

# LOTS 3 & 12, 7 DURSLEY ROAD YENNORA NSW

ARCHITECT: **REID CAMPBELL**

PROJECT MANAGER: **TUBB & ASSOCIATES**

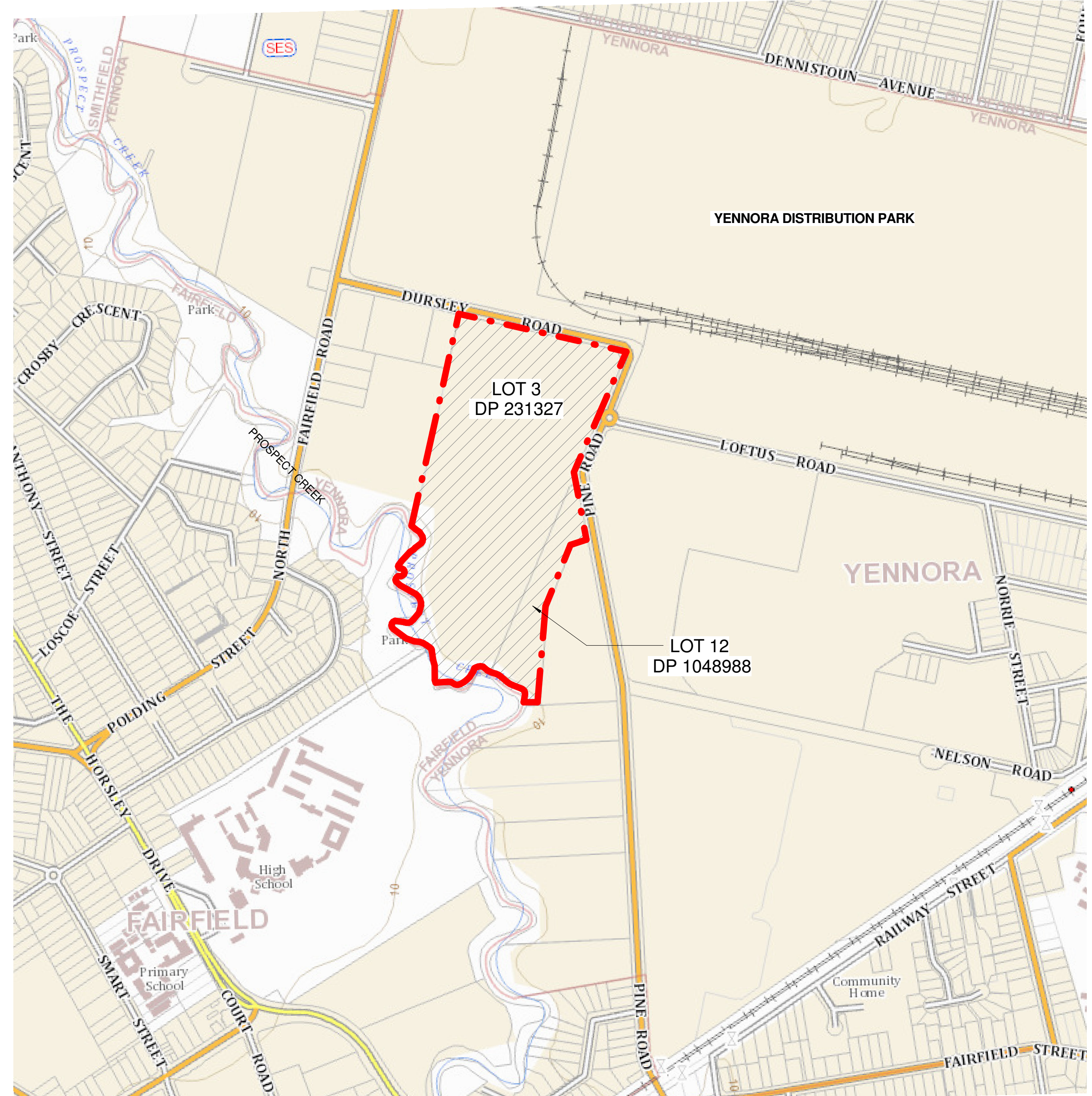
CIVIL ENGINEER: **CARDNO**

TOWN PLANNING: **WILLOWTREE PLANNING**

TRAFFIC ENGINEER: **VARGA TRAFFIC PLANNING**

Drawing No.	Drawing Name		Issue
0000	COVER SHEET	E	2017/03/22
0001	LOCATION PLAN	B	2016/10/11
0002	SITE PLAN	F	2017/03/22
0003	SITE ANALYSIS	A	2016/10/12
1000	WAREHOUSE - GROUND FLOOR PLAN	D	2017/03/22
1001	WAREHOUSE - ROOF PLAN	B	2016/10/11
1110	OFFICE - FLOOR PLANS	C	2017/03/22
2000	WAREHOUSE - ELEVATIONS	B	2016/10/11
2100	OFFICE - ELEVATIONS	B	2016/10/11
3000	SECTIONS	C	2016/11/10
5000	EXTERNAL FINISHES	B	2016/10/11
9000	PERSPECTIVES	C	2017/03/22
Grand total: 12			

SCALE 1 : 5000 @ A1



# DEVELOPMENT APPLICATION

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	A	DA for client approval	2016/08/23		
	B	Issued for DA	2016/10/11		
	C	Site Analysis added	2016/10/12		
	D	POCK HAMP CHANGES	2017/11/01 AM		
	E	CARPARKING CHANGES AS PER COUNCIL REQUEST	2017/03/29		
	F	DURLEY RD BE TRACK INCREASED TO 10m	2017/03/29		



**REID CAMPBELL**

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# DEVELOPMENT APPLICATION

Client

**FIFECAPITAL**

Project Manager



**David Tubbs**  
*Tubbs & Associates Pty Ltd*

Mobile: 0417 788 144  
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Fax: 02 4739 8382  
Email: [dav@tubbs.com.au](mailto:dav@tubbs.com.au)



Project

**PROPOSED INDUSTRIAL DEVELOPMENT**

LOTS 3 & 12, 7 DURSLEY ROAD  
YENNORA NSW

North Point



Drawing Title

**COVER SHEET**

Drawing Number

**115104\_A\_DA1\_0000**

Issue

**F**

Drawn

AR

Print Date

22/03/2017 4:08:16 PM



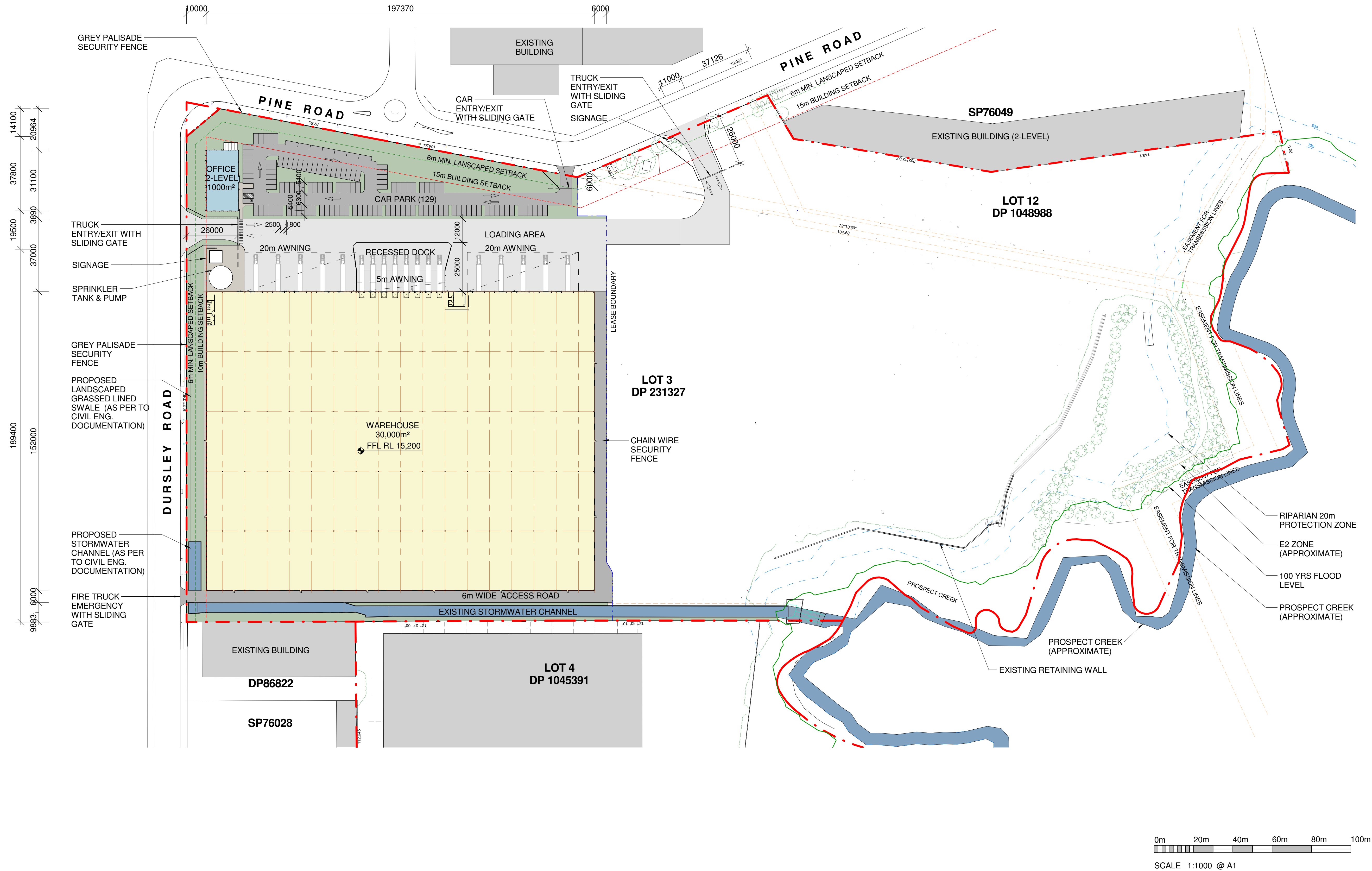
## DEVELOPMENT AREA SCHEDULE

LOT 3	DP 231327	109,300 m <sup>2</sup>
LOT 12	DP 1048988	16,320 m <sup>2</sup>
TOTAL SITE AREA:		125,620 m <sup>2</sup>

WAREHOUSE	30,000 m <sup>2</sup>
OFFICE (2-LEVEL)	1000 m <sup>2</sup>

TOTAL BUILDING AREA:	31,000 m <sup>2</sup>
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CAR PARKING REQUIRED	125 spaces
CAR PARKING PROVIDED	129 spaces



## LEGEND

---	SITE BOUNDARY
---	LEASE BOUNDARY
---	BUILDING SETBACK
---	MIN. 6m LANDSCAPED SETBACK
▨	WAREHOUSE
▩	OFFICE
▧	ENTRY / OUTDOOR AREA
▦	SITE LANDSCAPING
▤	LIGHT DUTY PAVEMENT
▥	HEAVY DUTY PAVEMENT
---	100 YRS FLOOD LEVEL LINE (CARDNO REPORT)
---	RIPARIAN 20m PROTECTION ZONE
---	E2 ZONE (APPROXIMATE)
---	PROSPECT CREEK (APPROXIMATE)
---	PROSPECT CREEK

NOTE: ALL FFL LEVELS ± 500mm

## NOTES

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Report all discrepancies to project manager prior to construction.  
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All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

Issue	Description	Date	Ver	Auth
A	DA for client approval	2016/08/23		
B	Site Plan for DA	2016/10/05		
C	Issued for DA	2016/10/11		
D	DOCK RAMP CHANGED	2016/11/10	AR	
E	CARPARKING CHANGED AS PER COUNCIL REQUEST	2017/03/20		
F	DURSLEY RD SETBACK INCREASED TO 10m	2017/03/22		

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## DEVELOPMENT APPLICATION

Client

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Project Manager

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Email: david@tubo.com.au

Project  
PROPOSED INDUSTRIAL DEVELOPMENTLOTS 3 & 12, 7 DURSLEY ROAD  
YENNORA NSW

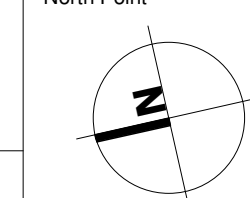
Drawn

AR

Print Date

27/03/2017 10:00:58 AM

North Point



Drawing Title

SITE PLAN

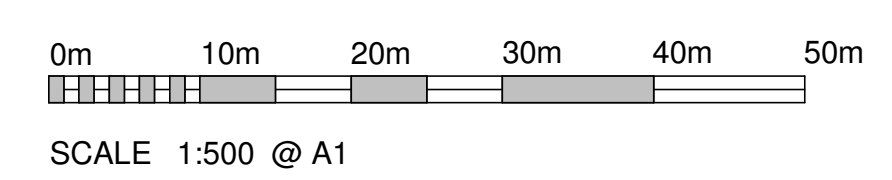
Drawing Number

115104\_A\_DA1\_0002

Issue

F





Drawing Title	
<b>WAREHOUSE - GROUND FLOOR PLAN</b>	
Drawing Number	Issue
115104_A_DA1_1000	D

Notes	Issue	Description	Date	Ver	Auth
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	B	Issued for QA	2016/12/11		
	C	DOCK RAMP CHANGED	2016/11/10		AR
	D	DURSLEY RD SETBACK INCREASED TO 10m	2017/03/22		

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## DEVELOPMENT APPLICATION

Client

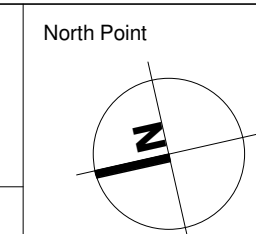
**FIFECAPITAL**

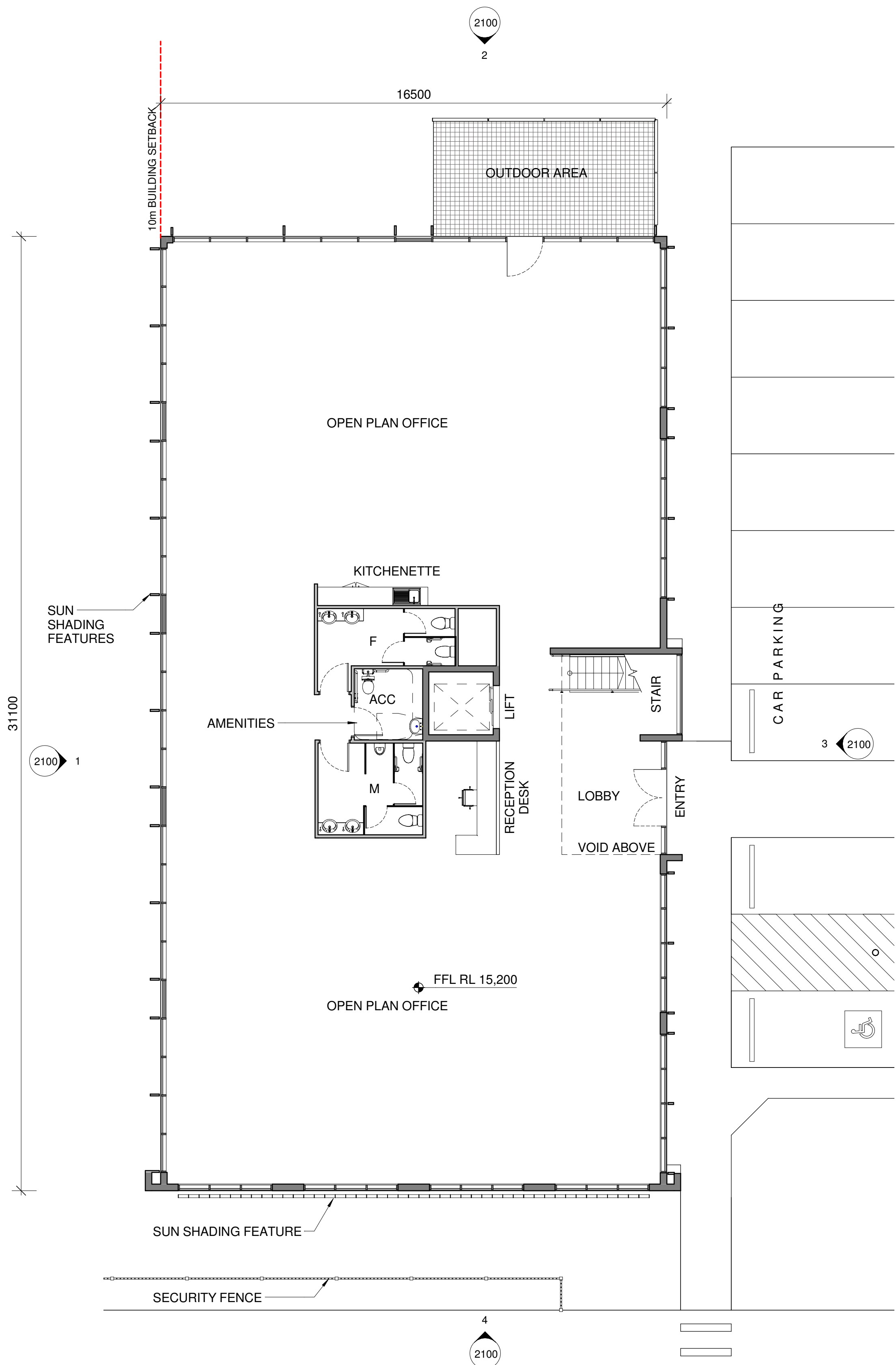
Project Manager

David Tubb  
***Tubb & Associates Pty Ltd***

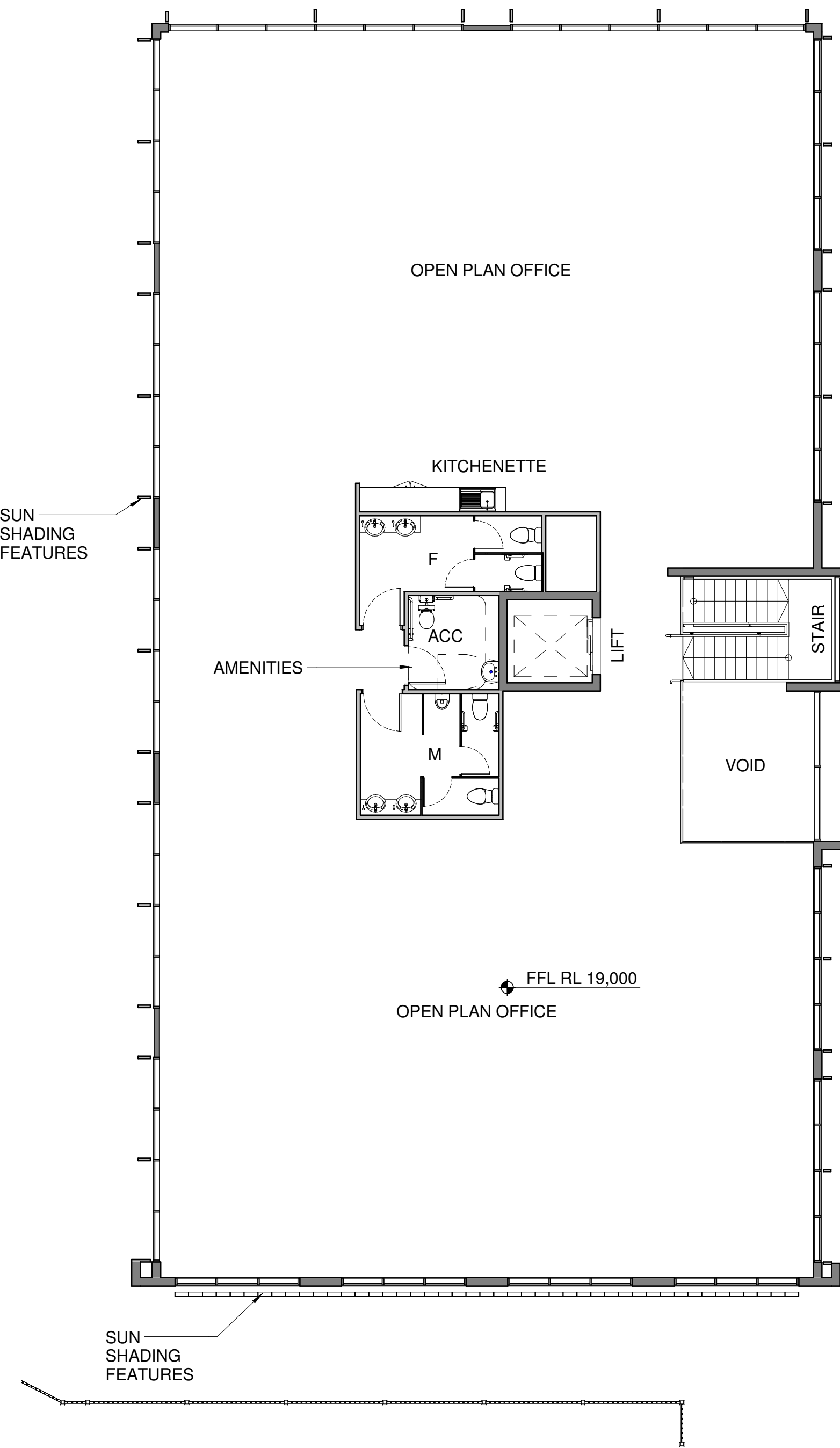
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Project <b>PROPOSED INDUSTRIAL          DEVELOPMENT</b> LOTS 3 & 12, 7 DURSLEY ROAD YENNORA NSW	
Drawn AR	Print Date 22/03/2017 3:21:47 PM

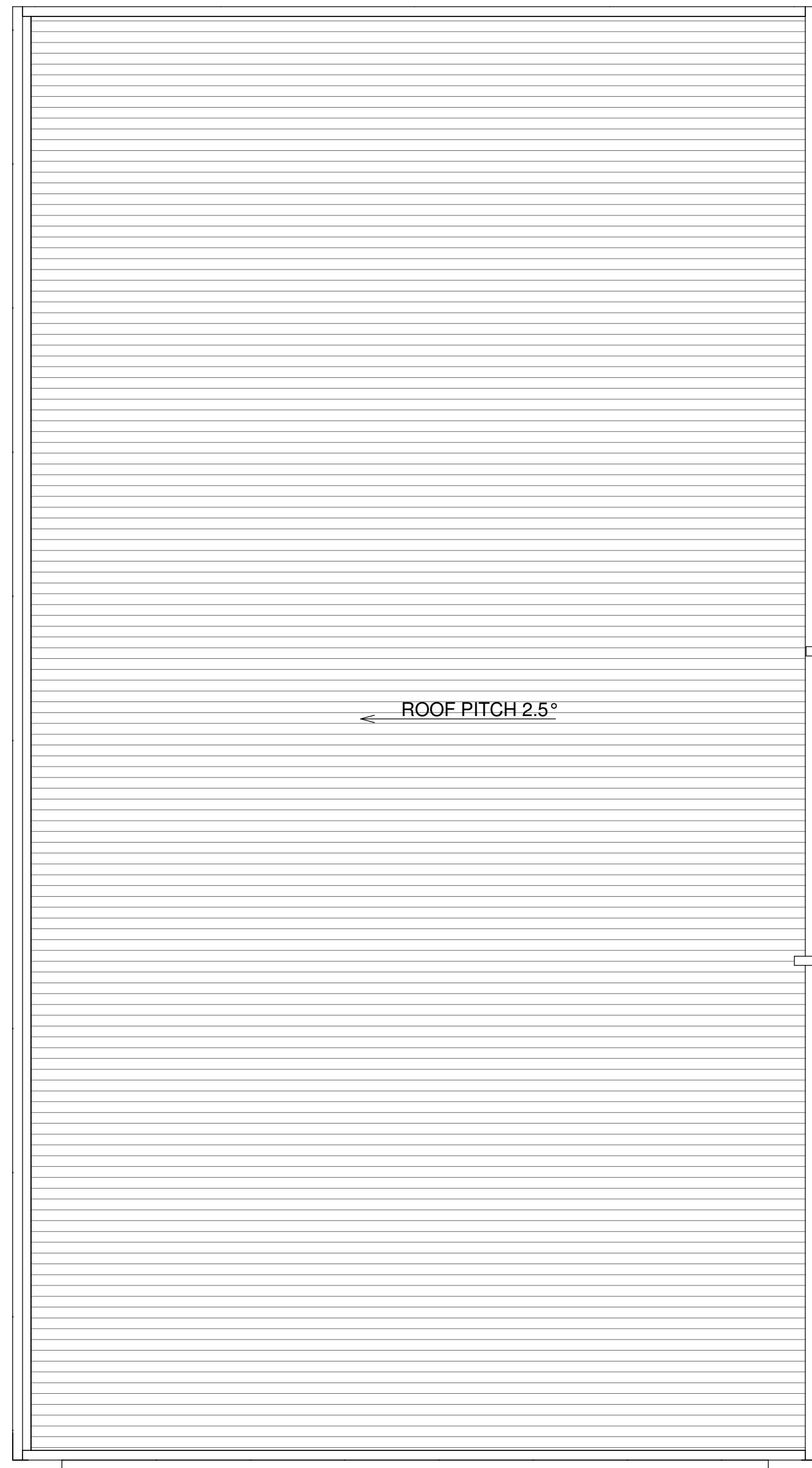




1 OFFICE - GROUND FLOOR



2 OFFICE - FIRST FLOOR



3 OFFICE - ROOF PLAN

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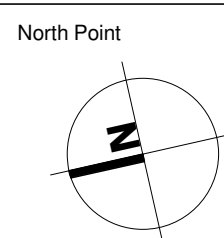
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DEVELOPMENT  
APPLICATION

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DEVELOPMENT  
LOTS 3 & 12 7 DURSLEY ROAD  
YENNORA NSW  
Drawn  
AR  
Print Date  
22/03/2017 3:21:49 PM



ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS AND EARTHWORKS.  
ALL LEVELS ARE TO BE +/- 500mm  
TENANT'S FITOUT SUPPLIED BY TENANT

Drawing Title  
**OFFICE - FLOOR PLANS**  
Drawing Number  
115104\_A\_DA1\_1110  
Issue  
C

