

DEVELOPMENT APPLICATION: PROPOSED INDUSTRIAL UNITS

330 Lot 32 DP564483 EDGAR STREET, CONDELL PARK, NSW

Disclaimer
Yield me pty ltd t/a gpm architecture, assumes no responsibility for the accuracy of these drawing, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture. These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd t/a gpm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a marketing material or submission for approvals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of pre-sale, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either as pre-sale marketing drawings, construction drawings, or 'as-built' drawings or 'record' drawings.
Note: Builders / contractors shall verify all stages of the project, that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figured dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of requested shop working drawings by the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	01.10.24
PD2	PRELIMINARY DA	18.10.24
PD3	ISSUE DA	12.06.25

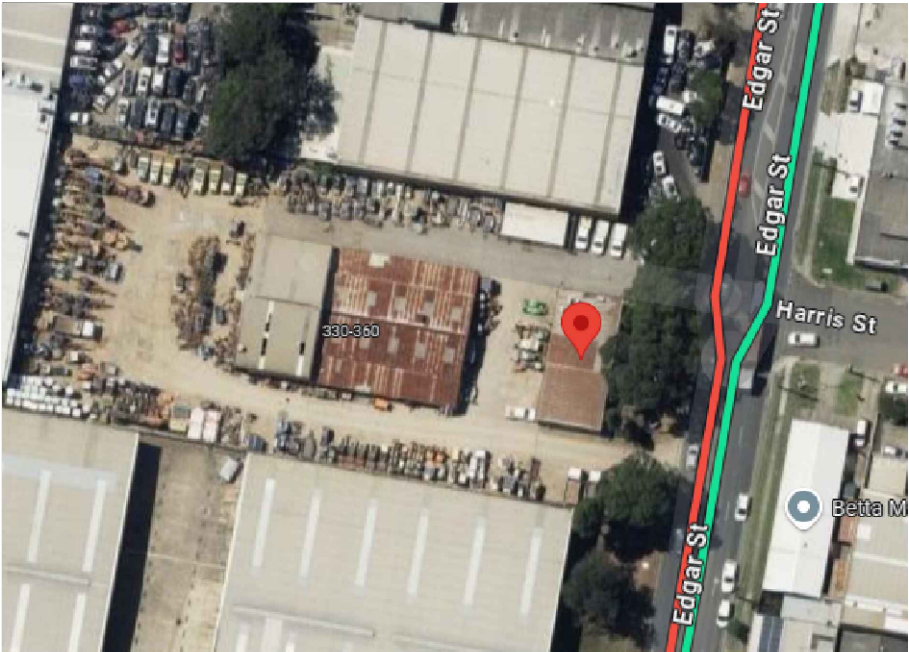


1 PHOTOMONTAGE

2 PHOTOMONTAGE

SUMMARY OF DEVELOPMENT

SITE AREA	4722.0	M ²
SITE COVERAGE	63.0	%
LANDSCAPE AREA	343.30	M ²
GROSS FLOOR AREA (GFA)		
TOTAL GROUND FLOOR	2520.00	M ²
TOTAL MEZZANINE FIRST FLOOR	462.00	M ²
TOTAL GFA	2982.00	M ²
REQUIREDE CAR PARK SPACES	29.8	SPACES
CAR PARK SPACES	30	SPACES



SUBJECT SITE LOCATION PLAN
SOURCE: GOOGLE MAPS

ARCHITECTURAL DRAWING LIST

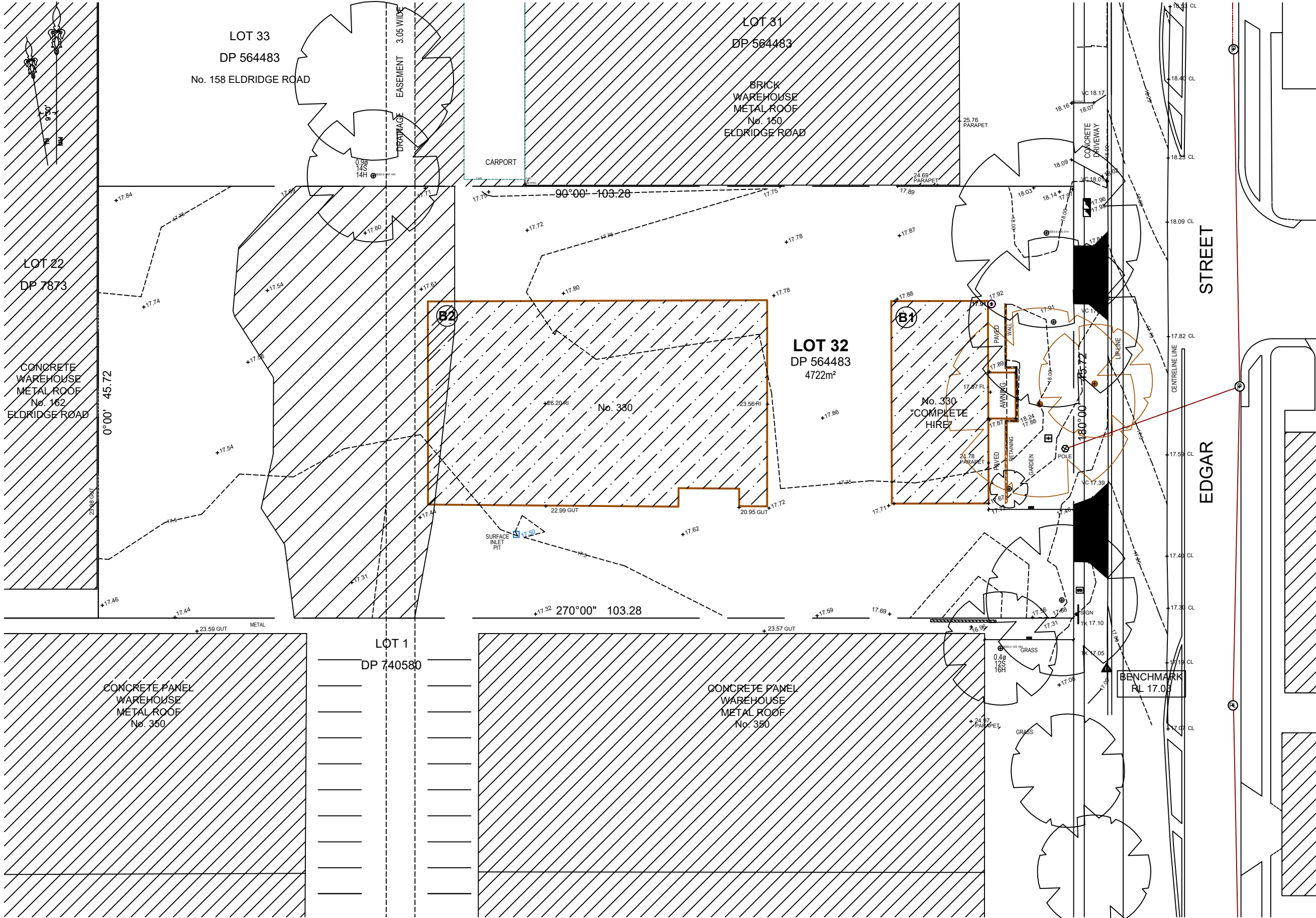
- AR-DA0000 COVER SHEET AND LOCATION PLAN
- AR-DA0010 EXISTING/ SURVEY PLAN
- AR-DA0011 SITE CONTEXT ANALYSIS PLAN
- AR-DA0012 PROPOSED SITE PLAN
- AR-DA0100 PROPOSED DEMOLITION PLAN
- AR-DA0110 GROUND FLOOR PLAN
- AR-DA0111 FIRST FLOOR MEZZANINE PLAN
- AR-DA0120 ROOF PLAN
- AR-DA0201 ELEVATION - BUILDING-1
- AR-DA0202 ELEVATIONS - BUILDING -2
- AR-DA0203 ELEVATIONS - BUILDING -3
- AR-DA0301 CROSS SECTIONAL A-A
- AR-DA0302 LONGITUDE SECTION B-B
- AR-DA0661 AREA CACULATIONS
- AR-DA0801 SIGNAGE-ELEVATION AND PLANS
- AR-DA0900 MATERIALS BOARD-SCHEDULE OF FNISHES
- AR-DA0901 3D PERSPECTIVE
- AR-DA0902 3D PERSPECTIVE

COVER SHEET AND LOCATION PLAN

drawn	date Oct 2024	issue PD3
checked PM		
project noP24.203.140	scale	drawing no. AR-0000
CLIENT:	SPRINT (Aust) PTY LTD	
PROJECT PROPOSAL:	PROPOSED INDUSTRIAL UNITS	
PROJECT ADDRESS:	330 EDGAR STREET, CONDELL PARK NSW	

Disclaimer
Yield me pty ltd is a registered architect, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to yield me pty ltd.
These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd is a registered architect and will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for approval. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of approval, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either a pre-sale marketing drawings, 'construction drawings', 'as-built' drawings or 'record' drawings.
Note: Builders / Contractors shall verify all stages of the project that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figures dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to yield me pty ltd for approval and client and manufacturer shall not commence prior to return of inspected shop working drawings by the author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA	28.10.24
PD3	ISSUE DA	12.06.25



EXISTING SURVEY PLAN

drawn	PM	date	Oct 2024	issue	PD3
checked			1:200 @ A3		
project no	P24.203.140	scale	1:100 @ A1	drawing no	AR-0010
CLIENT:	SPRINT (Aust) PTY LTD				
PROJECT PROPOSAL:	PROPOSED INDUSTRIAL UNITS				
PROJECT ADDRESS:	330 EDGAR STREET, CONDELL PARK NSW				



© This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to yield me pty ltd any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

Disclaimer
Yield me pty ltd is a gpm architecture, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture.
These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd is a gpm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for presales. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of presales, then those parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either as pre-sale marketing drawings, "construction drawings", "as-built" drawings or "record" drawings.
Note: Builders / Contractors shall verify all stages of the project; that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figured dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA	26.10.24
DA1	FINAL DA	06.11.24
PD3	ISSUE DA	12.06.25

LEGEND:

- TO BE DEMOLISHED
- SUBJECT SITE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA
- LAND FALL
- SITE BOUNDARY
- PREDOMINANTLY STRONG WINDS
- HOT WINDS IN SUMMER
COLD WINDS IN WINTER
- PLEASANT BREEZE
(Cool in Summer, Warm in Winter)
- GUSTY WINDS
(Hot in Summer, Cool in Winter)

SITE / CONTEXT ANALYSIS

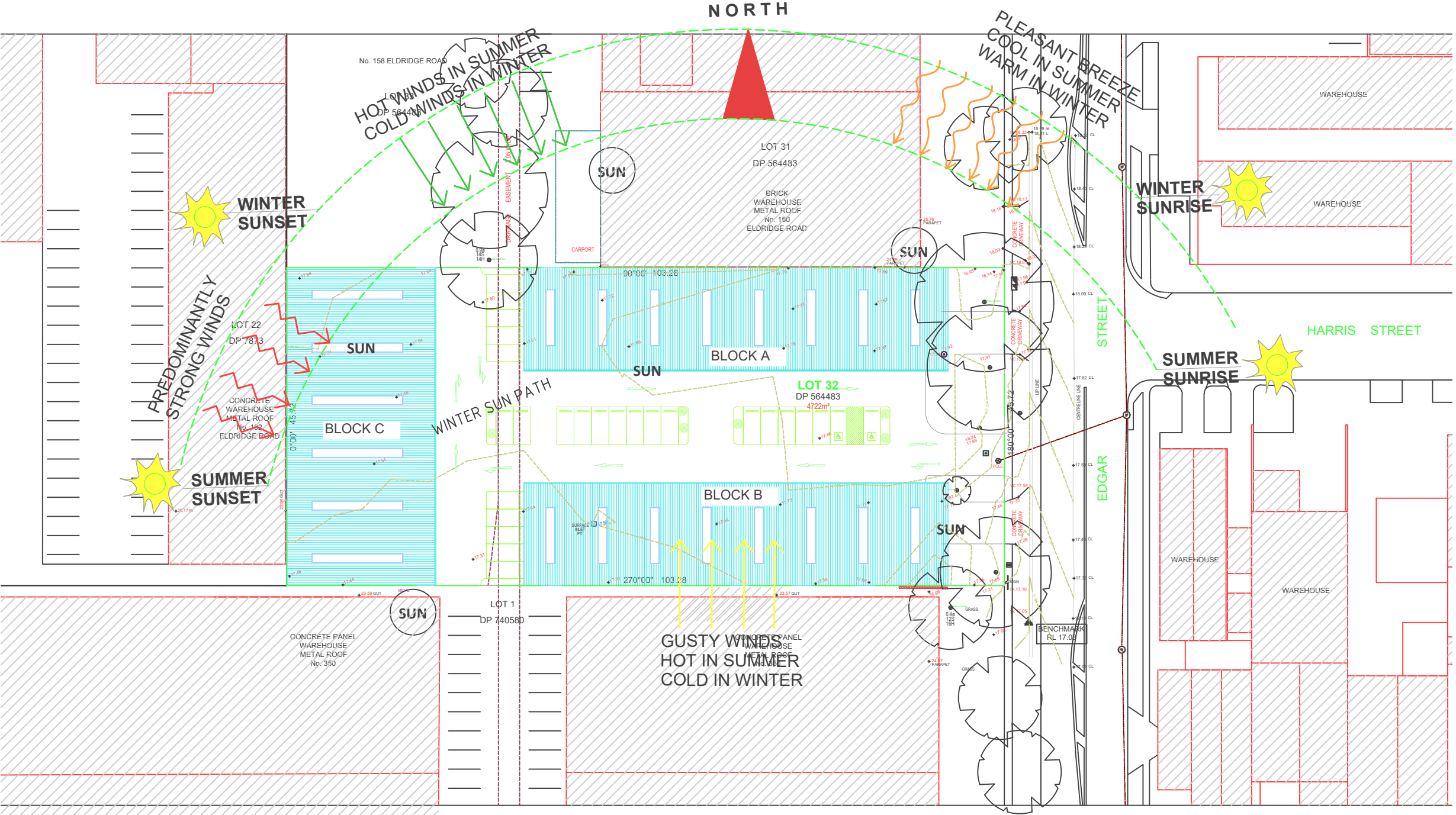
drawn PM date Nov 2024 issue PD3
checked 1:200 @ A3
project no. P24.203.140 scale 1:100 @ A1 drawing no. AR-0011
CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW

0m 1m 2m 3m 5m

©This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

gpm architecture
Architecture
Interiors
Design

bda
BUILDING DESIGN
ARCHITECTURE AUSTRALIA



Disclaimer
Yield me Pty Ltd U/gm architecture, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture. These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me Pty Ltd U/gm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of proposals, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either a private marketing drawings, 'construction drawings', 'as-built' drawings or 'record' drawings.
Note: Builders / Contractors shall verify all stages of the project, that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal Figure dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA	01.11.24
PD3	ISSUE DA	12.06.25

LEGEND:

- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA
- PRIVATE OPEN SPACE FOR EMPLOYEES
- FH FIRE HYDRANTS

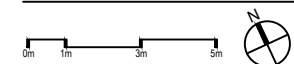
ABBREVIATIONS:

- AW AWNING WINDOW
- H/AW HIGHLIGHT AWNING WINDOW 1800HH. SEAL HIGH
- FW FIXED WINDOW
- S/W SLIDING WINDOW
- S/D SLIDING DOOR
- FFL FINISHED FLOOR LEVEL
- TOW TOP OF WALL
- TOP TOP OF PARAPET
- TOF TOP OF FENCE

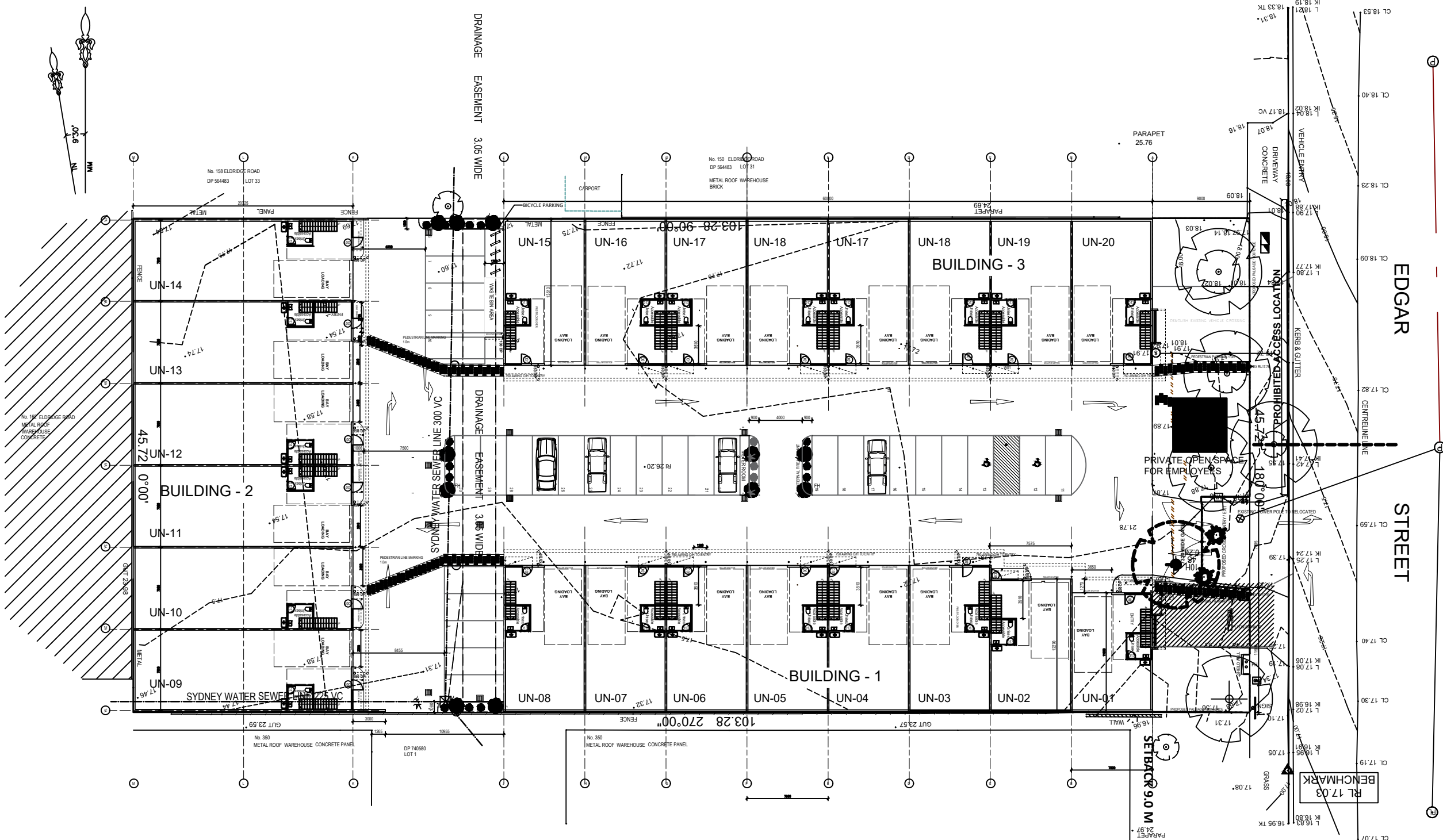
PROPOSED SITE PLAN

drawn PM date Oct 2024 issue PD3
checked 1:200 @ A3
project no.P24.203.140scale1:100 @ A1 drawing no.AR-0012

CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



©This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.



BY TITLE 4722m²
DP 564483
LOT 32
No. 330

1

AR02

PROPOSED SITE PLAN

SCALE 1:200 @ A3
SCALE 1:100 @ A1

Disclaimer
Yield me pty ltd U/gm architecture, assumes no responsibility for the accuracy of these drawing, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture. These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd U/gm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of resale, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either a private marketing drawings, 'construction drawings', 'as-built' drawings or 'record' drawings.
Note: Builders / Contractors shall verify all stages of the project that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal Figure dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the Author.

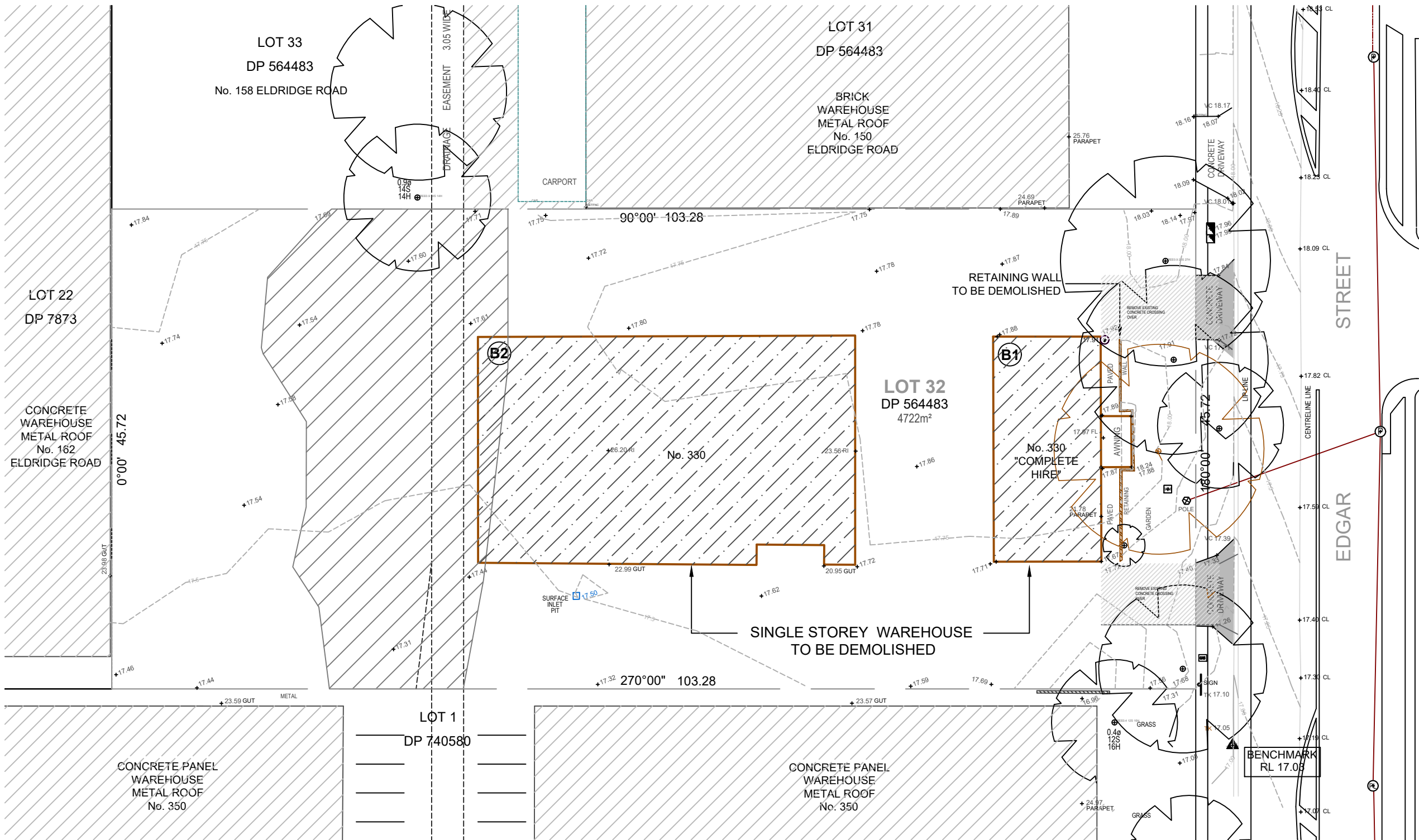
issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	04.10.24
PD3	ISSUE DA	12.06.25

LEGEND:

- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA

DEMOLITION LEGEND

- EXISTING WAREHOUSE STRUCTURE TO BE DEMOLISHED
- EXISTING DRIVEWAY CROSSING TO BE REINSTATED
- EXISTING TREES TO BE REMOVED



1

AR02

PROPOSED DEMOLITION PLAN

SCALE 1:200 @ A3
SCALE 1:100 @ A1

PROPOSED DEMOLITION PLAN

drawn PM date Oct 2024 issue PD3
checked 1:200 @ A3
project no.P24.203.140scale1:100 @ A1drawing no.AR-0100
CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW

0m 1m 2m 3m



This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

Disclaimer
Yield me pty ltd t/a gpm architecture, assumes no responsibility for the accuracy of these drawing, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture
These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd t/a gpm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of proposals, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either as pre-sale marketing drawings, 'construction drawings', 'as-built' drawings or 'record' drawings.
Note: Builders / Contractors shall verify all stages of the project that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal Figure dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the author.

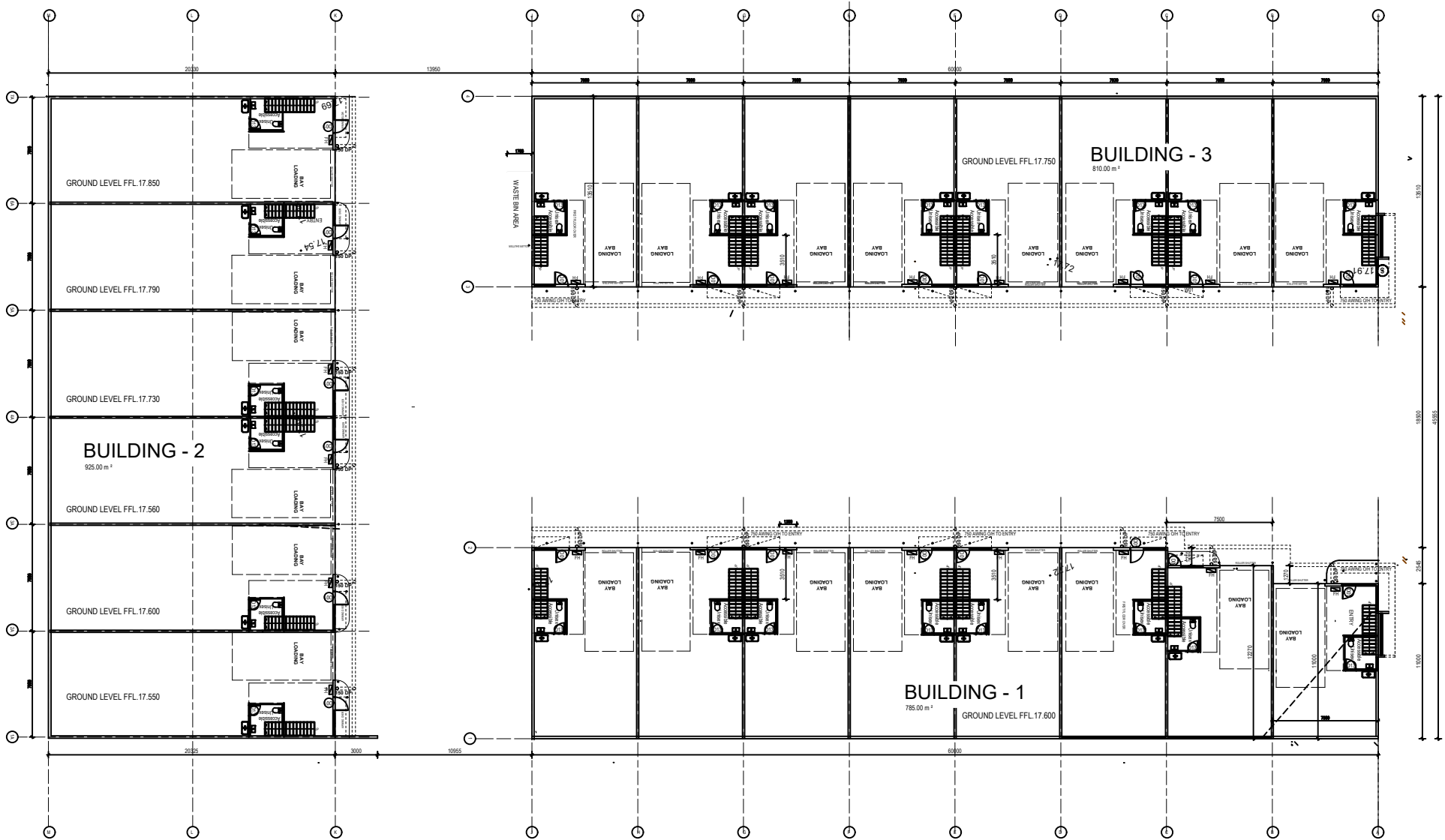
issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	04.10.24
PD3	PRELIMINARY DA	29.10.24
PD4	ISSUE DA	12.06.25

LEGEND:

- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA
- PRIVATE OPEN SPACE

ABBREVIATIONS:

- AW AWNING WINDOW
- H/AW HIGHLIGHT AWNING WINDOW
- 1800HH. SEAL HIGH
- FW FIXED WINDOW
- S/W SLIDING WINDOW
- S/D SLIDING DOOR
- FFL FINISHED FLOOR LEVEL
- TOW TOP OF WALL
- TOP TOP OF PARAPET
- TOF TOP OF FENCE

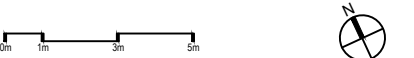


BY TITLE 3722m²
DP 564483
LOT 32
No. 330

PROPOSED GROUND FLOOR PLANS

drawn PM date Oct 2024 issue PD4
checked 1:200 @ A3
project no.P24.203.140scale1:100 @ A1drawing no.AR-DA0110

CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



©This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

1

AR02

PROPOSED GROUND FLOOR PLAN

SCALE 1:200 @ A3
SCALE 1:100 @ A1

Disclaimer
Yield me pty ltd is a registered architect, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture.
These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd is a registered architect and will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for approval. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of approval, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either a private marketing drawings, 'construction drawings', 'as-built' drawings or 'record' drawings.
Note: Builders / Contractors shall verify all stages of the project, that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal Figure dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacturer shall not commence prior to return of inspected shop working drawings by the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	04.10.24
PD3	PRELIMINARY DA	29.10.24
PD4	ISSUE DA	12.06.25

LEGEND:

- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA
- PRIVATE OPEN SPACE

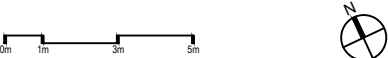
ABBREVIATIONS:

- AW AWNING WINDOW
- H/AW HIGHLIGHT AWNING WINDOW
- 1800HH. SEAL HIGH
- FW FIXED WINDOW
- S/W SLIDING WINDOW
- S/D SLIDING DOOR
- FFL FINISHED FLOOR LEVEL
- TOW TOP OF WALL
- TOP TOP OF PARAPET
- TOF TOP OF FENCE

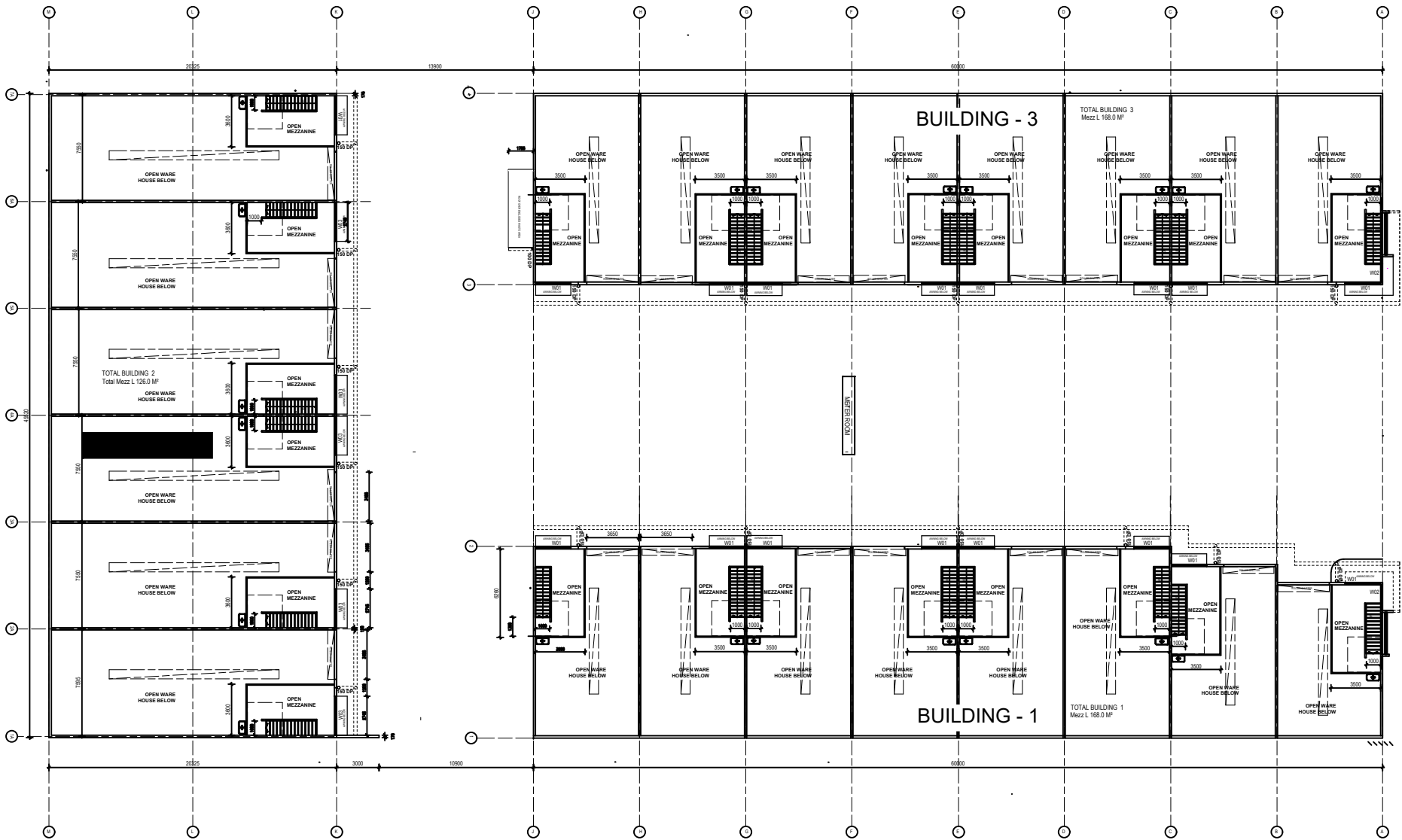
PROPOSED FIRST FLOOR OPEN MEZZANINE PLANS

drawn PM date Oct 2024 issue PD4
checked 1:200 @ A3
project no.P24.203.140scale1:100 @ A1 drawing no.AR-DA-0111

CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



©This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.



PROPOSED FIRST FLOOR
OPEN MEZZANINE PLAN

SCALE 1:200 @ A3
SCALE 1:100 @ A1

1

AR02

Disclaimer
Yield me pty ltd is a gpm architecture, assumes no responsibility for the accuracy of these drawing, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture. These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd is a gpm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of proposal, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or accepted as either a private marketing drawings, 'construction drawings', 'as-built' drawings or 'record' drawings.
Note: Builders / contractors shall verify all stages of the project that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal Figure dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawing by the Author.

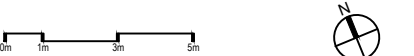
issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	04.10.24
PD3	PRELIMINARY DA	30.10.24
PD4	ISSUE DA	12.06.25

LEGEND:

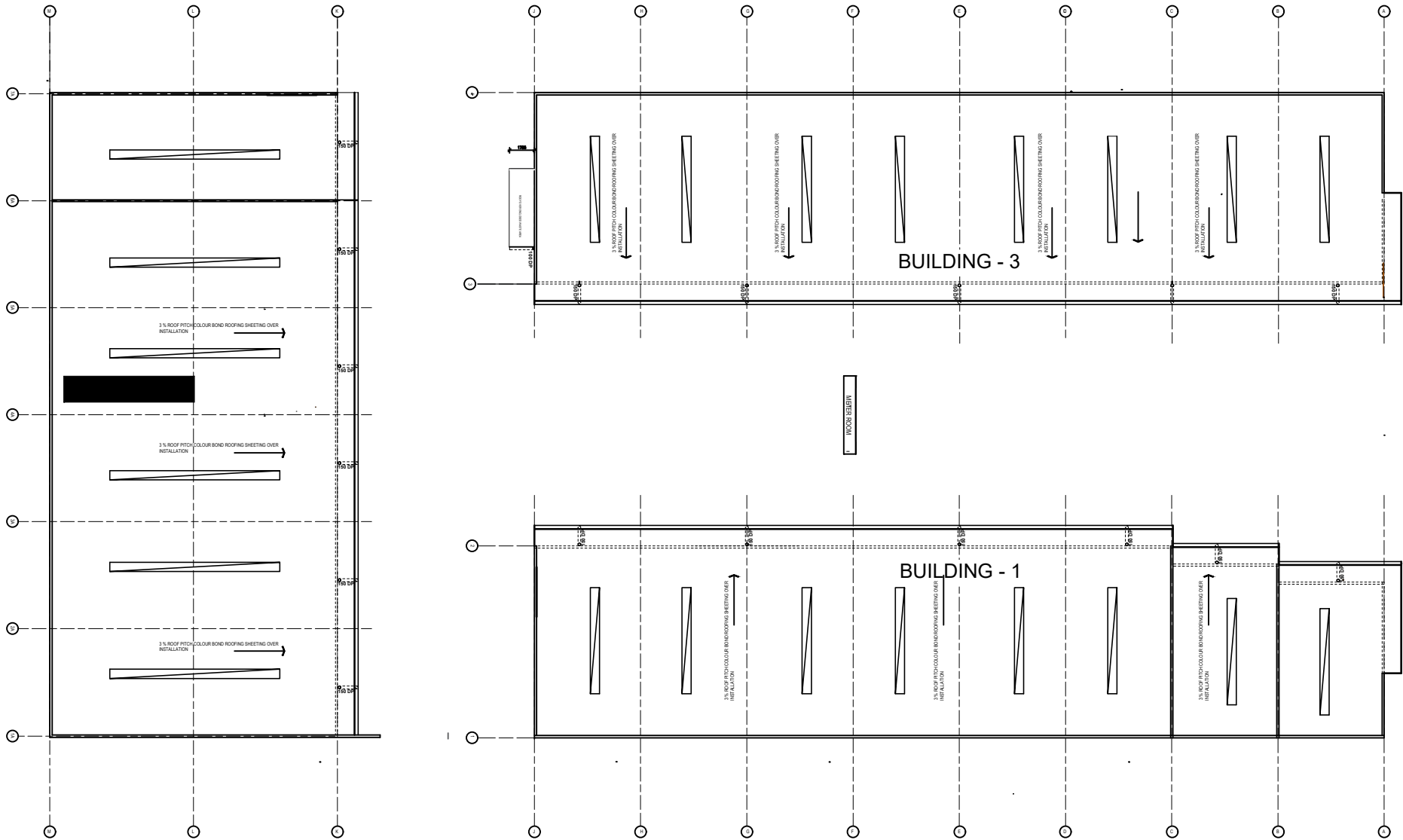
- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA

PROPOSED ROOF PLAN

drawn date Oct 2024 issue PD4
checked PM 1:200 @ A3
project no P24.203.140 scale 1:100 @ A1 drawing no AR-0120
CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



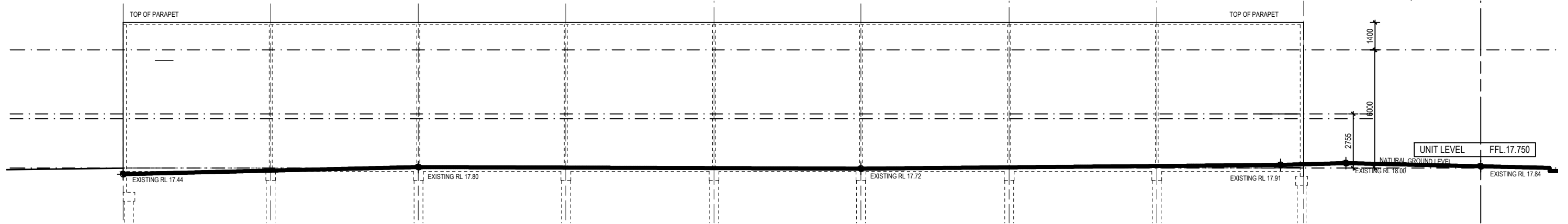
©This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.



PRELIMINARY

Disclaimer:
Yield me pty ltd is a registered architect, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture.
These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd is a registered architect and will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of proposals, then those parties take full legal responsibility for any alterations that may occur.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either as precise marketing drawings, construction drawings, or as-built drawings or record drawings.
Note: Builders / Contractors shall verify all stages of the project that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figure dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the Author.

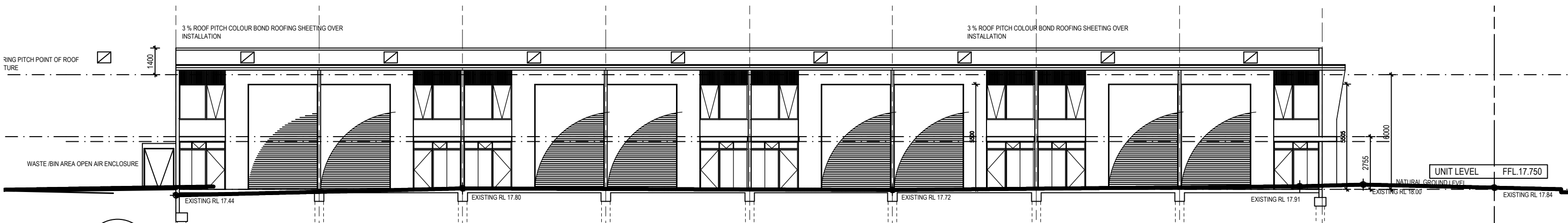
issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	PRELIMINARY DA	28.10.24
PD4	ISSUE DA	12.06.25



4
AR200

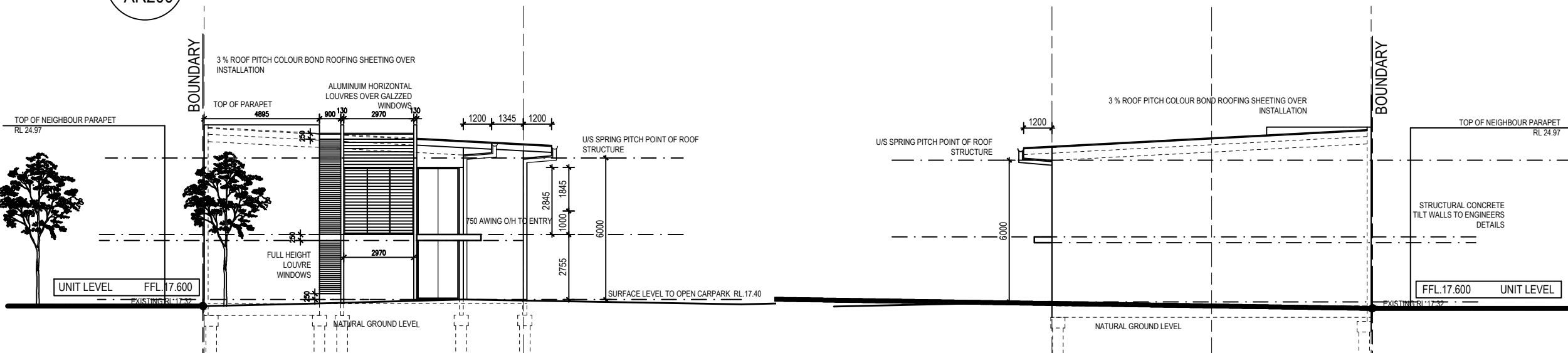
PROPOSED SOUTH ELEVATION

SCALE 1:200 @ A3
SCALE 1:100 @ A1



3
AR200

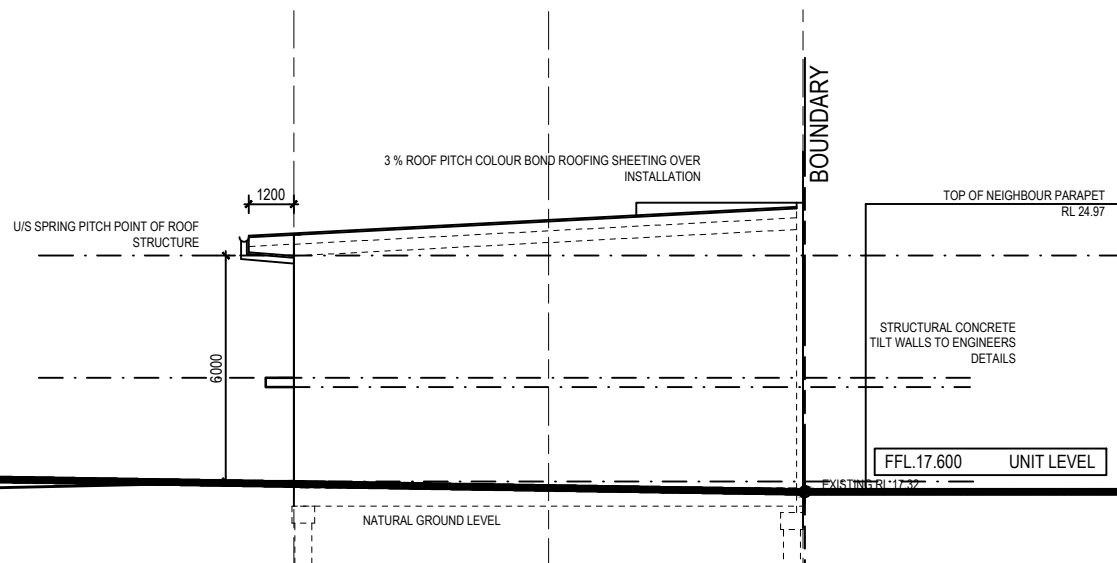
PROPOSED NORTH ELEVATION



1
AR200

PROPOSED FRONT STREET ELEVATION

SCALE 1:200 @ A3
SCALE 1:100 @ A1



2
AR200

PROPOSED REAR WEST ELEVATION

SCALE 1:200 @ A3
SCALE 1:100 @ A1

ELEVATION - BUILDING -1

drawn: PM date: Sept 2024 issue: PD3
checked: PM 1:200 @ A3 issue: PD3
project no: P24.203.140 scale: 1:100 @ A1 drawing no: AR-0201
CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



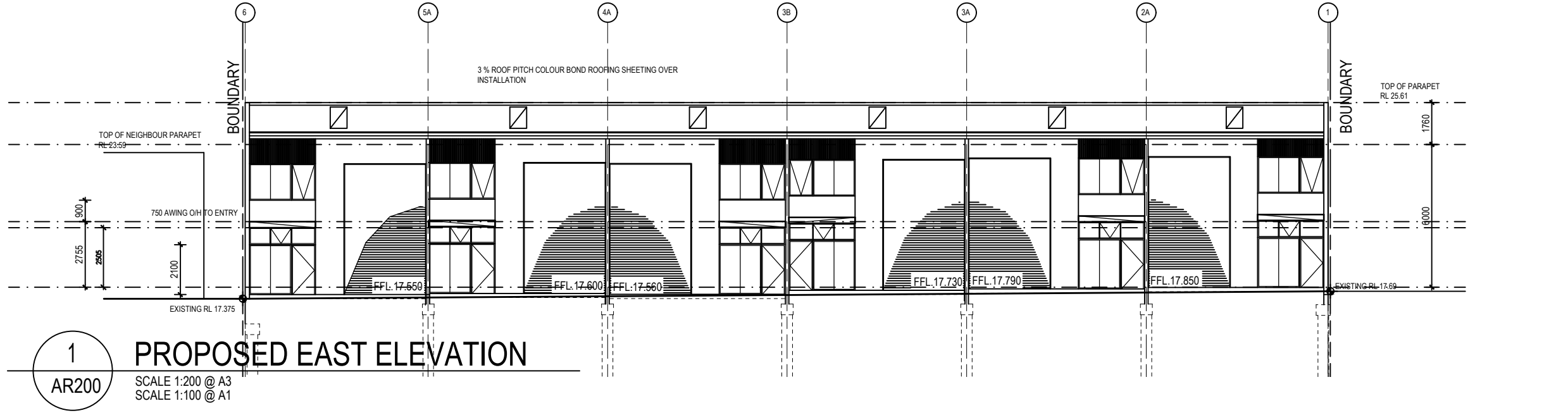
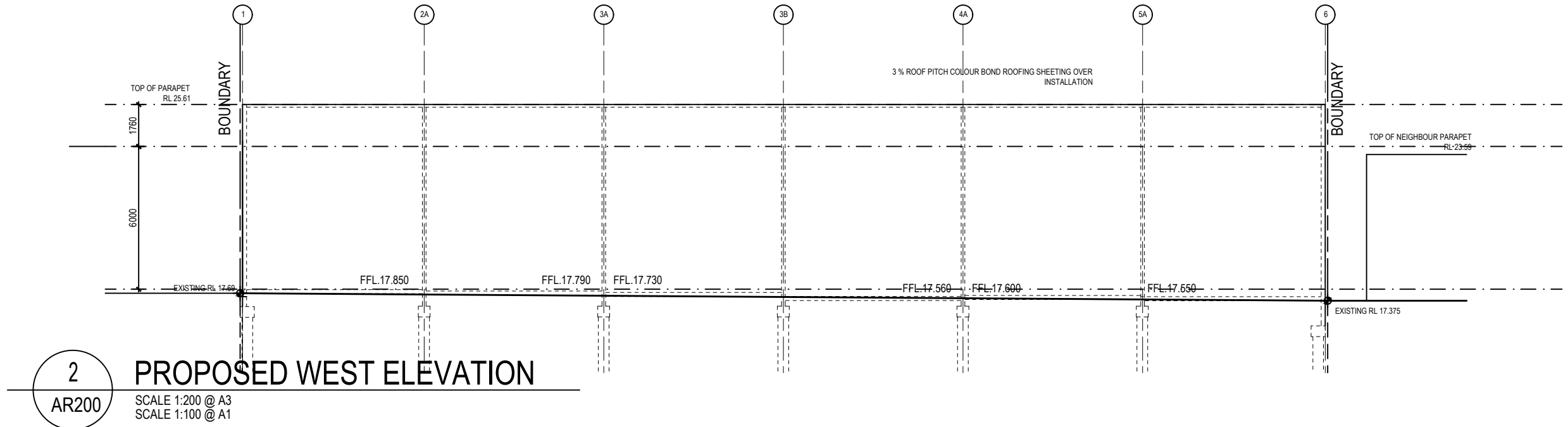
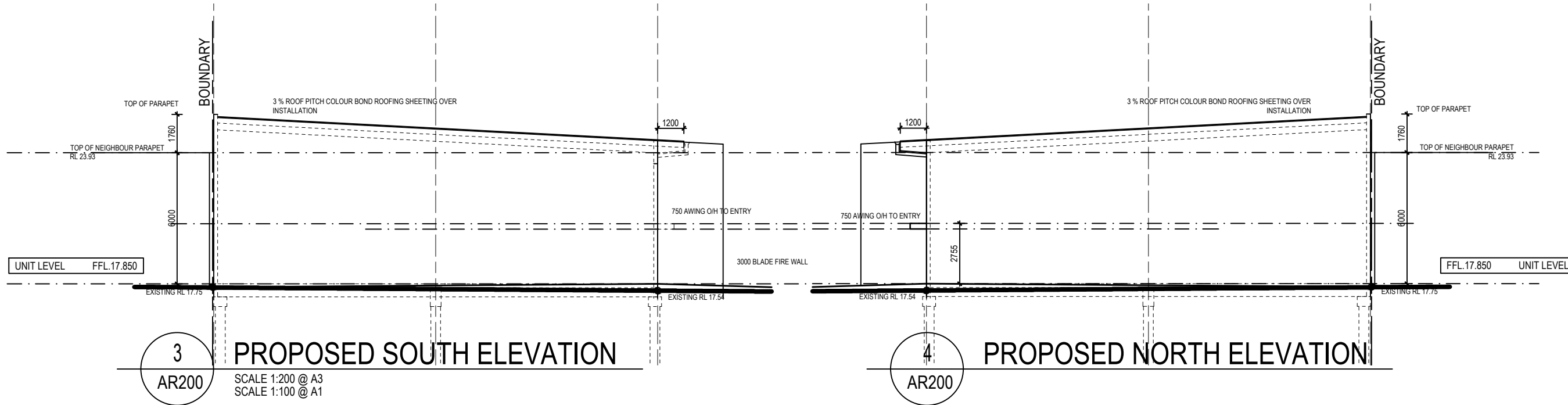
This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

Disclaimer:
Yield me Pty Ltd is a registered architect, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of information provided to gpm architecture.
These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me Pty Ltd is a registered architect and will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of proposals, then those parties take full legal responsibility for any alterations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either as precise marketing drawings, construction drawings, or as-built drawings or record drawings.
Note: Builders / Contractors shall verify all stages of the project; that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figures of dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	PRELIMINARY DA	28.10.24
PD4	ISSUE DA	12.06.25

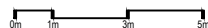
LEGEND:

- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA



ELEVATION - BUILDING -2

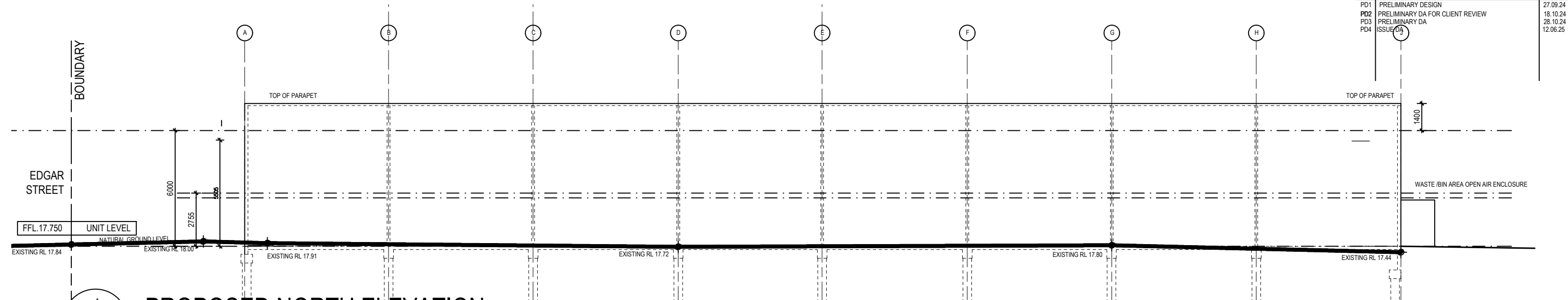
drawn date Sept 2024 issue PD4
checked PM 1:200 @ A3
project no P24.203.140 scale 1:100 @ A1 drawing no AR-0202
CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



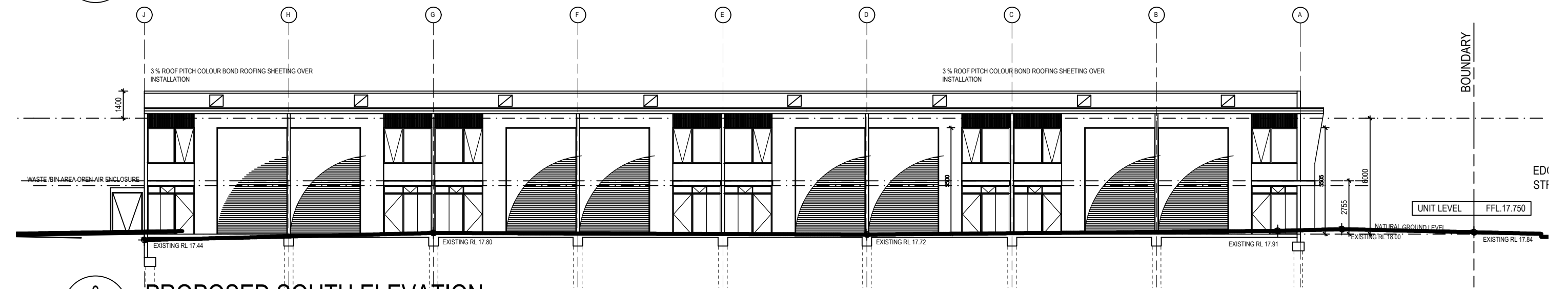
This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

Disclaimer:
Yield me pty ltd is a registered company, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of information provided to gpm architecture.
These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd is a registered company and will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of proposals, then these parties take full legal responsibility for any omissions that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either as precise marketing drawings, construction drawings, or as-built drawings or record drawings.
Note: Builders / Contractors shall verify all stages of the project; that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figure dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the Author.

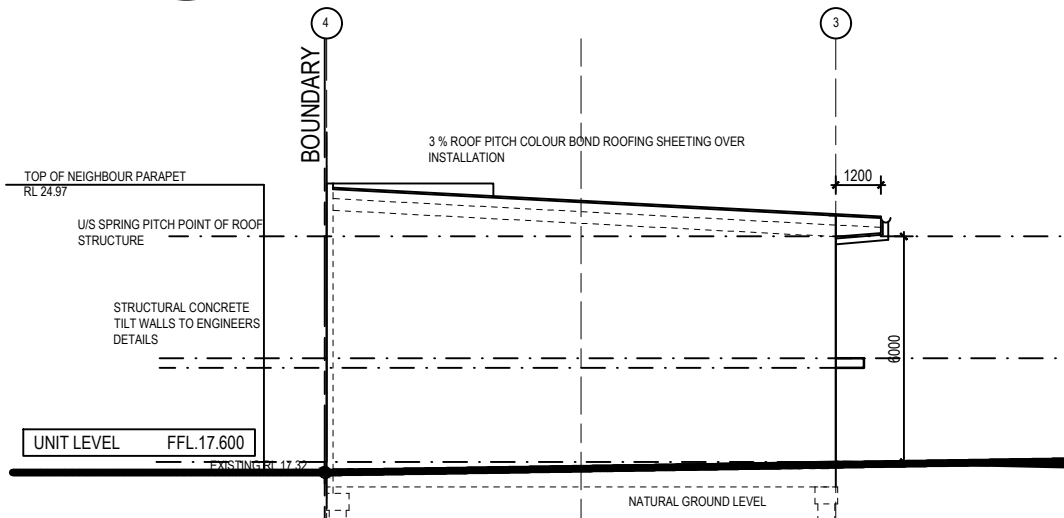
issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	PRELIMINARY DA	28.10.24
PD4	ISSUE DA	12.06.25



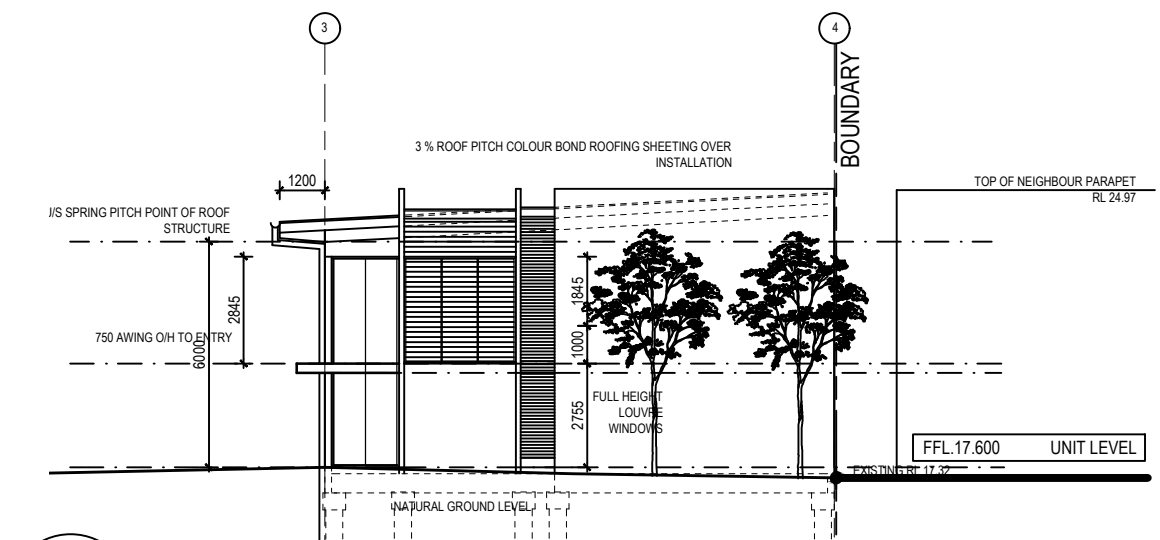
4
AR200
PROPOSED NORTH ELEVATION
SCALE 1:200 @ A3
SCALE 1:100 @ A1



3
AR200
PROPOSED SOUTH ELEVATION
SCALE 1:200 @ A3
SCALE 1:100 @ A1



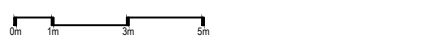
2
AR200
PROPOSED WEST ELEVATION
SCALE 1:200 @ A3
SCALE 1:100 @ A1



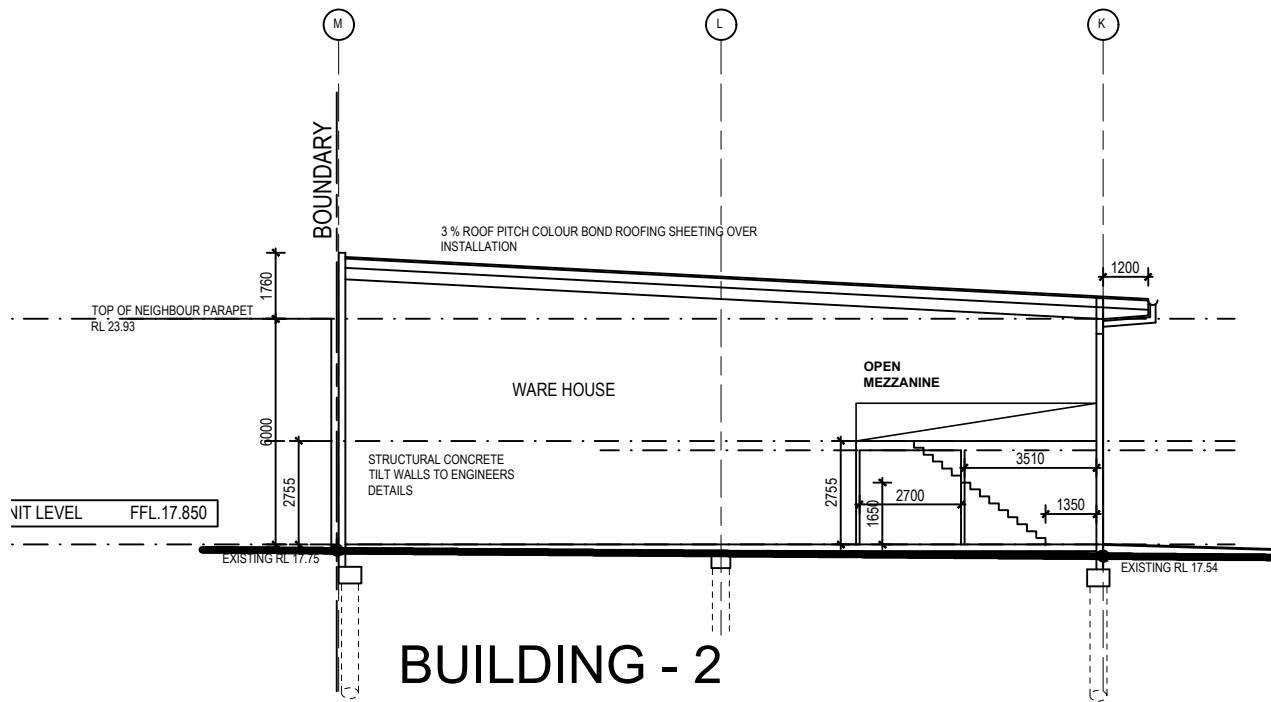
1
AR200
PROPOSED FRONT STREET ELEVATION
SCALE 1:200 @ A3
SCALE 1:100 @ A1

ELEVATION - BUILDING -3

drawn date Sept 2024 issue PD4
checked PM 1:200 @ A3
project no P24.203.140 scale 1:100 @ A1 drawing no AR-0203
CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



© This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.



BUILDING - 2

Disclaimer
Yield me ply ltd is gpm architecture, assumes no responsibility for the accuracy of these drawing, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture.
These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me ply ltd is gpm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of resale, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either as pre-sale marketing drawings, 'construction drawings' or 'as-built' drawings or 'record' drawings.
Note: Builders / contractors shall verify all stages of the project; that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figured dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings to the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	04.10.24
PD3	PRELIMINARY DA	29.10.24
PD4	ISSUE DA	12.06.25

LEGEND:

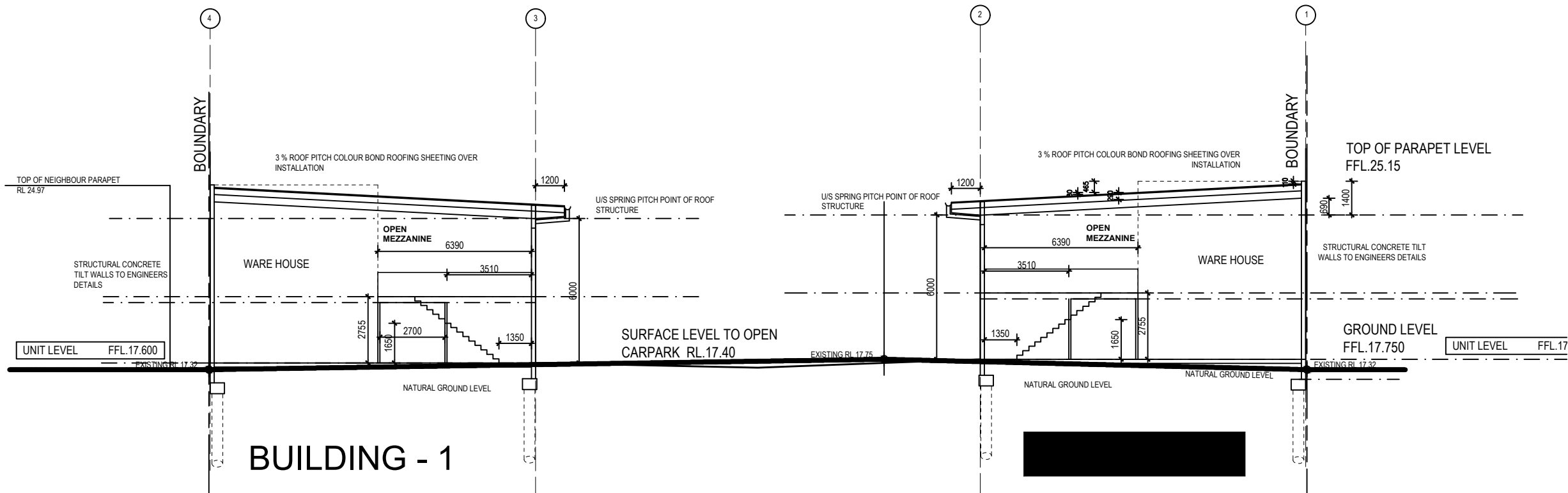
- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA

1

AR500

SECTIONAL DETAIL B-B-1

SCALE 1:200 @ A3
SCALE 1:100 @ A1



BUILDING - 1

2

AR500

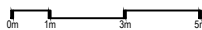
SECTIONAL DETAIL A-A

SCALE 1:200 @ A3
SCALE 1:100 @ A1

CROSS SECTIONAL A-A DETAIL
BUILDING -1 BUILDING -2
BUILDING -3

drawn SW date Oct 2024 issue PD4
checked PM 1:200 @ A3
project no P24.203.140 scale 1:100 @ A1 drawing no. AR-0301

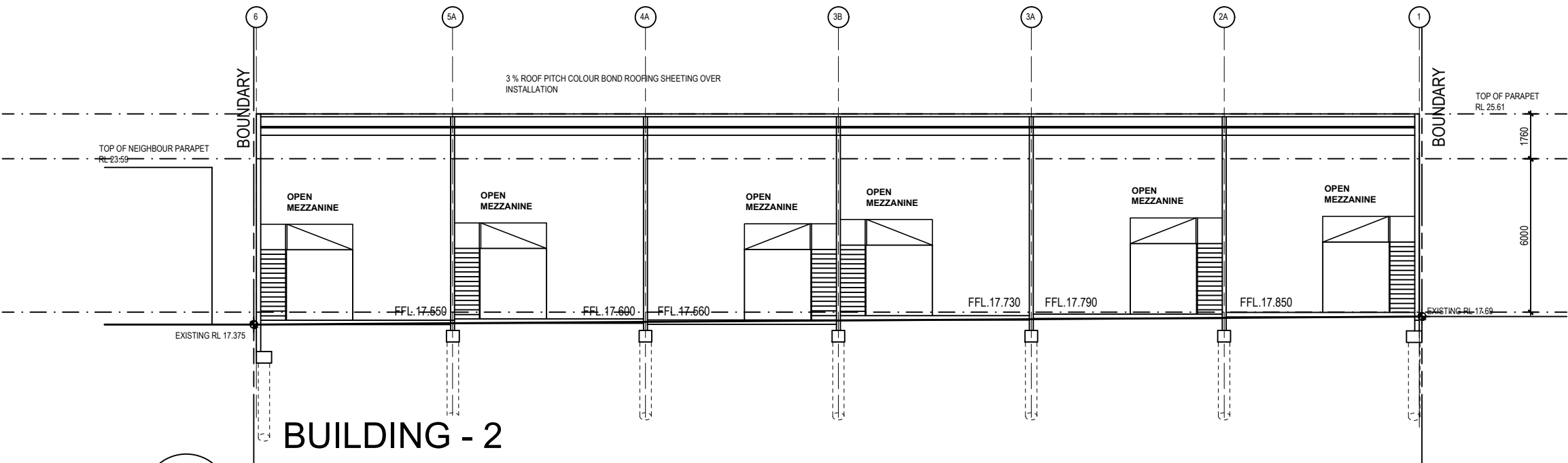
CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



©This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

Disclaimer
Yield me ply ltd is a registered architect, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of inaccurate information provided to gpm architecture. These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me ply ltd is a registered architect and will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a marketing material or submission for approval. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of approval, then those parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either a pre-sale marketing drawing, construction drawing, or a built drawing or record drawing.
Note: Builders / contractors shall verify all stages of the project, that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figured dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	04.10.24
PD3	PRELIMINARY DA	29.10.24
PD4	ISSUE DA	12.06.25



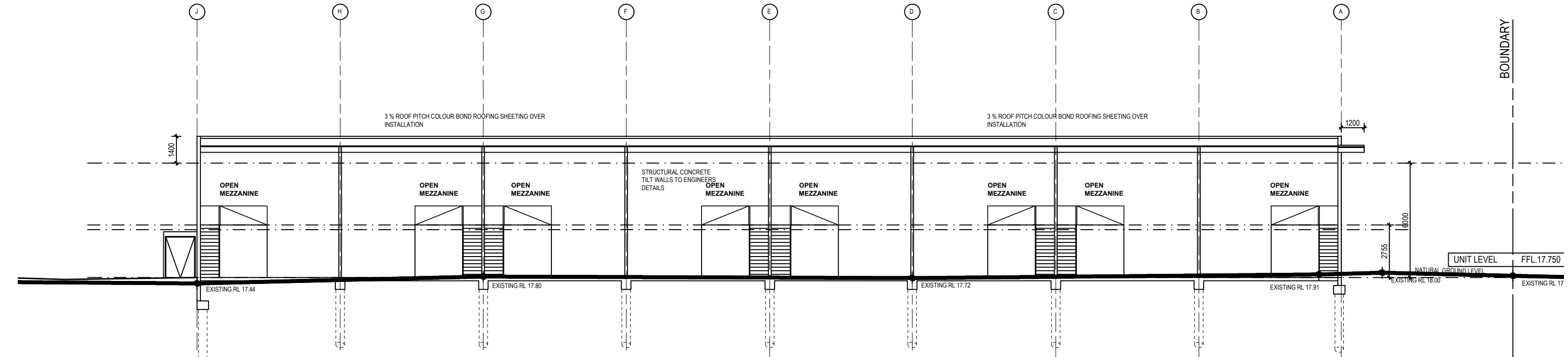
BUILDING - 2

PROPOSED LONGITUDE SECTION B-B - REAR BUILDING 2

2

AR300

SCALE 1:200 @ A3
SCALE 1:100 @ A1



BUILDING - 3

PROPOSED LONGITUDE SECTION B-B - TYPICAL BUILDING 1 & 2

2

AR300

SCALE 1:200 @ A3
SCALE 1:100 @ A1

LONGITUDE SECTION B-B
BUILDING -2
BUILDING -3

drawn SW date Oct 2024 issue PD4
checked PM 1:200 @ A3
project no.P24_203_140scale1:100 @ A1 drawing no. AR-0302

CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW

0m 1m 2m 3m

This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

gpm architecture Architecture Interiors Design
bda BUILDING DESIGN ARCHITECTURE OF AUSTRALIA

Disclaimer
Yield me Pty Ltd U/gm architecture, assumes no responsibility for the accuracy of these drawing, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture. These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me Pty Ltd U/gm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a Marketing material or submission for proposals. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of resale, then these parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either a pre-sale marketing drawings, 'construction drawings', 'as-built' drawings or 'record' drawings.
Note: Builders / Contractors shall verify All stages of the project, that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal Figure dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of inspected shop working drawings by the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	AMENDED DRAFT LAYOUT DA /DESIGN	09.10.24
PD3	PRELIMINARY DA	29.10.24
PD4	ISSUE DA	12.06.25

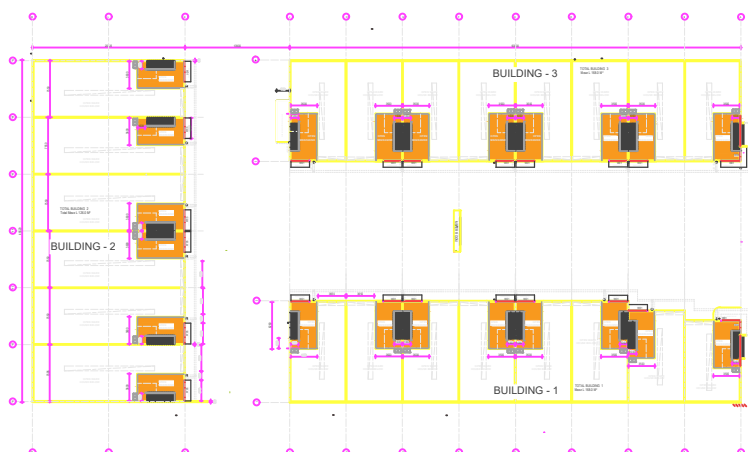
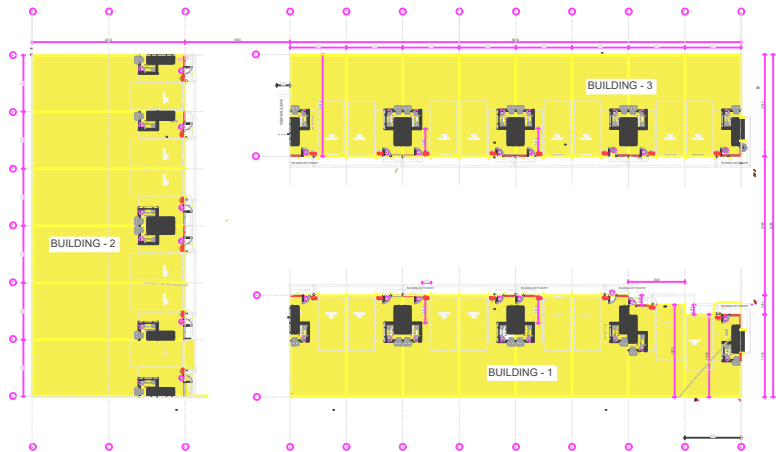
GFA BASED ON CB COUNCIL'S PARAMETERS

GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:

- (A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC.

BUT EXCLUDES:

- (D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT:
(i) STORAGE, AND
(ii) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES AND;
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.



1

AR02

PROPOSED GROSS- GROUND FLOOR AREA

SCALE 1:500 @ A3

FLOOR AREAS - BUILDING 1	
NAME	AREA
- GF WAREHOUSE	785.00 m ²
- OPEN MEZZANINE LEVEL 1	168.00 m ²
TOTAL (GFA)	953.00 m ²

FLOOR AREAS - BUILDING 2	
NAME	AREA
- GF WAREHOUSE	925.00 m ²
- OPEN MEZZANINE LEVEL 1	126.00 m ²
TOTAL (GFA)	1051.00 m ²

FLOOR AREAS - BUILDING 3	
NAME	AREA
UNIT 1 - GF WAREHOUSE	910.00 m ²
- OPEN MEZZANINE LEVEL 1	168.00 m ²
TOTAL (GFA)	978.00 m ²

TOTAL GROSS FLOOR AREAS	
NAME	AREA
BUILDING 1	953.00 m ²
BUILDING 2	1051.00 m ²
BUILDING 3	978.00 m ²
TOTAL (GFA)	2982.00 m ²

DEVELOPMENT SUMMARY	
SITE AREA	= 4722.00m ²
WAREHOUSE UNIT AREA	= 2,529.00m ²
MEZZANINE LEVEL 1 AREA	= 462.00m ²
TOTAL BUILDING AREA	= 2,992.00m ²
FLOOR SPACE RATIO	= 0.63:1
PROVIDED LANDSCAPED AREA	= 343.30 m ²
CAR SPACE REQUIRED	= 29.8
CAR SPACE PROVIDED	= 30 OFF

CARSPACES : 1
WAREHOUSES 1 SPACE 100m² GFA

1

AR02

PROPOSED GROSS FLOOR AREA

SCALE 1:500 @ A3

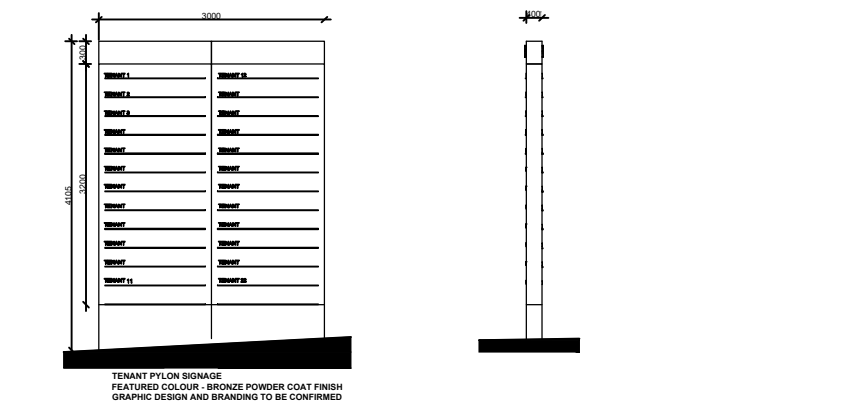
PROPOSED AREA CALCULATIONS PLANS

drawn PM date Oct 2024 issue PD4
checked 1:200 @ A3
project no.P24.203.140scale 1:100 @ A1 drawing no.AR-0661

CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW

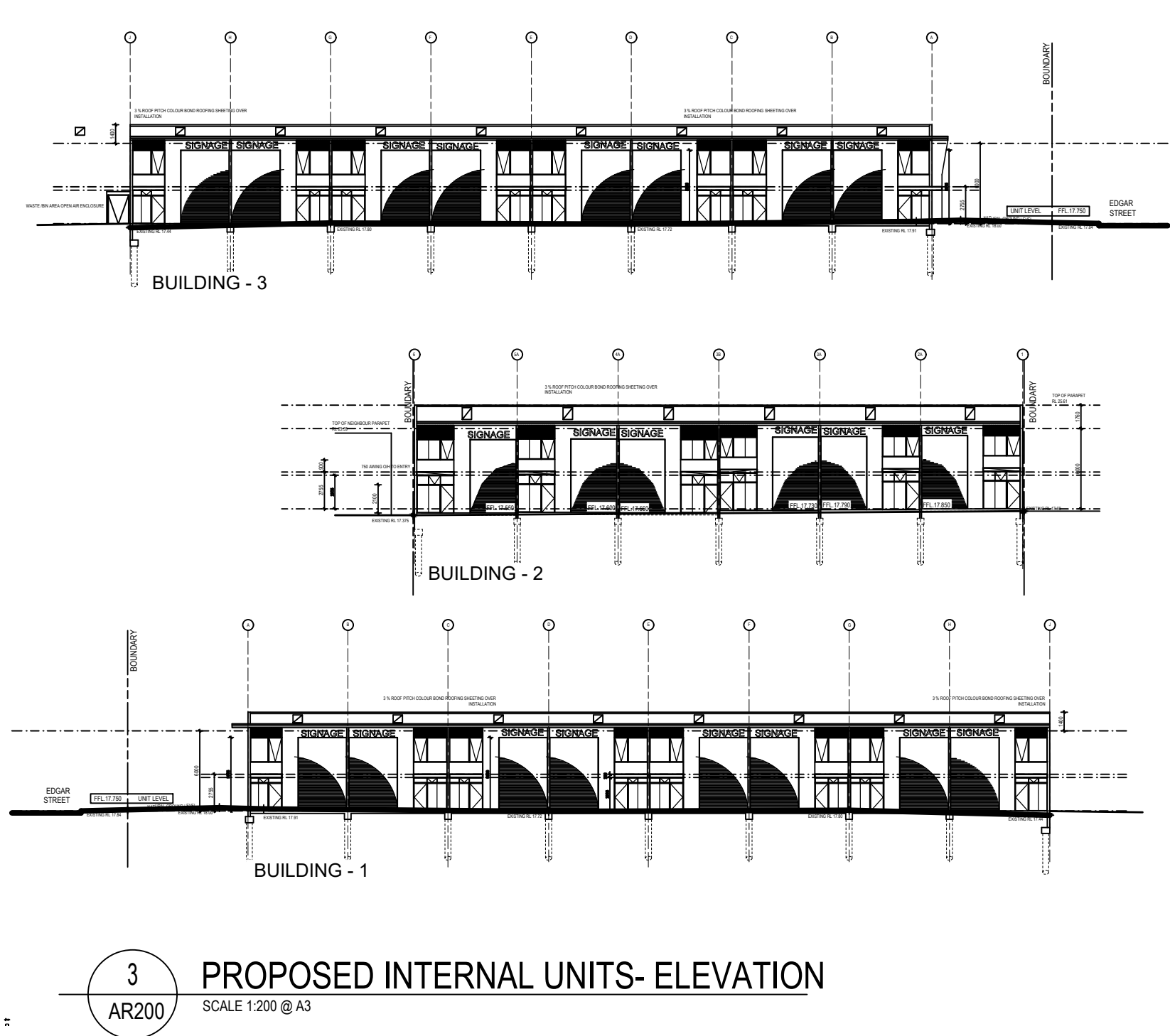
0m 1m 2m 3m

©This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.



1 PYLON SIGNAGE ELEVATION

AR200 SCALE 1:200 @ A3



4
200










EDGAR STREET ELEVATION

PROPOSED FRONT STREET ELEVATION

SCALE 1:200 @ A3

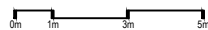
[illegible]

LEGEND:

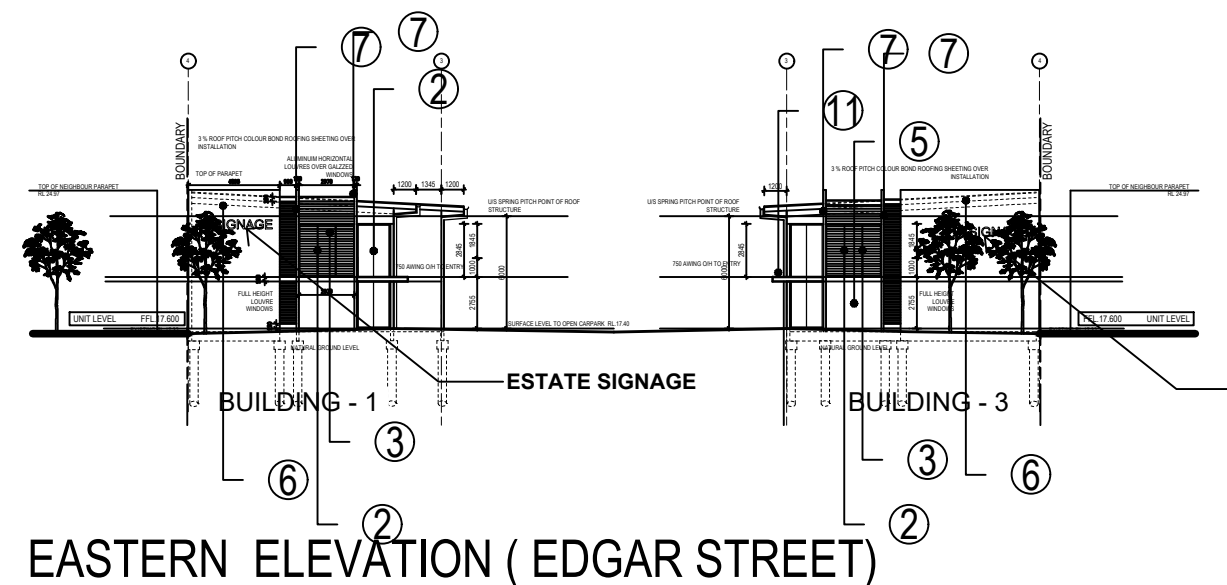
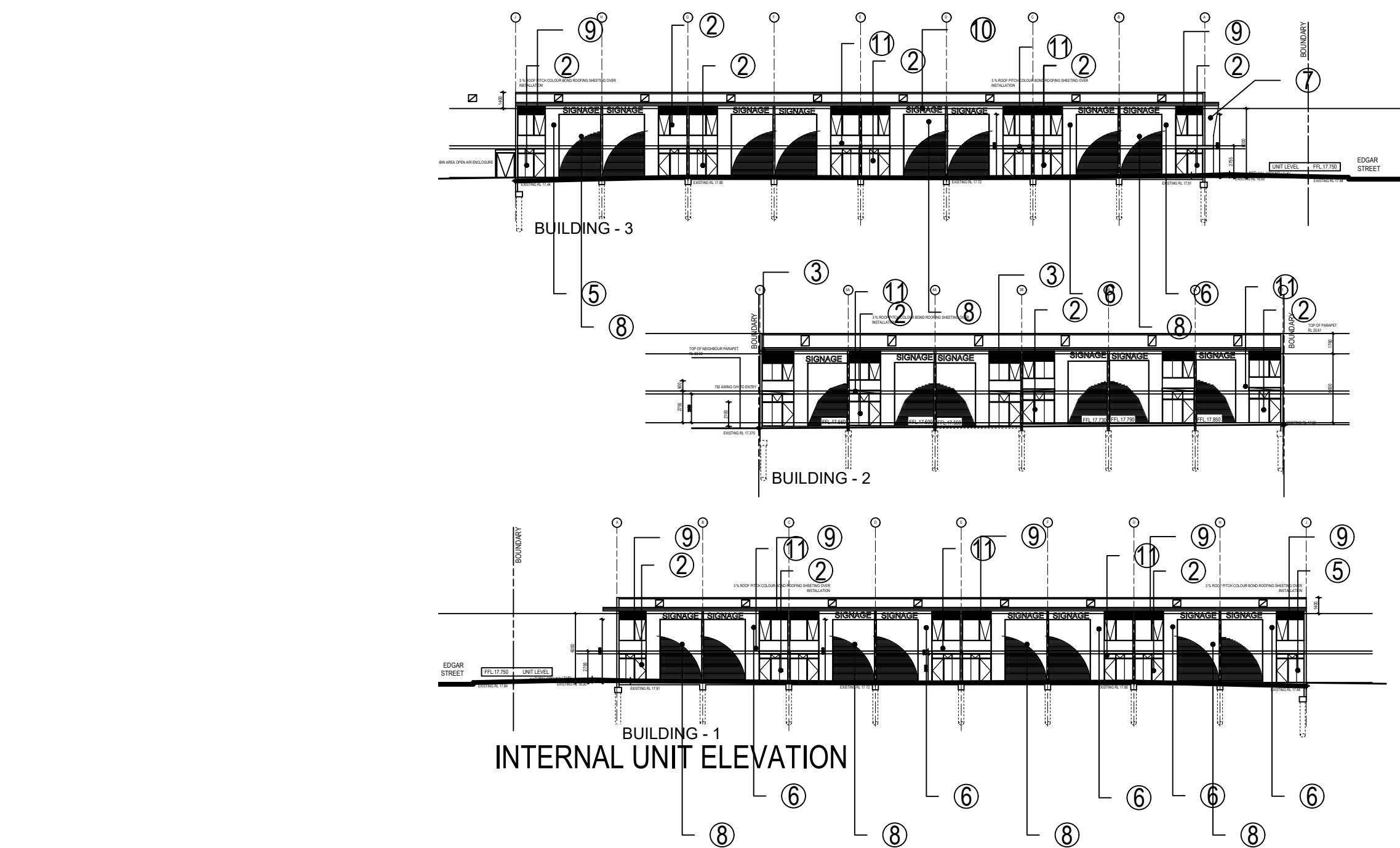
	TO BE DEMOLISHED
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	EXISTING RL
	PROPOSED RL
	T/COM
	POWER POLE
	WATER METER
	LANDSCAPE AREA

SIGNAGE- ELEVATIONS & PLAN

drawn date Sept 2024 issue PD4
checked PM 1:200 @ A3
project no P24.203.140 scale:1:100 @ A1 drawing no AR-0801
CLIENT: SPRINT (Aust) PTY LTD
PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



© This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.



2

Name: Custom Black

3

4

Onyx Pearl

5

Notre Dame

6

Mannex Charcoal

7

Dulux
Gold Rush
S14H9

8

Steel Pearl

9

10

DETAILING

11

Dulux
Fluoro Green
S22G7

LEGEND

WALL SYSTEM - CONCRETE TILTUP PANELS

- 1) CONCRETE FINISH TILT PANELS FINISH TO BOUNDARY WALLS
- 2) ALUMINUM WINDOW FRAMING SYSTEM - CUSTOM BLACK
- 3) COLOURBOND STEEL FRAME HORIZONTAL LOUVRES COLOUR: TIMBER LOOK
- 4) COLOURBOND FLASHING TRIM TO GUTTERS, DOWN PIPES & PAREPETS COLOUR: ONYX PEARL
- 5) CONCRETE TILT WALLS COLOUR: NOTRE DAME
- 6) CONCRETE TILT WALLS COLOUR: MANNEX CHARCOAL
- 7) CONCRETE BLADE WALLS - GOLD RUSH
- 8) COLOURBOND METAL ROLLASHUTTER COLOUR: STEEL PEARL
- 9) COLOURBOND STEEL CALDING - STANDING SEAM COLOUR: MATT MONUMENT
- 10) SIGNAGE COLOURBOND METAL - INDIVIDUAL LETTERING
- 11) COLOURBOND METAL - AWNINGS - COLOUR FLUORO GREEN

MATERIAL SCHEDULE

drawn	AM	date	26.10.24	issue	PD3
checked	PM		1:200 @ A3		
project no	P24.203.140	scale	1:100 @ A1	drawing no.	AR-0900
CLIENT:	SPRINT (Aust) PTY LTD				
PROJECT PROPOSAL:	PROPOSED INDUSTRIAL UNITS				
PROJECT ADDRESS:	330 EDGAR STREET, CONDELL PARK NSW				

0m 1m 3m 5m

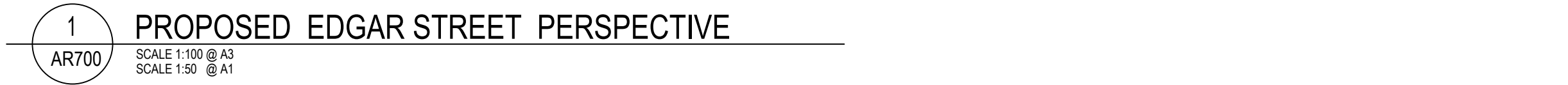
©This drawing is copyright, do not scale drawing, work to figure dimensions only, verify all dimensions on site, report to gpm architecture any omission, discrepancy or anything that might lead to a result other than the intent of the drawing. If in doubt, ask. All work to comply with the BCA & relevant Australian Standards.

MATERIAL FINISHES SCHEDULE

SCALE 1:200 @ A3
SCALE 1:100 @ A1

1
AR600

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	PRELIMINARY DA	31.10.24
PD4	ISSUE DA	12.06.25



drawn date 31 Oct. 2024 PD:
checked PM 1:100 @ A3 issue
project no. P24.203.140 scale:1:50 @ A1 drawing no. AR-0901

CLIENT: SPRINT (Aust) PTY LTD

PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS

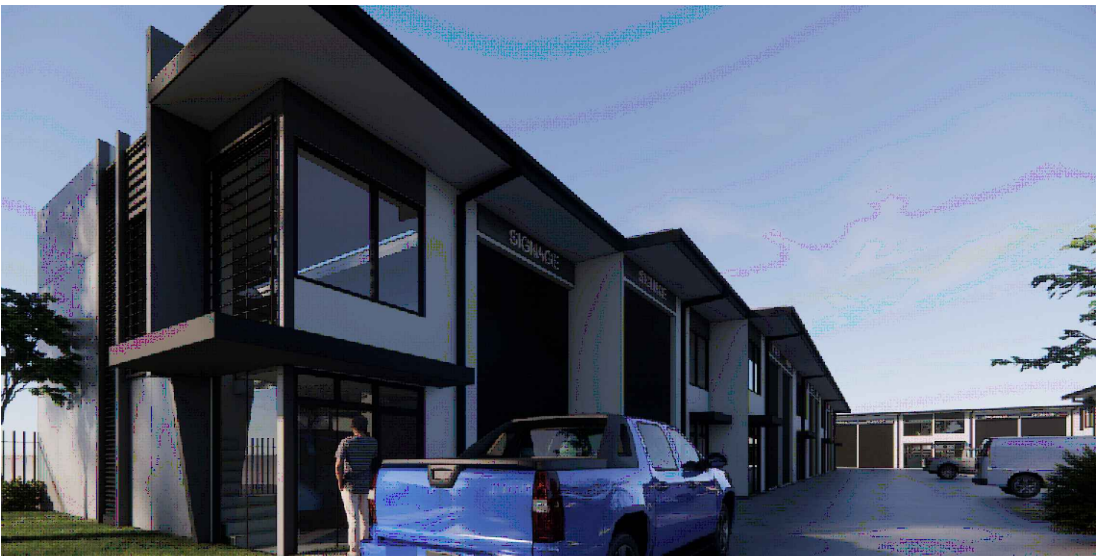
PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW

gpm architecture
Architecture
Interiors
Design

bda
BUILDING DESIGNERS
ASSOCIATION AUSTRALIA



PERSPECTIVE INTERNAL BUILDING -3



PERSPECTIVE INTERNAL BUILDING -1



PERSPECTIVE INTERNAL BUILDING -1



PERSPECTIVE INTERNAL BUILDING -2



Disclaimer
Yield me pty ltd t/a gpm architecture, assumes no responsibility for the accuracy of these drawings, or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to gpm architecture. These drawings have been drawn at the client's request without the input of all necessary consultants required to achieve Development Application. Yield me pty ltd t/a gpm architecture will not be held responsible for the use of these drawings by other parties in any way whatsoever, whether it involves a marketing material or submission for permits. We emphasize that if these drawings are modified by other parties, submitted by other parties to other parties for the purpose of permits, then those parties take full legal responsibility for any situations that may arise.
The drawings are preliminary architectural drawings, subject to obtaining a development application approval and are not intended to be used or perceived as either as precise marketing drawings, construction drawings, or 'as-built' drawings or 'record' drawings.
Note: Builders / contractors shall verify all stages of the project, that is all dimensions, including coordination with all required consultants before any part of the project commences. Internal figured dimensions take precedence over drawings and job dimensions. All shop working drawings shall be submitted to gpm architecture consultants and client and manufacture shall not commence prior to return of requested shop working drawings by the Author.

issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	PRELIMINARY DA	01.11.24
PD4	ISSUE DA	12.06.25

PROPOSED 3D PERSPECTIVE (EDGAR STREET)

drawn	date	01 Nov 2024	PD4
checked PM	issue		
project no. P24.203.140	scale 1:100 @ A3	scale 1:50 @ A1	drawing no. AR-DA0902
CLIENT:	SPRINT (Aust) PTY LTD		
PROJECT PROPOSAL:	PROPOSED INDUSTRIAL UNITS		
PROJECT ADDRESS:	330 EDGAR STREET, CONDELL PARK NSW		