

HALE CAPITAL DEVELOPMENT MANAGEMENT**MOXON ROAD MULTI-LEVEL WAREHOUSE PUNCHBOWL**

45-57 MOXON RD, PUNCHBOWL

DRAWING LIST

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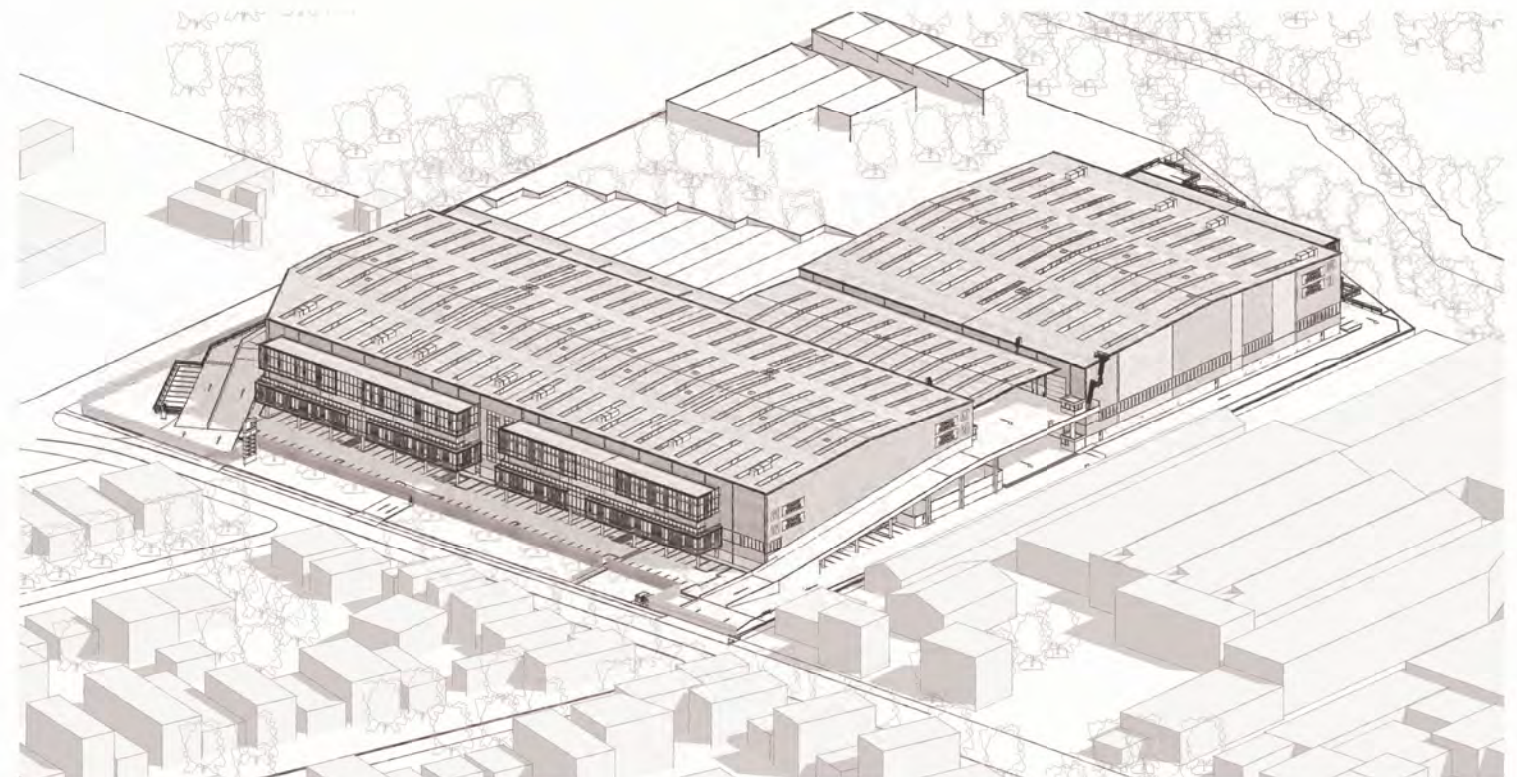
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Approved application number: SSD-55266460

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ISSUE FOR DA

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ISSUE	DESCRIPTION	DATE
4	ISSUE FOR DA	28.03.2023
3	ISSUE FOR DA	22.02.2023
2	ISSUE FOR DA	21.01.2023
1	PRELIMINARY	14.12.2022

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MOXON ROAD MULTI-LEVEL WAREHOUSE, PUNCHBOWL

45-57 MOXON ROAD, PUNCHBOWL



COVERPAGE

DATE: 28.03.2023 SCALE: 1:500 @ A1

SHEET: 22146 DRAWING: DA000



1 SOUTHEAST ENTRY



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2 NORTHEAST EXIT

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MOXON ROAD MULTI-LEVEL WAREHOUSE, PUNCHBOWL

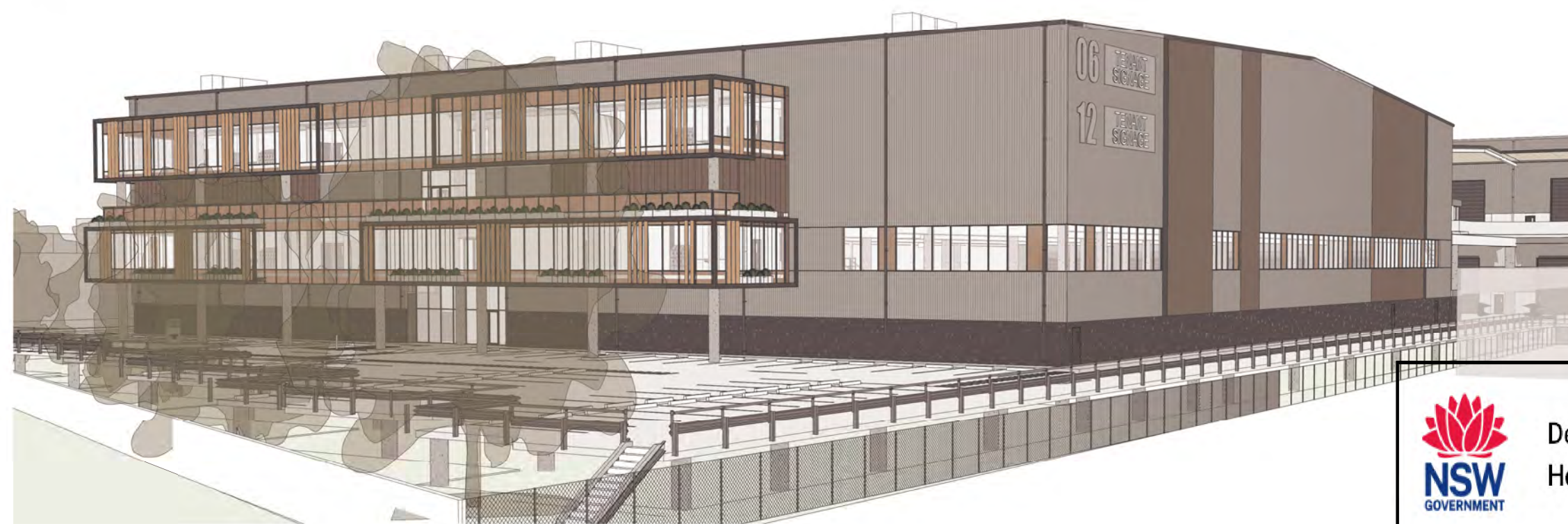
45-57 MOXON ROAD, PUNCHBOWL

FILE
3D VIEW PERSPECTIVES 01

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1 NORTHWEST CORNER



2 SOUTHWEST CORNER



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5	ISSUE FOR DA	06.04.2023
4	ISSUE FOR DA	28.03.2023
3	ISSUE FOR DA	22.02.2023
2	ISSUE FOR DA	23.01.2023
1	PRELIMINARY	14.12.2022

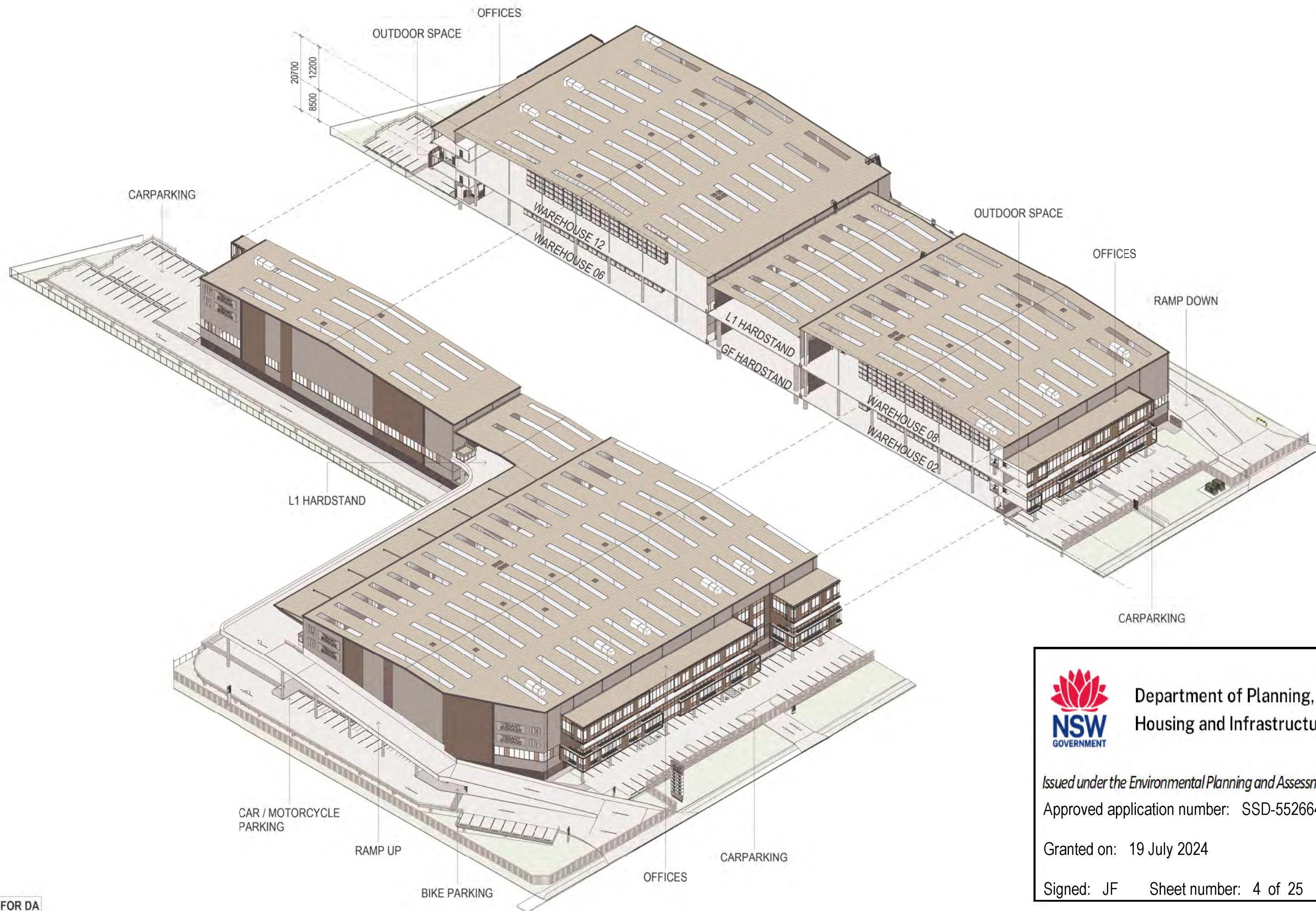
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MOXON ROAD MULTI-LEVEL WAREHOUSE, PUNCHBOWL

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TITLE
3D VIEW PERSPECTIVES 02

DATE 06.04.2023	SCALE @ A1	SHEET NO. 22146	PROJECT NO. DA011	PAGE NO. 5
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3D SECTION

DATE: 06.04.2023 SCALE: @ A1

REVISION: 22146 DRAWING: DA015

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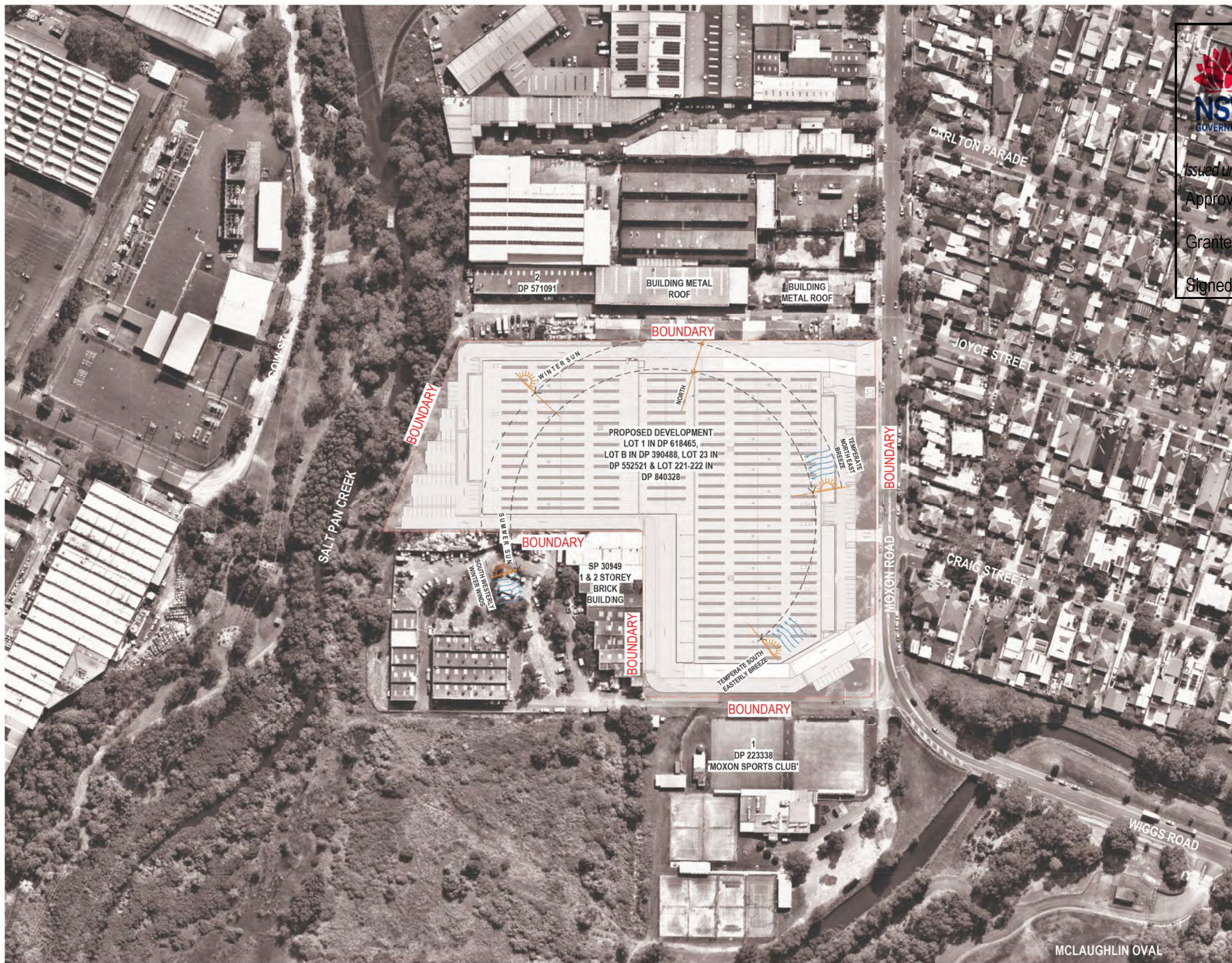
Signed: JF Sheet number: 5 of 25

DEVELOPMENT SUMMARY

DEVELOPABLE SITE AREA	34,499 m ²
TOTAL GFA	29,309 m ²
PROPOSED FSR	.85: 1
LANDSCAPE AREA	3,451 m ²
LANDSCAPE PERCENTAGE	10%
BICYCLE PARKING	20
MOTORCYCLE PARKING	20
PARKING REQUIREMENTS	
1 CAR SPACE PER 40m ² OF OFFICE GFA	177.7
1 CAR SPACE PER 300m ² OF WAREHOUSE GFA	
PARKING REQUIRED	178
PARKING PROVIDED	178

GFA - AREA SCHEDULE

UNIT NAME	WAREHOUSE + DOCK OFFICE AREAS	OFFICE AREA	LOBBY AREA	TOTAL AREAS
LOBBY 01-02	0 m ²	0 m ²	55 m ²	55 m ²
LOBBY 03-04	0 m ²	0 m ²	55 m ²	55 m ²
LOBBY 05-06	0 m ²	0 m ²	55 m ²	55 m ²
LOBBY 07-08	0 m ²	0 m ²	53 m ²	53 m ²
LOBBY 09-10	0 m ²	0 m ²	53 m ²	53 m ²
LOBBY 11-12	0 m ²	0 m ²	53 m ²	53 m ²
TENANCY 01	1,911 m ²	312 m ²	0 m ²	2,223 m ²
TENANCY 02	1,604 m ²	312 m ²	0 m ²	1,916 m ²
TENANCY 03	1,573 m ²	312 m ²	0 m ²	1,885 m ²
TENANCY 04	1,977 m ²	312 m ²	0 m ²	2,289 m ²
TENANCY 05	2,307 m ²	312 m ²	0 m ²	2,619 m ²
TENANCY 06	2,990 m ²	312 m ²	0 m ²	3,302 m ²
TENANCY 07	2,011 m ²	312 m ²	0 m ²	2,323 m ²
TENANCY 08	1,675 m ²	312 m ²	0 m ²	1,987 m ²
TENANCY 09	1,669 m ²	312 m ²	0 m ²	1,981 m ²
TENANCY 10	2,082 m ²	312 m ²	0 m ²	2,394 m ²
TENANCY 11	2,377 m ²	312 m ²	0 m ²	2,689 m ²
TENANCY 12	3,065 m ²	312 m ²	0 m ²	3,377 m ²
TOTAL:	25,241 m ²	3,744 m ²	324 m ²	29,309 m ²



ISSUE FOR DA 1 SITE ANALYSIS 1:1000



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7	ISSUE FOR COORDINATION	07.12.2022
8	ISSUE FOR COORDINATION	28.11.2022
9	ISSUE FOR COORDINATION	28.11.2022

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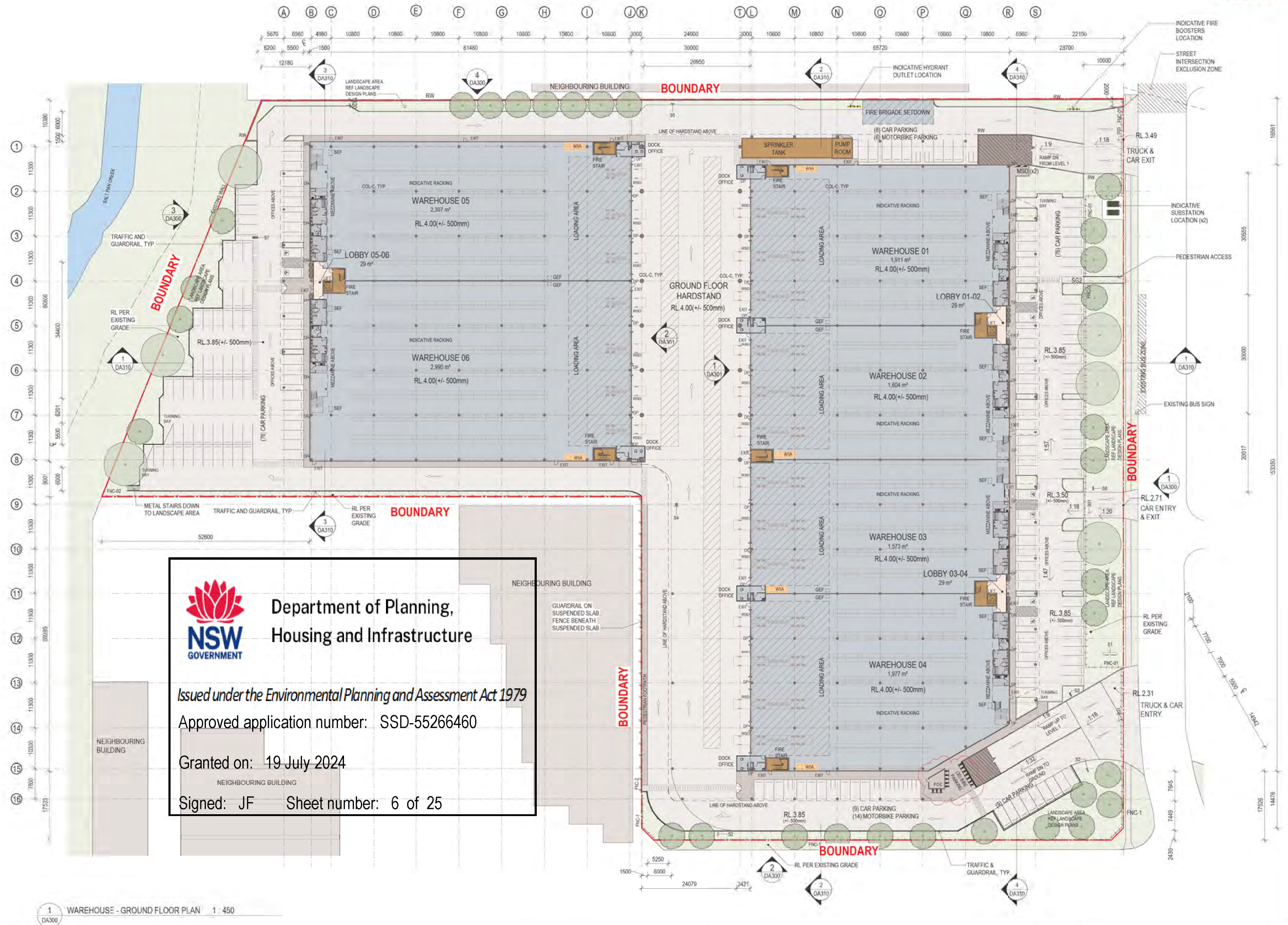
MOXON ROAD MULTI-LEVEL WAREHOUSE, PUNCHBOWL

45-57 MOXON ROAD, PUNCHBOWL



SITE ANALYSIS PLAN & SUMMARY

DATE: 28.03.2023 SCALE: 1:1000 @ A1 SHEET: 22146 OF 2500



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
- SEF - SMOKE EXHAUST FAN
- SD/FD - SMOKE / FIRE DAMPER
- TG1 - TELESCOPIC GATE
- TYP - (TYPICAL)
- SG1 - SLIDING GATE
- SG2 - SWING GATE - PEDESTRIAN
- SG3 - TELESCOPIC GATE
- SITE BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACK
- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- SIGNAGE - REFER TO SIGNAGE DETAILS
- FIRE SERVICES
- LANDSCAPE AREA
- WASTE AREA

ISSUE FOR DA

1 WAREHOUSE - GROUND FLOOR PLAN 1:450

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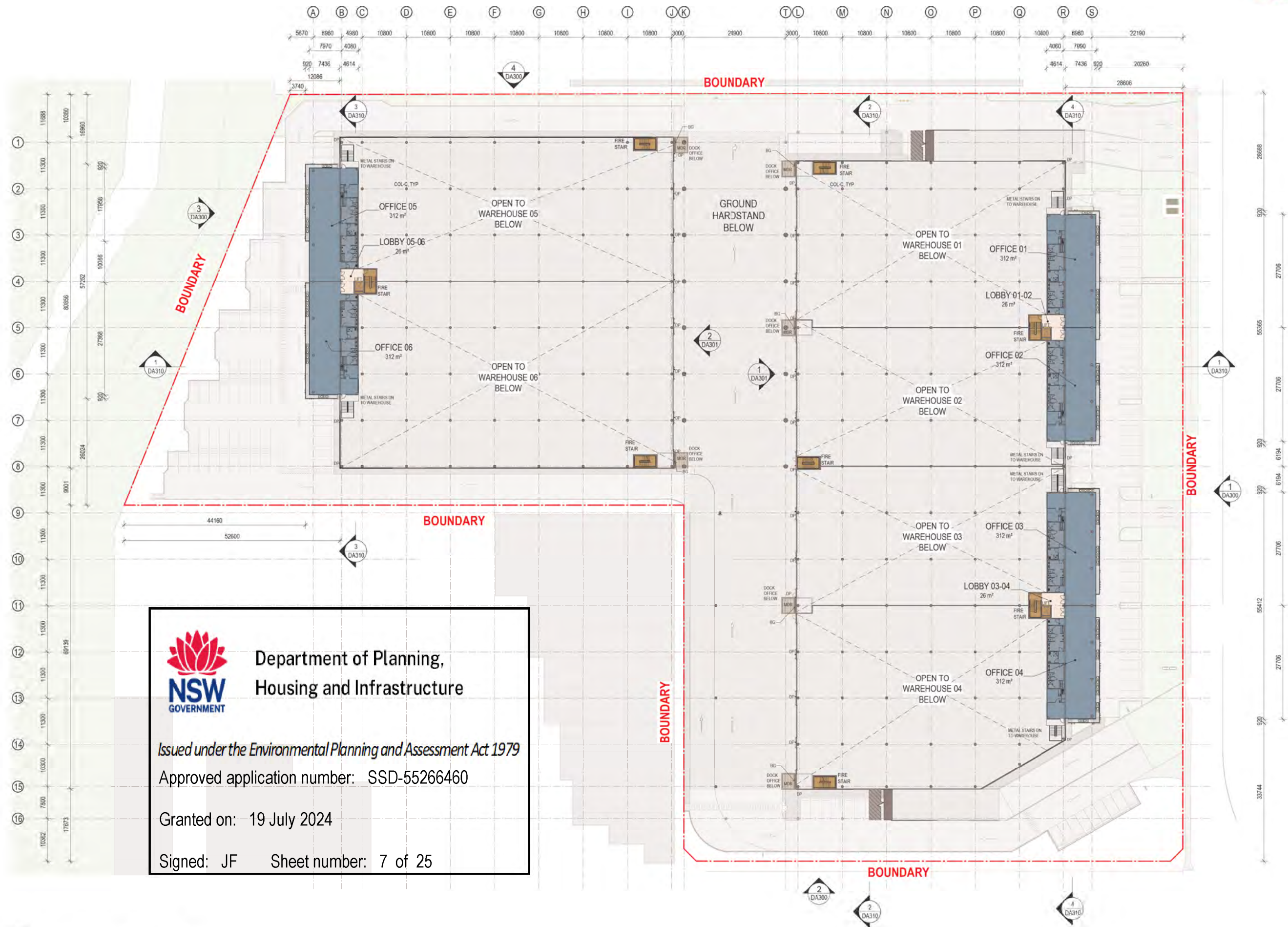
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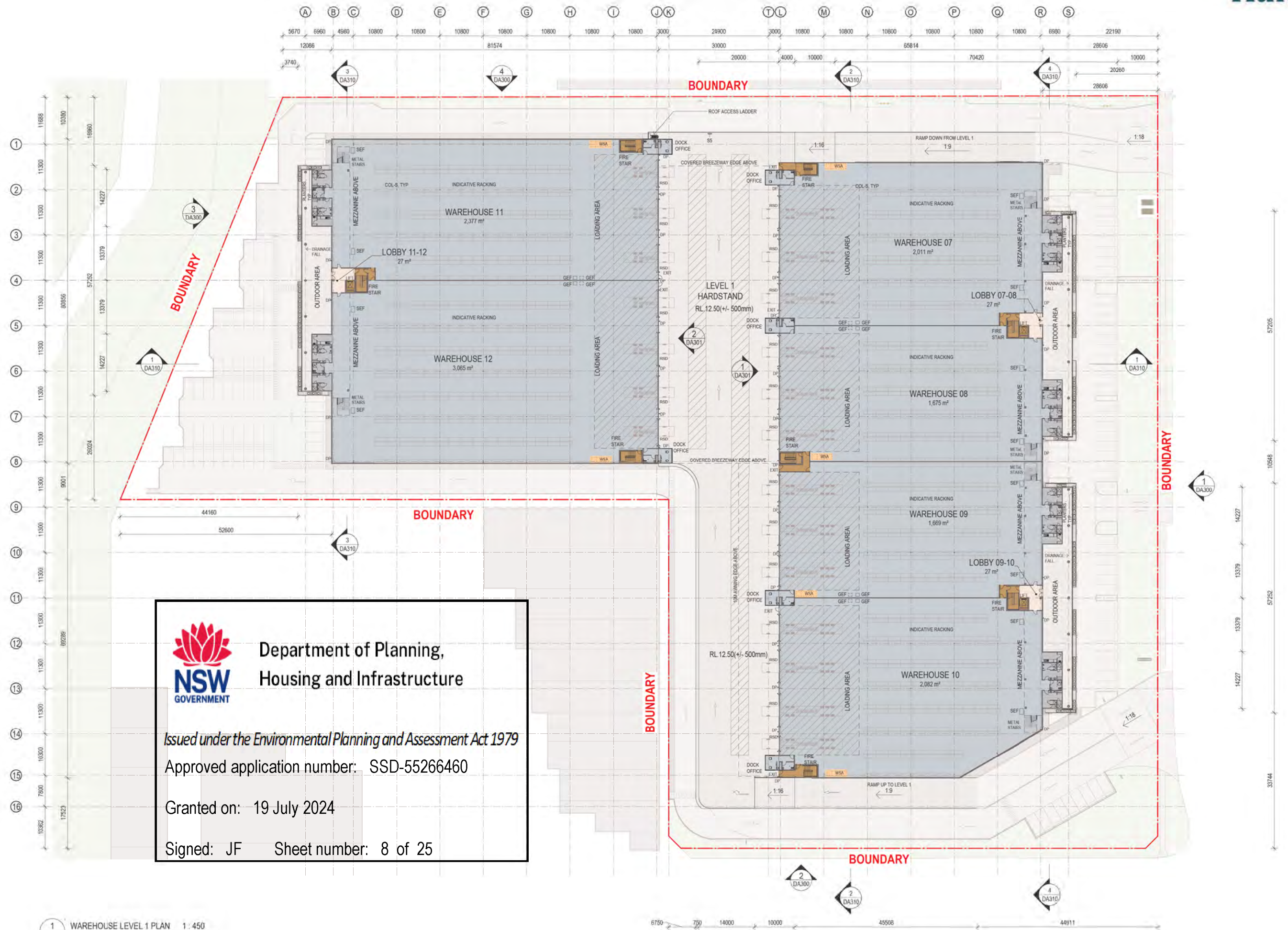


WAREHOUSE GF PLAN

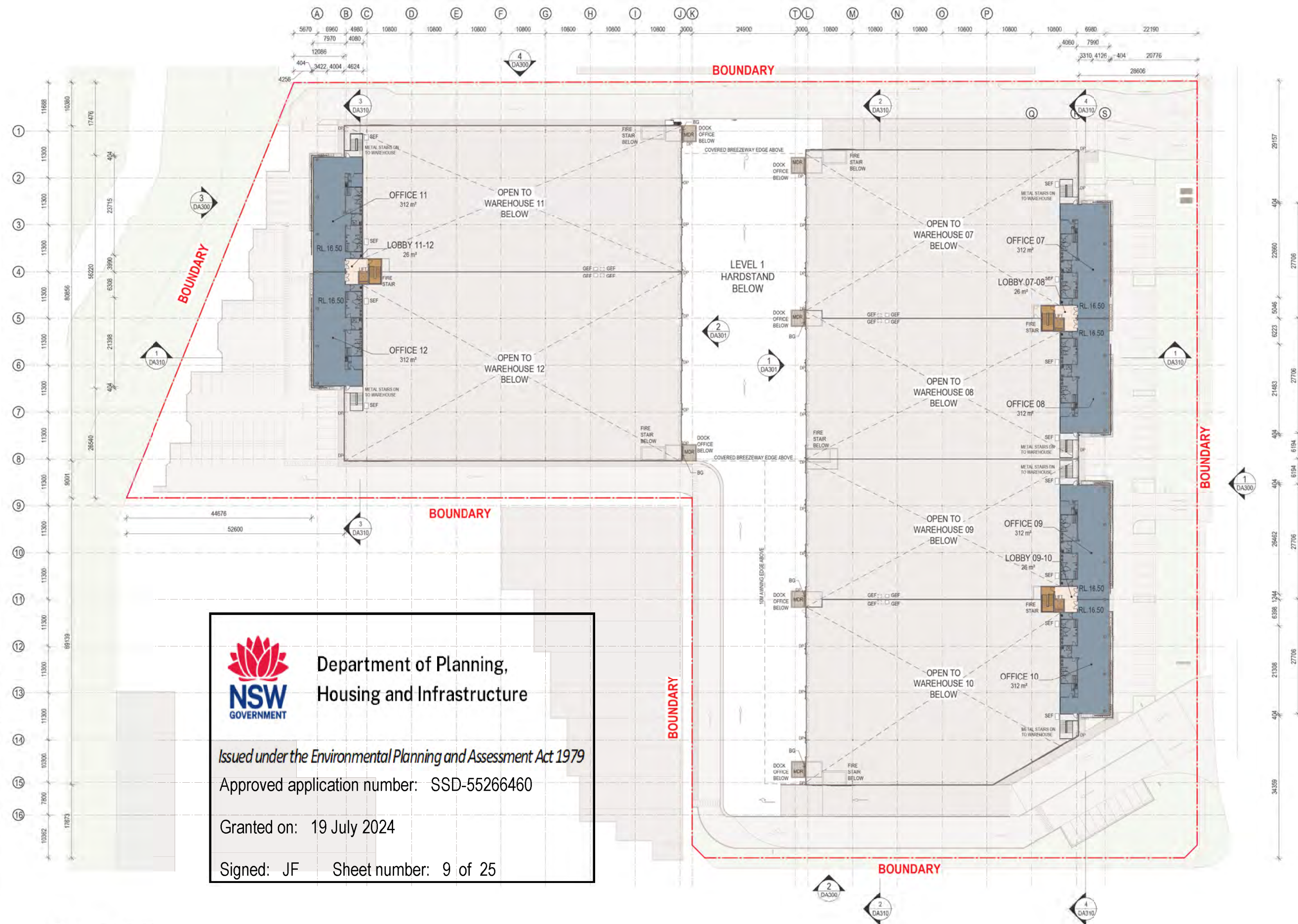
23.01.2024 As indicated @ A1 22146 DA100 17



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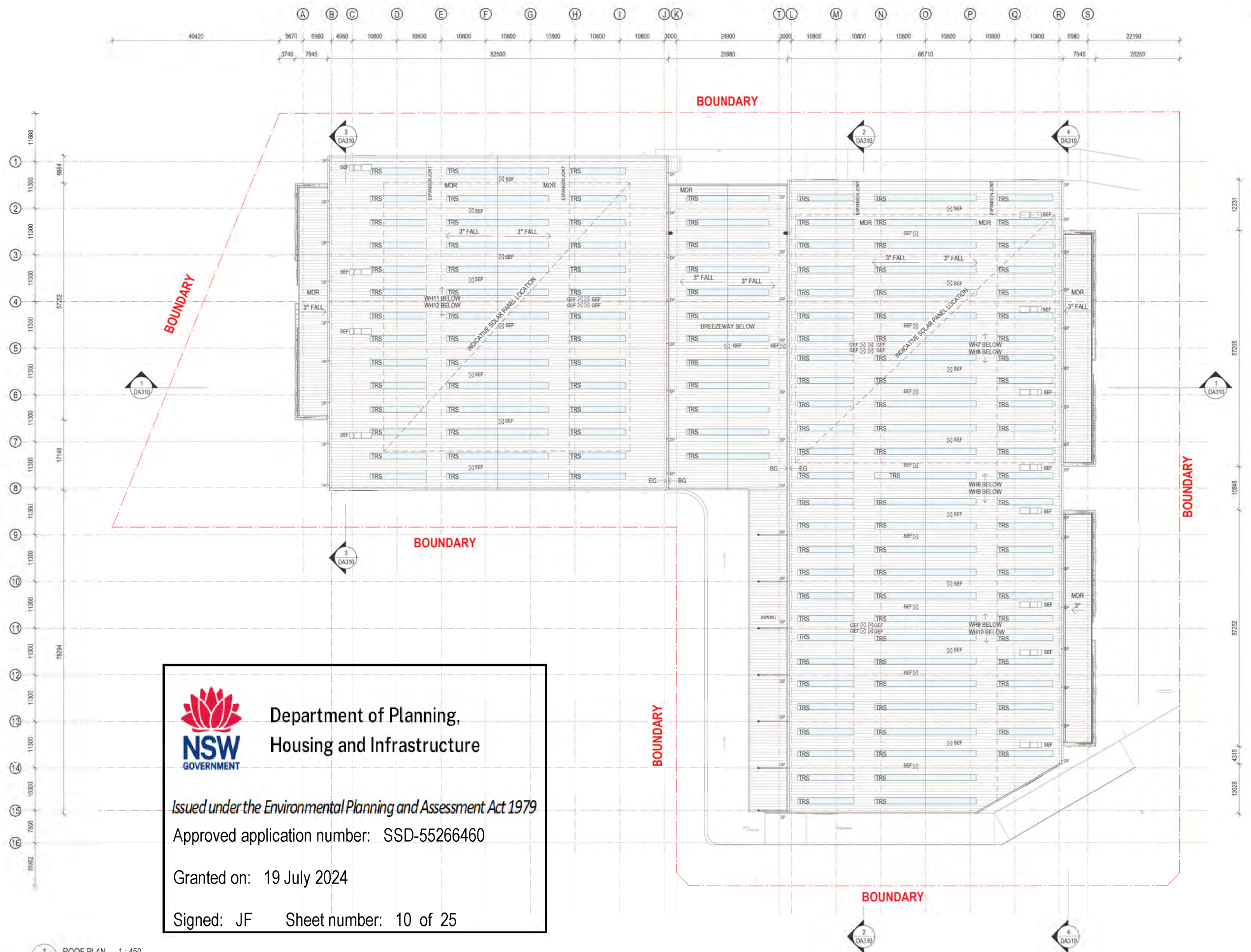


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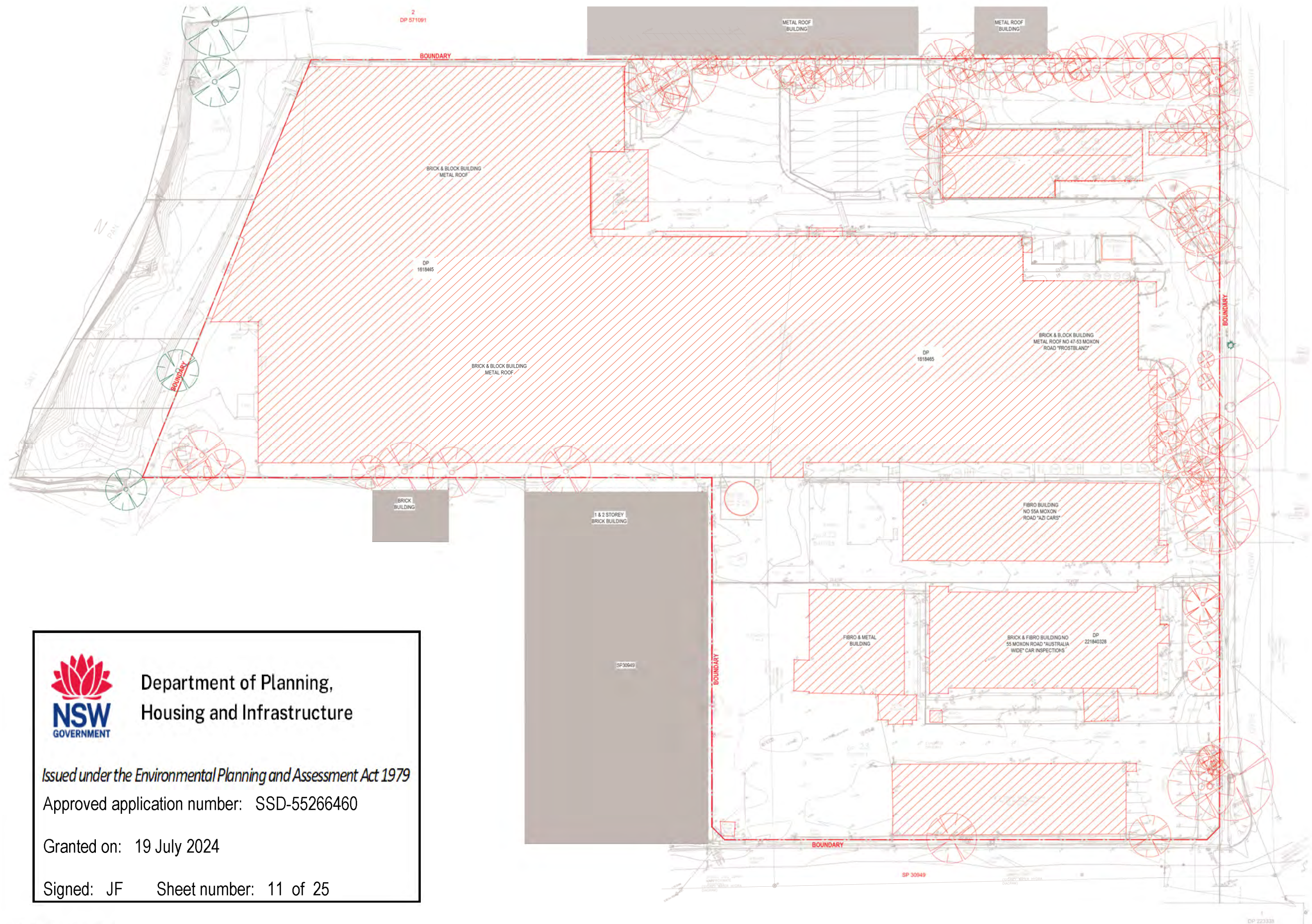


ISSUE FOR DA

1 MEZZANINE OFFICE - L1 1:450



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LEGEND

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

ISSUE FOR DA

1 GROUND EXISTING 1:450

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NO.	DESCRIPTION	DATE
1	ISSUE FOR DA	28.03.2023
2	ISSUE FOR COORDINATION	11.10.2022
3	PRELIMINARY PROGRESS FOR REVIEW	30.09.2022

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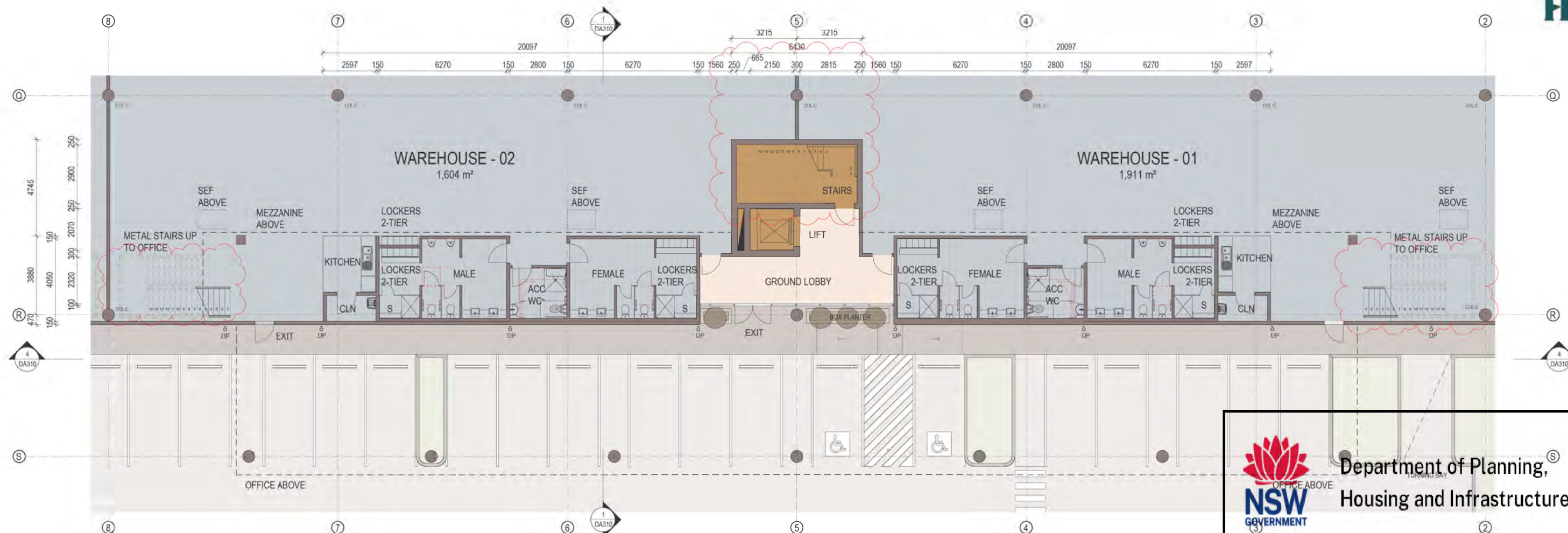
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SITE DEMOLITION PLAN

DATE: 28.03.2023 SCALE: As indicated @ A1 SHEET: 22146 DRAWING: DA105



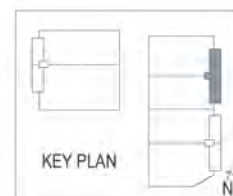
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6	BUILDING SECTION COORDINATION	25.09.2023
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4	ISSUE FOR DA	28.03.2023
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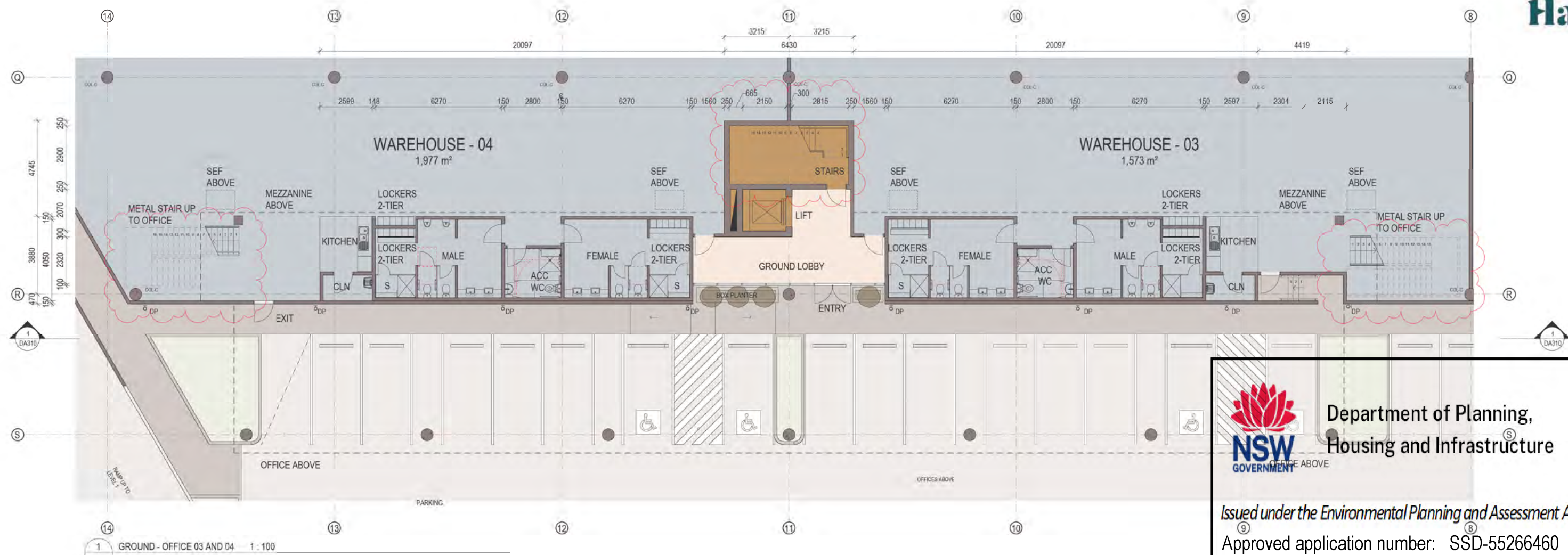


OFFICE 01, 02 FLOOR PLANS

DATE: 25.09.2023 SCALE: 1:100 @ A1

SHEET: 22146 DRAWING: DA200

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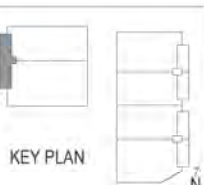
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OFFICE 05, 06 FLOOR PLANS

DATE: 25.09.2023 SCALE: 1:100 @ A1

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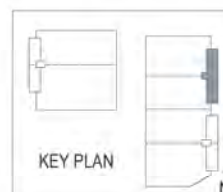
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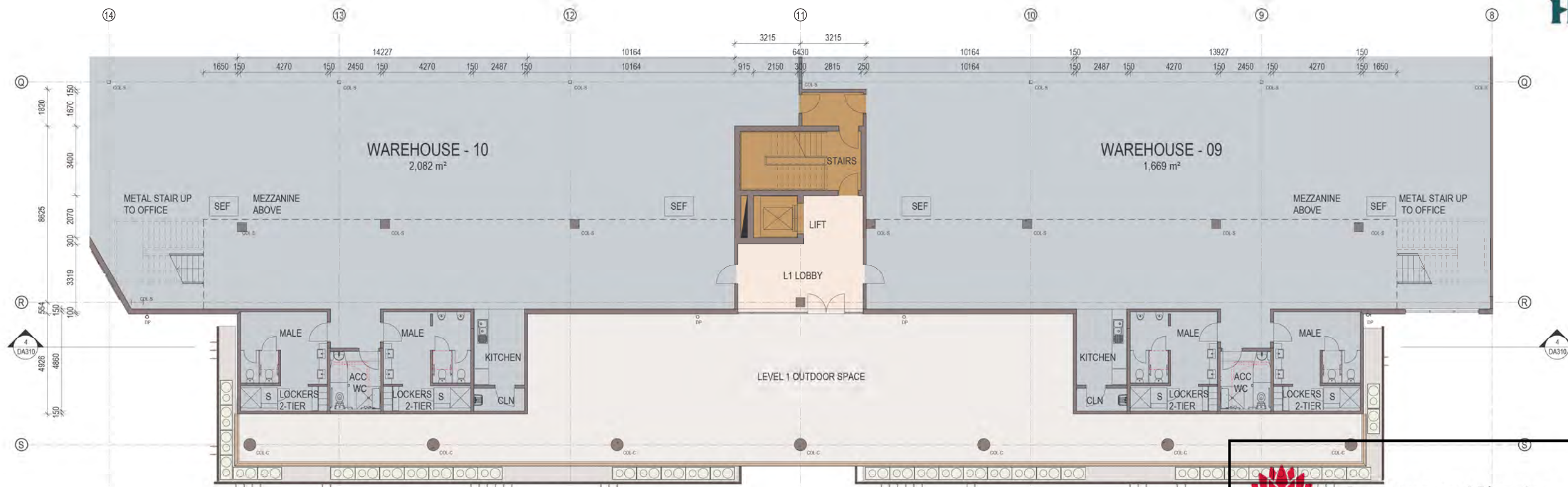
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ISSUE FOR DA 2 L1 MEZZANINE - OFFICE 07 AND 08 1 : 100



1 LEVEL 1 - OFFICE 09 AND 10 1 : 100



2 L1 MEZZANINE - OFFICE 09 AND 10 1 : 100

ISSUE FOR DA

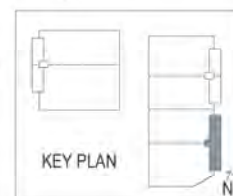
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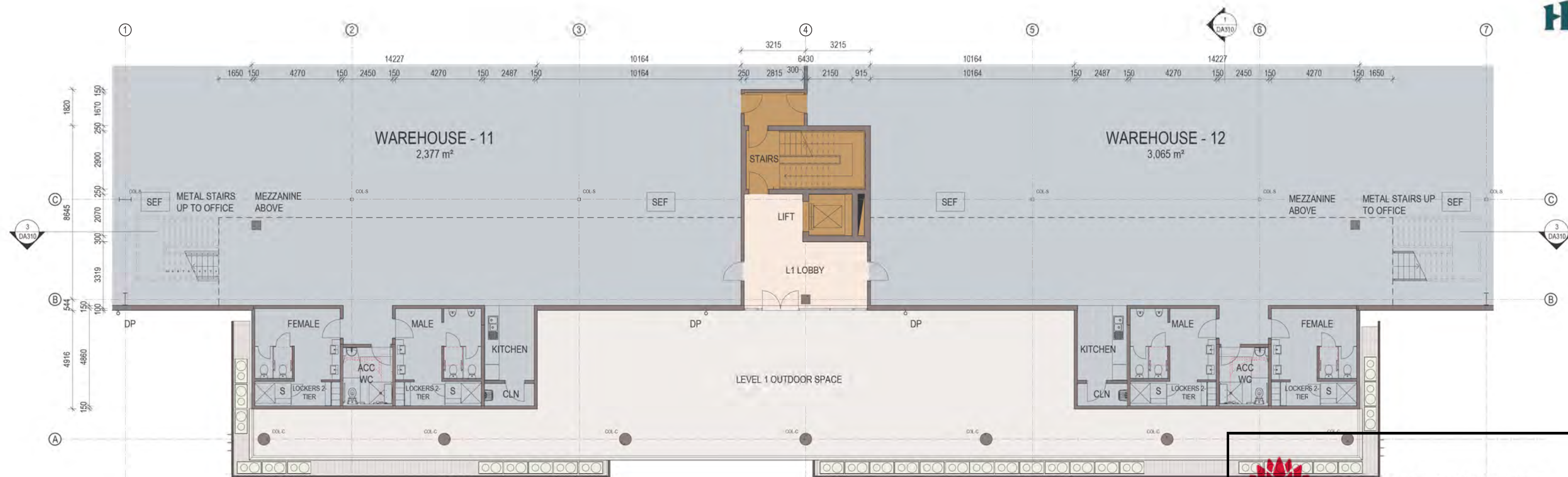
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1 LEVEL 1 - OFFICE 11 AND 12 1:100



2 L1 MEZZANINE - OFFICE 11 AND 12 1:100



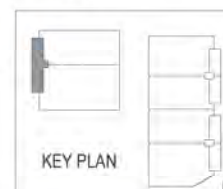
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1 EAST ELEVATION 1:350

2 SOUTH ELEVATION 1:350

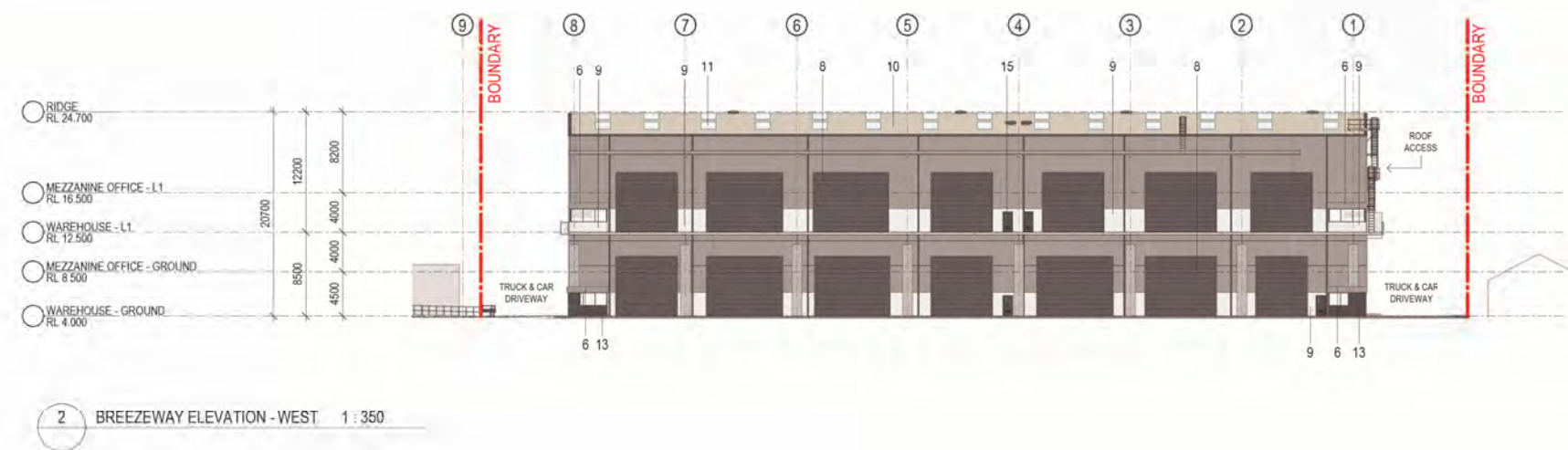
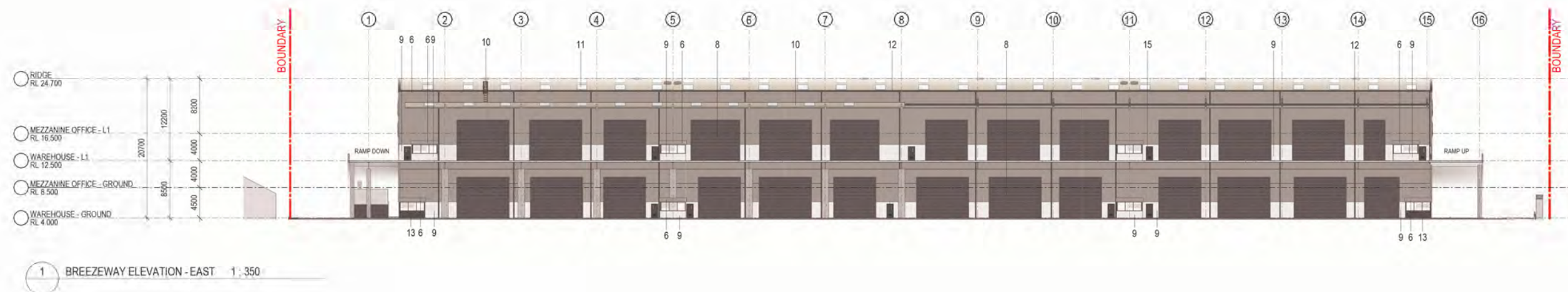
3 WEST ELEVATION 1:350

4 NORTH ELEVATION 1:350

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

1 GLAZING - SINGLE GLAZED GREY TINT	5 TRIMDEK PROFILE METAL CLADDING - COLORBOND JASPER	9 PRECAST CONCRETE PANEL - NATURAL FINISH	13 PRECAST CONCRETE PANEL - PAINT FINISH MONUMENT	17 STANDING SEAM CLADDING COLORBOND JASPER
2 SPANDREL - SINGLE GLAZED BRONZE COLOURBACK	6 TRIMDEK PROFILE METAL CLADDING - COLORBOND SHALE GREY	10 TRIMDECK METAL ROOF SHEETING - COLORBOND SJRFMIST	14 MASONRY WALL	
3 ALUMINIUM FRAME - POWDER COAT FINISH MONUMENT	7 TRIMDEK PROFILE METAL CLADDING - COLORBOND MONUMENT	11 TRANSLUCENT ROOF SHEETING	15 METAL DOORS - COLORBOND MONUMENT	
4 BATTENS - WOODEN LOOK	8 PERFORATED ROLLER SHUTTER DOORS - COLORBOND MONUMENT	12 DOWNPIPES, BARGE CAPPING & GUTTER - COLORBOND MONUMENT	16 GALVANIZED STEEL HANDRAIL	

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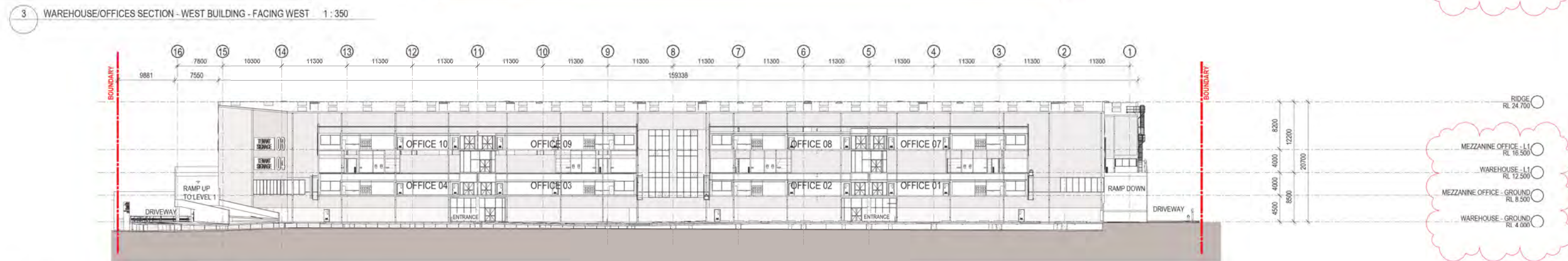
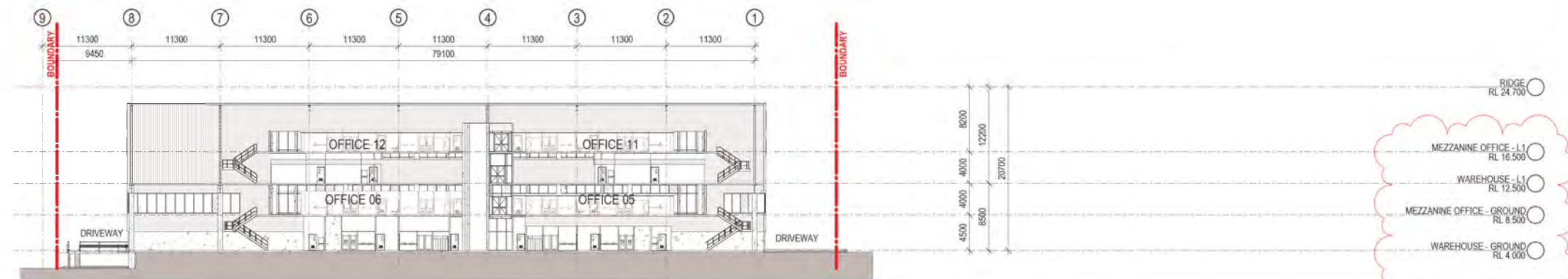
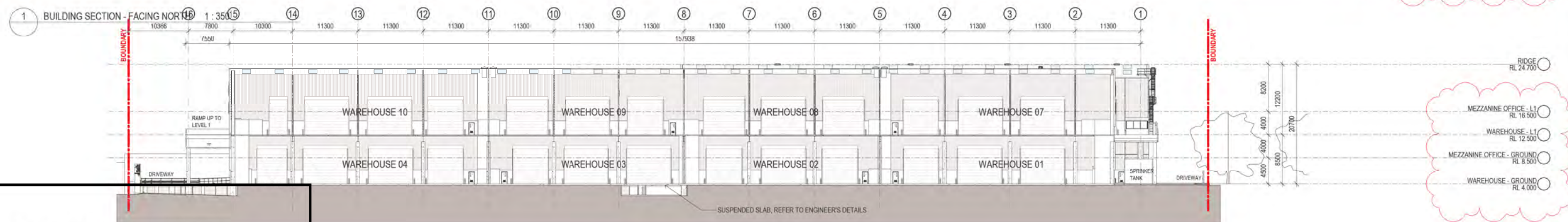
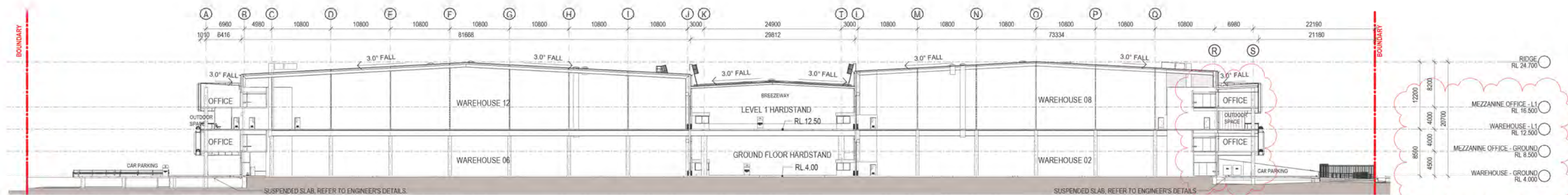
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1 GLAZING - SINGLE GLAZED GREY TINT	5 TRIMDEK PROFILE METAL CLADDING - COLORBOND JASPER	9 PRECAST CONCRETE PANEL - NATURAL FINISH	13 PRECAST CONCRETE PANEL - PAINT FINISH MONUMENT	17 STANDING SEAM CLADDING COLORBOND JASPER
2 SPANDREL - SINGLE GLAZED BRONZE COLOURBACK	6 TRIMDEK PROFILE METAL CLADDING - COLORBOND SHALE GREY	10 TRIMDECK METAL ROOF SHEETING - COLORBOND SURFMIST	14 MASONRY WALL	
3 ALUMINIUM FRAME - POWDER COAT FINISH MONUMENT	7 TRIMDEK PROFILE METAL CLADDING - COLORBOND MONUMENT	11 TRANSLUCENT ROOF SHEETING	15 METAL DOORS - COLORBOND MONUMENT	
4 BATTENS - WOODEN LOOK	8 PERFORATED ROLLER SHUTTER DOORS - COLORBOND MONUMENT	12 DOWNPIPES, BARGE CAPPING & GUTTER - COLORBOND MONUMENT	16 GALVANIZED STEEL HANDRAIL	



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ISSUE FOR DA

4 WAREHOUSE/OFFICES SECTION - EAST BUILDING - FACING WEST 1:350



8	BUILDING SECTION COORDINATION	25.09.2023
7	ISSUE FOR DA	16.04.2023
6	ISSUE FOR DA	29.03.2023
5	ISSUE FOR DA	22.02.2023
4	ISSUE FOR DA	23.01.2023
3	PRELIMINARY	14.12.2022
2	ISSUE FOR COORDINATION	14.10.2022
1	PRELIMINARY PROGRESS FOR REVIEW	30.09.2022
0	DESCRIPTION	DATE

CLIENT
HALE CAPITAL DEVELOPMENT MANAGEMENT

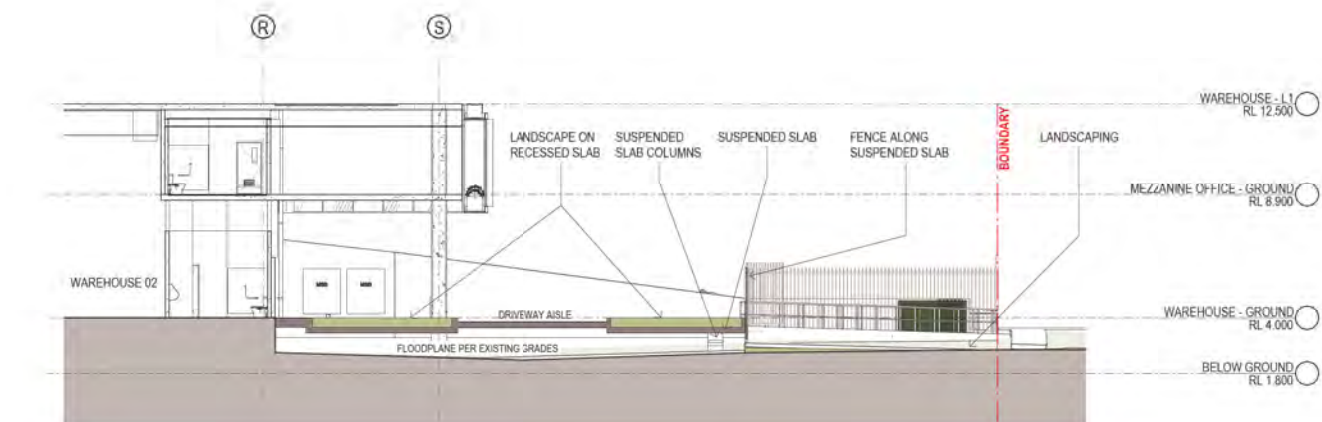
MOXON ROAD MULTI-LEVEL WAREHOUSE, PUNCHBOWL

45-57 MOXON ROAD, PUNCHBOWL

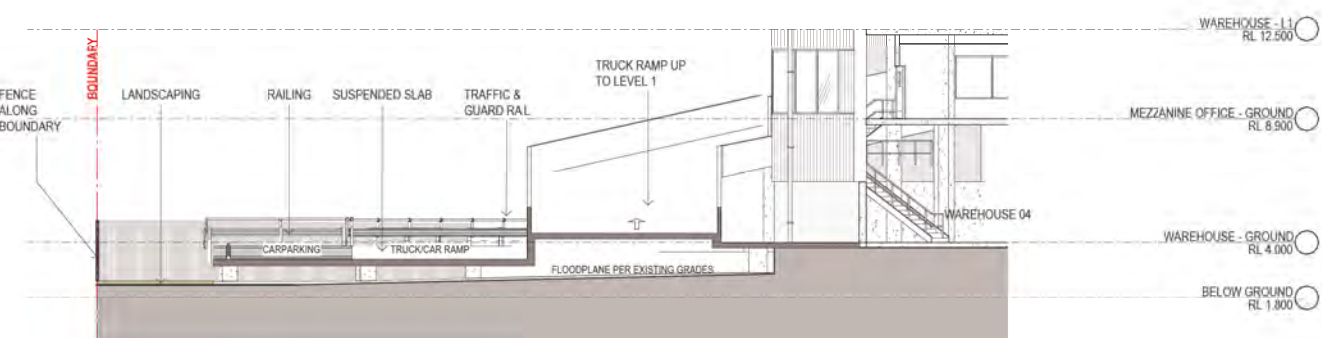
SECTIONS

DATE: 25.09.2023 SCALE: 1:350 @ A1

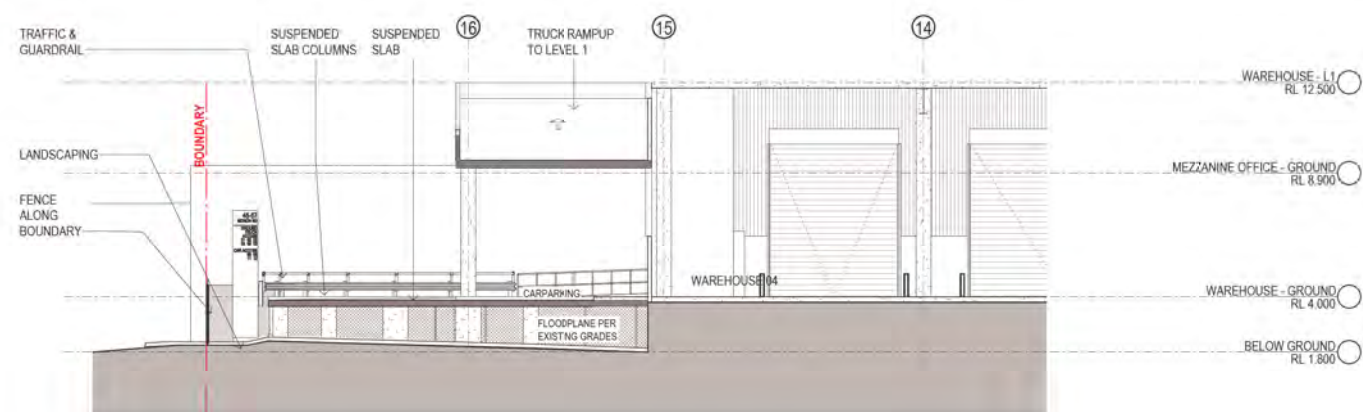
SHEET: 22146 DRAWING: DA310



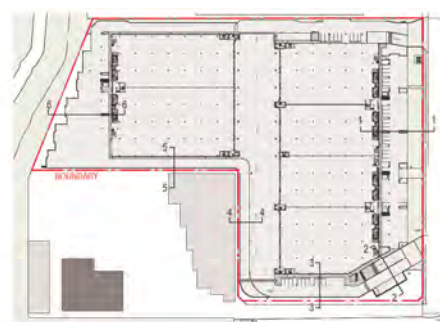
1 SUSPENDED SLAB SECTION - EAST CARPARK 1:150



2 SUSPENDED SLAB SECTION - TRUCK AND CAR RAMP 1:150

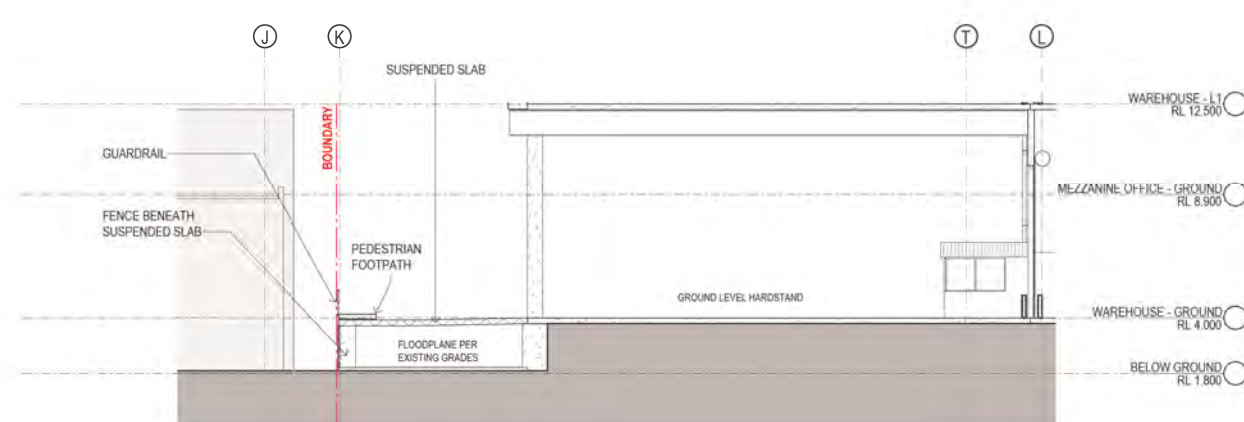


3 SUSPENDED SLAB SECTION - WAREHOUSE 04 TO ADJACENT LANDSCAPE AREA 1:150

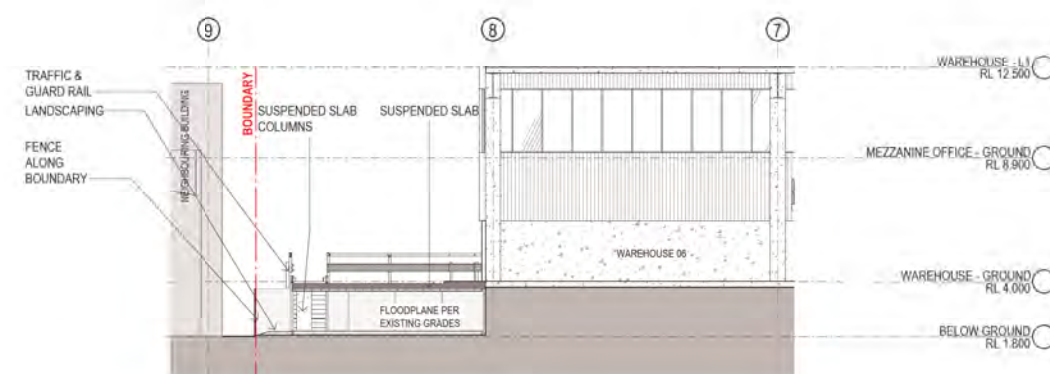


KEY PLAN 1:2500

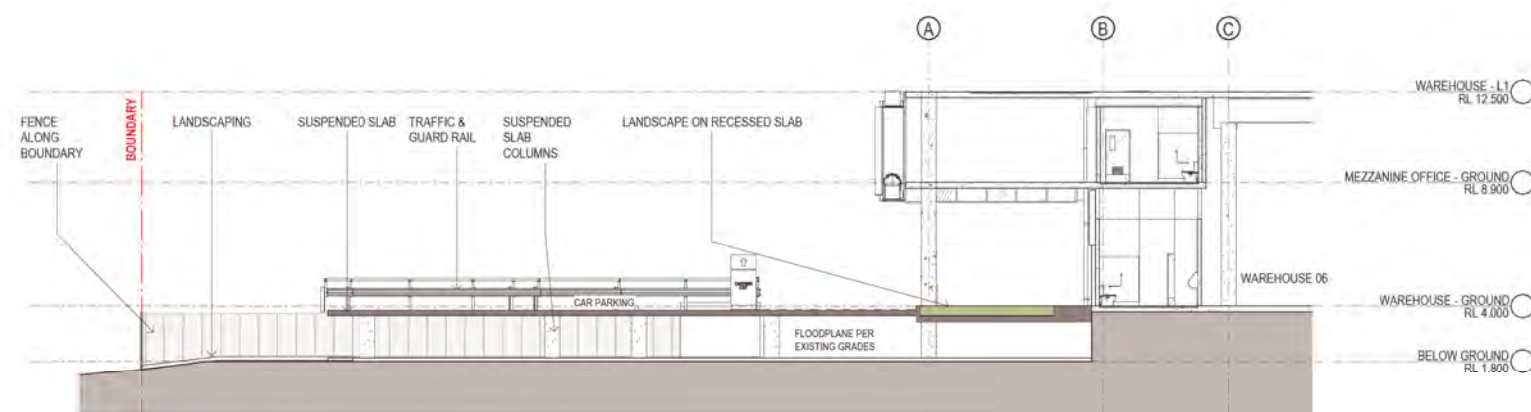
ISSUE FOR DA



4 SUSPENDED SLAB SECTION - HARDSTAND TO ADJACENT SITE 1:150



5 SUSPENDED SLAB SECTION - WAREHOUSE 06 TO ADJACENT SITE 1:150



6 SUSPENDED SLAB SECTION - WEST CARPARK 1:150

NOTE:
SUSPENDED SLAB SITE LAYOUT
INTENT. REFER TO ENGINEER'S
DRAWINGS.



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3	ISSUE FOR DA	23.01.2023
2	PRELIMINARY	14.12.2022
1	ISSUE FOR COORDINATION	07.12.2022

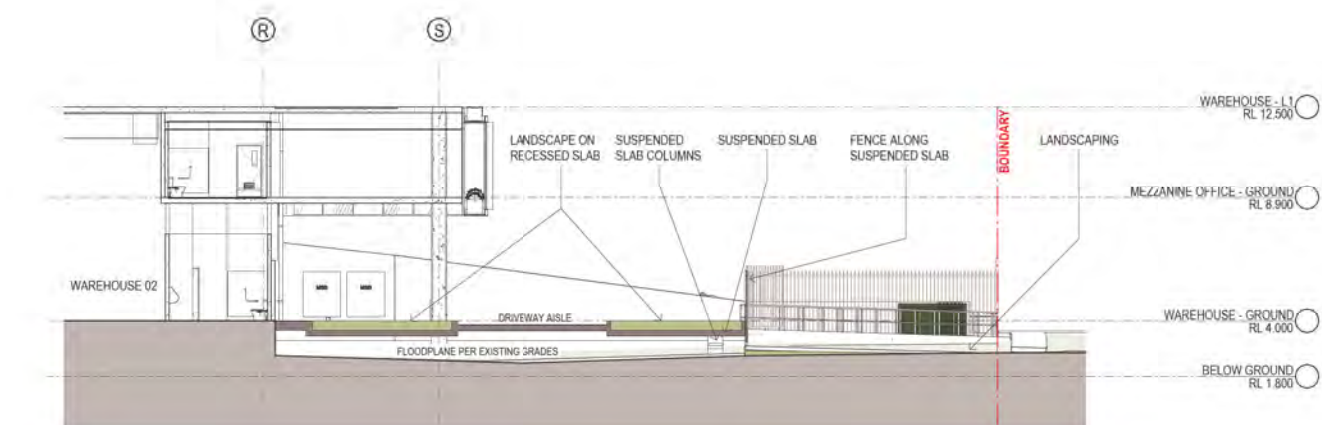
CLIENT
HALE CAPITAL DEVELOPMENT MANAGEMENT

MOXON ROAD MULTI-LEVEL WAREHOUSE, PUNCHBOWL

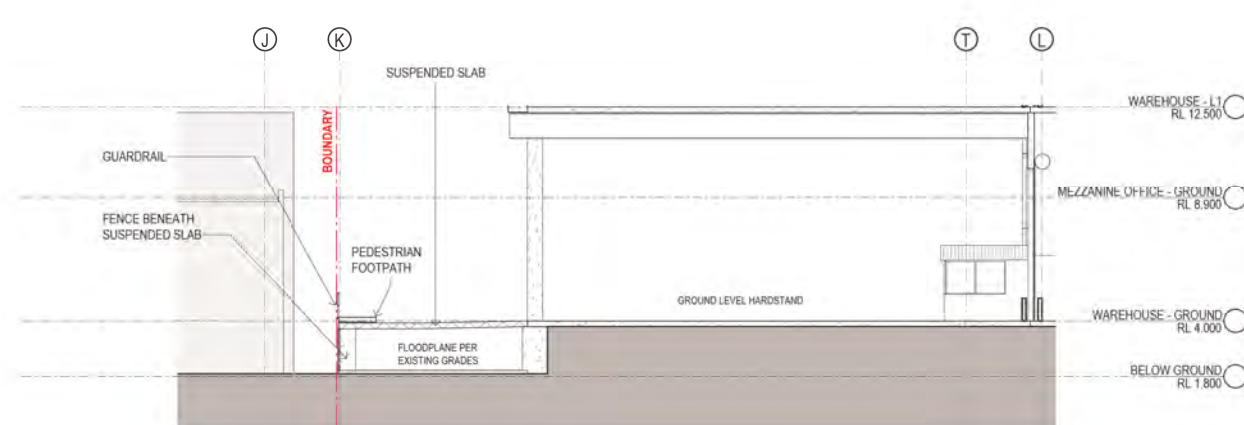
45-57 MOXON ROAD, PUNCHBOWL

FILE
SUSPENDED SLAB SECTIONS

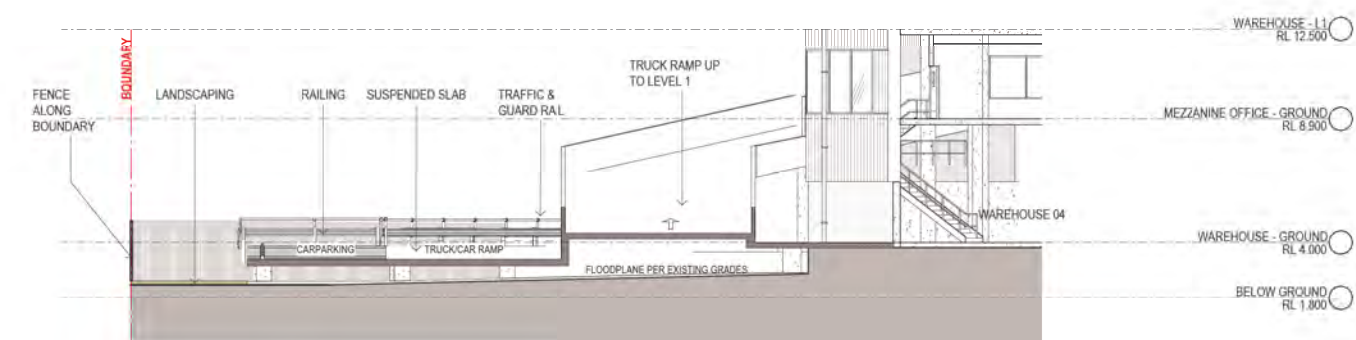
DATE 28.03.2023 SCALE As indicated @ A1 SHEET 22146 ORIGINAL DA311



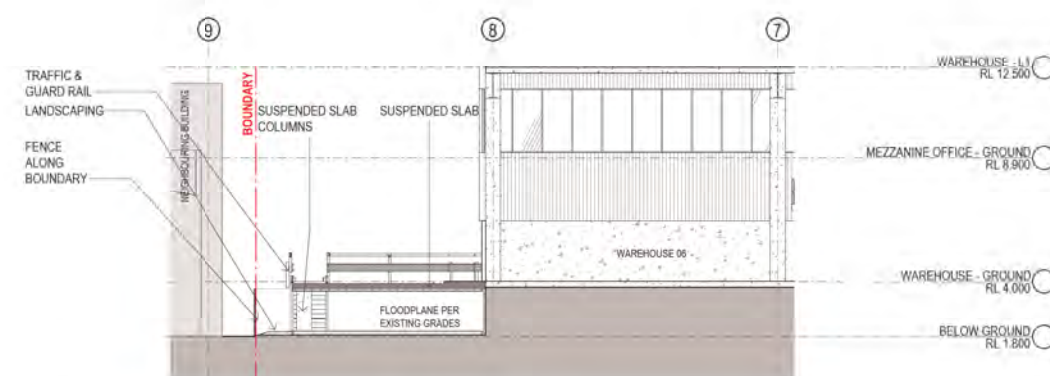
1 SUSPENDED SLAB SECTION - EAST CARPARK 1:150



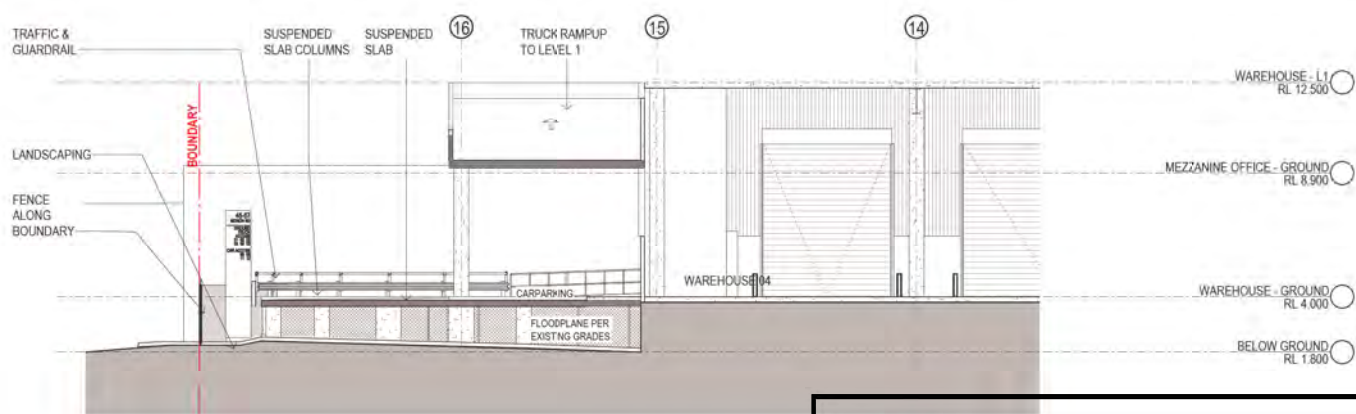
4 SUSPENDED SLAB SECTION - HARDSTAND TO ADJACENT SITE 1:150



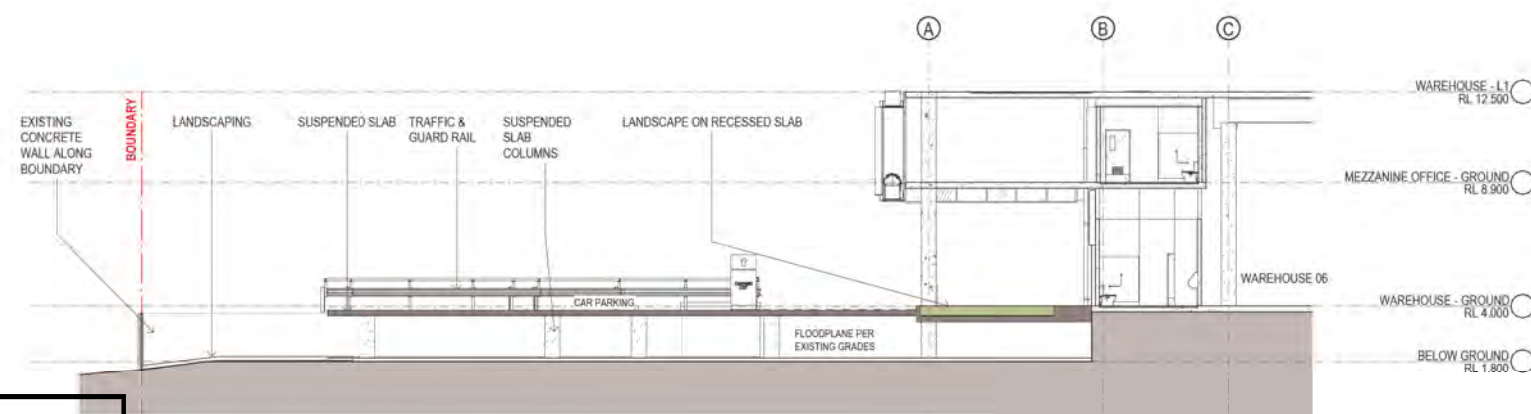
2 SUSPENDED SLAB SECTION - TRUCK AND CAR RAMP 1:150



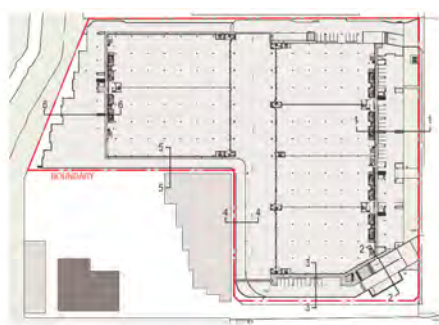
5 SUSPENDED SLAB SECTION - WAREHOUSE 06 TO ADJACENT SITE 1:150



3 SUSPENDED SLAB SECTION - WAREHOUSE 04 TO ADJACENT LANDSCAPE AREA 1:150



6 SUSPENDED SLAB SECTION - WEST CARPARK 1:150



KEY PLAN 1:2500

ISSUE FOR DA



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Approved application number: SSD-55266460

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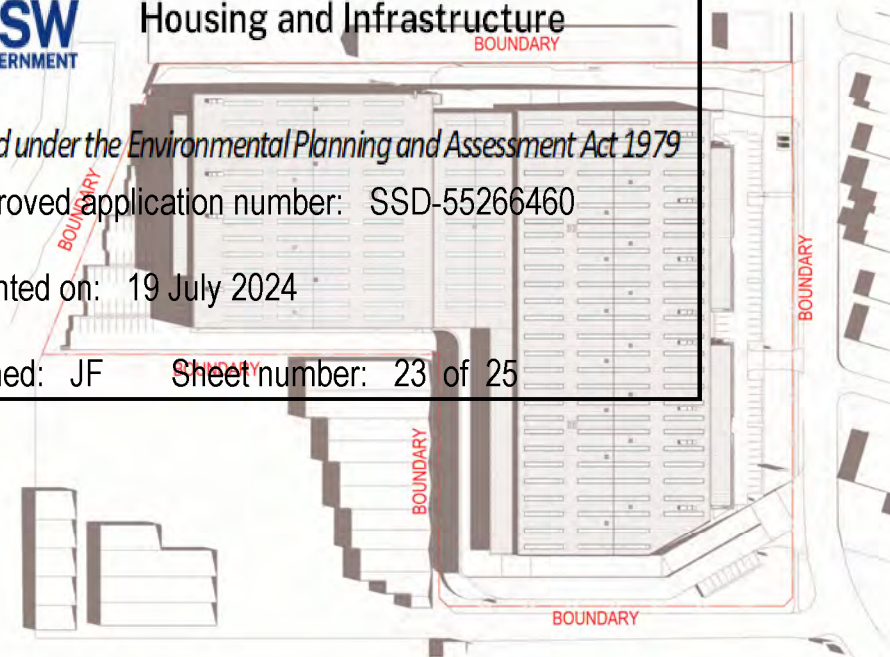
NOTE:
SUSPENDED SLAB SITE LAYOUT
INTENT. REFER TO ENGINEER'S
DRAWINGS.

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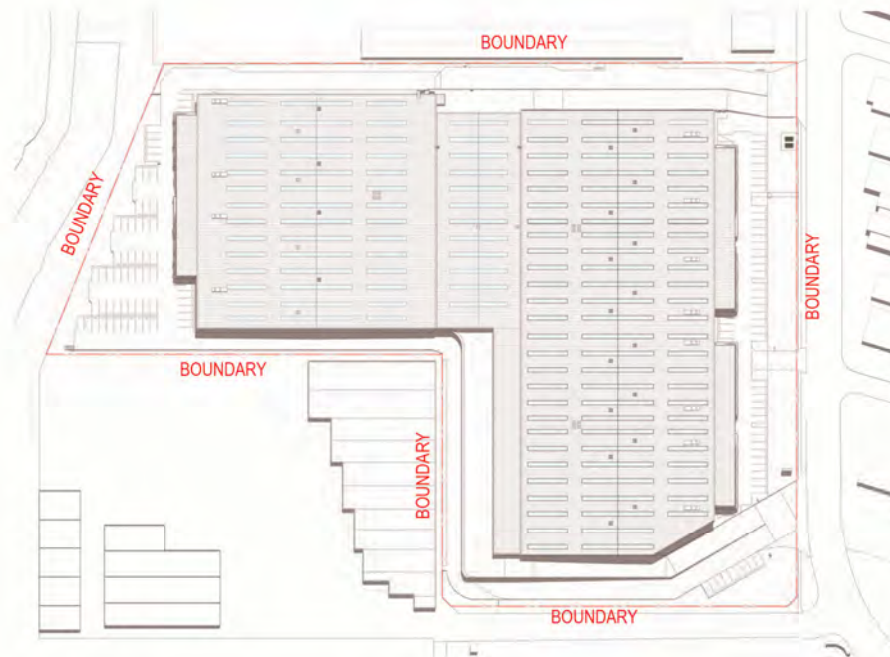
Approved application number: SSD-55266460

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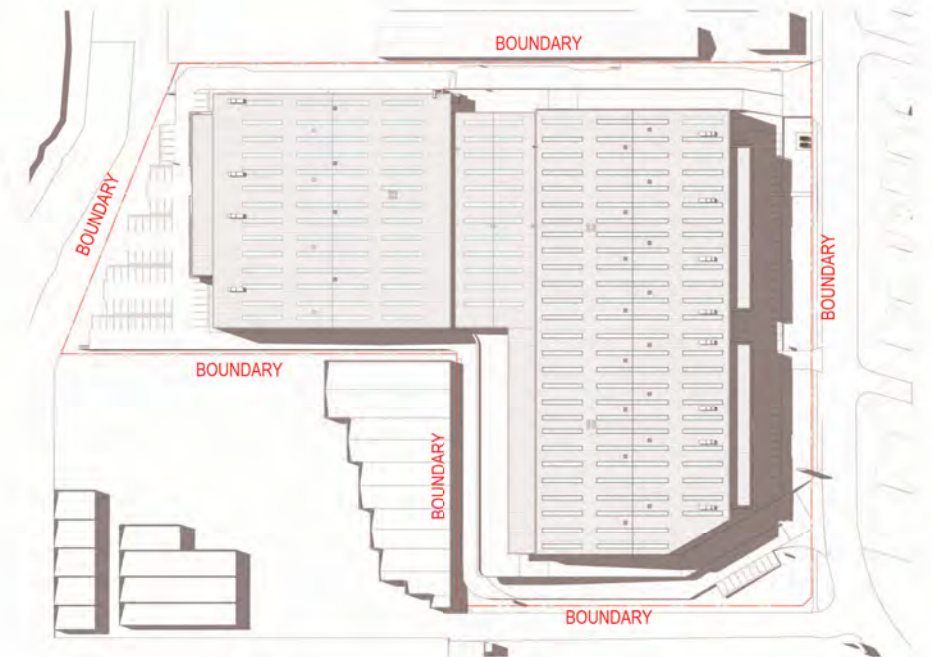
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1 9AM SUMMER SOLSTICE (22-12) SHADOWS 1:1300



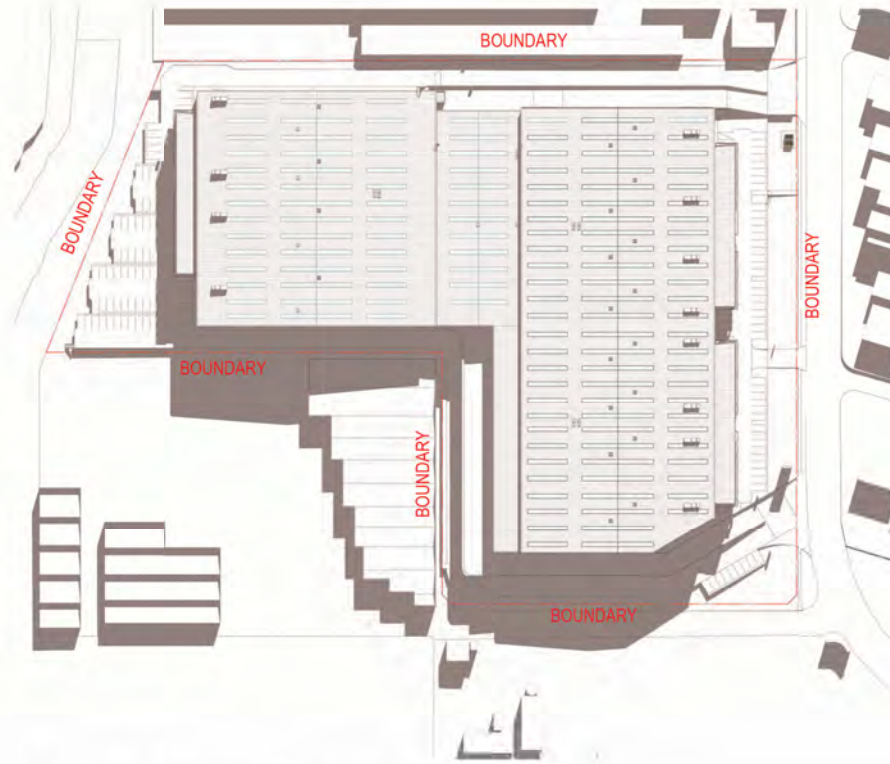
2 12PM SUMMER SOLSTICE (22-12) SHADOWS 1:1300



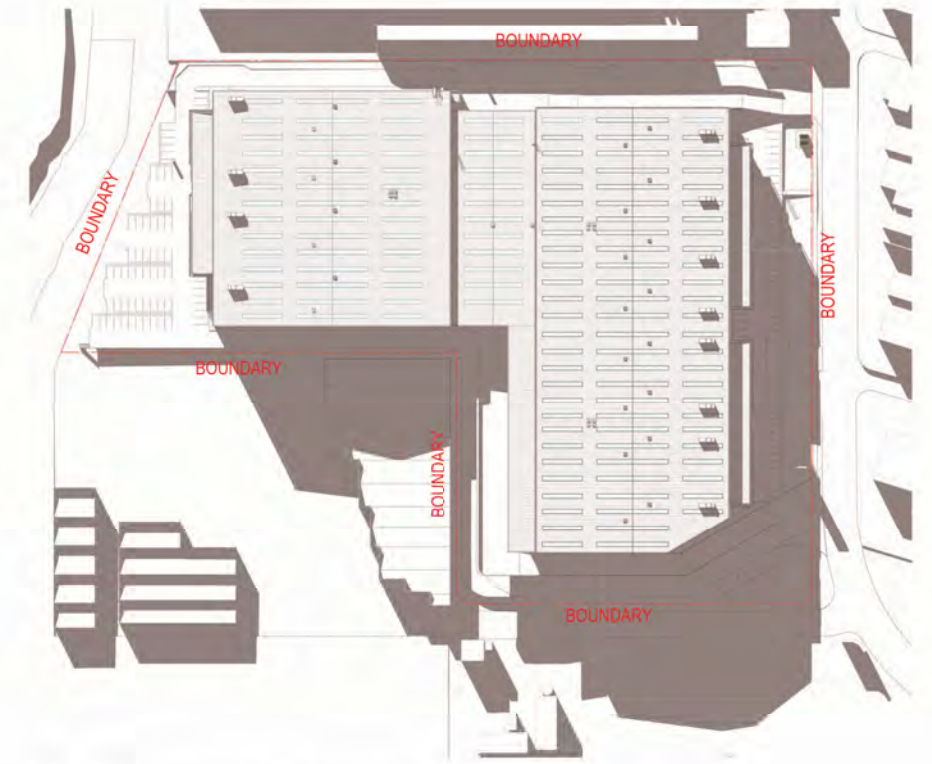
3 3PM SUMMER SOLSTICE (22-12) SHADOWS 1:1300



4 9AM WINTER SOLSTICE (21-06) SHADOWS 1:1300

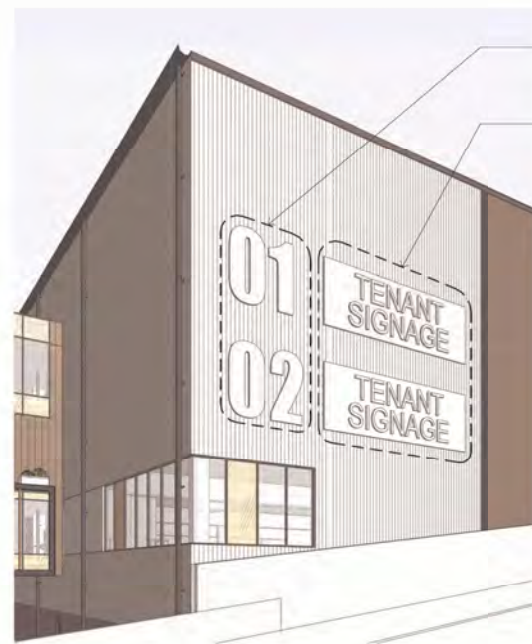


5 12PM WINTER SOLSTICE (21-06) SHADOWS 1:1300



6 3PM WINTER SOLSTICE (21-06) SHADOWS 1:1300

ISSUE FOR DA



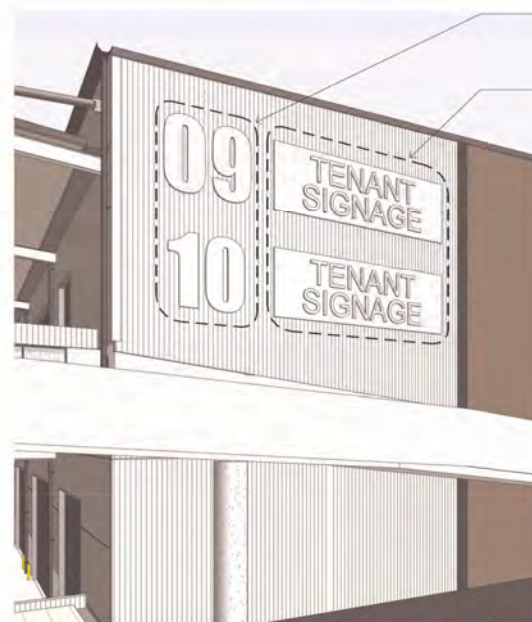
1 UNIT 1 & 2 SIGNAGE



2 UNIT 3 & 4 SIGNAGE



3 UNIT 7 & 8 SIGNAGE



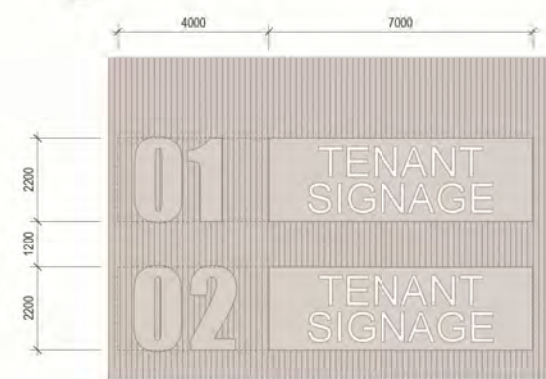
4 UNIT 9 & 10 SIGNAGE



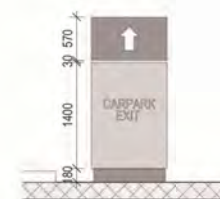
5 UNIT 5 & 11 SIGNAGE



6 UNIT 6 & 12 SIGNAGE



7 TYPICAL TENANCY IDENTIFICATION AND SIGNAGE 1:100



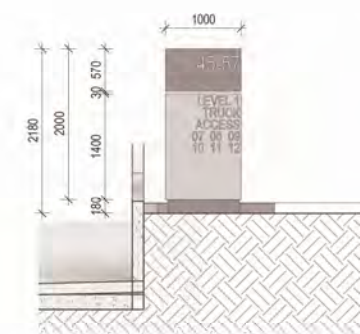
8 S7 - CARPARK EXIT 1:50



13 S1 - TENANCY PYLON 1:50



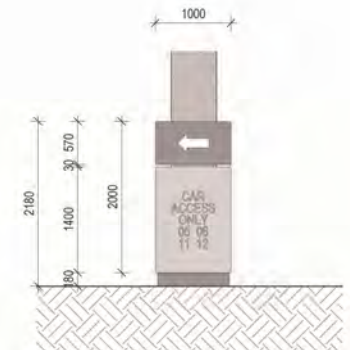
11 S2 - GROUND FLOOR ACCESS 1:50



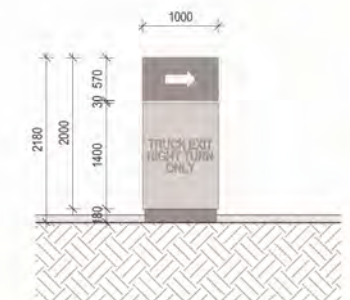
9 S3 - LEVEL 1 ACCESS 1:50

PYLON SIGNAGE

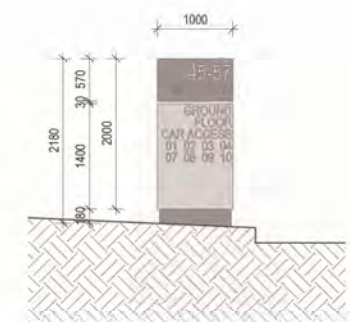
SEE DA100 WAREHOUSE GROUND FLOOR PLAN AND DA102 WAREHOUSE LEVEL 1 PLAN FOR SIGNAGE LOCATION AND ORIENTATION



14 S4 - CAR ACCESS ONLY 1:50



12 S5 - TRUCK EXIT 1:50



10 S6 - CAR ONLY GROUND FLOOR ACCESS 1:50



Department of Planning,
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NOTE:
SIGNAGE ARTWORK AND COLOUR
TO BE DETERMINED BASED ON
FUTURE TENANT OCCUPANCY

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3	ISSUE FOR DA	23.01.2023
2	PRELIMINARY	14.12.2022
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CLIENT
HALE CAPITAL DEVELOPMENT MANAGEMENT

MOXON ROAD MULTI-LEVEL WAREHOUSE, PUNCHBOWL

45-57 MOXON ROAD, PUNCHBOWL

SIGNAGE DETAILS

DATE: 28.03.2023 SCALE: As indicated @ A1 SHEET: 22146 DRAWING: DA500

DEVELOPMENT SUMMARY

DEVELOPABLE SITE AREA	34,499 m ²
TOTAL GFA	29,309 m ²
PROPOSED FSR	85:1
LANDSCAPE AREA	3,451 m ²
LANDSCAPE PERCENTAGE	10%
BICYCLE PARKING	20
MOTORCYCLE PARKING	20
PARKING REQUIREMENTS	
1 CAR SPACE PER 40m ² OF OFFICE GFA	177.7
1 CAR SPACE PER 300m ² OF WAREHOUSE GFA	
PARKING REQUIRED	178
PARKING PROVIDED	178

GFA - AREA SCHEDULE

UNIT NAME	WAREHOUSE + DOCK OFFICE AREAS	OFFICE AREA	LOBBY AREA	TOTAL AREAS
LOBBY 01-02	0 m ²	0 m ²	55 m ²	55 m ²
LOBBY 03-04	0 m ²	0 m ²	55 m ²	55 m ²
LOBBY 05-06	0 m ²	0 m ²	55 m ²	55 m ²
LOBBY 07-08	0 m ²	0 m ²	53 m ²	53 m ²
LOBBY 09-10	0 m ²	0 m ²	53 m ²	53 m ²
LOBBY 11-12	0 m ²	0 m ²	53 m ²	53 m ²
TENANCY 01	1,911 m ²	312 m ²	0 m ²	2,223 m ²
TENANCY 02	1,604 m ²	312 m ²	0 m ²	1,916 m ²
TENANCY 03	1,573 m ²	312 m ²	0 m ²	1,885 m ²
TENANCY 04	1,977 m ²	312 m ²	0 m ²	2,289 m ²
TENANCY 05	2,307 m ²	312 m ²	0 m ²	2,619 m ²
TENANCY 06	2,990 m ²	312 m ²	0 m ²	3,302 m ²
TENANCY 07	2,011 m ²	312 m ²	0 m ²	2,323 m ²
TENANCY 08	1,675 m ²	312 m ²	0 m ²	1,987 m ²
TENANCY 09	1,669 m ²	312 m ²	0 m ²	1,981 m ²
TENANCY 10	2,082 m ²	312 m ²	0 m ²	2,394 m ²
TENANCY 11	2,377 m ²	312 m ²	0 m ²	2,689 m ²
TENANCY 12	3,065 m ²	312 m ²	0 m ²	3,377 m ²
TOTAL:	25,241 m ²	3,744 m ²	324 m ²	29,309 m ²

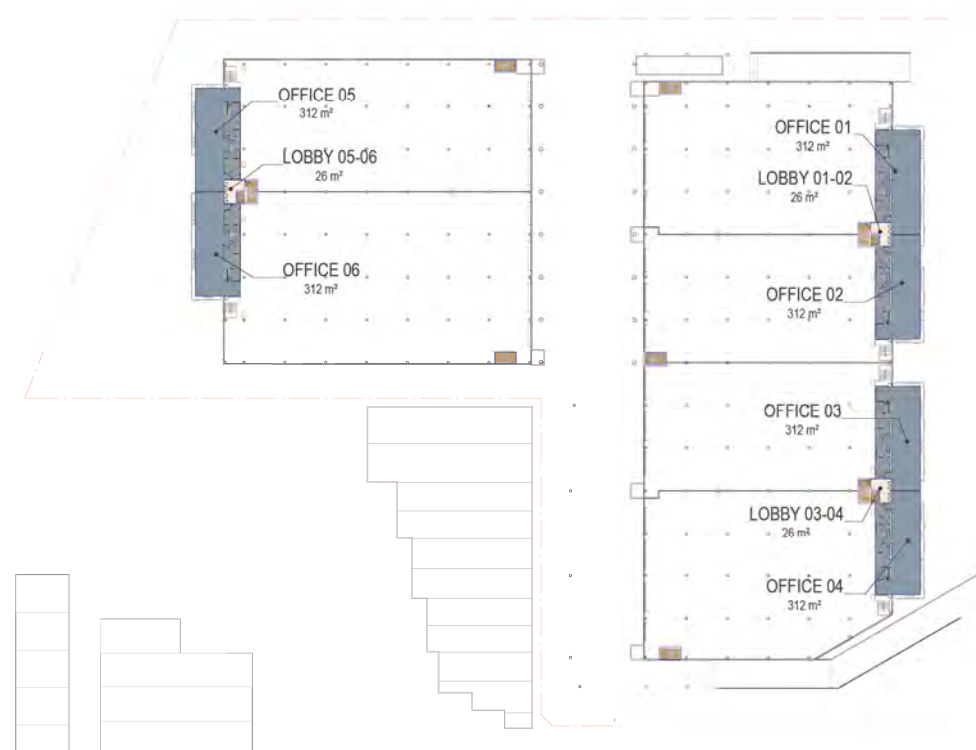
GFA BASED ON CB COUNCIL PARAMETERS:
GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES

(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC.

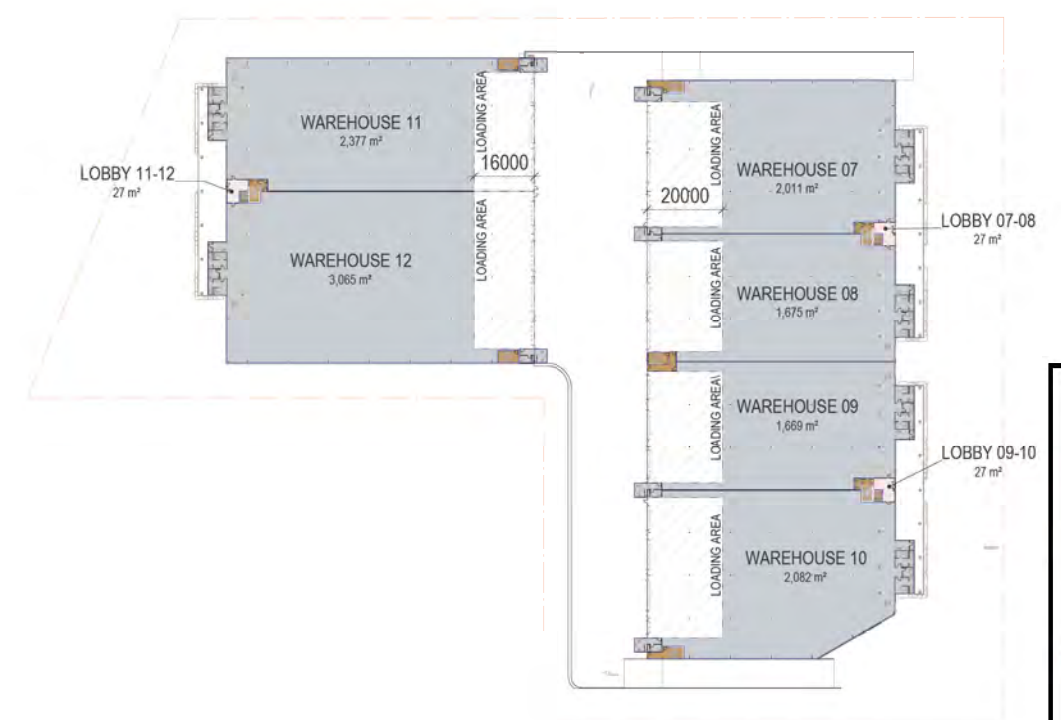
BUT EXCLUDES:
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT:
(I) STORAGE, AND
(II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.



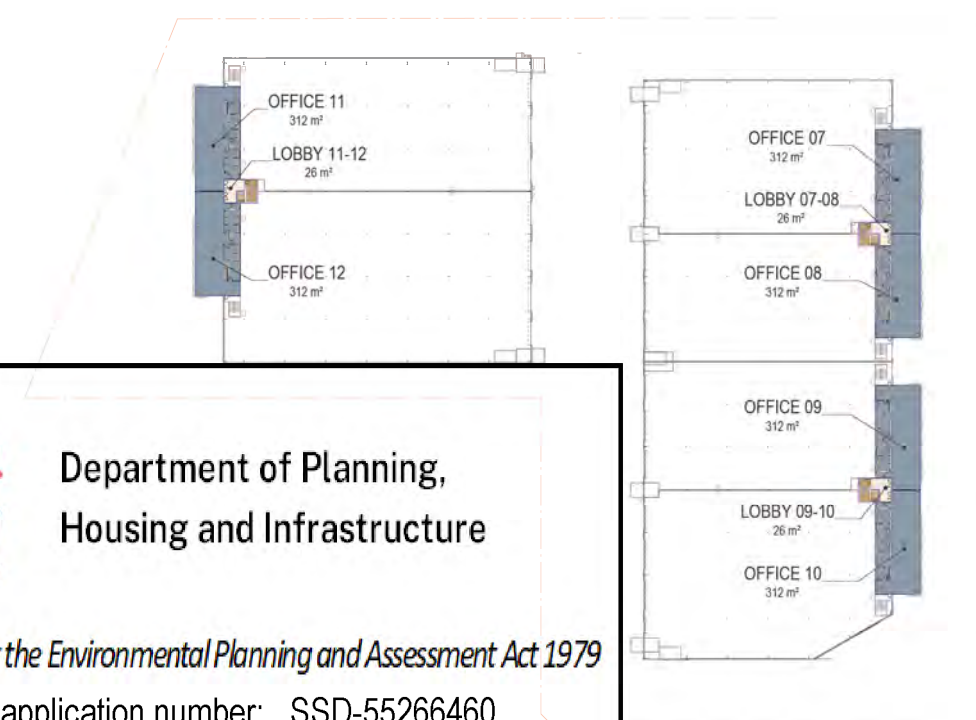
1 GFA - WAREHOUSE - GROUND 1:1000



2 GFA - MEZZANINE OFFICE - GROUND 1:1000



3 GFA - WAREHOUSE - L1 1:1000



4 GFA - MEZZANINE OFFICE - L1 1:1000

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Housing and Infrastructure

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ISSUE FOR DA

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ARCHITECTS

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3	ISSUE FOR DA	23.01.2023
2	PRELIMINARY	14.12.2022
1	ISSUE FOR COORDINATION	11.10.2022
ISSUE	DESCRIPTION	DATE

CLIENT
HALE CAPITAL DEVELOPMENT MANAGEMENT

MOXON ROAD MULTI-LEVEL WAREHOUSE, PUNCHBOWL

45-57 MOXON ROAD, PUNCHBOWL



GFA CALCULATIONS

DATE: 28.03.2023 SCALE: 1:1000 @ A1 SHEET: 22146 DRAWN: DA600