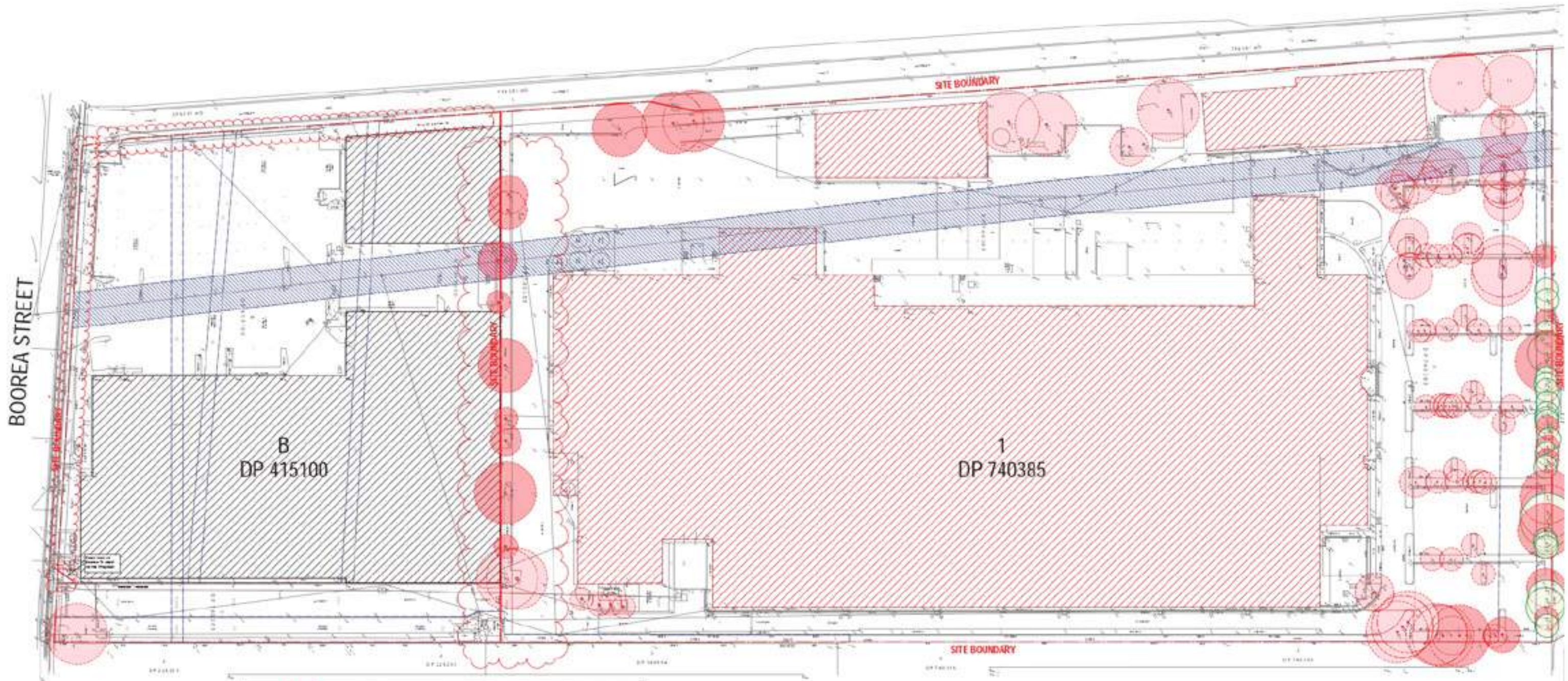




1 GROUND EXISTING 1:500



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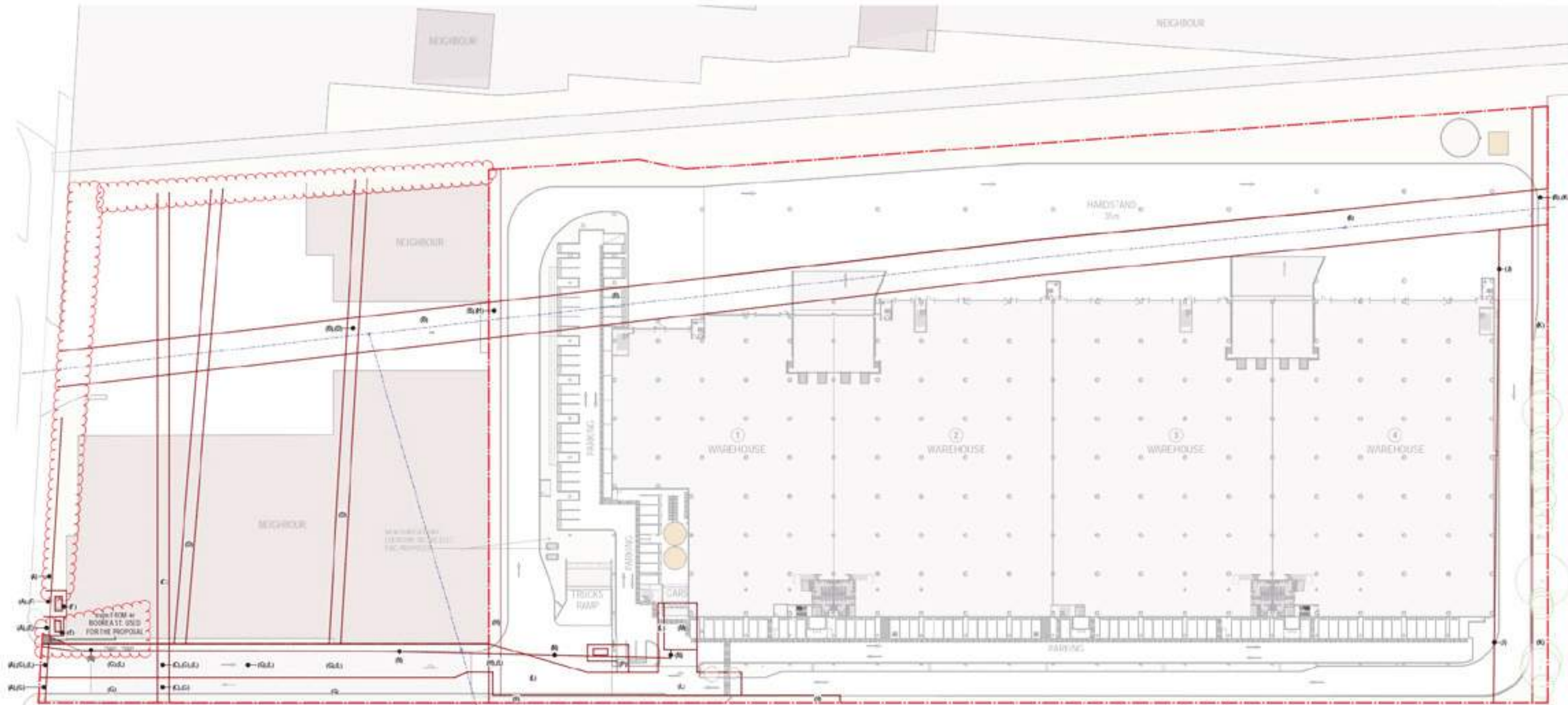
Approved application number: SSD-36464788

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



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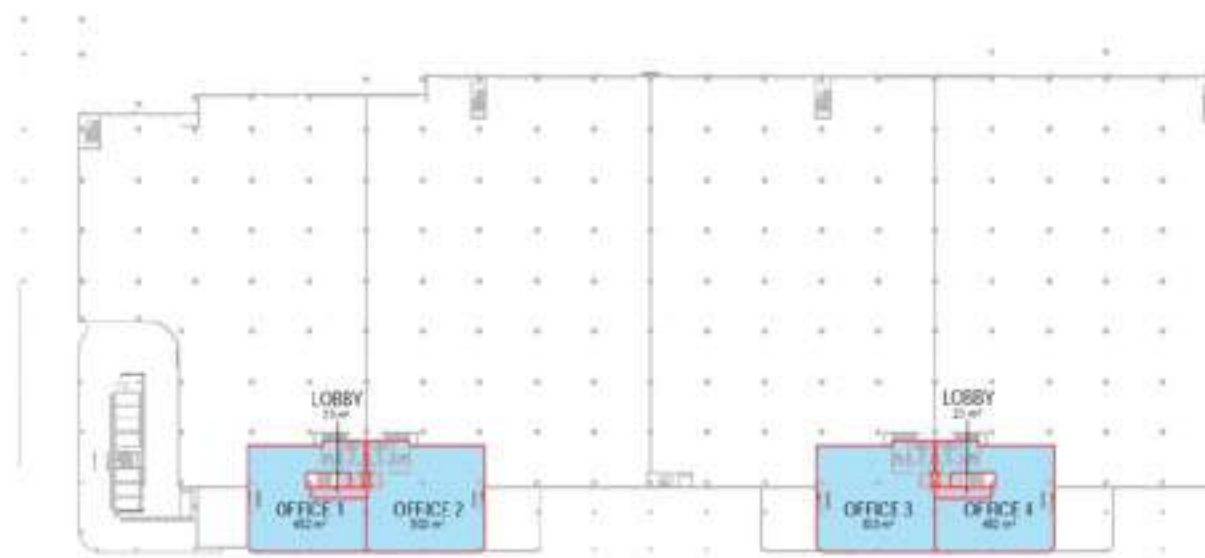
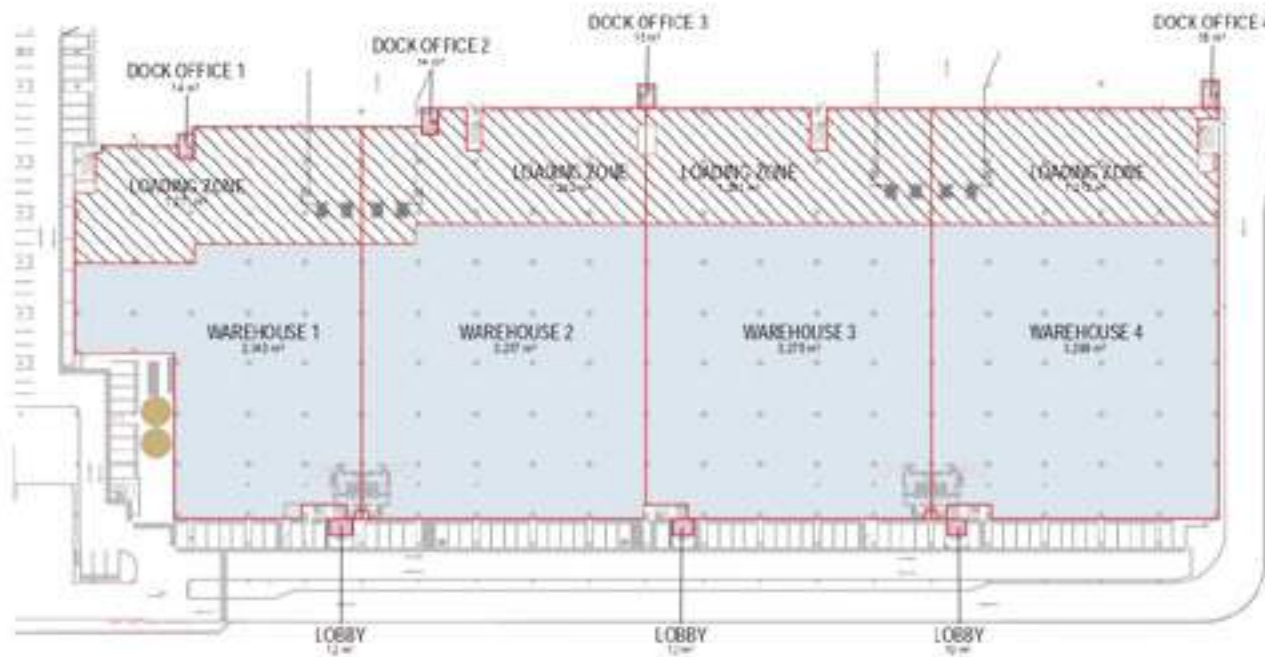
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Granted on: 12 December 2023

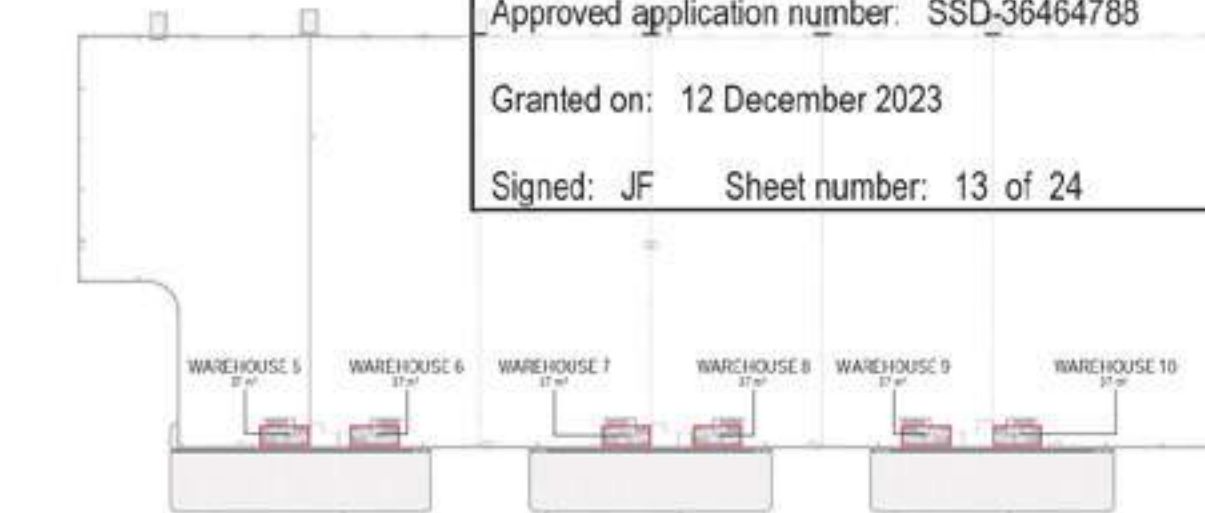
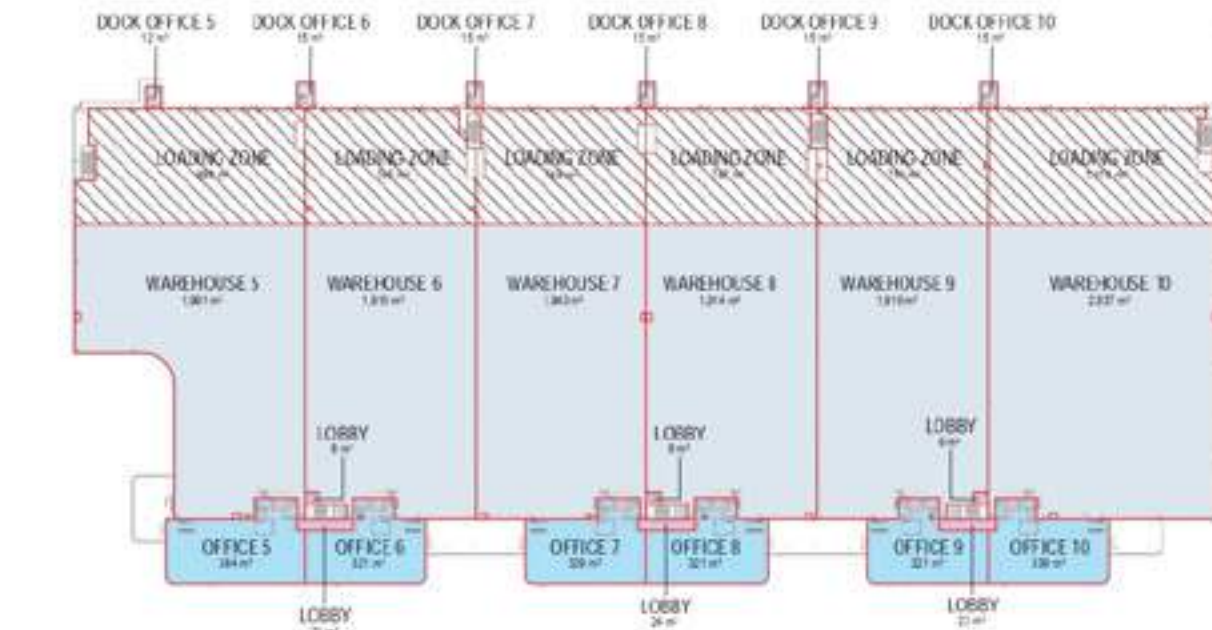
Signed: JF Sheet number: 12 of 24

- EASEMENTS**
- (A) EASEMENT TO DRAIN WATER 1.2 METER BROADWAY & WYTHAM
 - (B) EASEMENT FOR SEWERAGE PURPOSES BROADWAY & LOMER
 - (C) DRAINAGE EASEMENT (BROADWAY)
 - (D) DRAINAGE EASEMENT (WYTHAM)
 - (E) RIGHTS OF WAY & EASEMENTS FOR ELECTRICITY PURPOSES 1.2 METER BROADWAY & WYTHAM
 - (F) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 1.2 METER BROADWAY & WYTHAM
 - (G) RIGHT OF WAY 1.2 METER BROADWAY - TO BE REMOVED. CANCELLATION REQUEST IN PROGRESS WITH LRS
 - (H) EASEMENT TO DRAIN WATER 1.2 METER & 1.2 METER (WYTHAM)
 - (I) EASEMENT FOR SEWERAGE OVER EXISTING LINE OF PIPES (APPROX. POSITION SHOWN) (WYTHAM)
 - (J) EASEMENT TO DRAIN WATER 1.2 METER (WYTHAM)
 - (K) RIGHT OF WAY (WYTHAM)
 - (L) SUBSTATION PREMISES 1000/1000 (WYTHAM)
 - (M) EASEMENT FOR ELECTRICITY PURPOSES OVER EXISTING PIPES & CONCRETE LINE (WYTHAM)
 - (N) RIGHT OF WAY 1.2 METER (WYTHAM)

LEGEND	
	SEWER
	EASEMENT LINES
	EXISTING TREES TO BE RETAINED
	NEW TREES (TTC)



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	1068 m ²	321 m ²	2289 m ²
TENANCY 10	2689 m ²	339 m ²	3028 m ²
TOTAL GFA	24856 m ²	4103 m ²	28959 m ²
LOADING DOCK			10041 m ²



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Approved application number: SSD-36464788

Granted on: 12 December 2023

Signed: JF Sheet number: 13 of 24

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.

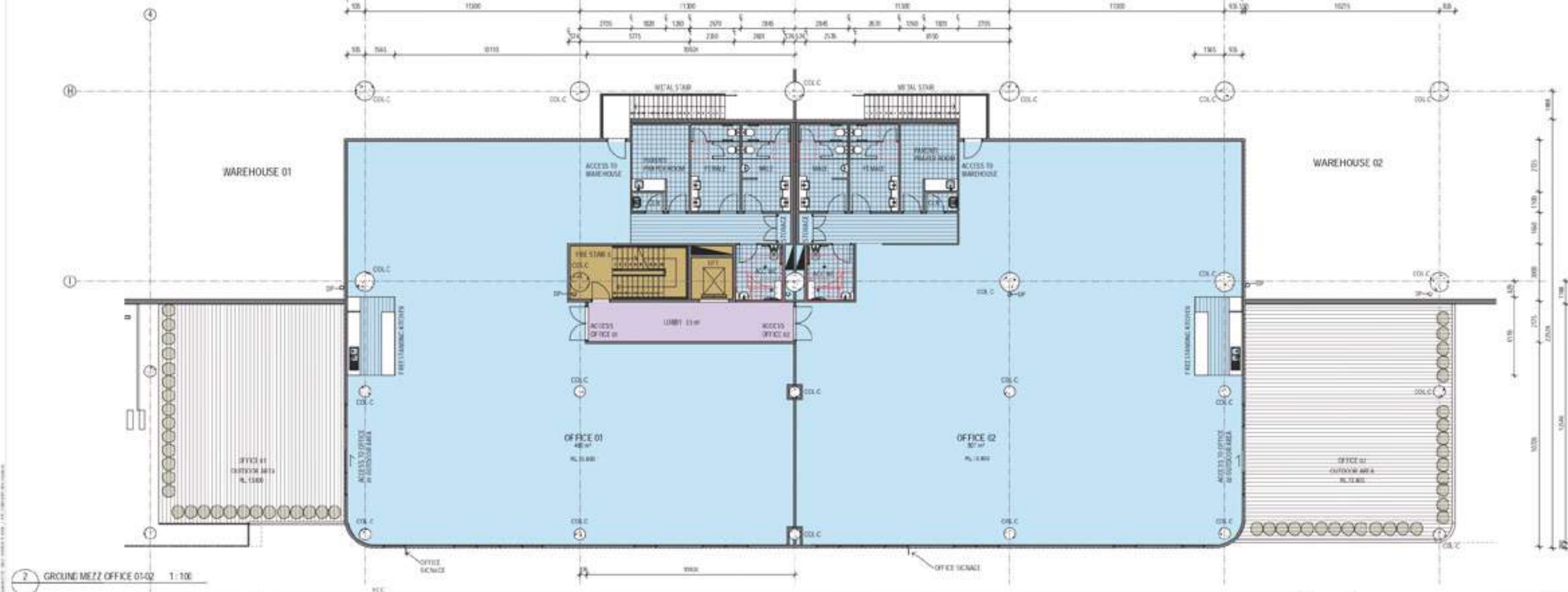
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Approved application number: SSD-36464788

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

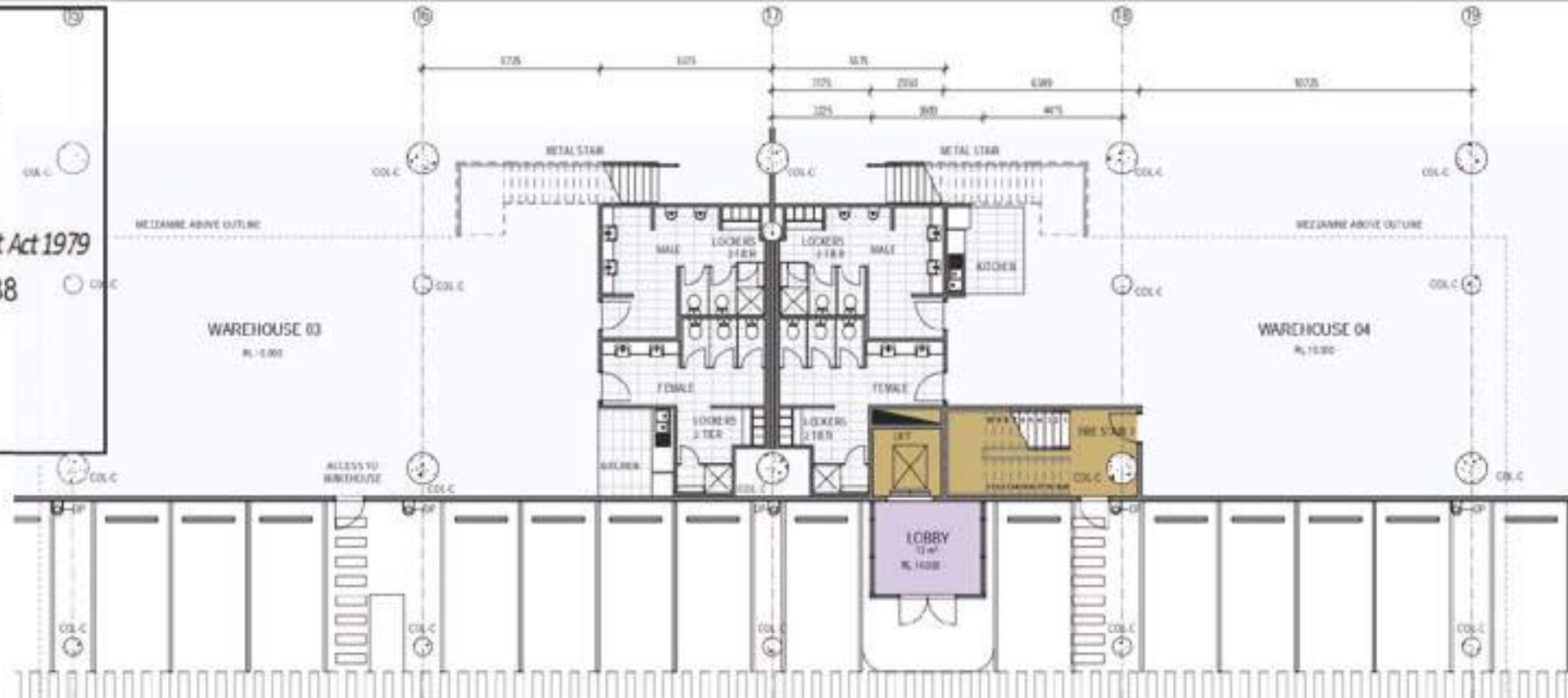
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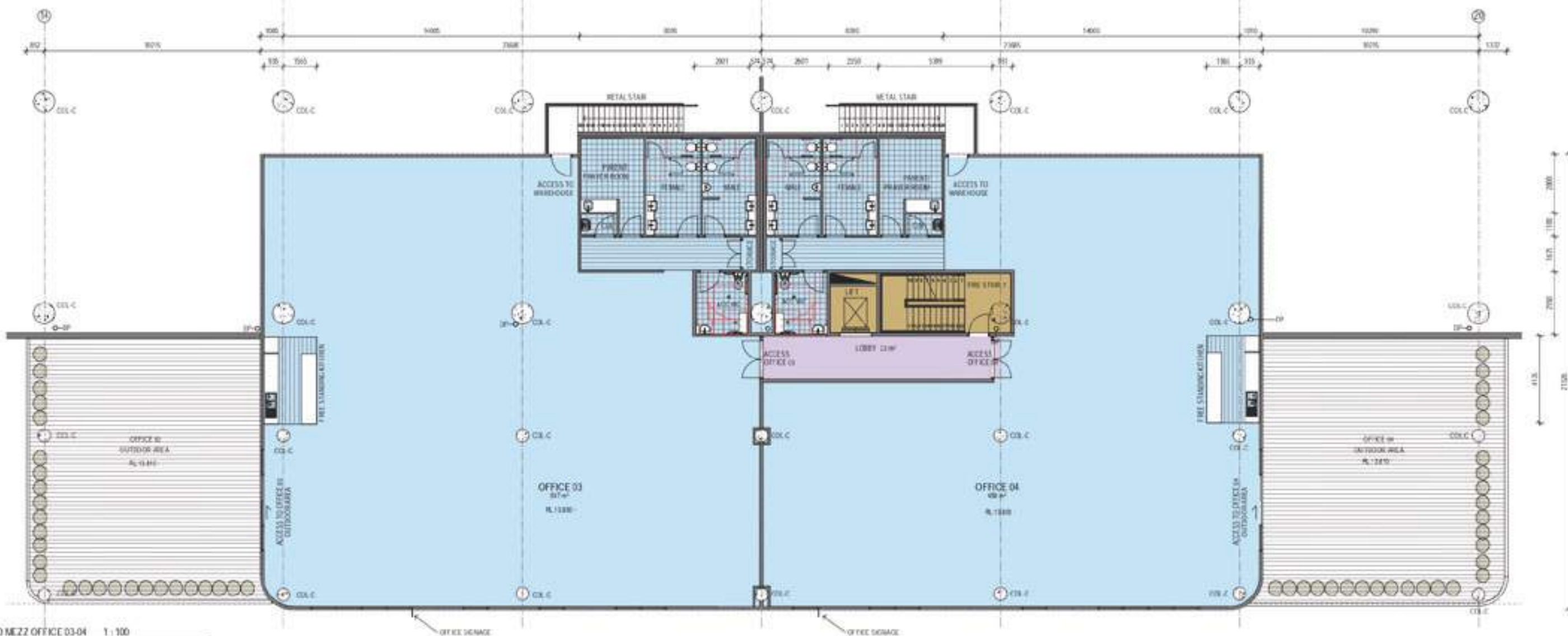
Granted on: 12 December 2023

Signed: JF Sheet number: 15 of 24

1 GROUND AMENITIES 03-04 1:100



2 GROUND MEZZ OFFICE 03-04 1:100



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NSW GOVERNMENT

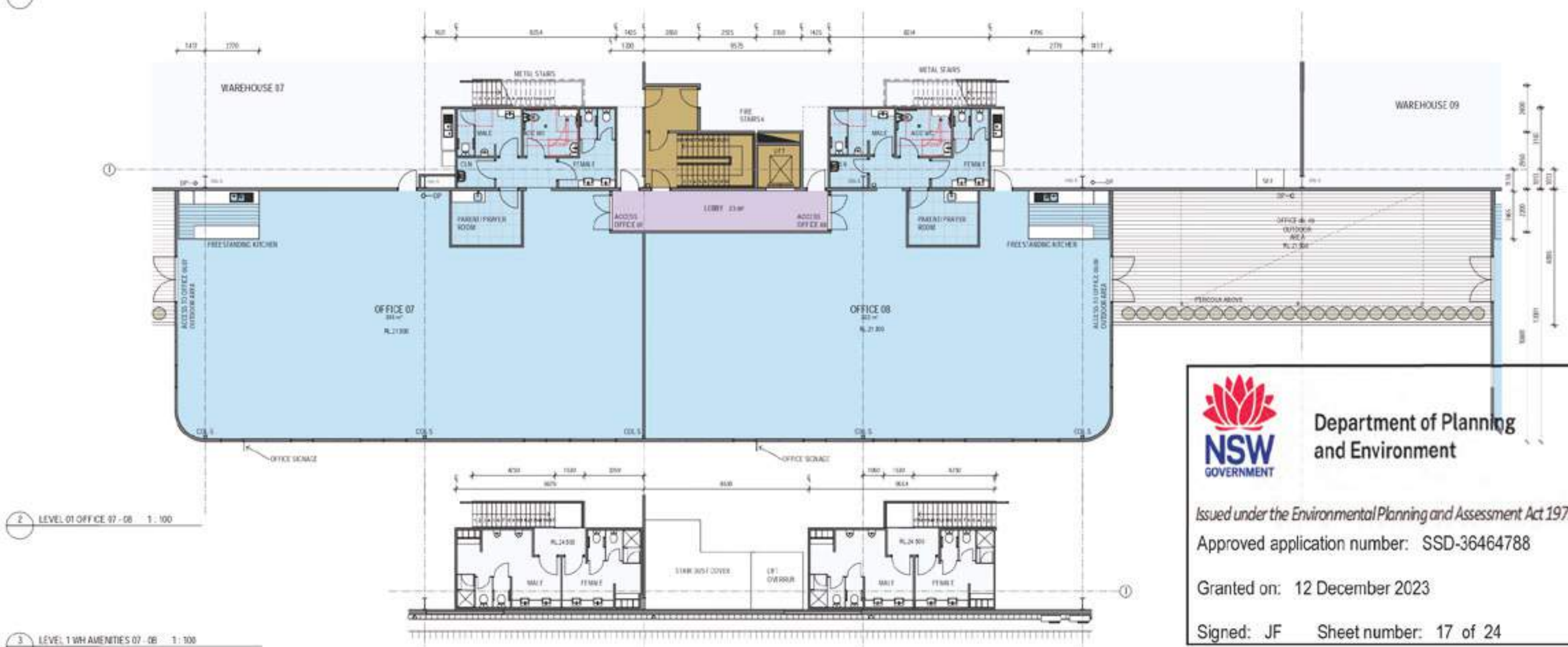
2 LEVEL 1 FLOOR PLAN 1 : 100

3 LEVEL 1 WH AMENITIES 05 - 06 1 : 100

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Approved application number: SSD-36464788
Granted on: 12 December 2023
Signed: JF Sheet number: 16 of 24

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> 1. Project description 2. Project location 3. Project details 4. Project impact 5. Project benefits 6. Project risks 7. Project costs 8. Project timeline </td> <td style="width: 50%; padding: 2px;"> 9. Project status 10. Project notes 11. Project actions 12. Project contacts 13. Project documents 14. Project history 15. Project feedback </td> </tr> </table>	1. Project description 2. Project location 3. Project details 4. Project impact 5. Project benefits 6. Project risks 7. Project costs 8. Project timeline	9. Project status 10. Project notes 11. Project actions 12. Project contacts 13. Project documents 14. Project history 15. Project feedback	PROPOSED INDUSTRIAL DEVELOPMENT 42-44 BOOREA STREET, LIDCOMBE	 OFFICE - LEVEL 1 - 05-06 DATE: 21.04.2022 SCALE: 1:100 @ A1 DRAWN: 21165 CHECKED: DA125
1. Project description 2. Project location 3. Project details 4. Project impact 5. Project benefits 6. Project risks 7. Project costs 8. Project timeline	9. Project status 10. Project notes 11. Project actions 12. Project contacts 13. Project documents 14. Project history 15. Project feedback				

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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Issued under the Environmental Planning and Assessment Act 1979

Approved application number: SSD-36464788

Granted on: 12 December 2023

Signed: JF Sheet number: 17 of 24

SBA	Scale	1:100
Author	21/04/2022	21/04/2022
Checker	21/04/2022	21/04/2022
Designer	21/04/2022	21/04/2022
Project Manager	21/04/2022	21/04/2022

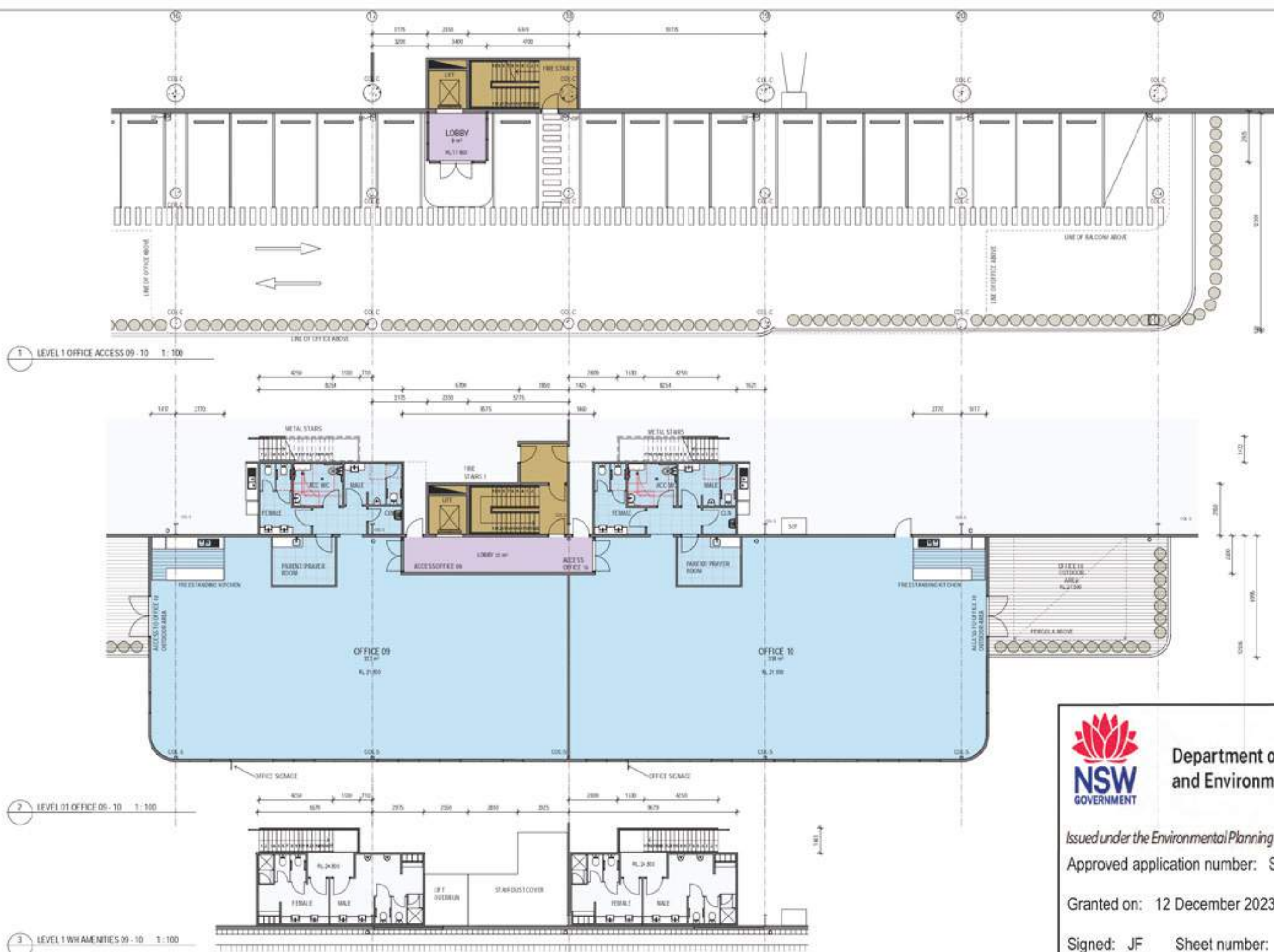
PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE



OFFICE - LEVEL 1 - 07 - 08

21/04/2022 1:100 @ A1 21165 DAT26 0

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Approved application number: SSD-36464788

Granted on: 12 December 2023

Signed: JF Sheet number: 18 of 24

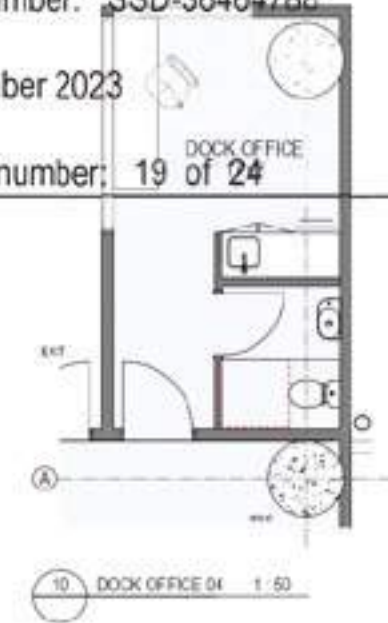
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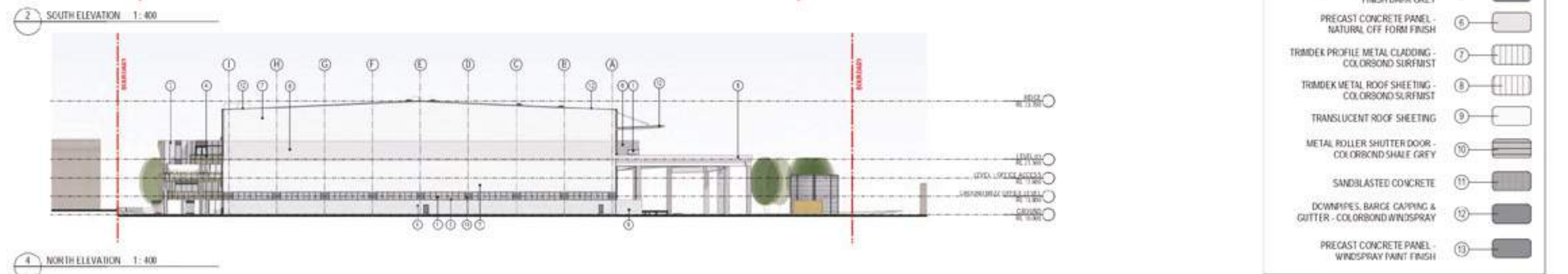
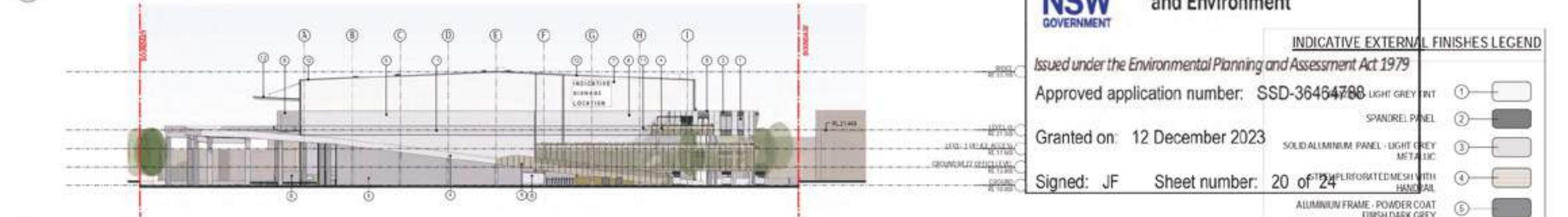
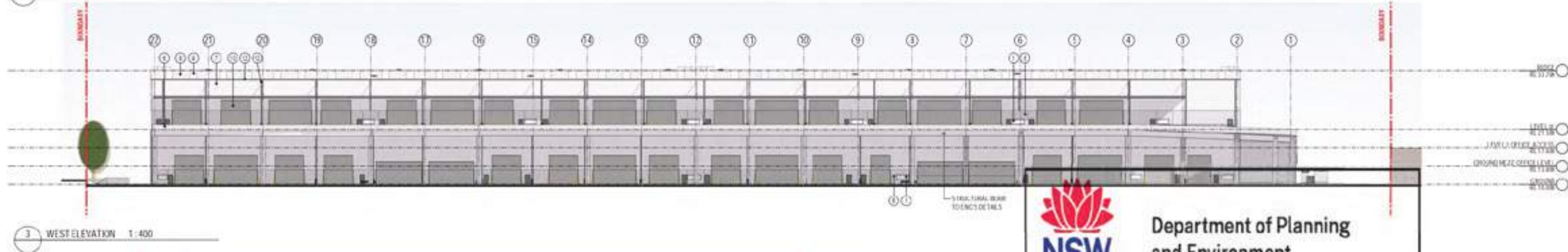
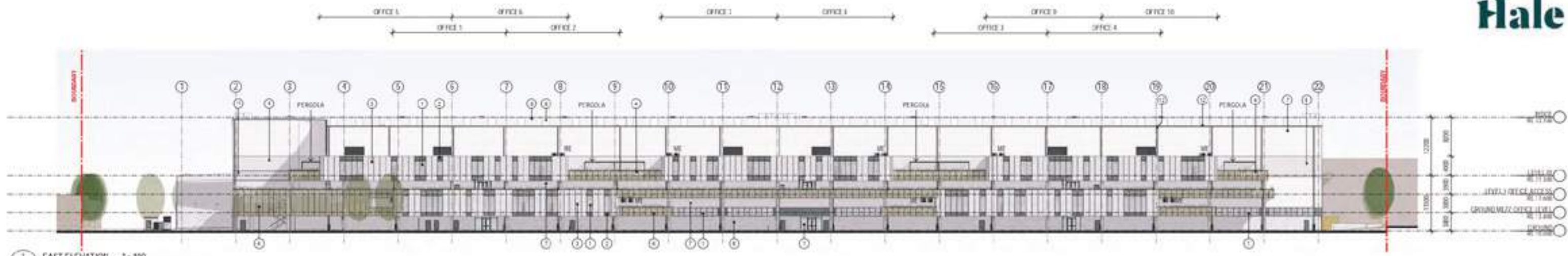
Signed: JF Sheet number: 19 of 24

DOCK OFFICES GROUND FLOOR



DOCK OFFICES GROUND FLOOR





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Approved application number: SSD-36464788

Granted on: 12 December 2023

Signed: JF Sheet number: 20 of 24

INDICATIVE EXTERNAL FINISHES LEGEND

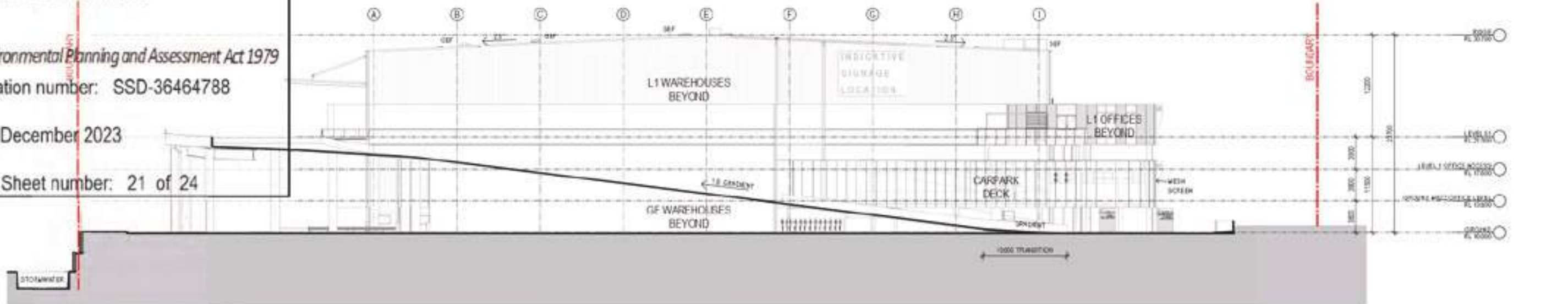
- 1 LIGHT GREY INT
- 2 SPANDREL PANEL
- 3 SOLID ALUMINIUM PANEL - LIGHT GREY METALLIC
- 4 STEEL REINFORCED MESH WITH HANDRAIL
- 5 ALUMINIUM FRAME - POWDER COAT FINISH DARK GREY
- 6 PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
- 7 TRIMDEK PROFILE METAL CLADDING - COLORBOND SURFMIST
- 8 TRIMDEK METAL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

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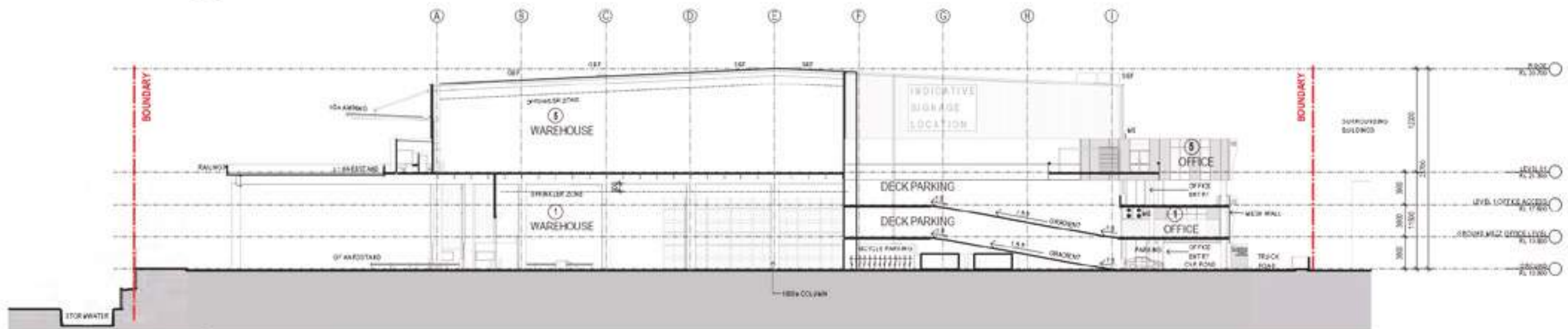
Approved application number: SSD-36464788

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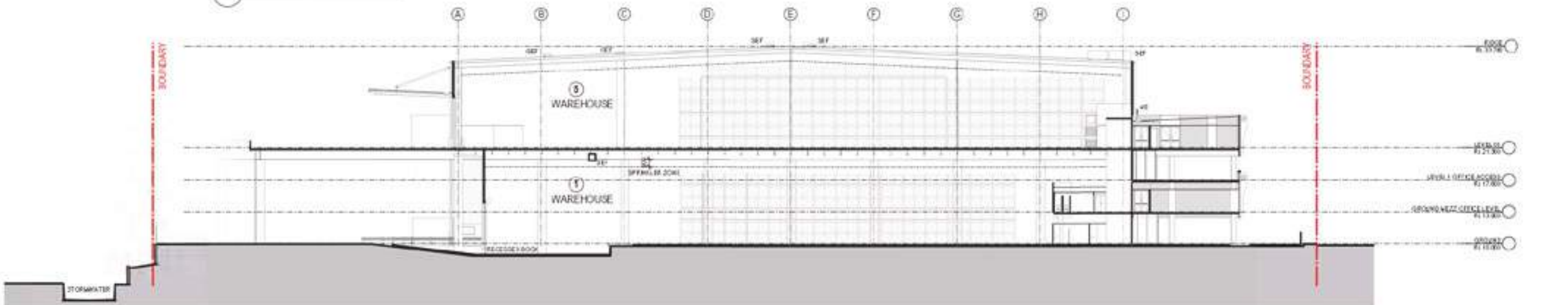
Signed: JF Sheet number: 21 of 24



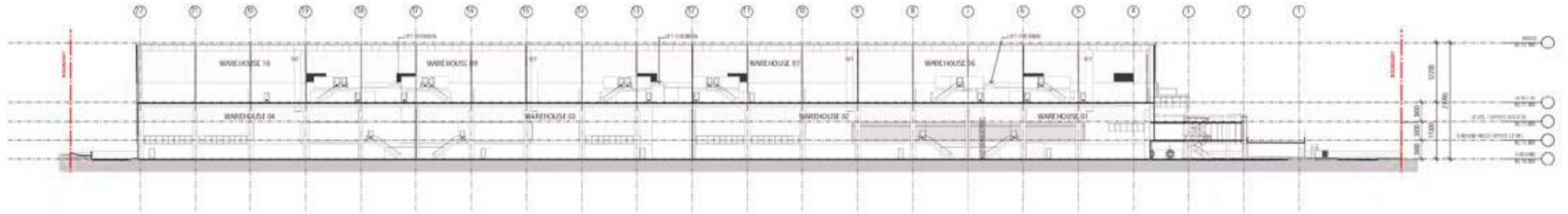
1 RAMP LONGITUDINAL SECTION 1:250



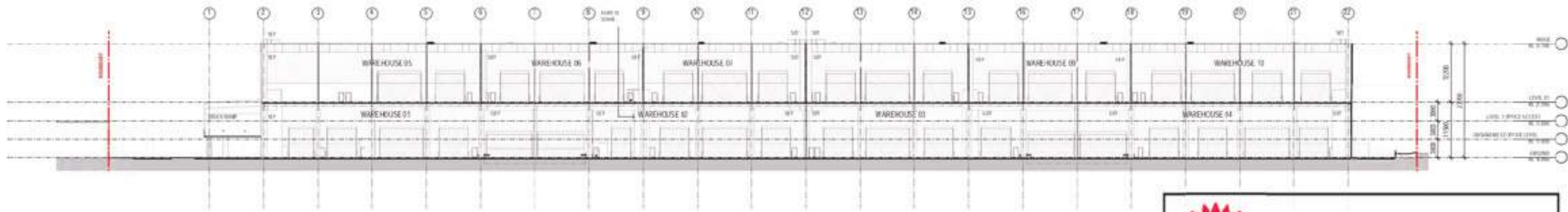
3 Section AA 1:250



4 Section AA2 1:250



1 SECTION LONG 1:400



2 SECTION LONG 1:400



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Approved application number: SSD-36464788

Granted on: 12 December 2023

Signed: JF Sheet number: 22 of 24



PM



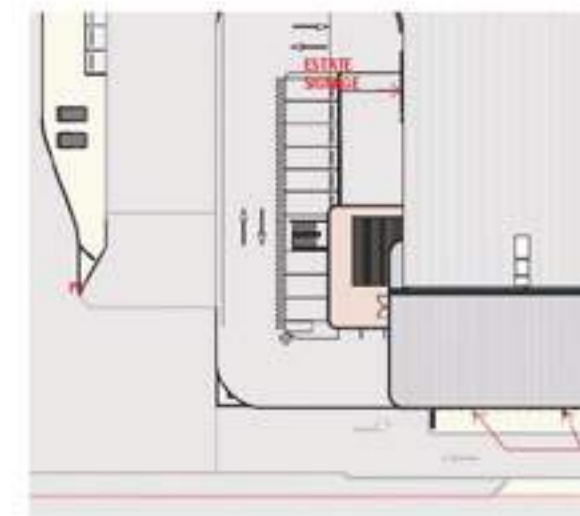
BACKLIT ADDRESS AND SPOTLIGHTS ON GROUND TO ILLUMINATE TENANT NAMES



STEEL PERFORATED MESH (#1) WITH WHITE VINYL LINING.



13 SIGNAGE KEY PLAN 1-400

OFFICE
IDENTIFICATION

PI PLAN 1.53



附 1 组



Pl. 1. 52



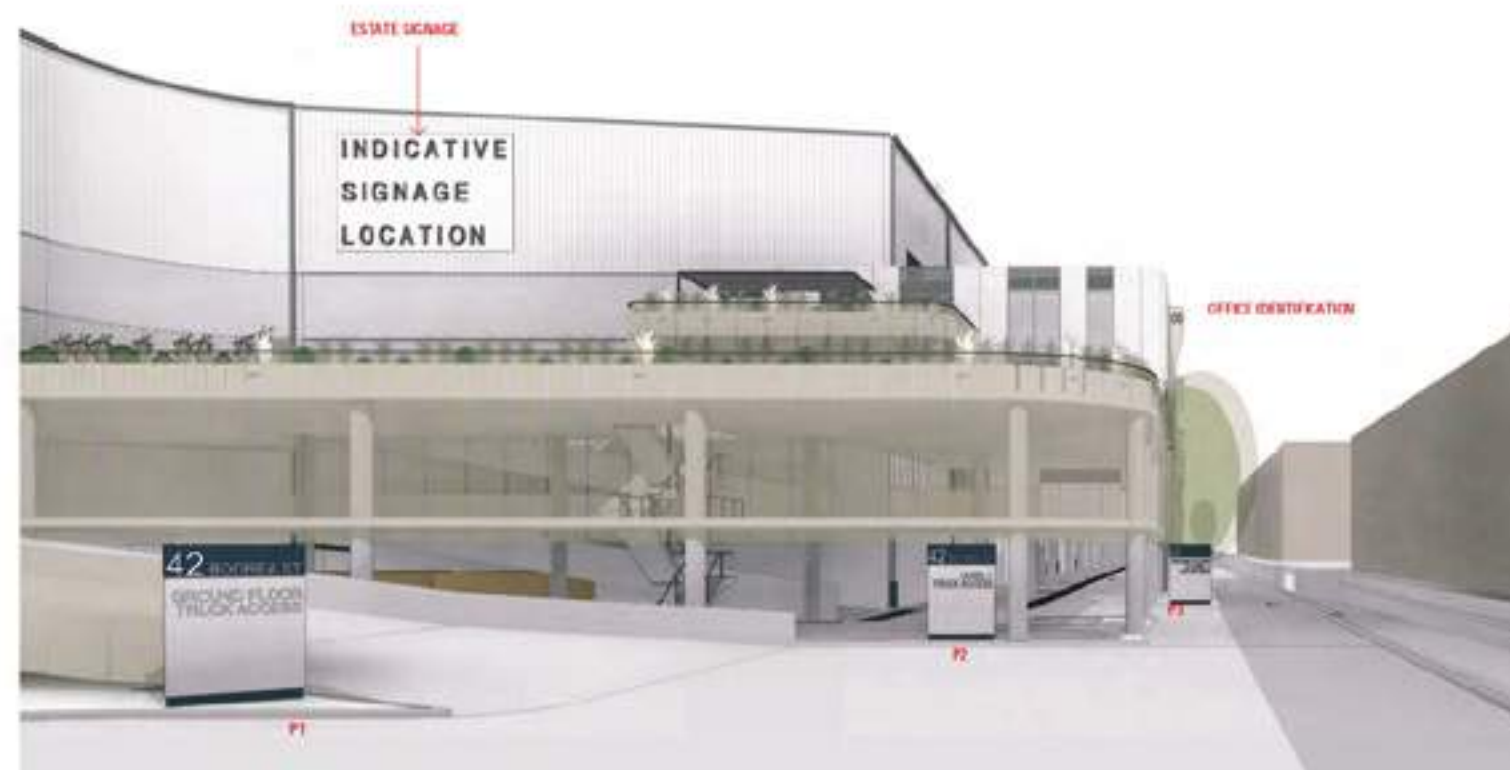
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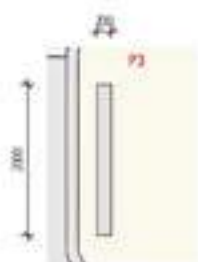
IT ADDRESS AND SPOTLIGHTS OWNED TO ILLUMINATE TENANT NAMES.



29: 1: 55

STEEL PERFORATED MESH IS
WITH WHITE DECEI NUMBER.

14. SEPARATE PERSPECTIVES



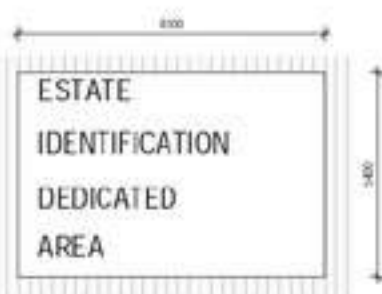
PEER REVIEWED 9/2005



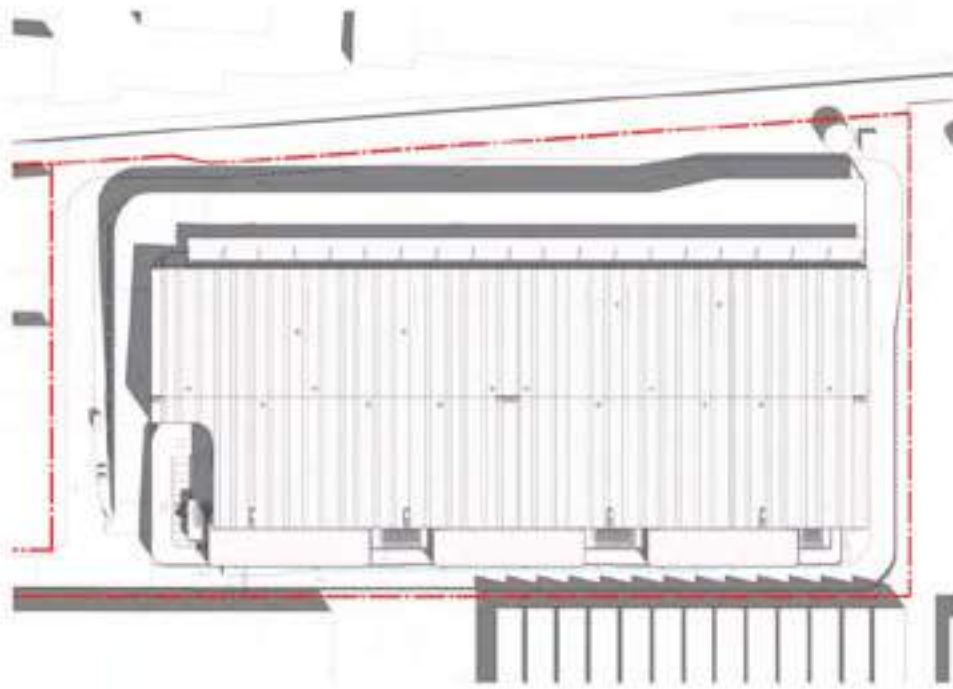
ADDRESS AND SPOT LIGHTS ON
TO ELIMINATE TENANT NAMES:



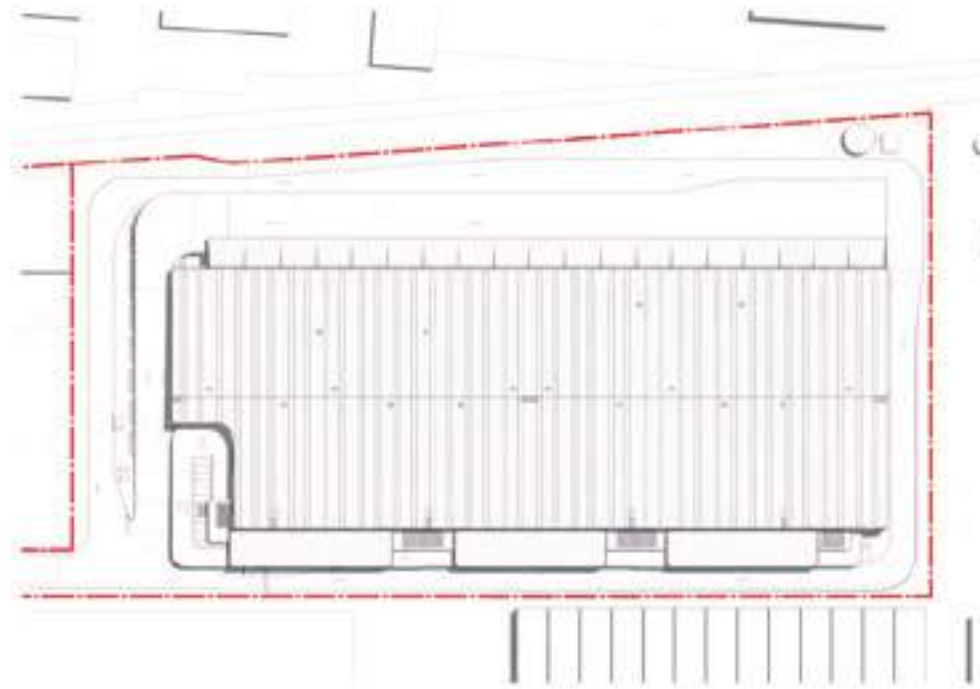
1:21 1:1



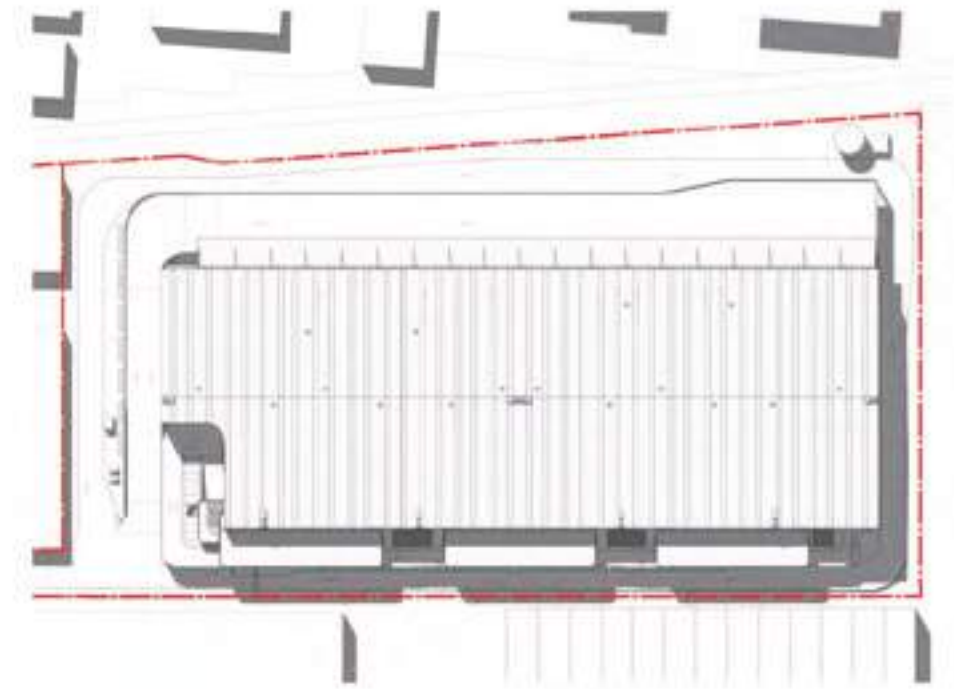
ESTATE SIGNAGE 1:100



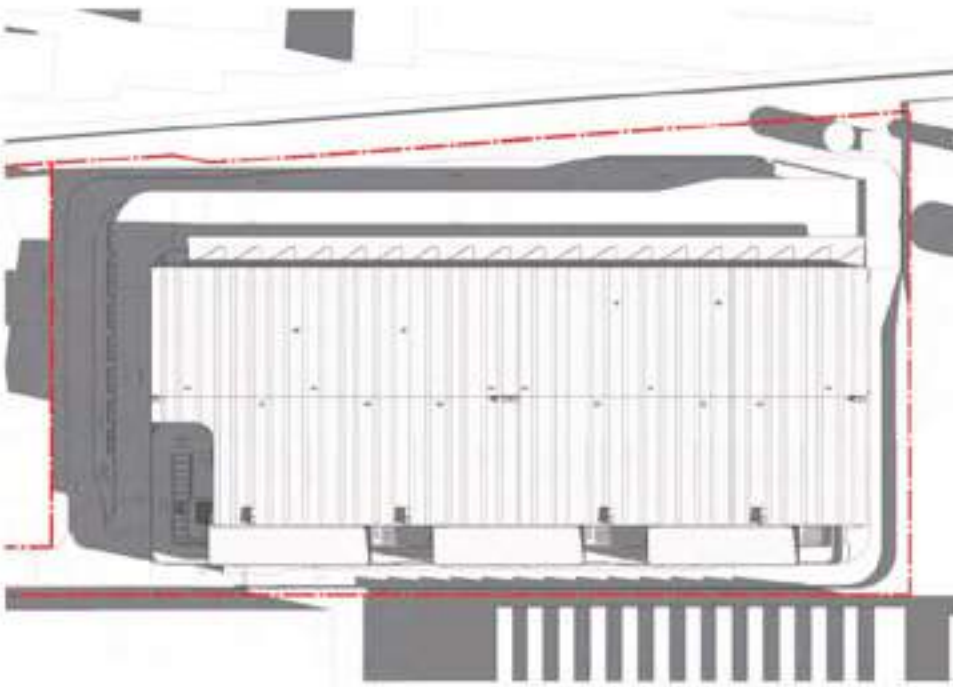
1 SUMMER SOLSTICE (21-12) SHADOWS 9AM 1:1200



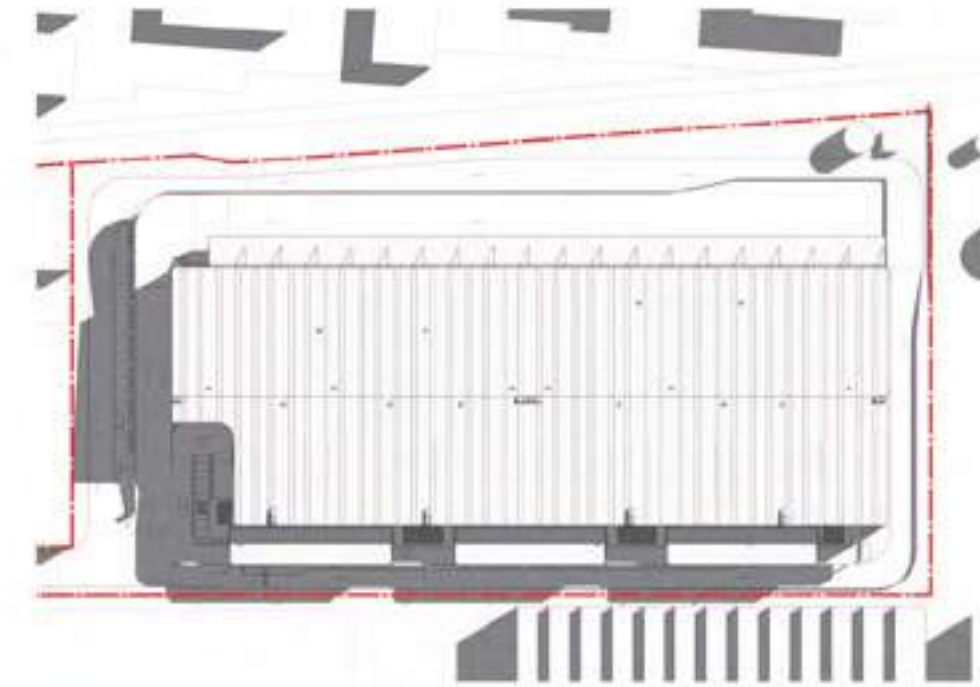
2 SUMMER SOLSTICE (21-12) SHADOWS 12PM 1:1200



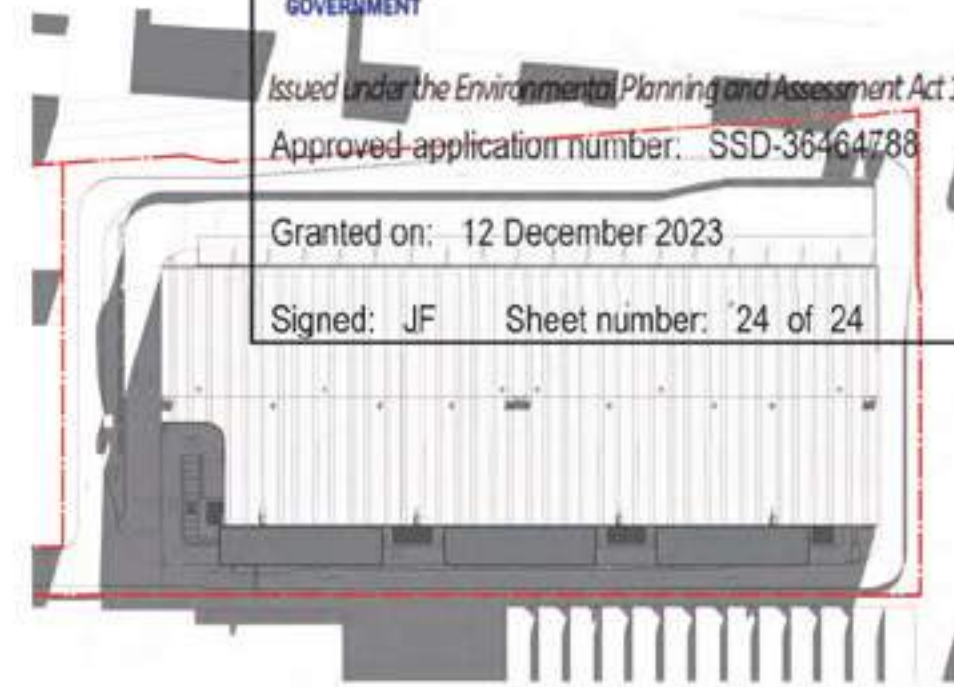
3 SUMMER SOLSTICE (21-12) SHADOWS 3PM 1:1200



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



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Approved application number: SSD-36464788

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Signed: JF Sheet number: 24 of 24