

100 SOUTH CREEK ROAD, CROMER, NSW 2099

## ISSUE FOR SECTION 4.55 APPLICATION

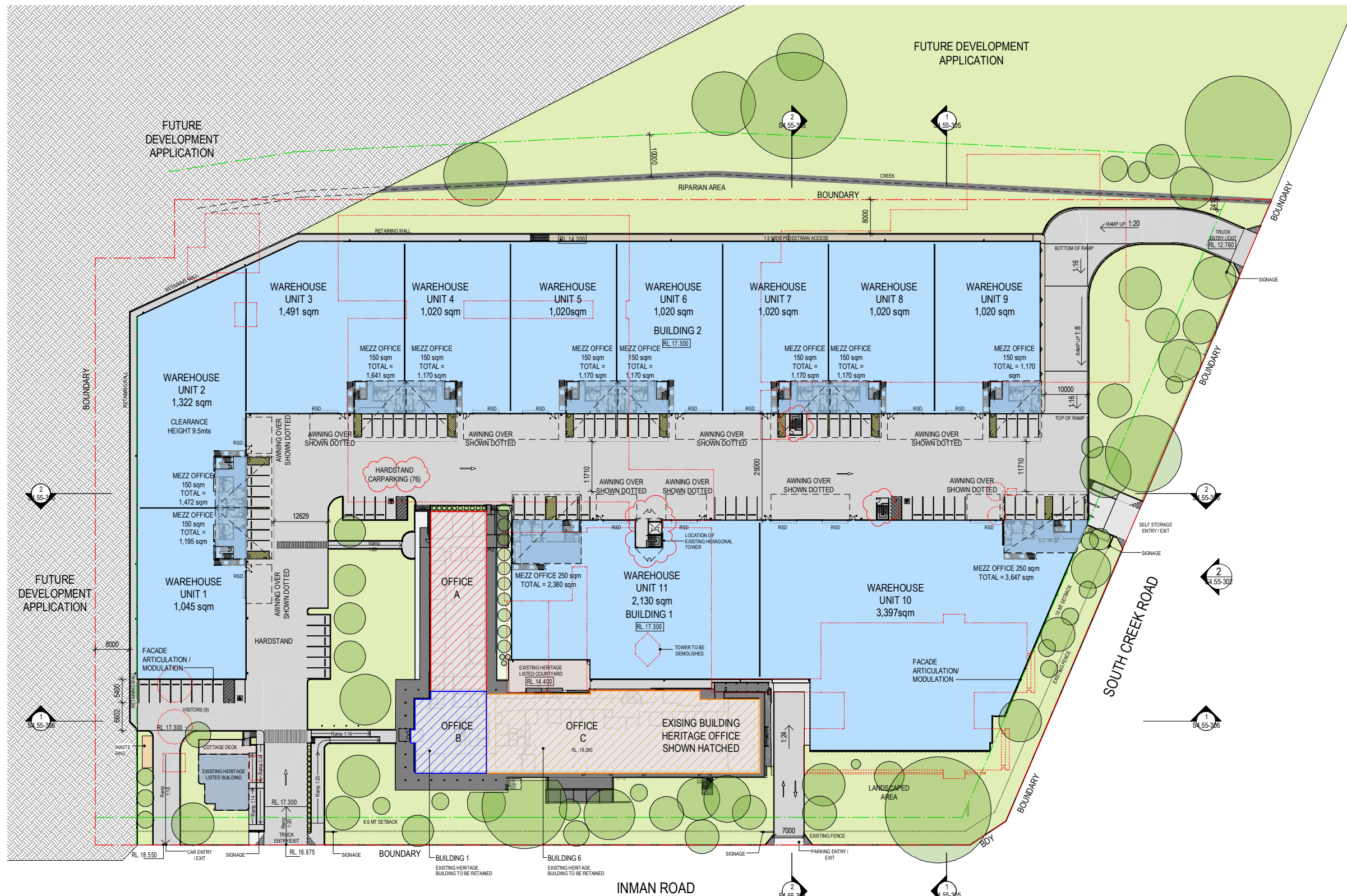
An aerial photograph of a suburban area. A red boundary outlines a specific plot of land in the center-right. This plot contains several buildings, including a large white-roofed industrial or commercial building. The surrounding area includes residential houses, green fields, and other commercial buildings. A scale bar in the bottom left corner indicates a distance of 1:4,514.

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	<p>DATE <b>12/10/2020</b></p>	<p>SCALE <b>As indicated @ A1</b></p>	<p>PROJECT NO. <b>19110</b></p>	<p>DWG NO. <b>S4.55-000</b></p>	<p>REVISION <b>4</b></p>



## DEMOLITION LEGEND:

WALL TO BE DEMOLISH



## AREA SCHEDULE

SITE AREA		37,031 sq.m
UNIT 1	WAREHOUSE	1,045 sq.m
	MEZZ 1	150 sq.m
UNIT 2	WAREHOUSE	1,322 sq.m
	MEZZ 2	150 sq.m
UNIT 3	WAREHOUSE	1,491 sq.m
	MEZZ 3	150 sq.m
UNIT 4	WAREHOUSE	1,020 sq.m
	MEZZ 4	150 sq.m
UNIT 5	WAREHOUSE	1,020 sq.m
	MEZZ 5	150 sq.m
UNIT 6	WAREHOUSE	1,020 sq.m
	MEZZ 6	150 sq.m
UNIT 7	WAREHOUSE	1,020 sq.m
	MEZZ 7	150 sq.m
UNIT 8	WAREHOUSE	1,020 sq.m
	MEZZ 8	150 sq.m
UNIT 9	WAREHOUSE	1,020 sq.m
	MEZZ 9	150 sq.m
UNIT 10	WAREHOUSE	3,397 sq.m
	MEZZ 10	250 sq.m
UNIT 11	WAREHOUSE	2,130 sq.m
	MEZZ 11	250 sq.m
TOTAL WH. AREA		15,501 sq.m
TOTAL MZZ. OFFICE AREA		1,850 sq.m
HERITAGE OFFICE		
OFFICE UNIT A		570 sq.m
GF - OFFICE UNIT B		309 sq.m
LV1 - OFFICE UNIT B		401 sq.m
LV-1 - OFFICE UNIT C		775 sq.m
GF - OFFICE UNIT C		1,124 sq.m
TOTAL HERITAGE OFFICE AREA		3,179 sq.m
EXISTING COTTAGE		124 sq.m
SELF STORAGE FACILITY		7,000 sq.m
HARDSTAND		5,621 sq.m
TOTAL GFA		27,654 sq.m
(includes basement carpark)		
CARPARKING		279 cars
SITE COVERAGE		66%

1 GROUND LEVEL

1 : 500

## SECTION 4.55 PRELIMINARY

## NORTHERN BEACHES BUSINESS PARK

100 SOUTH CREEK ROAD. CROMER

CLIENT

EG

SBA  
ARCHITECTSCommercial Industrial Residential Retail Interior Design  
Phone: 02 9221 9188 Web: www.sbaarch.com.au1 ISSUE FOR S4.55 SUBMISSION  
# DESCRIPTION12/10/2020  
DATETHESE DESIGNS, PLANS & SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF THE ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE.  
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TITLE GROUND FLOOR PLAN

DATE 12/10/2020 SCALE As indicated @ A1 PROJECT NO. 19110 DWG NO. S4.55-202 REVISION 1

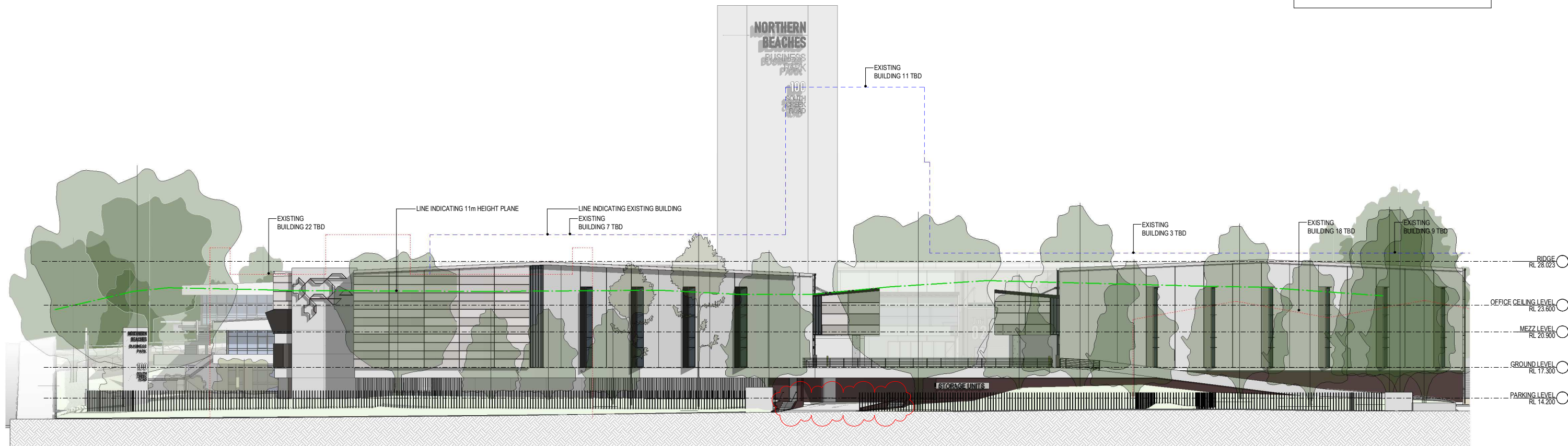


<b>SECTION 4.55</b>	<b>PRELIMINARY</b>
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LEGEND:

- EXISTING BUILDING TO BE DEMOLISH ENVELOPE LINE
- EXISTING BUILDING TO BE DEMOLISH BEYOND ENVELOPE LINE
- 11 LINE INDICATING 11m HEIGHT PLANE



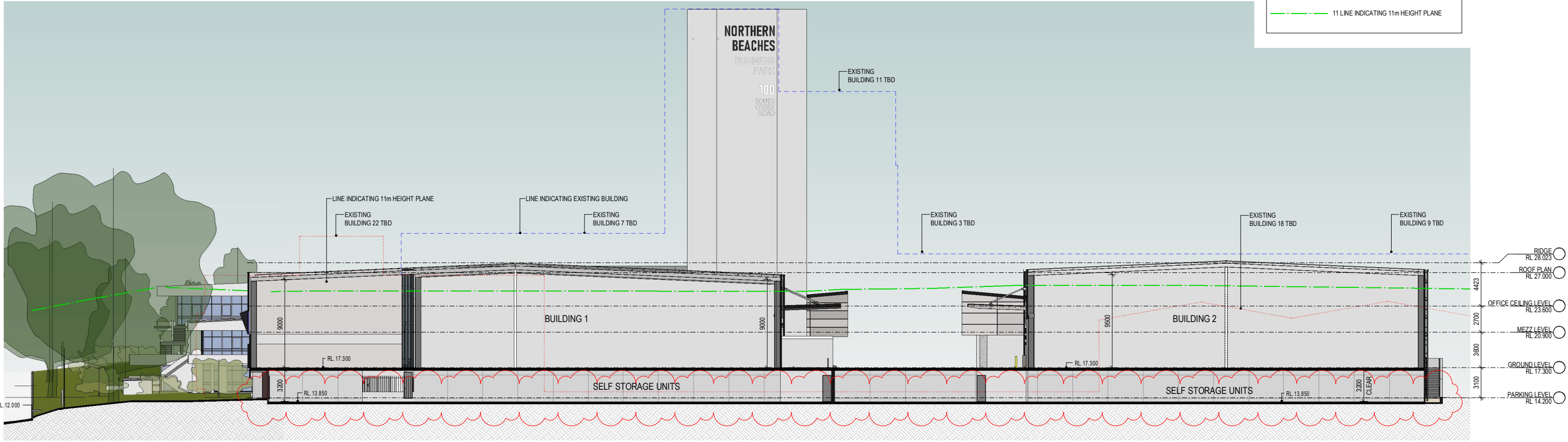
2 SOUTH CREEK RD ELEVATION 1 : 200

SECTION 4.55 PRELIMINARY

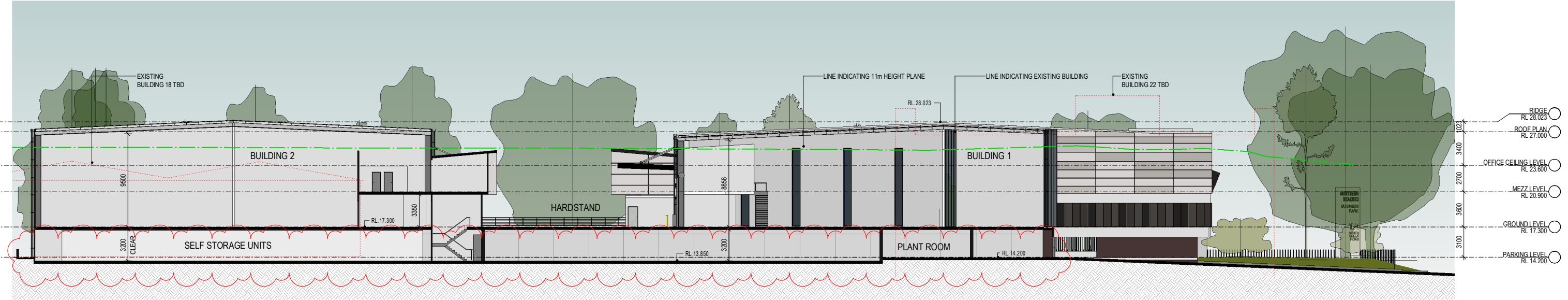
NORTHERN BEACHES BUSINESS PARK  
100 SOUTH CREEK ROAD. CROMER

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1 Section A 1:200



2 Section B 1:200

SECTION 4.55 PRELIMINARY

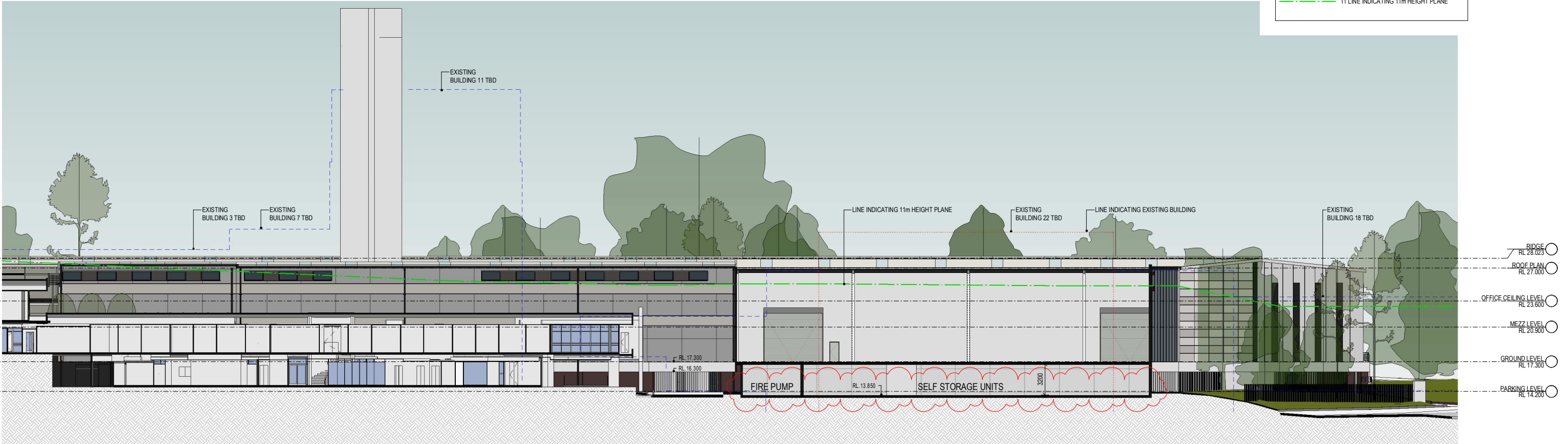
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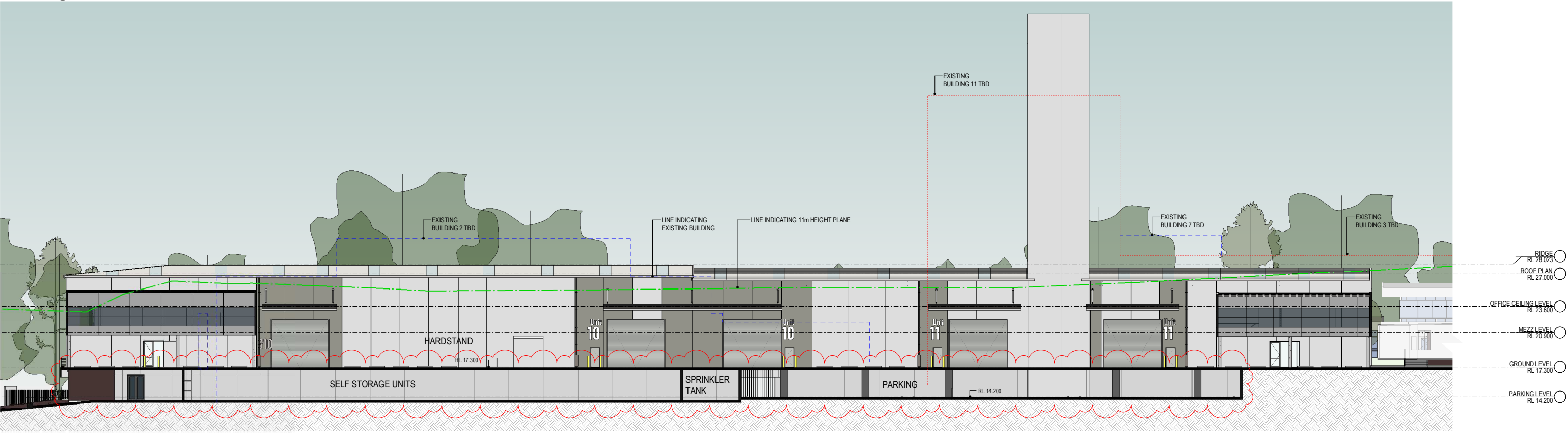


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1 Section C 1 : 200



2 Section D 1 : 200

SECTION 4.55 PRELIMINARY

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