

DEVELOPMENT DATA

SITE AREA 2920.0m²

OVERALL BUILDING FLOOR AREAS

Measured from the external face of total wall extents

UNIT 1	BUILDING AREAS
OVERALL FACTORY WAREHOUSE	675.0m ²
FACTORY WAREHOUSE AMENITIES & ENTRY LOBBY	81.5m ²
FIRST FLOOR OFFICE & AMENITIES	148.7m ²
TOTAL OVERALL UNIT 1 AREA	905.2m²
UNIT 2	BUILDING AREAS
OVERALL FACTORY WAREHOUSE	672.6m ²
FACTORY WAREHOUSE AMENITIES & ENTRY LOBBY	81.8m ²
FIRST FLOOR OFFICE & AMENITIES	142.2m ²
TOTAL OVERALL UNIT 2 AREA	896.6m²
TOTAL BUILDING AREA UNIT 1 & UNIT 2	1801.8m²

GROSS FLOOR AREAS: CAR PARKING CALCULATION

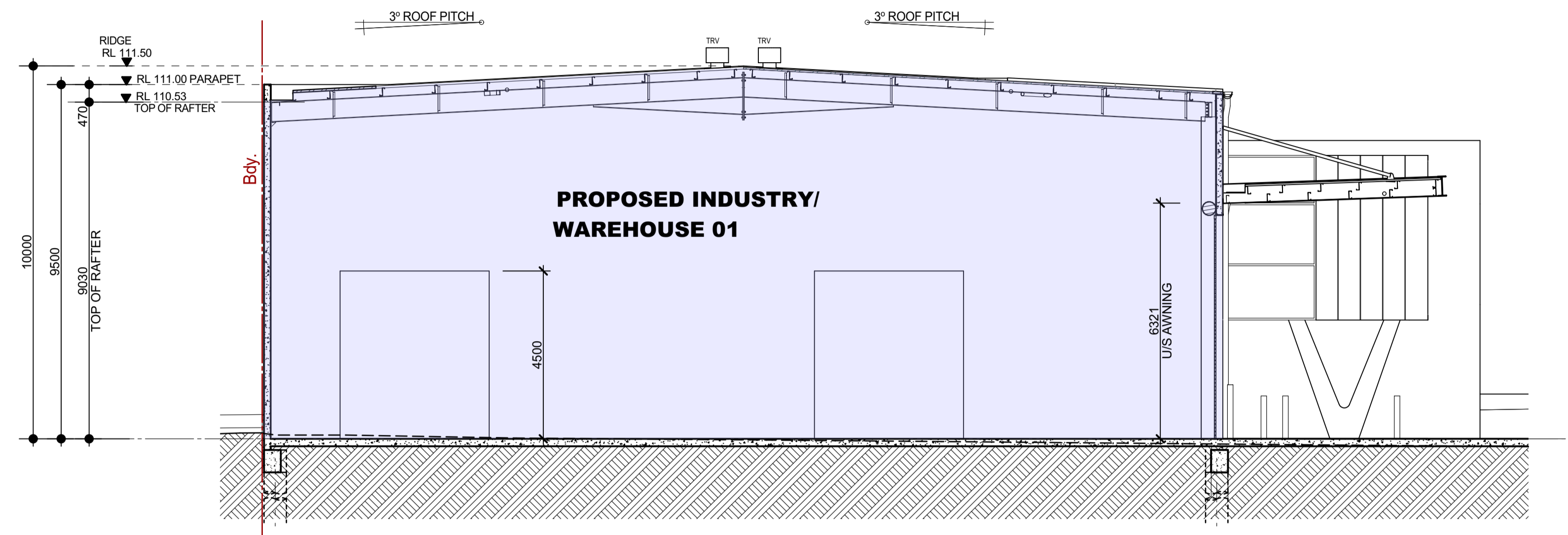
Measured from the internal face of total wall extents

	FLOOR AREAS (GFA)
FACTORY/ WAREHOUSE & GROUND FLOOR ENTRY FOYER OFFICE EXCLUDES TOTAL LOADING AREA 194.8m ²	1285.2m ²
FIRST FLOOR OFFICE SPACE AND AMENITIES	272.2m ²

CARPARKING REQUIREMENTS

Calculated as per relevant local council Development Control Plan

NUMBER OF SPACES REQUIRED 1 SPACE / 70m ² BUILDING GFA	1557.4 + 70 = 22.2
SPACES PROVIDED	24



TYPICAL SECTION

Scale 1:100

NDZ

ARCHITECTS

INFO@NDZARCHITECTS.COM.AU

M: +61 409 816 836

REGISTERED ARCHITECT (Victoria) Reg No. 11158

COPYRIGHT
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM NDZ ARCHITECTS PTY LTD

GENERAL NOTES

- ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF NDZ ARCHITECTS
- FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALING.
- ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORK. WHERE ENGINEERING DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES.
- STORM WATER TO BE DISCHARGED TO COUNCILS REQUIREMENTS AS AS 3500.3

No. Issue Description YYYYY-MM-DD

A FOR MARKETING 15.07.2022

Project:
PROPOSED INDUSTRIAL BUILDING

for:
Timpelle Investments pty ltd

Address:
Lot 10 in DP1270252, No.6 Cattle Way
GREGORY HILLS

Design by: N. **Date:** June 2022

Project No.: P106 - CDC

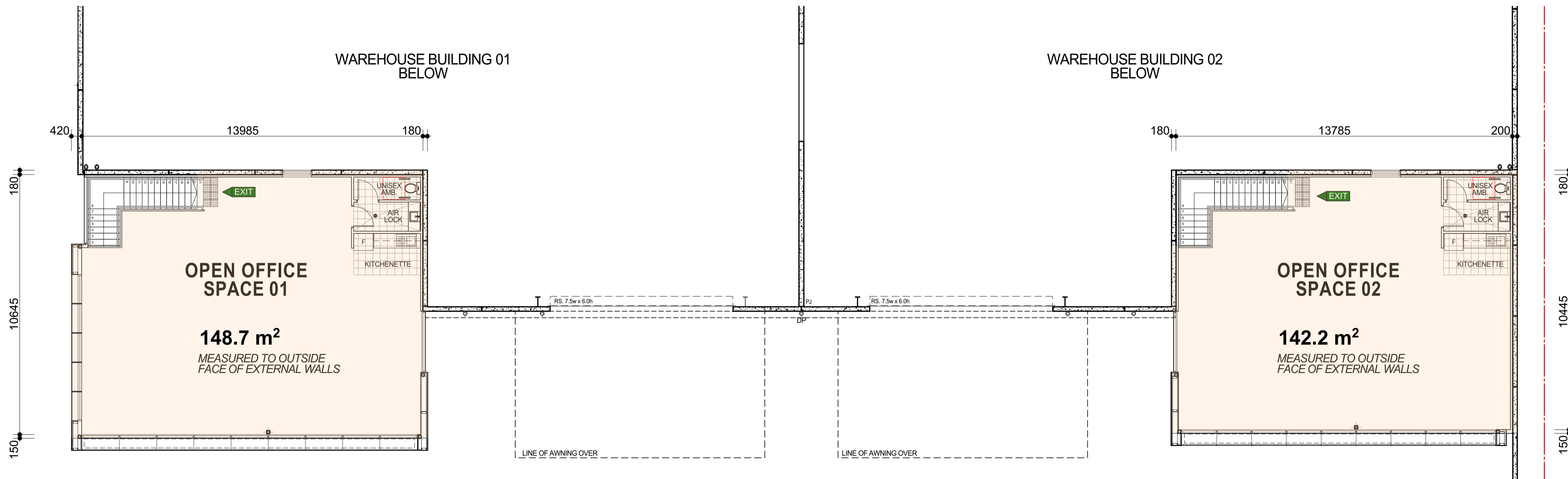
Sheet Title:
FIRST FLOOR PLAN & SECTION FOR MARKETING

Scale:
1:100, 1:91.99 Original drawing is A1. Do not scale this drawing.

Sheet Size: A1

Sheet Number: **Issue:**

601 A



FIRST FLOOR LEVEL

Scale 1:100