

DRAWING LIST			
No.:	SHEET NAME	REV	DATE
DA000	Cover Page	P7	21.07.2021
DA001	Locality & Context Plan	P3	16.07.2021
DA003	Estate Masterplan - Stage 1	P3	20.07.2021
DA004	Estate Masterplan / Benching Plan - Stage 2	P9	16.07.2021
DA005	Subdivision Masterplan - Stage 1	P1	20.07.2021
DA006	Subdivision Masterplan - Stage 2	P1	20.07.2021
DA011	LOT 2 - Site Plan / Ground Floor Plan / Fencing Plan	P11	21.07.2021
DA012	LOT 2 - Site Plan / Roof Plan	P4	16.07.2021
DA015	LOT 2 - Office Floor Plans	P3	16.07.2021
DA021	Site Elevations	P2	16.07.2021
DA022	LOT 2 - Building Elevations	P6	16.07.2021
DA025	LOT 2 - Office Elevations	P4	16.07.2021
DA031	Site Sections	P2	16.07.2021
DA032	LOT 2 - Building Sections	P4	16.07.2021
DA035	LOT 2 - Office Sections	P2	16.07.2021
DA041	LOT 2 - Area Plans	P3	21.07.2021
DA042	LOT 2 - Indicative Lighting Layout	P1	16.07.2021
DA043	LOT 2 - Signage Strategy Plan	P1	16.07.2021
DA044	Signage Details, Typical Colours & Material Schedule	P1	16.07.2021
DA051	Perspectives	P4	16.07.2021



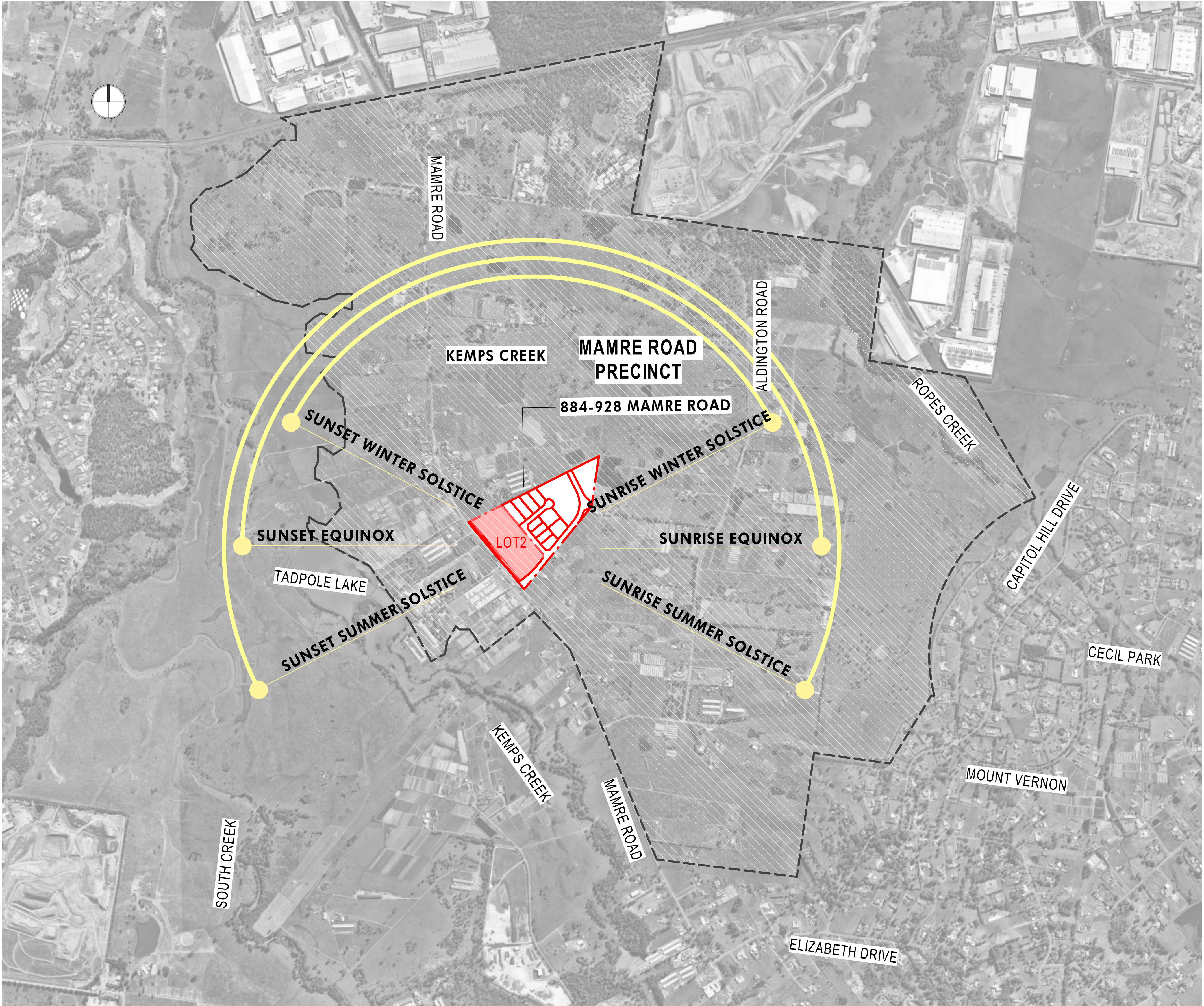
884-928 Mamre Road

884-928 Mamre Road, Kemps Creek, NSW

ISSUE FOR SSDA

21/07/2021





1 Locality & Context Plan
1 : 11000

16/07/2021 11:26:57 AM C:\PROJECTS\884-928 Mamre Road\884-928 Mamre Road Locality & Context Plan.dwg

Client



Issue	Description	Date
P3	ISSUE FOR SSDA	16.07.2021
P2	ISSUE FOR APPROVAL	02.07.2021
P1	DRAFT	26.05.2021

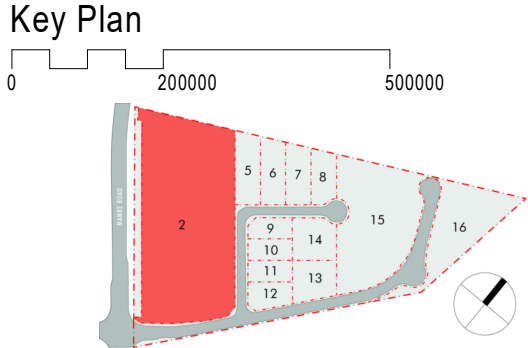
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ISSUE FOR
SSDA

Project Manager



Project Name
884-928 Mamre Road
Project Address
884-928 Mamre Road, Kemps Creek, NSW

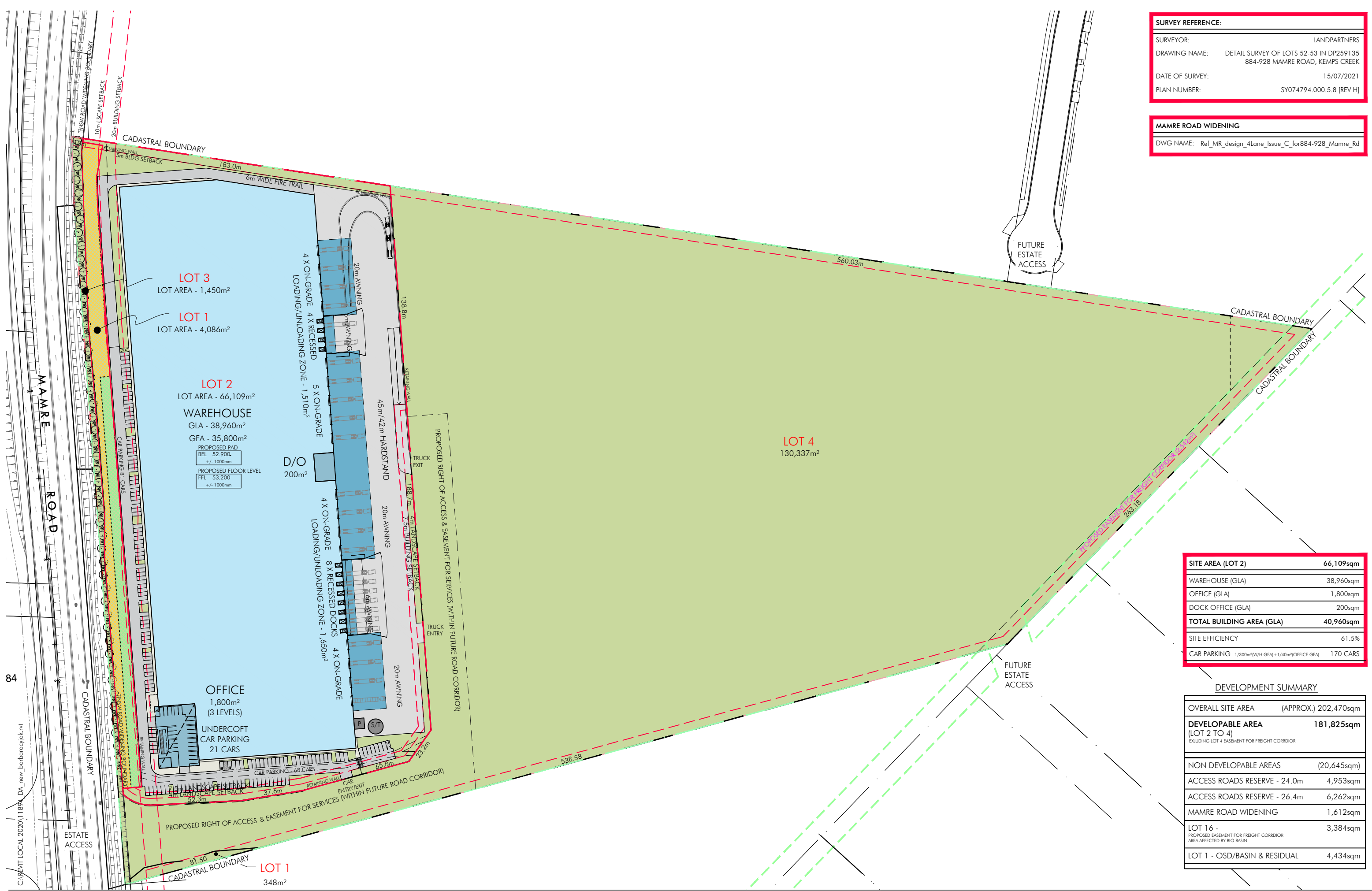


Drawing Title:
Locality & Context Plan

Author: **BC** Checker: **MA** Sheet Size: **A1**
Drawing Number: **11213_DA001**

Scale: **1 : 11000**
Issue: **P3**





SURVEY REFERENCE:	
SURVEYOR:	LANDPARTNERS
DRAWING NAME:	DETAIL SURVEY OF LOTS 52-53 IN DP259135 884-928 MAMRE ROAD, KEMPS CREEK
DATE OF SURVEY:	15/07/2021
PLAN NUMBER:	SY074794.000.5.8 [REV H]

MAMRE ROAD WIDENING	
DWG NAME:	Ref_MR_design_4Lane_Issue_C_for884-928_Mamre_Rd

SITE AREA (LOT 2)	66,109sqm
WAREHOUSE (GLA)	38,960sqm
OFFICE (GLA)	1,800sqm
DOCK OFFICE (GLA)	200sqm
TOTAL BUILDING AREA (GLA)	40,960sqm
SITE EFFICIENCY	61.5%
CAR PARKING 1/300m²(W/H GFA) + 1/40m²(OFFICE GFA)	170 CARS

DEVELOPMENT SUMMARY	
OVERALL SITE AREA (APPROX.)	202,470sqm
DEVELOPABLE AREA (LOT 2 TO 4) EXCLUDING LOT 4 EASEMENT FOR FREIGHT CORRIDOR	181,825sqm
NON DEVELOPABLE AREAS	(20,645sqm)
ACCESS ROADS RESERVE - 24.0m	4,953sqm
ACCESS ROADS RESERVE - 26.4m	6,262sqm
MAMRE ROAD WIDENING	1,612sqm
LOT 16 - PROPOSED EASEMENT FOR FREIGHT CORRIDOR AREA AFFECTED BY BIO BASIN	3,384sqm
LOT 1 - OSD/BASIN & RESIDUAL	4,434sqm



SURVEY REFERENCE:	
SURVEYOR:	LANDPARTNERS
DRAWING NAME:	DETAIL SURVEY OF LOTS 52-53 IN DP259135 884-928 MAMRE ROAD, KEMPS CREEK
DATE OF SURVEY:	15/04/2021
PLAN NUMBER:	SY074794.000.5.8

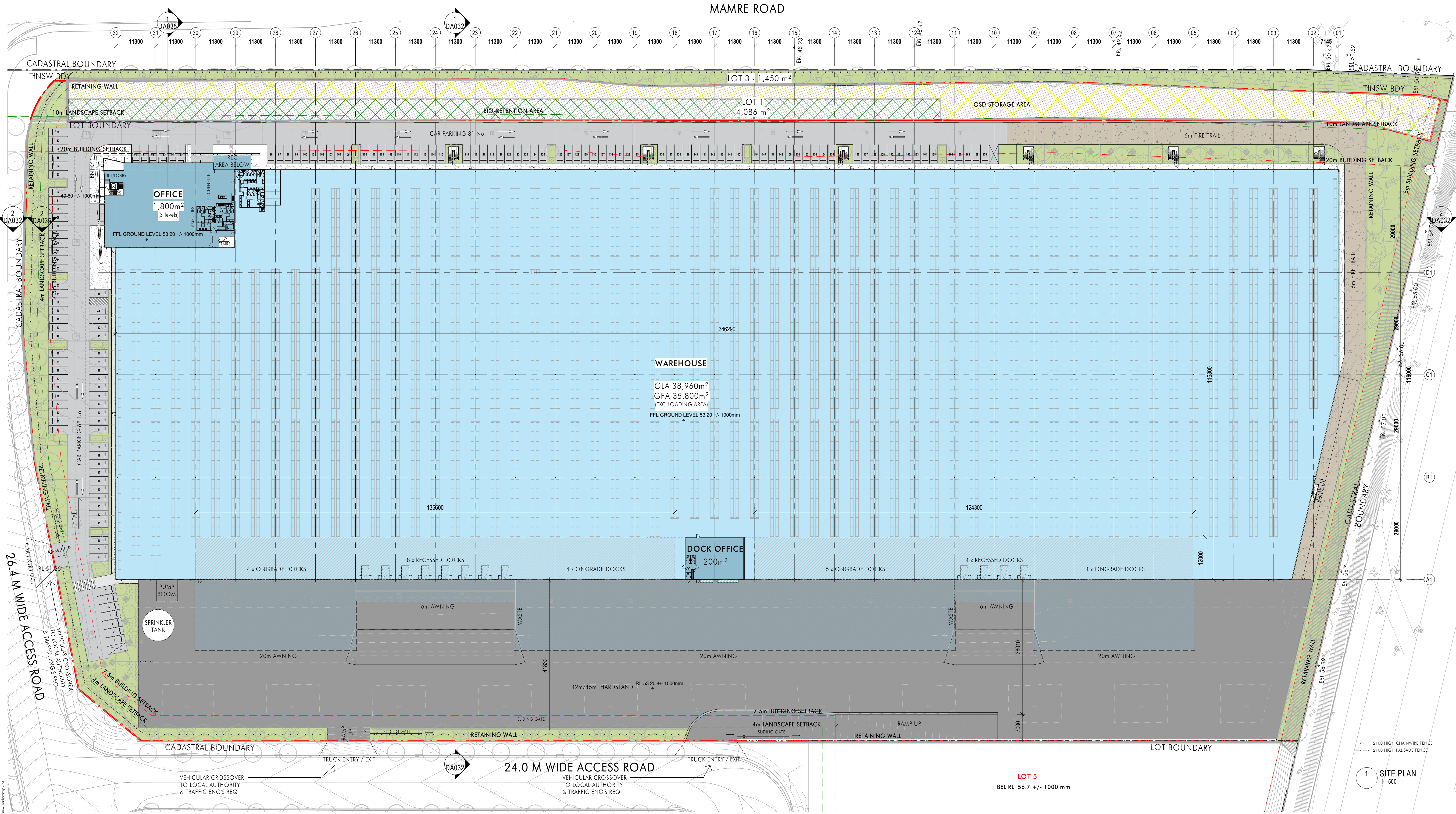
MAMRE ROAD WIDENING	
DWG NAME:	Ref_MR_design_4Lane_Issue_C_for884-928_Mamre_Rd

SITE AREA (LOT 2)		66,109sqm
WAREHOUSE (GLA)		38,960sqm
OFFICE (GLA)		1,800sqm
DOCK OFFICE (GLA)		200sqm
TOTAL BUILDING AREA (GLA)		40,960sqm
SITE EFFICIENCY		61.5%
CAR PARKING 1/300m²(W/H GFA)+1/40m²(OFFICE GFA)		170 CARS

DEVELOPMENT SUMMARY	
OVERALL SITE AREA	(APPROX.) 202,470sqm
DEVELOPABLE AREA (LOT 2 TO 16)	160,806sqm
EXCLUDING LOT 16 EASEMENT FOR FREIGHT CORRIDOR & AREA AFFECTED BY BIO RETENTION & LOT 15 TEMPORARY TURNING HEAD EASEMENT	
NON DEVELOPABLE AREAS	(41,664sqm)
ACCESS ROADS RESERVE - 24.0m	10,432sqm
ACCESS ROADS RESERVE - 26.4m	21,239sqm
MAMRE ROAD WIDENING	1,612sqm
LOT 15 - PROPOSED EASEMENT FOR TEMPORARY TURNING HEAD	563sqm
LOT 16 - PROPOSED EASEMENT FOR FREIGHT CORRIDOR AREA AFFECTED BY BIO BASIN	3,384sqm
LOT 1 - OSD/BASIN & RESIDUAL	4,434sqm

DEVELOPMENT SUMMARY			
LOT 2 SITE AREA		66,109sqm	
BUILDING AREA (GFA)		BUILDING AREA (GLA)	
Warehouse Area (exc.loading area)	35,800 sqm	Warehouse Area	38,960 sqm
Office Area (inc. Dock Office)	2,000 sqm	Office Area (inc. Dock Office)	2,000 sqm
TOTAL BUILDING AREA (GFA)		TOTAL BUILDING AREA (GLA)	40,960 sqm
		AWNING (20m wide)	4,727 sqm
		HEAVY DUTY (HARDSTAND)	14,350 sqm
		LIGHT DUTY (CAR PARKING)	5,270 sqm
		CAR PARKING RMS (1/300 + 1/40 sqm)	170 cars
		CAR PARKING PROVIDED	170 cars

REFERENCED SURVEY		FINISHED LEVEL PLAN REFERENCE	
TITLE:	DETAIL SURVEY OF LOTS 52-53 IN DP259135	TITLE:	STORMWATER DRAINAGE PLAN LOT 2
CCAD FILE:	74636 BB22 Mamre Rd	DWG NO:	C014021.00-SSDA411
PLAN NUMBER:	SY074794.000.5.8_GDA2020	REVISION:	D
REVISION:	H	PREPARED BY:	COSTIN ROE
PREPARED BY:	LAND PARTNERS		
DATE:	12/07/2021	DATE:	06/07/21



Client

ALTIS

PROPERTY PARTNERS

Issue

Description

Date

P11

ISSUE FOR SSDA

21.07.2021

P10

ISSUE FOR SSDA

16.07.2021

P9

ISSUE FOR APPROVAL

09.07.2021

P8

ISSUE FOR APPROVAL

09.07.2021

P7

DRAFT - MAMRE ROAD BOY NAMING UPDATED

28.06.2021

P6

DRAFT - MAMRE ROAD AND SOUTHERN BOY UPDATED

11.06.2021

P5

DRAFT

08.06.2021

P4

DRAFT

31.05.2021

P3

DRAFT

20.05.2021

P2

DRAFT

14.05.2021

P1

DRAFT - CONTEXT SUBMISSION

14.04.2021

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ISSUE FOR

SSDA

Project Manager

ProjectStrategy

Project Name

884-928 Mamre Road

Project Address

884-928 Mamre Road, Kemp's Creek, NSW

Key Plan

Drawing Title:

LOT 2 - Site Plan / Ground Floor Plan / Fencing Plan

Author:

BC

Checker:

MA

Sheet Size:

A1

Scale:

As indicated

Drawing Number:

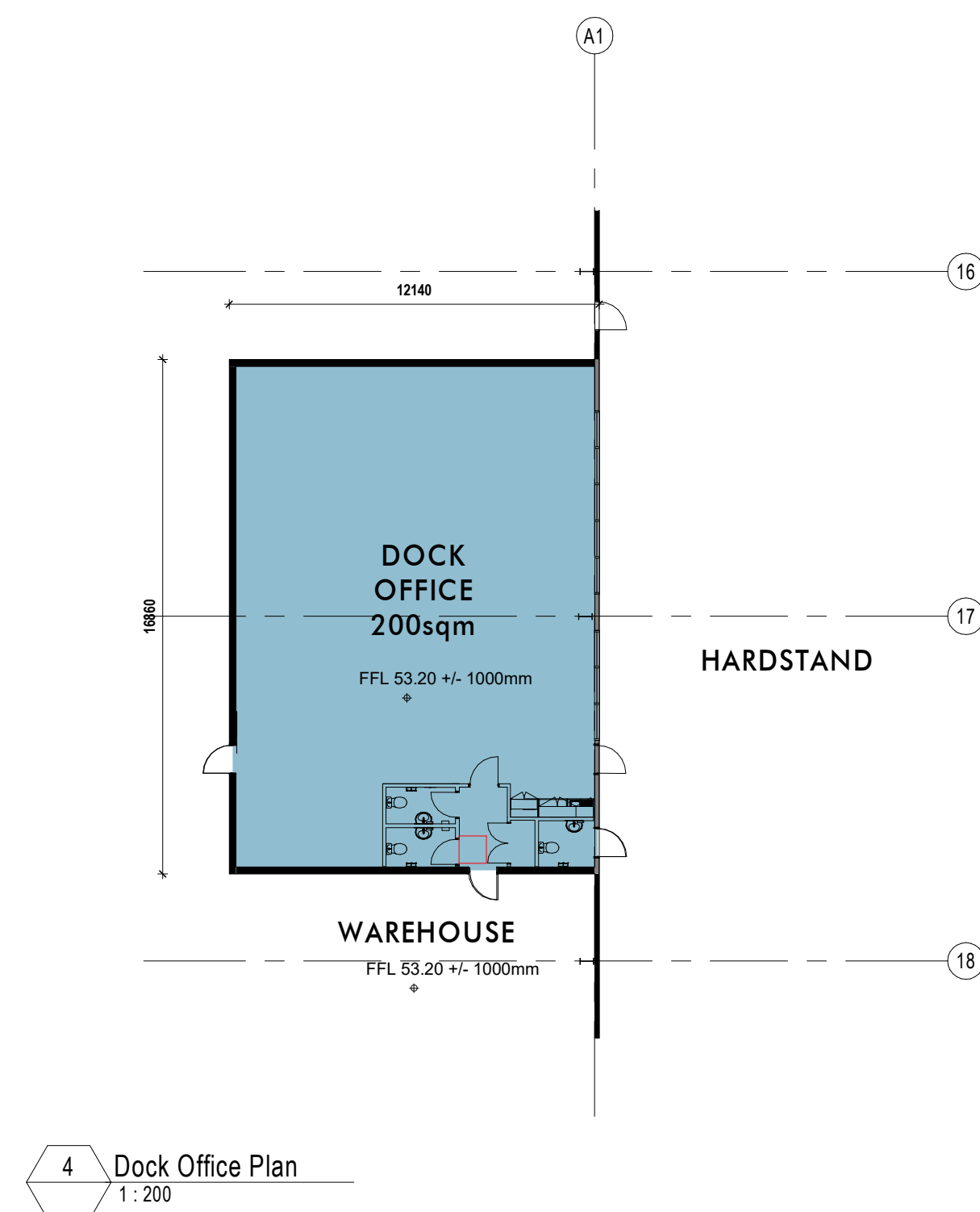
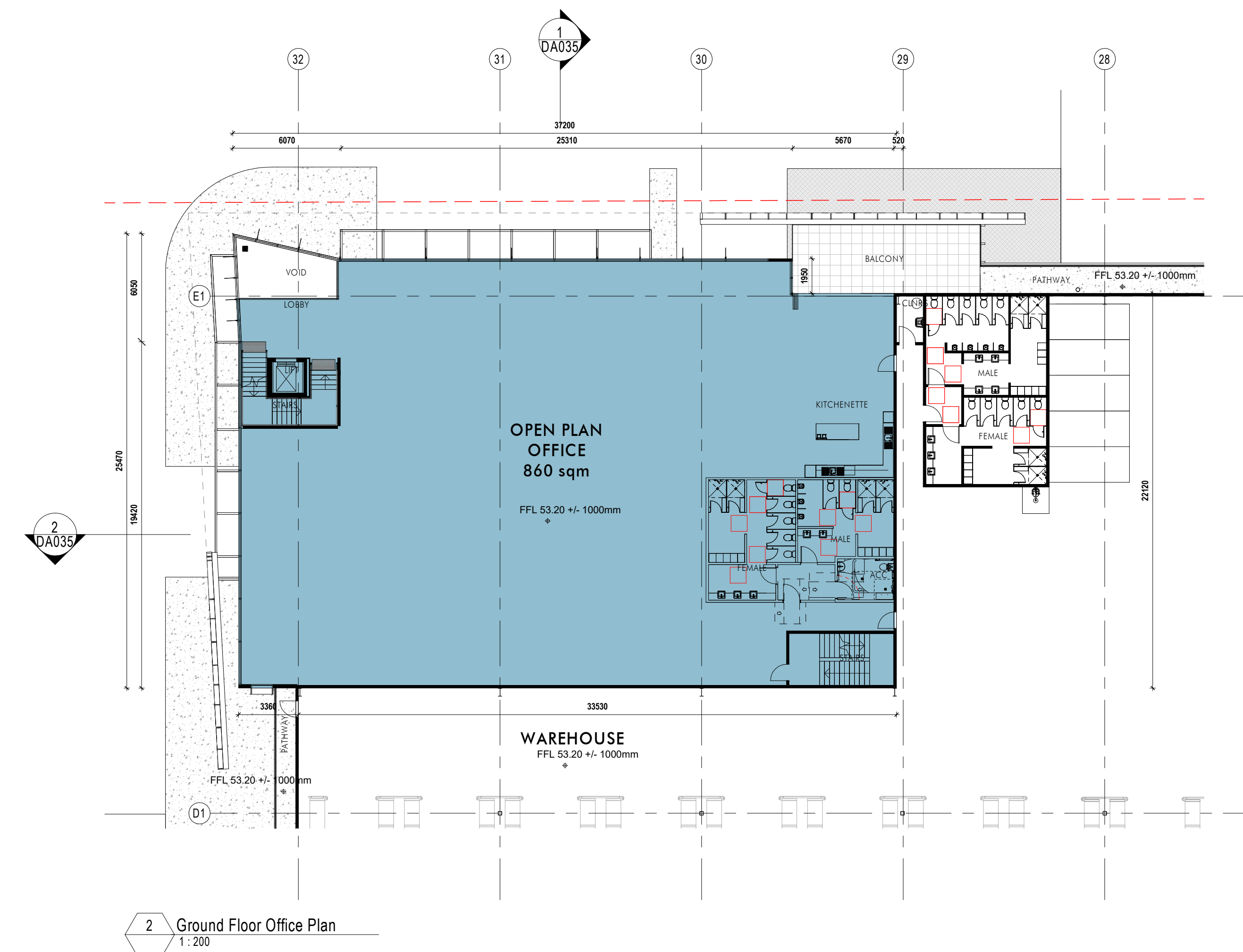
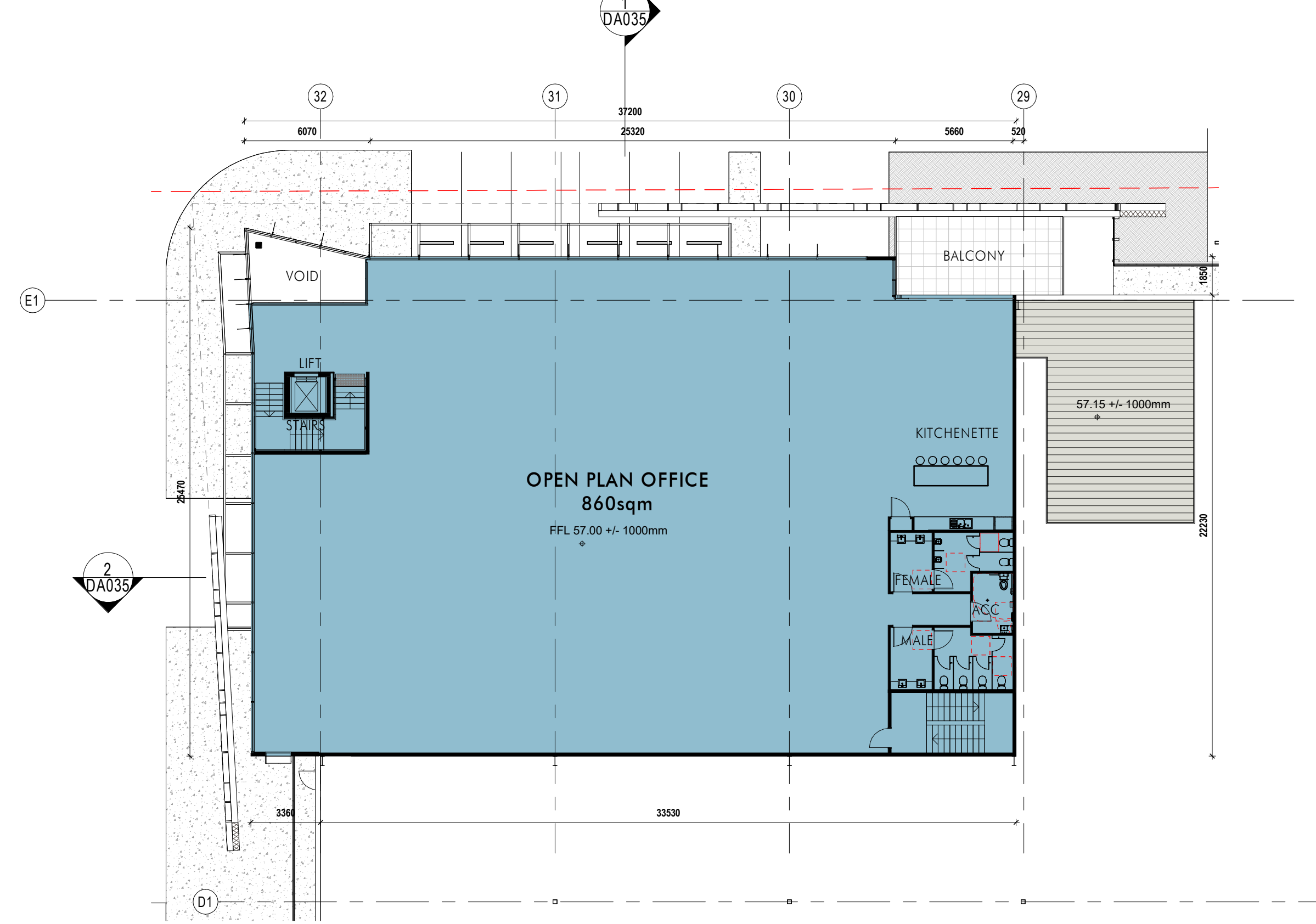
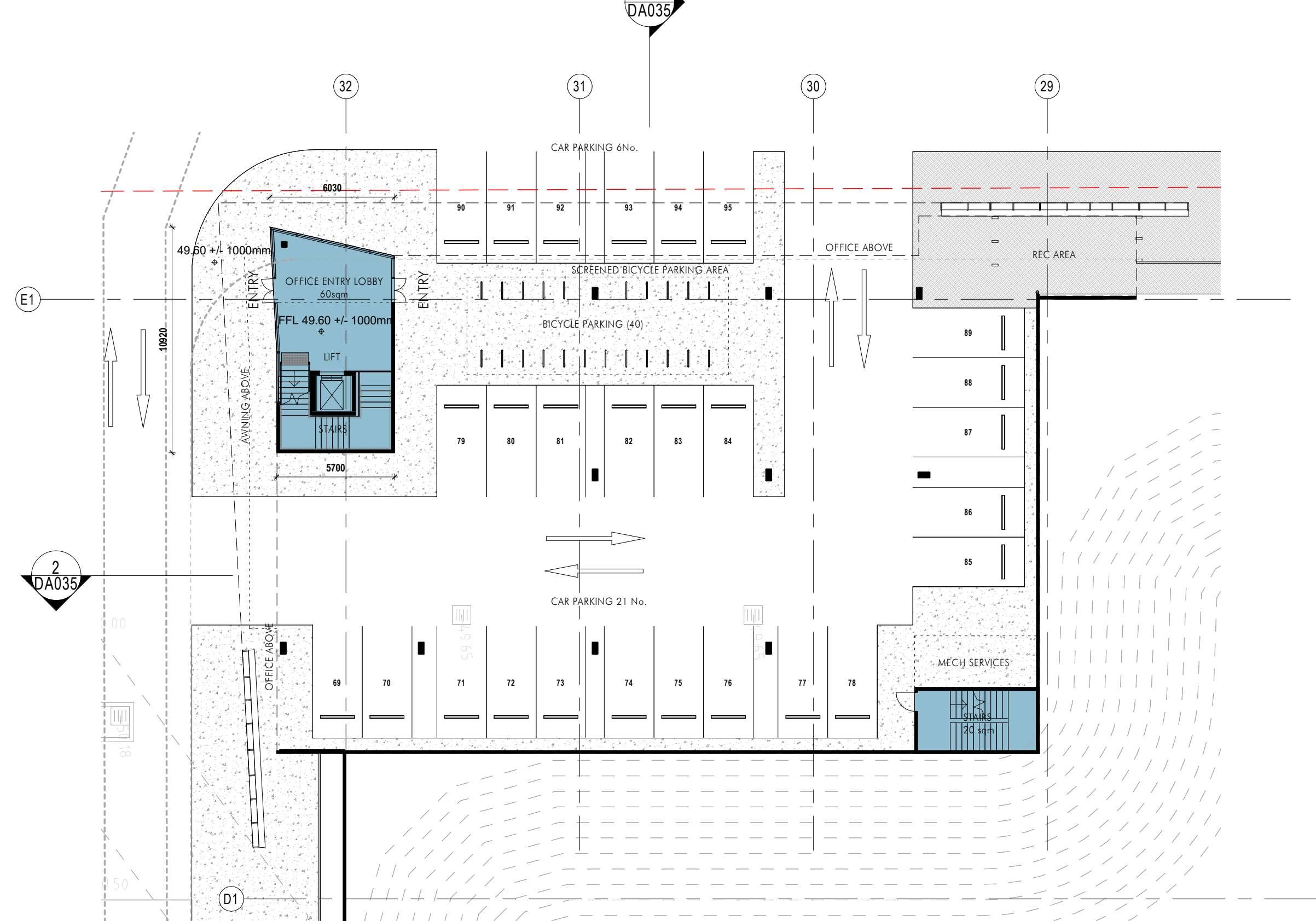
11213_DA011

Issue:

P11

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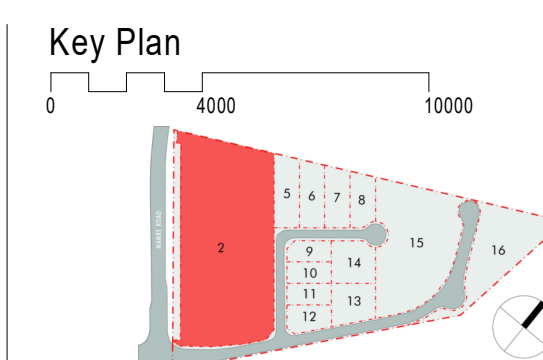
ISSUE FOR
SSDA

Project Manager



Project Name
884-928 Mamre Road

Project Address
884-928 Mamre Road, Kemps Creek, NSW



Drawing Title:
LOT 2 - Office Floor Plans

Author: BC Checker: MA Sheet Size: A1

Drawing Number: 11213 DA015

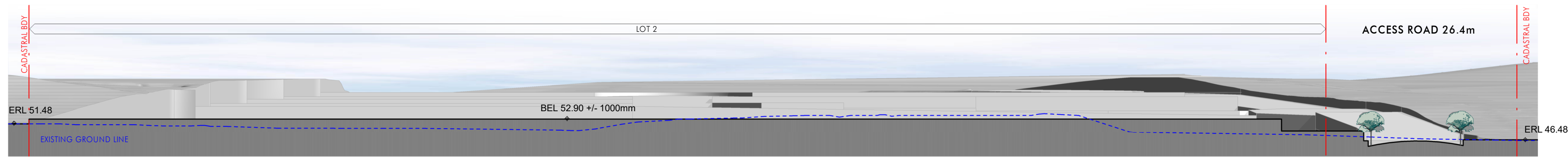
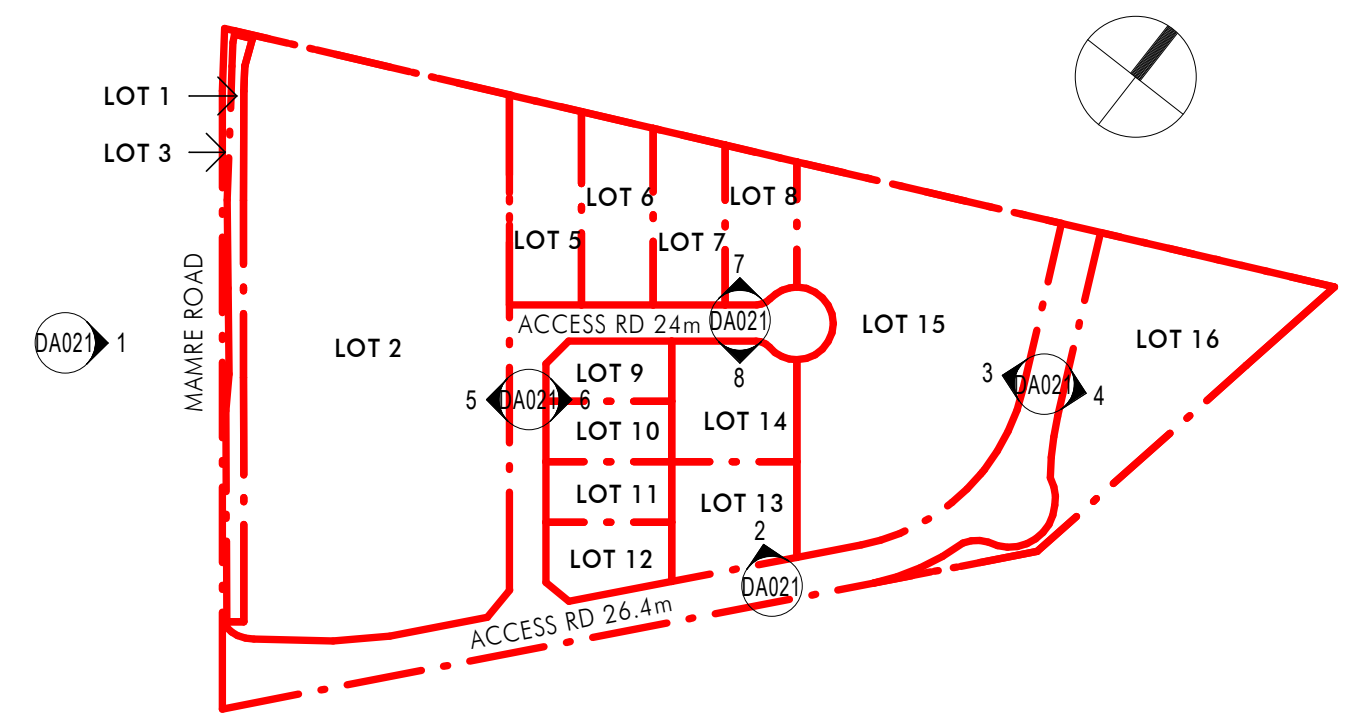
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Issue:
P3

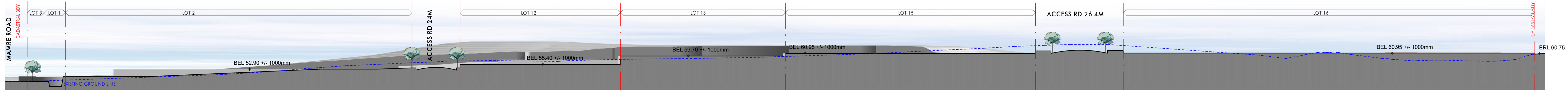
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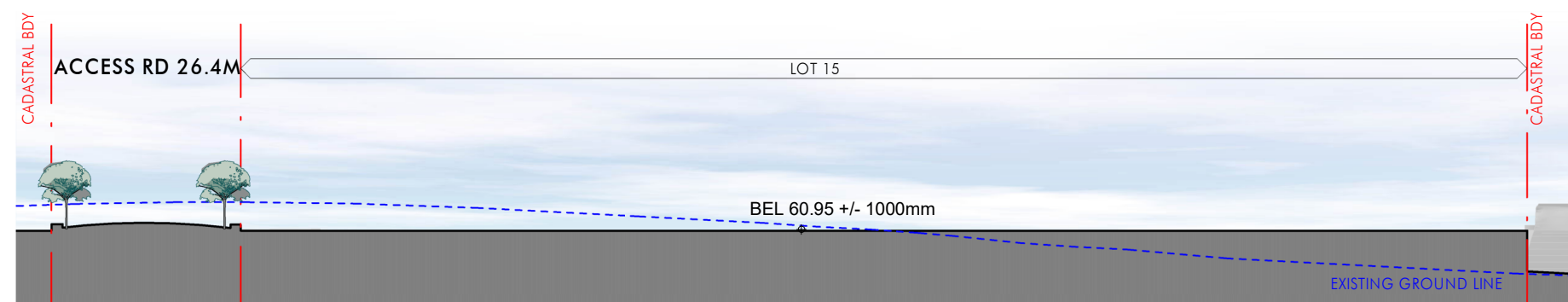
FINISHED LEVEL PLAN REFERENCE	
TITLE:	STORMWATER DRAINAGE MASTER PLAN STAGE 1
DWG NO:	C014021.00-SSDA400
REVISION:	D
PREPARED BY:	COSTIN ROE
DATE:	06/07/21



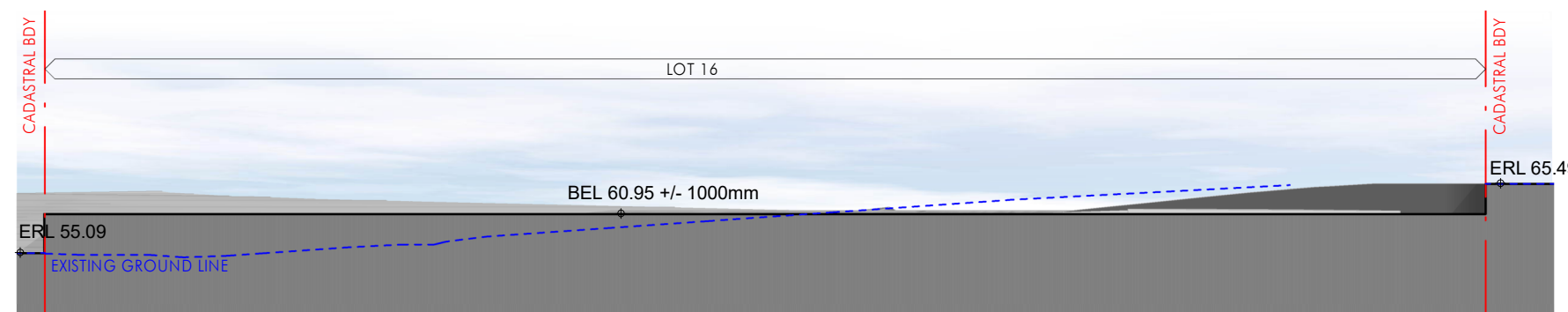
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1 : 1000



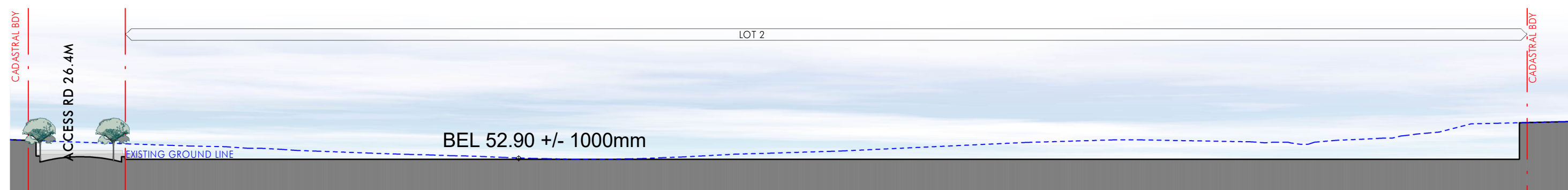
2 Site - Elevation 2
1 : 1000



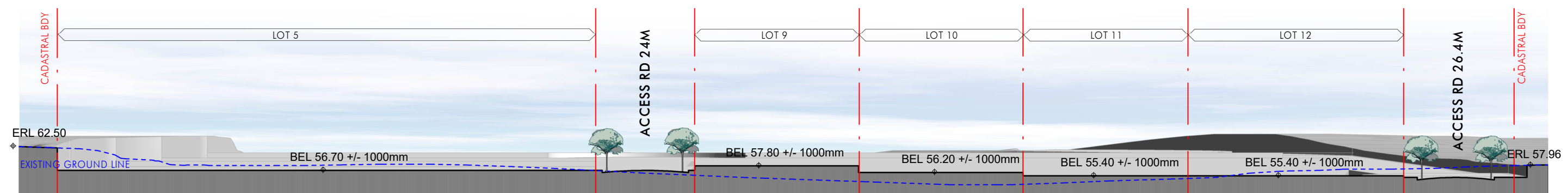
3 Site - Elevation 3
1 : 1000



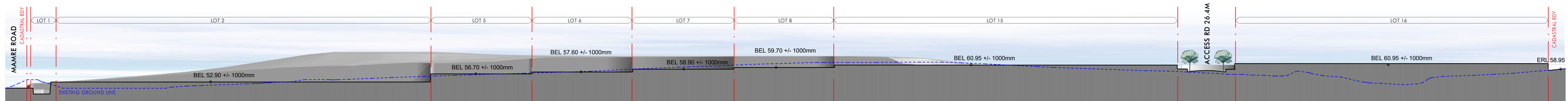
4 Site - Elevation 4
1 : 1000



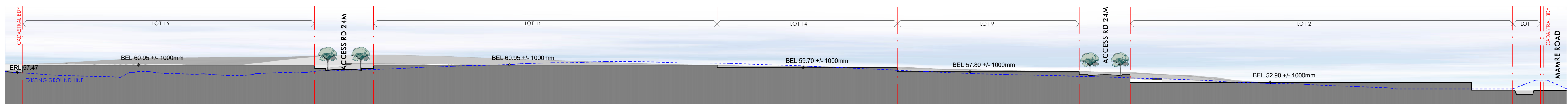
5 Site - Elevation 5
1 : 1000



6 Site - Elevation 6
1 : 1000



7 Site - Elevation 7
1 : 1000



8 Site - Elevation 8
1 : 1000

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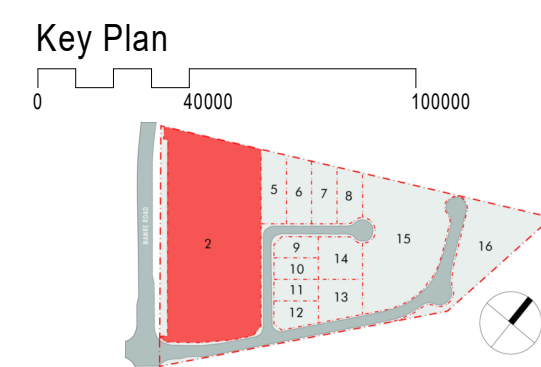


ProjectStrategy

Project Name
884-928 Mamre Road

Project Address

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Drawing Title:
Site Elevations

Author: **BC** Checker: **MA** Sheet Size: **A1**

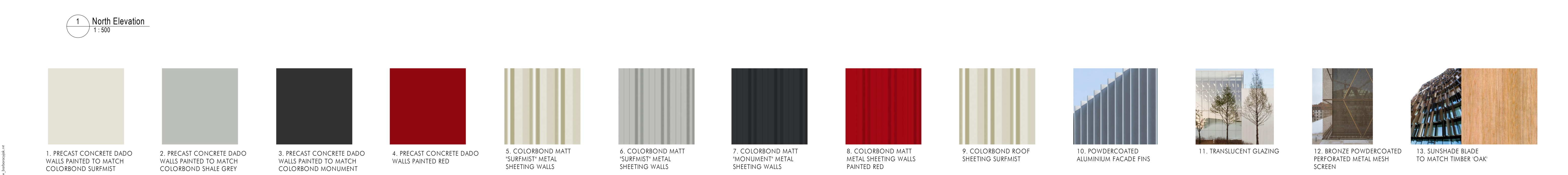
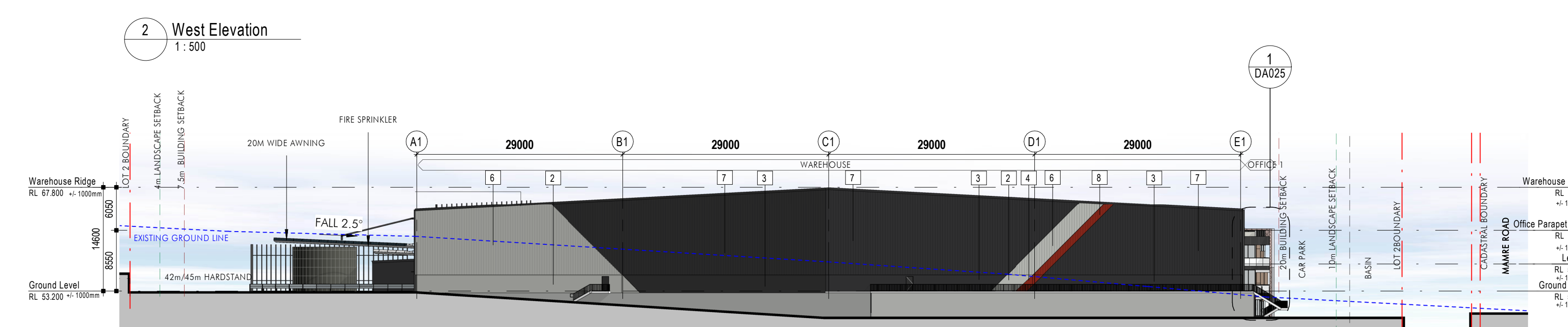
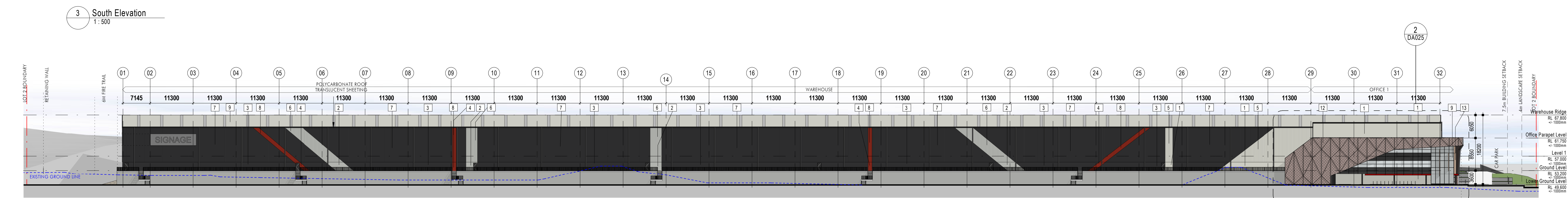
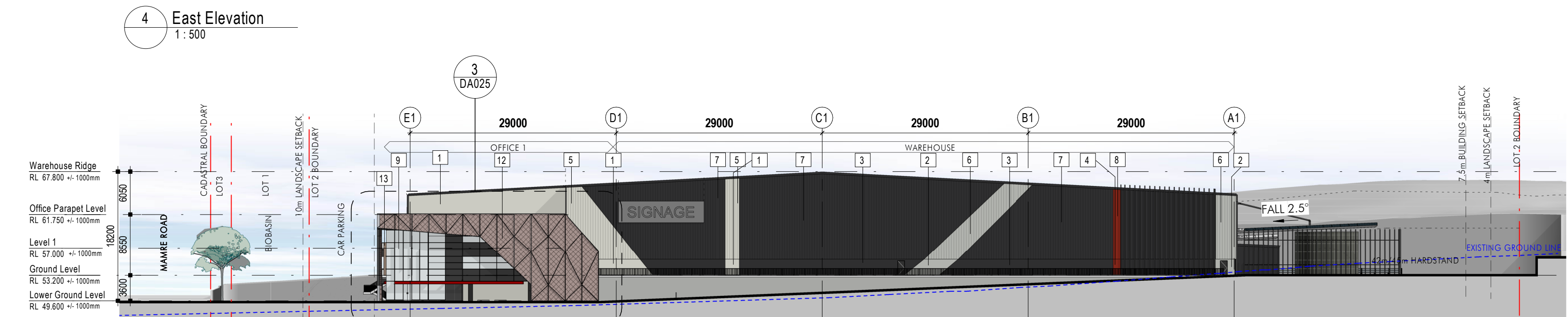
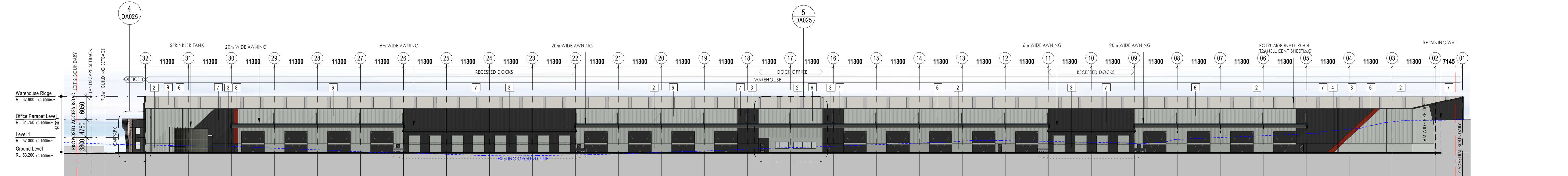
Drawing Number:
11213 DA021

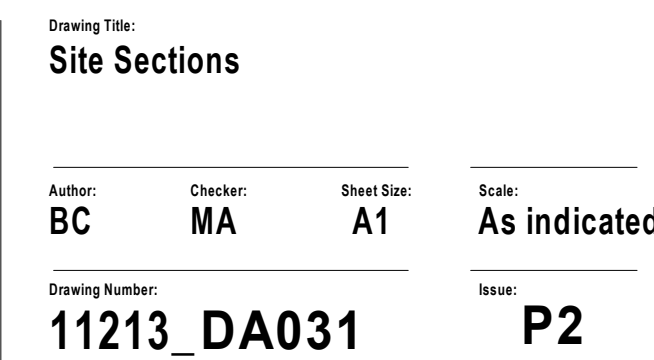
Scale:
As indicated

Issue: **P2**

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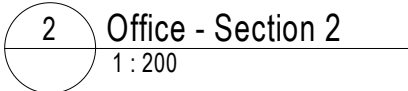
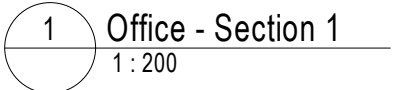


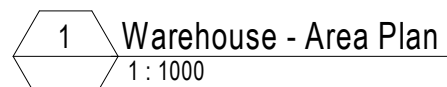
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gross floor area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
 - (i) any area for common vertical circulation, such as lifts and stairs, and
 - (ii) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (d) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (e) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (f) any space used for the loading or unloading of goods (including access to it), and
- (g) terraces and balconies with outer walls less than 1.4 metres high, and
- (h) voids above a floor at the level of a storey or storey above, (as per [Perinri 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;
- 2.2.3. engaged perimeter columns or piers;

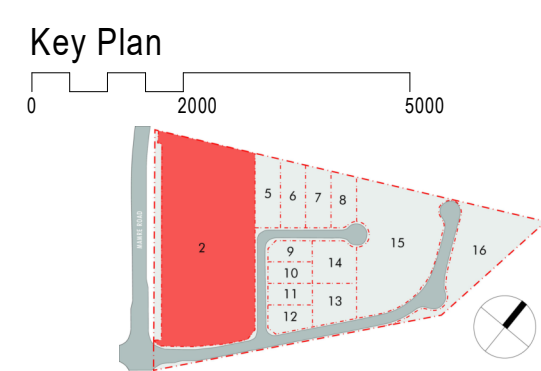
NOTE: The areas indicated in points 2.2.1 to 2.2.4 should only be included if they are inside the line of the outside face of the main perimeter wall.

2.2.5 additional facilities specially constructed for individual tenants that are not covered in section 2.3

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Project Address
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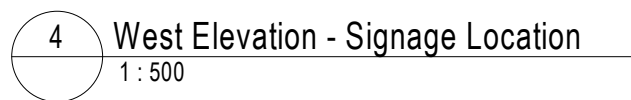
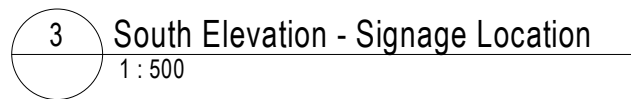
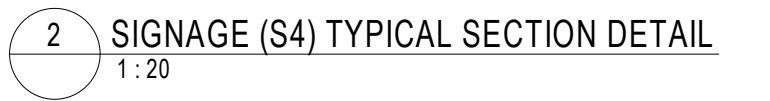


Drawing Title:
LOT 2 - Area Plans

Author: **BC** Checker: **MA** Sheet Size: **A1** Scale: **As indicated**

Drawing Number: **11213 DA041** Issue: **P3**

	SIGNAGE TYPE 1 Estate Identification (12m Pylon)
	SIGNAGE TYPE 2 Vehicle Directional Signage
	SIGNAGE TYPE 3 Building Identification Sign
	SIGNAGE TYPE 4 Tennant Facade Sign

[illegible]

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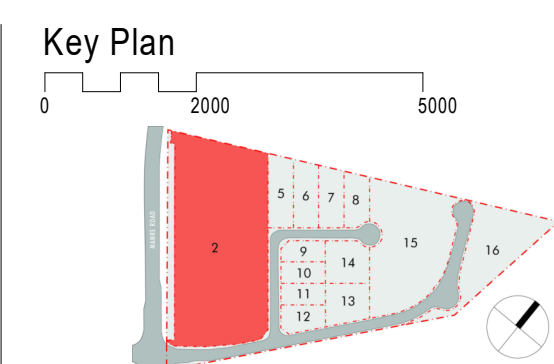
ISSUE FOR
SSDA

Project Manager



Project Name
884-928 Mamre Road

Project Address
884-928 Mamre Road, Kemps Creek, NSW



Drawing Title:
LOT 2 - Signage Strategy Plan

Author: BC Checker: MA Sheet: A

Drawing Number: 11213 DA043

Scale:
As indicated

Issue:
P1

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