

Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-36464788

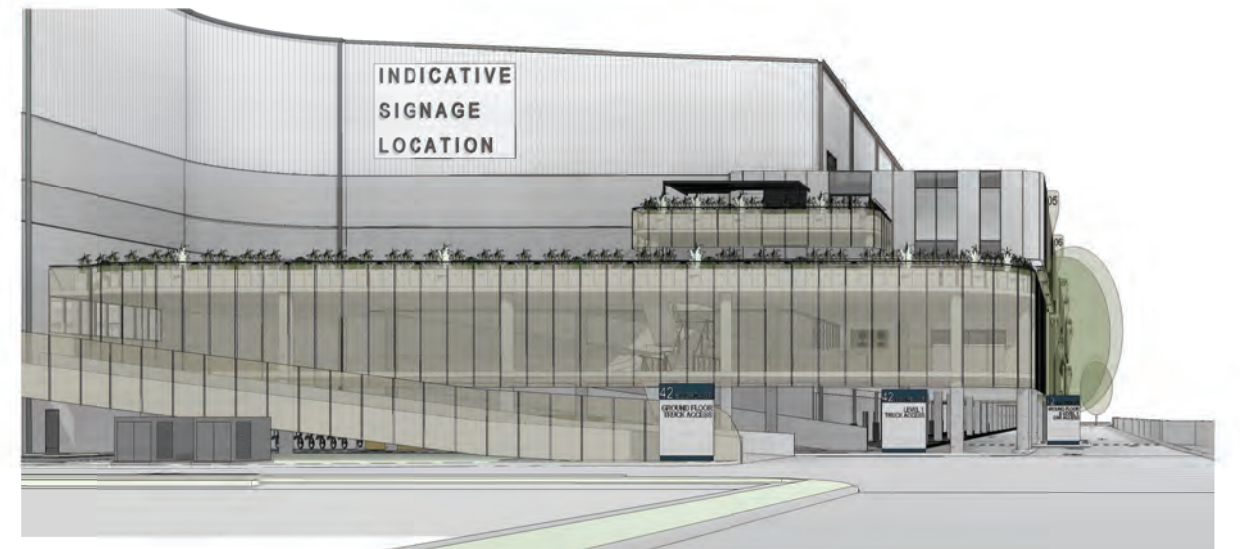
Granted on: 12 December 2023

Signed: JF Sheet number: 1 of 24

1 AERIAL VIEW 01



3 3D Boorea St View 2



2 3D Boorea St View

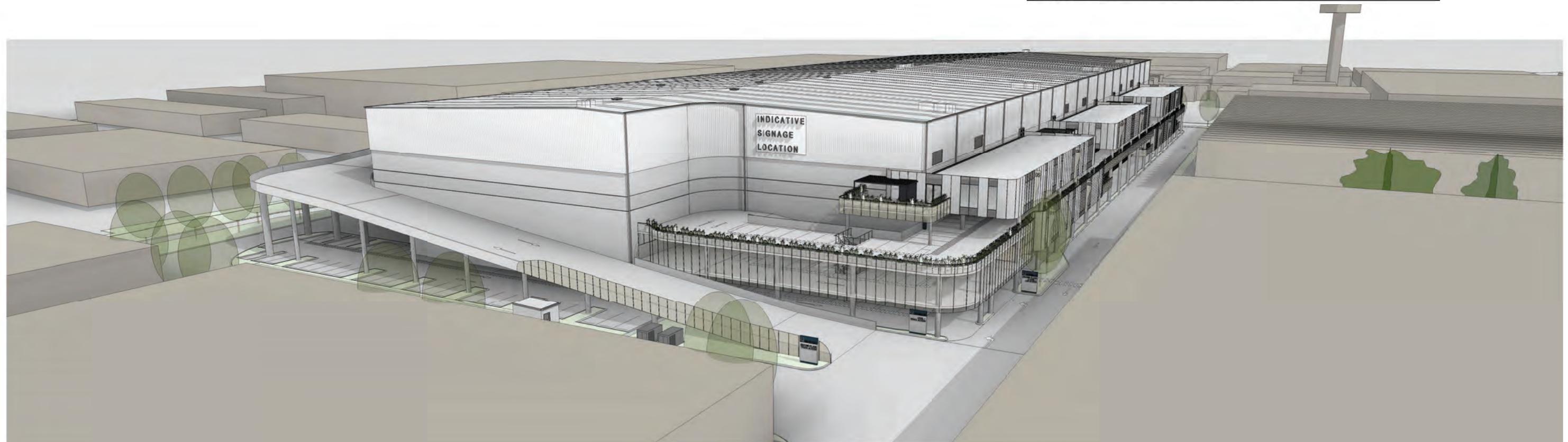
ISSUE	DESCRIPTION	DATE
H	ISSUE FOR COORDINATION	21.04.2022
G	FOR CLIENT REVIEW AND COORDINATION	07.04.2022
F	FOR CLIENT REVIEW	30.03.2022
E	FOR CLIENT REVIEW	25.03.2022
D	FOR CLIENT REVIEW AND COORDINATION	11.03.2022

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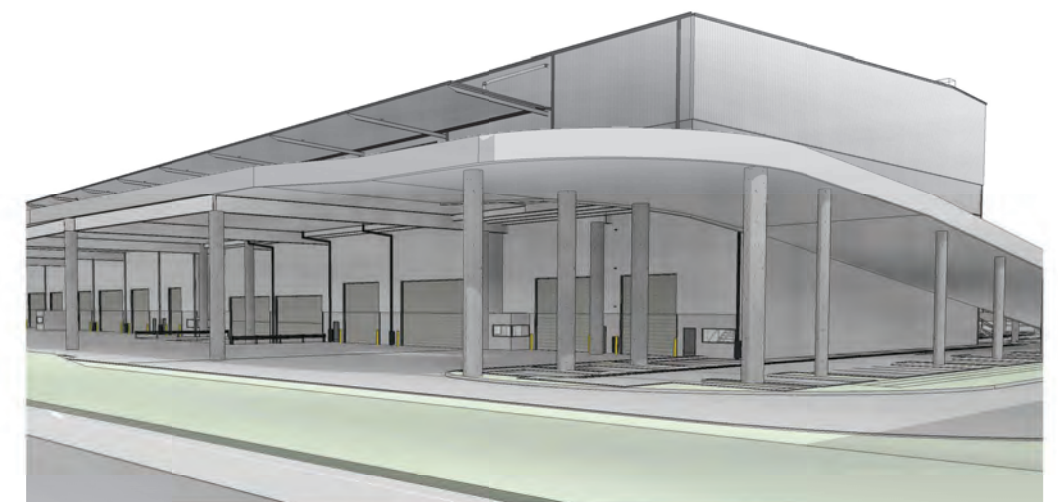
Signed: JF Sheet number: 2 of 24



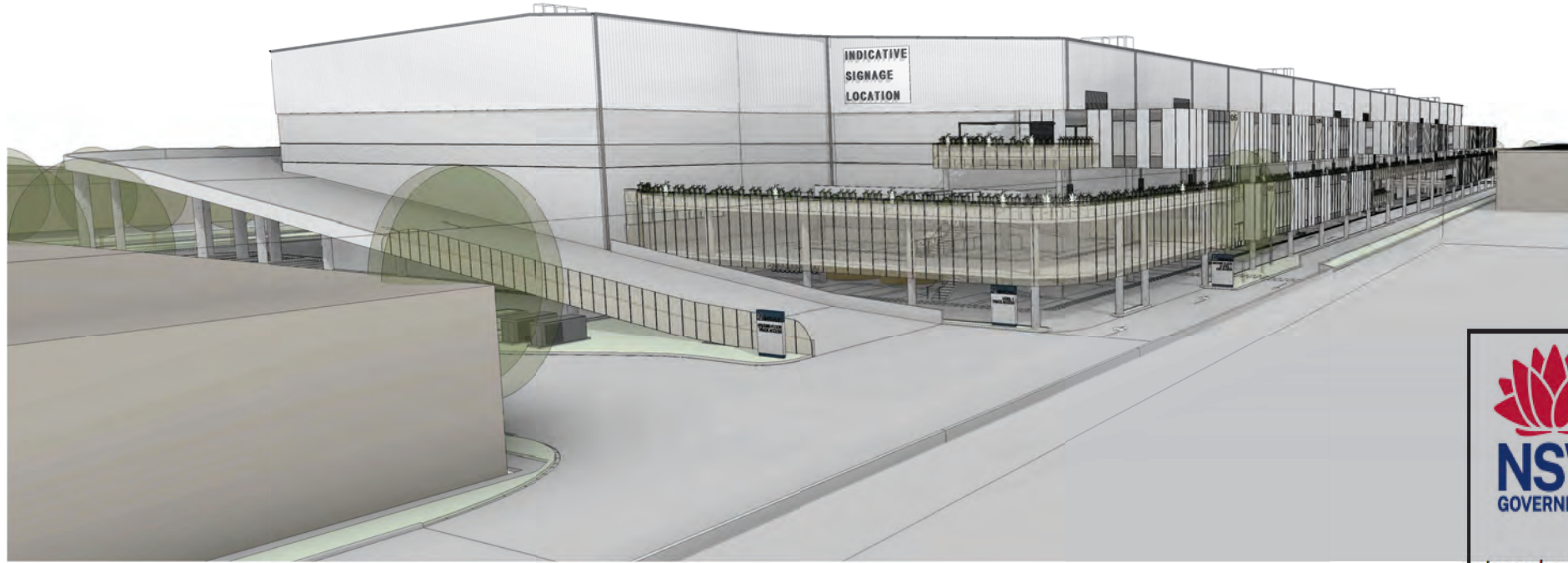
1 AERIAL VIEW 02



3 3D Boorea St View Copy 3



2 3D View 2



1 3D PERSPECTIVE 01



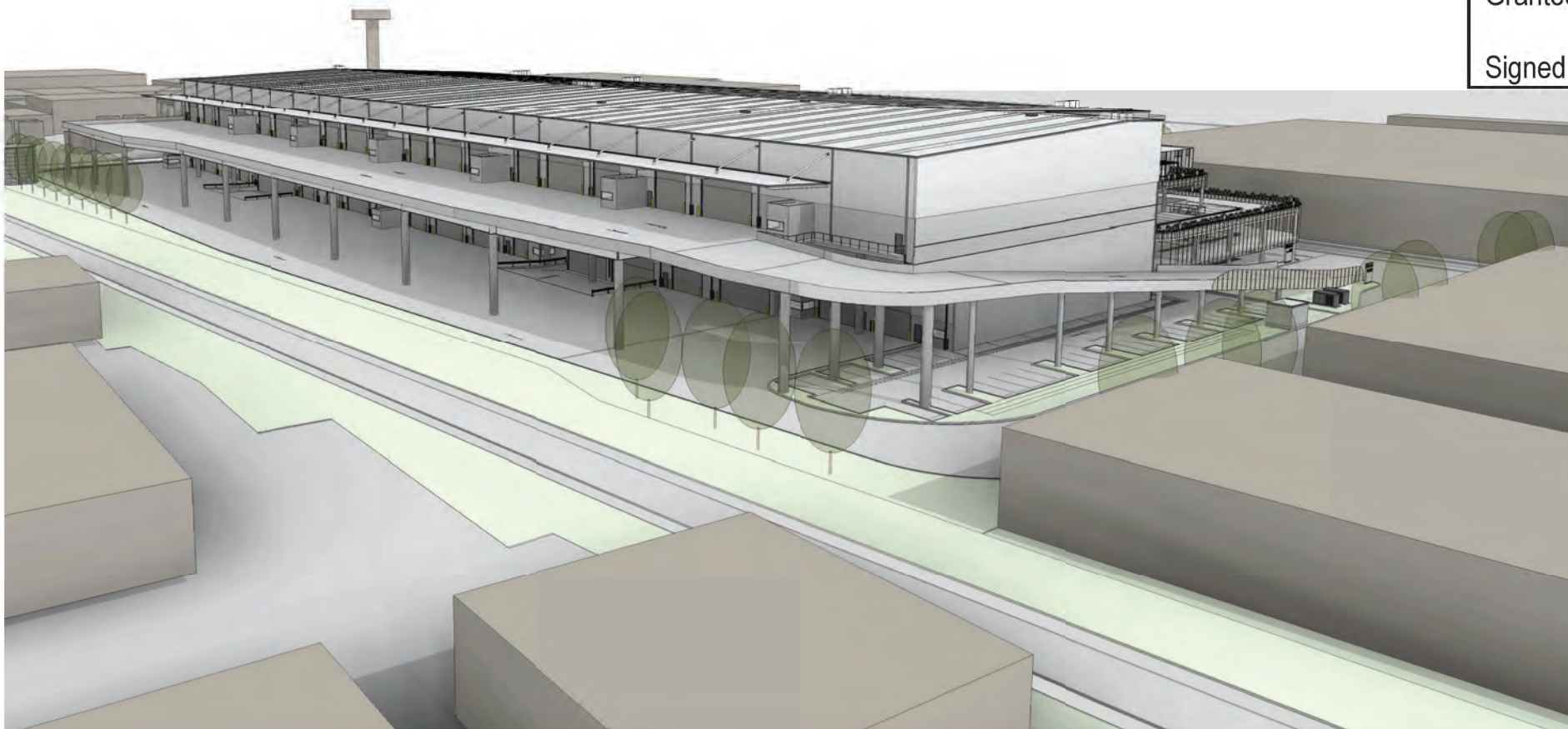
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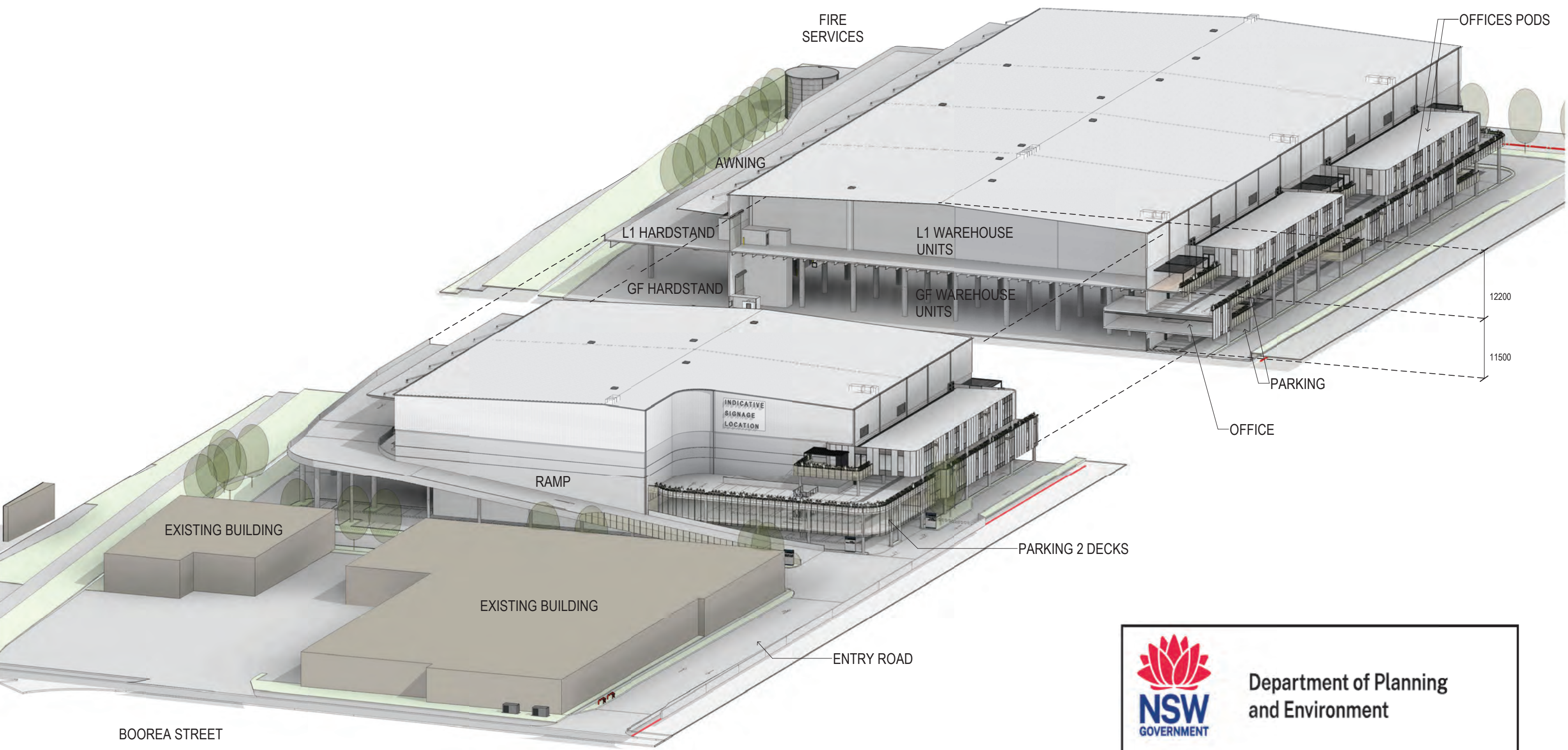
Granted on: 12 December 2023

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2 3D PERSPECTIVE 02

ISSUE	DESCRIPTION	DATE
H	ISSUE FOR COORDINATION	21.04.2022
G	FOR CLIENT REVIEW AND COORDINATION	07.04.2022
F	FOR CLIENT REVIEW	30.03.2022
E	FOR CLIENT REVIEW	25.03.2022
D	FOR CLIENT REVIEW AND COORDINATION	11.03.2022



2 3D SECTION



Department of Planning and Environment

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Signed: JF Sheet number: 4 of 24

	H	ISSUE FOR COORDINATION	21.04.2022
	G	FOR CLIENT REVIEW AND COORDINATION	07.04.2022
	F	FOR CLIENT REVIEW	30.03.2022
	E	FOR CLIENT REVIEW	25.03.2022
	D	FOR CLIENT REVIEW AND COORDINATION	11.03.2022
	ISSUE	DESCRIPTION	DATE

CLIENT	
TITLE	PROPOSED INDUSTRIAL DEVELOPMENT
ADDRESS	42-44 BOOREA STREET, LIDCOMBE

TITLE	3D - 4
DATE	21.04.2022
SCALE	@ A1
JOB NO.	21165
DWG NO.	DA013
REVISION	H



DEVELOPMENT SUMMARY	
GFA CALCULATIONS:	
TOTAL SITE AREA	54,226 sqm
44 BOOREA ST (non developable)	13,157 sqm
Area used from 44 BOOREA ST for this development	8 sqm
42 BOOREA ST (developable site area)	41,069 sqm
OFFICE AREA:	3,935 sqm
LOBBIES	168 sqm
WAREHOUSE & DOCK OFFICE AREA	24,859 sqm
TOTAL GFA	28,962 sqm
PROPOSED FSR (of developable site area):	0.70:1
LANDSCAPE AREA	12.43% (of developable site area)
PARKING REQUIRED:	182
CARPARKING PROVIDED:	188
MOTORCYCLES PARKING	10
BICYCLES PARKING	34



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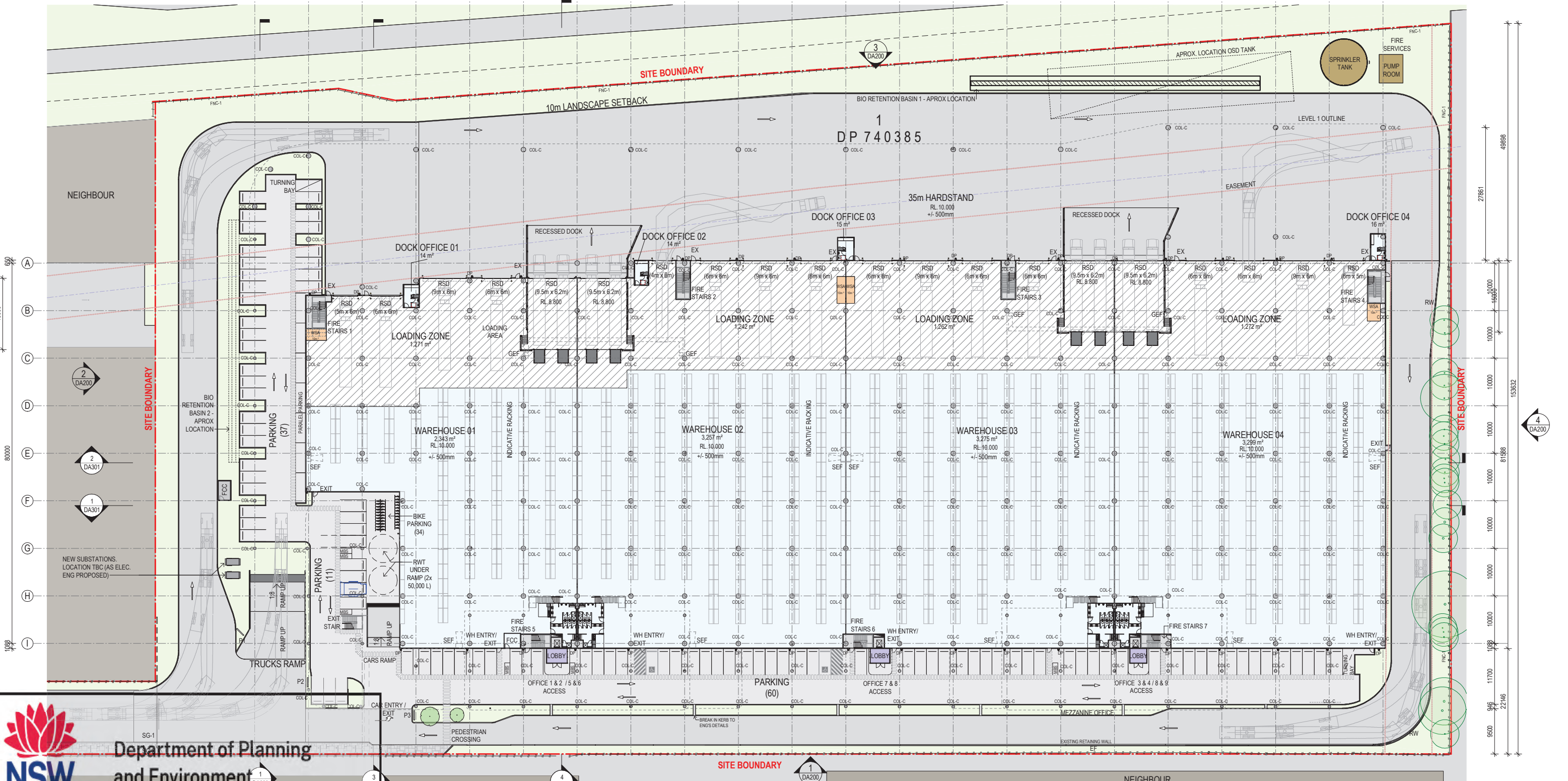
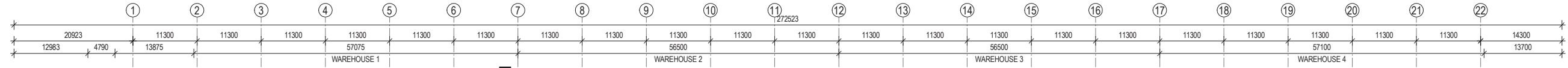
TENANCY	WAREHOUSE & DOCK OFFICE AREA	OFFICE AREA	TOTAL AREA
LOBBY	0 m ²	168 m ²	168 m ²
TENANCY 01	2357 m ²	452 m ²	2809 m ²
TENANCY 02	3271 m ²	503 m ²	3774 m ²
TENANCY 03	3290 m ²	503 m ²	3793 m ²
TENANCY 04	3315 m ²	452 m ²	3767 m ²
TENANCY 05	2040 m ²	384 m ²	2424 m ²
TENANCY 06	1968 m ²	321 m ²	2289 m ²
TENANCY 07	1995 m ²	339 m ²	2334 m ²
TENANCY 08	1966 m ²	321 m ²	2287 m ²
TENANCY 09	1968 m ²	321 m ²	2289 m ²
TENANCY 10	2689 m ²	339 m ²	3028 m ²
TOTAL GFA	24859 m²	4103 m²	28962 m²
LOADING ZONE			10041 m ²

ISSUE	DESCRIPTION	DATE
J	COUNCIL REF GFA CALC	29.09.2022
I	COUNCIL REF	09.09.2022
H	ISSUE FOR COORDINATION	26.07.2022
G	ISSUED FOR COORDINATION	27.04.2022
F	ISSUE FOR COORDINATION	21.04.2022
E	FOR CLIENT REVIEW AND COORDINATION	07.04.2022
D	FOR CLIENT REVIEW	30.03.2022

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

NORTH
 DATE: 29.09.2022 SCALE: As indicated @ A1 FOR NO: 21165 DWG NO: DAO50 REVISION: J



Department of Planning and Environment

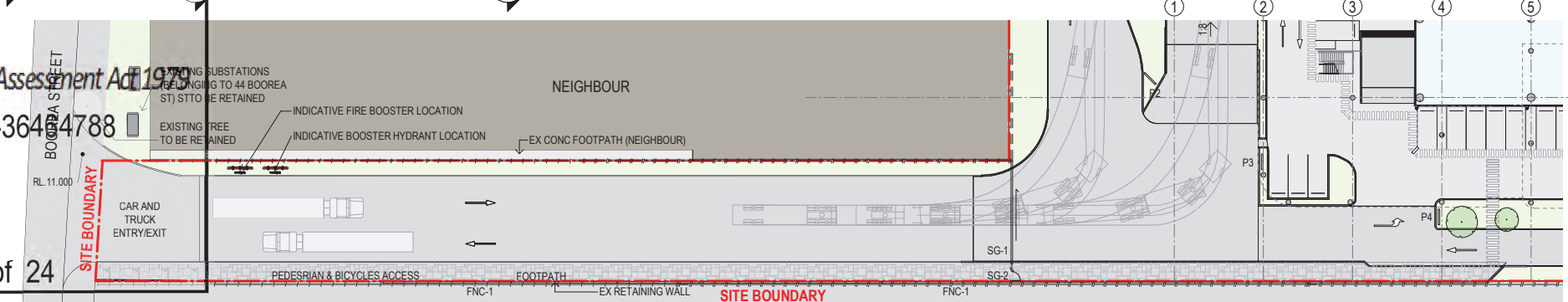
GROUND FLOOR PLAN 1:400

Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-3644788

Granted on: 12 December 2023

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- GENERAL LEGEND:**
- COL-C - CONCRETE COLUMN
 - COL-S - STEEL COLUMN
 - RSD - ROLLER SHUTTER DOOR
 - EF - EXISTING FENCE
 - DP - DOWNPIPES
 - RW - RETAINING WALL
 - GEF - GROUND EXHAUST FAN
 - SEF - SMOKE EXHAUST FAN
 - ME - MECHANICAL EQUIPMENT
 - SG1 - SLIDING GATE - PEDESTRIAN
 - SG2 - SWING GATE
 - EX - EXIT
 - MBS - MOTORBIKE PARKING SPACE
 - P1 - PYLON SIGN 1
 - P2 - PYLON SIGN 2
 - P3 - PYLON SIGN 3
 - P4 - PYLON SIGN 4
- SITE BOUNDARY
 - - - TO BE DEMOLISHED
 - - - EF - EXISTING CHAINLINK FENCE
 - - - FNC-1 - FENCE TYPE 1-PALISADE
 - Office Area
 - Warehouse Area
 - Fire Services
 - Landscape Area
 - Lobby Area
 - Existing Trees to be Retained
 - New Trees TBC

NO	DESCRIPTION	DATE
P	ENTRY SPREAD AMENDED	01.03.2023
O	ENTRY SPREAD AMENDED	13.02.2023
N	COUNCIL RR - GFA CALC	20.09.2022
M	COUNCIL RR	09.09.2022
L	ISSUED FOR COORDINATION	11.03.2022
K	ISSUED FOR COORDINATION	27.04.2022
J	ISSUED FOR COORDINATION	21.04.2022
I	ISSUED FOR COORDINATION	21.04.2022

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

TITLE: GROUND FLOOR

DATE: 01.03.2023 SCALE: As indicated @ A1

JOB NO: 21165 DWG NO: DA100

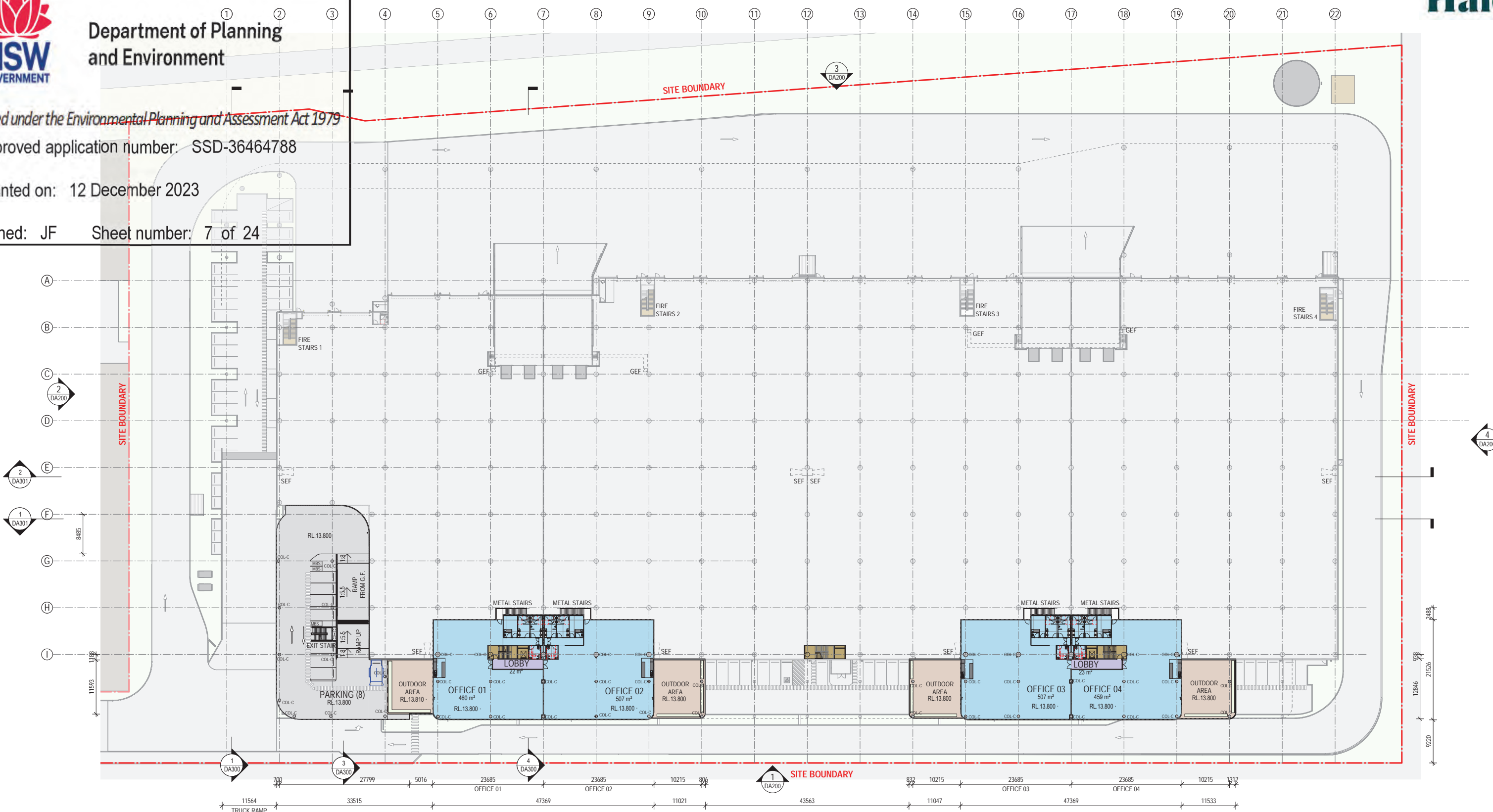
REVISION: P

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Approved application number: SSD-36464788

Granted on: 12 December 2023

Signed: JF Sheet number: 7 of 24



1 GROUND MEZZ OFFICE LEVEL(1) 1 : 400

- GENERAL LEGEND:**
- SITE BOUNDARY
 - - - TO BE DEMOLISHED
 - - - EF - EXISTING CHAINLINK FENCE
 - OFFICE AREA
 - WAREHOUSE AREA
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOBBY AREA
 - COL-C - CONCRETE COLUMN
 - COL-S - STEEL COLUMN
 - RSD - ROLLER SHUTTER DOOR
 - FNC-1 - FENCE TYPE 1
 - EF - EXISTING FENCE
 - DP - DOWNPIPES
 - RW - RETAINING WALL
 - GEF - GROUND EXHAUST FAN-tbc
 - SEF - SMOKE EXHAUST FAN-tbc
 - TG1 - TELESCOPIC GATE-tbc
 - SG1 - SLIDING GATE
 - SG2 - SWING GATE
 - EX - EXIT

G	COUNCIL RFI - GFA CALC.	29.09.2022
F	COUNCIL RFI	09.09.2022
E	ISSUE FOR COORDINATION	21.04.2022
D	FOR CLIENT REVIEW AND COORDINATION	07.04.2022
C	FOR CLIENT REVIEW	30.03.2022
B	FOR CLIENT REVIEW	25.03.2022
A	FOR CLIENT REVIEW	25.03.2022

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

TITLE GROUND FLOOR MEZZ PLAN

DATE 29.09.2022 **SCALE** As indicated @ A1 **FOR NO** 21165 **DWG NO** DA101

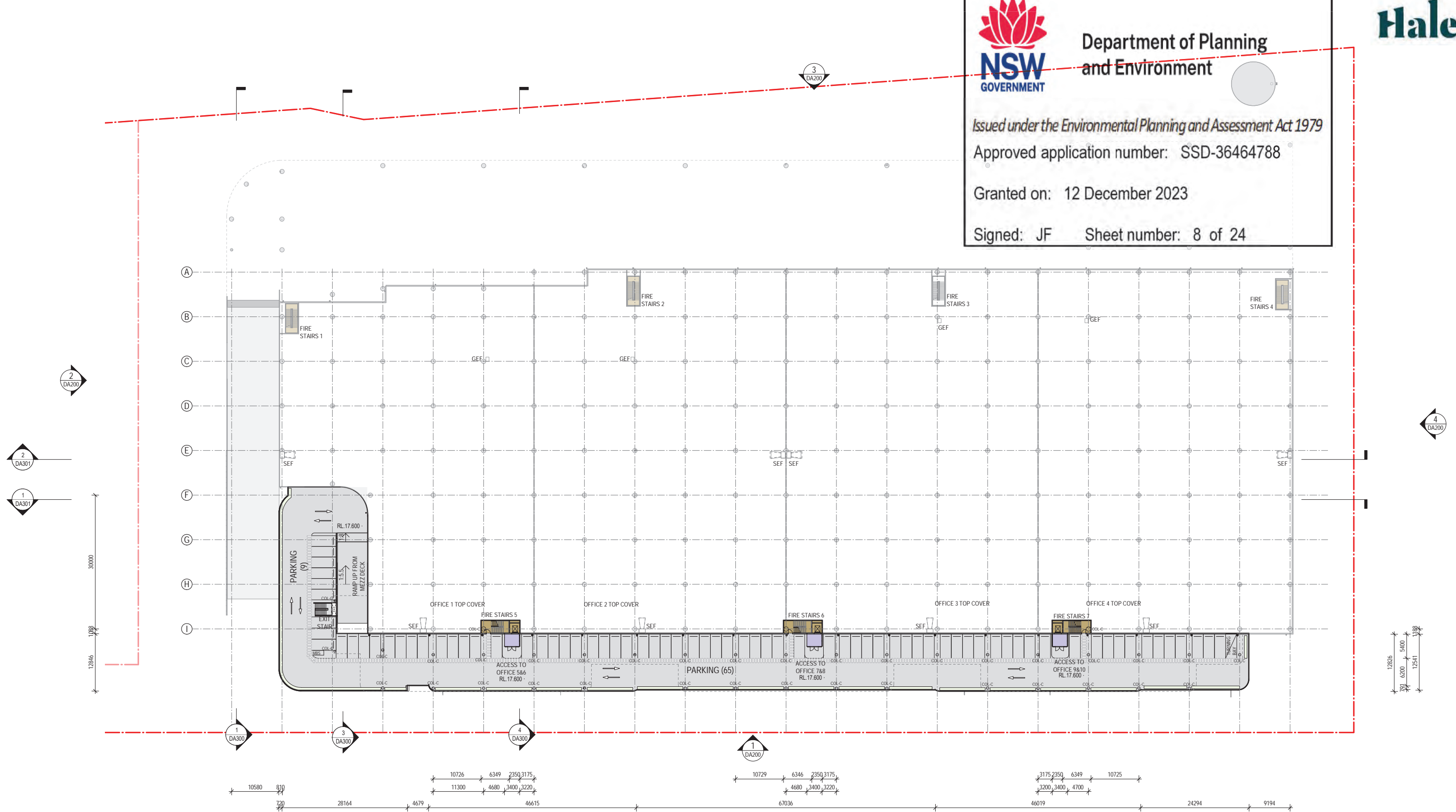
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Granted on: 12 December 2023

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1 LEVEL 1 OFFICE ACCESS(1) 1 : 400

- GENERAL LEGEND:**
- COL-C - CONCRETE COLUMN
 - COL-S - STEEL COLUMN
 - RSD - ROLLER SHUTTER DOOR
 - FNC-1 - FENCE TYPE 1
 - EF - EXISTING FENCE
 - DP - DOWNPIPES
 - RW - RETAINING WALL
 - GEF - GROUND EXHAUST FAN-tbc
 - SEF - SMOKE EXHAUST FAN-tbc
 - TG1 - TELESCOPIC GATE-tbc
 - SG1 - SLIDING GATE
 - SG2 - SWING GATE
 - EX - EXIT
- SITE BOUNDARY
 - - - TO BE DEMOLISHED
 - EF - EXISTING CHAINLINK FENCE
 - Office Area
 - Warehouse Area
 - Fire Services
 - Landscape Area
 - Lobby Area

G	COUNCIL RFI - GFA CALC.	29.09.2022
F	COUNCIL RFI	09.09.2022
E	ISSUE FOR COORDINATION	21.04.2022
D	FOR CLIENT REVIEW AND COORDINATION	07.04.2022
C	FOR CLIENT REVIEW	30.03.2022
B	FOR CLIENT REVIEW	25.03.2022
A	ISSUE DESCRIPTION	

CLIENT

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE



TITLE LEVEL 1 OFFICE ACCESS

DATE 29.09.2022 SCALE As indicated @ A1 FOR NO 21165 DWG NO DA102

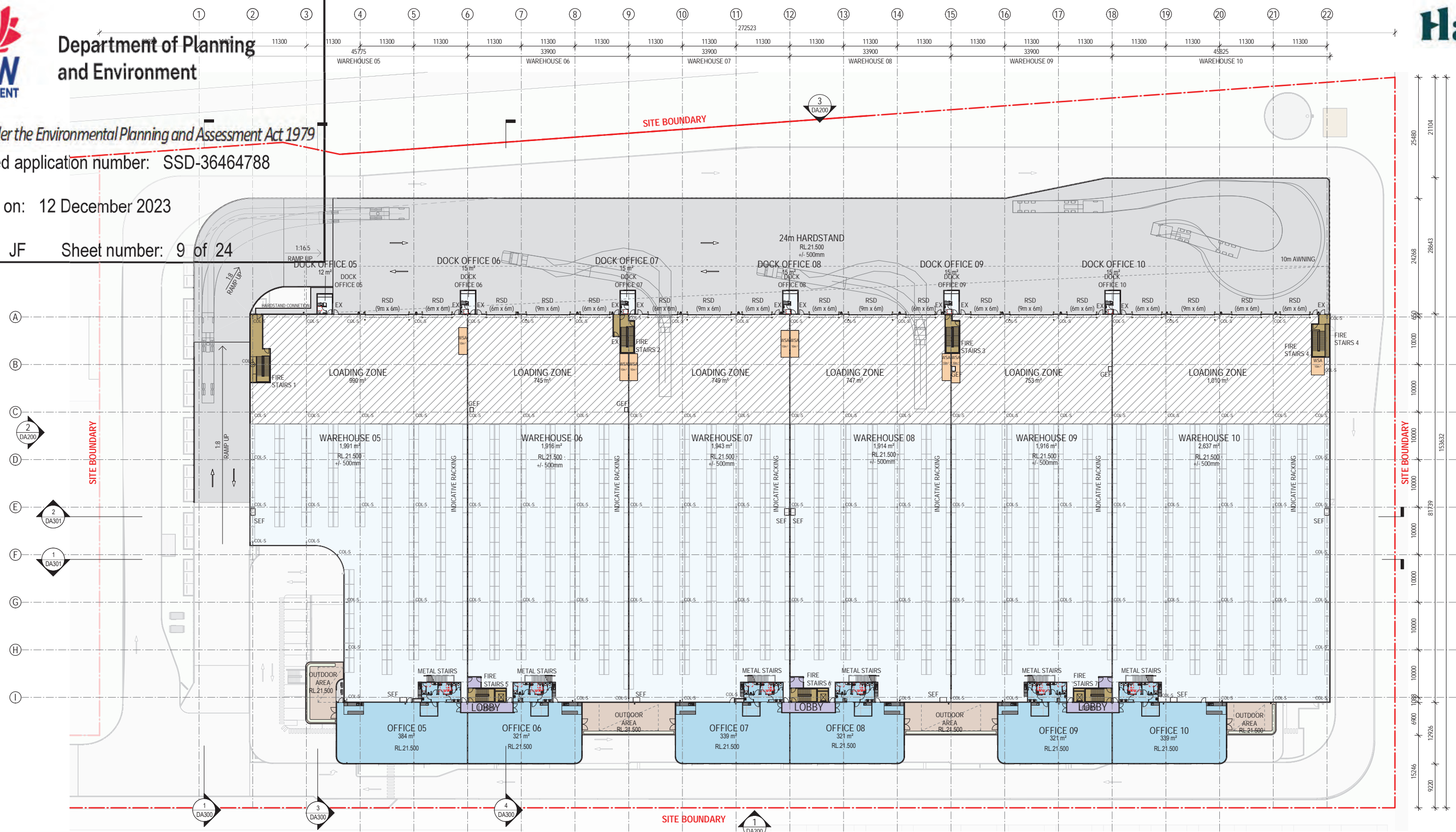
REVISION

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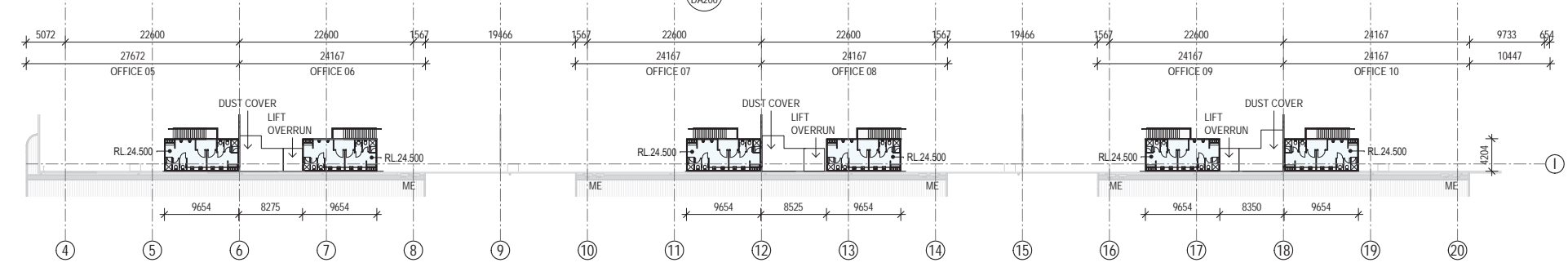
Granted on: 12 December 2023

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3 LEVEL 1 FLOOR PLAN 1:400

- GENERAL LEGEND:**
- SITE BOUNDARY
 - - - TO BE DEMOLISHED
 - - - EF - EXISTING CHAINLINK FENCE
 - OFFICE AREA
 - WAREHOUSE AREA
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOBBY AREA
 - COL-C - CONCRETE COLUMN
 - COL-S - STEEL COLUMN
 - RSD - ROLLER SHUTTER DOOR
 - FNC-1 - FENCE TYPE 1
 - DP - DOWNPIPES
 - RW - RETAINING WALL
 - GEF - GROUND EXHAUST FAN-tbc
 - SEF - SMOKE EXHAUST FAN-tbc
 - TG1 - TELESCOPIC GATE-tbc
 - SG1 - SLIDING GATE
 - SG2 - SWING GATE - PEDESTRIAN
 - EX - EXIT



1 LEVEL 1 WH AMENITIES 1:400

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

LEVEL 1

DATE: 29.09.2022 SCALE: As indicated @ A1 FOR NO: 21165 DWG NO: DA103

NORTH

REVISION

K	COUNCIL RFI - GFA CALC.	29.09.2022
J	COUNCIL RFI	09.09.2022
I	ISSUE FOR COORDINATION	21.04.2022
H	FOR CLIENT REVIEW AND COORDINATION	07.04.2022
G	FOR CLIENT REVIEW	30.03.2022
F	FOR CLIENT REVIEW	25.03.2022
E	FOR CLIENT REVIEW	25.03.2022
D	FOR CLIENT REVIEW	25.03.2022
C	FOR CLIENT REVIEW	25.03.2022
B	FOR CLIENT REVIEW	25.03.2022
A	FOR CLIENT REVIEW	25.03.2022



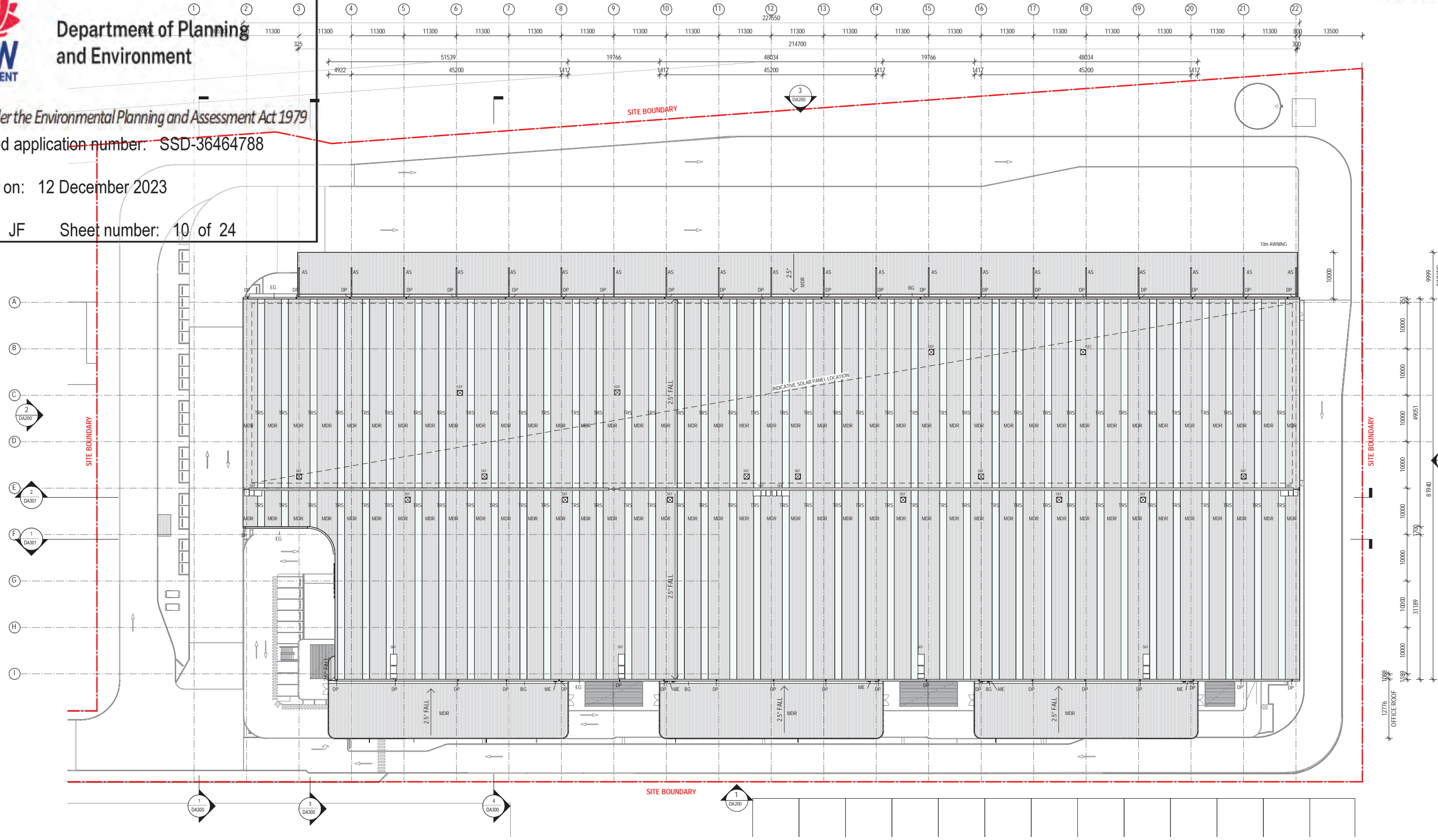
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ROOF LEGEND
MDR - METAL ROOF SHEET
TRS - TRANSLUCENT ROOF SHEET
BG - BOX GUTTER
EG - EAVES GUTTER
DP - DOWN PIPE
SEF - SMOKE EXHAUST FAN

1 ROOF PLAN 1:400

G	COUNCIL RFI - GFA CALC.	29/09/2022
F	COUNCIL RFI	09/09/2022
E	ISSUE FOR COORDINATION	21/04/2022
D	FOR CLIENT REVIEW AND COORDINATION	07/04/2022
C	FOR CLIENT REVIEW	30/03/2022
B	FOR CLIENT REVIEW	25/03/2022
A	ISSUE	

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

TITLE: ROOF PLAN

DATE: 29/09/2022 SCALE: As indicated @ A1

FOR NO: 21165 DWG NO: DA104

REVISION: G