

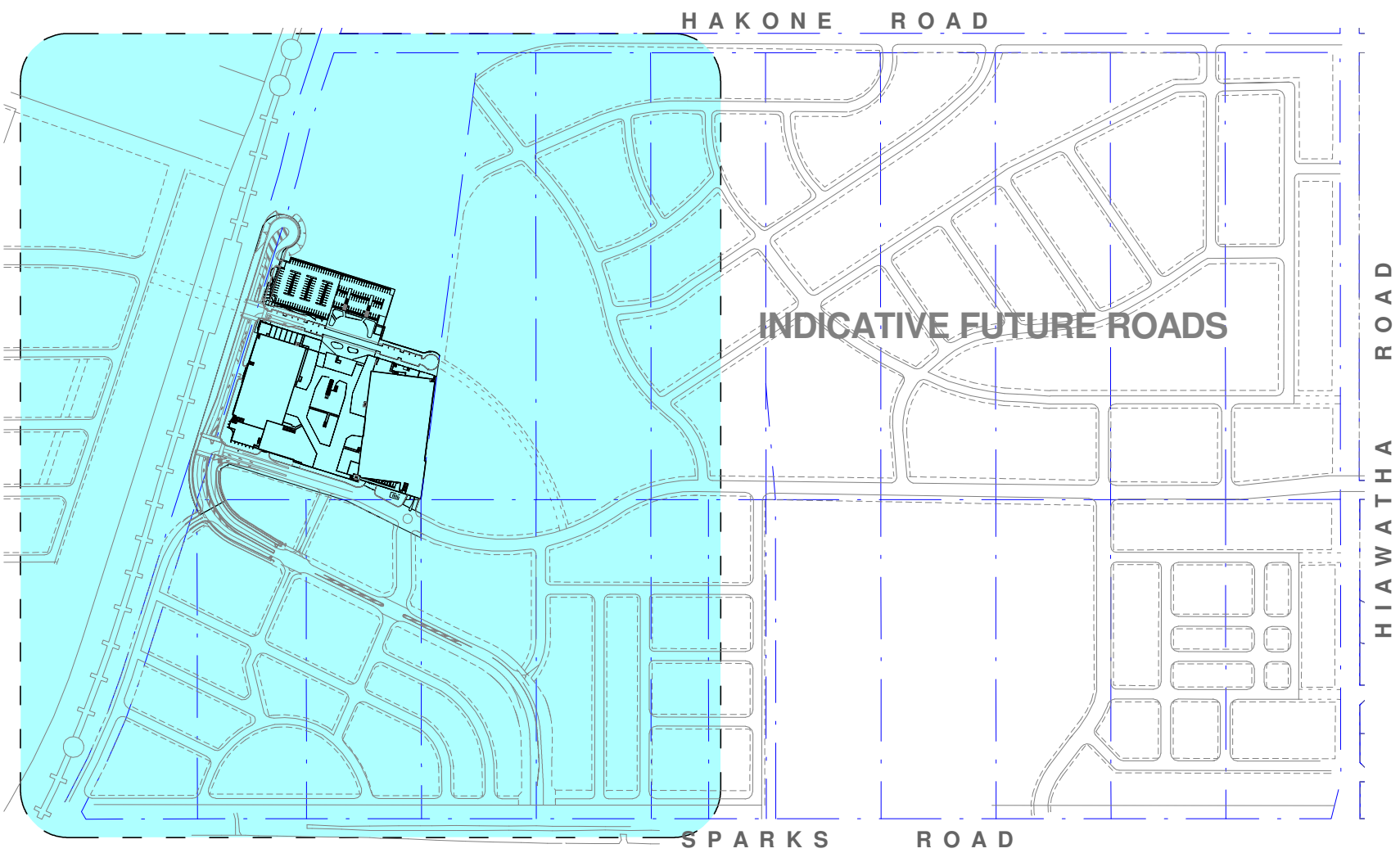
WARNERVILLE NSW 2259

NORTH

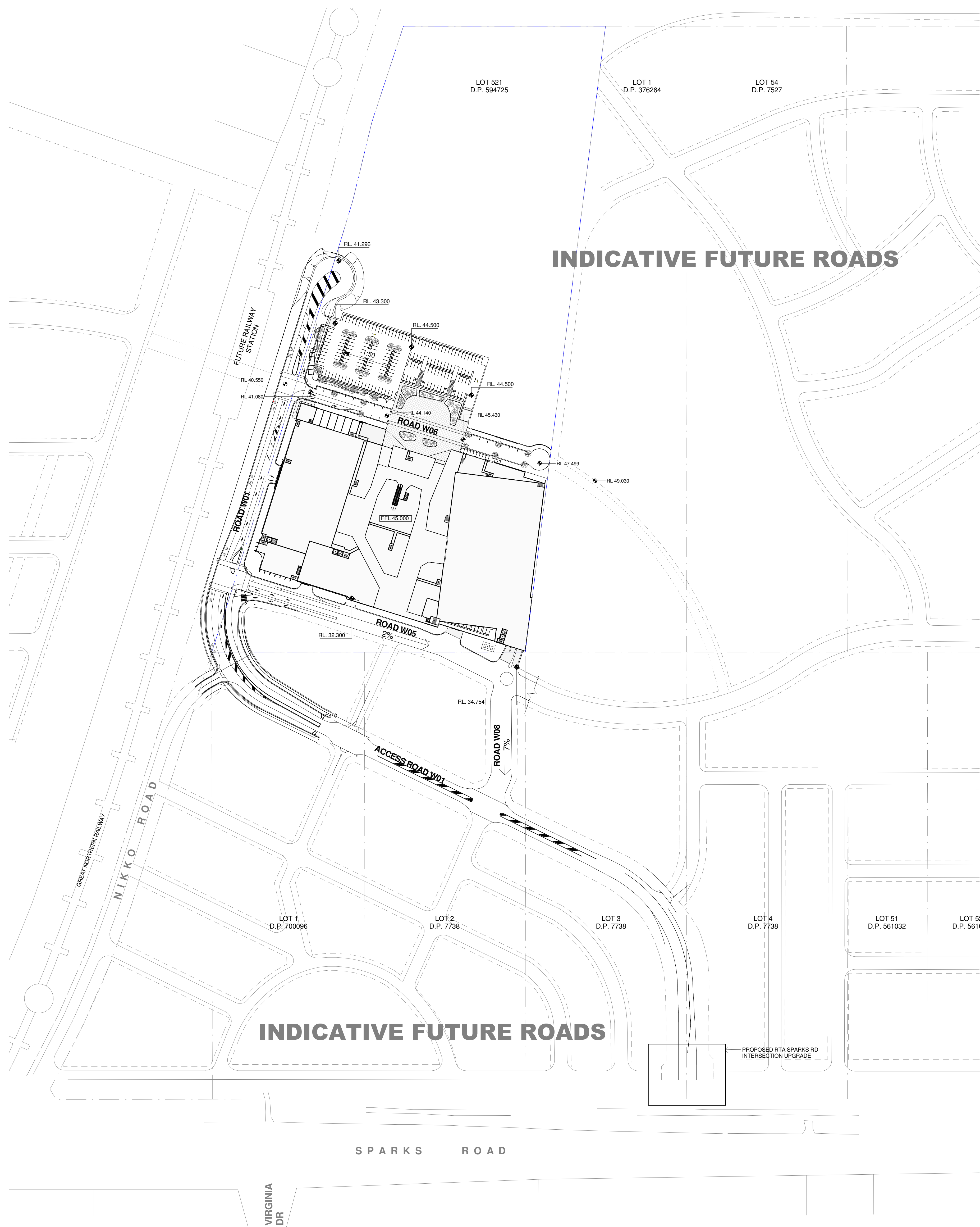
All dimensions to be checked on site, written dimensions only to be used.
Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group 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.

| ISSUE | DATE | DESCRIPTION |
|--|---------------------------------|-------------|
| Coordinated Reference Drawings | | |
| Discipline | Company | |
| SURVEY | BAINSTER & HUNTER PTY LTD | |
| STRUCTURE | HUGHES TRUEMAN | |
| CIVIL | | |
| MECHANICAL | | |
| HYDRAULIC | | |
| ELECTRICAL | SITE IMAGE LANDSCAPE ARCHITECTS | |
| LANDSCAPE | | |
| FIRE | | |
| Client | | |
| FABCOT PTY LTD | | |
| Project Manager | | |
| Architect | | |
| <div><div><div><div>B N</div></div><div><div>BN Group Pty Ltd 82 Alexander Street Crows Nest, NSW 2085 ABN 43 192 860 459</div></div></div><div><div>T +61 2 9437 0511 F +61 2 9437 0522 www.bngrpconline.com sydney@bngrpconline.com</div></div></div> | | |
| 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 | | |
| ADD SERIES - INFORMATION & ANALYSIS | | |
| Drawing No. | Proj Stage | ISSUE |
| A00.01 | PPR - | 1 |



KEY PLAN
1 : 6500



LEGEND - LOT & ROAD BDY

LOT BOUNDARY LINES

ROAD BOUNDARY LINES

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 TRUEMAN AND GHD:

- ROAD GRADING MASTERPLAN (10S183C-MPEA08-A)
- LONGITUDINAL SECTION (10S183C-SK129)
- TYPICAL ROAD CROSS SECTIONS (10S183C-MPEA05-A)
- PROPOSED LAYOUT OPTION 4 (22-16101-SK010-A)

PROPOSED CHANGES SUBJECT TO CONFIRMATION BY CIVIL ENGINEER.

| 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 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 | |
| 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 43 052 960 499

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

| A00 SERIES - INFORMATION & ANALYSIS | | |
|-------------------------------------|------------|-------|
| Drawing No. | Proj Stage | ISSUE |

A00.10 PPR - 1

PRELIMINARY
NOT FOR CONSTRUCTION

LOT 521
D.P. 594725

LOT 1
D.P. 376264

LOT 54
D.P. 7527

INDICATIVE FUTURE ROADS

ROAD NOT DEDICATED

STRUTUM TO ALLOW BASEMENT CAR PARK TO BE EXTENDED UNDERNEATH IN THE FUTURE

ROAD DEDICATION

ROAD W01

ROAD W05

ROAD W06

ACCESS ROAD W01

ROAD W08

FUTURE RAILWAY STATION

GREAT NORTHERN RAILWAY

NIKKO ROAD

LOT 1
D.P. 700096

LOT 2
D.P. 7738

LOT 3
D.P. 7738

LOT 4
D.P. 7738

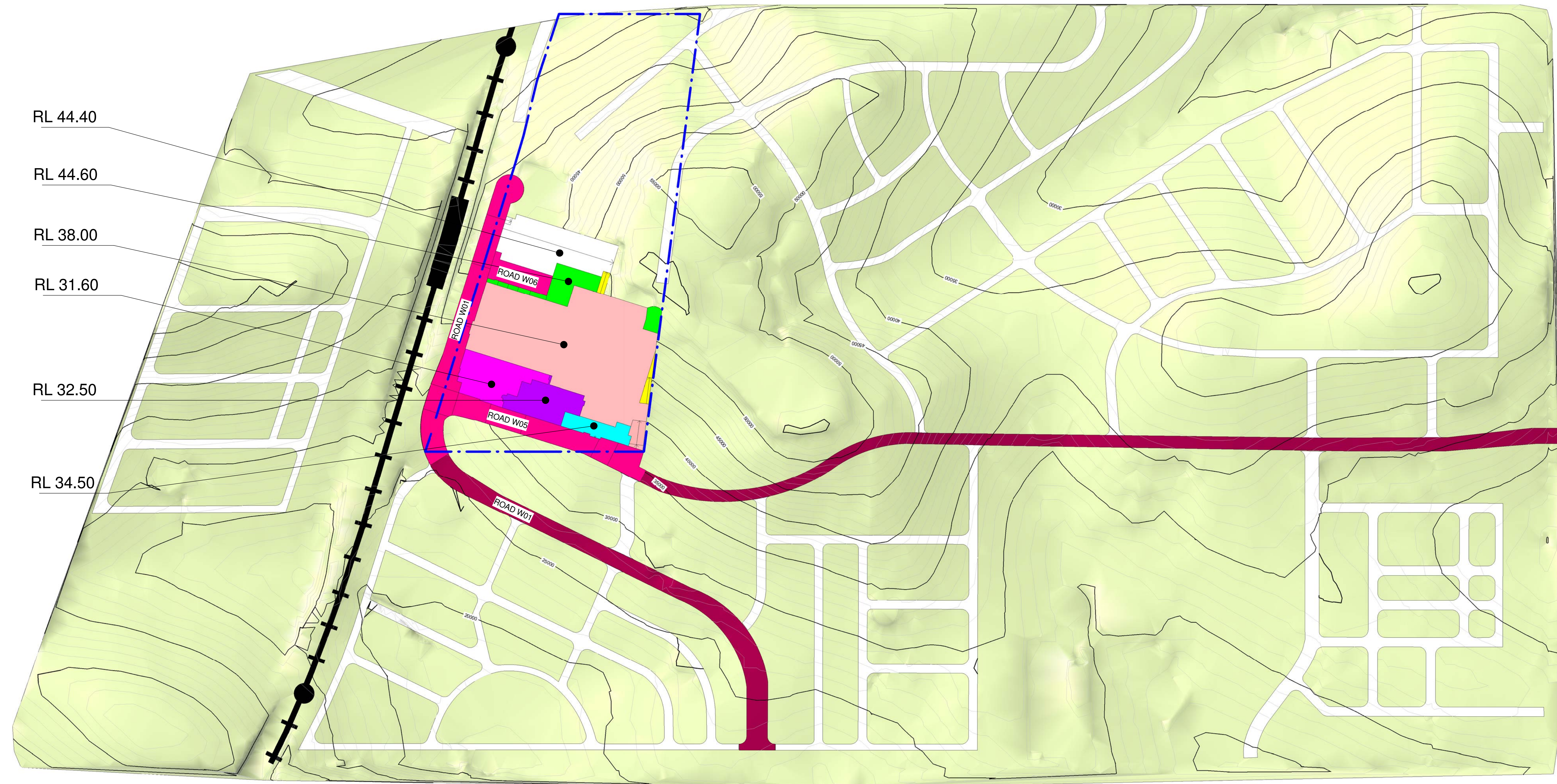
INDICATIVE FUTURE ROADS

SPARKS ROAD

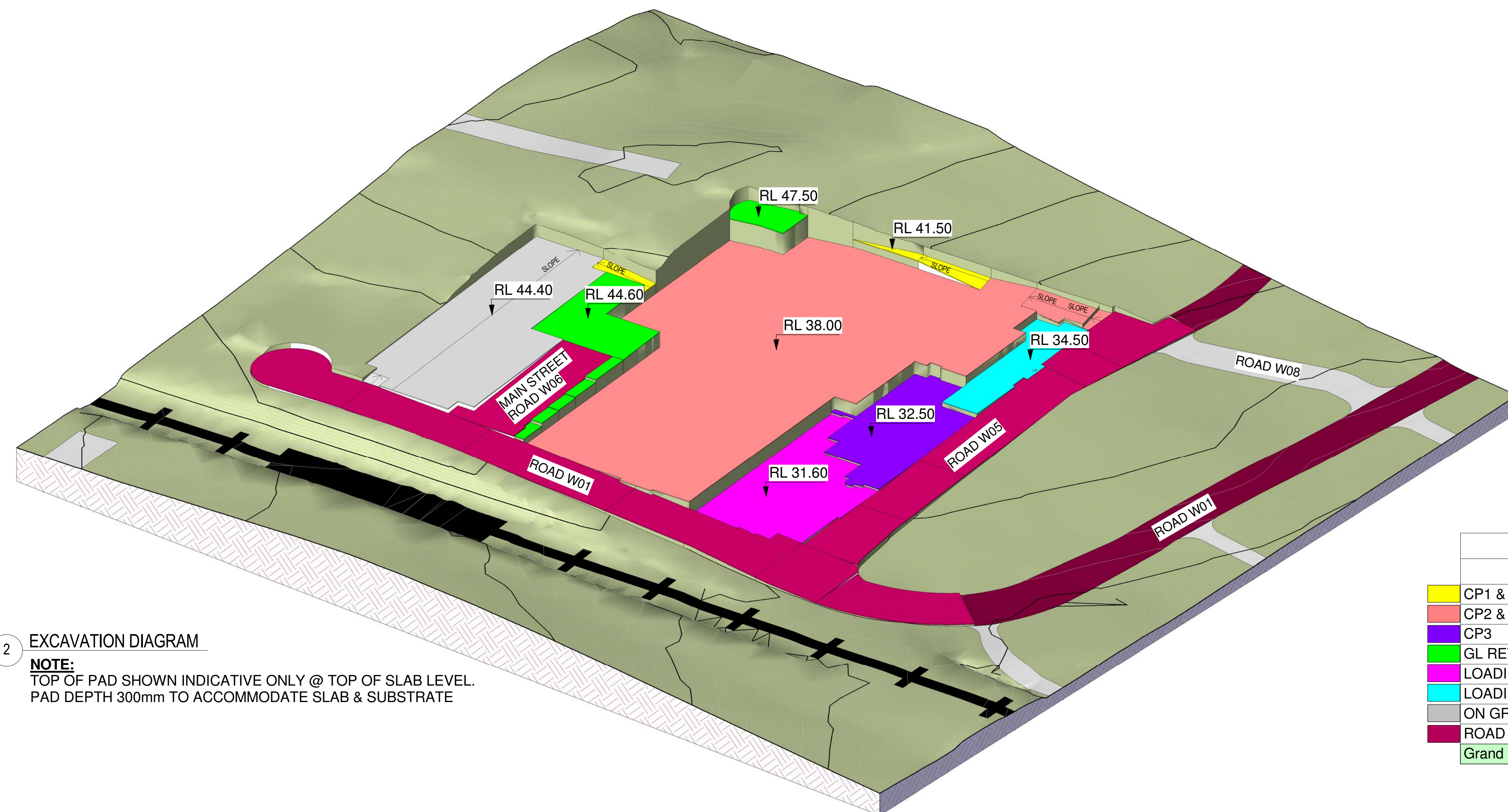
1 ROAD
1:1500

[illegible]

2 PUBL
1: 1500



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 m ² | 133511.13 m ³ | 17145.71 m ³ | -116365.42 m ³ |

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

A00.20

PPR - P1

| P1 25/09/2012 FOR INFORMATION ONLY | | |
|---|------|-------------|
| 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 | |
| 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.bngronline.com
sydney@bngronline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

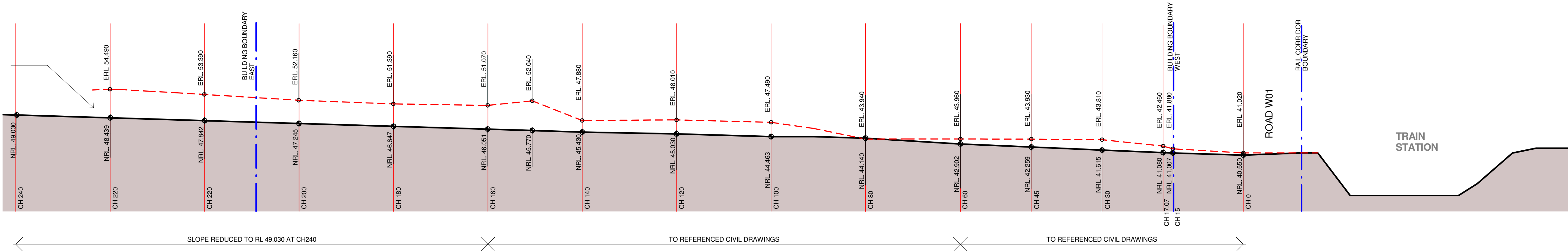
Sheet name

EXCAVATION ESTIMATE

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

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

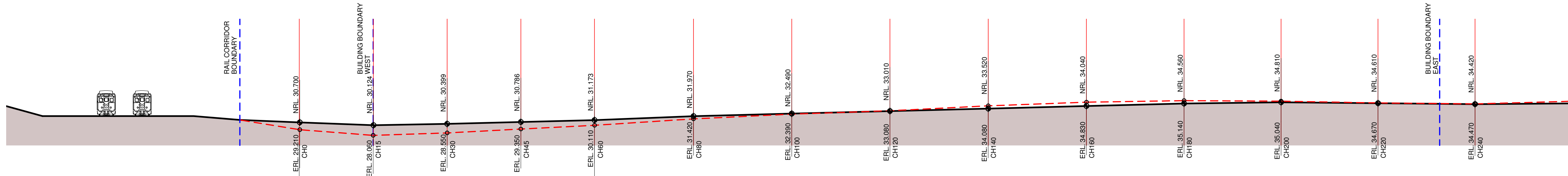
RL OF REFERENCED
DRAWING SHOWN
GREEN



1 ROAD GRADING ELEVATION - NORTH - W06
1 : 500

HUGHES TRUEMAN.
10S183G-SK129-LONGITUDINAL SECTIONS PDF
RECEIVED 21-07-2011.

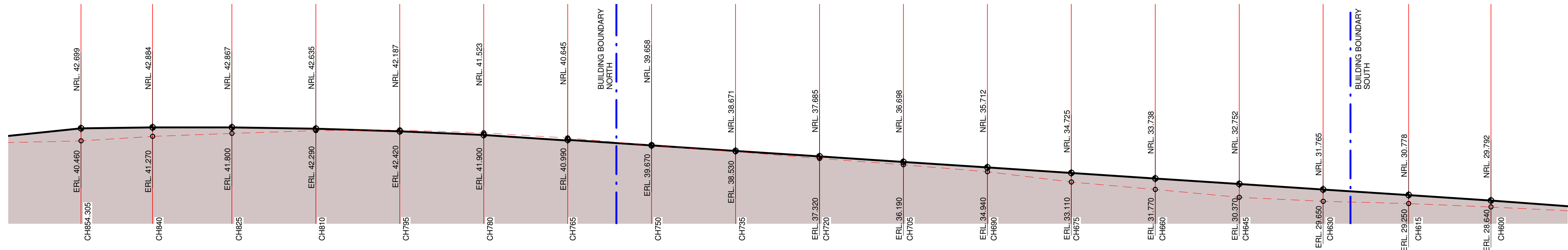
GHD.
22-16101-C009-C. DATED 27-09-2012.
22-16101-C015-B. DATED 27-09-2012.



3 ROAD GRADING ELEVATION - SOUTH - W05
1 : 500

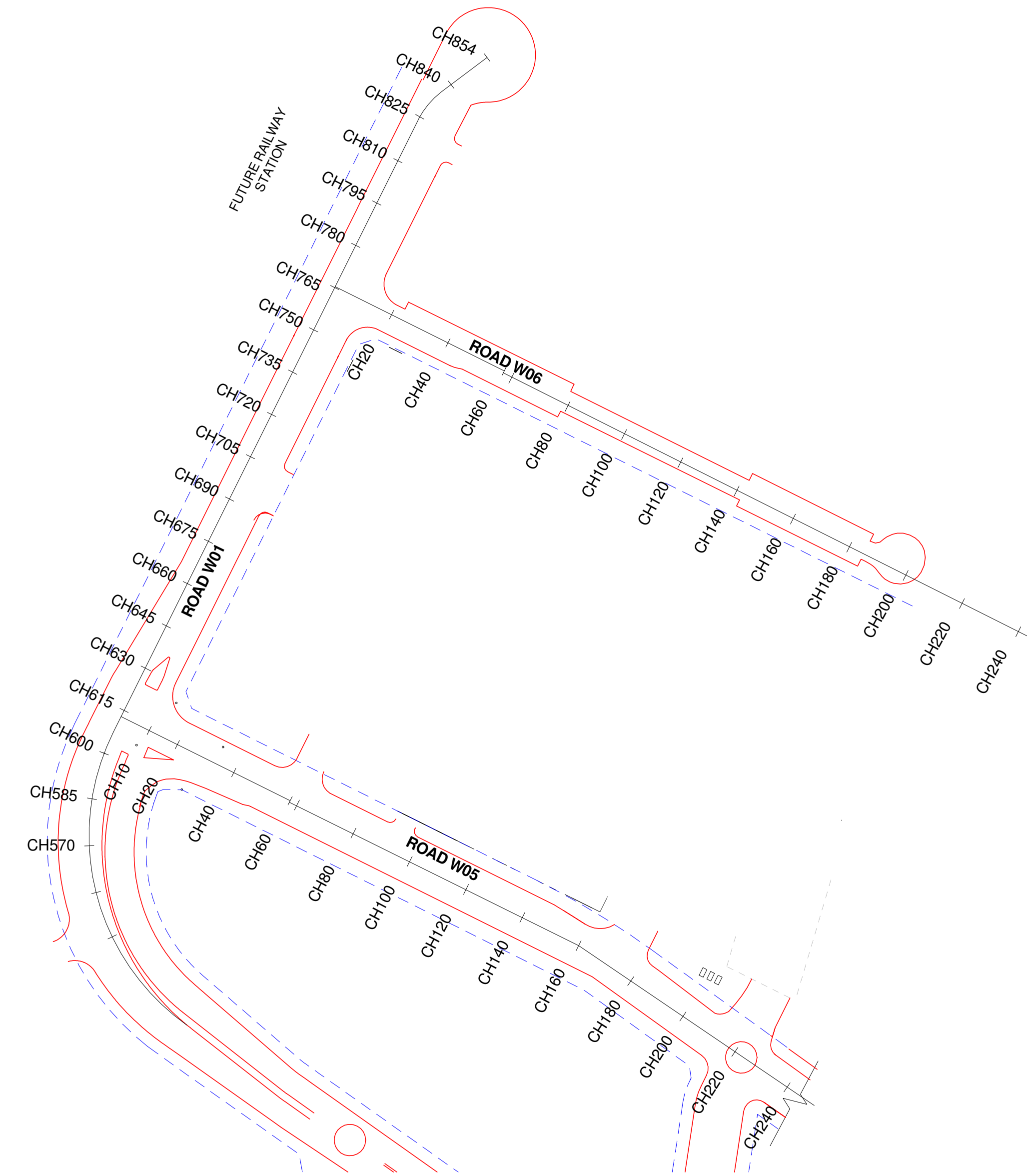
GHD.
22-16101-C009-C. DATED 27-09-2012.
22-16101-C015-B. DATED 27-09-2012.

HUGHES TRUEMAN.
10S183G-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

LEGEND
--- EXISTING SITE LEVELS
--- PROPOSED SITE LEVELS

1 : 500 0 5 10 20 30

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 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 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
MECHANICAL HUGHES TRUEMAN
HYDRAULIC HUGHES TRUEMAN
ELECTRICAL HUGHES TRUEMAN
LANDSCAPE HUGHES TRUEMAN
FIRE HUGHES TRUEMAN

Client
FABCOT PTY LTD

Project Manager

Architect
BN Architecture
Urban Design
Masterplanning
Graphics
Interiors
BN Group Pty Ltd
10 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

PRELIMINARY
NOT FOR CONSTRUCTION

A00.21 PPR - 1

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 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 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.bngronline.com
sydney@bngronline.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

- 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 10/10/2012 PRELIMINARY

| 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 | |
| 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 - CP2

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

A44 SERIES - GENERAL ARRANGEMENT PLANS
Drawing No. Proj Stage ISSUE

A04.11 PPR - 1

PRELIMINARY
NOT FOR CONSTRUCTION

- 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 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 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 | |
| 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
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

PROPOSED FLOOR PLAN - CP1

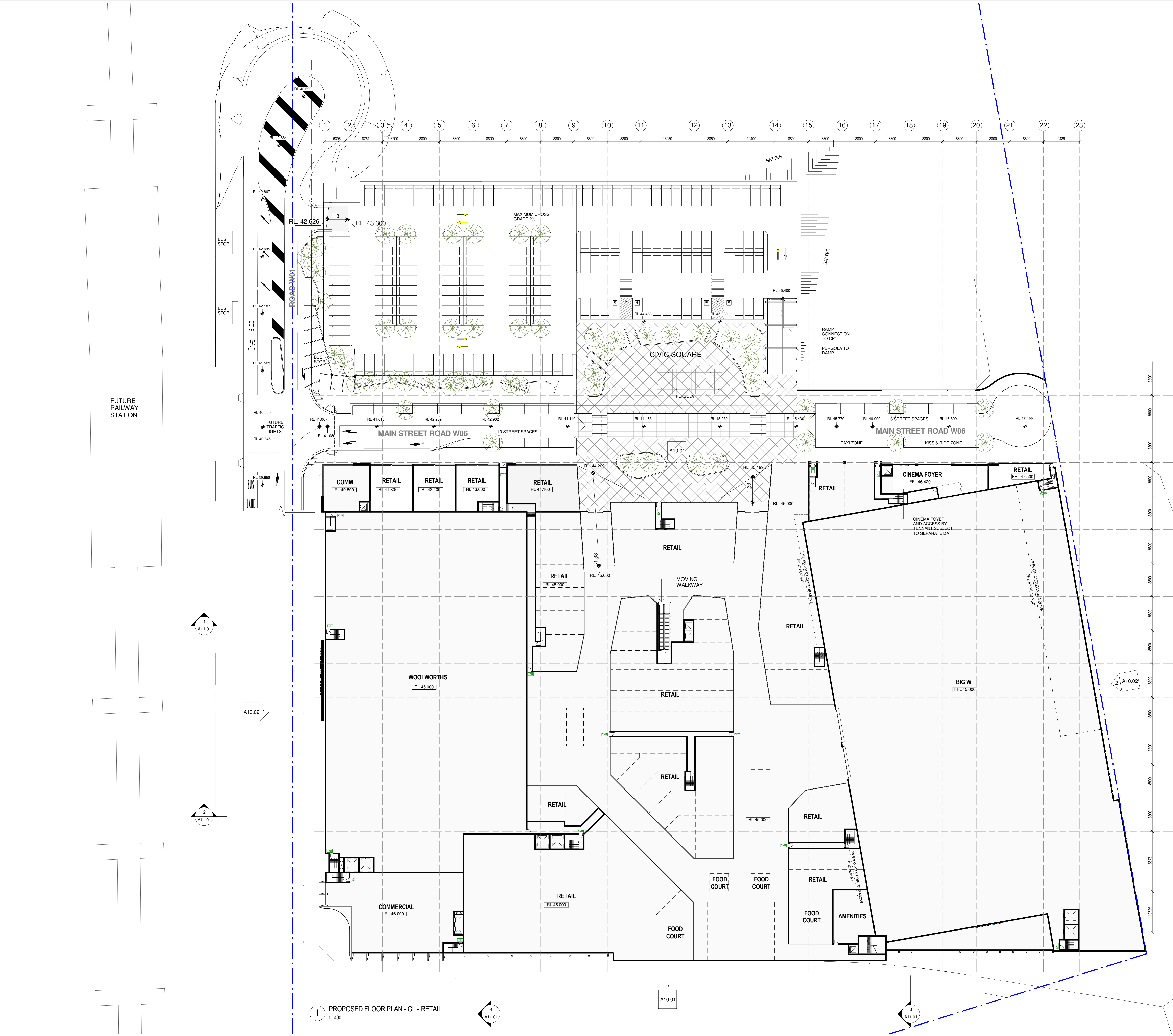
Scale @ B1: As indicated
Project No.: S0912
Drawn By: LSN Checked By: SB

A04 SERIES - GENERAL ARRANGEMENT PLANS

Drawing No. Proj Stage ISSUE

A04.12 PPR - 1

PRELIMINARY
NOT FOR CONSTRUCTION



| AREA SCHEDULE - GFA RETAIL | |
|----------------------------|----------|
| AMENITIES | 140 m² |
| BULKY GOODS | 1892 m² |
| CINEMA | 5642 m² |
| COMMERCIAL | 3608 m² |
| MAJOR STORES | 12921 m² |
| MAJOR STORES | 3529 m² |
| RETAIL | 7279 m² |
| 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:

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

TRUE NORTH

1 : 400

0 2 4 8 16 24

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 ASS2890.1:2004.

8. COMMERCIAL ACCESS DRIVEWAY, ROAD GRADIENT AND LOADING BAY LAYOUT TO ASS2890.2:2002.

11/10/2012 | 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 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 | |
| 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

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

PROPOSED FLOOR PLAN - GL - RETAIL LEVEL

Scale @ B1:

As indicated

Project No.:

S0912

Drawn By:

JY

Checked By:

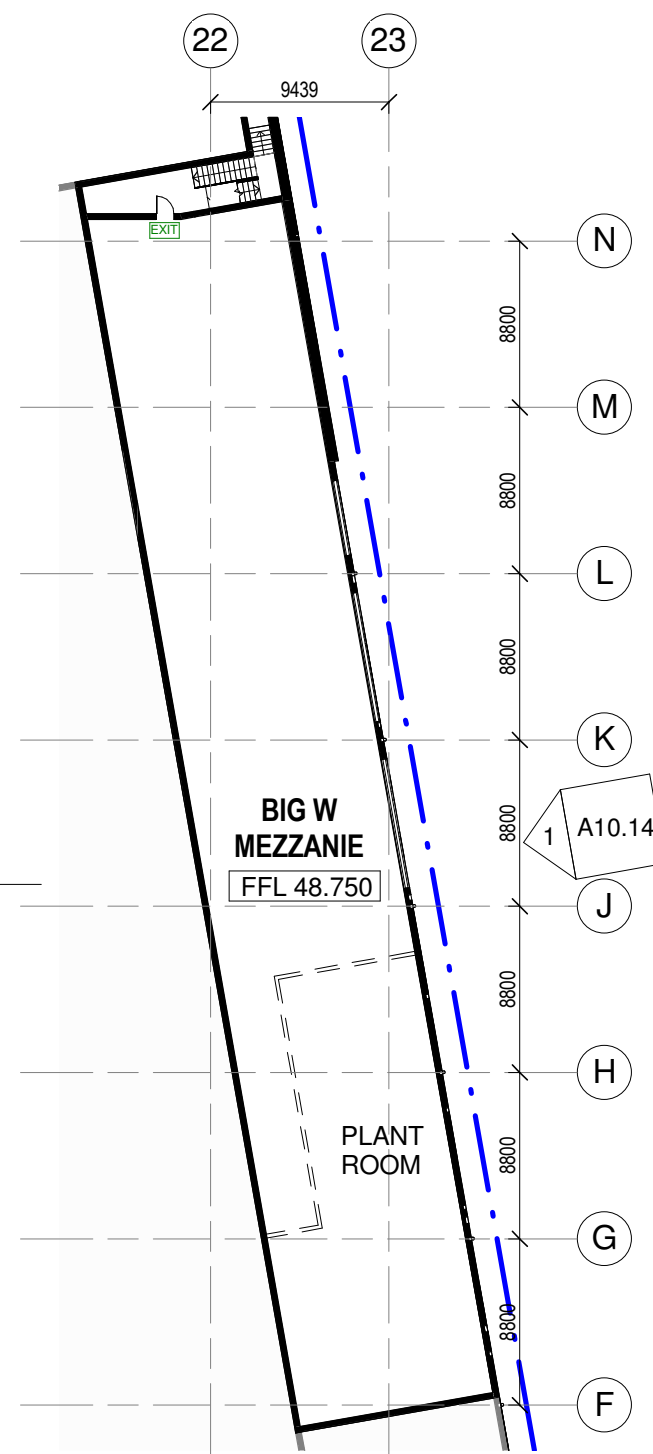
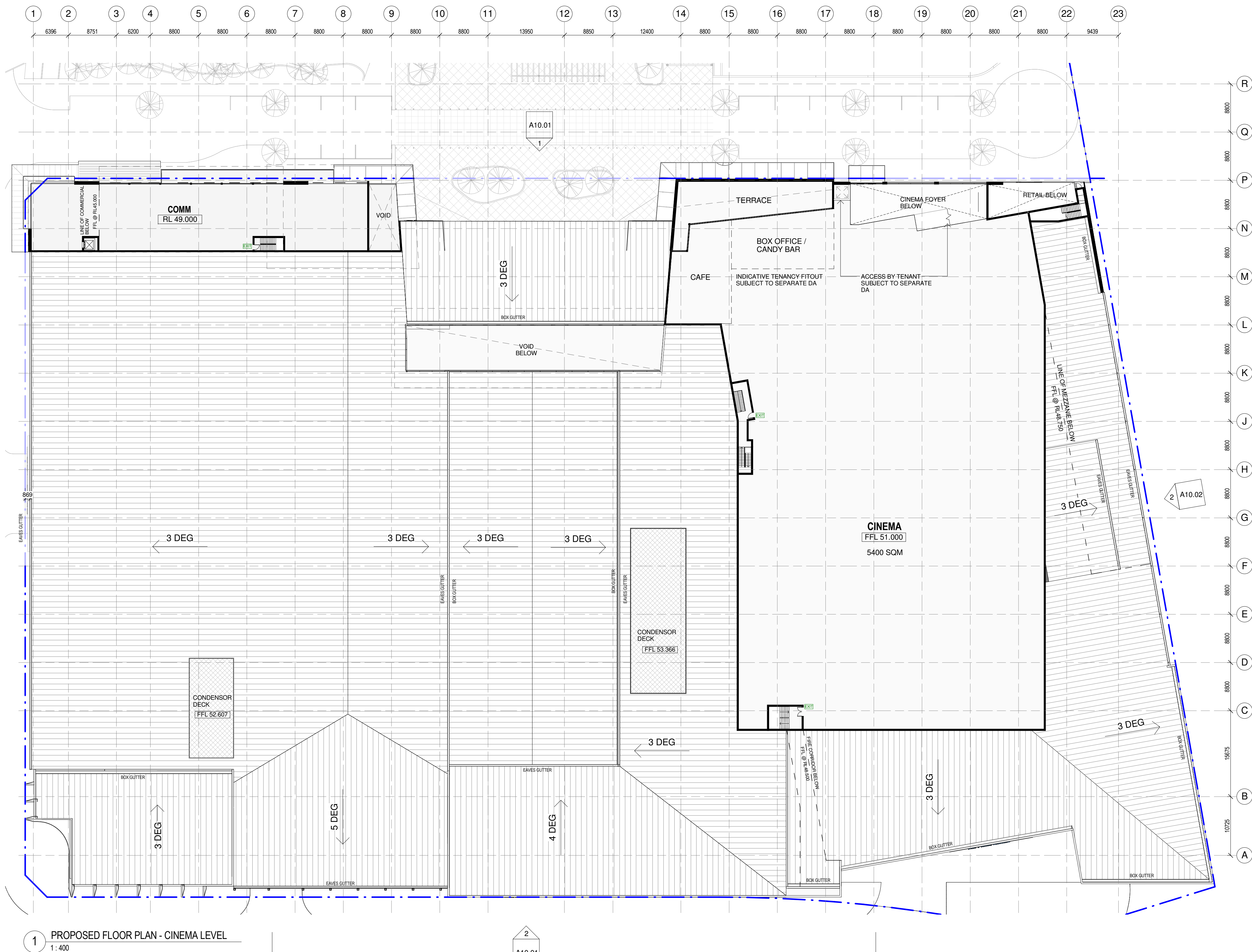
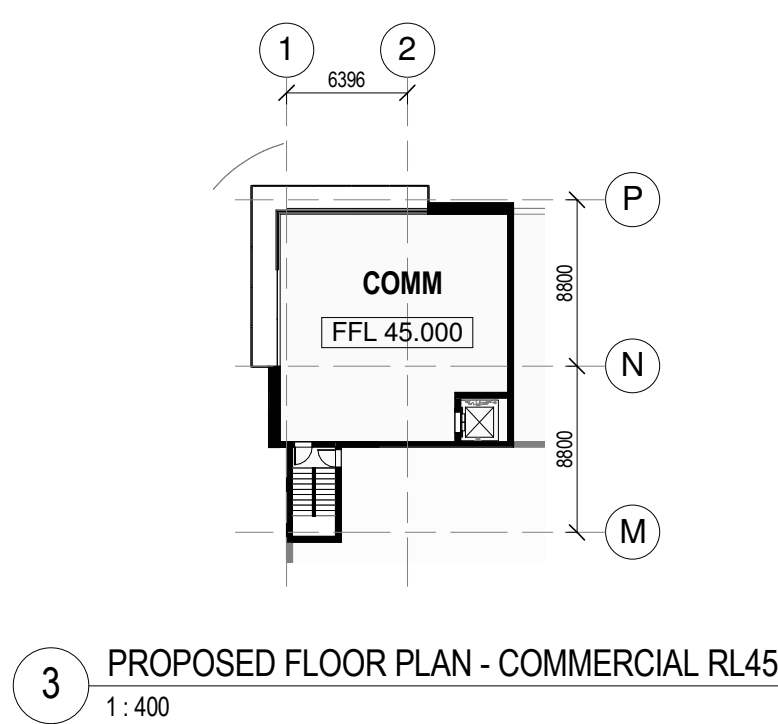
SB

AD4 SERIES - GENERAL ARRANGEMENT PLANS

| Drawing No. | Proj Stage | ISSUE |
|-------------|------------|-------|
| A04.13 | PPR | 1 |

PRINTED: 10/10/2012 4:48:53 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.



| 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 | |
| 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
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 -
CINEMA LEVEL

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

| A04 SERIES - GENERAL ARRANGEMENT PLANS | |
|--|------------------|
| Drawing No. | Proj Stage ISSUE |

PRELIMINARY
NOT FOR CONSTRUCTION
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

| 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 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 | |
| CIVIL | HUGHES TRUEMAN |
| 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.bngrouponline.com
sydney@bngrouponline.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

| A04 SERIES - GENERAL ARRANGEMENT PLANS | |
|--|------------|
| Drawing No. | Proj Stage |
| A04.20 | ISSUE |

PRELIMINARY
NOT FOR CONSTRUCTION
A04.20
PPR - 1