

NEW SYDNEY FISH MARKET

STATE SIGNIFICANT DEVELOPMENT APPLICATION STAGE 2



DRAWING INDEX

SHEET LIST_STAGE 2

| SHEET NUMBER | SHEET NAME | REVISION | REVISION DATE | A1 SCALE | REVISION DESCRIPTION |
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| S2-A20 AAA-03 | SITE PLAN | H | 18/09/19 | 1:1000 | ISSUE FOR SSSA |
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| S2-A20 L02-01 | PUBLIC DOMAIN UPPER GROUND | G | 18/09/19 | 1:1000 | ISSUE FOR SSSA |
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| S2-D10 AAA-02 | LONG SECTIONS | H | 18/09/19 | 1:500 | ISSUE FOR SSSA |
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| S2-E43 AAA-02 | FOOD & BEVERAGE SECTION | H | 18/09/19 | 1:50 | ISSUE FOR SSSA |
| S2-E43 AAA-04 | WHOLESALE & CATERING SECTION | H | 18/09/19 | 1:50 | ISSUE FOR SSSA |
| S2-L10 AAA-01 | GFA MEASUREMENT SREP 26 | H | 18/09/19 | 1:1000 | ISSUE FOR SSSA |
| S2-L10 AAA-02 | GFA STANDARD INSTRUMENT | H | 18/09/19 | 1:1000 | ISSUE FOR SSSA |

| ISSUE | DATE | FOR |
|-------|----------|-------------------|
| A | 12/09/18 | ISSUE FOR SSSA-DA |
| B | 12/11/19 | ISSUE FOR SSSA-DA |
| C | 22/03/19 | ISSUE FOR SSSA-DA |
| D | 15/04/19 | ISSUE FOR SSSA-DA |
| E | 15/04/19 | ISSUE FOR 50% DD |
| F | 18/04/19 | ISSUE FOR 50% DD |
| G | 27/08/19 | ISSUED FOR REVIEW |
| H | 18/09/19 | ISSUE FOR SSSA |

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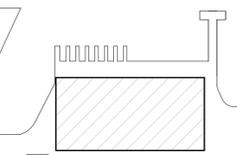
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CLIENT NUMBER

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PROJECT

NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BVN PROJECT NUMBER

1611013
DRAWING KEY



GRAPHIC SCALE

SCALE

@A1

STATUS

DRAWING

COVER SHEET

| ISSUE | STATUS |
|------------------|--------|
| AR-S2-A00 AAA-01 | H |

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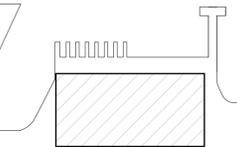
| ISSUE | DATE | FOR |
|-------|----------|-------------------|
| A | 12/09/18 | ISSUE FOR SSD-DA |
| B | 12/11/19 | ISSUE FOR SSD-DA |
| C | 22/03/19 | ISSUE FOR SSD-DA |
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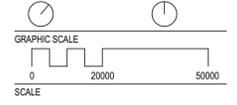
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18 BRIDGE RD, GLEBE NSW
BUN PROJECT NUMBER

1611013 DRAWING KEY



TRUE NORTH PROJECT NORTH

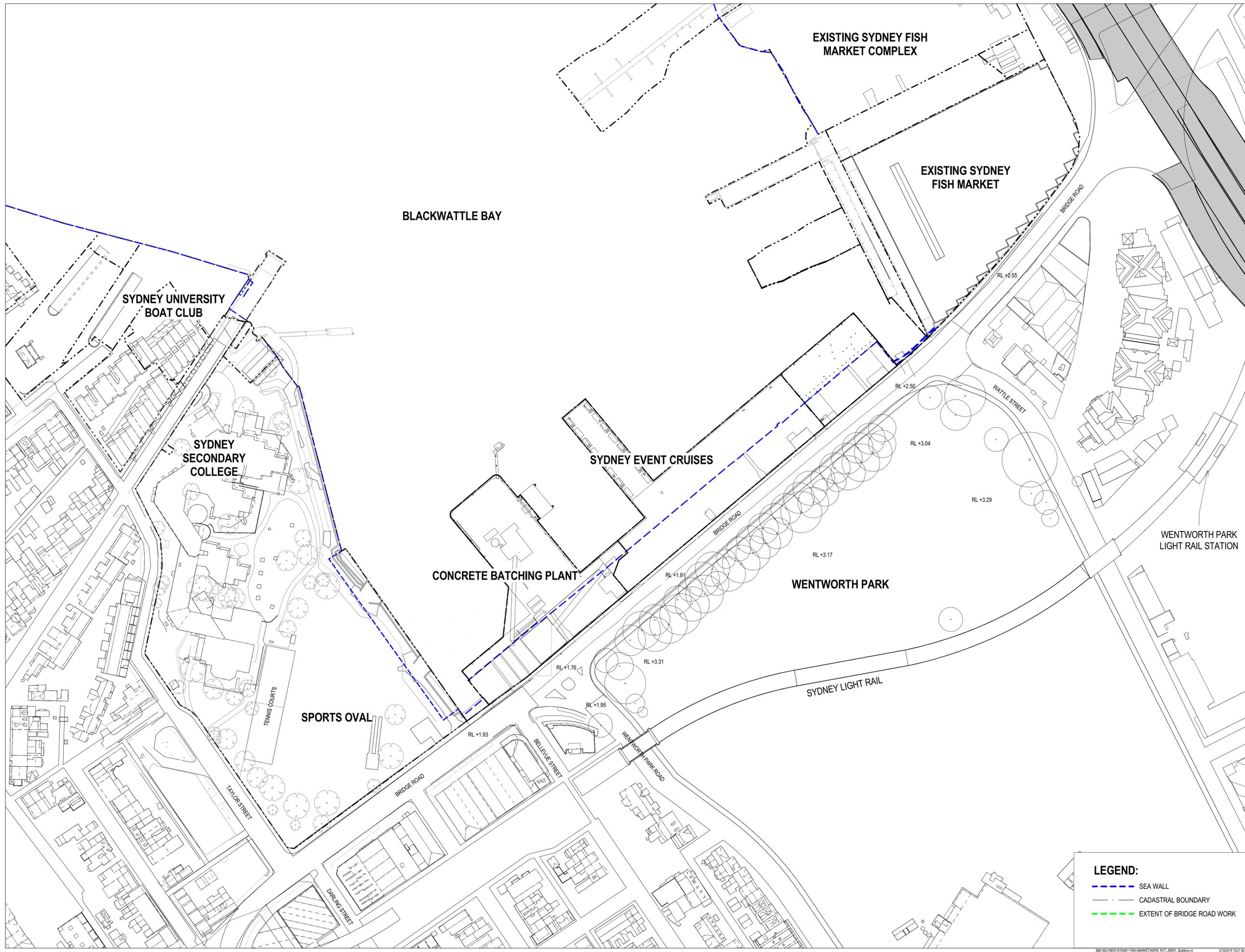


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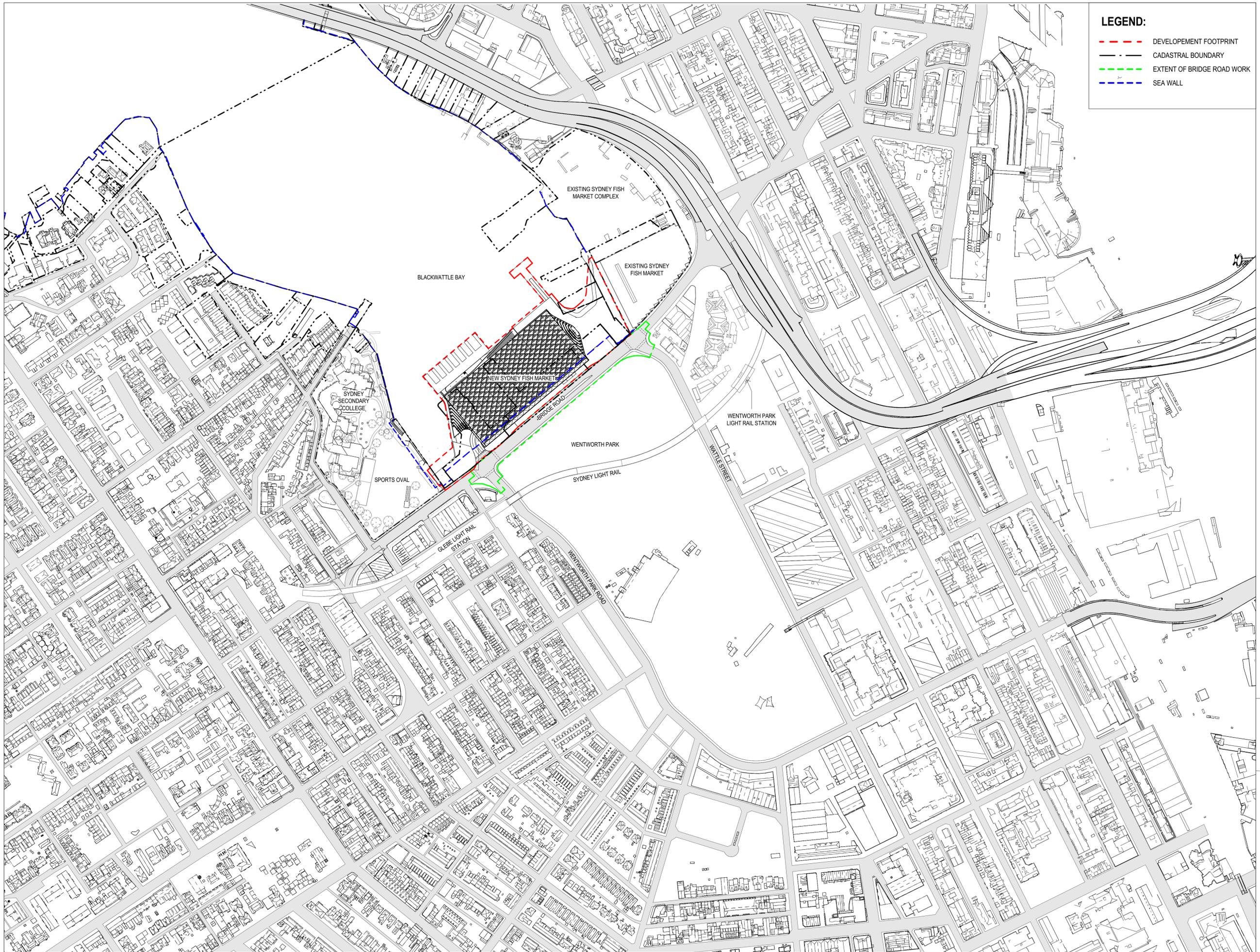
SITE SURVEY

| ISSUE | STATUS |
|------------------|--------|
| AR-S2-A20 AAA-01 | H |



LEGEND:

- SEA WALL
- CADASTRAL BOUNDARY
- EXTENT OF BRIDGE ROAD WORK



LEGEND:

- - - DEVELOPMENT FOOTPRINT
- - - CADASTRAL BOUNDARY
- - - EXTENT OF BRIDGE ROAD WORK
- - - SEA WALL



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PROJECT

NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BUN PROJECT NUMBER
1611013



TRUE NORTH PROJECT NORTH

GRAPHIC SCALE
0 5000 12500
SCALE
1 : 2500@A1
STATUS

DRAWING

LOCALITY / CONTEXT PLAN

| |
|------------------|
| ISSUE |
| AR-S2-A20 AAA-02 |
| H |

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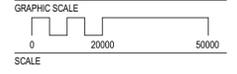
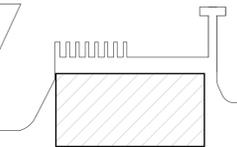
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NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BVA PROJECT NUMBER

1611013 DRAWING KEY

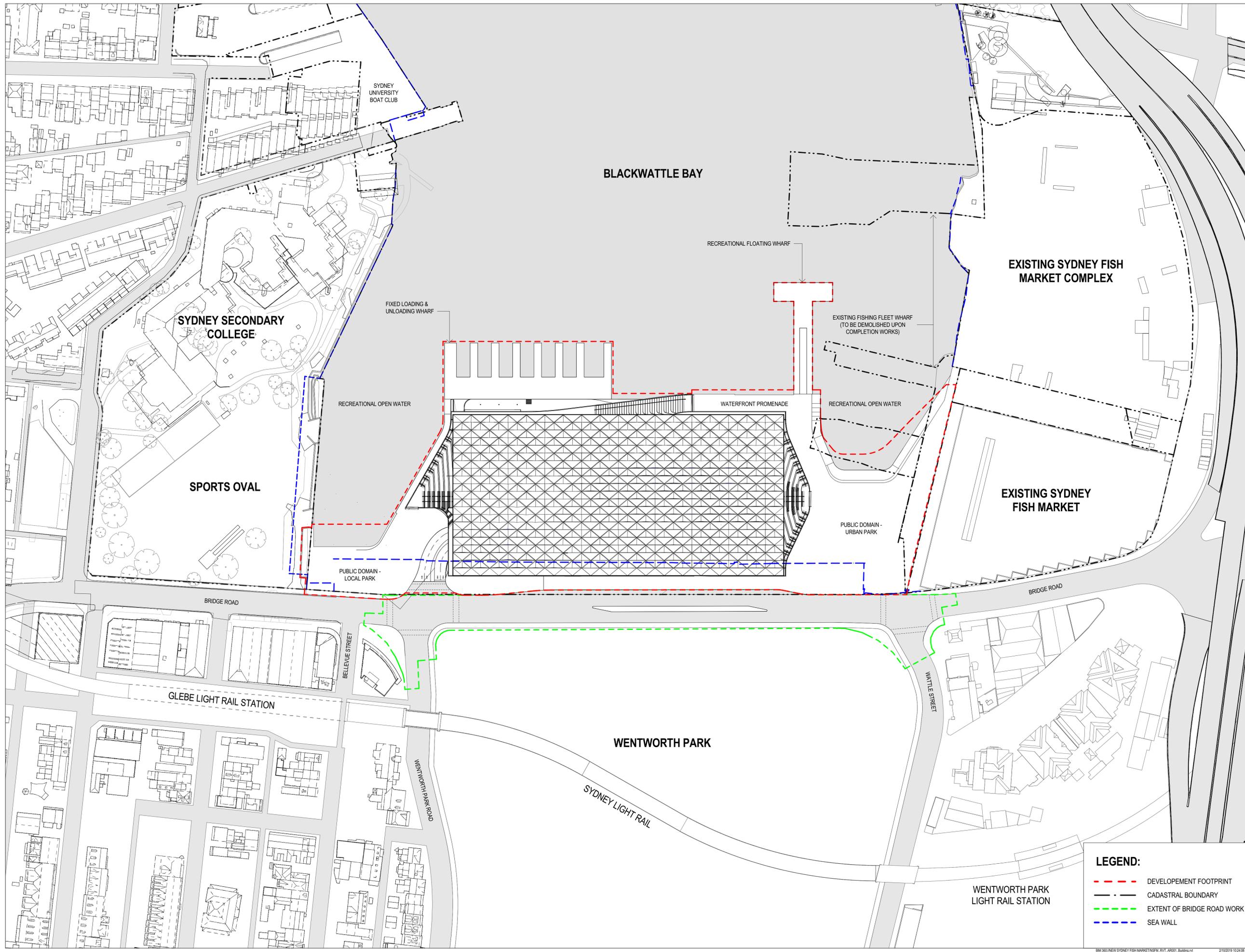


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STATUS

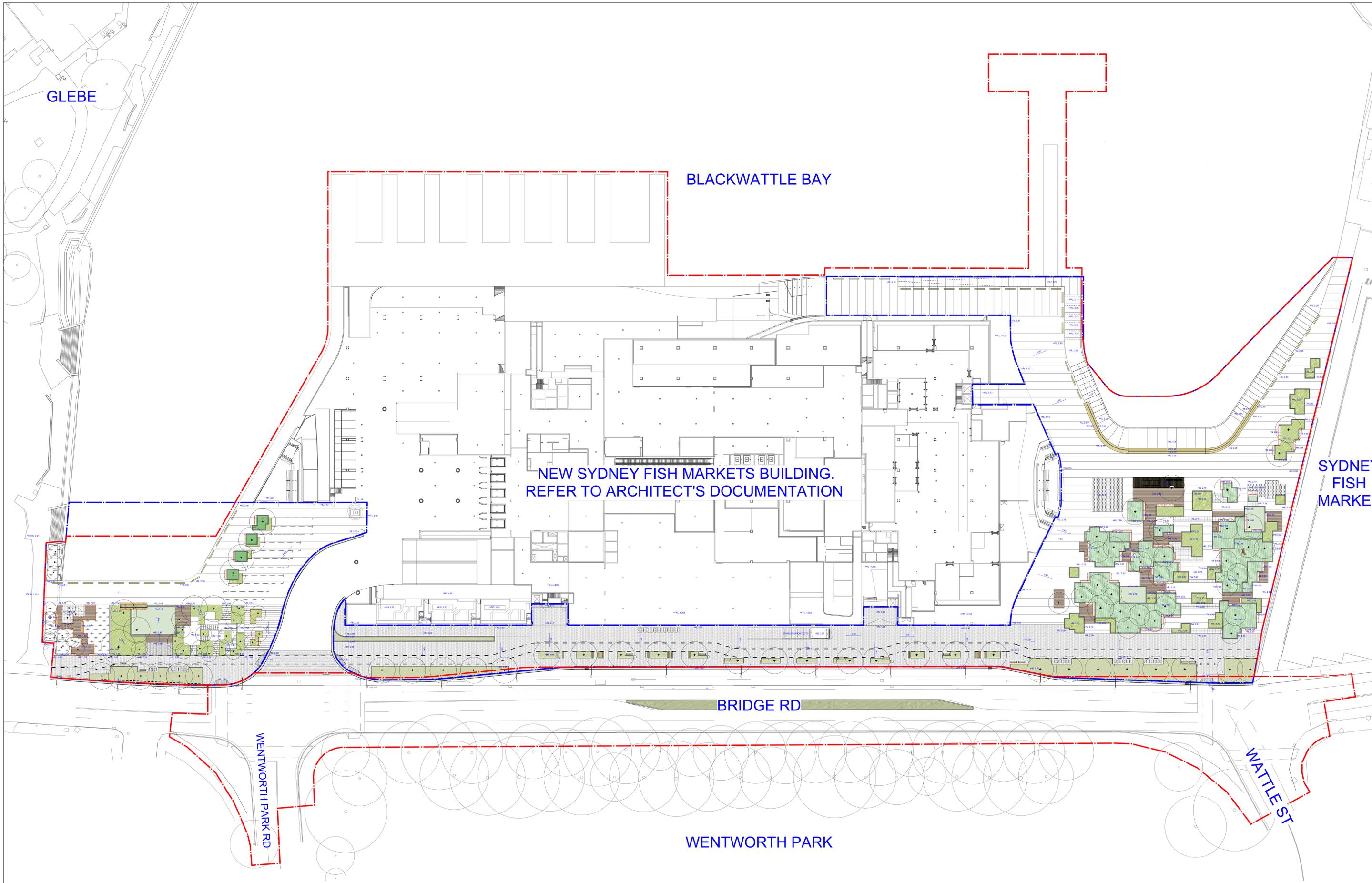
DRAWING

SITE PLAN

AR-S2-A20 AAA-03 H



- LEGEND:**
- - - - - DEVELOPMENT FOOTPRINT
 - — — — CADASTRAL BOUNDARY
 - - - - - EXTENT OF BRIDGE ROAD WORK
 - - - - - SEA WALL



GLEBE

BLACKWATTLE BAY

NEW SYDNEY FISH MARKETS BUILDING.
REFER TO ARCHITECT'S DOCUMENTATION

SYDNEY FISH MARKET

BRIDGE RD

WENTWORTH PARK RD

WATTLE ST

WENTWORTH PARK

WARNING
 Services shown on this drawing are approximate only. The exact location is to be confirmed on site by contractor prior to commencement of work.
 These drawings shall be read in conjunction with all relevant information (not limited to legends, schedules, specifications).
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 Check all dimensions and site conditions prior to commencement of any work or procurement or fabrication of any services, materials, fittings or equipment.
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NOTES / KEY PLAN
 - All services should be referred to on the qualified engineers drawings. Landscape drawings do not include service information. Provision has been made for landscape systems and build up for services to the retained area. Feedback.
 - Final coordination with structural engineering has been included in this set of drawings. Please refer structural engineers drawings for all detailed structural information.
 - Levels and grading shall be subject to final coordination with civil and hydraulic engineers. Final levels and drainage will depend on final flood modelling, sign-off by RMS for bridge flood design and response to SSDA comments and conditions.
 - Service Plans are subject to finalisation of structural and civil engineers drawings and have not been included in this documentation.
 - Detail of softfallion planters subject to future approvals and direction from NSW Fire Fighting when installing plant set-out and services will be provided based on the finalisation of the above.

| DATE | REV | AMENDMENTS |
|----------|-----|-------------------|
| 19/09/18 | A | ISSUED FOR SSD-DA |
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| 18/09/19 | G | ISSUED FOR SSD-DA |

NOTE:
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 REFER TO CIVIL ENGINEER'S DOCUMENTATION

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 NEW SYDNEY FISH MARKET
 1B Bridge Road, Glebe, NSW

CLIENT
 inSW Infrastructure
 New South Wales

STATUS
 Tender Documentation
 PRELIMINARY
 NOT FOR CONSTRUCTION

SCALE
 SCALE A3 | SCALE A2
 NOT TO SCALE

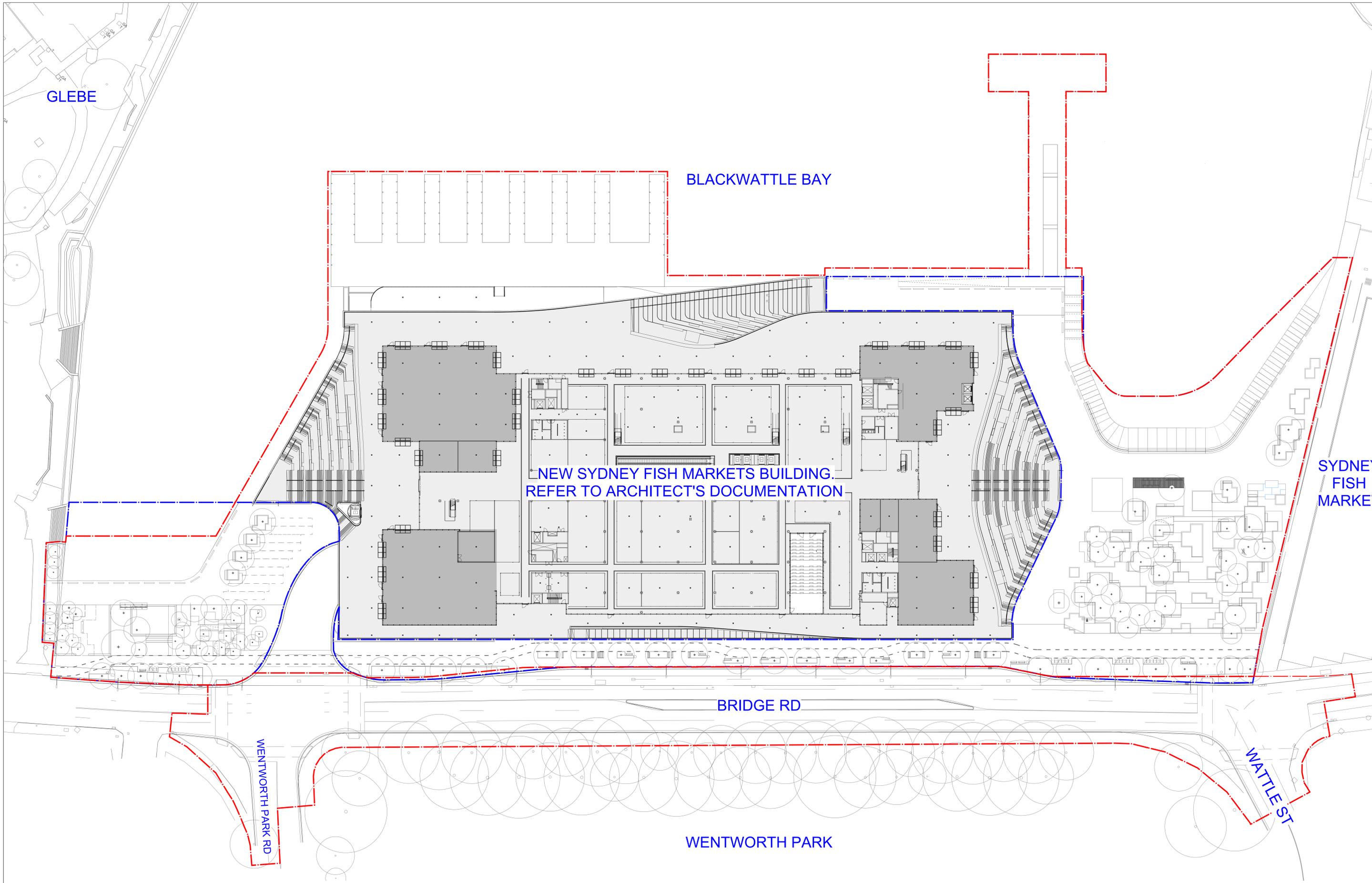
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CHECKED EW
DRAWING MASTERPLAN

WARNING
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 Refer discrepancies to Landscape Architect for clarification.

DRAWING NO.
 AR-S2-A20 L01-01

REVISION
 G

5170465_PRODUCION01_Phase01_CADPackage_Final



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 - Detail of vegetation planters subject to future approvals and direction from NSW Field Having them including plant detail and services will be provided based on the finalisation of the above.

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 NEW SYDNEY FISH MARKET
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CLIENT
 insw Infrastructure
 New South Wales

STATUS
 Tender Documentation
 PRELIMINARY
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DRAWING NO.
 AR-S2-A20 L02-01

REVISION
 G

DRAWING
 MASTERPLAN

SCALE
 SCALE A3 | SCALE A2
 NOT TO SCALE

DRAWN AT/TL
CHECKED EW

DRAWING NO. S17004

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REVISION G

DRAWING NO. AR-S2-A20 L02-01

NOT FOR CONSTRUCTION

S1700405_PRODUCION01_Phase01_CADPackage_Final

| ISSUE | DATE | FOR |
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| CONSULTANT |
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| PROJECT |
|---|
| NEW SYDNEY FISH MARKET 18 BRIDGE RD, GLEBE NSW BVA PROJECT NUMBER |

| PROJECT NUMBER |
|----------------|
| 1611013 |

| DRAWING KEY | |
|-------------|---------------|
| | TRUE NORTH |
| | PROJECT NORTH |

| GRAPHIC SCALE | | |
|---------------|-------|-------|
| | SCALE | |
| 0 | 10000 | 25000 |

| STATUS |
|-----------------|
| As indicated@A1 |

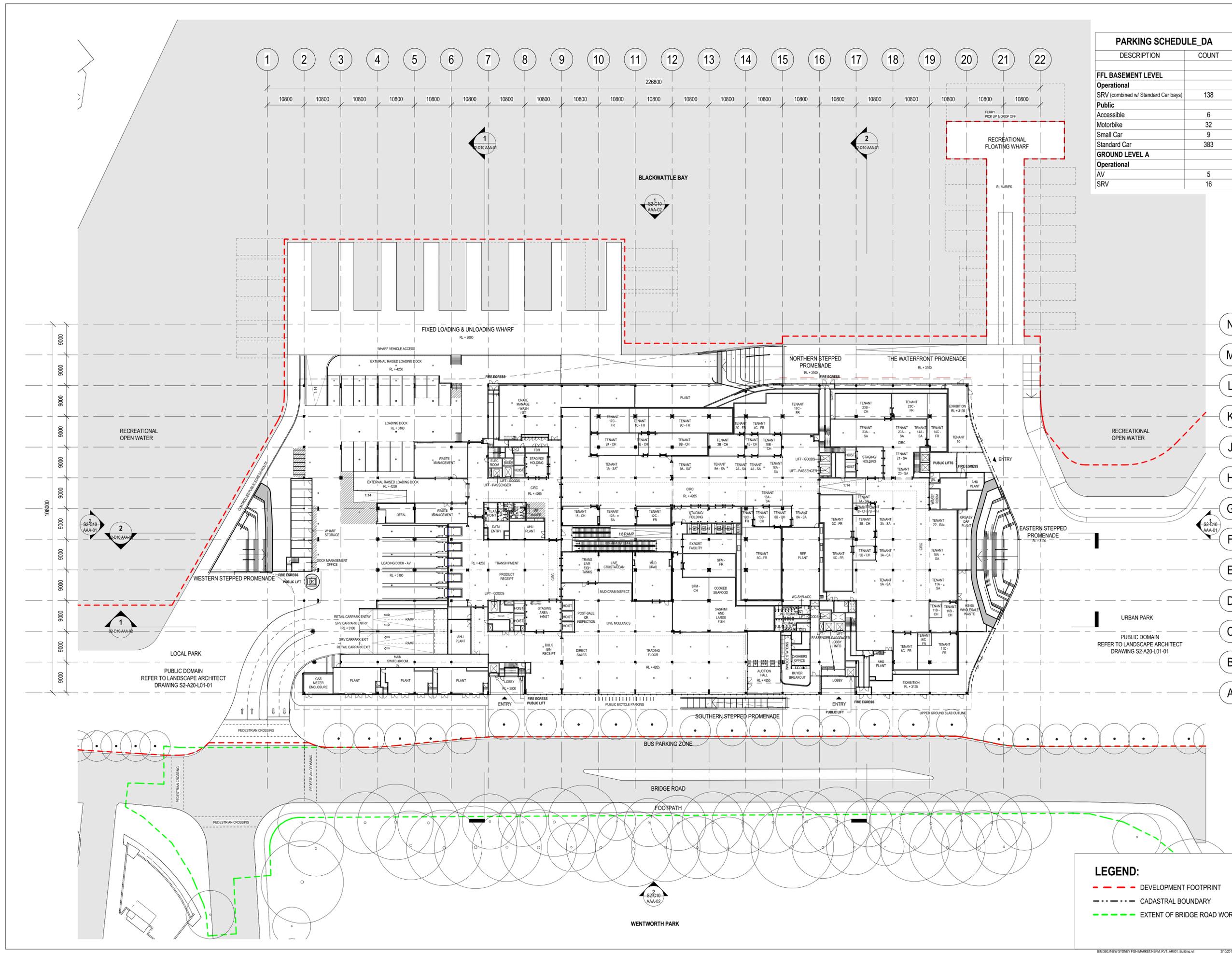
| DRAWING |
|-------------------|
| FLOOR PLAN GROUND |

| ISSUE |
|------------------|
| AR-S2-B10 L00-01 |

| ISSUE |
|-------|
| H |

PARKING SCHEDULE_DA

| DESCRIPTION | COUNT |
|-------------------------------------|-------|
| FFL BASEMENT LEVEL | |
| Operational | |
| SRV (combined w/ Standard Car bays) | 138 |
| Public | |
| Accessible | 6 |
| Motorbike | 32 |
| Small Car | 9 |
| Standard Car | 383 |
| GROUND LEVEL A | |
| Operational | |
| AV | 5 |
| SRV | 16 |



LEGEND:

- DEVELOPMENT FOOTPRINT
- CADASTRAL BOUNDARY
- EXTENT OF BRIDGE ROAD WORK

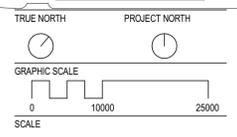
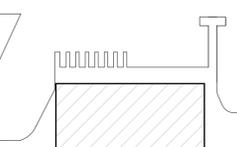
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| F | 18/04/19 | ISSUE FOR 50% DD |
| G | 27/08/19 | ISSUED FOR REVIEW |
| H | 18/09/19 | ISSUE FOR SSDA |

- N
- M
- L
- K
- J
- H
- G
- F
- E
- D
- C
- B
- A

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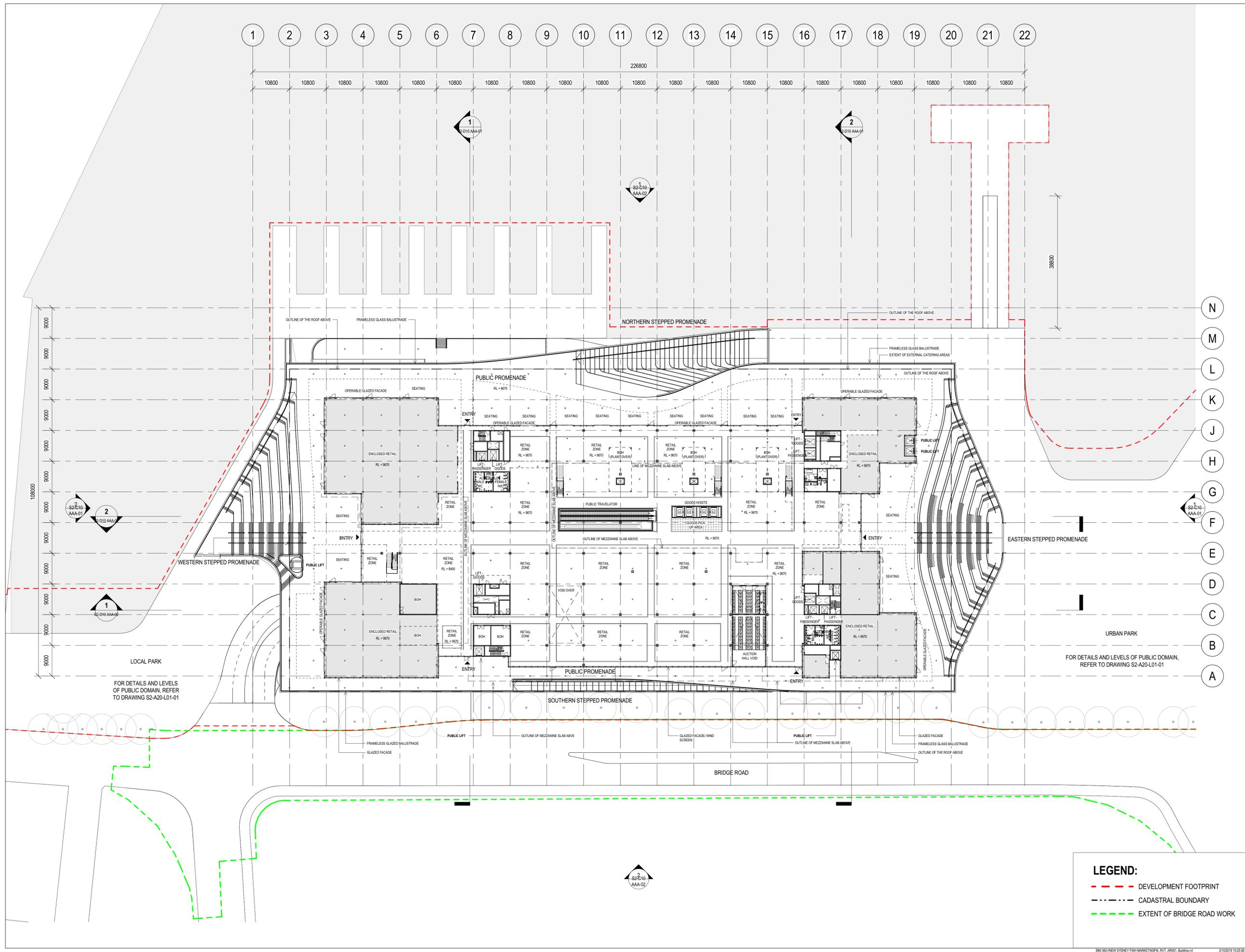


As indicated@A1
STATUS

DRAWING

FLOOR PLAN UPPER GROUND

ISSUE
AR-S2-B10 L01-01 H



LEGEND:

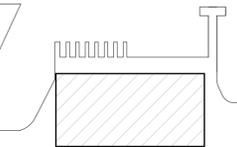
- - - - - DEVELOPMENT FOOTPRINT
- - - - - CADASTRAL BOUNDARY
- - - - - EXTENT OF BRIDGE ROAD WORK

| ISSUE | DATE | FOR |
|-------|----------|-------------------|
| A | 12/09/18 | ISSUE FOR SSD-DA |
| B | 12/11/19 | ISSUE FOR SSD-DA |
| C | 22/03/19 | ISSUE FOR SSD-DA |
| D | 15/04/19 | ISSUE FOR SSD-DA |
| E | 15/04/19 | ISSUE FOR 50% DD |
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| H | 18/09/19 | ISSUE FOR SSDA |

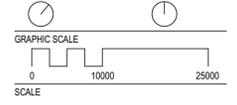
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18 BRIDGE RD, GLEBE NSW
BUN PROJECT NUMBER

1611013 DRAWING KEY



TRUE NORTH PROJECT NORTH

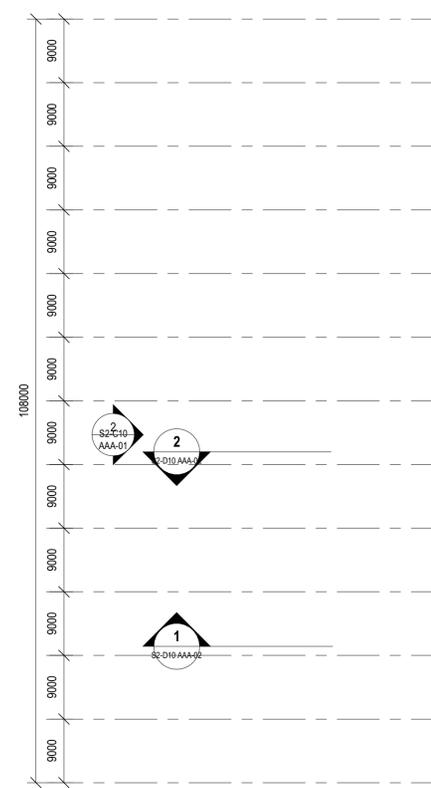
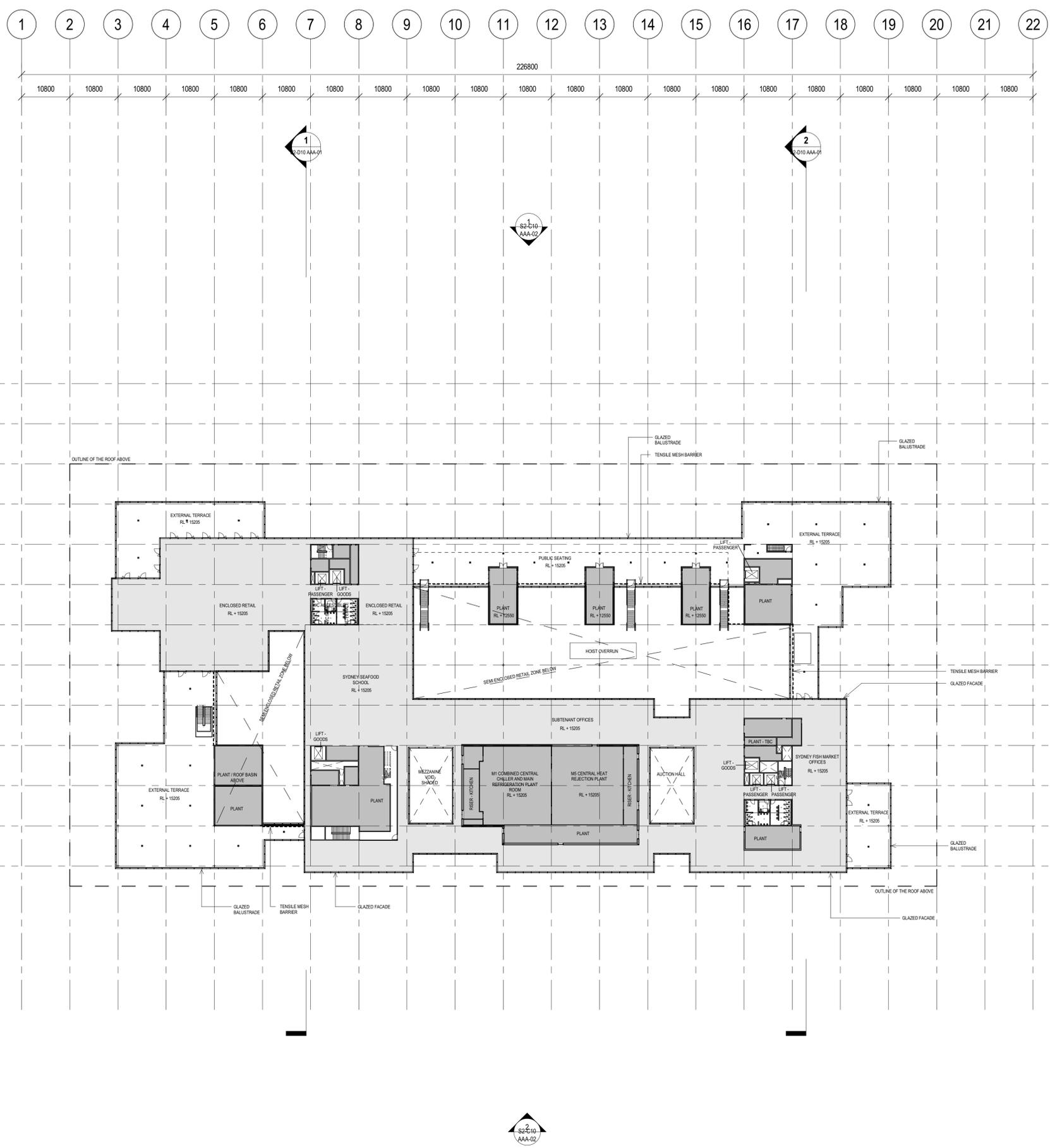


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STATUS

DRAWING

FLOOR PLAN MEZZANINE

| ISSUE | STATUS |
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| AR-S2-B10 L02-01 | H |



| ISSUE | DATE | FOR |
|-------|----------|-------------------|
| A | 12/09/18 | ISSUE FOR SSD-DA |
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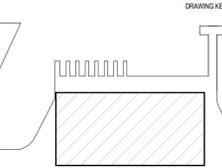
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BUN PROJECT NUMBER
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DRAWING KEY



TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

SCALE
0 10000 25000

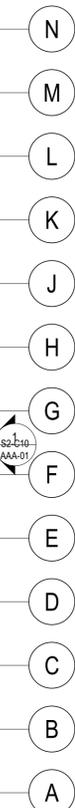
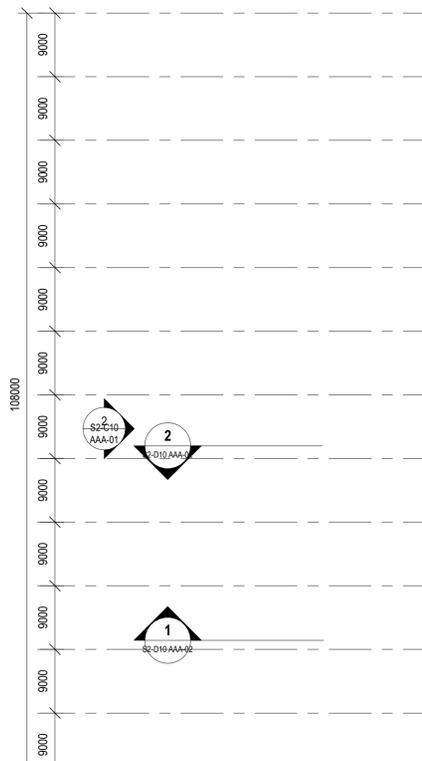
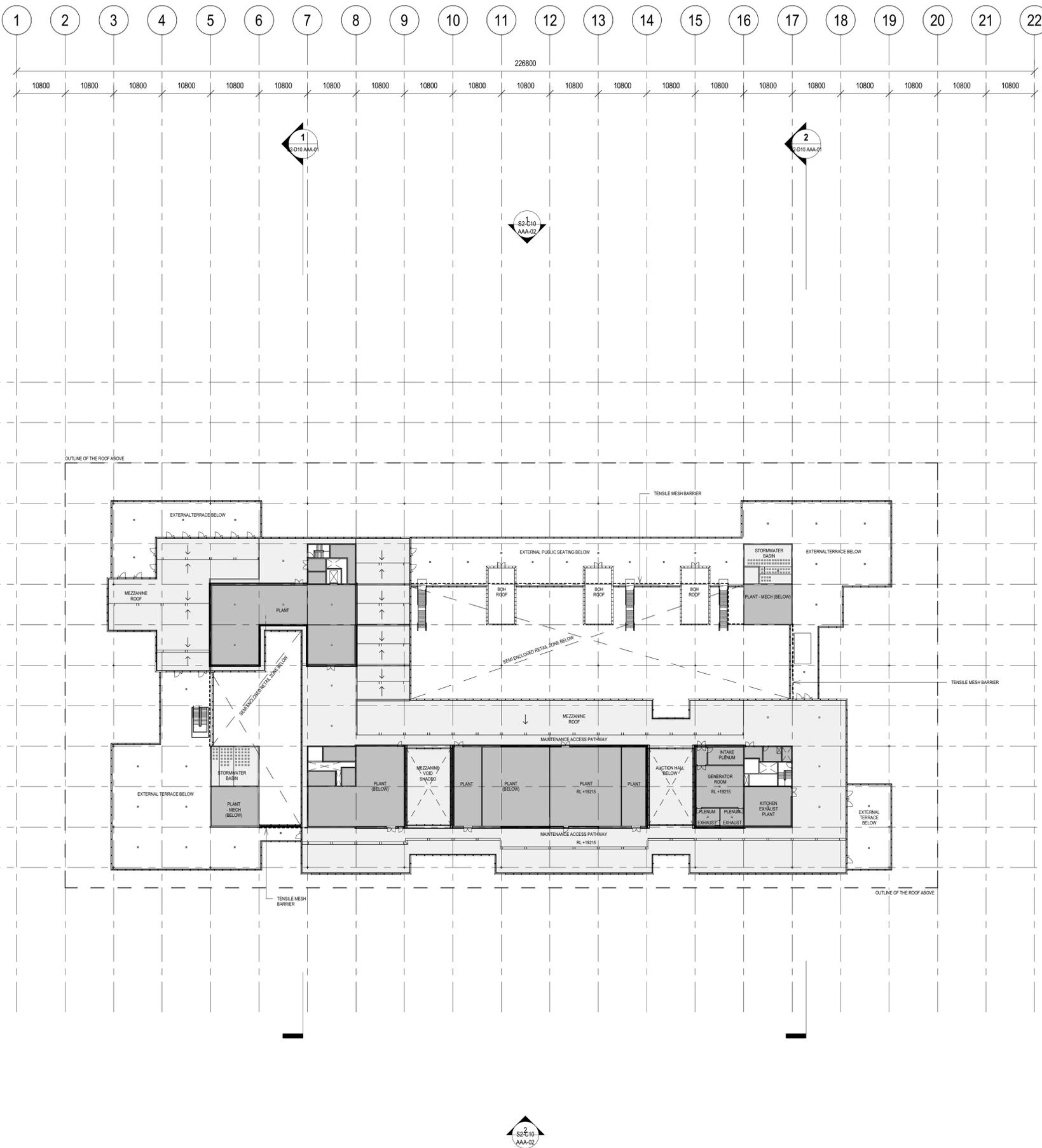
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MEZZANINE ROOF PLAN

ISSUE
AR-S2-B10 L03-01 H



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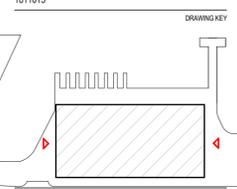
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| F | 18/04/19 | ISSUE FOR 50% DD |
| G | 27/08/19 | ISSUED FOR REVIEW |
| H | 18/09/19 | ISSUE FOR SSDA |

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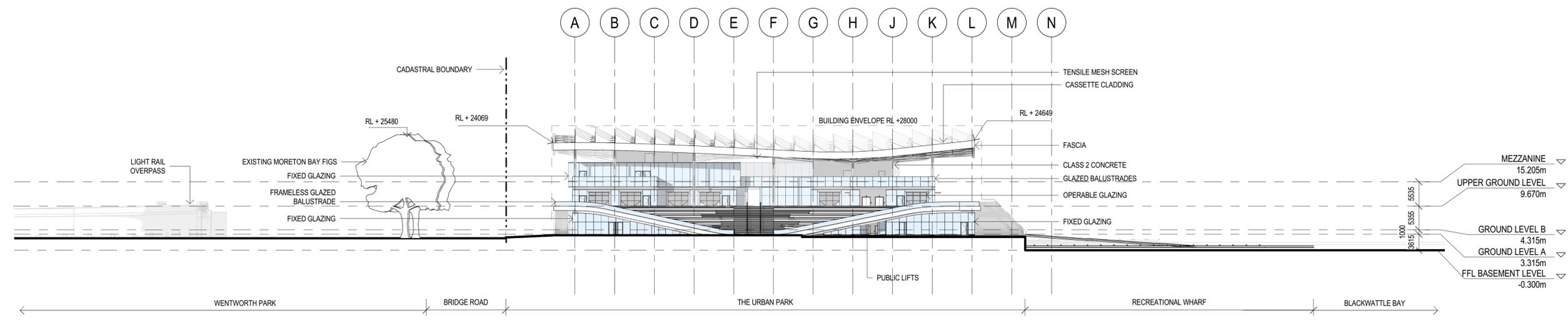
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BUN PROJECT NUMBER
1611013

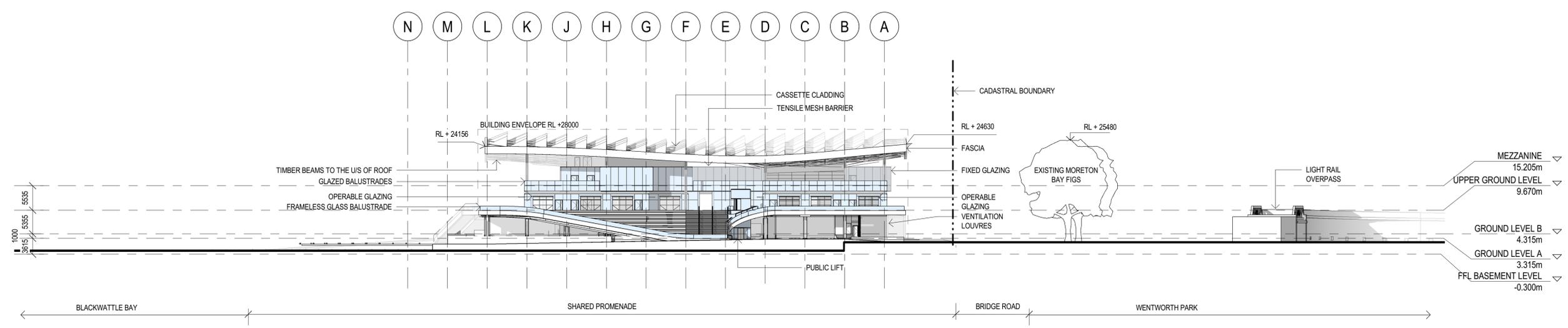


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STATUS
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EAST AND WEST ELEVATION
ISSUE
AR-S2-C10 AAA-01 H



1 S2 - EAST ELEVATION



2 S2 - WEST ELEVATION

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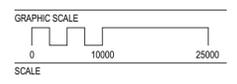
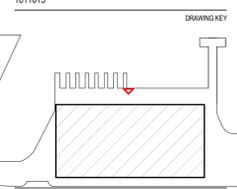
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| F | 18/04/19 | ISSUE FOR 50% DD |
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NEW SYDNEY FISH MARKET
1B BRIDGE RD, GLEBE NSW
BVN PROJECT NUMBER
1611013

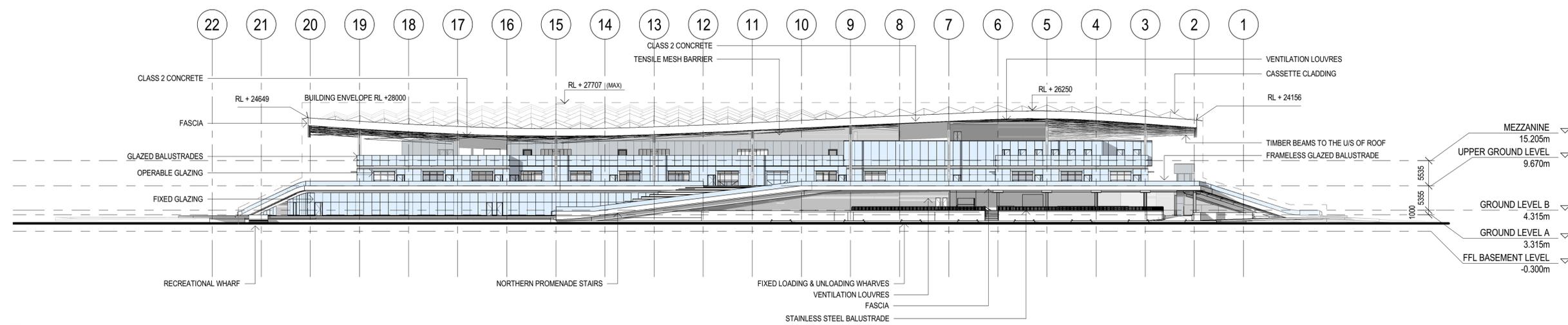


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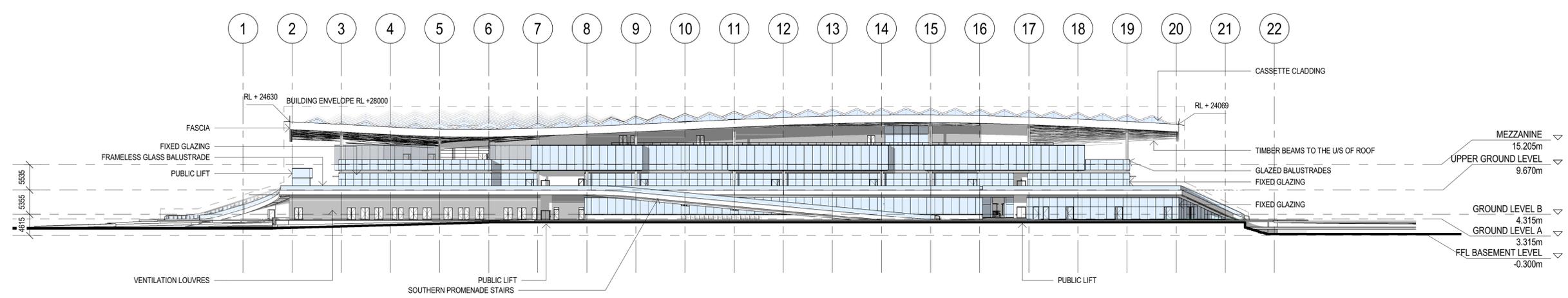
DRAWING

NORTH AND SOUTH ELEVATION

| ISSUE | STATUS |
|------------------|--------|
| AR-S2-C10 AAA-02 | H |



1 S2 - NORTH ELEVATION



2 S2 - SOUTH ELEVATION

| ISSUE | DATE | FOR |
|-------|----------|-------------------|
| A | 12/09/18 | ISSUE FOR SSD-DA |
| B | 12/11/19 | ISSUE FOR SSD-DA |
| C | 22/03/19 | ISSUE FOR SSD-DA |
| D | 15/04/19 | ISSUE FOR SSD-DA |
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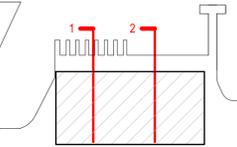
NEW SYDNEY FISH MARKET

1B BRIDGE RD, GLEBE NSW

BVN PROJECT NUMBER

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DRAWING KEY



GRAPHIC SCALE



SCALE

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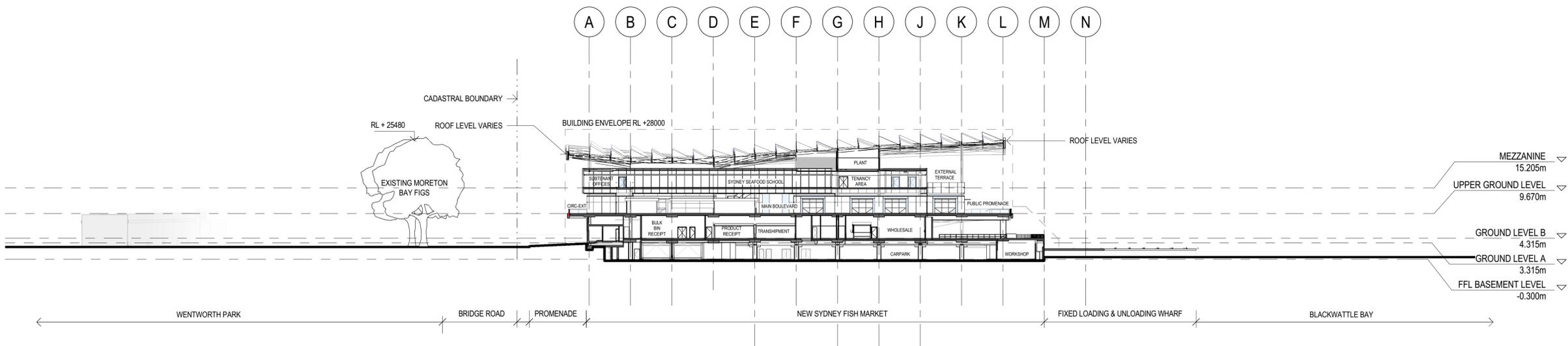
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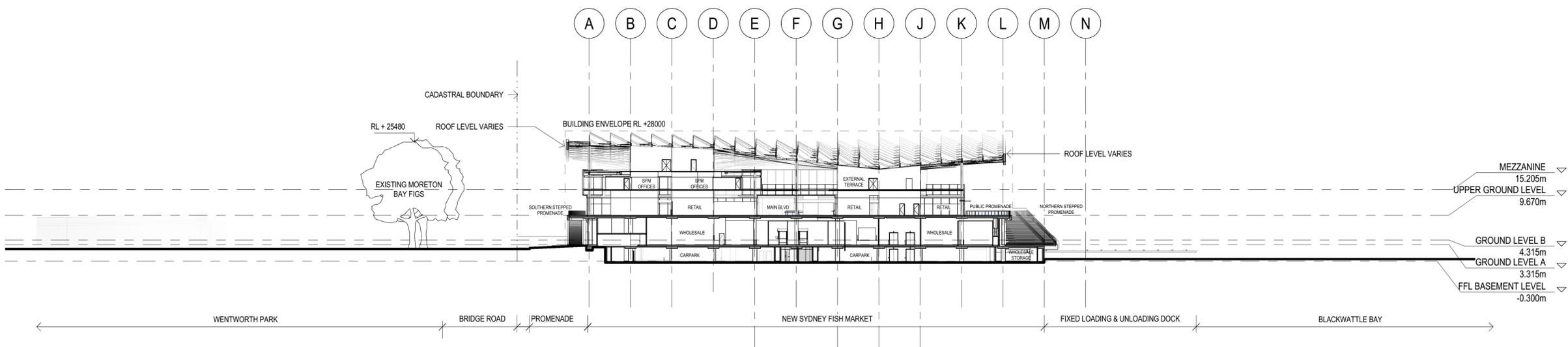
CROSS SECTIONS

ISSUE

AR-S2-D10 AAA-01 H



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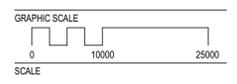
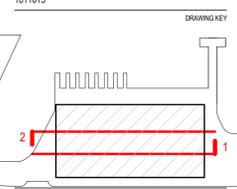
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- NEW SYDNEY FISH MARKET**
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BUN PROJECT NUMBER
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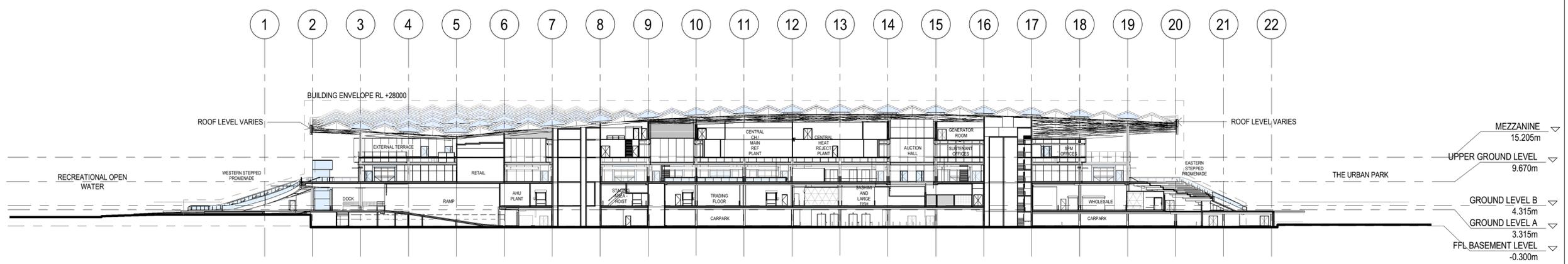


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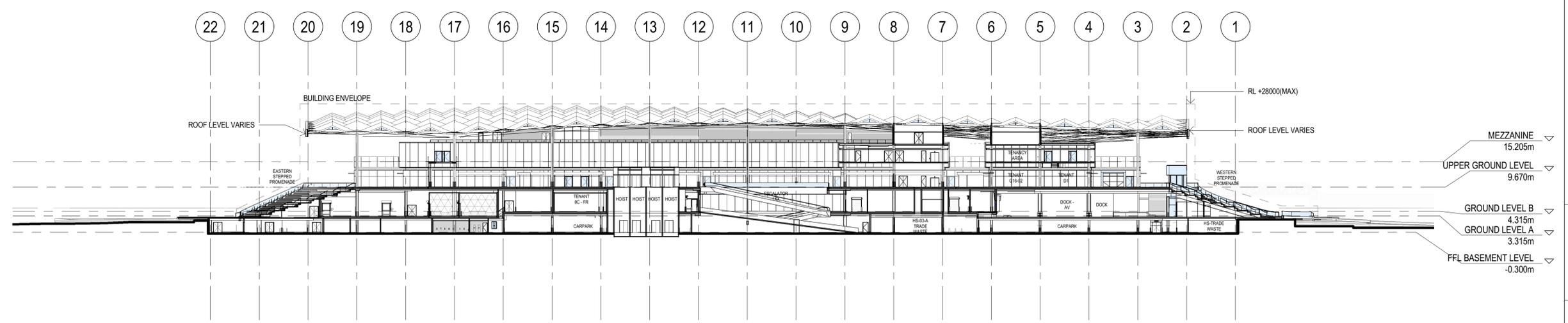
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LONG SECTIONS

| ISSUE | STATUS |
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| AR-S2-D10 AAA-02 | H |



1 S2 SECTION AA



2 S2 SECTION CC

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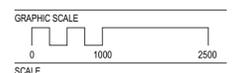
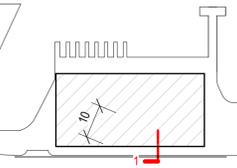
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PROJECT

- NEW SYDNEY FISH MARKET
18 BRIDGE RD, GLEBE NSW
BVN PROJECT NUMBER

1611013 DRAWING KEY

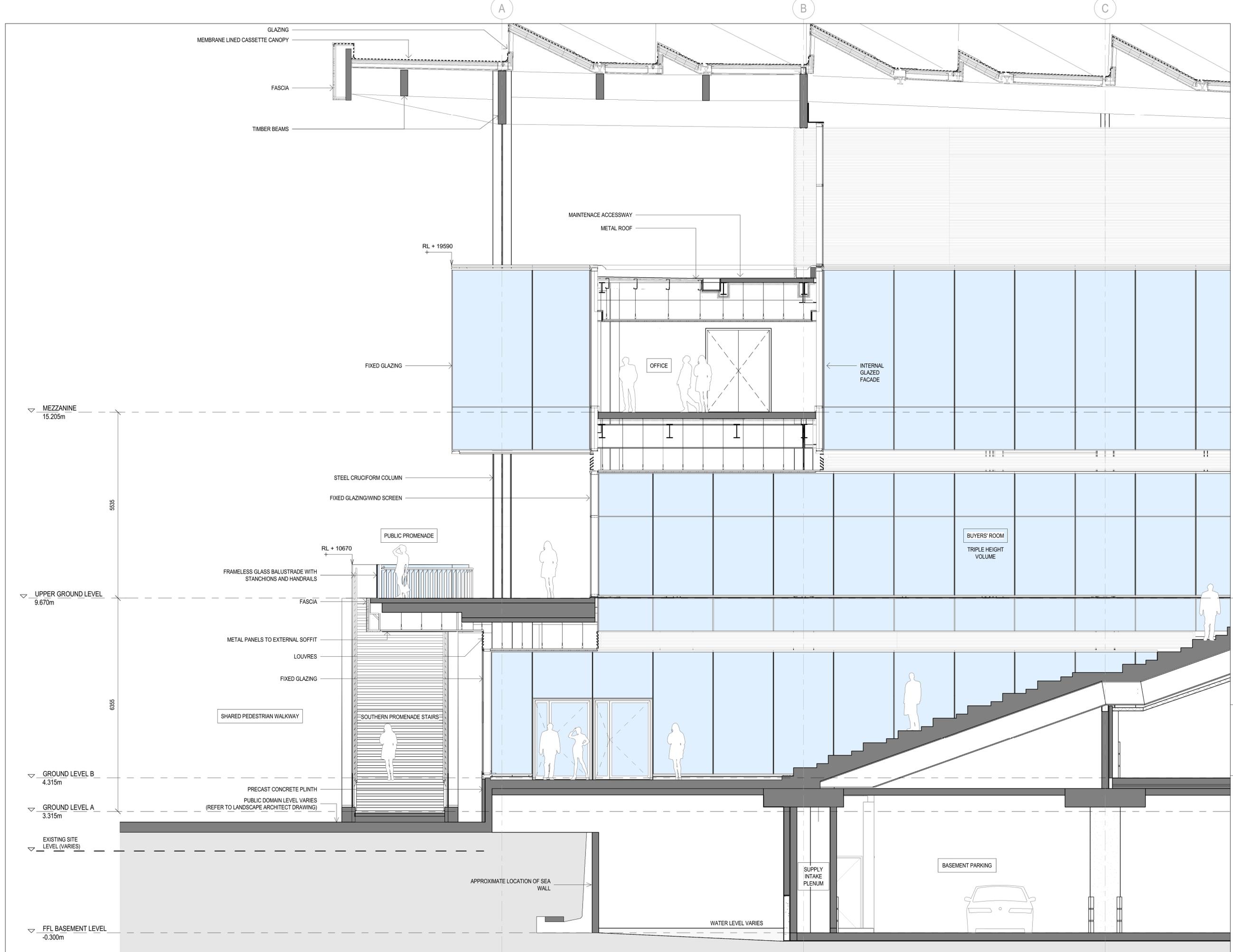


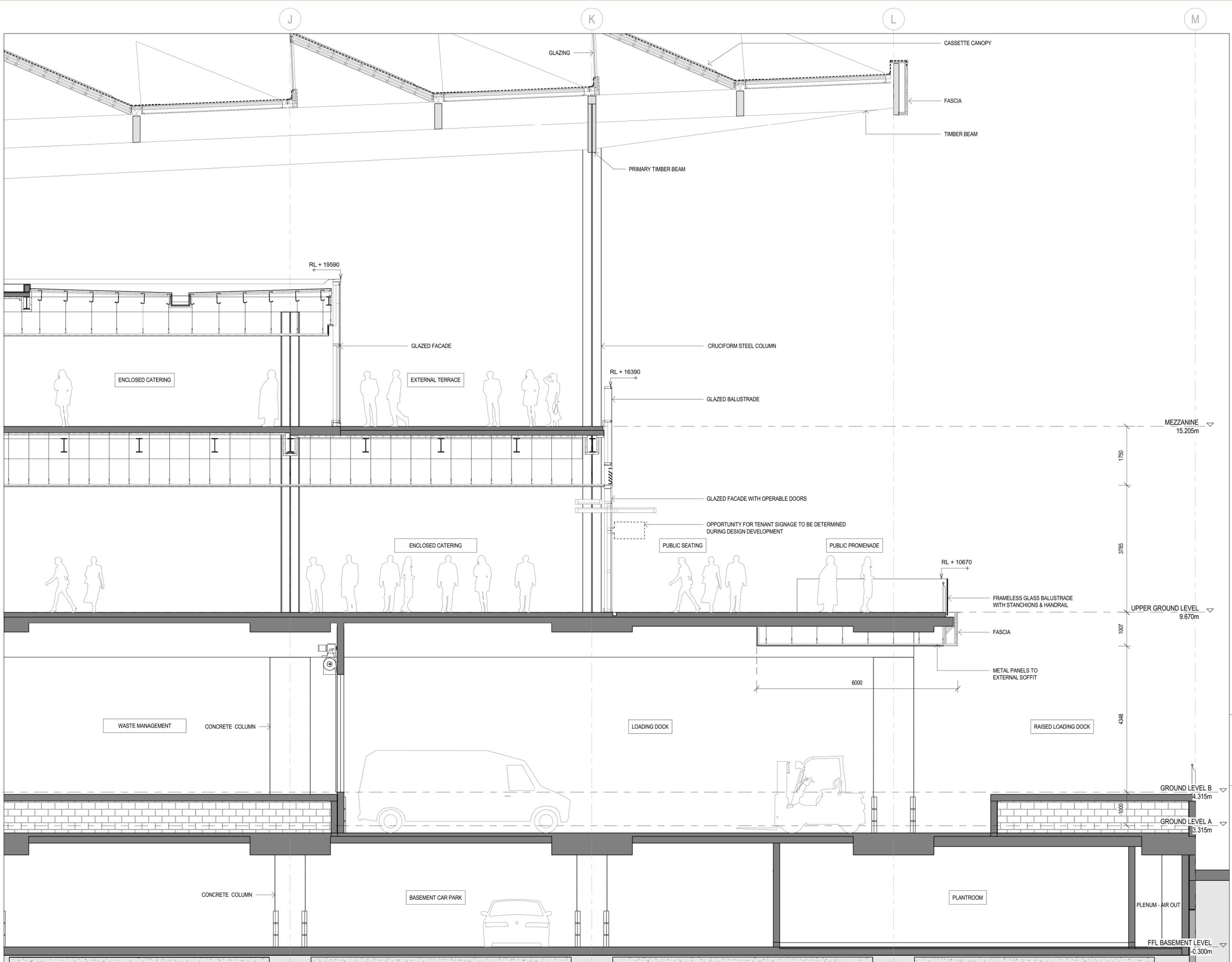
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AUCTION & OFFICE SECTION

ISSUE
AR-S2-E43 AAA-01 H





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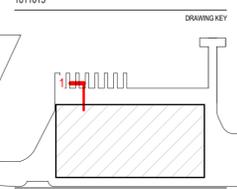
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| NEW SYDNEY FISH MARKET 1B BRIDGE RD, GLEBE NSW BVN PROJECT NUMBER |
| 1611013 |

| GRAPHIC SCALE |
|---------------|
| SCALE |
| 0 1000 2500 |
| 1 : 50@A1 |
| STATUS |
| DRAWING |



| FOOD & BEVERAGE SECTION |
|-------------------------|
| ISSUE |
| AR-S2-E43 AAA-02 |
| H |

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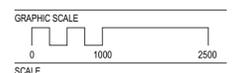
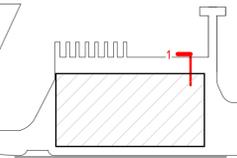
| ISSUE | DATE | FOR |
|-------|----------|-------------------|
| A | 12/09/18 | ISSUE FOR SSD-DA |
| B | 12/11/19 | ISSUE FOR SSD-DA |
| C | 22/03/19 | ISSUE FOR SSD-DA |
| D | 15/04/19 | ISSUE FOR SSD-DA |
| E | 15/04/19 | ISSUE FOR 50% DD |
| F | 18/04/19 | ISSUE FOR 50% DD |
| G | 27/08/19 | ISSUED FOR REVIEW |
| H | 18/09/19 | ISSUE FOR SSDA |

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18 BRIDGE RD, GLEBE NSW
BUN PROJECT NUMBER

1611013

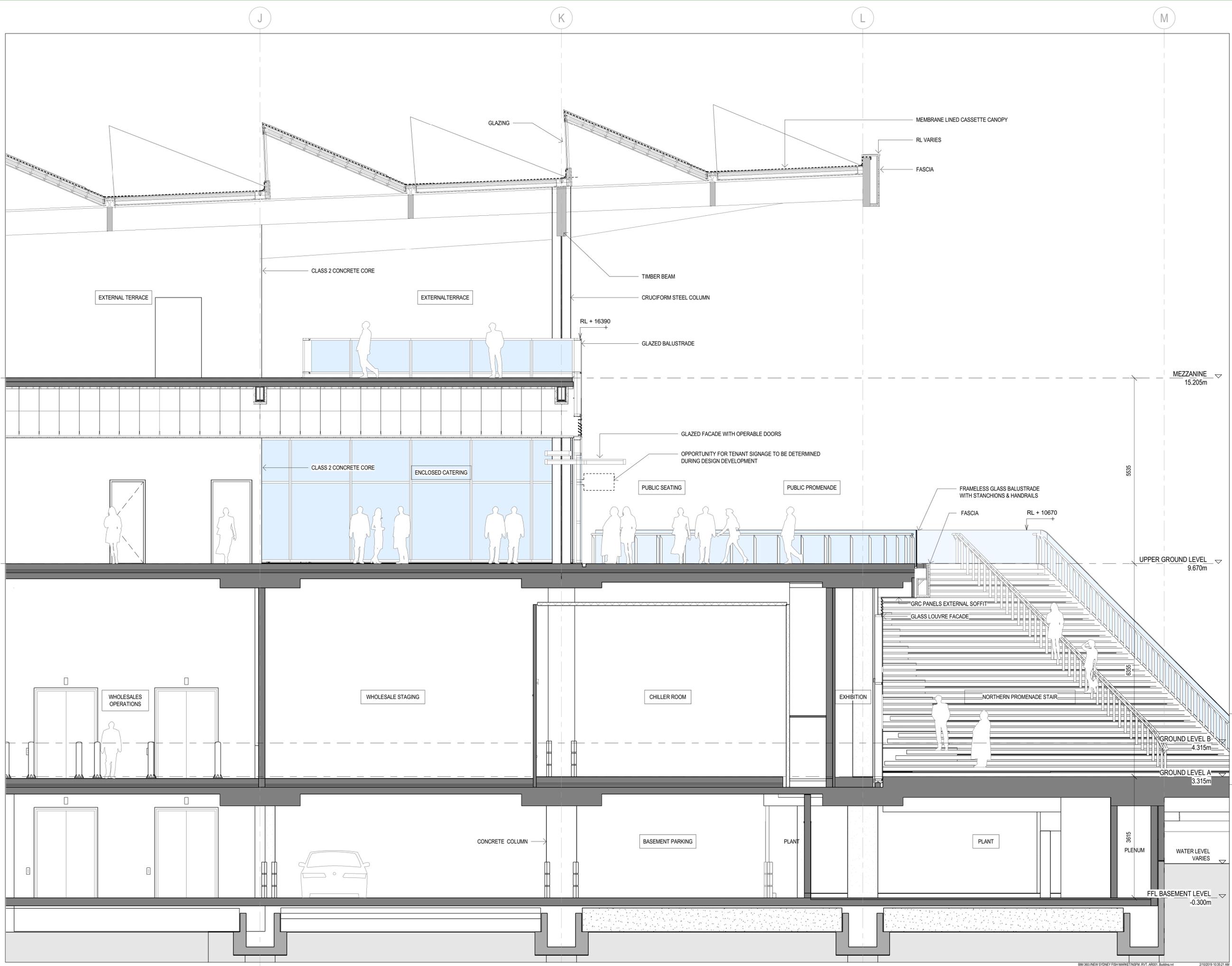


SCALE
1 : 50 @ A1

DRAWING STATUS

WHOLESALE & CATERING SECTION

ISSUE
AR-S2-E43 AAA-04 H



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| H | 18/09/19 | ISSUE FOR SSDA |

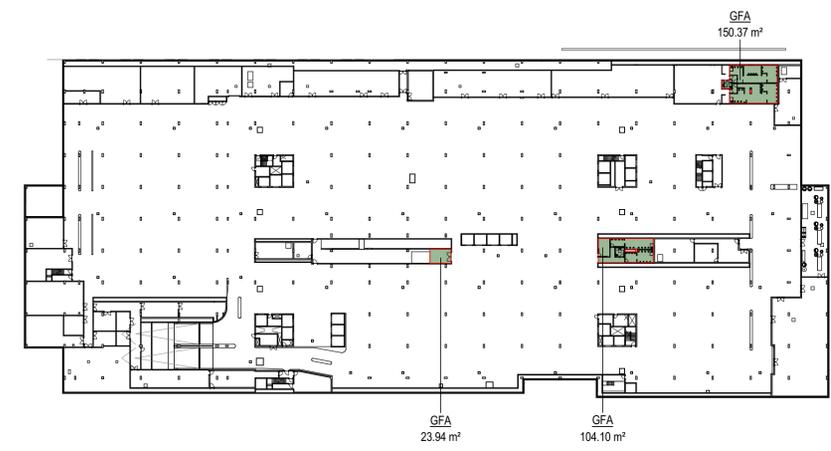
BCP_A-AREA (GFA-SREP 26)_STAGE 2

| LEVEL | AREA |
|--------------|-------------------------|
| UPPER GROUND | 3934.44 m ² |
| BASEMENT | 278.42 m ² |
| GROUND | 11067.76 m ² |
| UPPER GROUND | 6013.14 m ² |
| MEZZANINE | 4535.42 m ² |
| | 25829.18 m ² |

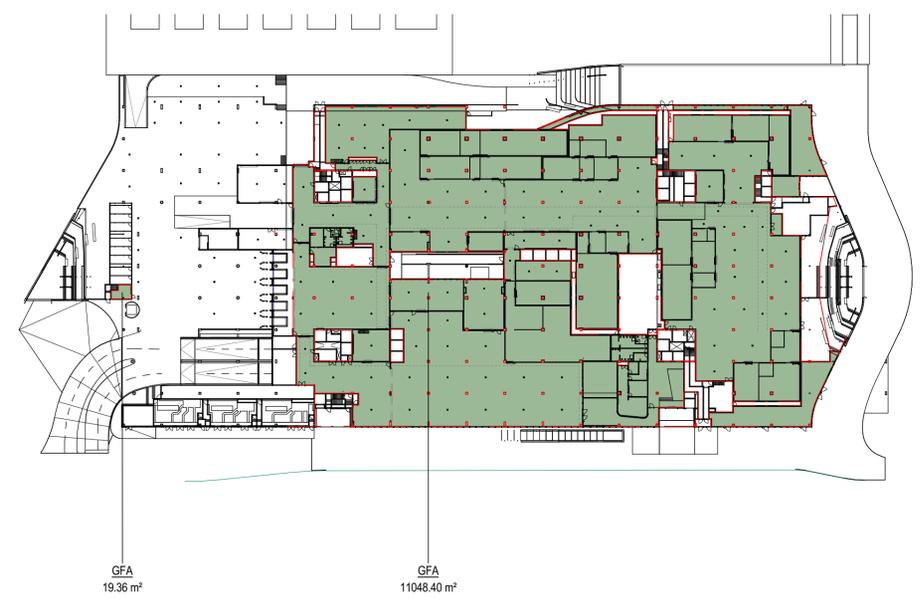
From SREP 26

Gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the inner faces of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding:

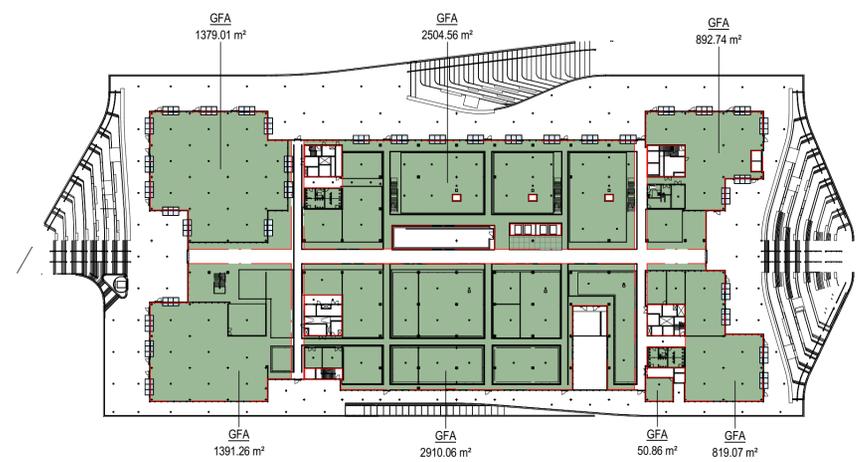
- columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external wall, and
- lift towers, cooling towers, machinery and plant rooms, and air conditioning and ventilation ducts, and
- ancillary car parking and any associated internal designated vehicular and pedestrian access thereto, and
- space for the loading and unloading of goods, and
- internal public areas such as arcades, atria and thoroughfares, and terraces and balconies with outer walls less than 1,400 millimetres high.



1 BASEMENT LEVEL



2 GROUND LEVEL



3 UPPER GROUND LEVEL



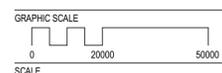
4 MEZZANINE

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1611013 DRAWING KEY



1 : 1000@A1
STATUS

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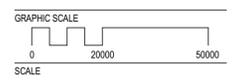
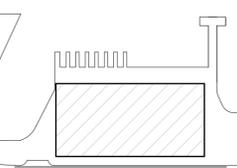
GFA MEASUREMENT SREP 26

| ISSUE | STATUS |
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| AR-S2-L10 AAA-01 | H |

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STATUS

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GFA STANDARD INSTRUMENT

| ISSUE | STATUS |
|------------------|--------|
| AR-S2-L10 AAA-02 | H |

BCP_A-AREA (GFA-STANDARD)_STAGE 2

| LEVEL | Area |
|--------------|-------------------------|
| GROUND | 11110.75 m ² |
| UPPER GROUND | 11105.03 m ² |
| MEZZANINE | 4535.42 m ² |
| | 26751.20 m ² |

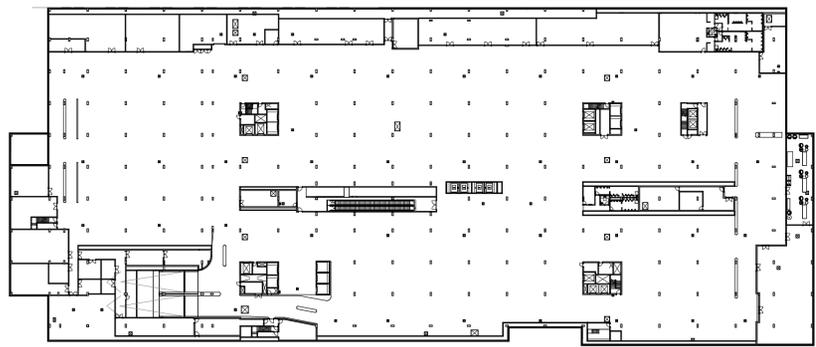
From the NCC instrument

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

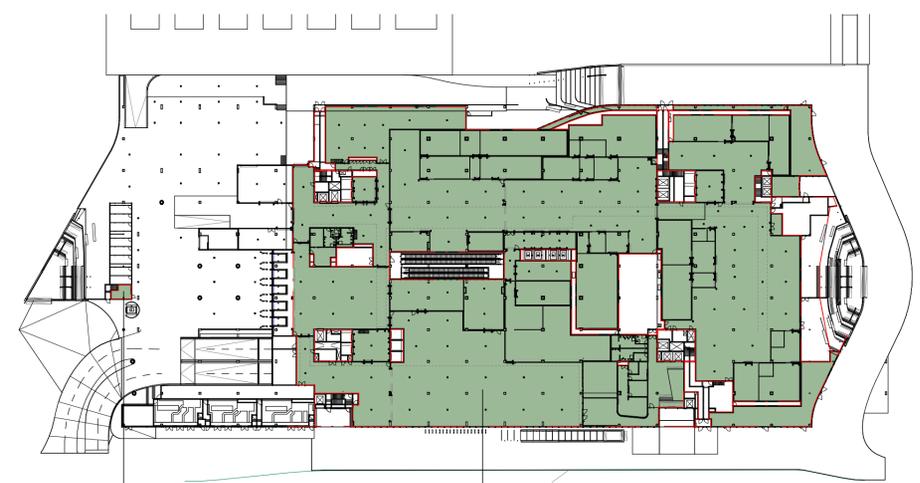
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

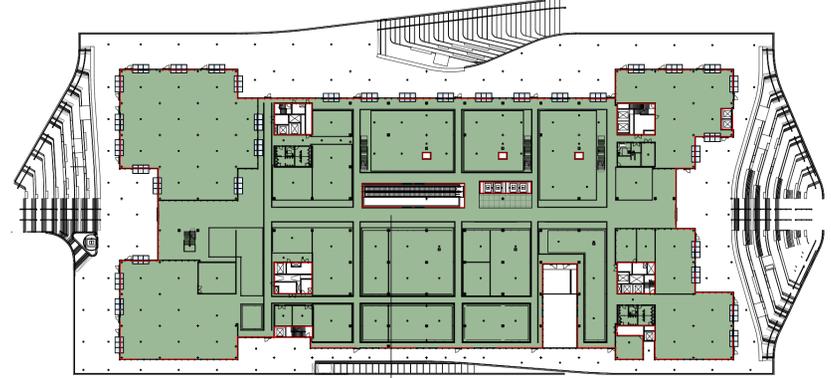
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking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



1 BASEMENT LEVEL
10C-AA07 1: 1000



2 GROUND LEVEL A
10C-AA07 1: 1000



GFA
11105.03 m²

4 UPPER GROUND LEVEL
10C-AA07 1: 1000



GFA
4535.42 m²

3 MEZZANINE
10C-AA07 1: 1000