

17049 LEDA 132 WENTWORTH AVE, BANKSMEADOW

ARCHITECTURAL DRAWING SET FOR:

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT :
LOT 12 , NO 132, WENTWORTH AVENUE,
BANKSMEADOW, NSW 2019

CLIENT:

LEDA HOLDINGS PTY LTD

ARCHITECTURAL DRAWING DEVELOPMENT APPLICATION

DRAWING LIST	
Drawing No	Draw Name

DA000	COVER PAGE, INDEX, LOCATION PLAN
DA001	SITE PLAN
DA002	SITE ANALYSIS PLAN
DA003	COMPUTER GENERATED 3D IMAGE
DA004	COMPUTER GENERATED 3D IMAGE
DA005	COMPUTER GENERATED 3D IMAGE
DA006	COMPUTER GENERATED 3D IMAGE
DA007	COMPUTER GENERATED 3D IMAGE
DA015	SHADOW DIAGRAMS
DA020	DEMOLITION PLAN
DA101	GENERAL ARRANGEMENT PLAN - GROUND FLOOR
DA102	GENERAL ARRANGEMENT PLAN - GROUND MEZZANINE FLOOR
DA103	GENERAL ARRANGEMENT PLAN - LEVEL 01
DA104	GENERAL ARRANGEMENT PLAN - LEVEL 1 MEZZANINE OFFICE FLOOR
DA105	GENERAL ARRANGEMENT PLAN - ROOF
DA500	ELEVATIONS - EXTERNAL
DA501	ELEVATIONS - INTERNAL
DA502	ELEVATIONS - INTERNAL
DA503	ELEVATIONS - SOUTH
DA600	SECTIONS
DA700	GFA PLANS
DA701	LANDSCAPED AREA PLAN
DA900	EXTERNAL FINISHES



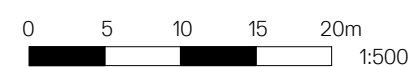
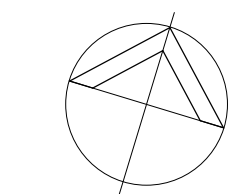
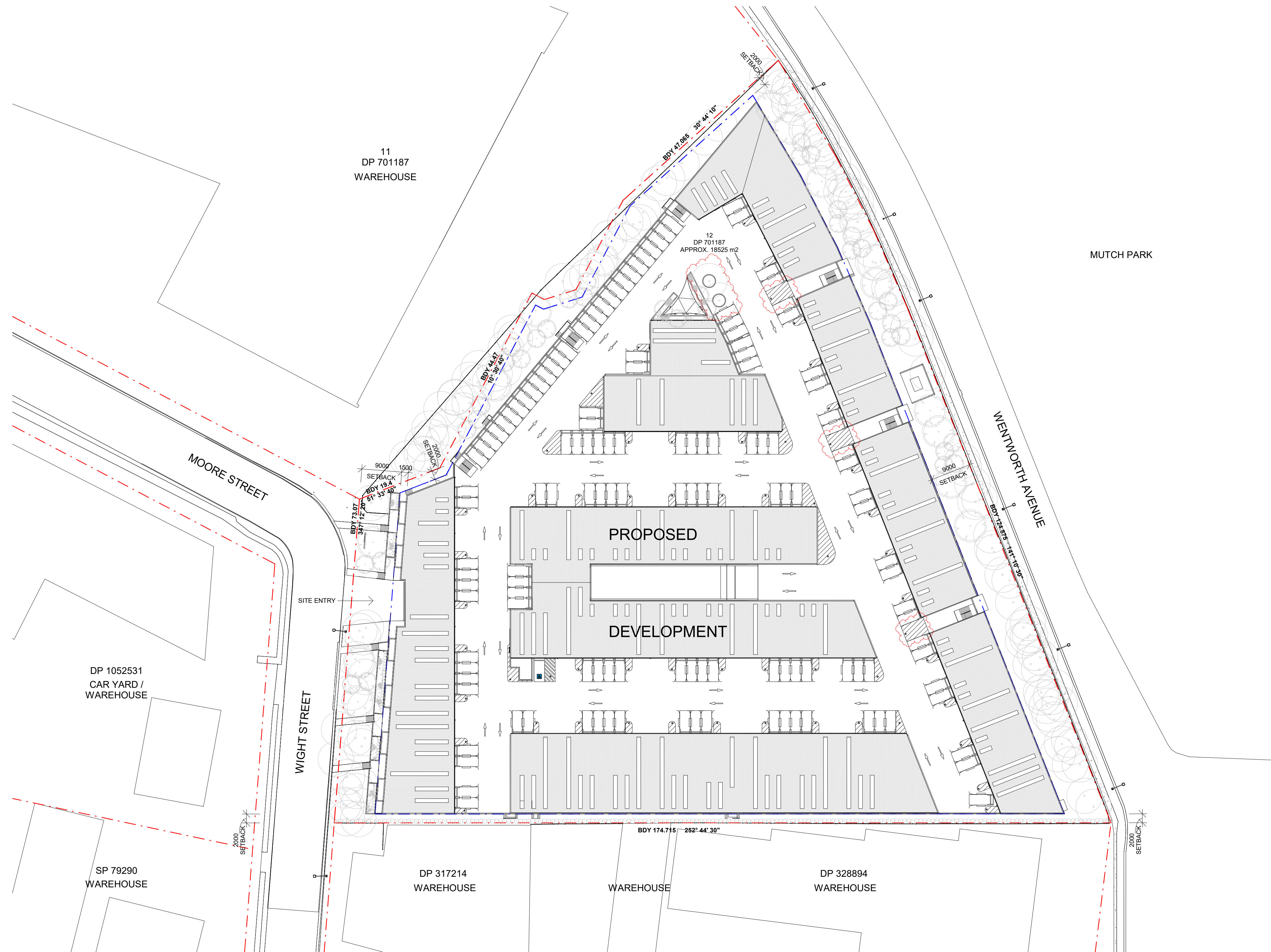
LOCATION PLAN NTS



MOORE/ WIGHT STREET ENTRY

RL'S TO AHD TAKEN FROM LP CONSULTING DOCUMENTATION, SHOWN FOR INFORMATION ONLY. GFA MEASURED IN ACCORDANCE WITH LEP.

NOTE:
1. AREAS GIVEN ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR.
2. CAR PARKING AND DRIVE AISLES OMITTED FROM BUILDING AREAS
3. AREAS GIVEN INCLUDE INTERNAL STAIRS AND AMENITIES
4. TOWN PLANNING CONTROLS AND REQUIREMENTS SUBJECT TO REVIEW AND ANALYSIS BY PLANNING CONSULTANT
5. BCA REQUIREMENTS INCLUDING FIRE RATING TO BE CONFIRMED BY BCA CONSULTANT
6. ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AS/NZS STANDARDS, AND RELEVANT MANUFACTURES RECOMMENDATION, INSTRUCTIONS AND REQUIREMENTS AND CONSENT AUTHORITY REQUIREMENTS
7. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIALIST CONSULTANT DOCUMENTATION AND DETAILS, SPECIFICATION AND ASSOCIATED REPORTS INCLUDING BUT NOT LIMITED TO CIVIL, STRUCTURAL, TRAFFIC, PLANNING AND ACCESSIBILITY.
8. SITE AREA INCLUDES OVERLAND FLOW EASEMENTS. EXCLUDES BAY RD ACCESS EASEMENT.
9.RL'S TO AHD TAKEN FROM LP CONSULTING DOCUMENTATION, SHOWN FOR INFORMATION ONLY.
10.GFA MEASURED IN ACCORDANCE WITH LEP.



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DEVELOPMENT APPLICATION
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Issue	Description	Date
A	DA ISSUE	22.01.2019
B	REVISED DA ISSUE	05.12.2019
C	REVISED DA ISSUE	07.07.2020

Issue	Description	Date	Client
			LEDA LEDA HOLDINGS PTY LTD

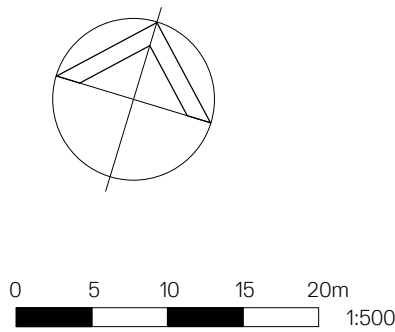
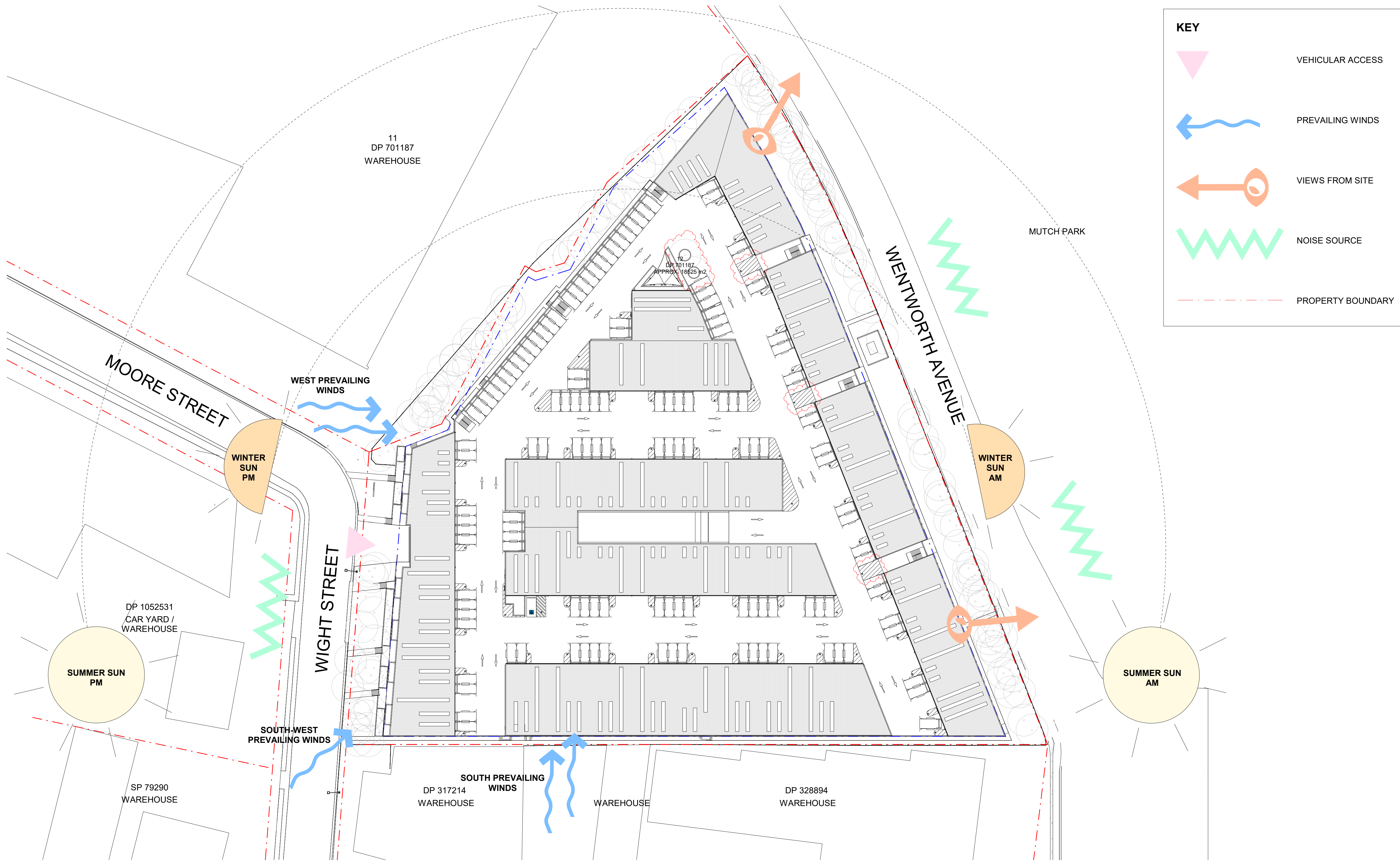
Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
SITE PLAN

Drawing No. DA001	Issue C
Scale 1: 500@A1	Drawing Size A1
Project No. 17049	Drawn By AD

CAD Reference
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MOORE/ WIGHT STREET ENTRY



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Project	PROPOSED LIGHT INDUSTRIAL DEVELOPMENT : LOT 12 , NO 132, WENTWORTH AVENUE, BANKSMEADOW, NSW 2019
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Title	COMPUTER GENERATED 3D IMAGE
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Drawing No.	DA003	Issue	B
Scale	N/A	Drawing Size	A1
Project No.	17049	Drawn By	AD

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CAD Reference
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7/07/2020 11:30:07 AM



WENTWORTH AVE FACING SOUTH



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A	DA ISSUE	22.01.2019
B	REVISED DA ISSUE	05.12.2019

Issue	Description	Date	Client
			LEDA LEDA HOLDINGS PTY LTD

Project
PROPOSED LIGHT INDUSTRIAL DEVELOPMENT : LOT 12 , NO 132, WENTWORTH AVENUE, BANKSMEADOW, NSW 2019

Title
COMPUTER GENERATED 3D IMAGE

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Drawing No.	Issue
DA004	B
Scale	Drawing Size
N/A	A1
Project No.	Drawn By
17049	AD
CAD Reference	
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WENTWORTH AVE FACING NORTH



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A	DA ISSUE	22.01.2019
B	REVISED DA ISSUE	05.12.2019

Issue	Description	Date	Client
			LEDA LEDA HOLDINGS PTY LTD

Project	PROPOSED LIGHT INDUSTRIAL DEVELOPMENT : LOT 12 , NO 132, WENTWORTH AVENUE, BANKSMEADOW, NSW 2019
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Title	COMPUTER GENERATED 3D IMAGE
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Drawing No.	DA005	Issue	B
Scale	N/A	Drawing Size	A1
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Issue	Description	Date
A	ISSUED FOR INFORMATION	22.04.2020
B	REVISED DA ISSUE	07.07.2020

Issue	Description	Date

Client
LEDA
LEDA HOLDINGS PTY LTD

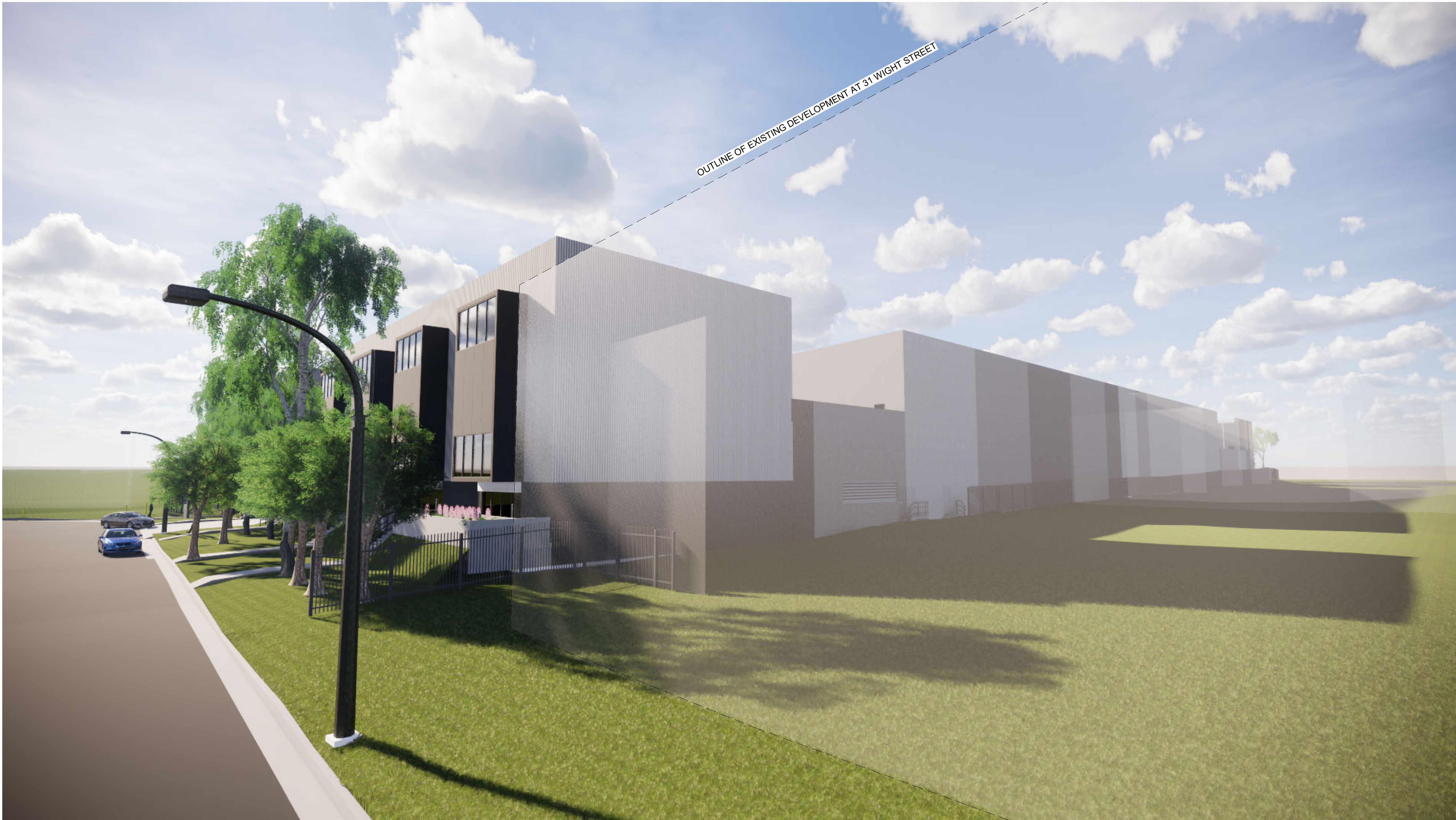
Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
COMPUTER GENERATED 3D
IMAGE

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Drawing No. DA006	Issue B
Scale N/A	Drawing Size A1
Project No. 17049	Drawn By JN

CAD Reference
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WIGHT ST FACING NORTH



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A	ISSUED FOR INFORMATION	22.04.2020
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Issue	Description	Date	Client
			LEDA LEDA HOLDINGS PTY LTD

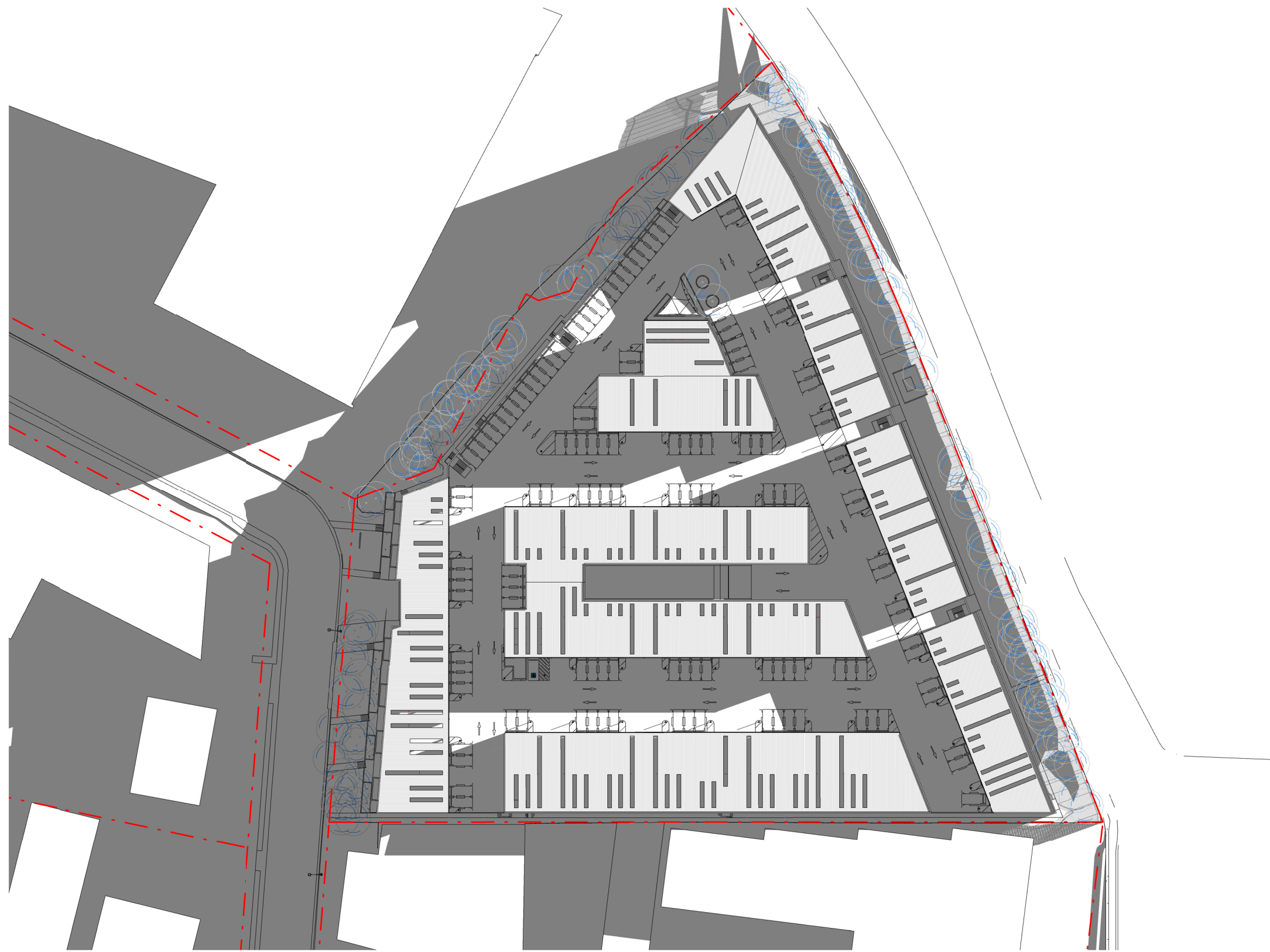
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PROPOSED LIGHT INDUSTRIAL DEVELOPMENT : LOT 12 , NO 132, WENTWORTH AVENUE, BANKSMEADOW, NSW 2019

Title
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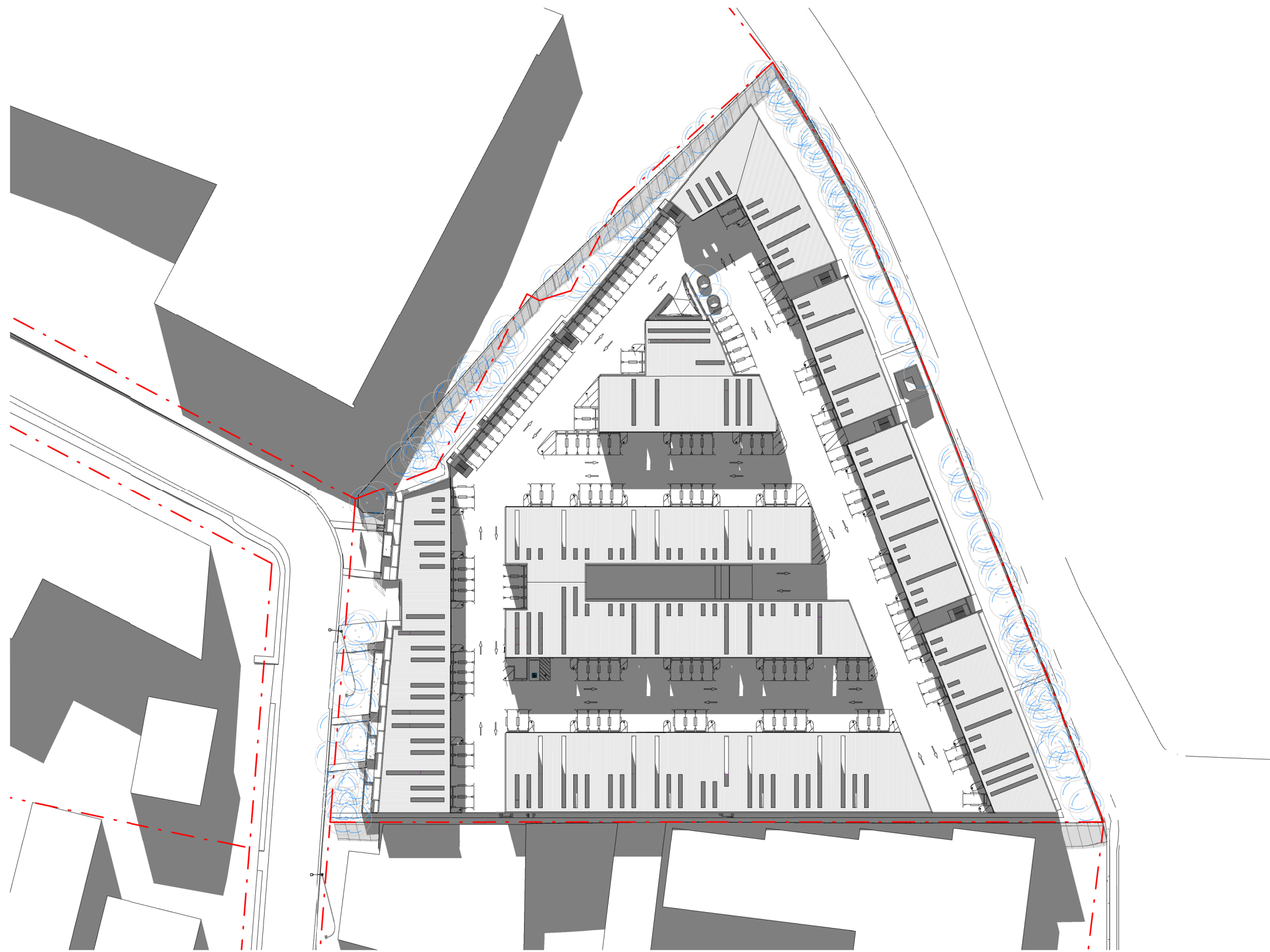
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Drawing No.	Issue
DA007	B
Scale	Drawing Size
N/A	A1
Project No.	Drawn By
17049	JN

CAD Reference
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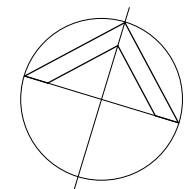
1 SHADOWS JUN 21 0900
SCALE 1:1000



3 SHADOWS JUN 21 1500
SCALE 1:1000



2 SHADOWS JUN 21 1200
SCALE 1:1000



0 10 20 30 40m
1:1000



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Issue	Description	Date
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Client



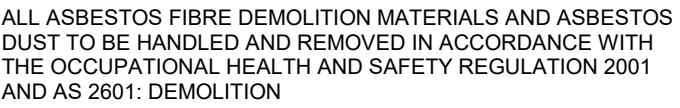
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Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

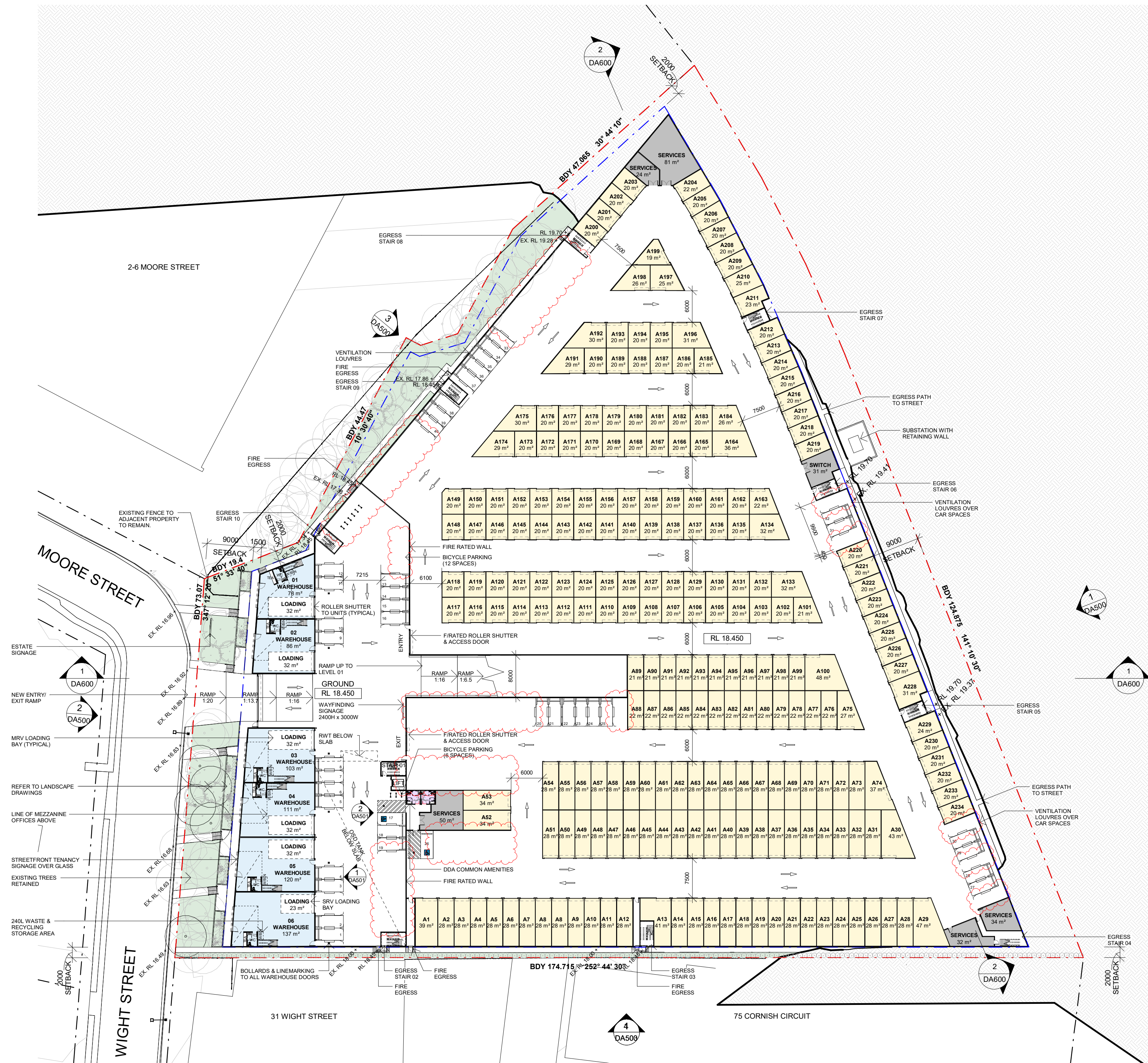
Title
SHADOW DIAGRAMS

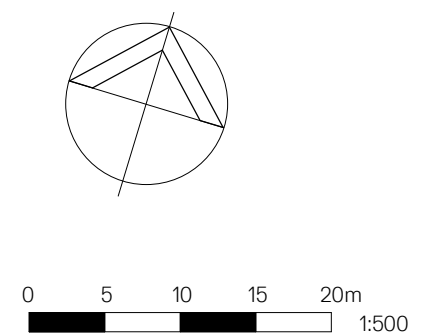
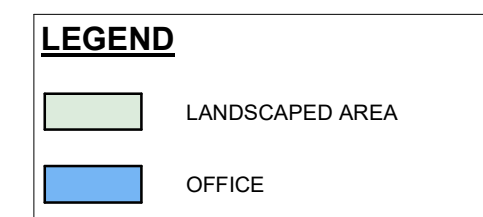
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Drawing No. DA015	Issue C
Scale 1:1000@A1	Drawing Size A1
Project No. 17049	Drawn By AD
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Issue	Description	Date
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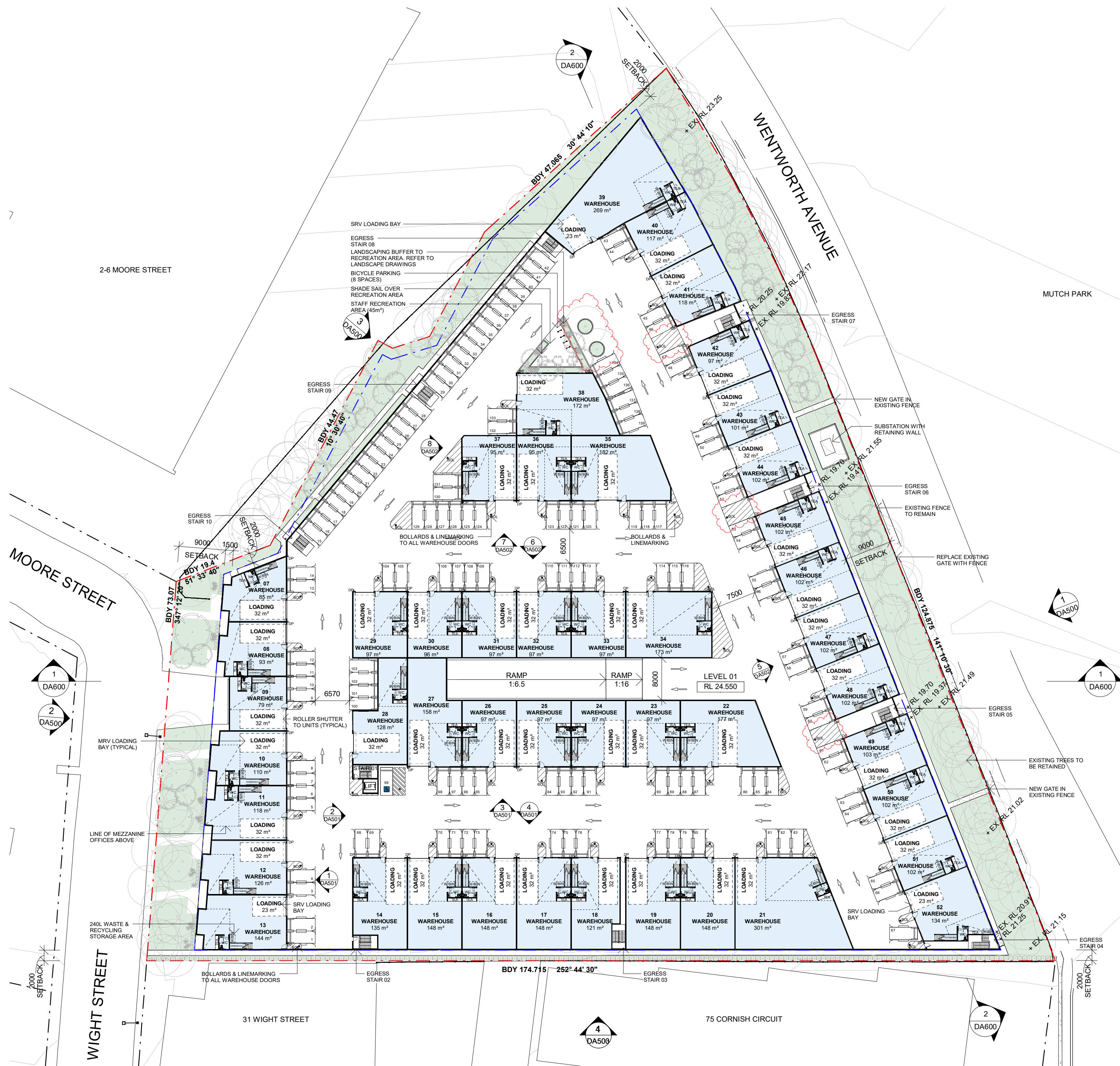
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Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
GENERAL ARRANGEMENT
PLAN - GROUND MEZZANINE
FLOOR

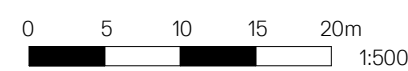
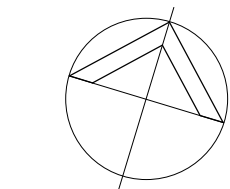
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Project No. 17049	Drawn By AD

CAD Reference
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LEGEND

- LANDSCAPED AREA
- WAREHOUSE



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A	DA ISSUE	22.01.2019				
B	REVISED DA ISSUE	05.12.2019				
C	REVISED DA ISSUE	07.07.2020				

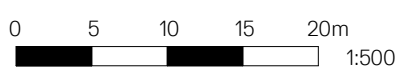
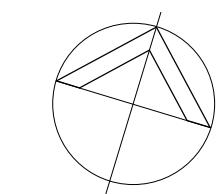
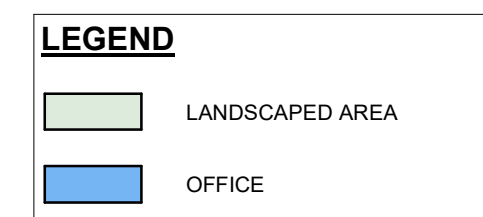
LEDA
LED A HOLDINGS PTY LTD

Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
GENERAL ARRANGEMENT
PLAN - LEVEL 01

Drawing No. DA103	Issue C
Scale 1: 500@A1	Drawing Size A1
Project No. 17049	Drawn By AD

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Issue	Description	Date	Issue	Description	Date	Client
A	DA ISSUE	22.01.2019				
B	REVISED DA ISSUE	05.12.2019				
C	REVISED DA ISSUE	07.07.2020				

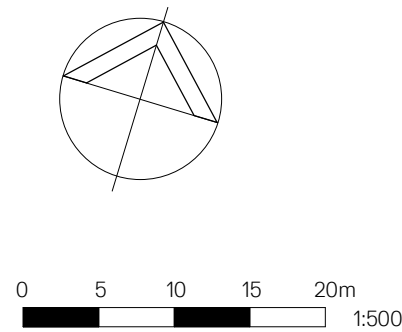
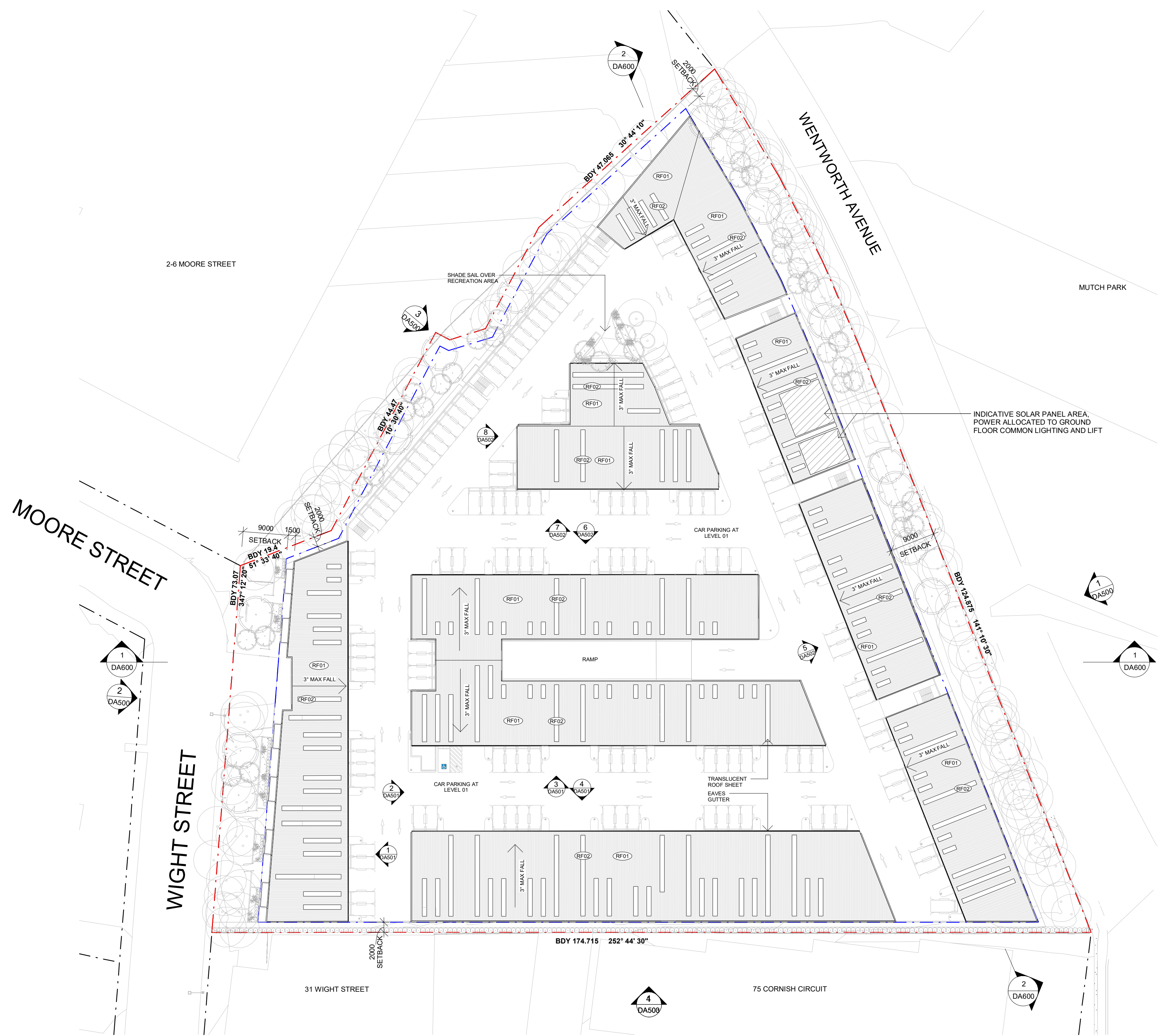
LEDA
LED A HOLDINGS PTY LTD

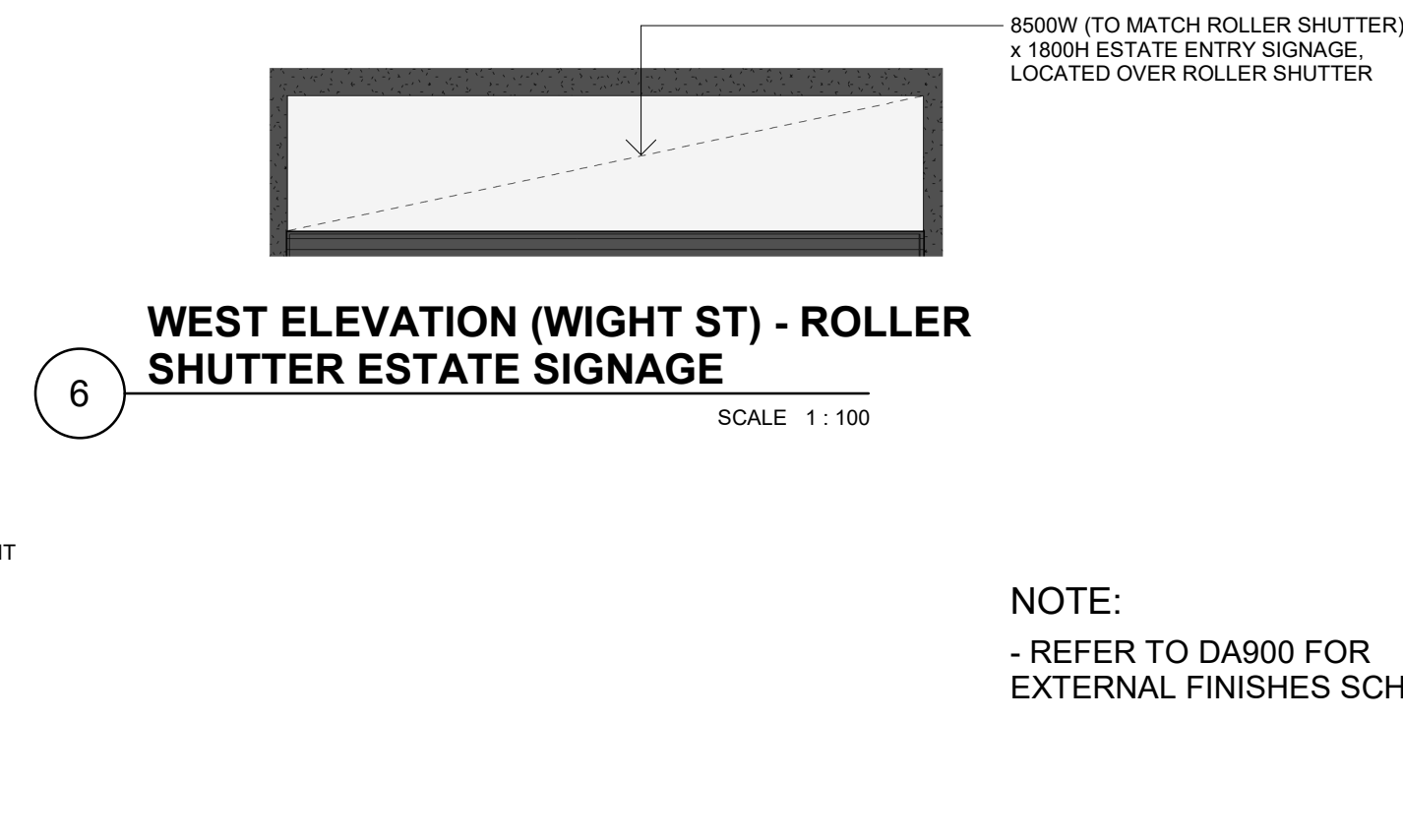
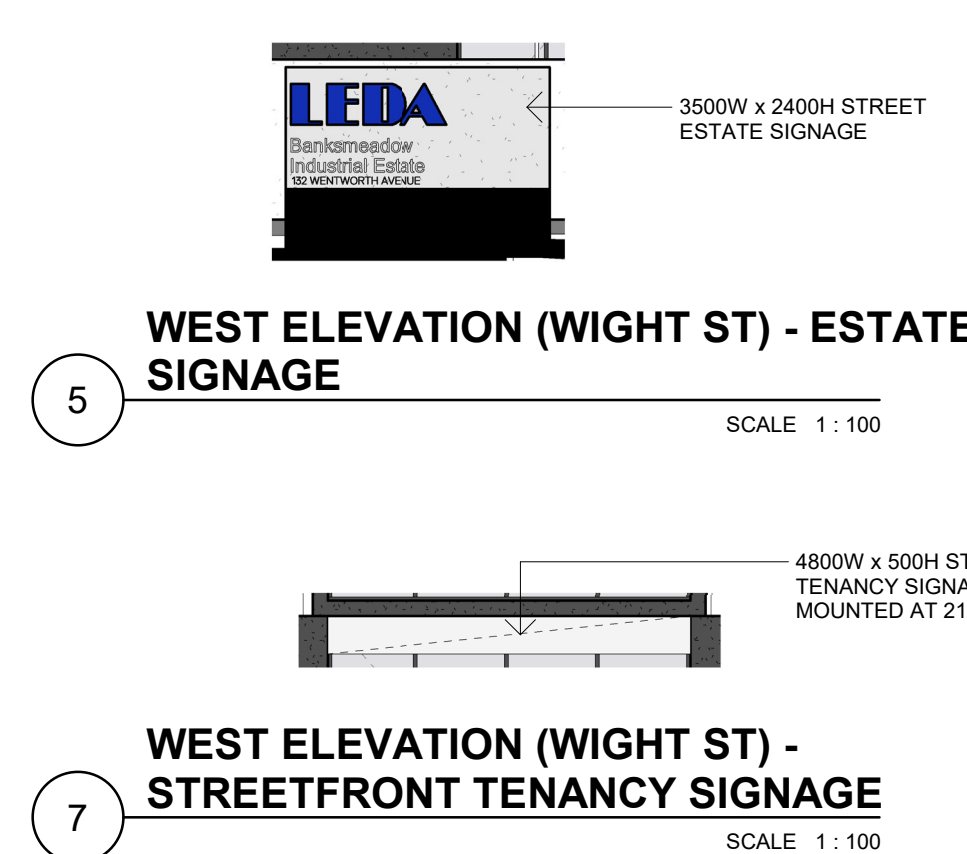
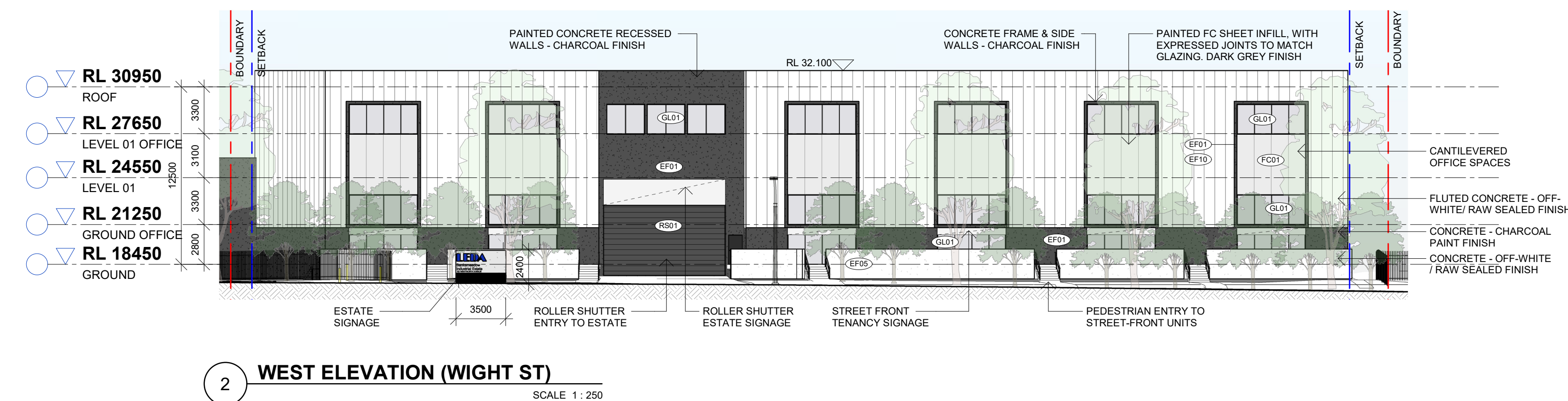
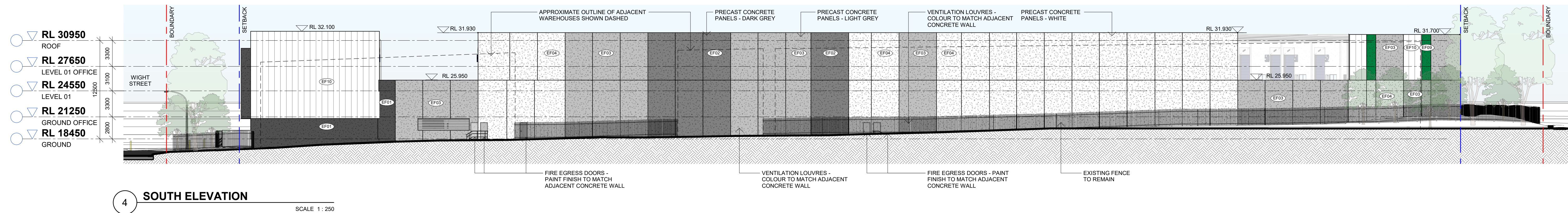
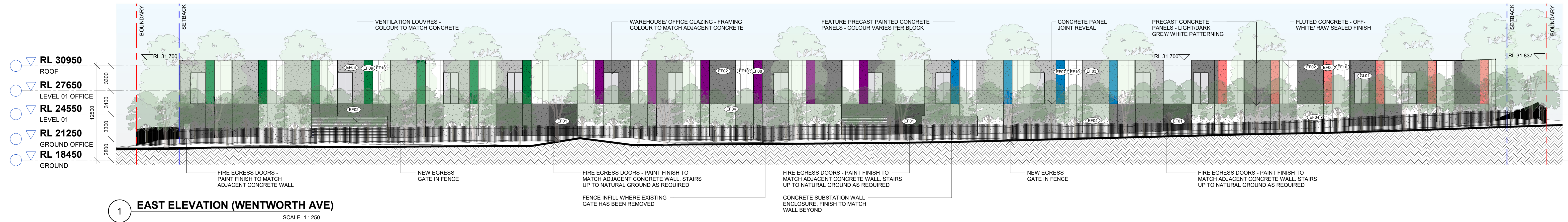
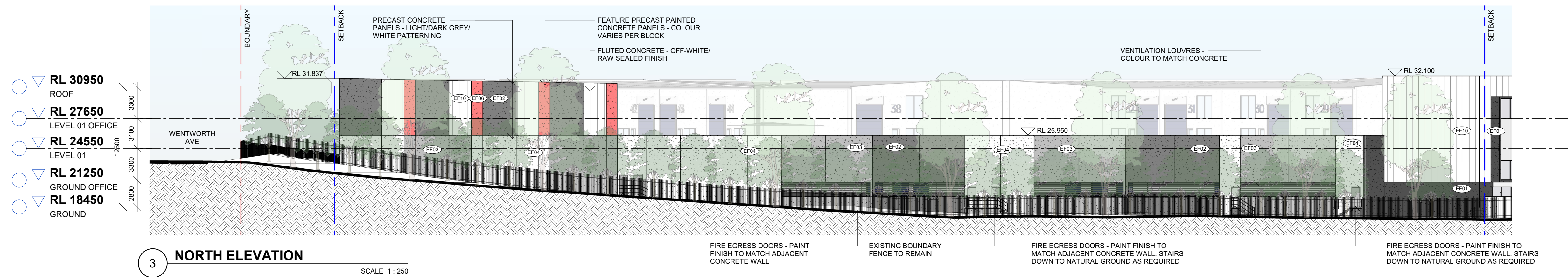
Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
GENERAL ARRANGEMENT
PLAN - LEVEL 1 MEZZANINE
OFFICE FLOOR

Drawing No. DA104	Issue C
Scale 1: 500@A1	Drawing Size A1
Project No. 17049	Drawn By AD

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CAD Reference
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NOTE:
- REFER TO DA900 FOR
EXTERNAL FINISHES SCHEDULE



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A	DA ISSUE
B	REVISED DA ISSUE

Date
22.01.2019
05.12.2019

Issue	Description
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Date

Client



LEDA HOLDINGS PTY LTD

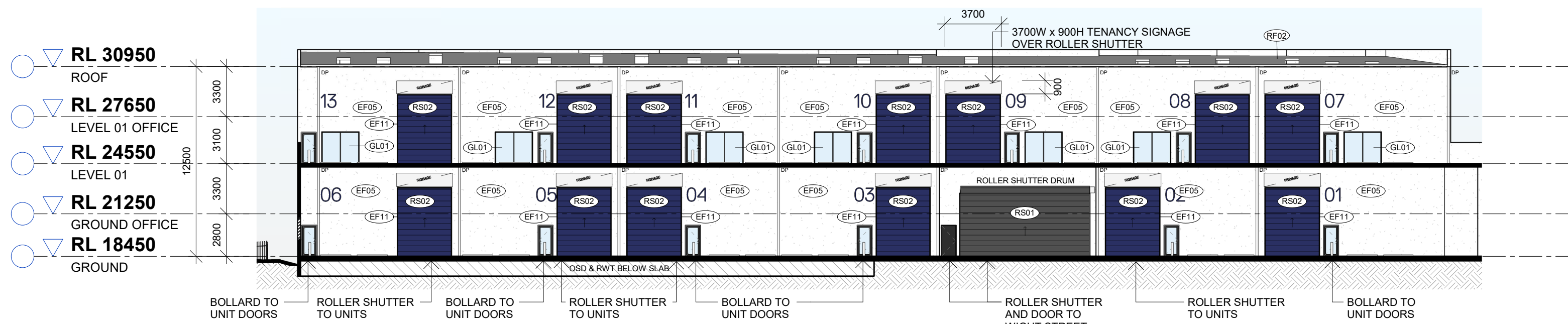
Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
ELEVATIONS - EXTERNAL

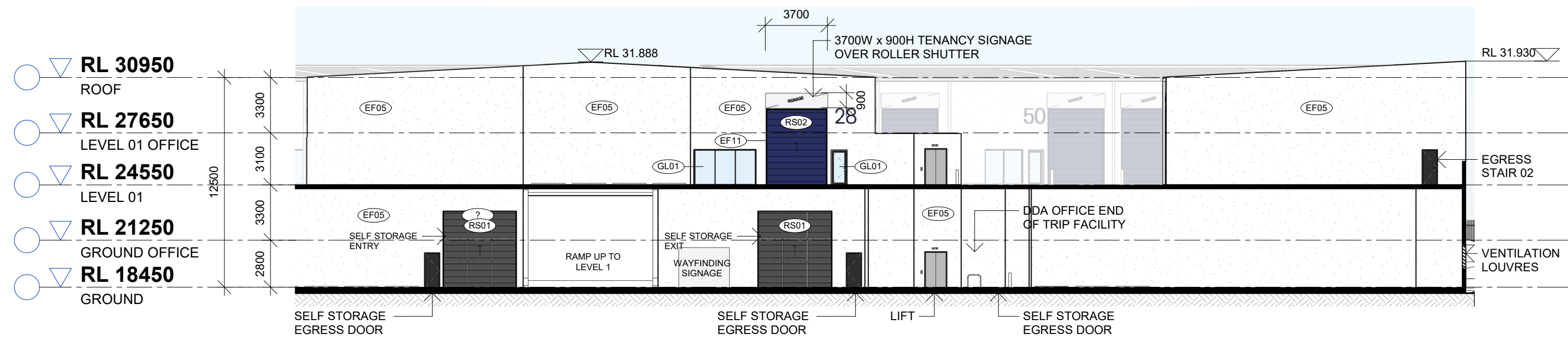
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Project No. 17049	Drawn By AD

CAD Reference
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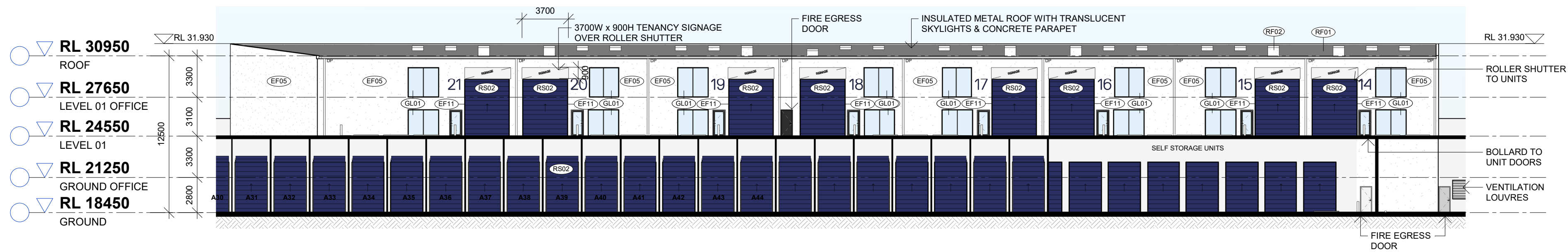
1 INTERNAL ELEVATION 01
SCALE 1 : 250



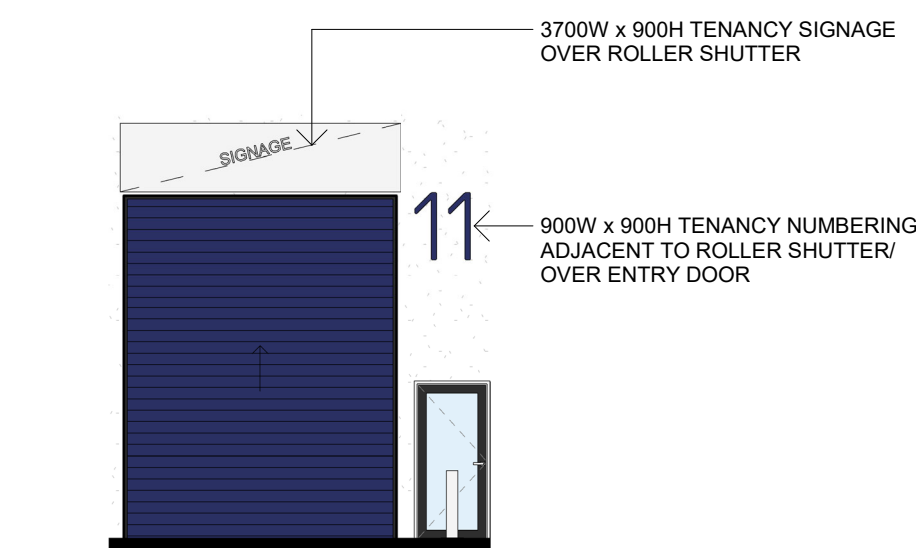
2 INTERNAL ELEVATION 02
SCALE 1 : 250



3 INTERNAL ELEVATION 03
SCALE 1 : 250



4 INTERNAL ELEVATION 04
SCALE 1 : 250



5 INTERNAL ELEVATION - TYPICAL WAREHOUSE SIGNAGE
SCALE 1 : 100

NOTE:
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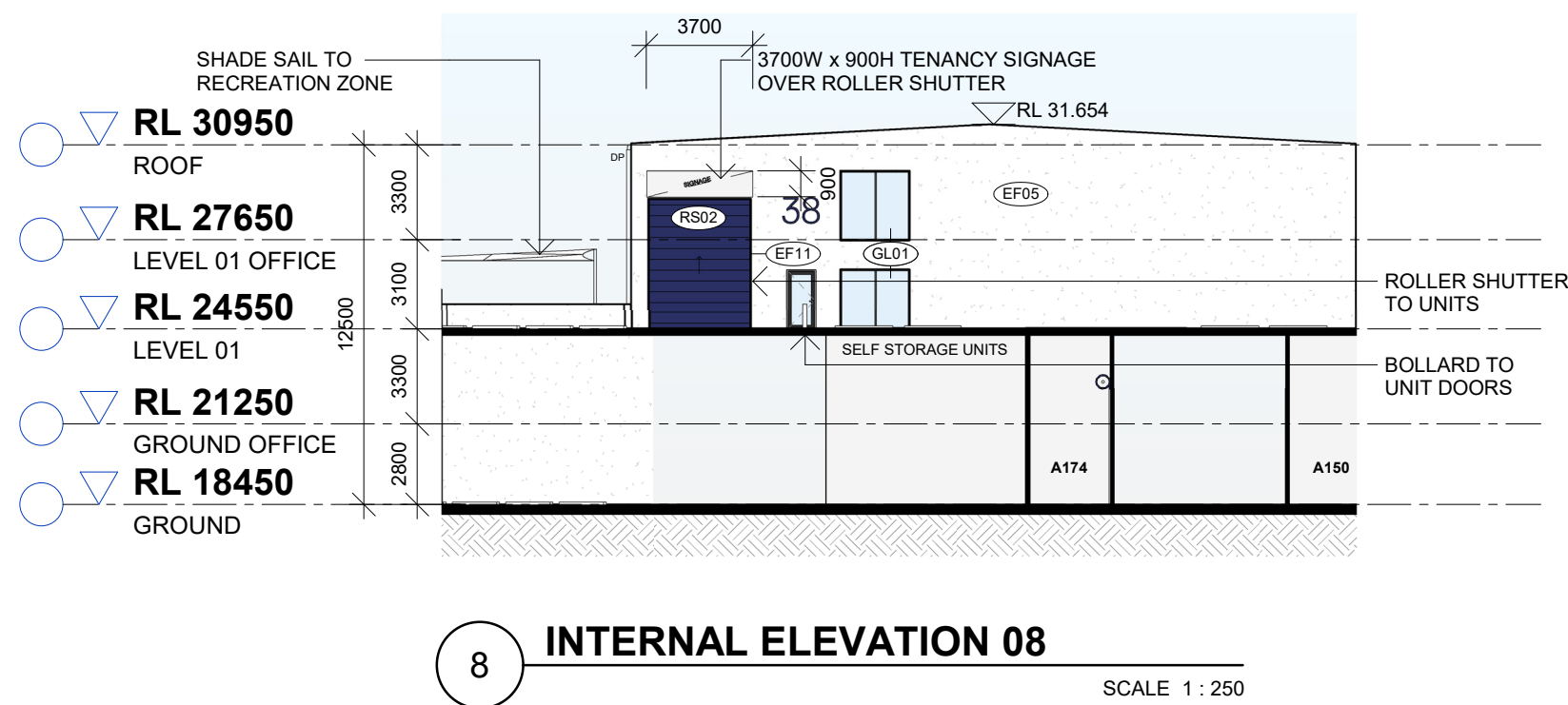
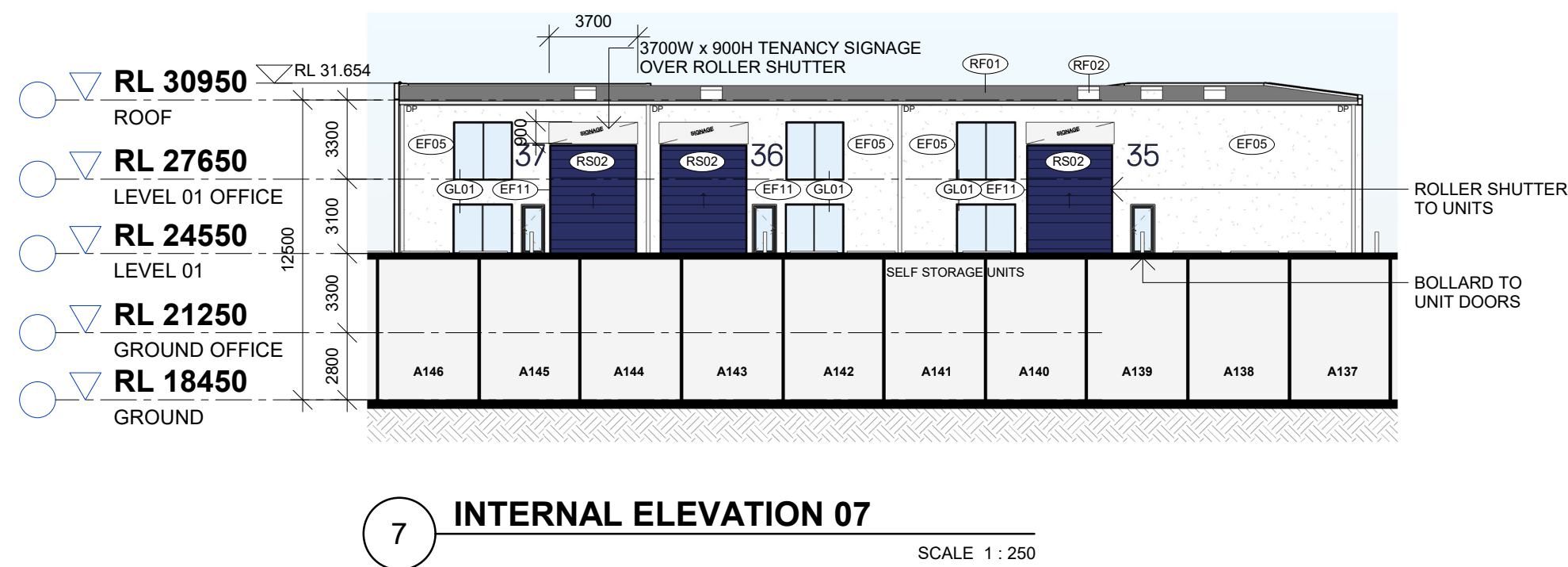
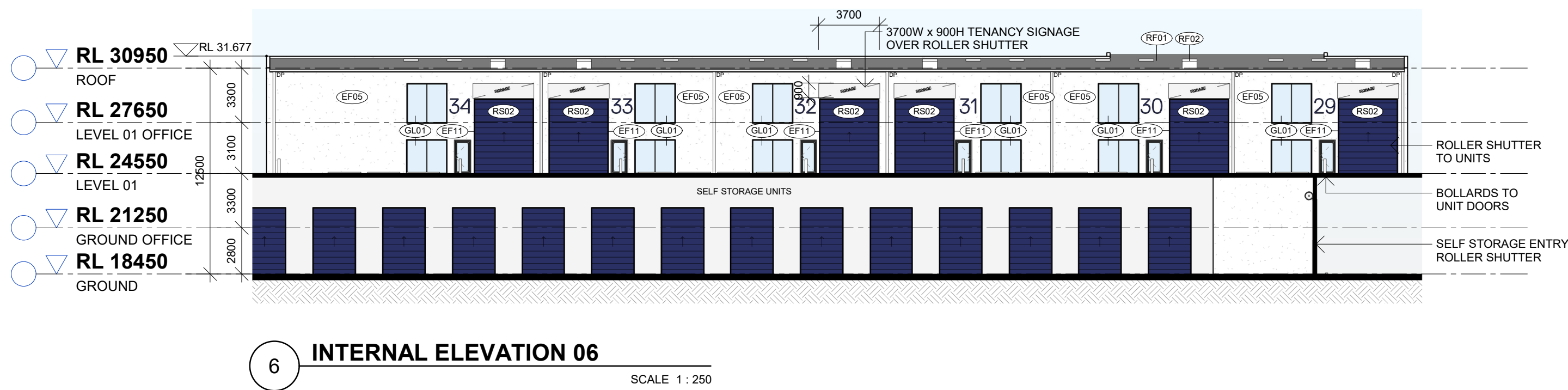
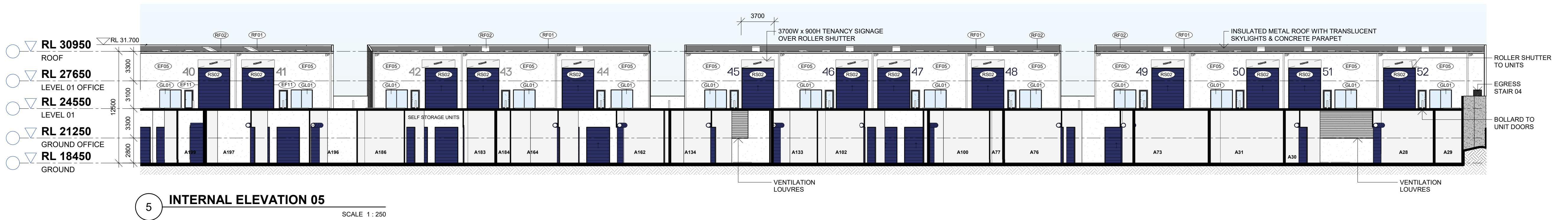
LEDAL
LEDA HOLDINGS PTY LTD

Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
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NSW 2019

Title
ELEVATIONS - INTERNAL

Drawing No. DA501	Issue B
Scale As indicated@A1	Drawing Size A1
Project No. 17049	Drawn By AD

CAD Reference
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DEVELOPMENT APPLICATION
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Issue	Description	Date
A	DA ISSUE	22.01.2019
B	REVISED DA ISSUE	05.12.2019



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Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
ELEVATIONS - INTERNAL

Drawing No.
DA502

Scale
1: 250@A1

Project No.
17049

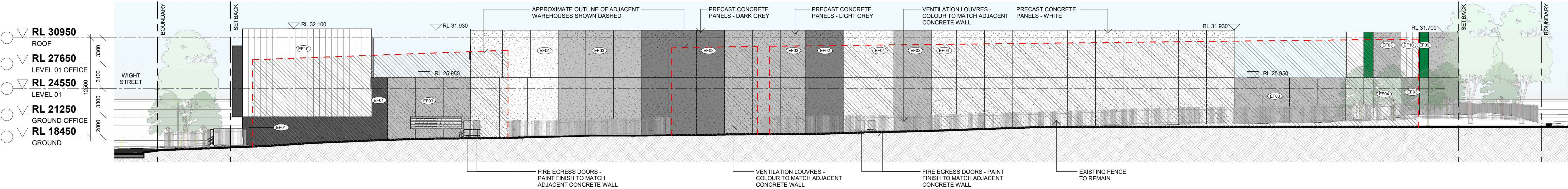
CAD Reference
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7/07/2020 5:16:10 PM

Issue
B

Drawing Size
A1

Drawn By
AD

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1 SOUTH ELEVATION - CONTEXT BUILDINGS
SCALE 1 : 250

NOTE:
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A	ISSUED FOR INFORMATION	22.04.2020
B	REVISED DA ISSUE	07.07.2020

Issue Description

Date

Client

LEDA

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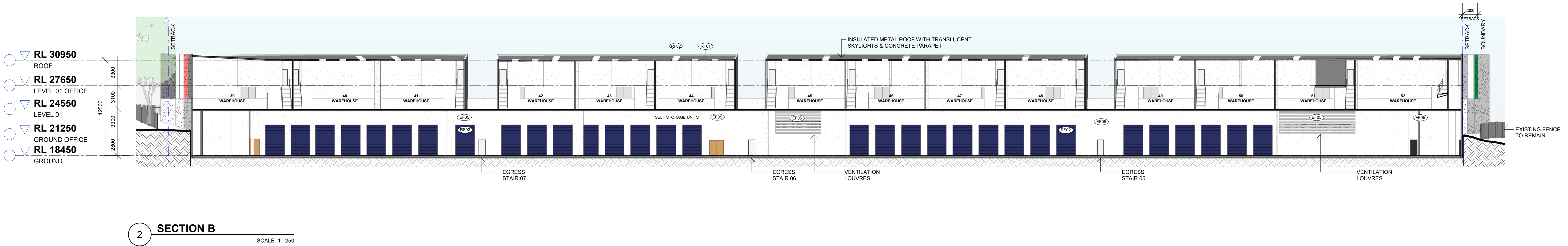
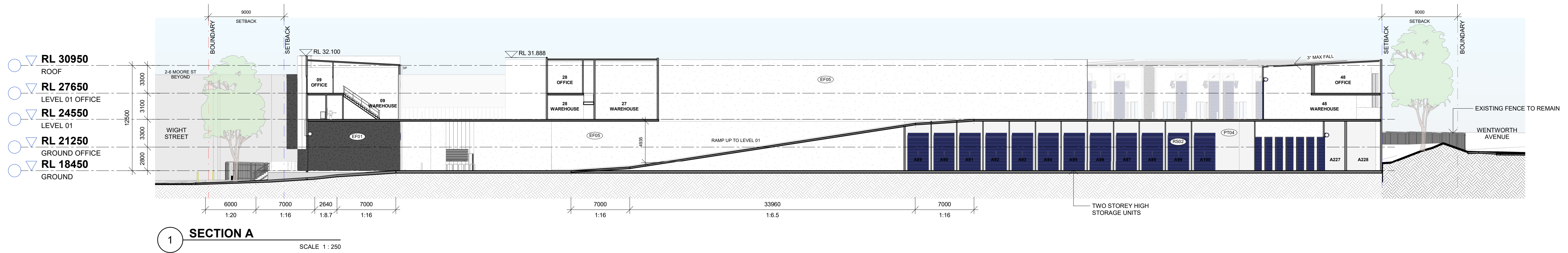
Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
ELEVATIONS - SOUTH

Drawing No. DA503	Issue B
Scale 1 : 250@A1	Drawing Size A1
Project No. 17049	Drawn By JN

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CAD Reference
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Issue	Description	Date
A	DA ISSUE	22.01.2019
B	REVISED DA ISSUE	05.12.2019

Client
LED A
LED A HOLDINGS PTY LTD

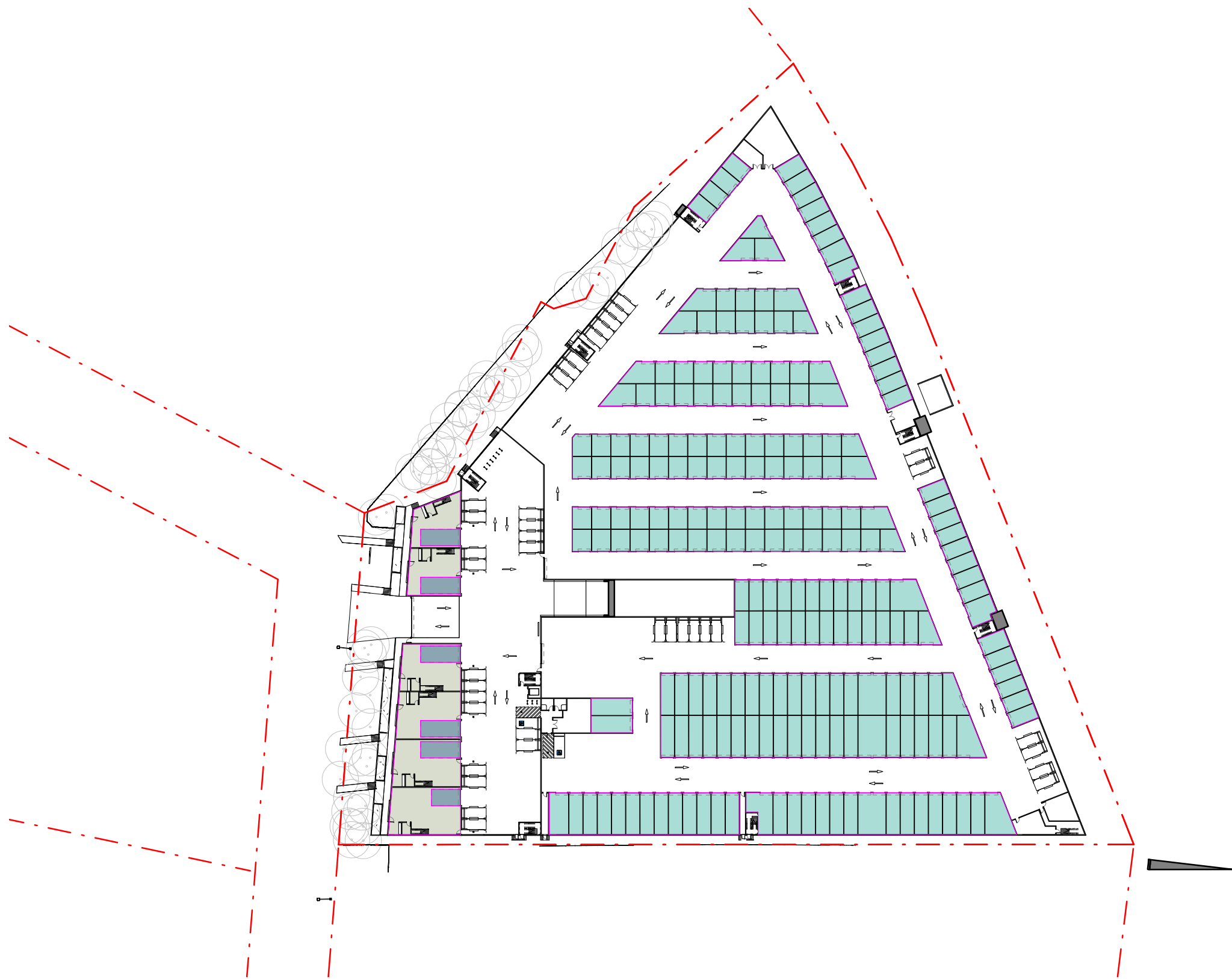
Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
SECTIONS

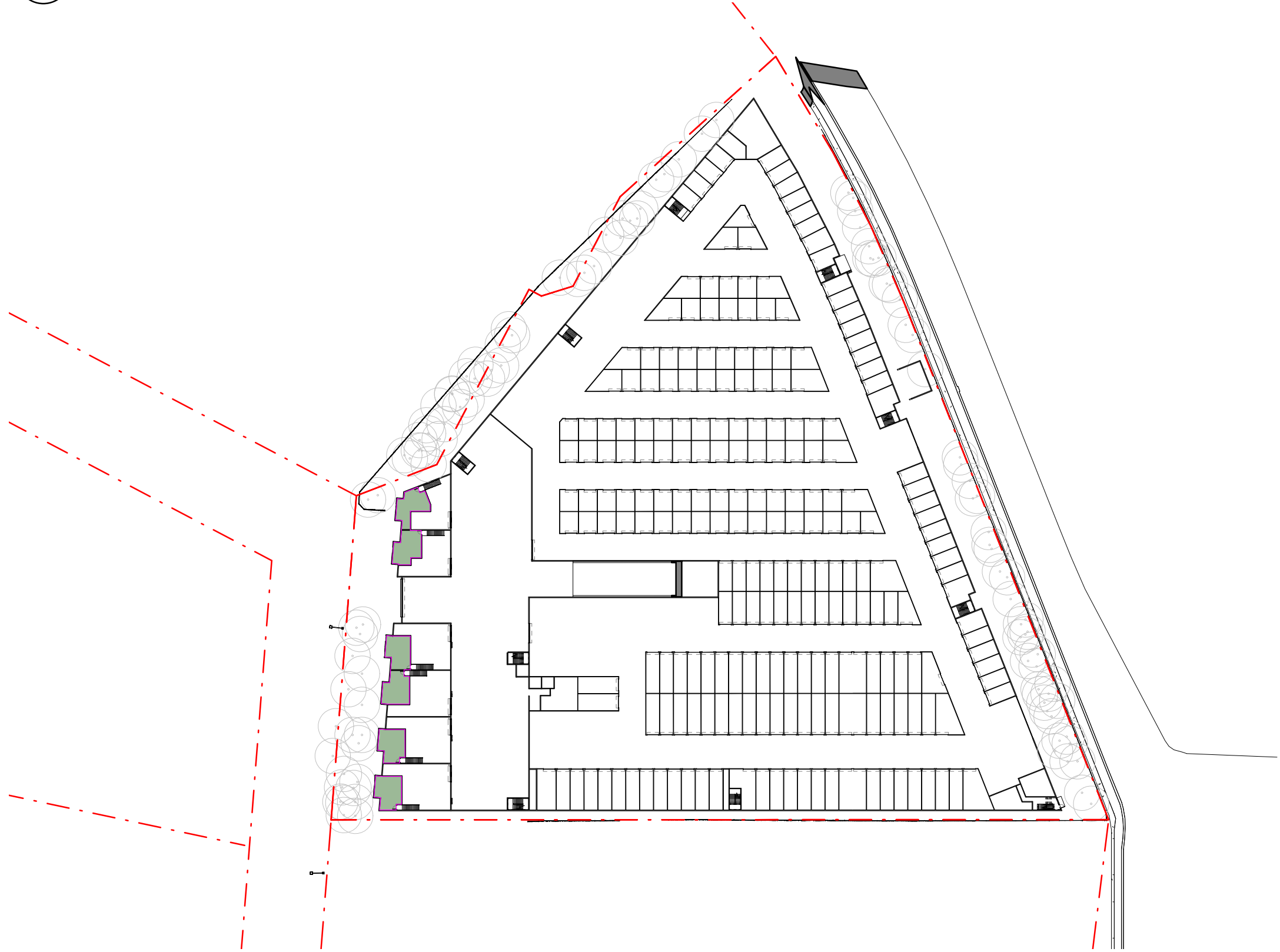
Drawing No.
DA600
Scale
1 : 250@A1
Project No.
17049

Issue
B
Drawing Size
A1
Drawn By
AD

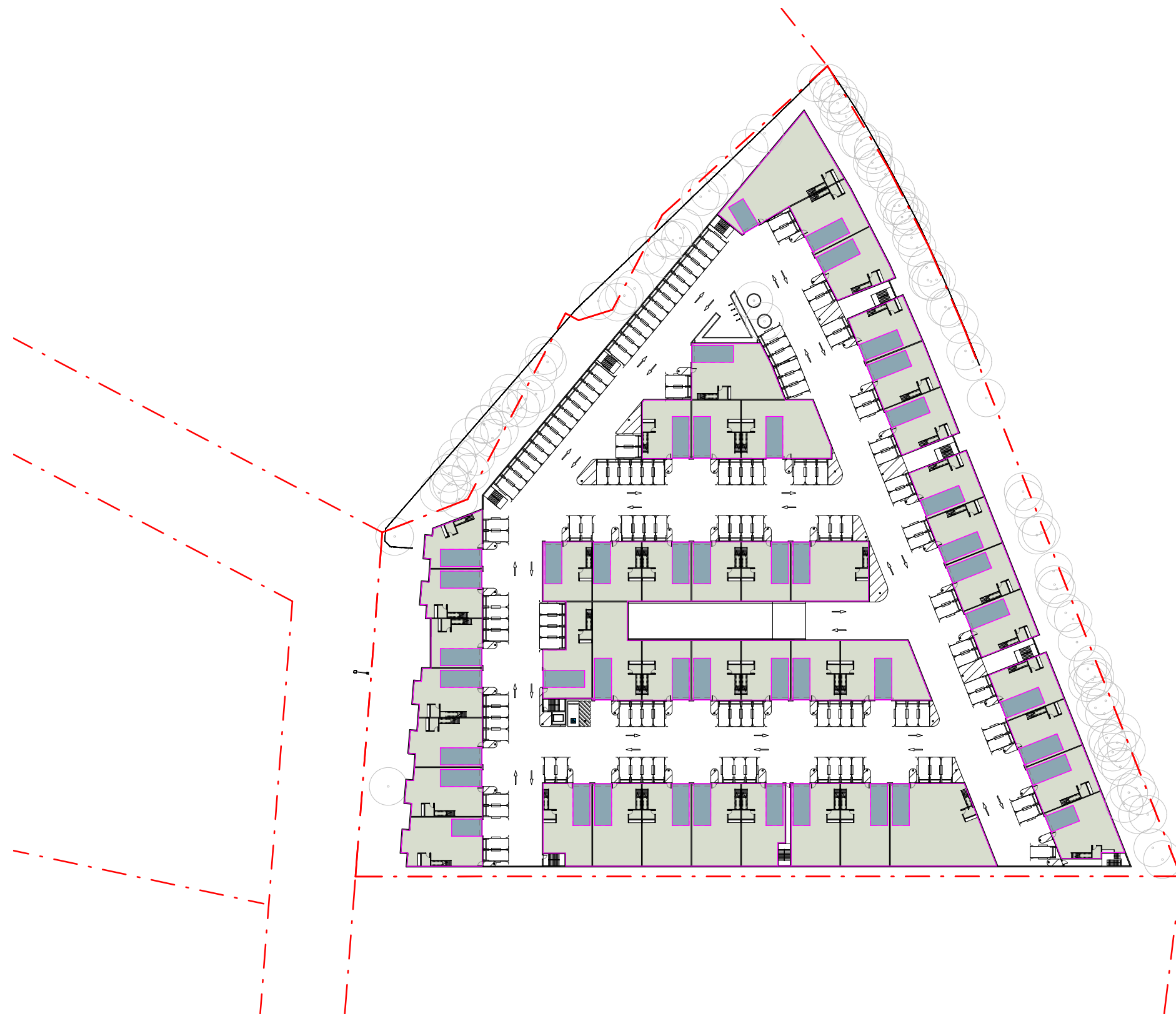
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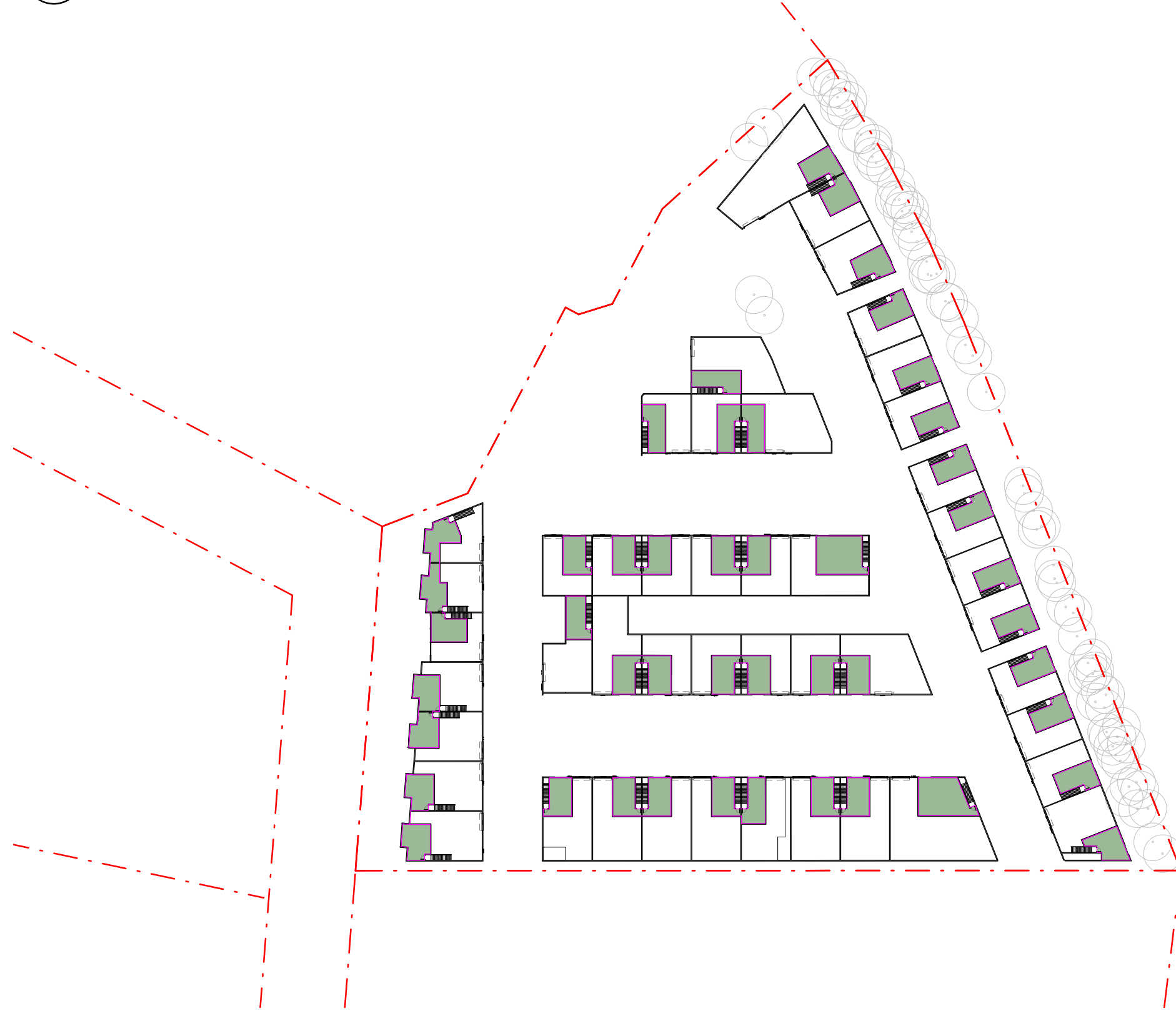
1 **GROUND**
SCALE 1:1000



2 **GROUND FLOOR OFFICE**
SCALE 1:1000



3 **LEVEL 01**
SCALE 1:1000



4 **LEVEL 01 OFFICE**
SCALE 1:1000

DEVELOPMENT STATISTICS

Site Address: LOT 12, 132 WENTWORTH AVENUE, BANKSMEADOW, NSW 2019

Zone
IN2 Light Industrial

SITE AREA
18525.73 m²
FSR
GFA PROVIDED FSR (:1)
14425.64 m² 0.78

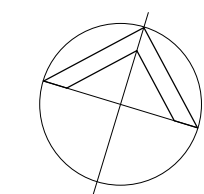
Area Schedule (GFA)		
Level	Area	Name
GROUND	5744.02 m ²	GFA - STORAGE
GROUND	645.31 m ²	GFA - WAREHOUSE
	6389.32 m ²	
GROUND OFFICE	240.60 m ²	GFA - OFFICE
	240.60 m ²	
LEVEL 01	5863.84 m ²	GFA - WAREHOUSE
	5863.84 m ²	
LEVEL 01 OFFICE	1931.88 m ²	GFA - OFFICE
	1931.88 m ²	
TOTAL	14425.64 m ²	

LOADING BAYS AREAS	
GROUND	
LOADING	181.46 m ²
LEVEL 01	
LOADING	1431.12 m ²
TOTAL	1612.58 m ²

CAR PARKING SCHEDULE		
Type	Count	
GROUND		
5400x2400	38	
ACC CARSPACE	2	
	40	
LEVEL 01		
5400x2400	138	
ACC CARSPACE	1	
	139	
TOTAL: 179	179	

TOTAL PARKING:	
Car Parking - Ground	
Storage	21
Warehouses/Office	19
Subtotal	40 bays (Including 2 DDA parks)
Car Parking - Level 1	
Warehouses/Office	139
Subtotal	139 bays (Including 1 DDA parks)
Bicycle Parking Required	24
Total	24
Bicycle Parking Provided	26
Total	26

RECREATION ZONE
6.3.2 Building and Site Layout C13 For sites in excess of 1,000m², an outdoor staff recreation area is to be provided. This area:
(i) Must be a minimum of 16m², with a minimum dimension of 3 metres;
(ii) May be located within the front building setback, within an upper floor balcony, in an enclosed courtyard or in any other landscaped setting on the site. If this area is provided within the landscaped area at the front of the site, then the landscaped setback required in **Part 6.3.5 - Setbacks** should be increased by an additional 1 metre;
(iii) Should be designed to include a table and chairs;
(iv) Enable at least 6m², to receive direct sunlight for the four hours between 10am and 2pm during mid winter; and
(v) Should provide shading in summer.



0 10 20 30 40m
1:1000



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A	DA ISSUE	22.01.2019
B	REVISED DA ISSUE	05.12.2019
C	REVISED DA ISSUE	07.07.2020

Issue	Description	Date
A	DA ISSUE	22.01.2019
B	REVISED DA ISSUE	05.12.2019
C	REVISED DA ISSUE	07.07.2020



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Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
WENTWORTH AVENUE, BANKSMEADOW,
NSW 2019

Title
GFA PLANS

Drawing No. DA700	Issue C
Scale As indicated@A1	Drawing Size A1
Project No. 17049	Drawn By AD

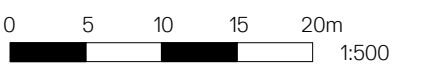
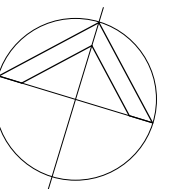
CAD Reference
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7



Landscaped Area	
Landscape Required min. 10% -	1852.57 m²
Landscape Provided (within front Moore/Wight St setback) -	468.41 m² (2.5%)
Landscape Provided (rest of site) -	2242.69 m² (12.11%)
Total Landscape Provided -	2711.10 m² (14.61%)



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Issue	Description	Date	Client
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Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
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NSW 2019












Title
LANDSCAPED AREA PLAN












Drawing No. DA701	Issue B
Scale 1 : 500@A1	Drawing Size A1
Project No. 17049	Drawn By AD

CAD Reference
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EXTERNAL FINISHES

ROOF	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
	RF01	INSULATED TRIMDEK OR SIMILAR METAL ROOF SHEETING	COLOUR: COLORBOND SHALE GREY
	RF02	ALSYNITE OR SIMILAR APPROVED TRANSLUCENT ROOF SHEETING TO MINIMUM 10% OF WAREHOUSE ROOF AREA	TRANSLUCENT

WALLS		
	EF01	CONCRETE WITH FLAT PAINT FINISH COLOUR: CHARCOAL
	EF02	CONCRETE WITH FLAT PAINT FINISH COLOUR: DARK GREY
	EF03	CONCRETE WITH FLAT PAINT FINISH COLOUR: LIGHT GREY
	EF04	CONCRETE WITH FLAT PAINT FINISH COLOUR: WHITE
	EF05	CONCRETE WITH RAW SEALED FINISH COLOUR: RAW / OFF-WHITE
	EF06	CONCRETE WITH FLAT PAINT FINISH COLOUR: RED
	EF07	CONCRETE WITH FLAT PAINT FINISH COLOUR: BLUE
	EF08	CONCRETE WITH FLAT PAINT FINISH COLOUR: PURPLE
	EF09	CONCRETE WITH FLAT PAINT FINISH COLOUR: GREEN
	EF10	FLUTED CONCRETE WITH RAW SEALED FINISH COLOUR: RAW / OFF-WHITE
	FC01	FC SHEET WITH PAINT FINISH COLOUR: DARK GREY

DOORS AND WINDOWS		
	GL01	GLASS PANEL CLEAR GLASS
	AL01	POWDERCOATED WINDOW / DOOR FRAMES CHARCOAL, TO MATCH ADJACENT WALL
	AL02	POWDERCOATED WINDOW / DOOR FRAMES DARK GREY, TO MATCH ADJACENT WALL
	AL03	POWDERCOATED WINDOW / DOOR FRAMES LIGHT GREY, TO MATCH ADJACENT WALL
	AL04	POWDERCOATED WINDOW / DOOR FRAMES WHITE, TO MATCH ADJACENT WALL
	RS01	PROPRIETARY INDUSTRIAL ROLLER DOOR CHARCOAL, TO MATCH ADJACENT WALL
	RS02	PROPRIETARY INDUSTRIAL ROLLER DOOR COLOUR: DEEP BLUE
	PT01	PAINT FINISH CHARCOAL, TO MATCH ADJACENT WALL
	PT02	PAINT FINISH DARK GREY, TO MATCH ADJACENT WALL
	PT03	PAINT FINISH LIGHT GREY, TO MATCH ADJACENT WALL
	PT04	PAINT FINISH WHITE, TO MATCH ADJACENT WALL



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Issue	Description	Date	Client
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Project
PROPOSED LIGHT INDUSTRIAL
DEVELOPMENT : LOT 12 , NO 132,
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NSW 2019

Title
EXTERNAL FINISHES

Drawing No. DA900	Issue B
Scale N/A	Drawing Size A1
Project No. 17049	Drawn By AD

CAD Reference
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