DRAWING REGISTRY DA

SHEET No.	DRAWING TITLE	ISSUE	Current Revision Description
DA002	LOCATION PLAN	C	DA Application Amendment
DA003	SURVEY PLAN	C	DA Application Amendment
DA004	SITE ANALYSIS PLAN	C	DA Application Amendment
DA005	SITE PLAN	C	DA Application Amendment
DA006	STAGING PLAN	C	DA Application Amendment
DA100	GROUND FLOOR PLAN	C	DA Application Amendment
DA101	FIRST FLOOR PLAN	C	DA Application Amendment
DA102	OFFICE LAYOUT - GROUND AND FIRST FLOOR	C	DA Application Amendment
DA103	LUNCH ROOM 2 AND AMENITIES	C	DA Application Amendment
DA110	ROOF PLAN	C	DA Application Amendment
DA150	AREA CALCULATION PLANS	C	DA Application Amendment
DA160	SERVICES PLAN	C	DA Application Amendment
DA200	ELEVATIONS	C	DA Application Amendment
DA300	SECTION (Page 1 of 2)	C	DA Application Amendment
DA301	SECTION (Page 2 of 2)	C	DA Application Amendment
DA500	VEHICLE MOVEMENT PLAN	C	DA Application Amendment
DA501	WASTE MANAGEMENT PLAN	C	DA Application Amendment
DA600	GLAZING SCHEDULE	C	DA Application Amendment

C

REVISION ISSUE C:

- DA005 / DA110 - AMENDED NOTATION ON DRAWINGS TO INCORPORATE MATERIAL SELECTION AS PER COUNCIL AND PANEL REQUEST.
- DA200 / DA301 - AMENDED ELEVATIONS AND SECTIONS AS PER COUNCIL AND PANEL REQUEST SHOWING CORRELATION BETWEEN CUT, ROCK FACE AND PROPOSED BUILDING.

GENERAL NOTES

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, & OTHER ASSOCIATED PLANS & REPORTS. REFER TO SECTION J REPORT FOR ADDITIONAL REQUIREMENTS NOTED ON THE DRAWINGS.

NOTE: ALL DIMENSIONS & SETOUTS ARE THE BE VERIFIED ON SITE & ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT OR OWNER. FIGURED DIMENSIONS TO BE USED AT ALL TIMES. DO NOT SCALE DIMENSION OF DRAWING.

NCC 2022 & AUSTRALIAN STANDARD COMPLIANCE NOTES:

- ALL CONSTRUCTION TO COMPLY WITH FIRE HAZARD PROPERTIES OF THE NCC2022 SPECIFICATION C2D11.
- FIRE SEPARATION OF ENCLOSURES UNDER STAIRWAYS TO BE IN ACCORDANCE WITH D3D9 / SPEC C2D9 & C4D5.
- BUILDING TO BE PROTECTED THROUGHOUT BY SPRINKLER SYSTEM COMPLYING WITH SPEC. E1D12.
- PERIMETER VEHICULAR ACCESS TO COMPLY WITH C3D5(b).
- DOOR THRESHOLDS TO BE IN ACCORDANCE WITH D3D15.
- SWINGING DOORS TO BE IN ACCORDANCE WITH D3D25.
- DOOR HARDWARE TO BE IN ACCORDANCE WITH D3D26.
- GENERAL ACCESS REQUIREMENTS TO BE IN ACCORDANCE WITH D4D3 & AS1428.1
- DISABLED PARKING TO BE IN ACCORDANCE WITH D4D9 & AS1428.1
- SIGNAGE FOR ACCESSIBLE FACILITIES TO BE IN ACCORDANCE WITH SPEC D4D7 & AS1428.1
- TACTILE INDICATORS TO BE IN ACCORDANCE WITH D4D9 & AS1428.1
- PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH AS2118.1:2017
- FIRE HYDRANT SYSTEM AS2419.1:2005 & AS2419.1:2017 CLAUSE 3.2.3.3
- WATER PROOFING AND WET AREAS TO BE IN ACCORDANCE WITH AS3740, AS2870 & NCC SPECIFICATION F2D2

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EVERGREEN ENERGY CONSULTANTS

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

VIEW FROM RAMP DRIVEWAY

VIEW FROM MYOORA ROAD

VIEW FROM MYOORA ROAD

VIEW FROM MAIN ENTRY GATE / PINNACLE PLACE

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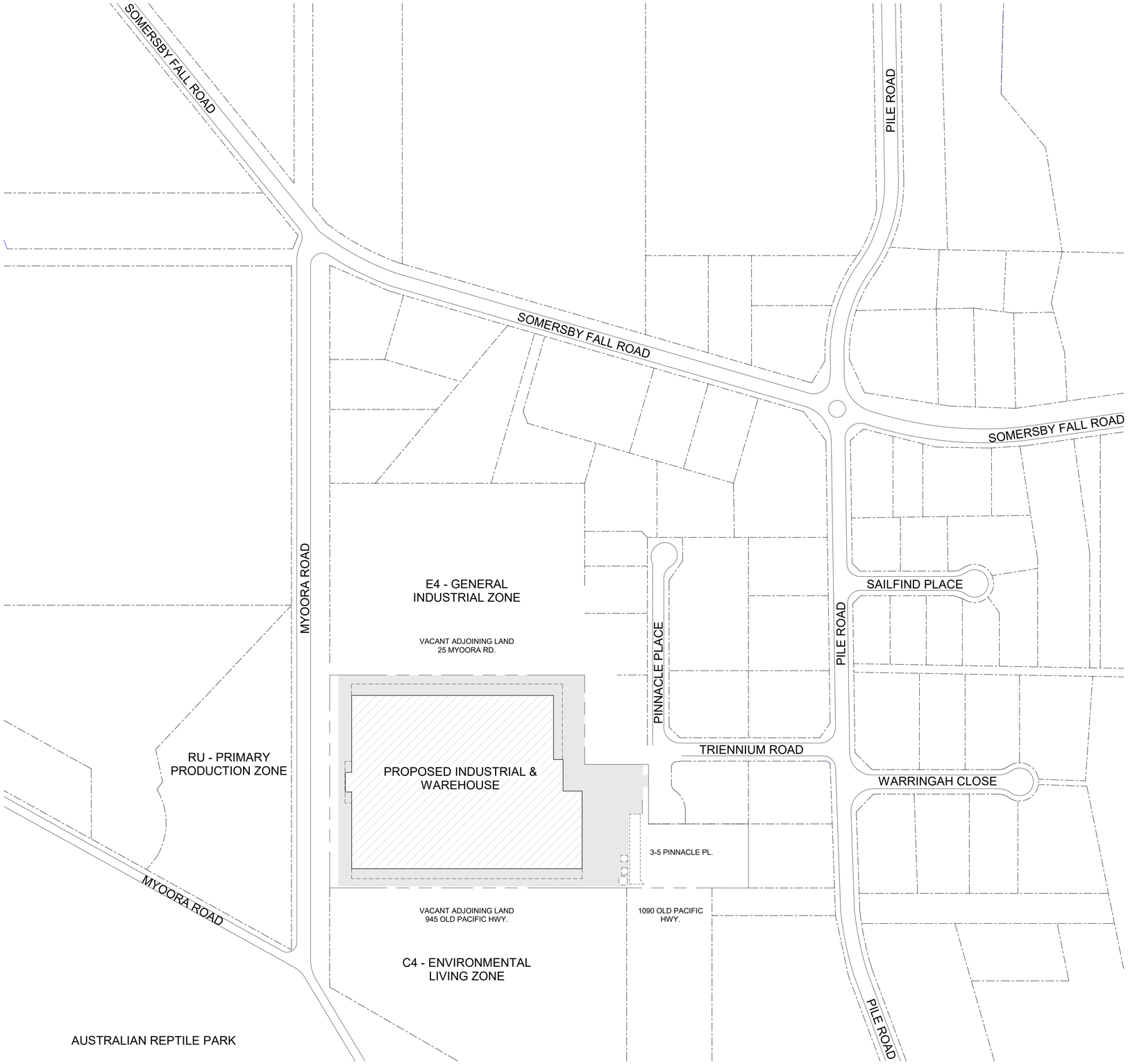
SOMERSBY, NSW 2250



1 DA002 **LOCATION PLAN**

1 : 2000

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EVERGREEN ENERGY CONSULTANTS

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
R.L.	RELATIVE LEVEL
R.S.D.	ROLLER SHUTTER DOOR
R.W.T.	RAINWATER TANK
S.C.	STRUCTURAL COLUMN
T.O.M.	TOP OF MEZZANINE
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

ISSUE	AMENDMENT	DATE
C	DA Application Amendment	24/06/25
B	DA Application Amendment	02/04/25
A	DA Application	12/06/24

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STATUS:

DA APPLICATION

CLIENT:

SPACE URBAN

PROJECT:

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:

LOCATION PLAN

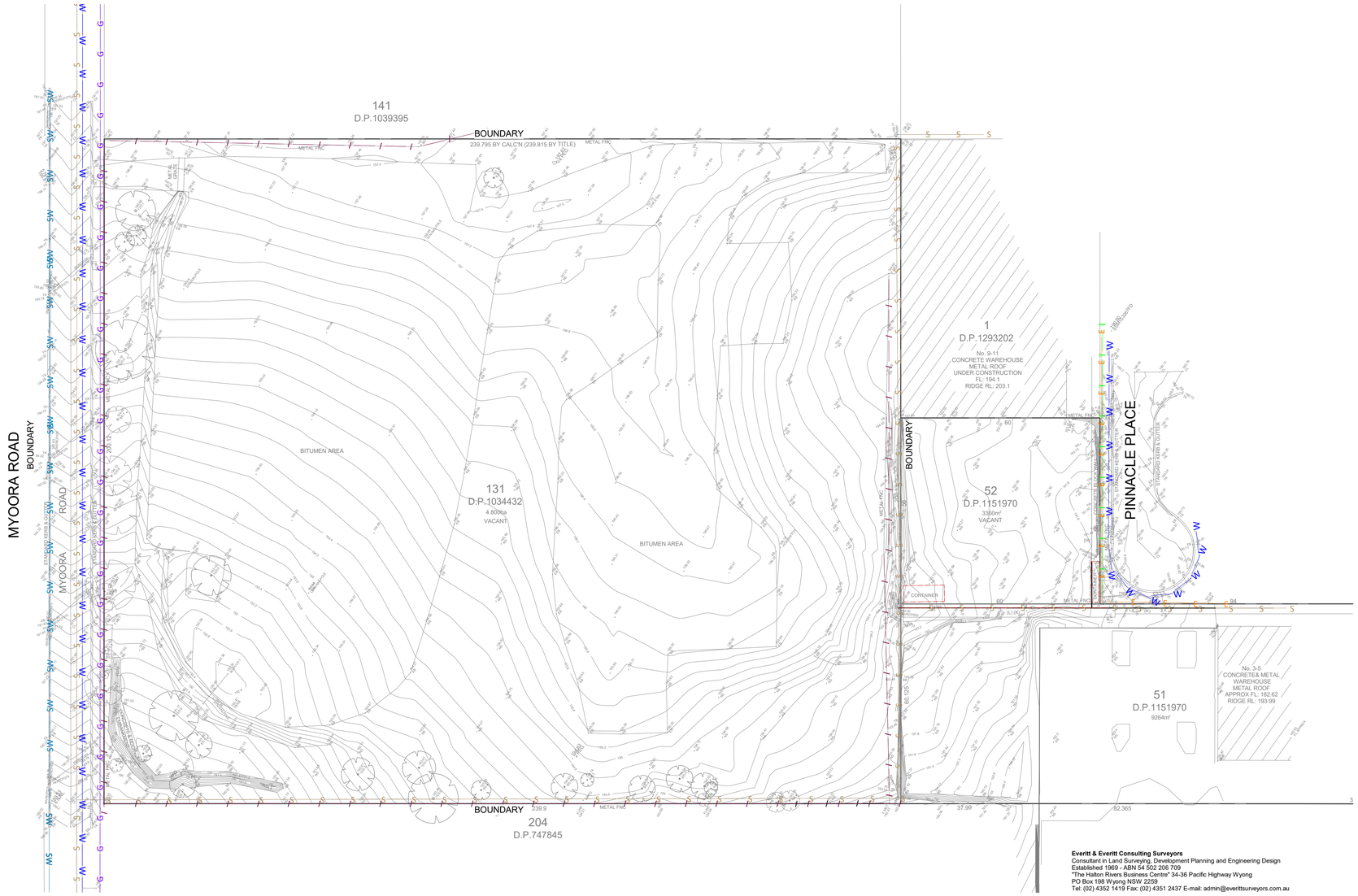
SCALE: 1 : 2000@A1

JOB No.: JMPI-0062

DRAWN BY: U.J/J.B.

DRAWING No. DA002

REVISION: C



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Consultant in Land Surveying, Development Planning and Engineering Design
Established 1969 - ABN 54 502 206 709
"The Halton Rivers Business Centre" 34-36 Pacific Highway Wyong
PO Box 198 Wyong NSW 2259
Tel: (02) 4352 1419 Fax: (02) 4351 2437 E-mail: admin@everittsurveyors.com.au

Datum:	MGA 2020 & AHD
Drawn:	MG
Date:	15/02/2024
Checked:	BE
Reference:	19878
CAD File:	19878DET

1 DA003 **SITE SURVEY PLAN**
1 : 750

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Consultants in Land Surveying, Development Planning and Engineering Design

"The Halton Rivers Business Centre"
34-36 Pacific Highway Wyong
PO Box 198 Wyong NSW 2259

Telephone: (02) 4352 1419
Fax: (02) 4351 2437
E-mail: : admin@everittsurveyors.com.au

LEGEND

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A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
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E.X.	EXISTING
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F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
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G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
R.L.	RELATIVE LEVEL
R.S.D.	ROLLER SHUTTER DOOR
R.W.T.	RAINWATER TANK
S.C.	STRUCTURAL COLUMN
T.O.M.	TOP OF MEZZANINE
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

ELECTRICAL LINE	E
FENCE	/
GAS LINE	G
OVERHAD POWER	OPL
SEWER LINE	S
STORM WATER LINE	SW
TELECOM LINE	T
WATER LINE	W
DEMOLITION	
SITE BOUNDARY	

ISSUE	AMENDMENT	DATE
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B	DA Application Amendment	02/04/25
A	DA Application	12/06/24

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STATUS:
DA APPLICATION

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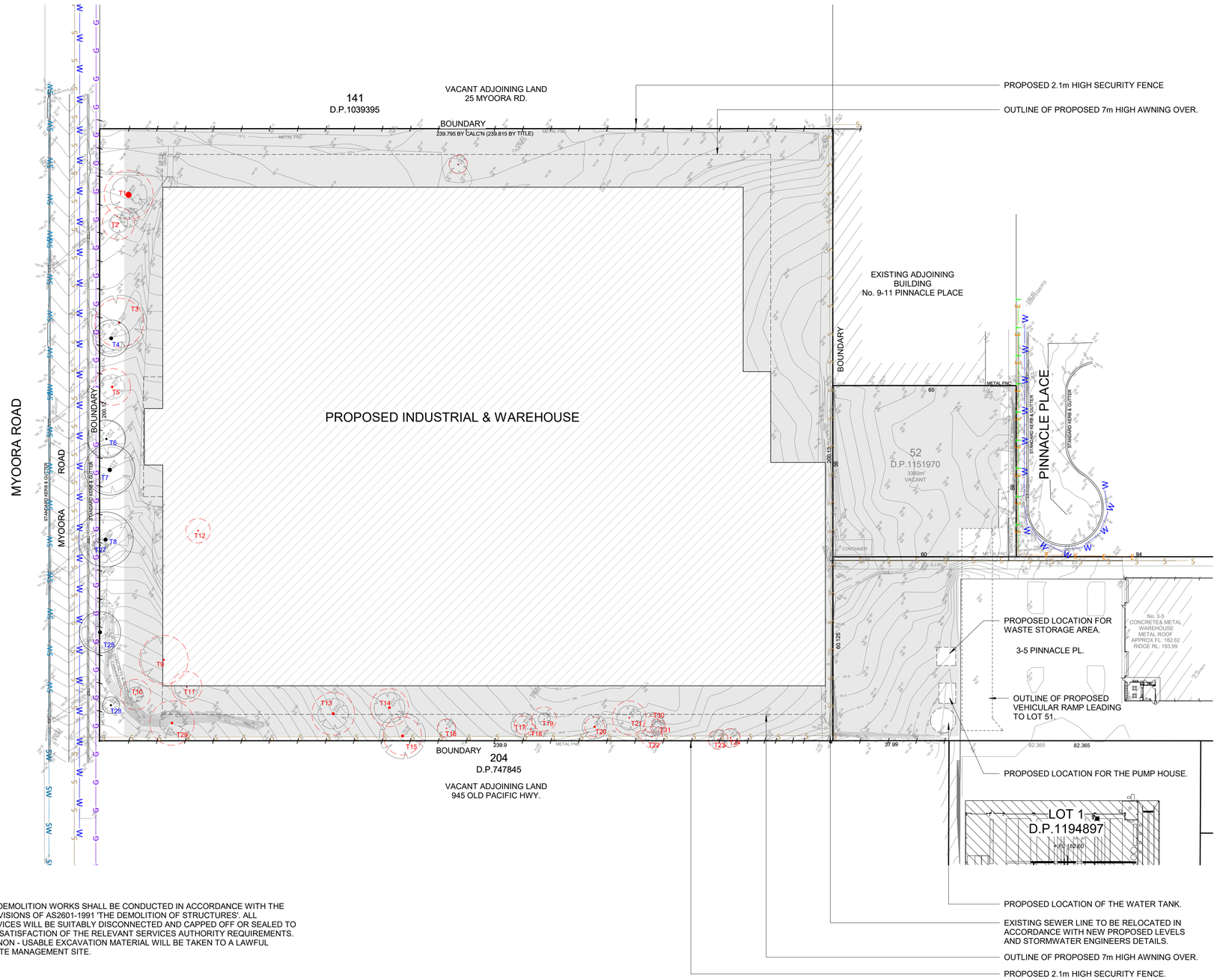
PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:
SURVEY PLAN

SCALE:	1 : 750@A1	DRAWING No.	DA003
JOB No.:	JMPI-0062		
DRAWN BY:	U.J/J.B.	REVISION:	C



ALL DEMOLITION WORKS SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF AS2601-1991 'THE DEMOLITION OF STRUCTURES'. ALL SERVICES WILL BE SUITABLY DISCONNECTED AND CAPPED OFF OR SEALED TO THE SATISFACTION OF THE RELEVANT SERVICES AUTHORITY REQUIREMENTS. ALL NON - USABLE EXCAVATION MATERIAL WILL BE TAKEN TO A LAWFUL WASTE MANAGEMENT SITE.

1 DA004 **SITE ANALYSIS PLAN**
1 : 750

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
R.L.	RELATIVE LEVEL
R.S.D.	ROLLER SHUTTER DOOR
R.W.T.	RAINWATER TANK
S.C.	STRUCTURAL COLUMN
T.O.M.	TOP OF MEZZANINE
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

TREE - REMOVED
TREE - RETAIN
ELECTRICAL LINE — E
FENCE — /
GAS LINE — G
OVERHAD POWER — OPL
SEWER LINE — S
STORM WATER LINE — SW
TELECOM LINE — T
WATER LINE — W
DEMOLITION
SITE BOUNDARY

ISSUE	AMENDMENT	DATE
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STATUS:
DA APPLICATION

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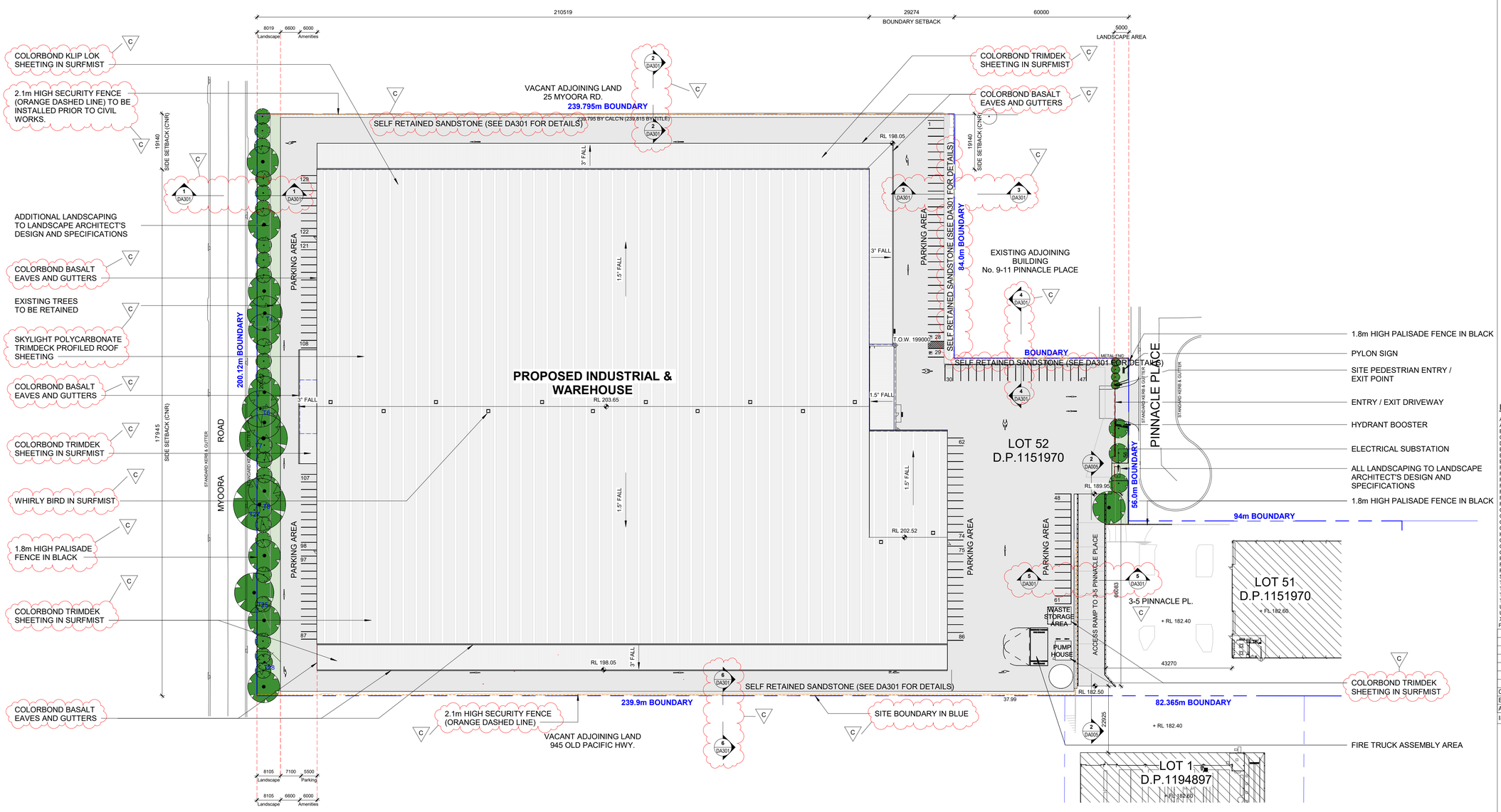
PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE
7 PINNACLE PLACE
SOMERSBY, NSW 2250

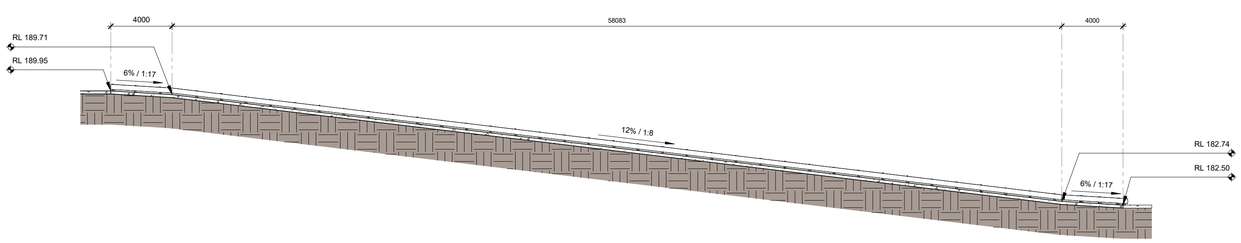
DRAWING TITLE:
SITE ANALYSIS PLAN

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

SCALE: 1 : 750@A1
JOB No.: JMPI-0062
DRAWN BY: U.J/J.B.
DRAWING No. DA004
REVISION: C



1 DA005 **SITE PLAN**
1 : 750



2 DA005 **RAMP DETAIL**
1 : 200

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
R.L.	RELATIVE LEVEL
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T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

BOUNDARY
FENCE

ISSUE	AMENDMENT	DATE
C	DA Application Amendment	24/06/25
B	DA Application Amendment	02/04/25
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STATUS:

DA APPLICATION

CLIENT:
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PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:
SITE PLAN

SCALE: As indicated@A1

JOB No.: JMPI-0062

DRAWN BY: J.U./J.B.

DRAWING No. DA005

REVISION: C

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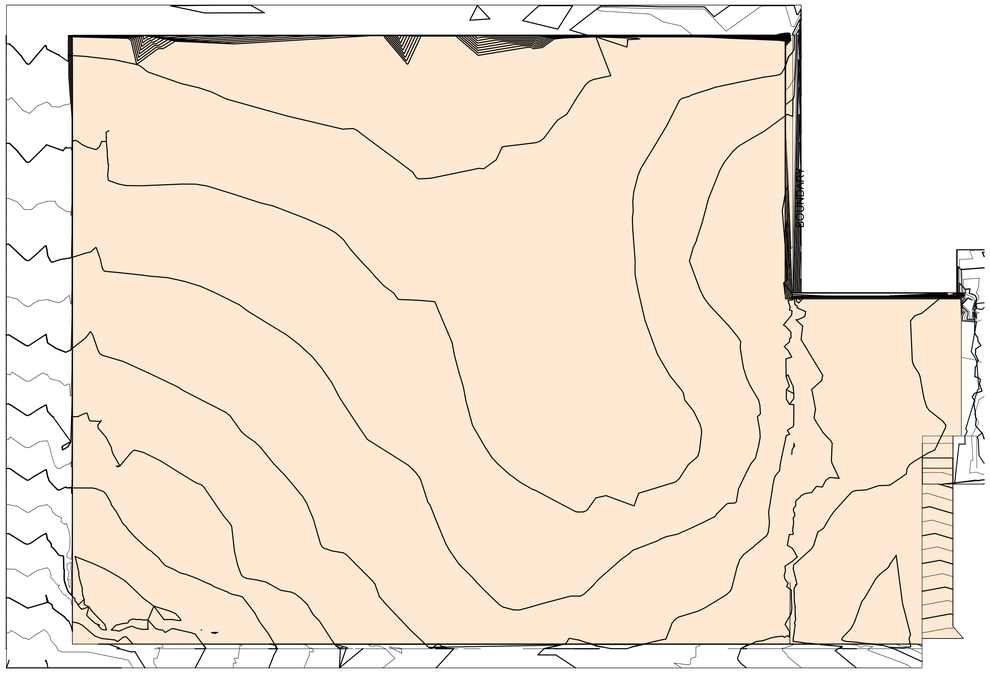
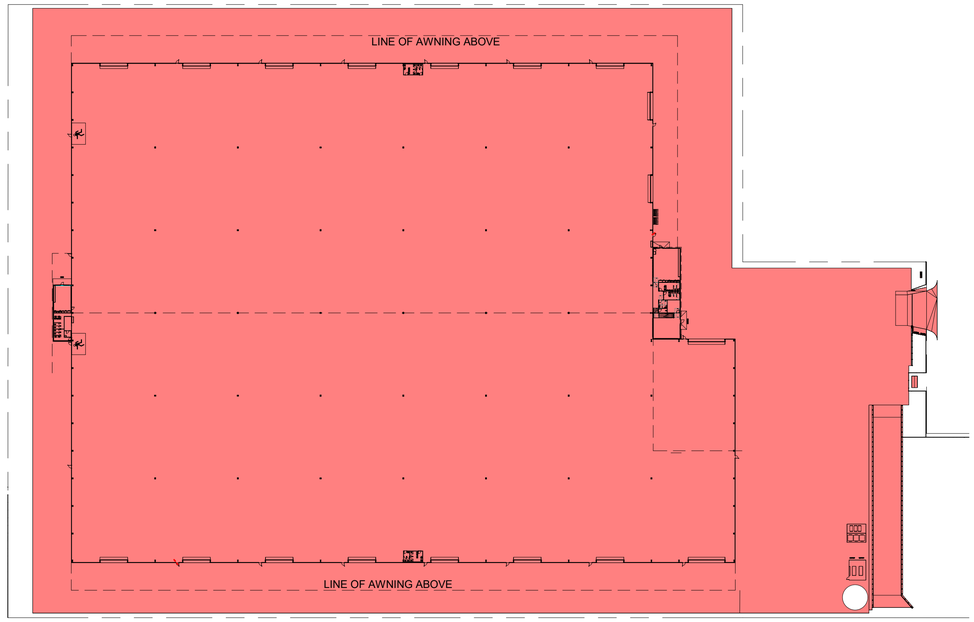


1 DA006 **STAGE 1**
1 : 1000



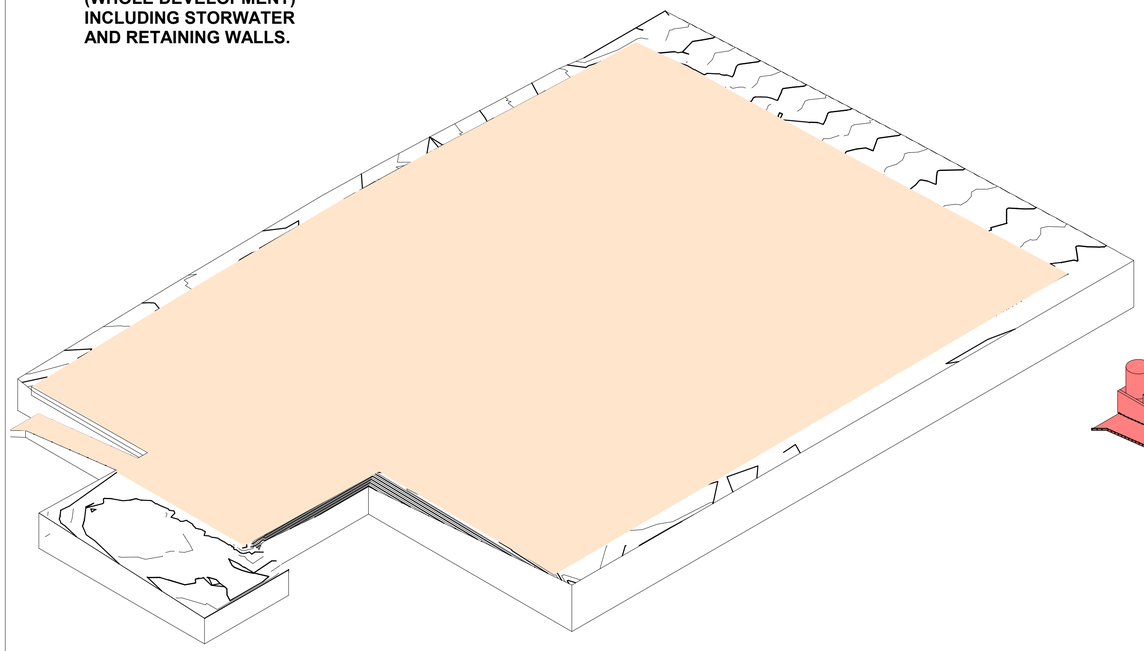
3 DA006 **STAGE 2**
1 : 1000

NOTE:
STAGE 1

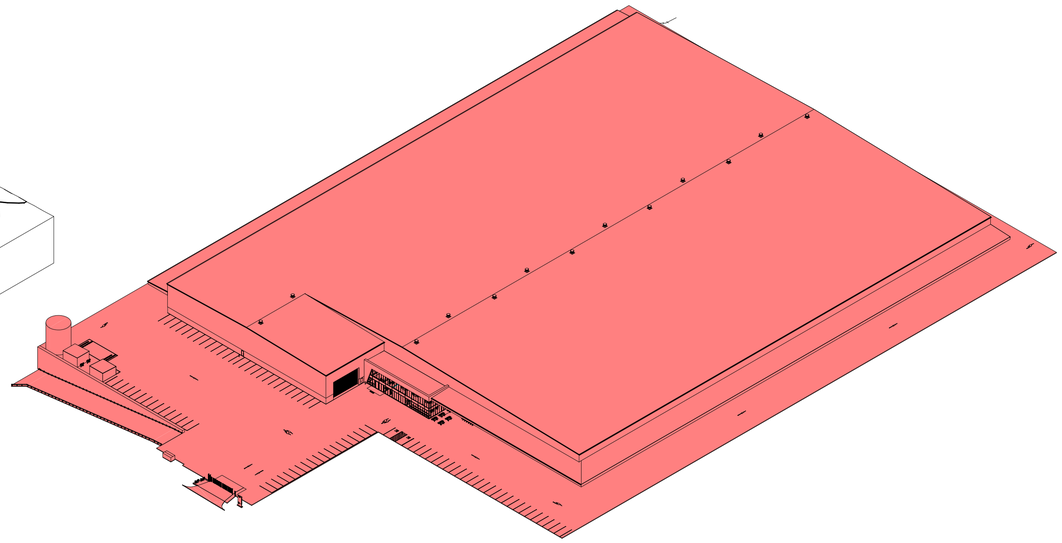
BULK EARTHWORKS (WHOLE DEVELOPMENT) INCLUDING STORWATER AND RETAINING WALLS.

NOTE:
STAGE 2

ALL BUILDING WORKS.



2 DA006 **STAGE 1**



4 DA006 **STAGE 2**

P.A. DOOR PERSONAL ACCESS DOOR

ISSUE	AMENDMENT	DATE
C	DA Application Amendment	24/06/25
B	DA Application Amendment	02/04/25
A	DA Application	12/06/24

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STATUS:
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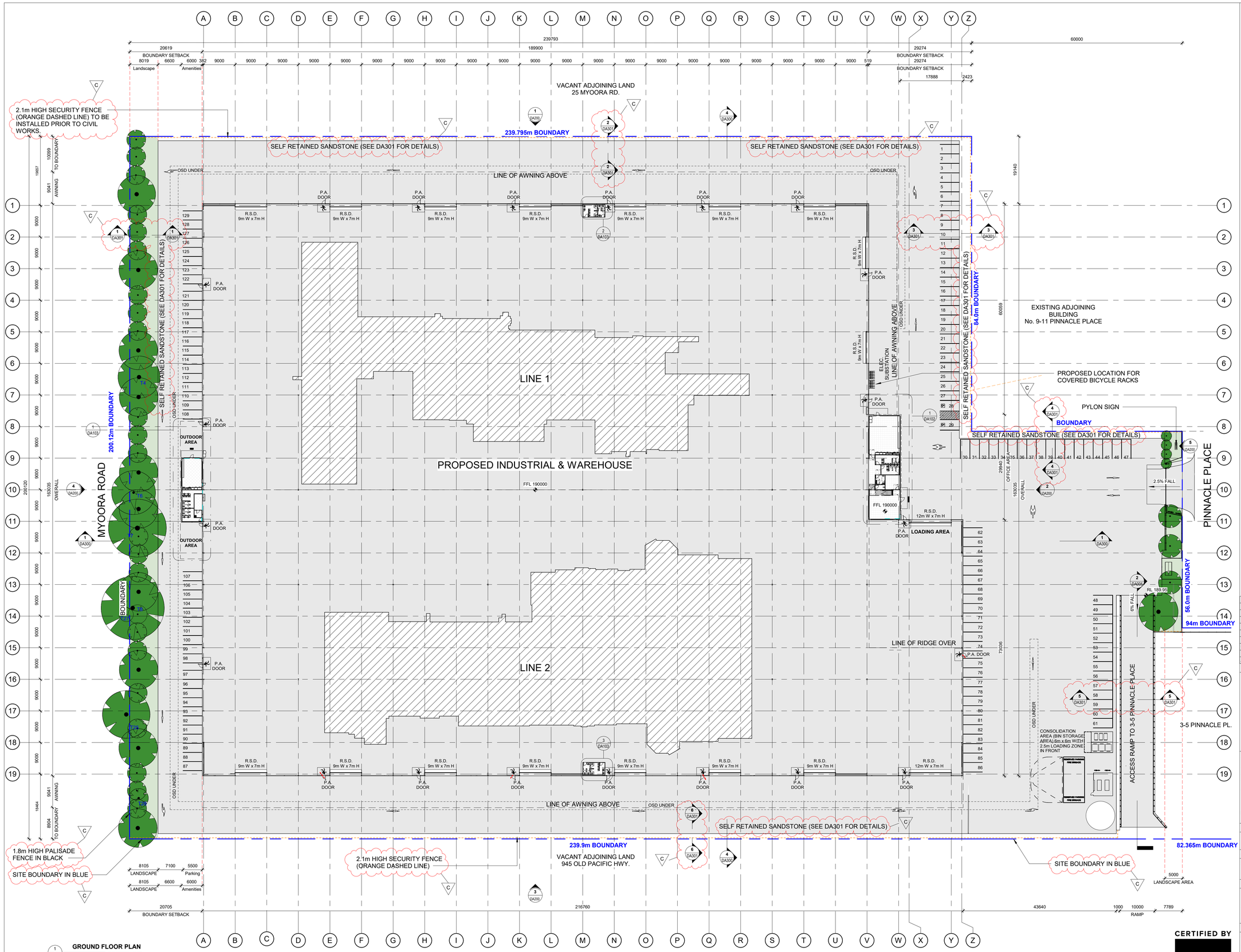
PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:
STAGING PLAN

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

SCALE: As indicated@A1
JOB No.: JMPI-0062
DRAWN BY: U.J./J.B.
DRAWING No. DA006
REVISION: C



GROUND FLOOR PLAN
1 : 500

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
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T.O.W.	TOP OF WALL
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X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

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0m 10 20 30 40 50

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DA APPLICATION

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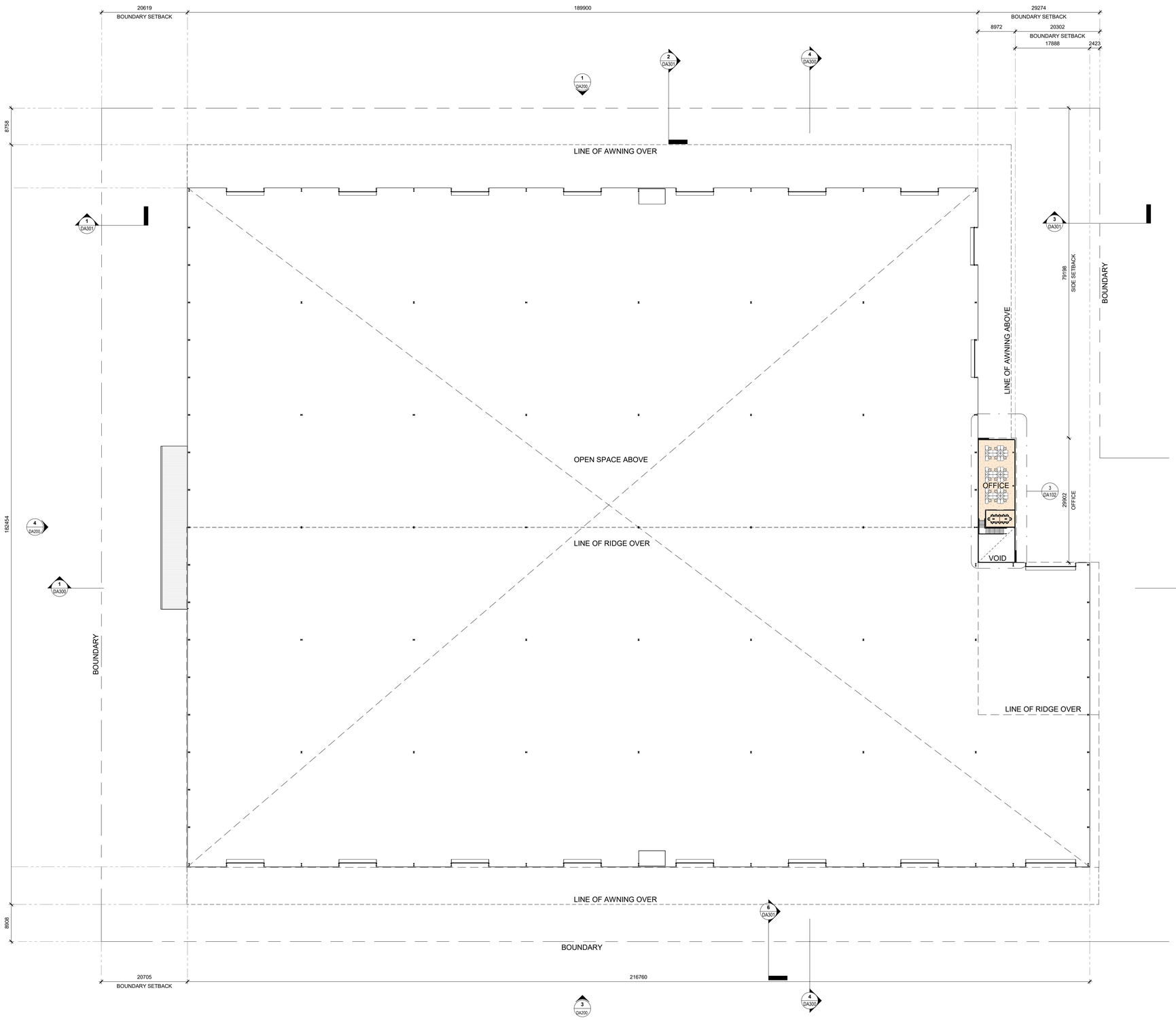
SPACE URBAN

PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE
7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:
GROUND FLOOR PLAN

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

SCALE:	1 : 500@A1	DRAWING No.	DA100
JOB No.:	JMPI-0062		
DRAWN BY:	U.J./J.B.	REVISION:	C



1 DA101 **FIRST FLOOR PLAN**
1 : 500

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
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E.X.	EXISTING
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F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
R.L.	RELATIVE LEVEL
R.S.D.	ROLLER SHUTTER DOOR
R.W.T.	RAINWATER TANK
S.C.	STRUCTURAL COLUMN
T.O.M.	TOP OF MEZZANINE
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

ELECTRICAL LINE	E
FENCE	/
GAS LINE	G
OVERHAD POWER	OPL
SEWER LINE	S
STORM WATER LINE	SW
TELECOM LINE	T
WATER LINE	W
DEMOLITION	
SITE BOUNDARY	

ISSUE	AMENDMENT	DATE
C	DA Application Amendment	24/06/25
B	DA Application Amendment	02/04/25
A	DA Application	12/06/24

A BORG COMPANY

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0m 10 20 30 40 50

STATUS:

DA APPLICATION

CLIENT:

SPACE URBAN

PROJECT:

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: 1 : 500@A1

JOB No.: JMPI-0062

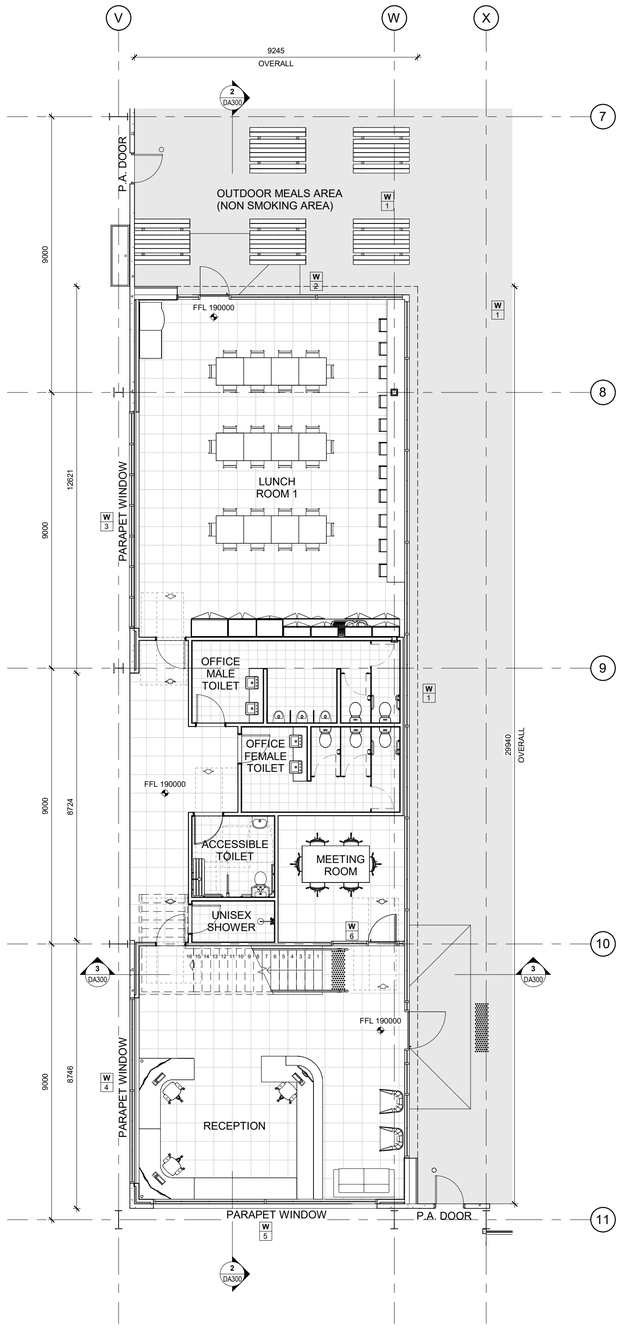
DRAWN BY: U.J/J.B.

DRAWING No. DA101

REVISION: C

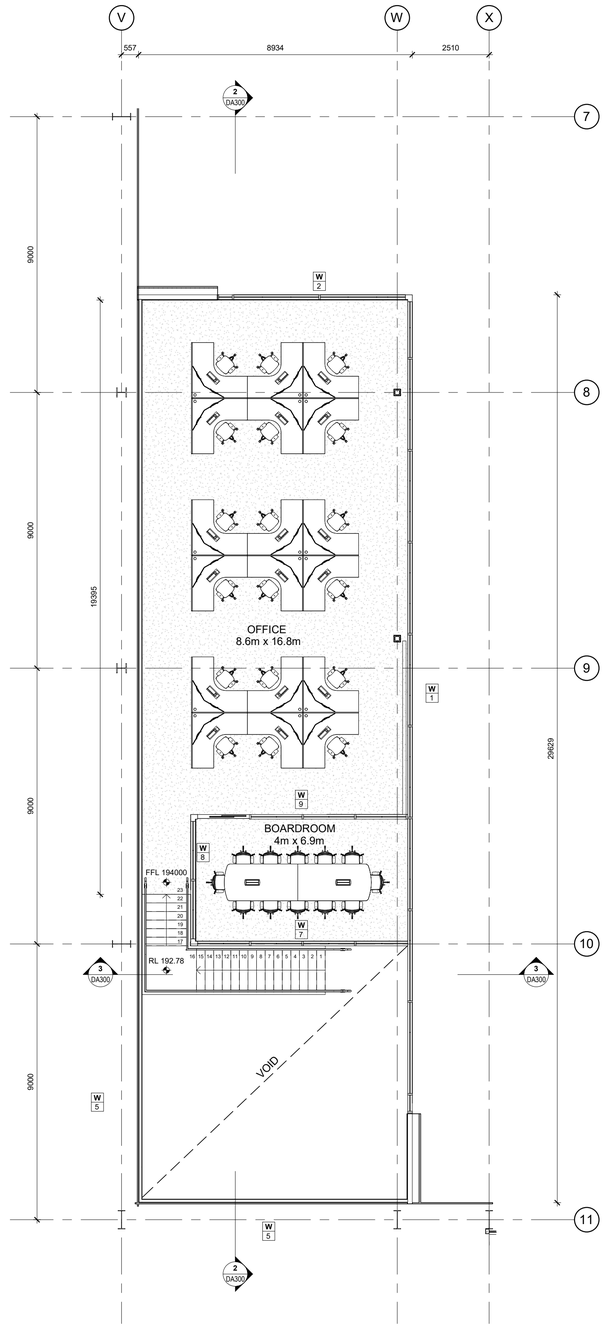
CERTIFIED BY

EEC EVERGREEN ENERGY CONSULTANTS



1 DA102 **GROUND FLOOR OFFICE LAYOUT**

1 : 100



3 DA102 **FIRST FLOOR OFFICE LAYOUT**

1 : 100

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O.	OVER
O.E.	OR EQUIVALENT
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R.L.	RELATIVE LEVEL
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T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

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STATUS:

DA APPLICATION

CLIENT:

SPACE URBAN

PROJECT:

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

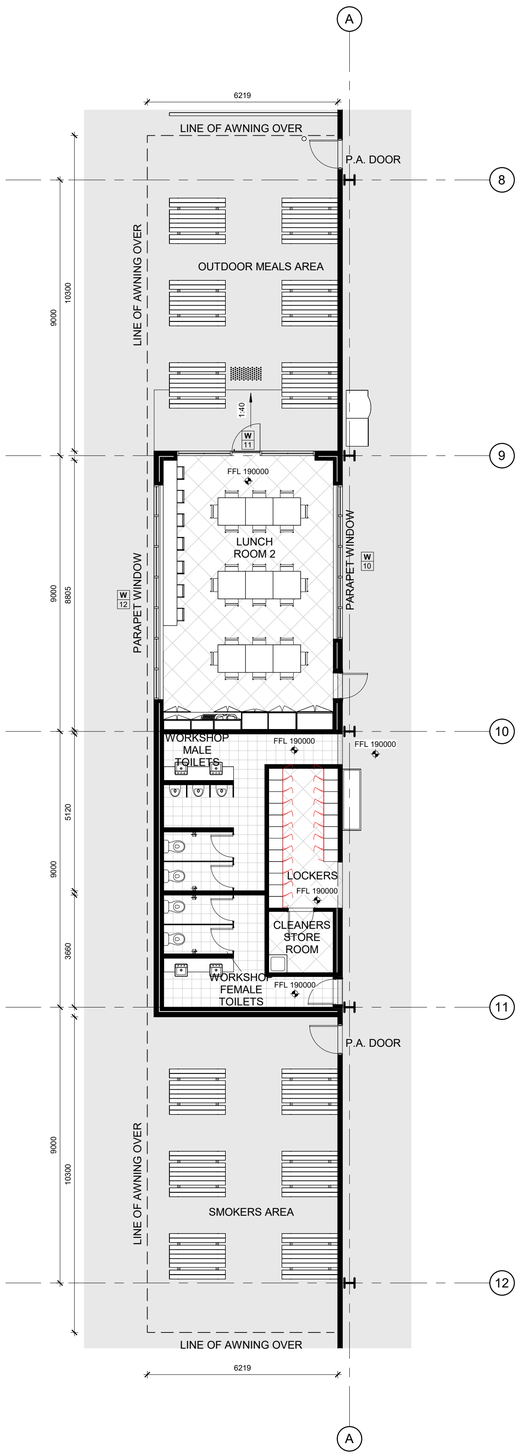
DRAWING TITLE:

OFFICE LAYOUT - GROUND AND FIRST FLOOR

CERTIFIED BY

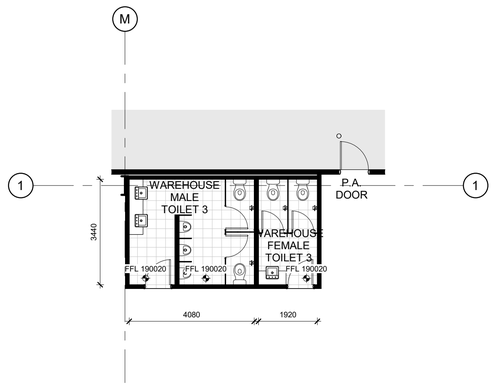
EEC EVERGREEN ENERGY CONSULTANTS

SCALE:	1 : 100@A1	DRAWING No.	DA102
JOB No.:	JMPI-0062		
DRAWN BY:	U.J/J.B.	REVISION:	C



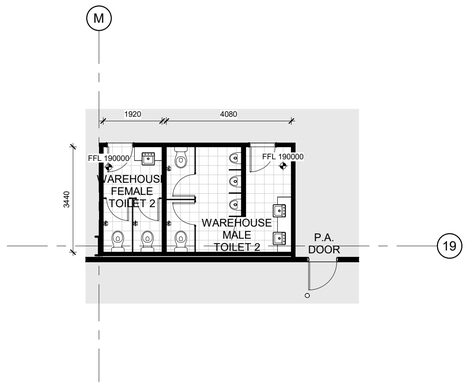
1 DA103 **REAR LUNCHROOM & AMENITIES**

1 : 100



2 DA103 **WAREHOUSE AMENITIES 1**

1 : 100



3 DA103 **WAREHOUSE AMENITIES 2**

1 : 100

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
R.L.	RELATIVE LEVEL
R.S.D.	ROLLER SHUTTER DOOR
R.W.T.	RAINWATER TANK
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T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

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STATUS:

DA APPLICATION

CLIENT:

SPACE URBAN

PROJECT:

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:

LUNCH ROOM 2 AND AMENITIES

CERTIFIED BY

EEC EVERGREEN ENERGY CONSULTANTS

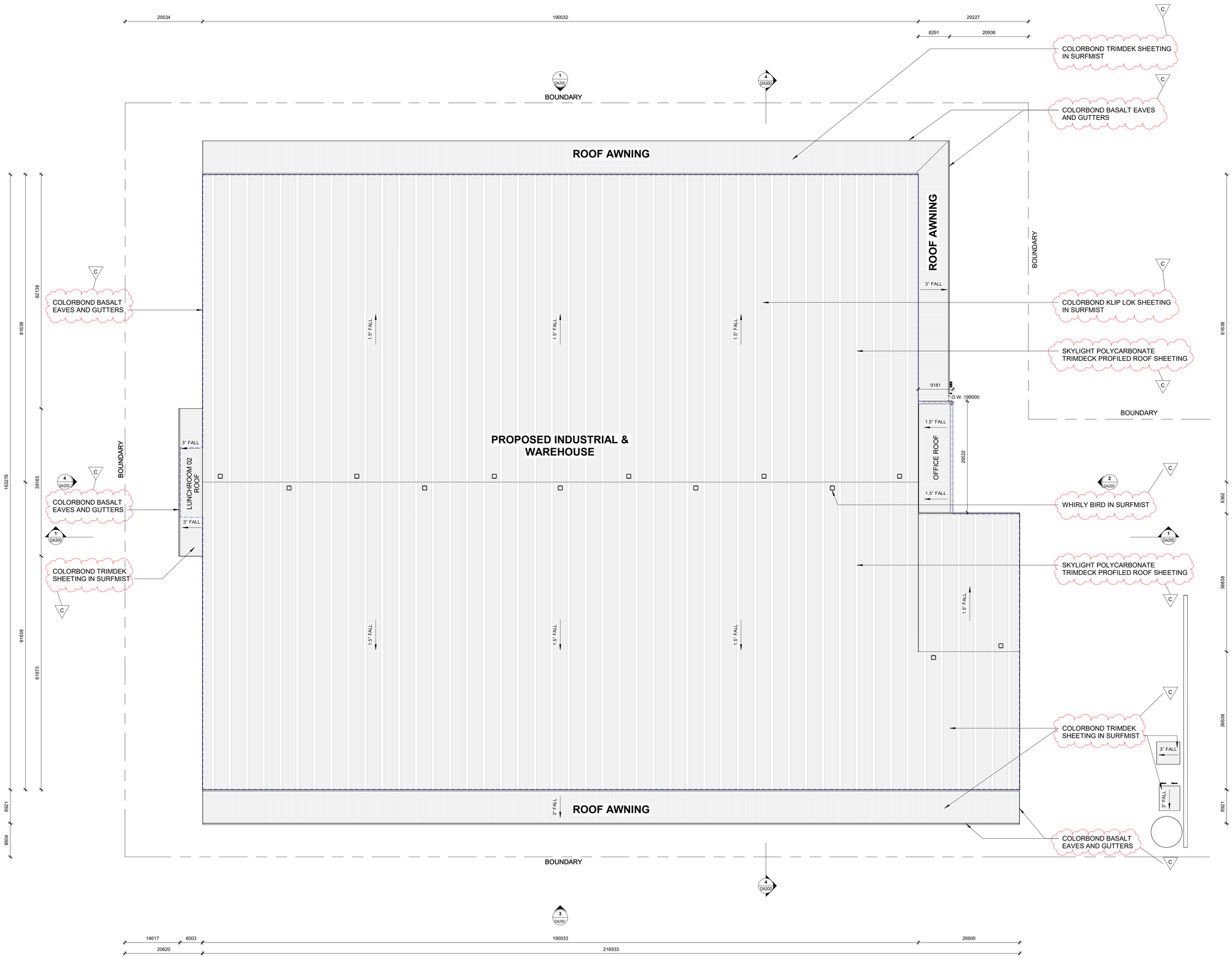
SCALE: 1 : 100@A1

JOB No.: JMPI-0062

DRAWN BY: U.J/J.B.

DRAWING No. DA103

REVISION: C



1 DA110 **ROOF PLAN**
1 : 500

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
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R.L.	RELATIVE LEVEL
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R.W.T.	RAINWATER TANK
S.C.	STRUCTURAL COLUMN
T.O.M.	TOP OF MEZZANINE
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

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DA APPLICATION

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SPACE URBAN

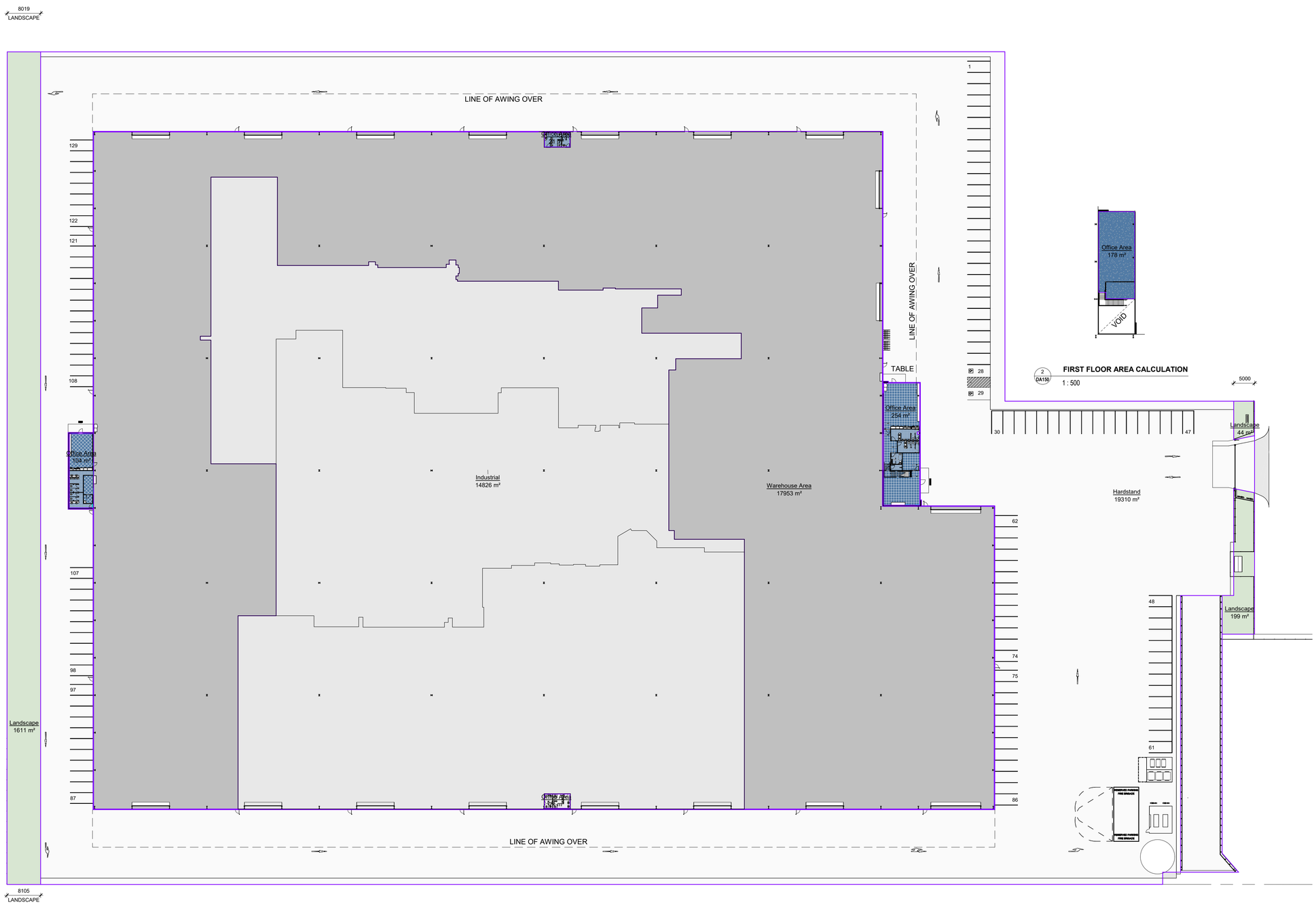
PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:
ROOF PLAN

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

SCALE:	1 : 500@A1	DRAWING No.	DA110
JOB No.:	JMPI-0062		
DRAWN BY:	U.J./J.B.	REVISION:	C



1 DA150 **GROUND FLOOR AREA CALCULATION**
1 : 500

2 DA150 **FIRST FLOOR AREA CALCULATION**
1 : 500

AREA LEGEND

- Hardstand
- Industrial
- Landscape
- Office Area
- Warehouse Area

AREA SCHEDULE - GROSS BUILDING

Level	Name	Area
Ground Floor	Hardstand	19310 m²
		19310 m²
Ground Floor	Industrial	14826 m²
		14826 m²
Ground Floor	Landscape	1611 m²
Ground Floor	Landscape	199 m²
Ground Floor	Landscape	44 m²
		1854 m²
First Floor	Office Area	178 m²
Ground Floor	Office Area	104 m²
Ground Floor	Office Area	254 m²
Ground Floor	Office Area	21 m²
Ground Floor	Office Area	21 m²
		579 m²
Ground Floor	Warehouse Area	17953 m²
		17953 m²
Grand total		54521 m²

Total Site Area: **54345m²**

Floor Coverage Area: 579m² (Office)
14826m² (Industrial)
17953m² (Warehouse)
Total: 33358m²

FSR 33358m² / 54345m²
0.61 ~ **0.61:1**

Site Areas 19310m² (Hardstand Area)
14826m² (Industrial Area)
401m² (GF Office Area)
17953m² (Warehouse Area)
Total: 52490m²

Site Coverage (52490m² / 54345m²) * 100
96.58%

PARKING REQUIREMENTS

REQUIRED NUMBER OF PARKINGS 223

INDUSTRIAL 148
WAREHOUSE AREA 60
OFFICE AREA 14

TOTAL PROVIDED PARKINGS 129

DIFFERENCE -94

BYCICLE RACK PROVIDED 24

P.A. DOOR PERSONAL ACCESS DOOR

ISSUE	AMENDMENT	DATE
C	DA Application Amendment	24/06/25
B	DA Application Amendment	02/04/25
A	DA Application	12/06/24

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STATUS:

DA APPLICATION

CLIENT:
SPACE URBAN

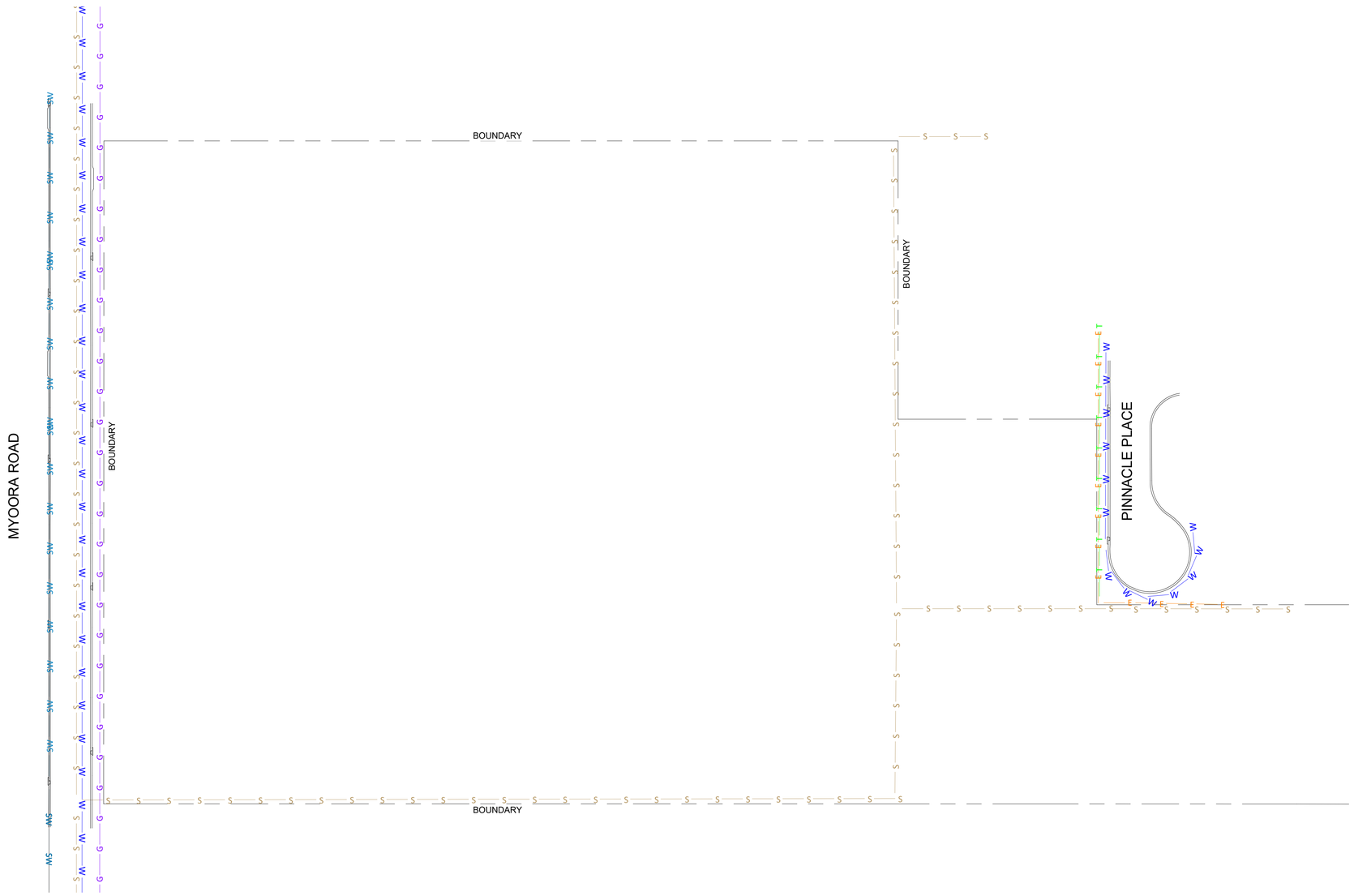
PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:
AREA CALCULATION PLANS

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

SCALE: 1 : 500@A1
JOB No.: JMPI-0062
DRAWN BY: U.J./J.B.
DRAWING No. DA150
REVISION: C



1 DA160 **SERVICES PLAN**
1 : 750

CERTIFIED BY

EEC EVERGREEN ENERGY CONSULTANTS

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
R.L.	RELATIVE LEVEL
R.S.D.	ROLLER SHUTTER DOOR
R.W.T.	RAINWATER TANK
S.C.	STRUCTURAL COLUMN
T.O.M.	TOP OF MEZZANINE
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

ELECTRICAL LINE	E
FENCE	/
GAS LINE	G
OVERHAD POWER	OPL
SEWER LINE	S
STORM WATER LINE	SW
TELECOM LINE	T
WATER LINE	W
DEMOLITION	
SITE BOUNDARY	

ISSUE	AMENDMENT	DATE
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DA APPLICATION

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PROJECT:

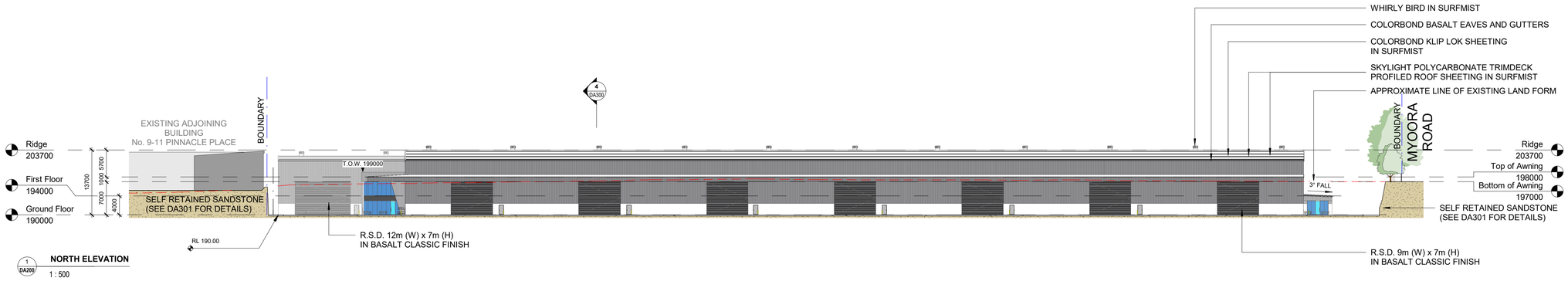
PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

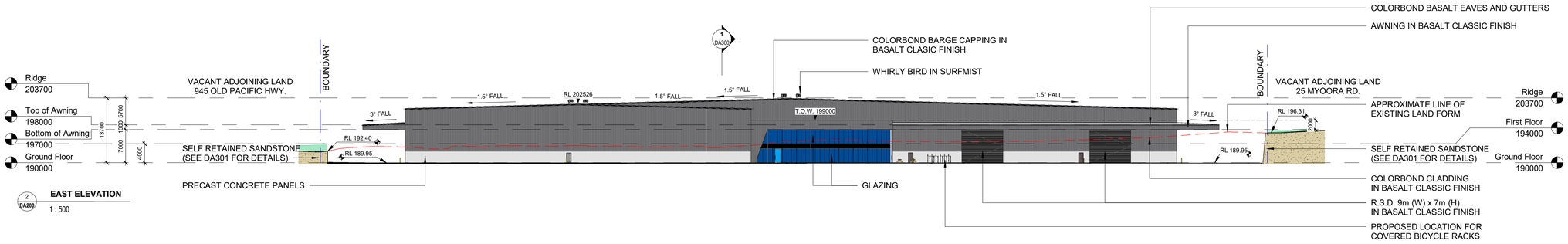
DRAWING TITLE:

SERVICES PLAN

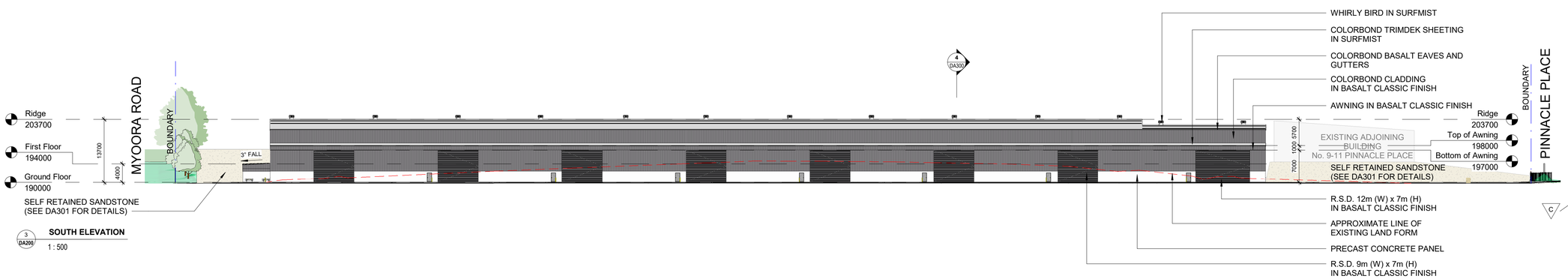
SCALE:	1 : 750@A1	DRAWING No.	DA160
JOB No.:	JMPI-0062		
DRAWN BY:	U.J/J.B.	REVISION:	C



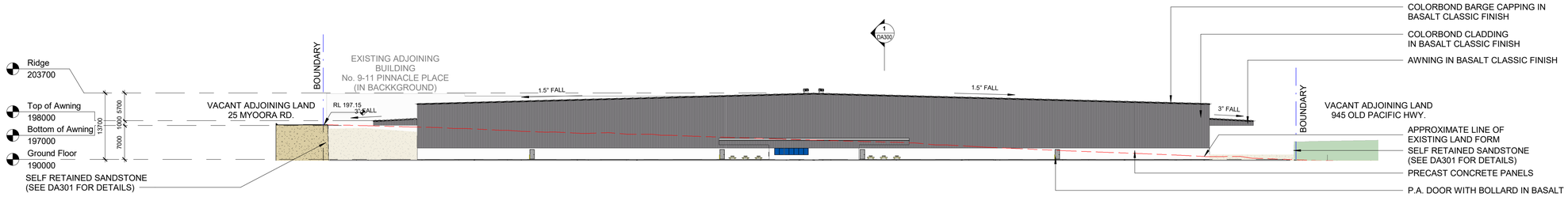
1 DA200 **NORTH ELEVATION**
1 : 500



2 DA200 **EAST ELEVATION**
1 : 500

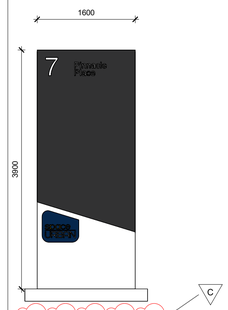


3 DA200 **SOUTH ELEVATION**
1 : 500



4 DA200 **WEST ELEVATION**
1 : 500

COLOR SCSHEDULE
1 : 1



5 DA200 **PYLON SIGN**
1 : 50

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
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T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
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PROJECT:

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:

ELEVATIONS

CERTIFIED BY

EEC
EVERGREEN ENERGY CONSULTANTS

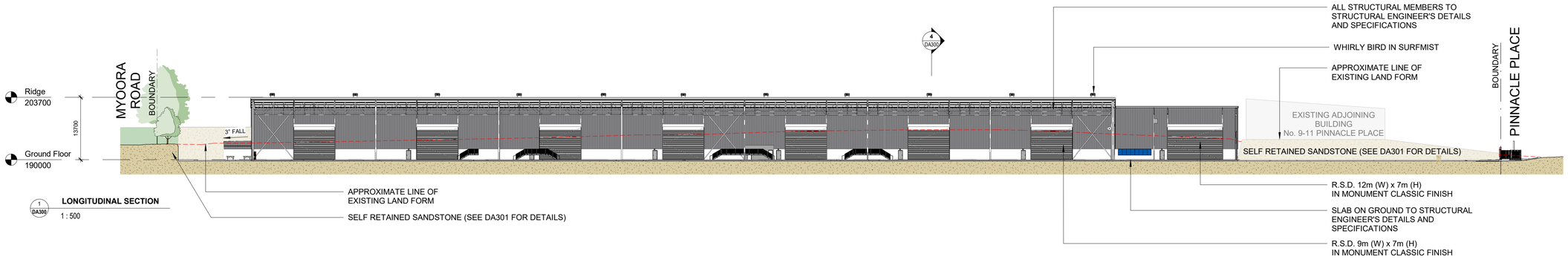
SCALE: As indicated@A1

JOB No.: JMPI-0062

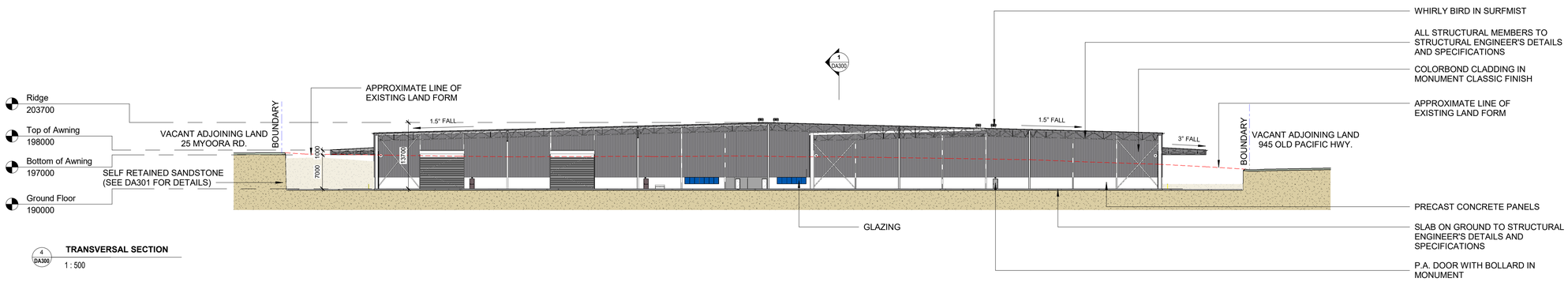
DRAWN BY: U.J/J.B.

DRAWING No. DA200

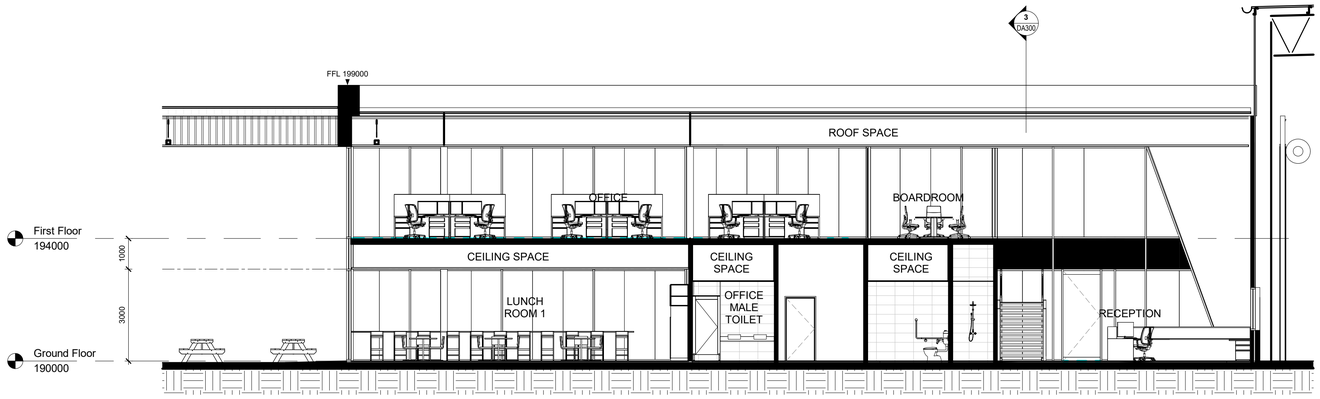
REVISION: C



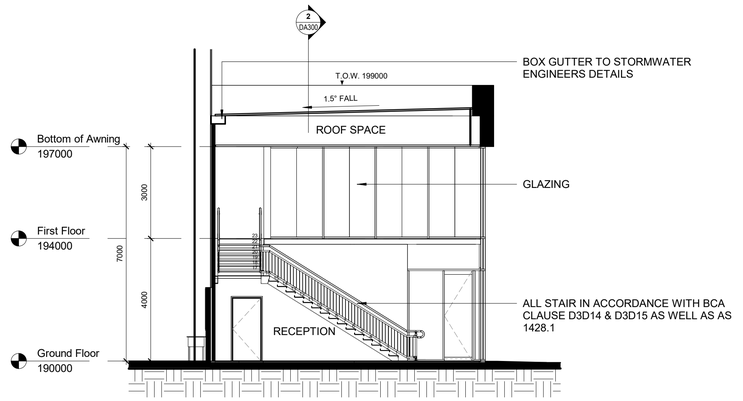
1 DA300 **LONGITUDINAL SECTION**
1 : 500



4 DA300 **TRANSVERSAL SECTION**
1 : 500



2 DA300 **LONGITUDINAL FRONT OFFICE SECTION**
1 : 100



3 DA300 **TRANSVERSAL SECTION - OFFICE AREA**
1 : 100

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EEC
EVERGREEN ENERGY CONSULTANTS

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
F.W.	FLOOR WASTE
G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
R.L.	RELATIVE LEVEL
R.S.D.	ROLLER SHUTTER DOOR
R.W.T.	RAINWATER TANK
S.C.	STRUCTURAL COLUMN
T.O.M.	TOP OF MEZZANINE
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

ISSUE	AMENDMENT	DATE
C	DA Application Amendment	24/06/25
B	DA Application Amendment	02/04/25
A	DA Application	12/06/24

A BORG COMPANY

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Tel: 1300 300 641
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0m 10 20 30 40 50

STATUS:

DA APPLICATION

CLIENT:

SPACE URBAN

PROJECT:

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:

SECTION (Page 1 of 2)

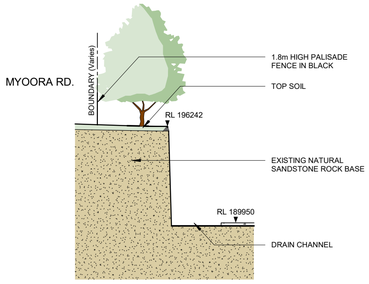
SCALE: As indicated@A1

JOB No.: JMPI-0062

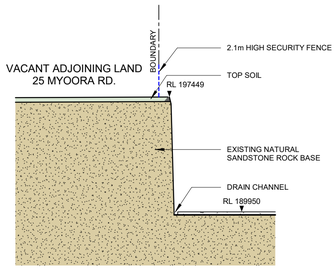
DRAWN BY: U.J/J.B.

DRAWING No. DA300

REVISION: C



1 DA301 **SECTION - WEST SITE EXCAVATION**
1 : 200



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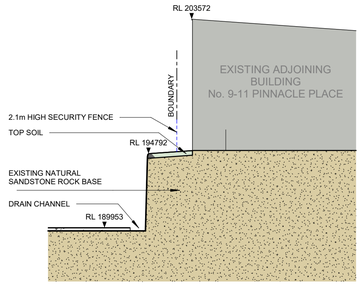
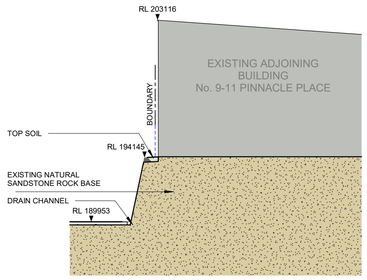
1 : 200



3 DA301 **SECTION - EAST SITE EXCAVATION**
1 : 200



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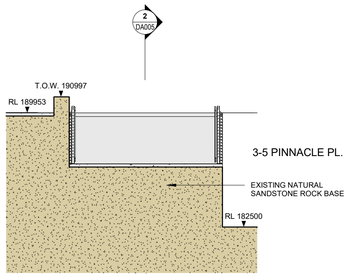
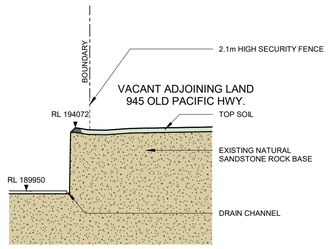
1 : 200



5 DA301 **SECTION - EAST SITE EXCAVATION**
1 : 200



6 DA301 **SECTION - SOUTH SITE EXCAVATION**
1 : 200

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.H.	FIRE HYDRANT
F.H.R.	FIRE HOSE REEL
F.I.P.	FIRE INDICATION PANEL
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G.P.	GAS POINT
G.P.O.	GENERAL PURPOSE OUTLET
G.D.	GRATED DRAIN
G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
O.F.	OVERFLOW
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R.S.D.	ROLLER SHUTTER DOOR
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T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

ISSUE	AMENDMENT	DATE
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space URBAN

A BORG COMPANY

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0m 10 20 30 40 50

STATUS:

DA APPLICATION

CLIENT:

SPACE URBAN

PROJECT:

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

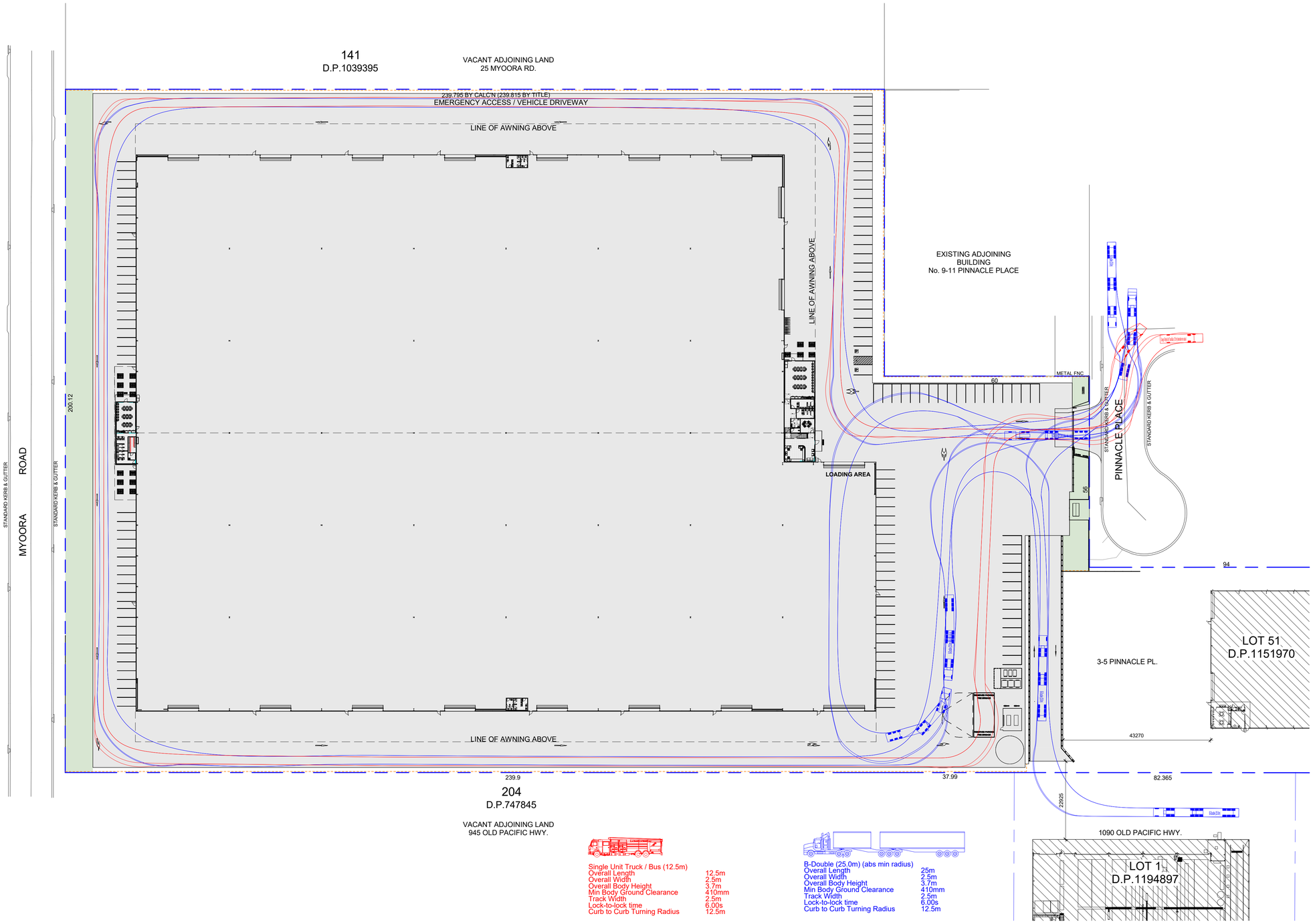
DRAWING TITLE:

SECTION (Page 2 of 2)

CERTIFIED BY

EEC EVERGREEN ENERGY CONSULTANTS

SCALE:	1 : 200@A1	DRAWING No.	DA301
JOB No.:	JMPI-0062		
DRAWN BY:	U.J/J.B.	REVISION:	C



Single Unit Truck / Bus (12.5m)

Overall Length	12.5m
Overall Width	2.5m
Overall Body Height	3.7m
Min Body Ground Clearance	410mm
Track Width	2.5m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.5m

B-Double (25.0m) (abs min radius)

Overall Length	25m
Overall Width	2.5m
Overall Body Height	3.7m
Min Body Ground Clearance	410mm
Track Width	2.5m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.5m

1 DA500 **VEHICLE MOVEMENT PATH**
1 : 600

P.A. DOOR PERSONAL ACCESS DOOR

ISSUE	AMENDMENT	DATE
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STATUS:
DA APPLICATION

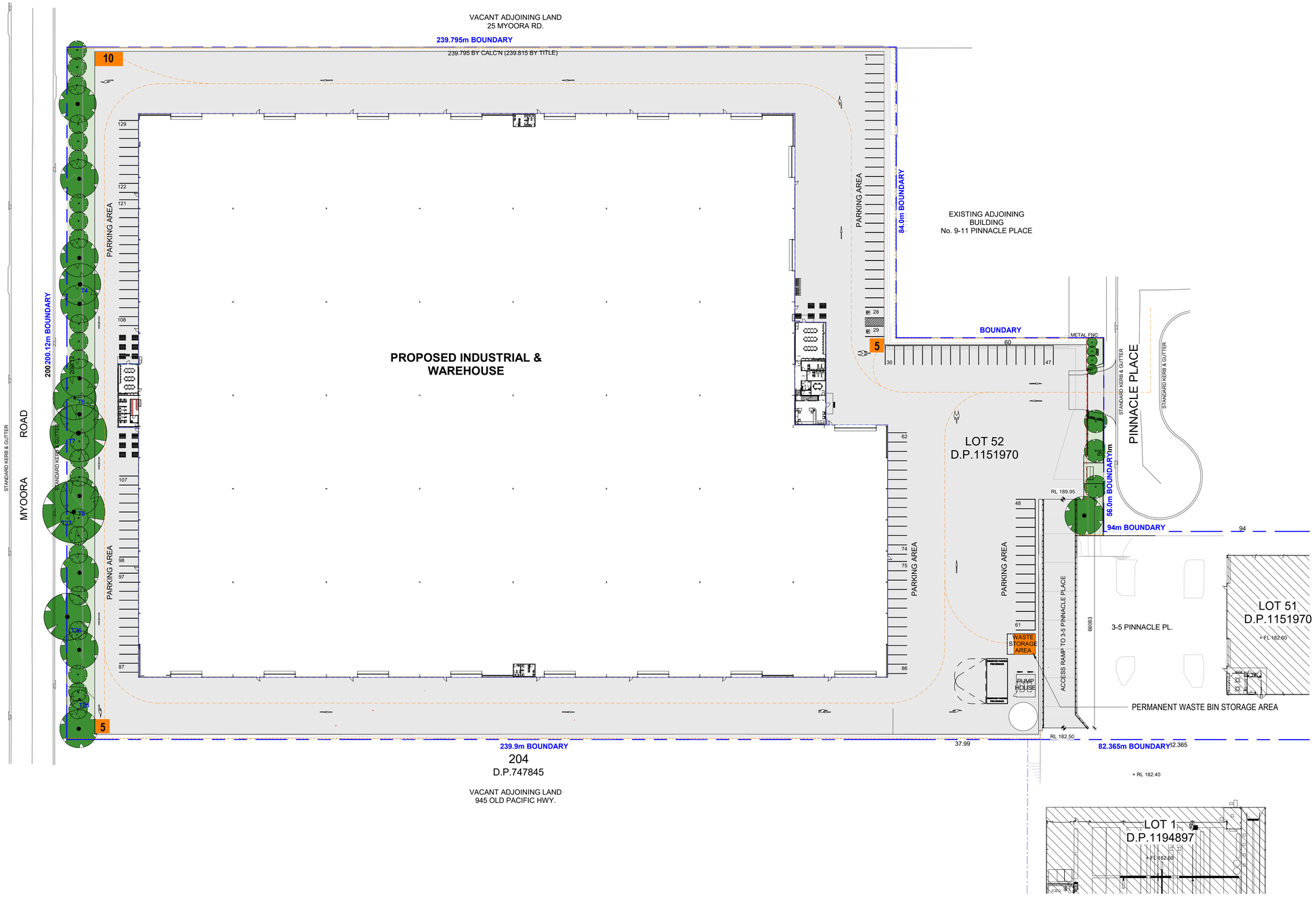
CLIENT:
SPACE URBAN

PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE
7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:
VEHICLE MOVEMENT PLAN

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

SCALE:	1 : 600@A1	DRAWING No.	DA500
JOB No.:	JMPI-0062		
DRAWN BY:	U.J/J.B.	REVISION:	C



LEGEND:

- 5 — 5m³ TEMPORARY CONSTRUCTION WASTE RECYCLE BIN.
- 10 — 10m³ TEMPORARY CONSTRUCTION WASTE RECYCLE BIN.
- ACCESS TO WASTE STORAGE BINS.
- WASTE BIN SINAGE.
- 2 — 2m³ PERMANENT BIN LOCATION.
- 3 — 3m³ PERMANENT BIN LOCATION.

ISSUE	AMENDMENT	DATE
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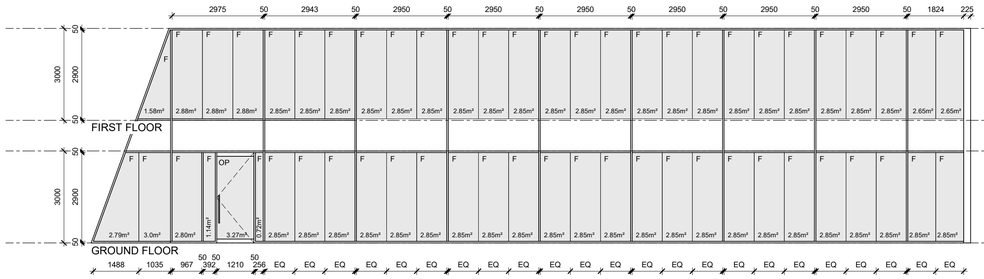
PROJECT:
PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

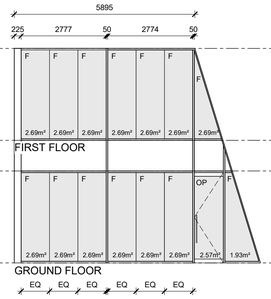
DRAWING TITLE:
WASTE MANAGEMENT PLAN

SCALE: As indicated@A1
JOB No.: JMPI-0062
DRAWN BY: U.J/J.B.
DRAWING No. DA501
REVISION: C

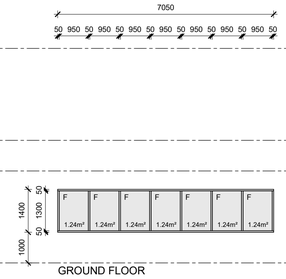
1 WASTE MANAGEMENT PLAN
DA501



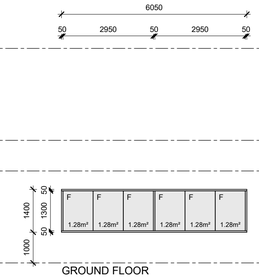
W1 - CURTAIN WALL FACADE - FRONT OFFICE



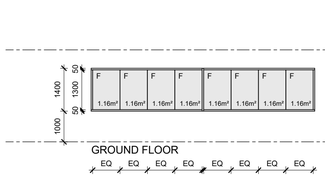
W2 - CURTAIN WALL FACADE - FRONT OFFICE



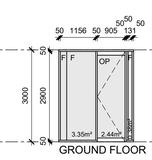
W3 - FRONT OFFICE



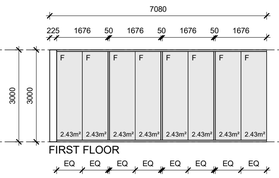
W4 - FRONT OFFICE



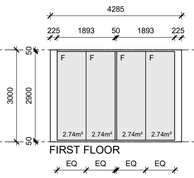
W5 - FRONT OFFICE



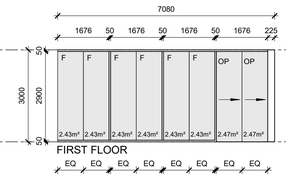
W6 - MEETING ROOM



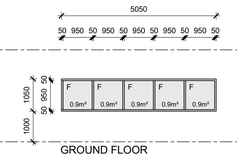
W7 - BOARDROOM



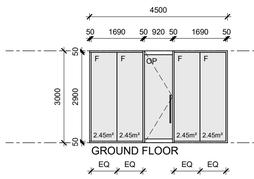
W8 - BOARDROOM



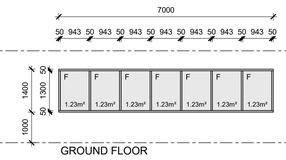
W9 - BOARDROOM



W10 - REAR LUNCH ROOM



W11 - REAR LUNCH ROOM



W12 - REAR LUNCH ROOM

LEGEND

A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
A.P.	ACCESS PANEL (600x600 UNO)
B.O.A.	BOTTOM OF AWNING
C.O.S.	CONFIRM ON SITE
D.P.	DOWNPIPE
E.G.L.	EXISTING GROUND LINE
E.Q.	EQUAL
E.X.	EXISTING
F.C.L.	FINISHED CEILING LEVEL
F.F.	FIRST FLOOR
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G.F.	GROUND FLOOR LEVEL
H.W.U.	HOT WATER UNIT
O	OVER
O.E.	OR EQUIVALENT
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R.L.	RELATIVE LEVEL
R.S.D.	ROLLER SHUTTER DOOR
R.W.T.	RAINWATER TANK
S.C.	STRUCTURAL COLUMN
T.O.M.	TOP OF MEZZANINE
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
T.S.P.	TILE SETOUT POINT
U	UNDER
U.N.O.	UNLESS NOTED OTHERWISE
X	CRITICAL DIMENSION
P.A. DOOR	PERSONAL ACCESS DOOR

F - FIXED
OP - OPERABLE

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PROJECT:

PROPOSED INDUSTRIAL & WAREHOUSE

7 PINNACLE PLACE
SOMERSBY, NSW 2250

DRAWING TITLE:

GLAZING SCHEDULE

SCALE: 1 : 100@A1

JOB No.: JMPI-0062

DRAWN BY: U.J/J.B.

DRAWING No. DA600

REVISION: C

CERTIFIED BY

EEC EVERGREEN ENERGY CONSULTANTS

GLAZING SCHEDULE

1 : 100