

DEVELOPMENT APPLICATION

PROPOSED: INDUSTRIAL FACILITY (WAREHOUSE DC)

ADDRESS: CNR 2 HUME HWY & WORTH STREET & BEAUFORT PLACE
CHULLORA NSW 2190
LOT 12 IN DP834734

ZONING: INDUSTRY

DRAWING LIST			
SHEET NO.	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
A00	COVER SHEET & LOCATION CONTEXT	G	08.08.17
A01	ESTATE SURVEY PLAN	F	10.04.17
A02	ESTATE MASTERPLAN	F	10.04.17
A03	PROPOSED LOWER GROUND & GROUND LEVEL SITE PLAN	F	10.04.17
A04	LANDSCAPE AREA SITE PLAN	F	10.04.17
A05	ROOF PLAN	F	10.04.17
A06	GROUND LEVEL SITE PLAN (WAREHOUSE)	F	10.04.17
A07	MAIN OFFICE FLOORPLANS	F	10.04.17
A08	DOCK OFFICE FLOORPLANS & ELEVATIONS	F	10.04.17
A09	ELEVATIONS - WAREHOUSE	G	08.08.17
A10	ELEVATIONS - WAREHOUSE	G	08.08.17
A11	ELEVATIONS 3 – MAIN OFFICE 1	G	08.08.17
A12	ELEVATIONS 4 – MAIN OFFICE 2	G	08.08.17
A13	WAREHOUSE SECTIONS	F	10.04.17
A14	PERSPECTIVE IMAGES	F	10.04.17
A15	MONTAGE – HUME HWY VIEW POINTS	G	08.08.17
A16	MATERIALS PRECEDENT DIAGRAM	G	08.08.17



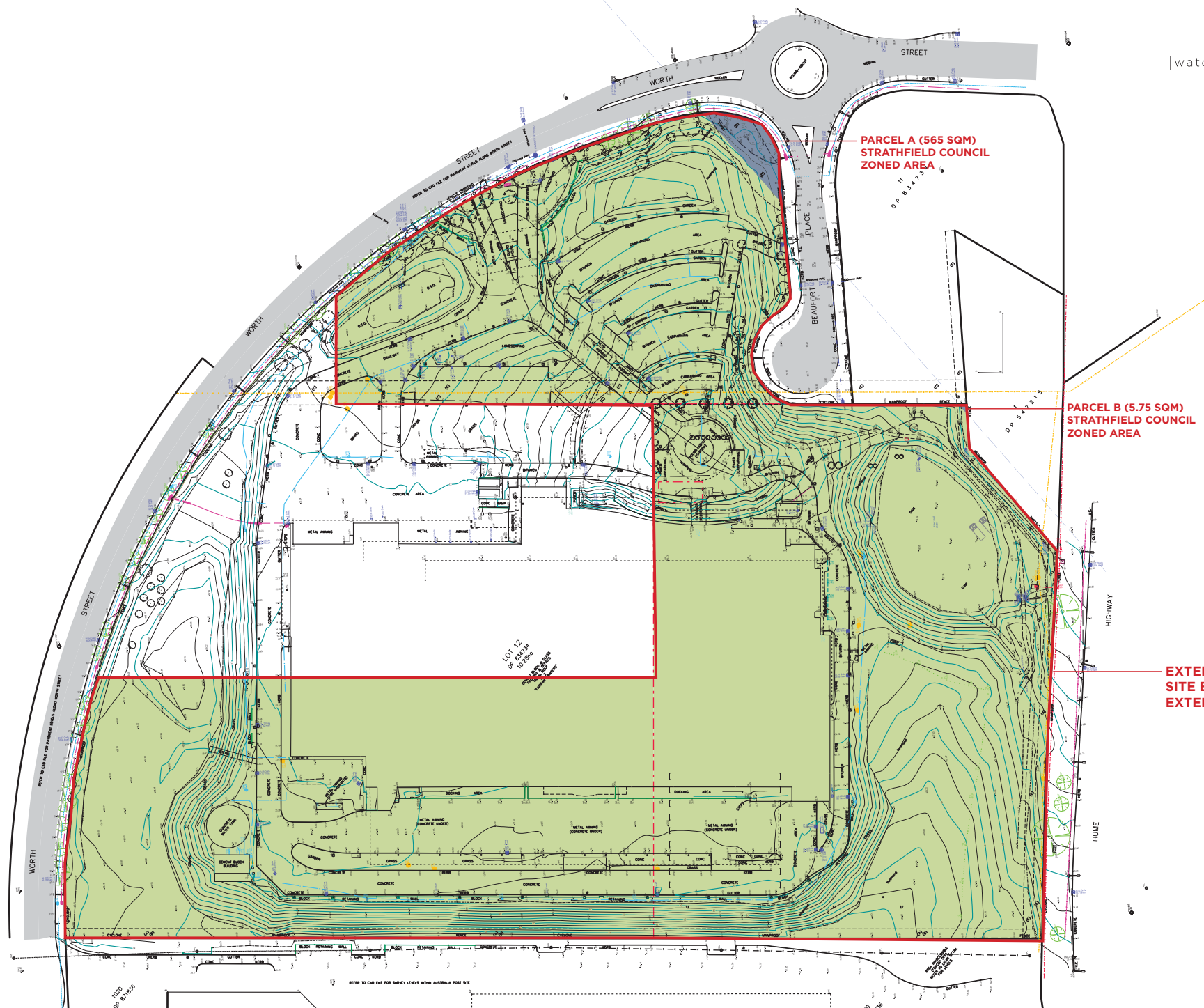
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Verify all dimensions and levels on site and report any discrepancies to Watch This Space Design for direction prior to the commencement of works. Drawings are to be read in conjunction with all other contract documents.

Do not scale from drawings. Watch This Space Design cannot guarantee the accuracy of content and format for copies of drawings issue electronically. The drawing will not be used for construction unless endorsed 'For Construction' and authorised for issue.

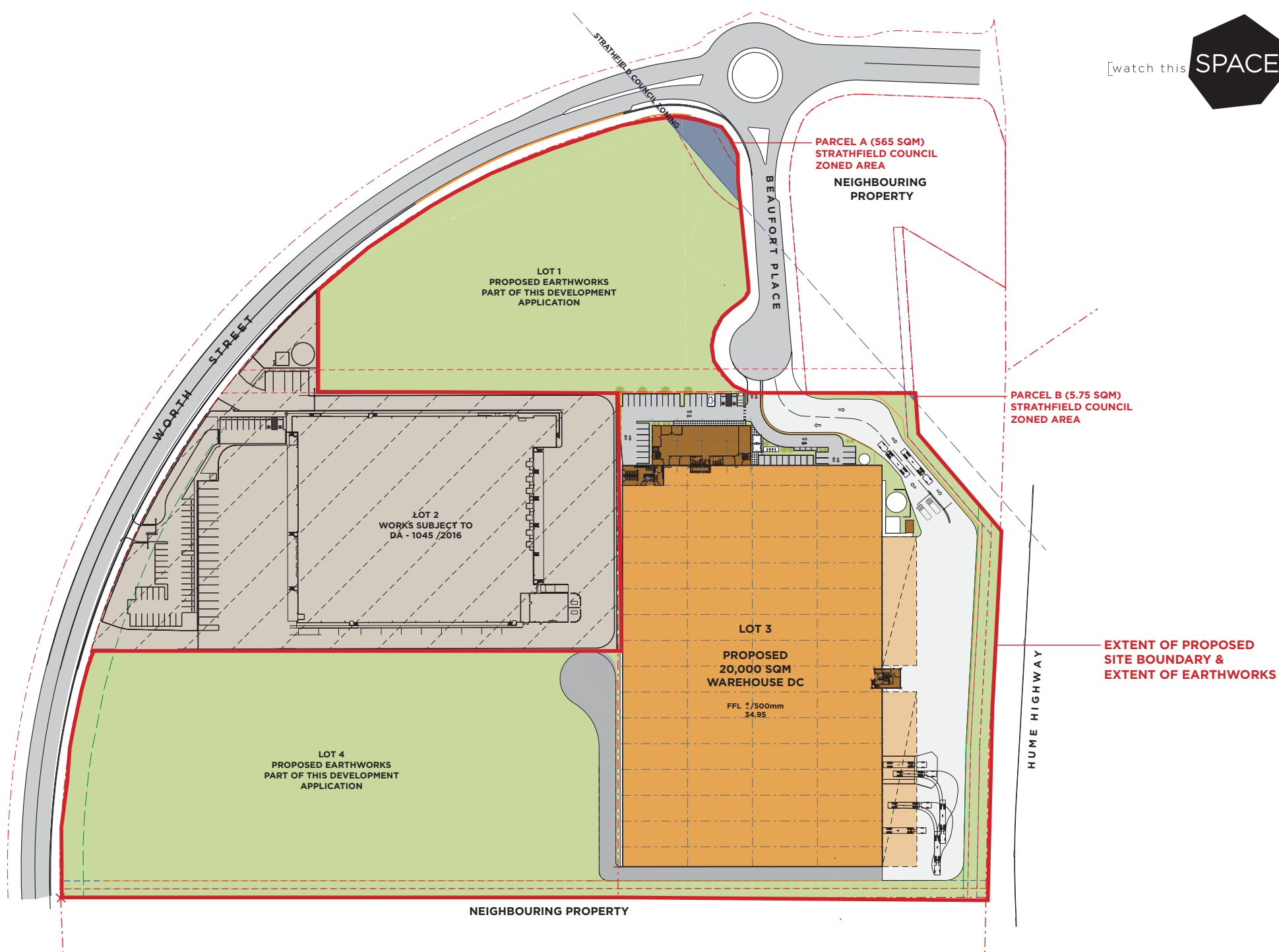


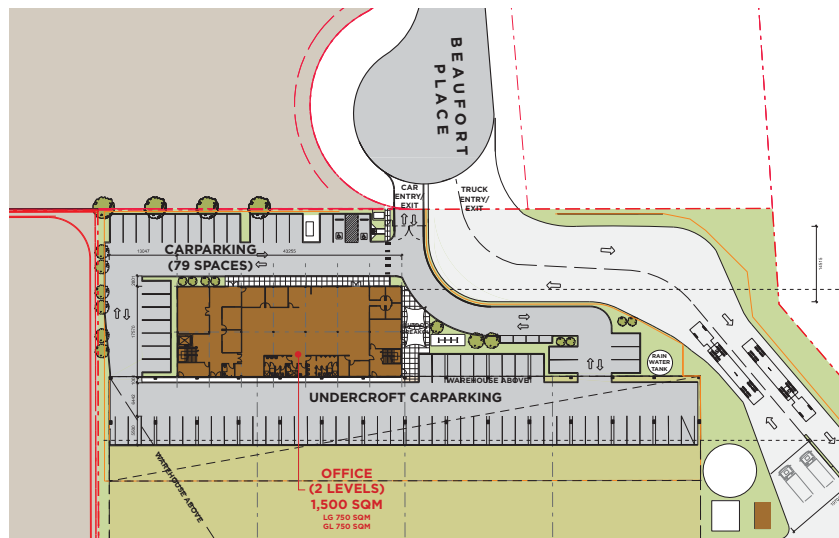
NOTES
Refer Surveyor Plan & Notes



**EXTENT OF PROPOSED
SITE BOUNDARY &
EXTENT OF EARTHWORKS**







LOWER GROUND LEVEL 1:1000@A3

BUILDING 3**Development Area Schedule**

Total Site Area	34,992 sqm
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Building Area (GFA As Per Council LEP)

Main Office Lower Ground Floor	742 sqm
Total Lower Ground Floor GFA	742 sqm
Main Warehouse	19,856 sqm
Main Office Ground Floor	740 sqm
Dock Office	92 sqm
Guard House	16 sqm
Total Ground Floor GFA	21,705 sqm
Dock Office First Floor	92 sqm
Total First Floor GLA	92 sqm

Total Building GFA (Council LEP)	21,538 sqm
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Total Truck Awning Area	1,962 sqm
Total Site Efficiency	62%

Total Heavy Duty Pavement	7,318 sqm
Total Light Duty Pavement	2,854 sqm
Fire Track Area	701 sqm
Landscape Area (11.9% Total Site Area)	4,167 sqm

Building Area (GLA As Per Plan of Premises)

Main Office Lower Ground Floor	750 sqm
Total Lower Ground Floor GLA	750 sqm
Main Warehouse	20,000 sqm
Main Office Ground Floor	750 sqm
Dock Office Ground Floor	95 sqm
Guard House	20 sqm
Total Ground Floor GLA	20,860 sqm
Dock Office First Floor	95 sqm
Total First Floor GLA	95 sqm

Total Building GLA	21,710 sqm
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CARPARKING REQUIREMENTS**DCP Council Requirements:**

Warehouse or
Distribution Centres: 1 Space/300 sqm

Total Carparking Required: 72 Spaces

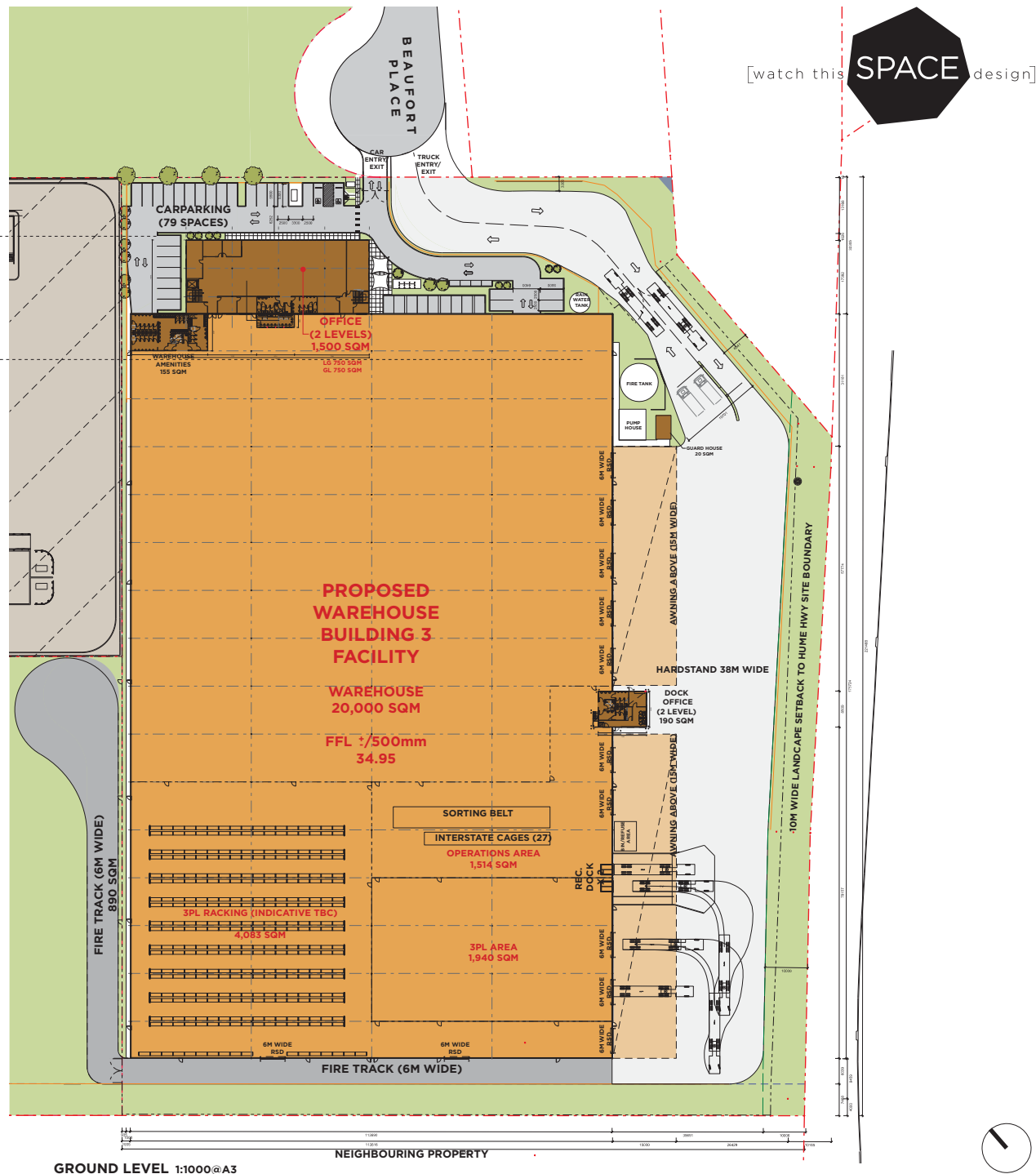
Cars Provided:

Based off RMS Rates (Refer Traffic
Report)

BUILDING 3:

Total Carparking Required: 72 Spaces

Total Carparking Provided 79 Spaces
Motorcycle Provided 4 Spaces



GROUND LEVEL 1:1000@A3

PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT

Development Application

**PROPOSED
SITE PLAN****1 : 1000 @ A3**

10 APR 17 PM

CH 2HUM DA1 AA03(F)

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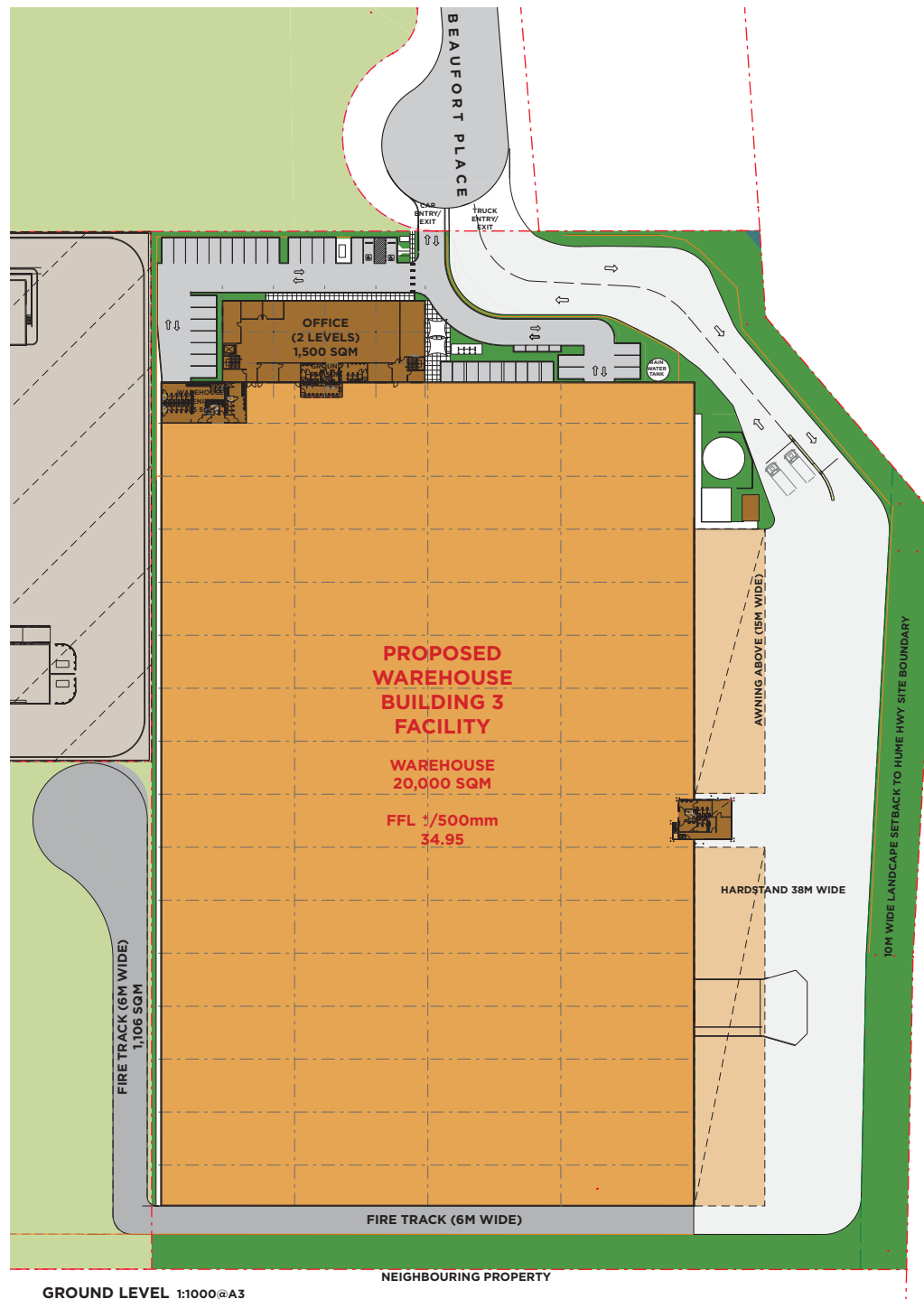
LEGEND

 Landscape Area

LANDSCAPE CALCULATION

ACTUAL PROVIDED:

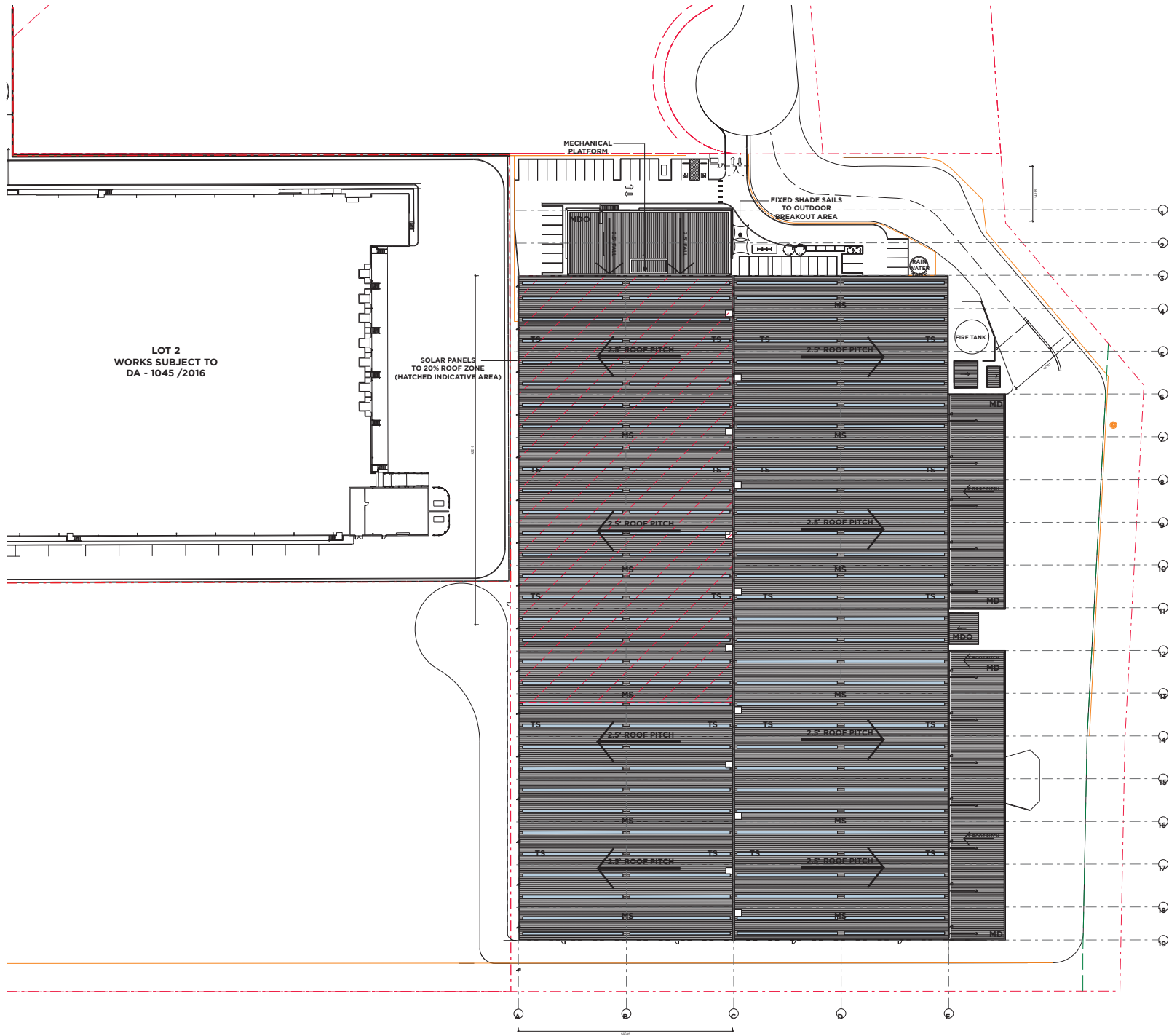
Landscape Area **4,167 sqm**
(11.9% Total Site Area)



GROUND LEVEL 1:1000@A3

NEIGHBOURING PROPERTY





- LEGEND**
- MDO - METAL DECK OFFICE - KLIPLOCK
 - TS - TRANSLUCENT SHEETING
 - MS - METAL SHEETING - TRIMDECK
 - MD - METAL DECK - ZINCALUME



BUILDING 3

Development Area Schedule

Total Site Area 34,992 sqm

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 Total Site Efficiency 62%

Total Heavy Duty Pavement 7,318 sqm
 Total Light Duty Pavement 2,854 sqm
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 Landscape Area (11.9% Total Site Area) 4,167 sqm

Building Area (GLA As Per Plan of Premises)

Main Office Lower Ground Floor 750 sqm
Total Lower Ground Floor GLA 750 sqm
 Main Warehouse 20,000 sqm
 Main Office Ground Floor 750 sqm
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Total Building GLA 21,710 sqm

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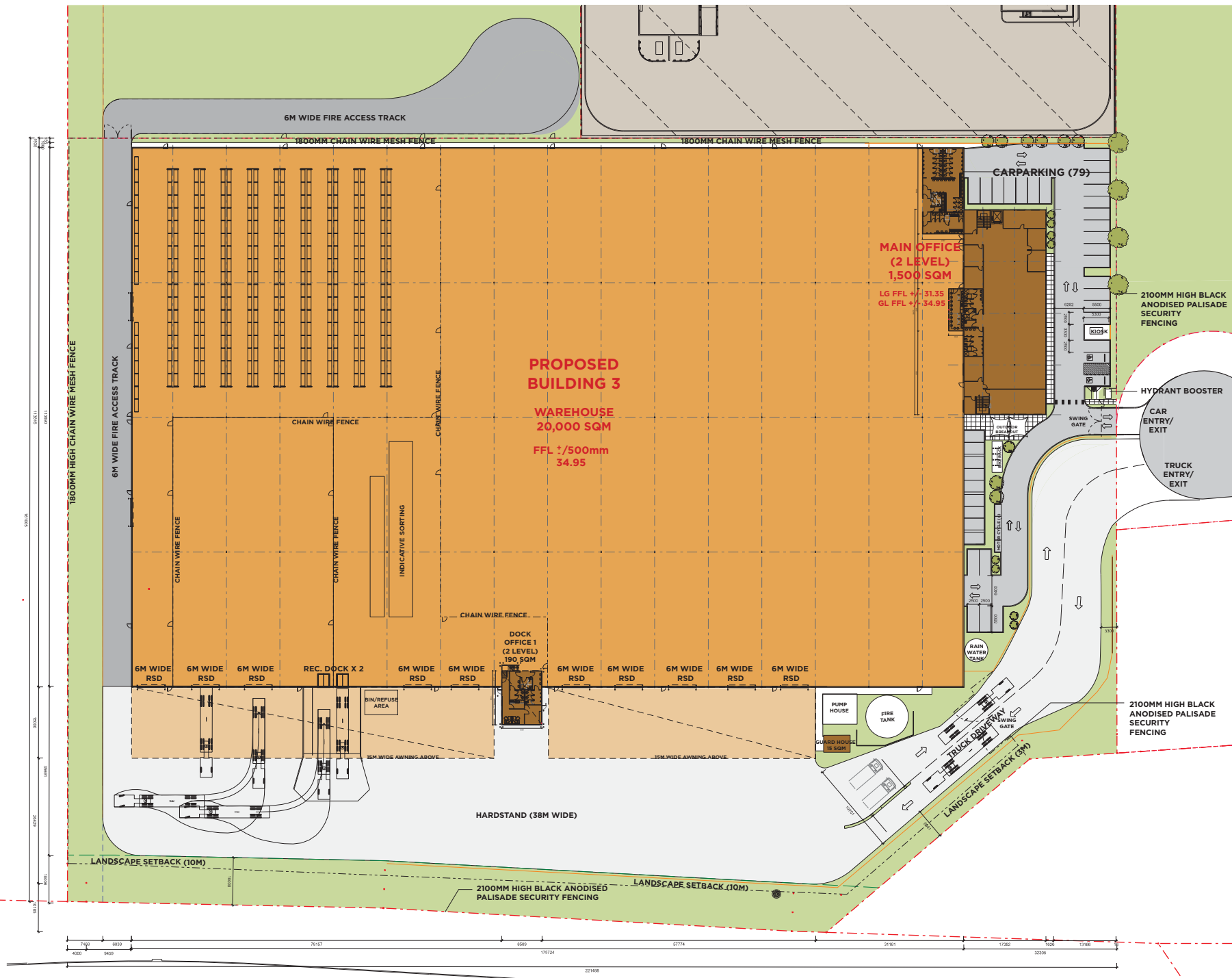
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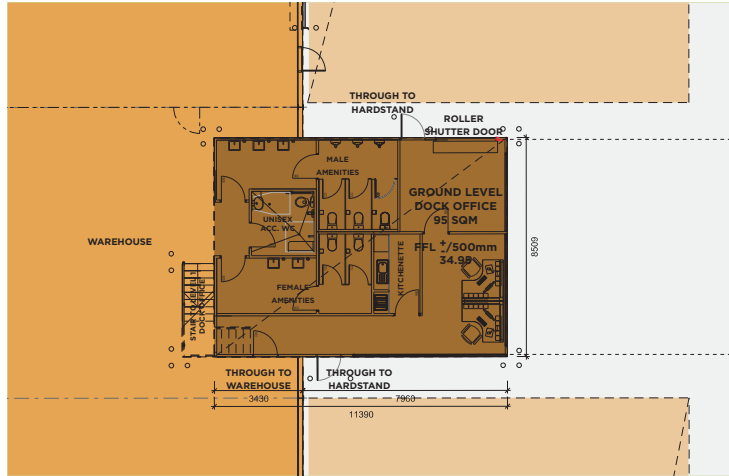
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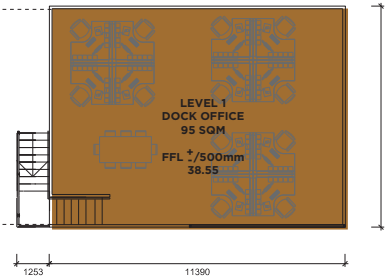
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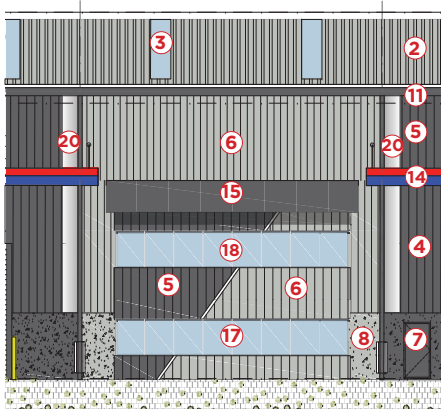




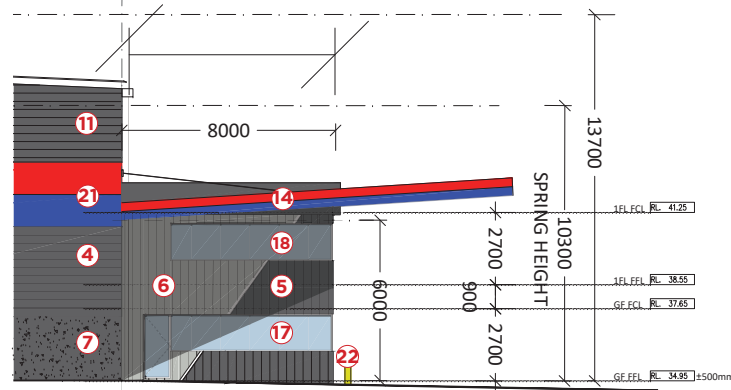
DOCK OFFICE GROUND LEVEL 1:200@A3



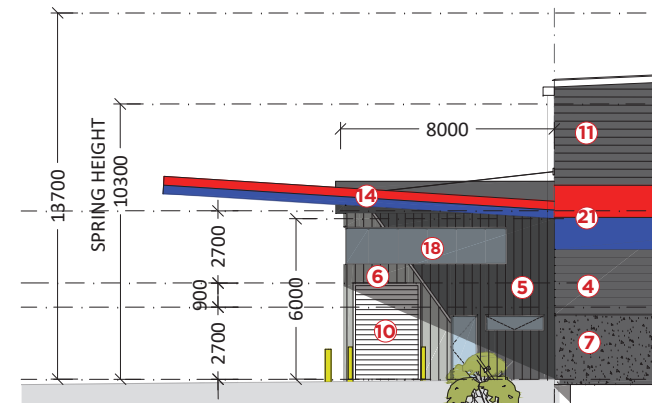
DOCK OFFICE LEVEL 1 1:200@A3



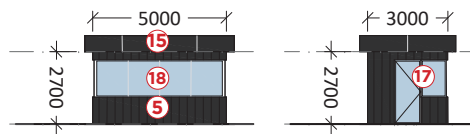
DOCK OFFICE SOUTH WEST 1:200@A3



DOCK OFFICE SOUTH EAST 1:200@A3



DOCK OFFICE NORTH EAST 1:200@A3

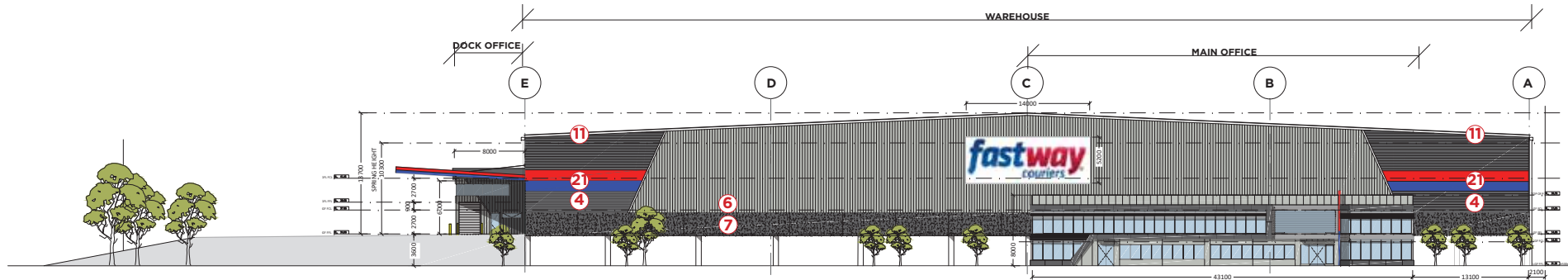


GUARD HOUSE SOUTH EAST 1:200@A3

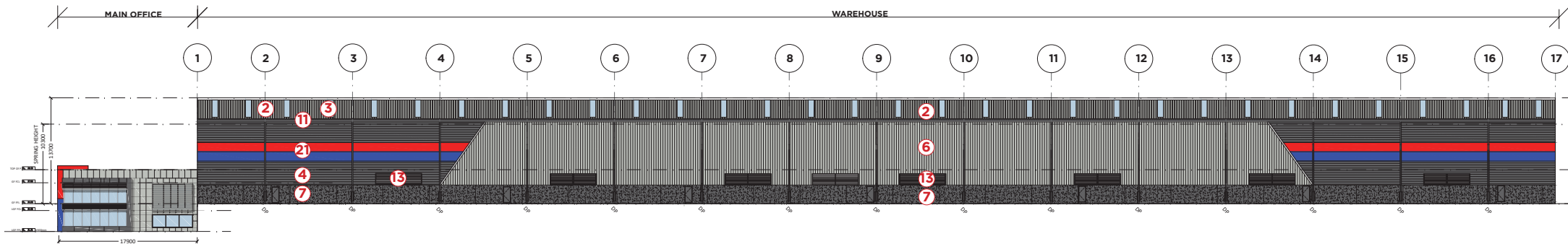
MATERIAL AND COLOUR SCHEDULE			
ITEM	ITEM/LOCATION	MATERIAL/FINISH/DESCRIPTION	SELECTION/COLOUR
1	OFFICE ROOF	TRIMDECK ROOF SHEETING	KLIPOCK - SHALE GREY
2	WAREHOUSE ROOF	TRIMDECK ROOF SHEETING	ZINCALUME
3	TRANSLUCENT ROOF SHEETING	10% OF ROOF AS PER PPR	
4	METAL WALL SHEETING - HORIZZ.	TRIMDECK COLORBOND	COLORBOND MONUMENT
5	METAL WALL SHEETING - VERTICAL	TRIMDECK COLORBOND	COLORBOND MONUMENT
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9	ROLLER SHUTTER DOORS	PAINT FINISH	TO MATCH COLORBOND MONUMENT
10	ROLLER SHUTTER DOORS	PAINT FINISH	TO MATCH COLORBOND SHALE GREY
11	FLASHING-CAPPING-GUTTERS	COLORBOND FOLDED STEEL	COLORBOND MONUMENT
12	DOWN PIPES	PVC PAINT FINISH	TO MATCH COLORBOND MONUMENT

13	VENTILATION LOUVERS	MATCH WITH RESPECTIVE WALL CLADDING COLOR	DULUX POWDERCOAT
14	AWNING CAPPING & FLASHING	COLORBOND	RED & BLUE TO MATCH CORPORATE BRANDING COLORS
15	OFFICE-WALL CLADDING	ALUCOBOND-METAL CLADDING	DARK GREY METALLIC
16	OFFICE-WALL CLADDING	ALUCOBOND-METAL CLADDING	SMOKE SILVER METALLIC
17	WINDOWS FRAME	ALUMINUM	DULUX POWDERCOAT MONUMENT
18	GLAZING GLASS	GREY TINT	
19	OFFICE SHADING DEVICES	ALUMINUM	DULUX POWDERCOAT SURFMIST
20	WAREHOUSE ACRYLIC SHEETING	POLYCARBONATE TRANSLUCENT	TBC
21	WALL CLADDING	TRIMDECK COLORBOND PAINTED	RED & BLUE TO MATCH CORPORATE BRANDING COLORS
22	SITE-BOLLARDS	1200 HIGH PAINT FINISHED	GLOSS FINISH, SAFETY YELLOW
23	---	---	---
24	PUMP HOUSE	PAINT FINISH	TO MATCH COLORBOND MONUMENT
25	RAIN WATER TANK	TO SUPPLIERS REQUIREMENTS	TO MATCH COLORBOND MONUMENT
26	OFFICE PARAPET	ALUCOBOND - METAL CLADDING	LIGHT GREY





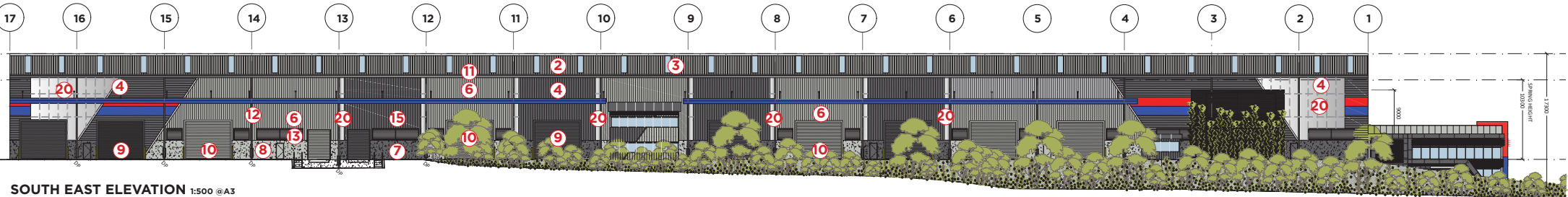
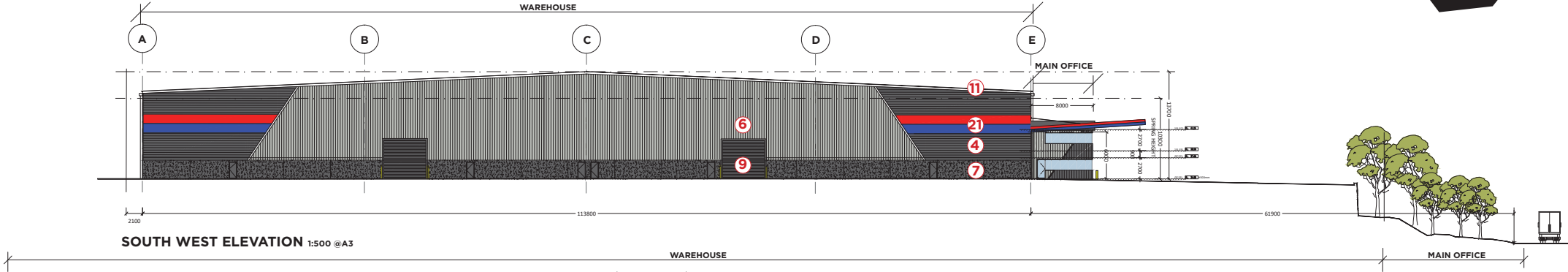
NORTH EAST ELEVATION 1:500 @ A3



NORTH WEST ELEVATION 1:500 @ A3

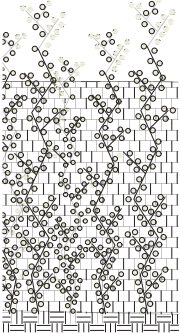
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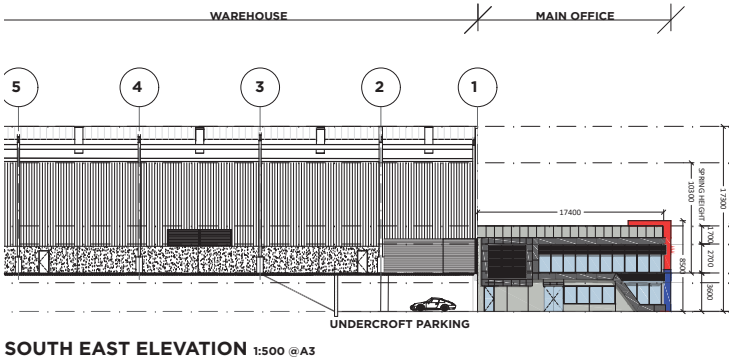


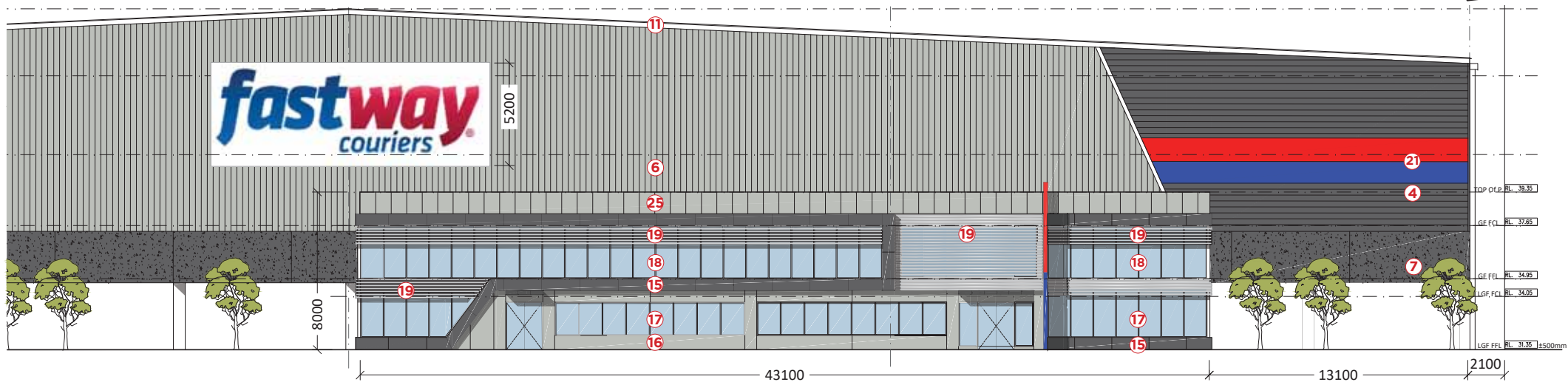
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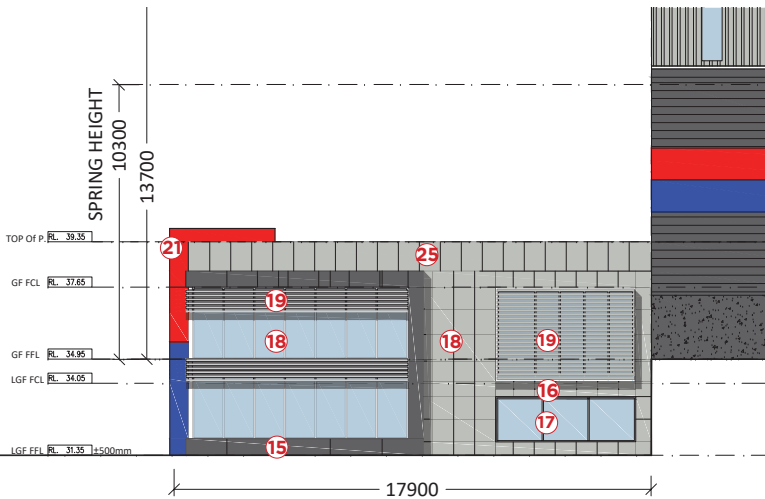


GREEN WALL/CREEPER DETAIL
TO LANDSCAPE
ARCHITECTS DETAILS 1:100 @A3



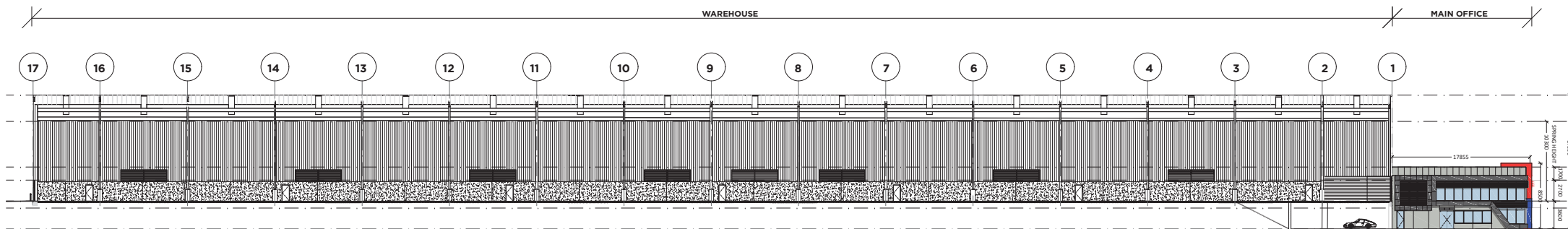
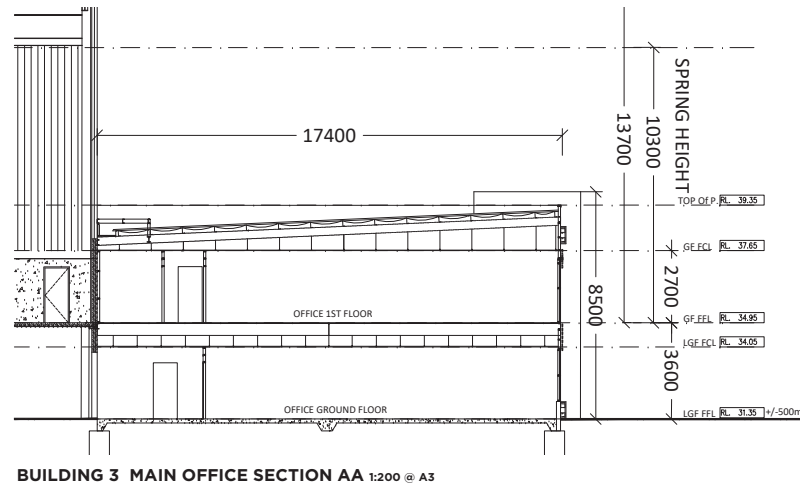
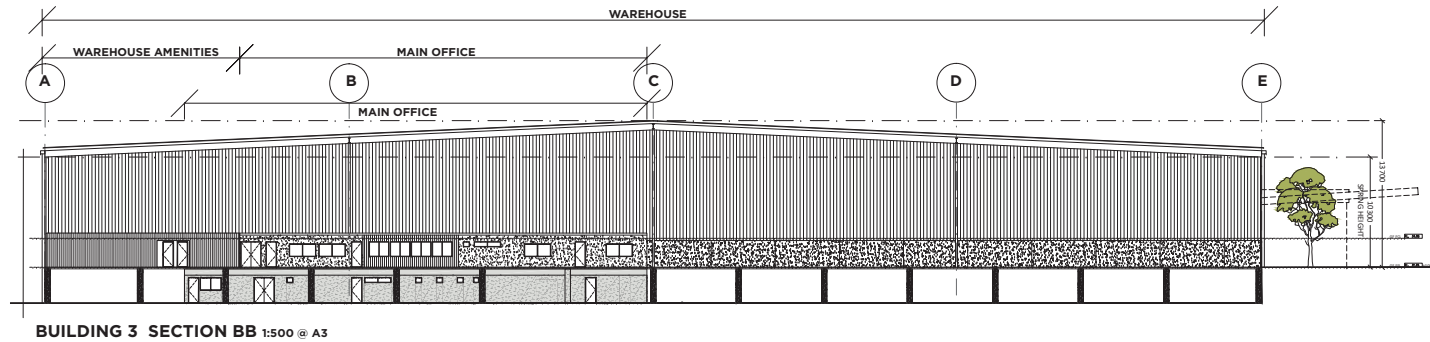
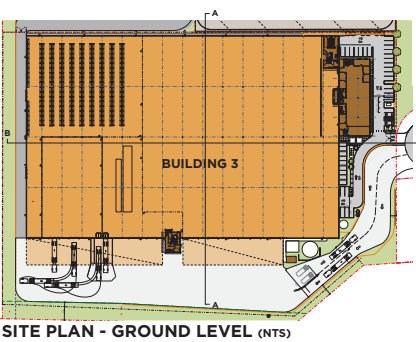


NORTH EAST ELEVATION 1:200 @ A3



NORTH WEST ELEVATION 1:200 @ A3

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NOTES

Indicative Images Only. Please Note Artist Impressions Differ Slightly From Development Application Documentation.



AERIAL IMAGE OF PROPOSED DEVELOPMENT
LOOKING NORTH



AERIAL IMAGE OF PROPOSED DEVELOPMENT
LOOKING SOUTH WEST



EXISTING VIEW (HUME HWY)
LOOKING NORTH WEST



PROPOSED VIEW (HUME HWY)
LOOKING NORTH WEST



EXISTING VIEW (HUME HWY)
LOOKING SOUTH WEST



PROPOSED VIEW (HUME HWY)
LOOKING SOUTH WEST

NOTES

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PROPOSED SOUTH EAST ELEVATION (NTS)



IMAGE 01: EXAMPLE TRANSLUCENT PLOY-CARBONATE SHEETING USED AS FACADE TREATMENT



IMAGE 02: EXAMPLE TRANSLUCENT PLOY-CARBONATE SHEETING USED AS FACADE TREATMENT

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