

THE LOCK UP

SMALL INDUSTRIAL AND STORAGE UNITS

2 Cross Street Brookvale 2100

DEVELOPMENT APPLICATION

CLIENT: LEDA

ARCHITECT: PACE ARCHITECTS

DRAWING LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA-001	COVER PAGE & TITLE SHEET	5	21.02.2022
DA-101	SITE & CONTEXT ANALYSIS	6	28.09.2021
DA-102	SHADOW DIAGRAMS	7	28.09.2021
DA-103	SITE PLAN - EXISTING	5	28.09.2021
DA-104	SITE PLAN - DEMOLITION	6	28.09.2021
DA-200	SITE PLAN - PROPOSED	7	09.11.2021
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DA-202	MEZZANINE 1 GROUND FLOOR PLAN	13	09.11.2021
DA-203	LEVEL 1 FLOOR PLAN	17	21.02.2022
DA-204	MEZZANINE 2 FLOOR PLAN	11	21.02.2022
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DA-206	ROOF PLAN & 3D AXO VIEW W/- 11m HEIGHT LIMIT OVERLAY	2	21.02.2022
DA-600	ELEVATION - SHT 1	12	21.02.2022
DA-601	ELEVATION - SHT 2	11	21.02.2022
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DA-702	NOTIFICATION PLAN - SHT 2	4	21.02.2022
DA-901	3D PERSPECTIVE - SHT 1	6	28.09.2021
DA-902	3D PERSPECTIVE - SHT 2	6	09.11.2021
DA-903	SUBSTATION	1	28.09.2021





LEGEND

1. SUBJECT SITE, ADDRESS: 2 CROSS STREET
2. PARKING FOR WESTFIELD SHOPPING CENTRE
3. NEW COMEMRCIAL STORAGE FACILITY
4. COMMERCIAL/WAREHOUSE BUILDINGS
5. FITNESS CENTRE
6. AUTO SERVICE CENTRE
7. ALDI AT GRADE CAR PARK

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2 Cross Street Brookvale 2100

DEVELOPMENT APPLICATION

REVISION	DESCRIPTION	DATE
1	Revision 15	19.11.20
2	DA DRAFT FOR CLIENT REVIEW	25.11.20
3	DA DRAFT	02.12.20
4	DA DRAFT 2	10.12.20
5	DA ISSUE	11.12.20
6	ISSUED FOR DA APPROVAL	28.09.2021

ARCHITECT

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BUILDER / PROJECT MANAGER

CLIENT

LEDA

0 5 10 20 30 40 50
GRAPHIC SCALE 1:500

purpose DA

SITE & CONTEXT ANALYSIS

scale 1 : 500

project no 200826

date 28.09.2021

dwn AA

dwg no

200826 - DA-101

A1



issue

6



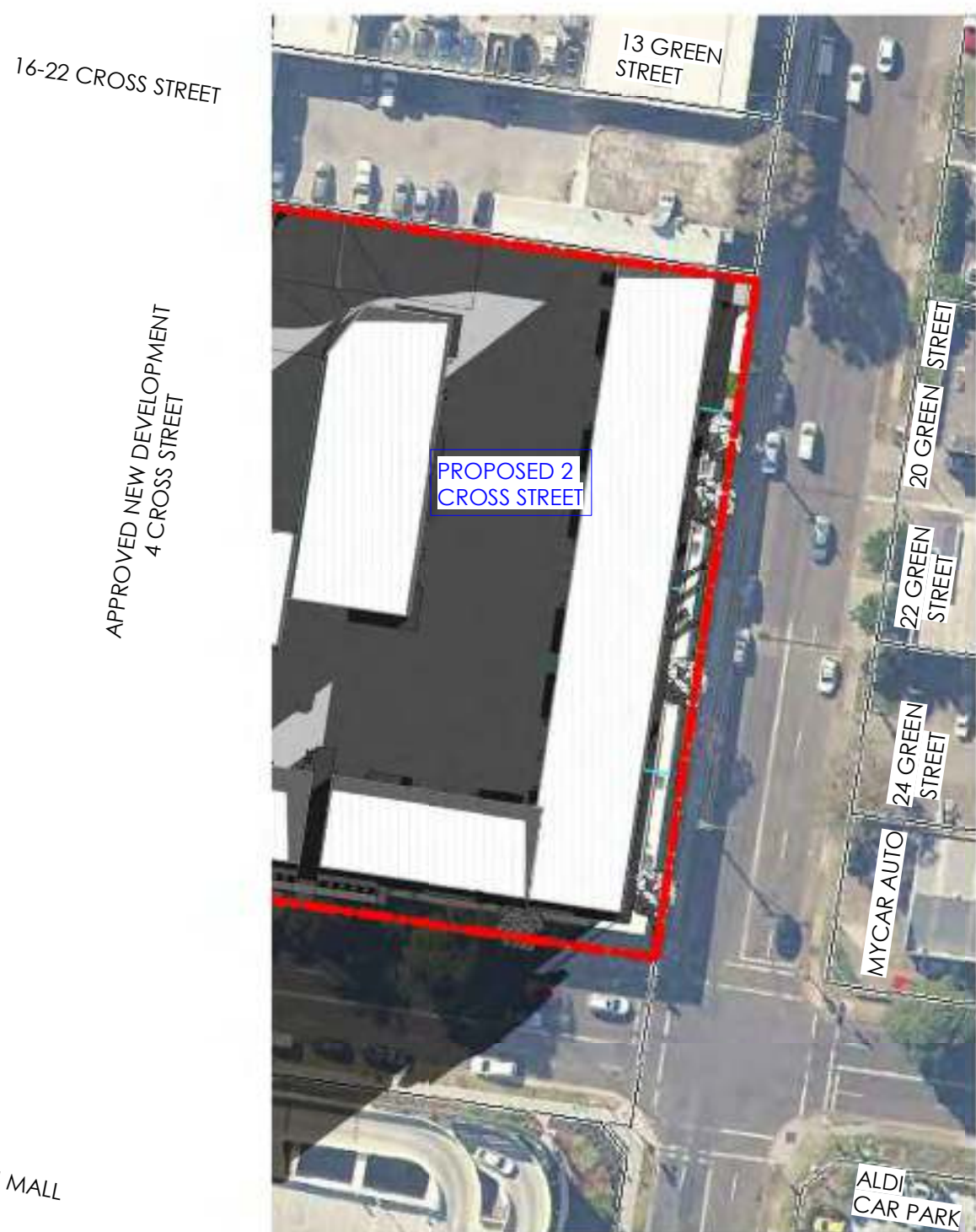
1 SHADOW JUNE 21 -9AM - EXISTING
1 : 750 DA-600



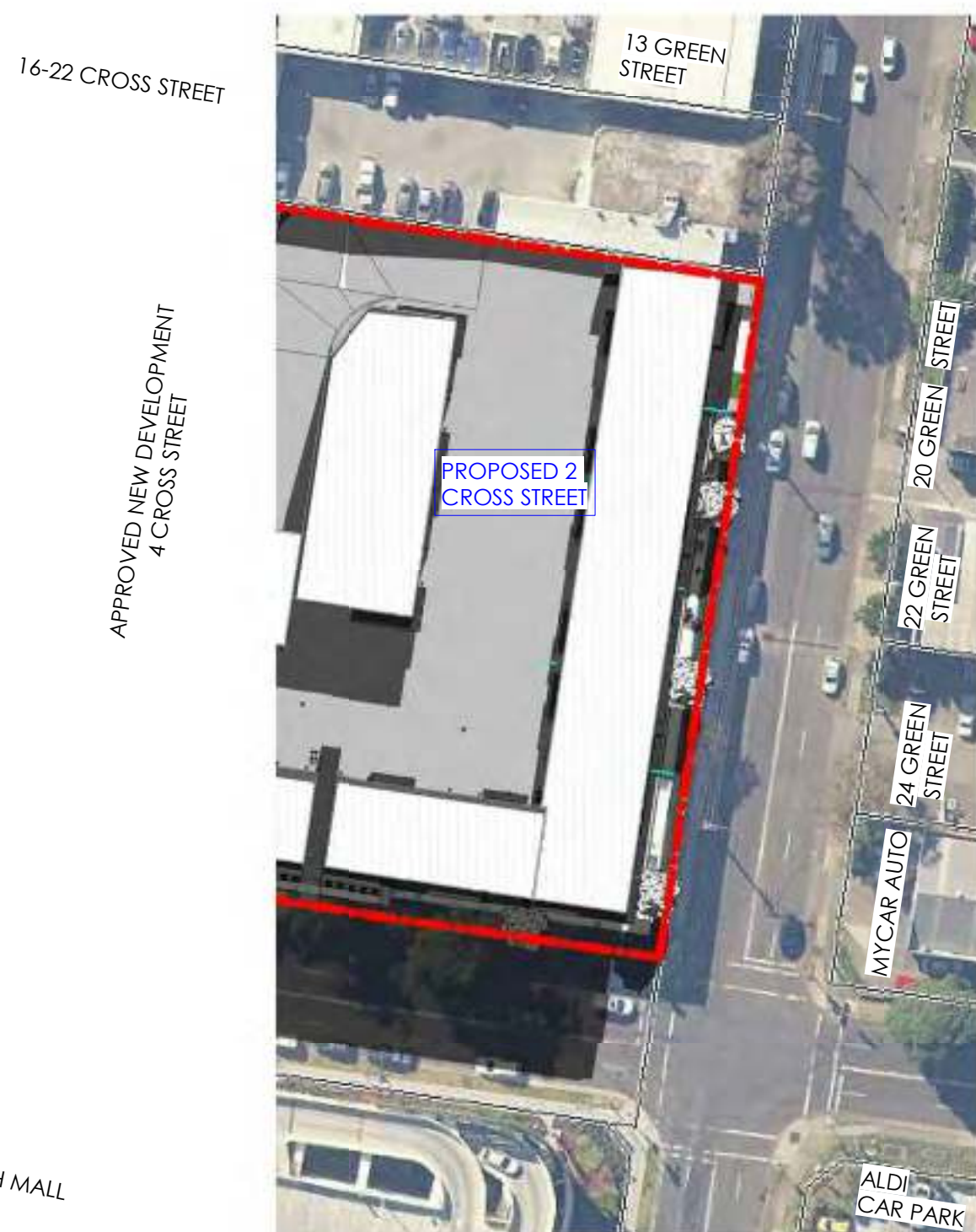
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1 : 750 DA-600



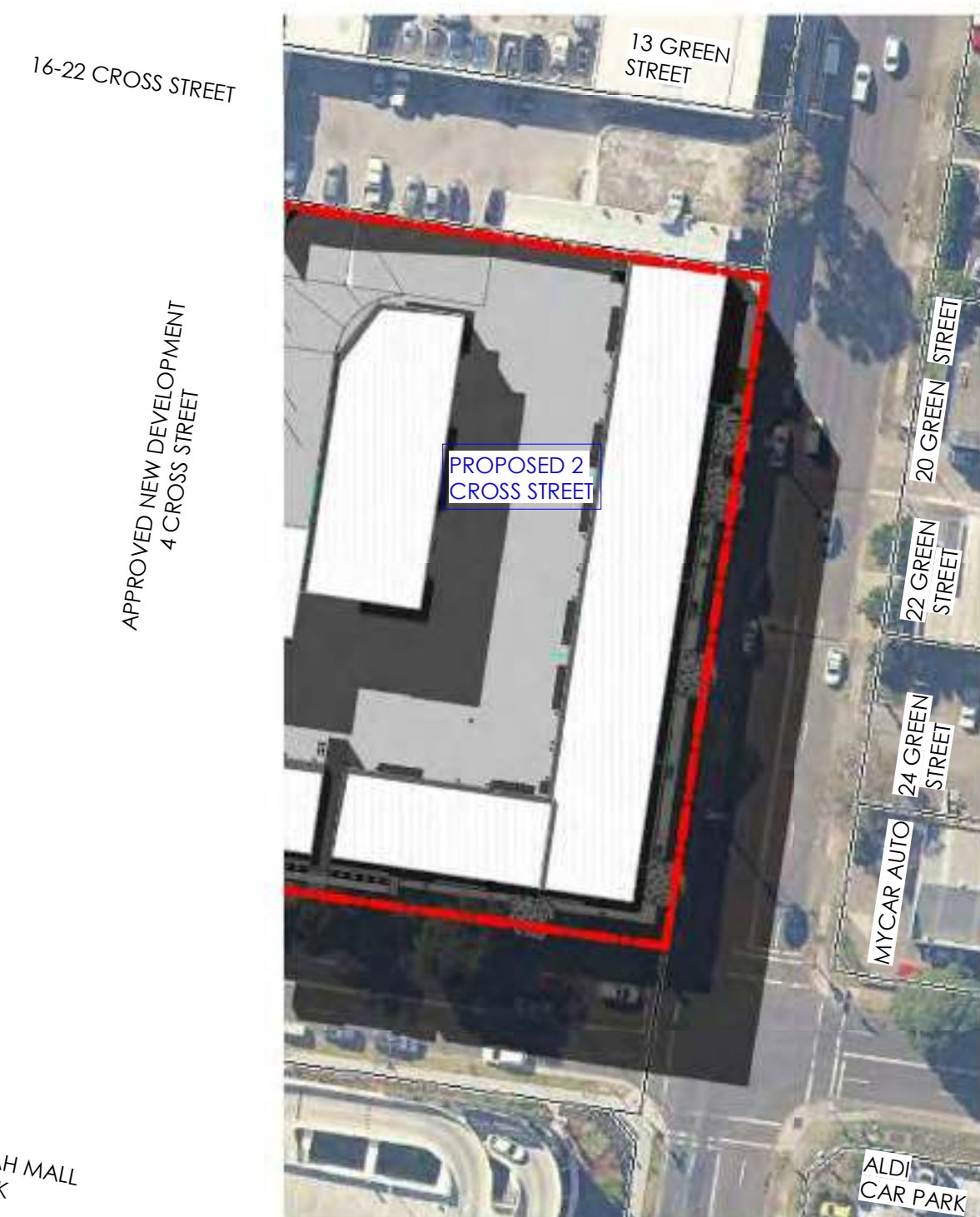
3 SHADOW JUNE 21 -3PM - EXISTING
1 : 750 DA-600



4 SHADOW JUNE 21 -9AM - PROPOSED
1 : 750 DA-600



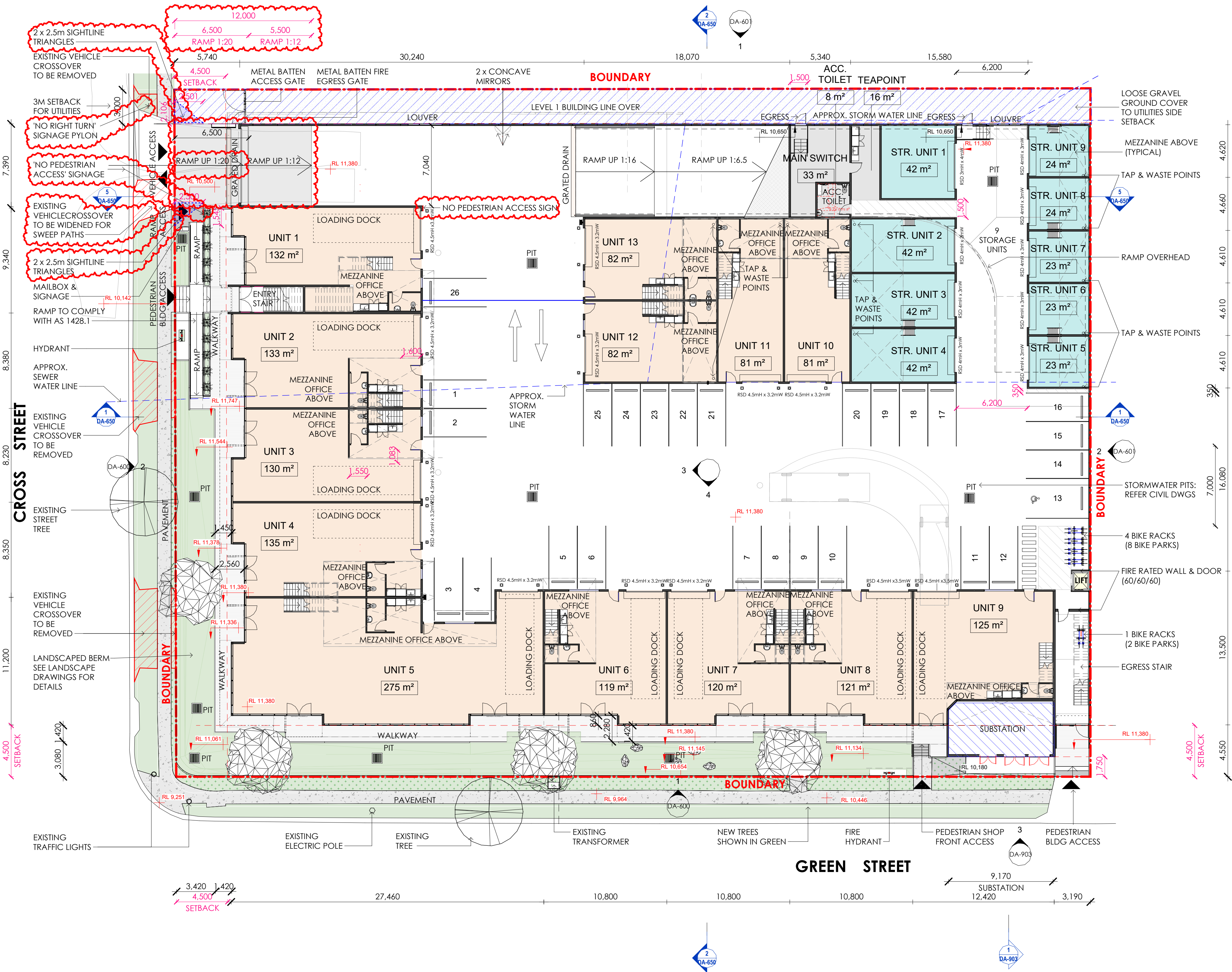
5 SHADOW JUNE 21 -12PM - PROPOSED
1 : 750 DA-600



6 SHADOW JUNE 21 -3PM - PROPOSED
1 : 750 DA-600

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 PACEARCHITECTS A.B.N. 721 5926 6350 e ppace@pacearchitects.com.au p 02 9425 1400 m 0404 450 317 w www.pacearchitects.com.au a Shop 2, 100 Alexander Street, Crows Nest, NSW 2065		THE LOCK UP 2 Cross Street Brookvale 2100		<table><tr><th>REVISION</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>1</td><td>Revision 15</td><td>19.11.20</td></tr><tr><td>2</td><td>DA DRAFT FOR CLIENT REVIEW</td><td>25.11.20</td></tr><tr><td>3</td><td>DA DRAFT</td><td>02.12.20</td></tr><tr><td>4</td><td>DA DRAFT 2</td><td>10.12.20</td></tr><tr><td>5</td><td>DA ISSUE</td><td>11.12.20</td></tr><tr><td>6</td><td>UPDATED SHADOWS</td><td>09.02.21</td></tr><tr><td>7</td><td>ISSUED FOR DA APPROVAL</td><td>28.09.2021</td></tr></table>	REVISION	DESCRIPTION	DATE	1	Revision 15	19.11.20	2	DA DRAFT FOR CLIENT REVIEW	25.11.20	3	DA DRAFT	02.12.20	4	DA DRAFT 2	10.12.20	5	DA ISSUE	11.12.20	6	UPDATED SHADOWS	09.02.21	7	ISSUED FOR DA APPROVAL	28.09.2021	ARCHITECT 	BUILDER / PROJECT MANAGER	CLIENT 	00.511.522.557.5 GRAPHIC SCALE: 1/75 purpose DA SHADOW DIAGRAMS	<table><tr><td colspan="2">scale1 : 750</td><td rowspan="3">  </td></tr><tr><td colspan="2">project no200826</td></tr><tr><td colspan="2">date28.09.2021</td></tr><tr><td>dwnAA</td><td>dwg no200826 - DA-102</td><td>issue7</td></tr></table>	scale1 : 750			project no200826		date28.09.2021		dwnAA	dwg no200826 - DA-102	issue7
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dwnAA	dwg no200826 - DA-102	issue7																																									



SITE SCHEDULE		SITE SCHEDULE	
09.11.2021		09.11.2021	
TOTAL SITE AREA:		4,852 m ²	
GFA		GLA	
INDUSTRIAL UNITS-GF*		1282 m ²	
INDUSTRIAL UNITS-1ST*		1505 m ²	
TOTAL INDUSTRIAL UNITS GFA*		2787 m ²	
OFFICE AREAS-GF		355 m ²	
OFFICE AREAS-1ST		411 m ²	
TOTAL OFFICE AREA		766m ²	
STORAGE AREAS-GF		294 m ²	
STORAGE AREAS-MEZZANINE		124 m ²	
TOTAL STORAGE		418 m ²	
TOTAL GFA:		3,971 m ²	
		TOTAL *GLA:	
		4,644 m ²	

* GFA AREAS EXCLUDE LOADING, LIFT AND STAIR AND IS DIFFERENT FROM AREAS MARKED ON PLANS.

EXCLUDED FROM GFA:	
HARDSTAND-GF AREA	1,663 m ²
HARDSTAND-1ST AREA	1,662 m ²
RAMP AREA	503 m ²
MAIN SWITCH ROOM	34 m ²
FIRE STAIRS+LIFT+AMENITIES	172 m ²
TOTAL EXCLUDED AREA	4,034 m ²
APPROX. TOTAL BUILD AREA	8,005 m ²

CAR PARKING SCHEDULE		BIKE PARKING SCHEDULE	
TOTAL PARKING PROVIDED	GF + 1ST FLR = 26 + 30 SPACES (56)	GF + 1ST FLR = 10 + 8 =	(18)
INDUSTRIAL UNITS + OFFICE AREAS*	1.3 x 35.53 = 46.18 SPACES (47)	3,553m ² /200 = 17.765	(18)
STORAGE AREAS	STAFF & CUSTOMERS* SPACES (5)		
*REFER TRAFFIC ENGINEER'S REPORT			
TOTAL PARKING REQUIRED	CAR SPACES (52)	BIKE SPACES (18)	

* 18.3% OF TOTAL DEVELOPMENT GROSS FLOOR AREA

COUNCIL REQUIREMENT

- WAREHOUSE / INDUSTRY: 1.3 SPACES / 100M²
(INCLUDING OFFICES IF LESS THAN 20% OF DEVELOPMENT AREA: IF MORE THAN 20%, OFFICE RATE IS AT 1 /40M²)
- TOTAL OF 2 ACCESSIBLE SPACES IN COMPLIANCE WITH THE COUNCIL'S DCP AND SSAA CRITERIA

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2 Cross Street Brookvale 2100

DEVELOPMENT APPLICATION

REVISION	DESCRIPTION	DATE
14	FOUR ADDITIONAL STORAGE UNITS ADDED & RENUMBERED	19.10.2021
15	STORAGE MEZZANINE FLOORS ENLARGED	25.10.2021
16	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED. GLASS BLOCK WINDOWS ADDED. SWITCH ROOM CLARIFIED. AREA CALC TABLES ADDED	09.11.2021
17	GRND LINE CLARIFIED. ADDED: (1) STAIRS TO EGRESS DOORS (2) BLDG HT DIMS. (3) DRIVEWAY SECTION (4) HT PLANE PLAN & AXO (5) WINDOWS TO W.C.S	11.01.2022
18	REVISED DA (RAMP SLOPE, DRIVEWAY SETOUT, ADDITIONAL TRAFFIC SIGNAGES AND L1 FACADE SUNHOODS AMENDED TO 600mm DEPTH)	21.02.2022

ARCHITECT

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BUILDER / PROJECT MANAGER

CLIENT

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0 4 8 12 16 20
GRAPHIC SCALE: 1:200

purpose DA
GROUND FLOOR PLAN

scale As indicated

project no 200826

date 21.02.2022

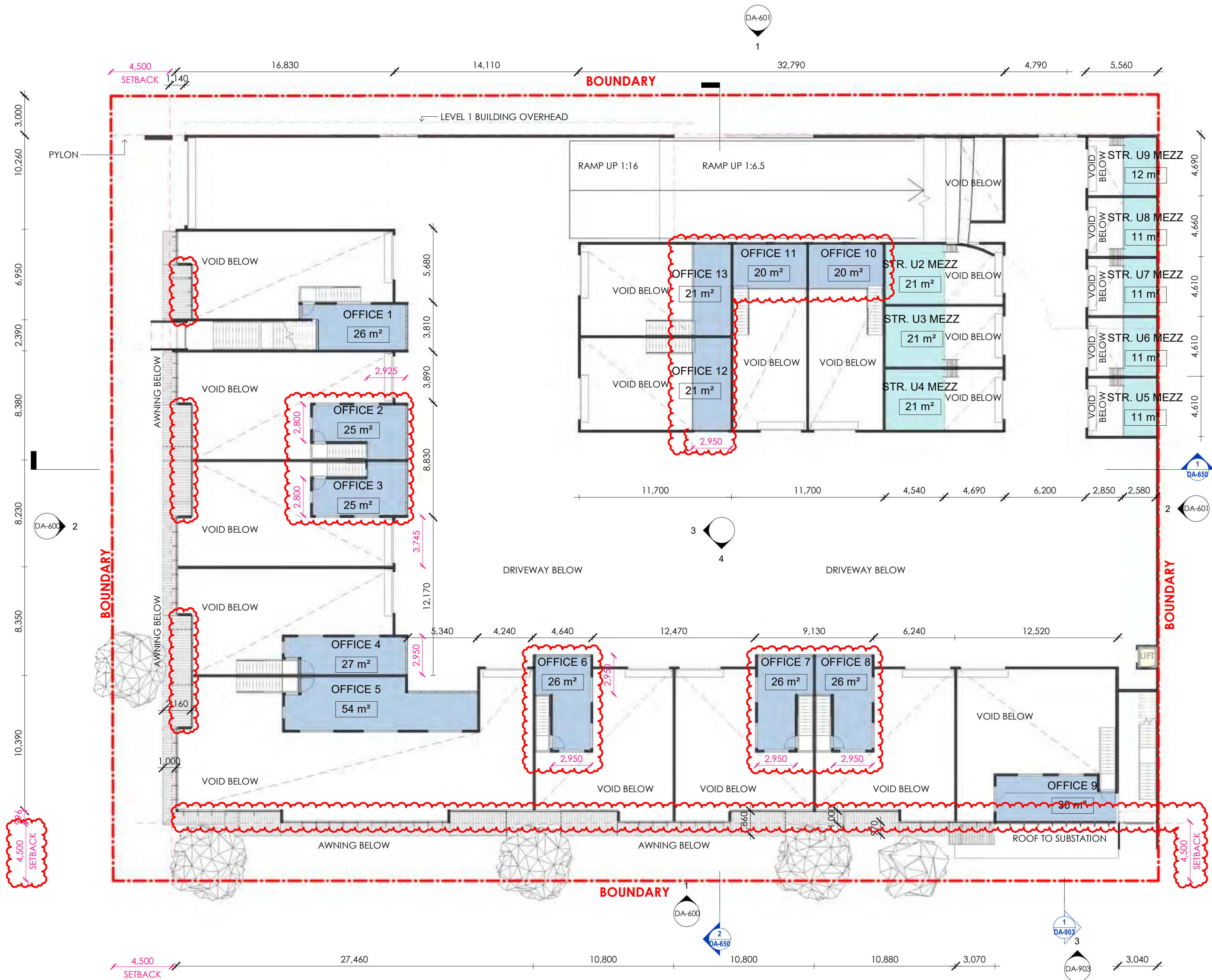
PGT 200826 - DA-201

A1



issue

18



1 MEZZANINE 1
1 : 200 DA-600

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DEVELOPMENT APPLICATION

REVISION	DESCRIPTION	DATE
7	DA DRAFT 2	10.12.20
8	DA ISSUE	11.12.20
9	ISSUE FOR CONSULTANT CO-ORDINATION	18.08.2021
10	ISSUED FOR DA APPROVAL	28.09.2021
11	FOUR ADDITIONAL STORAGE UNITS ADDED & RENUMBERED	19.10.2021
12	STORAGE MEZZANINE FLOORS ENLARGED	25.10.2021
13	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED, GLASS BLOCK WINDOWS ADDED. SWITCH ROOM CLARIFIED, AREA CALC TABLES ADDED	09.11.2021

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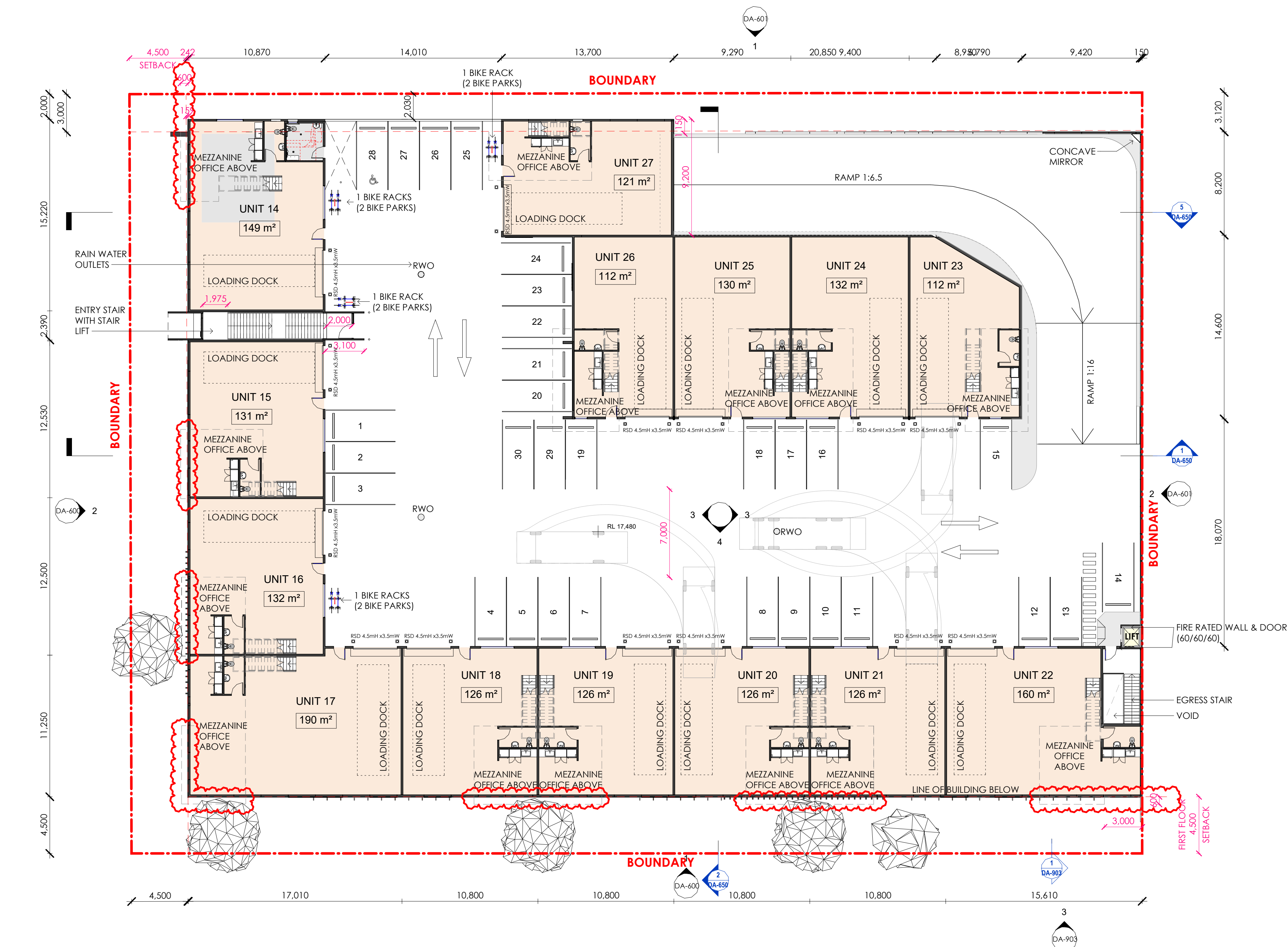
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GRAPHIC SCALE 1:200
purpose DA
MEZZANINE 1 GROUND FLOOR
PLAN

scale 1 : 200
project no 200826
date 09.11.2021
dwn PGT
dwg no 200826 - DA-202

A1



issue
13



1 LEVEL 1
1 : 200 DA-600

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REVISION	DESCRIPTION	DATE
14	RSD'S, MSB & TEA POINT RM ENLARGED, PUMP ROOM DELETED, STR UNIT 8 REDUCED, STR UNIT 3 & 4 STAIRS RELOCATED FOR PARKING VEHICLES	27.10.2021
15	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED, GLASS BLOCK WINDOWS ADDED, SWITCH ROOM CLARIFIED, AREA CALC TABLES ADDED	09.11.2021
16	GRND LINE CLARIFIED, ADDED: (1) STAIRS TO EGRESS DOORS (2) BLDG HT DIMS, (3) DRIVEWAY SECTION (4) HT PLANE PLAN & AXO (5) WINDOWS TO W.C.S	11.01.2022
17	REVISED DA (RAMP SLOPE, DRIVEWAY SETOUT, ADDITIONAL TRAFFIC SIGNAGES AND L1 FACADE SUNHOODS AMENDED TO 600mm DEPTH)	21.02.2022

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0 4 8 12 16 20
GRAPHIC SCALE: 1:200

purpose DA
LEVEL 1 FLOOR PLAN

scale 1 : 200

project no 200826

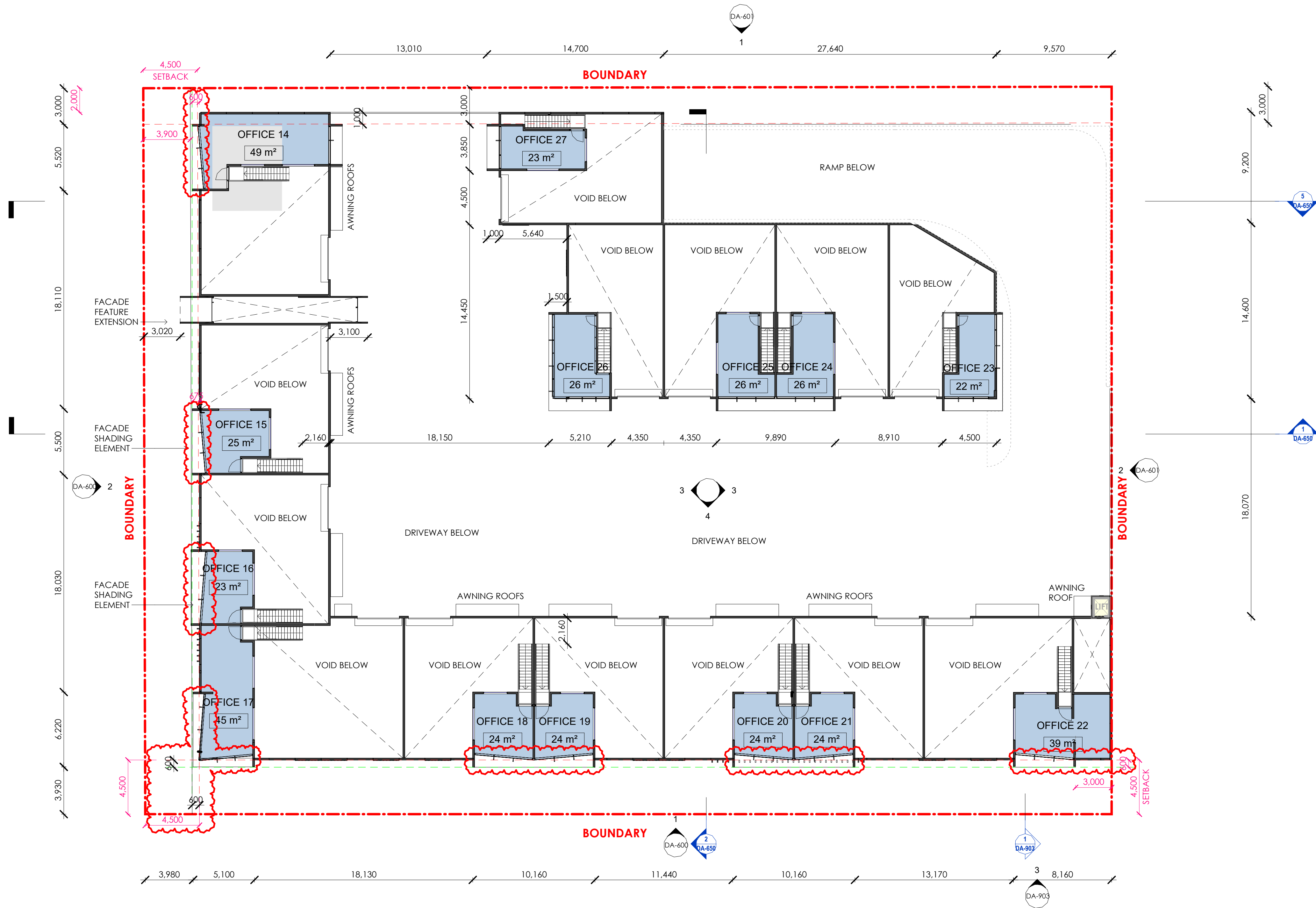
date 21.02.2022

dwn PGT
dwg no 200826 - DA-203

A1



issue 17



1 MEZZANINE 2
1 : 200 DA-600

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6	DA DRAFT	02.12.20
7	DA DRAFT 2	10.12.20
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9	ISSUED FOR DA APPROVAL	28.09.2021
10	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED, GLASS BLOCK WINDOWS ADDED, SWITCH ROOM CLARIFIED, AREA CALC TABLES ADDED	09.11.2021
11	REVISED DA (RAMP SLOPE, DRIVEWAY SETOUT, ADDITIONAL TRAFFIC SIGNAGES AND L1 FACADE SUNHOODS AMENDED TO 600mm DEPTH)	21.02.2022

ARCHITECT



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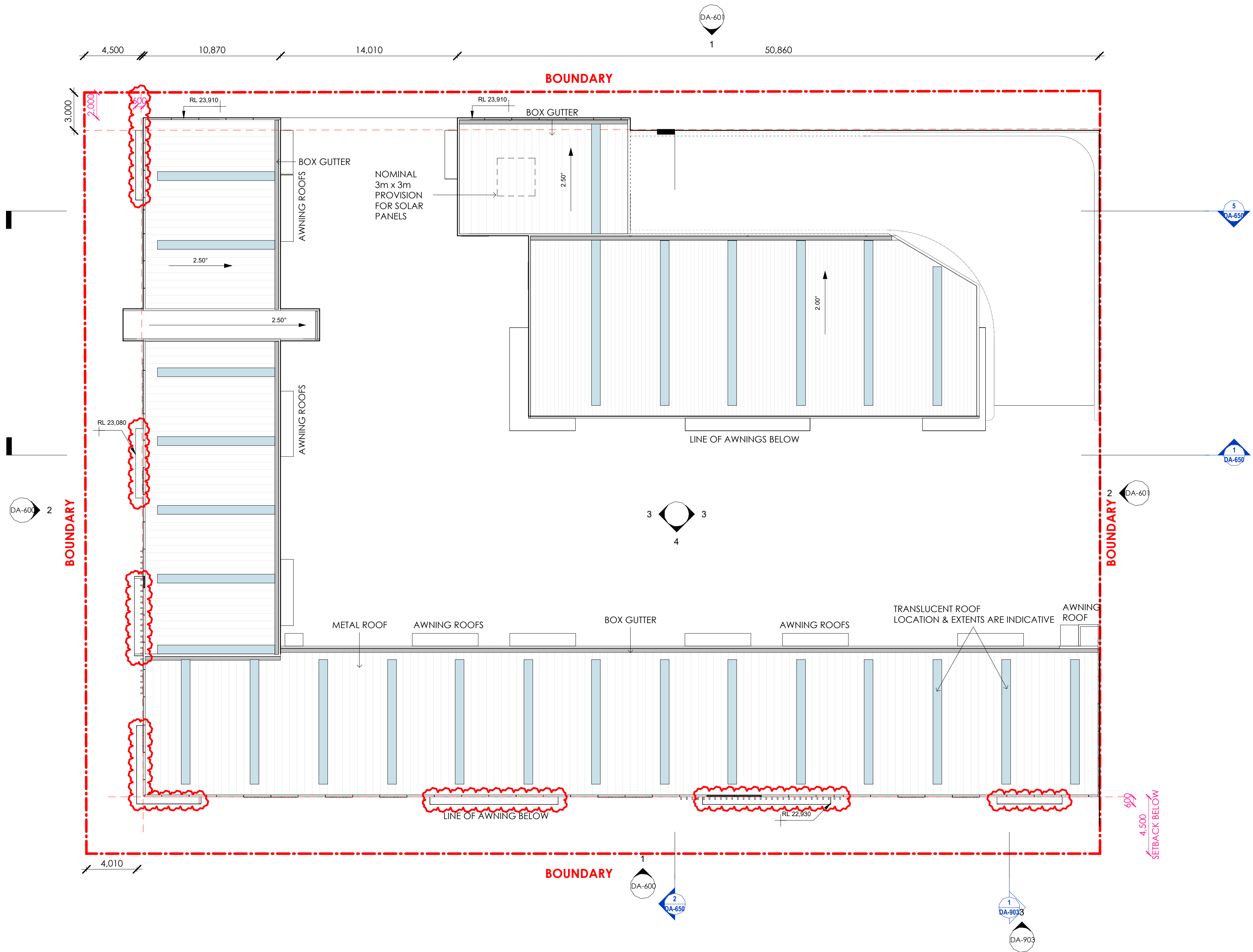
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GRAPHIC SCALE: 1:200

purpose DA

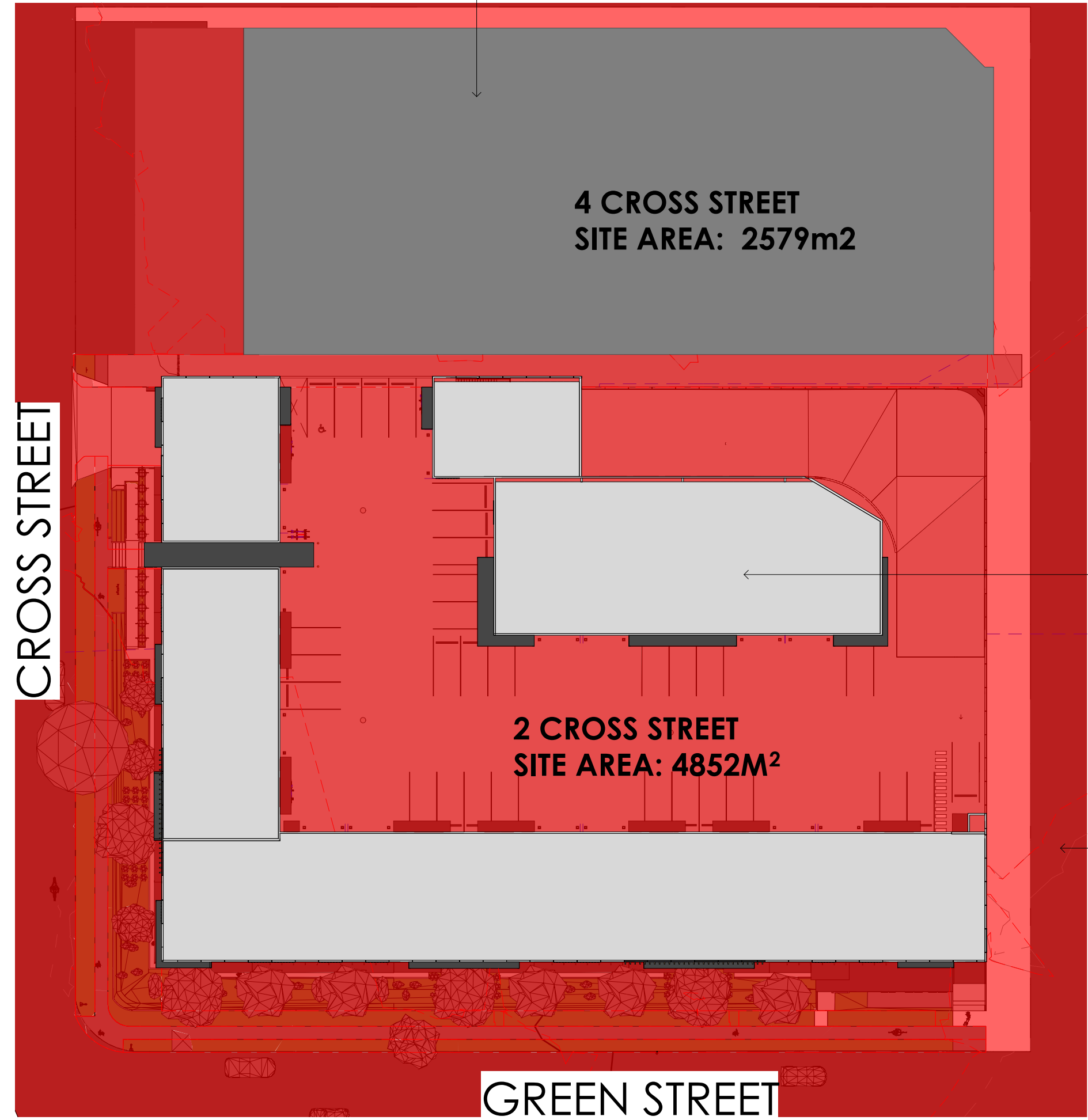
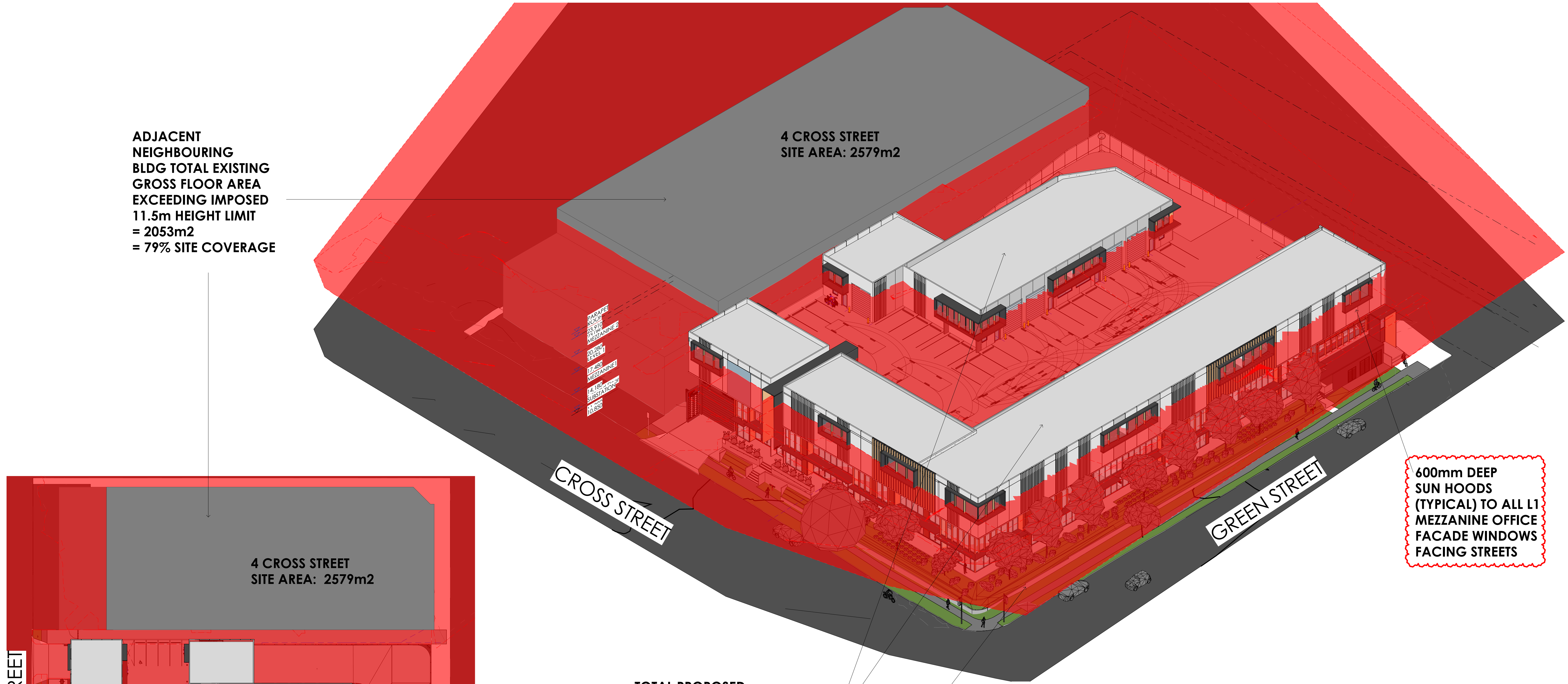
MEZZANINE 2 FLOOR PLAN

scale	1 : 200	A1
project no	200826	
date	21.02.2022	
dwn	PGT	
dwg no	200826 - DA-204	
issue	11	

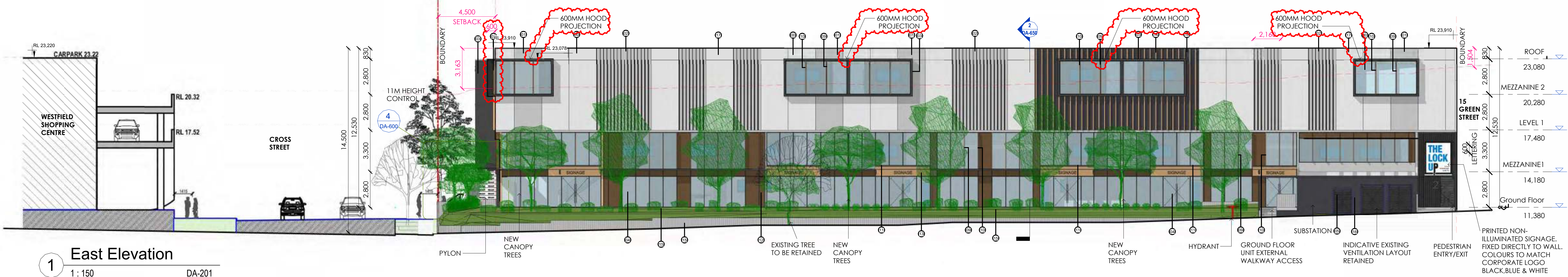


1 ROOF PLAN
1 : 200 DA-600

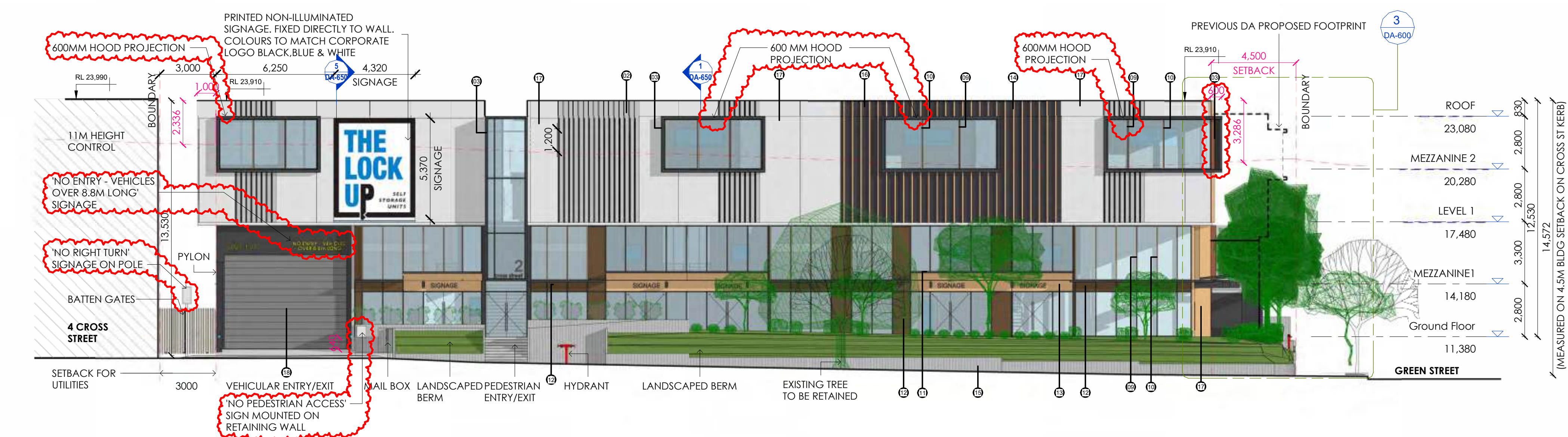
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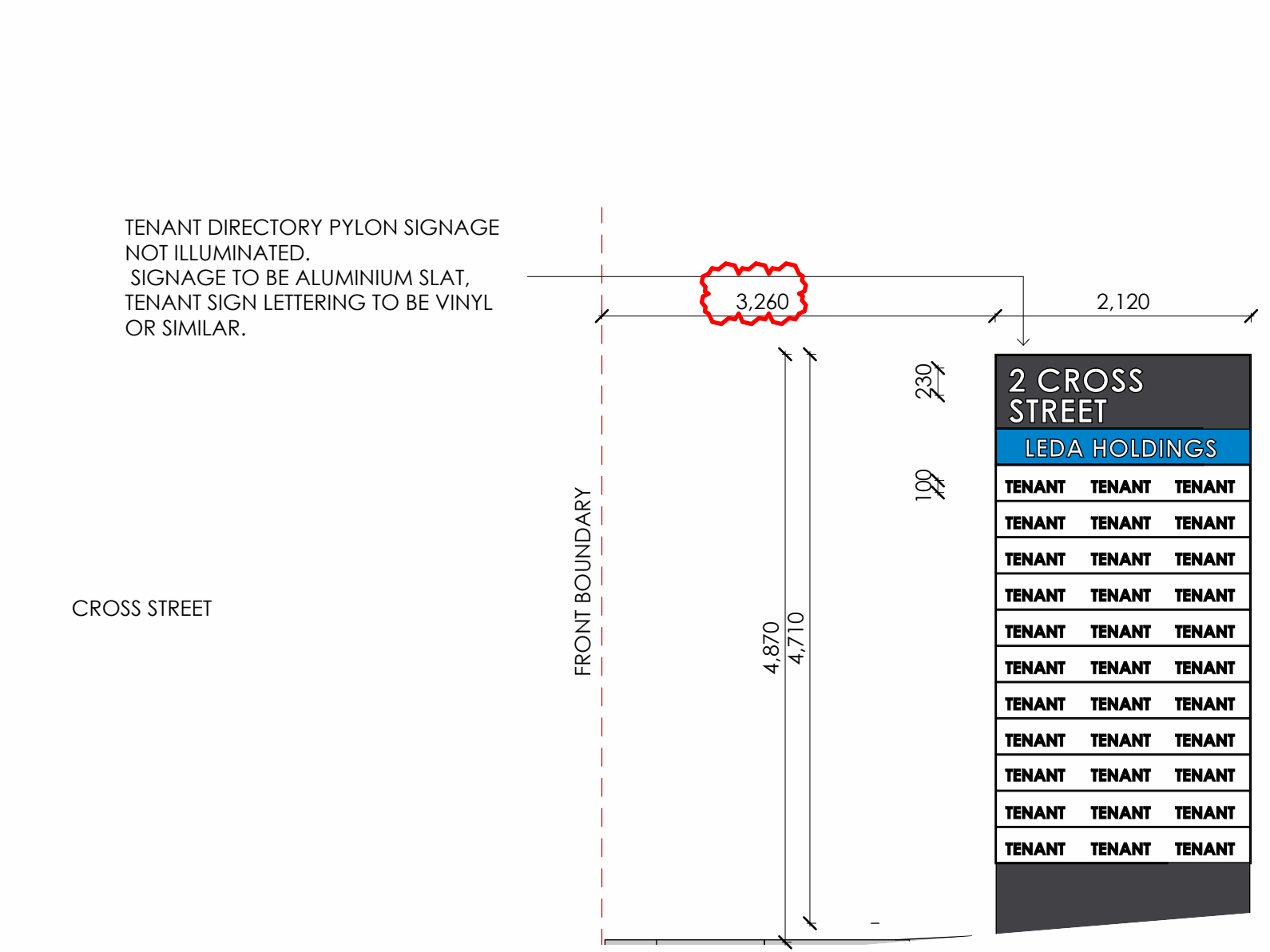
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1 East Elevation
1 : 150 DA-201



2 South Elevation
1 : 150 DA-201

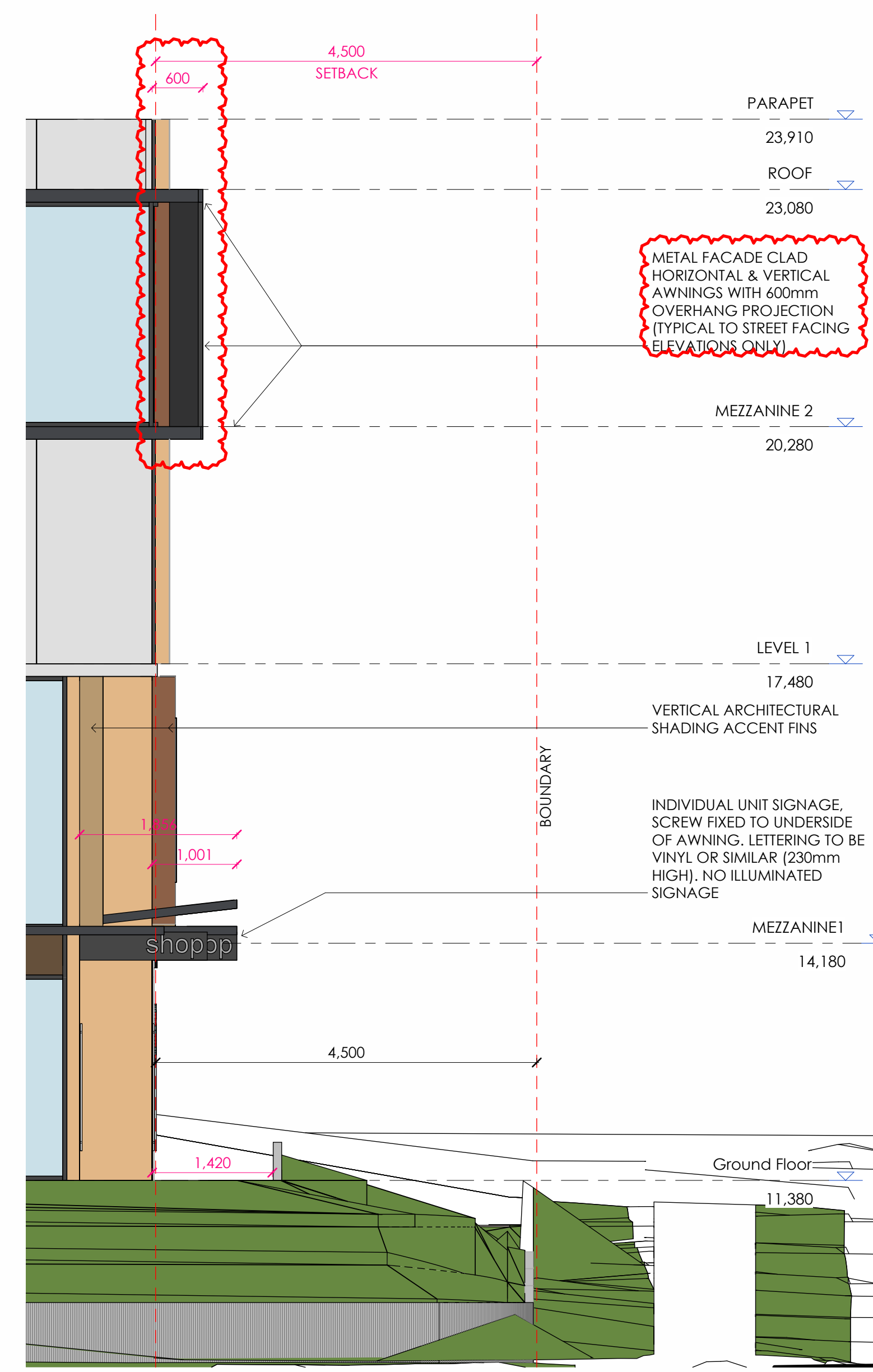


4 PYLON
1 : 50 DA-600

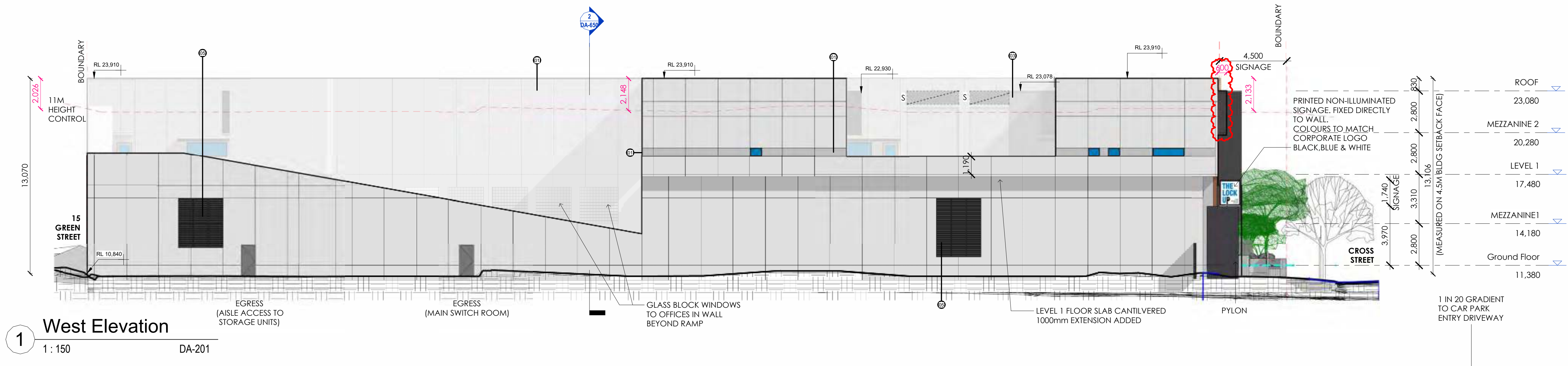


5 3D AXO - SIGNAGE AT ENTRY

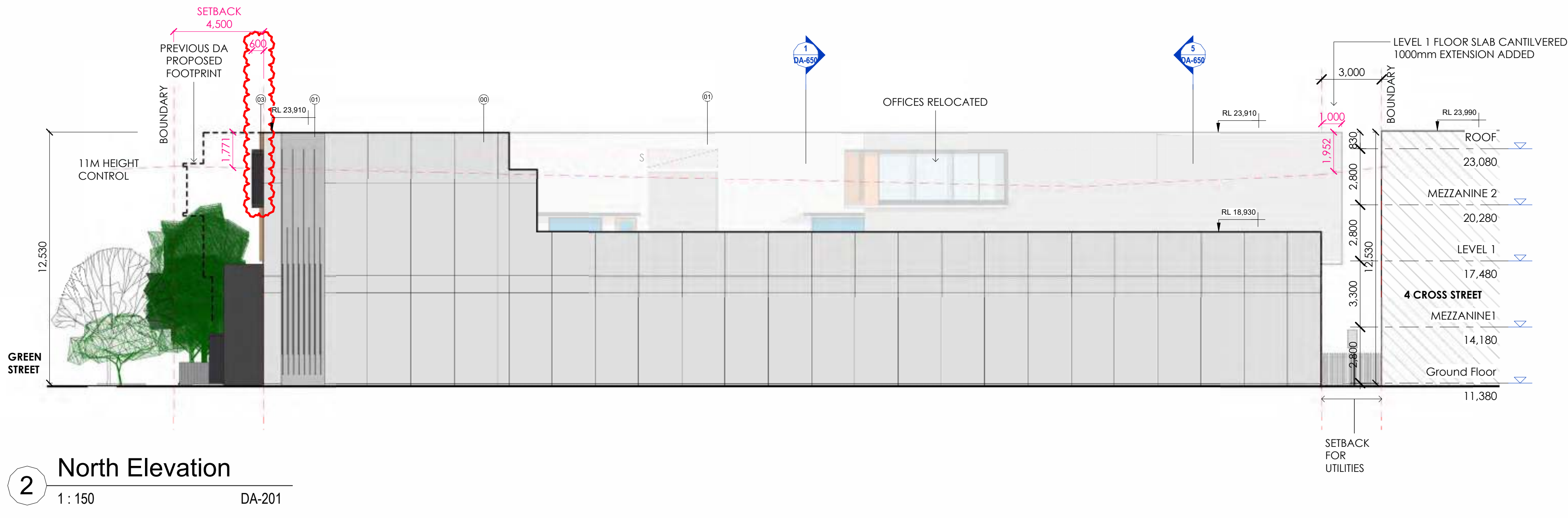
MATERIAL FINISHES LEGEND	
00	PRECAST CONCRETE - SMOOTH FINISH - LIGHT GREY
01	PRECAST CONCRETE - SMOOTH FINISH - DARK GREY
02	PRECAST CONCRETE - RECESSED GROOVE FINISH - DARK GREY
03	METAL FACADE CLADDING MONUMENT LAID HORIZONTALLY & VERTICALLY
04	STOREFRONT GLAZING WITH ANODIZED METAL FRAMING - CLEAR
05	METAL LOUVER DOORS WITH POWDER-COATED PAINT FINISH - MONUMENT
09	VERTICAL METAL FIN WITH POWDER-COATED PAINT FINISH - BROWN
10	VERTICAL METAL FIN WITH POWDER-COATED PAINT FINISH - BEIGE
11	METAL AWNING SHOPFRONT ROOF WITH POWDER-COATED PAINT FINISH - MONUMENT
12	FIXED GLASS PANEL COLORBACK SPANDREL - VIRIDIAN 'TAUPE' OR SIMILAR
13	DECOPANEL - SHOPFRONT SIGNAGE SPANDRELS & ENTRY AWNING SOFFITS
14	VERTICAL METAL FIN WITH TIMBER LOOK FINISH SPACED 450mm APART
15	TEXTURED CONCRETE RETAINING WALLS
16	PRECAST CONCRETE / MASONRY STRUCTURAL WALLS - ACCENT PAINT - DULUX 'MONUMENT'
17	CONCRETE / MASONRY STRUCTURAL WALLS - ACCENT PAINT - DULUX 'EGYPTIAN GOLD' OR SIMILAR
18	METAL ROLLER SHUTTER DOOR WITH POWDER-COATED PAINT - COLORBOND 'DUNE'



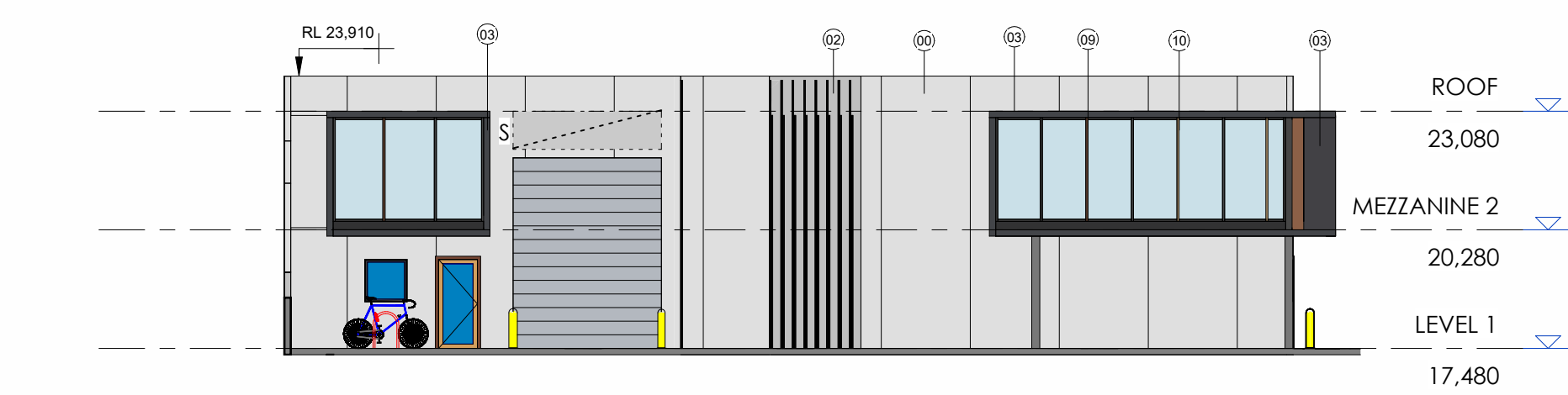
3 INDIVIDUAL UNIT SIGNAGE
1 : 50 DA-600



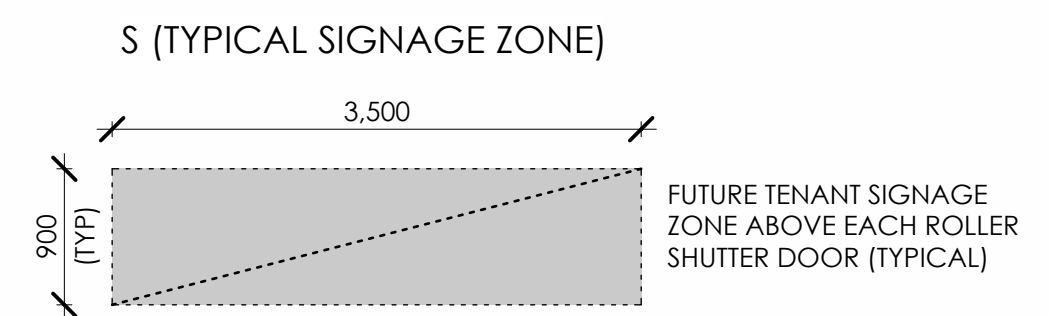
1 West Elevation
1 : 150 DA-201



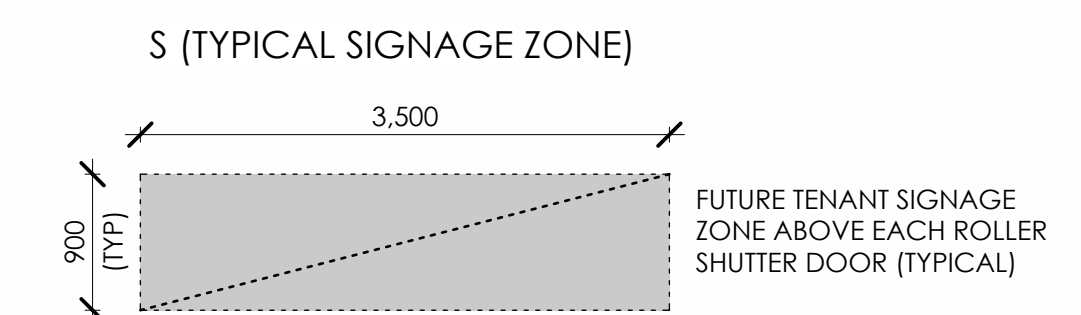
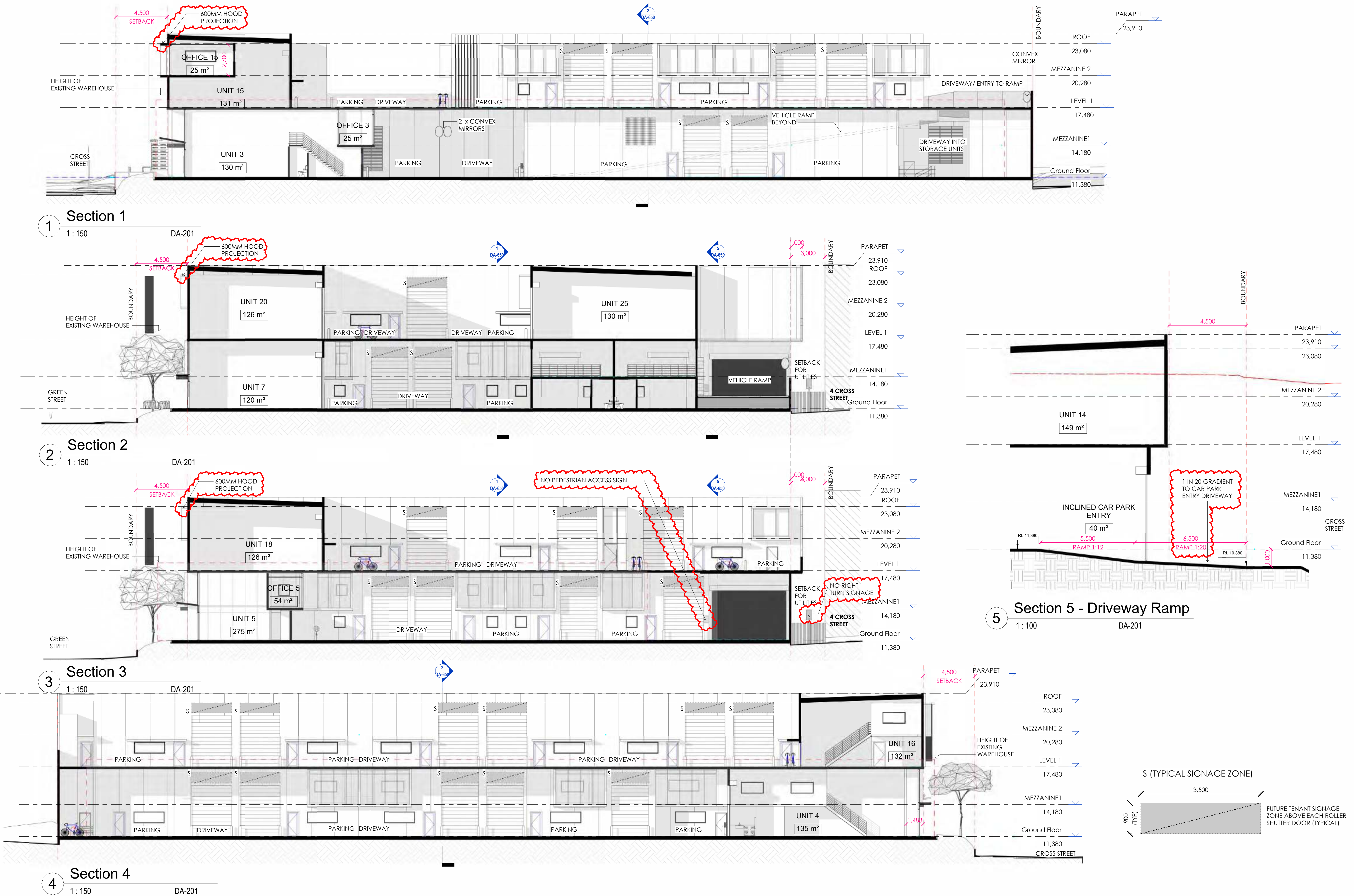
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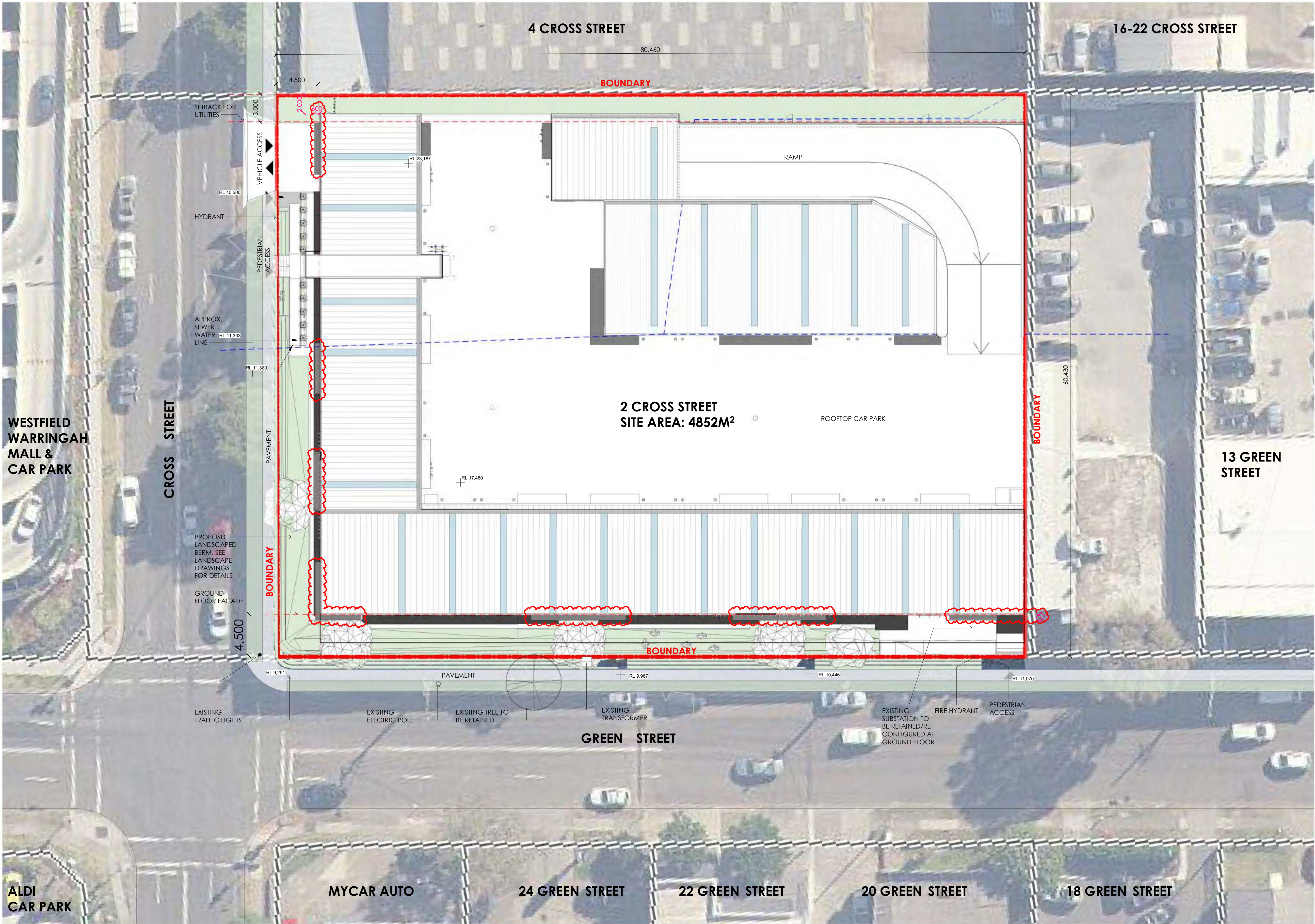


3 South Elevation Level 1 (Typical Internal)
1 : 150 DA-203



MATERIAL FINISHES LEGEND	
00	PRECAST CONCRETE - SMOOTH FINISH - LIGHT GREY
01	PRECAST CONCRETE - SMOOTH FINISH - DARK GREY
02	PRECAST CONCRETE - RECESSED GROOVE FINISH - DARK GREY
03	METAL FACADE CLADDING MONUMENT LAID HORIZONTALLY & VERTICALLY
05	METAL LOUVER DOORS WITH POWDER-COATED PAINT FINISH - MONUMENT
09	VERTICAL METAL FIN WITH POWDER-COATED PAINT FINISH - BROWN
10	VERTICAL METAL FIN WITH POWDER-COATED PAINT FINISH - BEIGE





1 NOTIFICATION PLAN
1 : 200 DA-600

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1	ISSUED FOR DA APPROVAL	28.09.2021
2	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED, GLASS BLOCK WINDOWS ADDED, SWITCH ROOM CLARIFIED, AREA CALC TABLES ADDED	09.11.2021
3	REVISED DA (RAMP SLOPE, DRIVEWAY SETOUT, ADDITIONAL TRAFFIC SIGNAGES AND L1 FACADE SUNHOODS AMENDED TO 600mm DEPTH)	21.02.2022

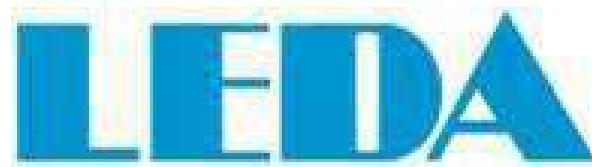
ARCHITECT

PACE

ARCHITECTS

BUILDER / PROJECT MANAGER

CLIENT



0 4 8 12 16 20

GRAPHIC SCALE 1:200

purpose

DA

NOTIFICATION PLAN - SHT 1

scale	1 : 200	A1
project no	200826	
date	21.02.2022	
dwn	dwg no	issue
PGT	200826 - DA-701	3





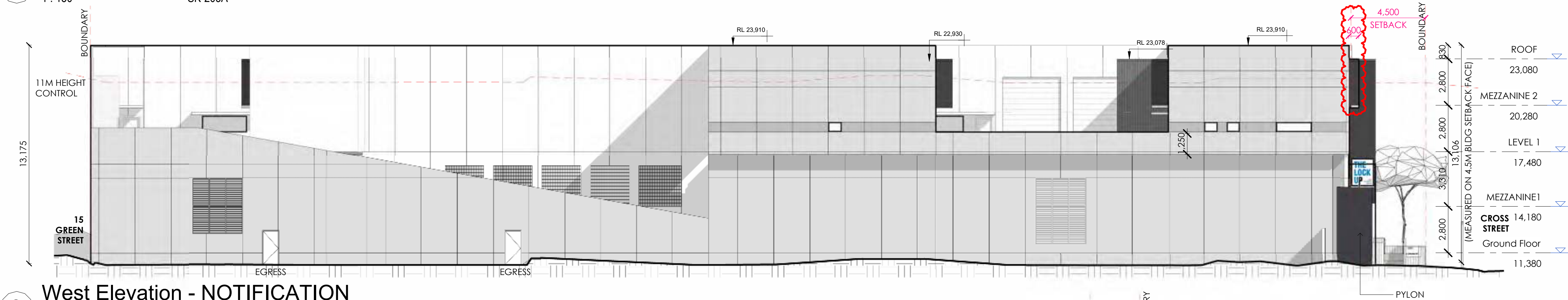
1 East Elevation - NOTIFICATION

1:150 SK-203A



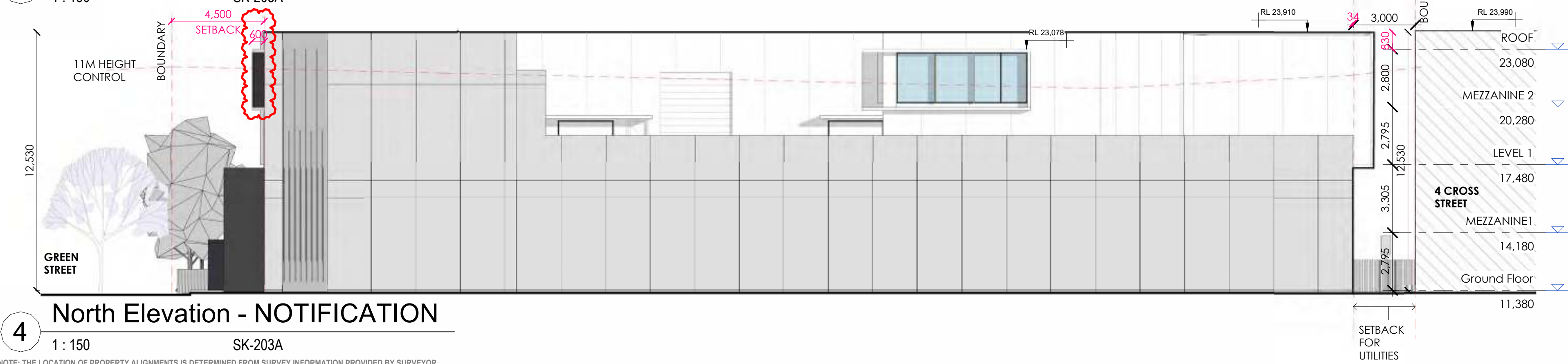
2 South Elevation - NOTIFICATION

1:150 SK-203A



3 West Elevation - NOTIFICATION

1:150 SK-203A



4 North Elevation - NOTIFICATION

1:150 SK-203A

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REVISION	DESCRIPTION	DATE
1	ISSUED FOR DA APPROVAL	28.09.2021
2	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED, GLASS BLOCK WINDOWS ADDED, SWITCH ROOM CLARIFIED, AREA CALC TABLES ADDED	09.11.2021
3	GRND LINE CLARIFIED, ADDED: (1) STAIRS TO EGRESS DOORS (2) BLDG HT DIMS, (3) DRIVEWAY SECTION (4) HT PLANE PLAN & AXO (5) WINDOWS TO W.C.S	11.01.2022
4	REVISED DA (RAMP SLOPE, DRIVEWAY SETOUT, ADDITIONAL TRAFFIC SIGNAGES AND L1 FACADE SUNHOODS AMENDED TO 600mm DEPTH)	21.02.2022

ARCHITECT

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CLIENT

LEDA

NOTIFICATION PLAN - SHT 2

scale	1:150	A1
project no	200826	
date	21.02.2022	
dwn	PGT	
dwg no	200826 - DA-702	
issue	4	



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A.B.N. 721 5926 6350		2 Cross Street Brookvale 2100		P/ACE				LED A		GRAPHIC SCALE 1:2		project no		200826	
e ppace@pacearchitects.com.au				ARCHITECTS								date		28.09.2021	
p 02 9425 1400												purpose		DA	
m 0404 450 317												3D PERSPECTIVE - SHT 1			
w www.pacearchitects.com.au												dwn		dwg no	
a Shop 2, 100 Alexander Street, Crows Nest, NSW 2065												PGT		200826 - DA-901	
														issue	
														6	



ARCHITECTURAL FINIS: UPPER LEVEL



WINDOW SHADING



TEXTURED CONCRETE RETAINING WALLS

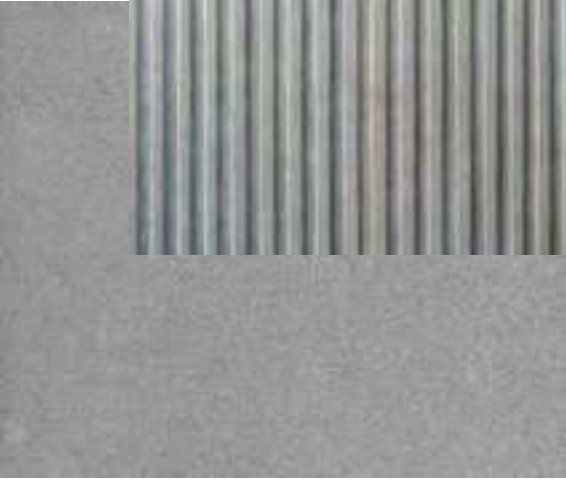
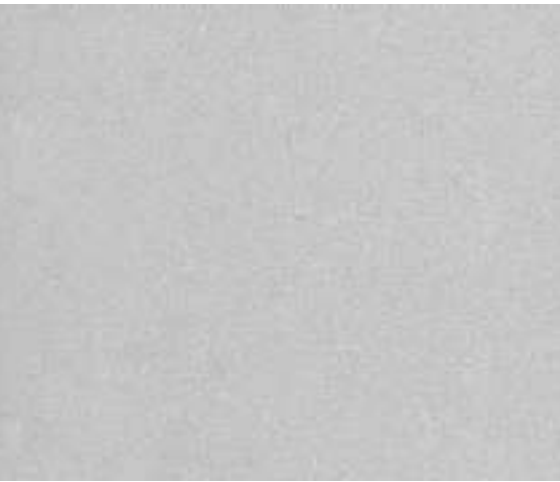


TIMBER-LOOK METAL FACADE CLADDING, AWNING SOFFITS & BATTEN GATE



RIBBED / GROOVED PRECAST CONCRETE ACCENT WALLS

PRECAST CONCRETE



EXPRESSED CONCRETE COLUMNS



DOUBLE STOREY SHOPFRONT GLAZING

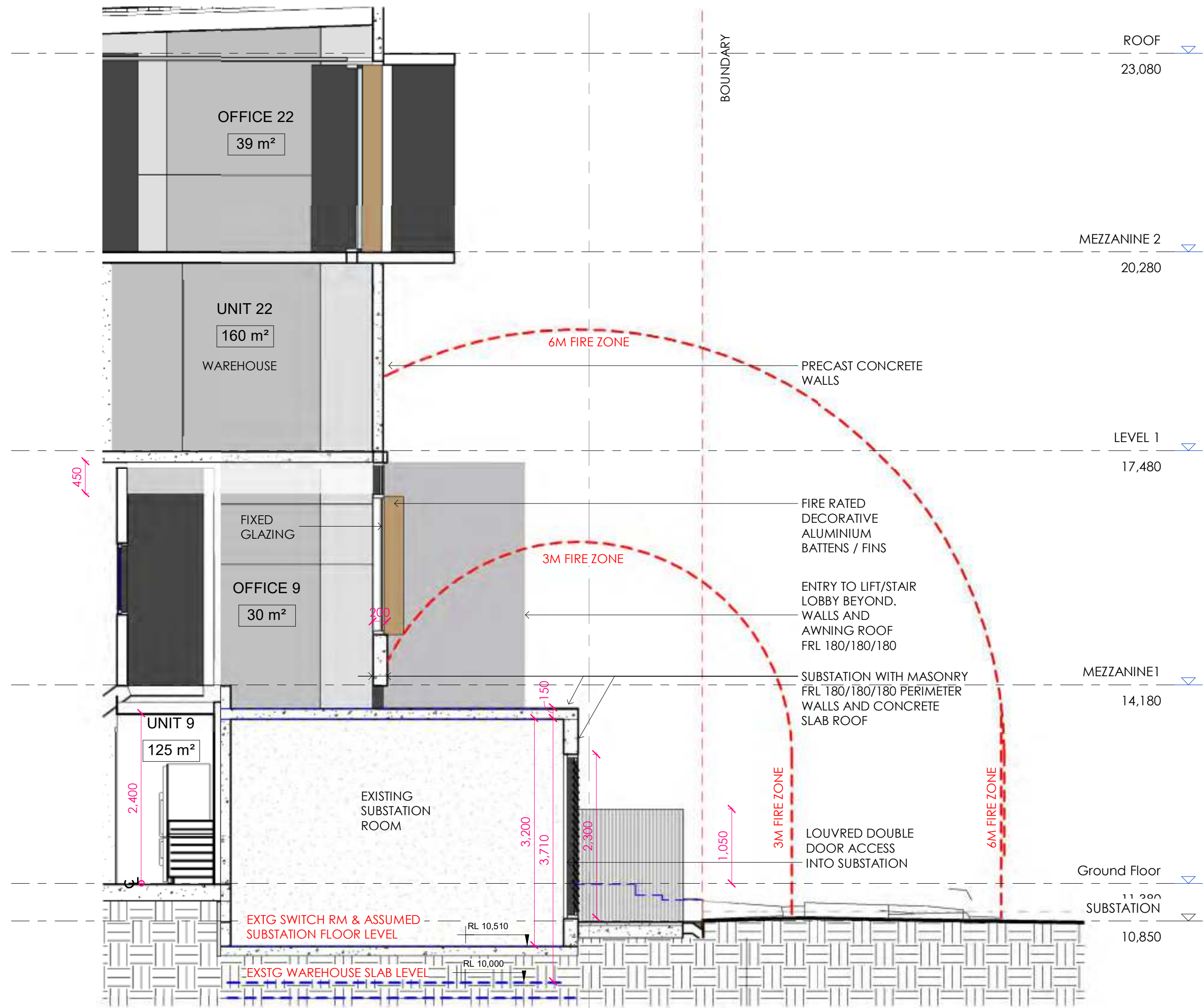


ARCHITECTURAL FINIS: GROUND LEVEL

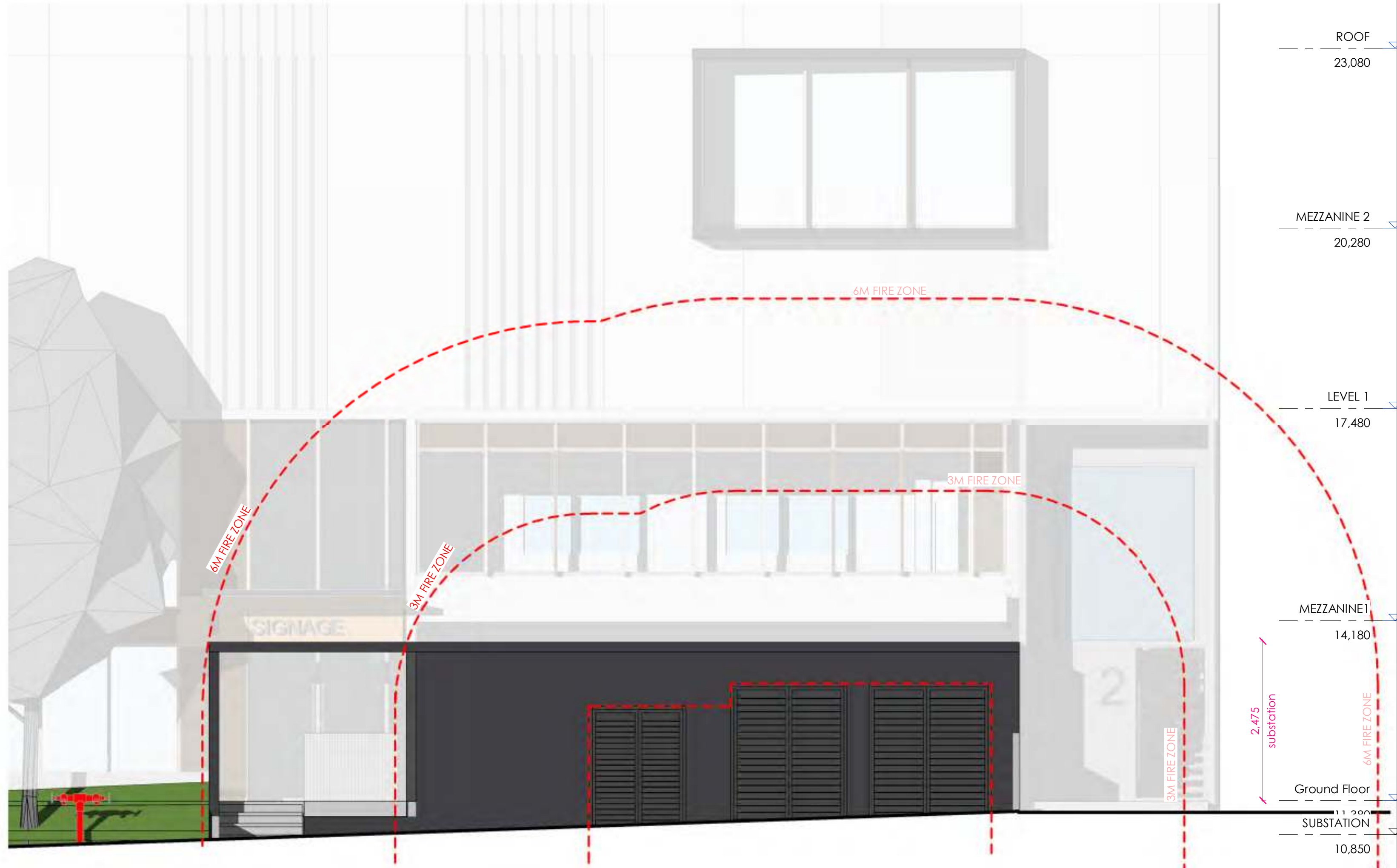


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PACEARCHITECTS A.B.N. 721 5926 6350 e ppace@pacearchitects.com.au p 02 9425 1400 m 0404 450 3117 w www.pacearchitects.com.au a Shop 2, 100 Alexander Street, Crows Nest, NSW 2065		THE LOCK UP 2 Cross Street Brookvale 2100 DEVELOPMENT APPLICATION		<table><tr><th>REVISION</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>1</td><td>Revision 15</td><td>19.11.20</td></tr><tr><td>2</td><td>DA DRAFT FOR CLIENT REVIEW</td><td>25.11.20</td></tr><tr><td>3</td><td>DA DRAFT 2</td><td>10.12.20</td></tr><tr><td>4</td><td>DA ISSUE</td><td>11.12.20</td></tr><tr><td>5</td><td>ISSUED FOR DA APPROVAL</td><td>28.09.2021</td></tr><tr><td>6</td><td>ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED, GLASS BLOCK WINDOWS ADDED, SWITCH ROOM CLARIFIED, AREA CALC TABLES ADDED</td><td>09.11.2021</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	REVISION	DESCRIPTION	DATE	1	Revision 15	19.11.20	2	DA DRAFT FOR CLIENT REVIEW	25.11.20	3	DA DRAFT 2	10.12.20	4	DA ISSUE	11.12.20	5	ISSUED FOR DA APPROVAL	28.09.2021	6	ISSUE FOR DA APPROVAL. INTERNAL LAYOUTS AMENDED, GLASS BLOCK WINDOWS ADDED, SWITCH ROOM CLARIFIED, AREA CALC TABLES ADDED	09.11.2021							ARCHITECT PACE ARCHITECTS	BUILDER / PROJECT MANAGER	CLIENT LEDA	00.2 GRAPHIC SCALE: 1:2 purpose DA 3D PERSPECTIVE - SHT 2	<table><tr><td colspan="2">scale</td><td>A1</td></tr><tr><td colspan="2">project no</td><td>200826</td></tr><tr><td colspan="2">date</td><td>09.11.2021</td></tr><tr><td>dwn</td><td>dwg no</td><td>issue</td></tr><tr><td>PGT</td><td>200826 - DA-902</td><td>6</td></tr></table>	scale		A1	project no		200826	date		09.11.2021	dwn	dwg no	issue	PGT	200826 - DA-902	6
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dwn	dwg no	issue																																																	
PGT	200826 - DA-902	6																																																	



1 SUBSTATION SECTION
1 : 50 DA-201



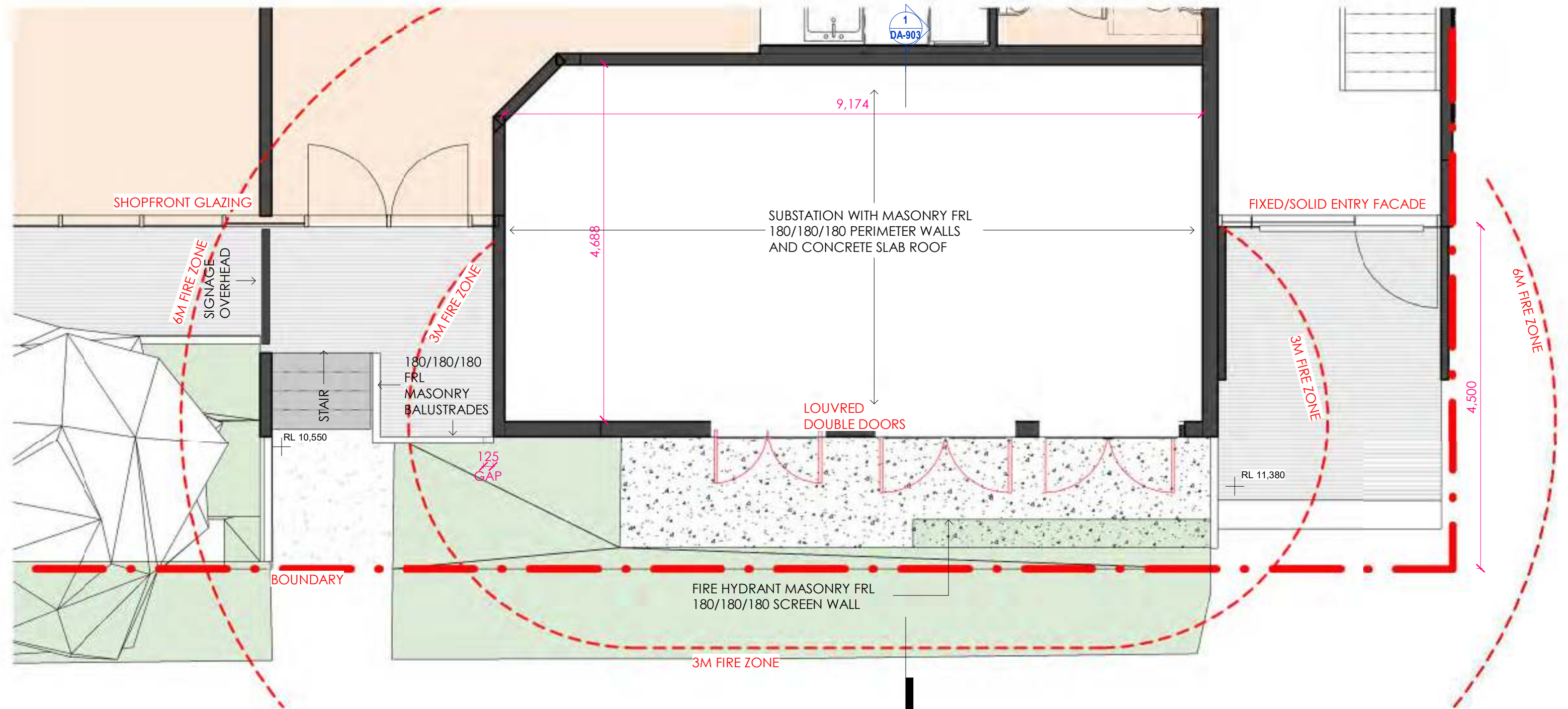
3 East Elevation SUBSTATION
1 : 50 DA-201



4 AXONOMETRIC SUBSTATION



5 3D View GREEN ST SUBSTATION



2 GROUND FLOOR SUBSTATION
1 : 50 DA-600

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THE LOCK UP
2 Cross Street Brookvale 2100

REVISION	DESCRIPTION	DATE
1	ISSUED FOR DA APPROVAL	28.09.2021

ARCHITECT
PACE
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BUILDER / PROJECT MANAGER

CLIENT

LEDA

0 0.2
GRAPHIC SCALE 1:2
purpose DA
SUBSTATION

scale 1 : 50
project no 200826
date 28.09.2021
dwn PGT
dwg no 200826 - DA-903

A1
issue 1