

HUNTER WATER

BUILDING PLAN ASSESSMENT

Over/adjacent Hunter Water Assets

Reference No: 109273

Water available for connection

Sewer available for connection

Development Assessment (Section 50) application has been submitted and is being reviewed by Hunter Water. A Hydraulic Design Assessment application is required if development is larger than 2 units or commercial/industrial. Application for Services Connection will be required.

Date Processed: 06 February 2024

Applicant: Brown Commercial Building Pty Ltd - Kimberley Keath

Property Location: 295 CORMORANT RD  
KOORAGANG NSW 2304

PLEASE TAKE INTO CONSIDERATION

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)

PARKING DETAILS

2800

2400

2400

5500

1200

1200

800

5500

600mm @ 100mm WHEEL STOP HEIGHT AND 150mm KERB

1200

1200

1200

ALL PARKING TO COMPLY WITH:  
AS/NZ 2890.1:2004 PART 1 OFF STREET PARKING  
AS/NZ 2890.6:2009 PART 6 OFF-STREET PARKING FOR PEOPLE WITH DISABILITIES

3

DA Set

18.01.23

LT

2

DRAFT DESIGN

07.12.23

M.Marshall

1

NEW DESIGN

23.11.23

B.SIVA

Rev

Description

Date

Issued by

2 Elwell Close  
Beresfield, NSW 2322  
PO Box 596  
East Maitland NSW 2323  
Ph: (02) 4926 0216

BROWN COMMERCIAL BUILDING

www.brownbuild.com.au

COPYRIGHT:

BROWN COMMERCIAL BUILDING PTY LTD IS THE OWNER OF COPYRIGHT TO DRAWINGS SUPPLIED AND THE INFORMATION SHOWN HEREON. ALL DRAWINGS SUPPLIED MAY NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF BROWN COMMERCIAL BUILDING PTY LTD.

Client

TBA

Project

INDUSTRIAL

Location:

Lot: 1

No: 130

Street: COMMORANT ROAD

Suburb: KOORAGANG

DP: 1195449

Scale: As indicated

Drawn by: B.SIVA

Checked by:

Sheet Size: A1

Drawing

Proposed Site Plan

Job No:

Issue:

No:

BC0497

3

01

The diagram is a detailed proposed site plan for an industrial development. It features two main buildings, Building A and Building B, situated on Lot 1 DP 1195449. Building A, located at the top, has a total building area (GBA) of 902.75m² and contains nine units (UNIT 1 to UNIT 9) with individual net lettable areas (NLA) ranging from 81m² to 127m². Building B, located below Building A, has a GBA of 764.75m² and contains eight units (UNIT 10 to UNIT 18) with NLA ranging from 77m² to 87m². The plan also shows an 'EXT. CONCRETE' area of 1251m² and a 'ROOF OVER' section. Surrounding the buildings are various setbacks, boundaries, and dimensions. To the left of the buildings is a 'TRAFFIC' area and a 'CORMORANT ROAD' with a 'Service Vehicle (0.4m)' lane. To the right is a 'PRIVATE ROAD'. A 'LOT 1 DP 1195449 (EXISTING LOT)' is shown at the bottom. The plan includes a north arrow, a scale bar (1:200), and a 'SERVICE VEHICLE' diagram showing dimensions (Width: 2500mm, Track: 2500, Lock to Lock Time: 6.0, Steering Angle: 38.7). A 'PARKING DETAILS' section at the top right shows parking dimensions and standards. A 'PLEASE TAKE INTO CONSIDERATION' box at the top left provides additional context and contact information.

1 Proposed Site Plan  
1 : 200