

MOTORWAY

OURIMBAH UNITED FOOTBALL CLUB

UNIVERSITY OF NEWCASTLE

SITE

OURIMBAH TRAIN STATION

PACIFIC HIGHWAY

DRAWING SCHEDULES

A001	COVER SHEET	N/A
A002	SITE PLAN	1:500
A003	SITE PLAN ON AERIAL	1:500
A004	SITE CONDITIONS & CONSTRAINTS	1:500
A005	SITE ANALYSIS	1:500
A006	SITE PLAN ZONES	1:500
A007	BUSHLAND MANAGED PLAN	1:500
A008	FENCING PLAN	1:500
A009	ESD INITIATIVES PLAN	1:500
A100	GROUND FLOOR PLAN	1:250
A101	FIRST FLOOR PLAN	1:250
A102	ROOF PLAN	1:250
A106	TREE REMOVAL PLAN	1:250
A200	GROUND FLOOR PLAN	1:100
A201	FIRST FLOOR PLAN	1:100
A300	ELEVATIONS - SHEET 01	1:250
A301	ELEVATIONS - SHEET 02	1:250
A310	SECTIONS A & B	1:250
A311	SECTION C	1:250
A800	3D VIEWS SHEET 01	N.T.S
A801	3D VIEWS SHEET 02	N.T.S
A802	3D VIEWS SHEET 03	N.T.S
A900	MOOD BOARD	N/A

01 LOCATION PLAN
SCALE 1:5000@A1

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B	24/09/18	DA ISSUE UPDATED
A	24/09/13	DA ISSUE 02
ISSUE	DATE	AMENDMENTS



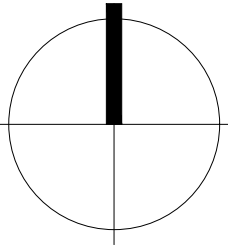
CLIENT
**CENTRAL COAST
INDUSTRY CONNECT LTD**

LOOP ROAD, OURIMBAH NSW 2258

PROJECT
**FUTURE FOOD
MANUFACTURING HUB**

2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
**COVER SHEET
SITE LOCATION**



SCALE AS SHOWN
APPROVED PG
DRAWN HJ
CHECKED PG
DATE NOV 2023
STATUS DA

PROJECT NUMBER
23031

DRAWING NUMBER
A001

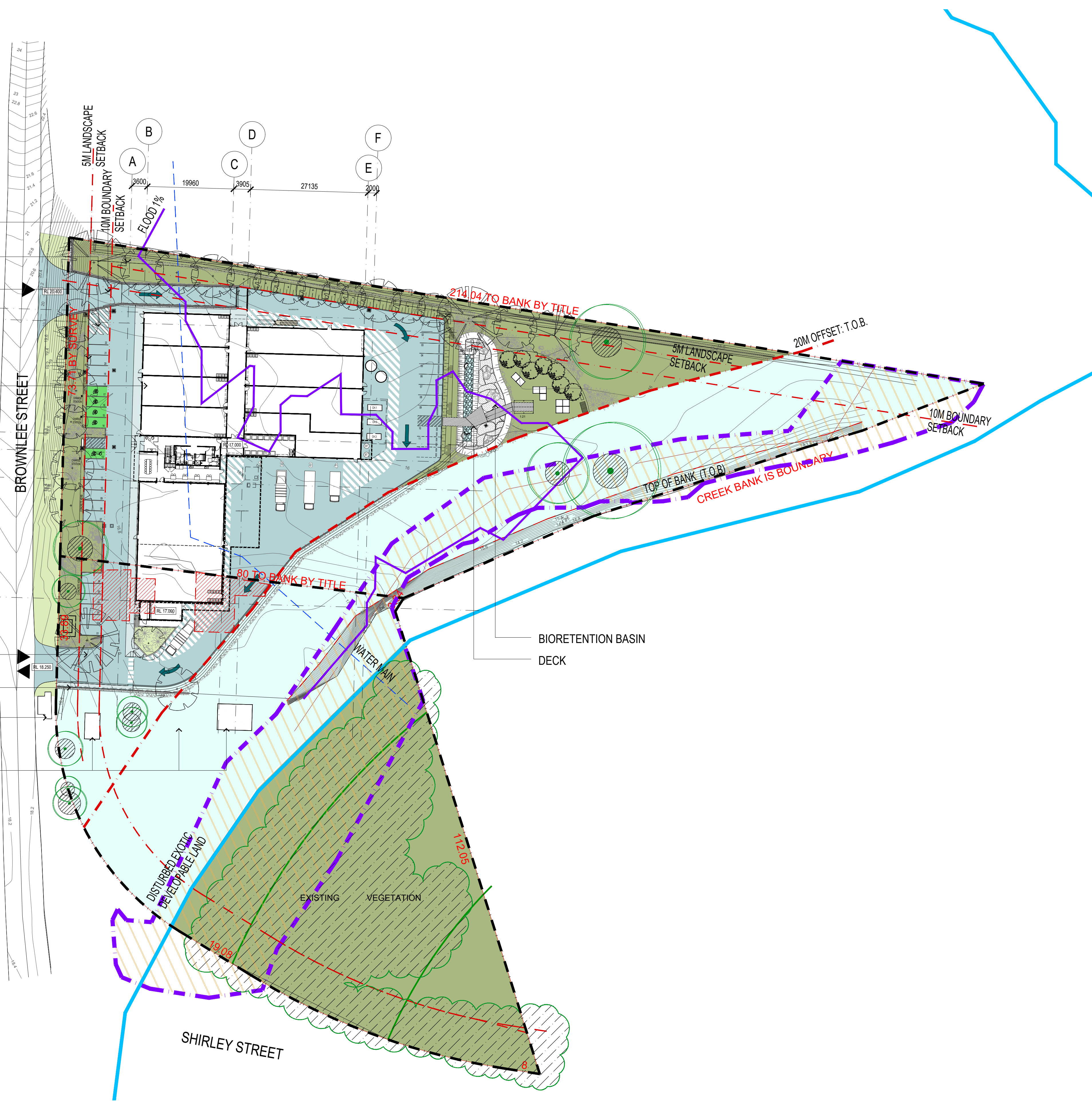
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GATED, RAMPED
VEHICLE ENTRY
VEHICLE TURNING
BAY
VEHICLE PARKING

PROPOSED DEVELOPER

GATED, RAMPED
VEHICLE ENTRY & EXIT
EXISTING FENCE
EXISTING BUS STOP

COUNCIL WORKS
COMPOUND:
TO BE RETAINED
WITH 2 BUILDINGS



- KEY
- SITE BOUNDARY
 - BOUNDARY SETBACK
 - ZONING BOUNDARY
 - FLOOD EXTENTS 1 IN 100 YEARS
 - EXISTING WATER MAIN
 - RELOCATED WATER MAIN
 - 20M RIPARIAN ZONE: TOP OF BANK OFFSET
 - HARDSTAND 3334 sqm
 - SERVICES 1837 sqm
 - SERVICES ACCESS 48 sqm
 - LANDSCAPE
 - EXISTING EXOTIC VEGETATION
 - 20M RIPARIAN ZONE: REFER LANDSCAPE ARCHITECTS DETAIL
 - 20M TOP OF BANK OFFSET
 - EXISTING TREES TO BE KEPT
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES
 - C2 ZONING: ENVIRONMENTAL CONSERVATION



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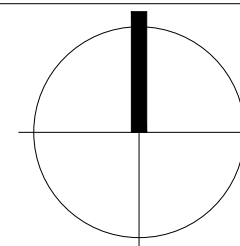
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CLIENT
**CENTRAL COAST
INDUSTRY CONNECT LTD**
LOOP ROAD, OURIMBAH NSW 2258

PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
**SITE PLAN
ON AERIAL IMAGE**



SCALE 1:500 @ A1
APPROVED PG
DRAWN LP
CHECKED PG
DATE NOV 2023
STATUS DA

PROJECT NUMBER
23031

DRAWING NUMBER
A003

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- KEY
- SITE BOUNDARY
 - BOUNDARY SETBACK
 - ZONING BOUNDARY
 - FLOOD EXTENTS 1 IN 100 YEARS
 - NEW PROPOSED 1% FLOOD LINE
 - EXISTING WATER MAIN
 - 20M RIPARIAN ZONE: TOP OF BANK OFFSET
 - 40M RIPARIAN ZONE: TOP OF BANK OFFSET
 - EXISTING BUILDING TO BE DEMOLISHED
 - BUILDING
 - HARDSTAND
 - C2 ZONING: ENVIRONMENTAL CONSERVATION

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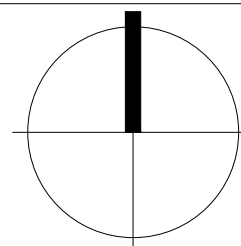
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INDUSTRY CONNECT LTD**
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PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
**SITE CONDITIONS &
CONSTRAINTS**



SCALE
1:500 @ A1

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CHECKED
DATE
STATUS

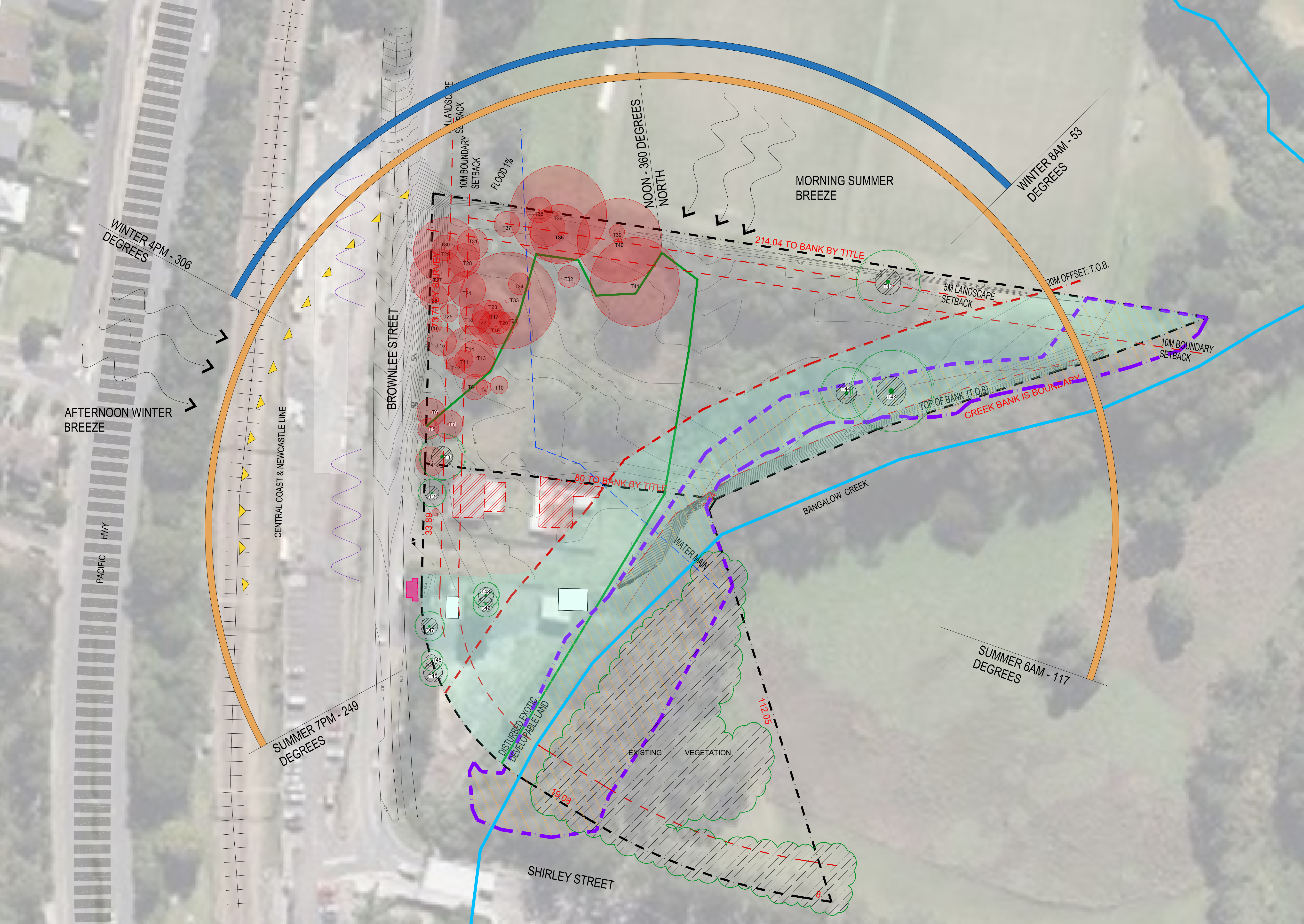
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DA

PROJECT NUMBER
23031

DRAWING NUMBER
A004

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- LEGEND - SITE ANALYSIS
- PEDESTRIAN ACCESS
 - VEHICLE ACCESS
 - NOISE SOURCE
 - SITE BOUNDARY
 - GREATEST SOLAR HEAT
 - BREEZE DIRECTION
 - BUS STOP
 - PEDESTRIAN TRAFFIC
 - 20M RIPARIAN ZONE, REFER LANDSCAPE ARCHITECTS DETAIL
 - 20M TOP OF BANK OFFSET
 - EXISTING TREES TO BE KEPT
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES
 - BOUNDARY SETBACK
 - ZONING BOUNDARY
 - FLOOD EXTENTS 1 IN 100 YEARS
 - EXISTING WATER MAIN
 - RELOCATED WATER MAIN
 - 20M RIPARIAN ZONE, TOP OF BANK OFFSET

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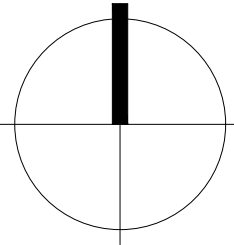
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PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
**SITE ANALYSIS
PLAN**



SCALE
1:500 @ A1

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DATE
STATUS

PG
LP
PG
NOV 2023
DA

PROJECT NUMBER
23031

DRAWING NUMBER
A005

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- KEY
- SITE BOUNDARY
 - BOUNDARY SETBACK
 - ZONING BOUNDARY
 - FLOOD EXTENTS 1 IN 100 YEARS
 - NEW PROPOSED 1% FLOOD LINE
 - EXISTING WATER MAIN
 - 20M RIPARIAN ZONE: TOP OF BANK OFFSET
 - 40M RIPARIAN ZONE: TOP OF BANK OFFSET
 - EXISTING BUILDING TO BE DEMOLISHED
 - BUILDING
 - HARDSTAND
 - C2 ZONING: ENVIRONMENTAL CONSERVATION (REMAINDER OF THE SITE: E4 ZONING: GENERAL INDUSTRIAL)
 - C2 ZONING: ENVIRONMENTAL CONSERVATION
 - E4 ZONING: GENERAL INDUSTRIAL
 - ZONE 1 - PCT 3025 ASSISTED REGENERATION
 - ZONE 2 - AQUATIC ASSISTED REGENERATION
 - ZONE 3 - PCT 3025 RECONSTRUCTION

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INDUSTRY CONNECT LTD**
LOOP ROAD, OURIMBAH NSW 2258

PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
**SITE CONDITIONS
ZONES**

SCALE
1:500 @ A1

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DRAWN
CHECKED
DATE
STATUS

PG
LP
PG
NOV 2023
DA

PROJECT NUMBER
23031

DRAWING NUMBER
A006

ISSUE
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- KEY
- SITE BOUNDARY
 - BOUNDARY SETBACK
 - ZONING BOUNDARY
 - FLOOD EXTENTS 1 IN 100 YEARS
 - NEW PROPOSED 1% FLOOD LINE
 - EXISTING WATER MAIN
 - 20M RIPARIAN ZONE: TOP OF BANK OFFSET
 - 40M RIPARIAN ZONE: TOP OF BANK OFFSET
 - EXISTING BUILDING TO BE DEMOLISHED
 - BUILDING
 - HARDSTAND
 - C2 ZONING: ENVIRONMENTAL CONSERVATION
 - ZONE 1 - PCT 3025 ASSISTED REGENERATION
 - ZONE 2 - AQUATIC ASSISTED REGENERATION
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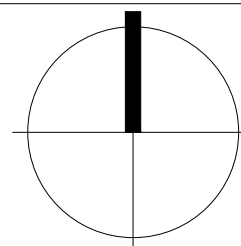
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PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
**BUSHLAND
MANAGEMENT PLAN**

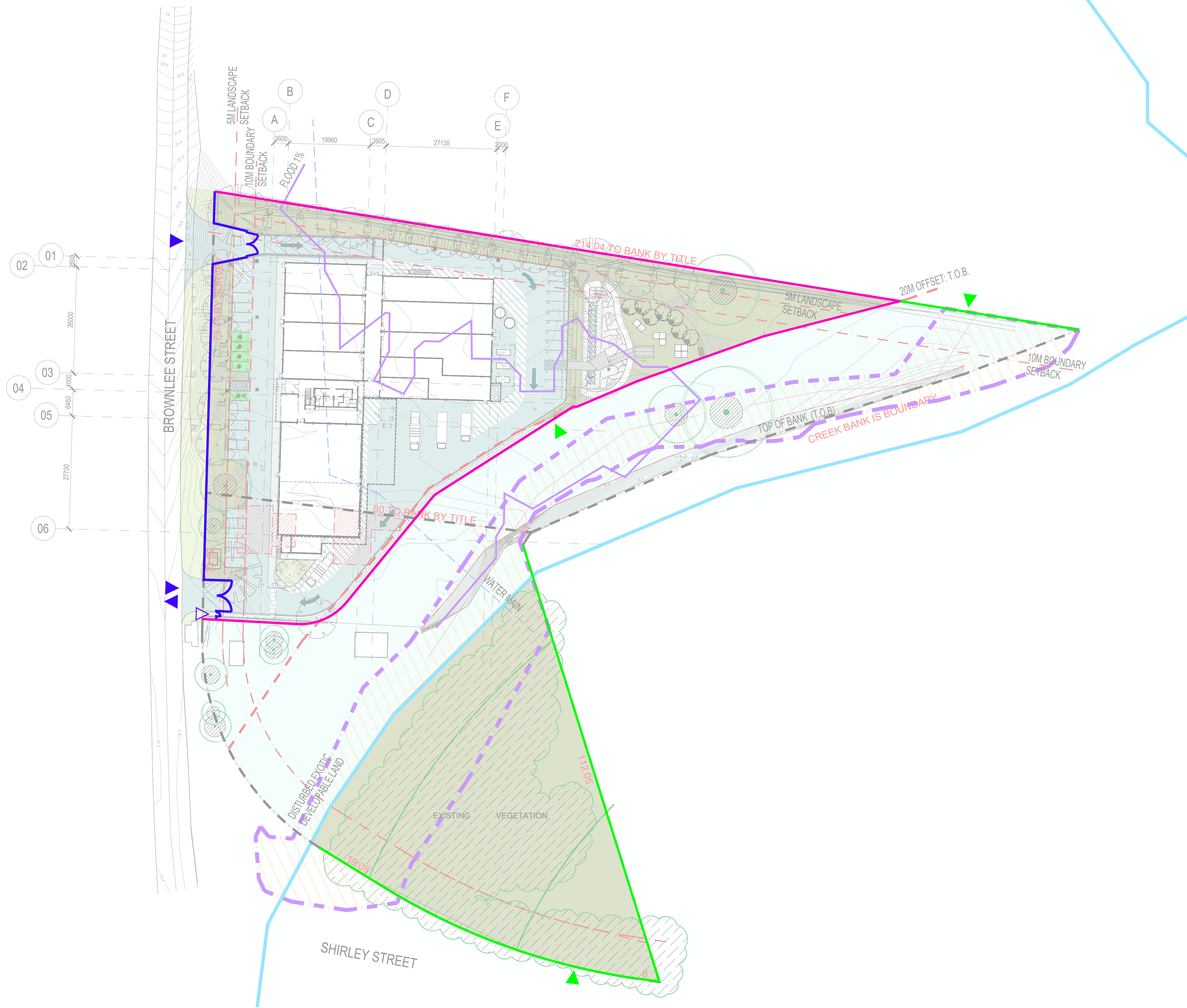


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DATE NOV 2023
STATUS DA

PROJECT NUMBER
23031

DRAWING NUMBER
A007

ISSUE
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KEY	
	VMP PEDESTRIAN ACCESS GATE
	VMP FENCING
	PALISADE PEDESTRIAN ACCESS GATE
	PALISADE VEHICLE ACCESS GATE
	PALISADE FENCING
	CHAIN MESH PEDESTRIAN ACCESS GATE
	CHAIN MESH SECURITY FENCING

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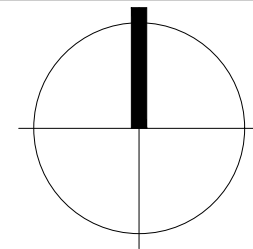
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INDUSTRY CONNECT LTD**
LOOP ROAD, OURIMBAH NSW 2258

PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
FENCING PLAN

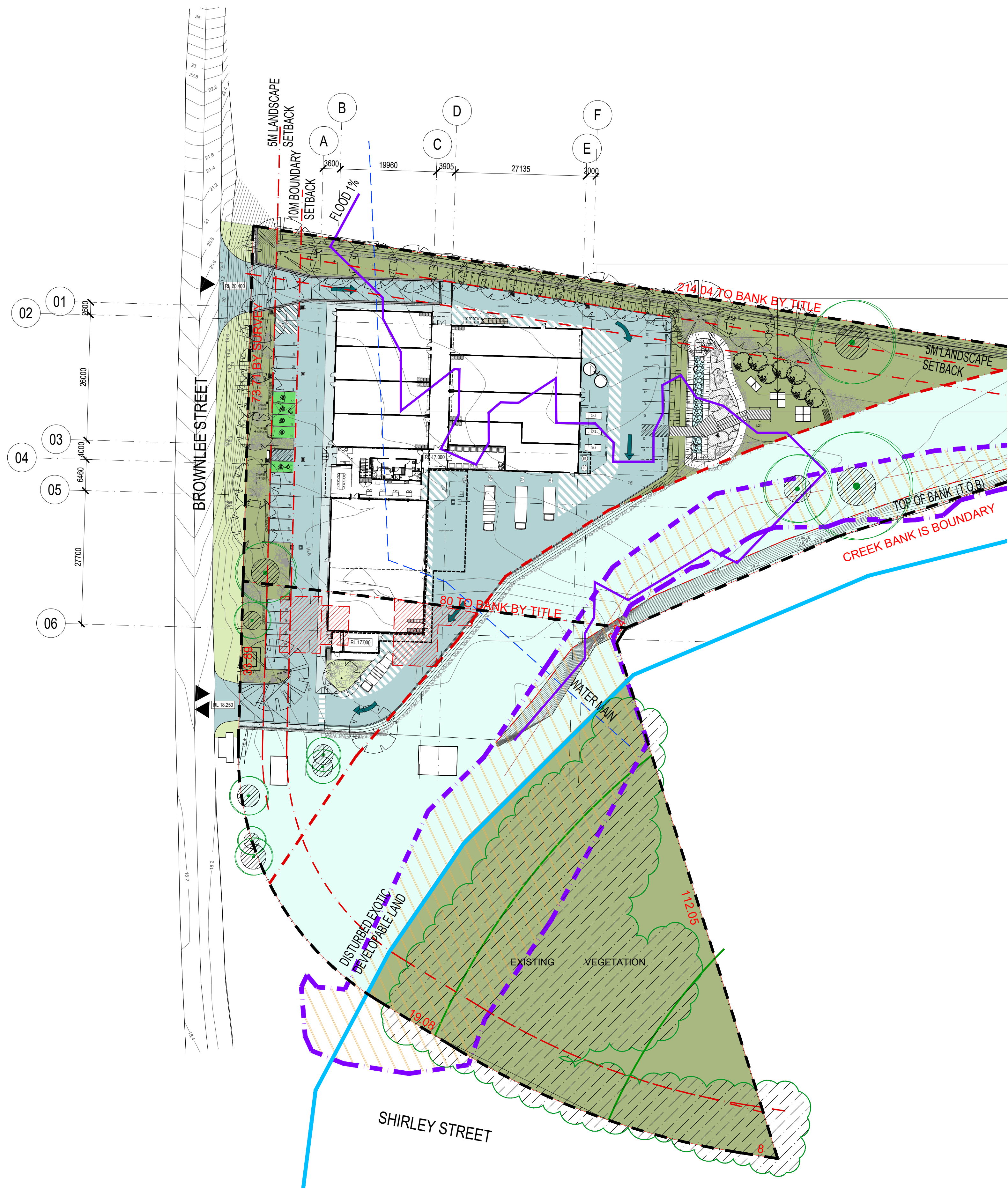


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DRAWING NUMBER
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- RAINWATER HARVESTING SYSTEM FOR TOILET FLUSHING
- ELECTRICAL DESIGN INCORPORATES INFRASTRUCTURE FOR FUTURE SOLAR PLANT OF 99kw.
- LIGHT COLOURED WALLING ADOPTED.
- SOLAR ON ROOF.
- 1:20 WALL SECTION REFLECTING THE INSULATED PANEL WALL DETAIL.
- 25,000 LITRE RAINWATER TANKS.
- COMMUNAL SPACES: A SIGNIFICANT PART OF THE SITE HAS BEEN PROPOSED AS LANDSCAPED WITH OPEN SPACE AND TREE SHADE. THESE AREAS ON THE EASTERN SIDE OF THE SITE PROVIDE A GREAT OPPORTUNITY FOR COMMUNAL AND SOCIAL INTERACTION FOR THE OCCUPANTS.
- ELECTRIC VEHICLE CHARGING.
- FLOOD LEVELS INCORPORATED.
- INTERNAL PLANT ROOM PROVIDES DEFAULT RESILIENCE AGAINST STORM DAMAGE(HAIL STORMS AND SHORT TERM HIGH WIND EVENTS) WITH STORM PROTECTION MEASURES CONSIDERED DURING DESIGN PHASE.
- IRRIGATION SYSTEMS WHERE REQUIRED SHALL BE SUBSURFACE DRIP SYSTEMS WITH AUTOMATIC TIMERS AND RAINWATER/ SOIL MOISTURE SENSOR CONTROLS.
- CONSTRUCTION WASTED MANAGEMENT TO BE IMPLEMENTED.
- THE PROJECT PROVIDES ADEQUATELY SIZED WASTE STORAGE AREAS ON SITE WITH SEPARATION OF MAJOR WASTE STREAMS ACCORDING TO CENTRAL COAST COUNCIL SERVICES.
- A SEPARATE WASTE STREAMING AREA FOR ORGANIC WASTE AND IDEALLY E -WASTE WILL ALSO BE CONSIDERED IN DETAILED DESIGN FOR RE-USE AND OCCASIONAL REMOVAL AS REQUIRED.
- AIR QUALITY: AIR QUALITY WILL PRIMARILY BE PROTECTED BY SEPARATING OUTDOOR AIR INTAKES (INCLUDING NATURAL VENTILATION/WINDOWS) FROM POLLUTION SOURCES. AS 1668.2:2012 IS THE STANDART FOR THIS OUTCOME.
- A LIGHTING COMFORT: LIGHTING DESIGN AND QUALITY STRATEGIES THAT EXCEED COMPLIANCE TO ACHIEVE HIGH LEVELS OF HUMAN EYE COMFORT, SHALL BE INVESTIGATED.
- LOW VOC'S ADOPTED.
- WATER EFFICIENT FIXTURES AND FITTINGS TO BE INSTALLED.
 - THE WELS RATING BASELINES WILL BE OBSERVED AND IMPLEMENTED FOR MAXIMUM EFFICIENCY.
 - WATER EFFICIENT FITTINGS WILL REDUCE THE ENERGY COMSUPTION OF HOT WATER HEATING SYSTEMS.

KEY	
	SITE BOUNDARY
	BOUNDARY SETBACK
	ZONING BOUNDARY
	FLOOD EXTENTS 1 IN 100 YEARS
	EXISTING WATER MAIN
	RELOCATED WATER MAIN
	20M RIPARIAN ZONE: TOP OF BANK OFFSET
	HARDSTAND 3334 sqm
	SERVICES 1837 sqm
	SERVICES ACCESS 48 sqm
	LANDSCAPE
	EXISTING EXOTIC VEGETATION
	20M RIPARIAN ZONE: REFER LANDSCAPE ARCHITECTS DETAIL
	20M TOP OF BANK OFFSET
	EXISTING TREES TO BE KEPT
	EXISTING TREES TO BE REMOVED
	PROPOSED TREES
	C2 ZONING: ENVIRONMENTAL CONSERVATION

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INDUSTRY CONNECT LTD**
LOOP ROAD, OURIMBAH NSW 2258

PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
ESD INITIATIVES

SCALE
1:500 @ A1

APPROVED
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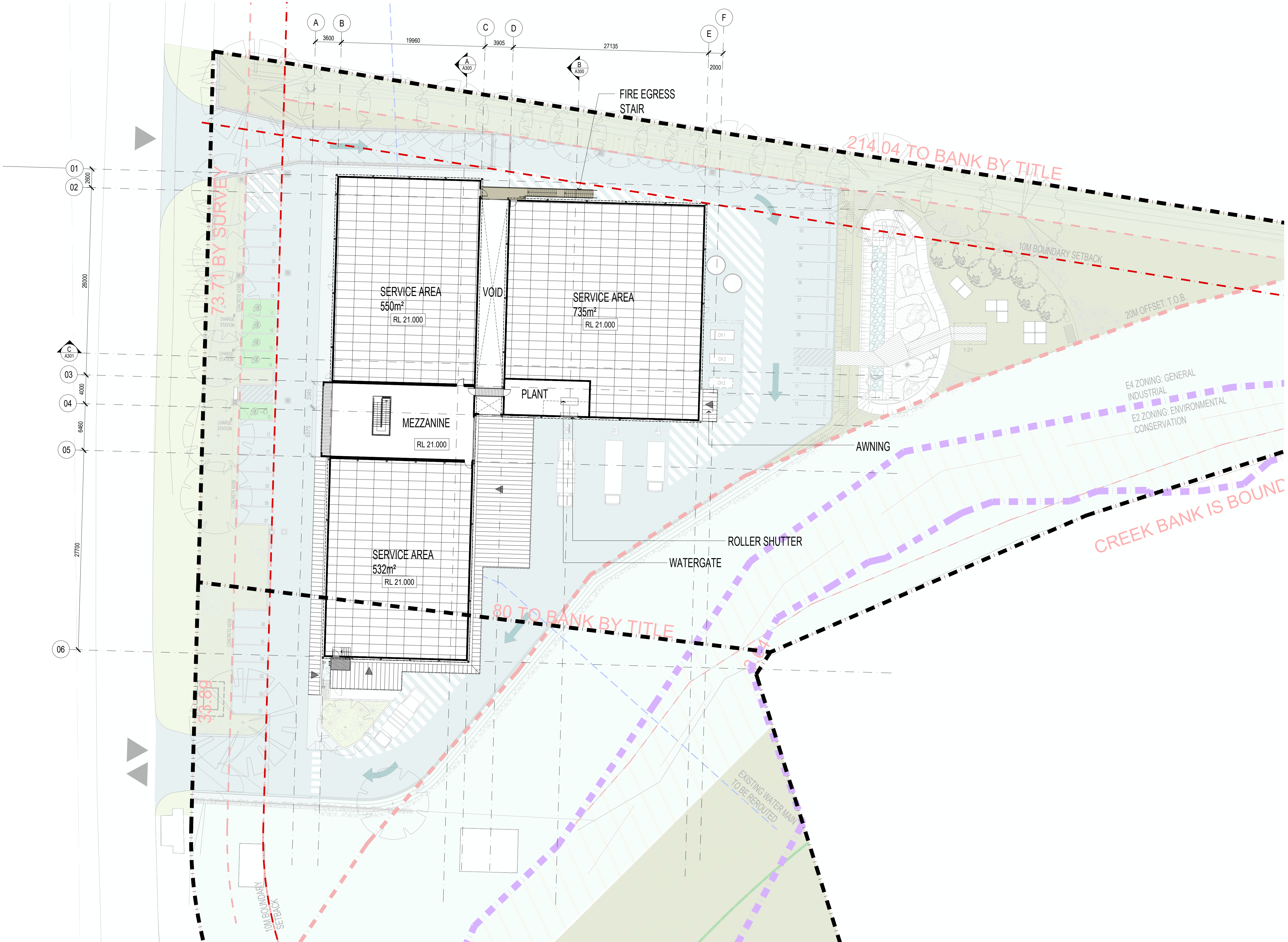
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PG
NOV 2023
DA

PROJECT NUMBER
23031

DRAWING NUMBER
A009

ISSUE
C

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- KEY
- SITE BOUNDARY
 - BOUNDARY SETBACK
 - ZONING BOUNDARY
 - FLOOD EXTENTS 1 IN 100 YEARS
 - EXISTING WATER MAIN
 - RELOCATED WATER MAIN
 - 20M RIPARIAN ZONE: TOP OF BANK OFFSET
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PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
FIRST FLOOR PLAN

SCALE 1:250 @ A1

APPROVED PG
DRAWN LP
CHECKED PG

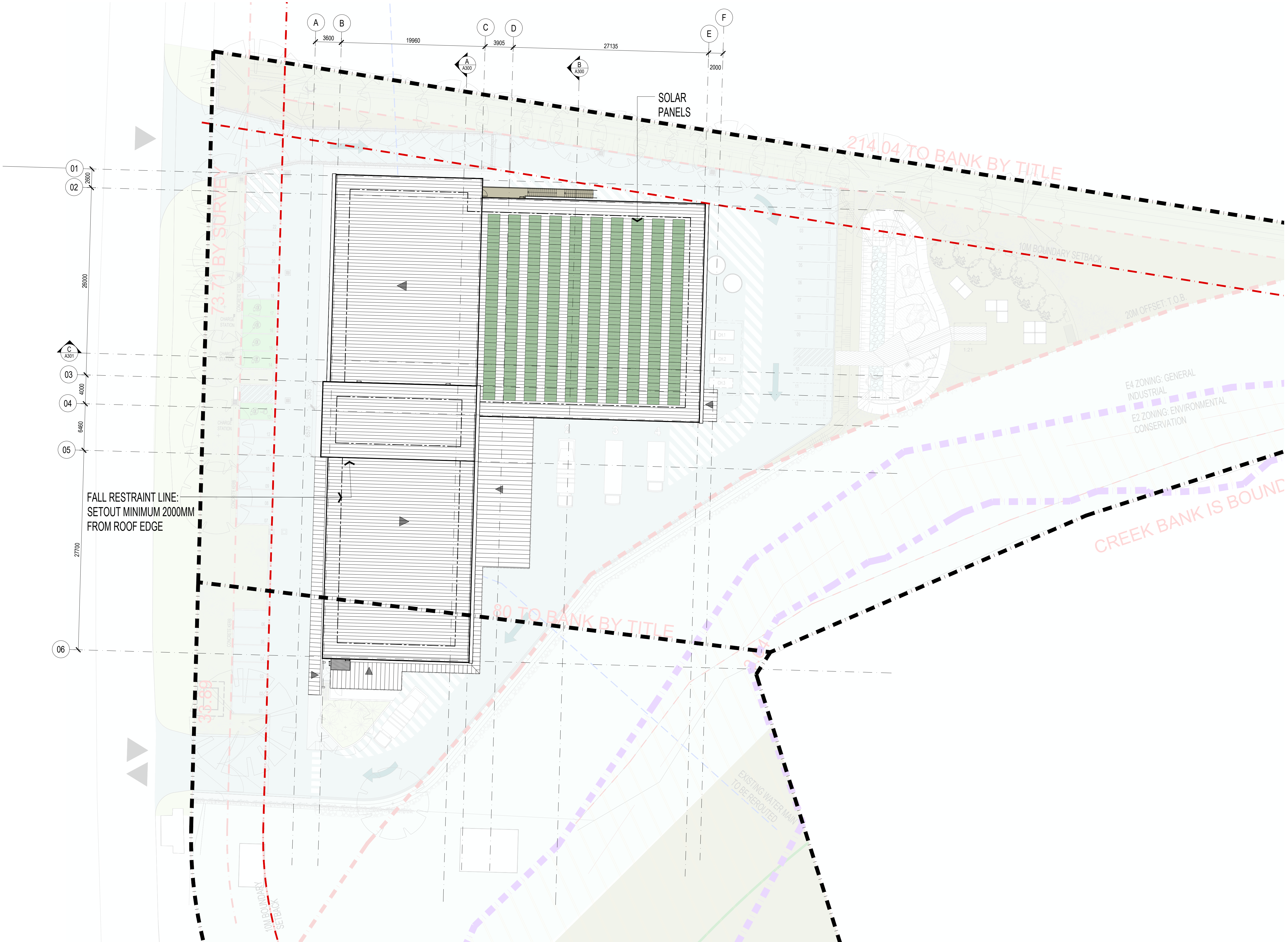
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STATUS DA

PROJECT NUMBER
23031

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A101

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- KEY
- SITE BOUNDARY
 - BOUNDARY SETBACK
 - ZONING BOUNDARY
 - FLOOD EXTENTS 1 IN 100 YEARS
 - EXISTING WATER MAIN
 - RELOCATED WATER MAIN
 - 20M RIPARIAN ZONE: TOP OF BANK OFFSET
 - ASSESSED AS NON-DEVELOPABLE
 - HARDSTAND 3334 sqm
 - SERVICES 1837 sqm
 - SERVICES ACCESS 48 sqm
 - LANDSCAPE
 - EXISTING EXOTIC VEGETATION
 - 20M RIPARIAN ZONE: REFER LANDSCAPE ARCHITECTS DETAIL
 - 20M TOP OF BANK OFFSET
 - EXISTING TREES TO BE KEPT
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES

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LOOP ROAD, OURIMBAH NSW 2258

PROJECT
**FUTURE FOOD
MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
ROOF PLAN

SCALE 1:250 @ A1

APPROVED PG
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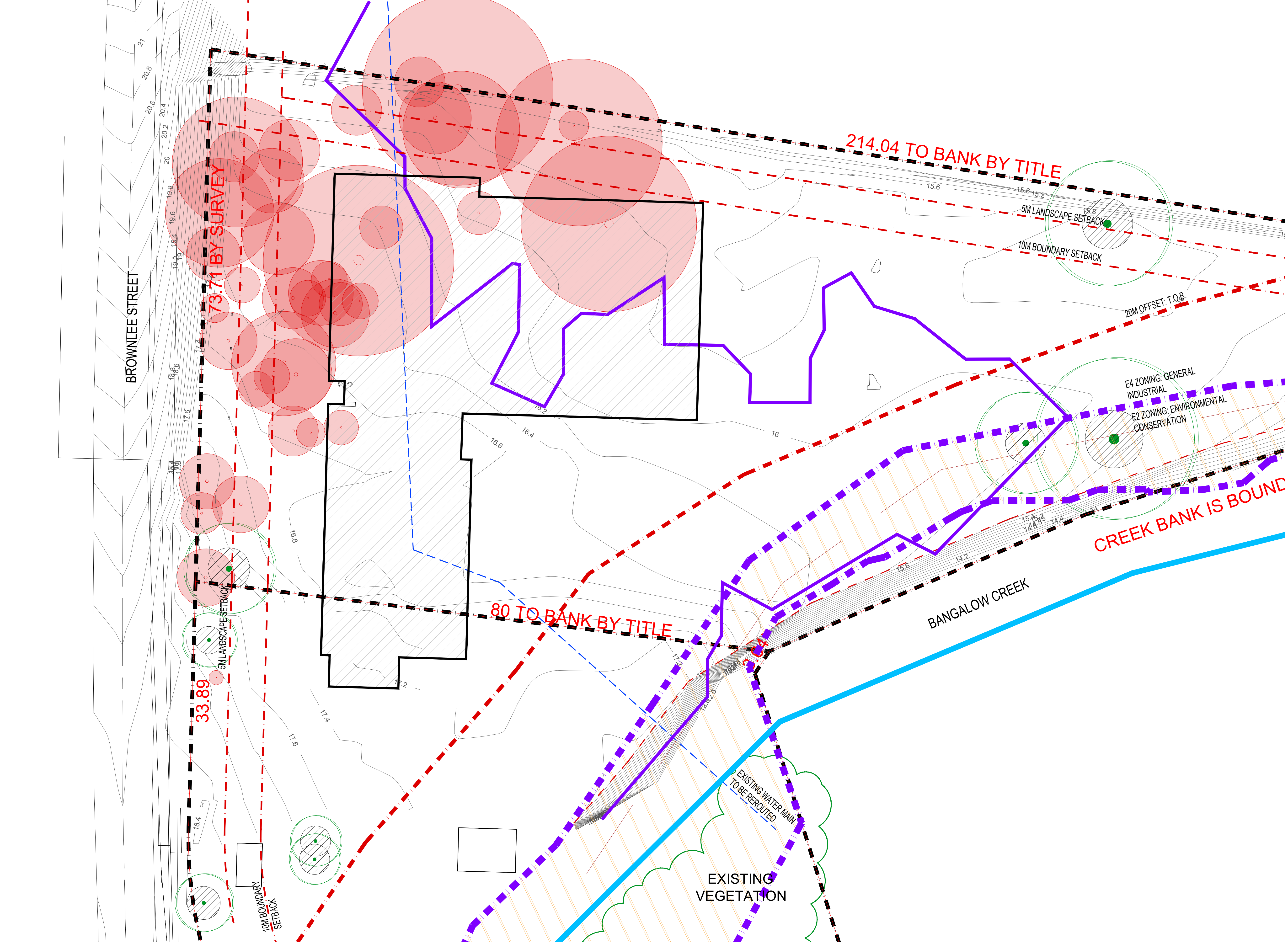
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PROJECT NUMBER
23031

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A102

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- KEY
- SITE BOUNDARY
 - BOUNDARY SETBACK
 - ZONING BOUNDARY
 - FLOOD EXTENTS 1 IN 100 YEARS
 - EXISTING WATER MAIN
 - RELOCATED WATER MAIN
 - 20M RIPARIAN ZONE: TOP OF BANK OFFSET
 - 20M TOP OF BANK OFFSET
 - EXISTING TREES TO BE KEPT
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES
 - PROPOSED BUILDING
 - C2 ZONING: ENVIRONMENTAL CONSERVATION

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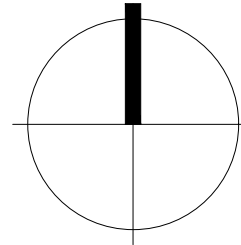
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TITLE
**TREE REMOVAL
PLAN**

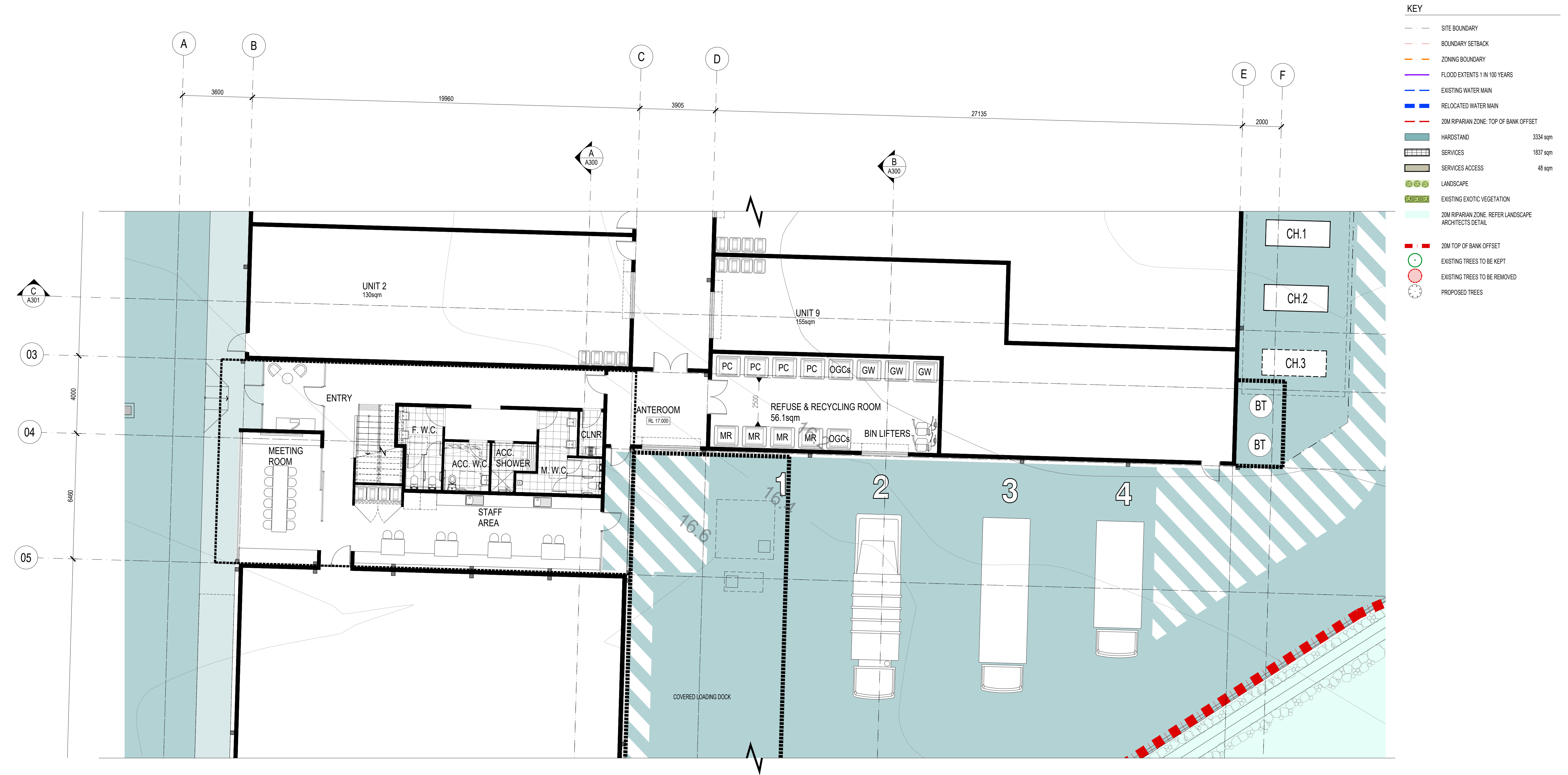


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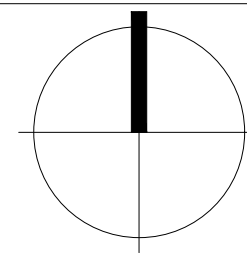
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MANUFACTURING HUB**
2 & 4 BROWNLEE STREET, OURIMBAH NSW 2258

TITLE
GROUND FLOOR PLAN

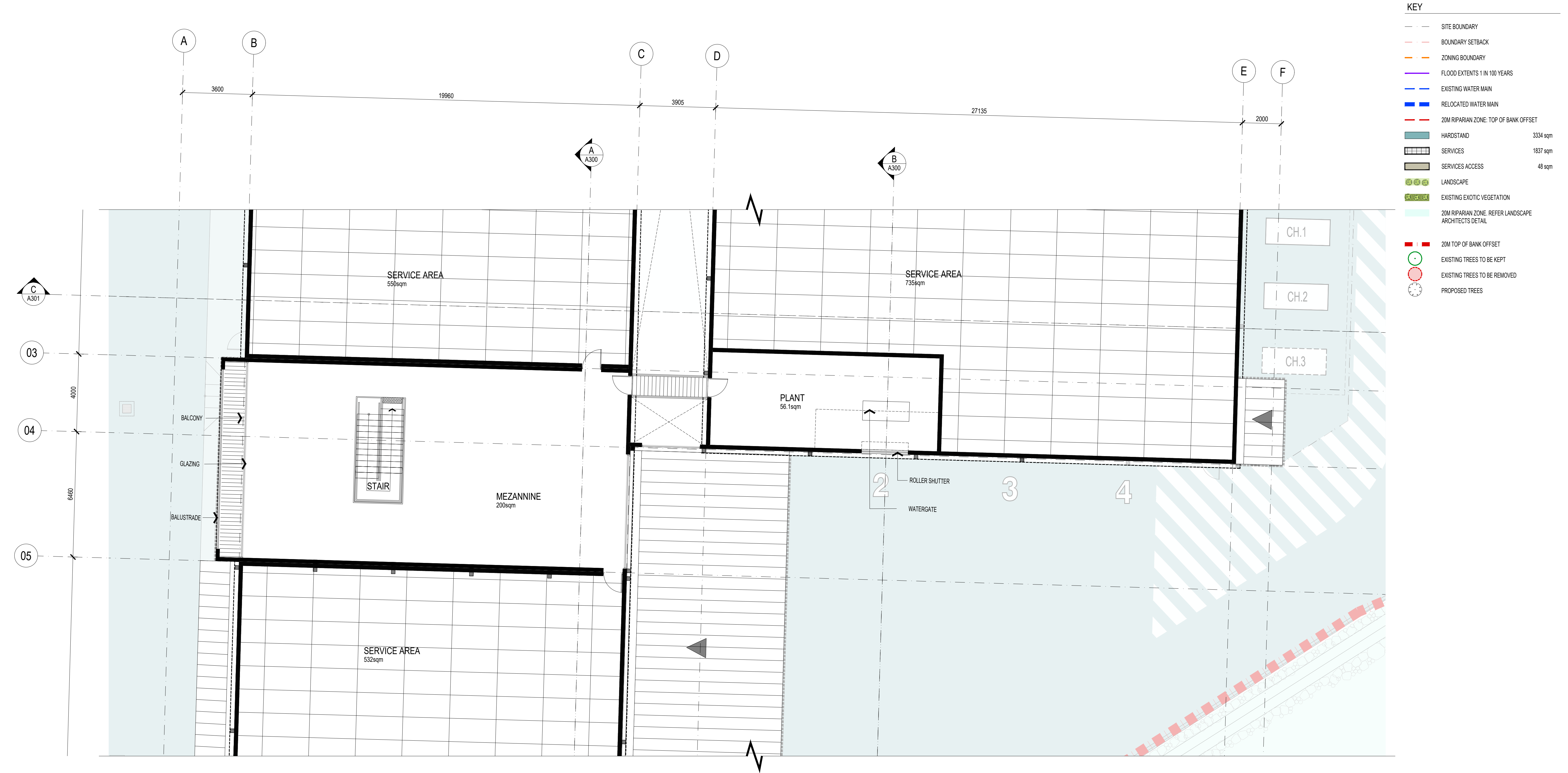


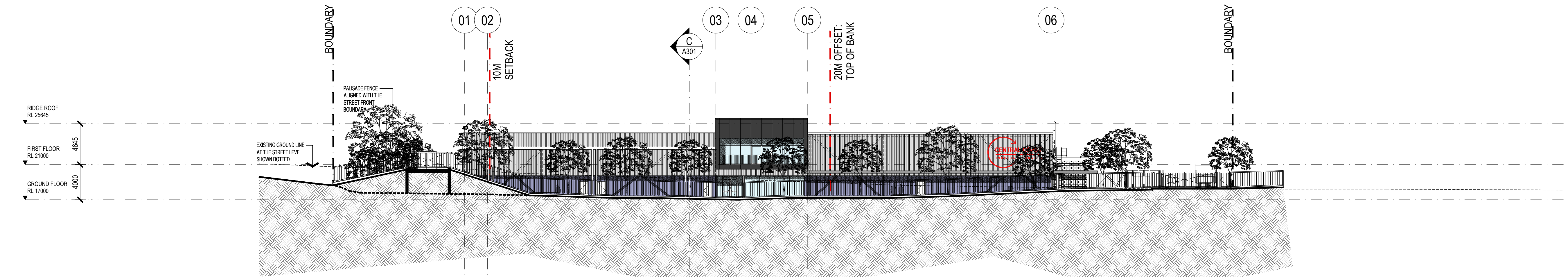
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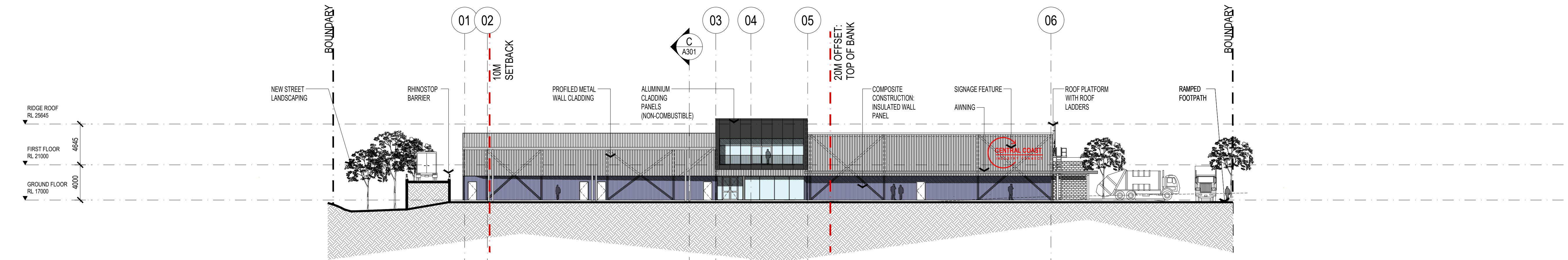
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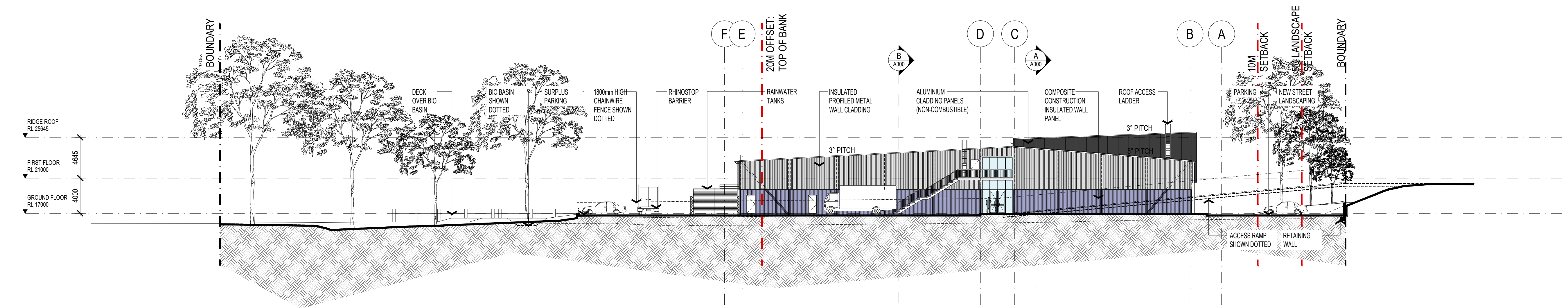




01 WEST ELEVATION - STREET VIEW
ELEVATION @ FENCE LINE



02 WEST ELEVATION - AT BUILDING LINE



03 NORTH ELEVATION

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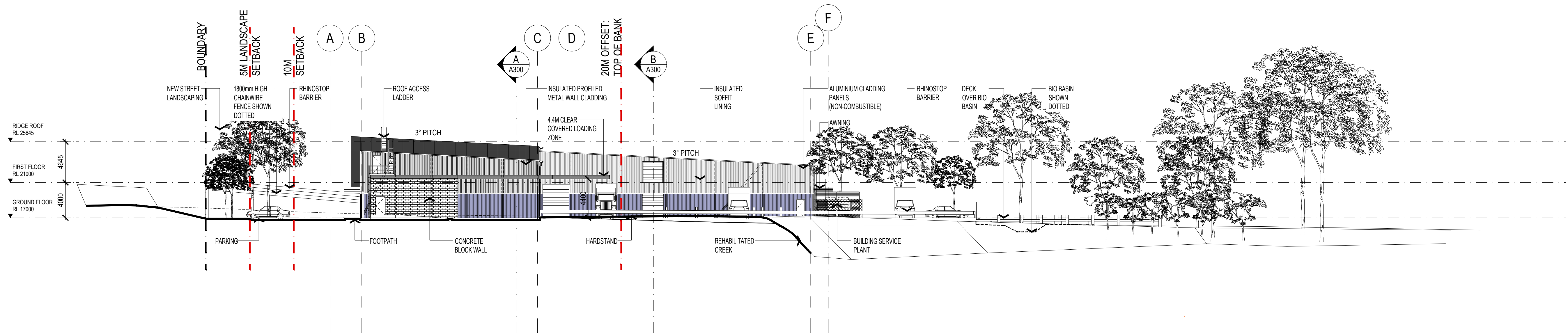
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**ELEVATIONS
SHEET 01**

SCALE 1:250 @ A1
APPROVED PG
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DATE NOV 2023
STATUS DA

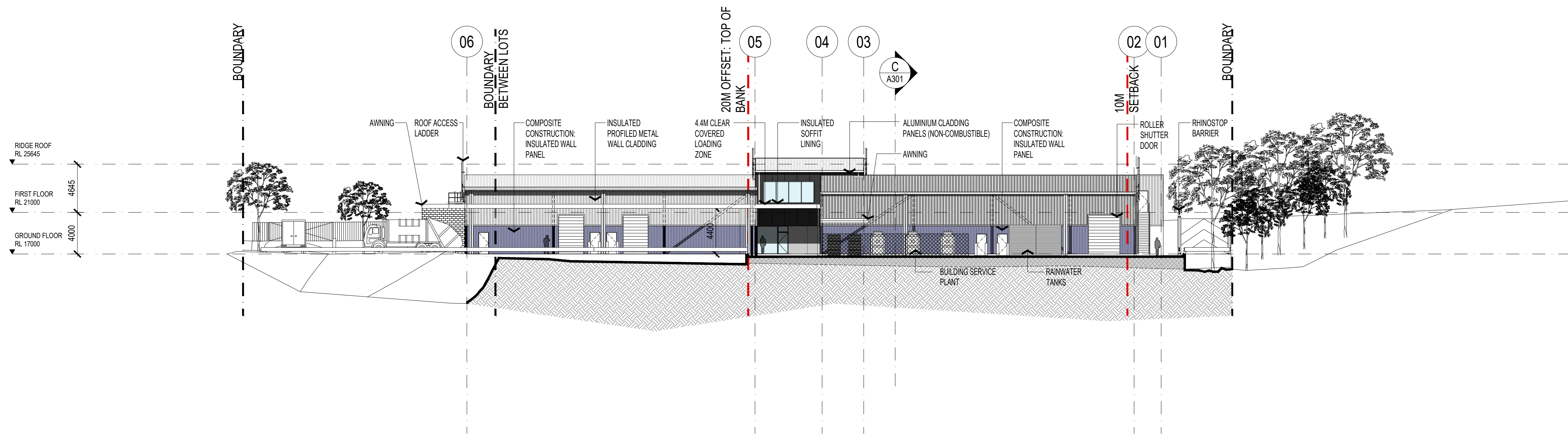
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01 SOUTH ELEVATION



02 EAST ELEVATION

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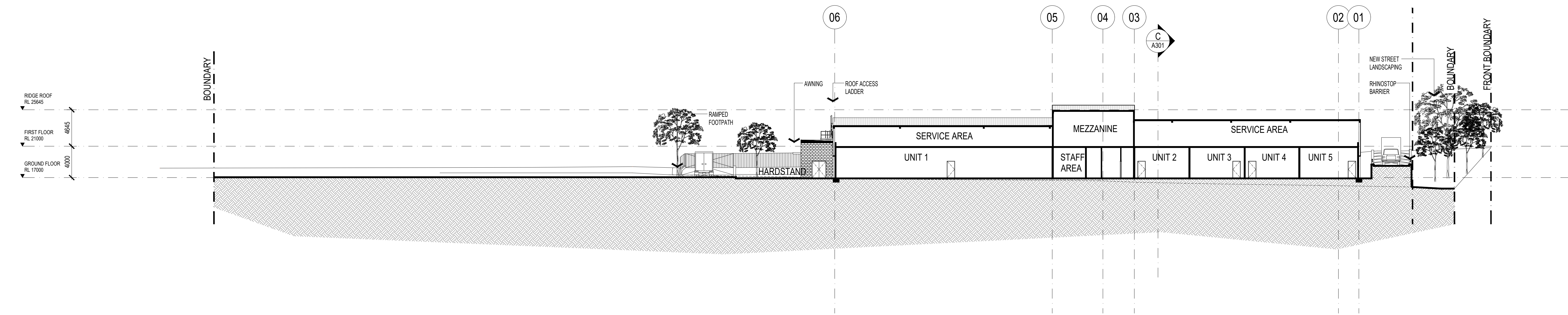
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**ELEVATIONS
SHEET 02**

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DATE NOV 2023
STATUS DA

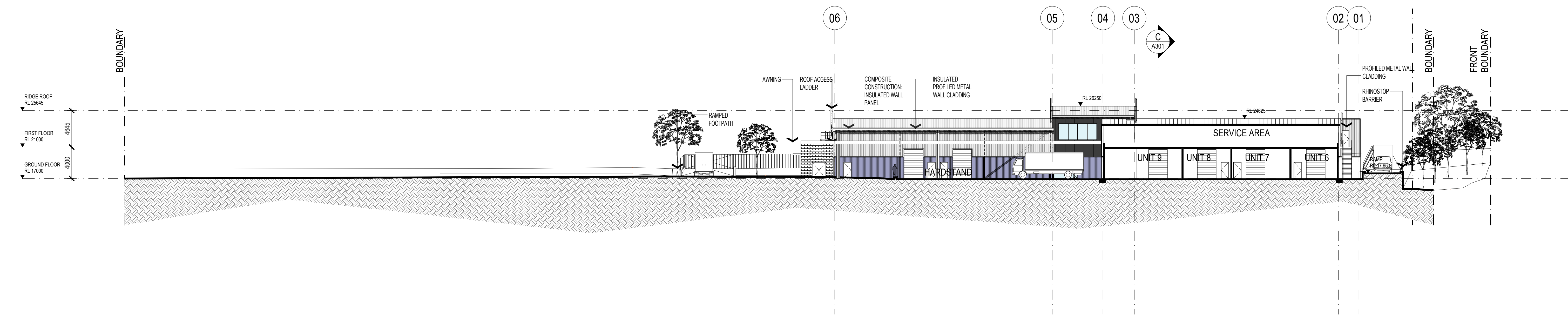
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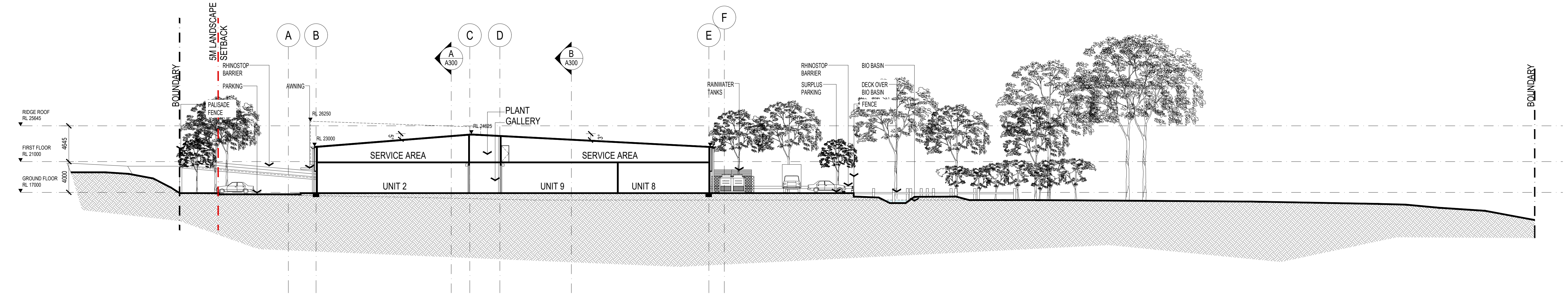
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01 SECTION - A



02 SECTION - B



01 SECTION - C

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TITLE
**SECTIONS
SHEET 02**

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**FUTURE FOOD
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TITLE
**3D VIEWS
SHEET_01**

SCALE
N.T.S.

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DATE
STATUS

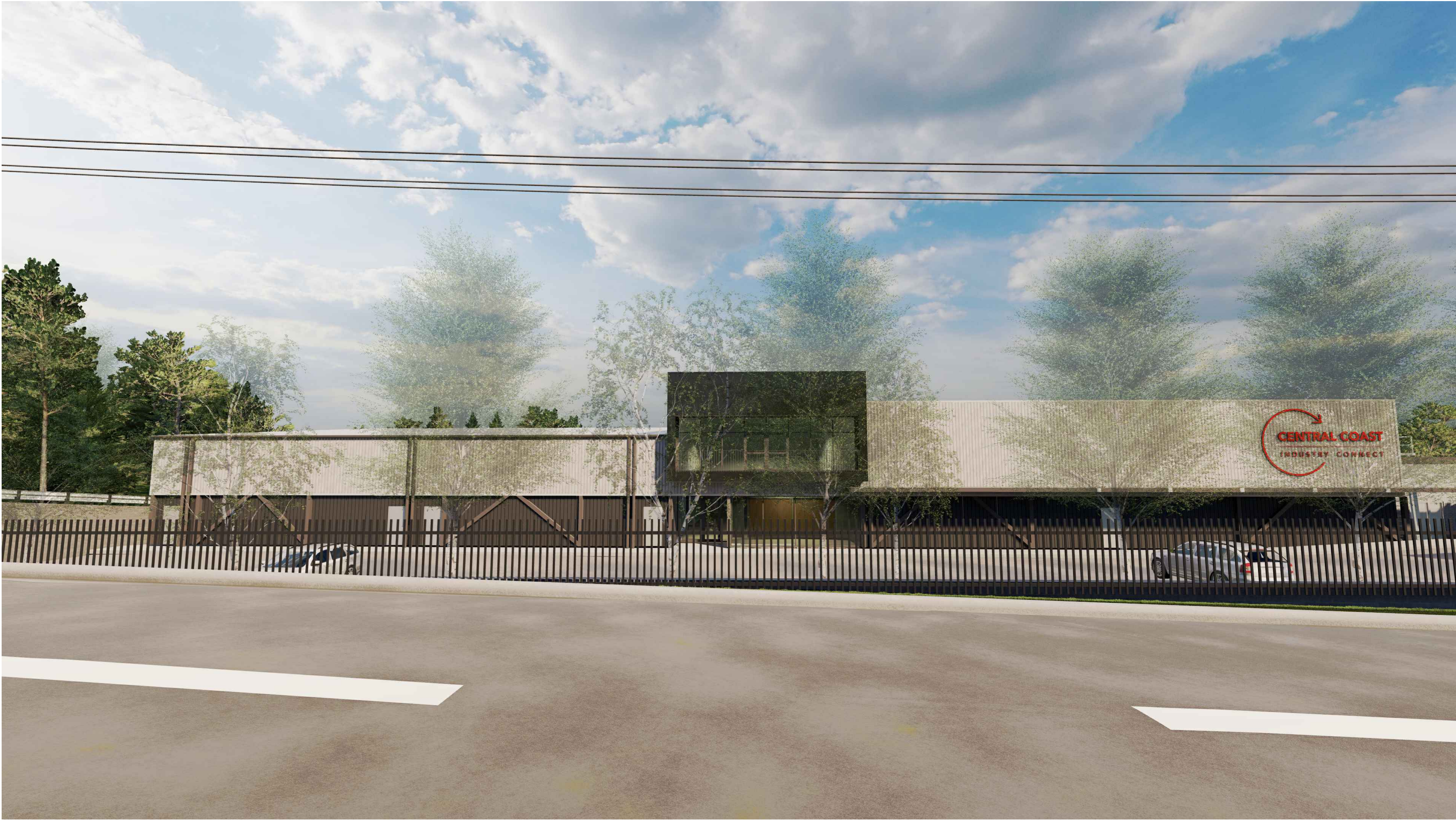
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TITLE
**3D VIEWS
SHEET_02**

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**FUTURE FOOD
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TITLE
**3D VIEWS
SHEET_03**

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