



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 –
 (i) storage, and
 (ii) vehicular access, loading areas, garbage and services, and
 (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 (g) car parking to meet any requirements of the consent authority (including access to that car parking), 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.

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 (WITHIN LOT 4)	10,500m ²
DETENTION BASIN	5,457m ²
TRUNK DRAINAGE (20m)	5,043m ²

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

SITE AREA (LOT 4) (INCL. OSD)	
WAREHOUSE (GFA)	16,945m ²
EXCL. LOADING ZONE (4035m ²)	
OFFICE	480m ²
TOTAL BUILDING AREA (GFA)	17,425m²
TOTAL CARS REQUIRED (RMS)	70
WAREHOUSE 1/300m ²	58.1
OFFICE 1/40sqm (GFA)	12.0
TOTAL CARS PROVIDED	85

SITE AREA (RESIDUAL LOT)	
LAND SUBJECT TO FUTURE DA	144,381m ²

NOTE:
 PP: Permeable Paving Carparking

- SSDA Modification Change List**
- Warehouse extended 4m towards east. As a result, hardstand width is reduced to 36m wide, office is moved 4m east.
 - Southern warehouse wall moved south.
 - Staging zone increased.
 - GLA and GFA areas are changed accordingly.
 - Warehouse amenity is added.
 - Egress footpath along warehouse western wall is raised to warehouse floor level with an egress stair at north end.
 - Underground carpark is moved north, and its level is raised to approx. RL 62.6.
 - Gentle gradient is added to western side of underground carpark.
 - Facade materials are tidied up.
 - Office south elevation is amended.
 - Office layout, recreational area and pedestrian access are amended.
 - Deck Office is removed.
 - Egress stair and door at northwest corner is moved east.
 - 2 roller shutter doors are added.
 - The Awnings over roller shutter doors is reduced to 1.5m deep.

KEY LEGEND

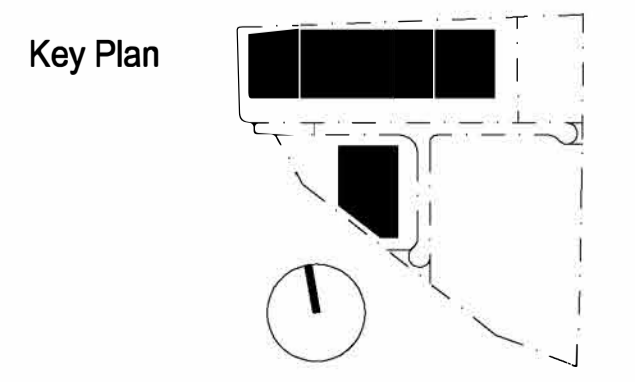
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P	PUMP ROOM
S/T	SPRINKLER TANK
FSA	FIRE STANDING AREA
COL	COLUMN
	CARPARKING - PERMEABLE PAVING
	CARPARKING - CONCRETE / BITUMEN

PERVIOUS AREA

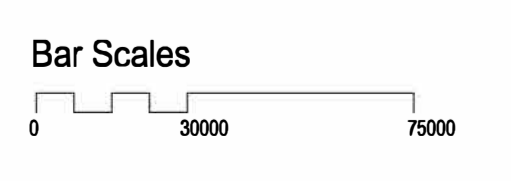
PERVIOUS AREA - LOT 4	
LANDSCAPE (DEEP SOIL) EXCLUDE RETAINING WALLS	1,400m ²
TRUNK DRAINAGE SWALE (DEEP SOIL)	5,073m ²
PLANTER (SHALLOW SOIL) (75%)	15m ²
DETENTION BASIN EXCLUDE ACCESS TRACKS AND ROCK SCOUR PROTECTION AREAS	5,457m ²
TOTAL	11,945m²
PERCENTAGE	27.5%

Issue	Description	Date
P28	ISSUE FOR SSDA MOD.	22.02.2024
P27	ISSUE FOR SSDA MOD.	20.12.2023
P26	ISSUE FOR SSDA MOD.	13.12.2023
P25	ISSUE FOR SSDA MOD.	06.12.2023
P24	ISSUE FOR SSDA	10.09.2023
P23	FOR DA MOD.	29.07.2023
P22	ISSUE FOR INFORMATION	13.07.2023
P21	ISSUE FOR INFORMATION	06.07.2023
P20	ISSUE FOR REVIEW	13.02.2023
P19	ISSUE FOR COORDINATION	13.02.2023
P18	ISSUE FOR REVIEW	08.02.2023
P17	ISSUE FOR REVIEW	07.02.2023
P16	ISSUE FOR REVIEW	06.02.2023
P15	ISSUE FOR COORDINATION	30.01.2023
P14	ISSUE FOR SSDA	05.12.2022

SSD MODIFICATION



Project Name
Westlink
 Project Address
Mamre Road, Kemps Creek



Drawing Title
Estate Plan - Stage 1

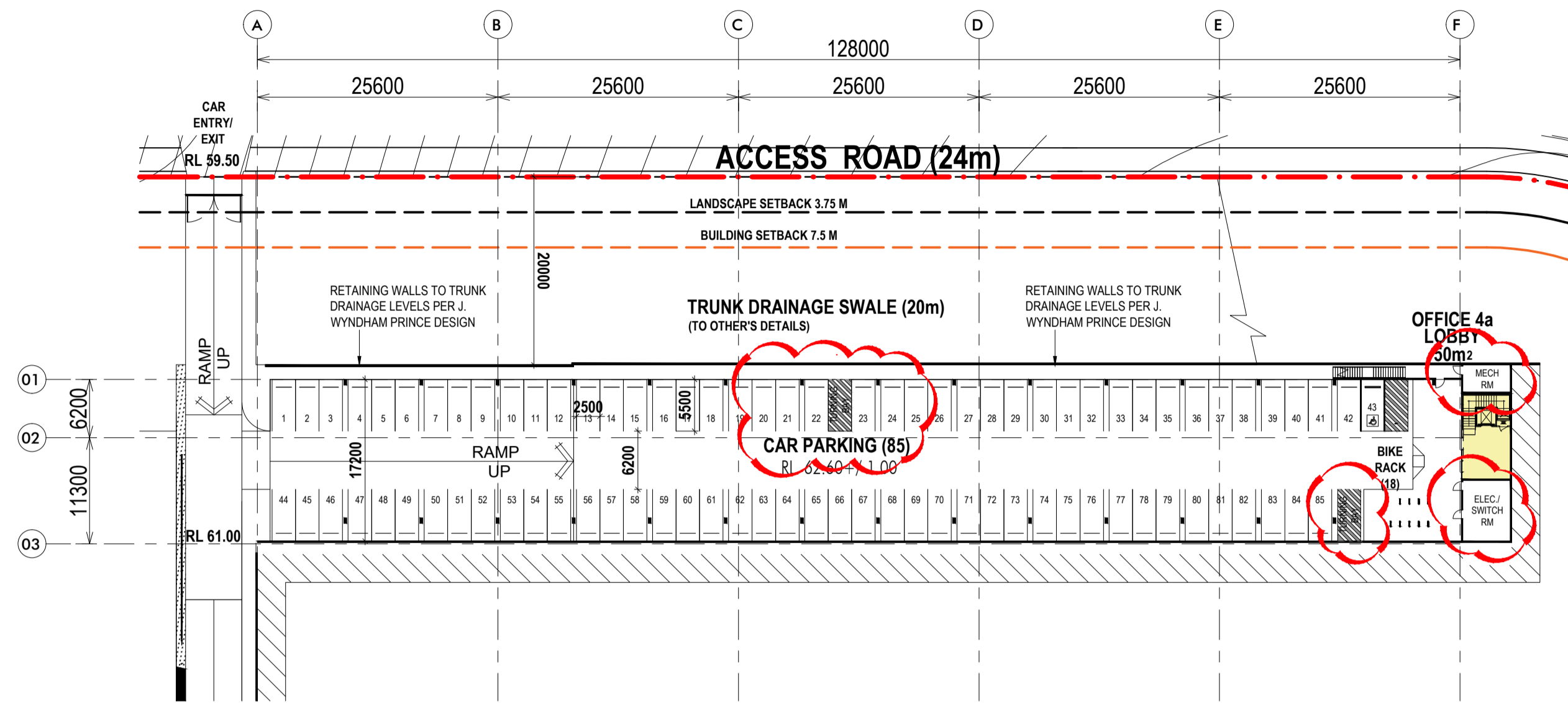
Author:	Checked:	Sheet Size:
BC/HS	ES	A1
Drawing Number:		
12587_DA102		

Scale:
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 1:3000@A3



Issue:
P28

nettleton tribe partnership Pty Ltd ABN 58 161 683 122
 117 Willoughby Road, Crows Nest, NSW 2065
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 e: sydney@nettletontribe.com.au w: nettletontribe.com.au

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KEY LEGEND

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

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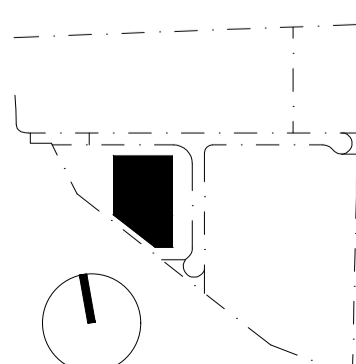


Issue	Description	Date
P9	UPDATED WITH PLANTROOM & CARPARK	21.04.2024
P8	UPDATED FLOOR PLANS	25.03.2024
P7	ISSUE FOR SSSA MOD	30.12.2023
P6	ISSUE FOR SSSA MOD	05.12.2023
P5	ISSUE FOR SSSA	27.11.2023
P4	ISSUE FOR SSSA	15.09.2023
P3	FOR DA MOD.	26.07.2023
P2	ISSUE FOR REVIEW	11.02.2023
P1	ISSUE FOR REVIEW	08.02.2023

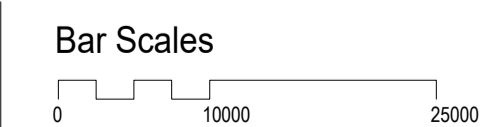
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SSDA MODIFICATION

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek



Drawing Title:
Lower Ground Floor Plan - LOT4

Author: AM	Checker: ES	Sheet Size: A1	Scale: As indicated
Drawing Number: 12587_DA104	Issue: P9		

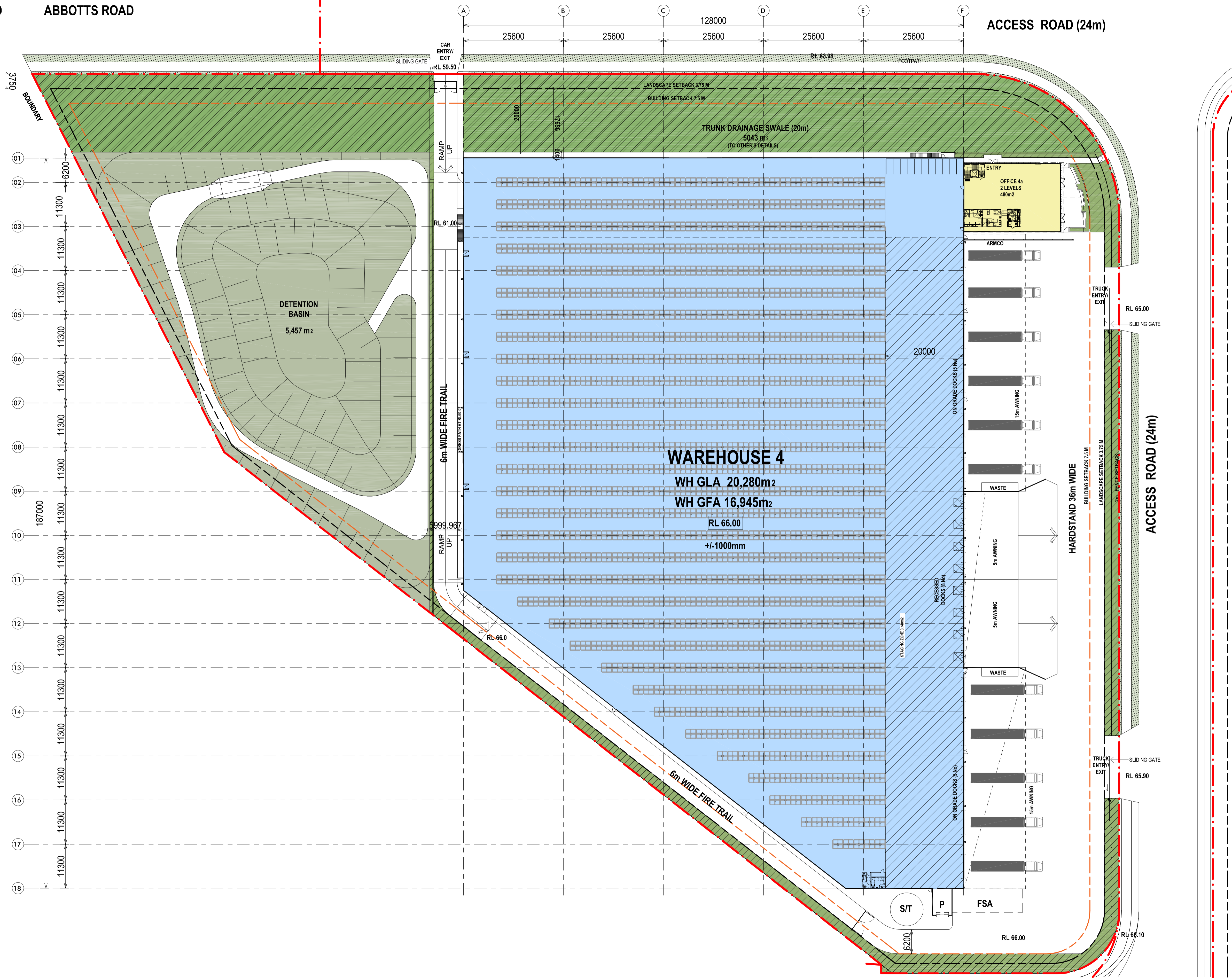
nettletontribe

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ABBOTTS ROAD ABBOTTS ROAD

ACCESS ROAD (24m)

SITE AREA (LOT 4) (INCL. OSD)	43,398m ²
WAREHOUSE (GFA)	16,945m ²
EXCL. LOADING ZONE (4,035m ²)	
OFFICE	480m ²
TOTAL BUILDING AREA (GFA)	17,425m ²
TOTAL CARS REQUIRED (RMS)	
WAREHOUSE 1/300m ² (GFA)	70
OFFICE 1/400sqm (GFA)	58.1
TOTAL CARS PROVIDED	12
	88

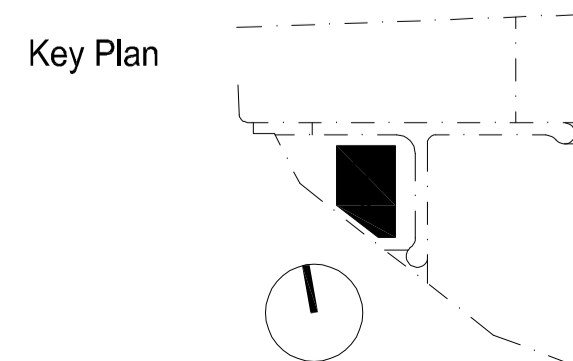


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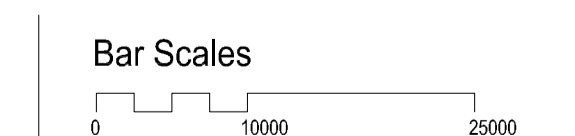
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P	PUMP ROOM
S/T	SPRINKLER TANK
FSA	FIRE STANDING AREA
COL	COLUMN
[Pattern]	CARPARKING - PERMEABLE PAVING
[Pattern]	CARPARKING - CONCRETE / BITUMEN

Item	Description	Date
P29	ISSUE FOR SSDA MOD.	21.06.2024
P28	ISSUE FOR SSDA MOD.	21.04.2024
P27	ISSUE FOR SSDA MOD.	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.	06.12.2023
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
P18	ISSUE FOR SSDA	15.09.2023
P17	ISSUE FOR INFORMATION	14.09.2023
P16	ISSUE FOR INFORMATION	09.09.2023
P15	FOR DA MOD.	26.07.2023

SSD MODIFICATION



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek



Drawing Title:
Ground Floor Plan - LOT4

Author: **BC/HS** Checker: **ES** Sheet Size: **A1**

Drawing Number:
12587_DA106

Scale:
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1:1000@A3

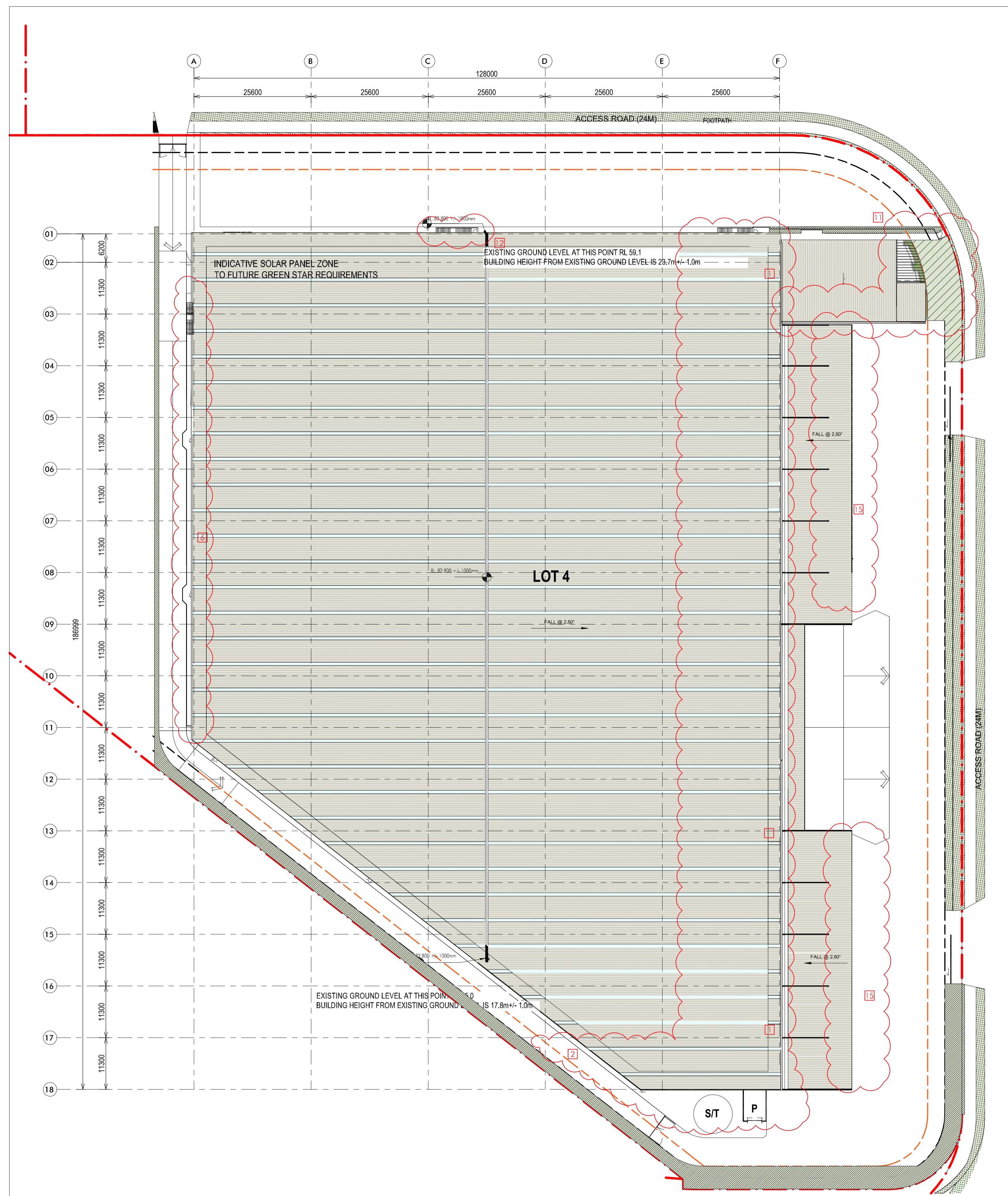
Issue:
P29

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e: sydney@nettleontribe.com.au w: nettleontribe.com.au

SSDA Modification Change List

1. Warehouse extended 4m towards east. As a result, hardstand width is reduced to 36m wide, office is moved 4m east.
2. Southern warehouse wall moved south.
3. Staging zone increased.
4. GIA and GFA areas are changed accordingly.
5. Warehouse amenity is added.
6. Egress footpath along warehouse western wall is raised to warehouse floor level with an egress stair at north end.
7. Underground carpark is moved north, and its level is raised to approx. RL 62.6.
8. Gentle gradient is added to western side of underground carpark.
9. Facade materials are tidied up.
10. Office south elevation is amended.
11. Office layout, recreational area and pedestrian access are amended.
12. Egress stair and door at northwest corner is moved east.
13. Dock Office is removed.
14. 2 roller shutter doors are added.
15. The Awnings over roller shutter doors is reduced to 15m deep.



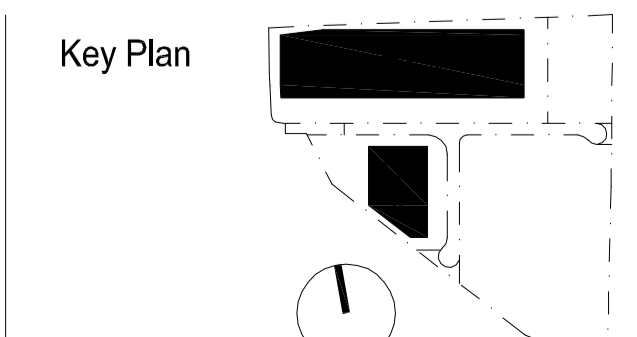
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Issue	Description	Date
P13	ISSUE FOR SSDA MOD.	13.12.2023
P12	ISSUE FOR SSDA MOD.	06.12.2023
P11	ISSUE FOR SSDA	21.11.2023
P10	ISSUE FOR SSDA	04.10.2023
P9	ISSUE FOR SSDA	10.09.2023
P8	FOR DA MOD.	26.07.2023
P7	ISSUE FOR REVIEW	13.02.2023
P6	ISSUE 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

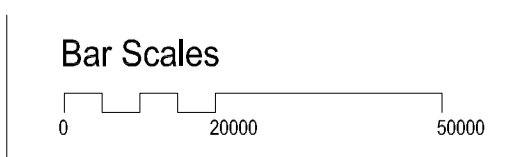
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SSD MODIFICATION



Project Name
Westlink

Project Address
Mamre Road, Kemps Creek



Drawing Title:
Roof Plan - LOT4

Author: **BC/HS** Checker: **ES** Sheet Size: **A1**

Drawing Number:
12587_DA108

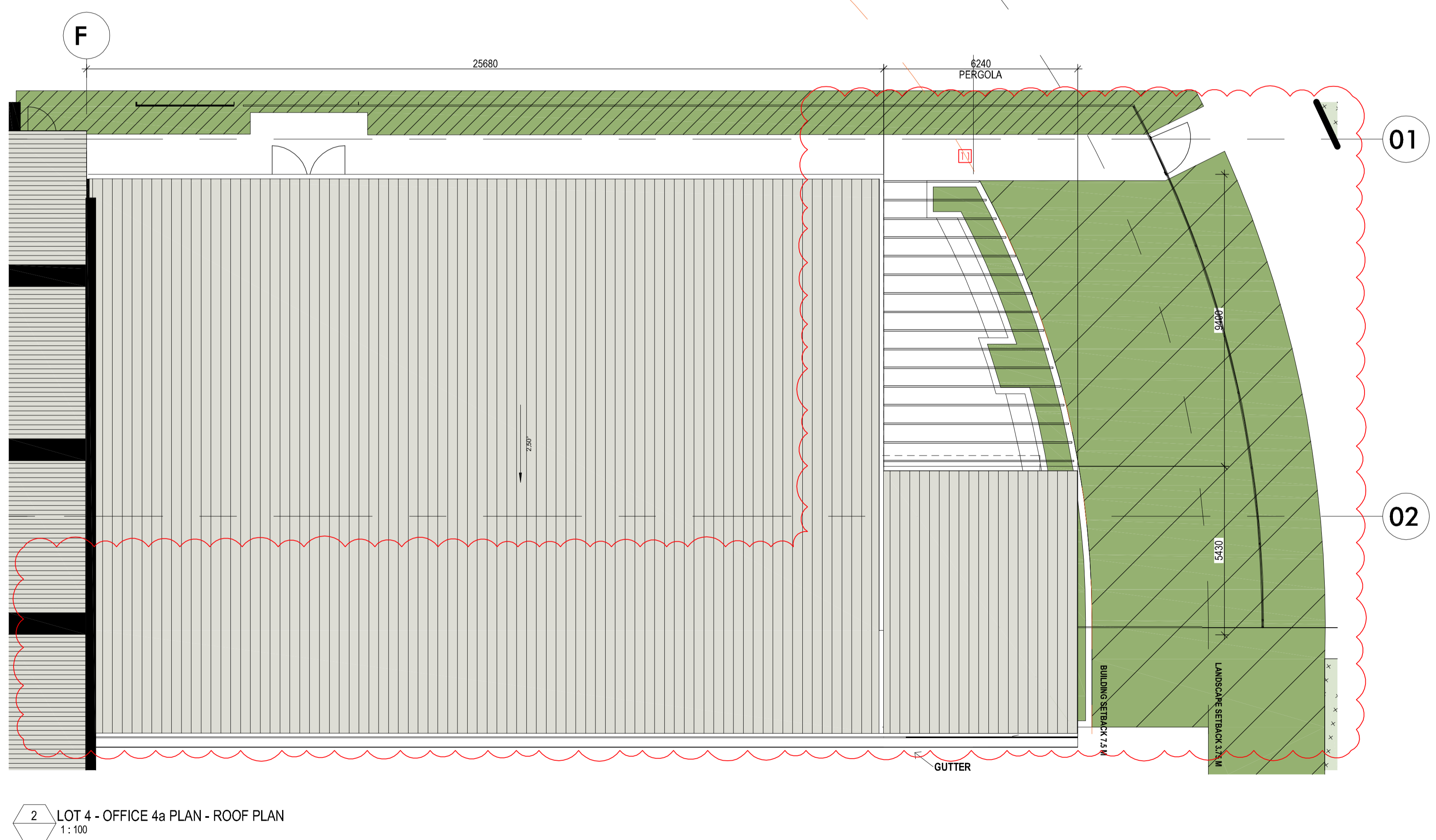
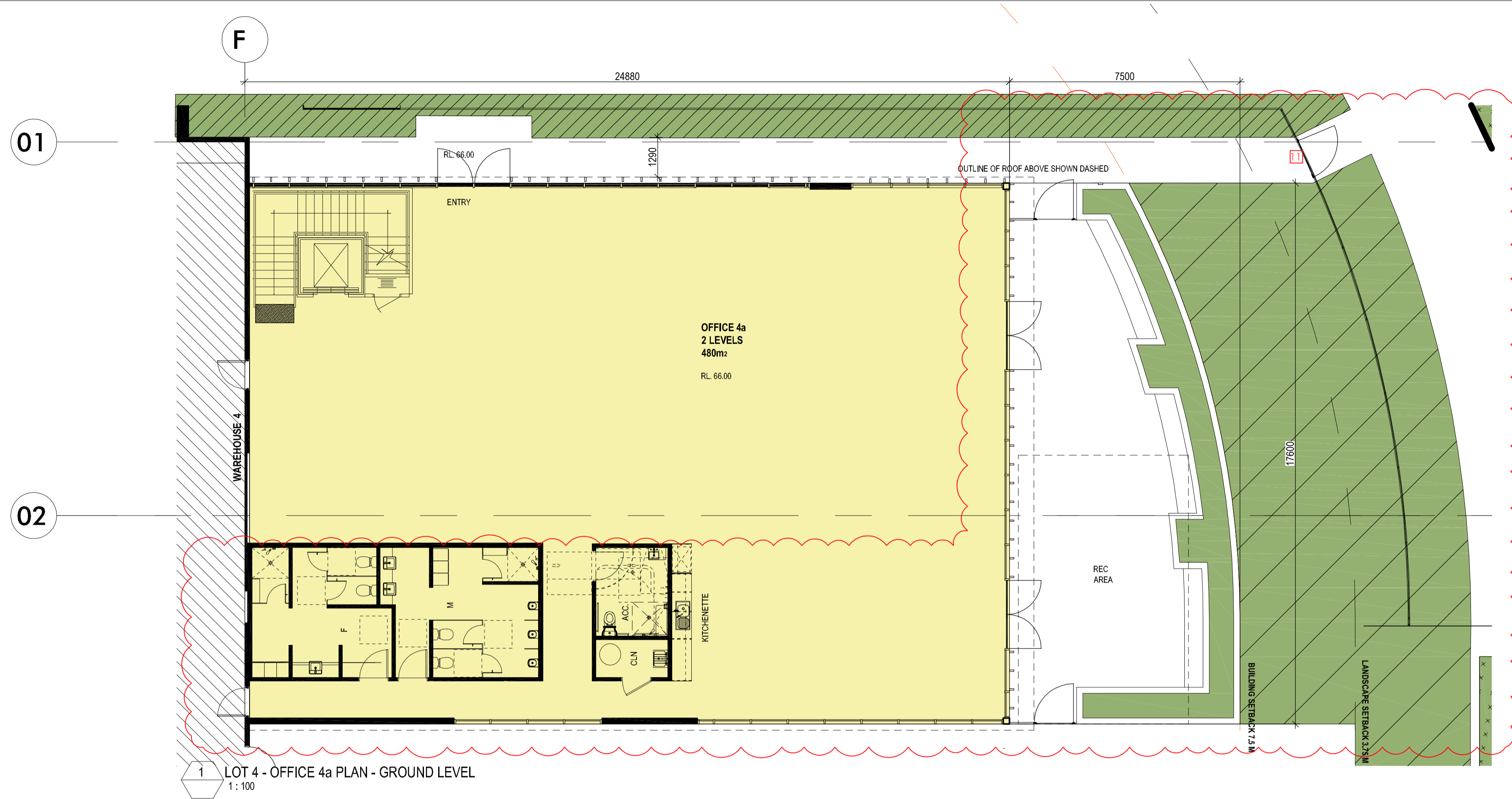
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Issue:
P13



SSDA Modification Change List

1. Warehouse extended 4m towards east. As a result, hardstand width is reduced to 36m wide, office is moved 4m east.
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6. Egress footpath along warehouse western wall is raised to warehouse floor level with an egress stair at north end.
7. Underground carpark is moved north, and its level is raised to approx. RL 62.6.
8. Gentle gradient is added to western side of underground carpark.
9. Facade materials are tidied up.
10. Office south elevation is amended.
11. Office layout, recreational area and pedestrian access are amended.
12. Egress stair and door at northwest corner is moved east.
13. Dock Office is removed.
14. 2 roller shutter doors are added.
15. The Awnings over roller shutter doors is reduced to 15m deep.



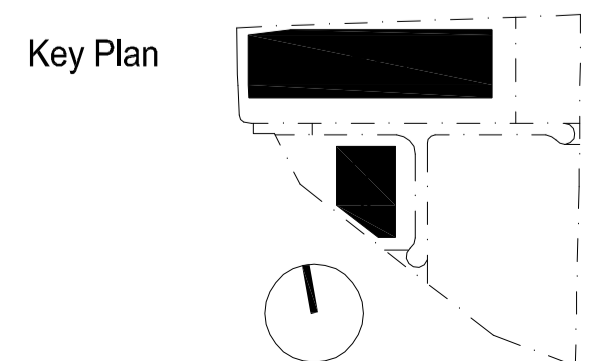
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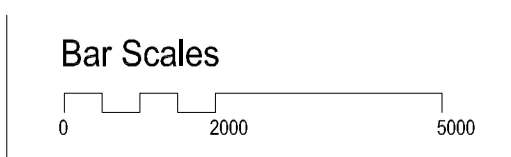
Issue	Description	Date
P11	ISSUE FOR SSDA MOD	10.12.2023
P10	ISSUE FOR SSDA MOD	05.12.2023
P9	ISSUE FOR SSDA	27.11.2023
P8	ISSUE FOR SSDA	15.09.2023
P7	FOR DA MOD	26.07.2023
P6	ISSUE FOR REVIEW	13.02.2023
P5	ISSUE FOR REVIEW	06.02.2023
P4	ISSUE FOR SSDA	05.12.2022
P3	ISSUE FOR SSDA	29.08.2022
P2	ISSUE FOR INFORMATION	17.08.2022
P1	ISSUE FOR INFORMATION	05.08.2022

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SSD APPROVAL



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

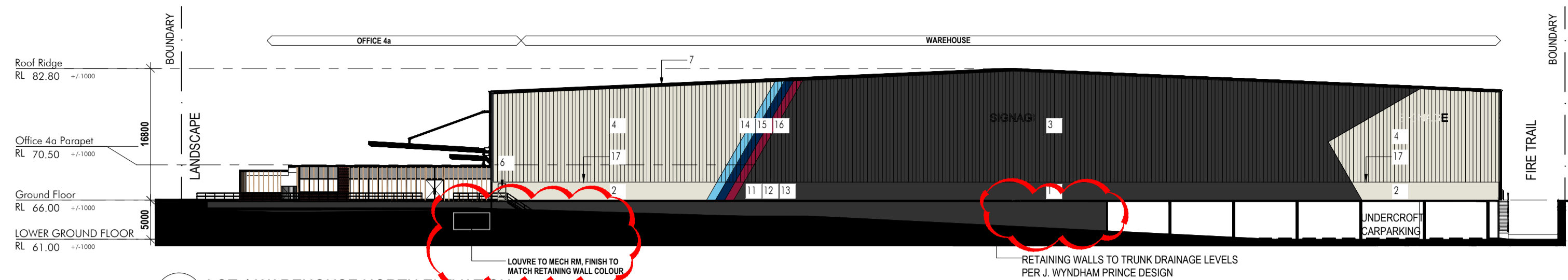


Drawing Title:
Office 4a Plans - LOT4

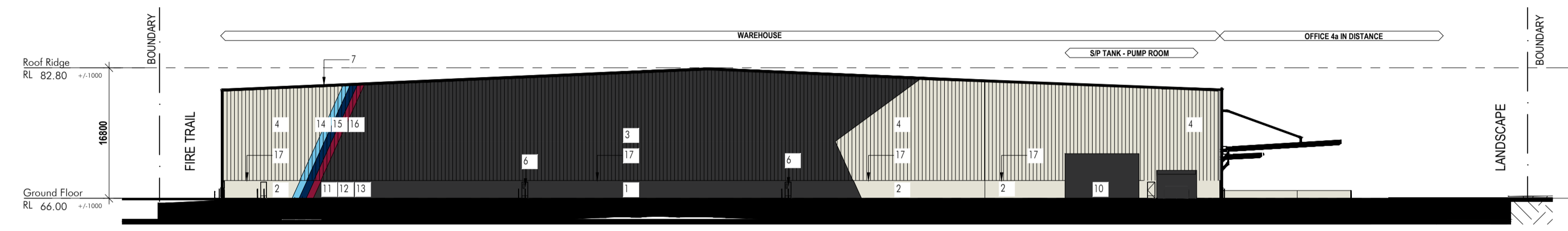
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Drawing Number:
12587_DA117 Issue: **P11**

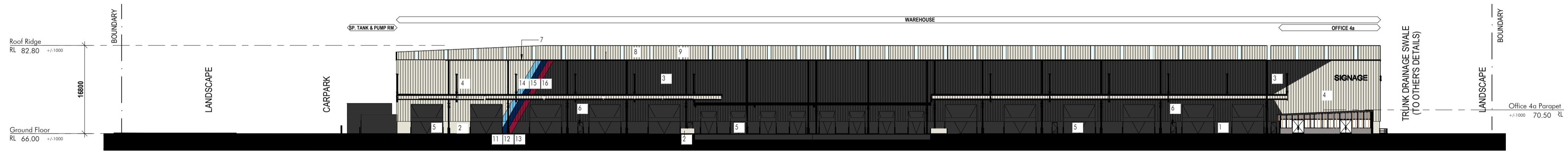




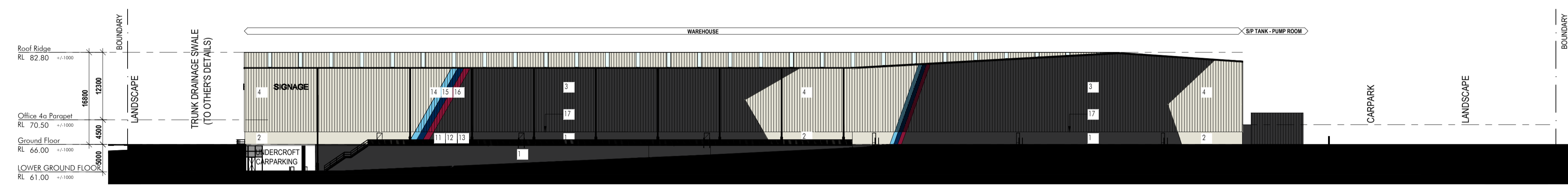
N LOT 4 WAREHOUSE NORTH ELEVATION
1:500



S LOT 4 WAREHOUSE SOUTH ELEVATION
1:500



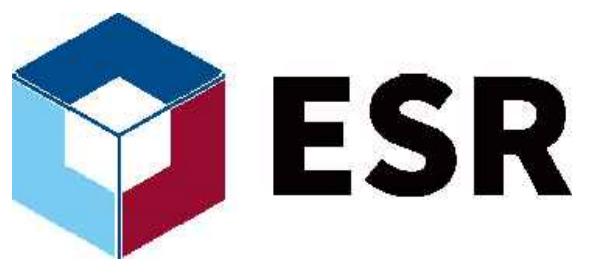
E LOT 4 WAREHOUSE EAST ELEVATION
1:500



W LOT 4 WAREHOUSE WEST ELEVATION
1:500

WAREHOUSE FINISHES	
1. PAINTED PRECAST PANEL - COLOUR TO MATCH COLORBOND MONUMENT	2. PAINTED PRECAST PANEL - COLOUR TO MATCH COLORBOND SURFMAST
3. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH COLORBOND MONUMENT	4. VERTICAL PROFILED METAL SHEETING - TO MATCH COLORBOND SURFMAST
5. ROLLER SHUTTER DOORS TO MATCH COLORBOND MONUMENT	6. PAINTED EGRESS DOORS TO MATCH PRECAST PANEL COLOUR BEHIND MONUMENT/SURMAST
7. GUTTER, CAPPING, FASCIA & DOWNPIPES TO MATCH COLORBOND MONUMENT	8. ROOF SHEETING - SURFMAST
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/SURMAST	18. VERTICAL PROFILED METAL SHEETING - TO MATCH SURFMAST
19. VERTICAL PROFILED METAL SHEETING - TO MATCH SURFMAST	20. VERTICAL PROFILED METAL SHEETING - TO MATCH SURFMAST
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 SURFMAST
27. ROOF SHEETING - SURFMAST	28. GUTTER, CAPPING, FASCIA & DOWNPIPES TO MATCH COLORBOND MONUMENT

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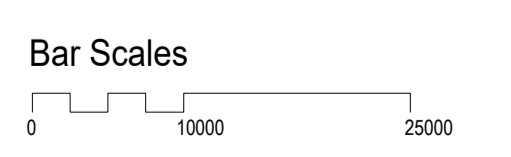


Issue	Description	Date
P14	UPDATED WITH PLANTROOM & CARPARK	21.04.2024
P13	ISSUE FOR LEASING	19.03.2024
P12	ISSUE FOR SSDA MOD	13.12.2023
P11	ISSUE FOR SSDA MOD	05.12.2023
P10	ISSUE FOR SSDA MOD	26.11.2023
P9	ISSUE FOR SSDA	15.09.2023
P8	FOR DA MOD	26.07.2023
P7	ISSUE FOR REVIEW	11.02.2023
P6	ISSUE FOR 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

SSD MODIFICATION

Key Plan

Project Name
Westlink
Project Address
Mamre Road, Kemps Creek



Drawing Title:
Elevations - LOT4

Author: **BC/HS** Checker: **ES** Sheet Size: **A1** Scale: **As indicated**

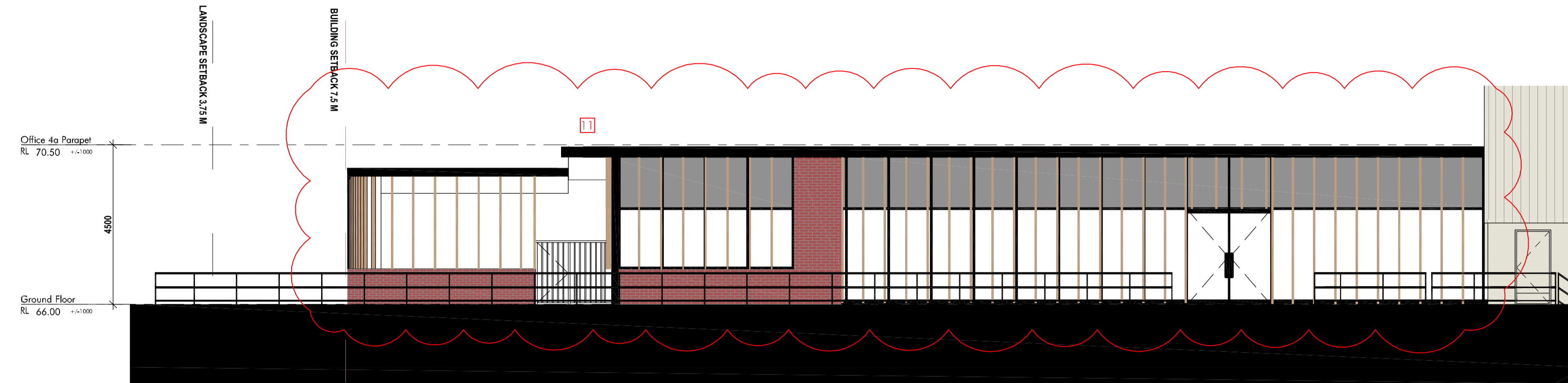
Drawing Number:
12587_DA124 Issue: **P14**

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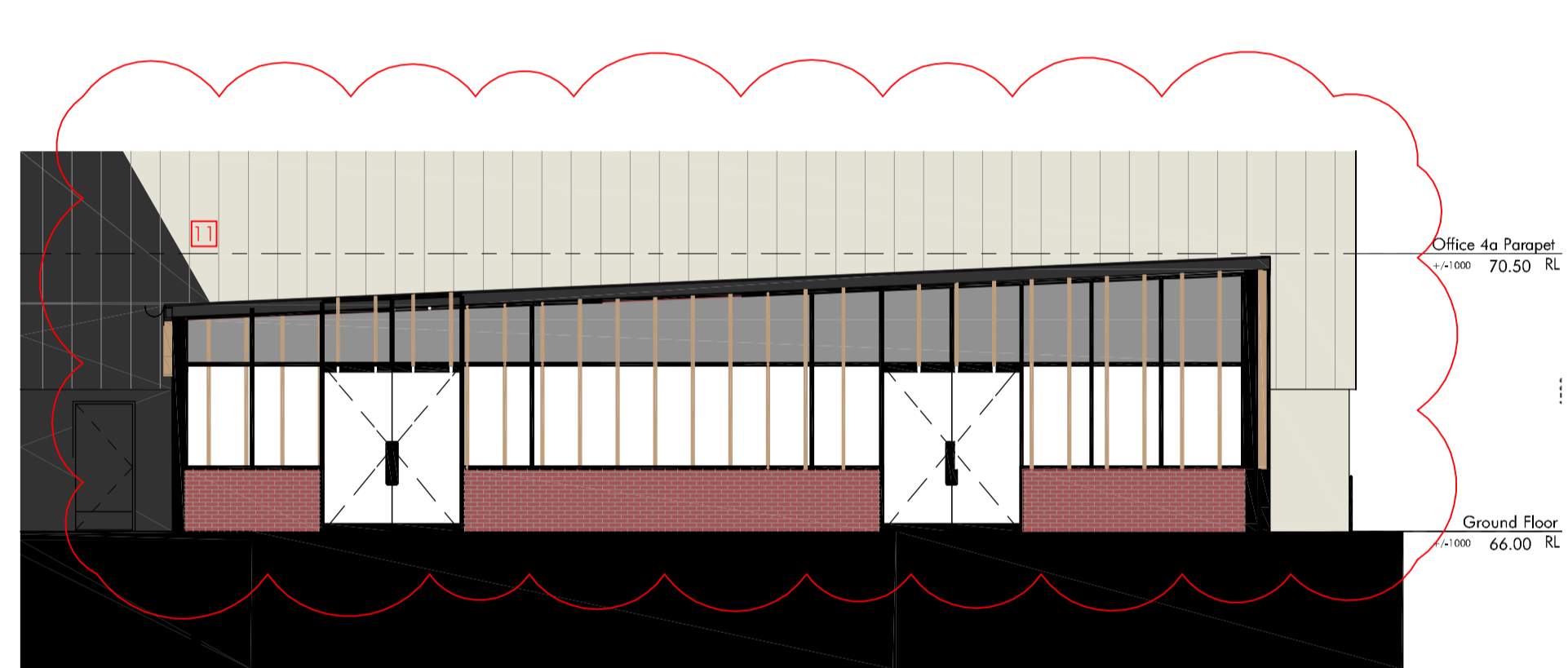
nettleontribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettleontribe.com.au w: nettleontribe.com.au

SSDA Modification Change List

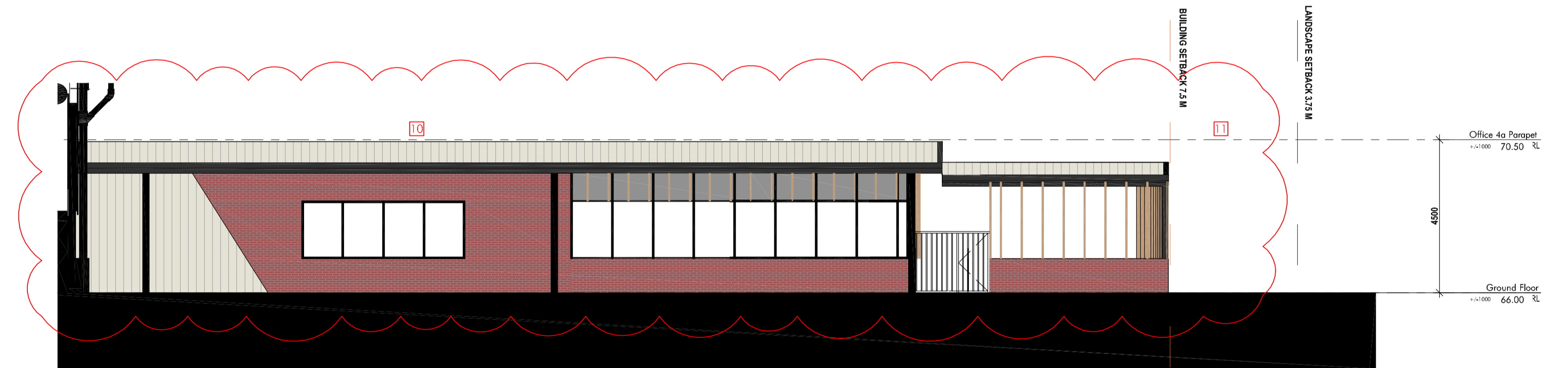
1. Warehouse extended 4m towards east. As a result, hardstand width is reduced to 36m wide, office is moved 4m east.
2. Southern warehouse wall moved south.
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9. Facade materials are tidied up.
10. Office south elevation is amended.
11. Office layout, recreational area and pedestrian access are amended.
12. Egress stair and door at northwest corner is moved east.
13. Dock Office is removed.
14. 2 roller shutter doors are added.
15. The Awnings over roller shutter doors is reduced to 15m deep.



N LOT 4 - OFFICE 4a - NORTH ELEVATION
1:100



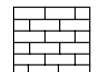







E LOT 4 - OFFICE 4a - EAST ELEVATION
1:100



S LOT 4 - OFFICE 4a - SOUTH ELEVATION
1:100

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 SURFAMST
-  27. ROOF SHEETING - SURFAMST
-  28. GUTTER, CAPPING, FASCIA & DOWNPIPES TO MATCH COLORBOND MONUMENT

9/10/2023 10:52:56 AM C:\PROJECTS\LOCAL\2023\12587_DA127\WESTLINK_SS_MF_3D_PREVIEW_MODEL\VIEW117.dwg

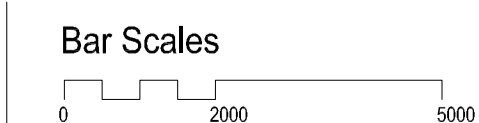


Issue	Description	Date
P6	ISSUE FOR SSDA MOD.	10.12.2023
P6	ISSUE FOR SSDA MOD.	05.12.2023
P7	ISSUE FOR SSDA	13.09.2023
P6	FOR DA MOD.	26.07.2023
P6	ISSUE FOR REVIEW	13.02.2023
P4	ISSUE FOR REVIEW	06.02.2023
P3	ISSUE FOR SSDA	05.12.2022
P2	ISSUE FOR SSDA	29.08.2022
P1	ISSUE FOR INFORMATION	23.08.2020

SSD MODIFICATION

Key Plan

Project Name
Westlink
Project Address
Mamre Road, Kemps Creek



Drawing Title:
Office Elevations - LOT4-OFFICE 4a

Author: **BC/HS** Checker: **ES** Sheet Size: **A1** Scale: **As indicated**

Drawing Number:
12587_DA127 Issue: **P9**

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