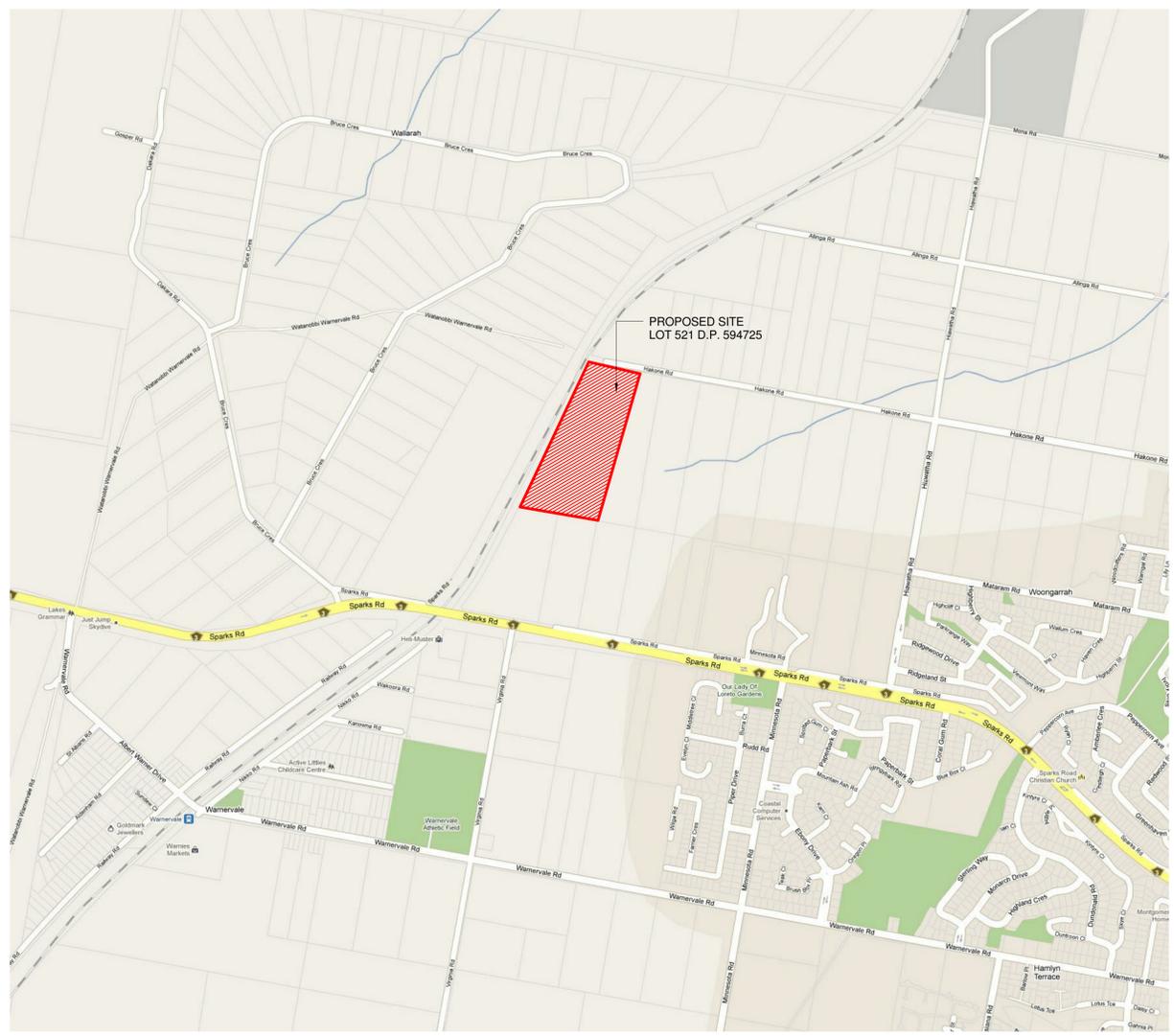


WARNERVALE TOWN CENTRE

ISSUE FOR APPROVAL

WARNERVALE NSW 2259



LOCALITY PLAN

ARCHITECTURAL DRAWING LIST - DOP	
Sheet Number	Sheet Name
A00 SERIES - INFORMATION & ANALYSIS	
A00.01	TITLE SHEET, LOCATION PLAN & DRAWING LIST
A00.10	LOT & BOUNDARY PLANS - PROPOSED & INDICATIVE FUTURE ROADS
A00.11	ROAD DEDICATION DIAGRAM
A00.20	EXCAVATION ESTIMATE
A00.21	ROAD GRADING ELEVATIONS
A04 SERIES - GENERAL ARRANGEMENT PLANS	
A04.10	PROPOSED FLOOR PLAN - CP3 & LOADING
A04.11	PROPOSED FLOOR PLAN - CP2
A04.12	PROPOSED FLOOR PLAN - CP1
A04.13	PROPOSED FLOOR PLAN - GL - RETAIL LEVEL
A04.15	PROPOSED FLOOR PLAN - CINEMA LEVEL
A04.20	PROPOSED ROOF PLAN
A10 SERIES - ELEVATIONS	
A10.01	PROPOSED ELEVATIONS - NORTH & SOUTH
A10.02	PROPOSED ELEVATIONS - EAST & WEST
A10.81	PERSPECTIVE IMPRESSIONS
A10.82	PERSPECTIVE IMPRESSIONS
A11 SERIES - SECTIONS	
A11.01	PROPOSED SECTIONS
A100 SERIES - INFORMATION & ANALYSIS	
A100.20	GFA & CAR PARKING ANALYSIS
A200 SERIES - FUTURE - INFORMATION & ANALYSIS	
A200.10	LOT & BOUNDARY PLANS - INDICATIVE FUTURE WORKS

1 10/10/2012 PRELIMINARY

ISSUE DATE	DESCRIPTION

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings	
Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	

Client
FABCOT PTY LTD

Project Manager

Architect

BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

BN Group Pty Ltd
82 Alexander Street
Crows Nest NSW 2065
ABN 43 092 960 499

T +61 2 9437 0511
F +61 2 9437 0522
www.bngrrouponline.com
sydney@bngrrouponline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name

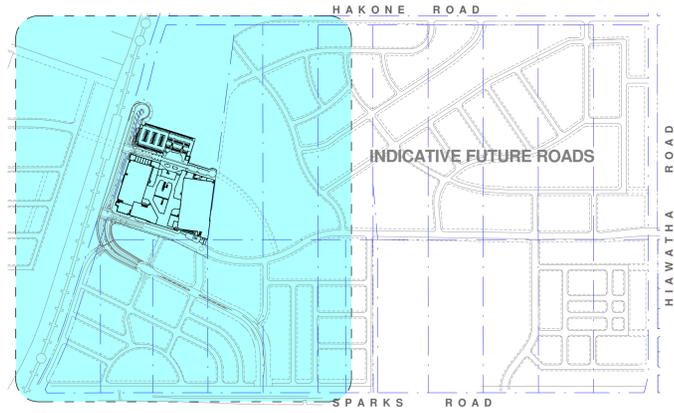
TITLE SHEET, LOCATION PLAN & DRAWING LIST

Scale @ B1: Not to scale
Project No.: S0912
Drawn By: LSN Checked By: MF

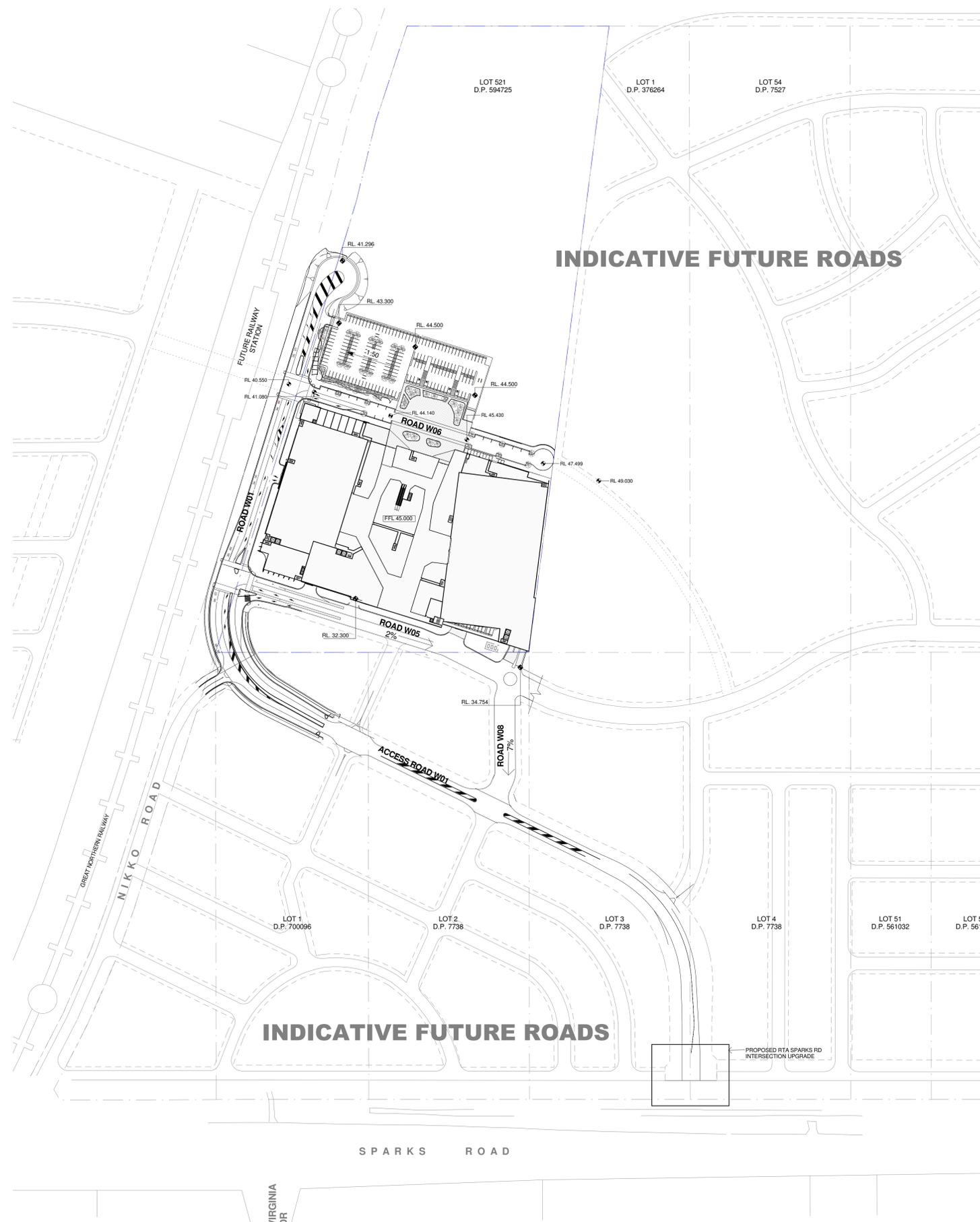
A00 SERIES - INFORMATION & ANALYSIS		
Drawing No.	Proj Stage	ISSUE
A00.01	PPR	1

PRELIMINARY
NOT FOR CONSTRUCTION

A00.01 PPR - 1



KEY PLAN
1: 6500



1 LOT AND ROAD BODY PLAN - PROPOSED
1: 1500

LEGEND - LOT & ROAD BDY

- LOT BOUNDARY LINES
- ROAD BOUNDARY LINES
- ↔ (RL XXXXX) PROPOSED RL

TRUE NORTH

1: 1500

0 15 30 60 90

NOTES:

- LOT AND BOUNDARY LINES, AND LEVELS BASED ON THE FOLLOWING DRAWINGS PROVIDED BY HUGHES TRUJEMAN AND GD:
- ROAD GRADING MASTERPLAN (105183C-MPEA08-A)
- LONGITUDINAL SECTION (105183C-SK129)
- TYPICAL ROAD CROSS SECTIONS (105183C-MPEA05-A)
- PROPOSED LAYOUT OPTION 4 (22-16101-SK010-A)

PROPOSED CHANGES SUBJECT TO CONFIRMATION BY CIVIL ENGINEER.

ISSUE	DATE	DESCRIPTION
1	10-10-2012	PRELIMINARY

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings

Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUJEMAN
CIVIL	HUGHES TRUJEMAN
MECHANICAL	
HYDRAULIC	
ELECTRICAL	SITE IMAGE LANDSCAPE ARCHITECTS
LANDSCAPE	
FIRE	

Client
FABCOT PTY LTD

Project Manager

Architect

BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

BN Group Pty Ltd
82 Alexander Street
Crows Nest NSW 2065
ABN 43 092 960 499

T +61 2 9437 0511
F +61 2 9437 0522
www.bngrrouponline.com
sydney@bngrrouponline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name

LOT & BOUNDARY PLANS - PROPOSED & INDICATIVE FUTURE ROADS

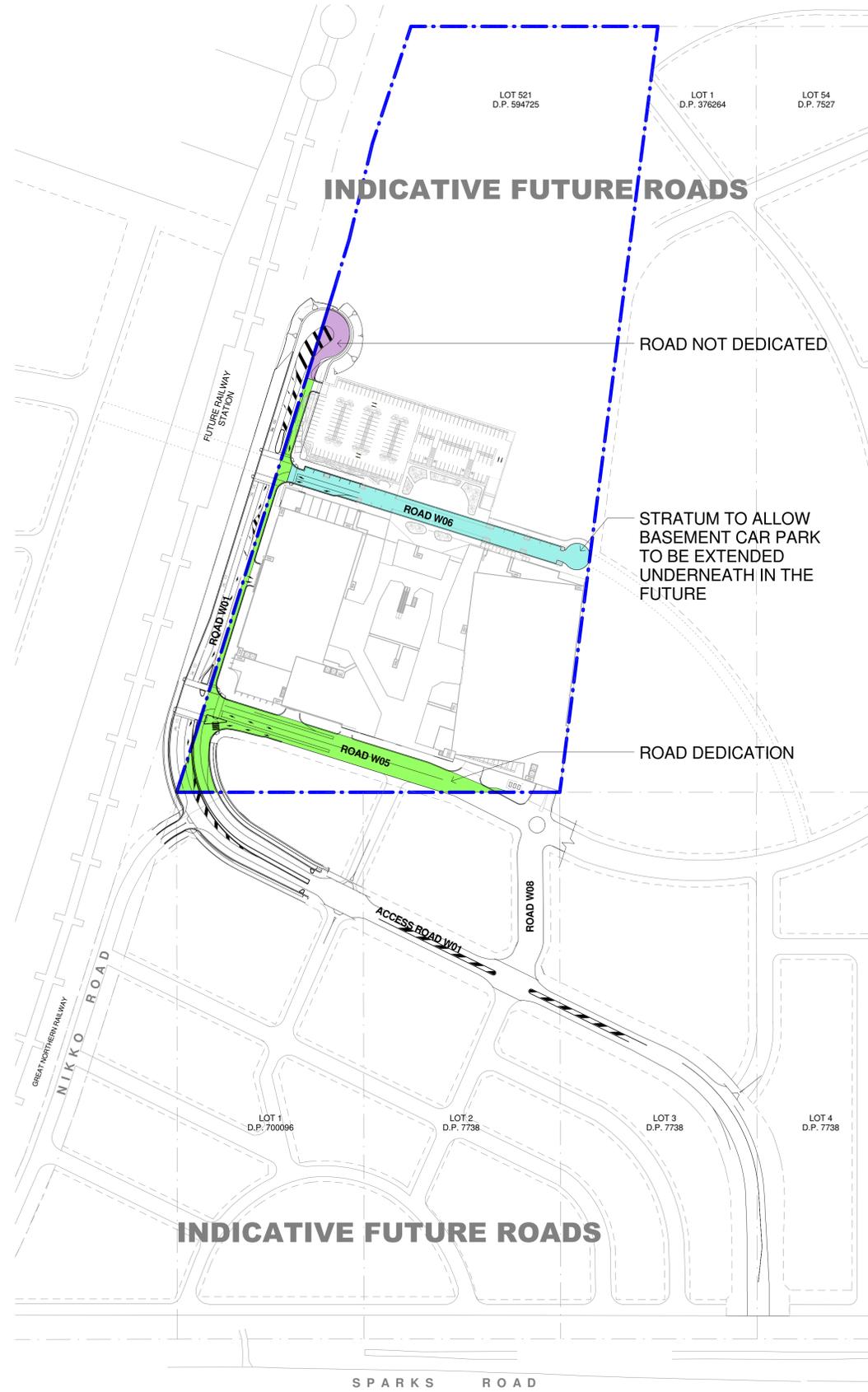
Scale @ B1: As indicated
Project No.: S0912
Drawn By: JY Checked By: MF

Drawing No.	Proj Stage	ISSUE
A00.10	PPR - 1	

PRELIMINARY
NOT FOR CONSTRUCTION

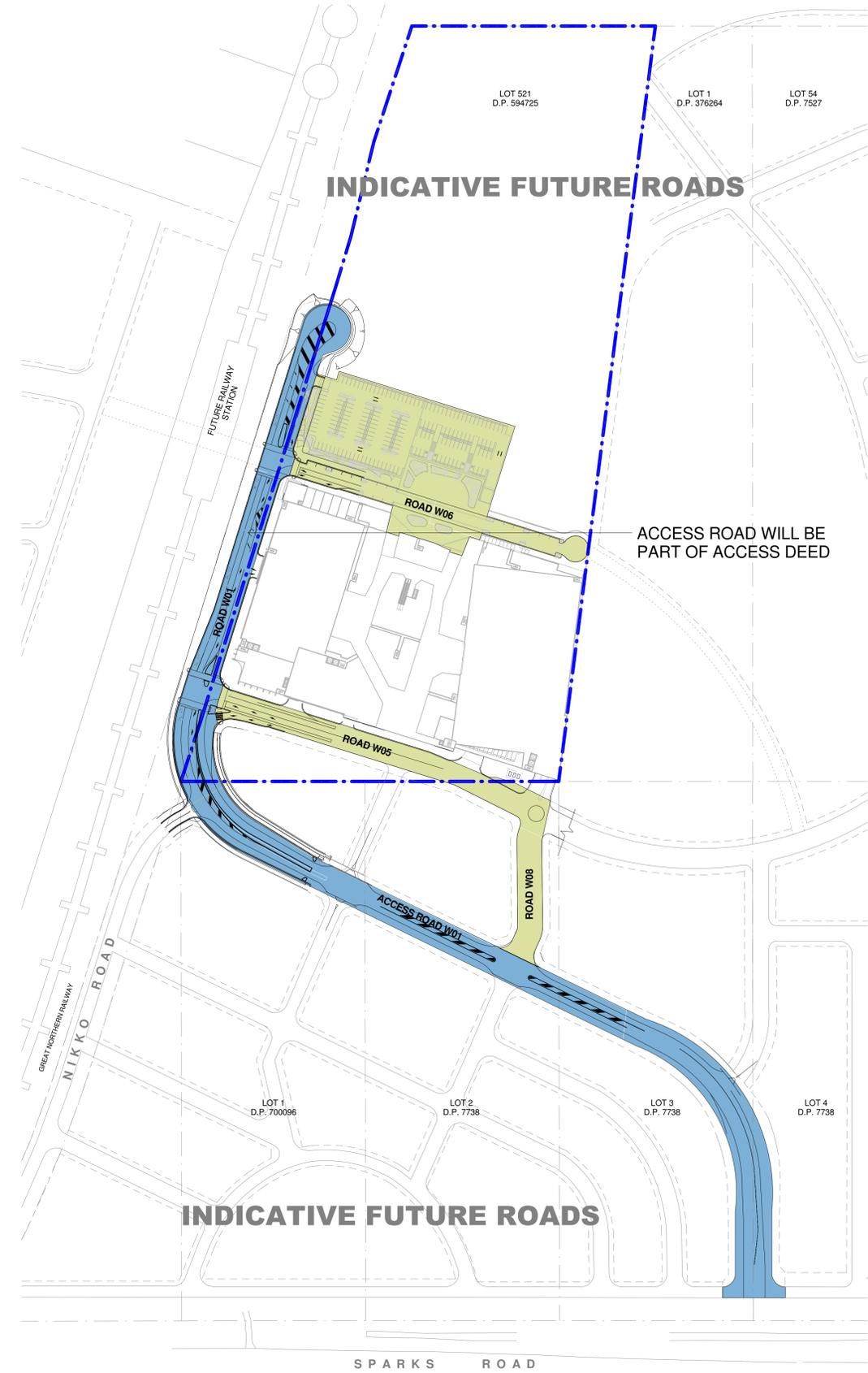
PRINTED: 10/10/2012 12:29:27 PM

ROAD DEDICATION



1 ROAD DEDICATION DIAGRAM
1:1500

PUBLIC DOMAIN WORKS



2 PUBLIC DOMAIN WORKS DIAGRAM
1:1500



- NOTE:**
- ALL BUILDING MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND CODES.
 - DESIGN OF ROAD LEVELS AND DRAINAGE BY CIVIL ENGINEER.
 - PROVISIONS FOR FIRE PROTECTION, SERVICES EQUIPMENT AND EXPRESS TO BE CONFIRMED BY HYDRAULIC / FIRE ENGINEERS.
 - LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT.
 - LIGHTING DESIGN BY ELECTRICAL ENGINEER.
 - STRUCTURAL LAYOUT AND DESIGN BY STRUCTURAL ENGINEER.
 - RETAIL ACCESS DRIVEWAY, ROAD GRADIENT AND CARPARKING LAYOUT TO ASS2891:2004.
 - COMMERCIAL ACCESS DRIVEWAY, ROAD GRADIENT AND LOADING BAY LAYOUT TO ASS2892:2002.

ISSUE	DATE	DESCRIPTION
1	10-10-2012	PRELIMINARY

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings	
Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	

Client
FABCOT PTY LTD

Project Manager

Architect
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors
BN Group Pty Ltd
82 Alexander Street
Crows Nest NSW 2065
ABN 43 052 960 499
T +61 2 9437 0511
F +61 2 9437 0522
www.bngrrouponline.com
sydney@bngrrouponline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name
ROAD DEDICATION DIAGRAM

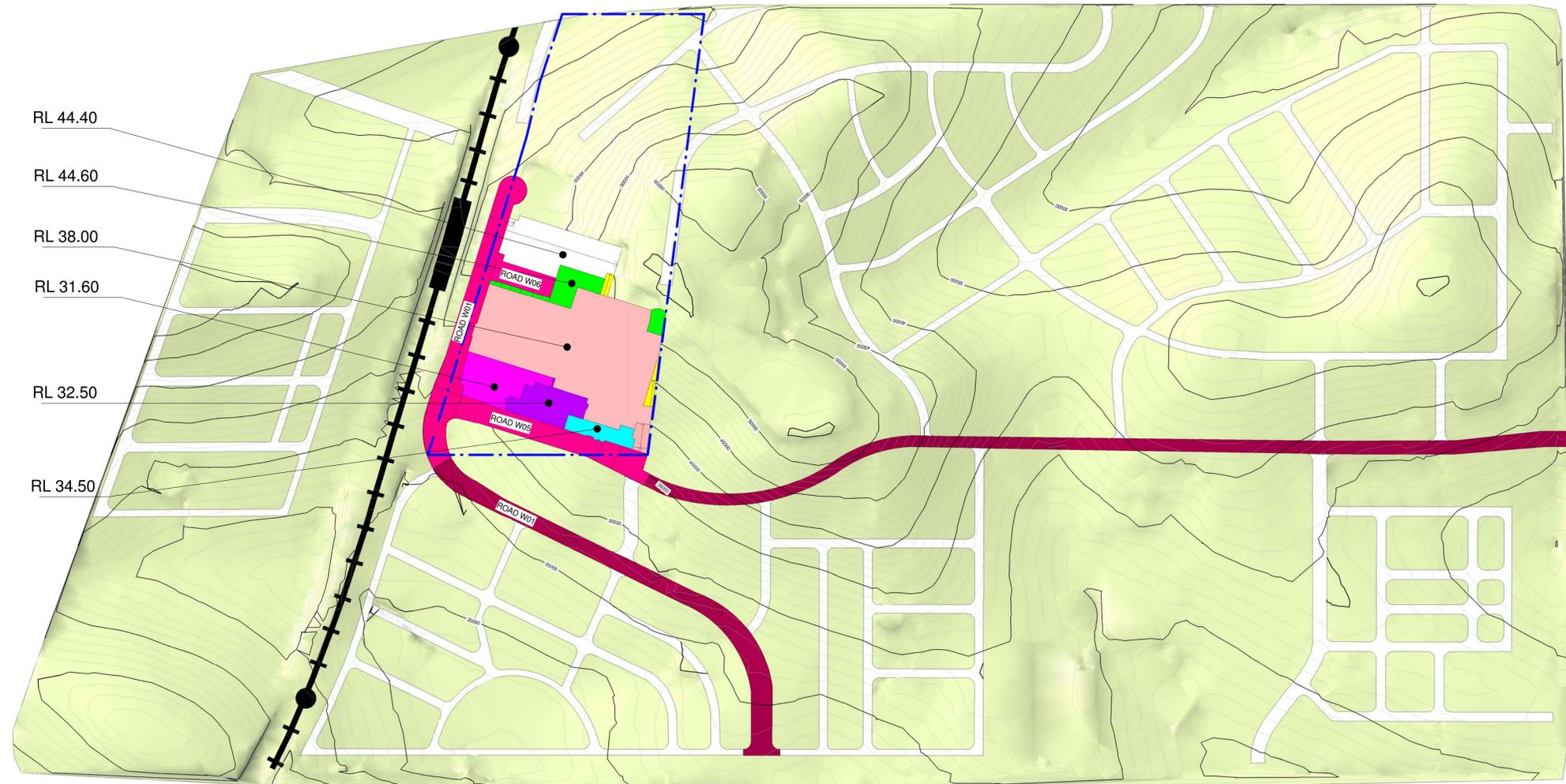
Scale @ B1: As indicated
Project No.: S0912
Drawn By: XM Checked By: SB

Drawing No.	Proj Stage	ISSUE
A00.11	PPR	1

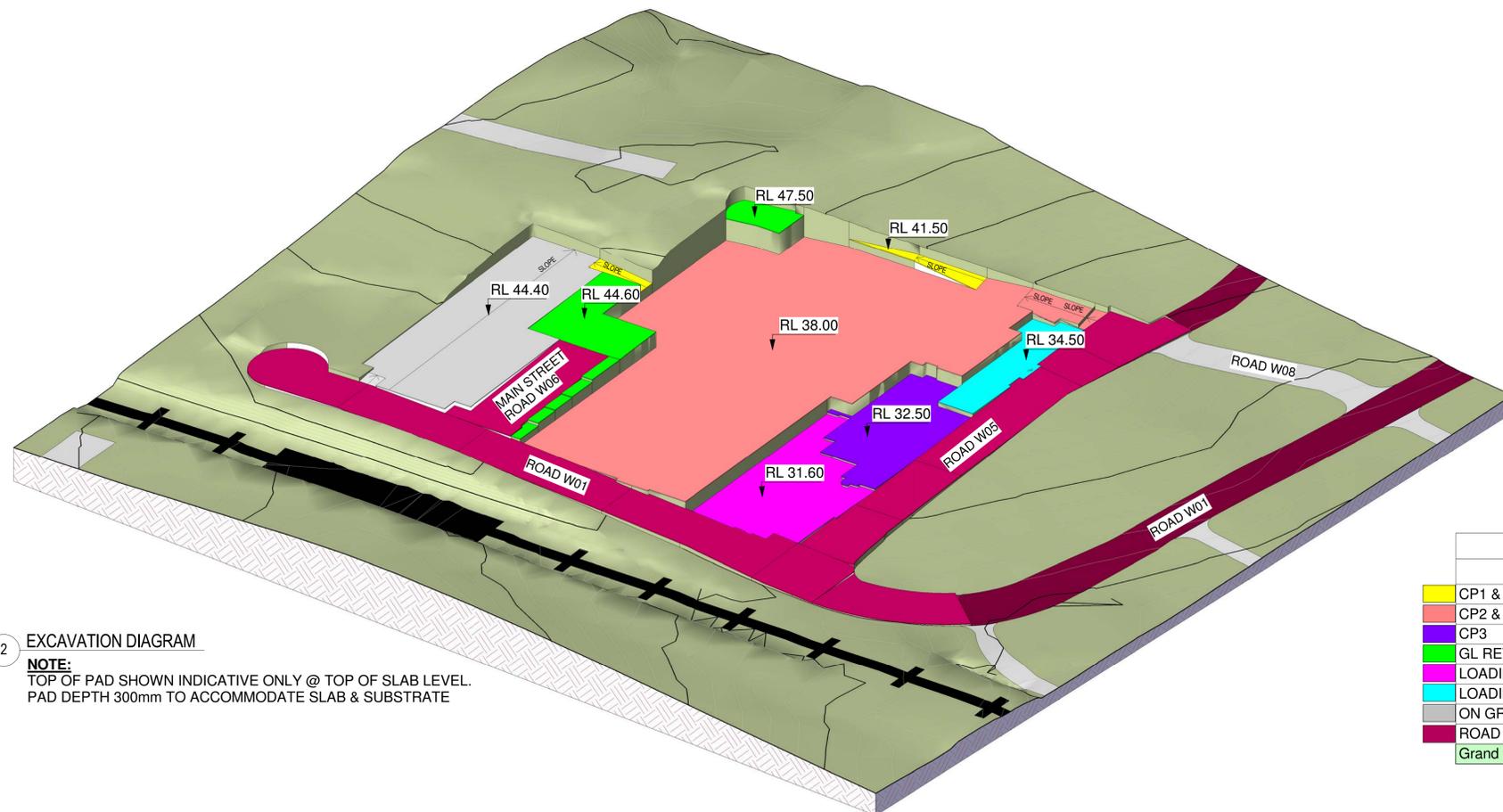
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

A00.11 PPR - 1

PRINTED: 10/10/2012 12:31:54 PM



1 EXCAVATION PLAN
1:2500



2 EXCAVATION DIAGRAM

NOTE:
TOP OF PAD SHOWN INDICATIVE ONLY @ TOP OF SLAB LEVEL.
PAD DEPTH 300mm TO ACCOMMODATE SLAB & SUBSTRATE

EXCAVATION ESTIMATES				
NAME	AREA	CUT	FILL	NET CUT/FILL
CP1 & RAMP	471.83 m ²	2278.95 m ³	0.00 m ³	-2278.95 m ³
CP2 & RAMP	19678.27 m ²	89313.24 m ³	7886.96 m ³	-81426.28 m ³
CP3	2615.49 m ²	8116.99 m ³	8.93 m ³	-8108.06 m ³
GL RETAIL & CIVIC SQ.	2206.94 m ²	5994.18 m ³	368.49 m ³	-5625.69 m ³
LOADING ZONE 1	3257.78 m ²	3716.46 m ³	1093.16 m ³	-2623.30 m ³
LOADING ZONE 2	1272.53 m ²	3736.76 m ³	0.00 m ³	-3736.76 m ³
ON GRADE PARKING	5448.29 m ²	12472.01 m ³	0.00 m ³	-12472.01 m ³
ROAD	13999.38 m ²	7882.55 m ³	7788.17 m ³	-94.37 m ³
Grand total	48950.52 m²	133511.13 m³	17145.71 m³	-116365.42 m³

ISSUE	DATE	DESCRIPTION

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings	
Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	HUGHES TRUEMAN
MECHANICAL	HUGHES TRUEMAN
HYDRAULIC	HUGHES TRUEMAN
ELECTRICAL	HUGHES TRUEMAN
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	SITE IMAGE LANDSCAPE ARCHITECTS

Client
FABCOT PTY LTD

Project Manager

Architect
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors
BN Group Pty Ltd
82 Alexander Street
Crows Nest NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
F +61 2 9437 0522
www.bngrrouponline.com
sydney@bngrrouponline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name

EXCAVATION ESTIMATE

Scale @ B1: As indicated
Project No.: S0912
Drawn By: XM Checked By: GY

AW SERIES - INFORMATION & ANALYSIS
Drawing No. Proj Stage ISSUE

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

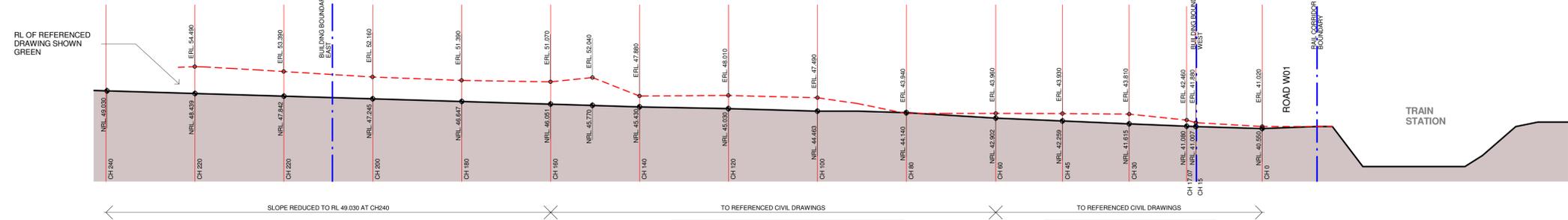
A00.20 PPR - P1

PRINTED: 25/09/2012 11:24:20 AM

LEGEND	
	EXISTING SITE LEVELS
	PROPOSED SITE LEVELS



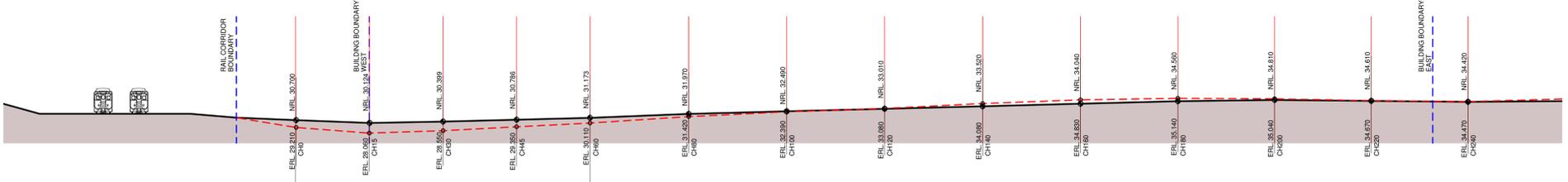
NOTES:
 1. THE LEVELS AND CHAINAGE LOCATIONS SHOWN ON THIS DRAWING ARE TAKEN FROM DRAWINGS PROVIDED BY HUGHES & TRUEMAN, REFERENCED DRAWINGS AS NOTED ON ELEVATION TITLES.



1 ROAD GRADING ELEVATION - NORTH - W06
 1:500

HUGHES TRUEMAN.
 10S183C-SK129-LONGITUDINAL SECTIONS PDF
 RECEIVED 21-07-2011.

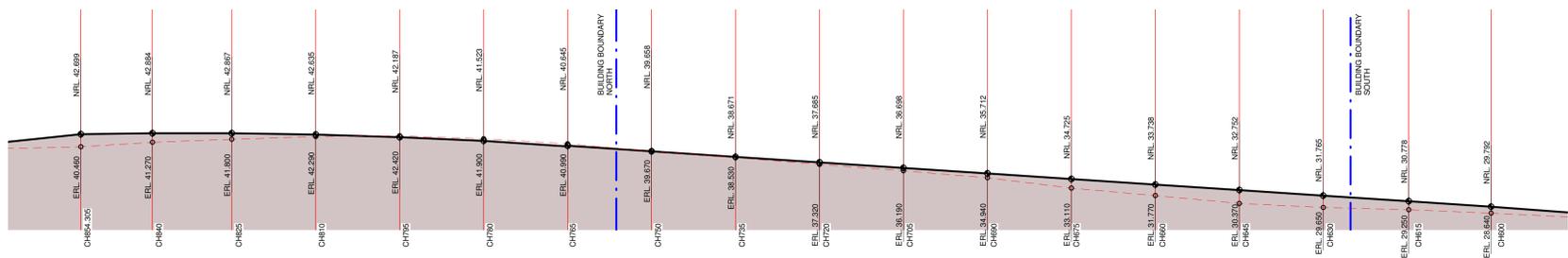
GHD.
 22-16101-C009-C, DATED 27-09-2012.
 22-16101-C015-B, DATED 27-09-2012.



3 ROAD GRADING ELEVATION - SOUTH - W05
 1:500

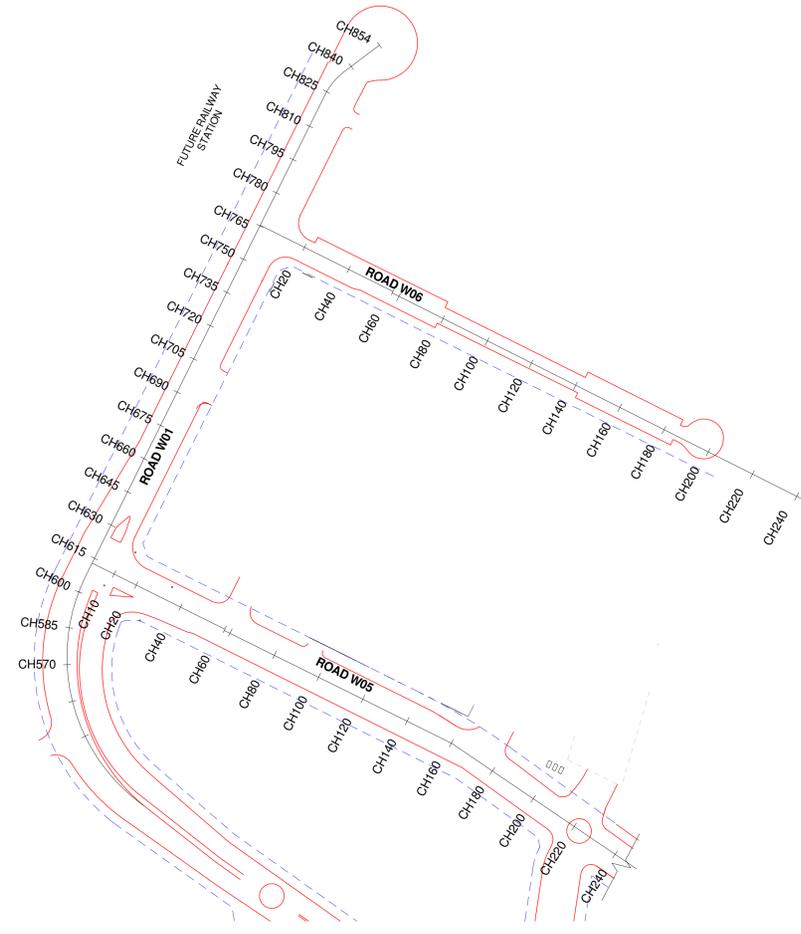
GHD.
 22-16101-C009-C, DATED 27-09-2012.
 22-16101-C015-B, DATED 27-09-2012.

HUGHES TRUEMAN.
 10S183C-MPEA12, REVISION A.
 DATED 05-04-2011



2 ROAD GRADING ELEVATION - WEST - W01
 1:500

REFERENCED DRAWING:
 GHD.
 22-16101-C009-C, 27-09-2012
 22-16101-C013-C, 27-09-2012
 22-16101-C014-B, 27-09-2012



4 PROPOSED ROAD LEVELS - CHAINAGE REFERENCE PLAN
 1:1200

1 10-10-2012 PRELIMINARY

ISSUE	DATE	DESCRIPTION

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings	
Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	HUGHES TRUEMAN
MECHANICAL	HUGHES TRUEMAN
HYDRAULIC	HUGHES TRUEMAN
ELECTRICAL	HUGHES TRUEMAN
LANDSCAPE	HUGHES TRUEMAN
FIRE	HUGHES TRUEMAN
	SITE IMAGE LANDSCAPE ARCHITECTS

Client
 FABCO PTY LTD

Project Manager

Architect
BN Architecture
 Urban Design
 Masterplanning
 Graphics
 Interiors
 BN Group Pty Ltd
 82 Alexander Street
 Crows Nest, NSW 2065
 ABN 43 092 960 499
 T +61 2 9437 0511
 F +61 2 9437 0522
 www.bngrrouponline.com
 sydney@bngrrouponline.com

Project
 WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name

ROAD GRADING ELEVATIONS

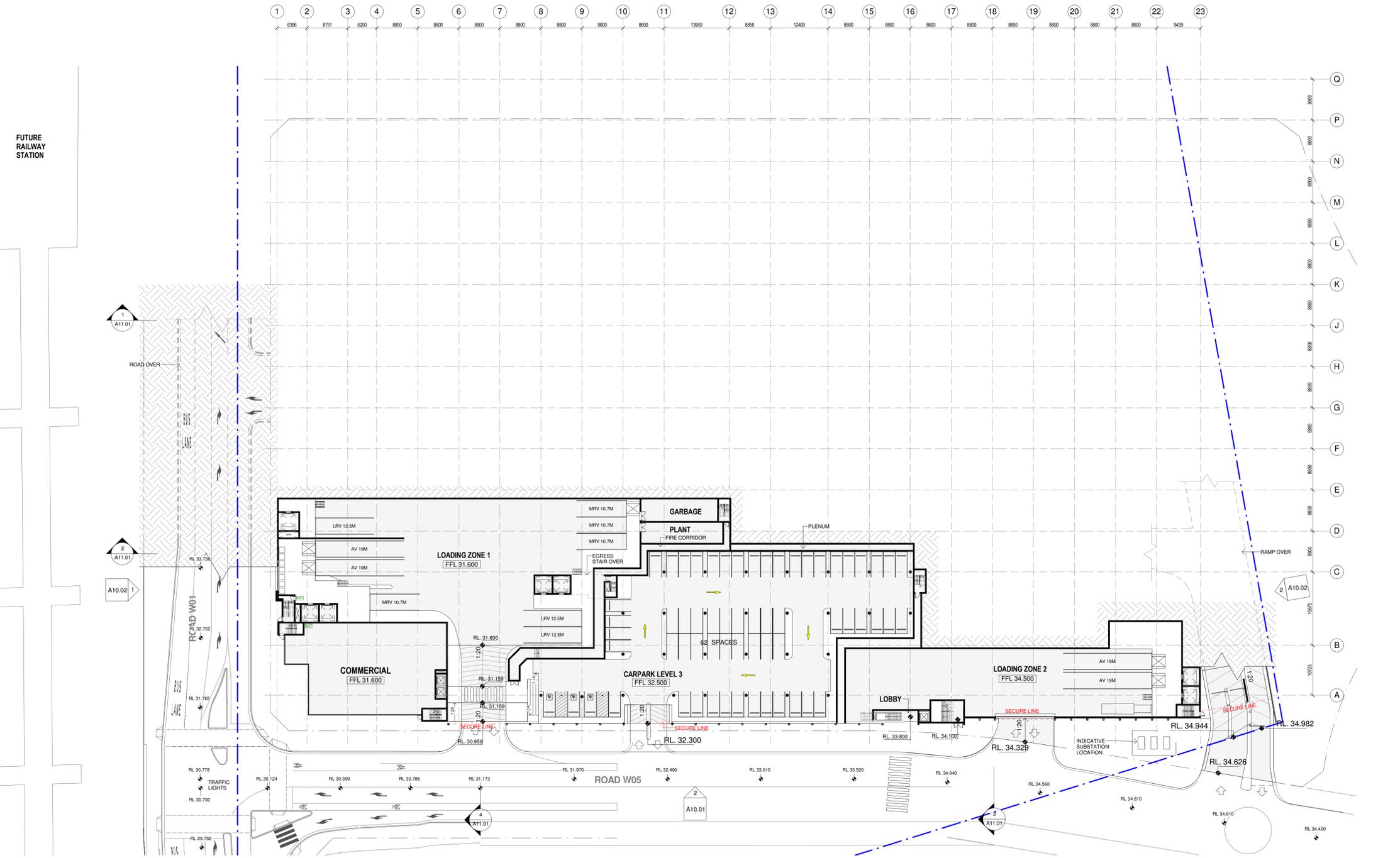
Scale @ B1: As indicated
 Project No.: S0912
 Drawn By: JY Checked By: SB

A00 SERIES - INFORMATION & ANALYSIS		
Drawing No.	Proj Stage	ISSUE
A00.21	PPR	1

PRELIMINARY
 NOT FOR CONSTRUCTION

PRINTED: 10/10/2012 12:34:18 PM

- NOTE:**
1. ALL BUILDING MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND CODES.
 2. DESIGN OF ROAD LEVELS AND DRAINAGE BY CIVIL ENGINEER.
 3. PROVISIONS FOR FIRE PROTECTION, SERVICES EQUIPMENT AND EGRESS TO BE CONFIRMED BY HYDRAULIC / FIRE ENGINEERS.
 4. LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT.
 5. LIGHTING DESIGN BY ELECTRICAL ENGINEER.
 6. STRUCTURAL LAYOUT AND DESIGN BY STRUCTURAL ENGINEER.
 7. RETAIL ACCESS DRIVEWAY, ROAD GRADIENT AND CARPARKING LAYOUT TO AS2890.1:2004.
 8. COMMERCIAL ACCESS DRIVEWAY, ROAD GRADIENT AND LOADING BAY LAYOUT TO AS2890.2:2002.



1 PROPOSED FLOOR PLAN - CP3
1:400

ISSUE DATE	DESCRIPTION
1 10/10/2012	PRELIMINARY

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings

Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	HUGHES TRUEMAN
MECHANICAL	HUGHES TRUEMAN
HYDRAULIC	HUGHES TRUEMAN
ELECTRICAL	HUGHES TRUEMAN
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	SITE IMAGE LANDSCAPE ARCHITECTS

Client
FABCOT PTY LTD

Project Manager

Architect
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors
BN Group Pty Ltd
32 Alexander Street
Crows Nest NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
F +61 2 9437 0522
www.bngrrouponline.com
sydney@bngrrouponline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name

PROPOSED FLOOR PLAN - CP3 & LOADING

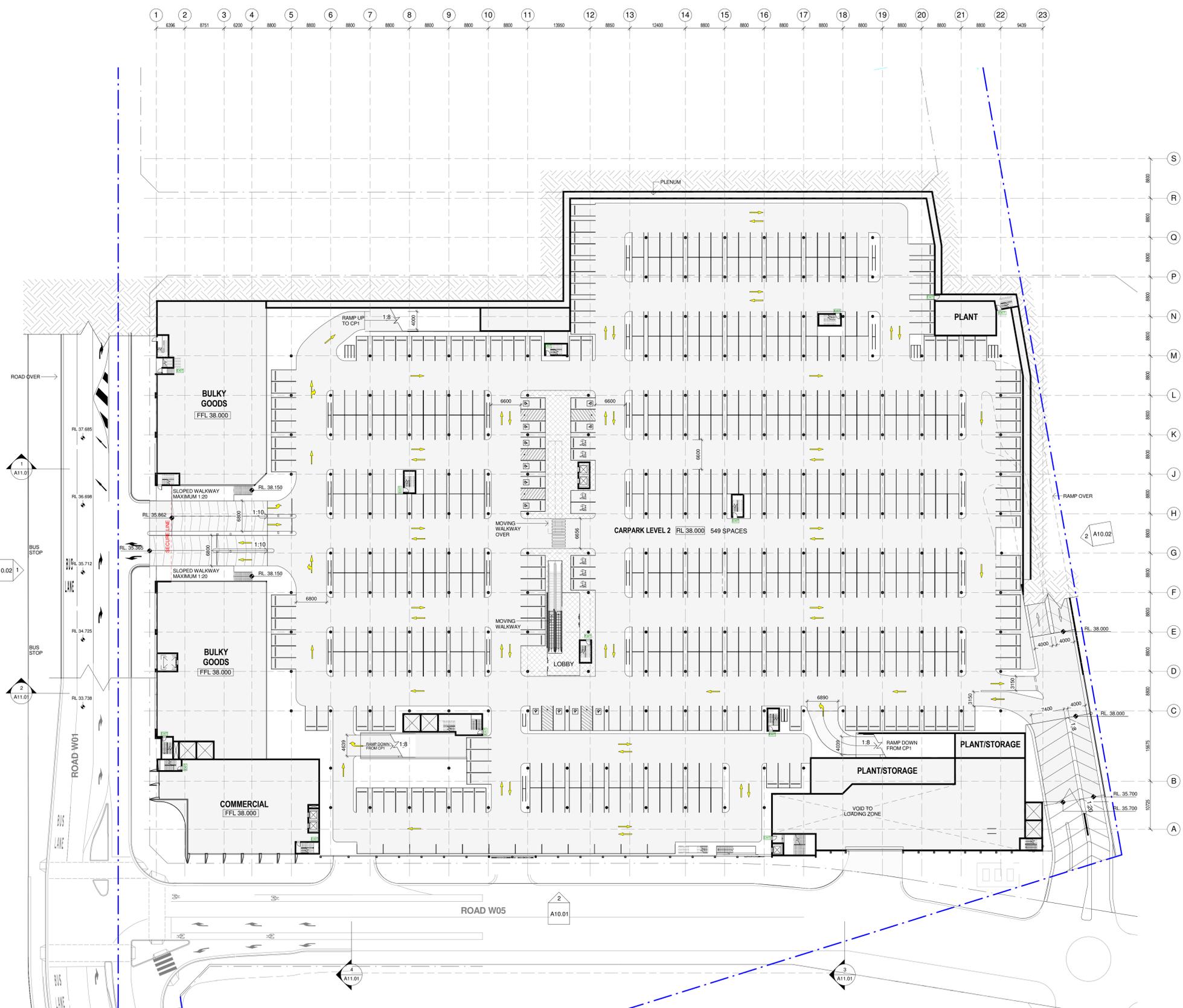
Scale @ B1: As indicated
Project No.: S0912
Drawn By: LSN Checked By: SB

A44 SERIES - GENERAL ARRANGEMENT PLANS		
Drawing No.	Proj Stage	ISSUE
A04.10	PPR - 1	

PRELIMINARY
NOT FOR CONSTRUCTION
A04.10
PPR - 1

PRINTED: 10/10/2012 4:30:05 PM

- NOTE:**
1. ALL BUILDING MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND CODES.
 2. DESIGN OF ROAD LEVELS AND DRAINAGE BY CIVIL ENGINEER.
 3. PROVISIONS FOR FIRE PROTECTION, SERVICES, EQUIPMENT AND EGRESS TO BE CONFIRMED BY HYDRAULIC / FIRE ENGINEERS.
 4. LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT.
 5. LIGHTING DESIGN BY ELECTRICAL ENGINEER.
 6. STRUCTURAL LAYOUT AND DESIGN BY STRUCTURAL ENGINEER.
 7. RETAIL ACCESS DRIVEWAY, ROAD GRADIENT AND CARPARKING LAYOUT TO AS2890.1:2004.
 8. COMMERCIAL ACCESS DRIVEWAY, ROAD GRADIENT AND LOADING BAY LAYOUT TO AS3890.2:2002.



1 PROPOSED FLOOR PLAN - CP2
1:400

ISSUE	DATE	DESCRIPTION
1	10-10-2012	PRELIMINARY

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings

Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	HUGHES TRUEMAN
MECHANICAL	HUGHES TRUEMAN
HYDRAULIC	HUGHES TRUEMAN
ELECTRICAL	HUGHES TRUEMAN
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	SITE IMAGE LANDSCAPE ARCHITECTS

Client
FABCOT PTY LTD

Project Manager

Architect

BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

BN Group Pty Ltd
82 Alexander Street
Crows Nest, NSW 2065
ABN 43 092 960 499

T +61 2 9437 0511
F +61 2 9437 0522
www.bngrrouponline.com
sydney@bngrrouponline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name

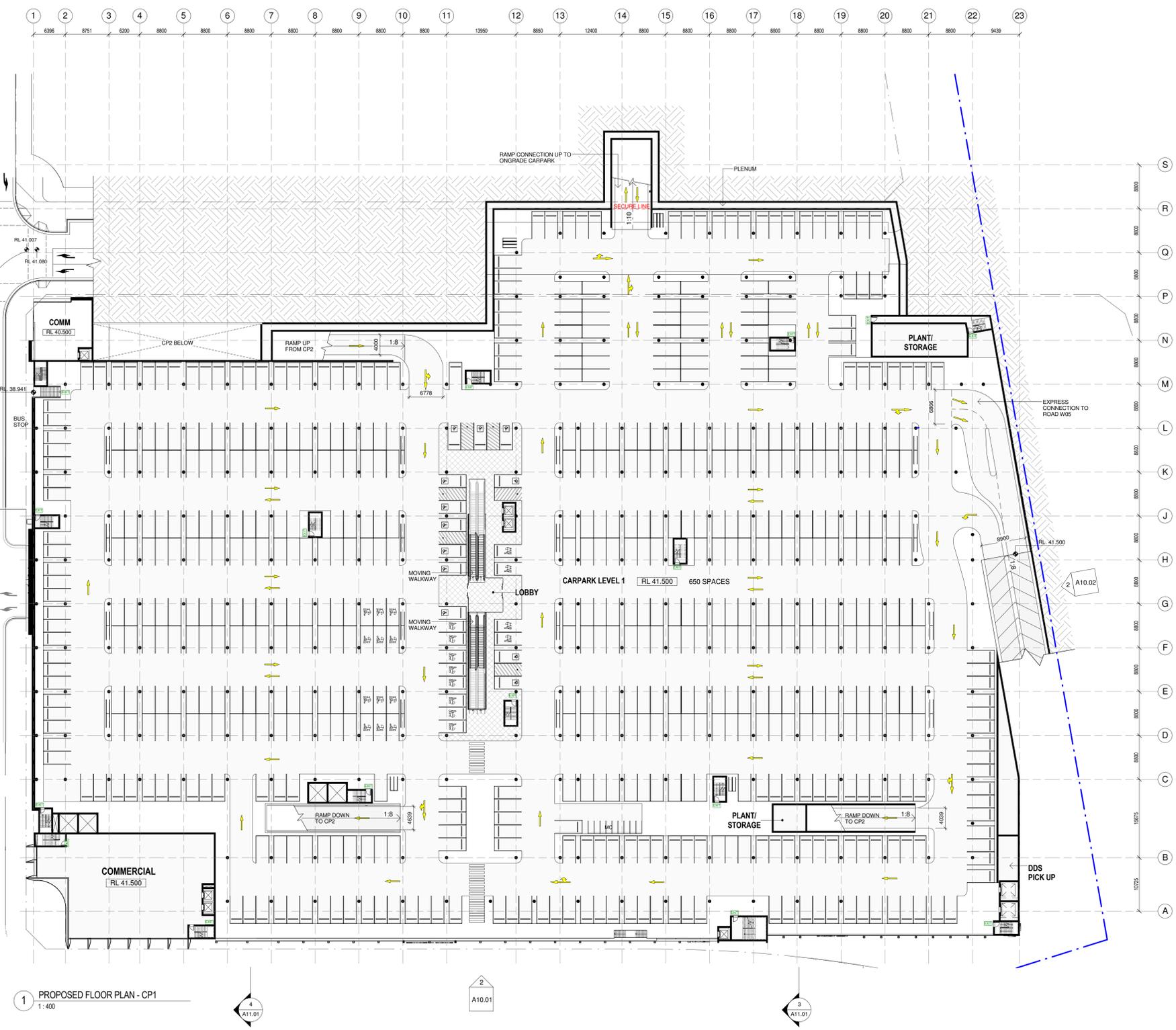
PROPOSED FLOOR PLAN - CP2

Scale @ B1: As indicated
Project No.: S0912
Drawn By: JY Checked By: SB

AD SERIES - GENERAL ARRANGEMENT PLANS	Proj Stage	ISSUE
Drawing No.		

PRINTED: 10/10/2012 2:04:16 PM

- NOTE:**
1. ALL BUILDING MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND CODES.
 2. DESIGN OF ROAD LEVELS AND DRAINAGE BY CIVIL ENGINEER.
 3. PROVISIONS FOR FIRE PROTECTION, SERVICES, EQUIPMENT AND EGRESS TO BE CONFIRMED BY HYDRAULIC / FIRE ENGINEERS.
 4. LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT.
 5. LIGHTING DESIGN BY ELECTRICAL ENGINEER.
 6. STRUCTURAL LAYOUT AND DESIGN BY STRUCTURAL ENGINEER.
 7. RETAIL ACCESS DRIVEWAY, ROAD GRADIENT AND CARPARKING LAYOUT TO AS2890.1:2004.
 8. COMMERCIAL ACCESS DRIVEWAY, ROAD GRADIENT AND LOADING BAY LAYOUT TO AS2890.2:2002.



1 PROPOSED FLOOR PLAN - CP1
1:400

ISSUE	DATE	DESCRIPTION
1	10/10/2012	PRELIMINARY

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings

Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	HUGHES TRUEMAN
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	

Client
FABCOT PTY LTD

Project Manager

Architect
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors
BN Group Pty Ltd
92 Alexander Street
Crows Nest NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
F +61 2 9437 0522
www.bngrrouponline.com
sydney@bngrrouponline.com

Project
WARNERVALE TOWN CENTRE

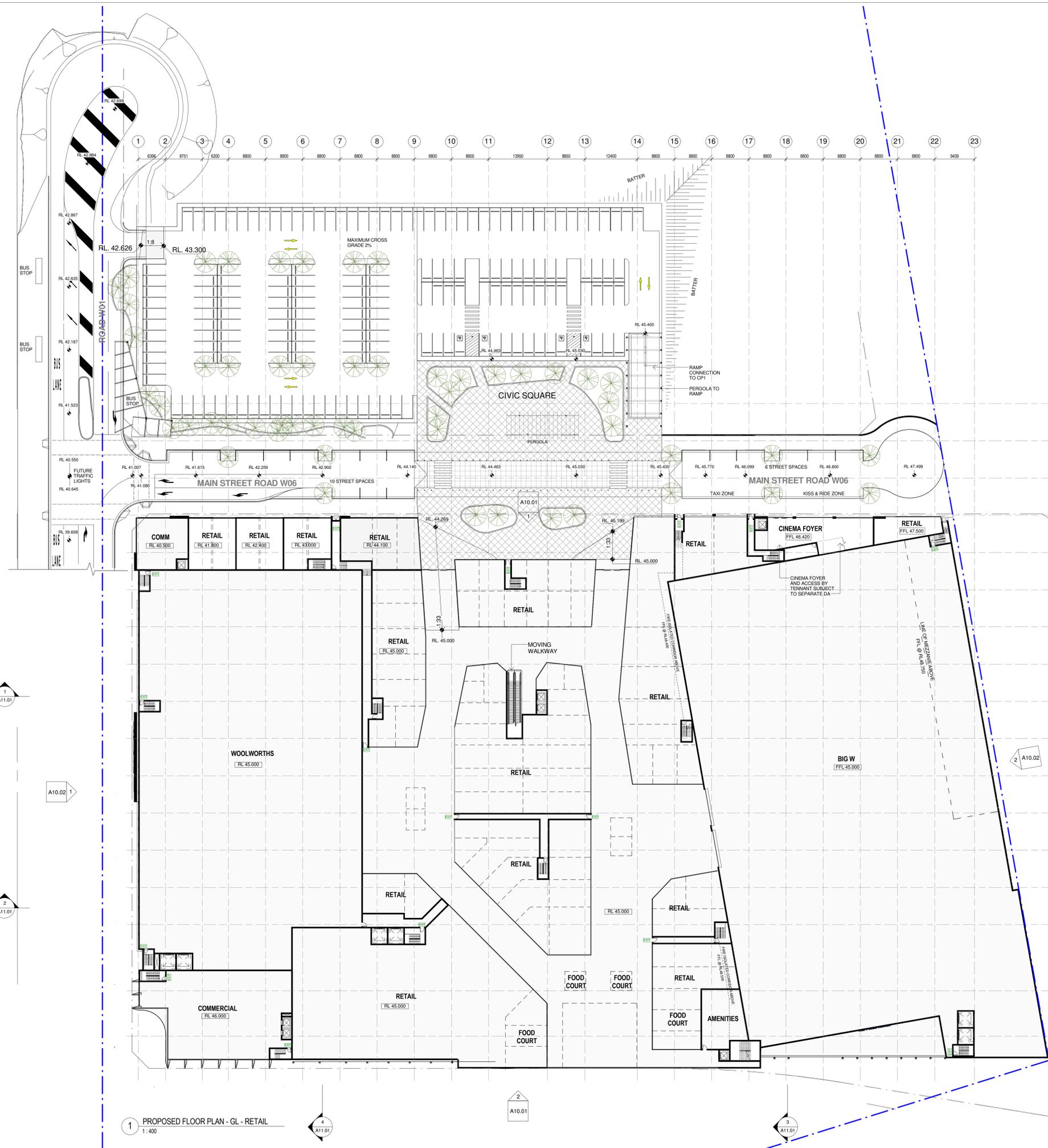
LOT 521 D.P. 594725

Sheet name

PROPOSED FLOOR PLAN - CP1

Scale @ B1: As indicated
Project No.: S0912
Drawn By: LSN Checked By: SB

A44 SERIES - GENERAL ARRANGEMENT PLANS		
Drawing No.	Proj Stage	ISSUE
A04.12	PPR	1



AREA SCHEDULE - GFA RETAIL	
AMENITIES	140 m ²
BULKY GOODS	1892 m ²
CINEMA	5642 m ²
COMMERCIAL	3608 m ²
MAJOR STORES	12921 m ²
MALL	3529 m ²
RETAIL	7279 m ²
Grand total	35011 m²

PARKING SCHEDULE - BASEMENT	
Level	Count
CP3	62
CP2	549
CP1	650
Grand total	1261

PARKING SCHEDULE - LOADING	
Type	Count
AV 19000 x 3500	2
HRV 12500 x 3500	3
MRV 10700 x 3500	4
Grand total	9

PARKING SCHEDULE - MOTORCYCLE	
Level	Count
CP1	10
Grand total	10

PARKING SCHEDULE - ON GRADE	
Location	Count
ON GRADE - MAIN STREET	16
ON GRADE - RETAIL	177
Grand total	193

GROSS FLOOR AREA (GFA) 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 OUTER FACE OF THE EXTERNAL ENCLOSING WALLS AS MEASURED AT A HEIGHT OF 1400mm ABOVE EACH FLOOR LEVEL EXCLUDING:

- COLUMNS, FIN WALLS, SUN CONTROL DEVICES AND ANY ELEMENTS, PROJECTIONS OR WORKS OUTSIDE THE GENERAL LINES OF THE OUTER FACE OF THE EXTERNAL WALL.
- LIFT TOWERS, COOLING TOWERS, MACHINERY AND PLANT ROOMS AND ANCILLARY STORAGE SPACE AND VERTICAL AIR-CONDITIONING DUCTS.
- CAR PARKING NEEDED TO MEET ANY REQUIREMENTS OF THE COUNCIL AND ANY INTERNAL DESIGNATED VEHICULAR OR PEDESTRIAN ACCESS TO THE CAR PARKING, AND
- SPACE FOR THE LOADING AND UNLOADING OF GOODS.
- REQUIRED FIRE EXITS.

- NOTE:**
- ALL BUILDING MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND CODES.
 - DESIGN OF ROAD LEVELS AND DRAINAGE BY CIVIL ENGINEER.
 - PROVISIONS FOR FIRE PROTECTION, SERVICES EQUIPMENT AND EGRESS TO BE CONFIRMED BY HYDRAULIC / FIRE ENGINEERS.
 - LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT.
 - LIGHTING DESIGN BY ELECTRICAL ENGINEER.
 - STRUCTURAL LAYOUT AND DESIGN BY STRUCTURAL ENGINEER.
 - RETAIL ACCESS DRIVEWAY, ROAD GRADIENT AND CARPARKING LAYOUT TO ASS2890.1:2004.
 - COMMERCIAL ACCESS DRIVEWAY, ROAD GRADIENT AND LOADING BAY LAYOUT TO ASS2890.2:2002.

ISSUE DATE	DESCRIPTION
1 10/10/2012 PRELIMINARY	

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings	
Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	

Client
FABCOT PTY LTD

Project Manager

Architect
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors
BN Group Pty Ltd
82 Alexander Street
Crows Nest NSW 2065
ABN 43 092 960 499
T +61 2 9437 0511
F +61 2 9437 0522
www.bngronline.com
sydney@bngronline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name

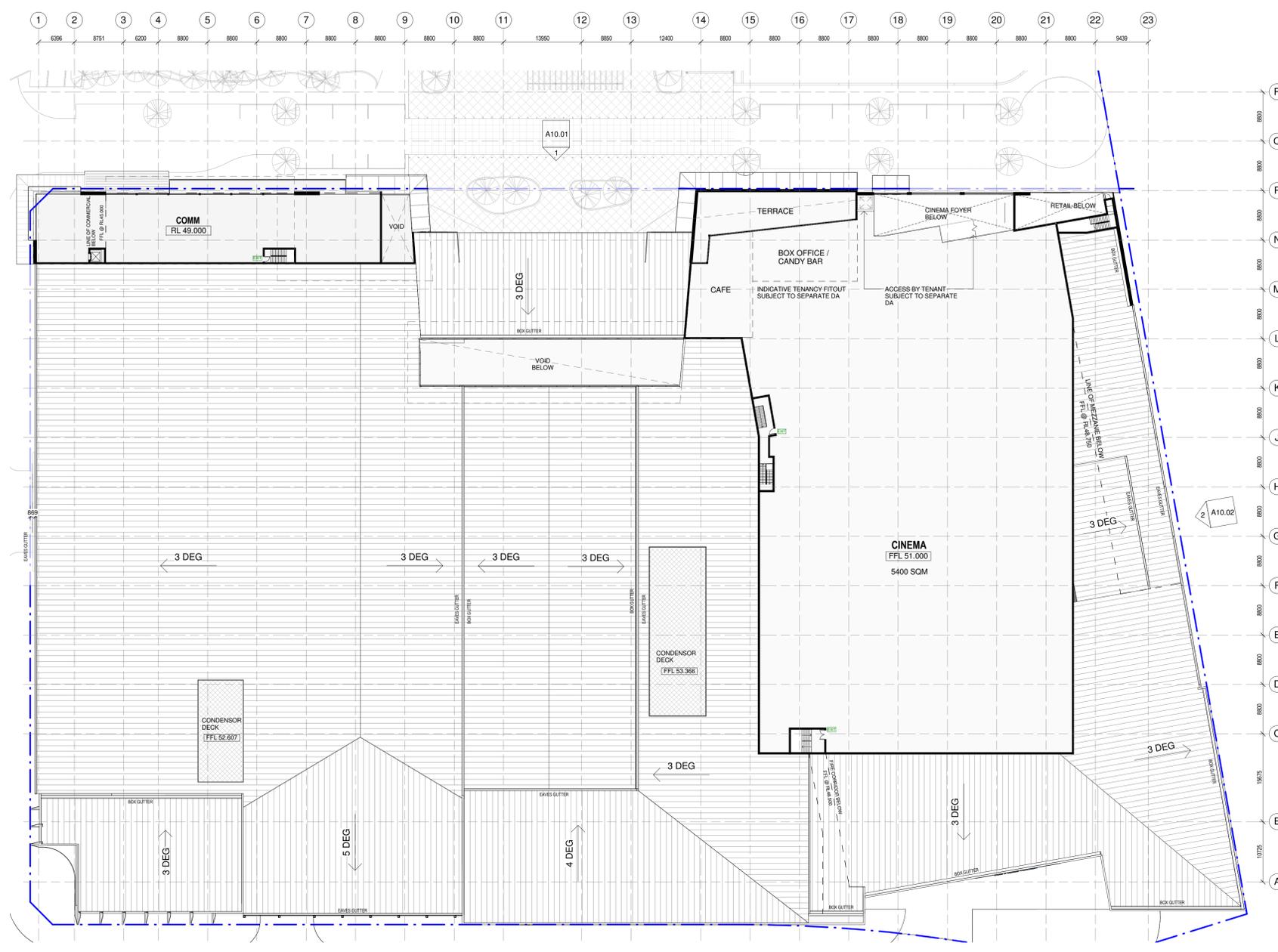
PROPOSED FLOOR PLAN - GL - RETAIL LEVEL

Scale @ B1: As indicated
Project No.: S0912
Drawn By: JY Checked By: SB

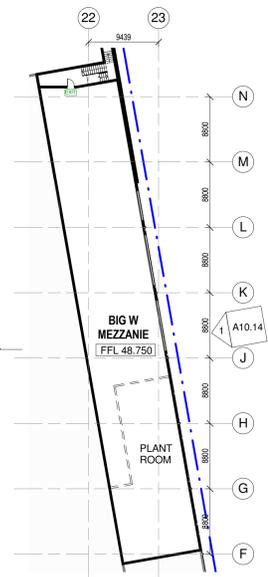
AM SERIES - GENERAL ARRANGEMENT PLANS
Drawing No. Proj Stage ISSUE

1 PROPOSED FLOOR PLAN - GL - RETAIL
1:400

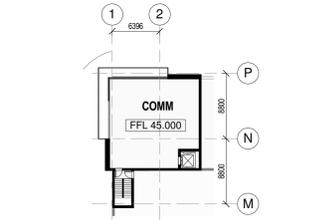
- NOTE:**
1. ALL BUILDING MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND CODES.
 2. DESIGN OF ROAD LEVELS AND DRAINAGE BY CIVIL ENGINEER.
 3. PROVISIONS FOR FIRE PROTECTION, SERVICES EQUIPMENT AND EGRESS TO BE CONFIRMED BY HYDRAULIC / FIRE ENGINEERS.
 4. LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT.
 5. LIGHTING DESIGN BY ELECTRICAL ENGINEER.
 6. STRUCTURAL LAYOUT AND DESIGN BY STRUCTURAL ENGINEER.
 7. RETAIL ACCESS DRIVEWAY, ROAD GRADIENT AND CARPARKING LAYOUT TO AS2890.1:2004.
 8. COMMERCIAL ACCESS DRIVEWAY, ROAD GRADIENT AND LOADING BAY LAYOUT TO AS2890.2:2002.



1 PROPOSED FLOOR PLAN - CINEMA LEVEL
1:400



2 PROPOSED FLOOR PLAN - BIG W MEZZANIE
1:400



3 PROPOSED FLOOR PLAN - COMMERCIAL RL45
1:400

ISSUE	DATE	DESCRIPTION
1	10/10/2012	PRELIMINARY

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings	
Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	

Client
FABCOT PTY LTD

Project Manager

Architect

BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

BN Group Pty Ltd
82 Alexander Street
Crows Nest NSW 2065
ABN 43 092 960 499

T +61 2 9437 0511
F +61 2 9437 0522
www.bngrrouponline.com
sydney@bngrrouponline.com

Project
WARNERVALE TOWN CENTRE

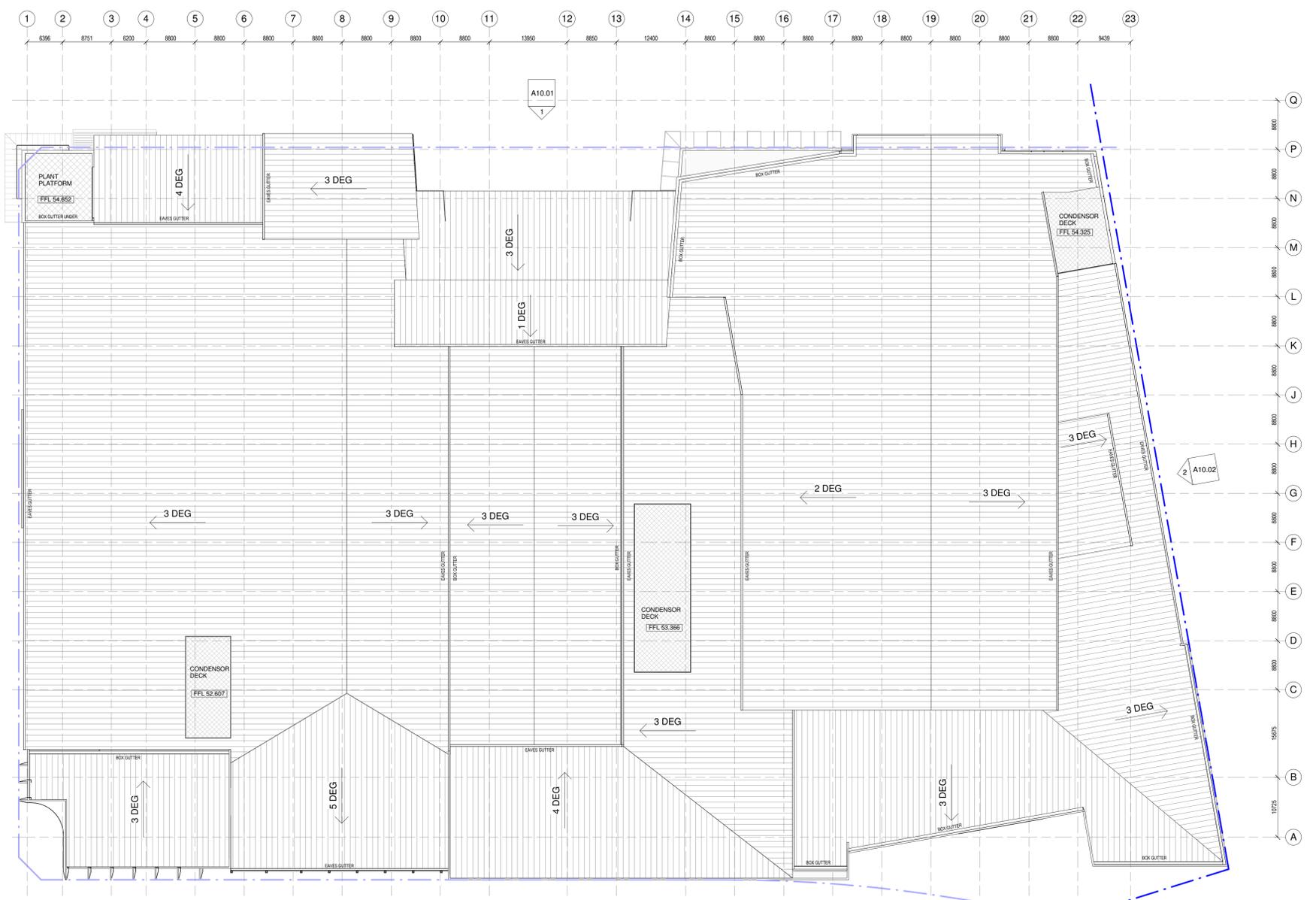
LOT 521 D.P. 594725
Sheet name

PROPOSED FLOOR PLAN - CINEMA LEVEL

Scale @ B1: As indicated
Project No.: S0912
Drawn By: LSN Checked By: MF

A44 SERIES - GENERAL ARRANGEMENT PLANS		
Drawing No.	Proj Stage	ISSUE
A04.15	PPR	1

- NOTE:**
1. ALL BUILDING MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND CODES.
 2. DESIGN OF ROAD LEVELS AND DRAINAGE BY CIVIL ENGINEER.
 3. PROVISIONS FOR FIRE PROTECTION, SERVICES EQUIPMENT AND EGRESS TO BE CONFIRMED BY HYDRAULIC / FIRE ENGINEERS.
 4. LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT.
 5. LIGHTING DESIGN BY ELECTRICAL ENGINEER.
 6. STRUCTURAL LAYOUT AND DESIGN BY STRUCTURAL ENGINEER.
 7. RETAIL ACCESS DRIVEWAY, ROAD GRADIENT AND CARPARKING LAYOUT TO AS2890.1-2004.
 8. COMMERCIAL ACCESS DRIVEWAY, ROAD GRADIENT AND LOADING BAY LAYOUT TO AS2890.2-2002.



1 PROPOSED ROOF PLAN
1:400

ISSUE	DATE	DESCRIPTION
1	10-10-2012	PRELIMINARY

All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

Coordinated Reference Drawings

Discipline	Company
SURVEY	BANNISTER & HUNTER PTY LTD
STRUCTURE	HUGHES TRUEMAN
CIVIL	
MECHANICAL	
HYDRAULIC	
ELECTRICAL	
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	

Client
FABCOT PTY LTD

Project Manager

Architect

BN Architecture
Urban Design
Masterplanning
Graphics
Interiors

BN Group Pty Ltd
82 Alexander Street
Crows Nest NSW 2065
ABN 43 092 960 499

T +61 2 9437 0511
F +61 2 9437 0522
www.bngronline.com
sydney@bngronline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name
PROPOSED ROOF PLAN

Scale @ B1: As indicated
Project No.: S0912
Drawn By: JY Checked By: SB

Drawing No.	Proj Stage	ISSUE
A04.20	PPR	1