

DEVELOPMENT APPLICATION

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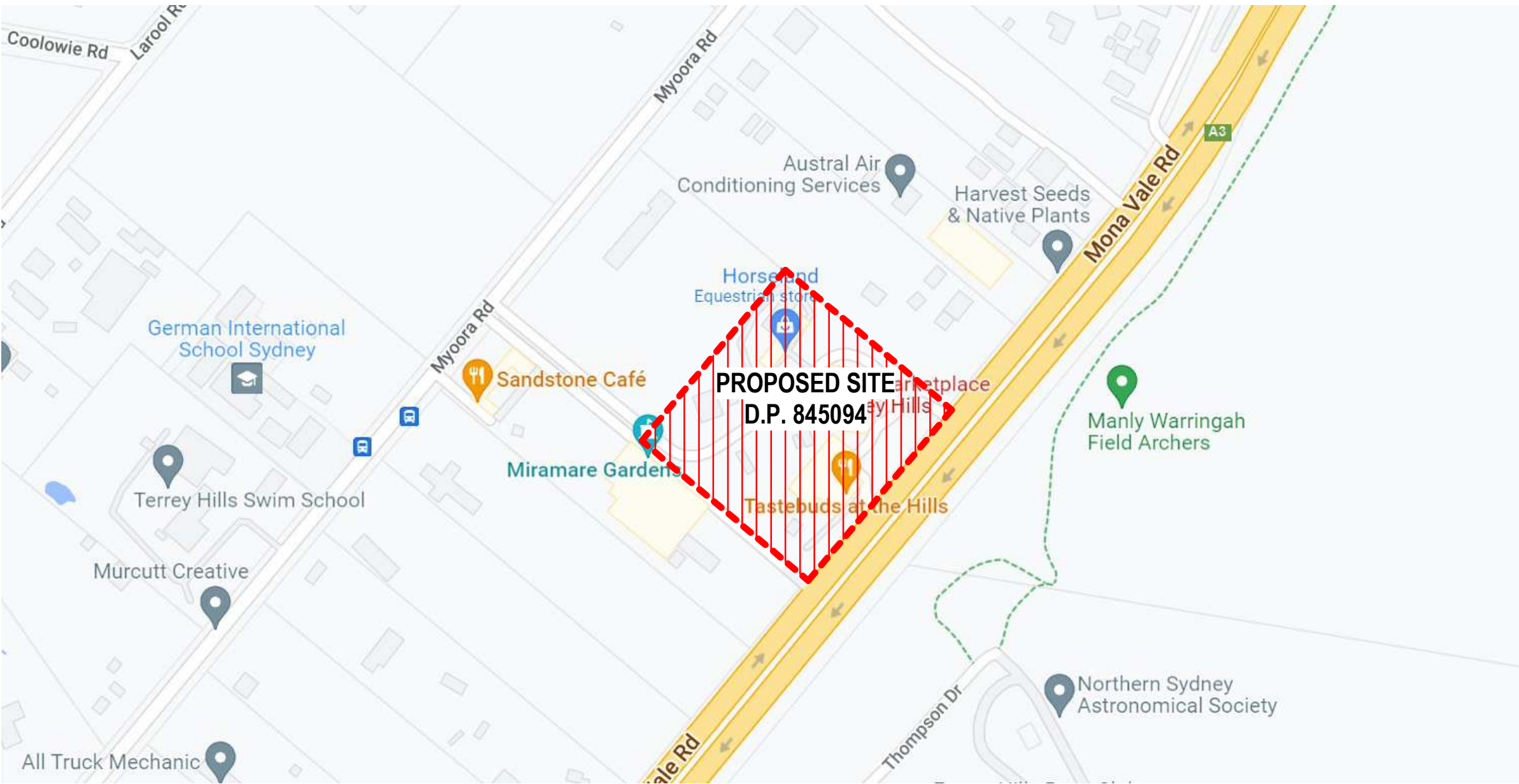
GARDEN CENTRE UPGRADE  
DEVELOPMENT APPLICATION

287 MONA VALE ROAD, TERREY HILLS,  
NSW 2084

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1 AERIAL PLAN



2 LOCATION PLAN

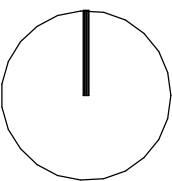


HILLS MARKET PLACE  
287 MONA VALE ROAD, TERREY HILLS, NSW 2084

ISSUE	DATE	DESCRIPTION
1	16.09.22	PRELIMINARY
2	24.05.23	ISSUED FOR D.A

TITLE SHEET, LOCATION PLAN &  
DRAWING LIST

A00-01 DA - 2  
NTS @ A1  
NTS @ A3



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GARDEN CENTRE UPGRADE

DEVELOPMENT APPLICATION

287 MONA VALE ROAD, TERREY HILLS, NSW 2084

PREPARED BY BN GROUP PTY LTD

82 ALEXANDER STREET, CROWS NEST NSW 2065

FOR CLIENT NAME  
PROJECT NO. : S2123

STATUS	DATE
WORKPLACE HEALTH & SAFETY STATEMENT COMPLETED - PROVIDED TO PROJECT MANAGER ALONG WITH DRAWINGS	16.09.2022

WORKPLACE HEALTH & SAFETY STATEMENT

Compiled in accordance with Work Health and Safety Act 2011.

IDENTIFIED HAZARD AREAS

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components of this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

Cleaning and maintenance of windows, skylights, walls, roof, gutters, rooftop plant or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders, trestles or fall arrest systems should be used in accordance with relevant codes of practice, regulations and legislation. Any such devices are to comply with AS1657 *Fixed Platforms, Walkways and Ladders*, and AS1891.4 *Industrial Fall Arrest Systems and Devices* as required.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES

Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the architect or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

Surfaces should be selected in accordance with SA HB 198:2014 and AS 4586:2013.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

- 1. Prevent or restrict access to areas below where the work is being carried out.
- 2. Provide toeboards to scaffolding or work platforms.
- 3. Provide protective structure below the work area.
- 4. Ensure that all persons below the work area have Personal Protective Equipment.

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Parking of vehicles or loading/unloading of vehicles on this site may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

Construction of this building may require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Underground power cables are located in or around this site. All underground power cables must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

Any buildings constructed prior to 1986 are likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

This building has been designed to requirements of the specific building classification identified within the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken, in accordance with the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act. (Where the specific use of the building is not known at the time of the completion of this report and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.)

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with *Code of Practice: Managing Electrical Risks at the Workplace*, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with *Code of Practice: Managing Risks of Plant at the Workplace*. All work should be carried out in accordance with *Code of Practice: Managing Noise and Preventing Hearing Loss at Work*. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement.



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SAFETY IN DESIGN STATEMENT

A00-04 DA - 2  
NTS @ A1  
NTS @ A3

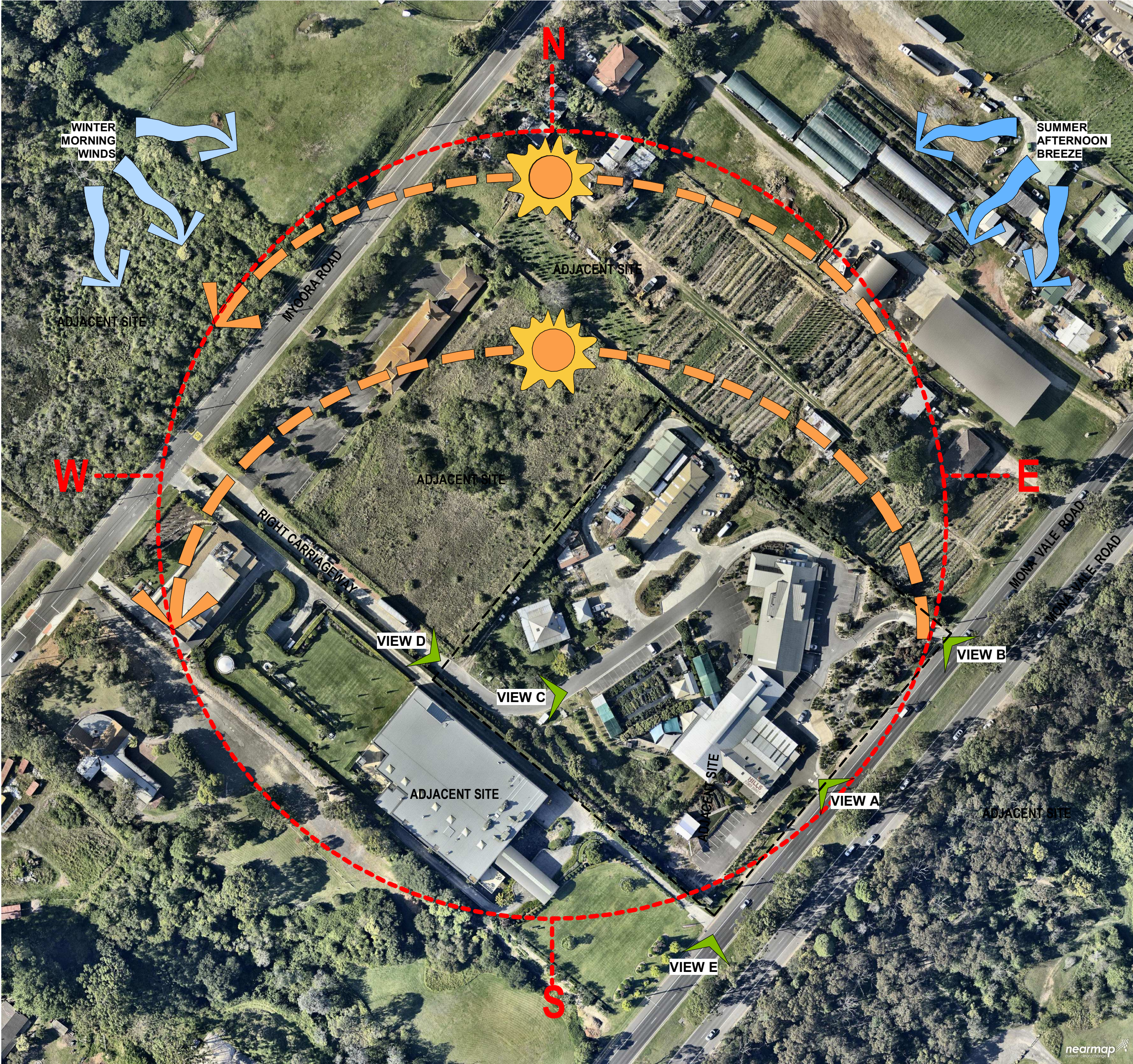
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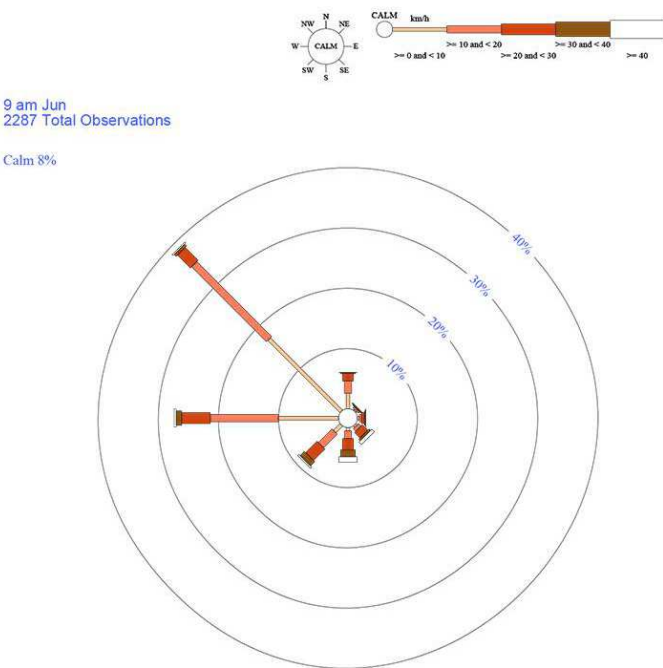


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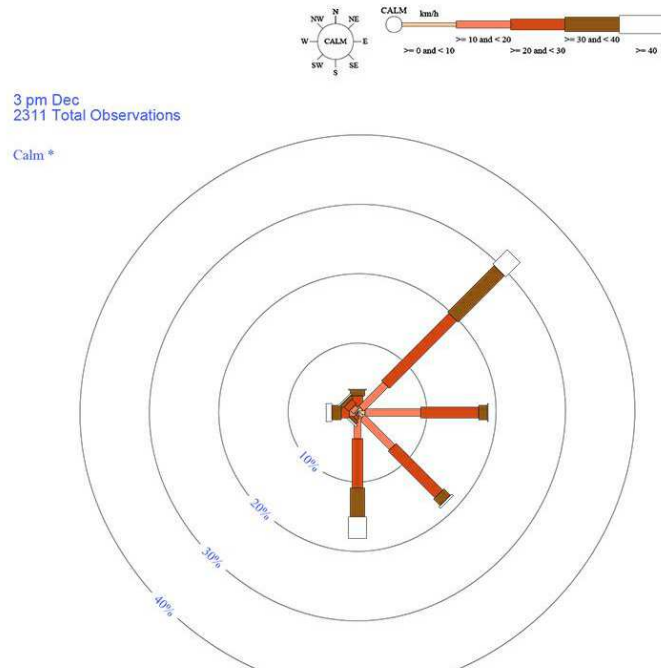
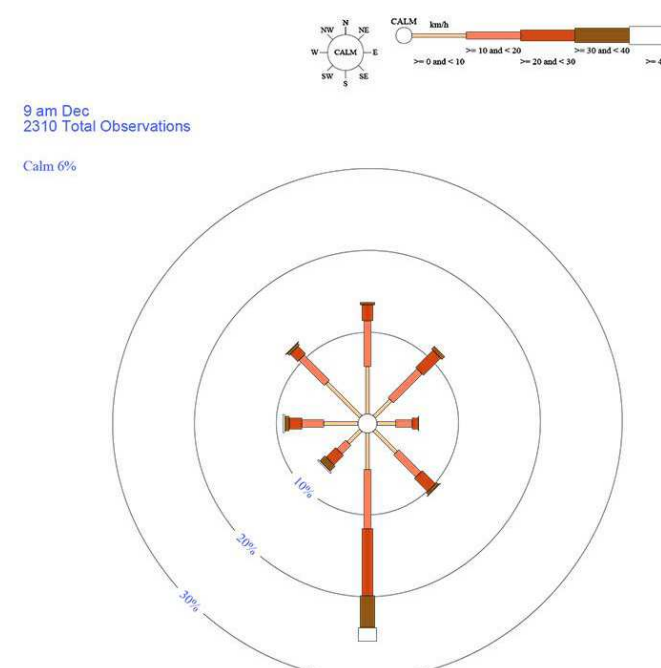
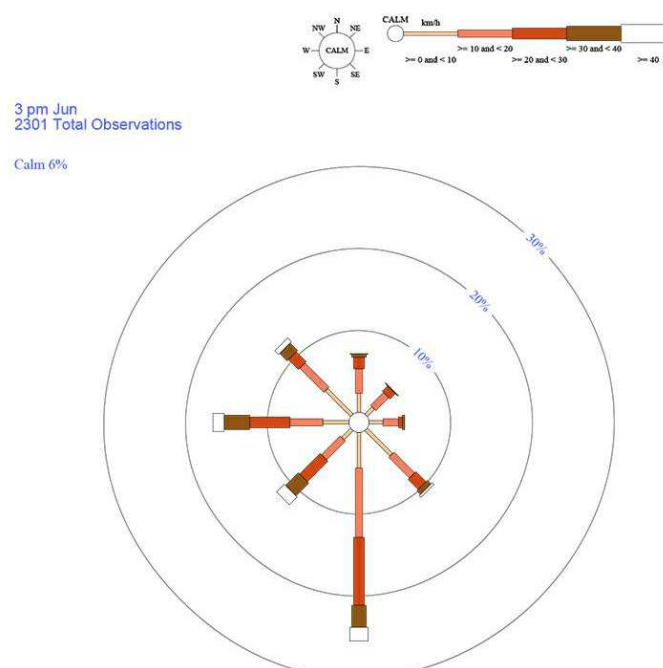


1 SITE ANALYSIS



WIND ROSES

READINGS TAKEN FROM SYDNEY AIRPORT AMO  
(Ref : [www.bom.gov.au/climate/averages/tables/cw\\_070330.shtml](http://www.bom.gov.au/climate/averages/tables/cw_070330.shtml))



2 VIEW A - FROM MONO VALE RD TOWARDS SOUTH ENTRY

4 VIEW C - ACROSS INTERNAL SITE  
1:10

3 VIEW B - FROM MONO VALE RD TOWARDS SOUTH EXIT

5 VIEW D - TOWARDS NORTH ENTRY/EXIT TO LOT 1 DP845094

6 VIEW E - FROM MONA VALE RD TOWARDS BUILDING

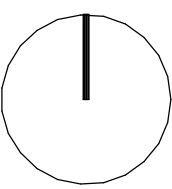


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NTS @ A3



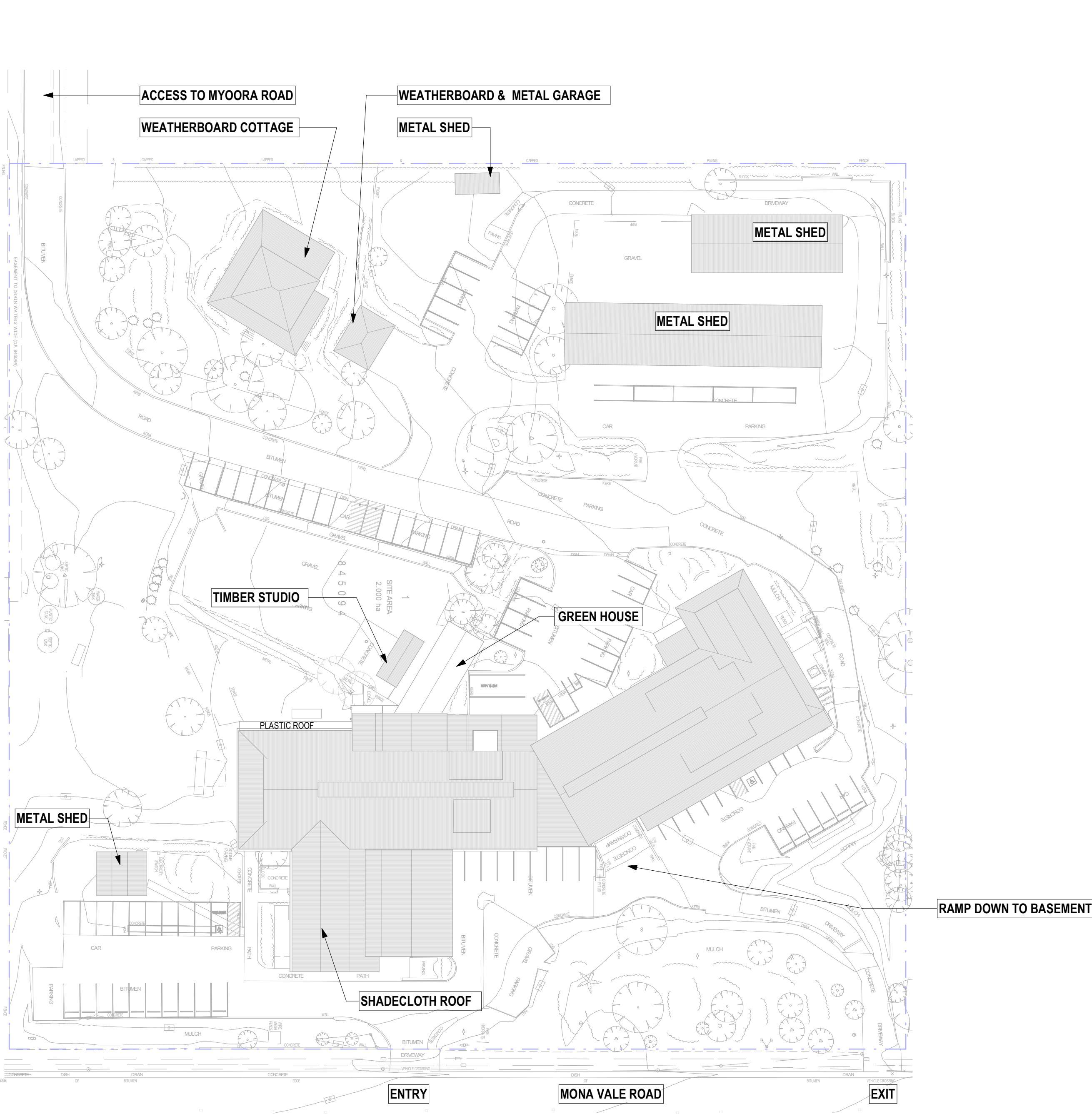
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Interiors

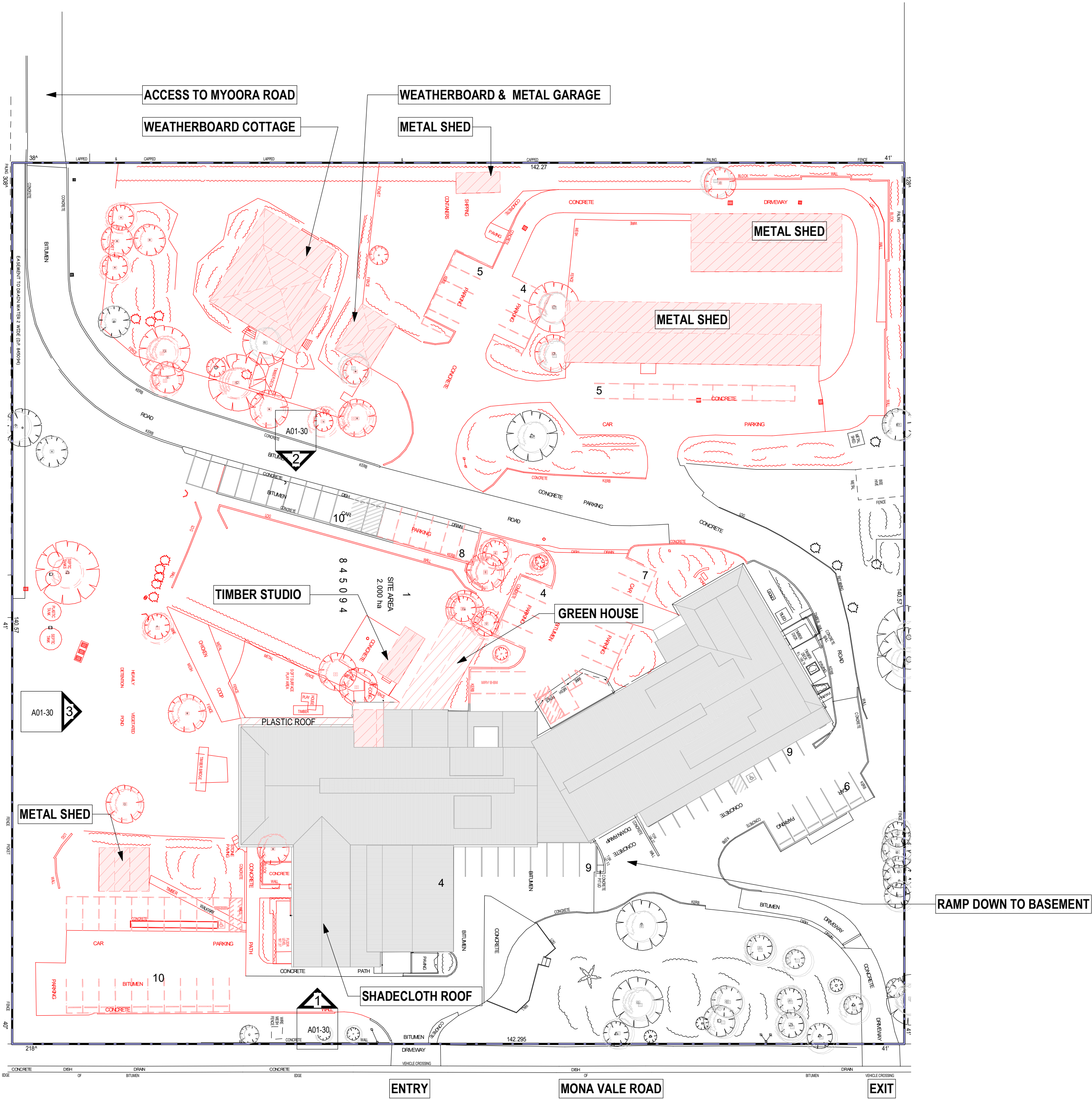


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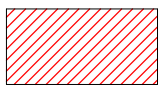

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1 SITE - EXISTING PLAN  
1:500



2 SITE - EXISTING & DEMOLITION PLAN  
1:500

 EXTENT OF DEMOLITION WORKS  
 EXISTING RETAINED

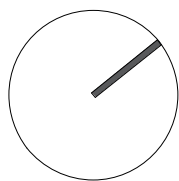


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EXISTING & DEMOLITION - SITE PLAN

A01-01 DA - 3  
1:500 @ A1  
1:1000 @ A3

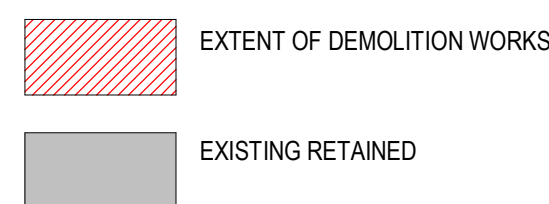


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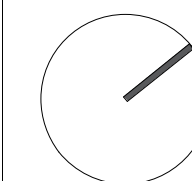
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**A01-02      DA - 3**  
1:200 @ A1  
1:400 @ A3



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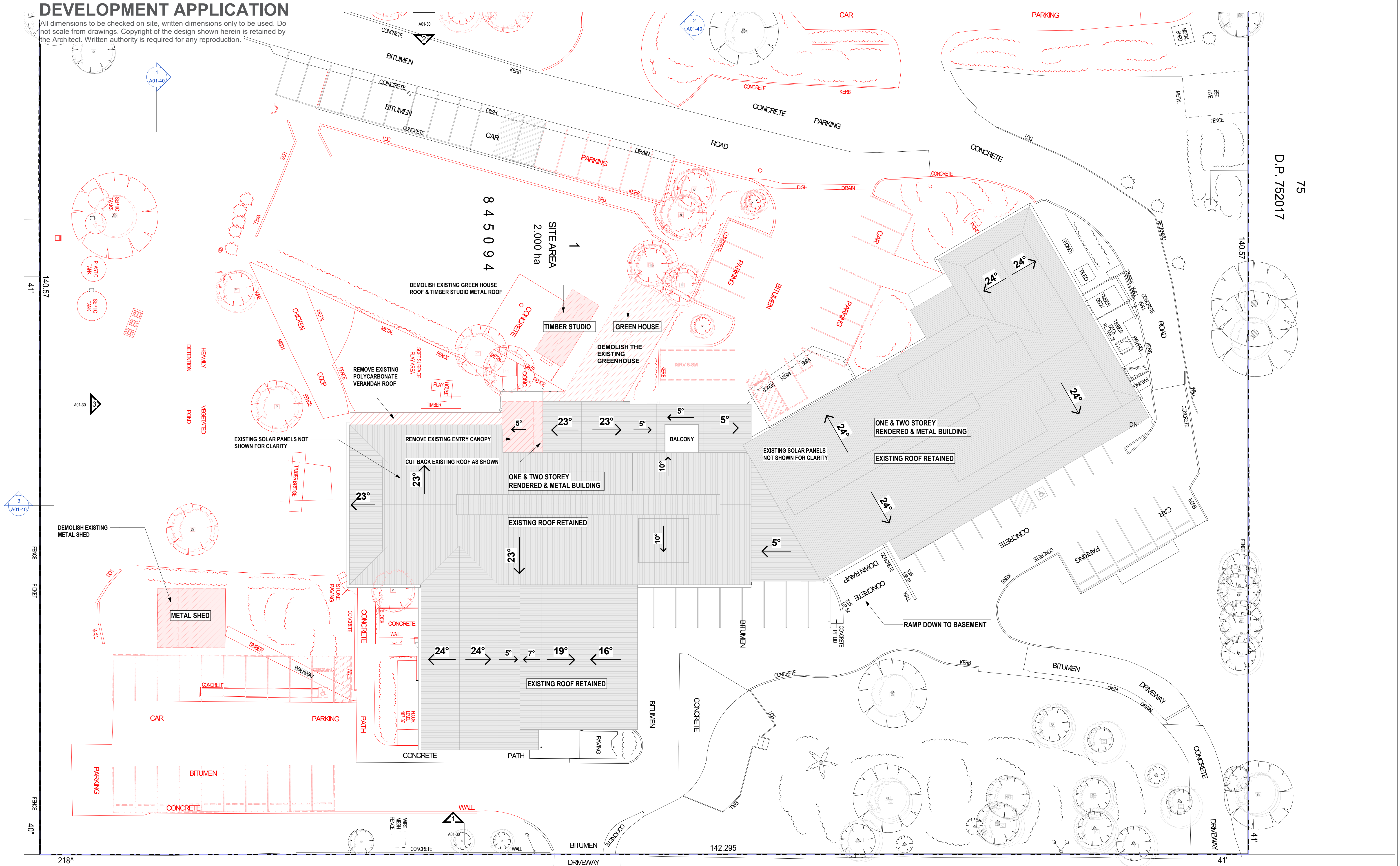


Architecture  
Urban Design  
Masterplanning  
Graphics  
Interiors



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1 ROOF - EXISTING & DEMOLITION PLAN  
1:200

EXTENT OF DEMOLITION WORKS  
EXISTING RETAINED

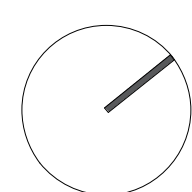


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EXISTING & DEMOLITION - ROOF PLAN

A01-10 DA - 3  
1:200 @ A1  
1:400 @ A3



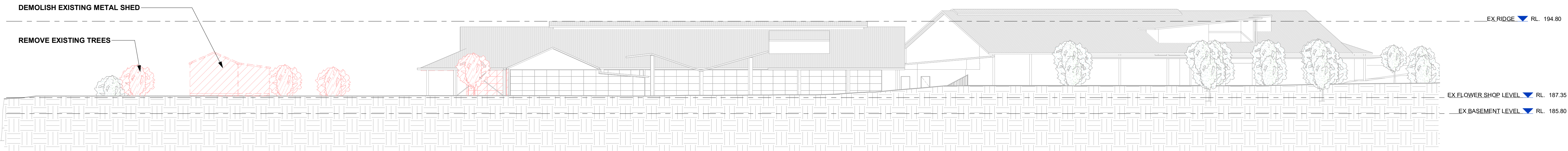
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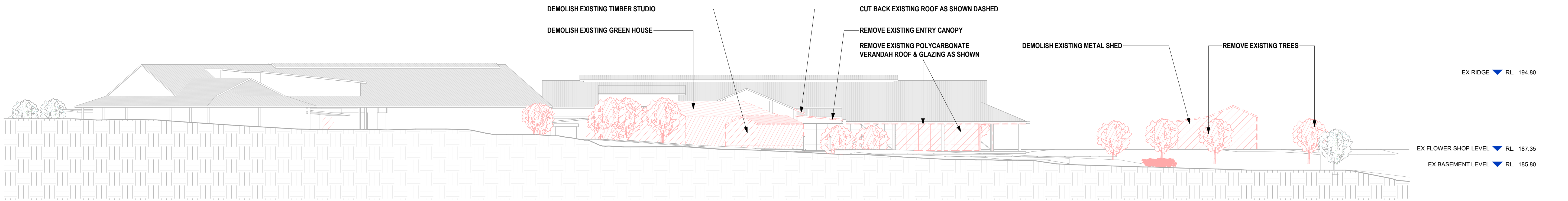


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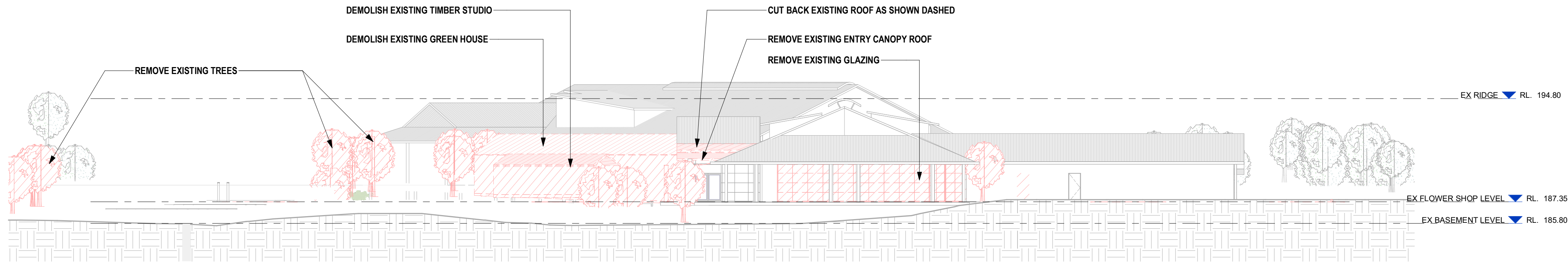
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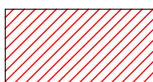

1 EXISTING & DEMOLITION - ELEVATION 1  
1:200



2 EXISTING & DEMOLITION - ELEVATION 2  
1:200



3 EXISTING & DEMOLITION - ELEVATION 3  
1:200

-  EXTENT OF DEMOLITION WORKS
-  EXISTING RETAINED



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EXISTING & DEMOLITION - ELEVATIONS

A01-30 DA - 3  
1:200 @ A1  
1:400 @ A3

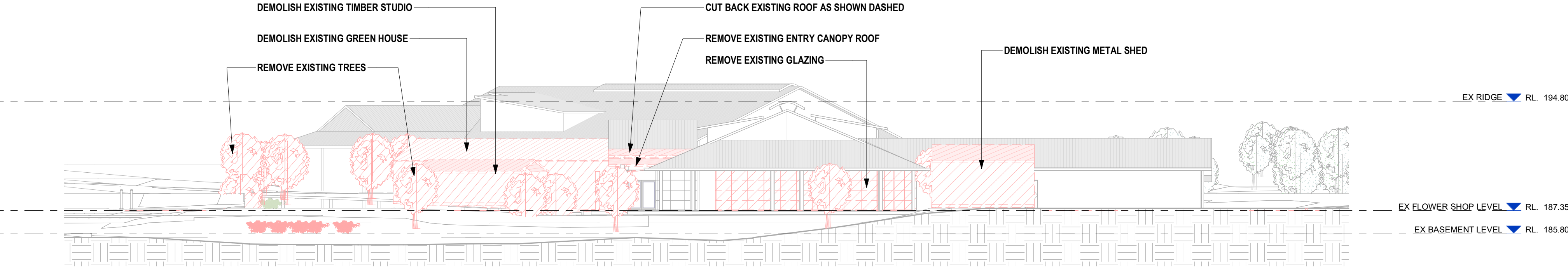
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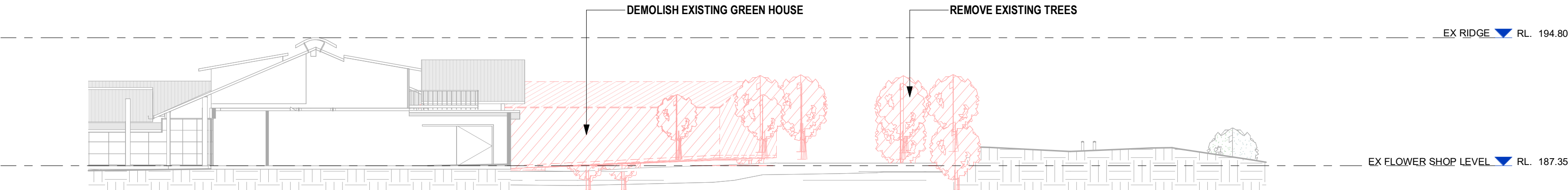


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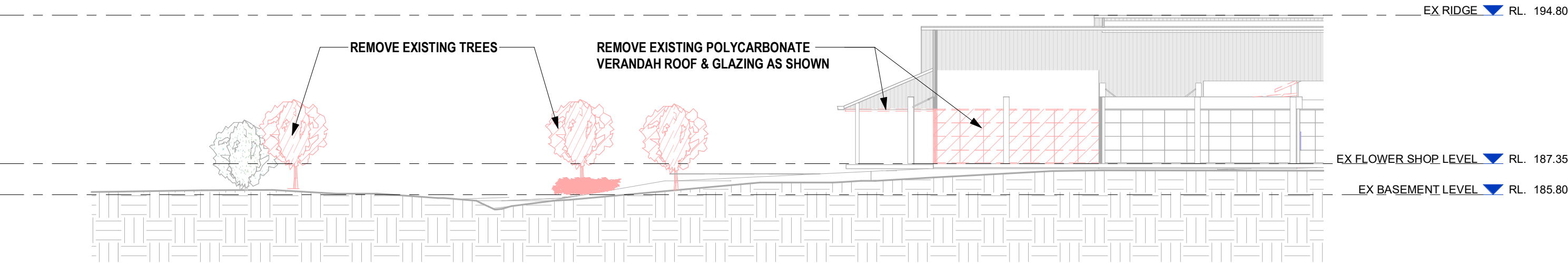
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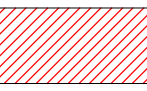

1 EXISTING & DEMOLITION - SECTION 3-3  
1:200

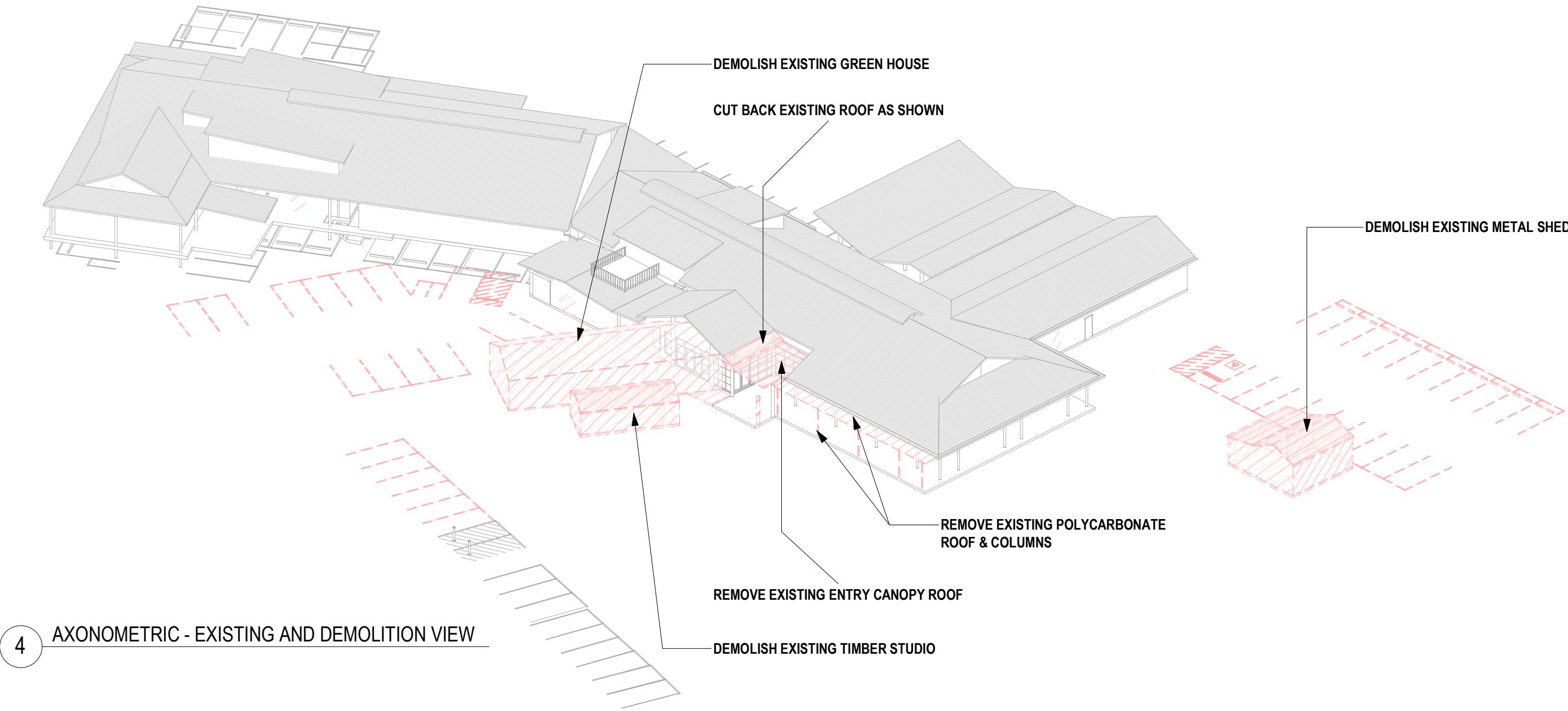


2 EXISTING & DEMOLITION - SECTION 2-2  
1:200



3 EXISTING & DEMOLITION - SECTION 1-1  
1:200

-  EXTENT OF DEMOLITION WORKS
-  EXISTING RETAINED



4 AXONOMETRIC - EXISTING AND DEMOLITION VIEW



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EXISTING & DEMOLITION - SECTIONS

A01-40 DA - 3  
1:200 @ A1  
1:400 @ A3

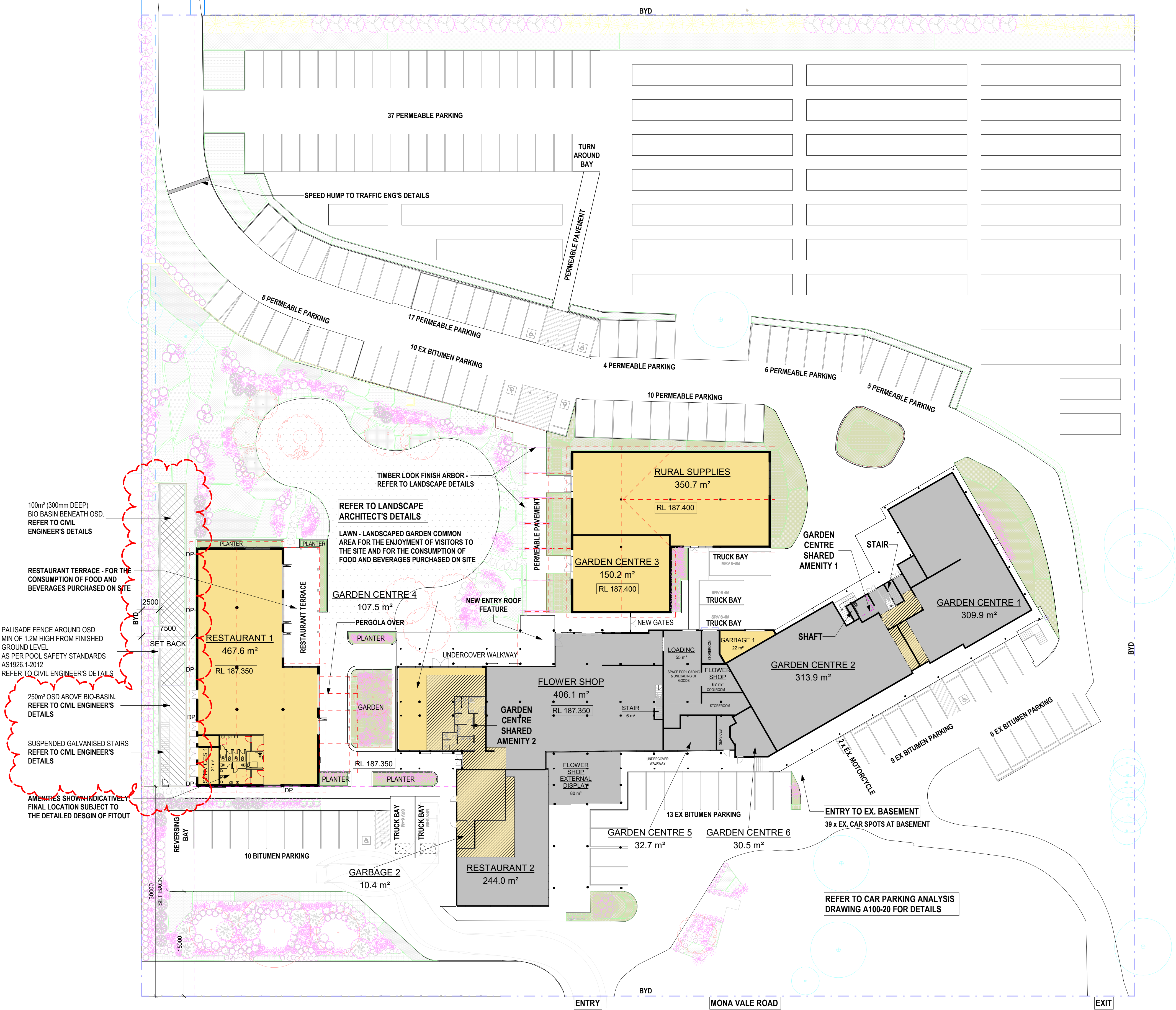
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LEGEND

- PROPOSED NEW WORKS / EXTENSIONS
- PROPOSED NEW INTERNAL WORKS / ALTERATIONS
- EXISTING BUILDING

CAR PARKING

MOTOCYCLE	3
STANDARD PARKING	168
DISABLED PARKING	6
TRUCK PARKING	5
TOTAL	182

1 PROPOSED GROUND LEVEL - OVERALL SITE  
1:300

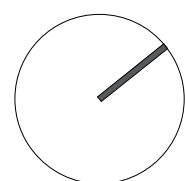


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7	09.06.23	ISSUED FOR D.A
8	16.11.23	RFI RESPONSE
9	22.04.24	RFI RESPONSE

PROPOSED OVERALL SITE PLAN

A02-01 DA - 9  
1:300 @ A1  
1:600 @ A3



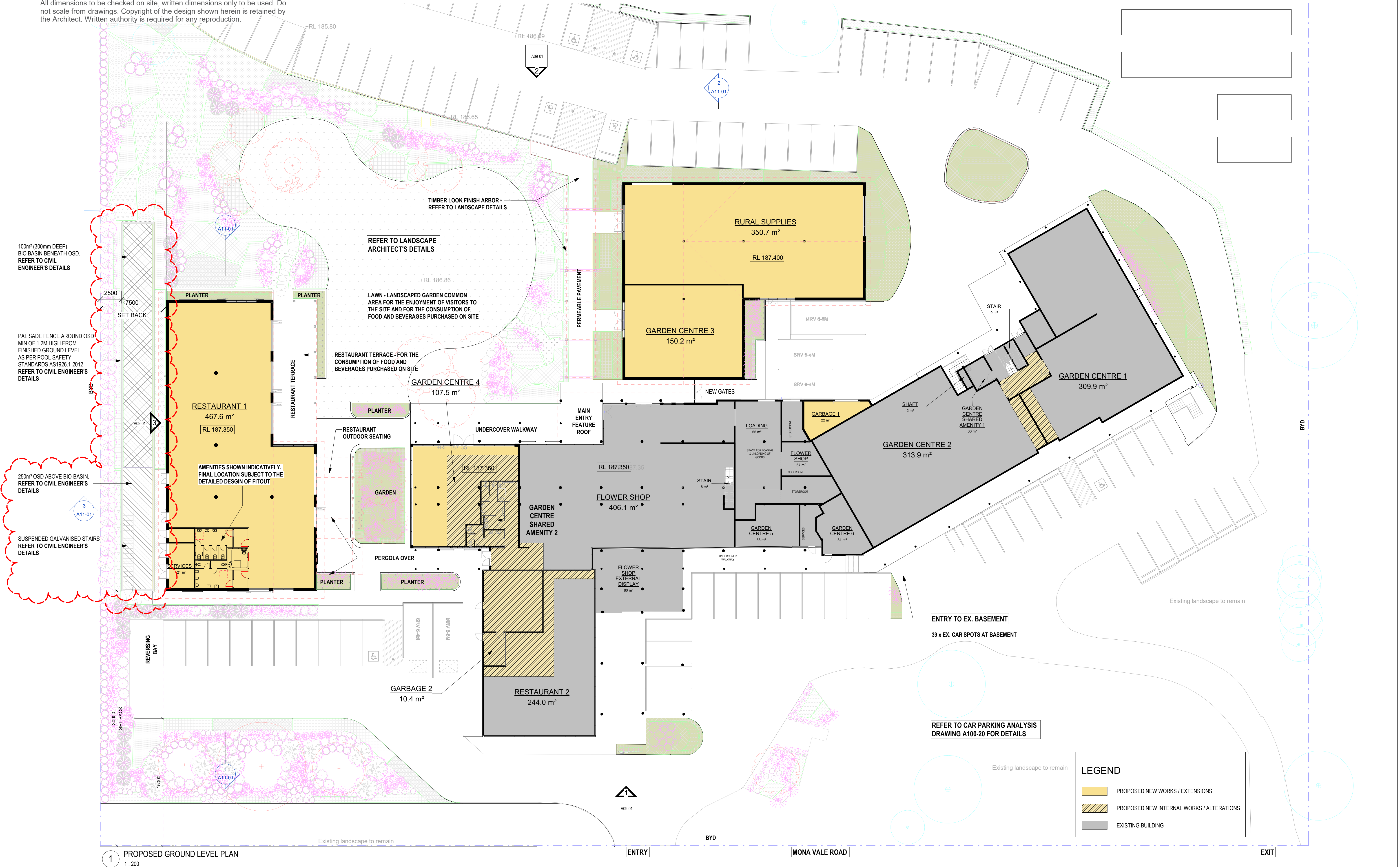
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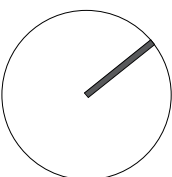


HILLS MARKET PLACE  
287 MONA VALE ROAD, TERREY HILLS, NSW 2084

ISSUE	DATE	DESCRIPTION
6	09.06.23	ISSUED FOR D.A
7	16.11.23	RFI RESPONSE
8	22.04.24	RFI RESPONSE

PROPOSED GROUND FLOOR PLAN

A02-20 DA - 8  
1:200 @ A1  
1:400 @ A3



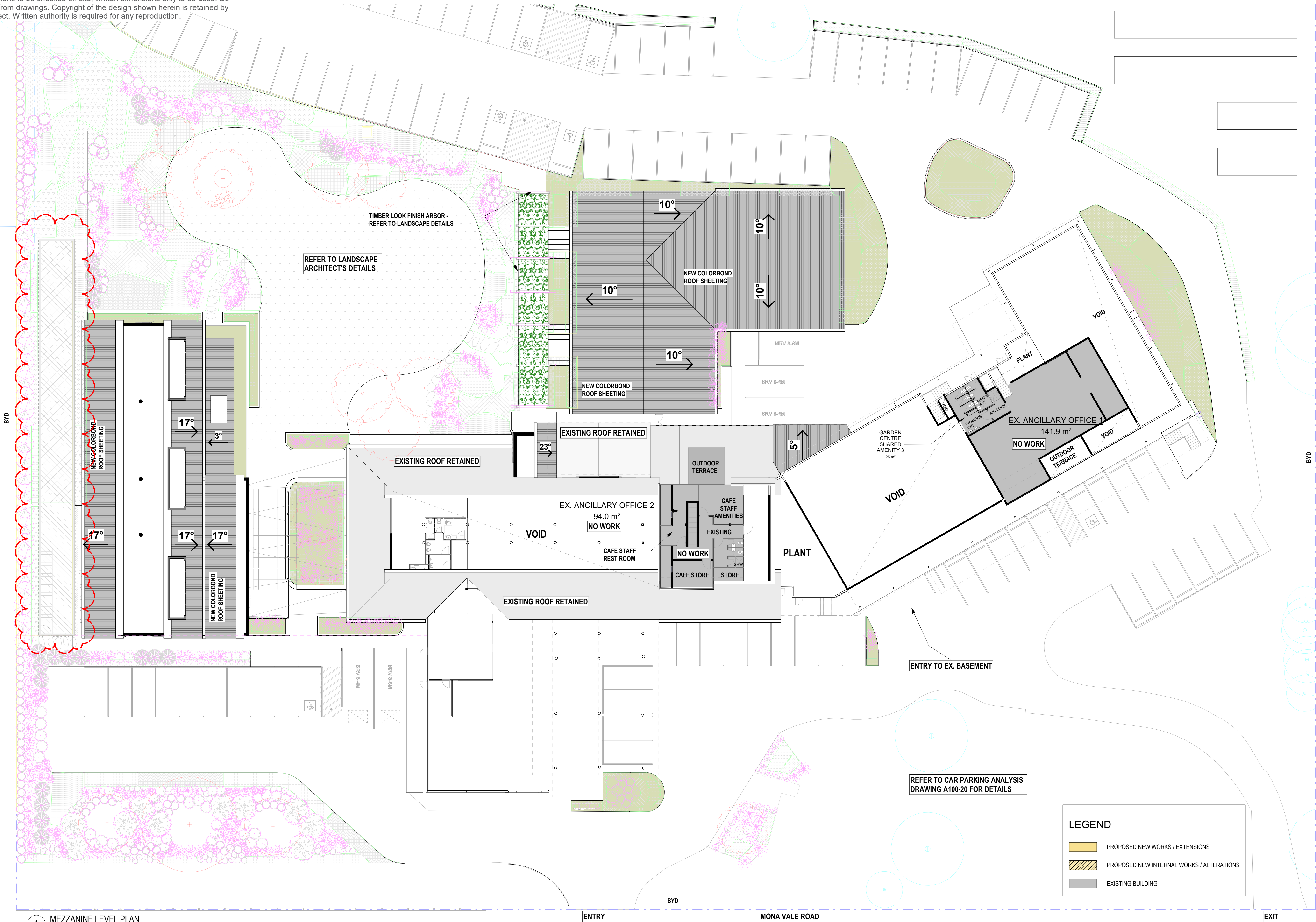
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1 MEZZANINE LEVEL PLAN  
1:200



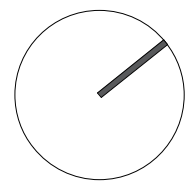
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ISSUE	DATE	DESCRIPTION
4	01.05.23	PRELIMINARY
5	24.05.23	ISSUED FOR D.A
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MEZZANINE PLAN

A02-21 DA - 6

1:200 @ A1  
1:400 @ A3



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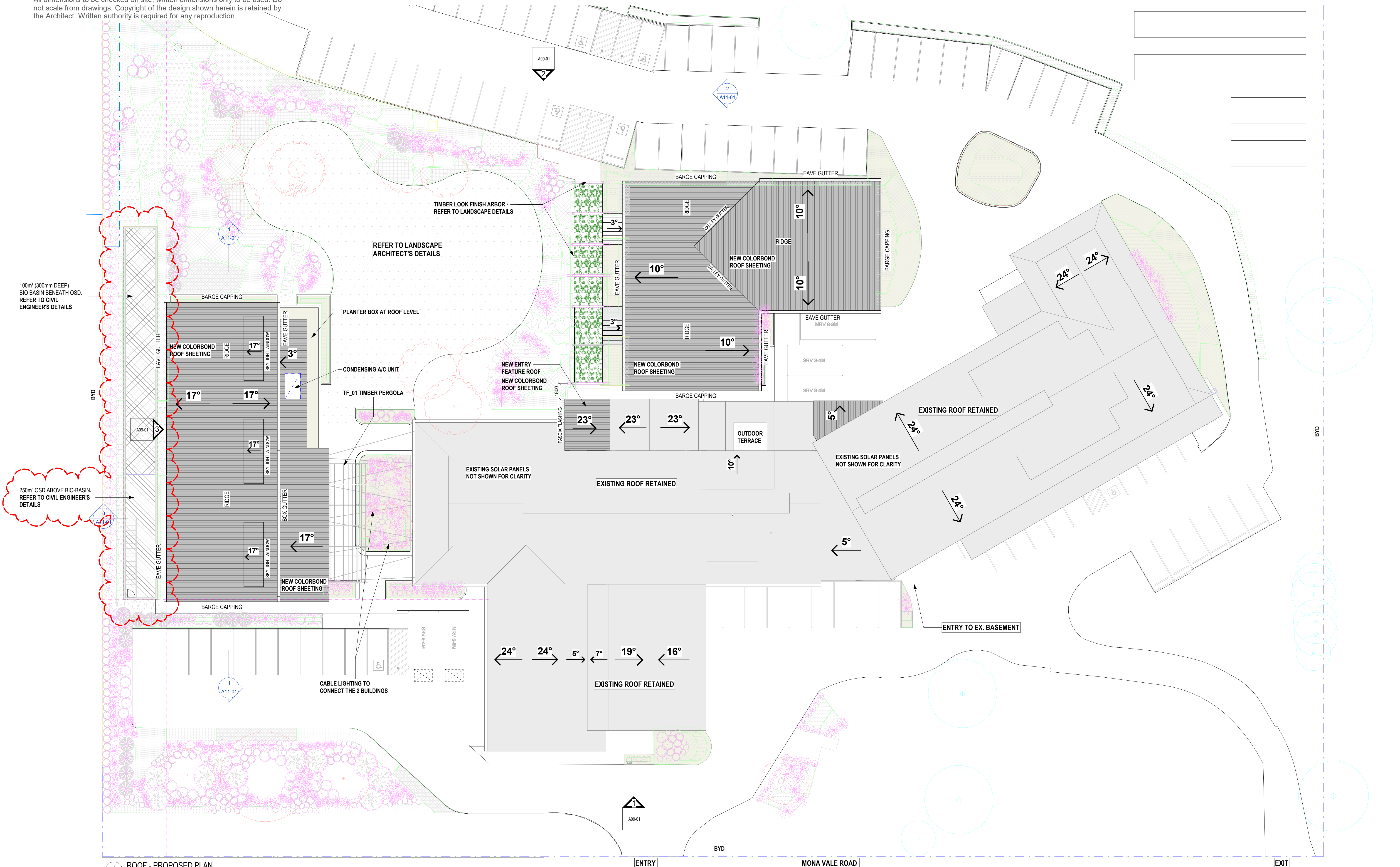


Architecture  
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Masterplanning  
Graphics  
Interiors



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1 ROOF - PROPOSED PLAN  
1:200

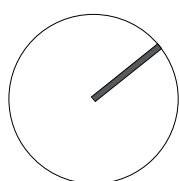


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4	01.05.23	PRELIMINARY
5	24.05.23	ISSUED FOR D.A
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PROPOSED ROOF PLAN

A02-40 DA - 6  
1:200 @ A1  
1:400 @ A3



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1 3D VIEW STUDY 1



5 3D VIEW STUDY 5



2 3D VIEW STUDY 2



3 3D VIEW STUDY 3



6 3D VIEW STUDY 6



4 3D VIEW STUDY 4



**HILLS MARKET PLACE**  
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ISSUE	DATE	DESCRIPTION
2	12.10.22	PRELIMINARY
3	01.05.23	PRELIMINARY
4	24.05.23	ISSUED FOR D.A

3D VISUALISATIONS / PERSPECTIVES

**A02-50 DA - 4**  
NTS @ A1  
NTS @ A3

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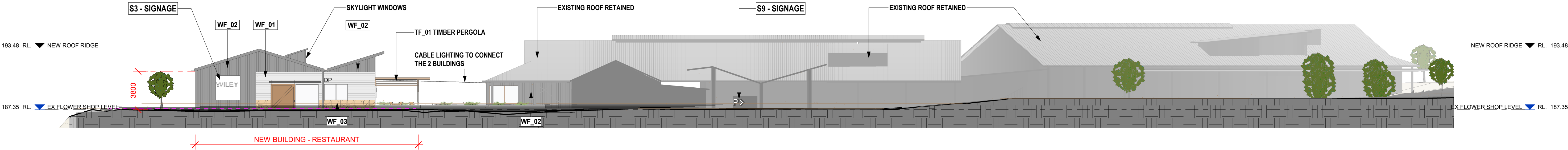


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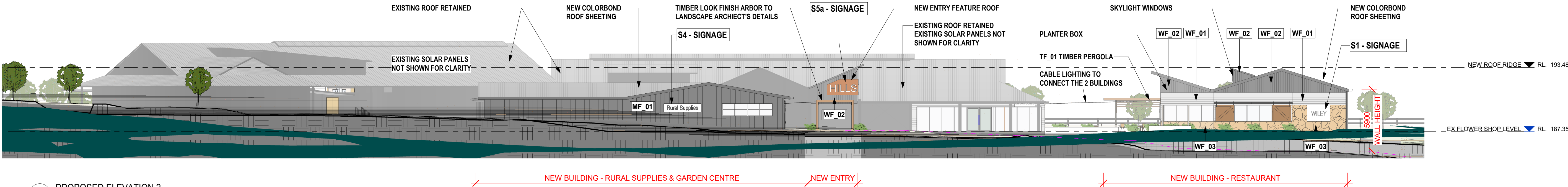
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WALL FINISHES LEGEND  
REFER ALSO TO MATERIAL  
SAMPLE BOARD - DRAWING A70.01

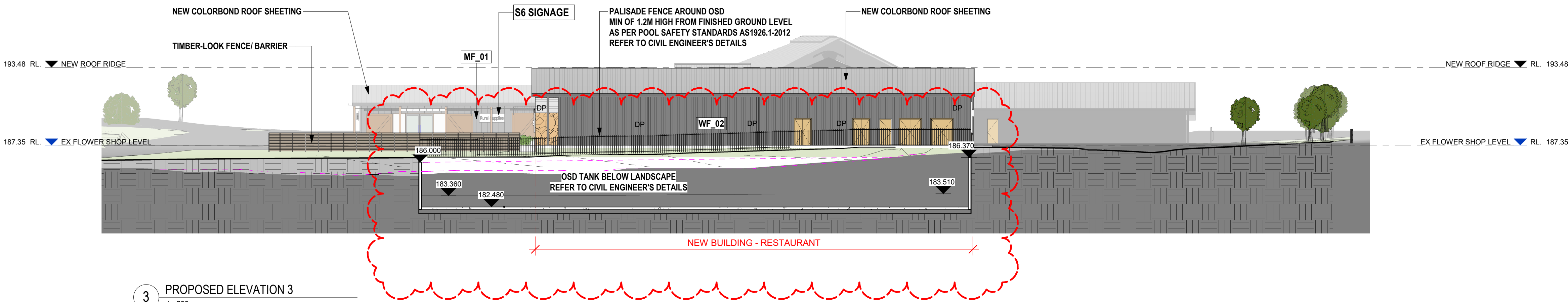
- MF\_01 VERTICAL METAL CLADDING
- WF\_01 HORIZONTAL WEATHERBOARD CLADDING
- WF\_02 VERTICAL WEATHERBOARD CLADDING
- WF\_03 STONE CLADDING
- WF\_04 TIMBER



1 PROPOSED ELEVATION 1  
1:200



2 PROPOSED ELEVATION 2  
1:200



3 PROPOSED ELEVATION 3  
1:200



HILLS MARKET PLACE  
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ISSUE	DATE	DESCRIPTION
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PROPOSED EXTERNAL ELEVATIONS

A09-01 DA - 6  
1:200 @ A1  
1:400 @ A3

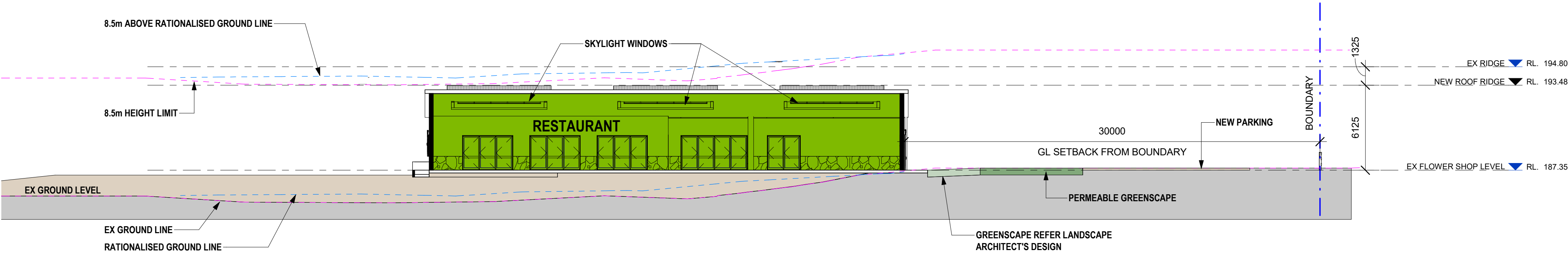
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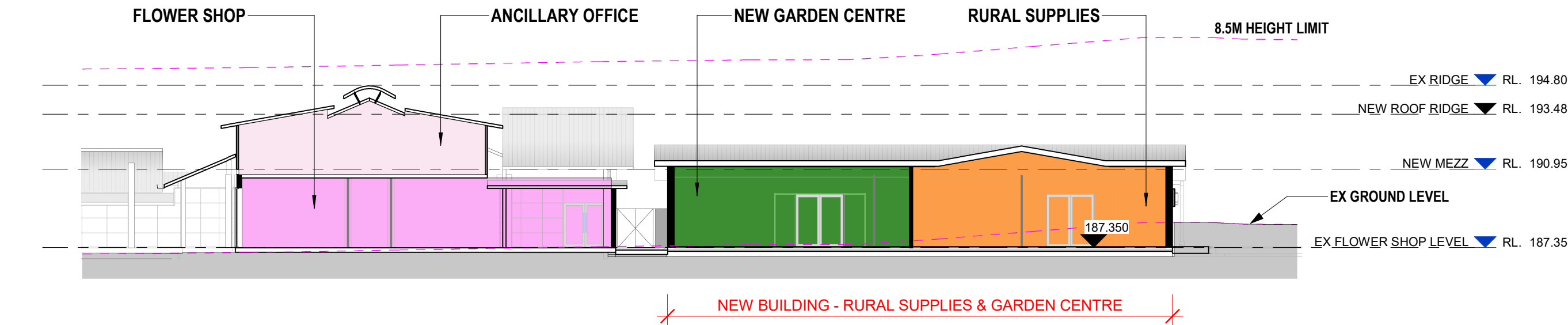


DEVELOPMENT APPLICATION

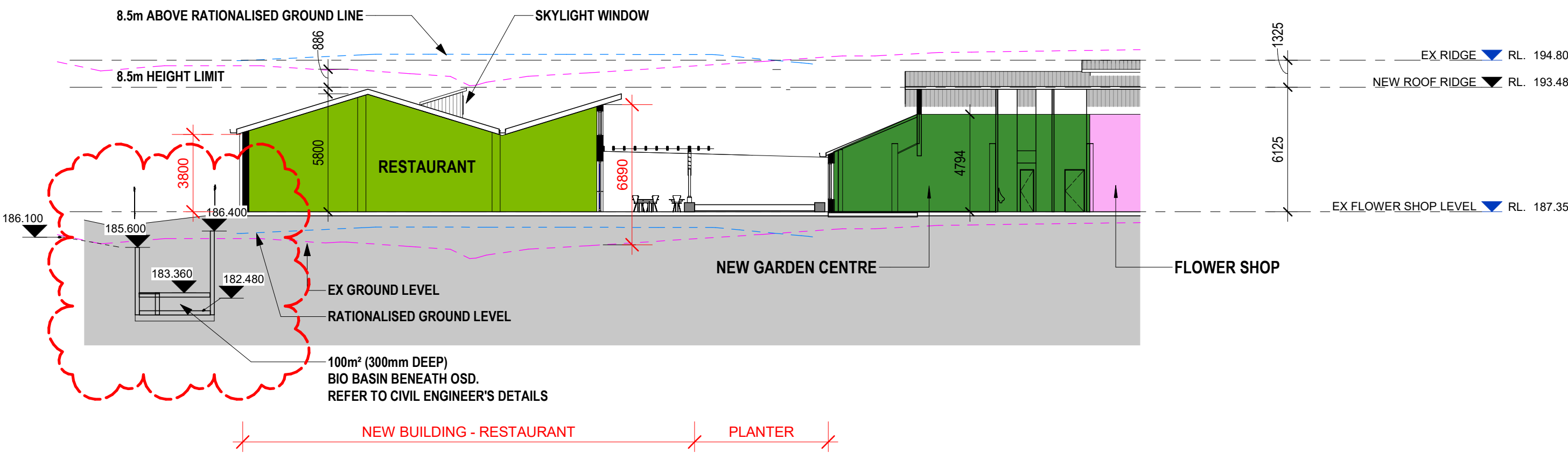
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1 PROPOSED BUILDING SECTION A-A  
1:200



2 PROPOSED BUILDING SECTION B-B  
1:200



3 PROPOSED BUILDING SECTION C-C  
1:200



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PROPOSED BUILDING SECTIONS

A11-01 DA - 6  
1:200 @ A1  
1:400 @ A3

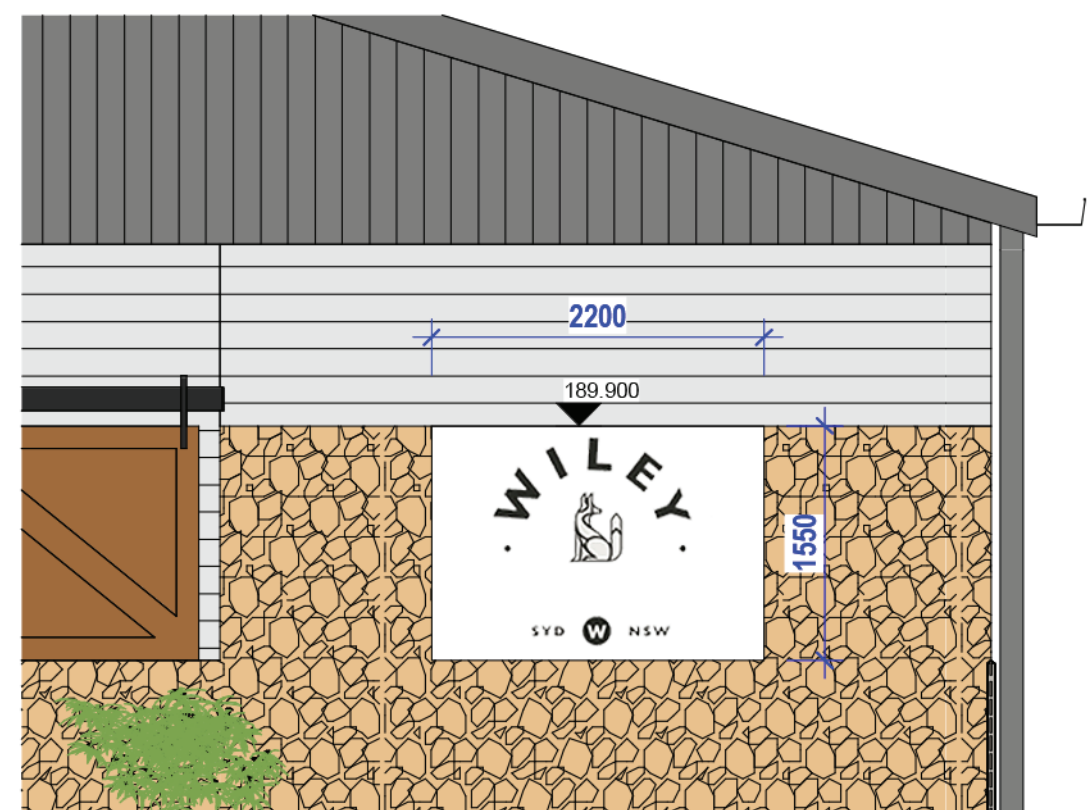
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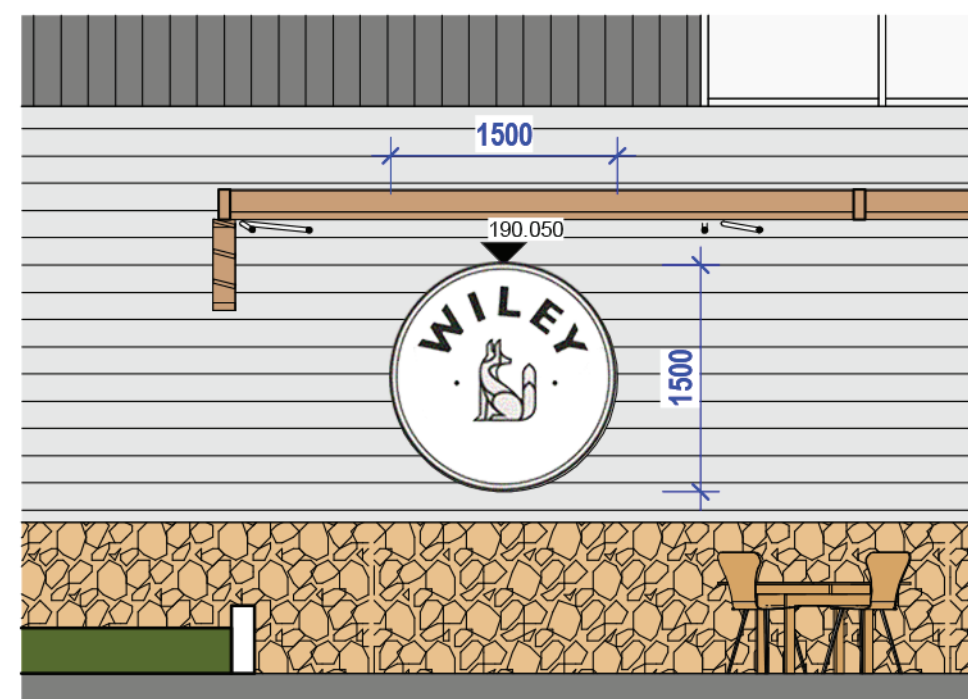


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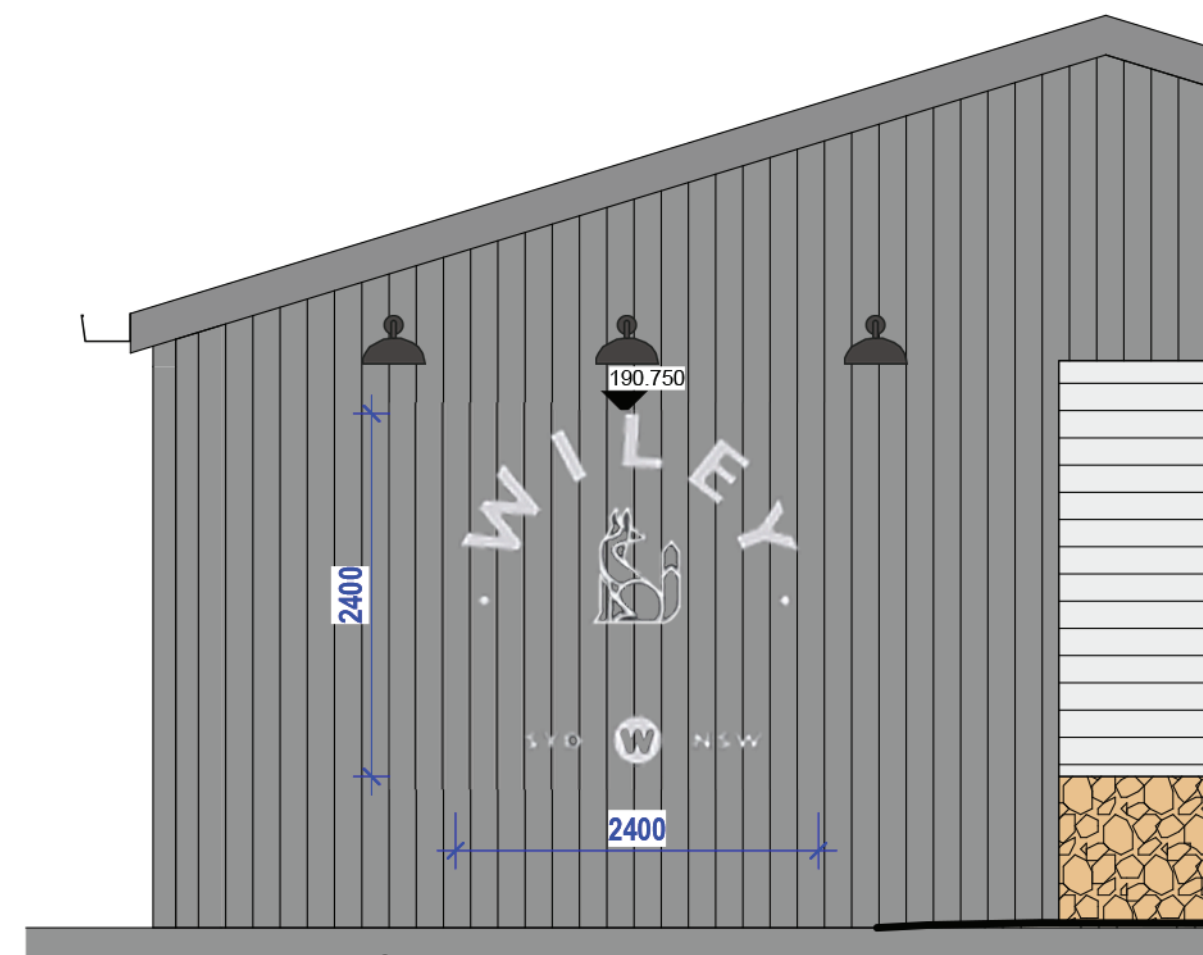
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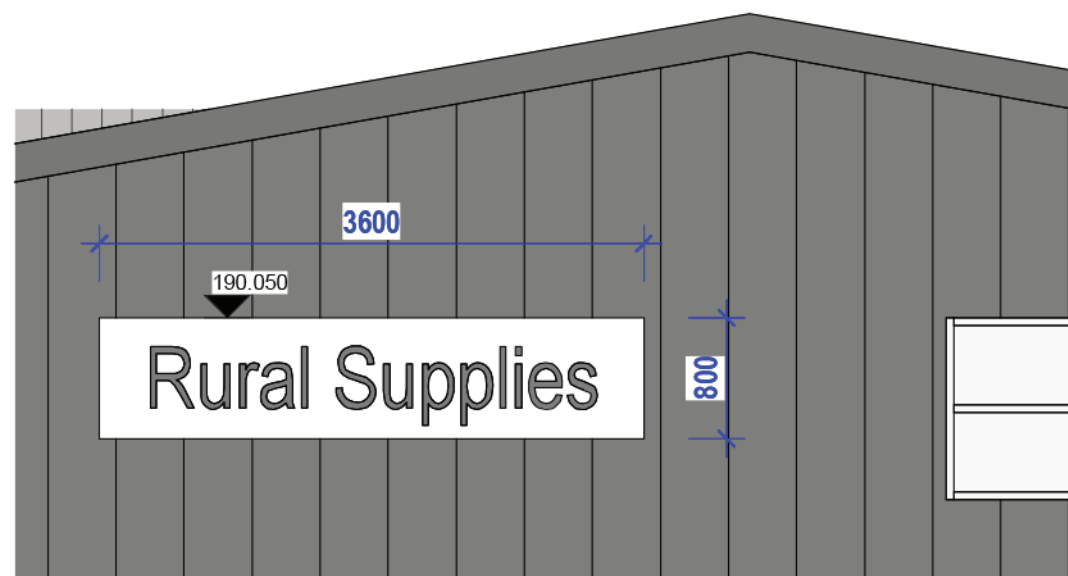
S1 S1 SIGANGE - ELEVATION  
1: 50



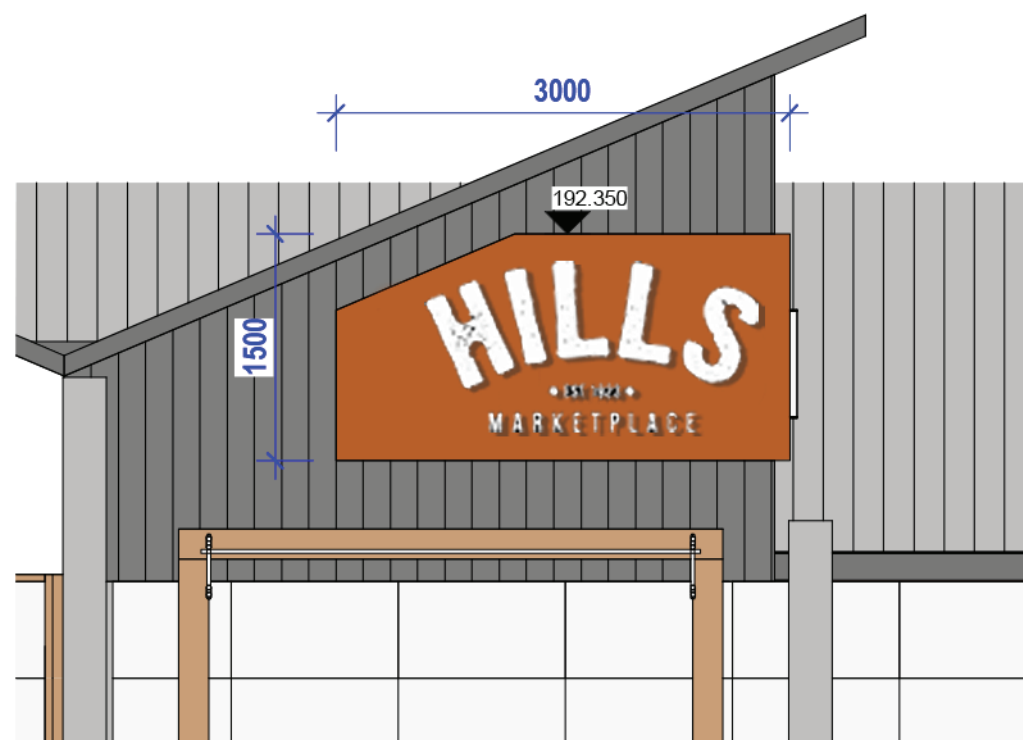
S2 S2 SIGANGE - ELEVATION  
1: 50



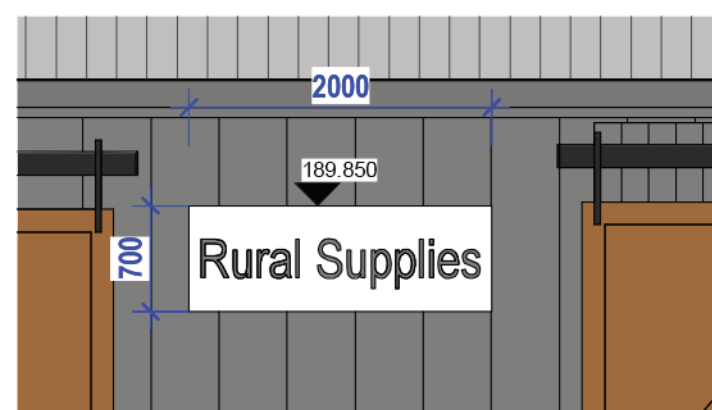
S3 S3 SIGANGE - ELEVATION  
1: 50



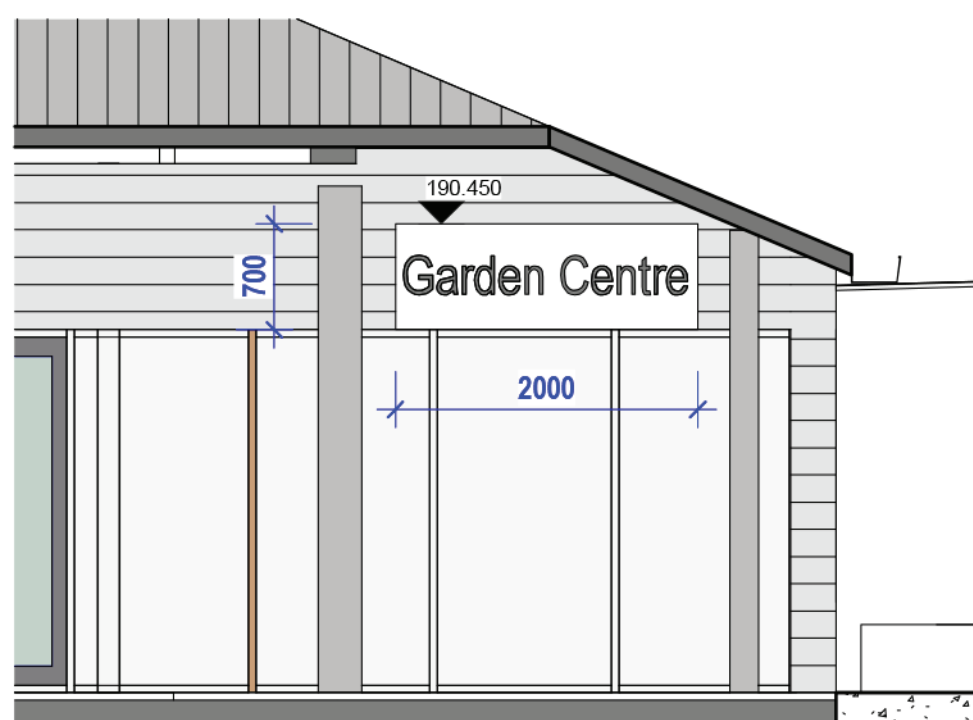
S4 S4 SIGANGE - ELEVATION  
1: 50



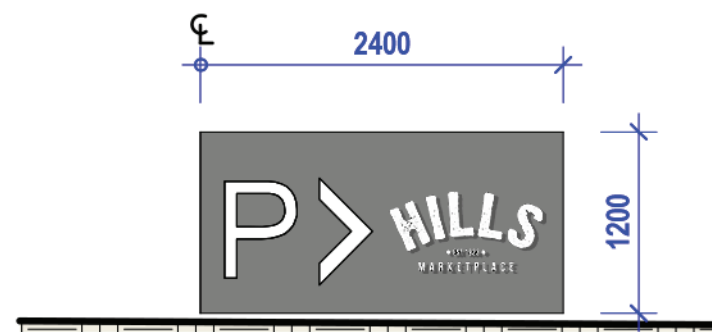
S5a S5a SIGANGE - ELEVATION  
1: 50



S6 S6 SIGANGE - ELEVATION  
1: 50



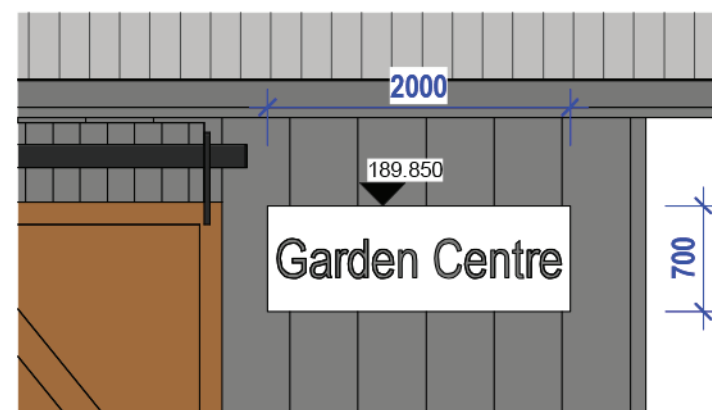
S8 S8 SIGANGE - ELEVATION  
1: 50



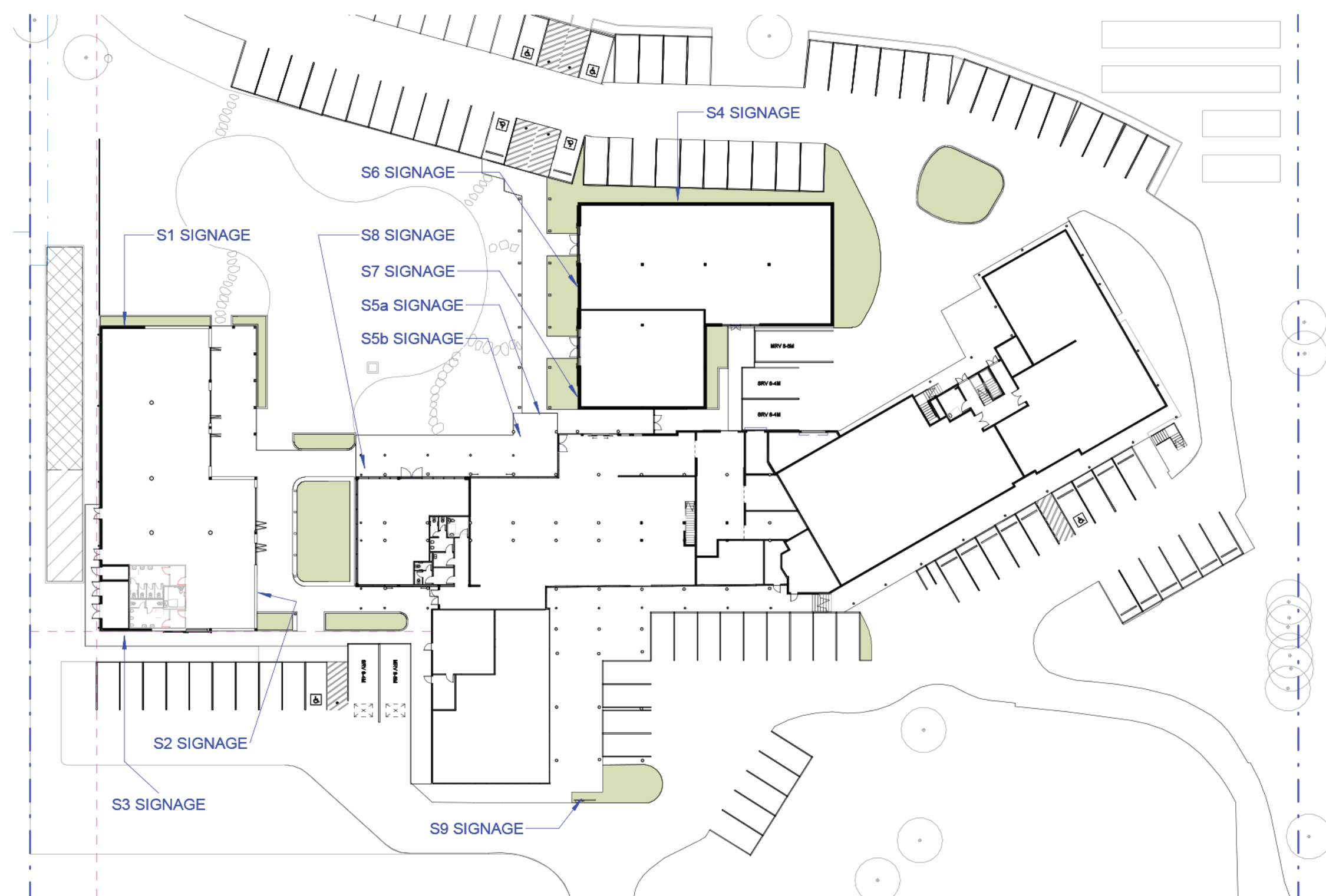
S9 S9 SIGANGE - ELEVATION  
1: 50



S5b S5b SIGANGE - ELEVATION  
1: 50



S7 S7 SIGANGE - ELEVATION  
1: 50



A SIGNAGE KEY PLAN  
1: 500

**NOTE:**  
SIGNAGE GRAPHICS AND LOGO ARE SHOWN INDICATIVE ONLY. DESIGN BY TENANTS TO FUTURE DETAILS.

SIGNAGE SCHEDULE

DESCRIPTION	SIZE	ILLUMINATION
S1	2200 L x 1550 H	Y
S2	1500 Diameter	Y
S3	3600 L x 2400 H	PAINTED WITH EXTERNAL ILLUMINATION
S4	3600 L x 800 H	Y
S5a	3000 L x 1500 H	Y
S5b	3300 L x 1500 H	Y
S6	2000 L x 700 H	Y
S7	2000 L x 700 H	Y
S8	2000 L x 700 H	Y
S9	2400 L x 1200 H	N



1 S5a & b SIGNAGE - 3D VIEW

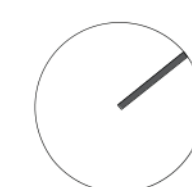


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ISSUE	DATE	DESCRIPTION
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SIGNS & DISPLAYS

**A60-01 DA - 3**  
1:50 @ A1  
1:100 @ A3



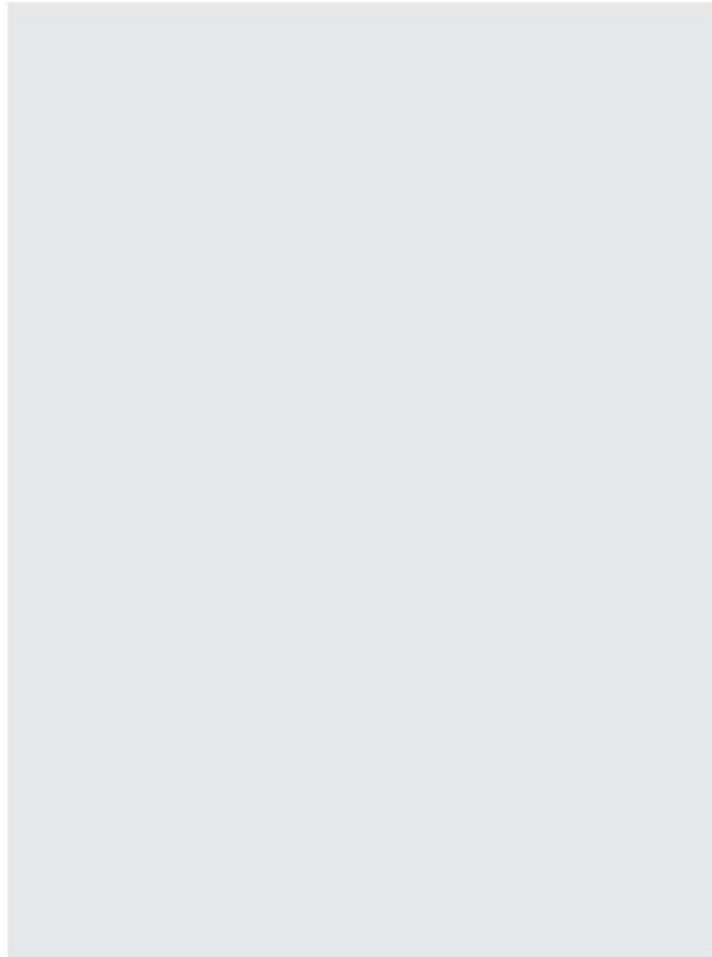
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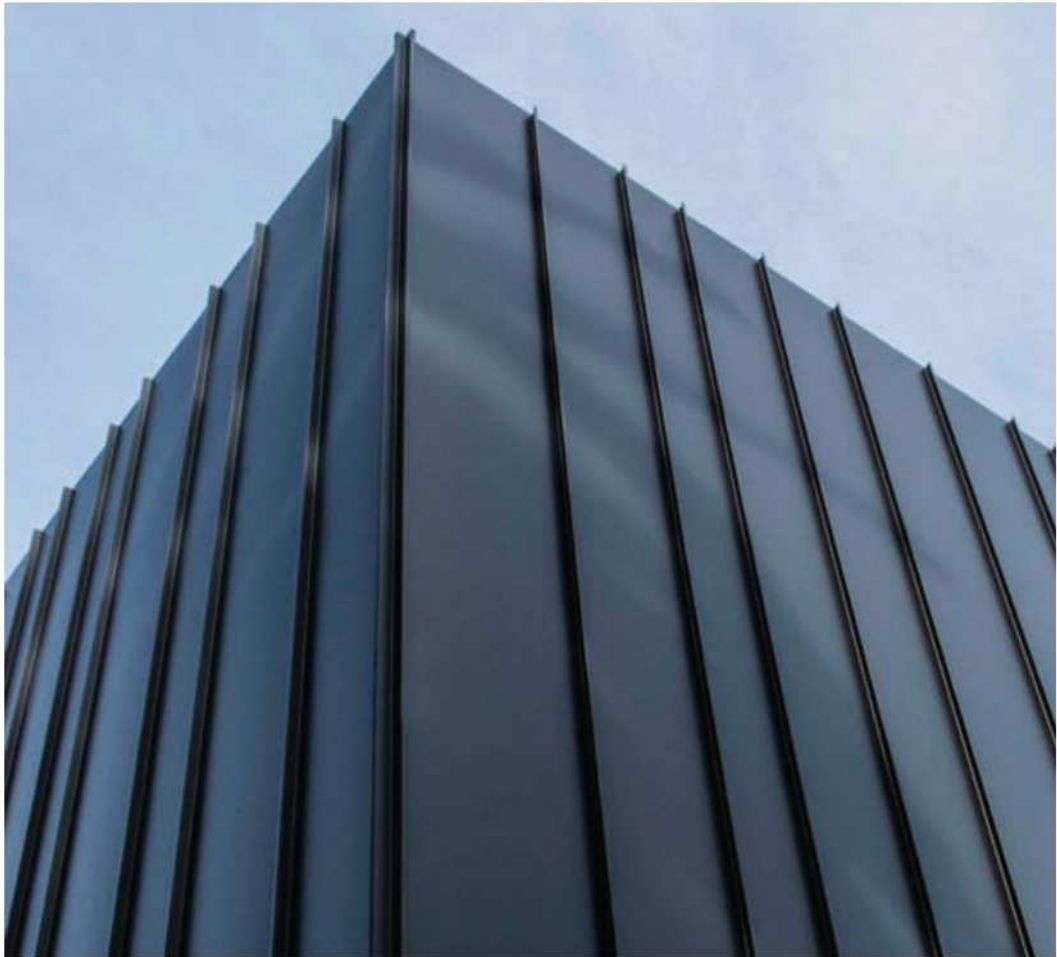


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PF\_01 DULUX LEXICON QUARTER



MF\_01 VERTICAL METAL CLADDING



WF\_01 HORIZONTAL WEATHERBOARD CLADDING



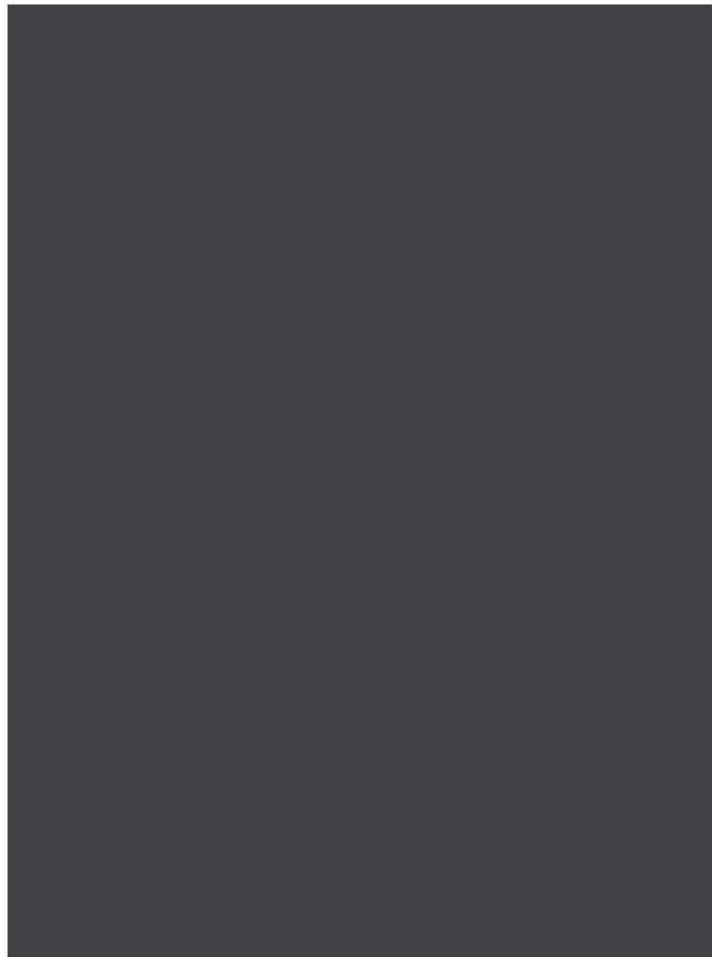
PF\_02 COLORBOND BASALT



WF\_03 STONE CLADDING



WF\_02 VERTICAL WEATHERBOARD CLADDING



PF\_03 COLORBOND MONUMENT



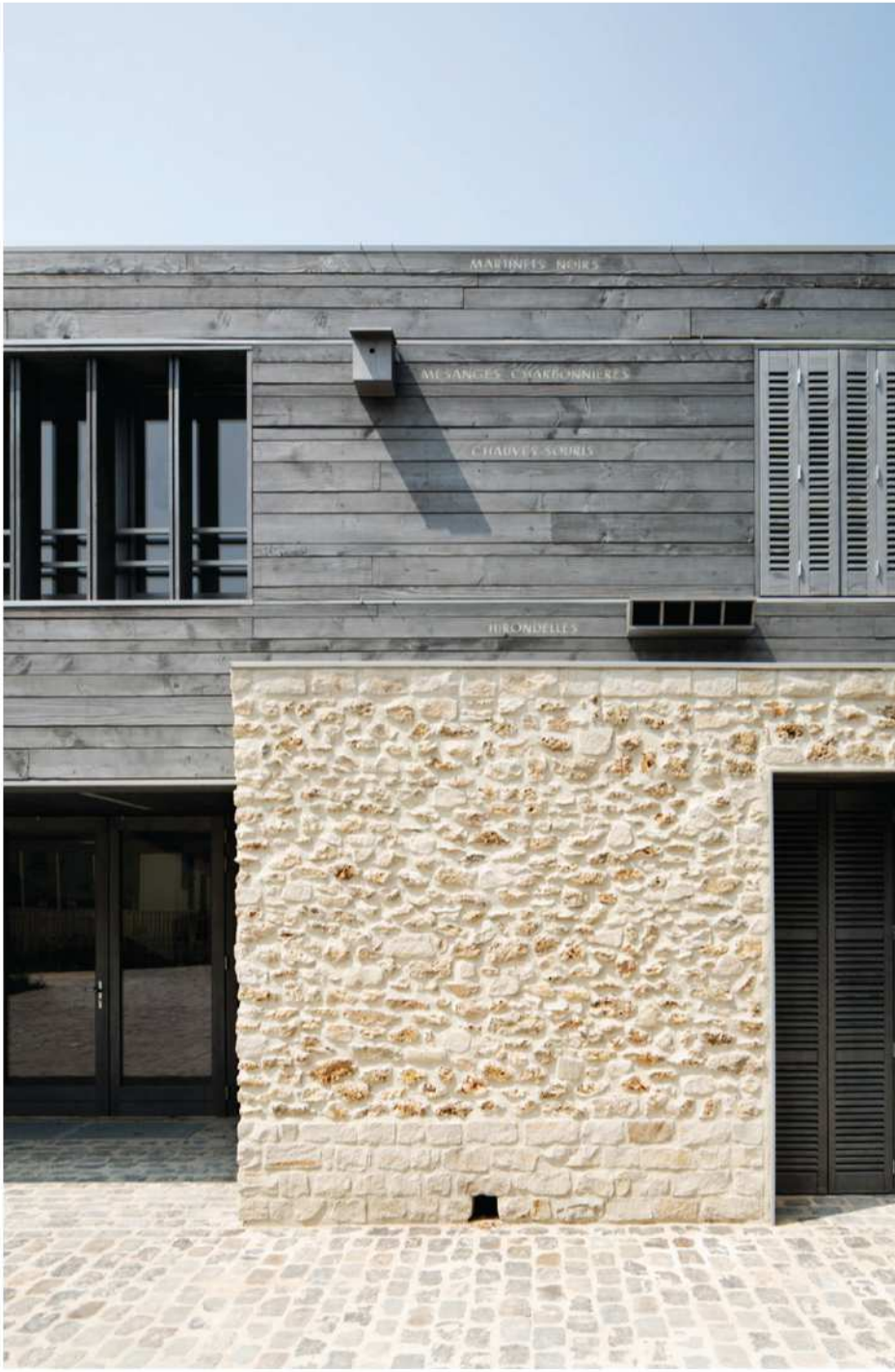
FX\_01 CORTEN LOOK SIGNAGE FOR FENCING [INDICATIVE]



TF\_01 TIMBER PERGOLA

GENERAL BUILDING FINISHES

METAL FINISHES, TIMBER, PAINT FINISHES



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MATERIAL SAMPLE BOARD

A70-01 DA - 3  
NTS @ A1  
NTS @ A3

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NEW SCHEME LANDSCAPE AREA SCHEDULE	
ZONES	AREA
ZONE 1 - LANDSCAPE	5091.5 m <sup>2</sup>
ZONE 2 - LANDSCAPE	64.6 m <sup>2</sup>
ZONE 3 - LANDSCAPE	2861.8 m <sup>2</sup>
ZONE 4 - LANDSCAPE	1201.1 m <sup>2</sup>
ZONE 5 - LANDSCAPE	77.9 m <sup>2</sup>
ZONE 6 - LANDSCAPE	678.9 m <sup>2</sup>
ZONE 12 - LANDSCAPE	210.9 m <sup>2</sup>
ZONE 23 - LANDSCAPE	83.7 m <sup>2</sup>
ZONE 24 - LANDSCAPE	19.9 m <sup>2</sup>
ZONE 25 - LANDSCAPE	18.2 m <sup>2</sup>
ZONE 26 - LANDSCAPE	5.2 m <sup>2</sup>
ZONE 27 - LANDSCAPE	31.5 m <sup>2</sup>
ZONE 28 - LANDSCAPE	9.7 m <sup>2</sup>
GRAND TOTAL	10354.9 m <sup>2</sup>

NEW SCHEME PERMEABLE LANDSCAPE AREA SCHEDULE	
ZONES	AREA
ZONE 7 - PERMEABLE PARKING	920.2 m <sup>2</sup>
ZONE 8 - PERMEABLE PARKING	59.0 m <sup>2</sup>
ZONE 8A - PERMEABLE PARKING	285.8 m <sup>2</sup>
ZONE 9 - PERMEABLE WALKWAY	46.4 m <sup>2</sup>
ZONE 10 - PERMEABLE WALKWAY	102.0 m <sup>2</sup>
ZONE 11 - PERMEABLE PARKING	145.9 m <sup>2</sup>
ZONE 13 - PERMEABLE PARKING	87.4 m <sup>2</sup>
ZONE 15 - PERMEABLE PARKING	72.6 m <sup>2</sup>
ZONE 19 - PERMEABLE PARKING	120.8 m <sup>2</sup>
ZONE 21 - PERMEABLE OSD TANK BELOW	150.0 m <sup>2</sup>
GRAND TOTAL	1990.0 m <sup>2</sup>

NEW SCHEME HARDSCAPE AREA SCHEDULE	
ZONES	AREA
ZONE 15 - ROAD/ NON-PERMEABLE PARKING	3780.1 m <sup>2</sup>
ZONE 20 - BUILDING/ NON-PERMEABLE	3833.1 m <sup>2</sup>
ZONE 22 - PATIO HARDSCAPE	43.4 m <sup>2</sup>
GRAND TOTAL	7656.5 m <sup>2</sup>

SITE AREA = 20,000 SQM (ROUNDED)  
GREEN RATIO = 61.72%

CAR PARKING	
MOTORCYCLE	3
STANDARD PARKING	168
DISABLED PARKING	6
TRUCK PARKING	5
TOTAL	182

NEW SCHEME CAR PARKING SCHEDULE - STANDARD PARKING	
TYPE	QUANTITY
EX BASEMENT LEVEL	
CAR 5400 x 2600	39
EX FLOWER SHOP LEVEL	
CAR 5400 x 2600	82
CAR 5400 x 2700	47
GRAND TOTAL	168

NEW SCHEME CAR PARKING SCHEDULE - DISABLED PARKING	
TYPE	QUANTITY
EX FLOWER SHOP LEVEL	
DISABLED 5400 x 2600	2
DISABLED 5400 x 2700	4
GRAND TOTAL	6

MOTORCYCLE SCHEDULE	
TYPE	QUANTITY
EX BASEMENT LEVEL	
MC 1200 x 2500	1
EX FLOWER SHOP LEVEL	
MC 1200 x 2500	2
GRAND TOTAL	3

TRUCK PARKING SCHEDULE	
TYPE	QUANTITY
EX FLOWER SHOP LEVEL	
MRV 8800 x 3500	2
SRV 6400 x 3500	3
GRAND TOTAL	5

NOTES:

1. Permeable soft landscape cover over OSD tank. OSD volume estimated at 300 cubic metres. Assumed no rainwater tanks provision for proposed development.

2. Exterior hardstand concrete plinth over services fixtures are based on preliminary engineers' estimates.

1 GREEN RATIO - GROUND LEVEL PLAN  
1:300



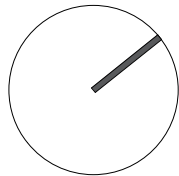
HILLS MARKET PLACE  
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ISSUE	DATE	DESCRIPTION
6	16.06.23	ISSUED FOR D.A
7	16.11.23	RFI RESPONSE
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GREEN RATIO & PARKING ANALYSIS

A100-20 DA - 8

1:300 @ A1  
1:600 @ A3



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LEGEND

- FLOWER SHOP
- FLOWER SHOP EXTERNAL DISPLAY
- GARBAGE
- GARDEN CENTRE
- GARDEN CENTRE SHARED AMENITY
- LAWN
- LOADING
- RESTAURANT
- RESTAURANT TERRACE
- RURAL SUPPLIES
- SERVICES
- VERTICAL CIRCULATION

NOTE:

1. GFA AREA EXCLUDE COMMON VERTICAL CIRCULATION, SERVICES ROOM, SHAFT, PLANT ROOM, OUTDOOR DISPLAY ZONE, SPACE FOR LOADING AND UNLOADING PURPOSE.

2. NEW RESTAURANT TRADING AT 250 PAX MAXIMUM CAPACITY.

3. EXISTING RESTAURANT (TASTEBUD CAFE) TRADING AT MAX 86 PAX MAXIMUM CAPACITY.

GFA AREA SCHEDULE (GROUND LEVEL)	
USE	AREA
FLOWER SHOP	406.1 m²
FLOWER SHOP EXTERNAL DISPLAY	67.5 m²
GARDEN CENTRE 1	309.9 m²
GARDEN CENTRE 2	313.9 m²
GARDEN CENTRE 3	150.2 m²
GARDEN CENTRE 4	107.5 m²
GARDEN CENTRE 5	32.7 m²
GARDEN CENTRE 6	30.5 m²
GARDEN CENTRE SHARED AMENITY 1	32.9 m²
GARDEN CENTRE SHARED AMENITY 2	39.1 m²
RESTAURANT 1	467.6 m²
RESTAURANT 2	244.0 m²
RURAL SUPPLIES	350.7 m²
GRAND TOTAL	2552.5 m²

1 GFA GROUND LEVEL  
1:300



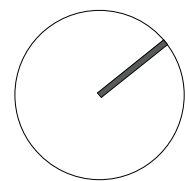
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GFA ANALYSIS GROUND LEVEL

A100-21 DA - 8

1:300 @ A1  
1:600 @ A3



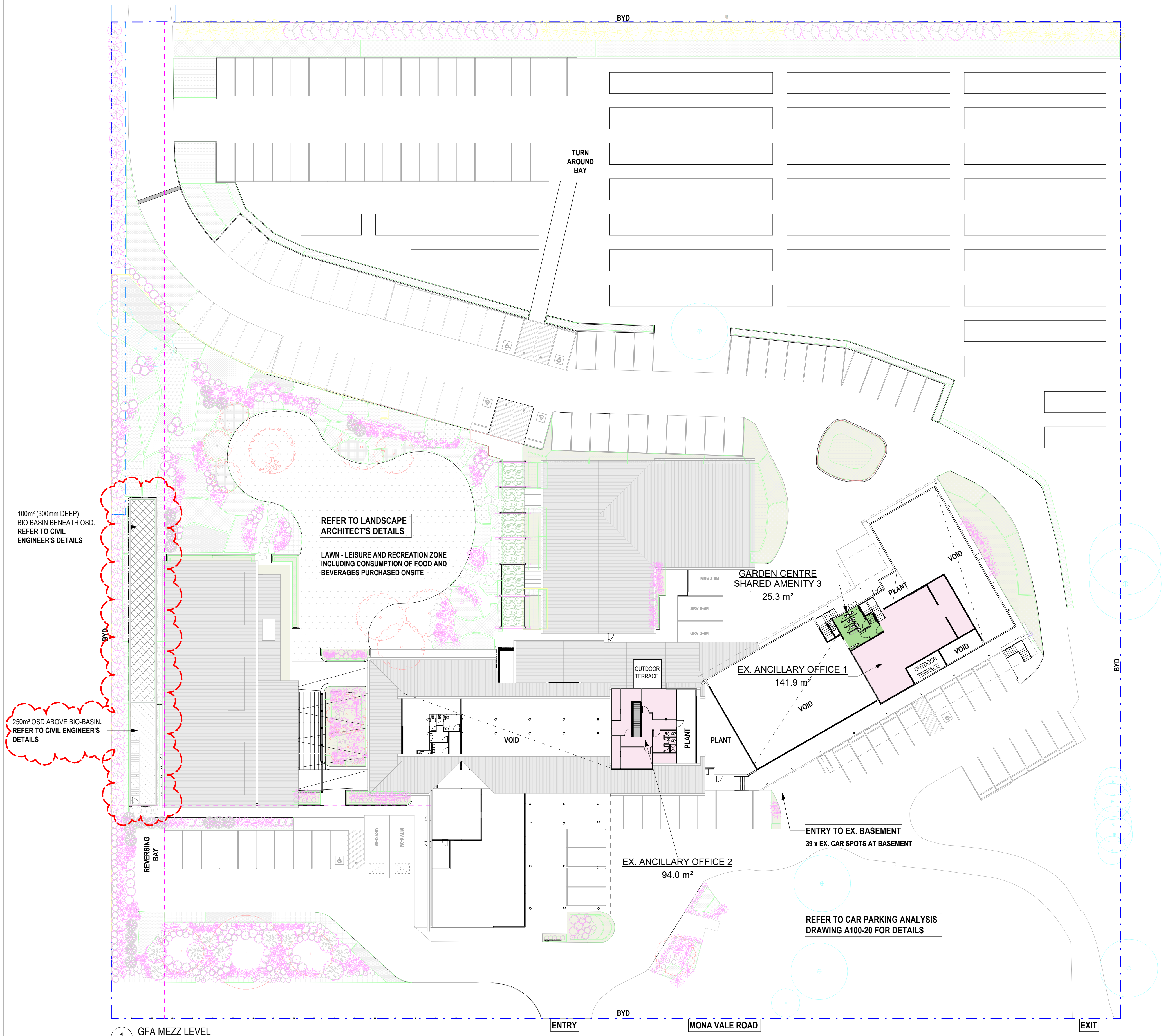
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LEGEND

- ANCILLARY OFFICE
- GARDEN CENTRE SHARED AMENITY
- VERTICAL CIRCULATION

NOTE:  
1. GFA AREA EXCLUDE COMMON VERTICAL CIRCULATION, SERVICES ROOM, SHAFT, PLANT ROOM, OUTDOOR DISPLAY ZONE, SPACE FOR LOADING AND UNLOADING PURPOSE.  
2. NEW RESTAURANT TRADING AT 250 PAX MAXIMUM CAPACITY.  
3. EXISTING RESTAURANT (TASTEBUD CAFE) TRADING AT MAX 86 PAX MAXIMUM CAPACITY.

GFA AREA SCHEDULE (MEZZANINE LEVEL DAY TRADING)	
USE	AREA
EX. ANCILLARY OFFICE 1	141.9 m²
EX. ANCILLARY OFFICE 2	94.0 m²
GARDEN CENTRE SHARED AMENITY 3	25.3 m²
GRAND TOTAL	261.2 m²

1 GFA MEZZ LEVEL  
1:300

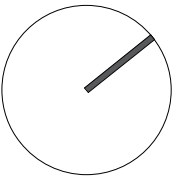


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GFA ANALYSIS MEZZANINE LEVEL

A100-22 DA - 8  
1:300 @ A1  
1:600 @ A3



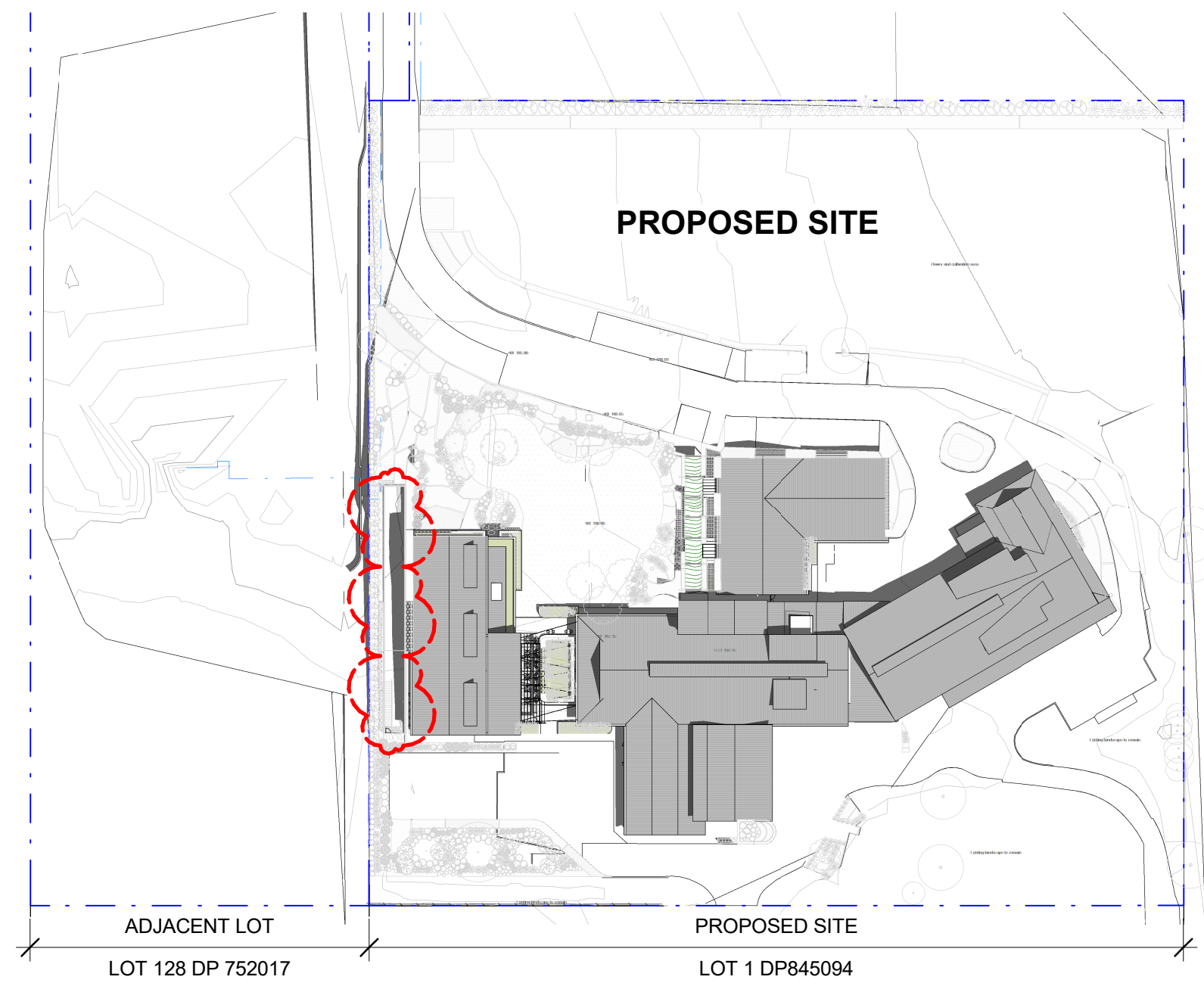
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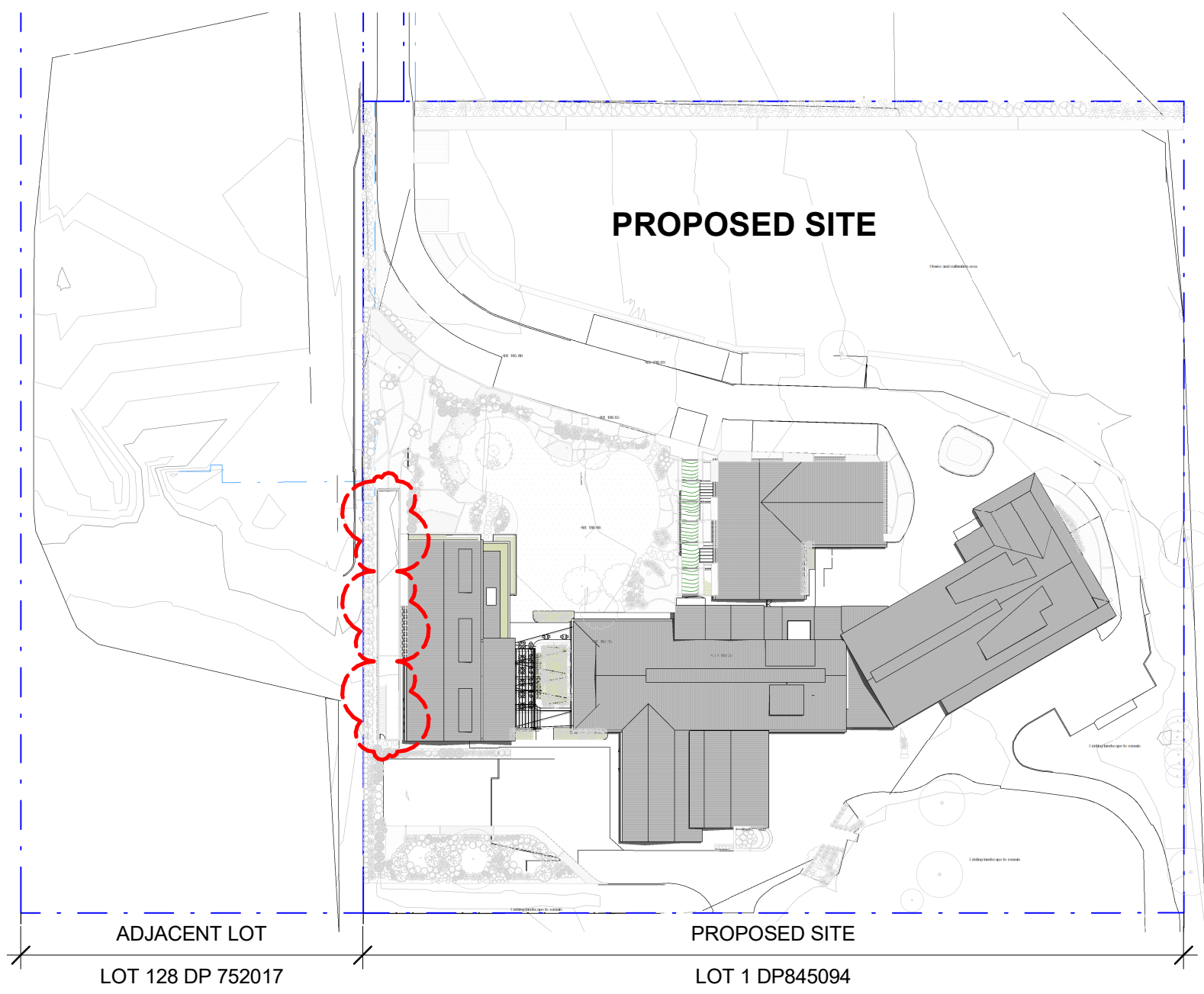


DEVELOPMENT APPLICATION

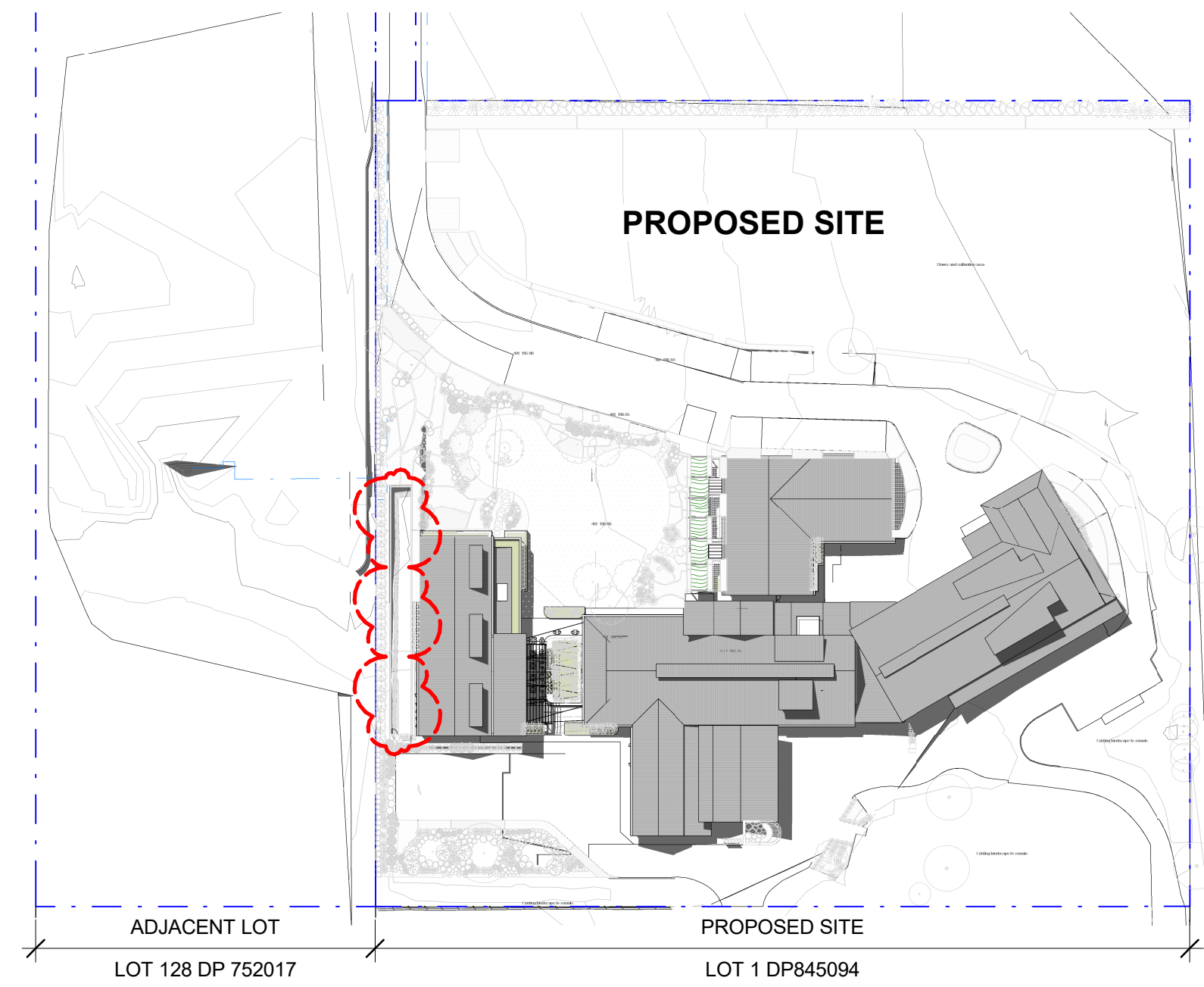
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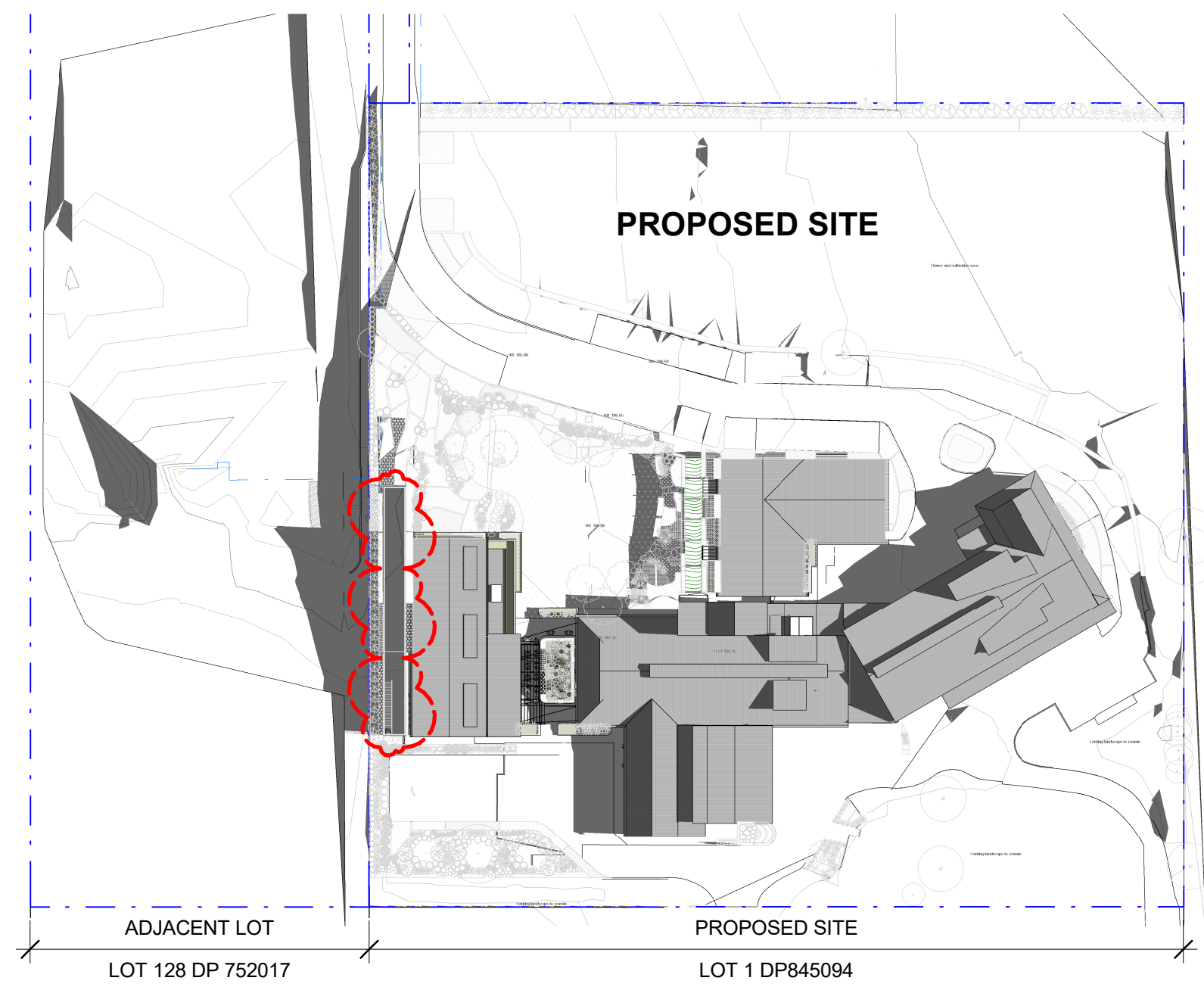
1 SOLAR STUDY - SUMMER SOLSTICE 9AM  
1:1000



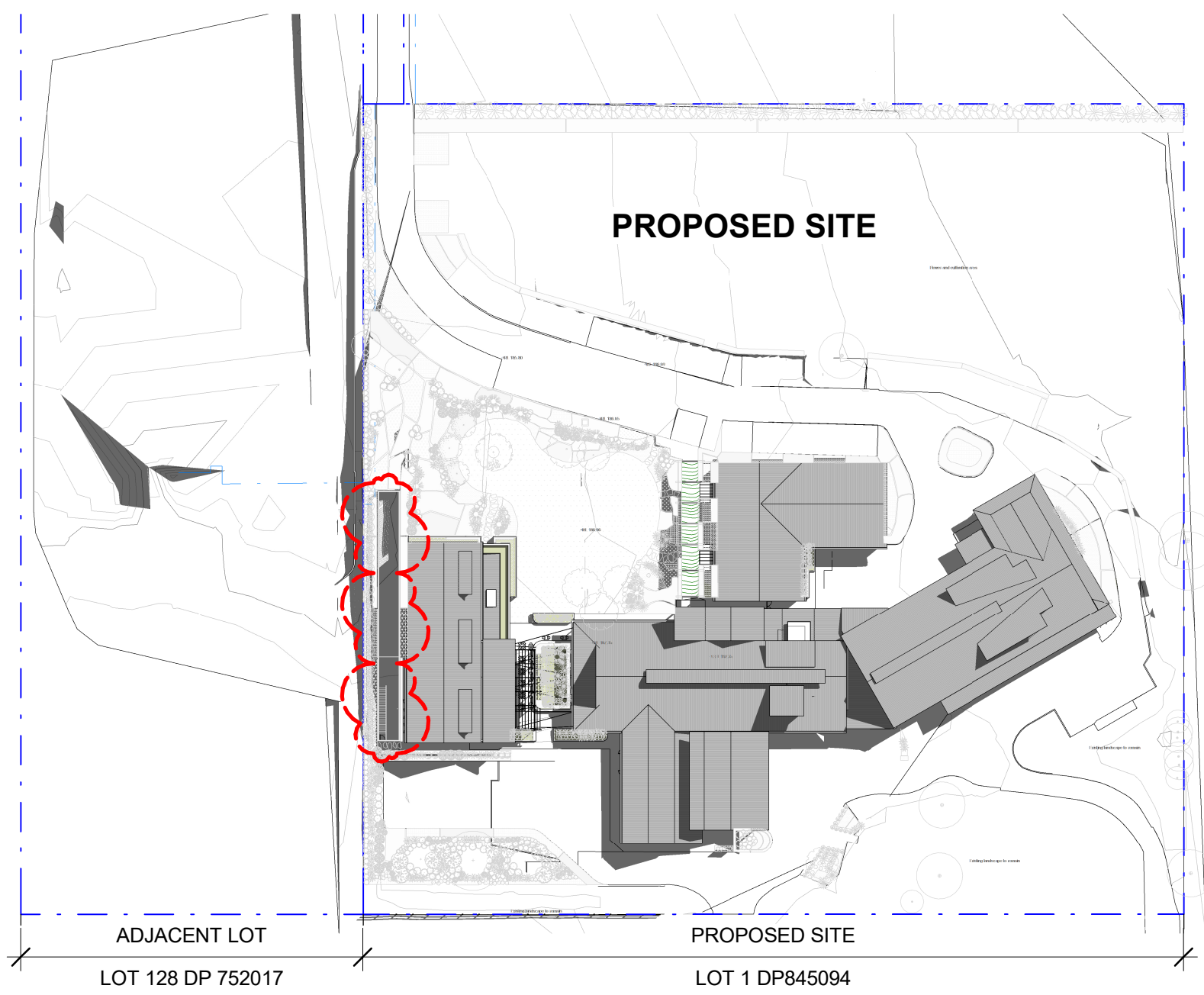
2 SOLAR STUDY - SUMMER SOLSTICE 12PM  
1:1000



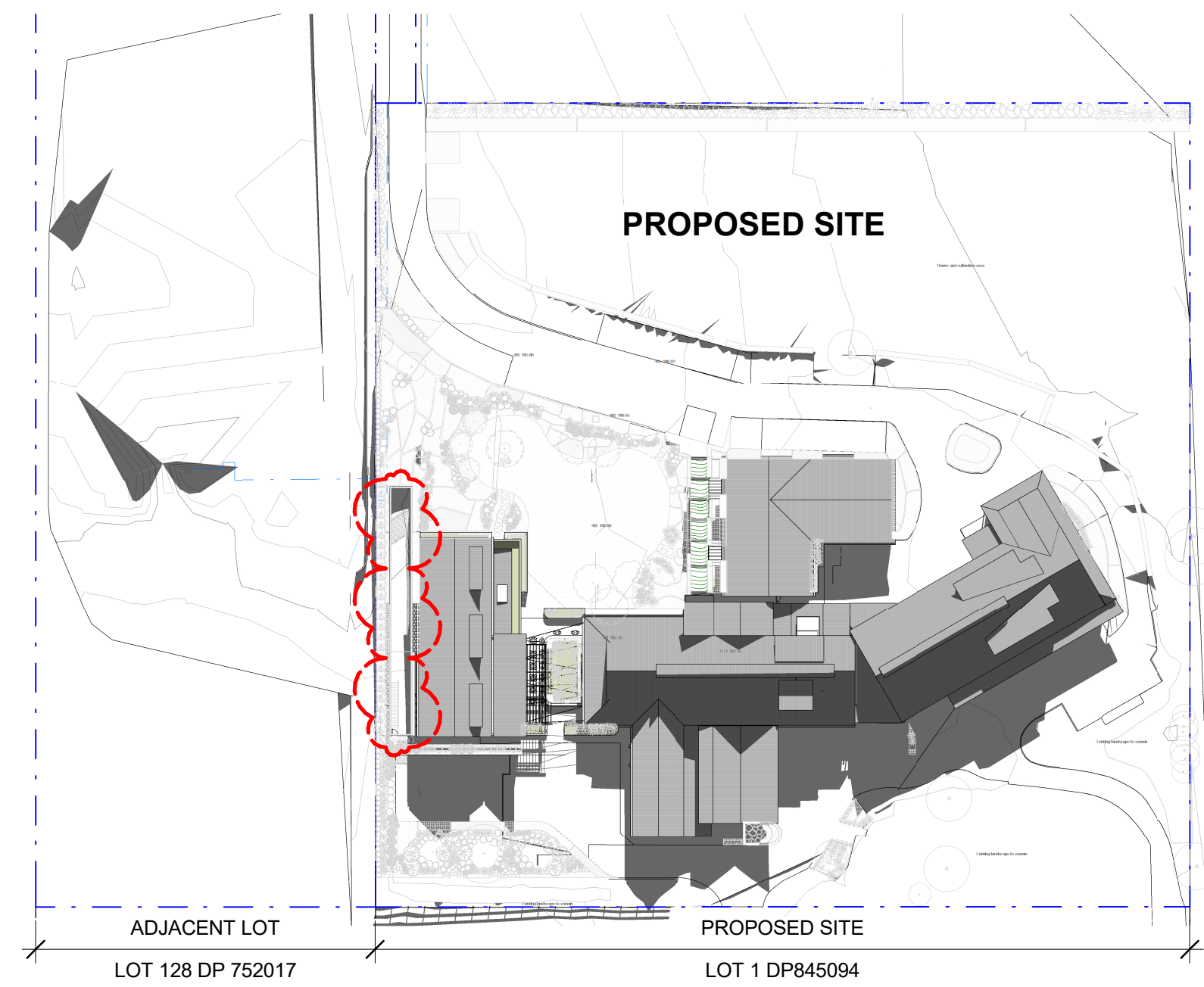
3 SOLAR STUDY - SUMMER SOLSTICE 3PM  
1:1000



4 SOLAR STUDY - WINTER SOLSTICE 9AM  
1:1000



5 SOLAR STUDY - WINTER SOLSTICE 12PM  
1:1000



6 SOLAR STUDY - WINTER SOLSTICE 3PM  
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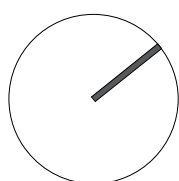


HILLS MARKET PLACE  
287 MONA VALE ROAD, TERREY HILLS, NSW 2084

ISSUE	DATE	DESCRIPTION
3	01.05.23	PRELIMINARY
4	24.05.23	ISSUED FOR D.A
5	22.04.24	RFI RESPONSE

SOLAR STUDY

A100-50 DA - 5  
1:1000 @ A1  
1:2000 @ A3



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PROPOSED

EXISTING

**PHOTOMONTAGE**

**TERREY HILLS**  
PHOTOMONTAGE  
19TH JUNE 2023

**BN** Architecture  
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Masterplanning  
Graphics  
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