

DEVELOPMENT APPLICATION

PROPOSED INDUSTRIAL DEVELOPMENT

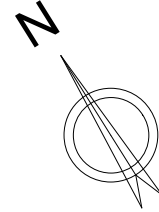
42B BLUETT DRIVE SMEATON GRANGE, NSW

DRAWING LIST

DRAWING LIST	SHEET NAME	SCALE @ A1
DA001	COVER SHEET & LOCATION PLAN	NTS
DA002	SITE ANALYSIS PLAN	1:1000
DA003	SITE / GROUND LEVEL LAYOUT PLAN	1:500
DA004	FIRST FLOOR PLAN	1:500
DA005	ROOF PLAN	1:500
DA006	SECTIONS	1:500
DA007	ELEVATIONS & EXTERNAL FINISHES	1:500
DA008	FENCING DETAIL & GUARDHOUSE	DELETED
DA009	ARCHITECTURAL VISUALIZATION	NTS
DA010	AREA SCHEDULE	NTS
DA011	SHADOW STUDY	AS INDICATED
DA012	VISUAL IMPACT ASSESSMENT 1	NTS
DA013	VISUAL IMPACT ASSESSMENT 2	NTS



LOCATION PLAN (NTS)



Issue	Date	Description
1	04.04.17	DA ISSUE FOR REVIEW
2	06.04.17	DA DRAFT ISSUE
3	11.04.17	DA ISSUE
4	03.08.17	ISSUE FOR APPROVAL
5	14.08.17	REVISED DA ISSUE

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ISO 9001 CERTIFIED QUALITY SYSTEM

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- Nominated Architect - Gerard Page, NSW reg No.7247, NZ reg No.3715, Vic reg No.17664, SA reg No.3061, QLD reg No.4538, WA reg No.2489

Client

Project

SYD54
42B BLUETT DRIVE
SMEATON GRANGE
NSW 2567

Drawn By

PL

Checked By

BY

Date

14.08.17

Project Status

DEVELOPMENT APPLICATION

Drawing Title

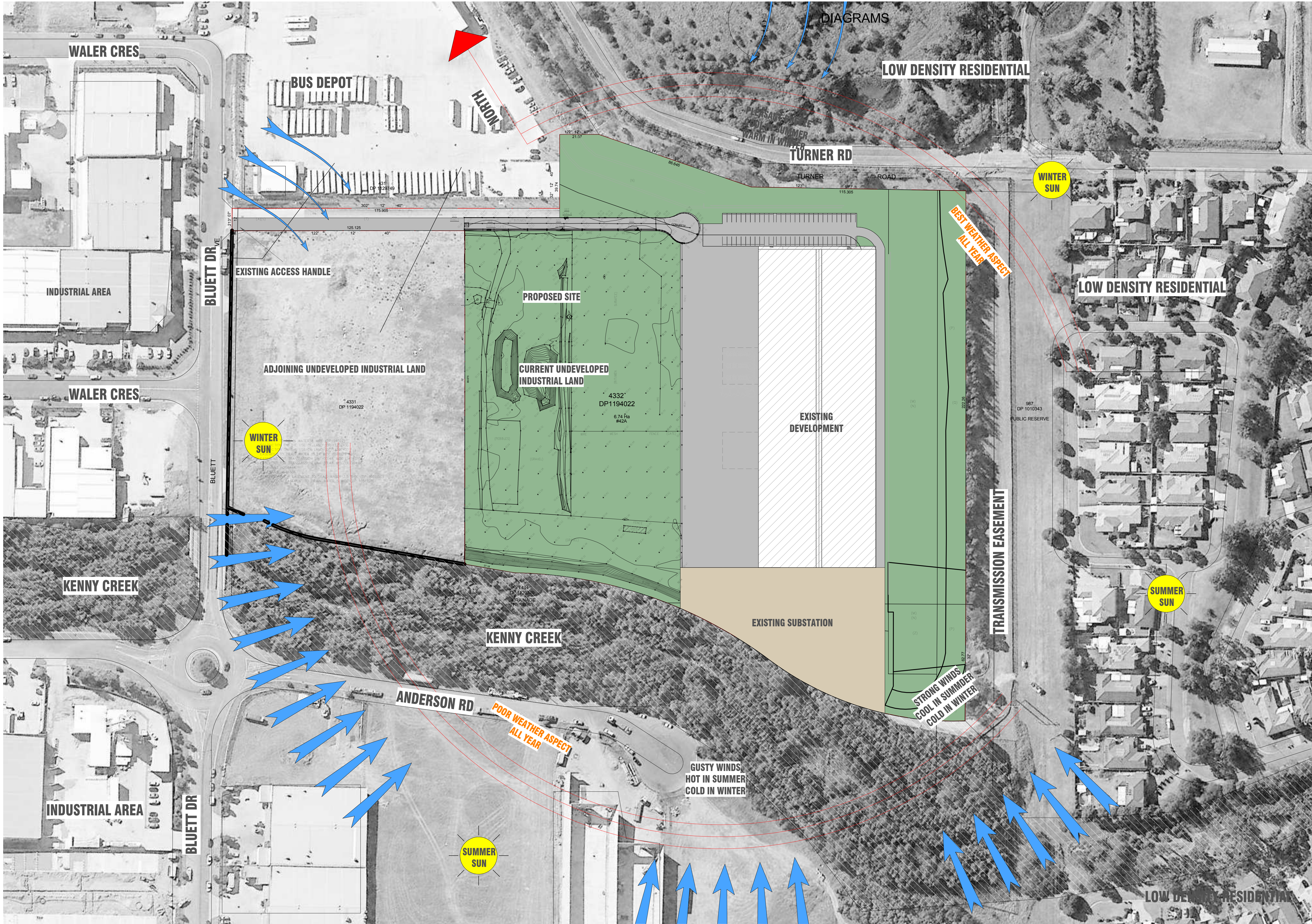
COVER SHEET AND LOCATION MAP

Drawing Number

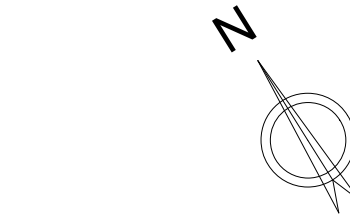
DA - 001

Issue

5



1 SITE ANALYSIS PLAN
SCALE: 1 : 1000



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42B BLUETT DRIVE
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NSW 2567

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PL

Scale
1 : 1000 @ A1

Checked By
BY

Approved By
AO

Date
14.08.17

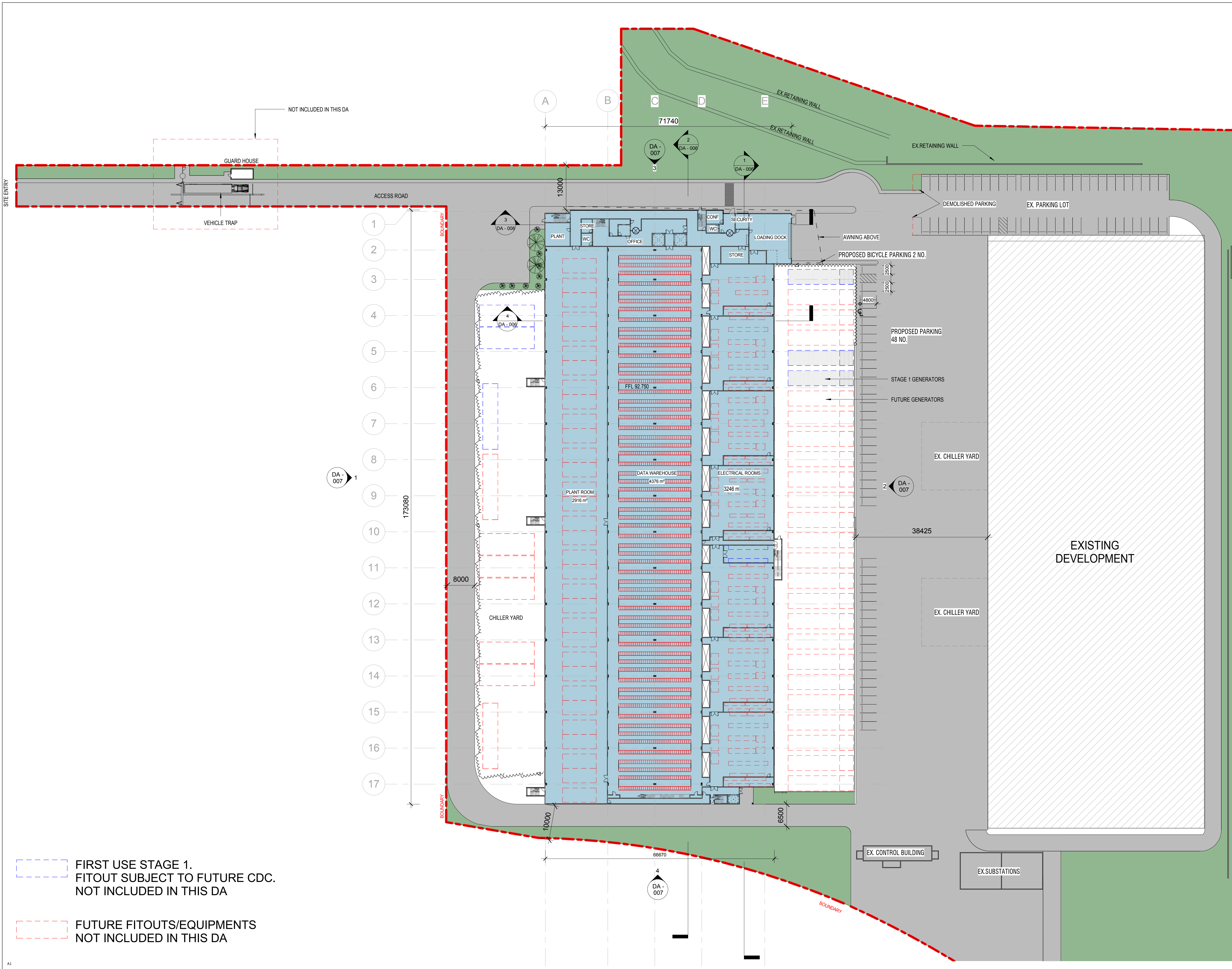
Job Number
160406

Project Status
DEVELOPMENT APPLICATION

Drawing Title
SITE ANALYSIS PLAN

Drawing Number
DA - 002

Issue
5



- FIRST USE STAGE 1.
FITOUT SUBJECT TO FUTURE CDC.
NOT INCLUDED IN THIS DA
- FUTURE FITOUTS/EQUIPMENTS
NOT INCLUDED IN THIS DA

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Sc. 1:500 0 5 10 15 25m

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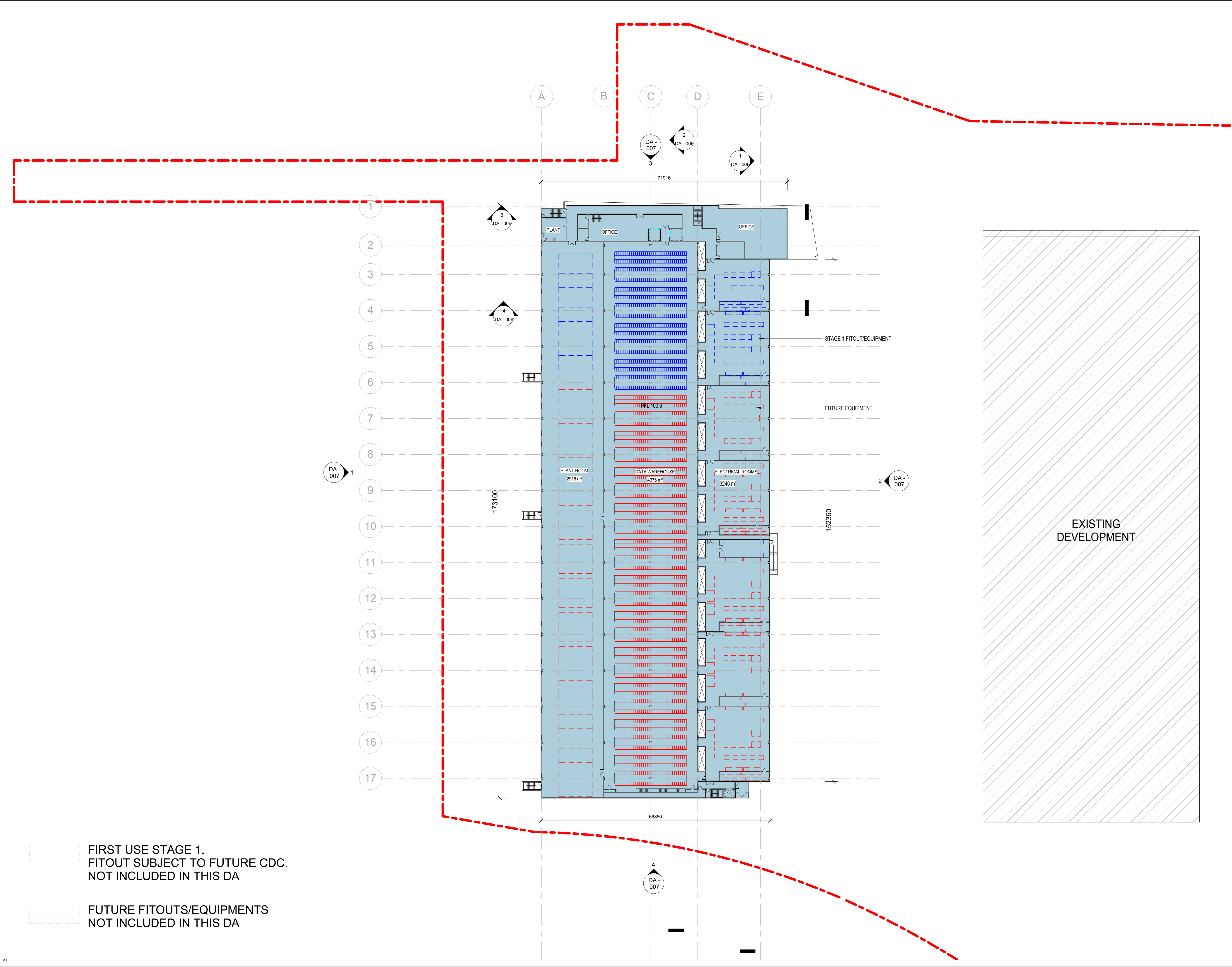
Job Number
160406

Project Status
DEVELOPMENT APPLICATION

Drawing Title
SITE / GROUND LEVEL LAYOUT PLAN

Drawing Number
DA - 003

Issue
6



Issue

Date

Description

1

04.04.17

DA ISSUE FOR REVIEW

2

06.04.17

DA DRAFT ISSUE

3

11.04.17

DA ISSUE

4

03.08.17

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5

14.08.17

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Sc. 1:500

0

5

10

15

25m

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42B BLUETT DRIVE

SMEATON GRANGE

NSW 2567

Drawn By

PL

Scale

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Job Number

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Project Status

DEVELOPMENT APPLICATION

Drawing Title

FIRST FLOOR PLAN

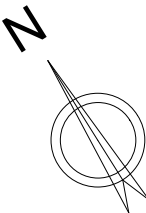
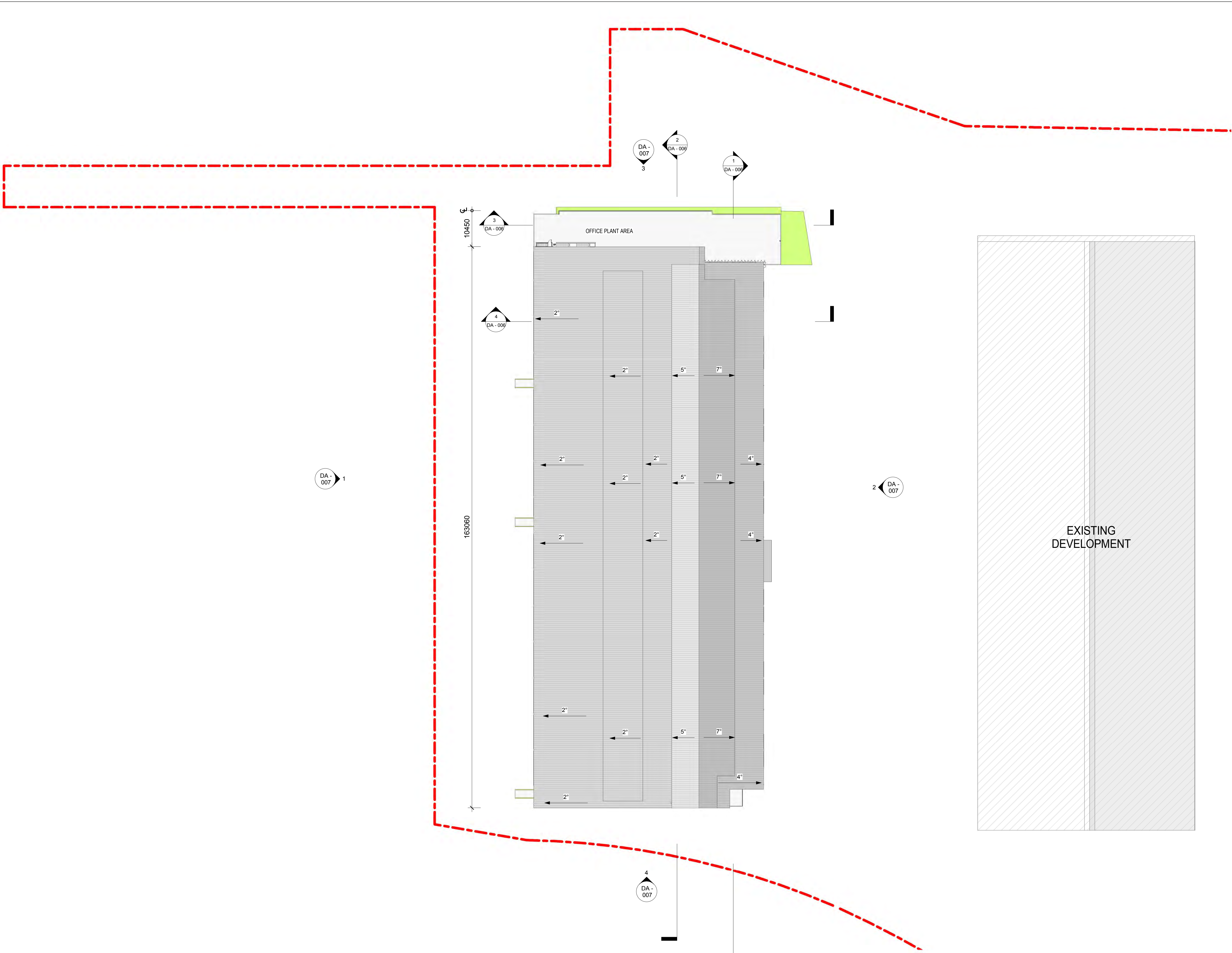
Drawing Number

DA - 004

Issue

5

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PL

Scale
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Checked By
BY

Approved By
AO

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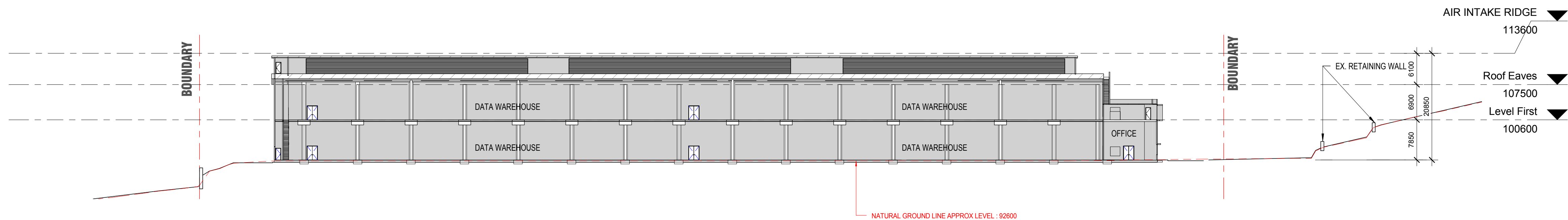
Drawing Title
ROOF PLAN

Drawing Number
DA - 005

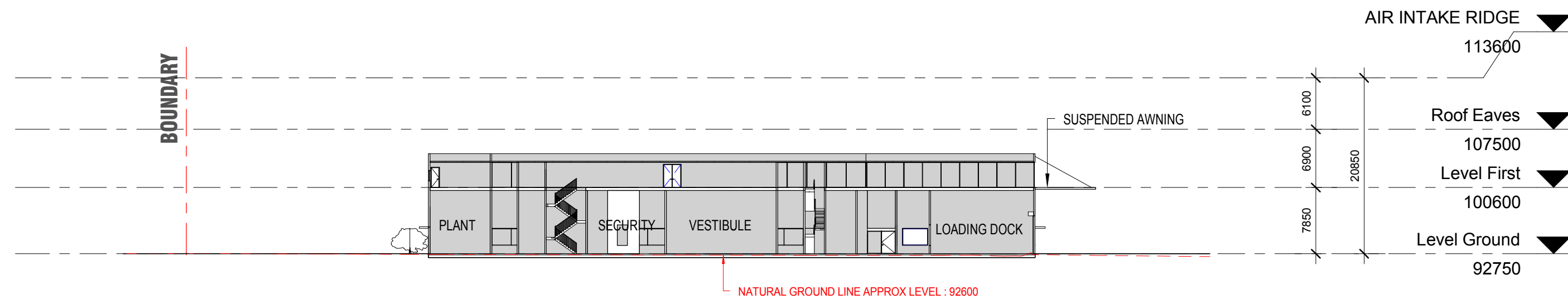
Issue
5



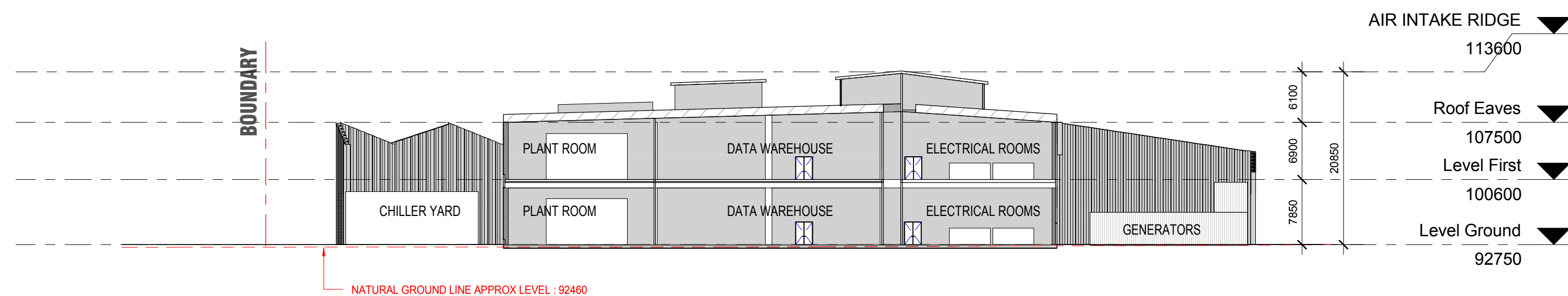
1 DA SECTION 1
SCALE: 1 : 500



2 DA SECTION 2
SCALE: 1 : 500



3 DA SECTION 3
SCALE: 1 : 500



4 DA SECTION 4
SCALE: 1 : 500

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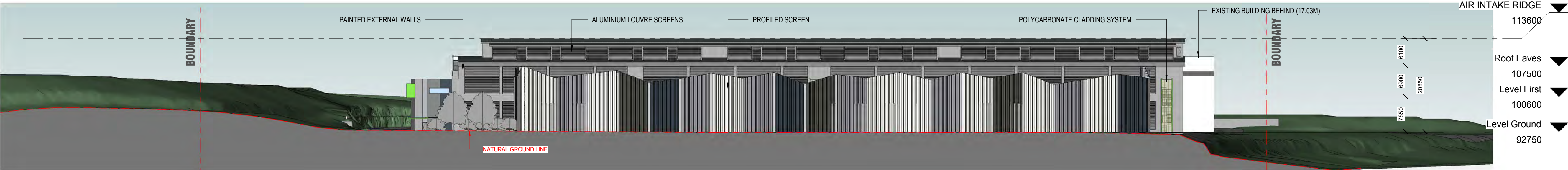
Project Status
DEVELOPMENT APPLICATION

Drawing Title
SECTIONS

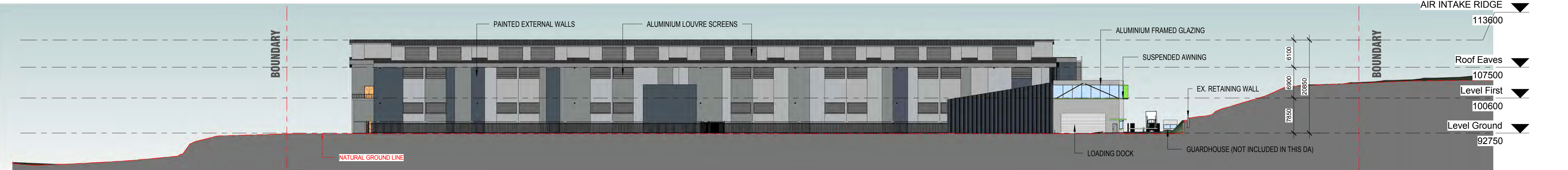
Drawing Number
DA - 006

Issue
5

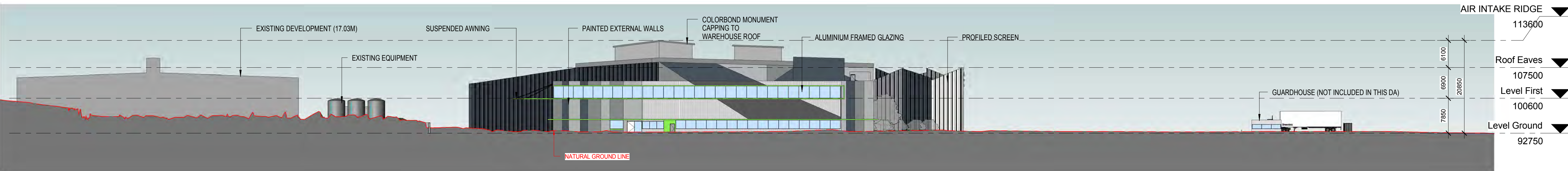
NOTE: EQUIPMENTS ARE NOT INCLUDED IN THIS DA.



1 Elevation 1 - a
SCALE: 1 : 500



2 Elevation 2 - a
SCALE: 1 : 500



3 Elevation 3 - a
SCALE: 1 : 500



4 Elevation 4 - a
SCALE: 1 : 500

EXTERNAL FINISHES LEGEND:

PROFILED SCREEN COLOURS:



PAINTED EXTERNAL WALLS COLOURS:



NOTE: EQUIPMENTS ARE NOT INCLUDED IN THIS DA.

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Project
SYD54
42B BLUETT DRIVE
SMEATON GRANGE
NSW 2567

Drawn By
PL

Scale
As indicatedA1

Checked By
BY

Approved By
AO

Date
14.08.17

Job Number
160406

Project Status
DEVELOPMENT APPLICATION

Drawing Title
ELEVATIONS & EXTERNAL FINISHES

Drawing Number
DA - 007

Issue
6

DELETED - NOT INCLUDED IN THIS DA

Issue	Date	Description
1	04.04.17	DA ISSUE FOR REVIEW
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Client

Project
SYD54
42B BLUETT DRIVE
SMEATON GRANGE
NSW 2567

Drawn By	Scale
PL	1 : 100 @ A1

Checked By	Approved By
BY	AO

Date	Job Number
14.08.17	160406

Project Status
DEVELOPMENT APPLICATION

Drawing Title
FENCING DETAIL & GUARD HOUSE

Drawing Number	Issue
DA - 008	5



PERSPECTIVE FROM BLUETT DRIVE



PERSPECTIVE FROM TURNER ROAD

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42B BLUETT DRIVE
SMEATON GRANGE
NSW 2567

Drawn By

PL

Scale

@ A1

Checked By

BY

Approved By

AO

Date

14.08.17

Job Number

160406

Project Status

DEVELOPMENT APPLICATION

Drawing Title

3D VIEWS

Drawing Number

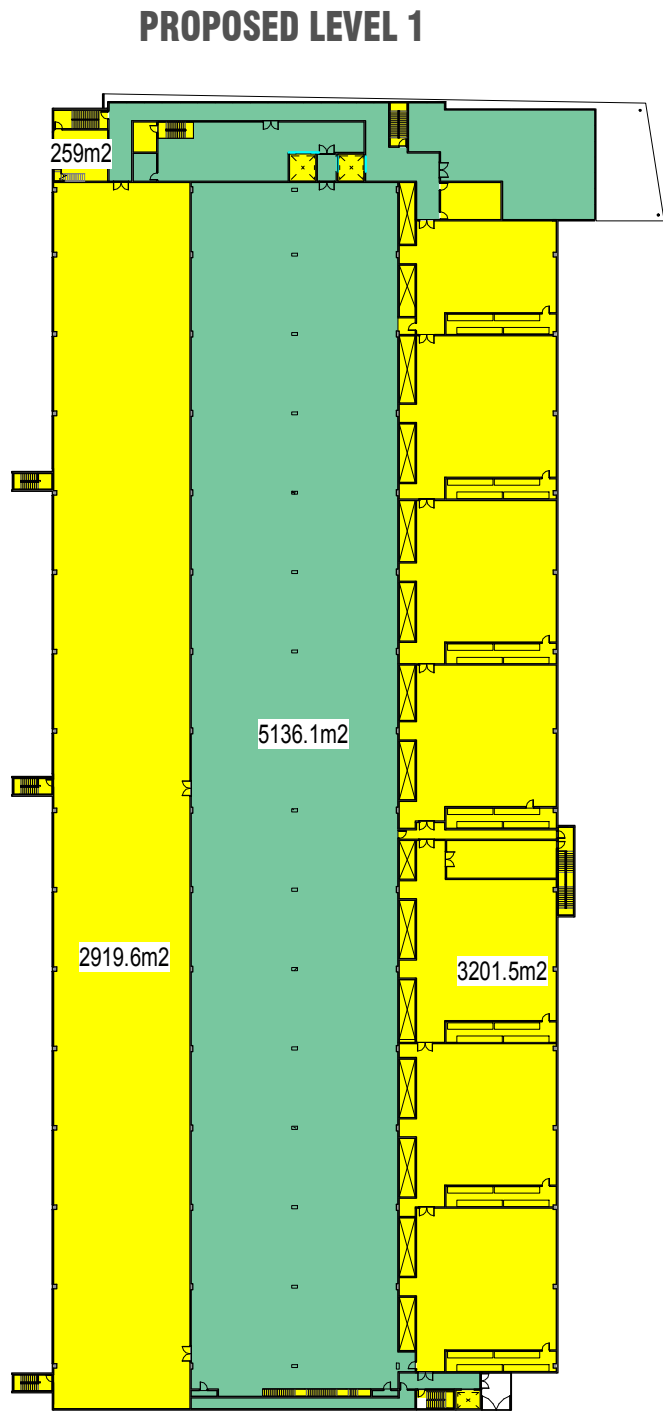
DA - 009

Issue

5



1 AREA CALCULATION GROUND LEVEL
SCALE: 1 : 1000



2 AREA CALCULATION - LEVEL 1
SCALE: 1 : 1000

GROSS FLOOR AREA SCHEDULE (AS PER LEP)

SITE AREA	67,400m2
PROPOSED GROUND LEVEL	
WAREHOUSE (INCL. OFFICE)	4,957.5m2
PROPOSED LEVEL 1	
WAREHOUSE (INCL. OFFICE)	5,136.1m2
PROPOSED TOTAL	10,093.6m2
EXISTING GFA	6,922.0m2
TOTAL (PROPOSED + EXISTING)	17,015.6m2

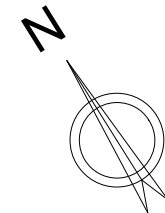
PROPOSED FSR	0.25:1
PERMISSIBLE FSR	1:1

AREA NOT INCLUDED IN GFA

GROUND LEVEL	
PLANT ROOM - WEST	2,919.7m2
ELECTRICAL ROOM - EAST	3,201.5m2
VERTICAL CIRCULATION (LIFT, STAIR, SHAFT.) & LOADING DOCK/STORAGE	437.2m2
PROPOSED LEVEL 1	
PLANT - WEST	2,919.7m2
ELECTRICAL ROOM - EAST	3,201.5m2
VERTICAL CIRCULATION (LIFT, STAIR, SHAFT.) & LOADING DOCK/STORAGE	259m2
TOTAL AREA NOT INCLUDED IN GFA:	12,938.4m2

PARKING SCHEDULE

PROPOSED NUMBER OF PARKING SPACES	48
PROPOSED NUMBER OF BICYCLE SPACES	2



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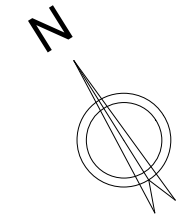
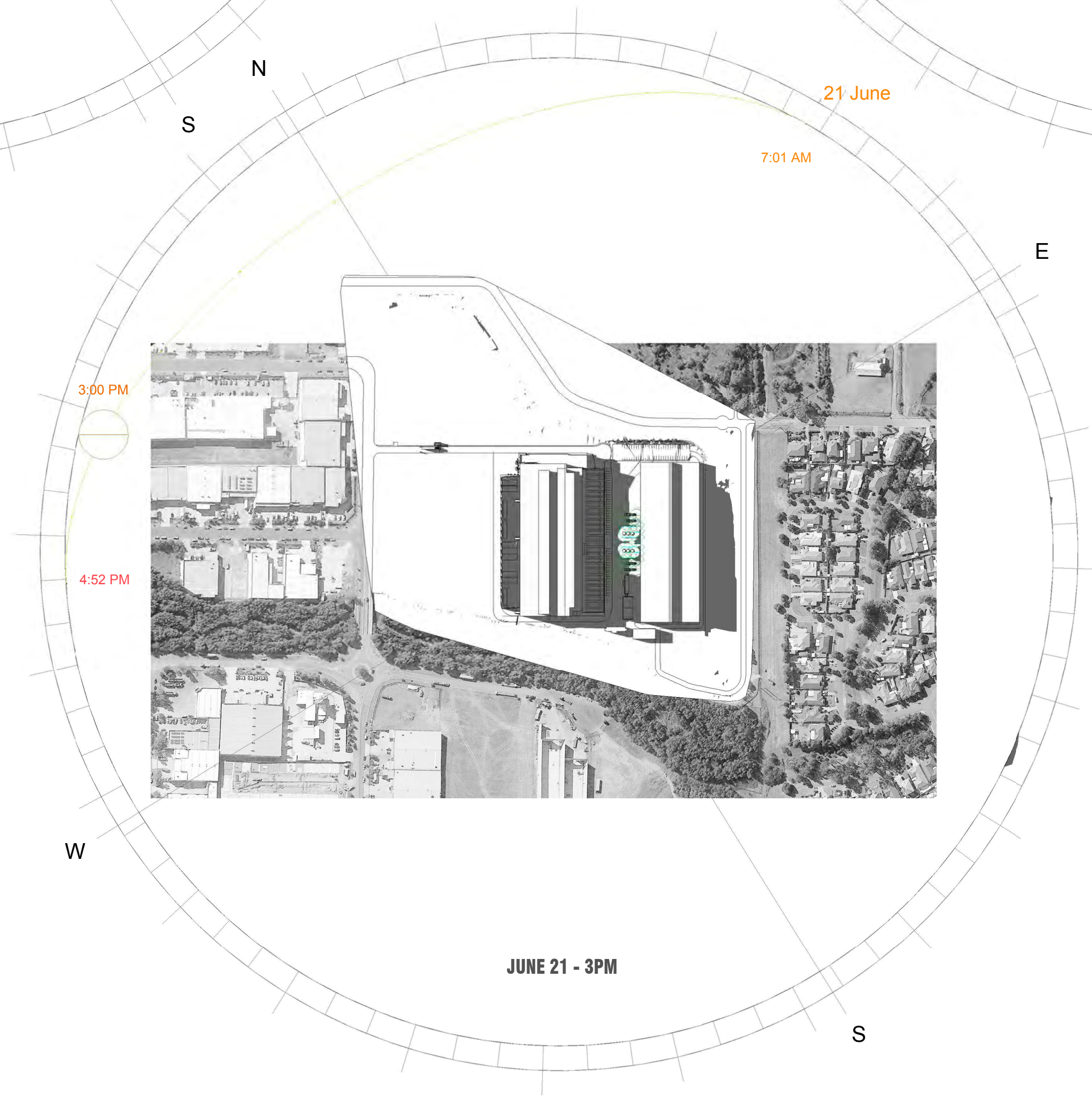
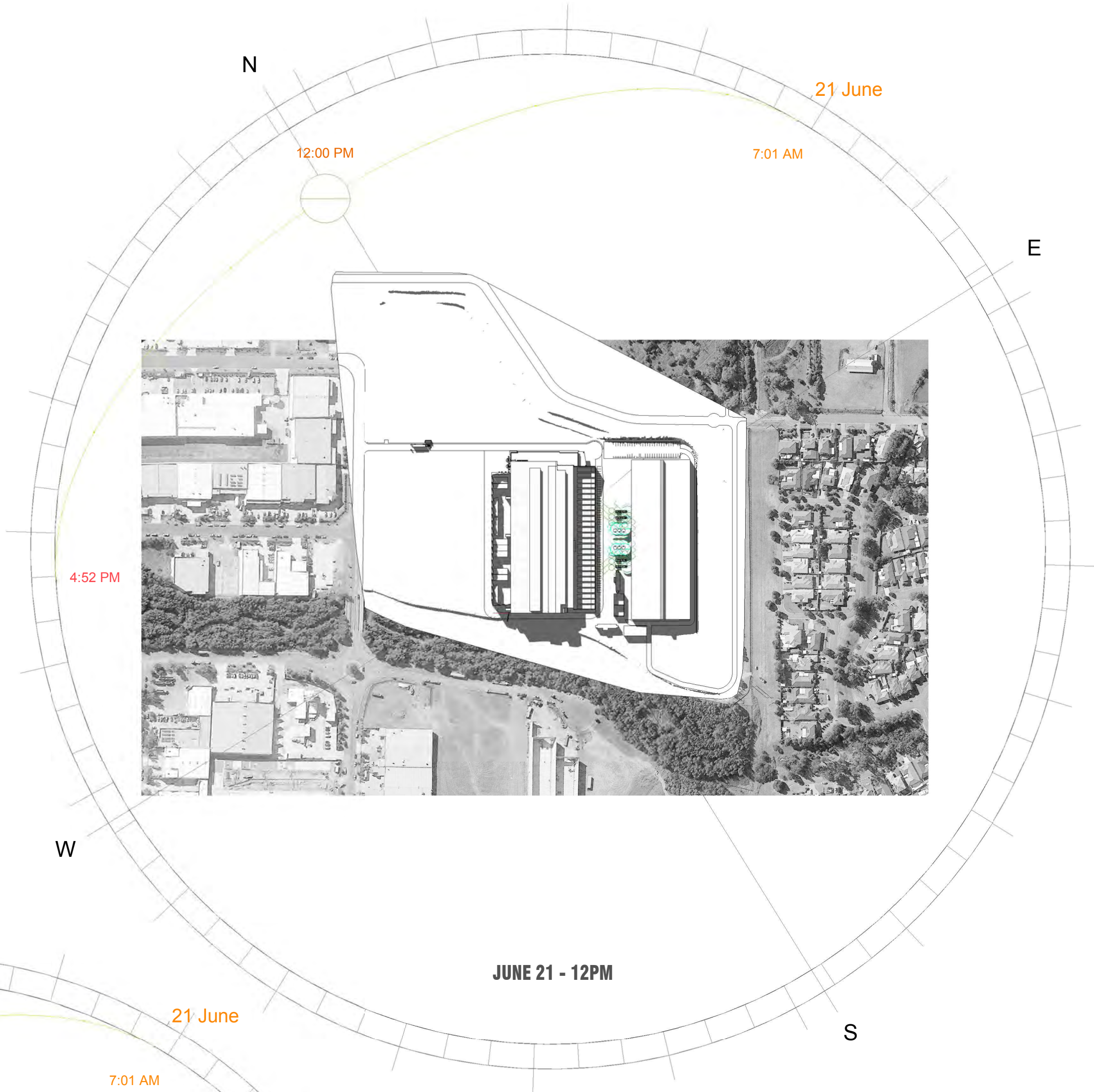
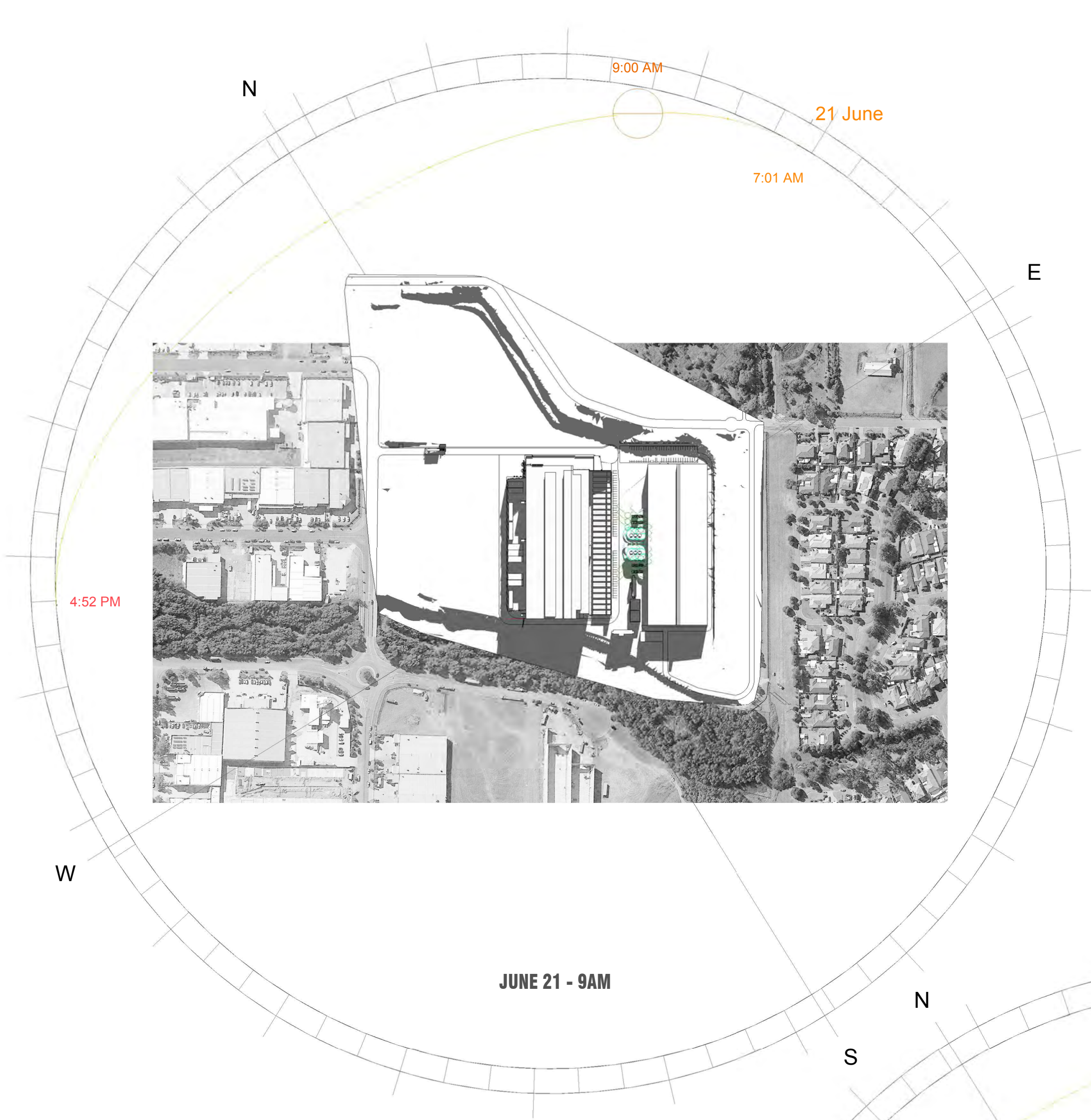
Checked By
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Approved By
AO

Date
14.08.17
Job Number
160406

Project Status
DEVELOPMENT APPLICATION

Drawing Title
AREA SCHEDULE

Drawing Number
DA - 010
Issue
3



Issue	Date	Description
1	03.08.17	ISSUE FOR APPROVAL
2	14.08.17	REVISED DA ISSUE

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Drawing Title
SHADOW STUDY

Drawing Number
DA - 011

Issue
2



VIEW MAPS



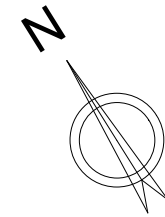
VIEW RECEPTOR 2 :DEVELOPMENT NOT VISIBLE FROM ANDERSON RD (ROUNDAABOUT) DUE TO EXISTING TREES



VIEW RECEPTOR 1: DEVELOPMENT NOT VISIBLE FROM ANDERSON RD DUE TO EXISTING TREES



VIEW RECEPTOR 3 :DEVELOPMENT NOT VISIBLE FROM ASHFORD CIRCUIT (RESIDENTIAL ZONE) DUE TO EXISTING TREES AND DEVELOPMENT



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- Nominated Architect - Gerard Page, NSW reg No 7247, NZ reg No 3715, Vic reg No 17664, SA reg No 3061, QLD reg No 4538, WA reg No 2489

Client

Project

SYD54
42B BLUETT DRIVE
SMEATON GRANGE
NSW 2567

Drawn By	Scale
PL	As indicatedA1

Checked By	Approved By
BY	AO

Date	Job Number
14.08.17	160406

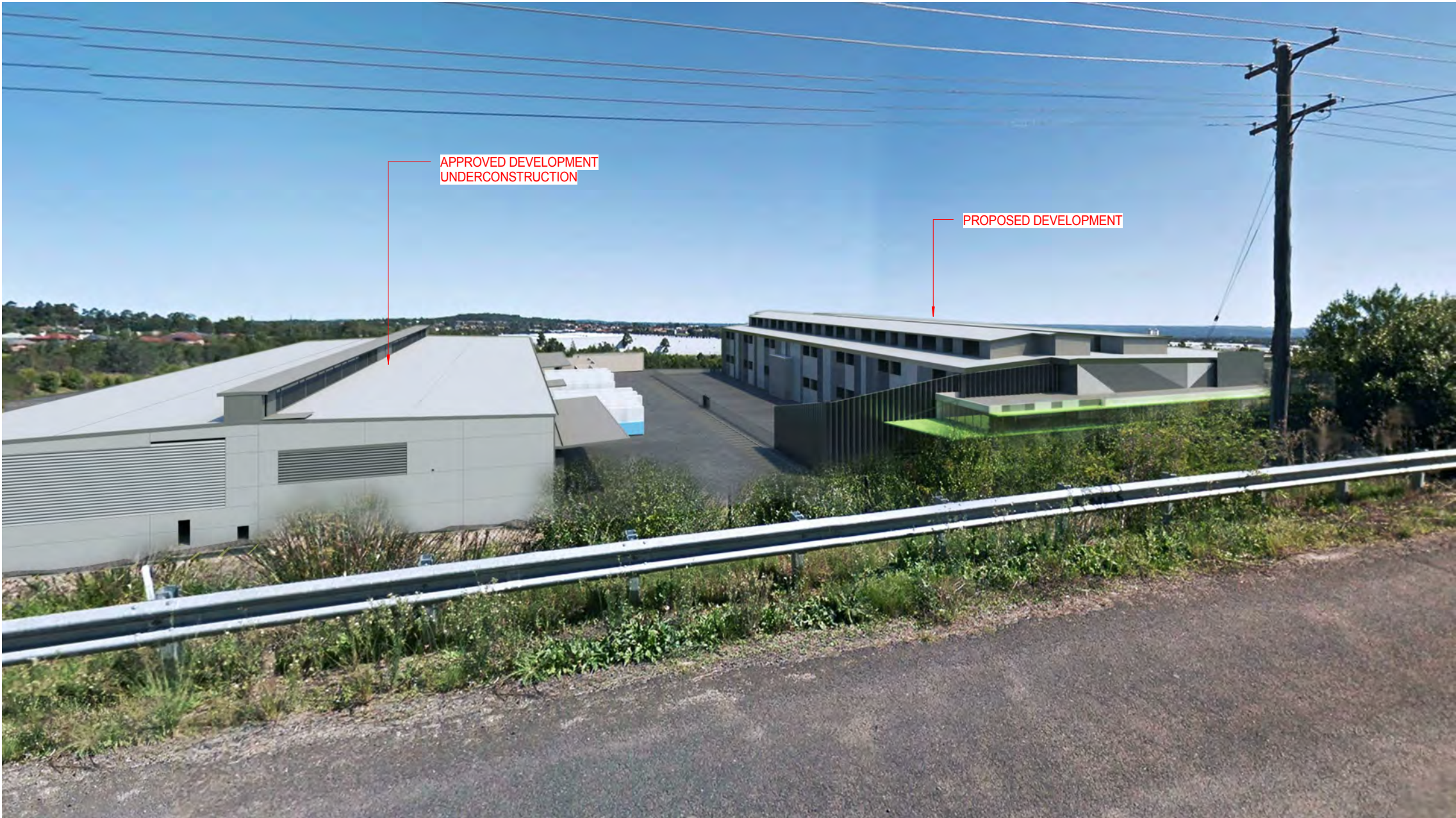
Project Status
DEVELOPMENT APPLICATION

Drawing Title
VISUAL IMPACT ASSESSMENT 1

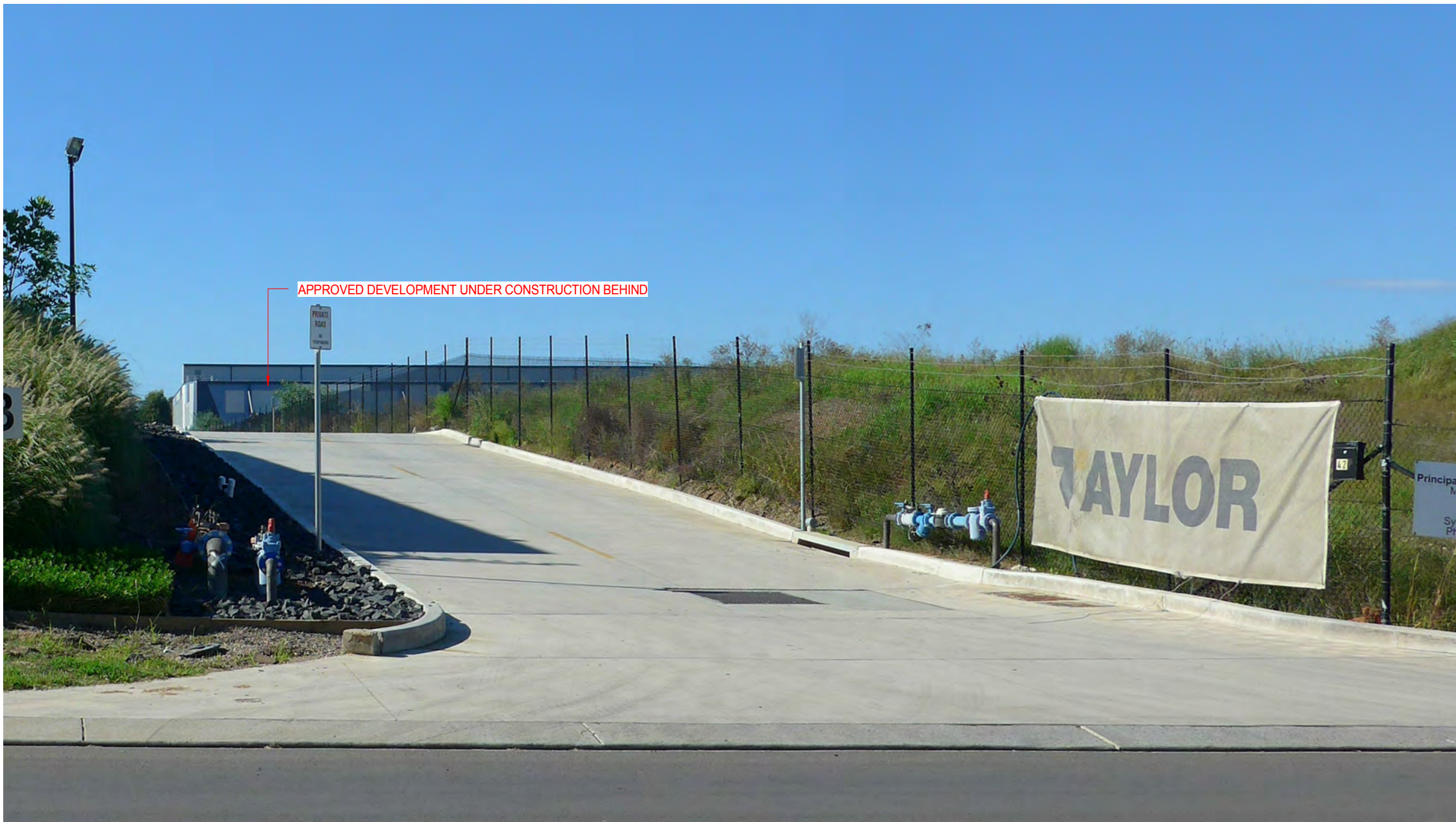
Drawing Number	Issue
DA - 012	2



LEFT : VIEW RECEPTOR 4
EXISTING VIEW
FROM TURNER ROAD



RIGHT : VIEW RECEPTOR 4
PROPOSED DEVELOPMENT
FROM TURNER ROAD



LEFT : VIEW RECEPTOR 5
EXISTING VIEW
FROM BLUETT DRIVE - ENTRY



RIGHT : VIEW RECEPTOR 5
PROPOSED DEVELOPMENT
FROM BLUETT DRIVE - ENTRY



LEFT : VIEW RECEPTOR 6
EXISTING VIEW
FROM BLUETT DRIVE - NEAR CREEK



RIGHT : VIEW RECEPTOR 6
PROPOSED DEVELOPMENT
FROM BLUETT DRIVE - NEAR CREEK

Issue	Date	Description
1	03.08.17	ISSUE FOR APPROVAL
2	14.08.17	REVISED DA ISSUE

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ISO 9001 CERTIFIED QUALITY SYSTEM

- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
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Client

Project
SYD54
42B BLUETT DRIVE
SMEATON GRANGE
NSW 2567

Drawn By
PL

Scale
@ A1

Checked By
BY

Approved By
AO

Date
14.08.17

Job Number
160406

Project Status
DEVELOPMENT APPLICATION

Drawing Title
VISUAL IMPACT ASSESSMENT 2

Drawing Number
DA - 013

Issue
2