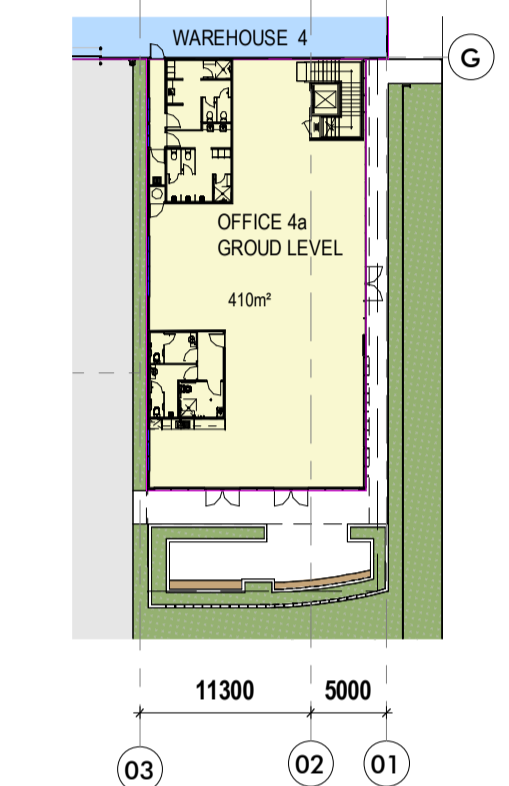
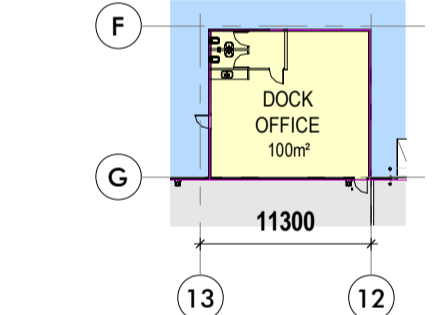


1 LOT4 - WAREHOUSE 4
1:500

2 LOT4 - OFFICE 4a - LOWER GROUND FLOOR PLAN
1:500



3 LOT4 - OFFICE 4a - GROUND FLOOR PLAN
1:500



4 LOT4 - DOCK OFFICES - GROUND FLOOR PLAN
1:500

DEVELOPMENT SUMMARY			
SITE AREA - LOT 4 (INCL.OSD)		43,405 m ²	
BUILDING AREA (GFA)		BUILDING AREA (GLA)	
Warehouse Area (exc. Loading Area, inc. Dock Office)	17,010 m ²	Warehouse Area (inc. Dock Office)	18,480 m ²
Office Area	450 m ²	Office Area	450 m ²
TOTAL BUILDING AREA (GFA)		TOTAL BUILDING AREA (GLA)	
17,460 m ²		18,930 m ²	
		AWNING	2,622 m ²
		HEAVY DUTY (HARDSTAND)	6,861 m ²
		LIGHT DUTY (CAR PARKING INCL. PERMEABLE PAVEMENT PARKING)	4,738 m ²
		COMMUNAL AREA	80 m ²
		CAR PARKING FOR WAREHOUSE AND OFFICE (1/300 m ² +1/40 m ²)	68 Cars
		CAR PARKING PROVIDED	96 Cars

gross floor area (GFA) 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) vehicular access, loading areas, garbage and services, and
 (g) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 (h) any space used for the loading or unloading of goods (including access to it), and
 (i) terraces and balconies with outer walls less than 1.4 metres high, and
 (j) voids above a floor at the level of a storey or storey above." def. as per Penrith Local Environmental Plan 2010

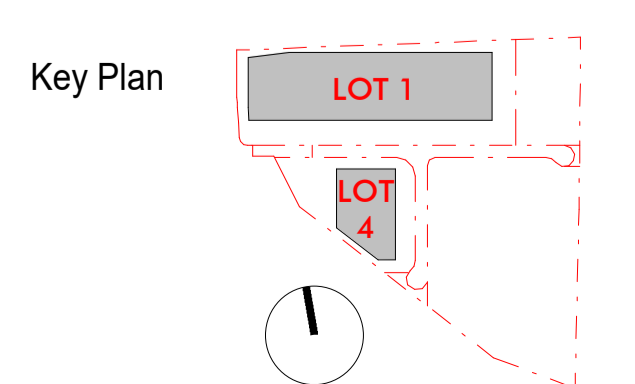
2.1 gross lettable area (GLA) is the floor space contained within a tenancy at each floor level using following rules:
 2.1.1. in the case of external building walls, measuring the dominant portion of the outside faces of walls of the building alignment; and
 2.1.2. in the case of inter-tenancy walls or partitions or common areas, measuring to the centre line of the walls.
 NOTE: Window or door recesses should be ignored.
 2.2 Included in the lettable area calculation are areas occupied by:
 2.2.1. window mullions;
 2.2.2. window frames;
 2.2.4. engaged perimeter columns or piers;
 NOTE: The areas indicated in points 2.2.1 to 2.2.4 should only be included if they are inside the line of the outside face of the main perimeter wall.
 2.2.5 additional facilities specially constructed for individual tenants that are not covered in section 2.3



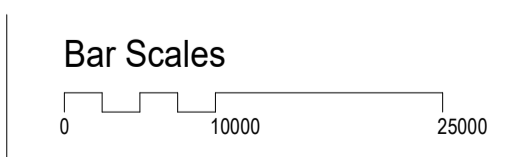
Issue	Description	Date
P6	ISSUE FOR REVIEW	15.02.2023
P5	ISSUE FOR REVIEW	13.02.2023
P4	ISSUE FOR REVIEW	09.02.2023
P3	ISSUE FOR SSDA	23.09.2022
P2	ISSUE FOR SSDA	08.09.2022
P1	ISSUE FOR SSDA	29.08.2022

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

SSD APPROVAL



Project Name
Westlink
 Project Address
Mamre Road, Kemps Creek



Drawing Title:
Area Plans - LOT4

Author: YM, Checker: MA, Sheet Size: A1, Scale: 1:500 @A1, 1:1000@A3

Drawing Number:
12587_DA182

Issue:
P6

nettletontribe

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