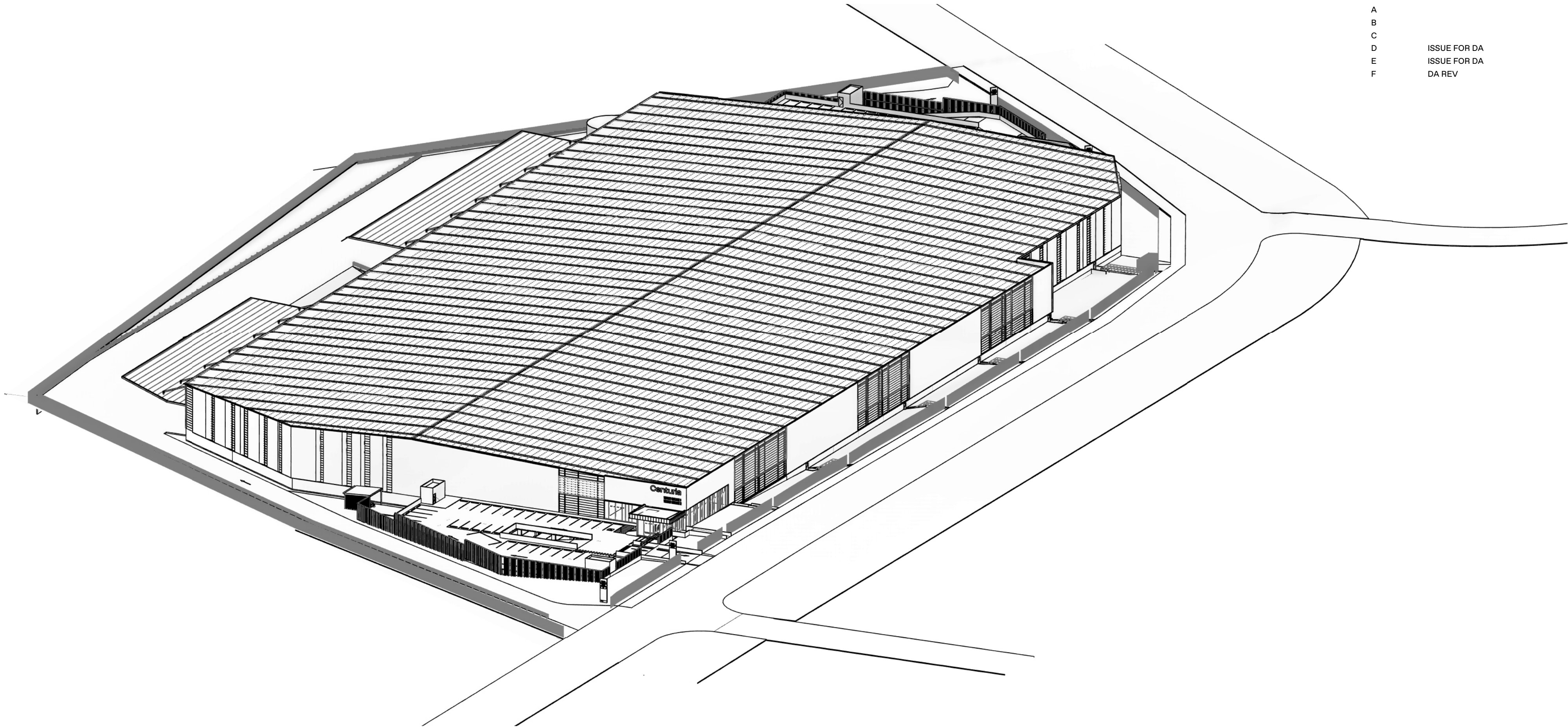


74-94 NEWTON RD, WETHERILL PARK
PROPOSED INDUSTRIAL DEVELOPMENT

DA SHEET LIST	
SHEET NUMBER	SHEET NAME
DA010	PERSPECTIVES
DA100	SITE PLAN & WAREHOUSE PLAN
DA101	ROOF PLAN
DA201	OFFICE AND CARPARK A
DA202	OFFICE AND CARPARK B
DA250	DOCK OFFICE PLAN AND ELEVATIONS
DA300	WAREHOUSE ELEVATIONS & SECTION
DA301	OFFICE ELEVATIONS
DA302	SHADOW DIAGRAM
DA500	SIGNAGE PLAN
DA550	GFA CALCULATION

SUPERSEDED SHEETS:
DA200



ARTISTIC IMPRESSION - SOUTH WEST FACADE LOOKING FROM TRUCK ENTRY



ARTISTIC IMPRESSION - SOUTH EAST WAREHOUSE FACADE LOOKING FROM METTERS PLACE



ARTISTIC IMPRESSION - EAST CARPARK FACADE LOOKING FROM TRUCK EXIT



ARTISTIC IMPRESSION - OFFICE A FACADE LOOKING FROM NEWTON ROAD



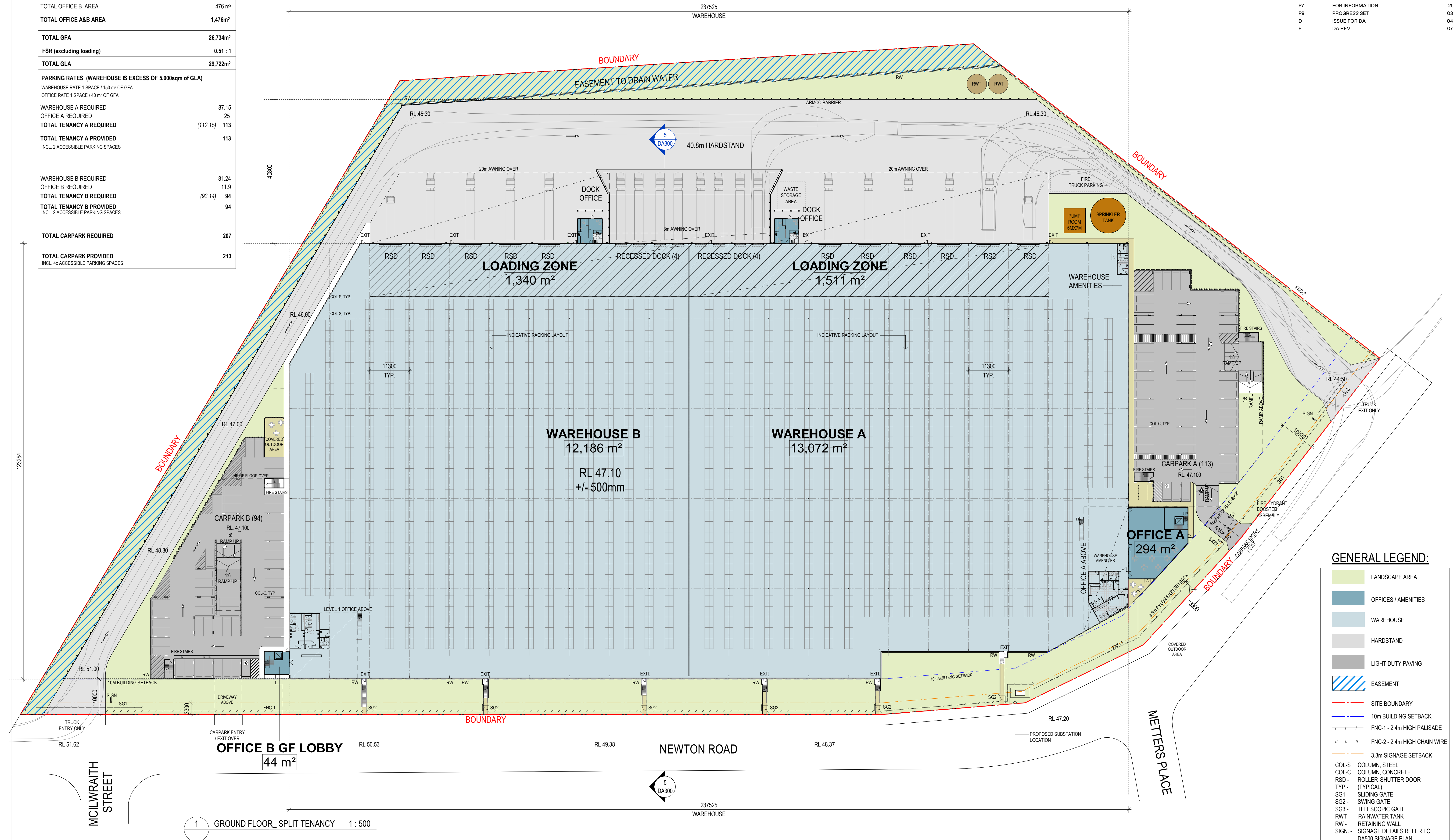
ARTISTIC IMPRESSION - OFFICE B FACADE LOOKING FROM NEWTON ROAD

REVISIONS

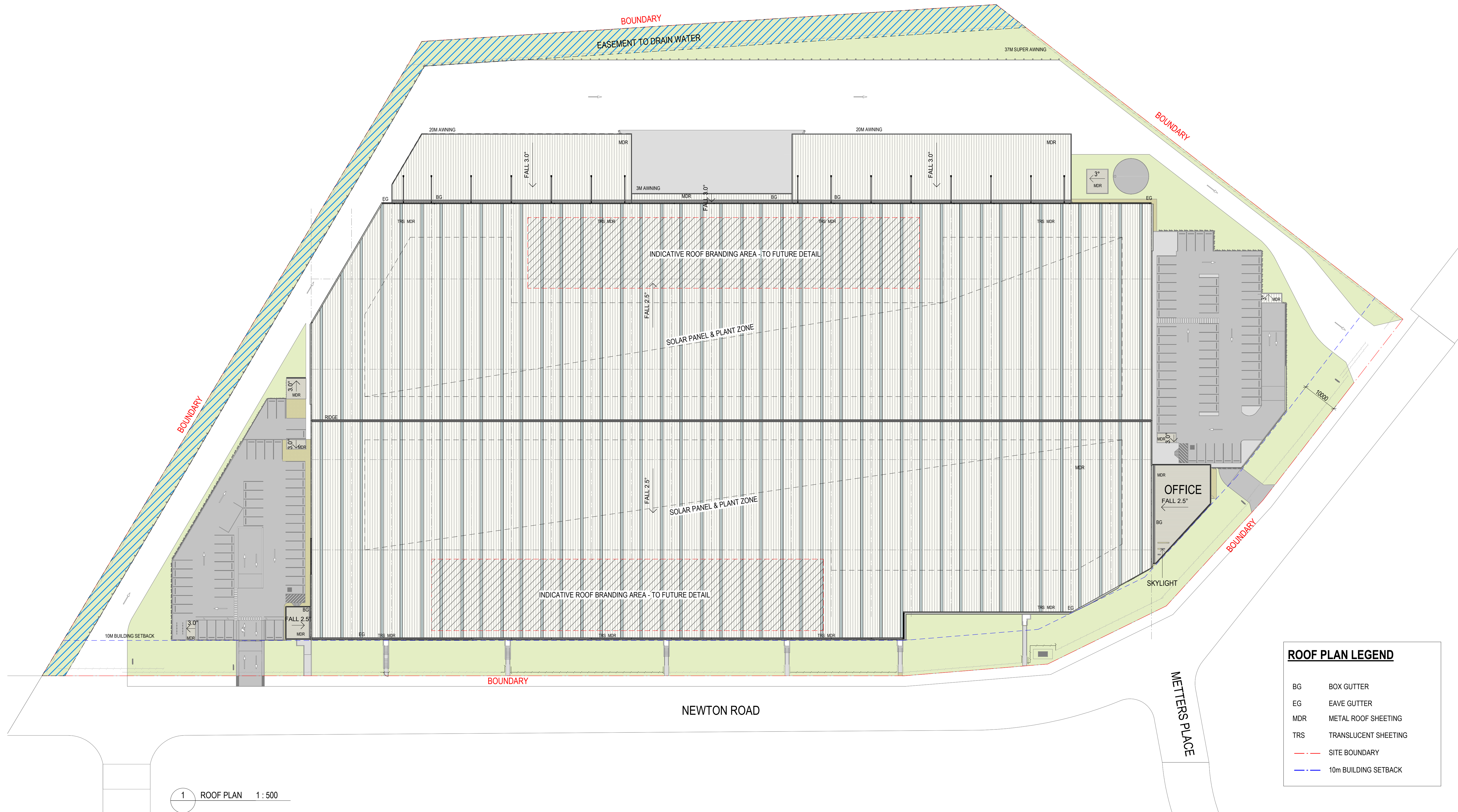
REV	DESCRIPTION	DATE
A		
B		
C	ISSUE FOR DA	26.11.2024
P1	SPLIT TENANCY	12.2.2024
P2	SPLIT TENANCY - WH WALL REMOVE	10.12.2024
P3	SPLIT TENANCY - OFFICE B REMOVE	10.12.2024
P4	FOR INFORMATION	21.01.2025
P5	FOR INFORMATION	22.01.2025
P6	FOR INFORMATION	24.01.2025
P7	FOR INFORMATION	29.01.2025
P8	PROGRESS SET	03.02.2025
D	ISSUE FOR DA	04.02.2025
E	DA REV	07.04.2025

DEVELOPMENT SUMMARY GFA

TOTAL SITE AREA	51,913m ²
TOTAL DEVELOPABLE SITE AREA (EXCL. EASEMENT 2,175M ²)	49,738m ²
WAREHOUSE A	13,072 m ²
WAREHOUSE B	12,186 m ²
TOTAL WAREHOUSE A&B AREA	25,258m ²
TOTAL OFFICE A AREA	1,000 m ²
TOTAL OFFICE B AREA	476 m ²
TOTAL OFFICE A&B AREA	1,476m ²
TOTAL GFA	26,734m ²
FSR (excluding loading)	0.51 : 1
TOTAL GLA	29,722m ²
PARKING RATES (WAREHOUSE IS EXCESS OF 5,000sqm of GLA)	
WAREHOUSE RATE 1 SPACE / 150 m ² OF GFA	
OFFICE RATE 1 SPACE / 40 m ² OF GFA	
WAREHOUSE A REQUIRED	87.15
OFFICE A REQUIRED	25
TOTAL TENANCY A REQUIRED	(112.15) 113
TOTAL TENANCY A PROVIDED	113
INCL. 2 ACCESSIBLE PARKING SPACES	
WAREHOUSE B REQUIRED	81.24
OFFICE B REQUIRED	11.9
TOTAL TENANCY B REQUIRED	(93.14) 94
TOTAL TENANCY B PROVIDED	94
INCL. 2 ACCESSIBLE PARKING SPACES	
TOTAL CARPARK REQUIRED	207
TOTAL CARPARK PROVIDED	213
INCL. 4x ACCESSIBLE PARKING SPACES	

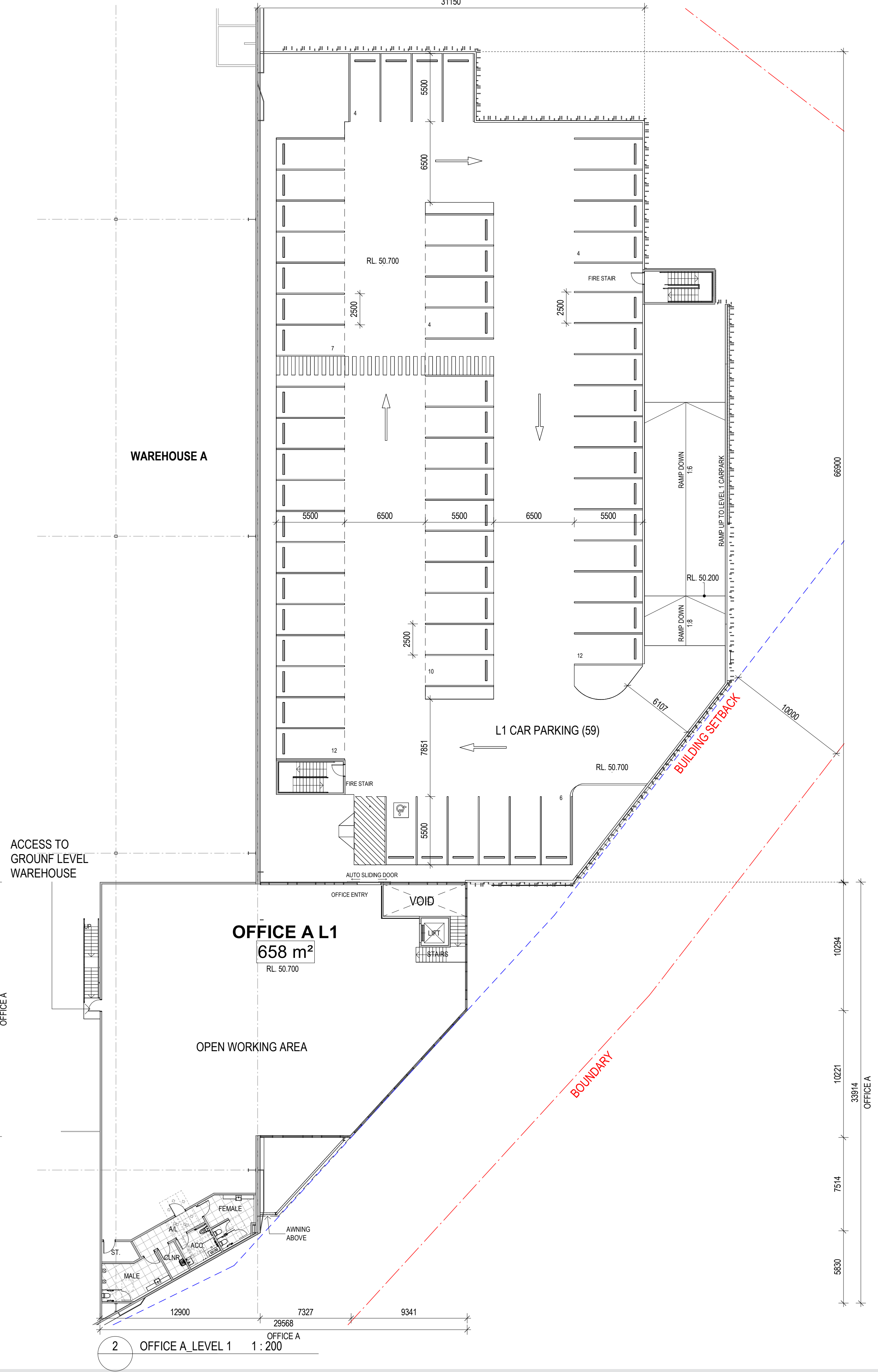
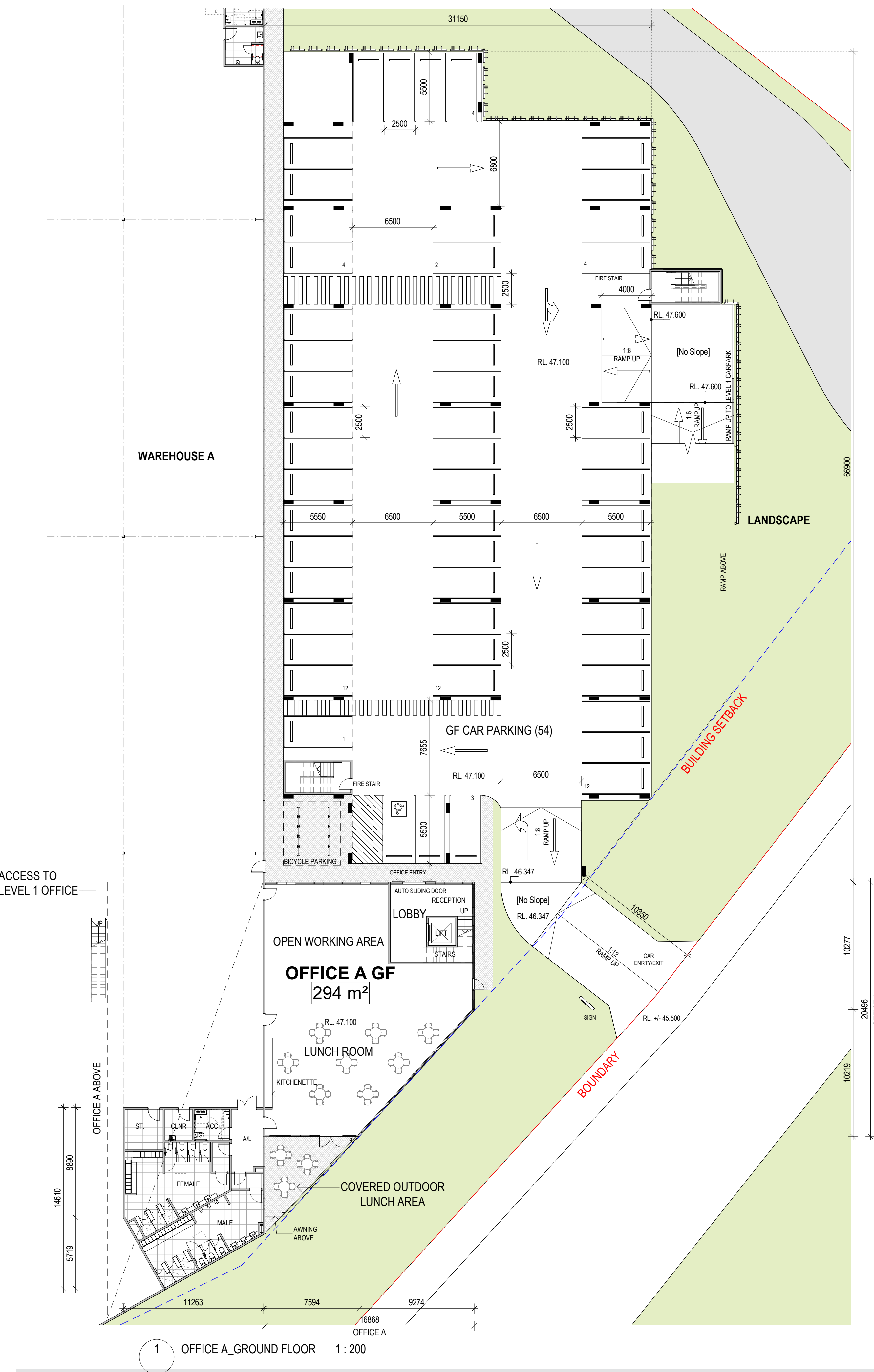


REVISIONS		
REV	DESCRIPTION	DATE
A		
B		
C	ISSUE FOR DA	26.11.2024
P1	PROGRESS SET	03.02.2025
D	ISSUE FOR DA	04.02.2025
E	DA REV	07.04.2025



ROOF PLAN LEGEND	
BG	BOX GUTTER
EG	EAVE GUTTER
MDR	METAL ROOF SHEETING
TRS	TRANSLUCENT SHEETING
- - -	SITE BOUNDARY
- - -	10m BUILDING SETBACK

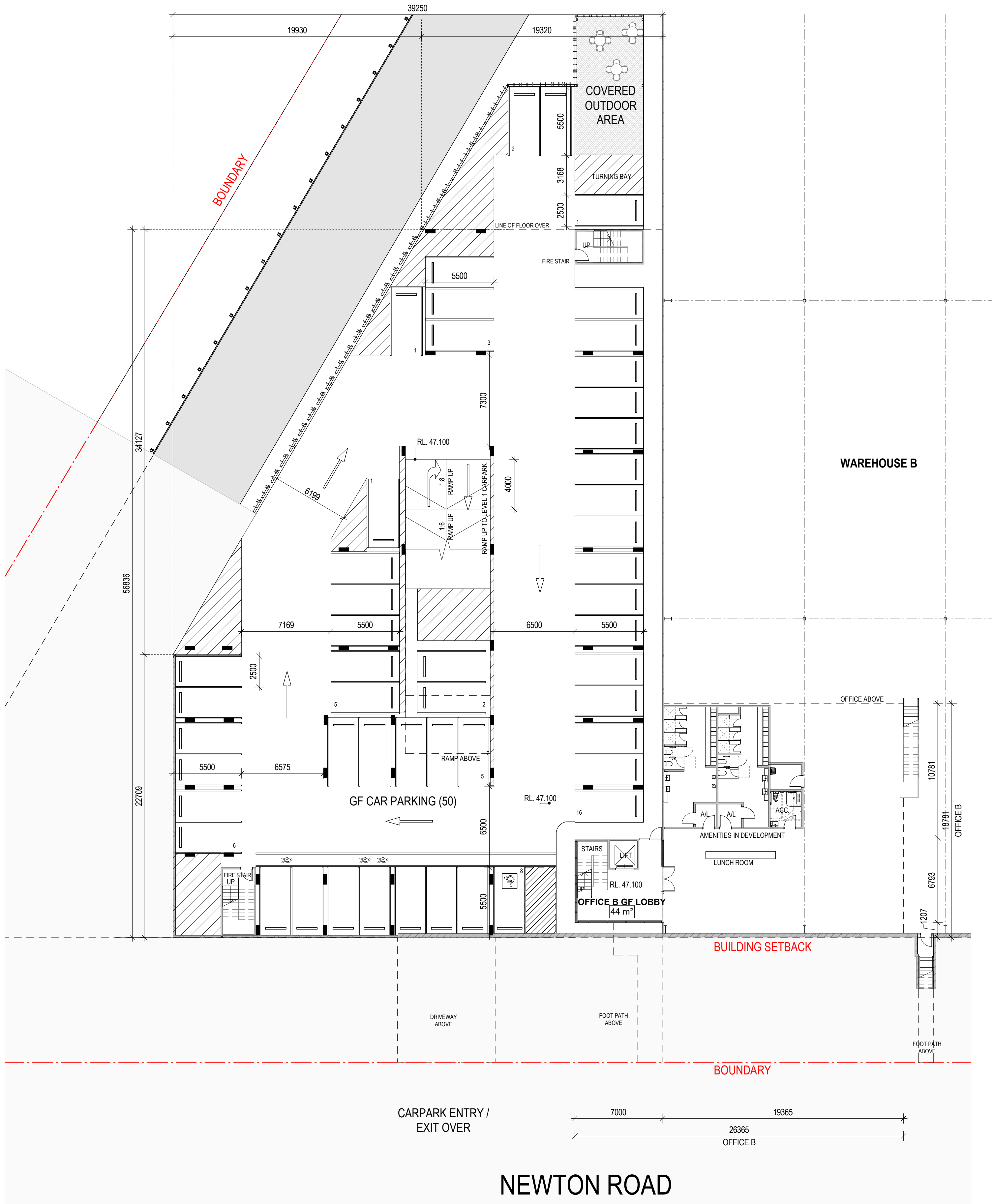
REVISIONS		
REV	DESCRIPTION	DATE
A		
B		
C	ISSUE FOR DA	26.11.2024
P1	FOR INFORMATION	24.01.2025
P2	FOR INFORMATION	29.01.2025
P3	PROGRESS SET	03.02.2025
D	ISSUE FOR DA	04.02.2025
E	DA REV	07.04.2025



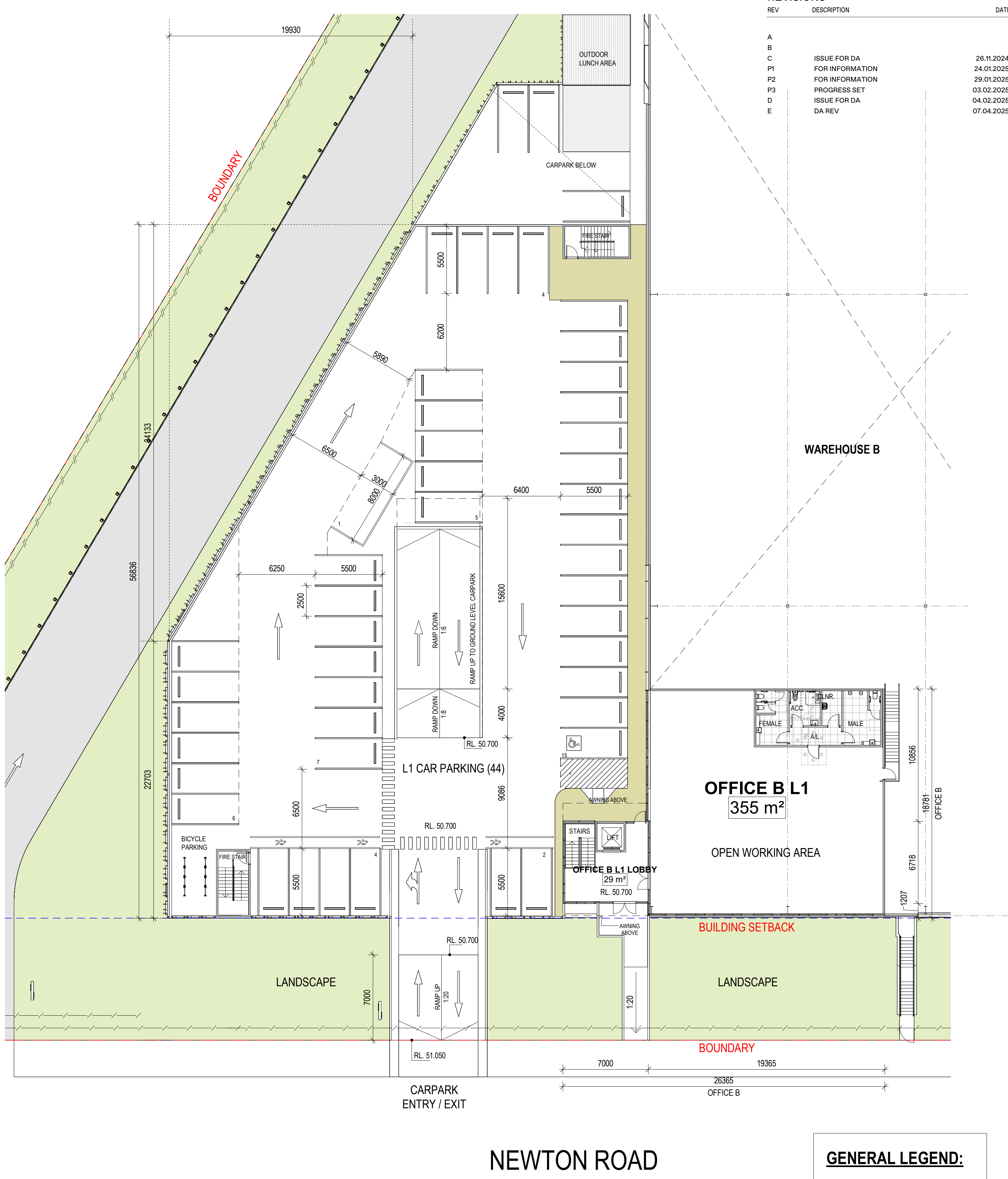
GENERAL LEGEND:

FIP	FIRE INDICATOR PANEL
A/L	AIRLOCK
SHR	SHOWER ROOM
ACC.WC	ACCESSIBLE TOILET
CLN	CLEANERS ROOM
ST	STORAGE
DP	DOWNPIPE

REVISIONS		
REV	DESCRIPTION	DATE
A		
B		
C	ISSUE FOR DA	26.11.2024
P1	FOR INFORMATION	24.01.2025
P2	FOR INFORMATION	29.01.2025
P3	PROGRESS SET	03.02.2025
D	ISSUE FOR DA	04.02.2025
E	DA REV	07.04.2025



1 OFFICE B_GROUND FLOOR 1 : 200
DA250

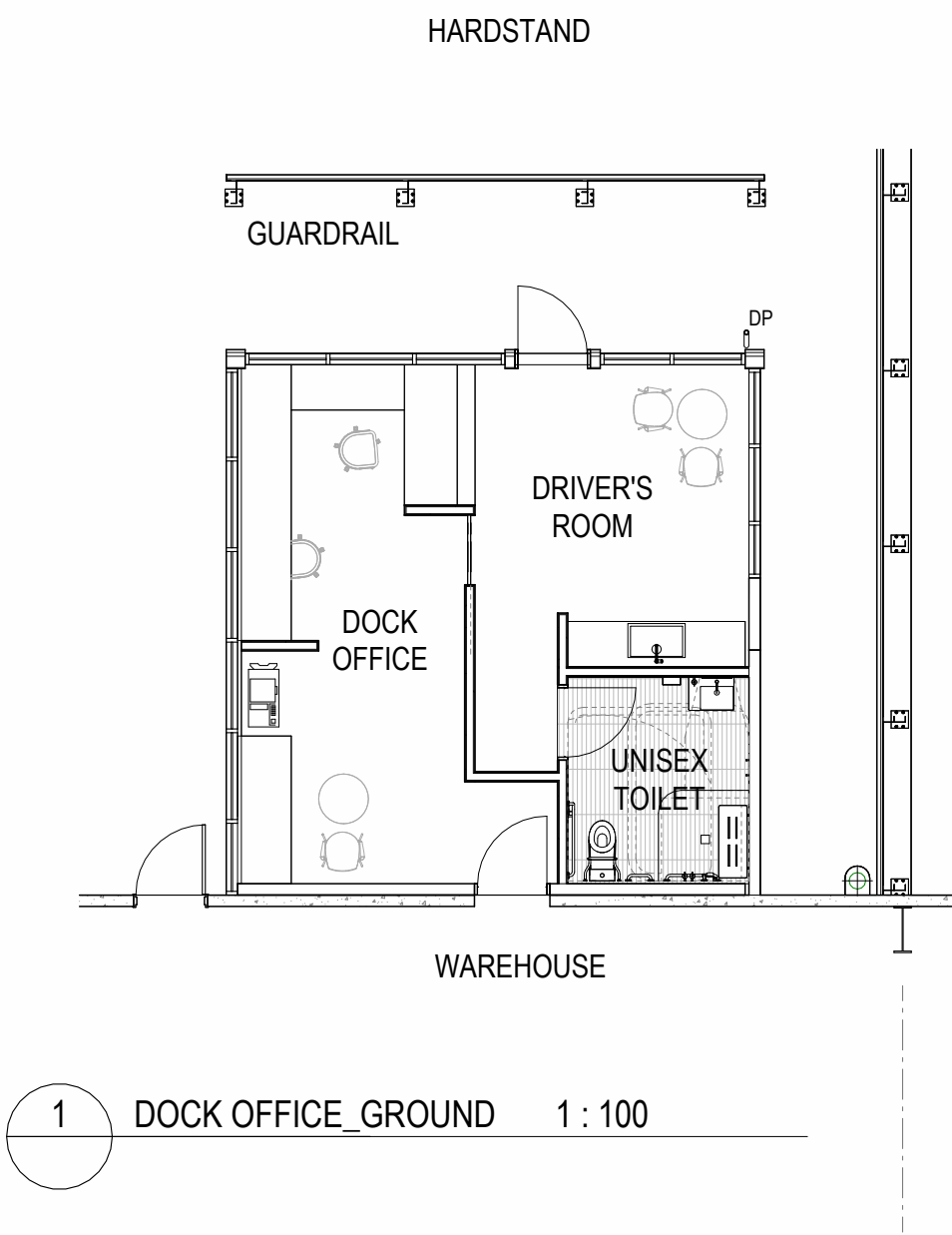


2 OFFICE B_LEVEL 1 1 : 200
DA300

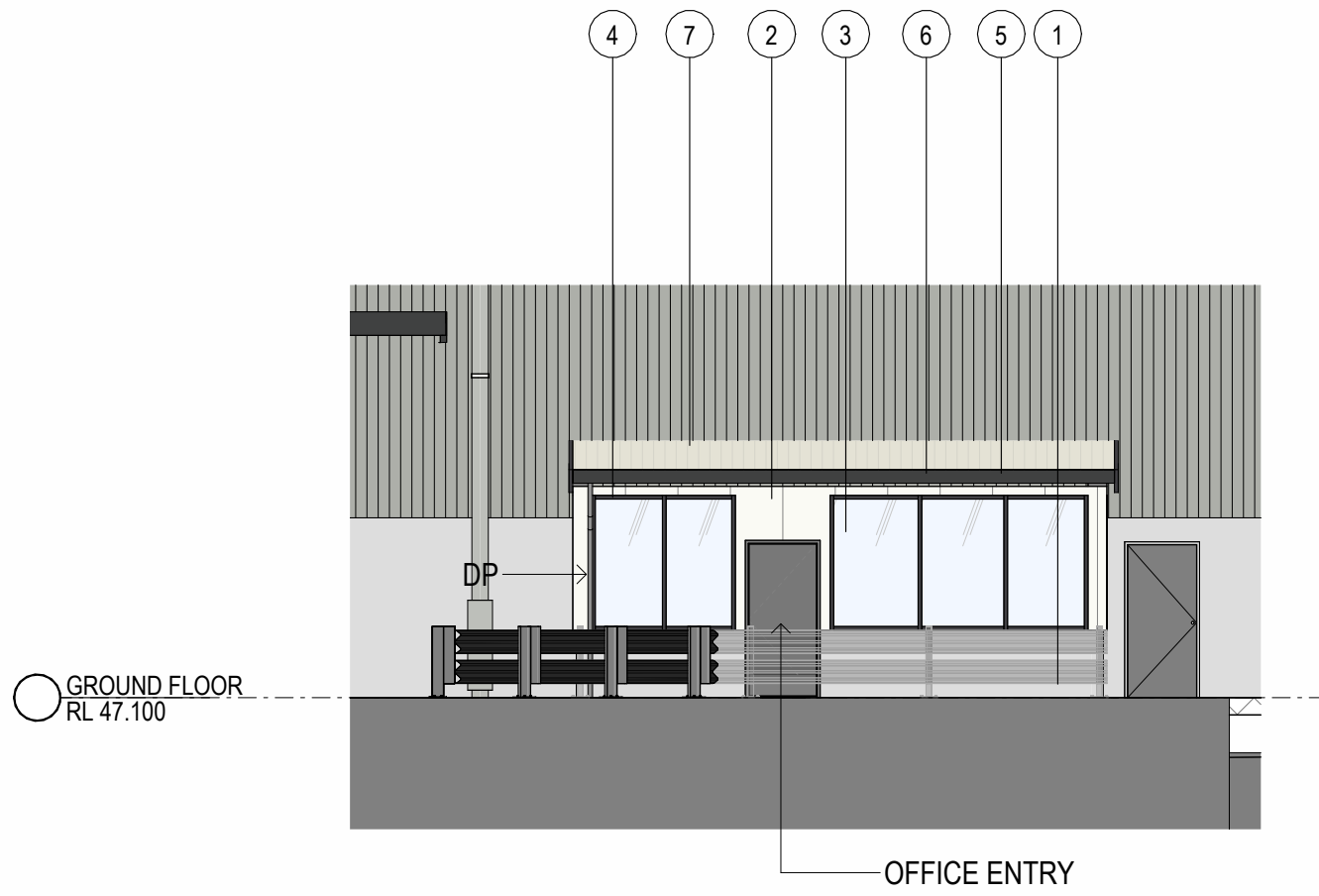
GENERAL LEGEND:

FIP	FIRE INDICATOR PANEL
A/L	AIRLOCK
SHR	SHOWER ROOM
ACC.WC	ACCESSIBLE TOILET
CLN	CLEANERS ROOM
ST	STORAGE
DP	DOWNPIPE

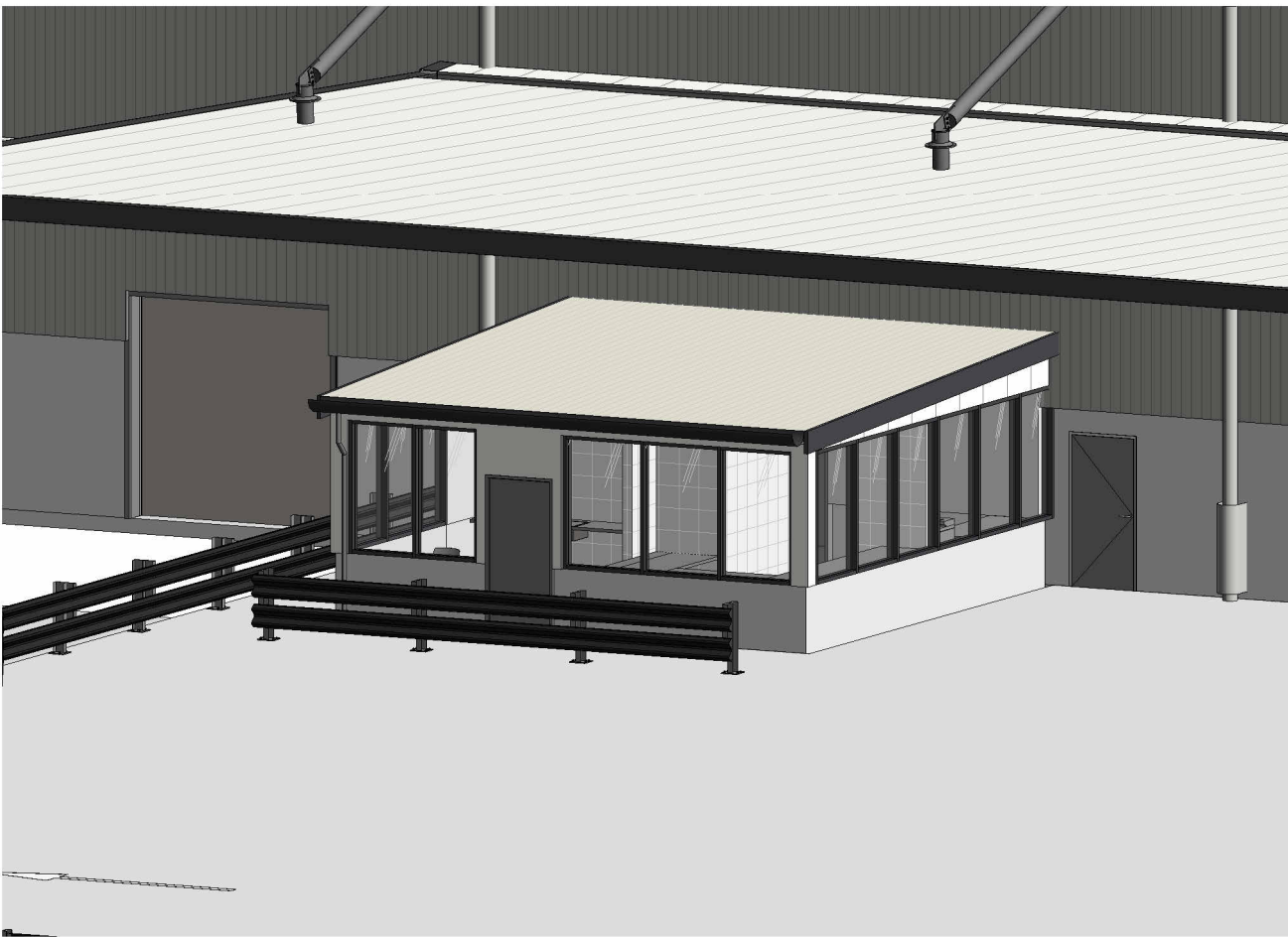
REVISIONS			DATE
REV	DESCRIPTION		
A			
B			
C	ISSUE FOR DA		26.11.2024
P1	PROGRESS SET		03.02.2025
D	ISSUE FOR DA		04.02.2025



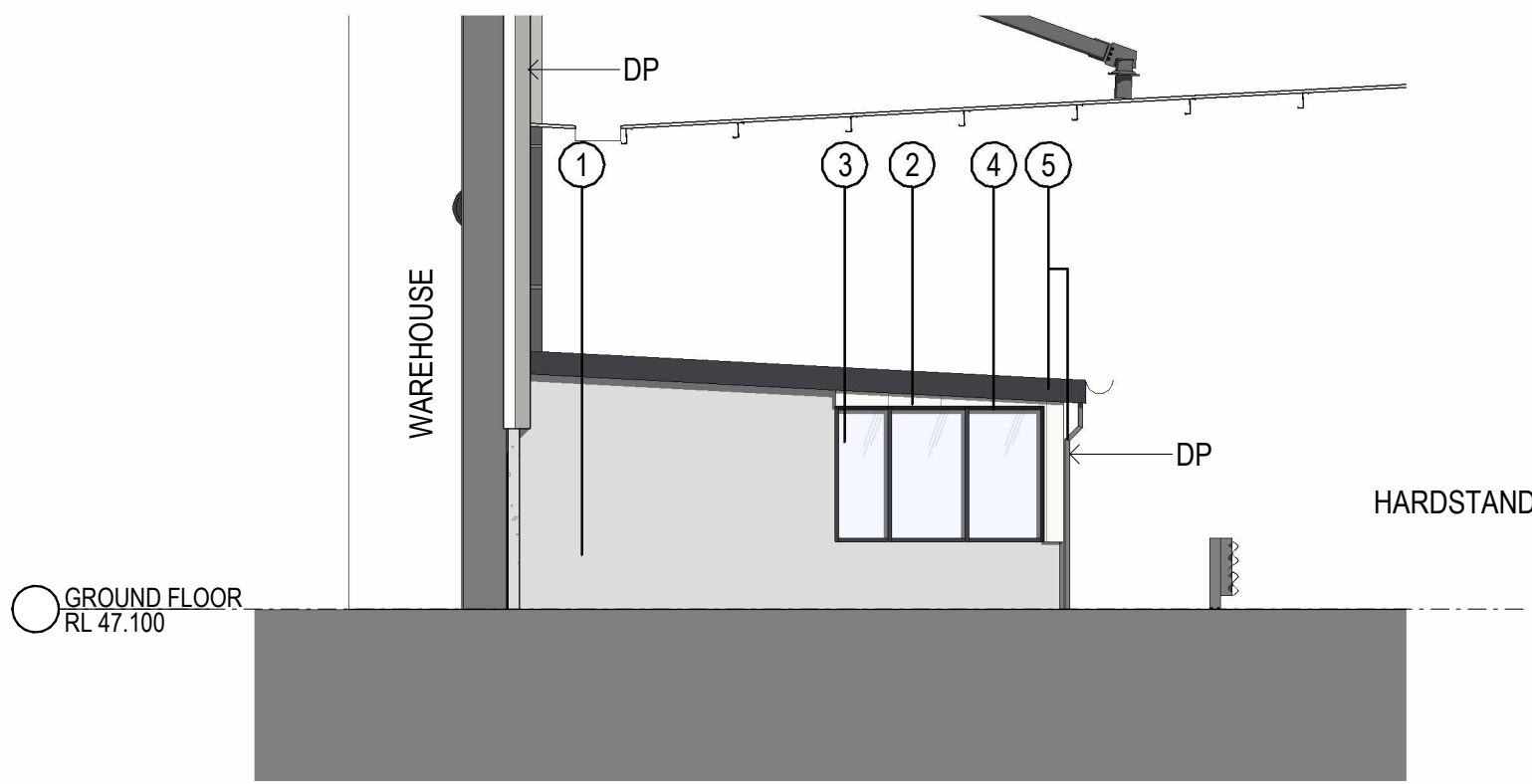
1 DOCK OFFICE_GROUND 1 : 100



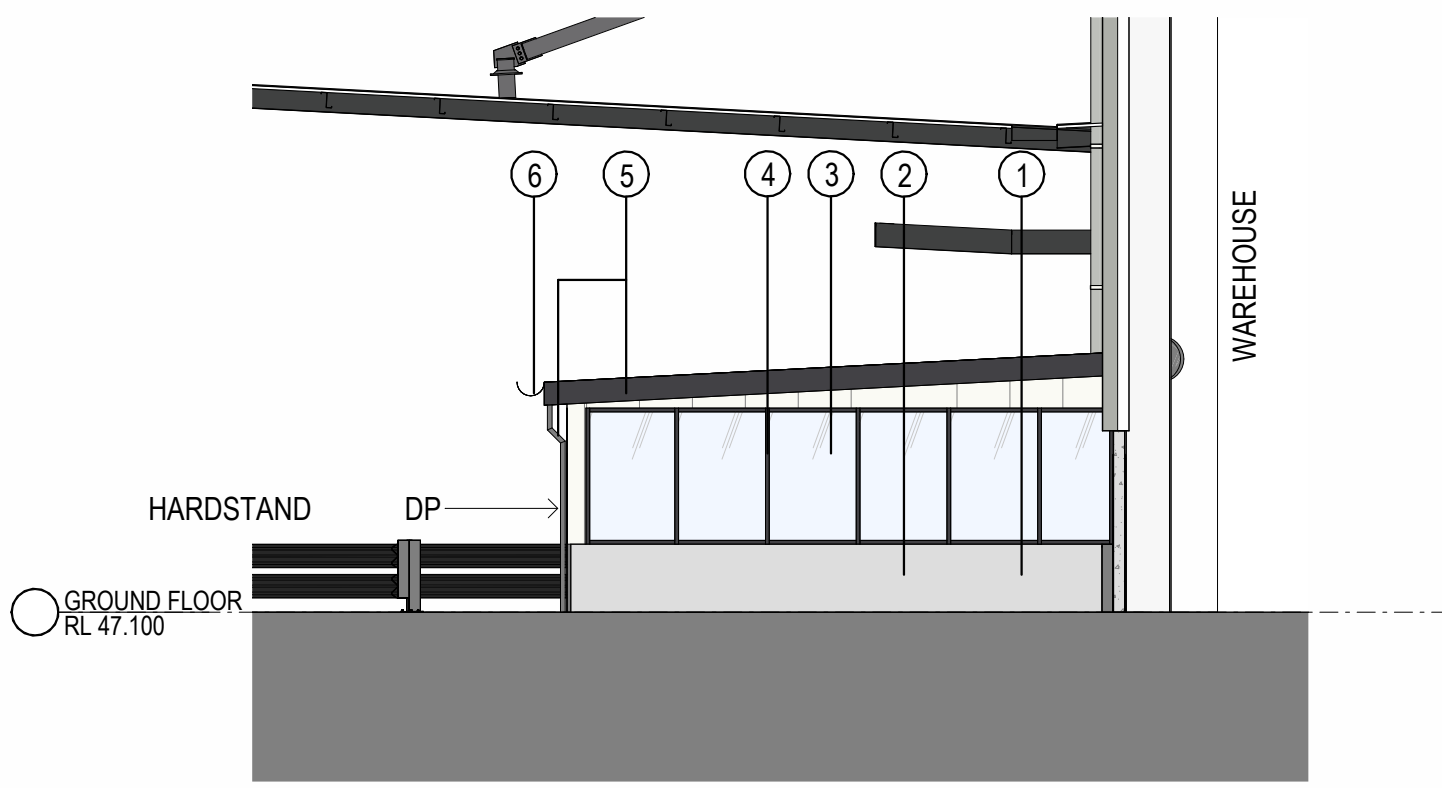
2 DOCK OFFICE ELEVATION - NORTH 1 : 100



6 DOCK OFFICE - 3D VIEW

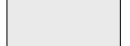


3 DOCK OFFICE ELEVATION - EAST 1 : 100

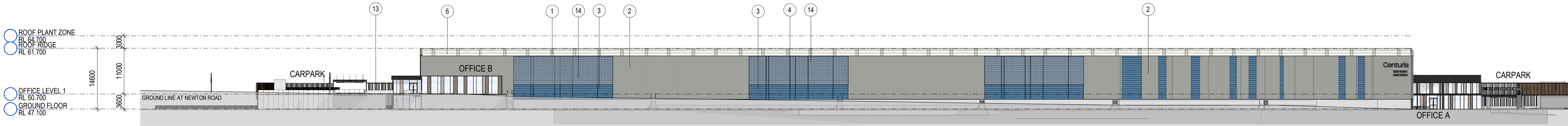


4 DOCK OFFICE ELEVATION - WEST 1 : 100

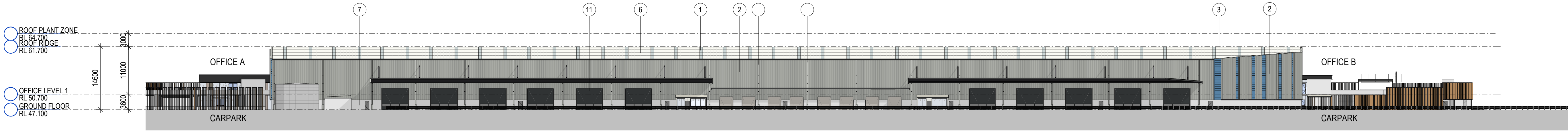
INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

 1. PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH	 2. PAINTED FIBRE CEMENT PANEL	 3. GLAZING - WINDOW - SINGLE GLAZED GREY TINT	 4. ALU. FRAME GLAZING SYSTEM - POWDERCOAT FINISH - MONUMENT
 5. DOWNPIPE/ ROOF FASCIA - COLORBOND - MONUMENT	 6. ROOF GUTTER	 7. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - SURFMIST	

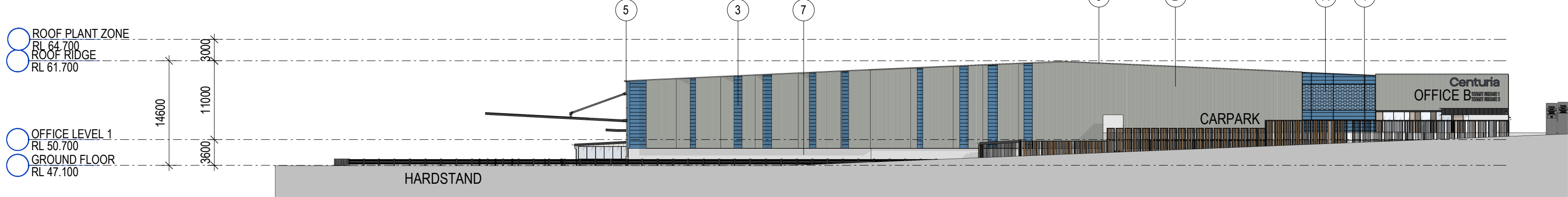
REVISIONS		
REV	DESCRIPTION	DATE
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B	ISSUE FOR DA	26.11.2024
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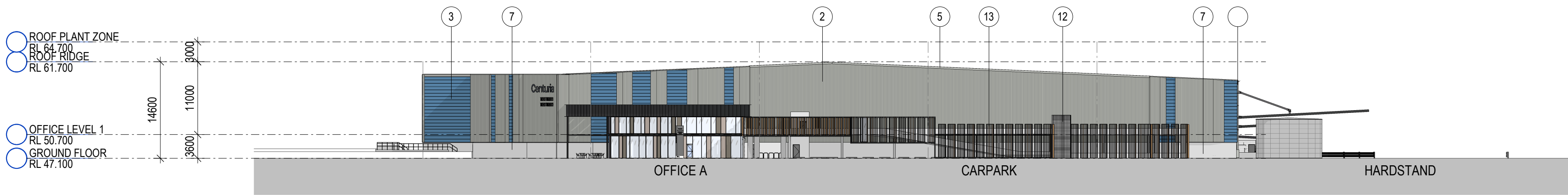
1 WAREHOUSE ELEVATION - SOUTH 1 : 500



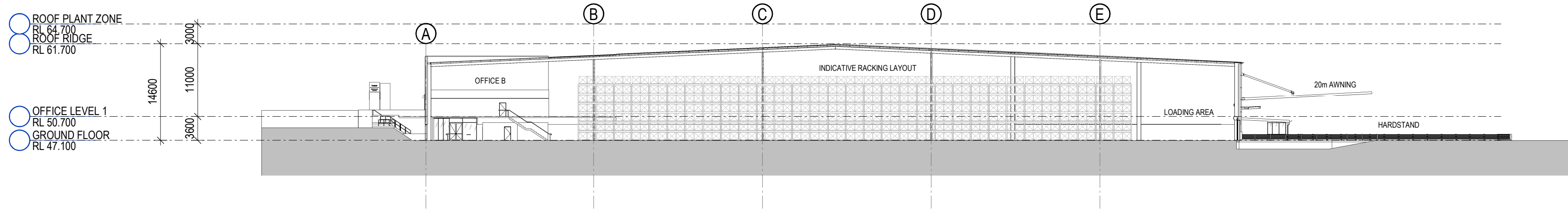
2 WAREHOUSE ELEVATION - NORTH 1 : 500



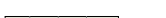
3 WAREHOUSE ELEVATION - WEST 1 : 500

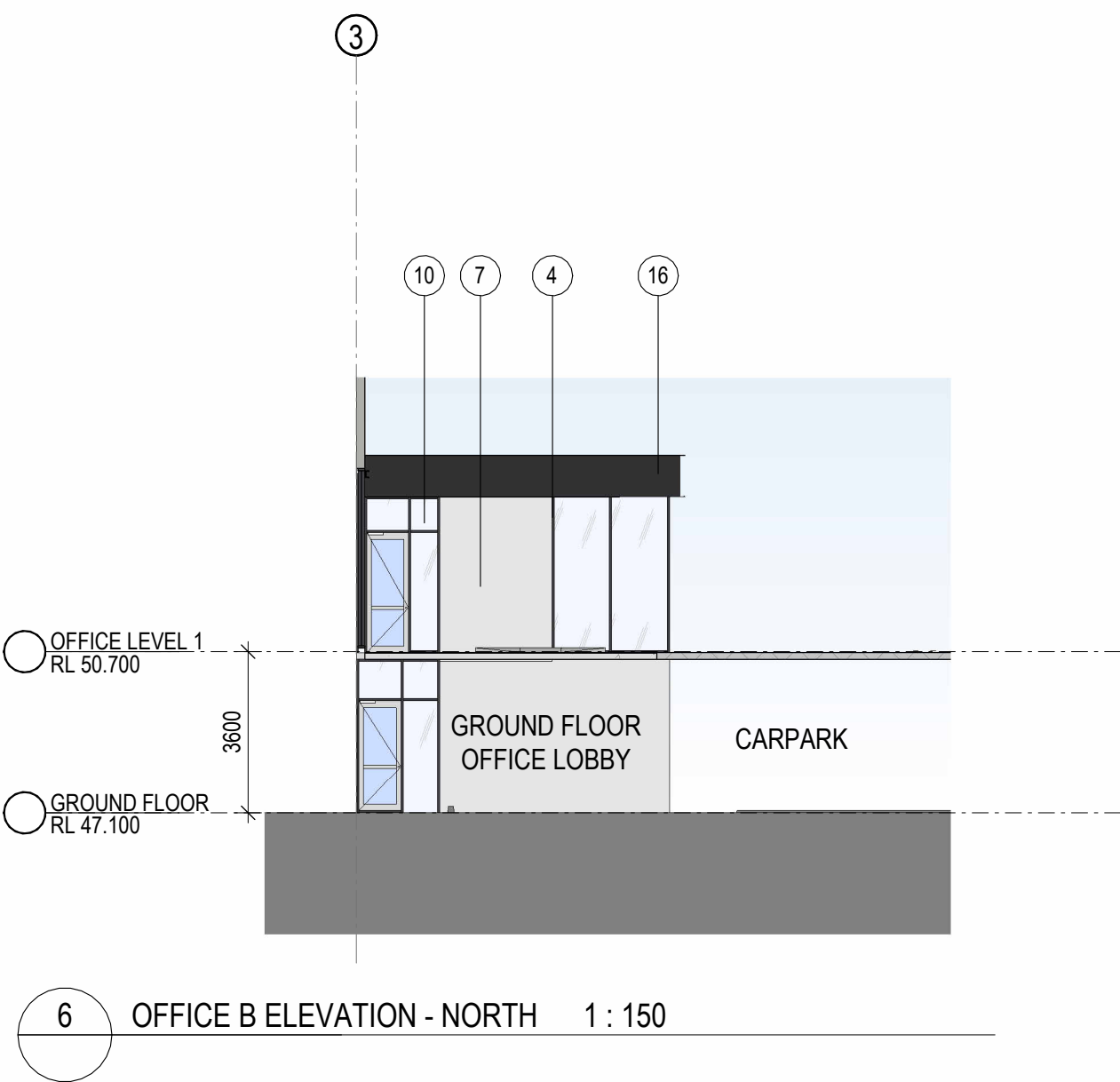
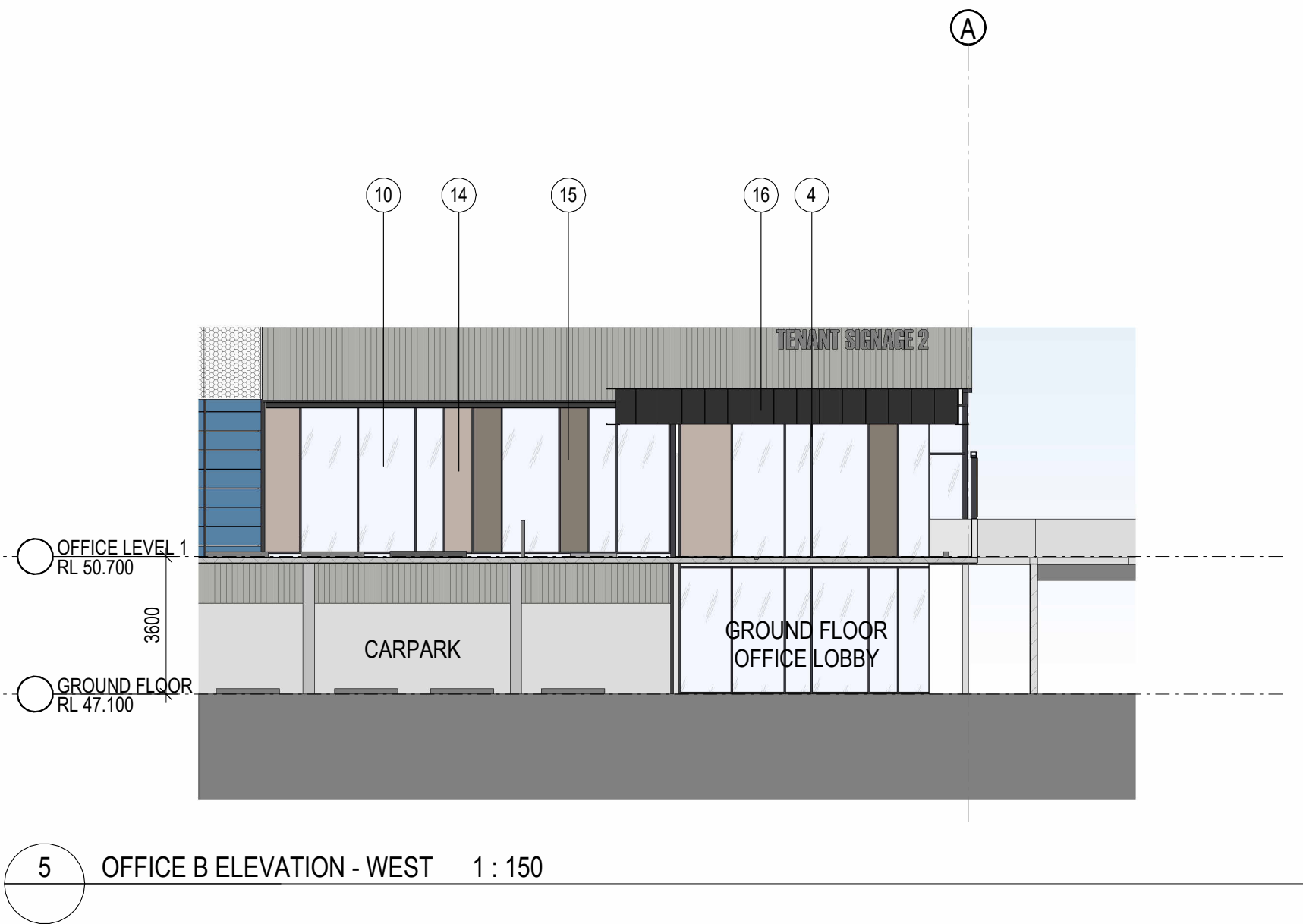
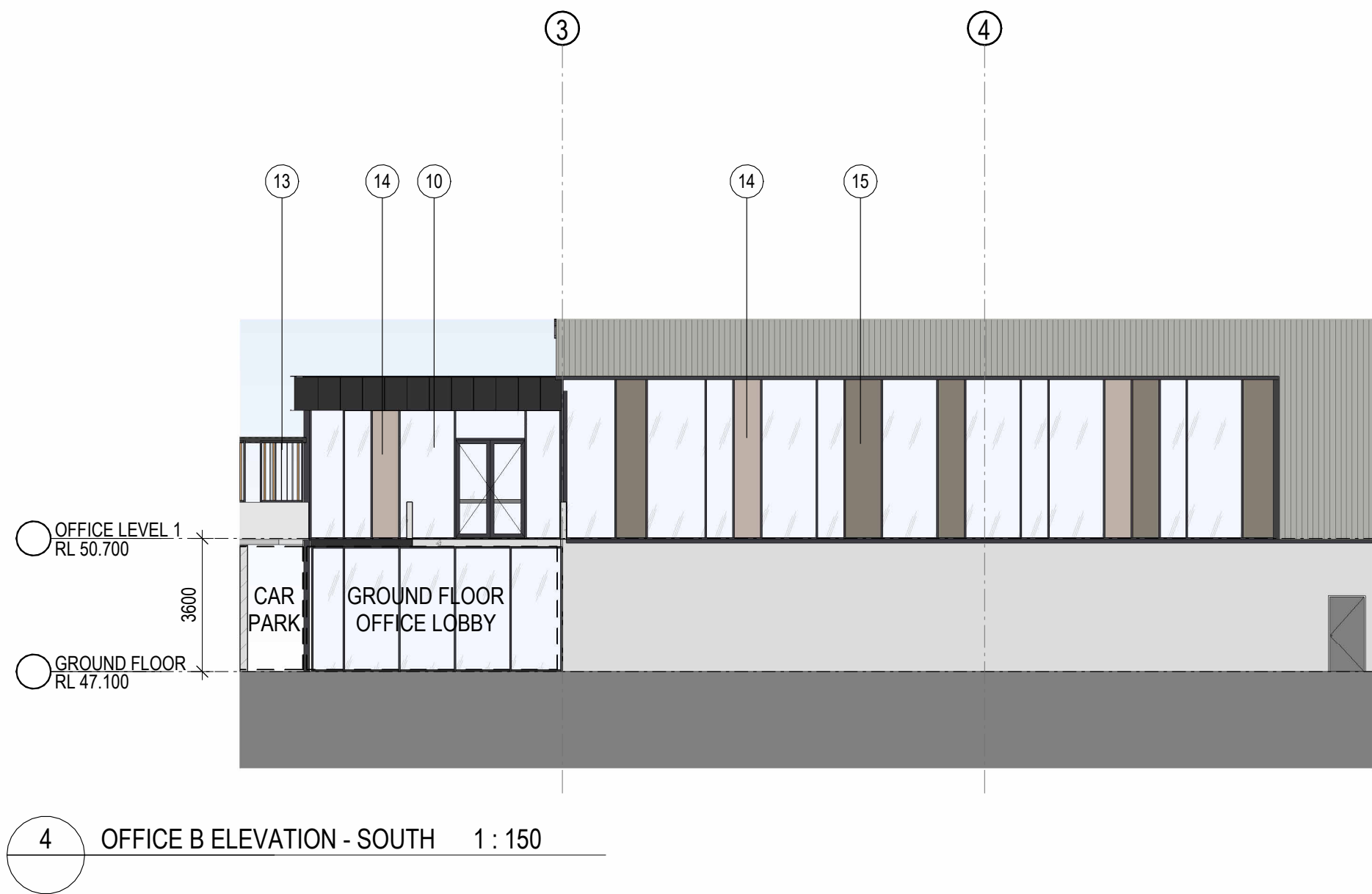
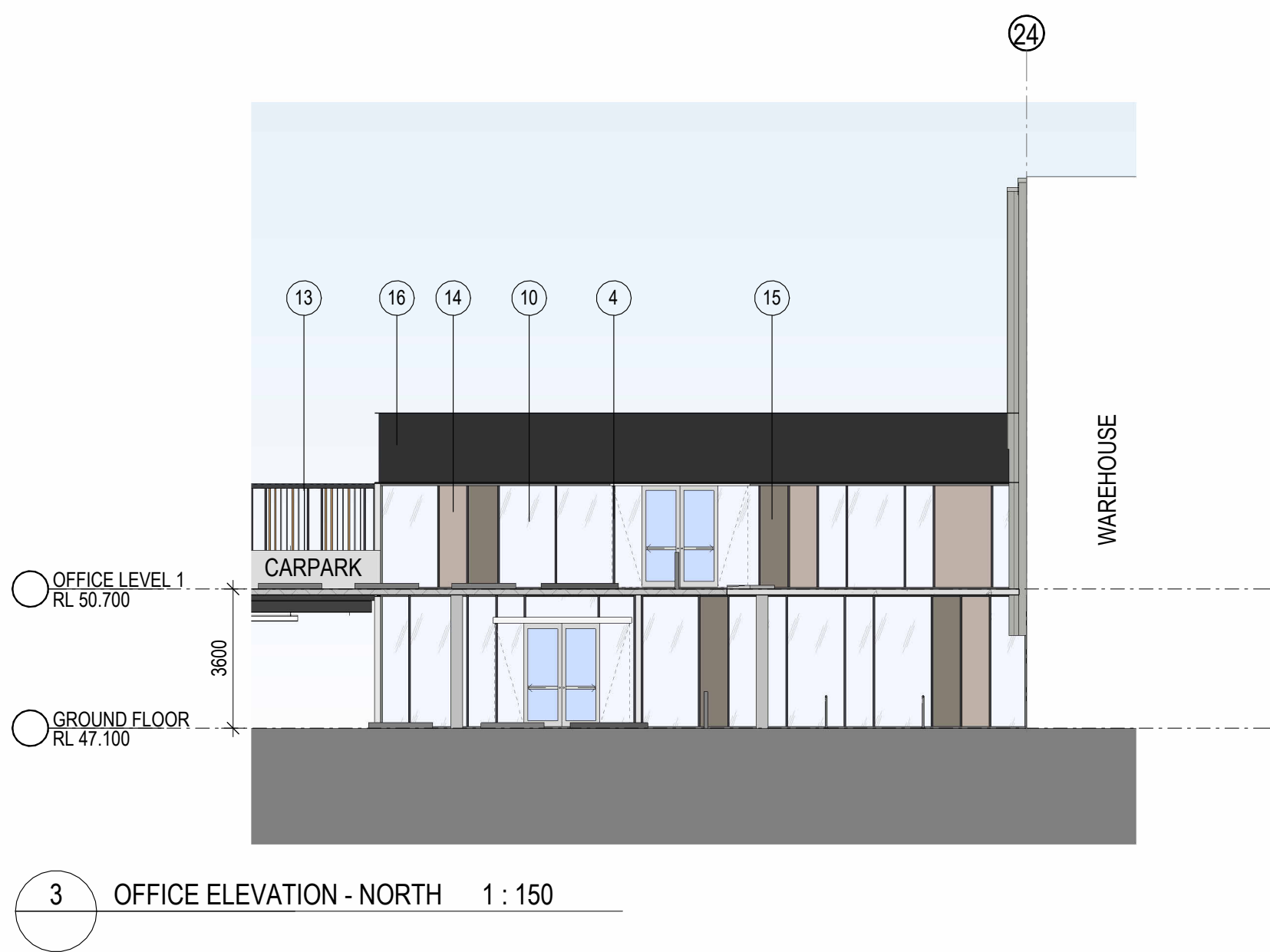
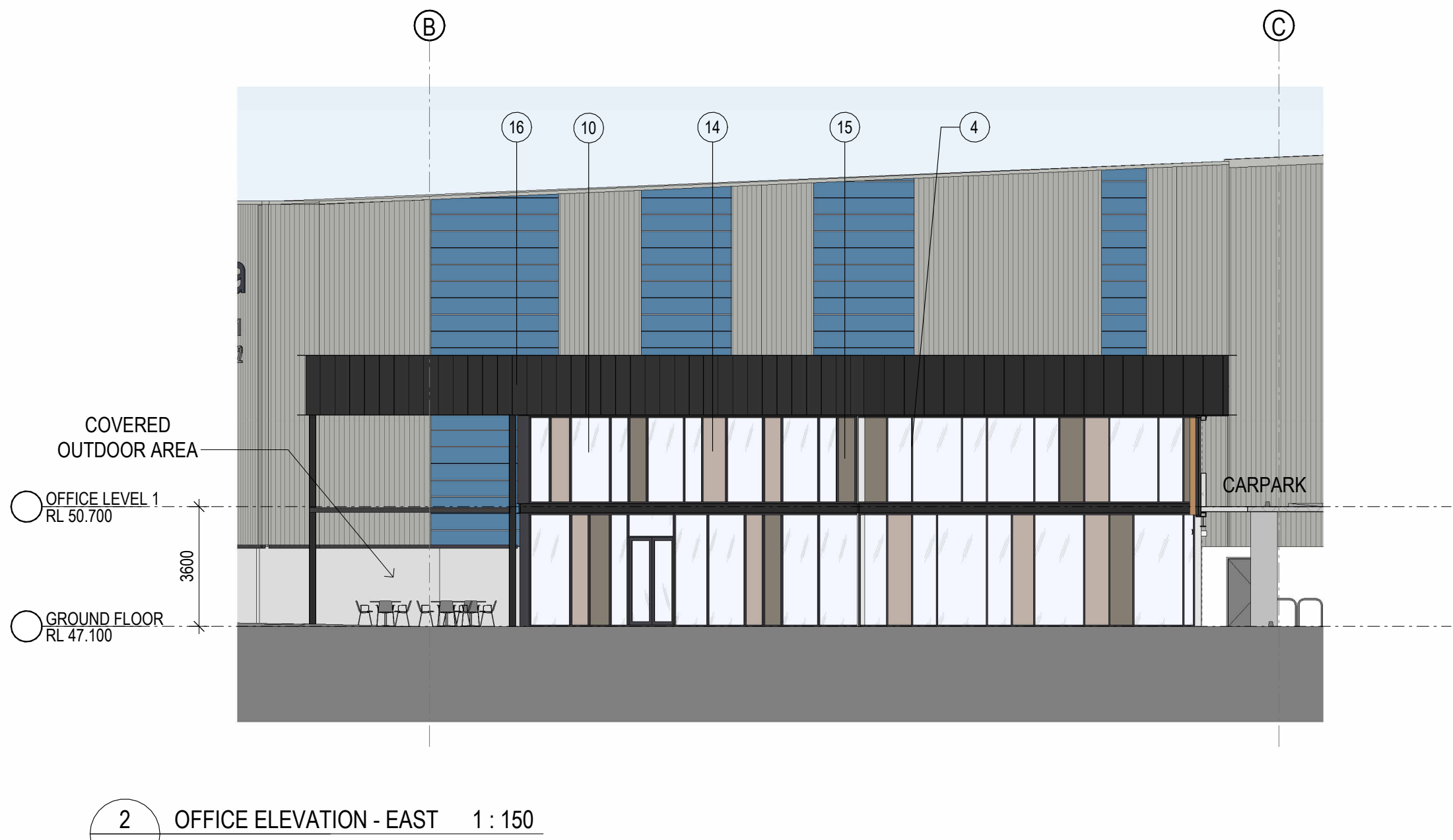


4 WAREHOUSE ELEVATION - EAST 1 : 500



5 WAREHOUSE SECTION 1 : 500

INDICATIVE EXTERNAL FINISHES		FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL							
	1. TRANSLUCENT ROOF SHEET - OPAL COLOUR		2. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - SHALE GREY		3. METAL WALL CLADDING - CUSTOM COLOUR FINISH CENTURIA BLUE		4. ALU. FRAMING & ACCENT FINs - POWDERCOAT FINISH - MONUMENT		5. DOWNPIPE/FASCIA - COLORBOND - SHALE GREY
	6. METAL ROOF - COLORBOND - SURFMIST		7. PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH		8. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - SURFMIST		9. MESH CLADDING		10. GLAZING - WINDOW - SINGLE GLAZED GREY TINT
	11. ROLLER SHUTTER DOOR - COLORBOND - ASTRO		12. MESH SCREEN FOR PLANT CLIMBERS		13. METAL AND WOOD LOOK SCREEN		14. METAL PANEL INFILL - COLORBOND - DUNE		15. METAL PANEL INFILL - COLORBOND - GULLY
	16. ALUMINIUM CLADDING - COLORBOND - MONUMENT								



INDICATIVE EXTERNAL FINISHES		FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL	
	1. TRANSLUCENT ROOF SHEET - OPAL COLOUR		2. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - SHALE GREY
	6. METAL ROOF - COLORBOND - SURFMIST		7. PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
	11. ROLLER SHUTTER DOOR - COLORBOND - ASTRO		12. MESH SCREEN FOR PLANT CLIMBERS
	16. ALUMINIUM CLADDING - COLORBOND - MONUMENT		3. METAL WALL CLADDING - CUSTOM COLOUR FINISH CENTURIA BLUE
			8. METAL WALL CLADDING - TRIMDEK PROFILE - COLORBOND - SURFMIST
			13. METAL AND WOOD LOOK SCREEN
			4. ALU. FRAMING & ACCENT FINS - POWDERCOAT FINISH - MONUMENT
			9. MESH CLADDING
			14. METAL PANEL INFILL - COLORBOND - DUNE
			5. DOWNPIPE/FASCIA - COLORBOND - SHALE GREY
			10. GLAZING - WINDOW - SINGLE GLAZED GREY TINT
			15. METAL PANEL INFILL - COLORBOND - GULLY

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	26.11.2024
P1	PROGRESS SET	03.02.2025
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1 09AM SUMMER SOLSTICE (21 DECEMBER) SHADOWS 1 : 2000



2 12PM SUMMER SOLSTICE (21 DECEMBER) SHADOWS 1 : 2000



3 03PM SUMMER SOLSTICE (21 DECEMBER) SHADOWS 1 : 2000



4 09AM WINTER SOLSTICE (21 JUNE) SHADOWS 1 : 2000



5 12PM WINTER SOLSTICE (21 JUNE) SHADOWS 1 : 2000



6 03PM WINTER SOLSTICE (21 JUNE) SHADOWS 1 : 2000

GENERAL LEGEND:	
	EXISTING SHADOW
	PROPOSED SHADOW
	OUTLINE OF EXISTING STRUCTURE

REVISIONS		
REV	DESCRIPTION	DATE
A		
B		
C	ISSUE FOR DA	26.11.2024
P1	PROGRESS SET	03.02.2025
D	ISSUE FOR DA	04.02.2025
E	DA REV	07.04.2025

Legend

- S1

Car Entry Estate Pylon Signage
- S2

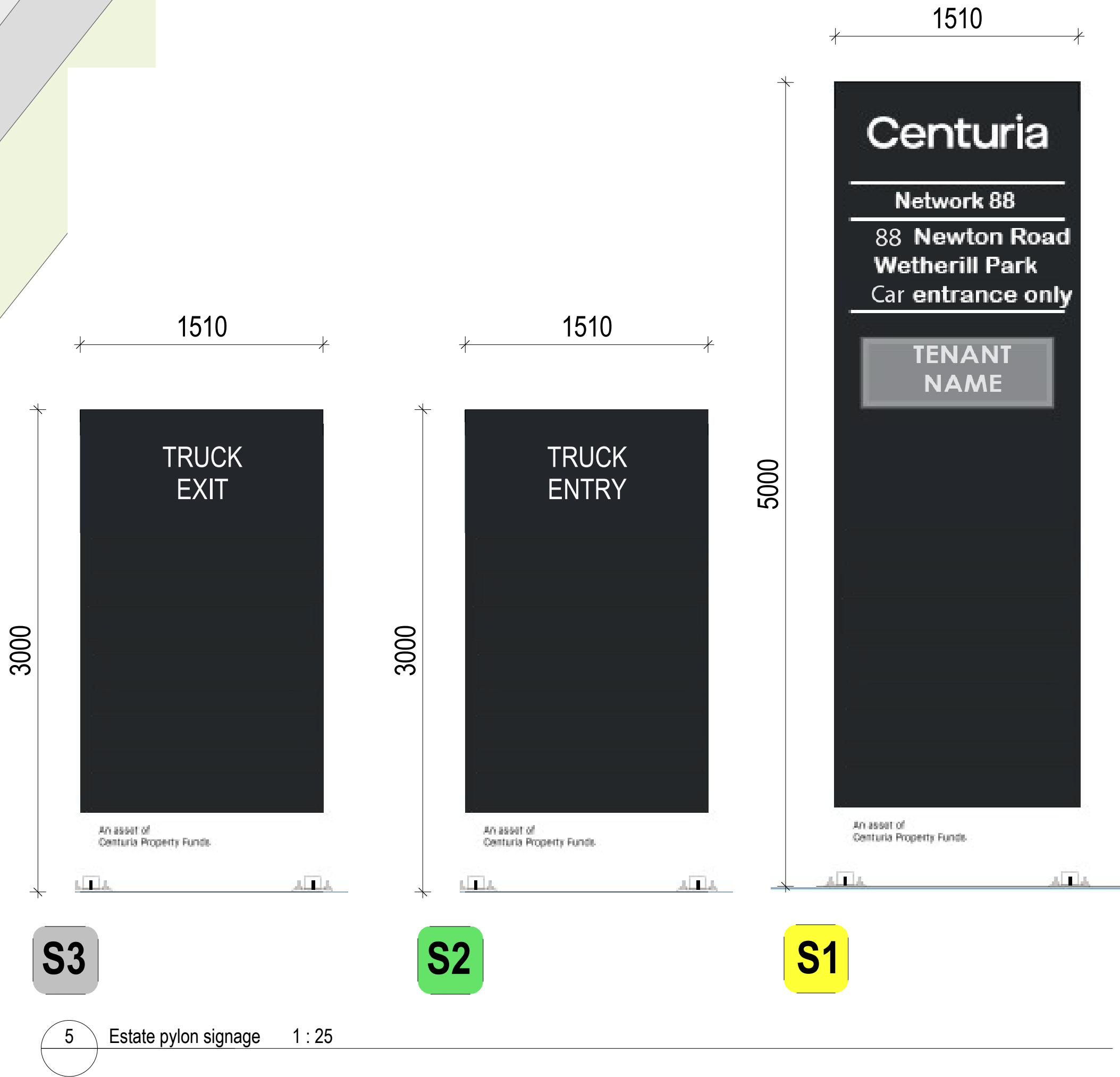
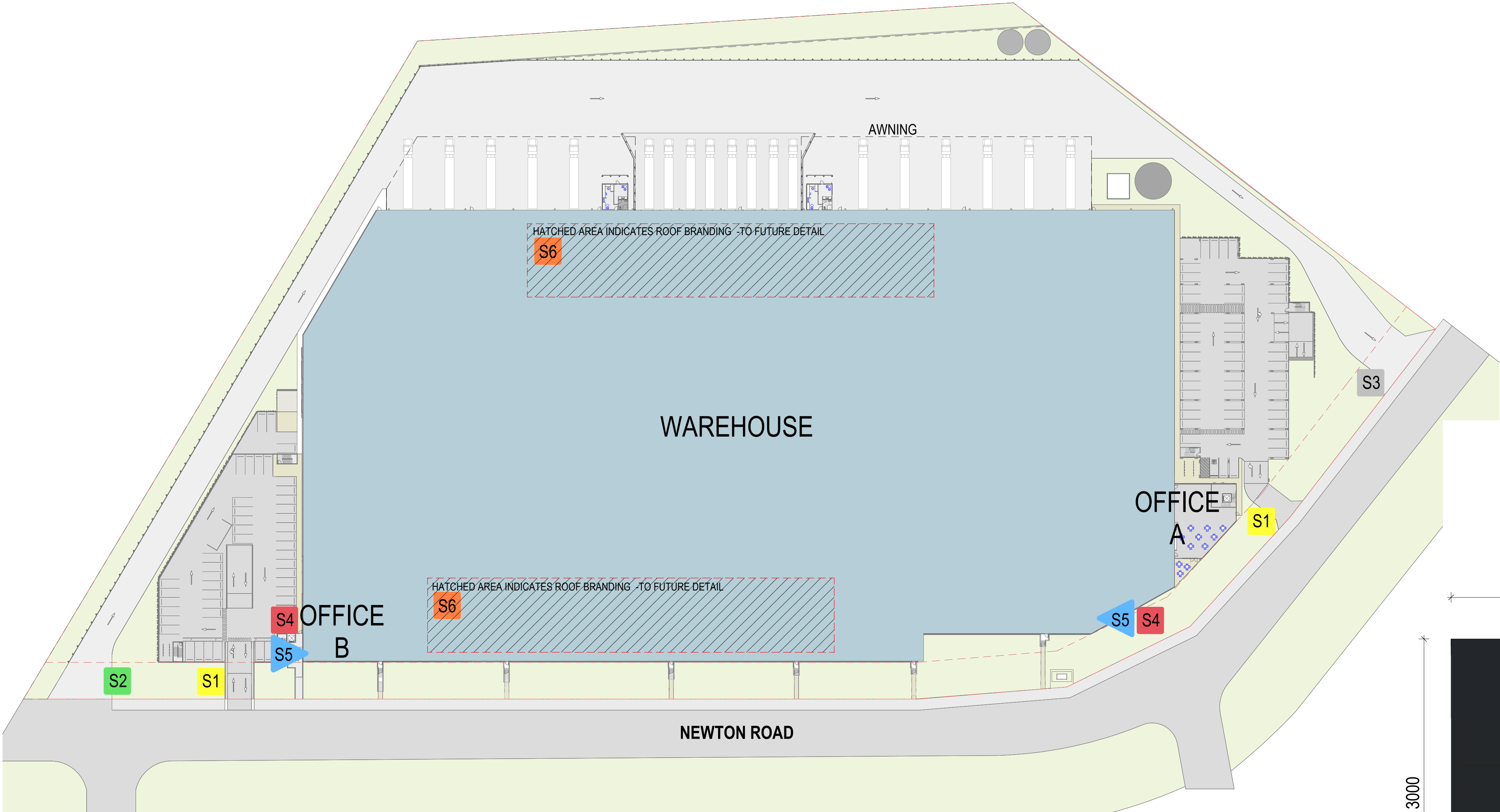
Truck Entry Signage
- S3

Truck Exit Signage
- S4

Illuminated Branding Signage
- S5

Tenant Building Identification Signage & Address
- S6

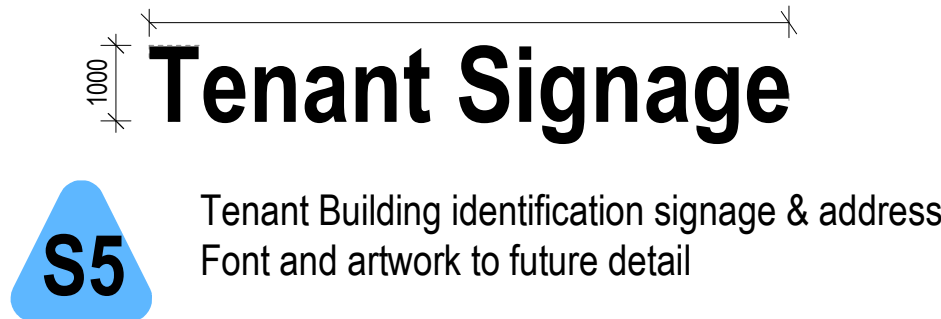
Roof Branding Signage



1 SIGNAGE PLAN 1 : 700



2 Roof Signage - Centuria 1 : 100



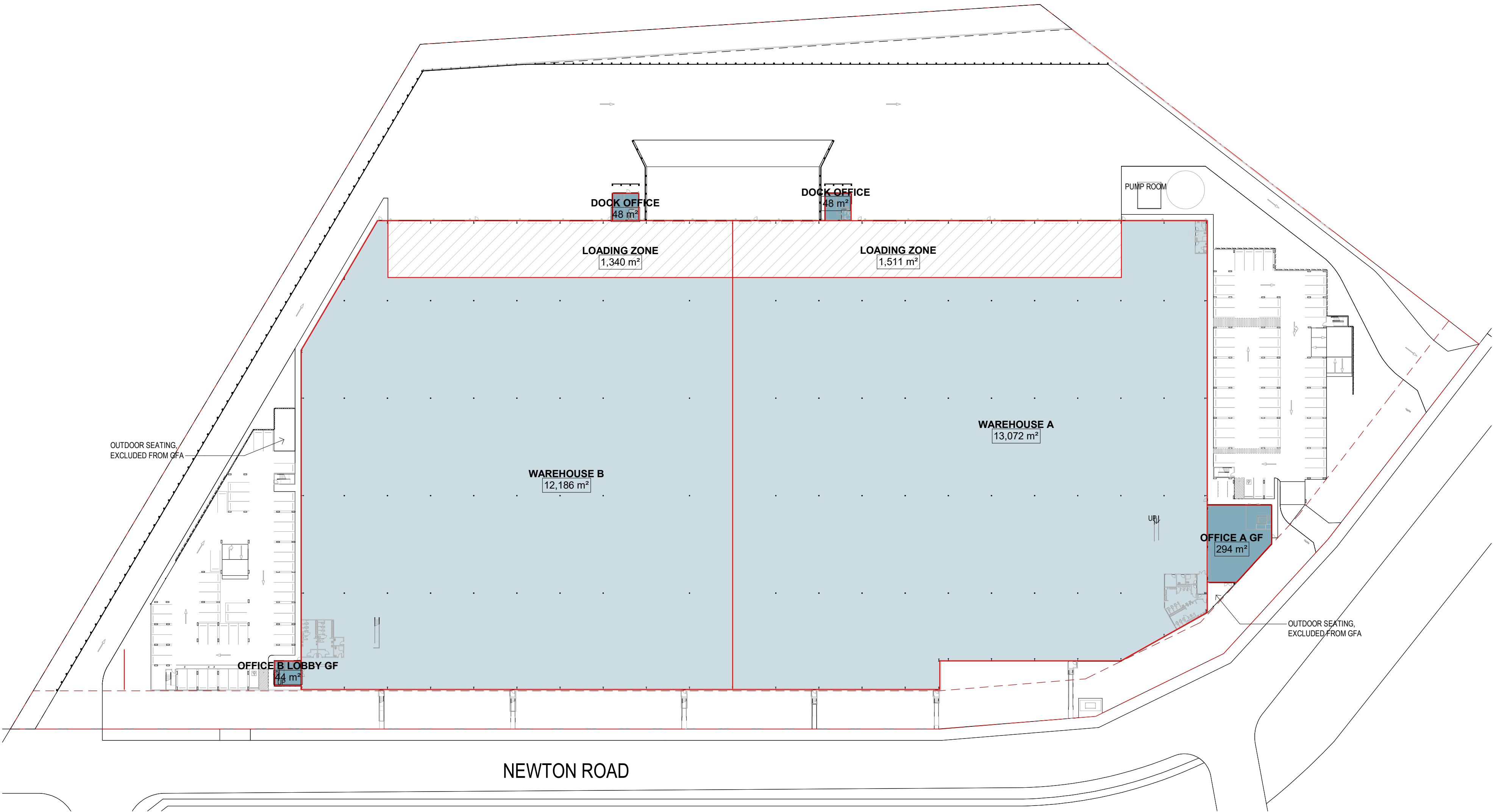
3 Building Signage - Tenant Signage 1 : 100



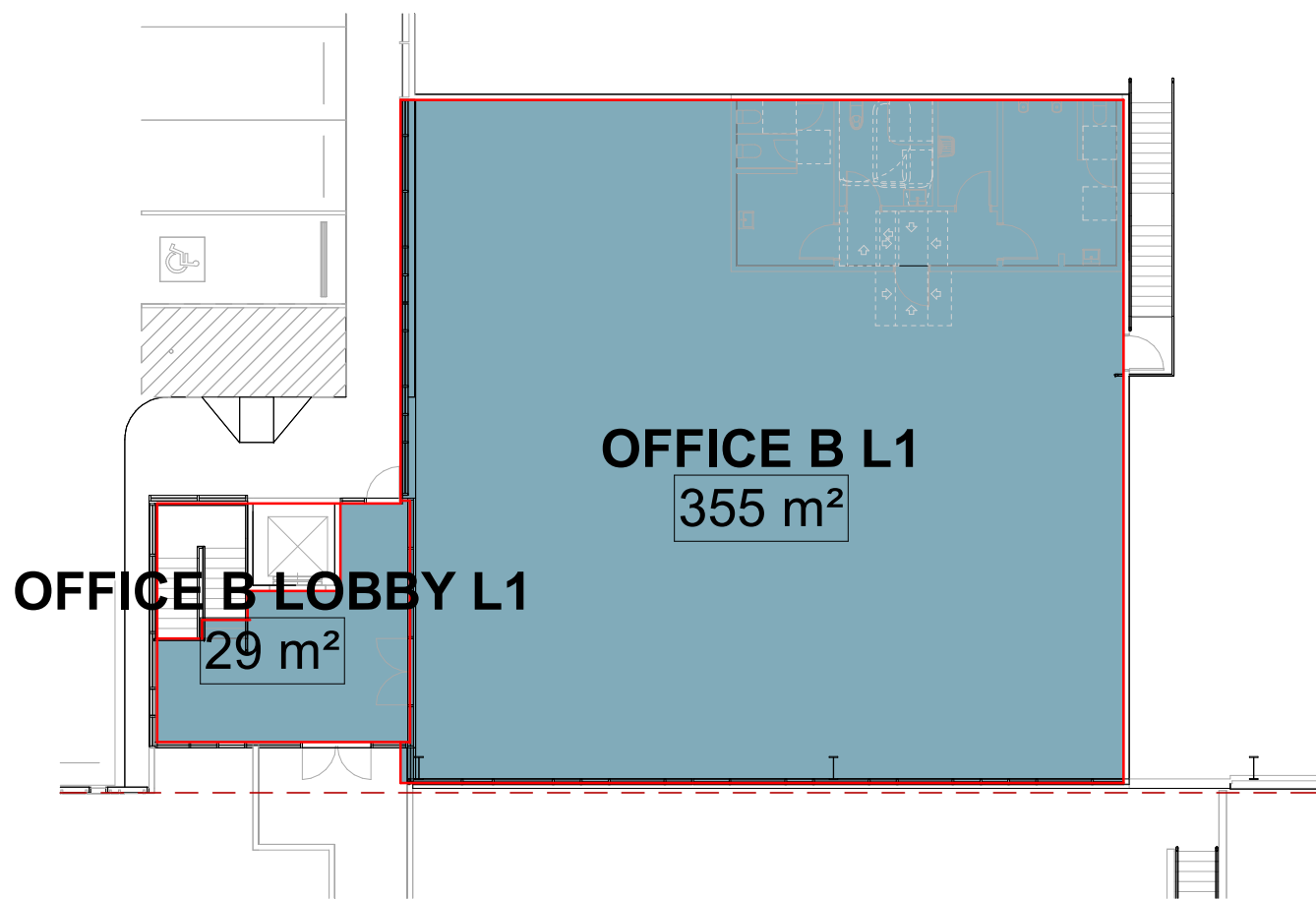
4 Building Signage - Centuria 1 : 100

5 Estate pylon signage 1 : 25

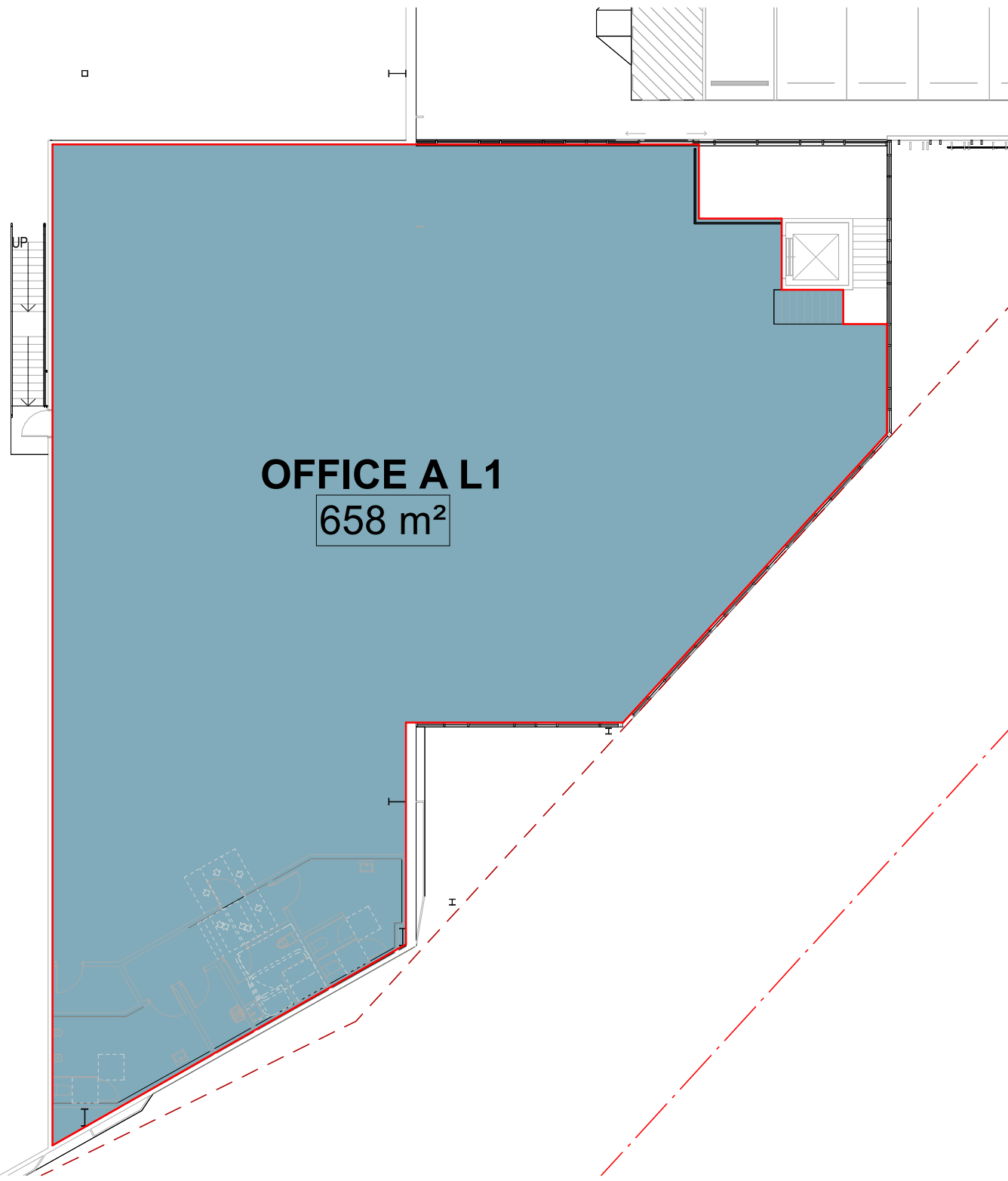
REVISIONS		
REV	DESCRIPTION	DATE
A		
B	ISSUE FOR DA	26.11.2024
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1 GFA - GROUND FLOOR 1 : 750



2 GFA OFFICE B L1 1 : 200



3 GFA OFFICE A L1 1 : 200

GFA AREA CALCULATION

SITE AREA	
TOTAL SITE AREA	51,913 m ²
TOTAL DEVELOPABLE SITE AREA (EXCLUDING EASEMENT 2175 m ²)	49,738 m ²
GFA CALCULATIONS	
WAREHOUSE A (EXCLUDING LOADING AREA 1,519 SQM)	13,072 m ²
WAREHOUSE B (EXCLUDING LOADING AREA 1,347 SQM)	12,186 m ²
TOTAL WAREHOUSE AREA (EXCLUDING LOADING AREA 2,851 SQM)	25,258 m²
OFFICE A (GROUND LEVEL)	294 m ²
OFFICE A (LEVEL 1)	658 m ²
DOCK OFFICE	48 m ²
TOTAL OFFICE A AREA	1,000 m²
OFFICE B (GROUND LEVEL)	44 m ²
OFFICE B (LEVEL 1 LOBBY)	29 m ²
OFFICE B (LEVEL 1)	355 m ²
DOCK OFFICE	48 m ²
TOTAL OFFICE B AREA	476 m²
TOTAL OFFICE AREA	1,476 m²
TOTAL GFA:	26,734 m²²
FSR	0.51 : 1

NOTE: LOADING AREA & GOODS LIFT EXCLUDED FROM GFA CALCULATION - ONLY SHOWN HERE FOR REFERENCE

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

DEVELOPMENT SUMMARY
TOTAL SITE AREA
TOTAL DEVELOPABLE SITE AREA (EXCL. EASEMENT 2,175M ²)
WAREHOUSE A
WAREHOUSE B
TOTAL WAREHOUSE A&B AREA
TOTAL OFFICE A AREA
TOTAL OFFICE B AREA
TOTAL OFFICE A&B AREA
TOTAL GFA
FSR (excluding loading)
TOTAL GLA
PARKING RATES (WAREHOUSE IS EX
WAREHOUSE RATE 1 SPACE / 150 m ² OF GFA
OFFICE RATE 1 SPACE / 40 m ² OF GFA
WAREHOUSE A REQUIRED
OFFICE A REQUIRED
TOTAL TENANCY A REQUIRED
TOTAL TENANCY A PROVIDED
INCL. 2 ACCESSIBLE PARKING SPACES
WAREHOUSE B REQUIRED
OFFICE B REQUIRED
TOTAL TENANCY B REQUIRED
TOTAL TENANCY B PROVIDED
INCL. 2 ACCESSIBLE PARKING SPACES
TOTAL CARPARK REQUIRED
TOTAL CARPARK PROVIDED
INCL. 4x ACCESSIBLE PARKING SPACES

GFA CALCULATION