



STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD - 7500 MODIFICATION 2

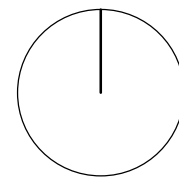
ADDRESS: LOT 400 DP 875711 AND LOT 3 DP 817793,
5-9 CULVERSTON ROAD, MINTO NSW

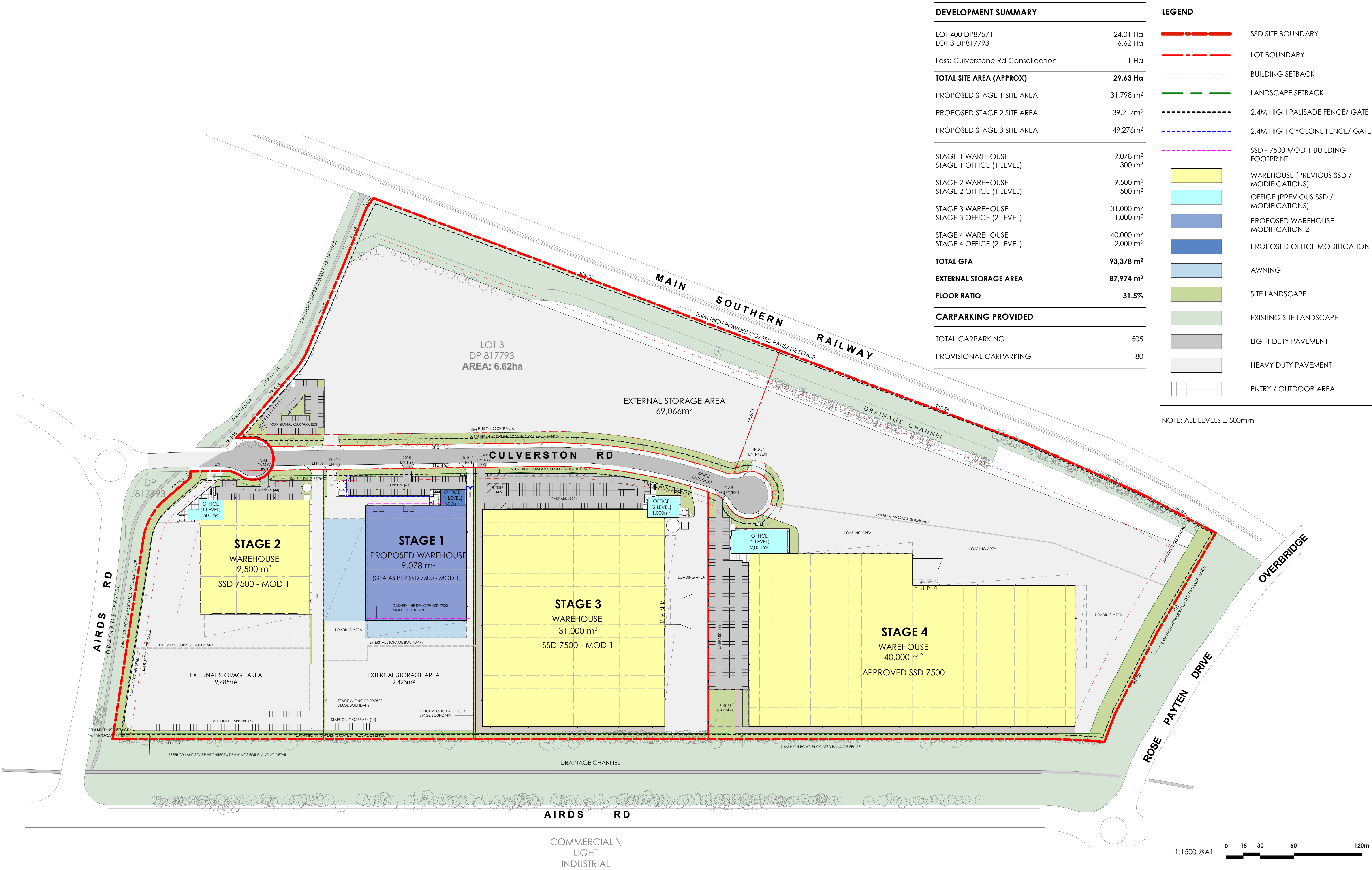
PREPARED FOR: CHARTER HALL
LEVEL 20, 1 MARTIN PLACE,
SYDNEY NSW 2000

PREPARED BY: WATCH THIS SPACE DESIGN PTY LTD
LEVEL 3, SUITE 9, 35 BUCKINGHAM STREET,
SURRY HILLS NSW 2010

DATE: FEBRUARY 2022

DRAWING LIST			
SHEET NO.	SHEET NAME	ISSUE DATE	CURRENT REVISION
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DEVELOPMENT SUMMARY		LEGEND	
LOT 400 DP87571	24.01 Ha		SSD SITE BOUNDARY
LOT 3 DP817793	6.62 Ha		LOT BOUNDARY
Less: Culverstone Rd Consolidation	1 Ha		BUILDING SETBACK
TOTAL SITE AREA (APPROX)	29.63 Ha		LANDSCAPE SETBACK
PROPOSED STAGE 1 SITE AREA	31,798 m²		2.4M HIGH PALISADE FENCE/ GATE
PROPOSED STAGE 2 SITE AREA	39,217m²		2.4M HIGH CYCLONE FENCE/ GATE
PROPOSED STAGE 3 SITE AREA	49,276m²		SSD - 7500 MOD 1 BUILDING FOOTPRINT
STAGE 1 WAREHOUSE	9,078 m²		WAREHOUSE (PREVIOUS SSD / MODIFICATIONS)
STAGE 1 OFFICE (1 LEVEL)	300 m²		OFFICE (PREVIOUS SSD / MODIFICATIONS)
STAGE 2 WAREHOUSE	9,500 m²		PROPOSED WAREHOUSE MODIFICATION 2
STAGE 2 OFFICE (1 LEVEL)	500 m²		PROPOSED OFFICE MODIFICATION 2
STAGE 3 WAREHOUSE	31,000 m²		AWNING
STAGE 3 OFFICE (2 LEVEL)	1,000 m²		SITE LANDSCAPE
STAGE 4 WAREHOUSE	40,000 m²		EXISTING SITE LANDSCAPE
STAGE 4 OFFICE (2 LEVEL)	2,000 m²		LIGHT DUTY PAVEMENT
TOTAL GFA	93,378 m²		HEAVY DUTY PAVEMENT
EXTERNAL STORAGE AREA	87,974 m²		ENTRY / OUTDOOR AREA
FLOOR RATIO	31.5%		
CARPARKING PROVIDED			
TOTAL CARPARKING	505		
PROVISIONAL CARPARKING	80		

NOTE: ALL LEVELS ± 500mm



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Amendments	date
A FOR INFORMATION	03/02/2022
B DRAFT ISSUE	09/02/2022
C SSDA ISSUE	11/02/2022



Client
CHARTER HALL
Project
5-9 CULVERSTON ROAD, MINTO NSW

Drawn
EC
Scale
As indicated

Checked
EC
Date
11/02/2022

Approved
PM
Date
11/02/2022

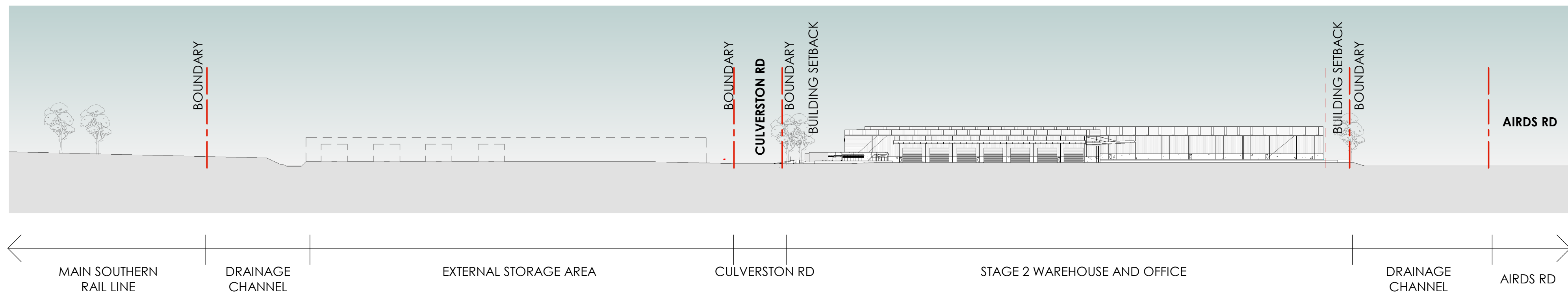
Drawing Title
SITE MASTERPLAN – STAGE 1, 2, 3 & 4

Project Number
CH 2CUL

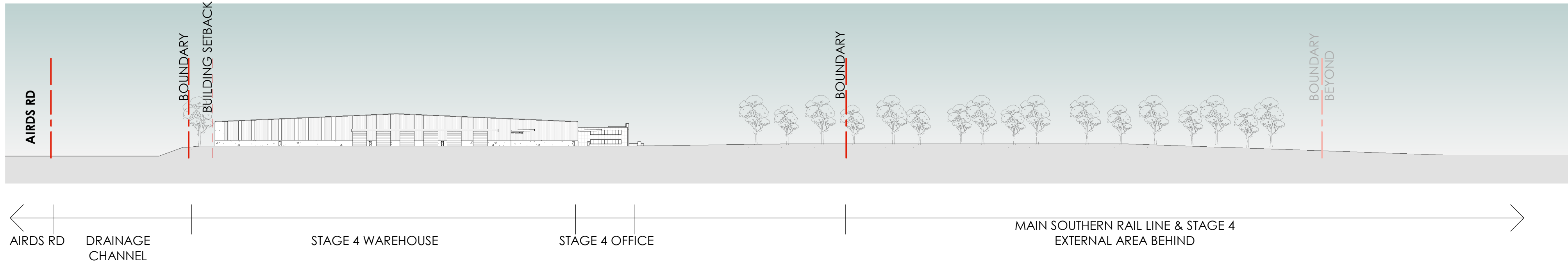
Status
SSD-7500 MOD 2

Drawing Number
A - 04

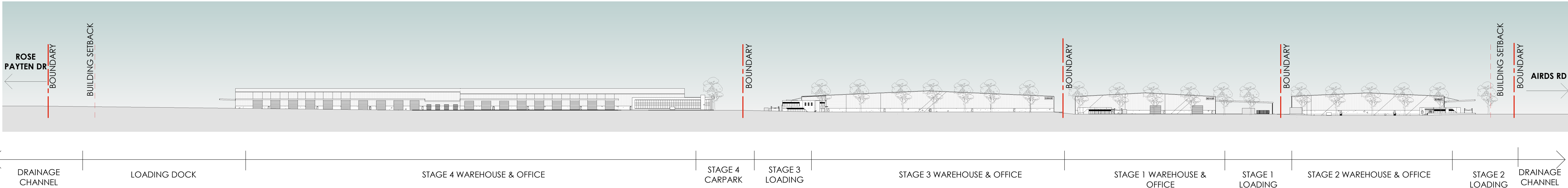




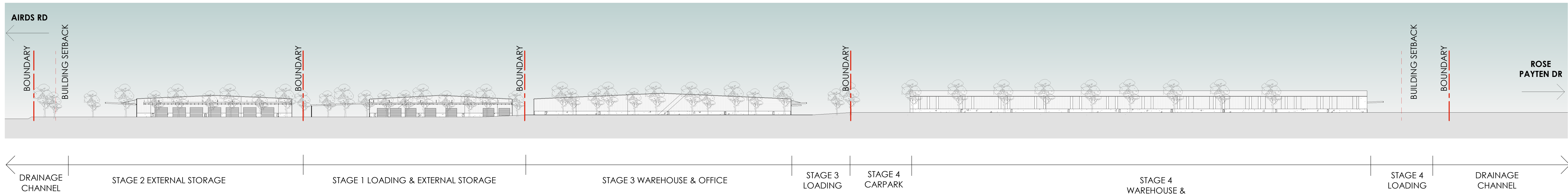
1 SITE ELEVATION - NORTH VIA AIRDS RD
1 : 1250



2 SITE ELEVATION - SOUTH VIA ROSE PAYTEN DR
1 : 1250



3 SITE ELEVATION - EAST VIA CULVERSTON RD
1 : 1250



4 SITE ELEVATION - WEST VIA AIRDS RD
1 : 1250



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Scale
1 : 1250

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09/02/2022

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09/02/2022

Drawing Title
SITE ELEVATIONS – STAGE 1, 2, 3 & 4

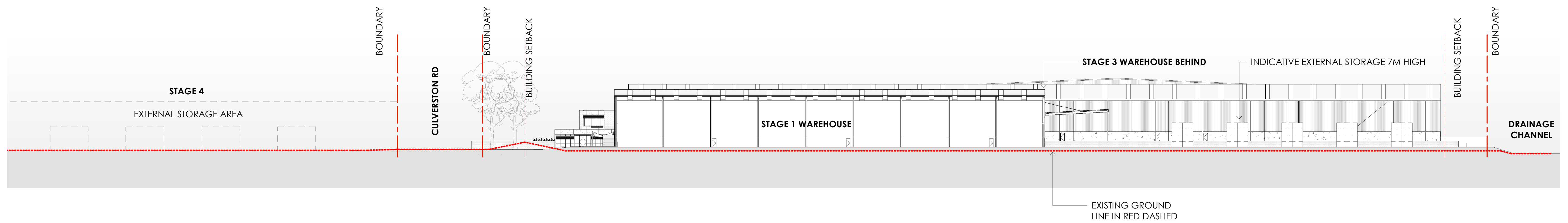
Project Number
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Status
SSD-7500 MOD 2

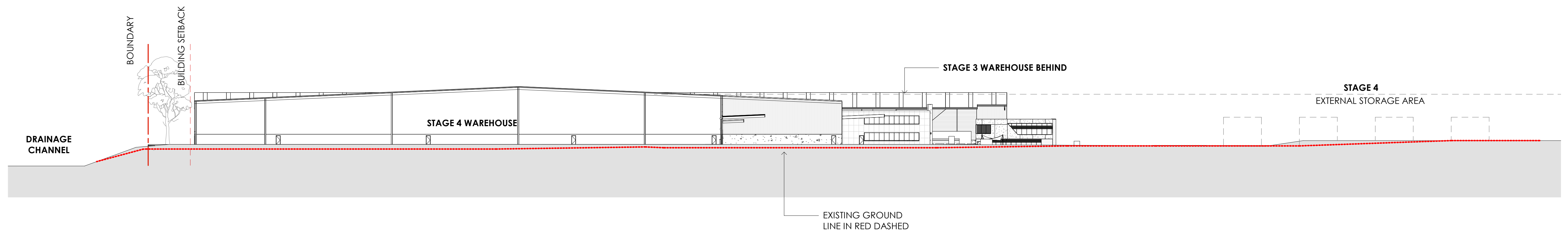
Drawing Number
A - 05

Rev

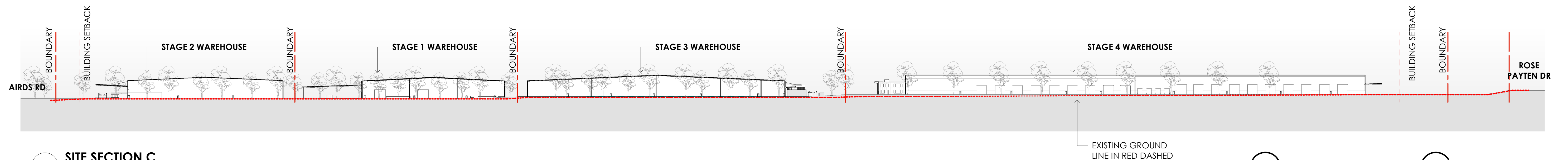
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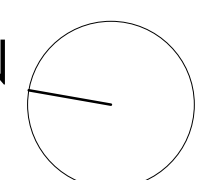
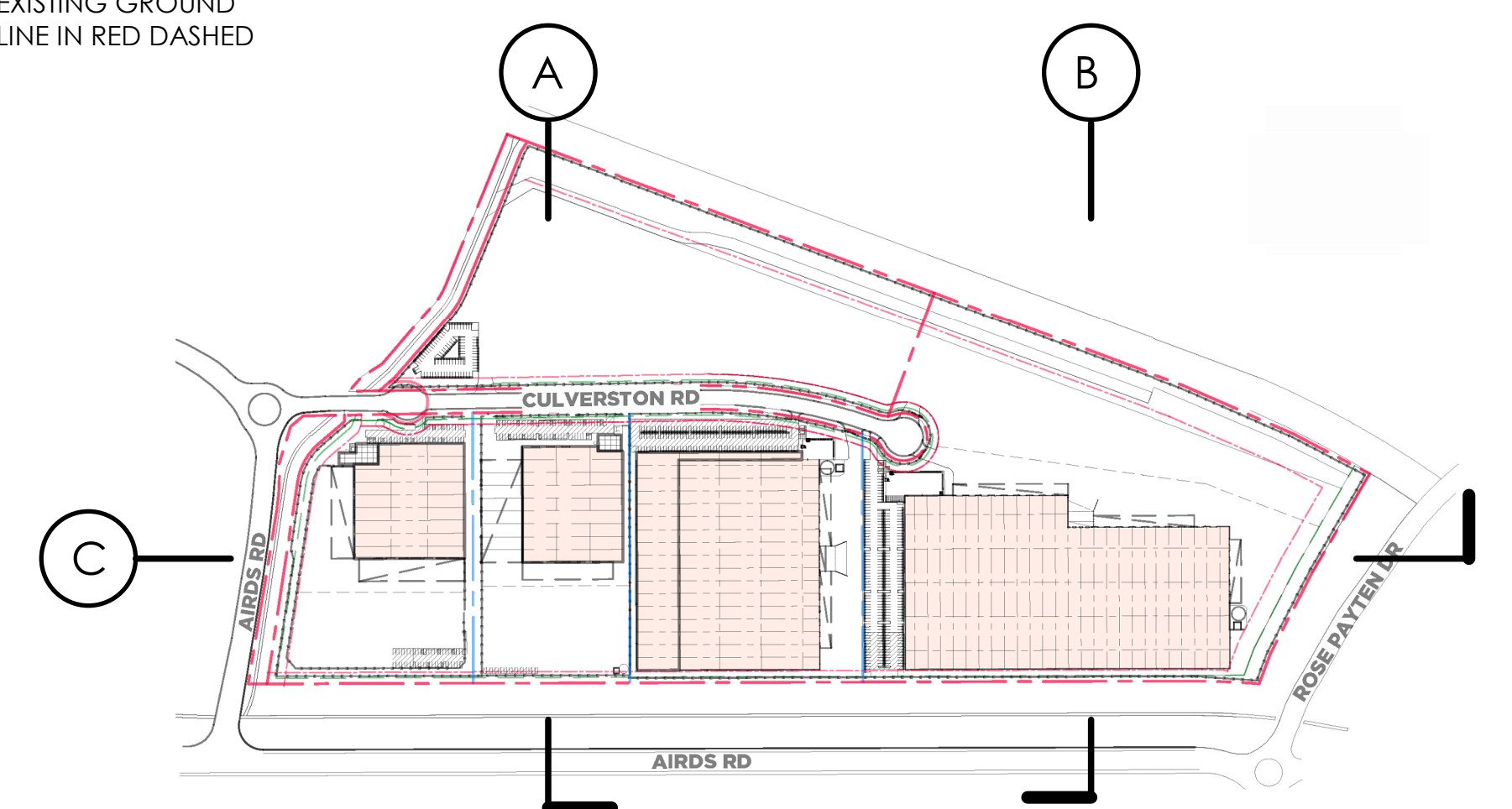
1 SITE SECTION A
1 : 500

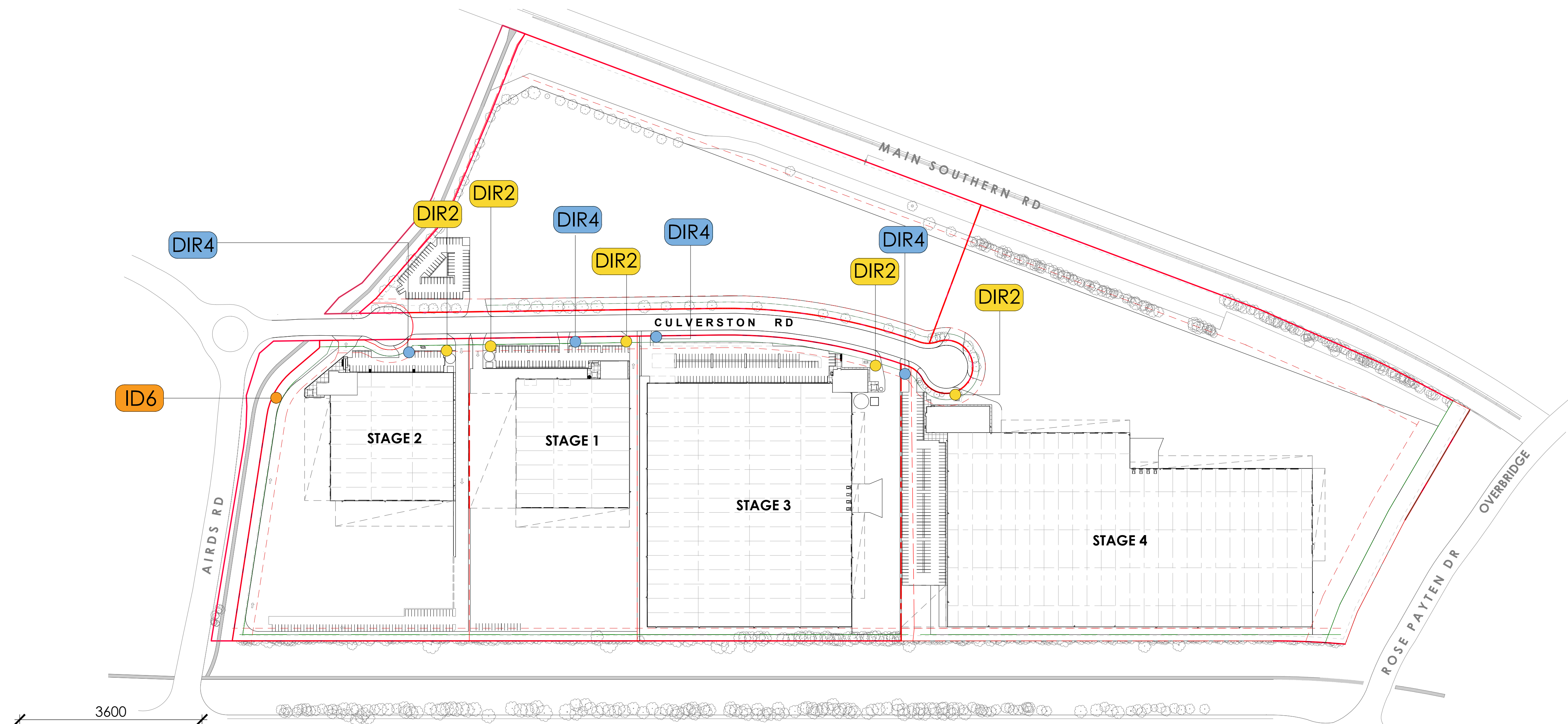


2 SITE SECTION B
1 : 500

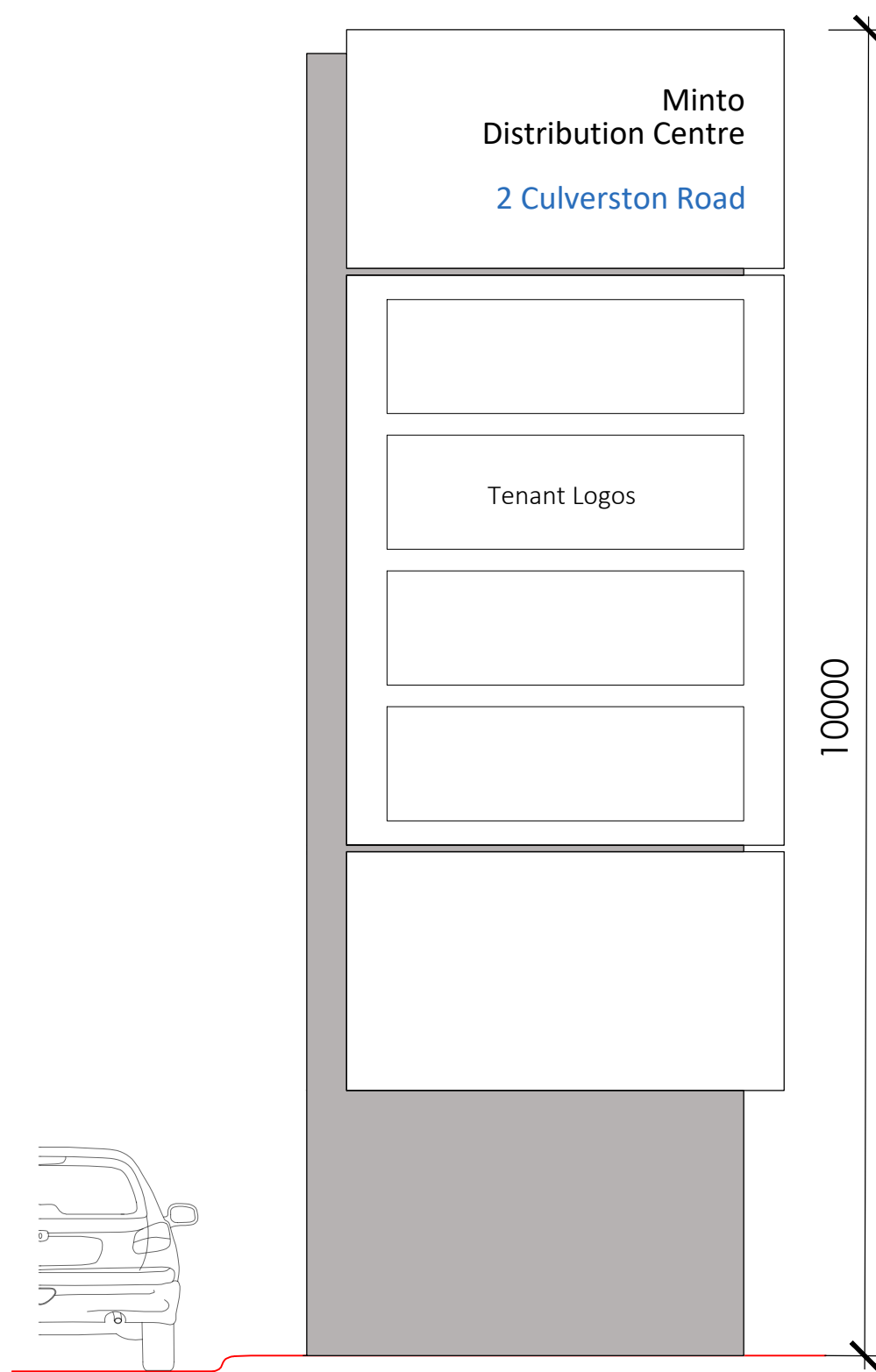


3 SITE SECTION C
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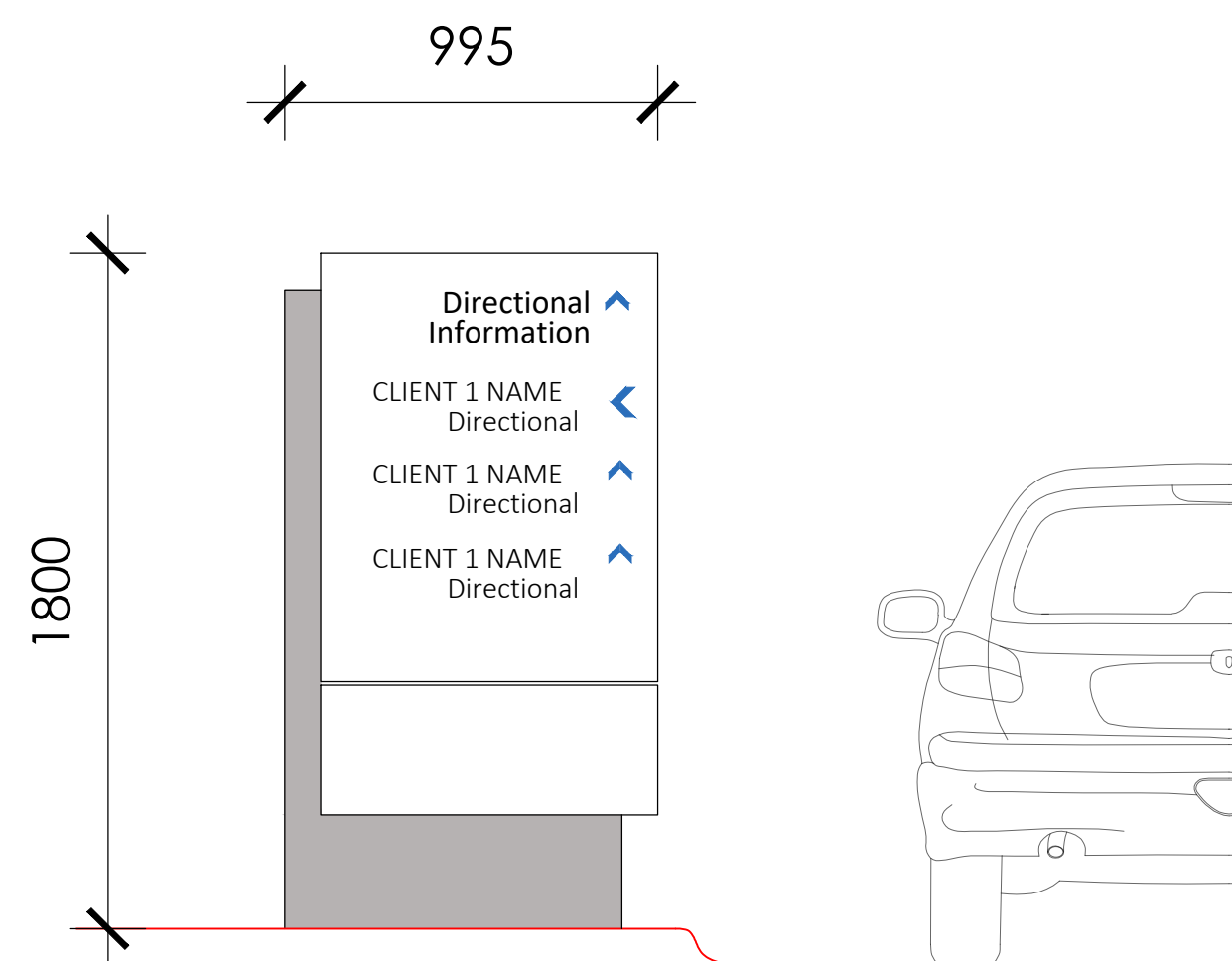




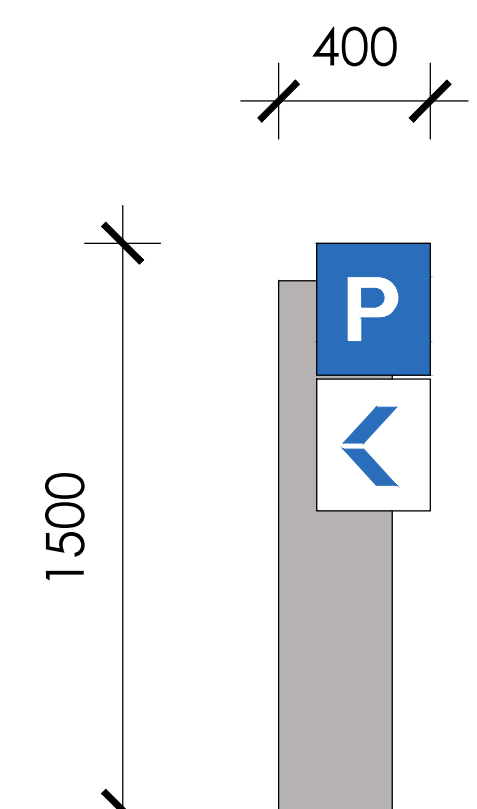
1 KEY MAP
1:2000



2 ID 6 - FRONT ELEVATION
1:50



3 DIR 2 - FRONT ELEVATION
1:20



4 DIR 4 - FRONT ELEVATION
1:20





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11/02/2022



Client
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Project
**5-9 CULVERSTON RD
MINTO NSW 2566**
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CC
Scale
NTS

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Date
FEB 2022

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PM
Date
FEB 2022

Drawing Title
AERIAL VIEW - STAGE 1, 2, 3 & 4
Project Number
CH 2CUL
Drawing Number
A - 0012
Status
SSD - 7500 MOD 2

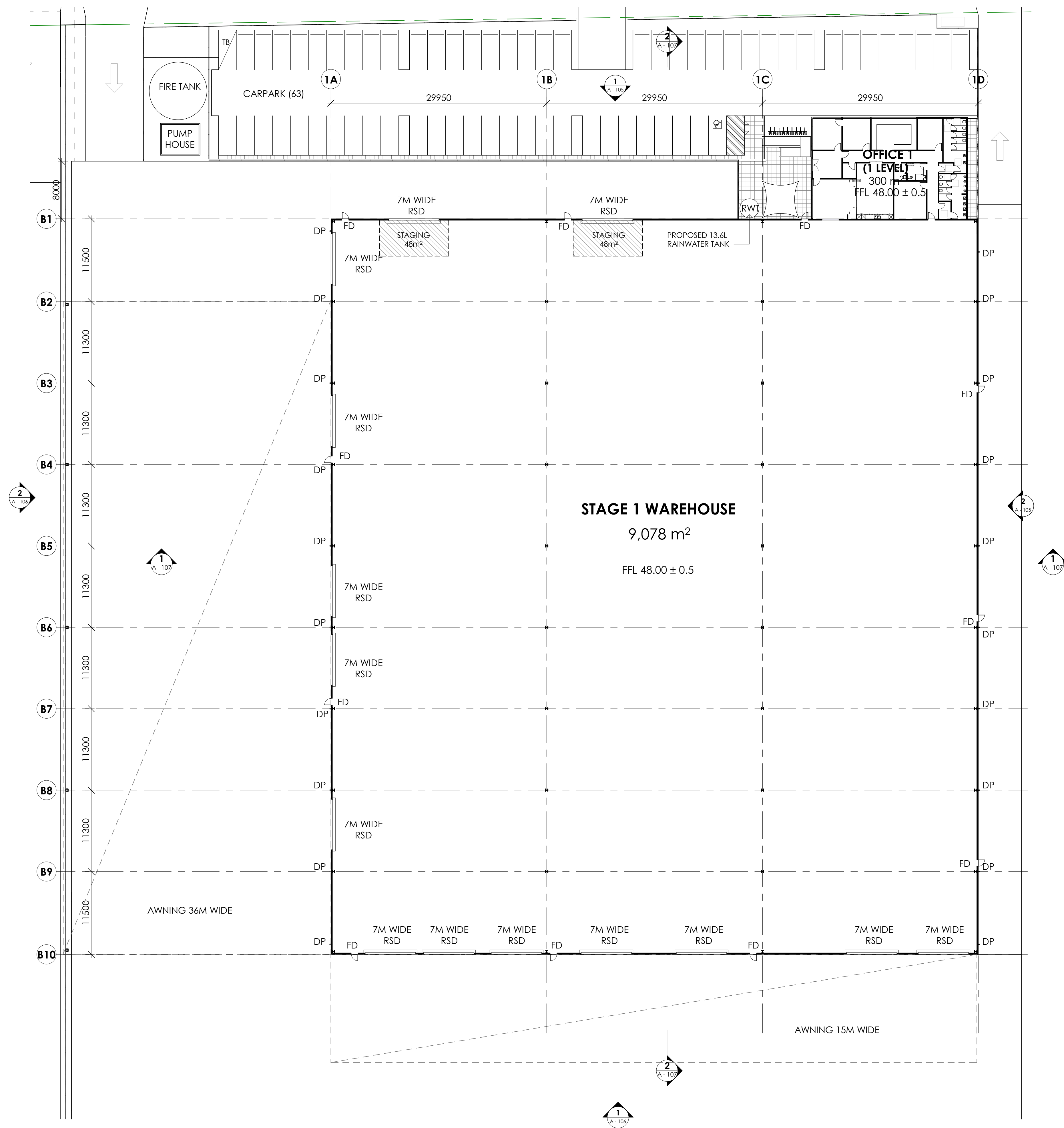
Rev
B



NOTE: ALL LEVELS $\pm$ 500mm



LEGEND	
RSD	ROLLER SHUTTER DOOR
FD	FIRE DOOR
DP	DOWNPIPE
RWT	RAINWATER TANK
SUB	SUBSTATION



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Date
11/02/2022

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Date
11/02/2022

Drawing Title
STAGE 1 - FLOOR PLAN

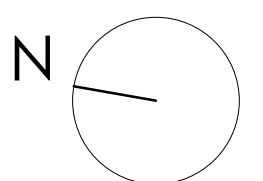
Project Number
CH 2CUL

Status
SSD-7500 MOD 2

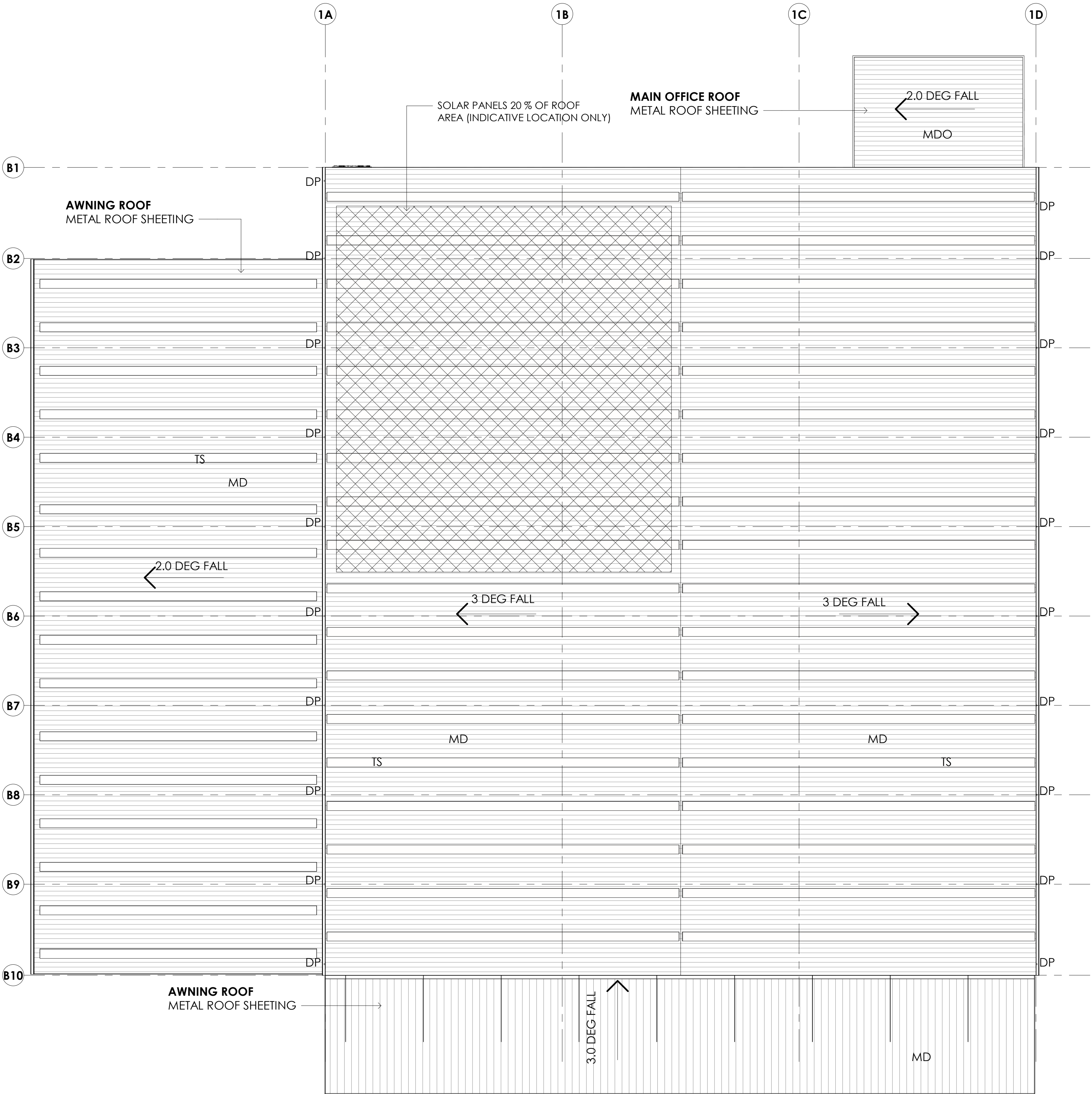
Drawing Number
A - 102

Rev

B



LEGEND	
MD	PROPOSED METAL DECK ROOF - ZINCALUME
MDO	PROPOSED METAL DECK OFFICE - KLIPLOCK
TS	TRANSLUCENT SHEETING
DP	DOWNPIPE



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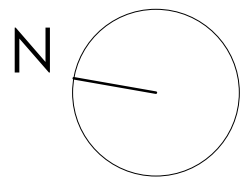
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STAGE 1 - ROOF PLAN

Project Number
CH 2CUL

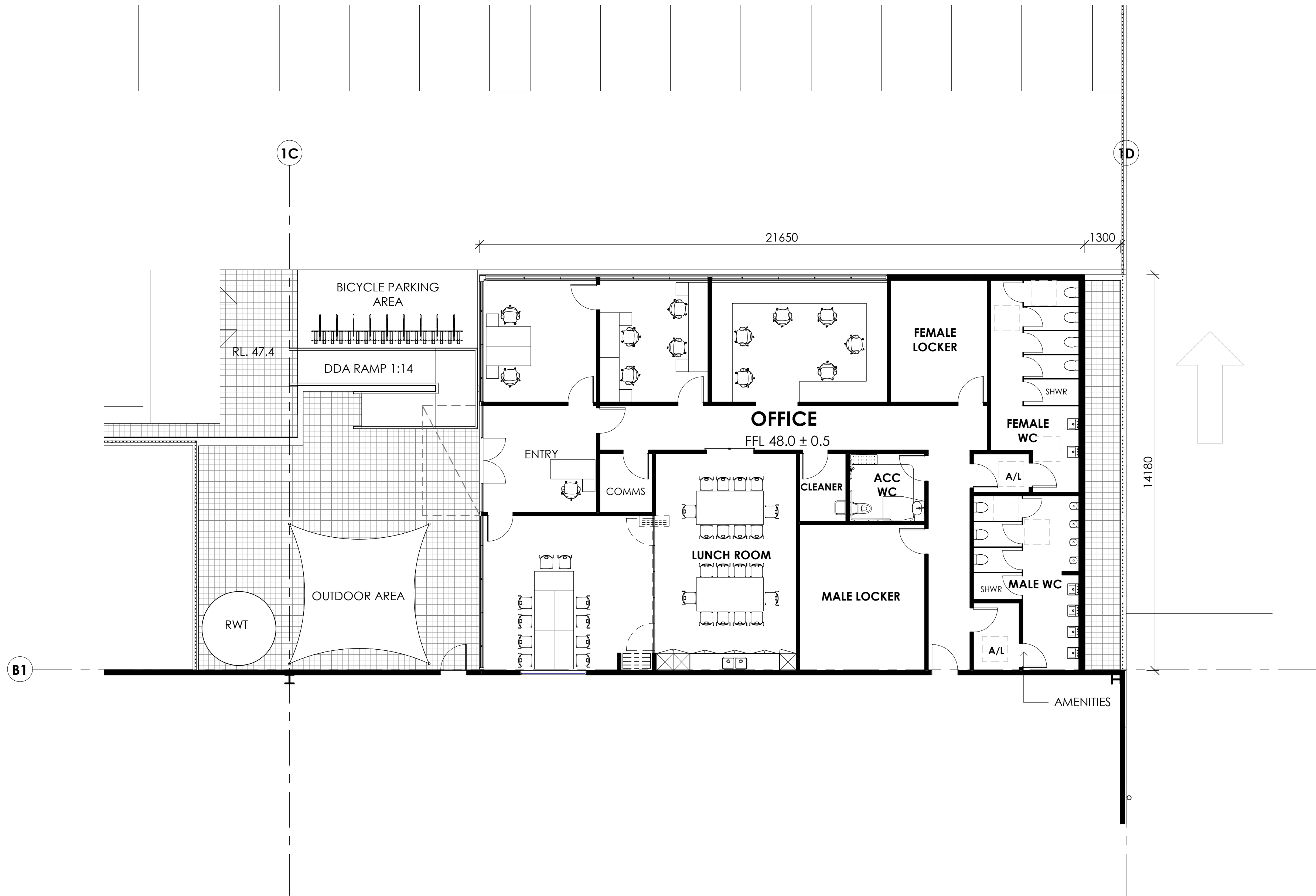
Status
SSD-7500 MOD 2

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B

Drawing Number
A - 103



LEGEND	
RSD	ROLLER SHUTTER DOOR
FD	FIRE DOOR
DP	DOWNPIPE
RWT	RAINWATER TANK
SUB	SUBSTATION



1 STAGE 1 OFFICE PLAN
1 : 100



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Drawing Title
STAGE 1 - OFFICE FLOOR PLAN

Project Number
CH 2CUL

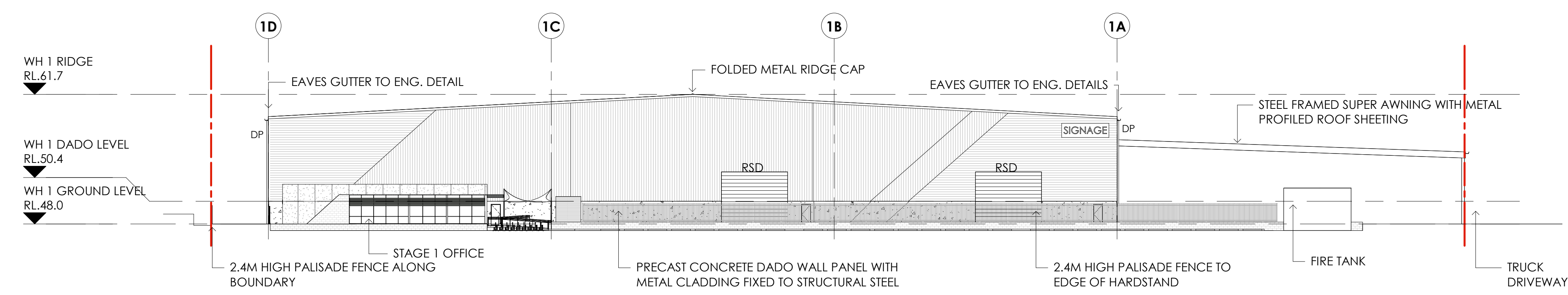
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Drawing Number
A - 104

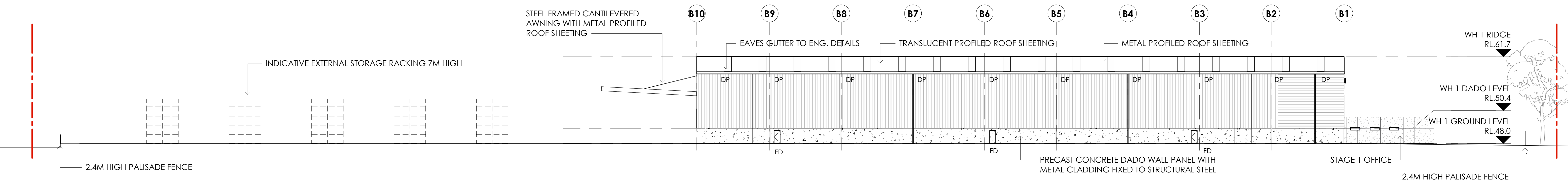
Rev
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N

LEGEND	
RSD	ROLLER SHUTTER DOOR
FD	FIRE DOOR
DP	DOWNPIPE



1 STAGE 1 - EAST ELEVATION
1 : 300



2 STAGE 1 - SOUTH ELEVATION
1 : 300



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Drawing Title
STAGE 1 - ELEVATIONS 1

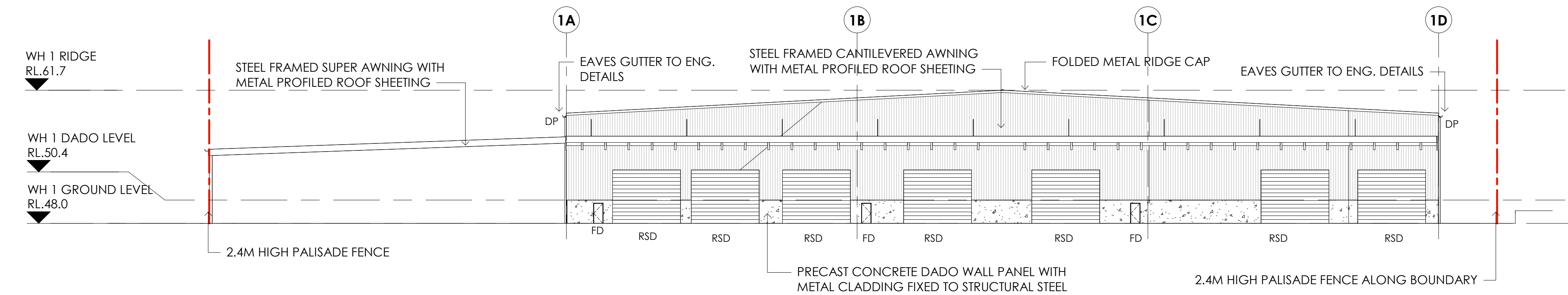
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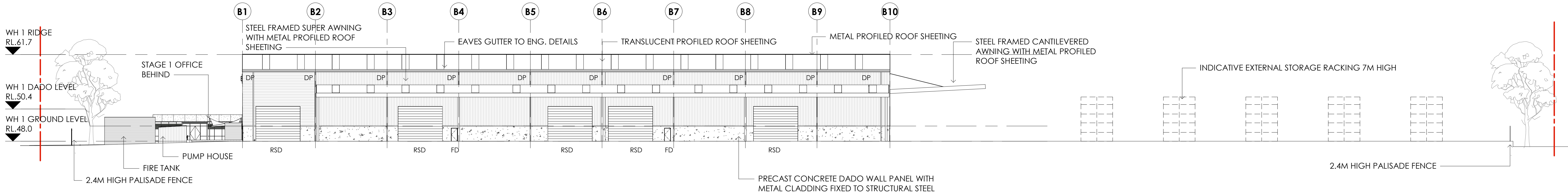
Drawing Number
A - 105

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LEGEND	
RSD	ROLLER SHUTTER DOOR
FD	FIRE DOOR
DP	DOWNPIPE



1 **STAGE 1 - WEST ELEVATION**
1 : 300



2 **STAGE 1 - NORTH ELEVATION**
1 : 300

1:300 @A1 0 3 6 12 24m



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11/02/2022

Drawing Title
STAGE 1 - ELEVATIONS 2

Project Number
CH 2CUL

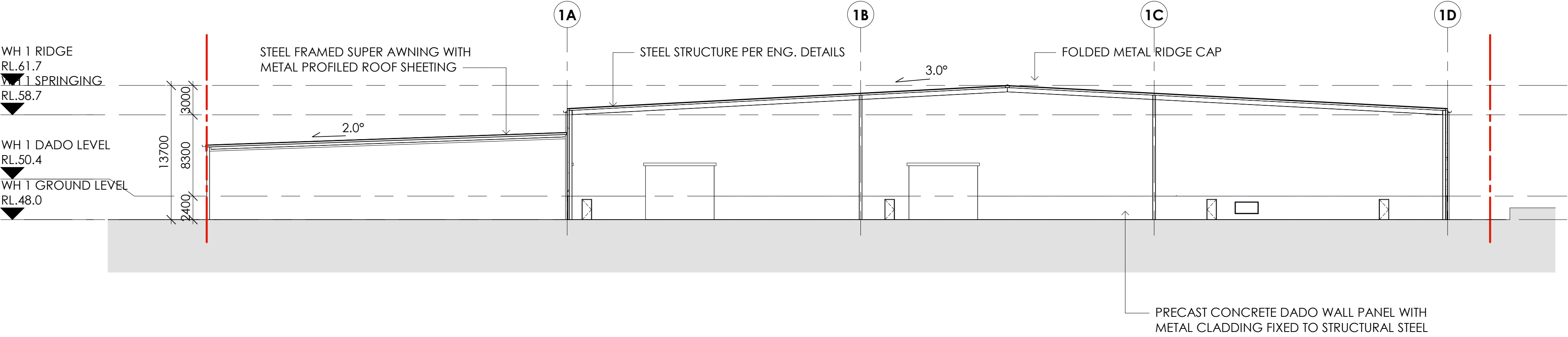
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SSD-7500 MOD 2

Drawing Number
A - 106

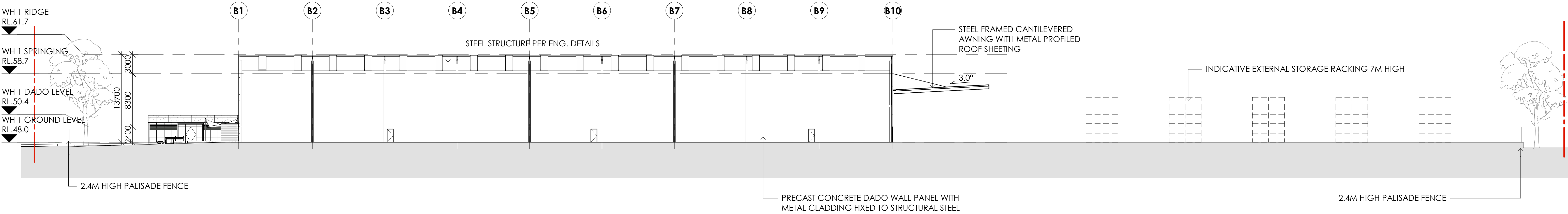
Rev

B

LEGEND	
RSD	ROLLER SHUTTER DOOR
FD	FIRE DOOR
DP	DOWNPIPE



1 STAGE 1 SECTION AA
1 : 300



2 STAGE 1 SECTION BB
1 : 300

1:300 @A1 0 3 6 12 24m



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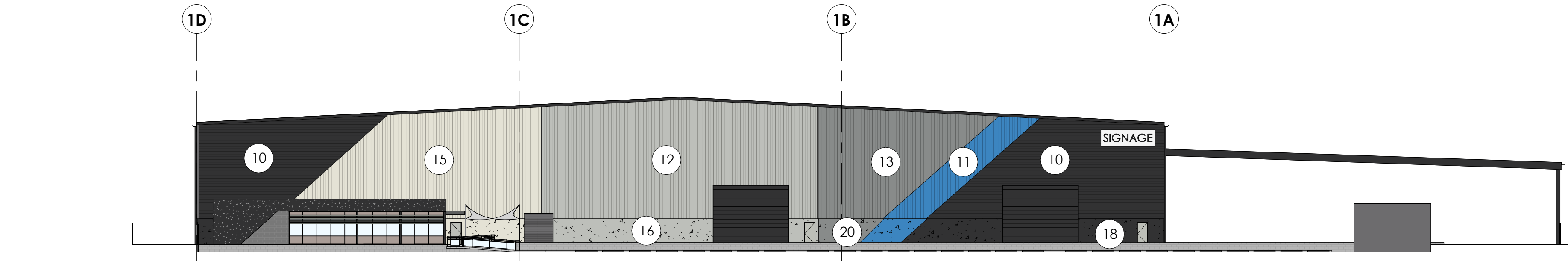
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Project
5-9 CULVERSTON ROAD, MINTO NSW
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EC
Scale
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EC
Date
11/02/2022
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PM
Date
11/02/2022

Drawing Title
STAGE 1 - SECTIONS AA, BB
Project Number
CH 2CUL
Status
SSD-7500 MOD 2

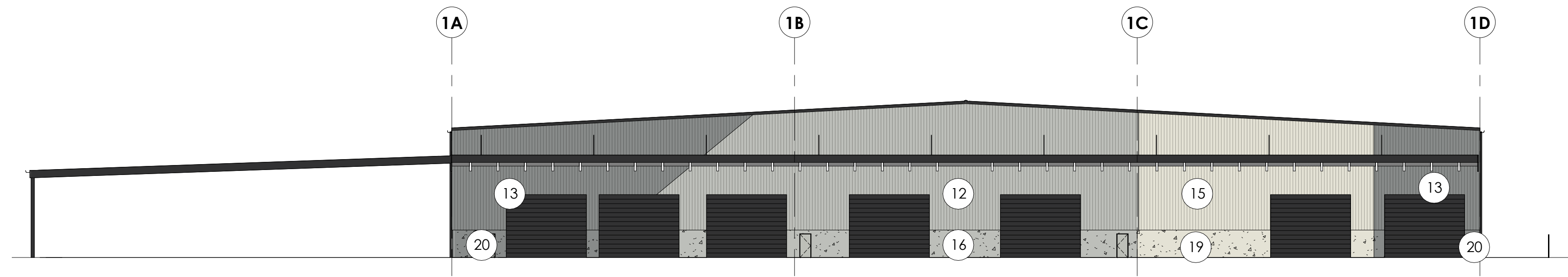
Drawing Number
A - 107

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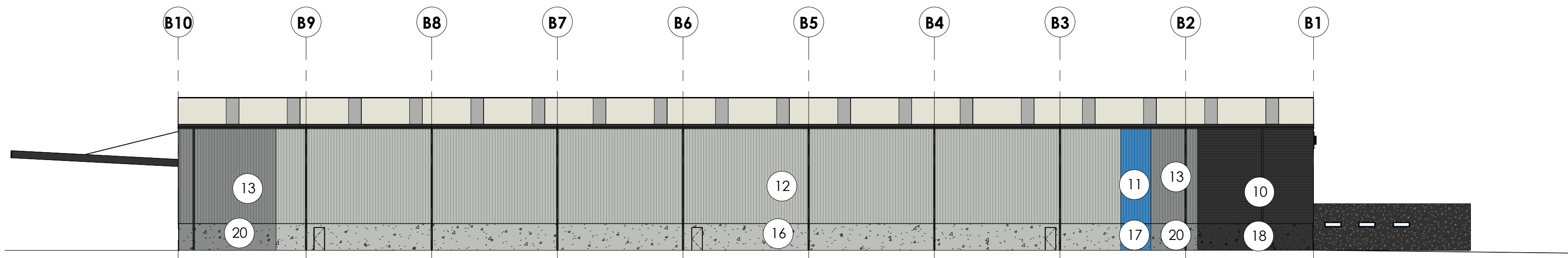
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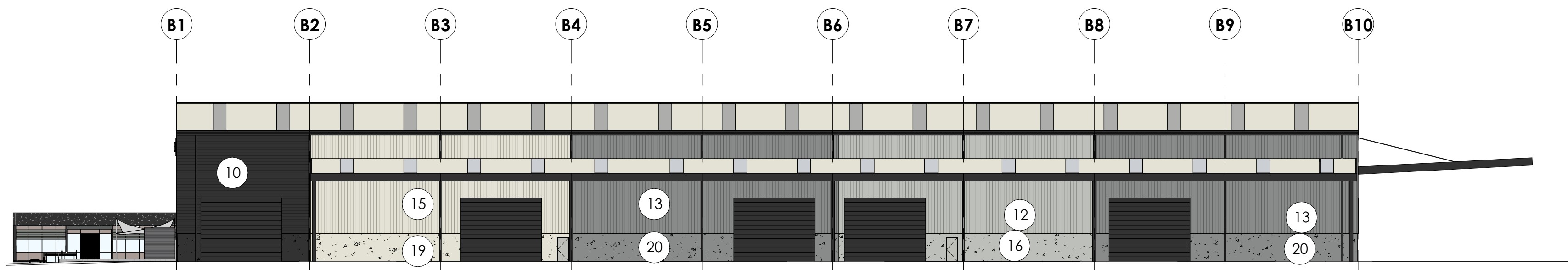
1 STAGE 1 - EXTERNAL FINISHES A
1 : 300



2 STAGE 1 - EXTERNAL FINISHES B
1 : 300



3 STAGE 1 - EXTERNAL FINISHES C
1 : 300



4 STAGE 1 - EXTERNAL FINISHES D
1 : 300

FINISH SCHEDULE

10	COLORBOND METAL WALL CLADDING - HORIZONTAL 'MONUMENT'
11	COLORBOND METAL WALL CLADDING - HORIZONTAL 'CHARTER HALL BLUE'
12	COLORBOND METAL WALL CLADDING - HORIZONTAL 'SHALE GREY'
13	COLORBOND METAL WALL CLADDING - HORIZONTAL 'WINDSPRAY'
14	COLORBOND METAL WALL CLADDING - HORIZONTAL 'BASALT'
15	COLORBOND METAL WALL CLADDING - HORIZONTAL 'SURFMIST'
16	PRECAST CONCRETE WALL PANELS - PAINT FINISH 'SHALE GREY'
17	PRECAST CONCRETE WALL PANELS - PAINT FINISH 'CHARTER HALL BLUE'
18	PRECAST CONCRETE WALL PANELS - PAINT FINISH 'MONUMENT'
19	PRECAST CONCRETE WALL PANELS - PAINT FINISH 'SURFMIST'
20	PRECAST CONCRETE WALL PANELS - PAINT FINISH 'WINDSPRAY'
21	PRECAST CONCRETE WALL PANELS - PAINT FINISH 'BASALT'

1:300 @A1 0 3 6 12 24m



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Amendments
A DRAFT ISSUE
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CHARTER HALL
Project
5-9 CULVERSTON ROAD, MINTO NSW

Drawn
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Scale
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Date
11/02/2022

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Date
11/02/2022

Drawing Title
STAGE 1 - EXTERNAL FINISHES BOARD

Project Number
CH 2CUL

Status
SSD-7500 MOD 2

Drawing Number
A - 108

Rev

B