

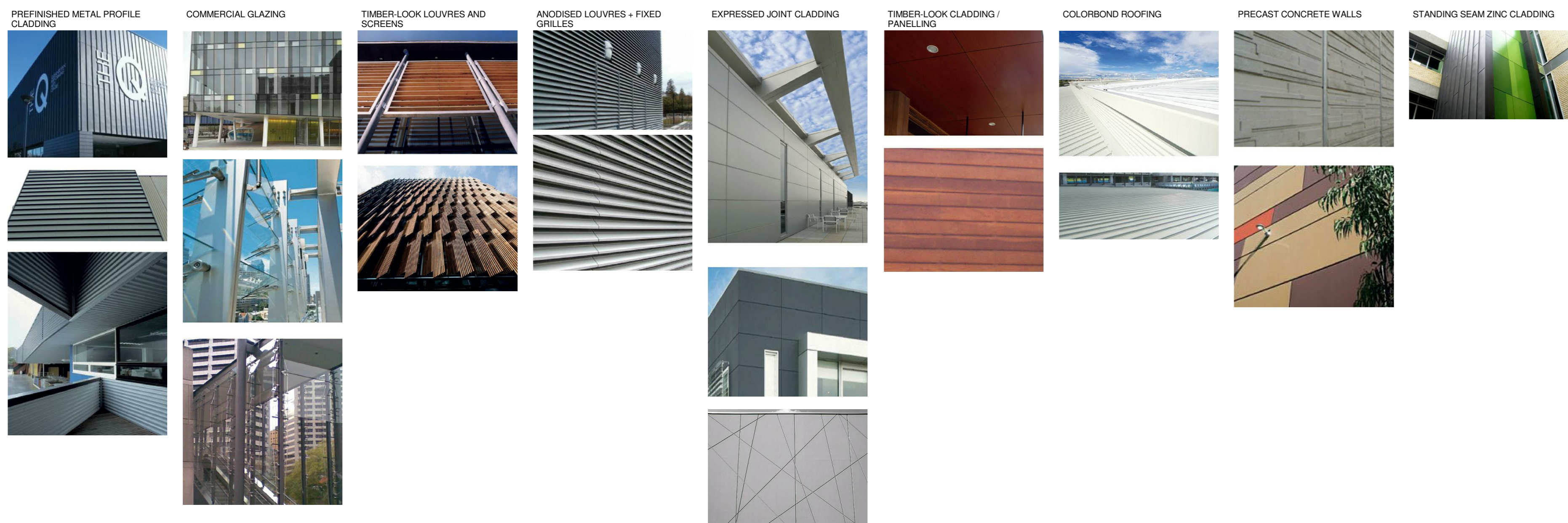


1 PROPOSED ELEVATION - NORTH - ROAD W06



2 PROPOSED ELEVATION - SOUTH - ROAD W05

FINISHES SWATCHES



0 1 3 5 10 15 20
1: 300

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 43 082 960 499
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

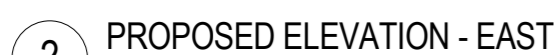
PROPOSED ELEVATIONS -
NORTH & SOUTH

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

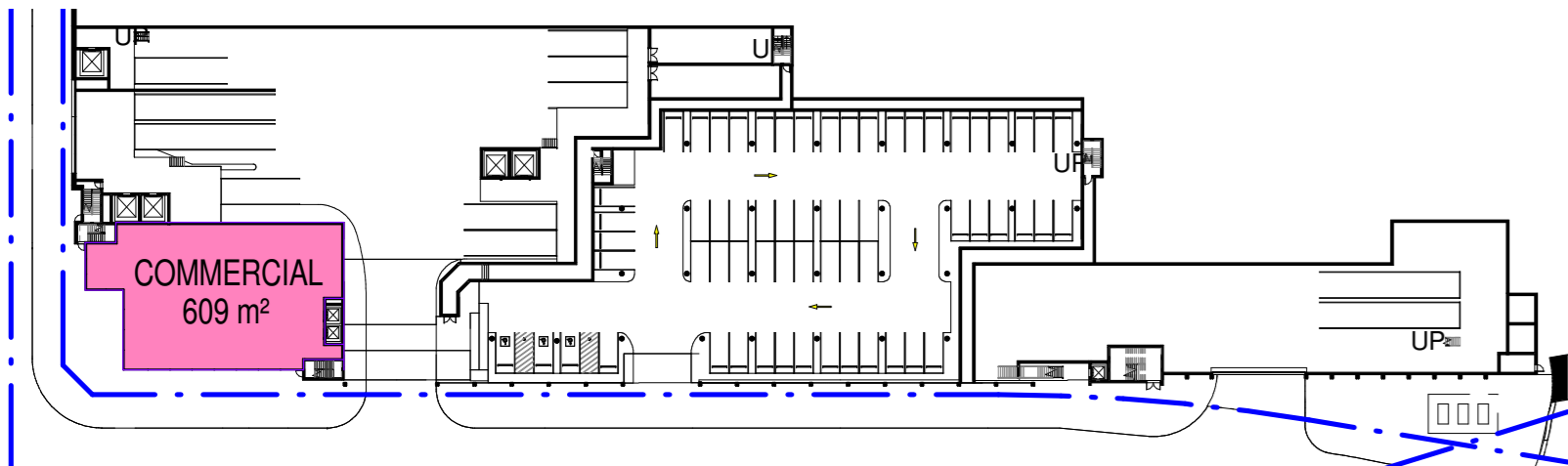
A10 SERIES - ELEVATIONS	
Drawing No.	Proj Stage ISSUE

A10.01 PPR - 1

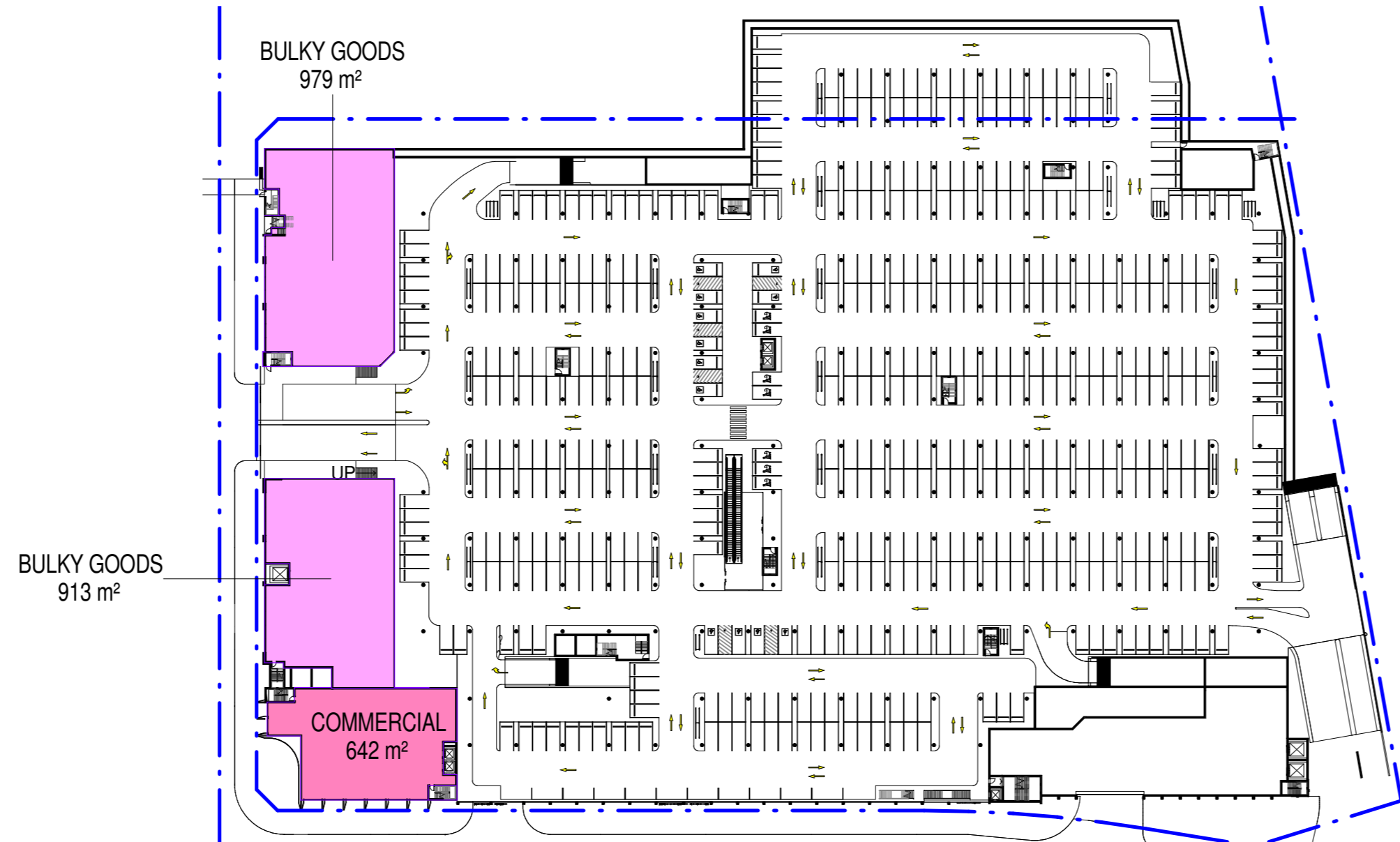
PRELIMINARY
NOT FOR CONSTRUCTION



PREFINISHED METAL PROFILE CLADDING	COMMERCIAL GLAZING	TIMBER LOOK LOUVRES AND SCREENS	ANODISED LOUVRES + FIXED GRILLES	EXPRESSED JOINT CLADDING	TIMBER-LOOK CLADDING / PANNELLING	COLORBOND ROOFING	PRECAST CONCRETE WALLS	STANDING SEAM ZINC CLADDING
								
								
								



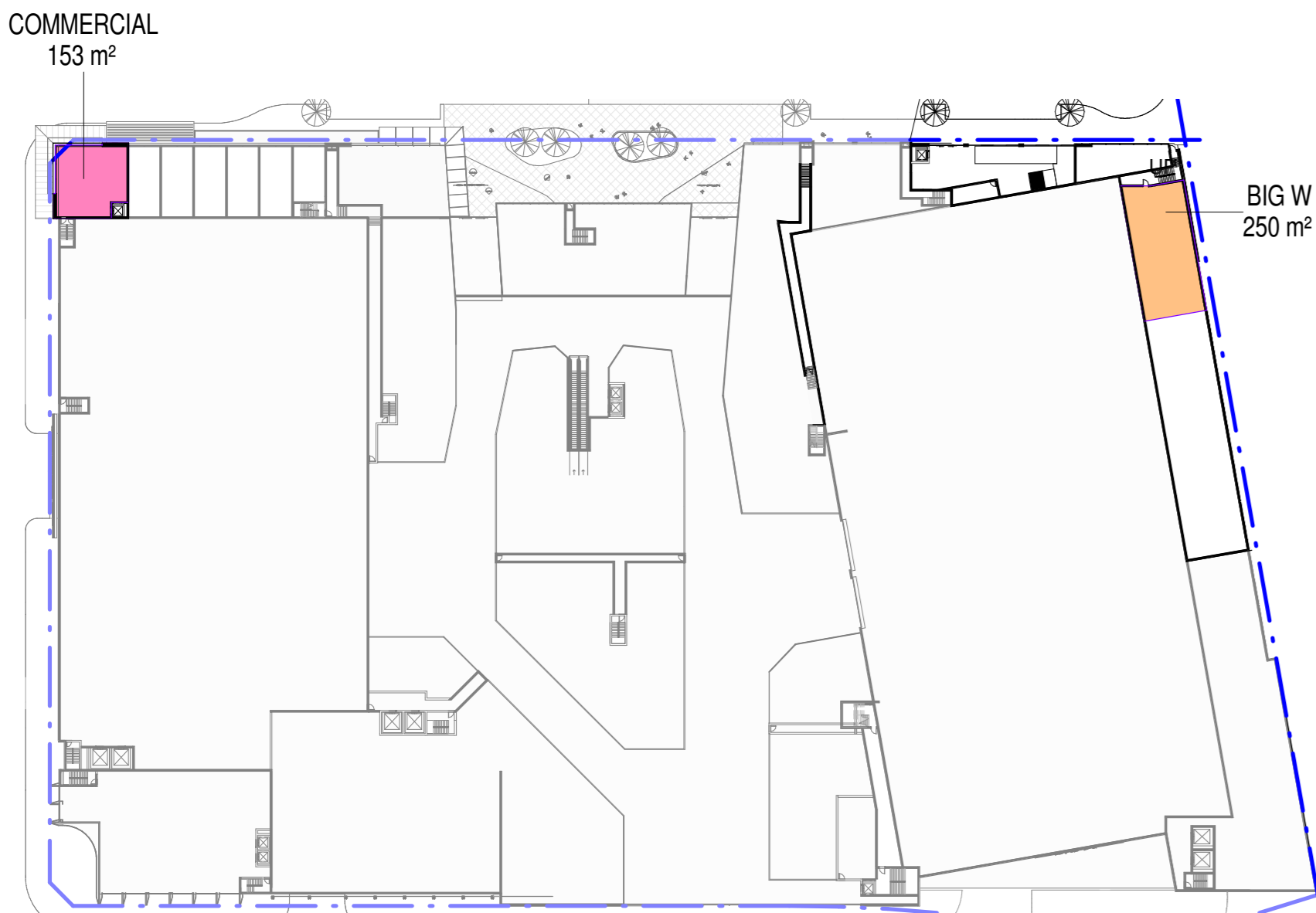
6 GFA - CP3
1 : 1000



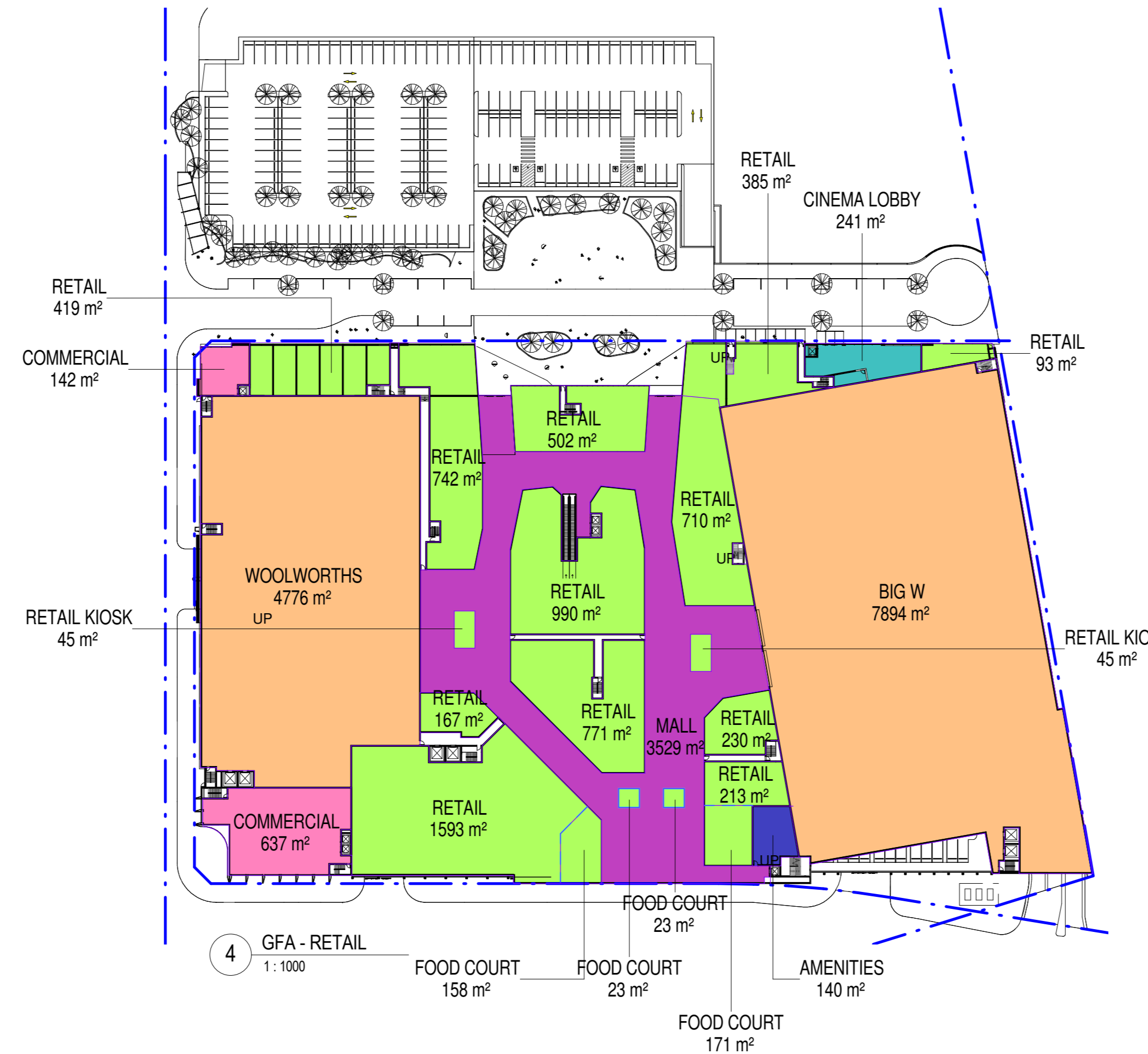
2 GFA - CP2
1 : 1000



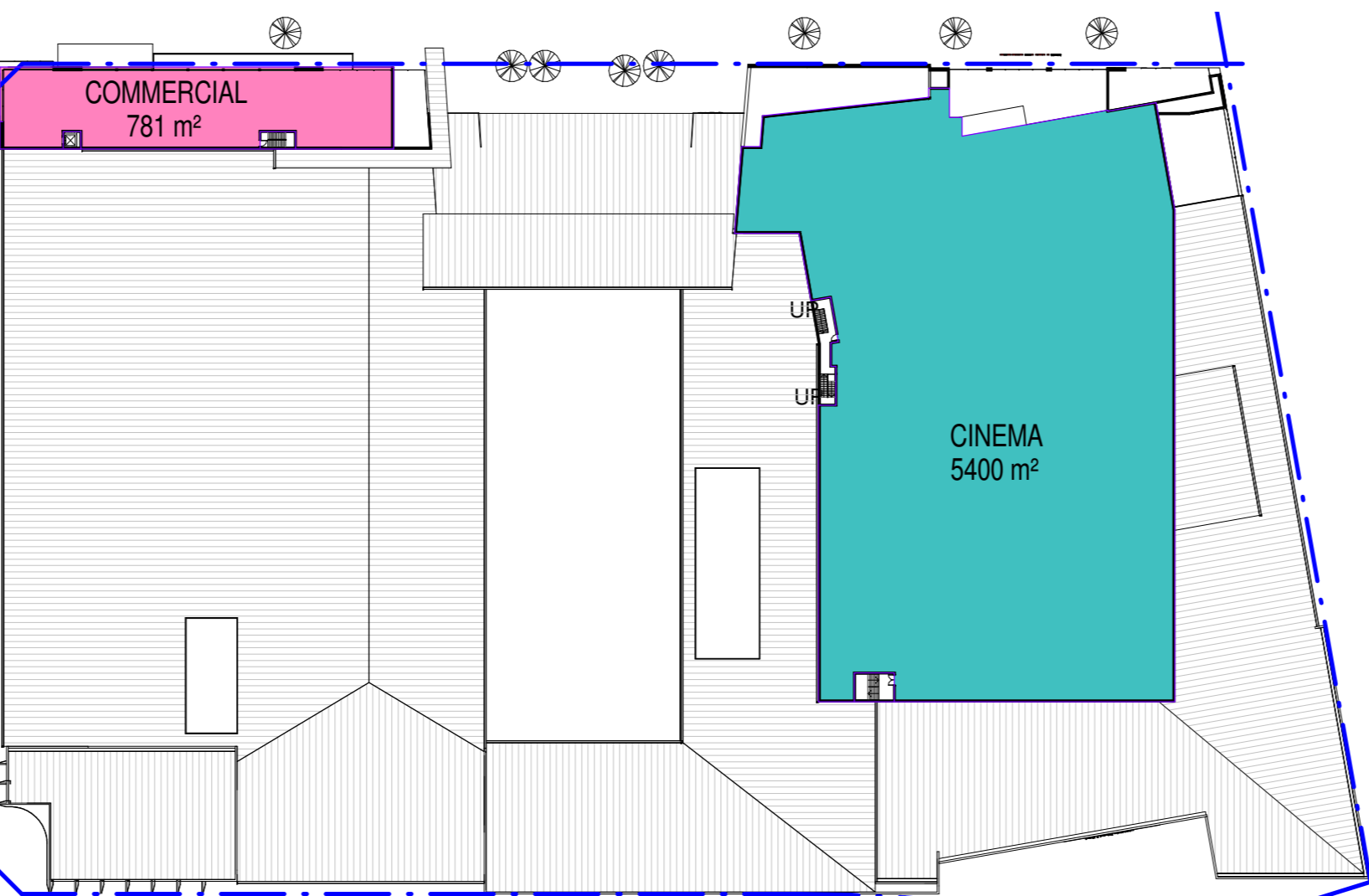
3 GFA - CP1
1 : 1000



1 MEZZANIE
1 : 1000



4 GFA - RETAIL
1 : 1000



5 GFA - CINEMA LEVEL
1 : 1000

AREA SCHEDULE - GFA RETAIL	
AMENITIES	140 m²
BULKY GOODS	1892 m²
CINEMA	5642 m²
COMMERCIAL	3608 m²
MAJOR STORES	12921 m²
MALL	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

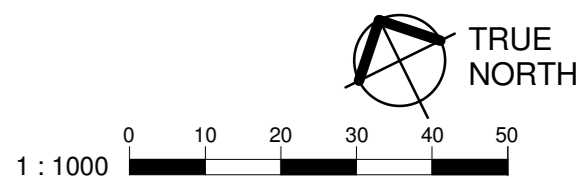
PARKING SCHEDULE - MOTORCYCLE	
Level	Count
CP1	10
Grand total	10

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

DEFINITION - GFA

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 AUXILIARY 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 GFA AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - ALL RESIDENTIAL AREAS SHOWN ARE POTENTIAL FUTURE DEVELOPMENT TO FUTURE APPLICATION.
 - RETAIL ACCESS DRIVEWAY, ROAD GRADIENT AND CARPARKING LAYOUT TO AS2890.1-2004.
 - 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.bngrouponline.com
sydney@bngrouponline.com

Project
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

Sheet name

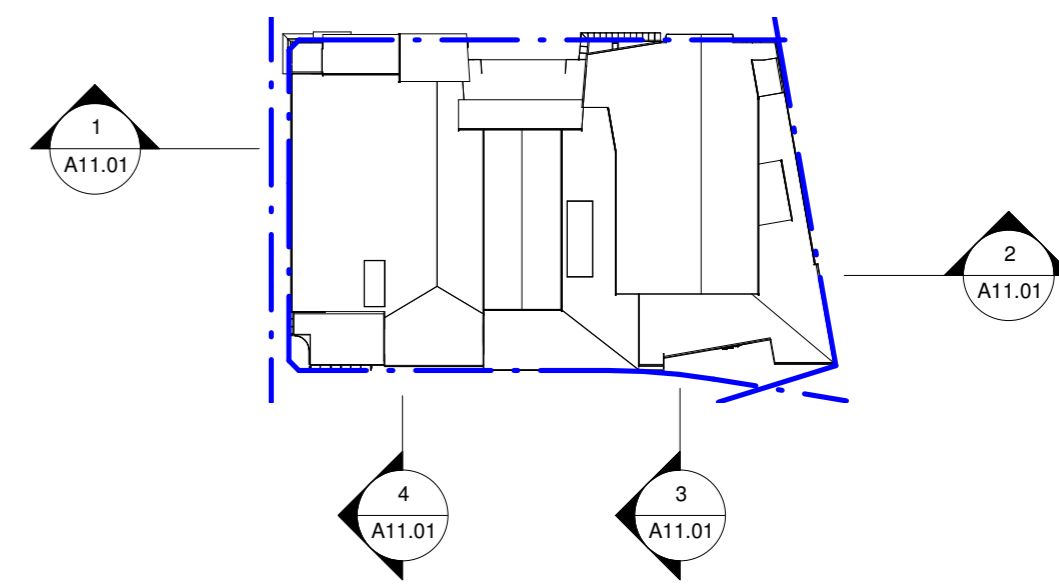
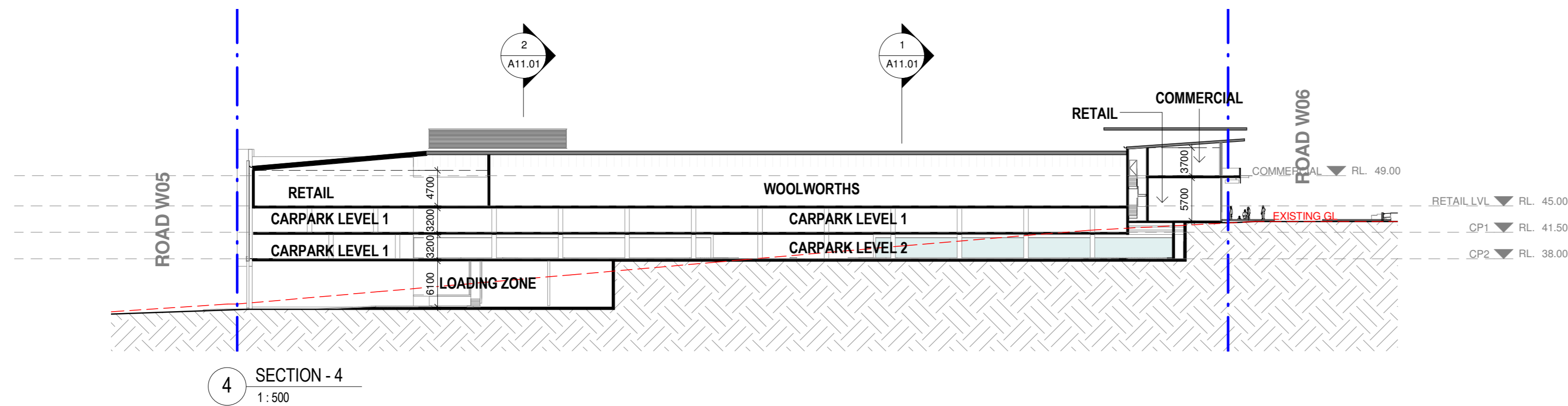
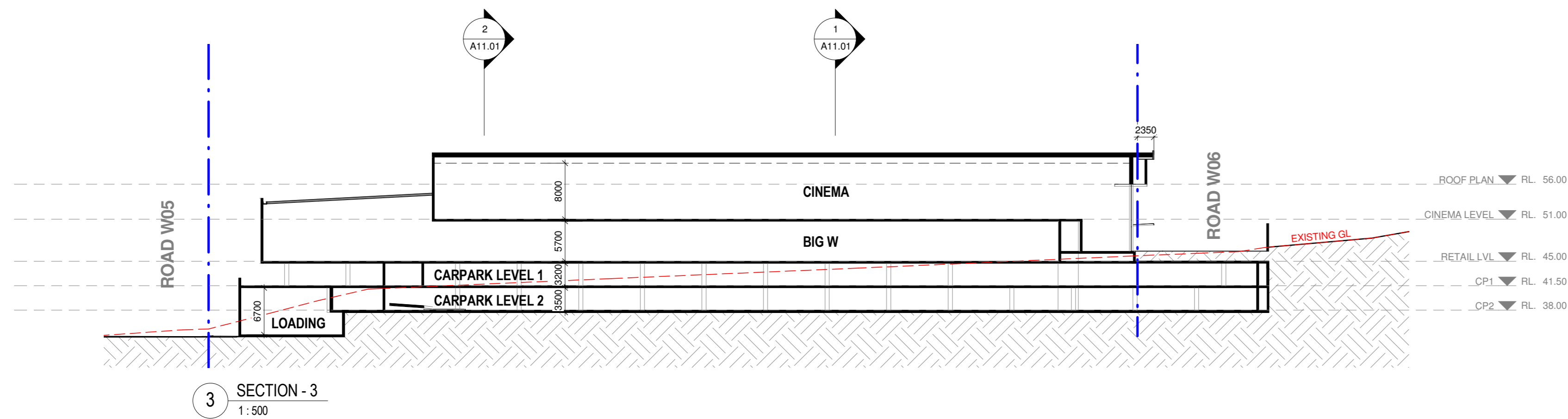
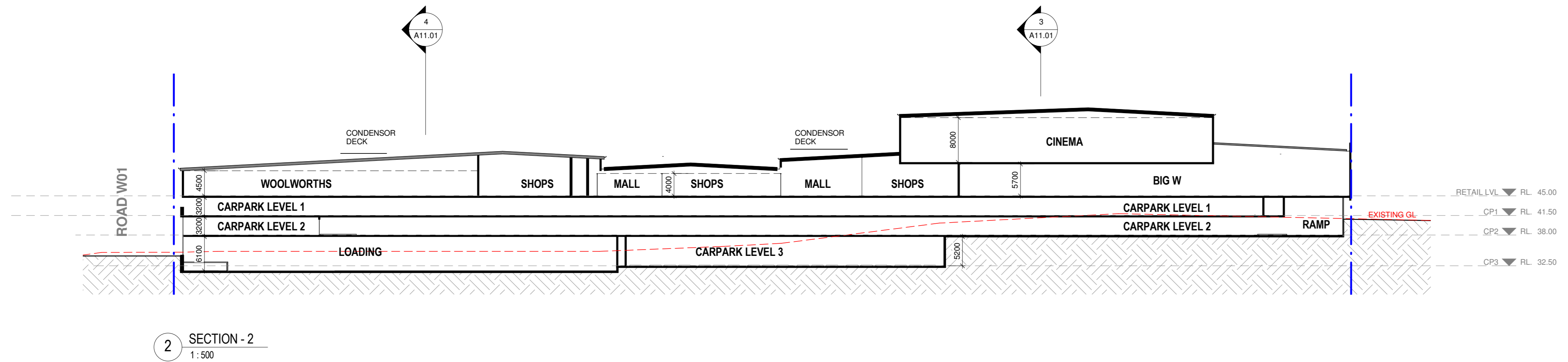
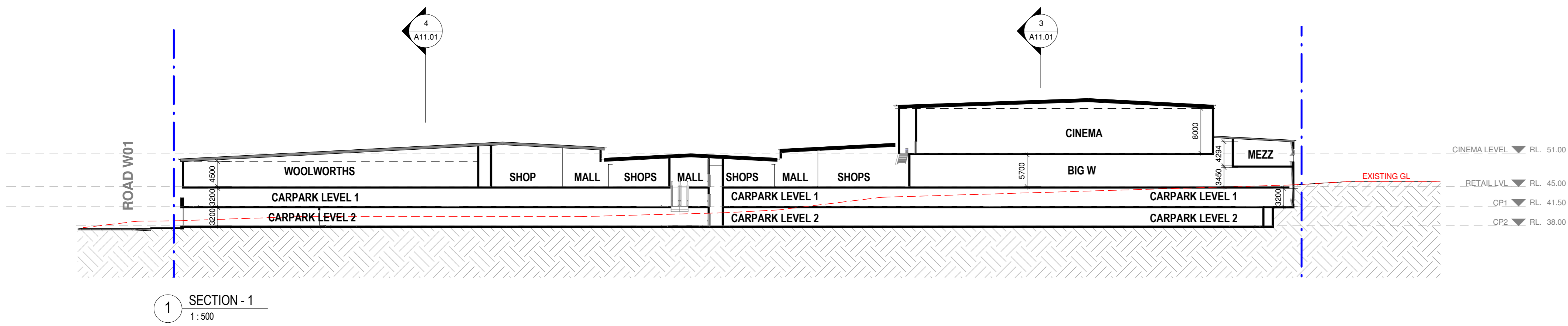
GFA & CAR PARKING
ANALYSIS

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

A100 SERIES - INFORMATION & ANALYSIS		
Drawing No.	Proj Stage	ISSUE

PRELIMINARY
NOT FOR CONSTRUCTION

A100.20 PPR - 1



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	
LANDSCAPE	SITE IMAGE LANDSCAPE ARCHITECTS
FIRE	

Client
FABCOT PTY LTD
1 WOOLWORTHS WAY AUSTRALIA
Tel: (02) 88850000

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

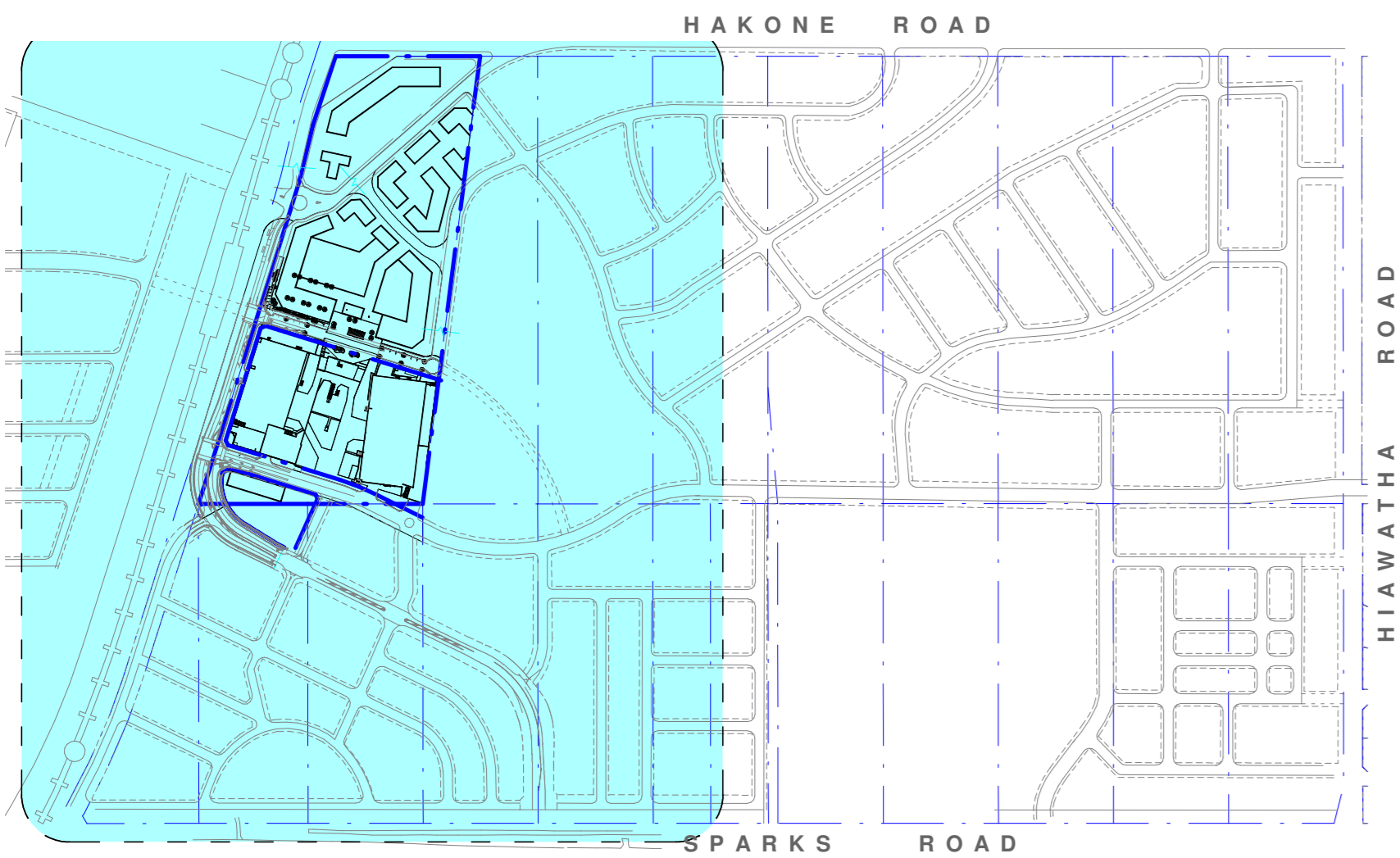
PROPOSED SECTIONS

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

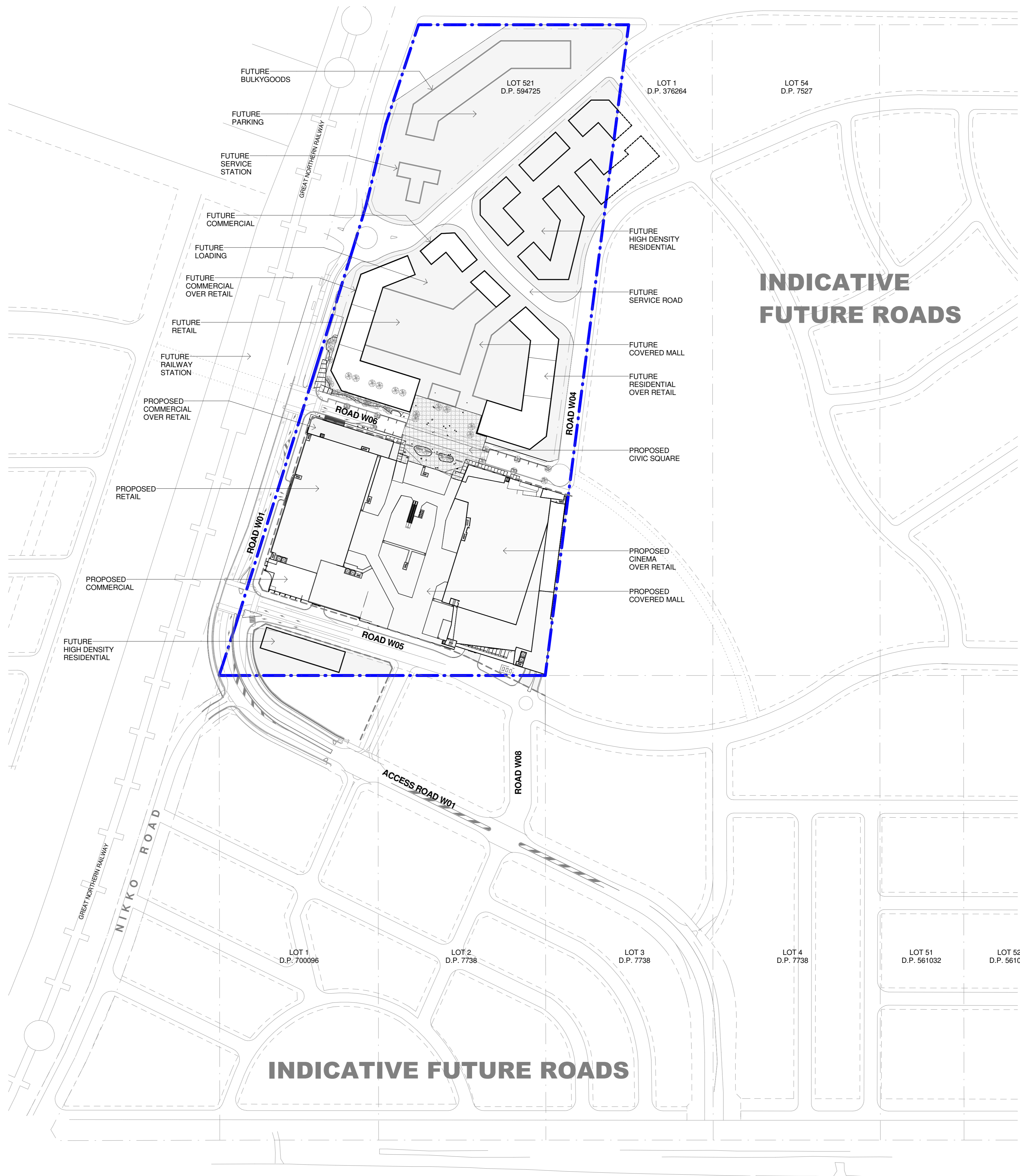
A11 SERIES - SECTIONS	Proj Stage	ISSUE
Drawing No.		

PRELIMINARY
NOT FOR CONSTRUCTION
A11.01
PPR - 1

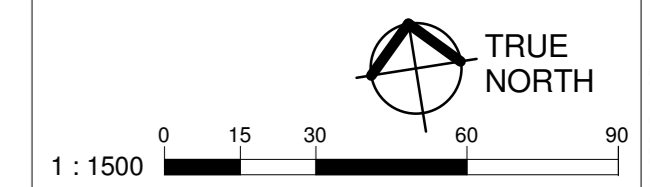
INDICATIVE ONLY



KEY PLAN
1 : 6500



1 LOT AND ROAD BDY PLAN - FUTURE
1 : 1500



NOTES:
ALL FUTURE WORKS SHOWN ARE INDICATIVE ONLY.
SUBJECT TO SEPARATE APPLICATION

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

LOT & BOUNDARY PLANS -
INDICATIVE FUTURE
WORKS

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

A200 SERIES - FUTURE - INFORMATION & ANALYSIS

Drawing No.	Proj Stage	ISSUE
-------------	------------	-------

A200.10 PPR - 1

GENERAL INFORMATION
NOT FOR CONSTRUCTION