



STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD - 7500 MODIFICATION 3

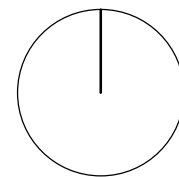
ADDRESS: LOT 400 DP 875711 AND LOT 3 DP 817793,
5-9 CULVERSTON ROAD, MINTO NSW

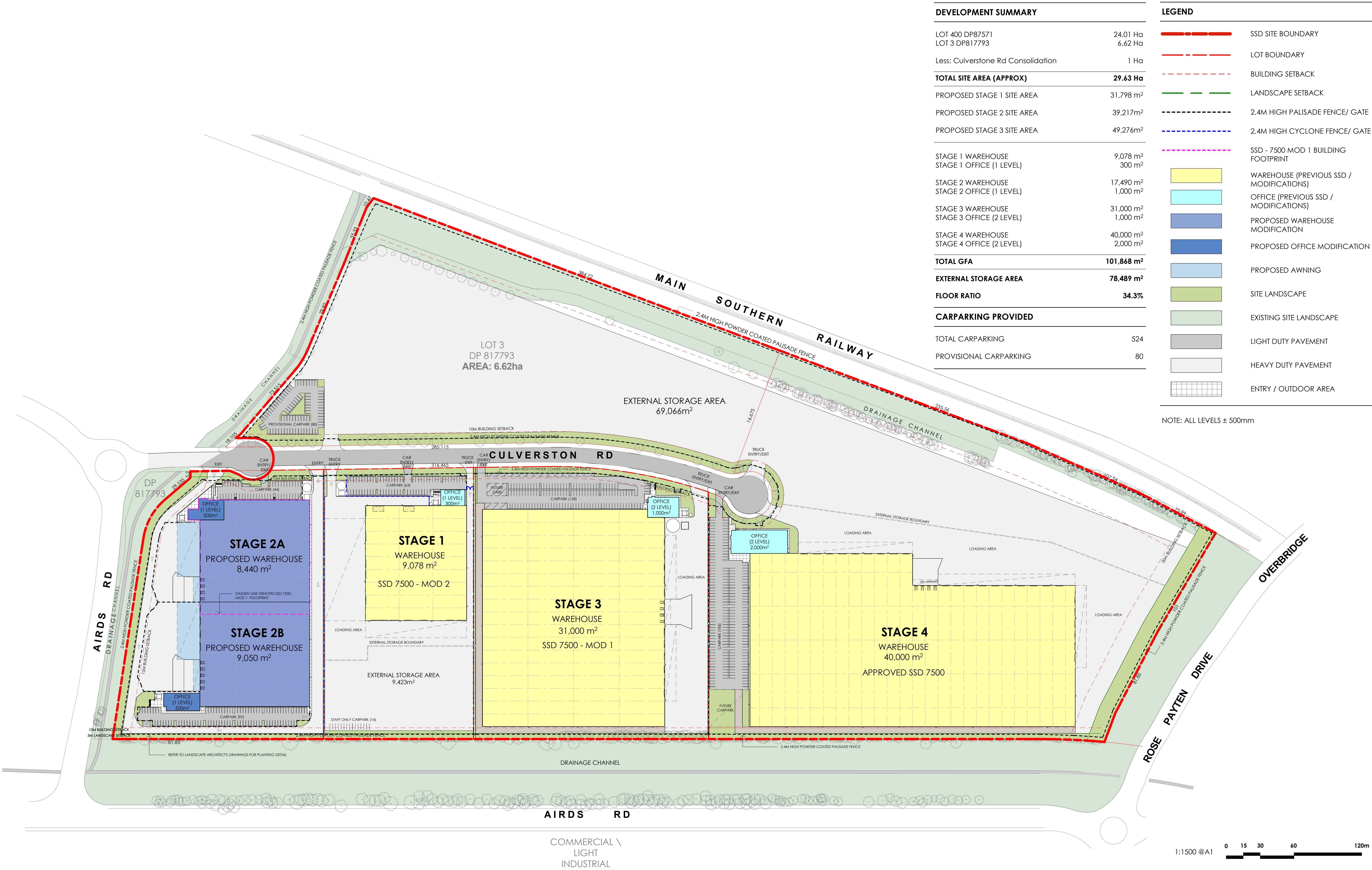
PREPARED FOR: CHARTER HALL
LEVEL 20, 1 MARTIN PLACE,
SYDNEY NSW 2000

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	
LOT 400 DP87571	24.01 Ha
LOT 3 DP817793	6.62 Ha
Less: Culverstone Rd Consolidation	1 Ha
TOTAL SITE AREA (APPROX)	29.63 Ha
PROPOSED STAGE 1 SITE AREA	31,798 m ²
PROPOSED STAGE 2 SITE AREA	39,217m ²
PROPOSED STAGE 3 SITE AREA	49,276m ²
STAGE 1 WAREHOUSE	9,078 m ²
STAGE 1 OFFICE (1 LEVEL)	300 m ²
STAGE 2 WAREHOUSE	17,490 m ²
STAGE 2 OFFICE (1 LEVEL)	1,000 m ²
STAGE 3 WAREHOUSE	31,000 m ²
STAGE 3 OFFICE (2 LEVEL)	1,000 m ²
STAGE 4 WAREHOUSE	40,000 m ²
STAGE 4 OFFICE (2 LEVEL)	2,000 m ²
TOTAL GFA	101,868 m²
EXTERNAL STORAGE AREA	78,489 m²
FLOOR RATIO	34.3%
CARPARKING PROVIDED	
TOTAL CARPARKING	524
PROVISIONAL CARPARKING	80

LEGEND	
	SSD SITE BOUNDARY
	LOT BOUNDARY
	BUILDING SETBACK
	LANDSCAPE SETBACK
	2.4M HIGH PALISADE FENCE/ GATE
	2.4M HIGH CYCLONE FENCE/ GATE
	SSD - 7500 MOD 1 BUILDING FOOTPRINT
	WAREHOUSE (PREVIOUS SSD / MODIFICATIONS)
	OFFICE (PREVIOUS SSD / MODIFICATIONS)
	PROPOSED WAREHOUSE MODIFICATION
	PROPOSED OFFICE MODIFICATION
	PROPOSED AWNING
	SITE LANDSCAPE
	EXISTING SITE LANDSCAPE
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	ENTRY / OUTDOOR AREA

NOTE: ALL LEVELS ± 500mm



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Amendments	date
A FOR INFORMATION	10/02/2022
B FOR INFORMATION	14/02/2022
C DRAFT ISSUE	18/02/2022
D SSDA ISSUE	24/02/2022



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

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Scale
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Date
24/02/2022

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PM
Date
24/02/2022

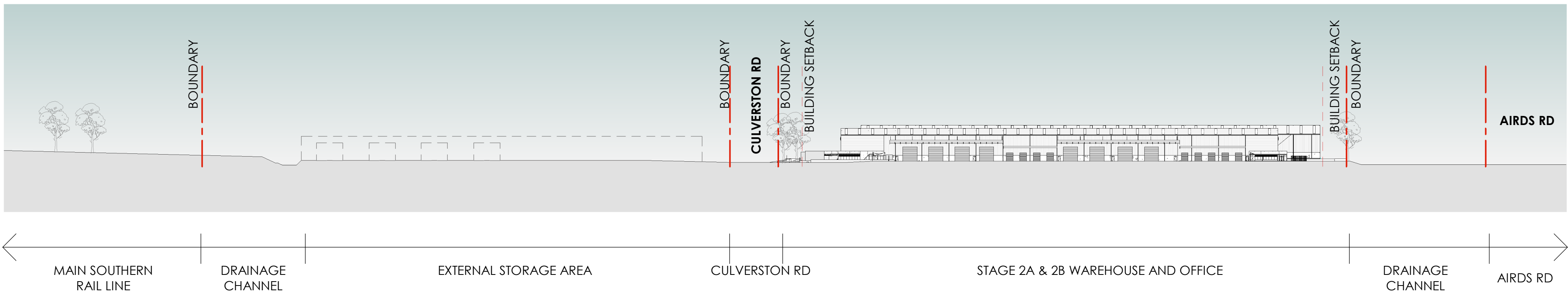
Drawing Title
SITE MASTERPLAN – STAGE 1, 2, 3 & 4

Project Number
CH 2CUL

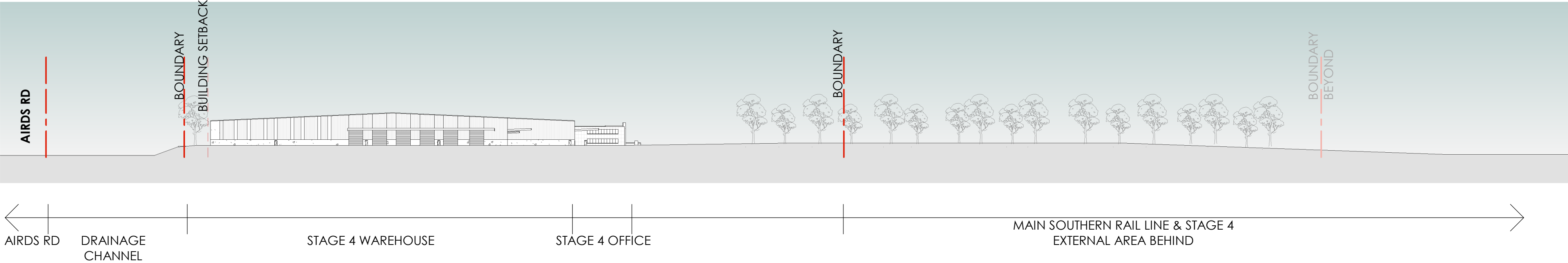
Status
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Drawing Number
A - 04

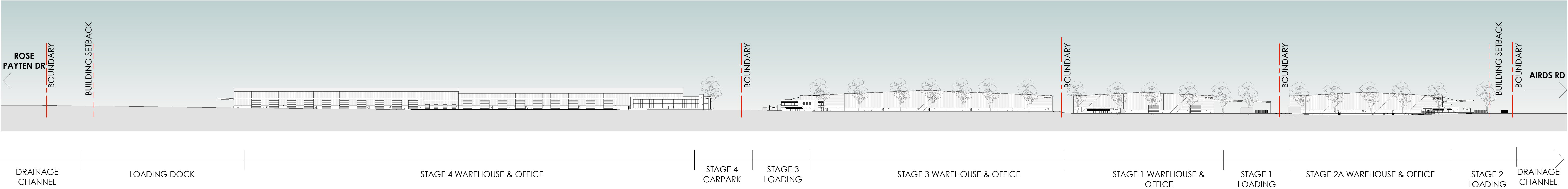




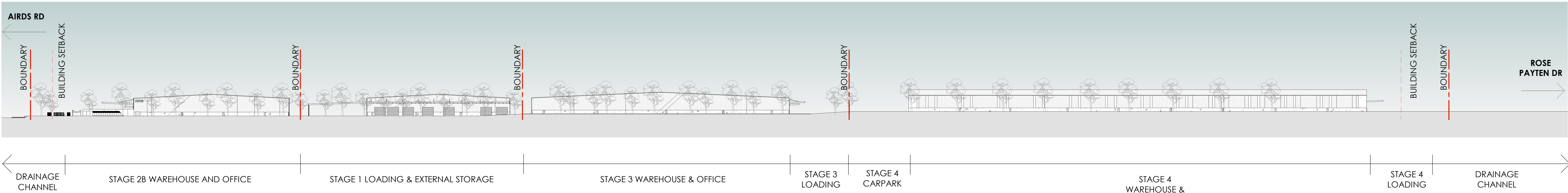
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1 : 1250



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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1 : 1250

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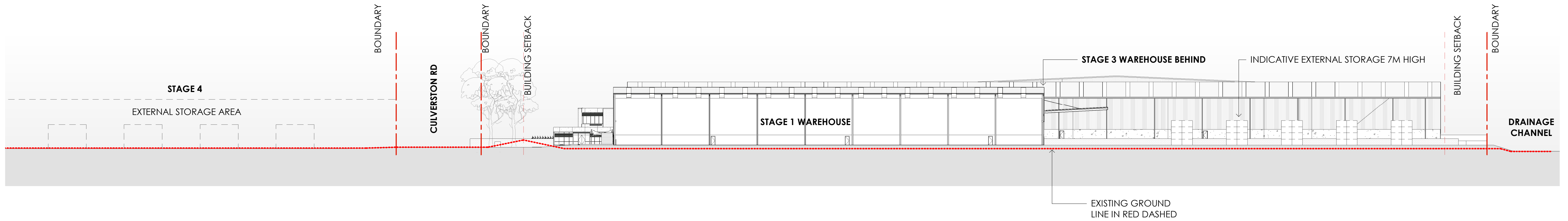
Drawing Title
SITE ELEVATIONS – STAGE 1, 2, 3 & 4

Project Number
CH 2CUL

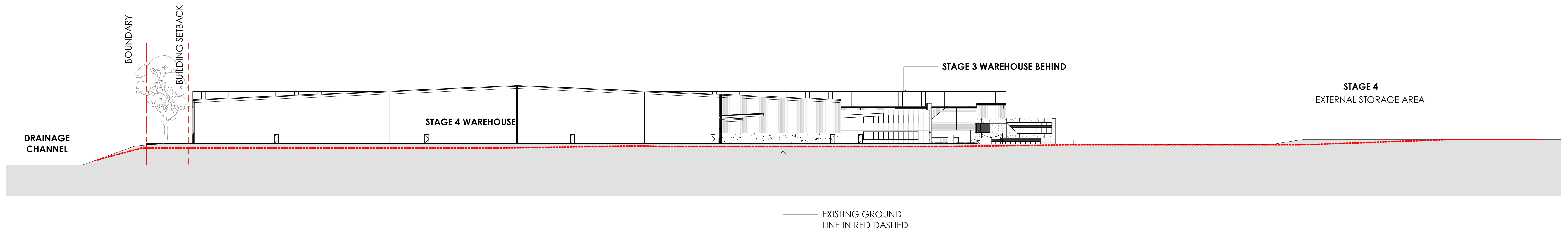
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Drawing Number
A - 05

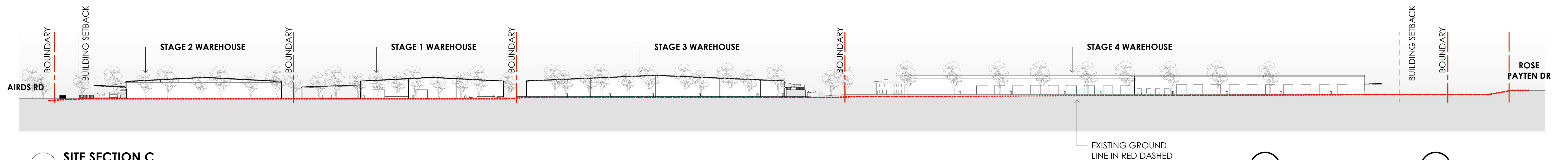
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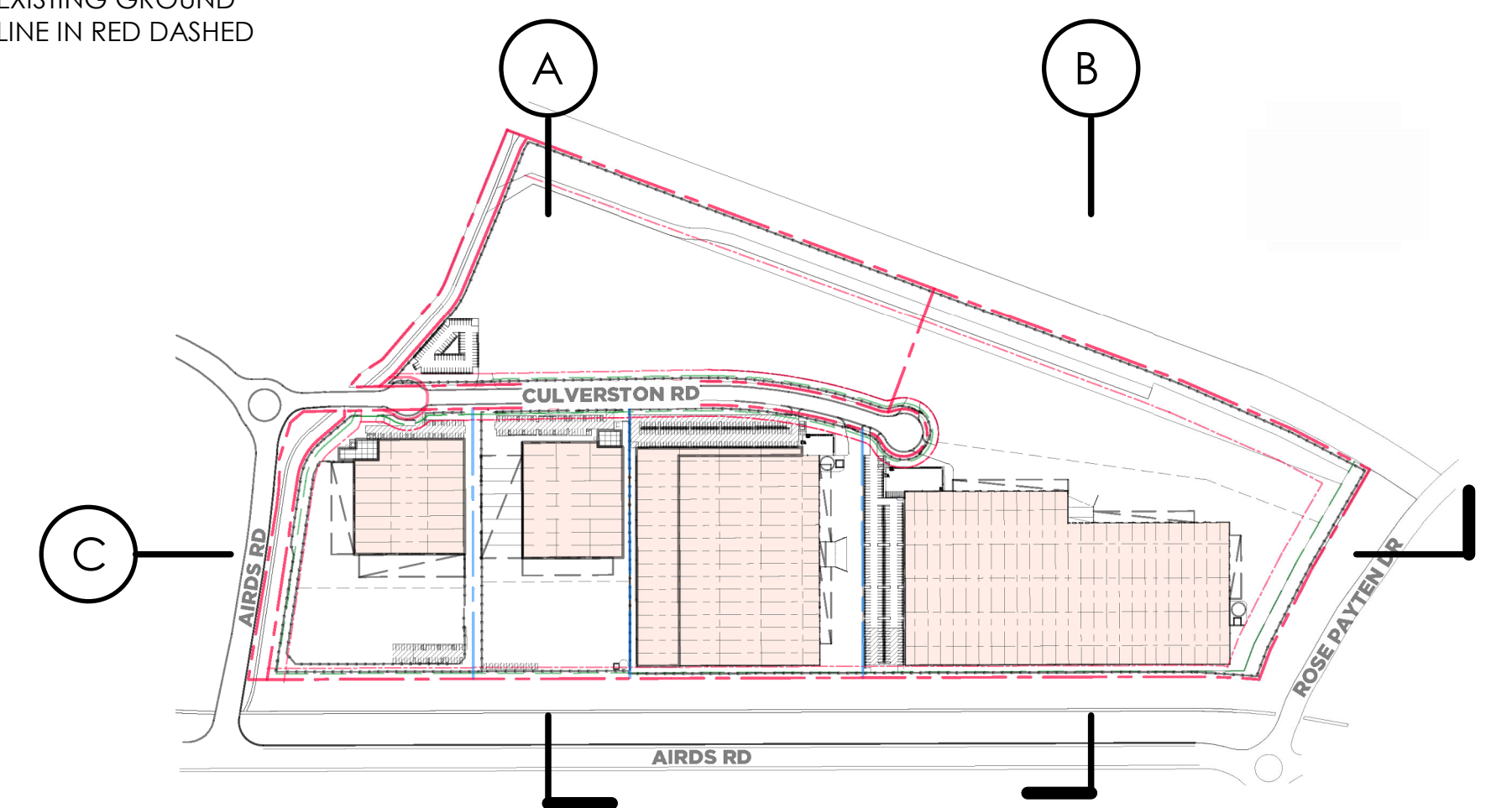
1 SITE SECTION A
1 : 500

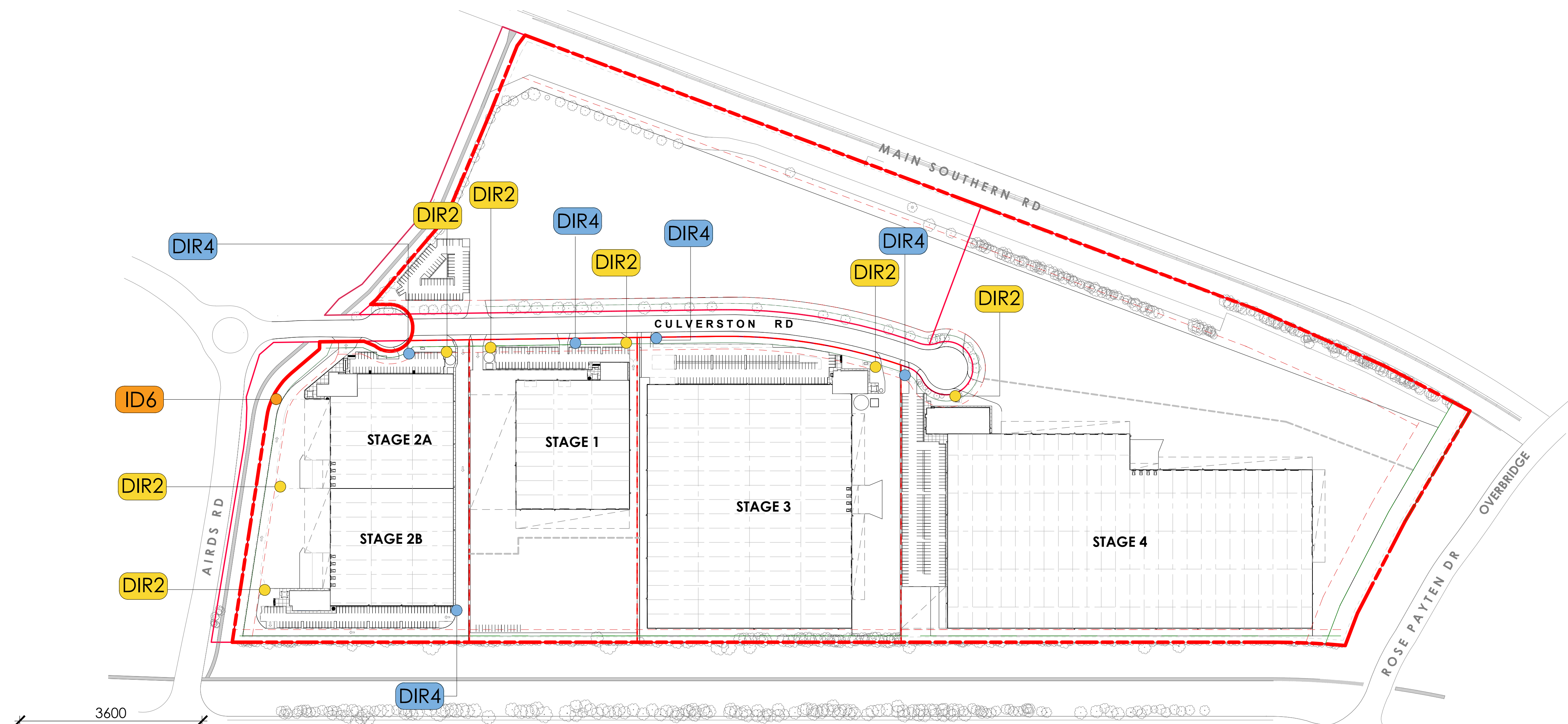


2 SITE SECTION B
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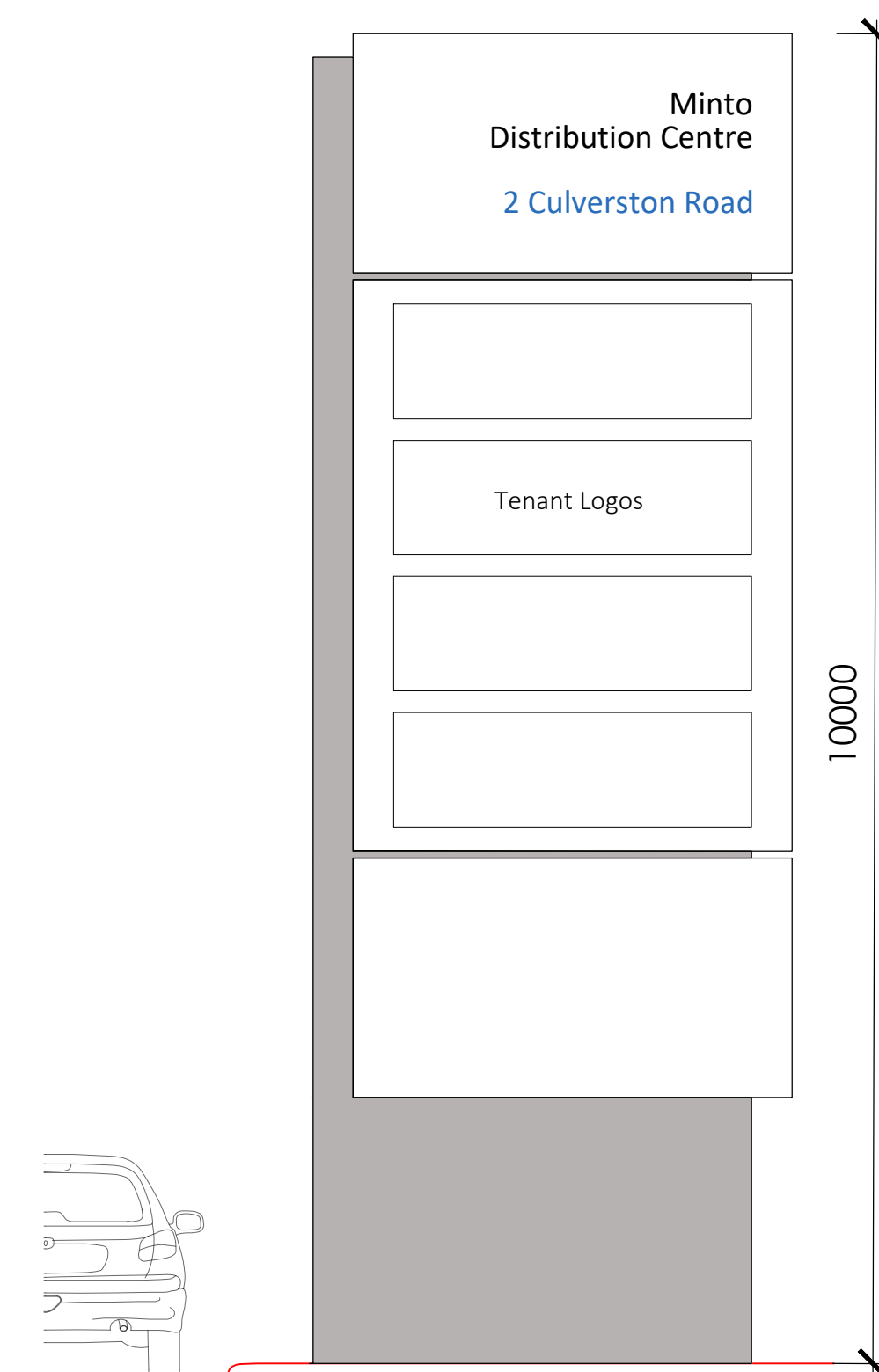


3 SITE SECTION C
1 : 1250

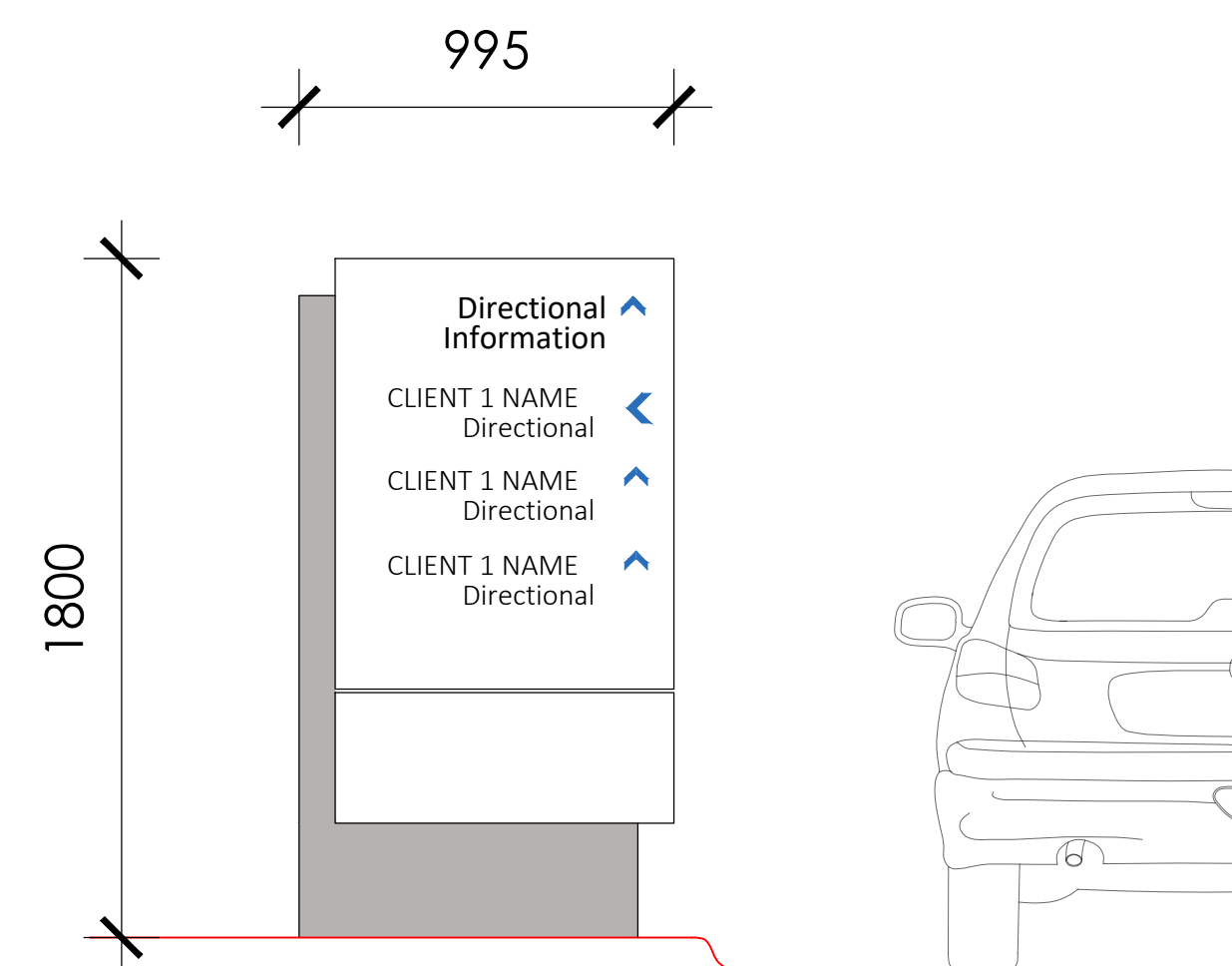




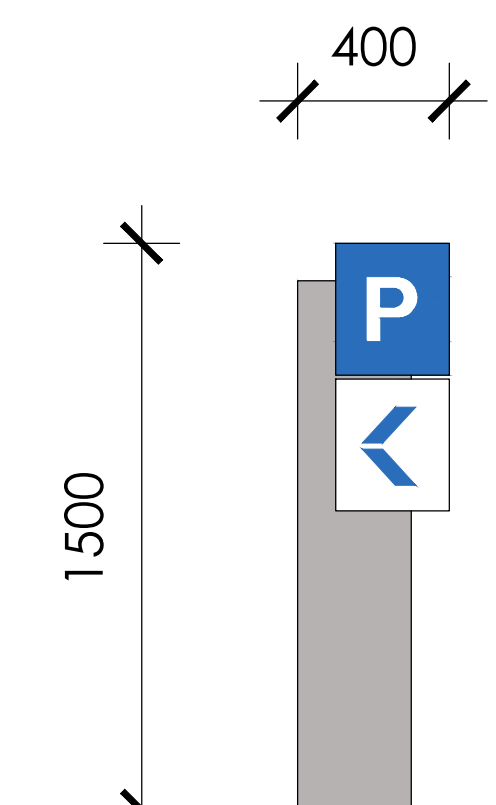
1 KEY MAP
1:2000



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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**5-9 CULVERSTON
ROAD, MINTO NSW**

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24/02/2022

Drawing Title
AERIAL VIEW 1 – STAGE 1, 2, 3 & 4
Project Number
CH 2CUL
Status
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Drawing Number
A - 0011

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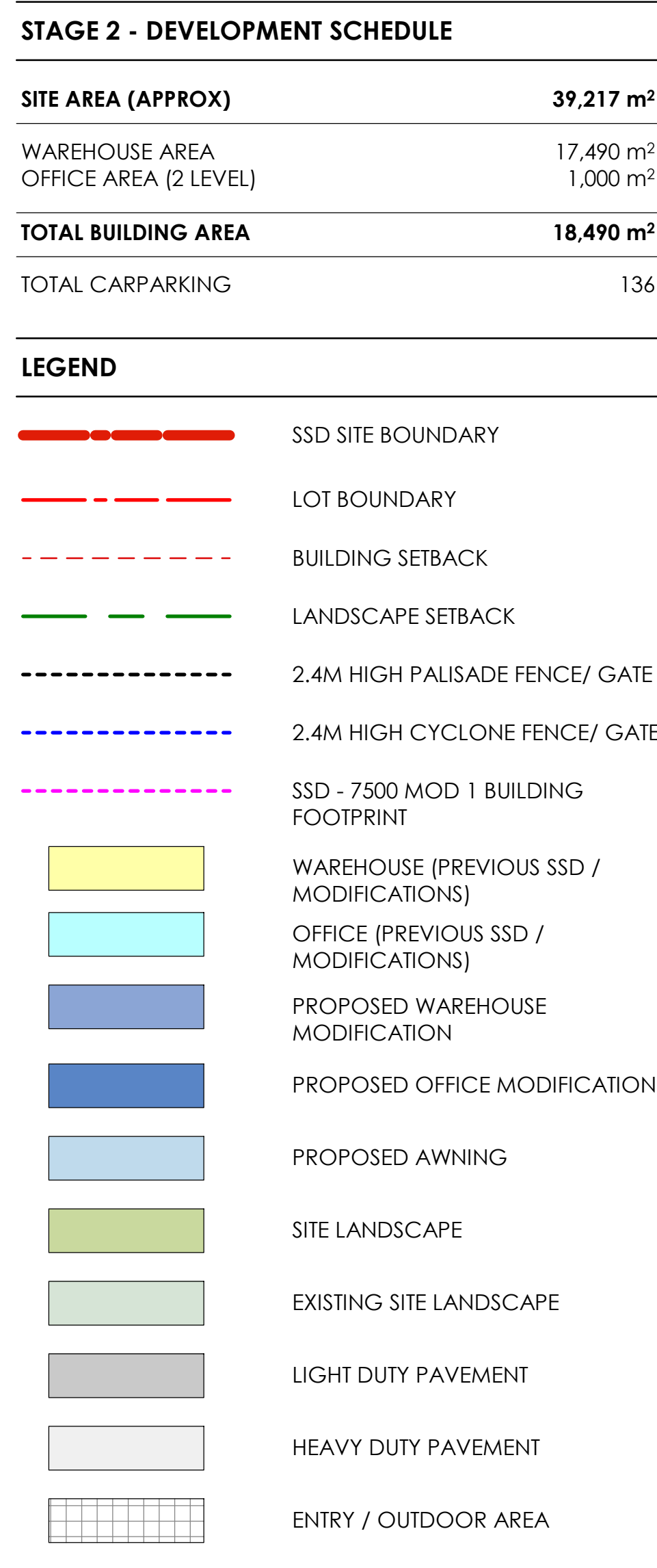


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Drawing Title
AERIAL VIEW 2 – STAGE 1, 2, 3 & 4
Project Number
CH 2CUL
Status
SSD-7500 MOD 3
Drawing Number
A - 0012

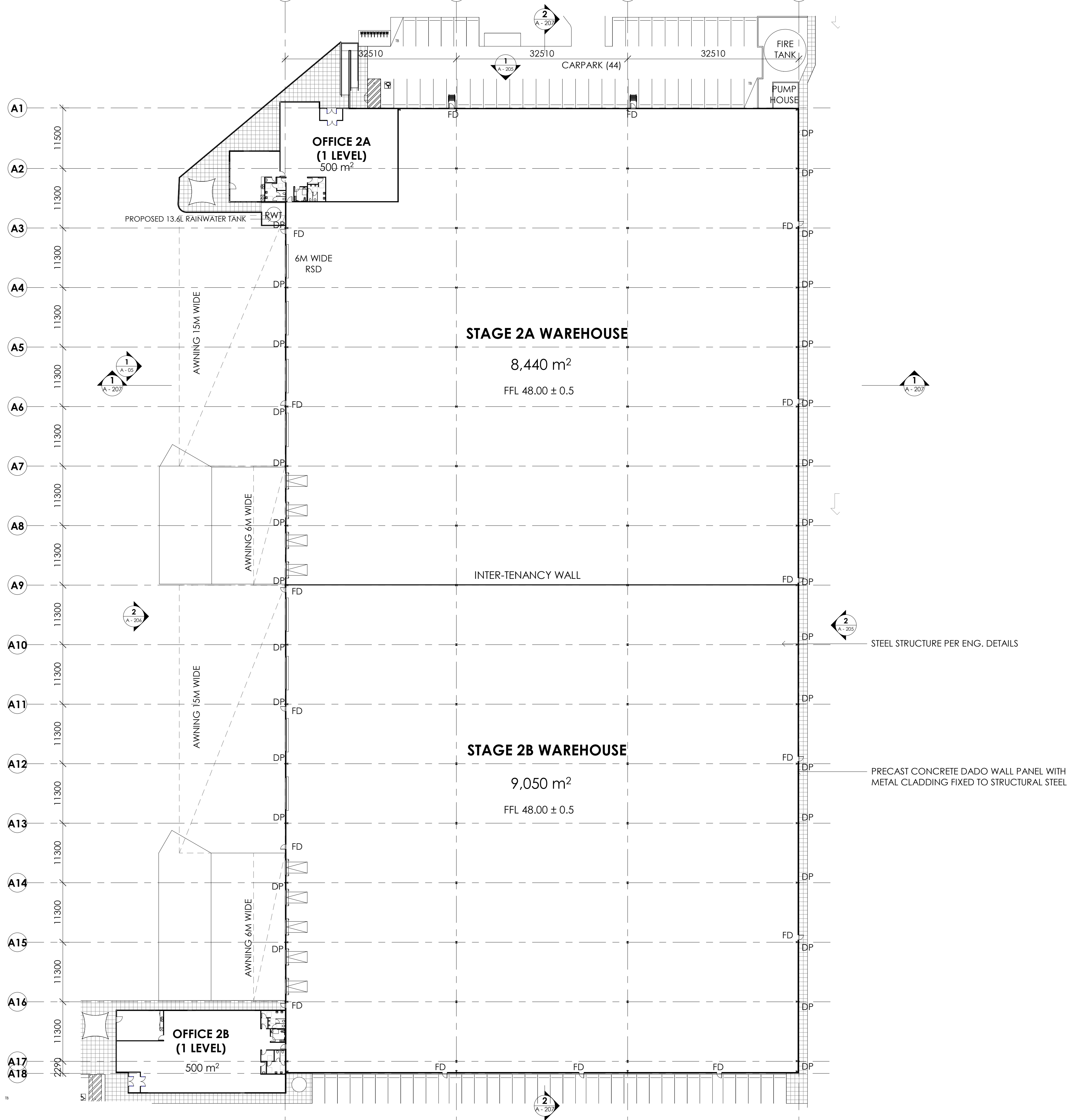
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B



NOTE: ALL LEVELS $\pm$ 500mm



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



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Drawing Title
STAGE 2 - FLOOR PLAN

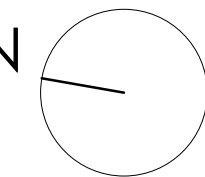
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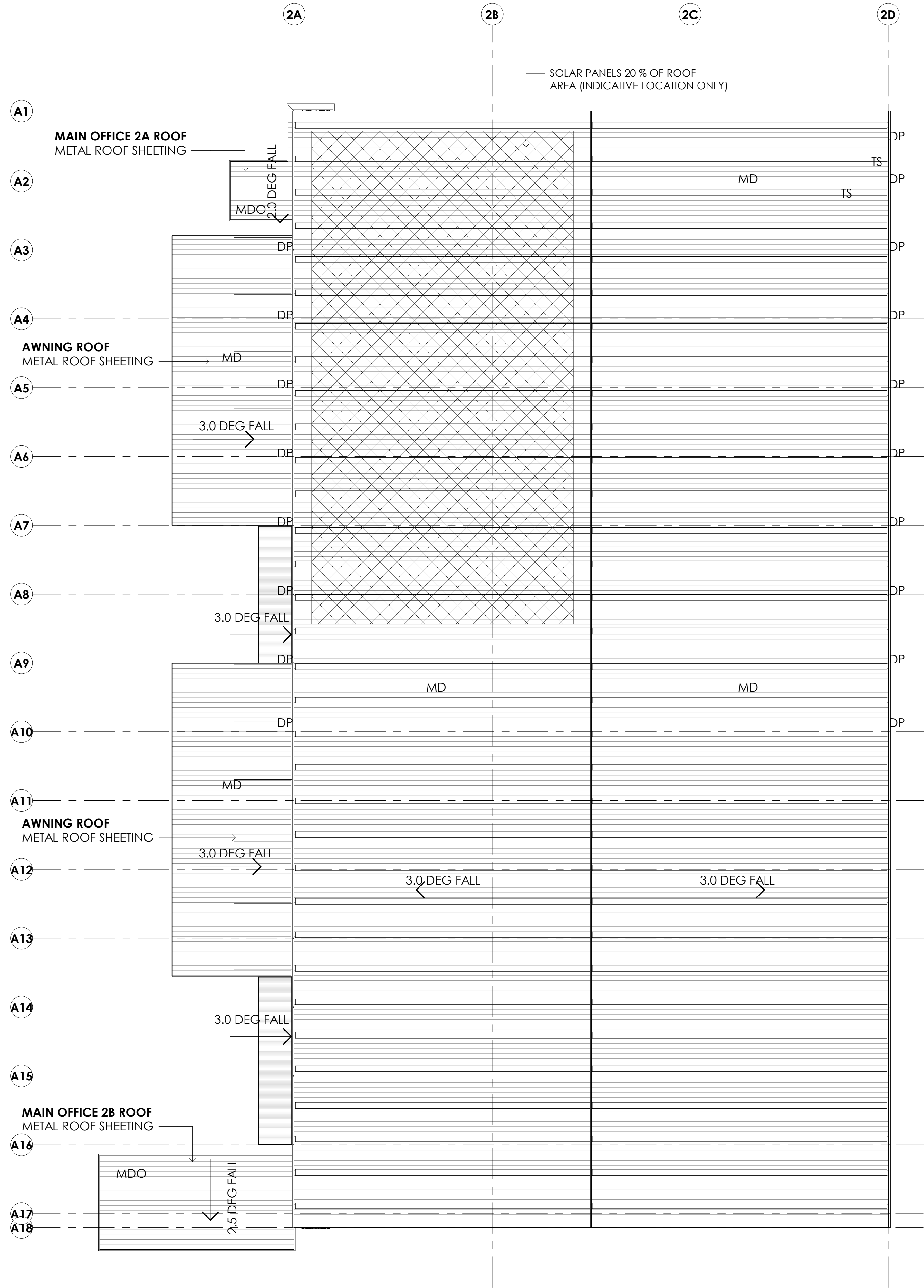
Status
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A - 202

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



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Drawing Title
STAGE 2 - ROOF PLAN

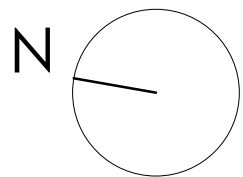
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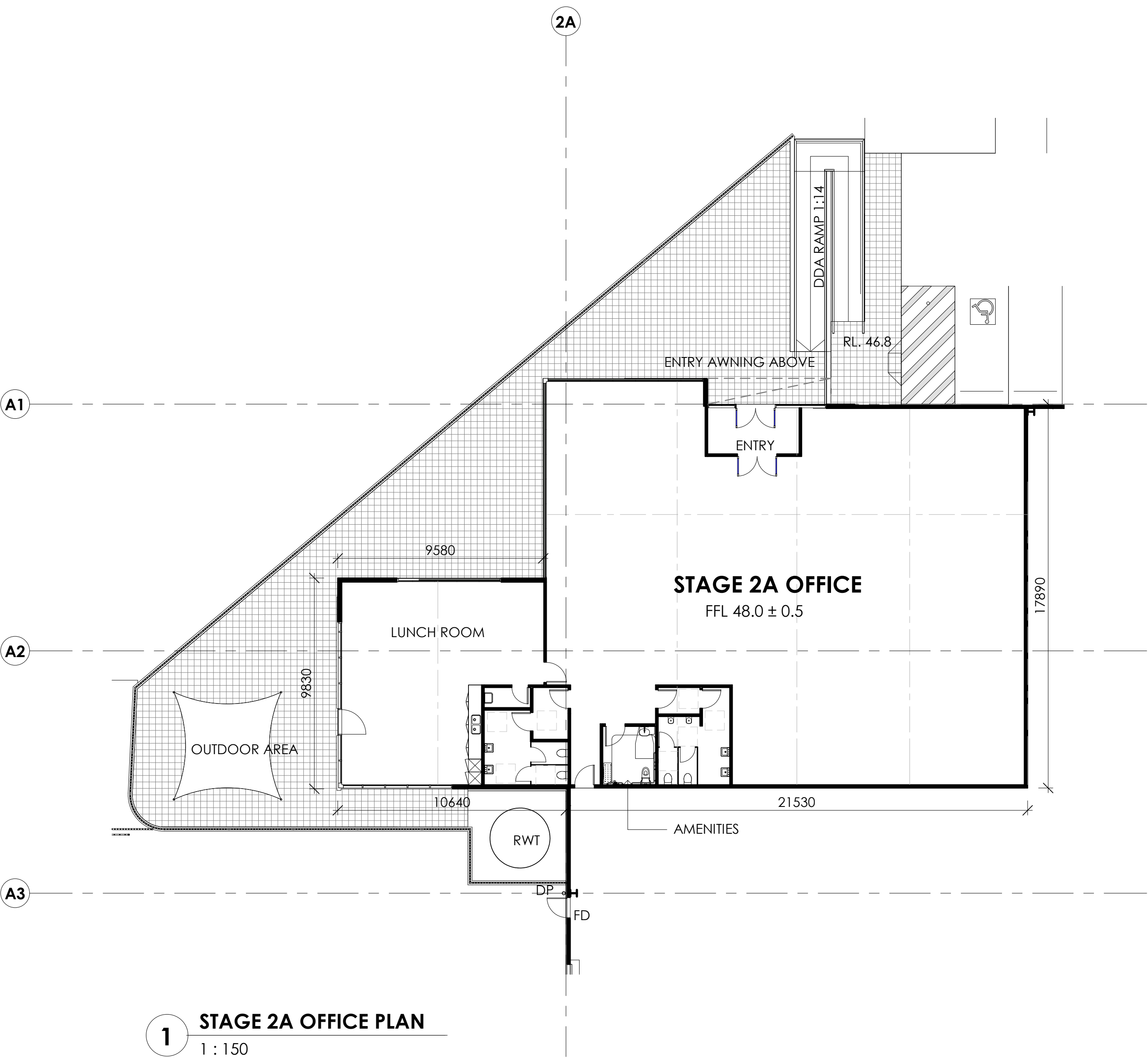
Drawing Number
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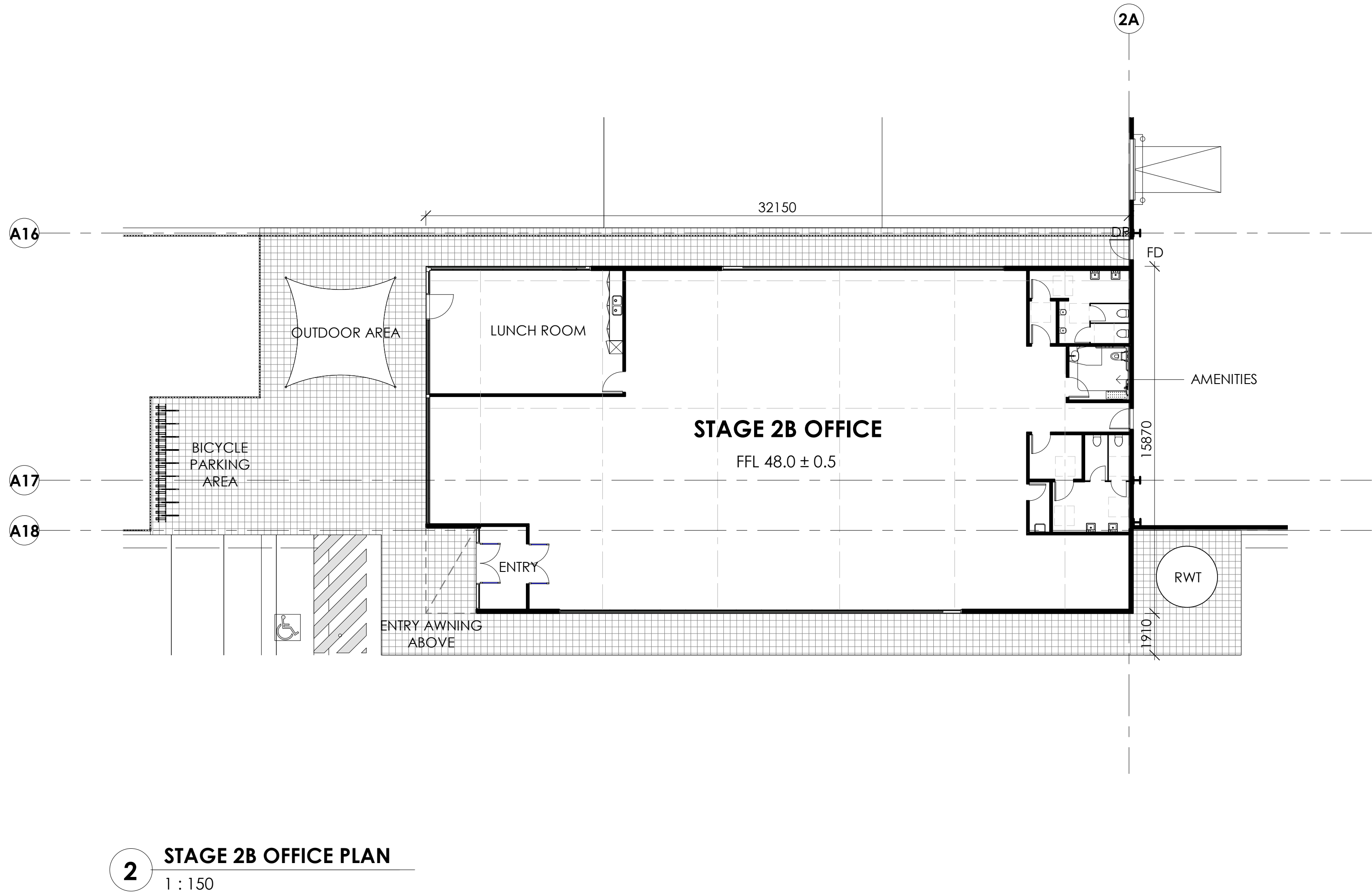
B



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



1 **STAGE 2A OFFICE PLAN**
1 : 150



2 **STAGE 2B OFFICE PLAN**
1 : 150



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TACTICAL GROUP

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STAGE 2 - OFFICE FLOOR PLAN

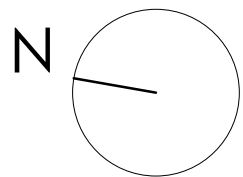
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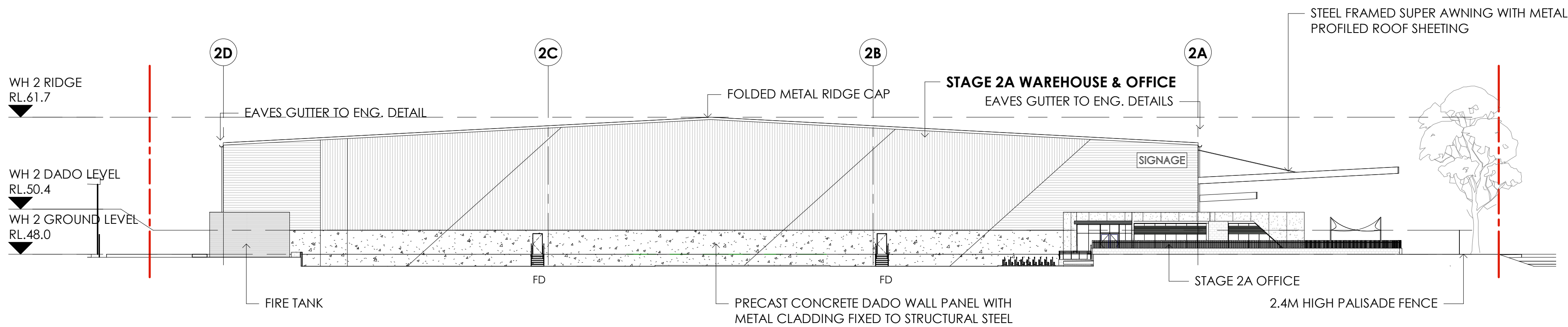
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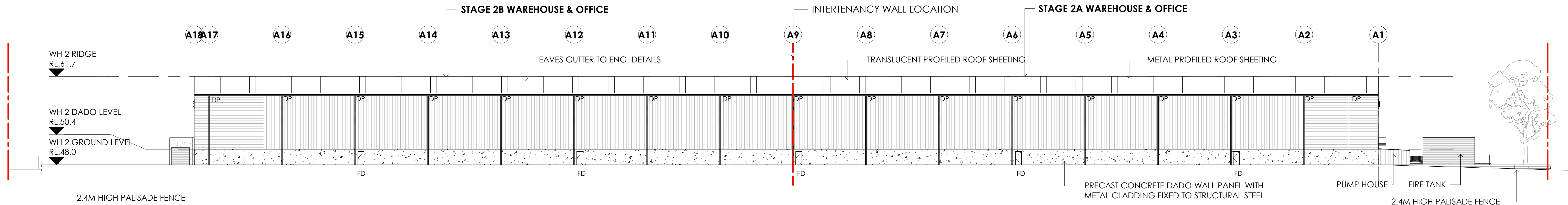
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LEGEND	
RSD	ROLLER SHUTTER DOOR
FD	FIRE DOOR
DP	DOWNPIPE



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



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

1:300 @A1 0 3 6 12 24m



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Drawing Title
STAGE 2 - ELEVATIONS 1

Project Number
CH 2CUL

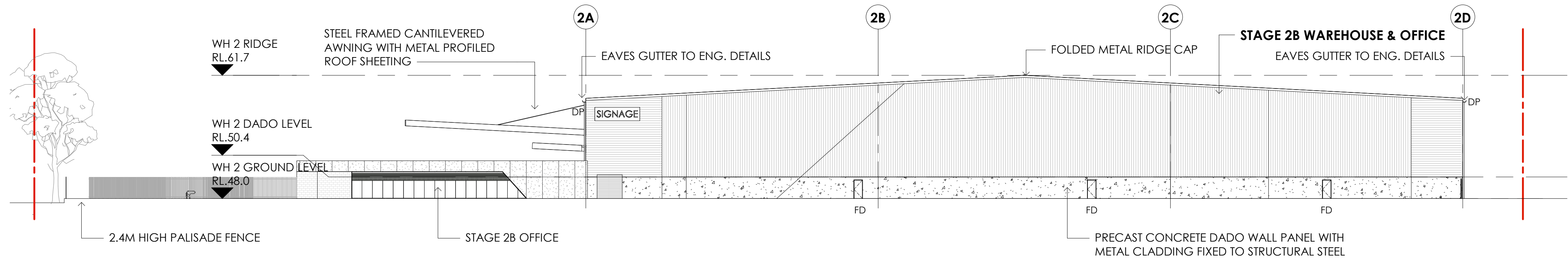
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A - 205

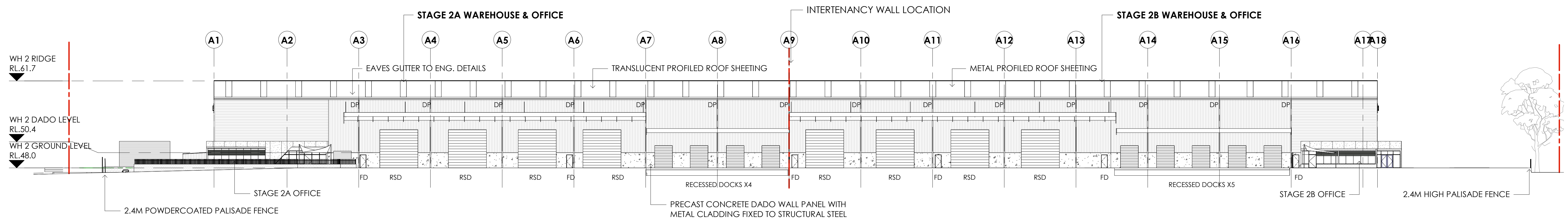
Rev

B

LEGEND	
RSD	ROLLER SHUTTER DOOR
FD	FIRE DOOR
DP	DOWNPIPE



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



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

1:300 @A1 0 3 6 12 24m



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**5-9 CULVERSTON
ROAD, MINTO NSW**

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Drawing Title
STAGE 2 - ELEVATIONS 2

Project Number
CH 2CUL

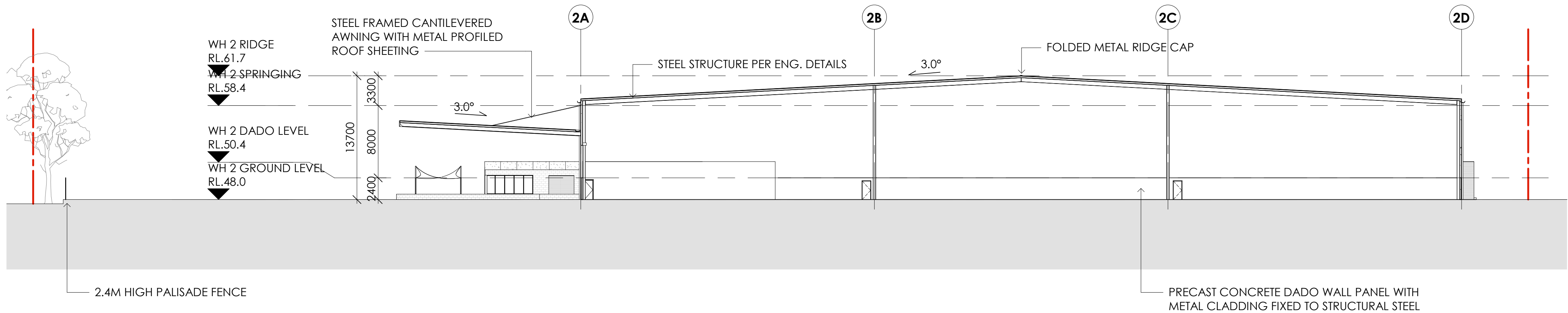
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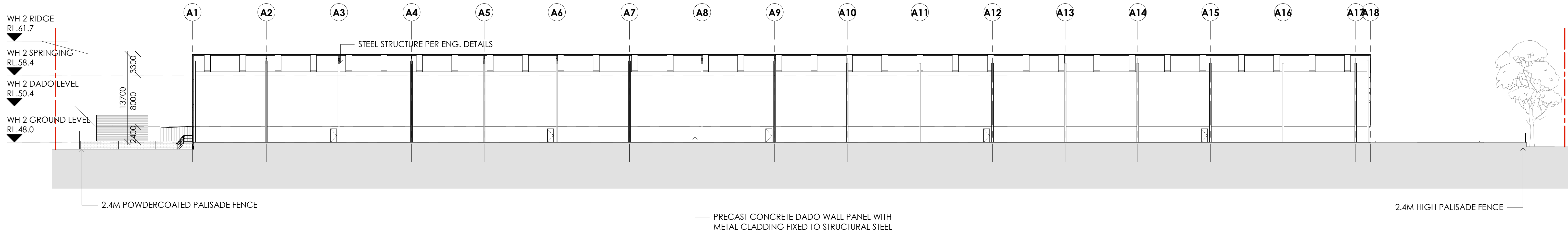
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LEGEND	
RSD	ROLLER SHUTTER DOOR
FD	FIRE DOOR
DP	DOWNPIPE



1 **STAGE 2 SECTION AA**
1 : 300



2 **STAGE 2 SECTION BB**
1 : 300

1:300 @A1 0 3 6 12 24m



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STAGE 2 - SECTIONS AA, BB

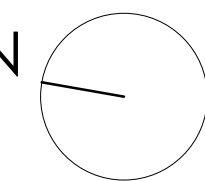
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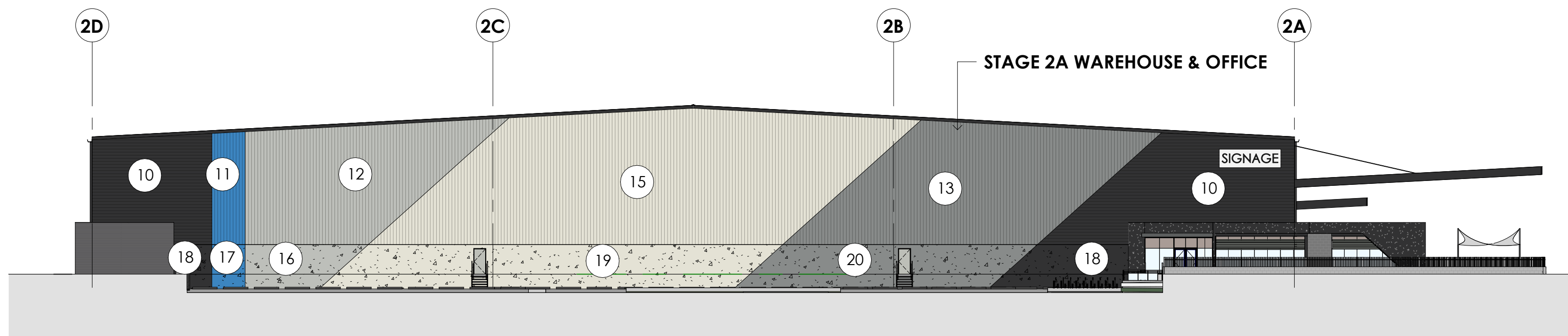
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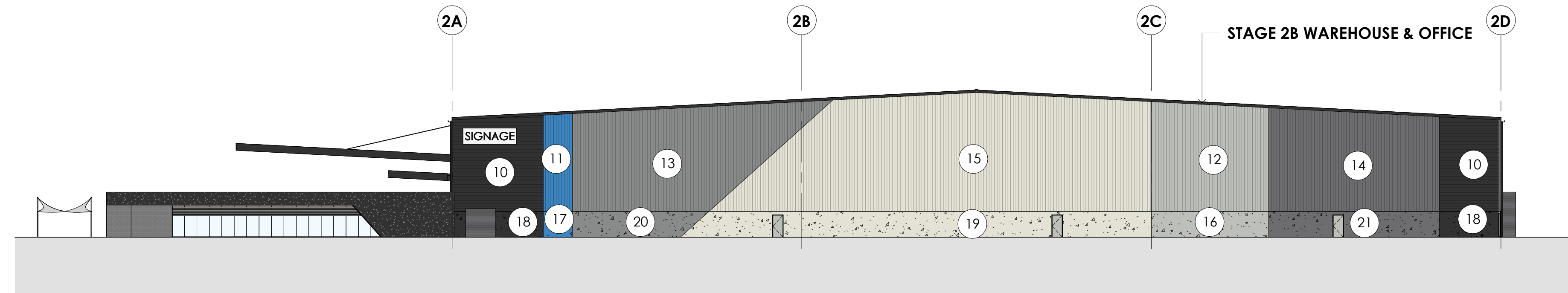
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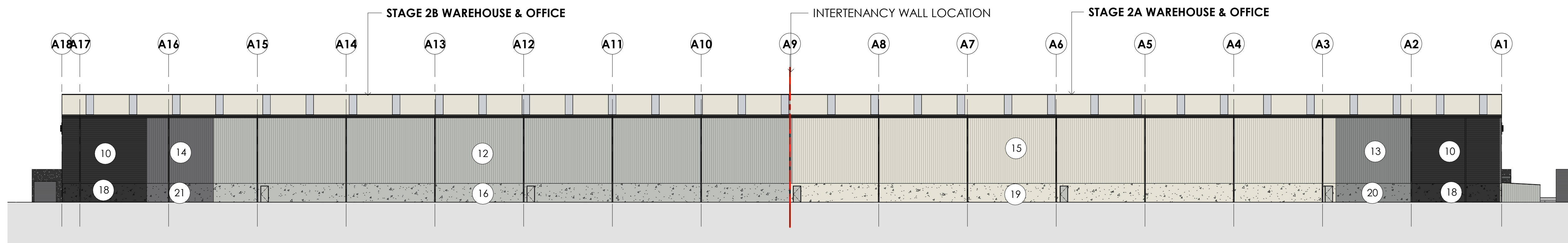




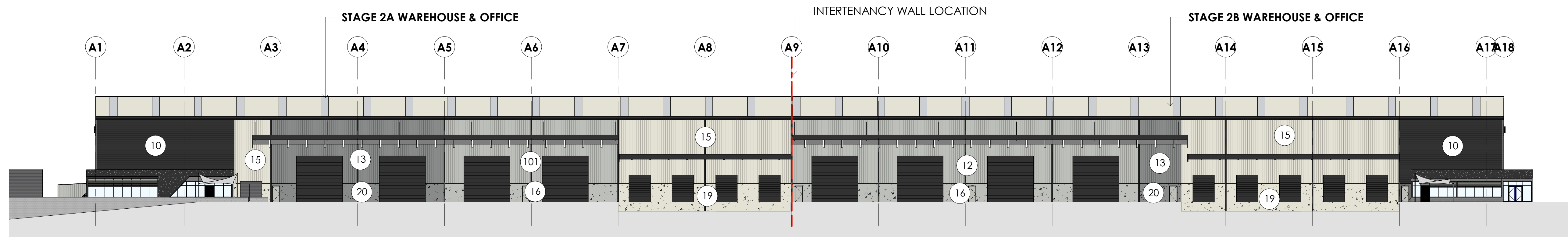
1 STAGE 2 - EXTERNAL FINISHES A
1 : 300



2 STAGE 2 - EXTERNAL FINISHES B
1 : 300



3 STAGE 2 - EXTERNAL FINISHES C
1 : 300



4 STAGE 2 - 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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CHARTER HALL
Project
5-9 CULVERSTON
ROAD, MINTO NSW

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Drawing Title
STAGE 2 - EXTERNAL FINISHES BOARD

Project Number
CH 2CUL

Status
SSD-7500 MOD 3

Drawing Number
A - 208

Rev
B

