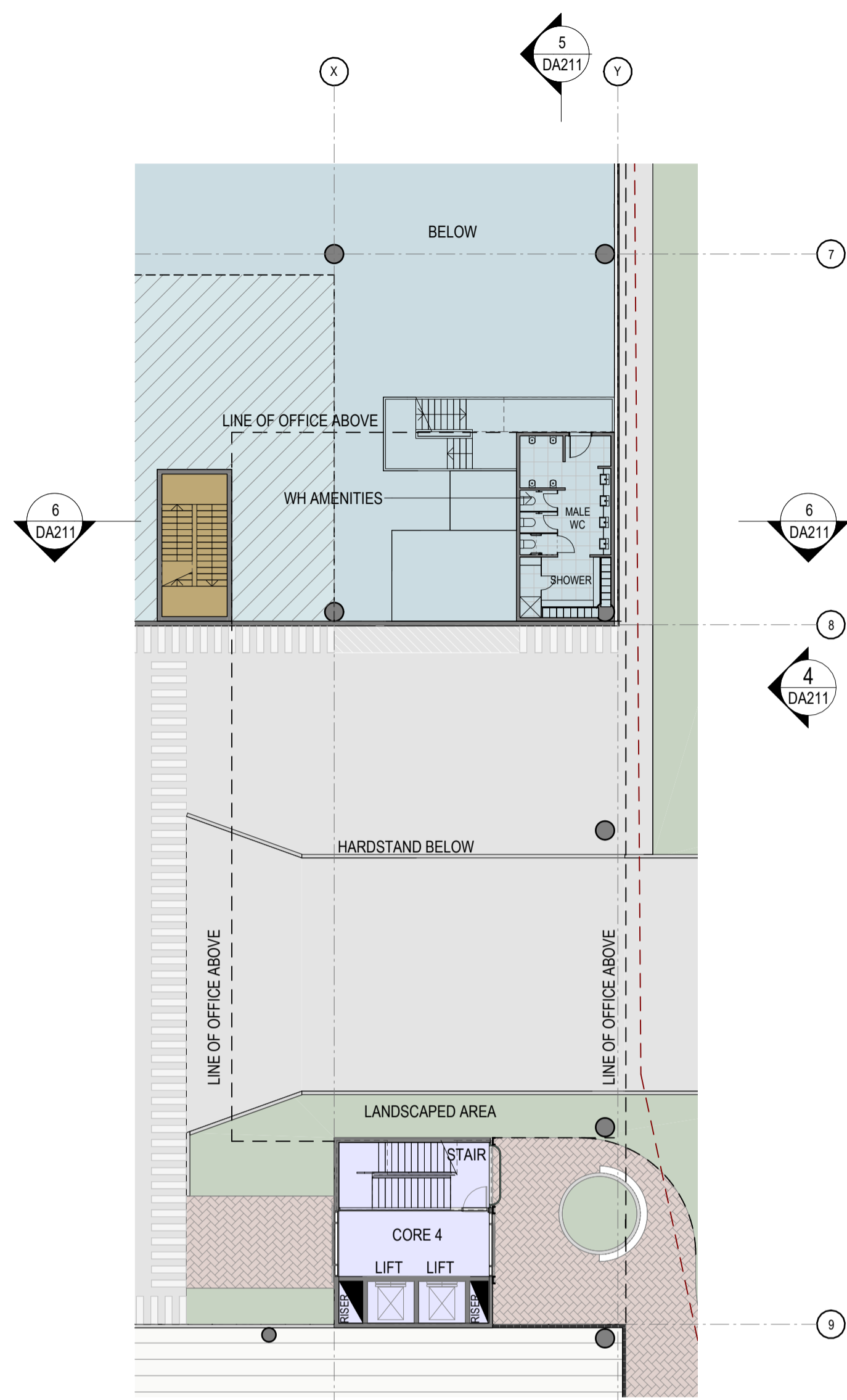


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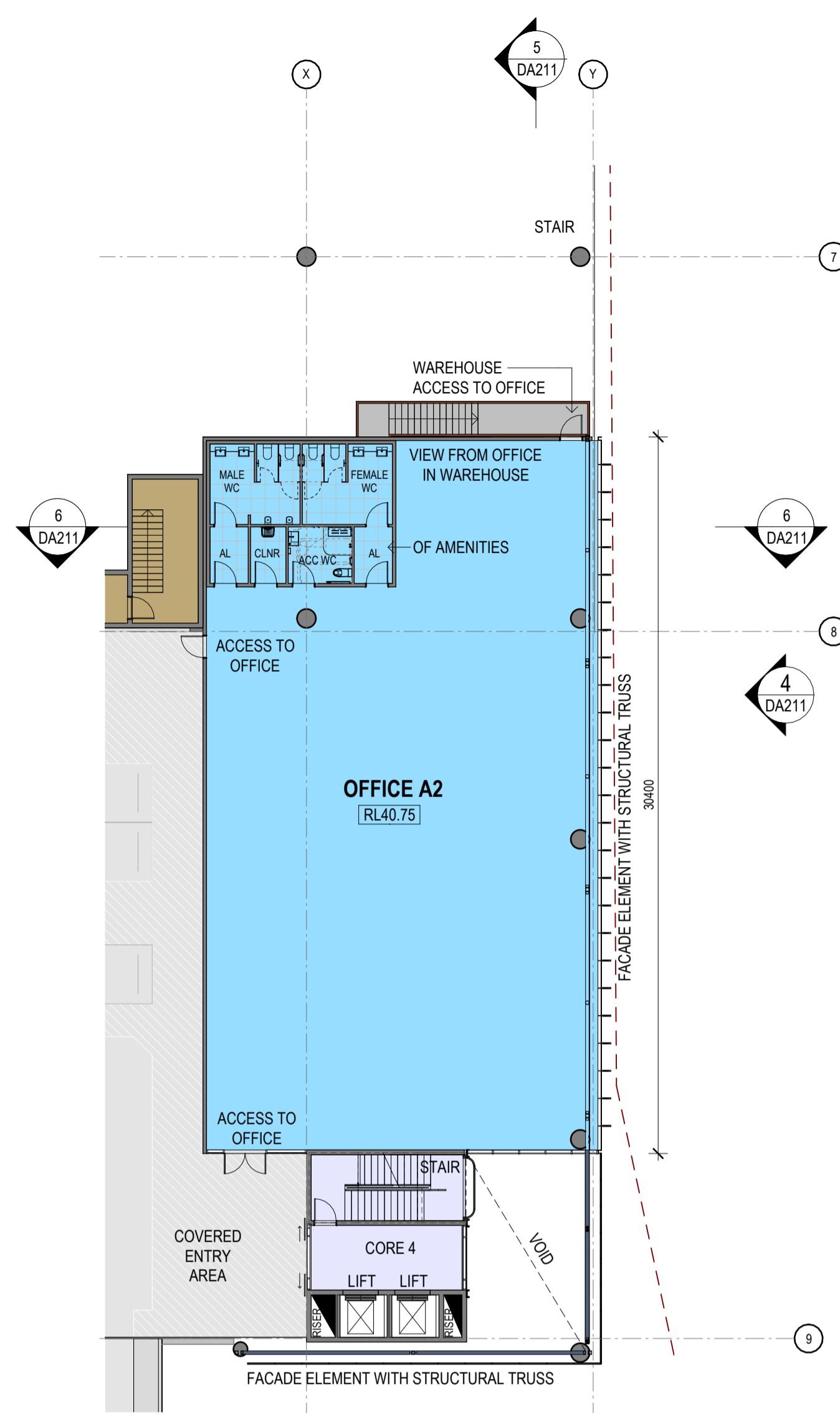
TITLE	TENANCY A1		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA210 8
			REVISION



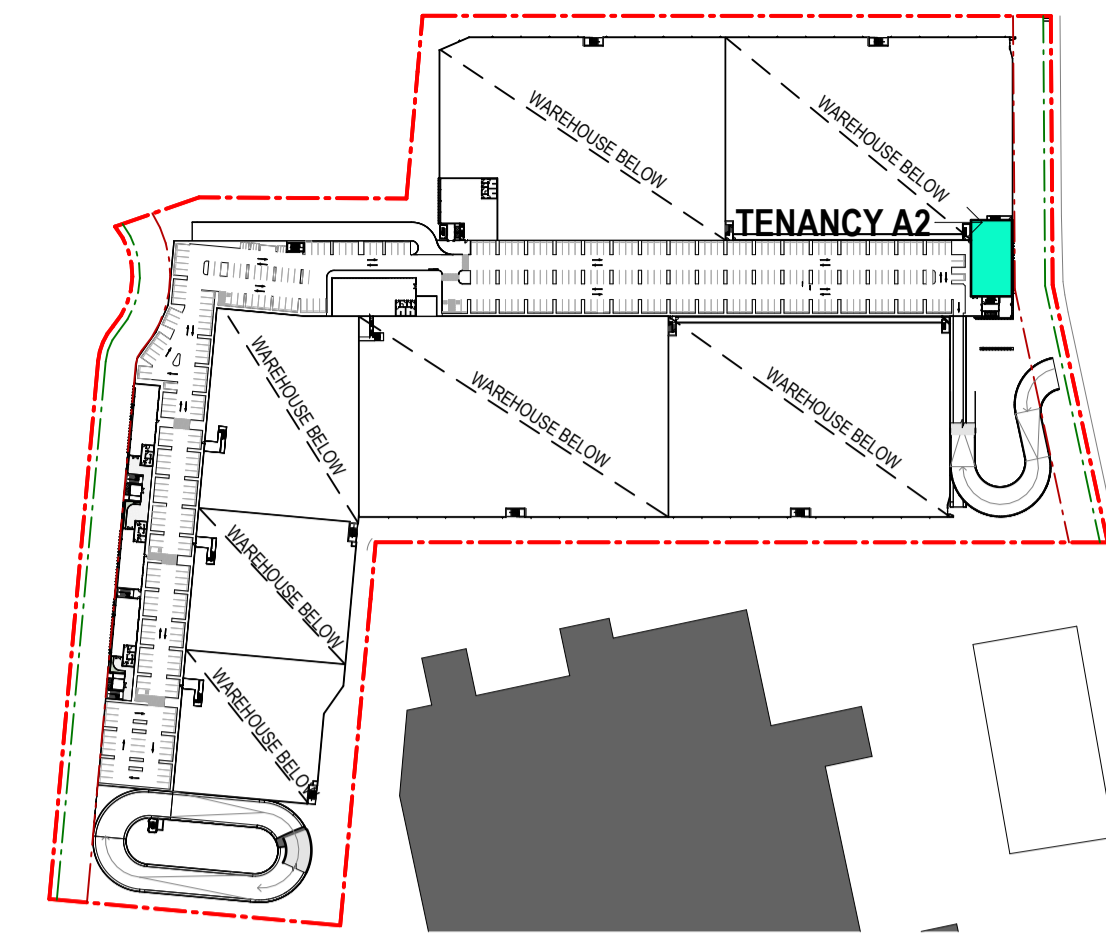
1 TENANCY A2 WAREHOUSE FLOOR PLAN 1 : 200



2 TENANCY A2 WAREHOUSE FLOOR PLAN AMENITIES ROOF 1 : 200



3 TENANCY A2 OFFICE FLOOR PLAN 1 : 200

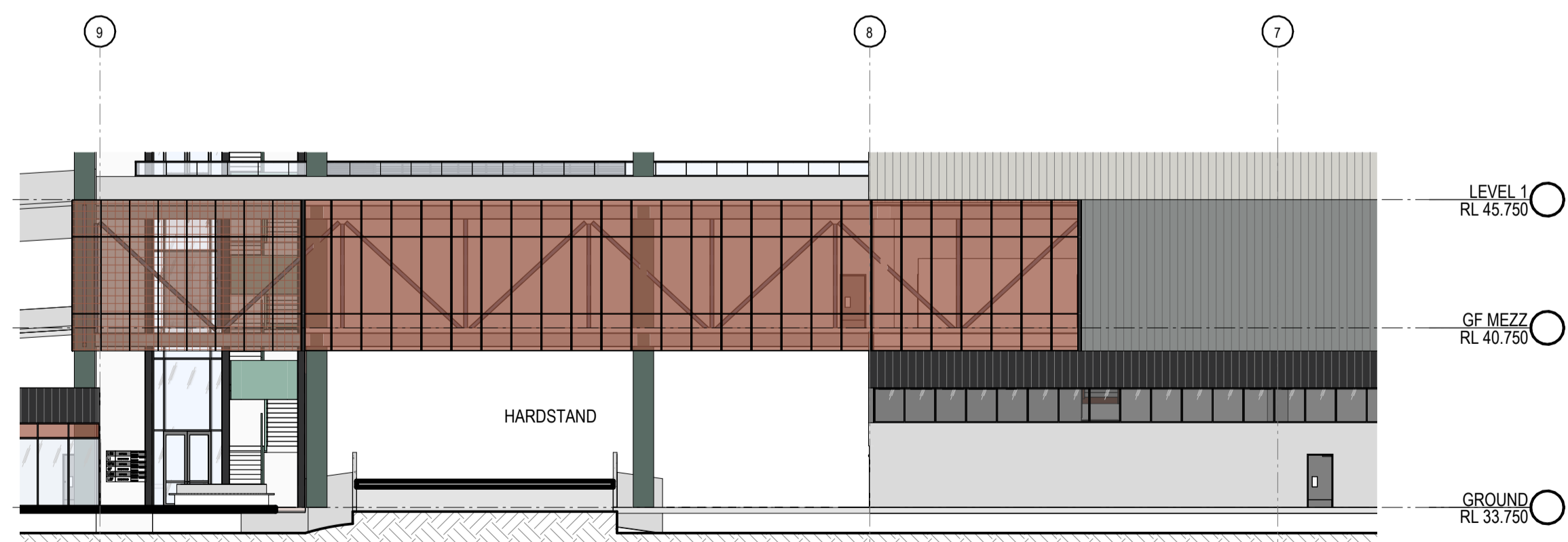


KEY PLAN - GF MEZZ - TENANCY A2

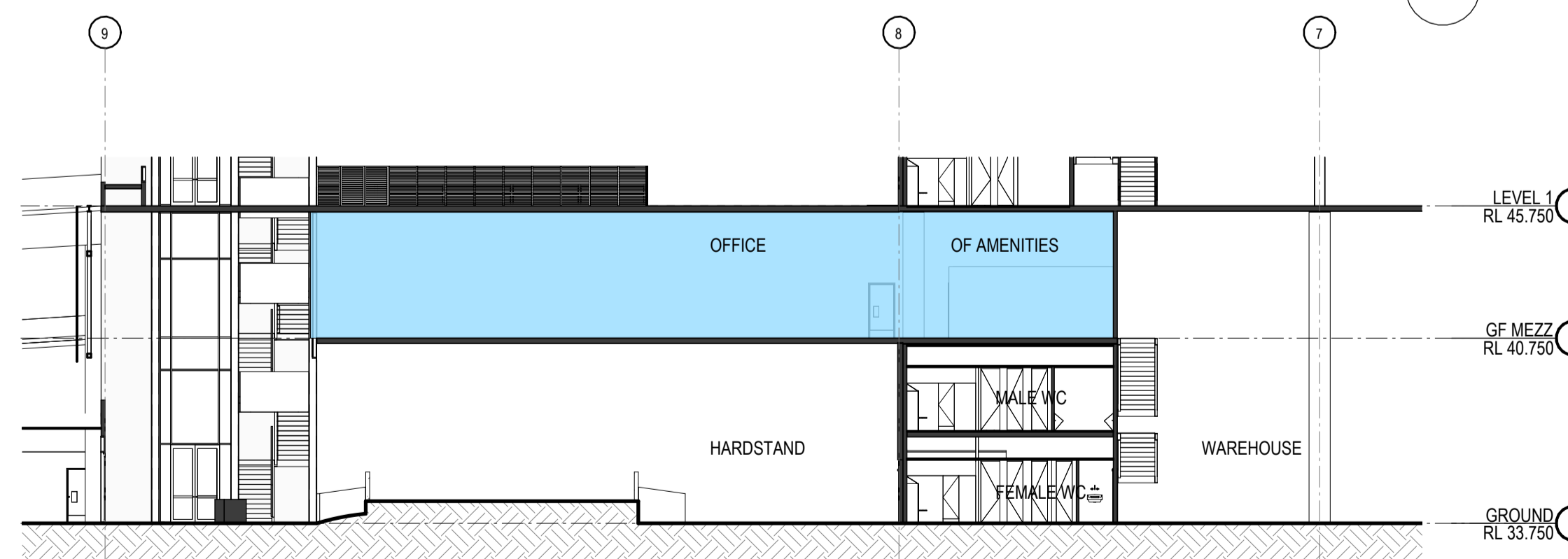
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



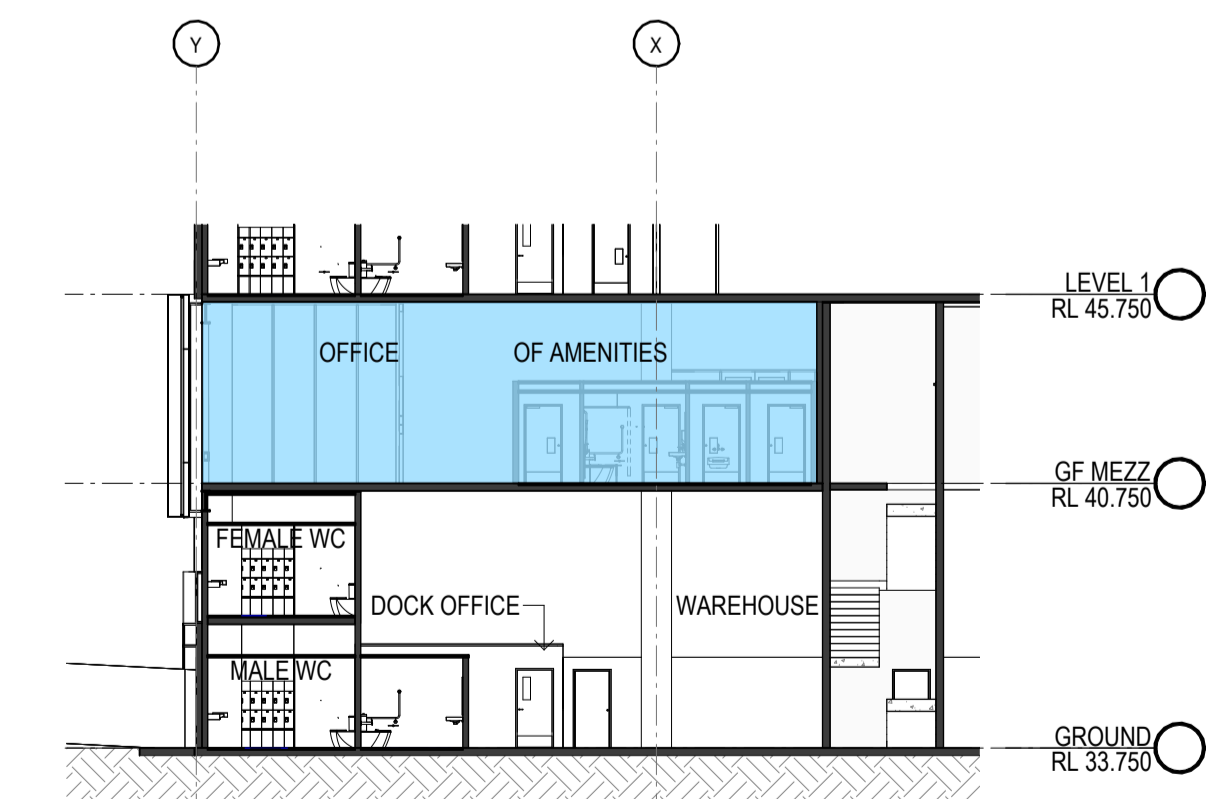
7 TENANCY A2 - 3D VIEW



4 TENANCY A2 ELEVATION 1 1 : 200



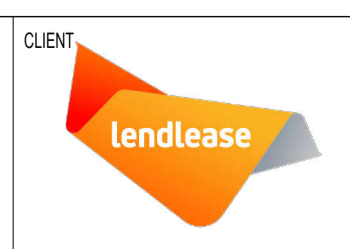
5 TENANCY A2 - SECTION 1 1 : 200



6 TENANCY A2 - SECTION 2 1 : 200

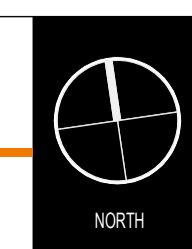
COORDINATION

	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	



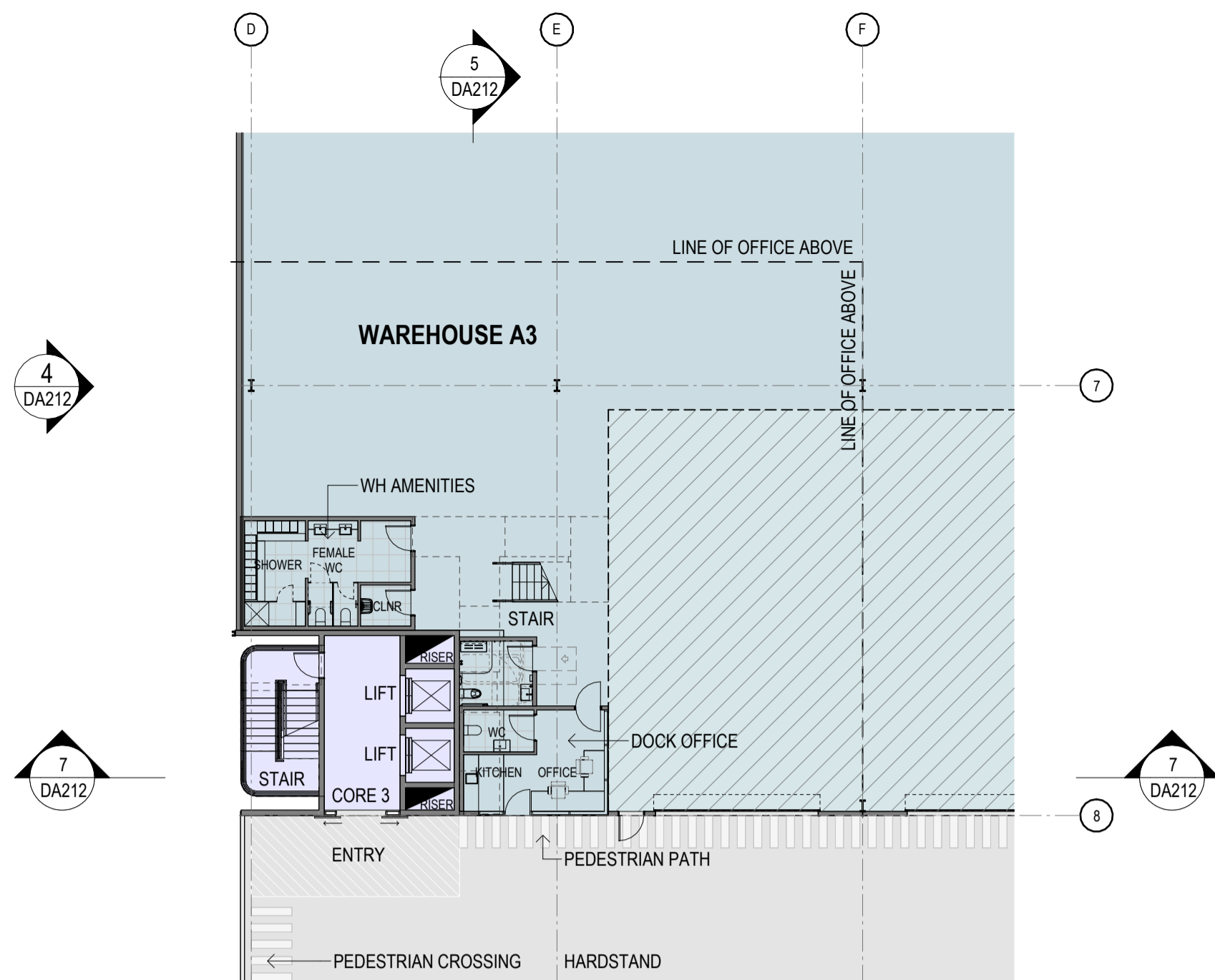
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

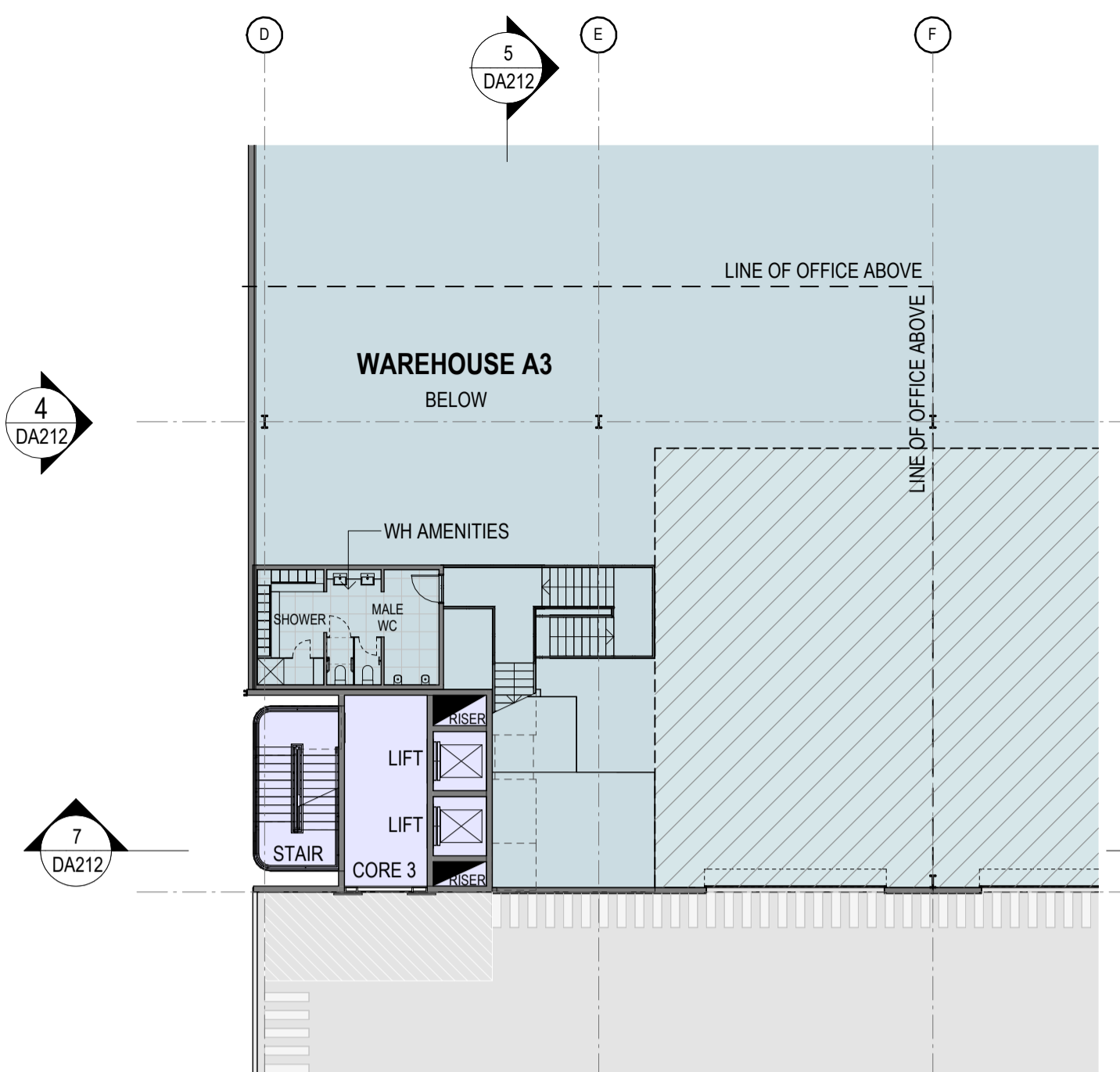


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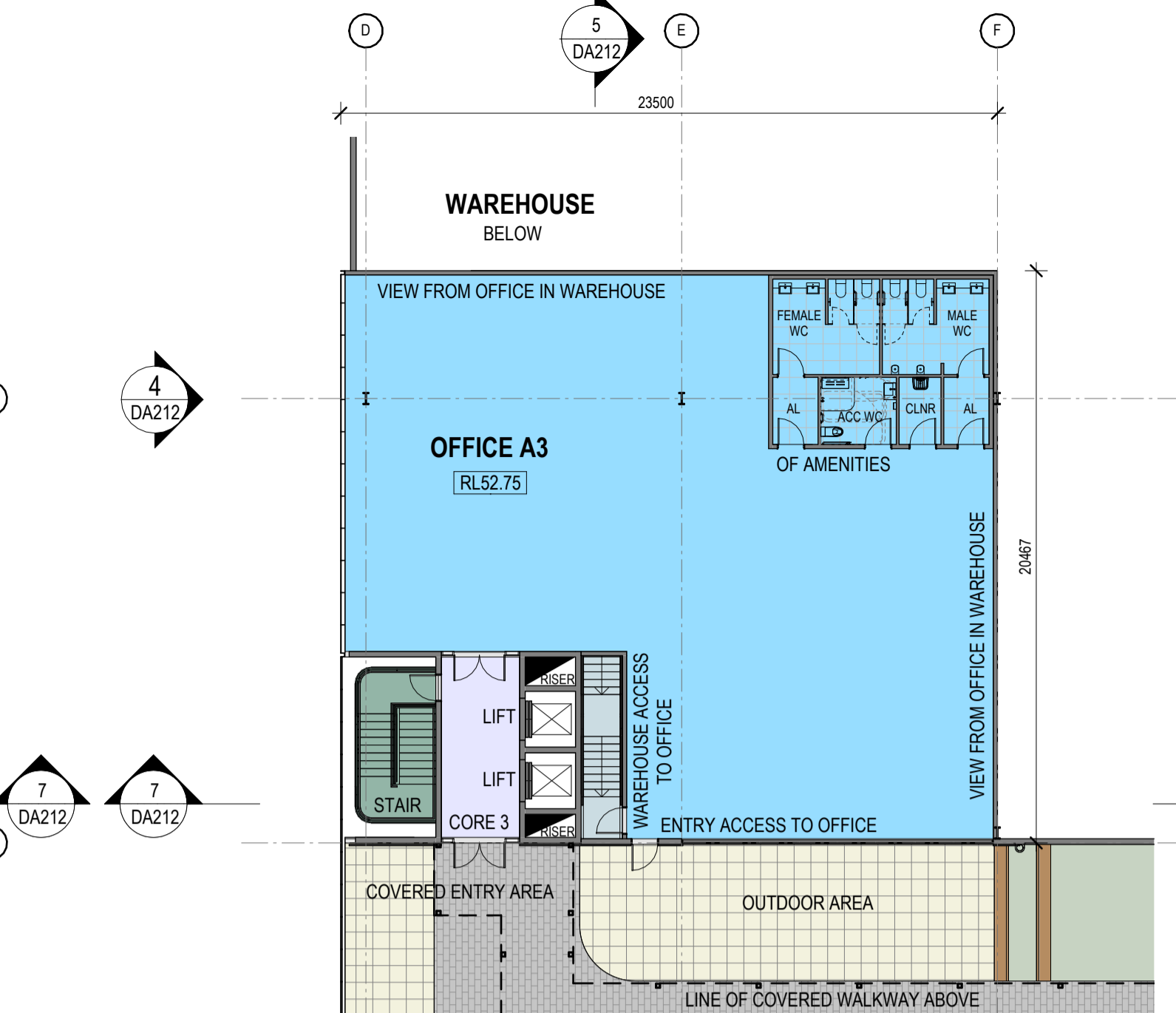
TITLE	TENANCY A2		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA211
			REVISION
			5



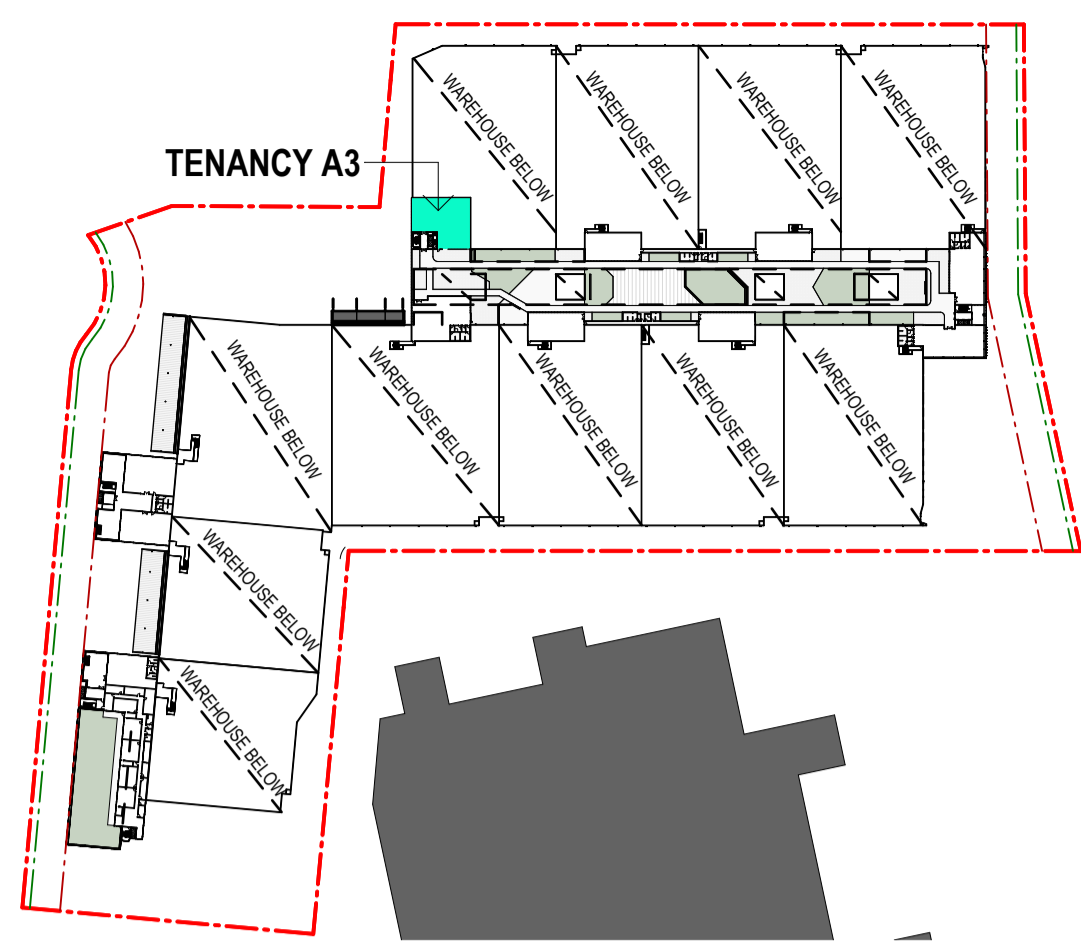
1 TENANCY A3 WARHEOUSE FLOOR PLAN 1 : 200



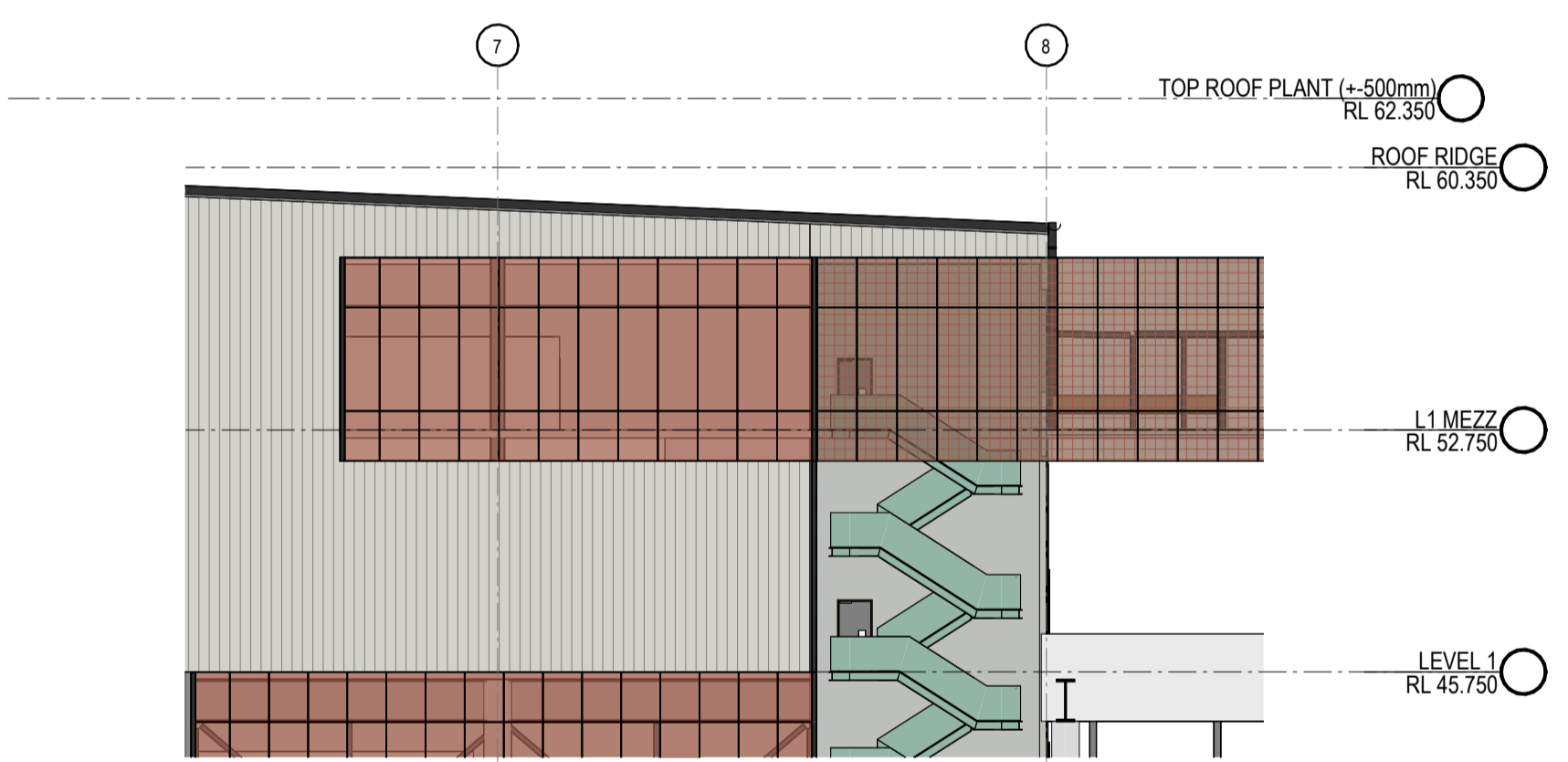
2 TENANCY A3 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



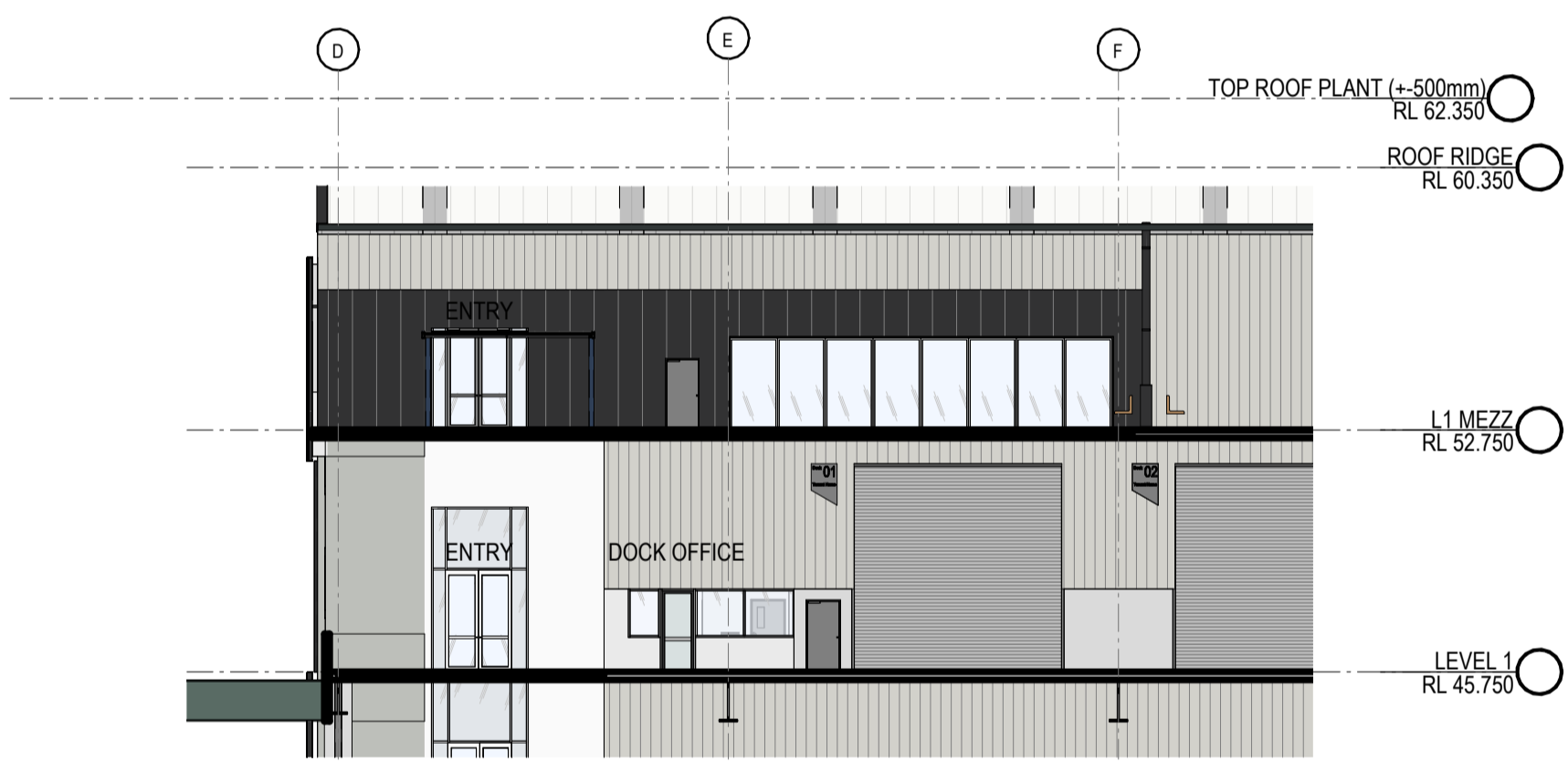
3 TENANCY A3 OFFICE FLOOR PLAN 1 : 200



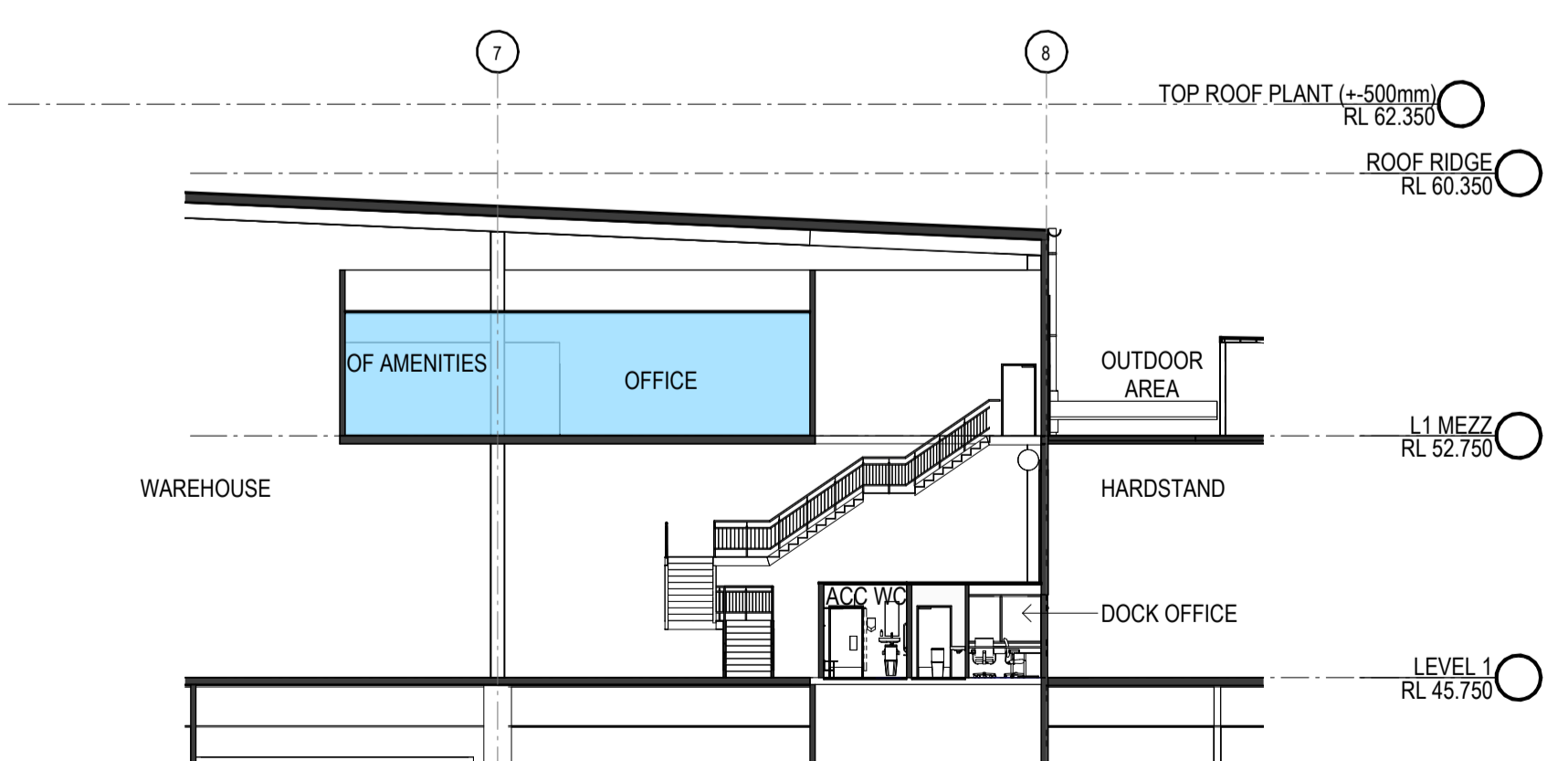
KEY PLAN - L1 MEZZ - TENANCY A3
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



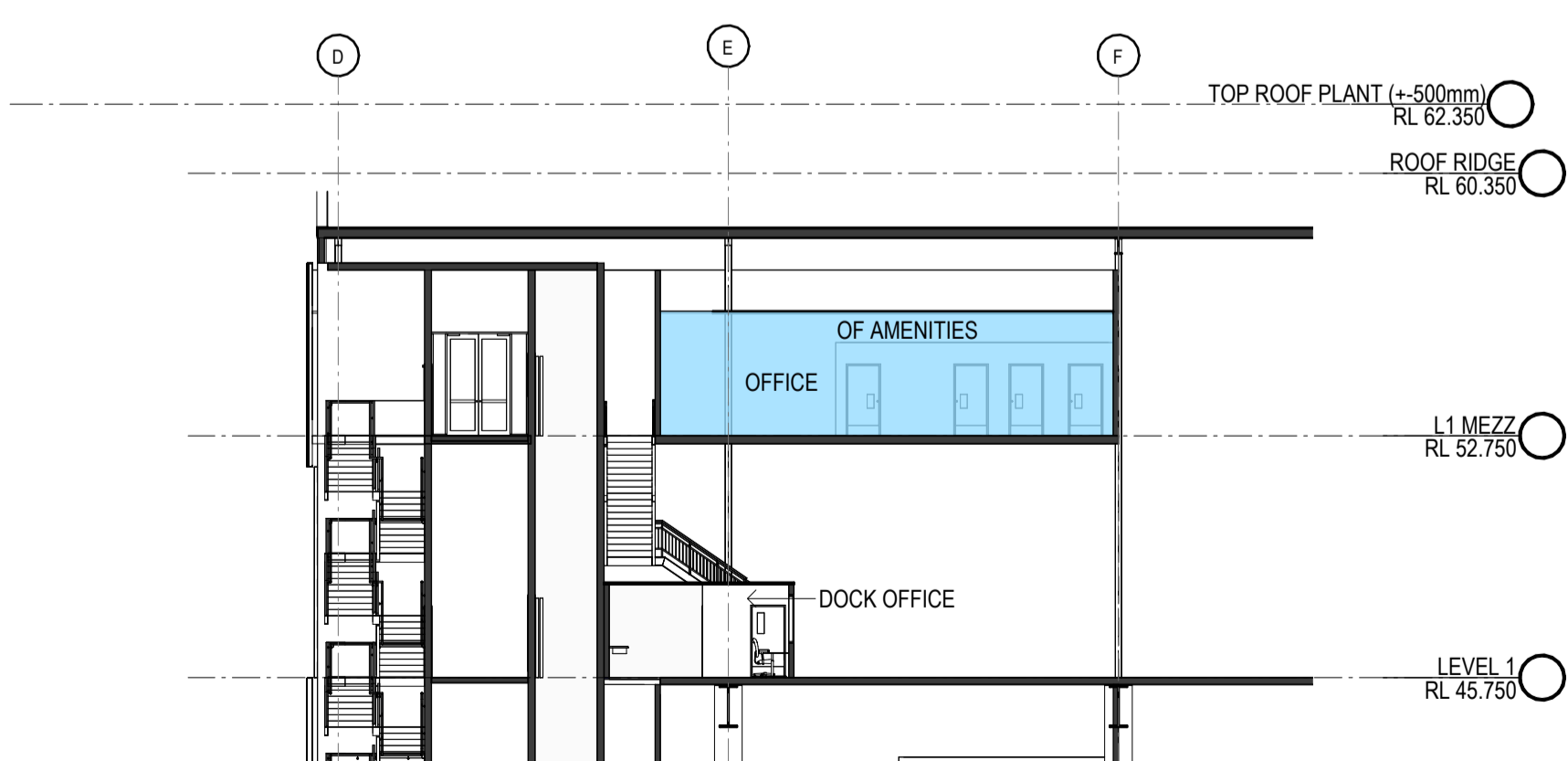
4 TENANCY A3 ELEVATION 1 1 : 200



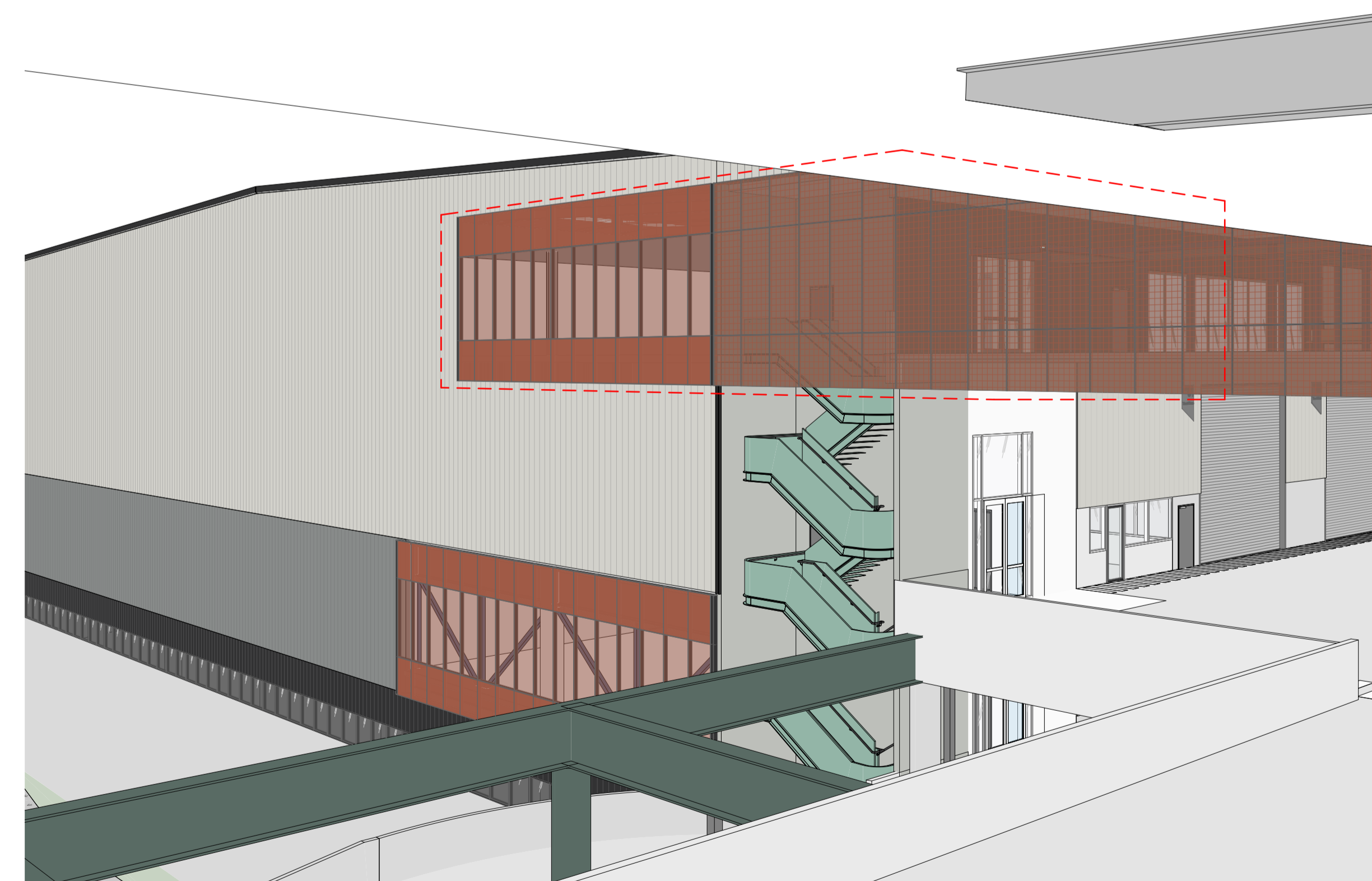
6 TENANCY A3 ELEVATION 2 1 : 200



5 TENANCY A3 - SECTION 1 1 : 200



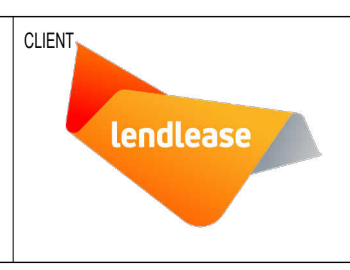
7 TENANCY A3 - SECTION 2 1 : 200



8 TENANCY A3 - 3D VIEW

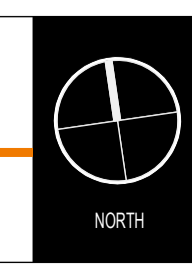
COORDINATION

#	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
#	DESCRIPTION	DATE



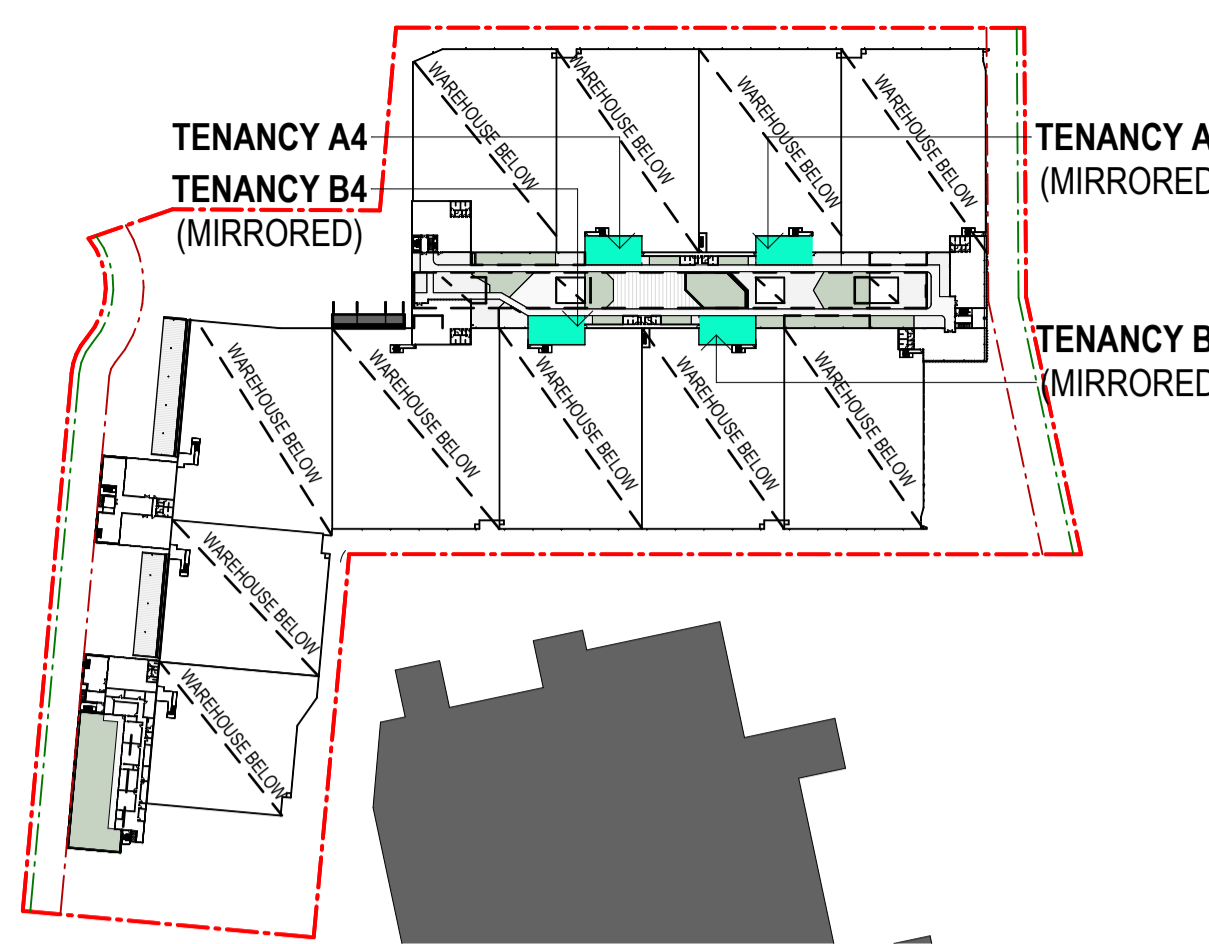
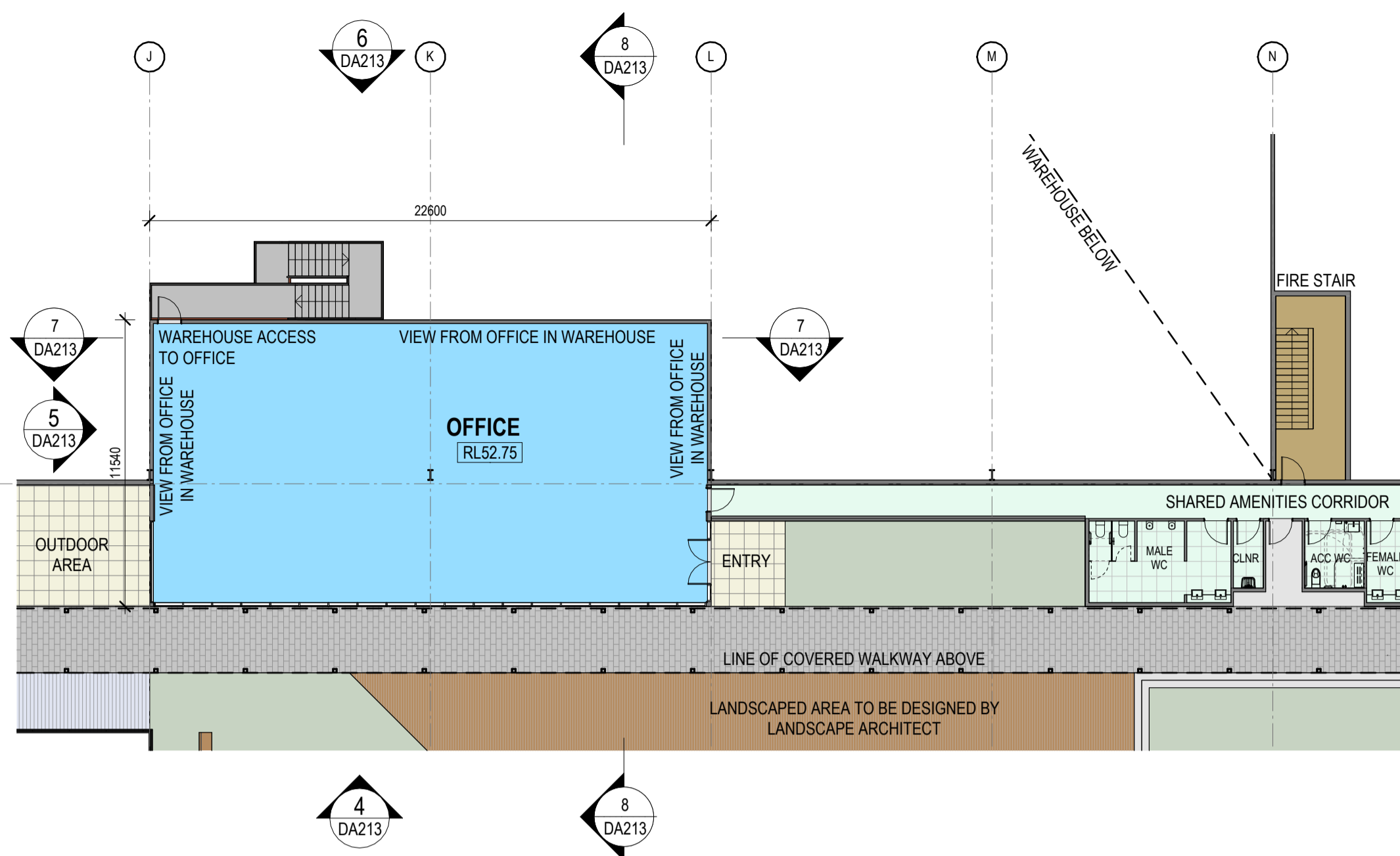
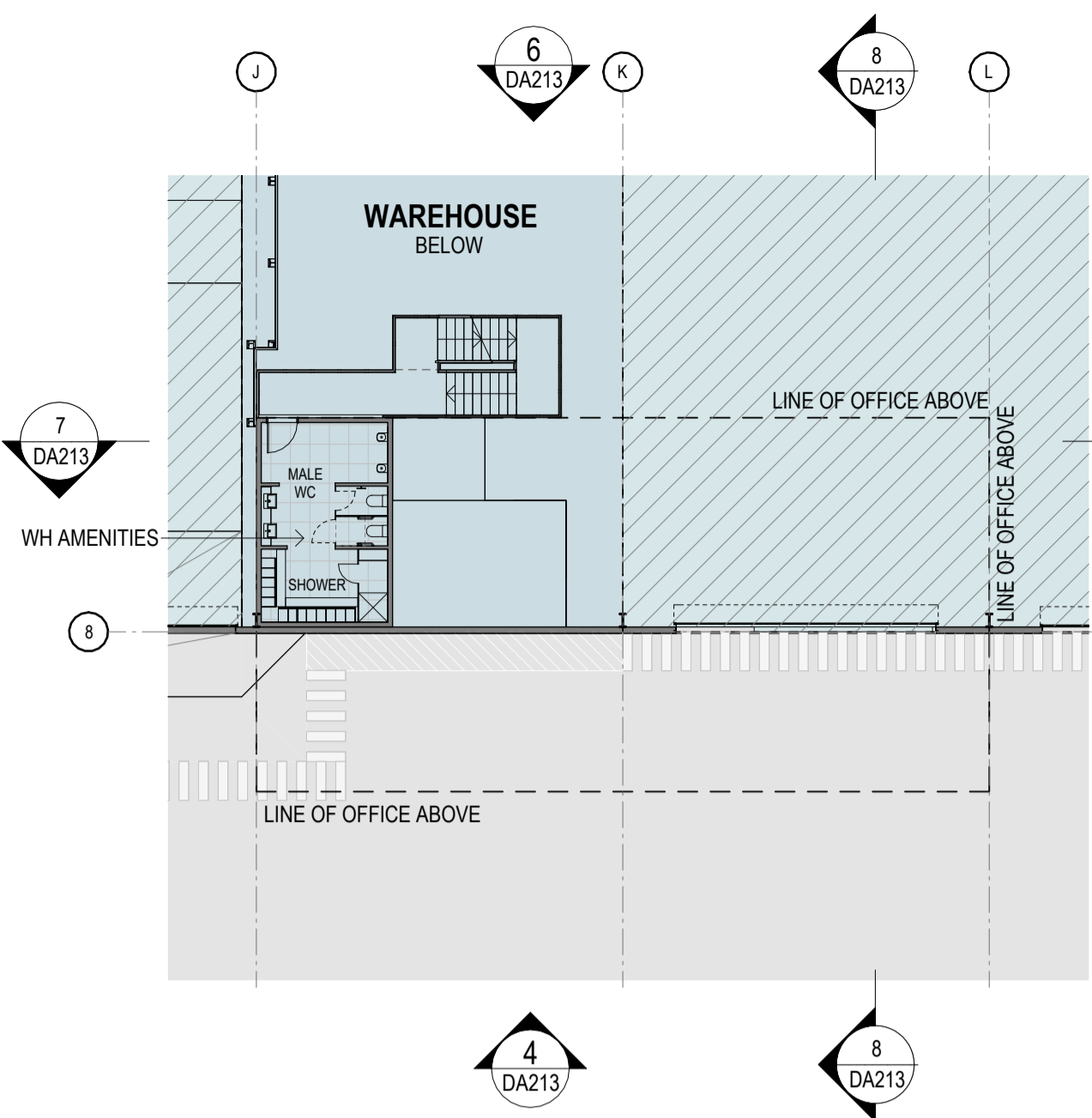
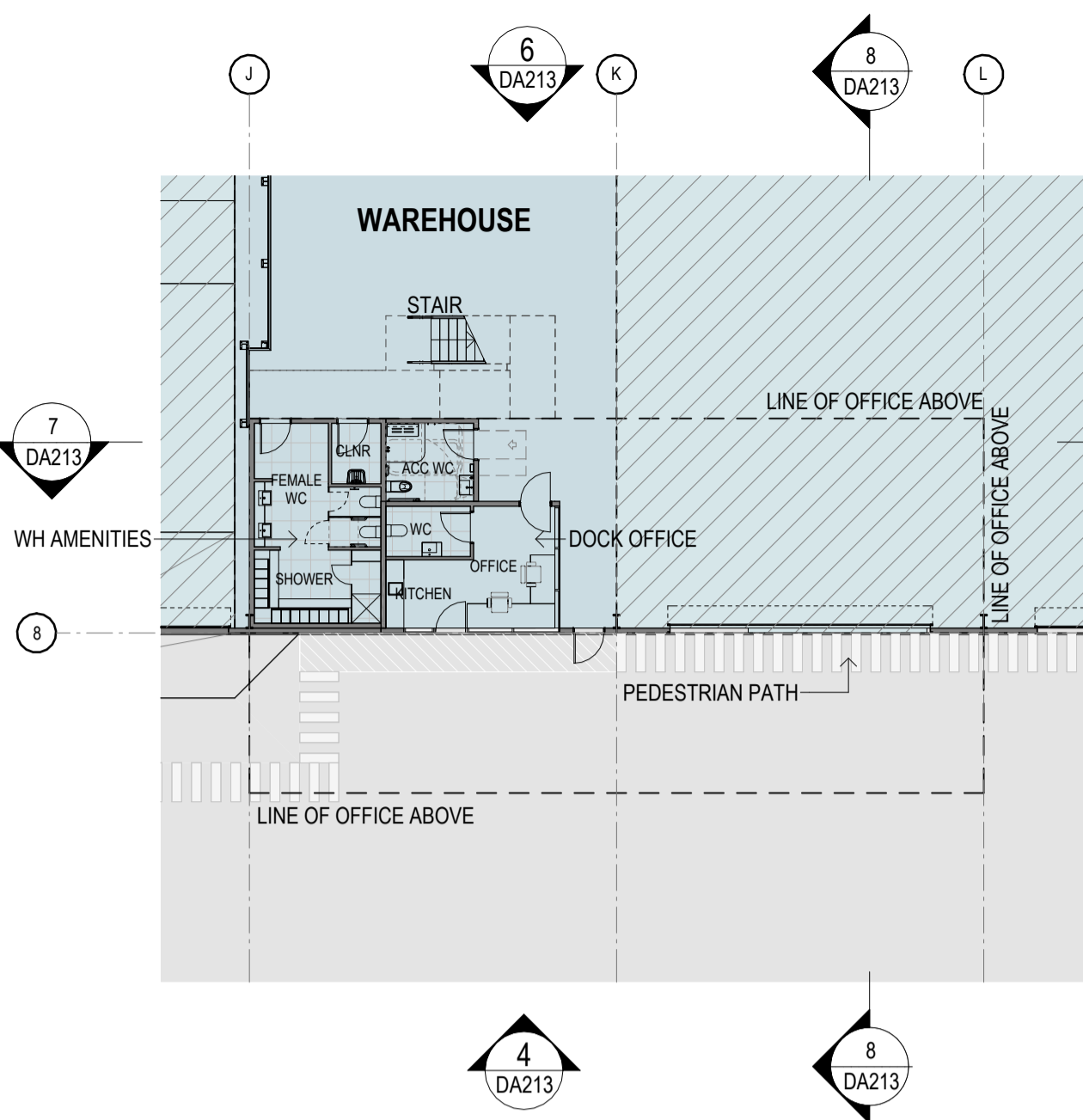
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD



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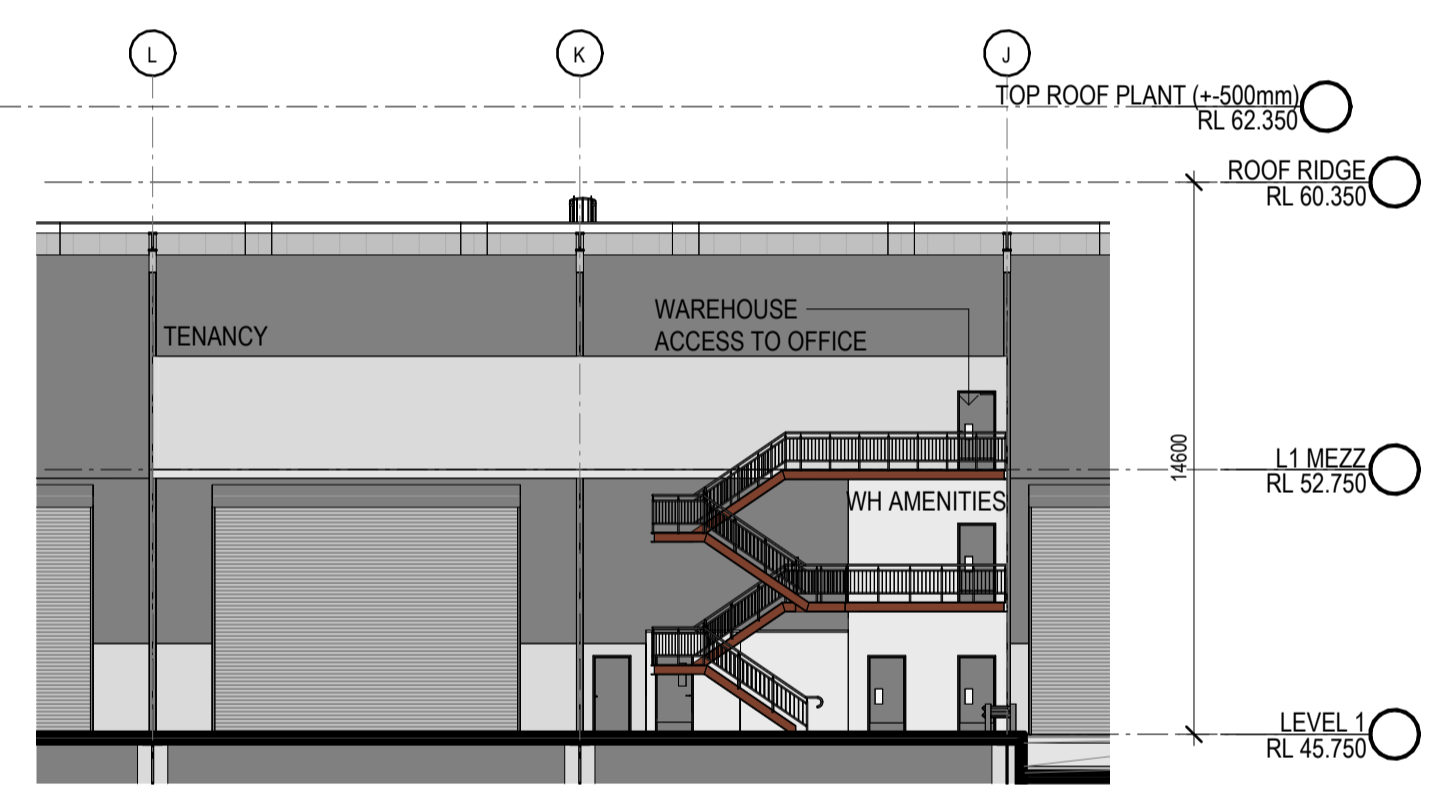
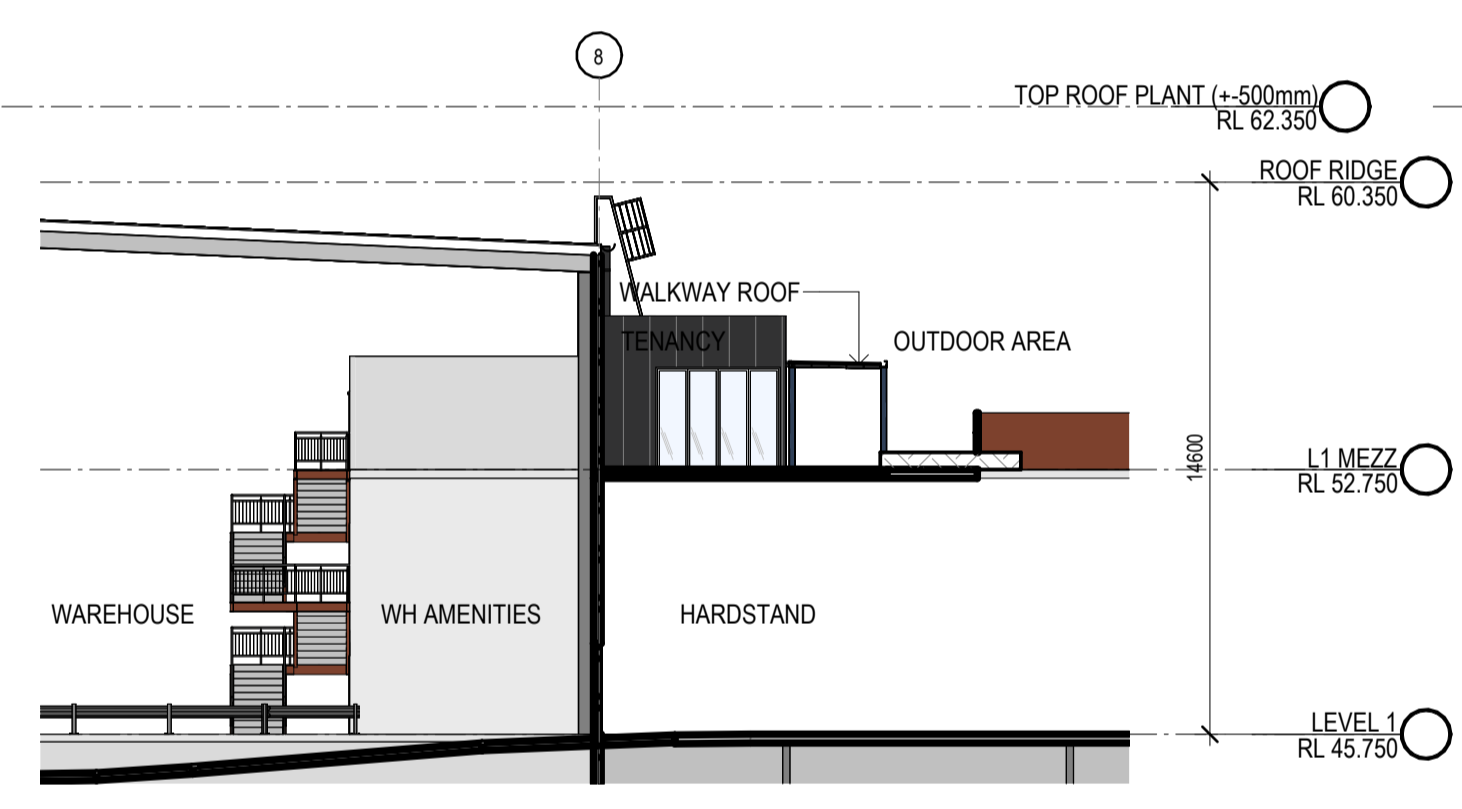
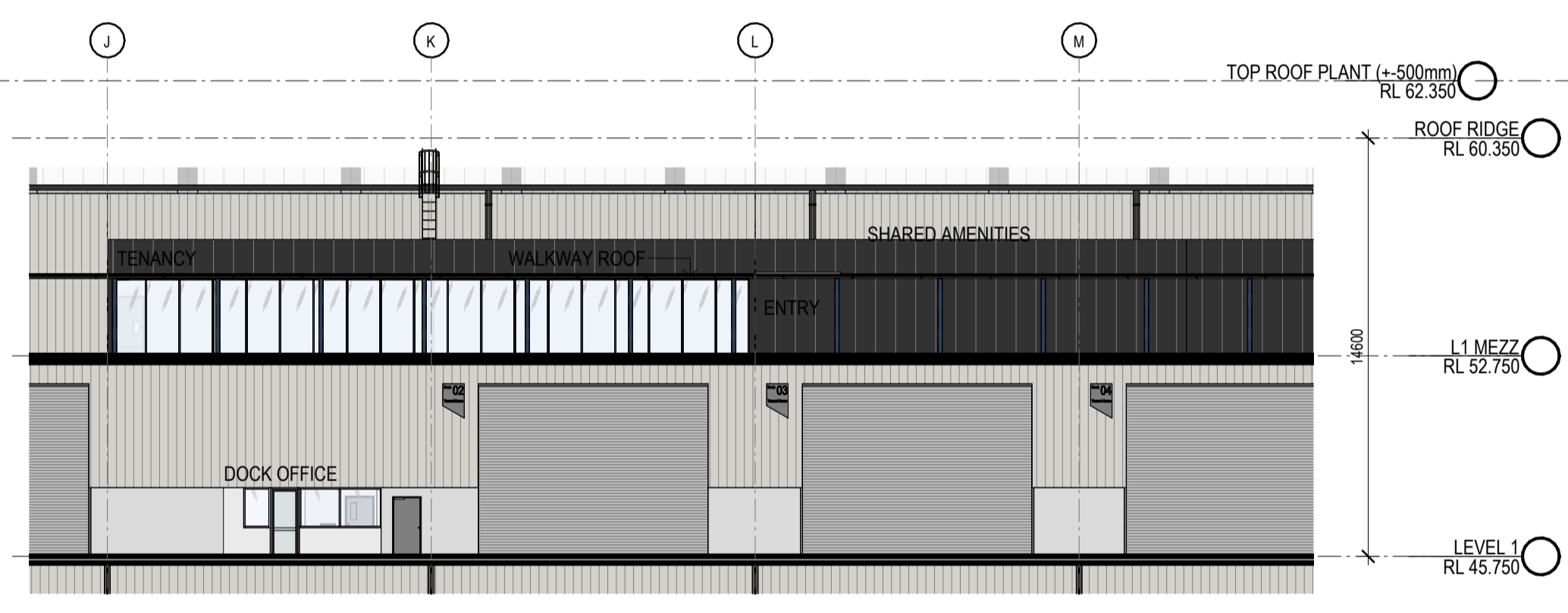
TITLE	DATE	SCALE	PROJECT NO.	DWG NO.	REVISION
TENANCY A3	31.05.2024		22144	DA212	6



1 TYPICAL WAREHOUSE FLOOR PLAN 1:200

2 TYPICAL AMENITIES MEZZ FLOOR PLAN 1:200

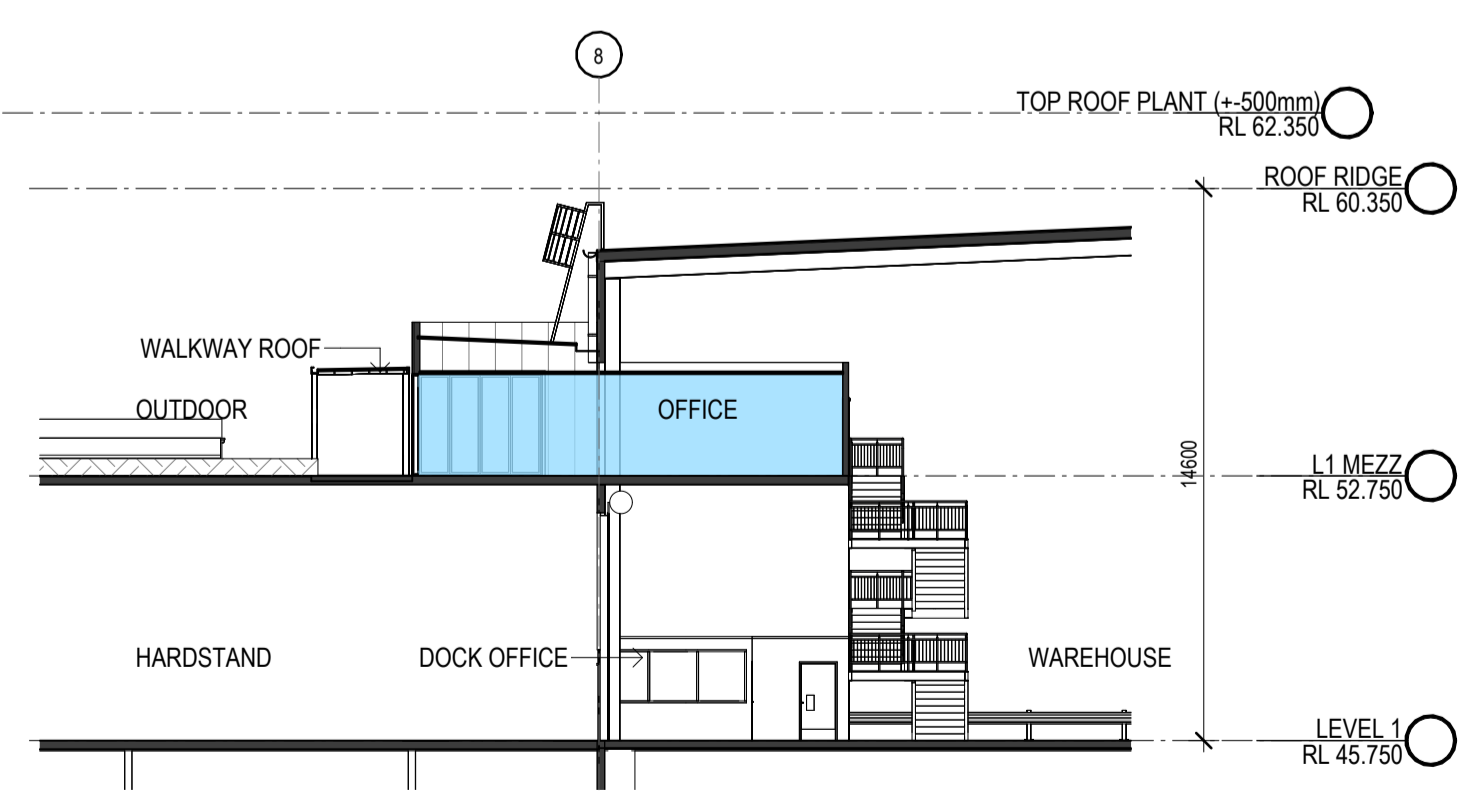
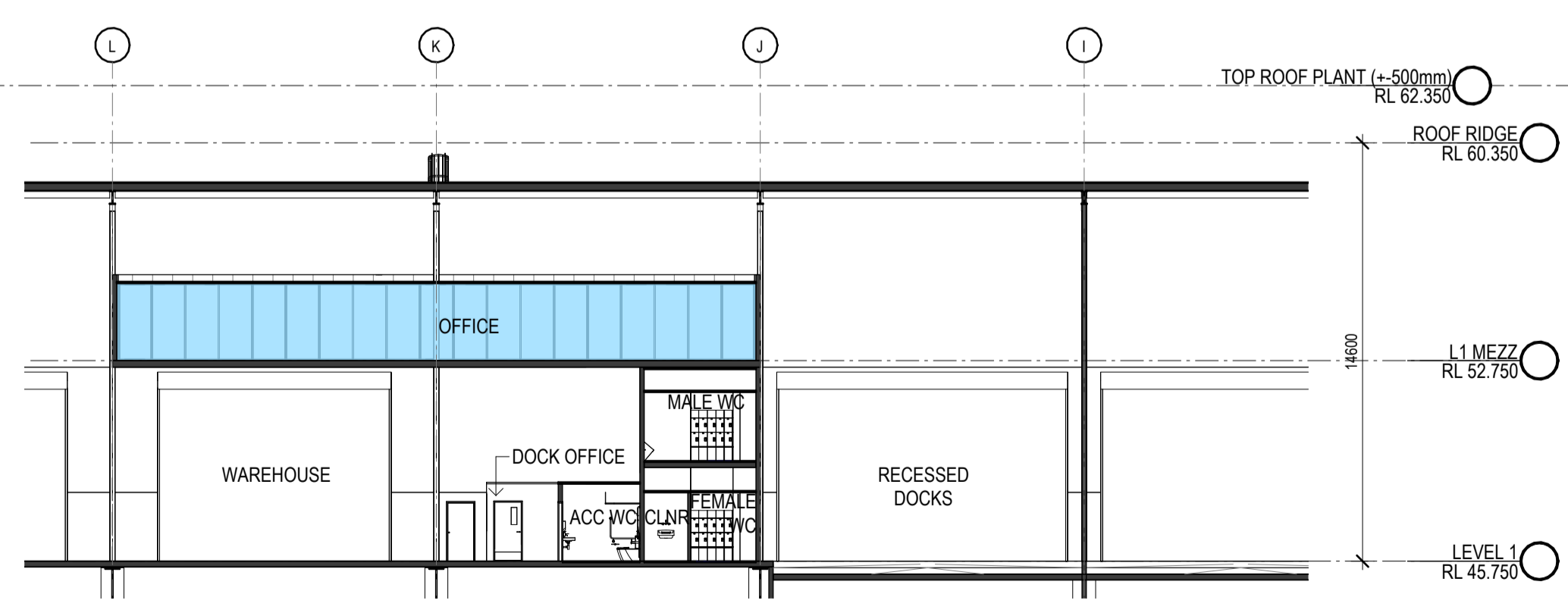
3 TYPICAL OFFICE FLOOR PLAN 1:200



4 TYPICAL ELEVATION 1 1:200

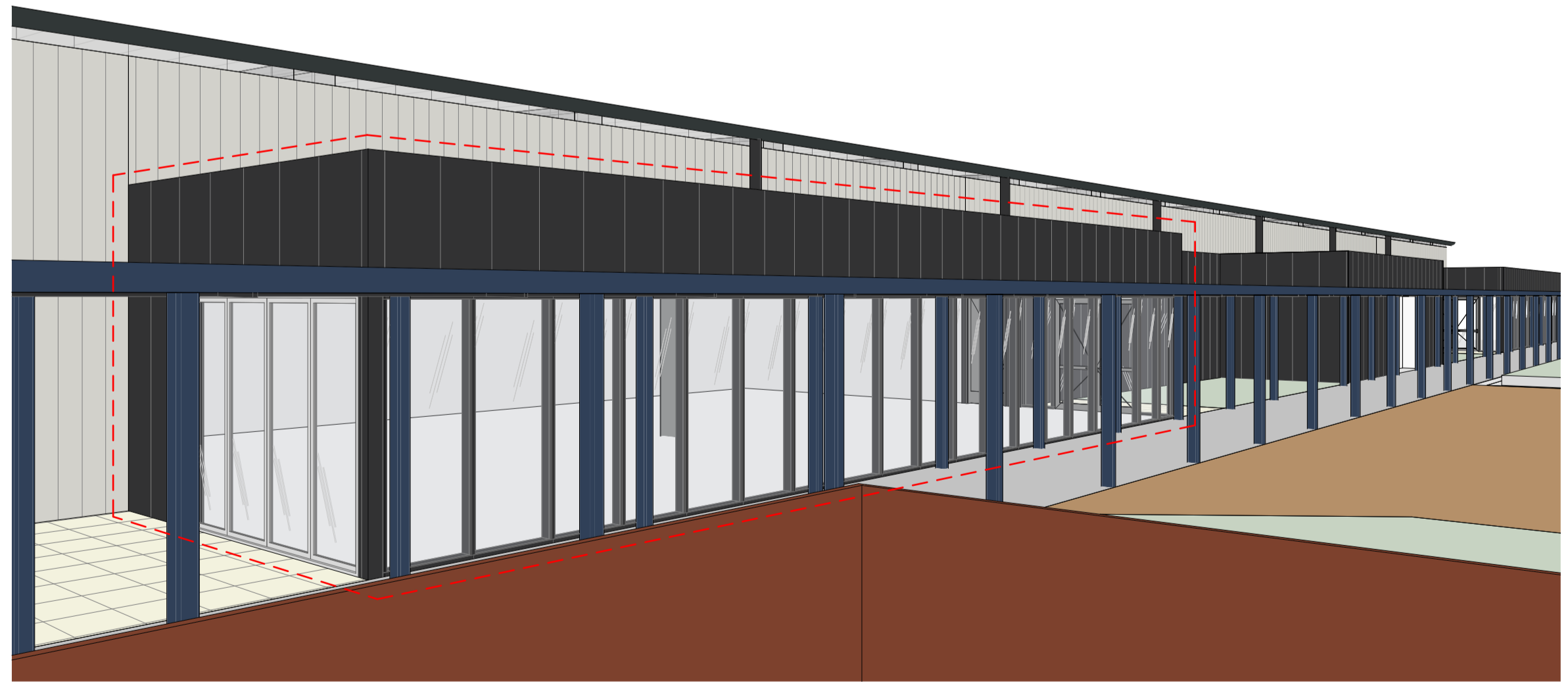
5 TYPICAL ELEVATION 2 1:200

6 TYPICAL ELEVATION 3 - INTERNAL 1:200



7 TYPICAL SECTION 1 1:200

8 TYPICAL SECTION 2 1:200



9 TENANCY - 3D VIEW TYPICAL

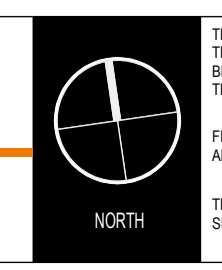
COORDINATION

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



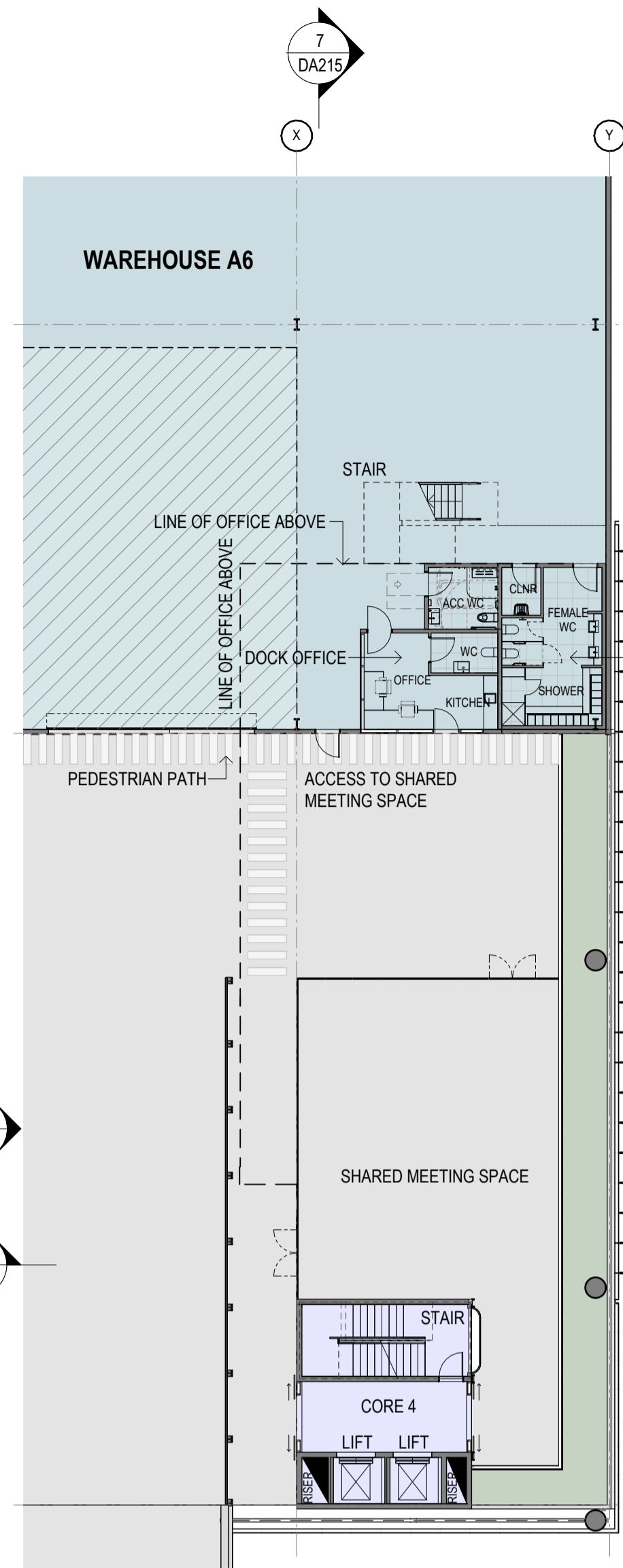
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

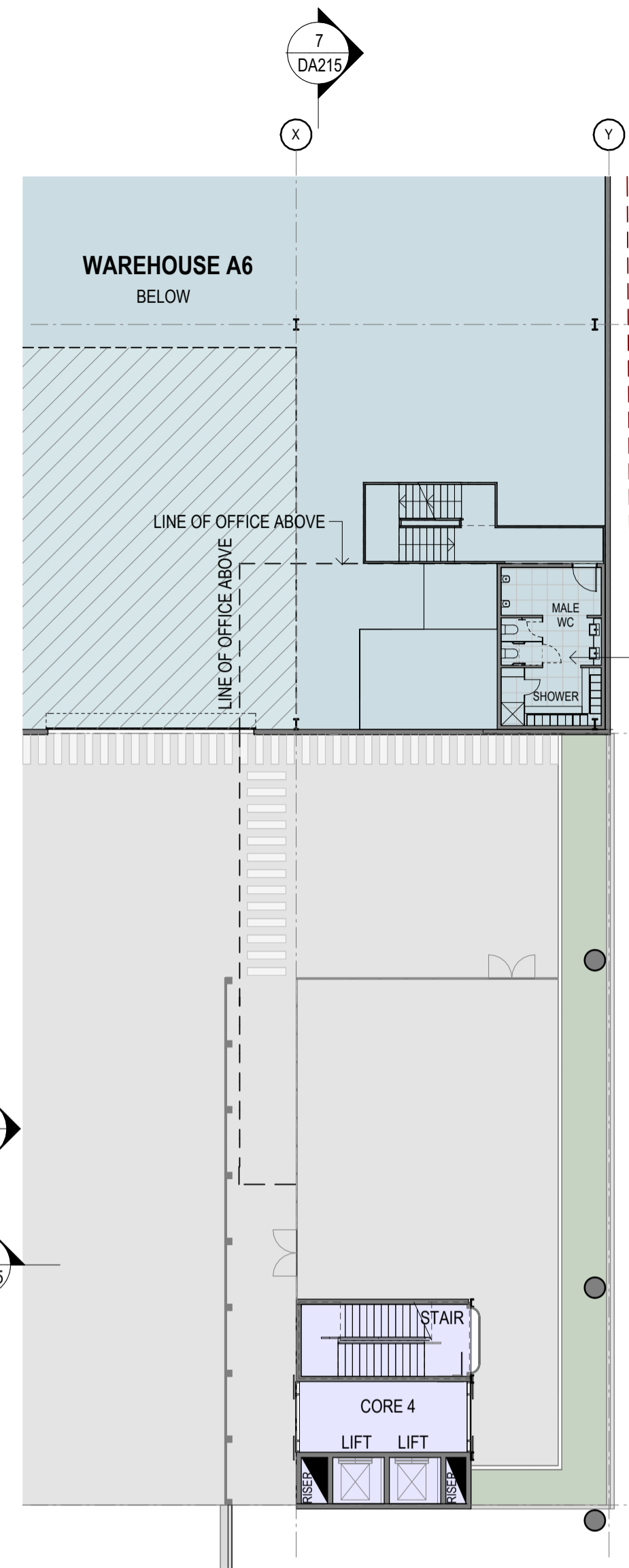


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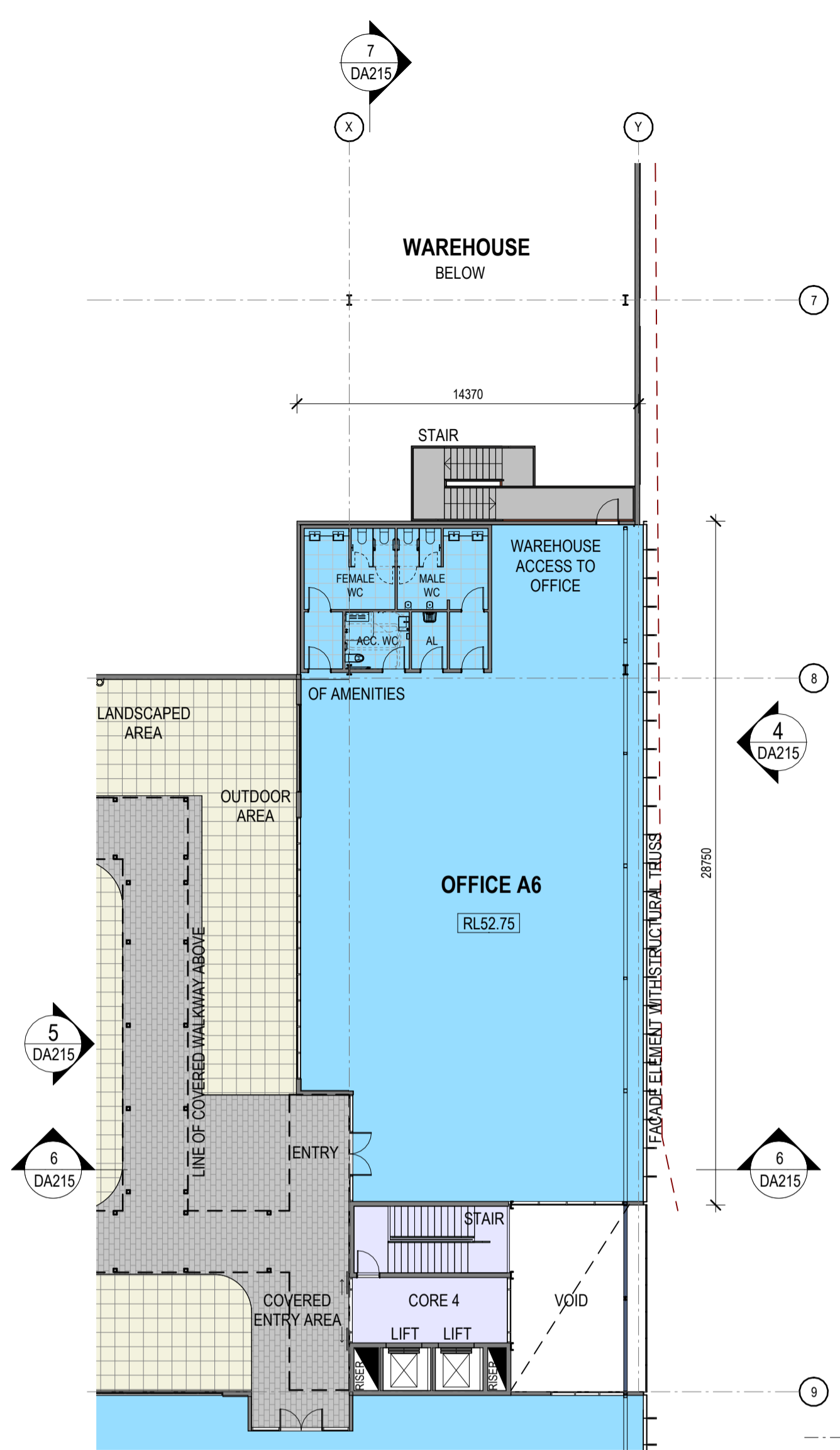
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DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA213 6
			REVISION



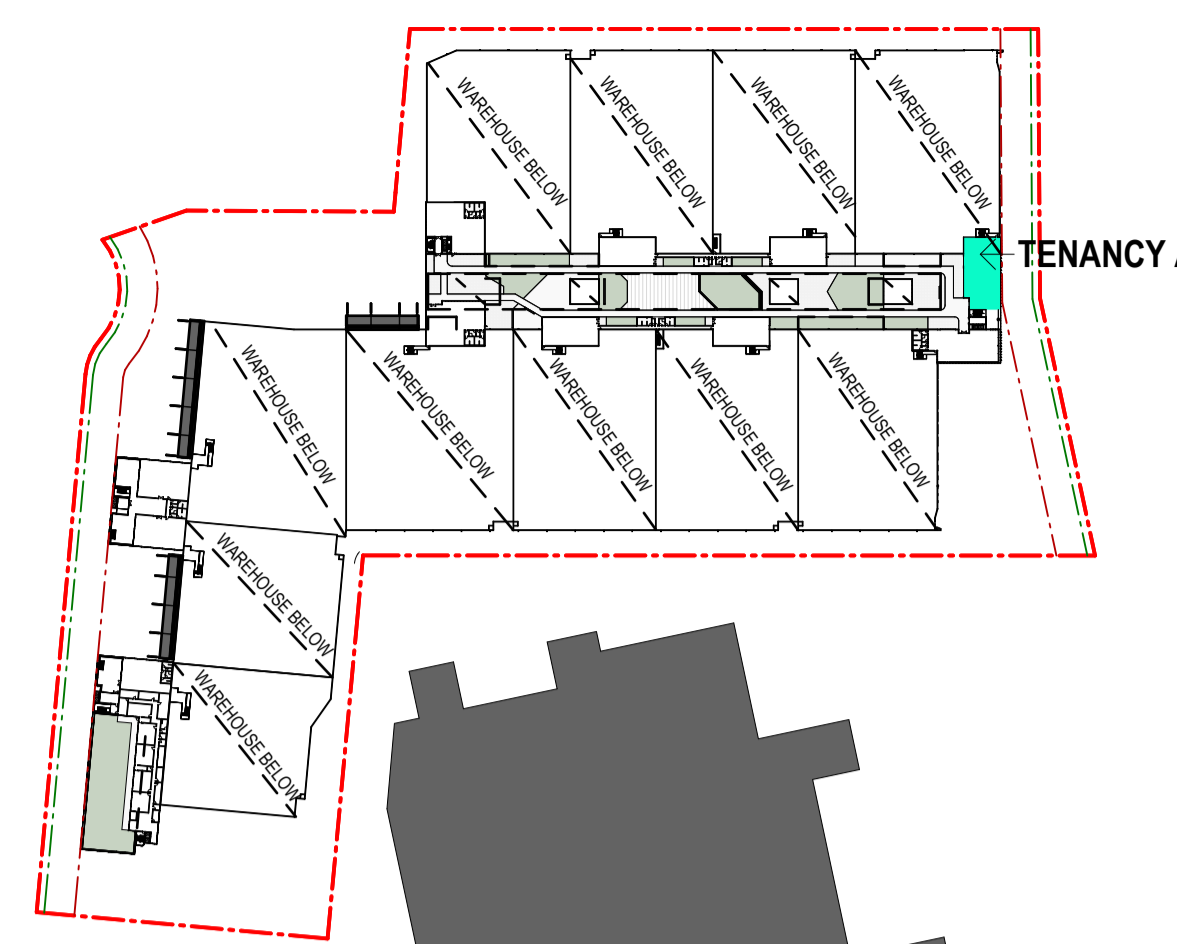
1 TENANCY A6 WAREHOUSE FLOOR PLAN 1:200



2 OFFICE A6-AMENITIES MEZZ FLOOR PLAN 1:200

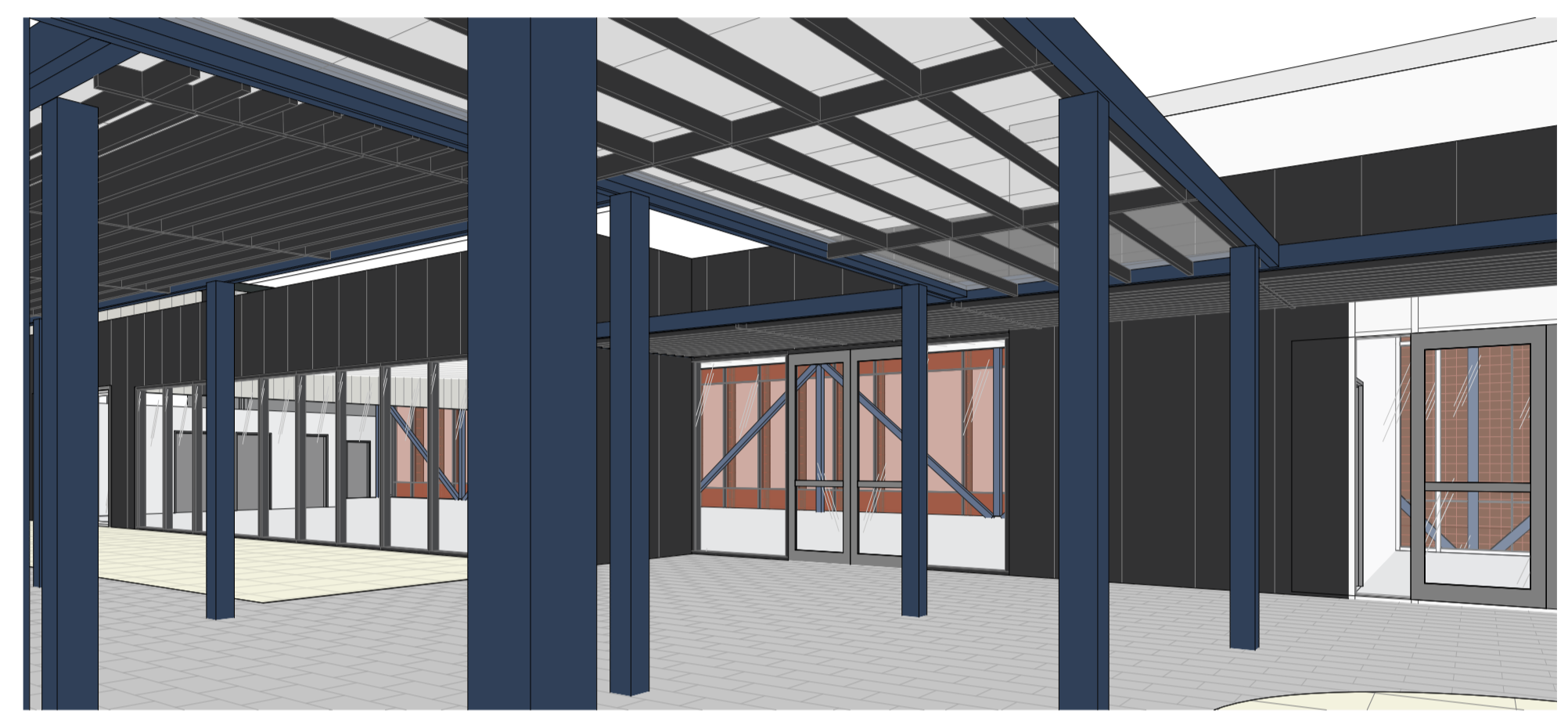


3 TENANCY A6 OFFICE FLOOR PLAN 1:200

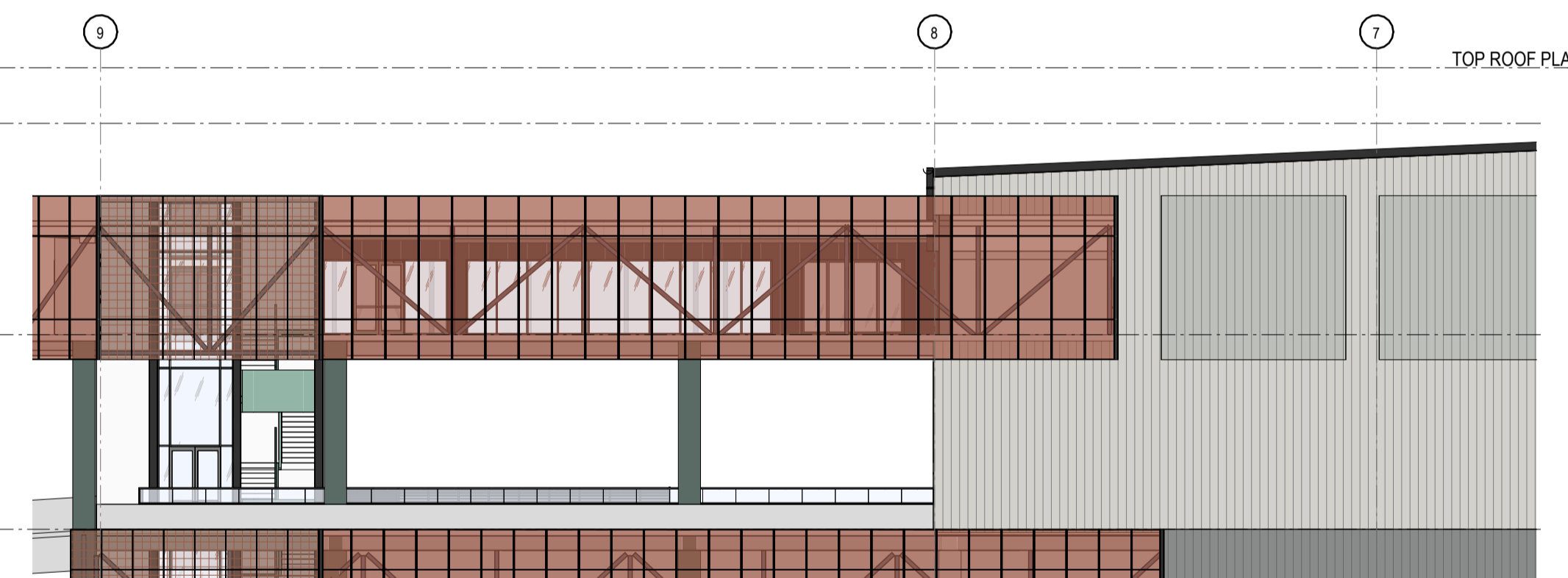


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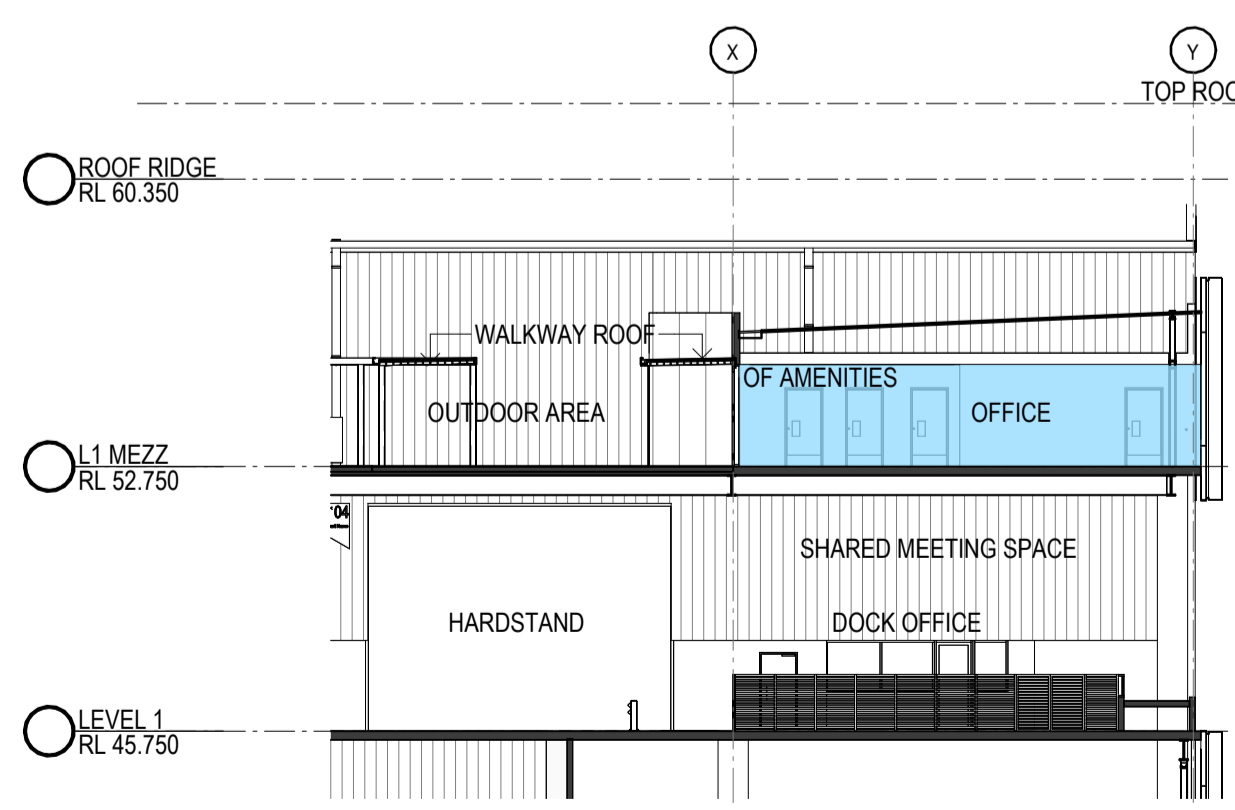
KEY PLAN - L1 MEZZ - TENANCY A6



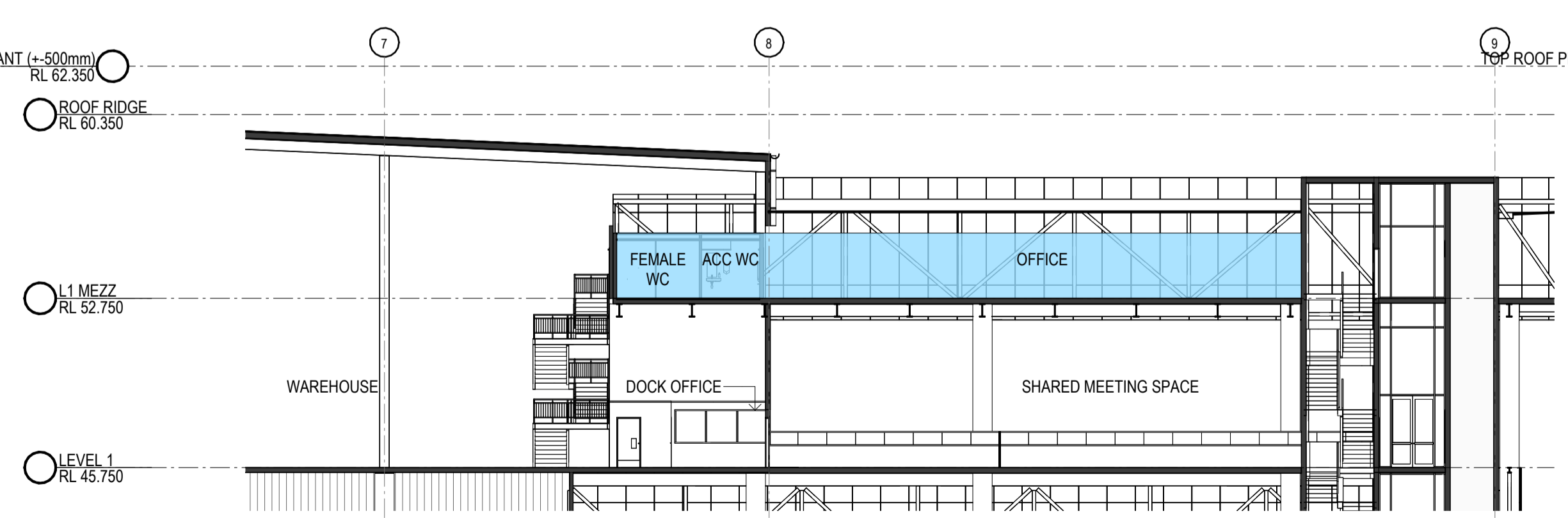
8 TENANCY A6 - 3D VIEW



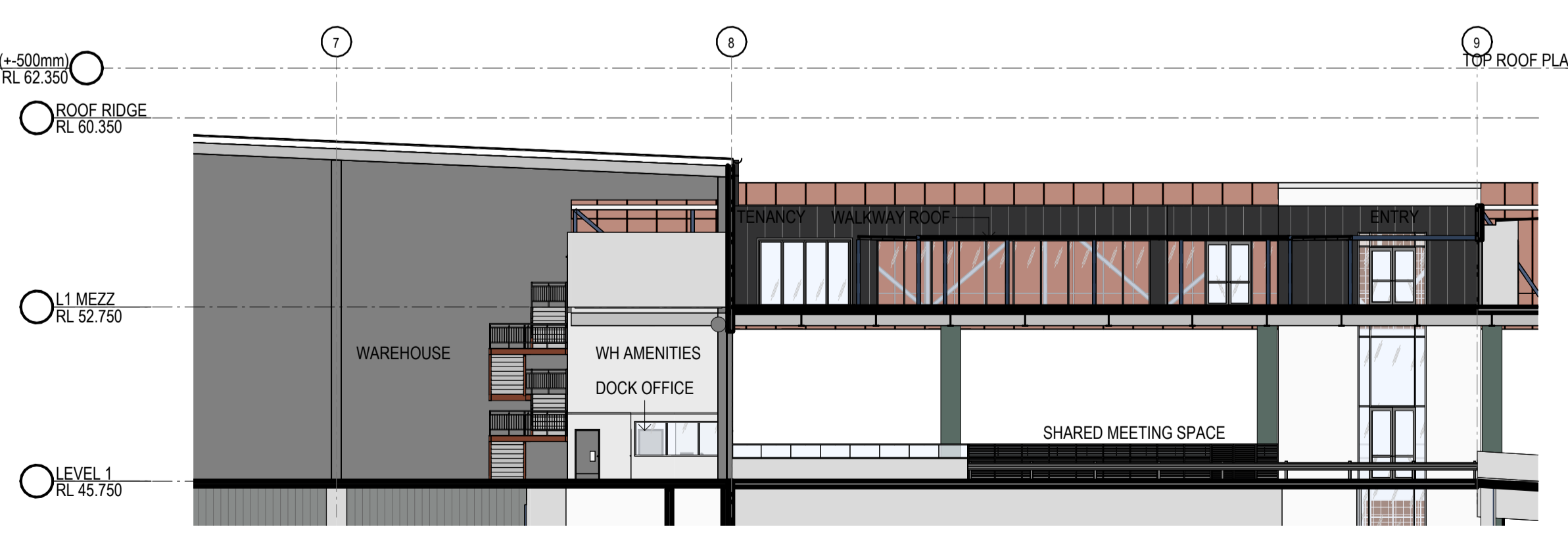
4 TENANCY A6 ELEVATION 1 1:200



6 TENANCY A6 - SECTION 1 1:200



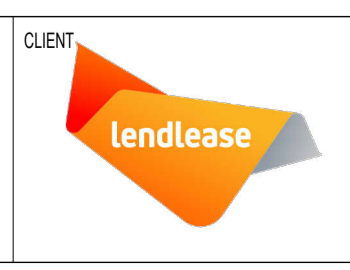
7 TENANCY A6 - SECTION 2 1:200



5 TENANCY A6 ELEVATION 2 1:200

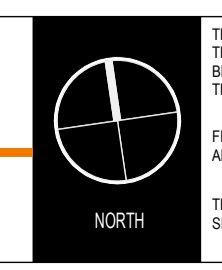
COORDINATION

	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	



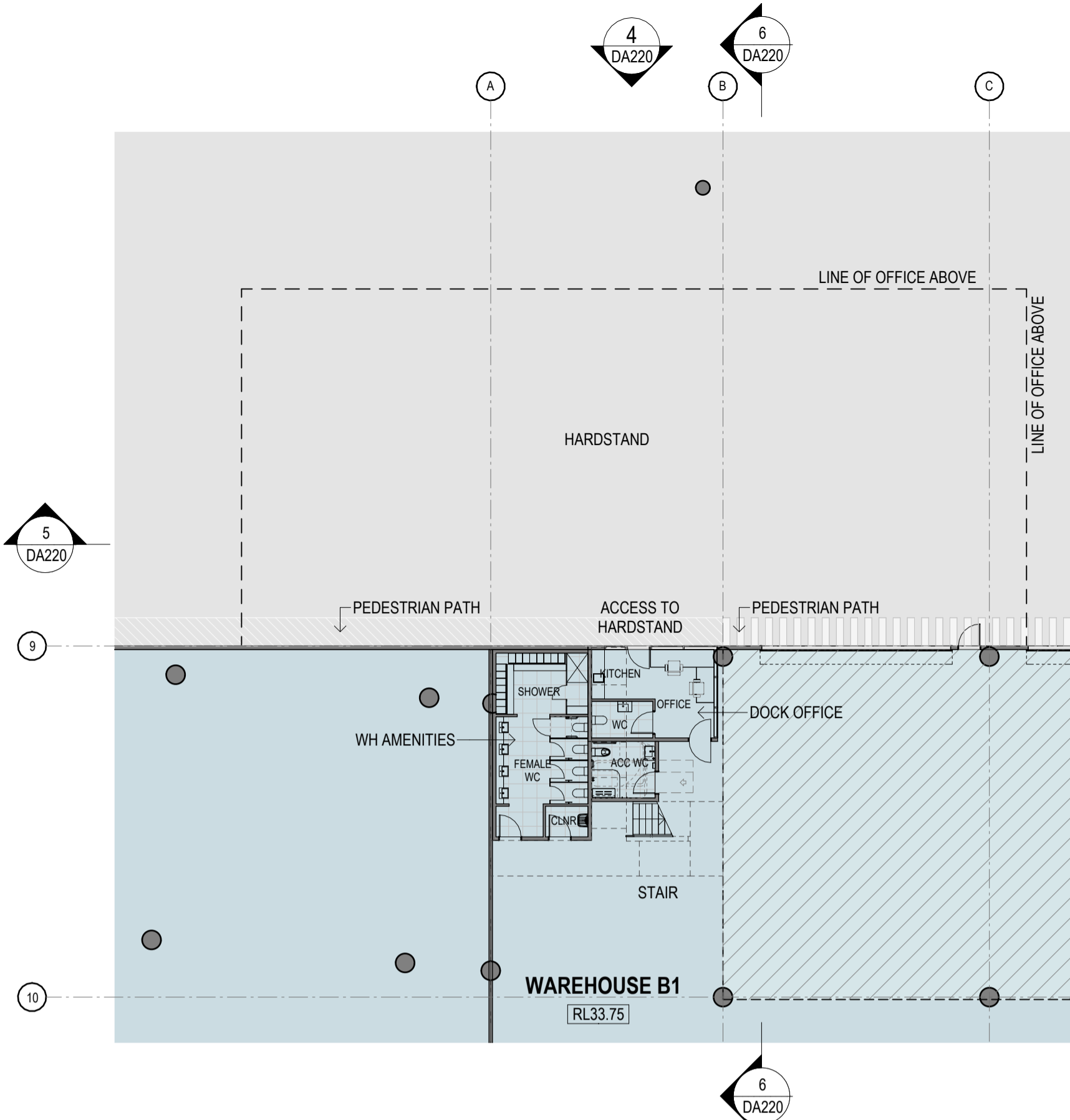
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

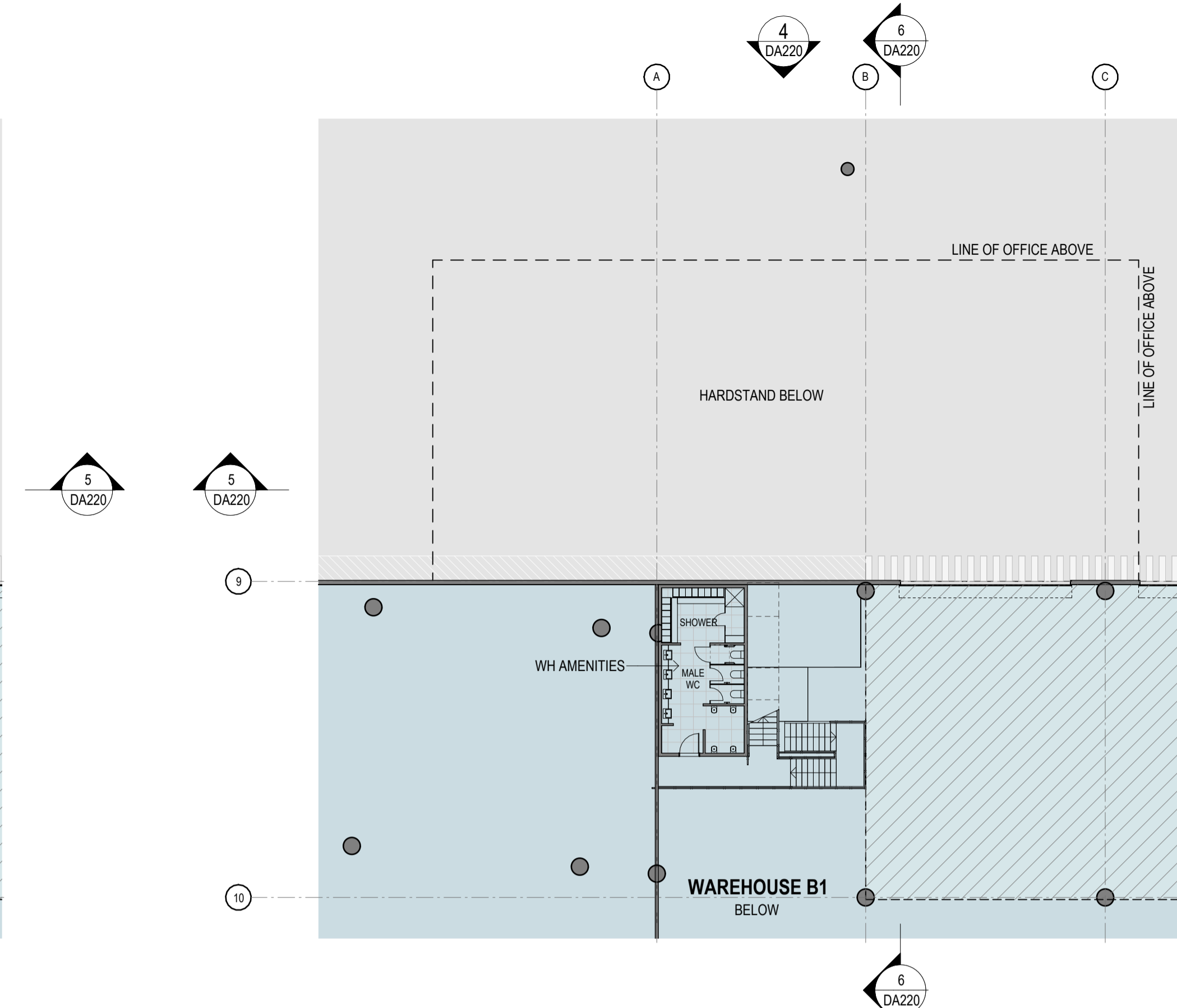


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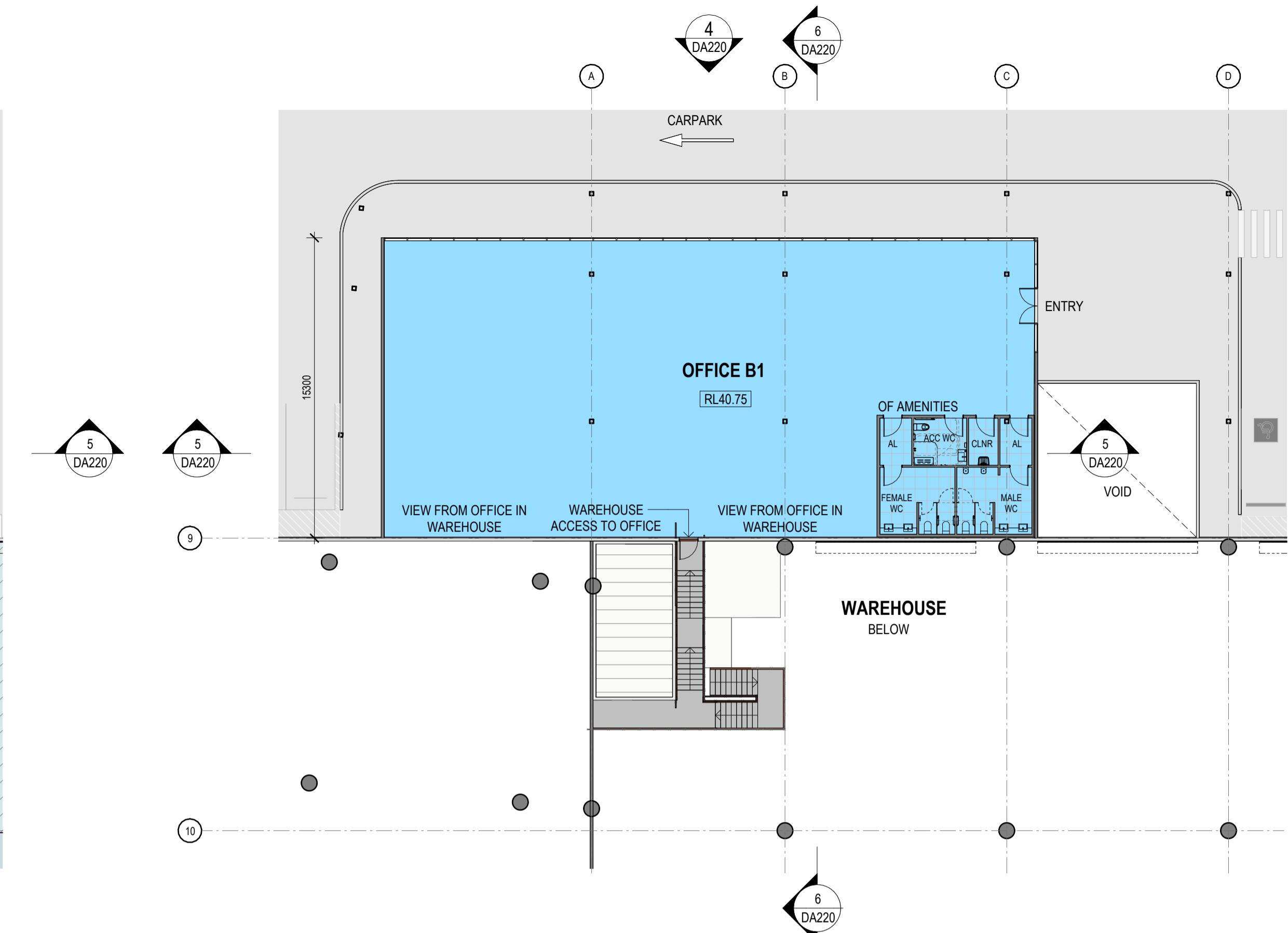
TITLE	TENANCY A6	PROJECT NO.	22144	DWG NO.	DA215	REVISION	6
DATE	31.05.2024	SCALE					



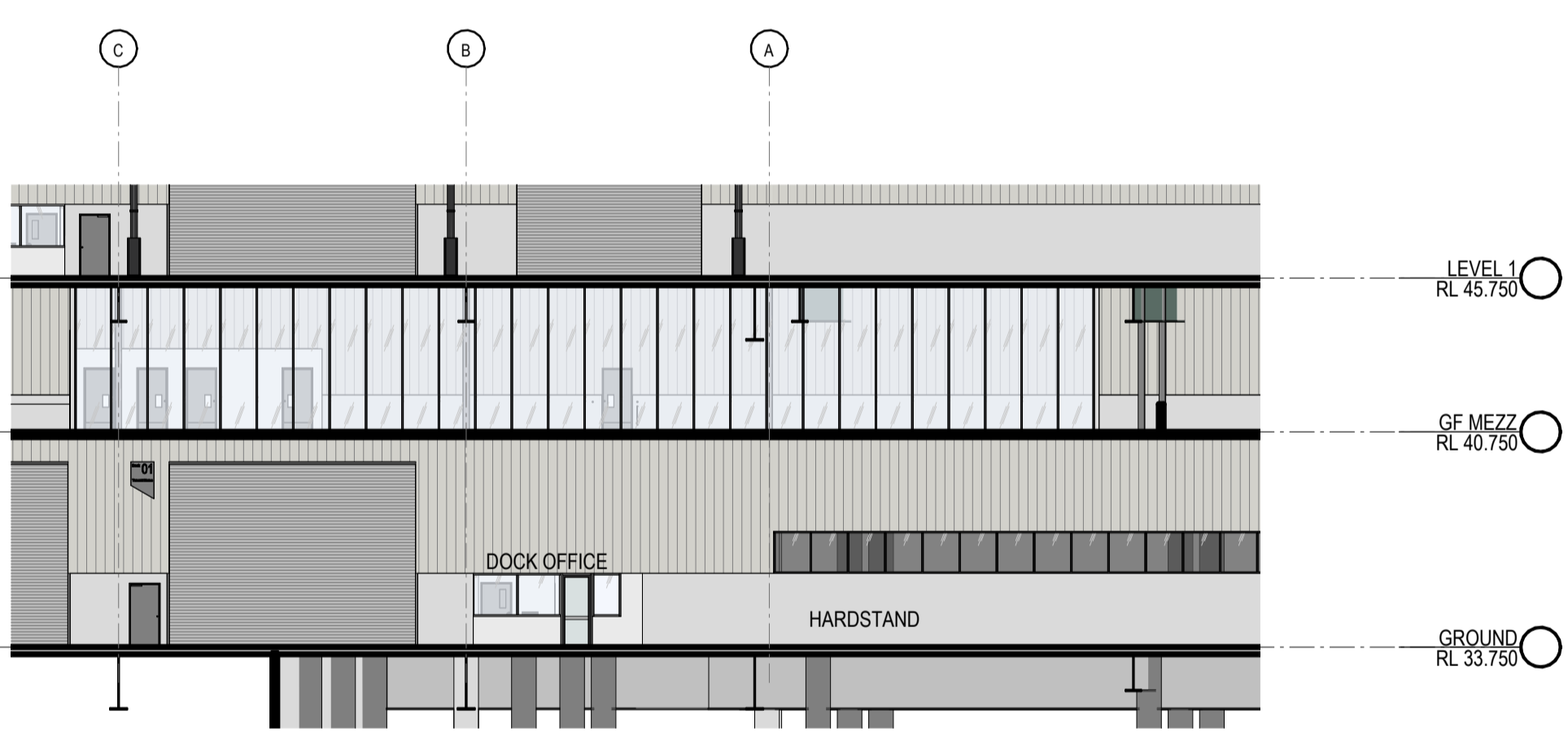
1 TENANCY B1 WAREHOUSE FLOOR PLAN 1 : 200



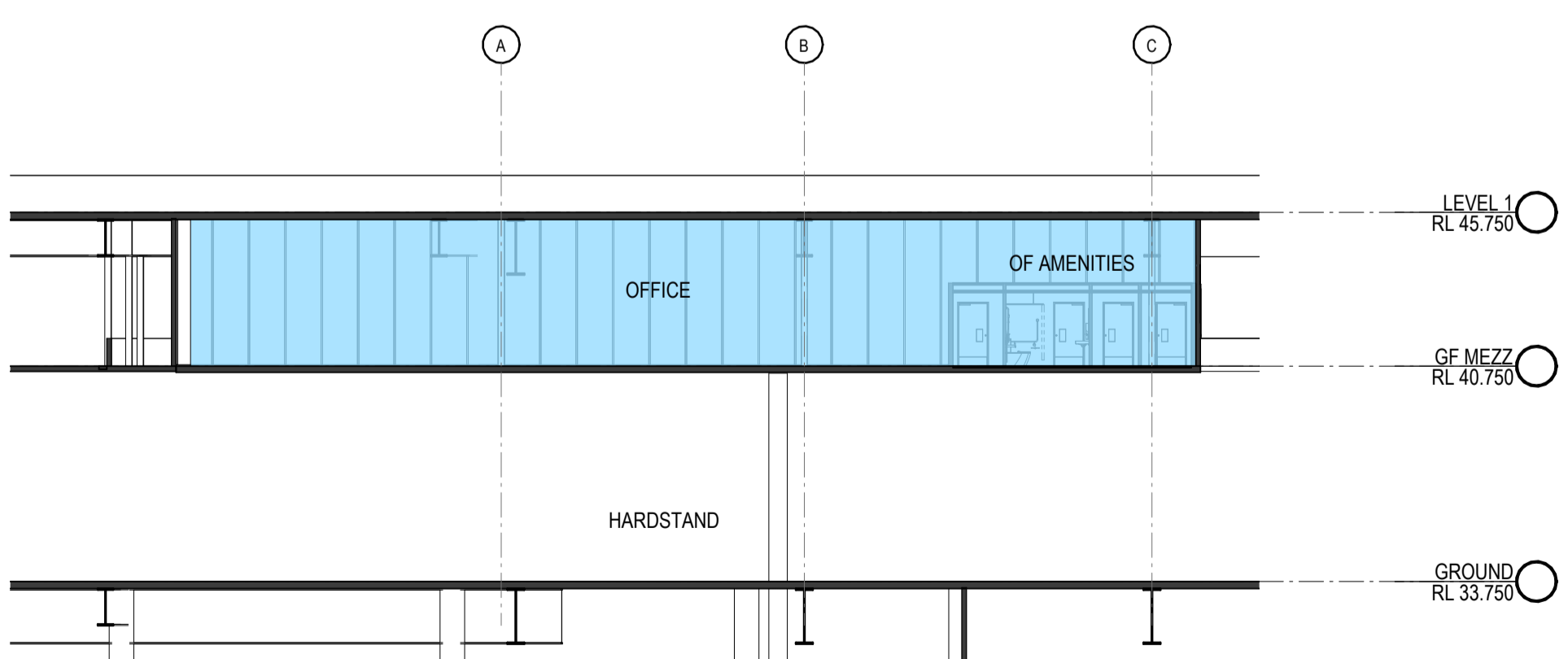
2 TENANCY B1 WAREHOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



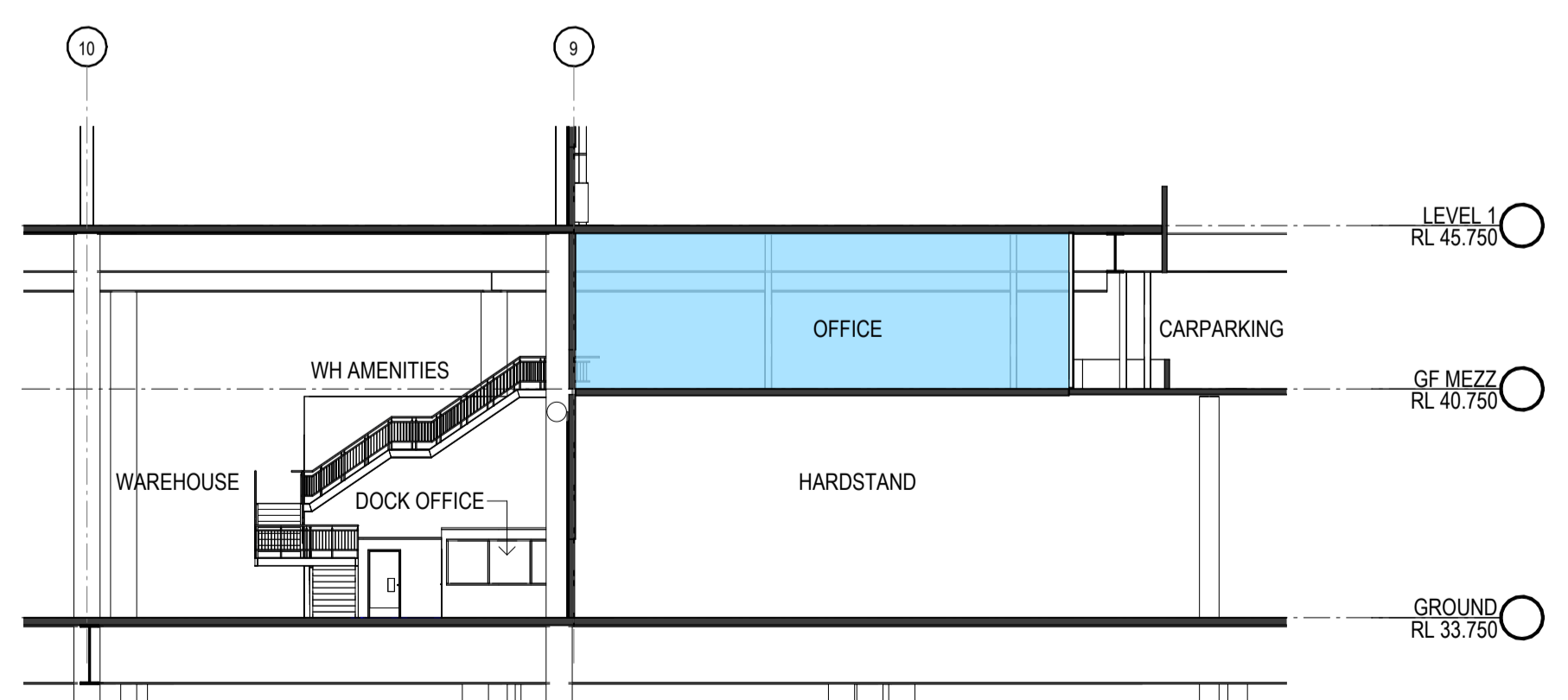
3 TENANCY B1 OFFICE FLOOR PLAN 1 : 200



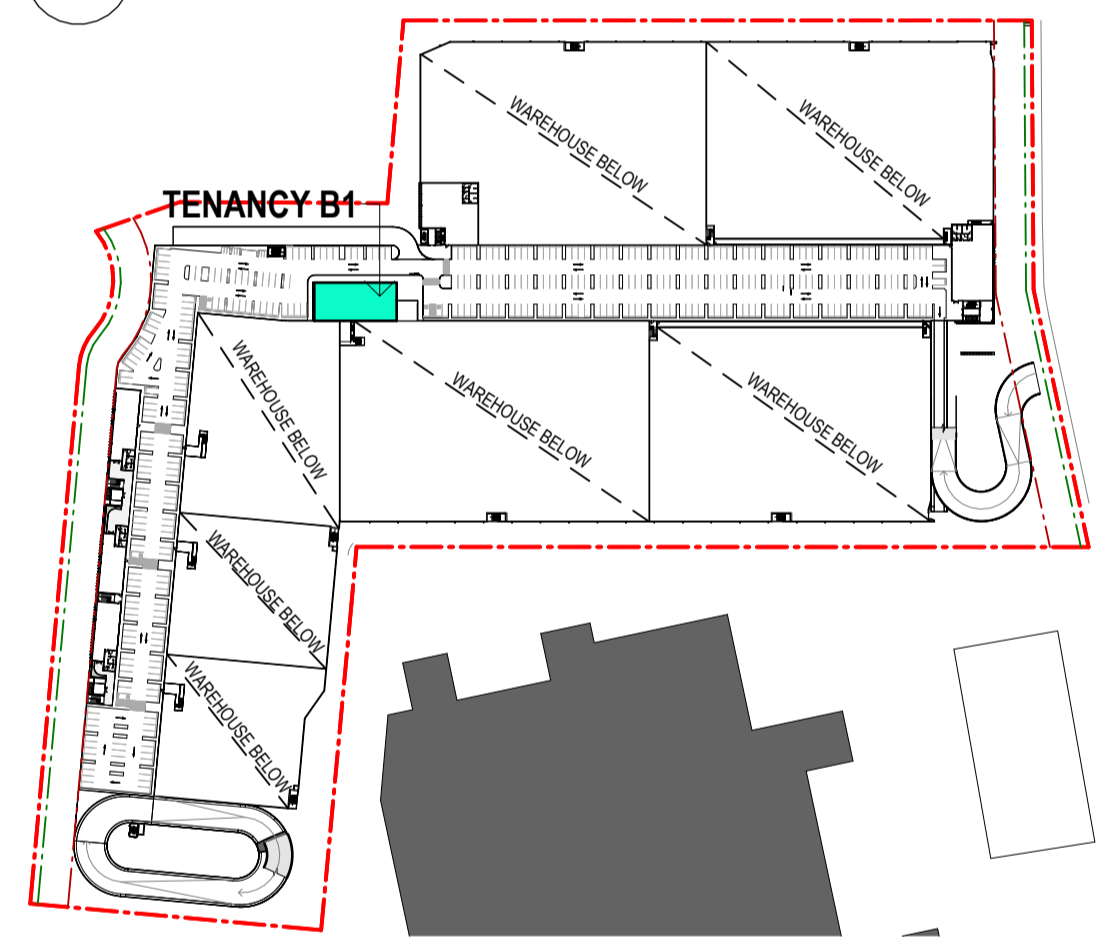
4 TENANCY B1 ELEVATION 1 1 : 200



5 TENANCY B1 - SECTION 1 1 : 200

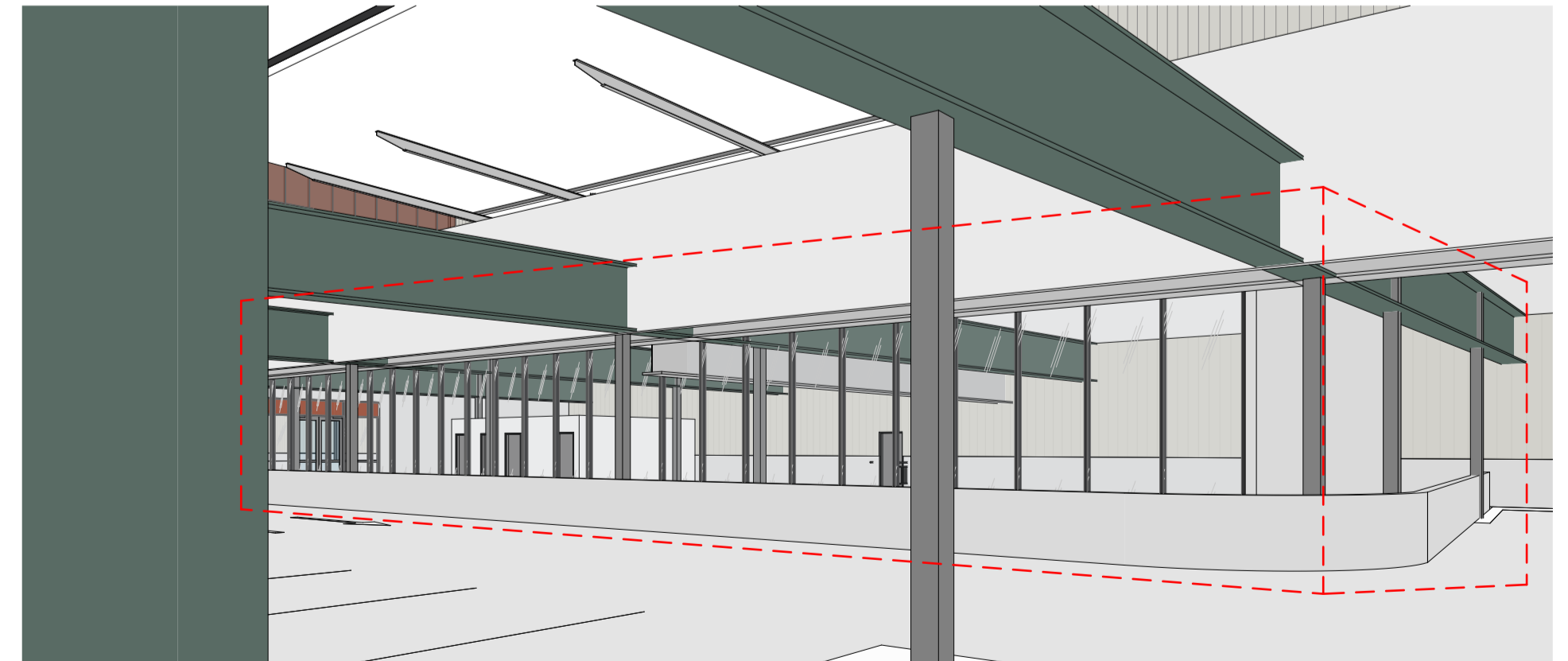


6 TENANCY B1 - SECTION 2 1 : 200



KEY PLAN - GF MEZZ - TENANCY B1

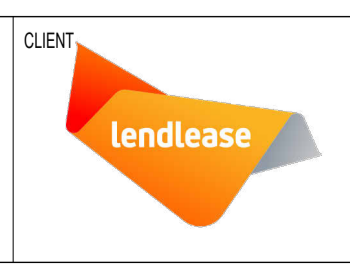
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



7 TENANCY B1 - 3D VIEW

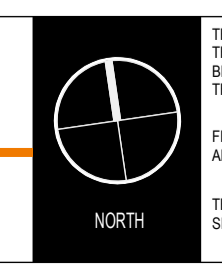
COORDINATION

#	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



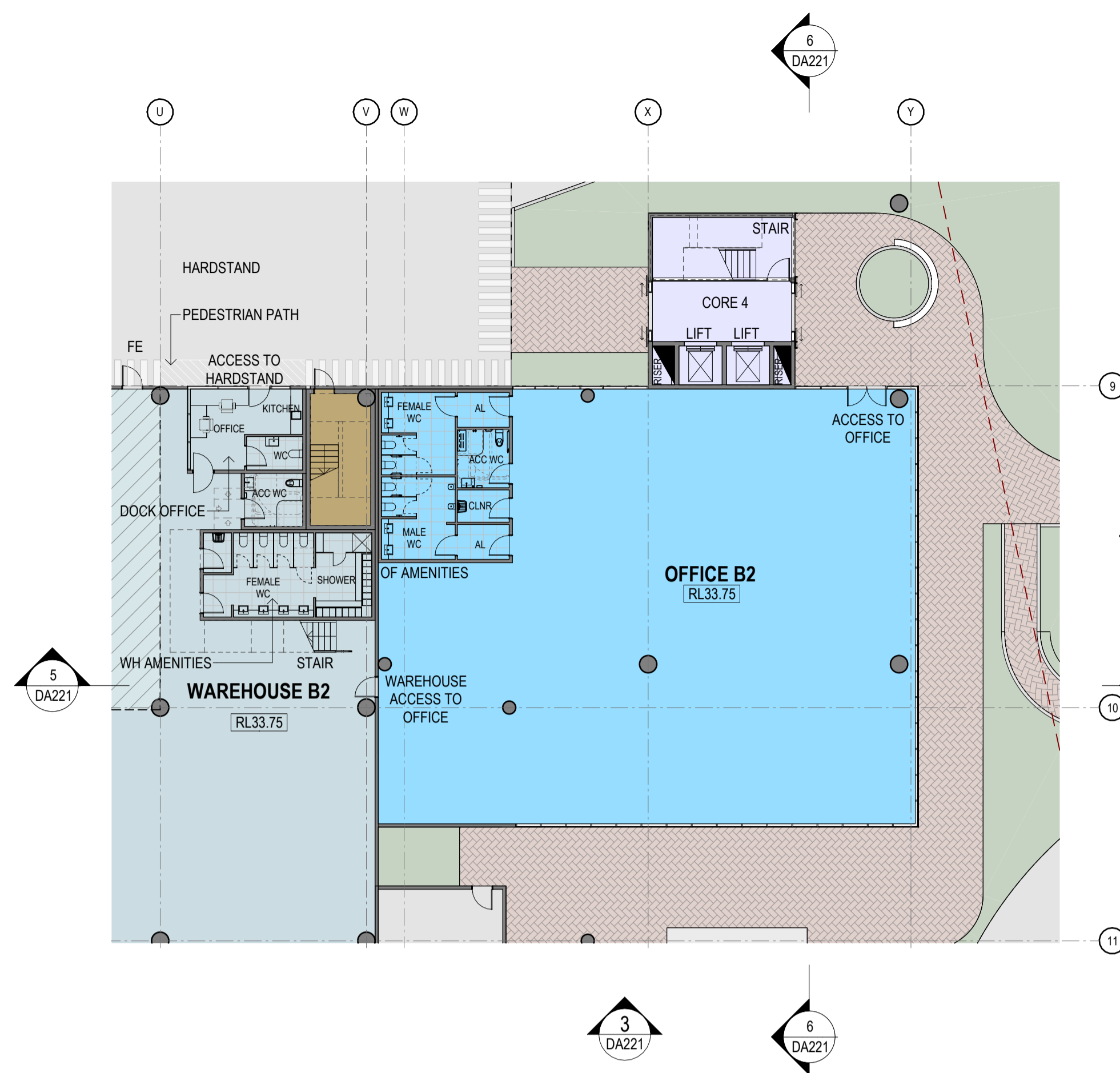
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

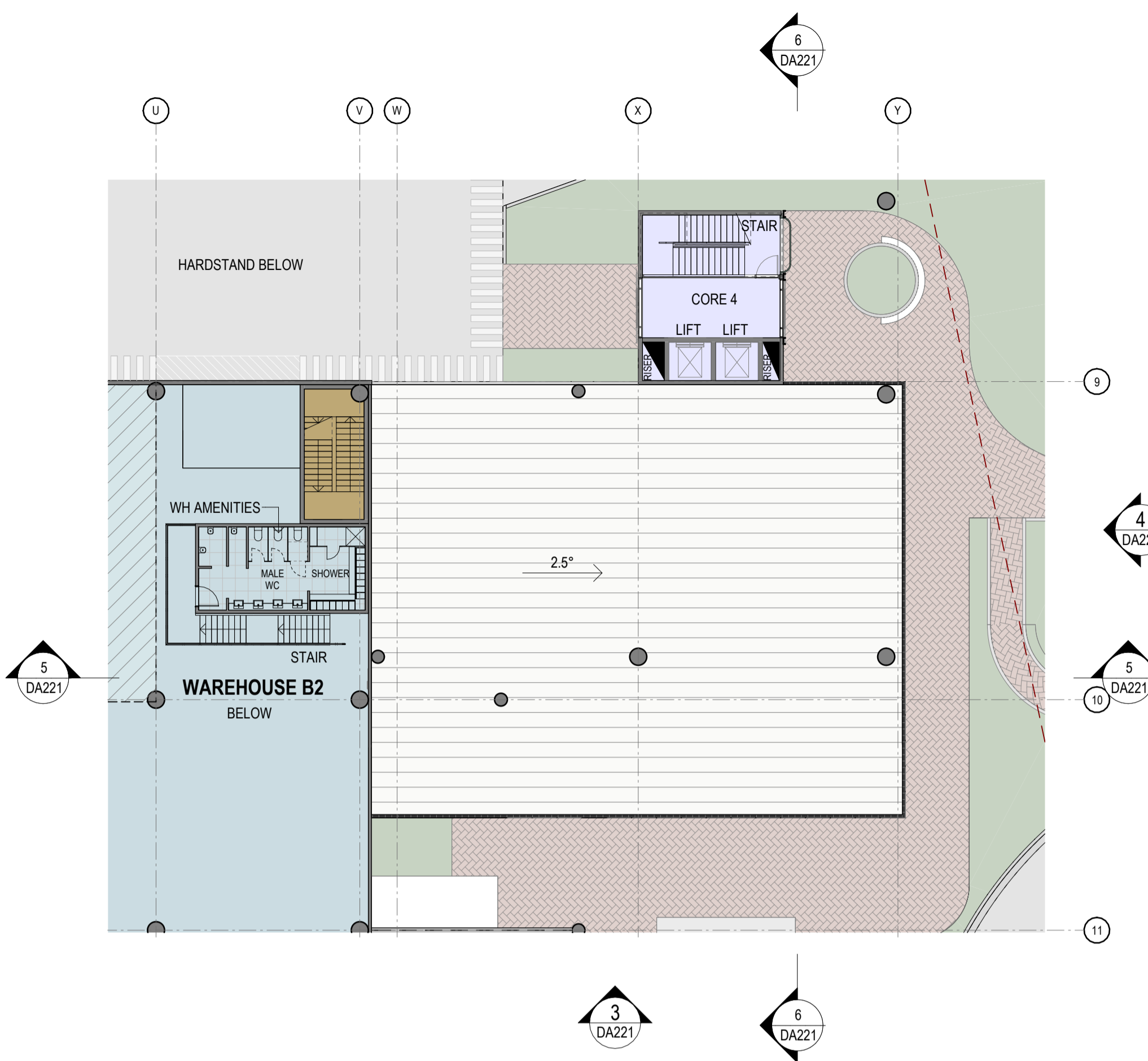


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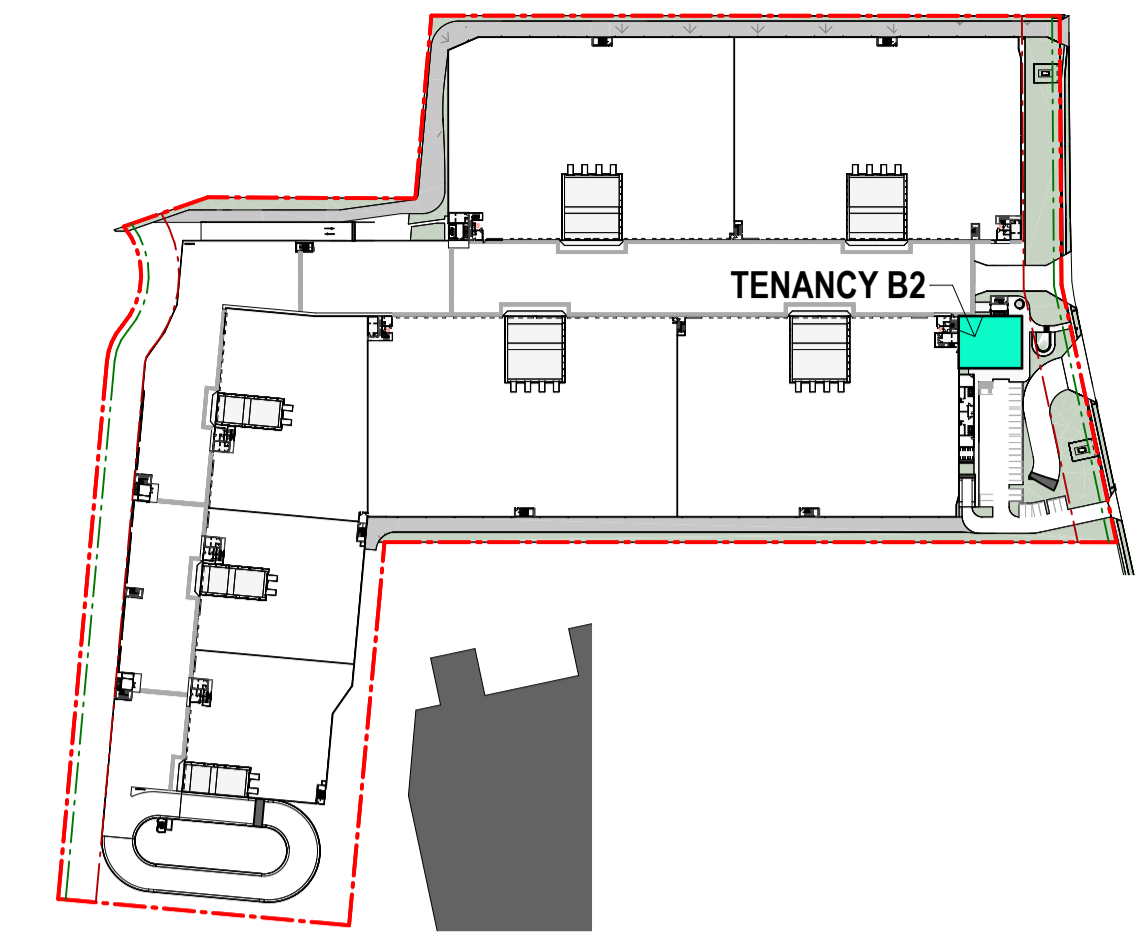
TITLE	DATE	SCALE	PROJECT NO.	DWG NO.	REVISION
TENANCY B1	31.05.2024		22144	DA220	6



1 TENANCY B2 OFFICE FLOOR PLAN 1 : 200

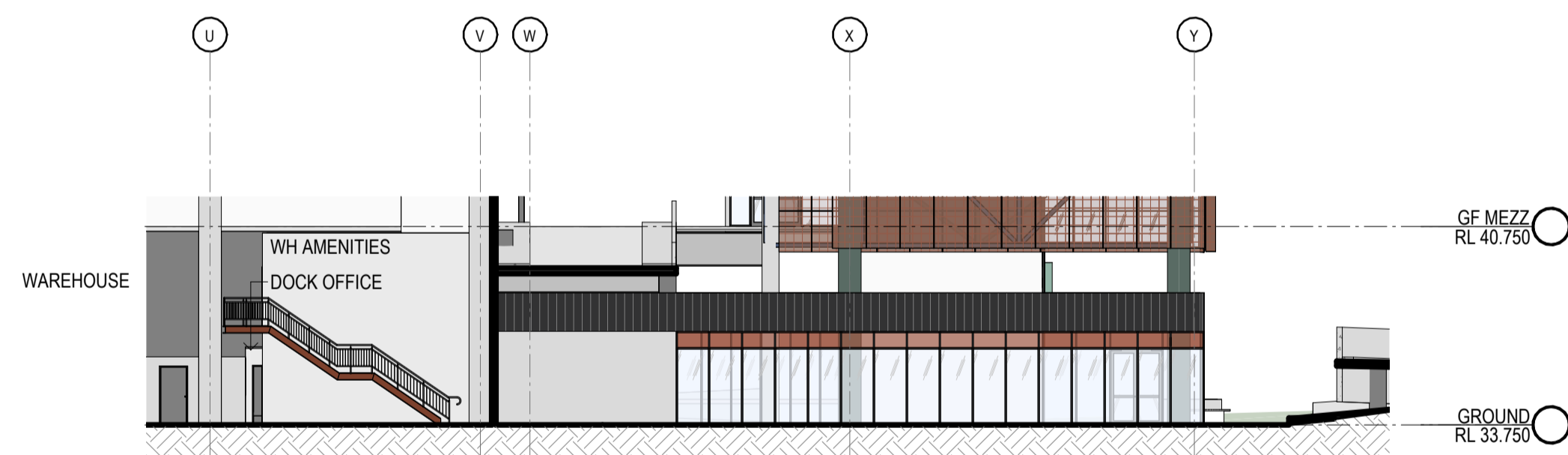


2 TENANCY B2 WAREHOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200

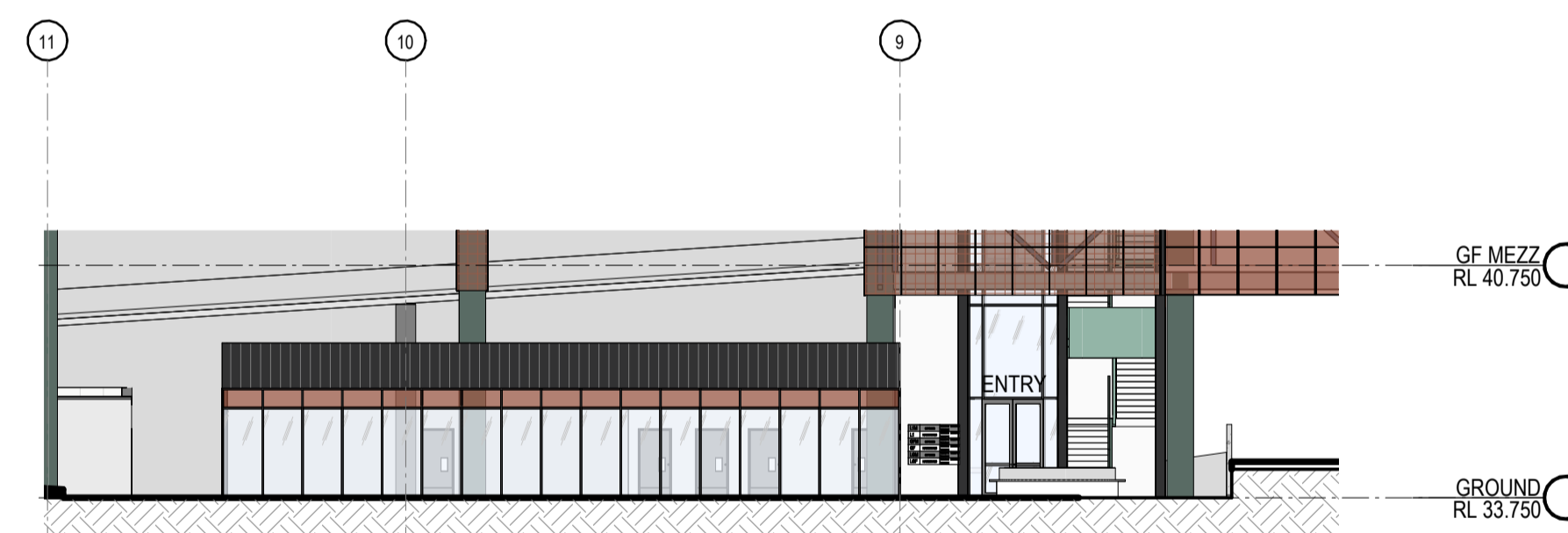


KEY PLAN - GF - TENANCY B2

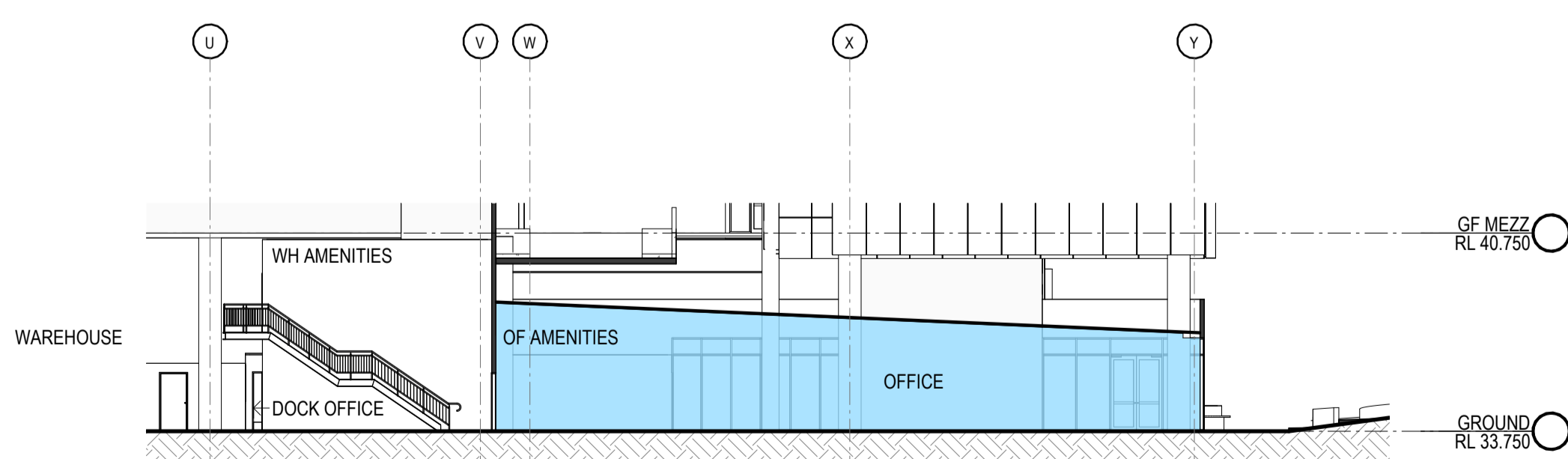
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



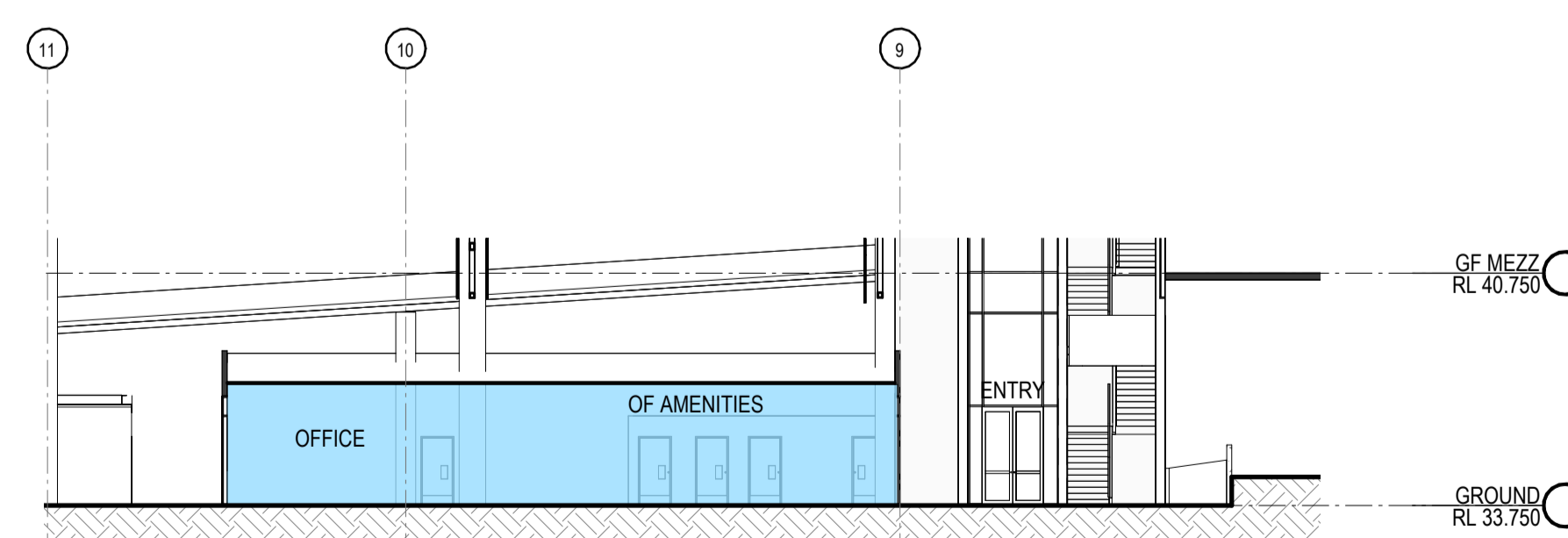
3 TENANCY B2 ELEVATION 1 1 : 200



4 TENANCY B2 ELEVATION 2 1 : 200



5 TENANCY B2 - SECTION 1 1 : 200



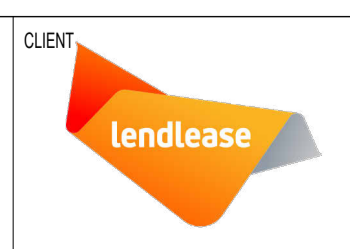
6 TENANCY B2 - SECTION 2 1 : 200



7 TENANCY B2 - 3D VIEW

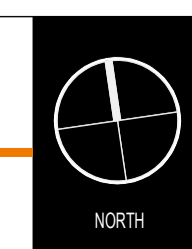
COORDINATION

	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	



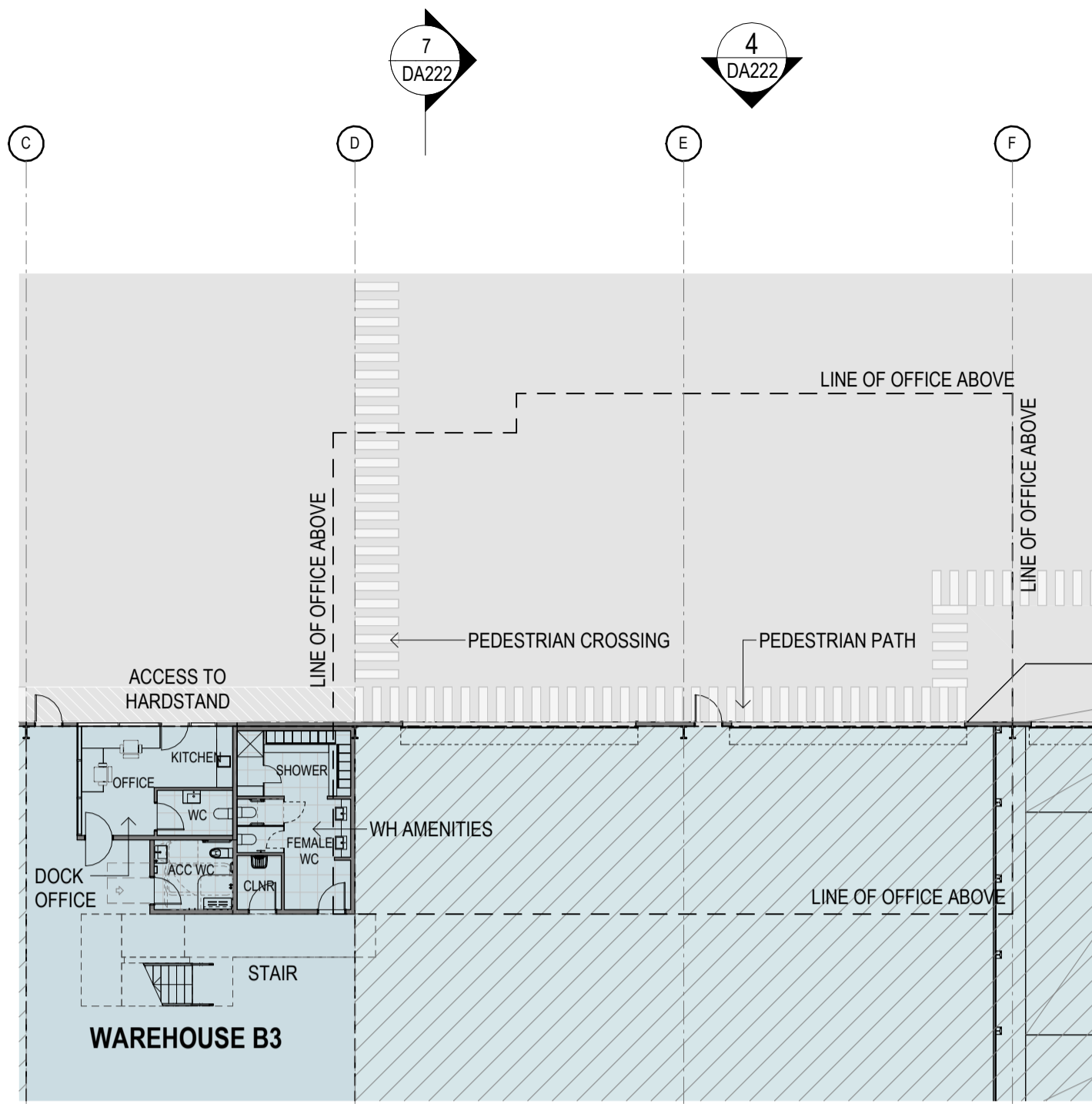
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

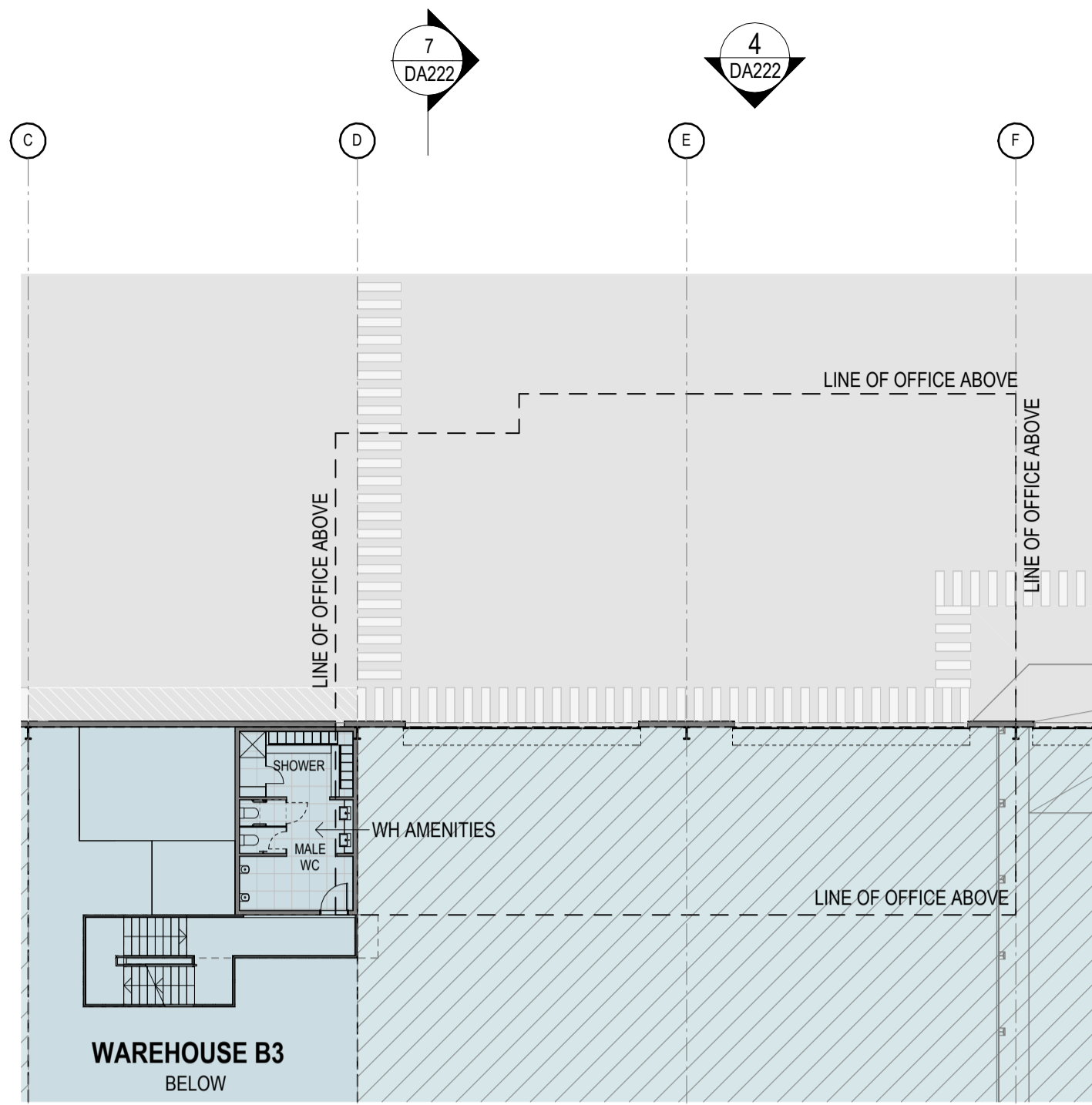


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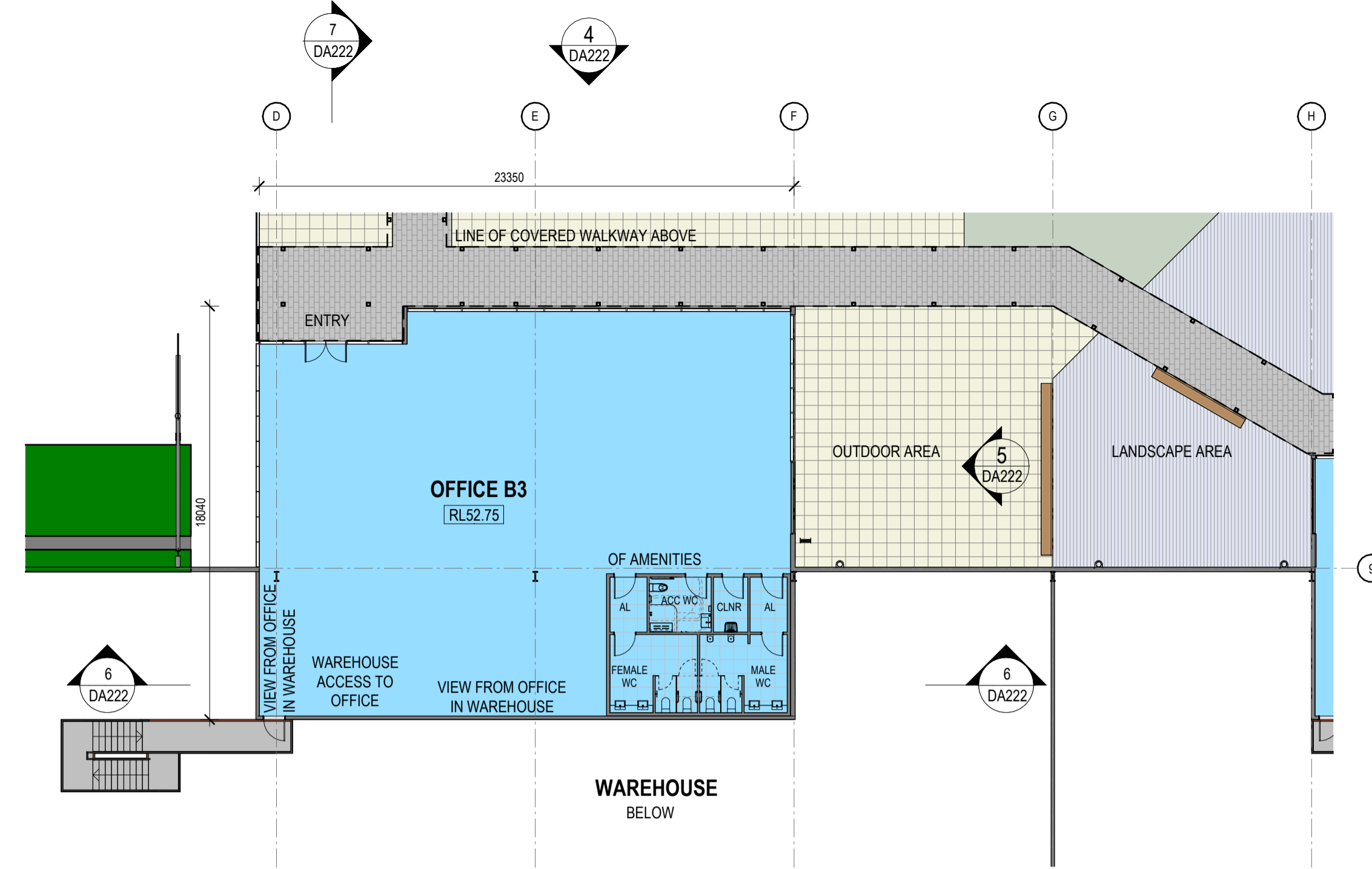
TITLE	TENANCY B2		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA221
			REVISION
			6



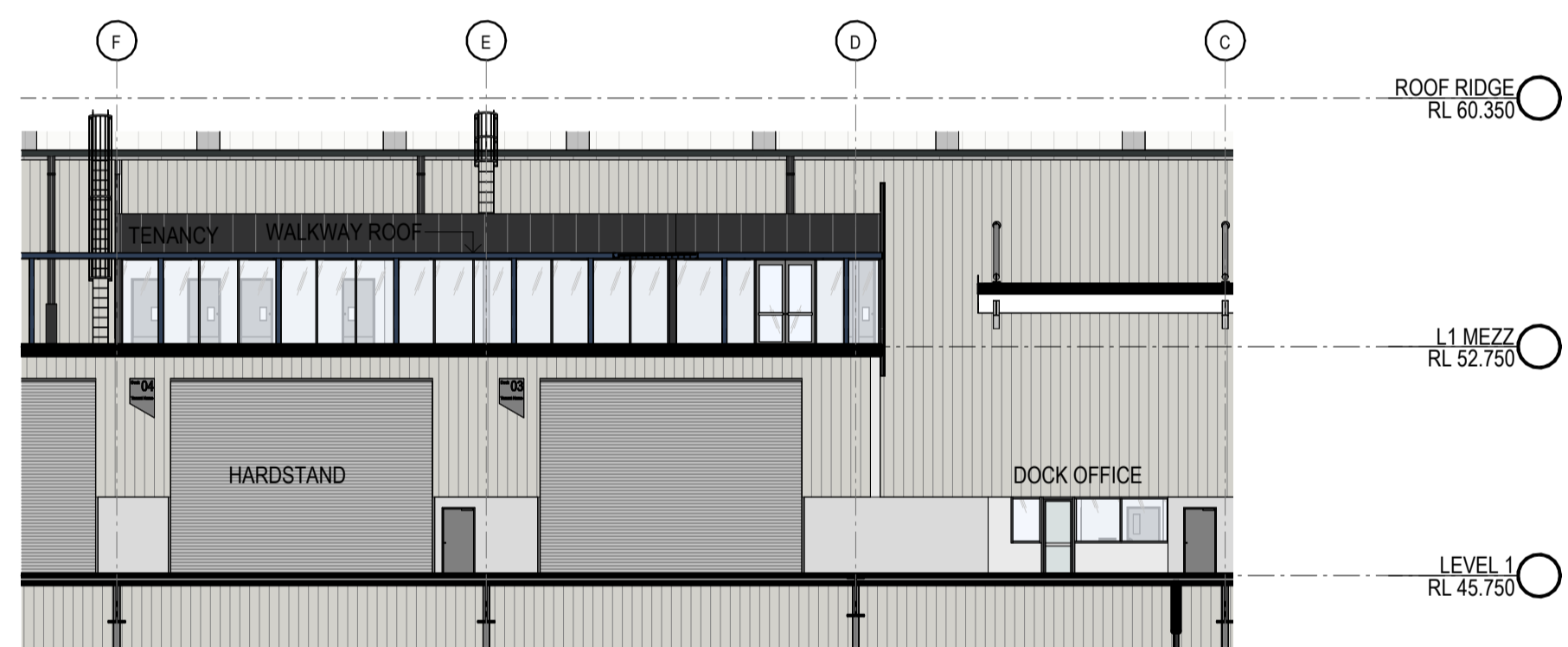
1 TENANCY B3 WARHEOUSE FLOOR PLAN 1 : 200



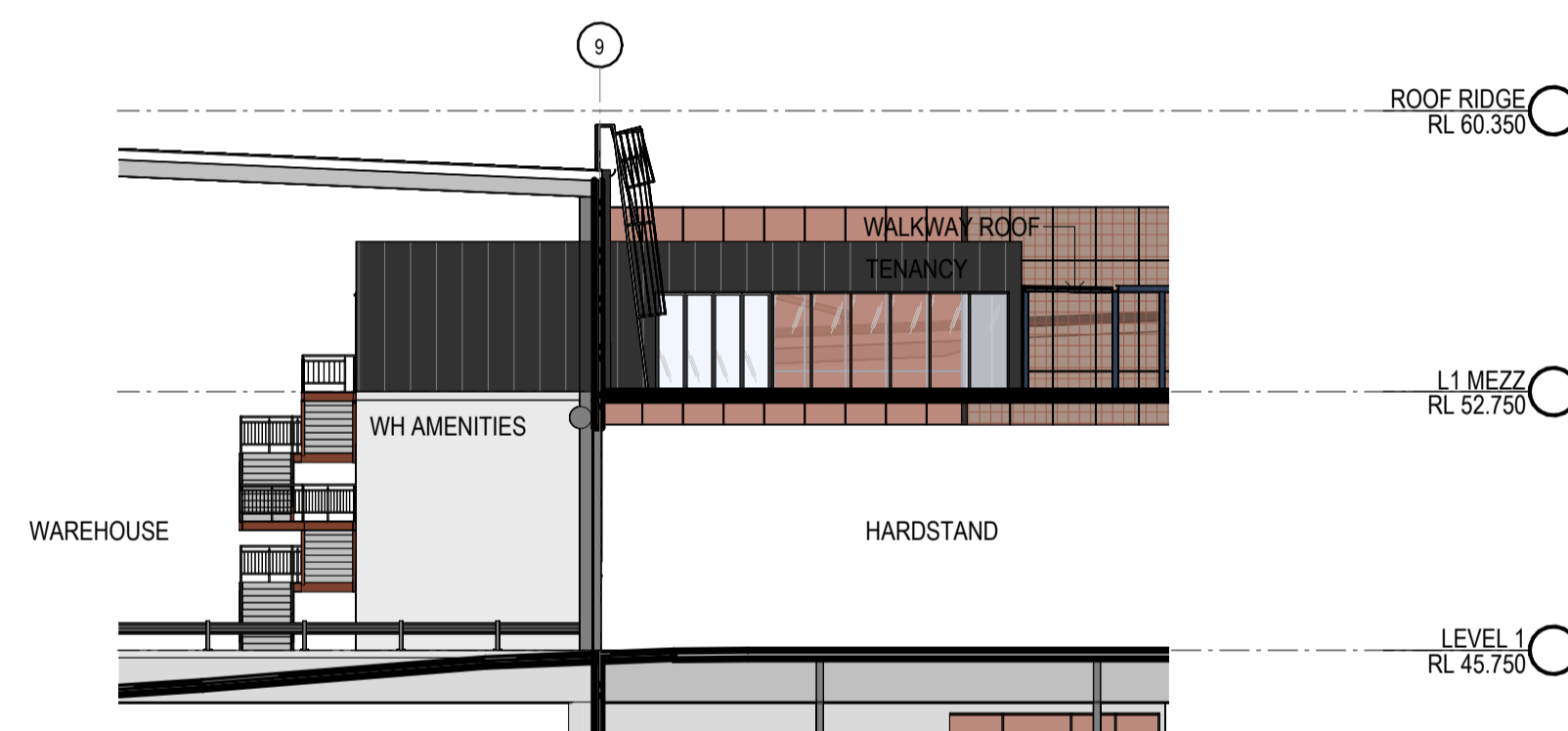
2 TENANCY B3 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



3 TENANCY B3 OFFICE FLOOR PLAN 1 : 200



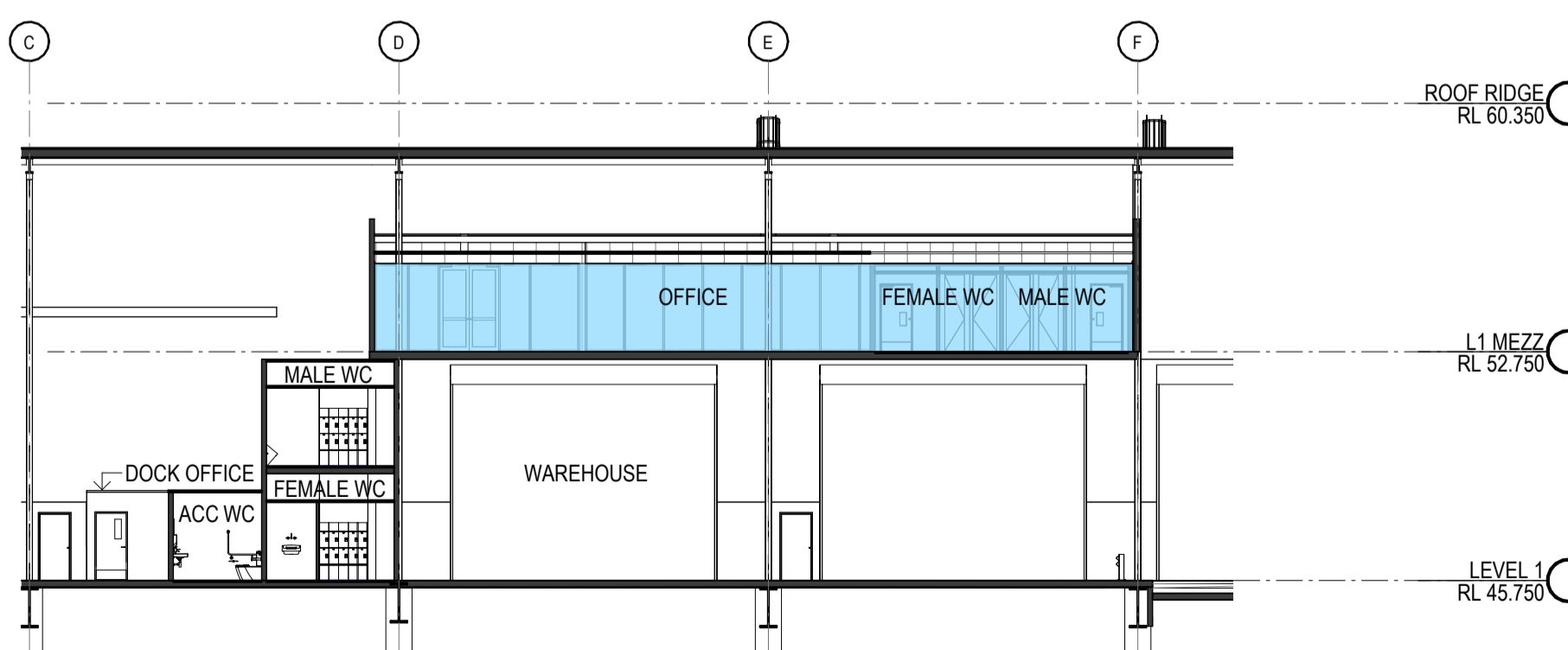
4 TENANCY B3 ELEVATION 1 1 : 200



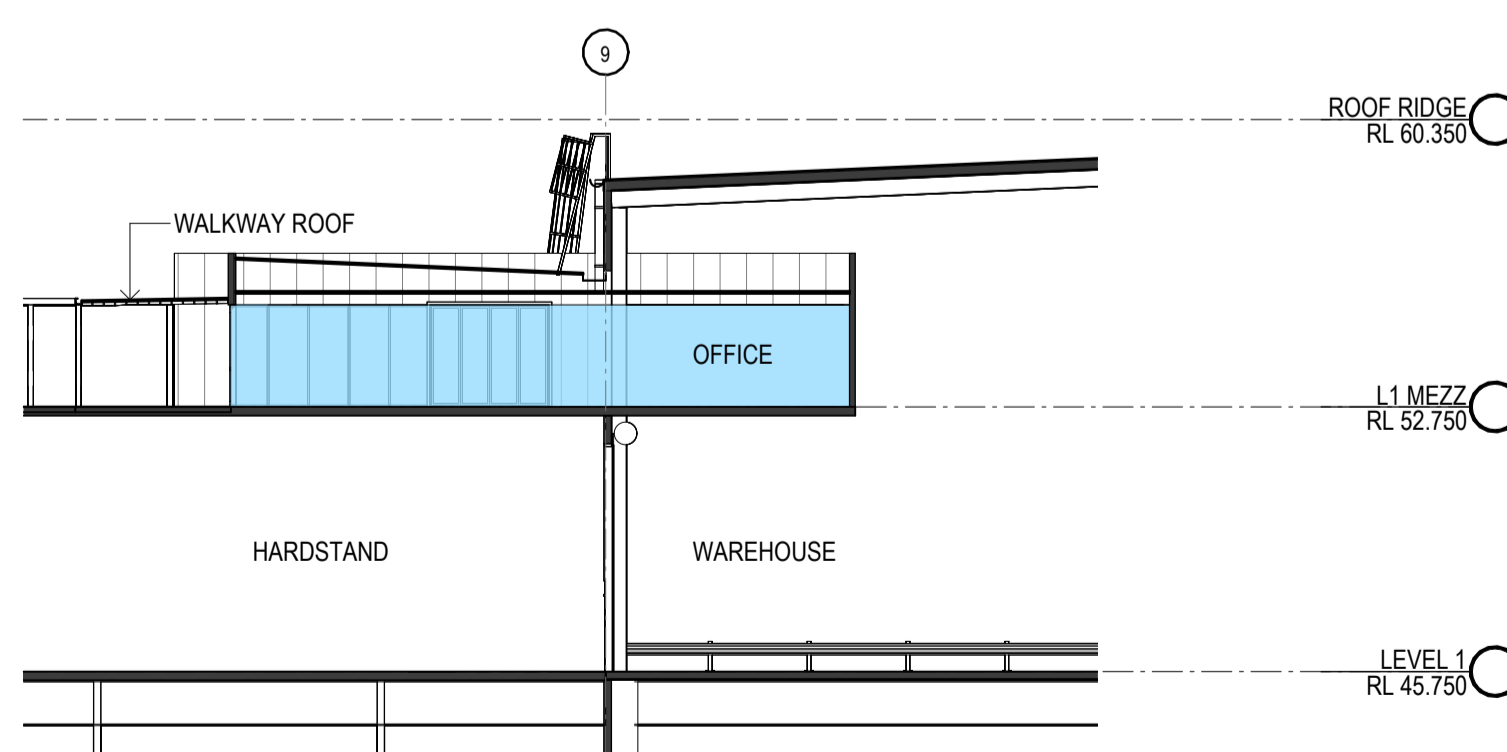
5 TENANCY B3 ELEVATION 2 1 : 200



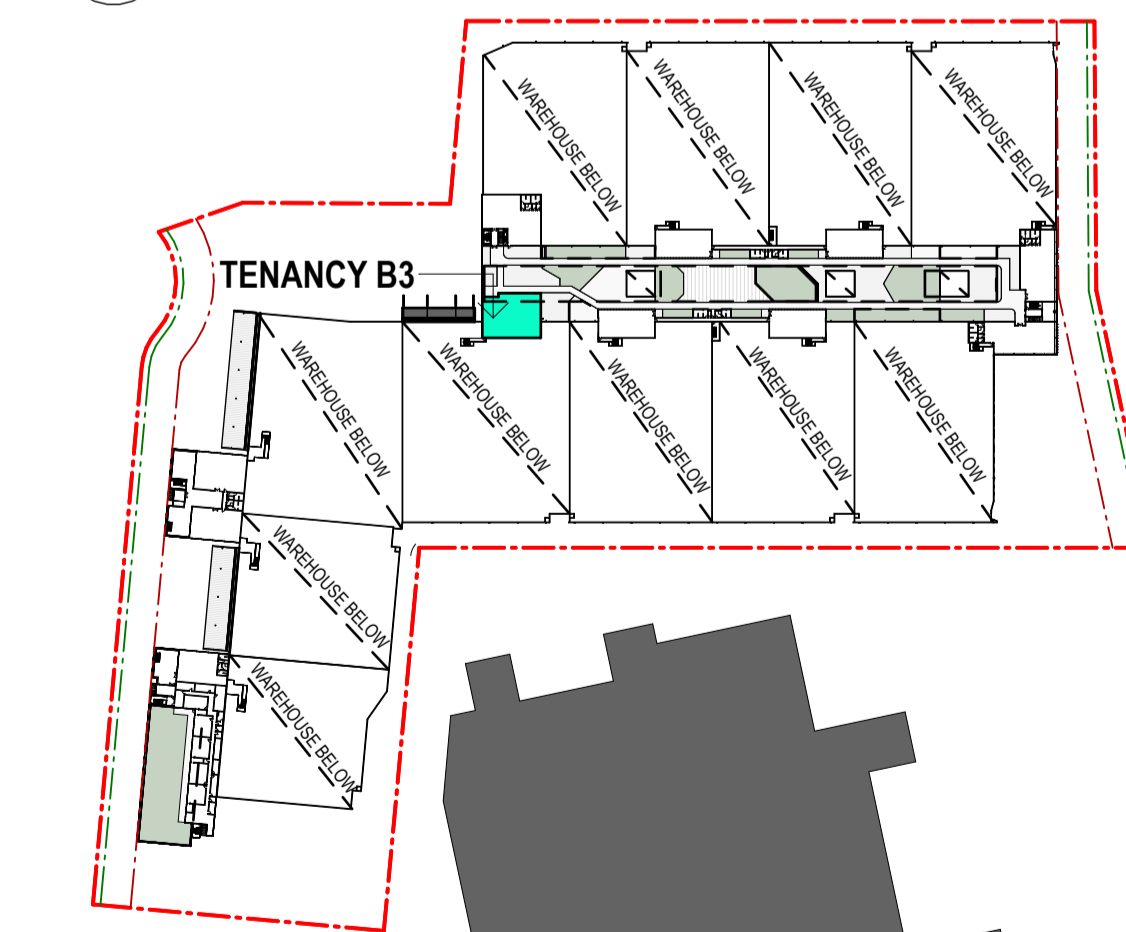
8 TENANCY B3 - 3D VIEW



6 TENANCY B3 - SECTION 1 1 : 200



7 TENANCY B3 - SECTION 2 1 : 200

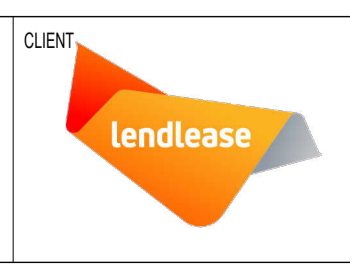


KEY PLAN - L1 MEZZ - TENANCY B3

NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

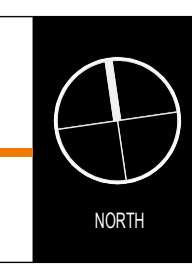
COORDINATION

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



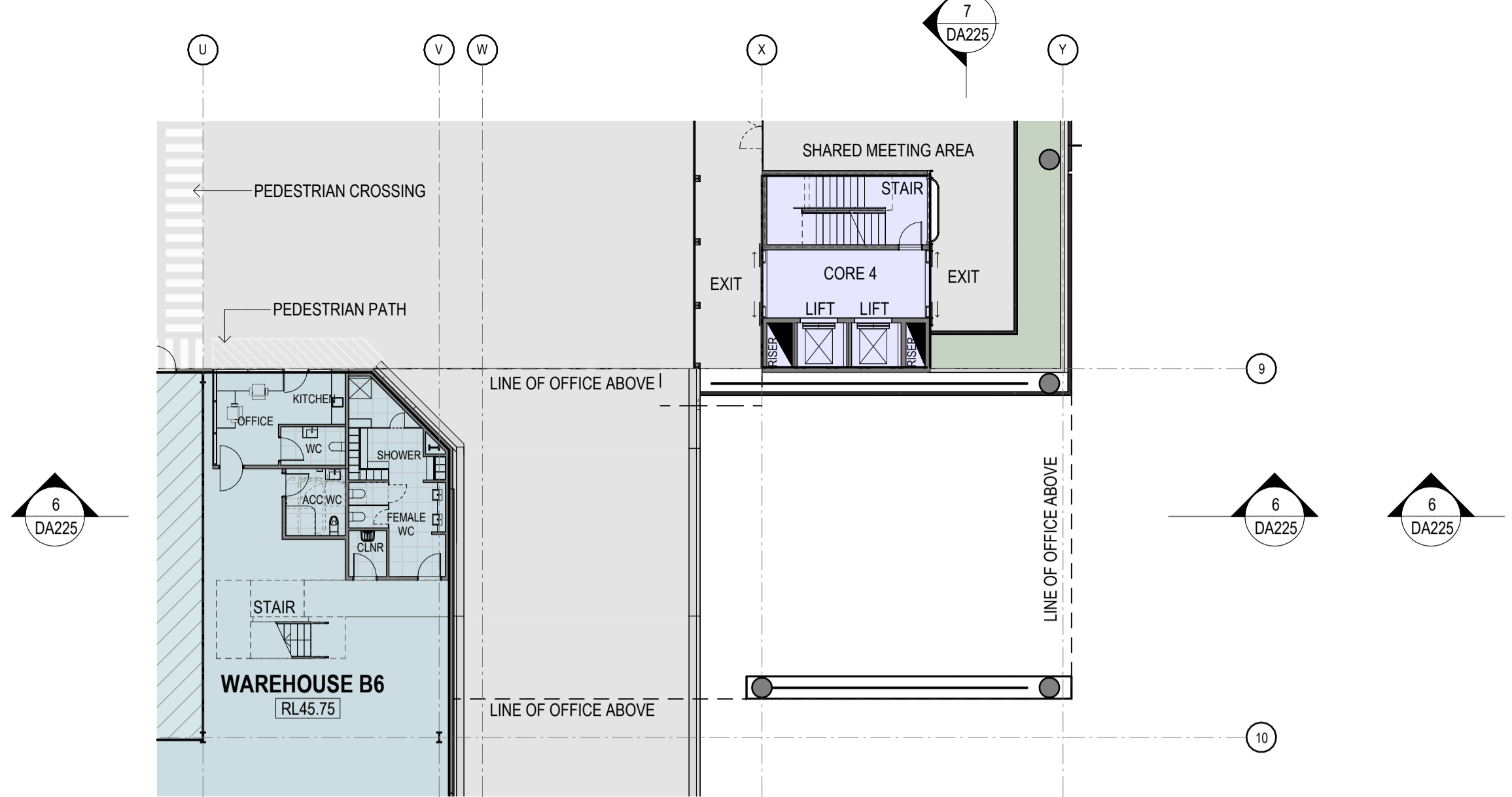
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

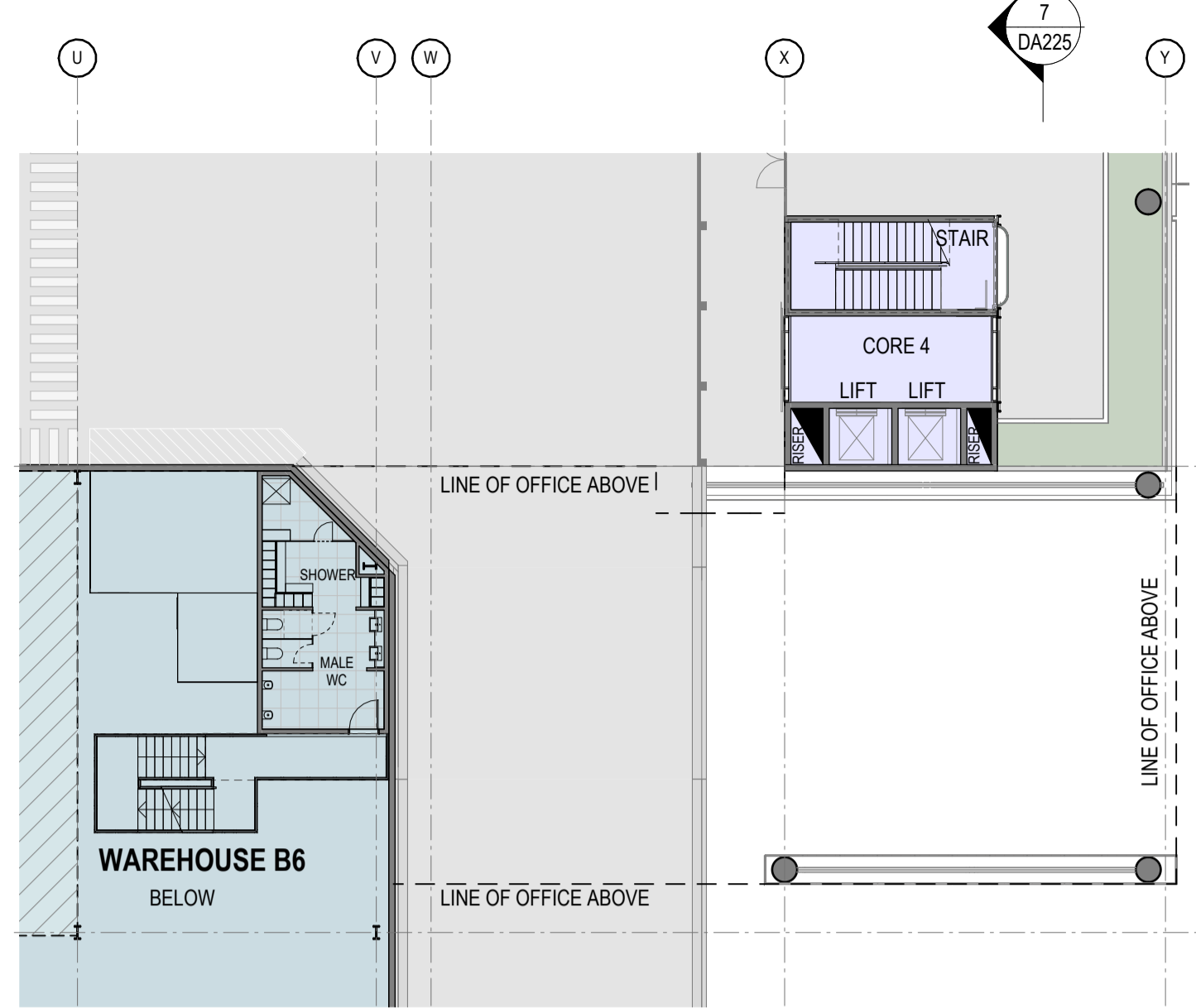


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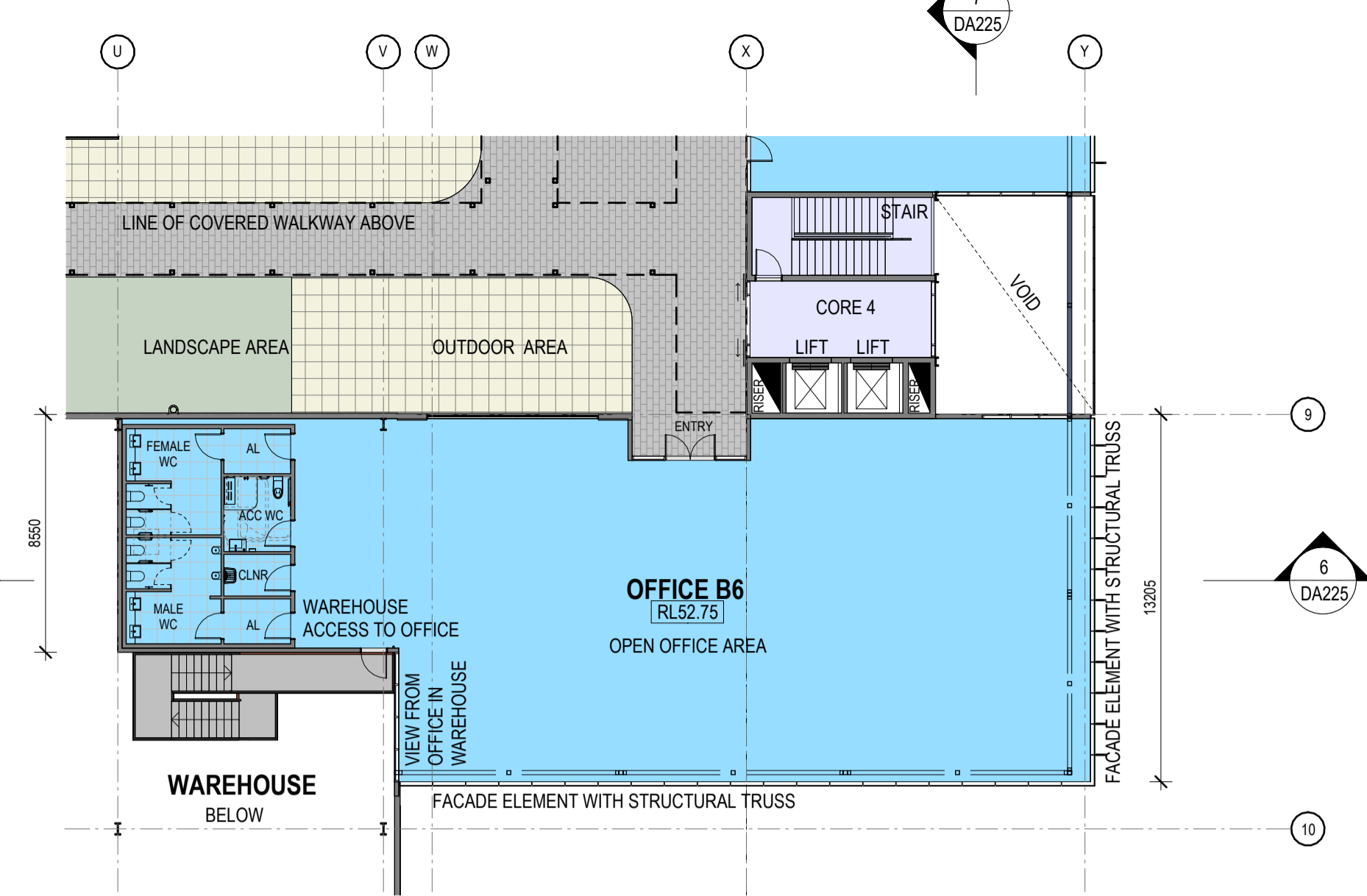
TITLE	TENANCY B3		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA222 6
REVISION			



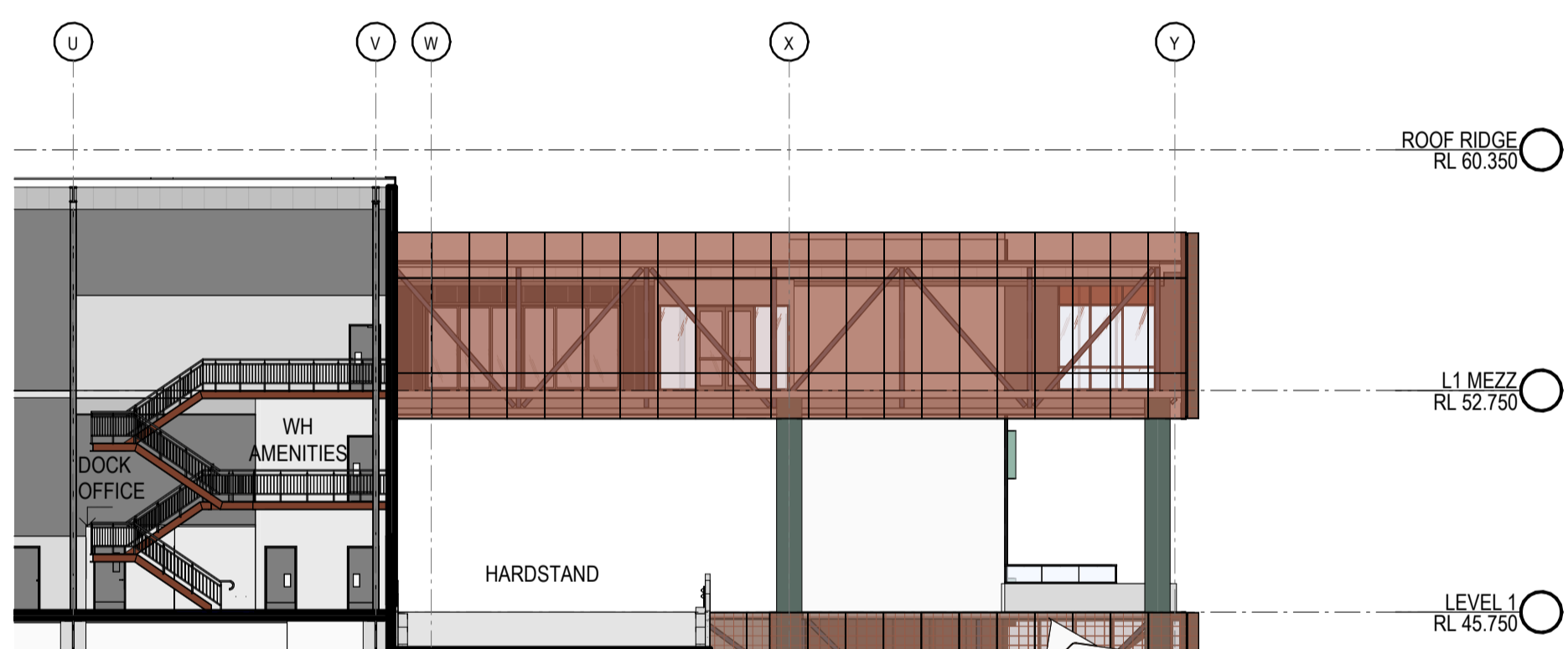
1 TENANCY B6 WARHEOUSE FLOOR PLAN 1 : 200



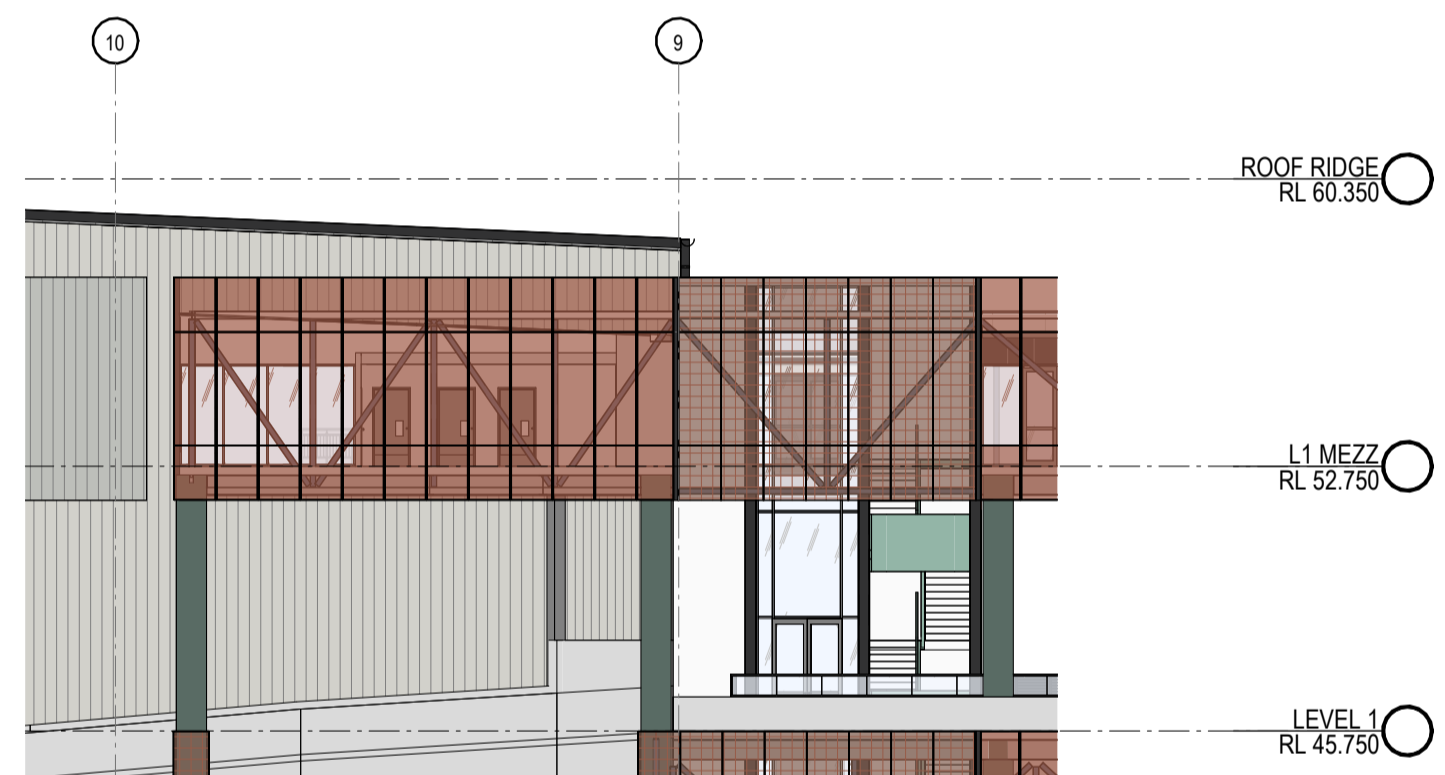
2 TENANCY B6 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



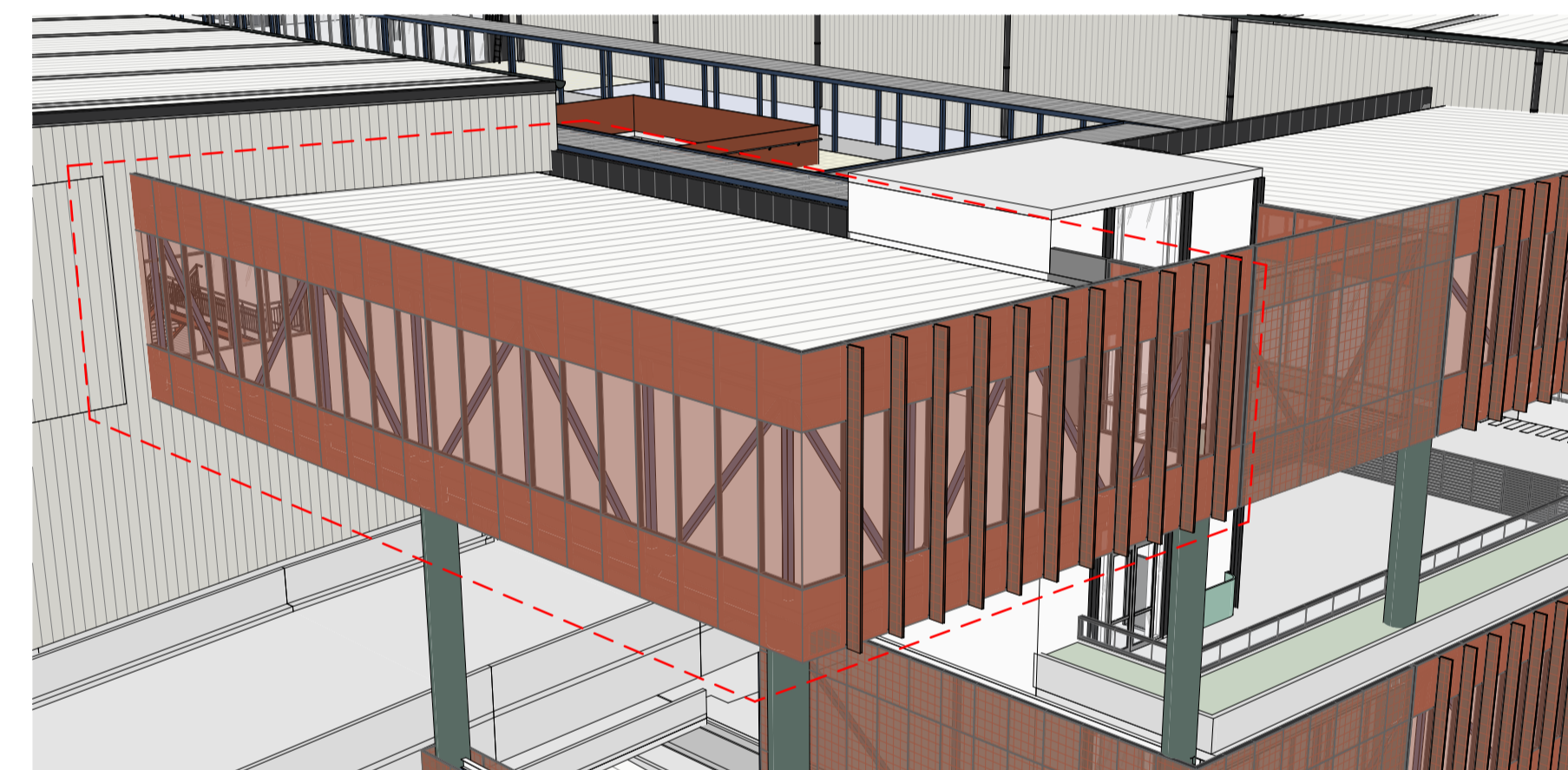
3 TENANCY B6 OFFICE FLOOR PLAN 1 : 200



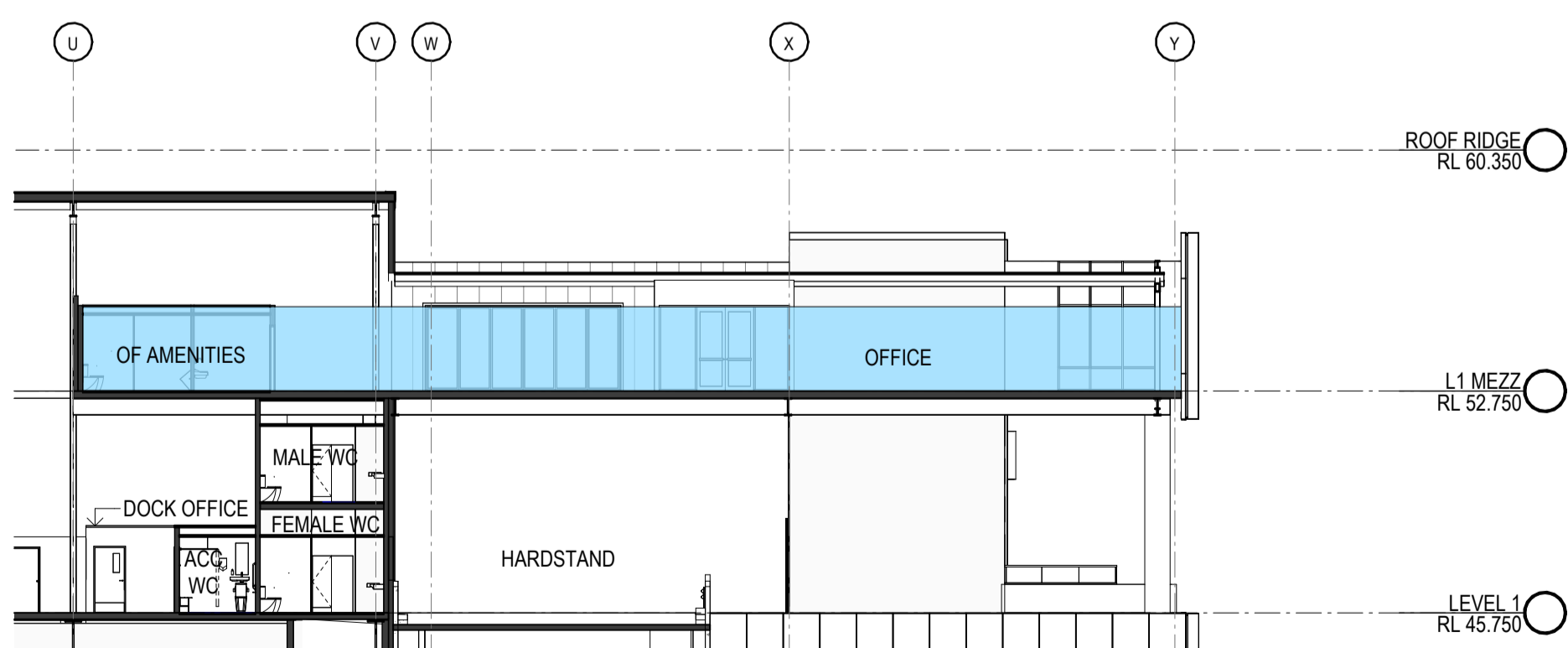
4 TENANCY B6 ELEVATION 1 1 : 200



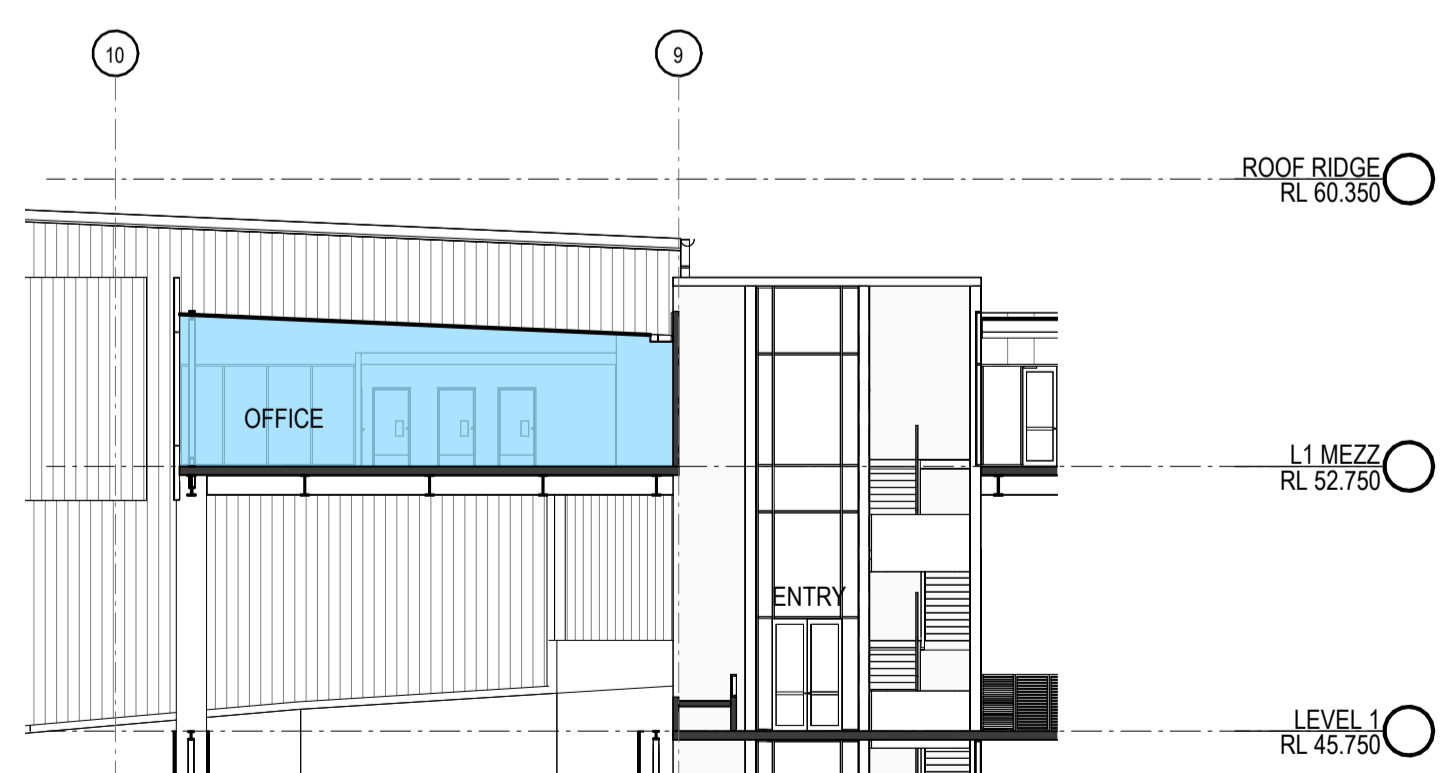
5 TENANCY B6 ELEVATION 2 1 : 200



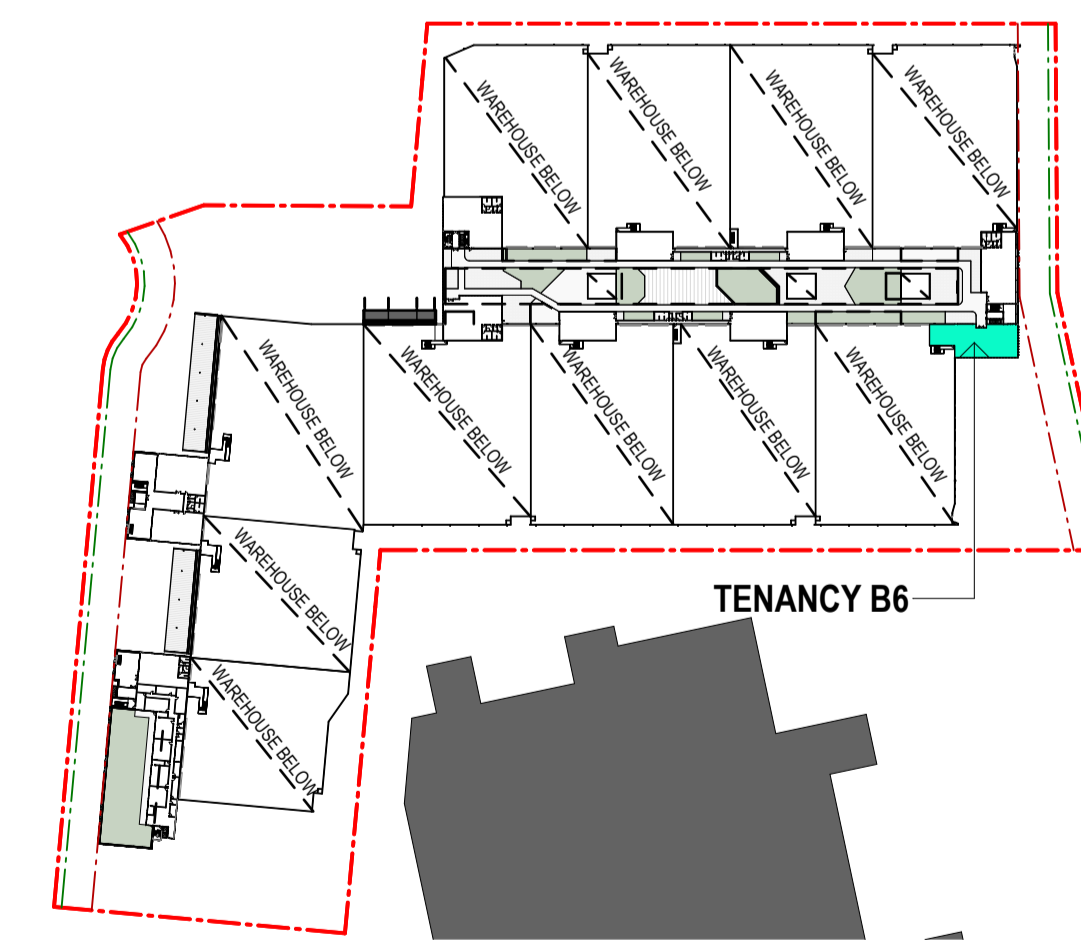
8 TENANCY B6 3D VIEW



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

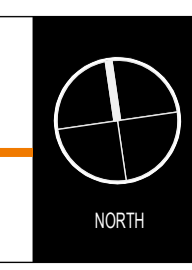
COORDINATION

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	



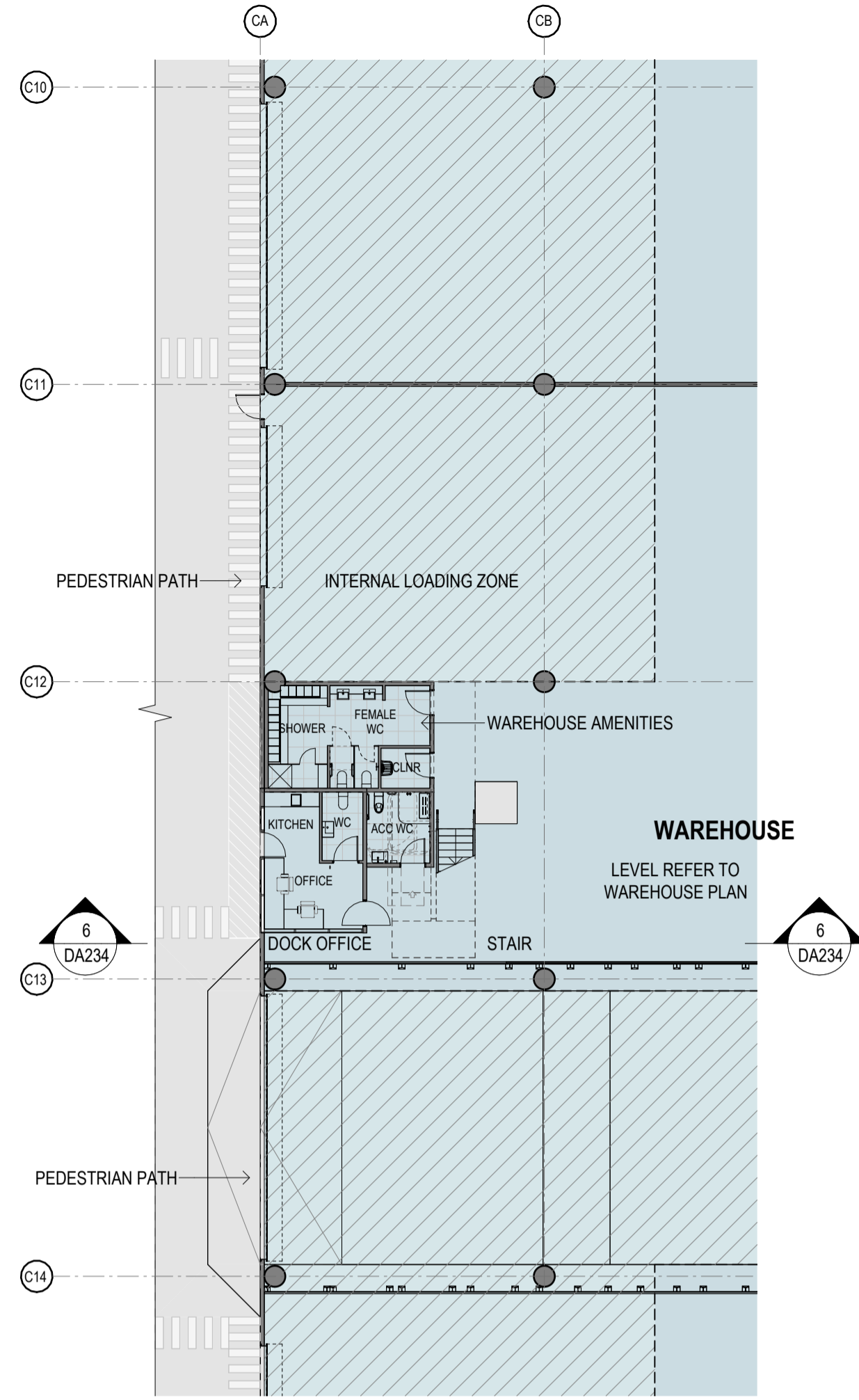
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

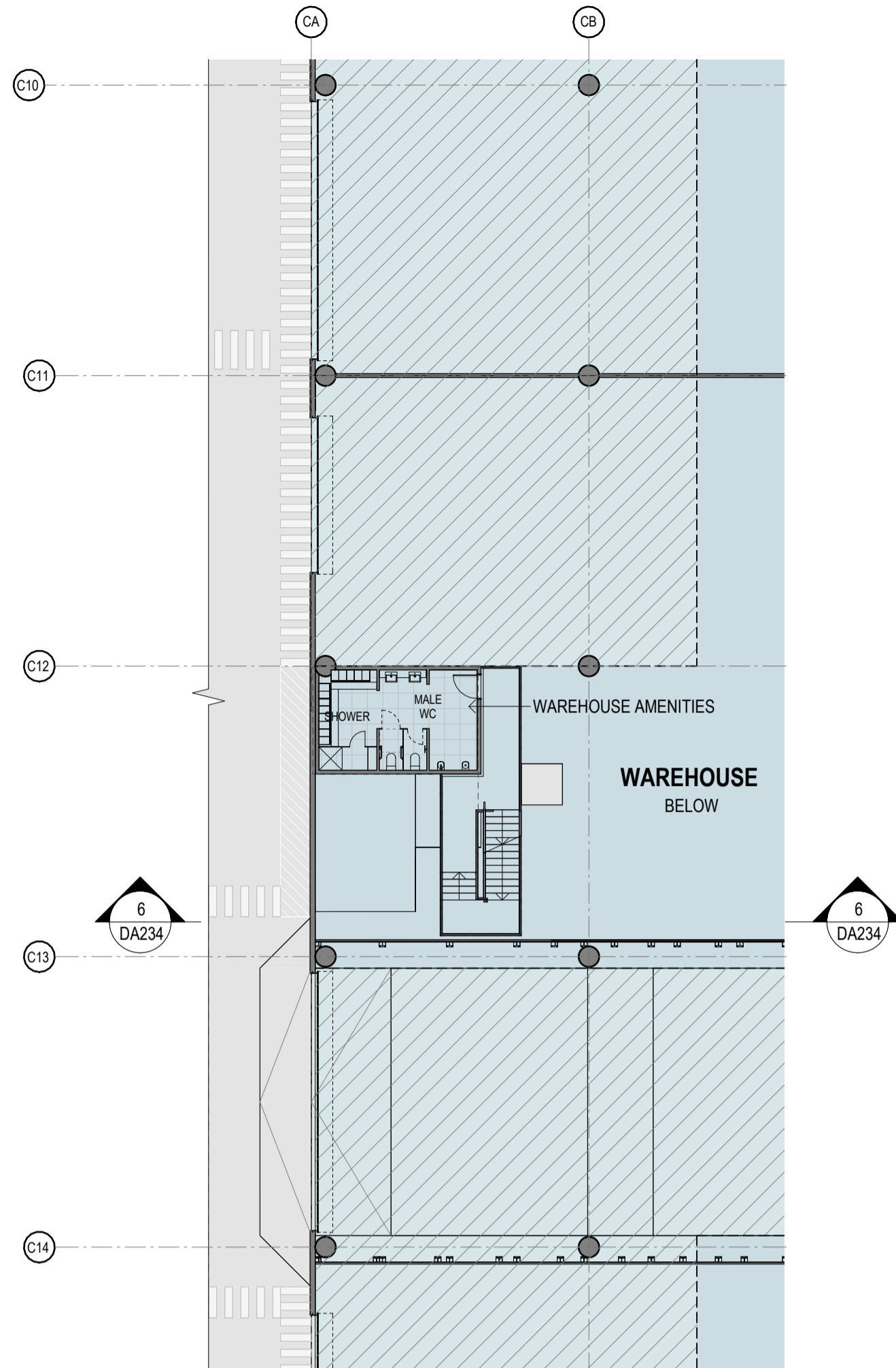


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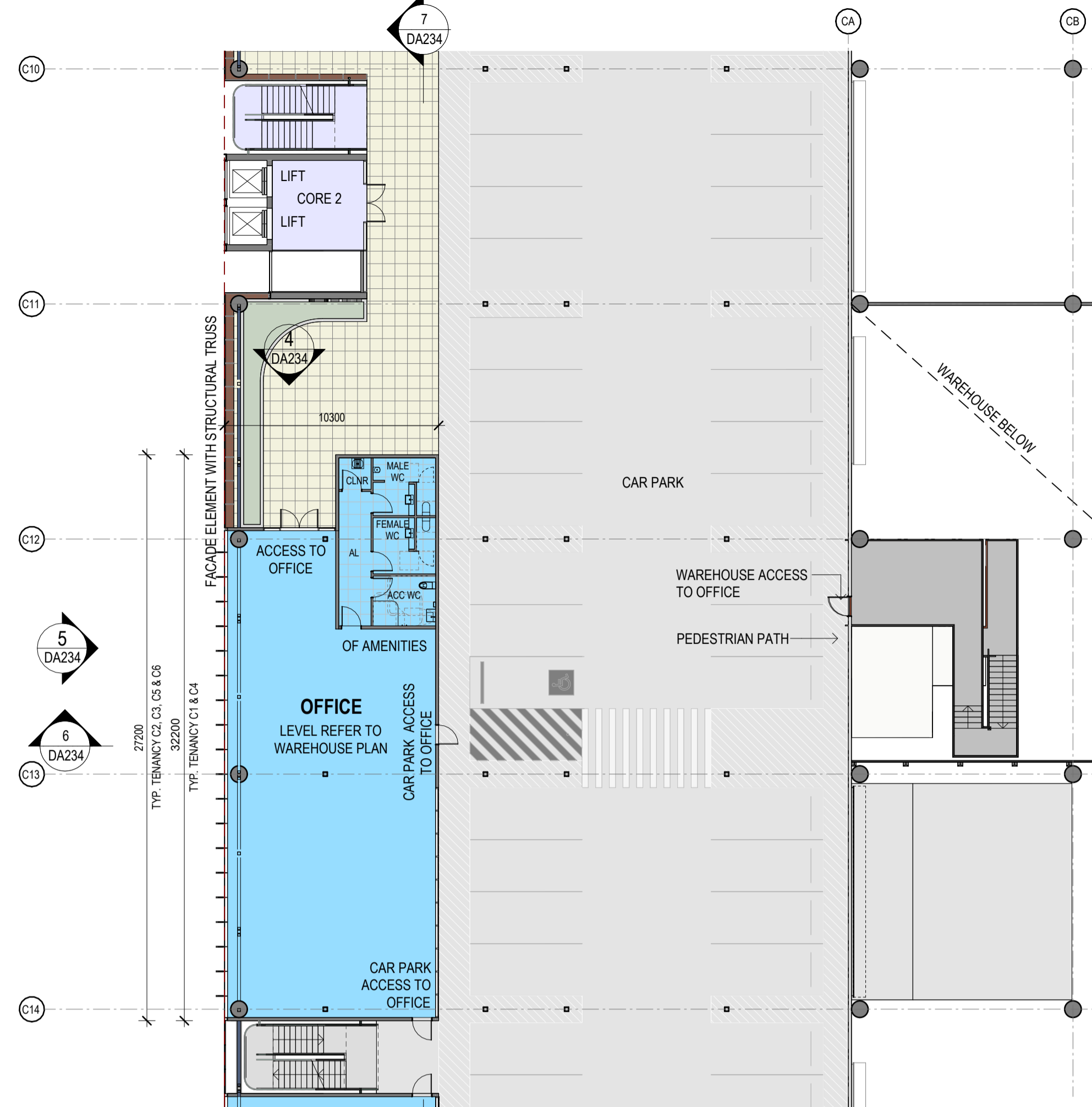
TITLE	TENANCY B6	PROJECT NO.	22144	DWG NO.	DA225	REVISION	8
DATE	31.05.2024	SCALE					



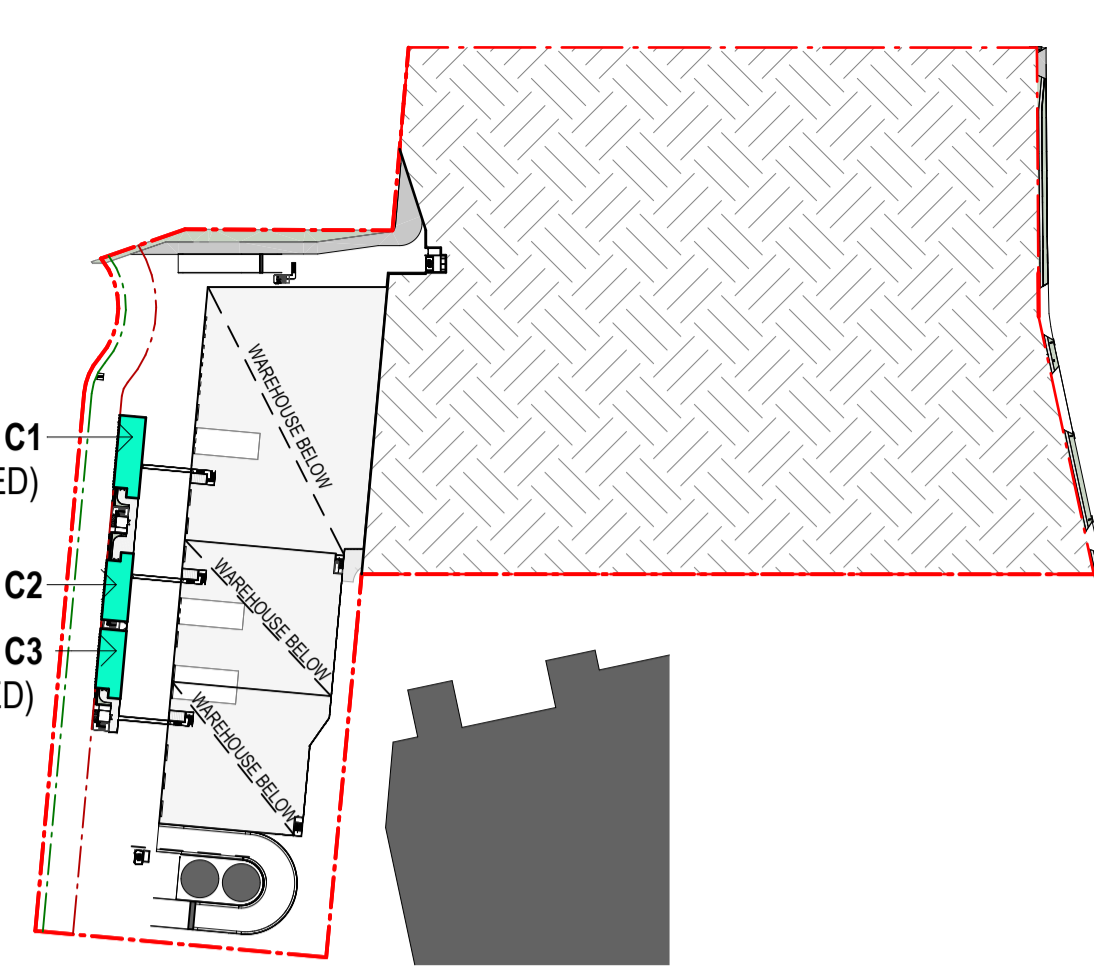
1 TYPICAL WAREHOUSE FLOOR PLAN 1 : 200



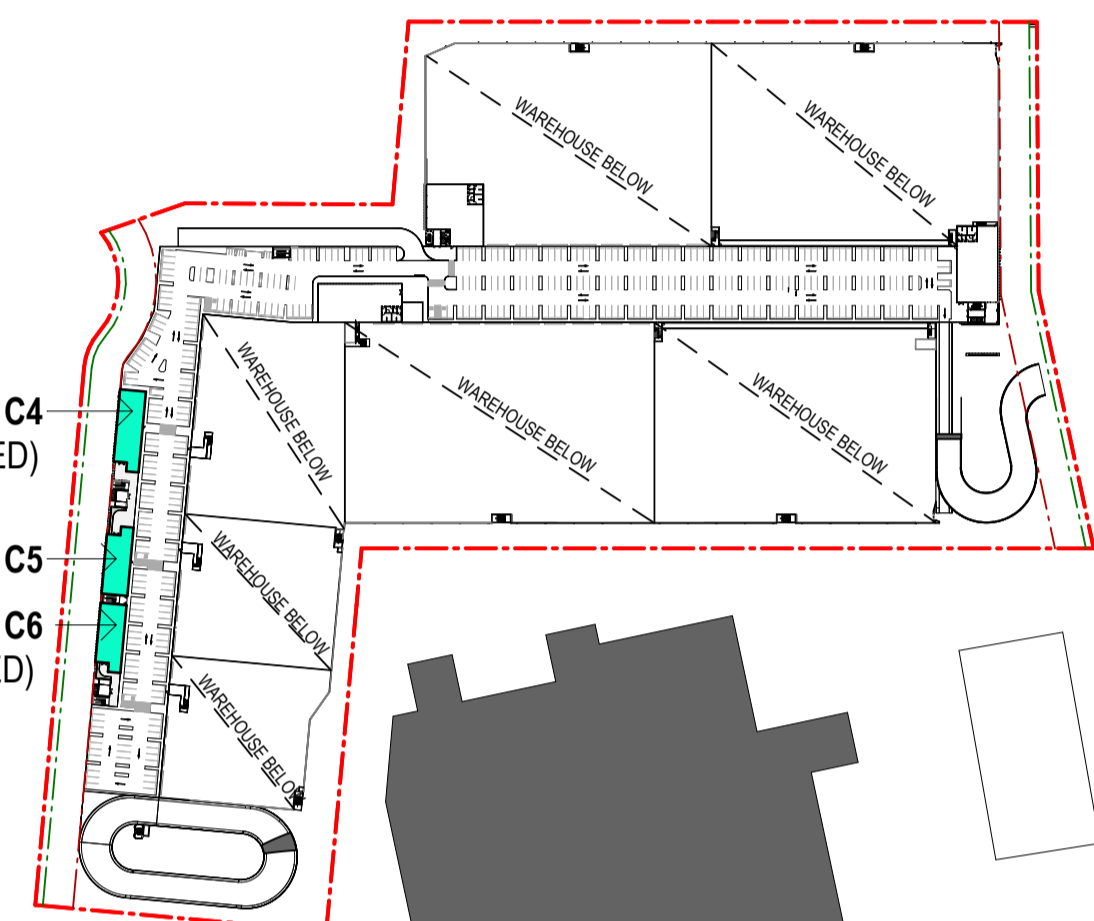
2 TYPICAL AMENITIES MEZZ FLOOR PLAN 1 : 200



3 TYPICAL OFFICE FLOOR PLAN 1 : 200

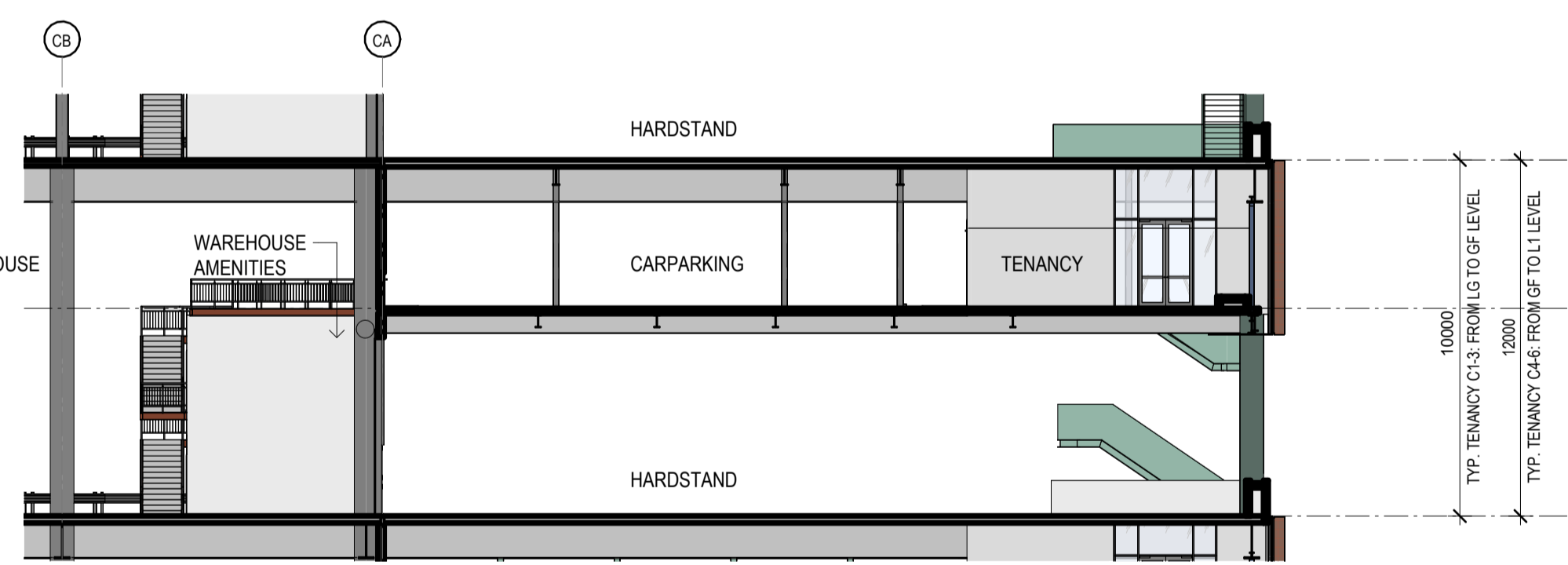


KEY PLAN - LOWER GROUND MEZZ - TENANCY C1 C2 C3

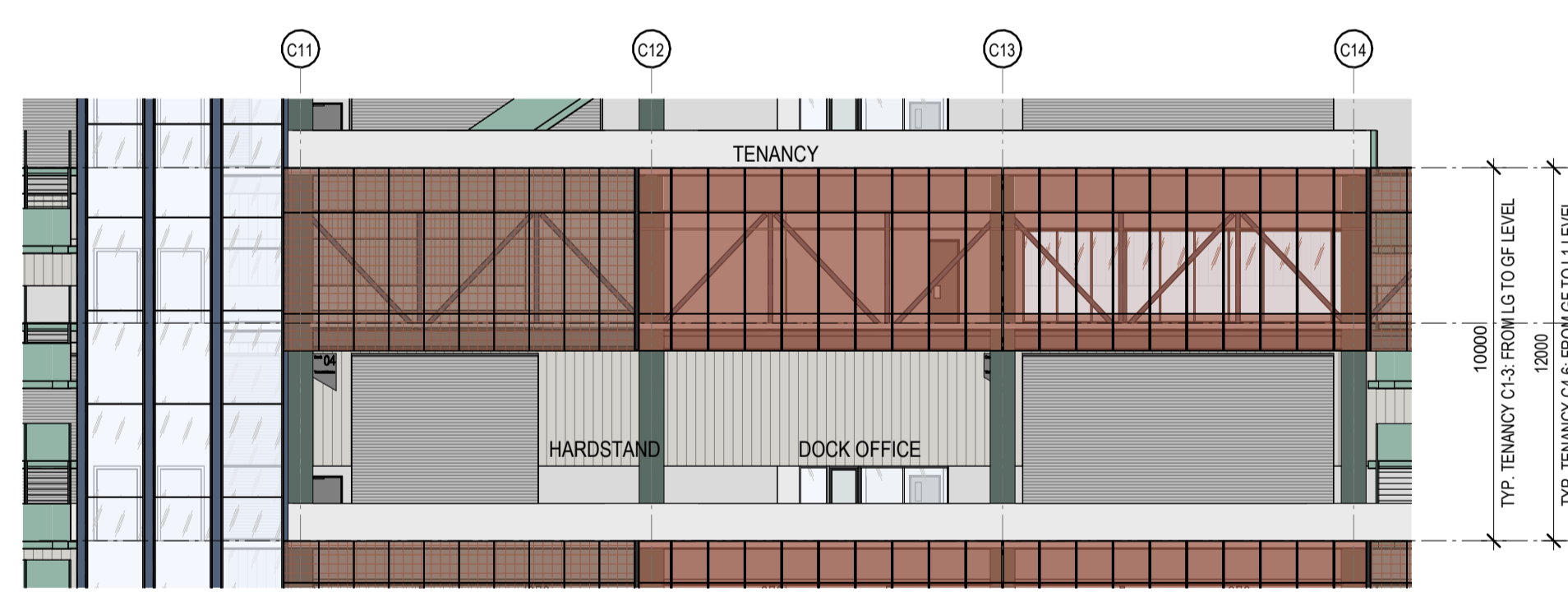


KEY PLAN - GROUND MEZZ - TENANCY C4 C5 C6

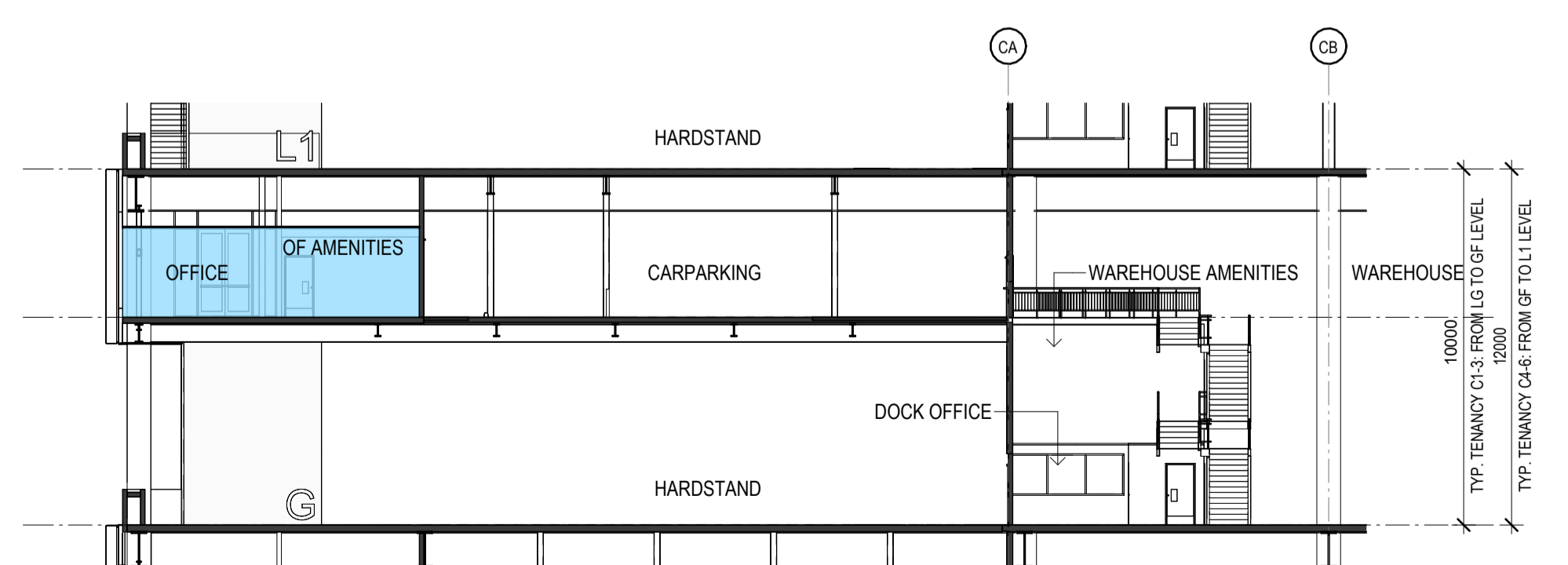
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



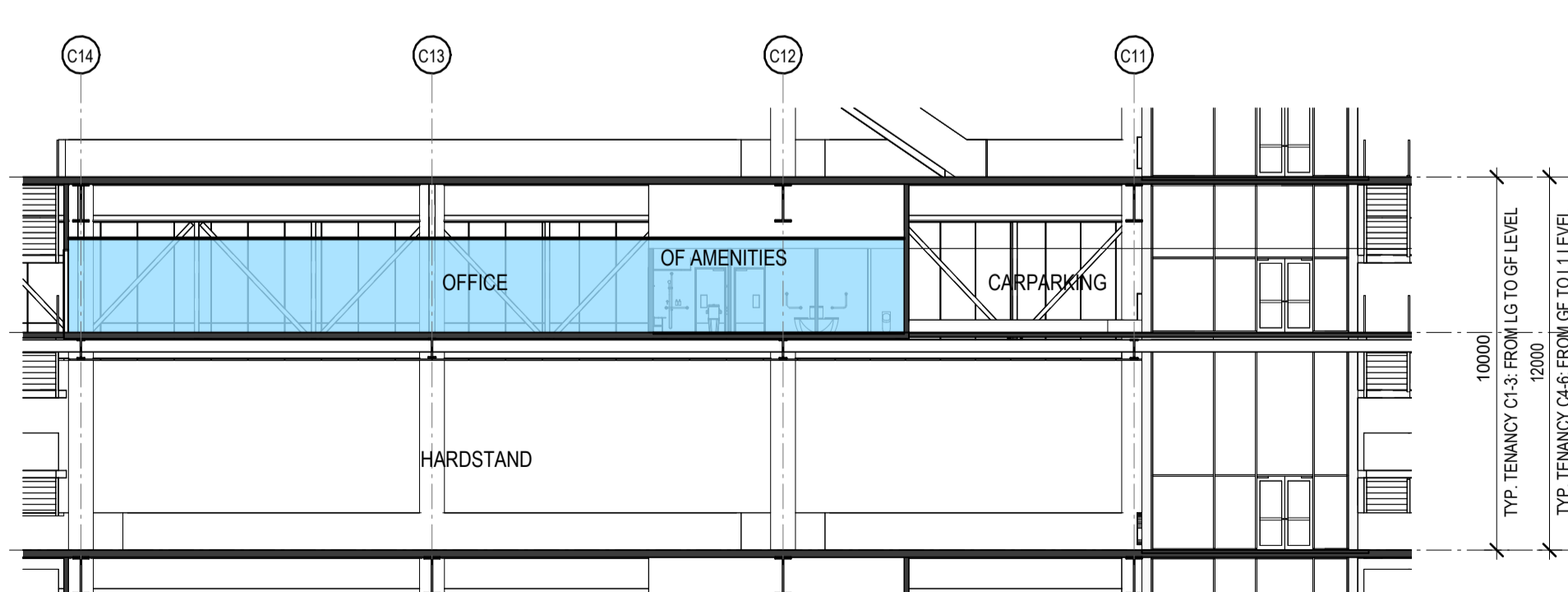
4 TYPICAL ELEVATION 1 1 : 200



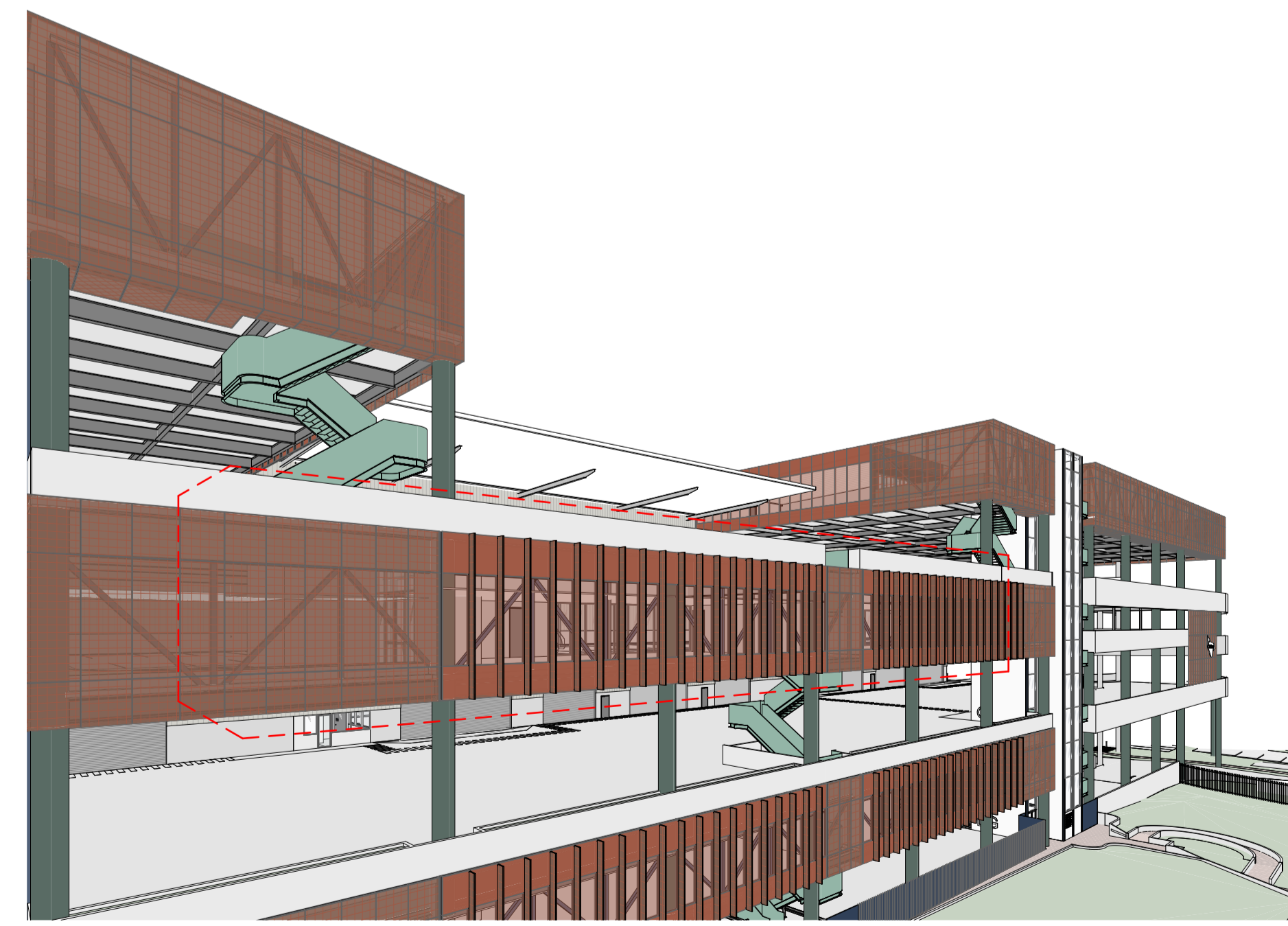
5 TYPICAL ELEVATION 2 1 : 200



6 TYPICAL SECTION 1 1 : 200



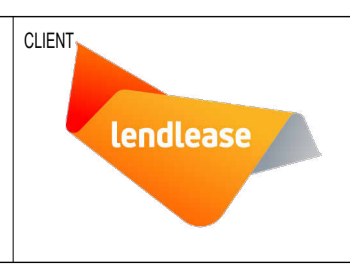
7 TYPICAL SECTION 2 1 : 200



8 TENANCY - 3D VIEW TYPICAL

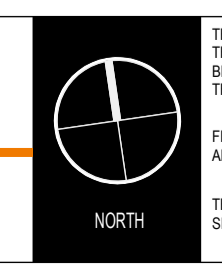
COORDINATION

	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	



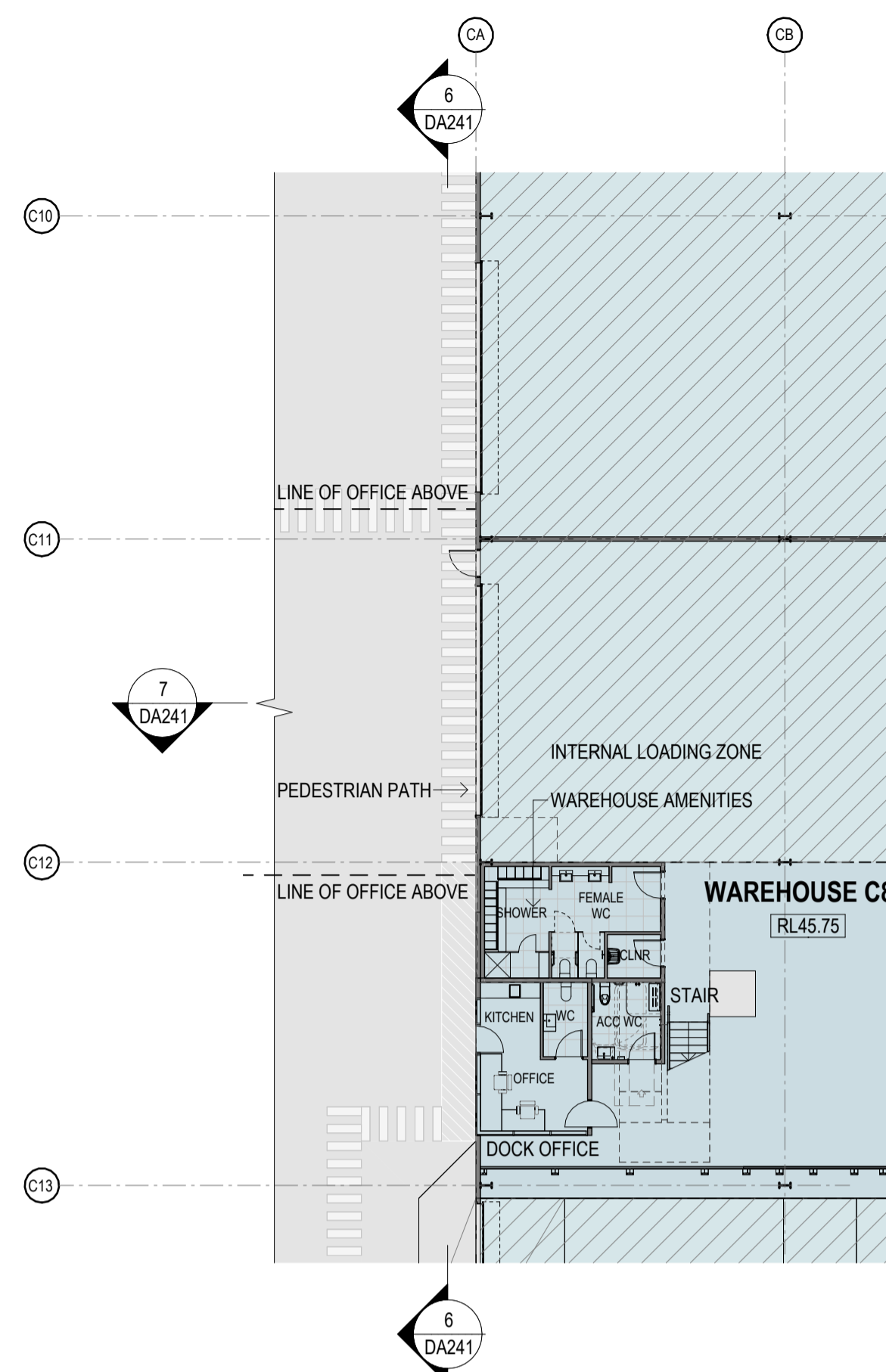
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

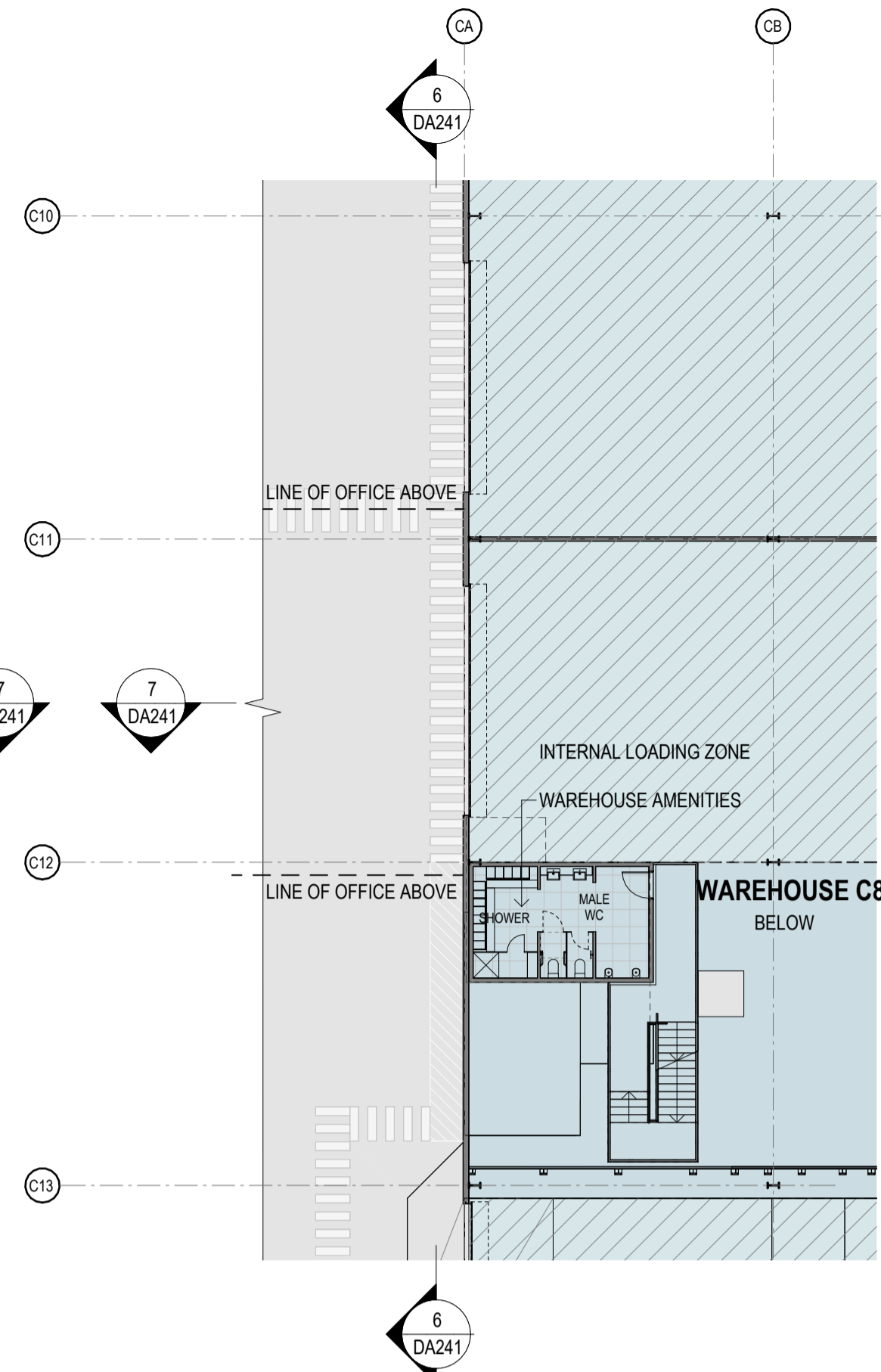


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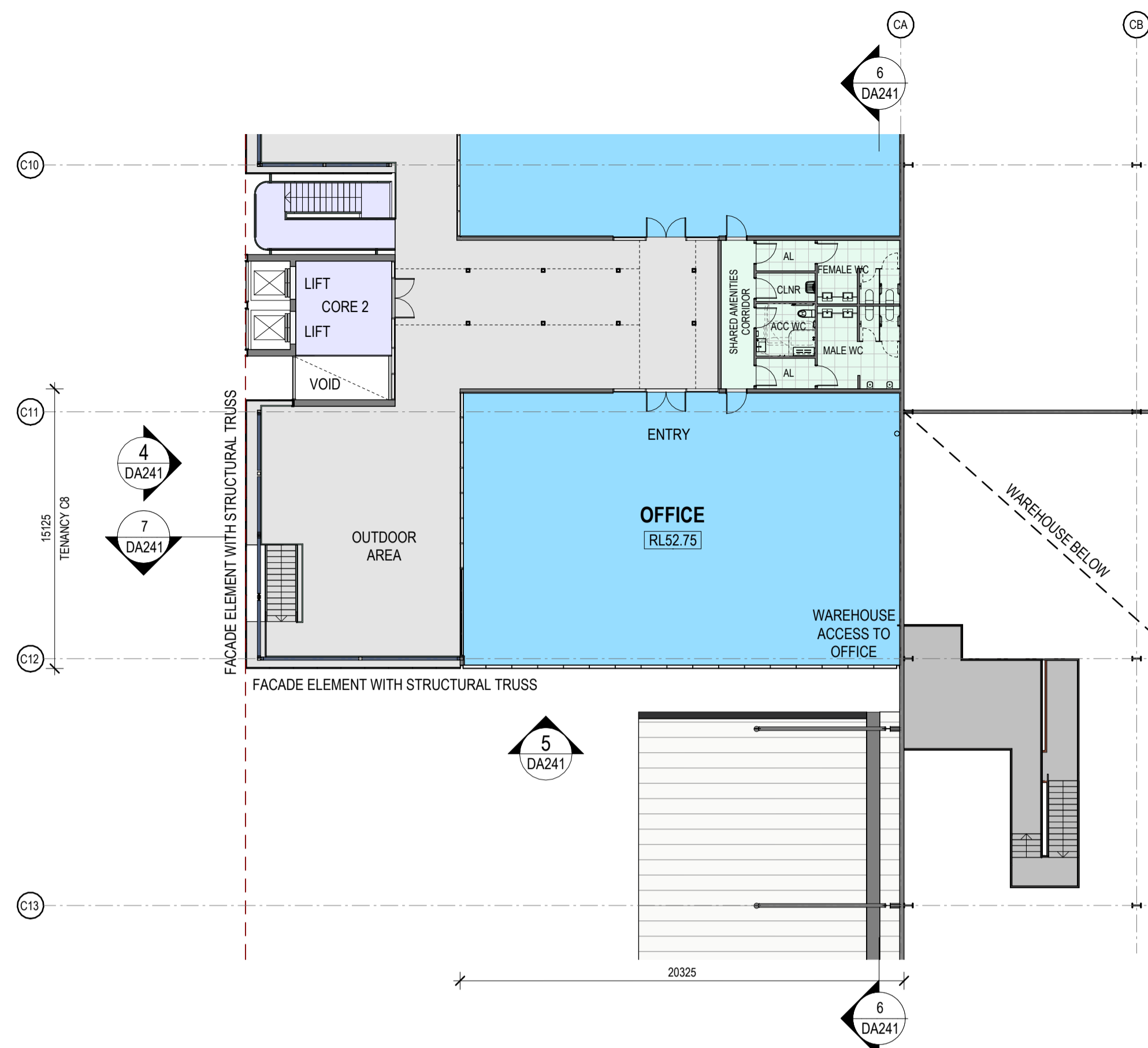
TITLE	TENANCY TYPICAL C1-6
DATE	31.05.2024
SCALE	
PROJECT NO.	22144
DWG NO.	DA234
REVISION	6



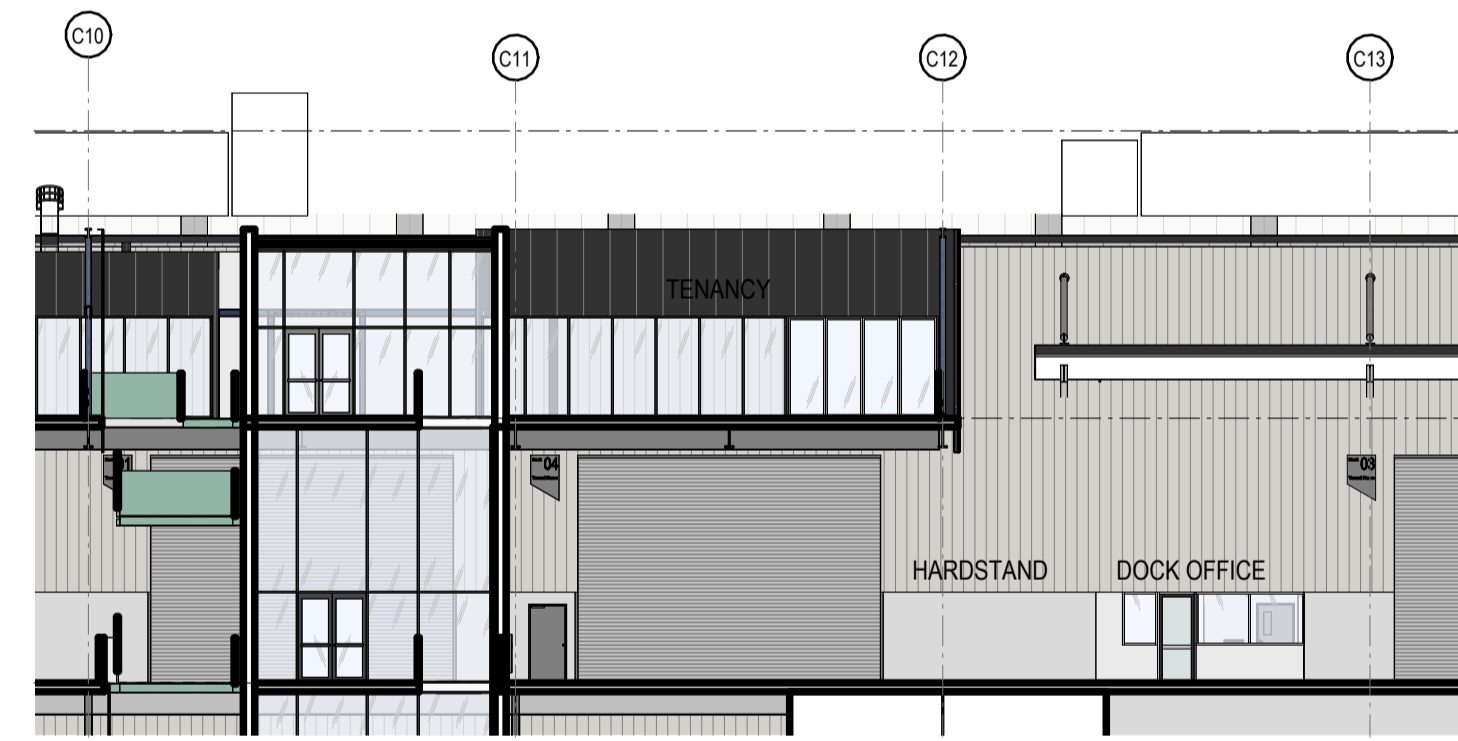
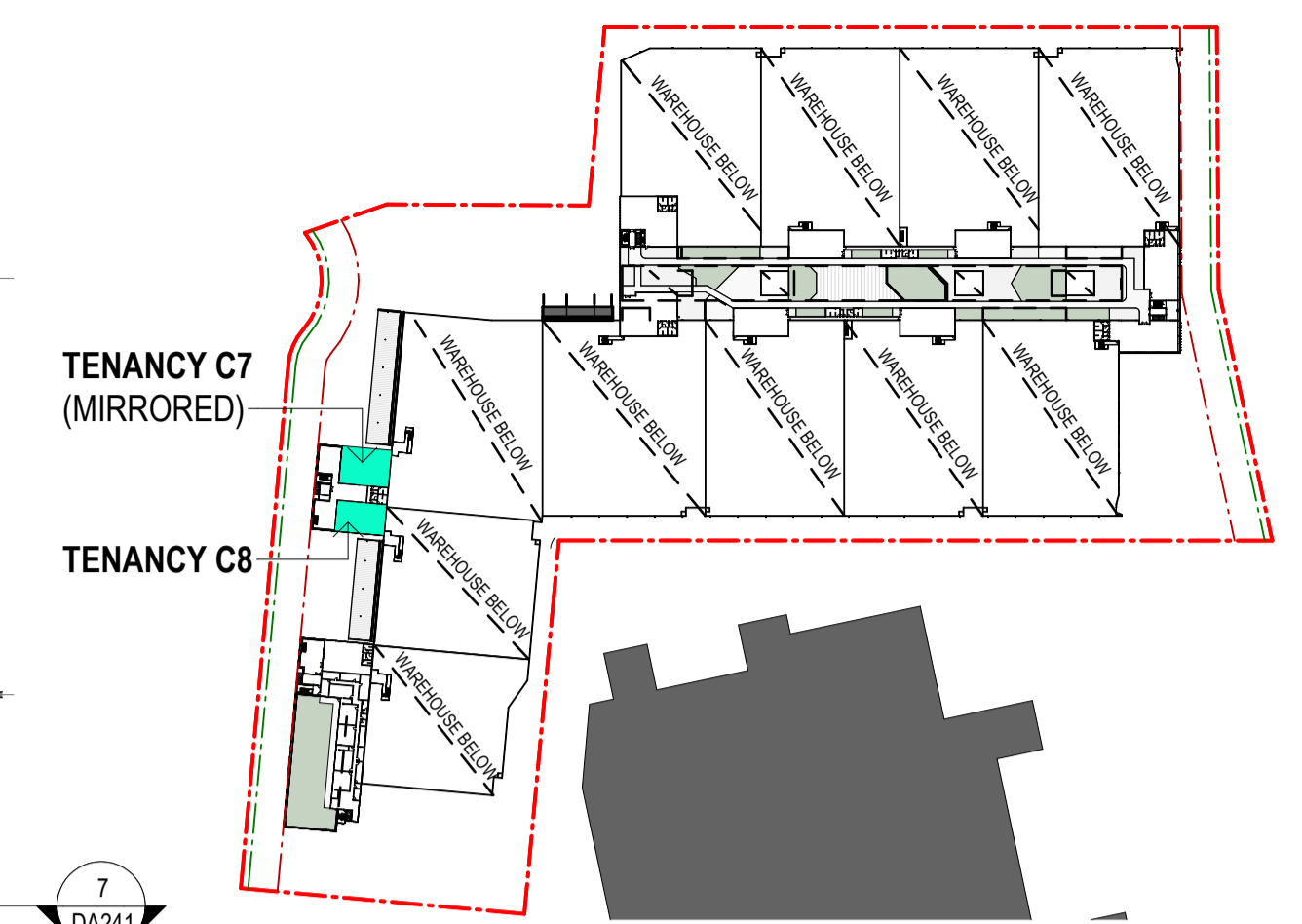
1 TYPICAL WARHEOUSE FLOOR PLAN 1 : 200



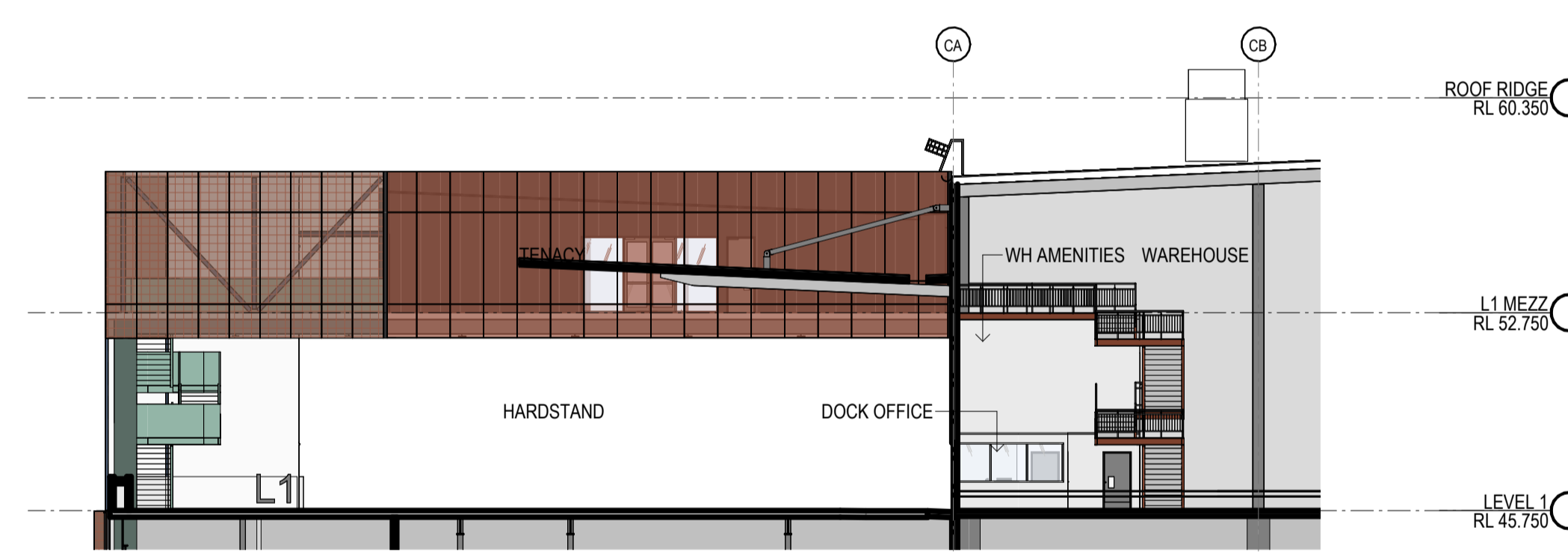
2 TYPICAL WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



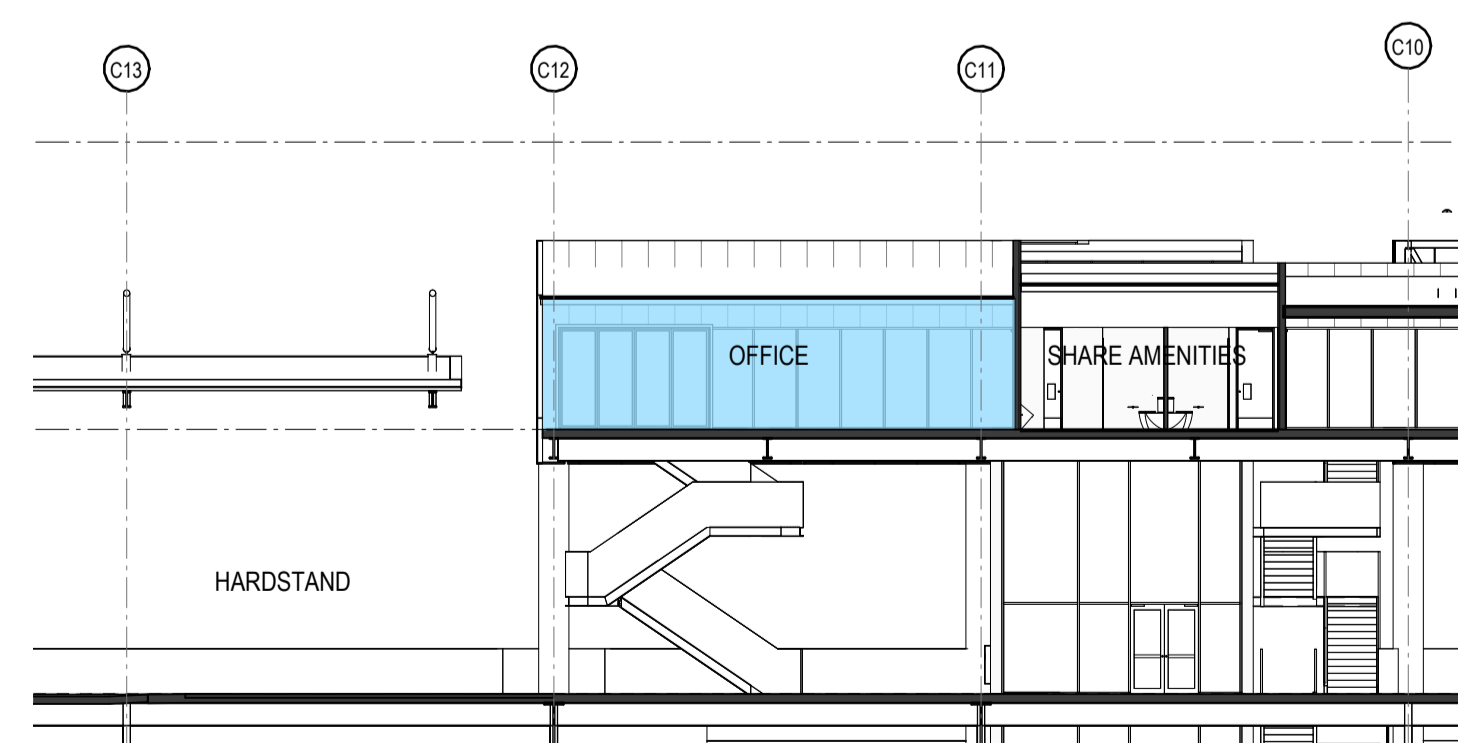
3 TYPICAL OFFICE FLOOR PLAN 1 : 200



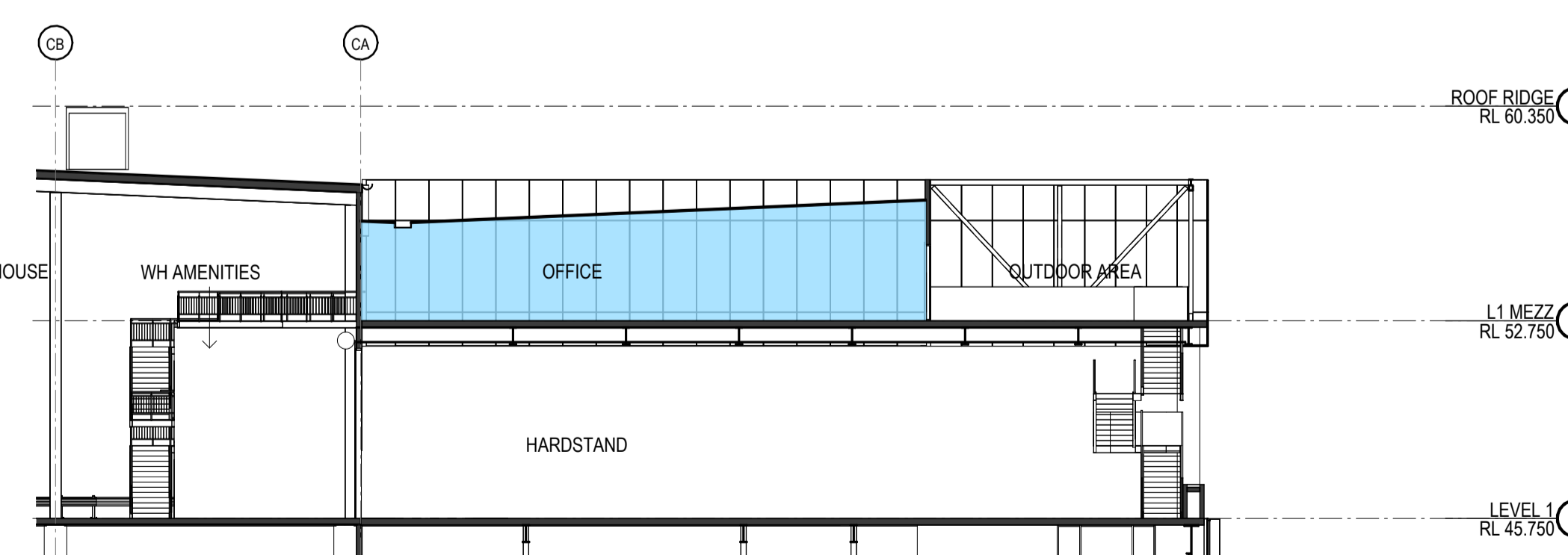
4 TYPICAL ELEVATION 1 1 : 200



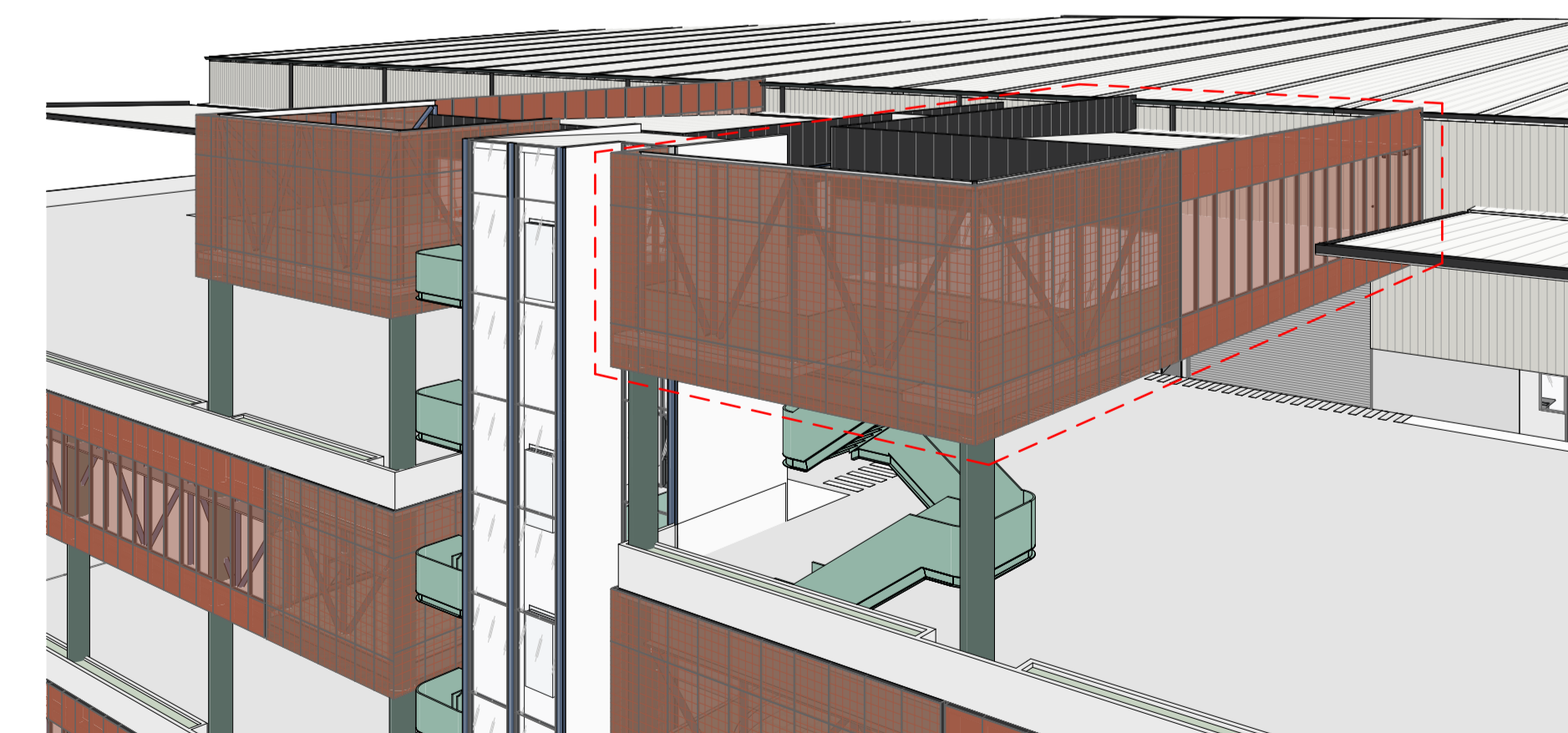
5 TYPICAL ELEVATION 2 1 : 200



6 TYPICAL SECTION 1 1 : 200



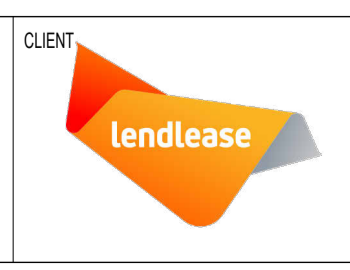
7 TYPICAL SECTION 2 1 : 200



8 TENANCY C8 3D VIEW

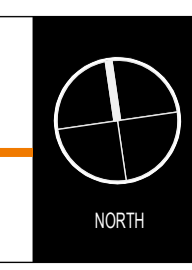
COORDINATION

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



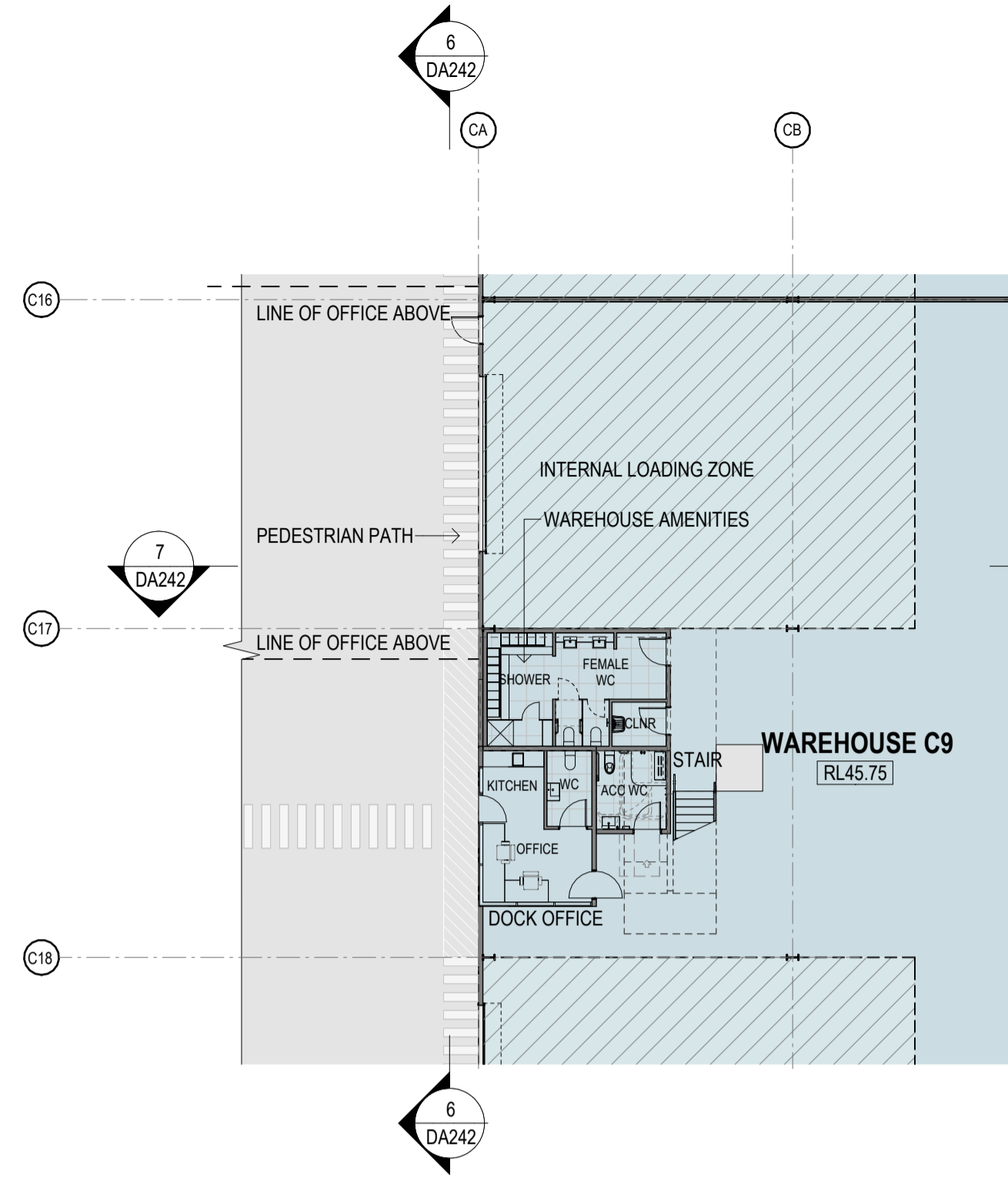
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

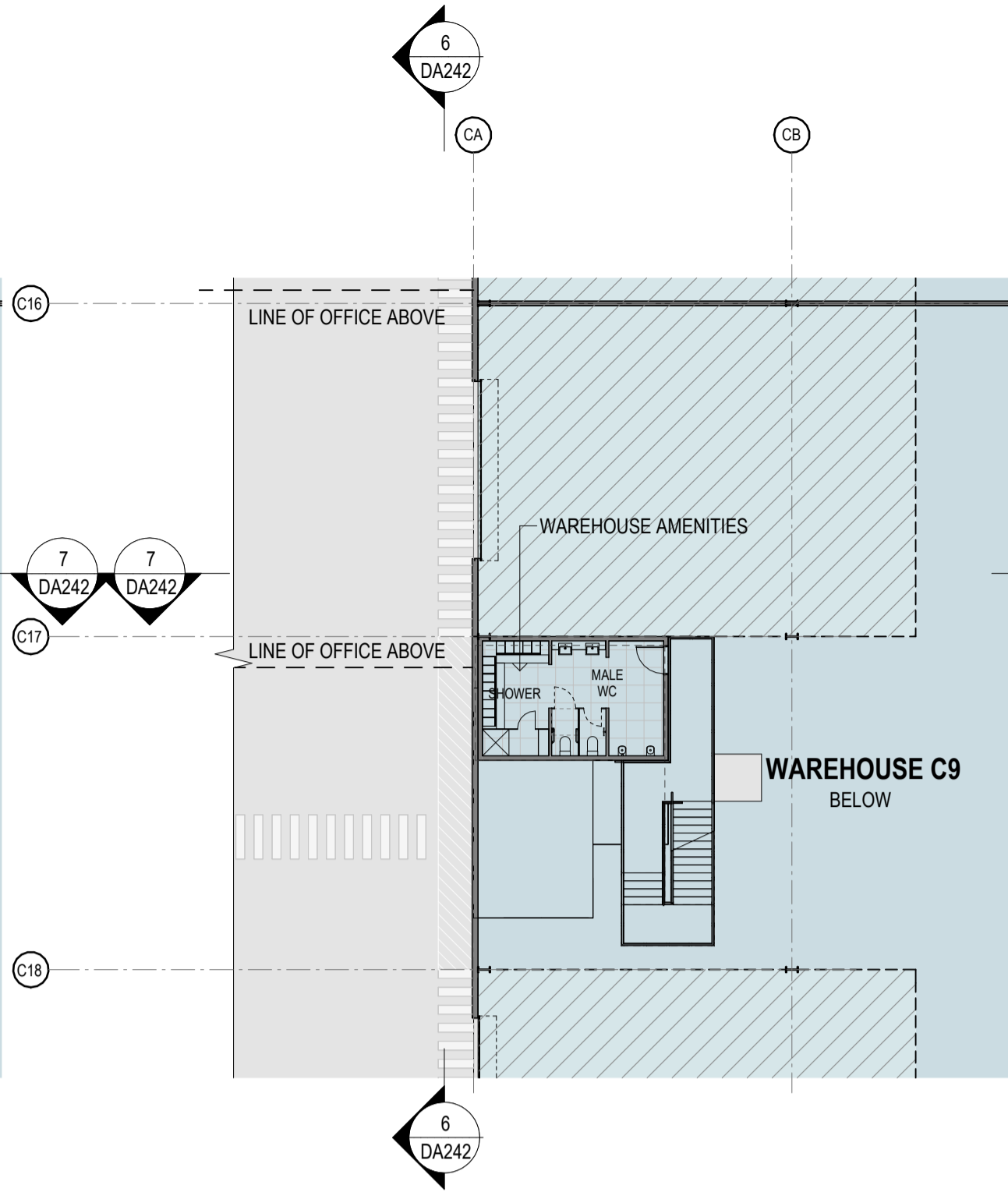


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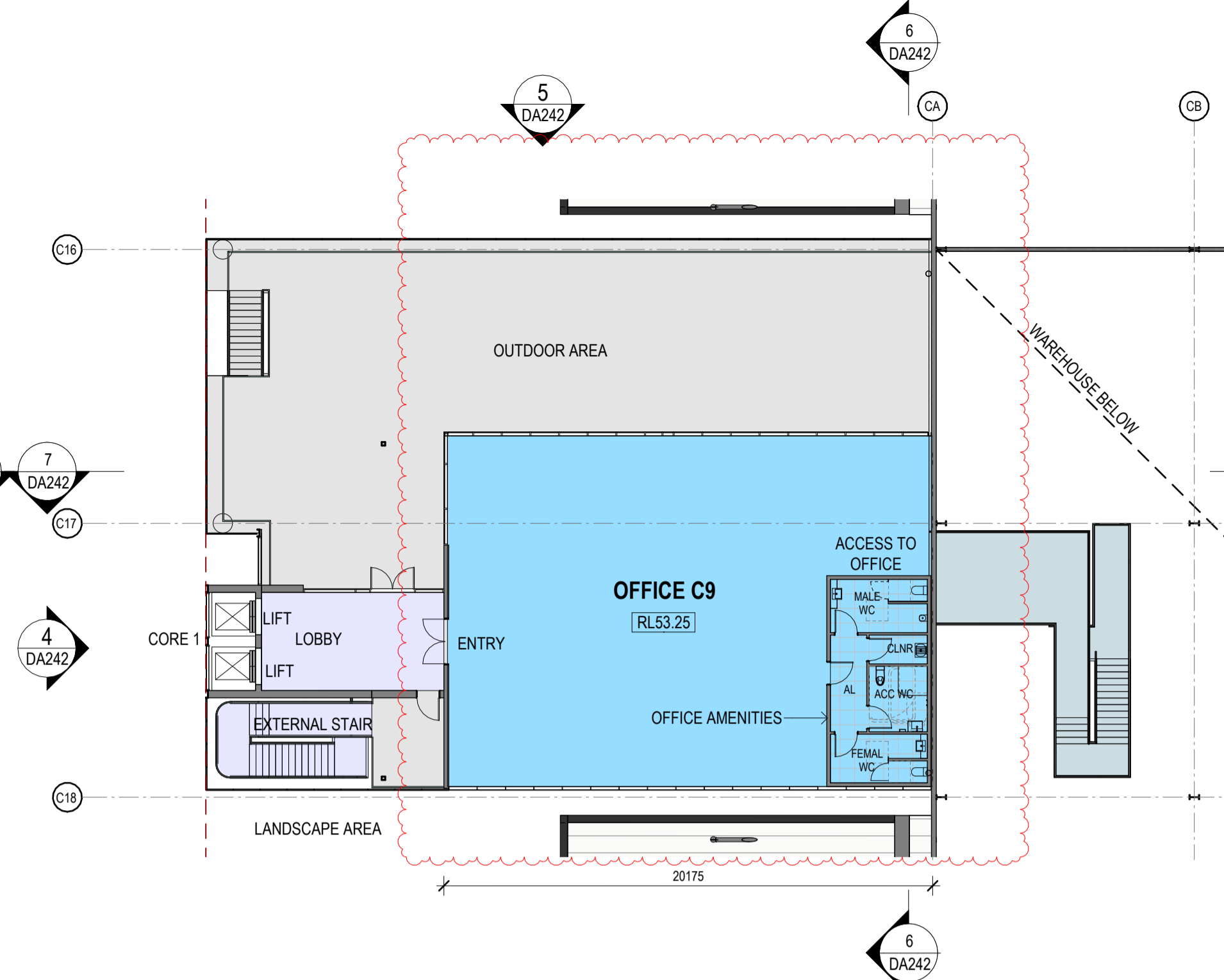
TITLE	TENANCY TYPICAL C7-8		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA241
			REVISION
			6



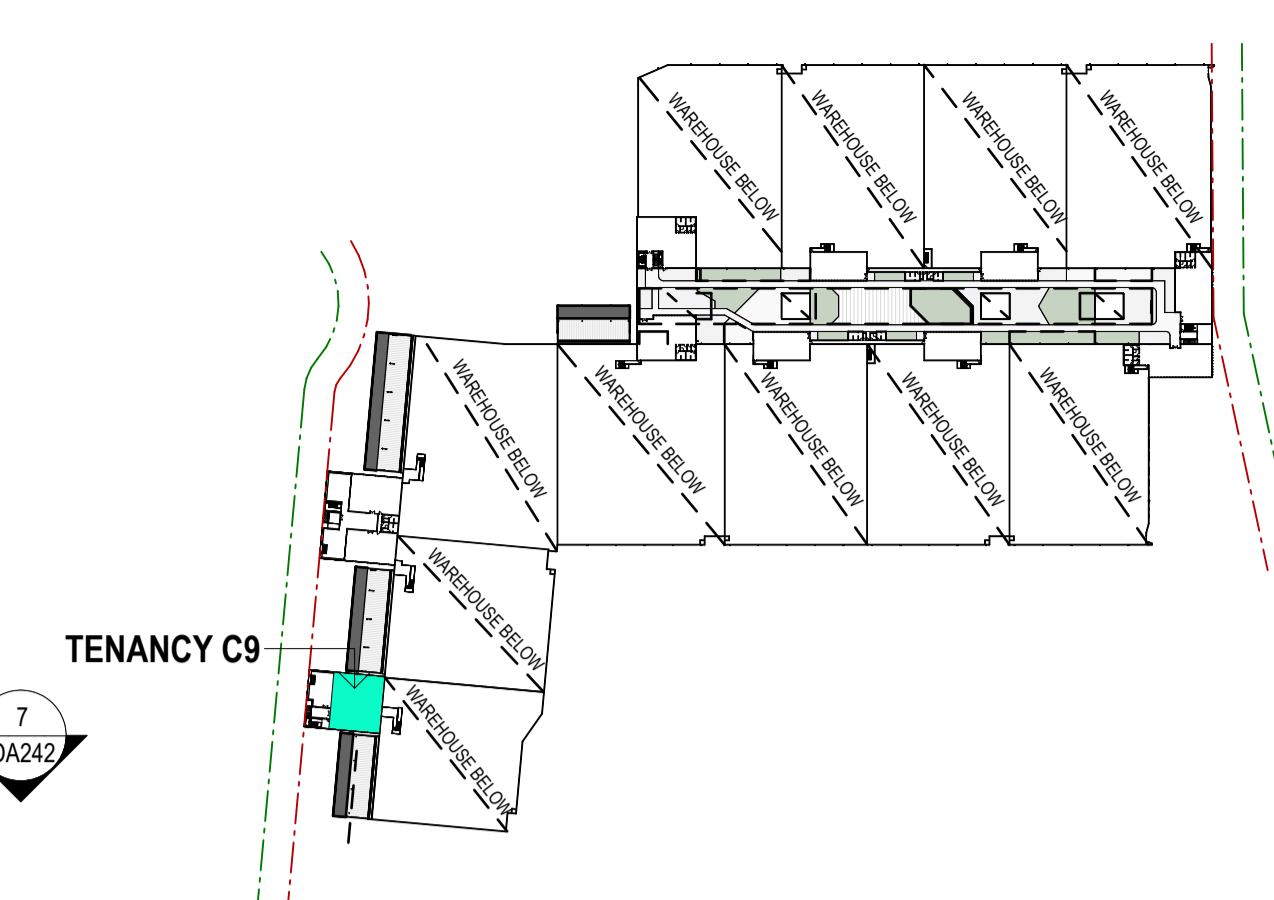
1 TENANCY C9 WARHEOUSE FLOOR PLAN 1 : 200



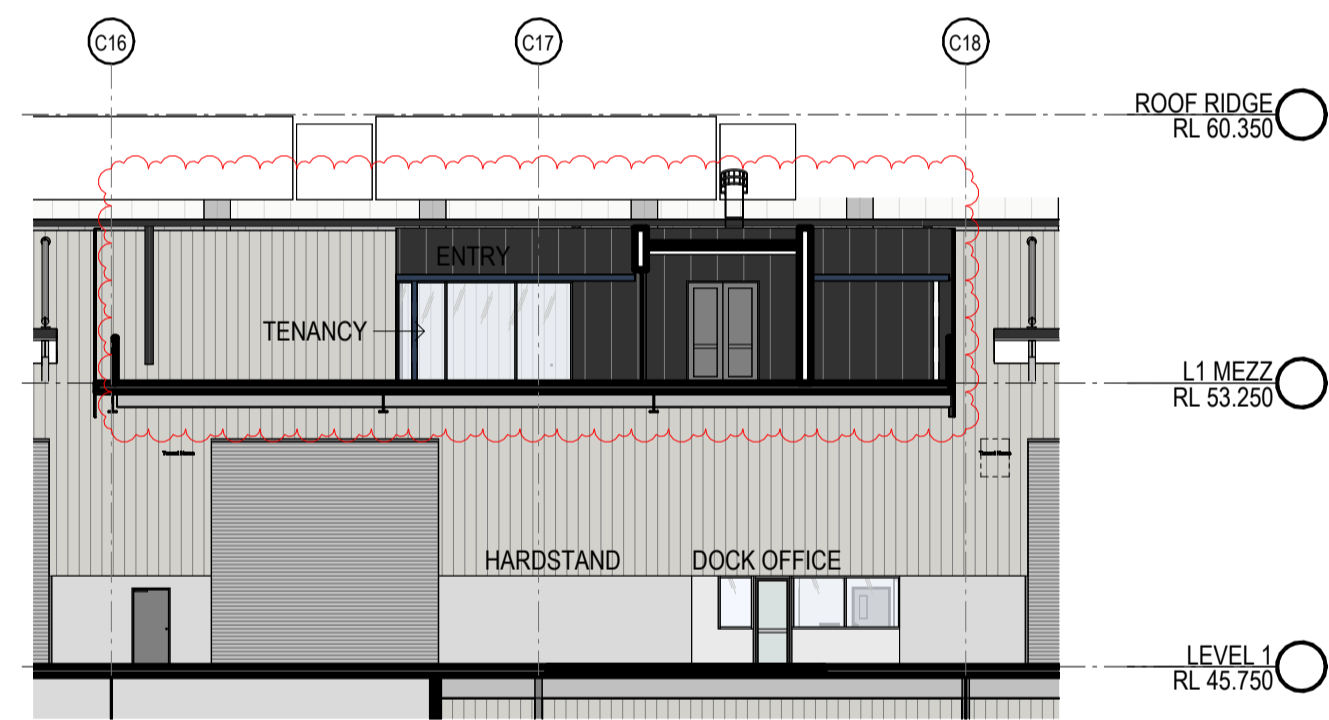
2 TENANCY C9 WARHEOUSE FLOOR PLAN AMENITIES MEZZ 1 : 200



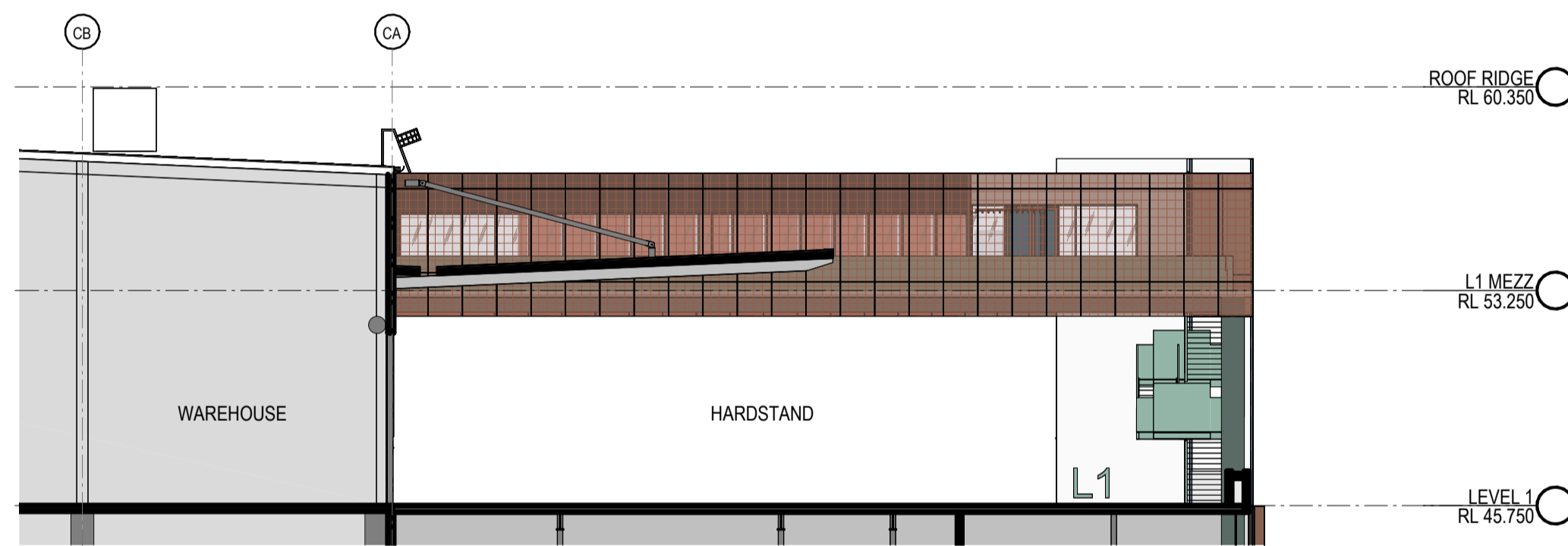
3 TENANCY C9 OFFICE FLOOR PLAN 1 : 200



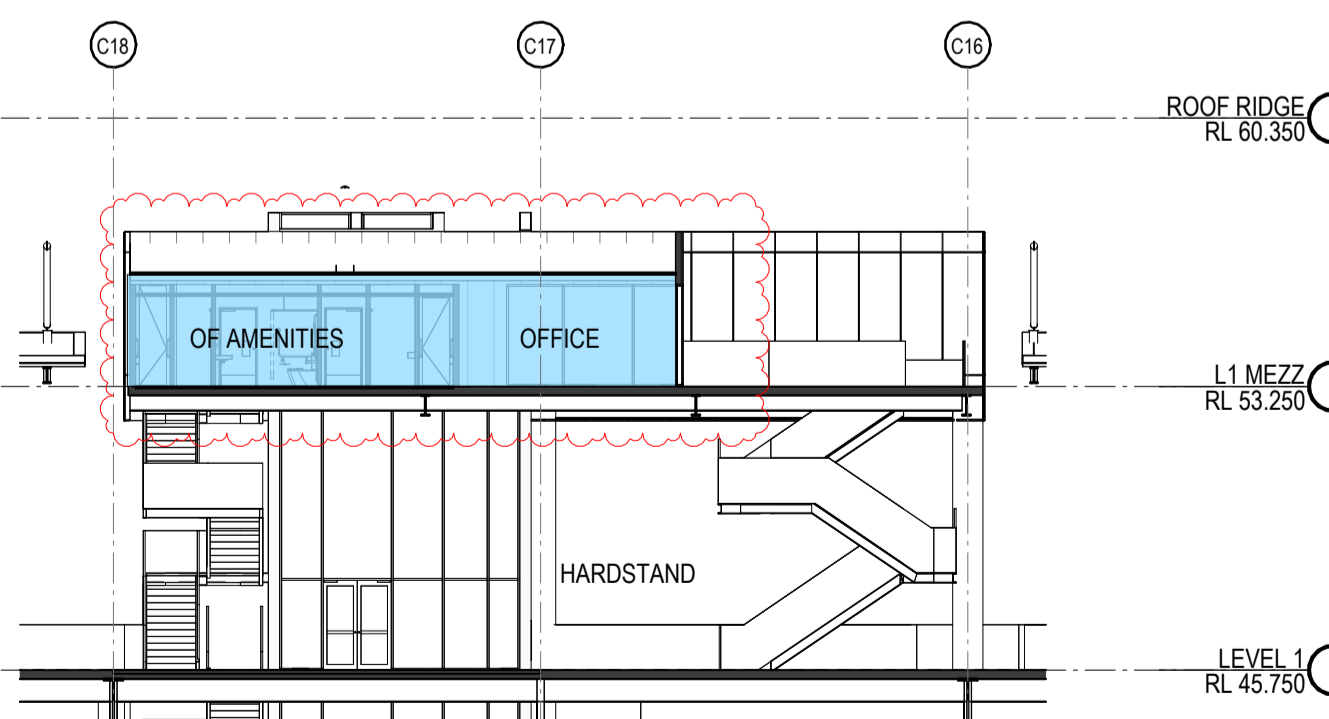
TENANCY C9
KEY PLAN - L1 MEZZ - TENANCY TYPICAL C9
NOTE:
ALL LEVELS ARE SUBJECT TO A +/- 500mm VARIATION
UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



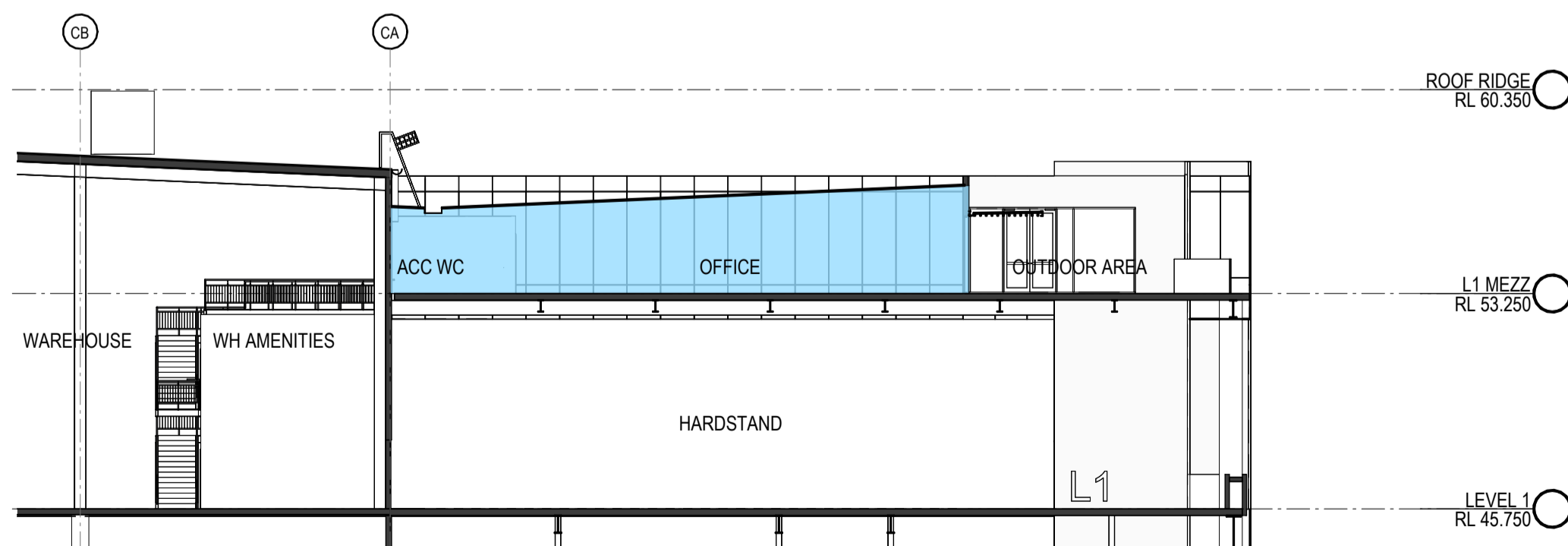
4 TENANCY C9 ELEVATION 1 1 : 200



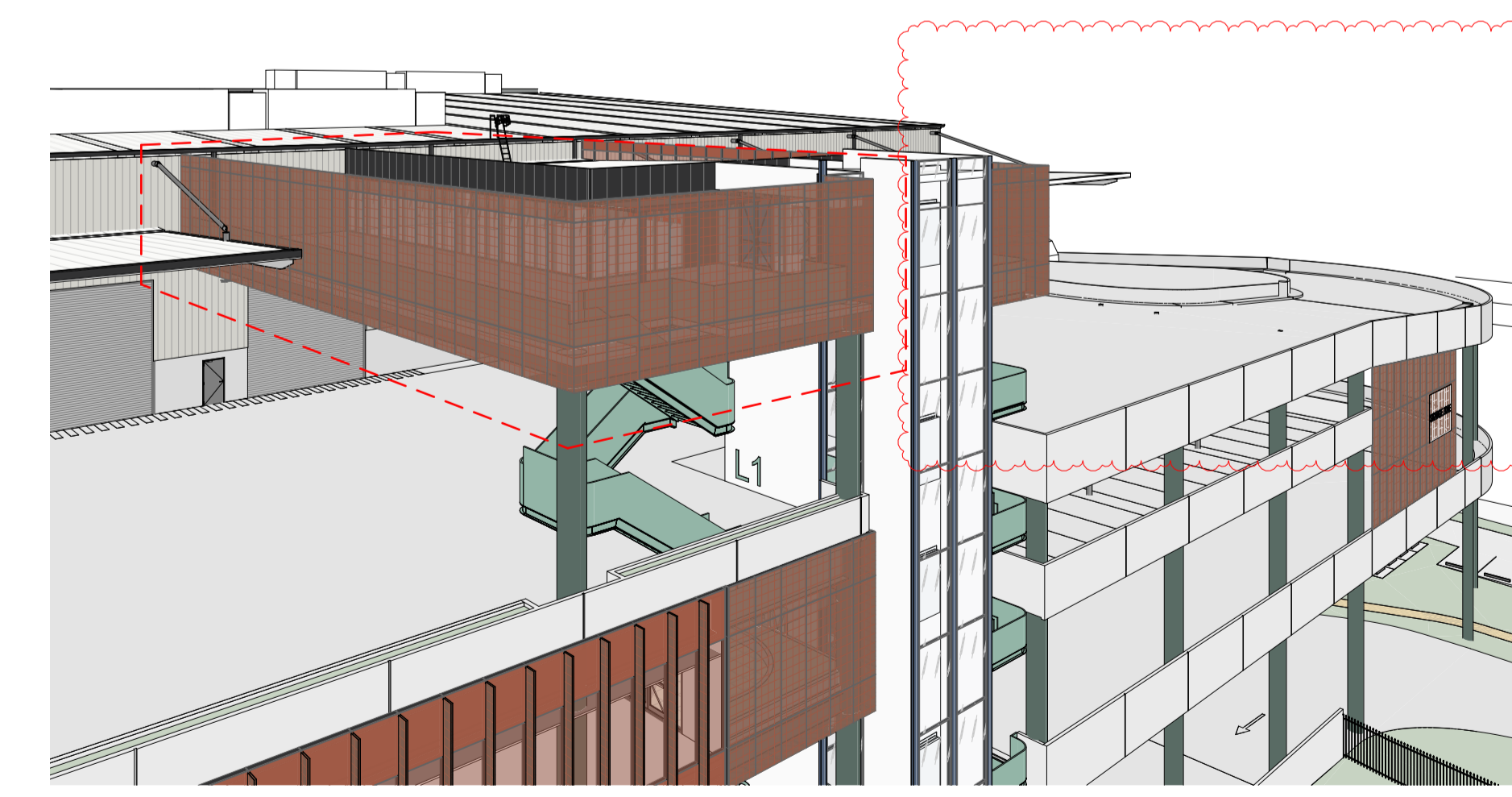
5 TENANCY C9 ELEVATION 2 1 : 200



6 TENANCY C9 SECTION 1 1 : 200

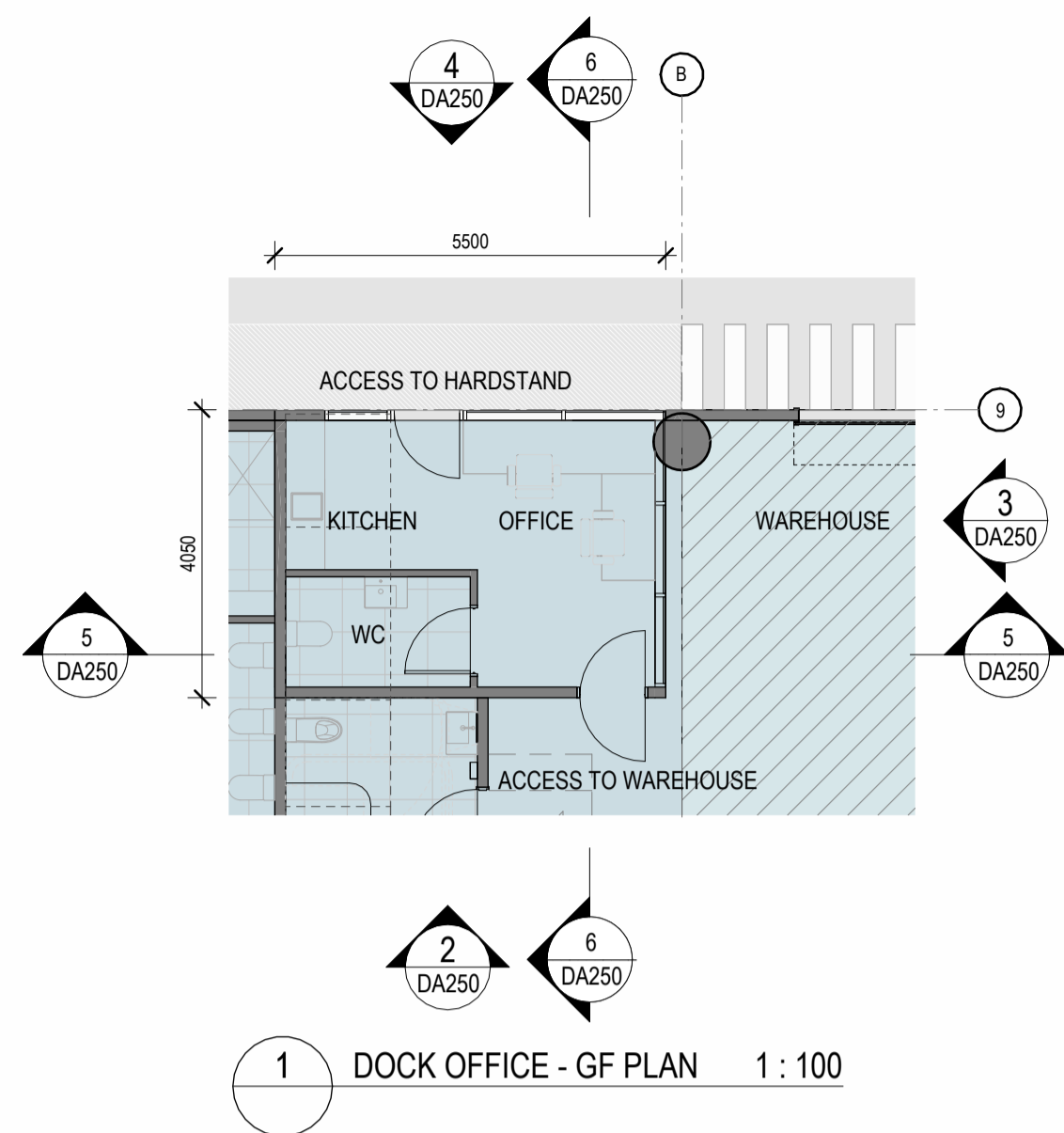


7 TENANCY C9 SECTION 2 1 : 200

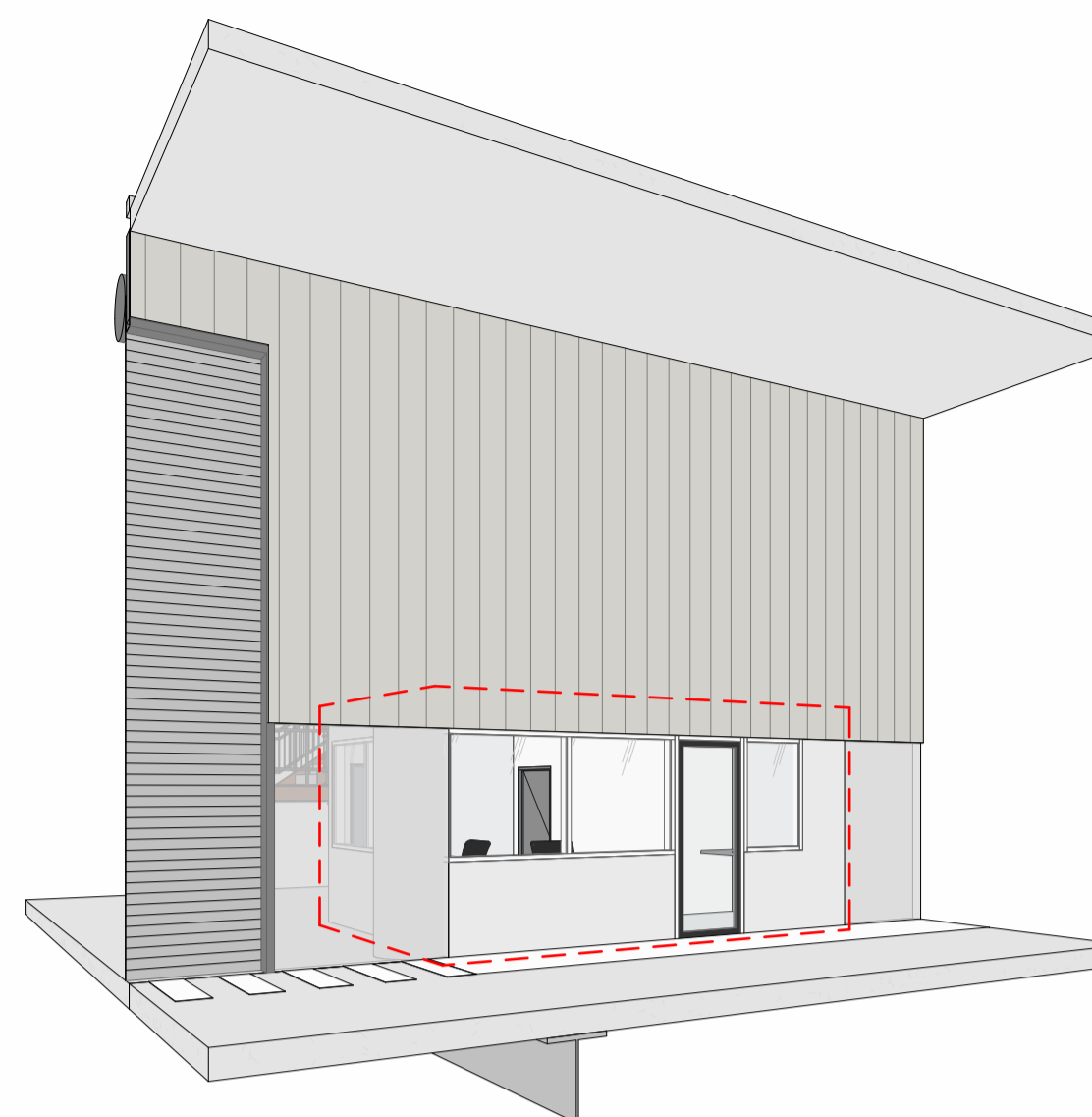


8 TENANCY C9 3D VIEW

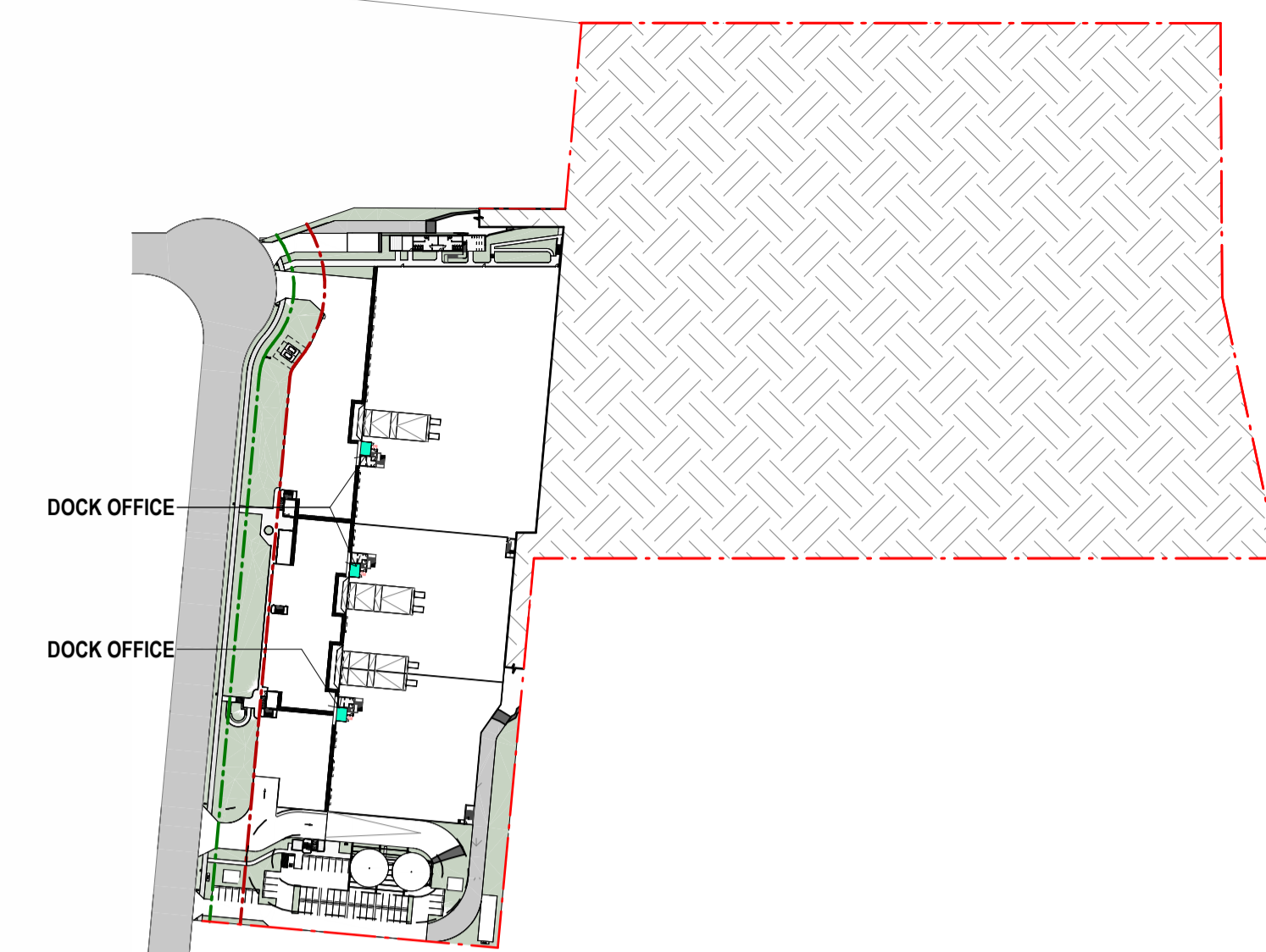
ISSUE FOR SSSA



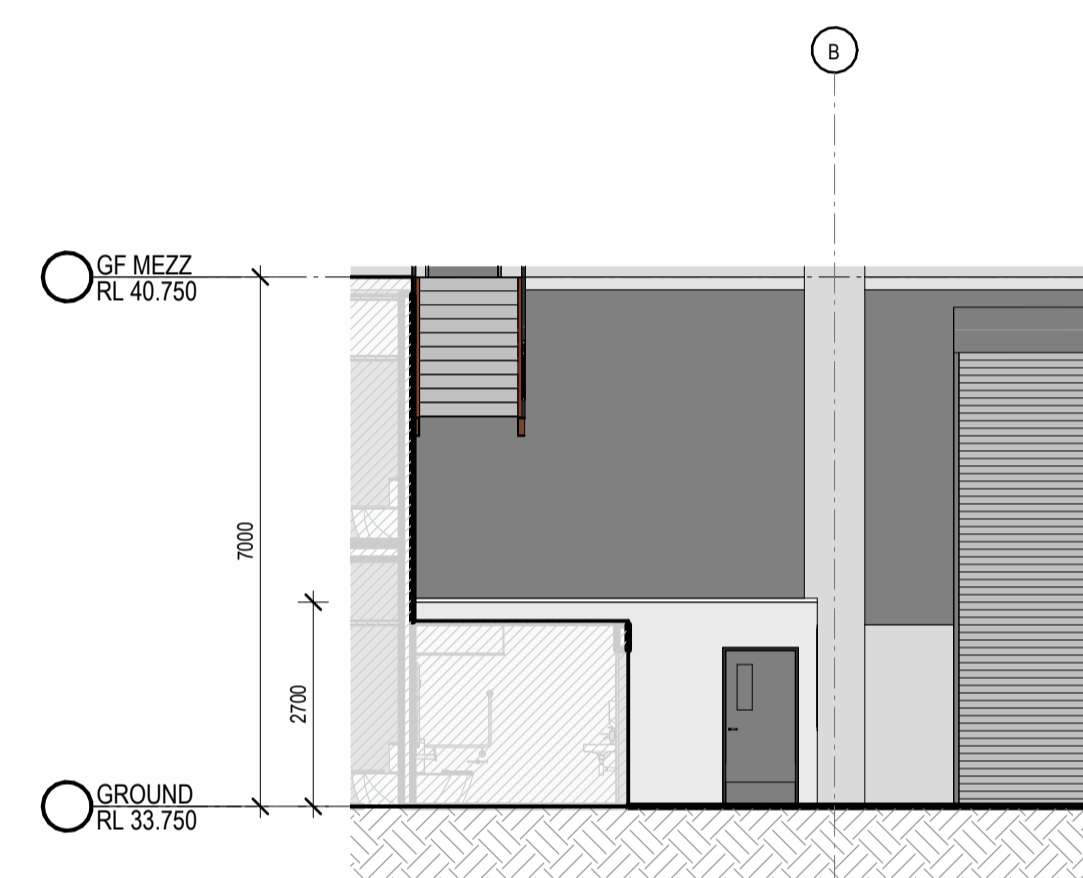
1 DOCK OFFICE - GF PLAN 1 : 100



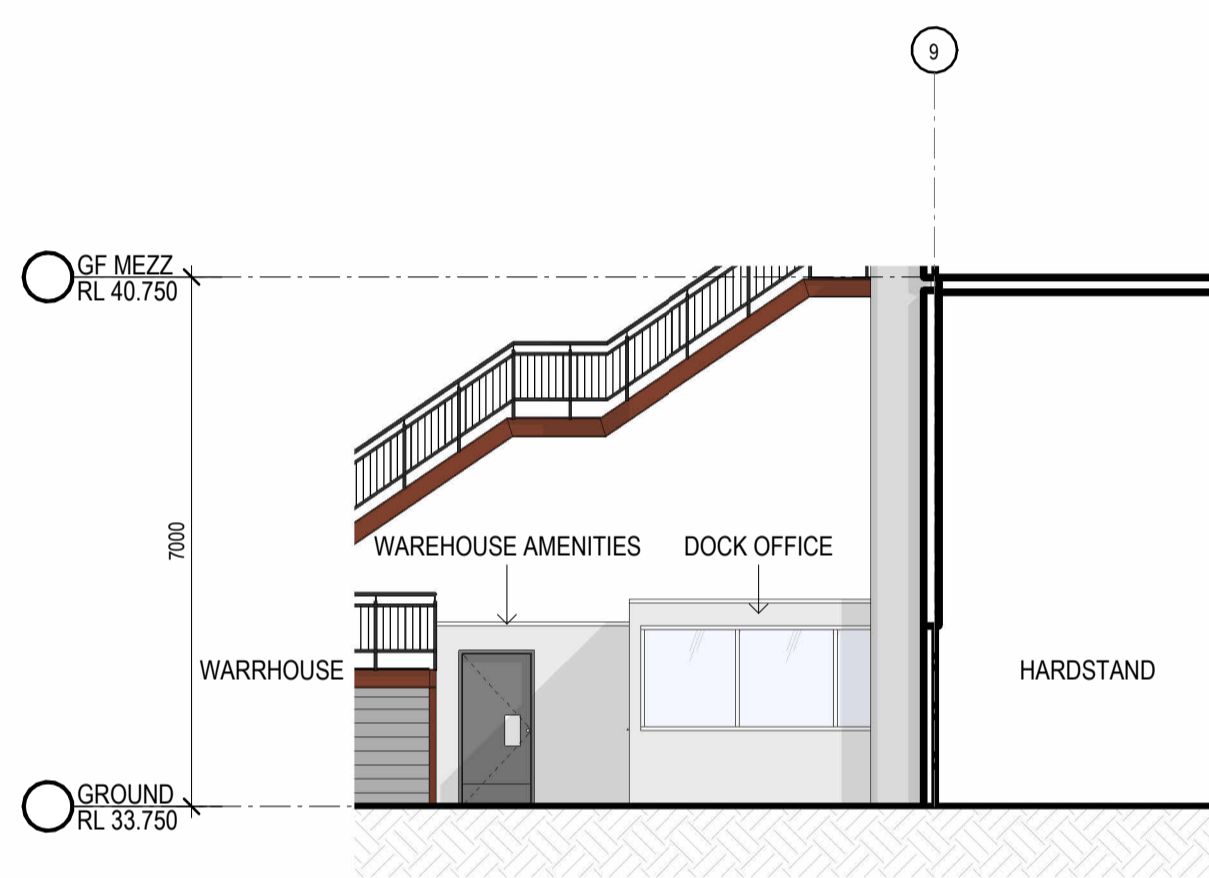
7 DOCK OFFICE - 3D VIEW TYPICAL



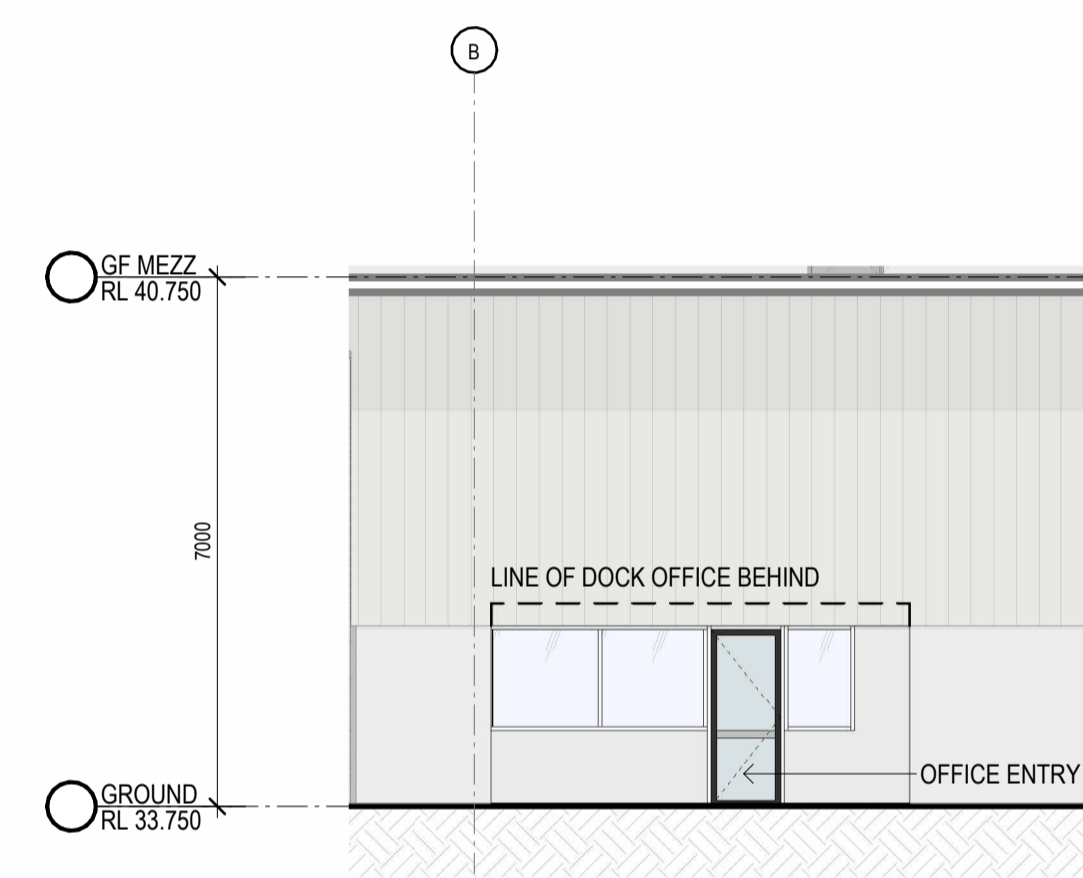
KEY PLAN - LOWER GROUND



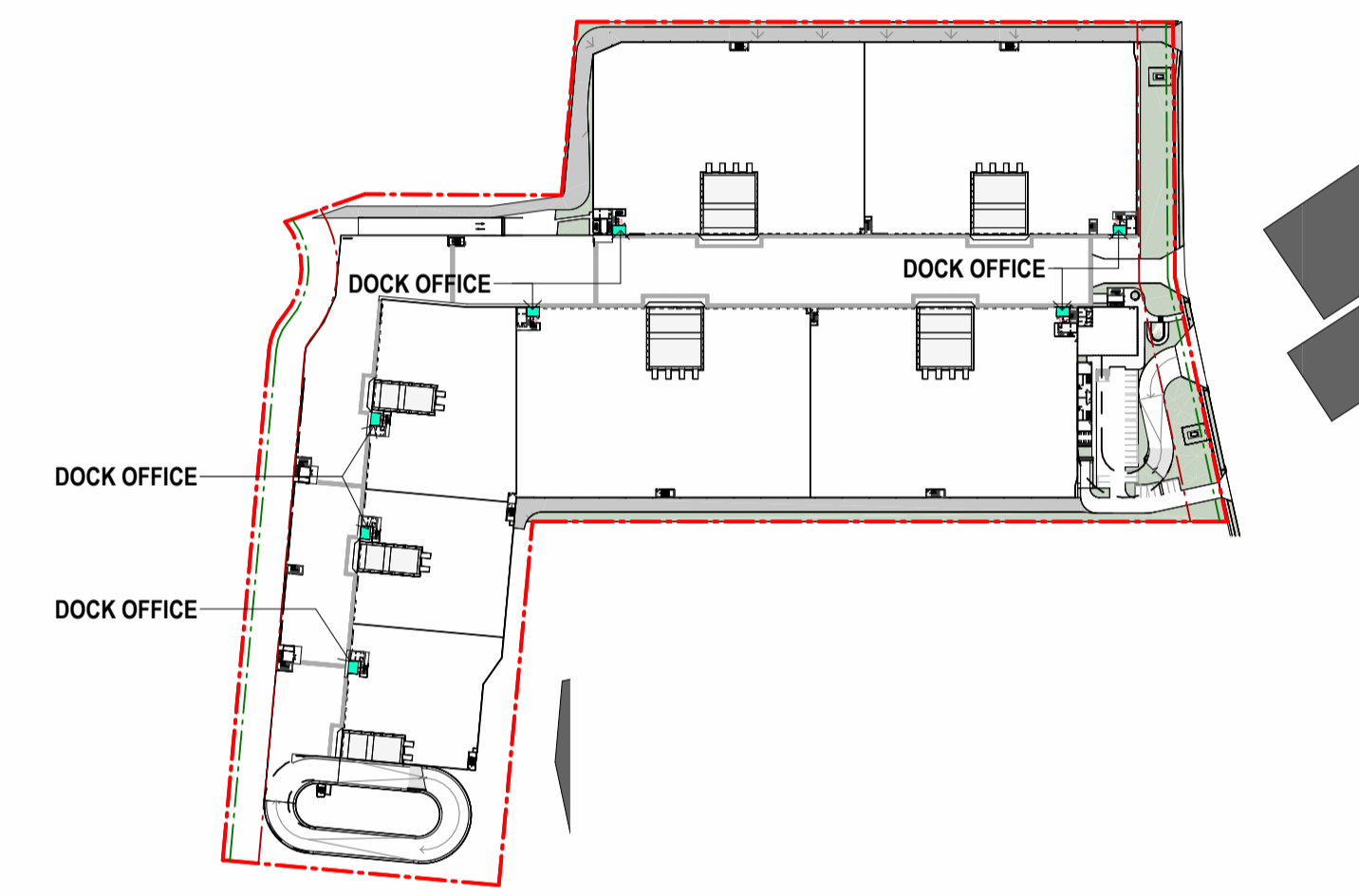
2 DOCK OFFICE - ELEVATION 1 - TYPICAL 1 : 100



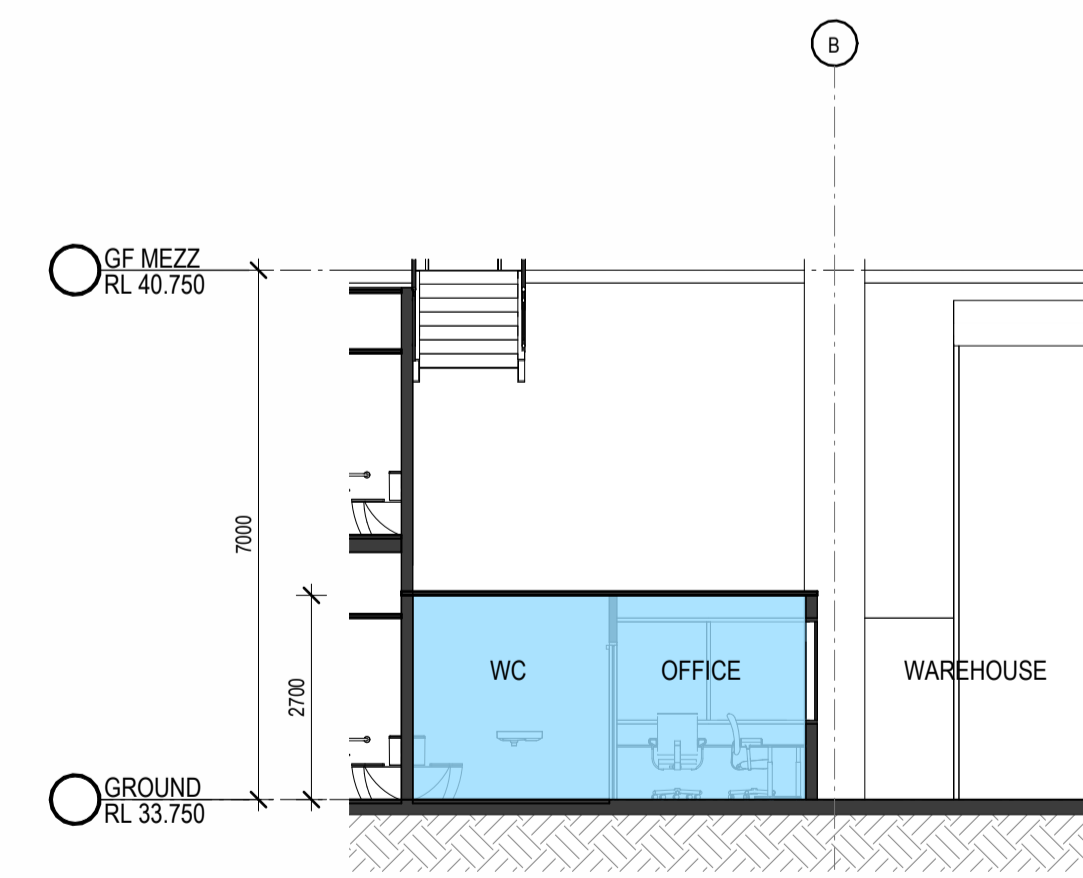
3 DOCK OFFICE - ELEVATION 2 - TYPICAL 1 : 100



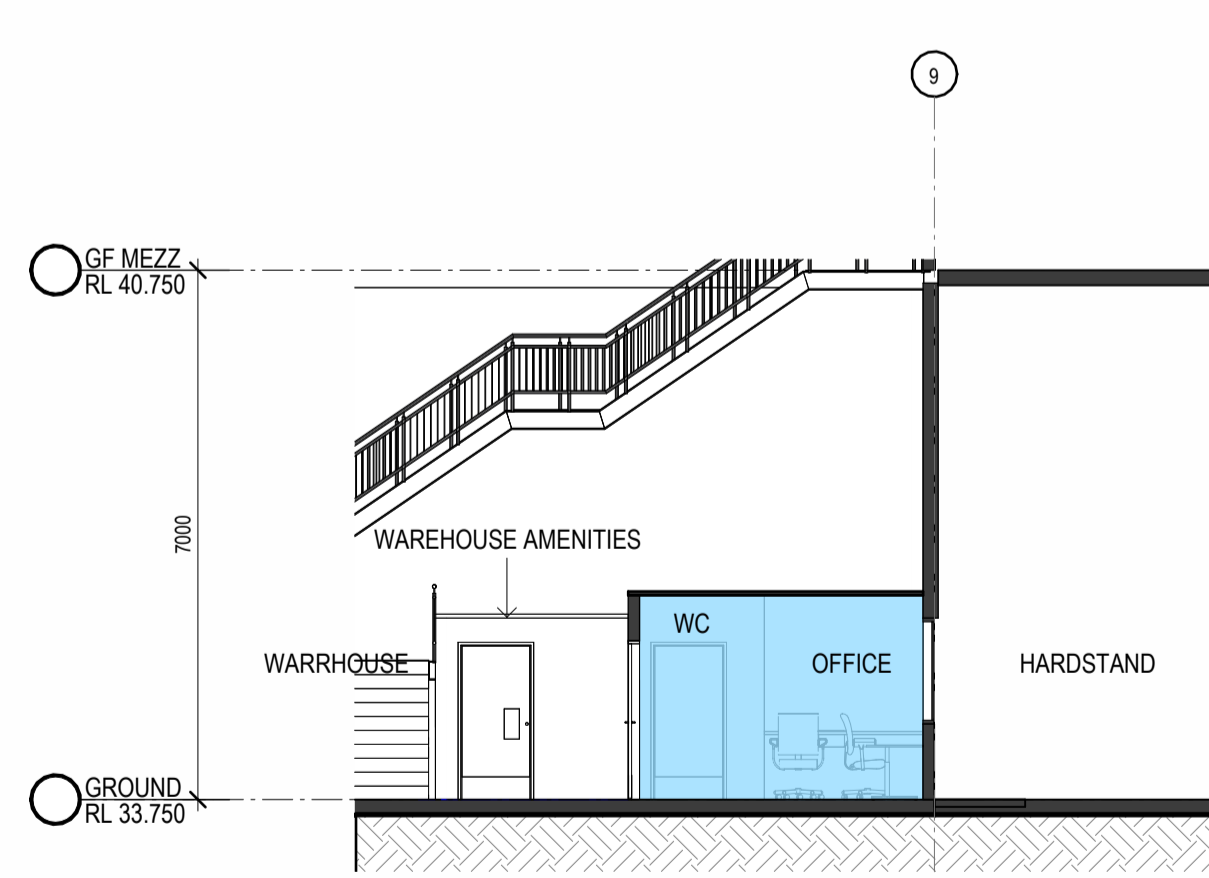
4 DOCK OFFICE - ELEVATION 3 - TYPICAL 1 : 100



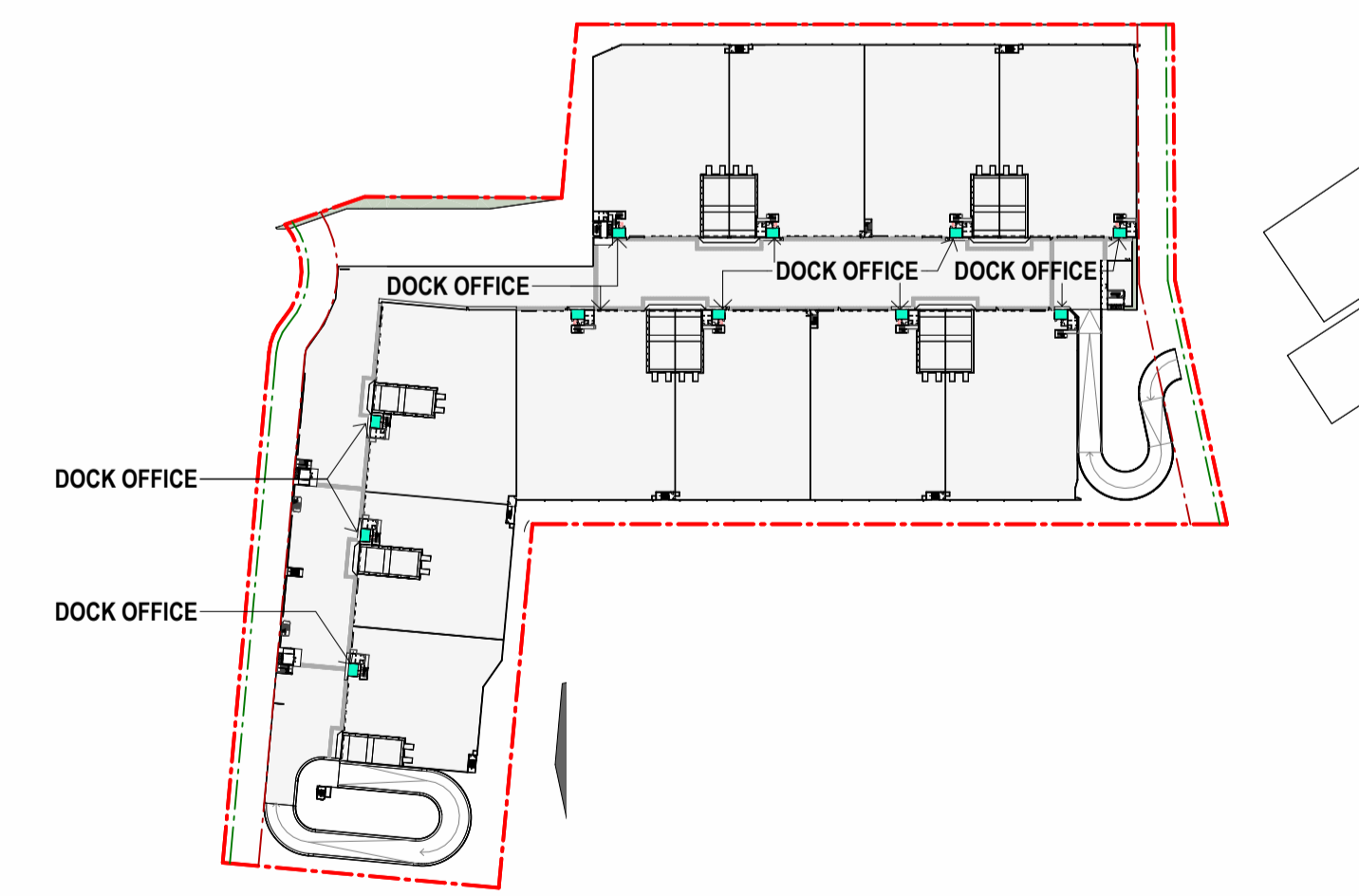
KEY PLAN - GROUND



5 DOCK OFFICE - SECTION 1 - TYPICAL 1 : 100



6 DOCK OFFICE - SECTION 2 - TYPICAL 1 : 100



KEY PLAN - LEVEL 1

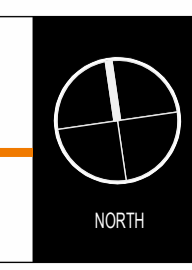
NOTE:
ALL LEVELS ARE SUBJECT TO A +- 500mm VARIATION
UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS

COORDINATION

7	ISSUE FOR COORDINATION	31.05.2024	CLIENT
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	

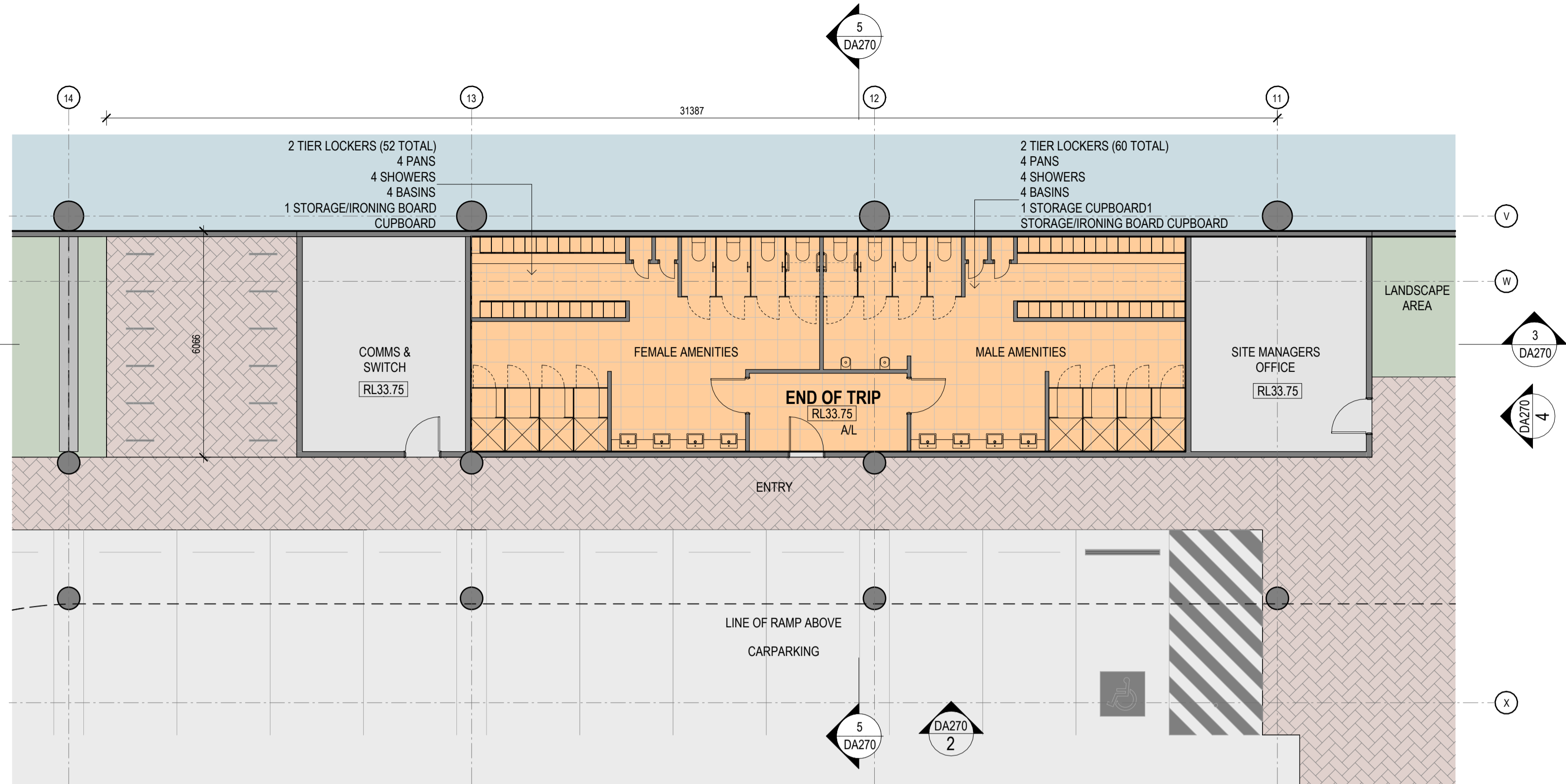
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

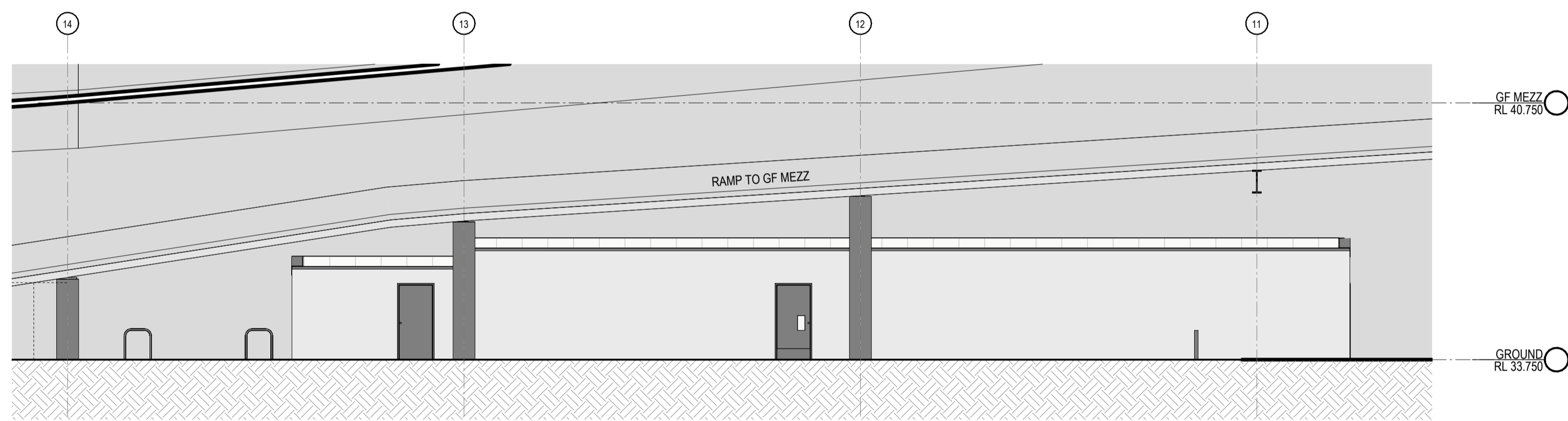


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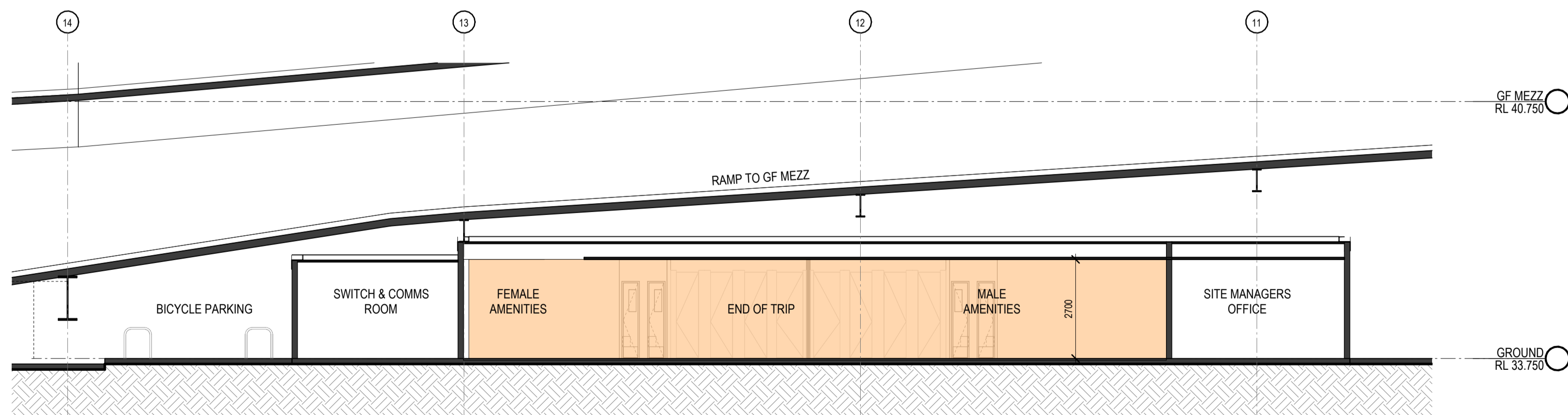
TITLE	DOCK OFFICE TYPICAL		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA250
			REVISION
			7



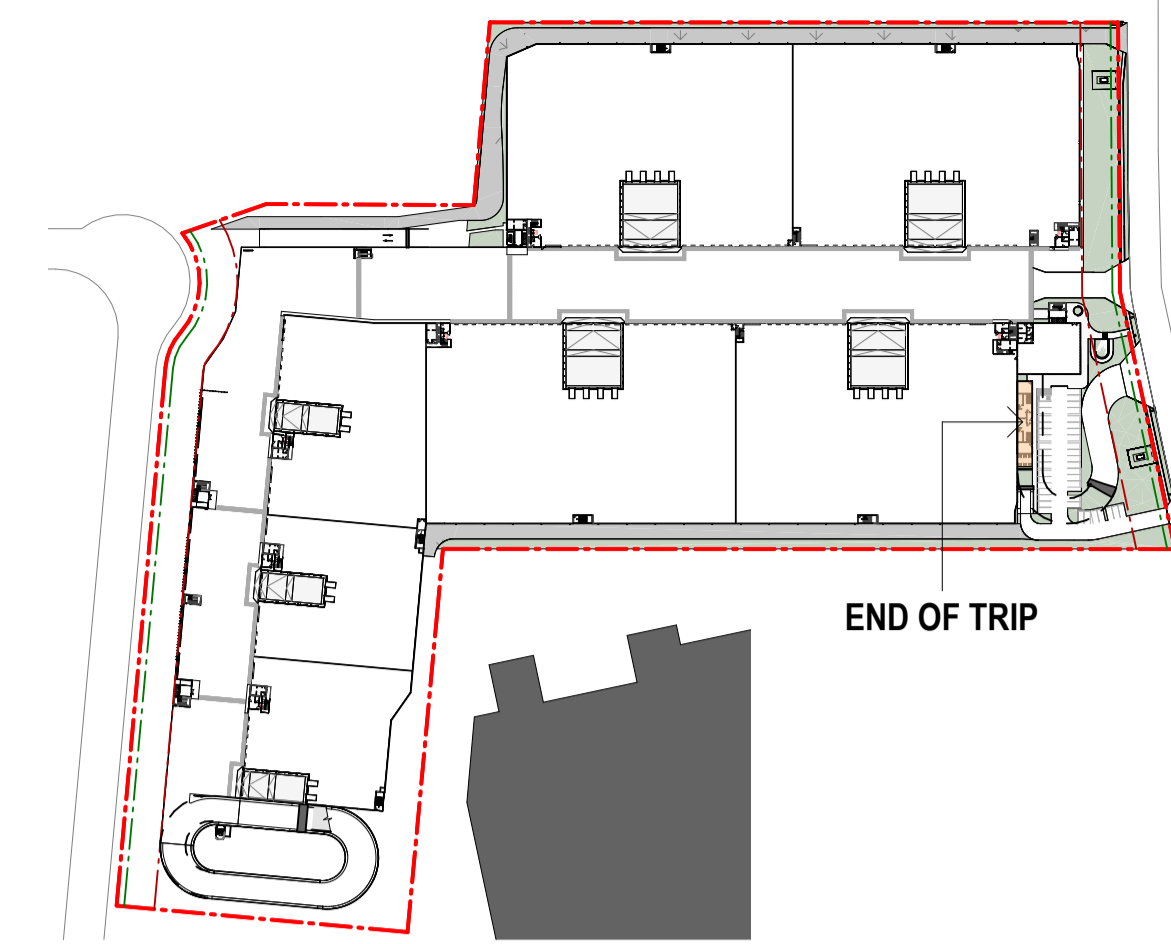
1 GF EOT PLAN 1:100



2 GF EOT- ELEVATION 1 1:100



3 GF EOT - SECTION 1 1:100

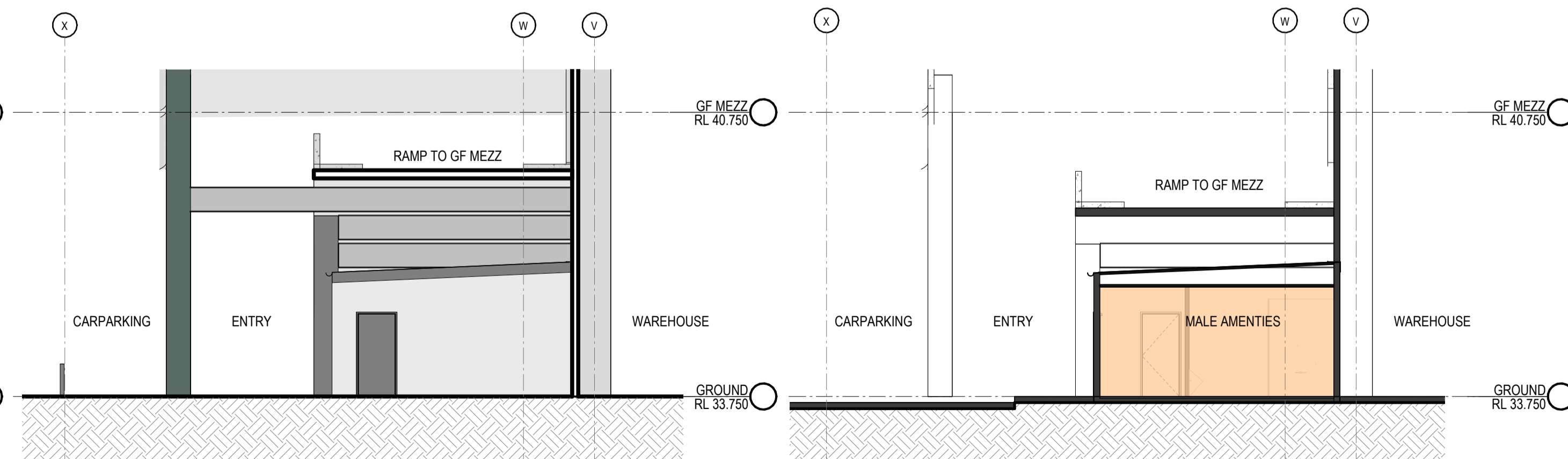


KEY PLAN - GROUND - END OF TRIP

NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



6 GF EOT - 3D VIEW

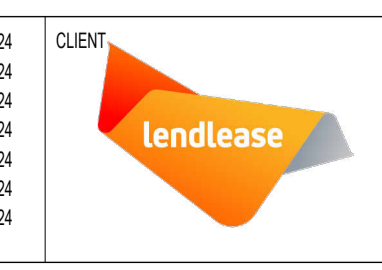


4 GF EOT ELEVATION 2 1:100

5 GF EOT - SECTION 2 1:100

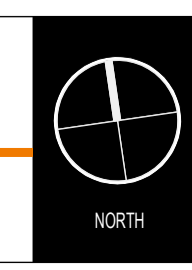
COORDINATION

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



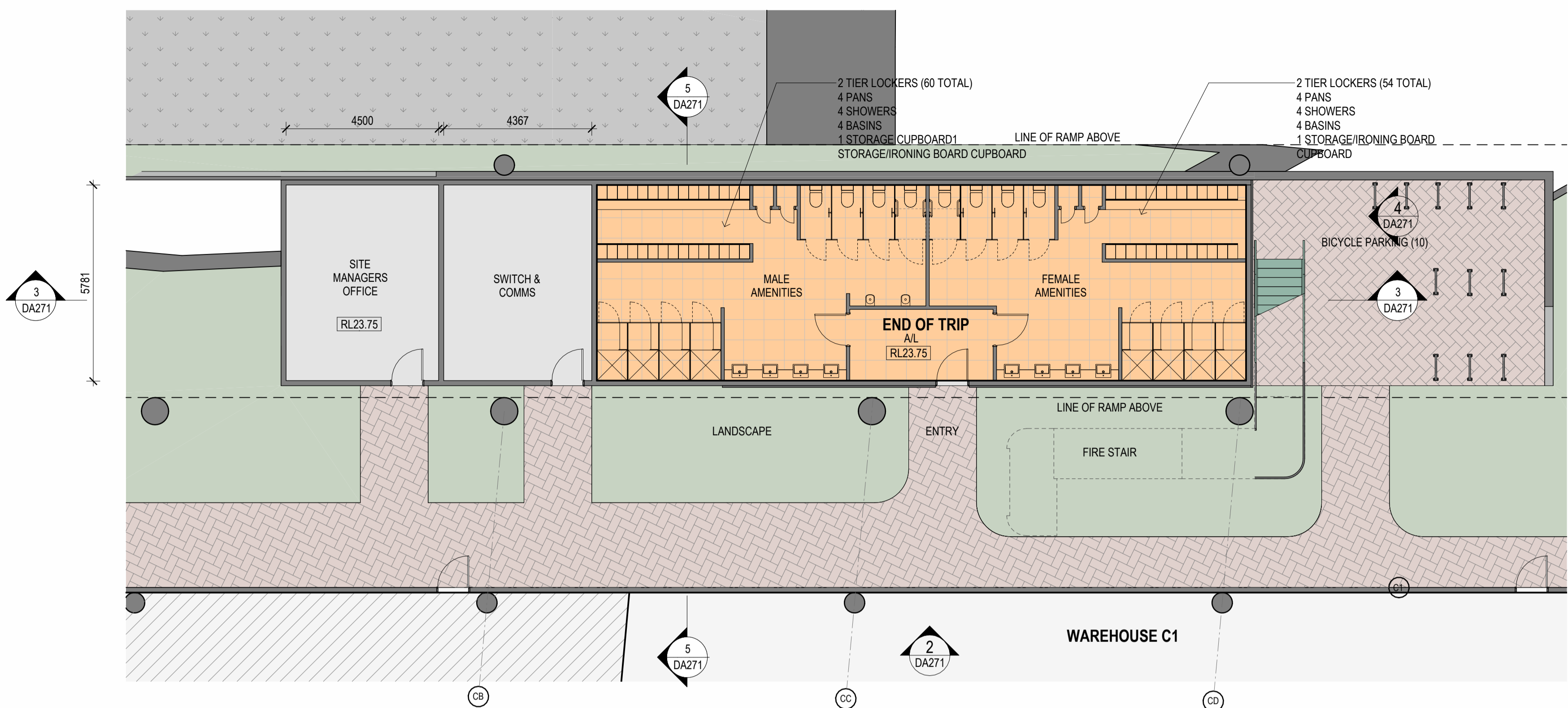
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

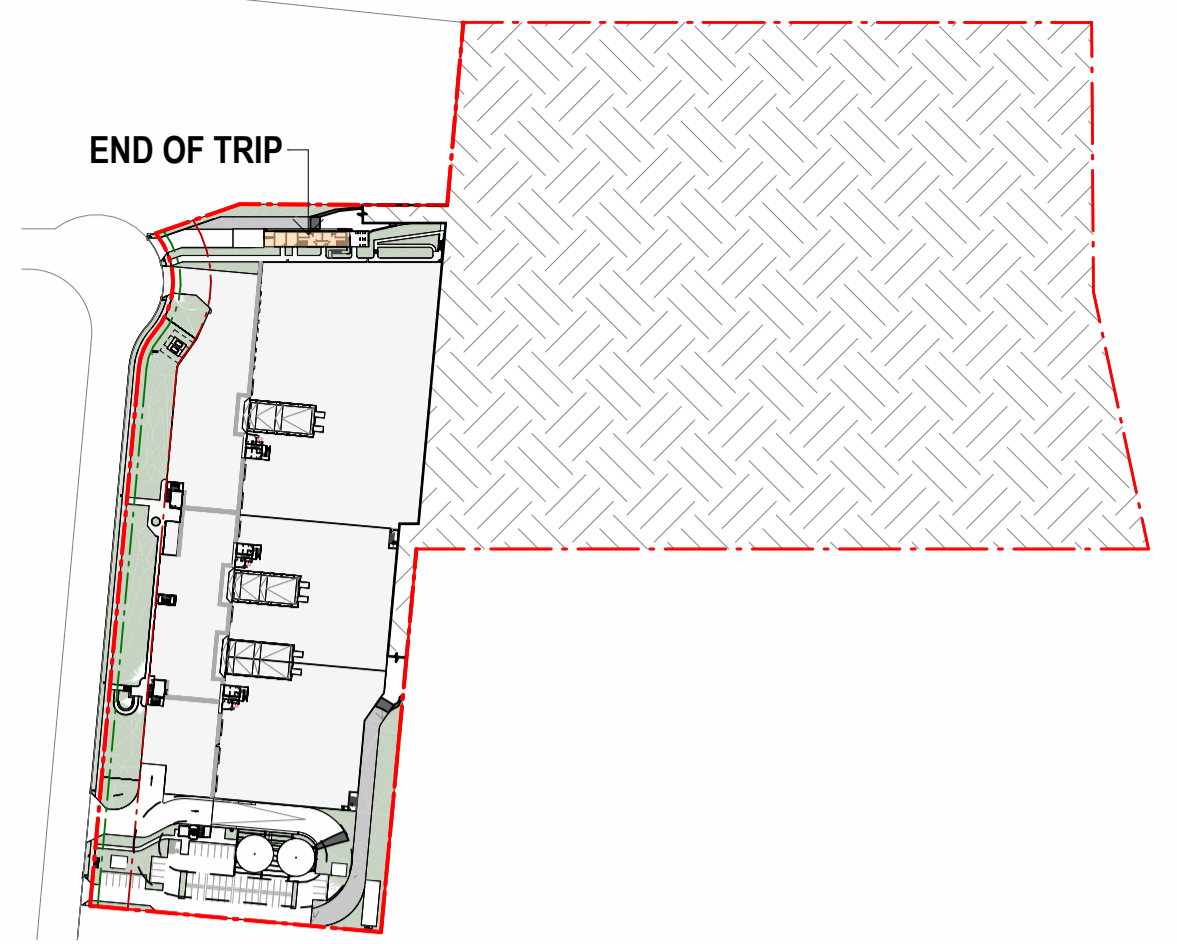


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TITLE	END OF TRIP PERCIVAL ST
DATE	31.05.2024
SCALE	
PROJECT NO.	22144
DWG NO.	DA270
REVISION	7



1 LG EOT PLAN 1:100

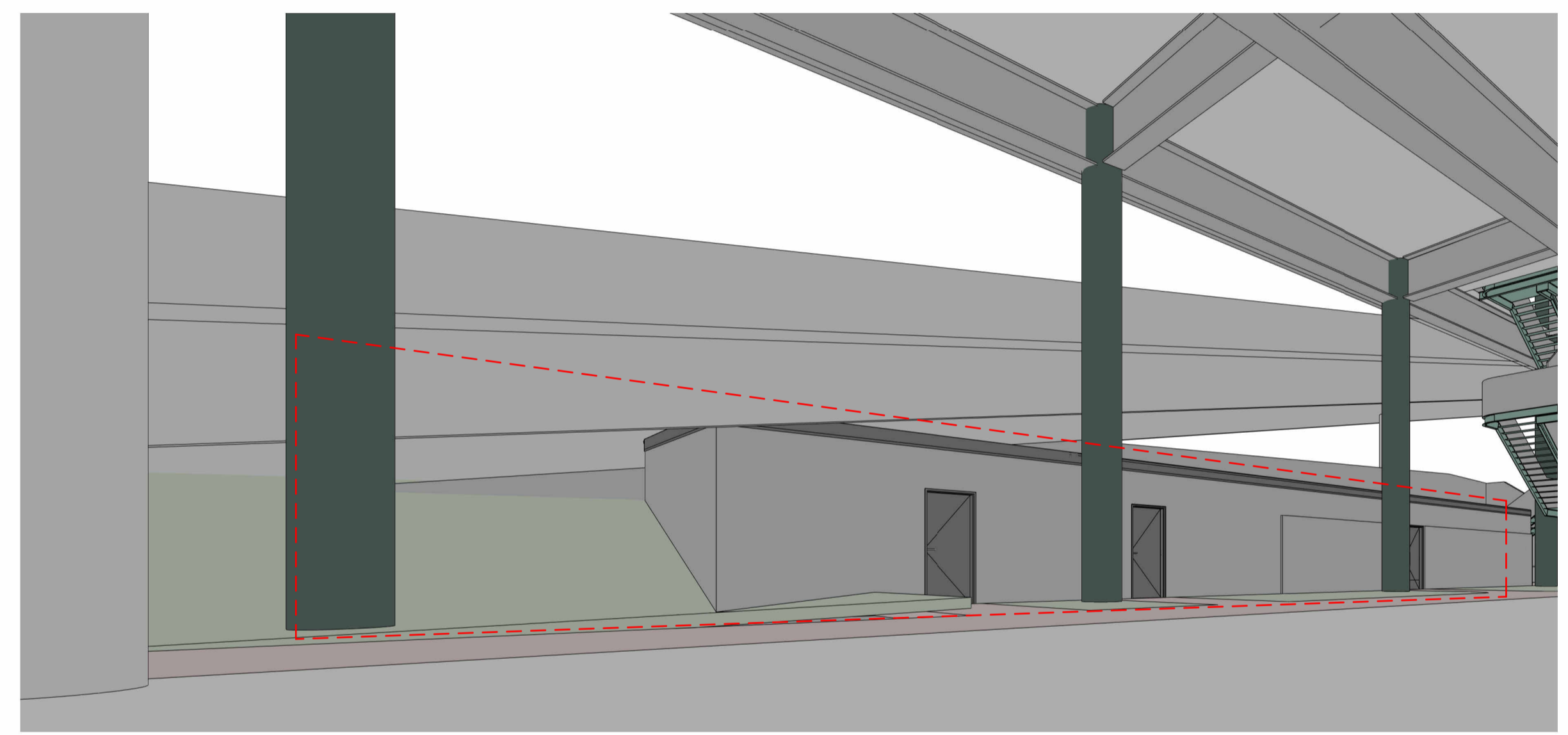


KEY PLAN - LOWER GROUND EOT

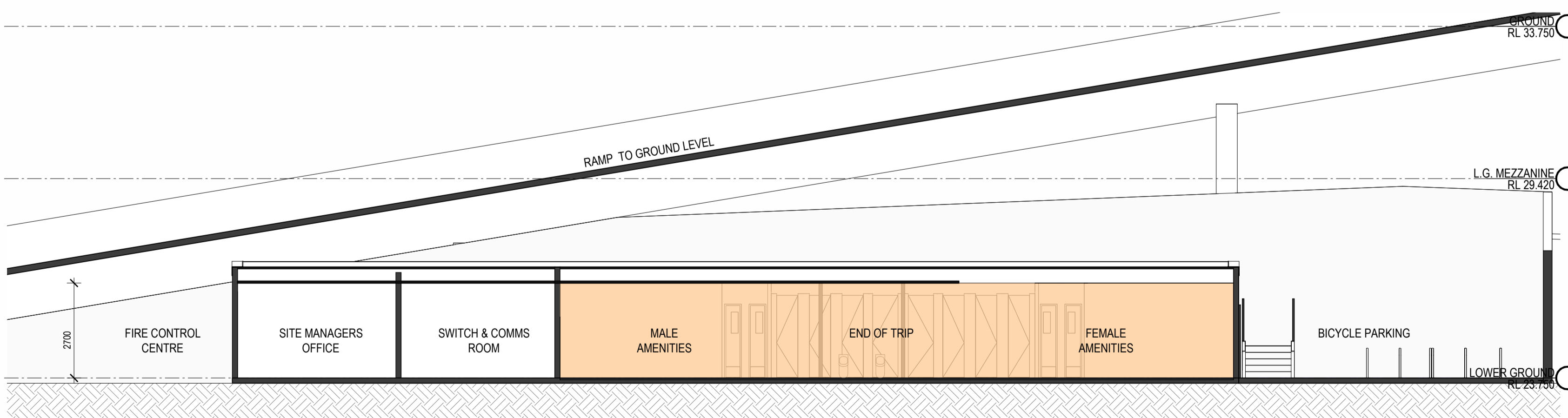
NOTE:
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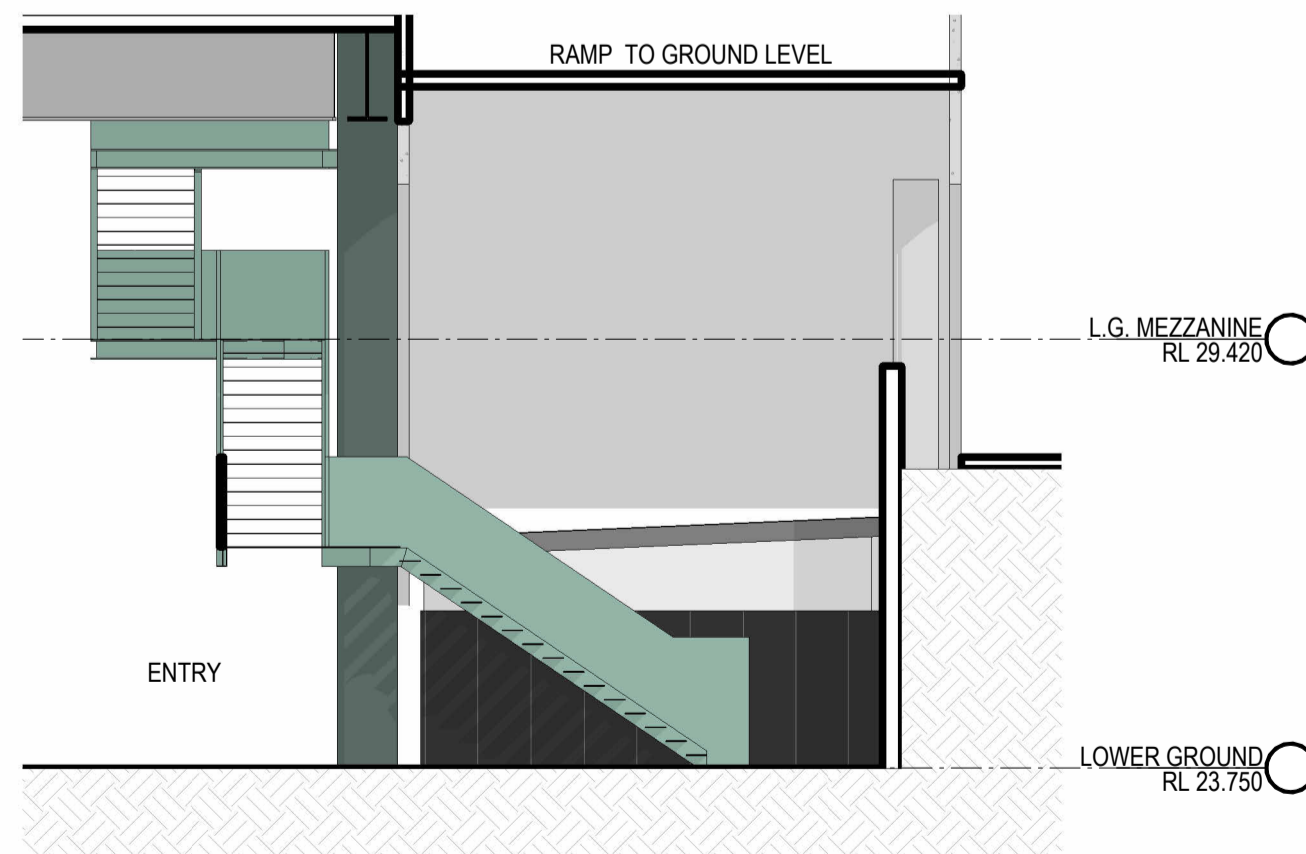
2 LG EOT ELEVATION 1 1:100



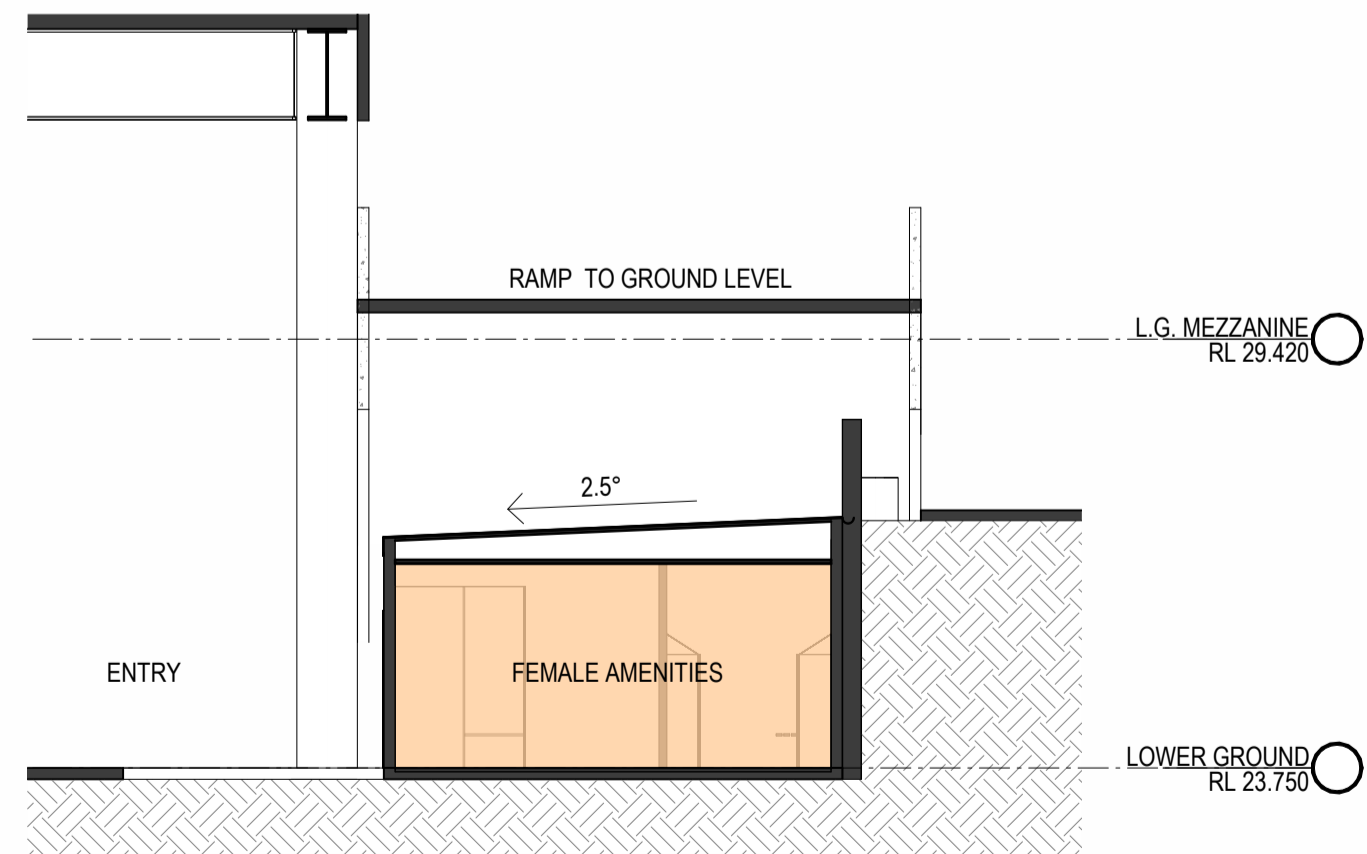
7 LG 3D VIEW EOT - PERCIVAL ROAD



3 LG EOT SECTION 1 1:100



4 LG EOT ELEVATION 2 1:100



5 LG EOT SECTION 2 1:100

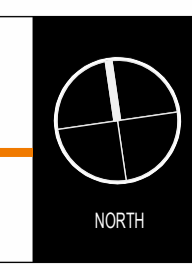
COORDINATION

9	ISSUE FOR COORDINATION	31.05.2024	CLIENT
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	
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#	DESCRIPTION	DATE	



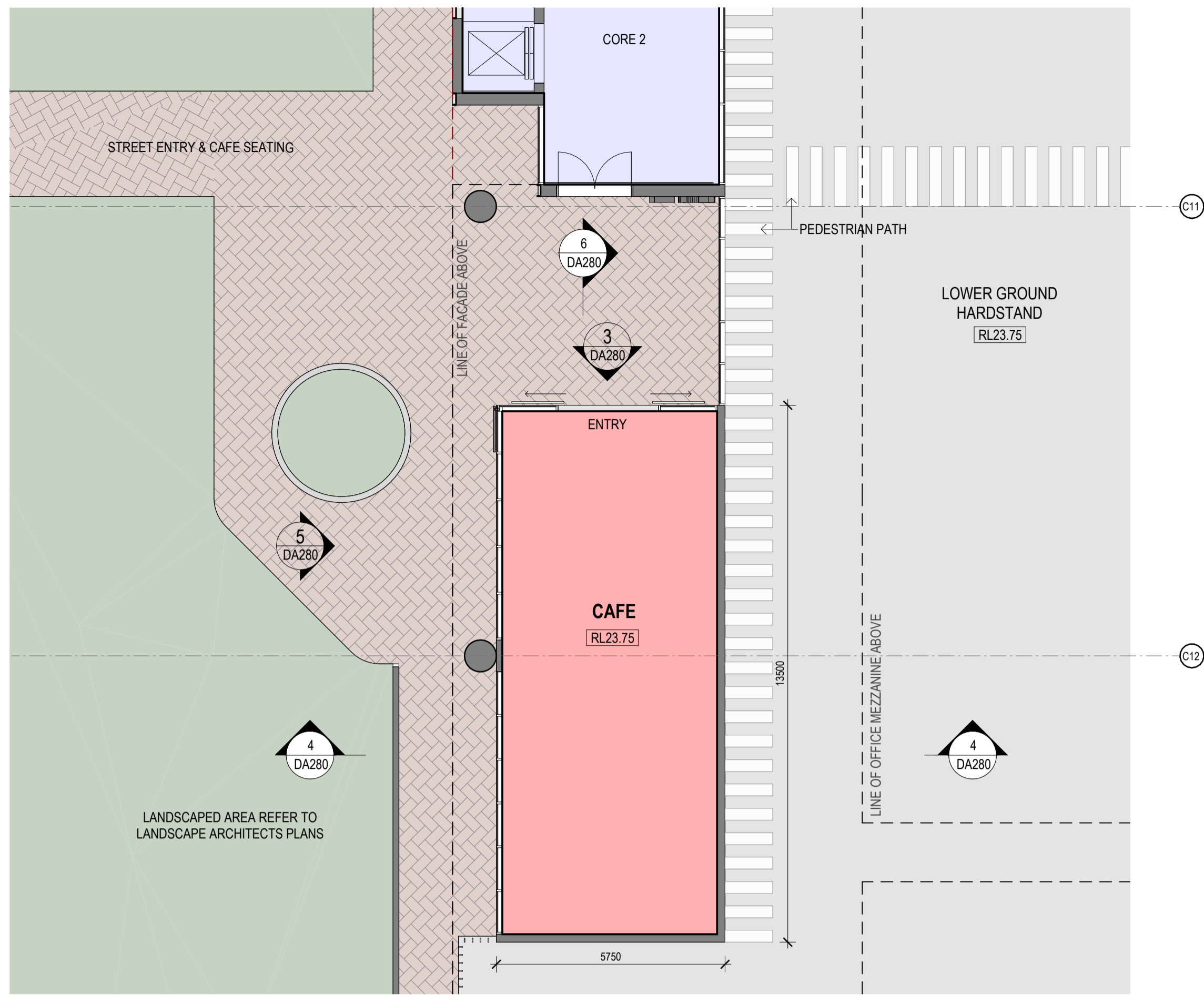
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

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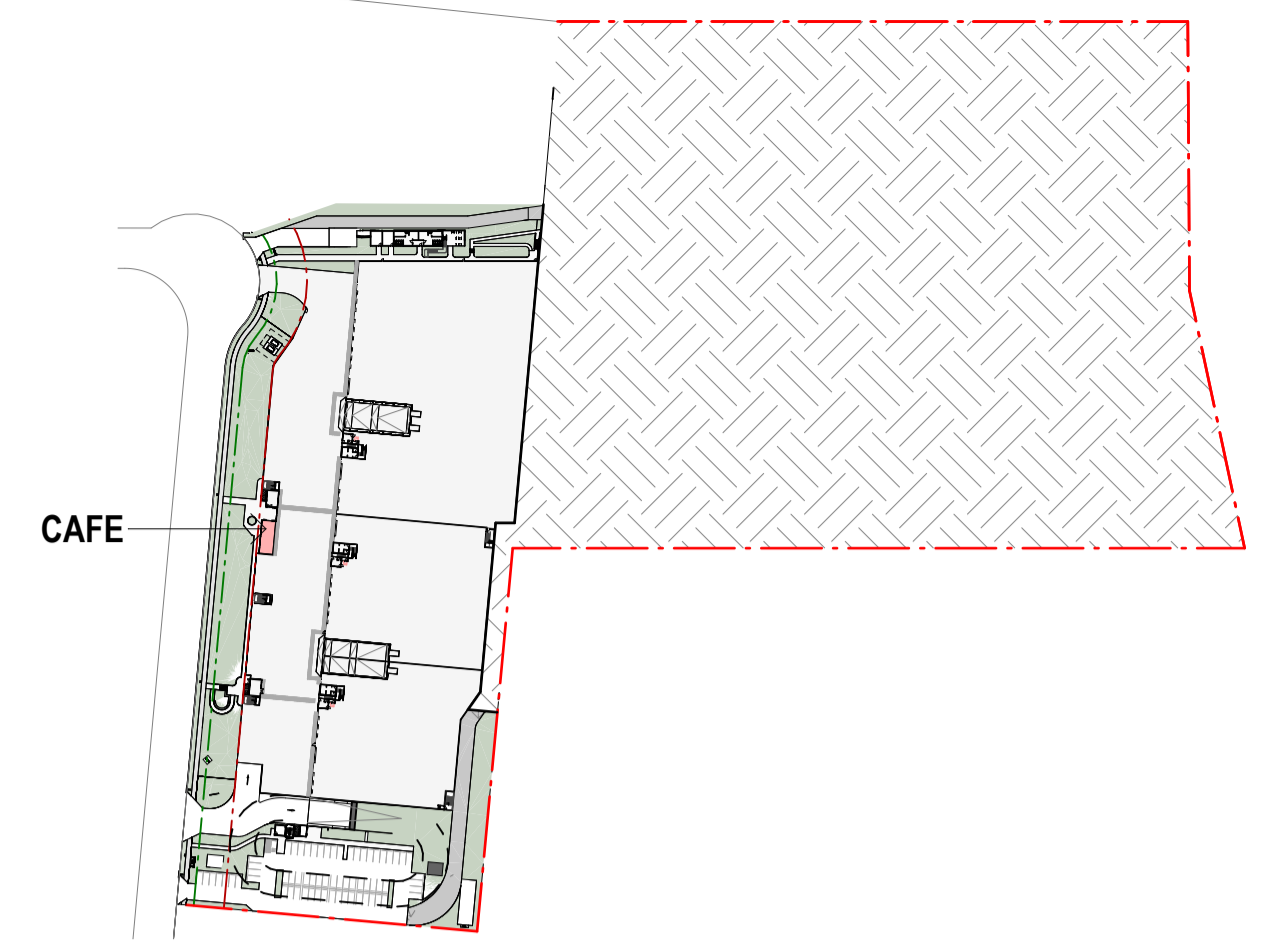
TITLE	END OF TRIP BRITTON ST		
DATE	SCALE	PROJECT NO.	DWG NO.
31.05.2024		22144	DA271
			REVISION
			9



1 CAFE PLAN 1:100

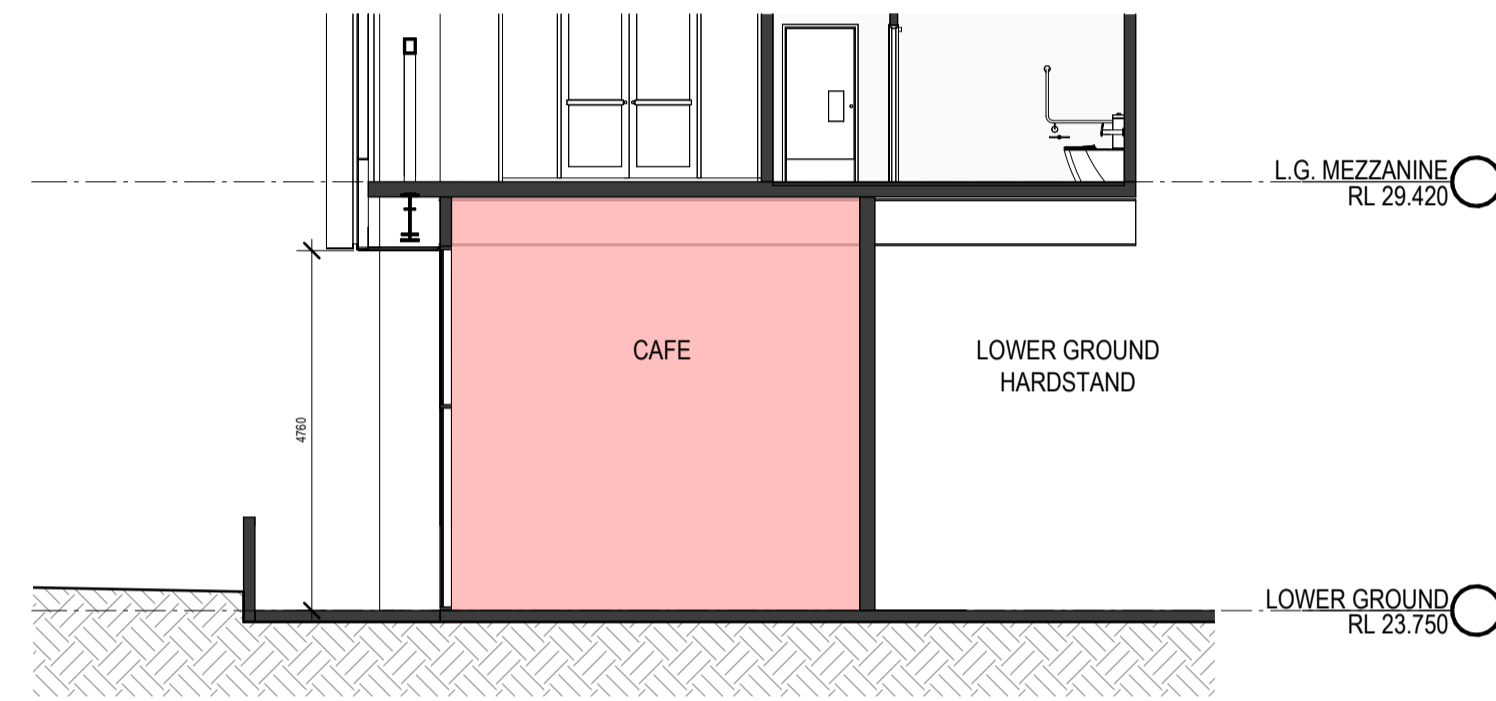


3 CAFE - ELEVATION 2 1:100



KEY PLAN - LOWER GROUND CAFE

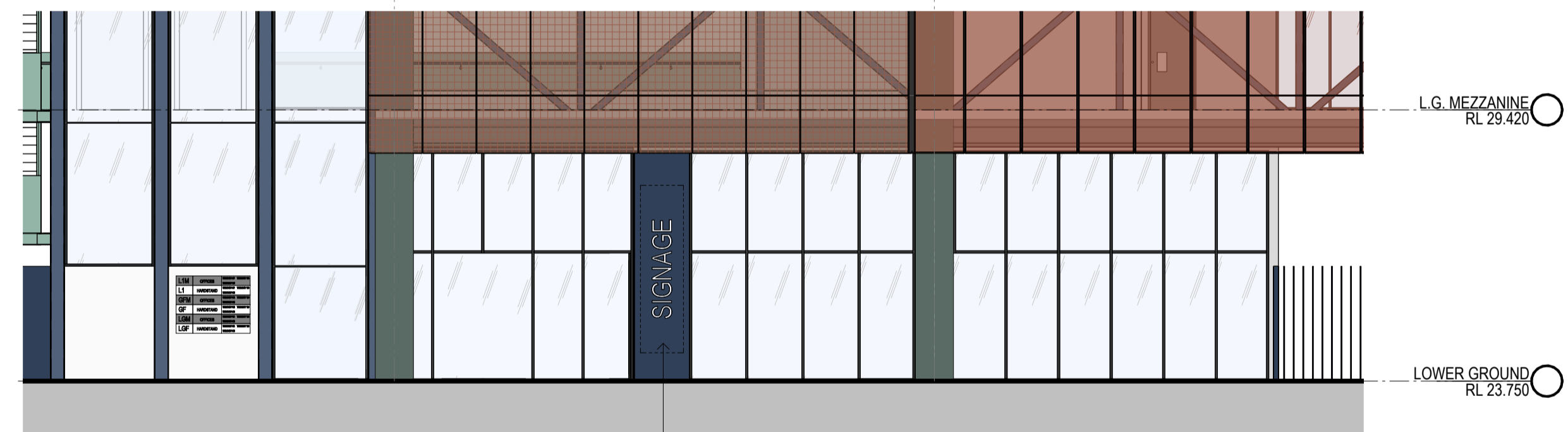
NOTE:
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UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS



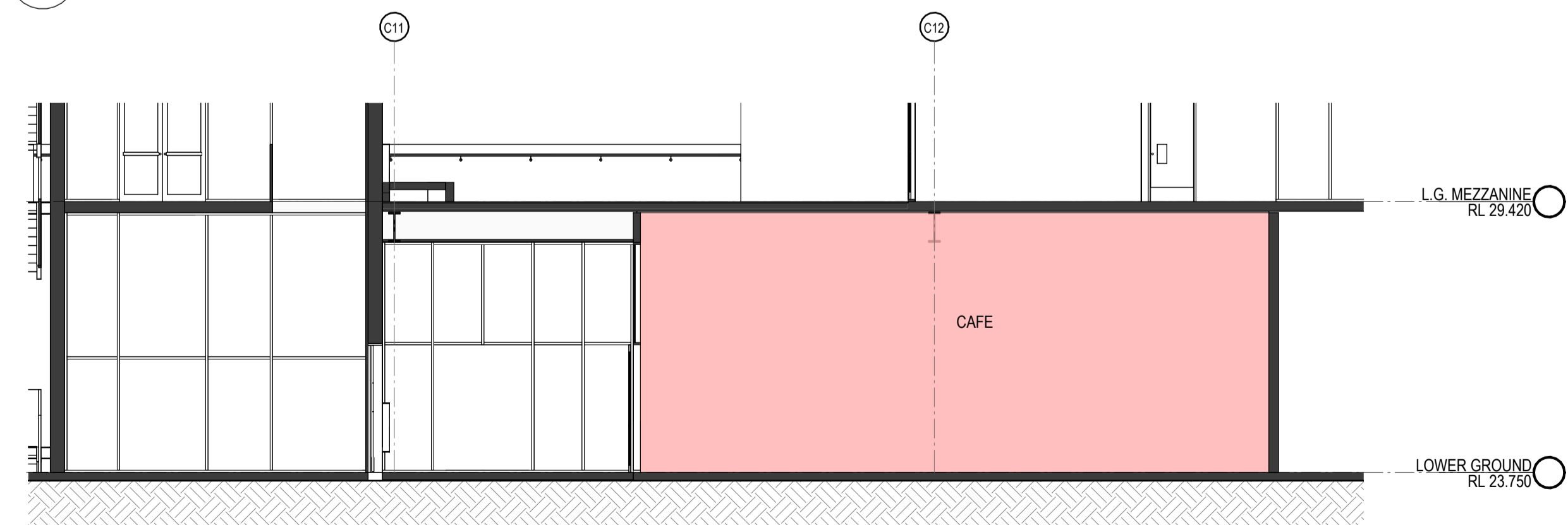
4 CAFE - SECTION 2 1:100



2 CAFE - 3D VIEW

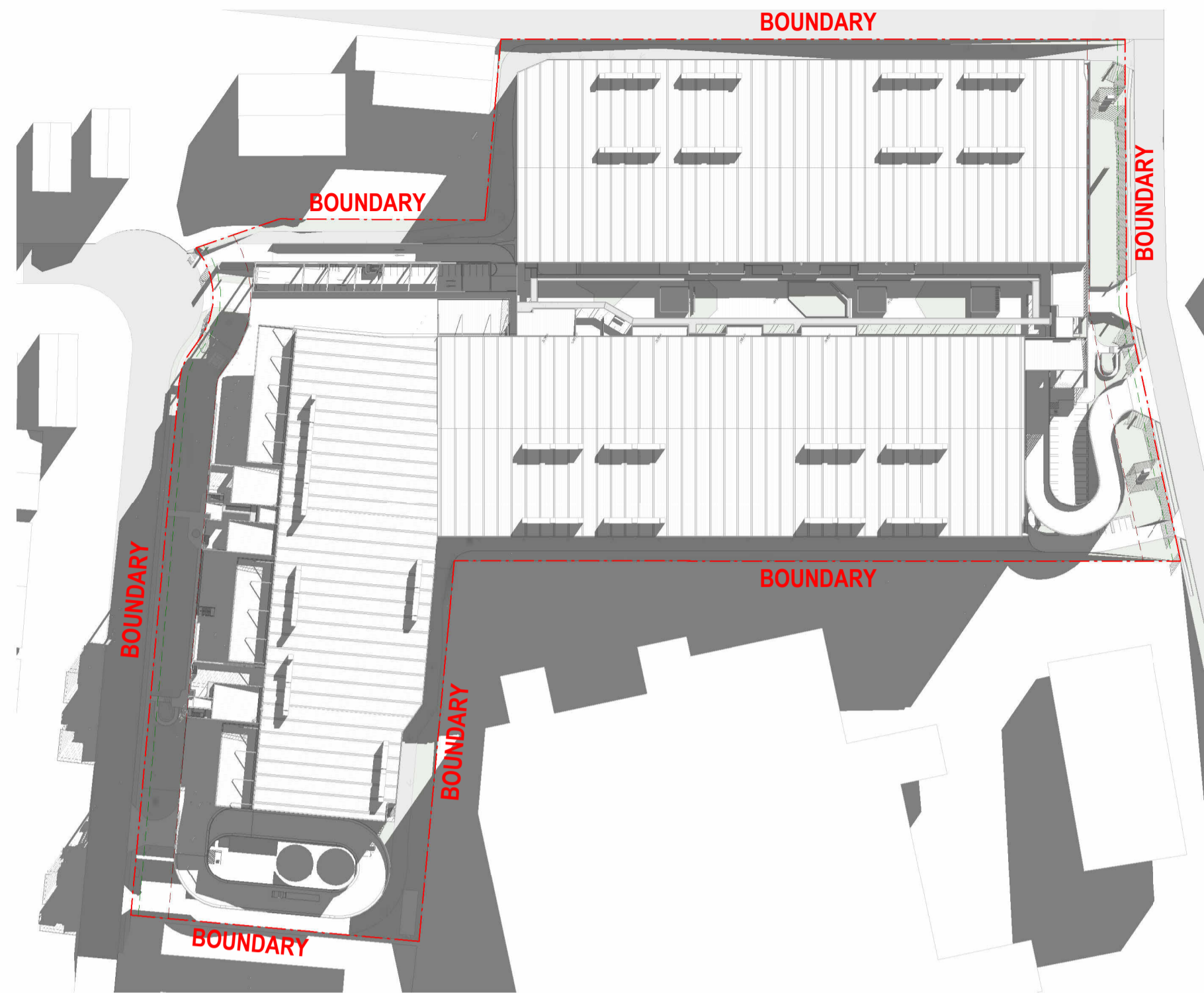


5 CAFE - ELEVATION 1 1:100

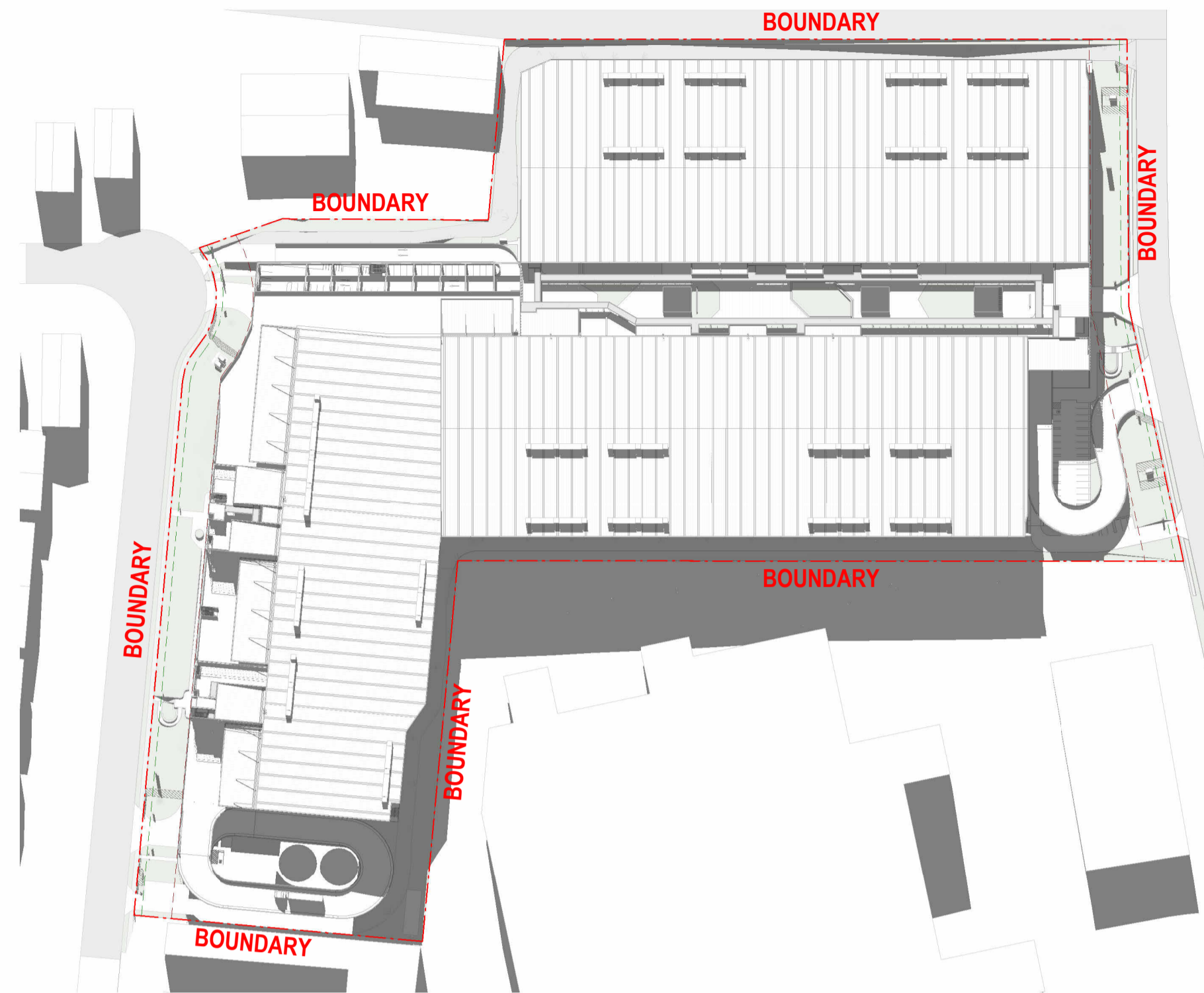


6 CAFE - SECTION 1 1:100

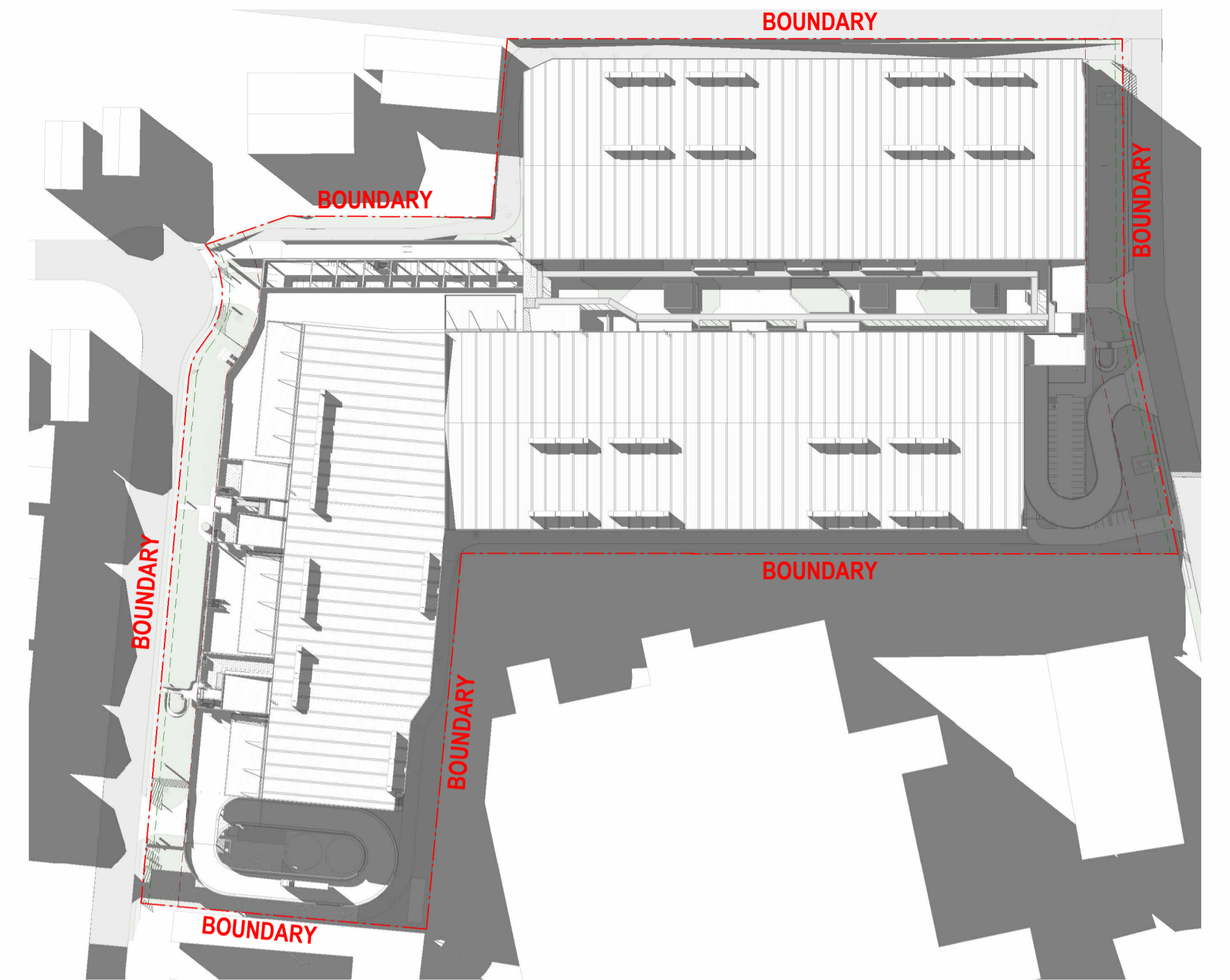
COORDINATION



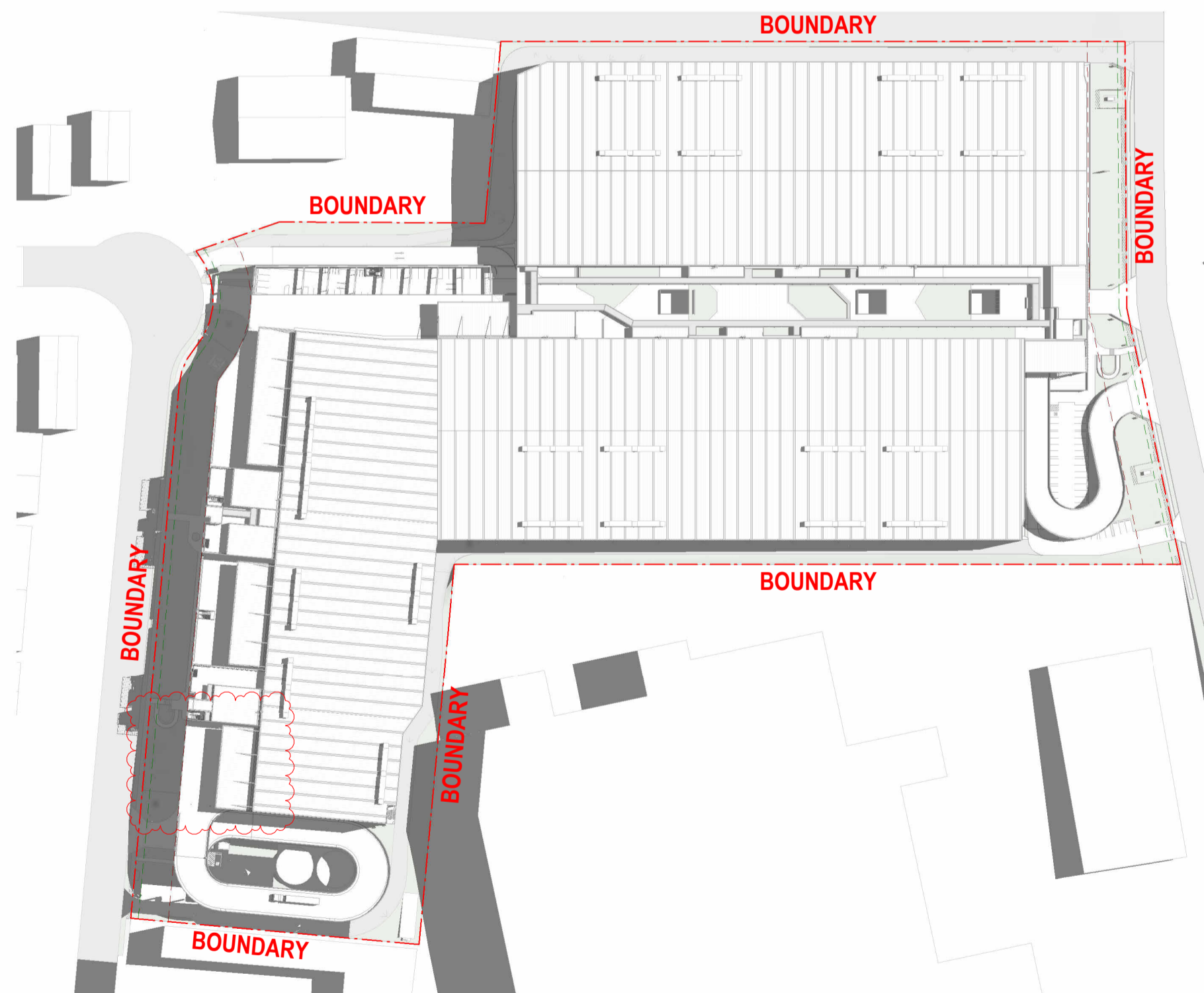
1 9AM WINTER SOLSTICE (21-06) SHADOWS 1 : 2000



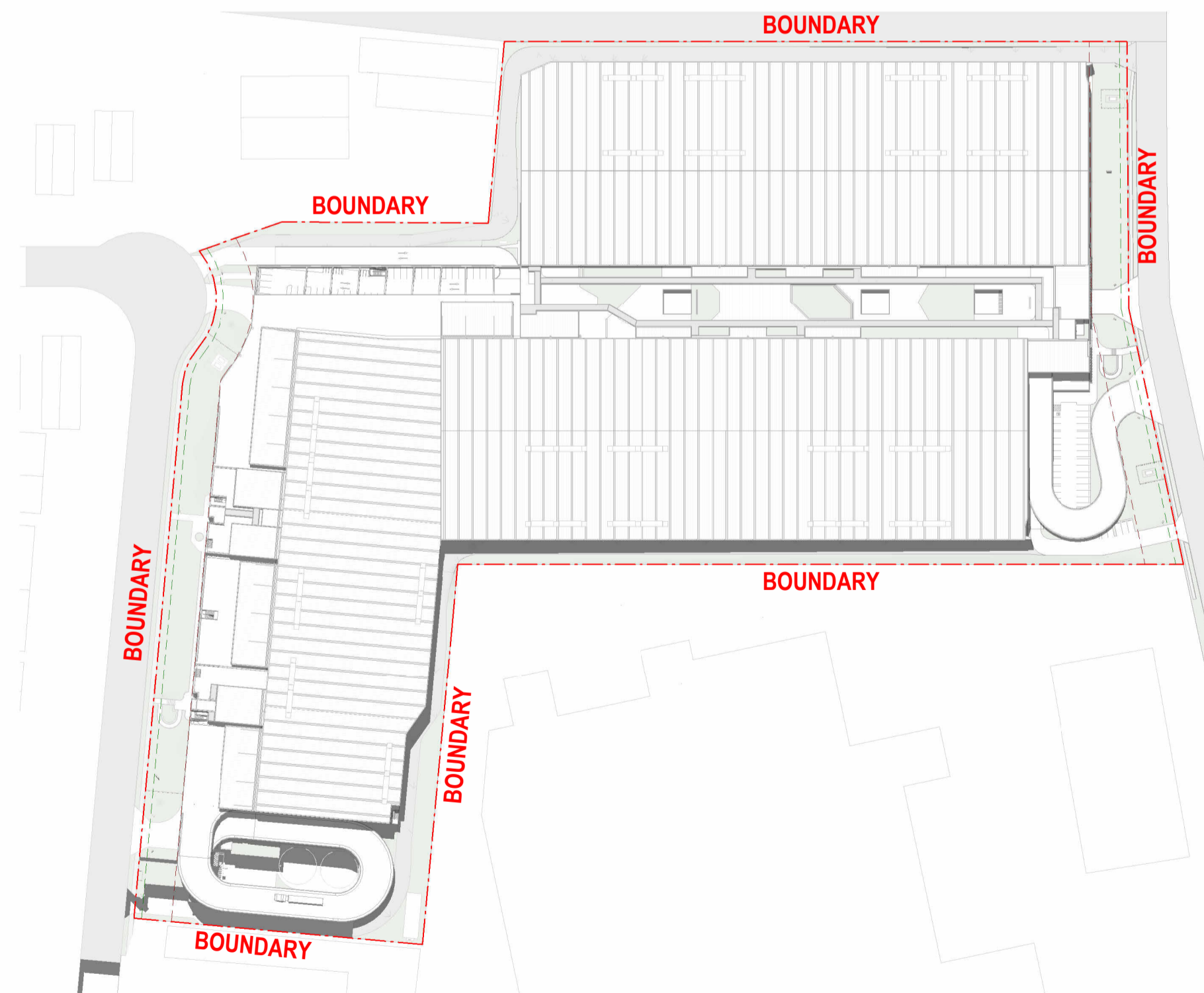
2 12PM WINTER SOLSTICE (21-06) SHADOWS 1 : 2000



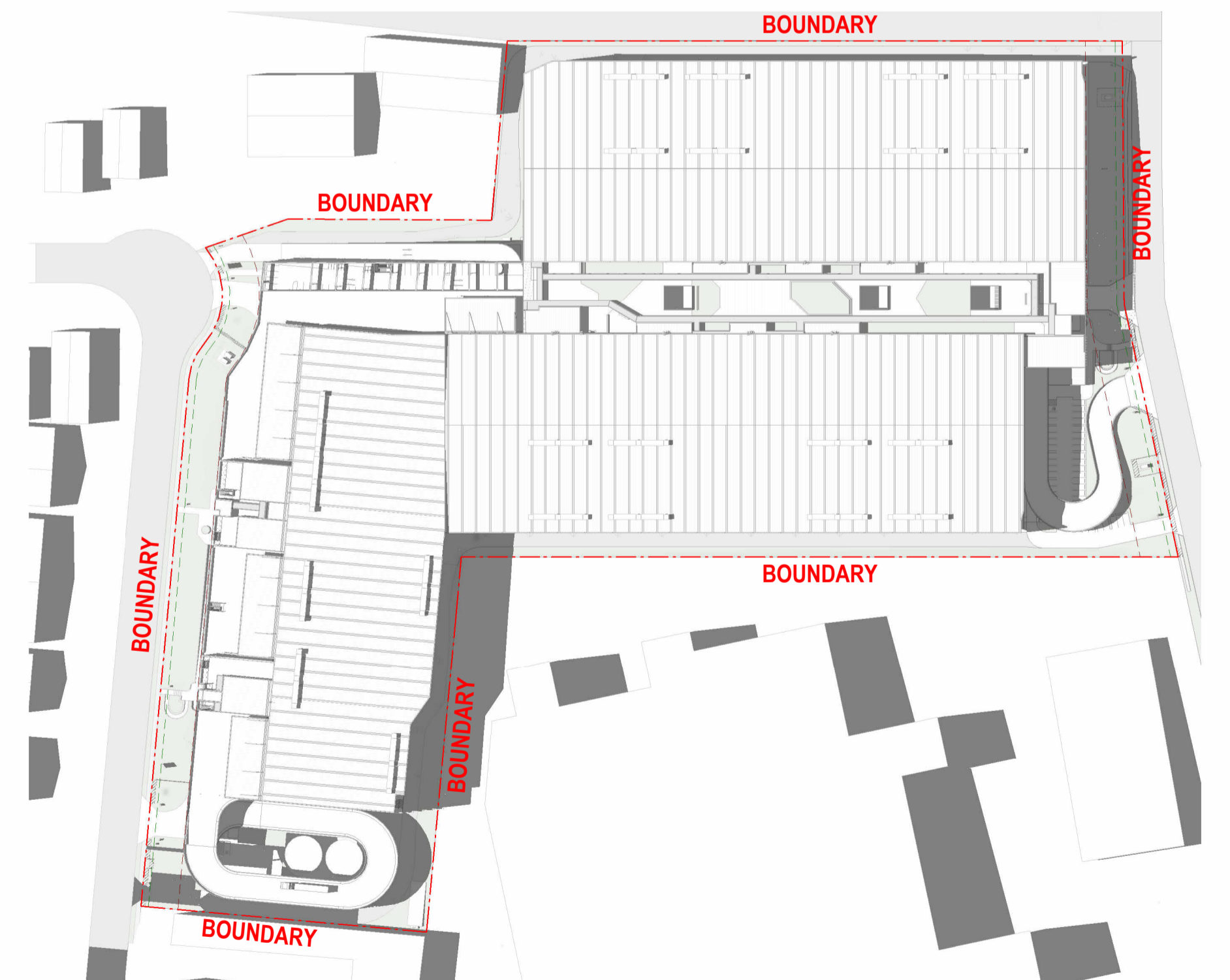
3 3PM WINTER SOLSTICE (21-06) SHADOWS 1 : 2000



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



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

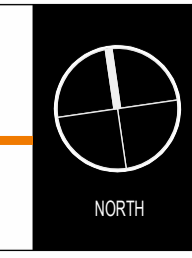


6 3PM SUMMER SOLSTICE (21-12) SHADOWS 1 : 2000

ISSUE FOR SSSA

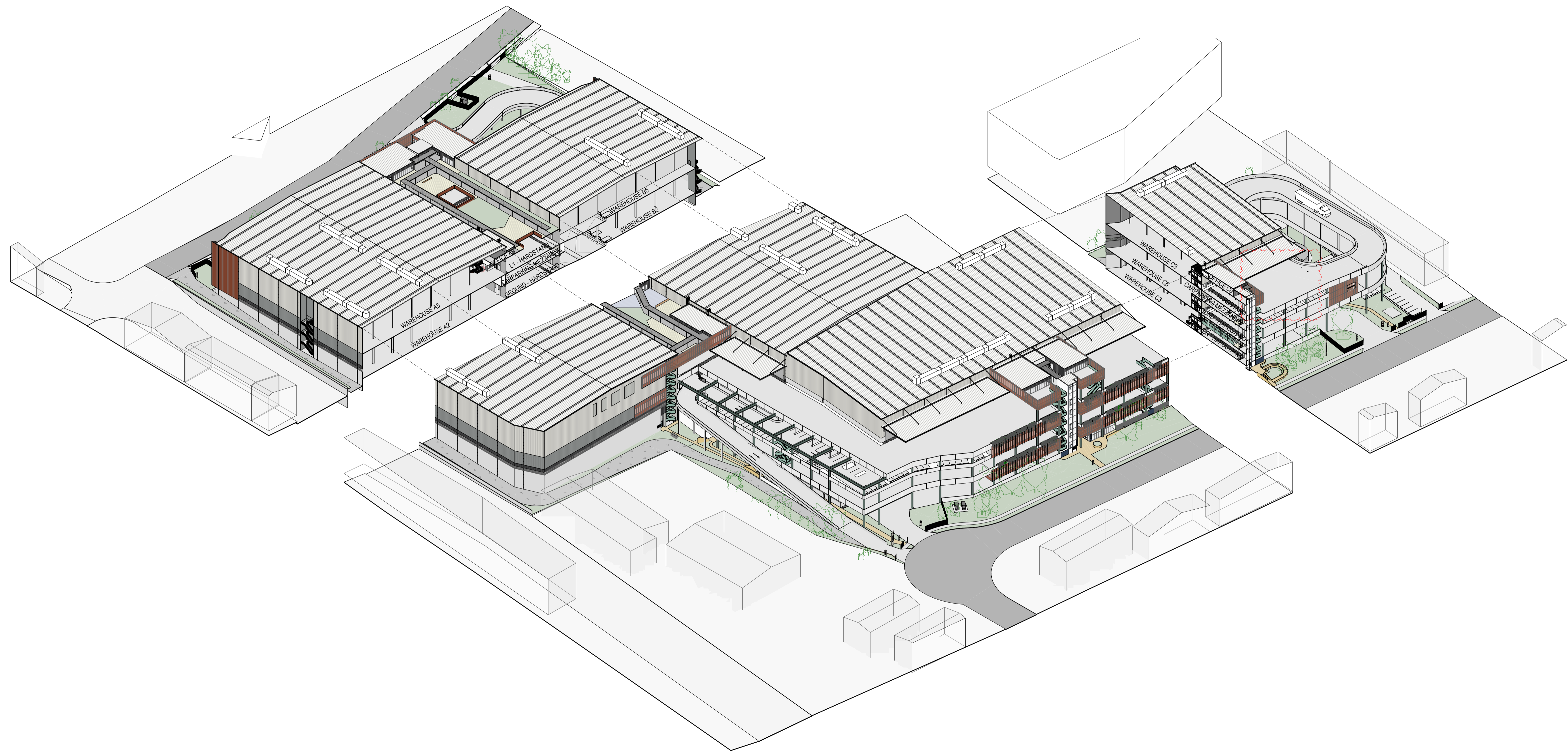
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

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

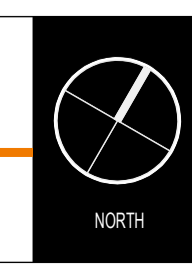
SBA ARCHITECTS
 Commercial Industrial Residential Rural Interior Design
 Phone: 02 9527 9188 Web: www.sbaarch.com.au

#	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
#		

CLIENT

PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

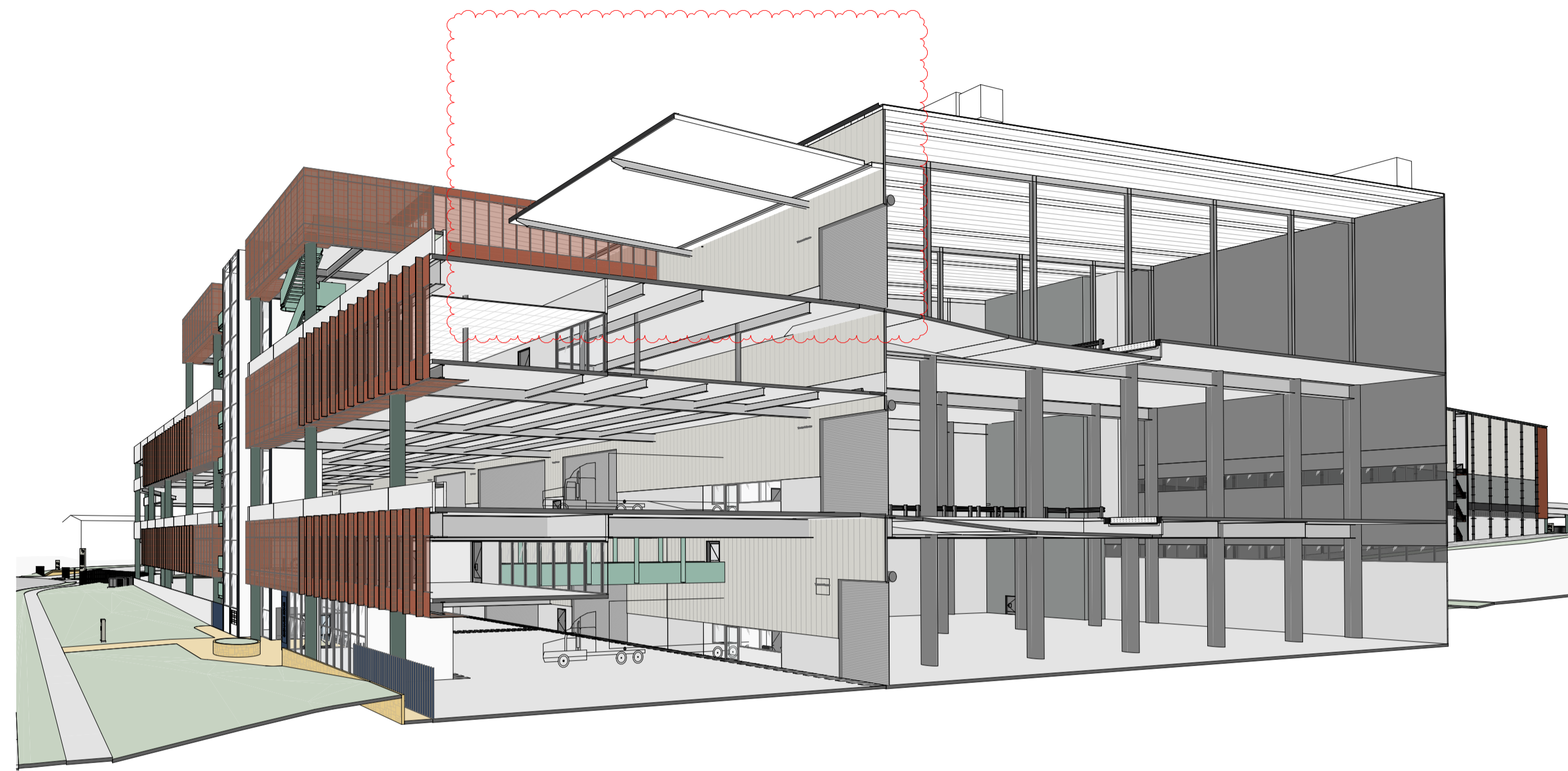


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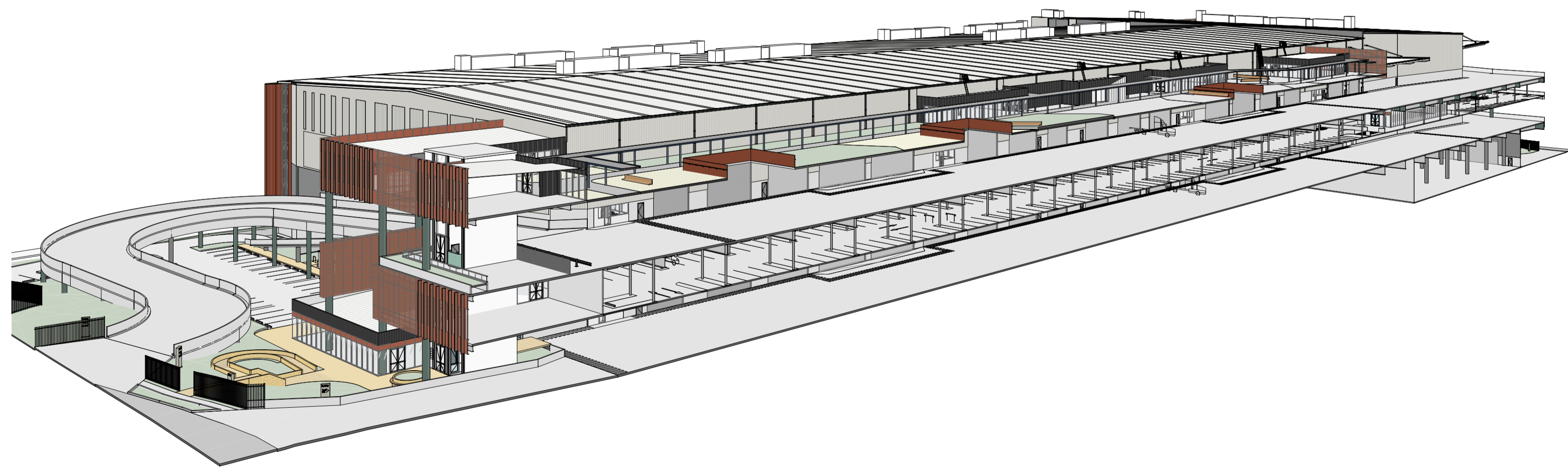
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DATE	SCALE	PROJECT NO.	DWG NO. REVISION
22.10.2024		22144	DA410 5



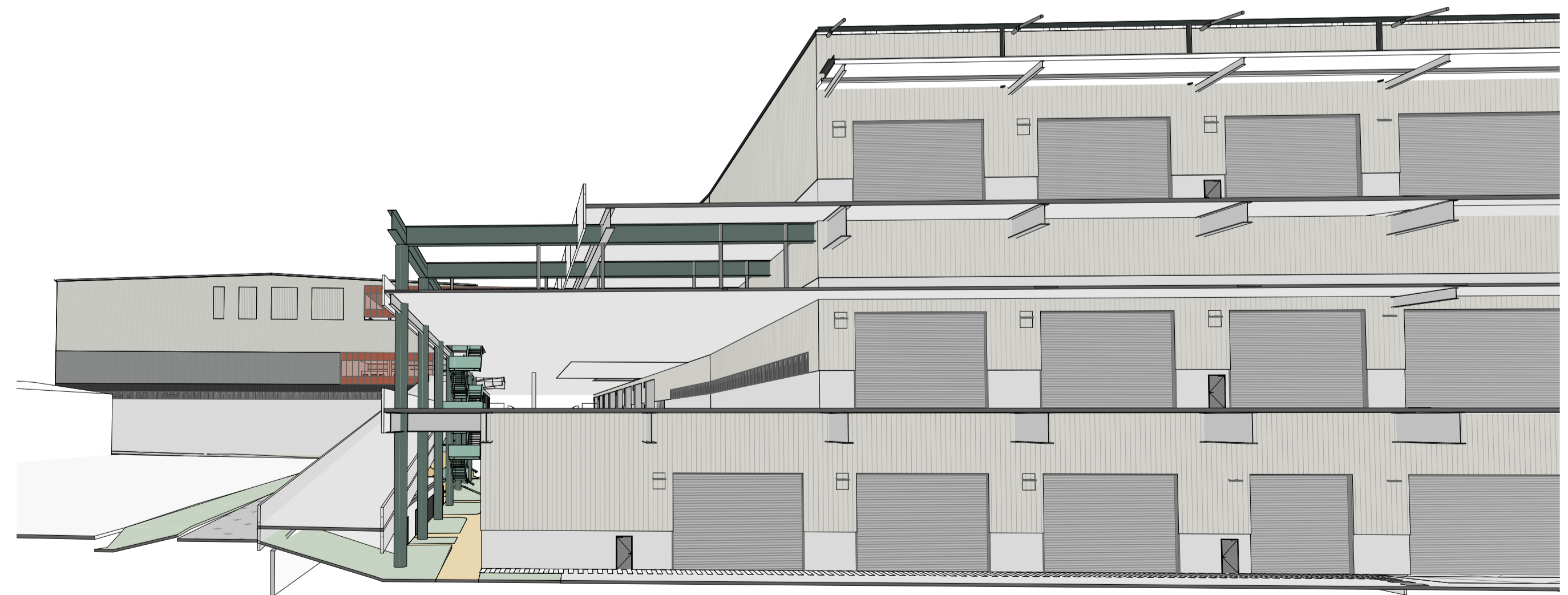
1 3D VIEW - SECTION 1



2 3D VIEW - SECTION 2



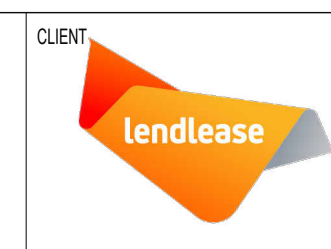
4 3D VIEW - SECTION 3



3 3D VIEW - SECTION 4

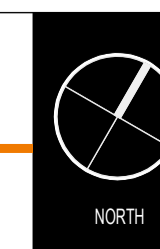
ISSUE FOR SSSA

7	ISSUE FOR REVIEW	22.10.2024
6	ISSUE FOR SSSA	09.07.2024
5	ISSUE FOR COORDINATION	31.05.2024
4	ISSUE FOR REVIEW	10.05.2024
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2	ISSUE FOR REVIEW	22.04.2024
1	ISSUE FOR REVIEW	08.04.2024
#	DESCRIPTION	DATE



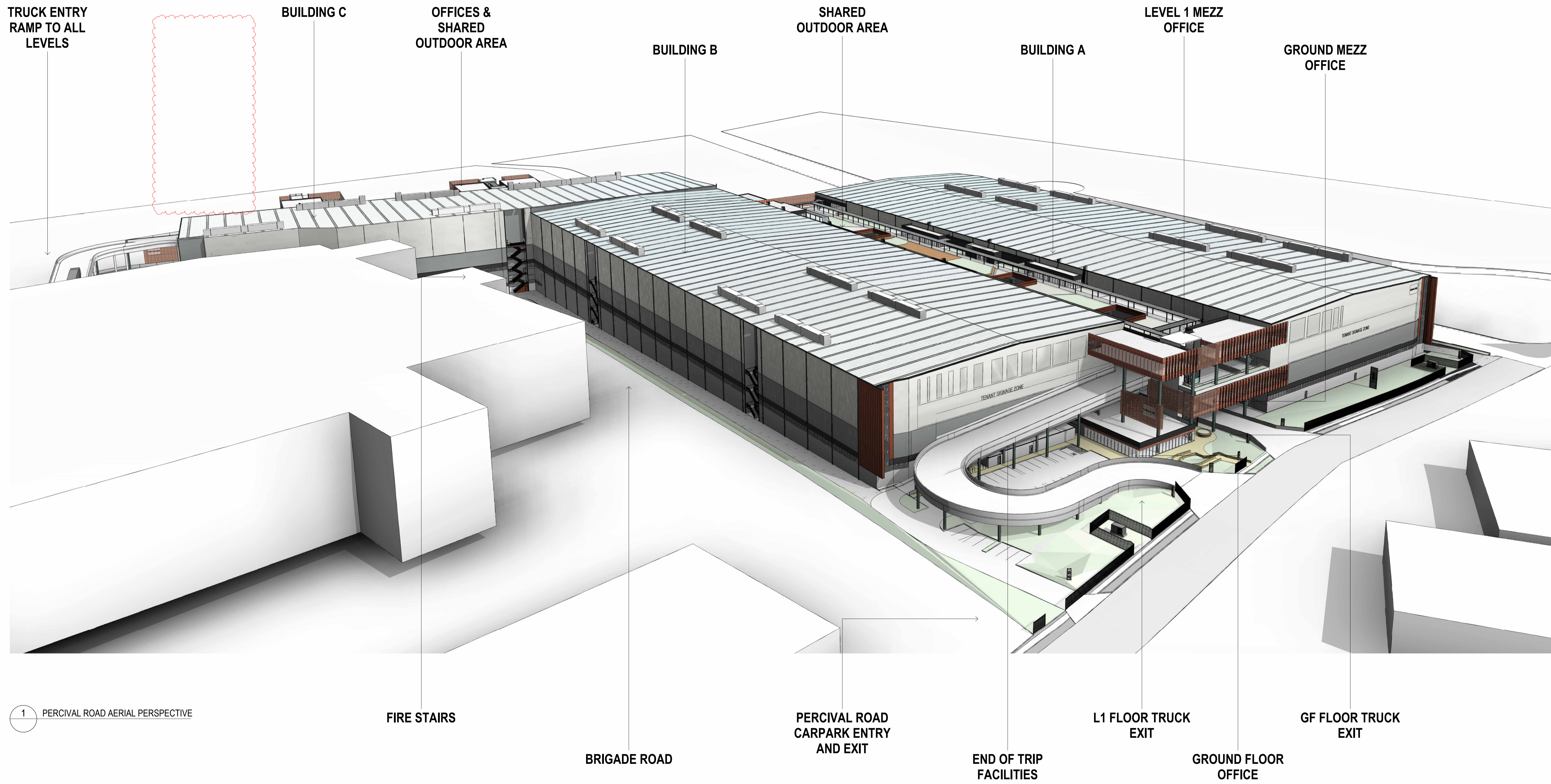
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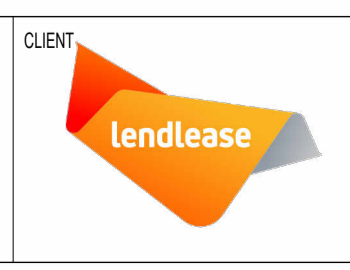
TITLE	3D VIEW PERSPECTIVES - SECTION		
DATE	SCALE	PROJECT NO.	DWG NO. REVISION
22.10.2024		22144	DA411 7



1 PERCIVAL ROAD AERIAL PERSPECTIVE

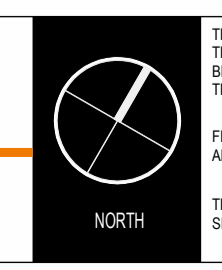
ISSUE FOR SSSA

15	ISSUE FOR REVIEW	22.10.2024
14	ISSUE FOR REVIEW	15.10.2024
13	IE updates	09.09.2024
12	ISSUE FOR SSSA	06.07.2024
11	ISSUE FOR COORDINATION	17.06.2024
10	ISSUE FOR COORDINATION	31.05.2024
9	ISSUE FOR REVIEW	10.05.2024
8	DESCRIPTION	DATE



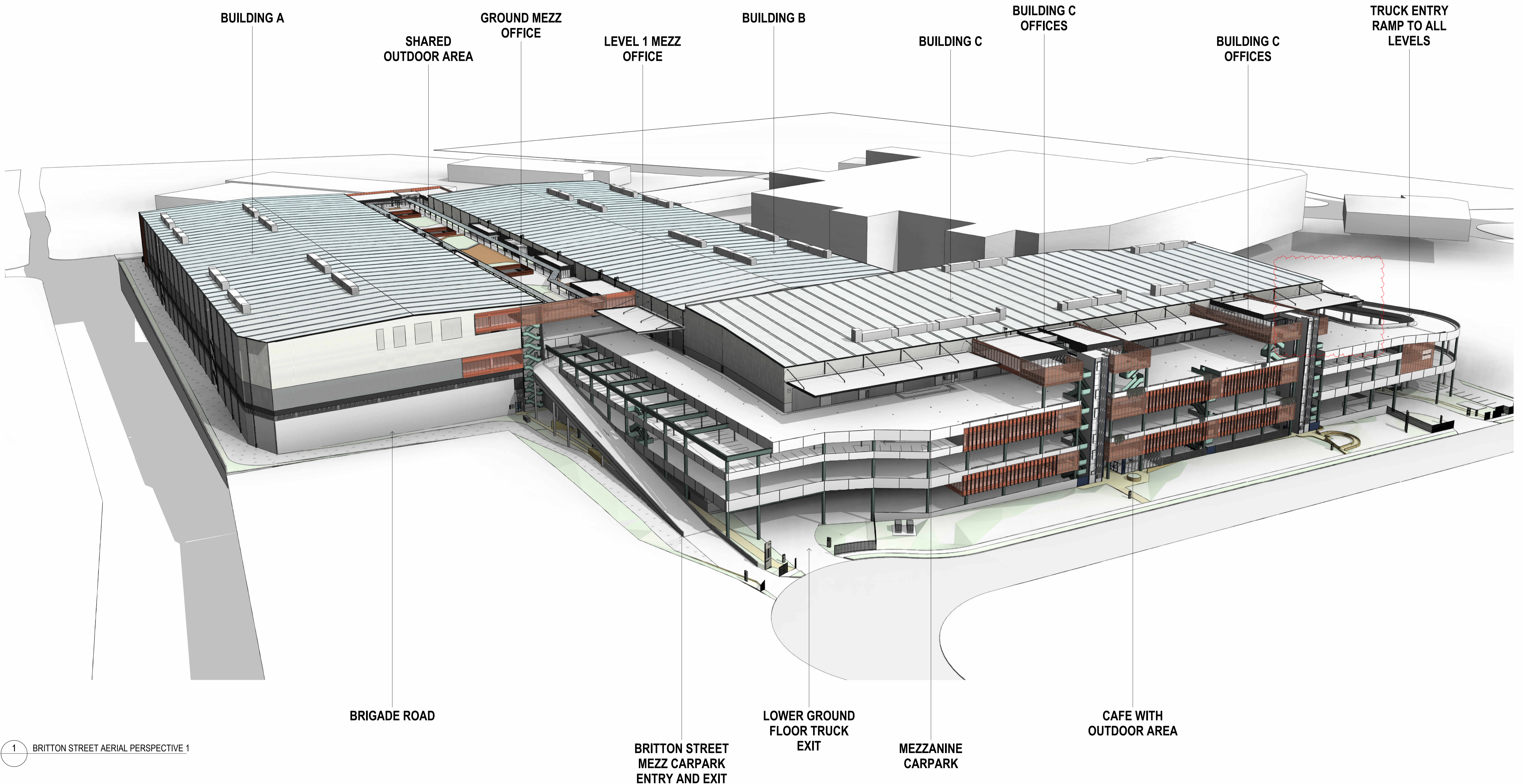
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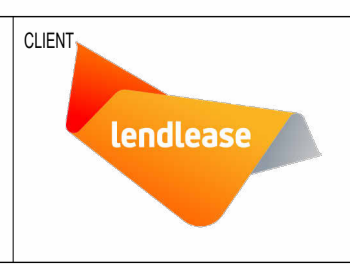
TITLE	3D PERSPECTIVES 1		
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024		22144	DA450
		REVISION	15



1 BRITTON STREET AERIAL PERSPECTIVE 1

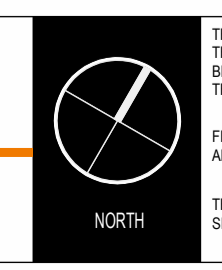
ISSUE FOR SSDA

14	ISSUE FOR REVIEW	22.10.2024
13	VE 10/09/24	06.09.2024
12	ISSUE FOR SSDA	08.07.2024
11	ISSUE FOR COORDINATION	17.06.2024
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9	ISSUE FOR REVIEW	10.05.2024
8	ISSUE FOR REVIEW	22.04.2024
#	DESCRIPTION	DATE



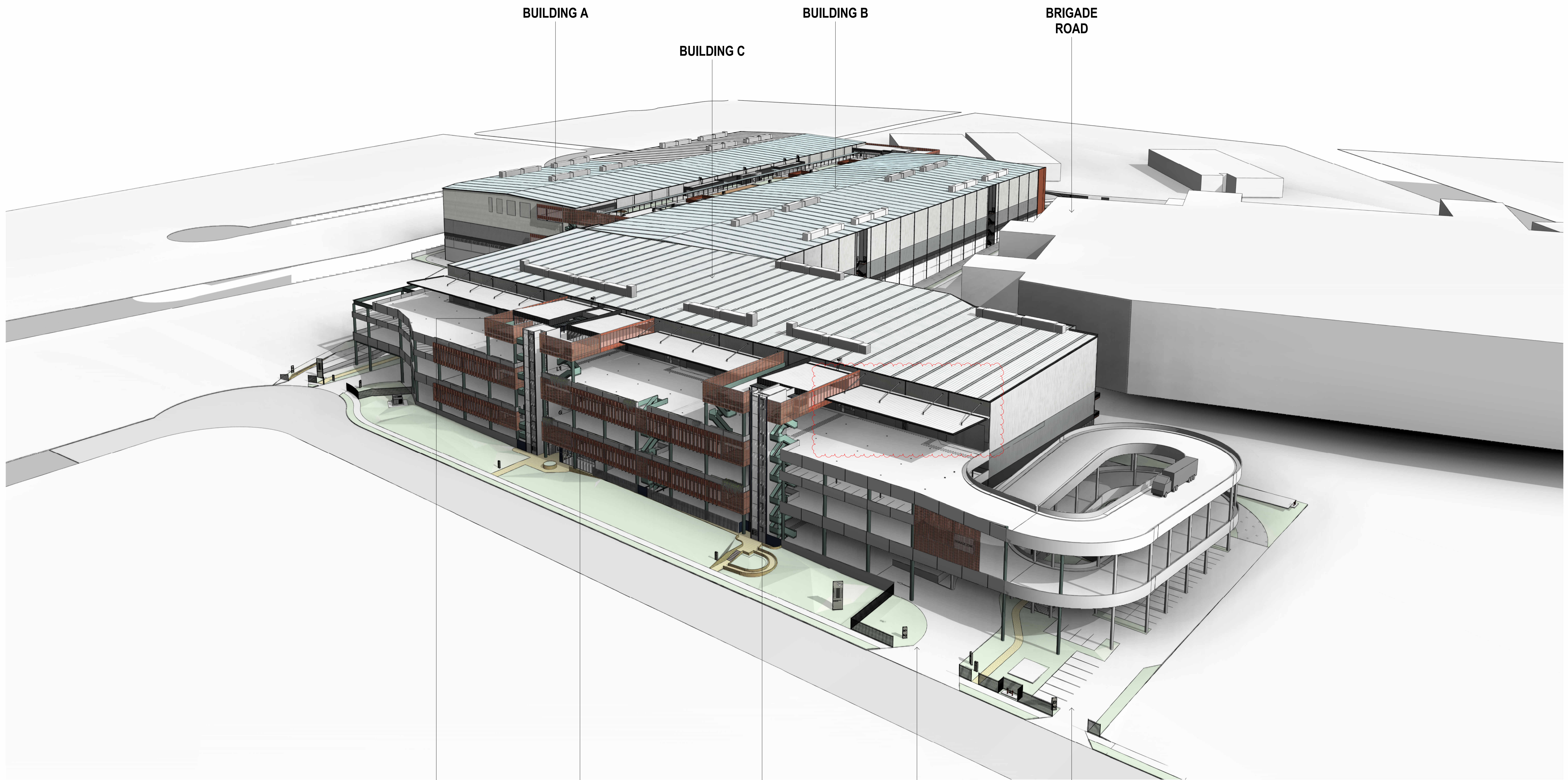
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TITLE	3D PERSPECTIVES 2		
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024		22144	DA451
		REVISION	14



BUILDING A

BUILDING B

BRIGADE ROAD

BUILDING C

BUILDING C OFFICES

CAFE AND OUTDOOR AREA

BUILDING C OFFICES

TRUCK ENTRY RAMP TO ALL LEVELS

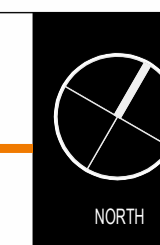
BRITTON STREET CARPARK ENTRY AND EXIT

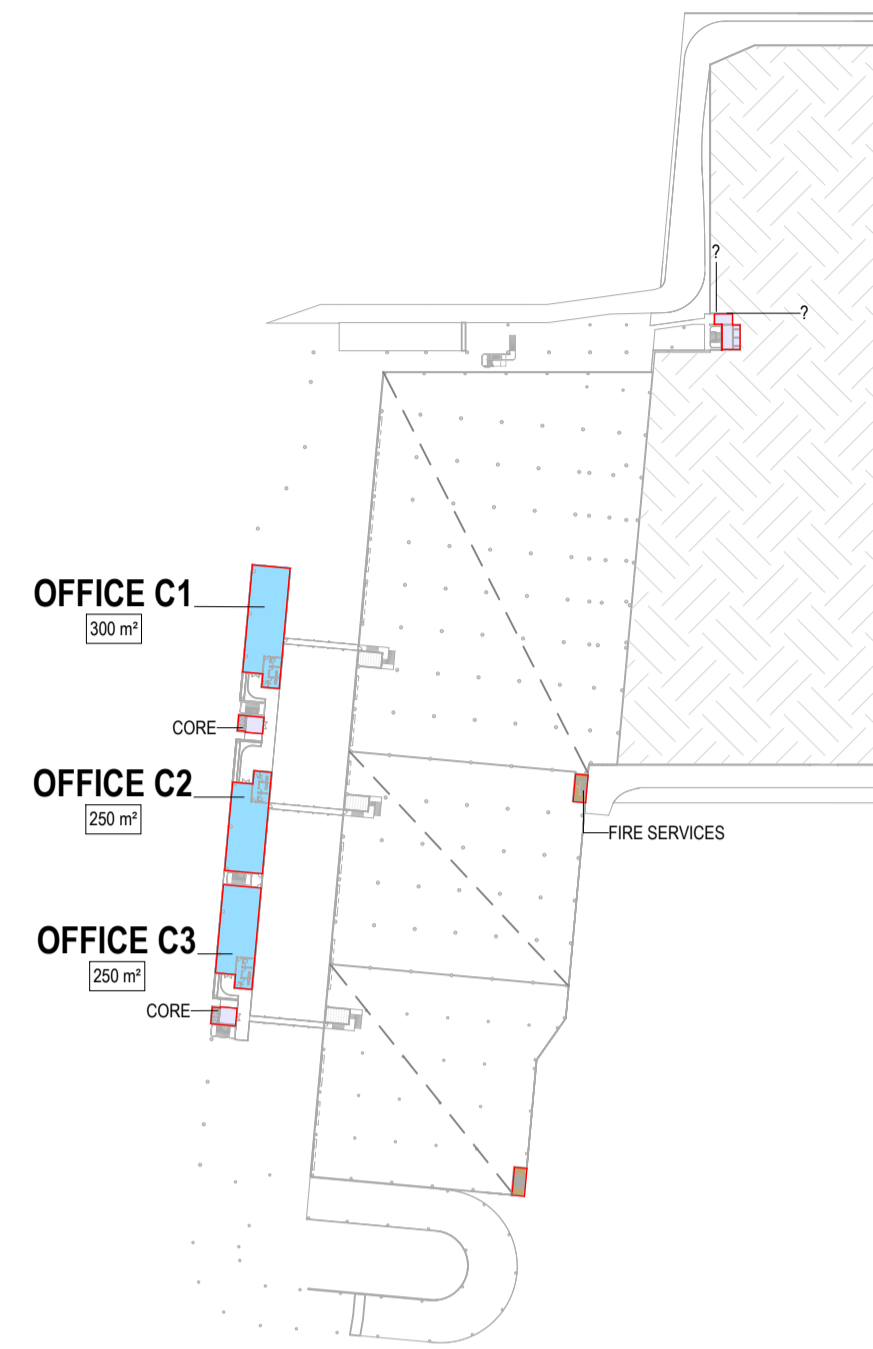
1 BRITTON STREET AERIAL PERSPECTIVE 2

ISSUE FOR SSDA

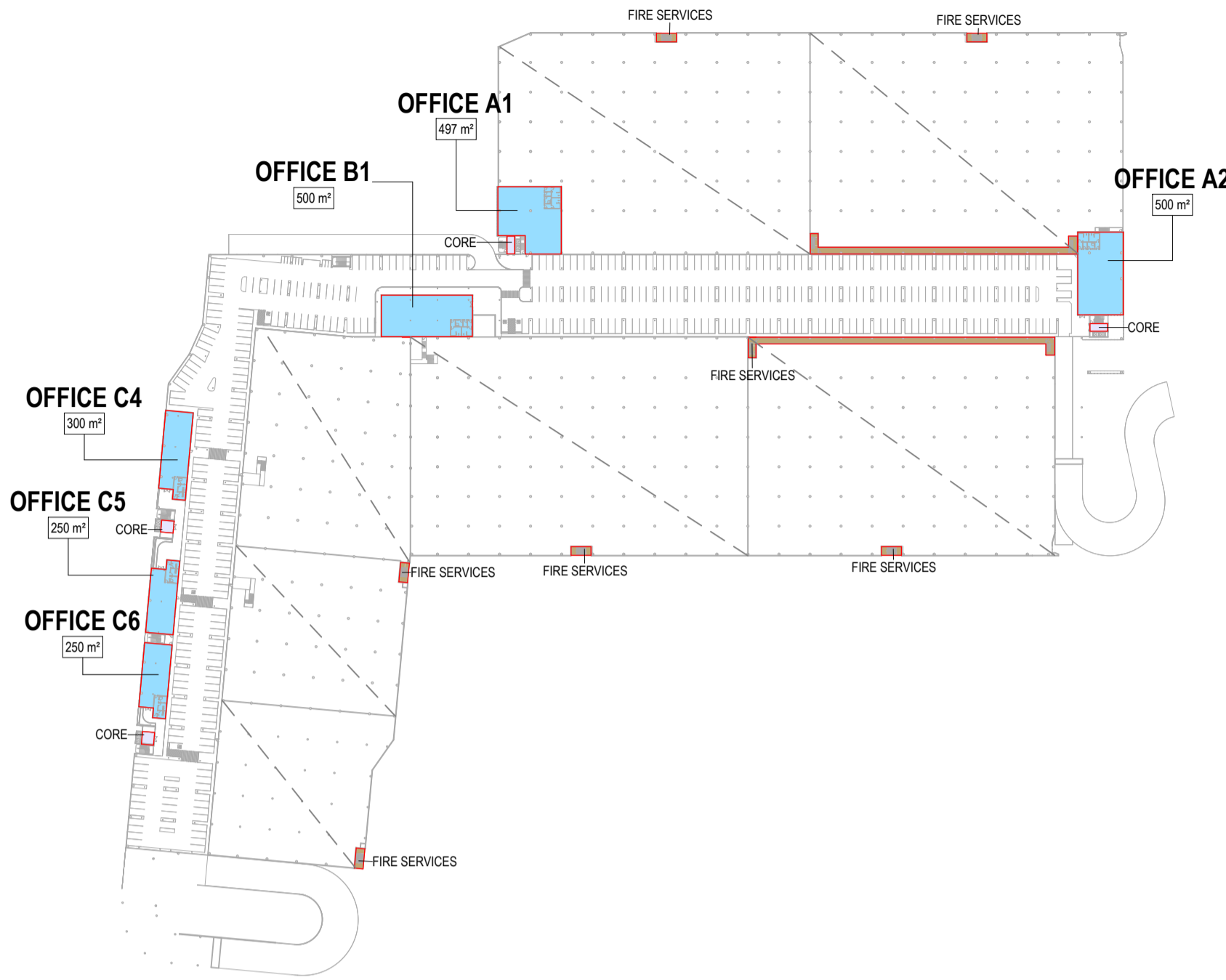
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

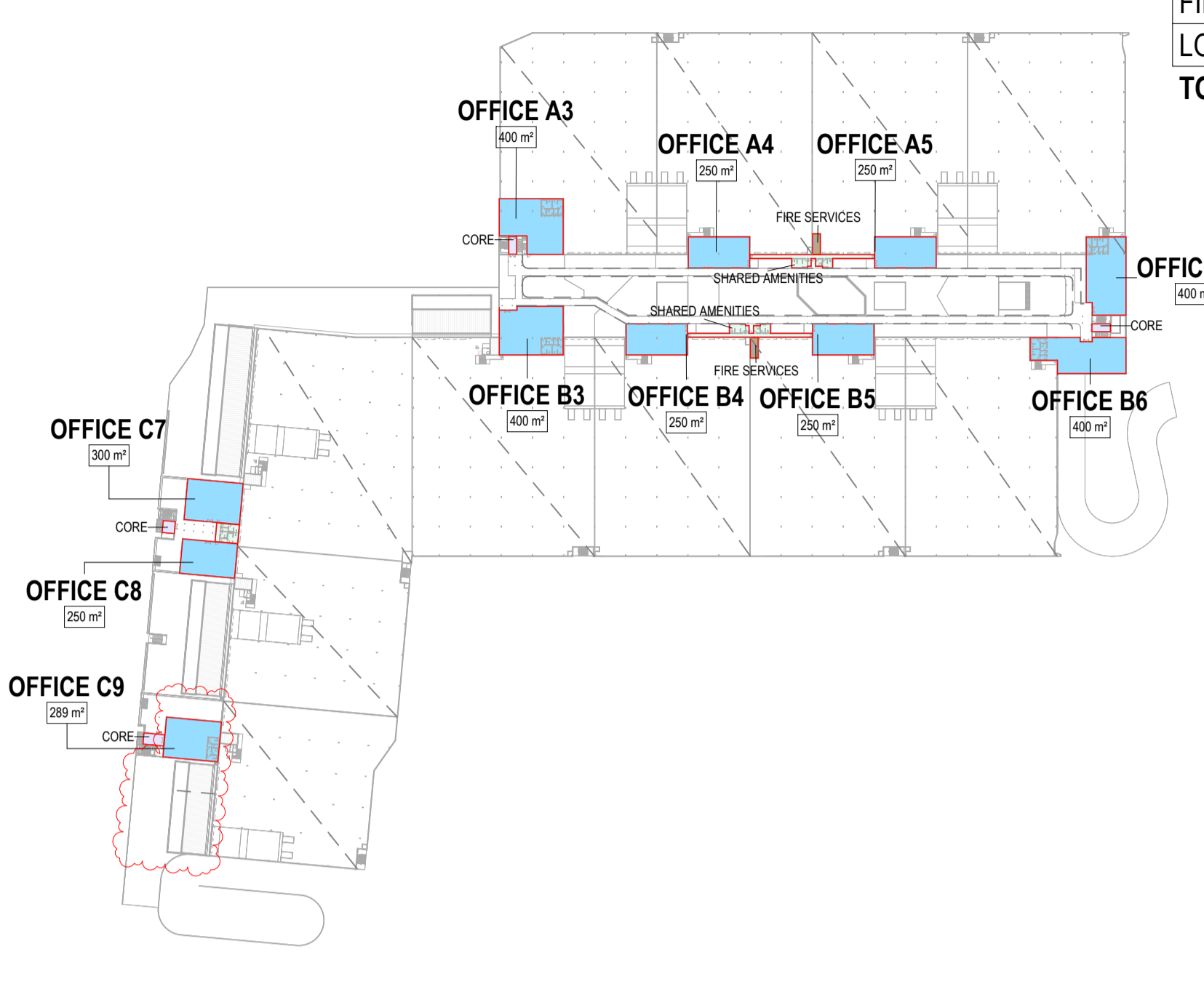




2. GFA L.G. MEZZANINE 1:2000



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

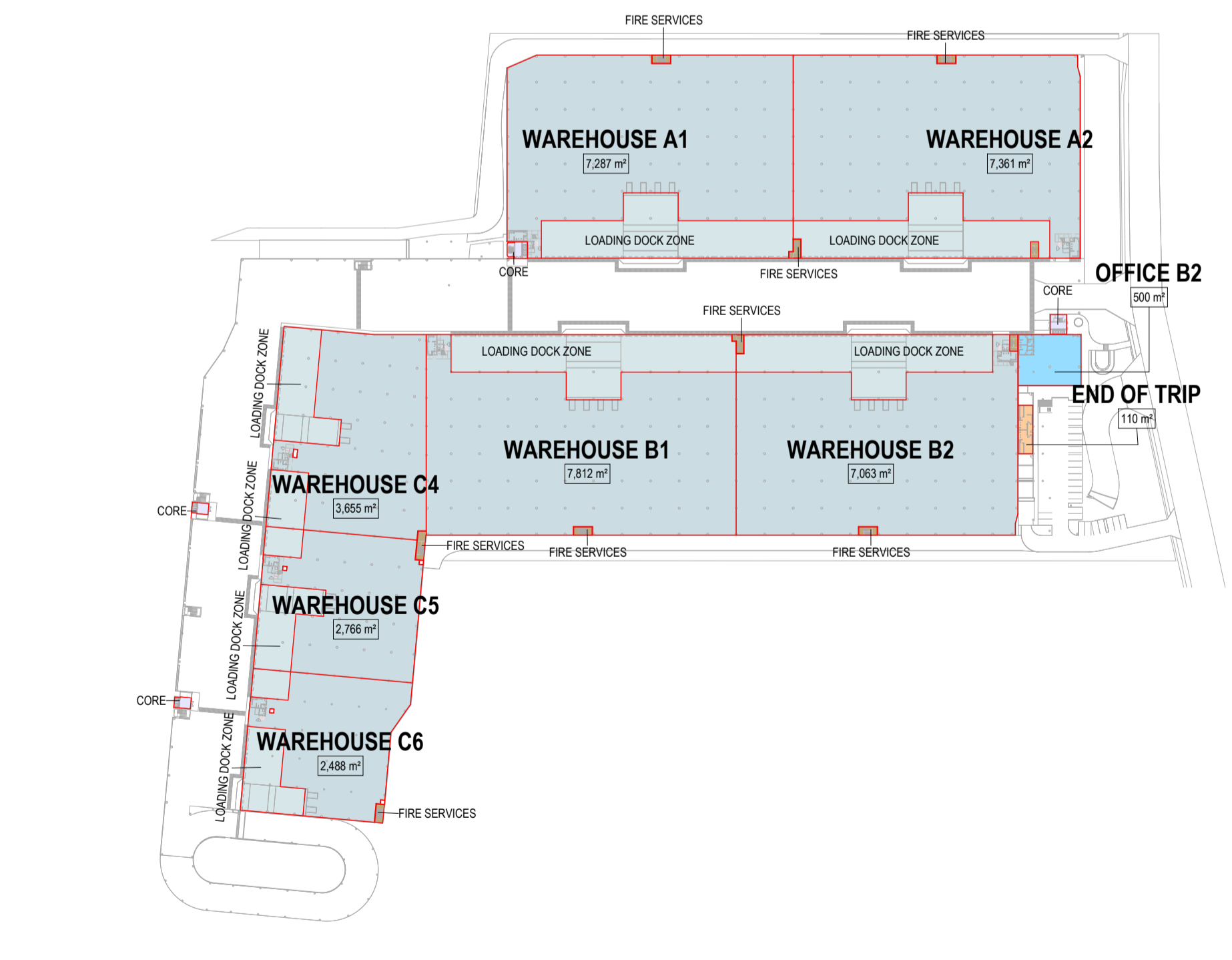
B			
B1	7,812 m²	500 m²	8,312 m²
B2	7,063 m²	500 m²	7,563 m²
B3	4,302 m²	400 m²	4,702 m²
B4	3,699 m²	250 m²	3,949 m²
B5	3,672 m²	250 m²	3,922 m²
B6	3,574 m²	400 m²	3,974 m²
B	30,122 m²	2,300 m²	32,422 m²

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

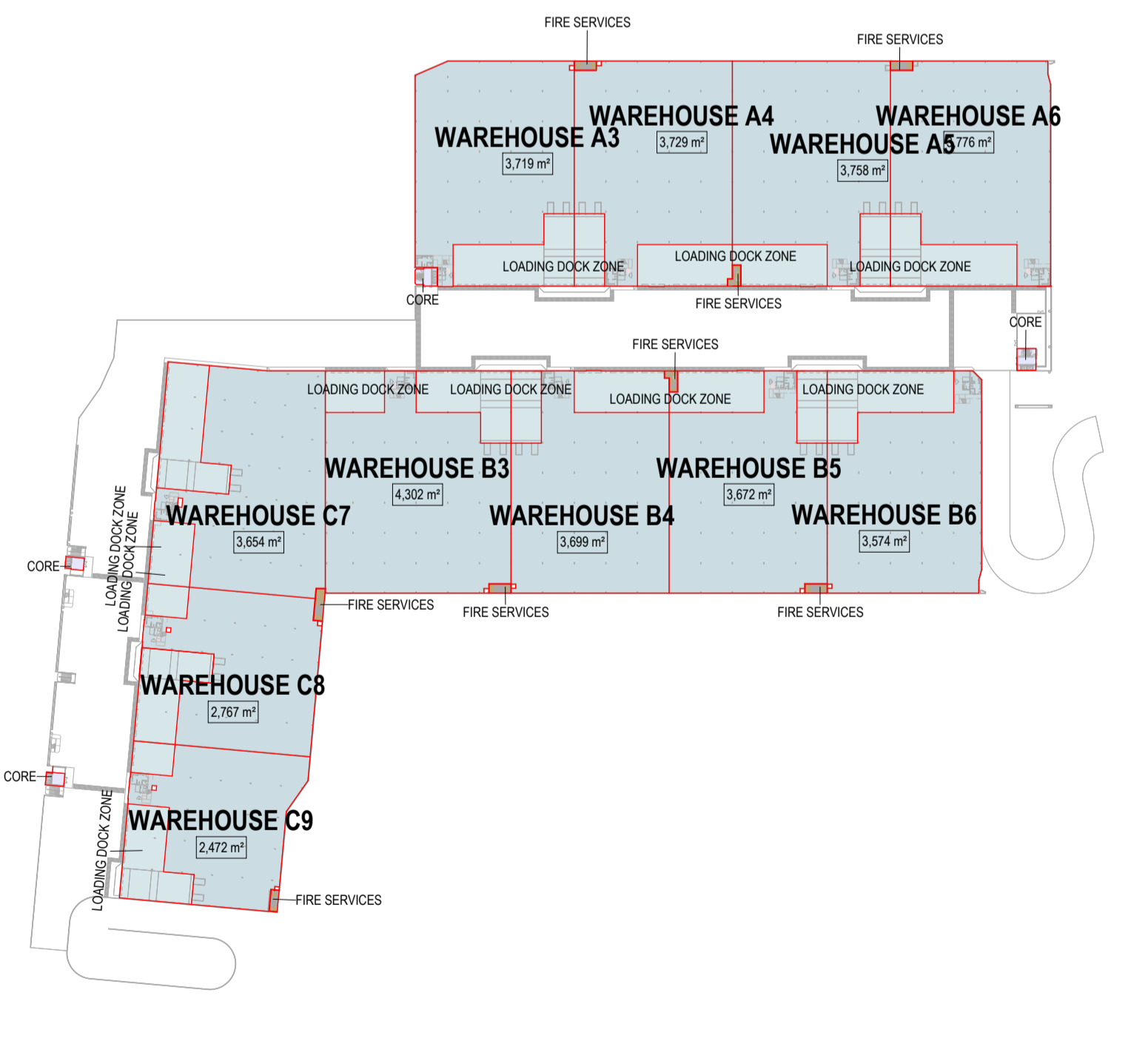
FACILITIES			
CAFE BRITTON ST	0 m²	0 m²	71 m²
EOT BRITTON ST	0 m²	0 m²	110 m²
EOT PERCIVAL ST	0 m²	0 m²	110 m²
SHARED AMENITIES	0 m²	0 m²	265 m²
FACILITIES	0 m²	0 m²	556 m²
TOTALS:	88,976 m²	7,036 m²	96,568 m²



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—**

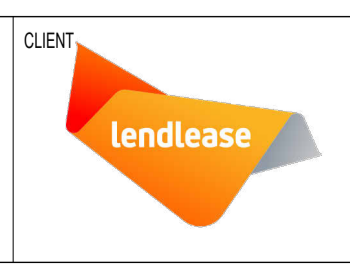
- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic,

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.

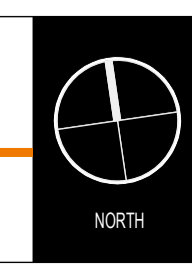
ISSUE FOR SSSA

#	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



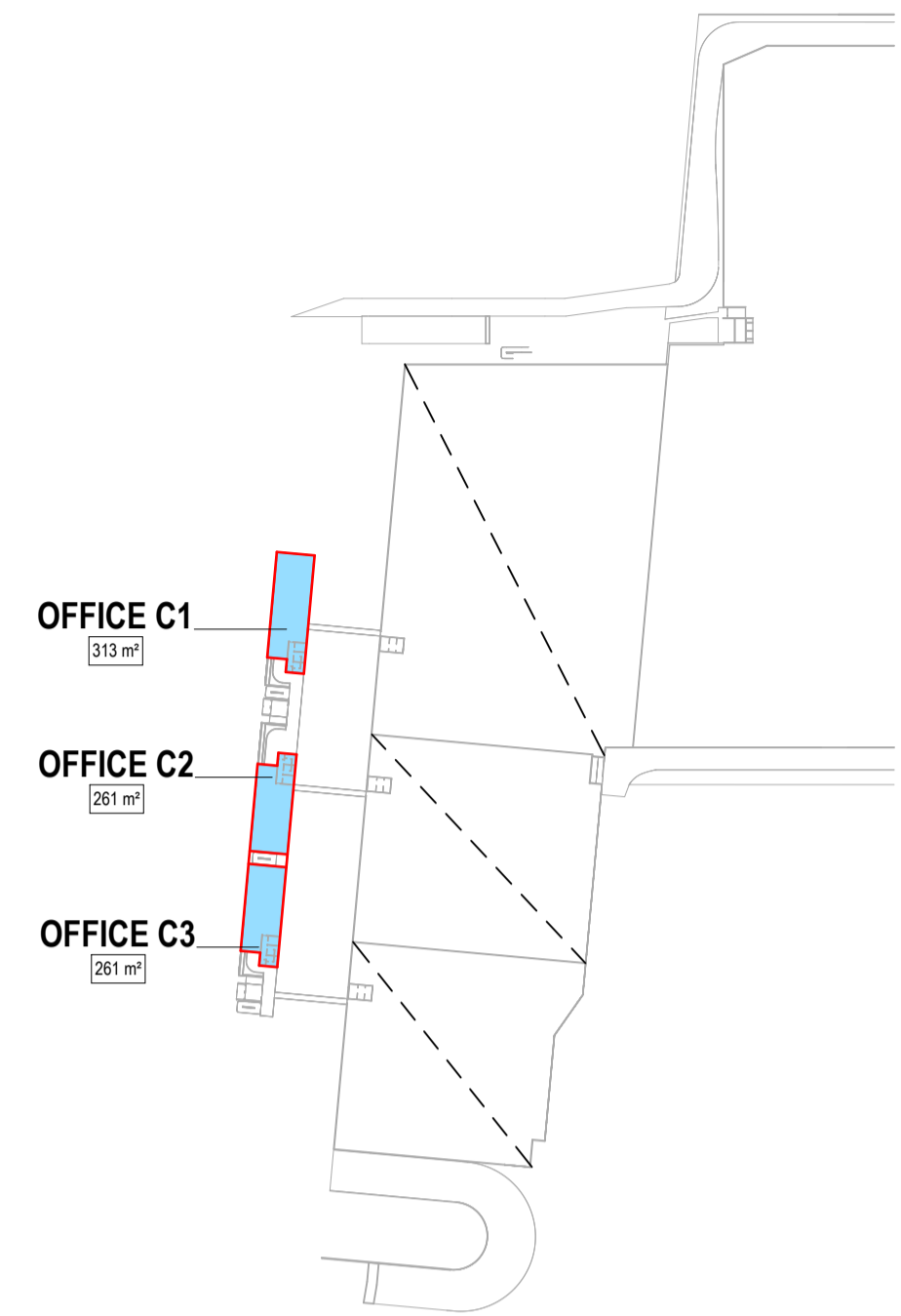
PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

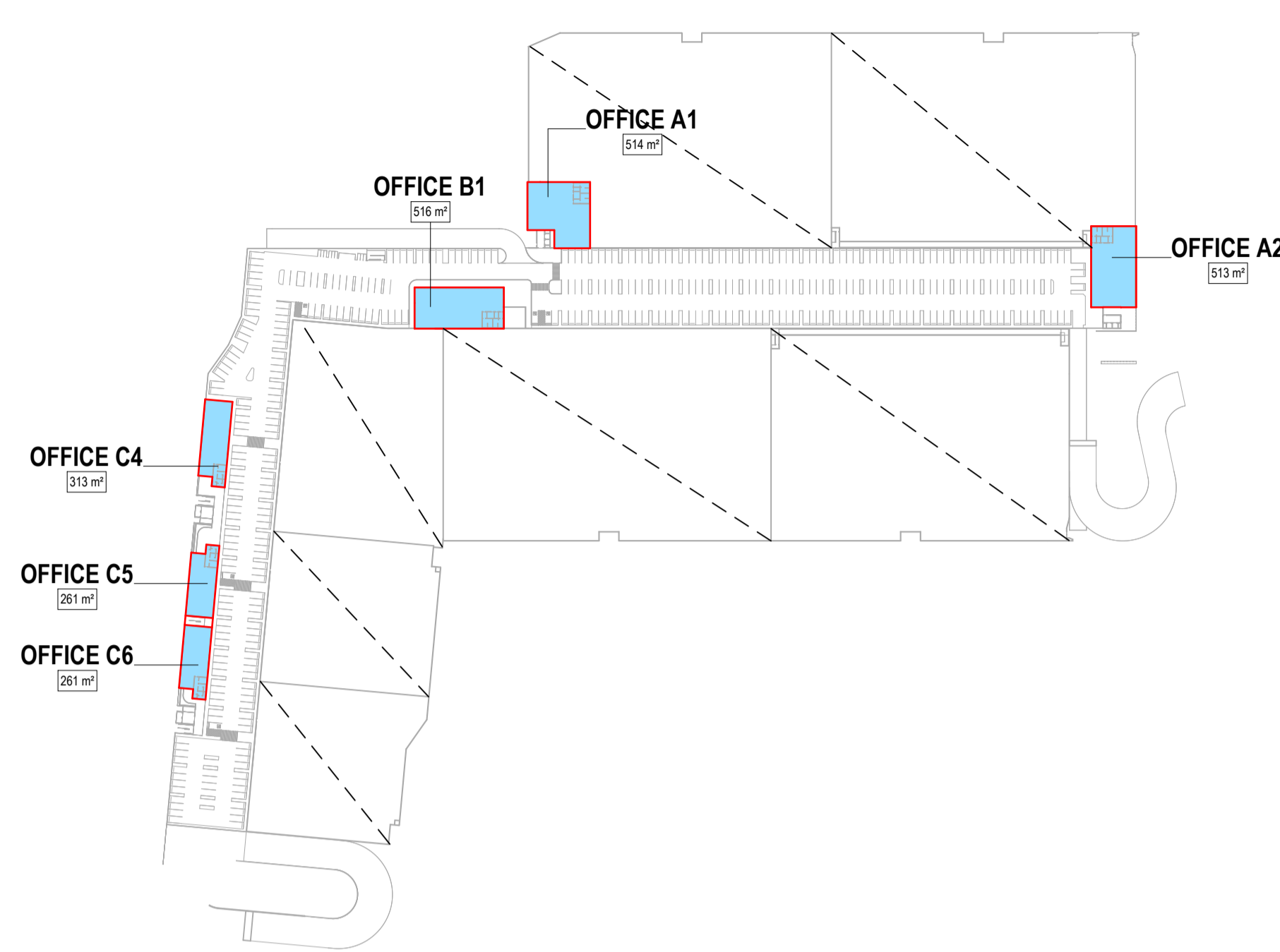


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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING. ALL DIMENSIONS TO BE CHECKED ON SITE.
THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & ISSUED FOR CONSTRUCTION.

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



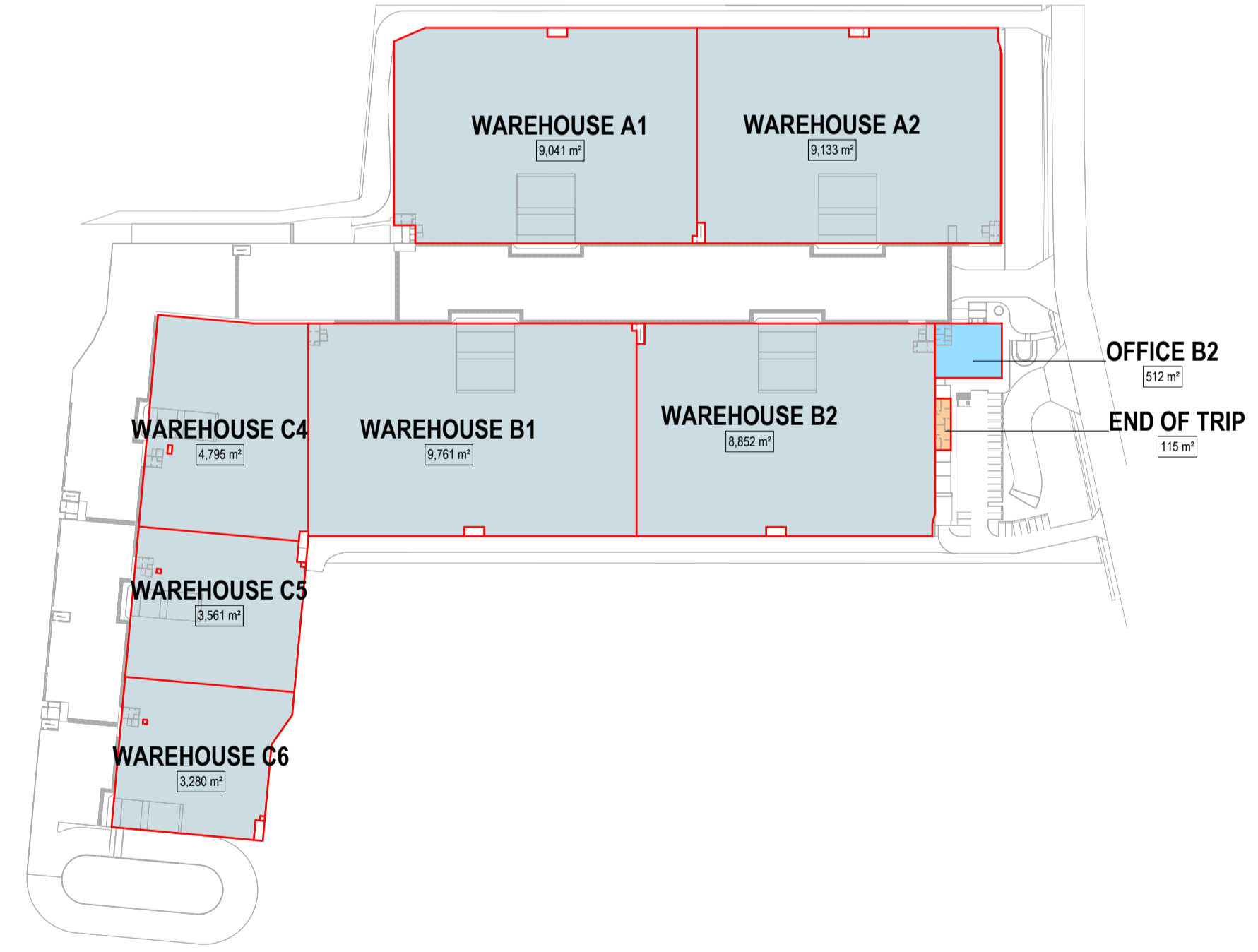
3 L1 MEZZ 1 : 2000

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

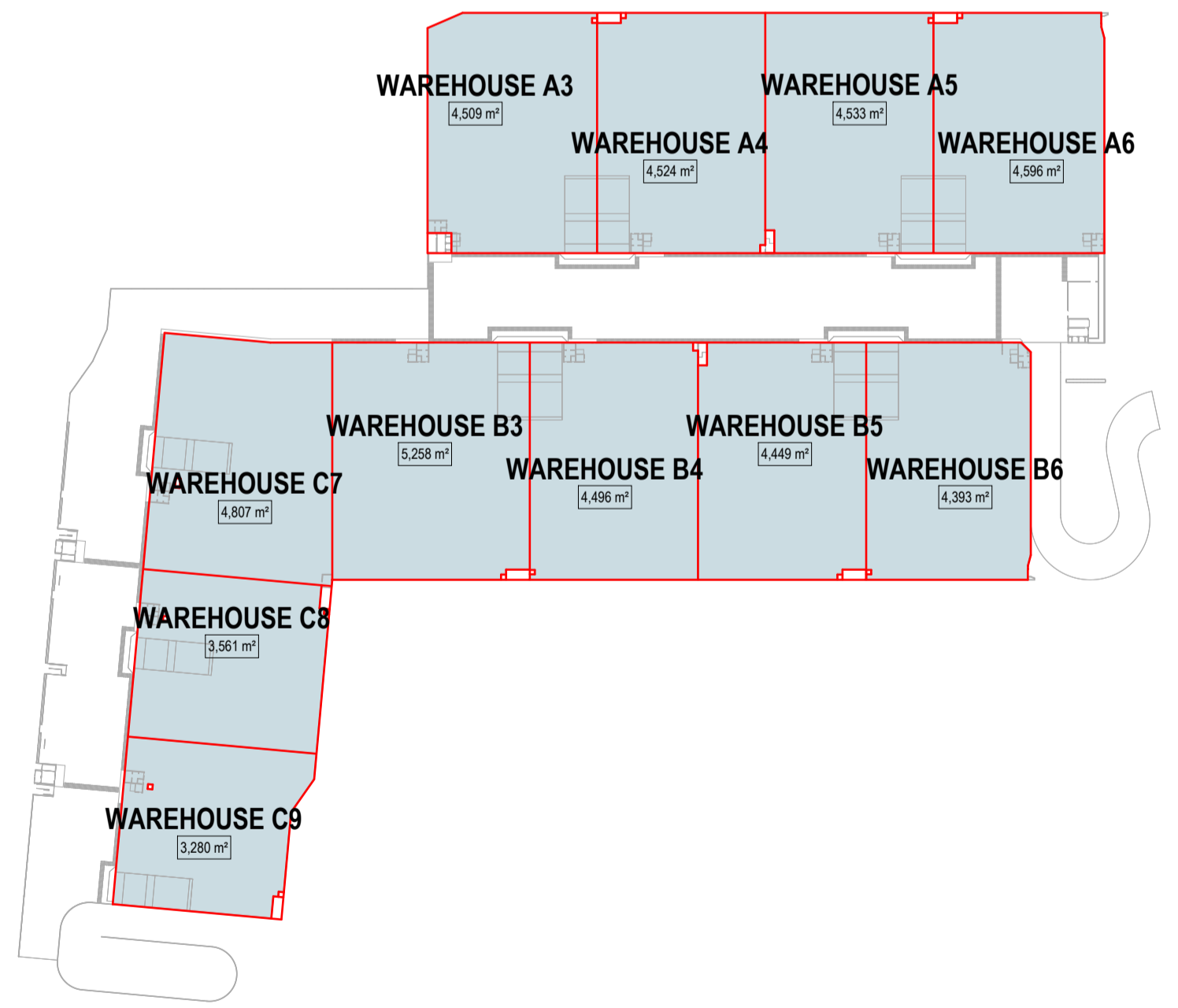
FACILITIES			
CAFE BRITTON ST	0 m ²	0 m ²	78 m ²
EOT BRITTON ST	0 m ²	0 m ²	117 m ²
EOT PERCIVAL ST	0 m ²	0 m ²	115 m ²
FACILITIES	0 m ²	0 m ²	310 m ²
TOTAL:	111,055 m²	7,284 m²	118,649 m²



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.

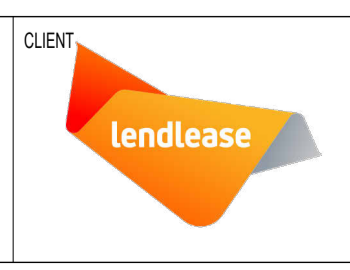
When determining the dominant portion of a wall, the following guidelines should be used where appropriate:

- 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.

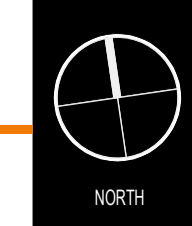
ISSUE FOR SSSA

15	ISSUE FOR REVIEW	22.10.2024
14	ISSUE FOR SSSA	06.07.2024
13	ISSUE FOR COORDINATION	31.05.2024
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#	DESCRIPTION	DATE



PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT

15-21 BRITTON STREET SMITHFIELD

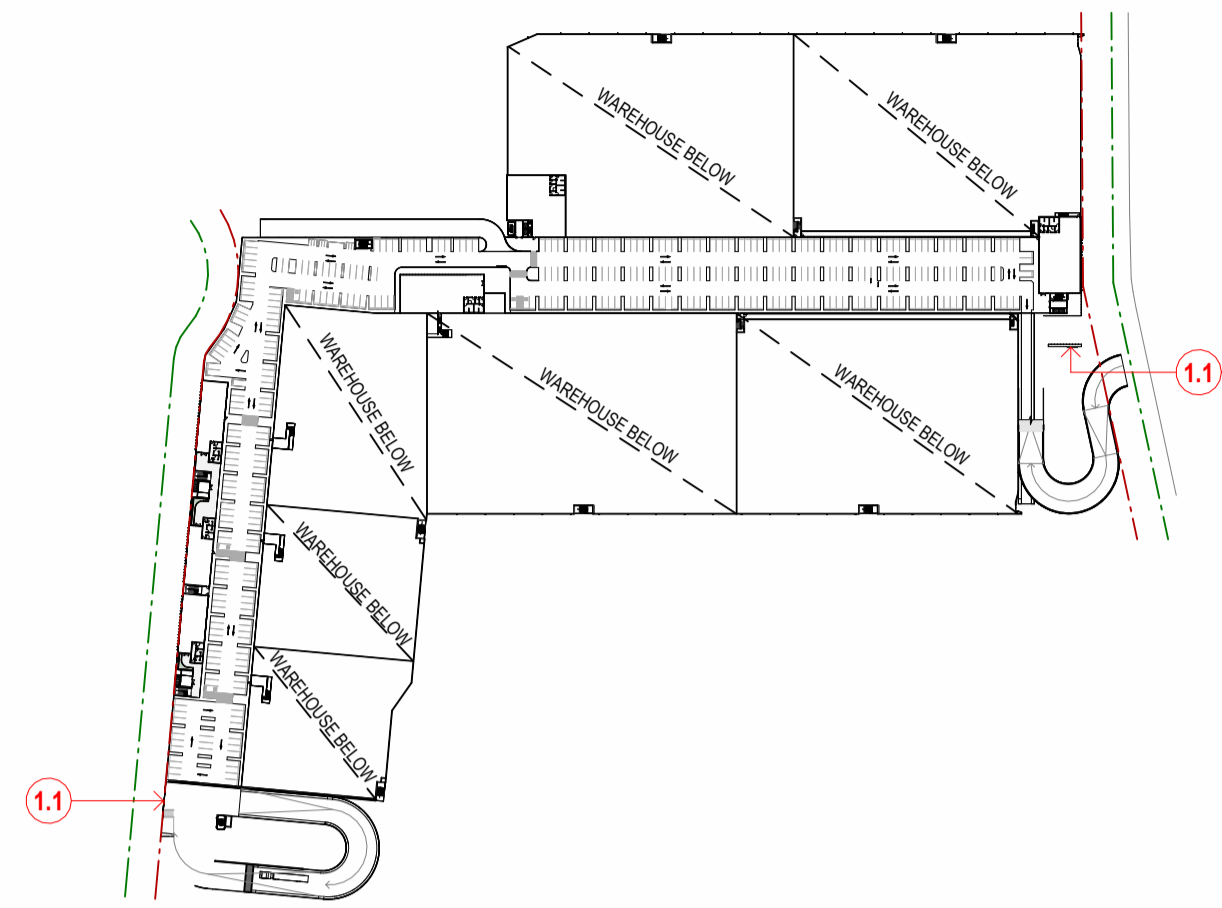


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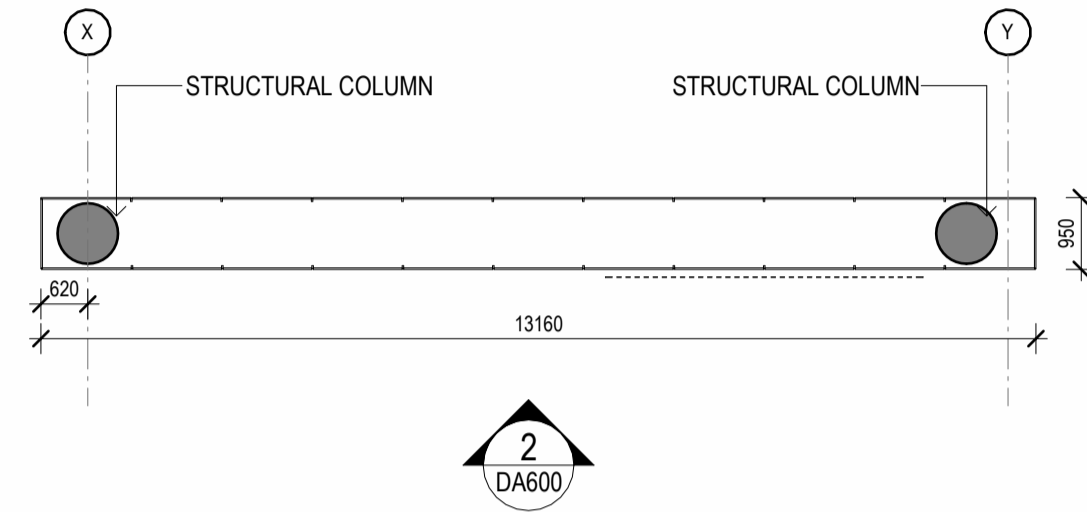
GLA CALCULATIONS			
DATE	SCALE	PROJECT NO.	DWG NO.
22.10.2024	1:1500 @ A1 1:3000 @ A3	22144	DA510
		REVISION	
		15	



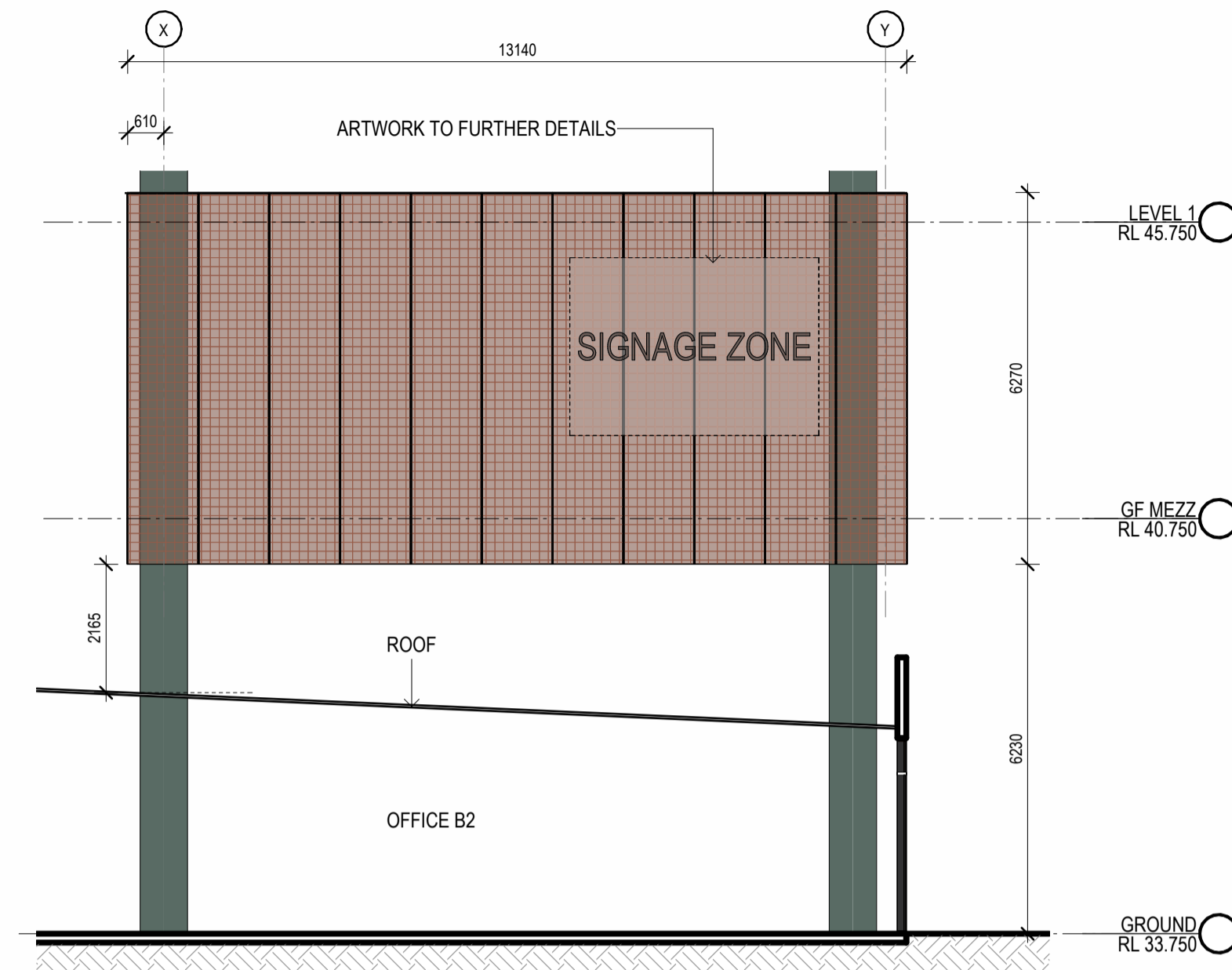
SIGNAGE KEY PLAN - GF MEZZ

IDENTIFICATION SIGN 1.2
LARGE SIGN ON PERCIVAL STREET

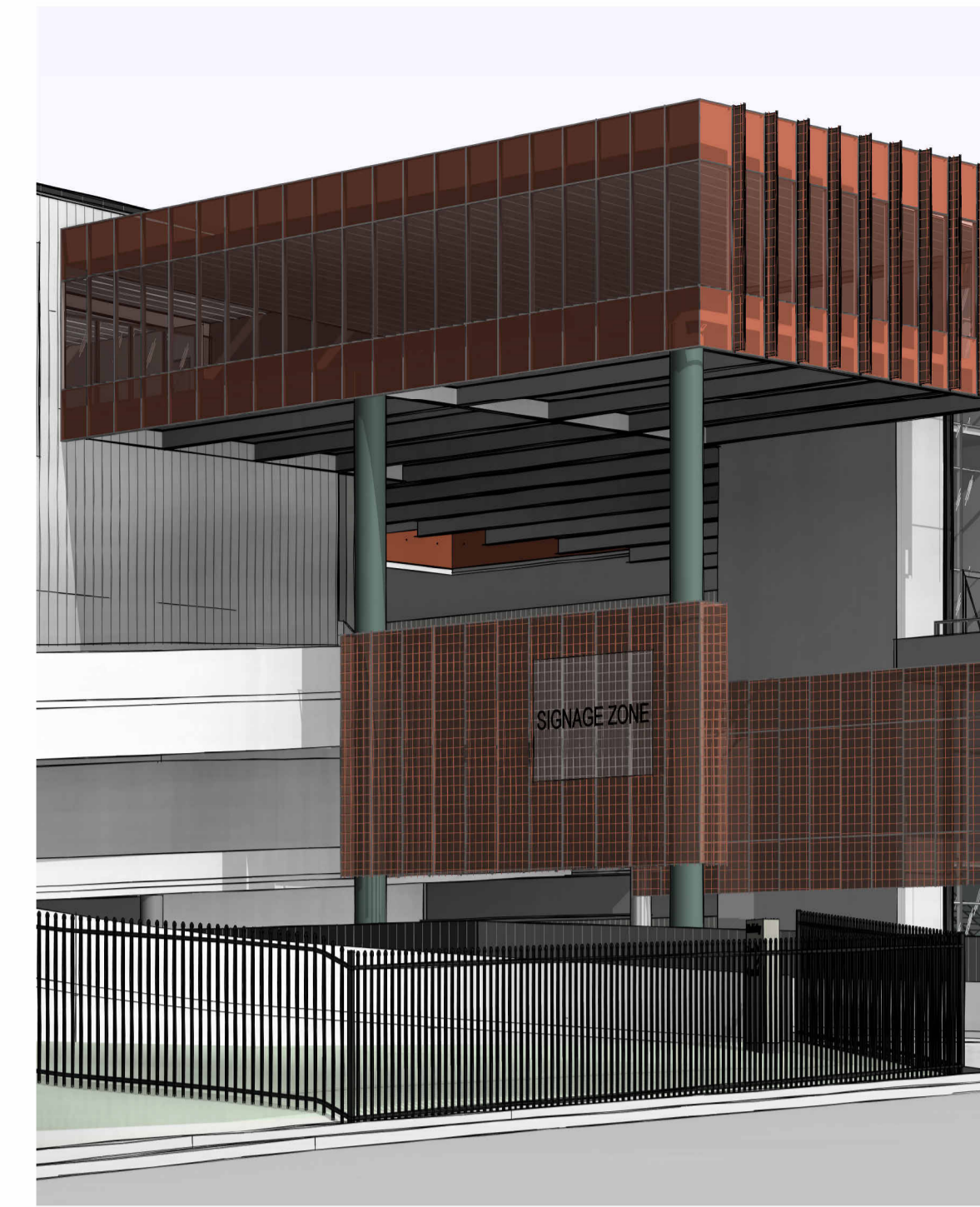
- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - ILLUMINATED
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAIL



1 SIGNAGE 1.2 ON PERCIVAL_PLAN 1:100



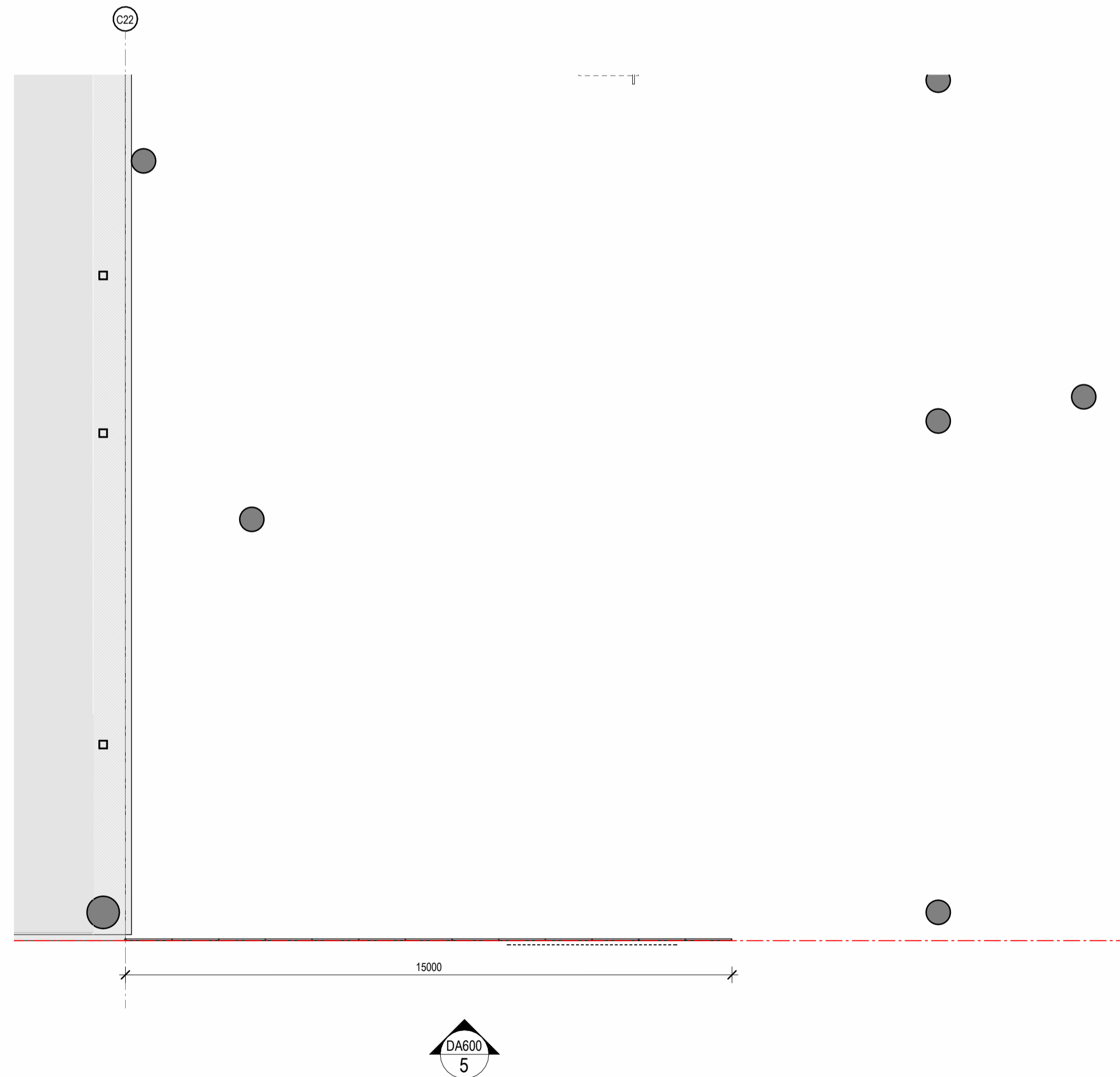
2 SIGNAGE 1.2 ON PERCIVAL_ELEVATION 1:100



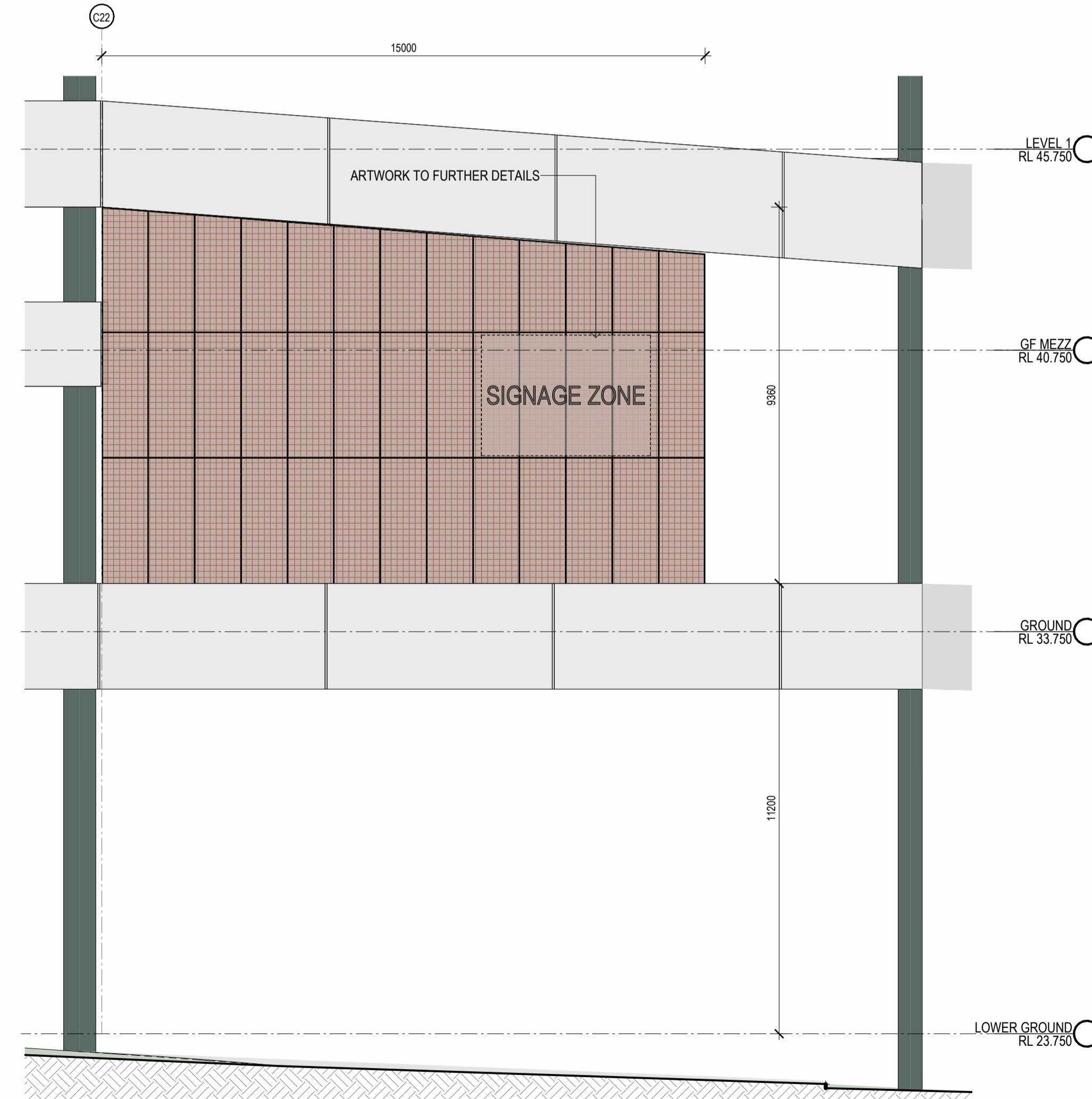
3 SIGNAGE 1.2 ON PERCIVAL_3D VIEW

IDENTIFICATION SIGN 1.1
ON BRITTON STREET

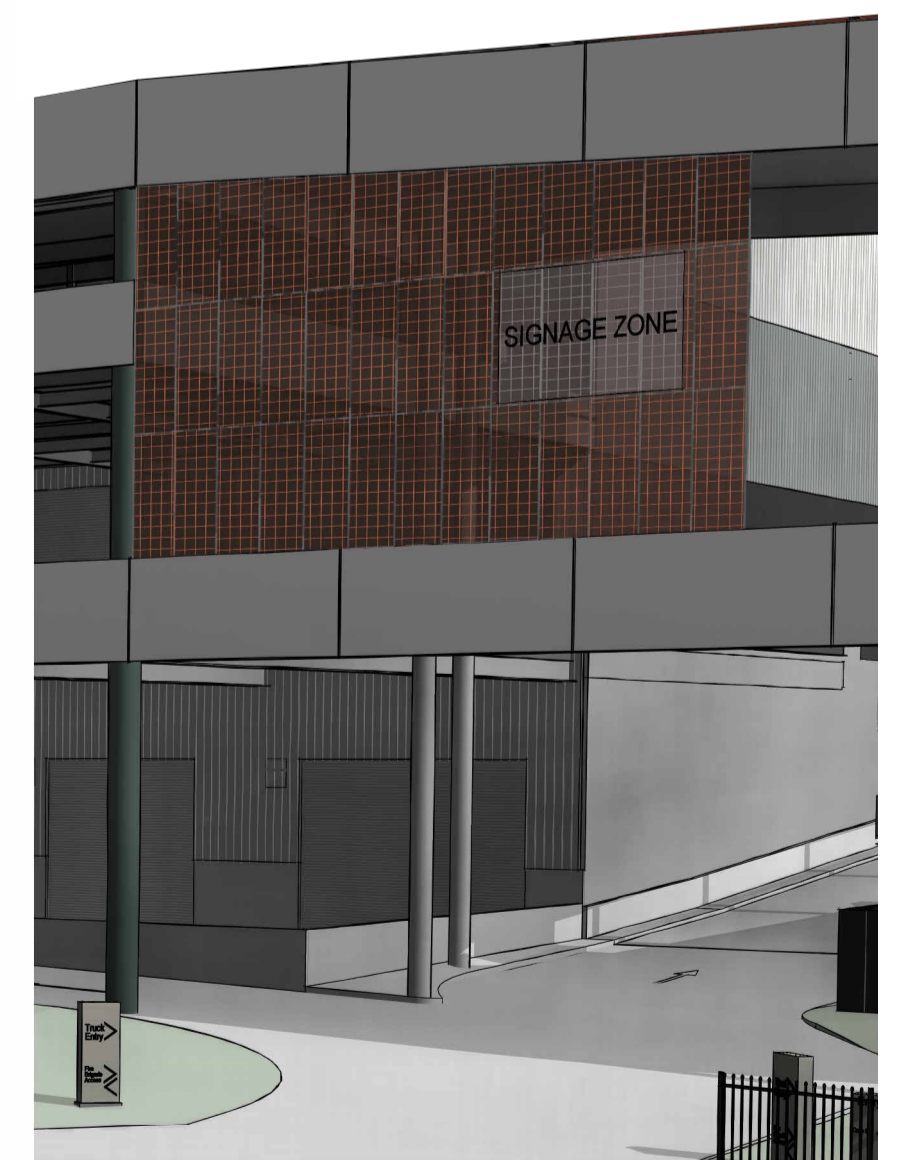
- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - ILLUMINATED
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAIL



4 SIGNAGE 1.1 ON BRITTON_PLAN 1:100

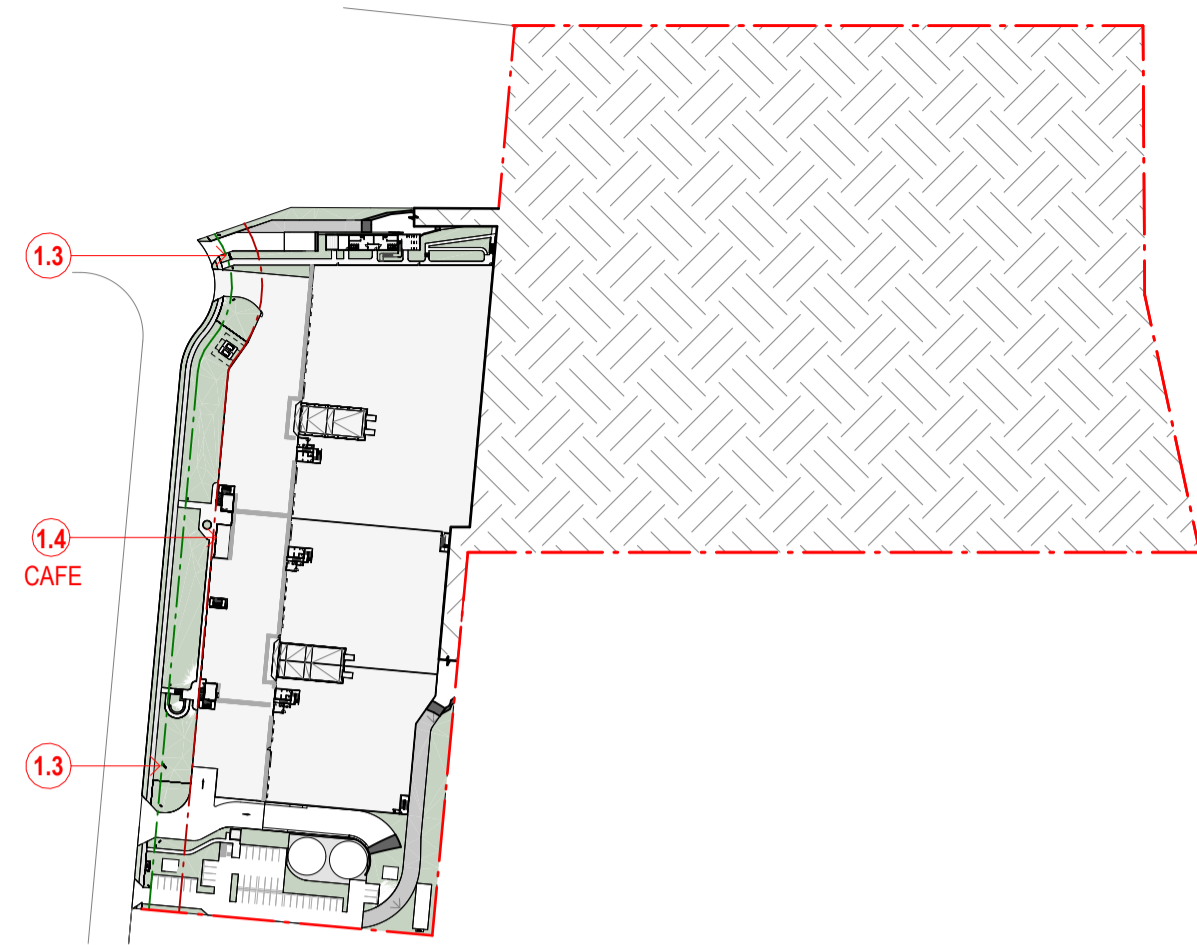


5 SIGNAGE 1.1 ON BRITTON_ELEVATION 1:100

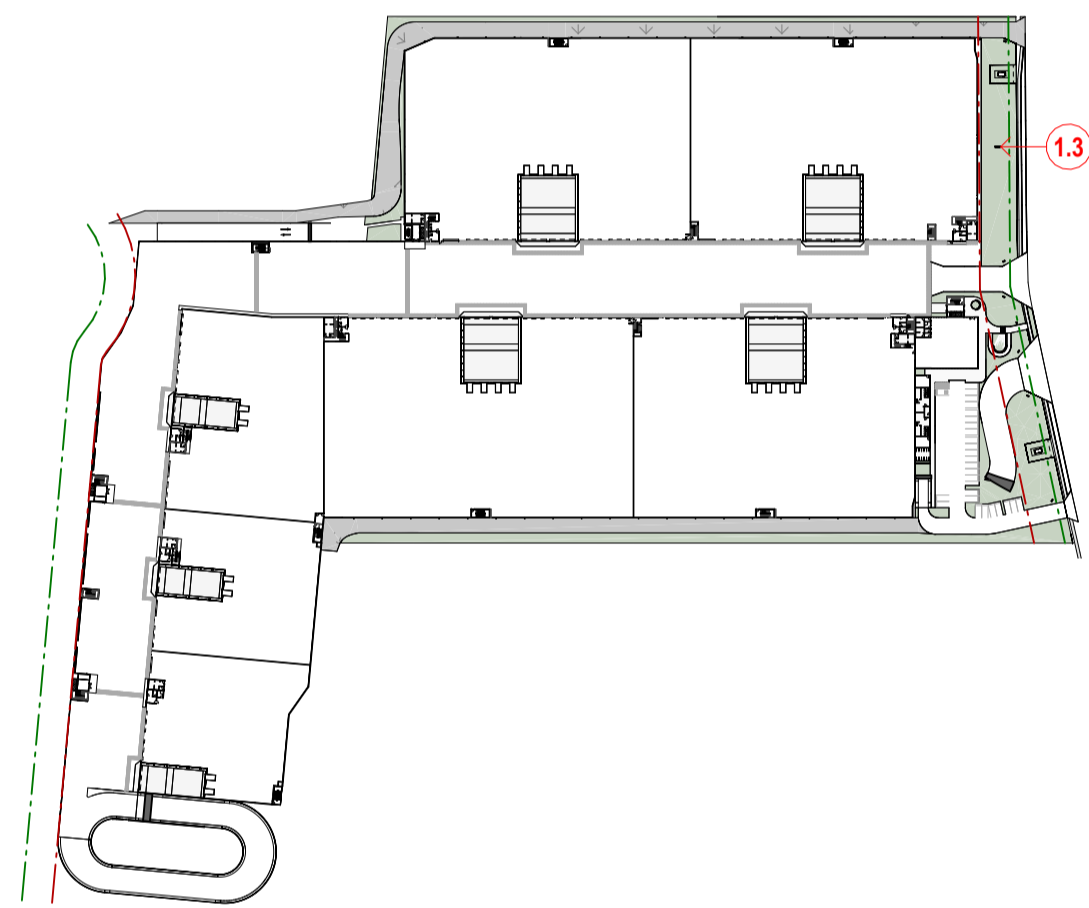


6 SIGNAGE 1.1 ON BRITTON_3D VIEW

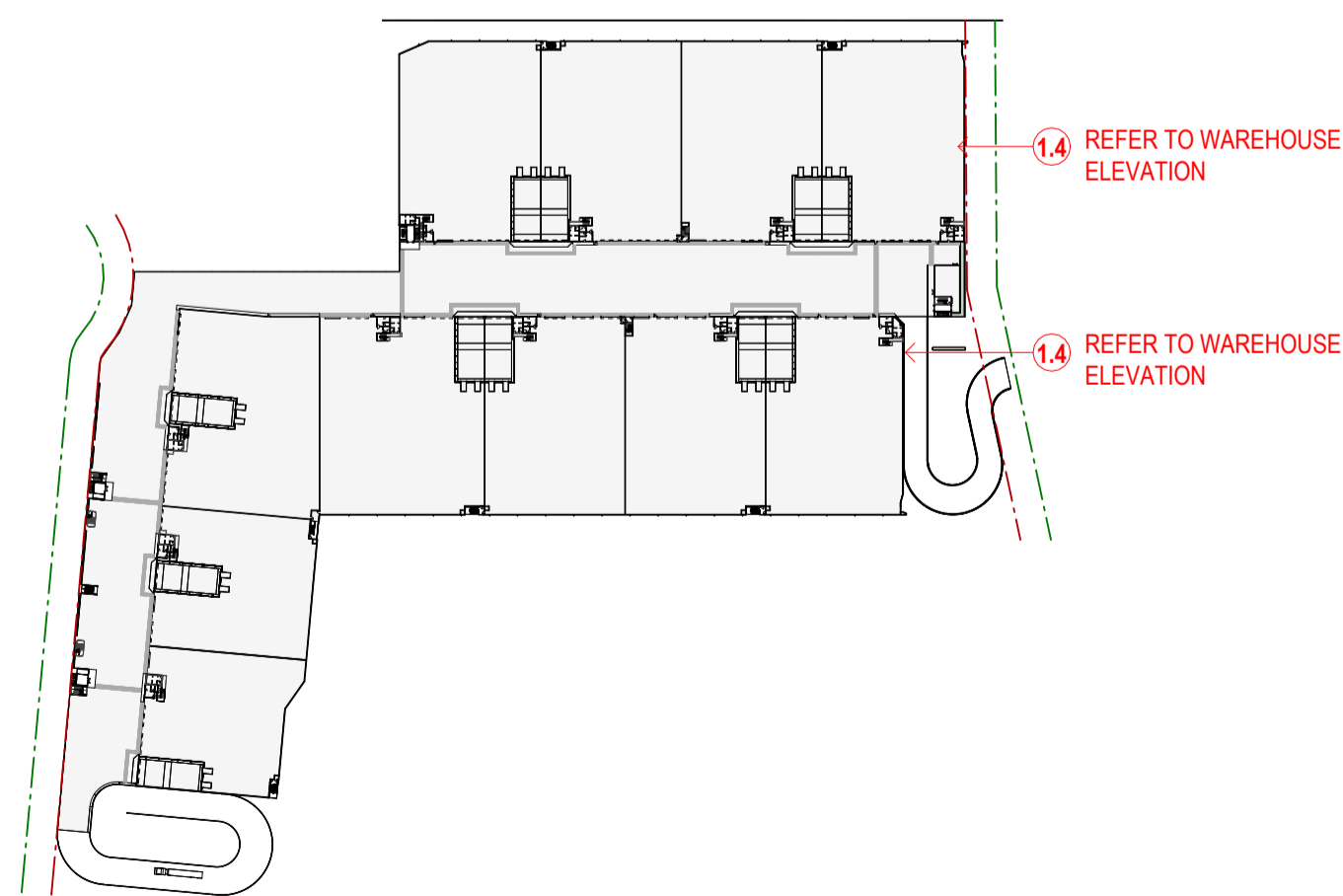
ISSUE FOR SSSA



SIGNAGE KEY PLAN - LOWER GROUND



SIGNAGE KEY PLAN - GROUND

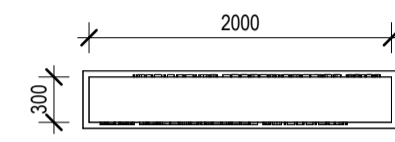


SIGNAGE KEY PLAN - LEVEL 1

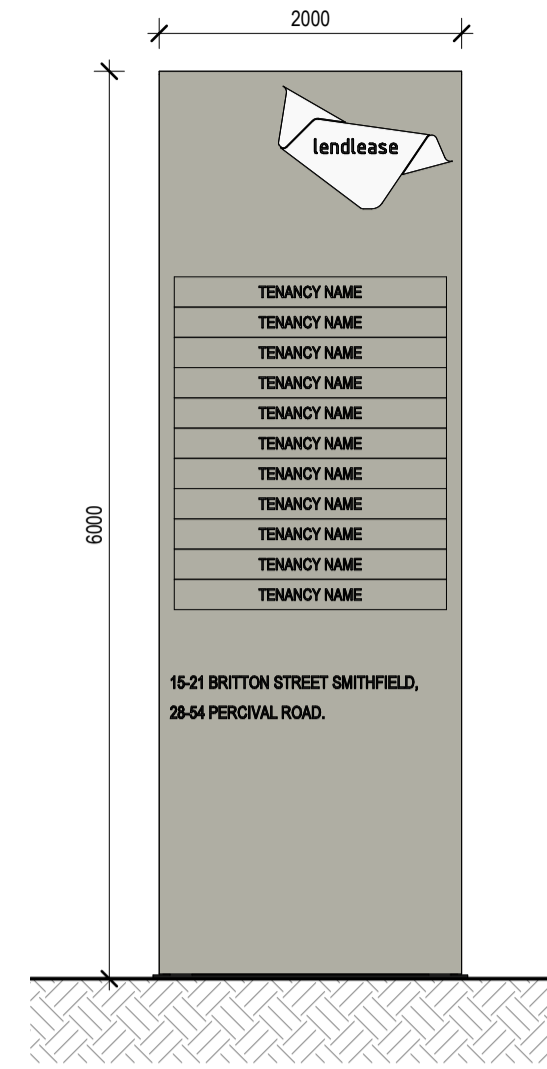
IDENTIFICATION SIGN 1.3

LARGE SIGN

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



1 SIGNAGE 1.3 PLAN 1 : 50

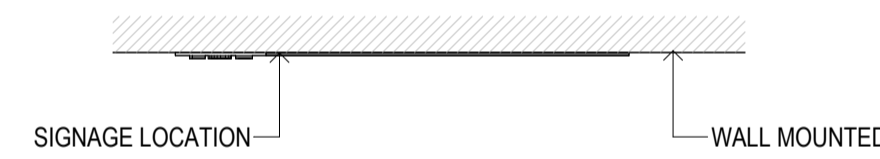


2 SIGNAGE 1.3 ELEVATION 1 : 50

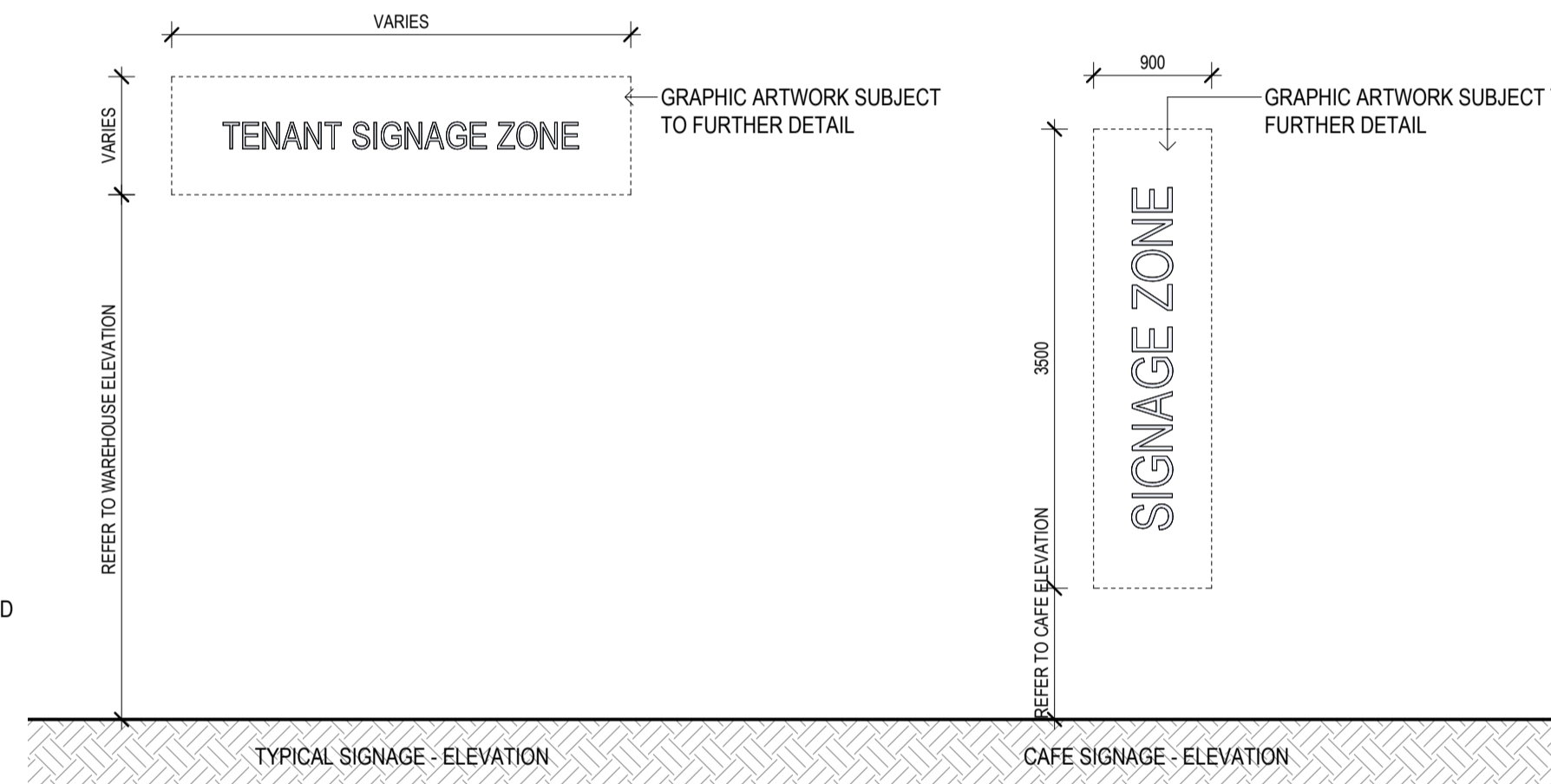
IDENTIFICATION SIGN 1.4

TYPICAL SIGNAGE

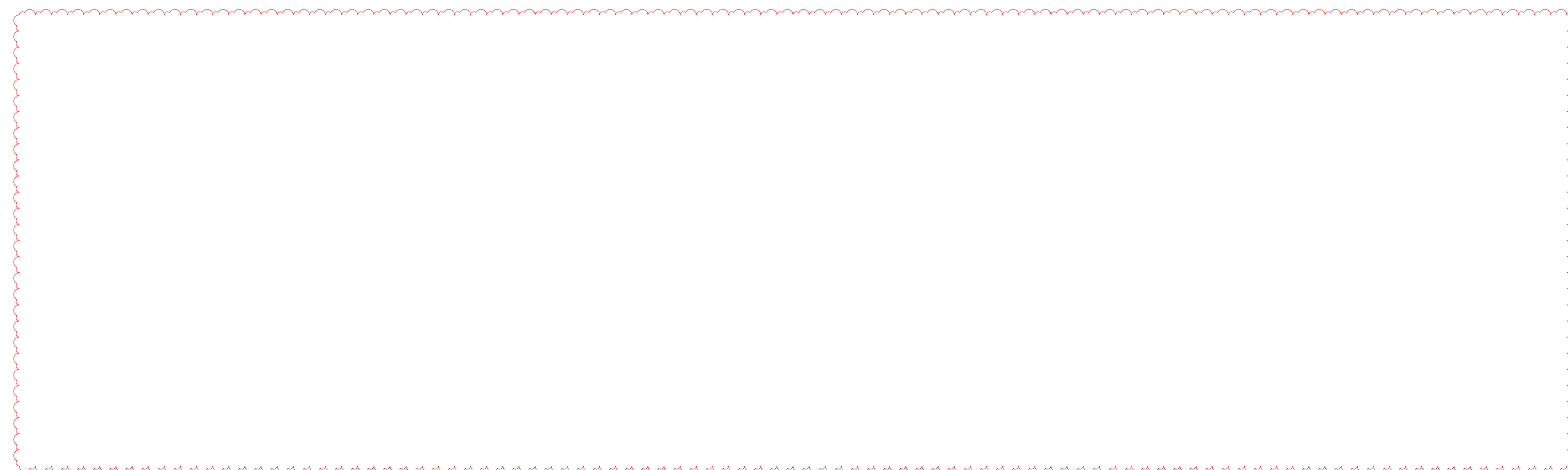
- NOTE:
- WALL MOUNTED
 - SINGLE SIDED
 - NON-ILLUMINATED
 - LOCATION AND DIMENSIONS TBC BY CLIENT
 - INDICATIVE COLOURS, TEXT AND ARTWORK SUBJECT TO FUTURE DETAILS



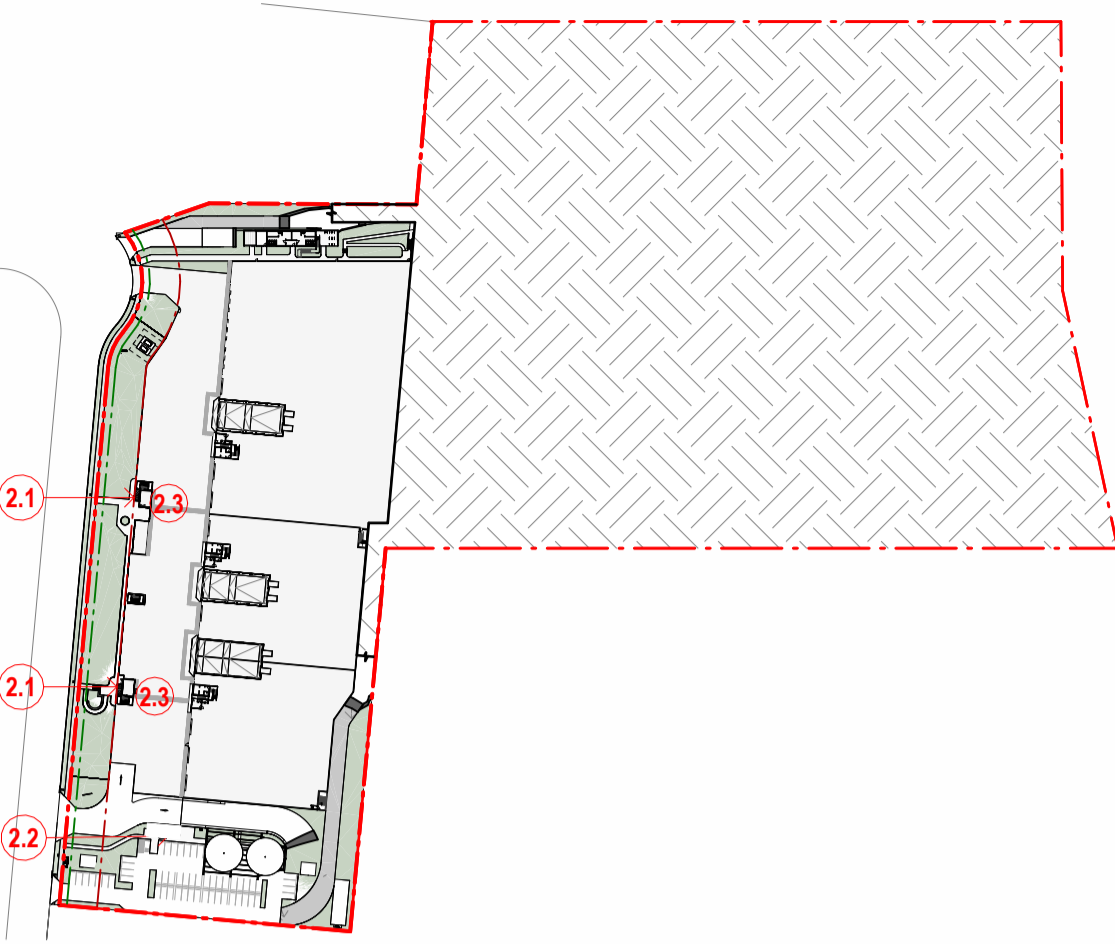
3 SIGNAGE 1.4 PLAN 1 : 25



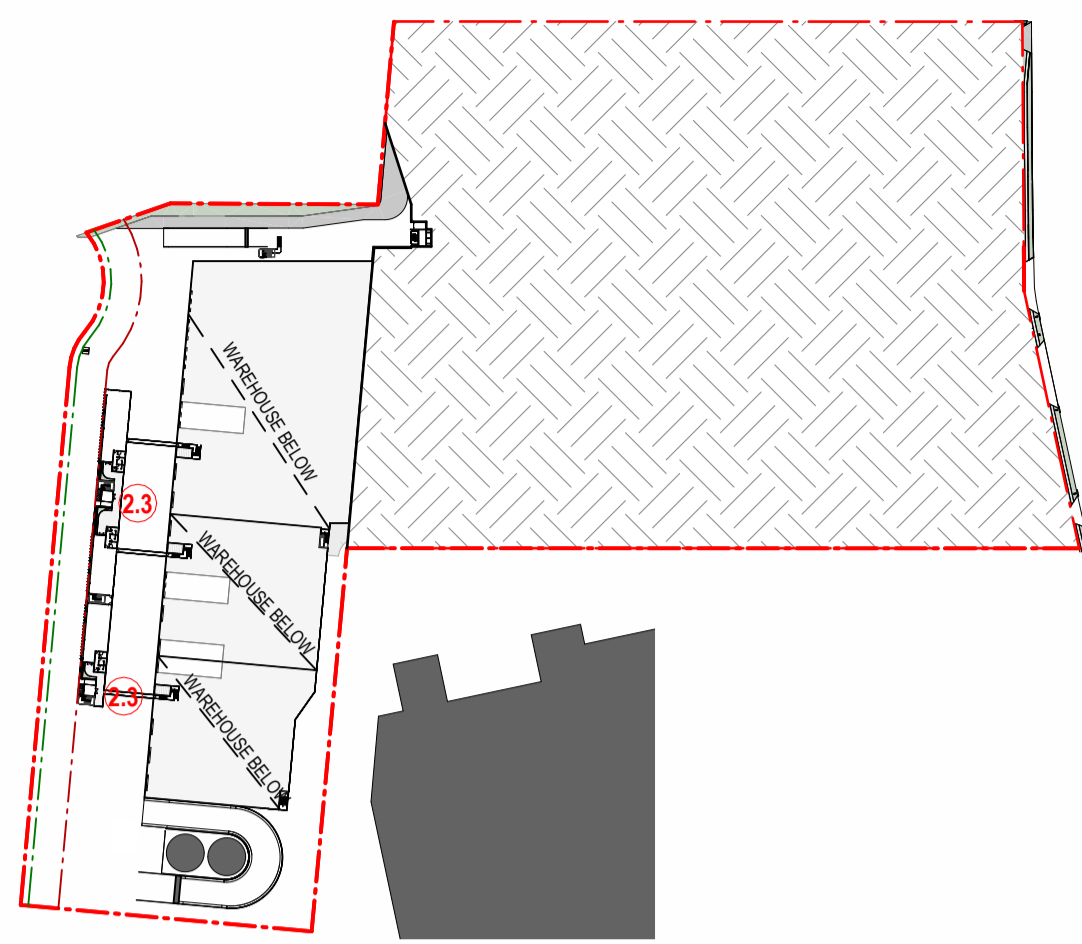
4 SIGNAGE 1.4 ELEVATION 1 : 50



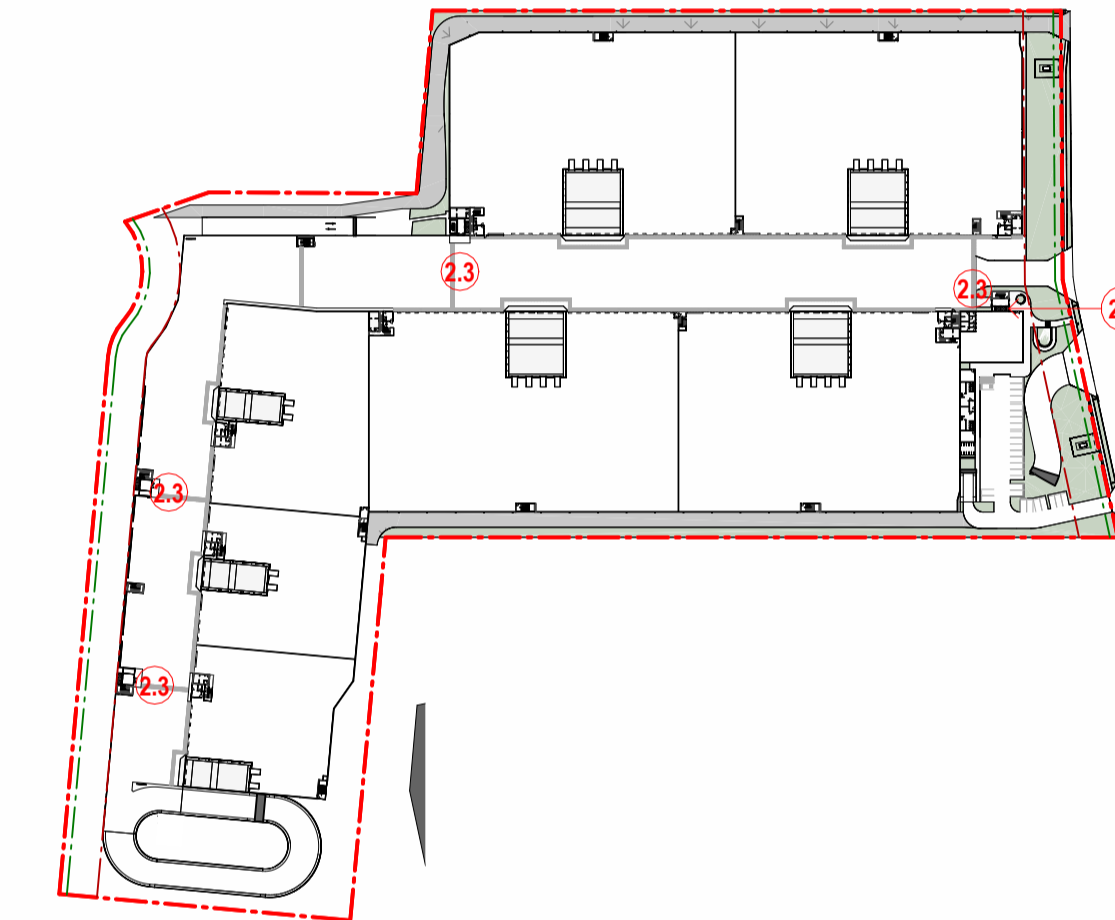
ISSUE FOR SSSA



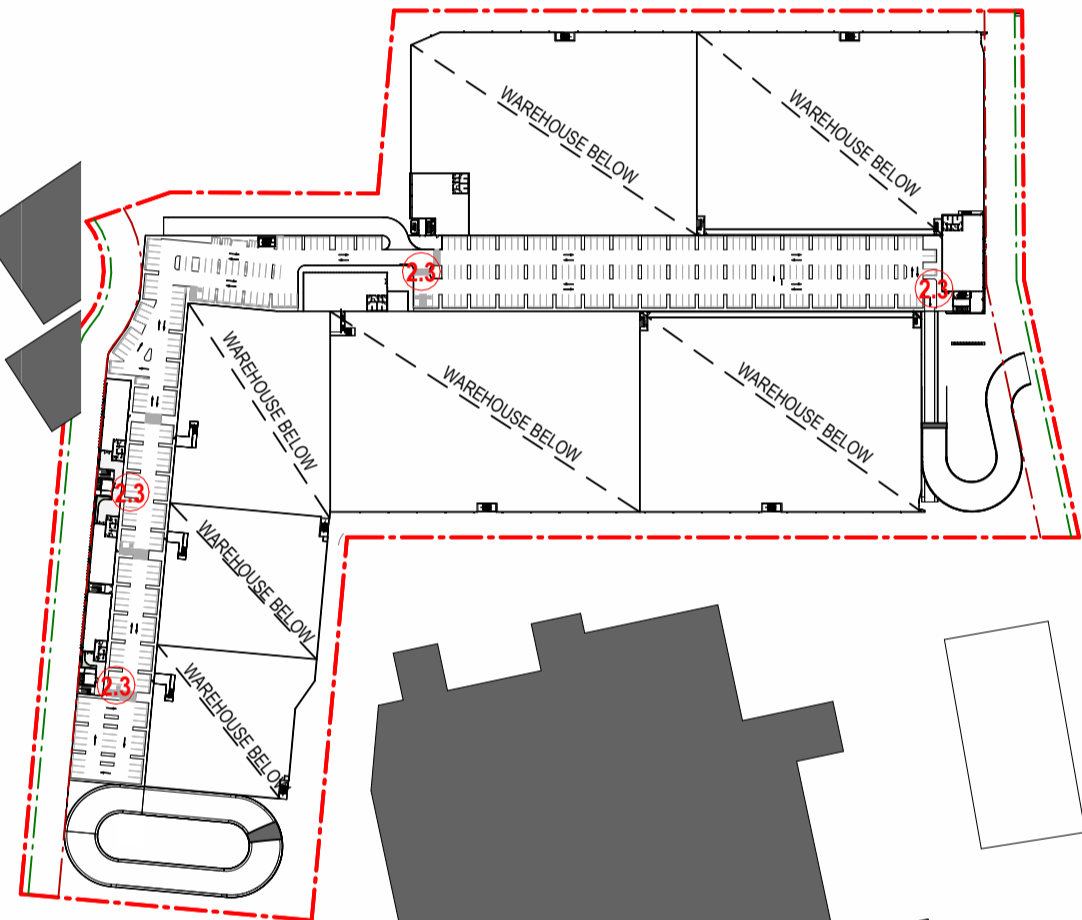
SIGNAGE KEY PLAN - LOWER GROUND



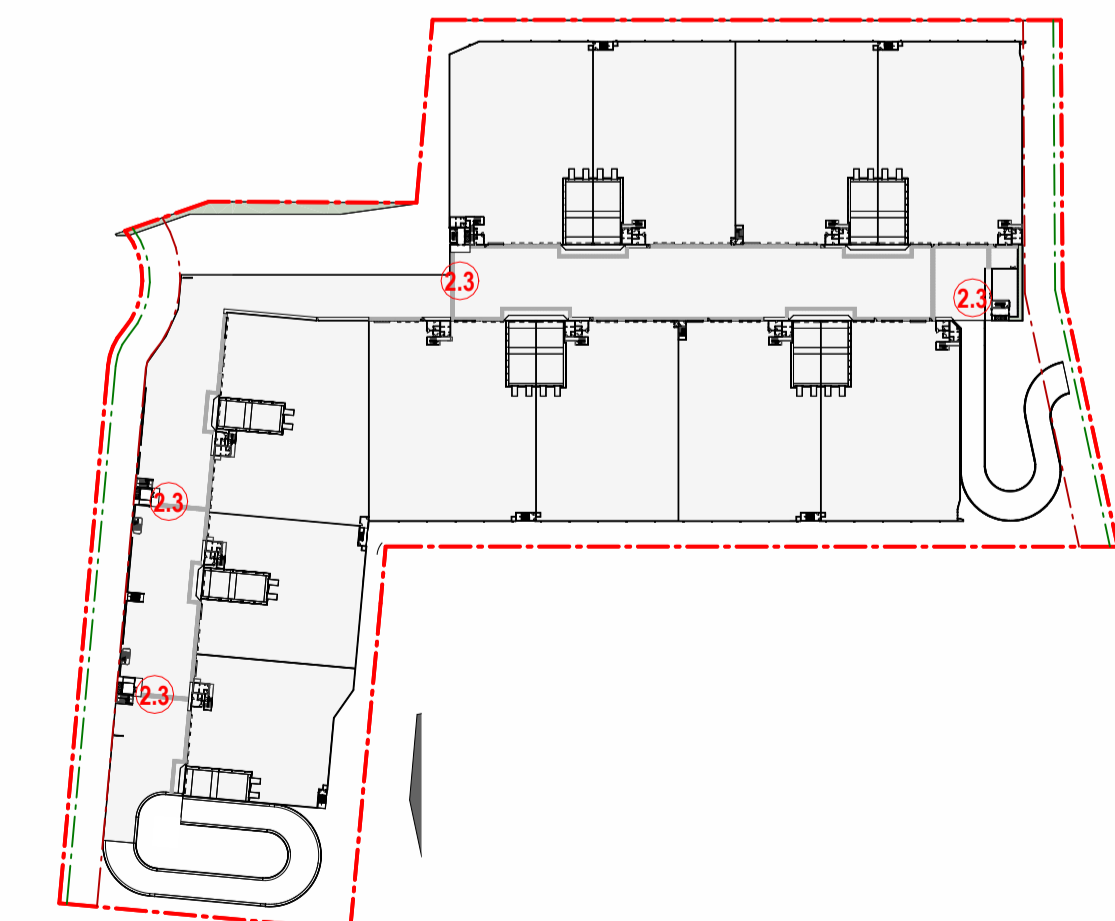
SIGNAGE KEY PLAN - LOWER GROUND MEZZ



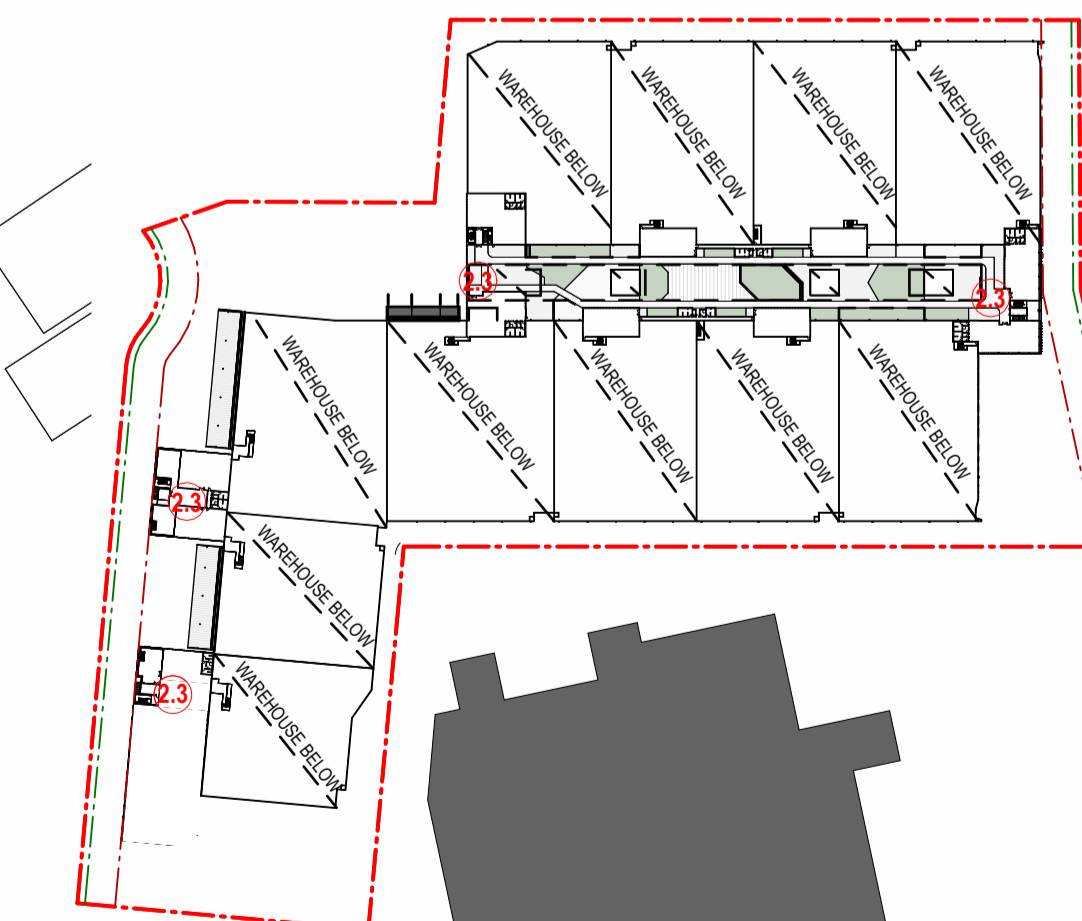
SIGNAGE KEY PLAN - GROUND



SIGNAGE KEY PLAN - GF MEZZ



SIGNAGE KEY PLAN - LEVEL 1

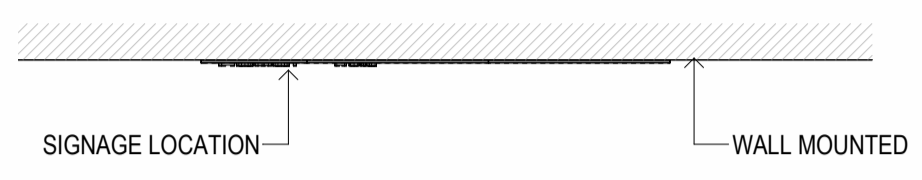


SIGNAGE KEY PLAN - L1 MEZZ

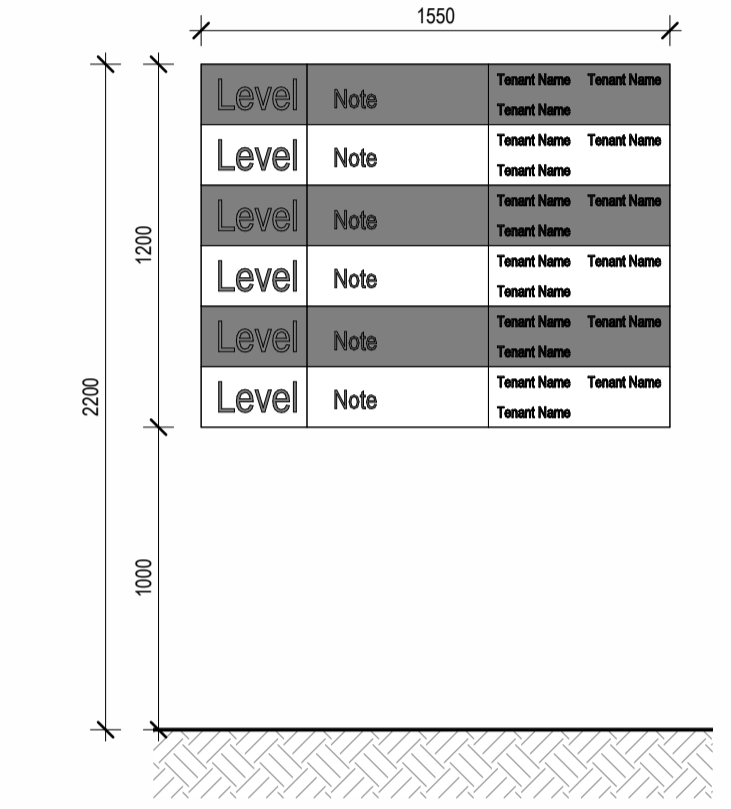
IDENTIFICATION SIGN 2.1

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

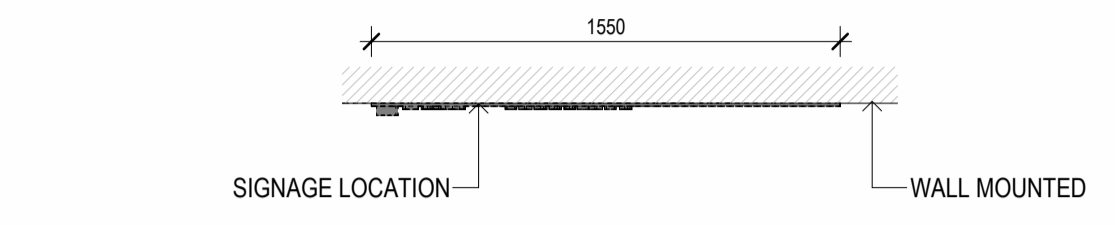


3 SIGNAGE 2.1_3D VIEW

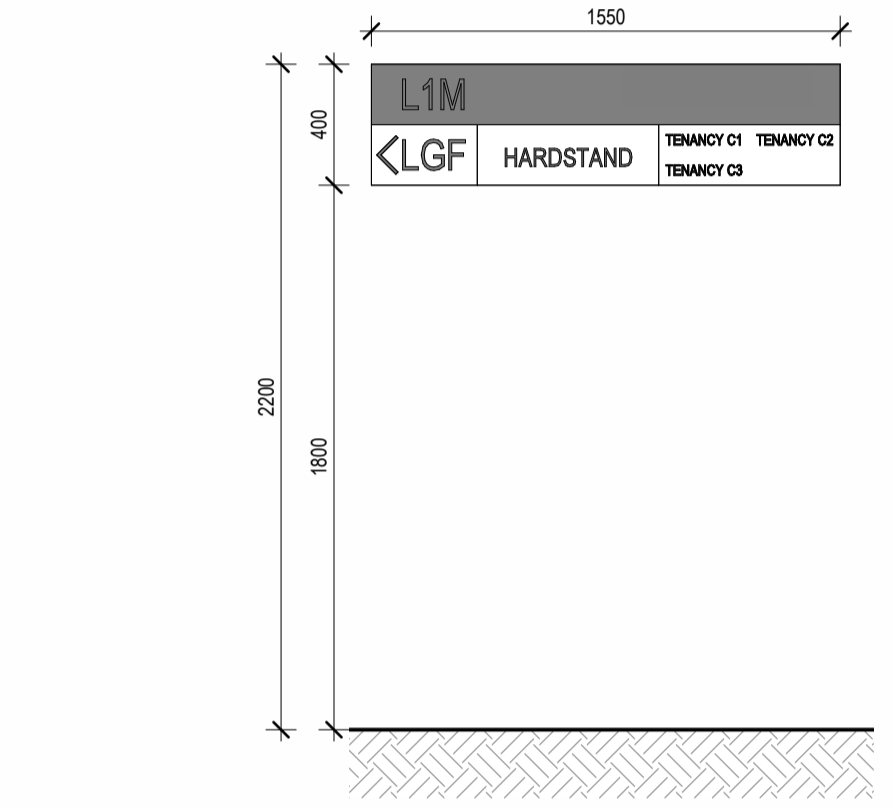
IDENTIFICATION SIGN 2.2

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

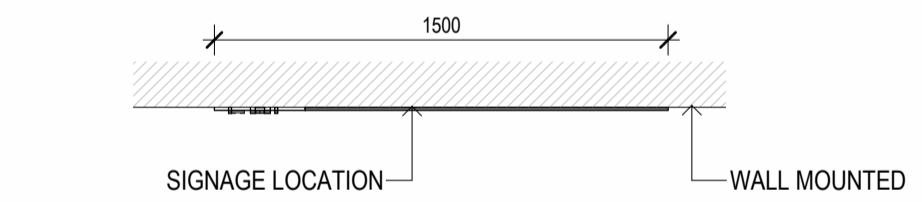


5 FRONT ELEVATION 1:25

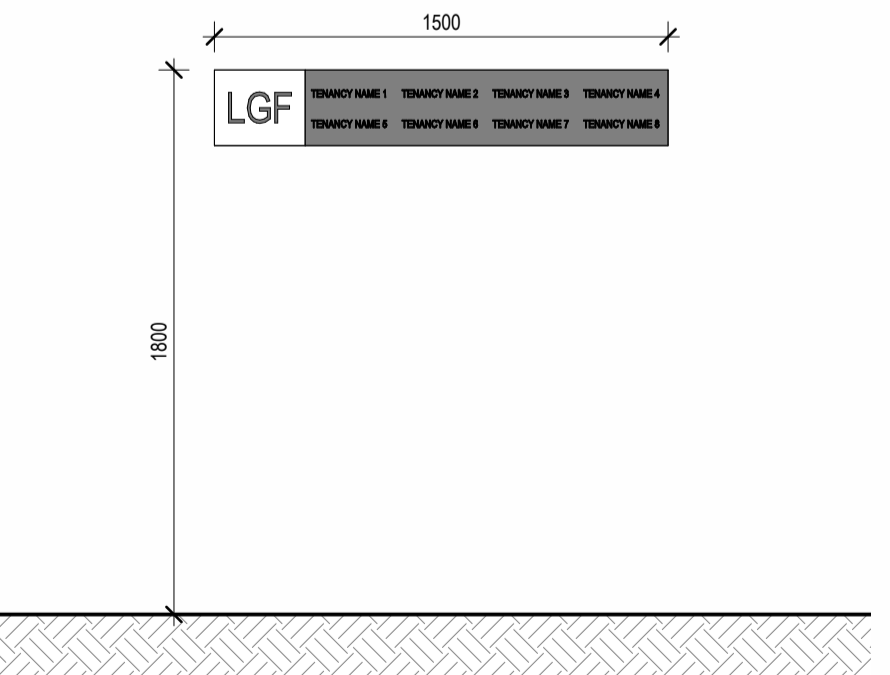
IDENTIFICATION SIGN 2.3

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

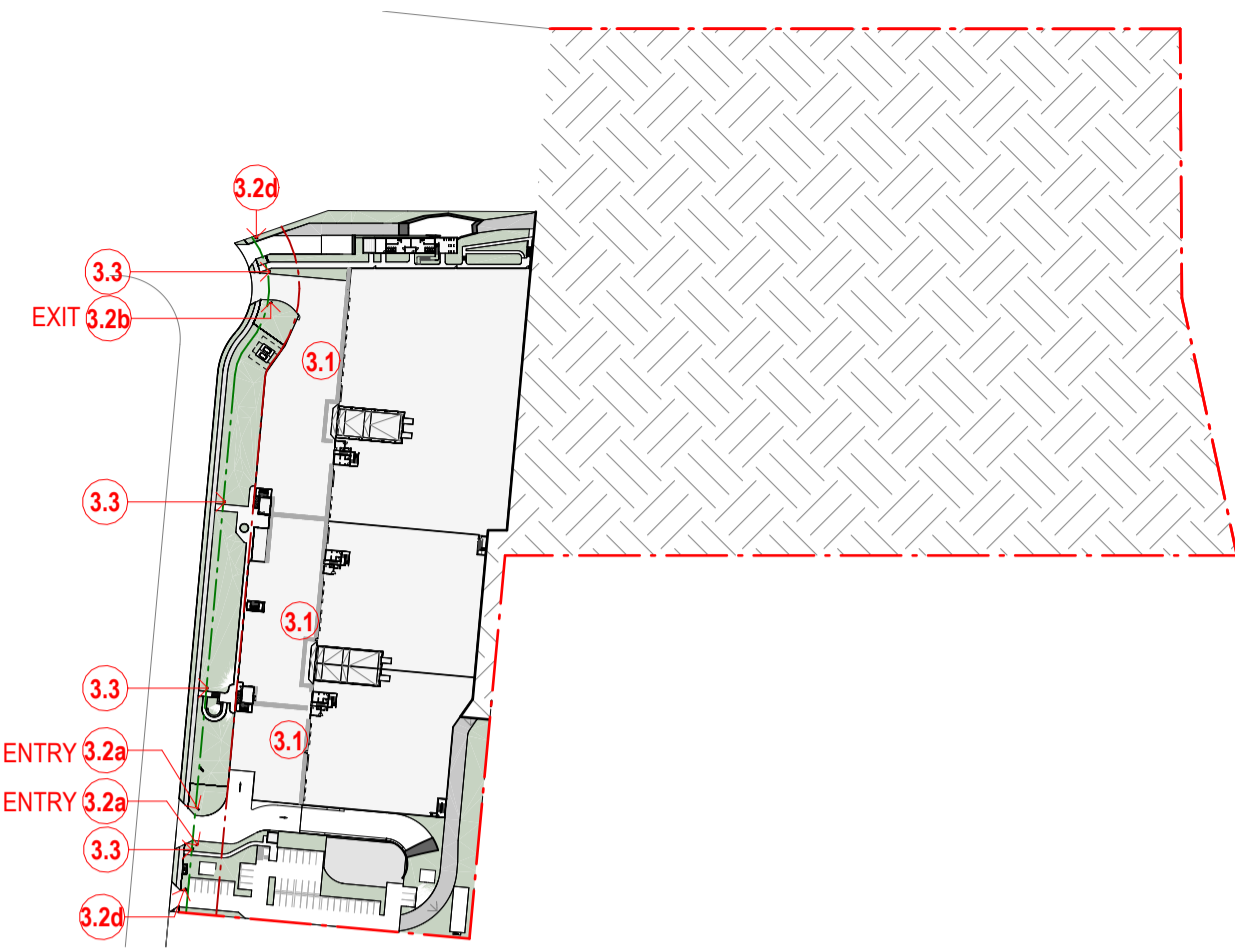


8 SIGNAGE 2.3_DETAIL ELEVATION 1:25

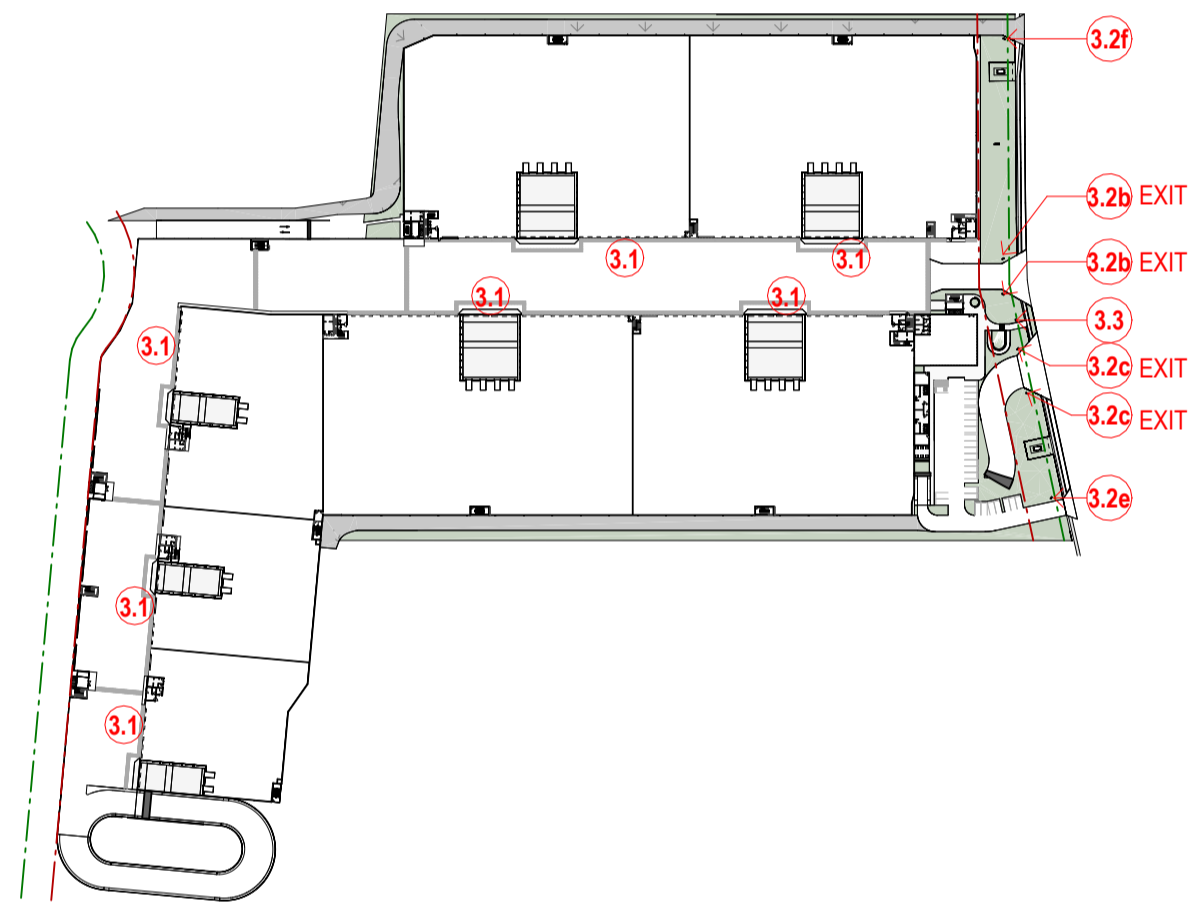


9 SIGNAGE 2.3_3D VIEW

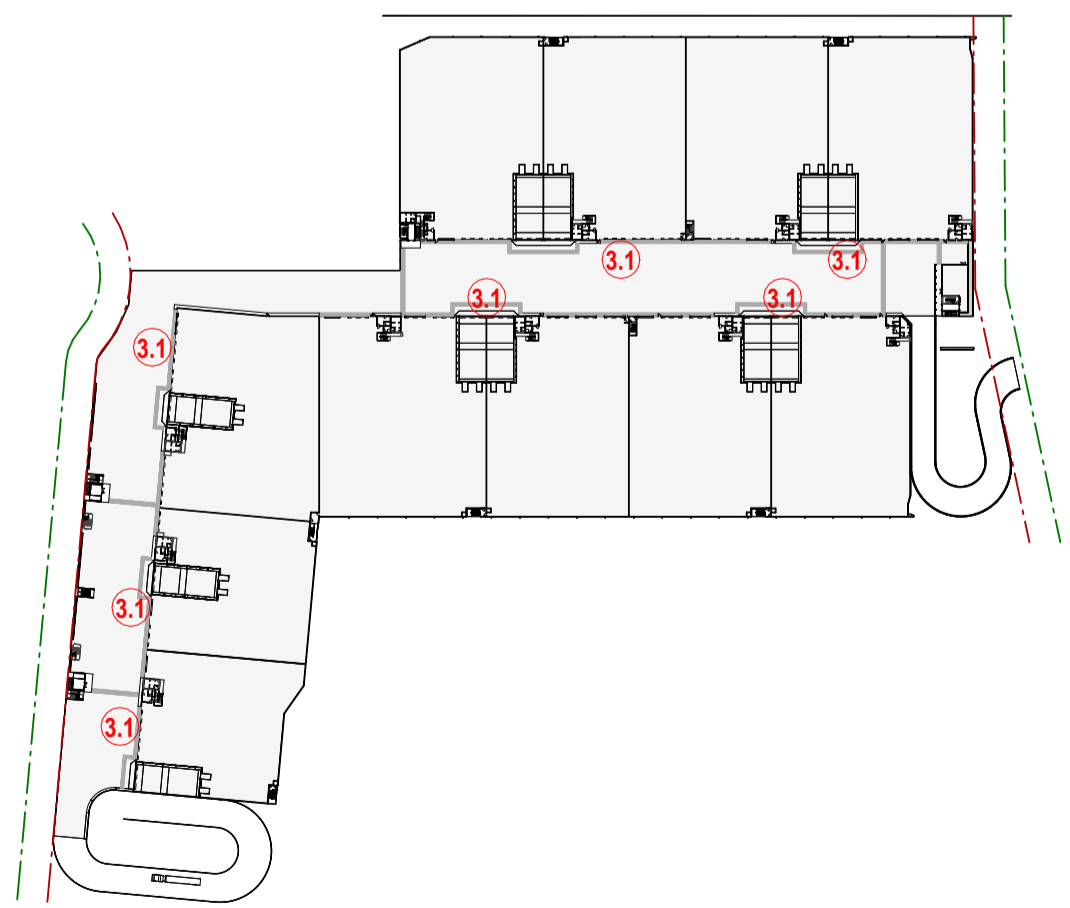
COORDINATION



SIGNAGE KEY PLAN - LOWER GROUND



SIGNAGE KEY PLAN - GROUND



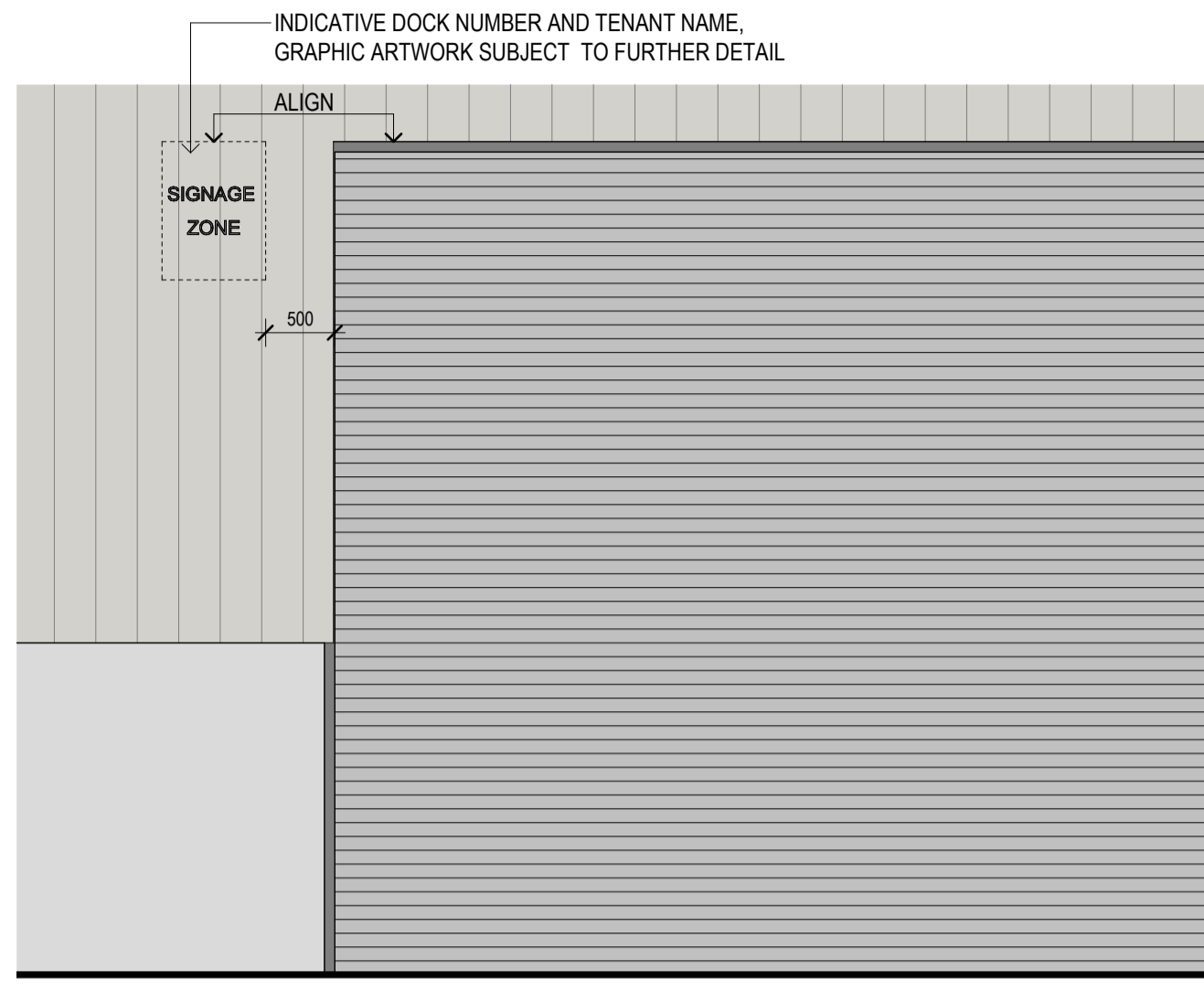
SIGNAGE KEY PLAN - LEVEL 1

IDENTIFICATION SIGN 3.1

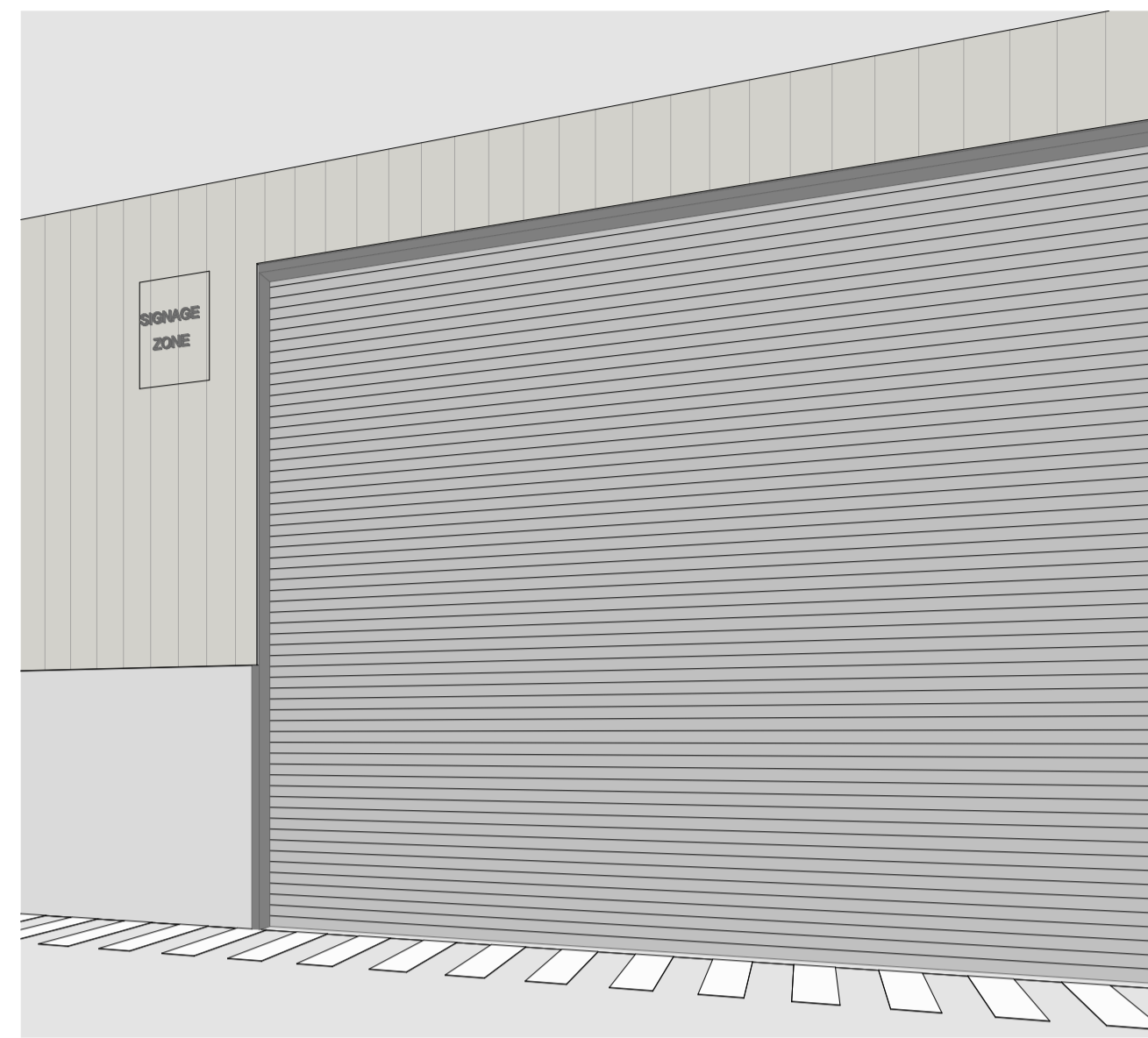
LOADING DOCK IDENTIFICATION - TO BE APPLIED AT EVERY RSD

NOTE:

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



1 RSD DOCK SIGNAGE 3.1_ELEVATION 1:50



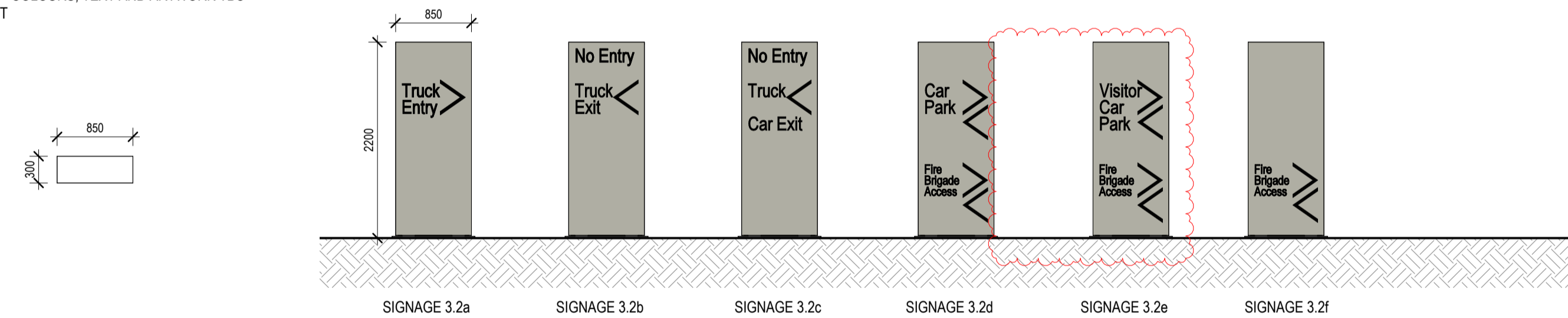
2 3D PERSPECTIVE - FROM HARDSTAND

IDENTIFICATION SIGN 3.2

GATE/ ENTRY/ CAR PARK IDENTIFICATION

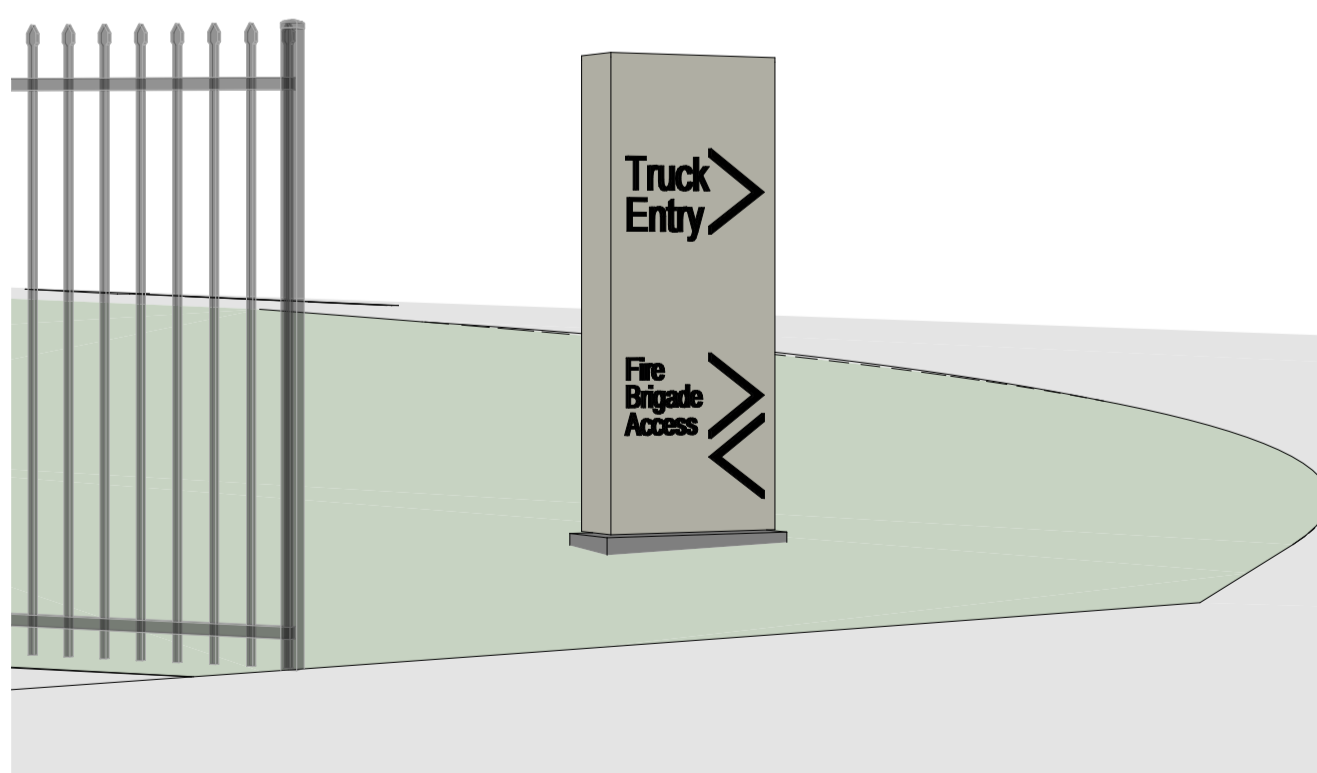
NOTE:

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

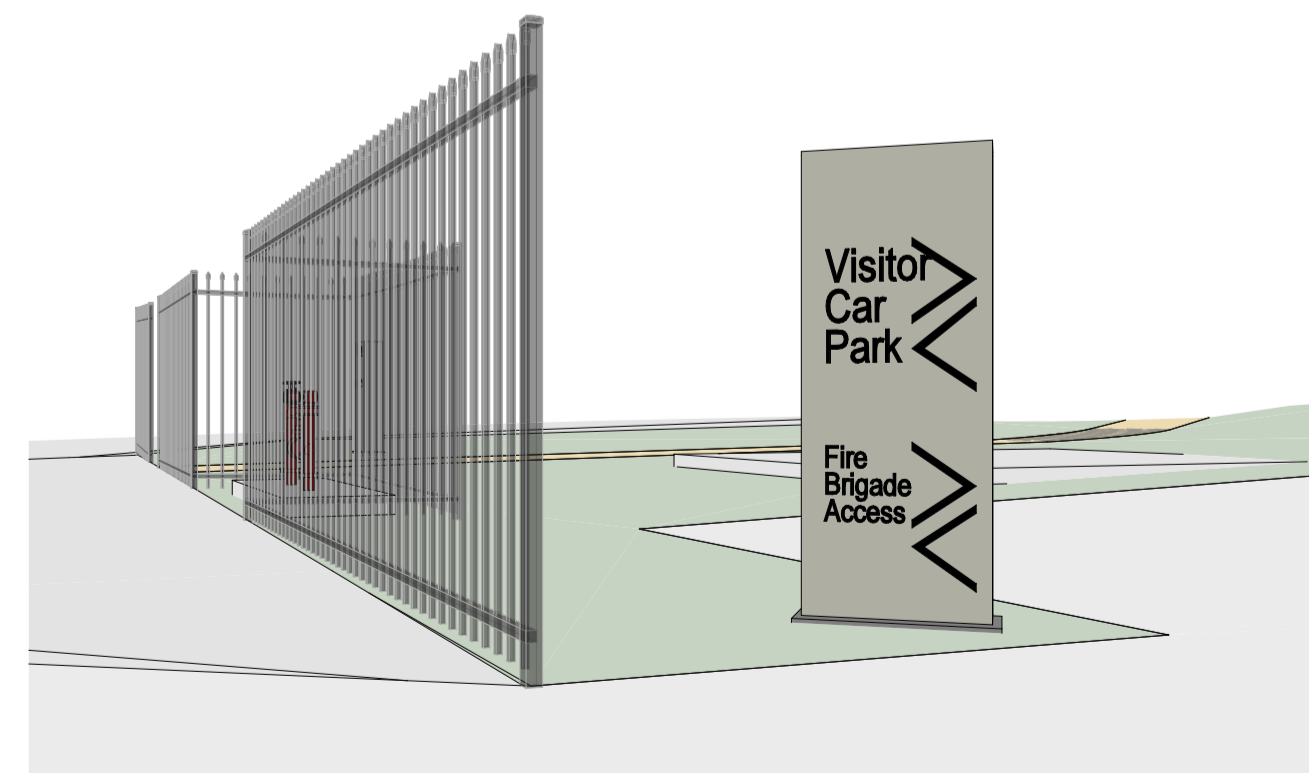


3 SIGNAGE 3.2_PLAN 1:50

4 SIGNAGE 3.2_ELEVATION 1:50



5 TRUCK SIGNAGE_3D VIEW



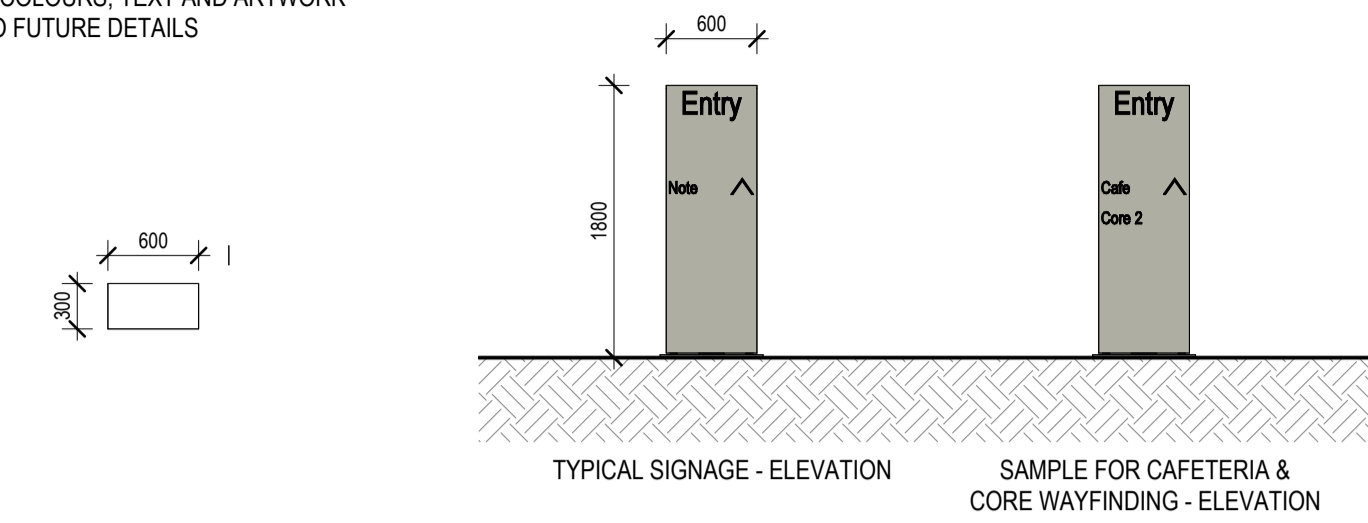
6 CAR PARK SIGNAGE_3D VIEW

IDENTIFICATION SIGN 3.3

PEDESTRIAN DIRECTIONAL

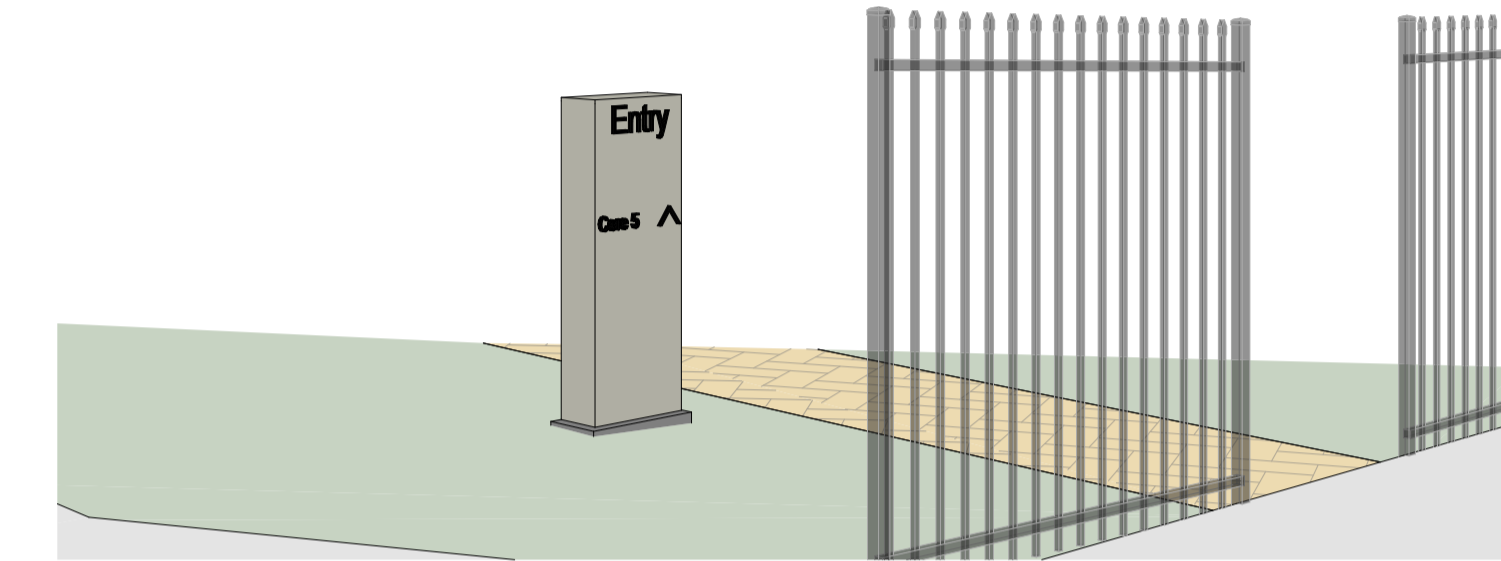
NOTE:

- 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

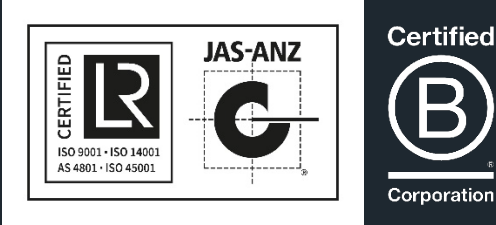


10 CAFE SIGNAGE_3D VIEW

ISSUE FOR SSSA

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