

**Proposed Industrial Development**

20 Hearne Street,  
Mortdale, NSW 2223

**Construction Certificate Architectural Drawing List**

Drawing No.	Drawing Title	Scale
DA - 03.1	Cover Page / Drawing List	NTS
DA - 03.2	Proposed Site Plan	1:200
DA - 03.3	Existing Floor Plan	1:200
DA - 03.4	Proposed Shed Plan	1:200
DA - 03.5	Elevations	1:200
DA - 03.6	Proposed Office Plan / Elevations / Section	1:100
DA - 03.7	Landscape Plan	1:100
DA - 03.8	Site Analysis Plan	1:100
DA - 03.9	Shadow Diagram (Winter)	NTS
DA - 03.10	Shadow Diagram (Summer)	NTS
DA - 03.11	Perspective	NTS
DA - 03.12	Perspective	NTS
DA - 03.13	Perspective	NTS
DA - 03.14	Perspective	NTS
DA - 03.15	Perspective	NTS
DA - 03.16	Perspective	NTS
DA - 03.17	Perspective	NTS
DA - 03.18	Survey	NTS

**Site Statistics**

Lot Number:	102
DP Number:	585775
Zoning:	Light Industrial
Site Area:	7659m <sup>2</sup>
Floor Space Ratio:	
Required:	100% or 7659m <sup>2</sup>
Provided:	35.03% or 2683.13m <sup>2</sup>
Max. Building Height:	
Required:	10m
Provided:	14.5m (Existing Shed Height)
Street Frontage Boundary:	128,260mm
Side Boundary Left:	106,680mm
Side Boundary Right:	67,340mm
Rear Boundary:	67,040mm

**Calculated Areas & Setbacks**

Front Setback:	38,202mm (Existing)
Side Setback Left:	2,789mm (Existing)
Rear Setback:	1,642mm
Proposed Shed (Location of Existing):	1342m <sup>2</sup>
Proposed Awning:	1191m <sup>2</sup>
Proposed Office:	150.13m <sup>2</sup>
Total Building Area:	2683.13m <sup>2</sup>
Total Roof Area:	3168.53m <sup>2</sup>



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**General Notes**  
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K	16-03-17	Amendment Issue
J	03-11-16	EIS Amendment Issue
I	21-03-16	EIS Amendment Issue
H	11-03-16	EIS Issue
G	18-11-15	DA Amendment Issue
F	30-07-15	DA Amendment Issue
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D	15-05-15	DA Issue
C	29-04-15	Concept Issue
B	14-04-15	Concept Issue
A	25-03-15	EB Issue
Issue	Date	

**Proposed Development**

At: **20 Hearne Street Mortdale**  
For: **Bingo Group**

Print Date: Thursday, 16 March 2017

Drawing Title:

**Environmental Impact Statement**

Drawn By: Date: 16-03-2017 Checked By: Date: 16-03-2017

Scale:

1:100 @ A1, 1:200 @ A3

Drawn By:

151045 - 03.1 / 18

EIS

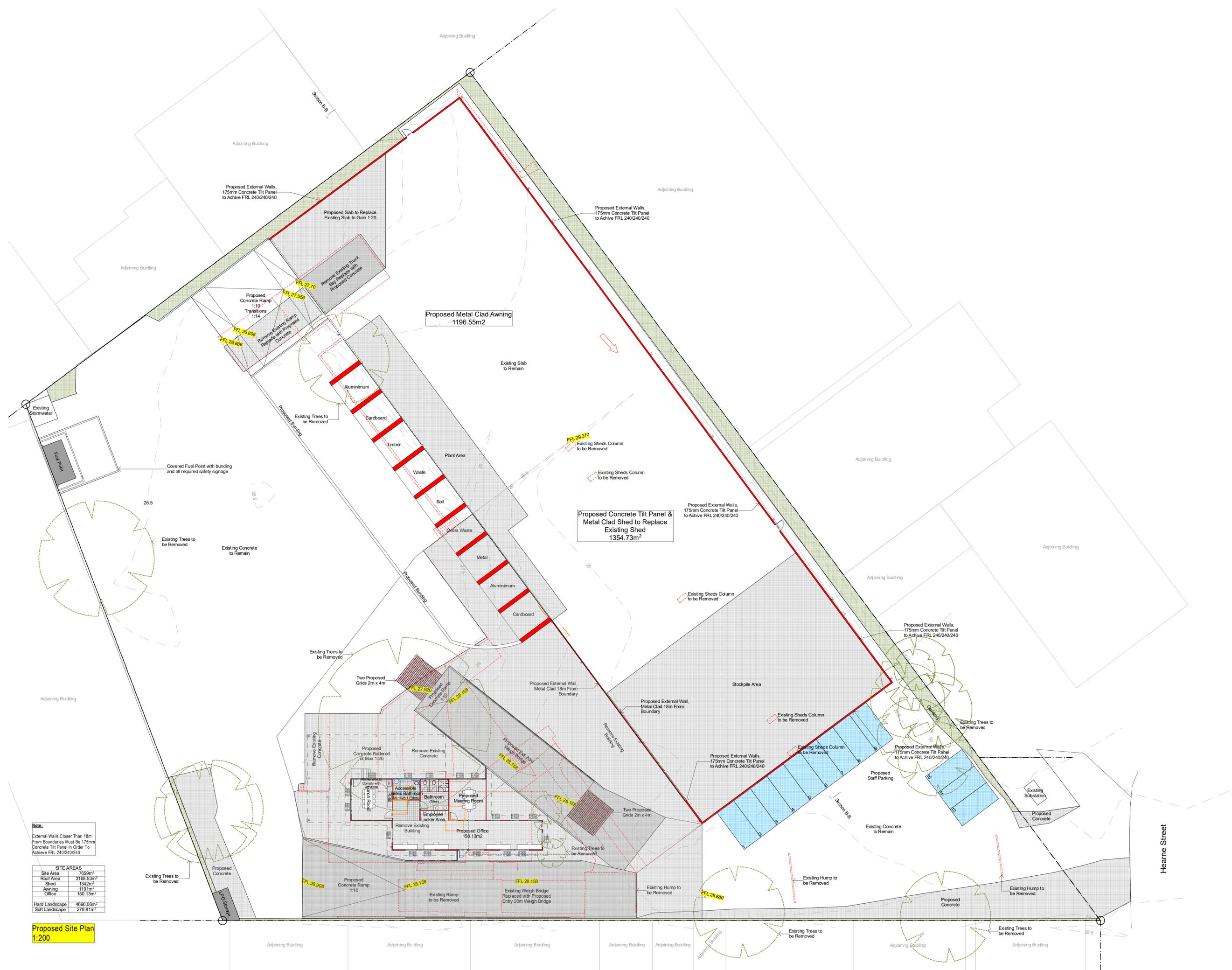
K

MEMBER



General Notes
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Note: External Walls Closer Than 18m From Boundaries Must Be 175mm Concrete Tilt Panel in Order To Achieve FRL 240/240/240

Table with 2 columns: Category and Area. Includes Site Area (7659m²), Roof Area (3168.53m²), Shed (1342m²), Awning (1191m²), Office (150.13m²), Hard Landscape (4696.06m²), and Soft Landscape (279.81m²).

Proposed Site Plan 1:200

Revision table with columns: Issue, Date, and Description. Lists revisions from A to K, including dates and descriptions like 'Amendment Issue' and 'EIS Amendment Issue'.

Proposed Development
At: 20 Heame Street Mortdale
For: Bingo Group

Print Date: Thursday, 16 March 2017

Environmental Impact Statement

Scale: 1:100 @ A1, 1:200 @ A3

151045 - 03.2 / 18 EIS K



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A	25-03-15	EB Issue

**Proposed Development**  
 At: 20 Hearne Street Mortdale  
 For: Bingo Group

Print Date: Thursday, 16 March 2017  
 Drawing Title: Environmental Impact Statement  
 Drawn By: MF / LM / CC  
 Date: 16-03-2017  
 Checked By: CC  
 Date: 16-03-2017  
 Scale: 1:100 @ A1, 1:200 @ A3  
 Drawing Path: \\server\projects\151045-03.3\18

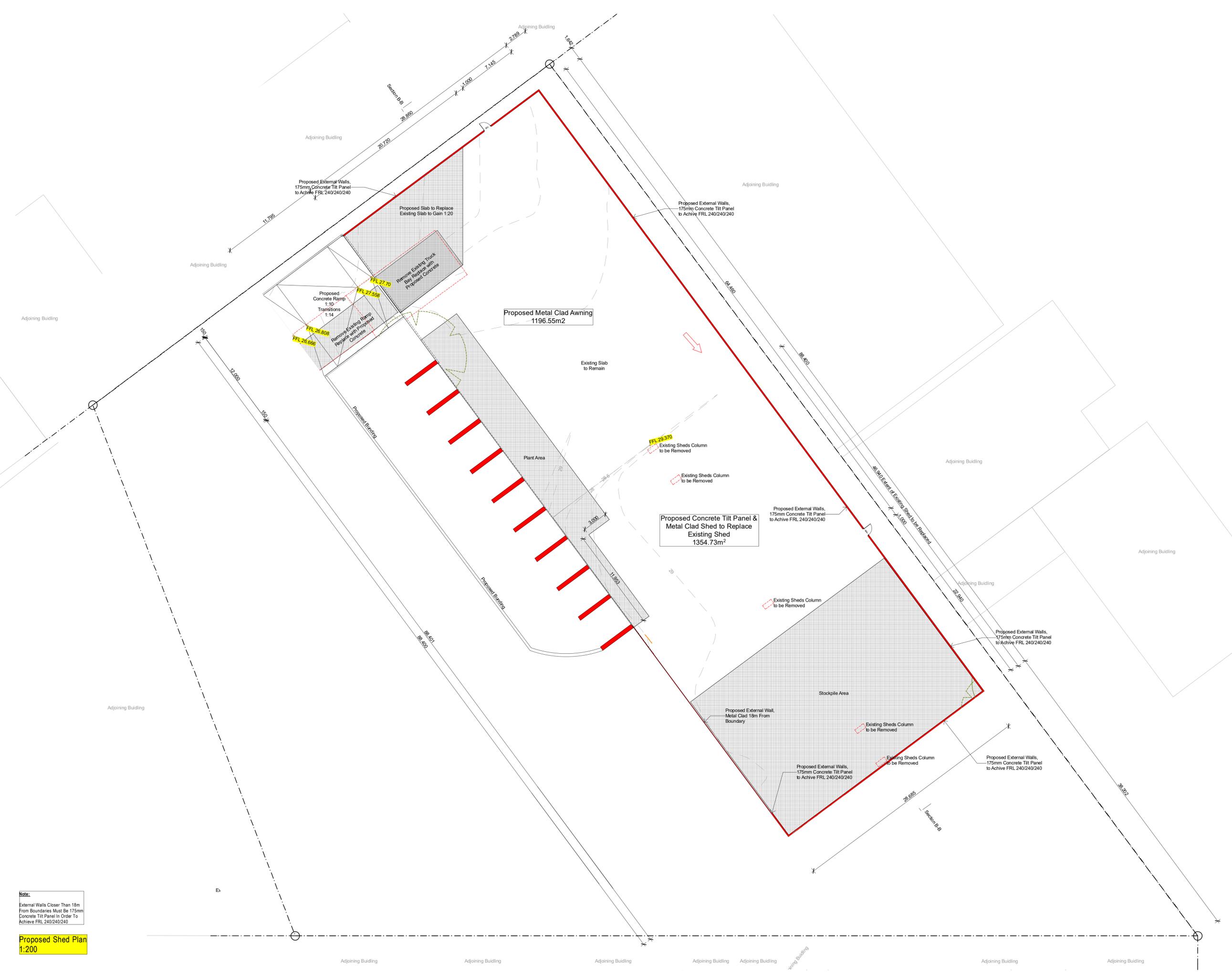
Drawing Number: 151045 - 03.3 / 18  
 STATUS: EIS  
 REVISION: K

Existing Ground Floor Plan  
 1:200



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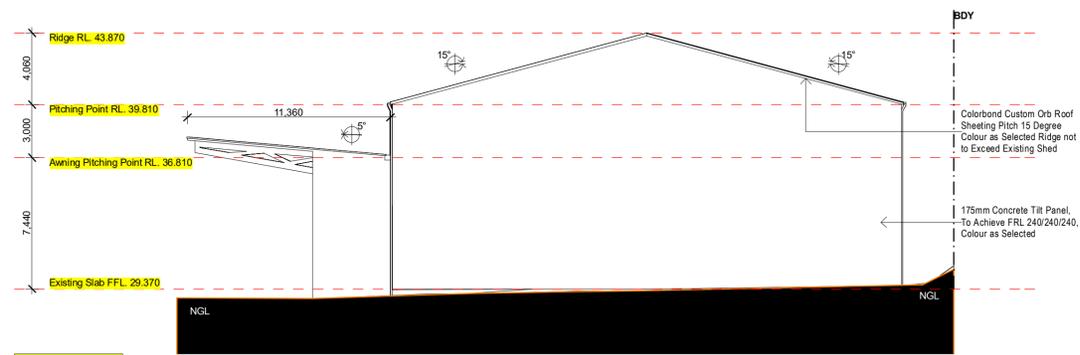
Proposed Shed Plan 1:200

Revision table with columns for Issue, Date, and Description. Includes entries for Amendment Issues and Concept Issues from 2013 to 2017.

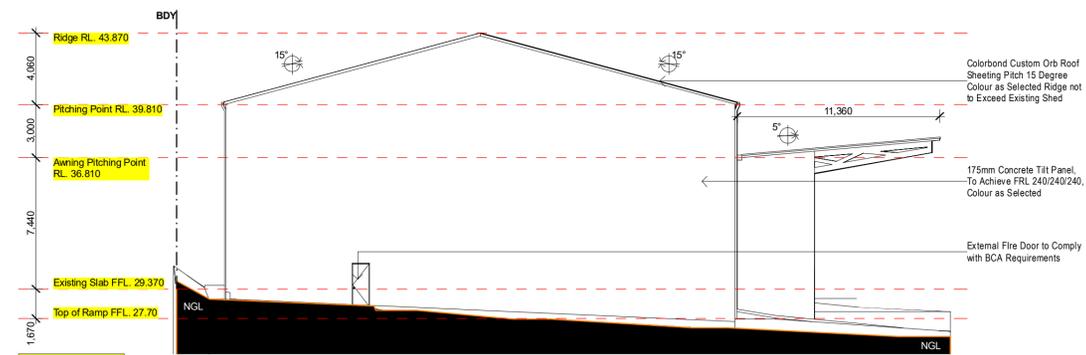
Proposed Development
At: 20 Hearne Street Mortdale
For: Bingo Group

Project information table including Date (16 March 2017), Drawing Title (Environmental Impact Statement), and Drawing Scale (1:100 @ A1, 1:200 @ A3).

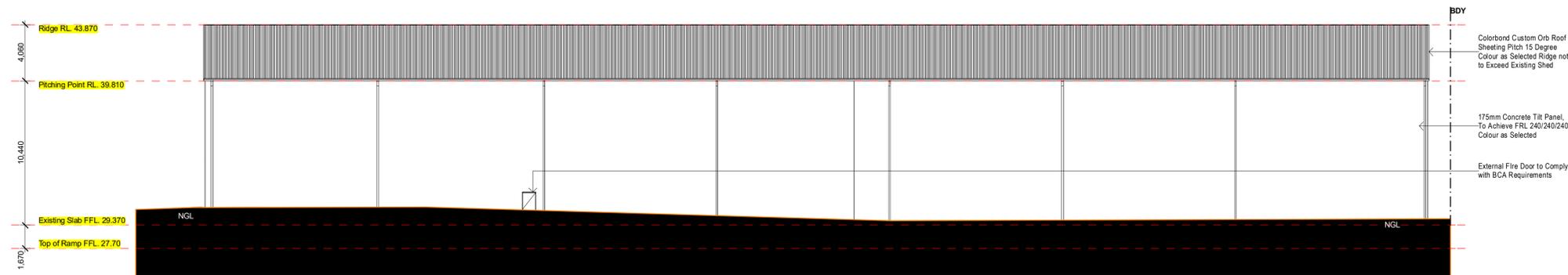
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STATUS: EIS K



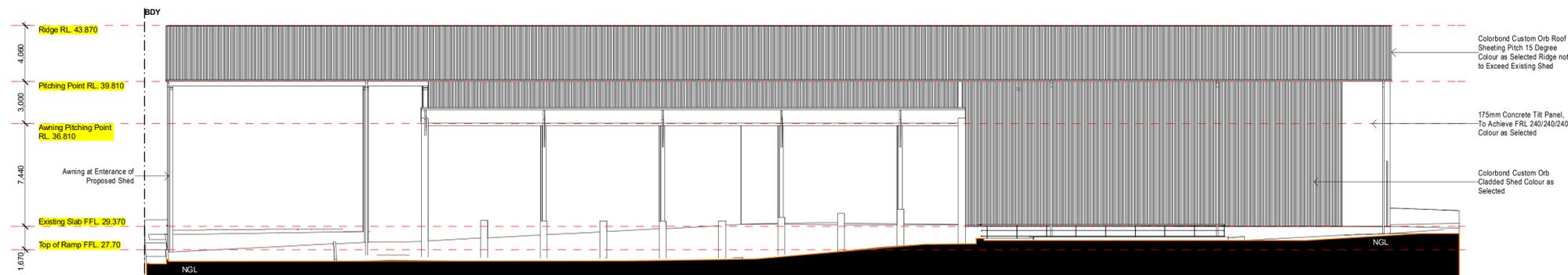
South Elevation  
1:200



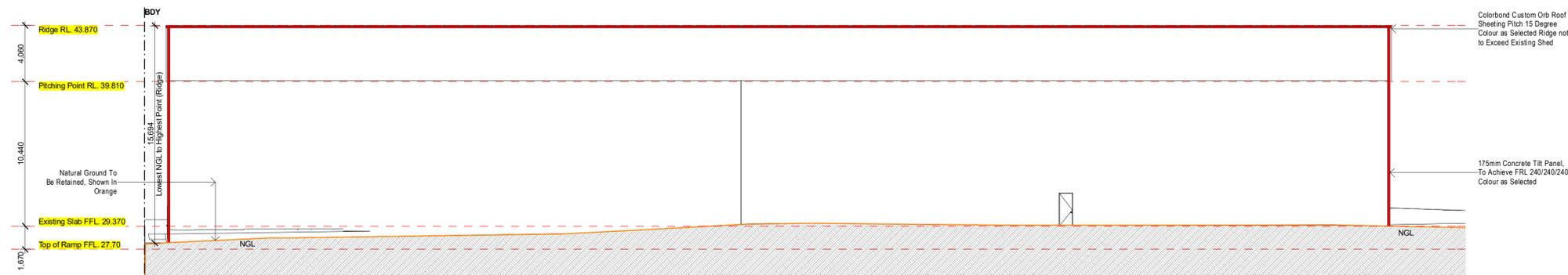
North Elevation  
1:200



East Elevation  
1:200



West Elevation  
1:200



Section B-B  
1:200

**Note:**  
External Walls Closer Than 18m From Boundaries Must Be 175mm Concrete Tilt Panel in Order To Achieve FRL 240/240/240

**Proposed Shed Elevations  
1:200**

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**Proposed Development**

**At:** 20 Hearne Street Mortdale  
**For:** Bingo Group

Print Date: Thursday, 16 March 2017

**Environmental Impact Statement**

Drawn By	Site	Checked By	Date
MF / LBJ / CC	16-03-2017	CC	16-03-2017

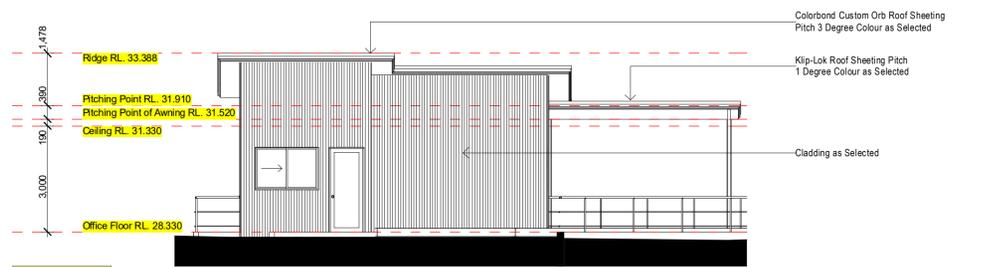
Scale: **1:100 @ A1, 1:200 @ A3**

Drawing Number	STATUS	REVISION
151045 - 03.5 / 18	EIS	K

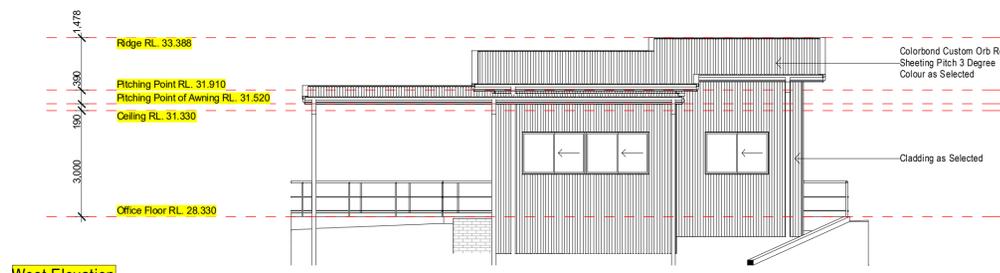


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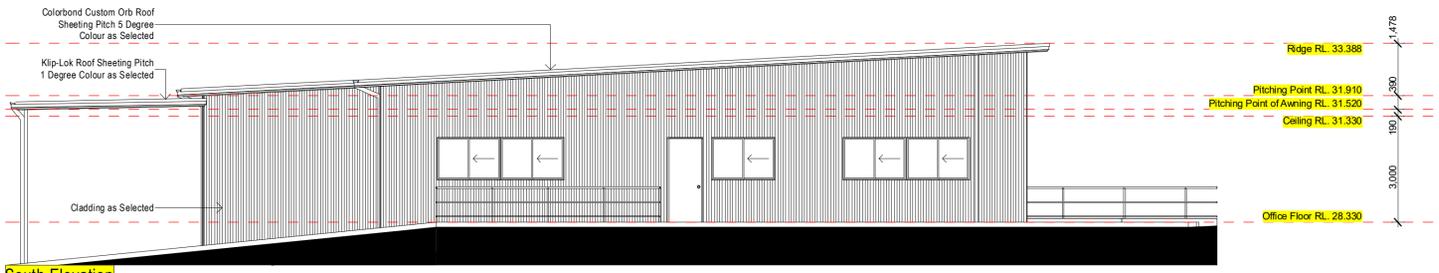
East Elevation 1:100



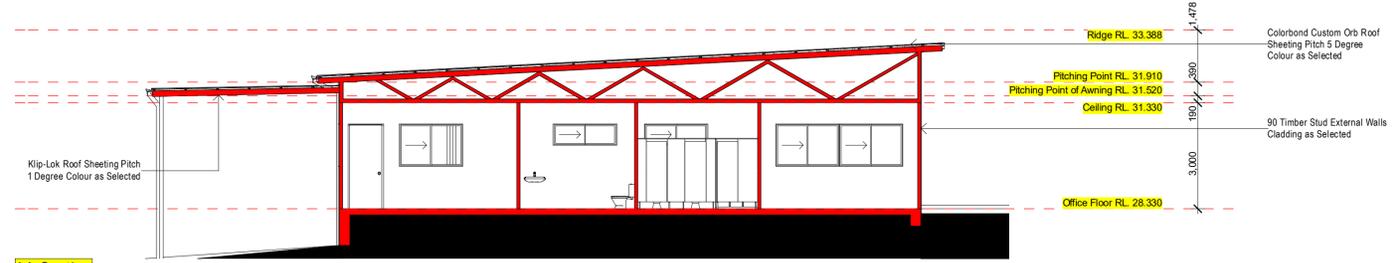
West Elevation 1:100



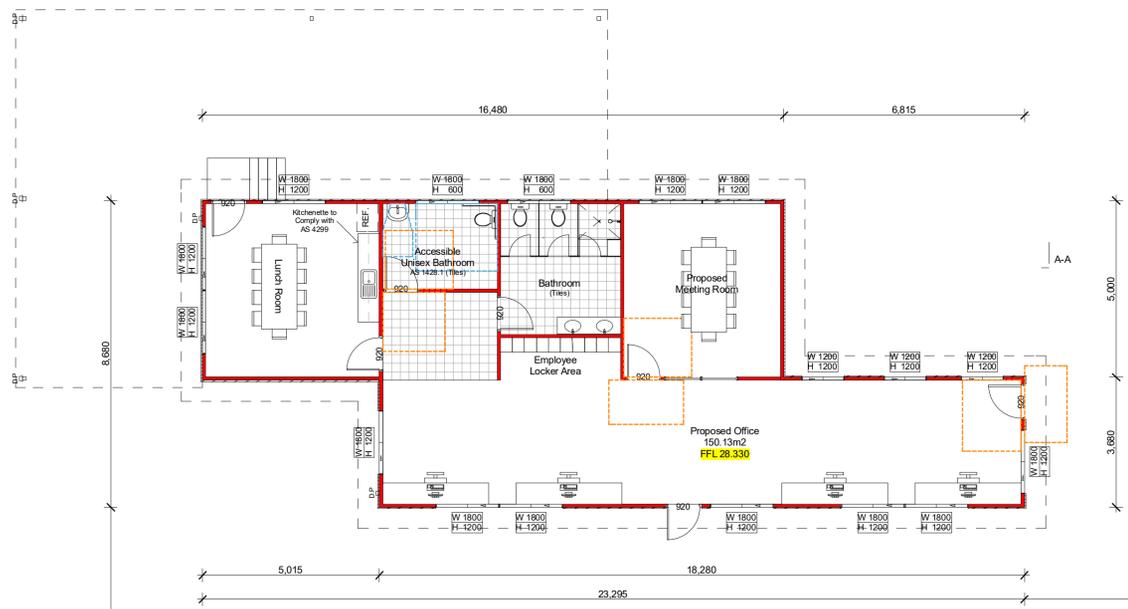
North Elevation 1:100



South Elevation 1:100



AA Section 1:100



Proposed Office Floor Plan, Elevations & Section 1:100

- Legend
- Circulation Spaces at Doorways (13.3 AS 1428.1-2009)
  - Circulation Spaces for Sanitary Facilities (15 AS 1428.1-2009)
  - Required Landings after Ramps (110.6 AS 1428.1-2009)
  - TGSs (AS 1428.4.1)
  - Proposed Walls
  - Existing Walls
  - Proposed Doors

All Proposed & Existing Windows must be Fitted with a Device to Restrict the Windows Opening. Opening is not to Permit a 125mm Sphere to pass. Device must Resist an Outward Horizontal Action of 250 N and have a Child Resistant Release Mechanism.

All Proposed Entry Doors to have a Threshold Ramp of 20mm Max.

A System of Light must be Installed to Assist Evacuation of Occupants in the Event of a Fire.

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Status: EIS K



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PLANT SCHEDULE table with columns: BOTANICAL NAME, COMMON NAME, and KEY. Includes species like ANACARDIUM OCCIDENTALE, BACKHOUSIA CITRIODORA, GREVILLEA, etc.



SITE AREAS table: Site Area 7659m², Roof Area 3168.53m², Shed 1342m², Awning 1191m², Office 150.13m², Hard Landscape 4696.06m², Soft Landscape 279.81m².

Landscape Plan 1:200

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