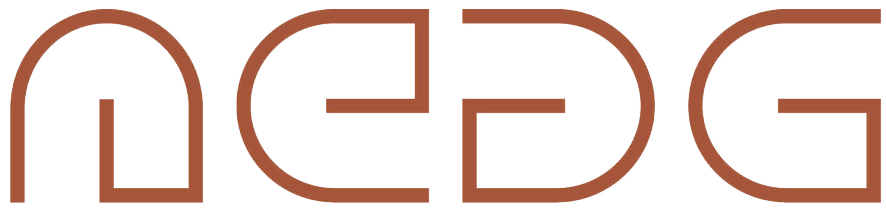


Proposed Double-R Industrial Development

Global Gateway Park, Tamworth, NSW



Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval



Site Information

SITE ADDRESS	: Lot 300 Tamworth Global Gateway Park, Tamworth
SITE AREA	: 40011 m ²
WORKSHOP & STORAGE AREA	: 3851 m ²
SHOWROOM & SALES AREA	: 889 m ²
PARTS STORE WAREHOUSE	: 1706 m ²
OFFICES & AMENITIES	: 960 m ²
OUTDOOR DISPLAY AREA	: 3193 m ²

Development Phase Schedule

- Development Phase 1**
- Showroom, Offices & Staff Toilets
 - Showroom Mezzanine Constructed for Storage Only
 - Parts Store (Partial)
 - Workshop (Partial) - 8 Bays for Ag Servicing + Pre-Delivery Vehicle Preparation
 - Temporary Wash Bay
 - Temporary Ablutions Block for Workshop Staff
 - Outdoor Display (Partial)
 - Concrete Hardstand Circulation Yard (Partial)
 - Public Parking and Light Vehicle Circulation Driveway
 - Staff Parking on Gravel Hardstand - Extent to be Confirmed
 - Landscaping to Road Frontage to Extent of Proposed Works Only

- Development Phase 2**
- Workshop Extended to 14 Service Bays
 - Workshop Storage Areas Added
 - Workshop External Canopy Extended
 - Washbay Relocated
 - Circulation Yard Hardstand Extended
 - Heavy Vehicle Access From Gilaa Circuit Added

- Development Phase 3**
- Workshop Extended to 16 Service Bays
 - Workshop Wash Bay Added
 - Workshop External Canopy Extended
 - Workshop Cranes Added
 - Circulation Yard Hardstand Extended
 - Additional Hotmix Vehicle Stacking Area
 - 22 Staff Paking Spaces Added
 - Parts Store Extended and Canopy Added
 - Workshop Office / Amenities Added
 - Staff Room & Driver Rest Area Added with Courtyard
 - Mezzanine in Showroom Converted to Offices
 - Outdoor Display Extended

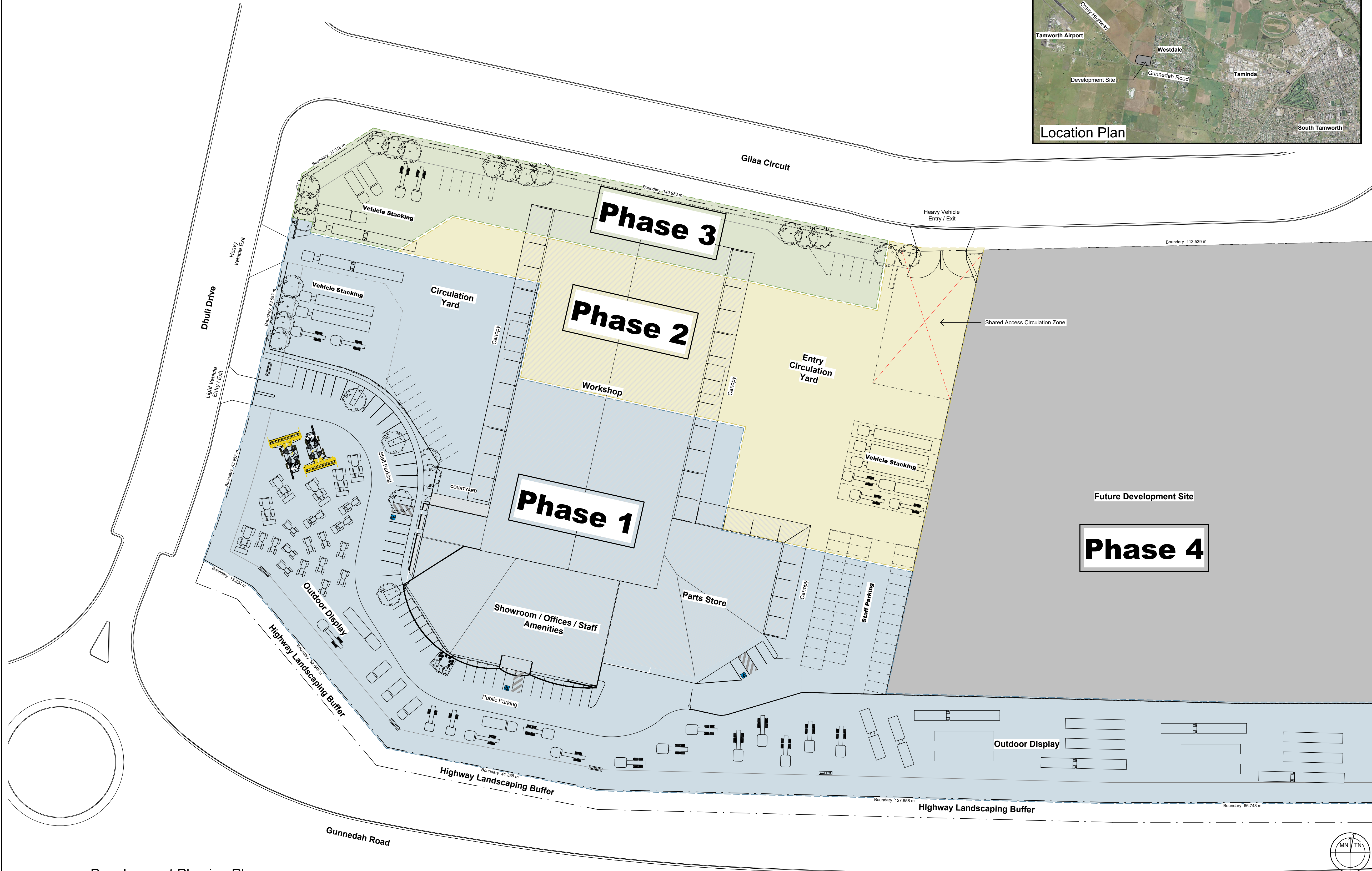
- Development Phase 4**
- Future Development

Drawing Schedule			
#	Drawing	Revision	Date
DA101	Phase 1 - Site Plan & Signage	1	15/03/24
DA102	Phase 1 - Floor Plans - 1	1	15/03/24
DA103	Phase 1 - Floor Plans - 2	1	15/03/24
DA104	Phase 1 - Elevations & Sections	1	15/03/24
DA201	Phase 2 - Site Plan	1	15/03/24
DA202	Phase 2 - Floor Plans	1	15/03/24
DA203	Phase 2 - Elevations & Sections	1	15/03/24
DA301	Phase 3 - Site Plan	1	15/03/24
DA302	Phase 3 - Floor Plan - 1	1	15/03/24
DA303	Phase 3 - Floor Plan - 2	1	15/03/24
DA304	Phase 3 - Elevations	1	15/03/24
DA305	Phase 3 - Sections	1	15/03/24

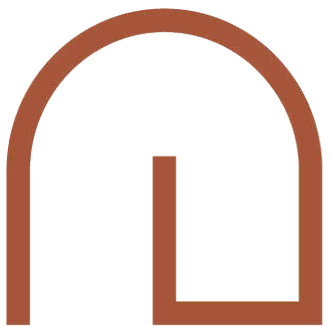
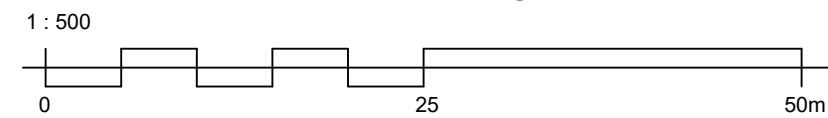
Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Cover Sheet

Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051 DA100
Approved	PH	Rev.	1



Development Phasing Plan



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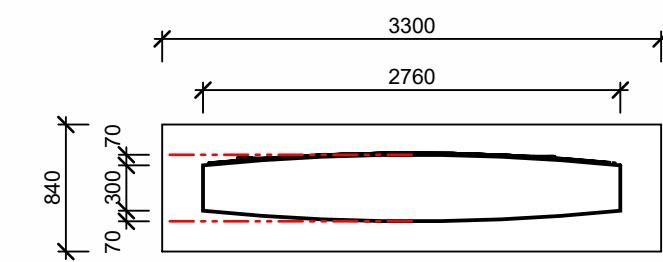
215 Mann Street, Armidale NSW 2350
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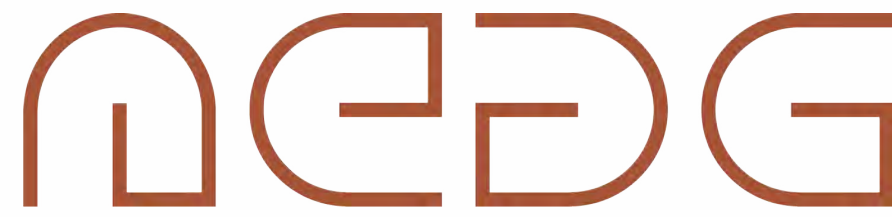
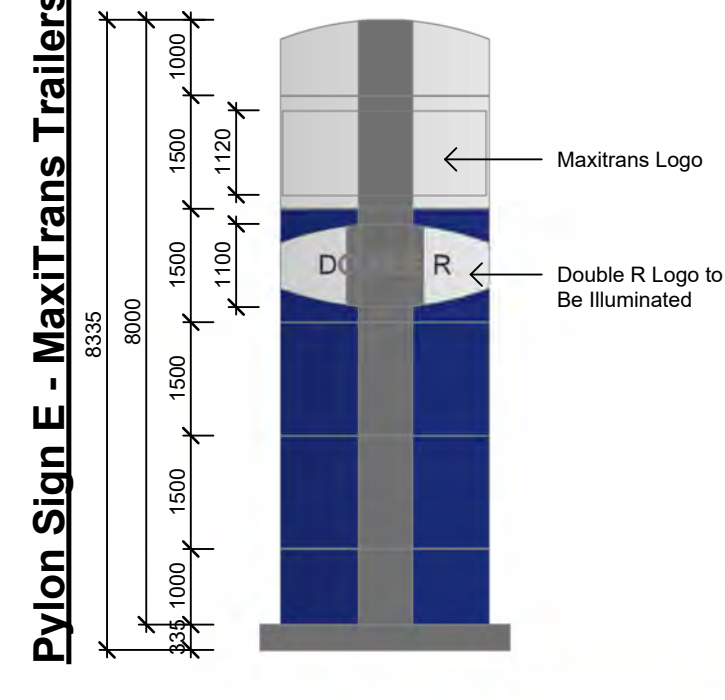
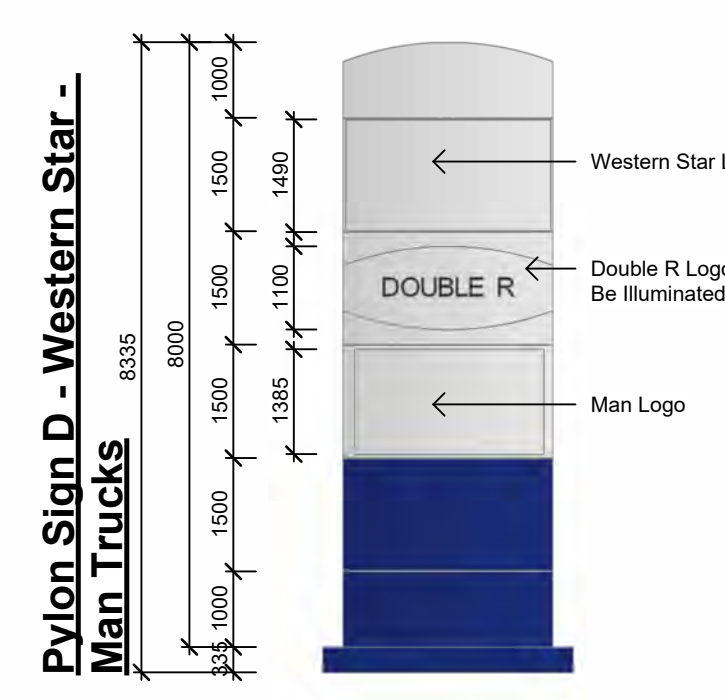
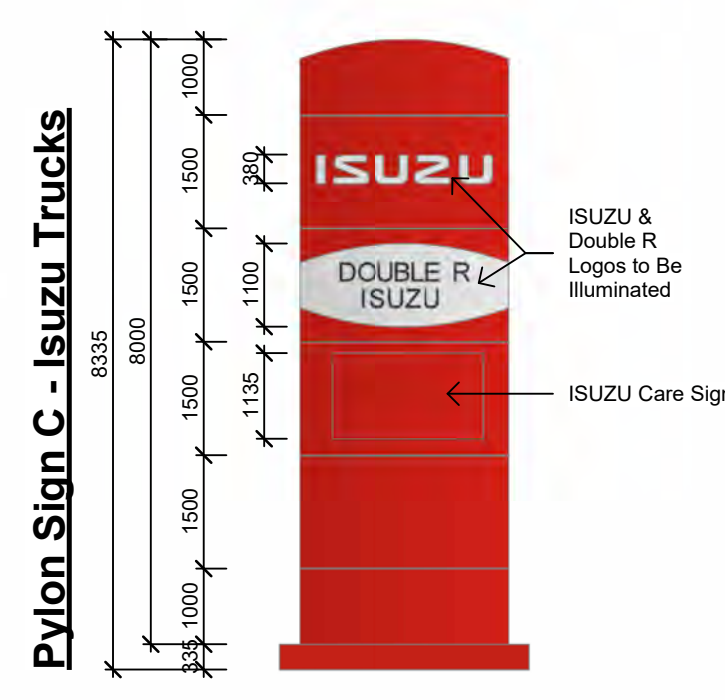
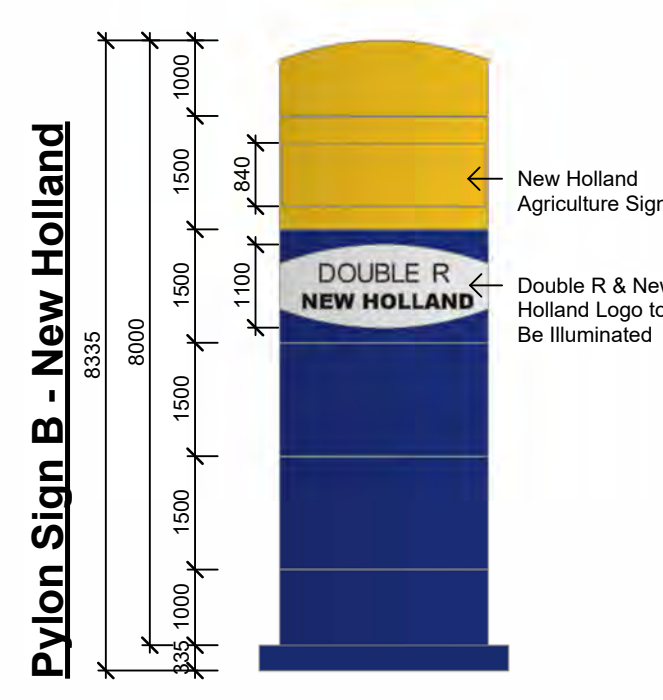
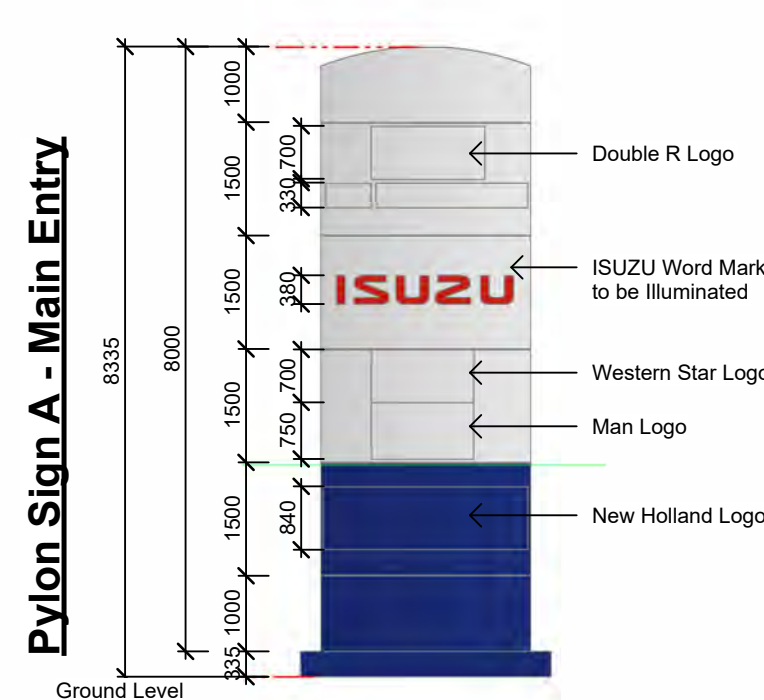
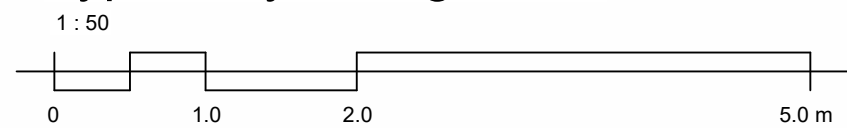


1:200 0 1 2 5 10m 15m
1:100 0 0.5 1 2 5m

WHEN PLOTTED TO A3, SCALE DOUBLES

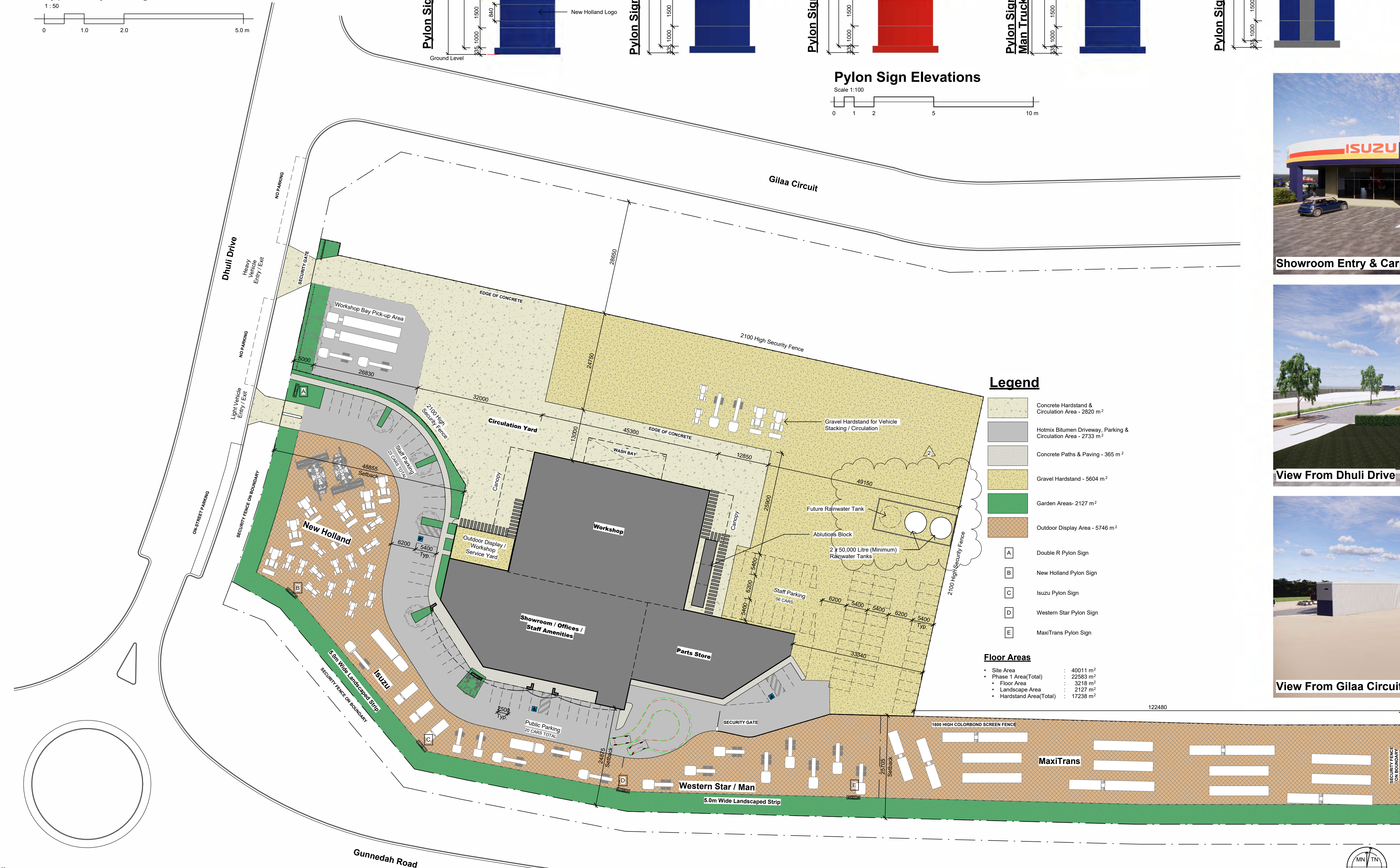
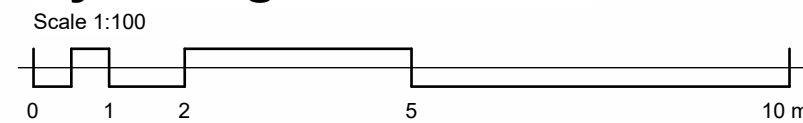


Typical Pylon Sign Plan



Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval
2	4/10/24	Rainwater Tanks Added

Pylon Sign Elevations



Legend

- Concrete Hardstand & Circulation Area - 2820 m²
- Hotmix Bitumen Driveway, Parking & Circulation Area - 2733 m²
- Concrete Paths & Paving - 365 m²
- Gravel Hardstand - 5604 m²
- Garden Areas- 2127 m²
- Outdoor Display Area - 5746 m²

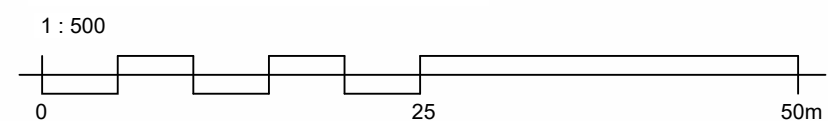
- A Double R Pylon Sign
- B New Holland Pylon Sign
- C Isuzu Pylon Sign
- D Western Star Pylon Sign
- E MaxiTrans Pylon Sign

Floor Areas

- Site Area : 40011 m²
- Phase 1 Area(Total) : 22583 m²
- Floor Area : 3218 m²
- Landscape Area : 2127 m²
- Hardstand Area(Total) : 17238 m²



Phase 1 - Site Plan



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Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 1 - Site Plan & Signage

Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	Rev.
Approved	PH	23051 DA101	2

WHEN PLOTTED TO A3, SCALE DOUBLES



Legend

- Workshop & Storage Floor Area
 - Washbay Floor Area
 - Showroom Floor Area
 - Parts Sales Floor Area
 - Parts Storage Floor Area
 - Office Floor Area
 - Staff Amenities Floor Area
 - Concrete Path
- W Window
SD Sliding Door
SF Shopfront Glazing
FHR Fire Hose Reel
EXIT Required Exit Door
Indicates Principal Disabled Access
Direction of Travel

No.	Window Type	Height	Width	Area	Orientation	Comments
1.01	Aluminium Fixed	4000	5825	23.30 m²	S	
1.02	Aluminium Fixed	4000	3000	12.00 m²	W	
1.03	Aluminium Fixed	4000	9600	38.40 m²	S	
1.04	Aluminium Fixed	4000	5000	20.00 m²	S	
1.05	Aluminium Fixed	4000	9600	38.40 m²	S	
1.06	Aluminium Fixed	4000	11400	45.60 m²	S	
1.07	Aluminium Fixed	900	1200	1.08 m²	W	
1.08	Aluminium Fixed	900	1200	1.08 m²	W	
1.09	Aluminium Fixed	900	1200	1.08 m²	W	
1.10	Aluminium Fixed	900	1200	1.08 m²	W	
1.11	Aluminium Fixed	900	1200	1.08 m²	W	
1.12	Aluminium Fixed	2400	240	0.58 m²	N	
1.13	Aluminium Fixed	2400	240	0.58 m²	N	
1.14	Aluminium Fixed	1400	1800	2.52 m²	S	
1.15	Aluminium Fixed	1400	1800	2.52 m²	S	
1.16	Aluminium Fixed	2400	740	1.78 m²	S	
1.17	Aluminium Fixed	1800	450	0.81 m²	W	
1.18	Aluminium Fixed	1800	450	0.81 m²	W	
1.19	Aluminium Fixed	1800	450	0.81 m²	W	
1.20	Aluminium Fixed	1800	450	0.81 m²	W	
1.21	Aluminium Fixed	1800	450	0.81 m²	W	
1.22	Aluminium Fixed	1800	450	0.81 m²	E	
1.23	Aluminium Fixed	1800	450	0.81 m²	E	
1.24	Aluminium Fixed	1800	450	0.81 m²	E	
1.25	Aluminium Fixed	1800	450	0.81 m²	E	
1.26	Aluminium Fixed	1800	450	0.81 m²	E	
1.27	Aluminium Fixed	1800	450	0.81 m²	E	
1.28	Aluminium Fixed	1800	450	0.81 m²	E	
1.29	Aluminium Fixed	1800	450	0.81 m²	S	
1.30	Aluminium Fixed	1800	450	0.81 m²	S	

Door No.	Construction Type	Door Height	Door Width	Comments
1.01	Aluminium Glazed Sliding Door	2400	1150	
1.02	Aluminium Shopfront	2400	2350	
1.03	Glazed Aluminium Double Doors	2350	1740	
1.04	Solid Core Timber Door	2340	920	
1.05	Colorbond Roller Door	6000	5000	
1.06	Colorbond Roller Door	6000	5000	
1.07	Colorbond Roller Door	6000	5000	
1.08	Solid Core Timber Door	2340	920	
1.09	Colorbond Roller Door	4200	4000	
1.10	Solid Core Timber Door	2340	920	
1.11	Aluminium Glazed Hinged Door	2300	920	
1.12	Colorbond Roller Door	4000	4000	

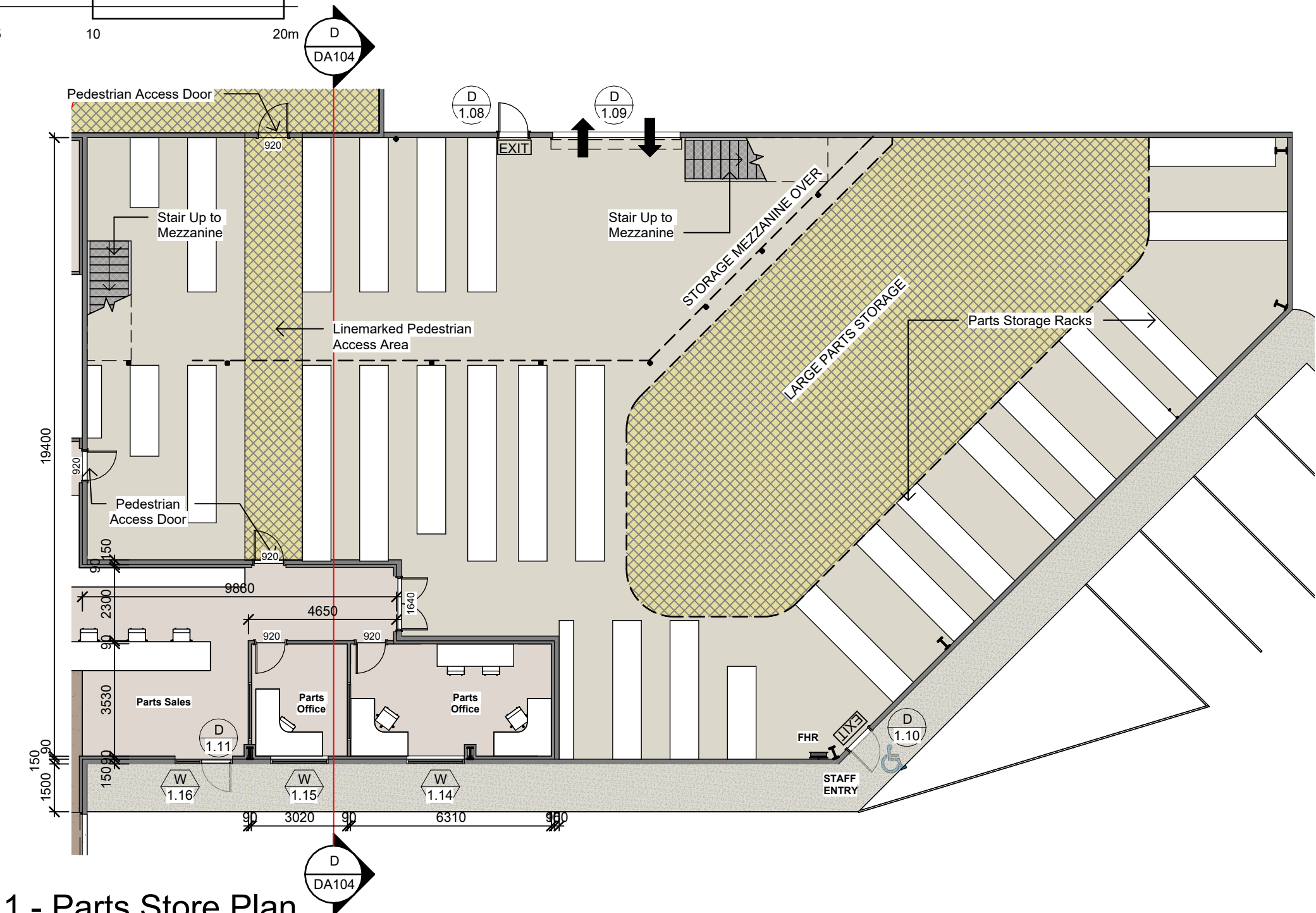
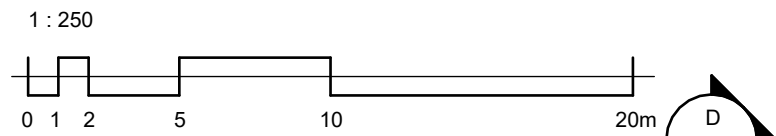
Phase 1 Floor Area

Name	Area
Drying Area	913 m²
Parts Store	564 m²
Parts Store Office	37 m²
Showroom Office & Amenity	313 m²
Workshop	1385 m²
Total Area	3212 m²

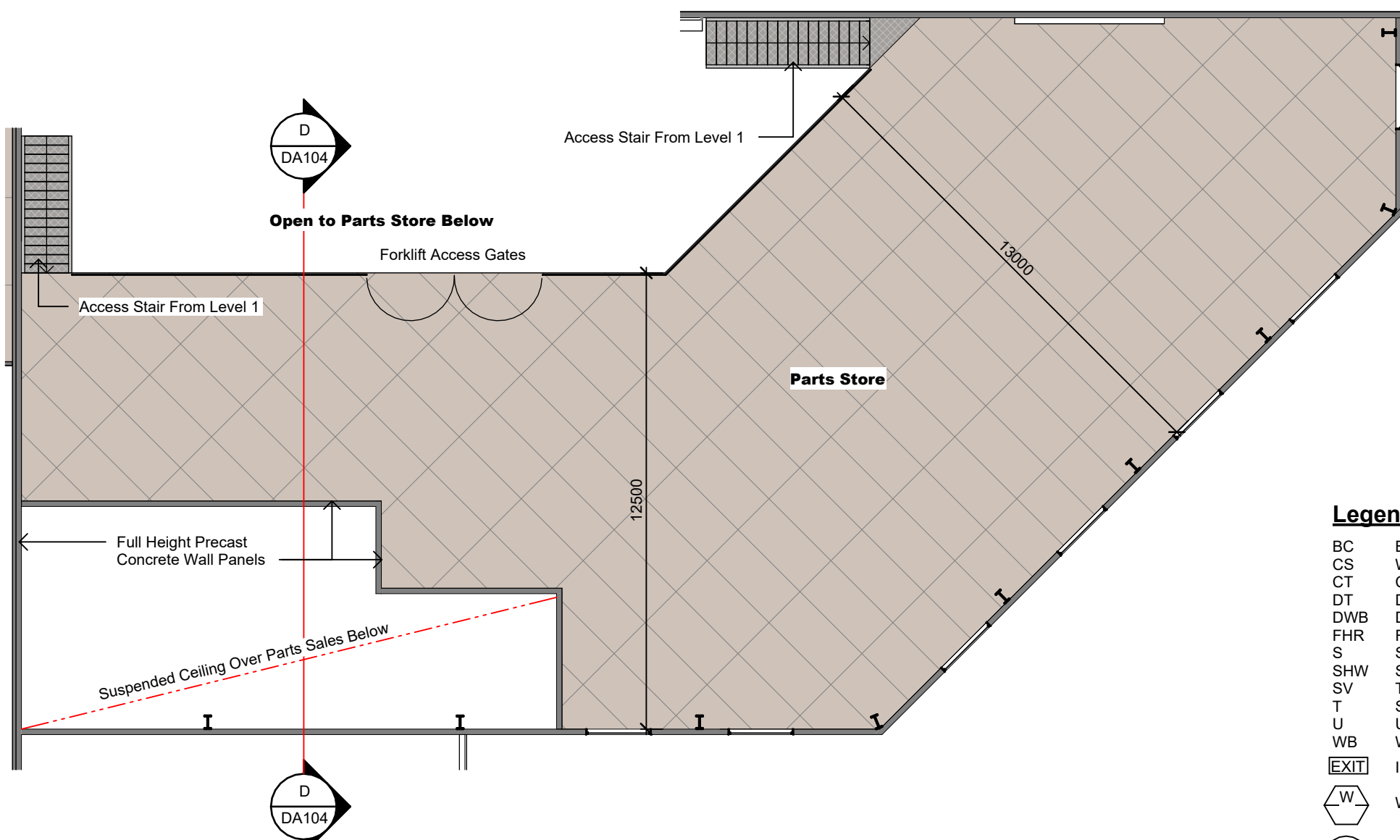
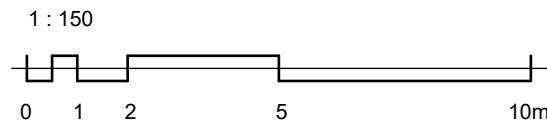
Phase 1 Mezzanine Area

Name	Area
Parts Store Mezzanine	411 m²
Showroom Office Mezzanine	211 m²
Total Area	622 m²

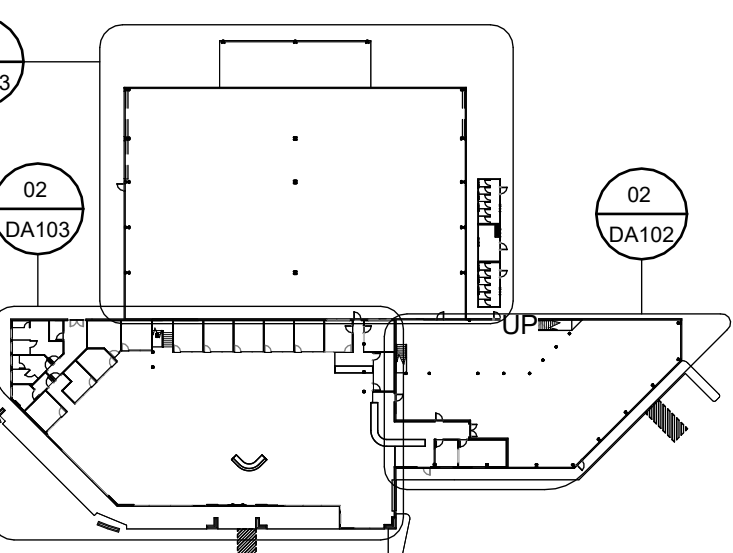
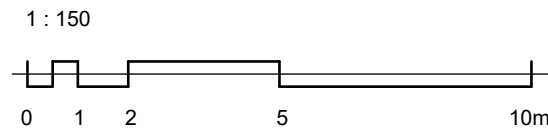
Phase 1 - Floor Overall Plan



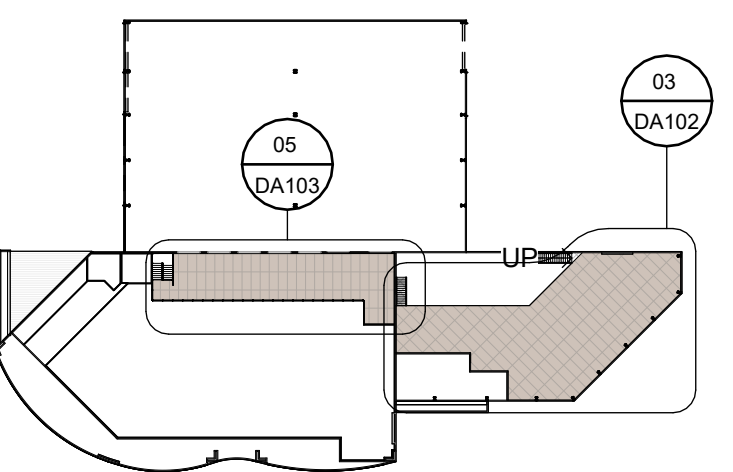
Phase 1 - Parts Store Plan



Phase 1 - Parts Store Mezzanine Plan



Key Plan - Ground Floor



Key Plan - Mezzanine

Legend

- BC Baby Change Table
- CS Wall-hung Cleaner's Sink w/- Bucket Shelf
- CT Ceramic Tile
- DT Disabled Toilet
- DWB Disabled Walk-Hung Vanity Basin
- FHR Fire Hose Reel
- S Sink
- SHW Showers
- SV Toilet Suite
- T Sheet Vinyl Floor
- U Urinal
- WB Wall-Mounted Basin
- EXIT Illuminate Exit Sign
- Window Numbers
- Door Numbers
- Indicates Main Disabled Access Point

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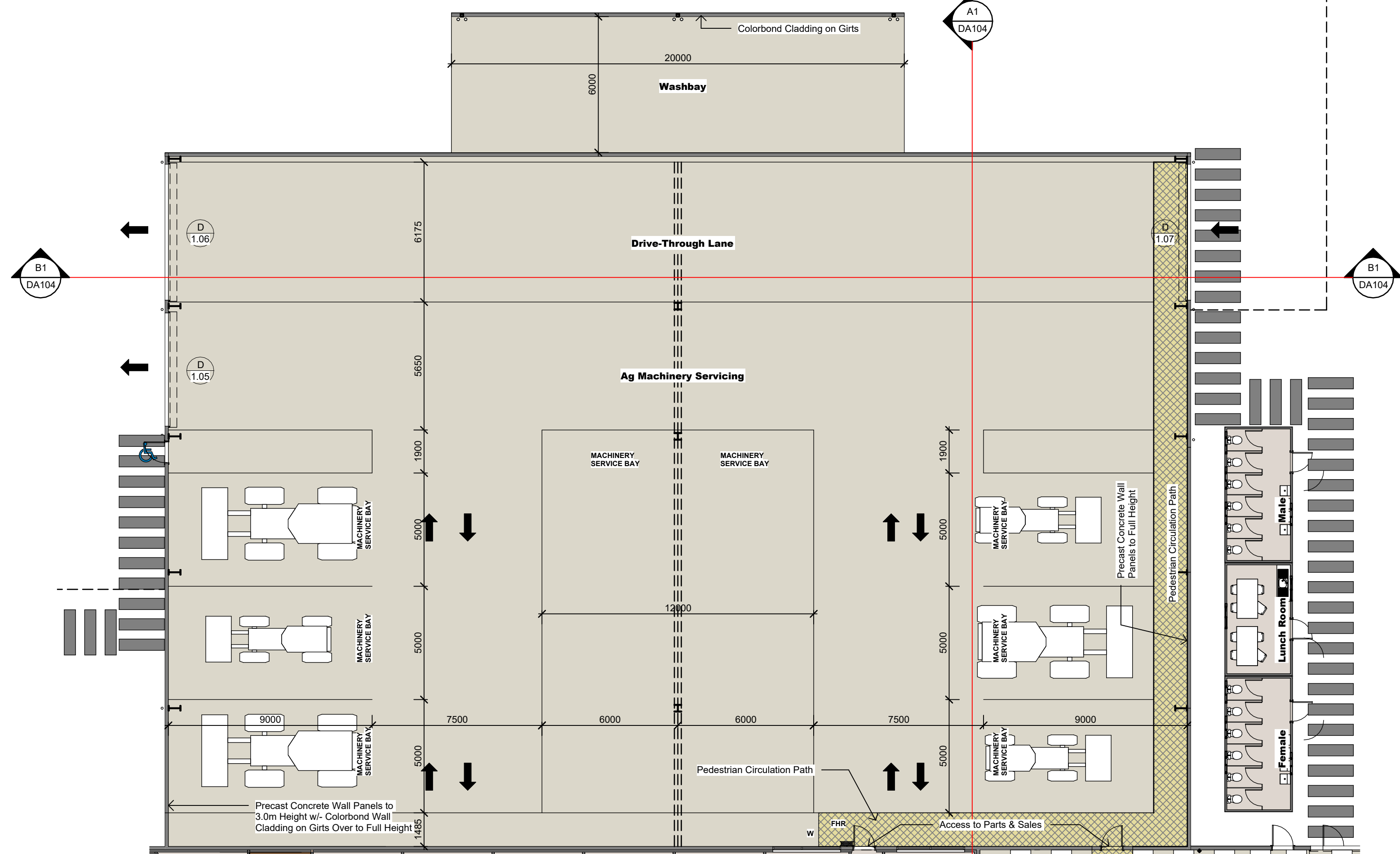
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Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 1 - Floor Plans - 1

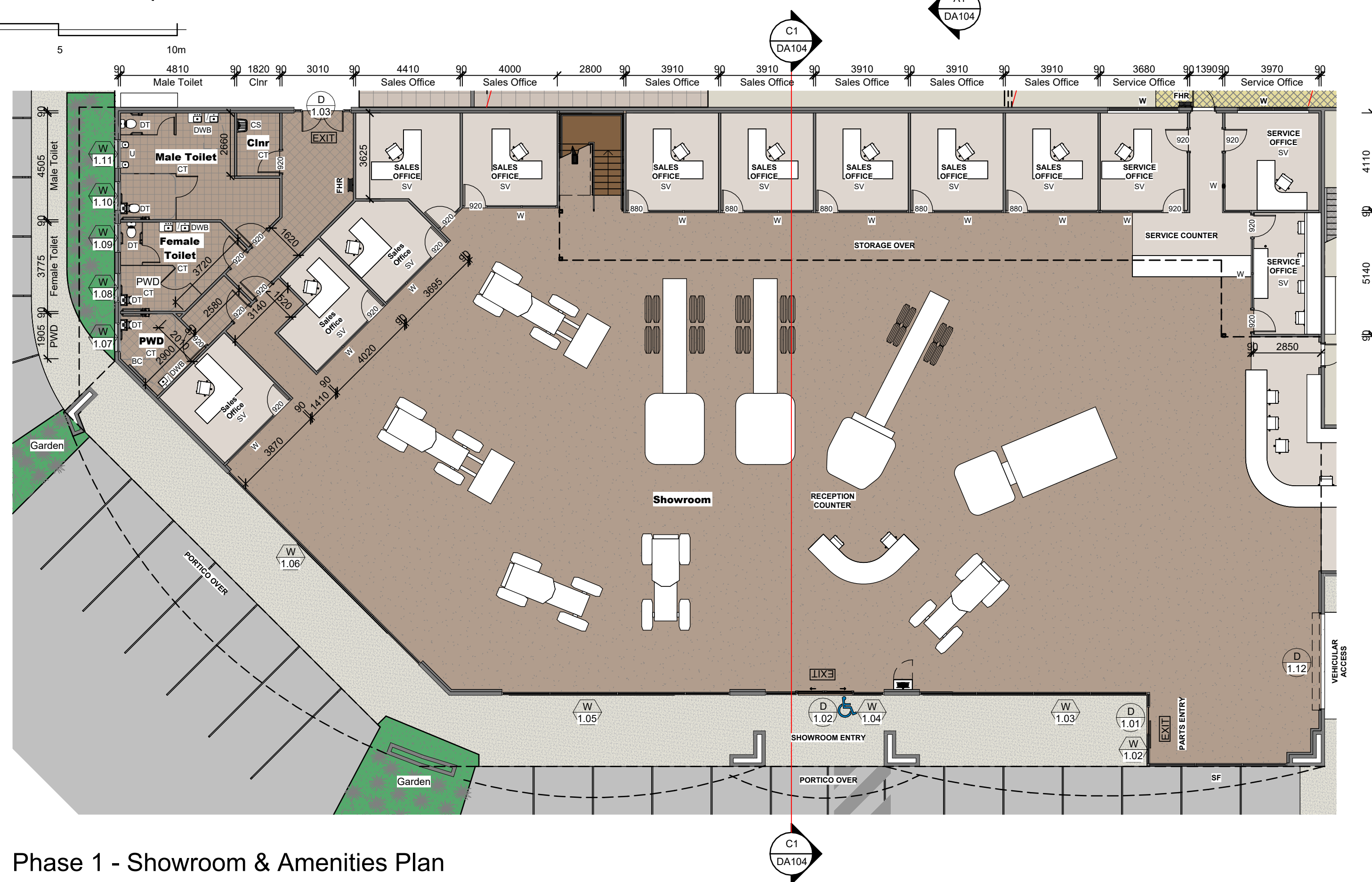
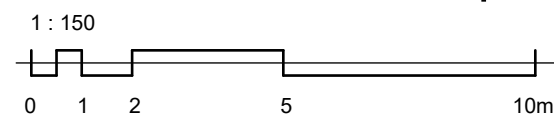
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Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051
Approved	PH	DA102	1

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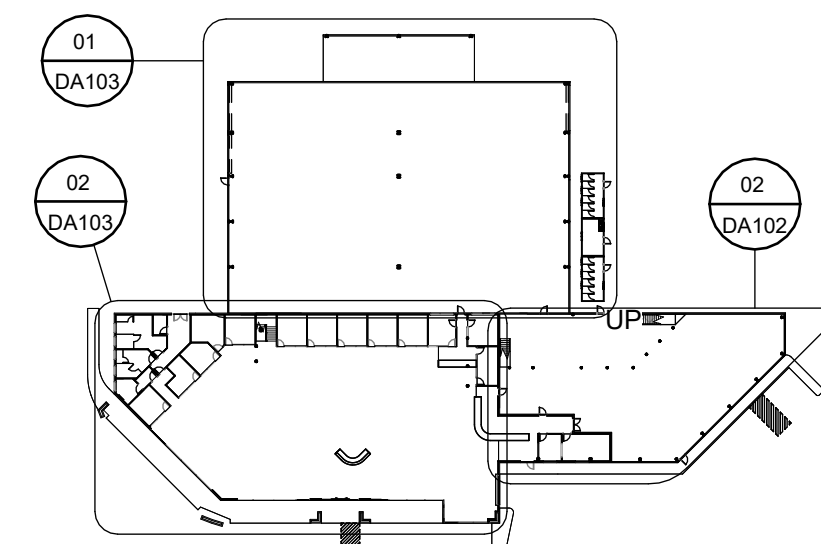
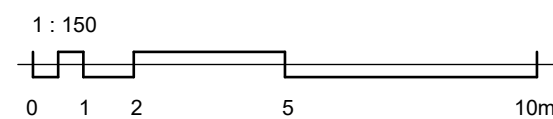
Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval



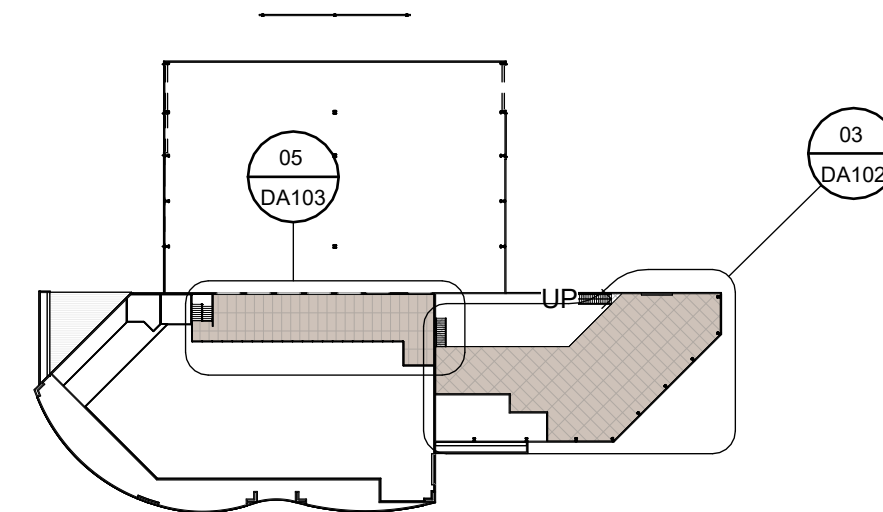
Phase 1 - Workshop Plan



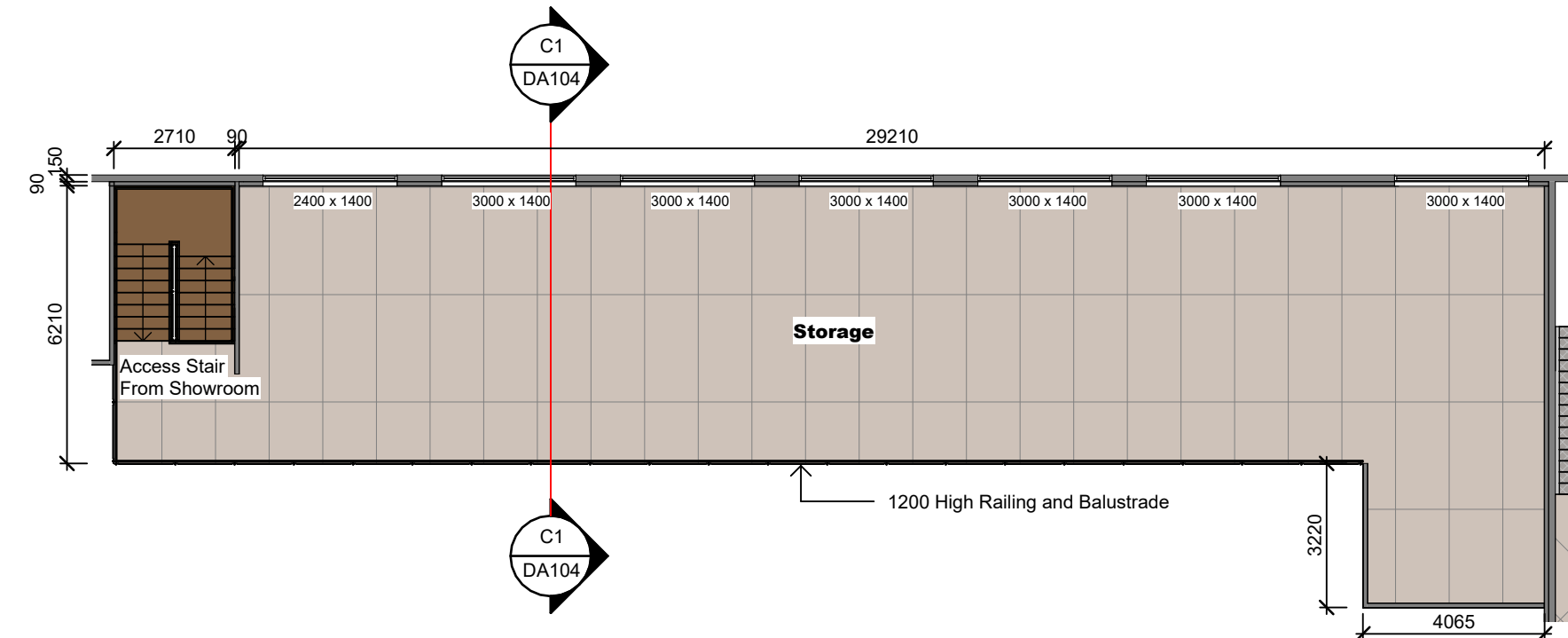
Phase 1 - Showroom & Amenities Plan



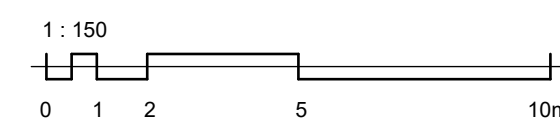
Phase 1 - Key Plan - Ground Floor



Phase 1 - Key Plan - Mezzanine

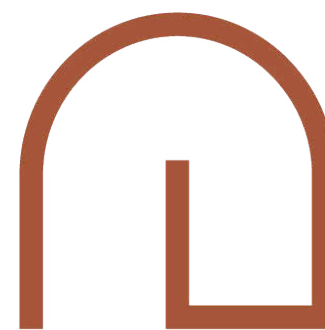


Phase 1 - Showroom Mezzanine Plan



Legend

- BC Baby Change Table
- CS Wall-hung Cleaner's Sink w/- Bucket Shelf
- CT Ceramic Tile
- DT Disabled Toilet
- DWB Disabled Walk-Hung Vanity Basin
- FHR Fire Hose Reel
- S Sink
- SHW Shower
- SV Toilet Suite
- T Sheet Vinyl Floor
- U Urinal
- WB Wall-Mounted Basin
- EXIT Illuminate Exit Sign
- W Window Numbers
- D Door Numbers
- Indicates Main Disabled Access Point



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Proposed Double R Industrial Development Lot 300 Tamworth Global Gateway Park, Tamworth For Rice Group Pty Ltd			
Phase 1 - Floor Plans - 2			
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Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051 DA103
Approved	PH	Rev.	1

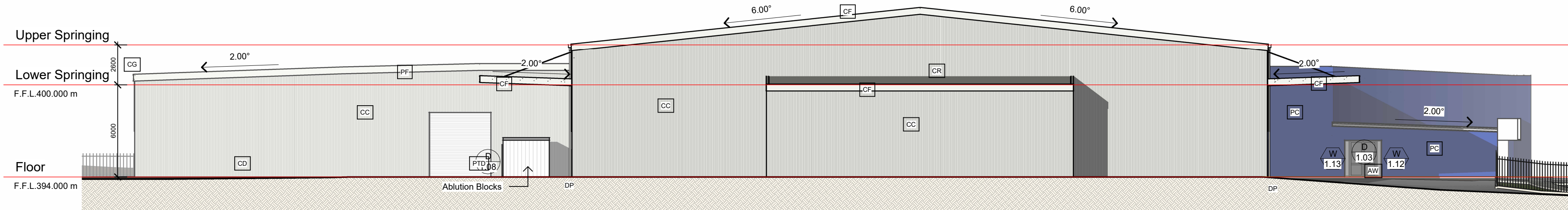
Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval

Legend

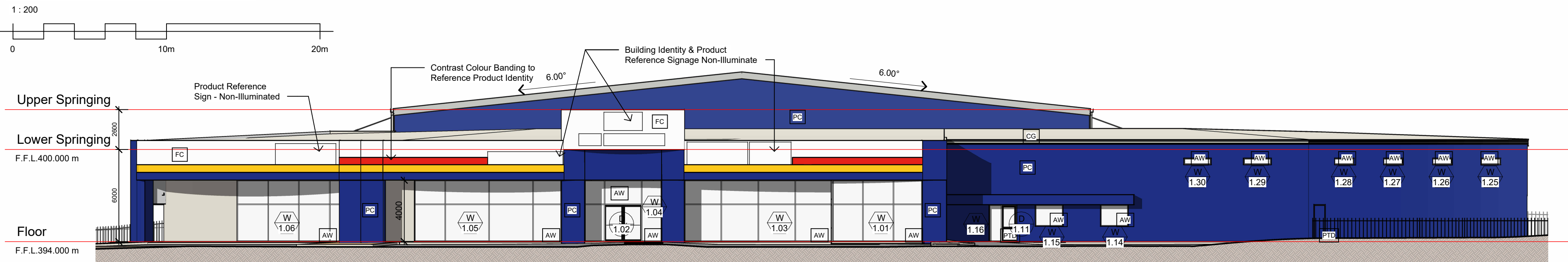
AW	New Aluminium Framed Windows + Glazed Doors - Powdercoat Black
CC	Corrugated Colorbond Wall Cladding
CD	Colorbond Finished Industrial Roller Door
CF	Colorbond Barge / Fascia
CG	Colorbond Gutters
CR	Corrugated Colorbond Roof Sheetting
FC	Painted Fibre Cement Wall Cladding
PC	Precast Concrete Wall Panel with Applied Texture Coat Finish
PF	Painted Steel Fascia Purlin
PTD	Painted Timber Door & Steel Frame Door - Double-R Blue + Powdercoat Black
SP	Colorbond Downpipe
DP	Colorbond Downpipe

External Colour Schedule

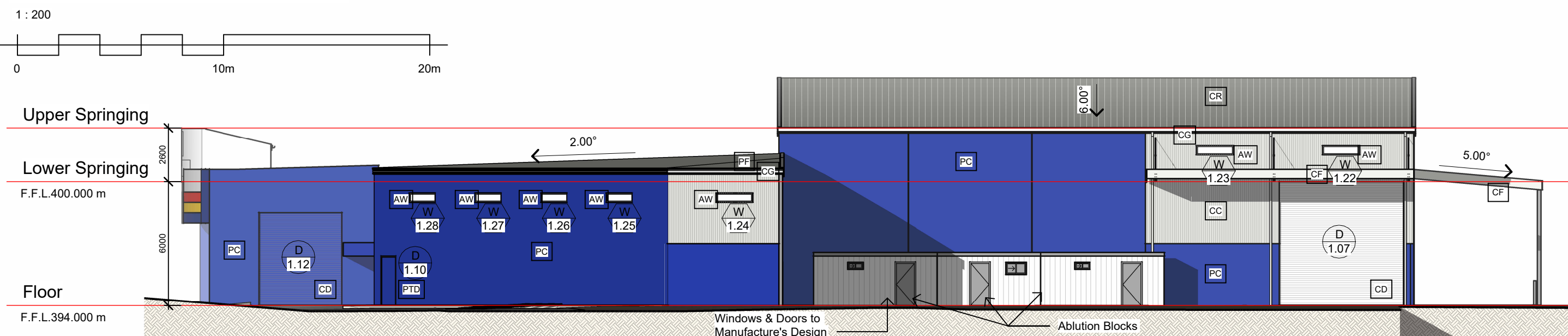
	Precast Concrete Wall Panels - Double-R Blue Painted Timber Doors - Double-R Blue
	Precast Concrete Wall Panels - Dulux White Duck Half
	Colorbond Wall Cladding - Shale Grey Colorbond Roof Sheetting - Shale Grey
	Fibre Cement Wall Cladding - White
	Aluminium Shopfront, Window & External Door Framing - Powdercoat Black
	Fascias, Barge, Gutters & Downpipes - Colorbond Shale Grey



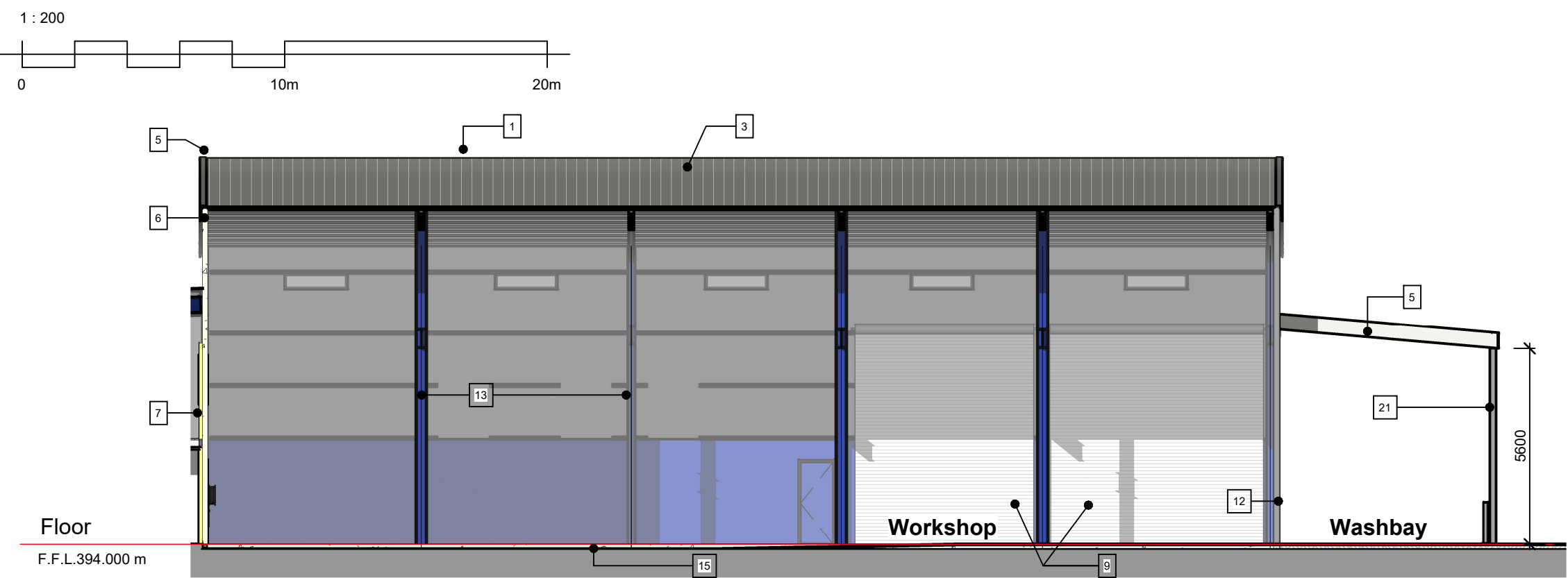
Phase 1 - North Elevation



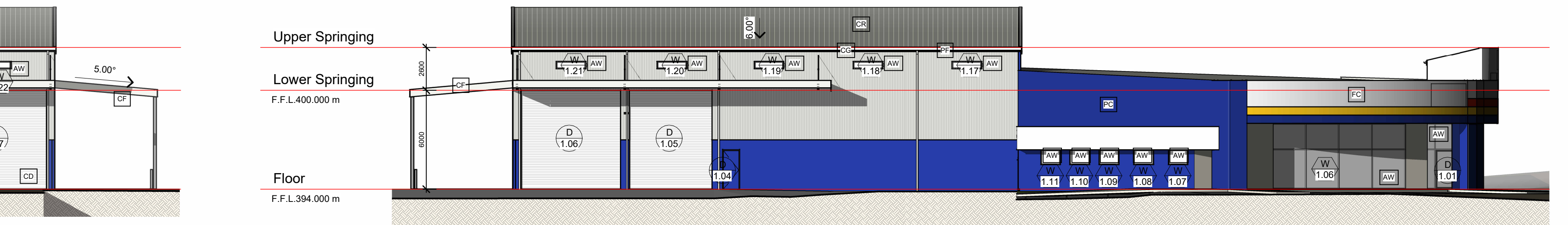
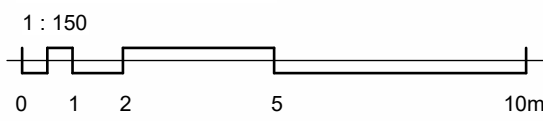
Phase 1 - South Elevation



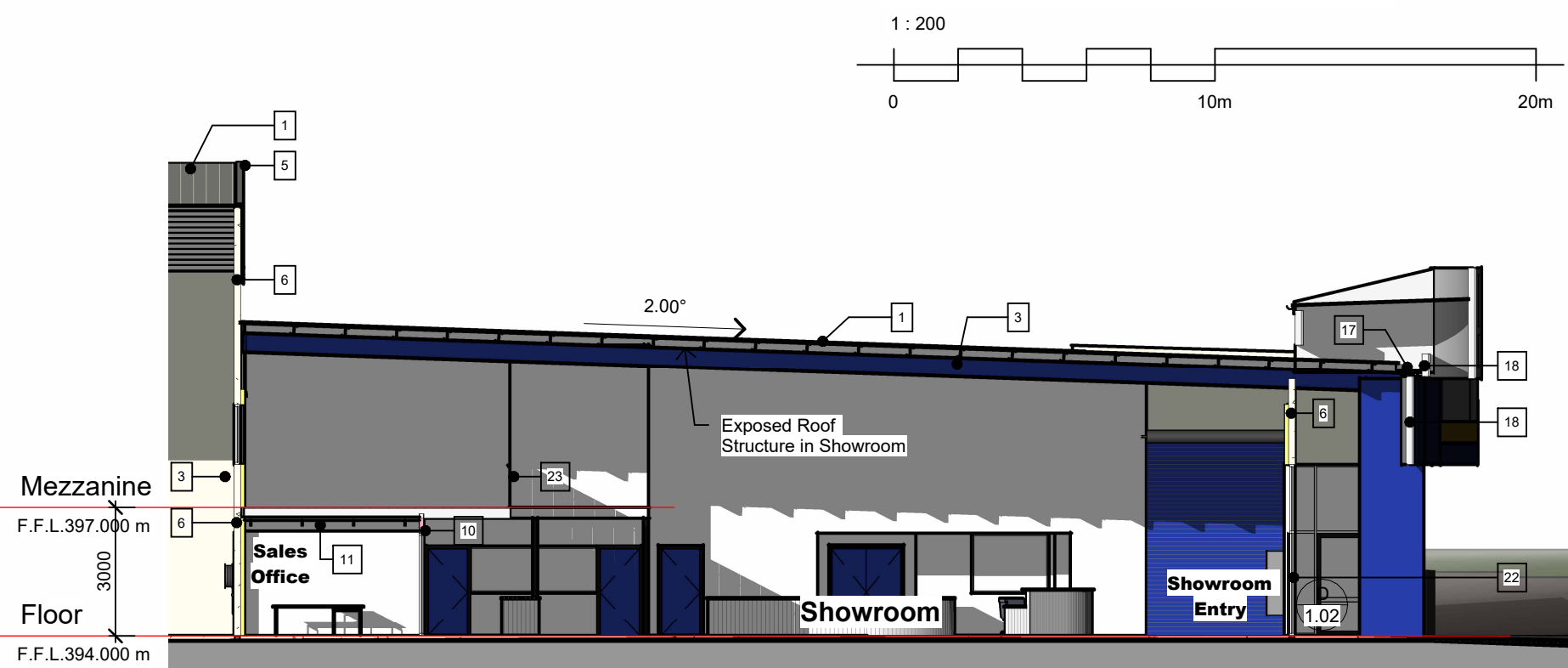
Phase 1 - East Elevation



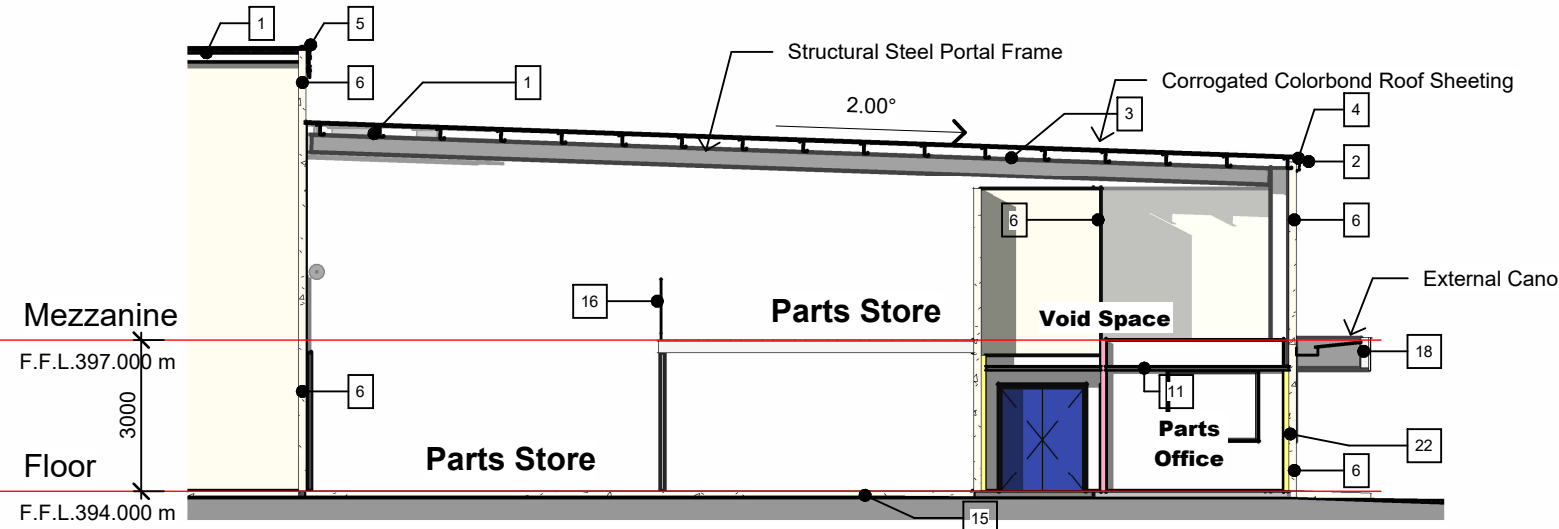
Section A1



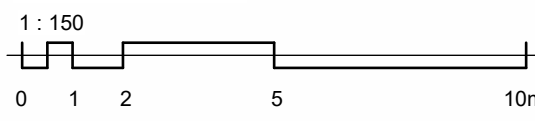
Phase 1 - West Elevation



Section C1



Section D



Legend

1	Corrugated Colorbond Roof Sheetting Laid Over Reflective Foil Sarking on Safety Mesh Over Purlins	13	Painted Structural Steel Columns as Scheduled to Engineer's Detail
2	Colorbond Eaves Gutter	14	Gantry Crane and Supporting System to Engineer's Future Detail
3	Structural Portal Frame System to Engineer's Future Detail	15	R/Concrete Floor Slabs & Footings to Engineer's Detail
4	Painted Steel Fascia Purlin	16	Painted Steel Stair & Balustrade
5	Colorbond Cappings & Flashings	17	Zincalume Box Gutter and Sumps
6	Precast Concrete Wall Panels to Engineer's Future Detail	18	Painted Fibre Cement Cladding Fixed on Steel Fascia Truss
7	Painted Plasterboard Linings to Wall Frames	19	Fabricated Bay Window Assemblies to Separate Detail
8	External Cladding and External Wall Systems - Refer to Individual Level Setout Plan and Wall Legend	20	Painted Timber Doors in Painted Folded Steel Frames as Scheduled
9	Colorbond Finish Roller Shutter Doors	21	Painted Steel Posts to Engineer's Detail
10	Painted Timber Doors & Windows	22	Aluminium Framed Shopfronts & Windows
11	13mm Plasterboard Ceiling on Proprietary Ceiling Suspension System Fixed to Structure Above	23	Frameless Glass Balustrade
12	Wall Linings and Internal Wall Systems - Refer to Individual Level Setout Plan and Wall Legend		

FHR Fire Hose Reel Cabinet

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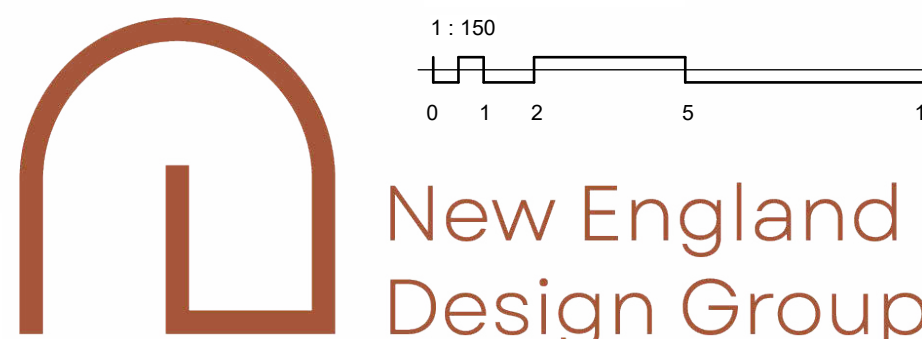


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Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 1 - Elevations & Sections

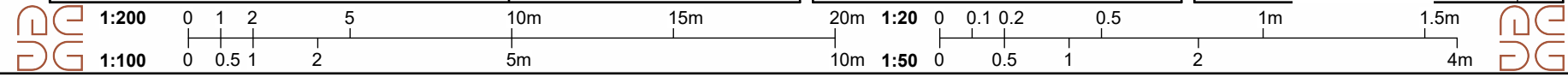
Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051
Approved	PH	DA104	1



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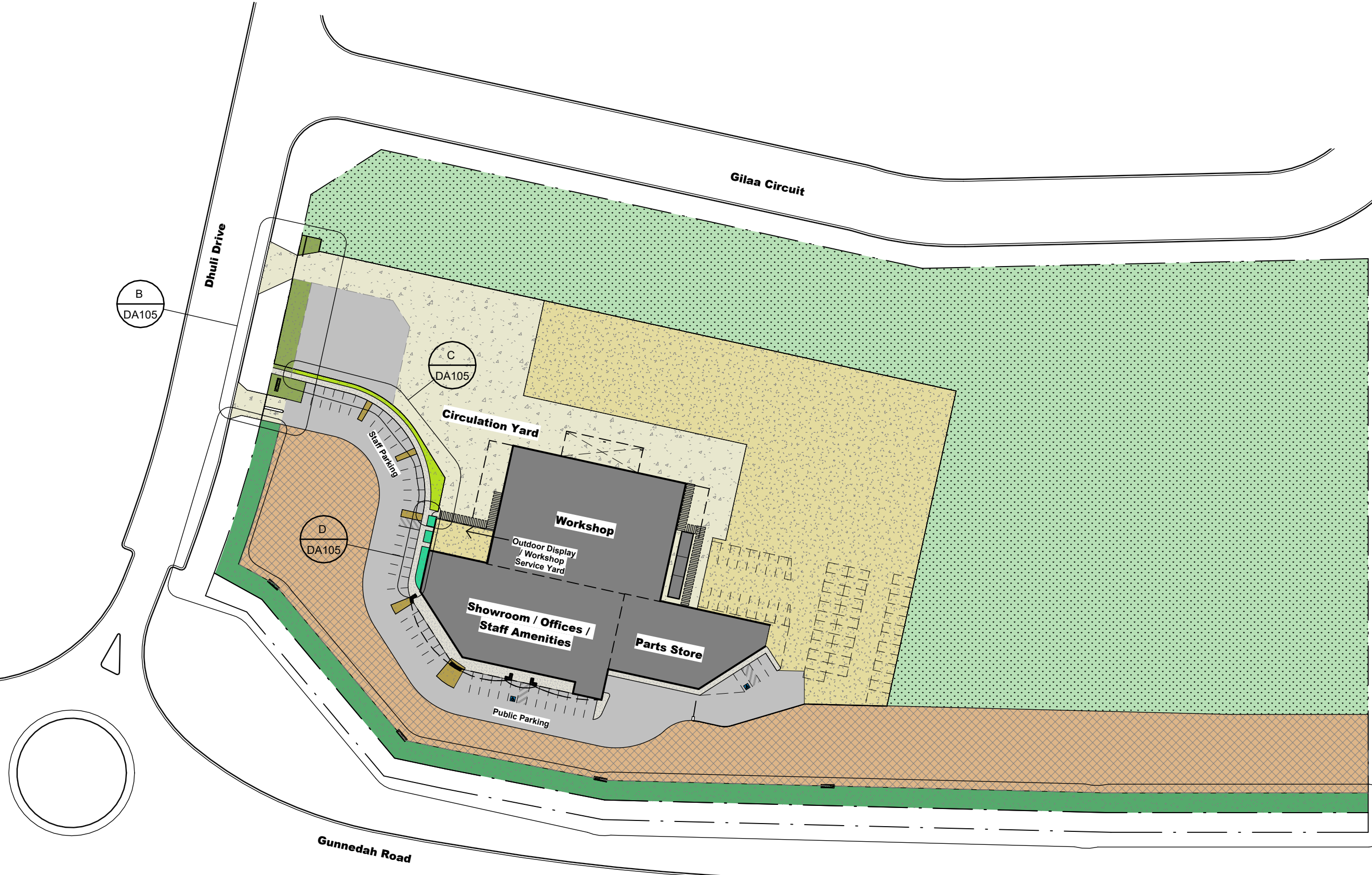


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WHEN PLOTTED TO A3, SCALE DOUBLES

Revision Schedule		
No.	Date	Revision
1	18/09/24	Additional Landscaping Plans for Development Approval

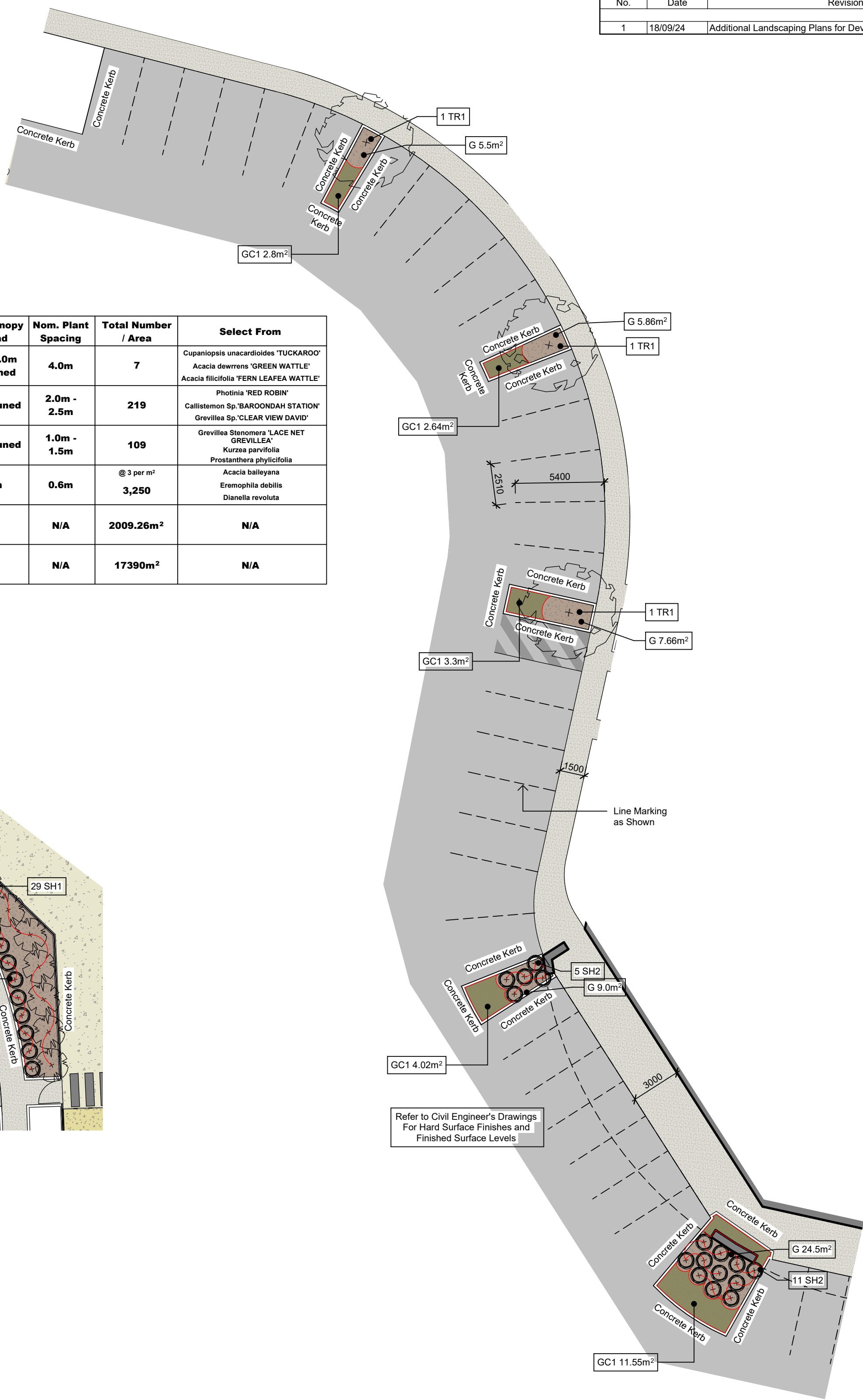


Legend

- Concrete Hardstand & Circulation Area
- Hotmix Bitumen Driveway, Parking & Circulation Area
- Concrete Paths & Paving
- Gravel Hardstand
- Outdoor Display Area - Gravel Hardstand
- Garden Area Type A
- Garden Area Type B
- Garden Area Type C
- Garden Area Type D
- Garden Area Type E
- Managed Grassland

Planting Schedule

Symbol	Reference	Notional Description	Ht. at Maturity	Nom. Canopy Spread	Nom. Plant Spacing	Total Number / Area	Select From
	TR1	Native Evergreen Shade Tree	10.0m	Nom. 6.0m Un-pruned	4.0m	7	Cupaniopsis unscordoides 'TUCKAROO' Acacia downensis 'GREEN WATTLE' Acacia filicollis 'TERN LEAF WATTLE'
	SH1	Native Shrub Screen Plantings	3.0m	2.0m pruned	2.0m - 2.5m	219	Photinia 'RED ROBIN' Callistemon Sp. 'BAROONDAH STATION' Grevillea Sp. 'CLEAR VIEW DAVID'
	SH2	Native Shrub Decorative	1.2m	1.0m pruned	1.0m - 1.5m	109	Grevillea Stenomeria 'LACE NET GREVILLEA' Kursea parvifolia Prostanthera phyllidifolia
	GC1	Flowering Native Ground Cover	0.6m	2.0m	0.6m	@ 3 per m ² 3,250	Acacia baileyana Eremophila debilis Dianella revoluta
	G	Mulched Garden Bed	N/A	N/A	N/A	2009.26m ²	N/A
	T	Turf or Seeded Grass	N/A	N/A	N/A	17390m ²	N/A



Phase 1 - Landscaping Reference Plan

1:1000

Phase 1 - Garden Area C Plan

1:200

Phase 1 - Garden Area D Plan

1:200

Phase 1 - Garden Area B Plan

1:200

Phase 1 - Garden Area E Plan

1:200

Phase 1 - Garden Area A Plan

1:500

Revision Schedule			
No.	Date	Revision	
1	15/03/24	Issued for Development Approval	
2	4/10/24	Rainwater Tanks Added	

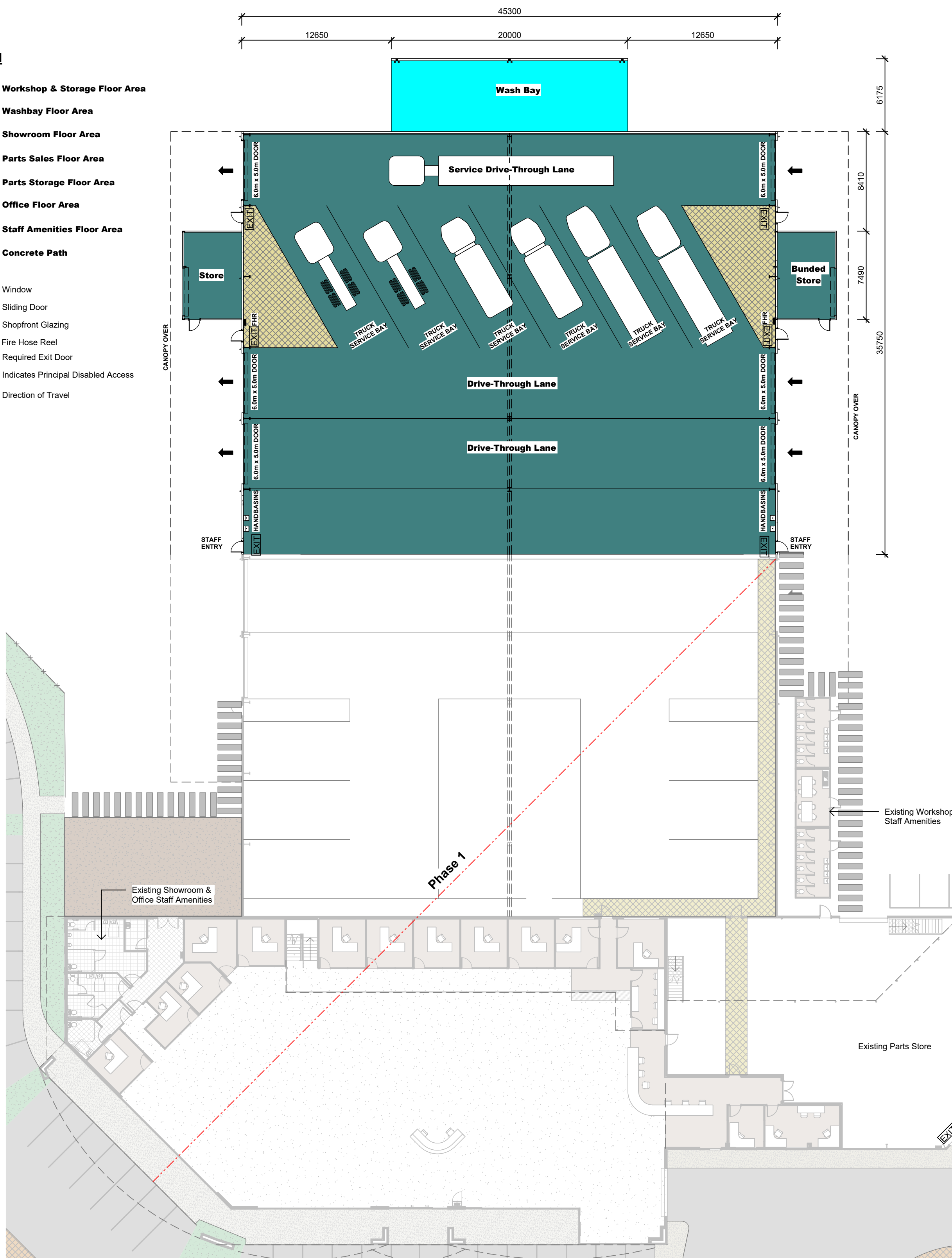


Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval

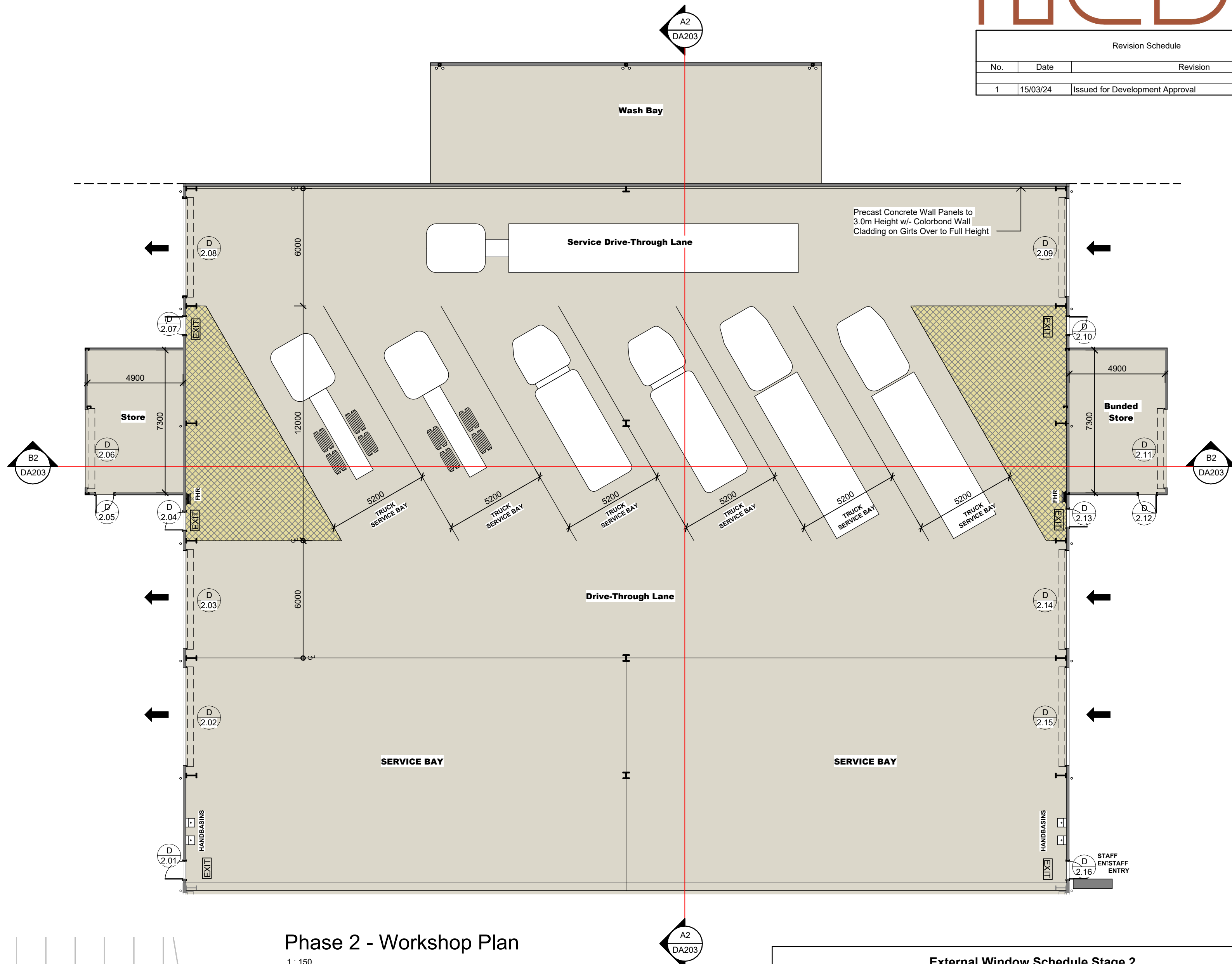
Legend

- Workshop & Storage Floor Area
- Washbay Floor Area
- Showroom Floor Area
- Parts Sales Floor Area
- Parts Storage Floor Area
- Office Floor Area
- Staff Amenities Floor Area
- Concrete Path

- W Window
- SD Sliding Door
- SF Shopfront Glazing
- FHR Fire Hose Reel
- EXIT Required Exit Door
- Indicates Principal Disabled Access
- Direction of Travel



Phase 2 - Floor Overall Plan



Phase 2 - Workshop Plan

Legend

- BC Baby Change Table
- CS Wall-hung Cleaner's Sink w/- Bucket Shelf
- CT Ceramic Tile
- DT Disabled Toilet
- DWB Disabled Wall-Hung Vanity Basin
- FHR Fire Hose Reel
- S Sink
- SHW Shower
- SV Toilet Suite
- T Sheet Vinyl Floor
- U Urinal
- WB Wall-Mounted Basin
- EXIT Illuminate Exit Sign
- W Window Numbers
- D Door Numbers
- Indicates Main Disabled Access Point

Phase 2 Floor Area

Name	Area
Ablutions Block	51 m ²
Parts Store	564 m ²
Parts Store Office	37 m ²
Showroom & Amenities	913 m ²
Showroom Office & Amenity	313 m ²
Workshop	3079 m ²
Total Area	4957 m ²

Phase 2 Mezzanine Area

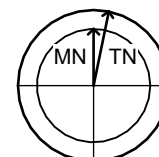
Name	Area
Parts Store Mezzanine	411 m ²
Showroom Office Mezzanine	211 m ²
Total Area	622 m ²

External Window Schedule Stage 2

No.	Window Type	Height	Width	Area	Orientation	Comments
2.01	Aluminium Fixed	1800	450	0.81 m ²	W	
2.02	Aluminium Fixed	1800	450	0.81 m ²	W	
2.03	Aluminium Fixed	1800	450	0.81 m ²	W	
2.04	Aluminium Fixed	1800	450	0.81 m ²	W	
2.05	Aluminium Fixed	1800	450	0.81 m ²	W	
2.06	Aluminium Fixed	1800	450	0.81 m ²	W	
2.07	Aluminium Fixed	1800	450	0.81 m ²	E	
2.08	Aluminium Fixed	1800	450	0.81 m ²	E	
2.09	Aluminium Fixed	1800	450	0.81 m ²	E	
2.10	Aluminium Fixed	1800	450	0.81 m ²	E	
2.11	Aluminium Fixed	1800	450	0.81 m ²	E	
2.12	Aluminium Fixed	1800	450	0.81 m ²	E	
Total Area				8.72 m ²		

External Door Schedule Stage 2

Door No.	Construction Type	Door Height	Door Width	Comments
2.01	Solid Core Timber Door	2040	920	
2.02	Colorbond Roller Door	6000	6000	
2.03	Colorbond Roller Door	6000	6000	
2.04	Solid Core Timber Door	2040	920	
2.05	Solid Core Timber Door	2040	920	
2.06	Colorbond Roller Door	4000	4000	
2.07	Solid Core Timber Door	2040	920	
2.08	Colorbond Roller Door	6000	6000	
2.09	Colorbond Roller Door	6000	6000	
2.10	Solid Core Timber Door	2040	920	
2.11	Colorbond Roller Door	4000	4000	
2.12	Solid Core Timber Door	2040	920	
2.13	Solid Core Timber Door	2040	920	
2.14	Colorbond Roller Door	6000	6000	
2.15	Colorbond Roller Door	6000	6000	
2.16	Solid Core Timber Door	2040	920	



Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 2 - Floor Plans

Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051
Approved	PH	Rev.	1

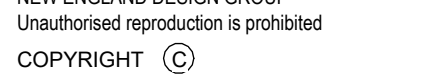


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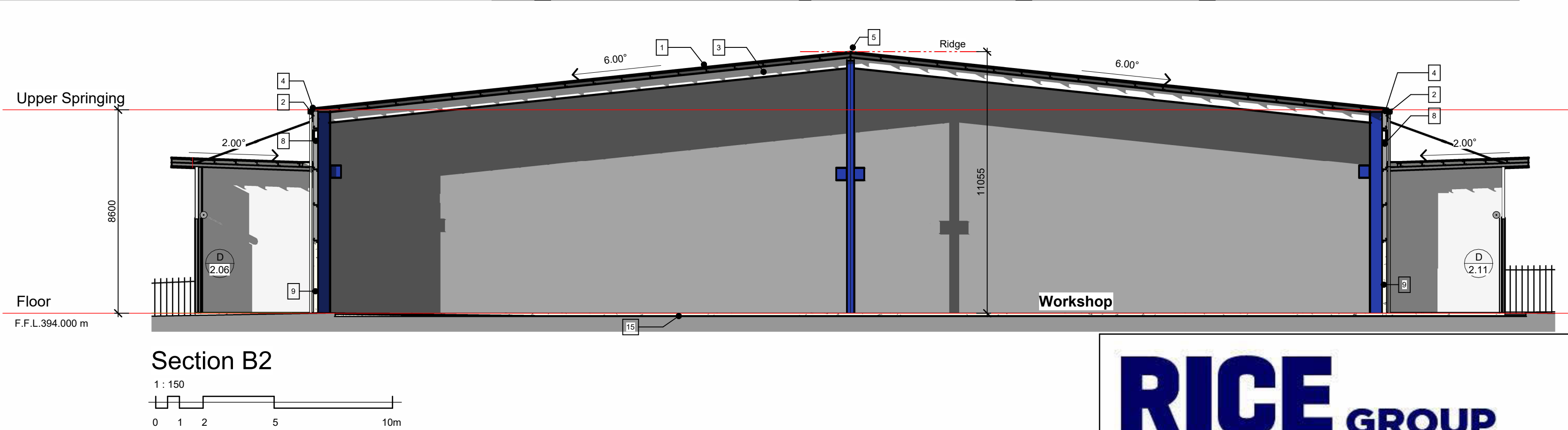
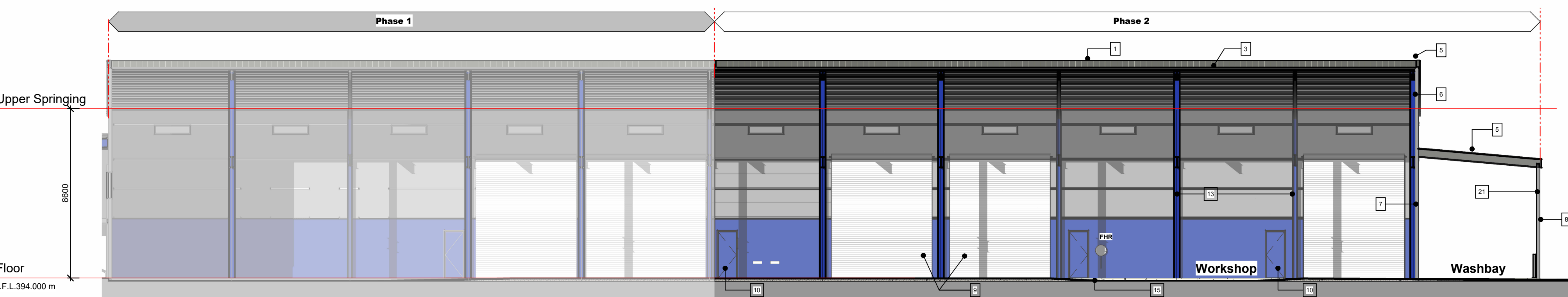
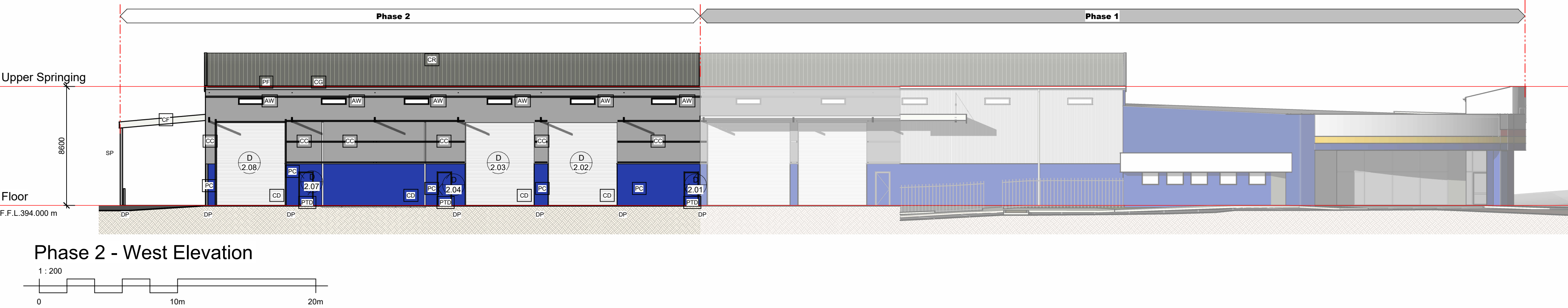
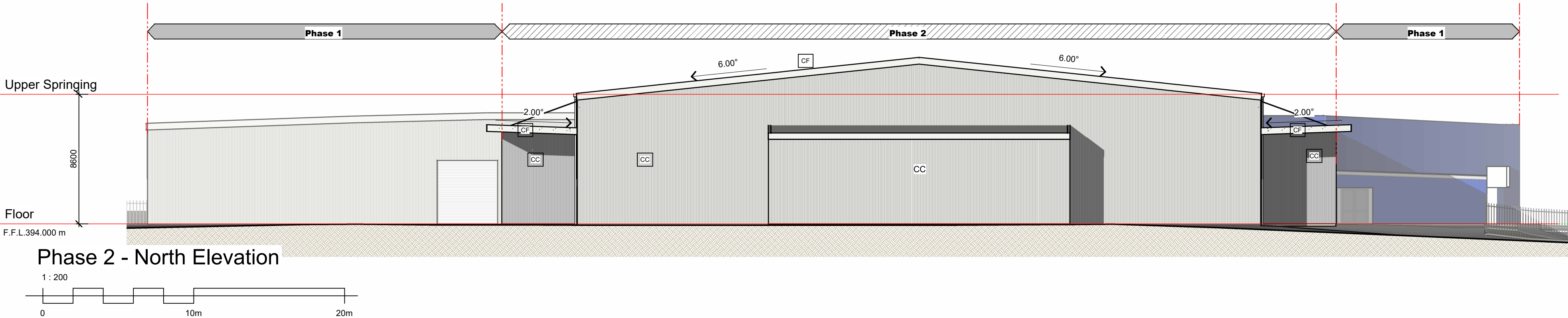
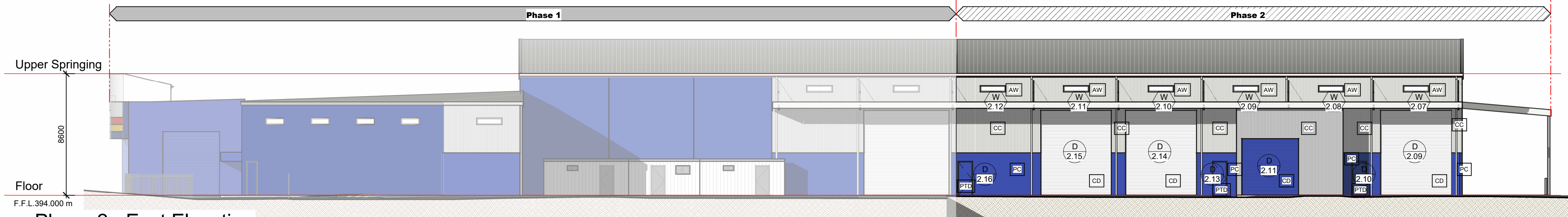


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Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval



Legend

AW	New Aluminium Framed Windows + Glazed Doors - Powdercoat Black
CC	Corrugated Colorbond Wall Cladding
CD	Colorbond Finished Industrial Roller Door
CF	Colorbond Barge / Fascia
CQ	Colorbond Gutters
CR	Corrugated Colorbond Roof Sheetting
FC	Painted Fibre Cement Wall Cladding
PC	Precast Concrete Wall Panel with Applied Texture Coat Finish
PF	Painted Steel Fascia Purlin
PTD	Painted Timber Door & Steel Frame Door - Double-R Blue + Powdercoat Black
SP	Colorbond Downpipe
DP	Colorbond Downpipe

Legend

1	Corrugated Colorbond Roof Sheetting Laid Over Reflective Foil Sarking on Safety Mesh Over Purlins
2	Colorbond Eaves Gutter
3	Structural Portal Frame System to Engineer's Future Detail
4	Painted Steel Fascia Purlin
5	Colorbond Cappings & Flashings
6	Precast Concrete Wall Panels to Engineer's Future Detail
7	Painted Plasterboard Linings to Wall Frames
8	External Cladding and External Wall Systems - Refer to Individual Level Setout Plan and Wall Legend
9	Colorbond Finish Roller Shutter Doors
10	Painted Timber Doors & Windows
11	13mm Plasterboard Ceiling on Proprietary Ceiling Suspension System Fixed to Structure Above
12	Wall Linings and Internal Wall Systems - Refer to Individual Level Setout Plan and Wall Legend
13	Painted Structural Steel Columns as Scheduled to Engineer's Detail
14	Gantry Crane and Supporting System to Engineer's Future Detail
15	R/Concrete Floor Slabs & Footings to Engineer's Detail
16	Painted Steel Stair & Balustrade
17	Zincalume Box Gutter and Sumps
18	Painted Fibre Cement Cladding Fixed on Steel Fascia Truss
19	Fabricated Bay Window Assemblies to Separate Detail
20	Painted Timber Doors in Painted Folded Steel Frames as Scheduled
21	Painted Steel Posts to Engineer's Detail
22	Aluminium Framed Shopfronts & Windows
23	Frameless Glass Balustrade
FHR	Fire Hose Reel Cabinet

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Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 2 - Elevations & Sections

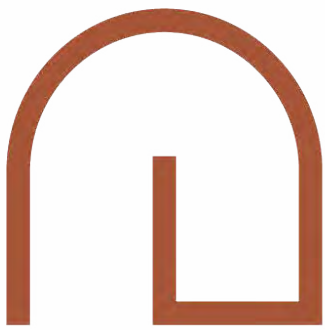
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Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051
Approved	PH	Rev.	1

DA203

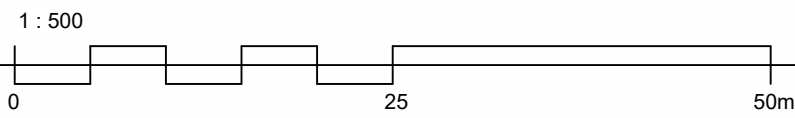
Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval
2	4/10/24	Rainwater Tanks Added



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4/10/2024 11:51:00 AM



Phase 3 - Site Plan



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CONSTRUCTION

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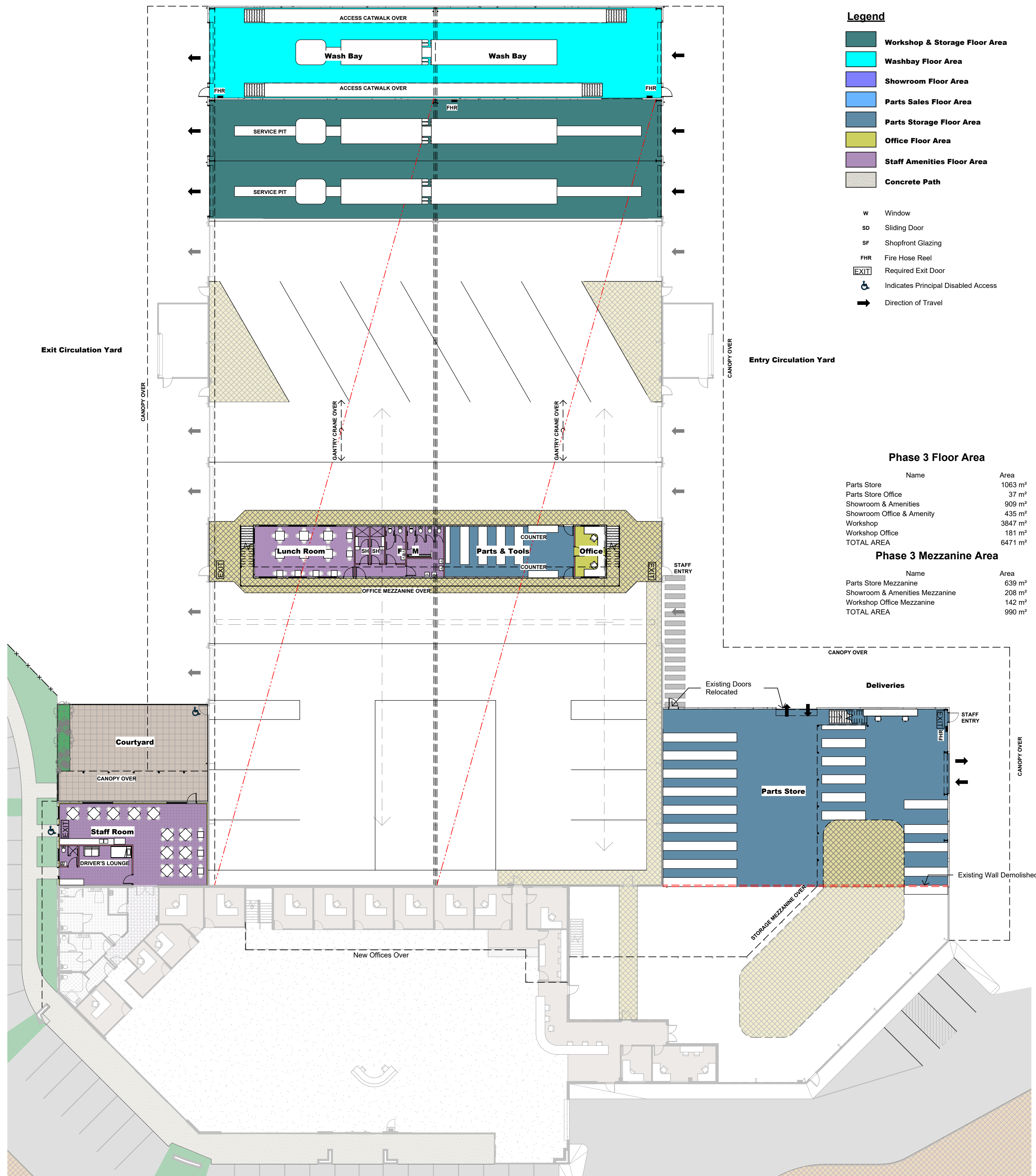
Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 3 - Site Plan

Designed	PH	Drawn	NEDG
Scale	1 : 500	Project Phase	Development Approval
Date	May 2023	Drawing Number	Rev.
Approved	PH	23051 DA301	2

WHEN PLOTTED TO A3, SCALE DOUBLES

Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval



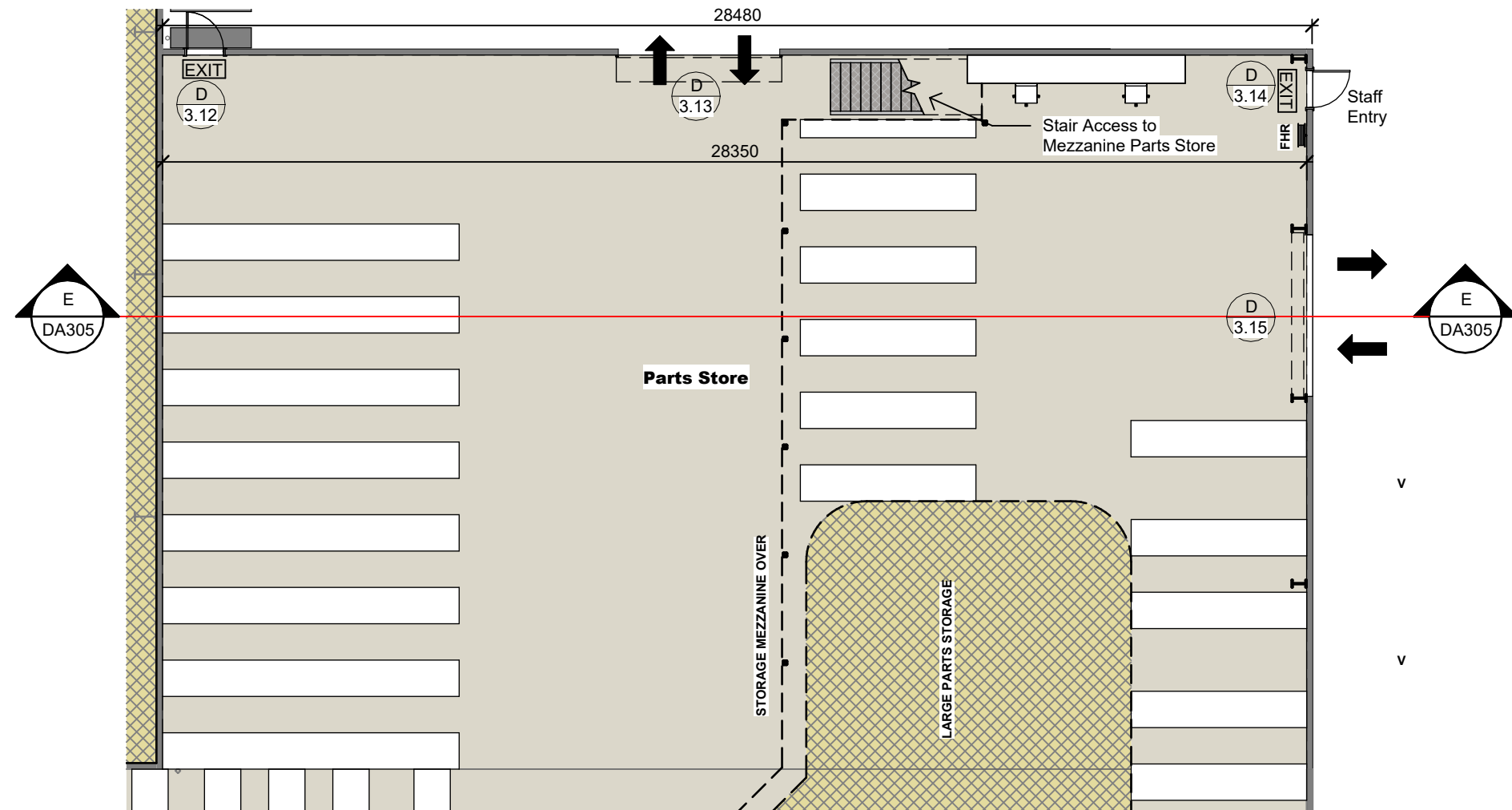
Phase 3 Floor Area

Name	Area
Parts Store	1063 m ²
Parts Store Office	37 m ²
Showroom & Amenities	909 m ²
Showroom Office & Amenity	435 m ²
Workshop	3847 m ²
Workshop Office	181 m ²
TOTAL AREA	6471 m ²

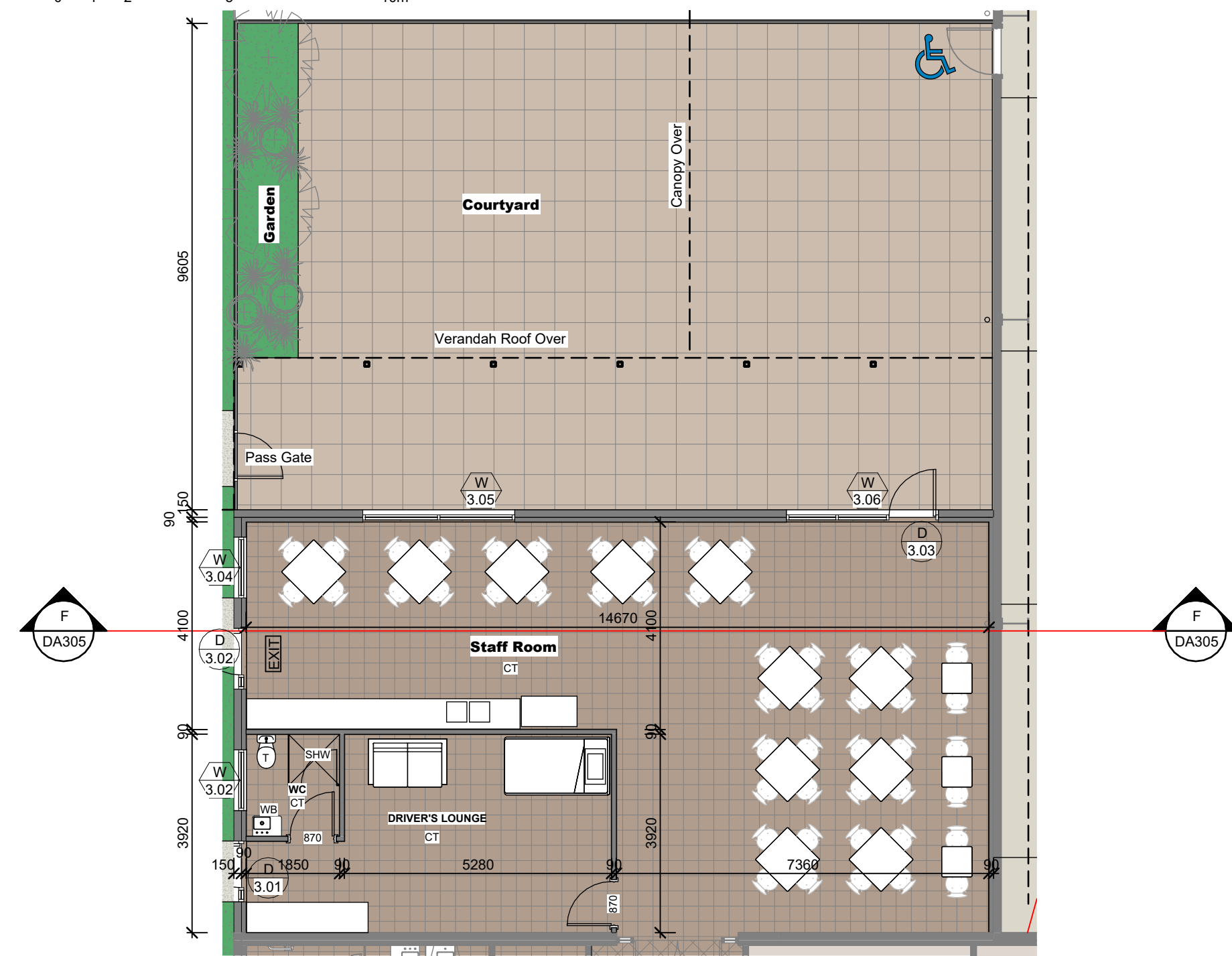
Phase 3 Mezzanine Area

Name	Area
Parts Store Mezzanine	639 m ²
Showroom & Amenities Mezzanine	208 m ²
Workshop Office Mezzanine	142 m ²
TOTAL AREA	990 m ²

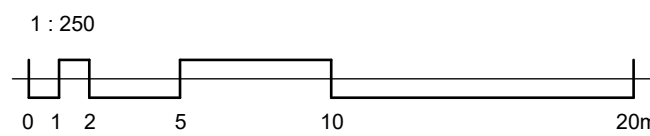
Phase 3 - Key Plan - Ground Floor



Phase 3 - Staff Room Plan

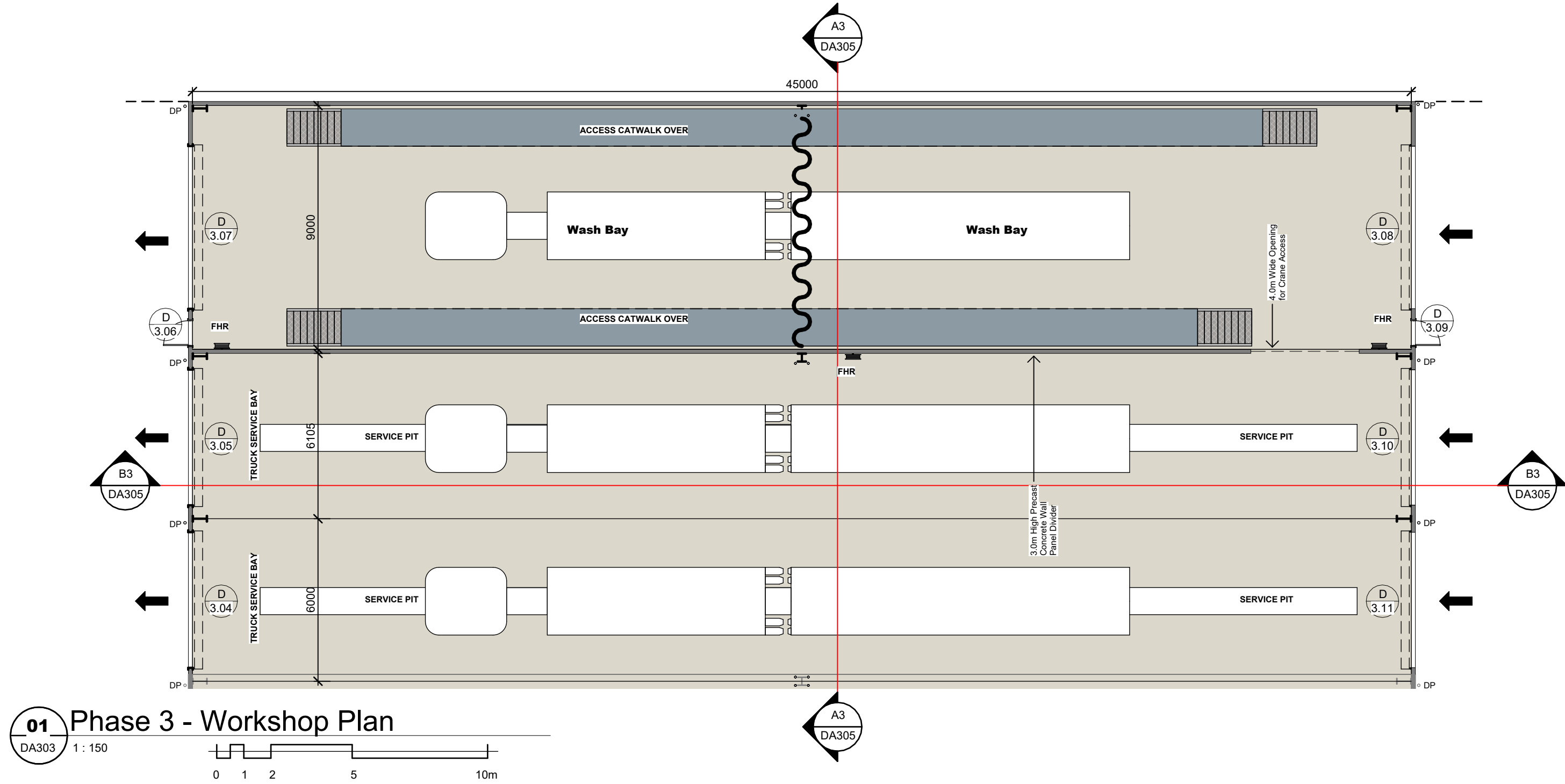


Phase 3 - Floor Overall Plan



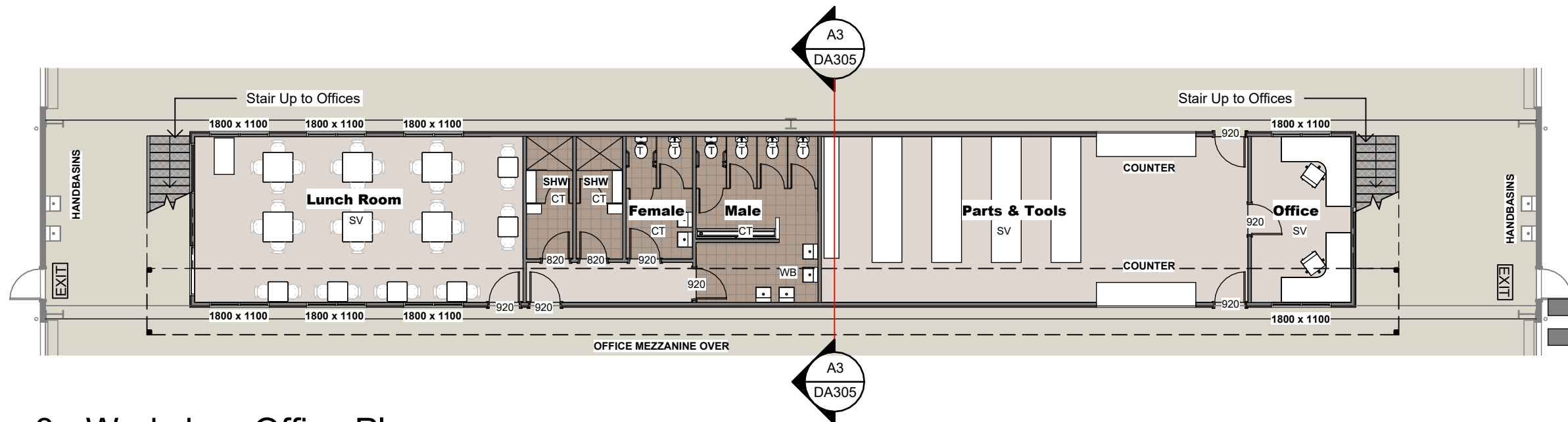
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Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051
Approved	PH	DA302	1

Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval



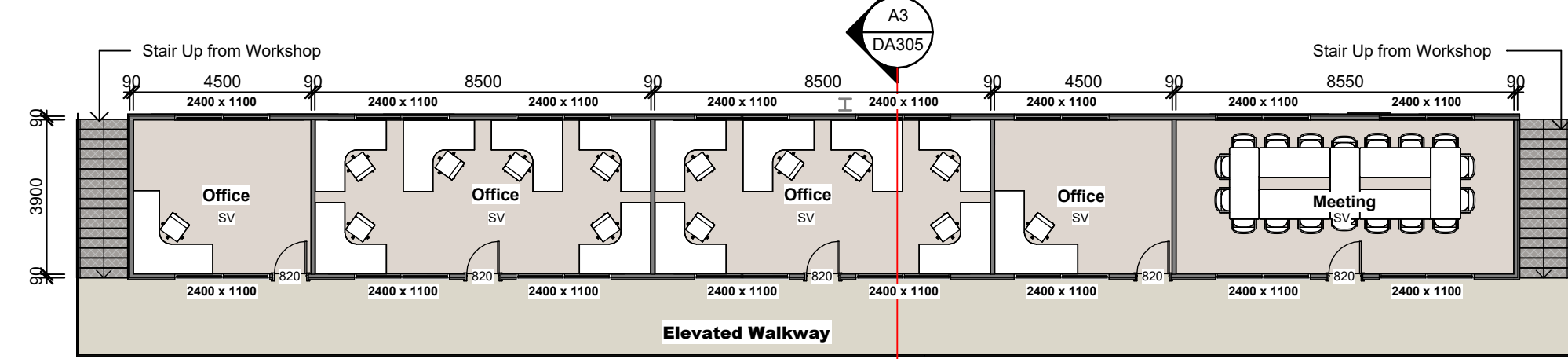
01 Phase 3 - Workshop Plan

DA303 1 : 150



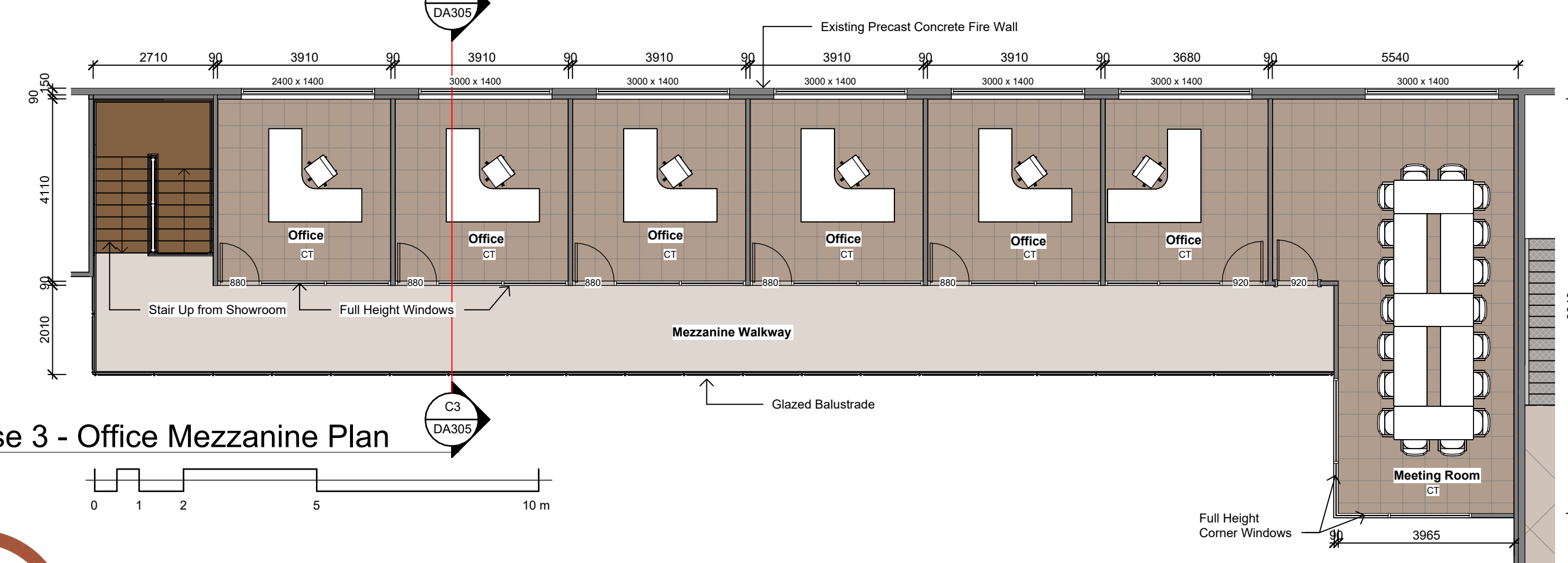
02 Phase 3 - Workshop Office Plan

DA303 1 : 150



03 Phase 3 - Workshop Mezzanine Plan

DA303 1 : 150

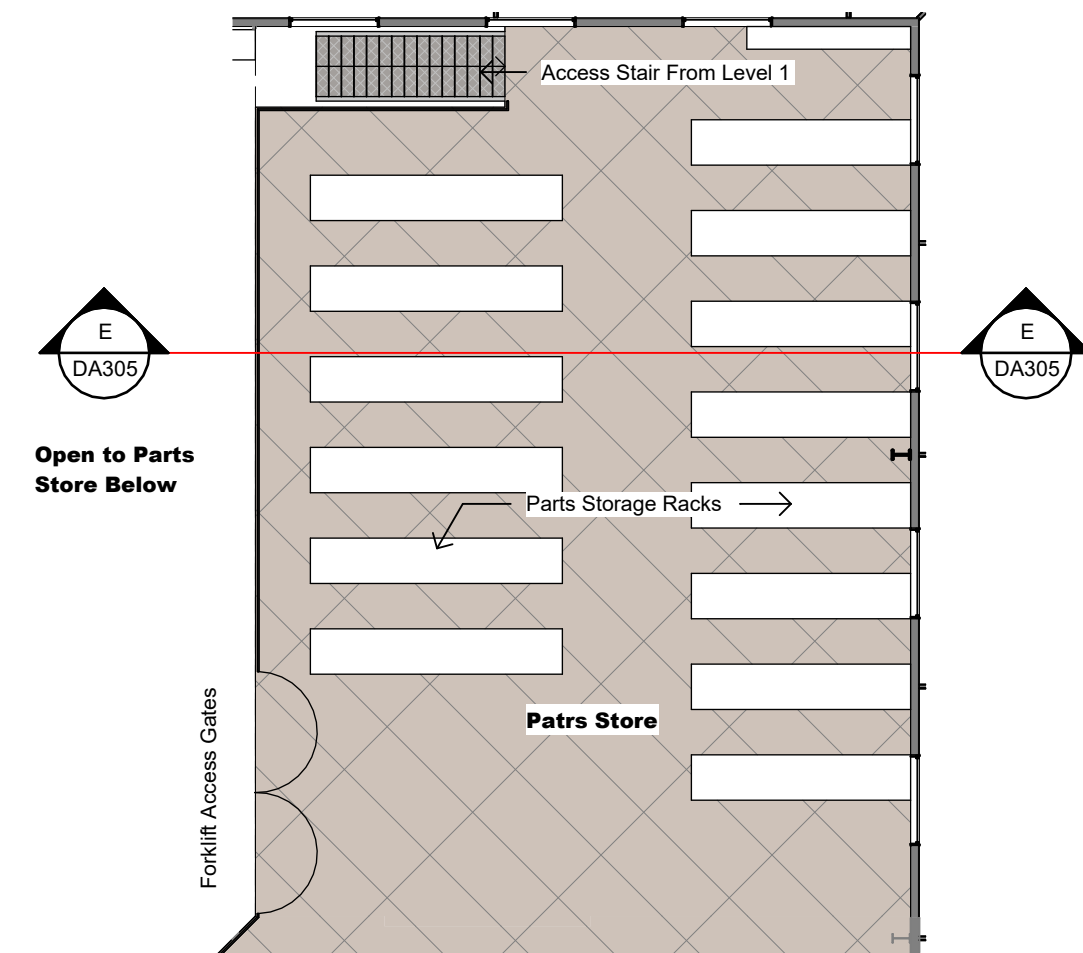


04 Phase 3 - Office Mezzanine Plan

DA303 1 : 100

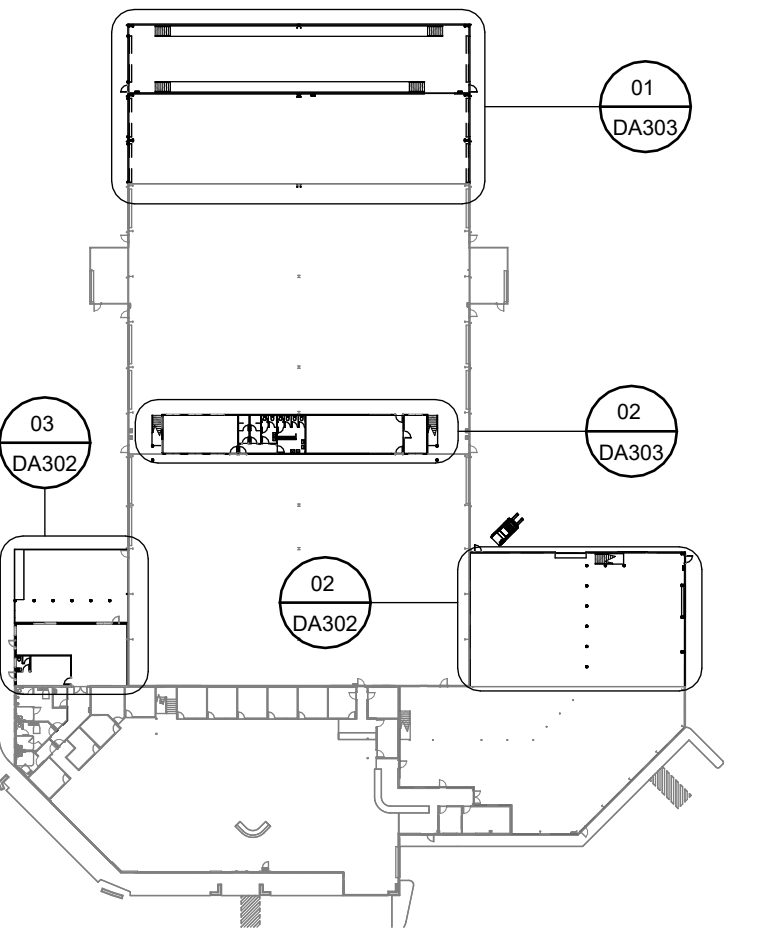
Legend

- BC Baby Change Table
- CS Wall-hung Cleaner's Sink w/- Bucket Shelf
- CT Ceramic Tile
- DT Disabled Toilet
- DWB Disabled Wall-Hung Vanity Basin
- FHR Fire Hose Reel
- S Sink
- SHW Shower
- SV Toilet Suite
- T Sheet Vinyl Floor
- U Urinal
- WB Wall-Mounted Basin
- EXIT Illuminate Exit Sign
- W Window Numbers
- D Door Numbers
- Indicates Main Disabled Access Point

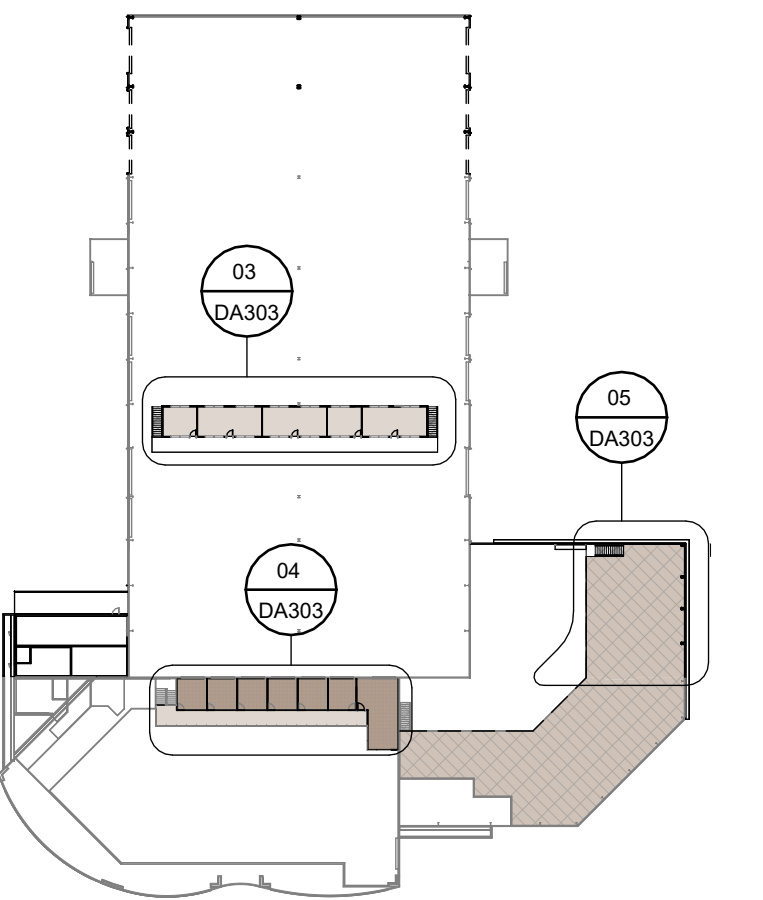


05 Phase 3 - Parts Mezzanine Plan

DA303 1 : 150



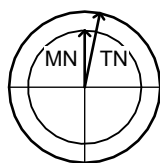
Key Plan - Ground Floor



Key Plan - Mezzanine

External Window Schedule Stage 3						
No.	Window Type	Height	Width	Area	Orientation	Comments
3.01	Aluminium Fixed	2400	200	0.48 m ²	W	
3.02	Aluminium Fixed	900	1200	1.08 m ²	W	
3.03	Aluminium Fixed	2400	200	0.48 m ²	W	
3.04	Aluminium Fixed	900	1200	1.08 m ²	W	
3.05	Aluminium Fixed	2400	3000	7.20 m ²	N	
3.06	Aluminium Fixed	2400	2000	4.80 m ²	N	
3.07	Aluminium Fixed	1800	450	0.81 m ²	W	
3.08	Aluminium Fixed	1800	450	0.81 m ²	W	
3.09	Aluminium Fixed	1800	450	0.81 m ²	W	
3.10	Aluminium Fixed	1800	450	0.81 m ²	E	
3.11	Aluminium Fixed	1800	450	0.81 m ²	E	
3.12	Aluminium Fixed	1800	450	0.81 m ²	E	
3.13	Aluminium Fixed	1800	450	0.81 m ²	N	
3.14	Aluminium Fixed	1800	450	0.81 m ²	N	
3.15	Aluminium Fixed	1800	450	0.81 m ²	N	
3.16	Aluminium Fixed	1800	450	0.81 m ²	N	
3.17	Aluminium Fixed	1800	450	0.81 m ²	N	
3.18	Aluminium Fixed	1800	450	0.81 m ²	E	
3.19	Aluminium Fixed	1800	450	0.81 m ²	E	
3.20	Aluminium Fixed	1800	450	0.81 m ²	E	
3.21	Aluminium Fixed	1800	450	0.81 m ²	E	

External Door Schedule Stage 3				
Door No.	Construction Type	Door Height	Door Width	Comments
3.01	Aluminium Glazed Hinged Door	2400	870	
3.02	Aluminium Glazed Hinged Door	2400	870	
3.03	Aluminium Glazed Hinged Door	2400	1000	
3.04	Colorbond Roller Door	6000	5000	
3.05	Colorbond Roller Door	6000	5000	
3.06	Solid Core Timber Door	2340	600	
3.07	Colorbond Roller Door	6000	6000	
3.08	Colorbond Roller Door	6000	6000	
3.09	Solid Core Timber Door	2340	600	
3.10	Colorbond Roller Door	6000	5000	
3.11	Colorbond Roller Door	6000	5000	
3.12	Solid Core Timber Door	2640	920	
3.13	Colorbond Roller Door	4200	4000	
3.14	Solid Core Timber Door	2640	920	
3.15	Colorbond Roller Door	2400	4000	



Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 3 - Floor Plan - 2

Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051
Approved	PH	DA303	1



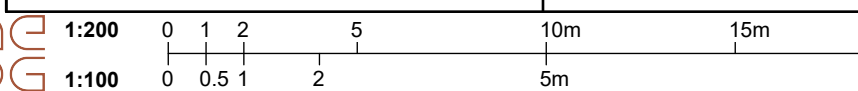
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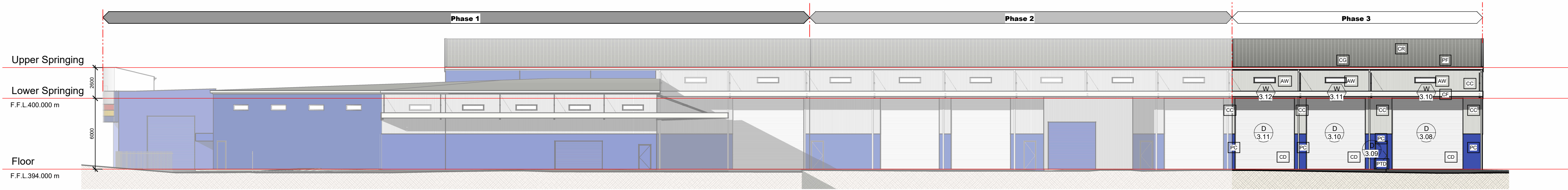


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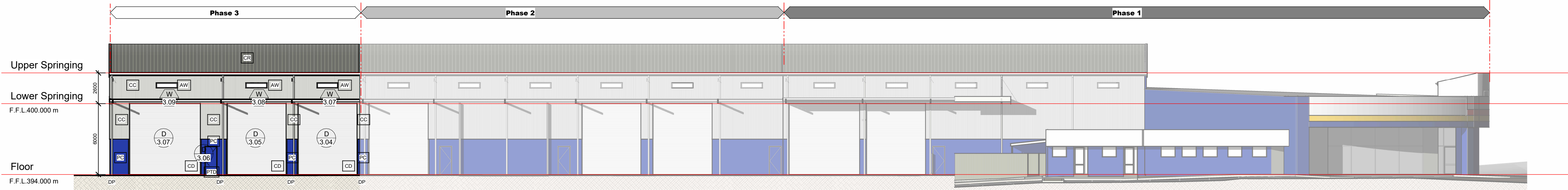


WHEN PLOTTED TO A3, SCALE DOUBLES

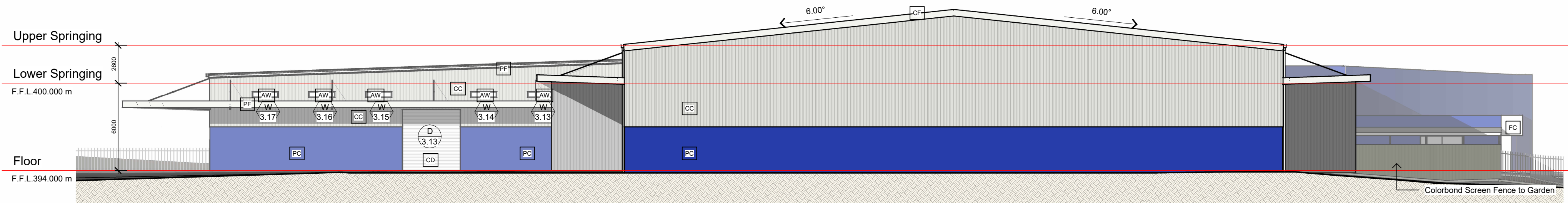
Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval



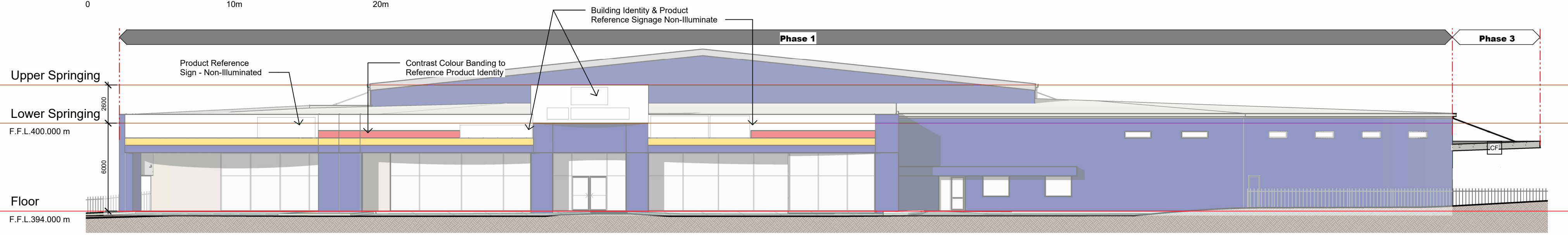
Phase 3 - East Elevation



Phase 3 - West Elevation



Phase 3 - North Elevation



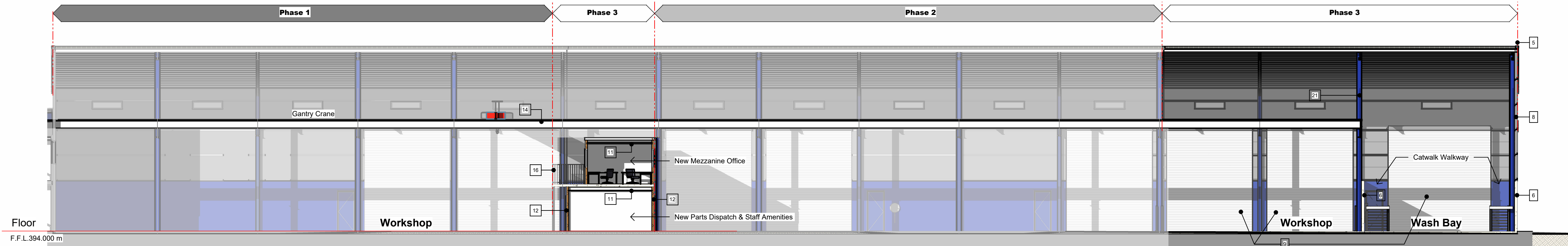
Phase 3 South Elevation

Legend

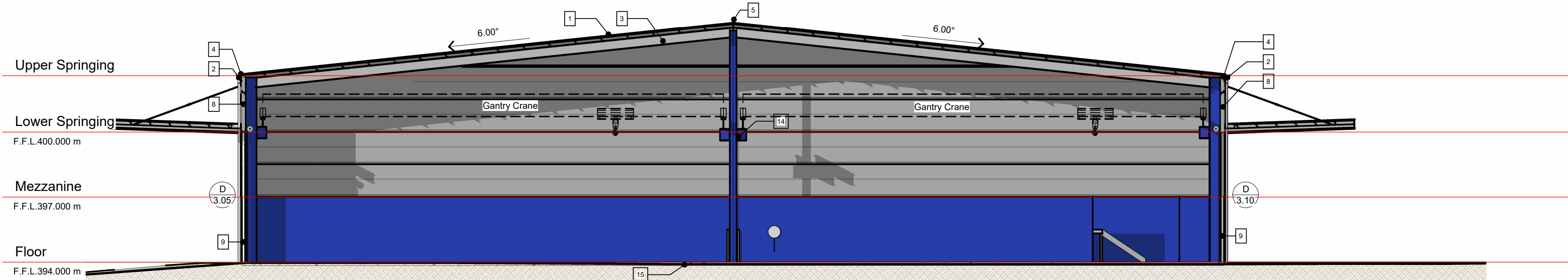
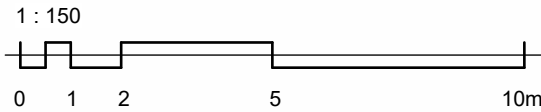
AW	New Aluminium Framed Windows + Glazed Doors - Powdercoat Black
CC	Corrugated Colorbond Wall Cladding
CD	Colorbond Finished Industrial Roller Door
CF	Colorbond Barge / Fascia
CG	Colorbond Gutters
CR	Corrugated Colorbond Roof Sheetting
FC	Painted Fibre Cement Wall Cladding
PC	Precast Concrete Wall Panel with Applied Texture Coat Finish
PF	Painted Steel Fascia Purlin
PTD	Painted Timber Door & Steel Frame Door - Double-R Blue + Powdercoat Black
SP	Colorbond Downpipe
DP	Colorbond Downpipe

Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	Rev.
Approved	PH	23051	1
		DA304	

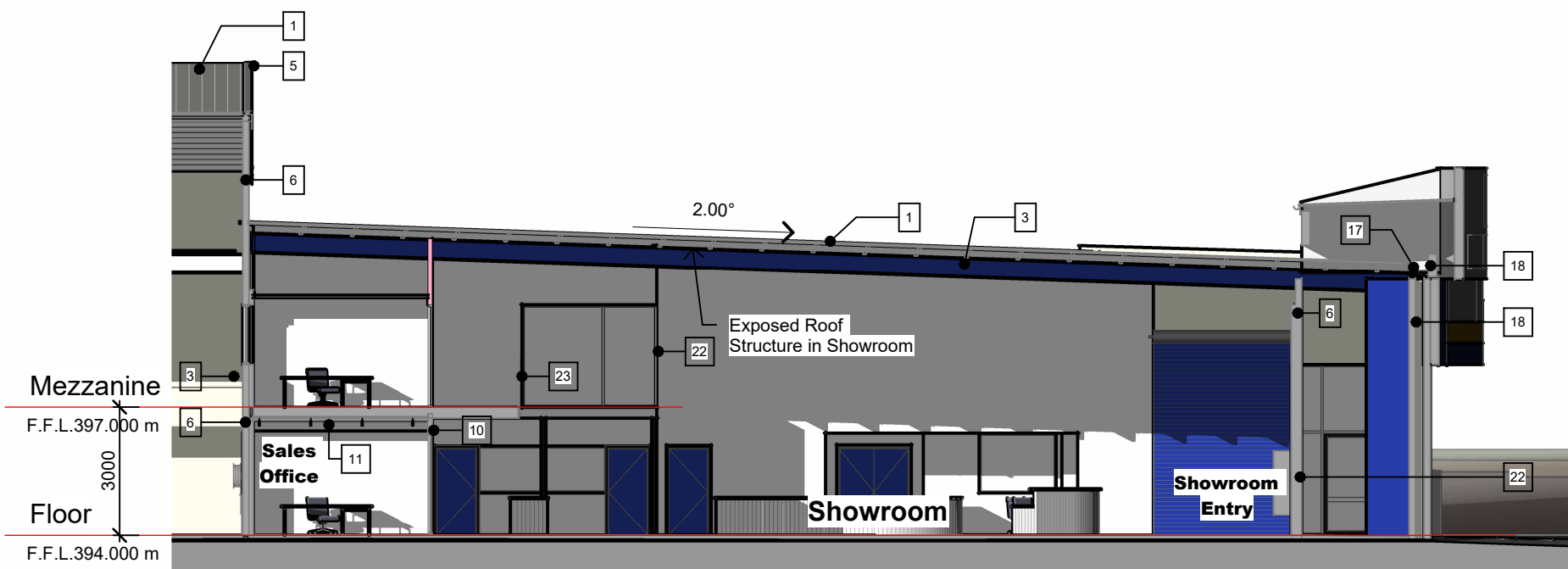
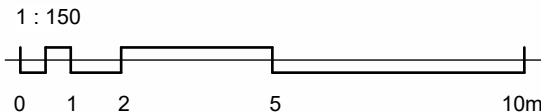
Revision Schedule		
No.	Date	Revision
1	15/03/24	Issued for Development Approval



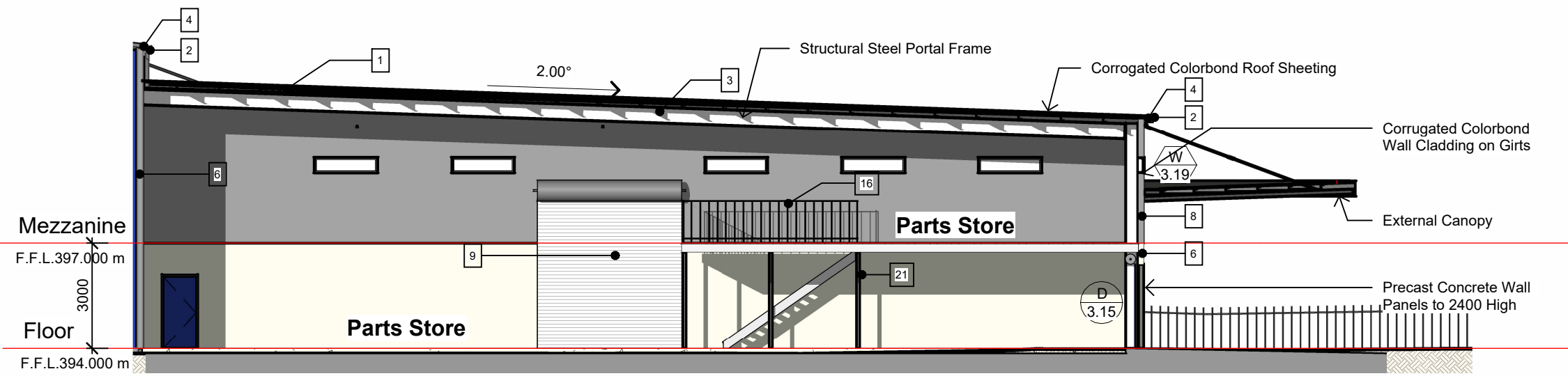
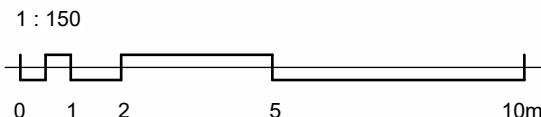
Section A3



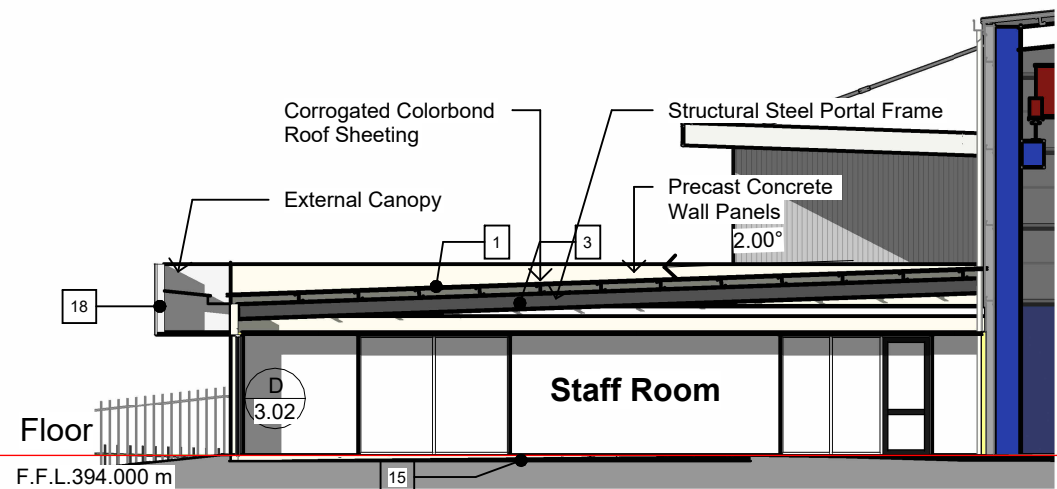
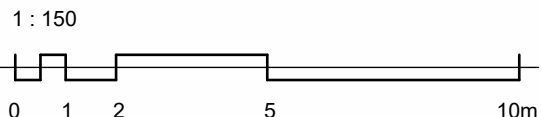
Section B3



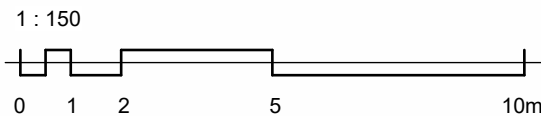
Section C3



Section E



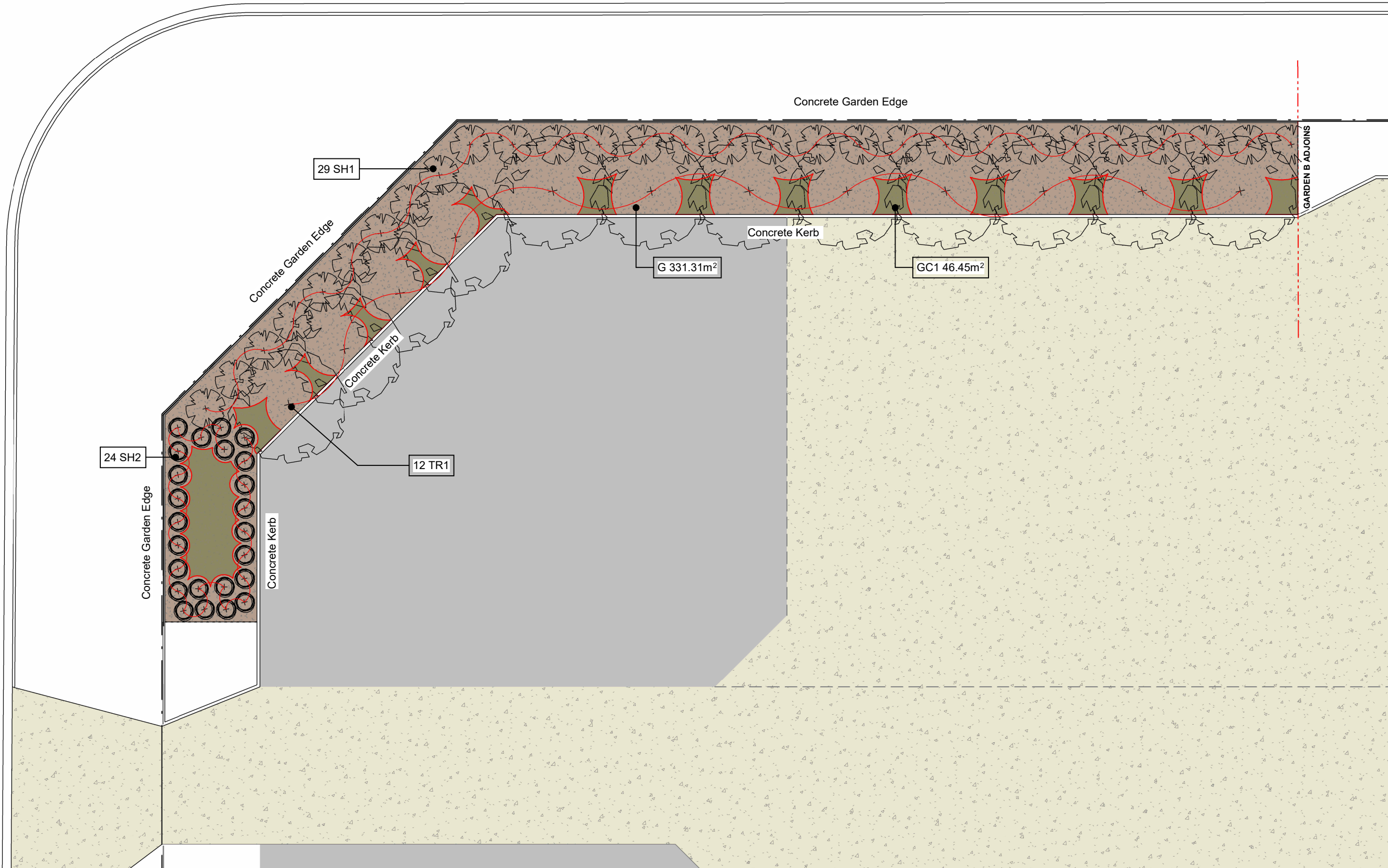
Section F



Legend

- | | | | |
|----|---|-----|--|
| 1 | Corrugated Colorbond Roof Sheetting Laid Over Reflective Foil Sarking on Safety Mesh Over Purlins | 13 | Painted Structural Steel Columns as Scheduled to Engineer's Detail |
| 2 | Colorbond Eaves Gutter | 14 | Gantry Crane and Supporting System to Engineer's Future Detail |
| 3 | Structural Portal Frame System to Engineer's Future Detail | 15 | R/Concrete Floor Slabs & Footings to Engineer's Detail |
| 4 | Painted Steel Fascia Purlin | 16 | Painted Steel Stair & Balustrade |
| 5 | Colorbond Cappings & Flashings | 17 | Zincalume Box Gutter and Sumps |
| 6 | Precast Concrete Wall Panels to Engineer's Future Detail | 18 | Painted Fibre Cement Cladding Fixed on Steel Fascia Truss |
| 7 | Painted Plasterboard Linings to Wall Frames | 19 | Fabricated Bay Window Assemblies to Separate Detail |
| 8 | External Cladding and External Wall Systems - Refer to Individual Level Setout Plan and Wall Legend | 20 | Painted Timber Doors in Painted Folded Steel Frames as Scheduled |
| 9 | Colorbond Finish Roller Shutter Doors | 21 | Painted Steel Posts to Engineer's Detail |
| 10 | Painted Timber Doors & Windows | 22 | Aluminium Framed Shopfronts & Windows |
| 11 | 13mm Plasterboard Ceiling on Proprietary Ceiling Suspension System Fixed to Structure Above | 23 | Frameless Glass Balustrade |
| 12 | Wall Linings and Internal Wall Systems - Refer to Individual Level Setout Plan and Wall Legend | FHR | Fire Hose Reel Cabinet |

Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	Rev.
Approved	PH	23051	1
		DA305	

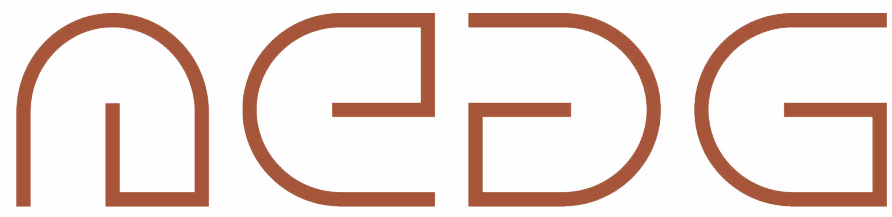


Phase 2&3 - Garden Area A Plan

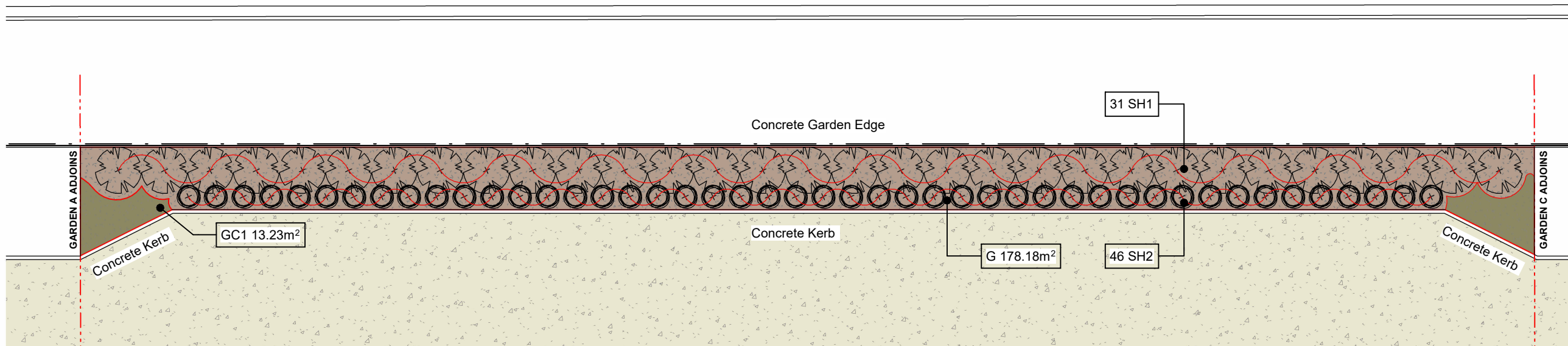
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Planting Schedule

Symbol	Reference	Notional Description	Ht. at Maturity	Nom. Canopy Spread	Nom. Plant Spacing	Total Number / Area	Select From
	TR1	Native Evergreen Shade Tree	10.0m	Nom. 6.0m Un-pruned	4.0m	18	Cupaniopsis unacardioides 'TUCKAROO' Acacia dewrens 'GREEN WATTLE' Acacia filicifolia 'FERN LEAFEA WATTLE'
	SH1	Native Shrub Screen Plantings	3.0m	2.0m pruned	2.0m - 2.5m	79	Photinia 'RED ROBIN' Callistemon Sp. 'BAROONDAH STATION' Grevillea Sp. 'CLEAR VIEW DAND'
	SH2	Native Shrub Decorative	1.2m	1.0m pruned	1.0m - 1.5m	97	Grevillea Stenonema 'LACE NET GREVILLEA' Kurusa Parvifolia Prostanthera Phyllifolia
	GC1	Flowering Native Ground Cover	0.6m	2.0m	0.6m	@ 3 per m² 269	Acacia Baileyana Eremophila Debilis Dianella Revoluta
	G	Mulched Garden Bed	N/A	N/A	N/A	710.17m²	N/A
	T	Turf or Seeded Grass	N/A	N/A	N/A	12598.50m²	N/A

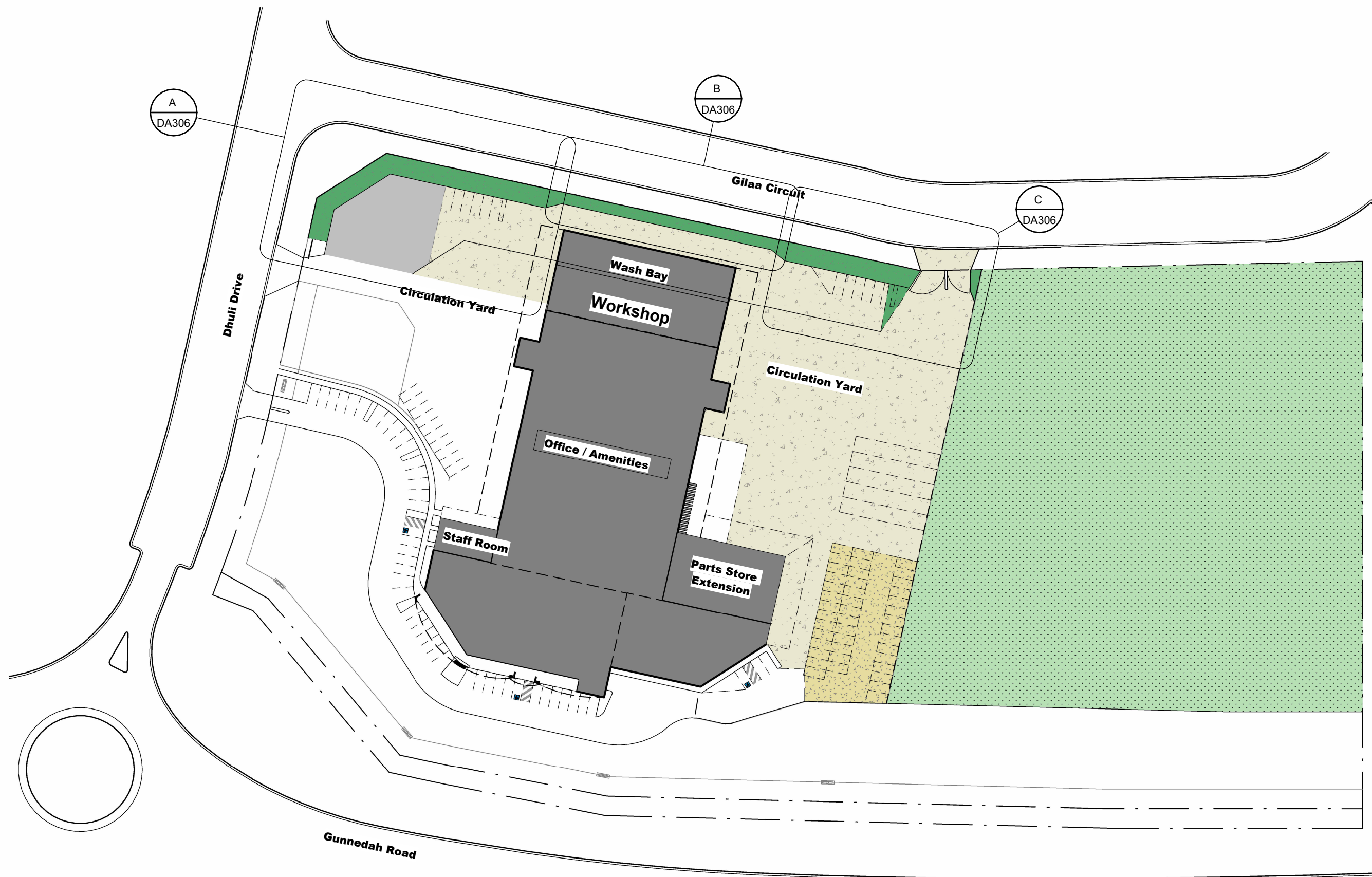


Revision Schedule		
No.	Date	Revision
1	18/09/24	Additional Landscaping Plans for Development Approval



Phase 2&3 - Garden Area B Plan

1:200



Phase 2&3 - Landscaping Reference Plan

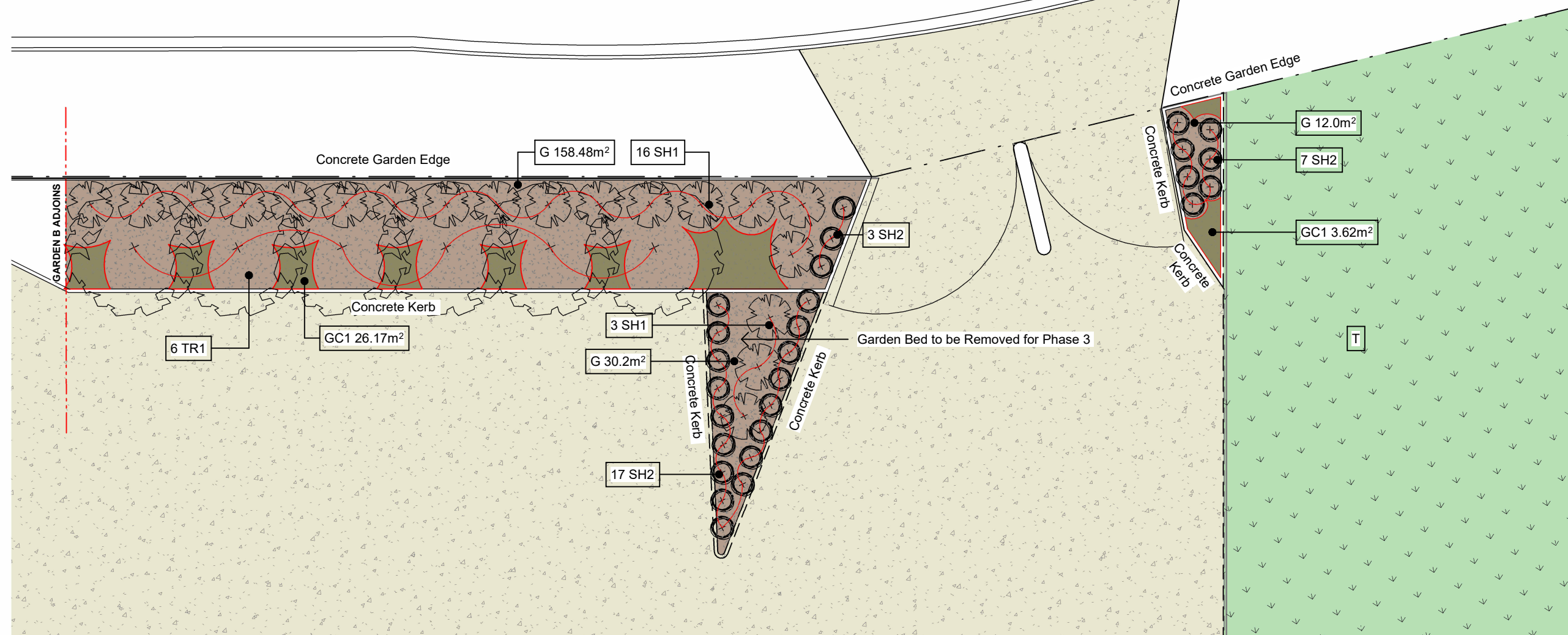
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Legend

	Concrete Hardstand & Circulation Area		Garden Area A		Managed Grassland
	Hotmix Bitumen Driveway, Parking & Circulation Area		Garden Area B		
	Gravel Hardstand		Garden Area C		



Phase 2&3 - Garden Area C Plan

1:200



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Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 3 - Landscaping Plans

Designed	PH	Drawn	NEDG
Scale	As indicated	Project Phase	Development Approval
Date	May 2023	Drawing Number	Rev.
Approved	PH	23051	1

DA306

WHEN PLOTTED TO A3, SCALE DOUBLES

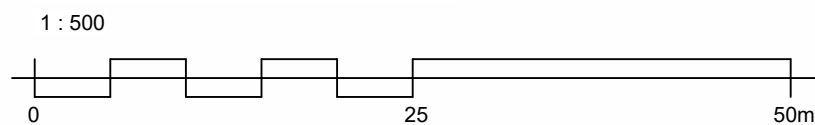
Revision Schedule		
No.	Date	Revision
1	27/03/24	Extent of Phase 4 Future Development For Client
2	4/10/24	Rainwater Tanks Added



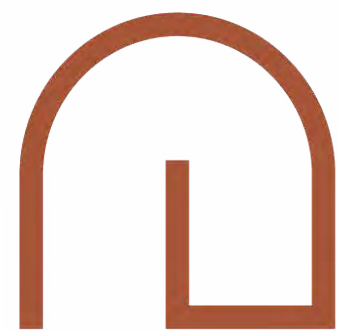
Legend

- Concrete Hardstand & Circulation Area
- Hotmix Bitumen Driveway, Parking & Circulation Area
- Garden Areas
- Outdoor Display
- Future Development Area - Managed Grassland

Phase 4 Site Plan



New England
Design Group

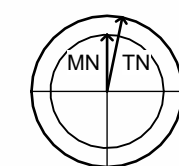


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Proposed Double R Industrial Development
Lot 300 Tamworth Global Gateway Park, Tamworth
For Rice Group Pty Ltd

Phase 4 - Site Plan

Designed	PH	Drawn	NEDG
Scale	1 : 500	Project Phase	Development Approval
Date	May 2023	Drawing Number	23051
Approved	PH	Rev.	2
			DA401