



UPDATED PROJECT DESCRIPTION

The description of development is proposed to be amended as follows:

Construction, fit-out and operation of a warehouse and logistics hub with 93,378 m² of gross floor area (GFA) including:

- *Four warehouse buildings for warehousing and distribution uses, with ancillary offices, comprised of:*
 - *Stage 1: 9,078 m² of warehousing GFA and 300 m² of office GFA*
 - *Stage 2: 9,500 m² of warehousing GFA and 500 m² of office GFA*
 - *Stage 3: 31,000 m² of warehousing GFA and 1,000 m² of office GFA*
 - *Stage 4: 40,000 m² of warehousing GFA and 2,000 m² of office GFA*
- *8.8 hectares of external hardstand storage space for warehousing and logistics uses;*
- *Bulk earthworks;*
- *Demolition of existing structures and hardstand areas;*
- *Remediation works;*
- *Upgrades to existing on-site infrastructure;*
- *Loading docks;*
- *Car parking;*
- *Site landscaping; and*
- *Estate and building identification signage.*

The proposed development particulars are outlined as follows:

Table 1 Project description

Element	Project Details
Site Area	29.63 hectares
Warehouse	<p>Four (4) warehouses including a total of four (4) offices, loading docks and car parking. The specified approximate areas for the proposal are as follows:</p> <ul style="list-style-type: none"> ▪ Stage 1: 9,078 m² of warehousing GFA and 300 m² of office GFA ▪ Stage 2: 9,500 m² of warehousing GFA and 500 m² of office GFA ▪ Stage 3: 31,000 m² of warehousing GFA and 1,000 m² of office GFA ▪ Stage 4: 40,000 m² of warehousing GFA and 2,000 m² of office GFA <p>Total building area: 93,378 m²</p>

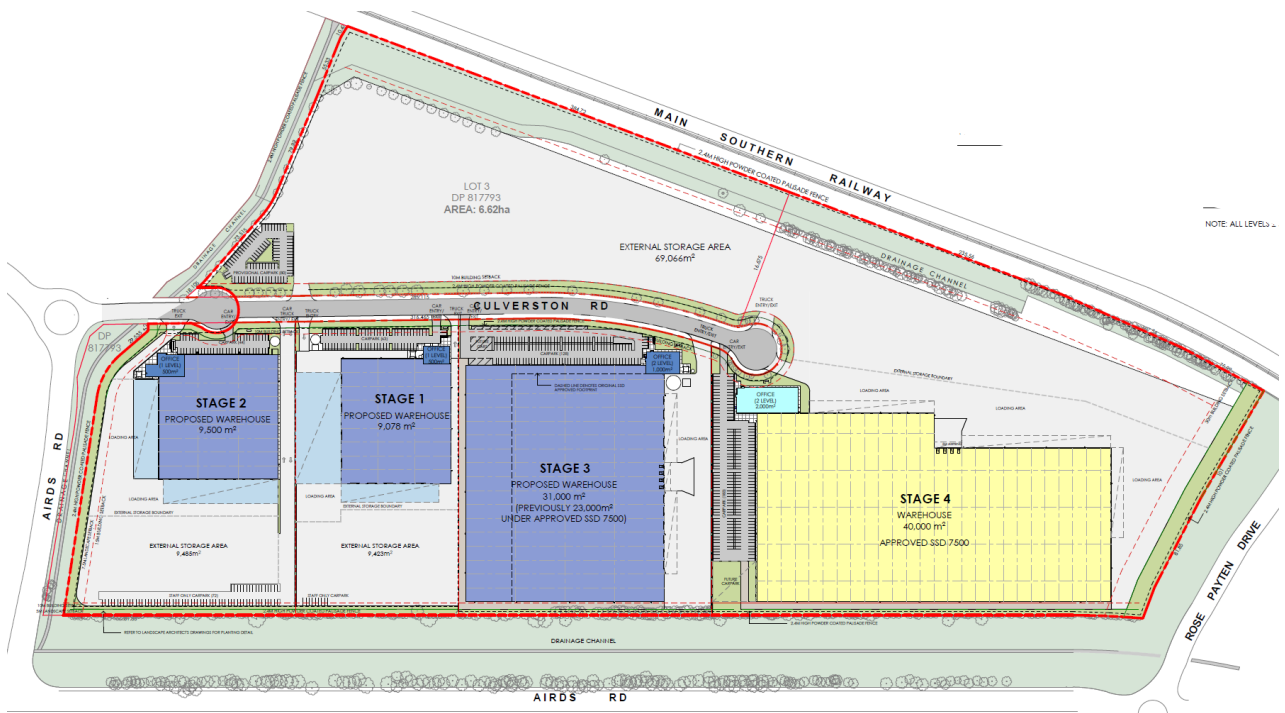
Element	Project Details
Hardstand Area	8.8 hectares for storage associated with warehousing and logistics.
Car Parking	542 spaces with provision for 80 additional spaces if required
Access and Servicing	Access and servicing arrangements will be provided in accordance with the relevant Australian Standards.
Primary Land Use	Warehousing, distribution and logistics
Bulk Earthworks	Bulk earthworks are proposed to be carried out to establish building pads for the Site and balance the cut/fill.
Hours of Operation	24 hours, 7 days per week.
Subdivision	No subdivision of the site is proposed.
Infrastructure and Services	Existing infrastructure and services will be upgraded as required to service the proposed development.
Operational Jobs	300-400 jobs
Construction Jobs	200-300 jobs

The development is proposed to be undertaken in four (4) stages in accordance with Table 2 and Figure 1.

Table 2 Proposed staging

Development Particular	Staging			
	Stage 1	Stage 2	Stage 3	Stage 4
Approximate Total GFA	Warehouse: 9,078 m ² Office: 300 m ²	Warehouse: 9,500 m ² Office: 500 m ²	Warehouse: 31,000 m ² Office: 1,000 m ²	Warehouse: 40,000 m ² Office: 2,000 m ²
Approximate Hardstand	8.8 ha for storage associated with warehousing and logistics purposes			

Figure 1 Site Masterplan



Source: Watch This Space Design

Figure 2 Perspectives south west from Airds Road, north-western corner of site from Airds Road & east from Airds Road





Source: Urbis

Site Preparation

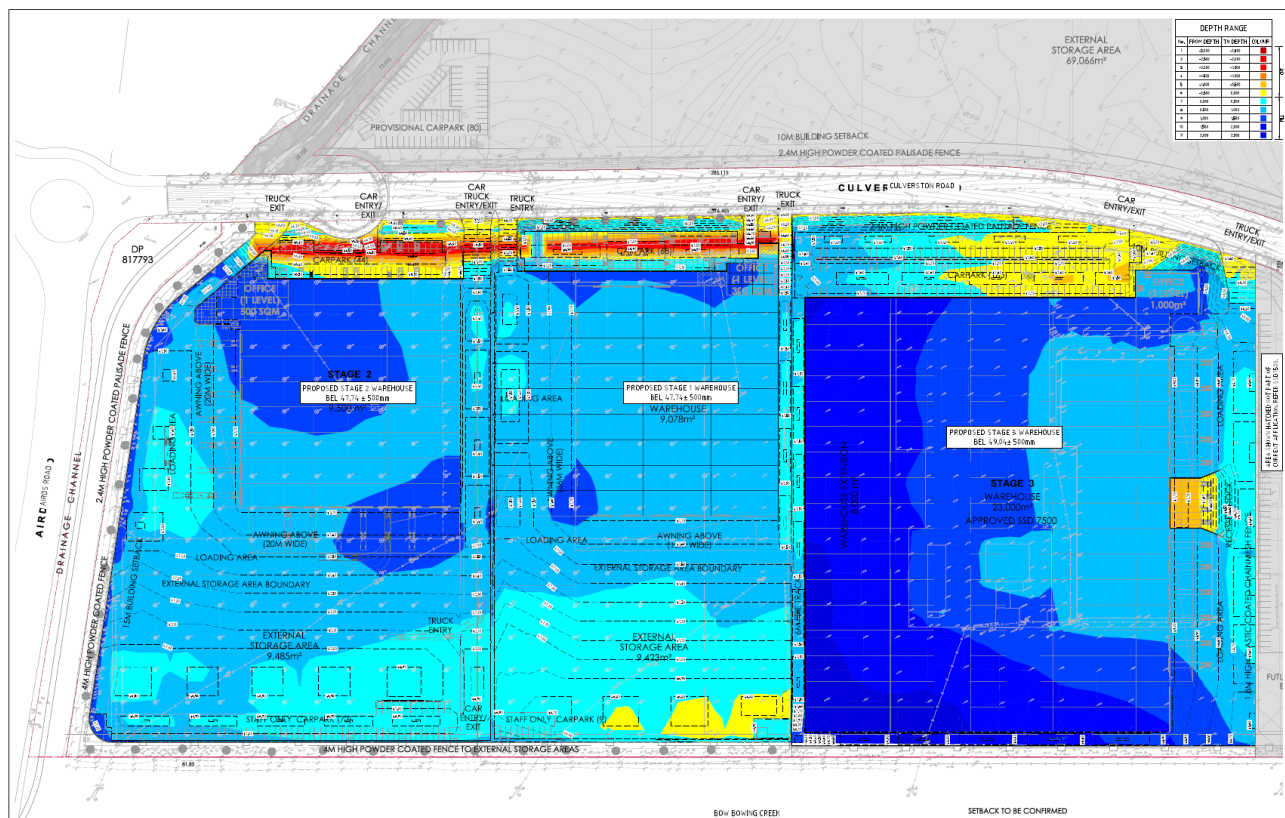
The proposal includes bulk earthworks to facilitate the proposed development. Filling is proposed across the site to create four (4) flat building pads.

Overall cut to fill volumes are summarised in Table 3 and Figure 3.

Table 3 Cut to Fill Volumes

Cut or Fill	Volume
Total Cut	- 12,350m ³
Total Fill	243,750m ³
Excess of Fill over Cut	231,400m ³

Figure 3 Cut and Fill Plan for Stages 1-3



Source: Costin Roe

Drawings

Drawings for the proposed development are outlined in Table 4.

Table 4 Drawing Schedule

Drawing No.	Description	Author
A-00_E	Cover Sheet	Watch This Space Design
A-01_B	Survey Plan	Watch This Space Design

Drawing No.	Description	Author
A-02_C	Site Analysis – Solar Access, View Corridors, Landform & Existing Infrastructure	Watch This Space Design
A-03_C	Demolition Plan	Watch This Space Design
A-04_C	Site Masterplan – Stage 1, 2, 3 & 4	Watch This Space Design
A-05_D	Site Elevations – Stage 1, 2, 3 & 4	Watch This Space Design
A-06_D	Site Sections – Stage 1, 2, 3 & 4	Watch This Space Design
A-010_D	Signage Strategy Plan – Stage 1, 2, 3 & 4	Watch This Space Design
A-011_D	Aerial View 1 – Stage 1, 2, 3 & 4	Watch This Space Design
A-012_D	Aerial View 2 – Stage 1, 2, 3 & 4	Watch This Space Design
A-101_D	Stage 1 – Site Plan	Watch This Space Design
A-102_C	Stage 1 – Floor Plan	Watch This Space Design
A-103_C	Stage 1 – Roof Plan	Watch This Space Design
A-104_C	Stage 1 – Office Floor Plan	Watch This Space Design
A-105_D	Stage 1 – Elevations 1	Watch This Space Design
A-106_D	Stage 1 – Elevations 2	Watch This Space Design
A-107_C	Stage 1 – Sections AA, BB	Watch This Space Design
A-108_D	Stage 1 – External Finishes Board	Watch This Space Design
A-201_D	Stage 2 – Site Plan	Watch This Space Design
A-202_C	Stage 2 – Floor Plan	Watch This Space Design
A-203_C	Stage 2 – Roof Plan	Watch This Space Design
A-204_C	Stage 2 – Office Floor Plan	Watch This Space Design
A-205_D	Stage 2 – Elevations 1	Watch This Space Design
A-206_D	Stage 2 – Elevations 2	Watch This Space Design
A-207_C	Stage 2 – Sections AA, BB	Watch This Space Design
A-208_B	Stage 2 – External Finishes Board	Watch This Space Design
A-301_D	Stage 3 – Site Plan	Watch This Space Design
A-302_D	Stage 3 – Floor Plan	Watch This Space Design

Drawing No.	Description	Author
A-303_D	Stage 3 – Roof Plan	Watch This Space Design
A-304_D	Stage 3 – Office Floor Plan	Watch This Space Design
A-305_D	Stage 3 – Elevations 1	Watch This Space Design
A-306_D	Stage 3 – Elevations 2	Watch This Space Design
A-307_D	Stage 3 – Sections AA, BB	Watch This Space Design
A-308_D	Stage 3 – External Finishes Board	Watch This Space Design
A1001_3	Warehouse 1A – Site Plan	Reid Campbell
A1002_3	Warehouse 1A – Floor Plan	Reid Campbell
A1003_3	Warehouse 1A – Roof Plan	Reid Campbell
A1004_3	Warehouse 1A – Office Floor Plan	Reid Campbell
A1005_3	Warehouse 1A – Elevations 1	Reid Campbell
A1006_3	Warehouse 1A – Elevations 2	Reid Campbell
A1007_3	Warehouse 1A – Section AA, BB, CC	Reid Campbell
A1010_3	Warehouse 1A – External Finishes Board	Reid Campbell
Landscape		
LDA-001_G	Landscape Masterplan	Ground Ink Landscape Arch
LDA-002_G	Tree Retention Plan	Ground Ink Landscape Arch
LDA-003_F	Stage 4 Landscape Plan	Ground Ink Landscape Arch
LDA-004_F	Stage 1 & 2 Landscape Plan	Ground Ink Landscape Arch
LDA-005_F	Stage 3 Landscape Plan	Ground Ink Landscape Arch
LDA-006_F	External Storage Area Landscape Plan	Ground Ink Landscape Arch
Civil Engineering – plans applicable to Stage 4 & eastern external storage area		
EIS-C1-001	Cover Sheet and Drawing List	Arcadis
EIS-C1-002_01	General Arrangement Plan	Arcadis
EIS-C1-011_01	Preliminary Erosion and Sediment Control Plan	Arcadis
EIS-C1-002_01	Cut and Fill Plan	Arcadis
EIS-C1-002_01	Siteworks and Stormwater Plan	Arcadis

Drawing No.	Description	Author
EIS-C1-002_01	Typical Site Sections	Arcadis
Civil Engineering – plans applicable to Stages 1, 2 & 3		
C014506.00-SSDA10	Drawing List & General Notes	Costin Roe
C014506.00-SSDA20	Erosion and Sediment Control Plan	Costin Roe
C014506.00-SSDA25	Erosion and Sediment Control Details	Costin Roe
C014506.00-SSDA30	Bulk Earthworks Plan	Costin Roe
C014506.00-SSDA31	Cut/Fill Plan	Costin Roe
C014506.00-SSDA35	Bulk Earthworks Sections - Sheet 1	Costin Roe
C014506.00-SSDA36	Bulk Earthworks Sections - Sheet 2	Costin Roe
C014506.00-SSDA40	Stormwater Drainage Plan	Costin Roe
C014506.00-SSDA45	Stormwater Drainage Details	Costin Roe
C014506.00-SSDA50	Finished Levels Plan	Costin Roe
C014506.00-SSDA65	Typical Sections and Wall Details	Costin Roe

Supporting Documents

Documents provided in support of the proposal are outlined in Table 5.

Table 5 Document Schedule

Appendix No.	Description	Author
Appendix B	Statutory Compliance Schedule	Urbis
Appendix C	Updated Mitigation Measures	Urbis
Appendix D	Architectural Drawings	Watch This Space Design
Appendix E	Landscape Plans	Ground Ink Landscape Arch
Appendix F	Civil Engineering Report	Costin Roe
Appendix G	Civil Plans	Costin Roe
Appendix H	Contamination & Remediation Technical Note	Golder Associates
Appendix I	Traffic Impact Assessment	Ason Group
Appendix J	View Impact Assessment	Urbis

Appendix No.	Description	Author
Appendix K	Acoustic Assessment	Pulse White Noise Acoustics
Appendix L	BCA Report	McKenzie