ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS
Attachment A - Plans  
Demolition of dwelling, erection of four two storey dwellings
DEVELOPMENT APPLICATION
MULTI DWELLING HOUSING
25 MARSHALL STREET, NEW LAMBITON HEIGHTS

Schedule of Drawings

Architecturals
DA000 COVER PAGE
DA001 PERSPECTIVES
DA002 SITE ANALYSIS PLAN
DA003 SITE PLAN
DA004 SITE COVERAGE PLAN
DA005 SHADOW DIAGRAMS
DA006 DEMOLITION PLAN
DA008 NEIGHBOUR SHADOW ANALYSIS
DA009 POSSIBLE SUBDIVISION
DA010 BUSHFIRE BAL OVERLAY PLAN
DA100 OVERALL PLANS
DA101 GROUND FLOOR - UNITS 1-2
DA102 GROUND FLOOR - UNITS 3-4
DA103 FIRST FLOOR - UNITS 1-2
DA104 FIRST FLOOR - UNITS 3-4
DA105 ROOF PLAN
DA300 ELEVATIONS
DA301 ELEVATIONS
DA303 ELEVATIONS FOR BASIX
DA304 ELEVATIONS FOR BASIX
DA305 EXTERNAL FINISHES
DA400 SECTIONS
DA401 SECTIONS
DA402 SEGMENT CONTROL

Survey By A. McLeod
Reference: 4381A
13/11/2017

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Notes
- DA001
- As Shown @ A2
- 12/02/2019

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NOT FOR CONSTRUCTION

Project: Multi Dwelling Housing
25 Marhsall Road
New Lambton Heights
BINNIE

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**Notes**
- SITE ANALYSIS PLAN
- DA002
- 17129
- As Shown @ A2
- FOR AUTHORITY APPROVAL ONLY
- NOT FOR CONSTRUCTION
- Multi Dwelling Housing
- 25 Marshall Road
- New Lambton Heights
- BINNIE

**Dates**
- 17-04-18: P2 Consultant Coordination
- 25-05-18: P4 Consultant Coordination
- 25-05-18: P4 Consultant Coordination
- 02-08-18: P5 Consultant Coordination
- 20-08-18: P5 Consultant Coordination
- 12-02-19: RFI Amendments
- 27-08-18: A Development Application
- 12/02/2019: SV New Lambton Heights INFANTS SCHOOL
- 20/02/2019: B RFI Amendments
- 27/02/2019: SV New Lambton Heights INFANTS SCHOOL
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<tr>
<td>Application</td>
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<tr>
<td>Consultant</td>
<td>02/08/18</td>
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For Roadway, Drainage and Services, pipe details are to be confirmed.

Vertical control joints, edge of path, downpipes to be confirmed.

Existing trees to be protected.

Design parameters are to be confirmed.

For the site plan, please refer to CTS Max as per Engineers.

For building, roof area and Gross Floor Area, please refer to drawings.

Additions and alterations to be confirmed by BINNIE.

For authority approval only, not for construction.

---

### Site Plan

- **Project:** Multi Dwelling Housing
- **Location:** 25 Marshall Road
- **New Lambton Heights**
- **Builder:** BINNIE

### Areas

<table>
<thead>
<tr>
<th>Area</th>
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<td>730</td>
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</tbody>
</table>

### Legend

- **GROUNDFLOOR**
- **FIRSTFLOOR**

### Specifications & Details

- **Vertical Control Joints**
- **Engineers & Contractors**

### Site Plan

![Site Plan Image]

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Notes

SITE COVERAGE PLAN
DA004
17129
As Shown @ A2
12/02/2019
FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION
Project
Multi Dwelling Housing
Address
25 Marshall Road
New Lambton Heights
Nominated Architect: Daniel Hadley
Scale
1:200
Date
12/02/2019

LEGEND
- Building Footprint
- Easement Areas
- Deep Soil Areas
- Private Open Space

NOTES
- Please refer to consulting engineers drawings for stormwater details.
- For landscape design & fence locations refer to landscape designers documentation.
- For roadway, driveway and retaining wall design & levels refer to civil engineers documentation.

UNIT 1
UNIT 2
UNIT 3
UNIT 4

VISITOR PARKING
ELEVATED POS DECK
PERMEABLE PAVING
A: 13 m²
B: 147 m²
C: 36 m²
D: 75 m²
E: 66 m²
F: 266 m²
PIT
UPRIGHT KERB & GUTTER
DRIVEWAY
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

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Notes:

SHADOW DIAGRAMS

DA005

17129

As Shown @ A2

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

Issue
Description
Date

P1
Consult Coordination
17/06/19

P2
Circular Water + Waste Issue
20/06/19

P3
Coordination
20/06/19

P4
Coordination
20/06/19

A
Development Application
12/06/19

B
RFI Amendments

21 JUN at 1200h
1:500

New Lambton Heights

SHADOWS AMENDED TO SUIT REDUCED UNITS
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Notes

DEMOLITION PLAN

DA006

As Shown @ A2

12/02/2019

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

Project:
Multi Dwelling Housing
25 Marshall Road
New Lambton Heights
Binnie

Scale:
No Sln @ E2

Date:
12/02/2019

Issue:
8

Drawing Number:
DA006

Project Number:
17129

LEGEND

EXISTING TREE TO BE DEMOLISHED
EXISTING TREE TO BE RETAINED
TO BE DEMOLISHED
BUILDING FOOTPRINT

CONCRETE DRIVE
MARSHALL STREET
BLUE TREES INDICATE TREES THAT MAY BE ABLE TO BE RETAINED - PENDING ARBORISTS ADVICE

TIMBER R/WALL
DECK
LEVEL FLOOR LOWER

C/BOND CAR PORT
BALCONY
ONE & TWO STOREY BRICK & W/BOARD RESIDENCE

N. 25 o

N. 27 o
SUMMARY: PROPOSED DEVELOPMENT AT 25 MARSHALL STREET IMPACTS ON NEIGHBOUR’S WINDOW SOLAR ACCES AT 9AM ONLY.
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Notes

GROUND FLOOR - UNITS 1-2
DA101
17129
As Shown @ A2
12/02/2019
FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

Multi Dwelling Housing
25 Marshall Road
New Lambton Heights
BINNIE

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Notes

GROUND FLOOR - UNITS 3-4

As Shown @ A2

12/02/2019

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Notes

FIRST FLOOR - UNITS 1-2

As Shown @ A2

12/02/2019

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

Multi Dwelling Housing

25 Marshall Road
New Lambton Heights
BINNIE

Issue
PT
PP
A
B

Description
Coordination
Coordination
Development Application
RFP

Date
02/06/18
25/08/18
27/08/18
12/10/18

Drawing
DA103

Project
Coordination
Development
Application
RFP

Scale
1:100

Date
12/02/19

Drawing Number
DA103

Design
CT

Project Number
17129

Note: All information is subject to change as required by the Client and the construction of the project. 

This drawing is for construction purposes only and is not to be used for any other purpose. 

Any modifications or amendments to this drawing must be made in accordance with the Client's requirements and approved by the Architect. 

All dimensions are approximate and subject to verification. 

Any discrepancies between this drawing and the on-site conditions must be reported to the Architect immediately. 

This drawing is not to be used for any construction purposes other than the project for which it is intended. 

Any use of this drawing for any other project or purpose is prohibited. 

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Notes

FIRST FLOOR - UNITS 3-4

DA104

17129

As Shown @ A2

12/02/2019

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NOT FOR CONSTRUCTION

25 Marhsall Road
New Lambton Heights
BINNIE

Multi Dwelling Housing
Client

Belle

FIRST FLOOR - UNITS 3-4
Scale
A
e Shown @ A2

12/02/2019

2019 CT

17129
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Notes:

ROOF PLAN

20 DEGREE FALL

20 DEGREE FALL

1 DEGREE FALL

20 DEGREE FALL

10 DEGREE FALL

25 DEGREE FALL

17 DEGREE FALL

20 DEGREE FALL

20 DEGREE FALL

2 DEGREE FALL

GARAGE ROOF BELOW

10 DEGREE FALL

5 DEGREE FALL

20 DEGREE FALL

GARAGE ROOF BELOW

17 DEGREE FALL

PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

NOTES
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Notes:

REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61. (BUILDER TO CONFIRM LOCATIONS)

FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

ELEVATIONS AMENDED TO SUIT REDUCED UNITS

ROOF RIDGES AMENDED TO COMPLY WITH 8.5m HEIGHT LIMIT
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---

**Notes**

ELEVATIONS

**DA301**

As Shown @ A2

12/02/2019

**NOT FOR CONSTRUCTION**

FOR AUTHORITY APPROVAL ONLY

NOT FOR CONSTRUCTION

---

**ELEVATIONS AMENDED TO SUIT REDUCED UNITS**

**ROOF RIDGES AMENDED TO COMPLY WITH 8.5m HEIGHT LIMIT**

---

**Project**

Multi Dwelling Housing

**Location**

25 Marshall Road

New Lambton Heights

**Group**

BINNIE

**Drawing**

ELEVATIONS

Scale

A1 Shown @ A2

Date

12/02/19

**Project Number**

DA301

**Issue**

8

**Drawing Number**

17129
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**Notes**

EXTERNAL FINISHES

DA350

17129

As Shown @ A2

12/02/2019

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NOT FOR CONSTRUCTION

SAME MATERIALS USED FOR ALL UNITS IN DIFFERENT LOCATIONS

Project: Multi Dwelling Housing

Location: 25 Marshall Road

New Lambton Heights

Client: Binnie

Drawing: EXTERNAL FINISHES

Issue: DA350

Page: 8

Project Number: 17129
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NOTE: REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS.

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VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61. (BUILDER TO CONFIRM LOCATIONS)

FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

**NOTES**

**SECTION A-A 1:200**

**SECTION B-B 1:200**

**SECTIONS AMENDED TO SUIT REDUCED UNITS**

**FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION**

**Issue** | **Description** | **Date**
---|---|---
P1 | Hunter Water + Mines Issue | 20/08/19
P2 | Coordination | 20/08/19
P4 | Development Application | 12/08/19
B | RFI Firearms |

**Project** | **Description** | **Date**
---|---|---
Multi Dwelling Housing | 25 Marshalls Road New Lambton Heights | 12/02/19

**SECTION** | **Drawing Number** | **Project Number**
---|---|---
A | 11729 | B

**Issue** | **Date**
---|---
P3 | 30/07/18
P4 | 20/08/19
P5 | 20/08/19
P6 | 27/10/18
B | 12/08/19

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NOTE: DRIVEWAY DESIGN HAS BEEN AMENDED TO SUIT REDUCED UNITS - DESIGN BE CONFIRMED WITH CIVIL ENGINEER.

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

25 Marshall Road
New Lambton Heights
Binnie

SEACTIONS AMENDED TO SUIT REDUCED UNITS

NOTE: DRIVEWAY DESIGN HAS BEEN AMENDED TO SUIT REDUCED UNITS - DESIGN BE CONFIRMED WITH CIVIL ENGINEER

25 Marshall Road
New Lambton Heights
Binnie

NOTE: DRIVEWAY DESIGN HAS BEEN AMENDED TO SUIT REDUCED UNITS - DESIGN BE CONFIRMED WITH CIVIL ENGINEER

NOTE: DRIVEWAY DESIGN HAS BEEN AMENDED TO SUIT REDUCED UNITS - DESIGN BE CONFIRMED WITH CIVIL ENGINEER

NOTE: DRIVEWAY DESIGN HAS BEEN AMENDED TO SUIT REDUCED UNITS - DESIGN BE CONFIRMED WITH CIVIL ENGINEER

NOTE: DRIVEWAY DESIGN HAS BEEN AMENDED TO SUIT REDUCED UNITS - DESIGN BE CONFIRMED WITH CIVIL ENGINEER
Sediment and erosion control

All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site.

All sediment control structures to be inspected by the site supervisor at each rainfall event for structural damage and all trapped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

A single all weather access way will be provided at the front of the property consisting of 50-75 aggregate or similar material of a minimum thickness of 150 mm laid over needle-punched geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times during development. Kerb inlets sediment traps shall be installed along the immediate vicinity of the street frontage.

Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 3000 mm spacing.

All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impermeable membrane material and screened by sediment fencing.

Soil conservation

Prior to commencement of construction provide 'sediment fence,' 'sediment trap' and washout areas to ensure the capture of water borne material generated from the site.

Maintain the above during the course of construction, and clear the 'sediment trap after each storm.

Sediment trap

1000 x 1000 wide 500 deep pit, located at the lowest point to the trap sediment.

Vehicle access to site

Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.

Building material stockpiles

All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion. They should never be placed in the street gutter where they will wash away with the first rainstorm.

Sandbag kerb sediment trap

In certain circumstances extra sediment trapping may be needed in the street gutter.

Sediment control

It is the contractor's responsibility to ensure all erosion and sediment control measures are installed prior to development and maintained during the course of construction.

Run off

All stormwater runoff directed to the 'sediment trap' after each storm.

Washout area

To be 1800 x 1800 allocated for the washing of tool and equipment.

Edge board 250 x 50

Rifling sand 100

Earth bank

Stabilised stockpile surface

Sediment fence

Geotextile fabric

Drainage area

0.5 ha. max, slope gradient 1:2

max. slope length 50m.

Geotextile filter fabric

Filtering sand

100

Earth

Run off

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

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Notes

Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

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Sandbag kerb sediment trap

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DEVELOPMENT APPLICATIONS COMMITTEE MEETING

9 April 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2017/00629 - 52 Parker Street & 9 Everett Street Carrington

Alterations and additions to existing industrial buildings, erection of associated weigh bridge, siteworks and rail spur to be used as a freight transport facility

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CARRINGTON INTERMODAL FREIGHT
PRECINCT
52 PARKER STREET

CLIENT
SELL AND PARKER

SHEET 6

DRAWING SITE

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SHEET 6

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GROUND FLOOR PLAN - SHEET 7

LEGEND
REFER TO SURVEY DRAWINGS BY ADW JUNKIN, REFERENCE No. 1710-01-01-081
FOR ALL Contours, Spot Levels & Hi-S

LOW LOAD UNLOADING / UNLOADING CONTAINERS, ZONE SET OUT TO CASSETTE FOR A CONTAINER HANDLING TRUCK WITH 240m OPERATING CLEARANCE

DRIVE THROUGH TYPE 1 PATH OF TRAVEL FOR 25T D-DOUBLE VEHICLE

DRIVE THROUGH TYPE 2 PATH OF TRAVEL FOR 32T CONTAINER TRUCK

550m WIDE ZONE FOR FIRE TRUCK ACCESS

LOADING JNR. LOADING ZONE

Pavement Area

Uncovered Storage Area

Existing Structure To Be Demolished

Light Pole, Refer To Drawings by Electrical Projects Australia

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52 PARKER STREET

Sell and Parker

SHEPPARTON

JS183

MARCH 2017

A2-09

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PRELIMINARY

A2-04

A2-06

A2-02

A2-01

A2-07

A2-05

A2-03

A2-08

A2-07

CMO

A1 BUSINESS

DRAWN BY

PAUL WATSON

CHECKED BY

A2

SHEETS

A2-07

A2-03

A2-06

A2-05

A2-02

A2-01

A2-04

A2-08

A2-07

A2-07

A2-07
OFFICE MEZZANINE PLAN (BUILDING 1)
PRELIMINARY

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### Turnout Details and Co-ordinates

<table>
<thead>
<tr>
<th>Number</th>
<th>Type</th>
<th>Rate</th>
<th>RL Geometry</th>
<th>Description</th>
<th>TO Geometry</th>
<th>Co-ordinates</th>
<th>Ref</th>
<th>Site Coordinates</th>
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</thead>
<tbody>
<tr>
<td>STAGE 1 TO 1</td>
<td>1:1.1</td>
<td>1:1:1</td>
<td>190:7</td>
<td>STAGE 1 T/O</td>
<td>RIGHT</td>
<td>6 x 399.994</td>
<td>168</td>
<td>168+209.270</td>
</tr>
<tr>
<td>STAGE 1 TO 2</td>
<td>1:1.1</td>
<td>1:1:1</td>
<td>190:7</td>
<td>STAGE 2 T/O</td>
<td>LEFT</td>
<td>6 x 399.994</td>
<td>168</td>
<td>168+209.270</td>
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#### Turnout Details and Co-ordinates

### Setout Schedule - Stage 2

<table>
<thead>
<tr>
<th>Point</th>
<th>Kilometrage</th>
<th>X (m)</th>
<th>Y (m)</th>
<th>Element</th>
<th>Length (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTP</td>
<td>0km 180.967</td>
<td>384 678.829</td>
<td>6 358 822.775</td>
<td>CENTRE</td>
<td>384 704.374</td>
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<tr>
<td>TP</td>
<td>0km 391.199</td>
<td>384 823.923</td>
<td>6 358 708.345</td>
<td>STRAIGHT</td>
<td>13.000</td>
</tr>
<tr>
<td>TP</td>
<td>0km 47.960</td>
<td>384 547.109</td>
<td>6 358 807.820</td>
<td>CENTRE</td>
<td>384 566.337</td>
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<tr>
<td>TP</td>
<td>0km 92.889</td>
<td>384 591.882</td>
<td>6 358 808.713</td>
<td>STRAIGHT</td>
<td>154.260</td>
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<tr>
<td>TP</td>
<td>0km 247.149</td>
<td>384 744.163</td>
<td>6 358 833.342</td>
<td>CENTRE</td>
<td>44.929</td>
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</table>

### Setout Schedule - Stage 1 Siding

<table>
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<th>X (m)</th>
<th>Y (m)</th>
<th>Element</th>
<th>Length (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTP</td>
<td>0km 0.000</td>
<td>384 499.307</td>
<td>6 358 810.376</td>
<td>CENTRE</td>
<td>384 511.371</td>
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<tr>
<td>TP</td>
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<td>384 534.204</td>
<td>6 358 809.382</td>
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<td>13.000</td>
</tr>
<tr>
<td>TP</td>
<td>0km 47.960</td>
<td>384 547.109</td>
<td>6 358 807.820</td>
<td>CENTRE</td>
<td>384 566.337</td>
</tr>
</tbody>
</table>

### Setout Schedule - Wagon Arrival Road

<table>
<thead>
<tr>
<th>Point</th>
<th>Kilometrage</th>
<th>X (m)</th>
<th>Y (m)</th>
<th>Element</th>
<th>Length (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP</td>
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<td>384 535.489</td>
<td>6 358 812.678</td>
<td>STRAIGHT</td>
<td>88.106</td>
</tr>
<tr>
<td>TP</td>
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<td>384 447.561</td>
<td>6 358 807.083</td>
<td>STRAIGHT</td>
<td>122.100</td>
</tr>
</tbody>
</table>

### Notes

1. All work within the rail corridor to comply with the ARTC standards, network rules and regulations.
3. MGA Coordinates Zone 56 & Datum AHD.

#### Legend:

- Proposed Ballasted Track
- Proposed Slab Track
- Existing Rail Tracks

#### Plan

- Scale 1:500

---

**Preliminary**

- Due Date: 22-02-2016
- Plot Date: 30-01-2016, 12:14 PM
- Reviewed: 2-02-2016
- Checked: 30-01-2016
- Drafted: 16-01-2016
- Job Manager: 21-01-2016

---

**Conditions of Use**

This drawing must not be used for construction unless signed as approved.

Do not scale.
GROUND FLOOR PLAN - SHEET 1

LEGEND

BUILDING 1

STORAGE AREA 1

STORAGE AREA 2

STORAGE AREA 3

STORAGE AREA 4

VISITOR CARPARK

STAFF CARPARK

PARK STREET

DRIVE THROUGH TYPE 1

DRIVE THROUGH TYPE 2

DRIVE THROUGH TYPE 3

VISITOR CARPARK

EXISTING SITE AREA

PROPOSED SITE AREA

EXISTING SITE AREA

PROPOSED SITE AREA

TOTAL CAR PARK REQUIRED: 34.19
TOTAL CAR PARK PROVIDED: 46
(44 CAR SPACES + 2 DISABLED CAR SPACES)

MOTORCYCLE REQUIRED: 2
MOTORCYCLE PROVIDED: 4

BICYCLE PARKING: 7

TOTAL BUILDING VOLUME: 29704 m³

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Newcastle Office:
4, 56 Hudson Street,
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PO Box 988 Hamilton 2303
P: +61 2 4940 0090
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GROUND FLOOR
PLAN - SHEET 3

LEGEND

BUILDING 2
RL 2.32 - TOTAL BUILDING AREA = 1051.70 m²
 Exist ing Industrial Workshop - Single Storey, R.C. Ground Floor Slab, Metal Wall Cladding, Metal
Deck Roof.

New Amenities & Kitchen

Existing Storage Area - Type 2

New Railway Line

Matching Line

Drive Through Type 2

Uncovered Storage Area

Drive Through Type 1

Uncovered Storage Area

On-going Waste Collection Area

Pallet Storage

Amenities

Office

Female/WDC

Male

Airlock

Uncovered Loading Time

Existing Structure To Be Re-vetted

Light Fines Area Forming By Electrical Projects Aircraft

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