

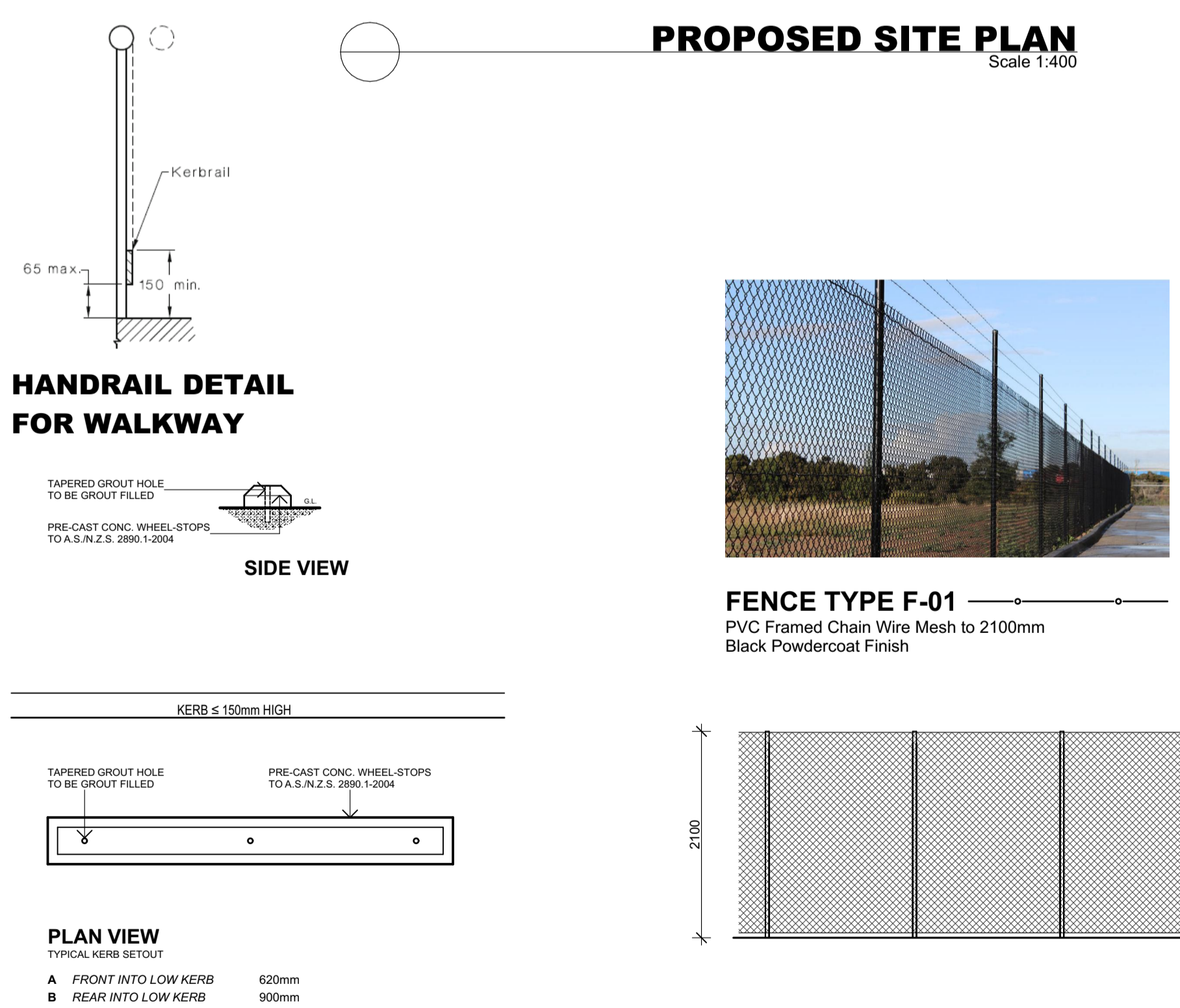
STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT & COMPLY DEVELOPMENT CODES) - 2008 PART 5A INDUSTRIAL AND BUSINESS BUILDINGS CODE

BUILDING SHALL COMPLY WITH SECTION "J" OF THE BUILDING CODE OF AUSTRALIA - REFER TO SECTION J COMPLIANCE ASSESSMENT REPORT PREPARED BY BECA (BUILDING & ENERGY CONSULTANTS AUSTRALIA PTY LTD)

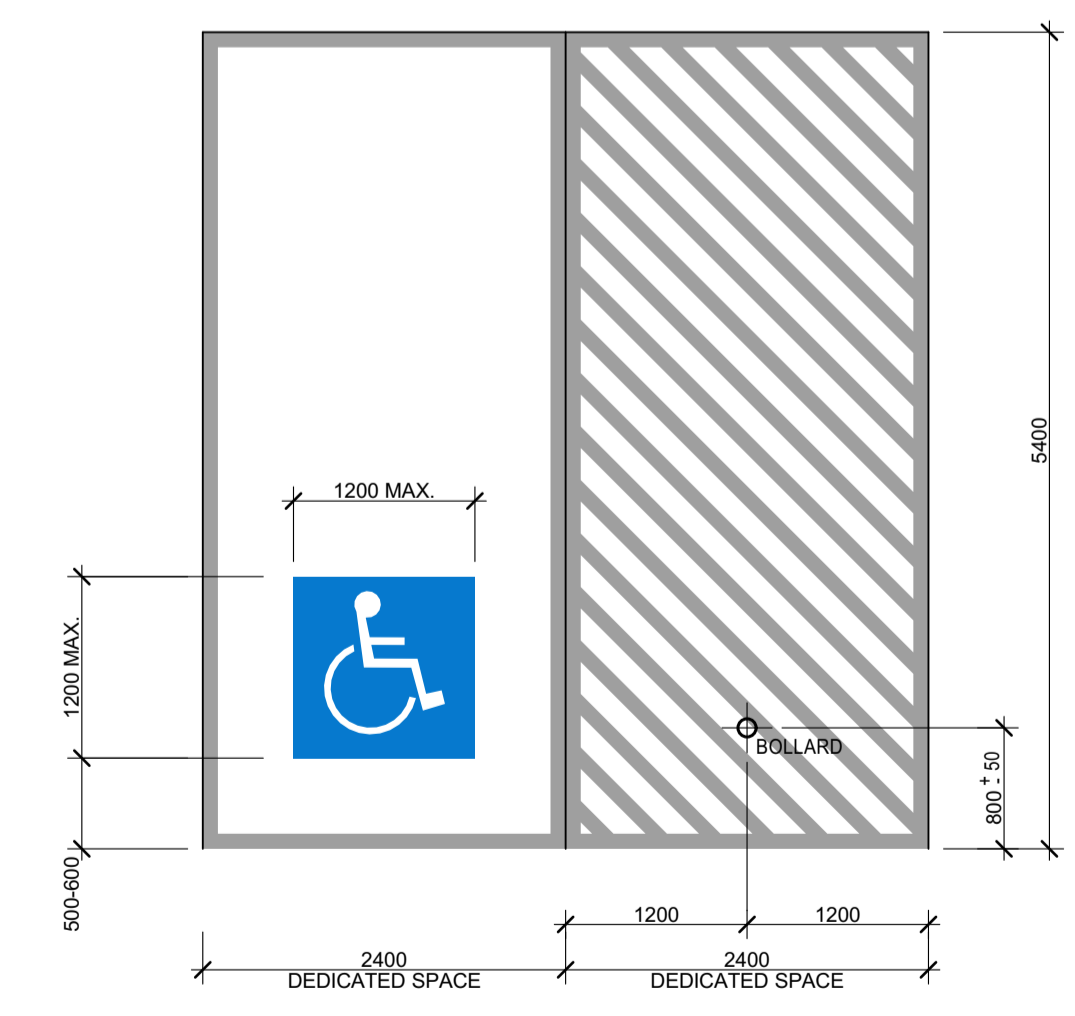
BUILDING SHALL COMPLY WITH 'DEEMED TO SATISFY' PROVISIONS OF THE BUILDING CODE OF AUSTRALIA

NOTE: Runoff from driveways, paving and rainwater tank overflows are directed onto landscaped areas designed to accept such flow.

NOTE: Plant species native to the Sydney region in water sensitive urban design features and associated landscaping are provided.



NOTES
 SYMBOL (WHITE ON BLUE BACKGROUND) BETWEEN 800mm & 1000mm
 SIZE & SETBACK AS PER A.S. 2890.6:2009
 LINE MARKING TO PERIMETER OF THE PARKING SPACE & SHARED ZONE YELLOW IN COLOUR & WIDTH TO BE 80 TO 100mm
 LINE MARKING TO BE AT 45° (WITHIN THE SHARED ZONE) WIDTH & GAP ON LINES AS PER A.S. 2890.6:2009 (DIAGONAL STRIPES 150 TO 200mm WIDE WITH SPACES 200mm TO 300mm BETWEEN STRIPES)



DEVELOPMENT DATA

SITE AREA	23442m ²
FLOOR SPACE RATIO (FSR) MAX ALLOWED	0.8:1
OVERALL BUILDING AREA	Measured from the external face of total wall extents
BUILDING A (food & drink drive thru)	260.6m ²
BUILDING B (business park)	8845.9m ²
MEZZANINE (business park)	500.0m ²
BUILDING C (food & drink drive thru)	268.5m ²
TOTAL OVERALL BUILDING AREA	9875.0m ²

CALCULATION AS PER PART 5A OF THE SEEP CODE 2008	REQUIRED	PROVIDED
SITE COVERAGE (building area excluding mezzanine)	40% MAX 9376.8m ²	40% 9375.0m ²
OPEN SPACE	60% OF SITE 14067.0m ²	60% 14067.0m ²
LANDSCAPED AREA	25% OF O.S. 3516.3m ²	25.9% 3644.0m ²
DEEP SOIL AREA	75% OF LS 2637.2m ²	76.6% 2679.0m ²

TENANCIES GROSS LEASABLE FLOOR AREA (GLFA)
 area taken to the internal faces of the external walls and excluding walkways dividing units

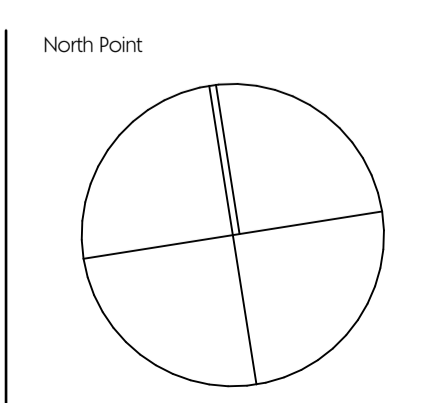
TENANCIES	FLOOR AREAS (GFA/GLFA)
TENANCY 1 - food & drink drive thru	250.1m ²
TENANCY 2 - business park	900.2m ²
TENANCY 3 - business park	850.1m ²
TENANCY 4 - business park	849.8m ²
TENANCY 5 - business park	700.8m ²
TENANCY 6A - business park	356.1m ²
TENANCY 6B - business park	368.0m ²
TENANCY 7 - business park	701.3m ²
TENANCY 8 - business park	956.8m ²
TENANCY 9 - business park	1500.1m ²
TENANCY 9 MEZZANINE - business park	500.0m ²
TENANCY 10 - business park	1500.0m ²
TENANCY 12 - food & drink drive thru	262.2m ²
TOTAL GLFA	9694.5m²

CARPARKING REQUIREMENTS
 Calculated as per relevant local council Development Control Plan and RTA Guidelines

1.5 SPACE / 100m ² GLFA BUSINESS PARK Building B as per RTA Guidelines	9182.2 + 100 x 1.5 = 137.7
1 SPACE / 3 SEATS FOOD & DRINK Building A as per DCP	35 + 3 = 11.7
1 SPACE / 3 SEATS FOOD & DRINK Building C as per DCP	42 + 3 = 14
NUMBER OF SPACES REQUIRED	163.4
SPACES PROVIDED	196

Issue	Description	Date	Drawn	Chk.
A	ISSUE FOR CDC	19/06/2023	DR	CZ
B	ISSUE FOR CDC	22/06/2023	DR	CZ
C	ISSUE FOR CDC	11/10/2023	DR	CZ
D	ISSUE FOR CDC	17/10/2023	DR	CZ
E	ISSUE FOR CDC	17/10/2023	DR	CZ
F	ISSUE FOR CDC	19/10/2023	DR	CZ
G	ISSUE FOR CDC	29/02/2024	DR	CZ
H	ISSUE FOR CDC	19/03/2024	DR	CZ
I	ISSUE FOR CDC	22/03/2024	DR	CZ
J	ISSUE FOR CONSTRUCTION	27/03/2024	DR	CZ
K	ISSUE FOR COORDINATION	20/07/2024	DR	CZ

General Notes:
 1) 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 the designer.
 2) Levels shown are approximate unless accompanied by reduced levels.
 3) Figure dimensions must be taken in preference to scaling.
 4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.
 5) Where engineering drawings are required such must take preference to this drawing.
 6) Stormwater to be discharged to Council's requirements and AS 3500.3:1990.
 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.
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Consultants:
 (List of consultants and their roles)

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Project: **PROPOSED BUSINESS PARK & FOOD & DRINK DEVELOPMENT**
 Lot 56 & 102, 144-148 Pacific Highway TUGGERAH - DARKINJUNG
 Client: **PACIFIC CENTRE TUGGERAH PTY LTD**
 Title: **SITE PLAN**
 Drawn: DR
 Checked: CZ
 Date: JUN 2022
 Activity Type: CDC
 Job #: 1839-21
 Scale: @ B1 AS SHOWN
 Project #: P6077
 Sheet #: A105
 Issue: K