

DEVELOPMENT SUMMARY

GROSS SITE AREA	101,453m ²
LOT 1 SITE AREA	59,541m ²
LOT 2 SITE AREA	31,928m ²
ALDINGTON ROAD WIDENDING RESERVE	(1,672m ²)
ROAD RESERVE	(8,312m ²)
CUL-DE-SAC RESERVE	(297m ²)
TRANSMISSION EASEMENT	(10,210m ²)
NON-DEVELOPABLE AREA*	(32,396m ²)
NET DEVELOPABLE AREA (NDA)*	69,057m ²
* REFER TO DRAWING NO. DA003 - NDA CALCULATION PLAN FOR DETAILS	
LOT 1	
TOTAL BUILDING AREA	21,186m ²
LANDSCAPED AREA	APPX. 15,600m ² (26%)
LOT 2	
TOTAL BUILDING AREA	12,584m ²
LANDSCAPED AREA	APPX. 7,500m ² (23%)
TOTAL BUILDING AREA (GFA)	33,770m ²
FLOOR SPACE RATIO (FSR) / GROSS SITE AREA	0.33 : 1
FLOOR SPACE RATIO (FSR) / NET DEVELOPABLE AREA	0.49 : 1

GFA SCHEDULE

WAREHOUSE 1A	7,189m ²
OFFICE 1A	318m ²
SUBTOTAL:	7,507m ²
WAREHOUSE 1B	3,713m ²
OFFICE 1B	225m ²
SUBTOTAL:	3,938m ²
WAREHOUSE 1C	4,244m ²
OFFICE 1C	246m ²
SUBTOTAL:	4,490m ²
WAREHOUSE 1D	5,005m ²
OFFICE 1D	246m ²
SUBTOTAL:	5,251m ²
WAREHOUSE 2	11,959m ²
OFFICE 2	575m ²
DOCK OFFICE	50m ²
SUBTOTAL:	12,584m ²
TOTAL WAREHOUSE AREA	32,110m ²
TOTAL OFFICE AREA	1,660m ²
TOTAL BUILDING AREA (GFA)	33,770m ²

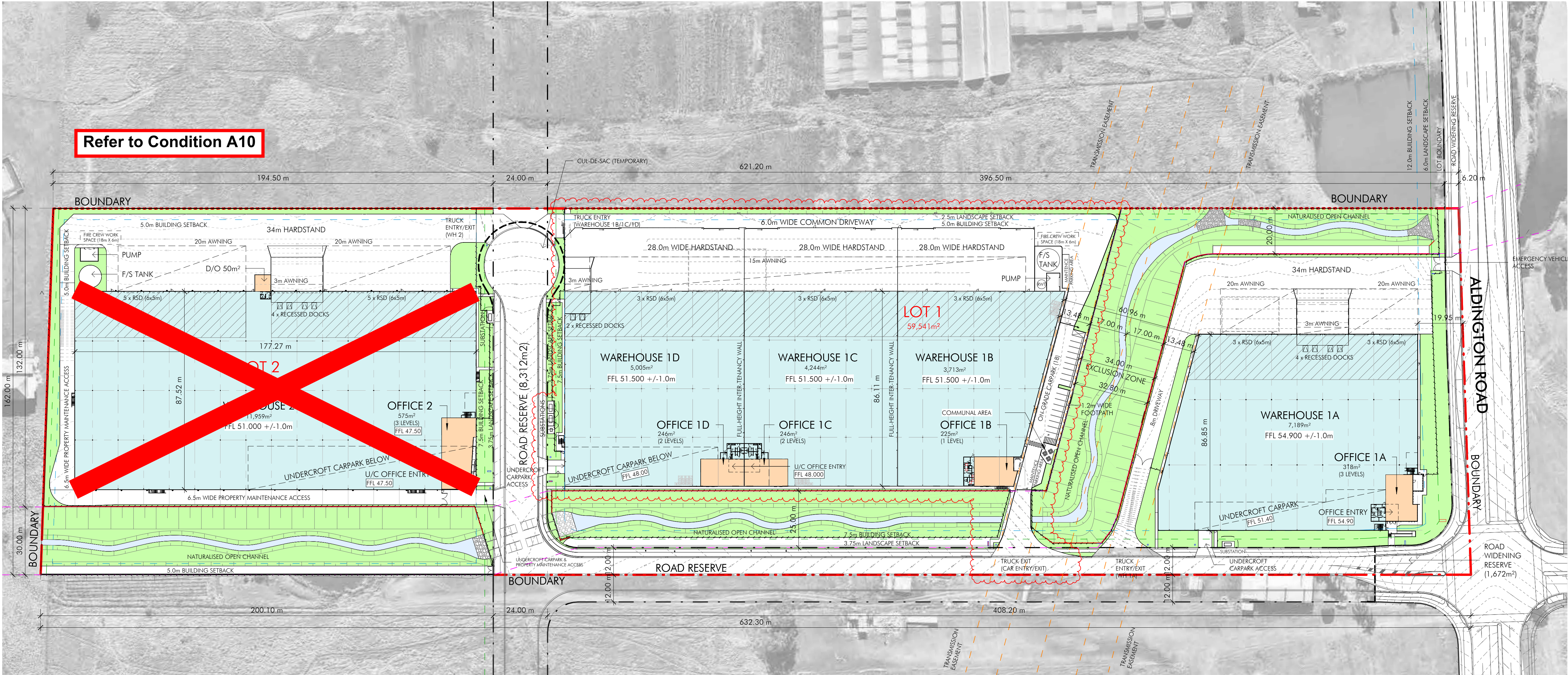
PARKING SCHEDULE

TOTAL CARPARK REQUIRED	150 SPACES
Table 12 of Mamre Road Precinct DCP 2021	
Warehouse: 1 space/300sqm	
Office: 1 space/40sqm	
TOTAL CARPARK PROPOSED	150 SPACES
WAREHOUSE 1A	32 SPACES
WAREHOUSE 1B TO 1D	62 SPACES
WAREHOUSE 2	56 SPACES
TOTAL BICYCLE PARKING REQUIRED	33 SPACES
Table 12 of Mamre Road Precinct DCP 2021	
Warehouse: 1 space/1,000sqm (over 2,000m ²)	
Office: 1 space/600sqm (over 1,200m ²)	
TOTAL BICYCLE PARKING PROPOSED	33 SPACES
WAREHOUSE 1A	8 SPACES
WAREHOUSE 1B TO 1D	13 SPACES
WAREHOUSE 2	12 SPACES

LEGENDS

- OVERALL SITE BOUNDARY
- LOT BOUNDARY
- ROAD RESERVE
- TRANSMISSION EASEMENT
- TRUNK DRAINAGE CORRIDOR EASEMENT
- LANDSCAPE SETBACK
- BUILDING SETBACK
- RETAINING WALL
- FENCE LINE

Issue	Description	Date
13C	ISSUED FOR DA	17.07.2026
13B	ISSUED FOR DA	07.04.2026
13A	ISSUED FOR DA	23.03.2026
13	ISSUED FOR DA	04.03.2025
12	ISSUED FOR DA	24.01.2025
11	ISSUED FOR DA	18.10.2024
10	ISSUED FOR COORDINATION	02.10.2024
9	ISSUED FOR DA	15.12.2023
8	ISSUED FOR DA	30.10.2023
7	ISSUED FOR DA	13.10.2023
6	ISSUED FOR COORDINATION	04.10.2023
5	ISSUED FOR DA	18.08.2023
4	ISSUED FOR DA	18.08.2022
3	ISSUED FOR DA	04.11.2011
2	ISSUED FOR DA	08.08.2021
1	PRELIMINARY ISSUE	24.06.2021



SSDA

Client
ICON
OCEANIA

Builder

Project Name
PROPOSED WAREHOUSE & DISTRIBUTION CENTRE BUILDINGS

Project Address
253-267 ALDINGTON RD, KEMPS CREEK, NSW

Drawing Title
Master Plan

Author: JM	Checker: MC	Sheet Size: A1	Scale: 1:1000
Drawing Number: 12253_DA002			Issue: 13C

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Key Plan



Issue	Description	Date
13B	ISSUED FOR DA	17.07.2026
13A	ISSUED FOR DA	23.03.2026
13	ISSUED FOR DA	04.03.2025
12	ISSUED FOR DA	24.01.2025
11	ISSUED FOR DA	23.10.2024
10	ISSUED FOR COORDINATION	02.10.2024
9	ISSUED FOR DA	15.12.2023
8	ISSUED FOR DA	13.10.2023
7	ISSUED FOR COORDINATION	04.10.2023
6	ISSUED FOR DA	16.08.2023
5	ISSUED FOR DA	19.08.2022
4	ISSUED FOR DA	08.08.2021
3	PRELIMINARY ISSUE	03.08.2021
2	PRELIMINARY ISSUE	24.08.2021
1	PRELIMINARY ISSUE	19.08.2021

SSDA



Project Name

PROPOSED WAREHOUSE & DISTRIBUTION CENTRE BUILDINGS

Project Address

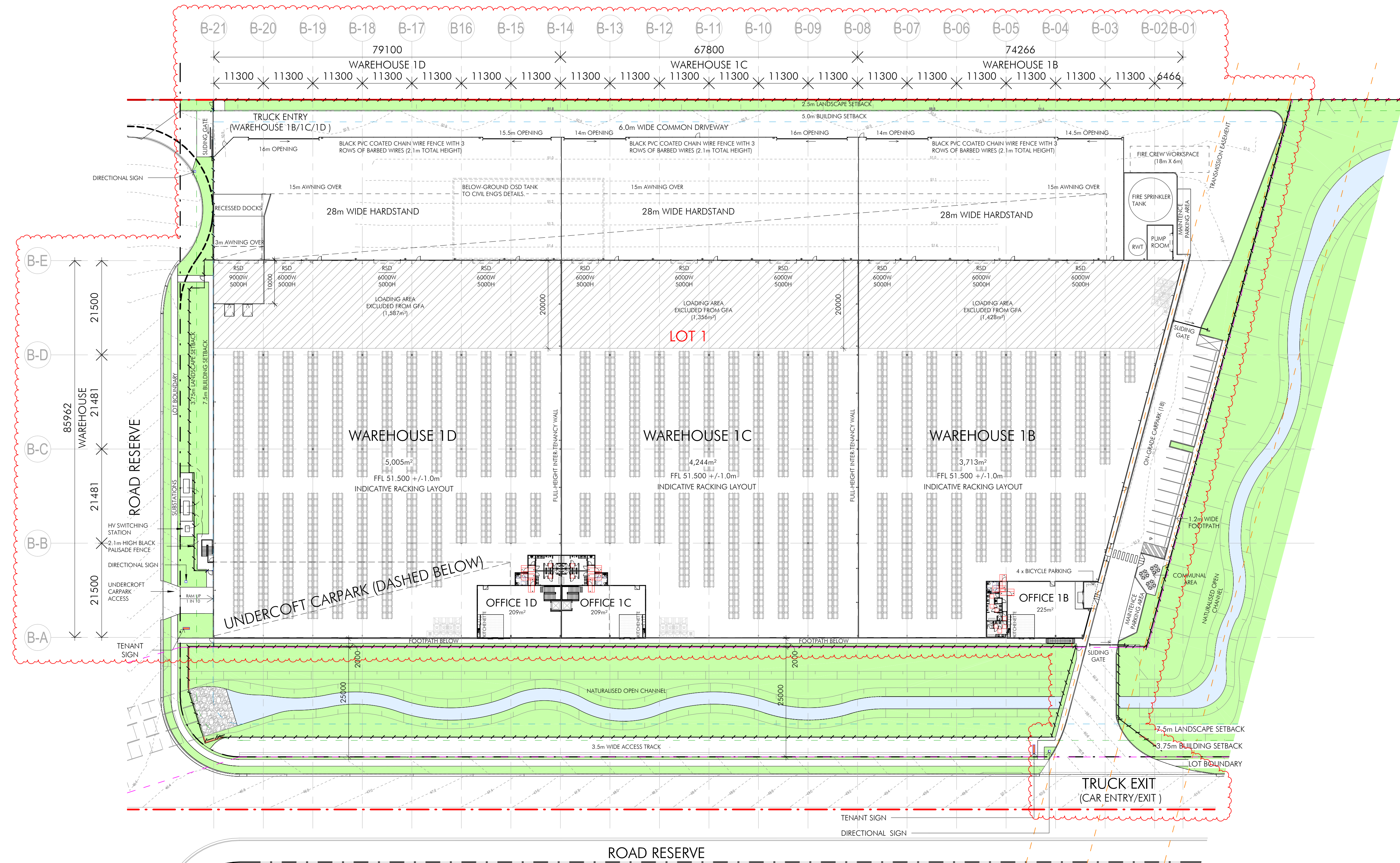
253-267 ALDINGTON RD, KEMPS CREEK, NSW

Drawing Title

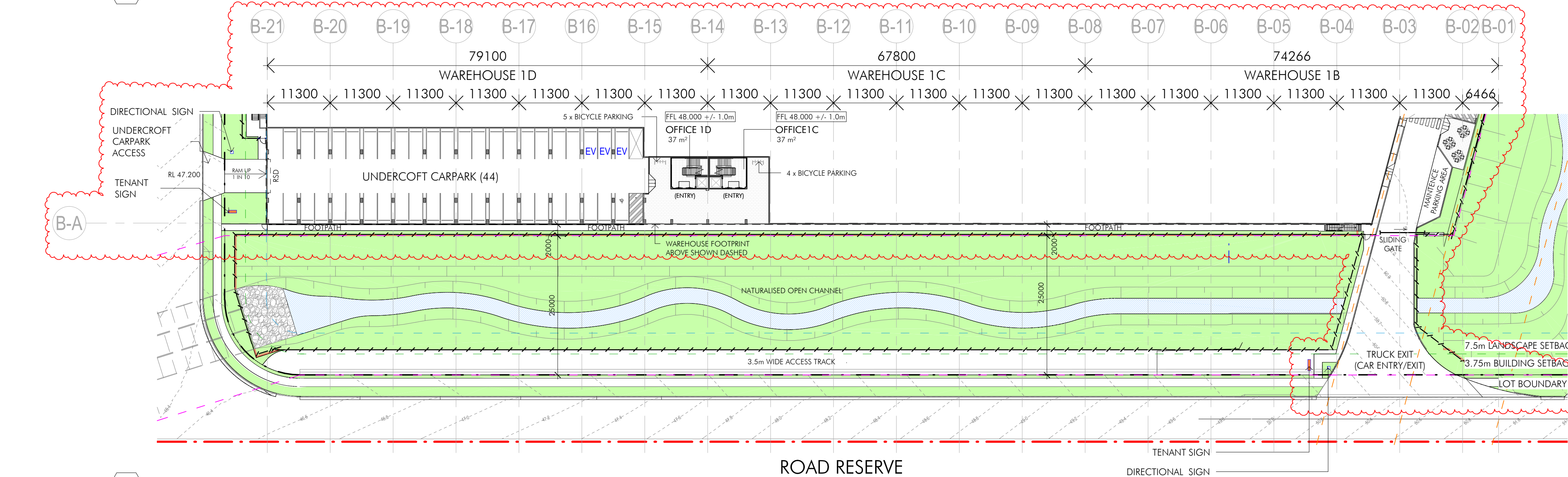
Warehouse 1B to 1D Floor Plan

Author: JM Checker: MC Sheet Size: A1 Scale: 1:500
Drawing Number: 12253_DA012 Issue: 13B

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1 Ground Floor Plan - Warehouse 1B To 1D
1:500



2 Undercroft Carpark Plan - Warehouse 1B To 1D
1:500

LEGENDS

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- LOT BOUNDARY
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