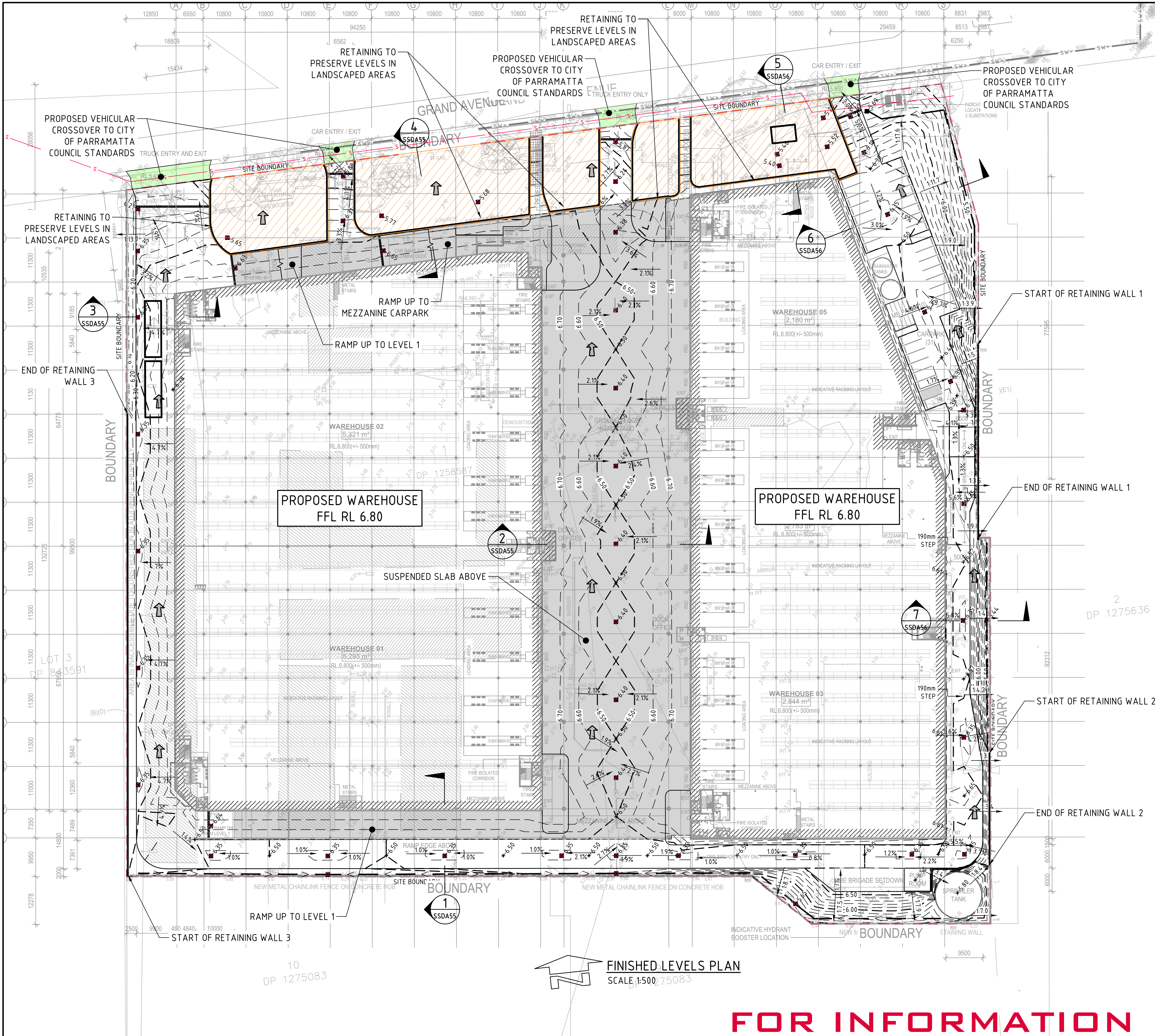




- FINISHED LEVELS PLAN NOTES:**
- LEVELS DATUM IS AUSTRALIAN HEIGHT DATUM (A.H.D.).
 - GRADING REQUIREMENTS TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890.1, AS2890.2 AND AS2890.6.
 - ALL CONTOUR LINES & SPOT LEVELS INDICATE FINISHED PAVEMENT LEVELS U.N.O. ON PLAN.
 - CONTOUR INTERVALS
 - THE MINOR CONTOUR INTERVAL IS 0.1m.
 - THE MAJOR CONTOUR INTERVAL IS 0.5m.
 - HARDSTAND GRADING
 - MINIMUM PAVEMENT GRADE IS TO BE 1:100 (1%).
 - GRADING OF ON-GRADE DOCKS TO BE 1:100 (1%) FALL AWAY FROM THE DOCK FACE FOR A LENGTH OF 15m U.N.O.
 - GRADING OF TRUCK CIRCULATION ZONES TO BE MINIMUM AS NOTED ABOVE, 3-4% NOMINAL AND MAX. 5%.
 - CAR PARKING AREA GRADES
 - MINIMUM PAVEMENT GRADE IS TO BE 1:100 (1%), DESIRABLE MINIMUM GRADE 1:50 (2%).
 - MAXIMUM PAVEMENT GRADE IS TO BE 1:20 (5%) IN CARPARKING AREAS AND 1:25 (4%) ELSEWHERE.
 - DISABLED ACCESS PARKING ZONES AND SHARED SPACE TO BE MAXIMUM OF 1:33 (3%) IN ASPHALT PAVEMENT AND MAXIMUM OF 1:40 (2.5%) IN CONCRETE PAVEMENT.
 - CARPARK RAMP GRADES TO BE MAX 1:5 WITH 2.5m SMOOTH TRANSITION AT TOP AND BOTTOM U.N.O.
 - TRUCK RAMP GRADES
 - MAXIMUM B-DUBLE OR 19.0m AV RAMP GRADES ARE TO BE 1:8.3 (12%) U.N.O. ON PLAN.
 - PROVIDE MINIMUM 4.0m LONG TRANSITION WHERE CHANGES OF GRADE EXCEED 1:20 (5%) AT A CREST U.N.O.
 - PROVIDE MINIMUM 3.0m LONG TRANSITION WHERE CHANGE OF GRADE EXCEED 1:20 (5%) AT A SAG U.N.O.
 - TRANSITIONS ARE TO PROVIDE A SMOOTH CONTINUOUS CIRCULAR AND TANGENTIAL CHANGE IN GRADE TO ENSURE NO SHARP OR ACUTE CHANGES IN GRADE ARE PRESENT.
 - WHERE FIRE BRIGADE ACCESS IS REQUIRED, MAXIMUM RAMP GRADIENTS ARE TO BE 1:6 (16.6%), DESIRABLE RAMP GRADIENTS ARE TO BE 1:8 (12.5%) WITH 7m TRANSITION TOP AND BOTTOM U.N.O. ON PLAN.
 - PERMANENT BATTER SLOPES ARE TO HAVE A MAXIMUM GRADE OF 1V:3H U.N.O. BASED ON GEOTECHNICAL ASSESSMENT. PROVIDE MINIMUM 0.5m BERM BETWEEN THE BACK OF KERB OR PAVEMENT EDGES AND THE TOP OR TOE OF A BATTER.
 - ALL BATTER SLOPE WITH GRADES AT OR EXCEEDING 1V:6H ARE TO BE TURFED IMMEDIATELY OR APPROPRIATE EROSION CONTROL IS TO BE PROVIDED TO THE SATISFACTION OF THE ENGINEER.
 - ALL FOOTPATHS ARE TO BE SET AT 30mm BELOW THE FINISHED FLOOR LEVEL OF THE WAREHOUSE AND OFFICE AREAS. PROVIDE LOCAL FEATHERING AT DOORWAYS OR ROLLER SHUTTERS TO PROVIDE FLUSH FINISH AS REQUIRED.
 - WHERE NEW AND EXISTING INTERFACING IS REQUIRED, MATCH EXISTING LEVELS AND PROVIDE SMOOTH INTERFACE BETWEEN NEW AND EXISTING GRADIENTS. REFER ANY CONCERNS TO THE ENGINEER.

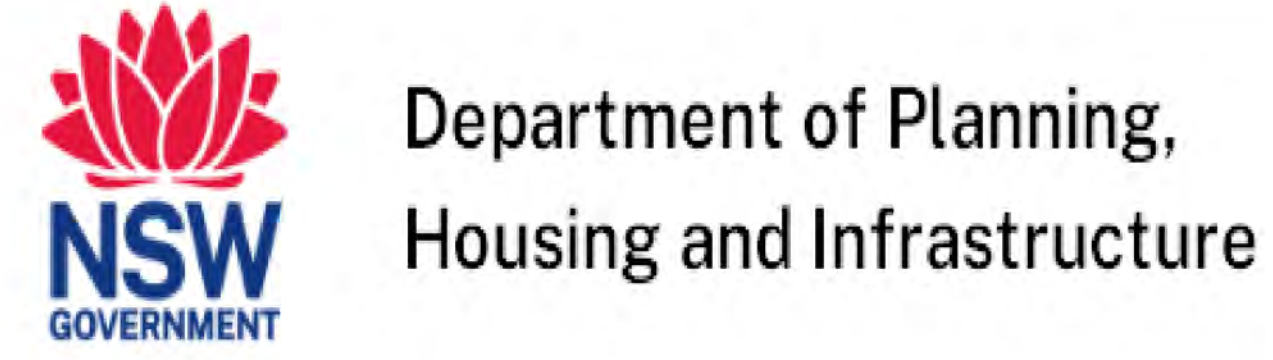
LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D U.N.O.)
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- DENOTES VEHICULAR CROSSING
- DENOTES SUSPENDED SLAB ABOVE
- DENOTES NO WORKS ZONE

LEVELS NOTE:

LEVELS SHOWN TO BE +/-500mm FROM THOSE SHOWN. FINAL LEVELS SUBJECT TO FINAL GEOTECHNICAL INVESTIGATIONS, ARCHITECTURAL LAYOUT AND ACHIEVING A LOT TO FILL EARTHWORKS BALANCE OVER THE PROPERTY.



Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 1 of 33

ARCHITECT			CLIENT			PROJECT			COSTIN ROE CONSULTING PTY LTD.			DRAWING TITLE		
REVISED AS CLOUDED			Hale			PROPOSED DEVELOPMENT			ABN 50 003 696 446			FINISHED LEVELS PLAN		
REVISED AS CLOUDED						6 GRAND AVE			PO Box N419 Sydney NSW 1220			C014955.00-SSDA50		
ISSUED FOR INFORMATION						ROSEHILL, NSW, 2142			Level 4, 8 Windmill Street, Millers Point NSW 2000			C014955.00-SSDA50		
AMENDMENTS									p: +61 2 9251 7699			C		
									e: mail@costinroe.com.au					
									w: costinroe.com.au					



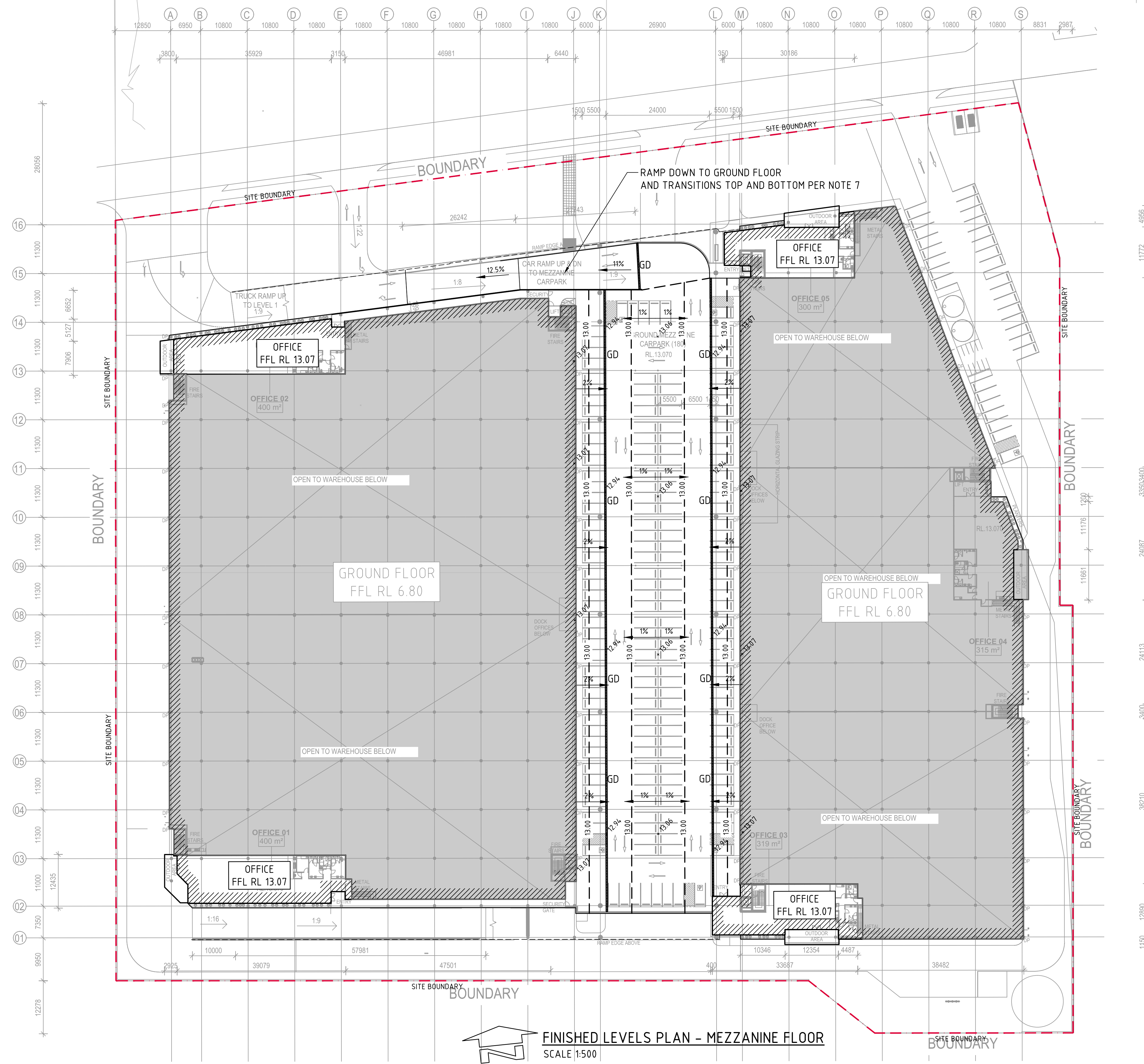
Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

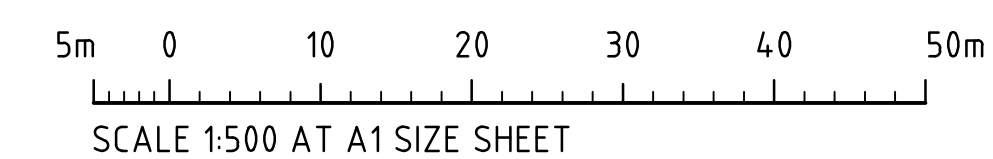
Signed: JF Sheet number: 2 of 33



LEGEND:
LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

NOTE:
REFER TO SSDA50 FOR FINISHED LEVEL NOTES



FOR INFORMATION

ISSUED FOR INFORMATION ISSUED FOR INFORMATION AMENDMENTS		ARCHITECT 		CLIENT 		PROJECT PROPOSED DEVELOPMENT 6 GRAND AVE ROSEHILL, NSW, 2142		Costin Roe Consulting Pty Ltd. ABN 50 003 696 446 PO Box N419 Sydney NSW 1220 Level 4, 8 Windmill Street, Millers Point NSW 2000 p: +61 2 9251 7699 e: mail@costinroe.com.au				DRAWING TITLE FINISHED LEVELS PLAN MEZZANINE FLOOR DRAWING No C014955.00- SSDA51		ISSUE B	
09.06.23 02.05.23 DATE		B A ISSUE		DESIGNED DRAWN DATE APR '23		CHECKED DATE APR '23		SIZE A1		SCALE AS SHOWN		CAD REF: C014955.00- SSDA51			



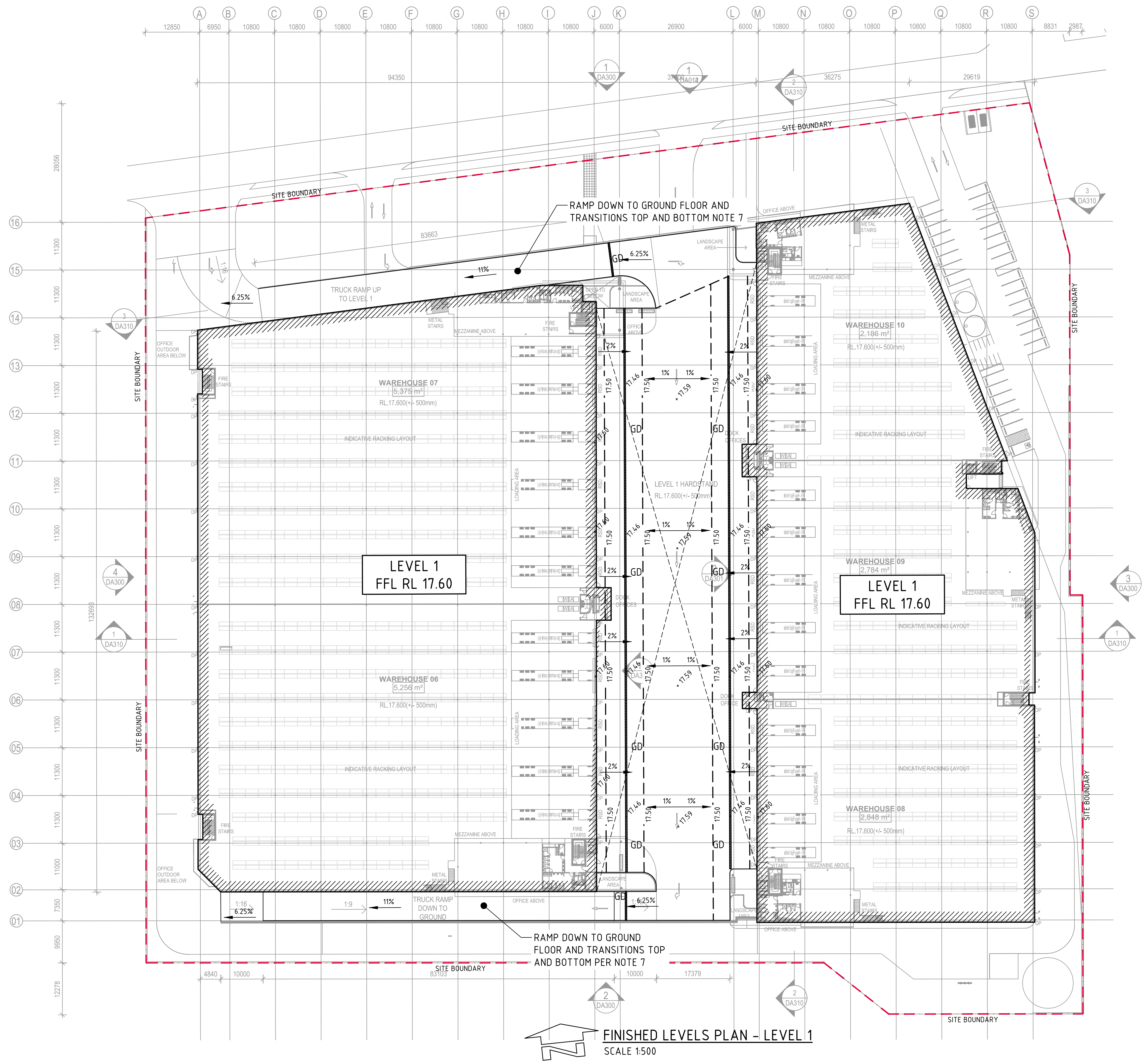
Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 3 of 33



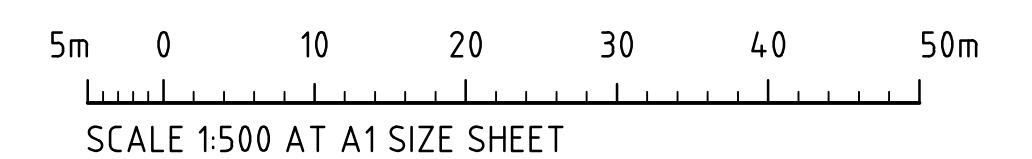
LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

NOTE:

REFER TO SSDA50 FOR FINISHED LEVEL NOTES



FOR INFORMATION

ISSUED FOR INFORMATION ISSUED FOR INFORMATION AMENDMENTS		ARCHITECT 		CLIENT 		PROJECT PROPOSED DEVELOPMENT 6 GRAND AVE ROSEHILL, NSW, 2142		Costin Roe Consulting Pty Ltd. ABN 50 003 696 446 PO Box N419 Sydney NSW 1220 Level 4, 8 Windmill Street, Millers Point NSW 2000 p: +61 2 9251 7699 e: mail@costinroe.com.au				DRAWING TITLE FINISHED LEVELS PLAN LEVEL 1 DRAWING No C014955.00-SSDA52		ISSUE B	
		09.06.23 B				DESIGNED DS		Costin Roe Consulting Pty Ltd.							
		02.05.23 A				DRAWN IZ		ABN 50 003 696 446							
						DATE APR '23		PO Box N419 Sydney NSW 1220							
						CHECKED DS		Level 4, 8 Windmill Street, Millers Point NSW 2000							
						SIZE A1		p: +61 2 9251 7699							
						SCALE AS SHOWN		e: mail@costinroe.com.au							
						CAD REF: C014955.00-SSDA52		f: +61 2 9241 3731							
								w: costinroe.com.au							



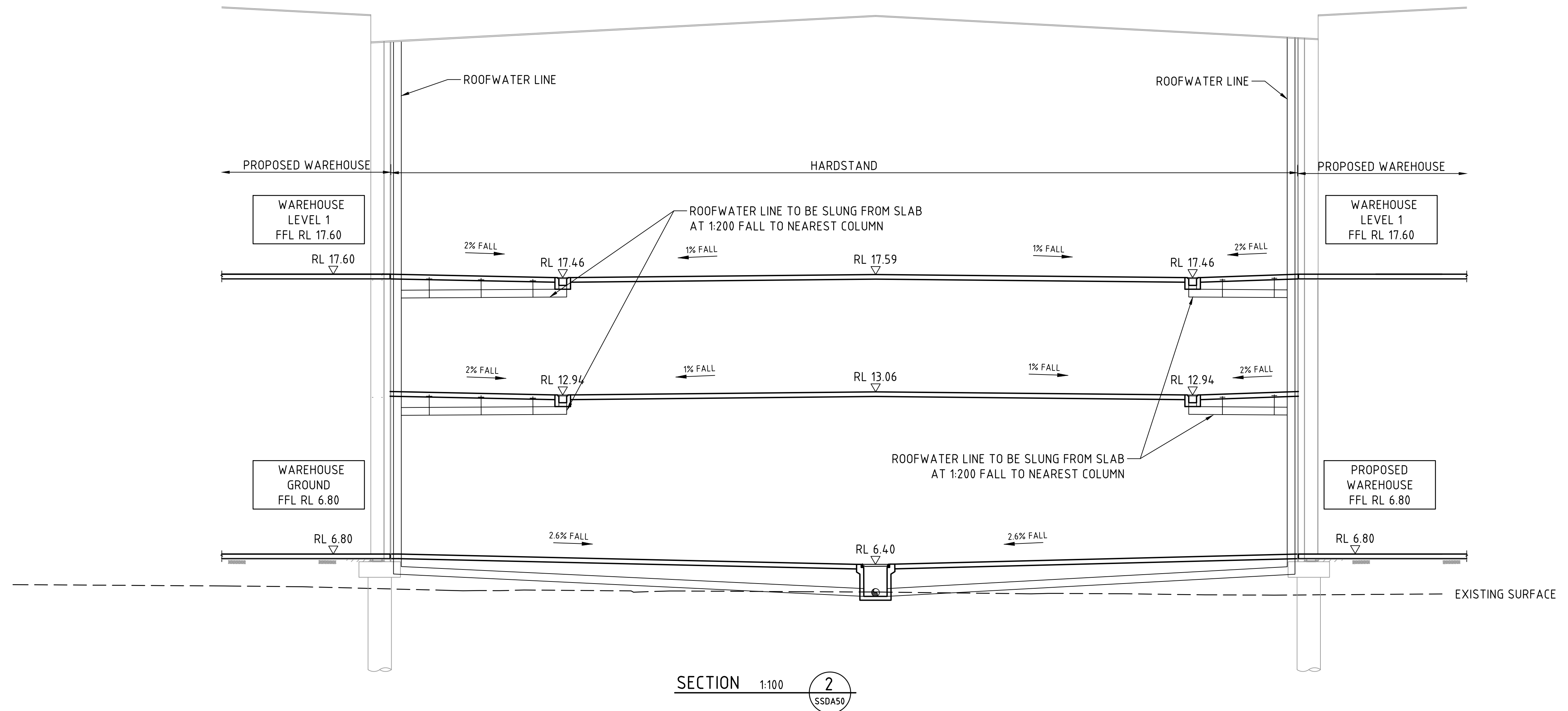
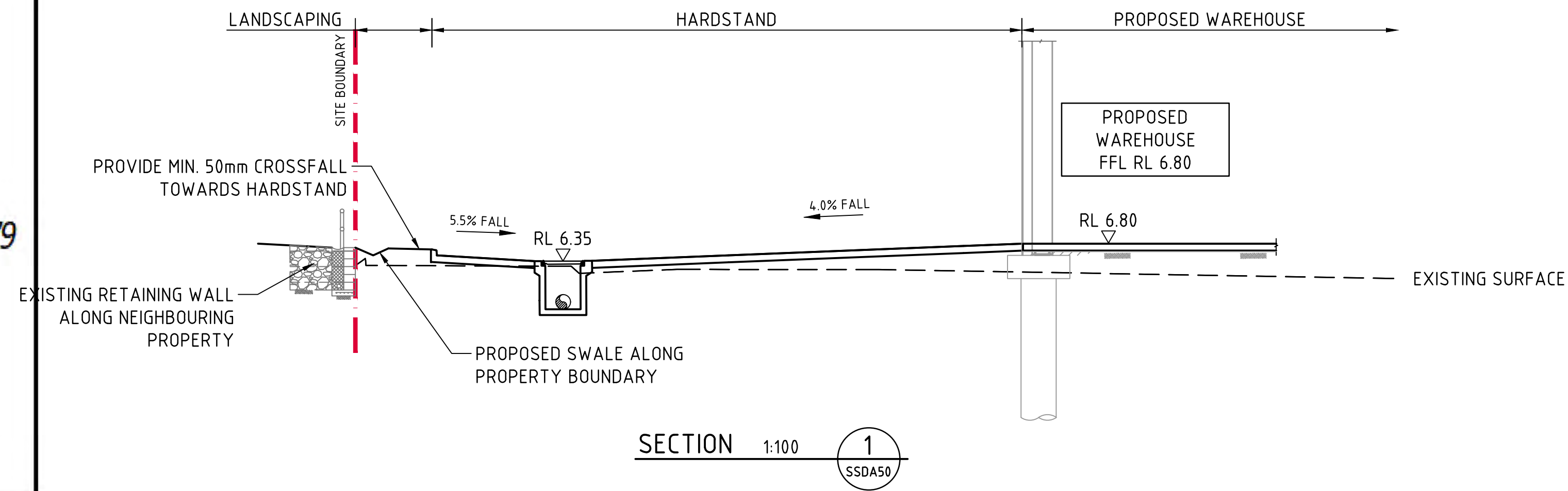
Department of Planning,
Housing and Infrastructure

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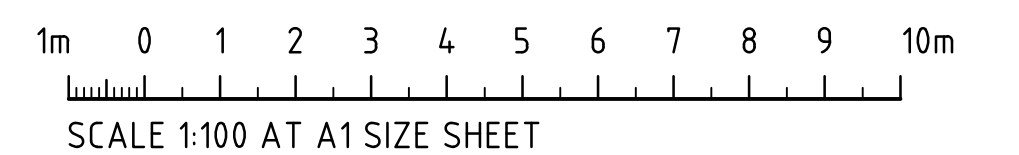
Approved application number: SSD-55522478

Granted on: 25 July 2024

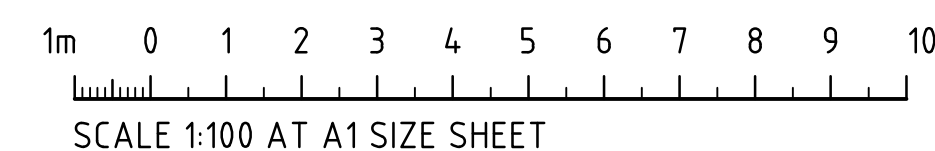
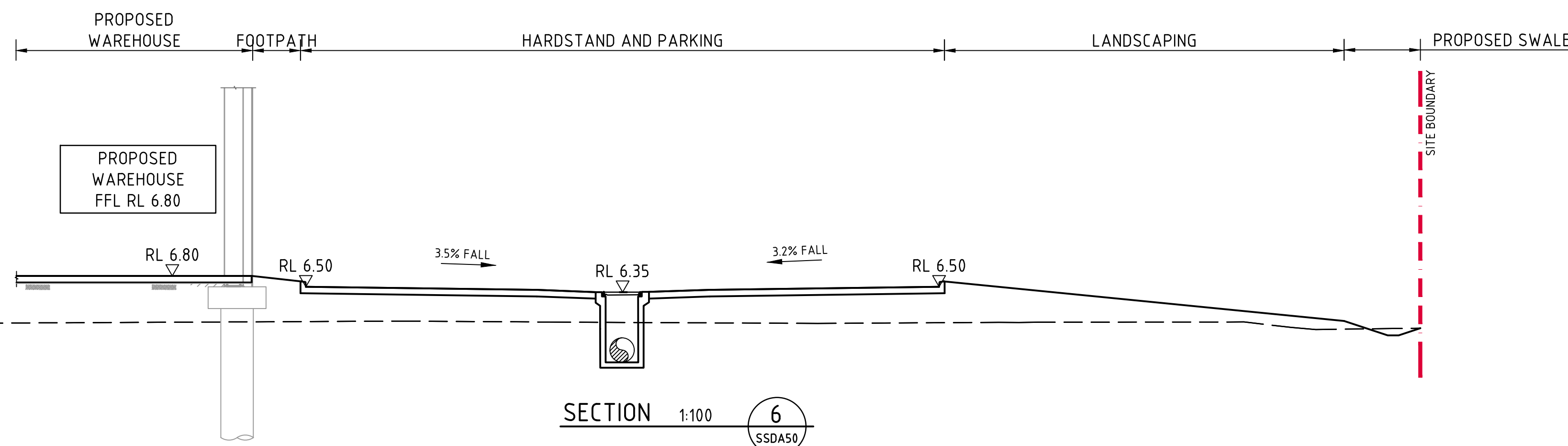
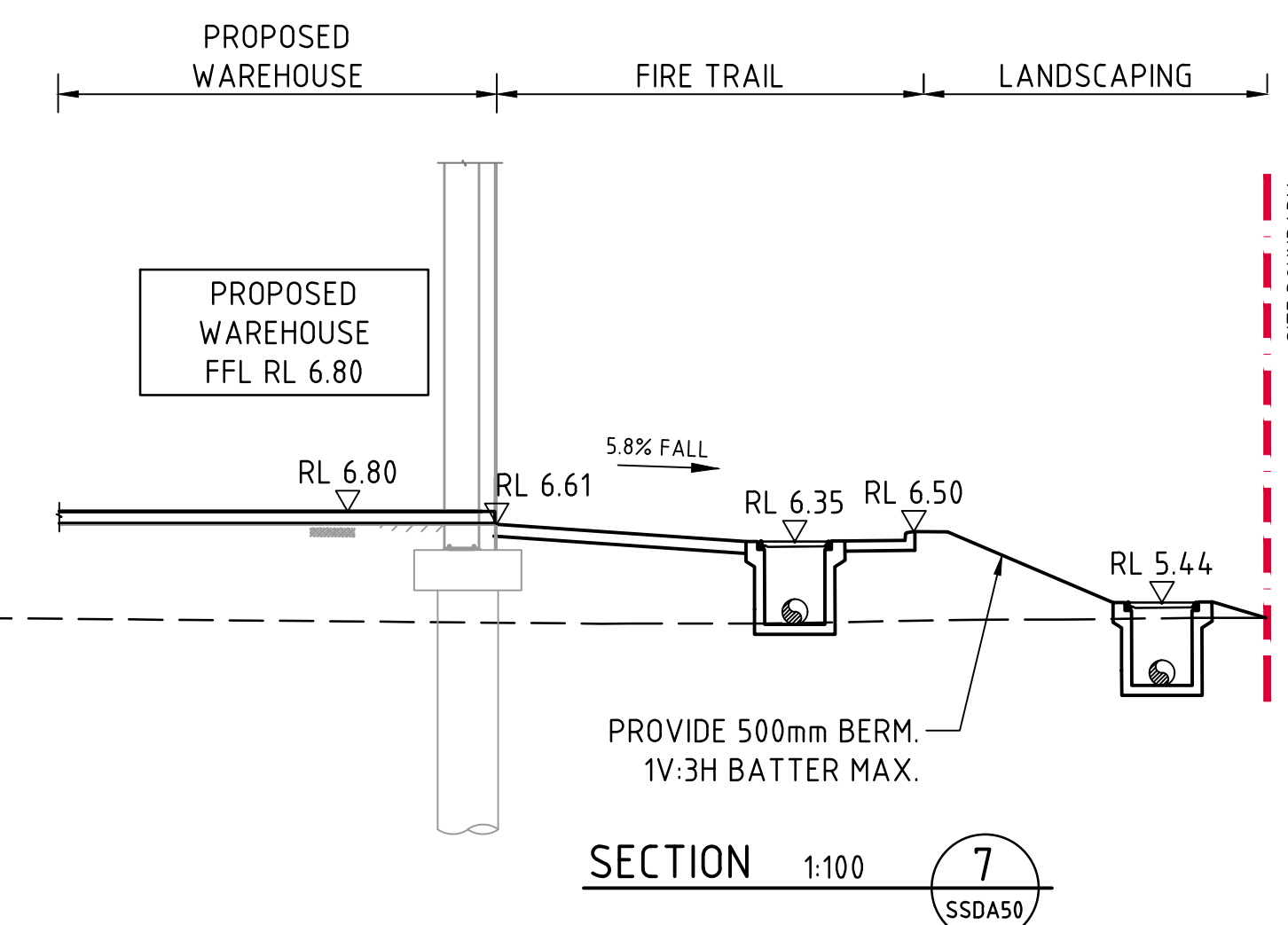
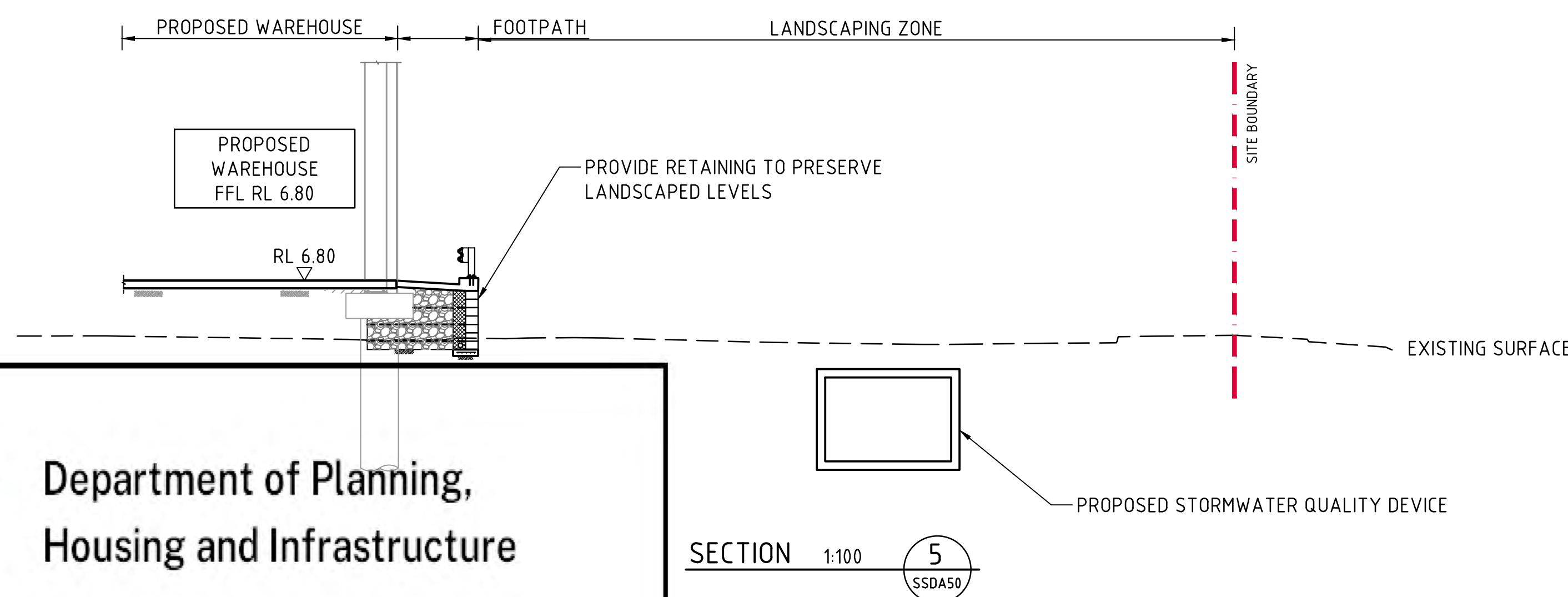
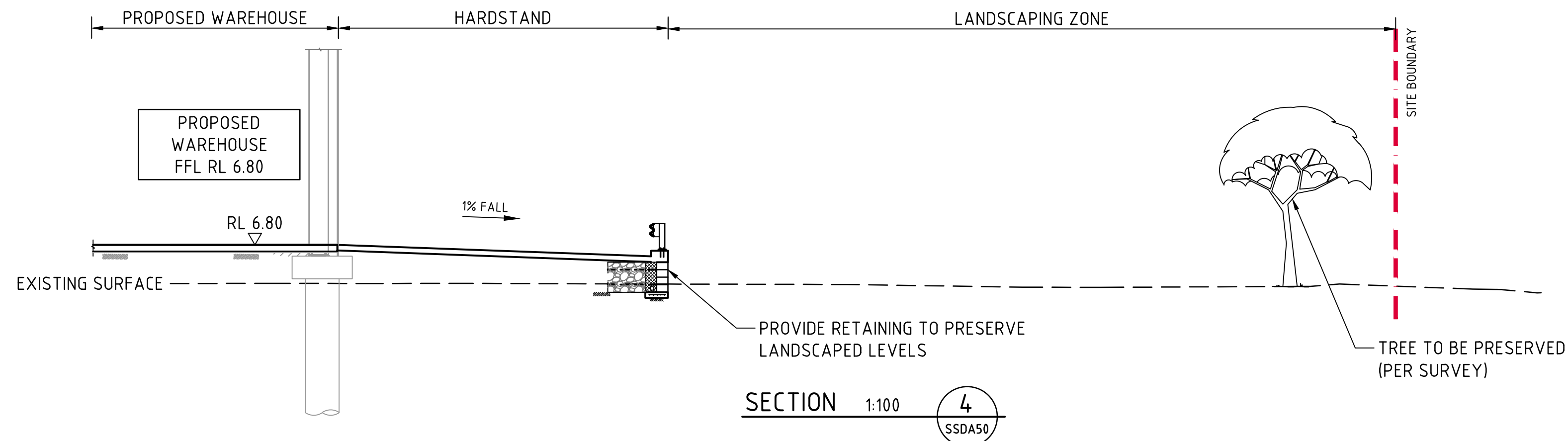
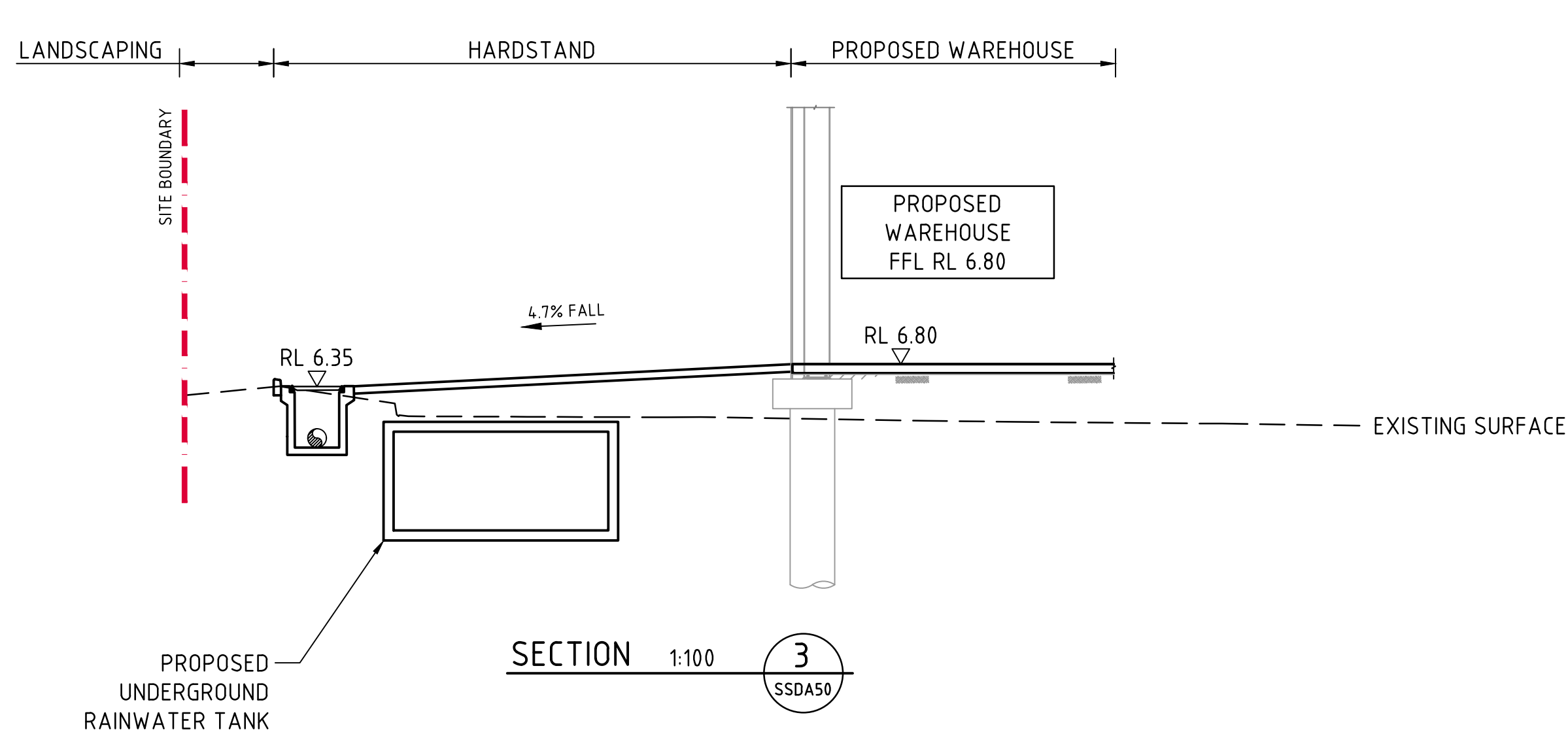
Signed: JF Sheet number: 4 of 33



FOR INFORMATION



ARCHITECT		CLIENT		PROJECT		CONSULT AUSTRALIA		COSTIN ROE CONSULTING		DRAWING TITLE	
SBA ARCHITECTS		Hale		PROPOSED DEVELOPMENT 6 GRAND AVE ROSEHILL, NSW, 2142		COSTIN ROE CONSULTING Pty Ltd. ABN 50 003 696 446		CIVIL & STRUCTURAL ENGINEERS		TYPICAL SECTIONS SHEET 1	
REVISOR		DATE		DESIGNED		PO Box N419 Sydney NSW 1220 Level 4, 8 Windmill Street, Millers Point NSW 2000 p: +61 2 9251 7699 e: mail@costinroe.com.au		DRAWING No		C014955.00- SSDA55	
ISSUED FOR INFORMATION		20.06.23		DRAWN		Level 4, 8 Windmill Street, Millers Point NSW 2000 p: +61 2 9251 7699 e: mail@costinroe.com.au		ISSUE		B	
AMENDMENTS		09.06.23		CHECKED		w: costinroe.com.au					
		DATE		SIZE							
		ISSUE		SCALE							
				AS SHOWN							
				CAD REF:							
				C014955.00- SSDA55							



FOR INFORMATION



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 5 of 33

ARCHITECT



CLIENT



PROJECT

PROPOSED DEVELOPMENT
6 GRAND AVE
ROSEHILL, NSW, 2142



Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446

PO Box N419 Sydney NSW 1220
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e: mail@costinroe.com.au w: costinroe.com.au



CIVIL &
STRUCTURAL
ENGINEERS

DRAWING TITLE

TYPICAL SECTIONS SHEET 2

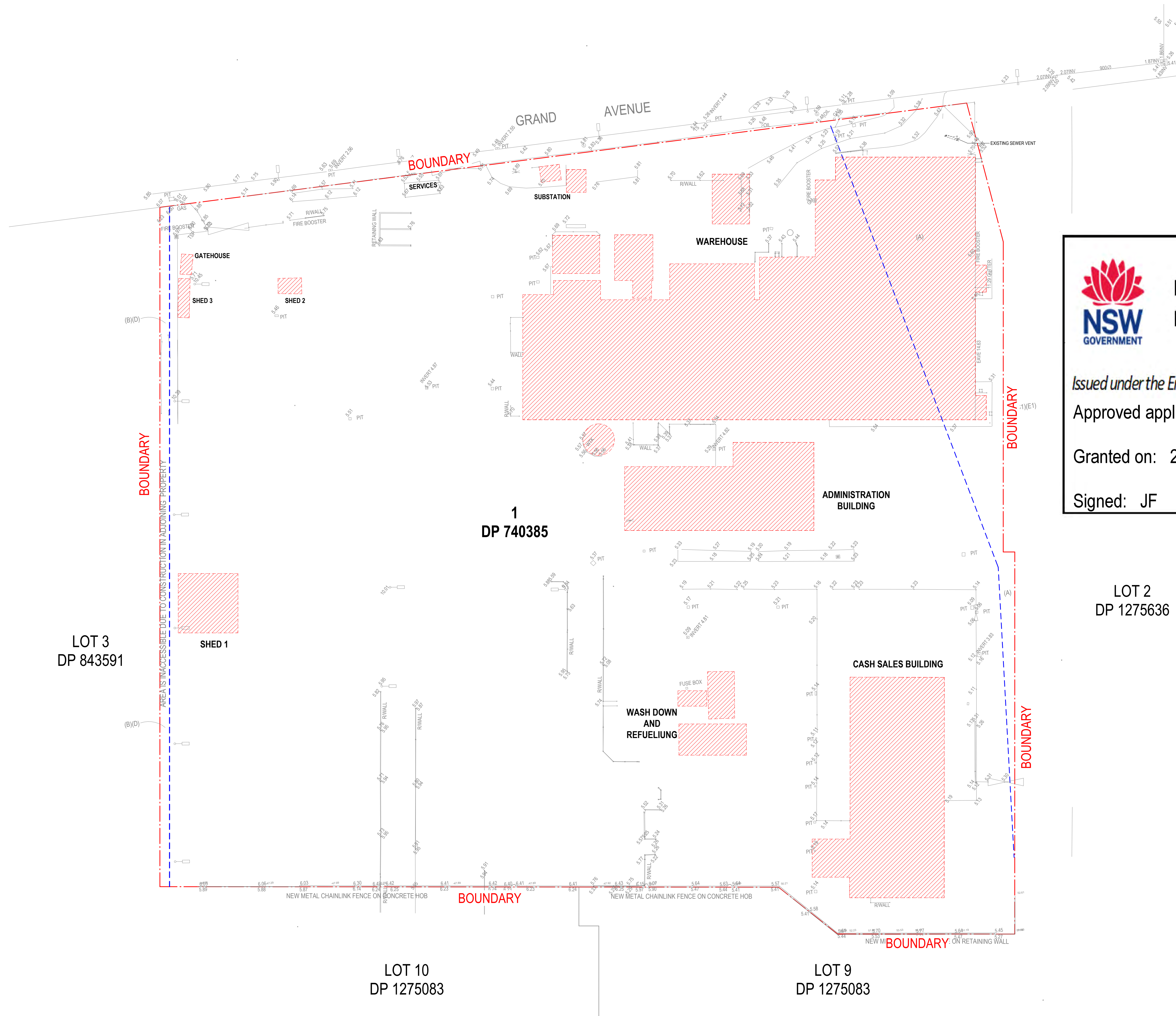
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ISSUE

B

ISSUED FOR INFORMATION	21.06.23	B
ISSUED FOR INFORMATION	09.06.23	A
AMENDMENTS	DATE	ISSUE



Department of Planning,
Housing and Infrastructure

Issued under the *Environmental Planning and Assessment Act 1979*

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 6 of 33

LOT 2
DP 1275636

LEGEND

- SITE BOUNDARY
- EASMENT
- TO BE DEMOLISHED

ISSUE FOR DA

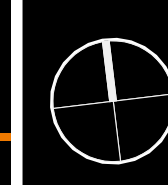
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ARCHITECTS

ISSUE	DESCRIPTION	DATE
3	SSDA REV 2.1	04.03.2024
2	SSDA COMMENTS REV	06.12.2023
1	ISSUE FOR DA	13.06.2023

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
DEMOLITION PLAN

DATE
04.03.2024

SCALE
As indicated @ A1

JOB NO.
22277

DWG NO.
DA051

REVISION

3



Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 7 of 33

GENERAL LEGEND:

B1 - BOLLARD TYPE 1
COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
FCC - FIRE CONTROL CENTRE
FNC-1 - PALISADE
FNC-2 - CHAIN WIRE
DP - DOWNPIPES
RW - RETAINING WALL
GEF - GROUND EXHAUST FAN
SAF - SUPPLY AIR FAN
SEF - SMOKE EXHAUST FAN
SD/FD - SMOKE / FIRE DAMPER
TYP - (TYPICAL)
SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - SWING GATE - PEDESTRIAN

— SITE BOUNDARY
— LOT BOUNDARY
— EASEMENT
— TO BE DEMOLISHED

S# SIGNAGE - REFER TO SIGNAGE DETAILS

FIRE SERVICES
LANDSCAPE AREA
WASTE AREA

ISSUE FOR DA



1 WAREHOUSE - GROUND FLOOR 1 : 500

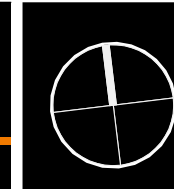


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12	CIVIL COORDINATION	28.02.2024
11	LANDSCAPE AMENDMENT	16.02.2024
10	SSDA COMMENTS REV	06.12.2023
9	ISSUE FOR DA	13.06.2023
8	ISSUE FOR DA	02.06.2023
7	ISSUE FOR COORDINATION	25.05.2023
6	ISSUE FOR COORDINATION	08.05.2023
5	ISSUE FOR COORDINATION	08.05.2023

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
WAREHOUSE GF PLAN

DATE
04.03.2024

SCALE
As indicated @ A1

SHEET NO
22277

DWG NO
DA100

REVISION

13



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 8 of 33

Hale

GENERAL LEGEND:

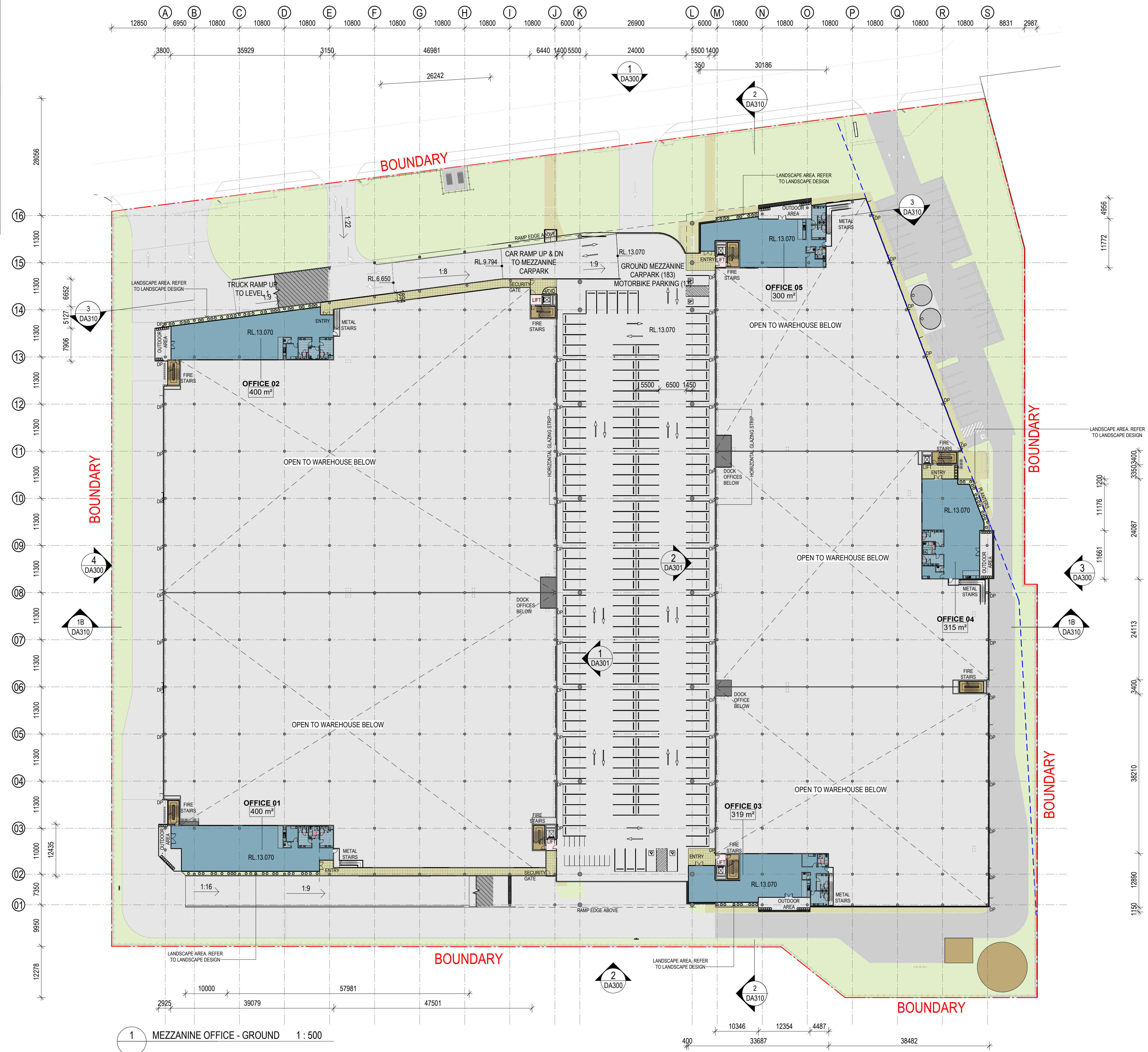
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COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
FCC - FIRE CONTROL CENTRE
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TYP - (TYPICAL)
SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - SWING GATE - PEDESTRIAN

— SITE BOUNDARY
- - - LOT BOUNDARY
- - - EASEMENT
--- TO BE DEMOLISHED

S# SIGNAGE - REFER TO
SIGNAGE DETAILS

— FIRE SERVICES
— LANDSCAPE AREA
— WASTE AREA

ISSUE FOR DA



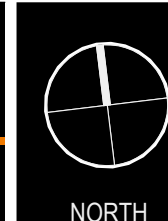
SBA
ARCHITECTS

11	SSDA REV 2.1	04.03.2024
10	SSDA COMMENTS REV	08.12.2023
9	ISSUE FOR DA	13.05.2023
8	ISSUE FOR DA	02.06.2023
7	ISSUE FOR COORDINATION	25.05.2023
6	ISSUE FOR COORDINATION	08.05.2023
5	ISSUE FOR PRELIMINARY DA SET	20.04.2023
4	ISSUE FOR COORDINATION	17.04.2023
3	ISSUE FOR COORDINATION	17.04.2023
2	ISSUE FOR COORDINATION	17.04.2023
1	ISSUE FOR COORDINATION	17.04.2023

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
WAREHOUSE GF MEZZ PLAN

DATE
04.03.2024

SCALE
As indicated @ A1

JOB NO
22277

DWG NO
DA101

REVISION

11



Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 9 of 33

GENERAL LEGEND:

B1 - BOLLARD TYPE 1
COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
FCC - FIRE CONTROL CENTRE
FNC-1 - PALISADE
FNC-2 - CHAIN WIRE
DP - DOWNPIPES
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TYP - (TYPICAL)
SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - SWING GATE - PEDESTRIAN
SITE BOUNDARY
LOT BOUNDARY
EASEMENT
TO BE DEMOLISHED

S# SIGNAGE - REFER TO
SIGNAGE DETAILS

FIRE SERVICES
LANDSCAPE AREA
WASTE AREA

ISSUE FOR DA



1 WAREHOUSE - LEVEL 1 1: 500

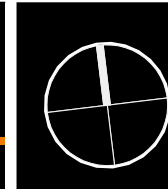


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10	SSDA COMMENTS REV	08.12.2023
9	ISSUE FOR DA	13.05.2023
8	ISSUE FOR DA	02.06.2023
7	ISSUE FOR COORDINATION	25.05.2023
6	ISSUE FOR COORDINATION	08.05.2023
5	ISSUE FOR PRELIMINARY DA SET	20.04.2023
4	ISSUE FOR COORDINATION	17.04.2023
3	ISSUE FOR COORDINATION	17.04.2023
2	ISSUE FOR COORDINATION	17.04.2023
1	ISSUE FOR COORDINATION	17.04.2023

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
WAREHOUSE L1 FLOOR PLAN

DATE: 04.03.2024 SCALE: As indicated @ A1 JOB NO: 22277 DWG NO: DA102

REVISION

11



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 10 of 33

Hale

GENERAL LEGEND:

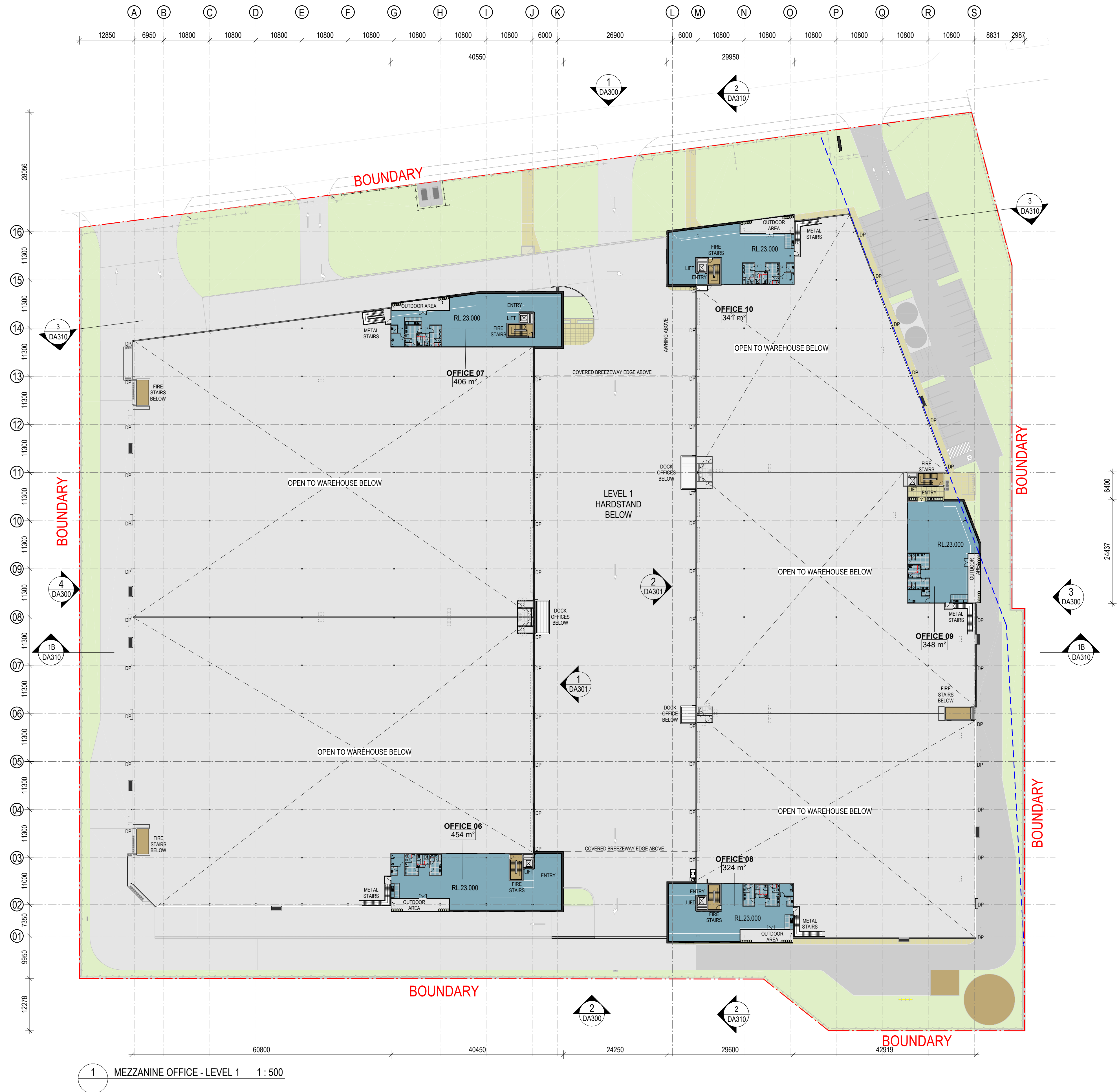
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COL-C - CONCRETE COLUMN
COL-S - STEEL COLUMN
RSD - ROLLER SHUTTER DOOR
FCC - FIRE CONTROL CENTRE
FNC-1 - PALISADE
FNC-2 - CHAIN WIRE
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SAF - SUPPLY AIR FAN
SEF - SMOKE EXHAUST FAN
SD/FD - SMOKE / FIRE DAMPER
TYP - (TYPICAL)
SG1 - SLIDING GATE
SG2 - SWING GATE
SG3 - SWING GATE - PEDESTRIAN

— SITE BOUNDARY
- - - LOT BOUNDARY
- - - EASEMENT
--- TO BE DEMOLISHED

S# SIGNAGE - REFER TO
SIGNAGE DETAILS

— FIRE SERVICES
— LANDSCAPE AREA
— WASTE AREA

ISSUE FOR DA



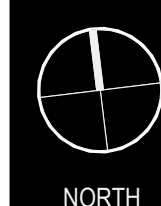
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ARCHITECTS

11	SSDA REV 2.1	04.03.2024
10	SSDA COMMENTS REV	08.12.2023
9	ISSUE FOR DA	13.06.2023
8	ISSUE FOR DA	02.06.2023
7	ISSUE FOR COORDINATION	25.05.2023
6	ISSUE FOR COORDINATION	08.05.2023
5	ISSUE FOR PRELIMINARY DA SET	20.04.2023
4	ISSUE FOR COORDINATION	17.04.2023
3	ISSUE FOR COORDINATION	17.04.2023
2	ISSUE FOR COORDINATION	17.04.2023
1	ISSUE FOR COORDINATION	17.04.2023

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
WAREHOUSE L1 MEZZ FLOOR
PLAN

DATE
04.03.2024

SCALE
As indicated @ A1

SHEET NO
22277

DWG NO
DA103

REVISION

11



Department of Planning,
Housing and Infrastructure

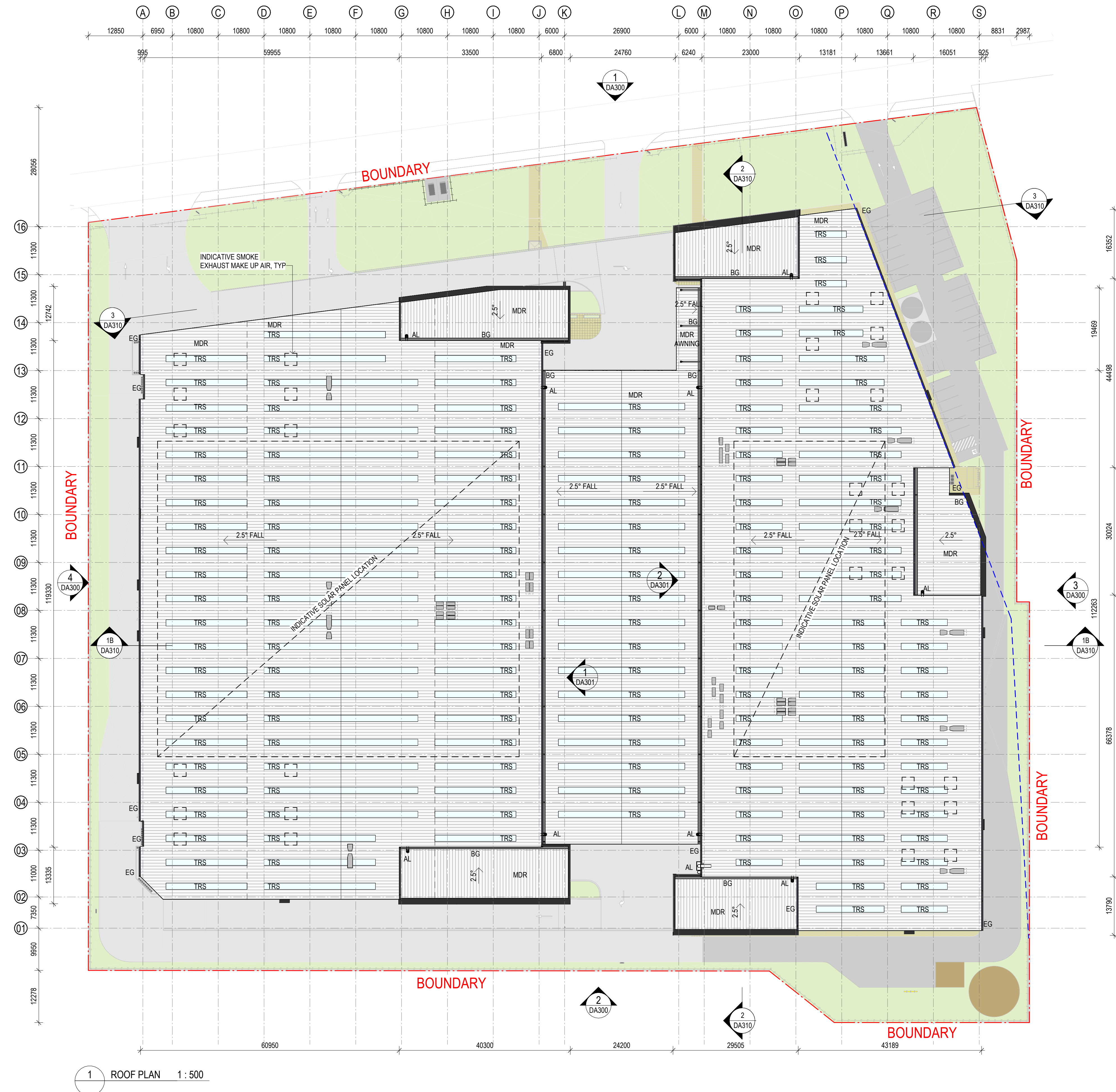
Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 11 of 33

Hale



ROOF LEGEND:

MDR - METAL ROOF SHEET
TRS - TRANSLUCENT ROOF SHEET
BG - BOX GUTTER
EG - EAVES GUTTER
DP - DOWNPIPE
CU - OFFICE AIR CONDITIONING UNIT (INDICATIVE LAYOUT)
GEF - GROUND EXHAUST FAN (INDICATIVE LAYOUT)
SAF - SUPPLY AIR FAN (INDICATIVE LAYOUT)
SEF - SMOKE EXHAUST FAN (INDICATIVE LAYOUT)
AL - ACCESS LADDER
- SOLAR PANEL INDICATIVE AREA

ISSUE FOR DA

1 ROOF PLAN 1:500

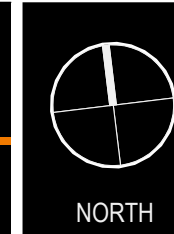


9	SSDA REV 2.1	04.03.2024
8	SSDA COMMENTS REV	08.12.2023
7	ISSUE FOR DA	13.02.2023
6	ISSUE FOR DA	02.06.2023
5	ISSUE FOR COORDINATION	25.05.2023
4	ISSUE FOR COORDINATION	08.03.2023
3	ISSUE FOR PRELIMINARY DA SET	20.04.2023
2	ISSUE FOR COORDINATION	24.03.2023
1	ISSUE FOR COORDINATION	24.03.2023

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
WAREHOUSE ROOF PLAN

DATE: 04.03.2024 SCALE: As indicated @ A1 JOB NO: 22277 DWG NO: DA104

REVISION

9



Department of Planning,
Housing and Infrastructure

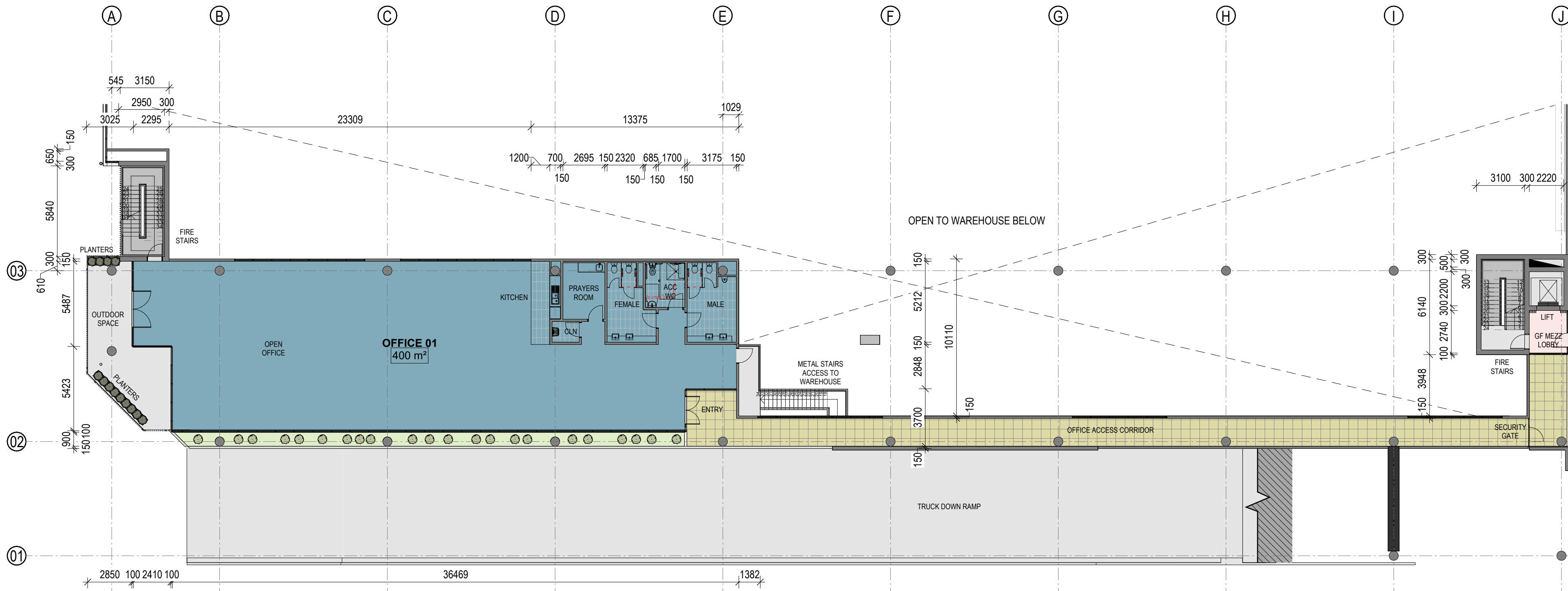
Hale

Issued under the Environmental Planning and Assessment Act 1979

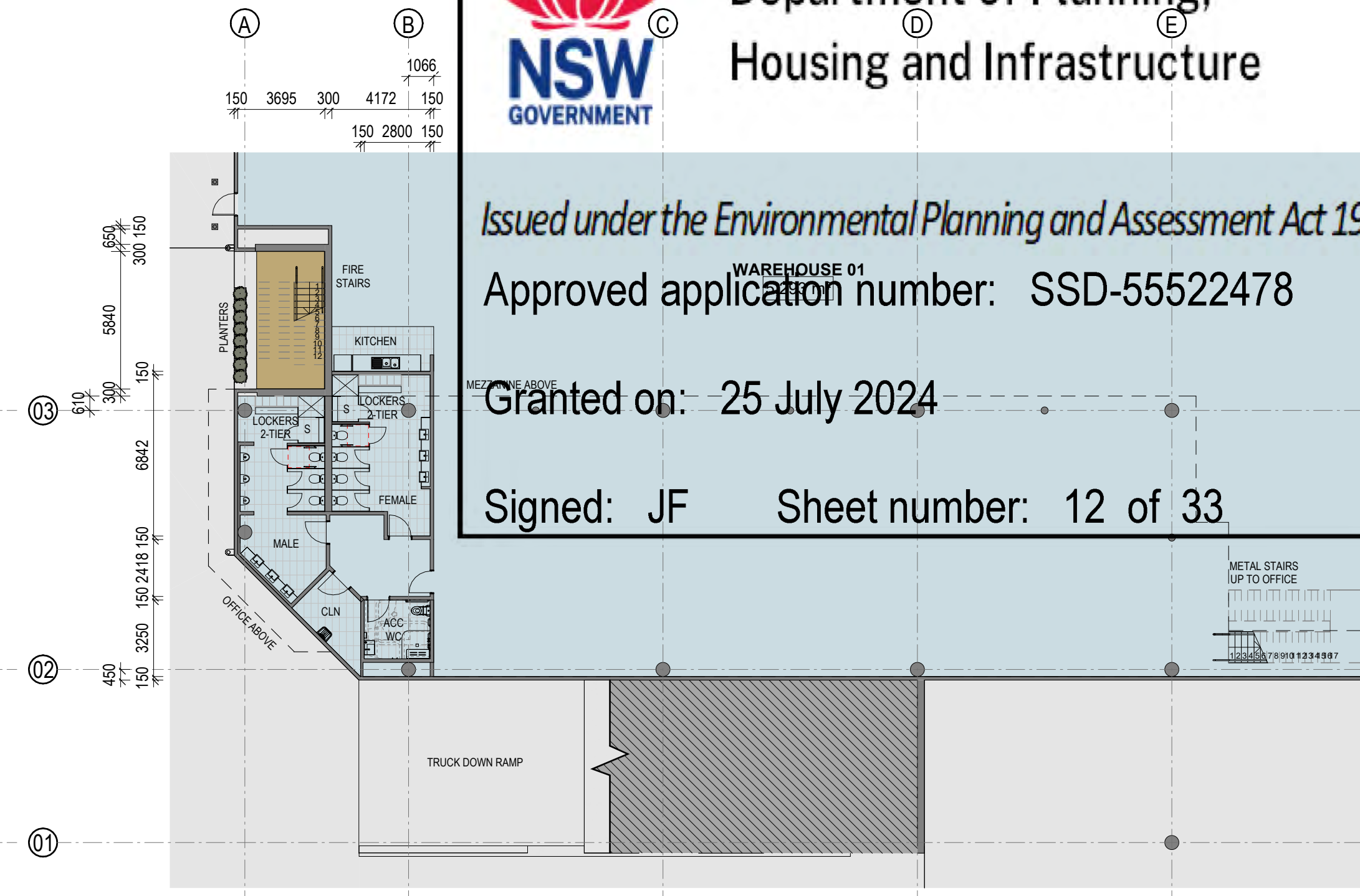
Approved application number: SSD-55522478

Granted on: 25 July 2024

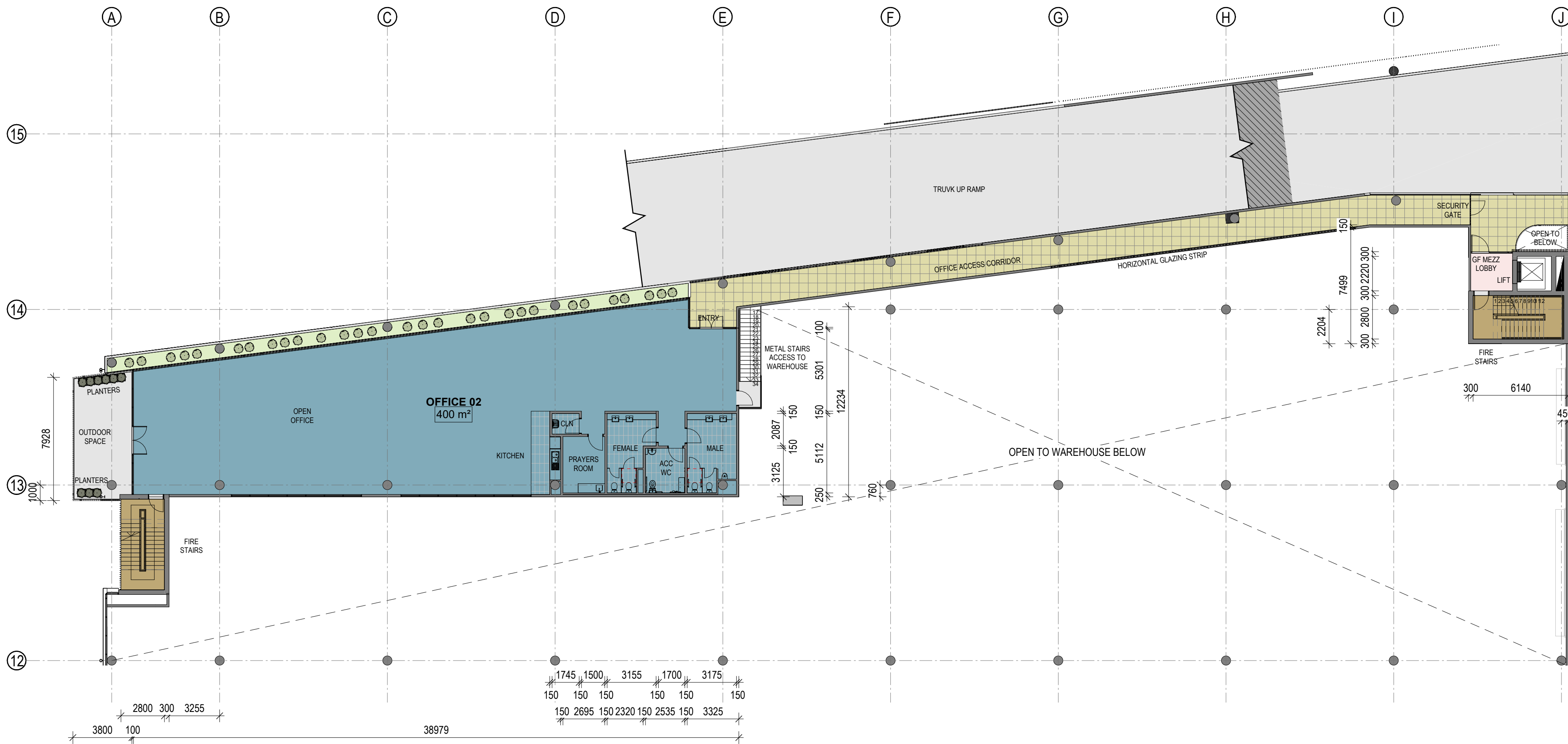
Signed: JF Sheet number: 12 of 33



1 MEZZANINE OFFICE - GROUND - 01 AMENITIES 1 : 200



2 WAREHOUSE - GROUND FLOOR - 01 AMENITIES 1 : 200



3 MEZZANINE OFFICE - GROUND - 02 AMENITIES 1 : 200



4 WAREHOUSE - GROUND FLOOR - 02 AMENITIES 1 : 200

ISSUE FOR DA

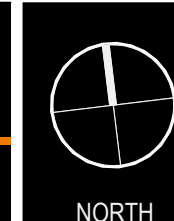


8	SSDA REV 2.1	04.03.2024
7	SSDA COMMENTS REV	08.12.2023
6	ISSUE FOR DA	13.06.2023
5	ISSUE FOR DA	02.06.2023
4	ISSUE FOR COORDINATION	25.05.2023
3	ISSUE FOR PRELIMINARY DA SET	20.04.2023
2	ISSUE FOR COORDINATION	24.03.2023
1	PRELIMINARY DA SET	06.03.2023
ISSUE	DESCRIPTION	DATE

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
TENANCY 01 & 02

DATE
04.03.2024

SCALE
1 : 200 @ A1

JOB NO
22277

DWG NO
DA200

REVISION

8



Department of Planning,
Housing and Infrastructure

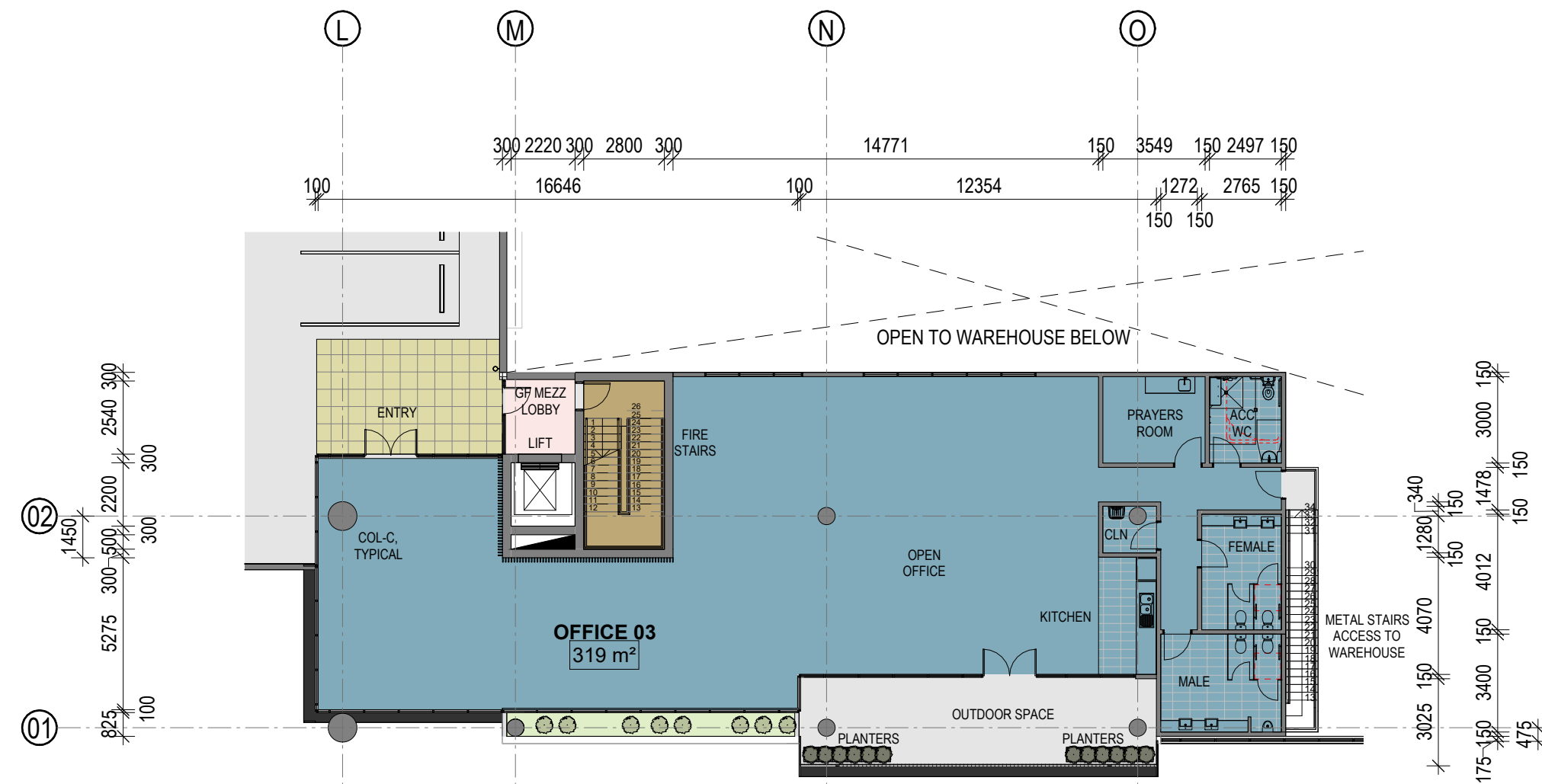
Hale

Issued under the Environmental Planning and Assessment Act 1979

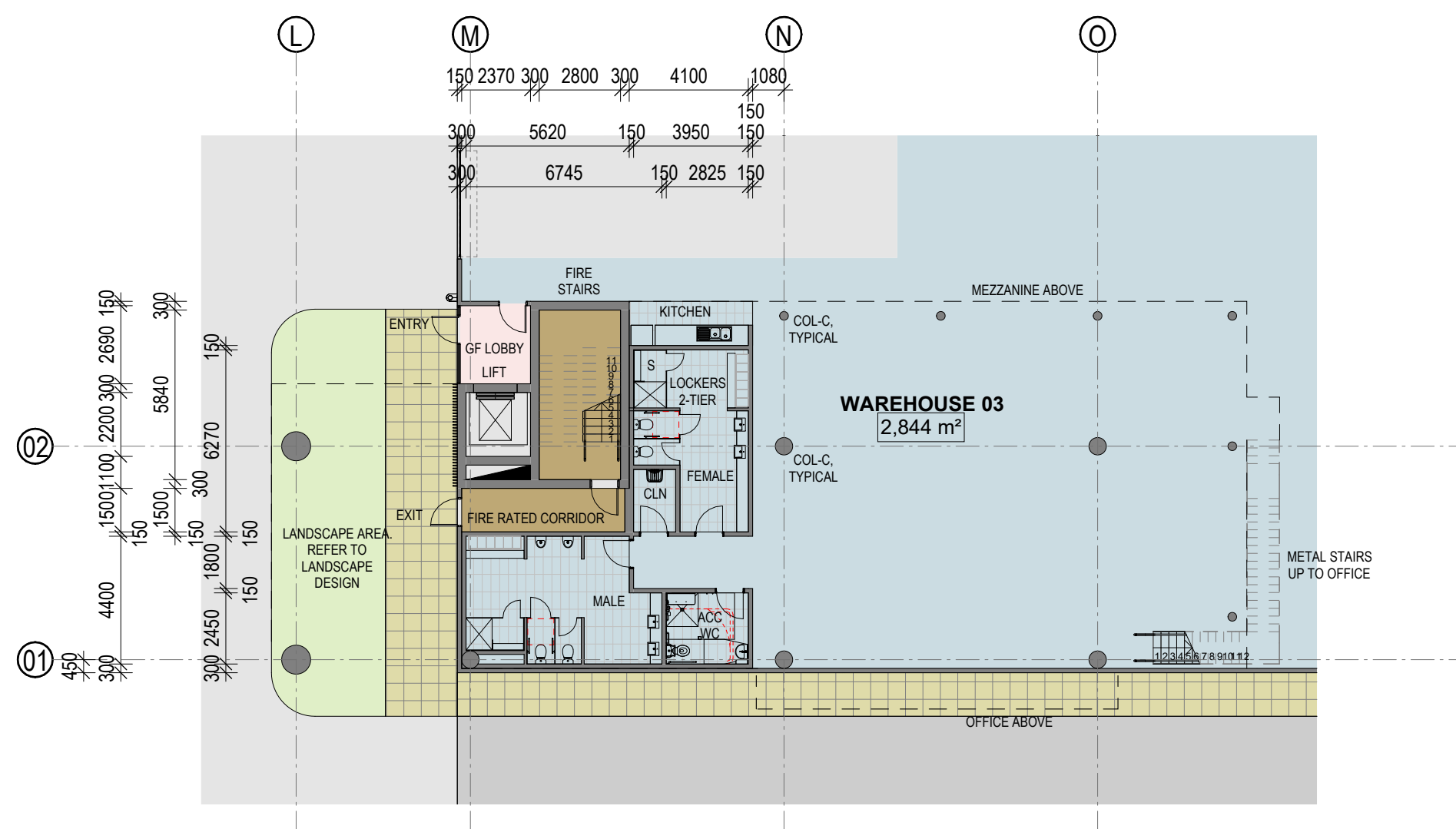
Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 13 of 33



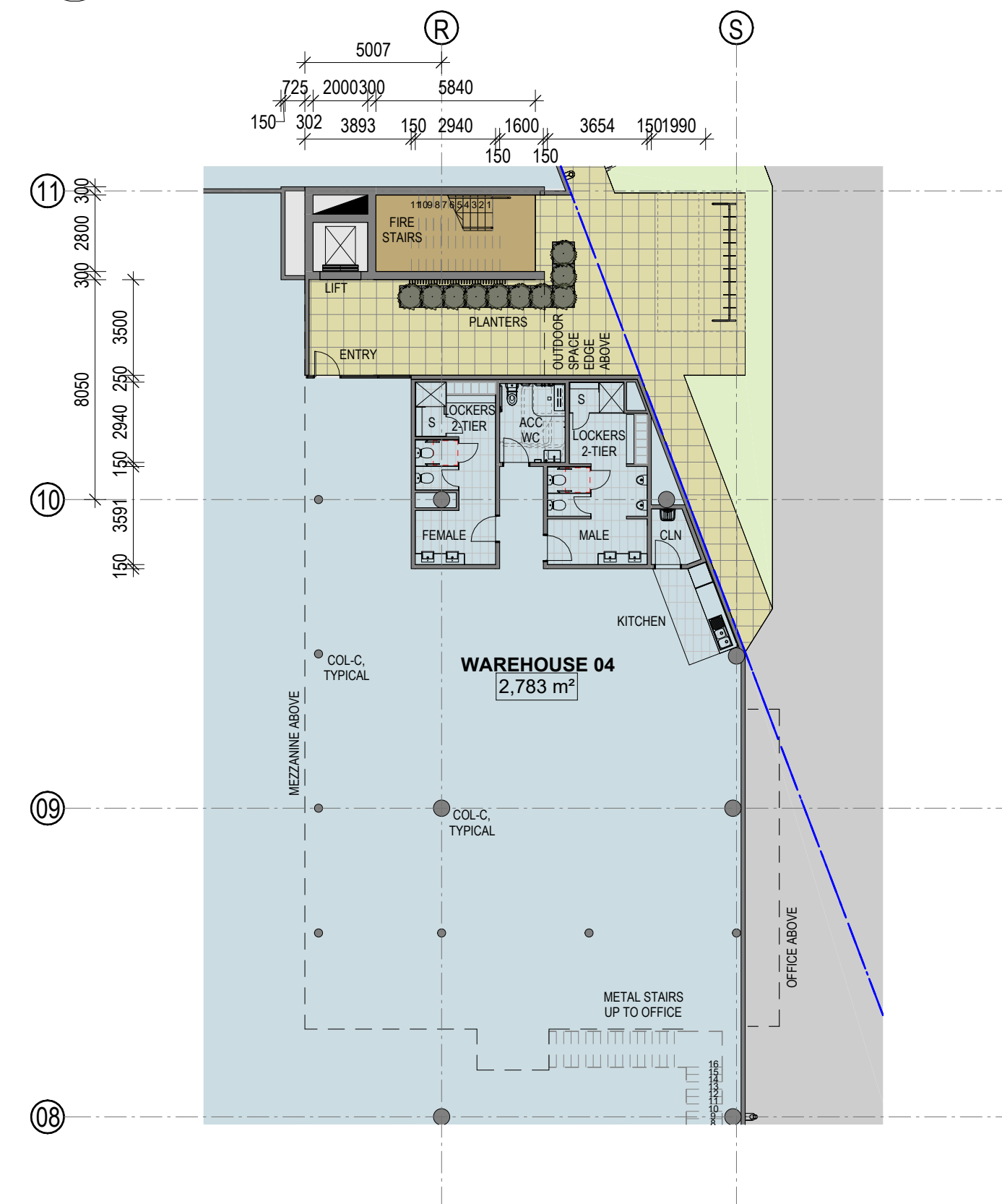
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3 WAREHOUSE - GROUND FLOOR - 03 AMENITIES 1 : 200



2 MEZZANINE OFFICE - GROUND - 04 AMENITIES 1 : 200



4 WAREHOUSE - GROUND FLOOR - 04 AMENITIES 1 : 200

ISSUE FOR DA

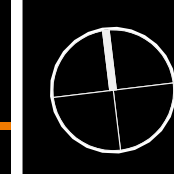


8	SSDA REV 2.1	04.03.2024
7	SSDA COMMENTS REV	08.12.2023
6	ISSUE FOR DA	13.06.2023
5	ISSUE FOR DA	02.06.2023
4	ISSUE FOR COORDINATION	25.05.2023
3	ISSUE FOR PRELIMINARY DA SET	20.04.2023
2	ISSUE FOR COORDINATION	24.03.2023
1	PRELIMINARY DA SET	06.03.2023
ISSUE	DESCRIPTION	DATE

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
TENANCY 03 & 04

DATE
04.03.2024

SCALE
1 : 200 @ A1

SHEET NO
22277

DWG NO
DA201

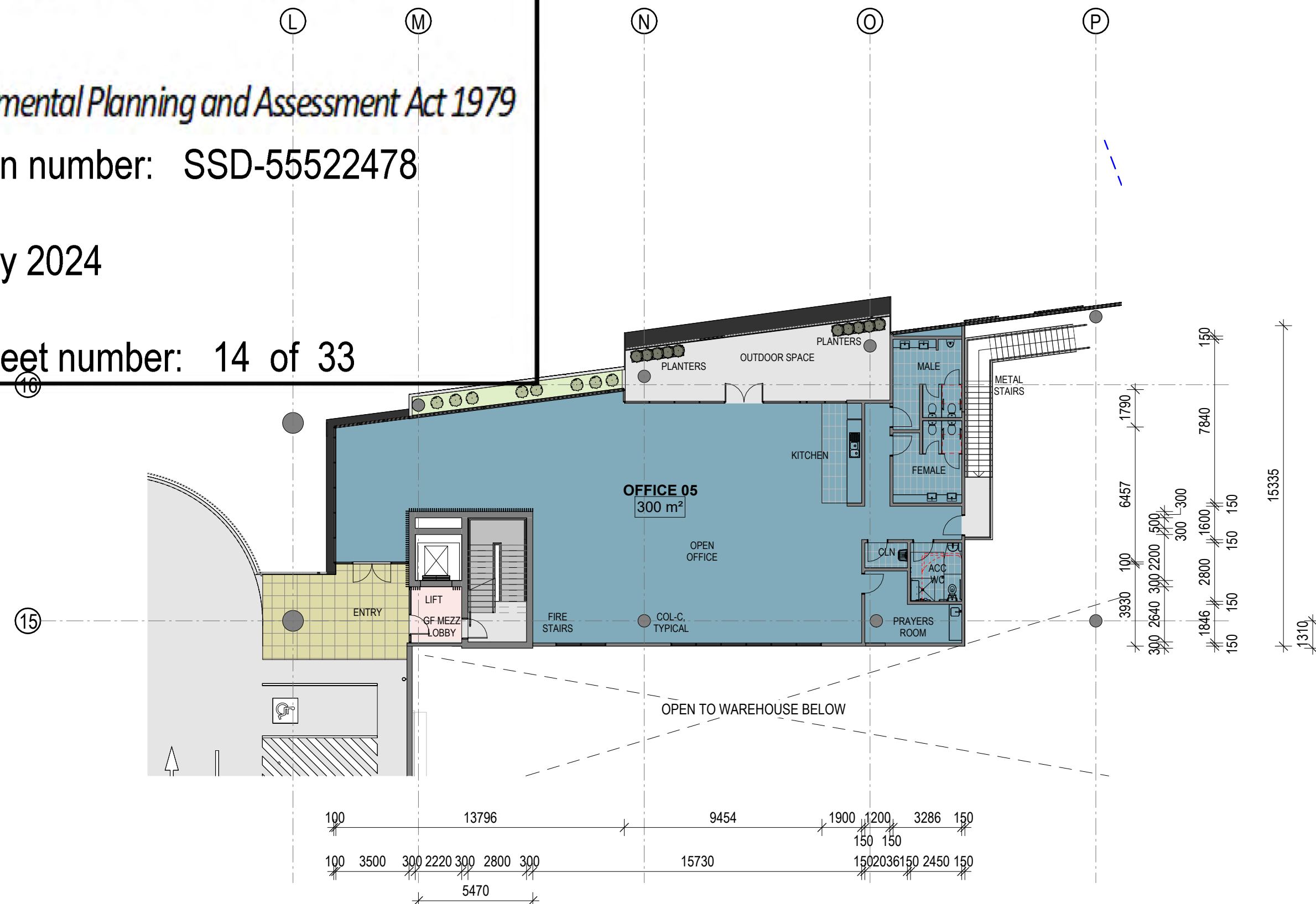
REVISION
8

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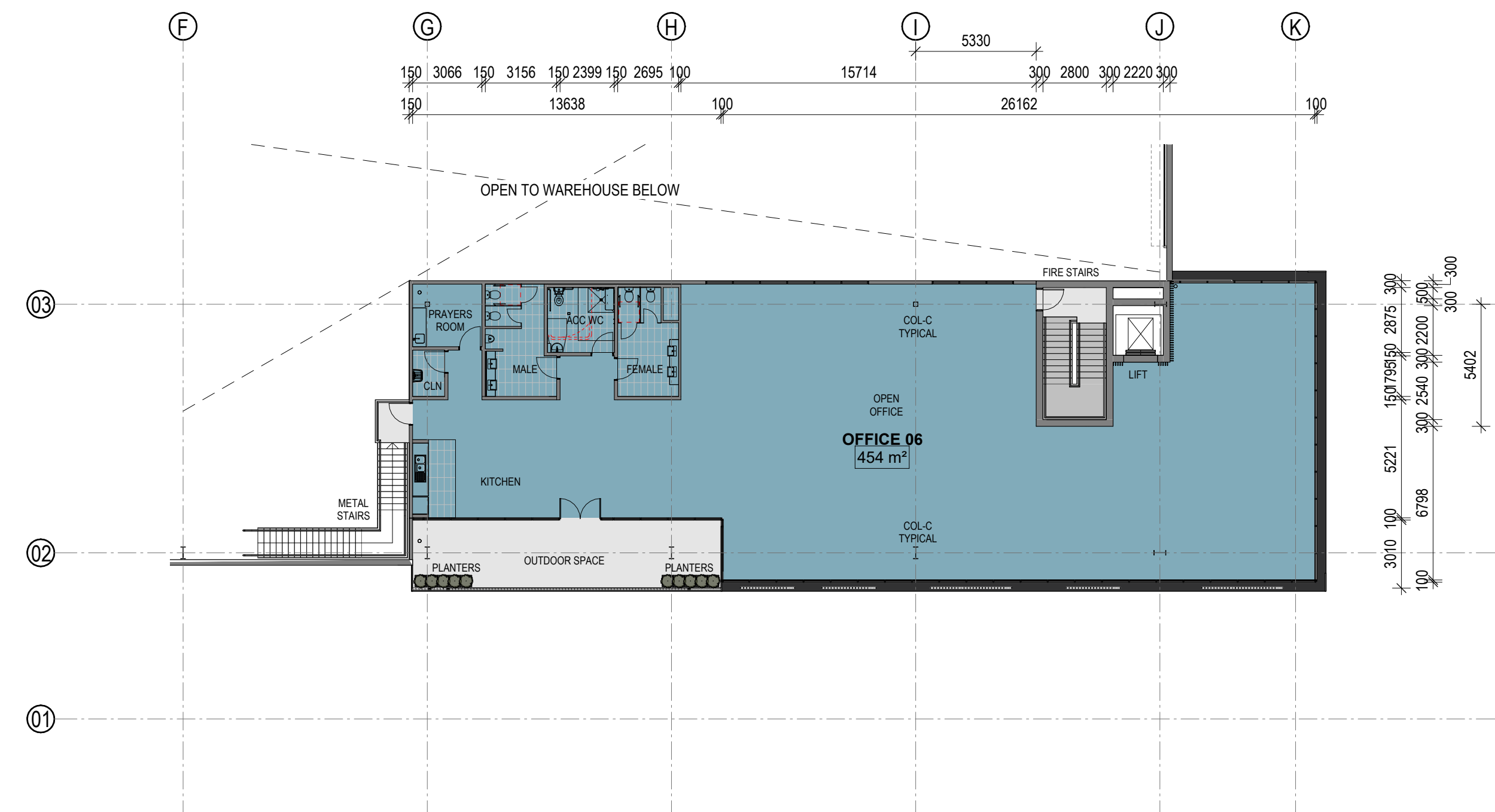
Approved application number: SSD-55522478

Granted on: 25 July 2024

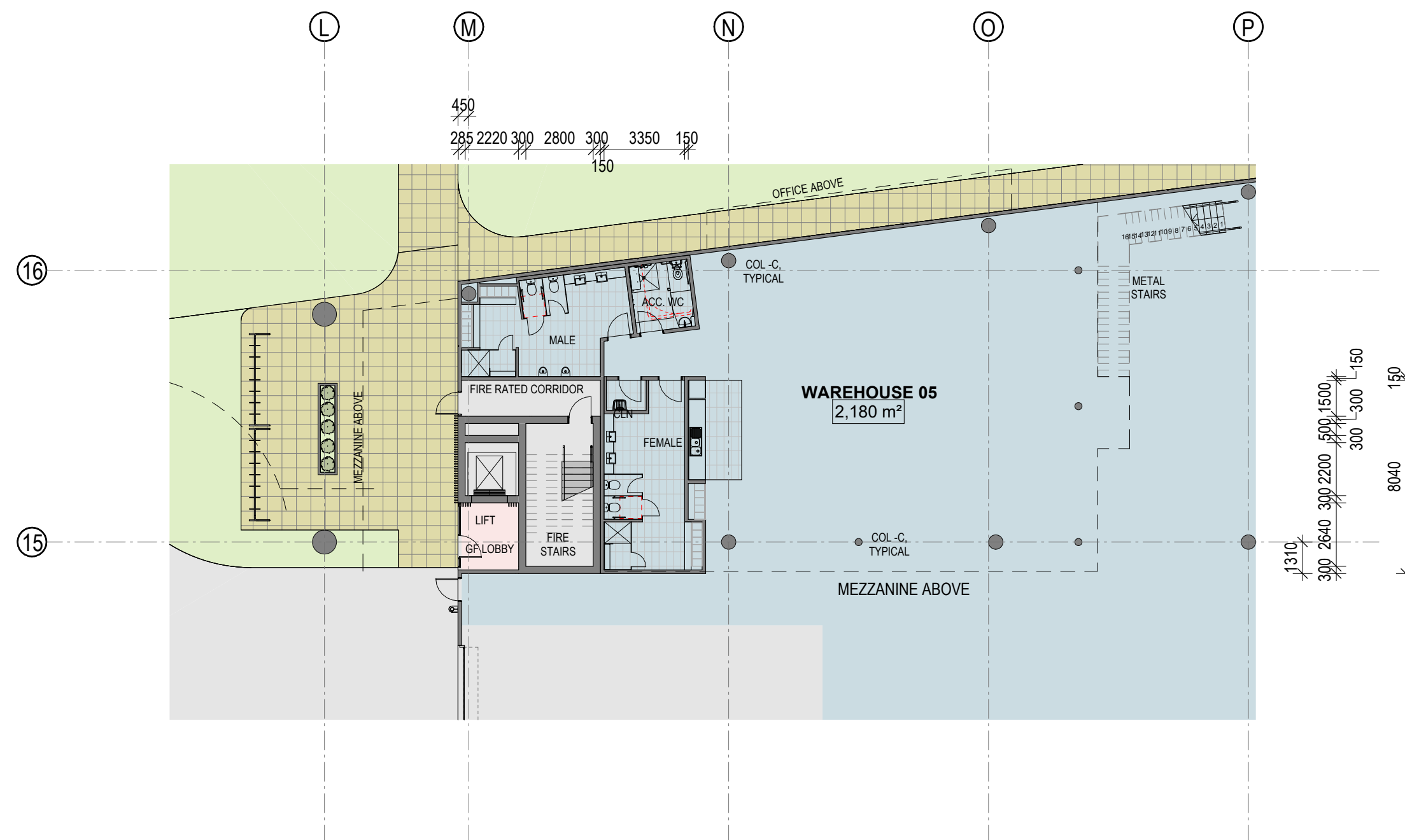
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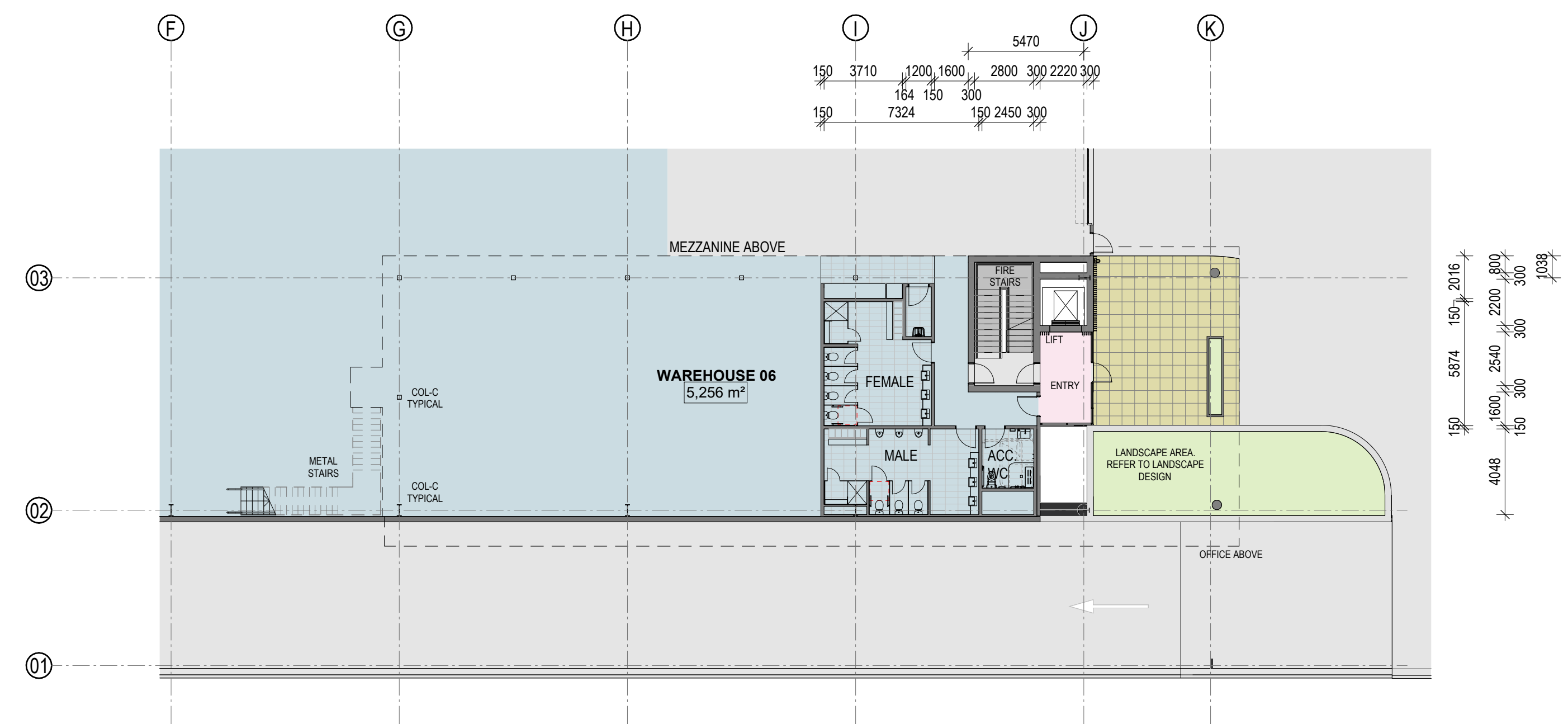
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3 MEZZANINE OFFICE - LEVEL 1 - 06 AMENITIES 1 : 200



1 WAREHOUSE - GROUND FLOOR - 05 AMENITIES 1 : 200



4 WAREHOUSE - LEVEL 1 - 06 AMENITIES 1 : 200

ISSUE FOR DA



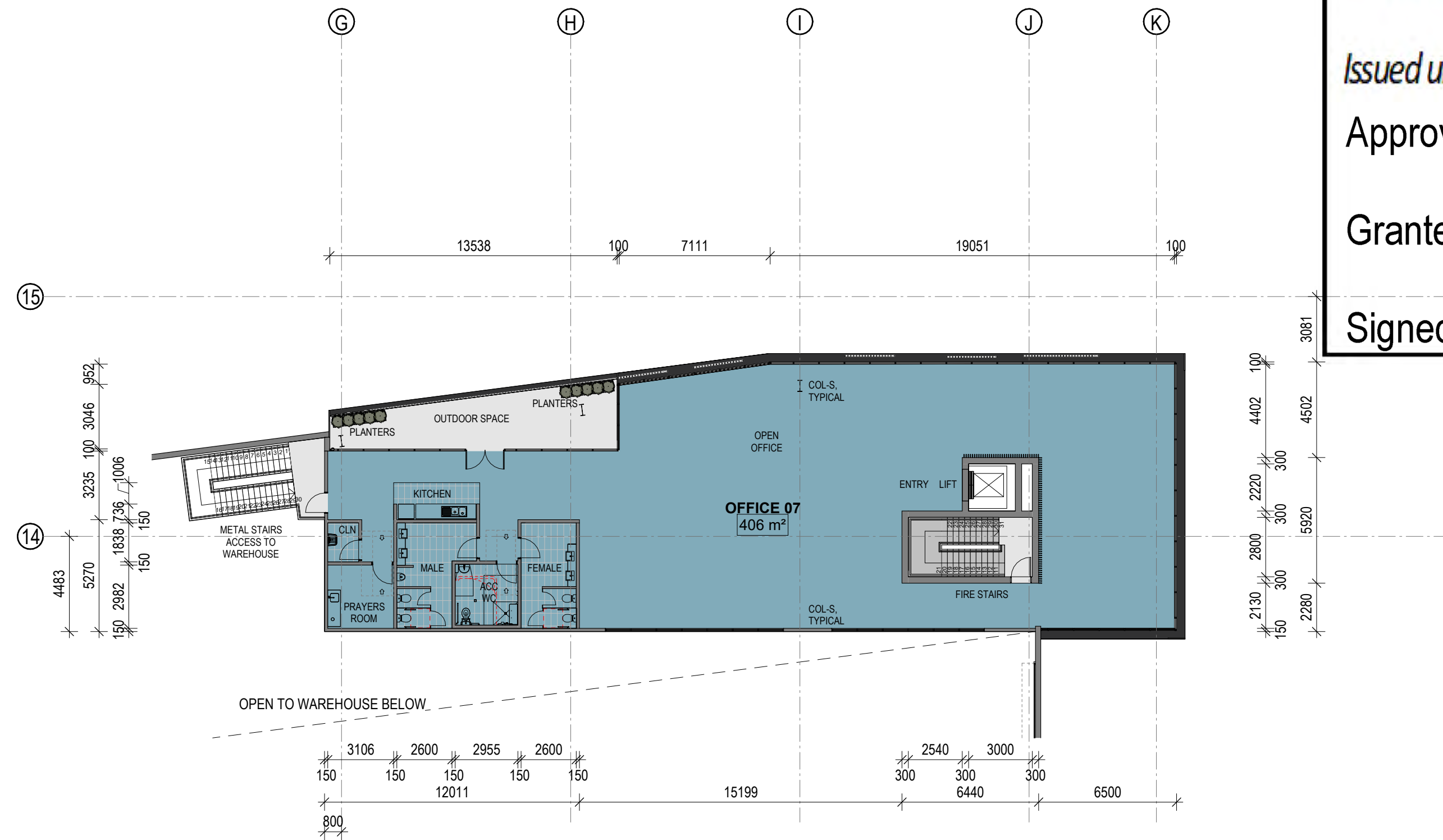
Department of Planning,
Housing and Infrastructure

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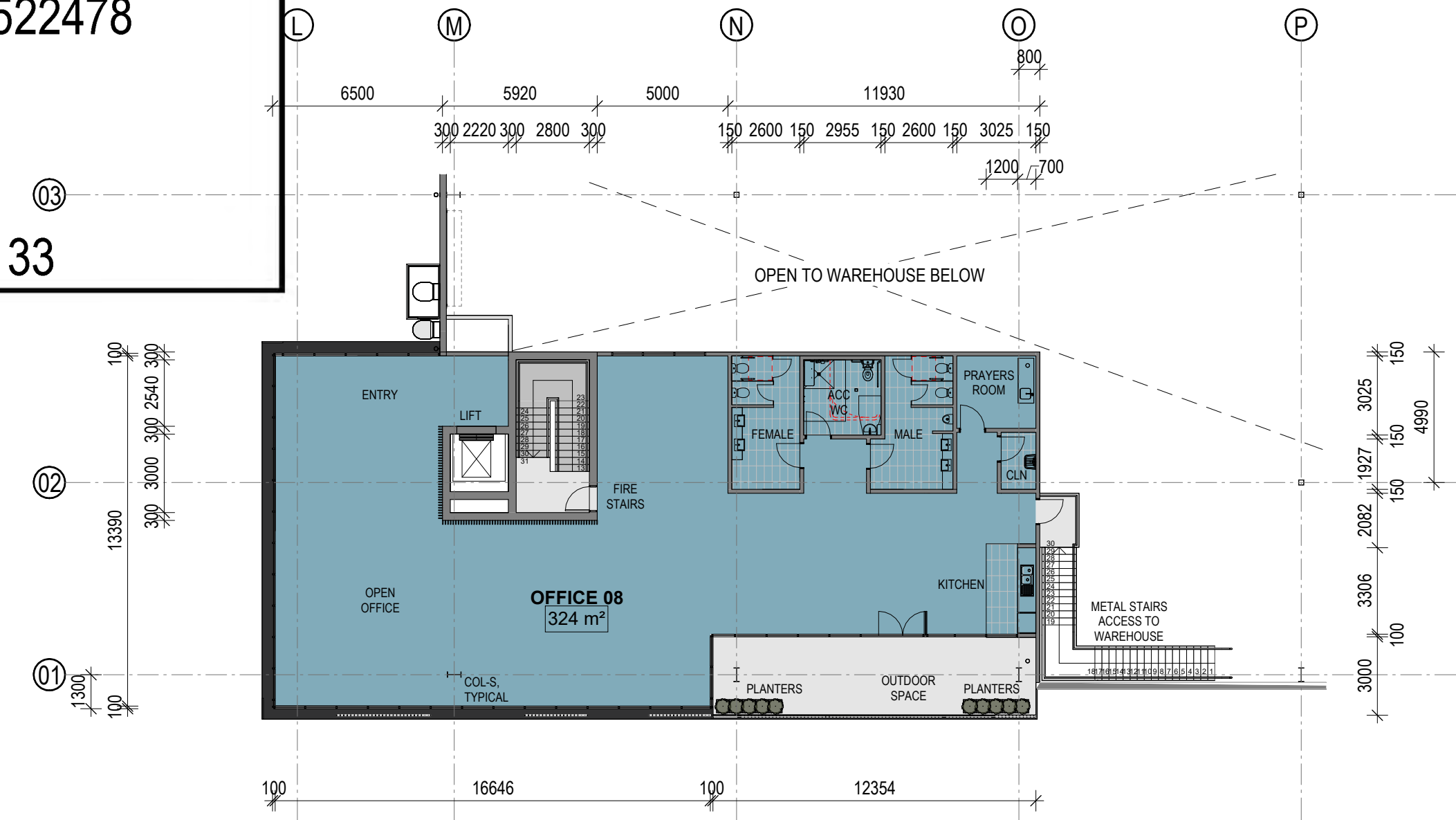
Approved application number: SSD-55522478

Granted on: 25 July 2024

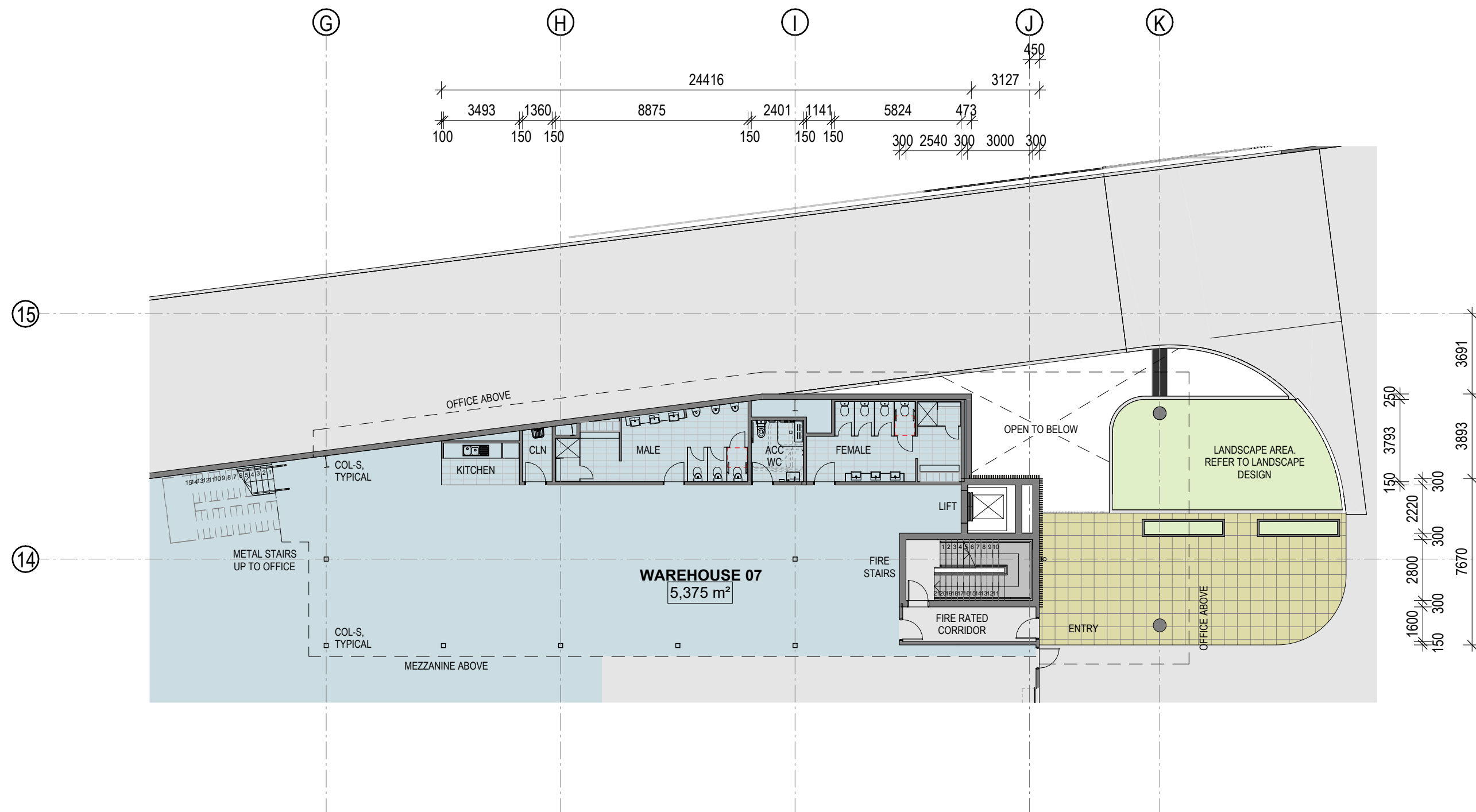
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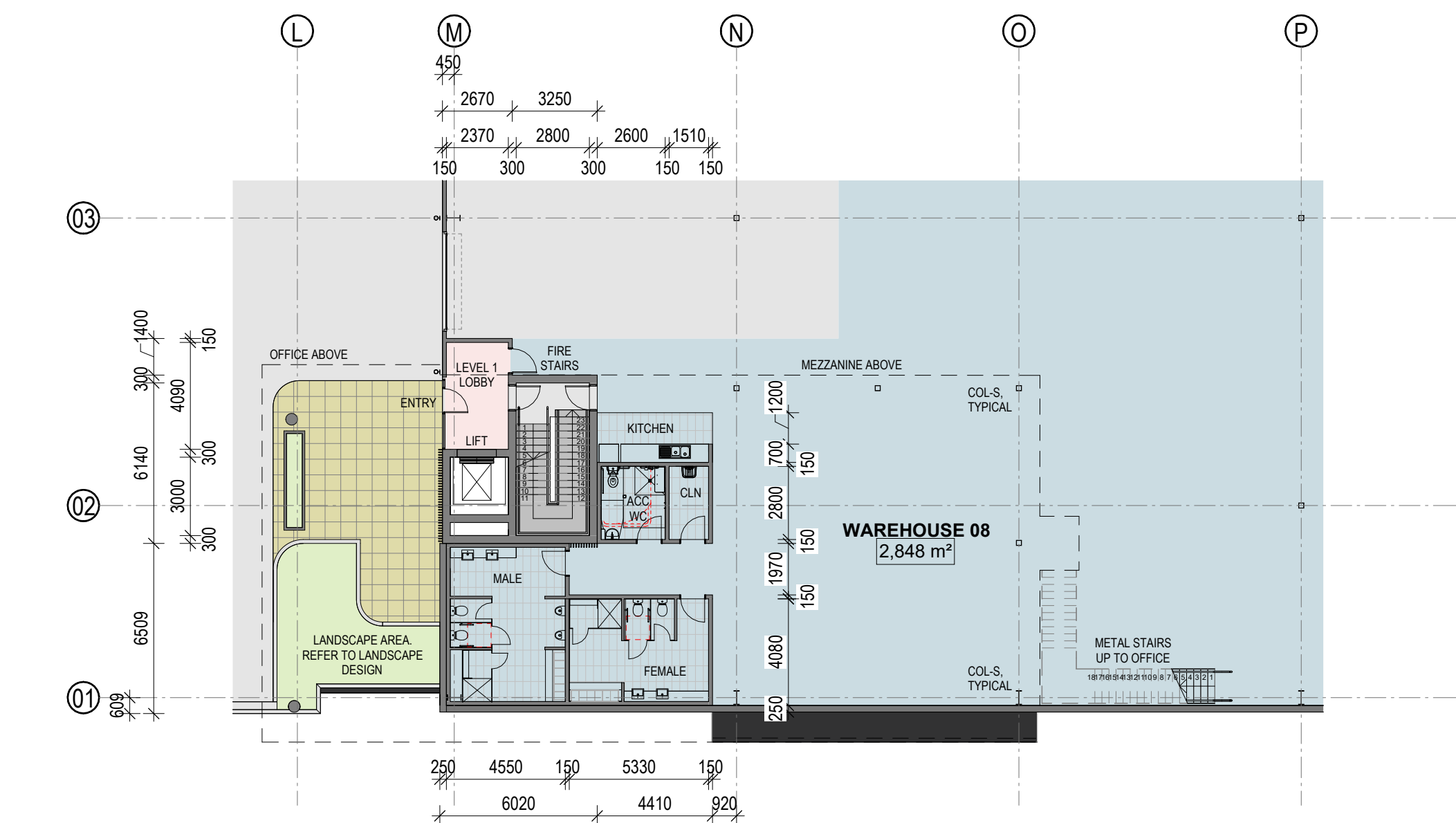
1 MEZZANINE OFFICE - LEVEL 1 - 07 AMENITIES 1 : 200



2 MEZZANINE OFFICE - LEVEL 1 - 08 AMENITIES 1 : 200



3 WAREHOUSE - LEVEL 1 - 07 AMENITIES 1 : 200



4 WAREHOUSE - LEVEL 1 - 08 AMENITIES 1 : 200

ISSUE FOR DA

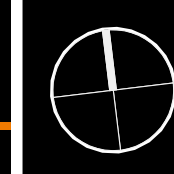


8	SSDA REV 2.1	04.03.2024
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1	PRELIMINARY DA SET	06.03.2023
ISSUE	DESCRIPTION	DATE

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
TENANCY 07 & 08

DATE
04.03.2024

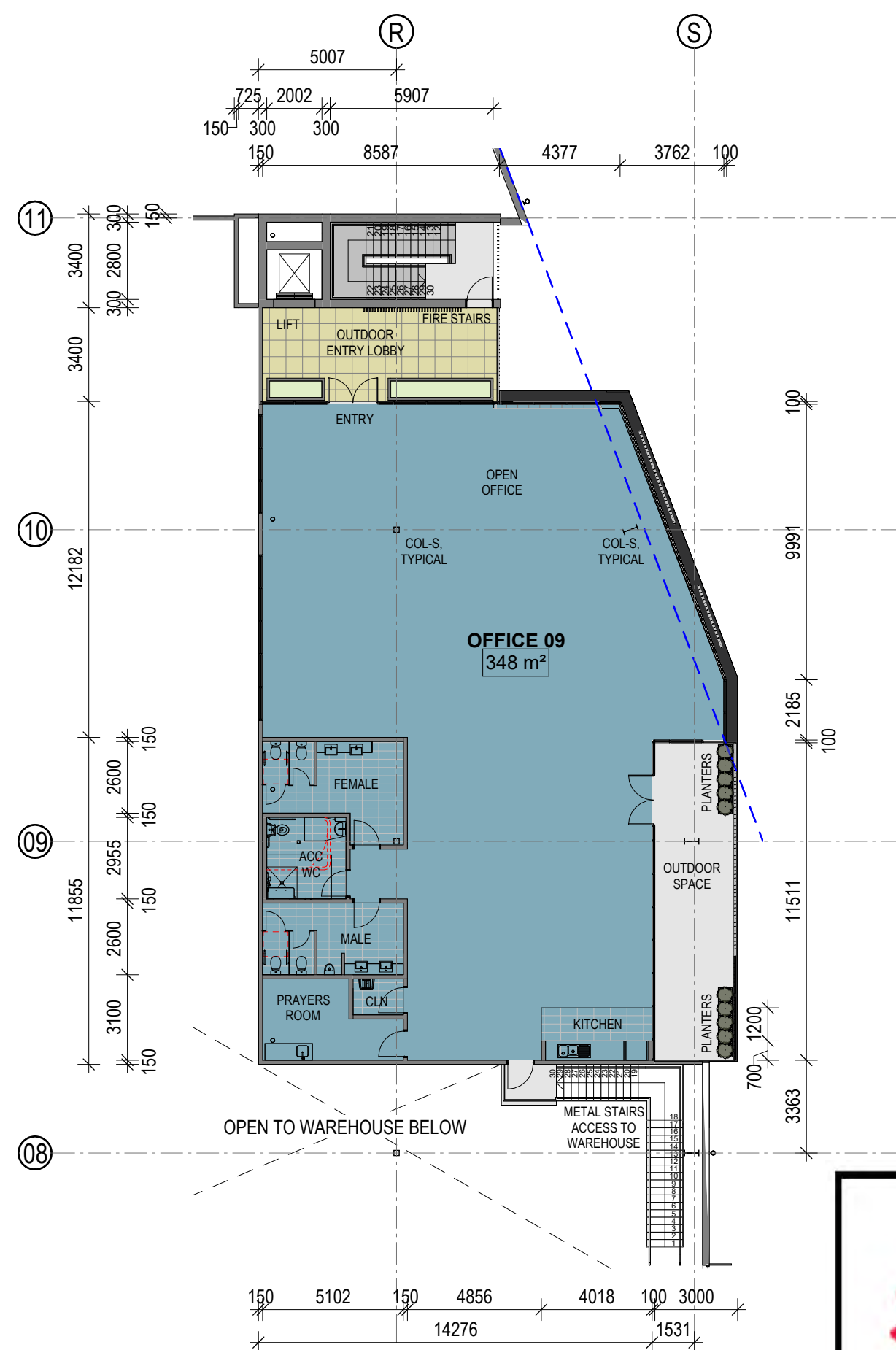
SCALE
1 : 200 @ A1

JOB NO.
22277

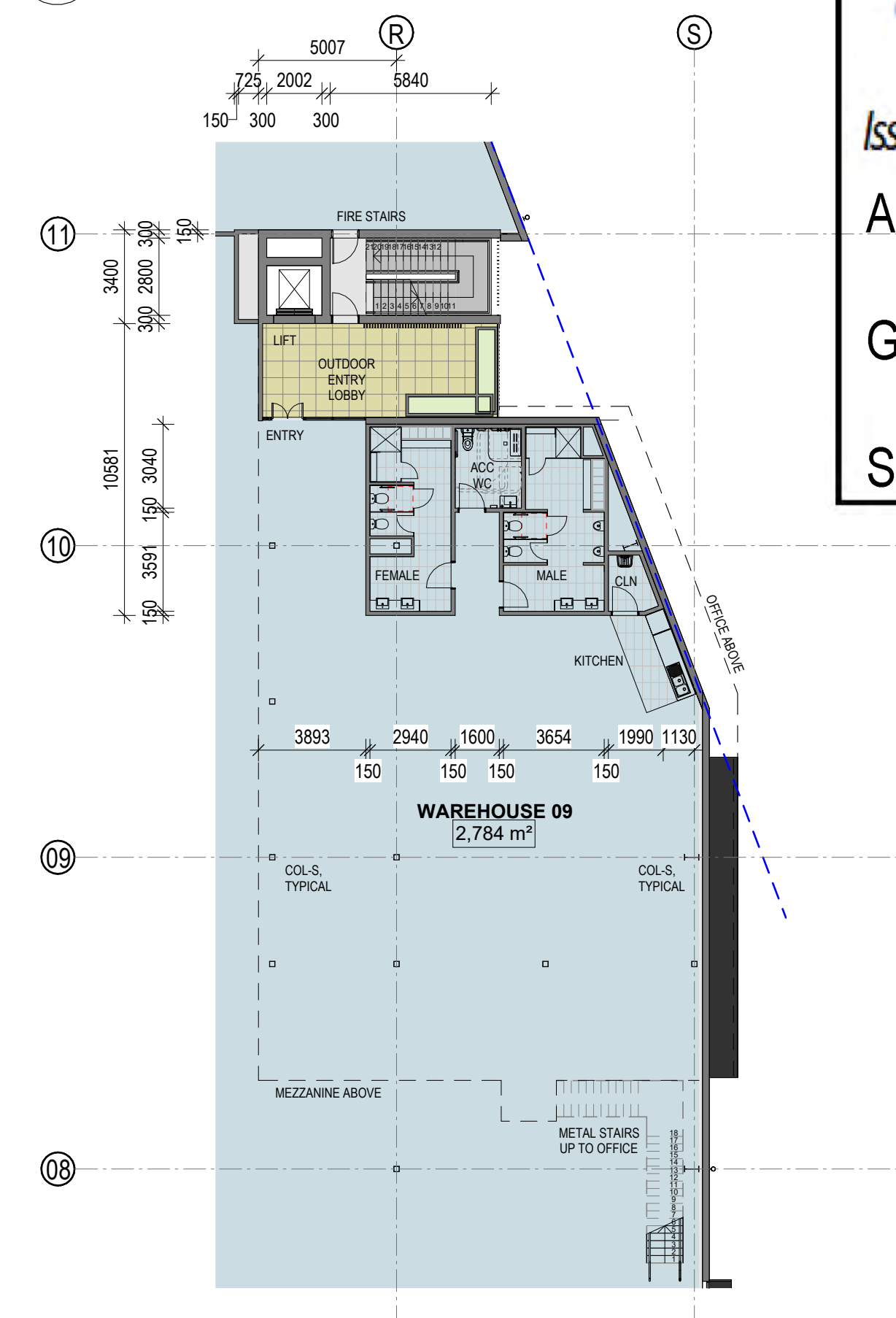
DWG NO.
DA203

REVISION

8



2 MEZZANINE OFFICE - LEVEL 1 - 09 AMENITIES 1 : 200



1 WAREHOUSE - LEVEL 1 - 09 AMENITIES 1 : 200



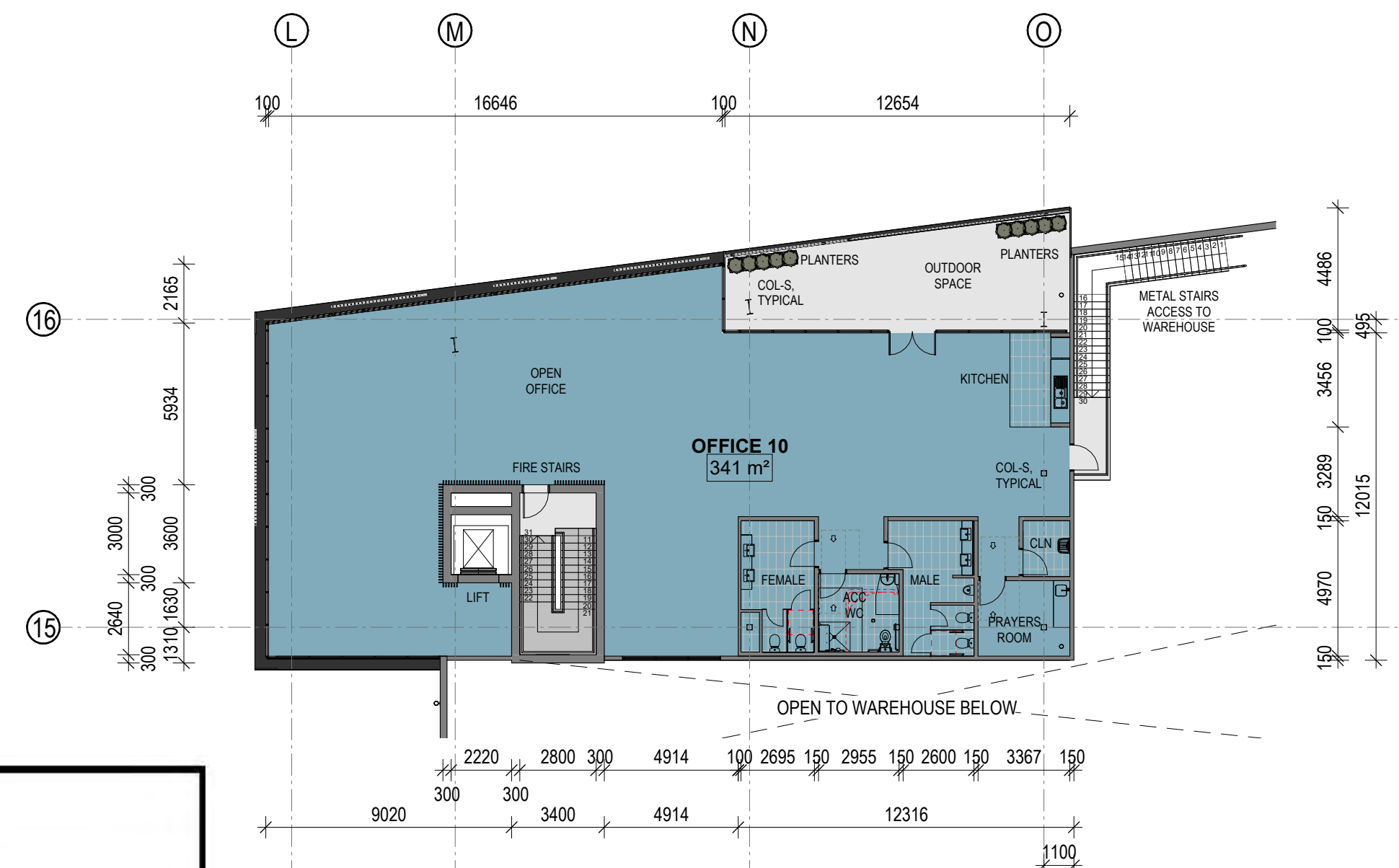
Department of Planning,
Housing and Infrastructure

Issued under the *Environmental Planning and Assessment Act 1979*

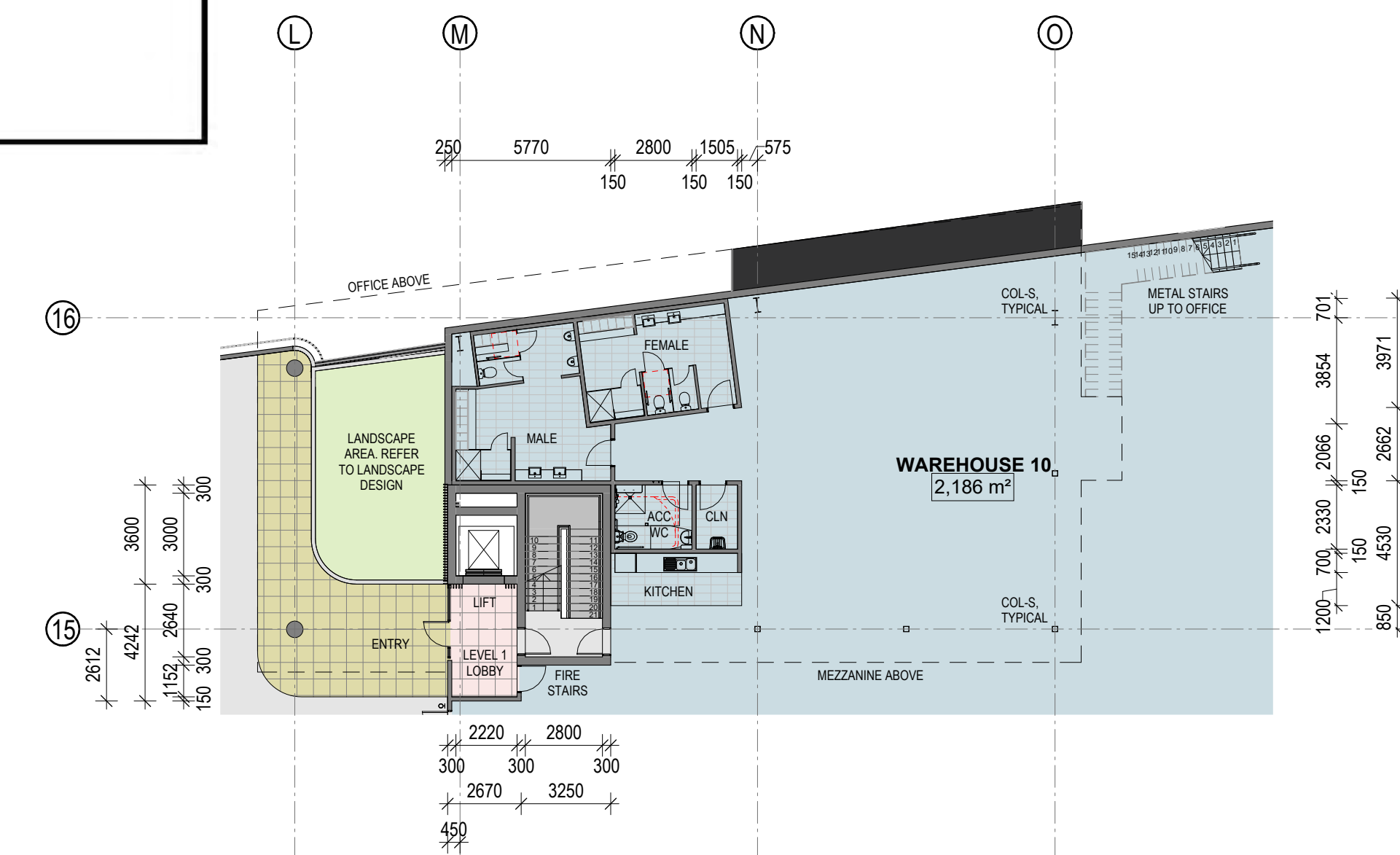
Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF Sheet number: 16 of 33



3 MEZZANINE OFFICE - LEVEL 1 - 10 AMENITIES 1 : 200



4 WAREHOUSE - LEVEL 1 - 10 AMENITIES 1 : 200

ISSUE FOR DA

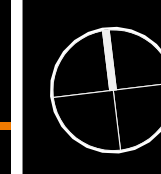
SBA
ARCHITECTS

8	SSDA REV 2.1	04.03.2024
7	SSDA COMMENTS REV	08.12.2023
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ISSUE	DESCRIPTION	DATE

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
TENANCY 09 & 10

DATE
04.03.2024

SCALE
1 : 200 @ A1

JOB NO
22277

DWG NO
DA204

REVISION

8

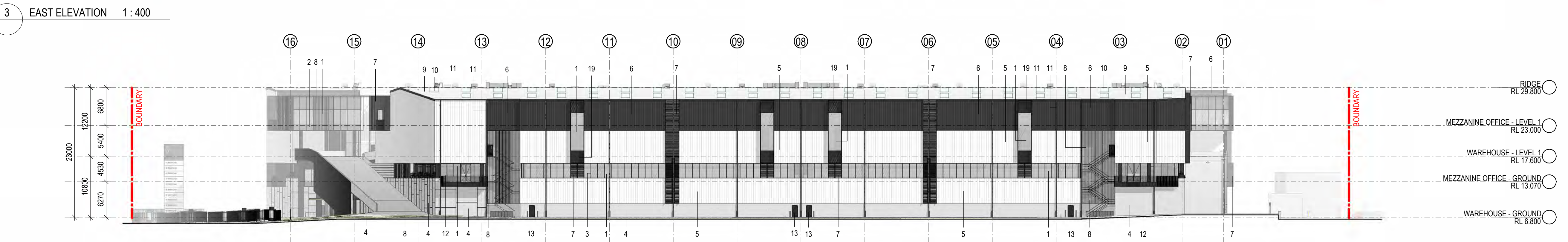
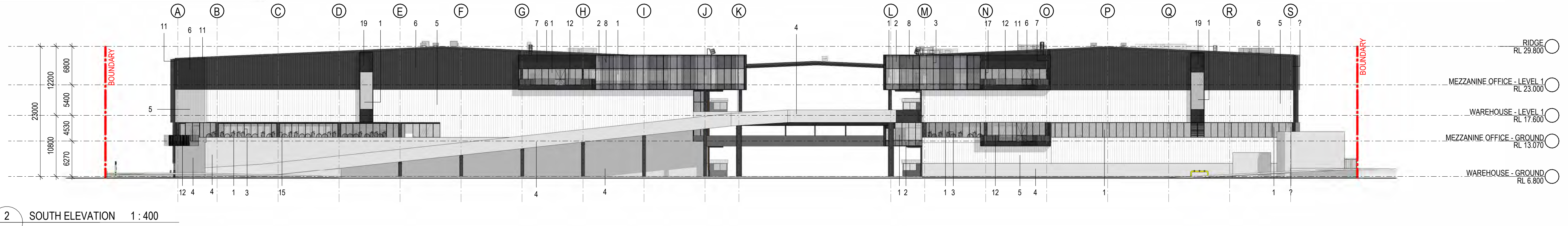
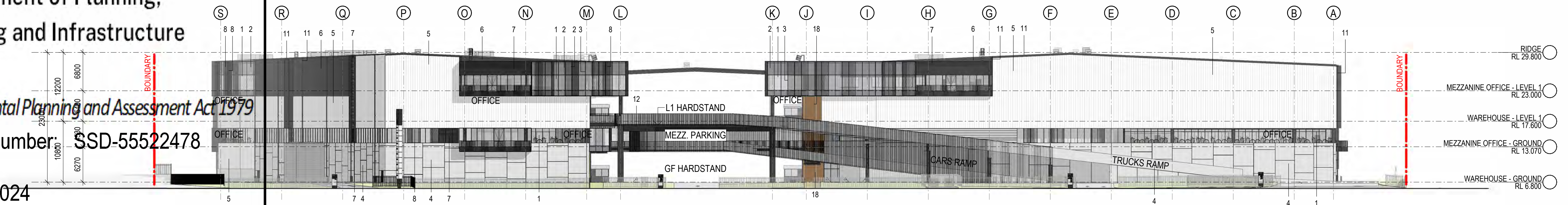
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Approved application number: SSD-55522478

Granted on: 25 July 2024

Signed: JF

Sheet number: 17 of 33



INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

1 GLAZING - SINGLE GLAZED	5 TRIMDEK PROFILE METAL CLADDING - COLORBOND WHITE	9 TRIMDECK METAL ROOF SHEETING - COLORBOND DOVER WHITE	13 EXIT DOORS - PAINTED - MONUMENT	17 STRUCTURAL STEEL - PAINTED - MONUMENT
2 SPANDREL PANEL	6 TRIMDEK PROFILE METAL CLADDING - COLORBOND MONUMENT	10 TRANSLUCENT ROOF SHEETING	14 ROLLER SHUTTER DOORS - PAINTED - MONUMENT	18 SLAT WALL - WOOD
3 ALUMINIUM FRAME - POWDER COAT FINISH MONUMENT	7 METAL PANEL / METAL LOUVRES - POWDER COAT FINISH - MONUMENT	11 DOWNPIPES, BARGE CAPPING & GUTTER - COLORBOND MONUMENT	15 PRECAST CONCRETE - PAINTED - MONUMENT	19 SPANDREL - FINISH TO MATCH COLORBOND MONUMENT
4 PRECAST CONCRETE PANEL - OFF-FORM	8 METAL SCREEN - POWDERCOAT - MONUMENT	12 RAILING - POWDERCOATED - MONUMENT	16 CONCRETE COLUMN - PAINTED - MONUMENT	

ISSUE FOR DA



Department of Planning,
Housing and Infrastructure

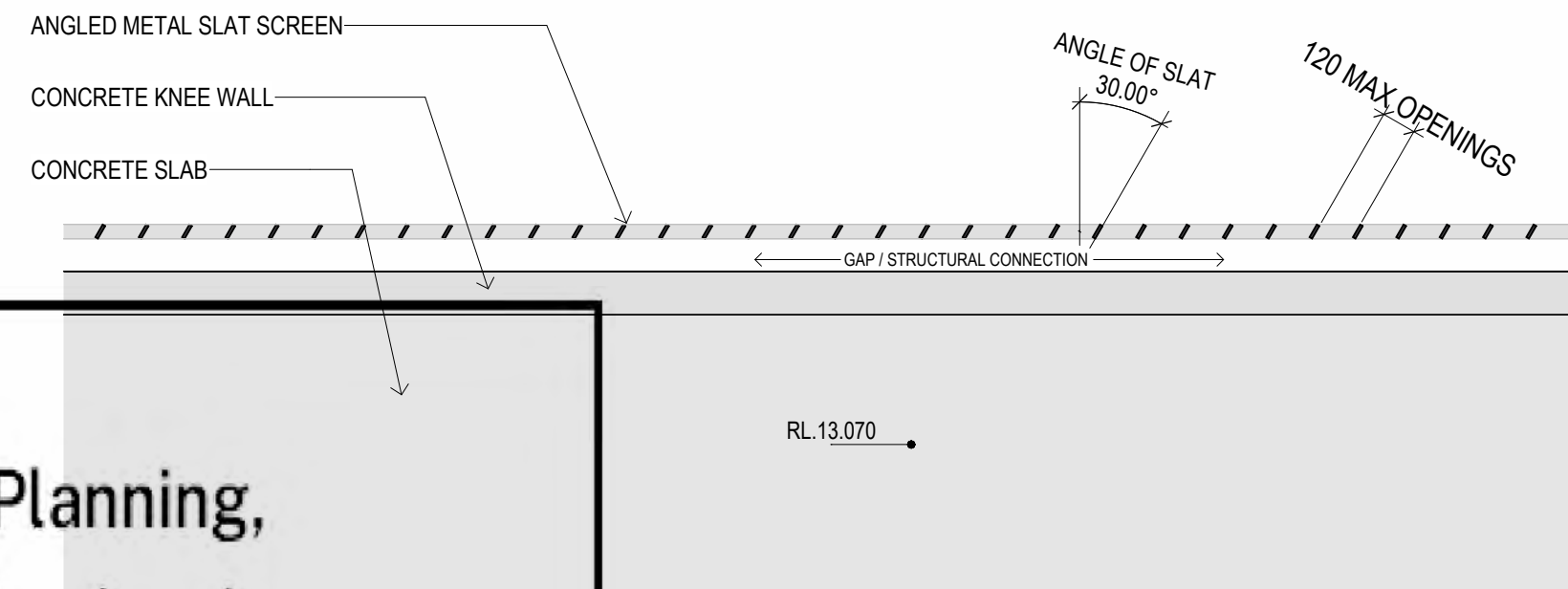
3 ENLARGED DETAIL - RAMP METAL SLAT SCREEN 1 : 25

Issued under the Environmental Planning and Assessment Act 1979

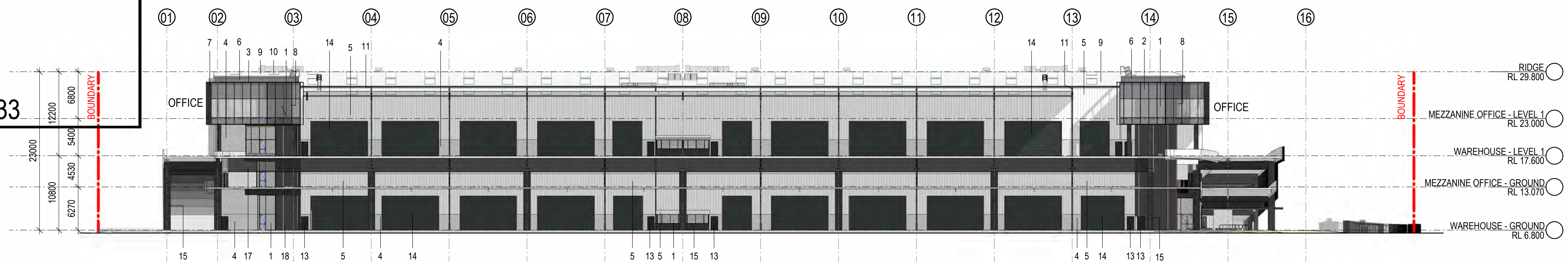
Approved application number: SSD-55522478

Granted on: 25 July 2024

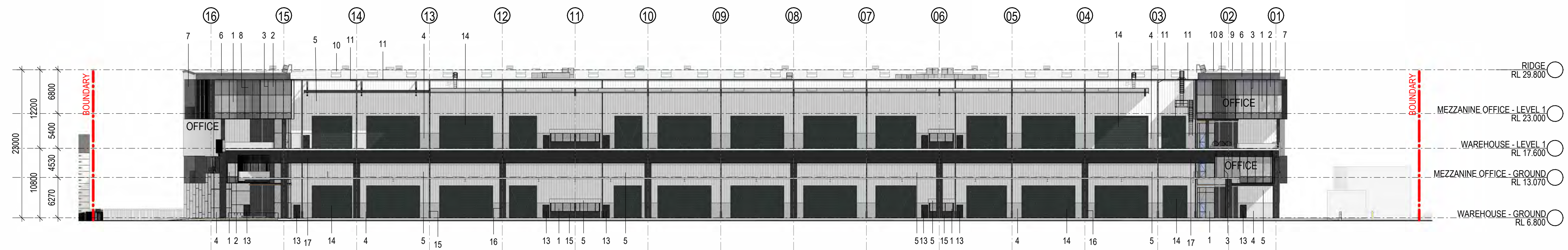
Signed: JF Sheet number: 18 of 33



4 ANGLED METAL SLAT SCREEN @ RAMP STREET VIEW



1 BREEZEWAY ELEVATION - EAST 1 : 400



2 BREEZEWAY ELEVATION - WEST 1 : 400

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

1 GLAZING - SINGLE GLAZED	5 TRIMDEK PROFILE METAL CLADDING - COLORBOND WHITE	9 TRIMDECK METAL ROOF SHEETING - COLORBOND DOVER WHITE	13 EXIT DOORS - PAINTED - MONUMENT	17 STRUCTURAL STEEL - PAINTED - MONUMENT
2 SPANDREL PANEL	6 TRIMDEK PROFILE METAL CLADDING - COLORBOND MONUMENT	10 TRANSLUCENT ROOF SHEETING	14 ROLLER SHUTTER DOORS - PAINTED - MONUMENT	18 SLAT WALL - WOOD
3 ALUMINIUM FRAME - POWDER COAT FINISH MONUMENT	7 METAL PANEL / METAL LOUVRES - POWDER COAT FINISH - MONUMENT	11 DOWNPIPES, BARGE CAPPING & GUTTER - COLORBOND MONUMENT	15 PRECAST CONCRETE - PAINTED - MONUMENT	19 SPANDRAL - FINISH TO MATCH COLORBOND MONUMENT
4 PRECAST CONCRETE PANEL - OFF-FORM	8 METAL SCREEN - POWDERCOAT - MONUMENT	12 RAILING - POWDERCOATED - MONUMENT	16 CONCRETE COLUMN - PAINTED - MONUMENT	

ISSUE FOR DA

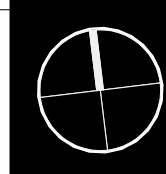


8	SSDA REV 2.1	04.03.2024
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ISSUE	DESCRIPTION	DATE

CLIENT:
HALE CAPITAL DEVELOPMENT MANAGEMENT

GRAND AVENUE MULTI-LEVEL WAREHOUSE, ROSEHILL

6 GRAND AVENUE, ROSEHILL NSW 2142



TITLE
BREEZEWAY ELEVATIONS

DATE
04.03.2024

SCALE
As indicated @ A1

JOB NO.
22277

DWG NO.
DA301

REVISION

8