

MARVEL MAPLETREE

20 KELSO CRES. MOOREBANK NSW 2170

mapletree



CLIENT



DOCUMENTATION

DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION	DATE
DA-000	COVER PAGE	A	08.10.25
DA-101	SITE CONTEXT PLAN	A	08.10.25
DA-111	LOWER GROUND FLOOR PLAN	A	08.10.25
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DA-116	ROOF PLAN	A	08.10.25
DA-201	BUILDING ELEVATIONS	A	08.10.25
DA-301	BUILDING SECTIONS	A	08.10.25
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DA-502	OFFICE PLANS 2	A	08.10.25
DA-801	FENCING PLAN	A	08.10.25
DA-901	SIGNAGE LOCATION PLAN	A	08.10.25
DA-902	SIGNAGE DETAILS	A	08.10.25

MARVEL MOOREBANK

DEVELOPMENT APPLICATION

OCTOBER 2025

SSDA REFERENCE SET

250211 - DA - 000



1 SITE CONEXT PLAN
1: 1000 A-600

TOTAL GROSS FLOOR AREA	
FLOOR AREA SUMMARY	GFA
1A WAREHOUSE	4686 m ²
1A OFFICE	182 m ²
1B WAREHOUSE	4276 m ²
1B OFFICE	232 m ²
2A WAREHOUSE	3804 m ²
2A OFFICE	171 m ²
2B WAREHOUSE	2872 m ²
2B OFFICE	157 m ²
3A WAREHOUSE	4492 m ²
3A OFFICE	181 m ²
3B WAREHOUSE	4365 m ²
3B OFFICE	232 m ²
4A WAREHOUSE	3786 m ²
4A OFFICE	170 m ²
4B WAREHOUSE	3428 m ²
4B OFFICE	155 m ²
EOT	148 m ²
LOBBY 01 - GF	55 m ²
LOBBY 01 - GFM	47 m ²
LOBBY 01 - L1	46 m ²
LOBBY 01 - L1M	45 m ²
LOBBY 02 - LGF	33 m ²
LOBBY 02 - GF	35 m ²
LOBBY 02 - GFM	57 m ²
LOBBY 02 - L1	39 m ²
LOBBY 02 - L1M	56 m ²
Grand total	33749 m ²

TOTAL OFFICE GFA	TOTAL WAREHOUSE GFA
AREA	AREA
1480 m ²	32269 m ²

DEVELOPMENT SUMMARY	
October 2025 SSDA Resubmission	
TOTAL SITE AREA	35,190m²
TOTAL GROSS LETTABLE AREA (GLA)	37,516m²
TOTAL GROSS FLOOR AREA (GFA)	33,749m²
SITE COVERAGE (FSR)	96%

TOTAL GROSS LETTABLE AREA	
FLOOR AREA SUMMARY	GLA
OFFICE 1A	210 m ²
WAREHOUSE 1A	5165 m ²
OFFICE 1B	257 m ²
WAREHOUSE 1B	4833 m ²
OFFICE 2A	201 m ²
WAREHOUSE 2A	4385 m ²
OFFICE 2B	187 m ²
WAREHOUSE 2B	3313 m ²
OFFICE 3A	210 m ²
WAREHOUSE 3A	4967 m ²
OFFICE 3B	257 m ²
WAREHOUSE 3B	4834 m ²
OFFICE 4A	202 m ²
WAREHOUSE 4A	4383 m ²
OFFICE 4B	186 m ²
WAREHOUSE 4B	3926 m ²
Grand total	37516 m ²

TOTAL OFFICE GLA	TOTAL WAREHOUSE GLA
AREA	AREA
1710 m ²	35806 m ²

TOTAL WAREHOUSE GLA 35806m²
TOTAL OFFICE GLA 1710m²
LOBBIES and EOT excluded from GLA

TOTAL GLA	37516m ²
TOTAL HEAVY DUTY PAVING AREA (GF)	8489 m ²
TOTAL HEAVY DUTY PAVING AREA (L1)	7404 m ²
TOTAL LIGHT DUTY PAVING AREA	2733 m ²
TOTAL PERMEABLE PAVING AREA	3461 m ²
TOTAL LANDSCAPE AREA	3896 m ²
LANDSCAPE PERCENTAGE	11 %

PARKING

CARPARKING CALCULATIONS

CARSPACES X OFFICE (GFA)
1480m² / 35sqm = 43 spaces (DCP)
1480 m² / 40sqm = 37 spaces (RMS)

CARSPACES X WH (GFA)
32269 m²/250sqm = 130 spaces (DCP)
32269 m²/300sqm = 108 spaces (RMS)

TOTAL = 173 spaces (DCP)
TOTAL = 145 spaces (RMS)

CARPARKING BAYS PROVIDED
TOTAL = 160 spaces
(Average DCP/RMS)

ACCESSIBLE CARPARKING REQUIRED = 4 spaces
ACCESSIBLE CARPARKING PROVIDED = 4 spaces

BICYCLE PARKING REQUIRED = 16 spaces
BICYCLE PARKING PROVIDED = 16 spaces

- NOTE:**
- Gross Lettable Area (GLA) as defined by PCA Method of Measurement
 - Gross Floor Area (GFA) indicative only. Equal to total GLA less internal loading area.
 - Minimum 10% landscape area required to comply with Liverpool City Council DCP

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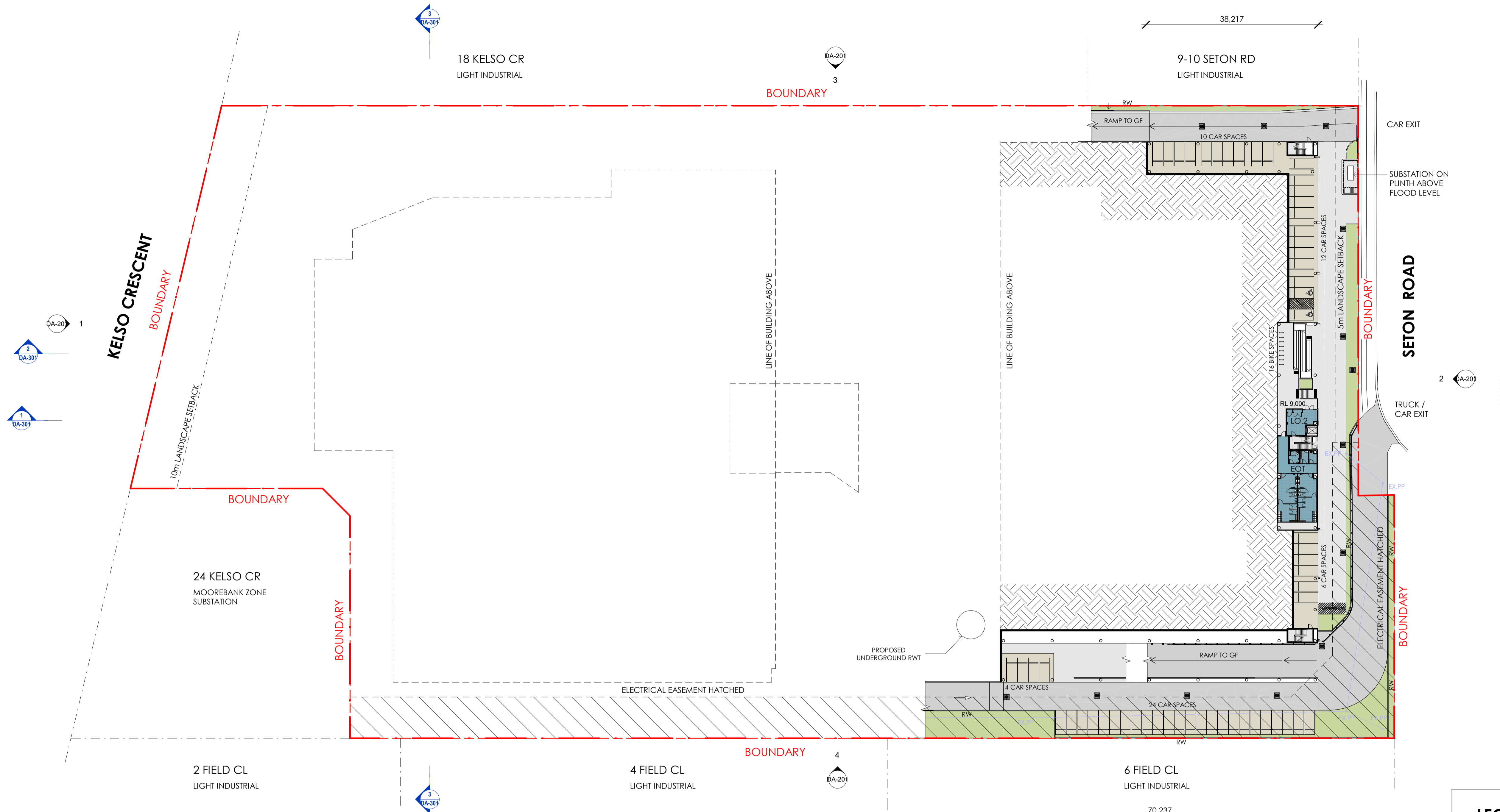
MARVEL MAPLE TREE
20 KELSO CRES. MOOREBANK
NSW 2170
DEVELOPMENT APPLICATION

CLIENT
maple tree
VAUGHAN CONSTRUCTIONS

ARCHITECT
PACE ARCHITECTS

GRAPHIC SCALE 1:500
purpose DEVELOPMENT APPLICATION
SITE CONTEXT PLAN

scale As indicated A1
project no 250211
date 08.10.25
dwn SP dwg no 250211 - DA-101 issue A



1 LOWER GROUND FLOOR PLAN
1:500 A-600

LEGEND	
	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

NOTE: ALL LEVELS +/- 500 mm

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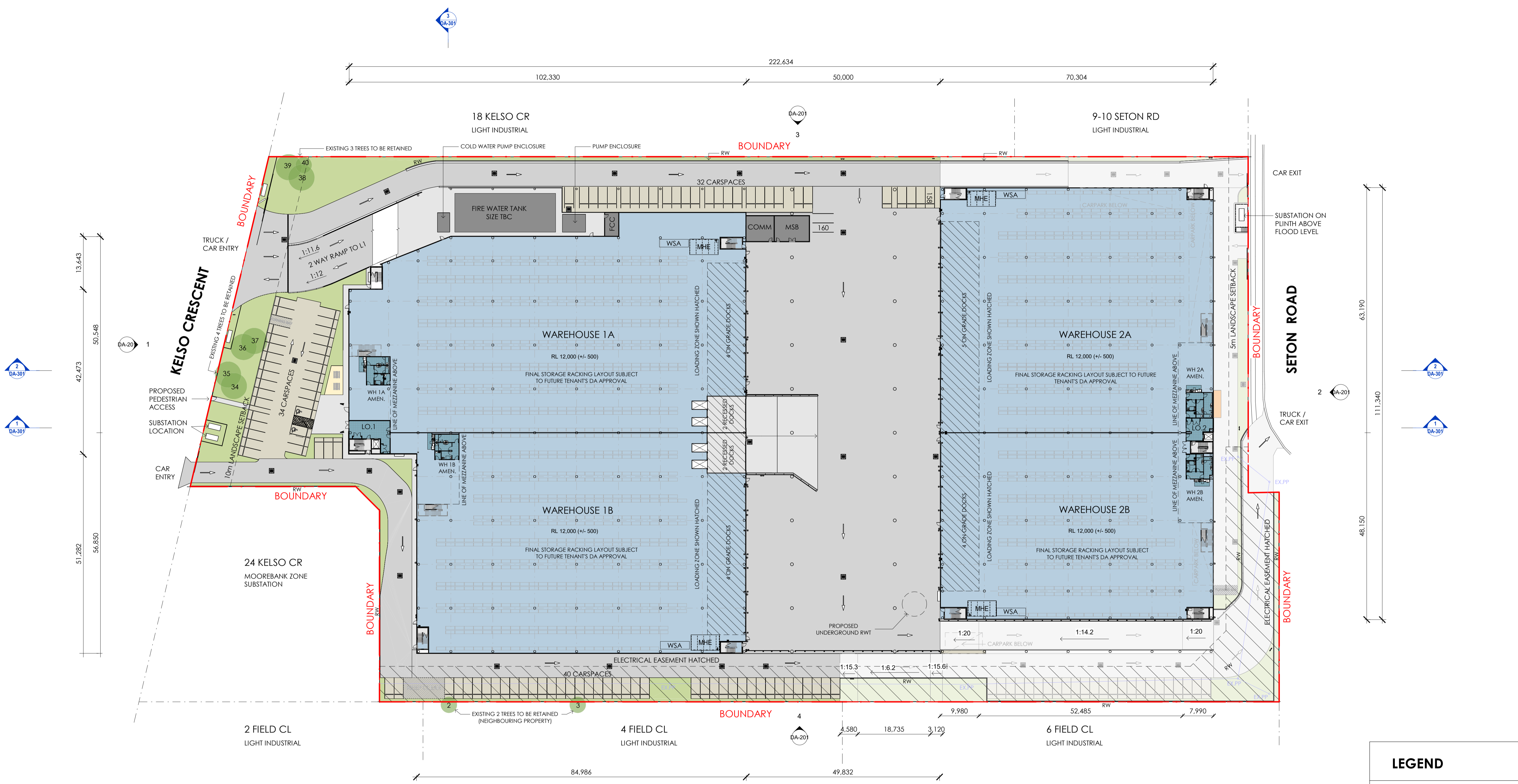
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DEVELOPMENT APPLICATION

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maple^{tree}
VAUGHAN CONSTRUCTIONS

ARCHITECT
PACE ARCHITECTS

0 5 10 20 30 40 50
GRAPHIC SCALE 1:500
purpose DEVELOPMENT APPLICATION
LOWER GROUND FLOOR PLAN

scale	As indicated	A1
project no	250211	
date	08.10.25	
dwn	DC	
dwg no	250211 - DA-111	issue
		A



1 GROUND FLOOR / SITE PLAN
1:500 A-600

LEGEND	
	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

NOTE: ALL LEVELS +/- 500 mm

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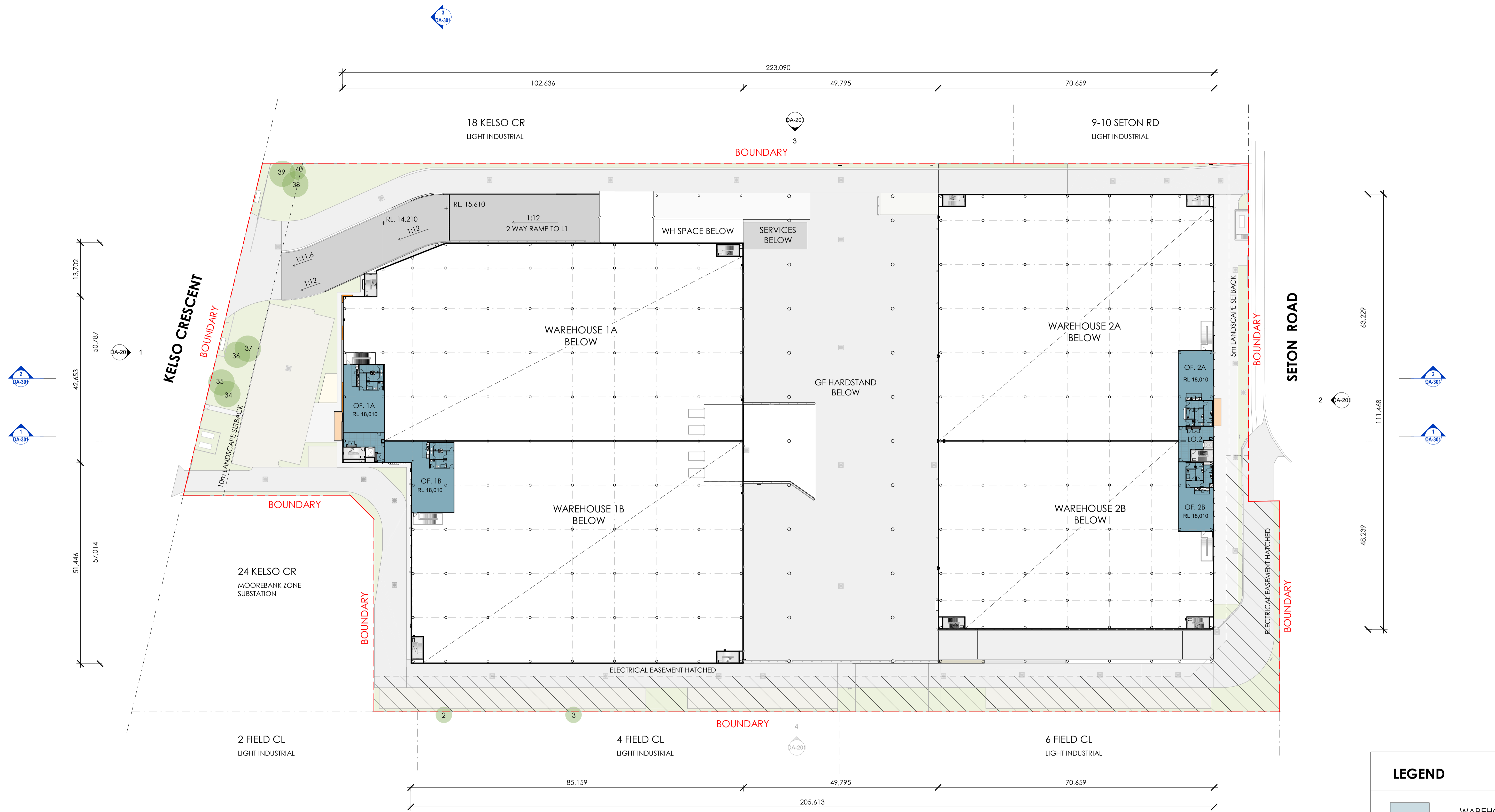
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DEVELOPMENT APPLICATION

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ARCHITECT
PACE ARCHITECTS

0 5 10 20 30 40 50
GRAPHIC SCALE 1:500
purpose DEVELOPMENT APPLICATION
GROUND FLOOR / SITE PLAN

scale	As indicated	A1
project no	250211	
date	08.10.25	
dwn	dwg no	issue
DC	250211 - DA-112	A



1 GROUND FLOOR MEZZANINE PLAN
1 : 500 A-600

LEGEND	
	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

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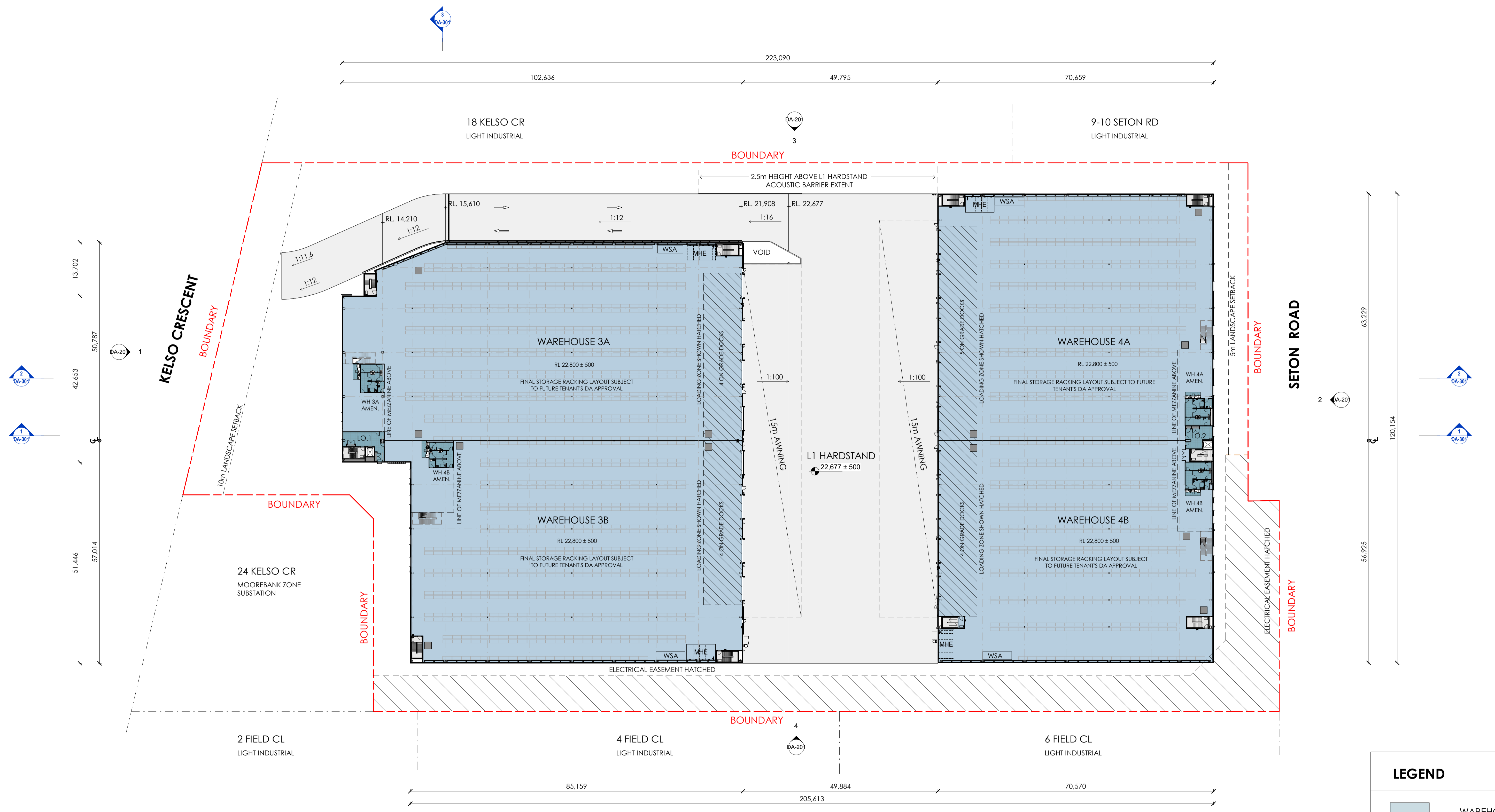
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NSW 2170
DEVELOPMENT APPLICATION

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VAUGHAN CONSTRUCTIONS

ARCHITECT
PACE ARCHITECTS

GRAPHIC SCALE 1:500
purpose DEVELOPMENT APPLICATION
GROUND FLOOR MEZZANINE PLAN

scale	As indicated	A1
project no	250211	
date	08.10.25	
dwn	DC	
dwg no	250211 - DA-113	
issue	A	



1 LEVEL 1 FLOOR PLAN
1:500 A-600

LEGEND	
	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

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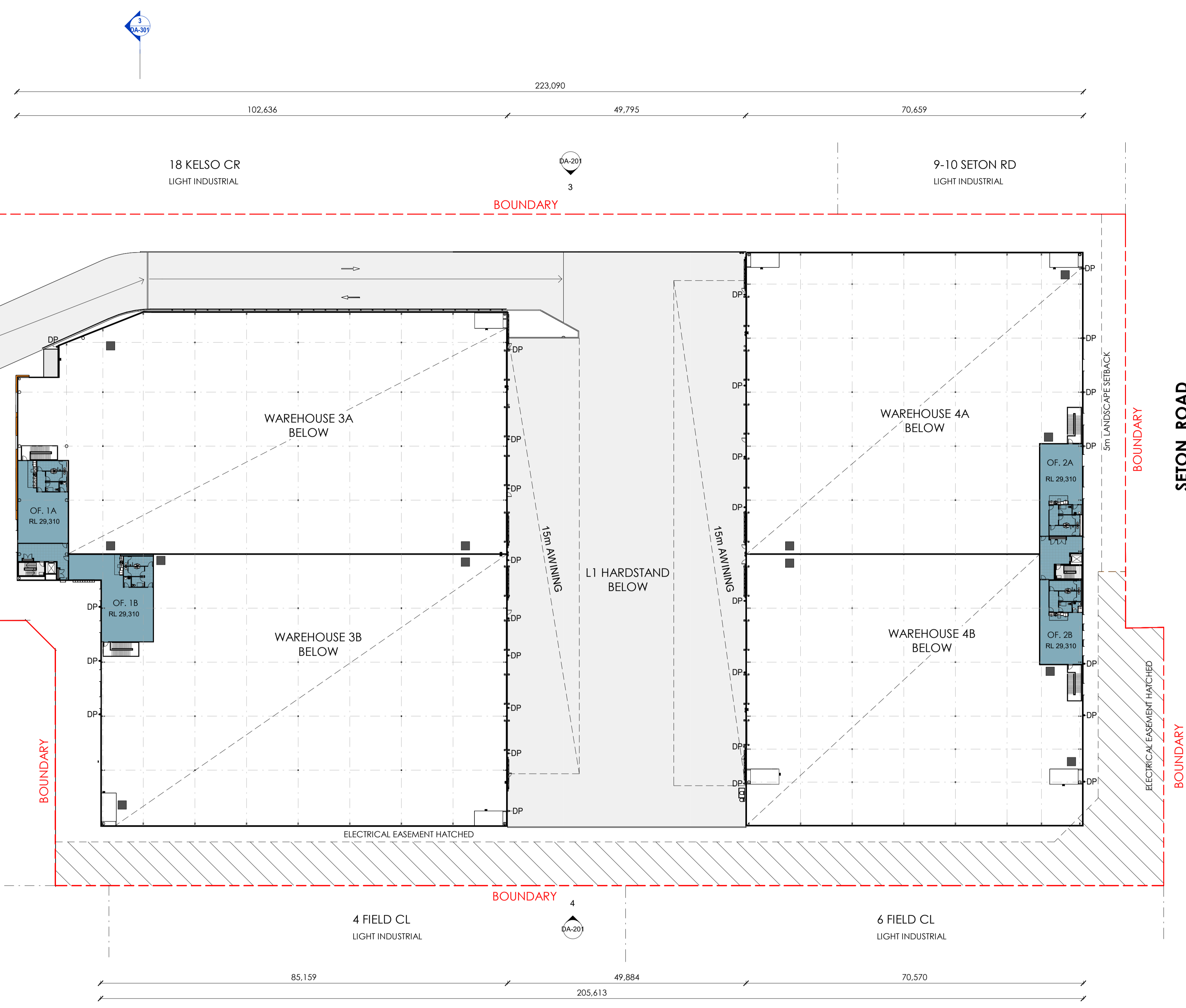
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 DEVELOPMENT APPLICATION

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PACE ARCHITECTS

0 5 10 20 30 40 50
 GRAPHIC SCALE 1:500
 purpose DEVELOPMENT APPLICATION
LEVEL 1 FLOOR PLAN

scale	As indicated	A1
project no	250211	
date	08.10.25	
dwn	dwg no	issue
DC	250211 - DA-114	A



1 LEVEL 1 MEZZANINE FLOOR PLAN
1 : 500 A-600

LEGEND	
	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

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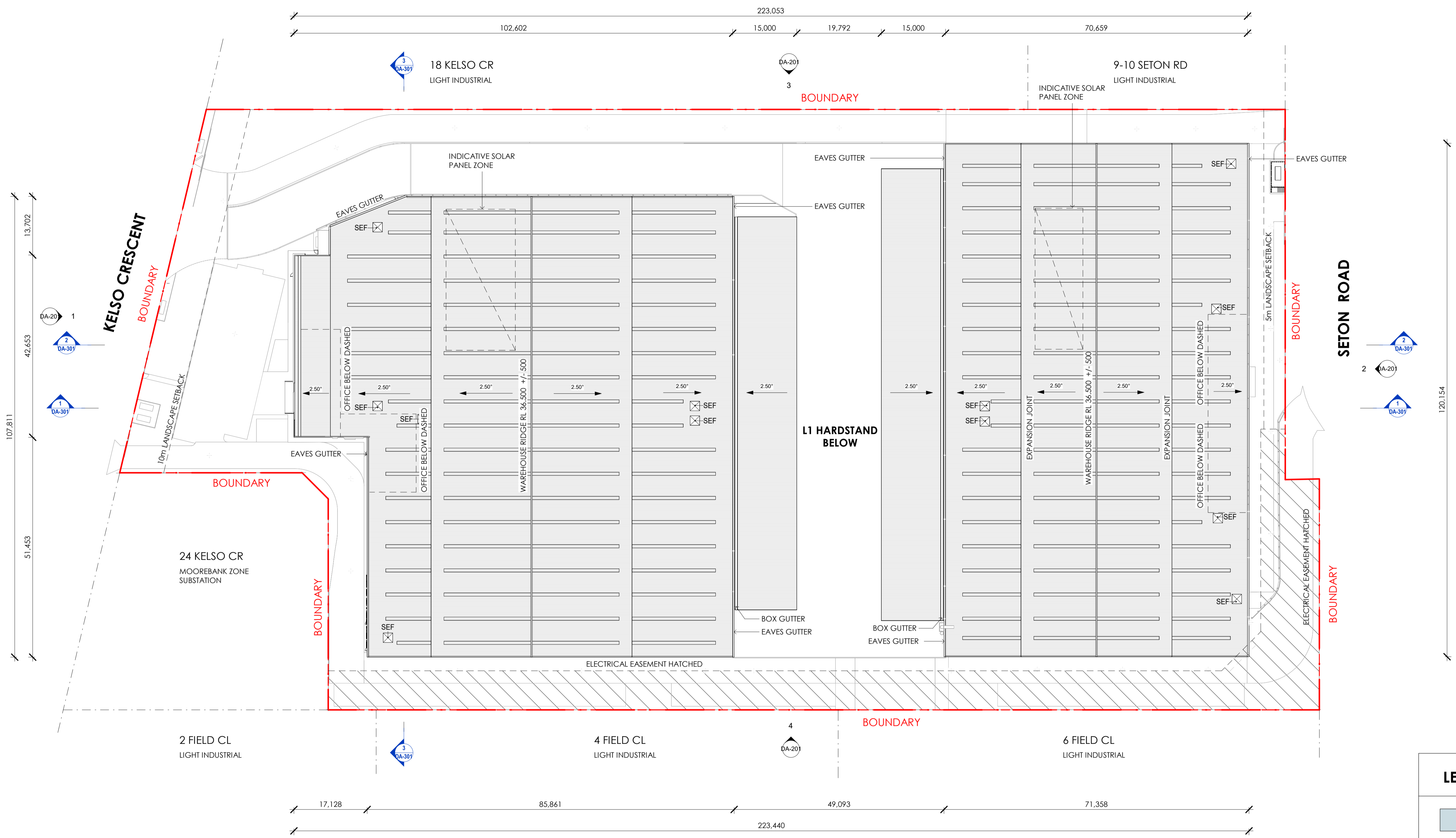
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GRAPHIC SCALE 1:500
purpose DEVELOPMENT APPLICATION
LEVEL 1 MEZZANINE PLAN

scale	As indicated	A1
project no	250211	
date	08.10.25	
dwn	DC	
dwg no	250211 - DA-115	
issue	A	



1 .ROOF PLAN
1 : 500

A-600

LEGEND	
	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

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VAUGHAN CONSTRUCTIONS

ARCHITECT
PACE ARCHITECTS

GRAPHIC SCALE 1:500
 purpose DEVELOPMENT APPLICATION
ROOF PLAN

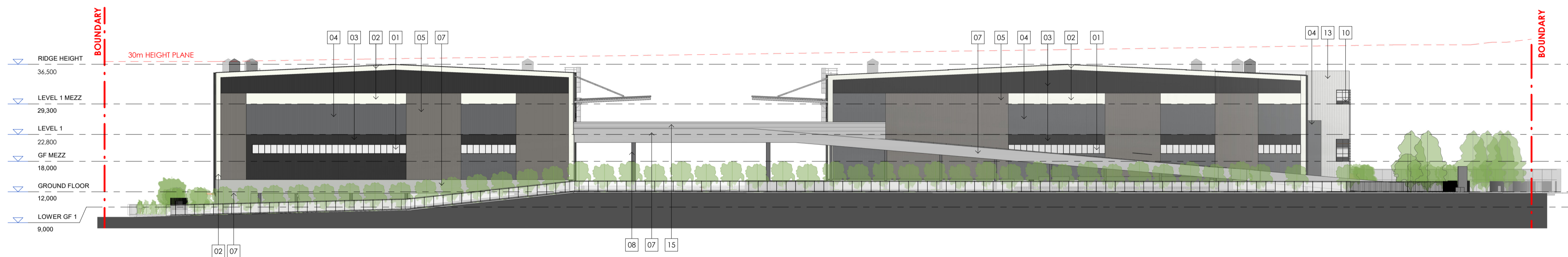
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issue	A	



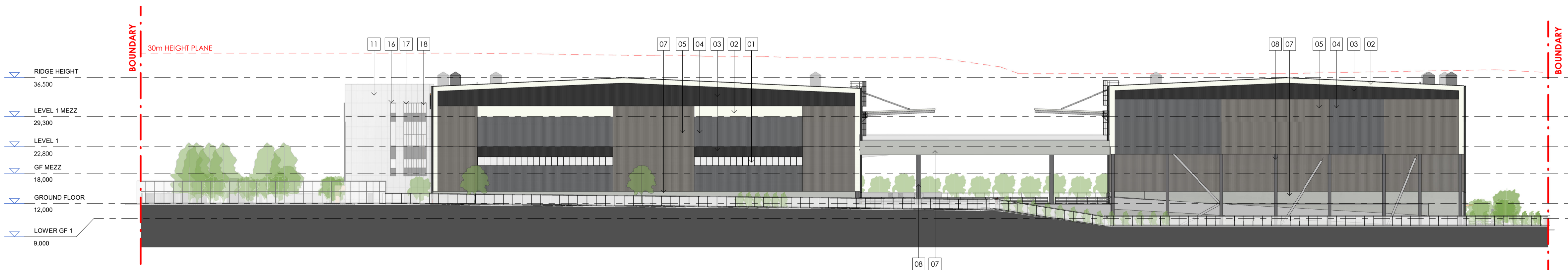
1 OVERALL NORTHERN ELEVATION
1: 500 A-204



2 OVERALL SOUTHERN ELEVATION
1: 500 A-204



3 OVERALL EASTERN ELEVATION
1: 500 A-204



4 OVERALL WESTERN ELEVATION
1: 500 A-204

MATERIAL LEGEND

- 1 GLAZING - CLEAR / GREY LOW-E
- 2 TRIMDEK PROFILE METAL CLADDING - COLORBOND DOVER WHITE
- 3 TRIMDEK PROFILE METAL CLADDING - COLORBOND MONUMENT
- 4 TRIMDEK PROFILE METAL CLADDING - COLORBOND BASALT
- 5 TRIMDEK PROFILE METAL CLADDING - COLORBOND WALLABY
- 6 GLAZING / COLOURED - COLOURBACKED MAPLE TREE ORANGE
- 7 PRECAST CONCRETE - COLORBOND SHALE GREY
- 8 EXTERNAL COLUMN - COLORBOND BASALT
- 9 DOORS, RSDS, TRIMS, CAPPINGS, DOWNPIPES - COLORBOND MONUMENT
- 10 GLAZING - COLOURBACKED MONUMENT
- 11 ALUMINIUM CLADDING - MONDOCLAD - LIGHT GREY
- 12 DOMINION PROFILE METAL CLADDING - COLORBOND MONUMENT
- 13 DOMINION PROFILE METAL CLADDING - COLORBOND DOVER WHITE
- 14 ALUMINIUM CLADDING - MONDOCLAD - ORANGE
- 15 ACOUSTIC BARRIER ABOVE L1 HARDSTAND
- 16 PERIMETER SHROUD MONUMENT FINISH
- 17 POWDERCOATED STEEL SUNSHADE EXTRUSION DOVER WHITE FINISH
- 18 POWDERCOATED STEEL SUNSHADE EXTRUSION MAPLE TREE ORANGE

NOTE: - WAREHOUSE WINDOWS SINGLE GLAZING
- OFFICE WINDOWS DOUBLE GLAZING

NOTE: ALL LEVELS +/- 500 mm

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NSW 2170

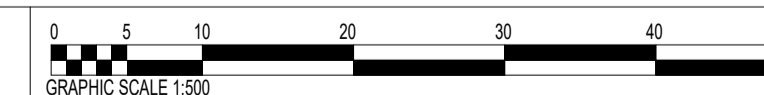
DEVELOPMENT APPLICATION

CLIENT

maple tree



ARCHITECT



purpose DEVELOPMENT APPLICATION

BUILDING ELEVATIONS

scale As indicated

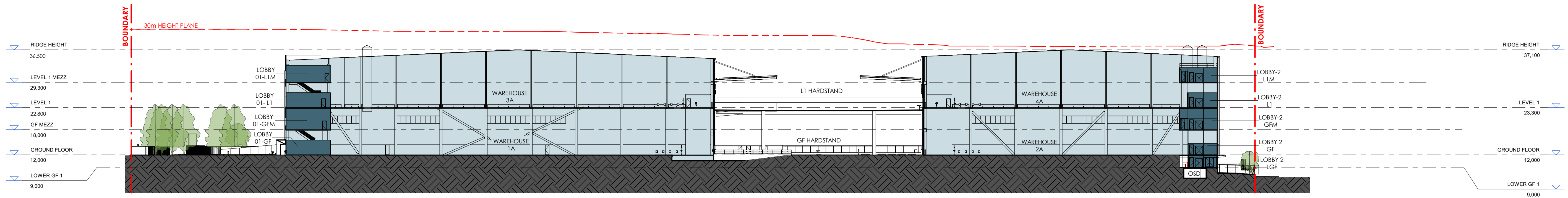
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date 08.10.25

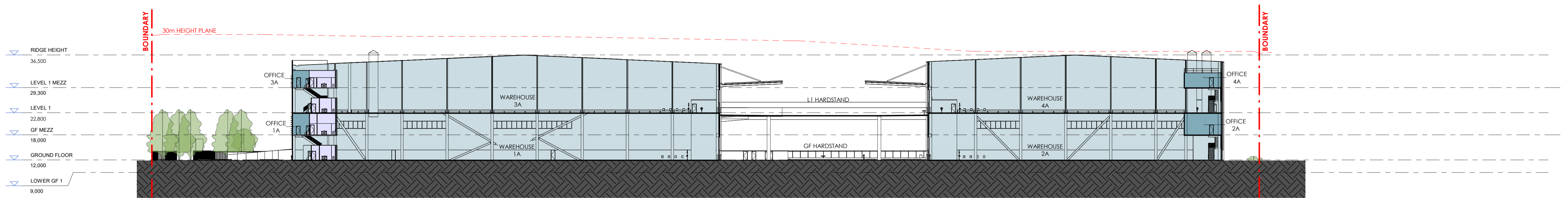
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A1

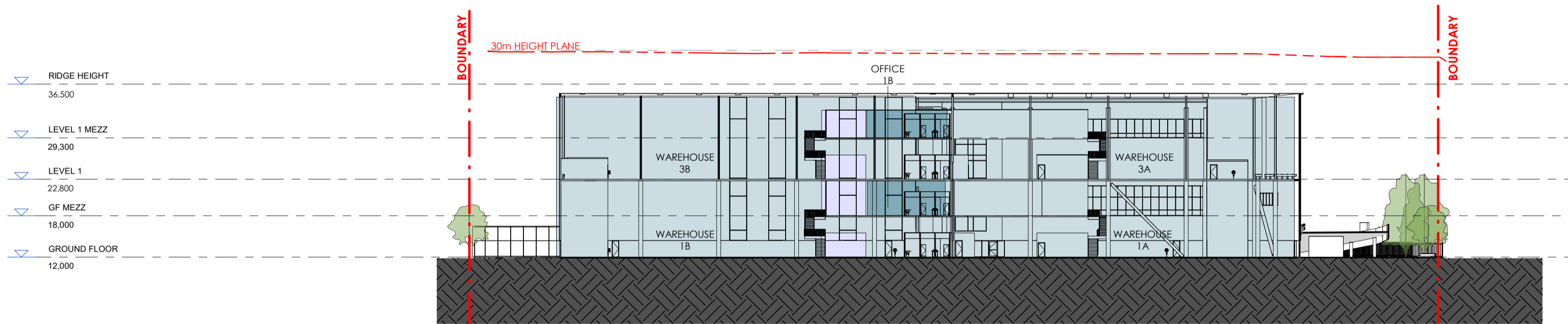
issue A



1 BUILDING SECTION 1
1 : 500 A-200



2 BUILDING SECTION 2
1 : 500 A-200



3 BUILDING SECTION 3
1 : 500 A-200

LEGEND	
	WAREHOUSE
	OFFICE
	AMENITIES
	LOBBY

NOTE: ALL LEVELS +/- 500 mm

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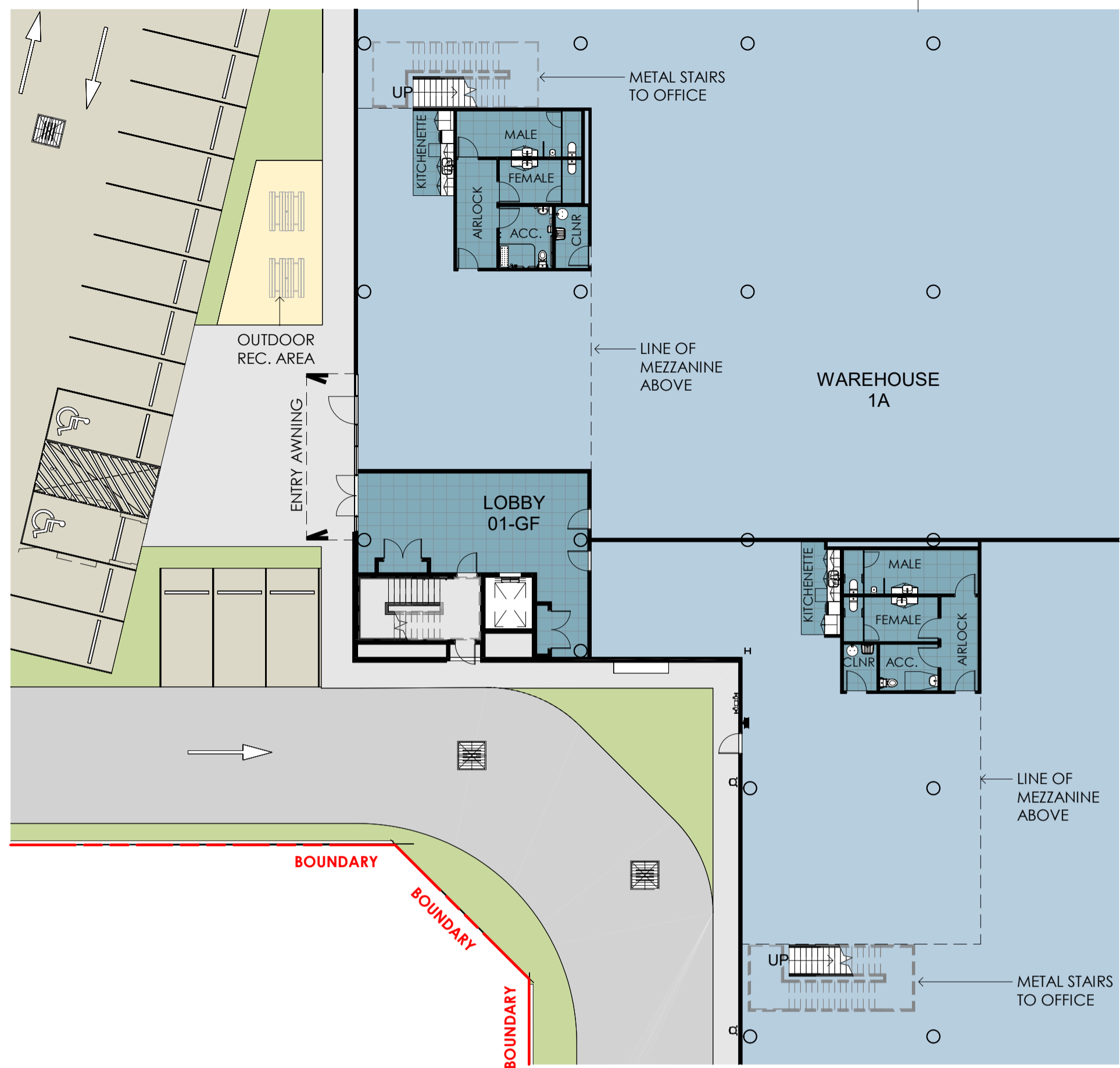
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DEVELOPMENT APPLICATION

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VAUGHAN CONSTRUCTIONS

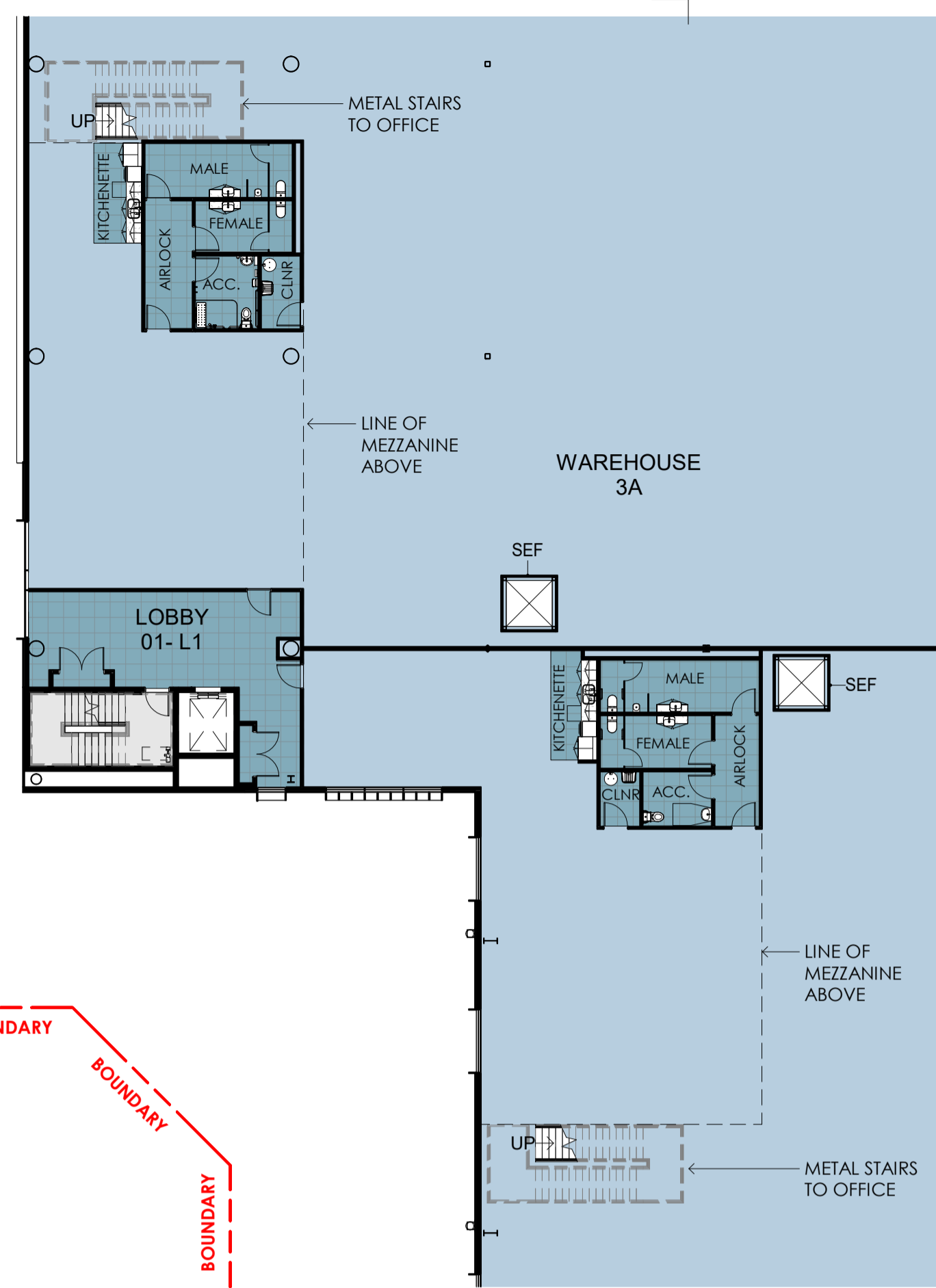
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0 5 10 20 30 40 50
GRAPHIC SCALE 1:500
purpose DEVELOPMENT APPLICATION
BUILDING SECTIONS

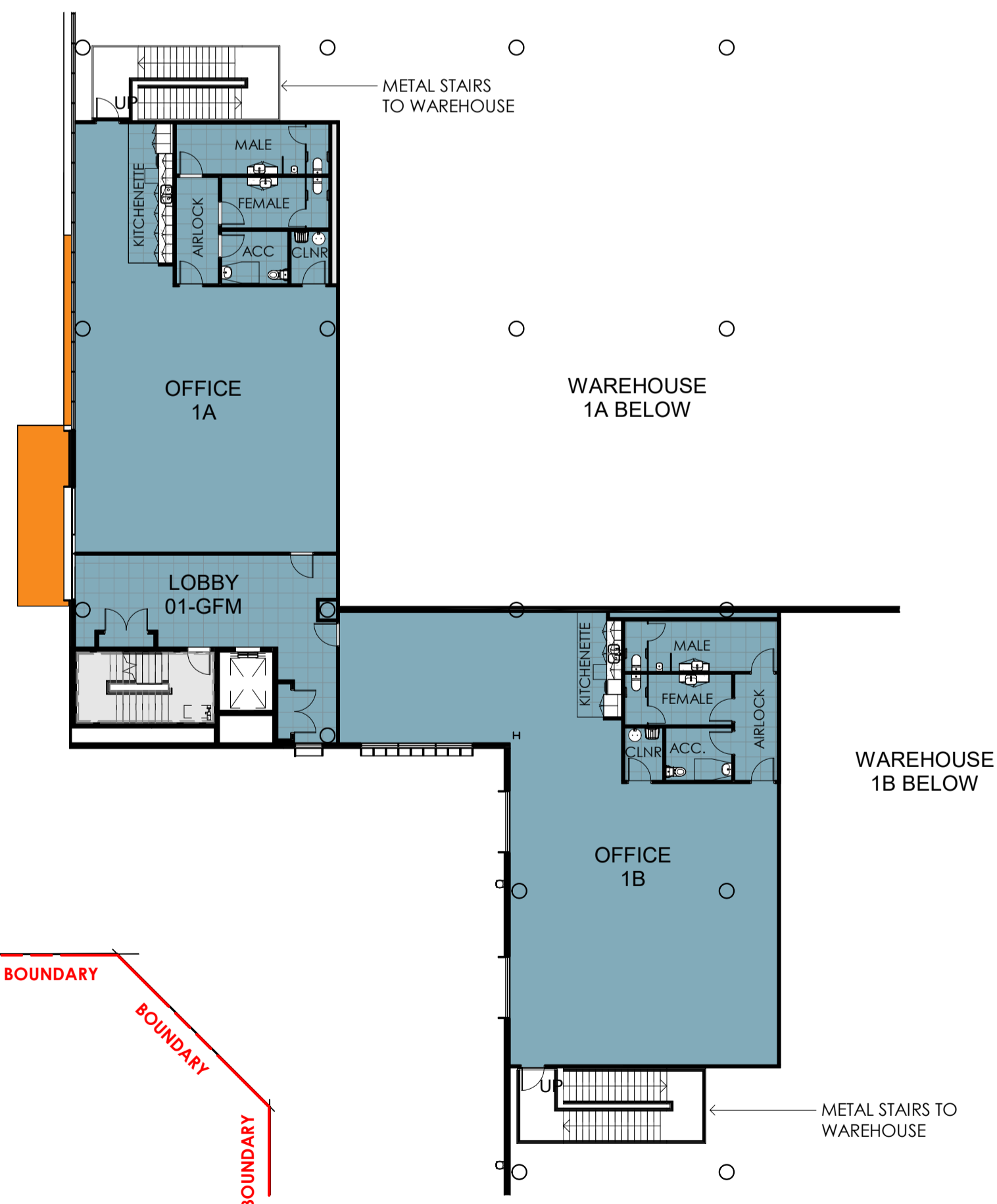
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dwg no	250211 - DA-301	
issue	A	



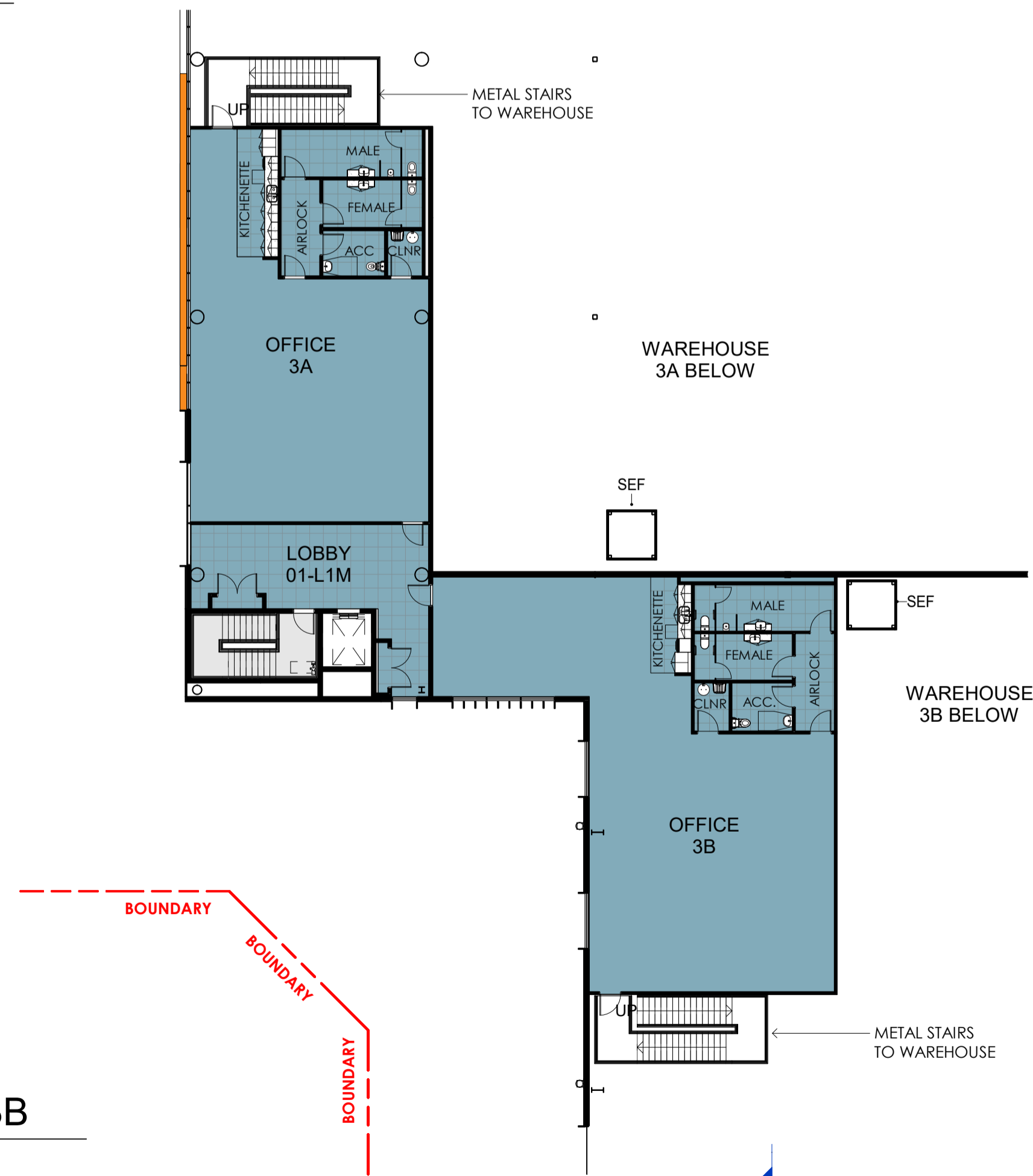
1 GF - OFFICE 1A 1B
1:200



3 L1 - OFFICE 3A 3B
1:200



2 GFM - OFFICE 1A 1B
1:200



4 L1M - OFFICE 3A 3B
1:200

LEGEND	
	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

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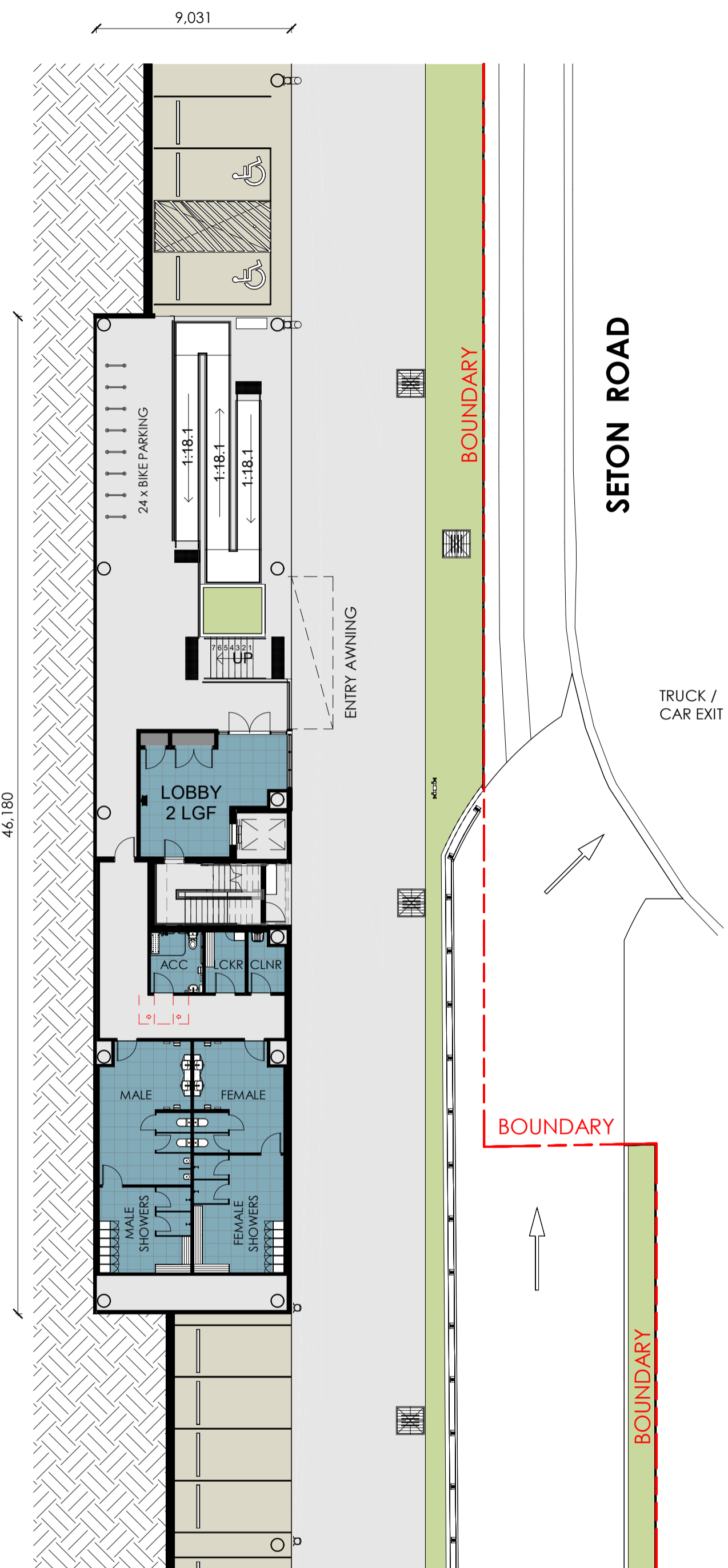
MARVEL MAPLETREE
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DEVELOPMENT APPLICATION

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VAUGHAN CONSTRUCTIONS

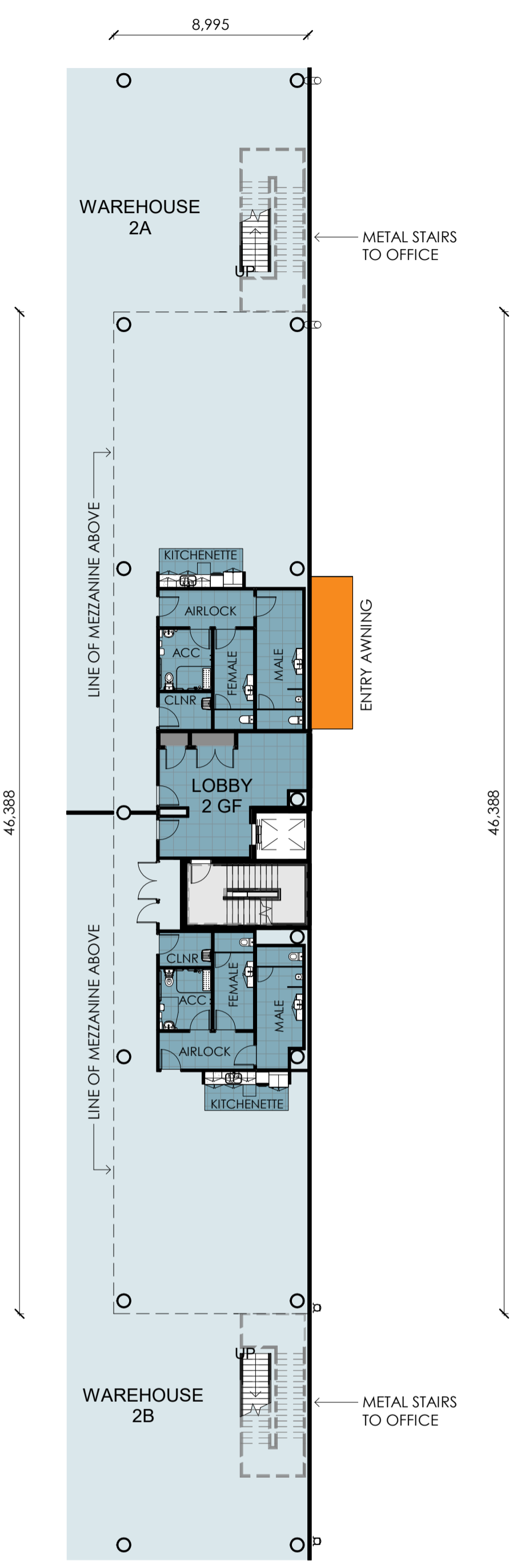
ARCHITECT
PACE
ARCHITECTS

GRAPHIC SCALE: 1:200
purpose DEVELOPMENT APPLICATION
OFFICE PLANS 1

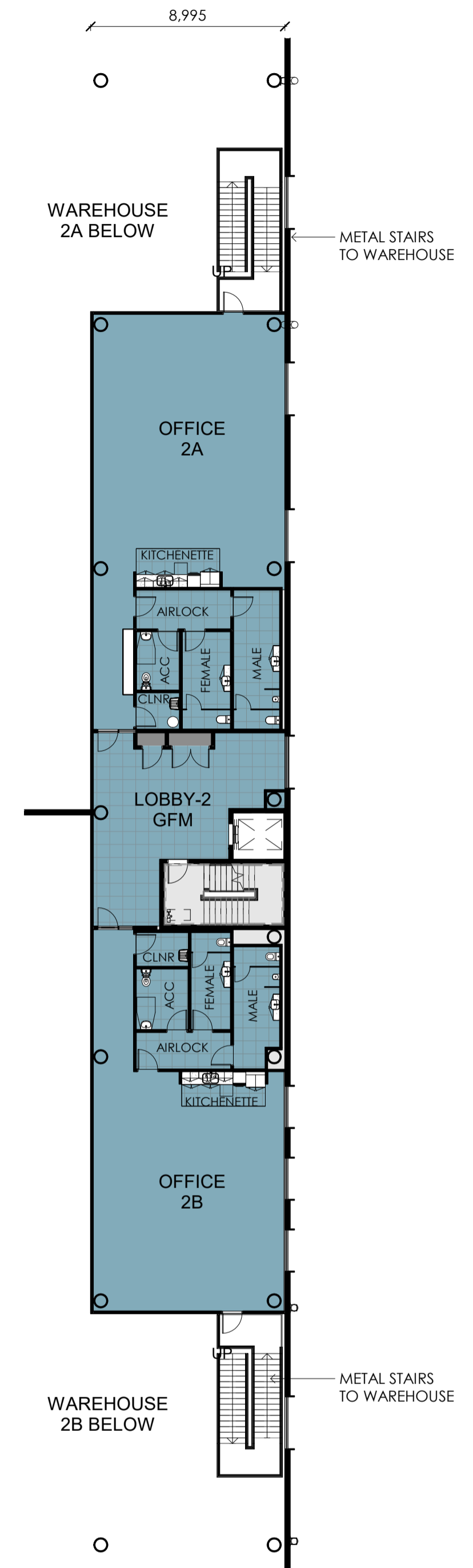
scale	As indicated	A1
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date	08.10.25	
dwn	dwg no	issue
SP	250211 - DA-501	A



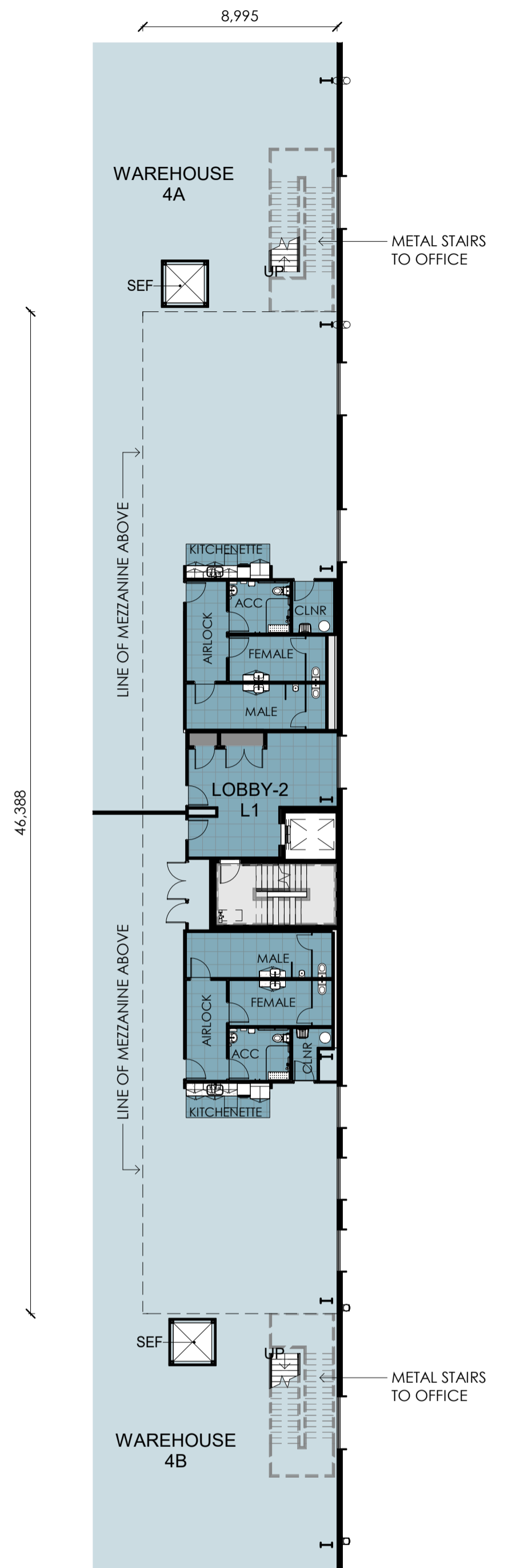
-1 LGF - EOT
1:200



1 GF - OFFICE 2A 2B
1:200



2 GFM - OFFICE 2A 2B
1:200



3 L1 OFFICE 4A 4B
1:200



4 L1M OFFICE 4A 4B
1:200

LEGEND	
	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

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Nominated Archt: Patrick Pace NSW #7815

MARVEL MAPLETREE
20 KELSO CRES. MOOREBANK
NSW 2170
DEVELOPMENT APPLICATION

CLIENT
maple tree
VAUGHAN CONSTRUCTIONS

ARCHITECT
PACE ARCHITECTS

GRAPHIC SCALE: 1:200
purpose DEVELOPMENT APPLICATION
OFFICE PLANS 2

scale	As indicated	A1
project no	250211	
date	08.10.25	
dwn	dwg no	issue
SP	250211 - DA-502	A



1 SITE FENCING PLAN
1: 1000 A-600



IMAGE --FENCE TYPE 1



IMAGE --FENCE TYPE 2



IMAGE --FENCE TYPE 3 --EXISTING AT 24 KELSO CR SUBSTATION

FENCING TYPE LEGEND

- **F1** FENCE TYPE 1:
BLACK PALISADE
- **F2** FENCE TYPE 2:
BLACK VINYL COATED
CHAINWIRE
- **F3** FENCE TYPE 3:
EXISTING SECURITY FENCE
TO SUBSTATION PERIMETER
TO BE RETAINED
- **F4** FENCE TYPE 4:
EMERGENCY VEHICLE
ACCESS GATE

NOTES

1. EXISTING FENCES TO BE RETAINED AND
MADE GOOD WHERE PRACTICABLE

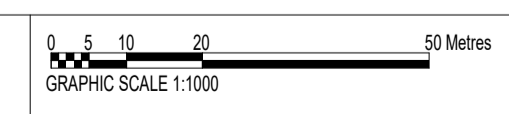
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20 KELSO CRES. MOOREBANK
NSW 2170
DEVELOPMENT APPLICATION

CLIENT
maple tree
VAUGHAN CONSTRUCTIONS

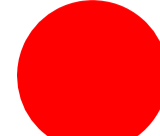




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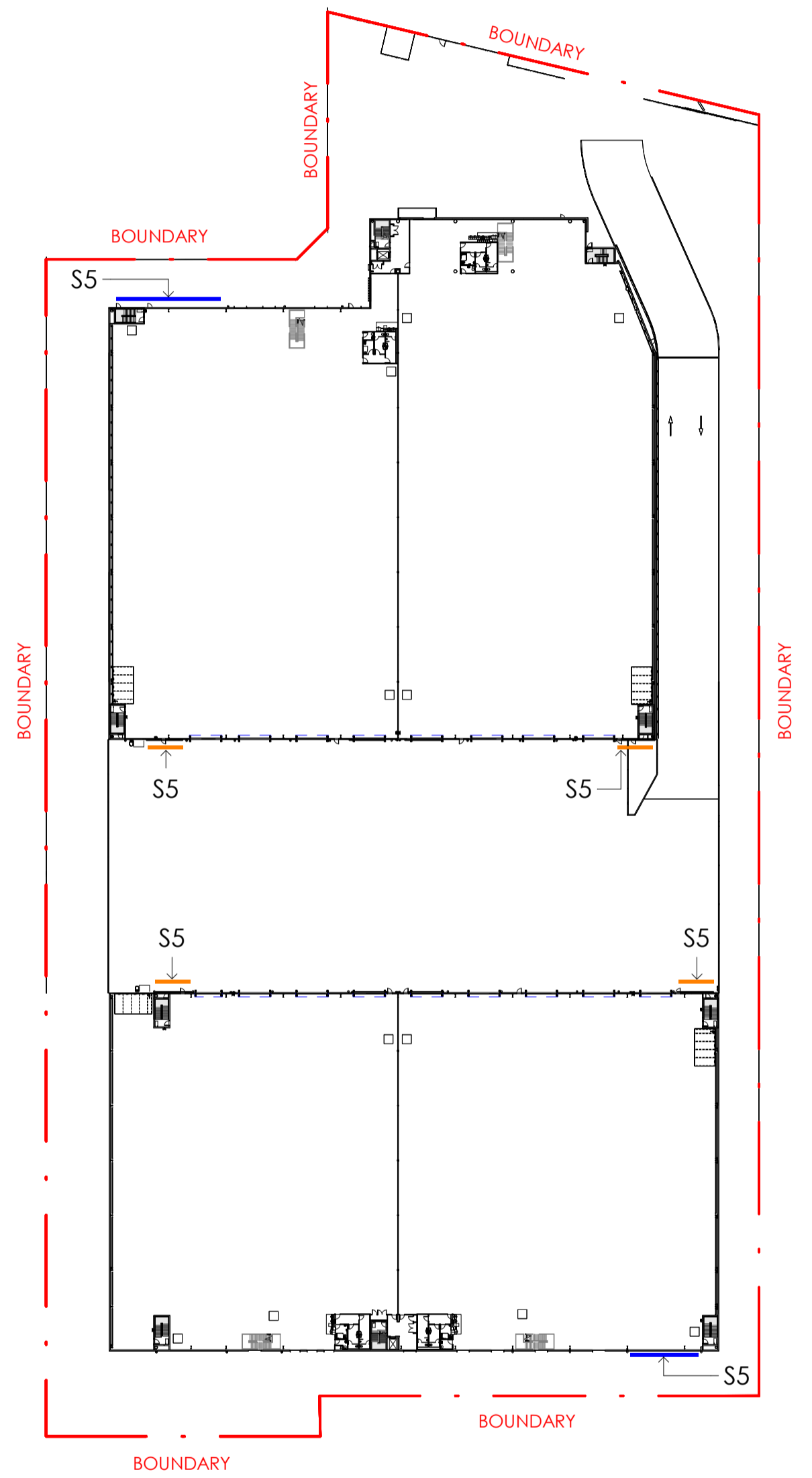


purpose **DEVELOPMENT APPLICATION**
FENCING PLAN

scale	As indicated	A1
project no	250211	
date	08.10.25	
dwn	SP	
dwg no	250211 - DA-801	

issue
A

SIGNAGE LEGEND		NOTES
	S1 COMBINED ESTATE ENTRY & TRUCK ENTRY / EXIT SIGN	1. STATUTORY SIGNAGE AS REQUIRED TO COMPLY WITH NCC 2022 AND ALL RELEVANT AUSTRALIAN STANDARDS .
	S2 TENANT DIRECTIONAL SIGN	
	S3 ENTRY & EXIT SIGN	2. TRAFFIC SIGNAGE AND LINEMARKING TO TRAFFIC CONSULTANT DETAILS.
	S4 BUILDING WALL SIGN	
	S5 BUILDING WALL TENANT SIGN	



1 SITE SIGNAGE LOCATION
1 : 1000 A-600

2 SITE SIGNAGE LOCATION - LEVEL 1
1 : 1000 A-600

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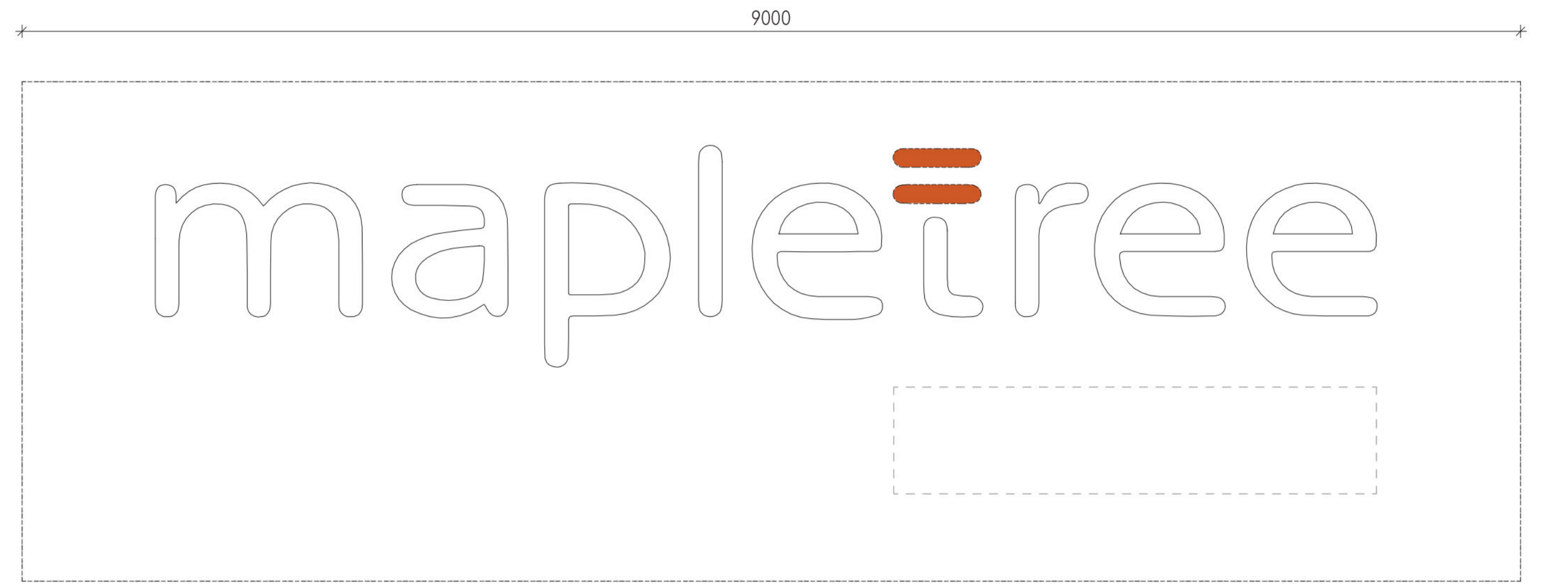
MARVEL MAPLE TREE
20 KELSO CRES. MOOREBANK
NSW 2170
DEVELOPMENT APPLICATION

CLIENT
maple tree
VAUGHAN CONSTRUCTIONS

ARCHITECT
PACE ARCHITECTS

0 5 10 20 50 Metres
GRAPHIC SCALE 1:1000
purpose DEVELOPMENT APPLICATION
SIGNAGE LOCATION PLAN

scale	As indicated	A1
project no	250211	
date	08.10.25	
dwn	SP	
dwg no	250211 - DA-901	
issue		A

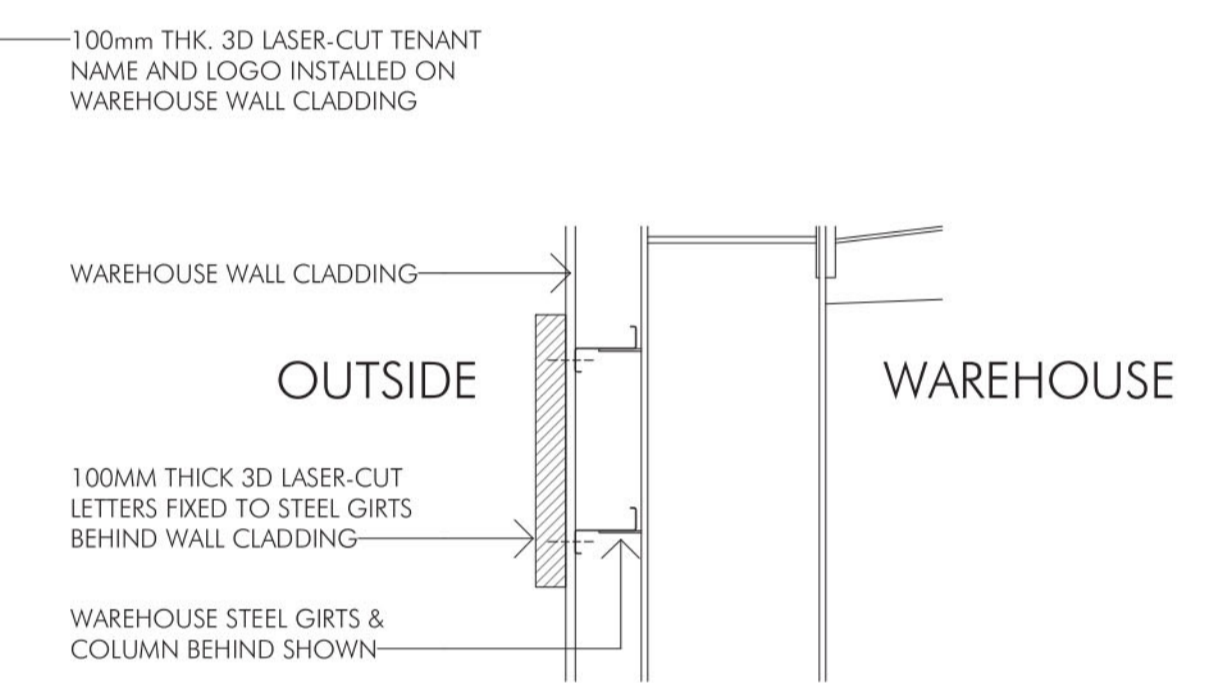


NOTES:
 1. SIGNAGE TO COMPLY WITH MAPLE TREE BRAND GUIDELINE INCLUDING AREA OF CLEAR SPACE AROUND THE MAPLE TREE LOGO, POSITIONING, NOMINATED COLOUR AND FONT TYPE.

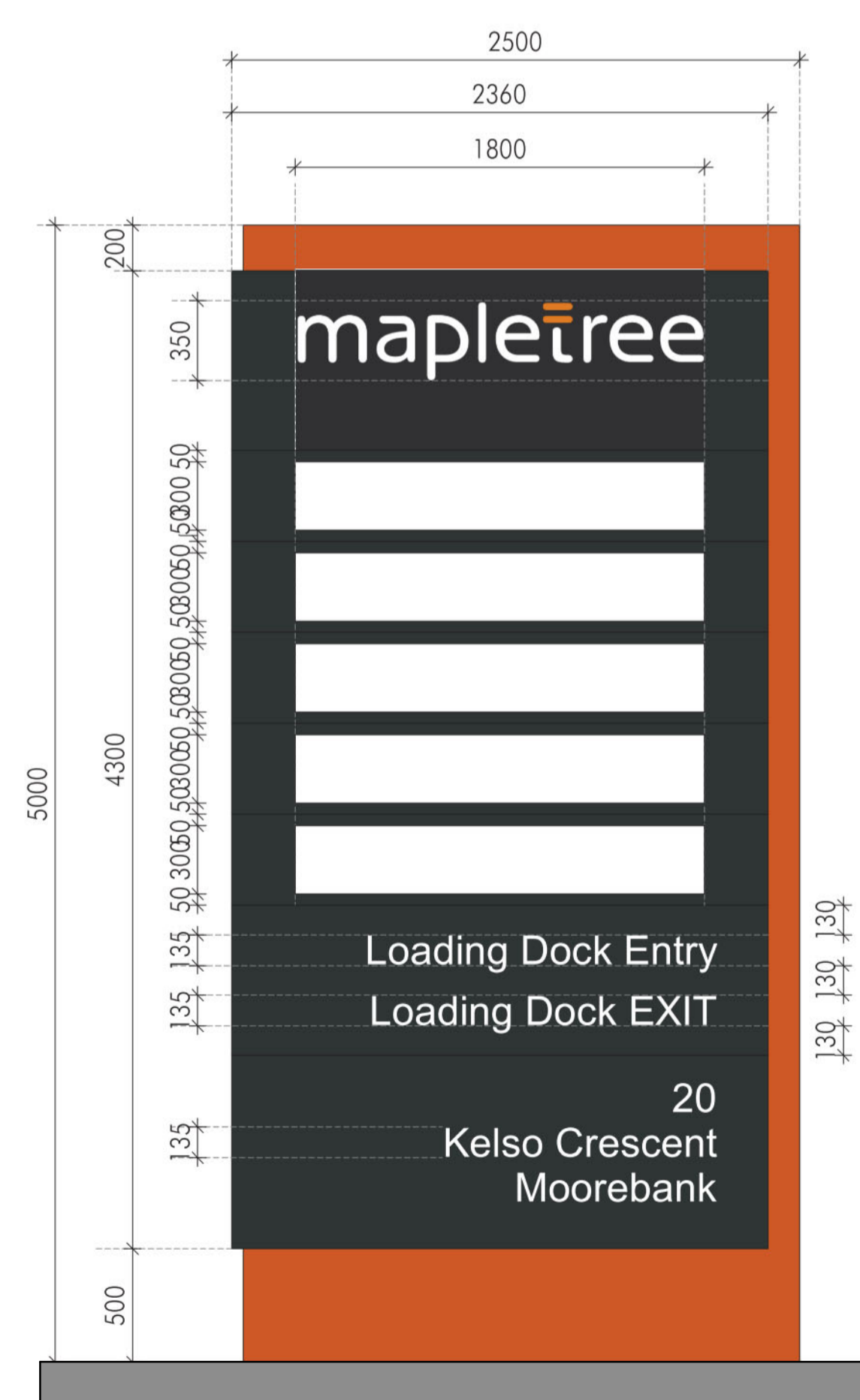
 BUILDING WALL SIGN (ESTATE BRANDING SIGN SIM. CONTENT TBC)



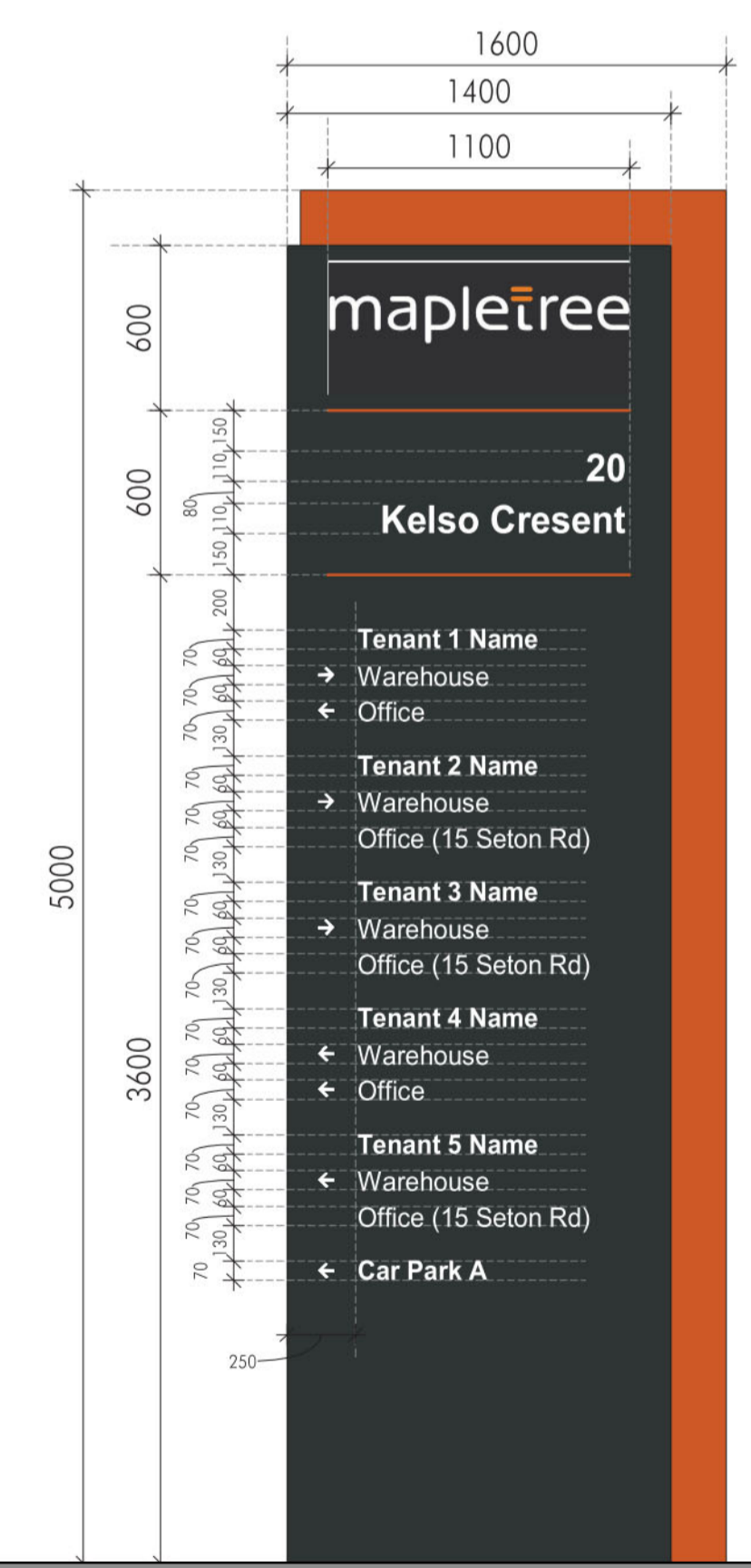
 BUILDING WALL TENANT SIGN



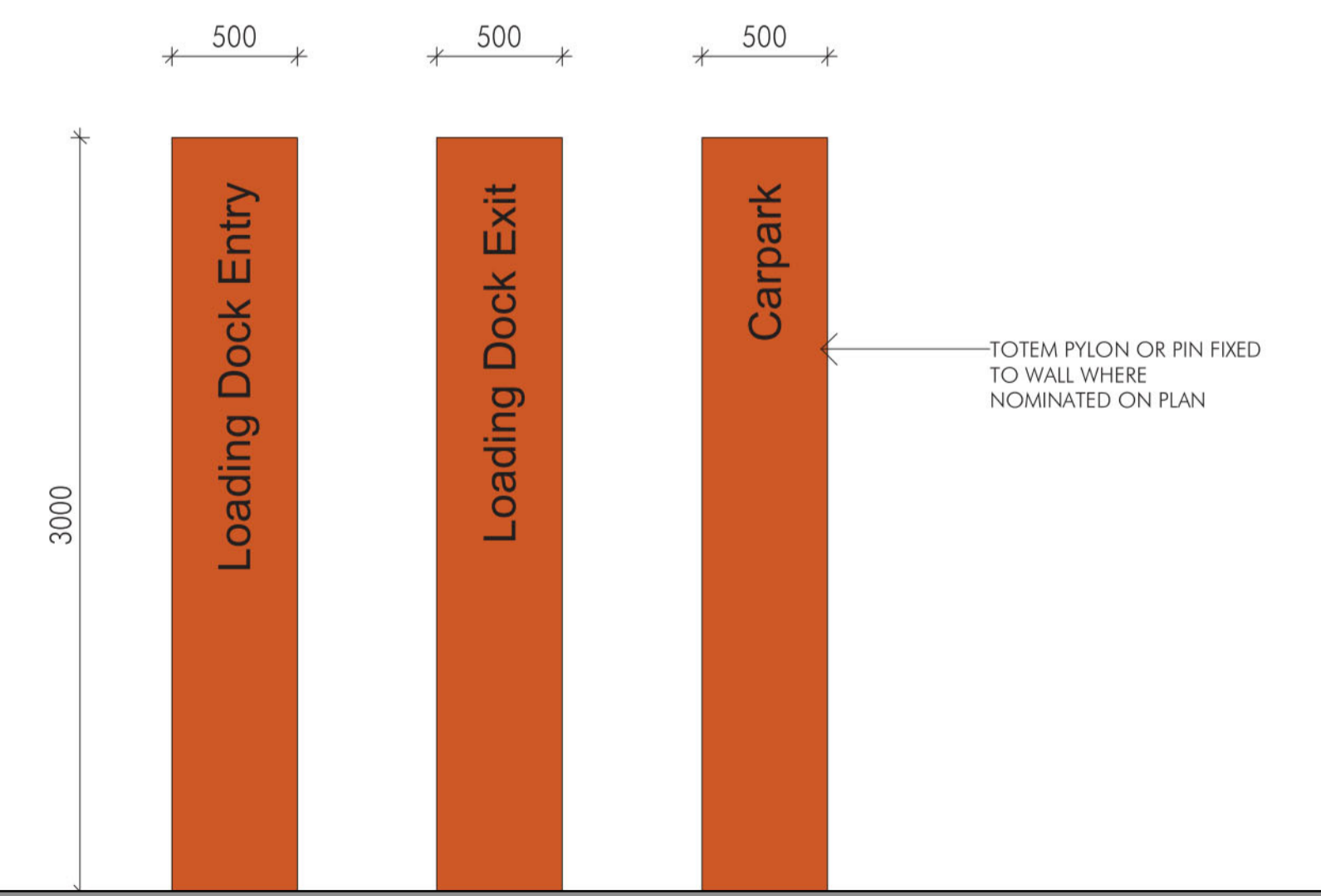
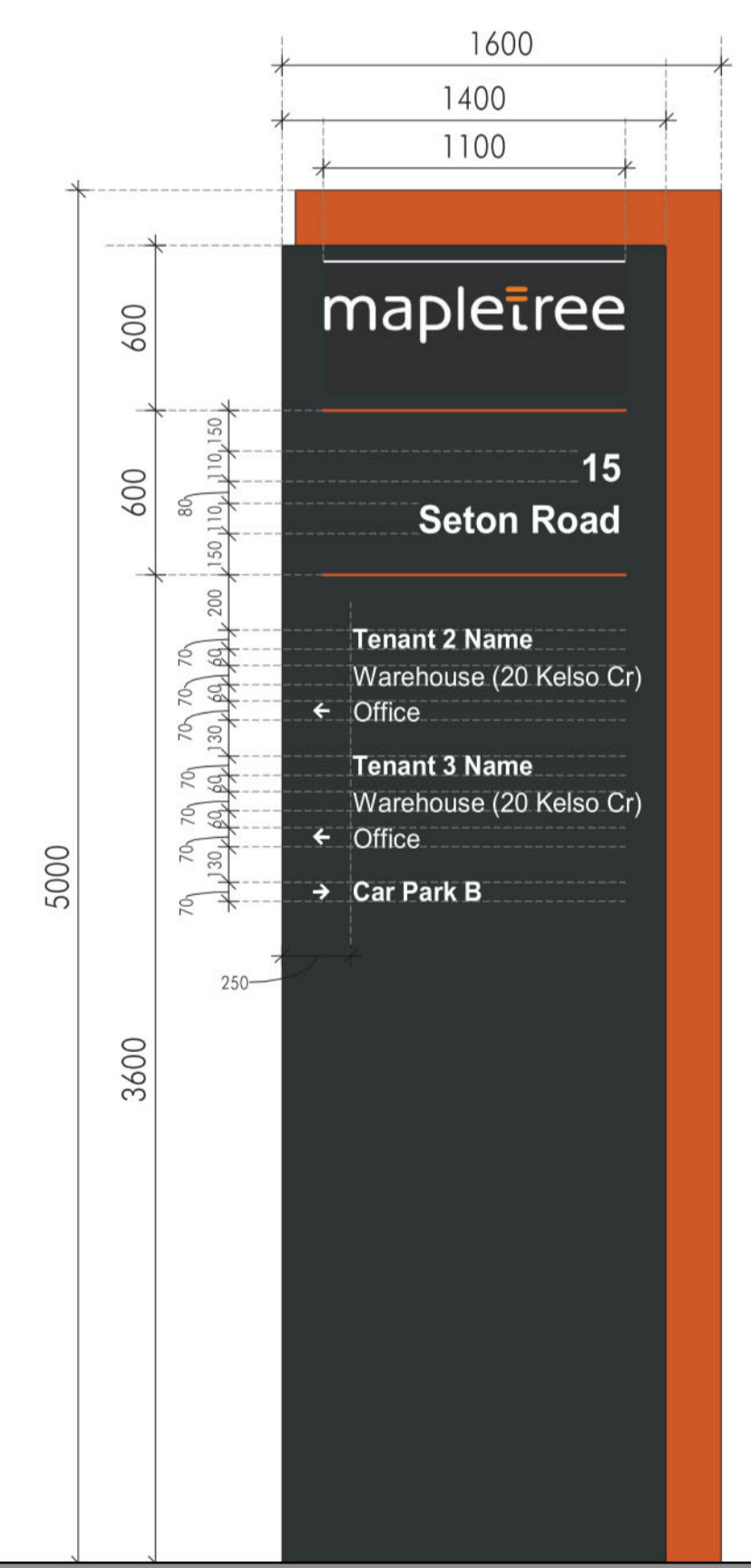
BUILDING WALL SIGNAGE DETAIL



 COMBINED ESTATE ENTRY & TRUCK ENTRY/EXIT SIGN



 TENANT WAYFINDING DIRECTIONAL SIGN



 ENTRY AND EXIT SIGN

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 NSW 2170
 DEVELOPMENT APPLICATION

CLIENT



ARCHITECT


GRAPHIC SCALE: 1:50
 purpose DEVELOPMENT APPLICATION
 SIGNAGE DETAILS

scale	1 : 25	A1
project no	250211	
date	08.10.25	
dwn	SP	
dwg no	250211 - DA-902	
issue	A	