

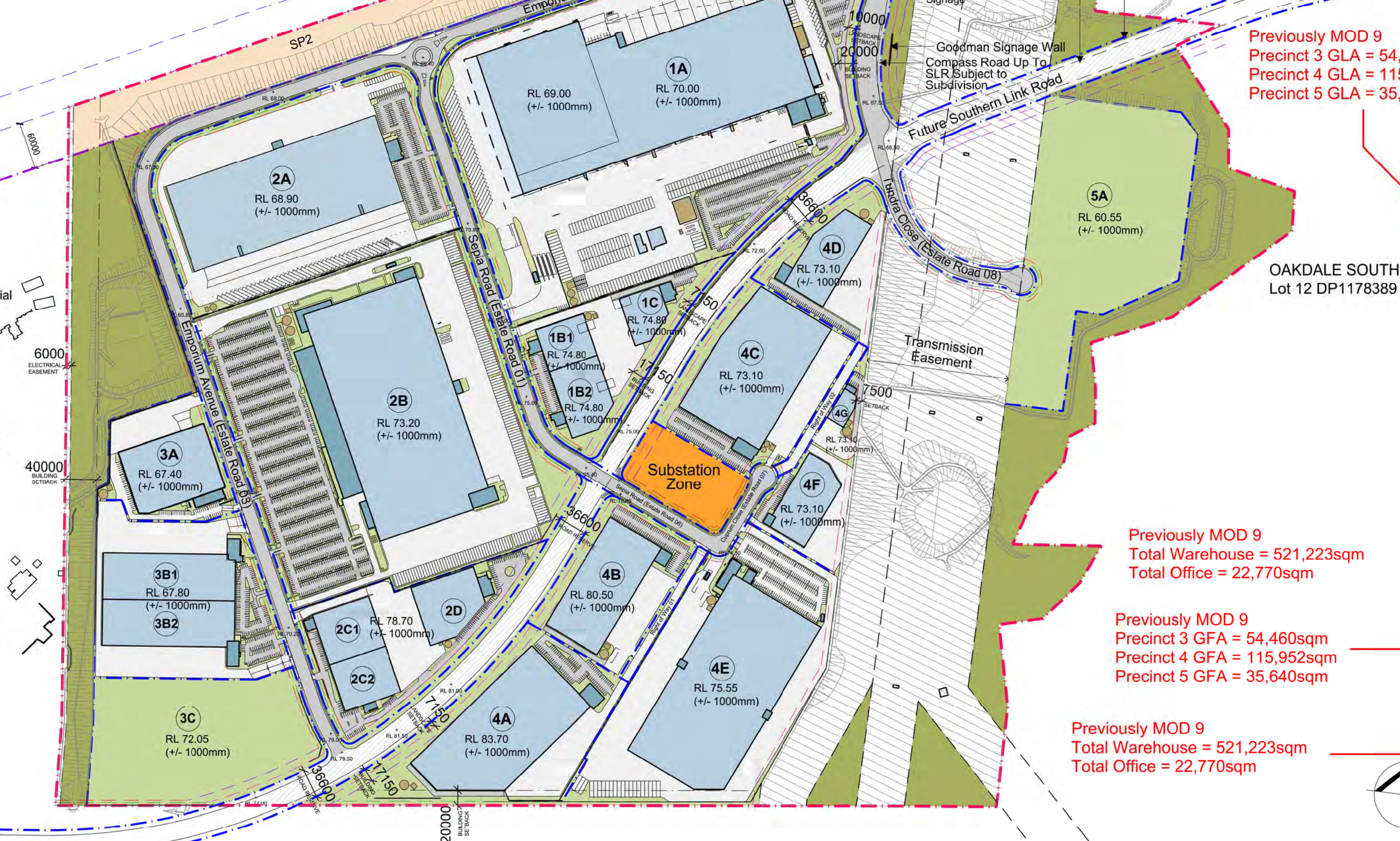
Legend

- Site Boundary
- Lot Boundary
- 3.75m Landscape Setback
- 7.50m Building Setback
- 7.15 m Landscape Setback along Main Roads
- 17.15m Landscape Setback along Main Roads

Emmaus Residential  
Aged Care  
Average RL 56.00

6000  
ELECTRICAL  
EASEMENT

Emmaus Catholic  
College  
Average RL 64.00



Previously MOD 9  
Precinct 3 GLA = 54,460sqm  
Precinct 4 GLA = 115,952sqm  
Precinct 5 GLA = 35,640sqm

Previously MOD 9  
Total Warehouse = 521,223sqm  
Total Office = 22,770sqm

Previously MOD 9  
Precinct 3 GFA = 54,460sqm  
Precinct 4 GFA = 115,952sqm  
Precinct 5 GFA = 35,640sqm

Previously MOD 9  
Total Warehouse = 521,223sqm  
Total Office = 22,770sqm

Site Area Schedule

Total Site Area	154.12 ha
Less:	
Non Developable Land	21.08 ha
Easements	22.38 ha
Regional Roads	7.51 ha
Services Lot	1.23 ha
Estate Roads	7.0255 ha
Right of Way Roads	0.578 ha
E2 Zone non developable	1.43 ha

Development Areas	61.23 ha
Precinct 1	21.80 ha
Precinct 2	26.69 ha
Precinct 3	11.10 ha
Precinct 4	22.22 ha
Precinct 5	6.01 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.25 ha

Total Developable	92.89 ha
Precinct 1 GLA	88,867 sqm
Precinct 2 GLA	253,158 sqm
Precinct 3 GLA	53,170 sqm
Precinct 4 GLA	120,557 sqm
Precinct 5 GLA	32,325 sqm
Amenities Lot GLA	345 sqm

Total GLA	548,422 sqm
Total Warehouse	521,320 sqm
Total Office	22,673 sqm
Others	4,429 sqm

Total GLA	548,422 sqm
Precinct 1 GFA	125,198 sqm
Precinct 2 GFA	267,860 sqm
Precinct 3 GFA	53,170 sqm
Precinct 4 GFA	120,557 sqm
Precinct 5 GFA	32,325 sqm
Amenities Lot GFA	345 sqm

Total GFA	599,455 sqm
Total Warehouse	521,320 sqm
Total Office	22,673 sqm
Others	4,429 sqm
Mezzanines (for Lots 1A, 2A & 2B)	51,033 sqm
Total GFA	599,455 sqm



Add type E sign

Boundary

Estate Road 01



## Department of Planning and Environment

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Signed: JF Sheet No: 2 of 6

REFER DA 10

Sign dimensions  
revised. Previously  
20m x 6.5m and back  
lit

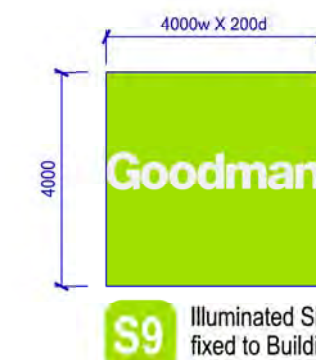
Removed type E sign

### Signage Legend

- S1** Identification - Site
- S3** Wayfinding - Truck
- S4** Wayfinding - Car
- S5** Wayfinding - Pedestrian
- S6** Goodman Light Box (Type 1) on Warehouse
- S7** Goodman Signage
- S8** Goodman Signage Wall
- S9** Goodman Light Box (Type 2) on Warehouse
- C** Customer Signage (Type 1)
- D** Customer Signage (Type 2)
- E** Customer Signage (Type 3)
- F** Sculpture Artwork



**F** 3.8m High Sculpture Artwork



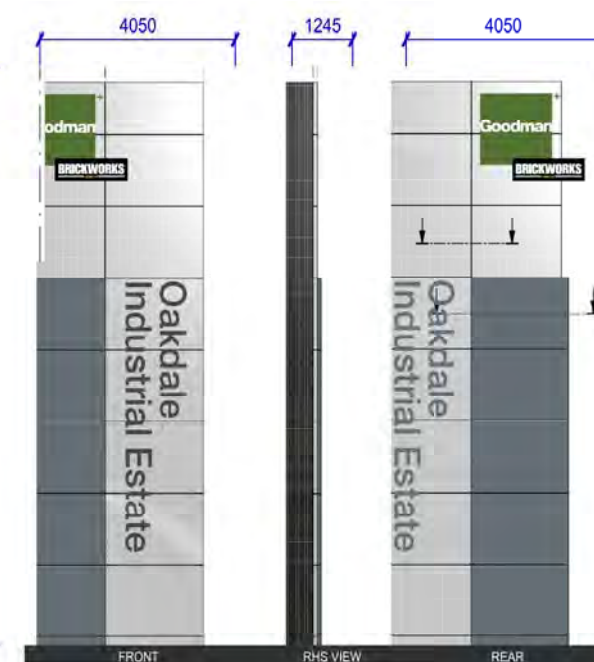
**S9** Illuminated Sign fixed to Building



**S8**

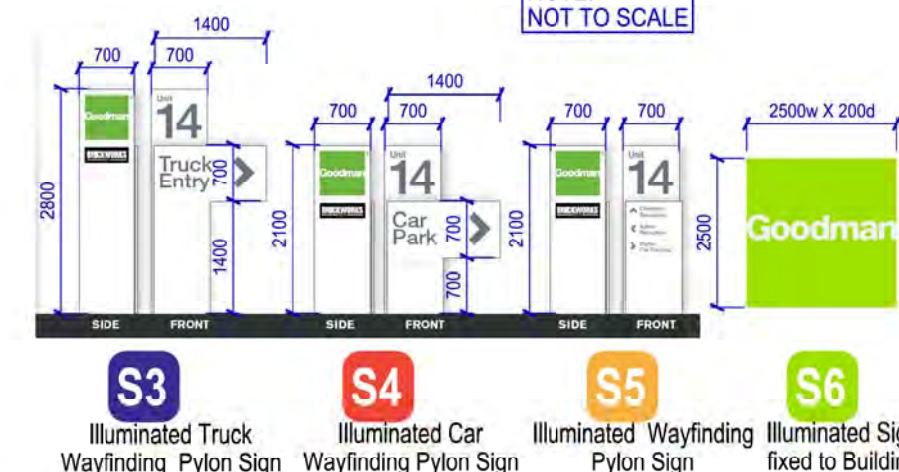


**S7**



**S1**

Sign dimensions revised.  
Previously 4m x 6.5m and back lit

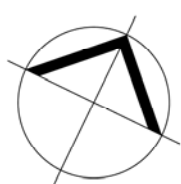


**S3**

**S4**

**S5**

**S6**



Note:  
Not To Scale



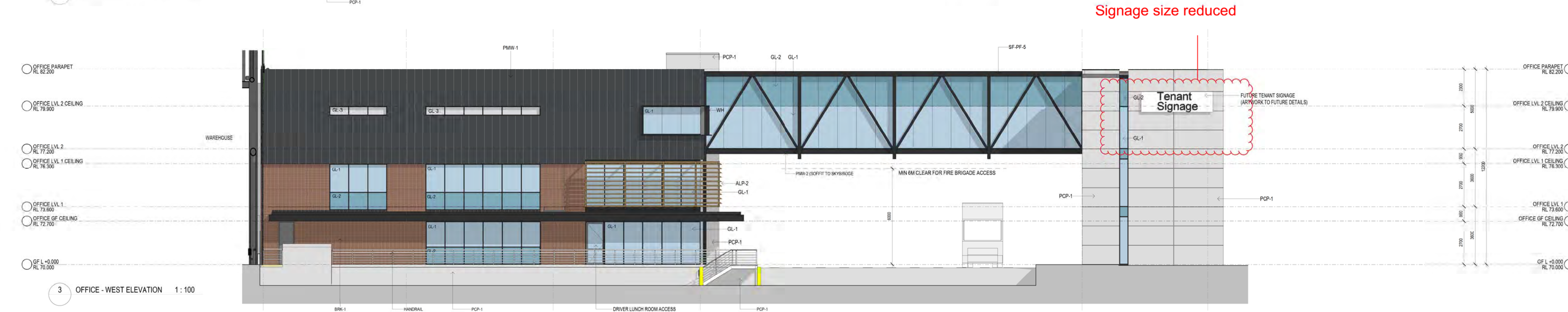
Signage size  
reduced



1 OFFICE - EAST ELEVATION 1 : 100



2 OFFICE - SOUTH ELEVATION 1 : 100



3 OFFICE - WEST ELEVATION 1 : 100

INDICATIVE EXTERNAL FINISHES LEGEND

- ALP-2 BRICKS COLOUR POWDERCOAT FINISH OR SIMILAR
- ALP-3 MONUMENT POWDERCOAT OR SIMILAR
- BRK-1 BRICKWORK RANGE "CERTRUDIS BROWN"
- GL-1 CLEAR GLAZING - GREY TINT OR SIMILAR
- GL-2 SPANDREL GLAZING - GREY TINT TO MATCH GL-1
- GL-3 PRIVACY GLAZING - TRANSLUCENT
- MOR-1 METAL DECK ROOFING COLORBOND - SURFIMIST
- PCP-1 PRECAST CONCRETE OFF FORM NATURAL FINISH
- PMW-1 METAL SHEET CLADDING COLORBOND - MONUMENT COLOUR OR SIMILAR
- PMW-2 METAL SHEET CLADDING COLORBOND - MONUMENT COLOUR OR SIMILAR
- SF-PF-5 PAINT FINISH BLACK
- WH STEEL WINDOWS HOOD COLORBOND FINISH

ALUMINIUM SLAT SCREEN AND GATE COLORBOND MONUMENT OR SIMILAR

**NSW GOVERNMENT**

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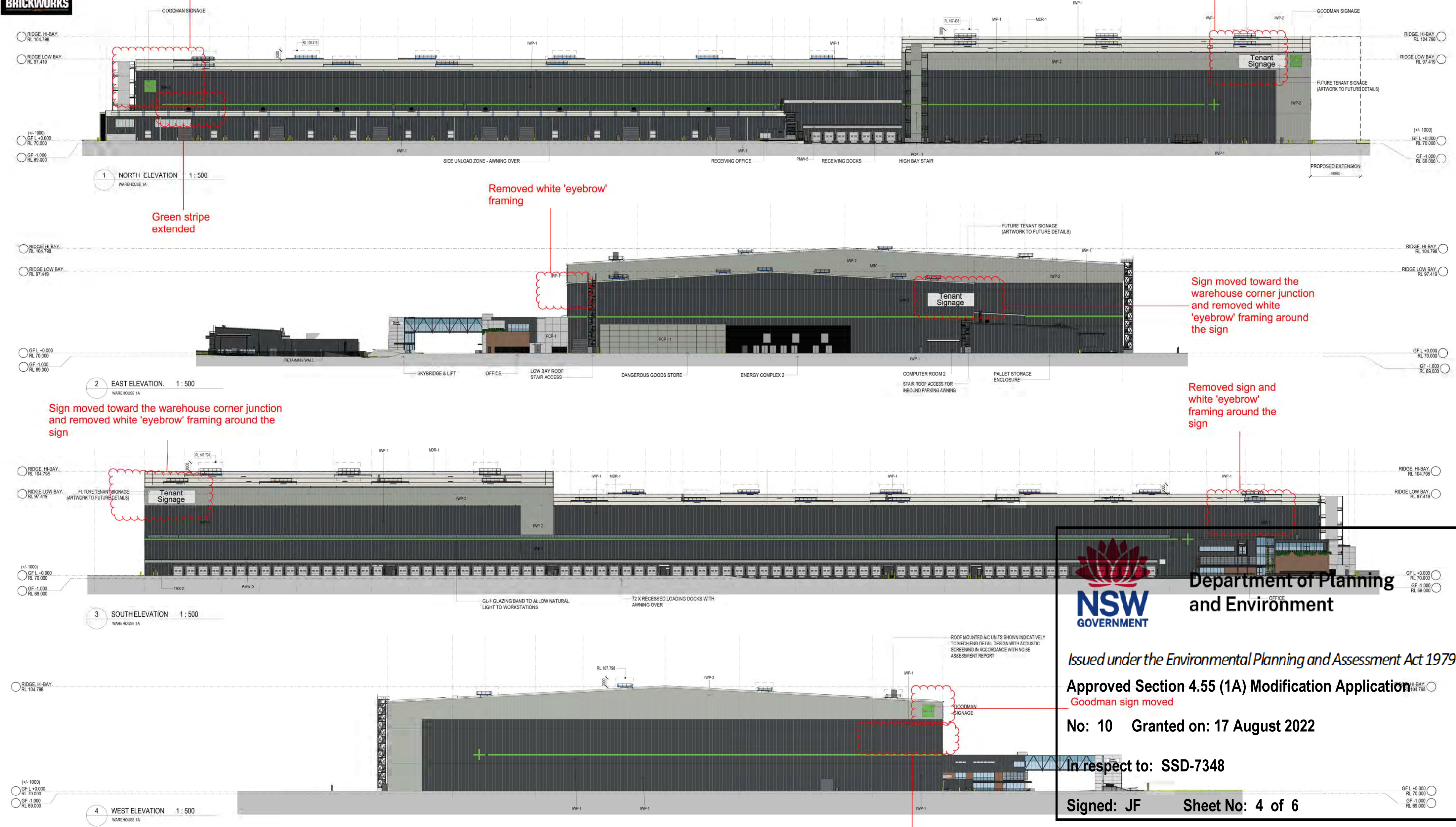
Signed: JF Sheet No: 3 of 6

Signage size  
reduced




Goodman sign moved closer to building corner and removed white 'eyebrow' framing

Add sign



INDICATIVE EXTERNAL FINISHES LEGEND

- ALP-2 BRIDGE COLOUR POWDERCOAT FINISH OR SIMILAR
- ALP-3 MONUMENT POWDERCOAT OR SIMILAR
- BOK-1 MONUMENT RANGE 'GERTRUDS BROWN'
- GL-1 CLEAR GLAZING - GREY TINT OR SIMILAR
- GL-2 SPANDREL GLAZING GREY TINT TO MATCH GL-1
- GL-3 PRIVACY GLAZING TRANSLUCENT
- IWP-1 INSULATED WALL PANEL COLORBOND - MONUMENT
- IWP-2 INSULATED WALL PANEL COLORBOND - SHALE GREY
- MOR-1 METAL ECK ROOFING COLORBOND - SURFMIST
- PCP-1 PRECAST CONCRETE OFF FORM NATURAL FINISH
- PMW-1 METAL SHEET CLADDING COLORBOND - MONUMENT COLOUR OR SIMILAR
- PMW-2 METAL SHEET CLADDING COLORBOND - MONUMENT COLOUR OR SIMILAR
- PMW-3 METAL SHEET CLADDING COLORBOND - SURFMIST COLOUR
- SF-RF-5 PAINT FINISH BLACK
- TR-1 TRANSLUCENT ROOF SHEET - OPAL COLOUR (OR SIMILAR)
- WH STEEL WINDOWS HOOD COLORBOND FINISH

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Goodman sign moved

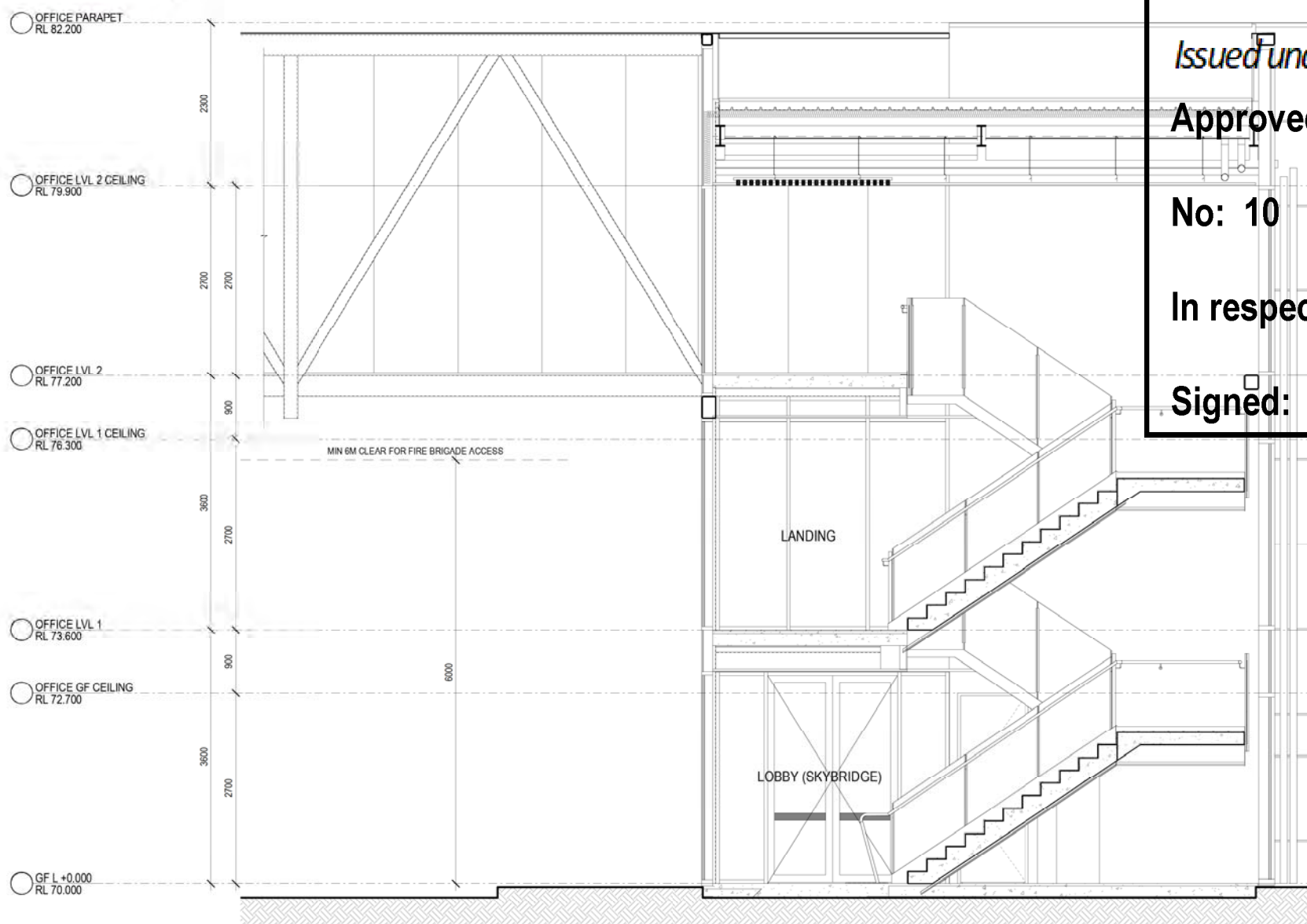
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**In respect to: SSD-7348**

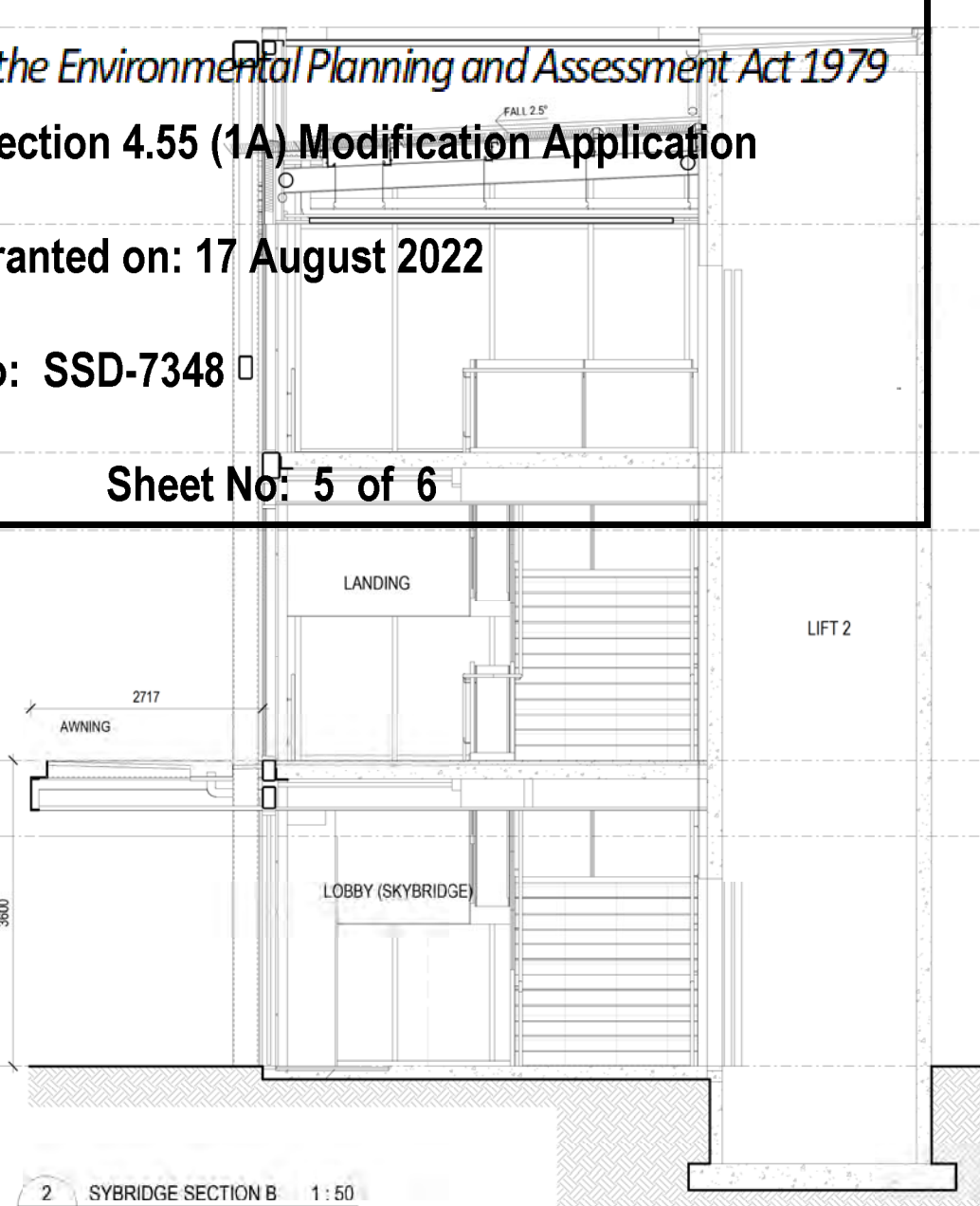
**Signed: JF    Sheet No: 4 of 6**



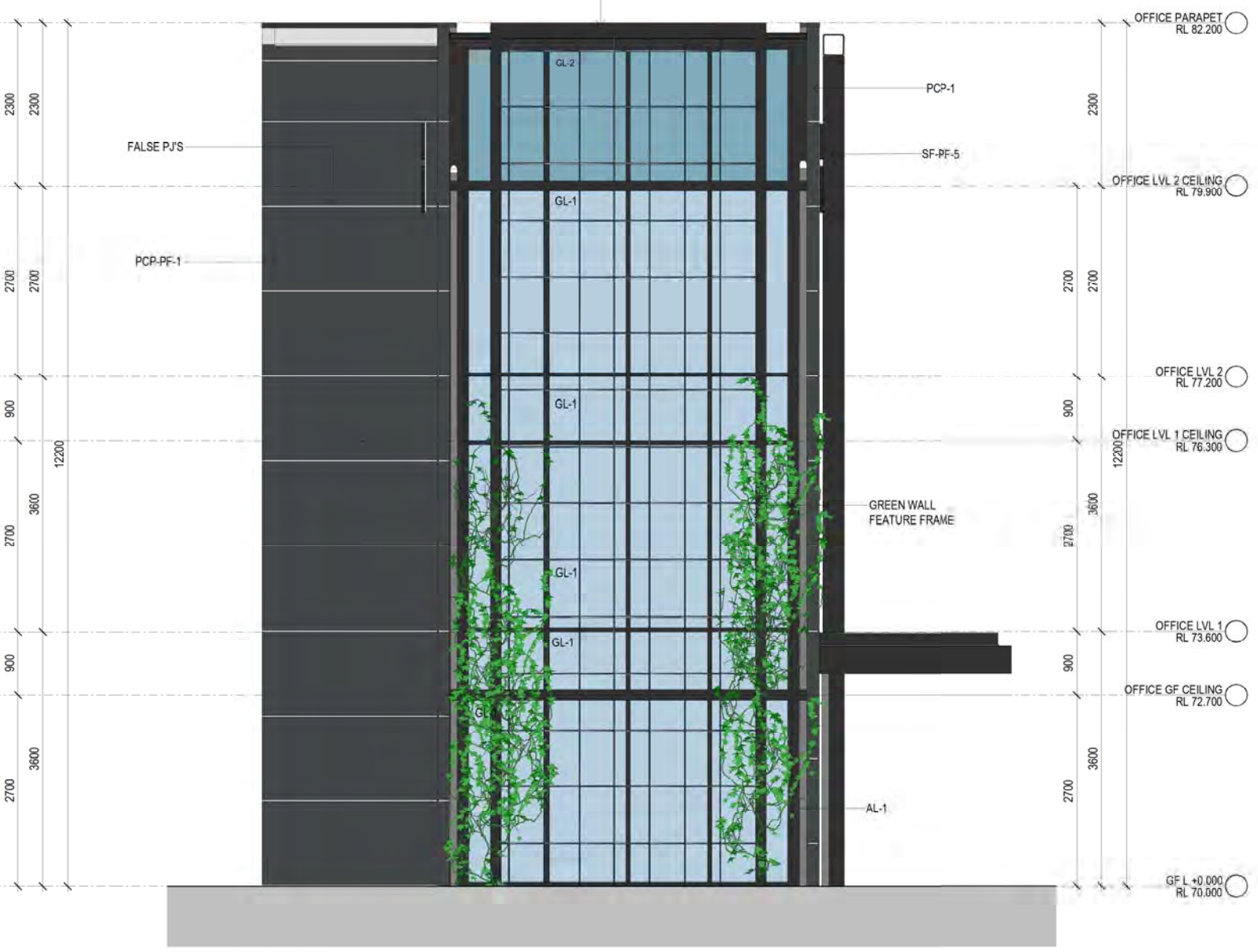
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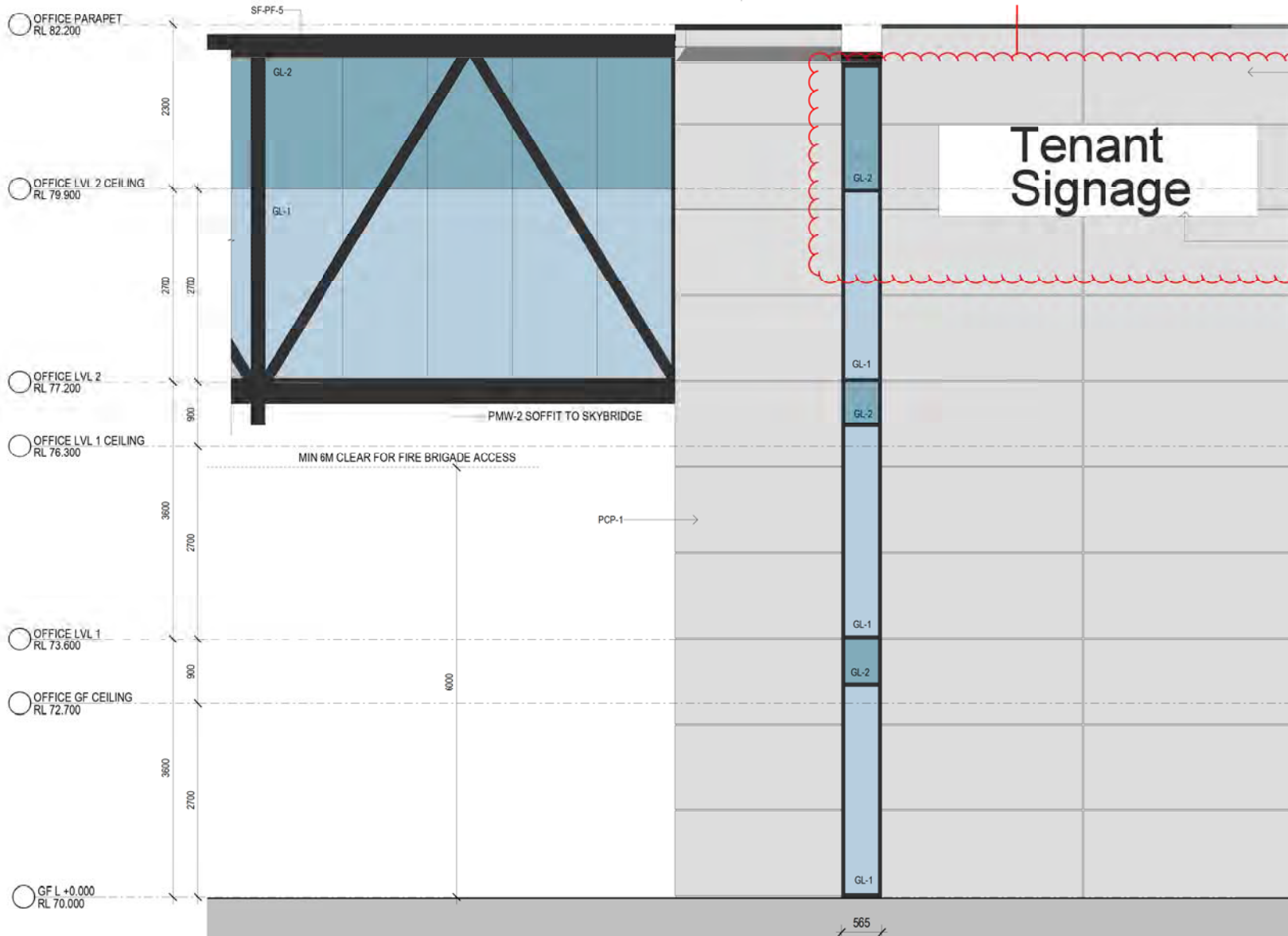
1 SKYBRIDGE SECTION A 1:50



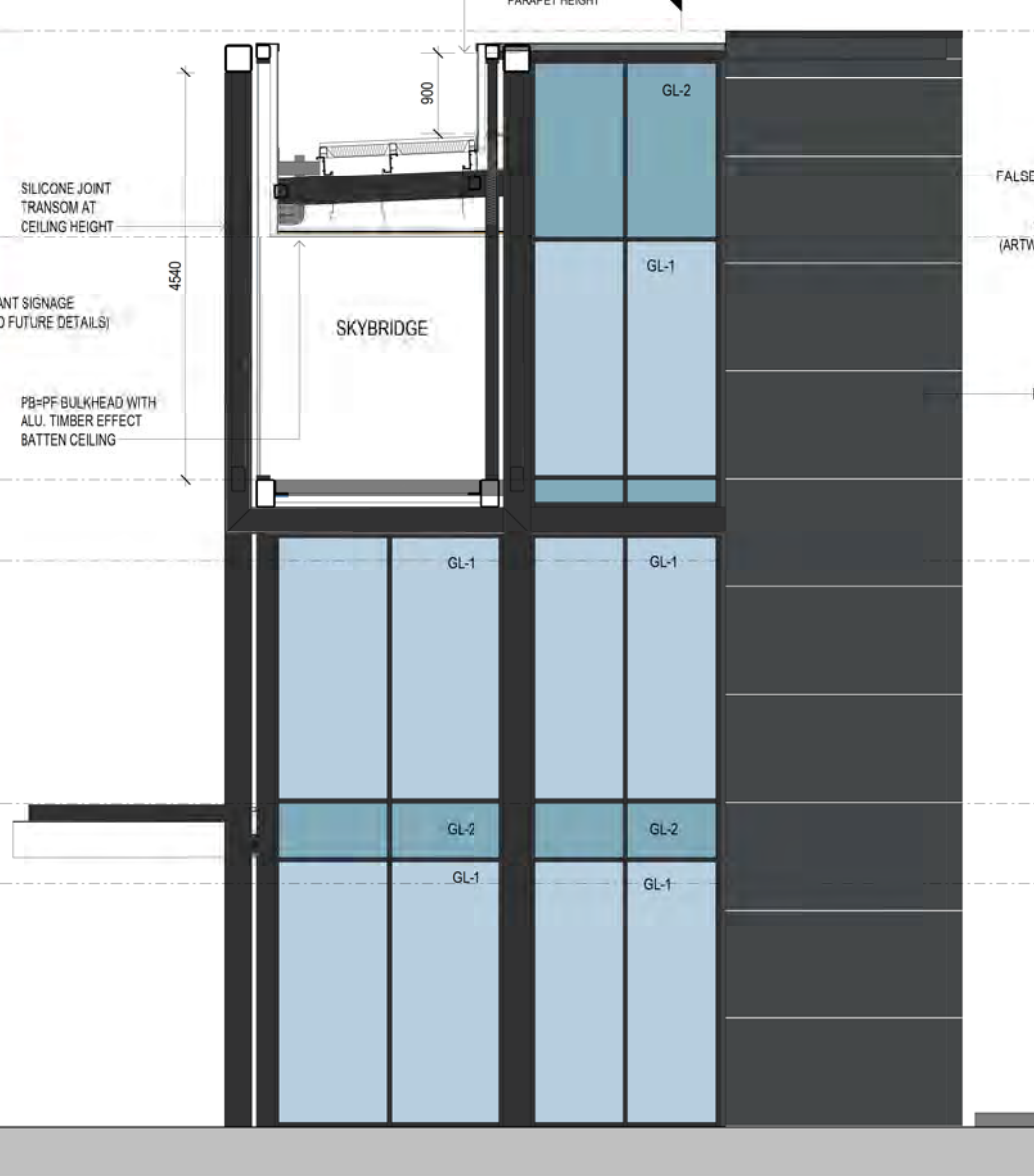
2 SKYBRIDGE SECTION B 1:50



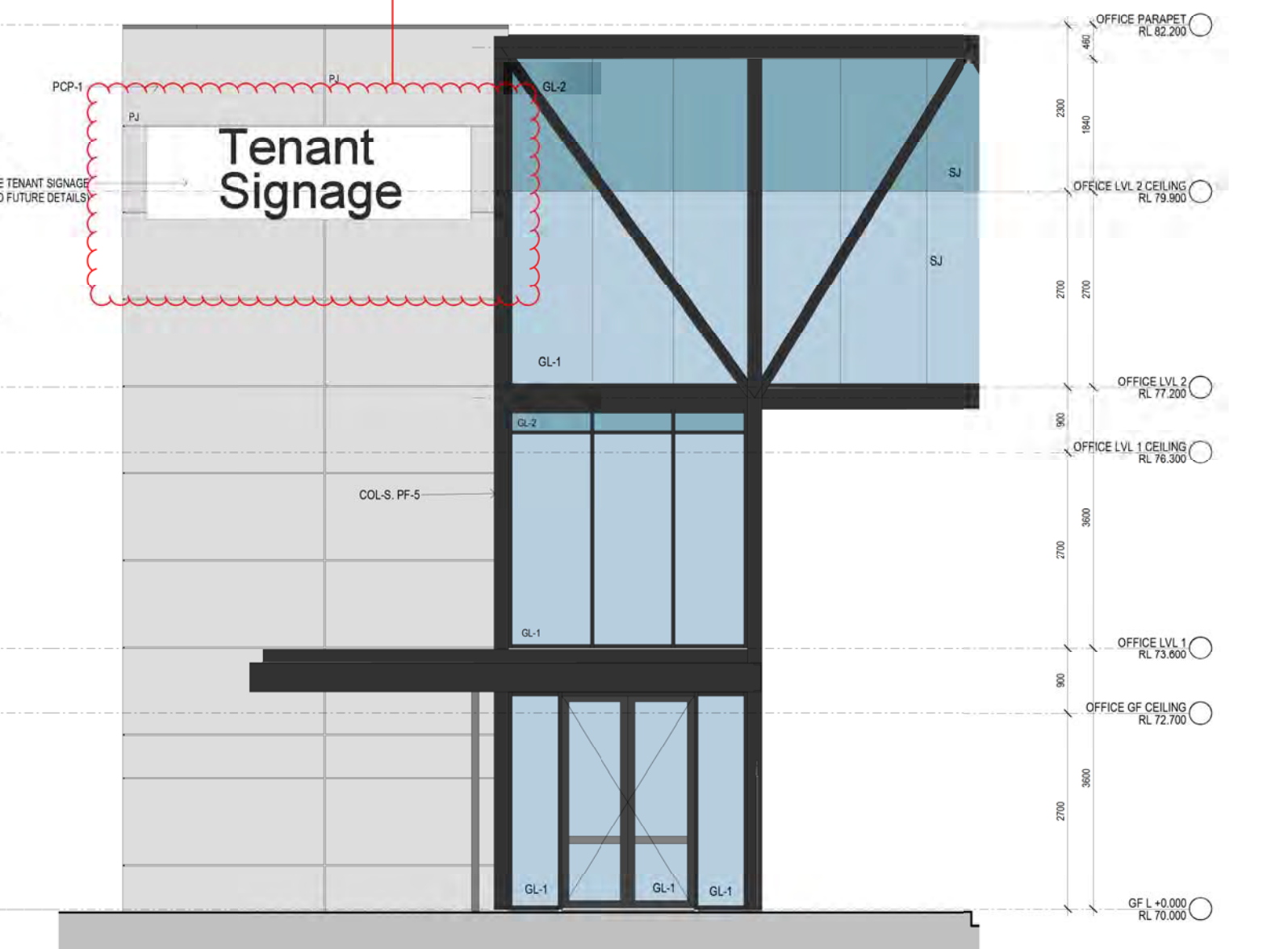
3 SKYBRIDGE SOUTH ELEVATION 1:50



4 SKYBRIDGE WEST ELEVATION 1:50

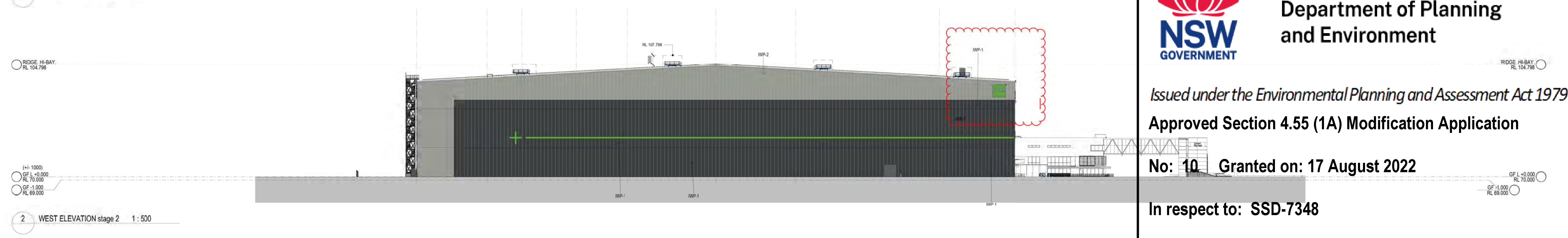
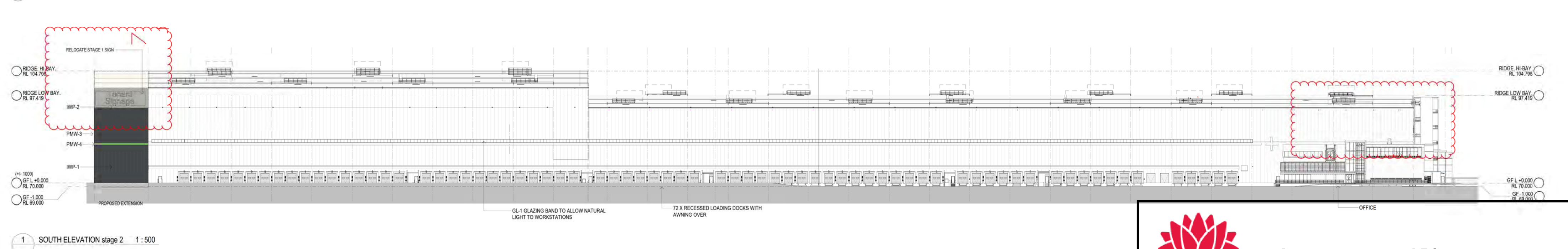
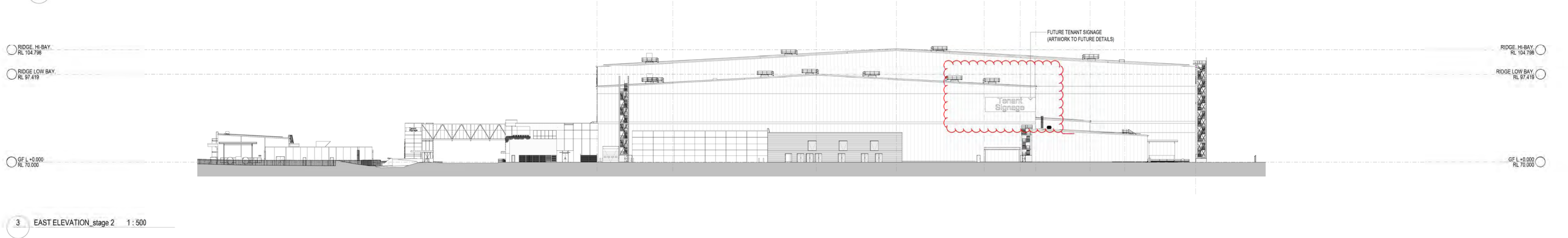
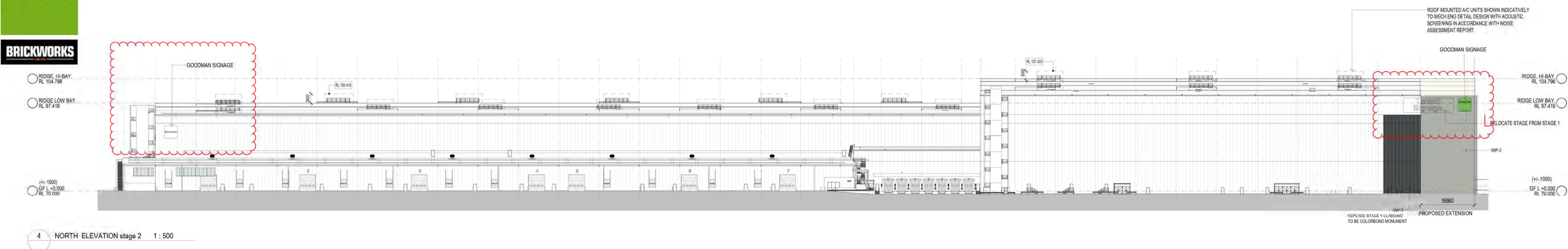


5 SKYBRIDGE NORTH ELEVATION 1:50



6 SKYBRIDGE EAST ELEVATION 1:50





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