

# NEW SELF STORAGE FACILITY

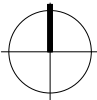
## 4 CROSS STREET, BROOKVALE



CROSS STREET PERSPECTIVE

### DRAWING LIST

- PREFIX 1923
- DA 000 Cover Sheet
  - DA 100 Site Location Plan
  - DA 101 Site Context Plan
  - DA 102 Existing Site Plan
  - DA 103 Existing Site Photographs
  - DA 200 Ground Floor Plan
  - DA 201 First Floor Plan
  - DA 202 Second Floor Plan
  - DA 203 Third Floor Plan
  - DA 204 Roof Plan
  - DA 300 Elevations 01
  - DA 301 Elevations 02
  - DA 302 Sections
  - DA 303 Signage



REV AMENDMENT DATE



**HARDING ARCHITECTS PTY LTD**  
6 REGENT STREET PRAHRAN VIC 3181 P 03 9525 2355  
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PROJECT  
**RENT A SPACE SELF STORAGE**  
**4 CROSS STREET**  
**BROOKVALE, NSW**  
DRAWING TITLE

COVER SHEET  
CLIENT

| RENT A SPACE |          |       |
|--------------|----------|-------|
| DATE         | SCALE    | DRAWN |
| OCT. 2019    | NTS      | SH    |
| DRAWING No   | REVISION |       |
| 1915 DA 000  |          |       |



SITE LOCATION PLAN

REV

AMENDMENT

DATE

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PROJECT

RENT A SPACE SELF STORAGE

4 CROSS STREET

BROOKVALE, NSW

DRAWING TITLE

SITE LOCATION PLAN

CLIENT

RENT A SPACE

DATE

SCALE

DRAWN

OCT. 2019

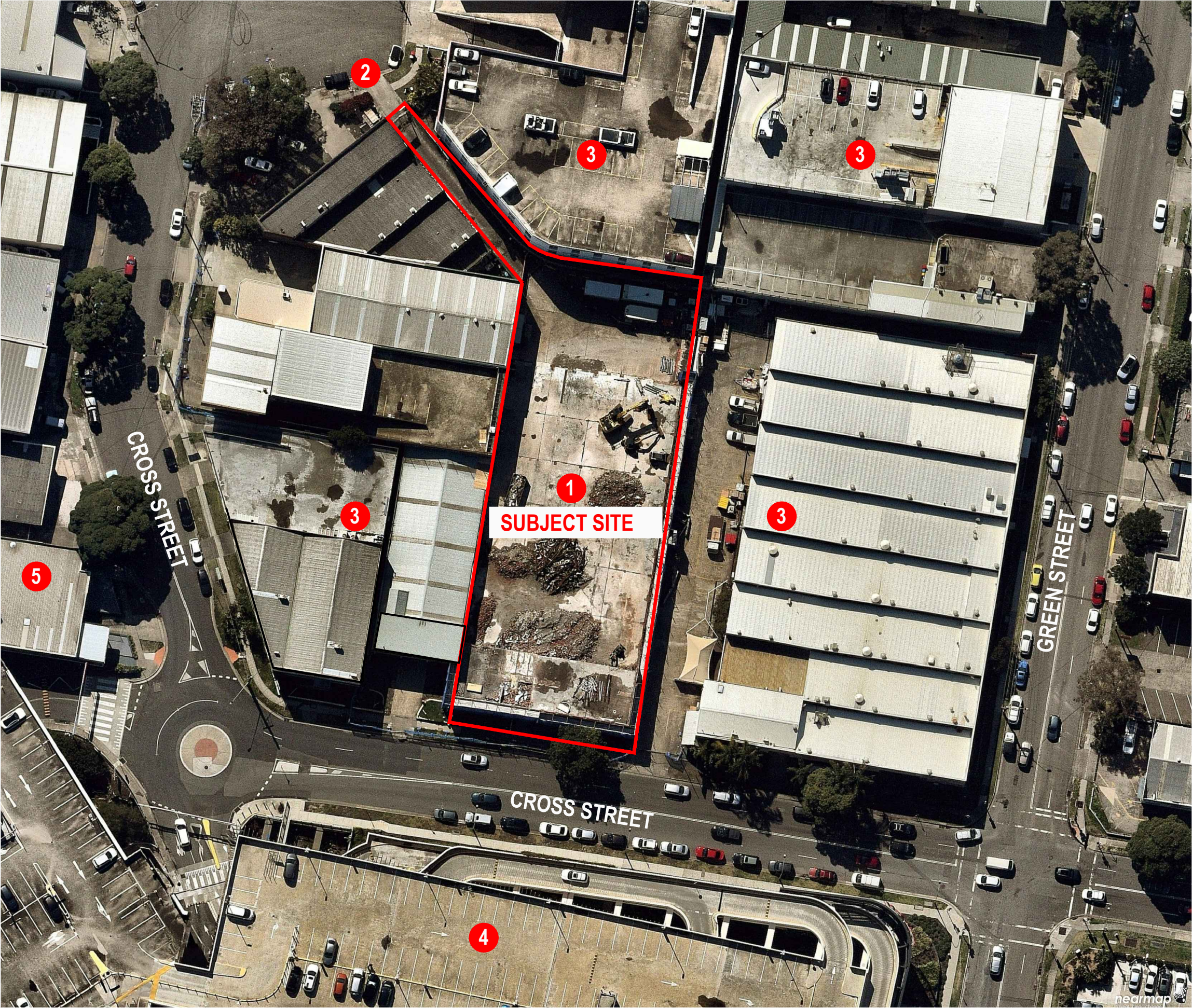
NTS

SH

DRAWING No

1915 DA 100

REVISION



SITE CONTEXT PLAN

KEY

- 1 SUBJECT SITE
- 2 REAR SITE ENTRANCE
- 3 ADJOINING COMMERCIAL / WAREHOUSE BUILDINGS
- 4 EXISTING WESTFIELD SHOPPING CENTRE & CARPARK
- 5 EXISTING WESTFIELD SHOPPING PRECINCT

REV AMENDMENT DATE

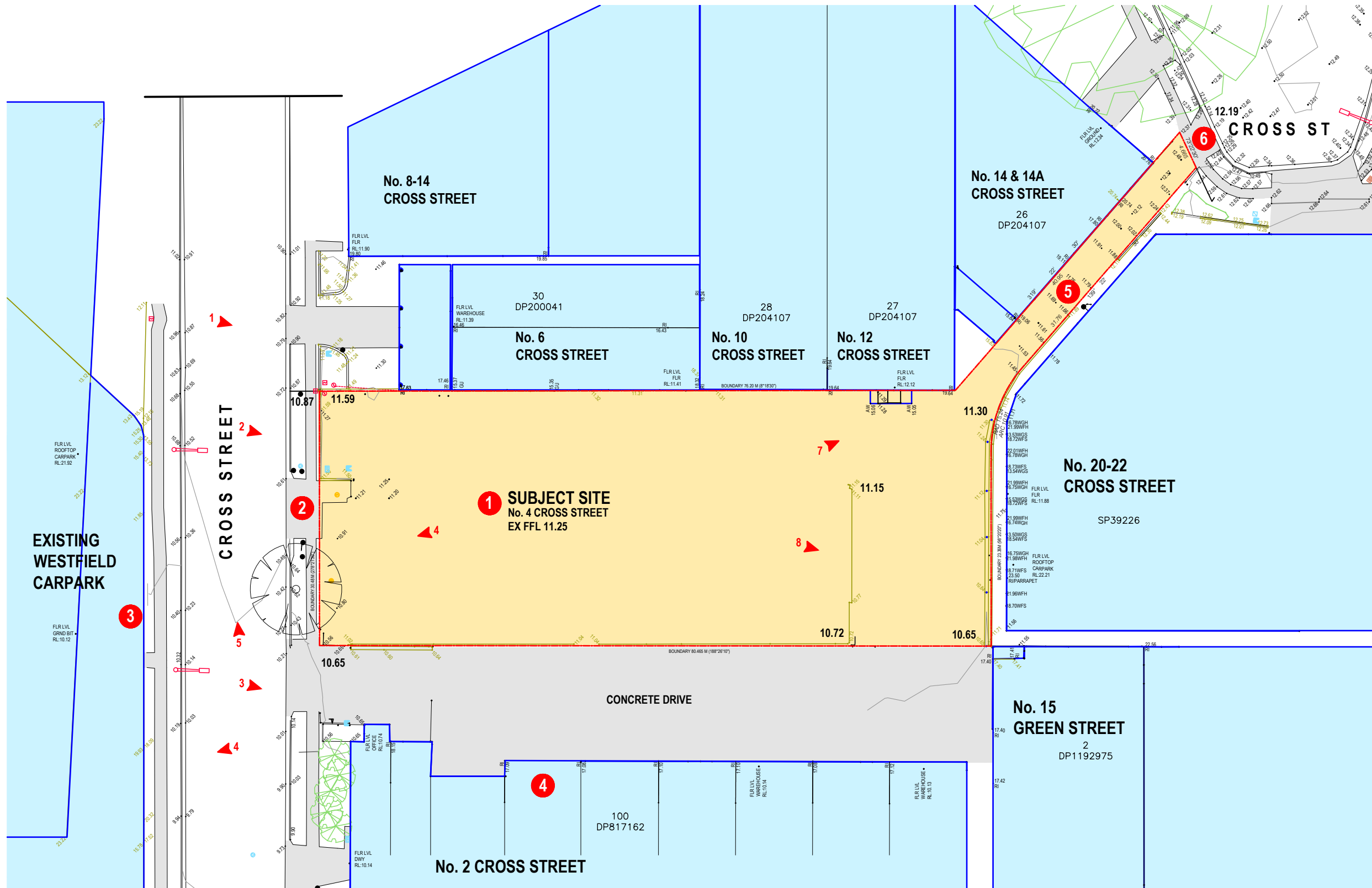
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RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW  
DRAWING TITLE

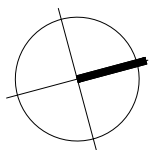
SITE CONTEXT PLAN  
CLIENT

|            |             |          |
|------------|-------------|----------|
| DATE       | SCALE       | DRAWN    |
| OCT. 2019  | NTS         | SH       |
| DRAWING No |             | REVISION |
|            | 1915 DA 101 |          |



## KEY

- Subject site
- Existing Adjoining Buildings
- Existing hard surface paving (concrete)
- Existing street tree to be retained & protected during the course of the works
- Levels to ahd (refer survey for full extent of levels)
- Site Boundary
- Direction of Photographs - refer DA 103



REV AMENDMENT DATE

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PROJECT

RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW  
DRAWING TITLE

EXISTING SITE PLAN  
CLIENT

RENT A SPACE  
DATE SCALE DRAWN  
OCT. 2019 1:500 SH  
DRAWING No REVISION  
1915 DA 102 A

## EXISTING SITE PLAN

### SITE ANALYSIS KEY

- The existing subject site is rectangular in shape and has a 30 m frontage to Cross Street with a side boundary of 80m. There is a rear driveway that leads to the northern section of Cross Street. The site formerly contained a Self Storage Facility (Rent A Space) that was damaged by fire in 2019. The site topography has a gentle fall along Cross Street, with approximately 600mm fall from the western boundary to the eastern.
- The existing site crossover is to be abandoned. Refer DA 200.
- Adjacent Westfield Shopping Centre Ramps and Carpark
- No. 2 Cross Street  
Adjacent Office / Warehouse Buildings
- Existing rear driveway provides access from the northern side of Cross Street
- Existing rear access crossover to be retained



1. CROSS SREET LOOKING NORTH TOWARDS SUBJECT SITE



2. SUBJECT SITE



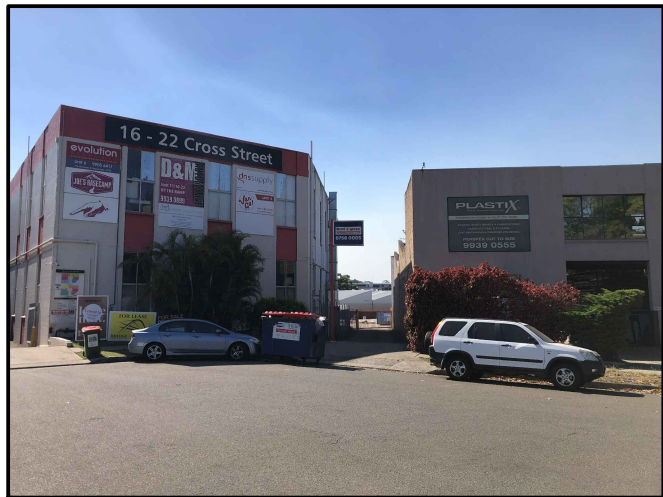
3. DRIVE TO ADJACENT WAREHOUSES



4. CROSS STREET LOOKING SOUTH - WESTFIELD SHOPPING CENTRE & CARPARK



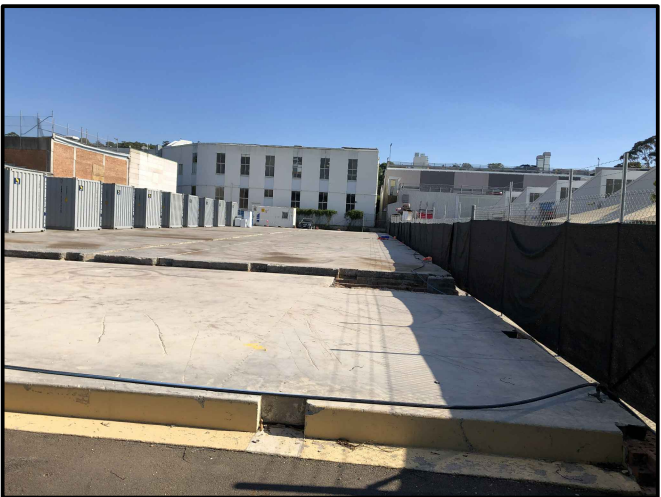
5. CROSS STREET LOOKING WEST



6. REAR ENTRANCE TO SITE



7. REAR ENTRANCE



8. FROM SITE LOOKING NORTH



9. FROM SITE LOOKING SOUTH

## EXISTING SITE PHOTOGRAPHS

REV AMENDMENT DATE

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PROJECT

**RENT A SPACE SELF STORAGE**  
**4 CROSS STREET**  
**BROOKVALE, NSW**

DRAWING TITLE

EXISTING SITE PHOTOGRAPHS

CLIENT

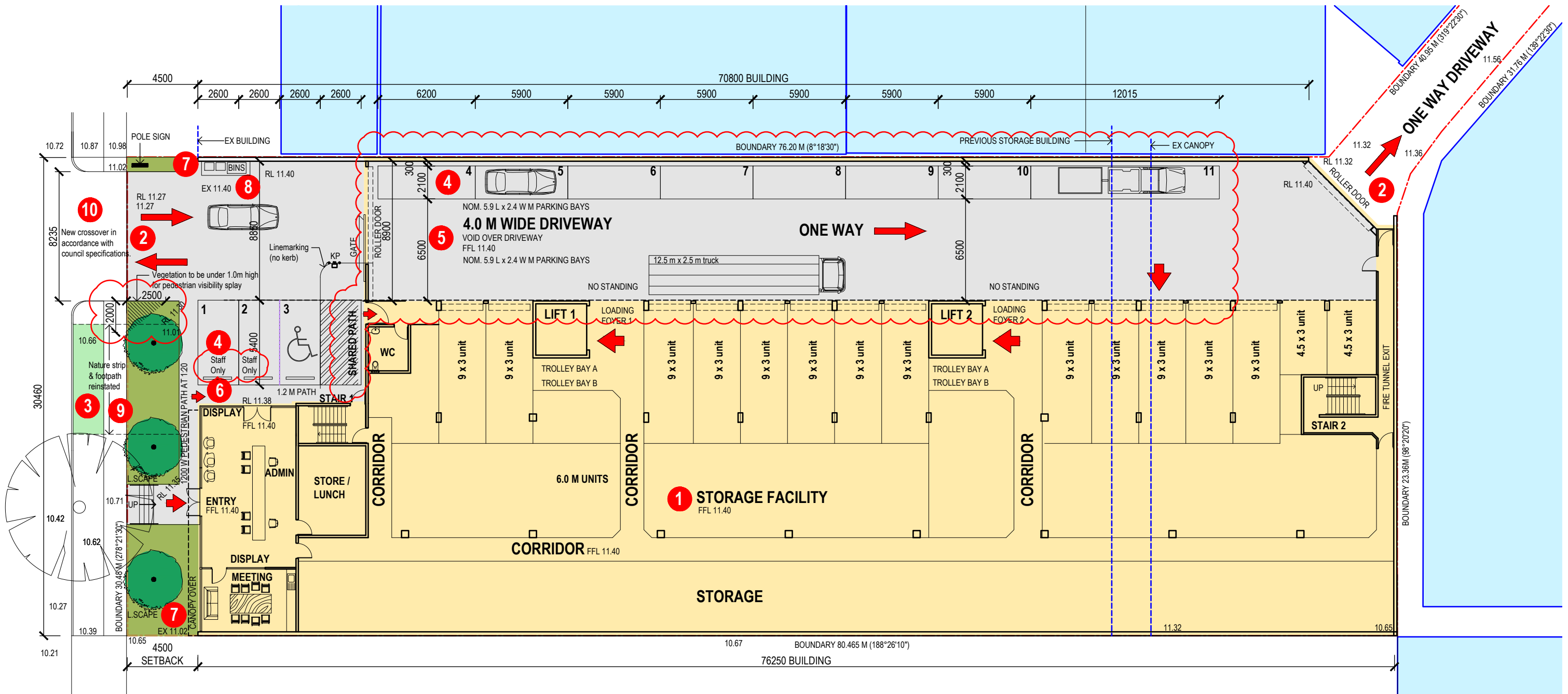
RENT A SPACE

DATE SCALE DRAWN

OCT. 2019 NTS SH

DRAWING No REVISION

1915 DA 103



# DESIGN RESPONSE

## PROPOSED GROUND FLOOR PLAN

### DESIGN SUMMARY

#### AREA ANALYSIS

|                                          |          |
|------------------------------------------|----------|
| EXISTING SITE AREA (excl. drive at rear) | 2,450 m² |
| FRONT PARKING AREA                       | 150 m²   |
| GROUND FLOOR AREA (GFA)                  | 2,095 m² |
| includes                                 |          |
| Administration                           | 115 m²   |
| Main Driveway                            | 560 m²   |
| Fire Tunnels, Stair 1 & Stair 2          | 70 m²    |
| FIRST FLOOR AREA                         | 1,590 m² |
| 2ND FLOOR AREA                           | 2,260 m² |
| 3RD FLOOR AREA                           | 2,260 m² |
| TOTAL BUILDING AREA                      | 8,345 m² |
| LANDSCAPED AREA                          | 75 m²    |

#### CAR PARKING

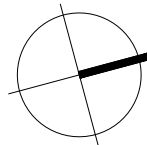
|                            |           |
|----------------------------|-----------|
| TOTAL No. OF CAR SPACES    | 11 spaces |
| (of which 1 is accessible) |           |

### KEY

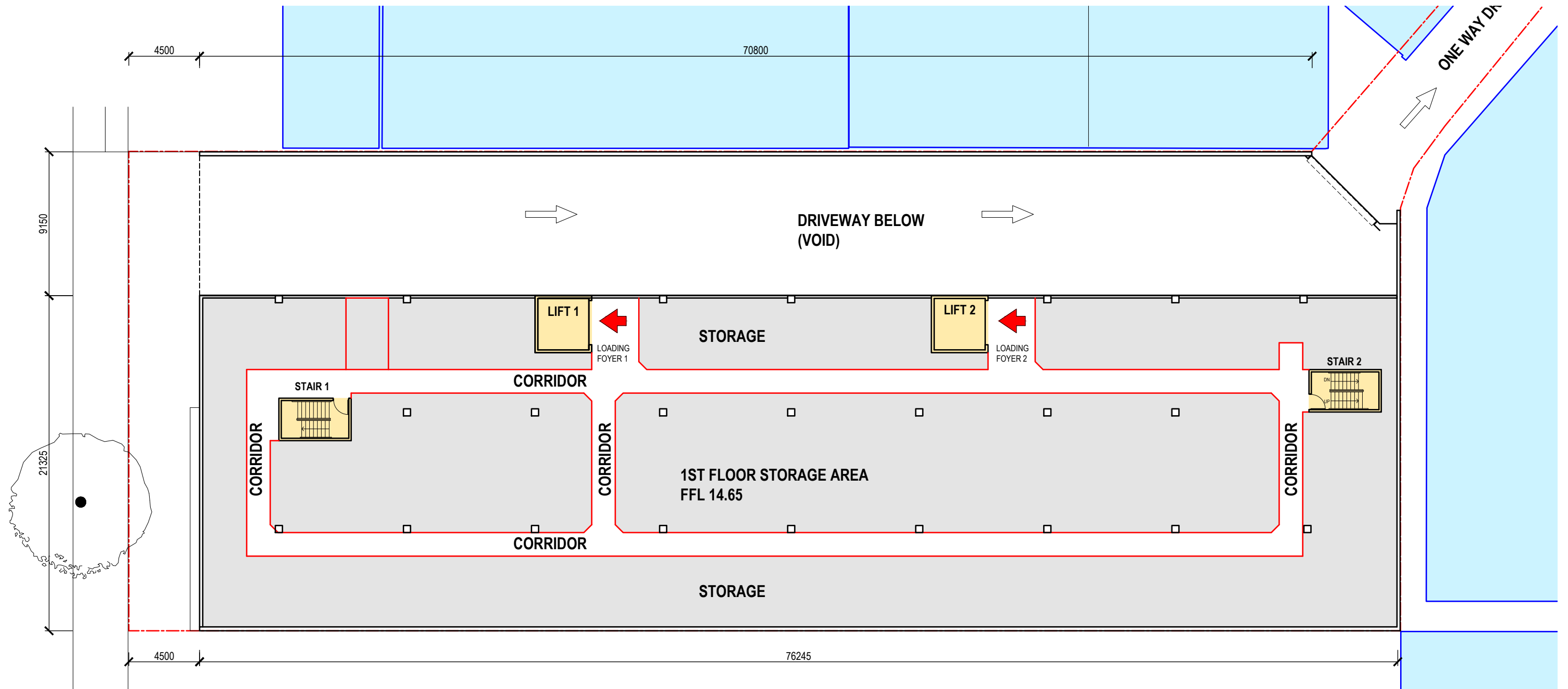
|          |                                                                   |
|----------|-------------------------------------------------------------------|
|          | Existing building footprint under previous development            |
|          | Existing Adjoining Building                                       |
|          | Proposed New Building                                             |
|          | Proposed new concrete paving                                      |
|          | <b>Soft Landscape</b><br>refer landscape plan for further details |
|          | Existing tree to be retained                                      |
|          | Proposed new tree                                                 |
|          | Proposed new garden area                                          |
|          | Proposed nature strip reinstatement area                          |
|          | Site Boundary                                                     |
| 24.52    | Existing site level (AHD)                                         |
| RL 24.60 | Proposed new site level (AHD)                                     |

### DESIGN RESPONSE

- 1 New self storage facility over 4 levels
- 2 Proposed vehicle site entry & exit via new crossover on Cross Street. Exit to the rear to be maintained
- 3 Existing crossover to be abandoned and nature strip reinstated including kerb and channel.
- 4 Proposed carparking - refer traffic report for justification
- 5 Proposed concrete driveway (one way) - minimum of 4.0 m wide and kept clear at all times
- 6 Proposed underground water tanks to feed irrigation system and supply toilet flushing. minimum storage capacity of 5,000 L
- 7 Proposed landscaping - refer landscape plan
- 8 Proposed waste bins location (to be located in timber screen). Refer WMP for details on bin types
- 9 New concrete footpath constructed in accordance with councils specifications & plans
- 10 New concrete crossovers to council specification



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|
| REV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | AMENDMENT   | DATE     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |          |
| <b>HA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |          |
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| PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |          |
| RENT A SPACE SELF STORAGE<br>4 CROSS STREET<br>BROOKVALE, NSW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |          |
| DRAWING TITLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |          |
| PROPOSED<br>GROUND FLOOR PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |          |
| CLIENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |          |
| RENT A SPACE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |          |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SCALE       | DRAWN    |
| OCT. 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1:250@A3    | SH       |
| DRAWING No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             | REVISION |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1915 DA 200 | C        |



PROPOSED - FIRST FLOOR PLAN

- KEY
- EXISTING ADJOINING BUILDINGS
  - CORRIDOR
  - STORAGE AREA
  - LIFT / STAIR CIRCULATION

REV AMENDMENT DATE

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PROJECT

RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW

DRAWING TITLE

PROPOSED  
FIRST FLOOR PLAN

CLIENT

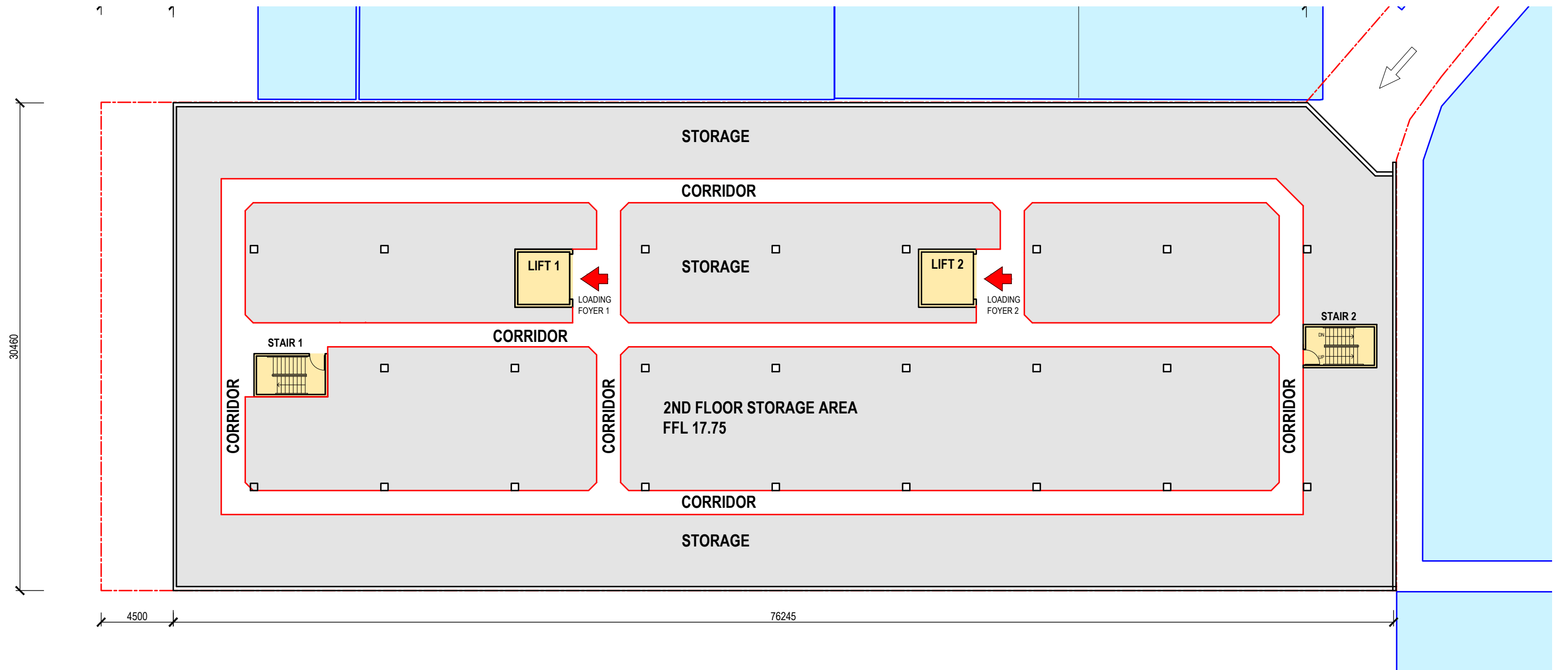
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DATE SCALE DRAWN

OCT. 2019 1:250@A3 SH

DRAWING No REVISION

1915 DA 201 A



PROPOSED - 2ND FLOOR PLAN

- KEY
- EXISTING ADJOINING BUILDINGS
  - CORRIDOR
  - STORAGE AREA
  - LIFT / STAIR CIRCULATION

REV

AMENDMENT

DATE

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PROJECT

RENT A SPACE SELF STORAGE

4 CROSS STREET

BROOKVALE, NSW

DRAWING TITLE

PROPOSED

SECOND FLOOR PLAN

CLIENT

RENT A SPACE

DATE

SCALE

DRAWN

OCT. 2019

1:250@A3

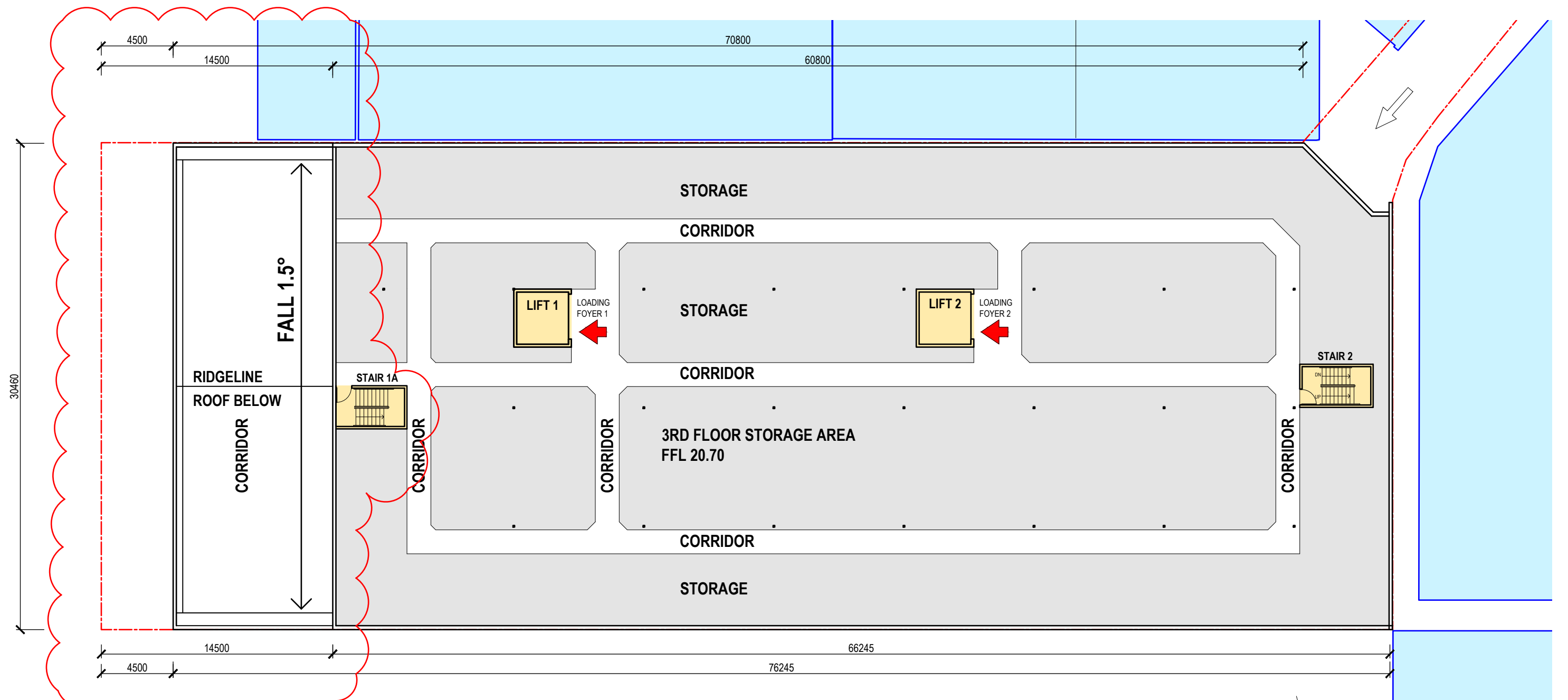
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DRAWING No

1915 DA 202

REVISION

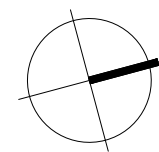
A



## PROPOSED - 3RD FLOOR PLAN

### KEY

- EXISTING ADJOINING BUILDINGS
- CORRIDOR
- STORAGE AREA
- LIFT / STAIR CIRCULATION



B 3rd Floor setback increased 10.08.2020

REV AMENDMENT DATE

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PROJECT

RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW

DRAWING TITLE

PROPOSED  
THIRD FLOOR PLAN

CLIENT

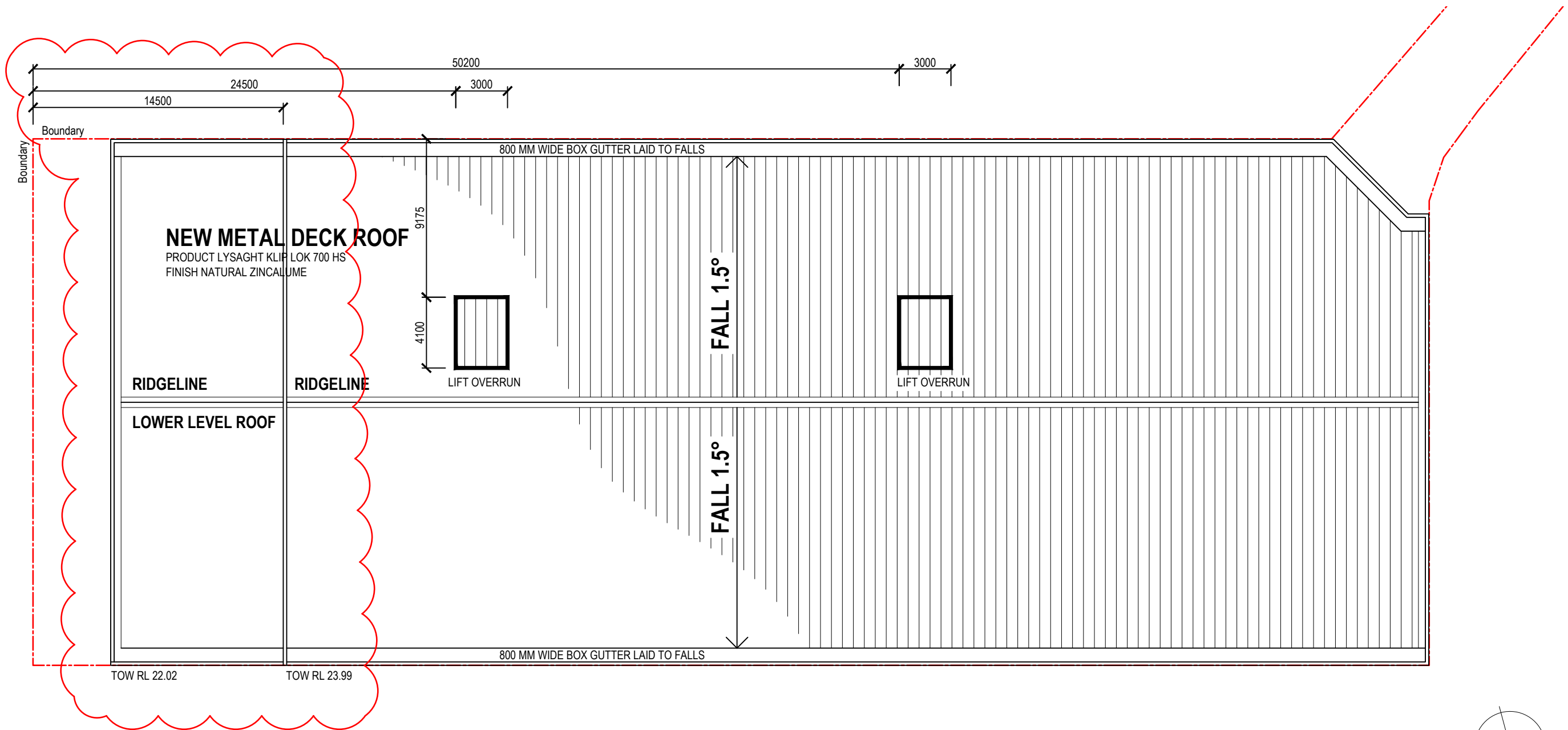
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DATE SCALE DRAWN

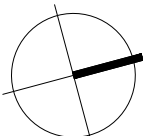
OCT. 2019 1:250@A3 SH

DRAWING No REVISION

1915 DA 203 B



PROPOSED ROOF PLAN



|     |                             |            |
|-----|-----------------------------|------------|
| C   | 3rd Floor setback increased | 10.08.2020 |
| B   | LIFT OVERRUN ADDED          | 22.06.2020 |
| REV | AMENDMENT                   | DATE       |

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PROJECT

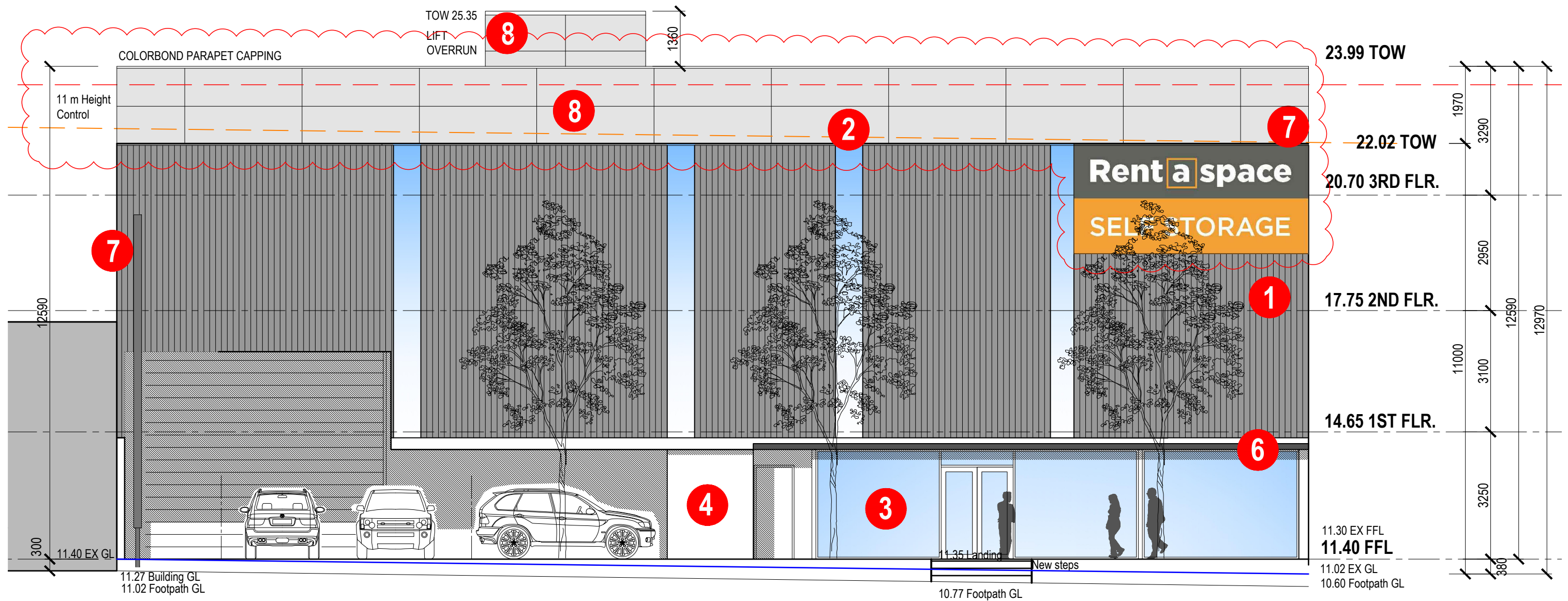
RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW

DRAWING TITLE

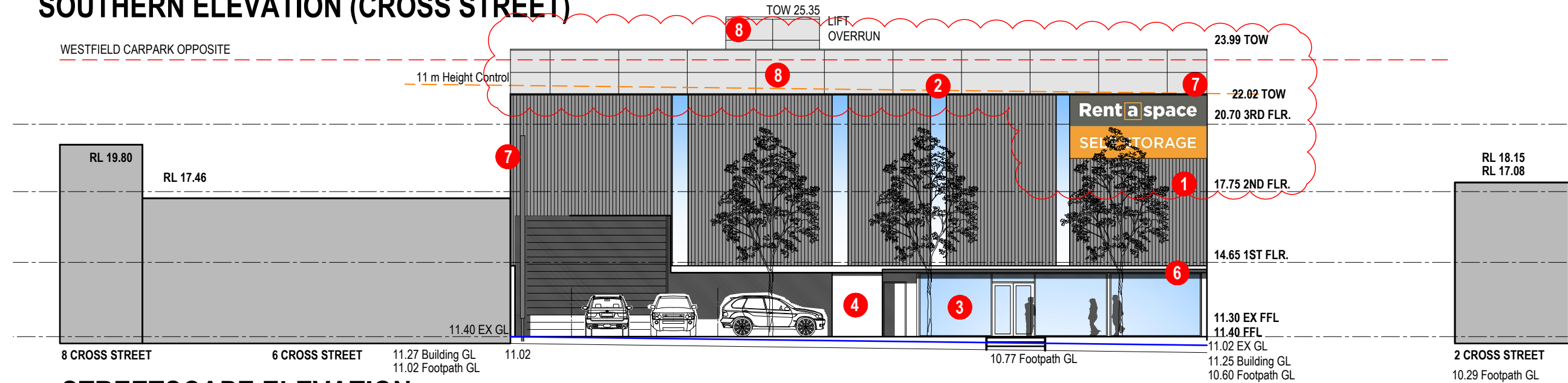
PROPOSED ROOF PLAN

CLIENT

|             |          |       |
|-------------|----------|-------|
| DATE        | SCALE    | DRAWN |
| OCT. 2019   | 1:250@A3 | SH    |
| DRAWING No  | REVISION |       |
| 1915 DA 204 | C        |       |



## SOUTHERN ELEVATION (CROSS STREET)



## STREETSCAPE ELEVATION SCALE 1:200

### FINISHES KEY

- |                                                       |                              |                  |                                                          |                                                                      |                                                                        |                                                    |                                                  |
|-------------------------------------------------------|------------------------------|------------------|----------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------|
| 1. COLORBOND METAL CLADDING FINISHED IN "BASALT MATT" | 2. SPANDREL / OPAQUE GLAZING | 3. GLAZING CLEAR | 4. PRECAST CONCRETE PANEL - PAINT FINISH IN "MATT WHITE" | 5. PRECAST CONCRETE PANEL - PROFILED & PAINT FINISH IN "BASALT MATT" | 6. METAL AWNING FASCIA - POWDERCOATED TO MATCH COLORBOND "BASALT MATT" | 7. RENT A SPACE SIGNAGE / POLE SIGN - REFER DA 303 | 8. COMPRESSED SHEET - PAINT FINISH IN LIGHT GREY |
|-------------------------------------------------------|------------------------------|------------------|----------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------|

B 3rd Floor setback increased 10.08.2020  
A LIFT OVERRUN ADDED 22.06.2020

REV AMENDMENT DATE

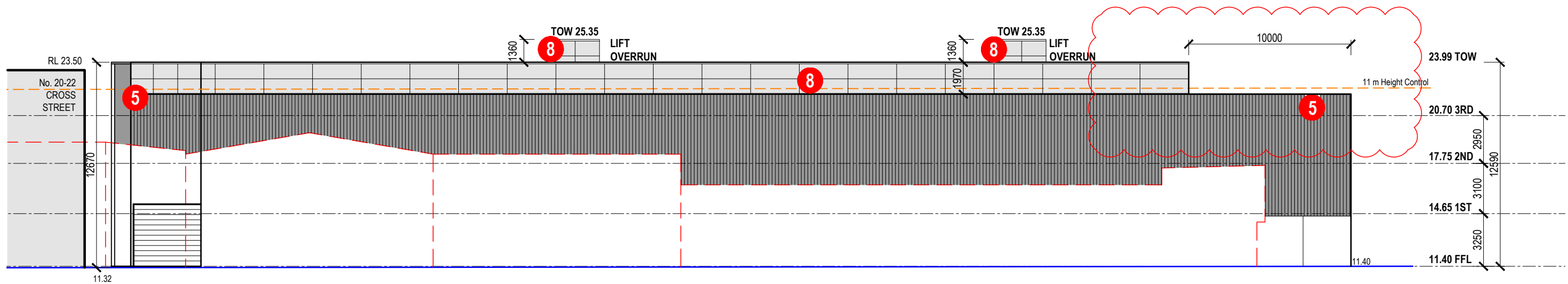
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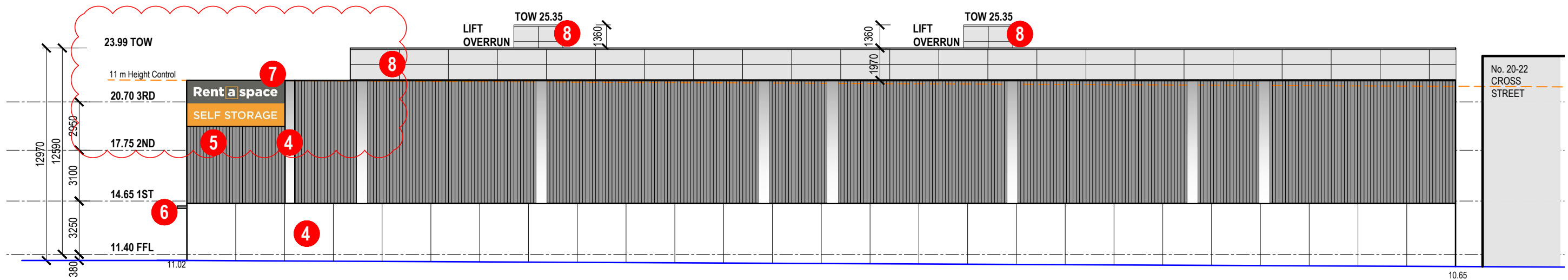
PROJECT  
RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW  
DRAWING TITLE

PROPOSED ELEVATIONS 01  
CLIENT

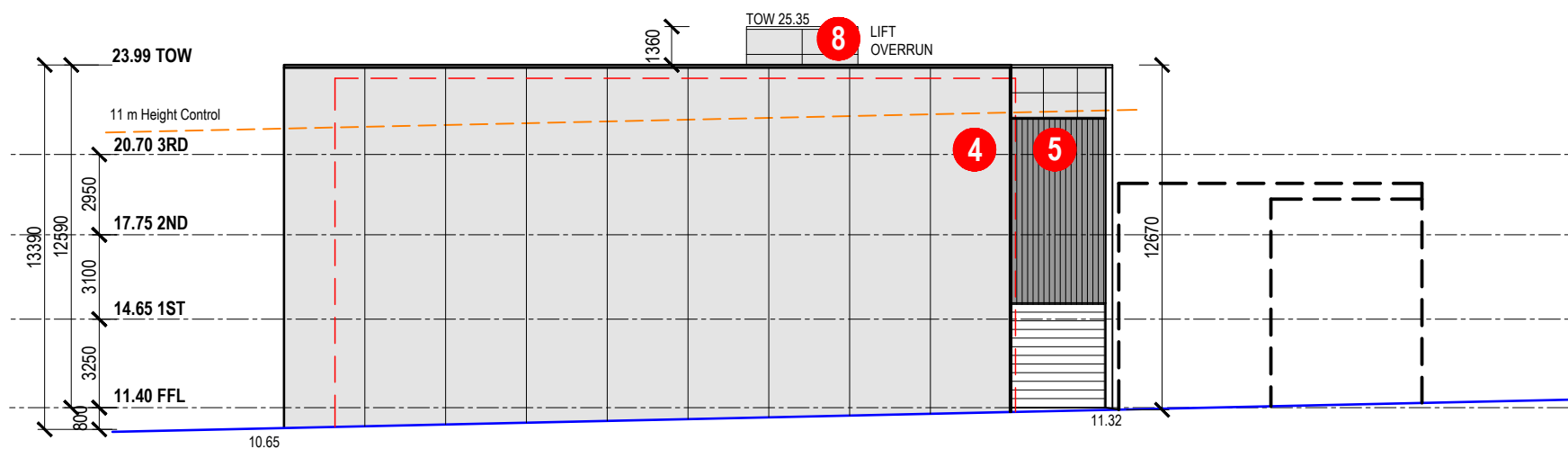
RENT A SPACE  
DATE SCALE DRAWN  
OCT. 2019 1:100 SH  
DRAWING No REVISION  
1915 DA 300 B1



WESTERN ELEVATION



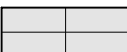
EASTERN ELEVATION



REAR ELEVATION

## FINISHES KEY

- |                                                                                     |                                                          |                                                                                     |                                                                      |                                                                                       |                                                                        |
|-------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|  | 1. COLORBOND METAL CLADDING FINISHED IN "BASALT MATT"    |  | 2. SPANDREL / OPAQUE GLAZING                                         |  | 3. GLAZING CLEAR                                                       |
|  | 4. PRECAST CONCRETE PANEL - PAINT FINISH IN "MATT WHITE" |  | 5. PRECAST CONCRETE PANEL - PROFILED & PAINT FINISH IN "BASALT MATT" |  | 6. METAL AWNING FASCIA - POWDERCOATED TO MATCH COLORBOND "BASALT MATT" |

- |                                                                                       |                                                    |
|---------------------------------------------------------------------------------------|----------------------------------------------------|
|  | 7. RENT A SPACE SIGNAGE / POLE SIGN - REFER DA 303 |
|  | 8. COMPRESSED SHEET - PAINT FINISH IN LIGHT GREY   |

B 3rd Floor setback increased 10.08.2020  
A LIFT OVERRUN ADDED 22.06.2020  
REV AMENDMENT DATE

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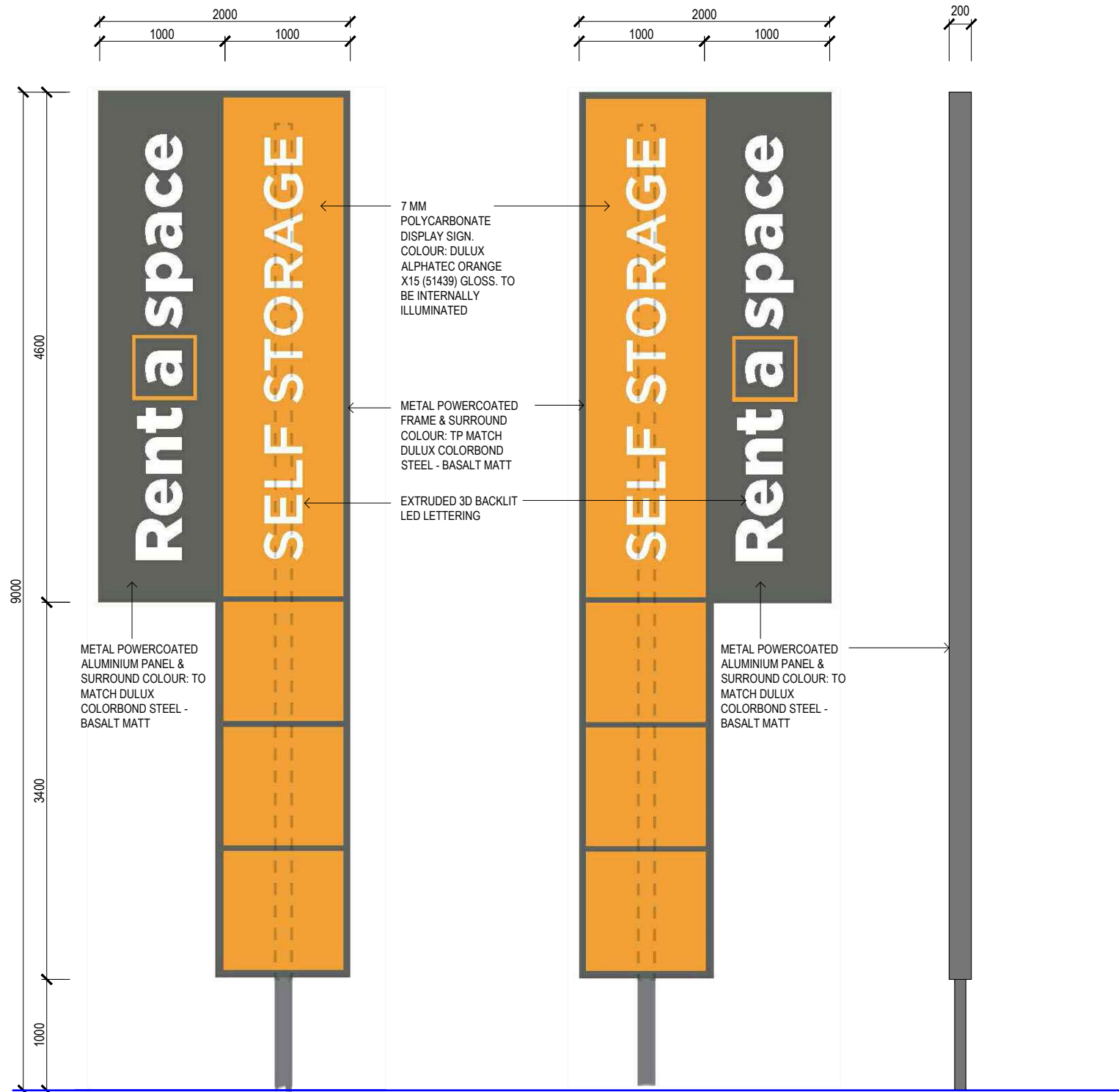
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PROJECT  
RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW  
DRAWING TITLE

PROPOSED ELEVATIONS 02  
CLIENT  
RENT A SPACE  
DATE SCALE DRAWN  
OCT. 2019 1:250@A3 SH  
DRAWING No REVISION  
1915 DA 301 B1



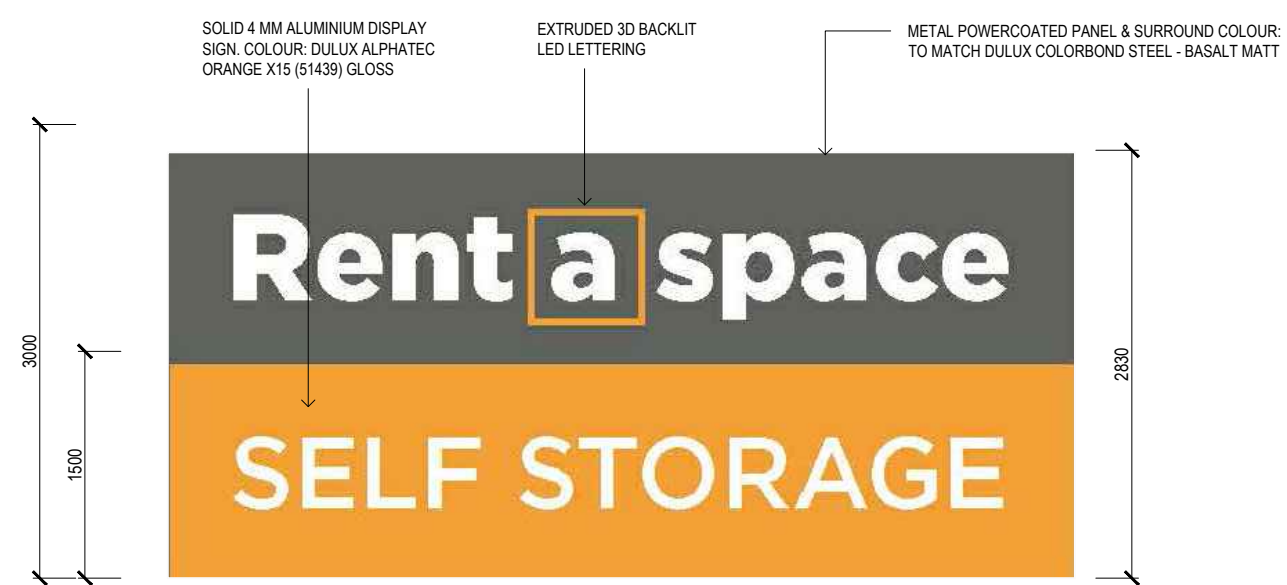
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FRONT VIEW REAR VIEW SIDE VIEW - TYPICAL

- CONSTRUCTION NOTES**
- DOUBLE SIDED ILLUMINATED PLINTH
  - PYLON TO BE CLAD IN 2 MATERIALS - ALUMINIUM & POLYCARBONATE AND PREFINISHED IN CORPORATE COLOURS AS NOTED.
  - LOGOS & TEXT TO BE EXTRUDED & BACKLIT LED
  - POLYCARBONATE TO BE INTERNALLY ILLUMINATED

## SIGNAGE

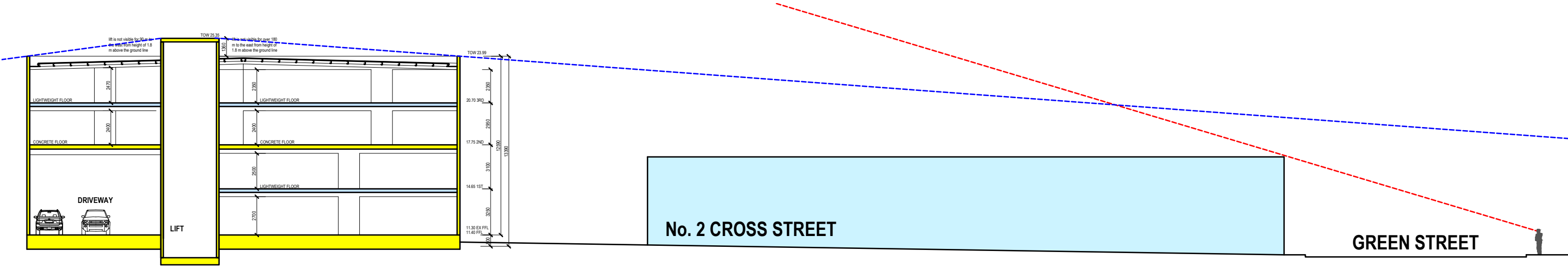


### BUILDING SIGNAGE - 2 No. SIGNS TOTAL

**CONSTRUCTION NOTES**

- BUILDING SIGNAGE TO BE CONSTRUCTED FROM SOLID ALUMINIUM AND PRE-FINISHED IN CORPORATE COLOURS AS NOTED.
- LOGOS & TEXT TO BE EXTRUDED & BACKLIT LED

| REV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | AMENDMENT | DATE  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| <b>HA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |       |
| HARDING ARCHITECTS PTY LTD<br>6 REGENT STREET PRAHRAN VIC 3181 P 03 9525 2355<br>ABN 64 172 402 953 E office@hardingarchitects.com.au                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |       |
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| PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |       |
| RENT A SPACE SELF STORAGE<br>4 CROSS STREET<br>BROOKVALE, NSW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |       |
| DRAWING TITLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |       |
| PROPOSED SIGNAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |       |
| CLIENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |       |
| RENT A SPACE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |       |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SCALE     | DRAWN |
| OCT. 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1:50@A3   | SH    |
| DRAWING No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | REVISION  |       |
| 1915 DA 303                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |       |



No. 4 CROSS STREET

SECTION A 1:275



GREEN STREET SIGHTLINES LOOKING TO THE SITE



REV AMENDMENT DATE

**HA**  
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PROJECT  
RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW  
DRAWING TITLE

SIGHTLINE DIAGRAM  
CLIENT

RENT A SPACE  
DATE SCALE DRAWN  
OCT. 2019 1:275 SH  
DRAWING No REVISION  
1915 DA 304



FRONT PERSPECTIVE



FRONT PERSPECTIVE - ADJOINING BUILDINGS @ 11m HEIGHT SHADED IN ORANGE

A 3rd Floor setback increased 10.08.2020  
REV AMENDMENT DATE

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PROJECT  
**RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW**  
DRAWING TITLE

**3D PERSPECTIVES  
FRONT VIEW**  
CLIENT

|              |          |       |
|--------------|----------|-------|
| RENT A SPACE |          |       |
| DATE         | SCALE    | DRAWN |
| AUG 2020     | NTS      | SH    |
| DRAWING No   | REVISION |       |
| 1915 DA 400  | A        |       |



EAST PERSPECTIVE



EAST PERSPECTIVE  
ADJOINING BUILDINGS @ 11m WITH DRIVEWAY RETAINED



EAST PERSPECTIVE  
ADJOINING BUILDINGS @ 11m, NO DRIVEWAY

A 3rd Floor setback increased 10.08.2020  
REV AMENDMENT DATE

**HA**  
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PROJECT  
**RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW**  
DRAWING TITLE  
**3D PERSPECTIVES  
EAST VIEW**  
CLIENT

| RENT A SPACE |          |       |
|--------------|----------|-------|
| DATE         | SCALE    | DRAWN |
| AUG 2020     | NTS      | SH    |
| DRAWING No   | REVISION |       |
| 1915 DA 401  | A        |       |



WEST PERSPECTIVE



WEST PERSPECTIVE  
ADJOINING BUILDINGS @ 11m

A 3rd Floor setback increased 10.08.2020  
REV AMENDMENT DATE

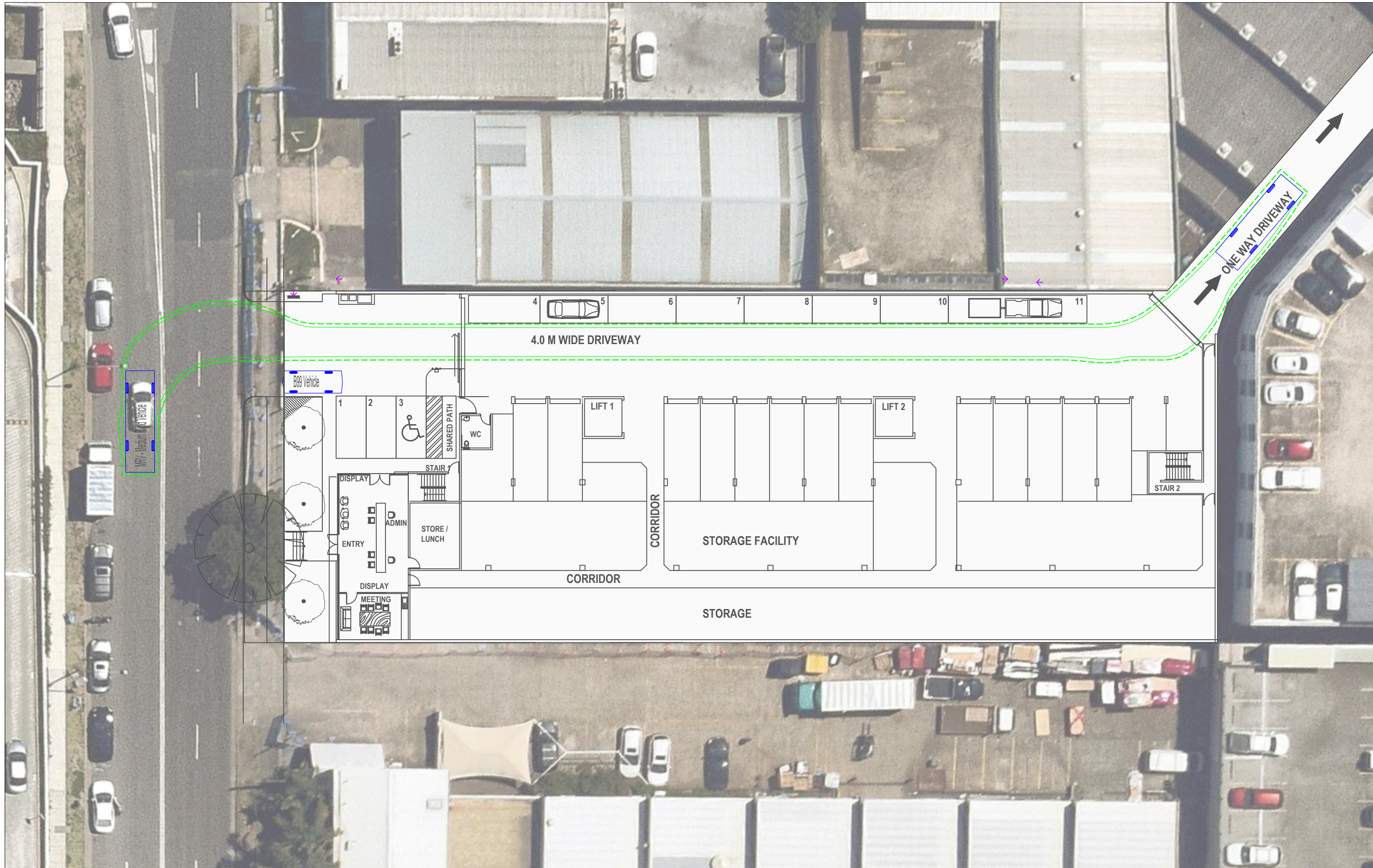
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PROJECT  
RENT A SPACE SELF STORAGE  
4 CROSS STREET  
BROOKVALE, NSW  
DRAWING TITLE

3D PERSPECTIVES  
WEST VIEW  
CLIENT

|              |          |       |
|--------------|----------|-------|
| RENT A SPACE |          |       |
| DATE         | SCALE    | DRAWN |
| AUG 2020     | NTS      | SH    |
| DRAWING No   | REVISION |       |
| 1915 DA 402  | A        |       |



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PO Box 1868  
Neutral Bay, NSW 2089  
www.vargatrafic.com.au  
Sydney, Australia

PROJECT  
RENT A SPACE

DRAWING TITLE  
8.8m MRV Swept Turning Path

ADDRESS  
4 Cross Street  
Brookvale

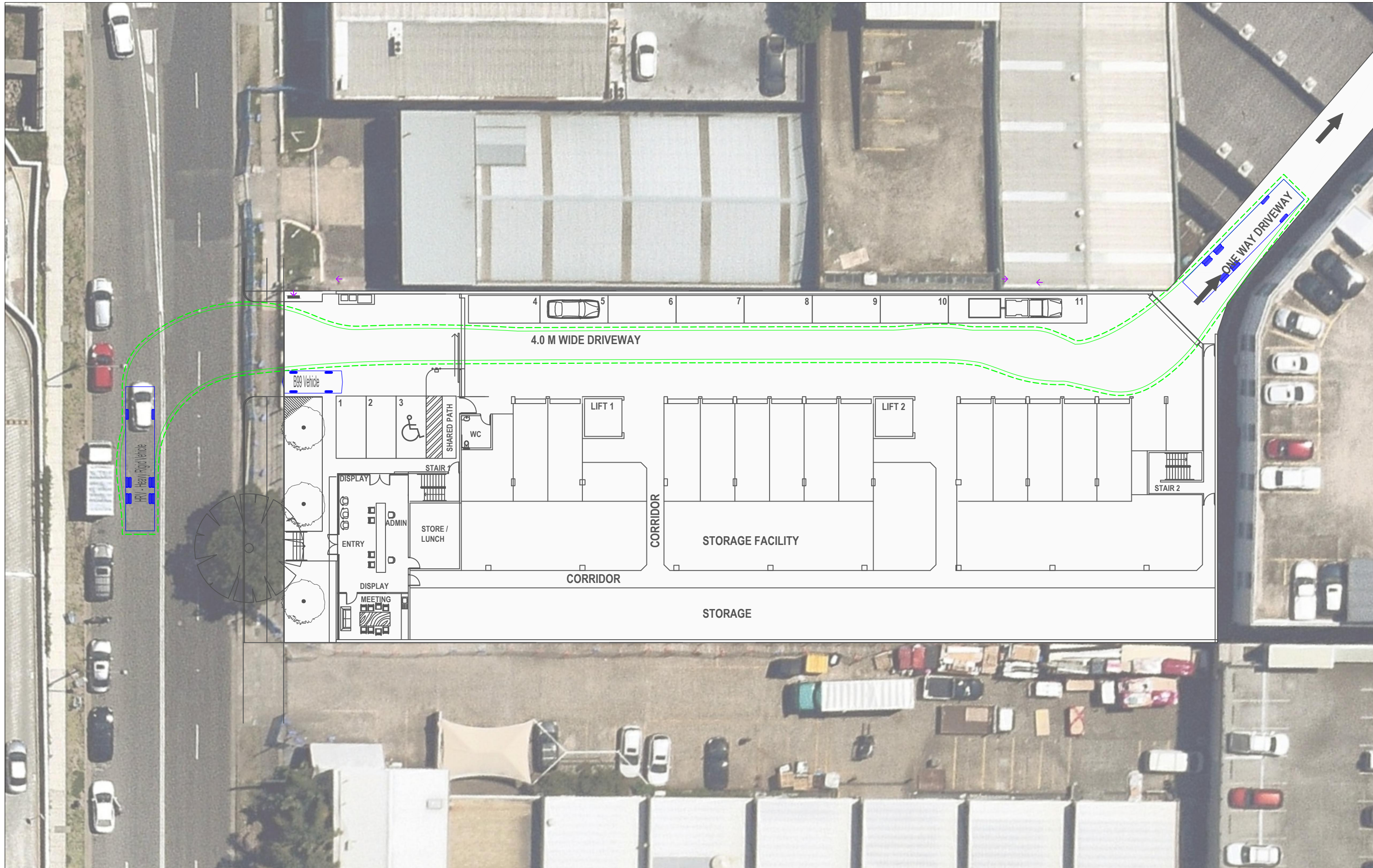
PROJECT NO.  
20090  
REVIEWED  
RV

1:300 @ A3

DATE DRAWN  
2020-4-7  
PREPARED  
TY

VARGA TRAFFIC PLANNING Pty Ltd  
Transport, Traffic and Parking Consultants





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20 Young Street  
Neutral Bay, NSW 2089  
www.vargatrafic.com.au  
Sydney, Australia

PROJECT  
RENT A SPACE

DRAWING TITLE  
12.5m HRV Swept Turning Path

ADDRESS  
4 Cross Street  
Brookvale

PROJECT NO.  
20090  
REVIEWED  
RV

1:300 @ A3

DATE DRAWN  
2020-4-7  
PREPARED  
TY

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Transport, Traffic and Parking Consultants

