

GFA DEFINITION:
According to Standard Instrument –
Principal Local Environmental Plan
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) any 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.

DEVELOPMENT SUMMARY

GROSS LAND AREA	320,258m ²
ROAD AREA (24m WIDE)(TBC)	20,379m ²
ALDINGTON ROAD WIDENING	1285m ²
NETT DEVELOPABLE AREA	298,594m ²

STORMWATER	10,500m ²
DETENTION BASIN	5,457m ²
TRUNK DRAINAGE (20m)	5,043m ²

SITE AREA (LOT 1)	110,793m²
WAREHOUSE (GFA) INCL. WAREHOUSE AMENITIES EXCL. LOADING ZONE (3729 m ²)	61,271m²
BATTERY CHARGING CHAMBER	850m²
OFFICE (2 STOREY)	1,576m²
TRANSPORT OFFICE	160m²
TOTAL BUILDING AREA (GFA)	63,857m²
TOTAL CARS REQUIRED (RMS) WAREHOUSE 1/300m ² (GFA) OFFICE 1/40sqm (GFA)	252
TOTAL CARS PROVIDED PERMEABLE CARPARKING 40	300

SITE AREA (LOT 3) (INCL. OSD)	43,398m²
WAREHOUSE (GFA) EXCL. LOADING ZONE (3175m ²)	15,120m²
OFFICE	2,400m²
DOCK OFFICE	70m²
TOTAL BUILDING AREA (GFA)	17,590m²
TOTAL CARS REQUIRED (MRP DCP) WAREHOUSE 1/300m ² OFFICE 1/40sqm (GFA)	113 50.4 61.8
TOTAL CARS PROVIDED	146

SITE AREA (RESIDUAL LOT)	144,381m²
LAND SUBJECT TO FUTURE DA	144,381m²

NOTE:
PP: Permeable Paving Carparking

SSDA Modification Change List

- Lot number Revised.
- Office areas increase.
- Dock Office Added.
- Southern Truck Entry/Exit moved North.
- Change number not in use
- Car Parking spaces added to Southern end on Hardstand.
- Car Parking Entry/Exit cross over added to Southern end of Hardstand.
- Windows added to Northern Warehouse Facade.
- Two roller shutter doors have been removed from the hardstand area.
- Added an accessible parking space on the lower ground level.
- Lower ground carpark layout reconfigured.



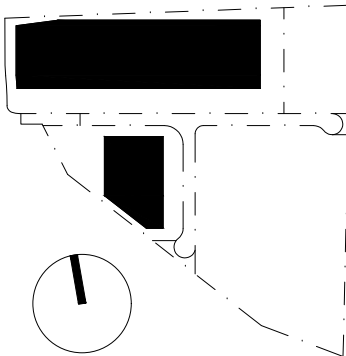
KEY LEGEND

RL	PROPOSED LEVEL
P	PUMP ROOM
SIT	SPRINKLER TANK
FSA	FIRE STANDING AREA
COL	COLUMN
	CARPARKING - PERMEABLE PAVING
	CARPARKING - CONCRETE / BITUMEN

PERVIOUS AREA

PERVIOUS AREA - LOT 3	11,945m²
LANDSCAPE (DEEP SOIL) EXCLUDE RETAINING WALLS	1,400m ²
TRUNK DRAINAGE SWALE (DEEP SOIL)	5,073m ²
PLANTER (SHALLOW SOIL) (75%)	15m ²
DETENTION BASIN	5,457m ²
EXCLUDE ACCESS TRACKS AND ROCK SCOUR PROTECTION AREAS	27.5%

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
Estate Plan - Stage 1

Author:
MK

Checker:
MA

Sheet Size:
A1

Drawing Number:
12587_DA102

Scale:
1:1500@A1
1:3000@A3

Issue:
P32

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Issue	Description	Date
P32	ISSUE FOR SSDA MOD.	14.02.2025
P31	ISSUE FOR SSDA MOD.	12.02.2025
P30	ISSUE FOR SSDA MOD.	11.02.2025
P29	ISSUE FOR SSDA MOD.	22.01.2025
P28	ISSUE FOR SSDA MOD.	22.02.2024
P27	ISSUE FOR SSDA MOD.	20.12.2023
P26	ISSUE FOR SSDA MOD.	10.12.2023
P25	ISSUE FOR SSDA MOD.	05.12.2023
P24	ISSUE FOR SSDA MOD.	15.09.2023
P23	FOR DA MOD.	26.07.2023
P22	ISSUE FOR INFORMATION	13.07.2023
P21	ISSUE FOR INFORMATION	06.07.2023
P20	ISSUE FOR REVIEW	15.02.2023
P19	ISSUE FOR COORDINATION	13.02.2023
P18	ISSUE FOR REVIEW	08.02.2023

**SSD
MODIFICATION**

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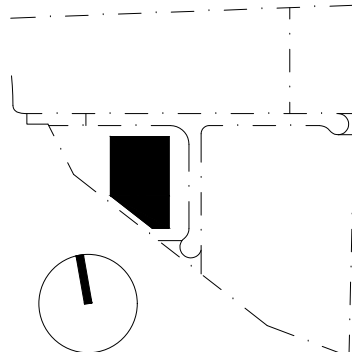


Issue	Description	Date
P11	ISSUE FOR SSDA MOD	14.02.2025
P10	ISSUE FOR SSDA MOD	22.01.2025
P9	UPDATED WITH PLANTROOM & CARPARK	21.04.2024
P8	UPDATED FLOOR PLANS	25.03.2024
P7	ISSUE FOR SSDA MOD	10.12.2023
P6	ISSUE FOR SSDA MOD	05.12.2023
P5	ISSUE FOR SSDA	27.11.2023
P4	ISSUE FOR SSDA	15.09.2023
P3	FOR DA MOD.	26.07.2023
P2	ISSUE FOR REVIEW	13.02.2023
P1	ISSUE FOR REVIEW	08.02.2023

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SSDA MODIFICATION

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
Lower Ground Floor Plan - LOT3

Author:
MK

Checker:
MA

Sheet Size:
A1

Drawing Number:
12587_DA104

Scale:
1:500

Issue:
P11

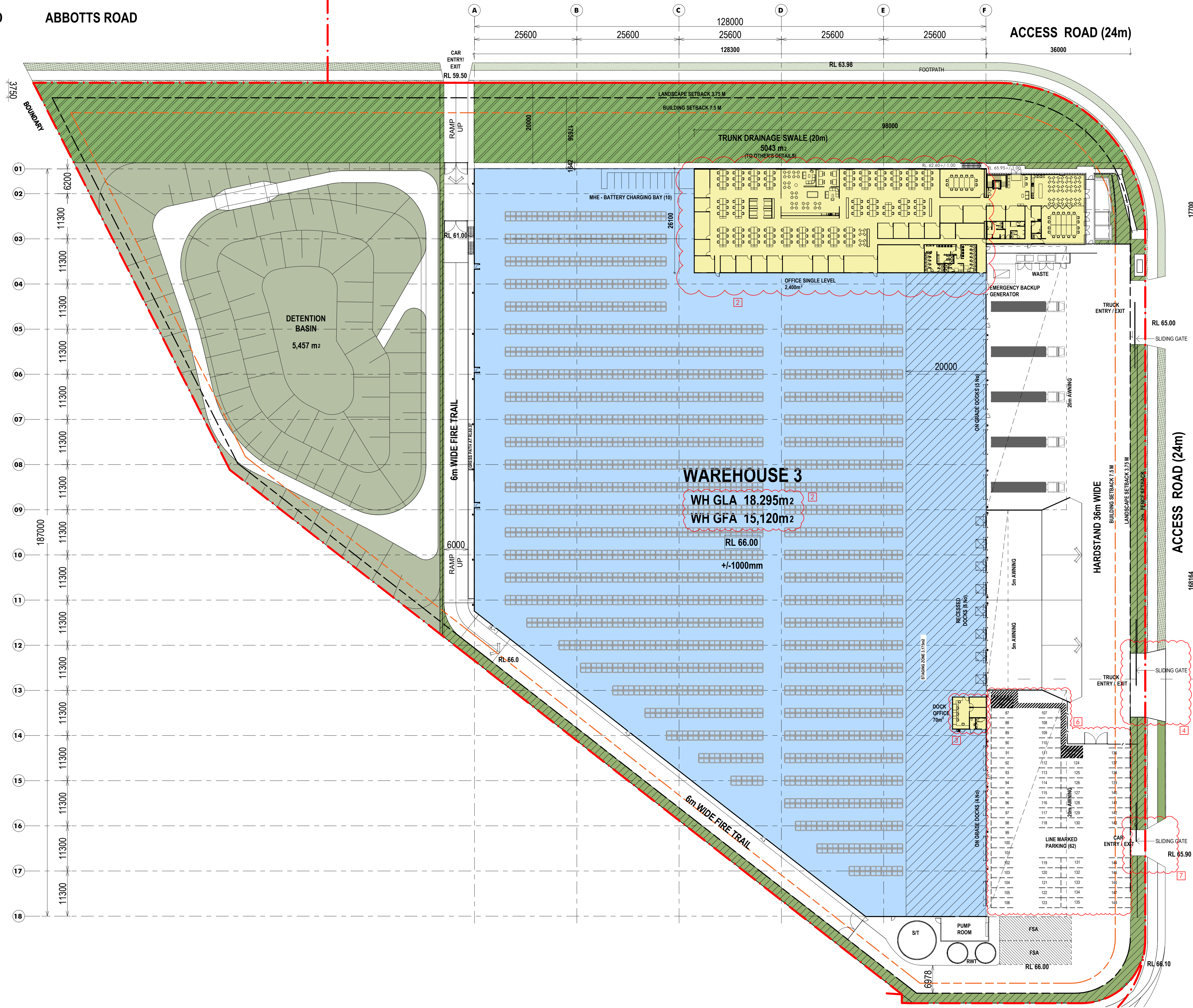
KEY LEGEND

RL	PROPOSED LEVEL
P	PUMP ROOM
S/T	SPRINKLER TANK
FSA	FIRE STANDING AREA
COL	COLUMN
	CARPARKING - PERMEABLE PAVING
	CARPARKING - CONCRETE / BITUMEN

SSDA Modification Change List

- Lot number Revised.
- Office areas increase.
- Dock Office layout Reconfigured.
- Southern Truck Entry/Exit moved North.
- Awning increased to 20m.
- Car Parking spaces added to Southern end on Hardstand.
- Car Parking Entry/Exit cross over added to Southern end of Hardstand.
- Windows added to Northern Warehouse Facade.
- Two roller shutter doors have been removed from the hardstand area.
- Added an accessible parking space on the lower ground level.
- Lower ground carpark layout reconfigured.

ABBOTTS ROAD ABBOTTS ROAD



SITE AREA (LOT 3) (INCL. OSD)	43,398m²
WAREHOUSE (GFA)	15,120m²
EXCL. LOADING ZONE (3,175 m ²)	
OFFICE	2,400m²
DOCK OFFICE	70m²
TOTAL BUILDING AREA (GFA)	17,590m²

TOTAL CARS REQUIRED (MRP DCP)	113
WAREHOUSE 1/300m ² (GFA)	50.4
OFFICE 1/40sqm (GFA)	61.8
TOTAL CARS PROVIDED	146

KEY LEGEND	
RL	PROPOSED LEVEL
P	PUMP ROOM
S/T	SPRINKLER TANK
FSA	FIRE STANDING AREA
COL	COLUMN
CARPARKING - PERMEABLE PAVING	
CARPARKING - CONCRETE / BITUMEN	

- SSDA Modification Change List**
- Lot number Revised.
 - Office areas increase.
 - Dock Office Added.
 - Southern Truck Entry/Exit moved North.
 - Change number not in use.
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 - Car Parking Entry/Exit cross over added to Southern end of Hardstand.
 - Windows added to Northern Warehouse Facade.
 - Two roller shutter doors have been removed from the hardstand area.
 - Added an accessible parking space on the lower ground level.
 - Lower ground carpark layout reconfigured.

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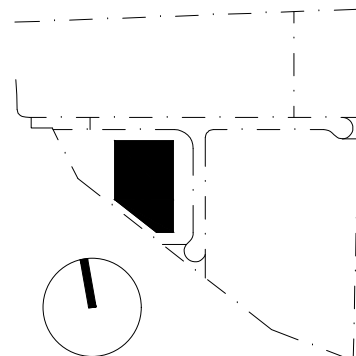


Issue	Description	Date
P33	ISSUED FOR SSDA MOD.	03.03.2025
P32	ISSUED FOR SSDA MOD.	12.02.2025
P31	ISSUED FOR SSDA MOD.	11.02.2025
P30	ISSUED FOR SSDA MOD.	22.01.2025
P29	ISSUED FOR SSDA MOD.	21.06.2024
P28	ISSUED FOR SSDA MOD.	21.04.2024
P27	UPDATED FLOOR PLANS	25.03.2024
P26	ISSUE FOR LEASING	19.03.2024
P25	ISSUE FOR SSDA MOD.	10.12.2023
P24	ISSUE FOR SSDA MOD.	07.12.2023
P23	ISSUE FOR SSDA MOD.	05.12.2023
P22	ISSUE FOR SSDA MOD.	04.12.2023
P21	ISSUE FOR SSDA MOD.	01.12.2023
P20	ISSUE FOR REVIEW	27.11.2023
P19	ISSUE FOR SSDA	04.10.2023

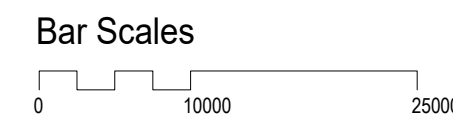
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Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek



Drawing Title
Ground Floor Plan - LOT3

Author:
MK
Checker:
MA
Sheet Size:
A1
Drawing Number:
12587_DA106

Scale:
1:500@A1
1:1000@A3
Issue:
P33

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Client

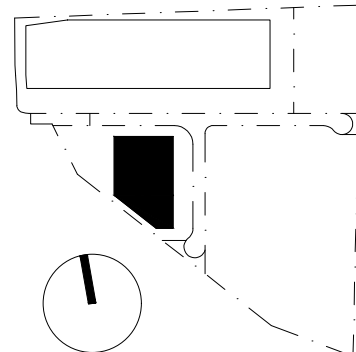


Issue	Description	Date
P15	ISSUE FOR SSDA MOD.	11.02.2025
P14	ISSUE FOR SSDA MOD.	22.01.2025
P13	ISSUE FOR SSDA MOD.	13.12.2023
P12	ISSUE FOR SSDA MOD.	05.12.2023
P11	ISSUE FOR SSDA	27.11.2023
P10	ISSUE FOR SSDA	04.10.2023
P9	ISSUE FOR SSDA	15.09.2023
P8	FOR ILM MOD.	26.07.2023
P7	ISSUE FOR REVIEW	13.02.2023
P6	ISSUE FOR REVIEW	06.02.2023
P5	ISSUE FOR SSDA	05.12.2022
P4	ISSUE FOR SSDA	23.09.2022
P3	ISSUE FOR SSDA	08.09.2022
P2	ISSUE FOR SSDA	29.08.2022
P1	ISSUE FOR INFORMATION	05.08.2022

SSD MODIFICATION

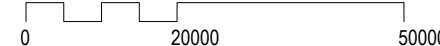
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Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
Roof Plan - LOT3

Author:
MK
Drawing Number:
12587_DA108

Checker:
MA

Sheet Size:
A1

Scale:
1:500@A1
1:1000@A3

Issue:
P15

SSDA Modification Change List

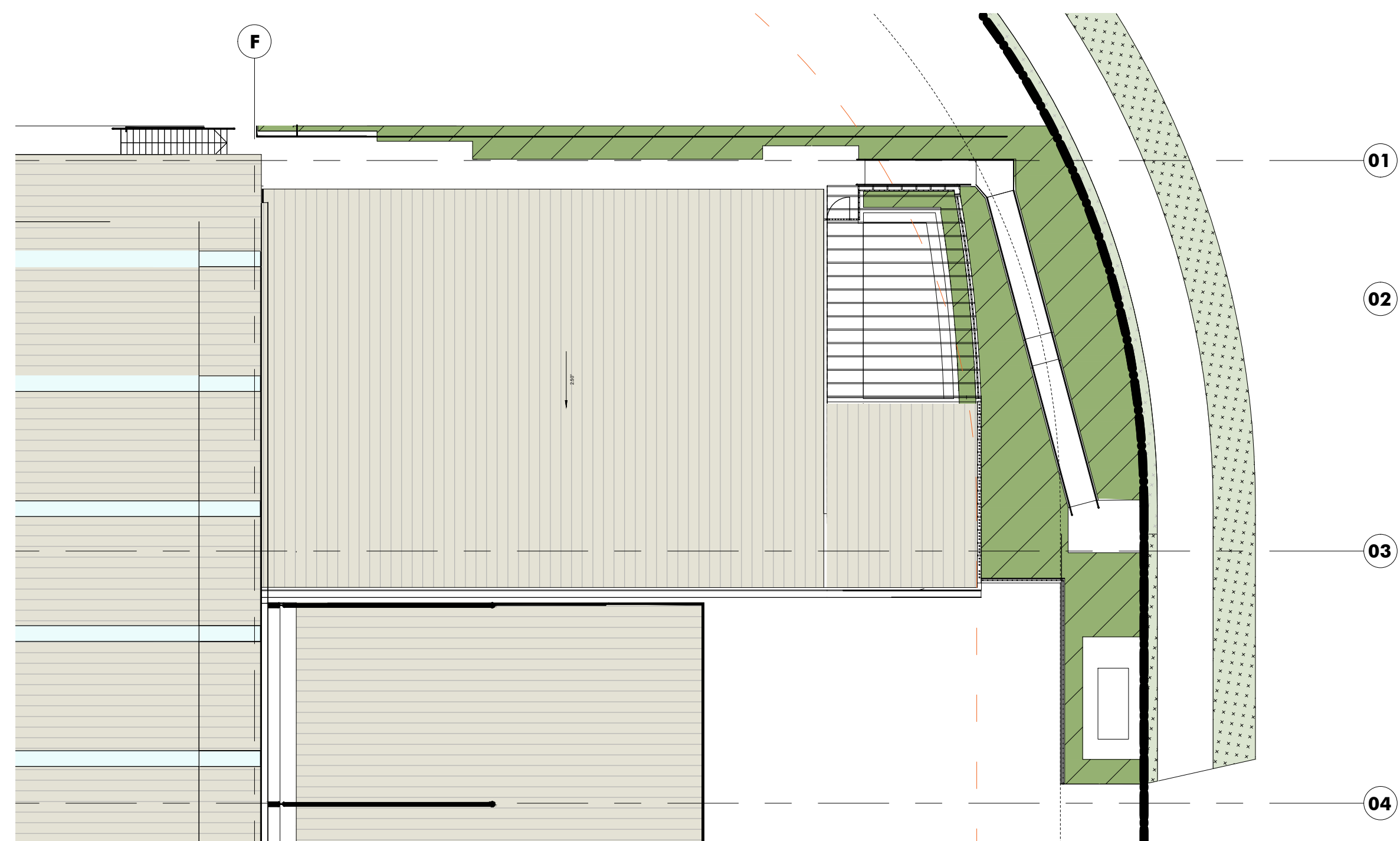
1. Lot number Revised.
2. Office areas increase.
3. Dock Office Added.
4. Southern Truck Entry/Exit moved North.
5. Change number not in use.
6. Car Parking spaces added to Southern end on Hardstand.
7. Car Parking Entry/Exit cross over added to Southern end of Hardstand.
8. Windows added to Northern Warehouse Facade.
9. Two roller shutter doors have been removed from the hardstand area.
10. Added an accessible parking space on the lower ground level.

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1 LOT 3 - OFFICE 3 PLAN - GROUND LEVEL
1:200



2 LOT 3 - OFFICE 3 - ROOF PLAN
1:200

SSDA Modification Change List

- Lot number Revised.
- Office areas increase.
- Dock Office Added.
- Southern Truck Entry/Exit moved North.
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- Car Parking spaces added to Southern end of Hardstand.
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- Windows added to Northern Warehouse Facade.
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- Added an accessible parking space on the lower ground level.
- Lower ground carpark layout reconfigured.

Client

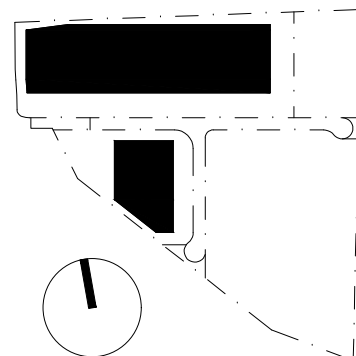


Issue	Description	Date
P14	ISSUE FOR SSDA MOD	03.03.2025
P13	ISSUE FOR SSDA MOD	11.02.2025
P12	ISSUE FOR SSDA MOD	22.01.2025
P11	ISSUE FOR SSDA MOD	10.12.2024
P10	ISSUE FOR SSDA MOD	05.12.2024
P9	ISSUE FOR SSDA	27.11.2024
P8	ISSUE FOR SSDA	15.09.2024
P7	FOR DA MOD.	26.07.2024
P6	ISSUE FOR REVIEW	13.02.2024
P5	ISSUE FOR REVIEW	06.02.2024
P4	ISSUE FOR SSDA	05.12.2023
P3	ISSUE FOR SSDA	29.08.2022
P2	ISSUE FOR INFORMATION	12.08.2022
P1	ISSUE FOR INFORMATION	05.08.2022

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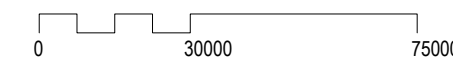
SSD
MODIFICATION

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
Office 3 Plans - LOT3

Author:
MK

Drawing Number:
12587_DA117

Checker:
MA

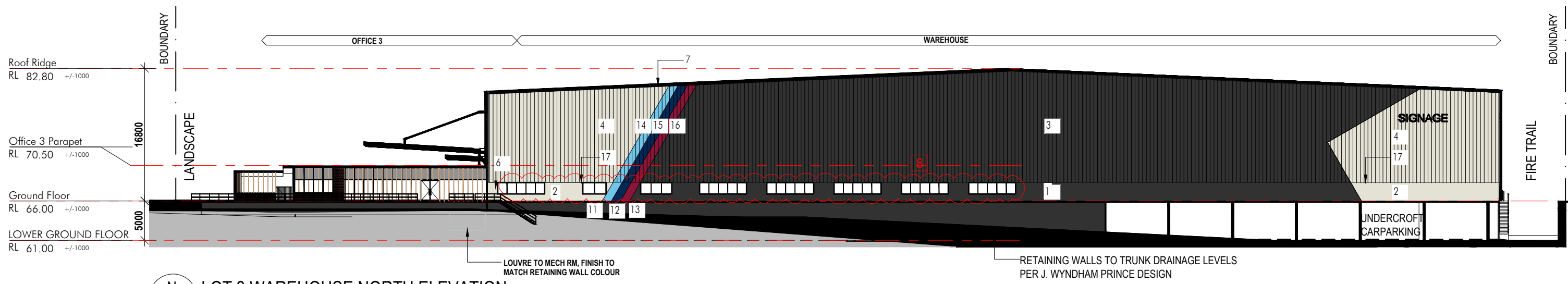
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Scale:
1:200

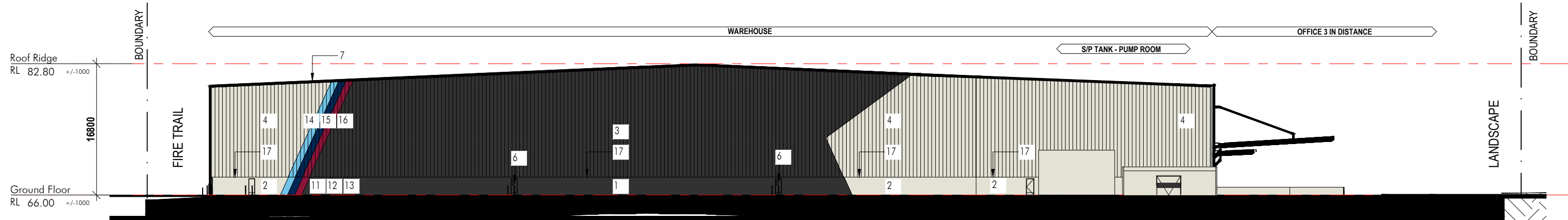
Issue:
P14

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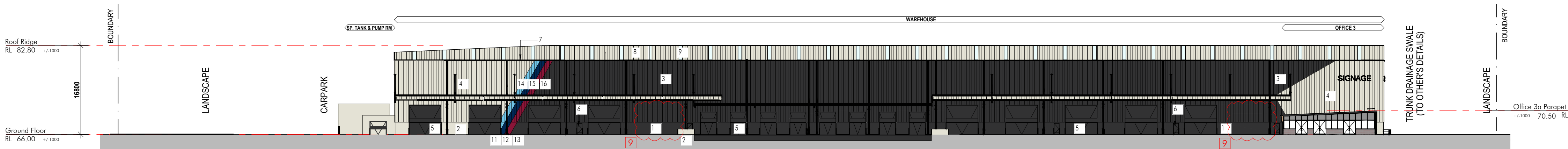
nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



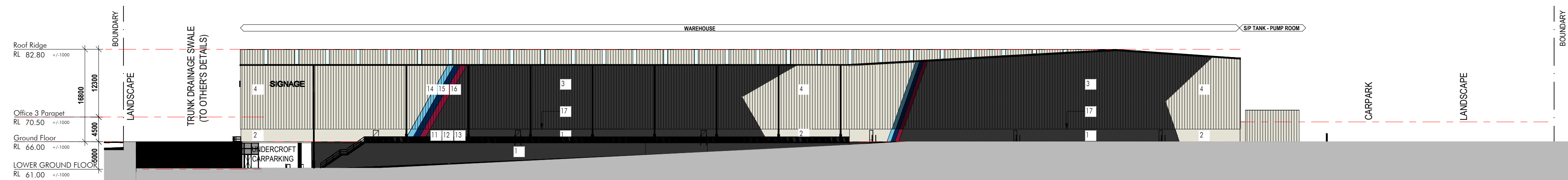
N LOT 3 WAREHOUSE NORTH ELEVATION
1:500



S LOT 3 WAREHOUSE SOUTH ELEVATION
1:500



E LOT 3 WAREHOUSE EAST ELEVATION
1:500



W LOT 3 WAREHOUSE WEST ELEVATION
1:500

WAREHOUSE FINISHES

- 1. PAINTED PRECAST PANEL - COLOUR TO MATCH COLORBOND MONUMENT
- 2. PAINTED PRECAST PANEL - COLOUR TO MATCH COLORBOND SURFIMIST
- 3. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH COLORBOND MONUMENT
- 4. VERTICAL PROFILED METAL SHEETING - TO MATCH COLORBOND SURFIMIST
- 5. ROLLER SHUTTER DOORS TO MATCH COLORBOND MONUMENT
- 6. PAINTED EGRESS DOORS TO MATCH PRECAST PANEL COLOUR BEHIND MONUMENT/SURMIST
- 7. GUTTER, CAPPING, FASCIA & DOWNPIPES TO MATCH COLORBOND MONUMENT
- 8. ROOF SHEETING - SURFIMIST
- 9. TRANSLUCENT PROFILED ROOF SHEETING

- 10. SPRINKLER TANK, STORM WATER TANK & WASTE ENCLOSURE - TO MATCH COLORBOND MONUMENT
- 11. PAINTED PRECAST PANEL - COLOUR TO MATCH ESR LIGHT BLUE
- 12. PAINTED PRECAST PANEL - COLOUR TO MATCH ESR BLUE
- 13. PAINTED PRECAST PANEL - COLOUR TO MATCH ESR RED
- 14. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH ESR LIGHT BLUE
- 15. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH ESR BLUE
- 16. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH ESR RED
- 17. TOE MOULD TO MATCH METAL SHEET COLOUR BEHIND - COLORBOND MONUMENT/SURMIST

OFFICE FINISHES

- 21. ALUMINIUM FRAMES TO GLAZING SUITES MATCH COLORBOND MONUMENT
- 22. TIMBER LOOK FEATURE BLADES
- 23. RECYCLED BRICKWORK
- 24. VISION GLAZING GREY
- 25. SPANDREL GLAZING DARKER GREY
- 26. VERTICAL PROFILED METAL SHEETING - TO MATCH SURFIMIST
- 27. ROOF SHEETING - SURFIMIST
- 28. GUTTER, CAPPING, FASCIA & DOWNPIPES TO MATCH COLORBOND MONUMENT

SSDA Modification Change List

1. Lot number Revised.
2. Office areas increase.
3. Dock Office layout Reconfigured.
4. Southern Truck Entry/Exit moved North.
5. Change number not in use.
6. Car Parking spaces added to Southern end on Hardstand.
7. Car Parking Entry/Exit cross over added to Southern end of Hardstand.
8. Windows added to Northern Warehouse Facade.
9. Two roller shutter doors have been removed from the hardstand area.
10. Added an accessible parking space on the lower ground level.

Client



Issue	Description	Date
P15	ISSUE FOR SSDA MOD	03.03.2025
P14	UPDATED WITH PLANTROOM & CARPARK	21.04.2024
P13	ISSUE FOR LEASING	13.03.2024
P12	ISSUE FOR SSDA MOD	10.12.2023
P11	ISSUE FOR SSDA MOD	05.12.2023
P10	ISSUE FOR SSDA MOD	28.11.2023
P9	ISSUE FOR SSDA	15.09.2023
P8	FOR I&A MOD.	26.07.2023
P7	ISSUE FOR REVIEW	13.02.2023
P6	ISSUE FOR REVIEW	06.02.2023
P5	ISSUE FOR SSDA	05.12.2022
P4	ISSUE FOR SSDA	23.09.2022
P3	ISSUE FOR SSDA	08.09.2022
P2	ISSUE FOR SSDA	29.08.2022
P1	ISSUE FOR INFORMATION	23.08.2022

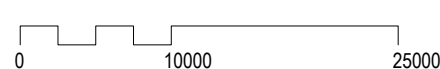
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SSD MODIFICATION

Key Plan

Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
Elevations - LOT3

Author:
MK
Drawing Number:
12587_DA124

Checker:
MA

Sheet Size:
A1

Scale:
1:500

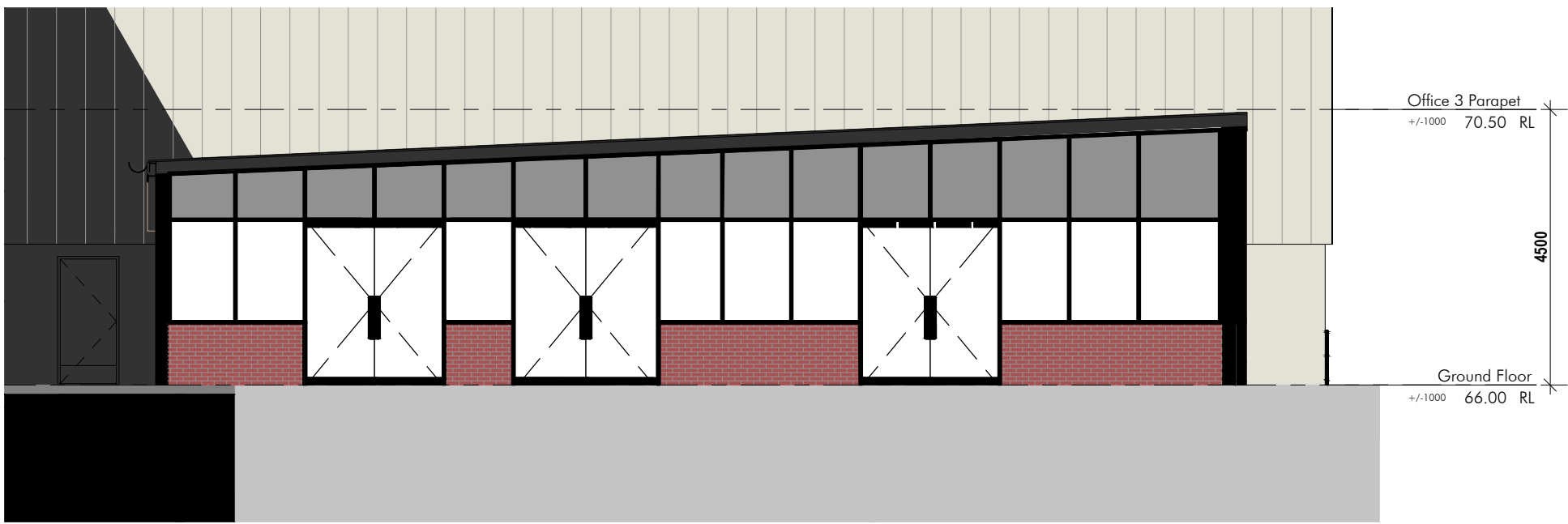
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P15

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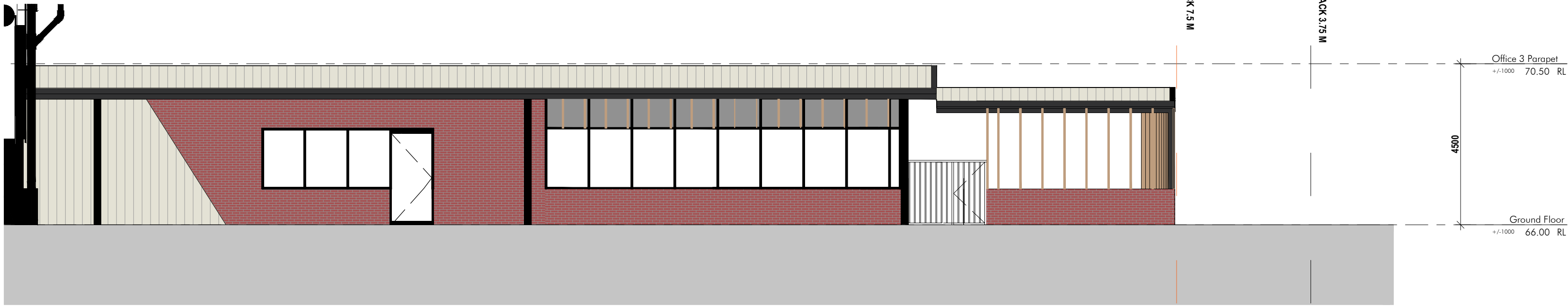
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t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



N LOT 3 - OFFICE 3 - NORTH ELEVATION
1:100



E LOT 3 - OFFICE 3 - EAST ELEVATION
1:100



S LOT 3 - OFFICE 3 - SOUTH ELEVATION
1:100

SSDA Modification Change List

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22. TIMBER LOOK FEATURE BLADES
23. RECYCLED BRICKWORK
24. VISION GLAZING GREY
25. SPANDREL GLAZING DARKER GREY
26. VERTICAL PROFIED METAL SHEETING - TO MATCH SURFMIST
27. ROOF SHEETING - SURFMIST
28. GUTTER, CAPPING, FASCIA & DOWNPIPES TO MATCH COLORBOND MONUMENT

9/12/2023 10:55 PM C:\BVT\LOCAL 2023\12587_Nettleton\SSDA_MOD\SSDA_MOD\17.mxd



Issue	Description	Date
P10	ISSUE FOR SSDA MOD.	22.01.2025
P9	ISSUE FOR SSDA MOD.	10.12.2023
P8	ISSUE FOR SSDA MOD.	05.12.2023
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SSD MODIFICATION

Key Plan

Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
Office Elevations - LOT3-OFFICE 3

Author: **MK** Checker: **MA** Sheet Size: **A1** Scale: **1:100**
Drawing Number: **12587_DA127** Issue: **P10**

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