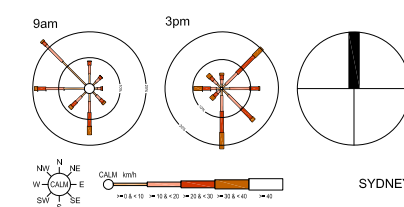


REVISIONS		
A	DEVELOPMENT APPLICATION	15.12.20
B	SYDNEY WATER ASSET SURVEY OVERLAY	29.03.21
C	WAREHOUSE SHIFTED DOWN TO AVOID SEWERAGE LINE	16.04.21
D	LD PAVEMENT AREA CORRECTED	23.04.21
E	1% FLOOD EXTENT	30.04.21
F	REVISION - SITE ADDRESS, OSD TANK, RWT, SILOS	14.05.21
G	REVISION - COUNCIL RFI	26.07.21
H	REVISION - COUNCIL COMMENT	17.09.21
J	REVISION - REMOVE SILOS	29.09.21

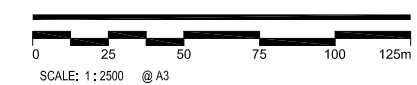


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PROJECT
PIPE MAKERS
75 - 87 DUNHEVED CIRCUIT
ST MARYS, NSW

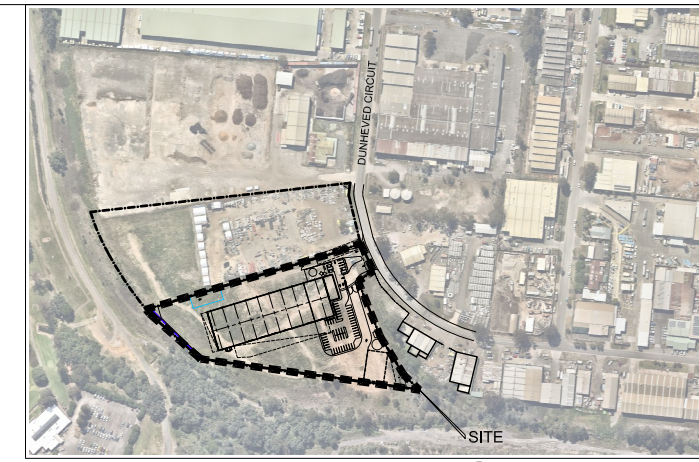
DRAWING TITLE
PROPOSED ESTATE PLAN



CREATE DATE : 29.09.2021 PLOT DATE : 29.09.2021
LAST SAVED BY: yoonmeng.joh

100285 SM DA01 000 J

REVISIONS		
A	DEVELOPMENT APPLICATION	15.12.20
B	SYDNEY WATER ASSET SURVEY OVERLAY	29.03.21
C	WAREHOUSE SHIFTED DOWN TO AVOID SEWERAGE LINE	16.04.21
D	LD PAVEMENT AREA CORRECTED	23.04.21
E	1% FLOOD EXTENT	30.04.21
F	REVISION - SITE ADDRESS, OSD TANK, RWT, SILOS	14.05.21
G	REVISION - COUNCIL RFI	26.07.21
H	REVISION - COUNCIL COMMENTS	17.09.21
J	REVISION - REMOVE SILOS	29.09.21



LOCATION PLAN

NOTES

TYPICAL CAR PARKING DIMENSIONS
 UNLESS OTHERWISE NOTED OR DIMENSIONED, ALL CAR PARKING SHOWN ARE OF THE FOLLOWING TYPICAL DIMENSIONS:
 • BOTH STANDARD & ACCESSIBLE SPACES = 2.6m X 5.5m TYPICAL
 • CAR PARKING AISLE WIDTH = 6.5m TYPICAL
 • PROVIDE WHEEL STOPS AS SHOWN.

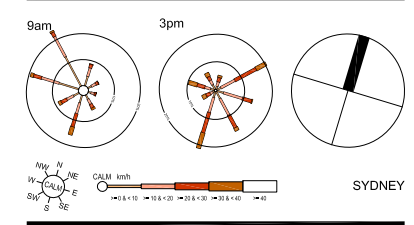
TYPICAL FENCE TYPES (ADJACENT GATES TO MATCH)
 FN-1 1.8m HIGH BLACK GARRISON FENCE, TO STREET FRONTAGE AS SHOWN.
 FN-2 1.8m HIGH BLACK CHAIN WIRE MESH FENCE WITH ADDITIONAL 3 ROWS OF BARBED WIRE ABOVE TO 2.1m OVERALL FENCE HEIGHT, TO SITE PERIMETER AS SHOWN.

DEVELOPMENT SUMMARY

SITE AREA	20,200 sqm
WAREHOUSE	4,800 sqm
OFFICE (2 LEVELS)	500 sqm
TOTAL BUILDING AREA	5,300 sqm
EFFICIENCY / SITE AREA	26.24 %
FUTURE WAREHOUSE	600 sqm
AWNING (6m)	240 sqm
AWNING (15m)	1420 sqm
CAR PARKING PROVIDED	53 spaces
LIGHT DUTY PAVEMENT (LD)	1,840 sqm
HEAVY DUTY PAVEMENT (HD)	10,070 sqm
* INCL. 366 sqm AREA OVER DETENTION TANK	
UNDERGROUND OSD TANK	366 sqm

LEGEND

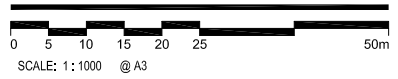
- PROPOSED LOT BOUNDARY
- EXISTING EASEMENT / COVENANT
- PROPOSED FENCE LINE



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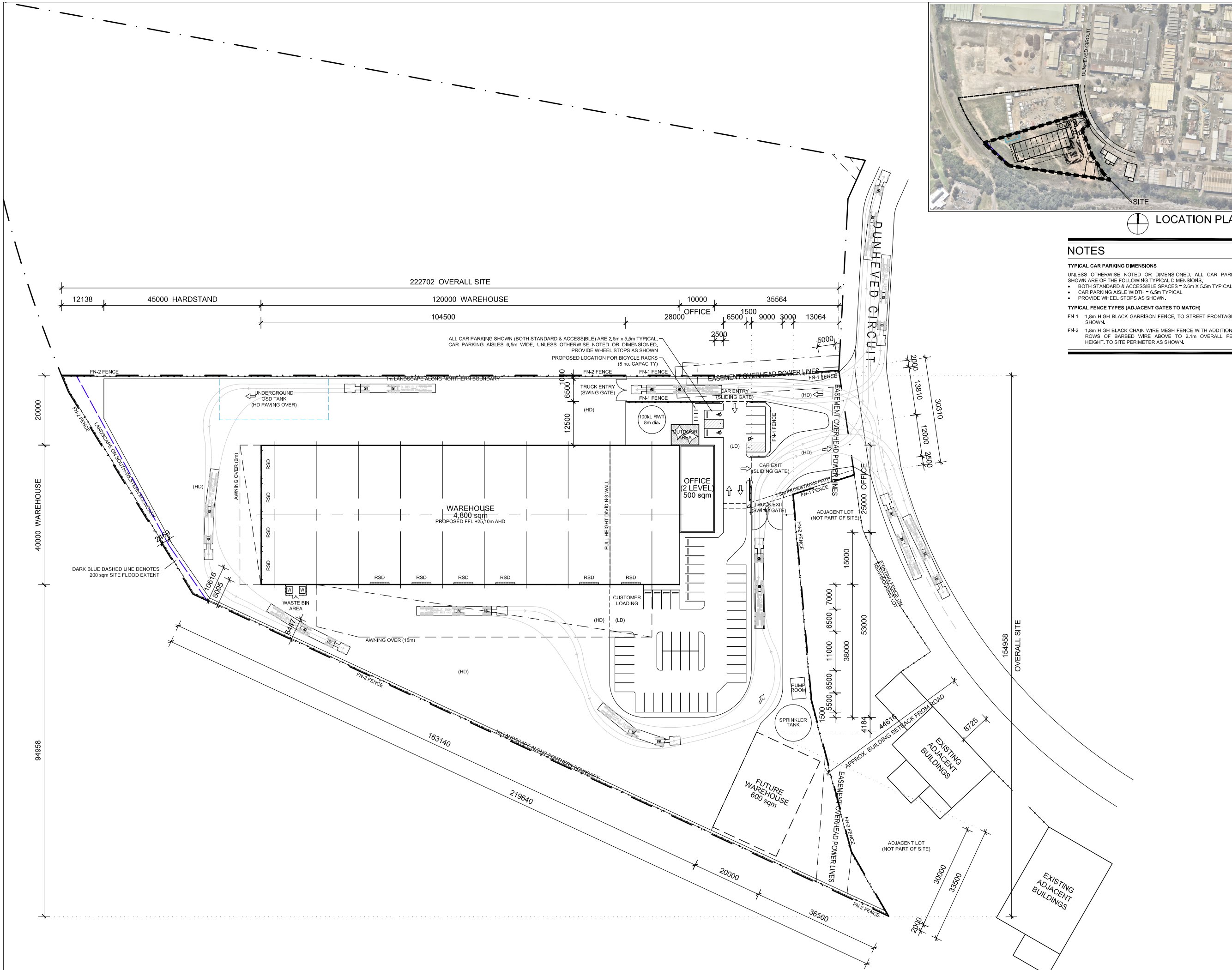
PROJECT
PIPE MAKERS
 75 - 87 DUNHEVED CIRCUIT
 ST MARYS, NSW

DRAWING TITLE
PROPOSED SITE PLAN

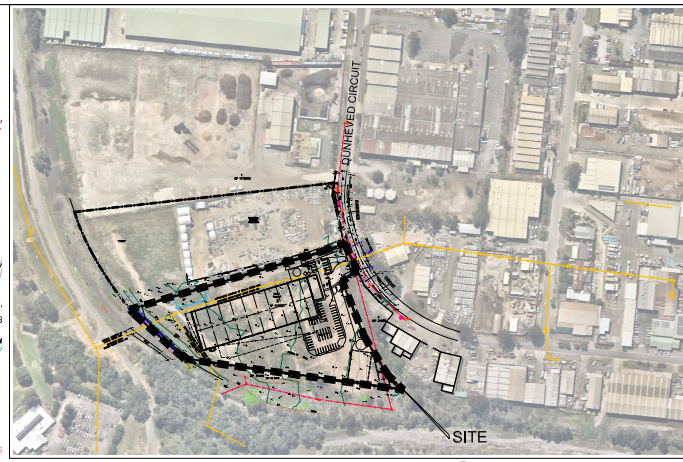


CREATE DATE : 29.09.2021 PLOT DATE : 29.09.2021
 LAST SAVED BY: yoonmeng.joh

100285 SM DA01 002 J



REVISIONS		
A	SURVEY OVERLAY ONTO DA01 002	24.02.21
B	SYDNEY WATER ASSET SURVEY OVERLAY	29.03.21
C	WAREHOUSE SHIFTED DOWN TO AVOID SEWERAGE LINE	16.04.21
D	LD PAVEMENT AREA CORRECTED	23.04.21
E	1% FLOOD EXTENT	30.04.21
F	REVISION - SITE ADDRESS, OSD TANK, RWT, SILOS	14.05.21
G	REVISION - COUNCIL RFI	26.07.21
H	REVISION - COUNCIL COMMENTS	17.09.21
J	REVISION - REMOVE SILOS	29.09.21



LOCATION PLAN

NOTES

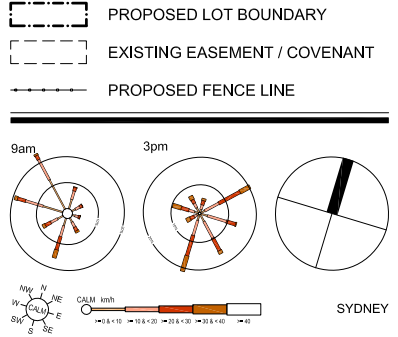
TYPICAL CAR PARKING DIMENSIONS
 UNLESS OTHERWISE NOTED OR DIMENSIONED, ALL CAR PARKING SHOWN ARE OF THE FOLLOWING TYPICAL DIMENSIONS:
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 • CAR PARKING AISLE WIDTH = 6.5m TYPICAL
 • PROVIDE WHEEL STOPS AS SHOWN.

TYPICAL FENCE TYPES (ADJACENT GATES TO MATCH)
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 FN-2 1.8m HIGH BLACK CHAIN WIRE MESH FENCE WITH ADDITIONAL 3 ROWS OF BARBED WIRE ABOVE TO 2.1m OVERALL FENCE HEIGHT, TO SITE PERIMETER AS SHOWN.

DEVELOPMENT SUMMARY

SITE AREA	20,200 sqm
WAREHOUSE	4,800 sqm
OFFICE (2 LEVELS)	500 sqm
TOTAL BUILDING AREA	5,300 sqm
EFFICIENCY / SITE AREA	26.24 %
FUTURE WAREHOUSE	600 sqm
AWNING (6m)	240 sqm
AWNING (15m)	1420 sqm
CAR PARKING PROVIDED	53 spaces
LIGHT DUTY PAVEMENT (LD)	1,840 sqm
HEAVY DUTY PAVEMENT (HD)	10,063 sqm
* INCL. 366 sqm AREA OVER DETENTION TANK	
UNDERGROUND OSD TANK	366 sqm

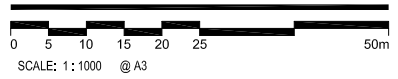
LEGEND



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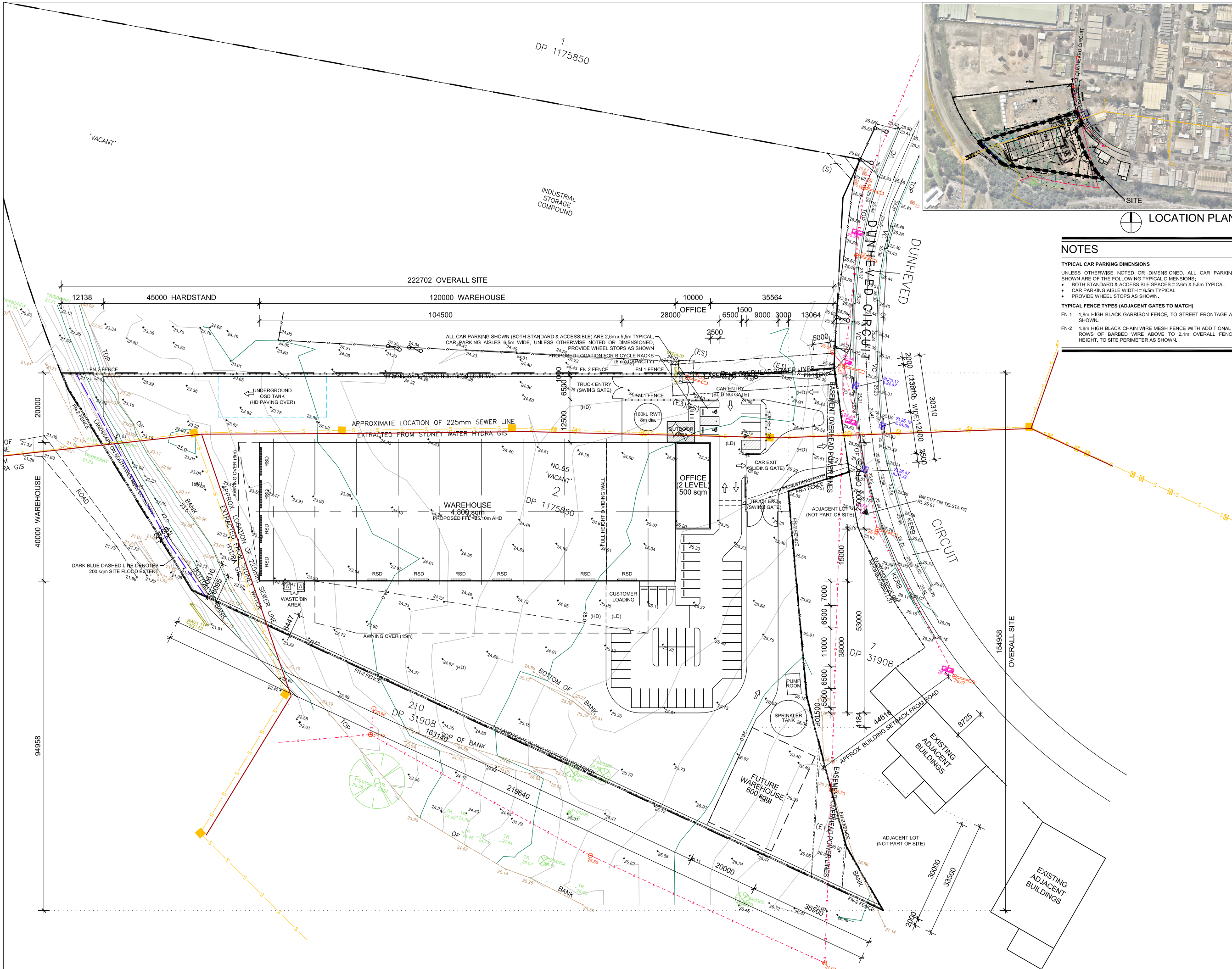
PROJECT
PIPE MAKERS
 75 - 87 DUNHEVED CIRCUIT
 ST MARYS, NSW

DRAWING TITLE
PROPOSED SITE PLAN
 (SURVEY OVERLAY)



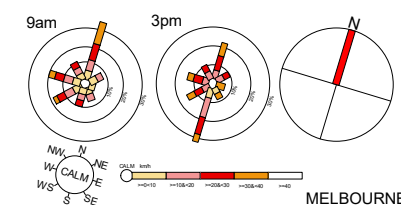
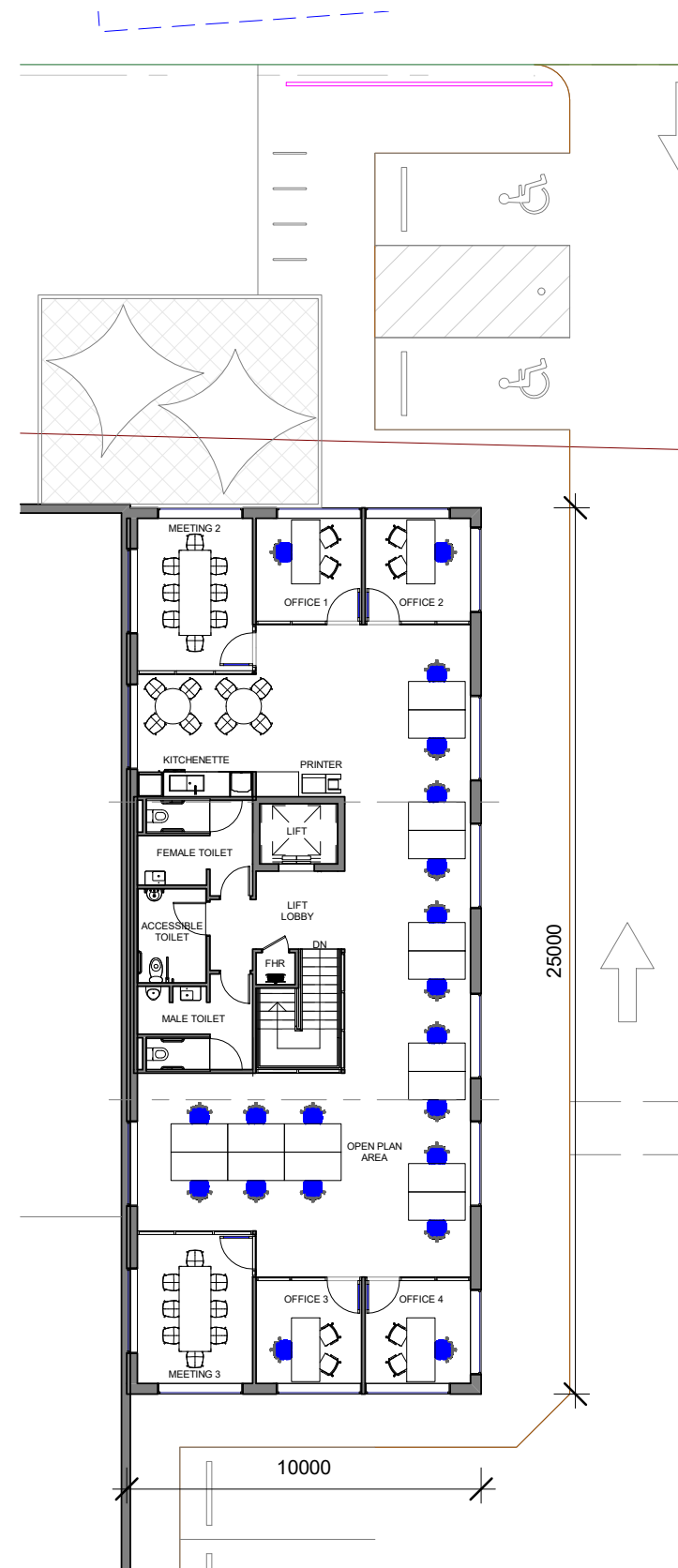
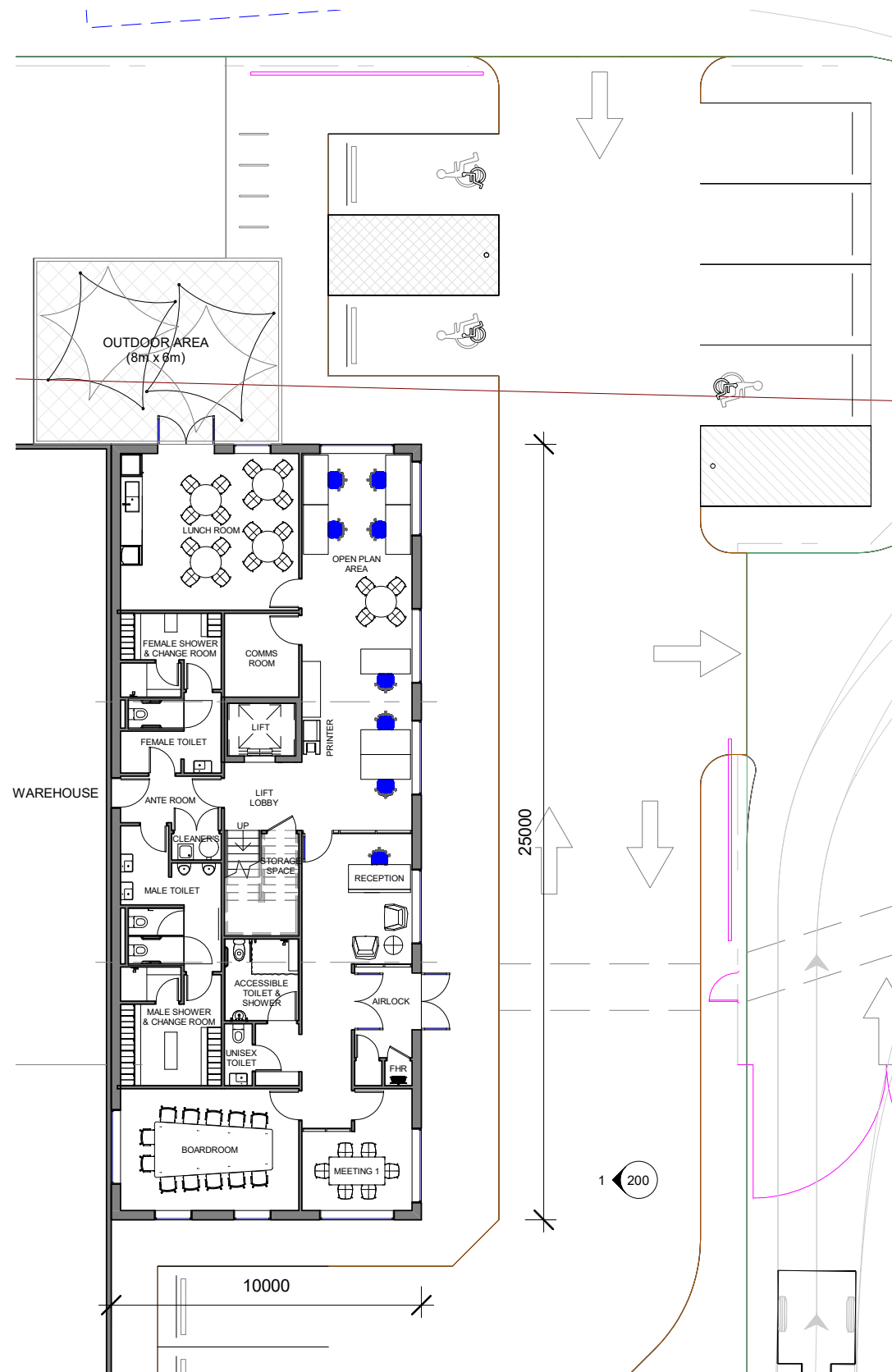
CREATE DATE : 29.09.2021 PLOT DATE : 29.09.2021
 LAST SAVED BY: yoonmeng.joh

100285 SM DA01 003 J



REVISIONS

A	DEVELOPMENT APPLICATION	28.01.21
B	DEVELOPMENT APPLICATION	23.04.21
C	REVISION - SITE ADDRESS, RWT, SILOS	14.05.21
D	REVISION - COUNCIL RFI	26.07.21
E	REVISION - COUNCIL COMMENTS	17.09.21
F	REVISION - REMOVE SILOS	29.09.21

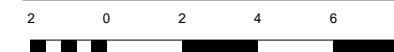


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PIPE MAKERS

75 - 87 DUNHEVED CIRCUIT
ST MARYS, NSW

DRAWING TITLE
PROPOSED OFFICE LAYOUT



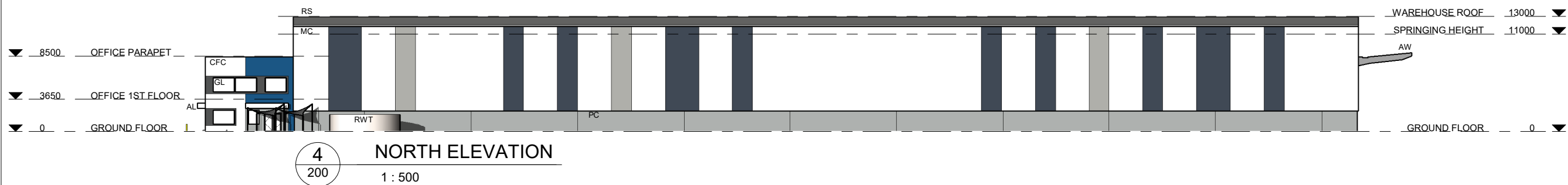
SCALE 1: 200 @A3

DATE 29.09.21
DRAWN BY YOON MENG LOH

100285 SM DA01 100 F

REVISIONS

A	DEVELOPMENT APPLICATION	28.01.21
B	DEVELOPMENT APPLICATION	23.04.21
C	REVISION - SITE ADDRESS, RWT, SILOS	14.05.21
D	REVISION - COUNCIL RFI	26.07.21
E	REVISION - COUNCIL COMMENTS	17.09.21
F	REVISION - REMOVE SILOS	29.09.21



COLOUR LEGEND

[Dark Blue Swatch]	COLORBOND DEEP OCEAN
[Grey Swatch]	COLORBOND SHALE GREY
[Light Grey Swatch]	COLORBOND SURFMIST
[Blue Swatch]	DULUX OXFORD BLUE
[Dark Grey Swatch]	DULUX TIMELESS GREY
[White Swatch]	DULUX WHITE MATT
[Black Swatch]	DULUX MONUMENT

LEGEND:

AL	ALUMINIUM CLADDING
GL	GLASS
CFC	COMPRESSED FIBRE CEMENT
MC	METAL CLADDING
PC	PRECAST CONCRETE
RSD	ROLLER SHUTTER DOOR
AW	METAL AWNING
RS	ROOF SHEETING

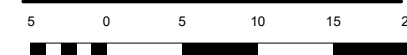


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PIPE MAKERS

75 - 87 DUNHEVED CIRCUIT
ST MARYS, NSW

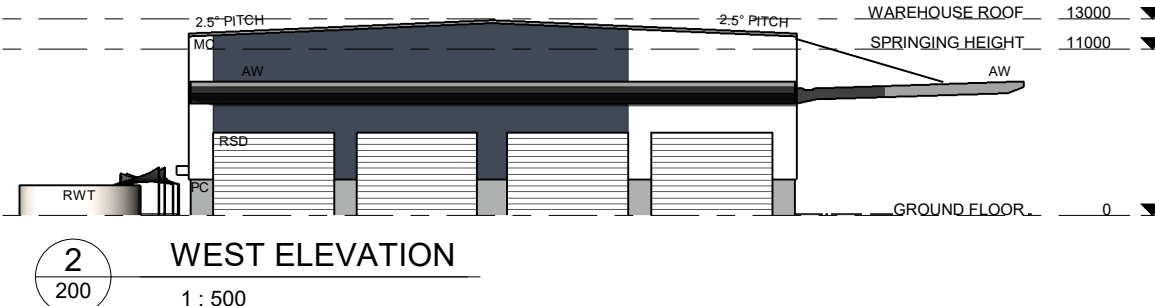
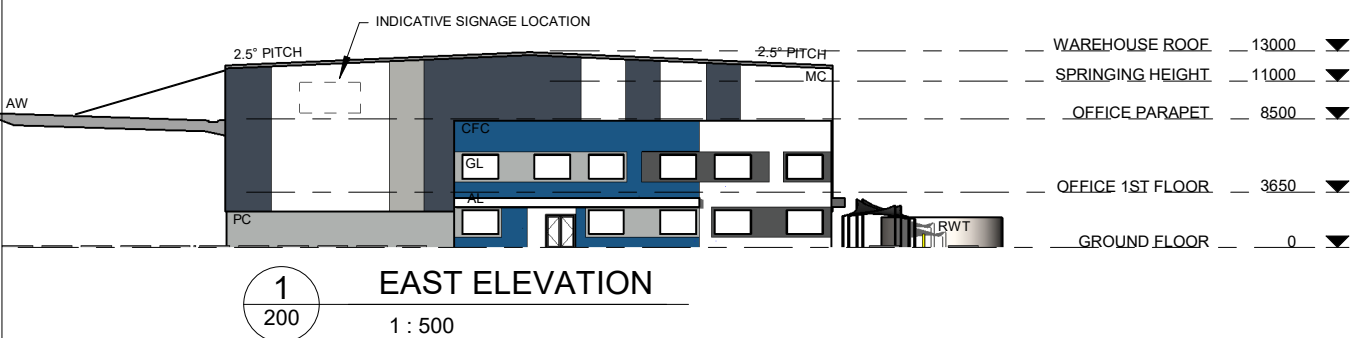
DRAWING TITLE
PROPOSED ELEVATIONS



SCALE 1:500 @A3

DATE 29.09.21
DRAWN BY YOON MENG LOH

100285 SM DA01 200 F



EXTERNAL FINISHES SCHEDULE

ELEMENT	MATERIAL	COLOUR	SAMPLE
ROOF - METAL SHEETING	LYSAGHT KLIPLOCK STEEL ROOF SHEETING (RS)	COLORBOND SURFMIST	
ROOF - TRANSLUCENT SHEETING	POLYCARBONATE CORRUGATED ROOF SHEETING (TS)	TRANSLUCENT	
WAREHOUSE WALL METAL CLADDING	COLORBOND STEEL (MC)	COLORBOND DEEP OCEAN	
WAREHOUSE WALL METAL CLADDING	COLORBOND STEEL (MC)	COLORBOND SHALE GREY	
WAREHOUSE WALL METAL CLADDING	COLORBOND STEEL (MC)	COLORBOND SURFMIST	
OFFICE EXTERNAL WALL CLADDING	COMPRESSED FIBRE CEMENT SHEET - PAINTED (CFC)	DULUX OXFORD BLUE	
OFFICE EXTERNAL WALL CLADDING	COMPRESSED FIBRE CEMENT SHEET - PAINTED (CFC)	DULUX TIMELESS GREY	
OFFICE EXTERNAL WALL CLADDING	COMPRESSED FIBRE CEMENT SHEET - PAINTED (CFC)	DULUX MATT WHITE	
OFFICE EXTERNAL WALL CLADDING	COMPRESSED FIBRE CEMENT SHEET - PAINTED (CFC)	DULUX MONUMENT	
WAREHOUSE WALL - PRECAST CONCRETE	PRECAST CONCRETE - PAINTED (PC)	DULUX TIMELESS GREY	
WINDOW FRAME	POWDERCOATED ALUMINIUM FRAME	DULUX POWDER COATED MATT BLACK	
DOOR ENTRY	POWDERCOATED ALUMINIUM FRAME WITH GLAZING	DULUX POWDER COATED MATT BLACK	
DOOR - FIRE EXIT	SOLID CORE DOOR - PAINT	DULUX SIMONE WEIL	
WINDOW GLAZING	GLAZING	GLAZING	

REVISIONS

A	DEVELOPMENT APPLICATION	28.01.21
B	REVISION - SITE ADDRESS, RWT, SILOS	14.05.21



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PIPE MAKERS

75 - 87 DUNHEVED CIRCUIT
ST MARYS, NSW

DRAWING TITLE
MATERIAL FINISHES SCHEDULE



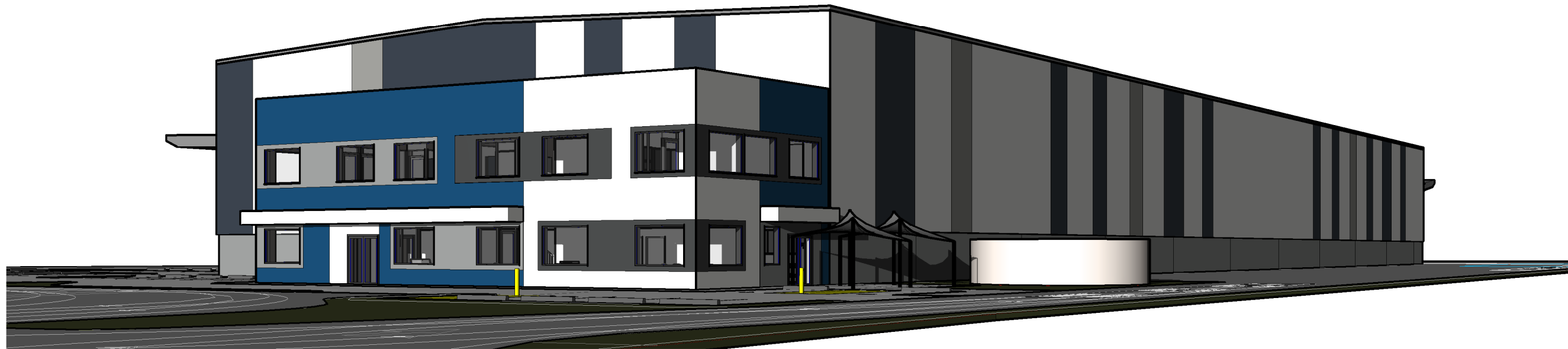
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DATE 14.05.21
DRAWN BY YOON MENG LOH

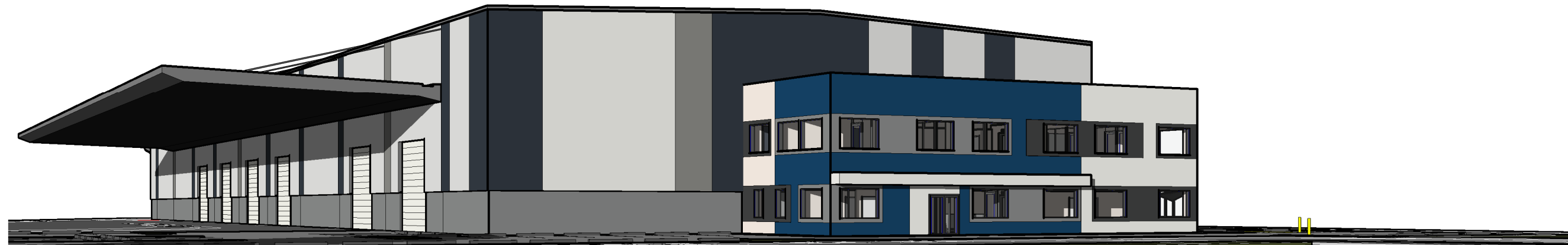
100285 SM DA01 500 B

REVISIONS

A	DEVELOPMENT APPLICATION	28.01.21
B	DEVELOPMENT APPLICATION	23.04.21
C	REVISION - SITE ADDRESS, RWT, SILOS	14.05.21
D	REVISION - COUNCIL RFI	26.07.21
E	REVISION - COUNCIL COMMENTS	17.09.21
F	REVISION - REMOVE SILOS	29.09.21



1 STREET VIEW - NORTH EAST
900



2 STREET VIEW - SOUTH EAST
900

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PIPE MAKERS

75 - 87 DUNHEVED CIRCUIT
ST MARYS, NSW

DRAWING TITLE
PROPOSED PERSPECTIVES



SCALE 1:0 @A3

DATE 29.09.21
DRAWN BY YOON MENG LOH

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