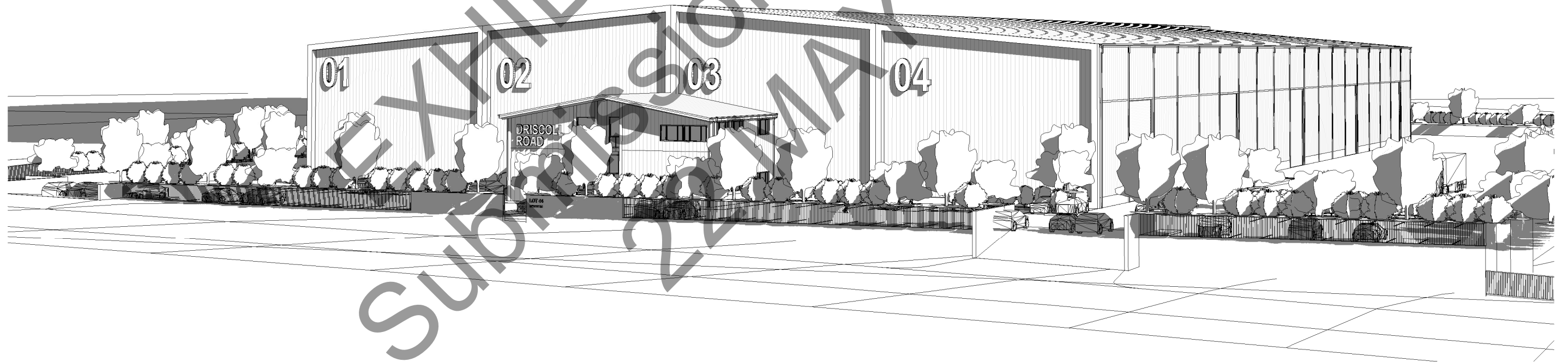


# PROPOSED WORKSHOP

## LOT 70 DROVERS ROAD NARRANDERA

### DRAWINGS SCHEDULE

A000	COVER PAGE
A001	CONCEPT DATA
A002	SITE ANALYSIS
A003	SITE PLAN
A100	GROUND FLOOR PLAN
A101	ROOF PLAN
A103	OFFICE PLANS
A200	ELEVATIONS
A300	SECTIONS
A400	SHADOW DIAGRAMS



Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
C	DA SET	12.04.2023	JS	JS
B	UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A	DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



Project  
PROPOSED WORKSHOP

Client  
M&M BHULLAR INVESTMENTS  
PTY LTD

Location  
LOT 70 DROVERS ROAD  
NARRANDERA

Drawing  
COVER PAGE

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Project Number  
**22\_034**

Drawing Number  
**A000**

Scale  
1 : 100 @ A1

Date Printed  
26/04/2023 5:18:42 PM

File Name  
Autodesk Docs/22\_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt

Issue  
**D**

## CONCEPT DATA

SITE CONSTRAINTS:	
SITE AREA (AFTER SUBDIVISION)	36,268 m <sup>2</sup>
NEW PROPOSED LOT	70
PREVIOUS LOT / DP (BEFORE SUBDIVISION)	LOT 70 DP 1288793
ADDRESS (BEFORE SUBDIVISION)	PATERSON PLACE NARRANDERA 2700
LAND ZONING	C2 - Environmental Conservation IN1 - General Industrial
MINIMUM LOT SIZE	400 ha
TERRESTRIAL BIODIVERSITY BIODIVERSITY	BIODIVERSITY
1.5 M BUFFER AROUND CLASSIFIED ROADS	CLASSIFIED ROAD ADJACENT
BUSHFIRE PRONE LAND	VEGETATION BUFFER VEGETATION CATEGORY
LAND NEAR ELECTRICAL INFRASTRUCTURE	THIS PROPERTY MAY BE LOCATED NEAR ELECTRICAL INFRASTRUCTURE AND COULD BE SUBJECT TO REQUIREMENTS LISTED UNDER ISEPP CLAUSE 45. PLEASE CONTACT ESSENTIAL ENERGY FOR MORE INFORMATION.
LAND NEAR HIGH PRESSURE PIPELINES	THIS PROPERTY MAY BE LOCATED NEAR HIGH PRESSURE PIPELINES AND COULD BE SUBJECT TO REQUIREMENTS LISTED UNDER ISEPP CLAUSE 66C. PLEASE CONTACT THE RELEVANT CONSENT AUTHORITY FOR MORE INFORMATION.
PROPOSED:	
AREA SCHEDULE	
OFFICE	504 m <sup>2</sup>
WORKSHOP 1	4244 m <sup>2</sup>
WORKSHOP 2	4244 m <sup>2</sup>
WORKSHOP 3	3364 m <sup>2</sup>
WORKSHOP 4	3364 m <sup>2</sup>
TOTAL GFA:	15719 m <sup>2</sup>
PROPOSED GFA	15,719 m <sup>2</sup>
PROPOSED FSR	0.44 : 1
PROPOSED PARKING	100 CAR SPACES (6 ACCESSIBLE CAR SPACES INCLUDED)
AREA SCHEDULE - LANDSCAPE	
LANDSCAPE	3116 m <sup>2</sup>
PROPOSED LANDSCAPE	9% OF TOTAL SITE AREA
SITE COVERAGE	42 % OF TOTAL SITE AREA (EXCLUDING DRIVEWAY ACCESS AND PARKING AREA)



LOCATION MAP

EXHIBITION COPY  
Submission 22 MAY 2023

Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
C	DA SET	12.04.2023	JS	JS
B	UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A	DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



Project  
PROPOSED WORKSHOP

Client  
M&M BHULLAR INVESTMENTS  
PTY LTD

Location  
LOT 70 DROVERS ROAD  
NARRANDERA

Drawing  
CONCEPT DATA

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Project Number <b>22_034</b>	Drawing Number <b>A001</b>	Issue <b>D</b>
Scale 1 : 100 @ A1	Date Printed 26/04/2023 5:18:43 PM	
File Name Autodesk Docs/22_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt		



**SITE ANALYSIS LEGEND**

SITE 36,268 m<sup>2</sup>  
 NEW PROPOSED LOT 70 - DP 1288793  
 PREVIOUS LOT / DP (BEFORE SUBDIVISION) LOT 77 DP 1284982

**SYMBOL LEGEND**

↔ ACCESS POINT

--- VEGETATION - TO BE REMOVED

1 SITE ANALYSIS  
 A200 1:1500



Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
C	DA SET	12.04.2023	JS	JS
B	UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A	DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



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Project  
 PROPOSED WORKSHOP

Client  
 M&M BHULLAR INVESTMENTS  
 PTY LTD

Location  
 LOT 70 DROVERS ROAD  
 NARRANDERA

Drawing  
 SITE ANALYSIS

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**PRELIMINARY**  
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Project Number  
**22\_034**

Drawing Number  
**A002**

Scale  
 As indicated @ A1

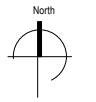
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File Name  
 Autodesk Docs/22\_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt

Issue  
**D**



1 SITE PLAN  
A200 1:1500



Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
C	DA SET	12.04.2023	JS	JS
B	UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A	DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



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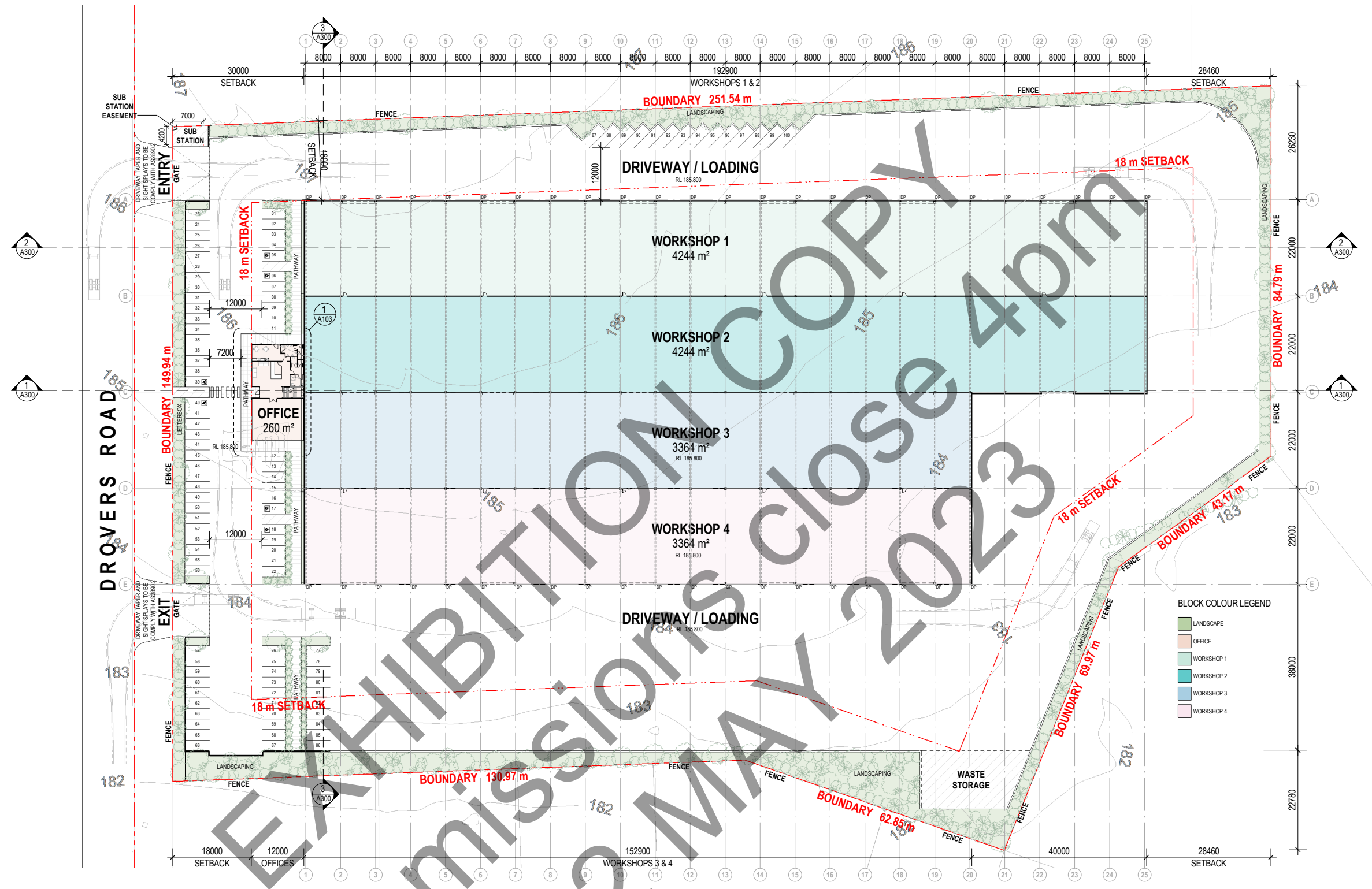
Project	Client	Location
PROPOSED WORKSHOP	M&M BHULLAR INVESTMENTS PTY LTD	LOT 70 DROVERS ROAD NARRANDERA

Drawing
SITE PLAN

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Project Number	Drawing Number	Issue
22_034	A003	D
Scale	Date Printed	
As indicated @ A1	26/04/2023 5:18:45 PM	
File Name	Autodesk Docs/22_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt	



1 GROUND FLOOR PLAN  
A200 1:500



STREET FENCE WITH ENTRY & EXIT GATE PROPOSAL



BOUNDARY FENCE ALONG SIDES & BACK PROPOSAL

Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
C	DA SET	12.04.2023	JS	JS
B	UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A	DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



Project  
PROPOSED WORKSHOP

Client  
M&M BHULLAR INVESTMENTS  
PTY LTD

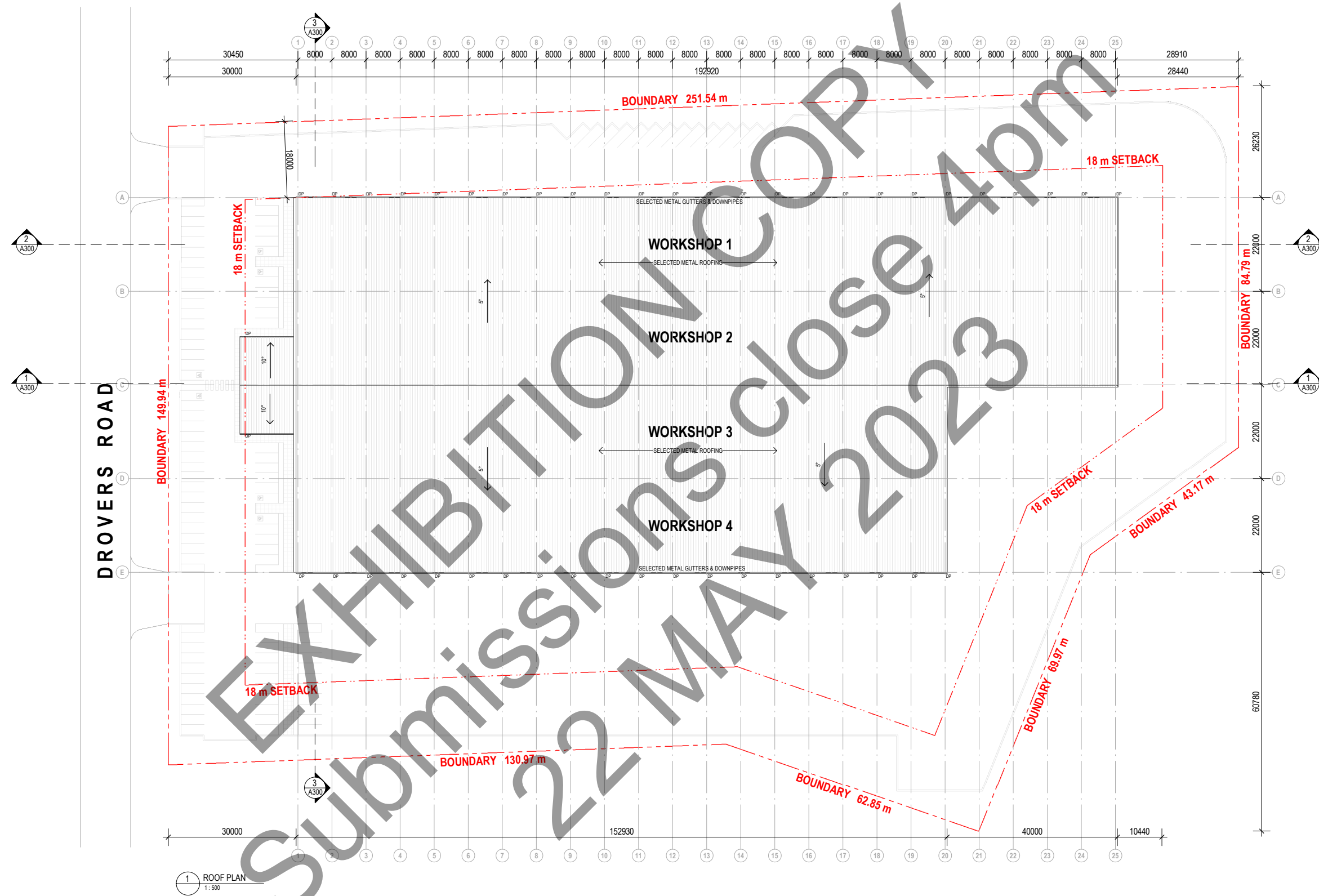
Location  
LOT 70 DROVERS ROAD  
NARRANDERA

Drawing  
GROUND FLOOR PLAN

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NOT TO BE USED DURING CONSTRUCTION

Project Number <b>22_034</b>	Drawing Number <b>A100</b>	Issue <b>D</b>
Scale As indicated @ A1	Date Printed 26/04/2023 5:19:06 PM	
File Name Autodesk Docs/22_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt		



1 ROOF PLAN  
1:500

Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
C	DA SET	12.04.2023	JS	JS
B	UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A	DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



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Project  
**PROPOSED WORKSHOP**

Client  
**M&M BHULLAR INVESTMENTS  
 PTY LTD**

Location  
**LOT 70 DROVERS ROAD  
 NARRANDERA**

Drawing  
**ROOF PLAN**

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Project Number  
**22\_034**

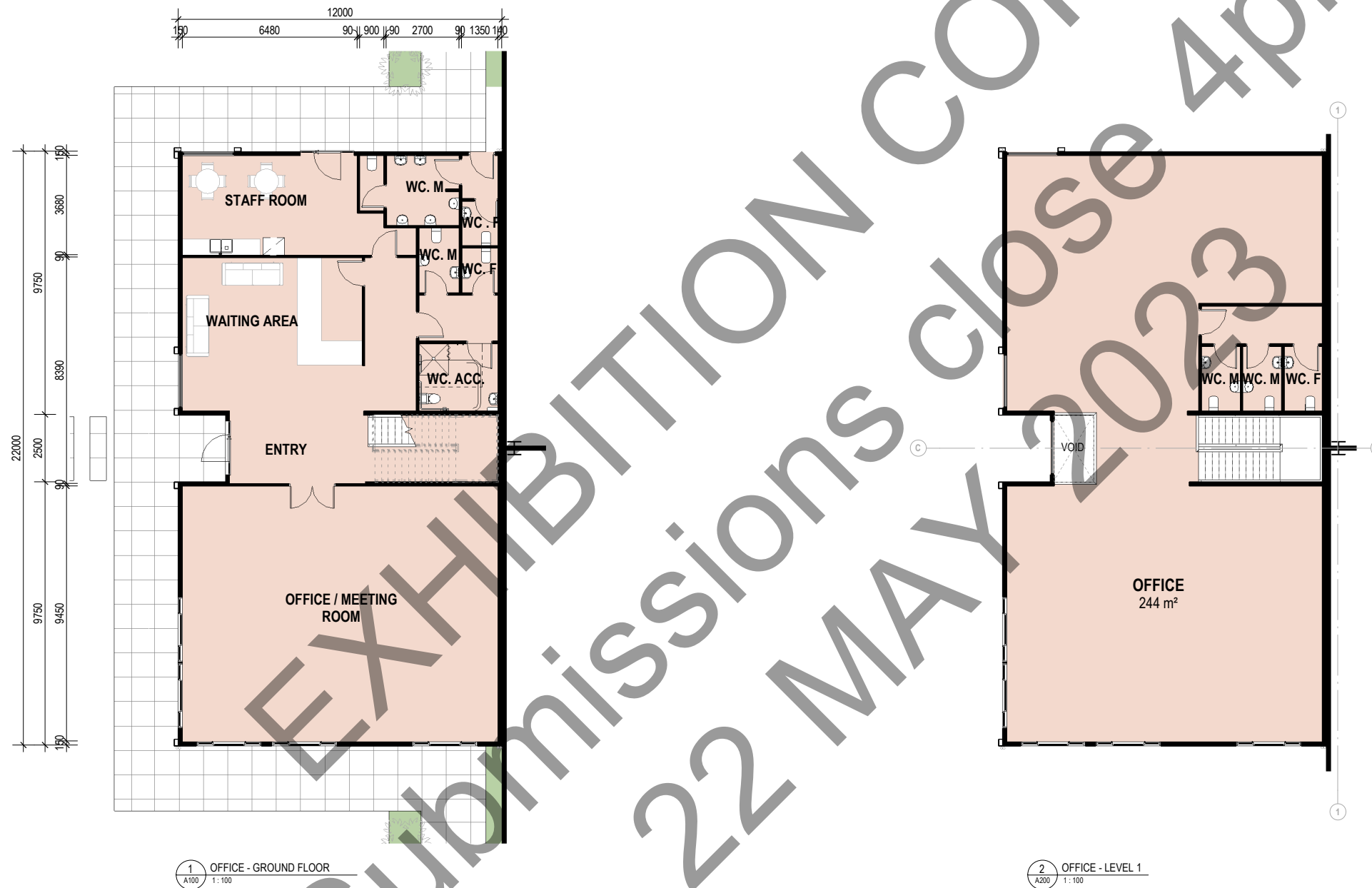
Drawing Number  
**A101**

Scale  
 As indicated @ A1

Date Printed  
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Issue  
**D**

File Name  
 Autodesk Docs/22\_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt



1 OFFICE - GROUND FLOOR  
A100 1:100

2 OFFICE - LEVEL 1  
A200 1:100

Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
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B	UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A	DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



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Project  
PROPOSED WORKSHOP

Client  
M&M BHULLAR INVESTMENTS  
PTY LTD

Location  
LOT 70 DROVERS ROAD  
NARRANDERA

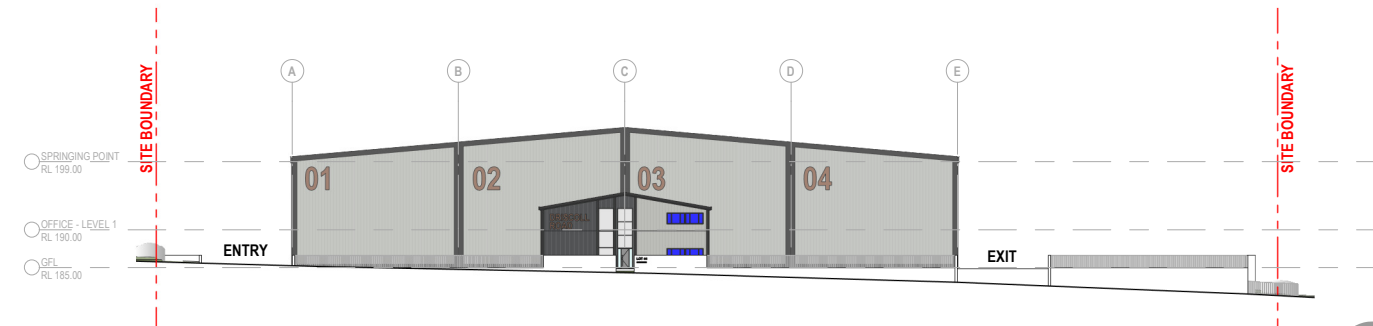
Drawing  
OFFICE PLANS

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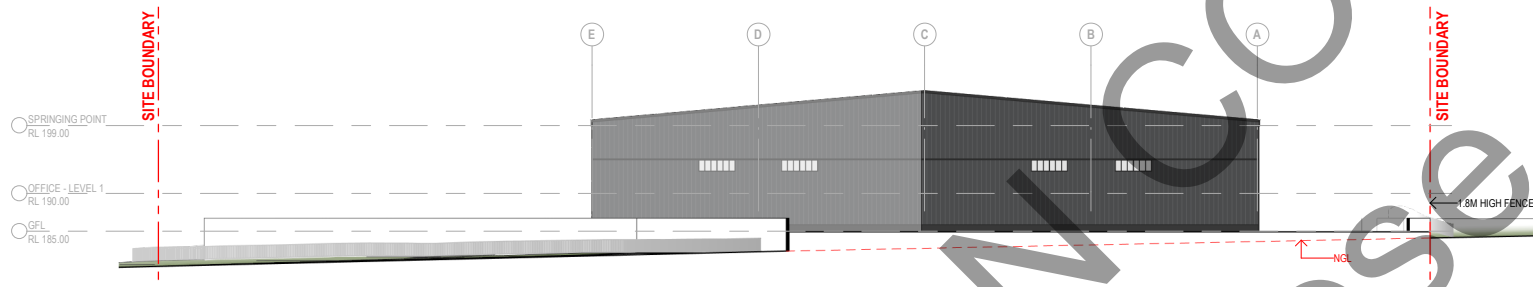
**PRELIMINARY**  
NOT TO BE USED DURING CONSTRUCTION

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Scale 1:100 @ A1	Date Printed 26/04/2023 5:19:12 PM	
File Name Autodesk Docs/22_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt		

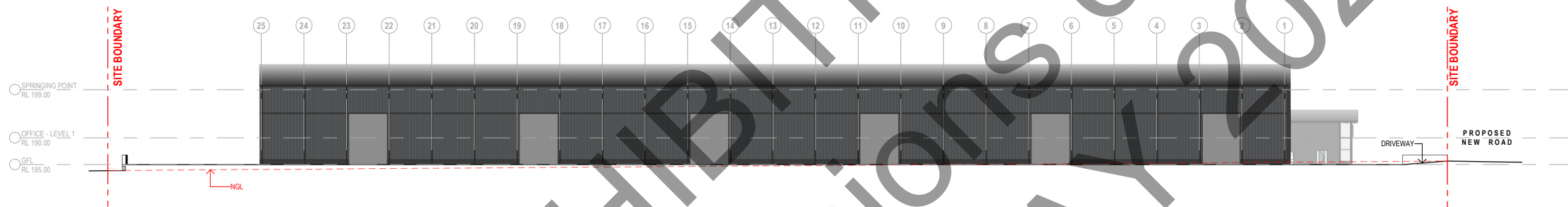




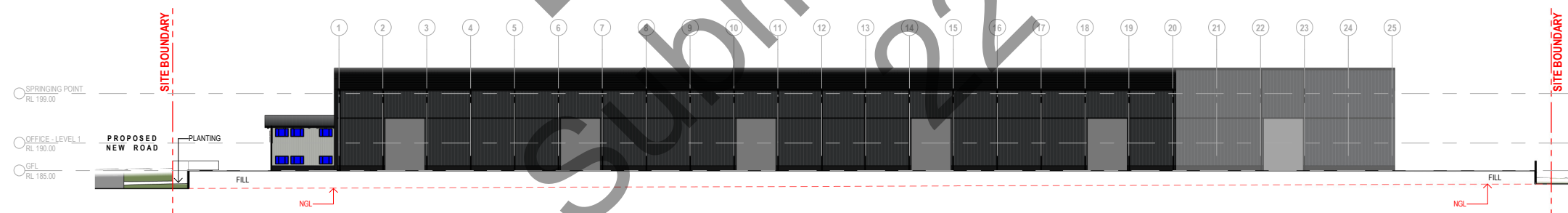
1 WEST ELEVATION - ALONG PROPOSED NEW ROAD  
AS04 1:500



2 EAST ELEVATION  
AS04 1:500



3 NORTH ELEVATION  
AS04 1:500



4 SOUTH ELEVATION  
AS04 1:500

EXTERNAL MATERIAL FINISHES

- NON - COMBUSTIBLE VERTICAL METAL CLADDING  
BLACK / DARK GREY COLOUR OR SIMILAR  
M01
- NON - COMBUSTIBLE VERTICAL METAL CLADDING  
LIGHT GREY COLOUR OR SIMILAR  
M02
- COMMERCIAL ROLLER SHUTTER  
BROWN COLOUR OR SIMILAR  
RS



STREET FENCE WITH ENTRY & EXIT GATE PROPOSAL



BOUNDARY FENCE ALONG SIDES & BACK PROPOSAL

EXHIBITION COPY  
SUBMISSIONS CLOSE 22 MAY 2023

Issue Description	Date	Auth	Chk
D DA SET	26.04.2023	JS	JS
C DA SET	12.04.2023	JS	JS
B UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



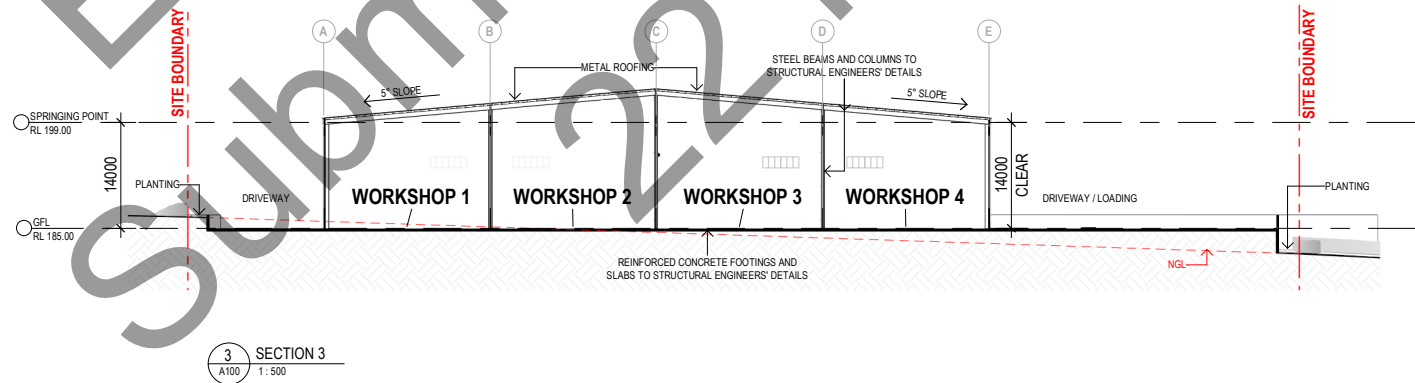
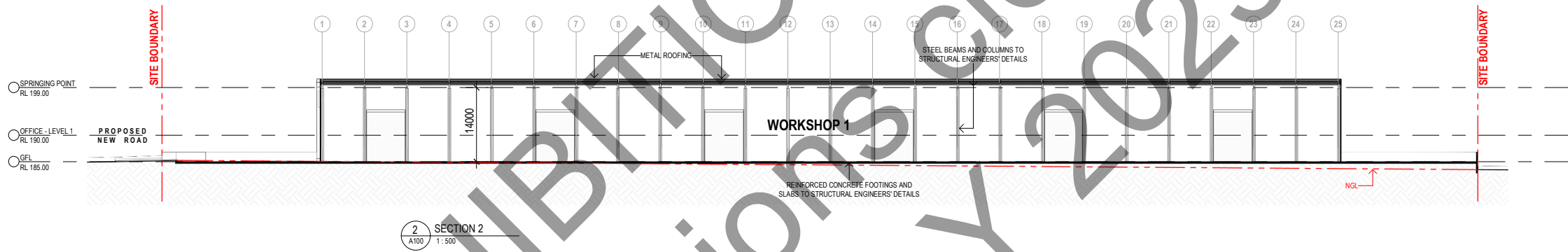
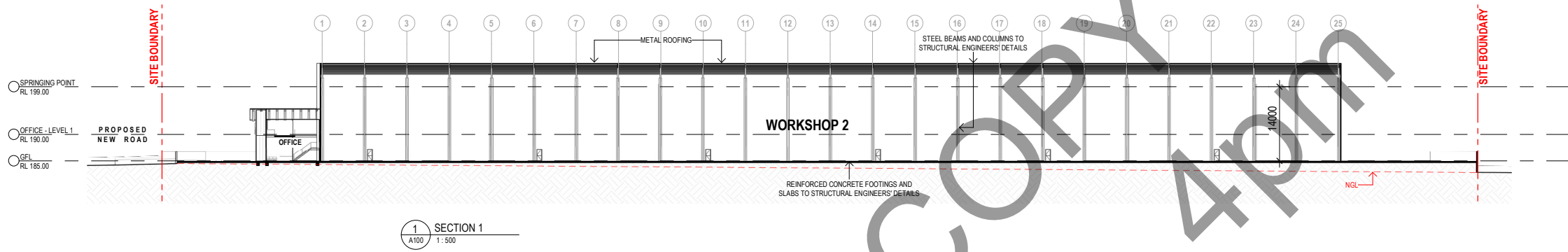
Project	Client	Location	Drawing
PROPOSED WORKSHOP	M&M BHULLAR INVESTMENTS PTY LTD	LOT 70 DROVERS ROAD NARRANDERA	ELEVATIONS

Project Number	Drawing Number	Issue
22_034	A200	D

Scale	Date Printed
As indicated @ A1	26/04/2023 5:19:16 PM
File Name	Autodesk Docs/22_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt

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EXHIBITION COPY close 2023  
SUBMISSIONS close 22 MAY 2023

Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
C	DA SET	12.04.2023	JS	JS
B	UPDATED DRAFT ISSUE	20.02.2023	NS	JS
A	DRAFT ISSUE FOR CLIENT REVIEW	09.02.2023	NS	JS



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Project  
**PROPOSED WORKSHOP**

Client  
**M&M BHULLAR INVESTMENTS  
PTY LTD**

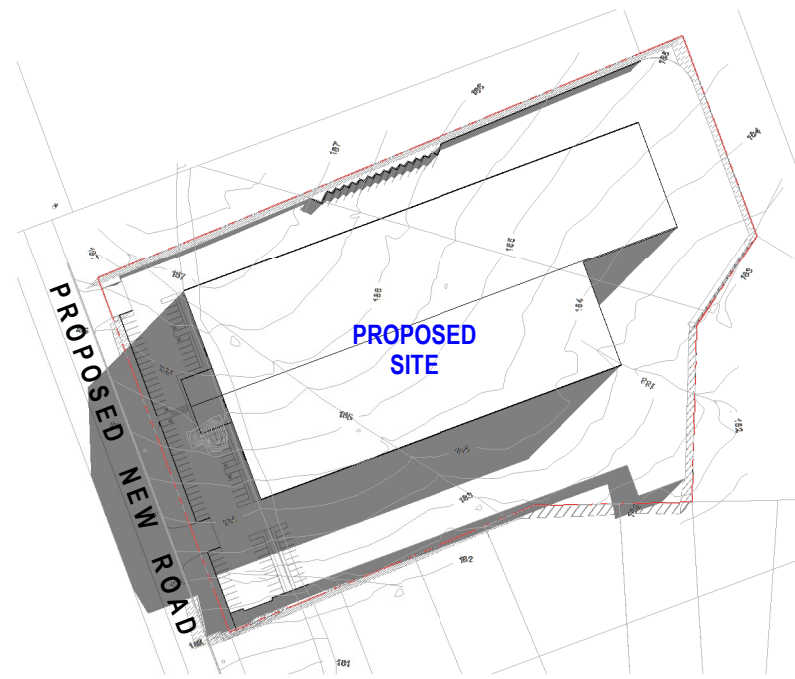
Location  
**LOT 70 DROVERS ROAD  
NARRANDERA**

Drawing  
**SECTIONS**

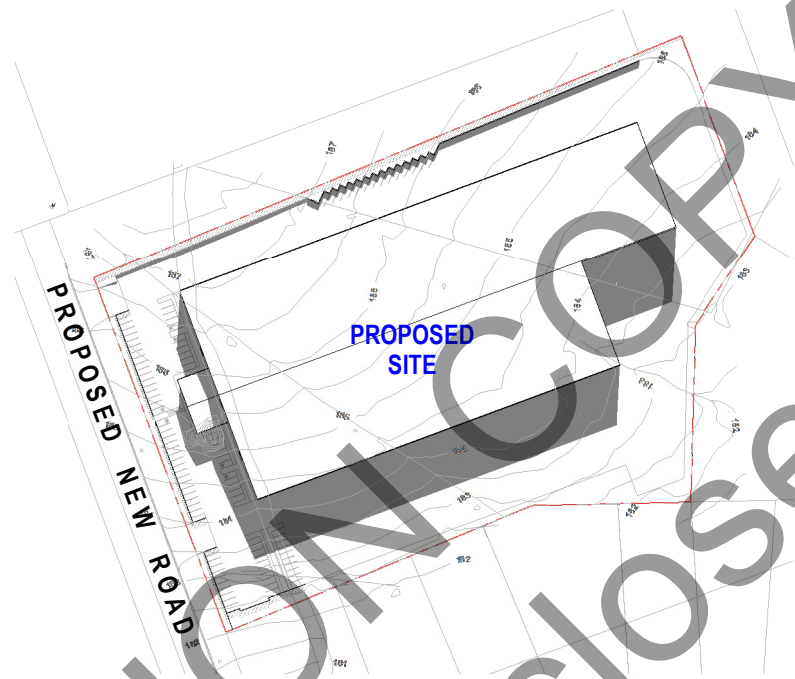
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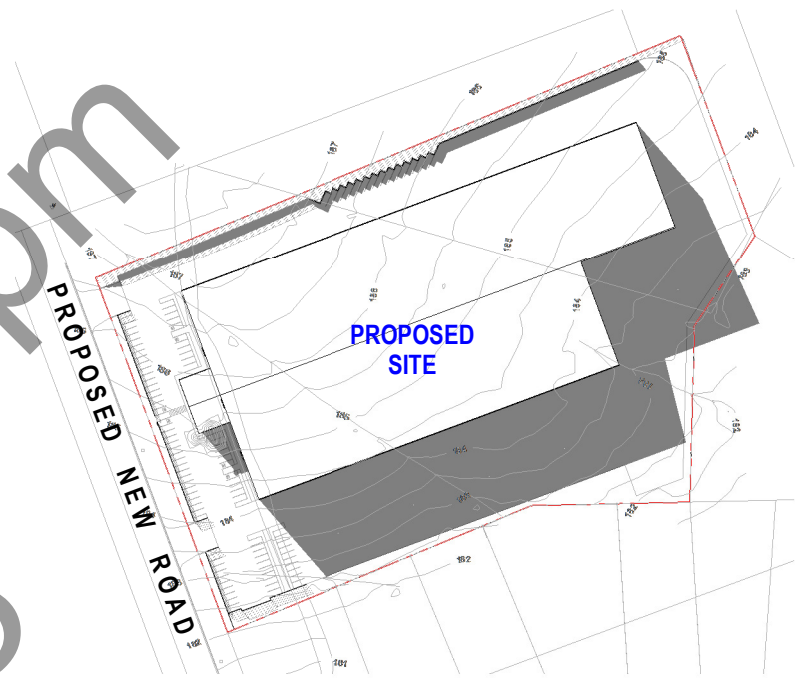
Project Number <b>22_034</b>	Drawing Number <b>A300</b>	Issue <b>D</b>
Scale 1:500 @ A1	Date Printed 26/04/2023 5:19:19 PM	
File Name Autodesk Docs/22_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt		



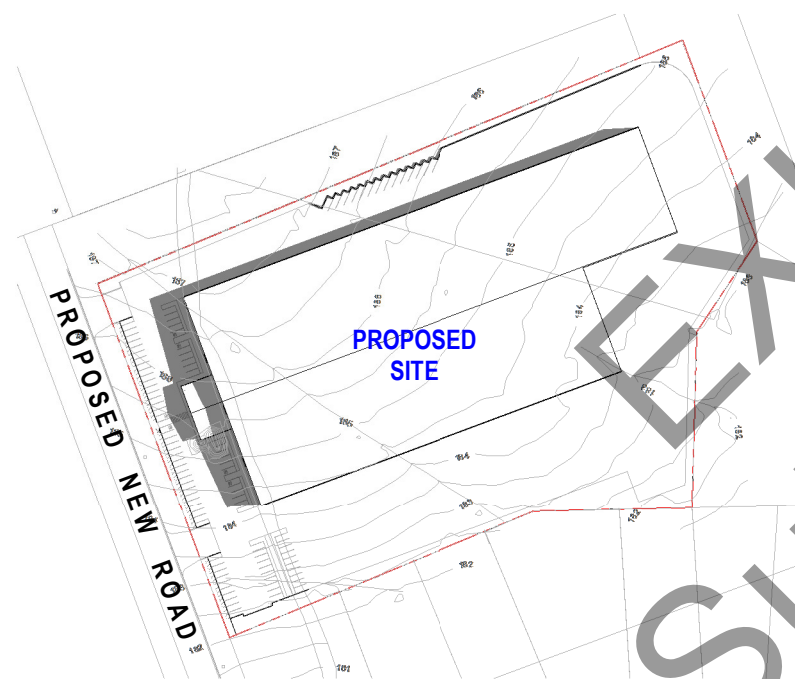
1 SHADOW DIAGRAM - 9 AM WINTER SOLSTICE



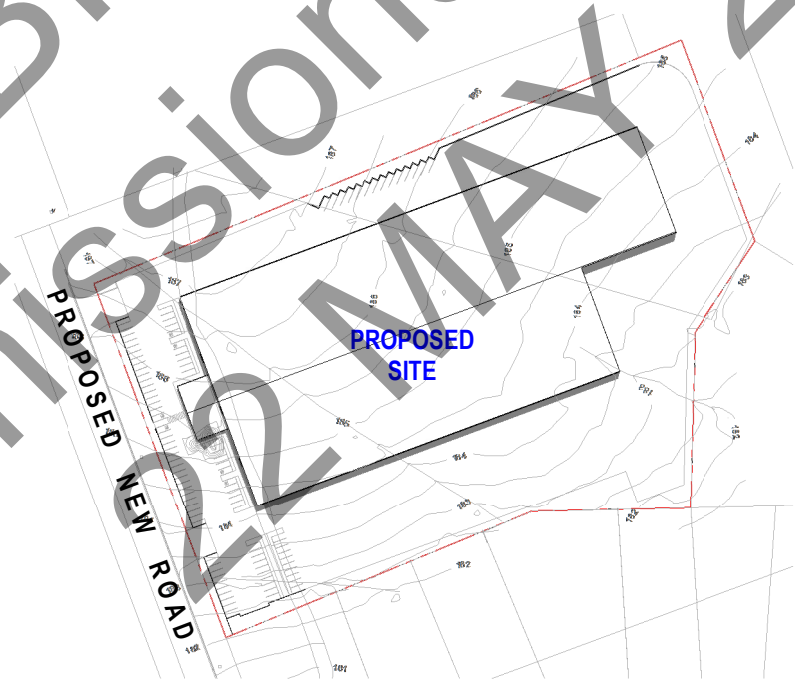
2 SHADOW DIAGRAM - 12 PM WINTER SOLSTICE



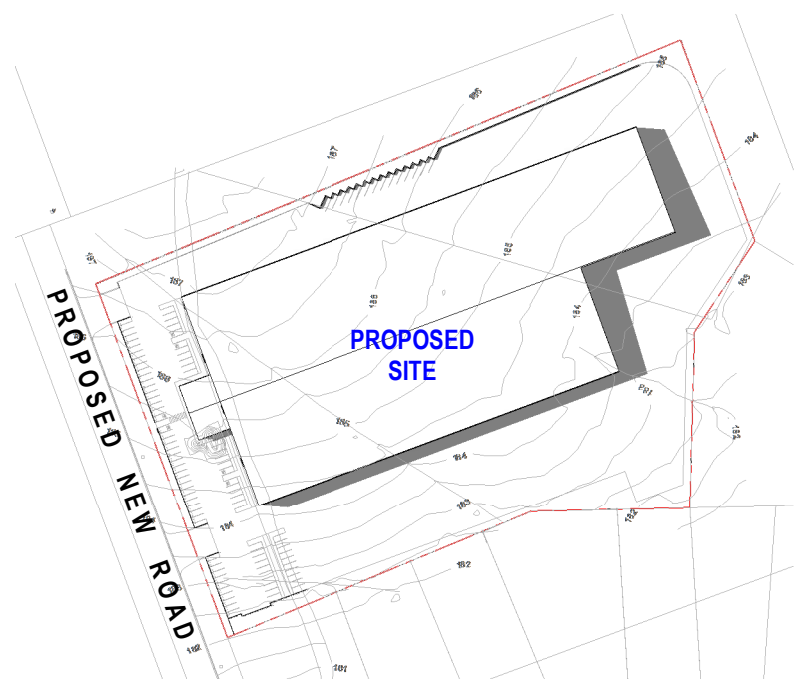
3 SHADOW DIAGRAM - 3 PM WINTER SOLSTICE



4 SHADOW DIAGRAM - 9 AM SUMMER SOLSTICE



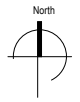
5 SHADOW DIAGRAM - 12 PM SUMMER SOLSTICE



6 SHADOW DIAGRAM - 3 PM SUMMER SOLSTICE

EXHIBITION COPY

Submissions close 4pm 22 MAY 2023



Issue	Description	Date	Auth	Chk
D	DA SET	26.04.2023	JS	JS
C	DA SET	12.04.2023	JS	JS
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Project  
**PROPOSED WORKSHOP**

Client  
**M&M BHULLAR INVESTMENTS  
 PTY LTD**

Location  
**LOT 70 DROVERS ROAD  
 NARRANDERA**

Drawing  
**SHADOW DIAGRAMS**

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Project Number <b>22_034</b>	Drawing Number <b>A400</b>	Issue <b>D</b>
Scale 1 : 100 @ A1	Date Printed 26/04/2023 5:19:37 PM	
File Name Autodesk Docs/22_034 - Lot 44 Driscoll Road Narrandera/Lot 44 Driscoll Road Narrandera.rvt		