

BOOREA STREET

SITE BOUNDARY

B
DP 415100

1
DP 740385

SITE BOUNDARY

1 GROUND EXISTING 1:500



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: 11 of 24

LEGEND

- - - SITE BOUNDARY
- - - EASEMENT
- EXISTING BUILDINGS
- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE DEMOLISHED

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
C	FOR CLIENT REVIEW AND COORDINATION	07.03.2022
B	FOR CLIENT REVIEW AND COORDINATION	03.03.2022
A	FOR CLIENT REVIEW AND COORDINATION	01.03.2022

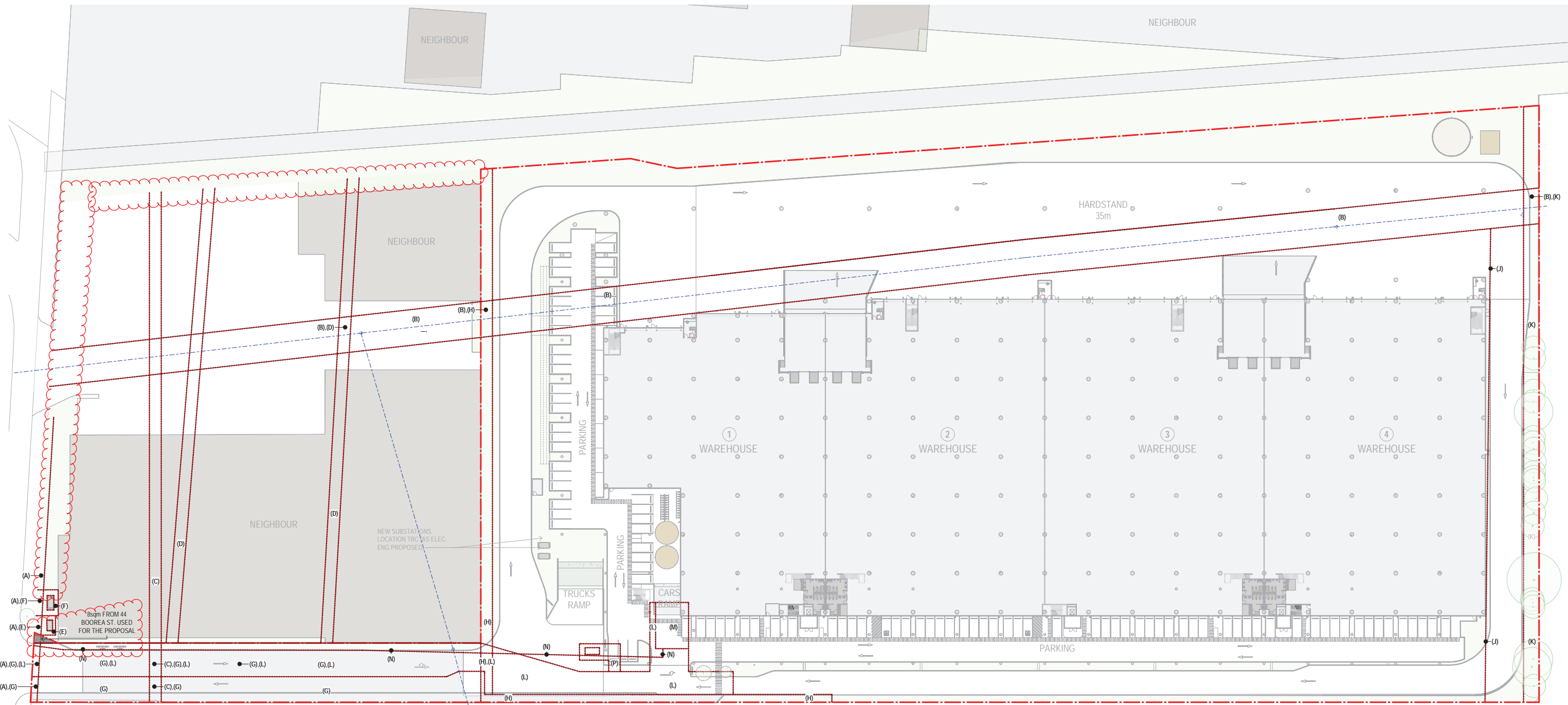

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

SERVICES/CONSTRAINS PLAN

DATE: 21.04.2022 SCALE: As indicated @ A1 FOR NO: 21165 DWG NO: DA105

NORTH

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979





Approved application number: **SSD-36464788**

Granted on: **12 December 2023**

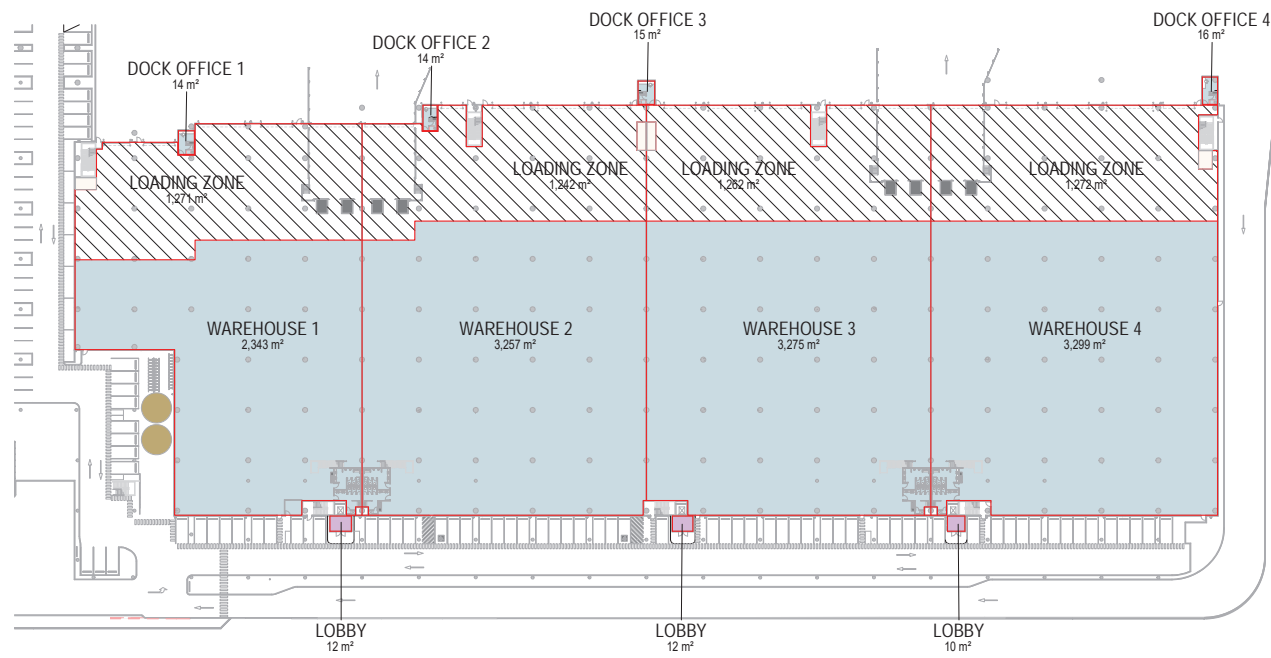
Signed: **JF** Sheet number: **12 of 24**

- EASEMENTS**
- (A) EASEMENT TO DRAIN WATER 1.5 WIDE (W915607 & W915610)
 - (B) EASEMENT FOR SEWERAGE PURPOSES (K672824 & L35467)
 - (C) DRAINAGE EASEMENT (B578226)
 - (D) DRAINAGE EASEMENT (H492281)
 - (E) RIGHTS OF WAY & EASEMENTS FOR ELECTRICITY PURPOSES 1.165, 1.26 & VAR. WIDTH (U170756)
 - (F) EASEMENT FOR ELECTRICITY & OTHER PURPOSES VAR. WIDTH (DP1203954)
 - (G) RIGHT OF WAY 15.24 WIDE (H492281) - TO BE REMOVED, CANCELLATION REQUEST IN PROGRESS WITH LRS'
 - (H) EASEMENT TO DRAIN WATER 2 WIDE & 3 WIDE (DP740385)
 - (J) EASEMENT FOR SEWERAGE OVER EXISTING LINE OF PIPES (APPROX. POSITION SHOWN) (DP740385)
 - (K) EASEMENT TO DRAIN WATER 4 WIDE (DP740385)
 - (L) RIGHT OF WAY (Y254807)
 - (M) SUBSTATION PREMISES No6459 (Y254807)
 - (N) EASEMENT FOR ELECTRICITY PURPOSES OVER EXISTING PITS & EXISTING LINE OF CONCRETE (Y254807)
 - (P) RIGHT OF WAY 3 & 4.2 WIDE (Z18159)

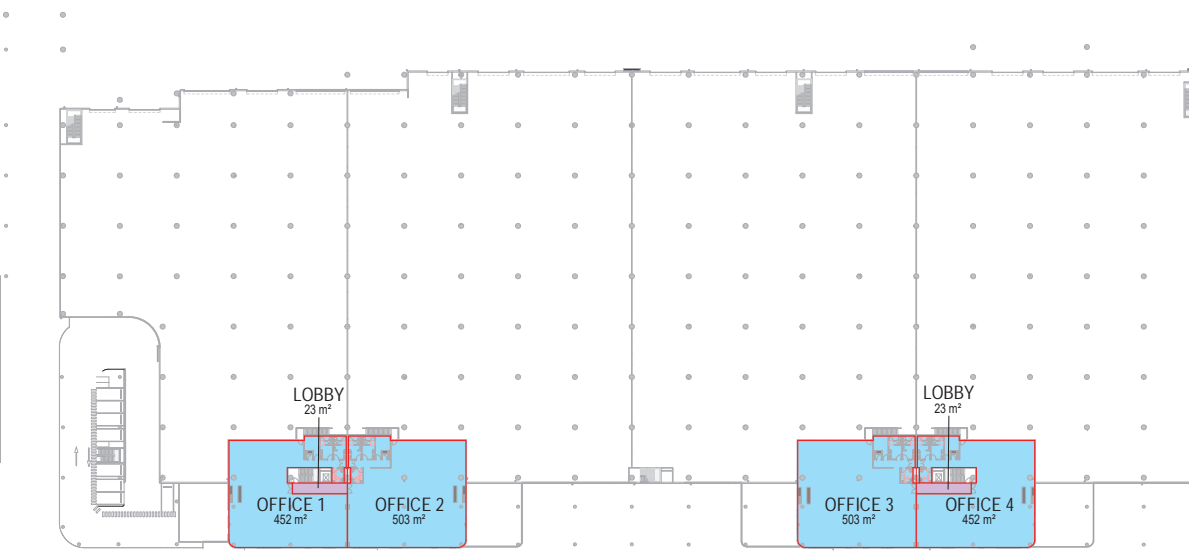
LEGEND

-  SEWER
-  EASEMENT LINES
-  EXISTING TREES TO BE RETAINED
-  NEW TREES (TBC)

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



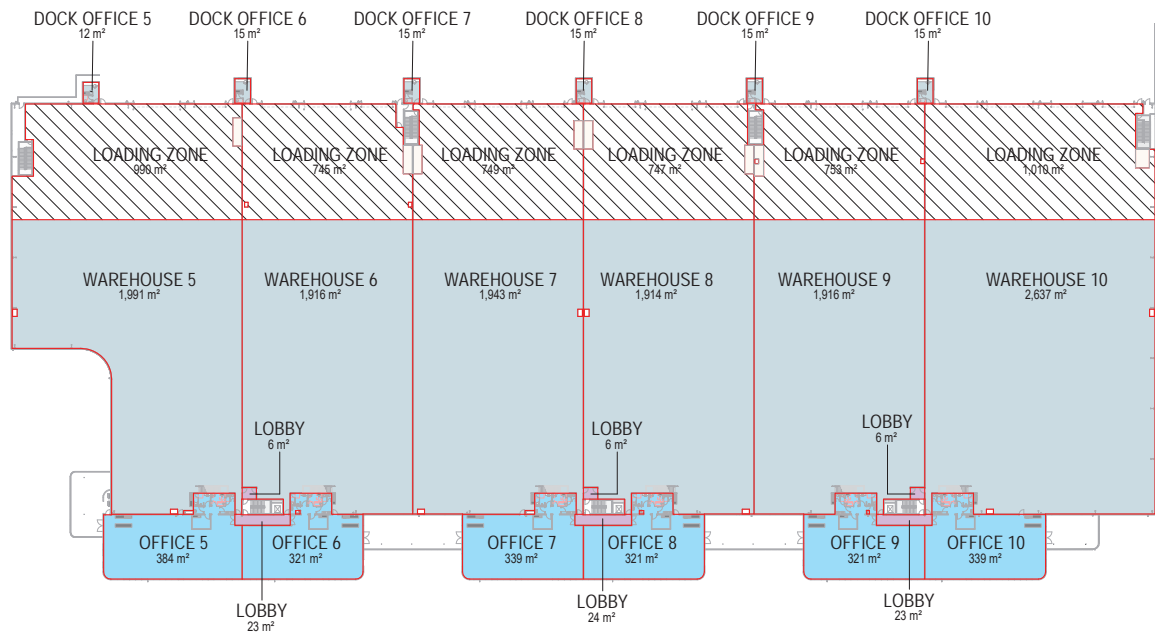
1 GROUND - GFA CALCULATION 1 : 750



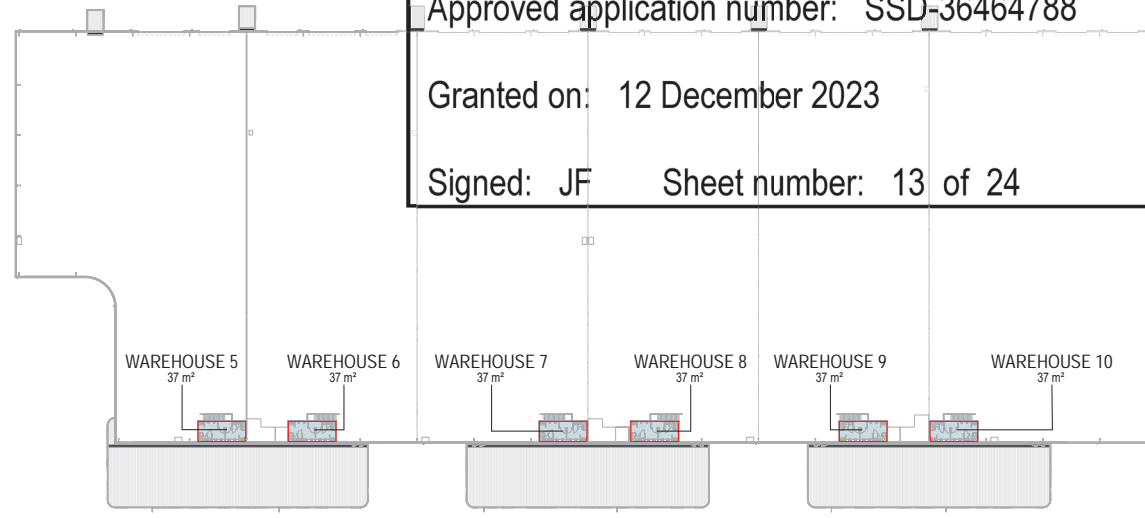
2 GROUND MEZZ OFFICE LEVEL - GFA CALCULATION 1 : 750

GROSS FLOOR AREA			
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 DOCK	10041 m ²
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3 LEVEL 01 - GFA CALCULATION 1 : 750



4 LEVEL 1 WH AMENITIES 1 : 750

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Loading dock area EXCLUDED from GFA

GFA AREAS BASED ON THE CUMBERLAND CITY LEGISLATION'S DEFINITION OF GROSS FLOOR AREA.

EXTRACTED RELEVANT SECTIONS ARE IDENTIFIED BELOW:

Gross Floor Area (GFA) 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:

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

but excludes:

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

ISSUE	DESCRIPTION	DATE
H1	COUNCIL 191 - GFA CALC	29.09.2022
G	GFA CALCULATION	19.09.2022
F	ISSUE FOR COORDINATION	21.04.2022
E	FOR CLIENT REVIEW AND COORDINATION	07.04.2022
D	FOR CLIENT REVIEW	30.03.2022
C	FOR CLIENT REVIEW	25.03.2022

CLIENT

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

GFA CALCULATIONS

DATE: 29.09.2022 SCALE: 1 : 750 @ A1 FOR NO: 21165 DWG NO: DA107

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Approved application number: SSD-36464788

Granted on: 12 December 2023

Signed: JF Sheet number: 14 of 24



1 GROUND AMENITIES 01 - 02 1 : 100

2 GROUND MEZZ OFFICE 01-02 1 : 100

ISSUE	DESCRIPTION	DATE
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 AND COORDINATION	11.03.2022

CLIENT

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE



TITLE OFFICES - GROUND 01 - 02

DATE 21.04.2022 SCALE 1 : 100 @ A1

FOR NO 21165 DRG NO DA120

REVISION E

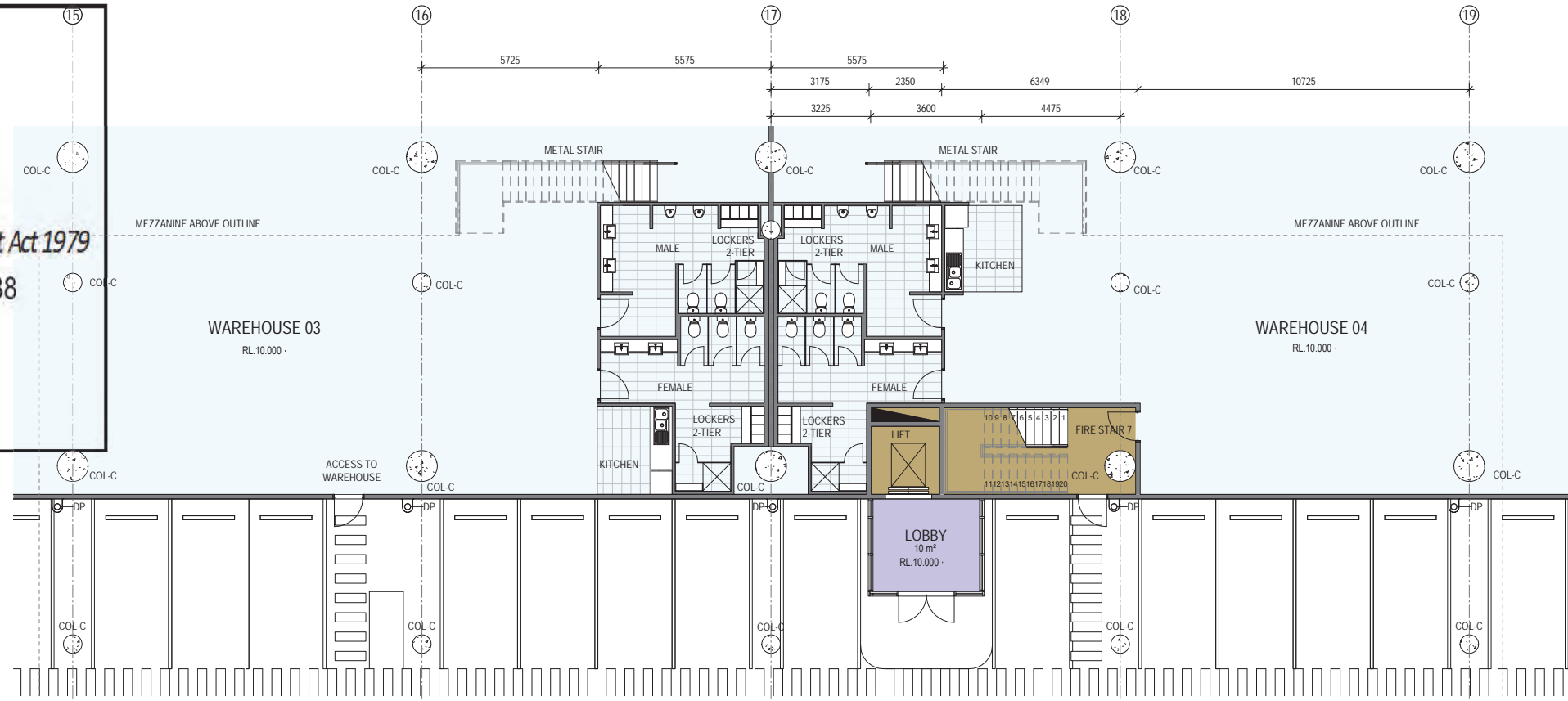
Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-36464788

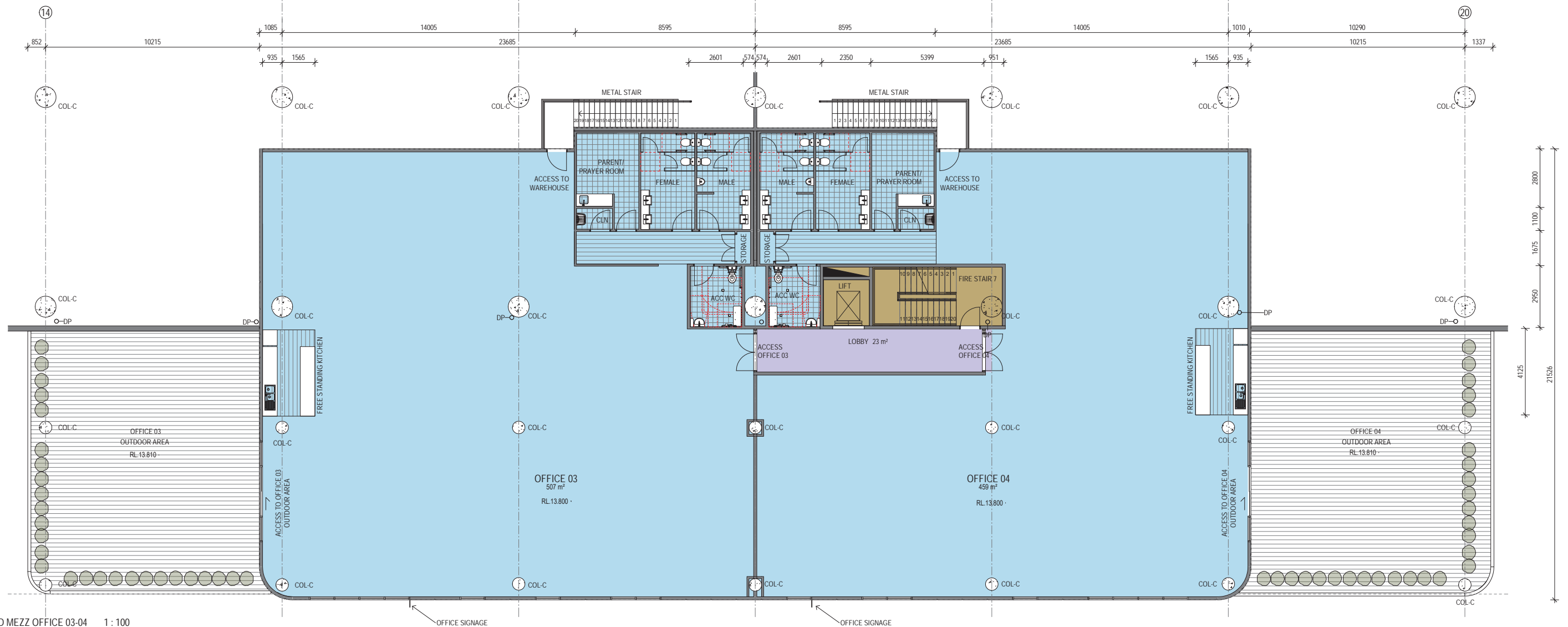
Granted on: 12 December 2023

Signed: JF Sheet number: 15 of 24

1 GROUND AMENITIES 03-04 1 : 100



2 GROUND MEZZ OFFICE 03-04 1 : 100



PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE



TITLE OFFICES - GROUND 03 - 04

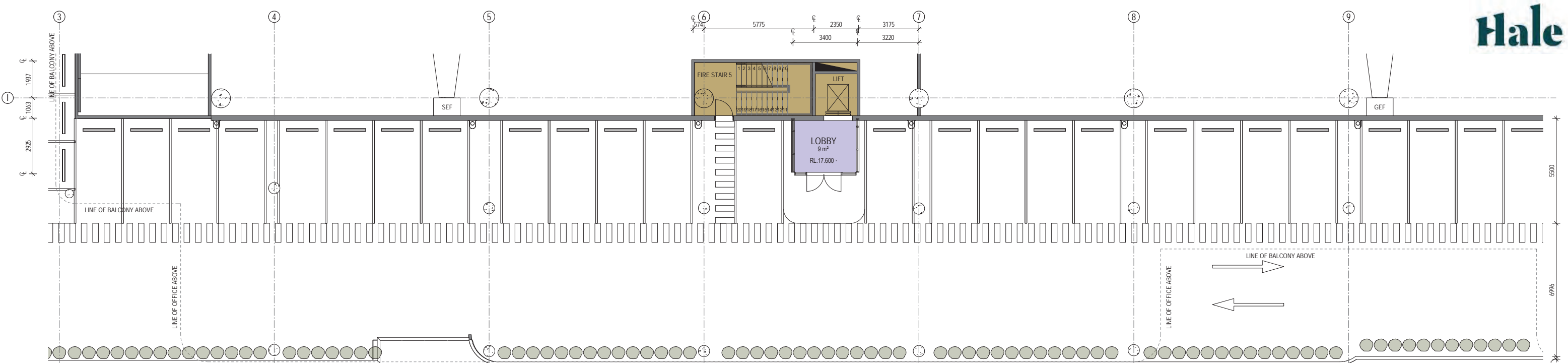
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FOR NO 21165 DWG NO DA121

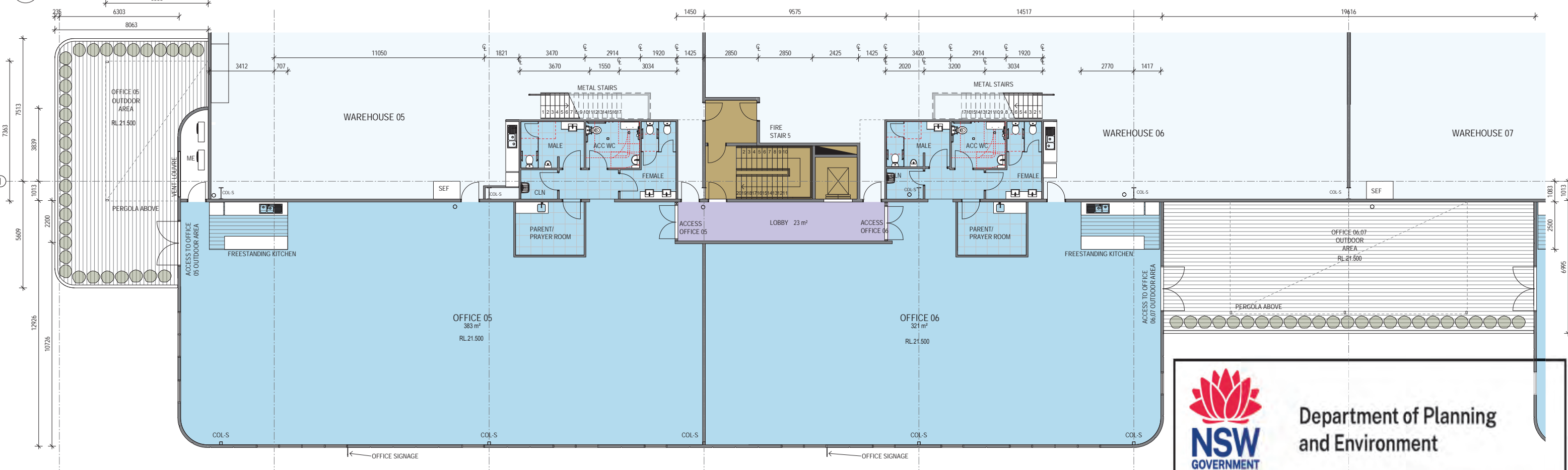
REVISION

D

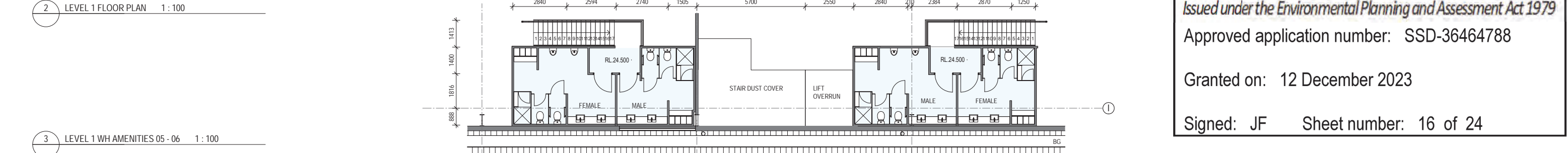
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1 LEVEL 1 OFFICE ACCESS 05 - 06 1 : 100



2 LEVEL 1 FLOOR PLAN 1 : 100



3 LEVEL 1 WH AMENITIES 05 - 06 1 : 100



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SBA ARCHITECTS	CLIENT
D ISSUE FOR COORDINATION 21.04.2022	
C FOR CLIENT REVIEW 30.03.2022	
B FOR CLIENT REVIEW 25.03.2022	
A FOR CLIENT REVIEW AND COORDINATION 11.03.2022	
ISSUE DESCRIPTION DATE	

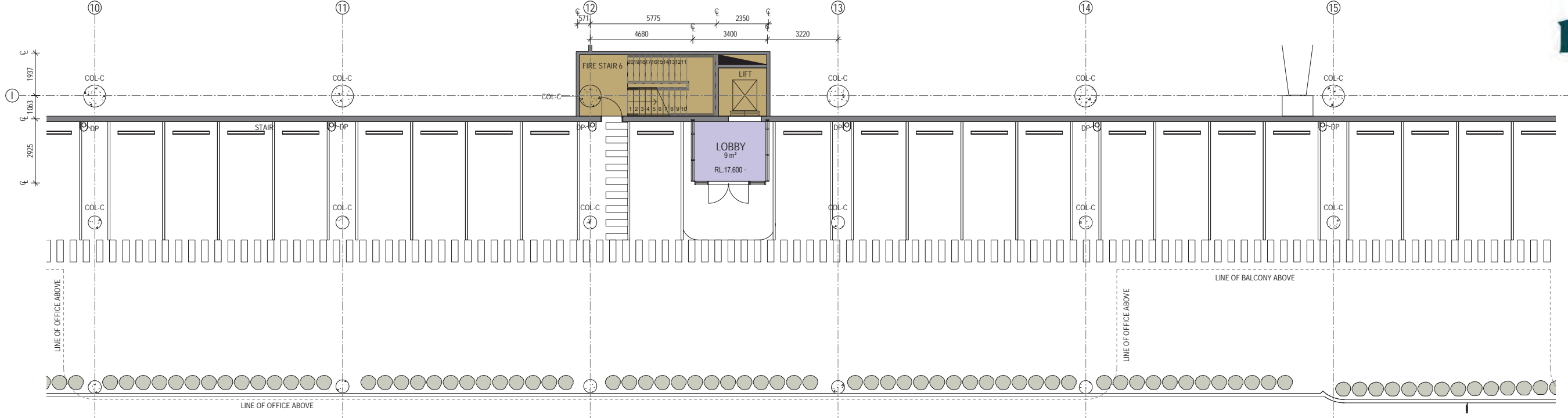
PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

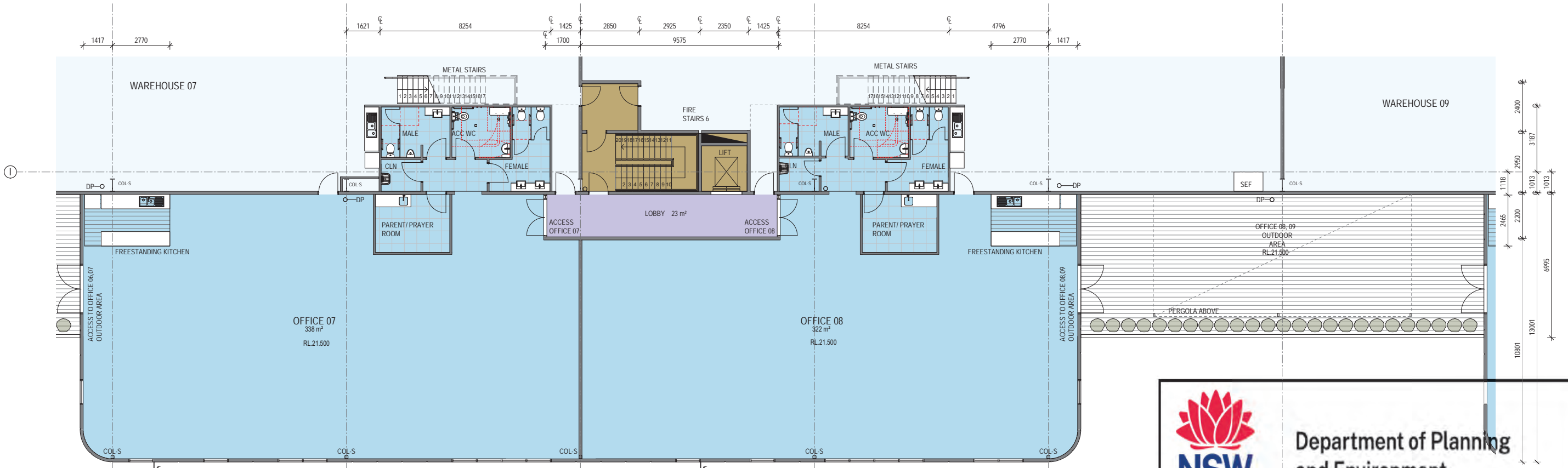
OFFICE - LEVEL 1 - 05 - 06

DATE: 21.04.2022 SCALE: 1 : 100 @ A1 FOR NO: 21165 DWG NO: DA125

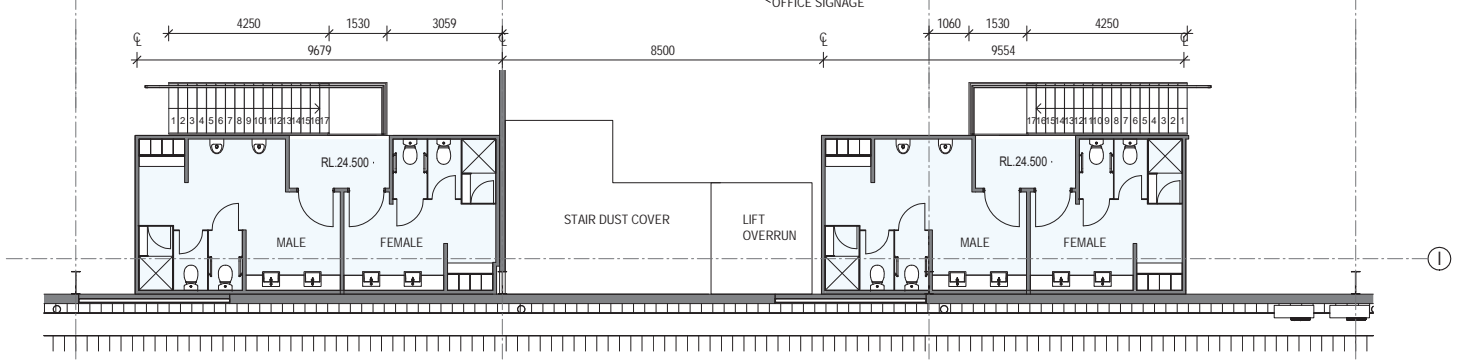
NORTH




1 LEVEL 1 OFFICE ACCESS 07 - 08 1 : 100



2 LEVEL 01 OFFICE 07 - 08 1 : 100



3 LEVEL 1 WH AMENITIES 07 - 08 1 : 100

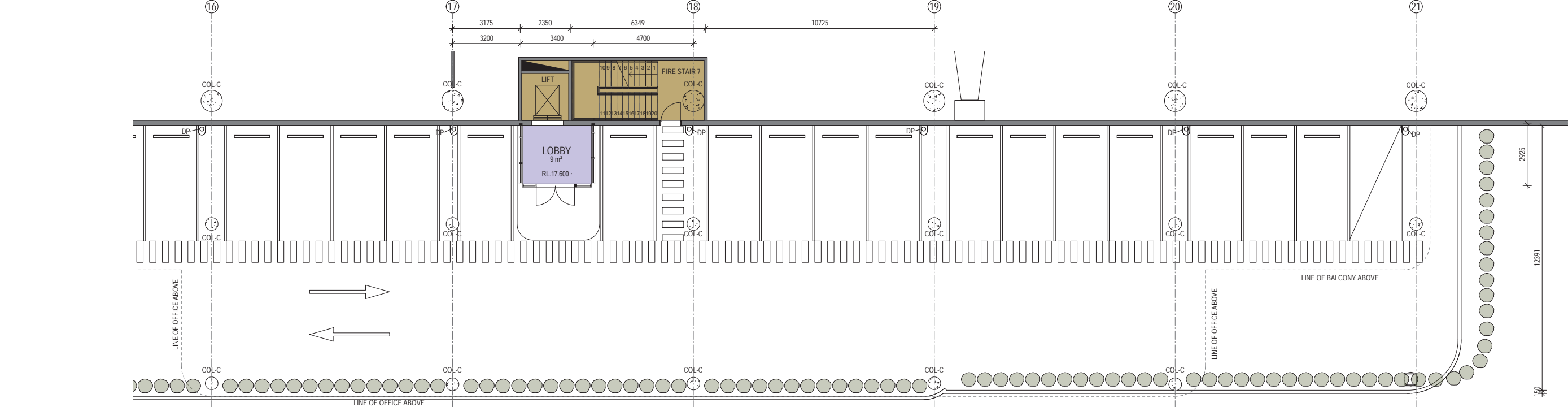

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SBA ARCHITECTS		CLIENT
D	ISSUE FOR COORDINATION	21.04.2022
C	FOR CLIENT REVIEW	30.03.2022
B	FOR CLIENT REVIEW	25.03.2022
A	FOR CLIENT REVIEW AND COORDINATION	11.03.2022
ISSUE	DESCRIPTION	DATE

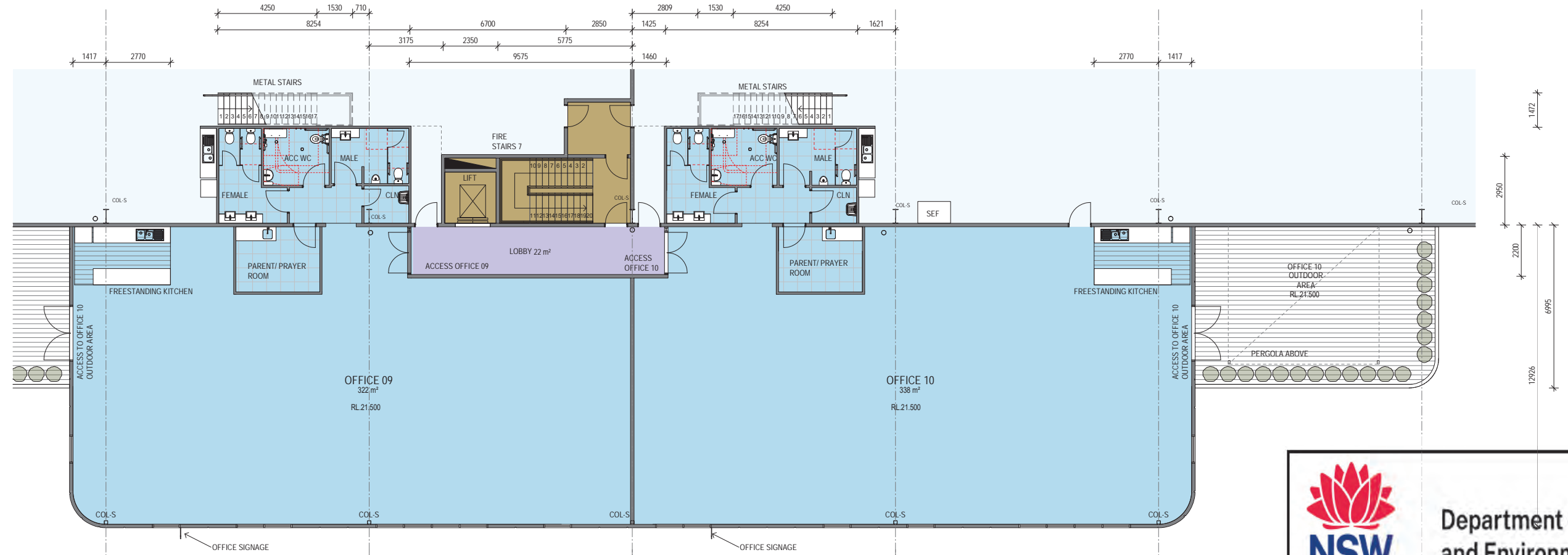
PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE

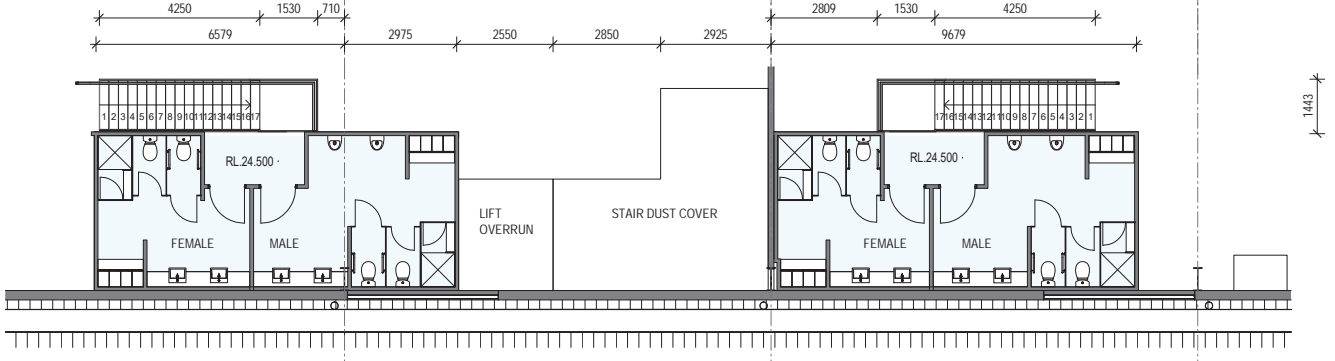

 TITLE: OFFICE - LEVEL 1 - 07 - 08
 DATE: 21.04.2022 SCALE: 1 : 100 @ A1 FOR NO: 21165 DWG NO: DA126 REVISION: D




1 LEVEL 1 OFFICE ACCESS 09 - 10 1 : 100



2 LEVEL 01 OFFICE 09 - 10 1 : 100



3 LEVEL 1 WH AMENITIES 09 - 10 1 : 100



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SBA ARCHITECTS	
ISSUE	DESCRIPTION
D	ISSUE FOR COORDINATION
C	FOR CLIENT REVIEW
B	FOR CLIENT REVIEW
A	FOR CLIENT REVIEW AND COORDINATION
ISSUE	DESCRIPTION
DATE	DATE

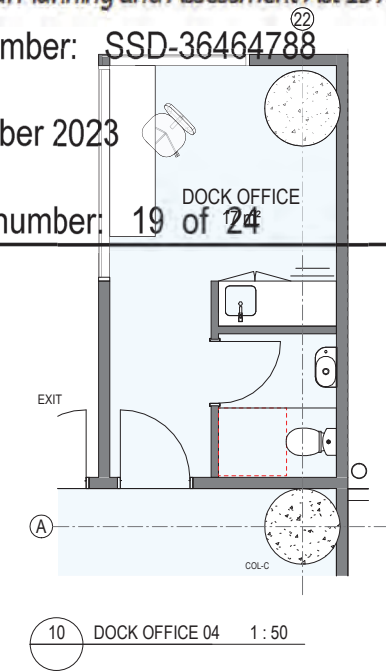
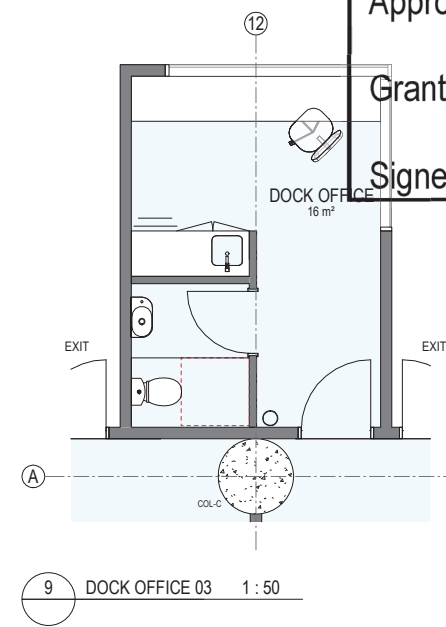
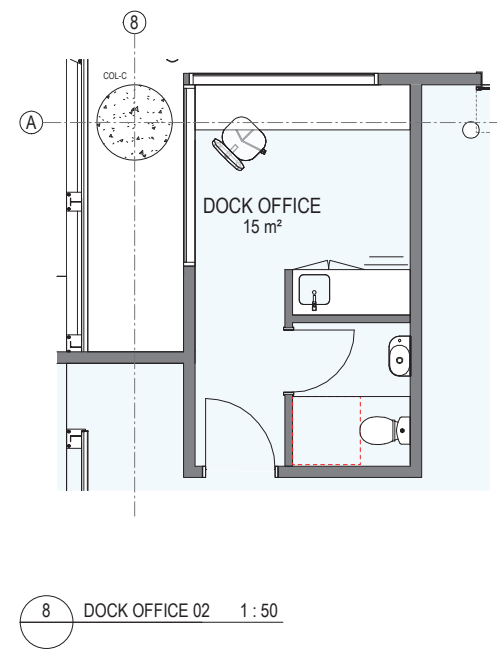
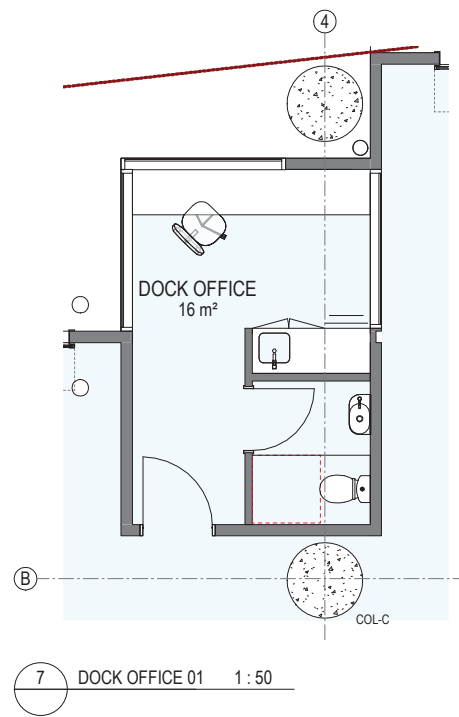
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Approved application number: SSD-36464788

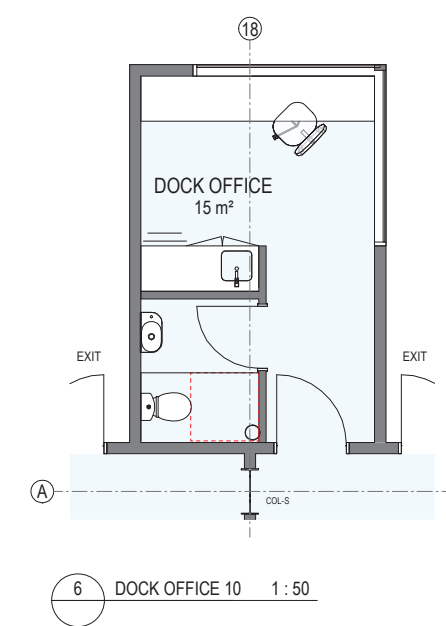
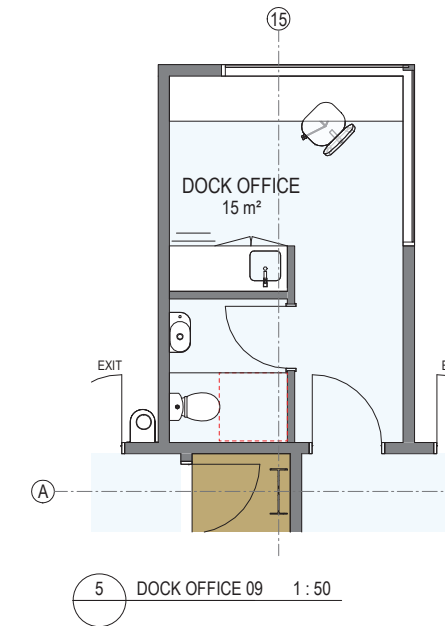
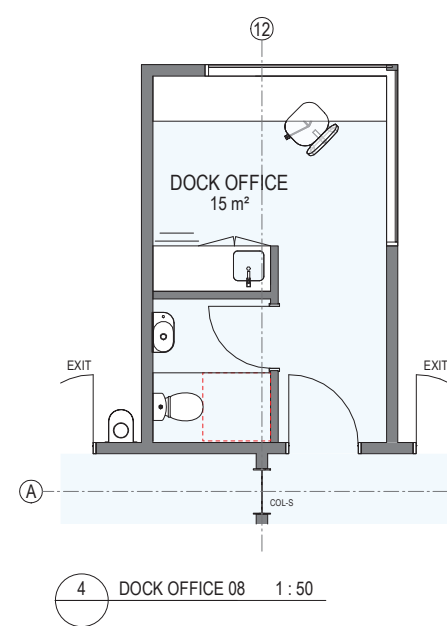
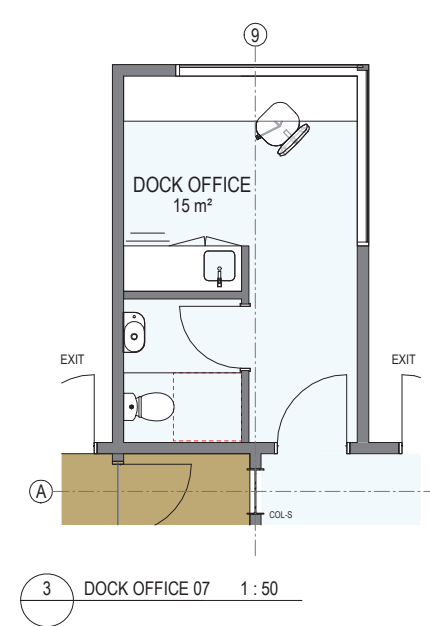
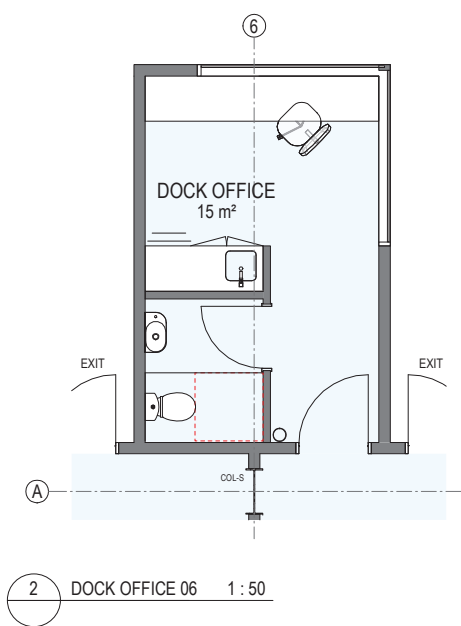
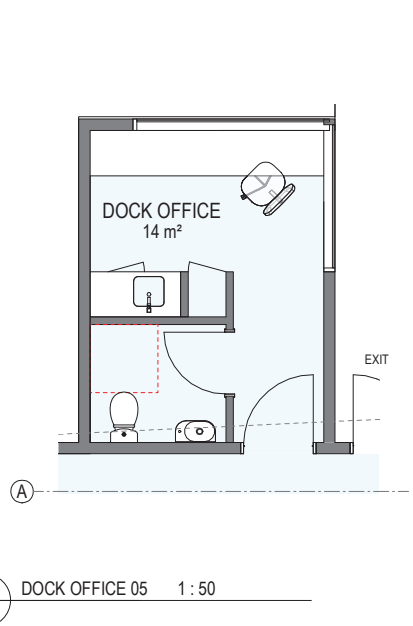
Granted on: 12 December 2023

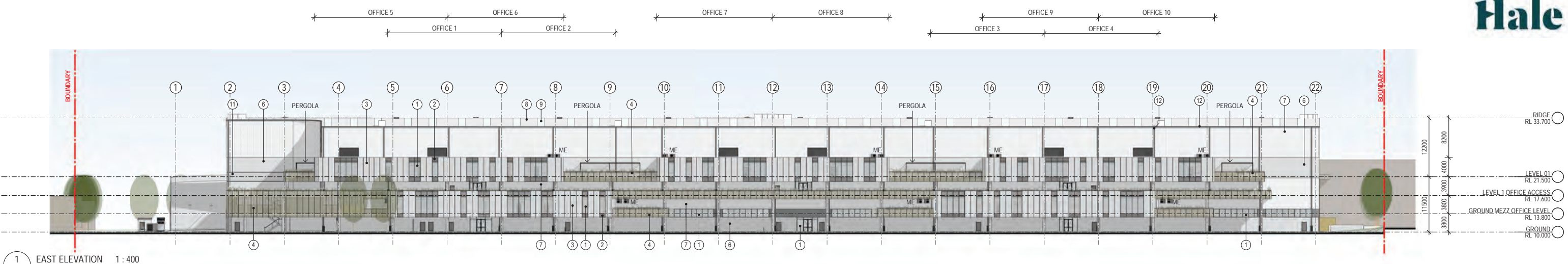
Signed: JF Sheet number: 19 of 24

DOCK OFFICES GROUND FLOOR

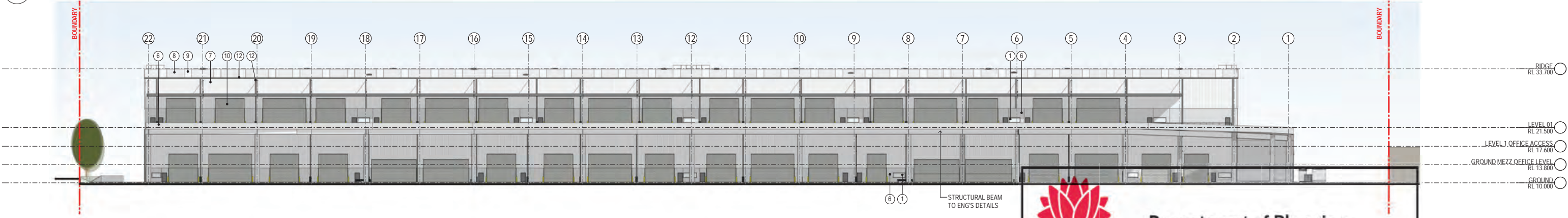


DOCK OFFICES GROUND FLOOR

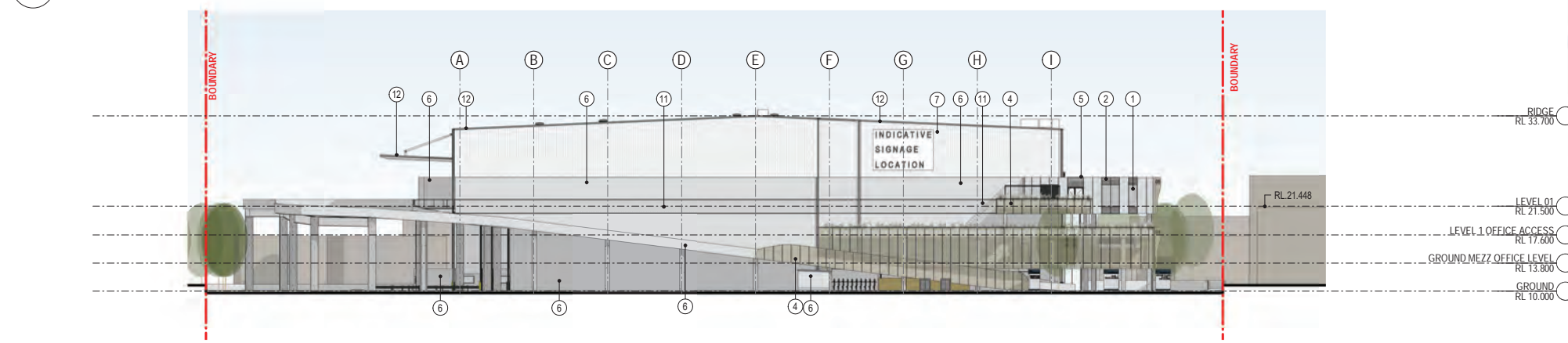




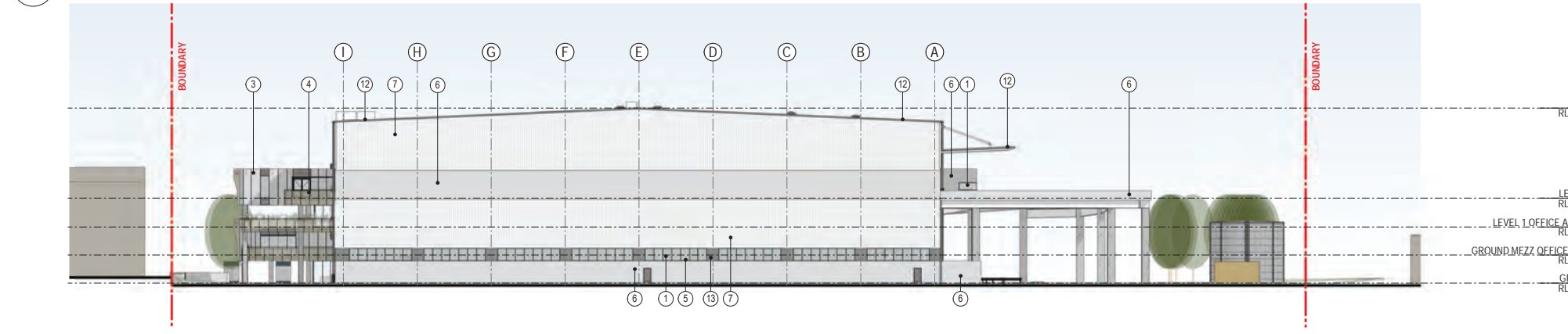
1 EAST ELEVATION 1 : 400



3 WEST ELEVATION 1 : 400



2 SOUTH ELEVATION 1 : 400



4 NORTH ELEVATION 1 : 400

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INDICATIVE EXTERNAL FINISHES LEGEND

LIGHT GREY TINT	1	
SPANDREL PANEL	2	
SOLID ALUMINIUM PANEL - LIGHT GREY METALLIC	3	
STEEL PERFORATED MESH WITH HANDRAIL	4	
ALUMINIUM FRAME - POWDER COAT FINISH DARK GREY	5	
PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH	6	
TRIMDEK PROFILE METAL CLADDING - COLORBOND SURFMIST	7	
TRIMDEK METAL ROOF SHEETING - COLORBOND SURFMIST	8	
TRANSLUCENT ROOF SHEETING	9	
METAL ROLLER SHUTTER DOOR - COLORBOND SHALE GREY	10	
SANDBLASTED CONCRETE	11	
DOWNPIPES, BARGE CAPPING & GUTTER - COLORBOND WINDSPRAY	12	
PRECAST CONCRETE PANEL - WINDSPRAY PAINT FINISH	13	

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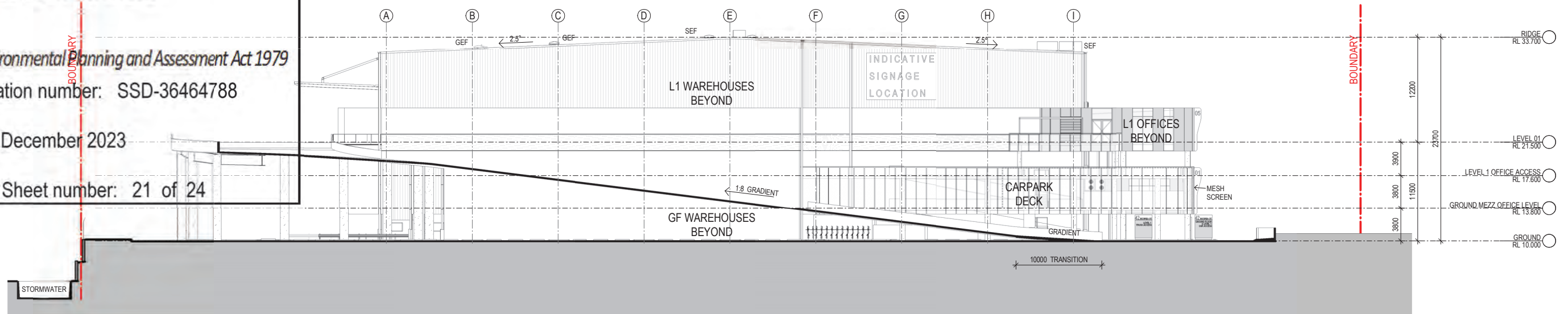
ISSUE	DESCRIPTION	DATE
G	COUNCIL RFI	09/09/2022
F	ISSUE FOR COORDINATION	21/04/2022
E	FOR CLIENT REVIEW AND COORDINATION	07/04/2022
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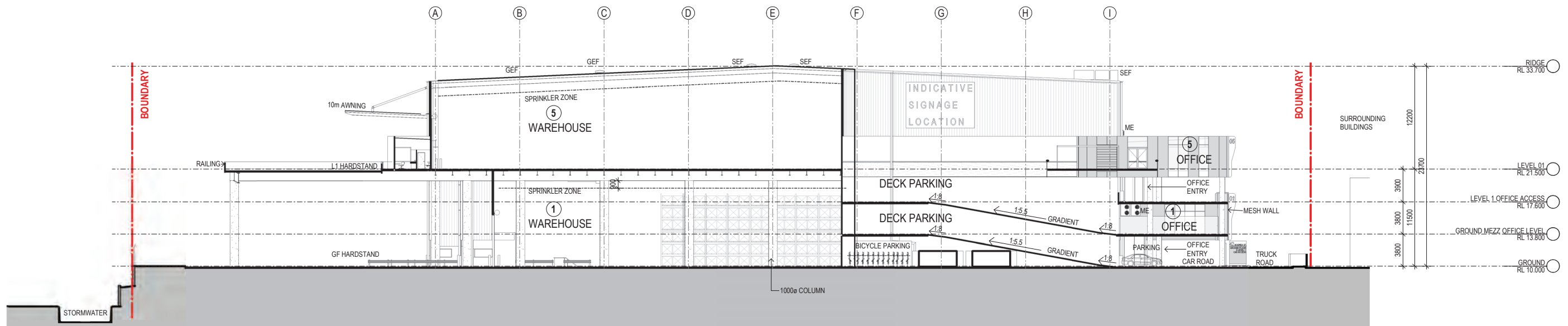
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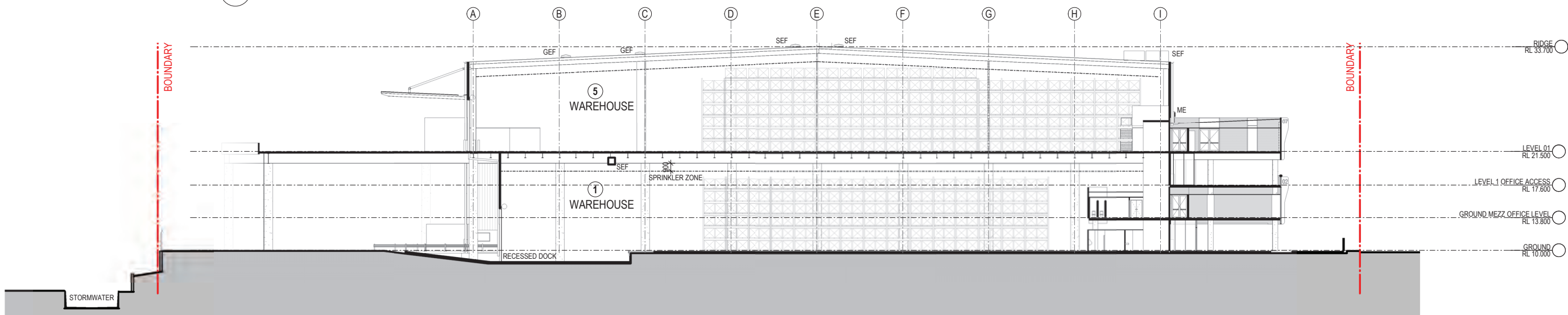
Signed: JF Sheet number: 21 of 24



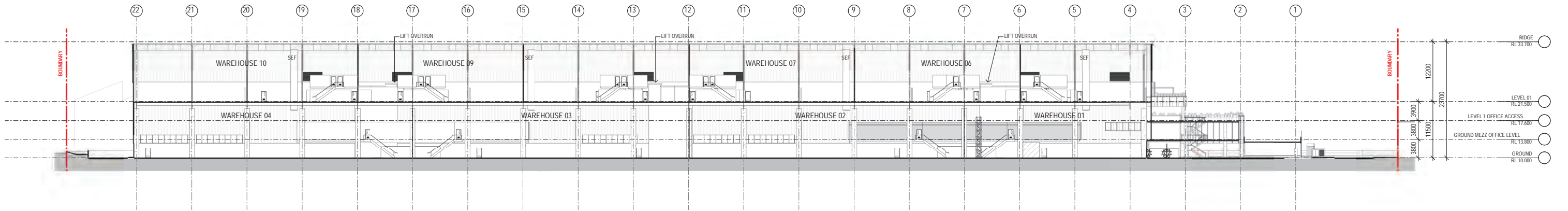
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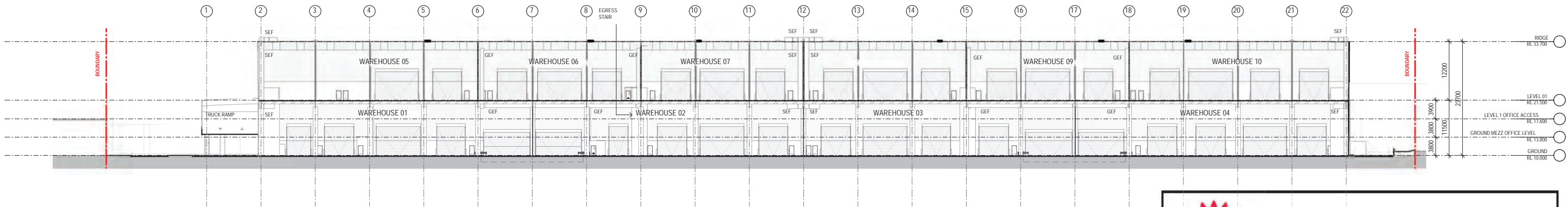
3 Section AA 1:250




4 Section AA2 1:250



1 SECTION LONG 1: 400



2 SECTION LONG 1: 400



Department of Planning and Environment

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Approved application number: SSD-36464788

Granted on: 12 December 2023

Signed: JF Sheet number: 22 of 24

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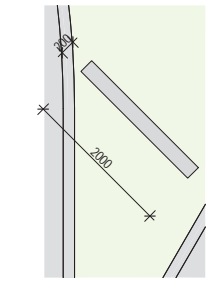
ISSUE	DESCRIPTION	DATE
F	COUNCIL R1 - GFA CALC	29.09.2022
E	COUNCIL R1	09.09.2022
D	ISSUE FOR COORDINATION	21.04.2022
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B	FOR CLIENT REVIEW	30.03.2022
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CLIENT	DATE
42-44 BOOREA STREET, LIDCOMBE	

PROPOSED INDUSTRIAL DEVELOPMENT
42-44 BOOREA STREET, LIDCOMBE

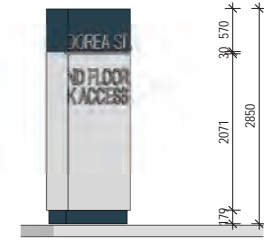
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DATE 29.09.2022 SCALE 1:400 @ A1 FOR NO 21165 DWG NO DA301

REVISION	DATE	SCALE	FOR NO	DWG NO
F	29.09.2022	1:400 @ A1	21165	DA301



P1

1 P1 PLAN 1:50

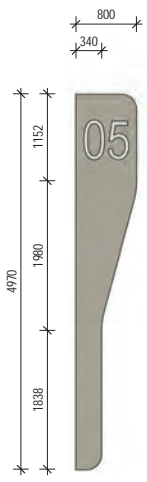


BACK LIT ADDRESS AND SPOT LIGHTS ON GROUND TO ILLUMINATE TENANT NAMES

2 P1 1:50

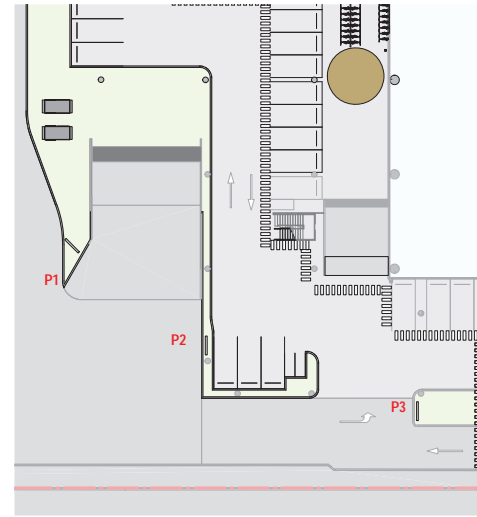


3 P1 1:50

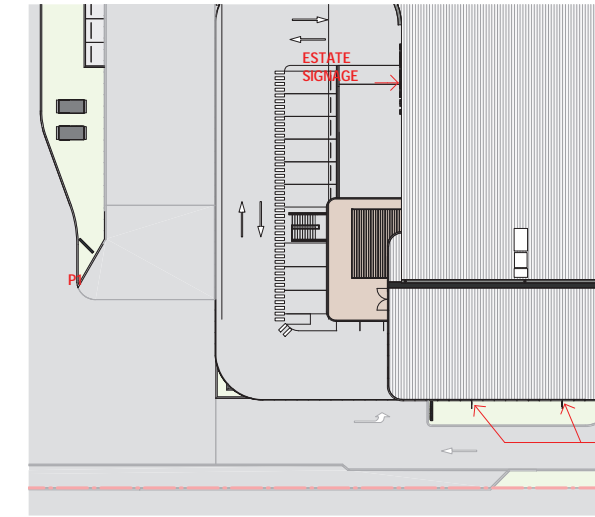


STEEL PERFORATED MESH (4) WITH WHITE OFFICE NUMBER

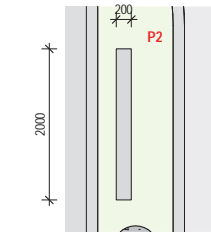
4970
1838



13 SIGNAGE KEY PLAN 1:400

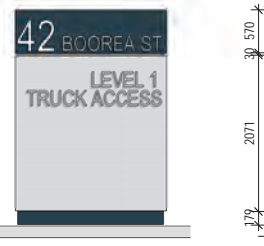


15 SIGNAGE KEY PLAN 1:400



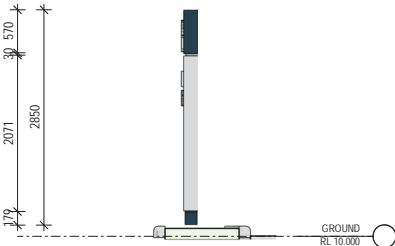
P2

4 P2 PLAN 1:50

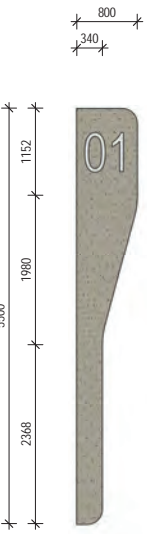


BACK LIT ADDRESS AND SPOT LIGHTS ON GROUND TO ILLUMINATE TENANT NAMES

5 P2 1:50

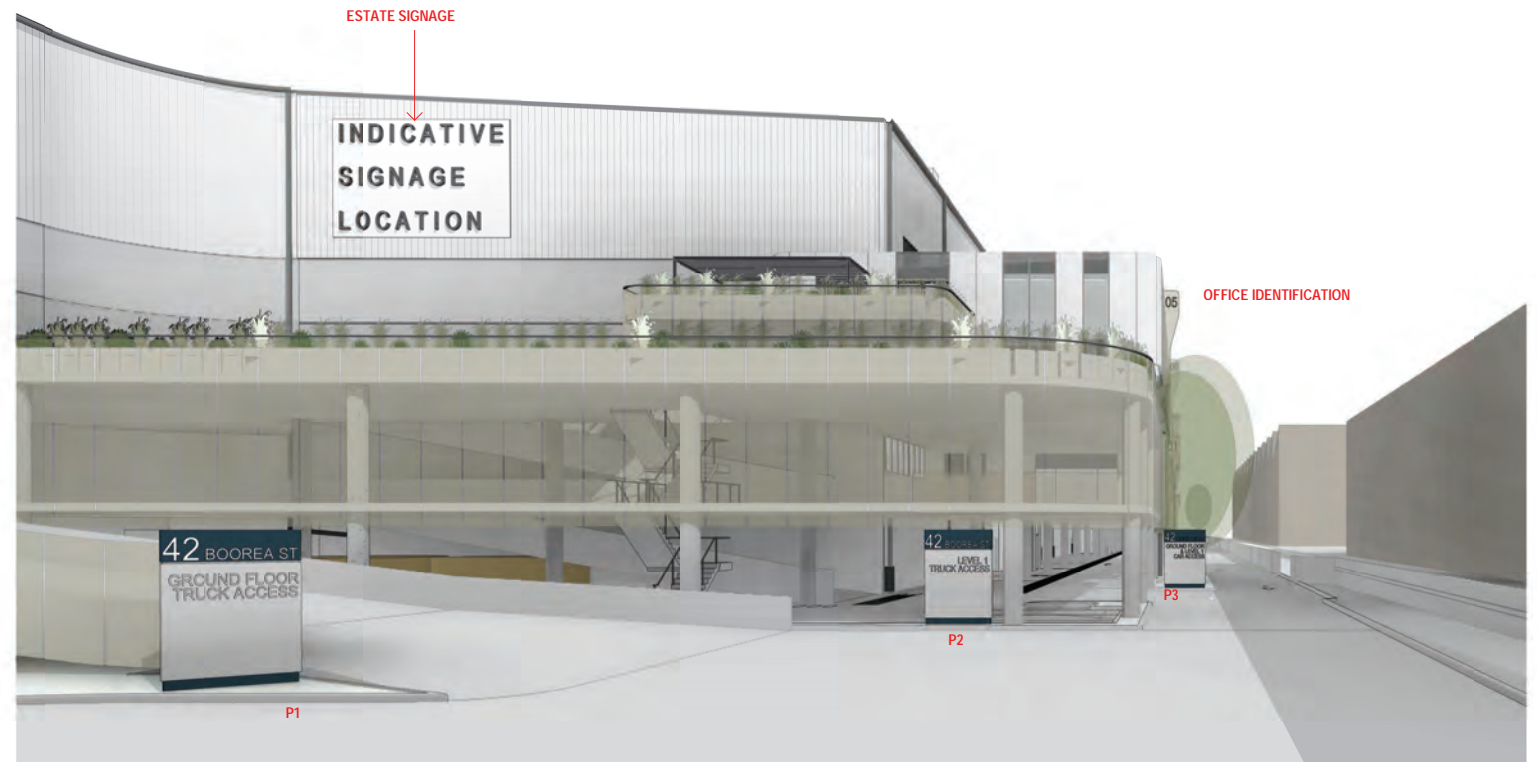


6 P2 1:50

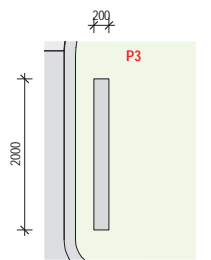


STEEL PERFORATED MESH (4) WITH WHITE OFFICE NUMBER

12 GROUND MEZZ OFFICE IDENTIFICATION 1:50



14 SIGNAGE PERSPECTIVE



P3

7 P3 PLAN 1:50

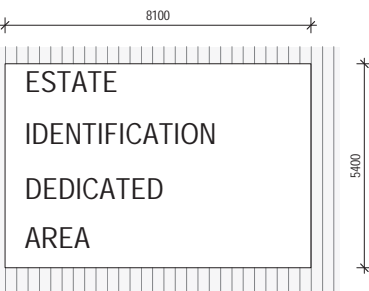


BACK LIT ADDRESS AND SPOT LIGHTS ON GROUND TO ILLUMINATE TENANT NAMES

8 P3 1:50



9 P3 1:50



10 ESTATE SIGNAGE 1:100



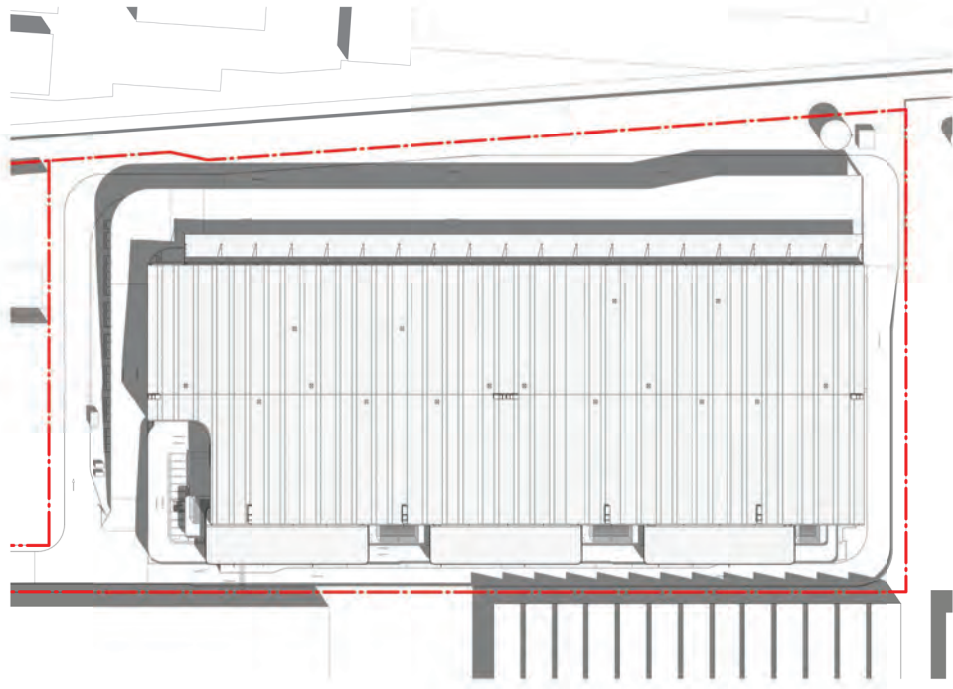
Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
 Approved application number: SSD-36464788
 Granted on: 12 December 2023
 Signed: JF Sheet number: 23 of 24

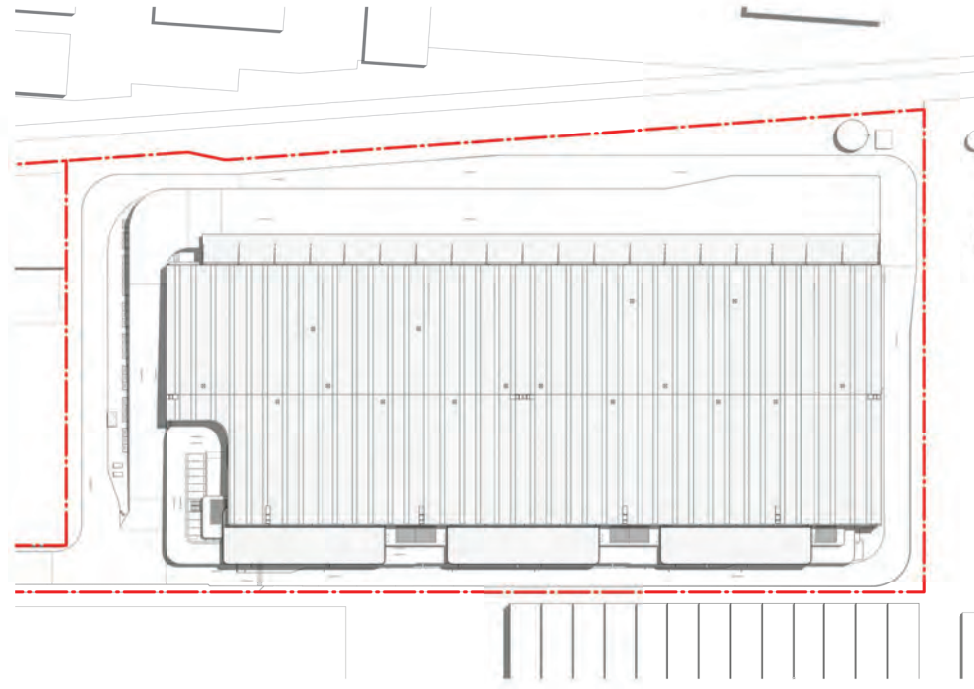
SBA ARCHITECTS	
A	FOR CLIENT REVIEW
B	ISSUE FOR COORDINATION
C	FOR LIAISON
DATE	DATE
09/09/2022	21/04/2022
21/04/2022	30/03/2022

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

TITLE	SIGNAGE DETAILS
DATE	09/09/2022
SCALE	As indicated @ A1
FOR NO.	21165
DWG NO.	DA310
REVISION	C



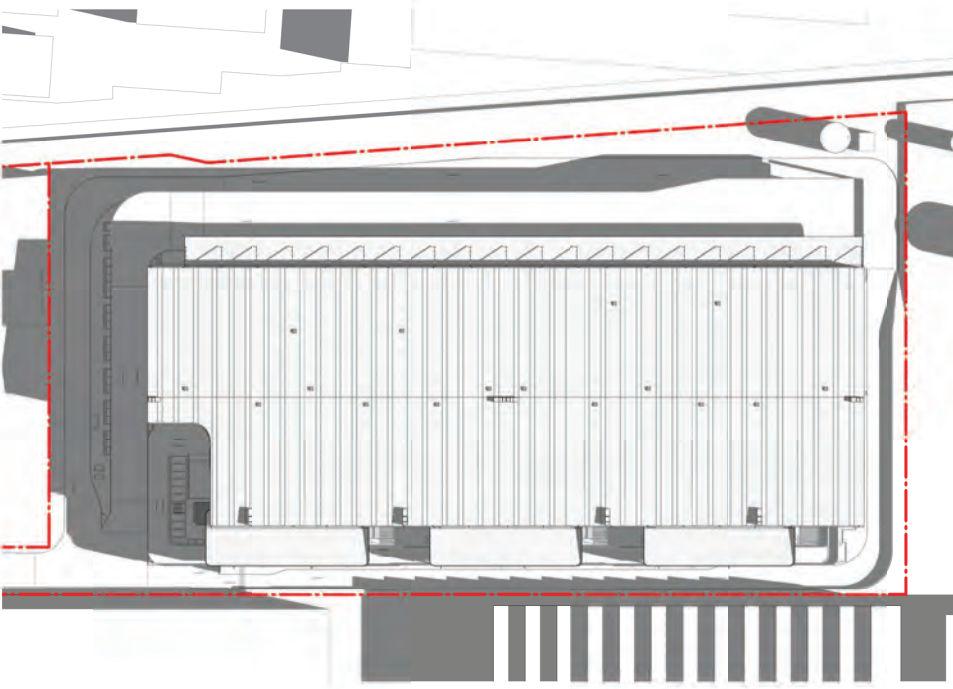
1 SUMMER SOLSTICE (21-12) SHADOWS 9AM 1 : 1200



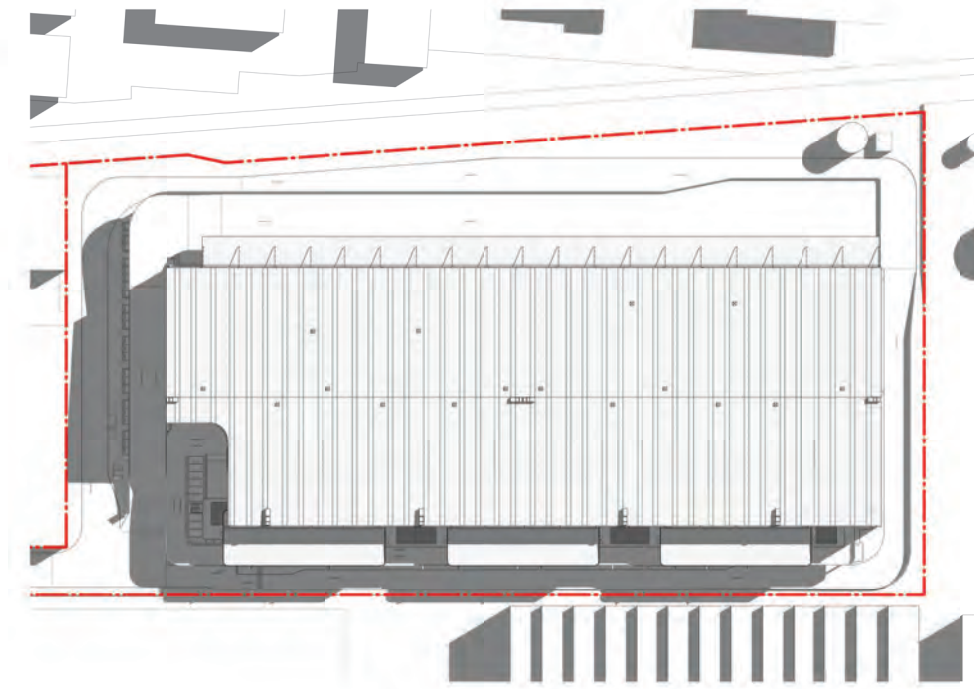
2 SUMMER SOLSTICE (21-12) SHADOWS 12PM 1 : 1200



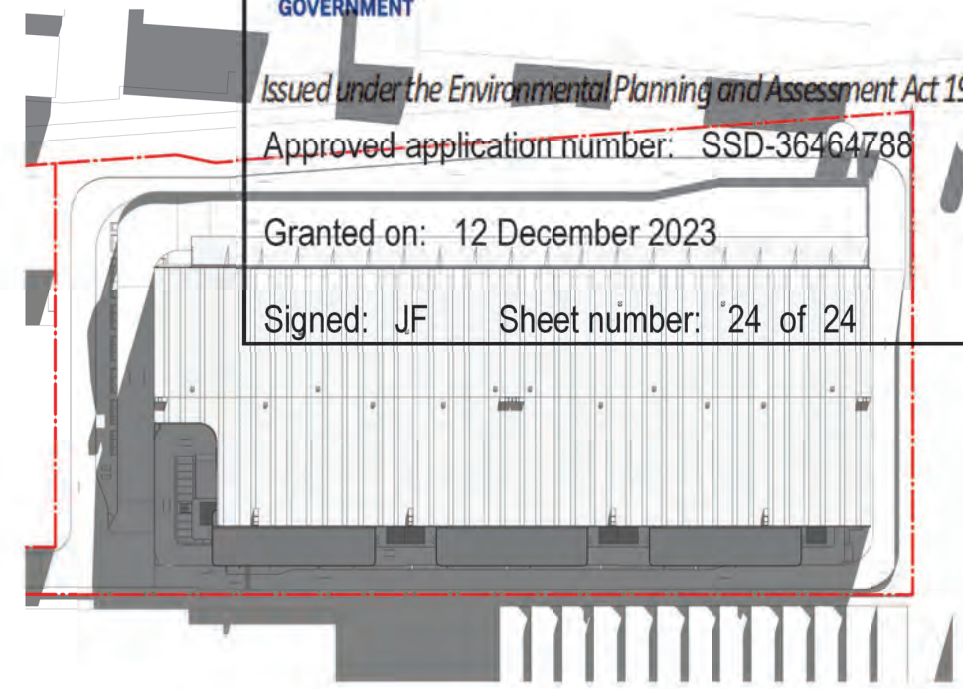
3 SUMMER SOLSTICE (21-12) SHADOWS 3PM 1 : 1200



4 WINTER SOLSTICE (21-06) SHADOWS 9AM 1 : 1200



5 WINTER SOLSTICE (21-06) SHADOWS 12PM 1 : 1200



6 WINTER SOLSTICE (21-06) SHADOWS 3PM 1 : 1200


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: 24 of 24

ISSUE	DESCRIPTION	DATE
E	COUNCIL ISI	09/09/2022
D	ISSUE FOR COORDINATION	21/04/2022
C	FOR CLIENT REVIEW AND COORDINATION	07/04/2022
B	FOR CLIENT REVIEW	30/03/2022
A	FOR CLIENT REVIEW	25/03/2022

CLIENT

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE



TITLE
SHADOW DIAGRAMS

DATE 09/09/2022 SCALE 1 : 1200 @ A1

FOR NO 21165 DWG NO DA350

REVISION

E