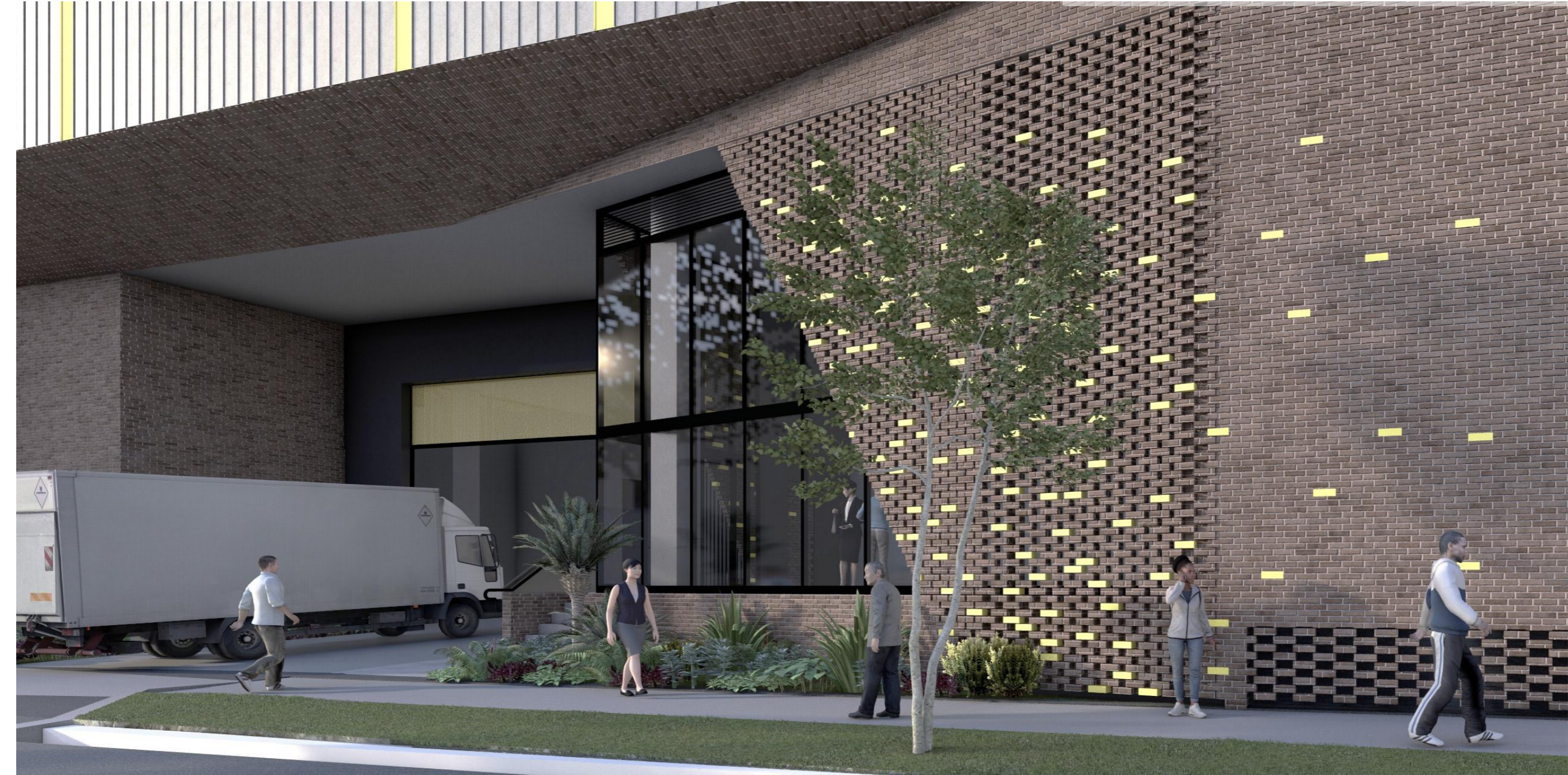


SKETCH DESIGN DRAWINGS

Self Storage & Wine Storage Development

11-11A Edinburgh Road, Marrickville NSW 2204



SKETCH DESIGN

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31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date Issue Details Checked



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Project **Self Storage & Wine
Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Coversheet

Scale @ A3	Drawn: TN	Checked: BG
Project Number H4572EDI	Drawing Number SD001	Issue N

DRAWING No.	DRAWING TITLE
SD001	Coversheet
SD002	Location Plan
SD003	Context Plan
SD004	Artist Impression
SD005	Artist Impression
SD006	Artist Impression
SD007	Artist Impression
SD008	Artist Impression
SD009	Artist Impression
SD101	Site Plan
SD201	Ground Floor Plan
SD202	Level 1 Floor Plan
SD203	Level 2 Floor Plan
SD204	Level 3-4 Floor Plan
SD205	Level 5-6 Floor Plan
SD206	Roof Plan
SD401	North & South Elevation
SD402	East & West Elevation
SD403	Materials & Colours schedule
SD501	Sections

KEY PROPOSAL STATISTICS			
Site Area	7,126.70		
Site Cover	6,573.78	92.24%	
Deep Soil Planting	594.74	8.34%	
Frontage:	264.74m		
Number of Storeys:	7		
Total Proposed GFA	22,745.18 m²		
Floor Space Ratio (FSR)	22,745.18 : 7,126 = 3.2 : 1		
Total Car Spaces Proposed			
Car Space	16		
Building Envelope Height (a)	30m		
(b)	34,530 AHD		

EXISTING GFA		NEW GFA	
Ground	5,276.32 sqm	Ground	1,104.86 sqm
Level 1	3,059.80 sqm	Level 1	3,190.57 sqm
	8,336.12 m²	Level 2	2,497.70 sqm
		Level 3	2,545.82 sqm
		Level 4	2,545.83 sqm
		Level 5	2,545.83 sqm
		Level 6	2,545.83 sqm
			16,976.44 m²

DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
	2,567.38 m²

DEFINITIONS

***Site Area:**
Site area in determining the site area of proposed development for the purpose of applying a floor space ratio, the site area is taken to be -
(a) if the proposed development is to be carried out on only one lot, the area of that lot, or
(b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.
In addition, subclauses (4)-(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

***Existing Buildings:**
Existing buildings the gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.

***Gross Floor Area:**
Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes-
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes-
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement-
(f) storage, and
(g) vehicular access, loading areas, garbage and services, and
(h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(i) car parking to meet any requirements of the consent authority (including access to that car parking), and
(j) any space used for the loading or unloading of goods (including access to it), and
(k) terraces and balconies with outer walls less than 1.4 metres high, and
(l) voids above a floor at the level of a storey or storey above.

***Floor Space Ratio:**
Floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

***Building Height:**
(a) in relation to the height of a building in metres-the vertical distance from ground level (existing) to the highest point of the building, or
(b) in relation to the RL of a building-the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.



○ Location Plan

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31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date Issue Details Checked



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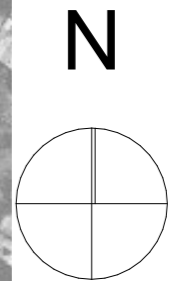
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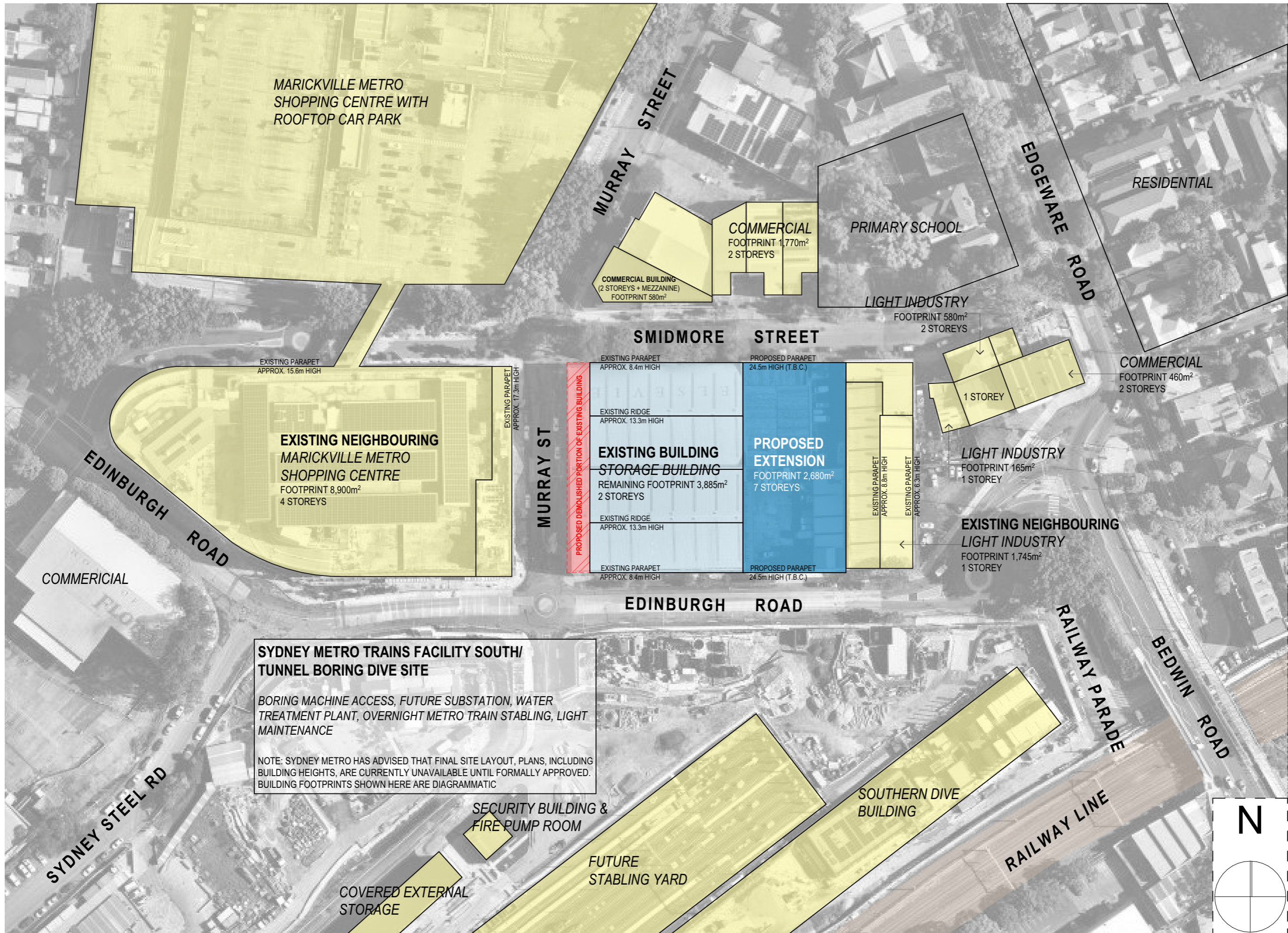


Project **Self Storage & Wine
Storage Development**
11-11A Edinbrough Road,
Marrickville, NSW 2204

Drawing Title
Location Plan

Scale @ A3	Drawn: TN	Checked: BG
Project Number H4572EDI	Drawing Number SD002	Issue N





Context Plan

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Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
16/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

Date Issue Details Checked



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Project **Self Storage & Wine Storage Development**
11-11A Edinbrough Road,
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Drawing Title
Context Plan

Scale @ A3	Drawn:	Checked:
	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD003	N

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○ **Indicative Edinburgh Road Elevation**

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project **Self Storage & Wine
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11-11A Edinburgh Road,
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Drawing Title
Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
Project Number H4572EDI	Drawing Number SD004	Issue N

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○ Indicative Edinburgh Road Entry Perspective

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project **Self Storage & Wine
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Drawing Title
Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
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Project Number H4572EDI	Drawing Number SD005	Issue N
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○ Indicative Shopfront Perspective

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project **Self Storage & Wine
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Drawing Title
Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
Project Number H4572EDI	Drawing Number SD006	Issue N

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○ Indicative Smidmore Street Entry Perspective

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project **Self Storage & Wine Storage Development**
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Drawing Title
Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
Project Number	Drawing Number	Issue
H4572EDI	SD007	N

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○ **Indicative Corner of Edinburgh Rd & Murray Street**

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project **Self Storage & Wine
Storage Development**
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 Marrickville, NSW 2204

Drawing Title
Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
Project Number H4572EDI	Drawing Number SD008	Issue N

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○ **Indicative Corner of Smidmore & Murray Street**

31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
16/11/22	G	Sketch Design	BG
15/11/22	F	Sketch Design	BG
09/11/22	E	Sketch Design	BG
09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date	Issue Details	Checked
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Project **Self Storage & Wine Storage Development**
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Drawing Title
Artist Impression

Scale @ A3	Drawn: TN	Checked: BG
Project Number H4572EDI	Drawing Number SD009	Issue N

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SITE INFORMATION

Site Area: 7,126m²
 11-11a Edinburgh Road
 Marrickville NSW 2204
 Lot 1 on DP 607677
 Lot 67 on DP 4991

NOTE:

Boundary, contours, levels, and site services information are sourced from a Detail & Level Survey by Survey Plus on 31.03.2021



31/10/24	N	Sketch Design	BG
22/05/24	M	Sketch Design	BG
14/06/23	L	Sketch Design	BG
19/12/22	K	Sketch Design	BG
09/12/22	J	Sketch Design	BG
07/12/22	H	Sketch Design	BG
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09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

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Project **Self Storage & Wine
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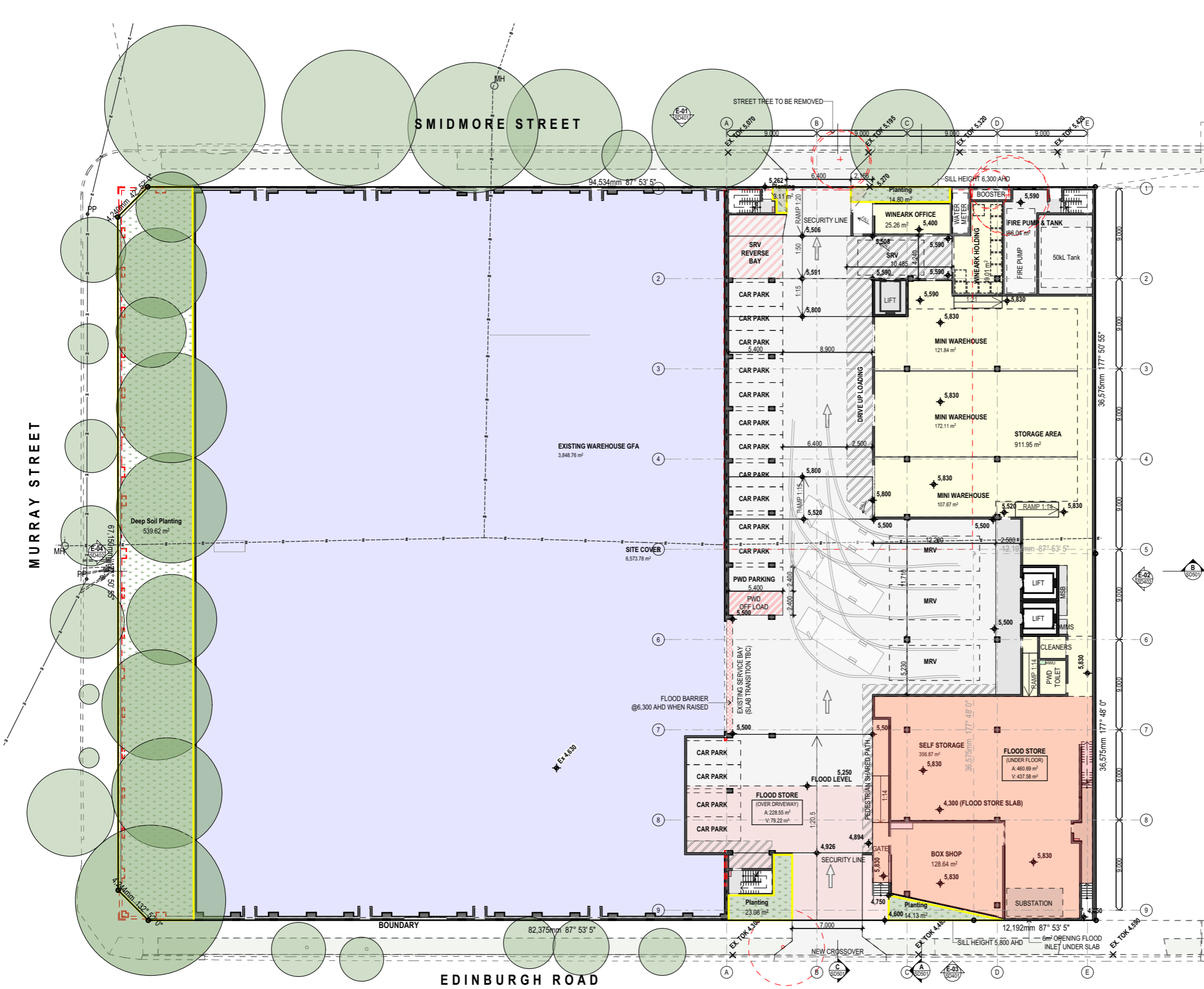
Drawing Title
Site Plan

Scale @ A3	Drawn:	Checked:
1:500	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD101	N

NOTE: These drawings are for SKETCH DESIGN purposes only



Site Plan
 1:500



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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LEGEND

- Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab
- Flood storage over slab

Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
16/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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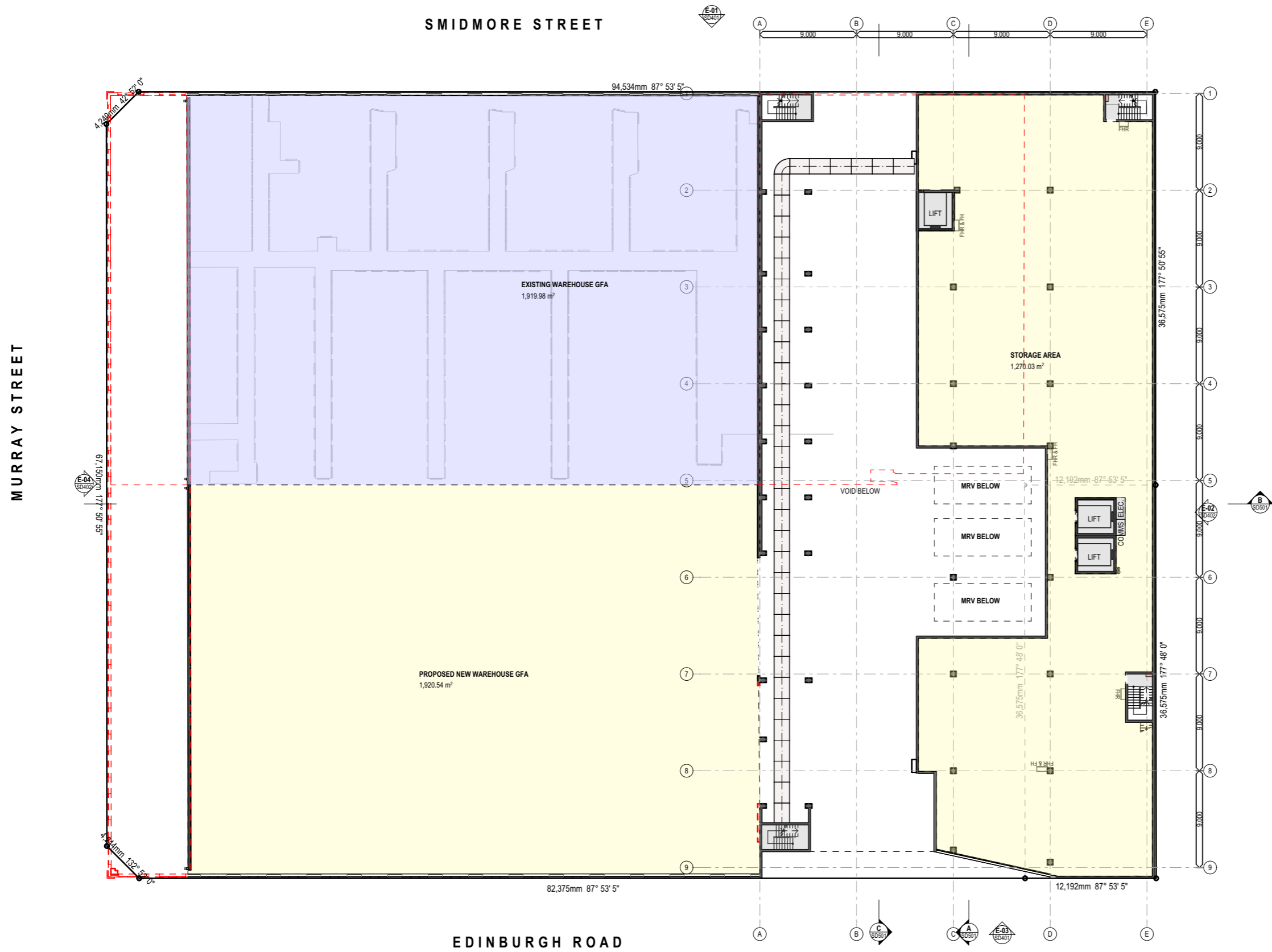


Project **Self Storage & Wine Storage Development**
11-11A Edinburgh Road,
Marrickville, NSW 2204

Drawing Title
Ground Floor Plan

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD201	N

200 Ground Floor Plan
1:400



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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LEGEND

- - - Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab

Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
16/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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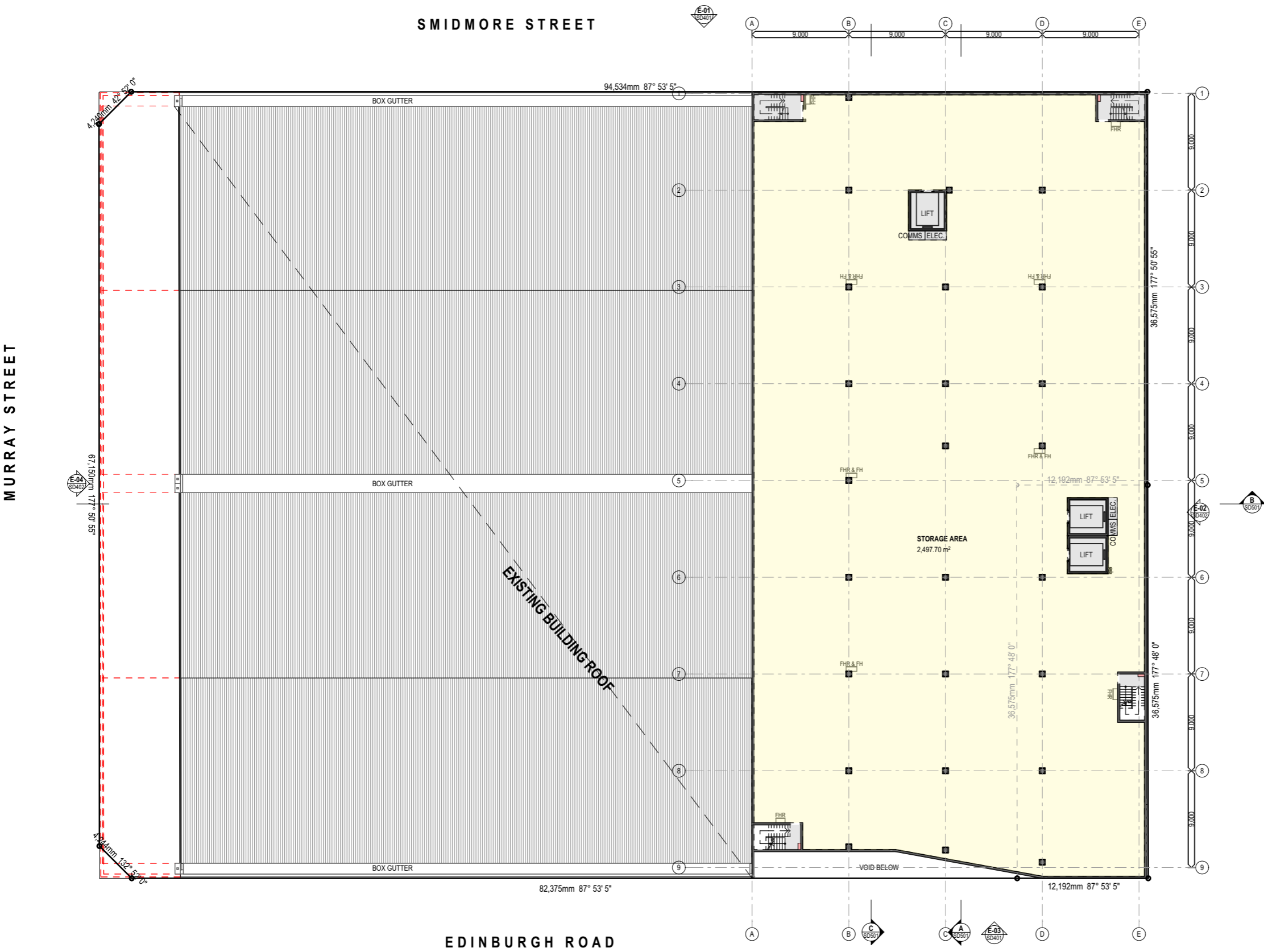
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Project **Self Storage & Wine Storage Development**
 11-11A Edinburgh Road,
 Marrickville, NSW 2204

Drawing Title
Level 1 Floor Plan

Scale @ A3 Drawn: Checked:
 1:400 TN BG
 Project Number Drawing Number Issue
 H4572EDI SD202 N

200 Level 1 Floor Plan
 1:400



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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LEGEND

- Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab

Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
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19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
16/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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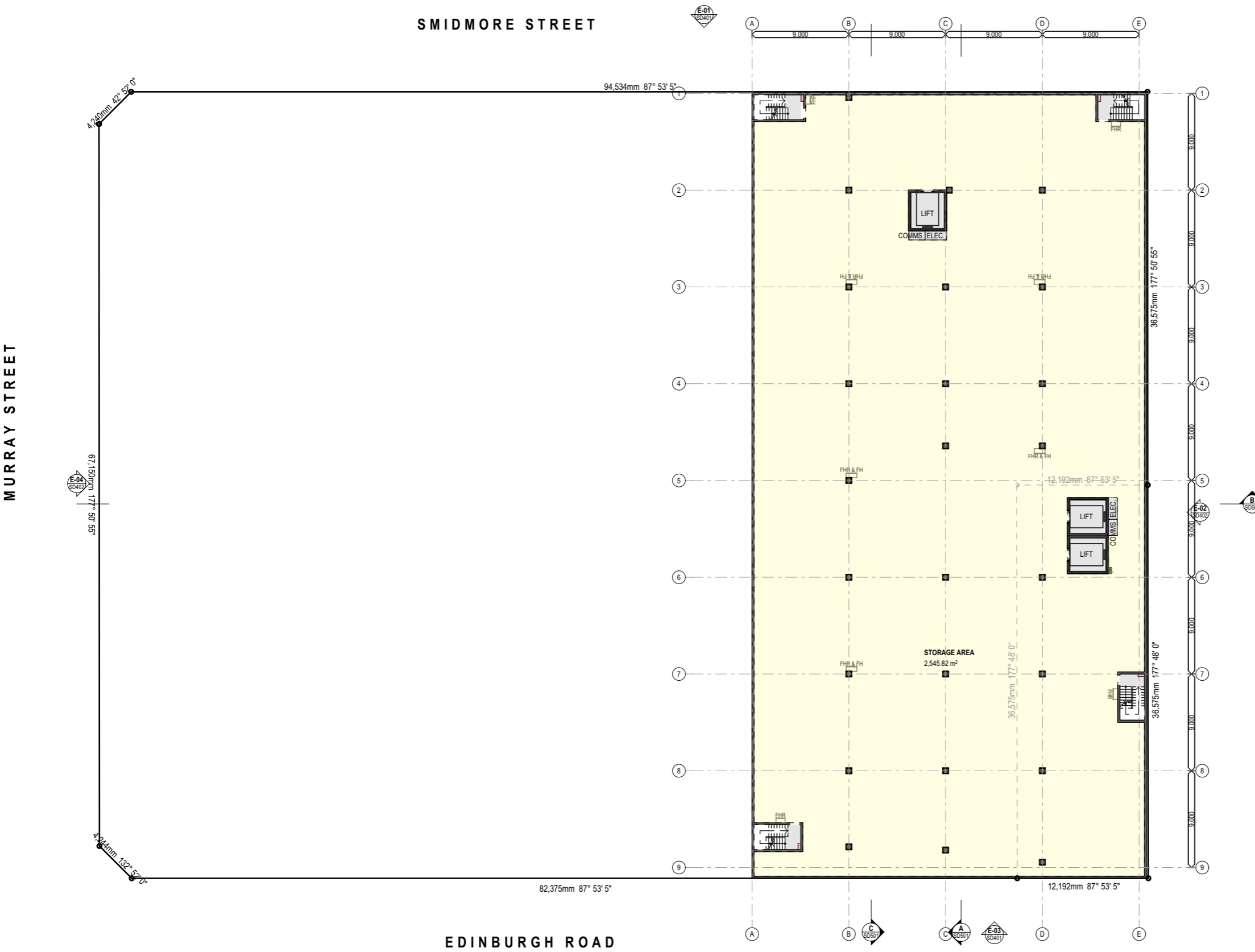


Project **Self Storage & Wine Storage Development**
 11-11A Edinburgh Road,
 Marrickville, NSW 2204

Drawing Title
Level 2 Floor Plan

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD203	N

200 Level 2 Floor Plan
 1:400



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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LEGEND

- Proposed area of existing building to be demolished
- Existing GFA
- Proposed GFA
- Areas not part of GFA
- Flood storage under slab

Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
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20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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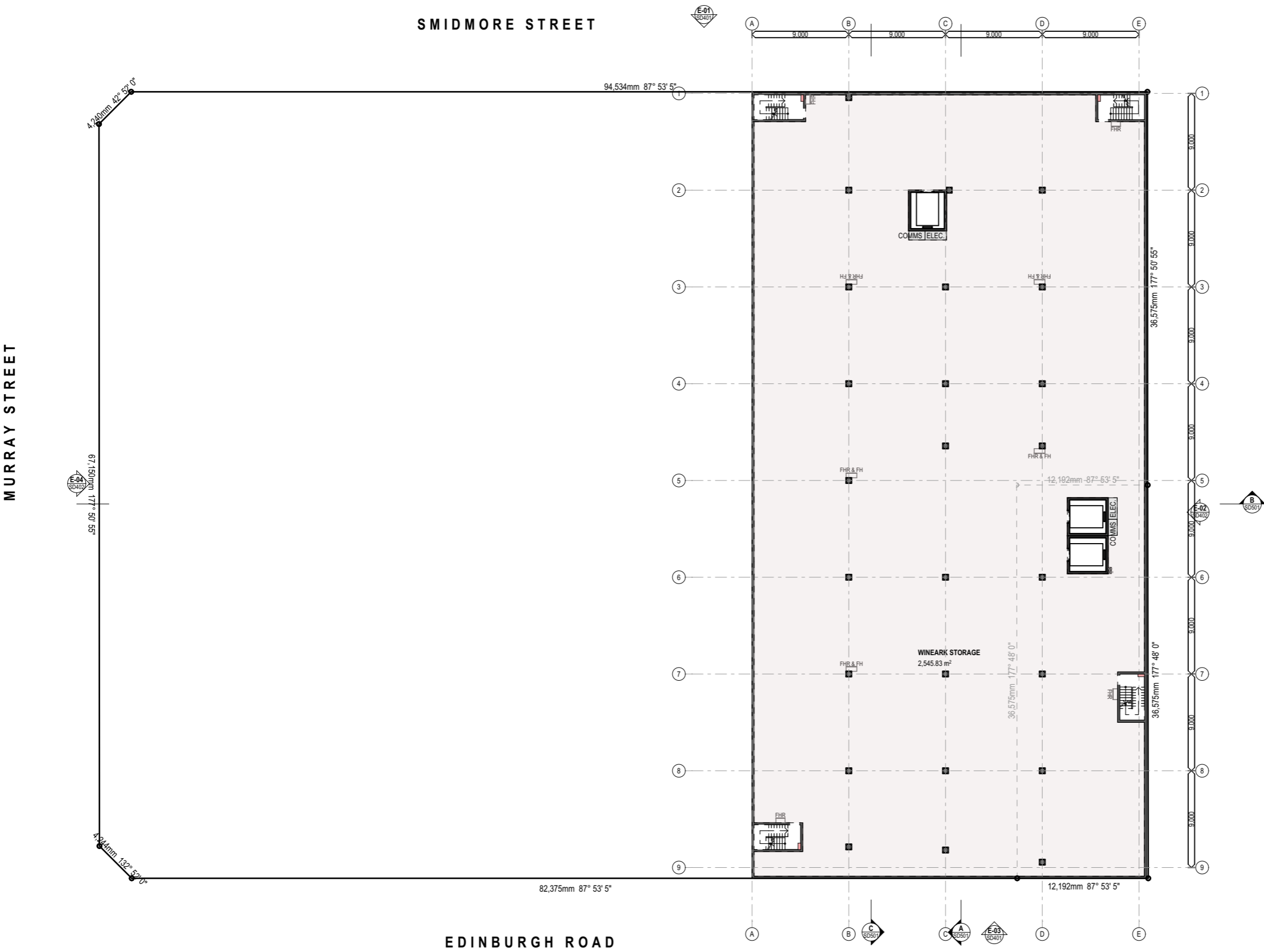
Level 3-4 Floor Plan
 1:400

Project **Self Storage & Wine Storage Development**
 11-11A Edinburgh Road,
 Marrickville, NSW 2204

Drawing Title
Level 3-4 Floor Plan

Scale @ A3 Drawn: Checked:
 1:400 TN BG

Project Number Drawing Number Issue
H4572EDI SD204 N



EXISTING GFA	
Ground	5,276.32 sqm
Level 1	3,059.80 sqm
8,336.12 m²	
DEMOLISHED GFA	
Ground	1,427.56 sqm
Level 1	1,139.82 sqm
2,567.38 m²	
NEW GFA	
Ground	1,104.86 sqm
Level 1	3,190.57 sqm
Level 2	2,497.70 sqm
Level 3	2,545.82 sqm
Level 4	2,545.83 sqm
Level 5	2,545.83 sqm
Level 6	2,545.83 sqm
16,976.44 m²	
TOTAL PROPOSED GFA: 22,745.18 m²	

SKETCH DESIGN

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20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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Project **Self Storage & Wine Storage Development**
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Drawing Title
Level 5-6 Floor Plan

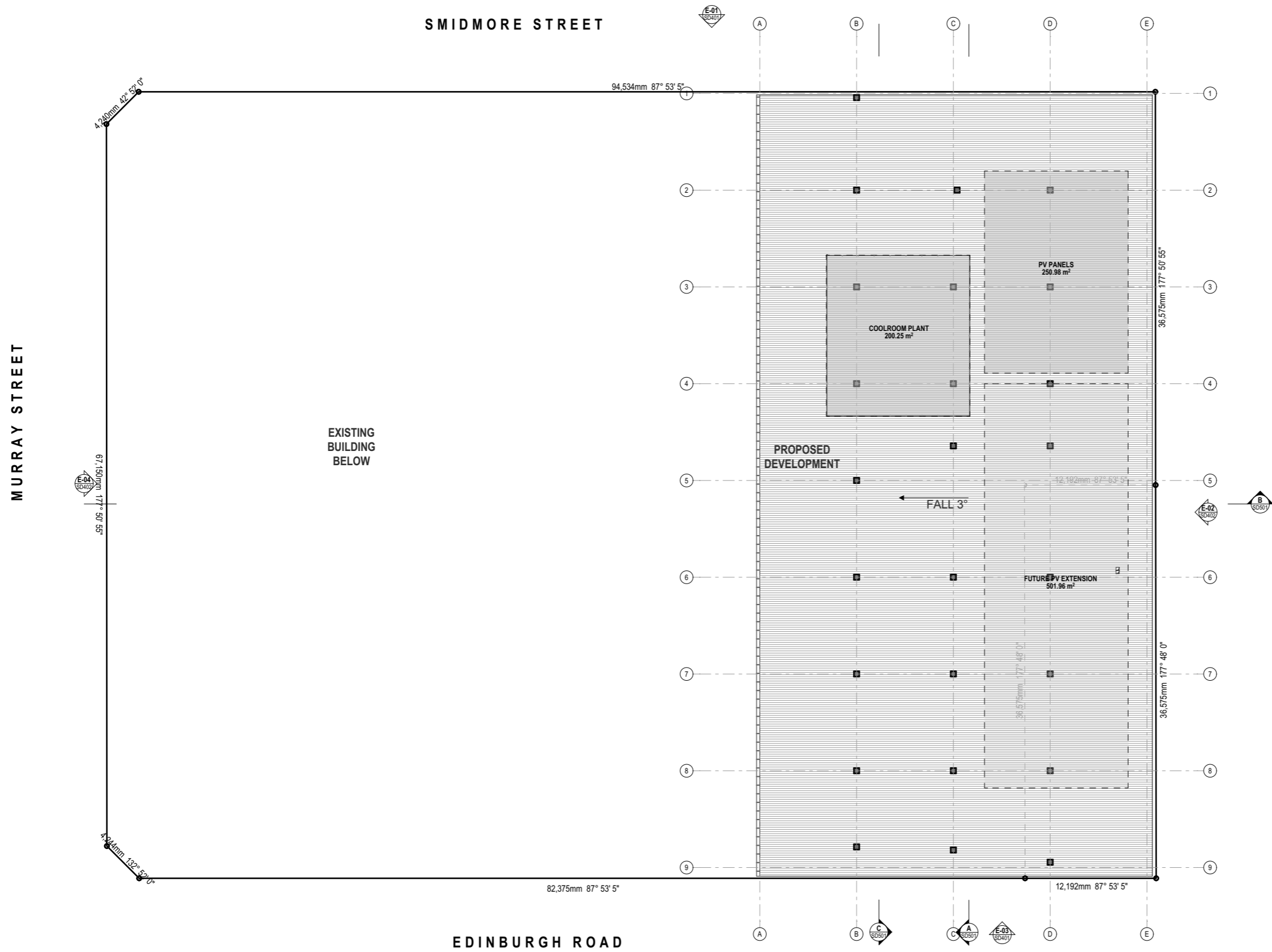
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 Project Number Drawing Number Issue
H4572EDI SD205 N

Level 5-6 Floor Plan
 1:400

SKETCH DESIGN

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Date	Issue Details	Checked
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22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
16/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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Project **Self Storage & Wine Storage Development**
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Drawing Title
Roof Plan

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD206	N

Roof Plan
 1:400

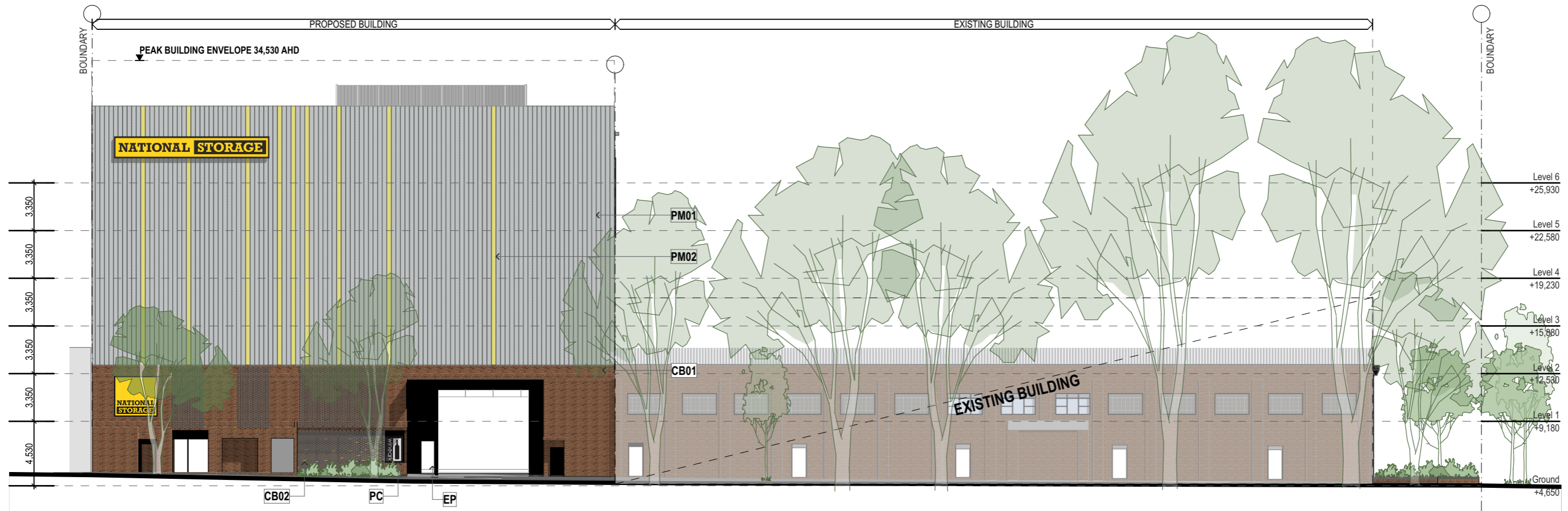


*NOTE SIGNAGE SHOWN IS INDICATIVE AT THIS STAGE

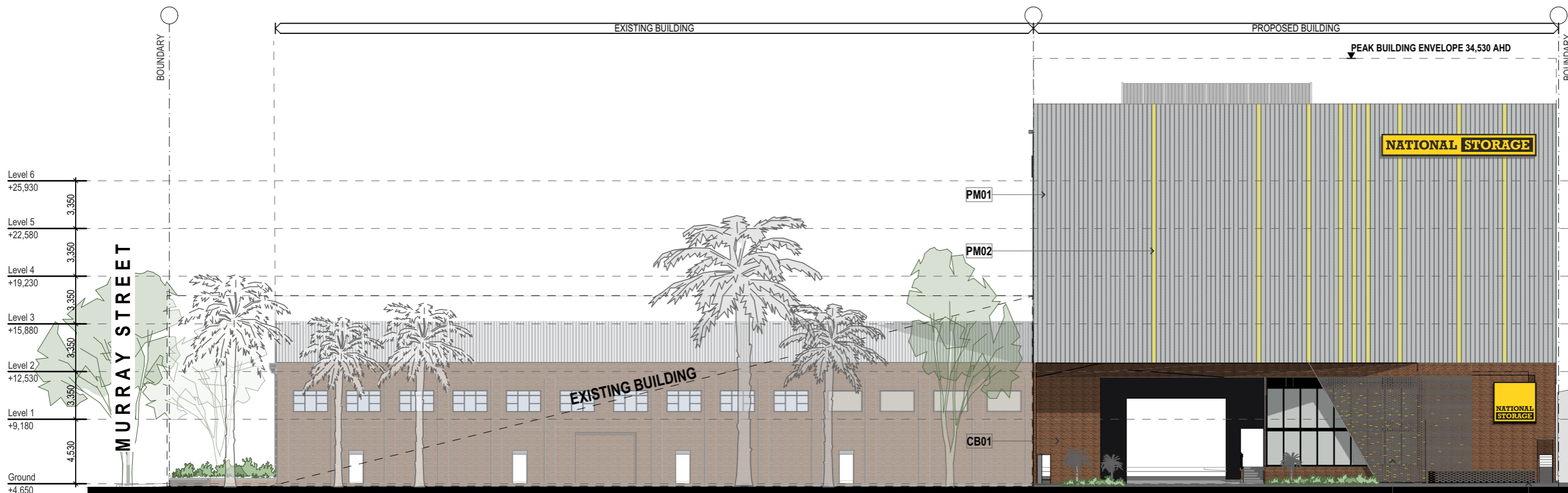
SKETCH DESIGN

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E-01 North Elevation 1:300



E-03 South Elevation 1:300

MURRAY STREET

Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
16/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG

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Project **Self Storage & Wine Storage Development**
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Drawing Title
North & South Elevation

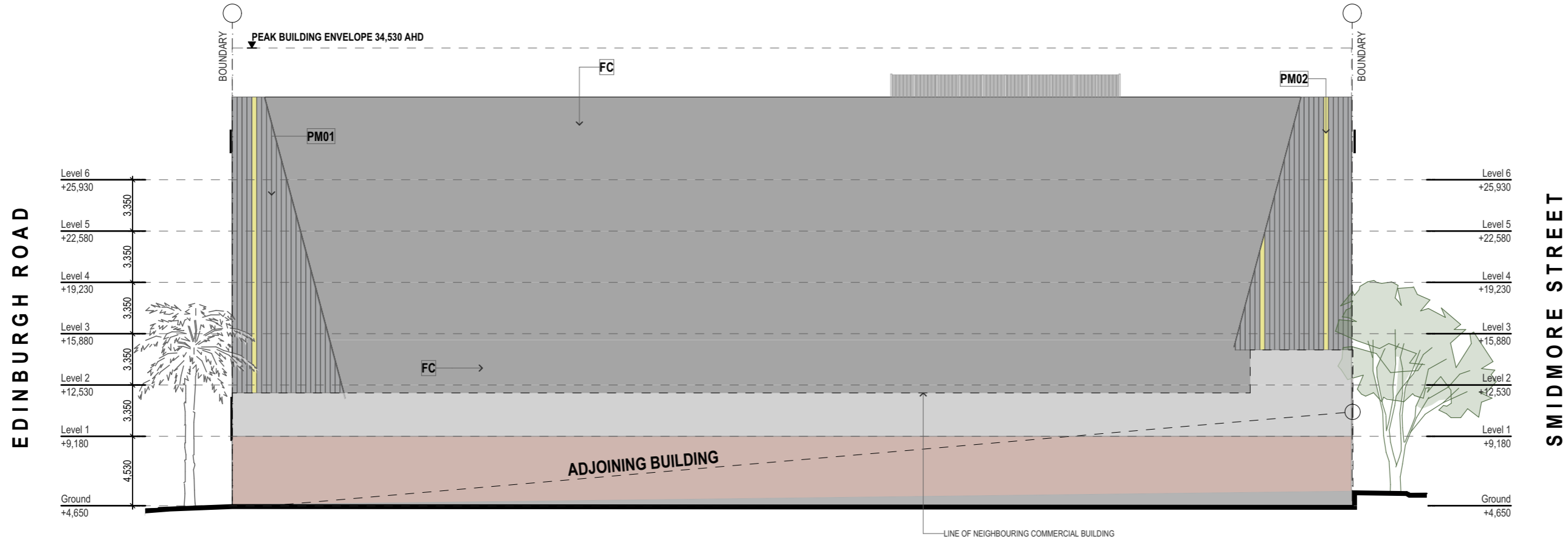
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Project Number	Drawing Number	Issue
H4572EDI	SD401	N

*NOTE SIGNAGE SHOWN IS INDICATIVE AT THIS STAGE

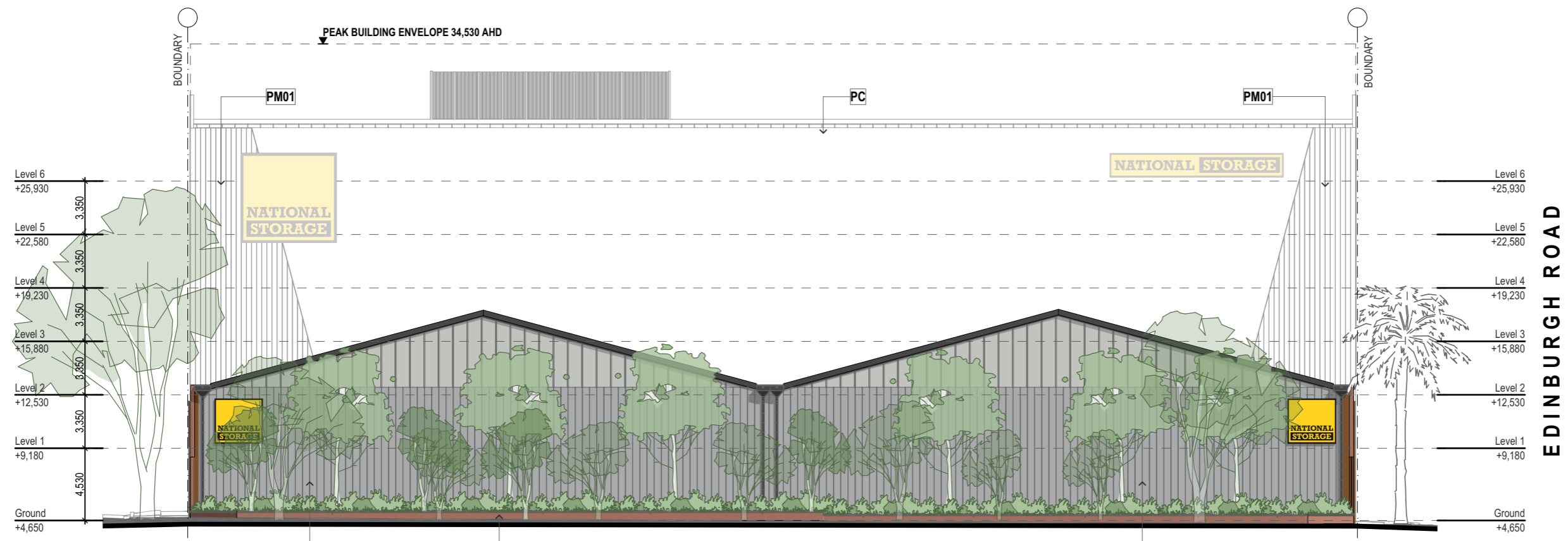
SKETCH DESIGN

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E-02 East Elevation 1:300



E-04 West Elevation 1:300

Date	Issue Details	Checked
31/10/24	N Sketch Design	BG
22/05/24	M Sketch Design	BG
14/06/23	L Sketch Design	BG
19/12/22	K Sketch Design	BG
09/12/22	J Sketch Design	BG
07/12/22	H Sketch Design	BG
16/11/22	G Sketch Design	BG
15/11/22	F Sketch Design	BG
09/11/22	E Sketch Design	BG
09/11/22	D Sketch Design	BG
10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG



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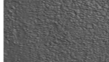

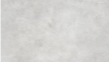


Drawing Title
East & West Elevation

Scale @ A3	Drawn:	Checked:
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Project Number	Drawing Number	Issue
H4572EDI	SD402	N

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MATERIAL AND COLOUR SCHEDULE

MATERIAL CODE	MATERIAL DESCRIPTION	MATERIAL COLOURS	MATERIAL EXAMPLE IMAGE
PM#	Lysaght Architectural Wall Cladding (<i>profile TBC</i>)	1 - Galvanized finish  2 - Dulux Intensity Moonlight 	
CB#	Brick Facing on Facade System fixed to wall substraight (relief & perforation refer elevation)	Corium browns and yellow glazed bricks (<i>exact colour TBC</i>)	
EP	Textured Paint	CB Monument 	
FG	Feature Clear Glazing with Powdercoated Framing	Clear Glass & Satin Black frames	
FC	Precast Off Form Concrete (sealed)	Clear sealed	
PC#	Dulux Electro Powdercoat Flat finish	CB Monument 	



31/10/24	N	Sketch Design	BG
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09/11/22	D	Sketch Design	BG
10/10/22	C	Sketch Design	BG
20/09/22	B	Sketch Design	BG
07/09/22	A	Sketch Design	BG

Date Issue Details Checked



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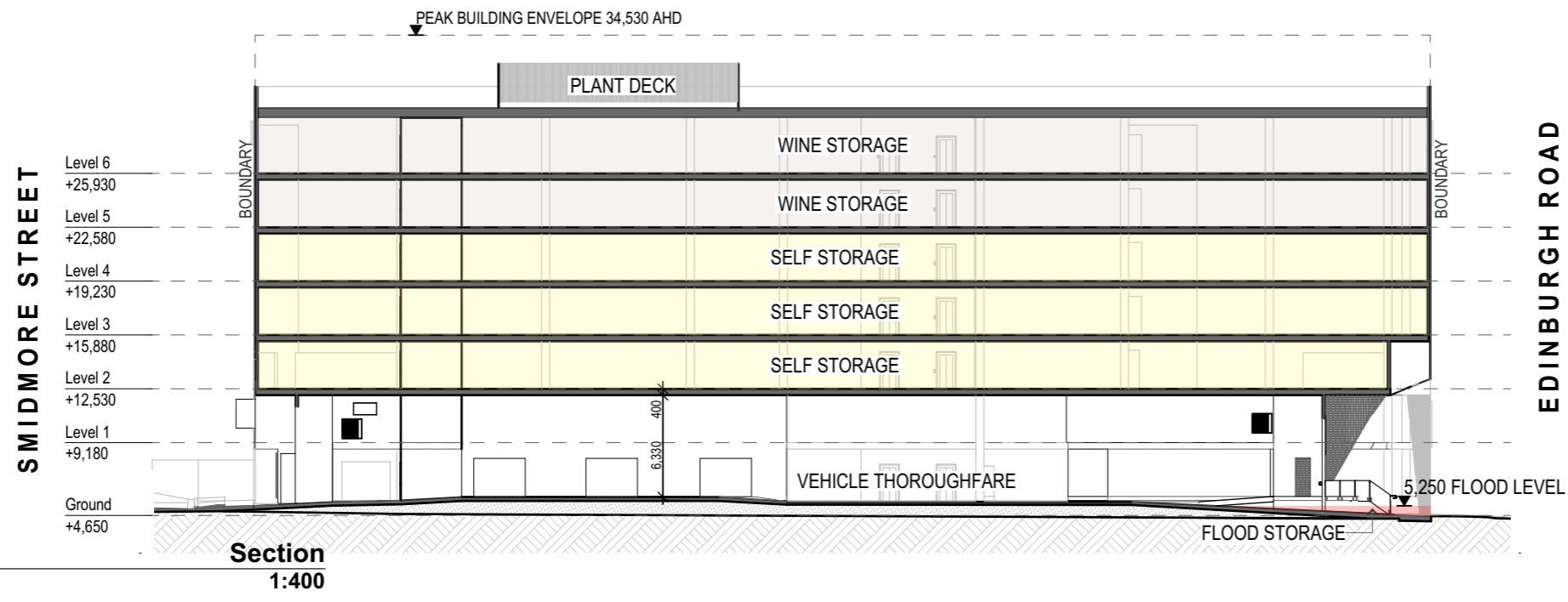
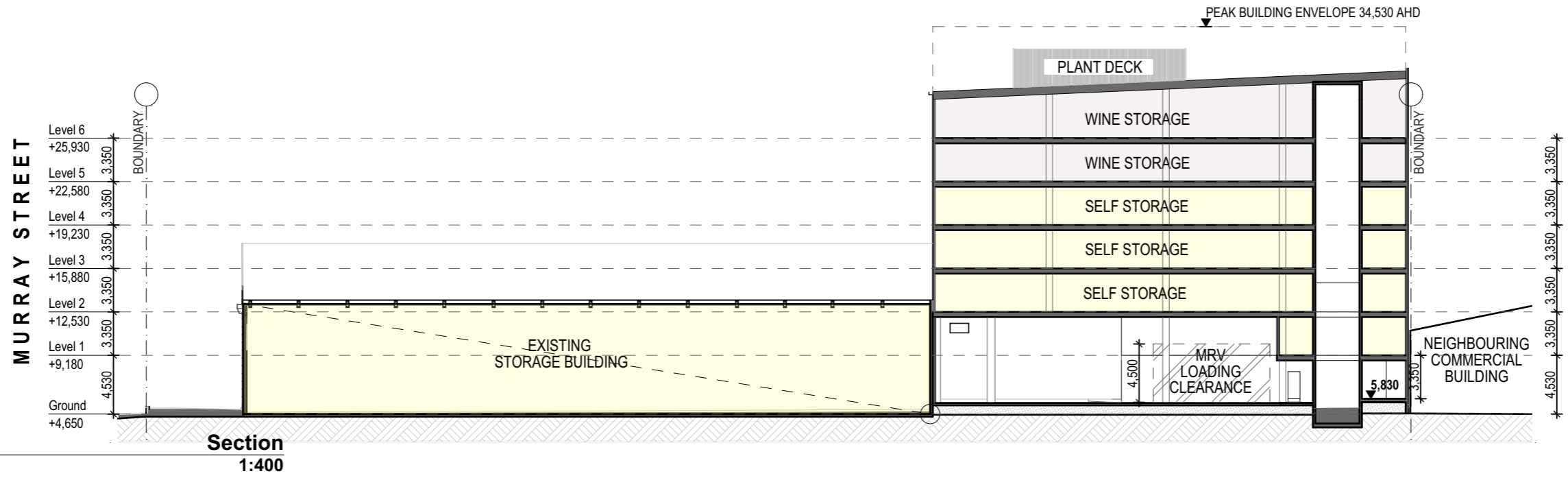
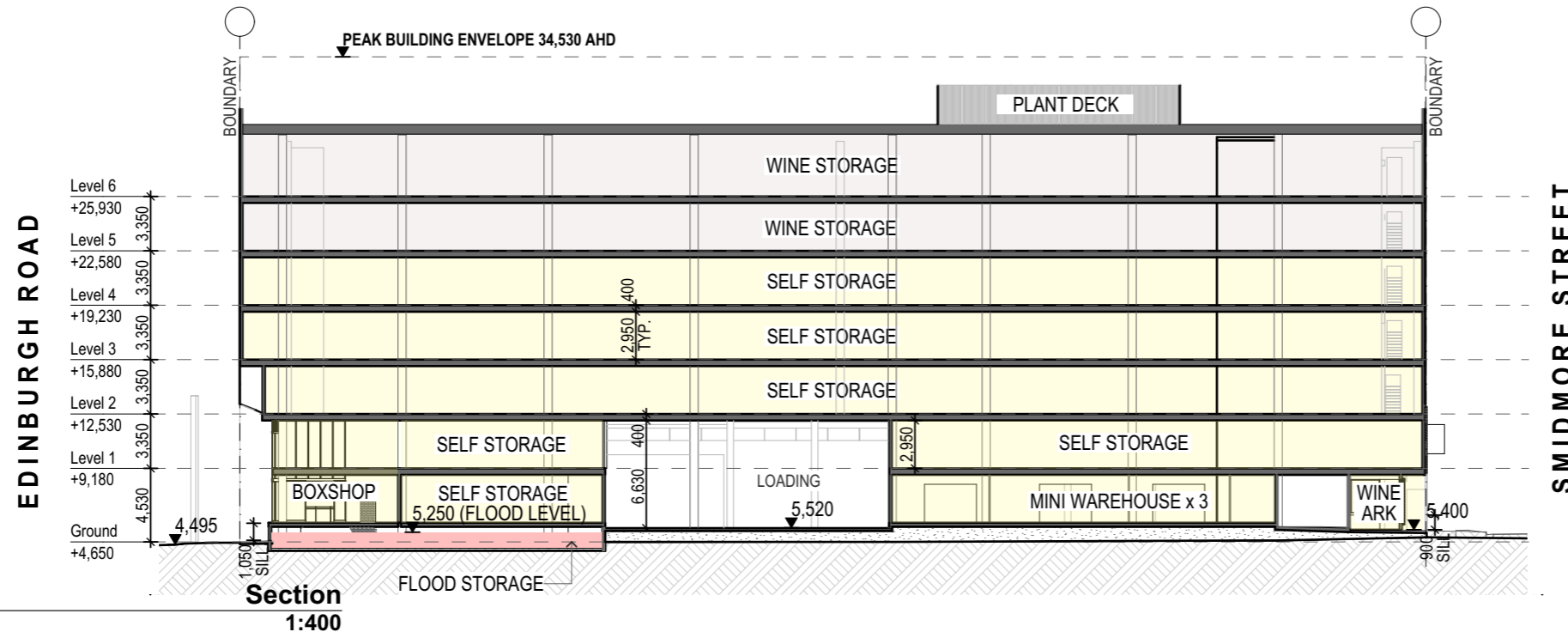
Drawing Title
Materials & Colours schedule

Scale @ A3 Drawn: TN Checked: BG

Project Number Drawing Number Issue
H4572EDI SD403 N

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09/11/22	E Sketch Design	BG
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10/10/22	C Sketch Design	BG
20/09/22	B Sketch Design	BG
07/09/22	A Sketch Design	BG



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Drawing Title
Sections

Scale @ A3	Drawn:	Checked:
1:400	TN	BG
Project Number	Drawing Number	Issue
H4572EDI	SD501	N