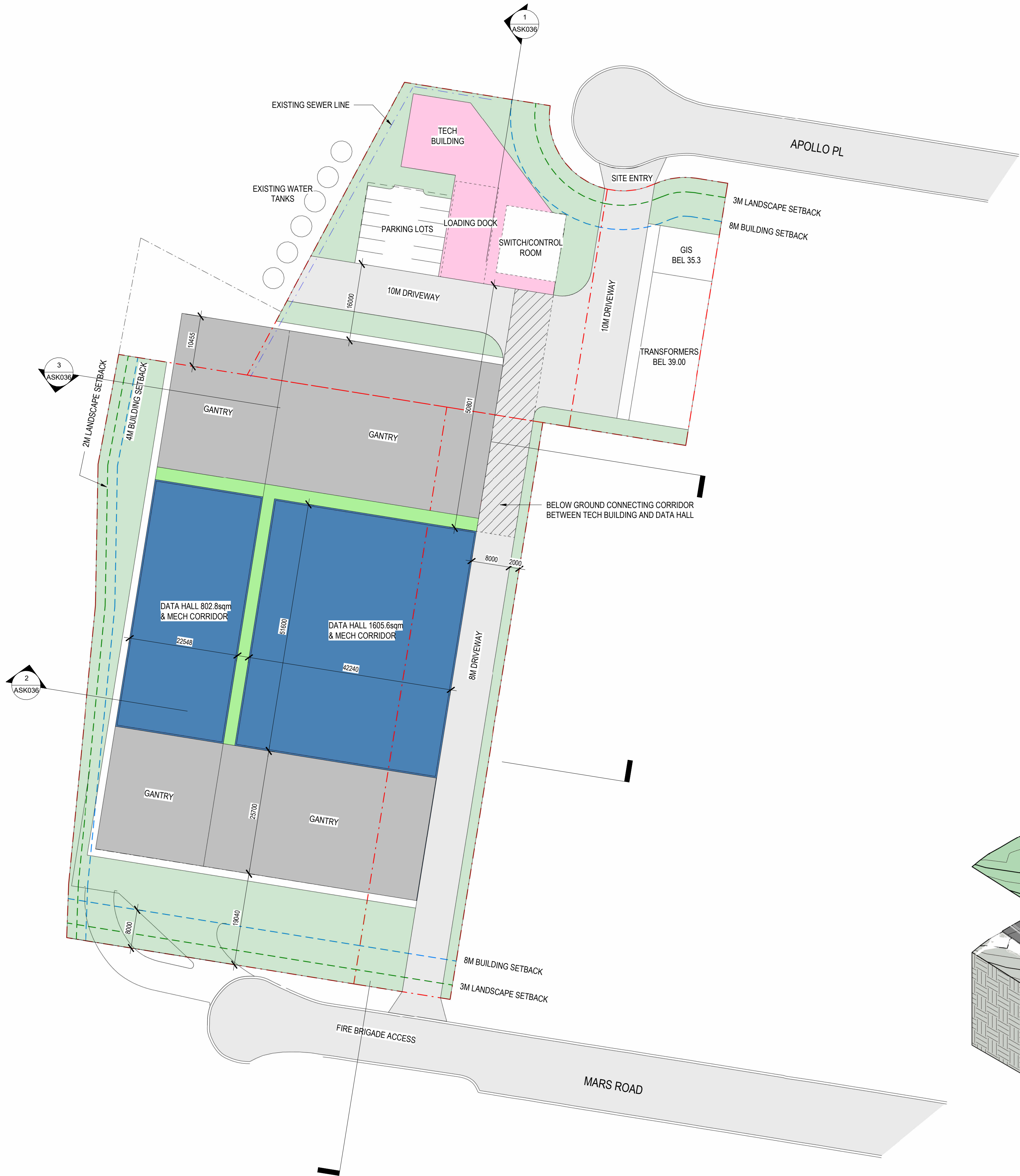




SHELL D DESIGN REFERENCE

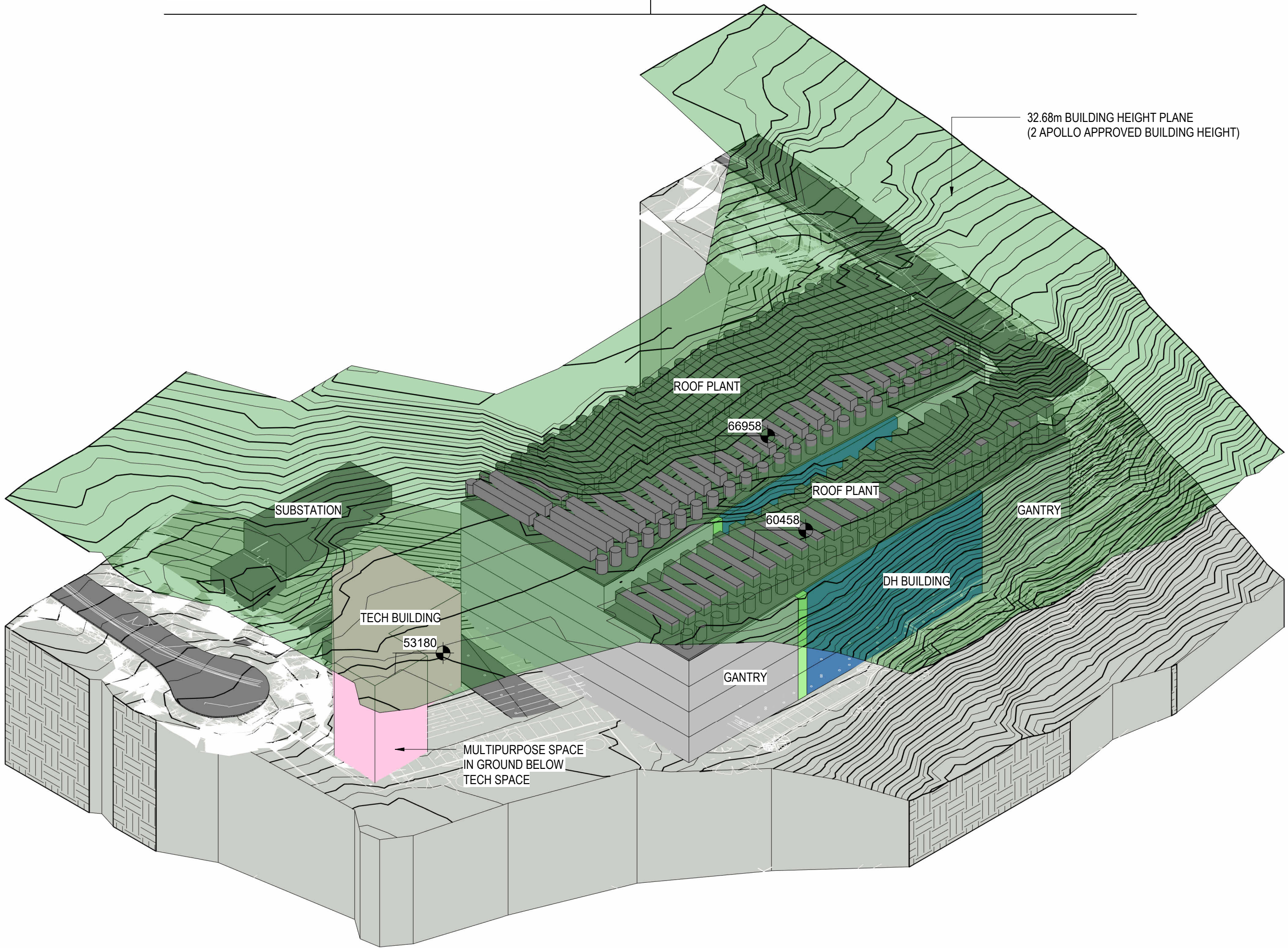
TOTAL IT LOAD:140MW

DATA HALL AREA = 11,239.2m²
CORRIDOR AREA = 1232.6m²
TECH BUILDING = APPROX. 1328.7m²

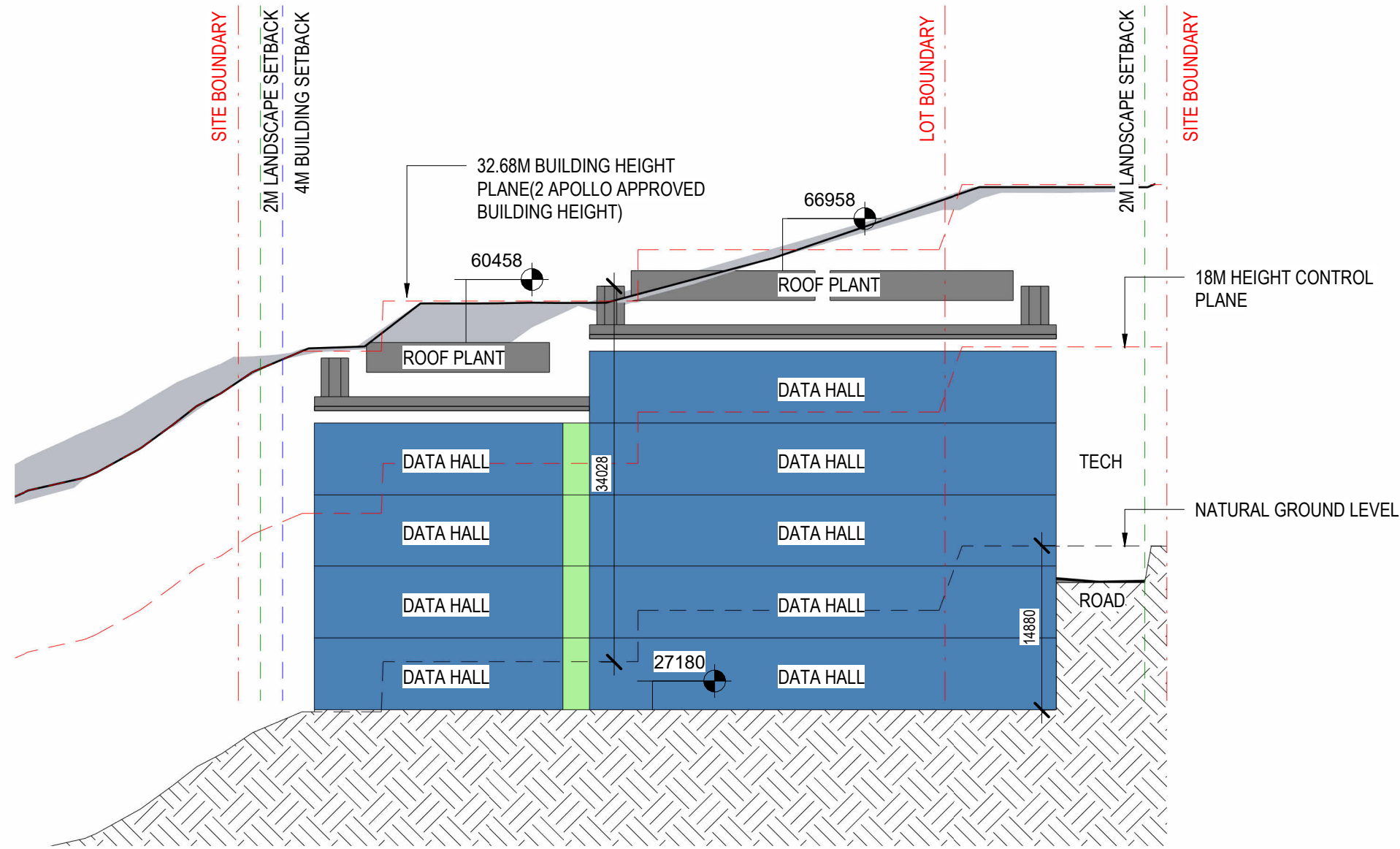
TOTAL GFA = 13,800.5m²
FSR 0.92:1

LDCP 2020 CONTROLS

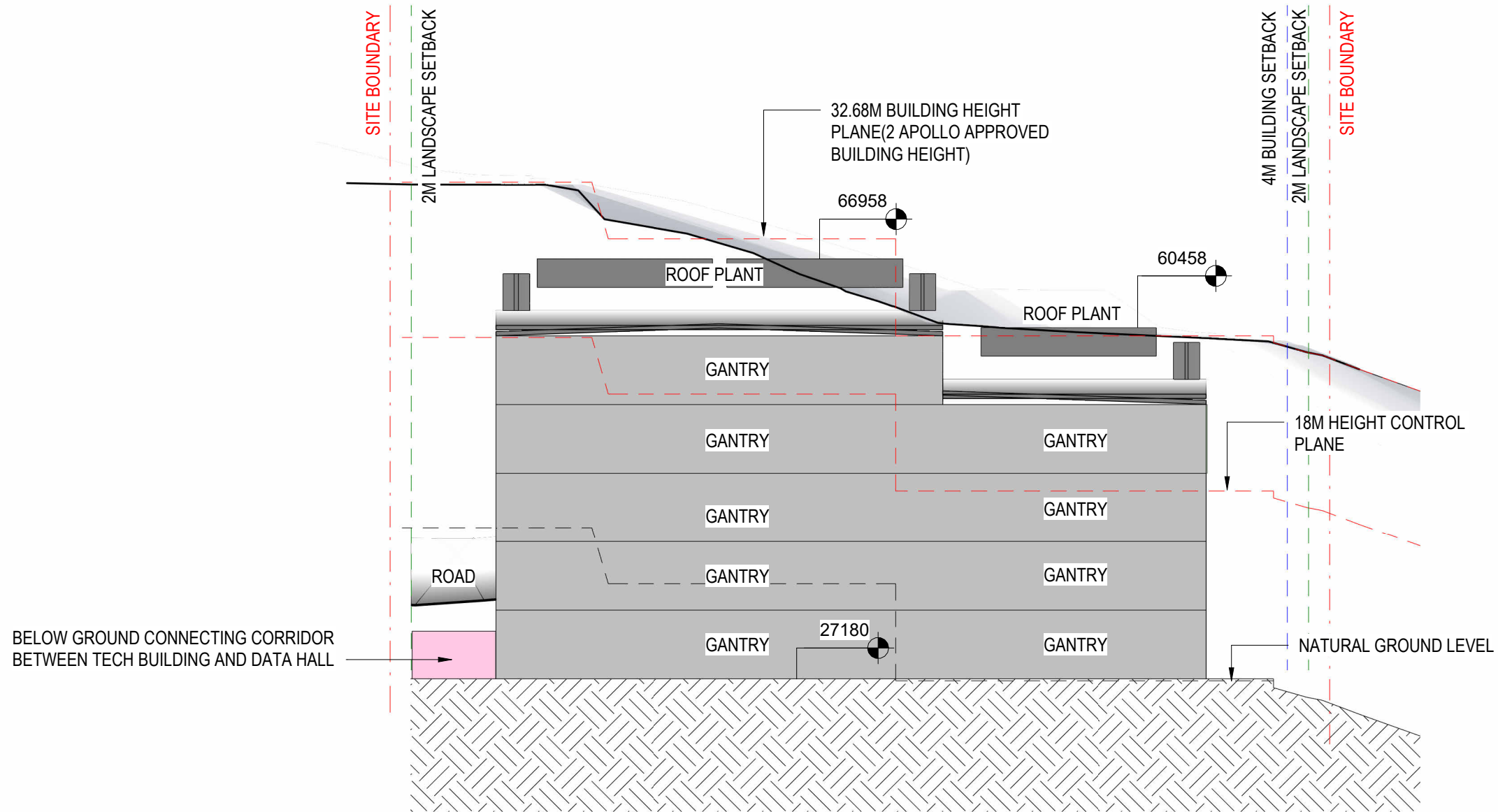
SITE LAYOUT A) INDUSTRIAL SITES ARE TO BE DESIGNED TO LOCATE OFFICES ADDRESSING AND ACTIVATING THE STREETS/S WHERE POSSIBLE. THE WAREHOUSE/FACTORY FUNCTIONS AS WELL AS CAR PARKING, MANEUVERING AREAS, LOADING AND UNLOADING FACILITIES ARE TO BE LOCATED WITHIN THE SITE B) THE TOTAL GROSS FLOOR AREA USED FOR ANCILLARY OFFICE USES SHALL NOT EXCEED 49% FOR ANY ONE DEVELOPMENT	THE PROPOSAL COMPRISE CONSIDERATION OF THE FRONT SETBACK THROUGH THE PROVISION OF AN ACTIVE USE (TECH BUILDING) AT THE MARS ROAD
BUILDING SETBACKS MINIMUM BUILDING SETBACK FRONT: 8M SIDE AND NEAR - ADJOINING INDUSTRIAL ZONE: 0M SIDE AND NEAR - ADJOINING NON INDUSTRIAL ZONE: 4M	THE PROPOSAL ADDRESSES THE FRONT SETBACK BY INCORPORATING AN ACTIVE USE THROUGH THE PROVISION OF A TECH BUILDING ALONG MARS ROAD.
BUILDING HEIGHT 18M	THE PROPOSED MAXIMUM BUILDING HEIGHT WOULD BE APPROXIMATELY 37.4M FROM THE NATURAL GROUND LEVEL
LANDSCAPING A) A MINIMUM OF 20% OF THE SITE SHALL BE PROVIDED AS LANDSCAPED AREA B) IN ADDITION, A MINIMUM OF 10% OF THE SITE SHALL BE PROVIDED AND MAINTAINED AS LANDSCAPED AREA OR PLANTING ON STRUCTURES, WITH LAWNS, TREES, SHRUBS, FOR AESTHETIC PURPOSES AND THE ENJOYMENT OF WORKERS OF THE SITE. THE MINIMUM WIDTH FOR INCLUSION IN CALCULATION IS 1M.	THE LANDSCAPE AREA PROVIDED IS 3,409 M ² (22.66%), WITH AN ADDITIONAL 7.4% STILL REQUIRED TO MEET COMPLIANCE.
DEEP SOIL MINIMUM 20% OF SITE AREA IS TO BE DEDICATED DEEP SOIL LANDSCAPED AREA. THE MINIMUM DIMENSIONS RESTRICT DEEP SOIL AREA TO AT LEAST 3M BY 3M.	DEEP SOIL = 3409M ² (22.66%)



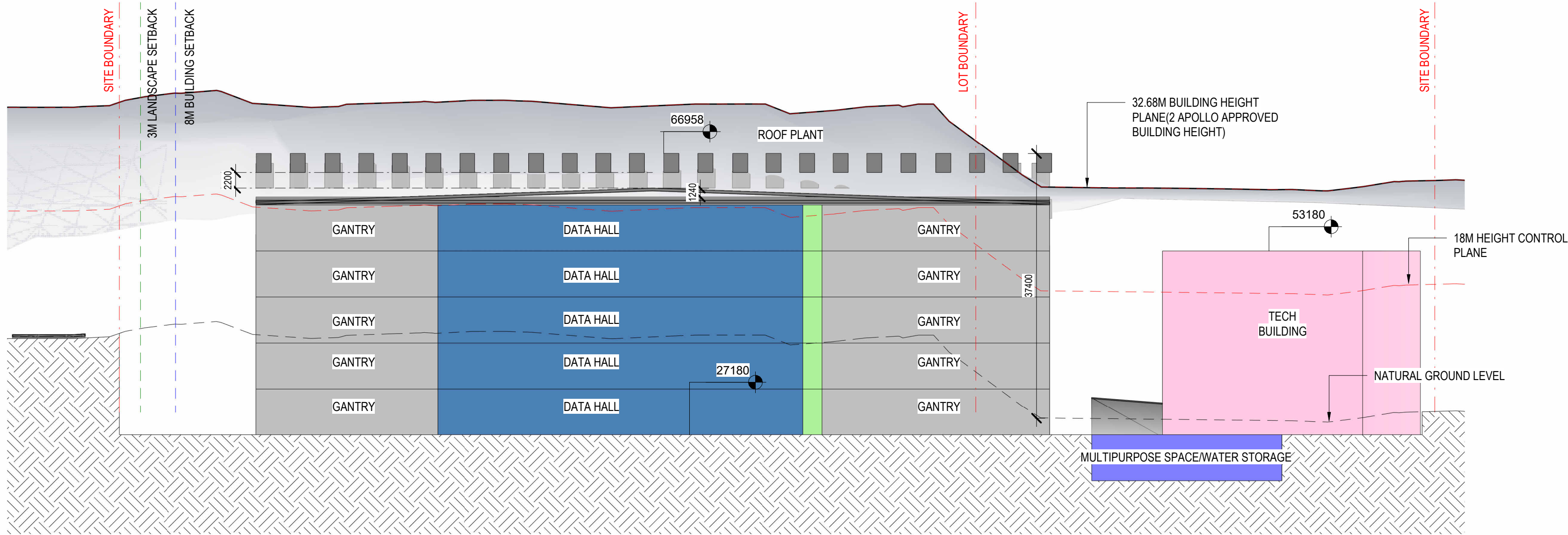
A1		Issue 1 2	Date 08.01.2026 14.01.2026	Description FOR INFORMATION FOR INFORMATION	Key Plan	Project Manager	Client	 A WOOLPERT COMPANY +61 2 8069 8930 LEVEL 22 68 PITT STREET SYDNEY NSW 2000 AUSTRALIA GREENBOX ARCHITECTURE PTY LTD ABN: 79 139 779 098 ISO 9001 CERTIFIED QUALITY SYSTEM	Notes • Use written dimensions only • Do not scale from drawing • Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings • All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards • Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd • Nominated Architect - Gerard Page, NSW reg No.7247, Vic reg No.17664, QLD reg No.4538	Client Project SYD2.2 3-4 APOLLO PL / 87-91 MARS RD LANE COVE WEST, NSW	Sheet Size	Scale 1 : 500 		
		Drawn By IL	Project Status PRELIMINARY											
		Checked By BY	Drawing Title SKETCH PLAN - SHELL D DESIGN REFERENCE											
		Approved By AO												
		Job Number 250120	Drawing Number ASK035	Issue 2										



2 SEC 1 SYD 3 SHELL D
1 : 500



3 SEC 2 SYD3 SHELL D
1 : 500



1 SEC 3 SYD3 SHELL D
1 : 500

A1	Issue	Date	Description	Key Plan	Project Manager	Client	Greenbox A WOOLPERT COMPANY +61 2 8069 8930 LEVEL 22 68 PITT STREET SYDNEY NSW 2000 AUSTRALIA GREENBOX ARCHITECTURE PTY LTD ABN: 79 139 779 098 ISO 9001 CERTIFIED QUALITY SYSTEM	Notes • Use written dimensions only • Do not scale from drawing • Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings • All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards • Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd • Nominated Architect - Gerard Page, NSW reg No.7247, Vic reg No.17664, QLD reg No.4538	Client	Sheet Size	Scale						
	1	08.01.2026	FOR INFORMATION							1 : 500	0 5 10 15 20 25 m						
	2	14.01.2026	FOR INFORMATION							Project Status	PRELIMINARY						
										Drawing Title	SECTIONS - SHELL D DESIGN REFERENCE						
				Construction Manager				Project SYD2.2 3-4 APOLLO PL / 87-91 MARS RD LANE COVE WEST, NSW	Drawn By	Drawing Number	Issue						
												Checked By					
												Approved By					
										Job Number	ASK036	2					
												250120					



LEGEND

- SITE BOUNDARY
- PROPOSED DEVELOPMENT

N	Issue 1	Date 14.01.2026	Description FOR INFORMATION	Key Plan	Project Manager	Greenbox A WOOLPERT COMPANY +61 2 8069 8930 LEVEL 22 68 PITT STREET SYDNEY NSW 2000 AUSTRALIA GREENBOX ARCHITECTURE PTY LTD ABN: 79 139 779 098 ISO 9001 CERTIFIED QUALITY SYSTEM	Notes • Use written dimensions only • Do not scale from drawing • Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings • All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards • Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd • Nominated Architect - Gerard Page, NSW reg No.7247, Vic reg No.17664, QLD reg No.4538	Client	Sheet Size	Scale 1 : 1000 0510152025 m	
									Drawn By IL	Project Status PRELIMINARY	
									Checked By BY	Drawing Title PROPOSED DEVELOPMENT OVERLAY	
					Construction Manager				Approved By AO		
A1									Job Number 250120	Drawing Number ASK037	Issue 1