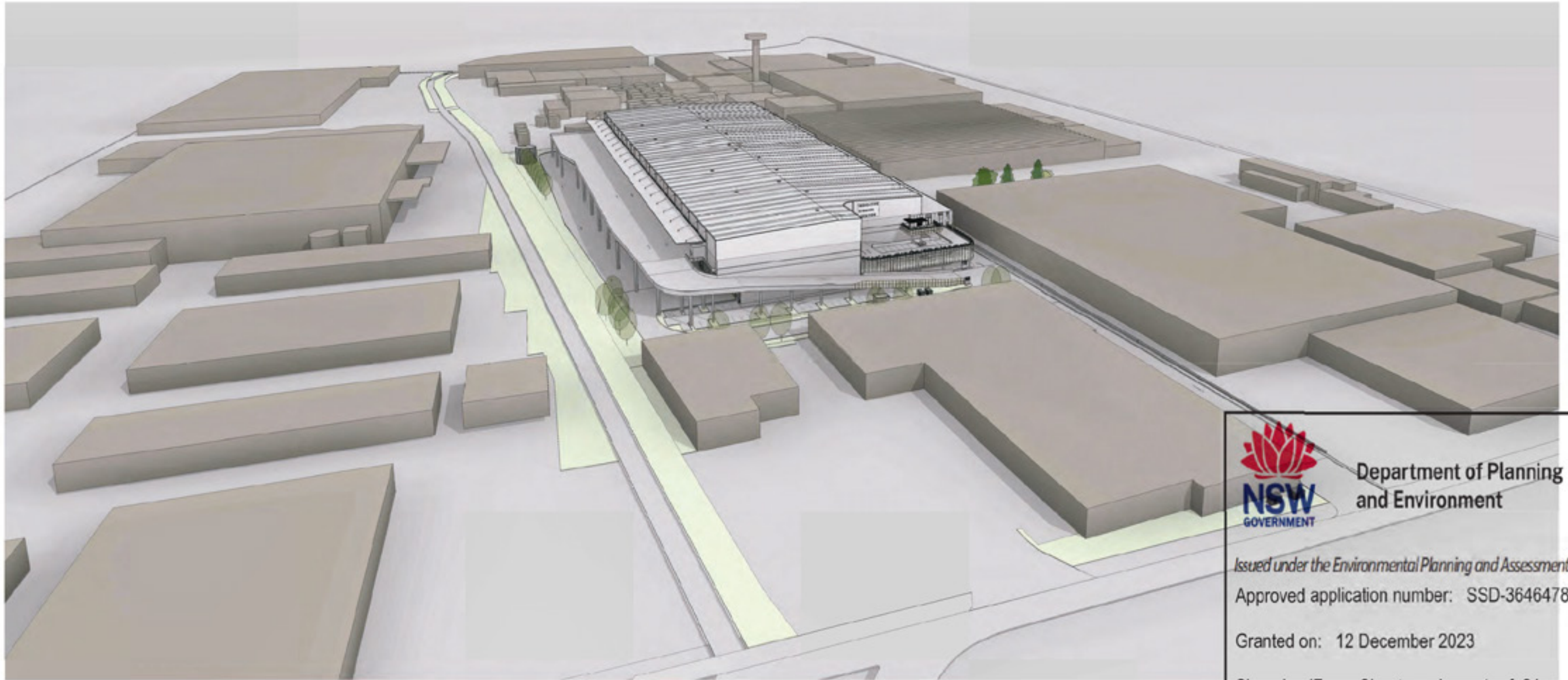




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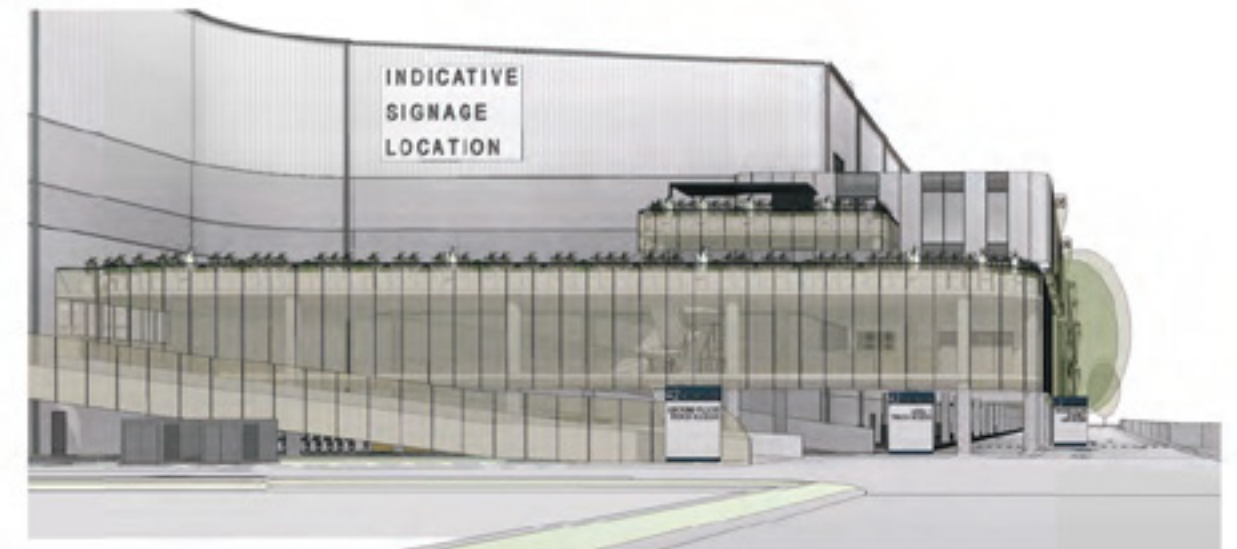
Granted on: 12 December 2023

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1 AERIAL VIEW C1



3 3D Boorea St View 2



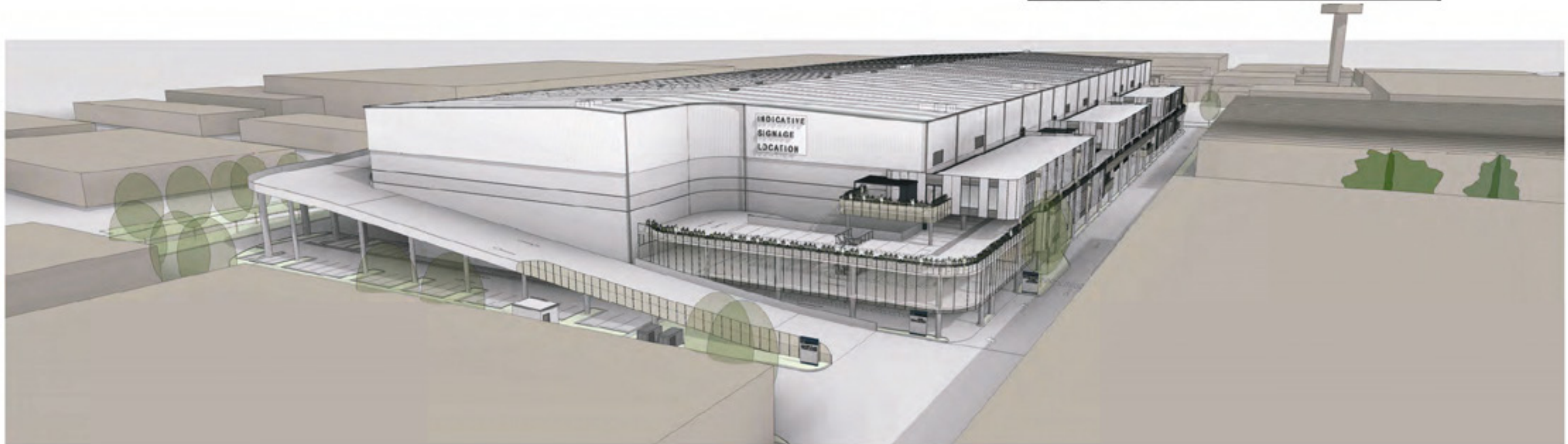
2 3D Boorea St View

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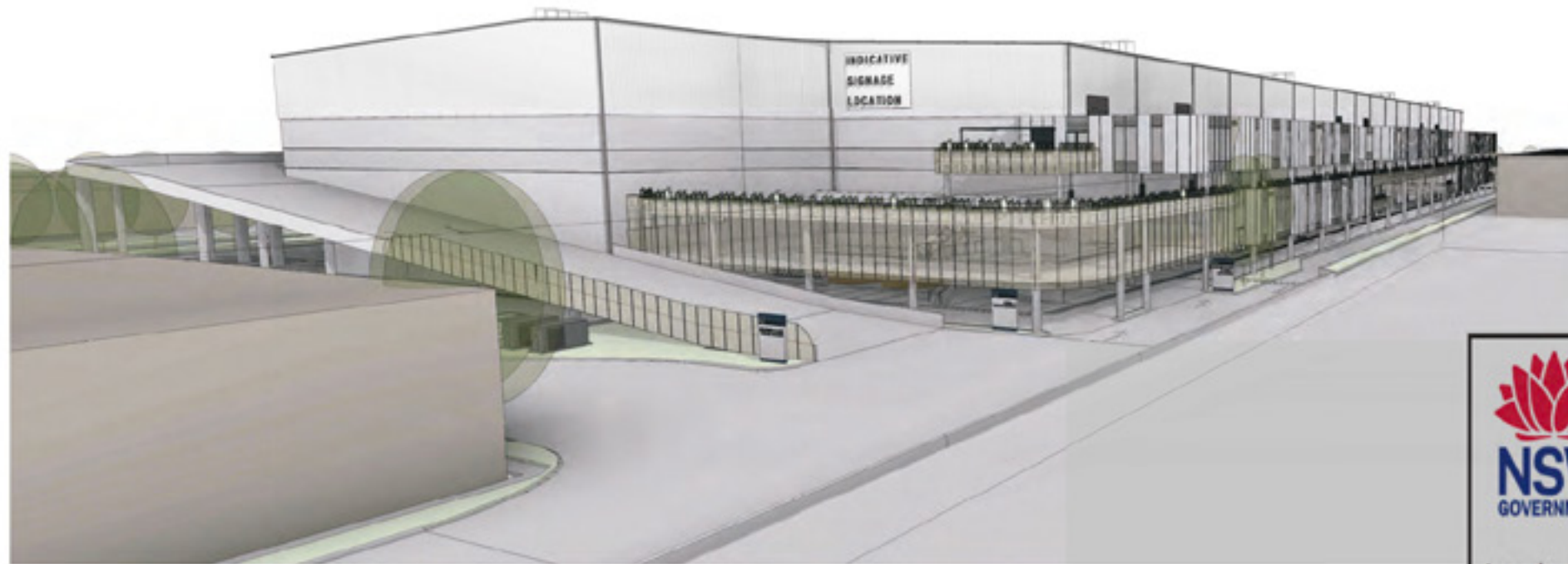
1 AERIAL VIEW 02



3 3D Boorea St View Copy 3



2 3D View 2



1 3D PERSPECTIVE 01



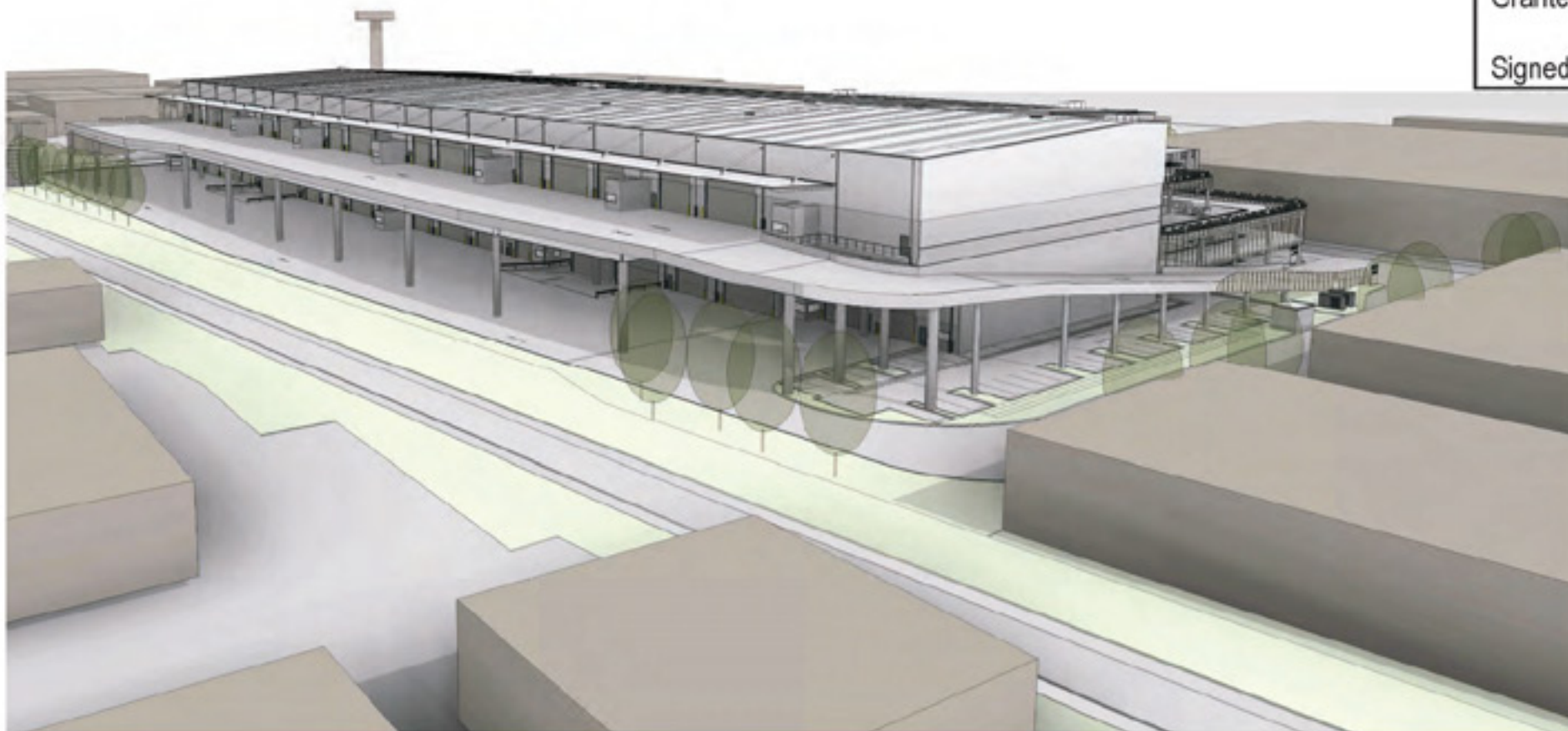
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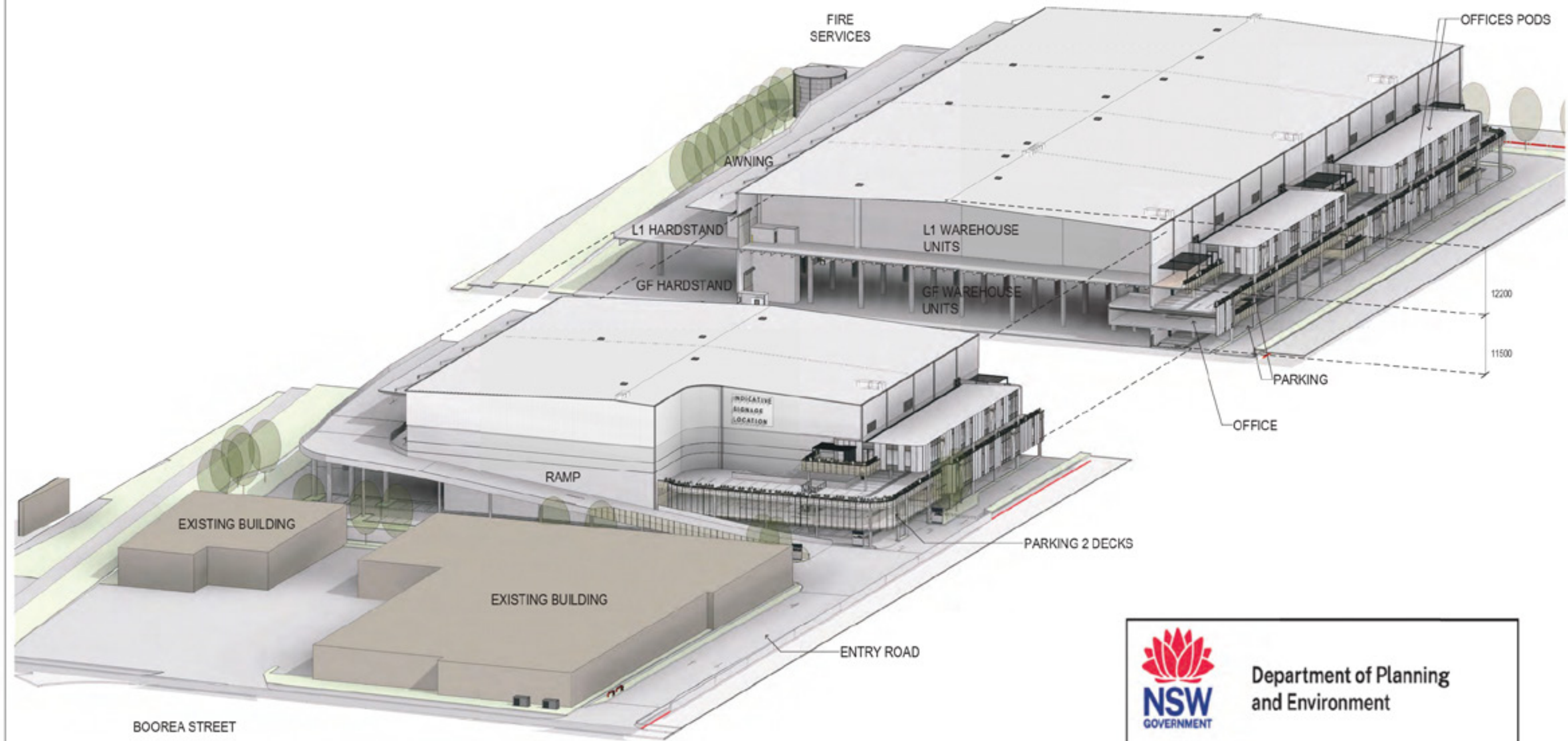
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2 3D PERSPECTIVE 02



2 3D SECTION

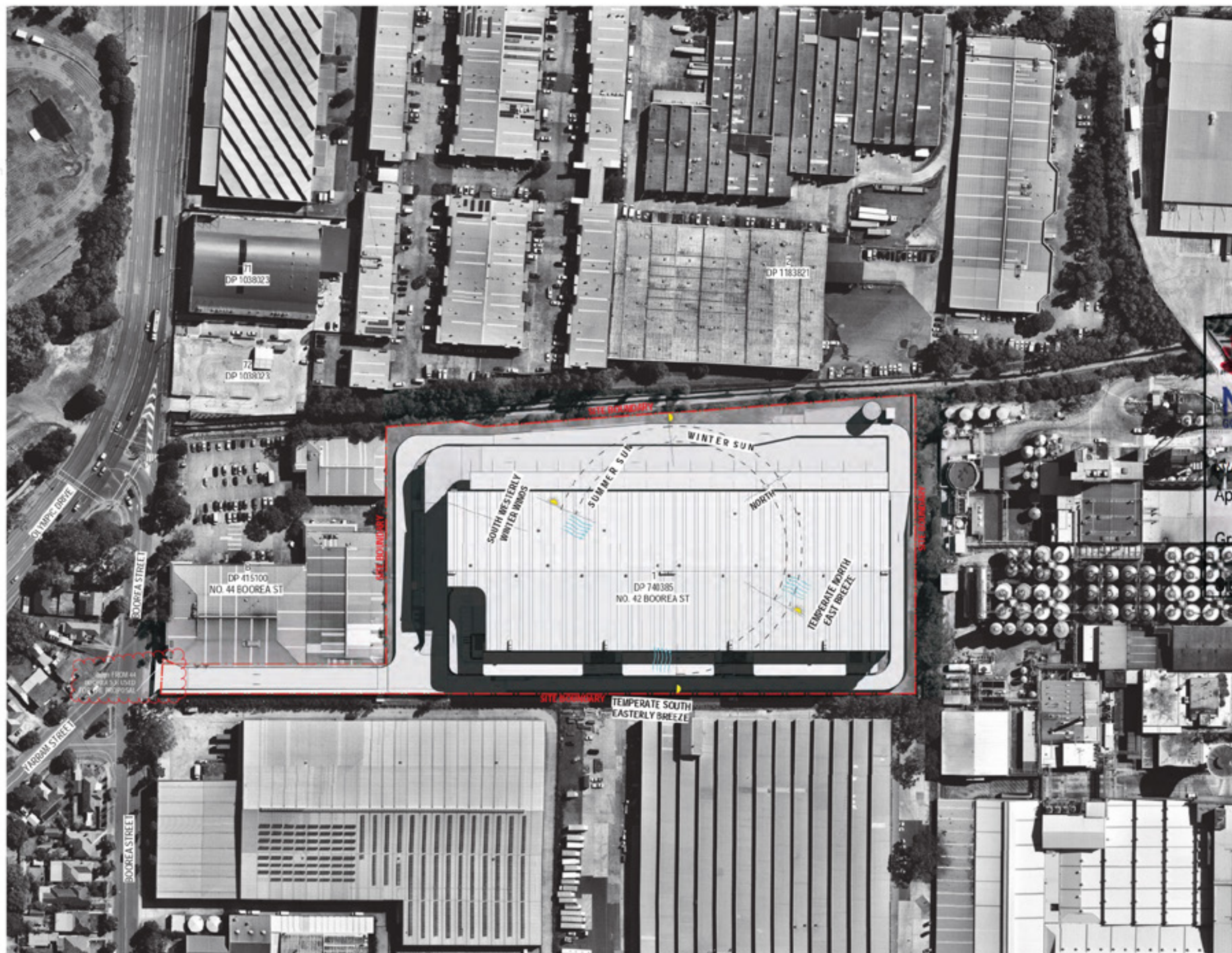


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DEVELOPMENT SUMMARY

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:	3,535 sqm
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LOBBIES	168 sqm
---------	---------

WAREHOUSE & DOCK OFFICE AREA	24,859 sqm
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TOTAL GFA	28,562 sqm
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PROPOSED FSR (of developable site area):	0.70:1
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LANDSCAPE AREA	12.43% (of developable site area)
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PARKING REQUIRED:	182
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CARPARKING PROVIDED:	188
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MOTORCYCLES PARKING	10
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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	2957 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	2940 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	2589 m ²	339 m ²	3028 m ²
TOTAL GFA	24859 m ²	4183 m ²	28962 m ²

LOADING ZONE	10041 m ²
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SBA ARCHIVES	F	INTUYAL APDEI	01/03/01
	O	INTUYAL APDEI	10/03/01
	N	OUNO, TE GALCIC	29/03/02
	A	OUNO, TE GALCIC	01/04/02

42-44 BOOREA STREET, LIDCOMBE

GROUND FLOOR

01.03.2023	As indicated @ A1	21165	04100
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GENERAL LEGEND:

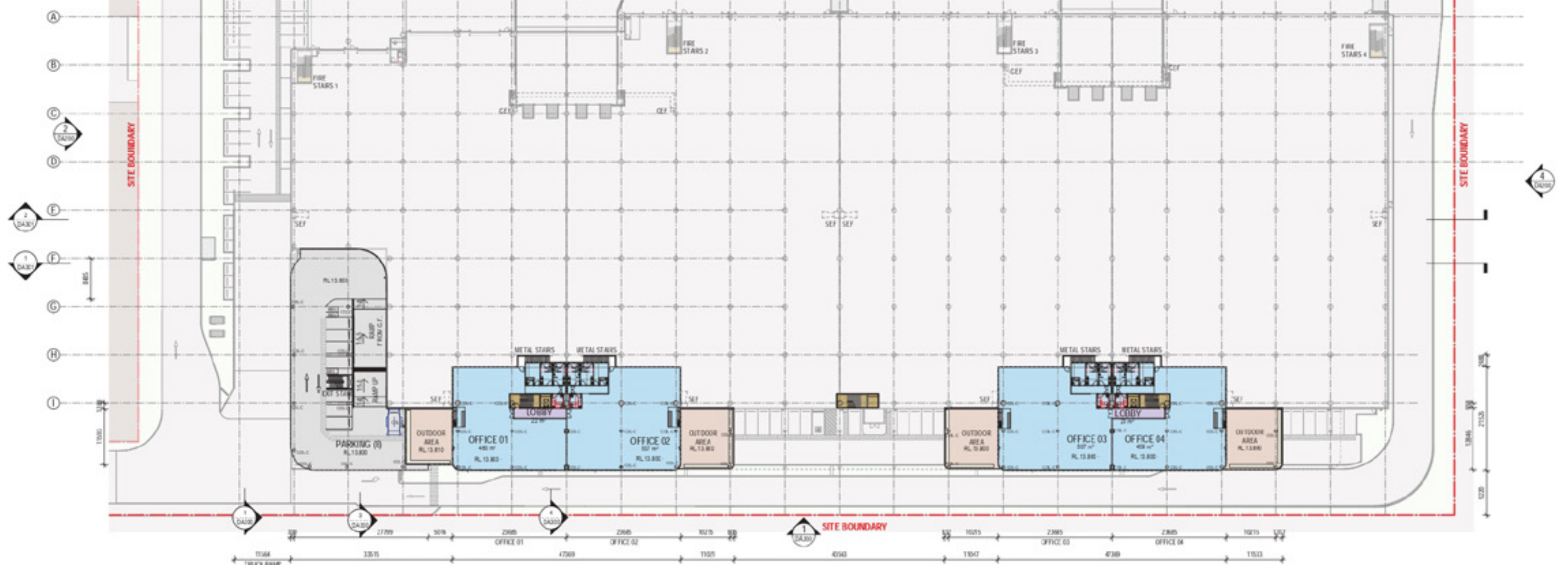
COL-C - CONCRETE COLUMN	--- SITE BOUNDARY
COL-S - STEEL COLUMN	- - - TO BE DEMOLISHED
RSD - ROLLER SHUTTER DOOR	--- EF - EXISTING CHAINLINK FENCE
EF - EXISTING FENCE	--- FNC-1 - FENCE TYPE 1-PALISADE
DP - DOWNPIPES	
RW - RETAINING WALL	Office Area
GEF - GROUND EXHAUST FAN	Warehouse Area
SEF - SMOKE EXHAUST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

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1 GROUND MEZZ OFFICE LEVEL(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-4bc
 - SEF - SMOKE EXHAUST FAN-4bc
 - TG1 - TELESCOPIC GATE-4bc
 - SG1 - SLIDING GATE
 - SG2 - SLING GATE
 - EX - EXIT
- SITE BOUNDARY
 - - - TO BE DEMOLISHED
 - EF - EXISTING CHAINLINK FENCE
 - OFFICE AREA
 - WAREHOUSE AREA
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOBBY AREA



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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-4bc
SEF - SMOKE EXHAUST FAN-4bc
TG1 - TELESCOPIC GATE-4bc
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

1 LEVEL 1 OFFICE ACCESS(1) 1:400

SBA

1	CONCRETE COLUMN	20000
2	STEEL COLUMN	10000
3	ROLLER SHUTTER DOOR	10000
4	FENCE TYPE 1	10000
5	EXISTING FENCE	10000
6	DOWNPIPES	10000
7	RETAINING WALL	10000
8	GROUND EXHAUST FAN-4bc	10000
9	SMOKE EXHAUST FAN-4bc	10000
10	TELESCOPIC GATE-4bc	10000
11	SLIDING GATE	10000
12	SWING GATE	10000
13	EXIT	10000

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE



LEVEL 1 OFFICE ACCESS

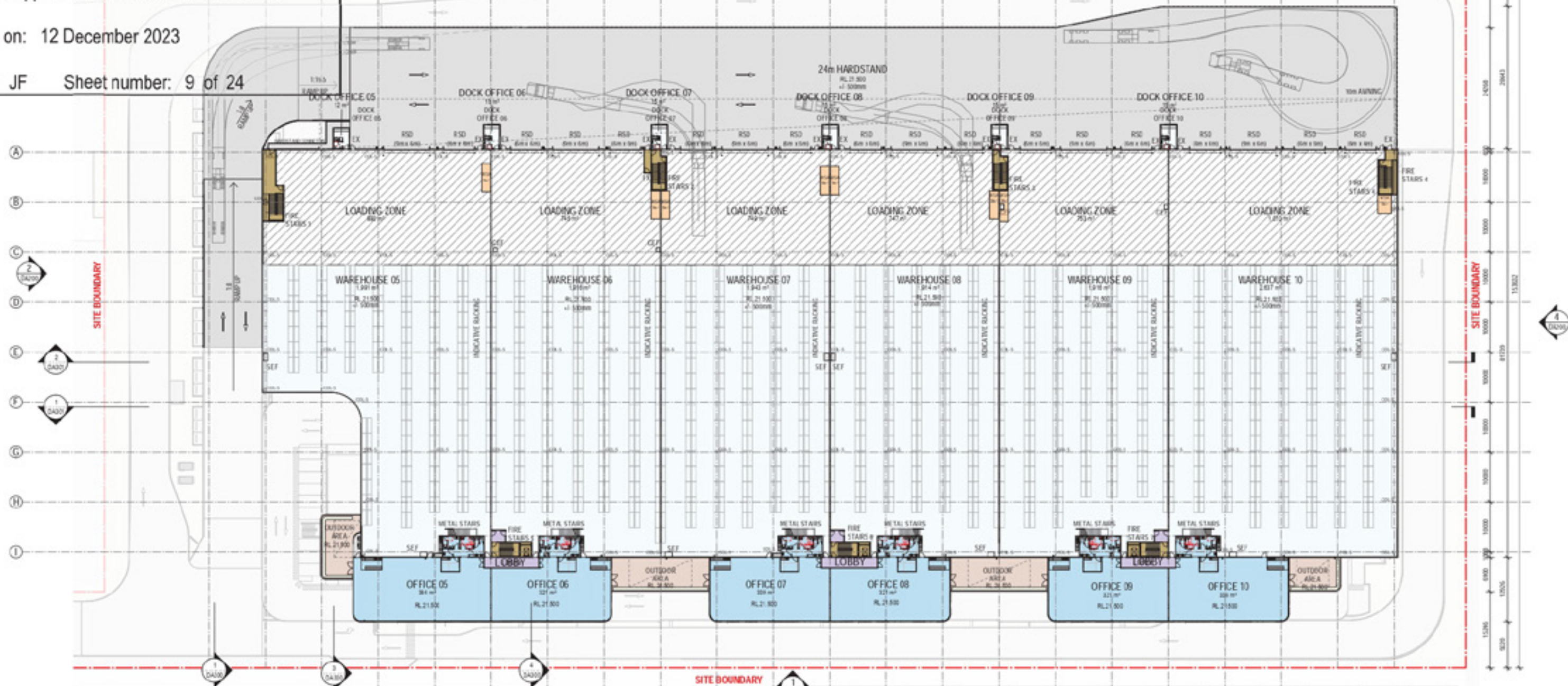
29.09.2022 As indicated @ A1 21165 DA102 G

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3 LEVEL 1 FLOOR PLAN 1:400

- GENERAL LEGEND:**
- 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
- SITE BOUNDARY
 - - - TO BE DEMOLISHED
 - EF - EXISTING CHAINLINK FENCE
 - OFFICE AREA
 - WAREHOUSE AREA
 - FIRE SERVICES
 - LANDSCAPE AREA
 - LOBBY AREA



1 LEVEL 1 WH AMENITIES 1:400

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE



LEVEL 1

29.09.2022 As indicated @ A1 21165 DA103 K



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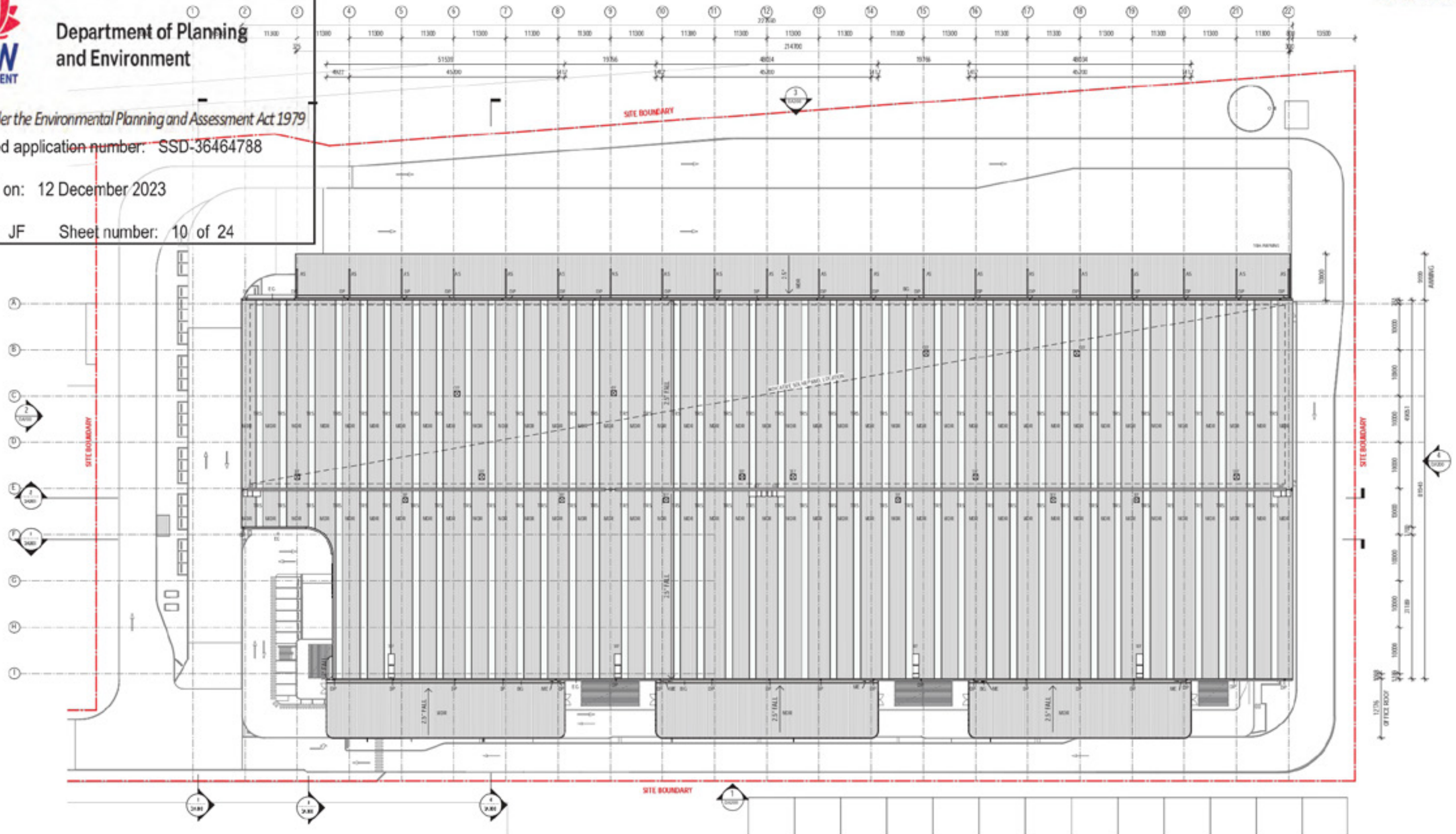
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1 ROOF PLAN 1:400

SBA
ARCHITECTS

1	CONCRETE SLAB	200mm
2	CONCRETE SLAB	200mm
3	CONCRETE SLAB	200mm
4	CONCRETE SLAB	200mm
5	CONCRETE SLAB	200mm
6	CONCRETE SLAB	200mm
7	CONCRETE SLAB	200mm
8	CONCRETE SLAB	200mm
9	CONCRETE SLAB	200mm
10	CONCRETE SLAB	200mm
11	CONCRETE SLAB	200mm
12	CONCRETE SLAB	200mm
13	CONCRETE SLAB	200mm
14	CONCRETE SLAB	200mm
15	CONCRETE SLAB	200mm
16	CONCRETE SLAB	200mm
17	CONCRETE SLAB	200mm
18	CONCRETE SLAB	200mm
19	CONCRETE SLAB	200mm
20	CONCRETE SLAB	200mm
21	CONCRETE SLAB	200mm
22	CONCRETE SLAB	200mm

PROPOSED INDUSTRIAL DEVELOPMENT

42-44 BOOREA STREET, LIDCOMBE



ROOF PLAN

20/09/2022
As indicated on A1

ROOF LEGEND
NEW - METAL ROOF SHEET
EX - TRANSPARENT ROOF SHEET
G - GUTTER
D - DOWNPIPE
E - EXHAUST

00000

C