

PROPOSED DEVELOPMENT - HOMEMAKER CENTRE  
GOONOO GOONOO RD, TAMWORTH, NSW  
TOWN PLANNING APPLICATION

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|       |                         |          |       |
|-------|-------------------------|----------|-------|
| ISSUE | AMENDMENT               | DATE     | CHK'D |
| A     | DEVELOPMENT APPLICATION | 04.02.25 | SJE   |



ARTIST IMPRESSION

| TOWN PLANNING - DRAWING LIST |                                   |                  |
|------------------------------|-----------------------------------|------------------|
| Sheet Number                 | Sheet Name                        | Current Revision |
| DA001                        | COVER SHEET                       | A                |
| DA015                        | EXISTING CONDITIONS PLAN          | A                |
| DA020                        | PROPOSED SITE PLAN                | A                |
| DA101                        | GROUND FLOOR PLAN - TENANCY 1 & 2 | A                |
| DA102                        | GROUND FLOOR PLAN - TENANCY 3 & 4 | A                |
| DA111                        | ROOF PLAN - TENANCY 1 & 2         | A                |
| DA112                        | ROOF PLAN - TENANCY 3 & 4         | A                |
| DA151                        | ELEVATIONS - TENANCY 1 & 2        | A                |
| DA152                        | ELEVATIONS - TENANCY 3 & 4        | A                |
| DA161                        | SECTIONS - TENANCY 1 & 2          | A                |
| DA162                        | SECTIONS - TENANCY 3 & 4          | A                |
| DA171                        | SIGNAGE DETAILS - SHEET 1         | A                |
| DA172                        | PYLON & SIGNAGE DETAILS - SHEET 2 | A                |
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| DA202                        | SHADOW DIAGRAMS - SHEET 2         | A                |
| DA301                        | ARTIST IMPRESSIONS                | A                |
| DA302                        | ARTIST IMPRESSIONS                | A                |
| DA303                        | ARTIST IMPRESSIONS                | A                |
| DA304                        | ARTIST IMPRESSIONS                | A                |
| DA305                        | ARTIST IMPRESSIONS                | A                |
| DA306                        | ARTIST IMPRESSIONS                | A                |

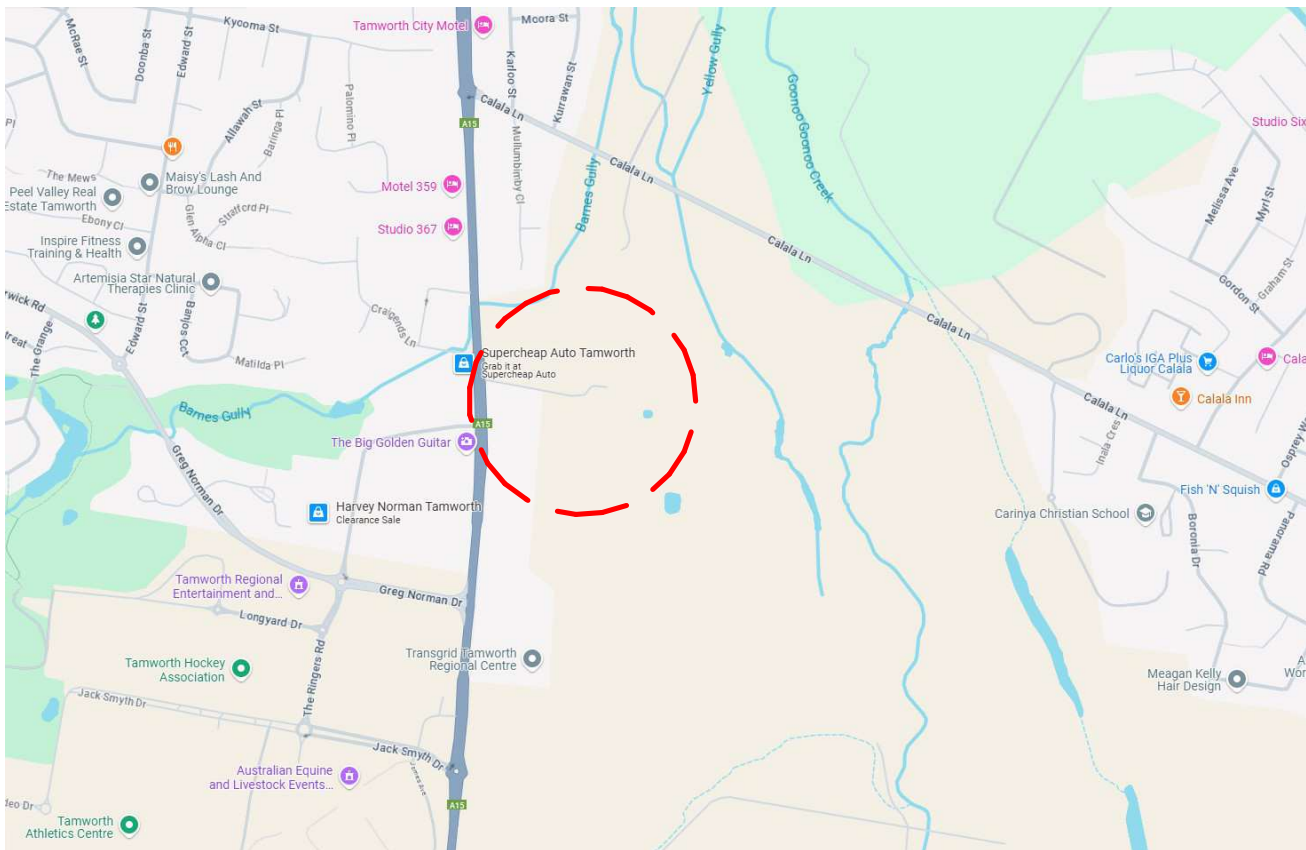


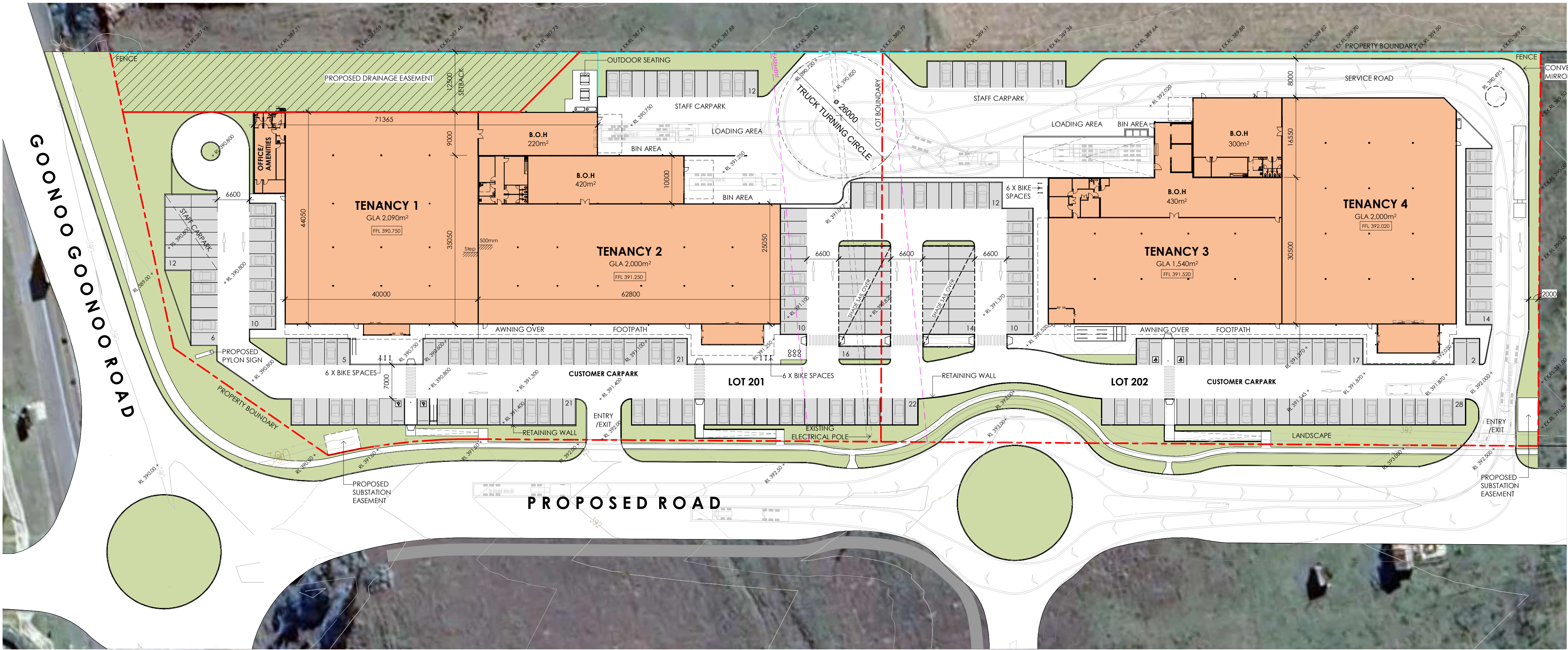
IMAGE SOURCE: GOOGLE

LOCALITY PLAN



DEVELOPMENT APPLICATION EXISTING CONDITIONS PLAN

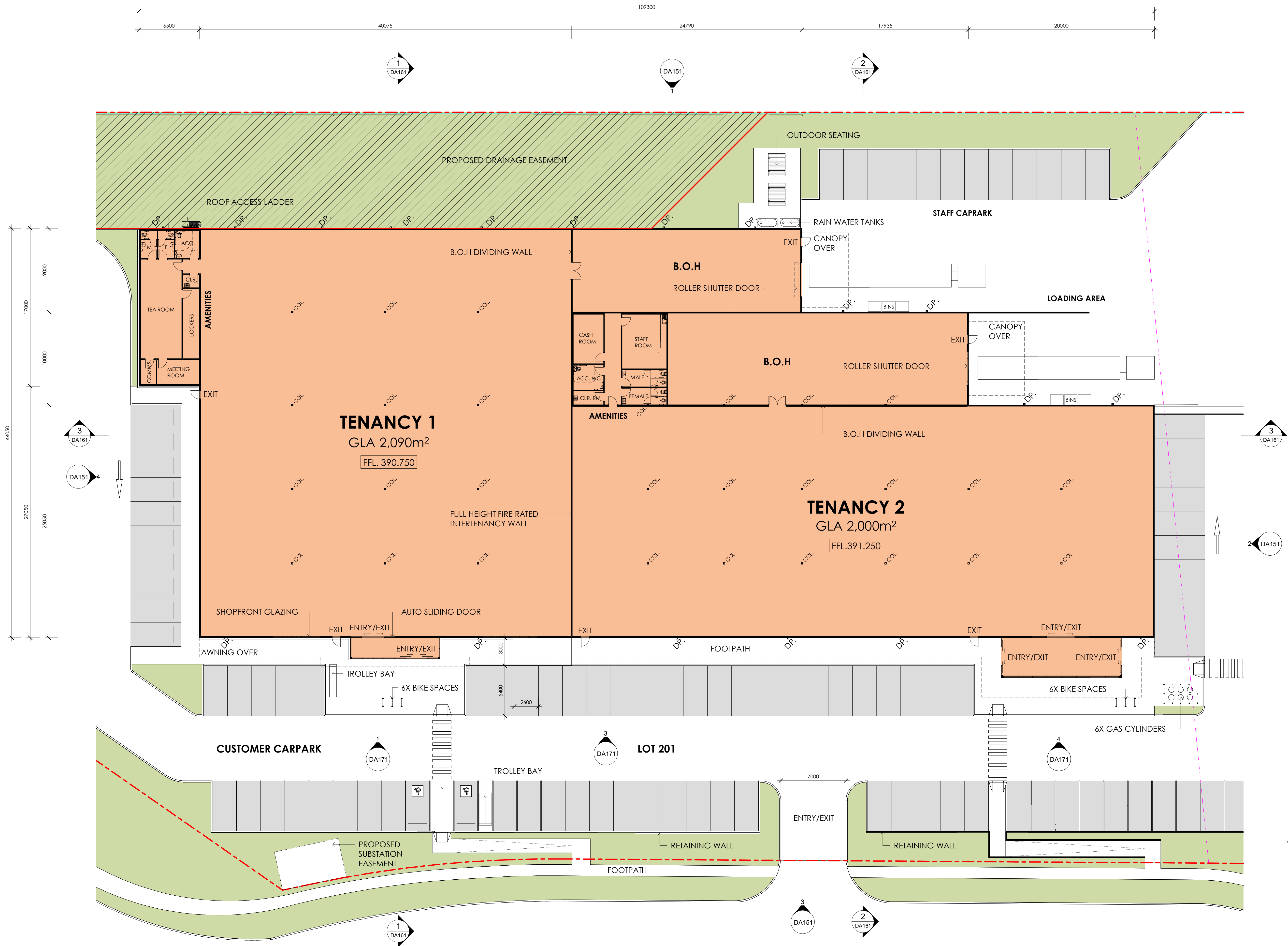




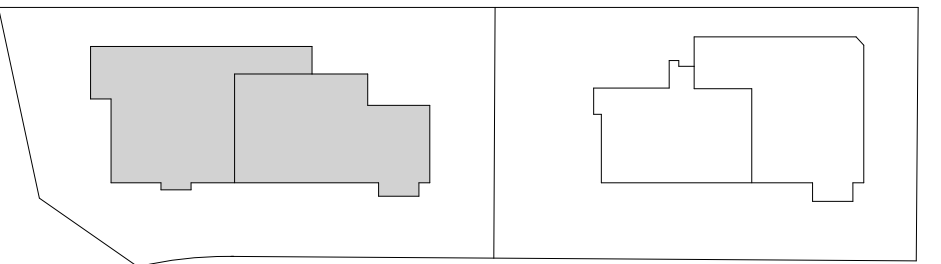
| LEGEND |                                                      |
|--------|------------------------------------------------------|
|        | PROPERTY BOUNDARIES                                  |
|        | EASEMENTS                                            |
|        | 2.4M HIGH FENCE                                      |
|        | LANDSCAPING                                          |
|        | PROPOSED CARSPACES                                   |
|        | PROPOSED FOOTPATH                                    |
|        | PEDESTRIAN CROSSING                                  |
|        | TREE - REFER LANDSCAPE ARCHITECTS DRAWINGS           |
|        | FINISH FLOOR LEVEL SUBJECT TO CIVIL ENGINEERS ADVICE |
|        | RAIN WATER TANK                                      |
|        | KERB RAMP                                            |

| DEVELOPMENT ANALYSIS TABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| SITE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Area           |
| SITE BOUNDARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 23,096 m²      |
| AREA SCHEDULE (GROSS LETTABLE AREA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |
| TENANCY 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2,090 M²       |
| TENANCY 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2,000 M²       |
| TENANCY 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,540 M²       |
| TENANCY 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2,000 M²       |
| TOTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 7,630 M²       |
| PARKING SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |
| Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Carpark Number |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 204            |
| DDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4              |
| STAFF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 35             |
| TOTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 243            |
| BICYCLE SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |
| BICYCLE - STAFF (TBC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |
| BICYCLE - VISITOR (TBC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |
| TOTAL (TBC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 18             |
| <b>NOTE:</b><br>ALL AREAS ARE APPROXIMATELY CALCULATED AS GROSS LEASABLE (GLA) PER METHOD OF MEASUREMENT BY PROPERTY COUNCIL OF AUSTRALIA.<br><br>ALL OUTDOOR LIGHTING IS (TO BE) COMPLIANT WITH AS/NZ 11583.1 PEDESTRIAN AREA (CATEGORY P) LIGHTING AND AS4282 CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING.<br><br>PROPOSED DISTRIBUTION BOARD IS TO HAVE CAPACITY TO PROVIDE FOR EV PARKING                                                                                                                                                                                            |                |
| <b>DESCRIPTION</b><br><b>GLA</b><br>GROSS LETTABLE AREA IS DETERMINED BY INCLUDING EVERYTHING WITHIN THE EXTERNAL BUILDING WALLS. IT IS CALCULATED AT EACH FLOOR LEVEL MEASURING FROM THE OUTSIDE FACE OF THE STRUCTURAL WALLS OF THE BUILDING ALIGNMENT AND THE CENTRE OF THE INTER-TENANCY WALLS OR COMMON AREAS.<br><b>NIA</b><br>THE NET LETTABLE AREA OF A BUILDING IS THE SUM OF ITS WHOLE FLOOR AREA, TAKING MEASUREMENTS FROM THE INTERNAL FINISH SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FINISHED SURFACES OF DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS. |                |

DEVELOPMENT APPLICATION PROPOSED SITE PLAN

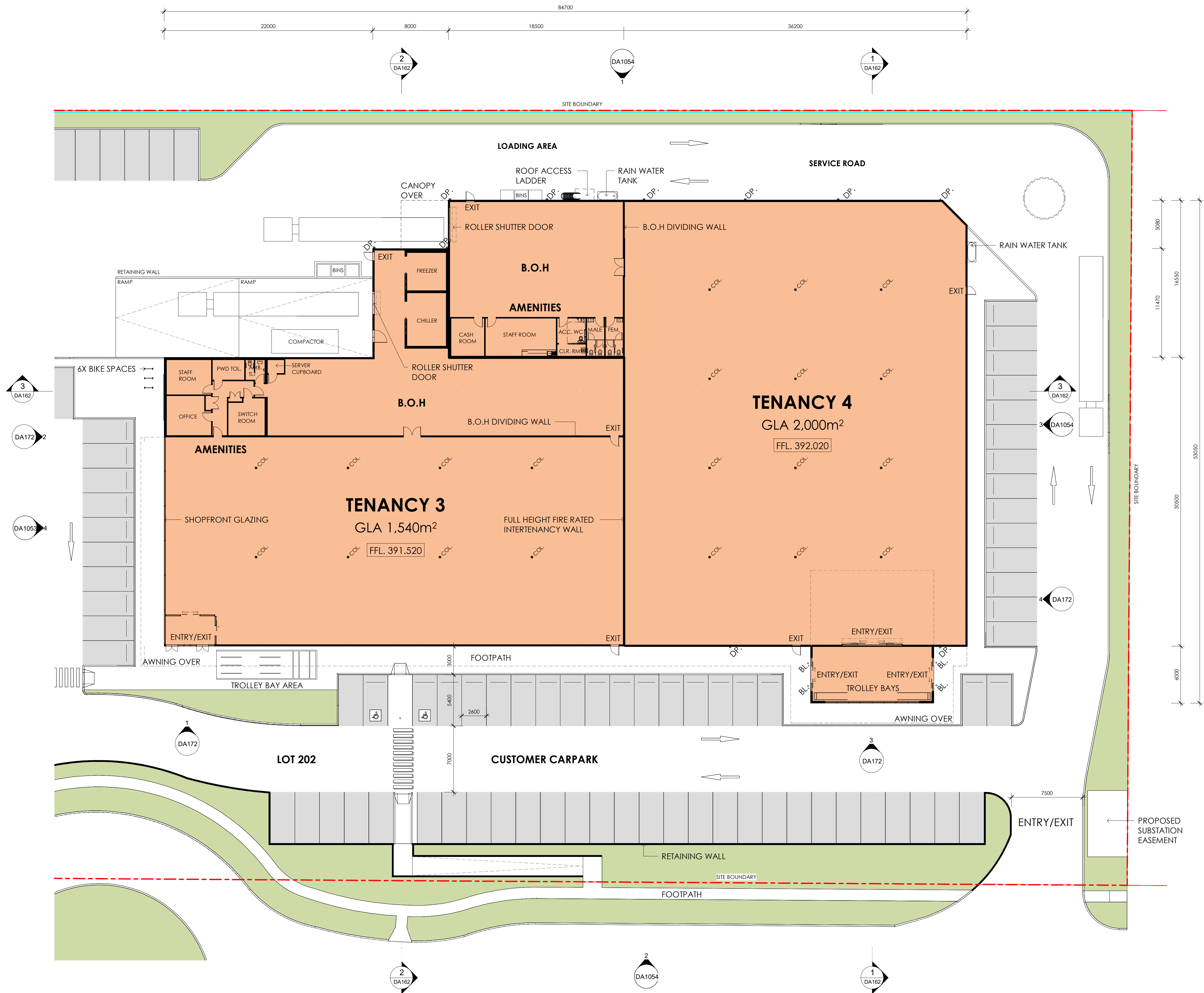


| LEGEND |                                                      |
|--------|------------------------------------------------------|
|        | PROPERTY BOUNDARIES                                  |
|        | EASEMENTS                                            |
|        | 2.4M HIGH FENCE                                      |
|        | LANDSCAPING                                          |
|        | PROPOSED CARSPACES                                   |
|        | PROPOSED FOOTPATH                                    |
|        | PEDESTRIAN CROSSING                                  |
|        | TREE - REFER LANDSCAPE ARCHITECTS DRAWINGS           |
|        | FINISH FLOOR LEVEL SUBJECT TO CIVIL ENGINEERS ADVICE |
|        | RAIN WATER TANK                                      |
|        | KERB RAMP                                            |

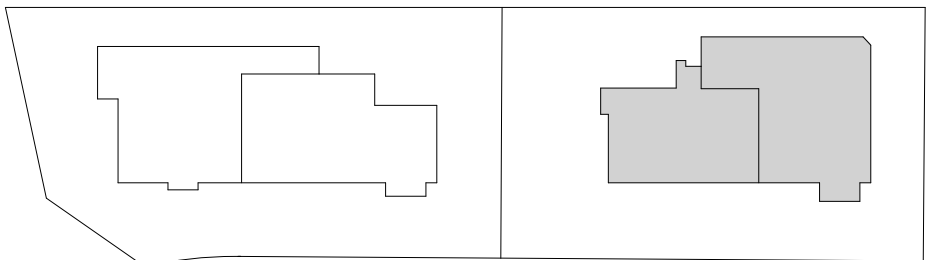


DEVELOPMENT APPLICATION

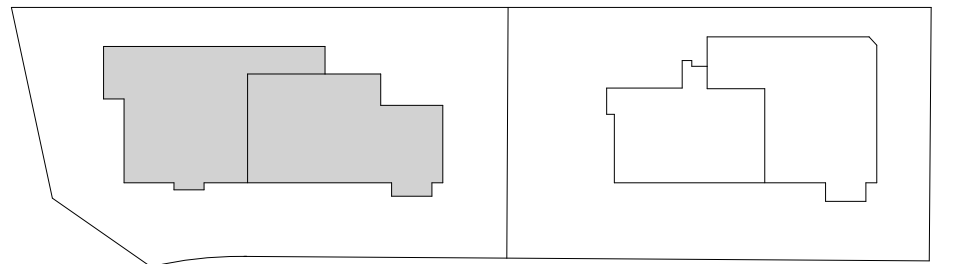
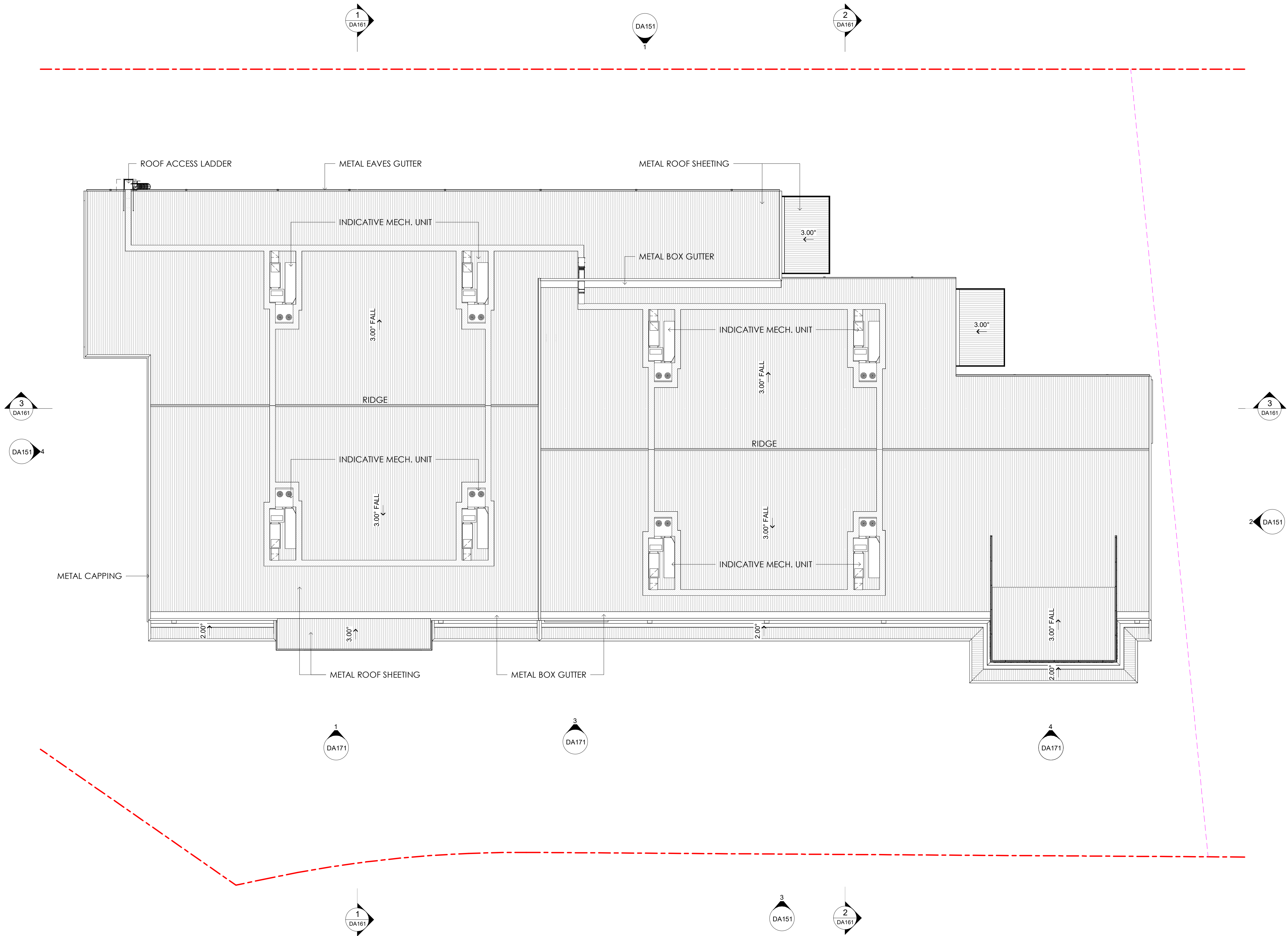
GROUND FLOOR PLAN -  
TENANCY 1 & 2



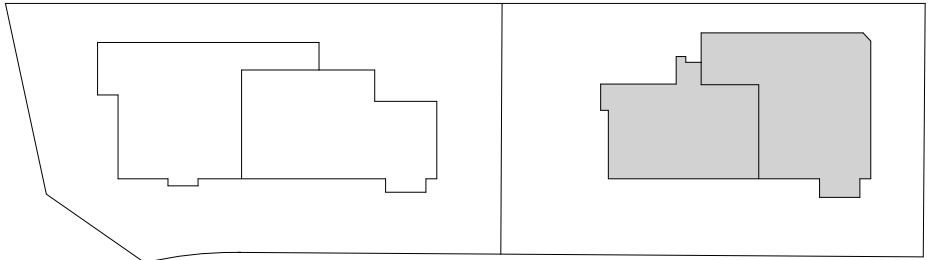
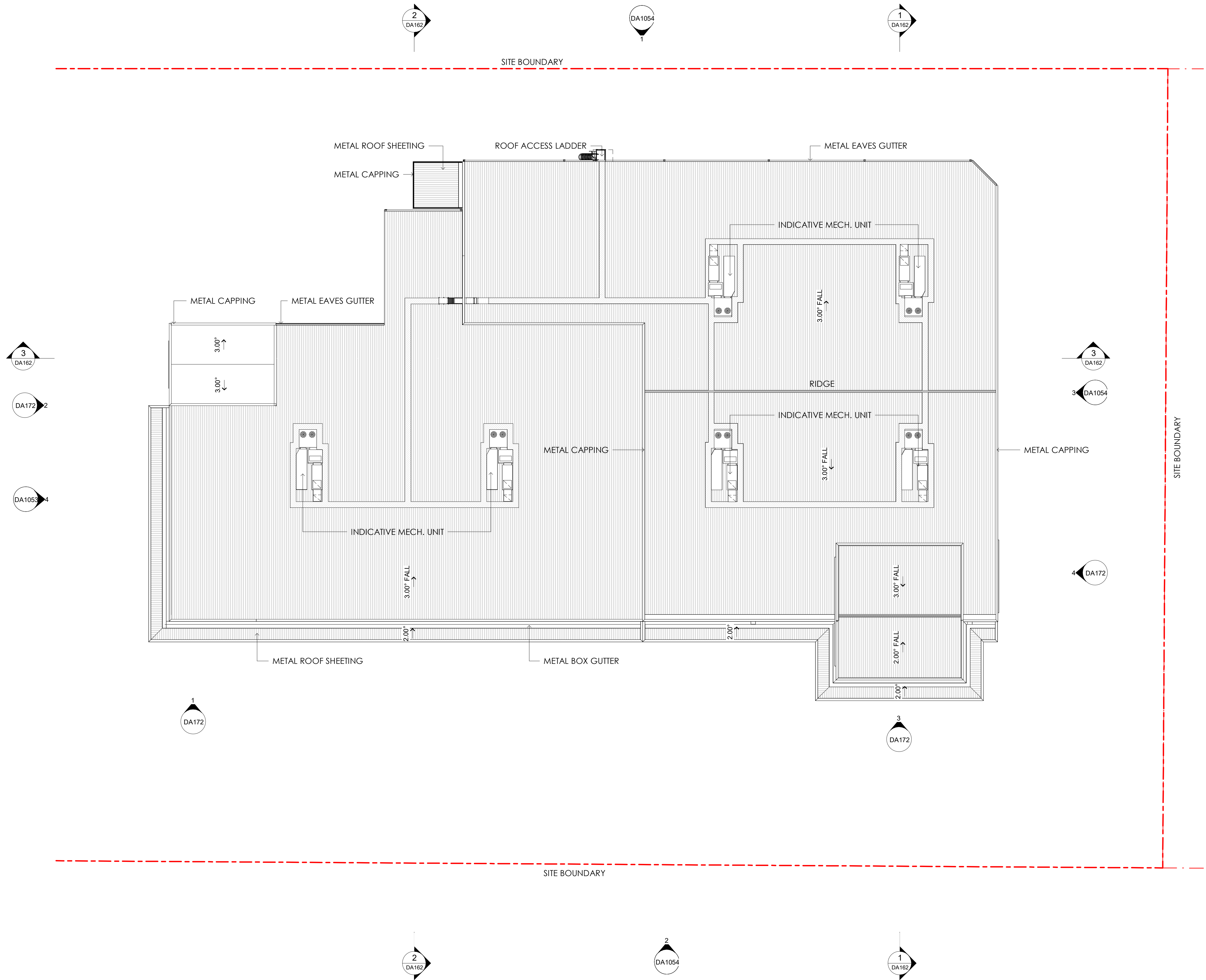
| LEGEND |                                                      |
|--------|------------------------------------------------------|
|        | PROPERTY BOUNDARIES                                  |
|        | EASEMENTS                                            |
|        | 2.4M HIGH FENCE                                      |
|        | LANDSCAPING                                          |
|        | PROPOSED CARSPACES                                   |
|        | PROPOSED FOOTPATH                                    |
|        | PEDESTRIAN CROSSING                                  |
|        | TREE - REFER LANDSCAPE ARCHITECTS DRAWINGS           |
|        | FINISH FLOOR LEVEL SUBJECT TO CIVIL ENGINEERS ADVICE |
|        | RAIN WATER TANK                                      |
|        | KERB RAMP                                            |

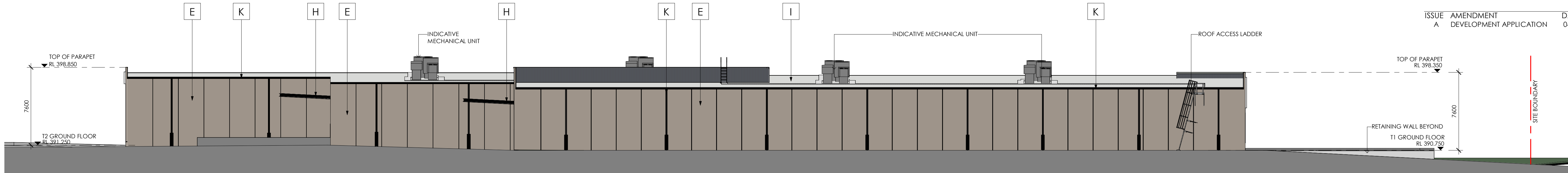


GROUND FLOOR PLAN -  
DEVELOPMENT APPLICATION TENANCY 3 & 4

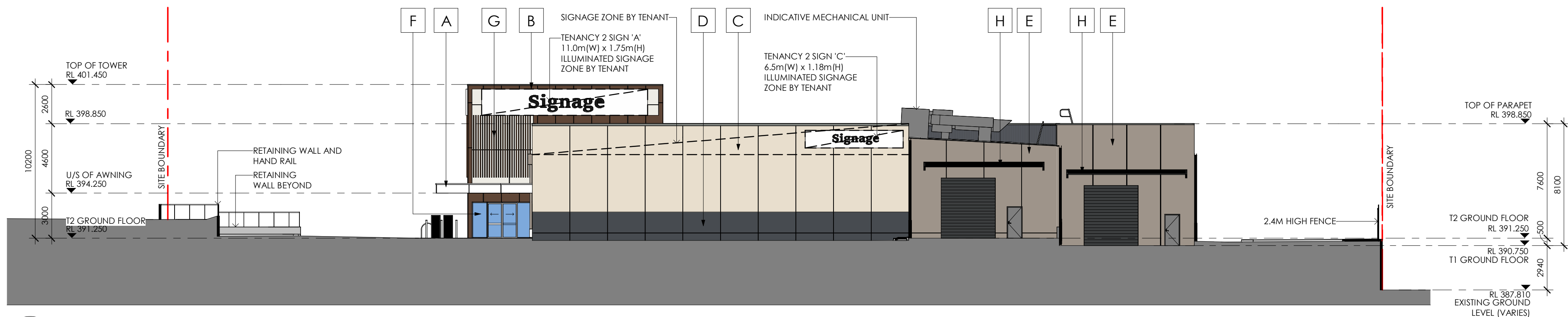


DEVELOPMENT APPLICATION ROOF PLAN - TENANCY 1 & 2

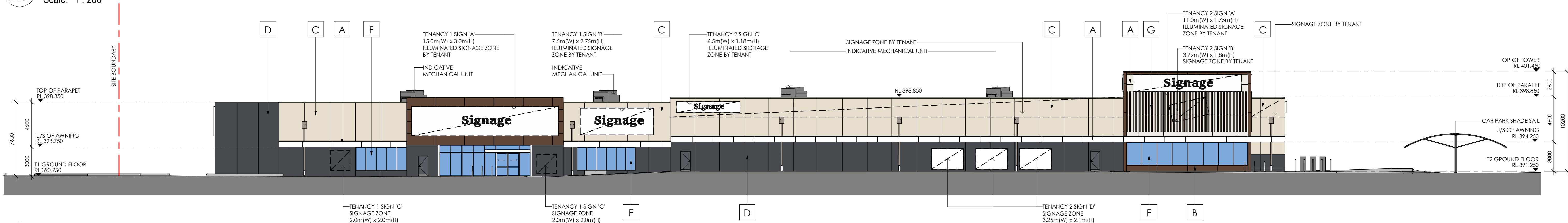




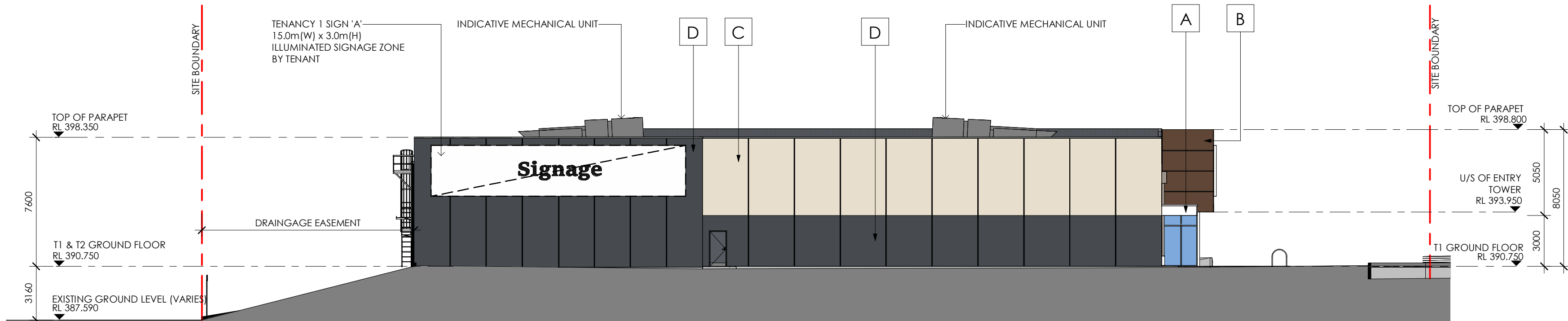
1 NORTH ELEVATION - TENANCY 1 & 2  
Scale: 1 : 200



2 EAST ELEVATION - TENANCY 1 & 2  
Scale: 1 : 200

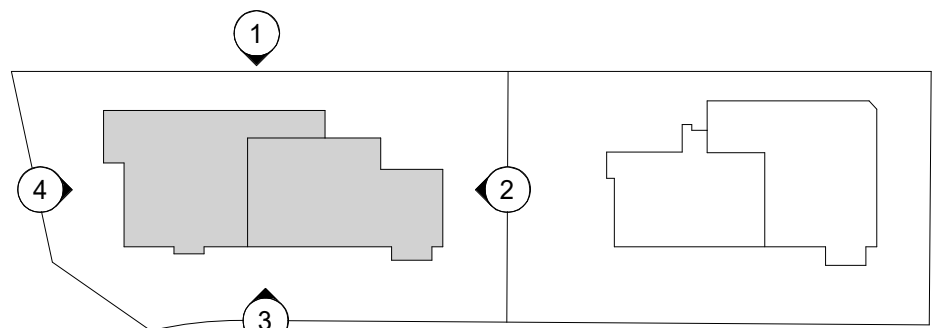


3 SOUTH ELEVATION - TENANCY 1 & 2  
Scale: 1 : 200

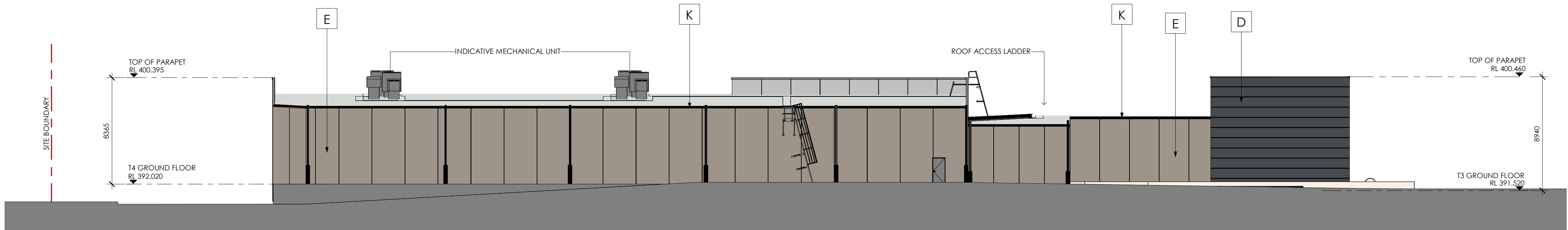


4 WEST ELEVATION - TENANCY 1 & 2  
Scale: 1 : 200

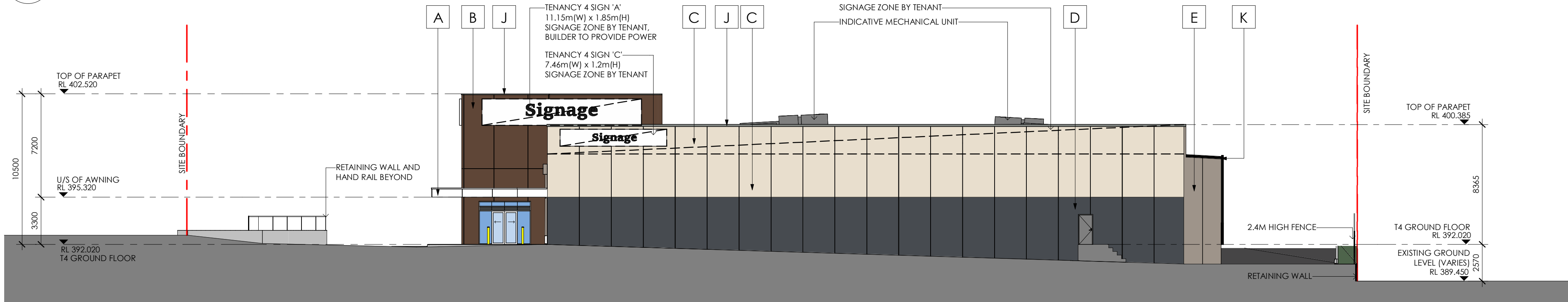
|  |                                                                         |  |                                                               |  |                                                                  |
|--|-------------------------------------------------------------------------|--|---------------------------------------------------------------|--|------------------------------------------------------------------|
|  | <b>A</b><br>FC CLADDING<br>EXPRESS JOINT<br>PAINTED - WHITE             |  | <b>E</b><br>PRECAST PANEL<br>PAINTED -<br>SAUDI SAND          |  | <b>I</b><br>METAL ROOF<br>SHEETING                               |
|  | <b>B</b><br>FC CLADDING<br>EXPRESS JOINT<br>PAINTED -<br>WOODLAND BROWN |  | <b>F</b><br>ALUMINIUM FRAMED<br>GLAZING - WHITE               |  | <b>J</b><br>METAL CAPPING<br>PAINTED -<br>WINDSPRAY              |
|  | <b>C</b><br>PRECAST PANEL<br>PAINTED - SEED PEARL                       |  | <b>G</b><br>VERTICAL<br>TIMBER LOOK<br>BATTENS                |  | <b>K</b><br>METAL EAVES GUTTER<br>& DOWNPIPES<br>PAINTED - BLACK |
|  | <b>D</b><br>PRECAST PANEL<br>PAINTED - IRONSTONE                        |  | <b>H</b><br>SOLID<br>ALUMINIUM<br>CLADDING<br>PAINTED - BLACK |  |                                                                  |



DEVELOPMENT APPLICATION ELEVATIONS - TENANCY 1 & 2

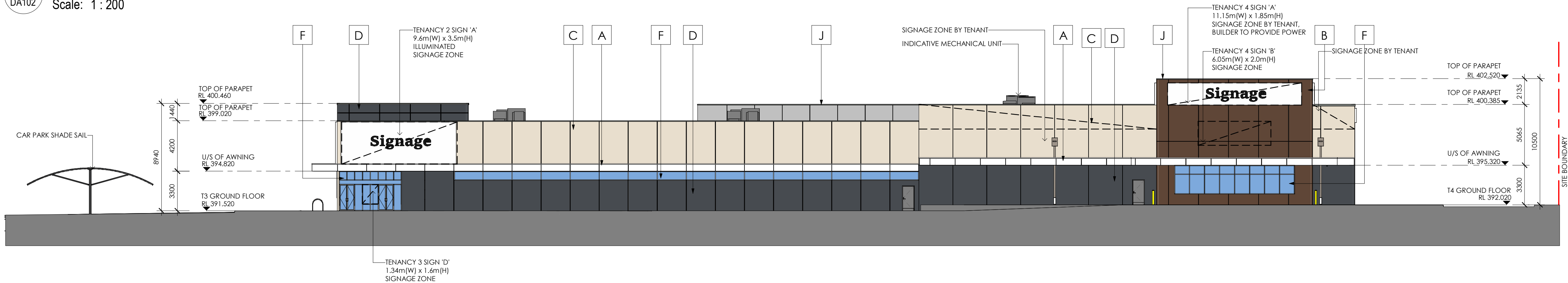


1 NORTH ELEVATION - TENANCY 3 & 4  
DA102 Scale: 1 : 200

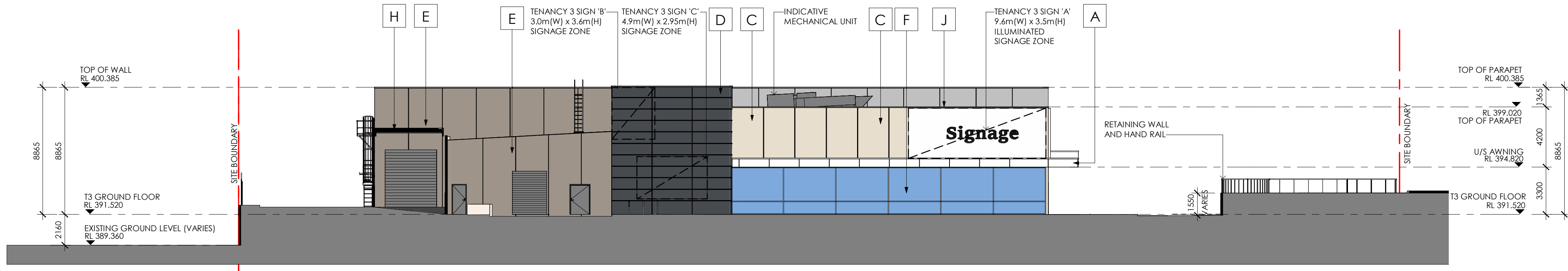


|  |                                                             |  |                                                   |  |                                                         |
|--|-------------------------------------------------------------|--|---------------------------------------------------|--|---------------------------------------------------------|
|  | <b>A</b> FC CLADDING EXPRESS JOINT PAINTED - WHITE          |  | <b>E</b> PRECAST PANEL PAINTED - SAUDI SAND       |  | <b>I</b> METAL ROOF SHEETING                            |
|  | <b>B</b> FC CLADDING EXPRESS JOINT PAINTED - WOODLAND BROWN |  | <b>F</b> ALUMINIUM FRAMED GLAZING - WHITE         |  | <b>J</b> METAL CAPPING PAINTED - WINDSPRAY              |
|  | <b>C</b> PRECAST PANEL PAINTED - SEED PEARL                 |  | <b>G</b> VERTICAL TIMBER LOOK BATTENS             |  | <b>K</b> METAL EAVES GUTTER & DOWNPIPES PAINTED - BLACK |
|  | <b>D</b> PRECAST PANEL PAINTED - IRONSTONE                  |  | <b>H</b> SOLID ALUMINIUM CLADDING PAINTED - BLACK |  |                                                         |

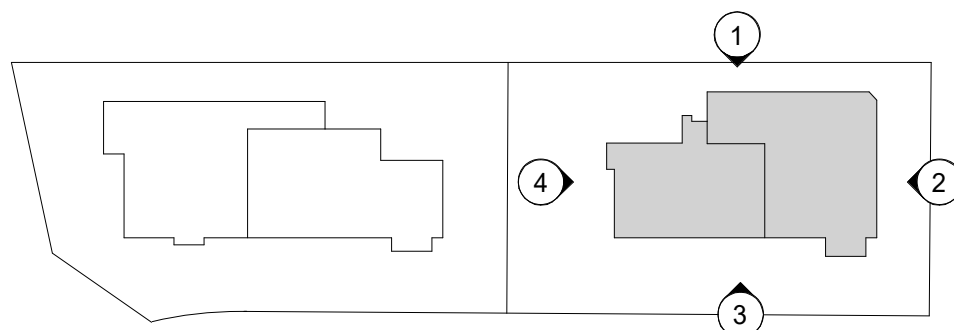
2 EAST ELEVATION - TENANCY 3 & 4  
DA102 Scale: 1 : 200



3 SOUTH ELEVATION - TENANCY 3 & 4  
DA102 Scale: 1 : 200

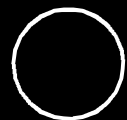


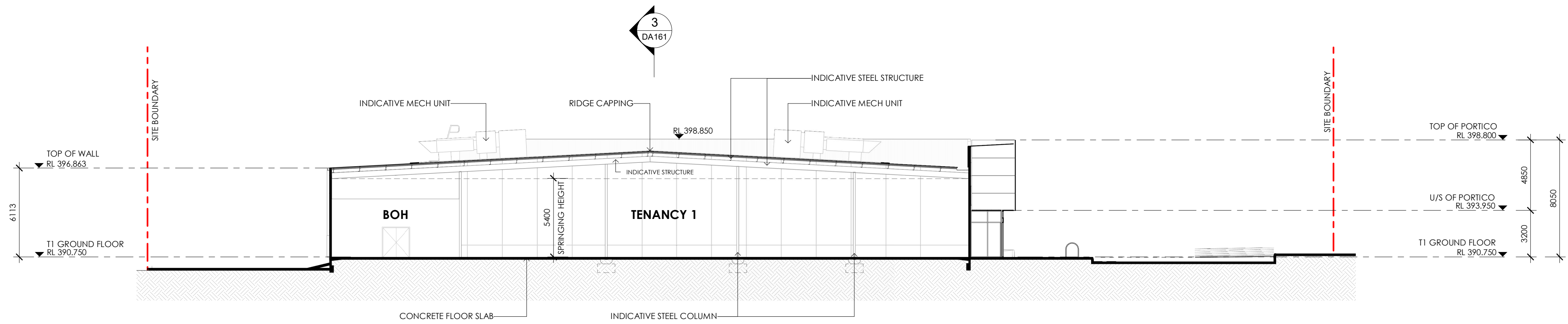
4 WEST ELEVATION - TENANCY 3 & 4  
DA102 Scale: 1 : 200



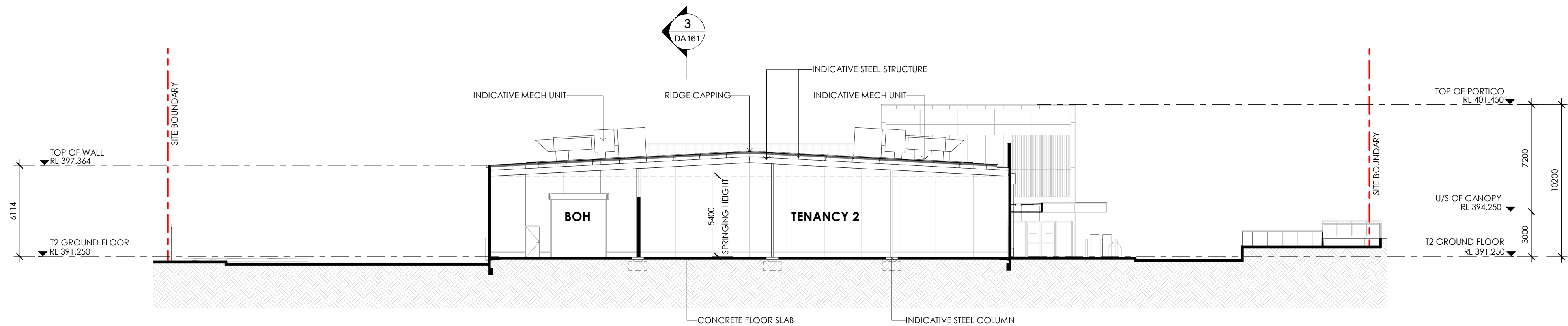
DEVELOPMENT APPLICATION

ELEVATIONS - TENANCY 3 & 4

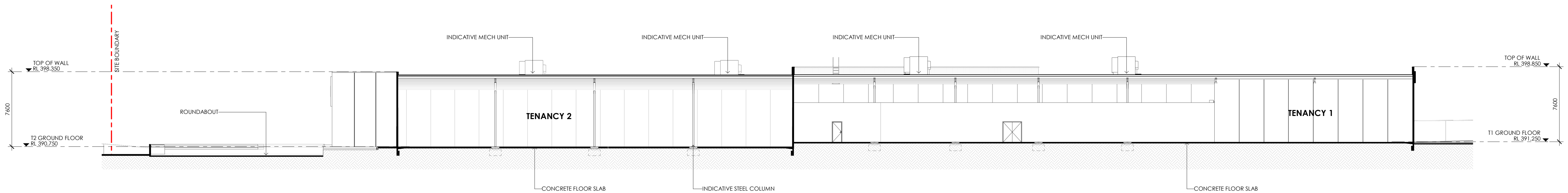




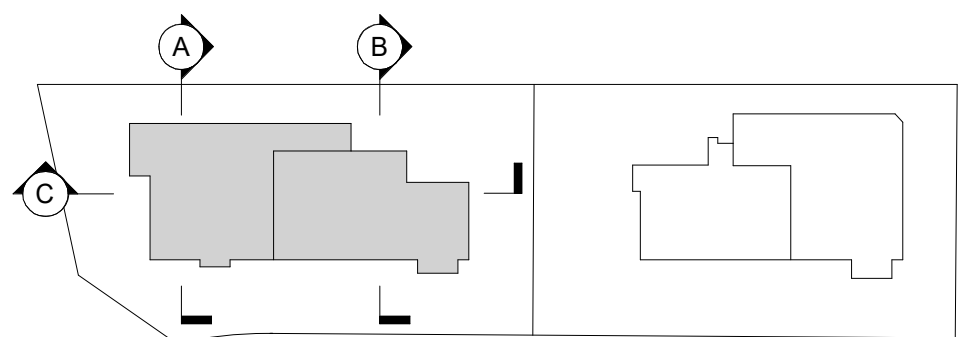
1 TENANCY 1 - SECTION A-A  
Scale: 1 : 200

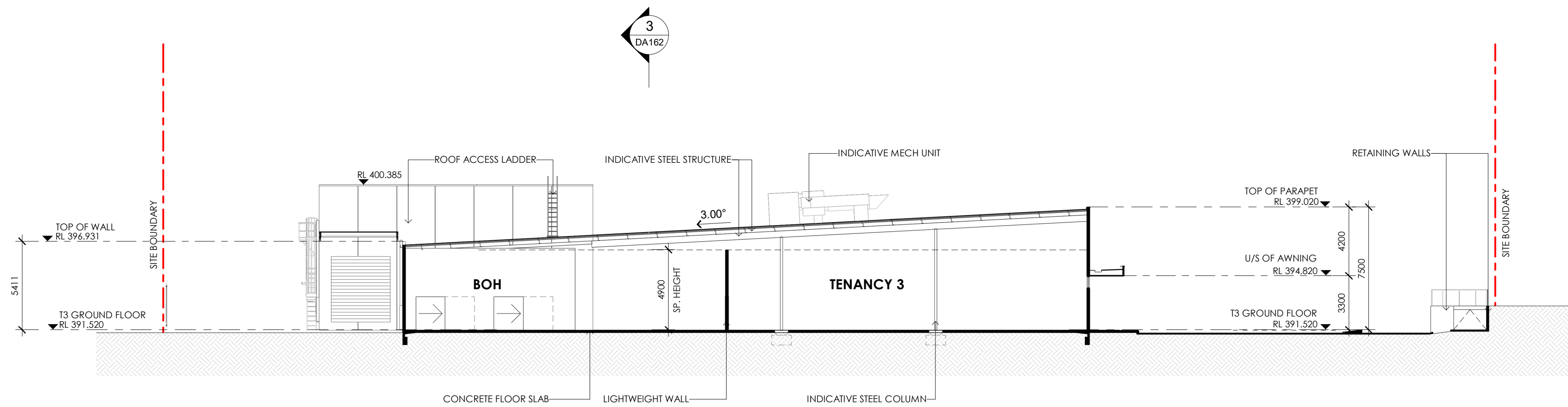


2 TENANCY 2 - SECTION B-B  
Scale: 1 : 200

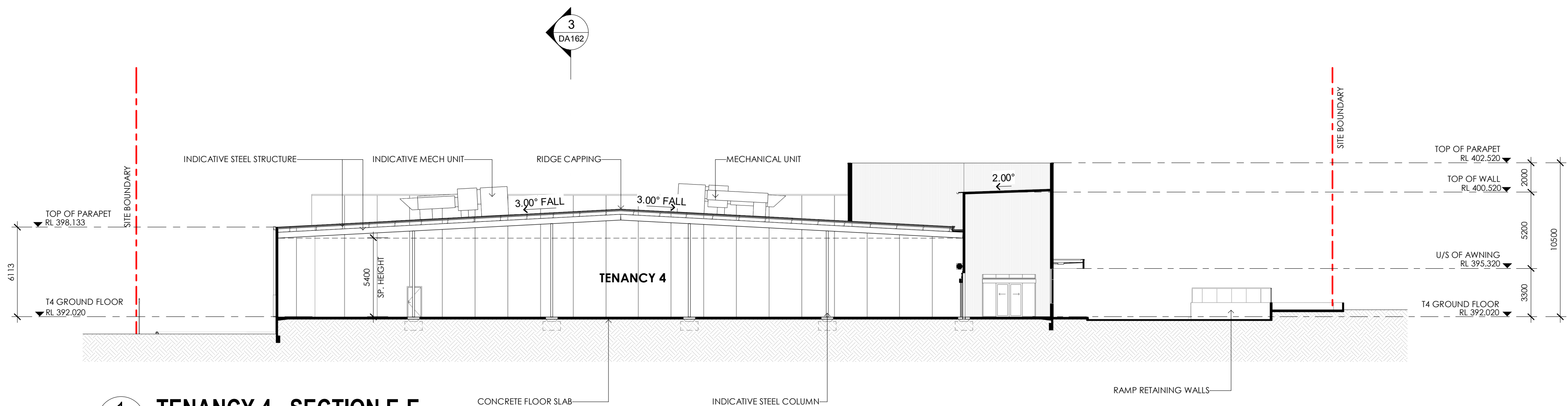


3 TENANCY 1 & 2 - SECTION C-C  
Scale: 1 : 200

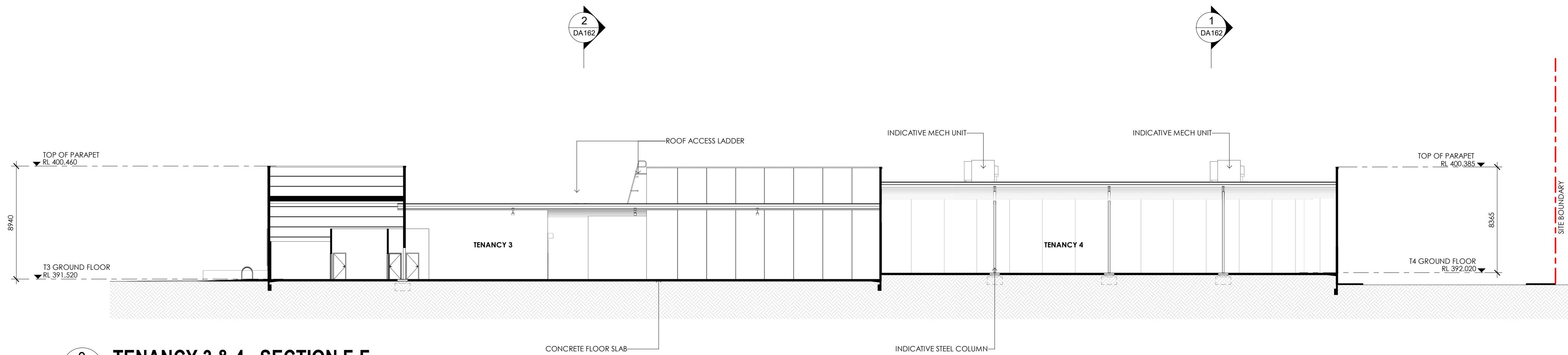




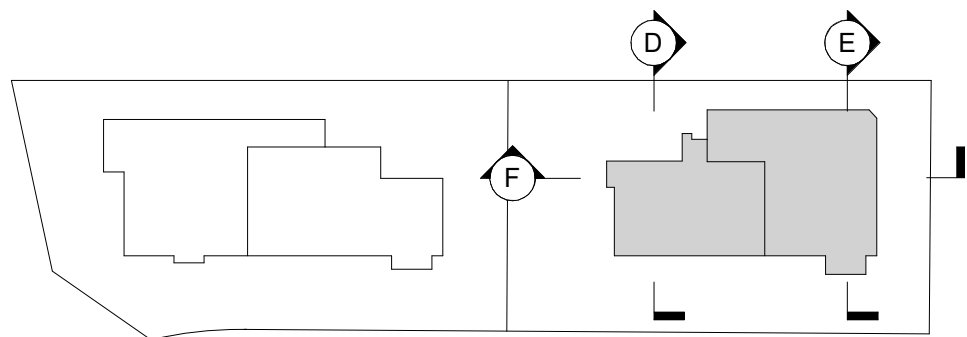
2 **TENANCY 3 - SECTION D-D**  
DA102 Scale: 1 : 200

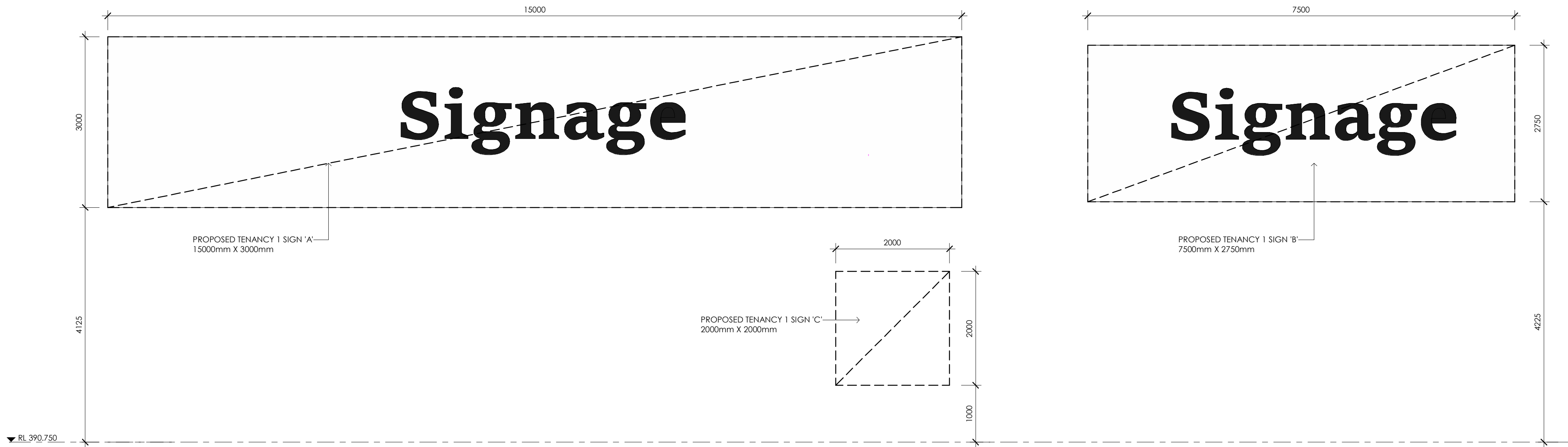


1 **TENANCY 4 - SECTION E-E**  
DA102 Scale: 1 : 200

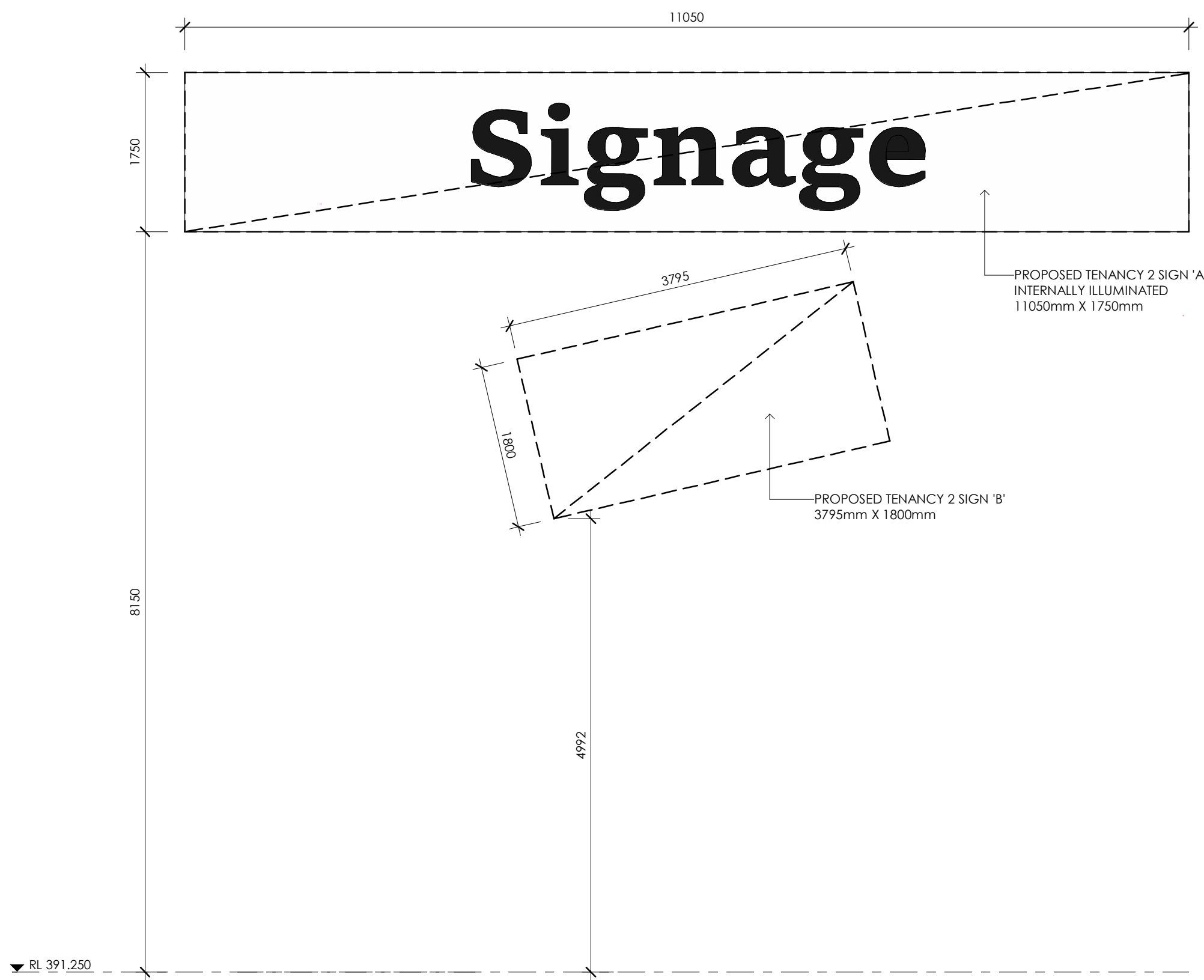


3 **TENANCY 3 & 4 - SECTION F-F**  
DA102 Scale: 1 : 200

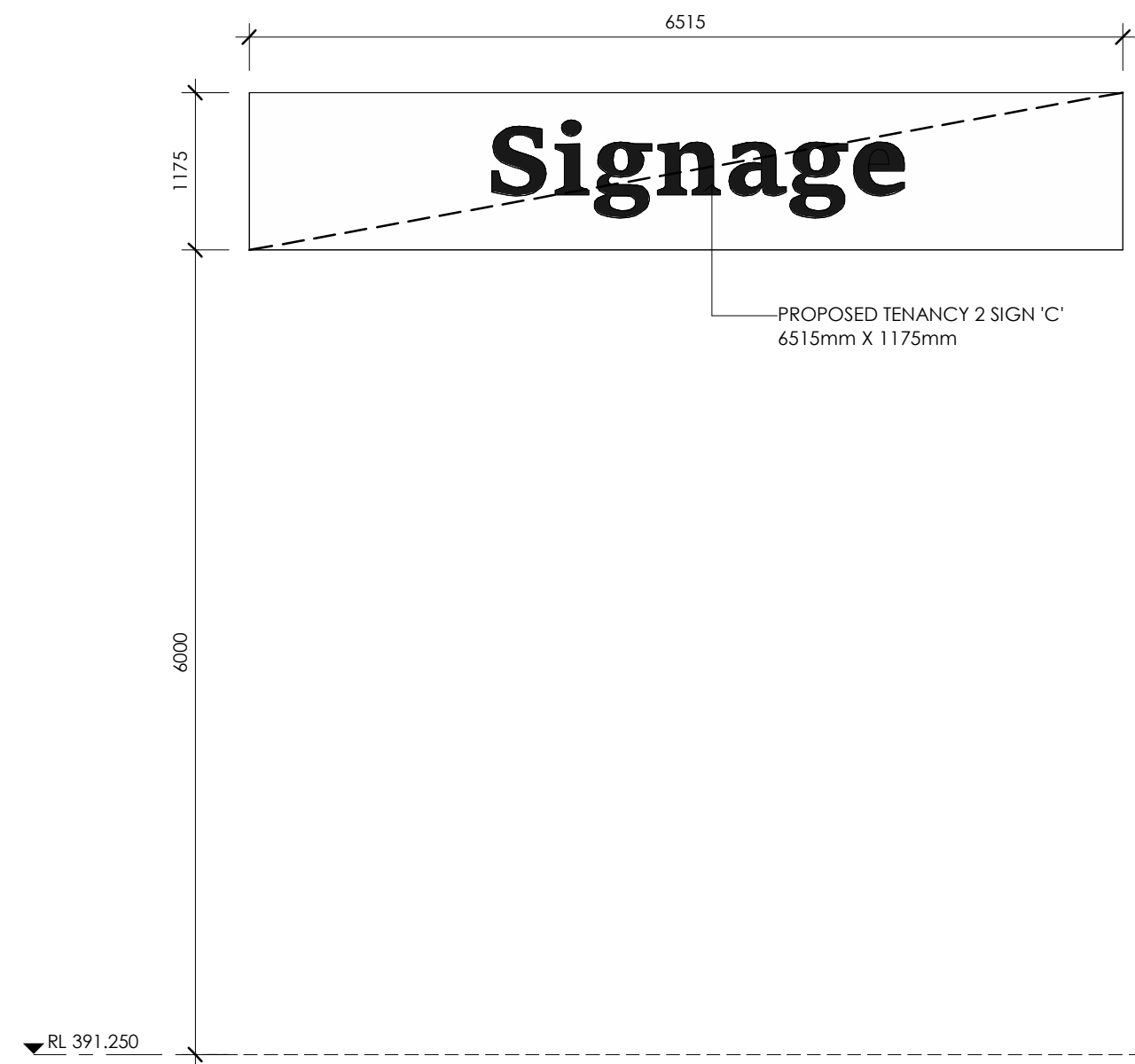




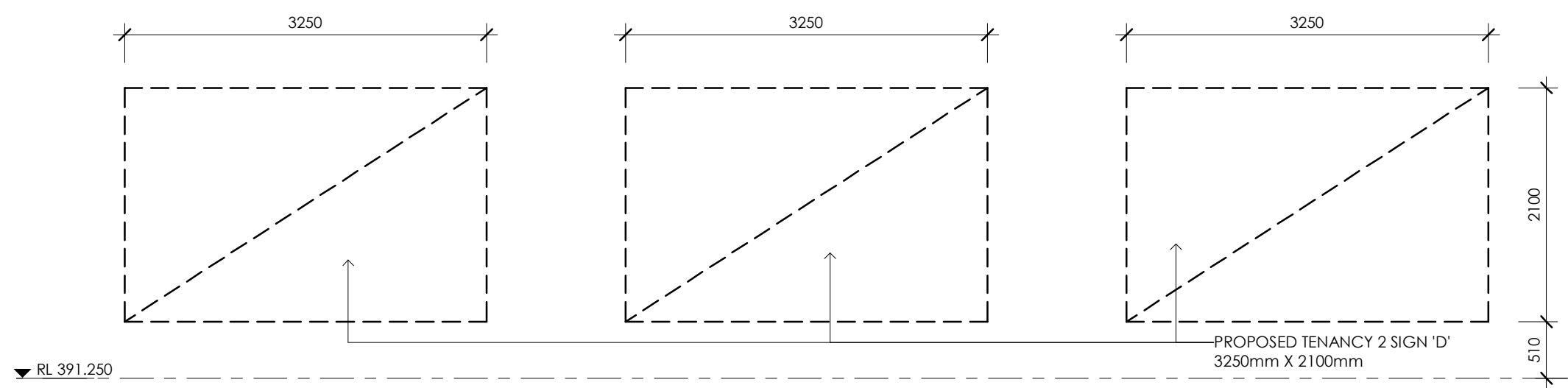
1 **SIGNAGE ELEVATION - TENANCY 1**  
DA101 Scale: 1 : 50



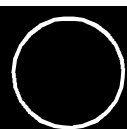
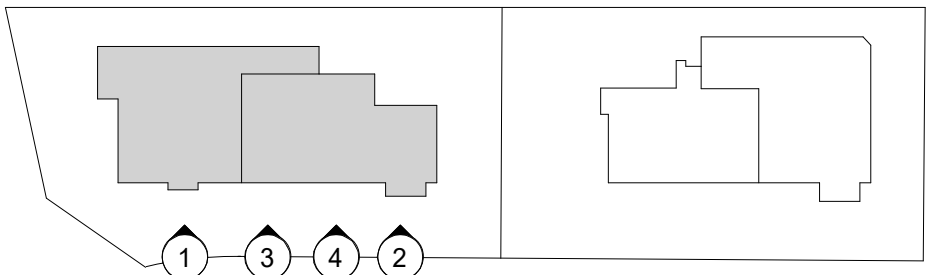
2 **SIGNAGE ELEVATION - TENANCY 2 MAIN**  
DA101 Scale: 1 : 50

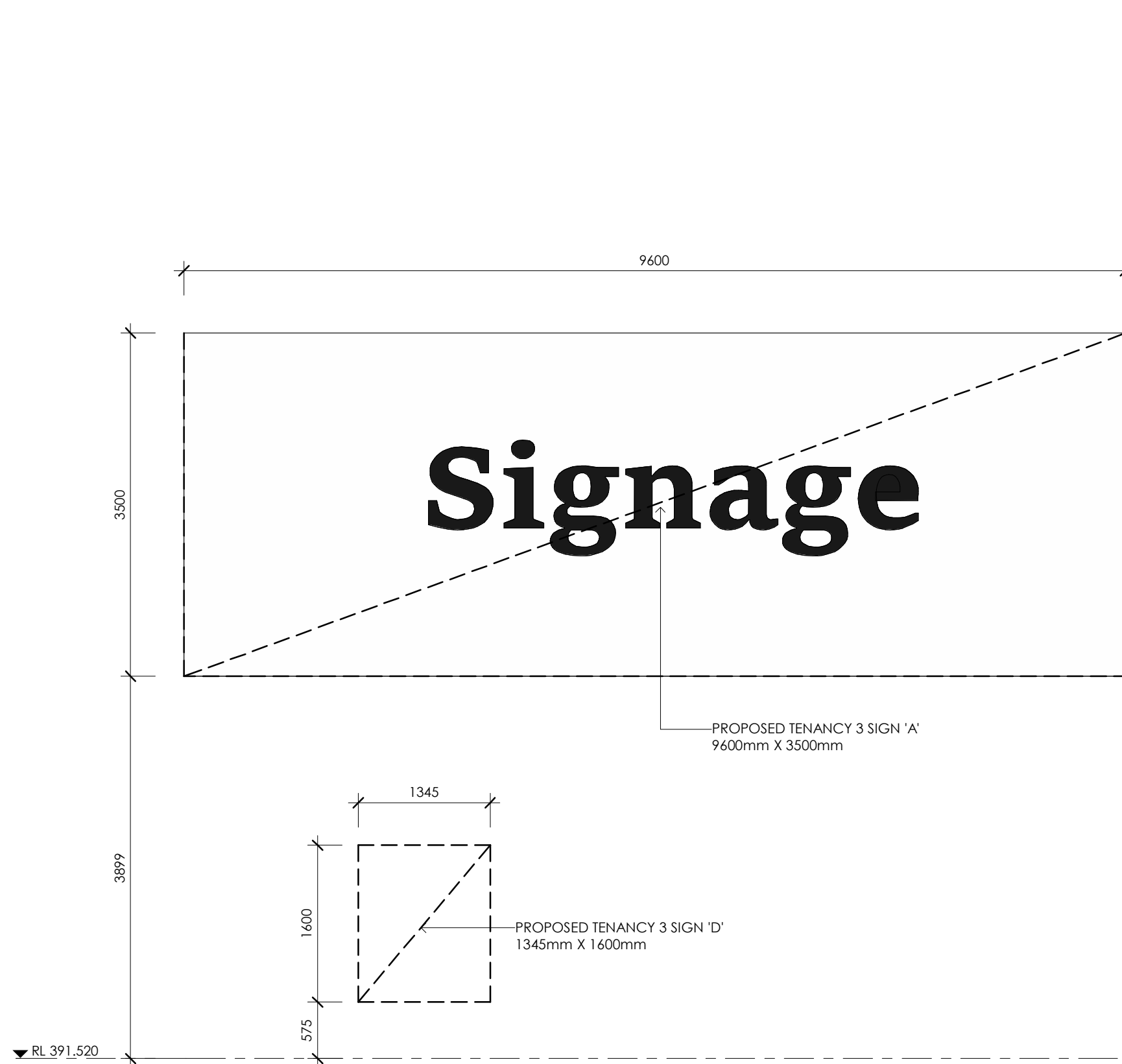


3 **SIGNAGE ELEVATION A - TENANCY 2**  
DA101 Scale: 1 : 50

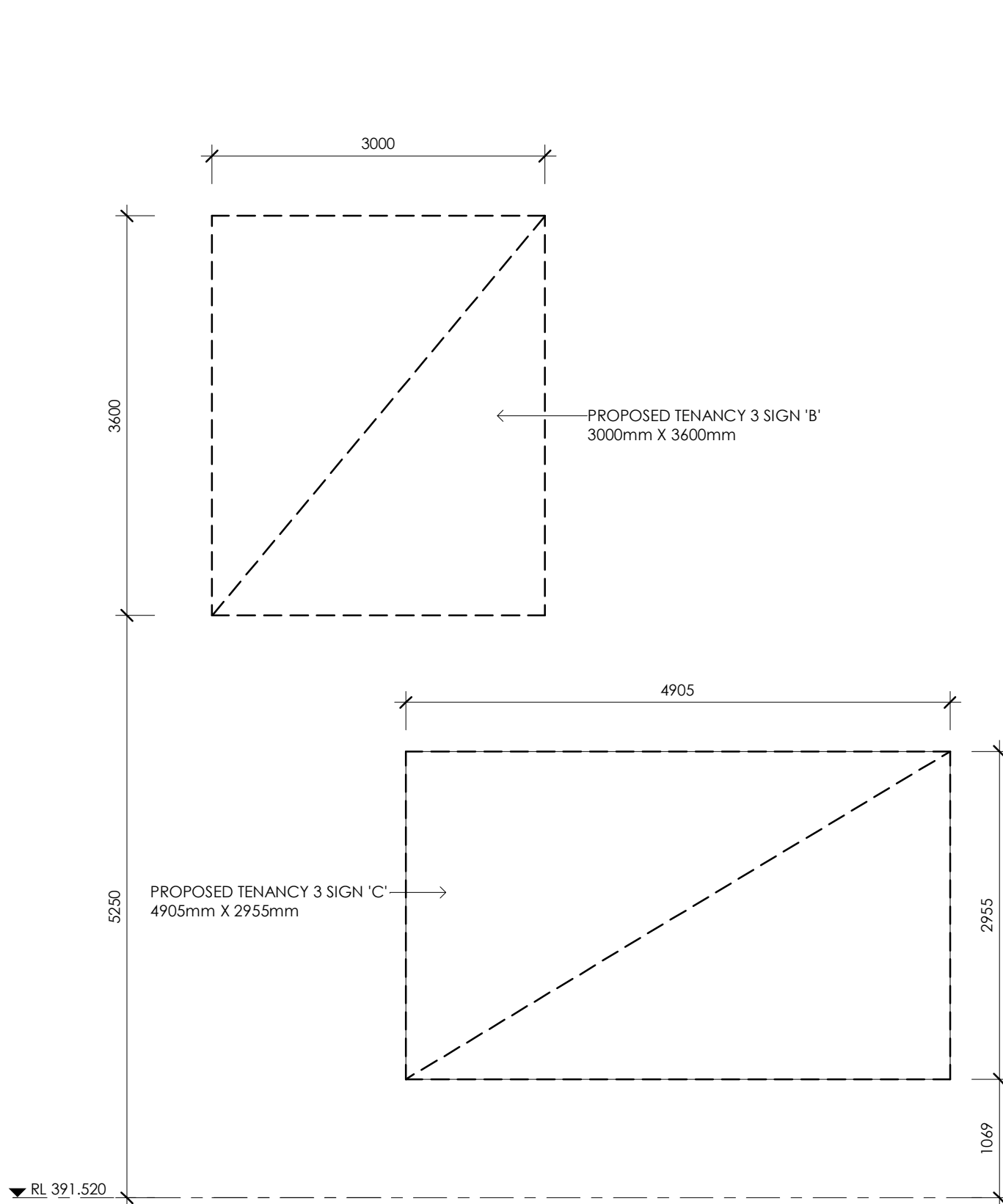


4 **SIGNAGE ELEVATION B - TENANCY 2**  
DA101 Scale: 1 : 50

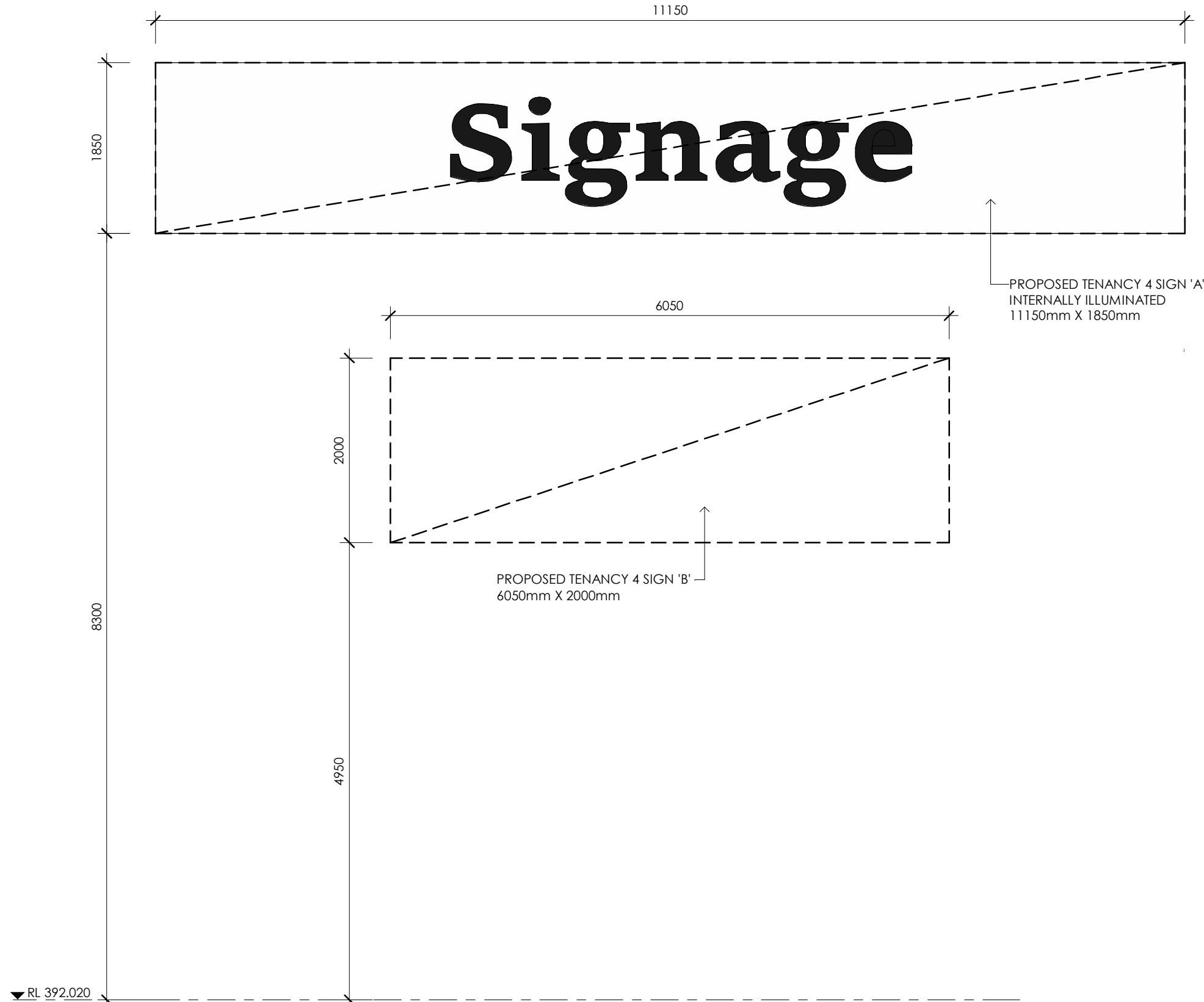




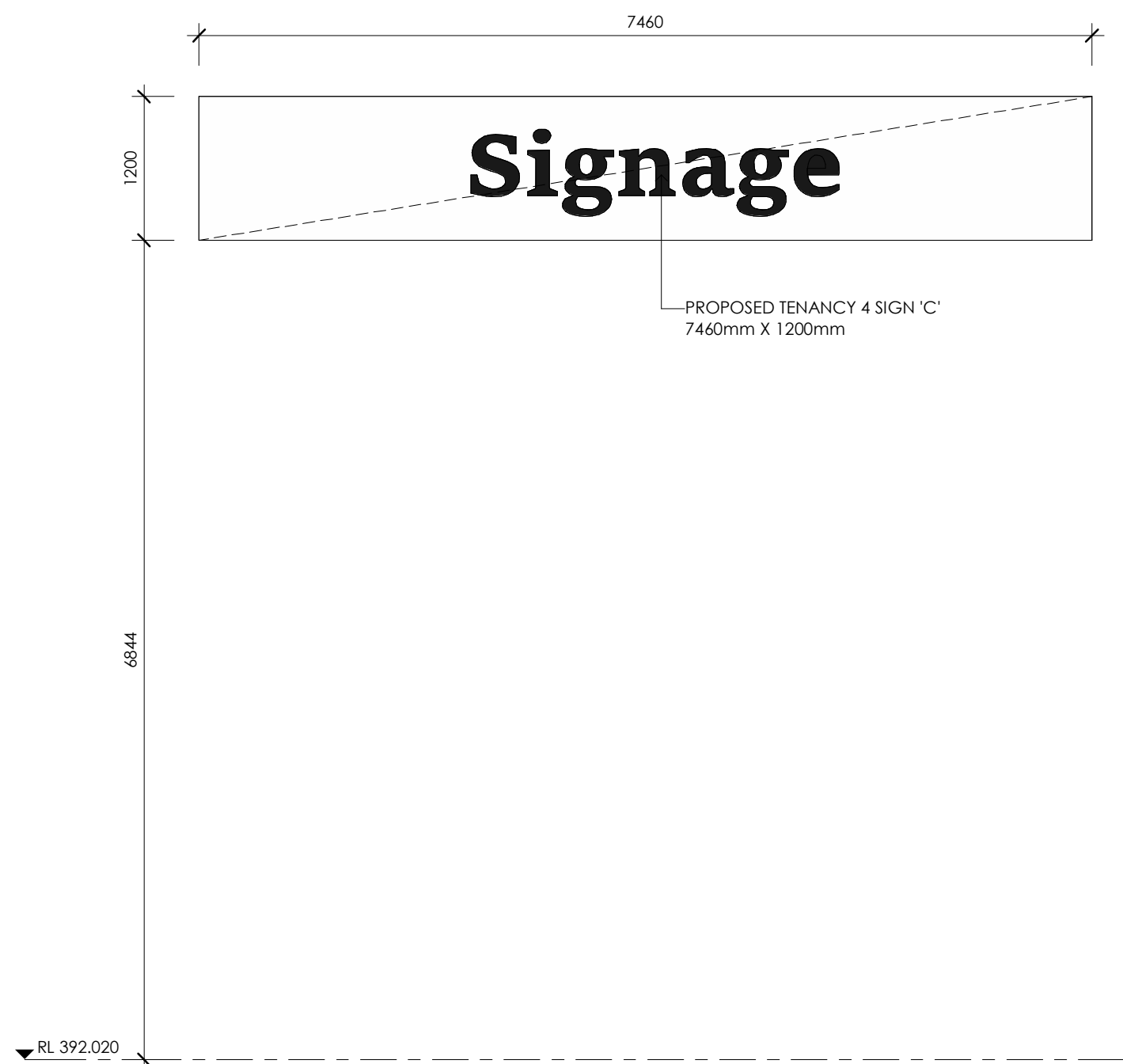
1 **SIGNAGE ELEVATION MAIN - TENANCY 3**  
DA102 Scale: 1 : 50



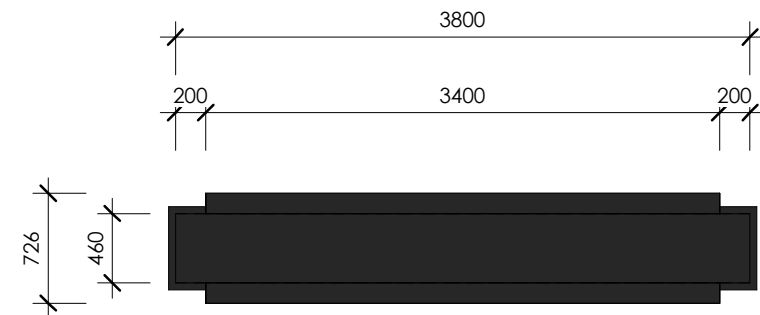
2 **SIGNAGE ELEVATION - TENANCY 3**  
DA102 Scale: 1 : 50



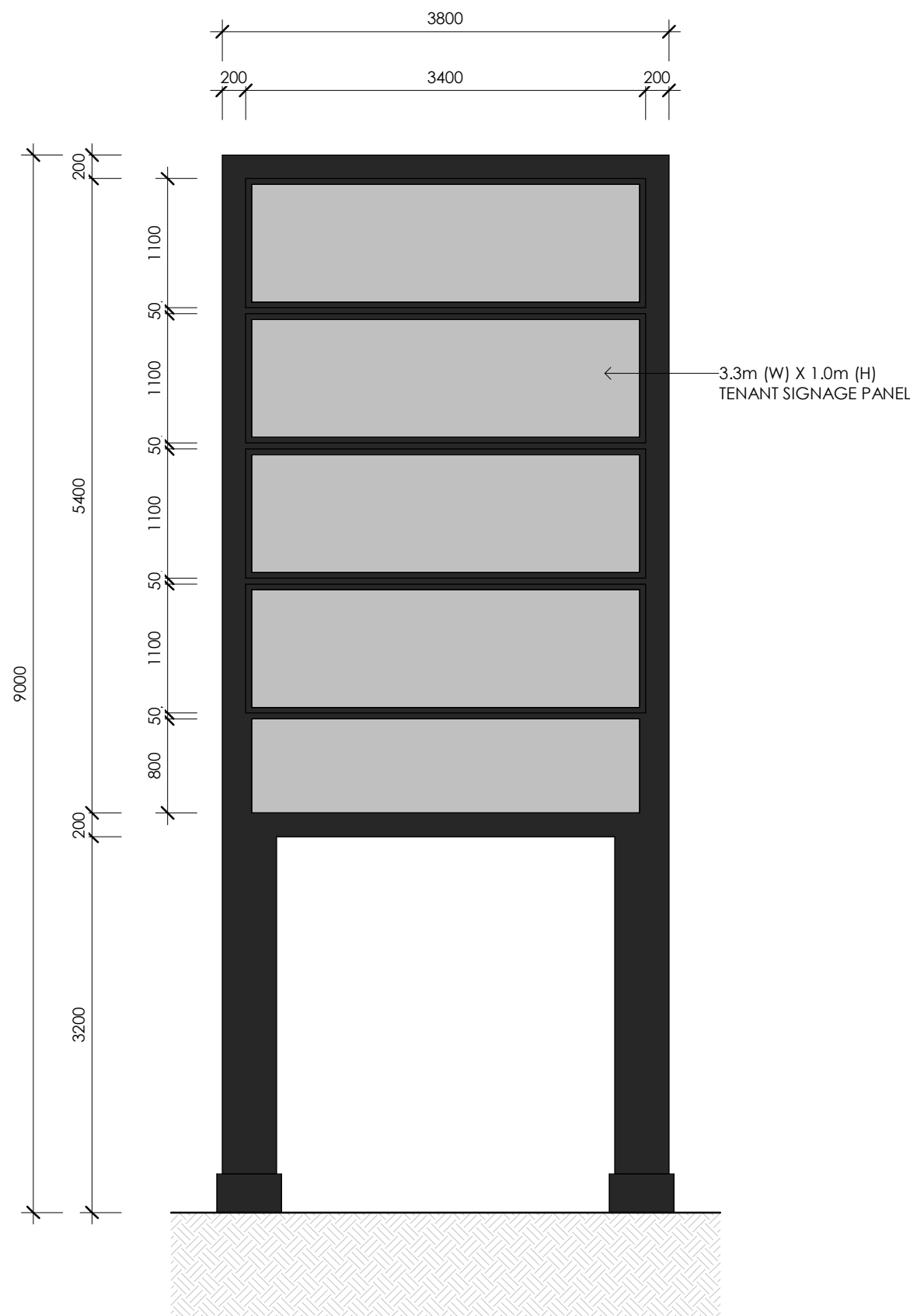
3 **SIGNAGE ELEVATION - TENANCY 4**  
DA102 Scale: 1 : 50



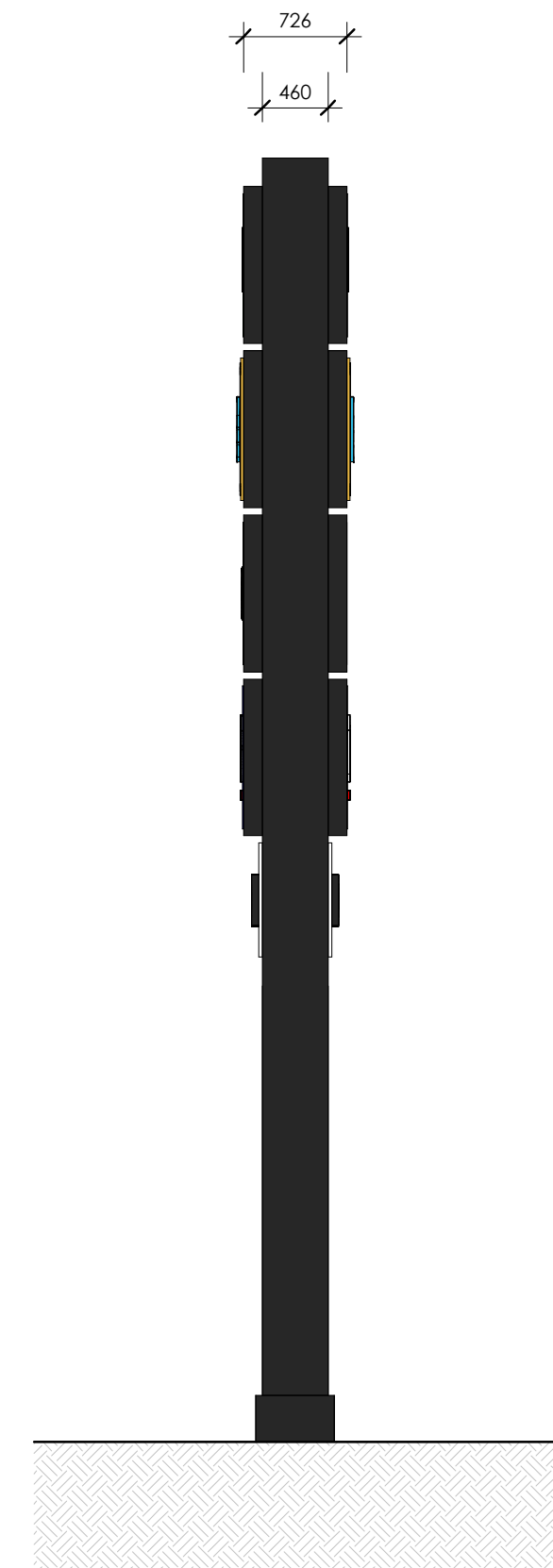
4 **SIGNAGE ELEVATION B -TENANCY 4**  
DA102 Scale: 1 : 50



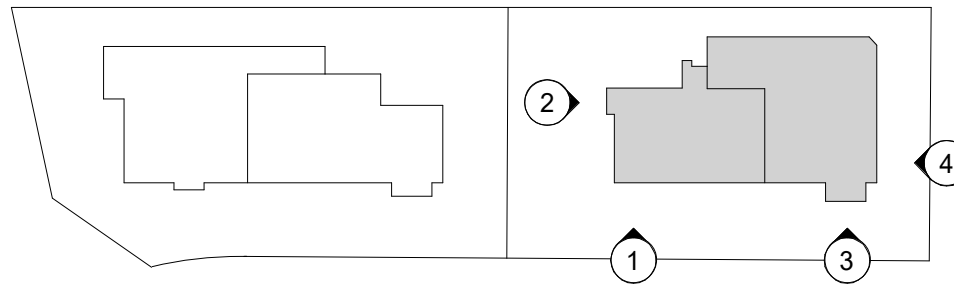
5 **PYLON SIGN FLOOR PLAN**  
Scale: 1 : 50



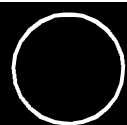
6 **PYLON SIGN NORTH ELEVATION**  
Scale: 1 : 50

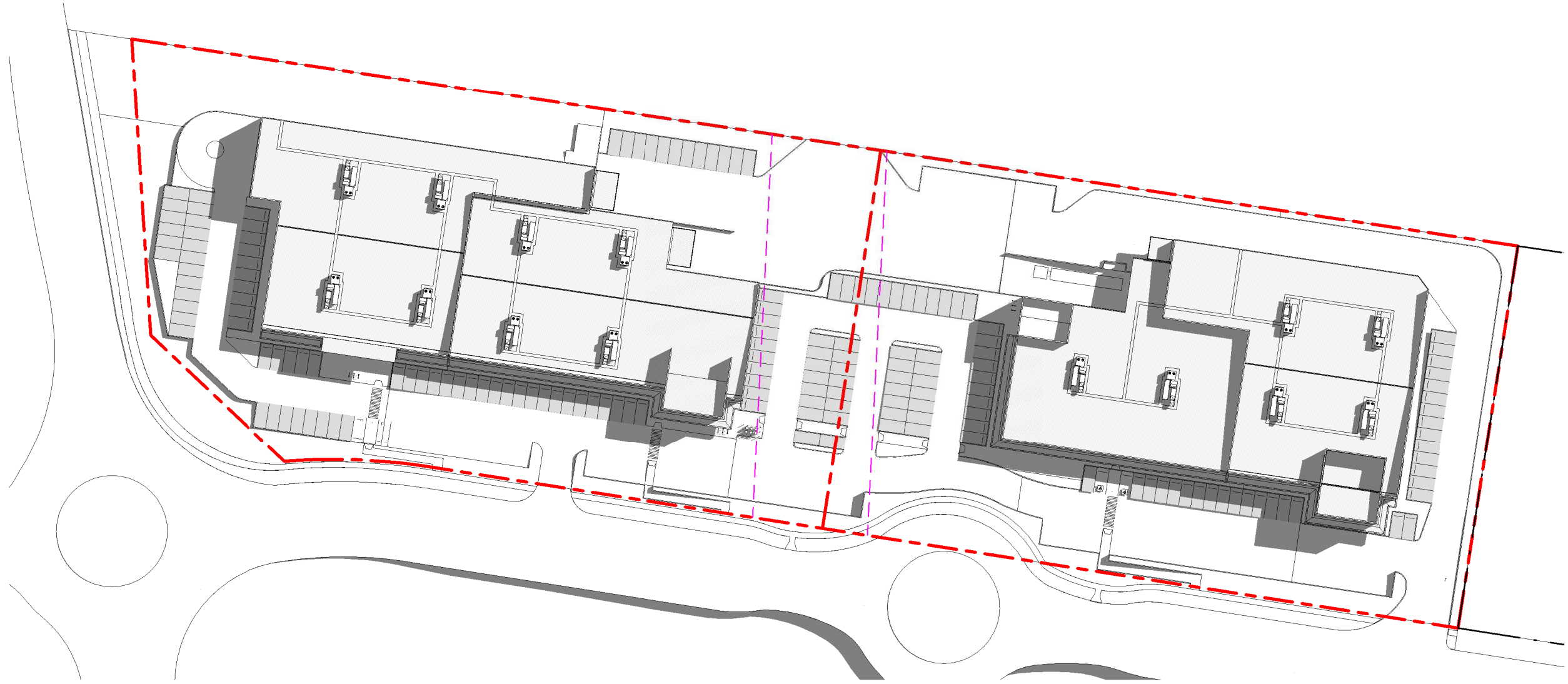


7 **PYLON SIGN WEST ELEVATION**  
Scale: 1 : 50

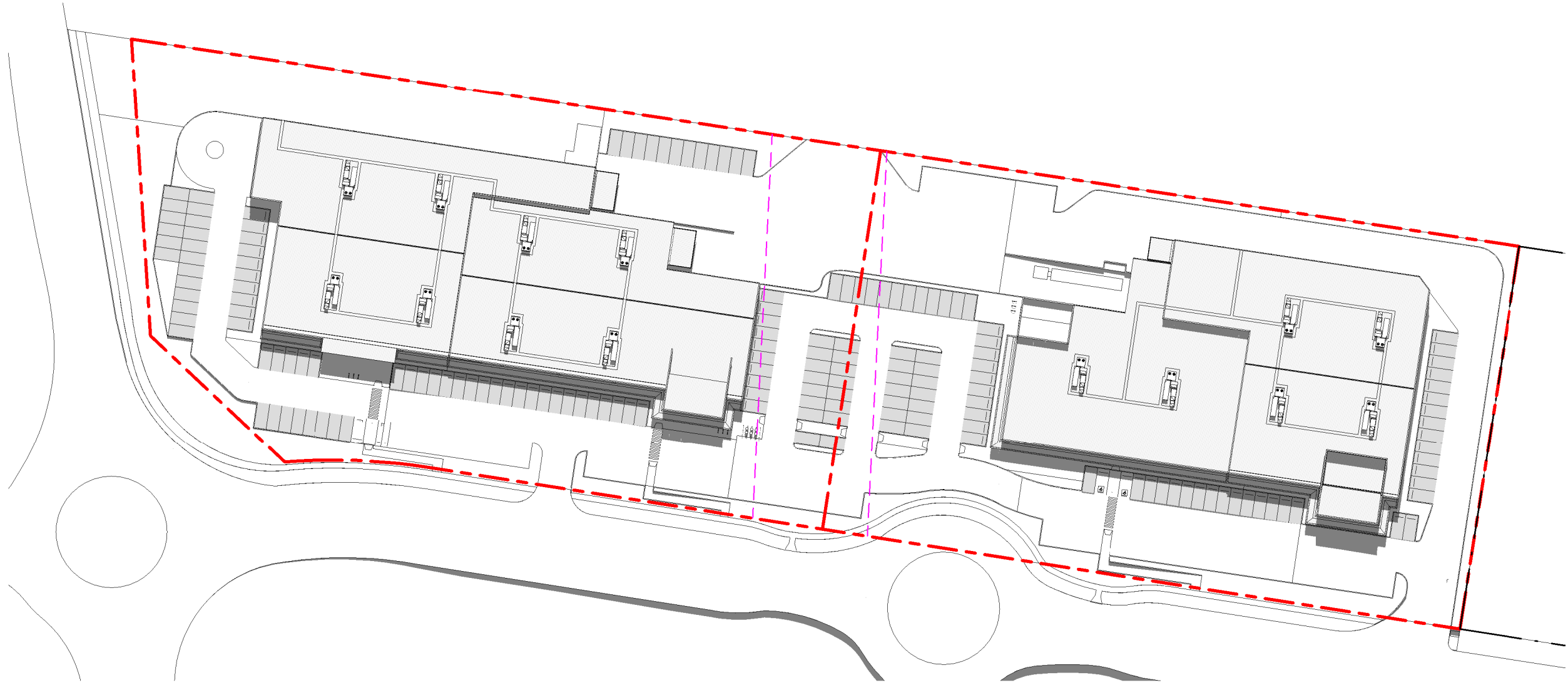


**PYLON & SIGNAGE DETAILS -  
SHEET 2**





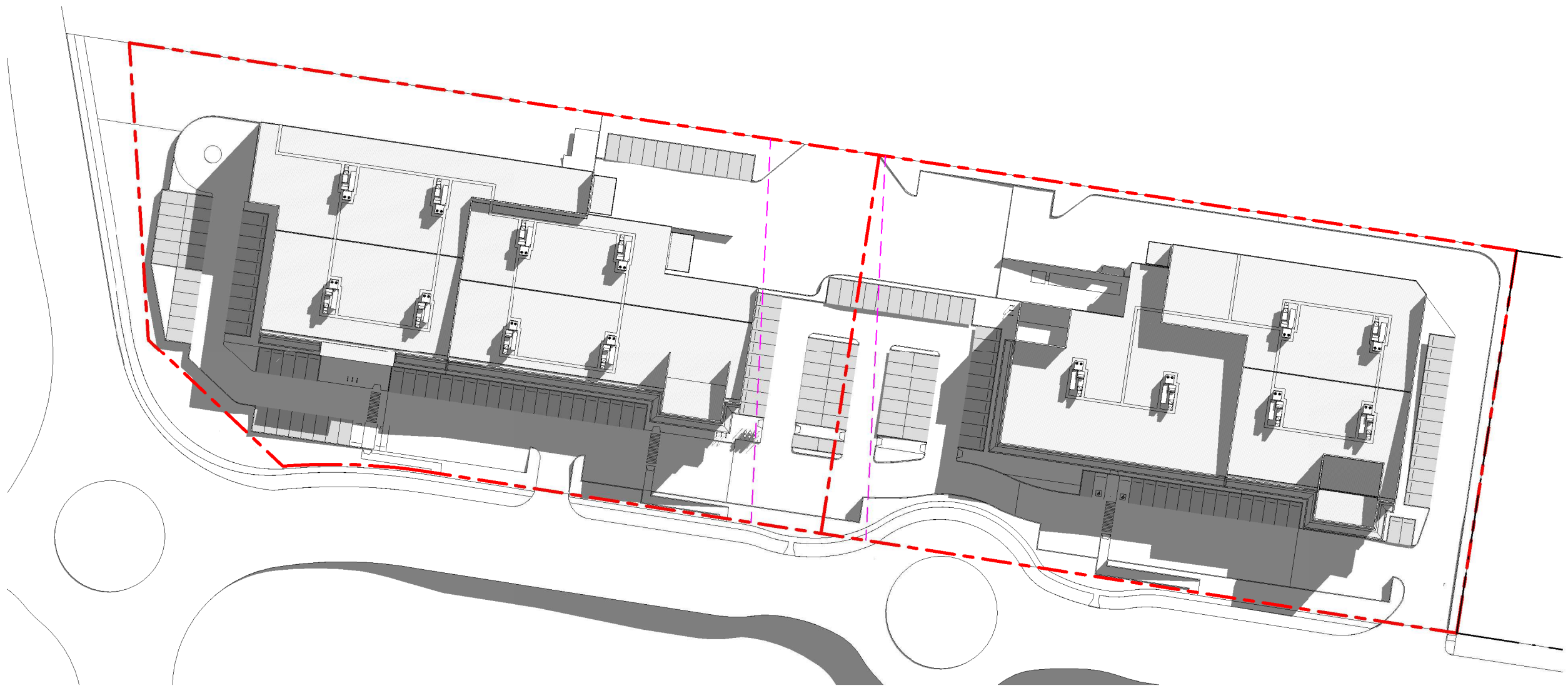
1 **SHADOW DIAGRAM - 21st Mar 9am**  
Scale: 1 : 1000



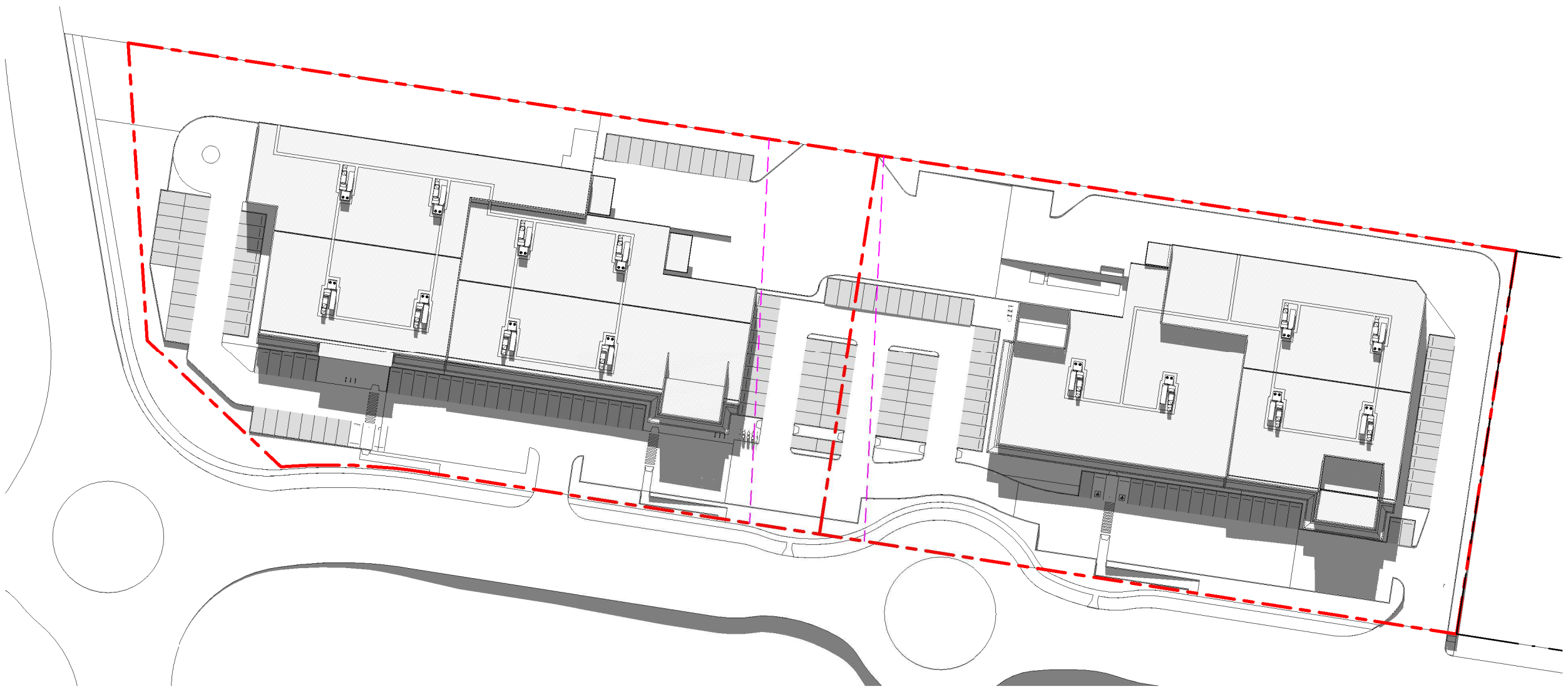
2 **SHADOW DIAGRAM - 21st Mar 12pm**  
Scale: 1 : 1000



3 **SHADOW DIAGRAM - 21st Mar 3pm**  
Scale: 1 : 1000



1 **SHADOW DIAGRAM - 21st Jun 9am**  
Scale: 1 : 1000



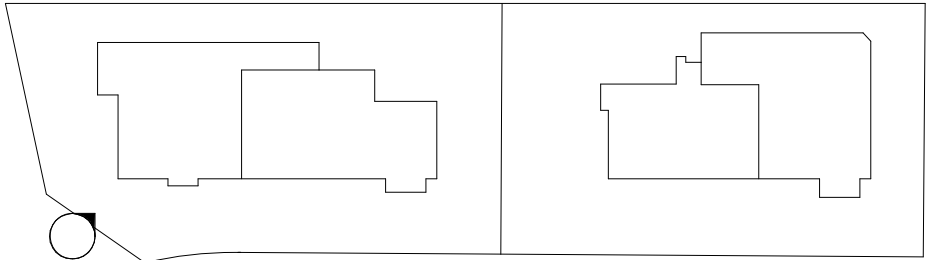
2 **SHADOW DIAGRAM - 21st Jun 12pm**  
Scale: 1 : 1000



3 **SHADOW DIAGRAM - 21st Jun 3pm**  
Scale: 1 : 1000

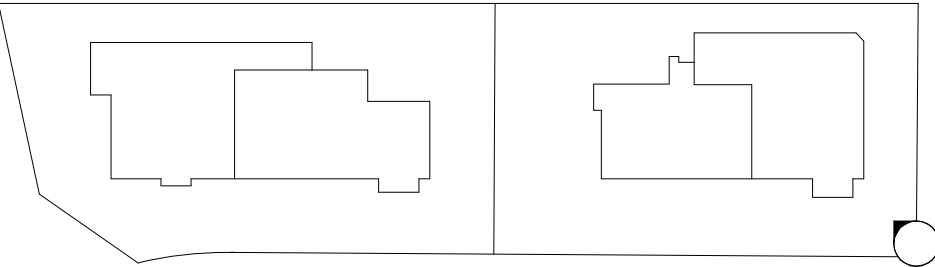


\*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION



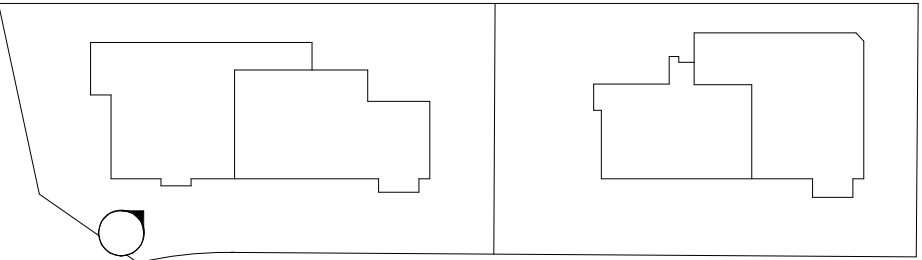


\*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION



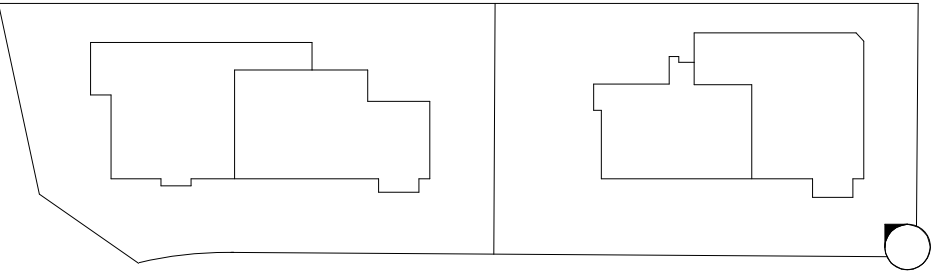


\*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION



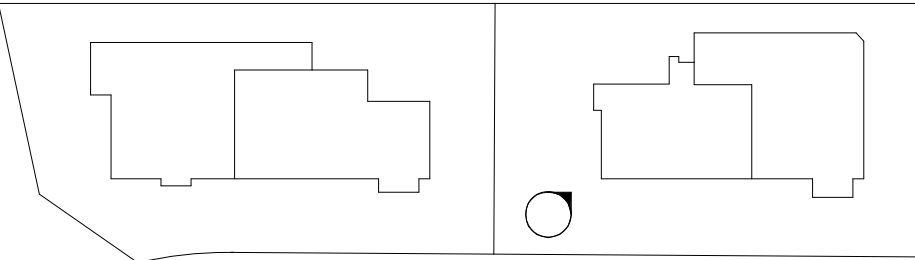


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