



## Caringbah

### HIGH CLEARANCE WAREHOUSE AT CARINGBAH

Well located on Northumberland Road is this prestigious looking modern warehouse and office that oozes corporate appeal.

This clean user friendly warehouse facility is a cut above and would ideally suit the corporate operative.

- High clearance
- Clean clearspan warehouse
- Mezzanine air conditioned office and amenities
- Electric roller shutter
- 8 car spaces
- Drive way access to the door

For further details &/or an inspection please call the team at Brookes Partners on 9546 8666.

**Type** : Industrial  
**Building Size:** 854.5 sqm  
**View** : <https://www.brookes.net.au/lease/nsw/sutherland/caringbah/commercial/industrial/5756160>

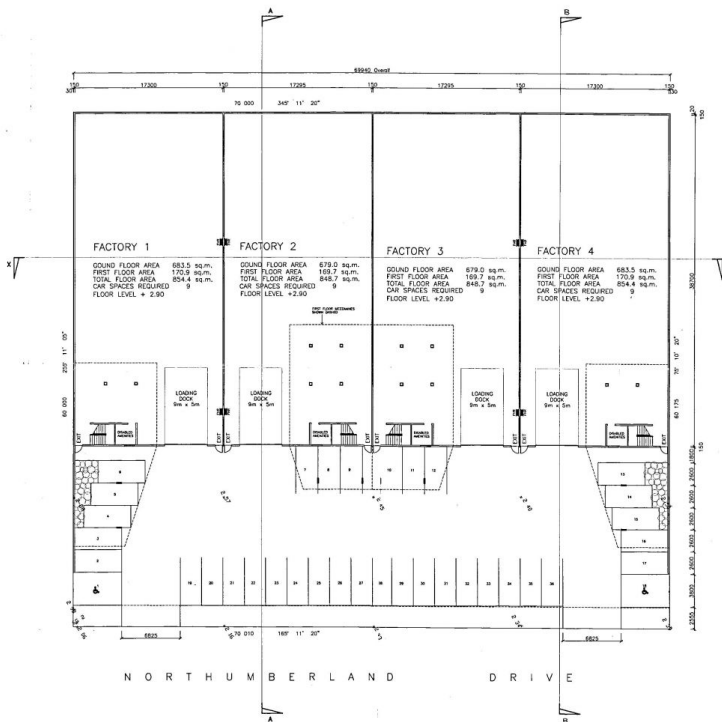
**David Halyard**  
 m: 0434 742 222  
 o: 9546 8666  
 e: davidh@brookes.net.au

**Craig Atkinson**  
 m: 0412 001 650  
 o: 9546 8666  
 e: craig@brookes.net.au



# AREA CALCULATIONS

SITE AREA 4258sqm  
 PROPOSED DEVELOPMENT 3406 sq.m.  
 ALLOWABLE FSR 1:1  
 PROPOSED FSR 0.8:1  
 MAX. SITE COVER 70% 2944.2 sq.m.  
 PROPOSED SITE COVER 71% 3000.3 sq.m.  
 NO. OF CAR SPACES REQ'D 36  
 NO. OF CAR SPACES PROVIDED 36



- NOTES:
1. REFER TO SITE SURVEY BY LEAN, LACKENBY AND HAYWARD FOR GROUND LEVELS.
  2. REFER TO LANDSCAPE PLAN BY PORT LANDSCAPE DESIGN FOR PLANTING.
  3. REFER TO CONCEPT DRAINAGE DRAWING BY JONES NICHOLSON FOR STORMWATER DETAILS.

## AMENDMENTS

NO.	DATE	CHANGES
1	1/1/2003	ISSUED FOR APPROVED DA.
2	2/2/2003	

Project: PROPOSED INDUSTRIAL DEVELOPMENT

Address: LOTS 14 & 15 DP 1023169 NORTHUMBERLAND DRIVE CARINGBAH NSW 2229

The DEVELOPMENT APPLICATION DOCUMENTS, GROUND FLOOR AND SITE PLAN

PHIL O'CONNELL ARCHITECTS  
 PHONE (02) 5320220, 0414 265 245 FAX (02) 6526 2245  
 SUITE 4, 5/202-202, 153-153 KENDRICK AVENUE SYDNEY

Drawn	Scale	Date	Job & Day No.
PHL	1:1, 200	JANUARY 2003	0260DA11
Checked			

This document is the property of Phil O'Connell Architects. It is to be used only for the purposes for which it is intended. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Phil O'Connell Architects. The user of this document agrees to indemnify and hold Phil O'Connell Architects harmless from and against all claims, damages, costs and expenses, including reasonable legal fees, which may be incurred by Phil O'Connell Architects in connection with the use of this document.