

Southlands Remediation & Development Project

Proposed Warehouse/ Industrial Park
McPherson Street, Botany
Part 3A Project Application



Consultants List

Proponent
Orica

Project Manager
DBL Property

Architect
KPA and Goodman

Landscape Architect
Jocelyn Ramsay Landscape Architect

Planner
URS/ ISD

BCA Consultants
Dix Gardener

Surveyor
AAM Hatch

Civil/ Hydraulics
Connell Wagner

Remediation/ HHRA
URS

Flora and Fauna
URS/ Biosphere Enviro Consultants

Acoustic
Heggies

Air Quality
Holmes Air Sciences

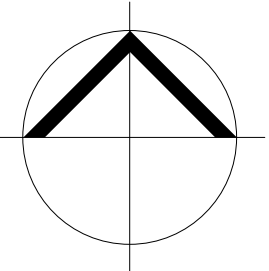
Risk Assessment
Lloyds Register

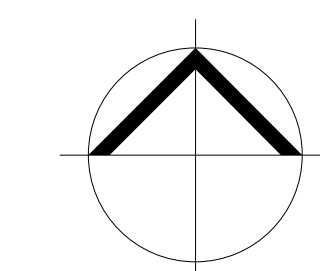
S.94 Review
Connell Wagner

Water & Energy Efficiency
Connell Wagner

Drawing List

Architecture		A1	A3
SRD DA001	Cover & Location Plan	NTS	NTS
SRD DA002	Aerial Context Plan	1:2500	1:5000
SRD DA003	Deleted		
SRD DA004	Deleted		
SRD DA005	Deleted		
SRD DA006	Stage 1 Site Plan	1:1000	1:2000
SRD DA007	Stage 1 Roof Plan	1:1000	1:2000
SRD DA008	Stage 1 Elevations	1:500	1:1000
SRD DA009	Stage 1 Elevations/ Sections	1:500	1:1000
SRD DA010	Stage 1 Detail Elevations	1:100	1:200
SRD DA011	Deleted		
SRD DA012	Deleted		
SRD DA013	Deleted		
SRD DA014	Deleted		
SRD DA015	Deleted		
SRD DA016	Proposed Subdivision Plan	1:2500	1:5000
SRD DA017	Proposed Easements Plan	1:1000	1:2000
Survey			
12317A DA01	Existing Survey Plan		
12317A DA02	Existing Survey Plan		







SOUTHLANDS AREA SCHEDULE

Lot 1 DP 254392	0.28 Ha
Lot 1 DP 528680	9.53 Ha
Lot 1 DP 85542	6.13 Ha
Lot 11 DP 109505	2.34 Ha
TOTAL SITE AREA	18.28 Ha
Springvale Drain	0.28 Ha
Nant Street	0.35 Ha

**MASTERPLAN
DEVELOPMENT AREA SCHEDULE**

STAGE 1 - LOTS 1-6

Total Site Area	93,940 sqm
Dev. Site Area	93,940 sqm
Total Warehouse	32,170 sqm
Total Office	4,000 sqm
Total Floor Area	36,170 sqm
Awning	1,709 sqm
Total Footprint (incl awning)	35,879 sqm
Site Cover	38.2%
FSR	38.5%
Carparking	341 cars

STAGE 1 - LOTS 7 + 8 + 12

Total Site Area	30,997 sqm
Developable Area	43,130 sqm

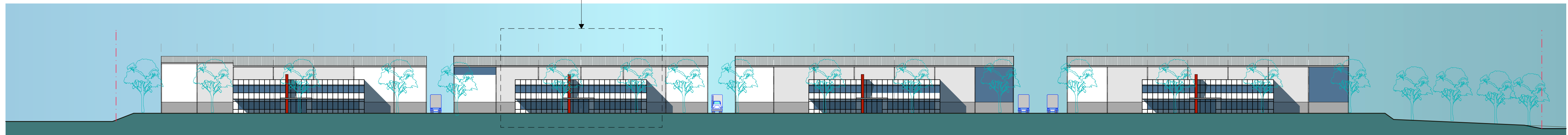
LEGEND

AW	Awning
HS	Hardstand



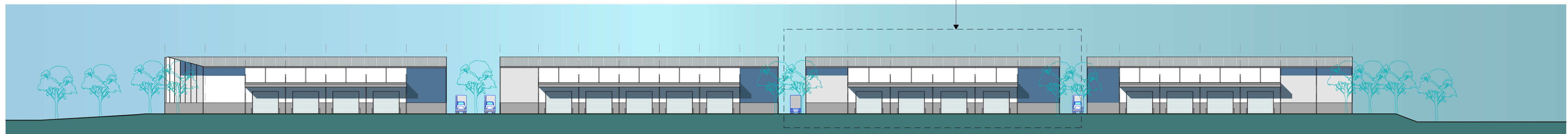
Legend	
BG	Box Gutter
DP	Down Pipe
G	Gutter
MR	Metal Roofing
RC	Ridge Capping
RV	Roof Vent
TR	Translucent Roofing

Refer Elevation 2/ SRD DA010



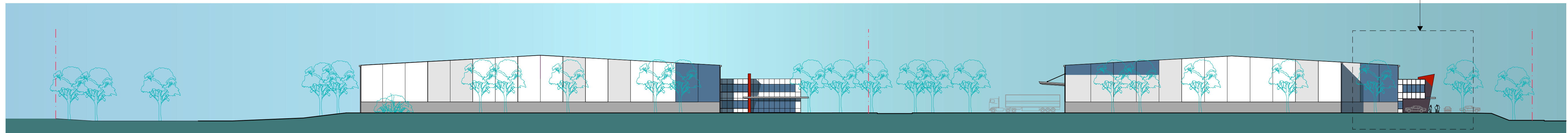
South Elevation (McPherson Street)

Refer Elevation 3/ SRD DA010

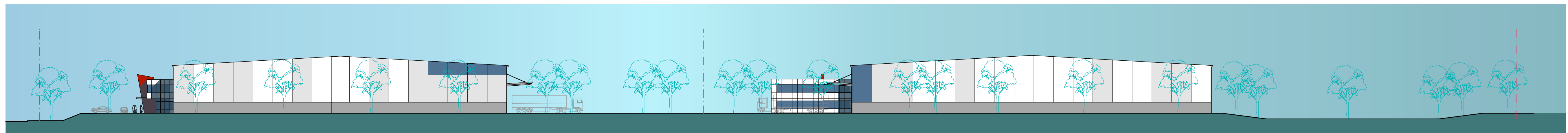


North Elevation (Warehouses 3-6)

Refer Elevation 1/ SRD DA010



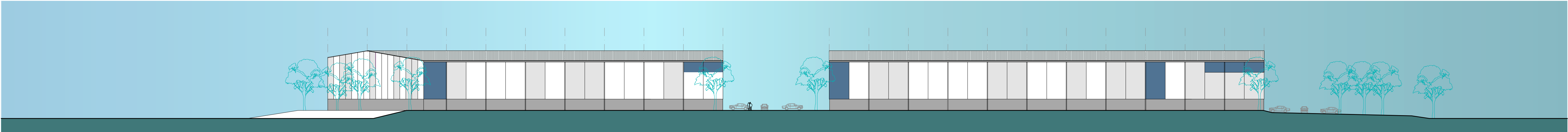
West Elevation (Port Feeder Road)



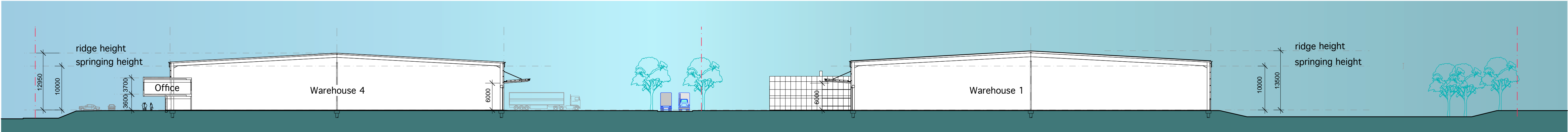
East Elevation



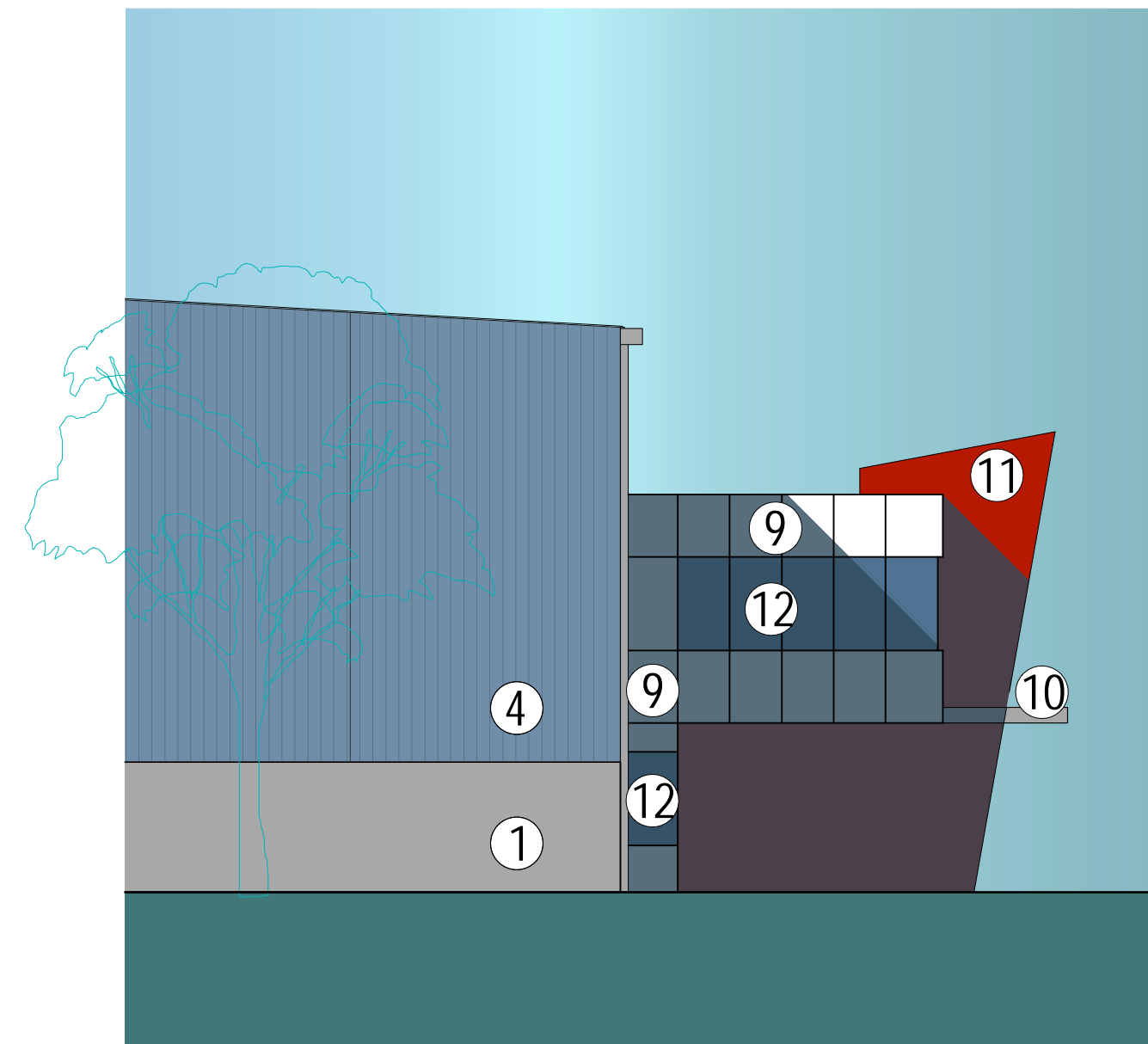
South Elevation (Warehouse 1 & 2)



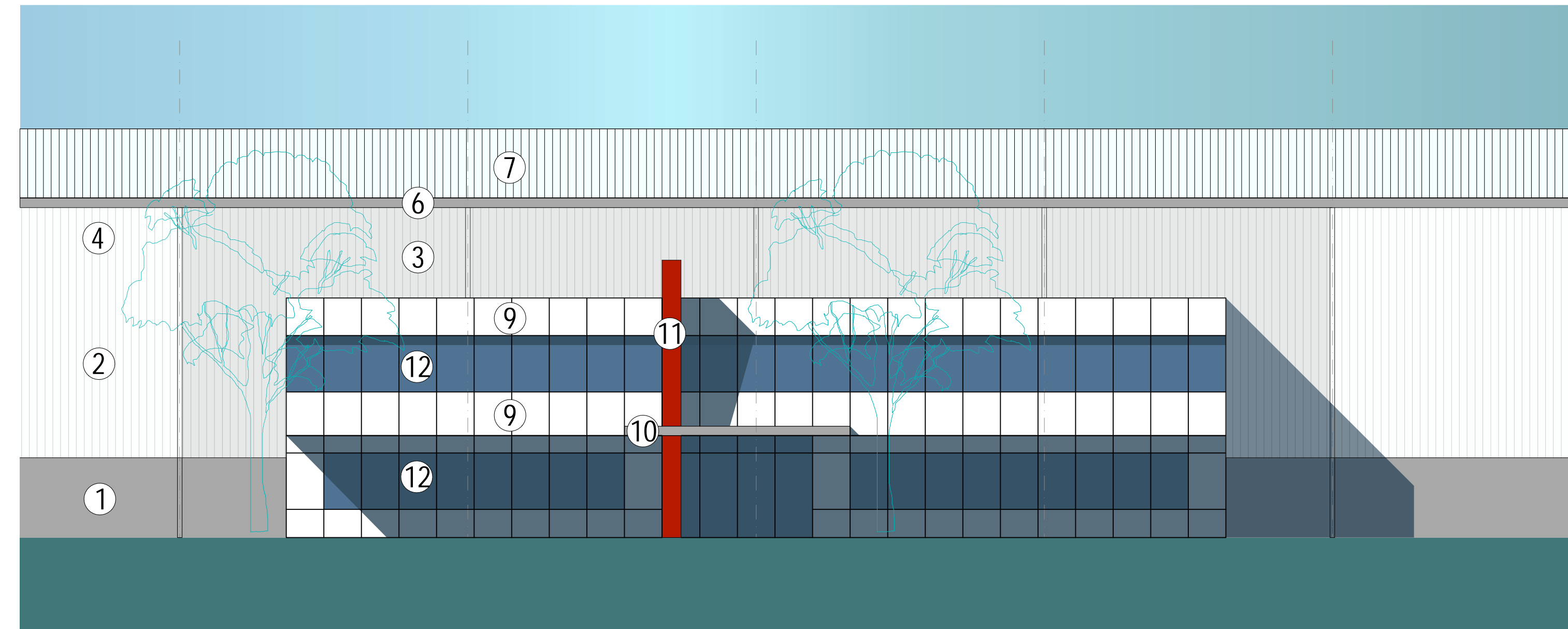
North Elevation (Warehouse 1 & 2)



Section



Elevation 1

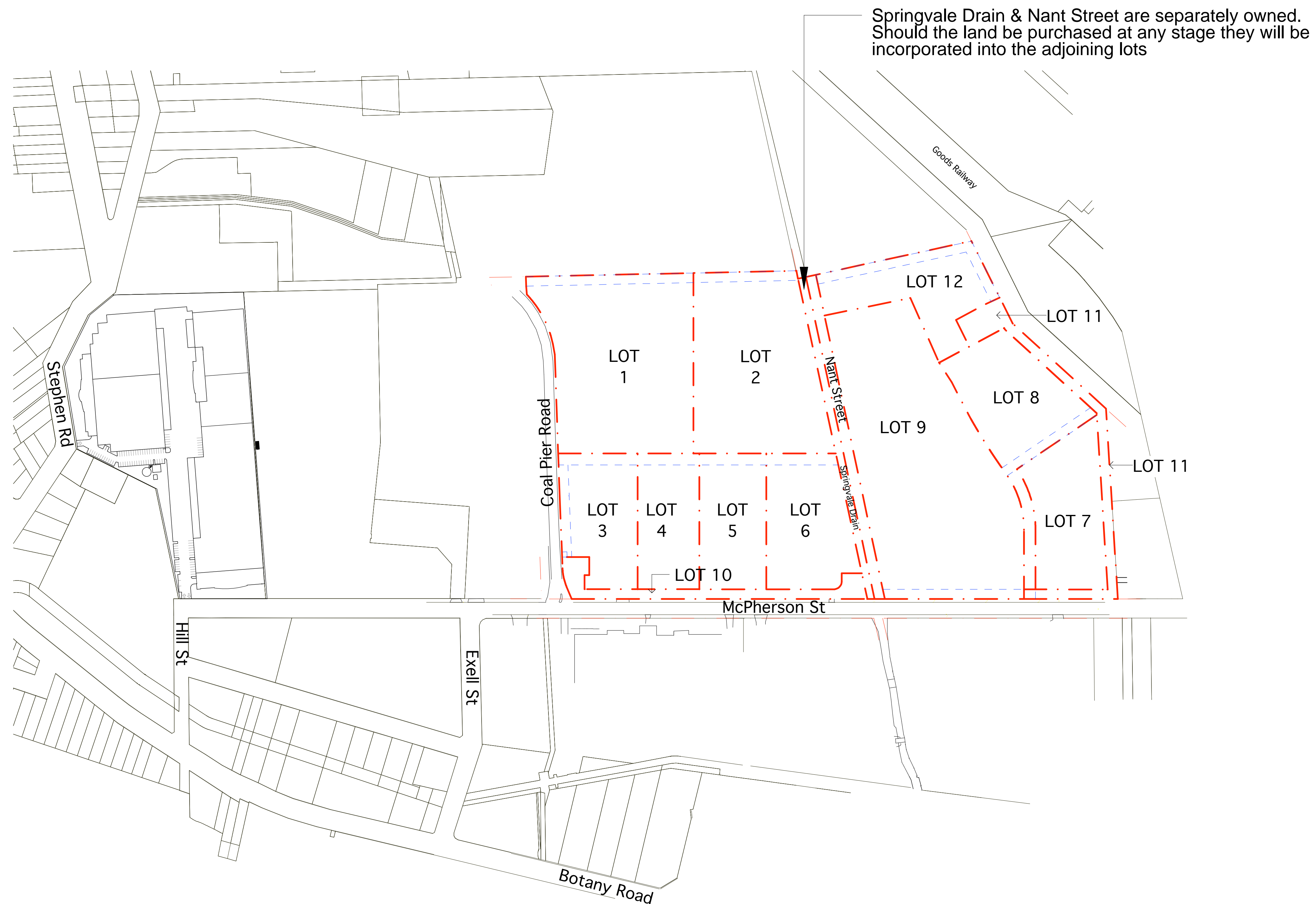


Elevation 2



Elevation 3

EXTERNAL FINISHES LEGEND	
①	Paint finish to precast concrete panel - Grey
②	Colorbond cladding - Shale Grey
③	Colorbond cladding - Windspray
④	Colorbond cladding - Deep Ocean
⑤	Colorbond fascia to canopy - Windspray
⑥	Colorbond downpipes and eavesgutter - Windspray
⑦	Zincalume roof sheeting
⑧	Metal roller shutters to match colorbond Windspray
⑨	Alucabond cladding (Silver Metallic 500)
⑩	Alucabond cladding (Grey Metallic 502)
⑪	Alucabond cladding (Banner Red 304)
⑫	Grey tint glazing in powdercoat aluminium framing



Lot Area Schedule	
	Approx Area
Lot 1	2.80 ha
Lot 2	2.43 ha
Lot 3	1.05 ha
Lot 4	0.91 ha
Lot 5	0.99 ha
Lot 6	1.21 ha
Lot 7	1.18 ha
Lot 8	1.43 ha
Lot 9	4.16 ha
Lot 12	1.14 ha
Lot 10	Orica pipeline Lot
Lot 11	Orica pipeline Lot

