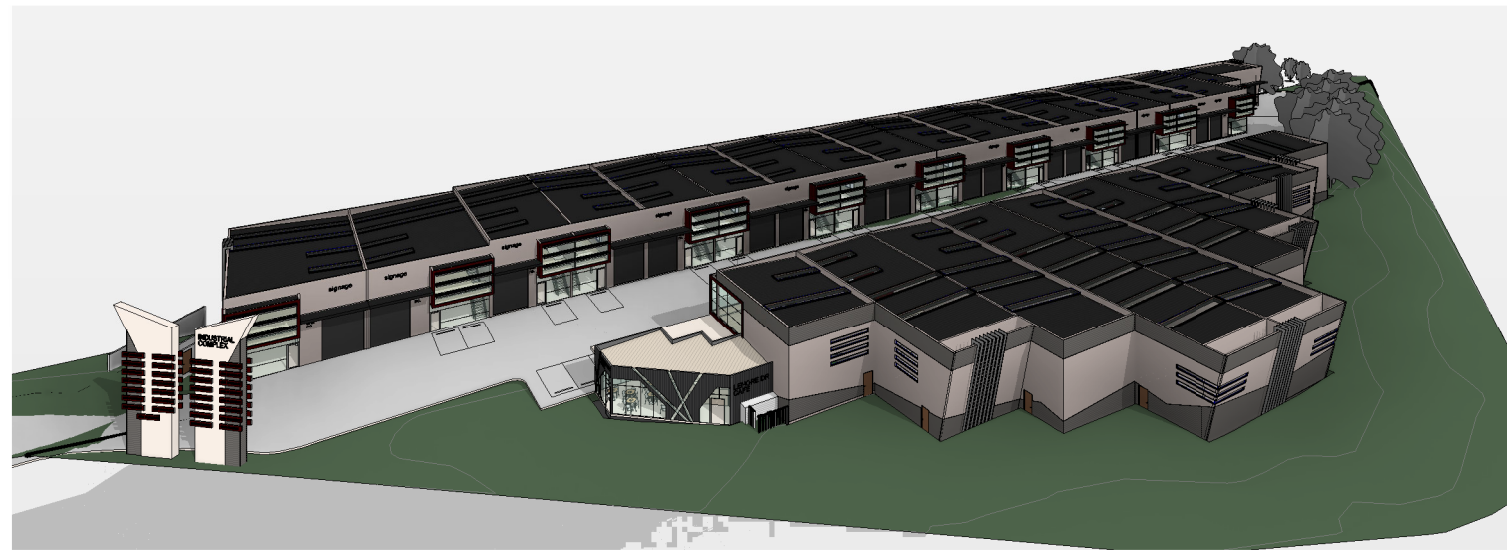
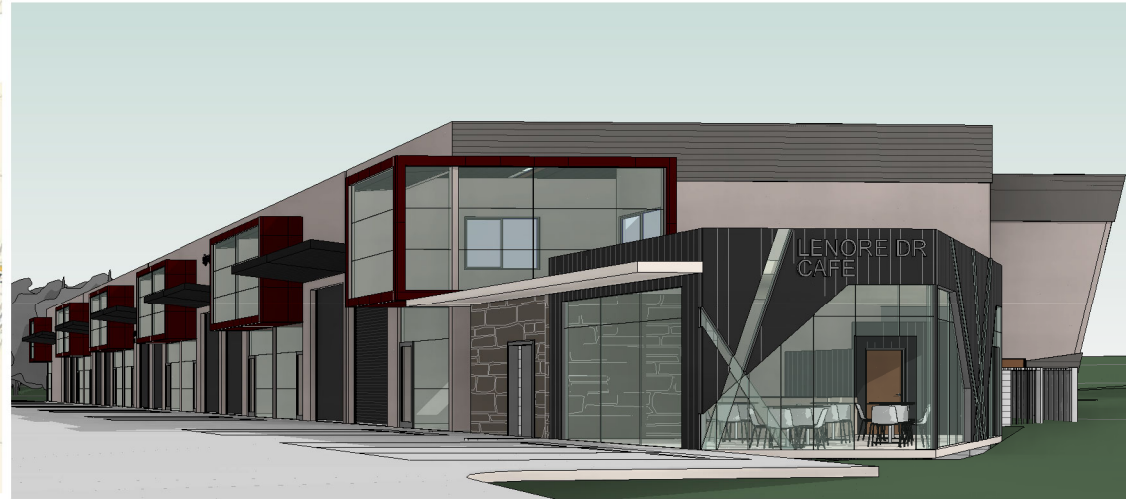


# DEVELOPMENT APPLICATION

PROPOSED INDUSTRIAL DEVELOPMENT  
AT 1-23 LENORE DRIVE & ERSKINE  
PARK ROAD, ERSKINE PARK NSW 2759  
LOT 1 DP 1071114 & LOT 55 DP 1170183

## Drawing List

Sheet Number	Sheet Name	Drawn By	Checked By	Current Revision Date	Current Revision
A0000	COVER SHEET & LOCATION PLAN	SP	HC	15.03.19	F
A0001	SITE ANALYSIS	HC	HC	15.03.19	E
A0002	PROPOSED SITE & ROOF PLAN	HC	HC	15.03.19	C
A0003	WASTE, SITE MANAGEMENT & SEDIMENT CONTROL PLAN	HC	HC	15.03.19	B
A0004	CONCEPT STRATA PLAN	HC	HC	15.03.19	B
A1001	PROPOSED BASEMENT PLAN	HC	HC	15.03.19	F
A1002	PROPOSED GROUND MASTER PLAN	SP	HC	15.03.19	I
A1003	PROPOSED MEZZANINE FLOOR PLAN	HC	HC	15.03.19	C
A2001	PROPOSED ELEVATIONS 01	HC	HC	15.03.19	E
A2002	PROPOSED ELEVATIONS 02	SP	HC	15.03.19	E
A2003	PROPOSED ELEVATIONS 03	HC	HC	15.03.19	D
A3001	PROPOSED SECTIONS	SP	HC	15.03.19	E
A4001	TYPICAL WAREHOUSE UNIT TYPES - GROUND FLOOR PLAN 01	HC	HC	15.03.19	E
A4002	TYPICAL WAREHOUSE UNIT TYPES - GROUND FLOOR PLAN 02	HC	HC	15.03.19	B
A4003	CAFE GROUND FLOOR PLAN & SIGNAGE PANEL DETAILS	HC	HC	15.03.19	B
A7001	3D PERSPECTIVES 01	HC	HC	15.03.19	D
A7002	3D PERSPECTIVES 02	HC	HC	15.03.19	D
A7003	3D PERSPECTIVES 03	SP	HC	15.03.19	B
A7004	FINISHES SCHEDULE	HC	HC	15.03.19	C



### DEVELOPMENT DATA

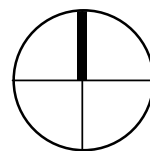
LOT 1 DP 1071114	= 11,220m <sup>2</sup>
LOT 55 DP 1170183	= 2,131m <sup>2</sup>
<b>TOTAL SITE AREA</b>	<b>= 13,351m<sup>2</sup></b>
6 x 150m <sup>2</sup> UNITS (INCL. 30m <sup>2</sup> OFFICE MEZZANINE)	150m <sup>2</sup> = 900m <sup>2</sup>
13 x 212m <sup>2</sup> UNITS (INCL. 45m <sup>2</sup> OFFICE MEZZANINE)	212m <sup>2</sup> = 2756m <sup>2</sup>
2 x 300m <sup>2</sup> UNITS (INCL. 60m <sup>2</sup> OFFICE MEZZANINE)	300m <sup>2</sup> = 600m <sup>2</sup>
4 x 284m <sup>2</sup> UNITS (INCL. 60m <sup>2</sup> OFFICE MEZZANINE)	284m <sup>2</sup> = 1136m <sup>2</sup>
2 x 250m <sup>2</sup> UNITS (INCL. 55m <sup>2</sup> OFFICE MEZZANINE)	250m <sup>2</sup> = 500m <sup>2</sup>
2 x 375m <sup>2</sup> UNITS (INCL. 75m <sup>2</sup> OFFICE MEZZANINE)	375m <sup>2</sup> = 750m <sup>2</sup>
TOTAL NO. FACTORY UNITS	= 29 UNITS
1 CAFE	= 80m <sup>2</sup>
<b>TOTAL GFA</b>	<b>= 6,722m<sup>2</sup> (50% YIELD)</b>
<b>GROUND SITE COVER (Ground Floor only)</b>	<b>= 5595m<sup>2</sup> (42%)</b>
<b>PARKING CALCULATION</b>	
FACTORIES (1 SPACE PER 75m <sup>2</sup> )	= 6722 / 75 = 89.60
CAFE (1 SPACE PER 6m <sup>2</sup> OF SEATING AREA + 1 SPACE PER EMPLOYEE)	= 8 (BASED ON 36m <sup>2</sup> OF SEATING AREA & 2 EMPLOYEE)
TOTAL PARKING REQUIRED	= 98
TOTAL PARKING PROVIDED	= 37 ON GRADE + 61 IN BASEMENT
	<b>= 98 (INCLUDING 4 ACCESSIBLE PARKING)</b>

LOCATION PLAN  
NTS

20 10 0 10 20 30 40 50 100mm

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ISSUE	DATE	REVISION
F	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
4	01.03.19	ISSUED FOR CONSULTANTS
E	29.08.18	DA ISSUE FOR COORDINATION
D	20.04.18	DA ISSUE
3	11.04.18	ISSUED FOR COORDINATION
C	31.01.18	DRAFT DA ISSUE & CONS COORDINATION



client: NICHOLOPOULOS

project:  
INDUSTRIAL COMPLEX  
PROPOSED INDUSTRIAL DEVELOPMENT  
AT 1-23 LENORE DRIVE & ERSKINE PARK  
ROAD, ERSKINE PARK NSW 2759.  
LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title:  
COVER SHEET &  
LOCATION PLAN

print date: 15.03.19  
drawn: SP  
checked: HC  
scale: 1 : 500 @A3  
DA ISSUE

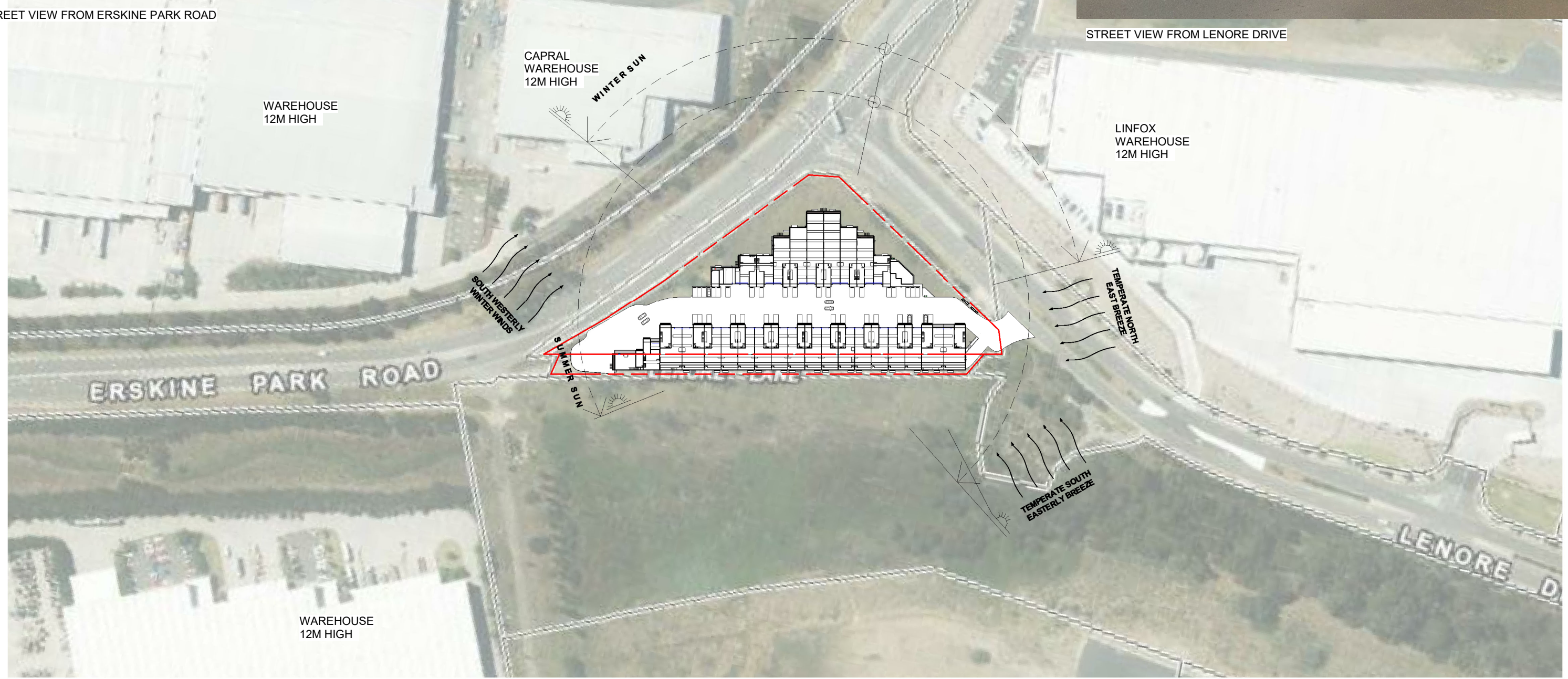
job no. 17221  
drawing no. 17221  
issue. F  
drawing no. A0000



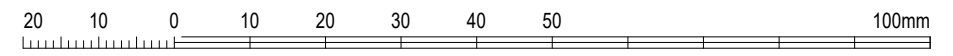
STREET VIEW FROM ERSKINE PARK ROAD



STREET VIEW FROM LENORE DRIVE

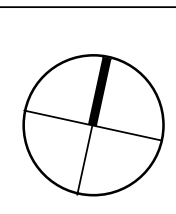


**1 SITE ANALYSIS**  
1 : 2000



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ISSUE	DATE	REVISION
E	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
D	20.04.18	DA ISSUE
2	11.04.18	ISSUED FOR COORDINATION
C	31.01.18	DRAFT DA ISSUE & CONS COORDINATION
B	14.11.17	ISSUED FOR URBAN DESIGN MEETING
A	27.03.17	PRE DA ISSUE - FOR COORDINATION



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 www.arkexpressdesign.com.au

client: NICHOLOPOULOS  
 project: INDUSTRIAL COMPLEX  
 PROPOSED INDUSTRIAL DEVELOPMENT  
 AT 1-23 LENORE DRIVE & ERSKINE PARK  
 ROAD, ERSKINE PARK NSW 2759.  
 LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title:  
**SITE ANALYSIS**

print date: 15.03.19  
 drawn: HC  
 checked: HC  
 scale: 1 : 2000 @A3  
 DA ISSUE

job no. 17221  
 drawing no. A0001  
 issue. **E**

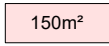




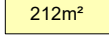
**DEVELOPMENT DATA**

LOT 1 DP 1071114 = 11,220m<sup>2</sup>  
 LOT 55 DP 1170183 = 2,131m<sup>2</sup>  
**TOTAL SITE AREA = 13,351m<sup>2</sup>**

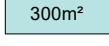
6 x 150m<sup>2</sup> UNITS (INCL. 30m<sup>2</sup> OFFICE MEZZANINE) = 900m<sup>2</sup>



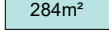
13 x 212m<sup>2</sup> UNITS (INCL. 45m<sup>2</sup> OFFICE MEZZANINE) = 2756m<sup>2</sup>



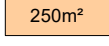
2 x 300m<sup>2</sup> UNITS (INCL. 60m<sup>2</sup> OFFICE MEZZANINE) = 600m<sup>2</sup>



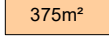
4 x 284m<sup>2</sup> UNITS (INCL. 60m<sup>2</sup> OFFICE MEZZANINE) = 1136m<sup>2</sup>



2 x 250m<sup>2</sup> UNITS (INCL. 55m<sup>2</sup> OFFICE MEZZANINE) = 500m<sup>2</sup>



2 x 375m<sup>2</sup> UNITS (INCL. 75m<sup>2</sup> OFFICE MEZZANINE) = 750m<sup>2</sup>



**TOTAL NO. FACTORY UNITS = 29 UNITS**

1 CAFE = 80m<sup>2</sup>



**TOTAL GFA = 6,722m<sup>2</sup> (50% YIELD)**

**GROUND SITE COVER (Ground Floor only) = 5595m<sup>2</sup> (42%)**

**PARKING CALCULATION**

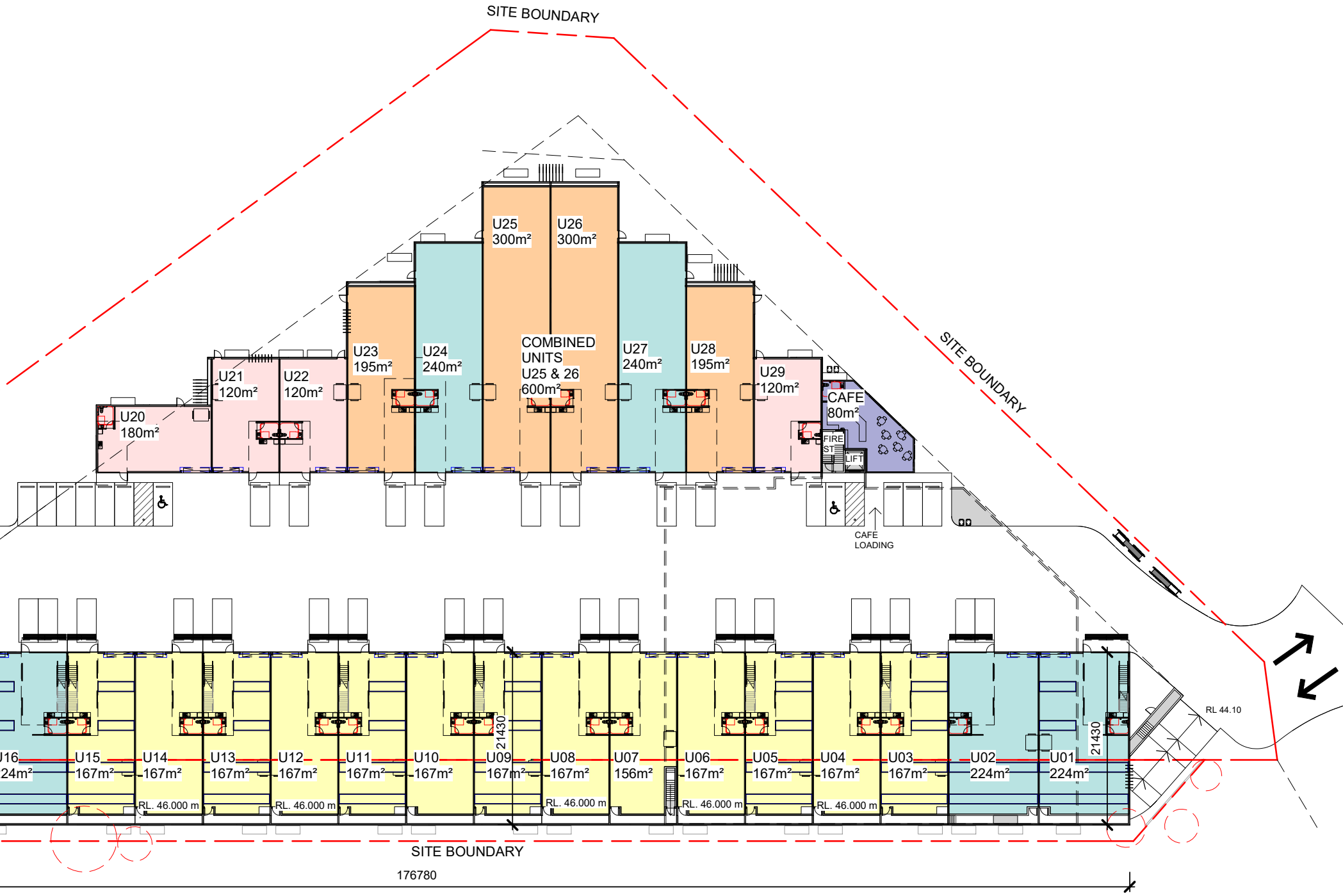
FACTORIES (1 SPACE PER 75m<sup>2</sup>) = 6722 / 75 = 89.60

CAFE (1 SPACE PER 6m<sup>2</sup> OF SEATING AREA + 1 SPACE PER EMPLOYEE) = 8 (BASED ON 36m<sup>2</sup> OF SEATING AREA & 2 EMPLOYEE)

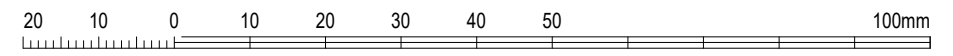
TOTAL PARKING REQUIRED = 98

TOTAL PARKING PROVIDED = 37 ON GRADE + 61 IN BASEMENT

**= 98 (INCLUDING 4 ACCESSIBLE PARKING)**

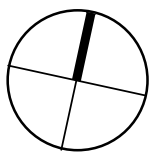


**1 CONCEPT STRATA PLAN**  
1 : 600



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ISSUE	DATE	REVISION
B	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
A	20.04.18	DA ISSUE
1	11.04.18	ISSUED FOR COORDINATION



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 www.arkexpressdesign.com.au

client: NICHOLOPOULOS  
 project: INDUSTRIAL COMPLEX  
 PROPOSED INDUSTRIAL DEVELOPMENT  
 AT 1-23 LENORE DRIVE & ERSKINE PARK  
 ROAD, ERSKINE PARK NSW 2759.  
 LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title:  
**CONCEPT STRATA PLAN**

print date: 15.03.19  
 drawn: HC  
 checked: HC  
 scale: As indicated@A3

DA ISSUE

job no. 17221  
 drawing no. A0004  
 issue. **B**

**DEVELOPMENT DATA**

LOT 1 DP 1071114 = 11,220m<sup>2</sup>  
 LOT 55 DP 1170183 = 2,131m<sup>2</sup>  
**TOTAL SITE AREA = 13,351m<sup>2</sup>**

6 x 150m<sup>2</sup> UNITS (INCL. 30m<sup>2</sup> OFFICE MEZZANINE) = 900m<sup>2</sup>

13 x 212m<sup>2</sup> UNITS (INCL. 45m<sup>2</sup> OFFICE MEZZANINE) = 2756m<sup>2</sup>

2 x 300m<sup>2</sup> UNITS (INCL. 60m<sup>2</sup> OFFICE MEZZANINE) = 600m<sup>2</sup>

4 x 284m<sup>2</sup> UNITS (INCL. 60m<sup>2</sup> OFFICE MEZZANINE) = 1136m<sup>2</sup>

2 x 250m<sup>2</sup> UNITS (INCL. 55m<sup>2</sup> OFFICE MEZZANINE) = 500m<sup>2</sup>

2 x 375m<sup>2</sup> UNITS (INCL. 75m<sup>2</sup> OFFICE MEZZANINE) = 750m<sup>2</sup>

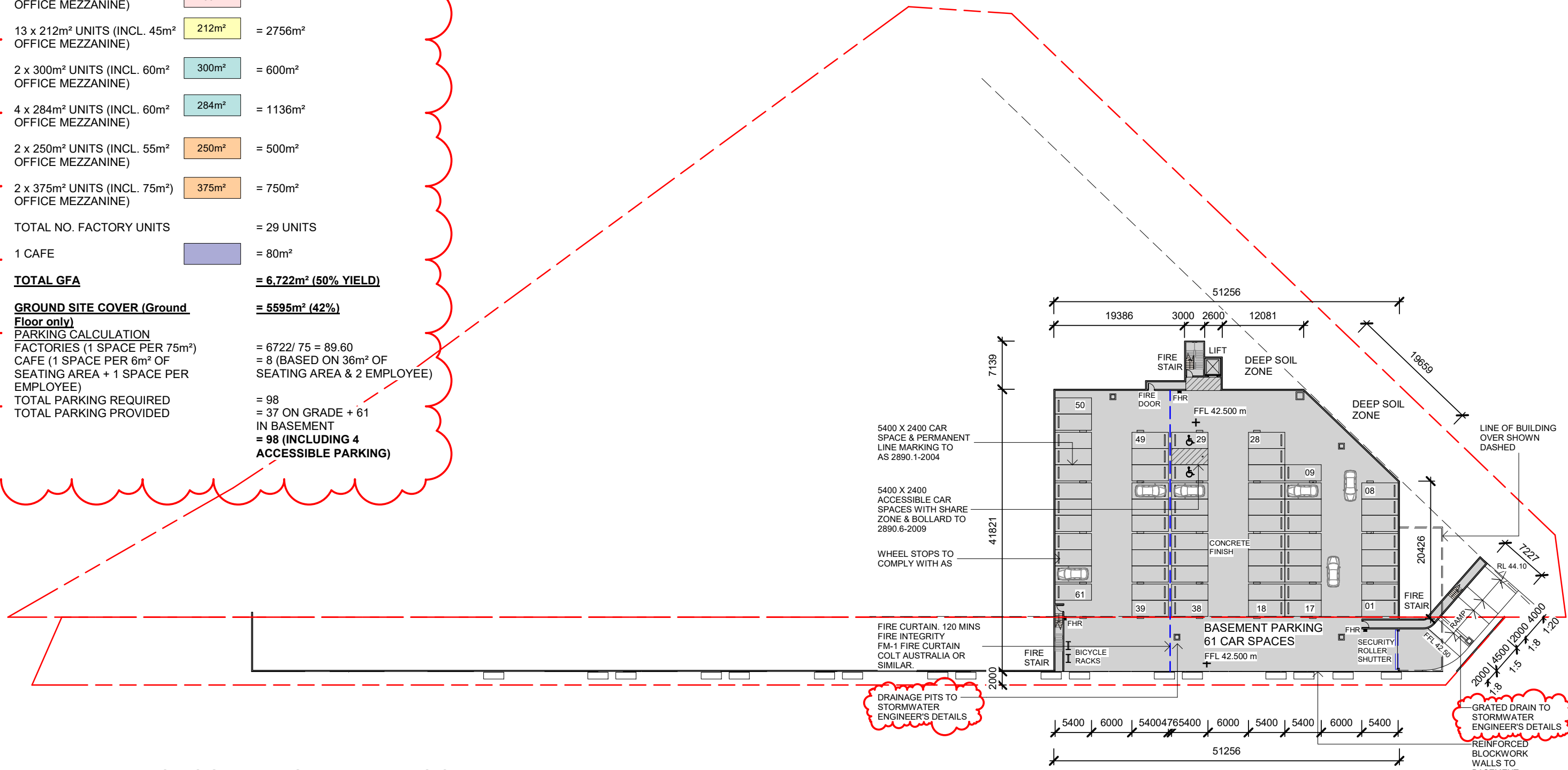
**TOTAL NO. FACTORY UNITS = 29 UNITS**

1 CAFE = 80m<sup>2</sup>

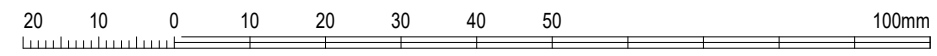
**TOTAL GFA = 6,722m<sup>2</sup> (50% YIELD)**

**GROUND SITE COVER (Ground Floor only) = 5595m<sup>2</sup> (42%)**

**PARKING CALCULATION**  
 FACTORIES (1 SPACE PER 75m<sup>2</sup>) = 6722 / 75 = 89.60  
 CAFE (1 SPACE PER 6m<sup>2</sup> OF SEATING AREA + 1 SPACE PER EMPLOYEE) = 8 (BASED ON 36m<sup>2</sup> OF SEATING AREA & 2 EMPLOYEE)  
**TOTAL PARKING REQUIRED = 98**  
**TOTAL PARKING PROVIDED = 37 ON GRADE + 61 IN BASEMENT = 98 (INCLUDING 4 ACCESSIBLE PARKING)**

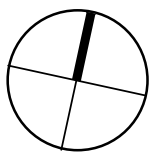


**1 PROPOSED BASEMENT FLOOR PLAN**  
 1 : 600



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ISSUE	DATE	REVISION
F	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
4	01.03.19	ISSUED FOR CONSULTANTS
E	20.04.18	DA ISSUE
3	11.04.18	ISSUED FOR COORDINATION
D	31.01.18	DRAFT DA ISSUE & CONS COORDINATION
C	26.11.17	URBAN DESIGN AMENDMENT



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 www.arkexpressdesign.com.au

client: NICHOLOPOULOS  
 project: INDUSTRIAL COMPLEX  
 PROPOSED INDUSTRIAL DEVELOPMENT  
 AT 1-23 LENORE DRIVE & ERSKINE PARK ROAD, ERSKINE PARK NSW 2759.  
 LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title: PROPOSED BASEMENT PLAN  
 print date: 15.03.19  
 drawn: HC  
 checked: HC  
 scale: As indicated@A3  
 DA ISSUE

job no. 17221  
 drawing no. A1001  
**F**  
 issue.

**DEVELOPMENT DATA**

- LOT 1 DP 1071114 = 11,220m<sup>2</sup>
- LOT 55 DP 1170183 = 2,131m<sup>2</sup>
- TOTAL SITE AREA = 13,351m<sup>2</sup>**
- 6 x 150m<sup>2</sup> UNITS (INCL. 30m<sup>2</sup> OFFICE MEZZANINE) = 900m<sup>2</sup>
- 13 x 212m<sup>2</sup> UNITS (INCL. 45m<sup>2</sup> OFFICE MEZZANINE) = 2756m<sup>2</sup>
- 2 x 300m<sup>2</sup> UNITS (INCL. 60m<sup>2</sup> OFFICE MEZZANINE) = 600m<sup>2</sup>
- 4 x 284m<sup>2</sup> UNITS (INCL. 60m<sup>2</sup> OFFICE MEZZANINE) = 1136m<sup>2</sup>
- 2 x 250m<sup>2</sup> UNITS (INCL. 55m<sup>2</sup> OFFICE MEZZANINE) = 500m<sup>2</sup>
- 2 x 375m<sup>2</sup> UNITS (INCL. 75m<sup>2</sup> OFFICE MEZZANINE) = 750m<sup>2</sup>
- TOTAL NO. FACTORY UNITS = 29 UNITS**
- 1 CAFE = 80m<sup>2</sup>

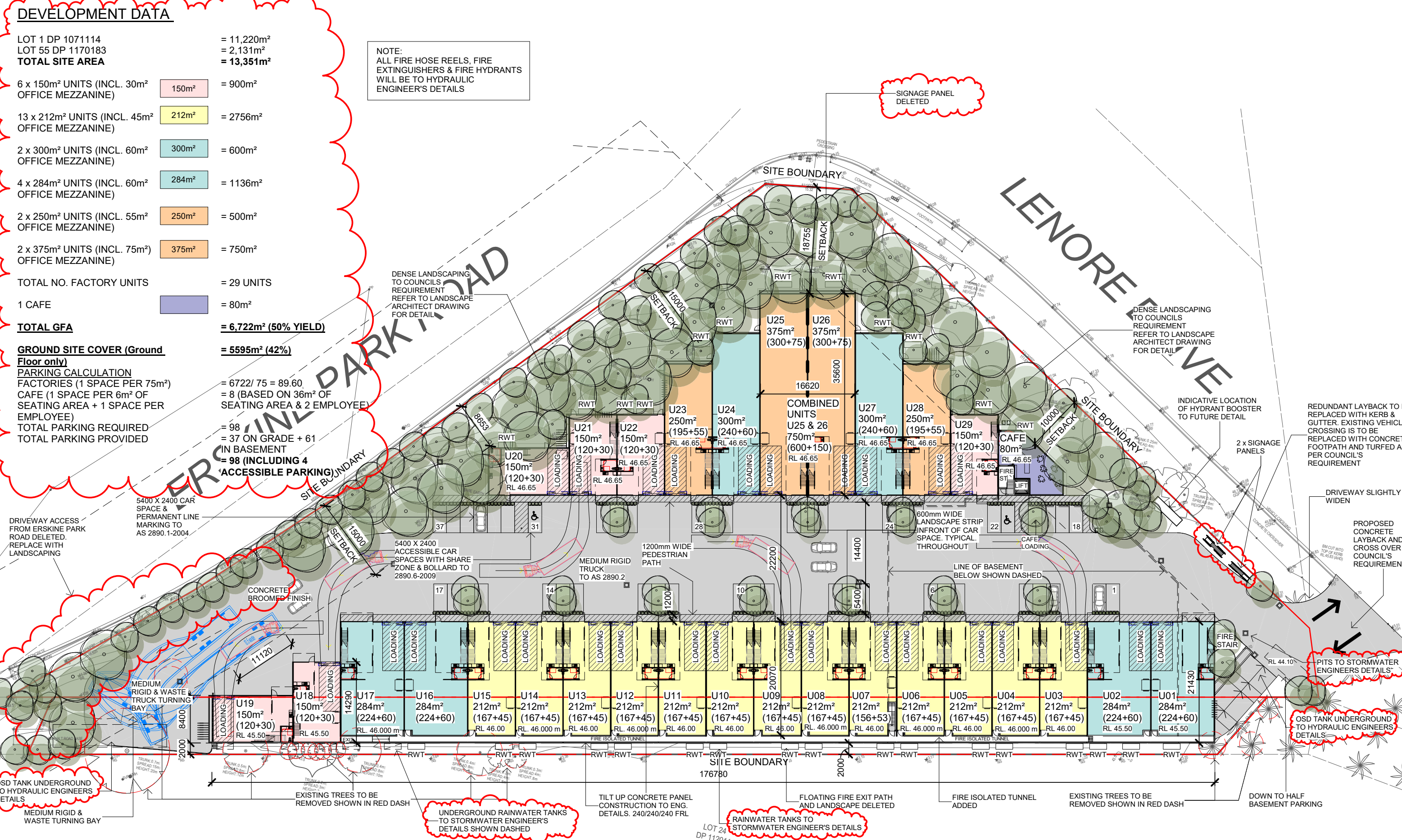
**TOTAL GFA = 6,722m<sup>2</sup> (50% YIELD)**

**GROUND SITE COVER (Ground Floor only) = 5595m<sup>2</sup> (42%)**

**PARKING CALCULATION**

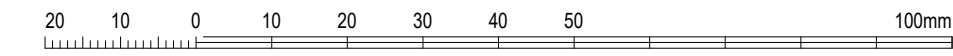
- FACTORIES (1 SPACE PER 75m<sup>2</sup>) = 6722 / 75 = 89.60
- CAFE (1 SPACE PER 6m<sup>2</sup> OF SEATING AREA + 1 SPACE PER EMPLOYEE) = 8
- TOTAL PARKING REQUIRED = 98**
- TOTAL PARKING PROVIDED = 98 (INCLUDING 4 ACCESSIBLE PARKING)**

NOTE:  
ALL FIRE HOSE REELS, FIRE EXTINGUISHERS & FIRE HYDRANTS WILL BE TO HYDRAULIC ENGINEER'S DETAILS



**PROPOSED GROUND MASTER PLAN**

1 : 600



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ISSUE	DATE	REVISION
1	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
4	01.03.19	ISSUED FOR CONSULTANTS
3	12.02.19	ISSUE FOR TRAFFIC CONSULTANT
H	29.08.18	DA ISSUE FOR COORDINATION
G	20.04.18	DA ISSUE
2	11.04.18	ISSUED FOR COORDINATION

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client: NICHOLOPOULOS  
project: INDUSTRIAL COMPLEX  
PROPOSED INDUSTRIAL DEVELOPMENT  
AT 1-23 LENORE DRIVE & ERSKINE PARK ROAD, ERSKINE PARK NSW 2759.  
LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title: PROPOSED GROUND MASTER PLAN  
print date: 15.03.19  
drawn: SP  
checked: HC  
scale: As indicated@A3  
DA ISSUE

job no. 17221  
drawing no. A1002  
issue.

# DEVELOPMENT DATA

LOT 1 DP 1071114 = 11,220m<sup>2</sup>  
 LOT 55 DP 1170183 = 2,131m<sup>2</sup>  
**TOTAL SITE AREA = 13,351m<sup>2</sup>**

6 x 150m<sup>2</sup> UNITS (INCL. 30m<sup>2</sup> OFFICE MEZZANINE) = 900m<sup>2</sup>

13 x 212m<sup>2</sup> UNITS (INCL. 45m<sup>2</sup> OFFICE MEZZANINE) = 2756m<sup>2</sup>

2 x 300m<sup>2</sup> UNITS (INCL. 60m<sup>2</sup> OFFICE MEZZANINE) = 600m<sup>2</sup>

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2 x 250m<sup>2</sup> UNITS (INCL. 55m<sup>2</sup> OFFICE MEZZANINE) = 500m<sup>2</sup>

2 x 375m<sup>2</sup> UNITS (INCL. 75m<sup>2</sup> OFFICE MEZZANINE) = 750m<sup>2</sup>

**TOTAL NO. FACTORY UNITS = 29 UNITS**

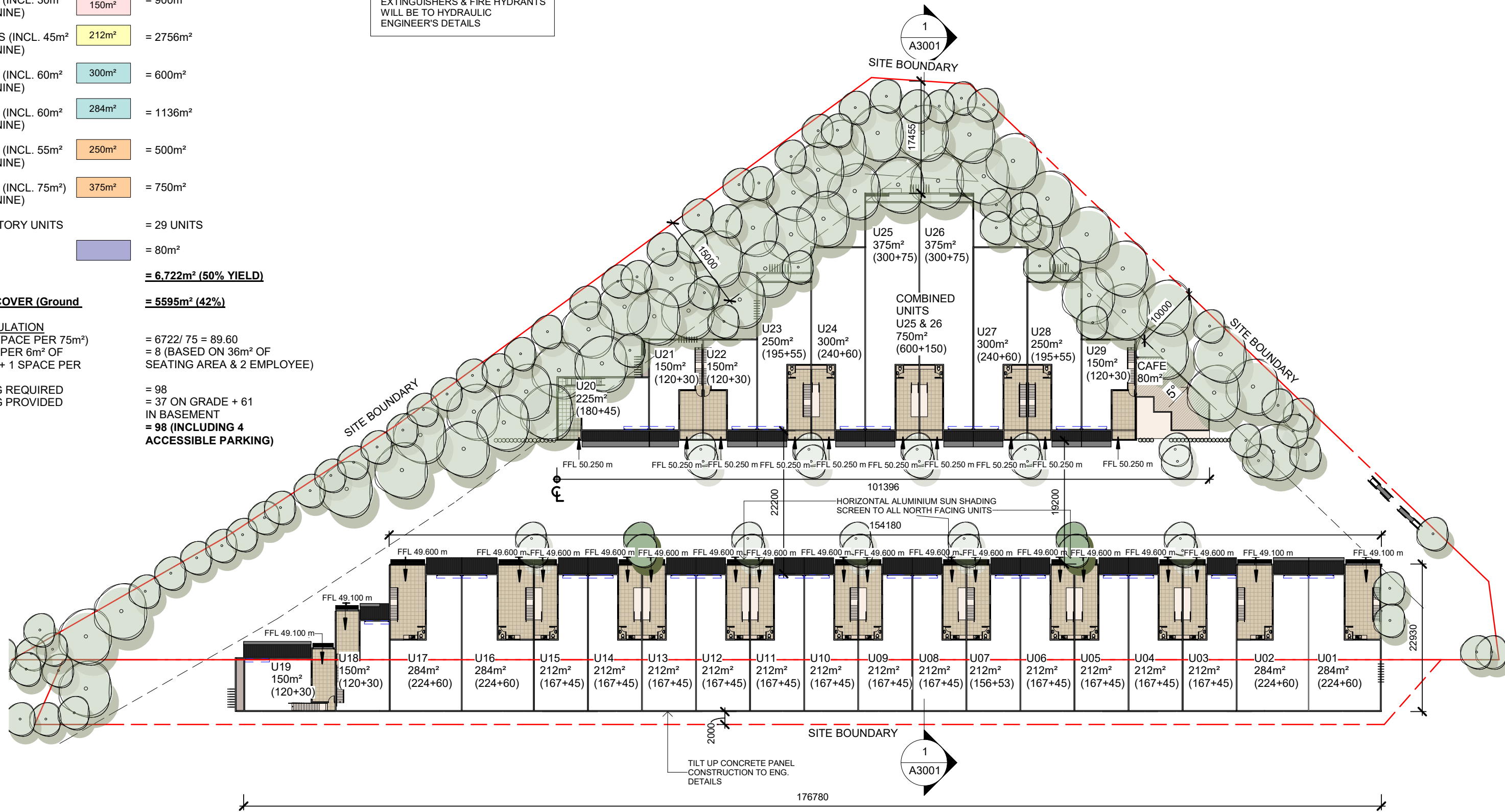
1 CAFE = 80m<sup>2</sup>

**TOTAL GFA = 6,722m<sup>2</sup> (50% YIELD)**

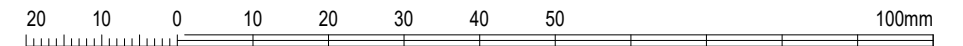
**GROUND SITE COVER (Ground Floor only) = 5595m<sup>2</sup> (42%)**

**PARKING CALCULATION**  
 FACTORIES (1 SPACE PER 75m<sup>2</sup>) = 6722/ 75 = 89.60  
 CAFE (1 SPACE PER 6m<sup>2</sup> OF SEATING AREA + 1 SPACE PER EMPLOYEE)  
 TOTAL PARKING REQUIRED = 98  
 = 37 ON GRADE + 61 IN BASEMENT  
**TOTAL PARKING PROVIDED = 98 (INCLUDING 4 ACCESSIBLE PARKING)**

NOTE:  
 ALL FIRE HOSE REELS, FIRE EXTINGUISHERS & FIRE HYDRANTS WILL BE TO HYDRAULIC ENGINEER'S DETAILS

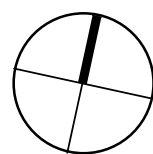


**1 PROPOSED MEZZANINE FLOOR PLAN**  
 1 : 600



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ISSUE	DATE	REVISION
C	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
B	20.04.18	DA ISSUE
1	11.04.18	ISSUED FOR COORDINATION
A	31.01.18	DRAFT DA ISSUE & CONS COORDINATION

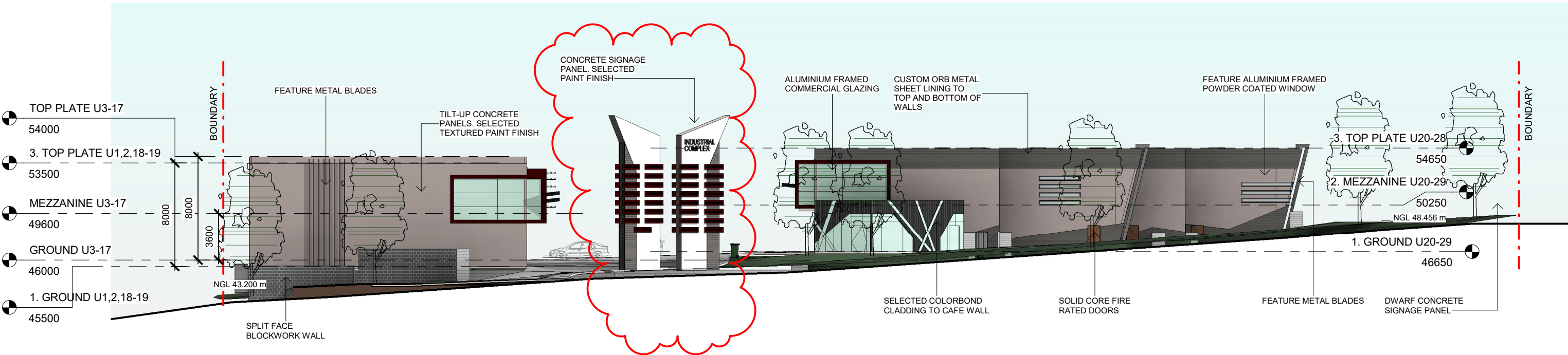


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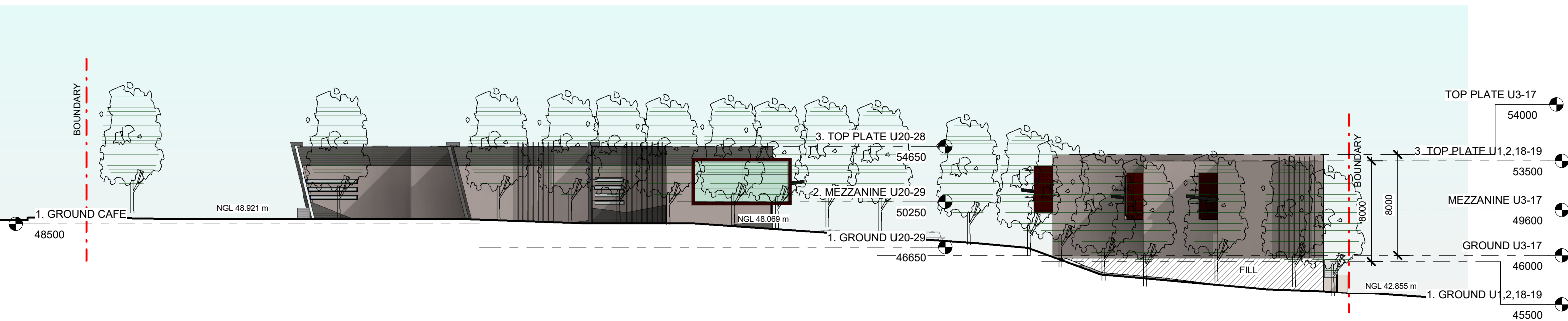
client: NICHOLOPOULOS  
 project: INDUSTRIAL COMPLEX  
 PROPOSED INDUSTRIAL DEVELOPMENT  
 AT 1-23 LENORE DRIVE & ERSKINE PARK  
 ROAD, ERSKINE PARK NSW 2759.  
 LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title: PROPOSED MEZZANINE FLOOR PLAN  
 print date: 15.03.19  
 drawn: HC  
 checked: HC  
 scale: As indicated@A3  
 DA ISSUE

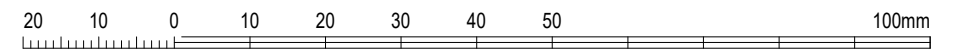
job no. 17221  
 drawing no. A1003  
 issue. C



**1** ELEVATION - FROM LENORE DRIVE  
1 : 300



**2** ELEVATION - FROM ERSKINE PARK ROAD  
1 : 300



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E	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
D	29.08.18	DA ISSUE FOR COORDINATION
C	20.04.18	DA ISSUE
1	11.04.18	ISSUED FOR COORDINATION
B	31.01.18	DRAFT DA ISSUE & CONS COORDINATION
A	14.11.17	ISSUED FOR URBAN DESIGN MEETING

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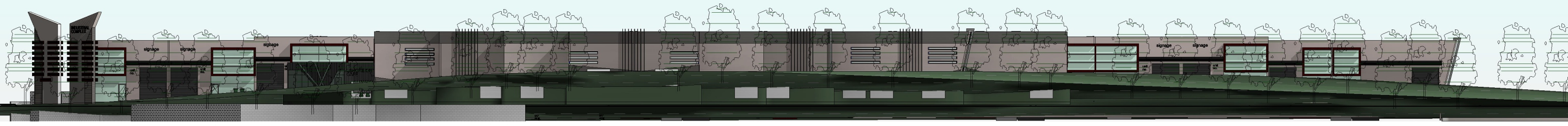
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project: INDUSTRIAL COMPLEX  
PROPOSED INDUSTRIAL DEVELOPMENT  
AT 1-23 LENORE DRIVE & ERSKINE PARK  
ROAD, ERSKINE PARK NSW 2759.  
LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title:  
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ELEVATIONS 01**

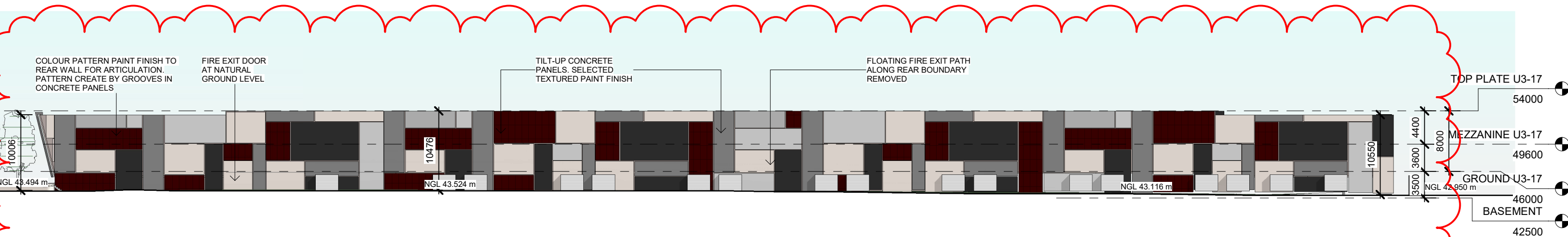
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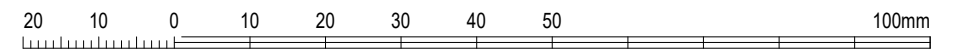
job no. 17221  
drawing no. A2001  
**E**



**1** ELEVATION - FROM CORNER ERSKINE PARK & LENORE DRIVE  
1 : 500



**2** ELEVATION - REAR - FROM WATER COURSE  
1 : 500



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E	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
3	07.03.19	ISSUED FOR DA REVIEW
2	01.03.19	ISSUED FOR CONSULTANTS
D	29.08.18	DA ISSUE FOR COORDINATION
C	20.04.18	DA ISSUE
1	11.04.18	ISSUED FOR COORDINATION

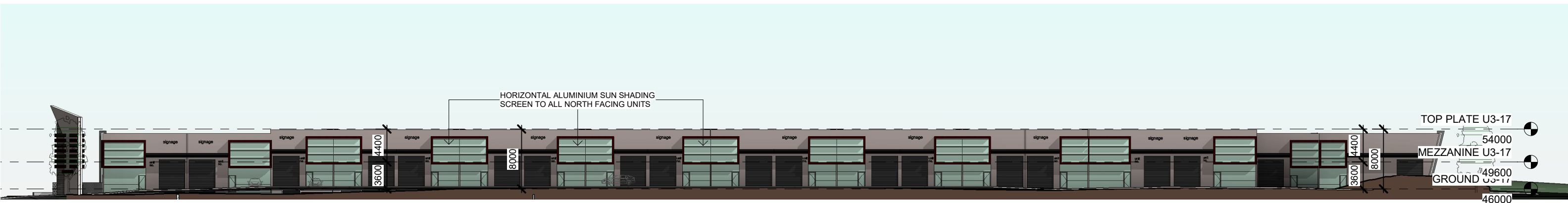
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ROAD, ERSKINE PARK NSW 2759.  
LOT 1 DP 1071114 & LOT 55 DP 1170183

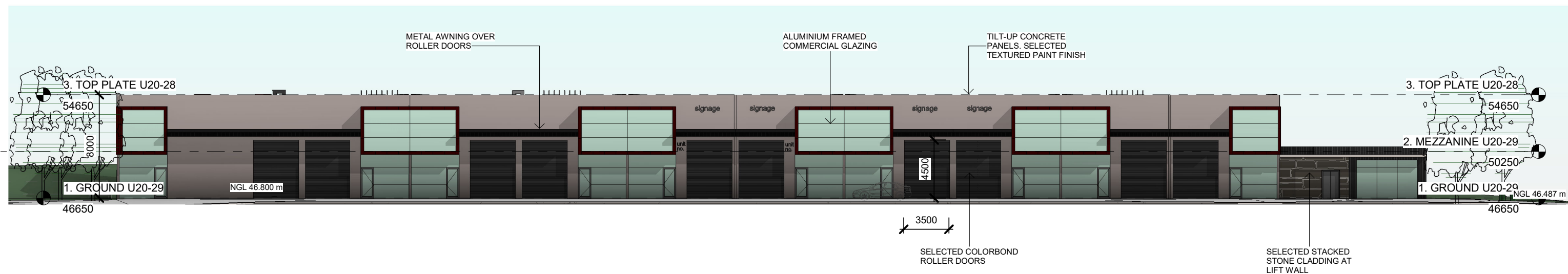
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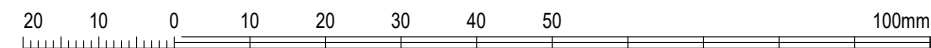
job no. 17221  
drawing no. 17221  
issue. **E**  
A2002



1 ELEVATION - UNIT 1-19  
1 : 500



2 ELEVATION - UNIT 20-29  
1 : 300



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B	31.01.18	DRAFT DA ISSUE & CONS COORDINATION
A	14.11.17	ISSUED FOR URBAN DESIGN MEETING

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project: INDUSTRIAL COMPLEX  
PROPOSED INDUSTRIAL DEVELOPMENT  
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LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title:  
PROPOSED  
ELEVATIONS 03

print date: 15.03.19  
drawn: HC  
checked: HC  
scale: As indicated@A3

DA ISSUE

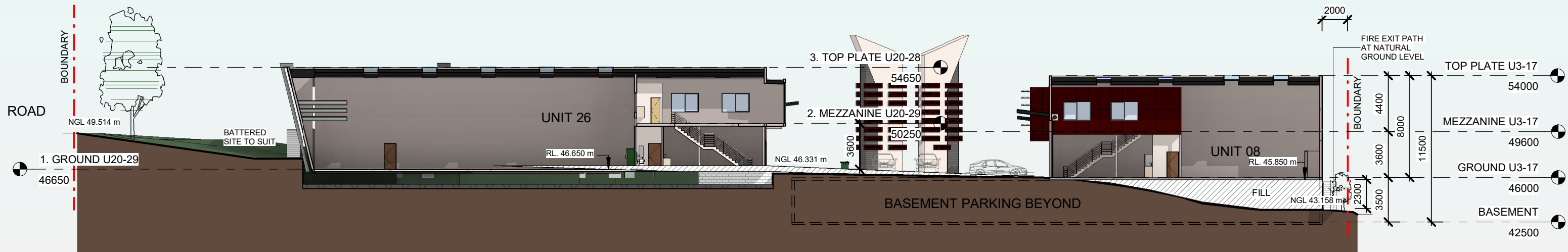
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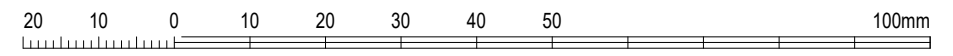
issue.

drawing no.

**D**  
A2003



1 SECTION A-A  
1 : 300



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C	20.04.18	DA ISSUE
1	11.04.18	ISSUED FOR COORDINATION
B	31.01.18	DRAFT DA ISSUE & CONS COORDINATION

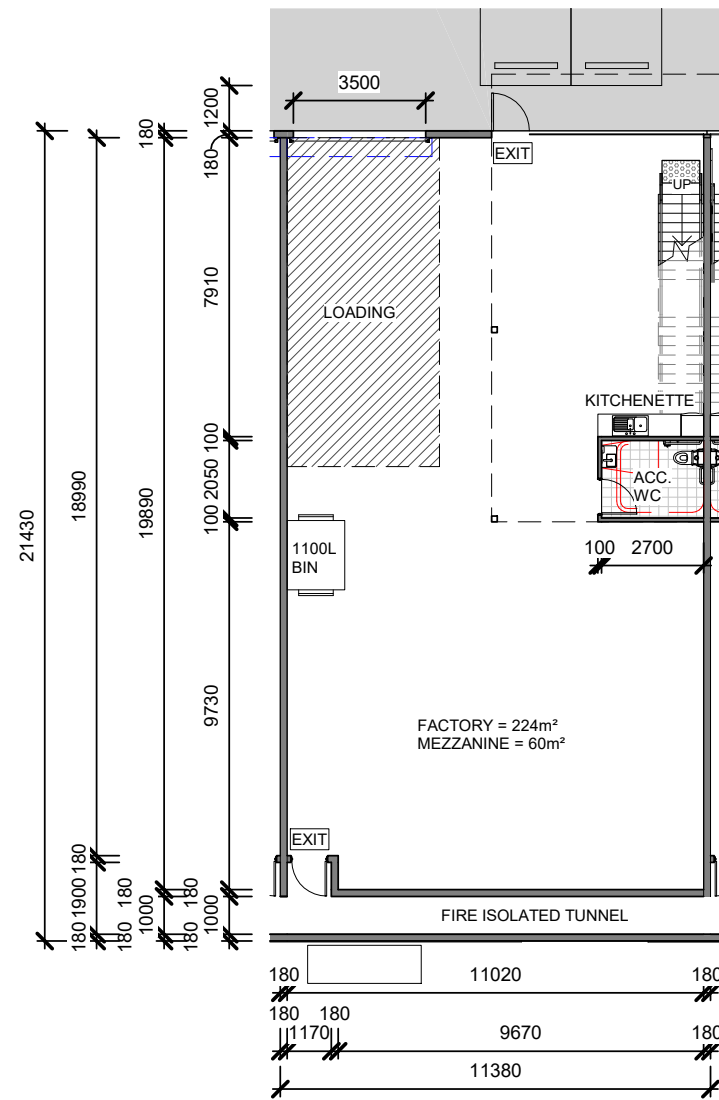
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drawing title: PROPOSED INDUSTRIAL COMPLEX  
PROPOSED INDUSTRIAL DEVELOPMENT  
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ROAD, ERSKINE PARK NSW 2759.  
LOT 1 DP 1071114 & LOT 55 DP 1170183

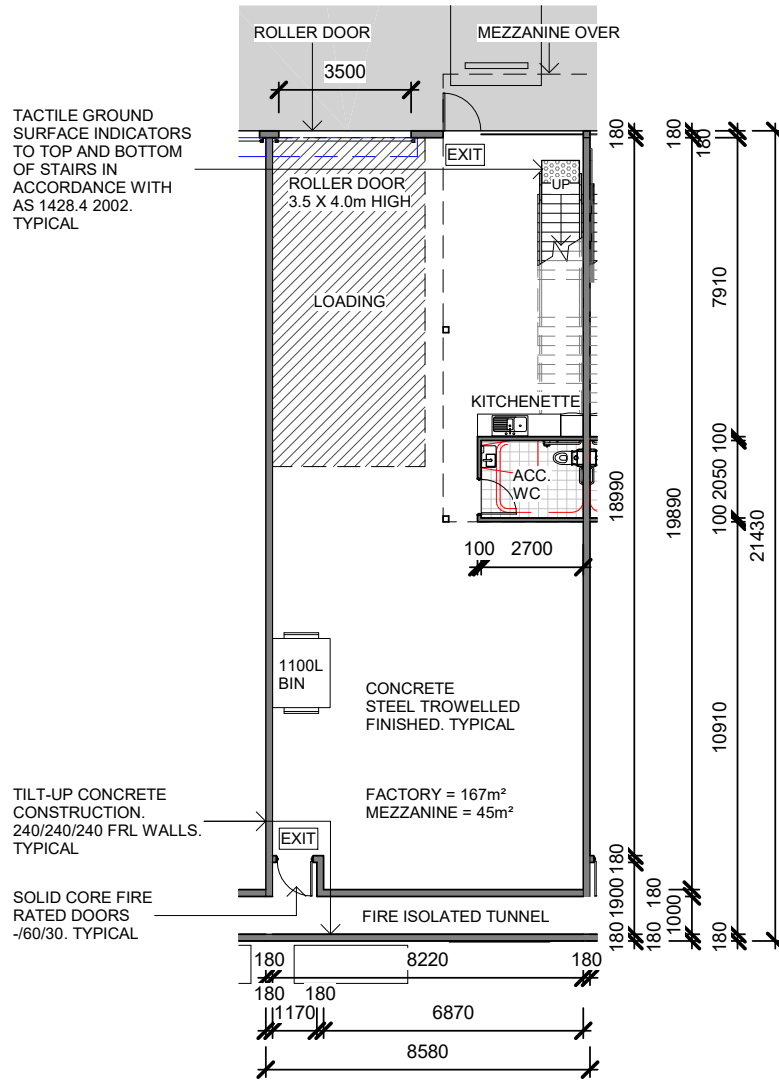
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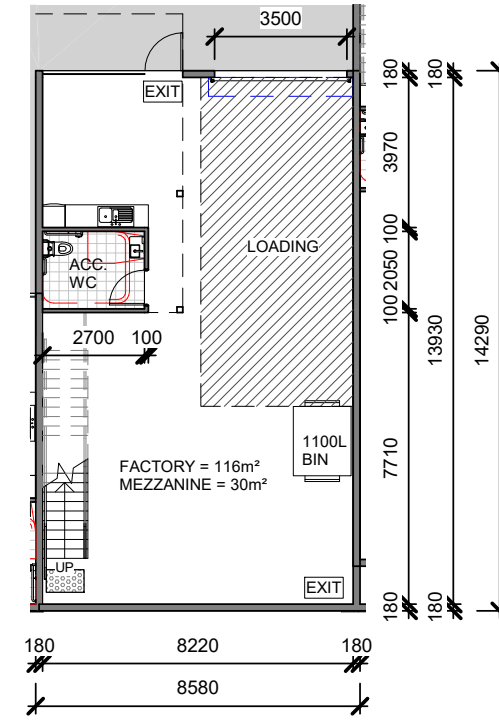
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drawing no. **A3001**



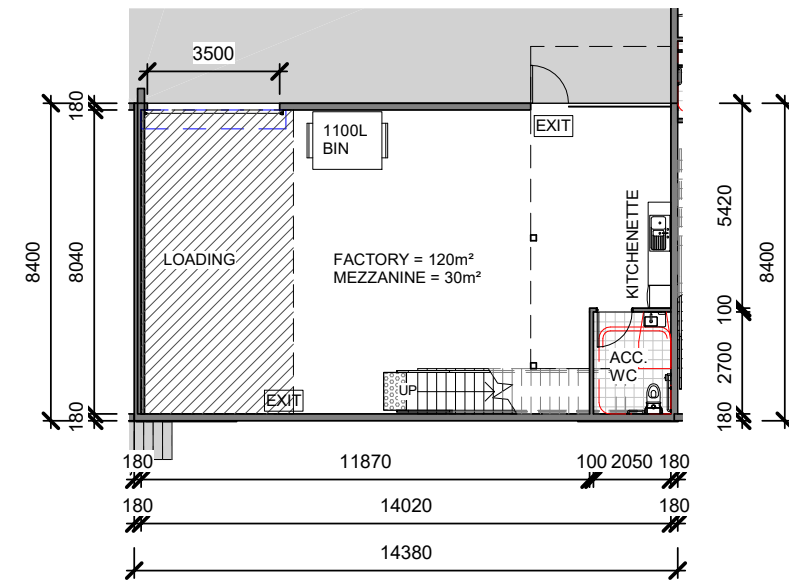
1 TYPICAL 284m<sup>2</sup> UNIT TYPE A - GROUND  
1 : 200



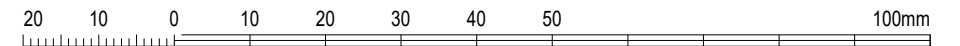
2 TYPICAL 212m<sup>2</sup> UNIT TYPE A - GROUND  
1 : 200



3 TYPICAL 146m<sup>2</sup> UNIT TYPE A - GROUND  
1 : 200



4 TYPICAL 150m<sup>2</sup> UNIT TYPE B - GROUND  
1 : 200



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C	31.01.18	DRAFT DA ISSUE & CONS COORDINATION
B	14.11.17	ISSUED FOR URBAN DESIGN MEETING
A	11.09.17	PRE DA ISSUE

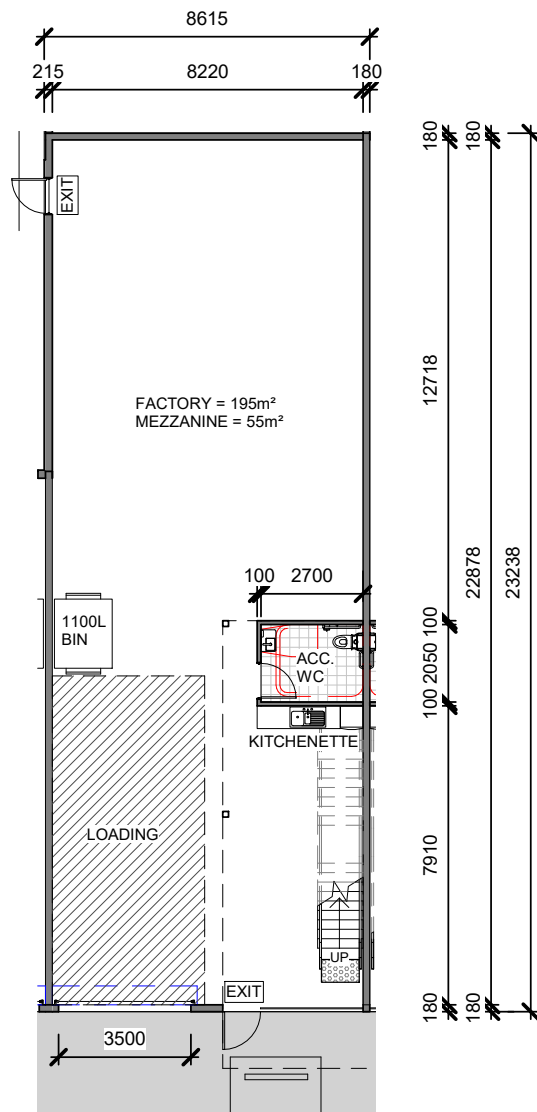
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 project: INDUSTRIAL COMPLEX  
 PROPOSED INDUSTRIAL DEVELOPMENT  
 AT 1-23 LENORE DRIVE & ERSKINE PARK  
 ROAD, ERSKINE PARK NSW 2759.  
 LOT 1 DP 1071114 & LOT 55 DP 1170183

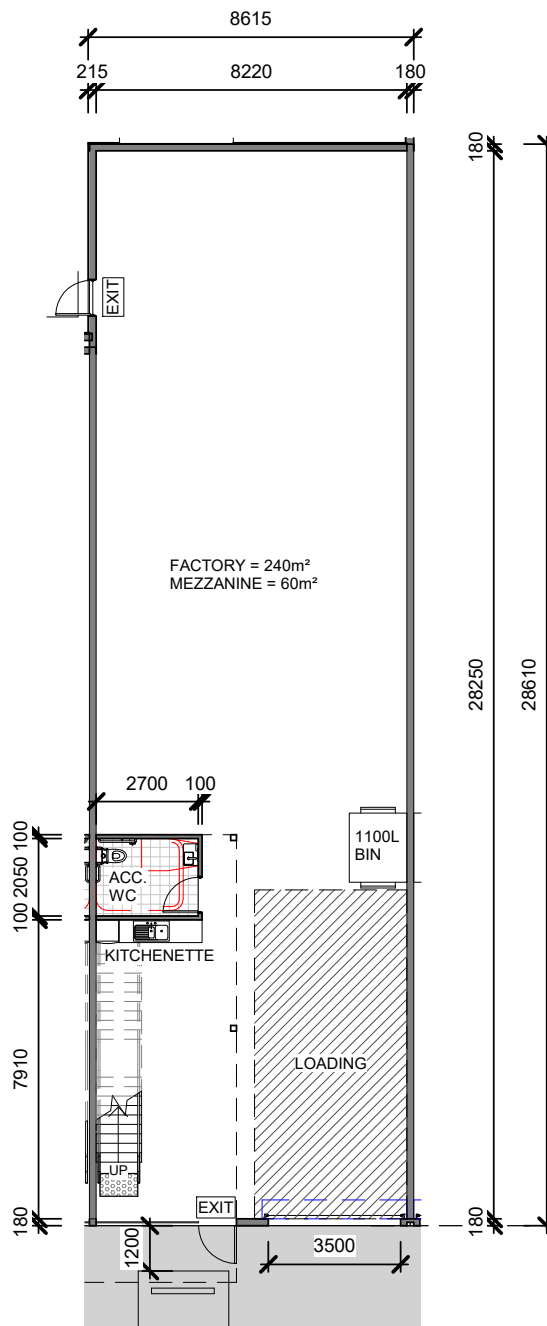
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 WAREHOUSE UNIT  
 TYPES - GROUND  
 FLOOR PLAN 01

print date: 15.03.19  
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 DA ISSUE

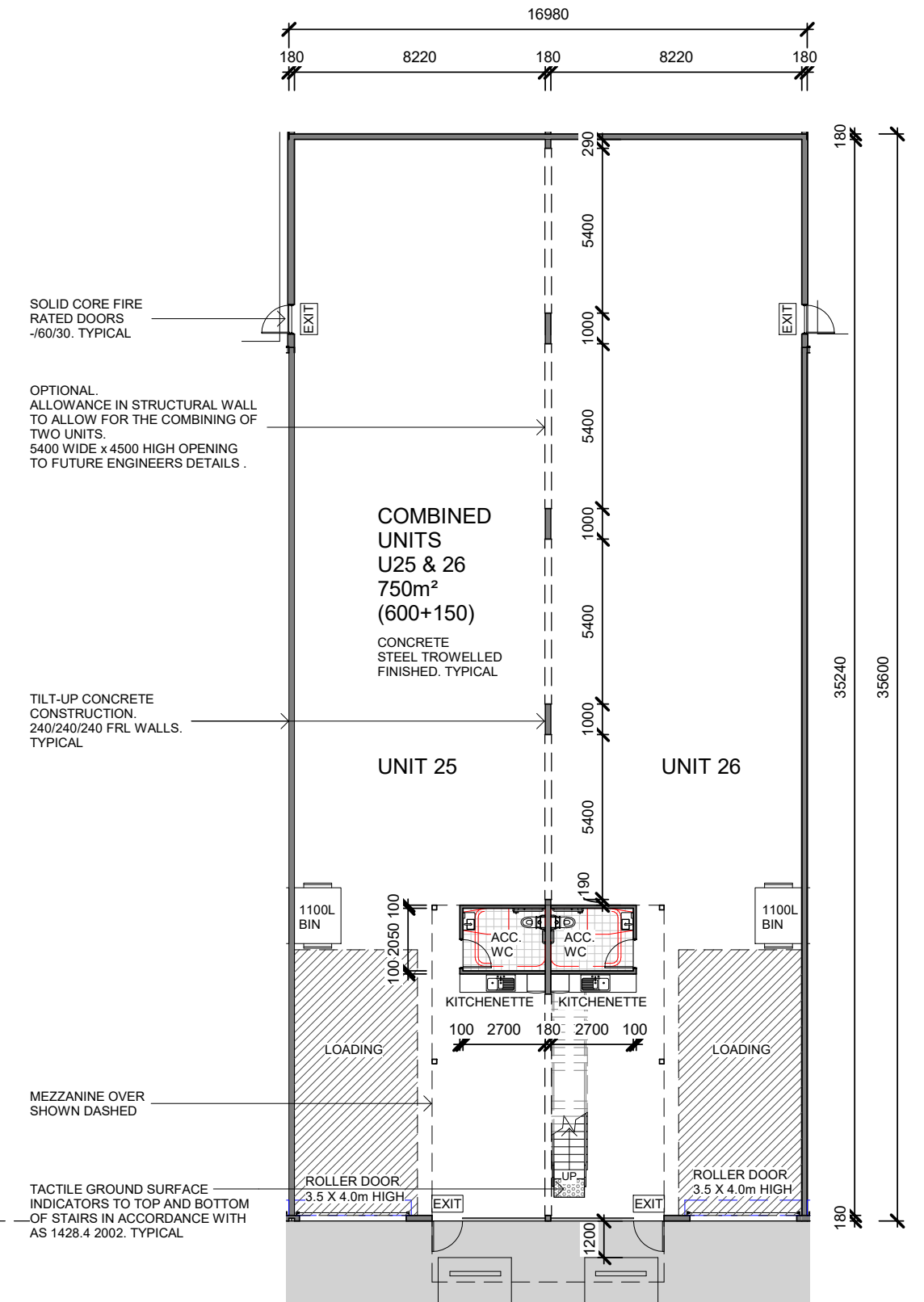
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 drawing no. A4001  
 issue. E



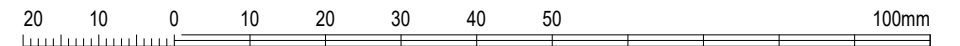
1 TYPICAL 250m<sup>2</sup> UNIT TYPE A - GROUND  
1 : 200



2 TYPICAL 300m<sup>2</sup> UNIT TYPE B - GROUND  
1 : 200



3 TYPICAL COMBINED UNITS 25 & 26 - GROUND  
1 : 200



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LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title:  
TYPICAL  
WAREHOUSE UNIT  
TYPES - GROUND  
FLOOR PLAN 02

print date: 15.03.19  
drawn: HC  
checked: HC  
scale: 1 : 200 @A3  
DA ISSUE

job no. 17221  
drawing no. A4002  
issue. B

## FOOD BUSINESS COMPLIANCE NOTES

### THE DESIGN IS IN ACCORDANCE WITH

- AS4674-2004 – FITOUT OF FOOD PREMISES
- AS1668.1-1998 AND AS1668.2-1991 – MECHANICAL VENTILATION;
- BUILDING CODE OF AUSTRALIA (BCA), AND
- STANDARD CONDITIONS OF DEVELOPMENT CONSENT

### TOILET FACILITIES

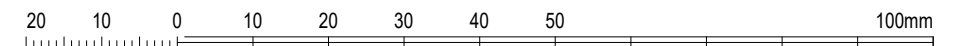
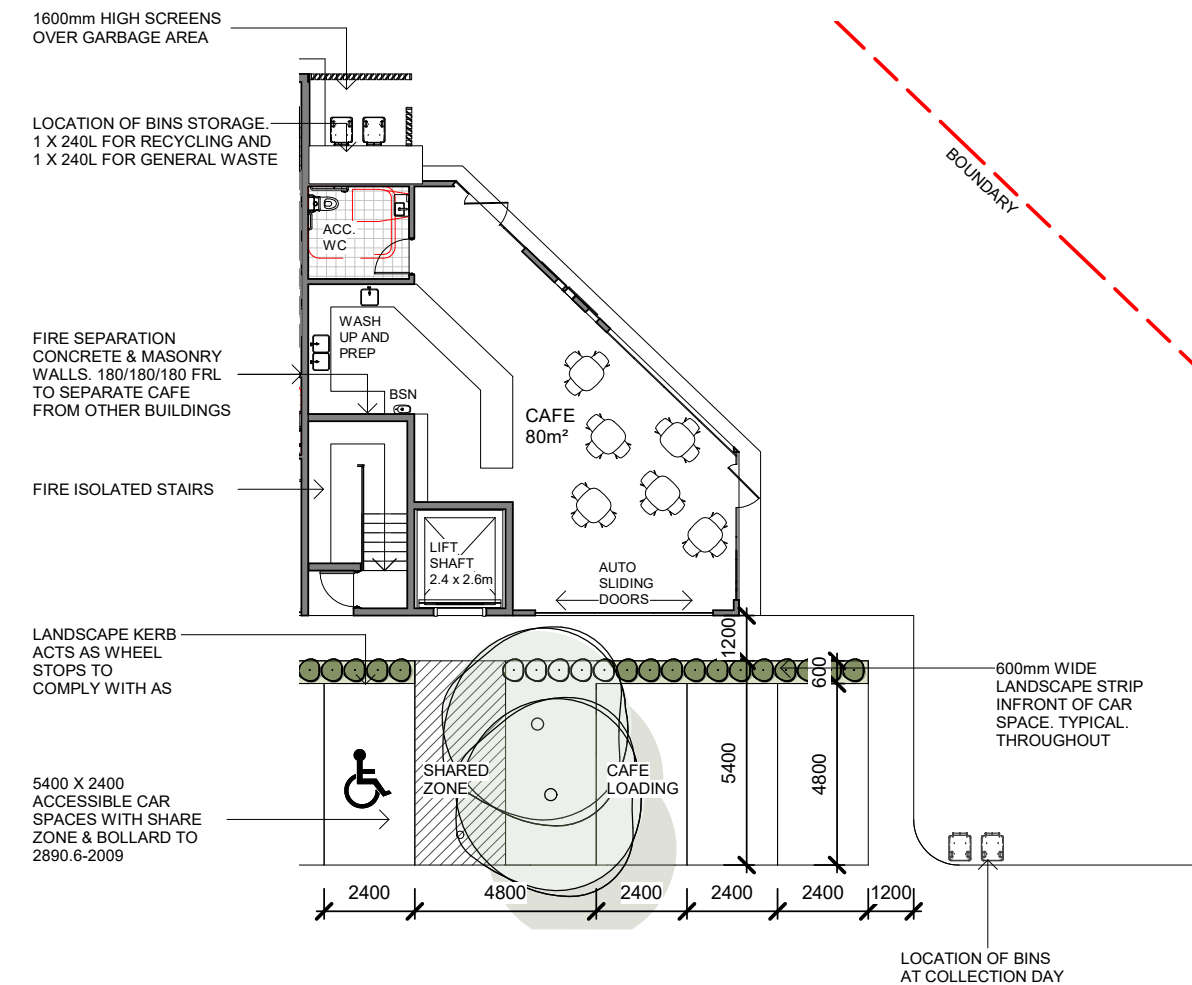
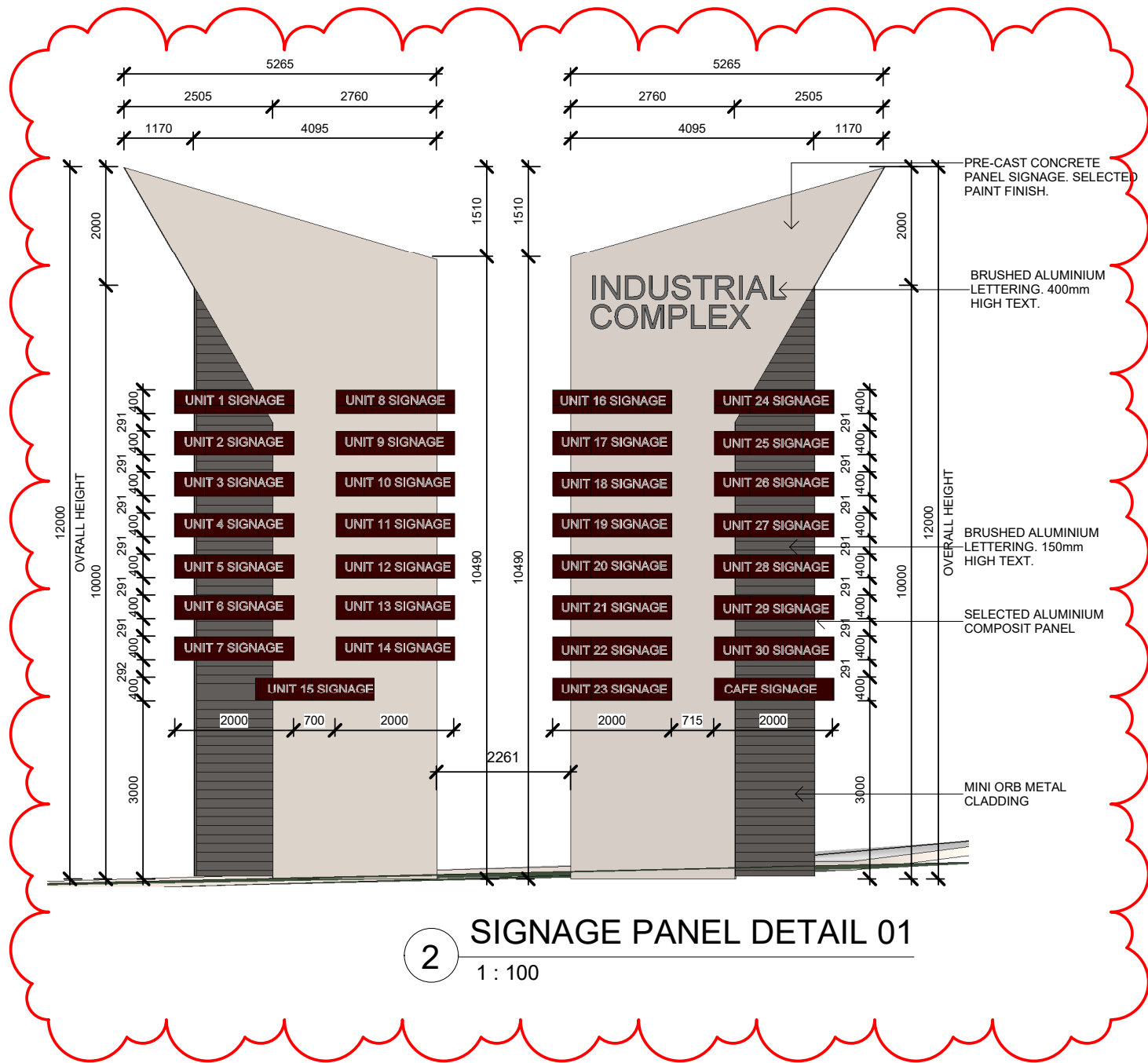
ACCESSIBLE TOILET PROVIDED

### BASINS AND SINKS

- HAND WASH BASINS WITHIN 5 METRES TRAVEL DISTANCE OF ALL FOOD HANDLING AND SERVICE AREAS; PROVIDED WITH HANDS FREE DELIVERY OF WARM RUNNING WATER THROUGH A SINGLE SPOUT;
- HAND WASH BASINS ALSO PROVIDED TO TOILETS;
- A DOUBLE BOWL SINK OR A SINGLE BOWL SINK WITH A DISHWASHER;
- A FOOD PREPARATION SINK, WHERE FOOD WASHING IS CARRIED OUT AND A SEPARATE CLEANER'S SINK,

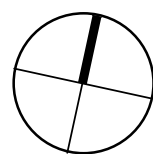
### FLOOR, WALLS AND CEILINGS

- ARE OF SMOOTH, IMPERVIOUS, DURABLE AND EASILY CLEANED, EVEN IN STORE AREAS;
- WALLS ARE OF SOLID CONSTRUCTION;
- COVING AT WALLS AND FLOORS JUNCTIONS;
- KITCHEN FLOORS GRADED TO A FLOOR WASTE;
- DURABLE FINISHES SUCH AS STAINLESS STEEL OR TILES FOR KITCHEN WALLS;
- BENCHES AND OTHER EQUIPMENT RAISED 150MM ABOVE THE FLOOR, AND
- PIPES AND DUCTING CONCEALED IN WALLS OR SEPARATED IN ACCORDANCE WITH AS 4674.



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project: INDUSTRIAL COMPLEX  
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ROAD, ERSKINE PARK NSW 2759.  
LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title:  
**CAFE GROUND  
FLOOR PLAN &  
SIGNAGE PANEL  
DETAILS**

print date: 15.03.19  
drawn: HC  
checked: HC  
scale: As indicated@A3  
DA ISSUE

job no.

17221

drawing no.

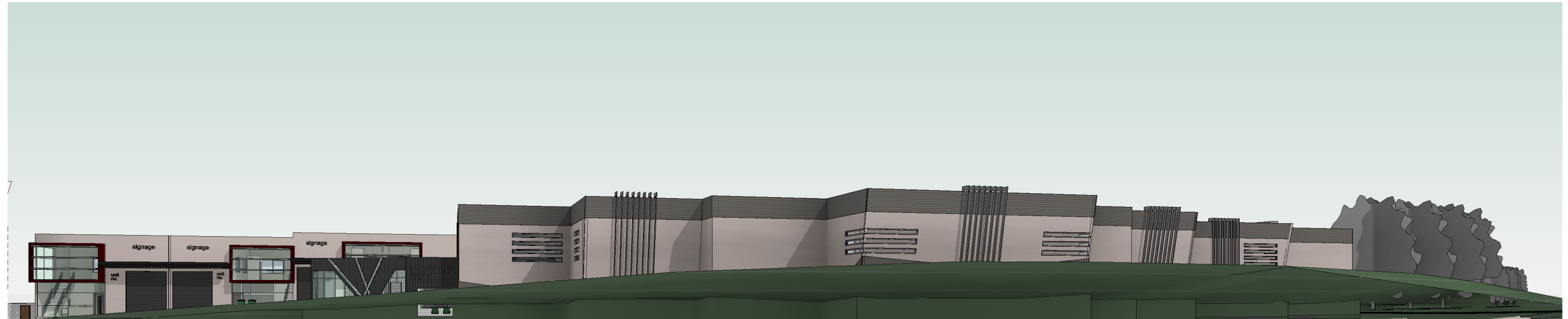
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**B**

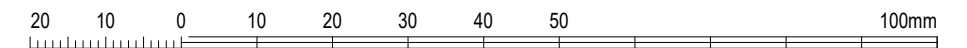
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1 3D View 1 - FROM LENORE DRIVE



2 3D View 2 - CORNER OF ERSKINE PARK RD & LENORE DR



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drawing title:  
3D PERSPECTIVES  
01

print date: 15.03.19  
drawn: HC  
checked: HC  
scale: @A3

DA ISSUE

job no.

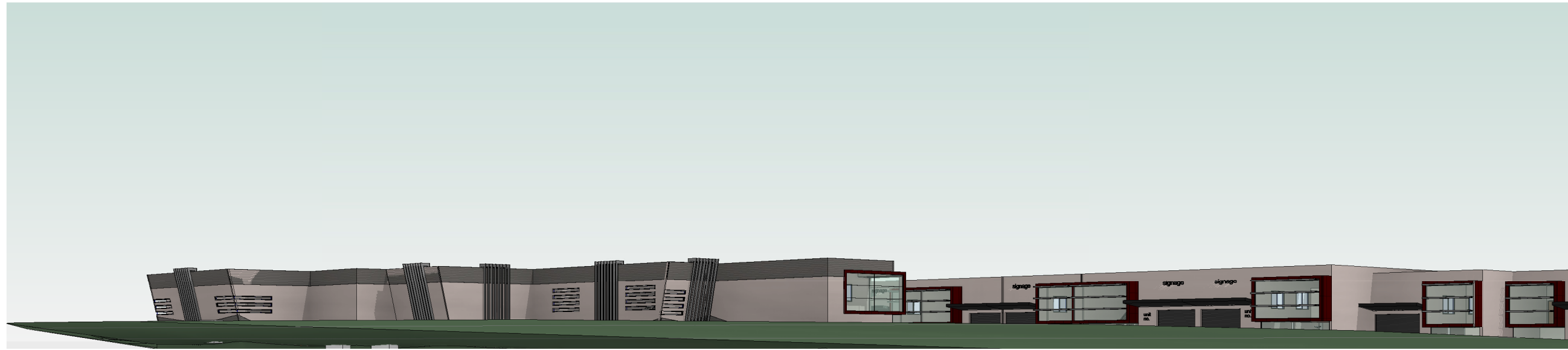
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drawing no.

A7001

issue.

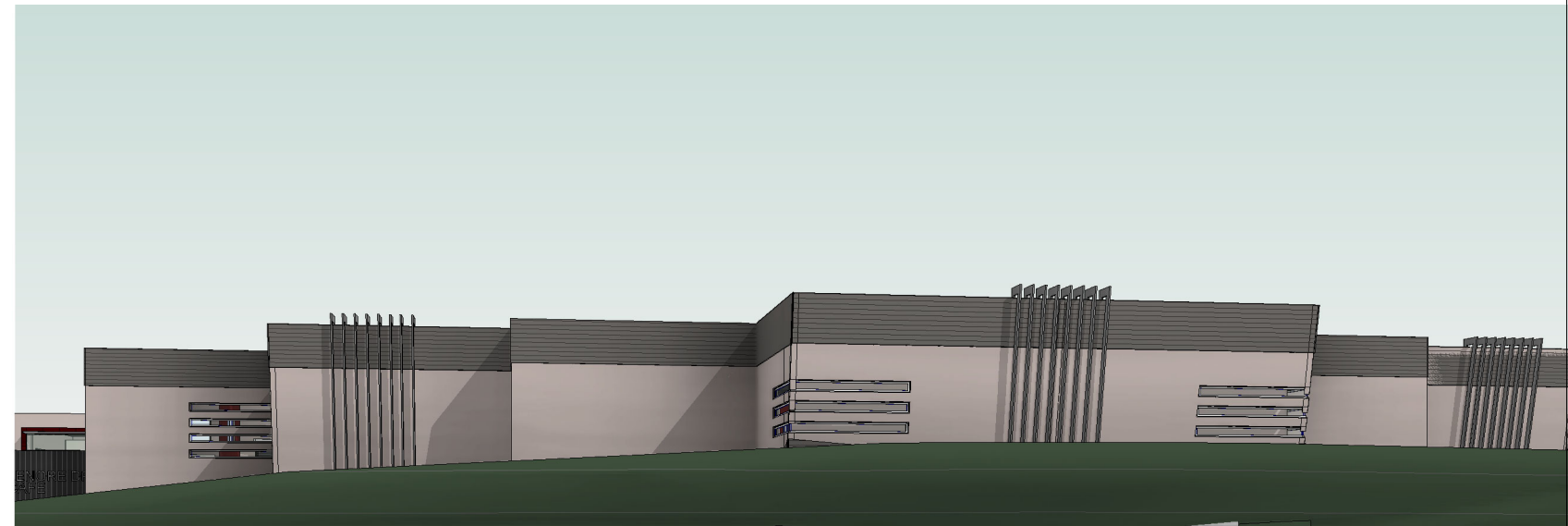
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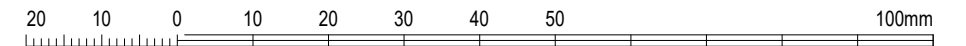
1 3D View 3 - FROM ERSKINE PARK ROAD



2 3D View 4 - LENORE DRIVE ACCESS



3 3D View 5 - CORNER OF ERSKINE PARK RD & LENORE DR



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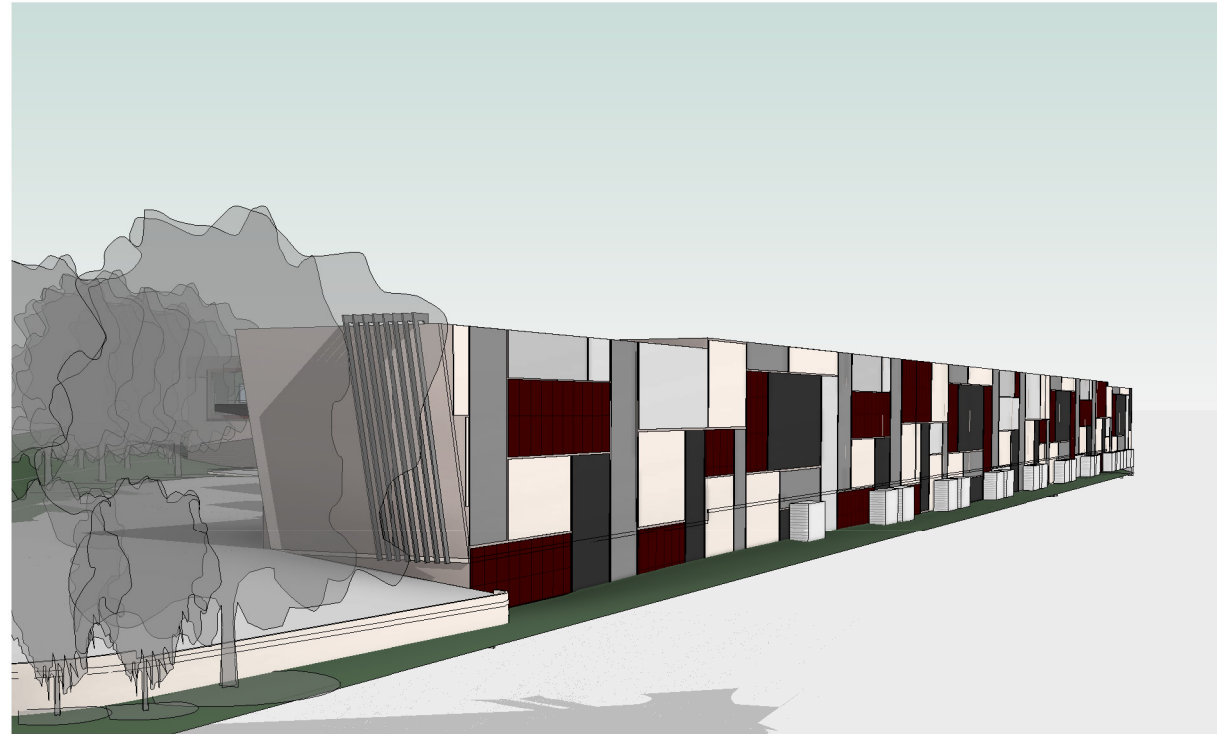
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 LOT 1 DP 1071114 & LOT 55 DP 1170183

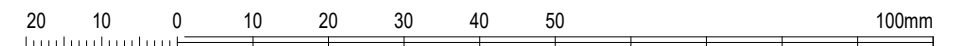
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**3D PERSPECTIVES**  
 02

print date: 15.03.19  
 drawn: HC  
 checked: HC  
 scale: @A3  
 DA ISSUE

job no. 17221  
 drawing no. A7002  
 issue. **D**



1 3D View 6 - FROM REAR OF ERSKINE PARK RD



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ABN 80 621 185 064

client: NICHOLOPOULOS  
 project: INDUSTRIAL COMPLEX  
 PROPOSED INDUSTRIAL DEVELOPMENT  
 AT 1-23 LENORE DRIVE & ERSKINE PARK  
 ROAD, ERSKINE PARK NSW 2759.  
 LOT 1 DP 1071114 & LOT 55 DP 1170183

drawing title:  
**3D PERSPECTIVES**  
 03

print date: 15.03.19  
 drawn: SP  
 checked: HC  
 scale: @A3

CDC ISSUE

job no.






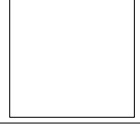
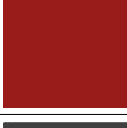
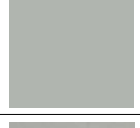




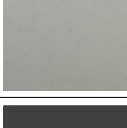

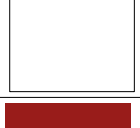

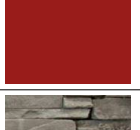


17221

drawing no.

A7003

issue: **B**

## FINISHES SCHEDULE

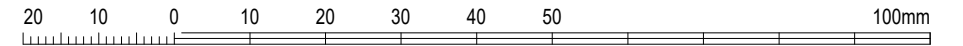
REINFORCED CONCRETE TILT-UP PANELS - TEXTURED PAINT FINISH. DULUX - BEIGE ROYAL A192 OR SIMILAR		STAINLESS STEEL HANDRAIL & STEEL CABLE BALUSTRADE OR SIMILAR AT SOUTHERN END FIRE ESCAPE ROUTE.	
ALUMINIUM FRAMED POWDERCOATED WINDOWS & DOORS - DULUX - MONUMENT OR SIMILAR		AWNING OVER ROLLER DOORS - PRESSED METAL FASCIA GUTTER AND DOWNPIPES - COLORBOND - MONUMENT OR SIMILAR	
METAL ROOF SHEETING - LYSAGHT KLIP-LOCK 406 - COLORBOND - WOODLAND GREY OR SIMILAR		SOFFIT UNDER AWNING - FC LINING - PAINT FINISH - DULUX - WHITE ON WHITE	
FEATURE CLADDING AT MEZZANINE & SIGNAGE PANEL - ALUMINIUM COMPOSIT PANEL - ALUCOBOND - RED FIRE OR SIMILAR		ROLLER DOORS - ALUMINIUM - COLORBOND - SHALE GREY	
METAL CLADDING FOR CAFE, SIGNAGE PANEL - COLORBOND - MINI ORB - MONUMENT OR SIMILAR	 	SIGNAGE PANEL LETTERING - BRUSHED ALUMINIUM INDIVIDUAL LETTERING 50mm DEEP.	 
FEATURE METAL FINS & SUN SHADING SCREENS IN FRONT OF WINDOWS - ALUMINIUM - CLEAR ANODISED OR SIMILAR	 	CAFE ROOF CANOPY - CONCRETE - TEXTURE PAINT FINISH	
FEATURE WALL CLADDING - COLORBOND - CUSTOM ORB - MONUMENT OR SIMILAR		FIRE DOORS - PAINT FINISH - RED	
FACE BLOCKWORK - GREY BLOCKS AUSTRAL MASONRY - PALING COURT OR SIMILAR		FEATURE STONE CLADDING WALL ADJACENT LIFT SHAFT.	




1800mm HIGH ALUMINIUM BLACK PALISADE SECURITY FENCE AND GATES

### FENCE DETAIL

1 : 100



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ISSUE	DATE	REVISION
C	15.03.19	DA ISSUE - RESPONSE TO COUNCIL LETTER 08.01.2019
B	20.04.18	DA ISSUE
1	11.04.18	ISSUED FOR COORDINATION
A	31.01.18	DRAFT DA ISSUE & CONS COORDINATION

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print date: 15.03.19  
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DA ISSUE

job no.

17221

drawing no.

A7004

**C**

issue.