



1 3D - VIEW FROM SOUTHWEST CORNER



2 3D - BIRD'S EYE VIEW FROM NORTHWEST CORNER

2	21-02-2013	PRELIMINARY
1	10-10-2012	PRELIMINARY
ISSUE	DATE	DESCRIPTION

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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**

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**Project**  
WARNERVALE TOWN CENTRE

LOT 521 D.P. 594725

**Sheet name**

PERSPECTIVE  
IMPRESSIONS

Scale @ B1: 1 : 1  
Project No.: S0912  
Drawn By: JY Checked By: MF

A10 SERIES - ELEVATIONS	
Drawing No.	Proj Stage ISSUE

PRELIMINARY  
NOT FOR CONSTRUCTION  
A10.81  
PPR - 2





1 3D - VIEW FROM SOUTHEAST CORNER



2 3D - BIRD'S EYE VIEW FROM NORTHEAST CORNER

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Project
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Sheet name
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PERSPECTIVE  
IMPRESSIONS

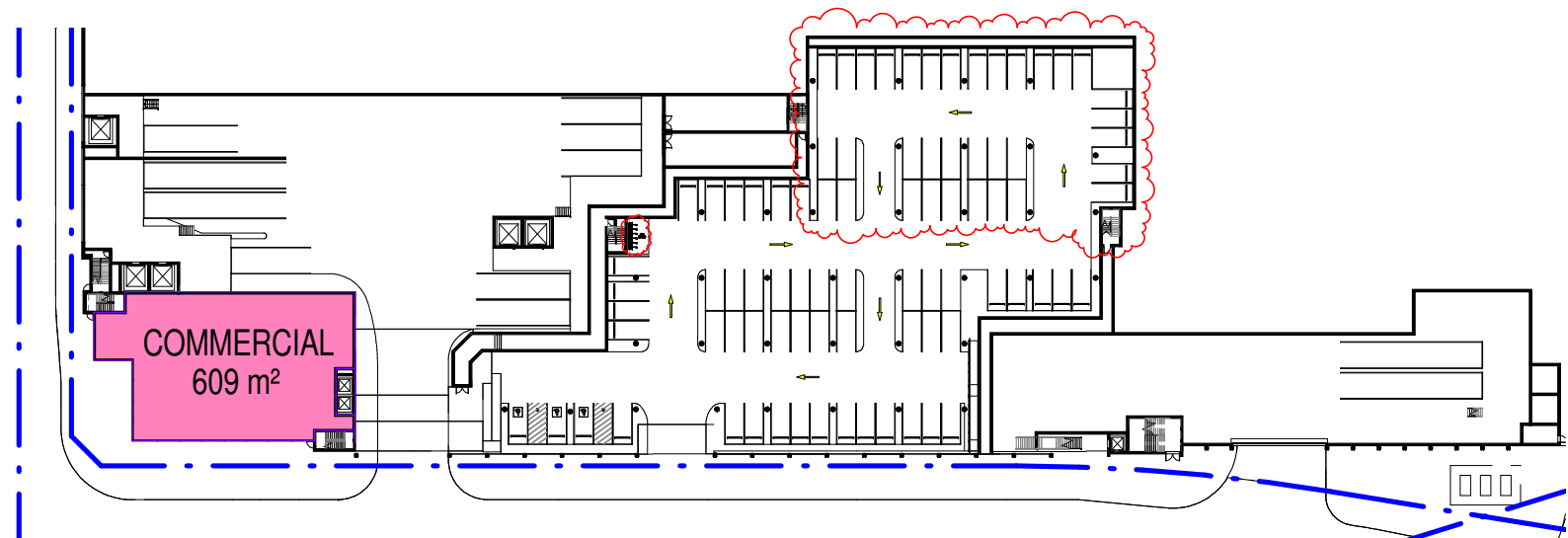
Scale @ B1:	1 : 1
Project No.:	S0912
Drawn By: JY	Checked By: MF

A10 SERIES - ELEVATIONS		
Drawing No.	Proj Stage	ISSUE

PRELIMINARY  
NOT FOR CONSTRUCTION

A10.82  
PPR - 2

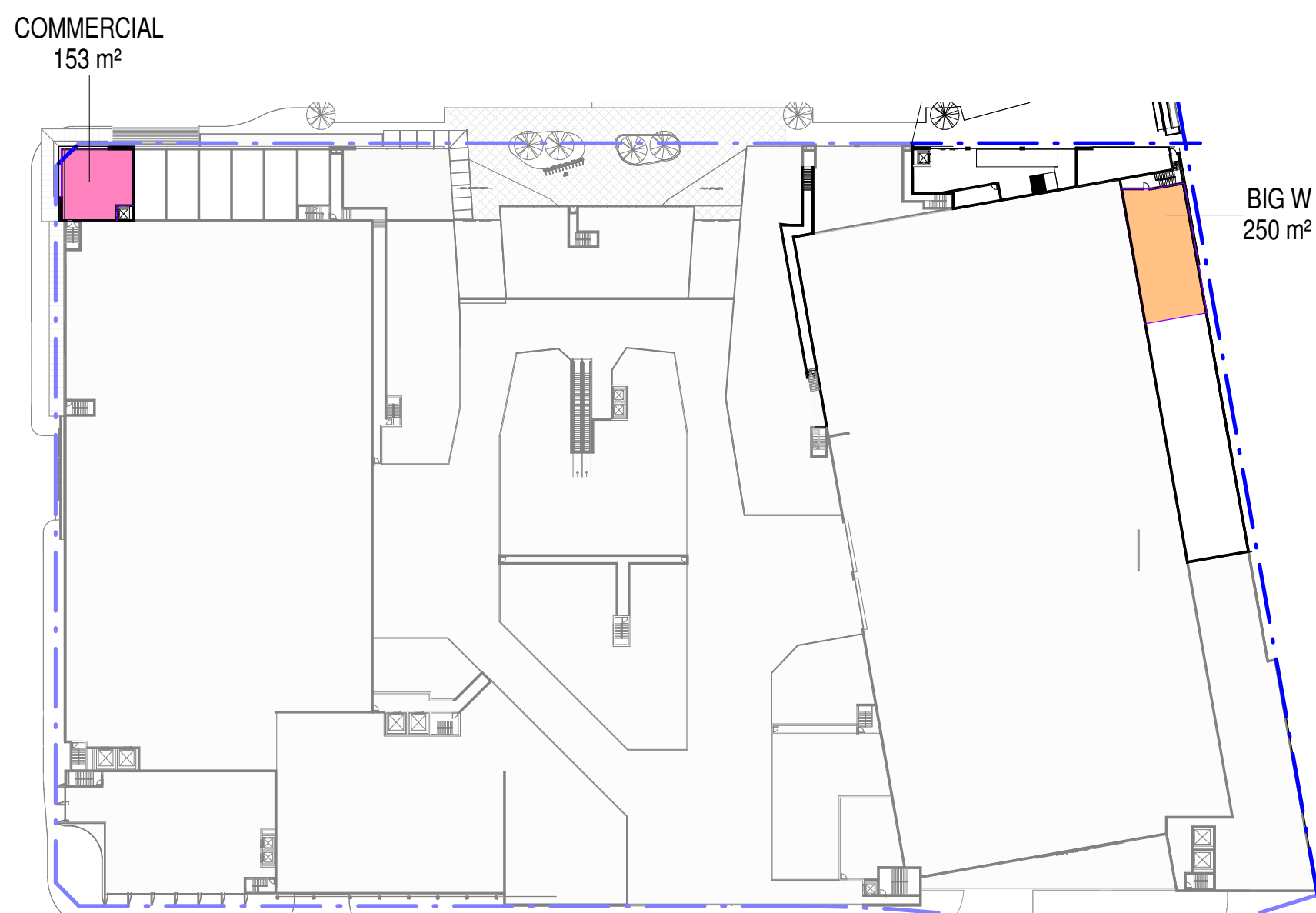




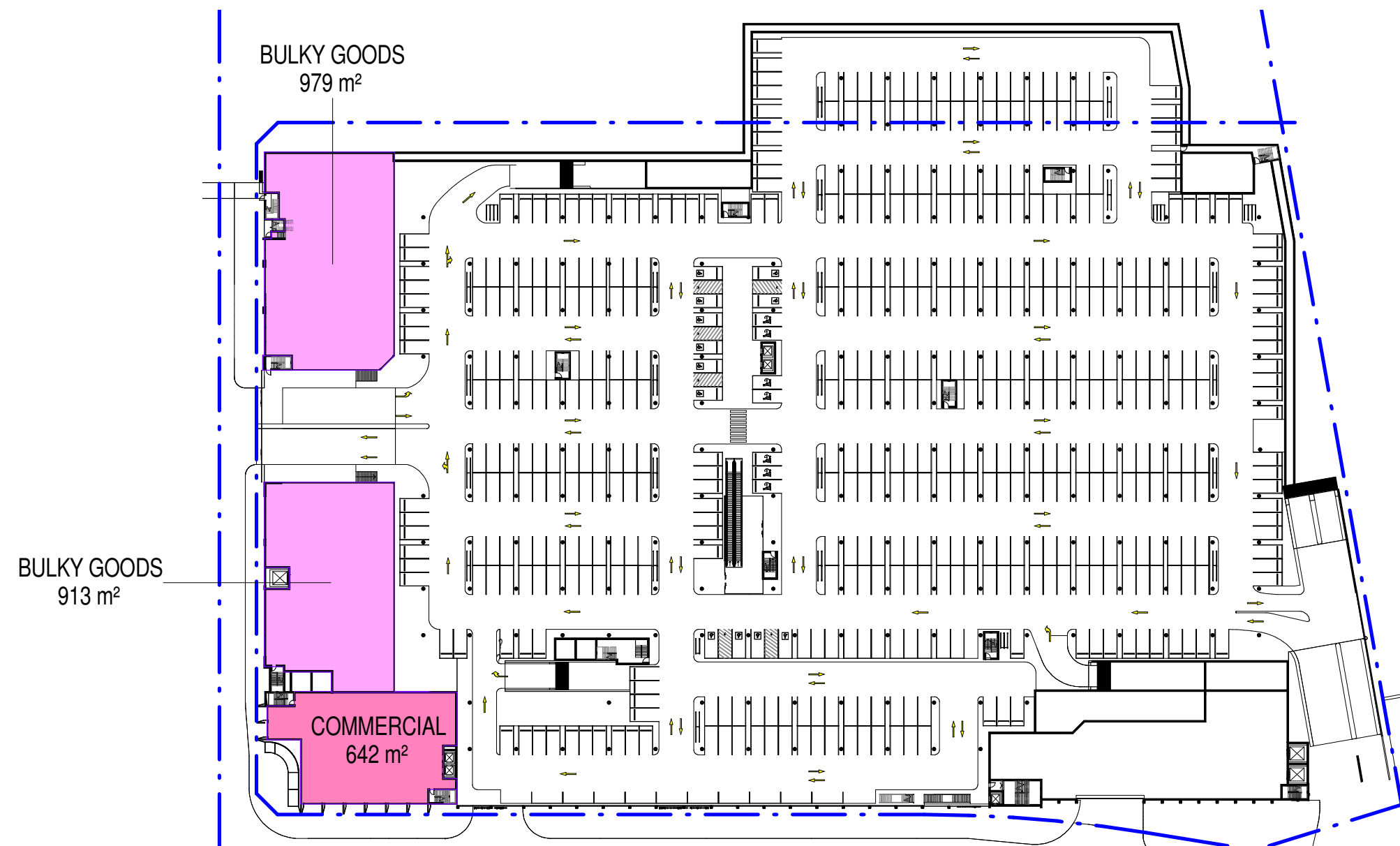
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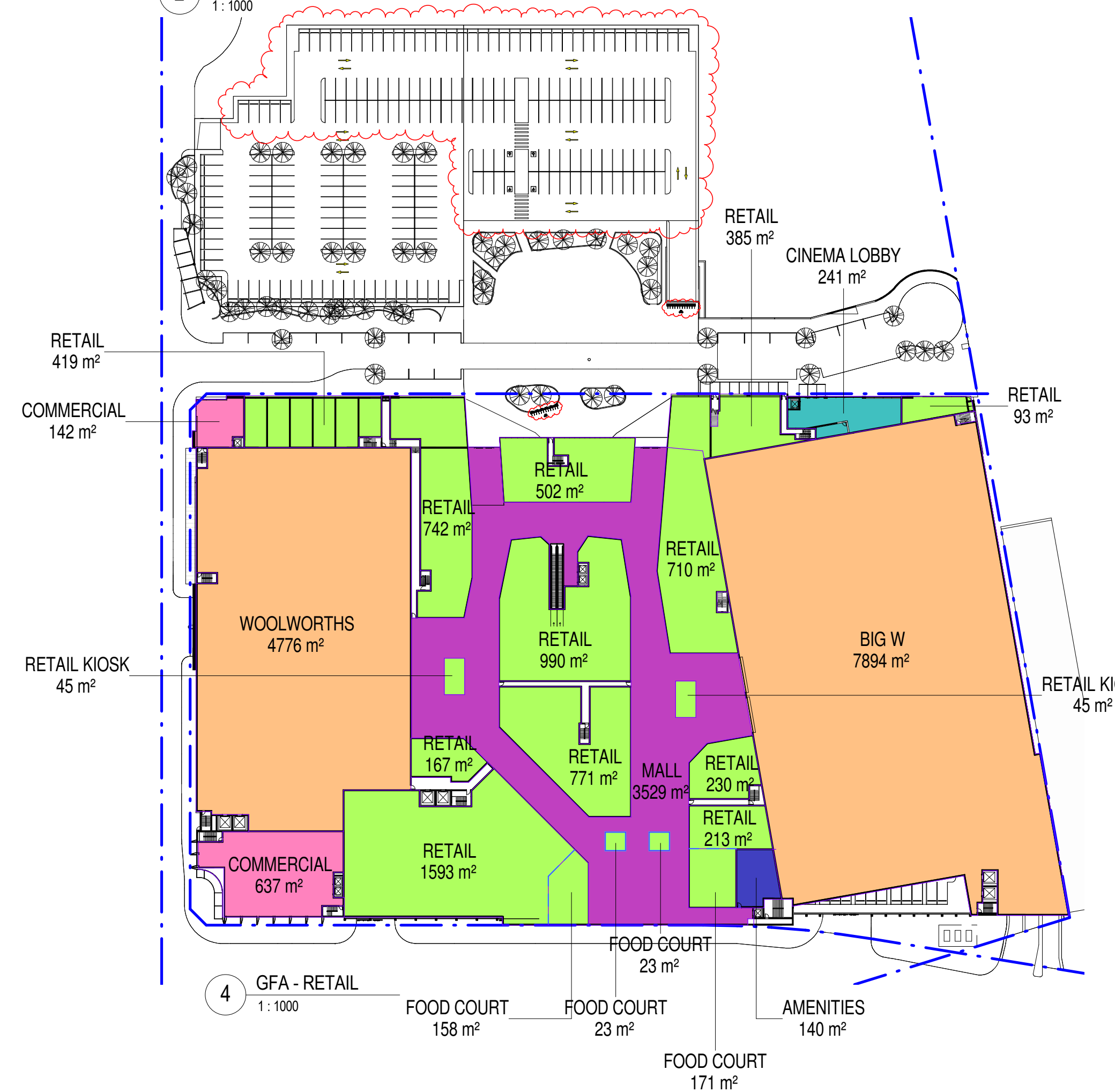
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1 MEZZANIE  
1:1000

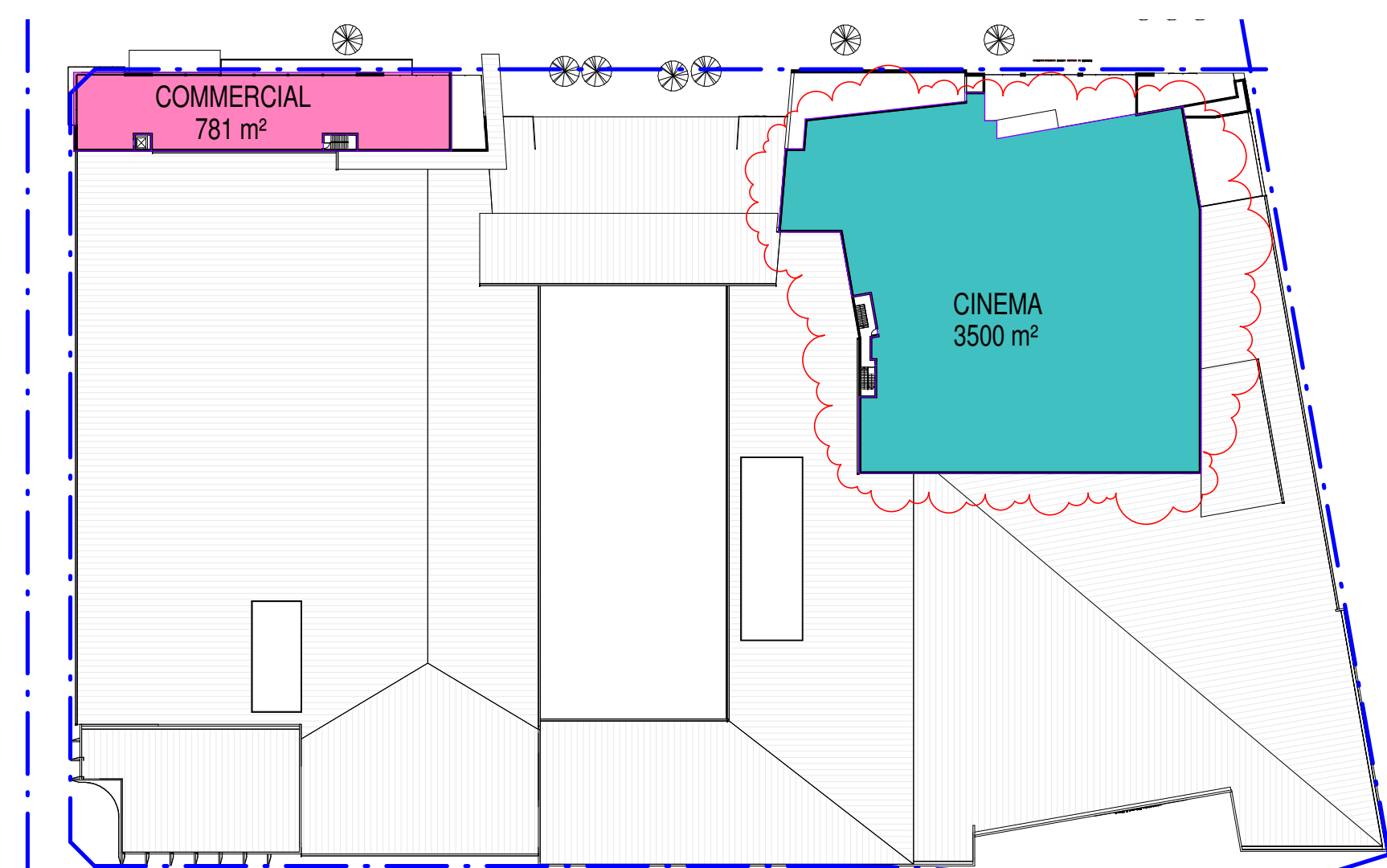


2 GFA - CP2  
1:1000



GFA - COLOUR LEGEND

- AMENITIES
- BULKY GOODS
- CINEMA
- COMMERCIAL
- MAJOR STORES
- MALL
- RETAIL



5 GFA - CINEMA LEVEL  
1:1000

AREA SCHEDULE - GFA RETAIL	
AMENITIES	140 m²
BULKY GOODS	1892 m²
CINEMA	3742 m²
COMMERCIAL	3608 m²
MAJOR STORES	12921 m²
MALL	3529 m²
RETAIL	7279 m²
Grand total	33112 m²

PARKING SCHEDULE - ON GRADE	
Location	Count
ON GRADE - MAIN STREET	16
ON GRADE - RETAIL	225
Grand total	241

PARKING SCHEDULE - BASEMENT	
Level	Count
CP3	84
CP2	549
CP1	850
Grand total	1283

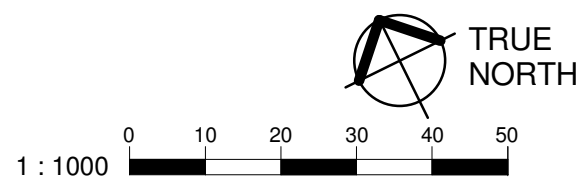
PARKING SCHEDULE - LOADING	
Type	Count
AV 19000 x 3500	2
HRV 12500 x 3500	3
MRV 10700 x 3500	4
Grand total	9

PARKING SCHEDULE - MOTORCYCLE	
Level	Count
CP1	10
Grand total	10

PARKING SCHEDULE - BICYCLE	
Location	Count
BIC - CP3	12
BIC - MAIN STREET	48
Grand total	60

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 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 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.

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GFA & CAR PARKING ANALYSIS

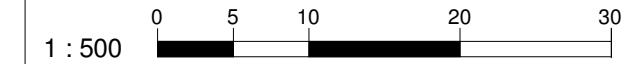
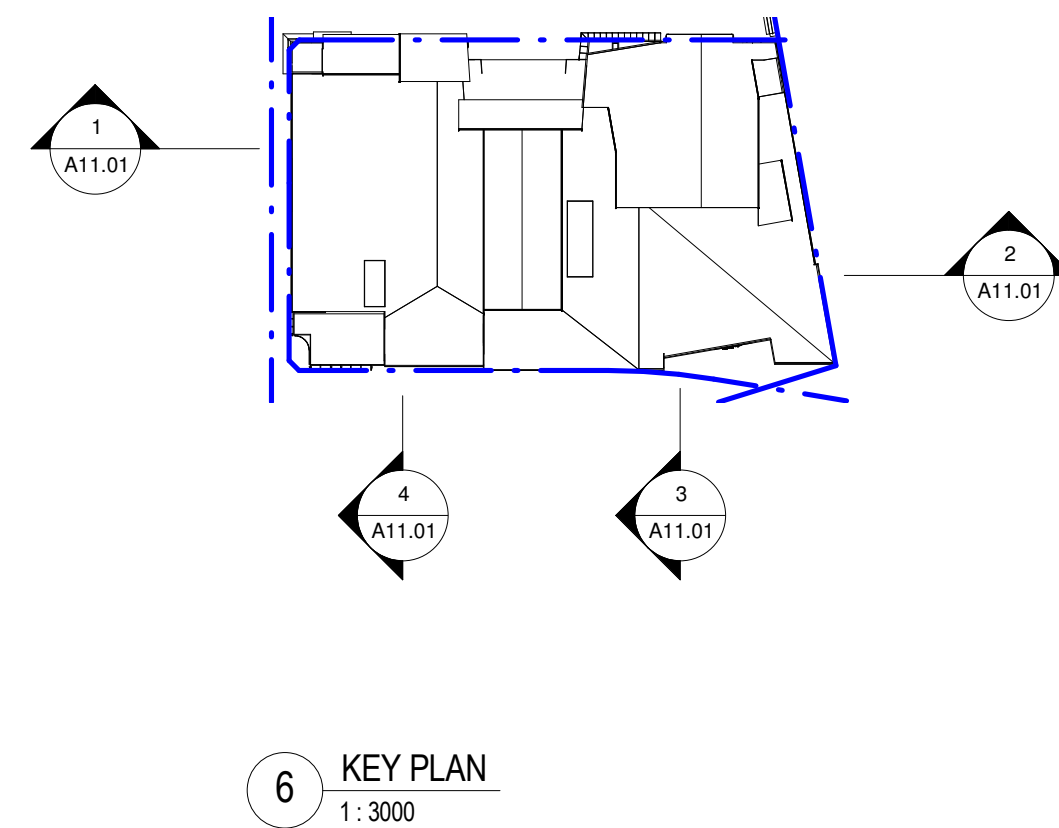
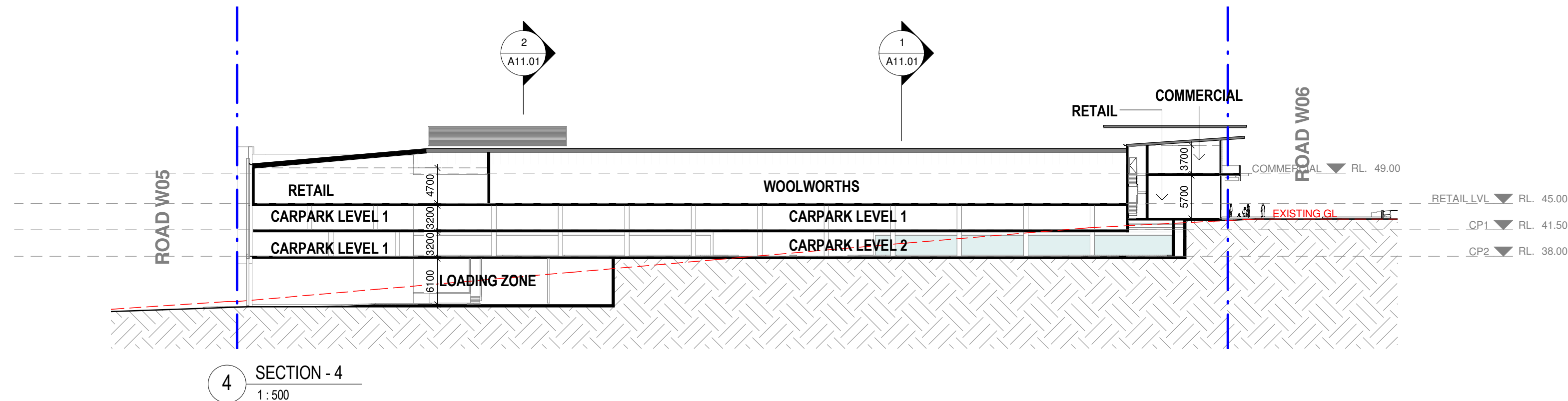
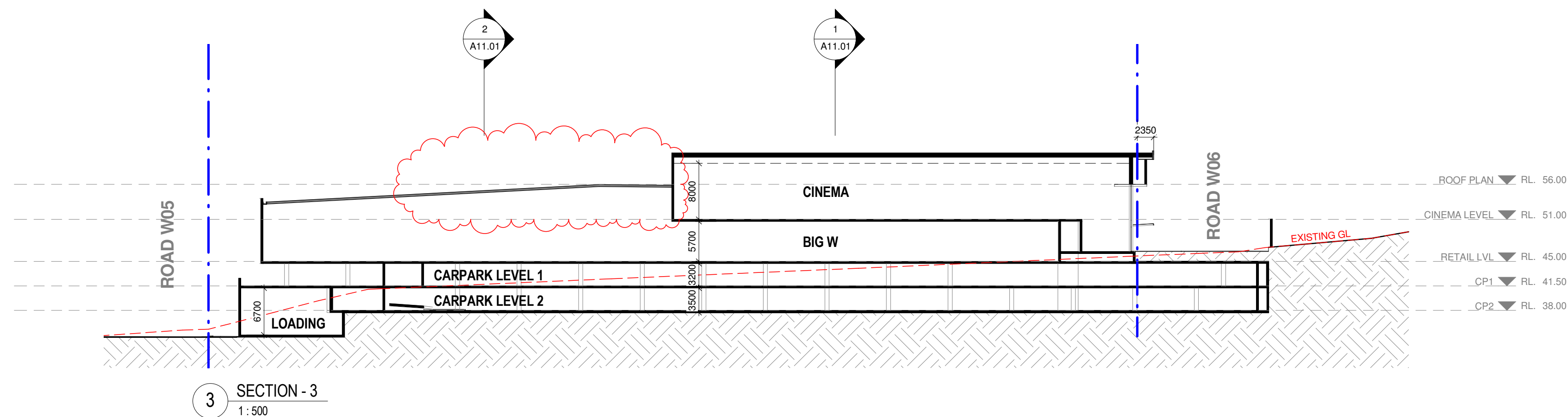
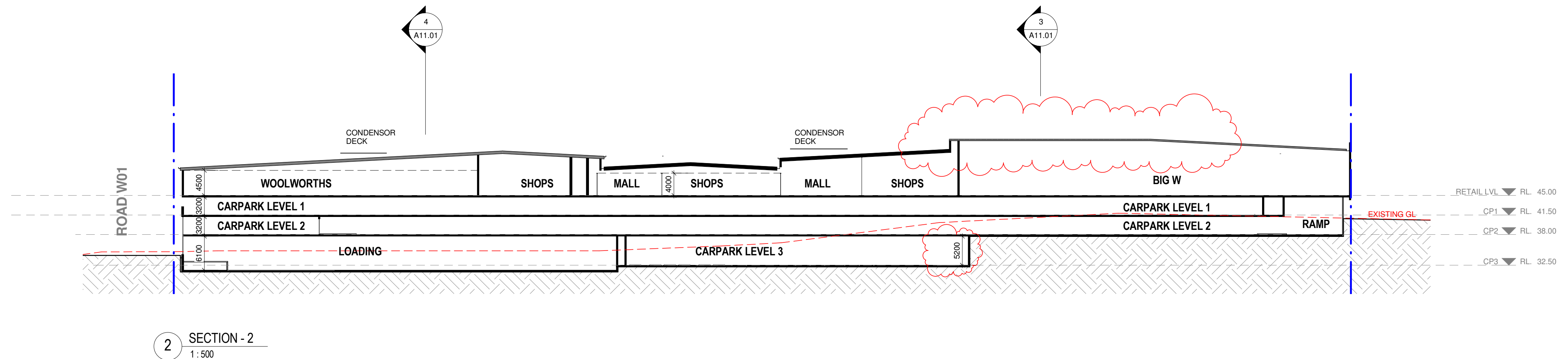
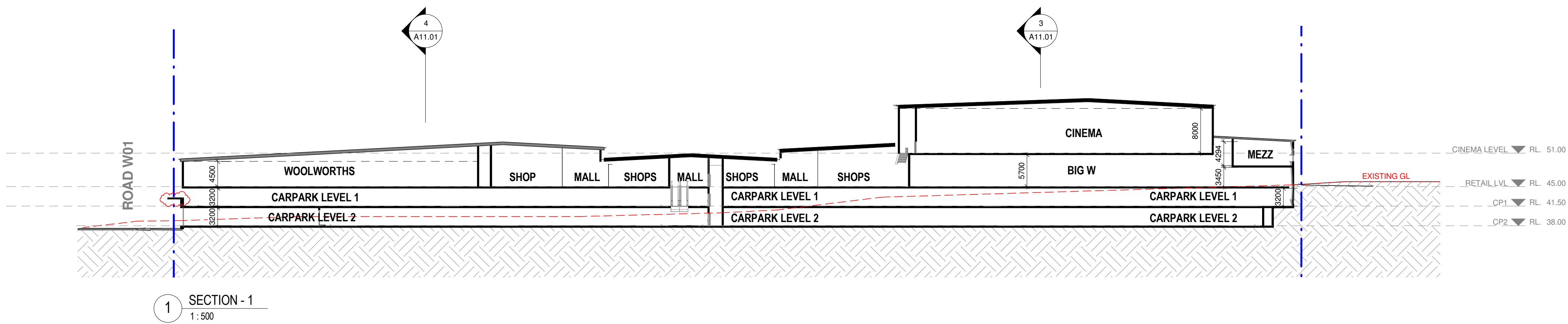
Scale @ B1: As indicated  
Project No.: S0912  
Drawn By: JY Checked By: SB

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

A100.20 PPR - 3

PRELIMINARY  
NOT FOR CONSTRUCTION





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**PROPOSED SECTIONS**

Scale @ B1: As indicated  
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A11 SERIES - SECTIONS	Proj Stage	ISSUE
Drawing No.		

**PRELIMINARY**  
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**A11.01**  
**PPR - 3**