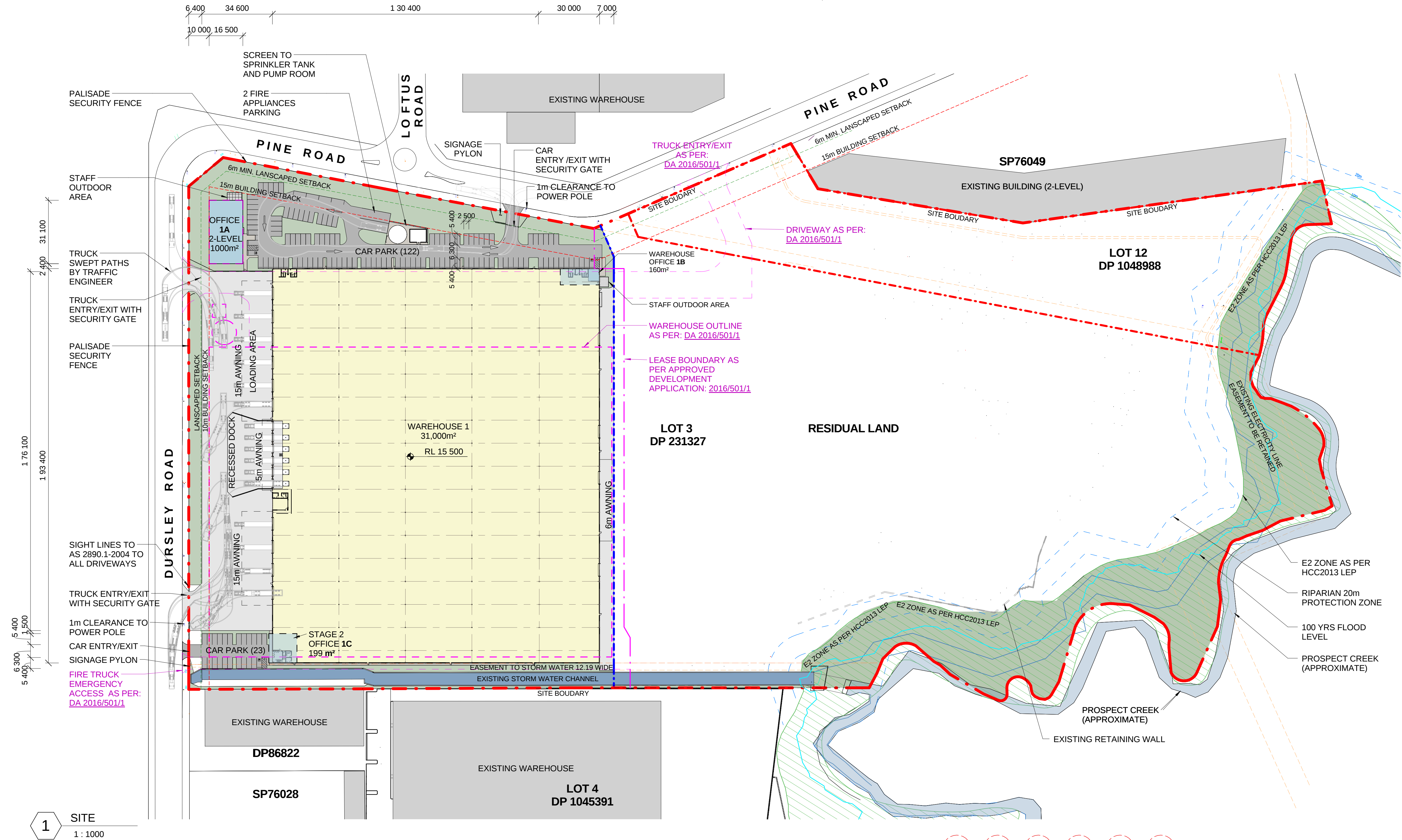




DEVELOPMENT AREA SCHEDULE		
LOT 3	DP 231327	109,300 m ²
LOT 12	DP 1048988	16,320 m ²
SITE AREA BY TITLE:		125,620 m ²
LEASE AREA		50,844 m ²
BUILDING AREAS		
WAREHOUSE 1		31,000 m ²
OFFICE 1A (2 LEVEL)		1,000 m ²
OFFICE 1B (MEZZANINE)		160 m ²
OFFICE 1C (MEZZANINE, STAGE 2)		199 m ²
TOTAL BUILDING AREAS		32,359 m ²
CAR PARKING REQUIRED		138
CAR PARKING PROVIDED		145
LANDSCAPING AREA (PROPOSED)		6,810 m ²
EXISTING STORM WATER CHANNEL (WITHIN APPLICATION AREA)		1,554 m ²

LEGEND	
	SITE BOUNDARY
	LEASE BOUNDARY
	BUILDING SETBACK
	MIN. 6m LANDSCAPED SETBACK
	WAREHOUSE
	OFFICE
	ENTRY / OUTDOOR AREA
	PROPOSED NEW ELECTRICITY ROUTE
	SITE LANDSCAPING
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	100 YRS FLOOD LEVEL LINE (CARDNO REPORT)
	RIPARIAN 20m PROTECTION ZONE
	E2 ZONE (APPROXIMATE)
	PROSPECT CREEK
	BUILDINGS, DRIVEWAYS AND LEASE BOUNDARY OUTLINES AS PER: DA 2016/501/1
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	

SCHEDULE OF CHANGES FOR SECTION 96 APPLICATION:			
- RECONFIGURATION AND ROTATION OF WAREHOUSE WITH AN INCREASE IN GFA TO 32,199m² (1,199m²), AND PROVISION OF AN ADDITIONAL ANCILLARY MEZZANINE WAREHOUSE OFFICES: OFFICE 1B: (160m²) FRONTING PINE ROAD; AND OFFICE 1C (199m²) FRONTING DURSLEY ROAD ALONG THE WESTERN BOUNDARY; - INCREASED BUILDING SETBACK TO DURSLEY ROAD (10 -> 41m); - REDUCED BUILDING SETBACK TO PINE ROAD (58m -> 20m); - REDUCED LANDSCAPED SETBACK TO DURSLEY ROAD (10m -> 6m); - REMOVAL OF TRUCK DRIVEWAY CROSSOVER AND ACCESS FROM PINE ROAD WITHIN LOT 12; - RELOCATION OF TRUCK DRIVEWAY CROSSOVER AND ACCESS, LOADING AREA AND DOCKS TO THE DURSLEY ROAD FRONTAGE, WITH RETENTION OF APPROVED SETBACK AND LANDSCAPING TREATMENT; - RELOCATION OF CAR DRIVEWAY CROSSOVER AND ACCESS FROM PINE ROAD APPROXIMATELY 30m NORTH; - ADDITION OF SIXTEEN (16) CAR PARKING SPACES FRONTING DURSLEY ROAD ALONG THE WESTERN BOUNDARY; - AMENDMENTS TO THE NORTHERN CAR PARKING AREA, RECONFIGURATIONS TO THE APPROVED VEHICLES EGRESS POINTS, AND RELOCATION OF SPRINKLER & TANK ROOM TO THIS AREA WITH RETENTION OF APPROVED SETBACKS TO PINE ROAD; - CREATION OF NEW DRAINAGE EASEMENT ALONG WESTERN BOUNDARY (12.9m WIDE); AND - REMOVAL OF APPROVED FIRE TRUCK EMERGENCY ACCESS WITH SLIDING GATE ALONG SOUTHERN BOUNDARY			

ISSUE	DESCRIPTION	DATE	AUTH
A	SITE PLAN TO CONSULTANTS	2017/11/23	AR
B	PRELIMINARY DRAWING SET TO FIVE CAPITAL	2017/12/08	AR
C	ISSUE FOR S96	2017/12/13	AR
D	AMENDED ISSUE FOR S96	2018/02/14	AR
E	DRIVEWAYS CHANGED TO TRAFFIC AND CIVIL ADVICE	2018/02/23	AR
F	DRIVEWAYS AMENDED TO TRAFFIC ENG. COMMENT	2018/02/23	AR
G	SIGNAGE PYLON ADDED	2018/02/26	AR
H	AMENDED TO SATISFY COUNCILS REQUIREMENTS (FROM LETTER 24.05.18)	2018/05/29	AR

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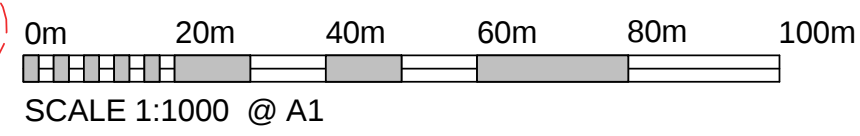
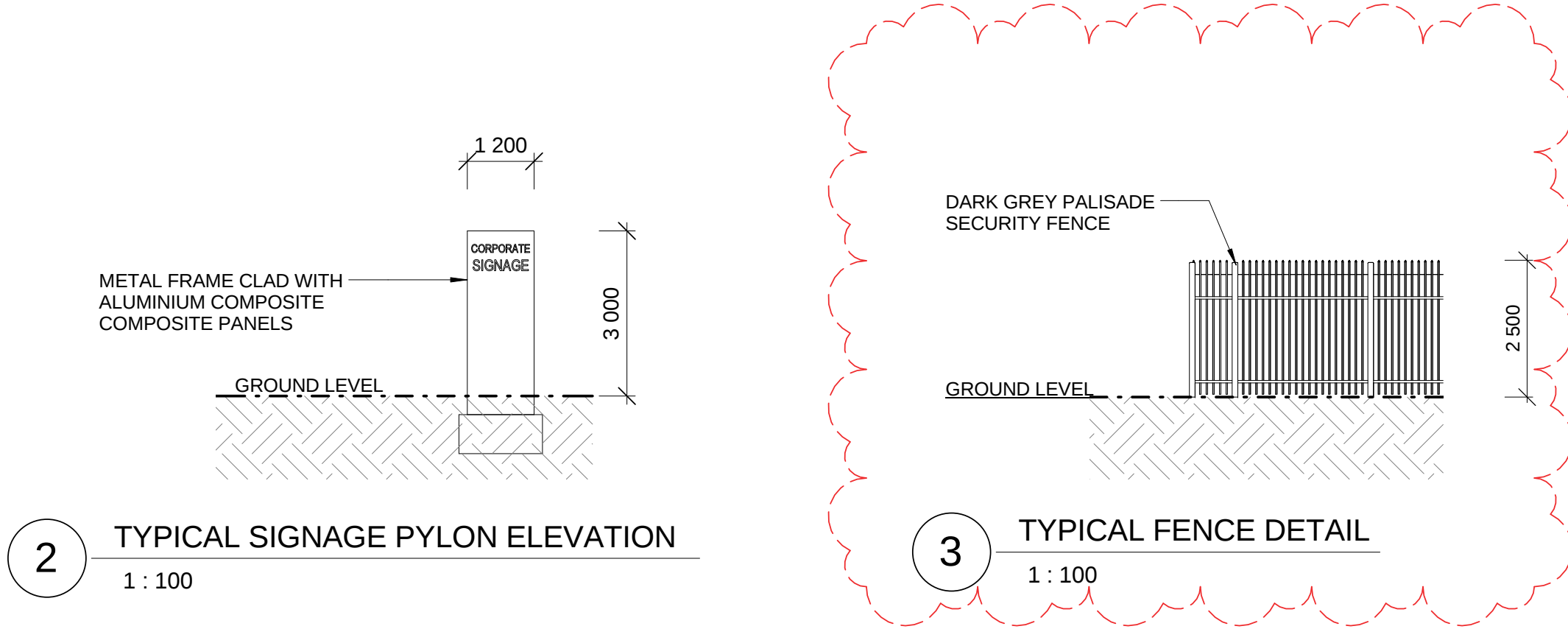
SECTION 96 APPLICATION

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E. david@tubb.com.au

Project
PROPOSED INDUSTRIAL DEVELOPMENT
LOTS 3 & 12, 7 DURSLEY ROAD YENNORA NSW
Drawn AR Checked SK Print Date 2018/05/29

Drawing Title
SITE PLAN
Drawing Number
115104_A_S96_0002
Issue
H





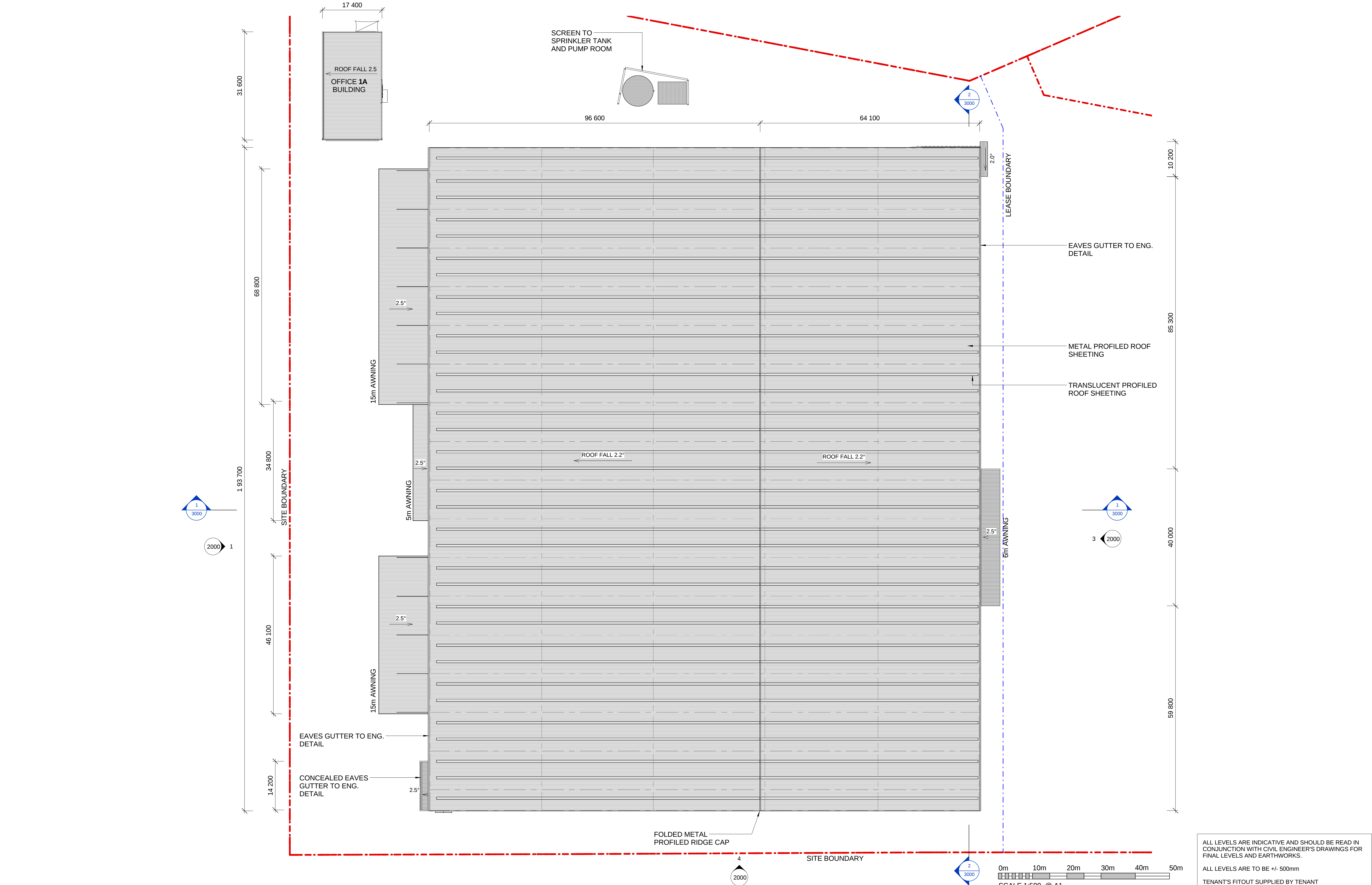
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FIFECAPITAL



North Point

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The letter 'N' is placed in the upper-left quadrant, indicating North is towards the top-left. The line extending from 'N' is thicker than the other lines.C:\Users\aromanczuk\Documents\Revit15\15104_Yennora_S96_aromanczuk.rvt



Notes	ISSUE	DESCRIPTION	Date	AUTH
	A	PRELIMINARY DRAWING SET TO FIFE CAPITAL	2017/12/06	AR, BF
	B	ISSUE FOR S96	2017/12/12	AR
	C	AMENDED ISSUE FOR S96	2019/02/14	AR
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SECTION 96 APPLICATION

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PROPOSED INDUSTRIAL DEVELOPMENT
LOTS 3 & 12, 7 DURSLEY ROAD YENNORA NSW

Drawn	Checked	Print Date
AR	SK	14/02/2018 11:46:38 AM

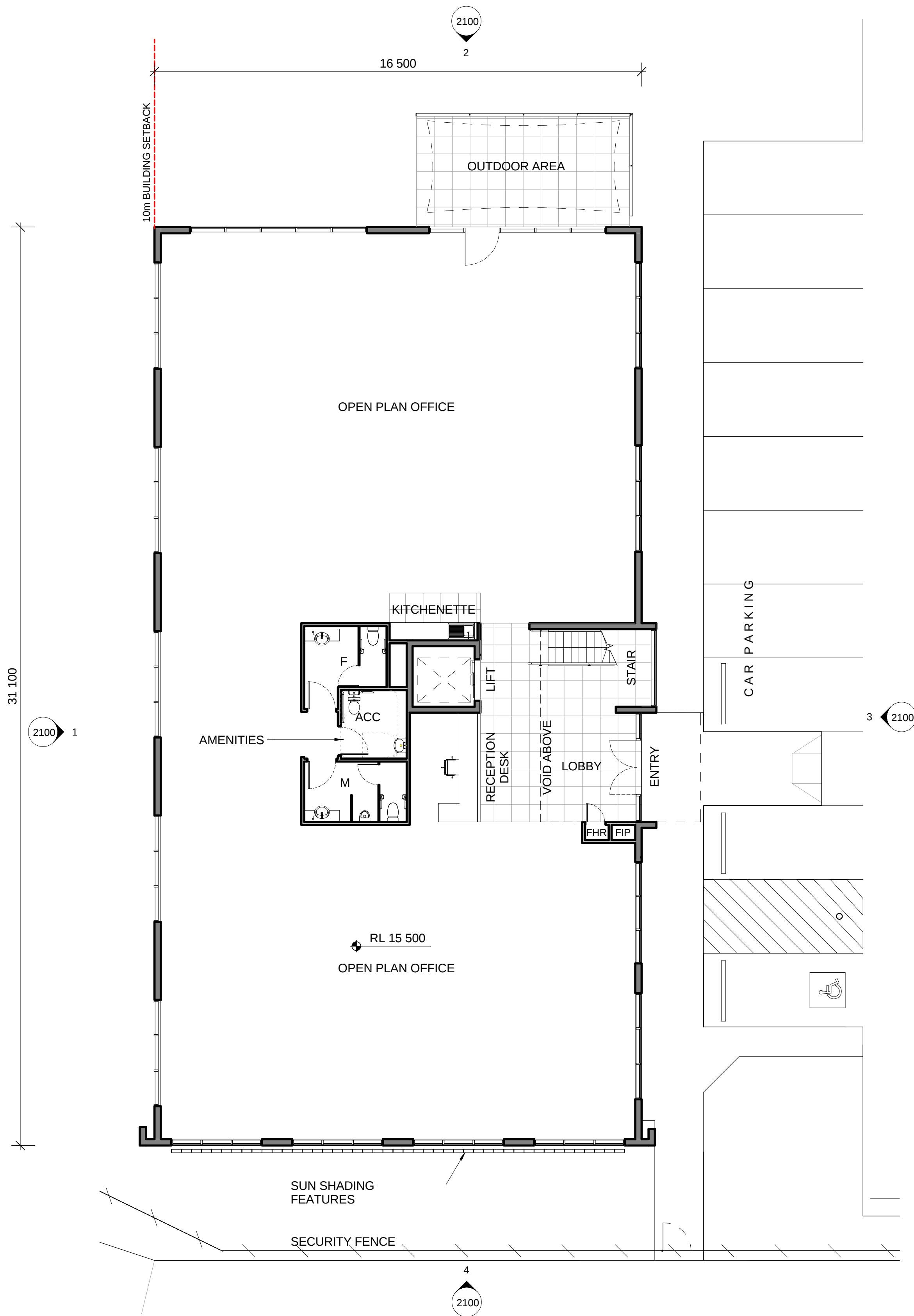
North Point

Drawing Title	WAREHOUSE 1 - ROOF PLAN	
Drawing Number	115104_A_S96_1001	Issue
		C

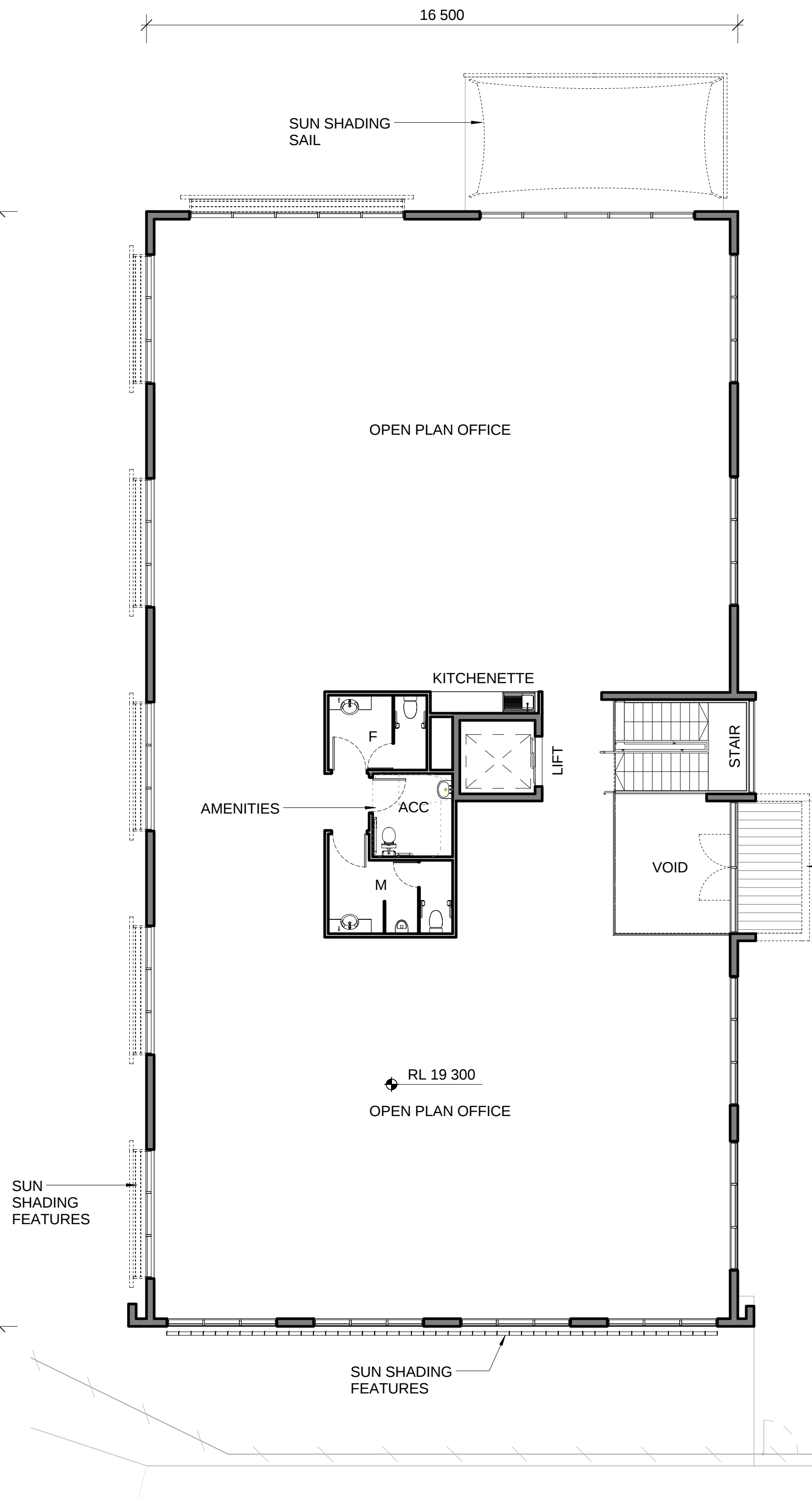
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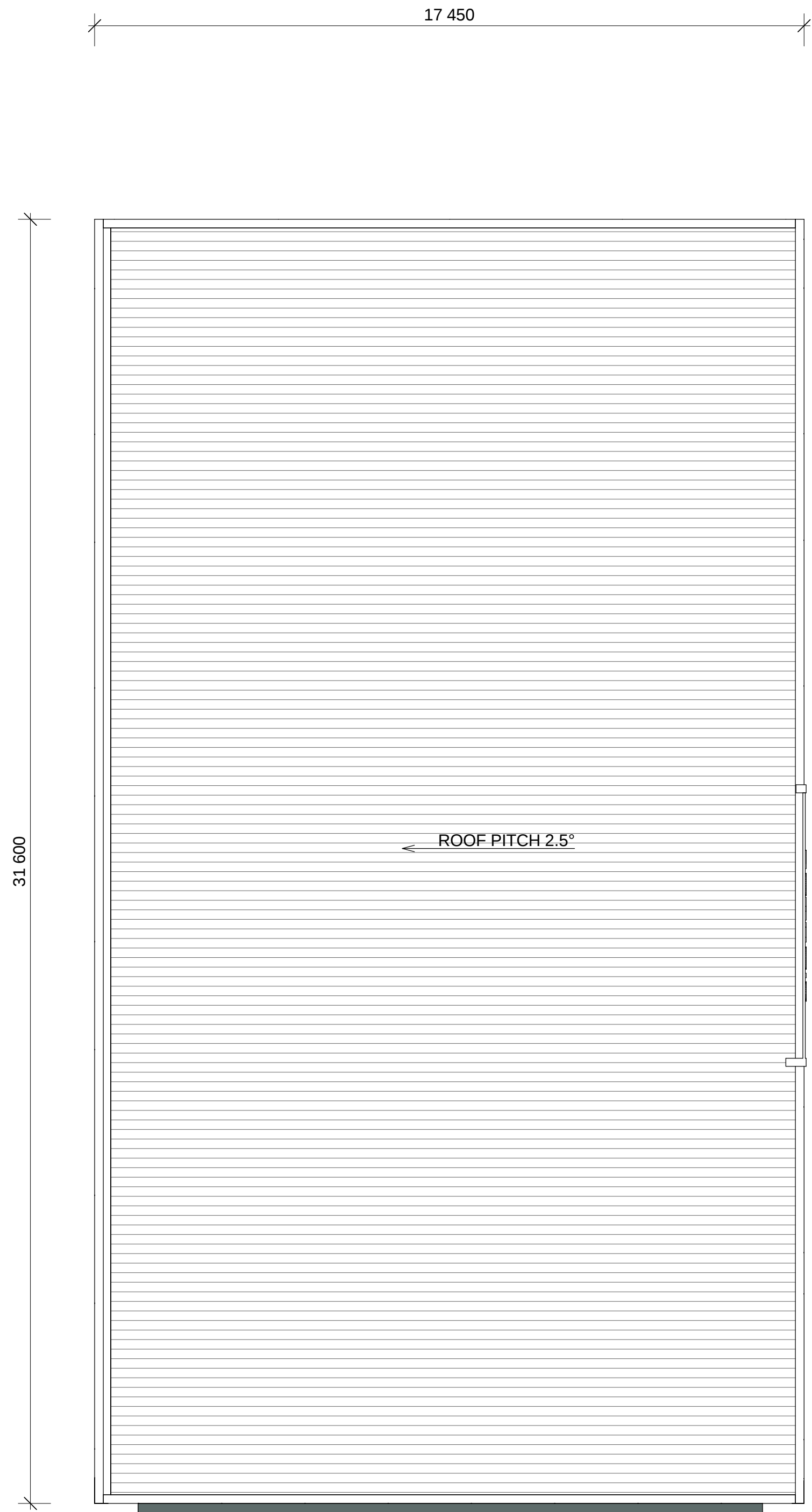
TENANT'S FITOUT SUPPLIED BY TENANT



1 OFFICE 1A - GROUND FLOOR



2 OFFICE 1A - FIRST FLOOR



3 OFFICE 1A - ROOF PLAN

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ISSUE	DESCRIPTION	Date	AUTH
A	PRELIMINARY DRAWING SET TO FIFE CAPITAL	2017/12/06	AR, BF
B	ISSUE FOR S&C	2017/12/13	AR
C	INTERNAL BOUNDARIES REMOVED ON CLIENT'S REQUEST	2018/02/15	AR

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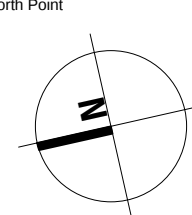


Project

PROPOSED INDUSTRIAL DEVELOPMENT
LOTS 3 & 12, 7 DURSLEY ROAD YENNORA NSW

Drawn	Checked	Print Date
Andrzej Romanczuk	SK	26/02/2018 5:19:03 PM

North Point



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TENANT'S FITOUT SUPPLIED BY TENANT

Drawing Title

OFFICE 1A - FLOOR PLANS

Drawing Number

115104_A_S96_1110

Issue

C



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SECTION 96 APPLICATION

FIFECAPITAL

	Messing Consultants
--	---------------------

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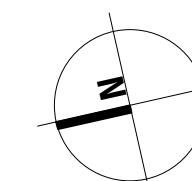
Project

PROPOSED INDUSTRIAL DEVELOPMENT

LOTS 3 & 12, 7 DURSLEY ROAD YENNORA NSW

Drawn	Checked	Print Date
Andrzej Romanczuk	SK	13/12/2017 3:32:21 PM

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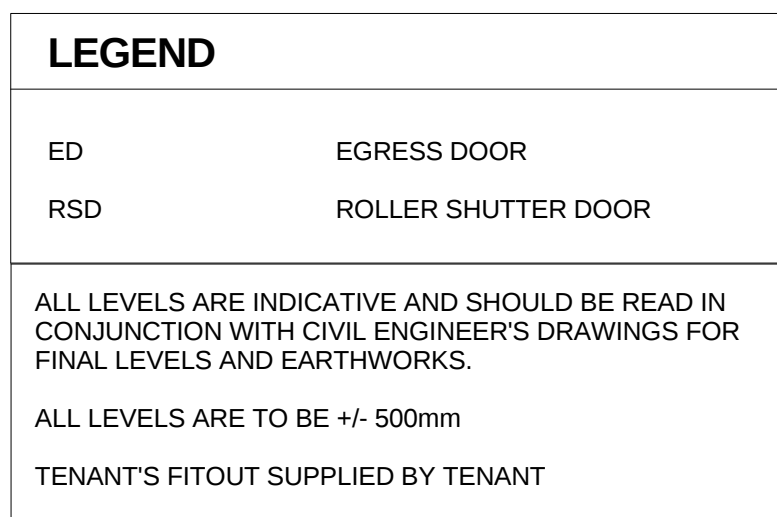
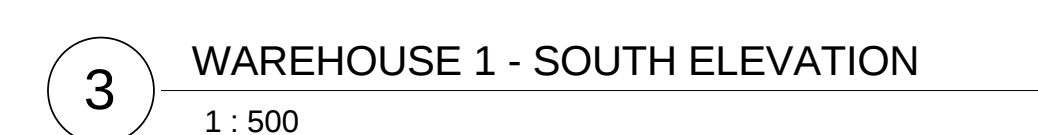
TENANT'S FITOUT SUPPLIED BY TENANT

Drawing Title	OFFICE 1B & 1C PLANS
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Drawing Number

115104 A S96 1200

B



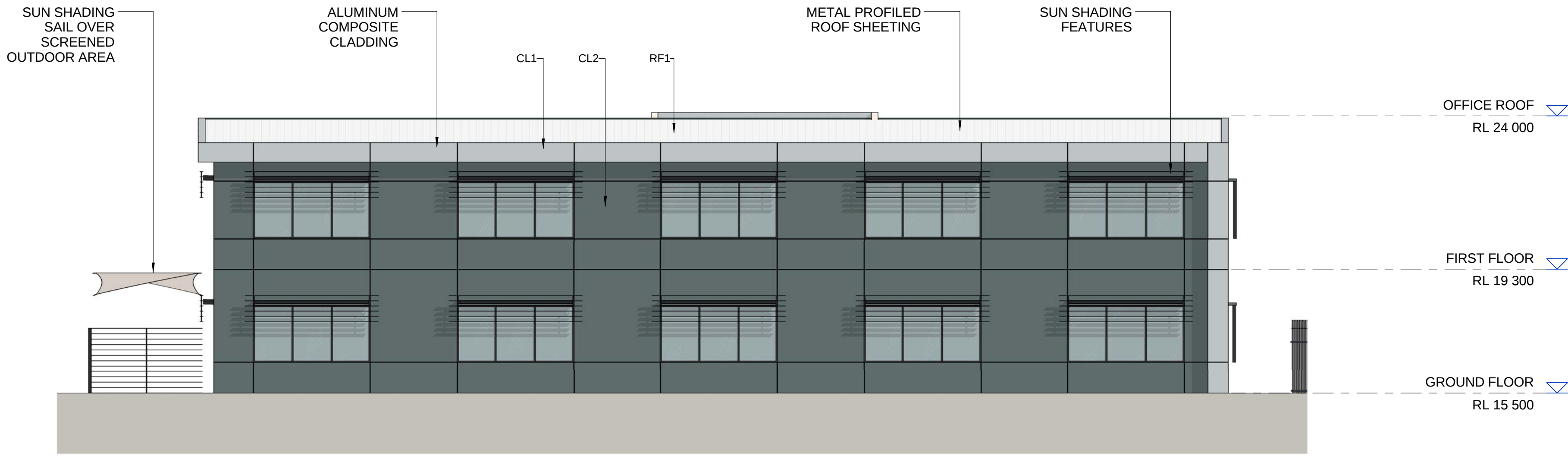
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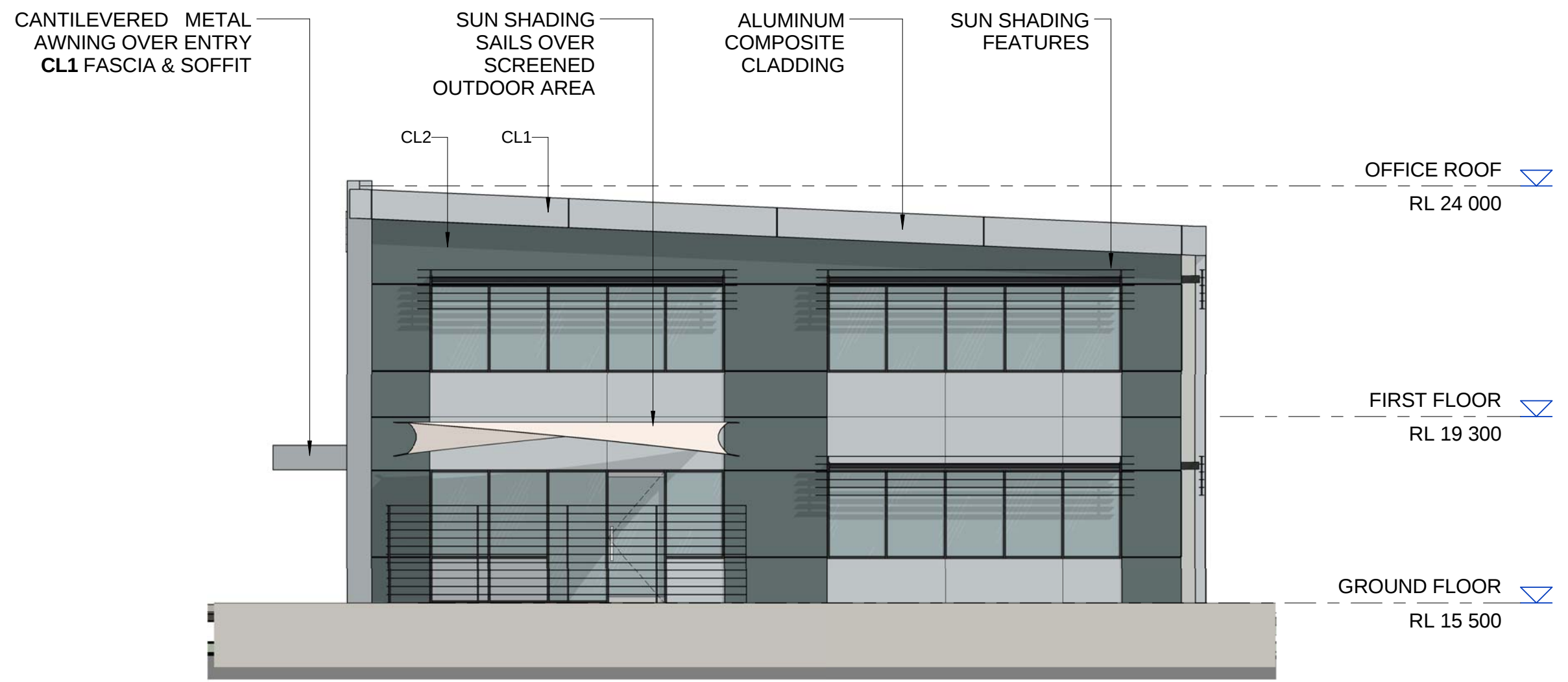


North Point	N/A
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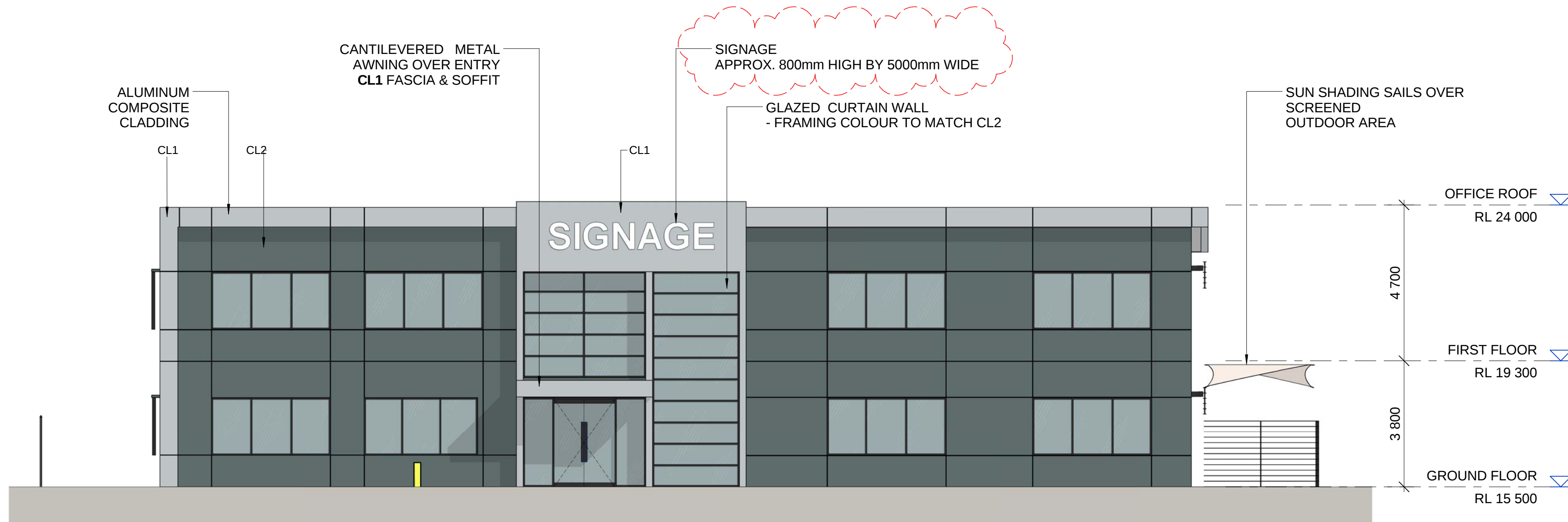
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WAREHOUSE 1 - ELEVATIONS AND EXTERNAL FINISHES	
Drawing Number	Issue
115104_A_S96_2000	D



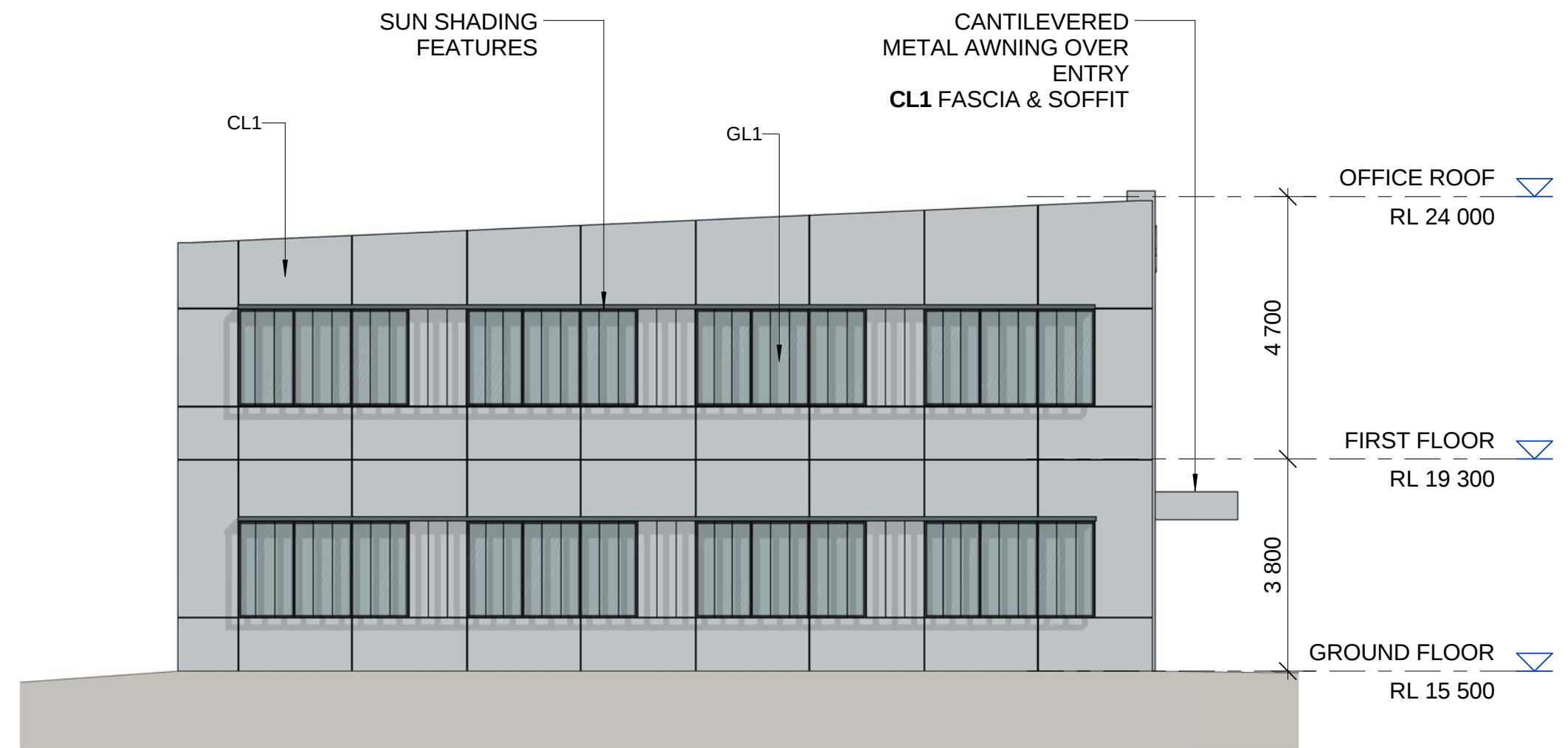
1 OFFICE - NORTH ELEVATION



2 OFFICE - EAST ELEVATION



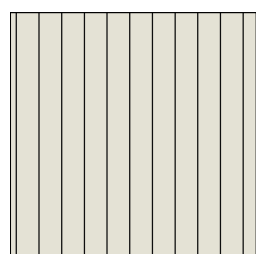
3 OFFICE - SOUTH ELEVATION



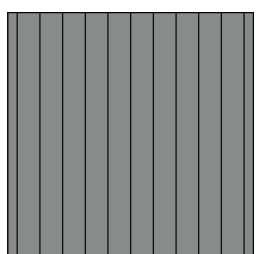
4 OFFICE - WEST ELEVATION



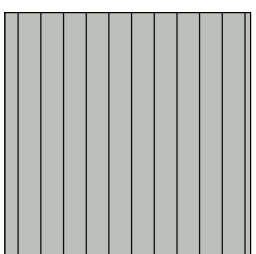
CC
FEATURE COLOUR
(INDICATIVE)



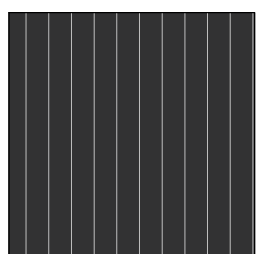
WC1
COLORBOND WALL
SHEETING
"SURFMIST"



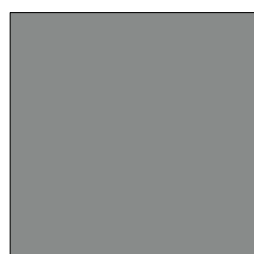
WC2
COLORBOND WALL
SHEETING
"WINDSPRAY"



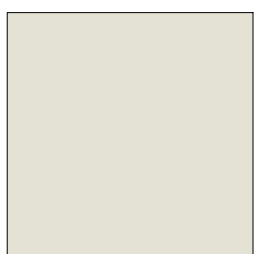
WC3
COLORBOND WALL
SHEETING
"SHALE GREY"



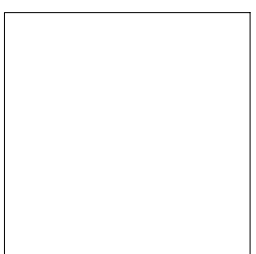
WC4
COLORBOND WALL
SHEETING
"MONUMENT"



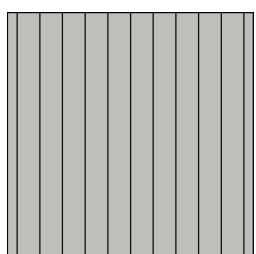
PC1
PAINTED PRECAST
TO MATCH COLORBOND
"WINDSPRAY"



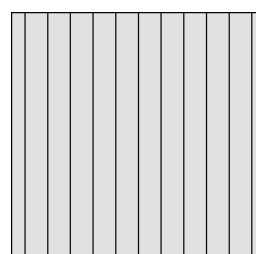
PC2
PAINTED PRECAST
TO MATCH COLORBOND
"SURFMIST"



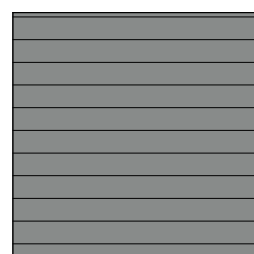
PC3
FEATURE PRECAST
TEXTURED PROFILE



RF1
ZINCALUME PROFILED
ROOF SHEETING



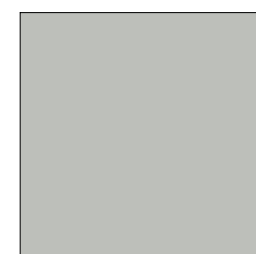
RF2
TRANSLUCENT ROOF &
WALL SHEETING



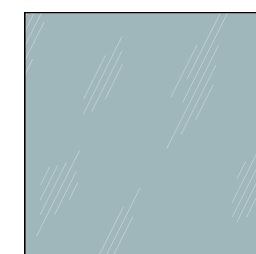
L1
METAL FRAMED
LOUVRES



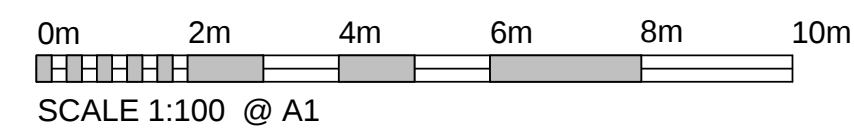
CL1
ALUMINIUM COMPOSITE
PANEL, COLOUR:
LIGHT GREY



CL2
COMPRESSED FIBRE
CEMENT PANEL,
COLOUR: MID-TONE GREY



GL1
VISION GLASS



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TENANT'S FITOUT SUPPLIED BY TENANT

ISSUE	DESCRIPTION	DATE	AUTH
A	PRELIMINARY DRAWING SET TO FIFE CAPITAL	2017/12/06	AR, BF
B	ISSUE FOR S&C	2017/12/13	AR
C	INTERNAL BOUNDARIES REMOVED ON CLIENT'S REQUEST	2019/02/13	AR
D	AMENDED TO SATISFY COUNCILS REQUIREMENTS (FROM LETTER 24.05.18)	2019/05/29	AR

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SECTION 96 APPLICATION

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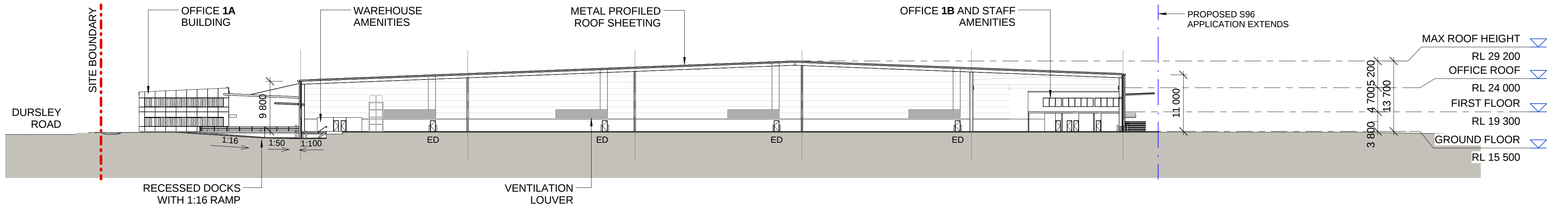
Project
PROPOSED INDUSTRIAL DEVELOPMENT
LOTS 3 & 12, 7 DURSLEY ROAD YENNORA NSW
Drawn: ARomanczuk Checked: SK Print Date: 2018/05/29

North Point

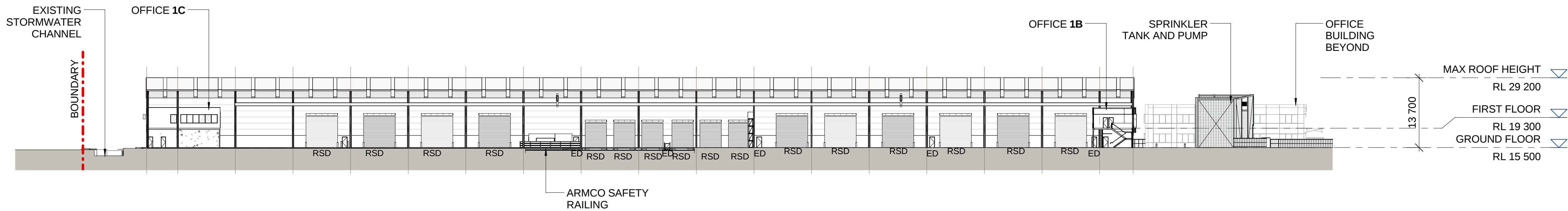
Drawing Title
OFFICE 1A - ELEVATIONS

Drawing Number
115104_A_S96_2100

Issue
D



1 SECTION



2 SECTION

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ISSUE	DESCRIPTION	DATE	AUTH	
A	PRELIMINARY DRAWING SET TO FIFE CAPITAL	2017/12/06	AR, BF	
B	ISSUE FOR S96	2017/12/12	AR	
C	INTERNAL BOUNDARIES REMOVED ON CLIENT'S REQUEST	2018/02/15	AR	

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Project
PROPOSED INDUSTRIAL DEVELOPMENT
LOTS 3 & 12, 7 DURSLEY ROAD YENNORA NSW
Drawn AR Checked Approver Print Date 15/02/2018 3:42:12 PM

North Point

LEGEND	
ED	EGRESS DOOR
RSD	ROLLER SHUTTER DOOR
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Drawing Title SECTIONS	
Drawing Number 115104_A_S96_3000	Issue C