

GAZCORP

PROPOSED INDUSTRIAL FACILITY - LOT 14 A

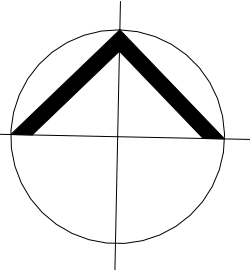
| DA SHEET LIST |                                  |
|---------------|----------------------------------|
| Sheet Number  | Sheet Name                       |
| DA00          | COVER SHEET                      |
| DA01          | ARTIST IMPRESSION 01             |
| DA02          | ARTIST IMPRESSION 02             |
| DA03          | ARTIST IMPRESSION 03             |
| DA10          | SITE PLAN                        |
| DA15          | SITE PLAN - UNDERCROFT - CARPARK |
| DA16          | ROOF PLAN                        |
| DA100         | OFFICE FLOOR PLANS               |
| DA102         | WAREHOUSE ELEVATIONS             |
| DA103         | WAREHOUSE SECTIONS               |
| DA104         | OFFICE ELEVATIONS                |
| DA108         | SETBACKS PLAN                    |
| DA109         | LANDSCAPE EXTENT PLAN            |
| DA110         | SIGNAGE PLAN                     |



ARTIST IMPRESSION - AERIAL VIEW SOUTH WEST CORNER  
DISCLAIMER (FOR LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS)



1 LOCALITY PLAN 1 : 5000

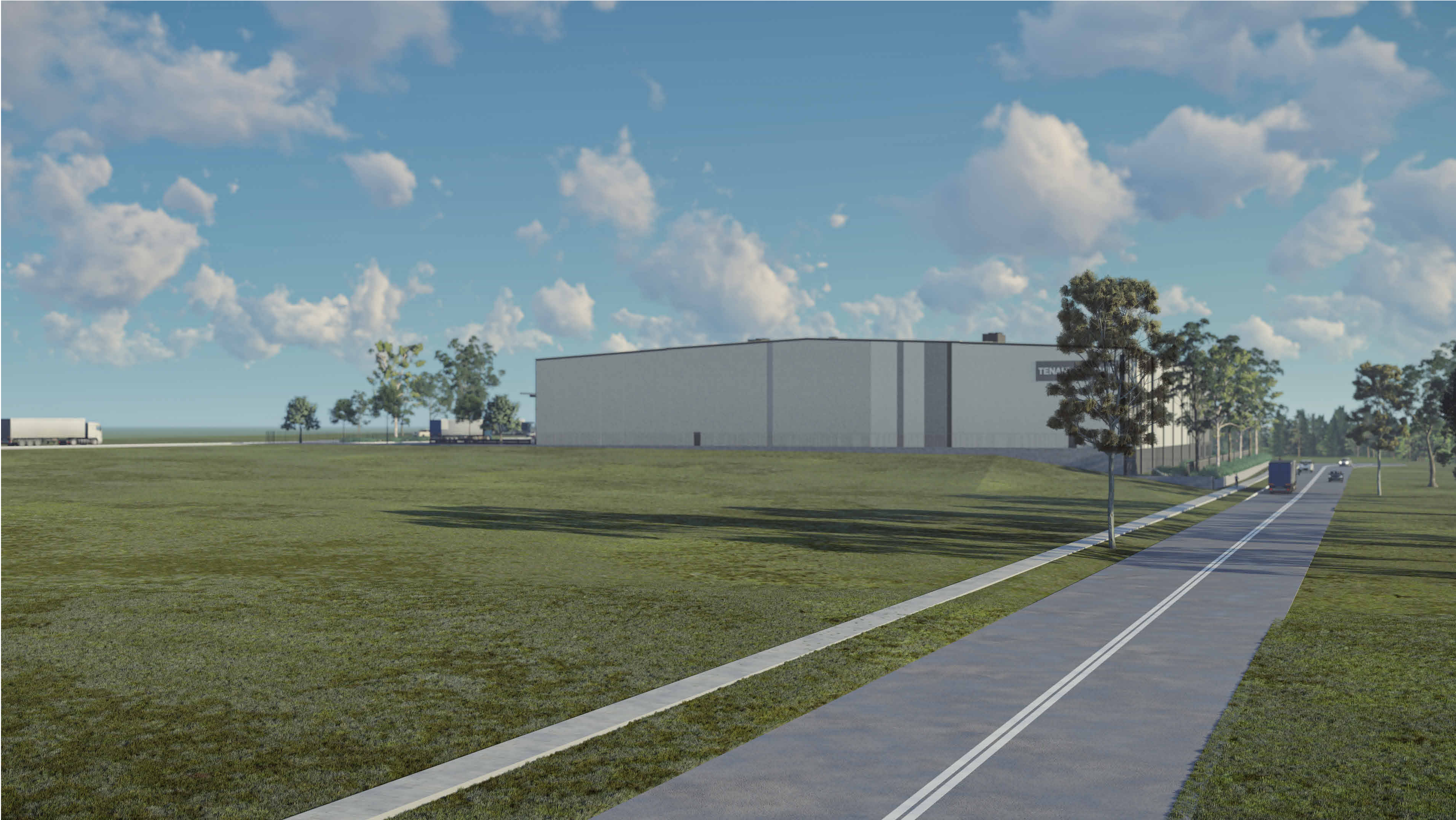






ARTIST IMPRESSION - PERSPECTIVE VIEW SOUTH WEST CORNER  
DISCLAIMER (FOR LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS)





ARTIST IMPRESSION - PERSPECTIVE VIEW WALLGROVE RD JUNCTION  
DISCLAIMER (FOR LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS)



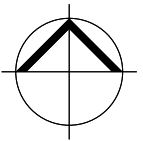


ARTIST IMPRESSION - PERSPECTIVE VIEW FROM WEST  
DISCLAIMER (FOR LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS)



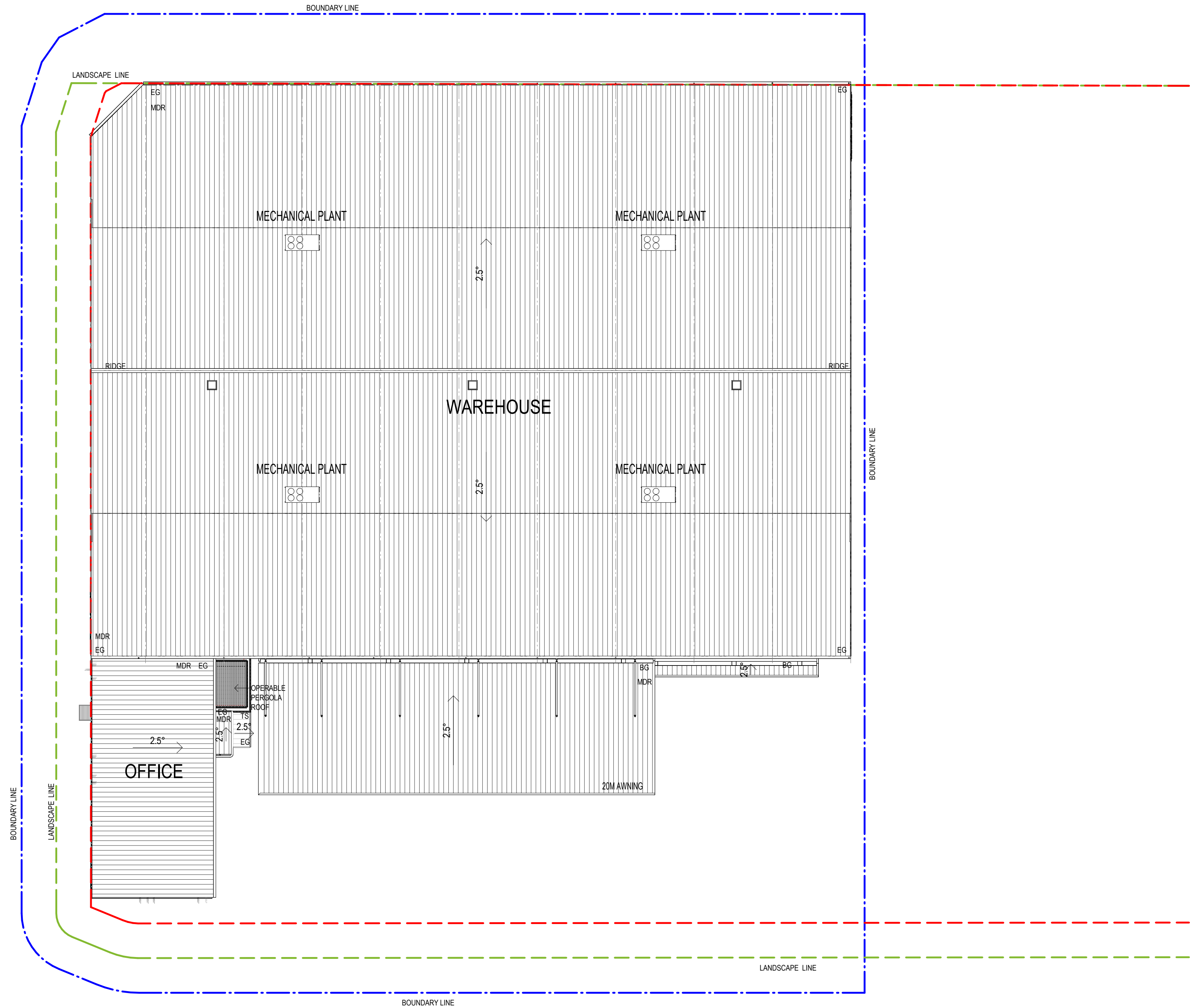




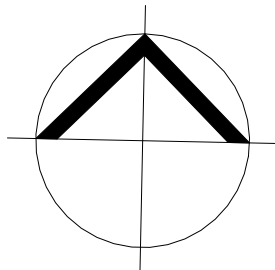




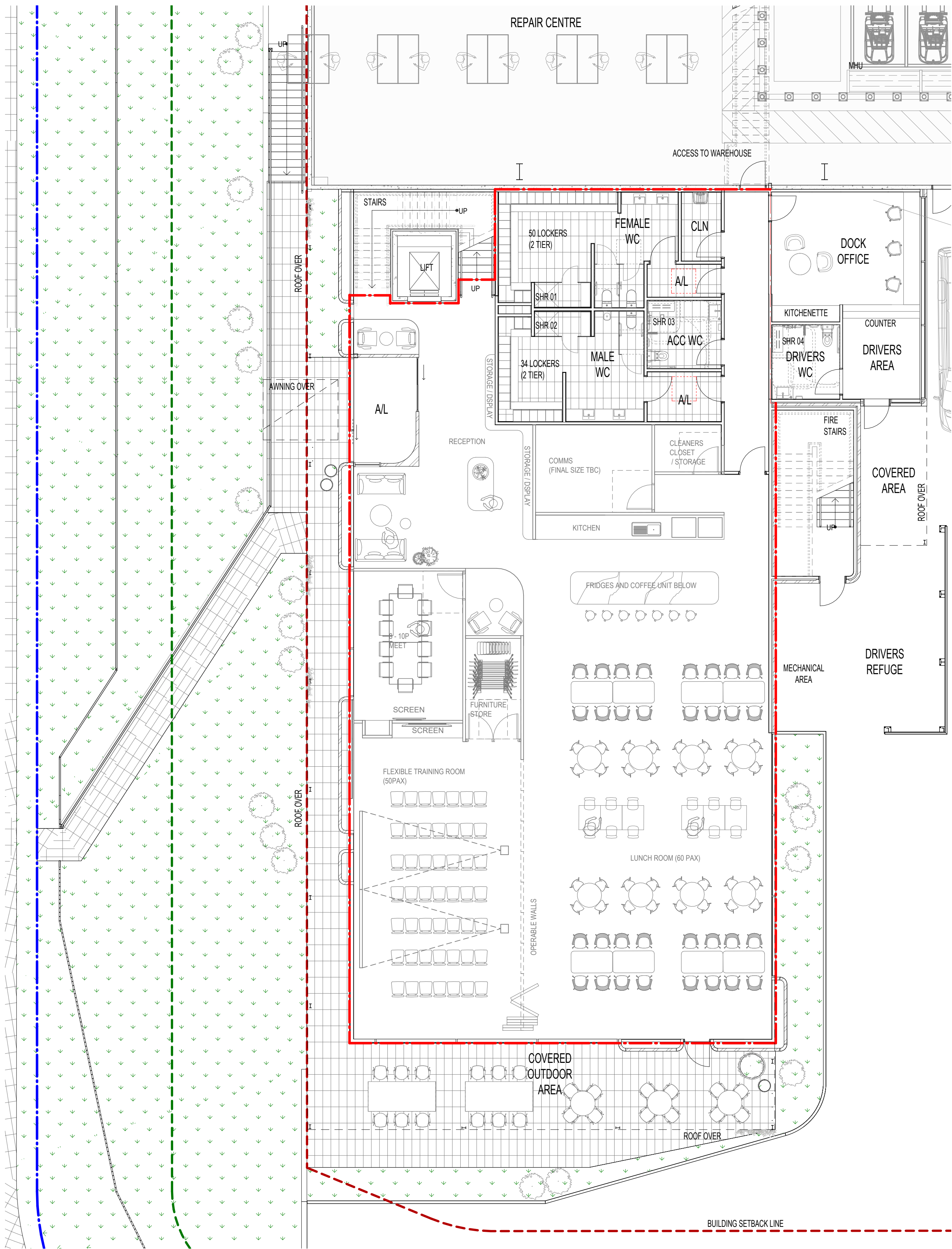
| LEGEND |                     |
|--------|---------------------|
|        | LOT BOUNDARY        |
|        | BUILDING SETBACK    |
|        | LANDSCAPE SETBACK   |
| MD     | METAL ROOF SHEETING |
| BG     | BOX GUTTER          |
| EG     | EAVES GUTTER        |
| DP     | DOWNSPIPE           |
| TS     | TRANSLUCENT ROOFING |



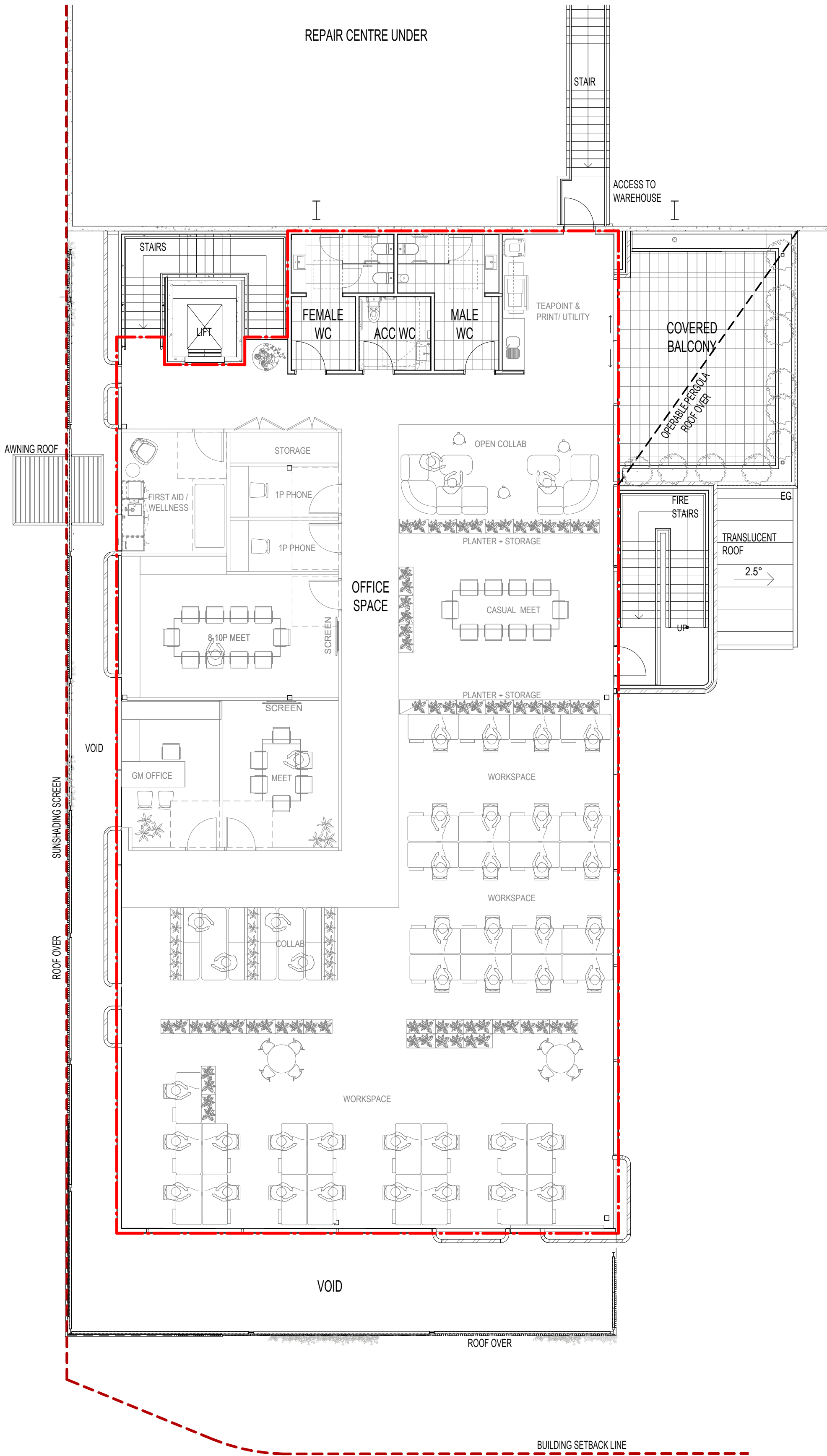
1 ROOF PLAN 1:400



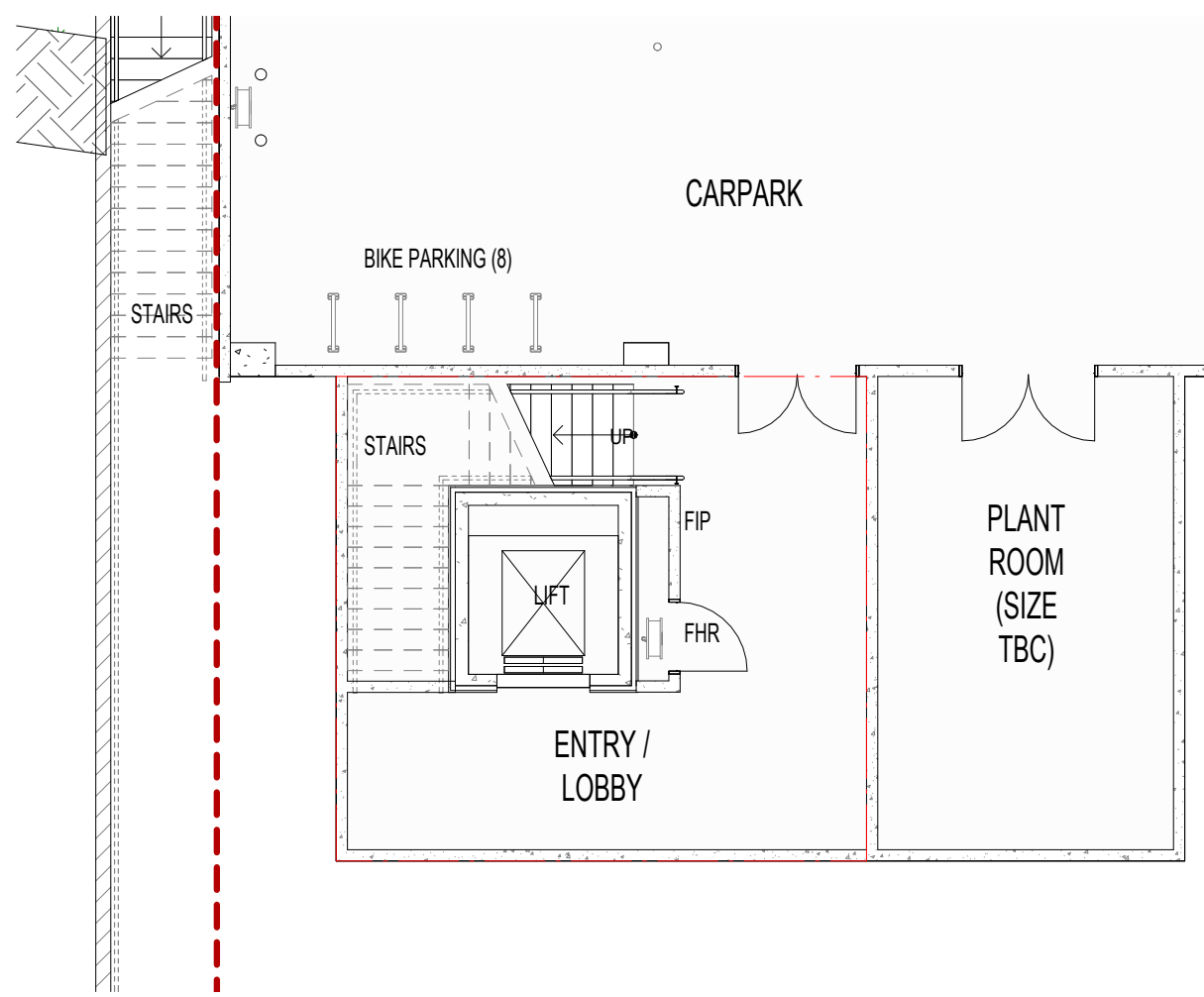




1 OFFICE GROUND FLOOR PLAN 1 : 100



2 OFFICE LEVEL 1 PLAN 1 : 100



3 LOWER GROUND PLAN 1 : 100

OFFICE GLA CALCULATION  
(RED LINE - - - )

|           |                     |
|-----------|---------------------|
| LOBBY LG  | 45 m <sup>2</sup>   |
| OFFICE GF | 476 m <sup>2</sup>  |
| OFFICE L1 | 479 m <sup>2</sup>  |
| TOTAL GLA | 1000 m <sup>2</sup> |

EOT FACILITIES

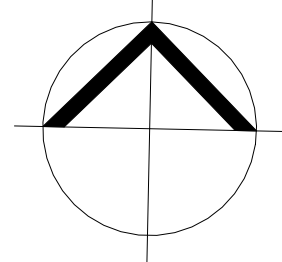
8 BIKE PARKING (REFER TO DA15)

4 SHOWERS

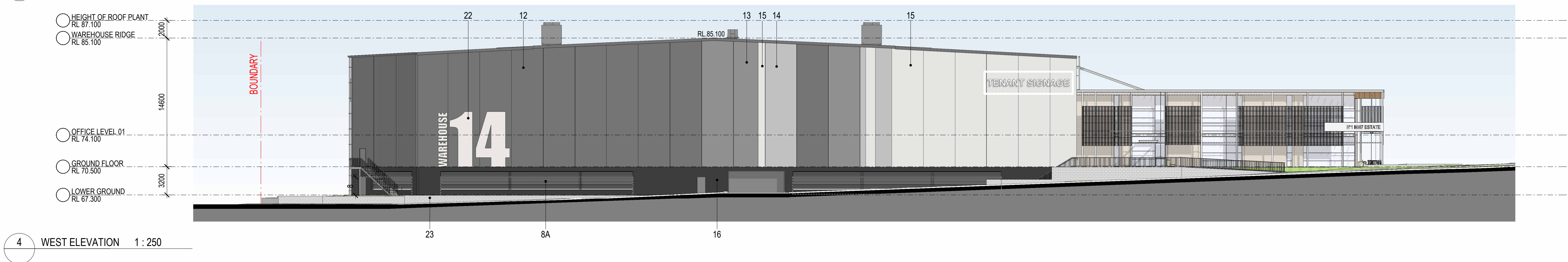
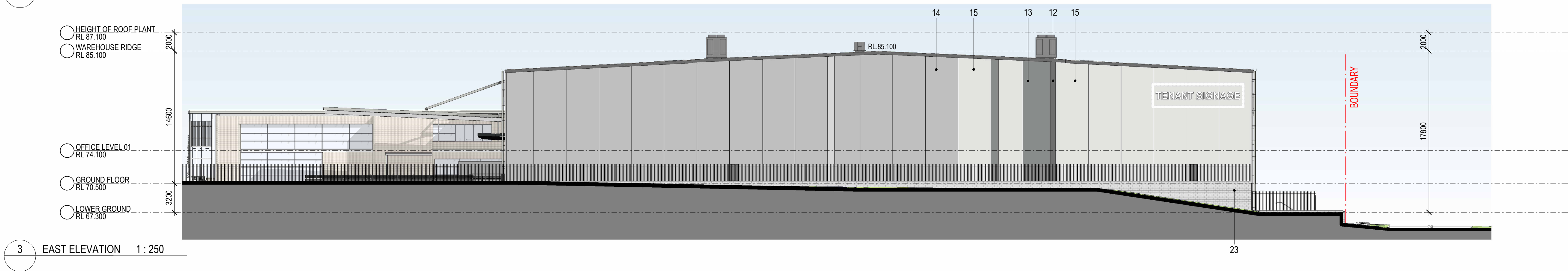
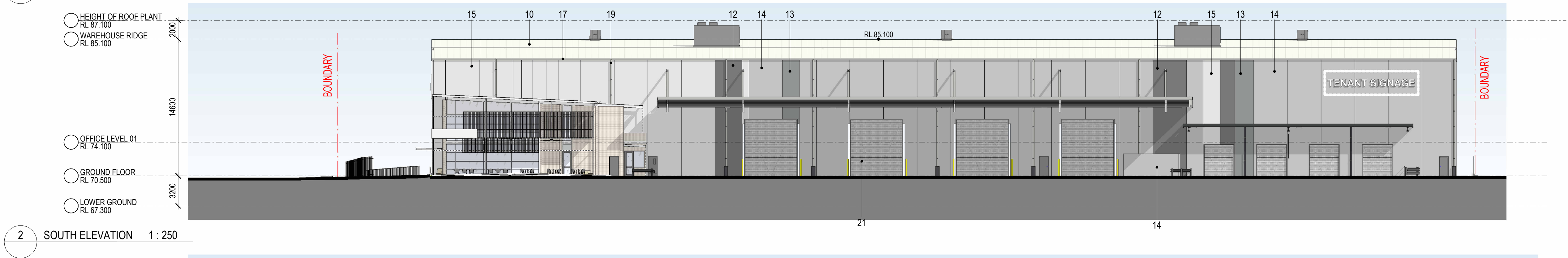
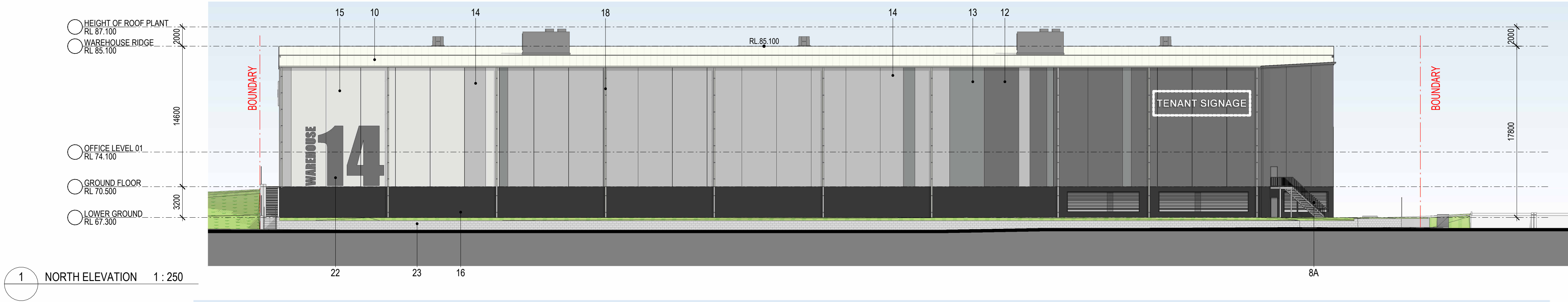
2 x MALE & FEMALE WC  
1 x ACC WC  
1 x DRIVERS WC

LOCKERS

34 MALE (2 TIER)  
50 FEMALE (2 TIER)





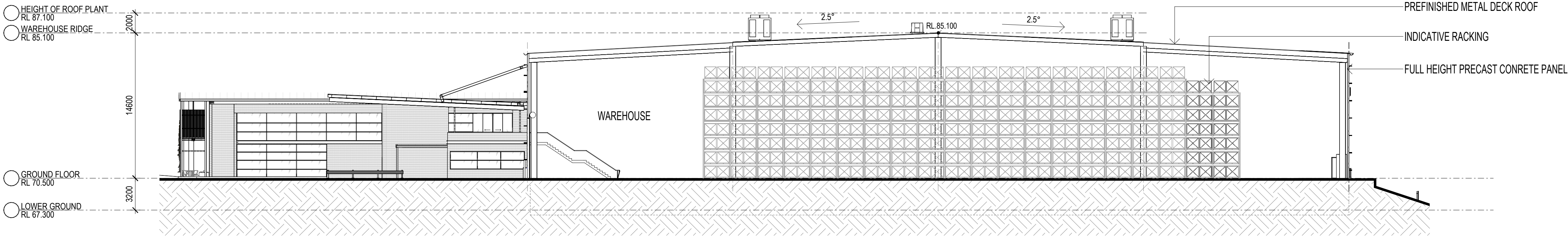


INDICATIVE EXTERNAL FINISHES

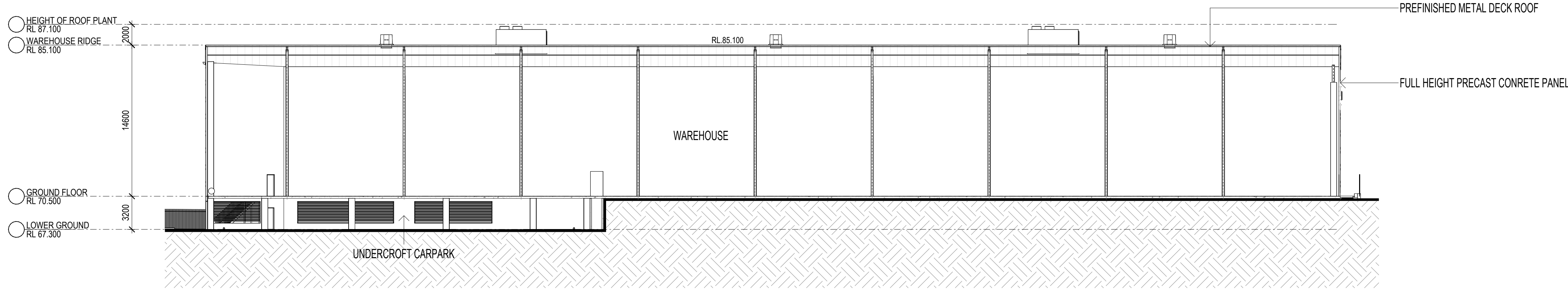
FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

|                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                                                                                                                                                        |                                                                                                                                                      |                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  1. EXPOSED STEEL STRUCTURE - PAINT FINISH IN WHITE                                                                                                                                        |  6. STEEL AWNING STRUCTURE. PAINT FINISH IN WHITE                                                       |  10. METAL ROOF - DOVER WHITE                                     |  16. PRECAST CONCRETE PANEL - PAINT FINISH - COLORBOND MONUMENT |  22. LASER CUT METAL LOT IDENTIFICATION SIGNAGE, COMBINATION OF LIGHT AND DARK COLOURS |
|  2. ALUMINIUM WINDOW FRAMING SYSTEM IN POWDERCOAT WHITE COLOUR WITH LIGHT GREY TINT GLAZING                                                                                                |  7. STEEL PFC NEGATIVE JOINT ABOVE WINDOW, PAINT FINISH IN WHITE                                        |  11. TRANSLUCENT ROOF SHEETING - OPAL                             |  17. EAVES GUTTER - COLORBOND - SHALE GREY                      |  23. BLOCKWORK RETAINING WALL                                                          |
|  3. BRICK FACADE - 300mm x 110mm x 50mm, TO EQUAL BOWRAL 50 IN WHITE COLOUR - DEEP IRONED (ROLLED) MORTAR JOINTS IN OFF WHITE COLOUR. BRICK WORK TO BE STACKED BOND SOLDIER COURSE PATTERN |  8. TIMBER LOOK ALUMINIUM CLICK ON CLADDING CEILING TO EQUAL SCULPTFORM SERIES 1 IN LIGHT TIMBER COLOUR |  12. PRECAST CONCRETE PANEL - PAINT FINISH - COLORBOND BASALT     |  18. EAVES GUTTER - COLORBOND - LIGHT COLOUR                    |                                                                                                                                                                             |
|  4. PAINTED PRE-FINISHED BOARD WITHIN GREY TINT GLAZED WINDOW SYSTEM                                                                                                                       |  8A. METAL VENTILATION LOUVRES, POWDERCOAT FINISH                                                       |  13. PRECAST CONCRETE PANEL - PAINT FINISH - COLORBOND WINDSPRAY  |  19. DOWNPIPE - COLORBOND - SHALE GREY                          |                                                                                                                                                                             |
|  5. FEATURE FACADE SCREEN - STEEL FLAT BARS - POWDERCOAT FINISH IN WHITE                                                                                                                   |  9. PAVERS TO EQUAL AUSTRAL BRICKS HAMLET IN HERRINGBONE PATTERN                                        |  14. PRECAST CONCRETE PANEL - PAINT FINISH - COLORBOND SHALE GREY |  20. DOWNPIPE - COLORBOND - LIGHT COLOUR                        |                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |  15. PRECAST CONCRETE PANEL - PAINT FINISH - COLORBOND SURFMIST   |  21. ROLLER SHUTTER DOOR - COLORBOND - SHALE GREY               |                                                                                                                                                                             |



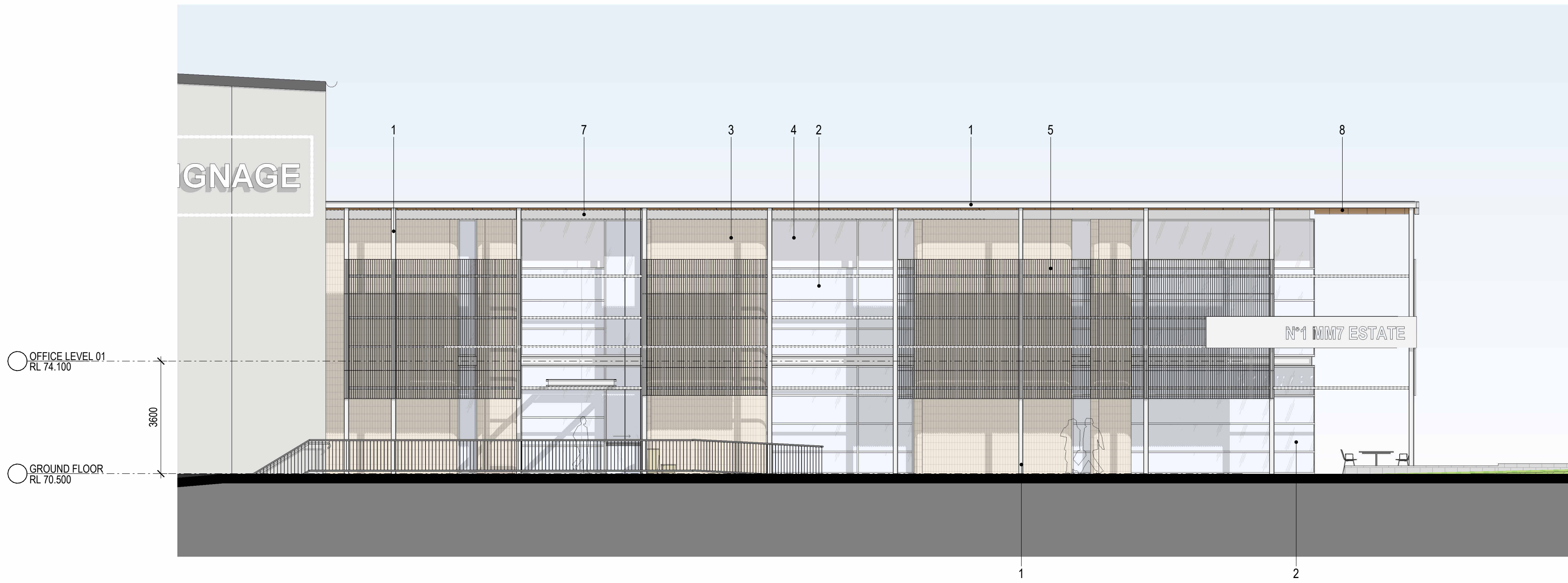


1 Section 01 1 : 250

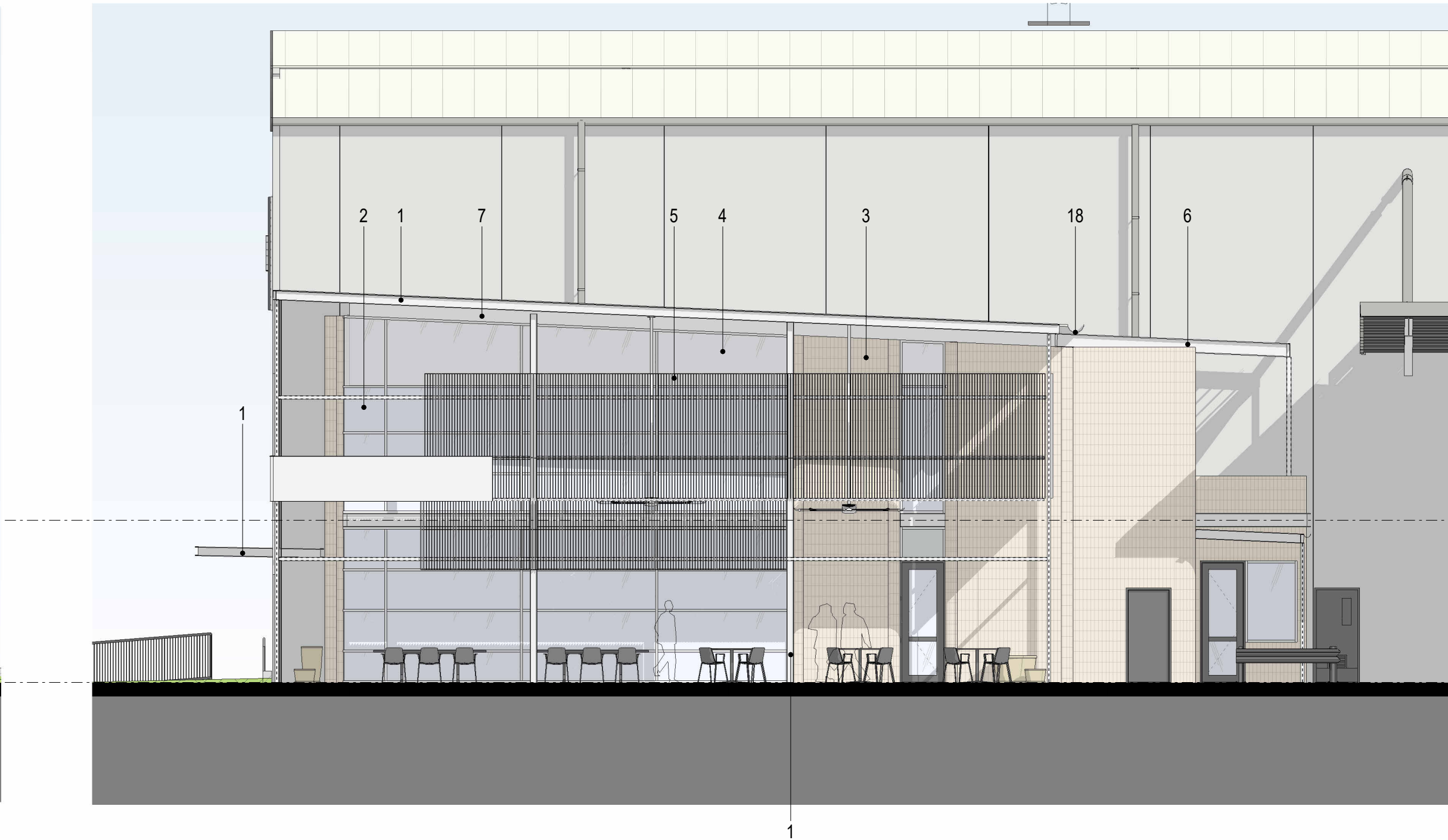


2 Section 02 1 : 250

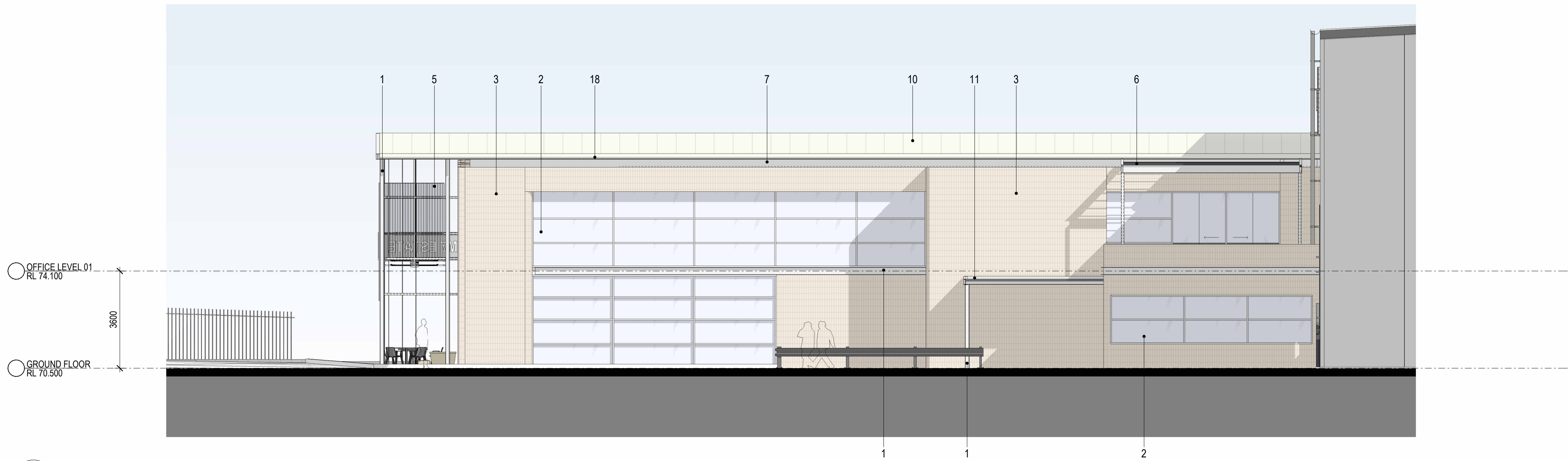




1 OFFICE - WEST ELEVATION 1 : 100



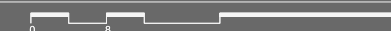
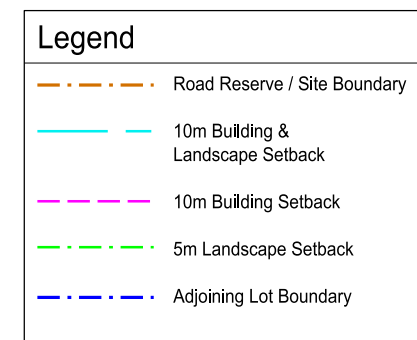
2 OFFICE - SOUTH ELEVATION 1 : 100



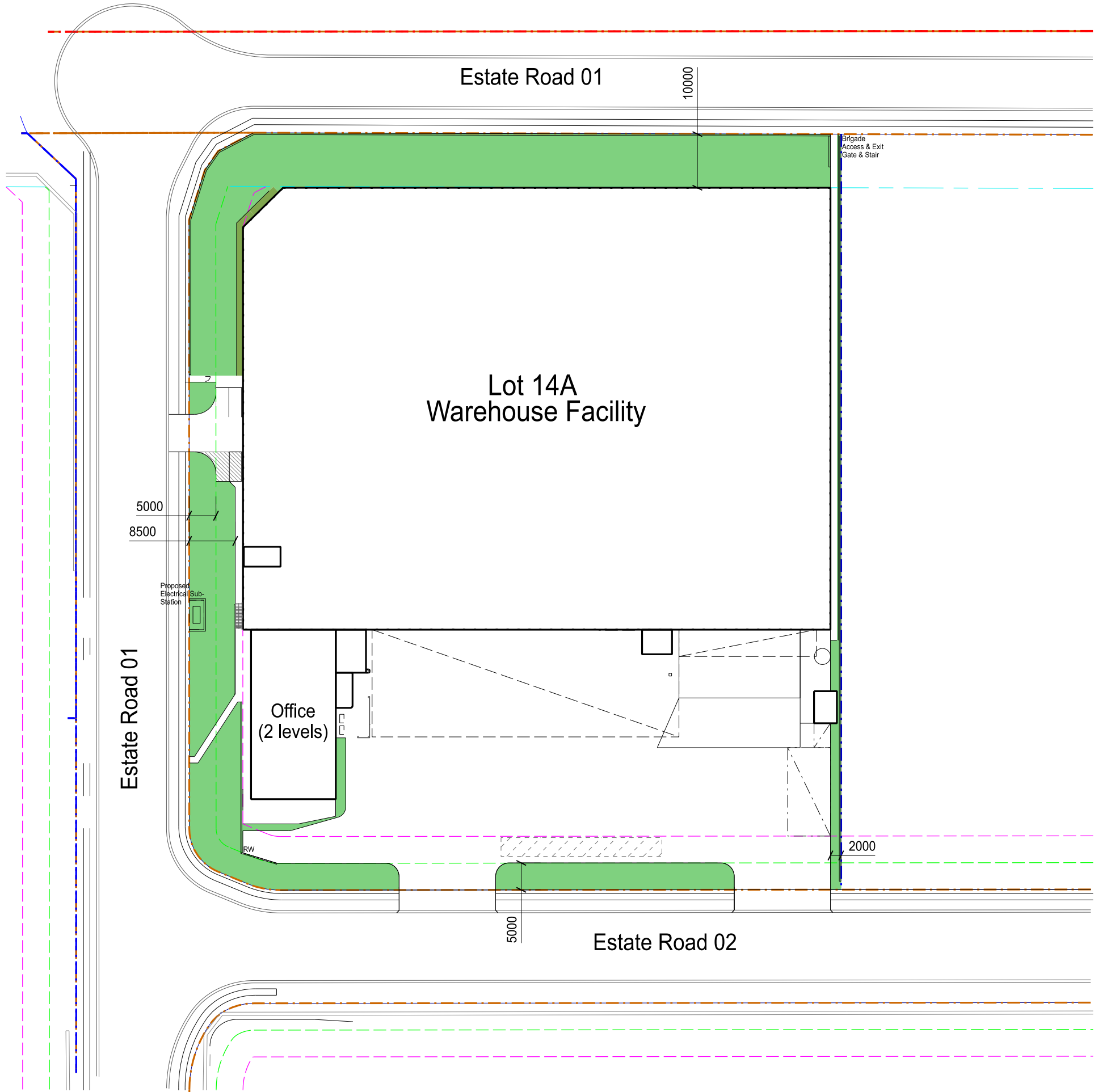
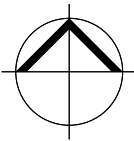
3 OFFICE - EAST ELEVATION 1 : 100

| INDICATIVE EXTERNAL FINISHES                                                       |                                                                                                                                                                                           | FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL                                   |                                                                                                        |                                                                                       |                                                                  |                                                                                       |                                                                |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
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|  | 2. ALUMINIUM WINDOW FRAMING SYSTEM IN POWDERCOAT WHITE COLOUR WITH LIGHT GREY TINT GLAZING                                                                                                |  | 7. STEEL PFC NEGATIVE JOINT ABOVE WINDOW, PAINT FINISH IN WHITE                                        |  | 11. TRANSLUCENT ROOF SHEETING - OPAL                             |  | 17. EAVES GUTTER - COLORBOND - SHALE GREY                      |  | 23. BLOCKWORK RETAINING WALL                                                          |
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|  | 5. FEATURE FACADE SCREEN - STEEL FLAT BARS - POWDERCOAT FINISH IN WHITE                                                                                                                   |  | 9. PAVERS TO EQUAL AUSTRAL BRICKS HAMLET IN HERRINGBONE PATTERN                                        |  | 14. PRECAST CONCRETE PANEL - PAINT FINISH - COLORBOND SHALE GREY |  | 20. DOWNPIPE - COLORBOND - LIGHT COLOUR                        |                                                                                       |                                                                                       |
|                                                                                    |                                                                                                                                                                                           |                                                                                     |                                                                                                        |  | 15. PRECAST CONCRETE PANEL - PAINT FINISH - COLORBOND SURFMIST   |  | 21. ROLLER SHUTTER DOOR - COLORBOND - SHALE GREY               |                                                                                       |                                                                                       |







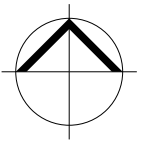


| Legend                                                                                             |                                  |
|----------------------------------------------------------------------------------------------------|----------------------------------|
| <span style="color: red;">---</span>                                                               | Site Boundary                    |
| <span style="color: red;">---</span>                                                               | Road Reserve Boundary            |
| <span style="color: blue;">---</span>                                                              | Lot Boundary                     |
| <span style="color: orange;">---</span>                                                            | 20m Building Setback             |
| <span style="color: cyan;">---</span>                                                              | 10m Building & Landscape Setback |
| <span style="color: magenta;">---</span>                                                           | 10m Building Setback             |
| <span style="color: green;">---</span>                                                             | 5m Landscape Setback             |
| <span style="background-color: #90EE90; display: inline-block; width: 20px; height: 10px;"></span> | Landscape Area                   |
| <span style="background-color: #8FBC8F; display: inline-block; width: 20px; height: 10px;"></span> | Permeable Paving                 |

| Development Area Schedule                                    |                   |
|--------------------------------------------------------------|-------------------|
| <b>Site Area</b>                                             | <b>17,050 sqm</b> |
| Landscape Area                                               | 2,745 sqm         |
| Permeable Paved Landscape                                    | 45 sqm            |
| <b>Total Landscape Area</b>                                  | <b>2,790sqm</b>   |
| Landscape Percentage<br><small>(2741sqm / 17,050sqm)</small> | 16%               |







Signage Legend

TS

Customer Signage

S1

Wayfinding - Truck (entry)

S2

Wayfinding - Truck (exit)

S3

Wayfinding - Car

Tenant Signage

10000 Approx

2500 Approx

12500 Approx

Ground Line

TS2

Non Illuminated Tenant Sign fixed to Building (artwork to future details)

Tenant Signage

6500 Approx

1200 Approx

12500 Approx

Ground Line

TS2

Non Illuminated Tenant Sign fixed to Building (artwork to future details)

1000

2800

Truck Entry

S1

Illuminated Truck Entry Wayfinding Pylon Sign (artwork to future details)

1000

2800

Truck Exit

S2

Illuminated Truck Exit Wayfinding Pylon Sign (artwork to future details)

1000

2800

Car Entry/Exit

S3

Illuminated Car Wayfinding Pylon Sign (artwork to future details)

6400 Approx

WAREHOUSE 14

8600 Approx

3300 Approx

Ground Line

ID1

Non Illuminated Building Identification Sign fixed to wall (artwork to future details)

NOTE:  
Signage Images  
Not To Scale

SBA ARCHITECTS

Momentum Industrial Estate  
813-913 Wallgrove Road, Eastern Creek

Proposed Industrial Facility

Signage Plan

1:400 @ A1  
1:800 @ A3  
18 Jan 2024

MM7 - DA110 (F)  
Job No. 22145

0 8 40