

DEVELOPMENT SUMMARY

536,478m² **GROSS LAND AREA** STAGE 1 -173,198m² 110,867m² LOT 1 43,426m² LOT 3 18,905m² **ROADS** STAGE 2 -363,280m² 28,047m² LOT 2 149,498m² LOT 4 93,751m² LOT 5 71,780m² LOT 6

> GFA DEFINITION: Accroding to Standard Instrument – Principal Local Environmental Plan

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 —

20,204m²

(b) habitable rooms in a basement or an attic, and(c) any shop, auditorium, cinema, and the like, in a basement or attic,

(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

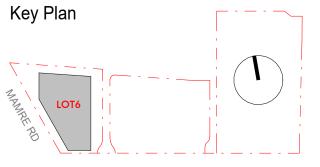
(g) car parking to meet any requirements of the consent authority (including access to that

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.

Dote
06.03.2025
21.01.2024
17.01.2025
19.12.2024
09.08.2024
20.03.2024
18.01.2023
28.09.2023
27.09.2023
12.09.2023
01.09.2023
02.08.2023
28.07.2023 P7 PRELIMINARY
P6 PRELIMINARY
P5 PRELIMINARY
P4 PRELIMINARY
P3 PRELIMINARY
P2 PRELIMINARY
P1 PRELIMINARY

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 or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd. SSDA



Westlink, Lot 6 Warehouse Project Address

Mamre Road, Kemps Creek Bar Scales

Drawing Title:
LOT 6 - ESTATE PLAN - STAGE 1&2 -

A1 12963_DA002 1:1500

nettletontribe

nettleton tribe partnership pty ltd ABN 58 161 683 122 117 Willoughby Road, Crows Nest, NSW 2065



SSDA

nettletontribe

536,478m²

173,198m²

110,867m²

43,426m²

18,905m²

363,280m² 28,047m²

149,498m²

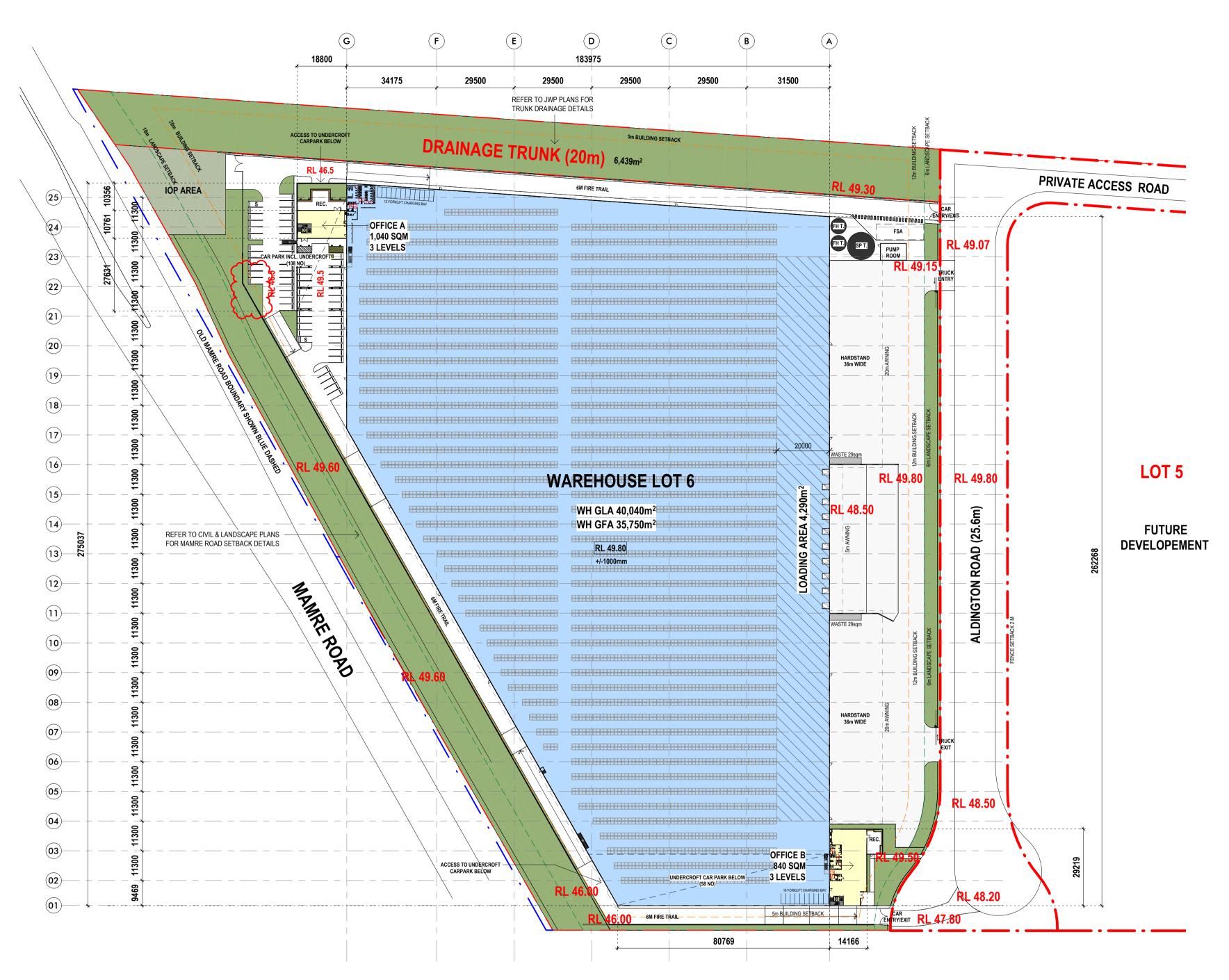
93,751m²

71,780m²

20,204m²

nettleton tribe partnership pty ltd ABN 58 161 683 122 117 Willoughby Road, Crows Nest, NSW 2065

12963_DA003



KEY LEGEND PROPOSED LEVEL PUMP ROOM SPRINKLER TANK FIRE STANDING AREA COLUMN **CARPARKING -**PERMEABLE PAVING

CARPARKING -CONCRETE / BITUMEN

LANDSCAPED AREA

Key Plan

Westlink, Lot 6 Warehouse

Bar Scales

LOT 6 - SITE PLAN - INTERIM

GFA DEFINITION:

but excludes—

(e) any basement— (i) storage, and

access to it), and

Gross Floor Area means

Accroding to Standard Instrument – Principal Local Environmental Plan

(a) the area of a mezzanine, and

mechanical services or ducting, and

GROSS LAND AREA (LOT6)

NETT DEVELOPABLE AREA

LANDSCAPE IN DEVELOPABLE AREA

PREVIOUS AREA IN DEVELOPABLE AREA

LANDSC. & PERV / GROSS LAND AREA DRAINAGE TRUNK / GROSS LAND AREA

TOTAL BUILDING AREA (GLA)

TOTAL BUILDING AREA (GFA)

TOTAL CARS REQUIRED (RMS)

WAREHOUSE (GLA)

INCL. LOADING AREA 4,290m2

OFFICE A (3 STOREY)

OFFICE B (3 STOREY)

WAREHOUSE (GFA)

OFFICE A (3 STOREY)

OFFICE B (3 STOREY)

WAREHOUSE 1/300m² (GFA) OFFICE 1/40sqm (GFA)

TOTAL CARS PROVIDED

LANDSC. & PERV. / NETT DEVELOPABLE AREA

LANSCAPE IN TRUNK

PREVIOUS AREA IN IOP

PLANTER

(INCL. DRAINAGE TRUNK & SEWER EASEMENT)

DRAINAGE TRUNK (NOT DEVELOPMENT)

NETT EFFICIENCY (GLA/NETT DEV. AREA)

LANDSCAPE & PERVIOUS AREA

(including access to that car parking), and

of 1.4 metres above the floor, and includes—

(b) habitable rooms in a basement or an attic, and

the sum of the floor area of each floor of a building measured from the

separating the building from any other building, measured at a height

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

(d) any area for common vertical circulation, such as lifts and stairs,

(ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for

(g) car parking to meet any requirements of the consent authority

(h) any space used for the loading or unloading of goods (including

(i) terraces and balconies with outer walls less than 1.4 metres high,

(j) voids above a floor at the level of a storey or storey above.

LOT 6 DEVELOPMENT SUMMARY

71,780m²

6,439m²

65,341m²

15,079m²

40,040m²

1,040m²

41,920m²

35,750m²

970m²

770m²

37,490m²

840m²

6,439m²

8,064m²

512m²

internal face of external walls, or from the internal face of walls

A1 12963_DA004

nettletontribe 1:1000@A1 1:2000@A3

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



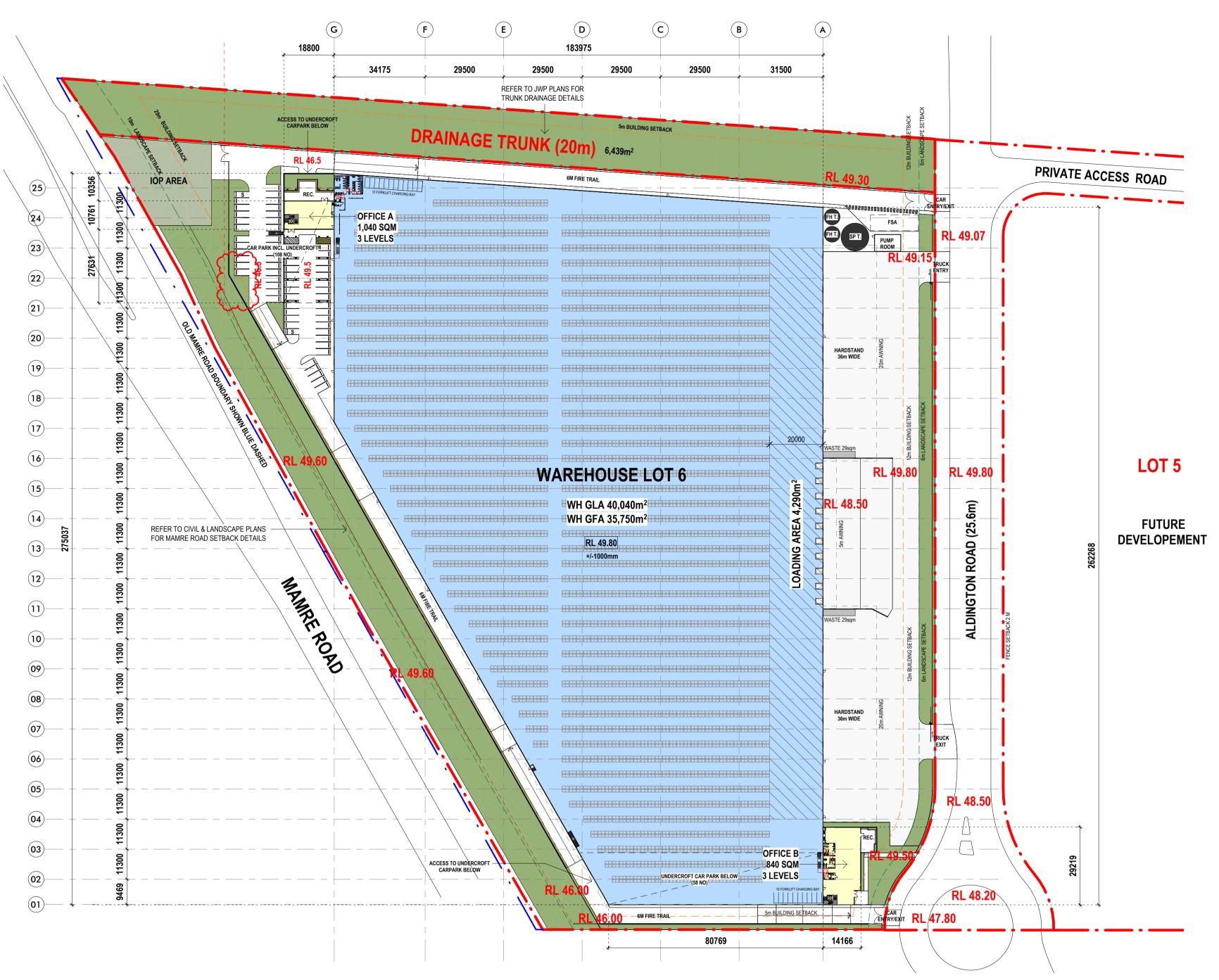
11.12.2024 28.11.2024 22.11.2024 P12 DA UPDATE P11 IOP UPDATE 09.08.2024 07.08.2024 16.07.2024 P9 PRELIMINARY FOR TANK & PUMP RM UPDATE 28.05.2024 P8 FOR LEASING
P7 SSDA MOD. FOR COORD. 20.03.2024 18.01.2023 P6 PRELIMINARY
P5 PRELIMINARY

27.09.2023

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 or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

SSDA

Mamre Road, Kemps Creek



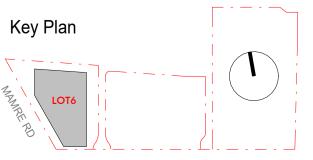
KEY LEGEND PROPOSED LEVEL PUMP ROOM SPRINKLER TANK FIRE STANDING AREA COLUMN **CARPARKING -**PERMEABLE PAVING **CARPARKING -**

> 09.08.2024 28.05.2024 P13 SSDA MOD. FOR COORD. P12 PRELIMINARY 18.01.2023 28.09.2023 12.09.2023 P10 PRELIMINARY 08.09.2023 P9 PRELIMINARY
> P8 PRELIMINARY 06.09.2023 01.09.2023

> > 28.08.2023

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 or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

SSDA



Westlink, Lot 6 Warehouse Mamre Road, Kemps Creek

Bar Scales 0 20000 **LOT 6 - SITE PLAN - ULTIMATE**

A1 12963_DA005 1:1000@A1 1:2000@A3

GFA DEFINITION:

but excludes—

(e) any basement— (i) storage, and

access to it), and

Gross Floor Area means

Accroding to Standard Instrument – Principal Local Environmental Plan

(a) the area of a mezzanine, and

mechanical services or ducting, and

GROSS LAND AREA (LOT6)

NETT DEVELOPABLE AREA

LANDSCAPE IN DEVELOPABLE AREA

PREVIOUS AREA IN DEVELOPABLE AREA

LANDSC. & PERV / GROSS LAND AREA DRAINAGE TRUNK / GROSS LAND AREA

TOTAL BUILDING AREA (GLA)

TOTAL BUILDING AREA (GFA)

TOTAL CARS REQUIRED (RMS)

WAREHOUSE (GLA)

INCL. LOADING AREA 4,290m2

OFFICE A (3 STOREY)

OFFICE B (3 STOREY)

WAREHOUSE (GFA)

OFFICE A (3 STOREY)

OFFICE B (3 STOREY)

WAREHOUSE 1/300m² (GFA) OFFICE 1/40sqm (GFA)

TOTAL CARS PROVIDED

LANDSC. & PERV. / NETT DEVELOPABLE AREA

LANSCAPE IN TRUNK

PREVIOUS AREA IN IOP

PLANTER

(INCL. DRAINAGE TRUNK & SEWER EASEMENT)

DRAINAGE TRUNK (NOT DEVELOPMENT)

NETT EFFICIENCY (GLA/NETT DEV. AREA)

LANDSCAPE & PERVIOUS AREA

(including access to that car parking), and

of 1.4 metres above the floor, and includes—

(b) habitable rooms in a basement or an attic, and

the sum of the floor area of each floor of a building measured from the

separating the building from any other building, measured at a height

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

(d) any area for common vertical circulation, such as lifts and stairs,

(ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for

(g) car parking to meet any requirements of the consent authority

(h) any space used for the loading or unloading of goods (including

(i) terraces and balconies with outer walls less than 1.4 metres high,

(j) voids above a floor at the level of a storey or storey above.

LOT 6 DEVELOPMENT SUMMARY

71,780m²

6,439m²

65,341m²

15,079m²

40,040m²

1,040m²

41,920m²

35,750m²

970m²

770m²

37,490m²

840m²

6,439m²

8,064m²

512m²

internal face of external walls, or from the internal face of walls

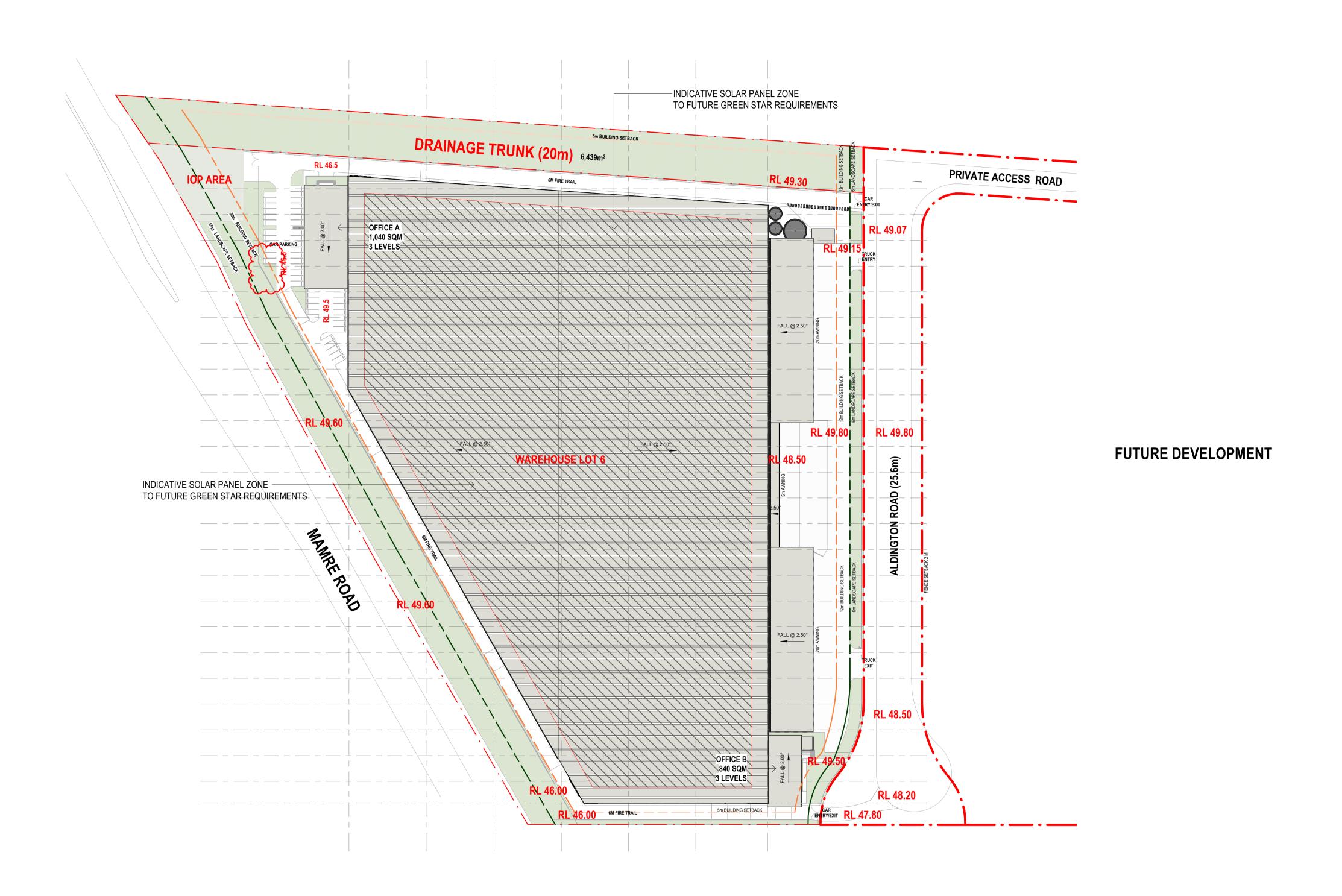


nettleton tribe partnership pty ltd ABN 58 161 683 122 117 Willoughby Road, Crows Nest, NSW 2065 t +61 2 9431 6431 e: sydney@nettletontribe.com.au w: nettletontribe.com.au

CONCRETE / BITUMEN

LANDSCAPED AREA

P7 PRELIMINARY P6 PRELIMINARY





 Issue
 Description
 Date

 P15
 DA UPDATE
 06.03.2025

 P14
 DA UPDATE
 21.01.2024

 P13
 DA UPDATE
 17.01.2025

 P12
 DA UPDATE
 19.12.2024

 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

 P4
 PRELIMINARY
 02.08.2023

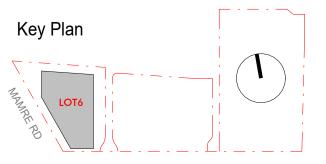
 P2
 PRELIMINARY
 02.08.2023

 P2
 PRELIMINARY
 19.07.2023

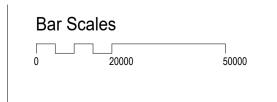
 P1
 PRELIMINARY
 19.07.2023

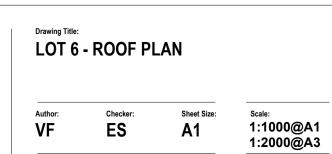
Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission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

SSDA



Project Name
Westlink, Lot 6 Warehouse
Project Address
Mamre Road, Kemps Creek



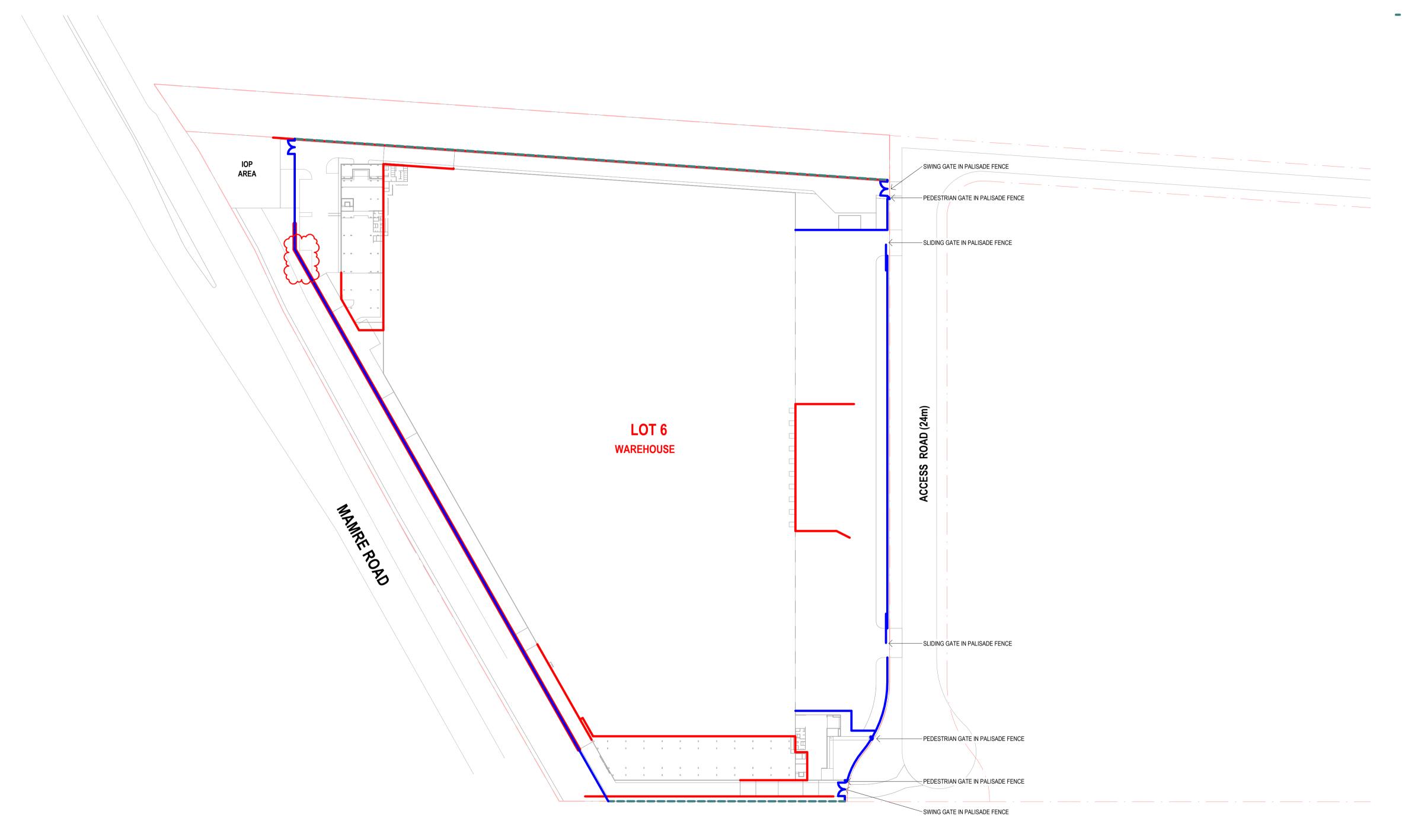


12963_DA006



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

t +61 2 9431 6431



LEGEND

RETAINING WALL
(RLs REFER TO CIVIL ENG'S DETAIL)

PALISADE FENCE & GATES

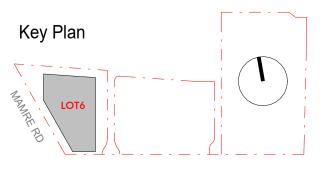
---- CHAINWIRE FENCE

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

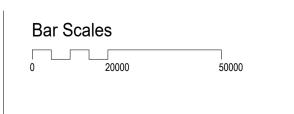


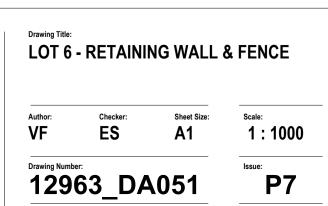
 Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission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

SSDA

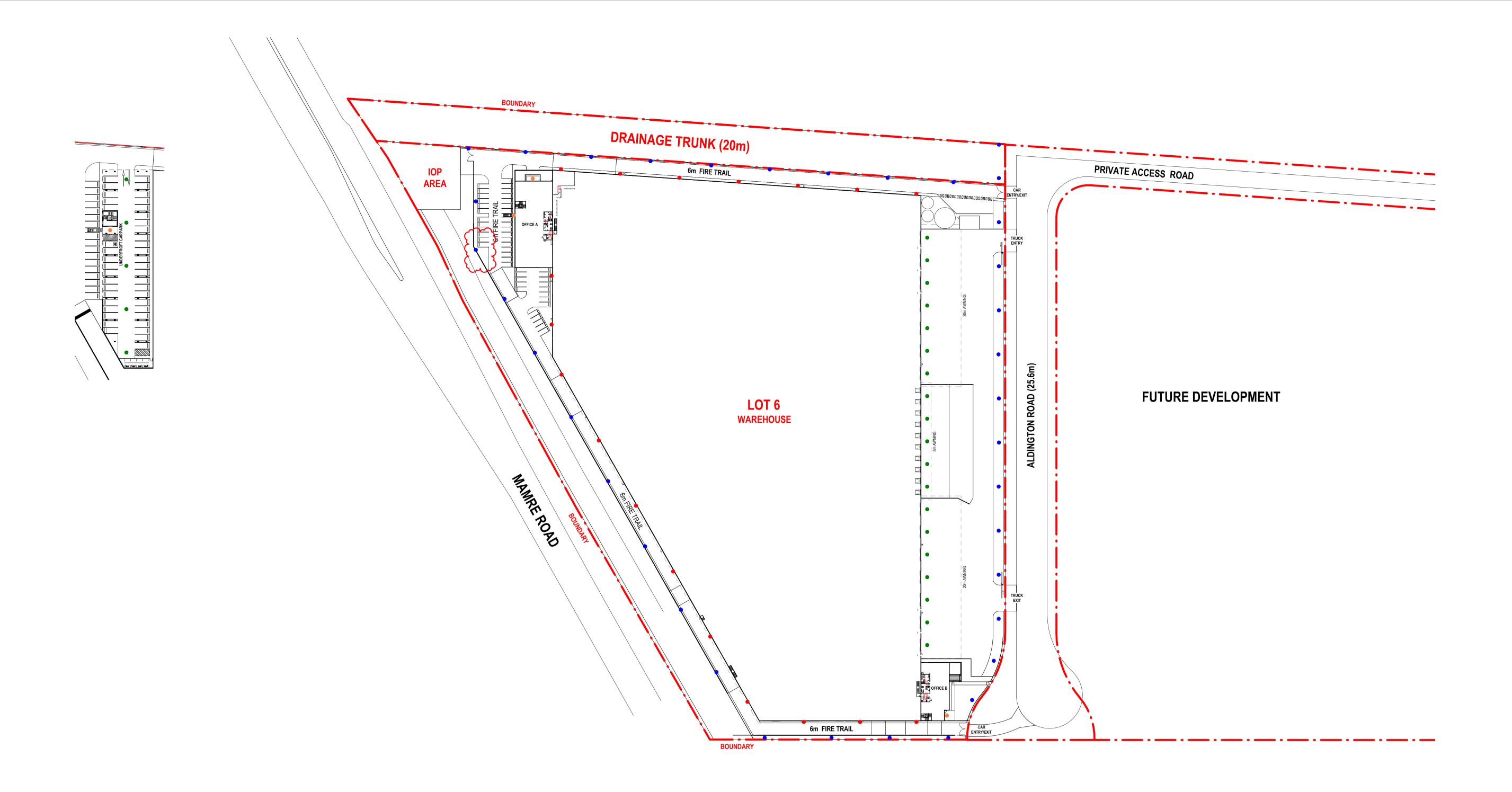


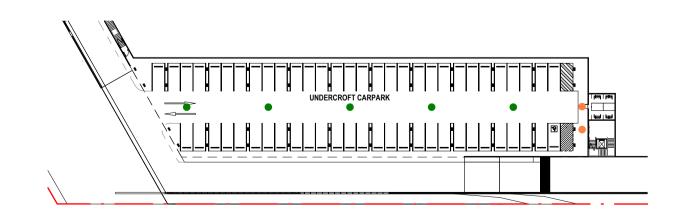
Project Name
Westlink, Lot 6 Warehouse
Project Address
Mamre Road, Kemps Creek













*EXTERNAL LIGHTING TO BE DESIGNED IN ACCORDANCE WITH AS 4282-1997



 Issue
 Description
 Date

 P8
 DA UPDATE
 06.03.2025

 P7
 DA UPDATE
 21.01.2024

 P6
 DA UPDATE
 17.01.2025

 P5
 DA UPDATE
 19.12.2024

 P4
 PRELIMINARY
 27.09.2023

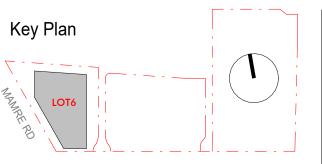
 P3
 PRELIMINARY
 12.09.2023

 P2
 PRELIMINARY
 06.09.2023

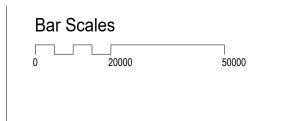
 P1
 PRELIMINARY
 02.08.2023

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 or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

SSDA



Project Name
Westlink, Lot 6 Warehouse
Project Address
Mamre Road, Kemps Creek



Drawing Title:

LOT 6 - INDICATIVE LIGHTING LAYOUT

Author: Checker: Sheet Size: Scale: 1:1000@A1 1:2000@A3

Drawing Number: 12963_DA052

P8

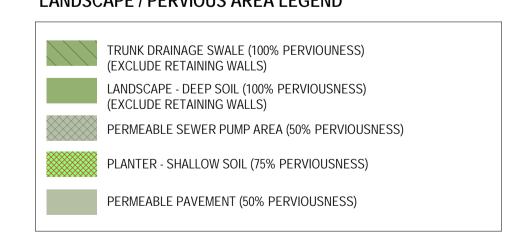


e: sydney@nettletontribe.com.au w: nettletontribe.com.au

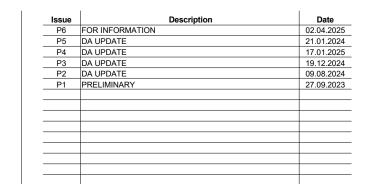


| INTERIM PERVIOUS AREA | <u>ξ</u> , , , |
|----------------------------------------------------------|----------------------|
| LANDSCAPE (DEEP SOIL) EXCLUDE RETAINING WALLS | 8,106m ² |
| TRUNK DRAINAGE SWALE (DEEP SOIL) EXCLUDE RETAINING WALLS | 4,792m ² |
| TRUNK DRAINAGE PERMEABLE PAVING (50%) | 683m ² |
| SEWER PUMP STATION PERMEABLE PAVING (50%) | Om ² |
| PLANTER (SHALLOW SOIL) (75%) | 64m ² |
| TOTAL PERVIOUS AREA | 13,645m ² |
| TOTAL PERVIOUS AREA/SITE AREA | 19% |

LANDSCAPE / PERVIOUS AREA LEGEND





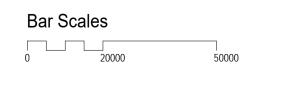


Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission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

SSDA

Key Plan

Project Name
Westlink, Lot 6 Warehouse
Project Address
Mamre Road, Kemps Creek



Author: Checker: Sheet Size: Scale: 1:1000@A1 1:2000@A3

Drawing Number: 12963_DA053

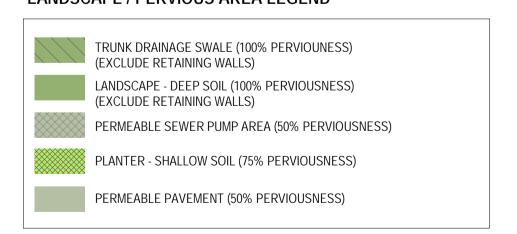
P6



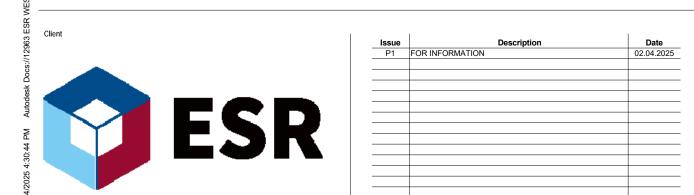


| <u></u> | ~~~~ |
|---------|----------------------|
| } | 8,106m ² |
| } | 4,956m ² |
| > | 683m ² |
| > | 512m ² |
| > | 64m ² |
| > | 14,321m ² |
| > | 20% |
| _ | Character Control |

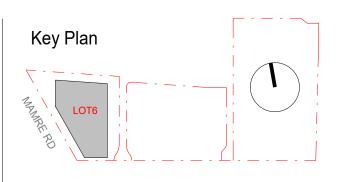
LANDSCAPE / PERVIOUS AREA LEGEND



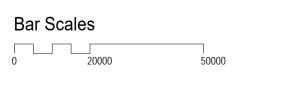
1 ULTIMATE PERVIOUS AREA PLAN - LOT 6

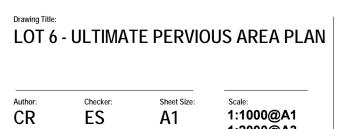


Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission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



Project Name
Westlink, Lot 6 Warehouse
Project Address
Mamre Road, Kemps Creek

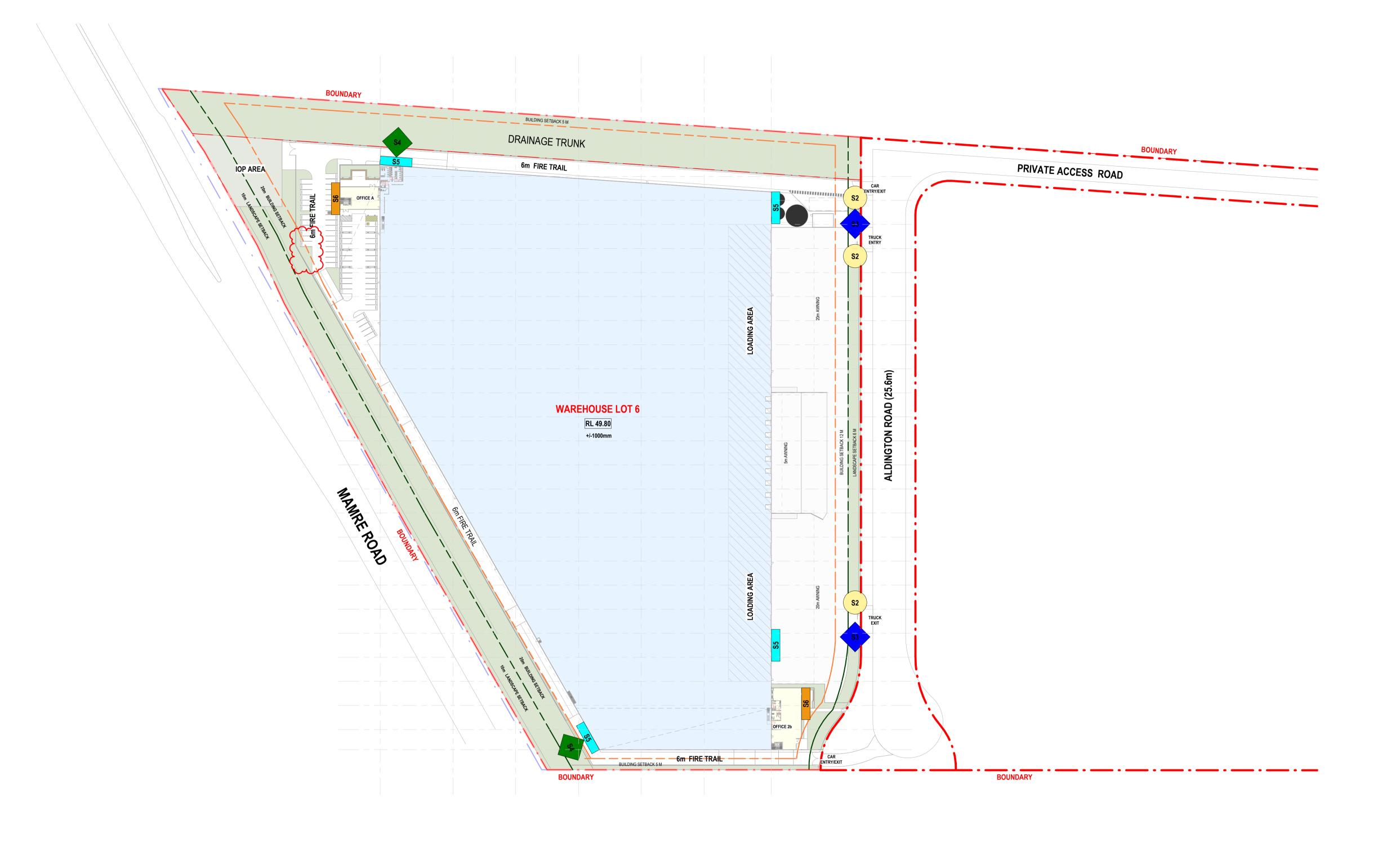




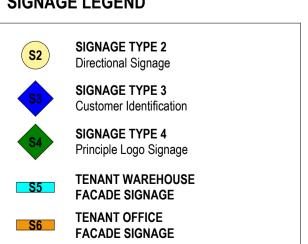
12963_DA054

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





SIGNAGE LEGEND





 Issue
 Description
 Date

 P9
 DA UPDATE
 06.03.2025

 P8
 DA UPDATE
 21.01.2024

 P7
 DA UPDATE
 17.01.2025

 P6
 DA UPDATE
 19.12.2024

 P5
 PRELIMINARY
 13.12.2024

 P4
 PRELIMINARY
 27.09.2023

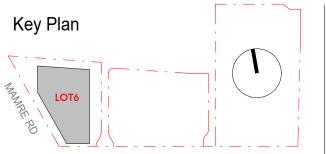
 P3
 PRELIMINARY
 12.09.2023

 P2
 PRELIMINARY
 06.09.2023

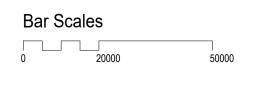
 P1
 PRELIMINARY
 02.08.2023

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 or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

SSDA



Project Name
Westlink, Lot 6 Warehouse
Project Address
Mamre Road, Kemps Creek



LOT 6 - SIGNAGE PLAN

Author: Checker: Sheet Size: Scale: 1:1000@A1 1:2000@A3

Drawing Number: I2963_DA060

P9









*AS PER BUSHFIRE PROTECTION ASSESSMENTFOR THE PROPOSED KEMPS CREEK LOGISTICS PARK ON LOTS 11, 12 & 13 in DP 253503 ALDINGTON & ABBOTTS ROAD, KEMPS CREEK BY ABPP

ESR

 Issue
 Description
 Date

 P8
 DA UPDATE
 06.03.2025

 P7
 DA UPDATE
 21.01.2024

 P6
 DA UPDATE
 17.01.2025

 P5
 DA UPDATE
 19.12.2024

 P4
 PRELIMINARY
 27.09.2023

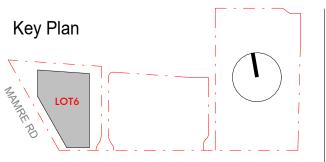
 P3
 PRELIMINARY
 12.09.2023

 P2
 PRELIMINARY
 06.09.2023

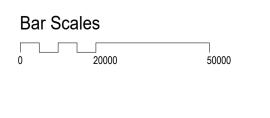
 P1
 PRELIMINARY
 02.08.2023

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 or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

SSDA

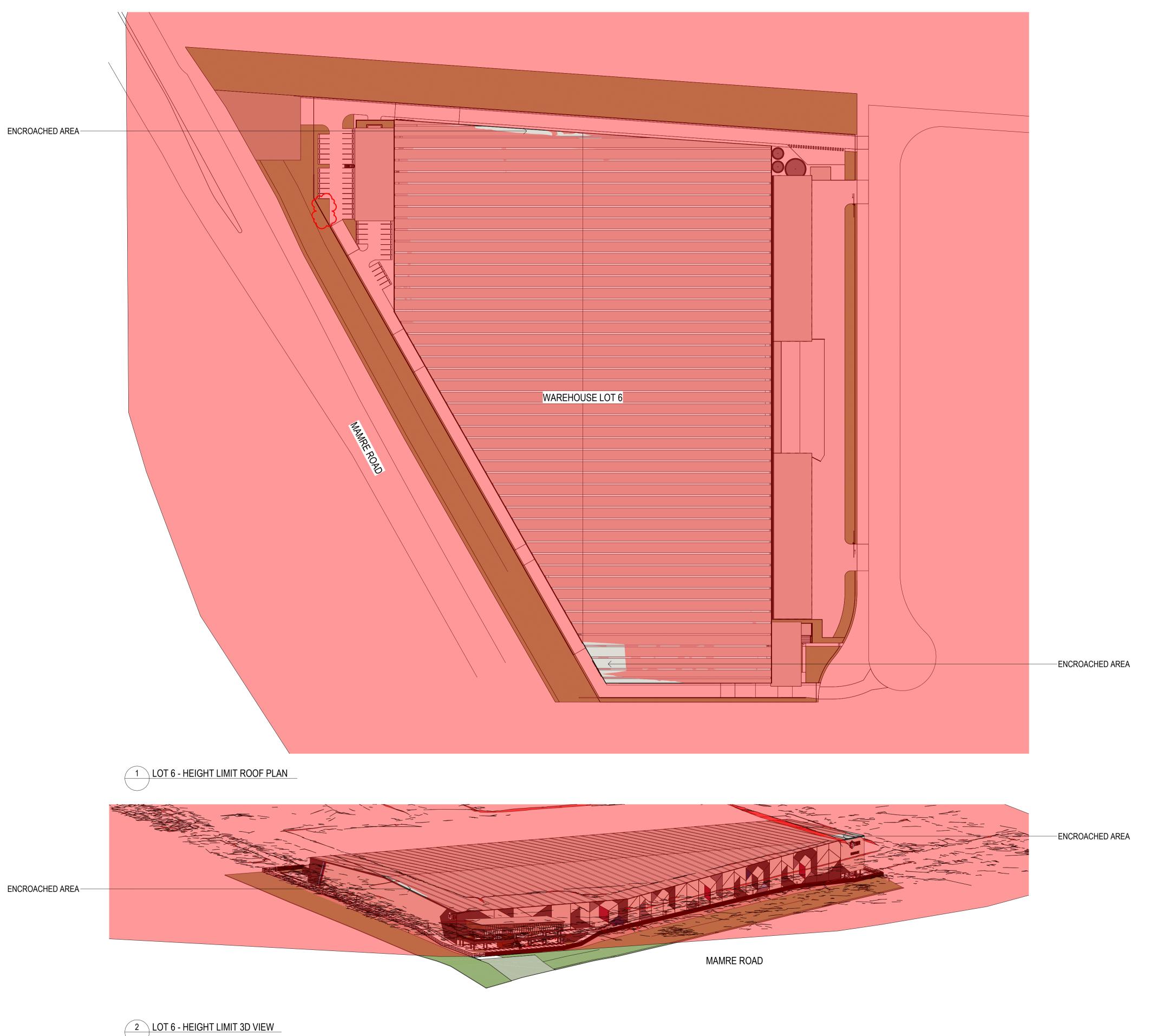


Project Name
Westlink, Lot 6 Warehouse
Project Address
Mamre Road, Kemps Creek



| Author: | Checker: | Sheet Size: | Scale: |
|---------|----------|-------------|------------------|
| VF | ES | A 1 | 1:1500 1:3000 |





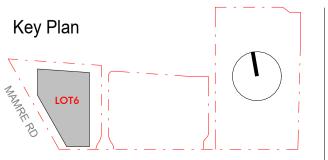
AREA ENCROACHED 20m HEIGHT LIMIT

PERCENTAGE (OF WAREHOUSE ROOF AREA) WAREHOUSE 430 m^2 1.07% (OF 40,180m²) WAREHOUSE LOT 6



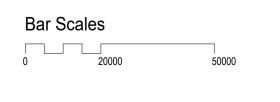
Issue
P10 DA UPDATE
P9 DA UPDATE
P8 DA UPDATE
P7 DA UPDATE
P7 DA UPDATE
P6 PRELIMINARY
P5 PRELIMINARY
P4 PRELIMINARY
P3 PRELIMINARY
P2 ISSUE FOR REVIEW
P1 ISSUE FOR SSDA Dote
06.03.2025
21.01.2024
17.01.2025
19.12.2024
13.12.2024
27.09.2023
12.09.2023
15.02.2023
24.10.2022 Builder and/or subcontractors 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 or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

SSDA



Project Name Westlink, Lot 6 Warehouse Project Address

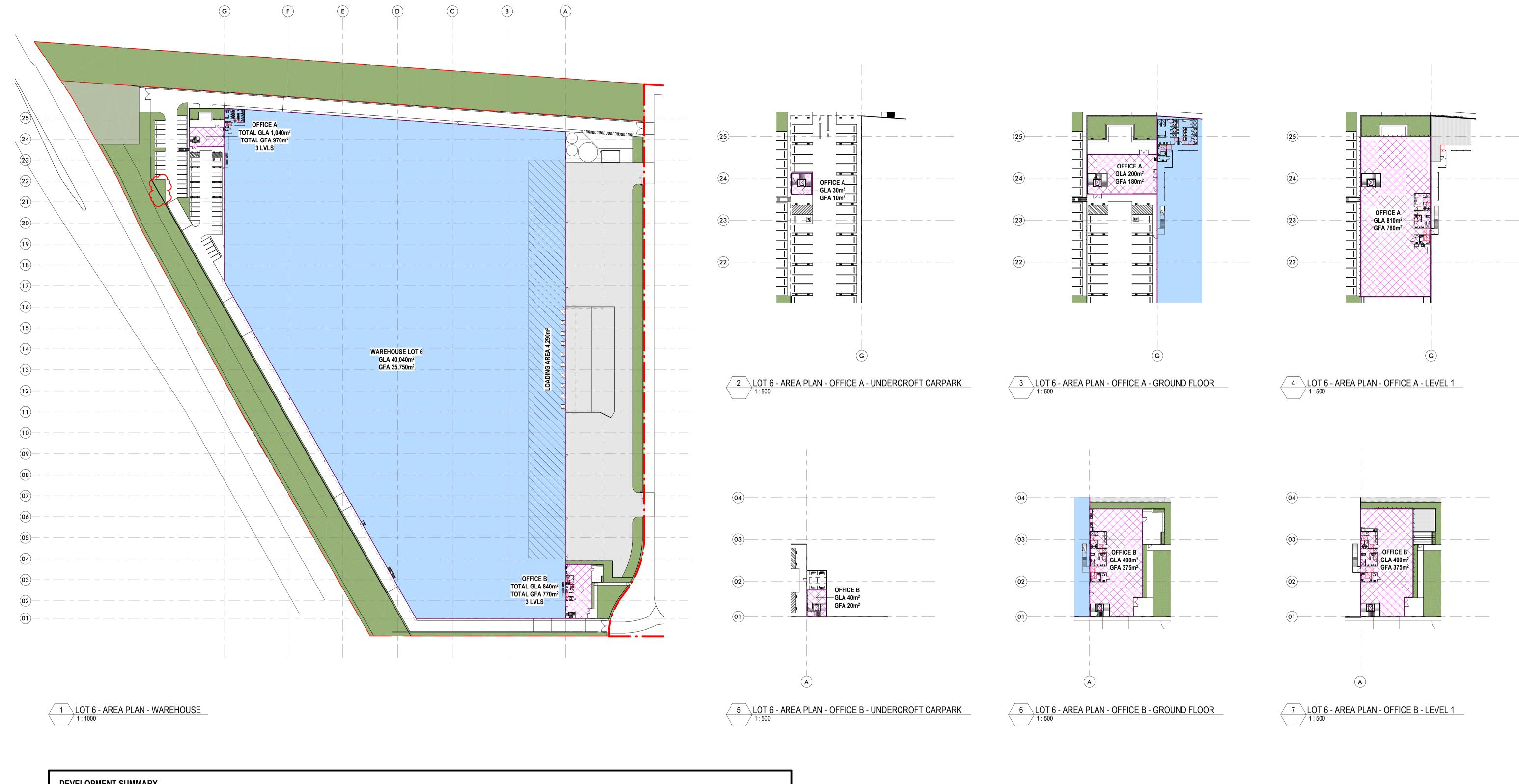
Mamre Road, Kemps Creek

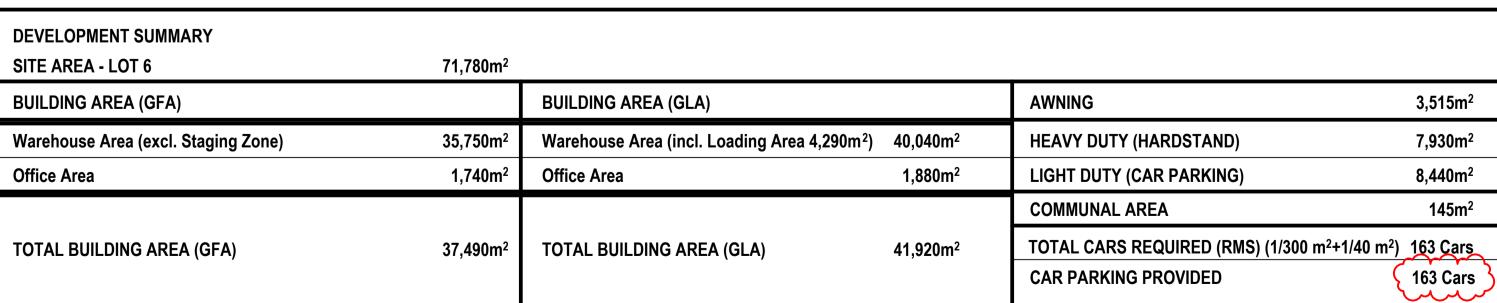


| MA | A1 | 1:1000@A 1:2000@A |
|----|----------|----------------------|
| | Checker: | |

BUILDING ENVELOPE ENCROACHES 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 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.* def. as perPenrith 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

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;

A1

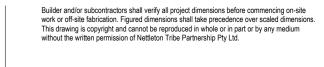
2.2.2. window frames;

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

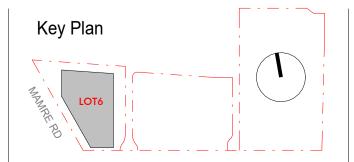
the outside face of the main perimeter wall. 2.2.5 additional facilities specially constructed for individual tenants that are not covered in section 2.3

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

| Issue | Description | Date |
|-------|-------------|------------|
| P10 | DA UPDATE | 06.03.2025 |
| P9 | DA UPDATE | 21.01.2024 |
| P8 | DA UPDATE | 17.01.2025 |
| P7 | DA UPDATE | 19.12.2024 |
| P6 | PRELIMINARY | 13.12.2024 |
| P5 | DA UPDATE | 09.08.2024 |
| P4 | PRELIMINARY | 27.09.2023 |
| P3 | PRELIMINARY | 12.09.2023 |
| P2 | PRELIMINARY | 06.09.2023 |
| P1 | PRELIMINARY | 02.08.2023 |
| | | |
| | | |
| | | |
| | | |



SSDA



Project Name Westlink, Lot 6 Warehouse Project Address Mamre Road, Kemps Creek



| Drawing Title: | |
|----------------|--------------|
| LOT 6 | - AREA PLANS |
| | |
| | |

12963_DA081

1:500 @A1 1:1000@A3

