



Drawing List

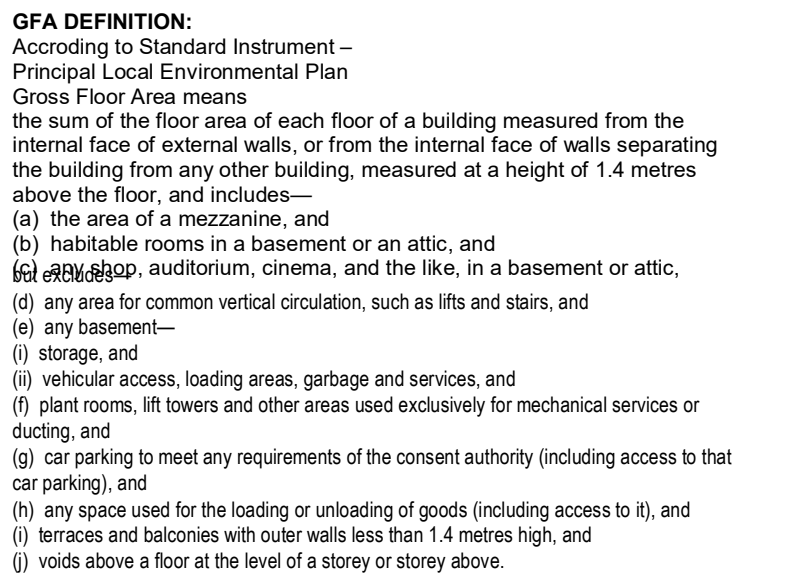
No.:	SHEET NAME
DA000	COVER PAGE
DA001	LOCATION PLAN
DA002	ESTATE PLAN - STAGE 1&2
DA004	SITE PLAN - INTERIM
DA005	SITE PLAN - ULTIMATE
DA006	ROOF PLAN
DA015	UNDERCROFT CARPARK PLAN
DA016	OFFICE 2A PLANS
DA017	OFFICE 2B PLAN
DA021	ELEVATIONS
DA026	OFFICE ELEVATION - OFFICE 2A
DA027	OFFICE ELEVATIONS - LOT 2 - OFFICE 2B
DA030	SECTION
DA051	RETAINING WALL & FENCE
DA052	INDICATIVE LIGHTING LAYOUT
DA053	Pervious Area Plan - LOT6 WH2
DA060	Estate Signag
DA061	Signage Details, Typical Colours & Material Schedule
DA070	Fire Protection Pla
DA071	Shadow Diagram -OFFICE 2A
DA072	Shadow Diagram- OFFICE 2B
DA073	Stage 2 Site Public Domain Solar Access
DA074	Roof Plan - 20m Height Limit
DA081	AREA PLANS

Westlink, Lot 6 Warehouse 2

MAMRE ROAD, KEMPS CREEK NSW

DEVELOPMENT APPLICATION

August 2024





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

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.

LOT 2 DEVELOPMENT SUMMARY

GROSS LAND AREA (LOT2) (INCL. DRAINAGE TRUNK & SEWER EASEMENT)	71,780m ²
SEWER TRUNK (NOT DEVELOPMENT)	6,439m ²
SEWER EASEMENT (NOT DEVELOPMENT)	1,540m ²
SEWER PUMP STATION	359m ²
NETT DEVELOPABLE AREA	63,801m ²
NETT EFFICIENCY (GLA/NETT DEV. AREA)	66%
LANDSCAPE & PERVIOUS AREA	13,154m ²
LANDSCAPE IN TRUNK	6,439m ²
LANDSCAPE IN SEWER	452m ²
LANDSCAPE IN DEVELOPABLE AREA	5,331m ²
PREVIOUS AREA IN SEWER	1,053m ²
PREVIOUS AREA IN DEVELOPABLE AREA	800m ²
PLANTER	5m ²
LANDSC. & PERV. / NETT DEVELOPABLE AREA	21%
LANDSC. & PERV. / GROSS LAND AREA	18%
DRAINAGE TRUNK / GROSS LAND AREA	9%
WAREHOUSE 2 (GLA) INCL. LOADING AREA 4,755m ²	40,718m ²
OFFICE 2A (2 STOREY)	710m ²
OFFICE 2B (3 STOREY)	650m ²
TOTAL BUILDING AREA (GLA)	42,078m ²
WAREHOUSE 2 (GFA)	35,963m ²
OFFICE 2A (2 STOREY)	710m ²
OFFICE 2B (3 STOREY)	650m ²
TOTAL BUILDING AREA (GFA)	37,323m ²

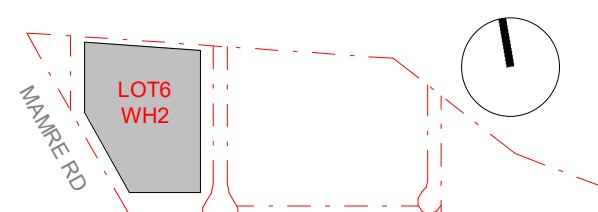
TOTAL CARS REQUIRED (RMS)	154
WAREHOUSE 1/300m ² (GFA)	
OFFICE 1/40sqm (GFA)	
TOTAL CARS PROVIDED	155

Issue	Description	Date
P12	DA UPDATE	09/08/2024
P11	IOF UPDATE	07/08/2024
P10	IOF UPDATE	07/08/2024
P9	PRELIMINARY FOR TANK & PUMP RM UPDATE	29/05/2023
P8	FOR LEASING	20/03/2024
P7	SSDA MOD. FOR COORD.	08/01/2023
P6	PRELIMINARY	28/09/2023
P5	PRELIMINARY	27/09/2023
P4	PRELIMINARY	22/09/2023
P3	PRELIMINARY	08/09/2023
P2	PRELIMINARY	06/09/2023
P1	PRELIMINARY	05/09/2023

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SSDA

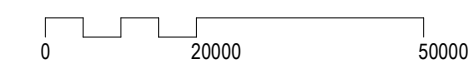
Key Plan



Project Name
Westlink

Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
SITE PLAN - INTERIM

Author: VF Checker: ES Sheet Size: A1

Drawing Number:
12963_DA004

Scale:
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1:2000@A3

Issue:
P12

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

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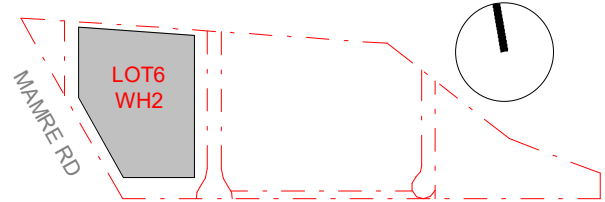


Issue	Description	Date
P11	DA UPDATE	09.08.2024
P10	FOR LEASING	20.03.2024
P9	SSDA MOD. FOR COORD.	18.01.2023
P8	PRELIMINARY	28.09.2023
P7	PRELIMINARY	27.09.2023
P6	PRELIMINARY	12.09.2023
P5	PRELIMINARY	06.09.2023
P4	PRELIMINARY	01.09.2023
P3	PRELIMINARY	02.08.2023
P2	PRELIMINARY	28.07.2023
P1	PRELIMINARY	19.07.2023

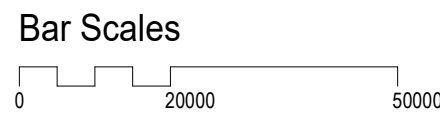
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SSDA

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek



Drawing Title:
ROOF PLAN

Author:
VF

Checker:
ES

Sheet Size:
A1

Drawing Number:
12963_DA006

Scale:
1:1000@A1
1:2000@A3

Issue:
P11

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

B:\020201-2-2127 PM - C:\Users\elam\Documents\12560_WESTLINK\SLX_A1_SITE_SSDA\Mod_Elton\SSDA\117.dwg

1 Undercroft Carpark level
1:200

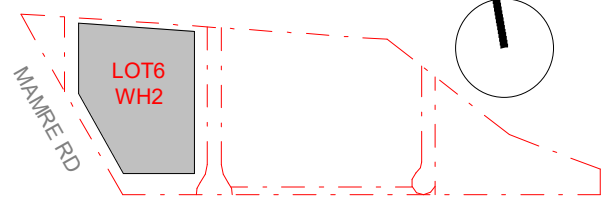


Issue	Description	Date
P10	DA UPDATE	09.08.2024
P9	FOR LEASING	20.03.2024
P8	SSDA MOD. FOR COORD.	19.01.2023
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P1	PRELIMINARY	19.07.2023

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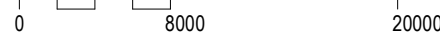
SSDA

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
UNDERCROFT CARPARK PLAN

Author:
VF
Drawing Number:
12963_DA015

Checker:
ES

Sheet Size:
A1

Scale:
1:400@A1
1:800@A3

Issue:
P10

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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

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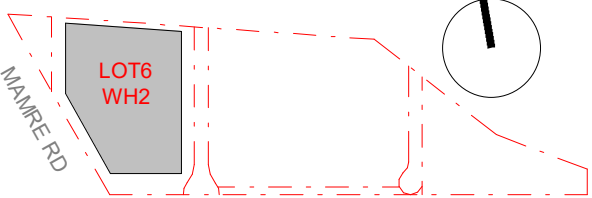


Issue	Description	Date
P10	DA UPDATE	09.08.2024
P9	FOR LEASING	20.03.2024
P8	SSDA MOD. FOR COORD.	18.01.2023
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P6	PRELIMINARY	27.09.2023
P5	PRELIMINARY	12.09.2023
P4	PRELIMINARY	06.09.2023
P3	PRELIMINARY	02.08.2023
P2	PRELIMINARY	28.07.2023
P1	PRELIMINARY	19.07.2023

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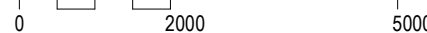
SSDA

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
OFFICE 2A PLANS

Author:
VF
Drawing Number:
12963_DA016

Checker:
ES

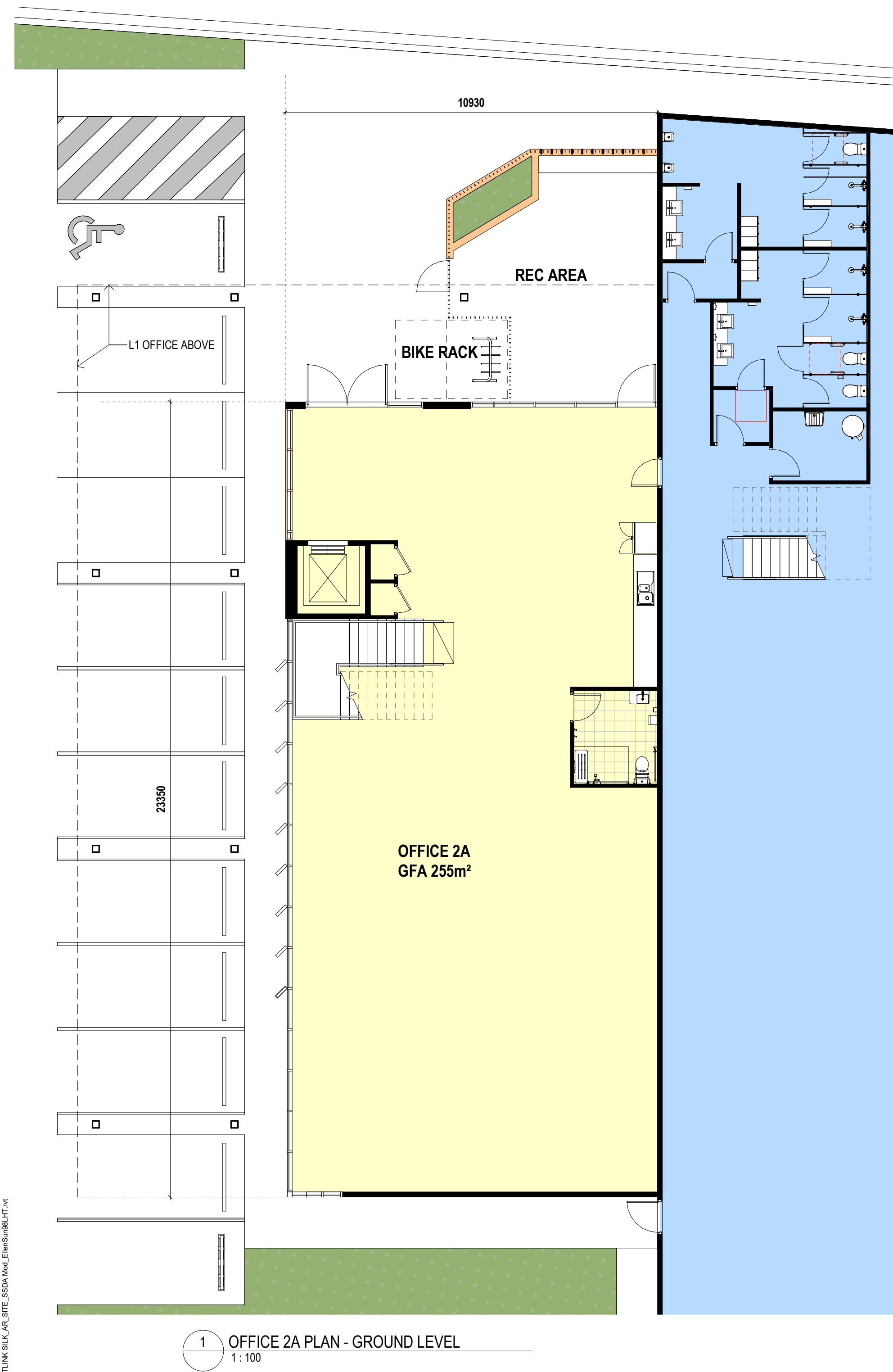
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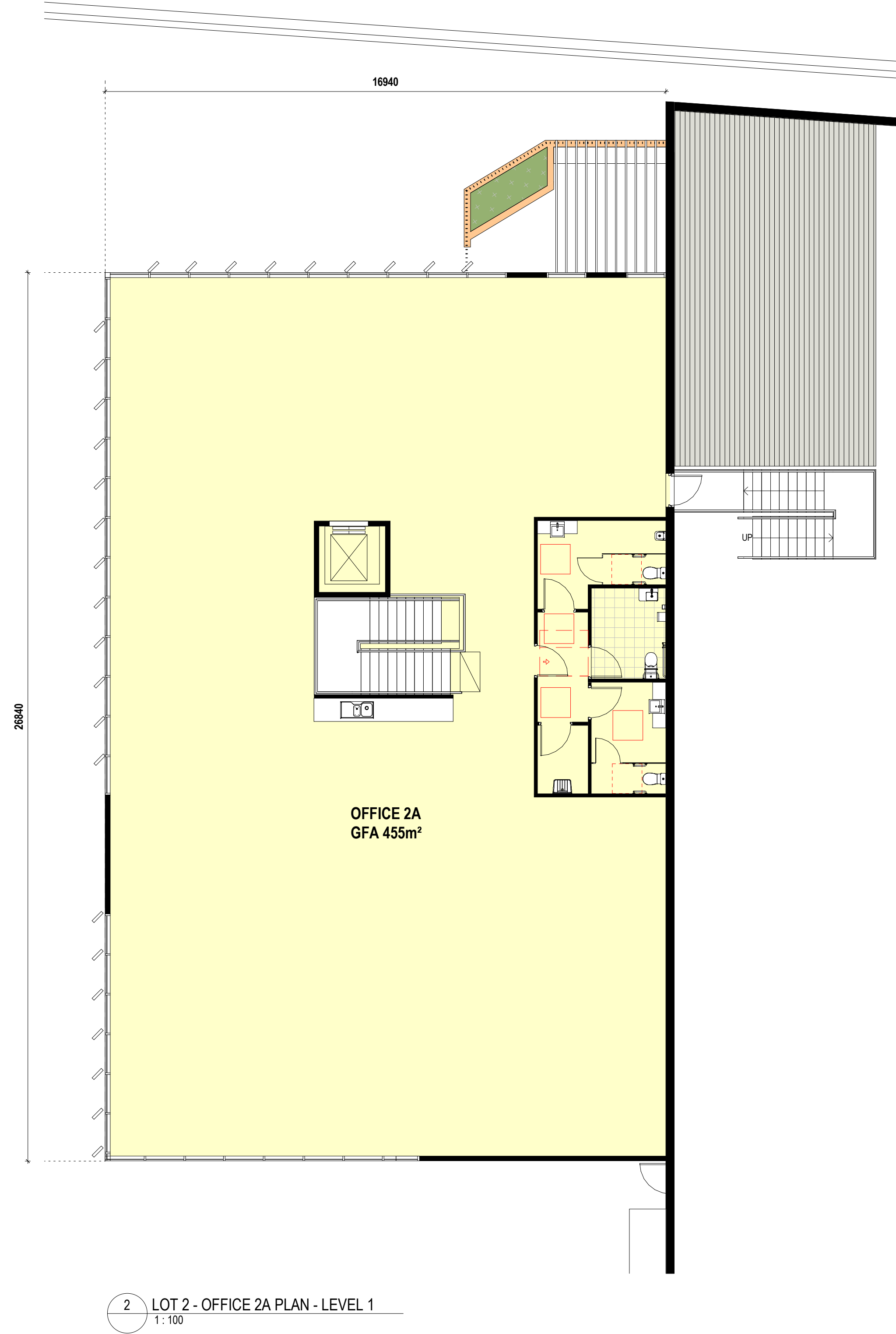
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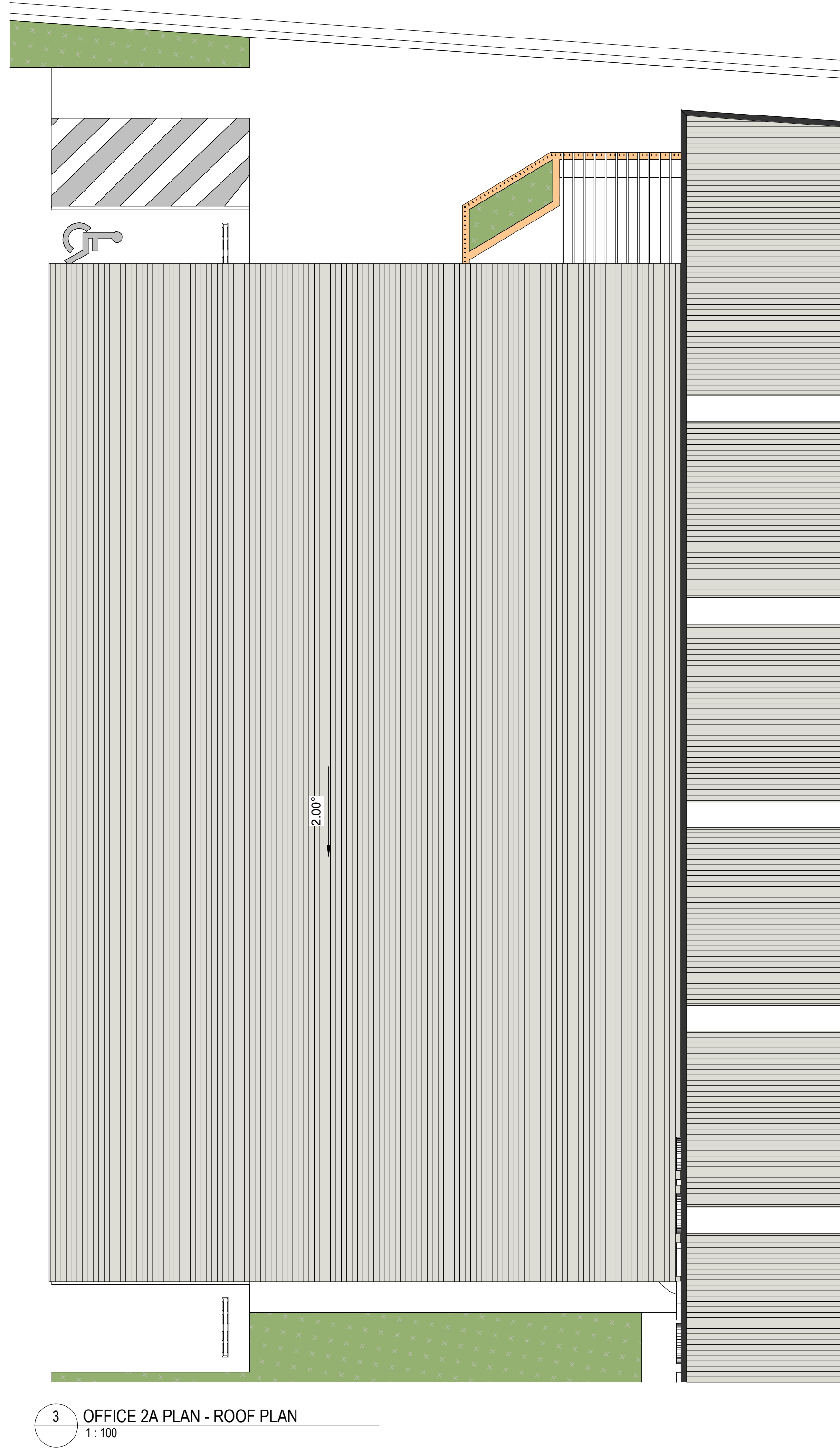
nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



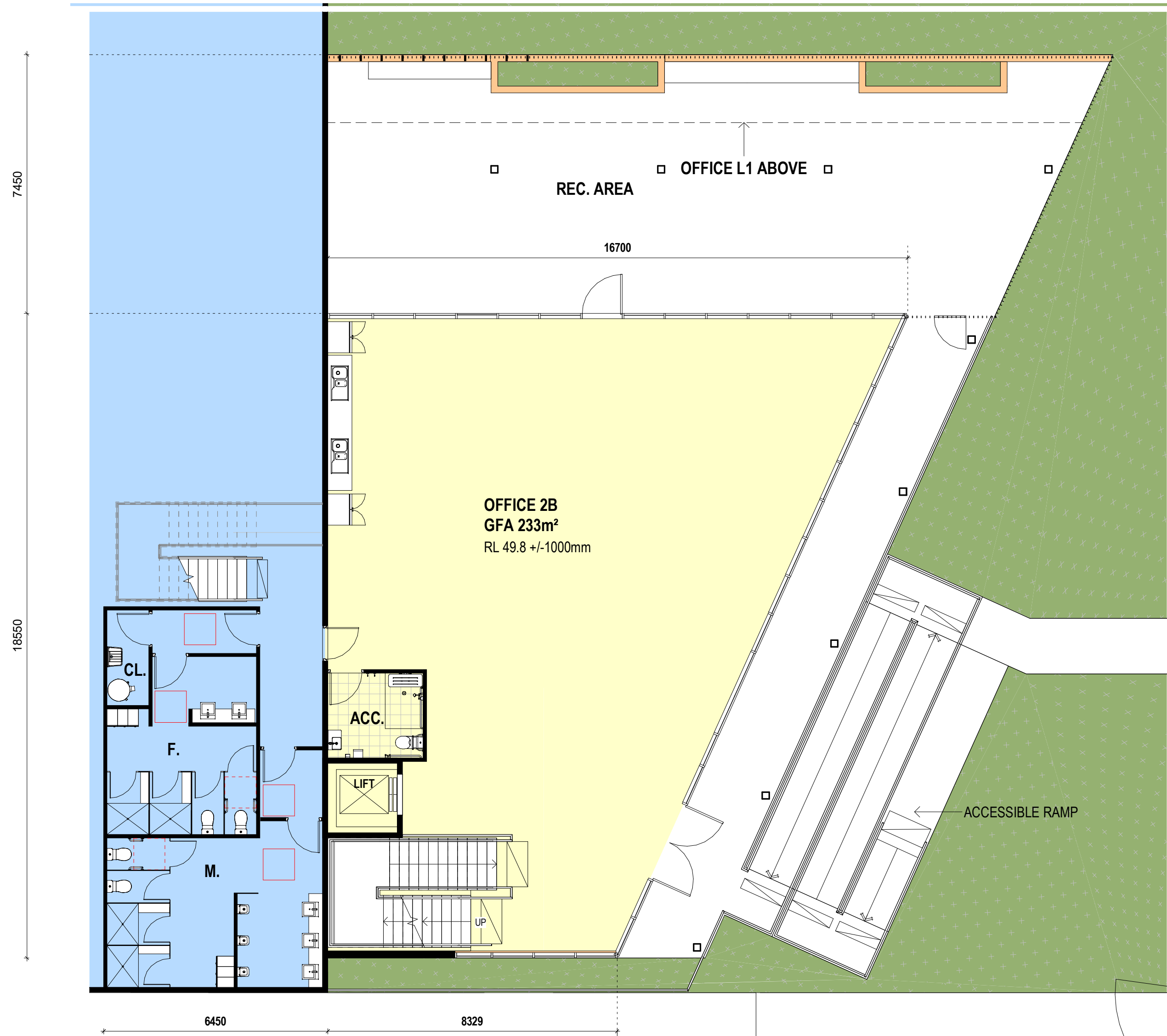
1 OFFICE 2A PLAN - GROUND LEVEL
1:100



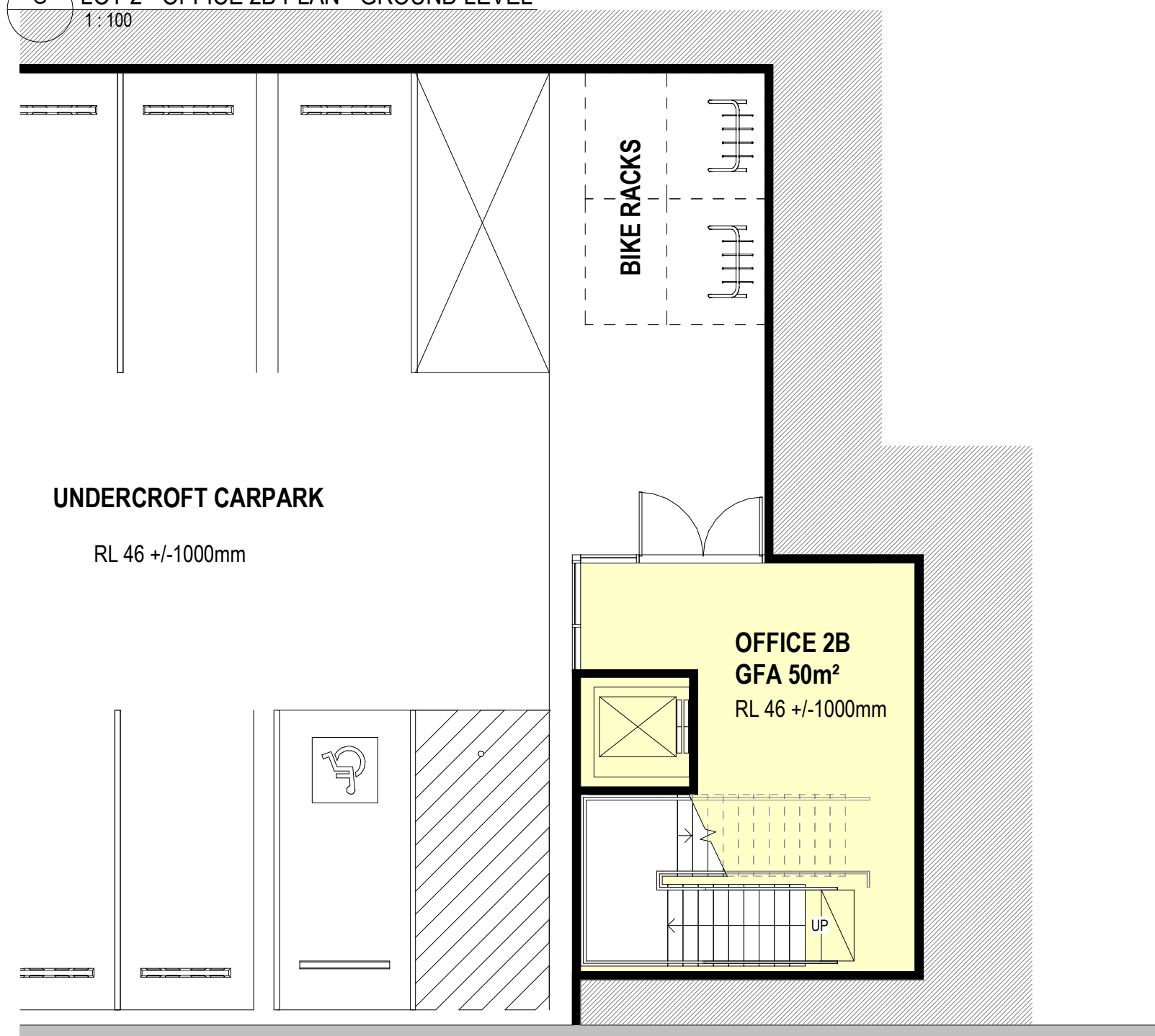
2 LOT 2 - OFFICE 2A PLAN - LEVEL 1
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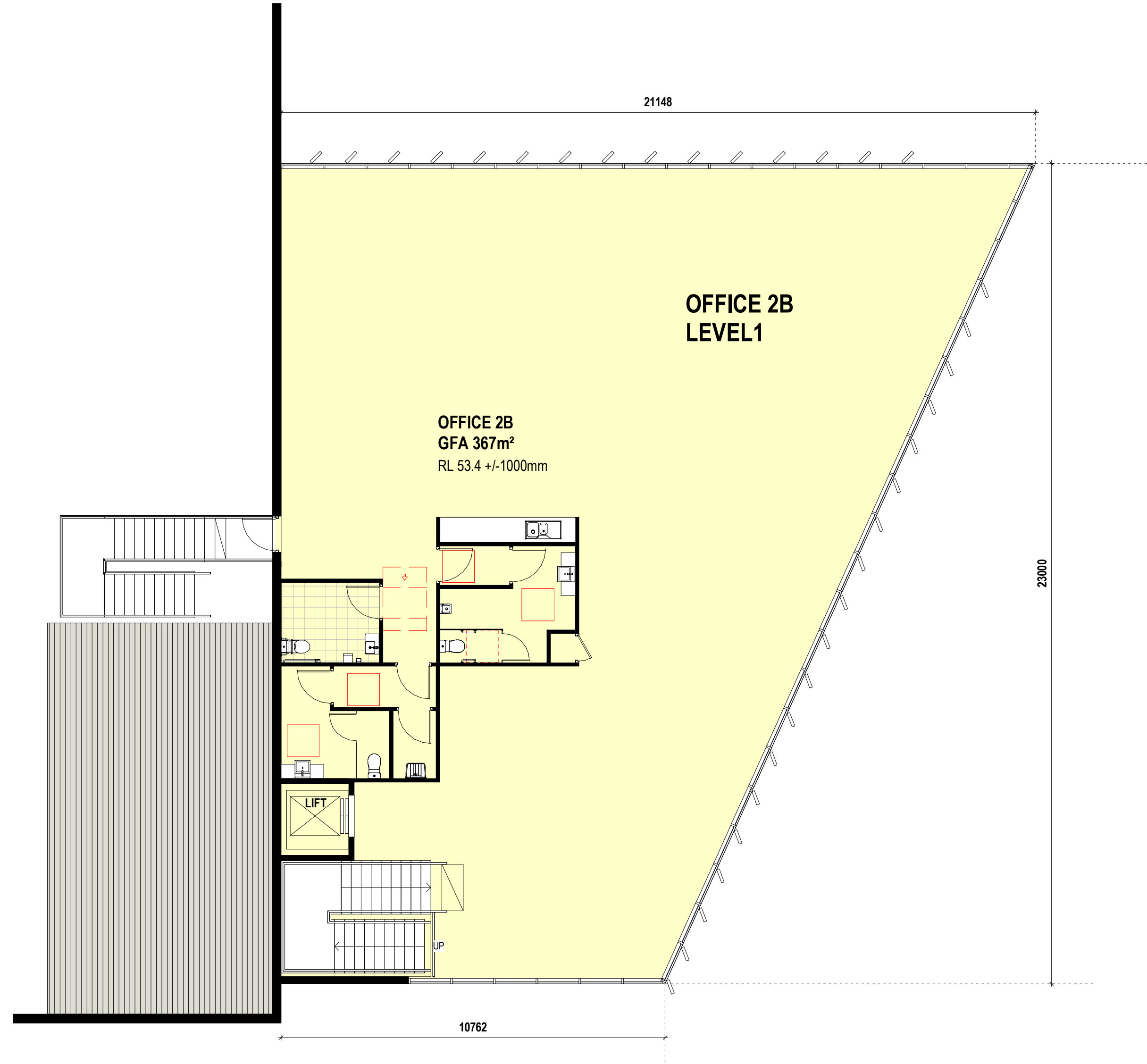
3 OFFICE 2A PLAN - ROOF PLAN
1:100



G LOT 2 - OFFICE 2B PLAN - GROUND LEVEL
1: 100

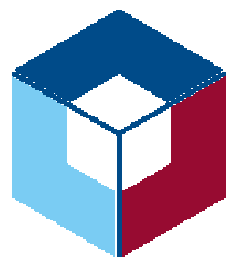


1 LOT 2 - OFFICE 2B PLAN - UNDERCROFT CARPARK DA015
1: 100



R LOT 2 - OFFICE 2B PLAN - LEVEL 1
1: 100

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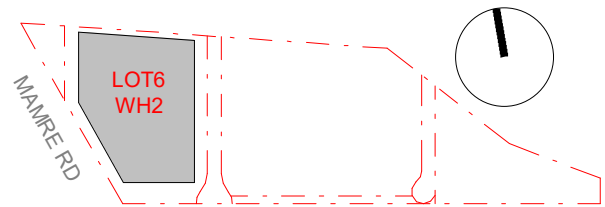
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Issue	Description	Date
P11	DA UPDATE	09.08.2024
P10	FOR LEASING	20.03.2024
P9	SSDA MOD. FOR COORD.	18.01.2023
P8	PRELIMINARY	28.09.2023
P7	PRELIMINARY	27.09.2023
P6	PRELIMINARY	12.09.2023
P5	PRELIMINARY	06.09.2023
P4	PRELIMINARY	01.09.2023
P3	PRELIMINARY	02.08.2023
P2	PRELIMINARY	28.07.2023
P1	PRELIMINARY	19.07.2023

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SSDA

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
OFFICE 2B PLAN

Author: VF
Checker: ES
Sheet Size: A1

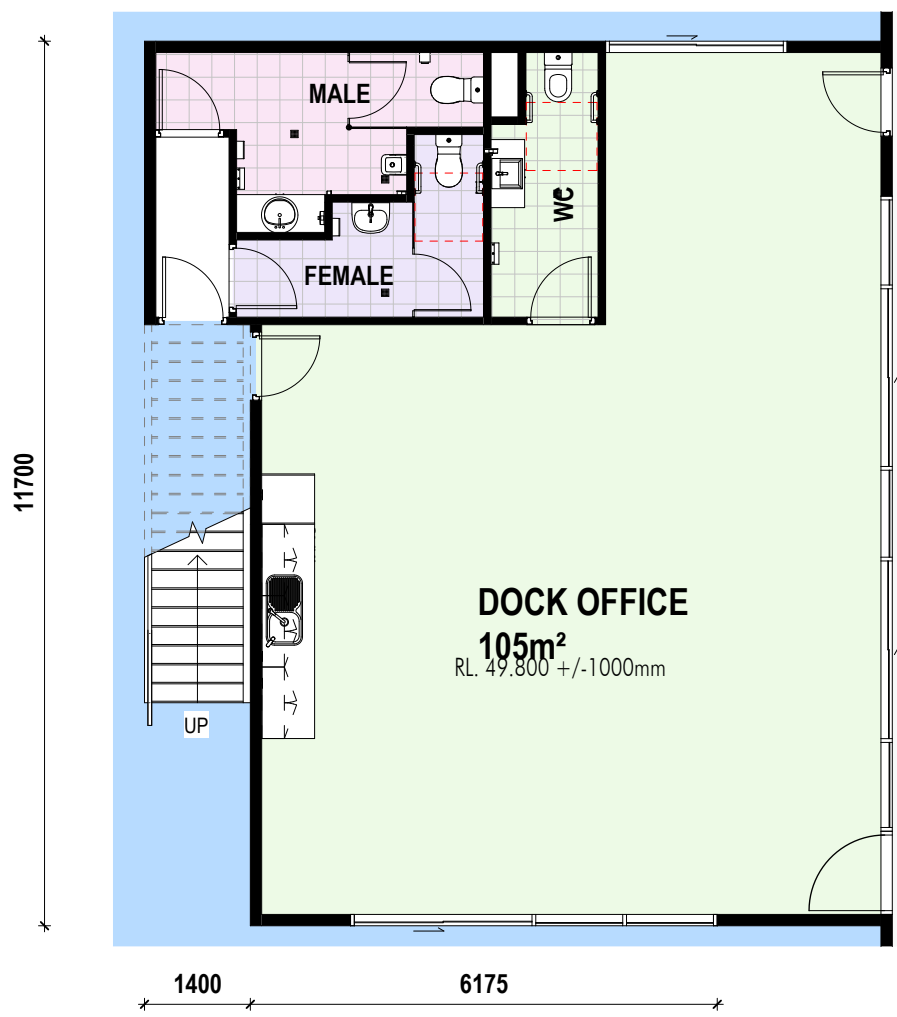
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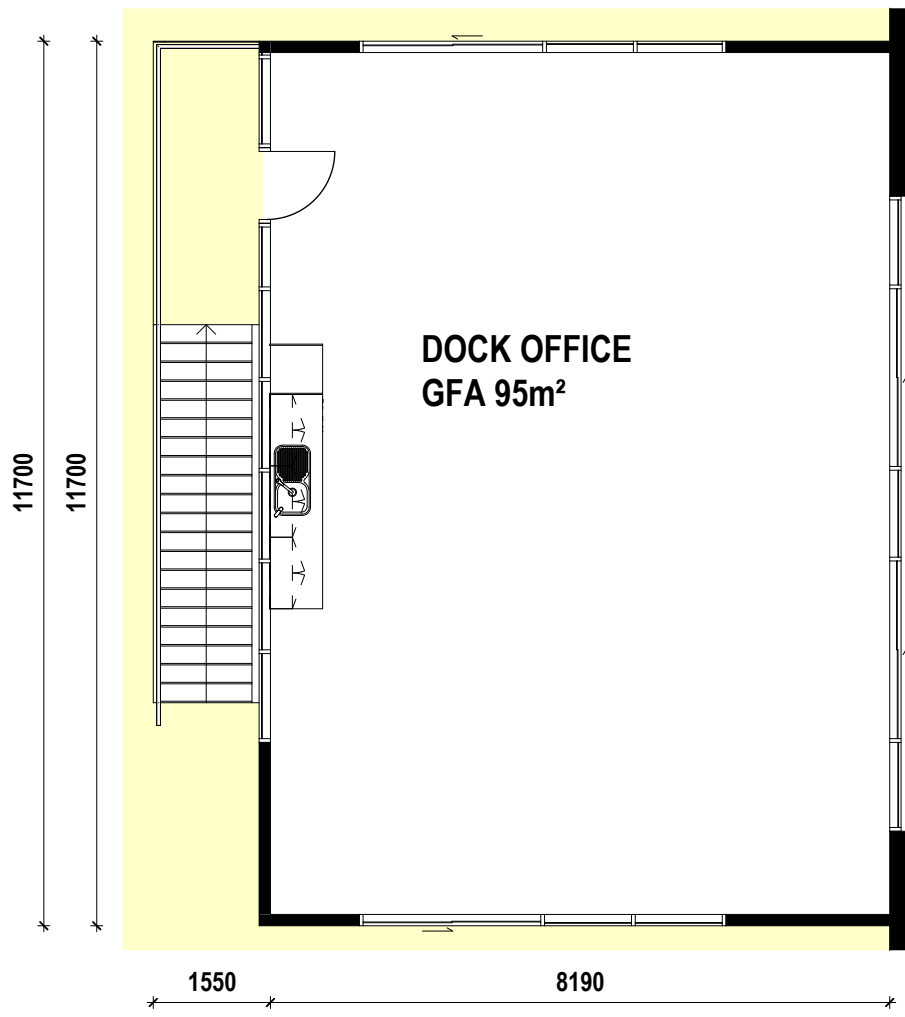
Issue:
P11

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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



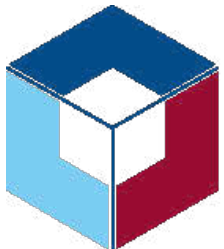
G LOT 2 - WH2A - DOCK OFFICE - GROUND LEVEL
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1 LOT 2 - DOCK OFFICE - LEVEL 1
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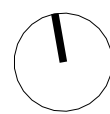
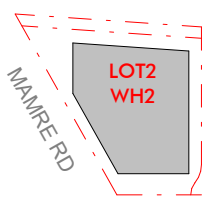
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Issue	Description	Date
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P6	ISSUE FOR SSDA	12.09.2023
P5	PRELIMINARY	06.09.2023
P4	PRELIMINARY	01.09.2023
P3	PRELIMINARY	02.08.2023
P2	PRELIMINARY	28.07.2023
P1	PRELIMINARY	19.07.2023

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SSDA

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:
DOCK OFFICE PLANS - LOT 2

Author: VF
Checker: ES
Sheet Size: A1

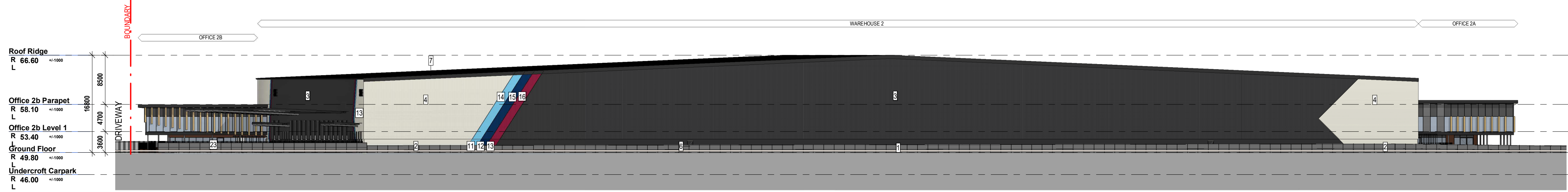
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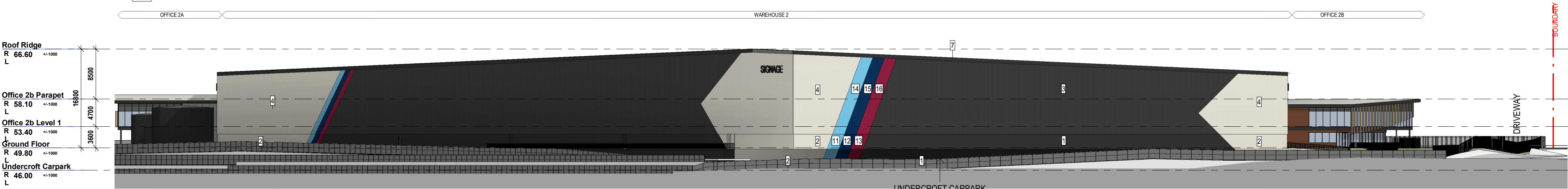
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P7

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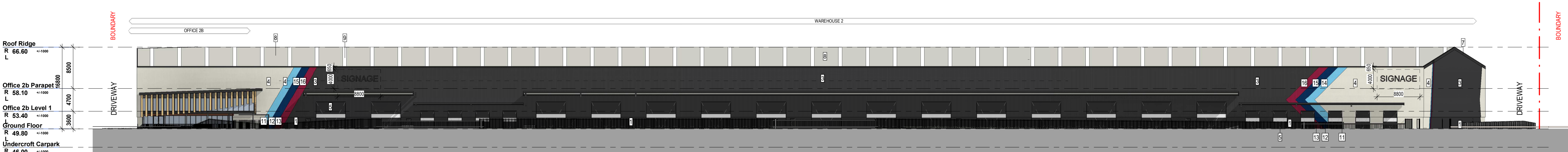
nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



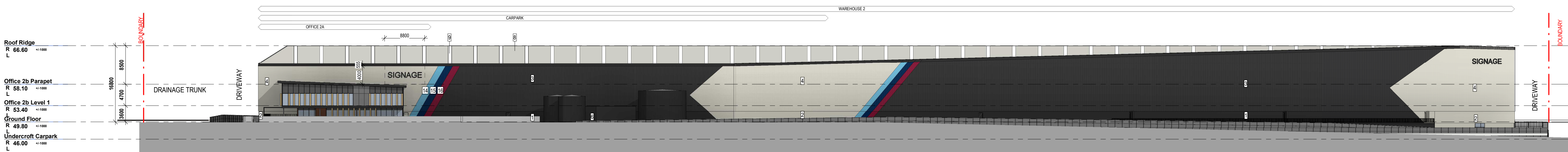
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1:450



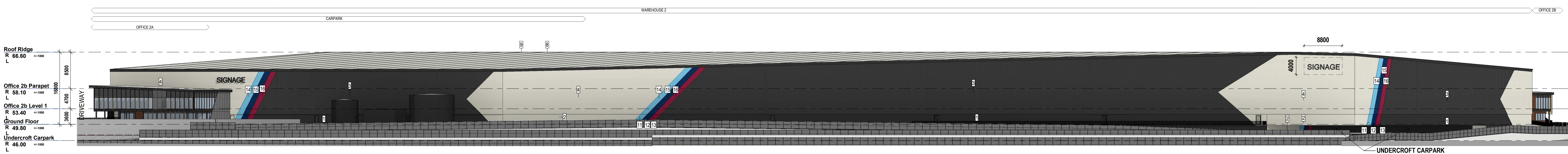
2 WAREHOUSE 2 SOUTH ELEVATION
1:450



3 WAREHOUSE 2 EAST ELEVATION
1:450



4 WAREHOUSE 2 WEST ELEVATION
1:450



5 WAREHOUSE 2 WEST ELEVATION 2
1:450

WAREHOUSE FINISHES

- | | | | | | | | | |
|---|---|---|---|--|--|--|--|------------------------------|
| 1. PAINTED PRECAST PANEL - COLOUR TO MATCH COLORBOND MONUMENT | 2. PAINTED PRECAST PANEL - COLOUR TO MATCH COLORBOND SURFMIST | 3. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH | 4. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH | 5. ROLLER SHUTTER DOOR TO MATCH COLORBOND MONUMENT | 6. PAINTED EGRESS DOORS TO MATCH PRECAST PANEL COLOUR BEHIND MONUMENT/SURFMIST | 7. GUTTER, CAPPING, FASCIA & DOWNPIPES TO MATCH COLORBOND | 8. ROOF SHEETING - SURFMIST | 9. TRANSLUCENT PROFILED ROOF |
| 10. SPRINKLER TANK - COLOUR 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 | 15. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH ESR | 16. VERTICAL PROFILED METAL SHEETING - COLOUR TO MATCH ESR RED | 17. TOE MOULD TO MATCH METAL SHEET COLOUR BEHIND MONUMENT/SURFMIST | |

OFFICE FINISHES

- | | | | | | | | | |
|--|--|----------------------------|-------------------------------------|----------------------------------|------------------------------|--|---|--|
| 21. ALUMINIUM FRAMES TO GLAZING SUITES | 22. TIMBER-LOOK FEATURE BLADES | 23. RECYCLED BRICKWORK | 24. PERFORMANCE VISION GLAZING GREY | 25. SPANDREL GLAZING DARKER GREY | 26. ROOF SHEETING - SURFMIST | 27. GUTTER, CAPPING, FASCIA & DOWNPIPES TO MATCH COLORBOND | 28. PERGOLA TO MATCH COLORBOND MONUMENT | 29. ALUMINIUM SCREEN TO MATCH COLORBOND MONUMENT |
| 30. SOLID ALUMINIUM CLADDING | 31. PAINTED COLUMN TO MATCH COLORBOND MONUMENT | 32. CEMINTEL CONCRETE LOOK | | | | | | |

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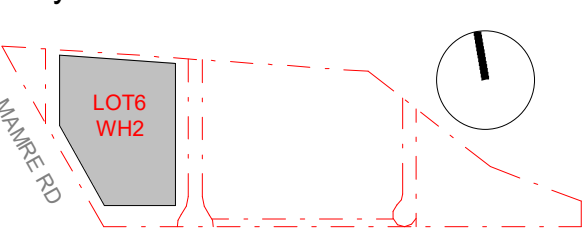


Issue	Description	Date
P10	DA UPDATE	09.08.2024
P9	FOR LEASING	20.03.2024
P8	SS&A MOD. FOR COORD.	18.01.2023
P7	PRELIMINARY	28.09.2023
P6	PRELIMINARY	27.09.2023
P5	PRELIMINARY	12.09.2023
P4	PRELIMINARY	06.09.2023
P3	PRELIMINARY	01.09.2023
P2	PRELIMINARY	02.08.2023
P1	PRELIMINARY	19.07.2023

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SSDA

Key Plan



Project Name
Westlink
Project Address
Mamre Road, Kemps Creek

Bar Scales



Drawing Title:

ELEVATIONS

Author:
VF
Drawing Number:
12963_DA021

Checker:
ES

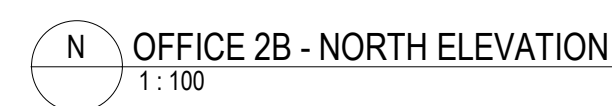
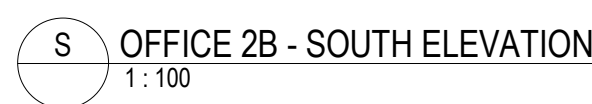
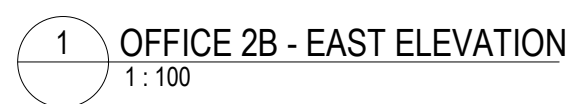
Sheet Size:
A1

Scale:
1:450@A1
1:900@A3

Issue:
P10

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

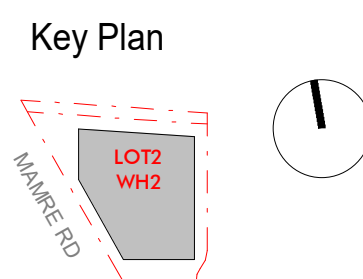


8. ROOF ACCESSORIES, DOWNPIPES & STEEL POSTS TO MATCH COLORBOND MONUMENT	9. OFFICE ROOF SHEETING - MONUMENT	22. ALUMINIUM FRAMES TO GLAZING SUITES MATCH COLORBOND MONUMENT	23. TIMBER LOOK FEATURE BLADES	25. RECYCLED BRICKWORK	26. VISION GLAZING GREY	27. SPANDEL GLAZING DARKER GREY	29. LONGLINE CLADDING TO MATCH MONUMENT MATT	30. PAINT FINISH - SURFMATT TO CONTAINERS
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SSDA



Project Name
Westlink

Project Address
Mamre Road, Kemps Creek

Bar Scales

Author: VF Checker: ES Sheet Size: A1

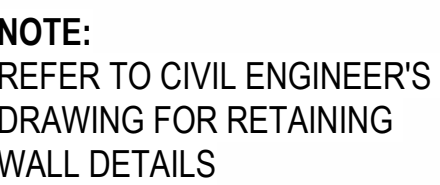
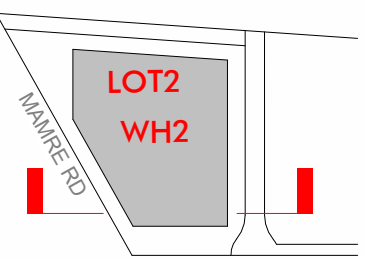
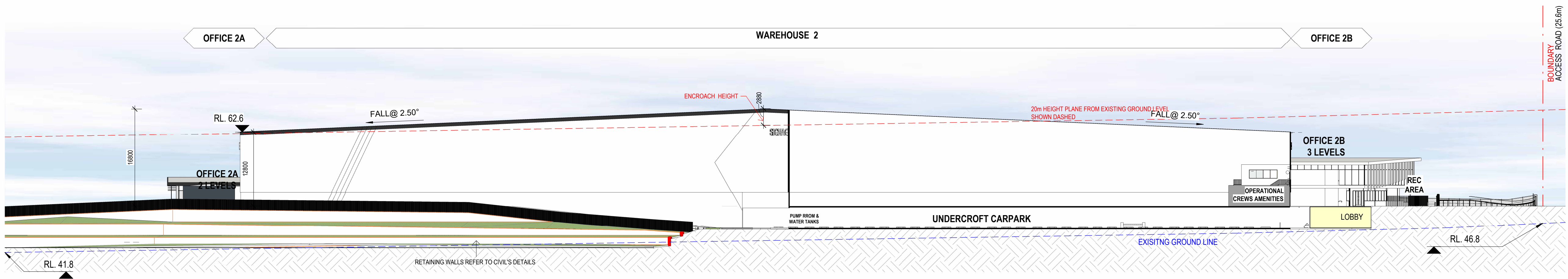
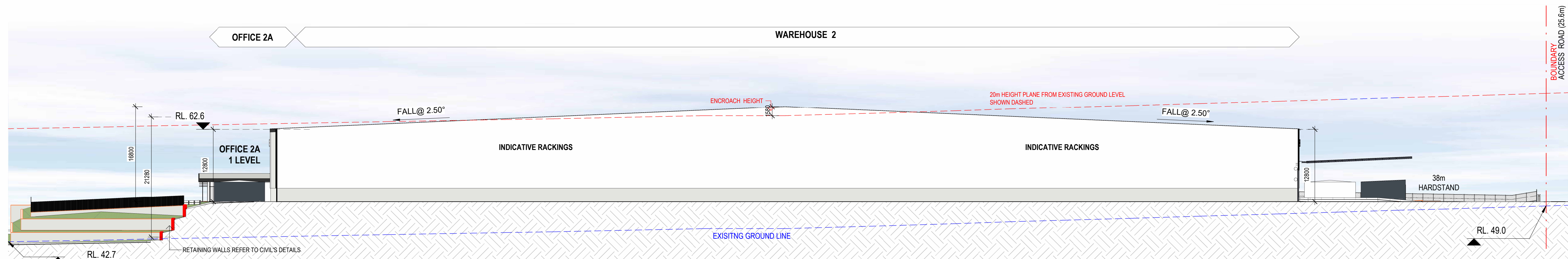
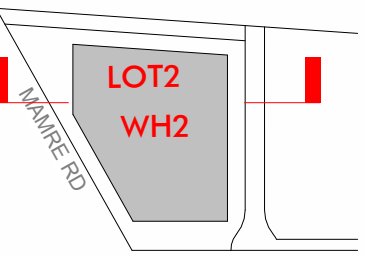
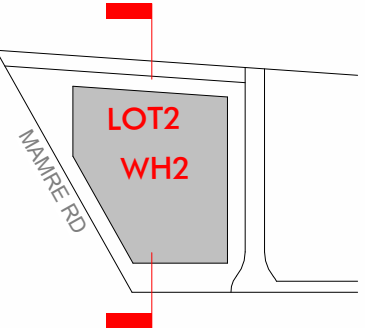
Drawing Number:
12963 DA027

Scale:
1:100@A1
1:200@A3

Issue:
P5

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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



LEGEND

- RETAINING WALL
(RLs REFER TO CIVIL ENG'S DETAIL)
- PALISADE FENCE & GATES
- CHAINWIRE FENCE



"NOTE:
- REFER TO CIVIL DRAWING TO RETAINING WALL DETAIL"

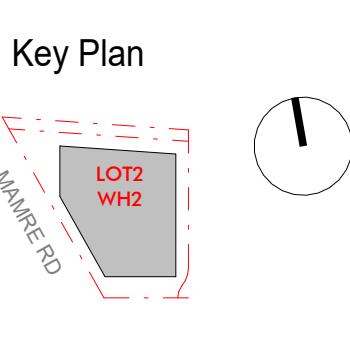
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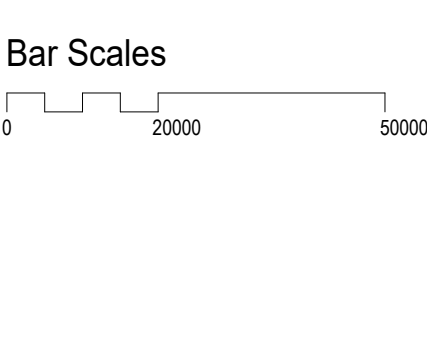
Issue	Description	Date
P2	ISSUE FOR SSDA	27.09.2023
P1	ISSUE FOR SSDA	12.09.2023

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SSDA



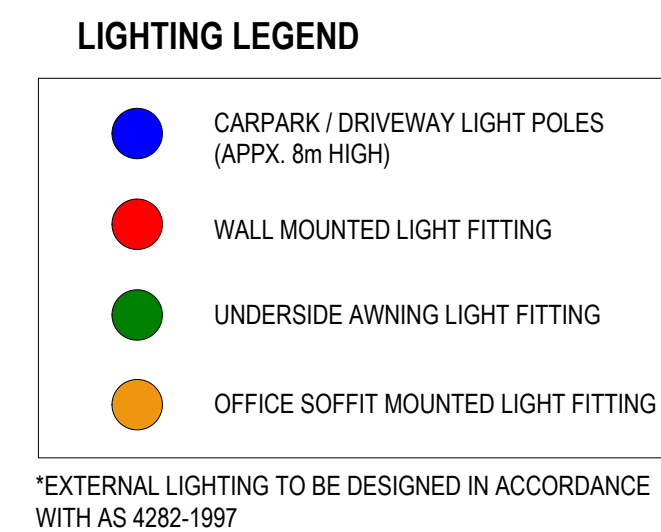
Project Name
Westlink
Project Address
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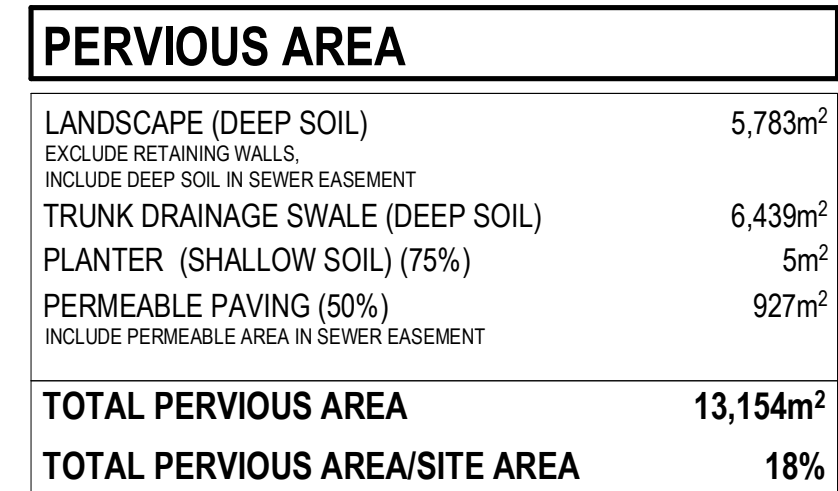


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Author: VF	Checker: ES	Sheet Size: A1	Scale: 1 : 1000
Drawing Number: 12963_DA051			Issue: P2

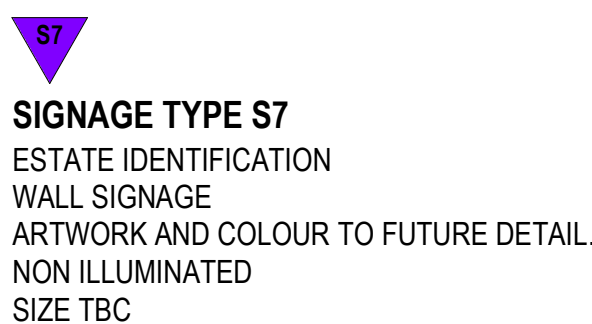
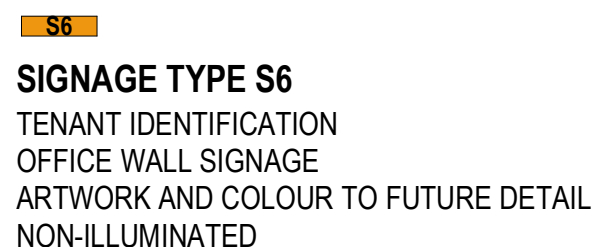
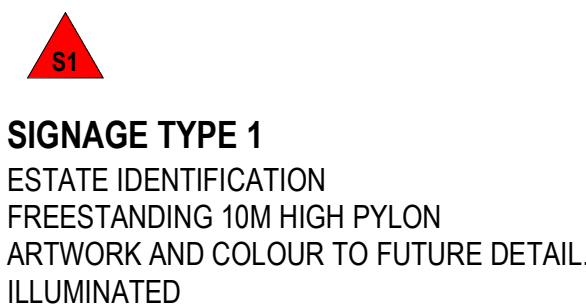
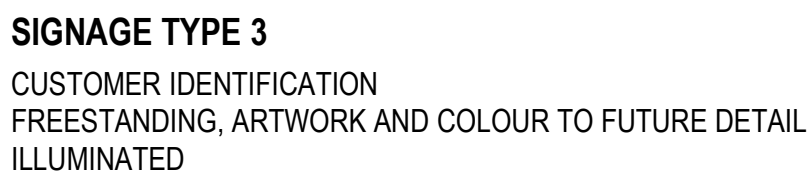
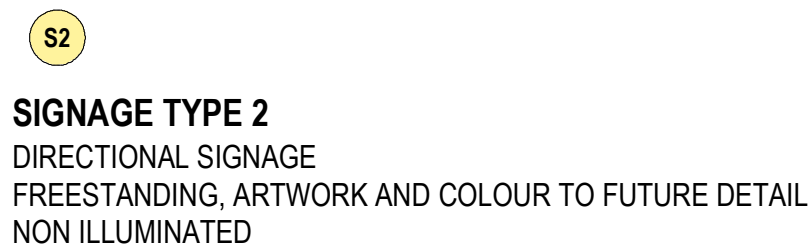
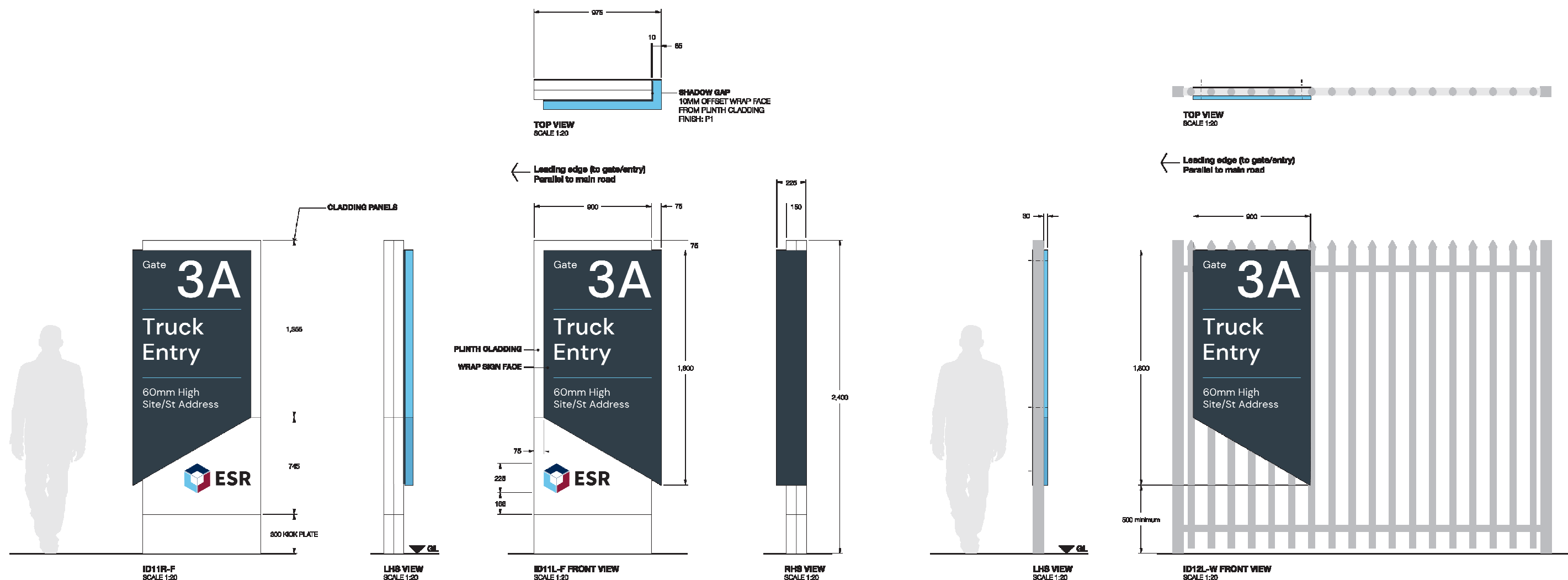


nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

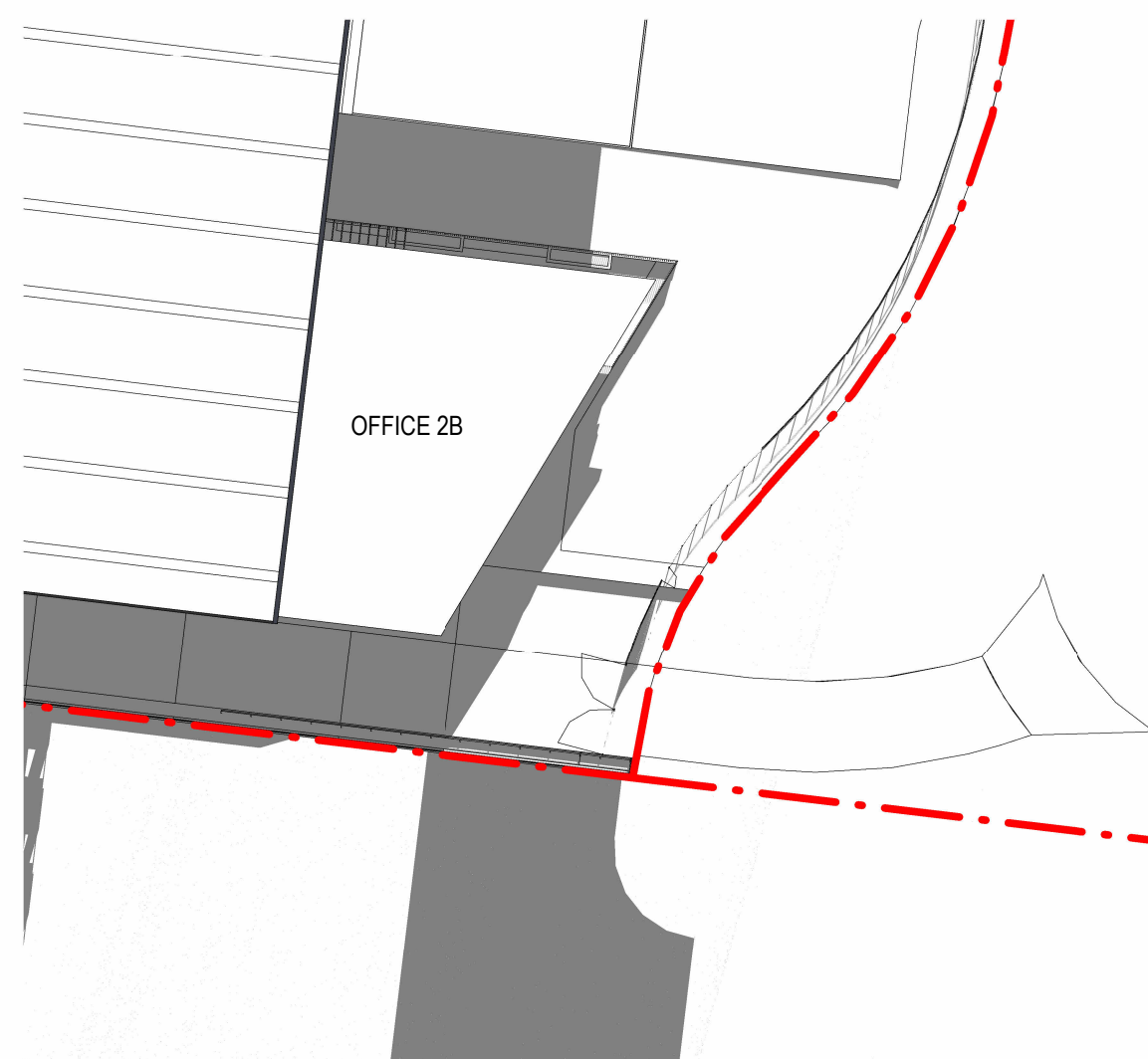




	TRUNK DRAINAGE SWALE (100% PERVIOUSNESS)
	LANDSCAPE - DEEP SOIL (100% PERVIOUSNESS) (EXCLUDE RETAINING WALLS)
	PLANTER - SHALLOW SOIL (75% PERVIOUSNESS)
	PERMEABLE PAVEMENT (50% PERVIOUSNESS)

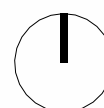


Slate PMS 432	White RAL 0000	ESR Light Blue PMS 297 C	ESR Red PMS 1955 C	ESR Blue PMS 295 C	Black PMS Process Black
P1 Match to PMS 432 Satin finish	P2 Sikkens / Lesonol Match to RAL 9003 Satin finish	P3 Match to PMS 297 C Satin finish	P4 Match to PMS 1955 C Satin finish	P5 Match to PMS 295 C Satin finish	P6 Sikkens / Lesonol Colour code: 500H3
BP1 Match to PMS 432 Satin finish	BP2 Product specification Matt finish	BP3 Match to PMS 297 C Satin finish	BP4 Match to PMS 1955 C Satin finish	BP5 Match to PMS 295 C Satin finish	
VO1 Avery 900 Series Colour code: 952 Storm Grey	VO2 Avery 900 Series Colour code: 900 Gloss White	VO3 Avery 900 Series Colour code: 9777 Peacock Blue	VO4 Avery 900 Series Colour code: 924 Dark Red	VO5 Avery 900 Series Colour code: 9197 Light Navy	VO6 Avery 900 Series Colour code: 901 Gloss Black
	DPC2 Avery Digital Clear Vinyl MPI 1040 clear cast media with DOL 1080 satin overlaminate Printed opaque white	DPT3 Avery Digital Translucent Vinyl MPI 2050 media with DOL 1080 satin overlaminate Colour: to match PMS 297 C			

[illegible]

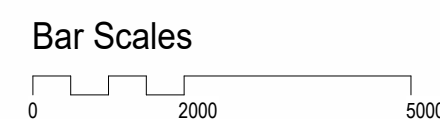
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Westlink

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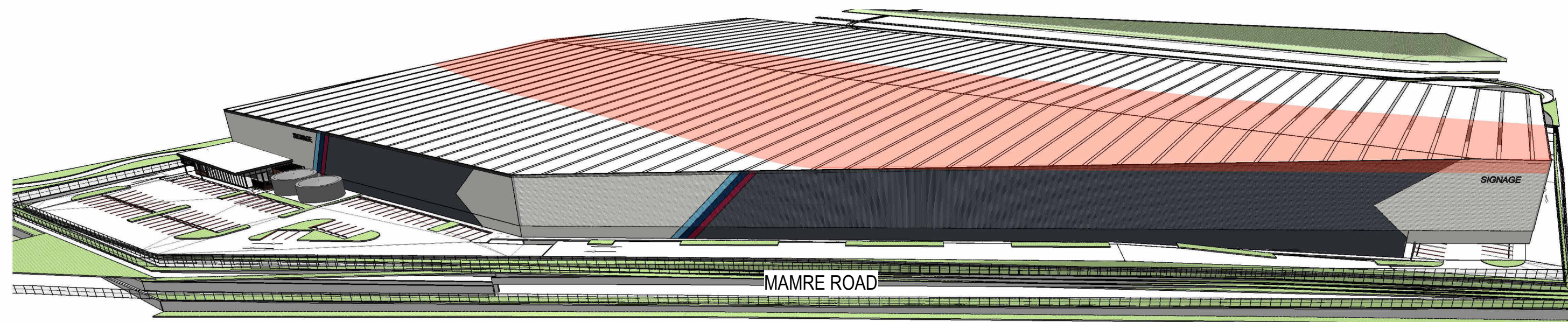
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Shadow Diagram - LOT2-OFFICE 2B

Author: YM Checker: MA Sheet Size: A1 Scale: 1 : 500

Drawing Number: 12963 DA072 Issue: P7

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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: svdnev@nettletontribe.com.au w: nettletontribe.com.au



 BUILDING ENVELOPE ENCROACHED 20m
HEIGHT LIMIT



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—
 - (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 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.* def. as per **Penrith Local Environmental Plan 2010**

NOTE: LIFT & STAIRS ARE INCLUDED IN GFA IN DA. FINAL GFA IS SUBJECT TO SURVEY IN OC.

2.1 **gross lettable area (GLA)** is the floor space contained within a tenancy at each floor level using following ruling 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