

MARVEL MAPLETREE

20 KELSO CRES. MOOREBANK NSW 2170



CLIENT



DOCUMENTATION



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-58978472

Approved on: 19 August 2026

Signed: JF

Sheet No: 1 of 15

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MARVEL MOOREBANK

DEVELOPMENT APPLICATION
OCTOBER 2025
SSDA REFERENCE SET
250211 - DA - 000



1 SITE CONEXT PLAN
1 : 1000 A-600

TOTAL GROSS FLOOR AREA	
FLOOR AREA SUMMARY	GFA
1A WAREHOUSE	4686 m ²
1A OFFICE	182 m ²
1B WAREHOUSE	4276 m ²
1B OFFICE	232 m ²
2A WAREHOUSE	3804 m ²
2A OFFICE	171 m ²
2B WAREHOUSE	2872 m ²
2B OFFICE	157 m ²
3A WAREHOUSE	4492 m ²
3A OFFICE	181 m ²
3B WAREHOUSE	4365 m ²
3B OFFICE	232 m ²
4A WAREHOUSE	3786 m ²
4A OFFICE	170 m ²
4B WAREHOUSE	3428 m ²
4B OFFICE	155 m ²
EOT	148 m ²
LOBBY 01 - GF	55 m ²
LOBBY 01 - GFM	47 m ²
LOBBY 01 - L1	46 m ²
LOBBY 01 - L1M	45 m ²
LOBBY 02 - LGF	33 m ²
LOBBY 02 - GF	35 m ²
LOBBY 02 - GFM	57 m ²
LOBBY 02 - L1	39 m ²
LOBBY 02 - L1M	56 m ²
Grand total	33749 m ²

TOTAL OFFICE GFA	TOTAL WAREHOUSE GFA
AREA	AREA
1480 m ²	32269 m ²

DEVELOPMENT SUMMARY	
October 2025 SSDA Resubmission	
TOTAL SITE AREA	35,190m ²
TOTAL GROSS LETTABLE AREA (GLA)	37,516m ²
TOTAL GROSS FLOOR AREA (GFA)	33,749m ²
SITE COVERAGE (FSR)	96%
TOTAL GROSS LETTABLE AREA	
FLOOR AREA SUMMARY	GLA
OFFICE 1A	210 m ²
WAREHOUSE 1A	5165 m ²
OFFICE 1B	257 m ²
WAREHOUSE 1B	4833 m ²
OFFICE 2A	201 m ²
WAREHOUSE 2A	4385 m ²
OFFICE 2B	187 m ²
WAREHOUSE 2B	3313 m ²
OFFICE 3A	210 m ²
WAREHOUSE 3A	4967 m ²
WAREHOUSE FIRE STAIR 3A	77 m ²
OFFICE 3B	257 m ²
WAREHOUSE 3B	4838 m ²
WAREHOUSE FIRE STAIR 3B	80 m ²
OFFICE 4A	202 m ²
WAREHOUSE 4A	4390 m ²
WAREHOUSE FIRE STAIR 4A	37 m ²
OFFICE 4B	186 m ²
WAREHOUSE 4B	3934 m ²
WAREHOUSE FIRE STAIR 4B	35 m ²
Grand total	37763 m ²

TOTAL OFFICE GLA	TOTAL WAREHOUSE GLA
AREA	AREA
1710 m ²	36053 m ²
TOTAL WAREHOUSE GLA	36053m ²
TOTAL OFFICE GLA	1710m ²
LOBBIES and EOT excluded from GLA	
TOTAL GLA	37763m ²
TOTAL HEAVY DUTY PAVING AREA (GF)	8489 m ²
TOTAL HEAVY DUTY PAVING AREA (L1)	7404 m ²
TOTAL LIGHT DUTY PAVING AREA	3543 m ²
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR AREA AND PERCENTAGE OF SOFT LANDSCAPING AND PERMEABLE PAVEMENTS	
PARKING	
CARPARKING CALCULATIONS	
CARSPPACES X OFFICE (GFA)	
1480m ² / 35sqm = 43 spaces (DCP)	
1480 m ² / 40sqm = 37 spaces (RMS)	
CARSPPACES X WH (GFA)	
32269 m ² /250qm = 130 spaces (DCP)	
32269 m ² /300qm = 108 spaces (RMS)	
TOTAL = 173 spaces (DCP)	
TOTAL = 145 spaces (RMS)	
CARPARKING BAYS PROVIDED	
TOTAL = 160 spaces (Average DCP/RMS)	
ACCESSIBLE CARPARKING REQUIRED	= 4 spaces
ACCESSIBLE CARPARKING PROVIDED	= 4 spaces
BICYCLE PARKING REQUIRED	= 16 spaces
BICYCLE PARKING PROVIDED	= 16 spaces
NOTE:	
1. Gross Lettable Area (GLA) as defined by PCA Method of Measurement	
2. Gross Floor Area (GFA) indicative only. Equal to total GLA less internal loading area.	
3. Minimum 10% landscape area required to comply with Liverpool City Council DCP	



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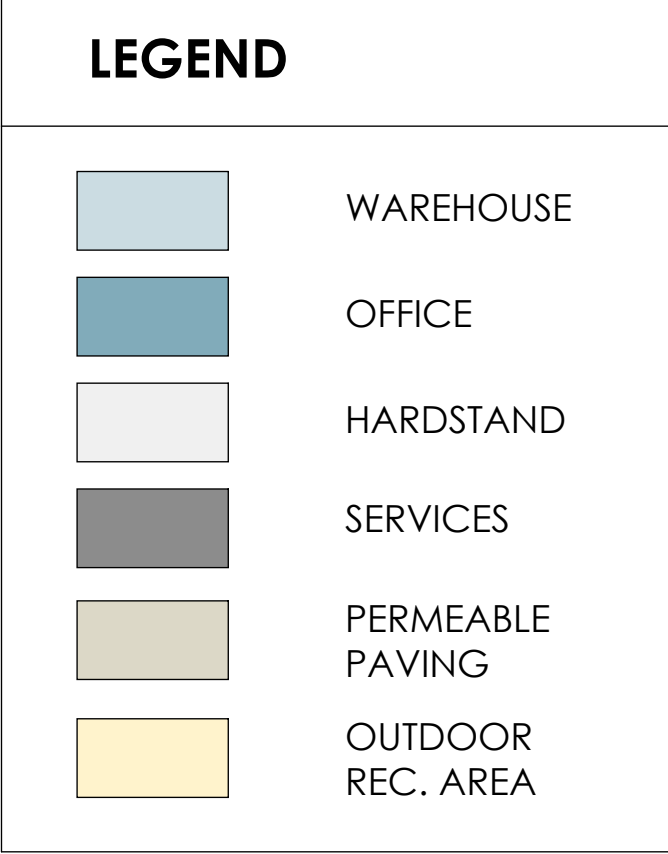
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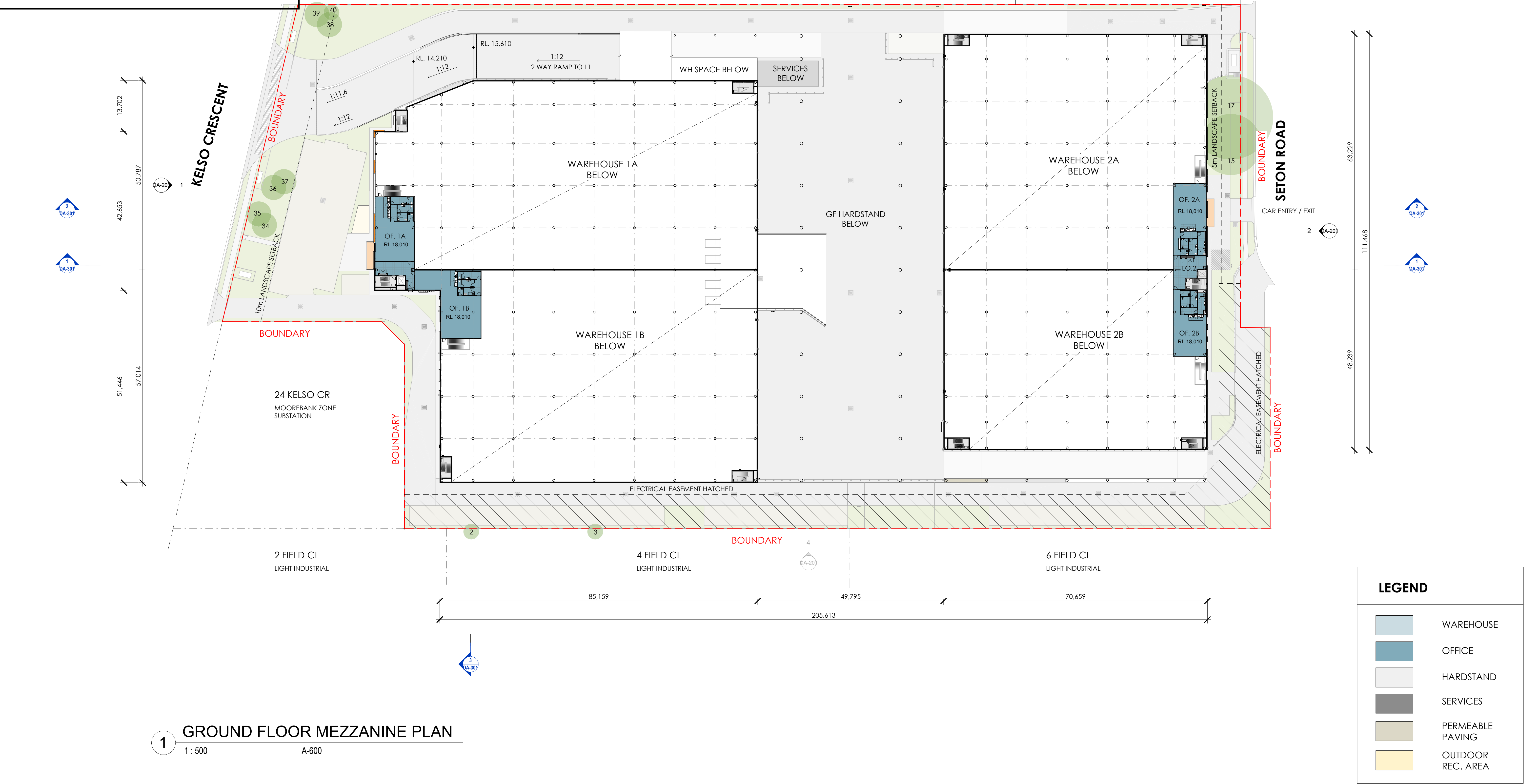
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scale	As indicated	A	
project no	250211		
date	09.02.26		
dwn	dwg no	issue	
DC	250211 - DA-111	B	



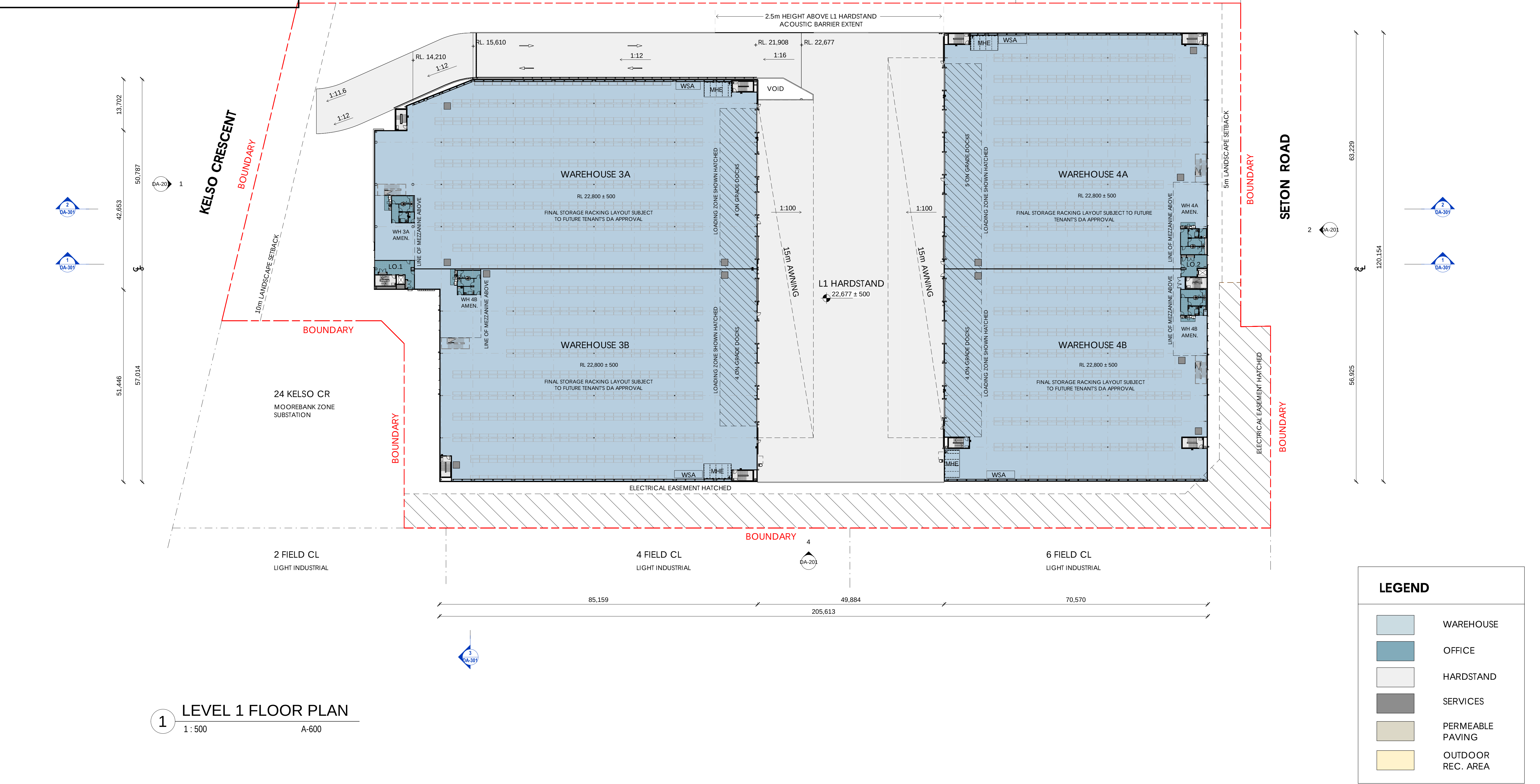
1 GROUND FLOOR MEZZANINE PLAN
1 : 500 A-600

LEGEND

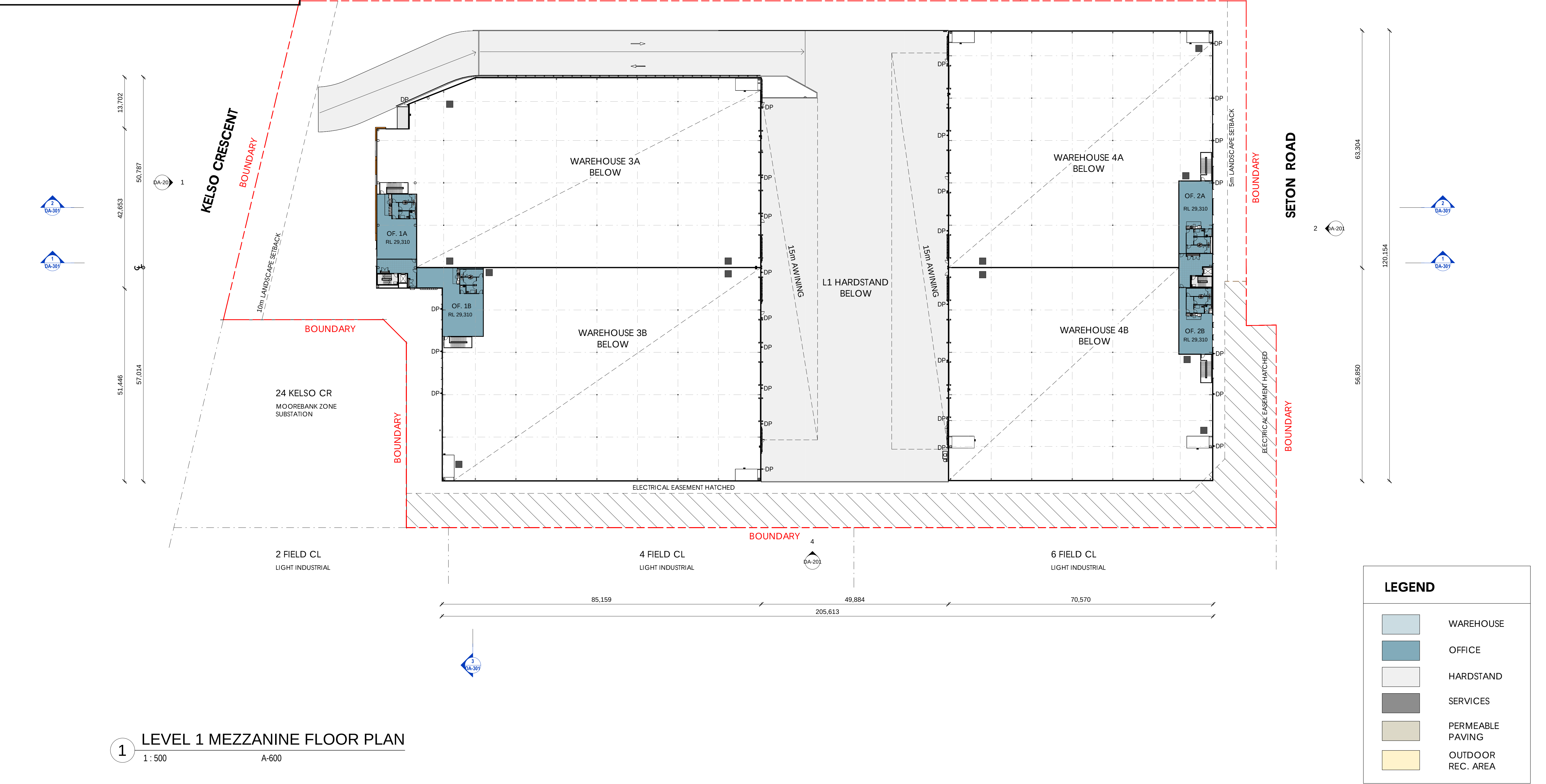
- WAREHOUSE
- OFFICE
- HARDSTAND
- SERVICES
- PERMEABLE PAVING
- OUTDOOR REC. AREA

NOTE: ALL LEVELS +/- 500 mm

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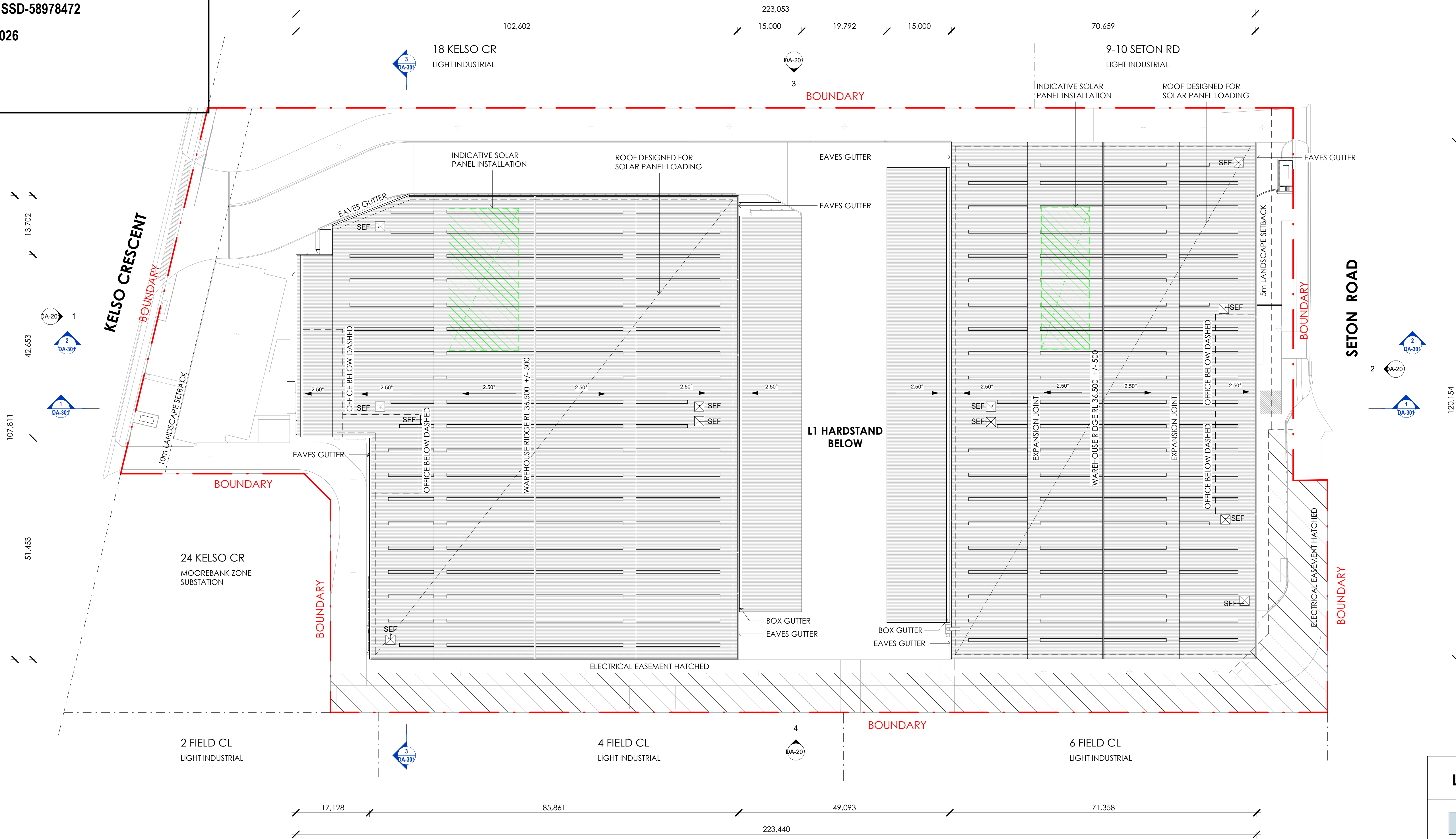
1 LEVEL 1 MEZZANINE FLOOR PLAN
1 : 500 A-600

LEGEND

- WAREHOUSE
- OFFICE
- HARDSTAND
- SERVICES
- PERMEABLE PAVING
- OUTDOOR REC. AREA

NOTE: ALL LEVELS +/- 500 mm

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1 .ROOF PLAN
1 : 500

A-600

LEGEND

- WAREHOUSE
- OFFICE
- HARDSTAND
- SERVICES
- PERMEABLE PAVING
- OUTDOOR REC. AREA

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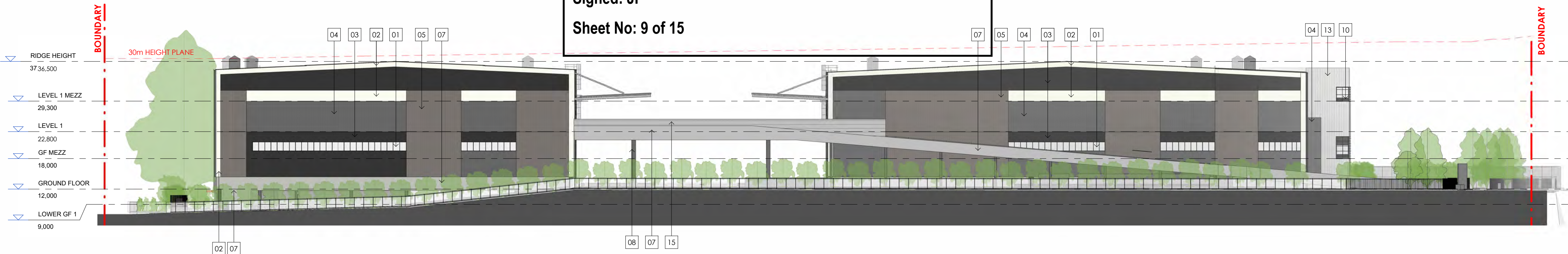
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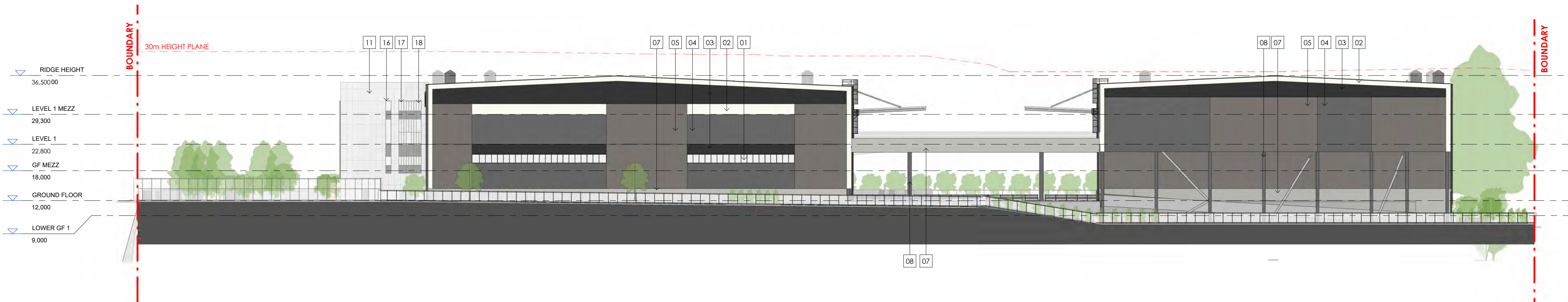
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2 OVERALL SOUTHERN ELEVATION
1 : 500 A-204



3 OVERALL EASTERN ELEVATION
1 : 500 A-204



4 OVERALL WESTERN ELEVATION
1 : 500 A-204

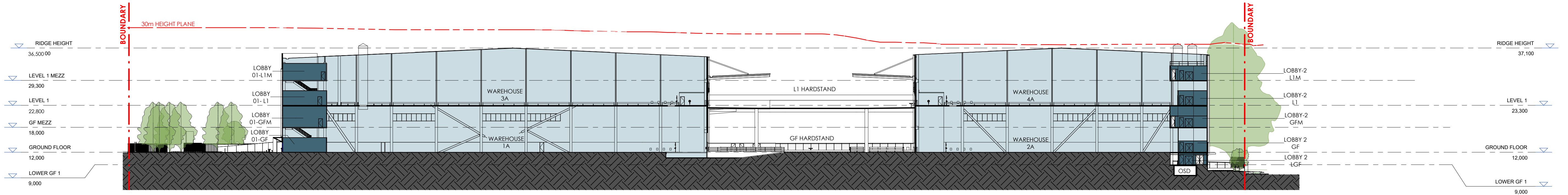
MATERIAL LEGEND

- | | |
|----|--|
| 1 | GLAZING - CLEAR / GREY LOW-E |
| 2 | TRIMDEK PROFILE METAL CLADDING - COLORBOND DOVER WHITE |
| 3 | TRIMDEK PROFILE METAL CLADDING - COLORBOND MONUMENT |
| 4 | TRIMDEK PROFILE METAL CLADDING - COLORBOND BASALT |
| 5 | TRIMDEK PROFILE METAL CLADDING - COLORBOND WALLABY |
| 6 | GLAZING / COLOURED - COLOURBACKED MAPLETREE ORANGE |
| 7 | PRECAST CONCRETE - COLORBOND SHALE GREY |
| 8 | EXTERNAL COLUMN - COLORBOND BASALT |
| 9 | DOORS, RSDS, TRIMS, CAPPINGS, DOWNPIPES - COLORBOND MONUMENT |
| 10 | GLAZING - COLOURBACKED MONUMENT |
| 11 | ALUMINIUM CLADDING - MONDOCLAD - LIGHT GREY |
| 12 | DOMINION PROFILE METAL CLADDING - COLORBOND MONUMENT |
| 13 | DOMINION PROFILE METAL CLADDING - COLORBOND DOVER WHITE |
| 14 | ALUMINIUM CLADDING - MONDOCLAD - ORANGE |
| 15 | ACOUSTIC BARRIER ABOVE L1 HARDSTAND |
| 16 | PERIMETER SHROUD MONUMENT FINISH |
| 17 | POWDERCOATED STEEL SUNSHADE EXTRUSION DOVER WHITE FINISH |
| 18 | POWDERCOATED STEEL SUNSHADE EXTRUSION MAPLETREE ORANGE |

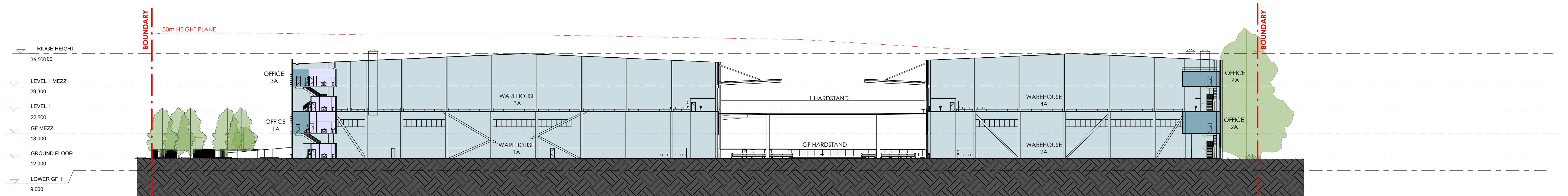
NOTE: - WAREHOUSE WINDOWS SINGLE GLAZING
- OFFICE WINDOWS DOUBLE GLAZING

NOTE: ALL LEVELS +/- 500 mm

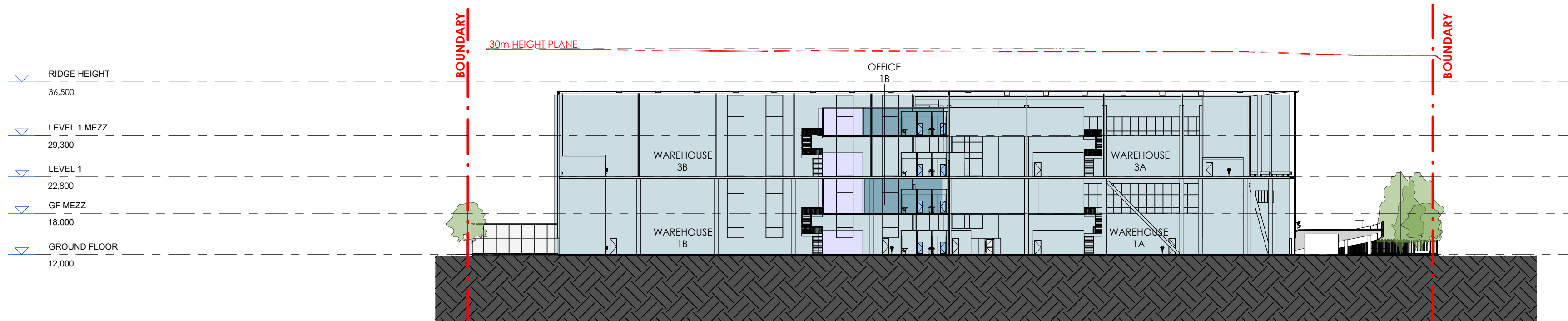
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1 BUILDING SECTION 1
1 : 500 A-200



2 BUILDING SECTION 2
1 : 500 A-200



3 BUILDING SECTION 3
1 : 500 A-200



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LEGEND

WAREHOUSE	WAREHOUSE
OFFICE	OFFICE
AMENITIES	AMENITIES
LOBBY	LOBBY

NOTE: ALL LEVELS +/- 500 mm

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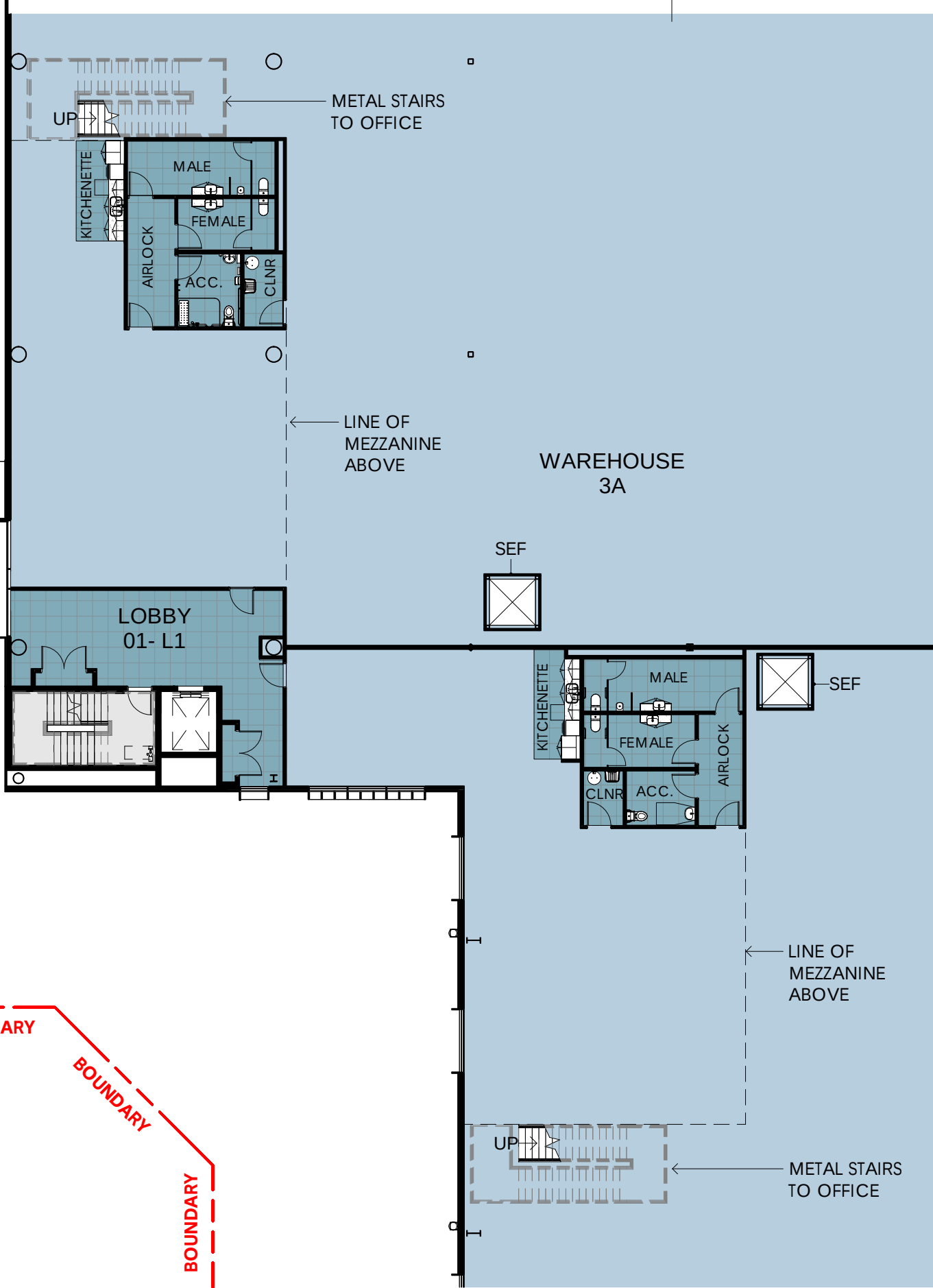
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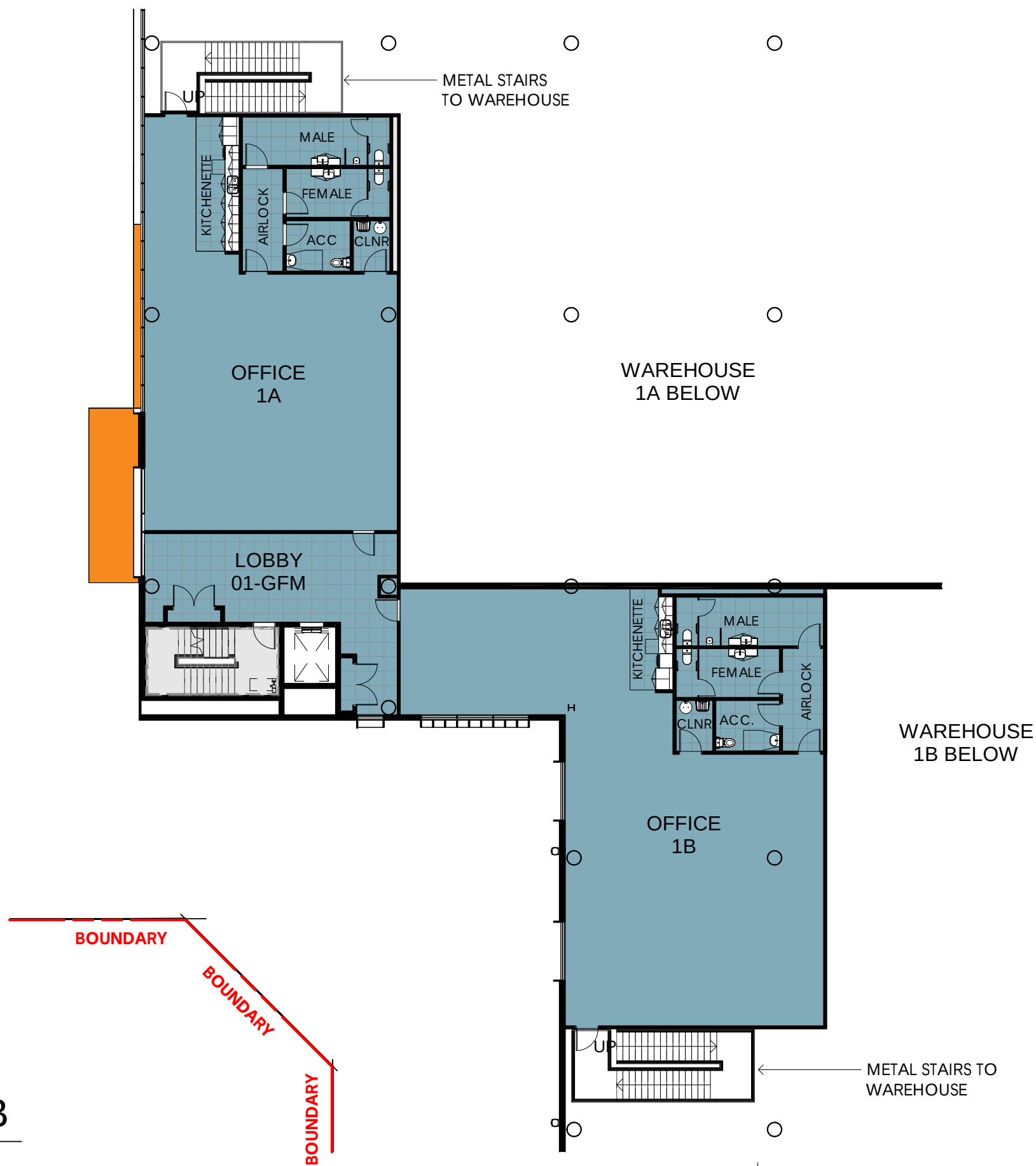
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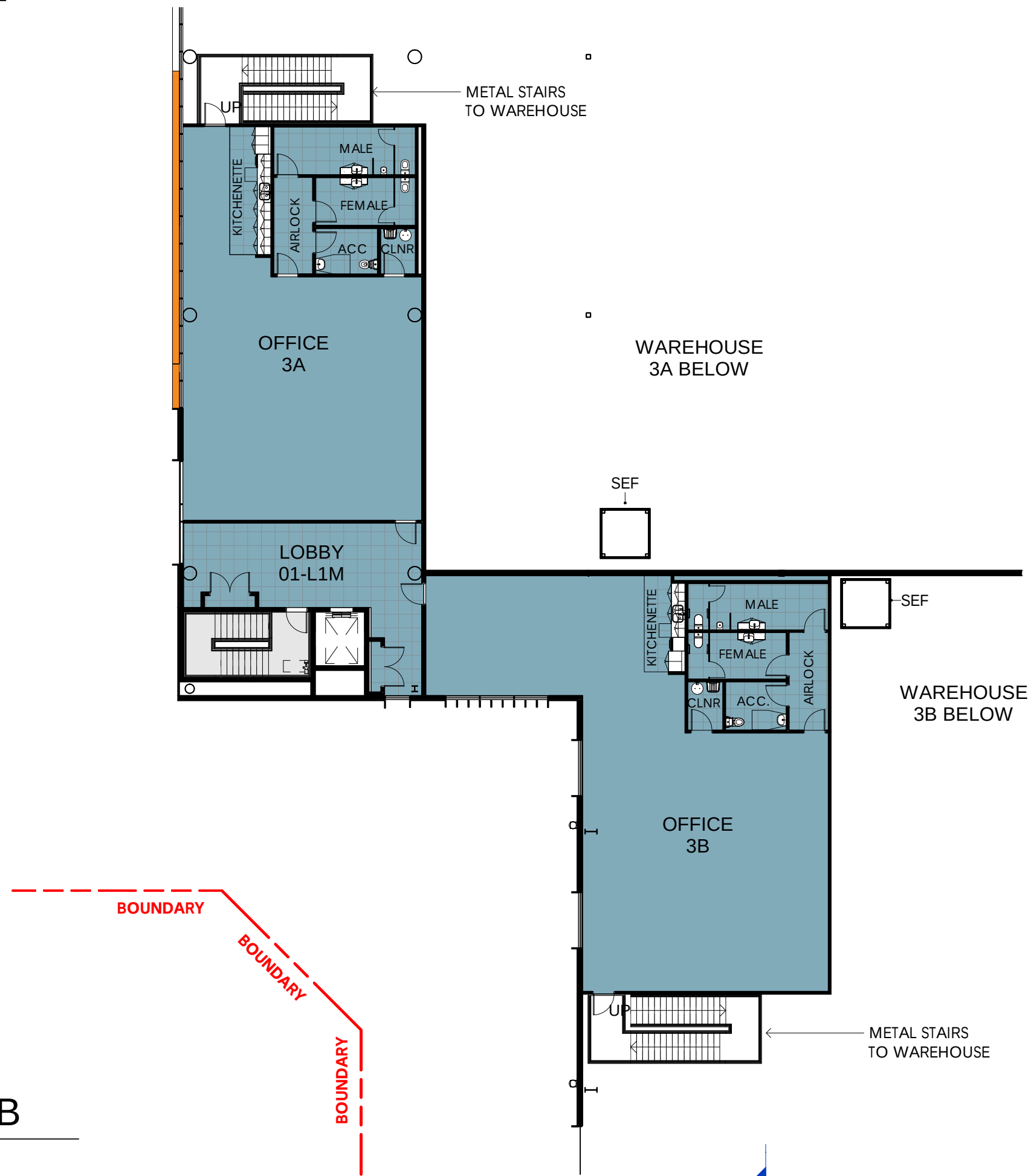


1 GF - OFFICE 1A 1B
1 : 200

3 L1 - OFFICE 3A 3B
1 : 200



2 GFM - OFFICE 1A 1B
1 : 200



4 L1M - OFFICE 3A 3B
1 : 200

LEGEND

- WAREHOUSE
- OFFICE
- HARDSTAND
- SERVICES
- PERMEABLE PAVING
- OUTDOOR REC. AREA

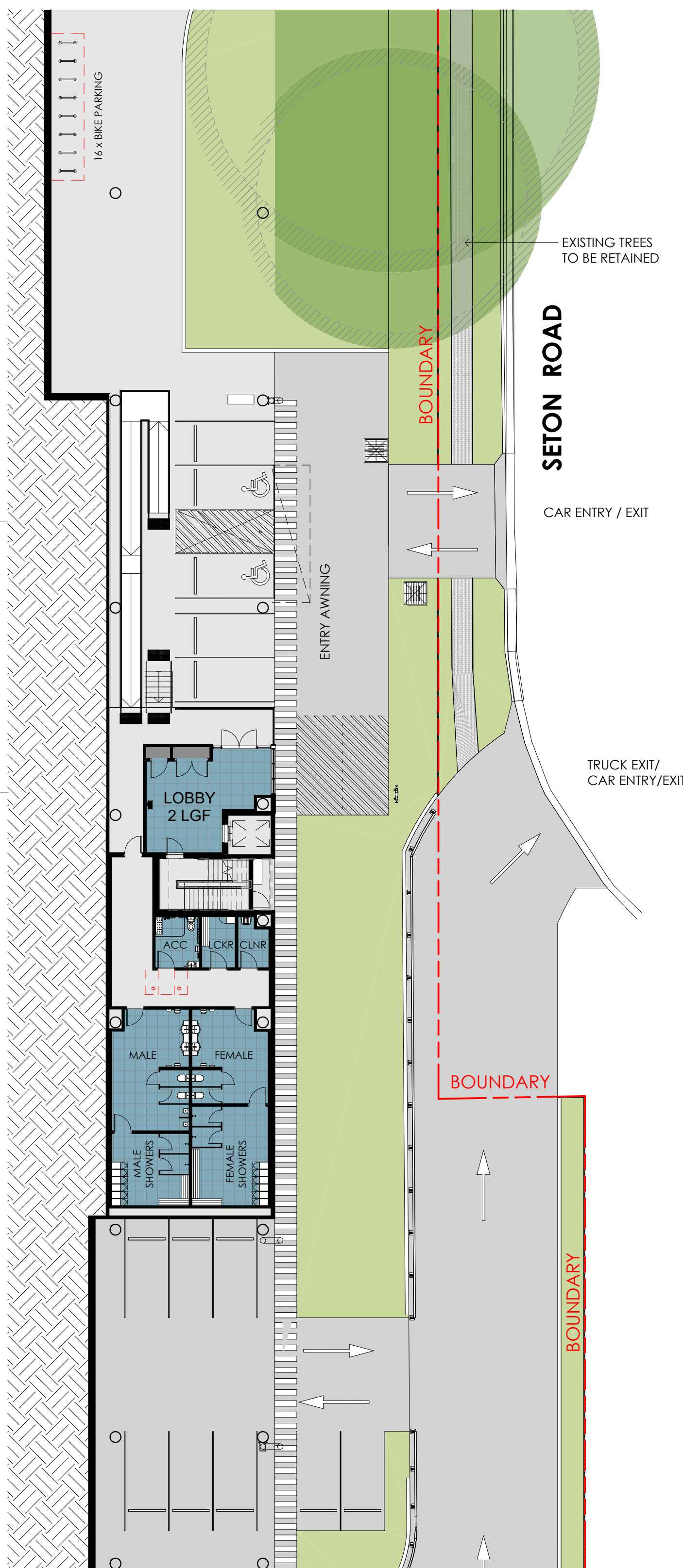
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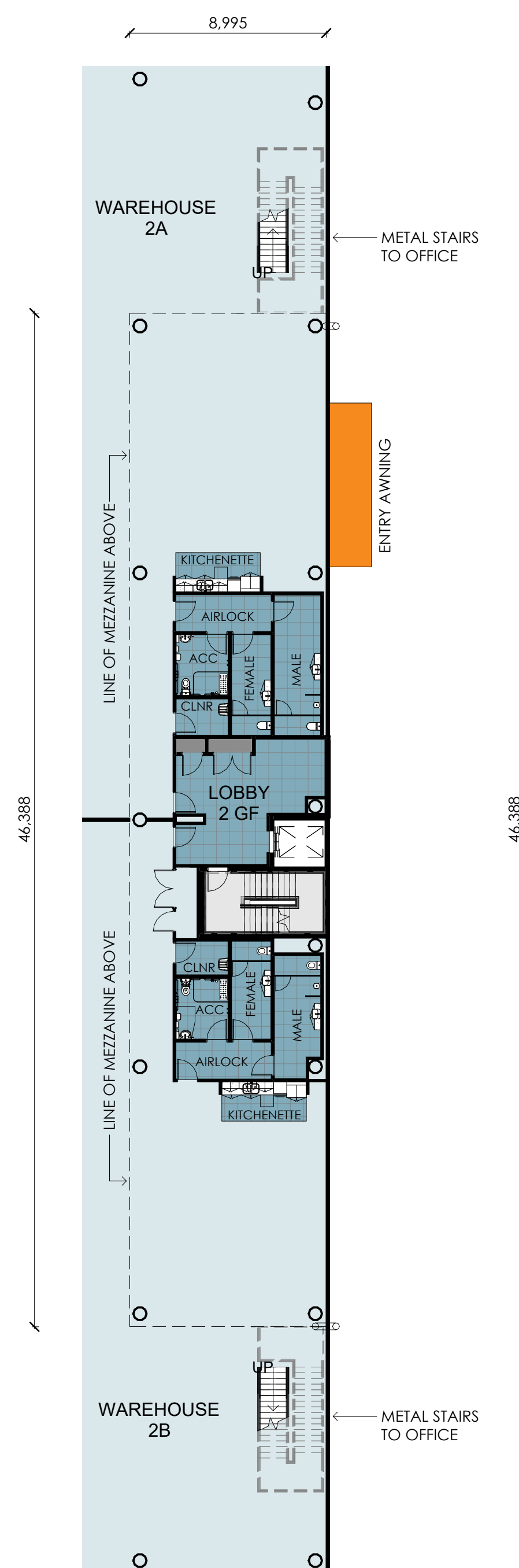
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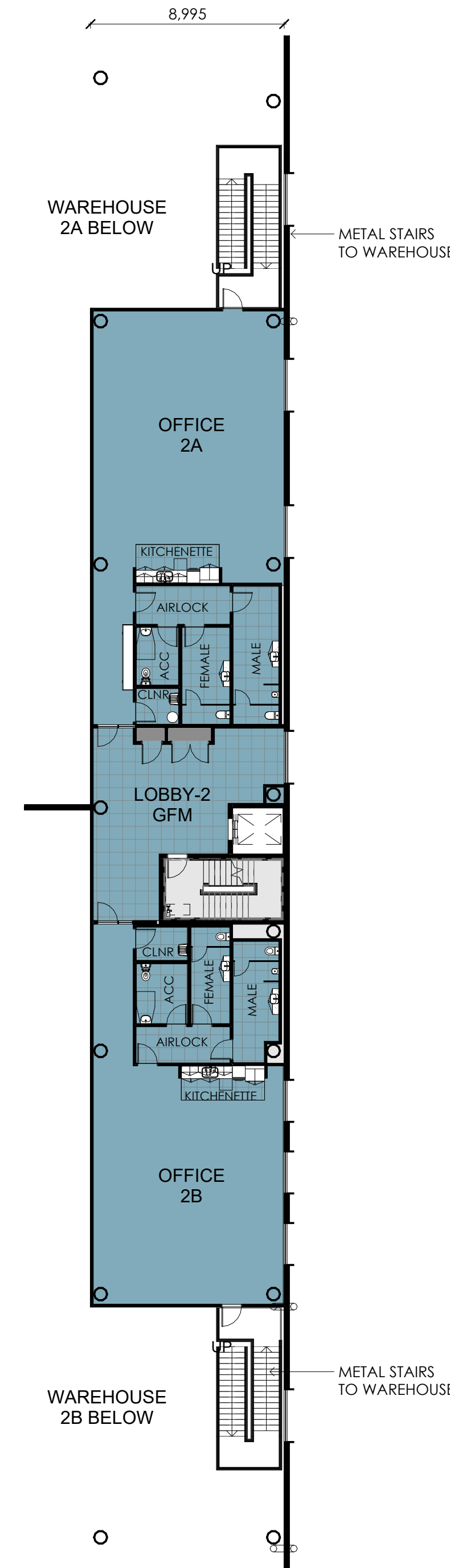




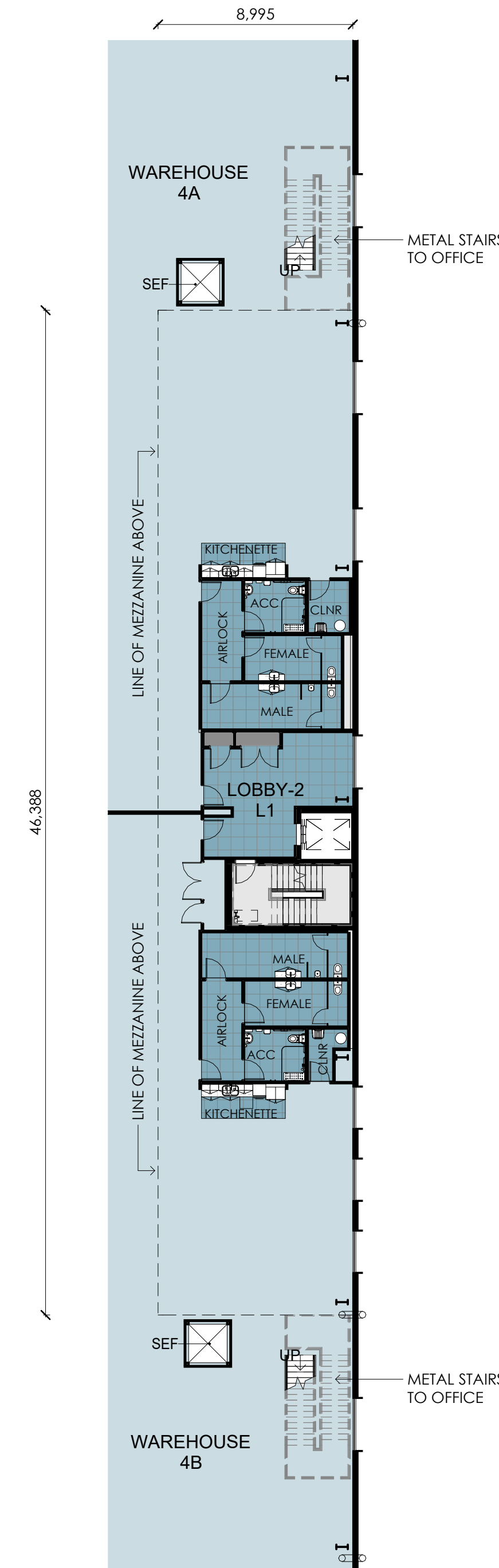
-1 LGF - EOT
1 : 200



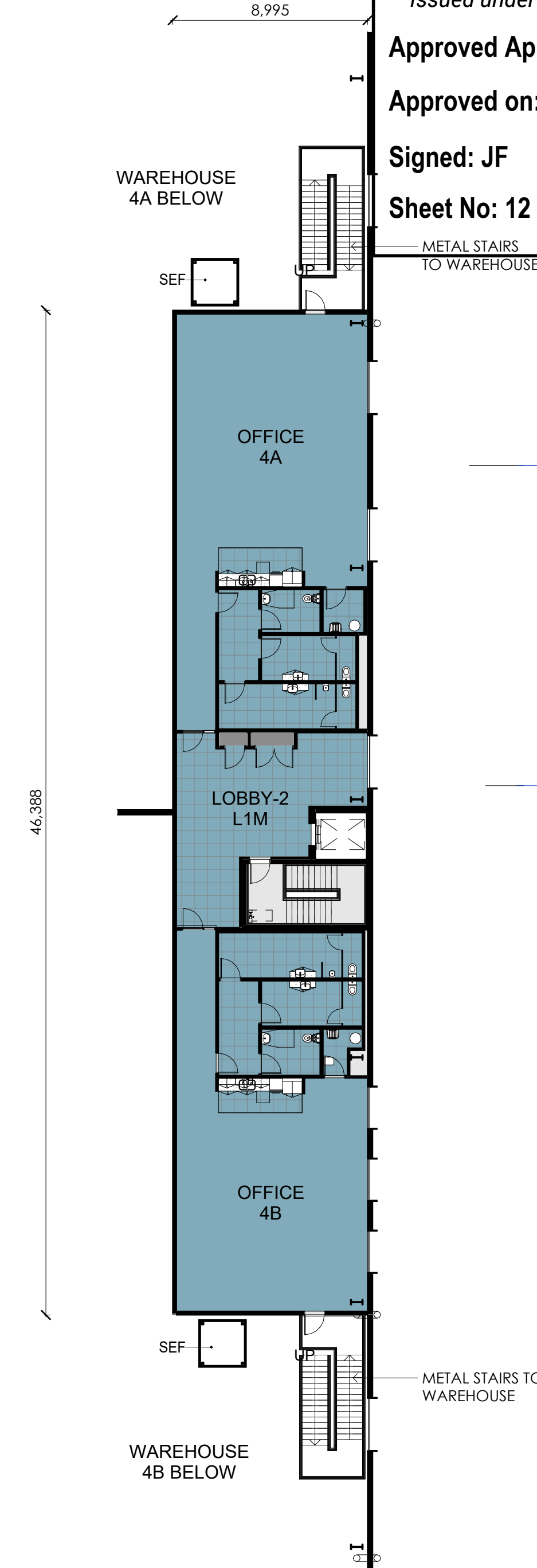
1 GF - OFFICE 2A 2B
1 : 200



2 GFM - OFFICE 2A 2B
1 : 200



3 L1 OFFICE 4A 4B
1 : 200



4 L1M OFFICE 4A 4B
1 : 200

LEGEND

	WAREHOUSE
	OFFICE
	HARDSTAND
	SERVICES
	PERMEABLE PAVING
	OUTDOOR REC. AREA

NOTE: ALL LEVELS +/- 500 mm

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1 SITE FENCING PLAN
1 : 1000 A-600



IMAGE - FENCE TYPE 1



IMAGE - FENCE TYPE 2



IMAGE - FENCE TYPE 3 - EXISTING AT 24 KELSO CR SUBSTATION

FENCING TYPE LEGEND

- F1** FENCE TYPE 1:
BLACK PALISADE
- F2** FENCE TYPE 2:
BLACK VINYL COATED
CHAINWIRE
- F3** FENCE TYPE 3:
EXISTING SECURITY FENCE
TO SUBSTATION PERIMETER
TO BE RETAINED
- F4** FENCE TYPE 4:
EMERGENCY VEHICLE
ACCESS GATE

NOTES

1. EXISTING FENCES TO BE RETAINED AND
MADE GOOD WHERE PRACTICABLE



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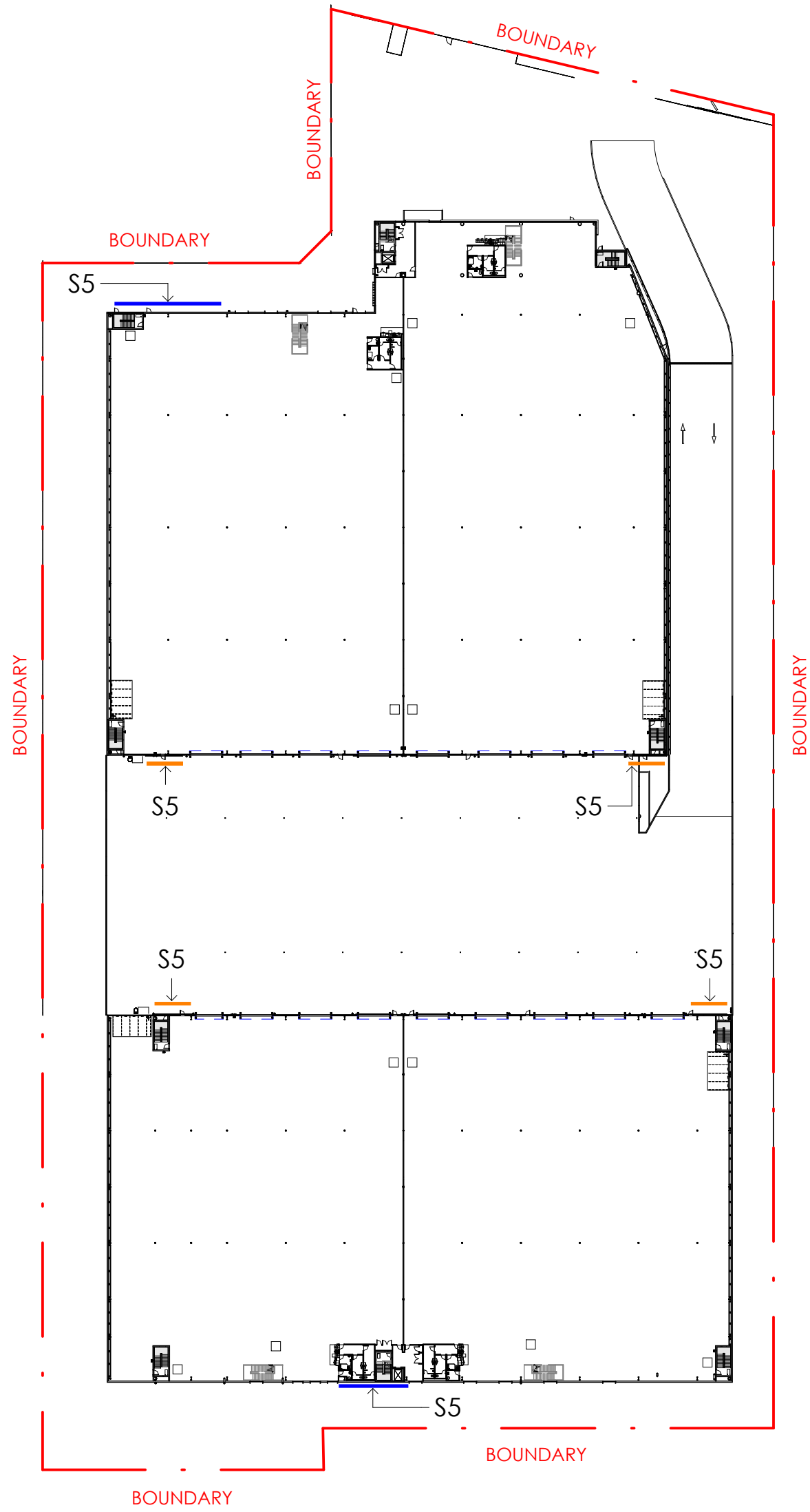
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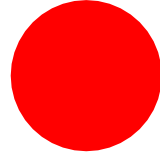
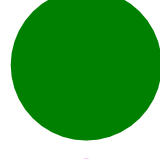
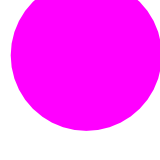
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1 SITE SIGNAGE LOCATION
1 : 1000 A-600



2 SITE SIGNAGE LOCATION - LEVEL 1
1 : 1000 A-600

SIGNAGE LEGEND	NOTES
 S1	COMBINED ESTATE ENTRY & TRUCK ENTRY / EXIT SIGN (ILLUMINATED)
 S2	TENANT DIRECTIONAL SIGN
 S3	ENTRY & EXIT SIGN
 S4	BUILDING WALL SIGN
 S5	BUILDING WALL TENANT SIGN

1. STATUTORY SIGNAGE AS REQUIRED TO COMPLY WITH NCC 2022 AND ALL RELEVANT AUSTRALIAN STANDARDS .

2. TRAFFIC SIGNAGE AND LINEMARKING TO TRAFFIC CONSULTANT DETAILS.



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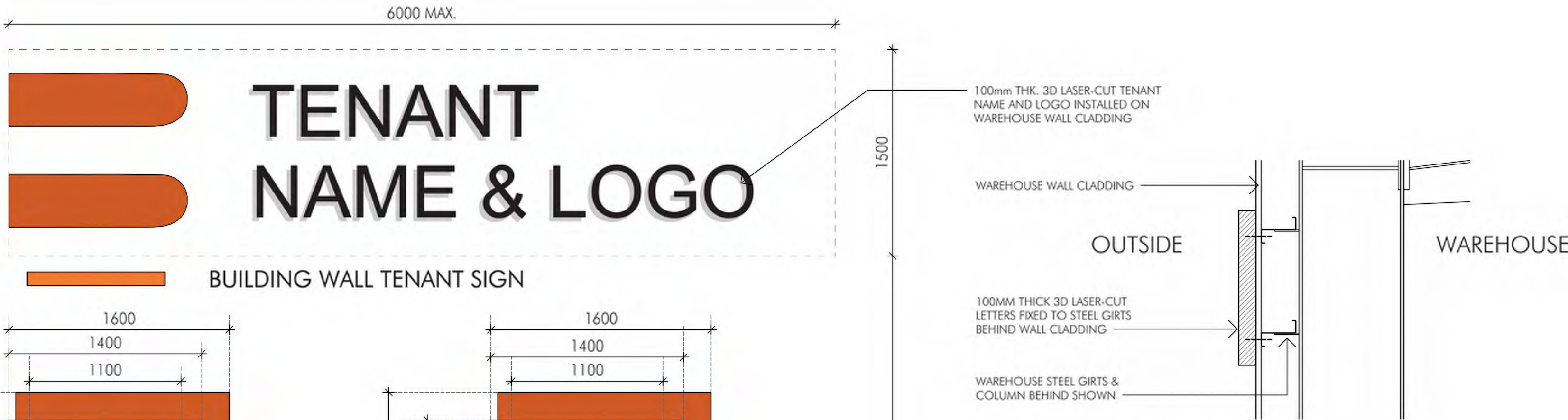
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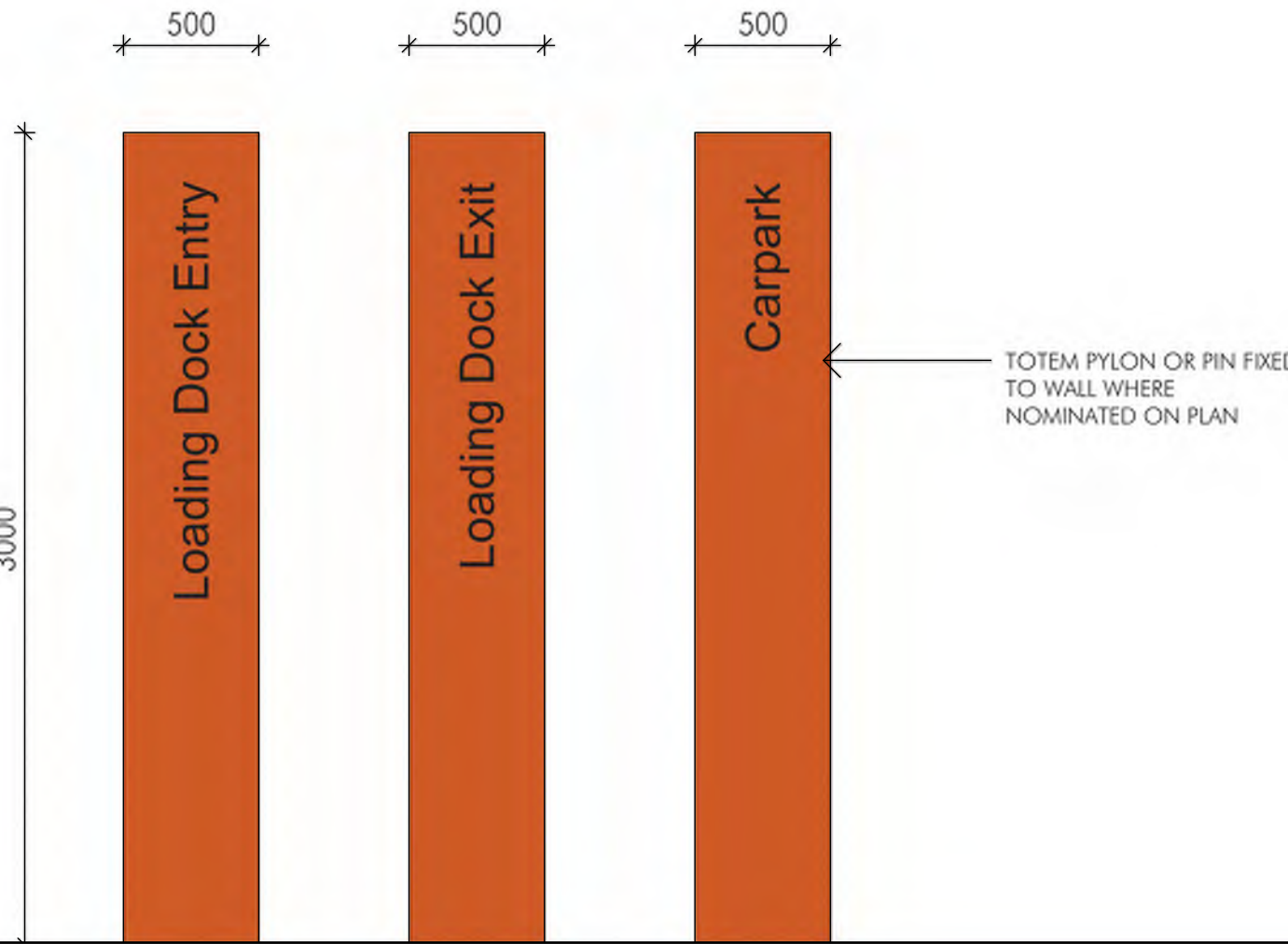
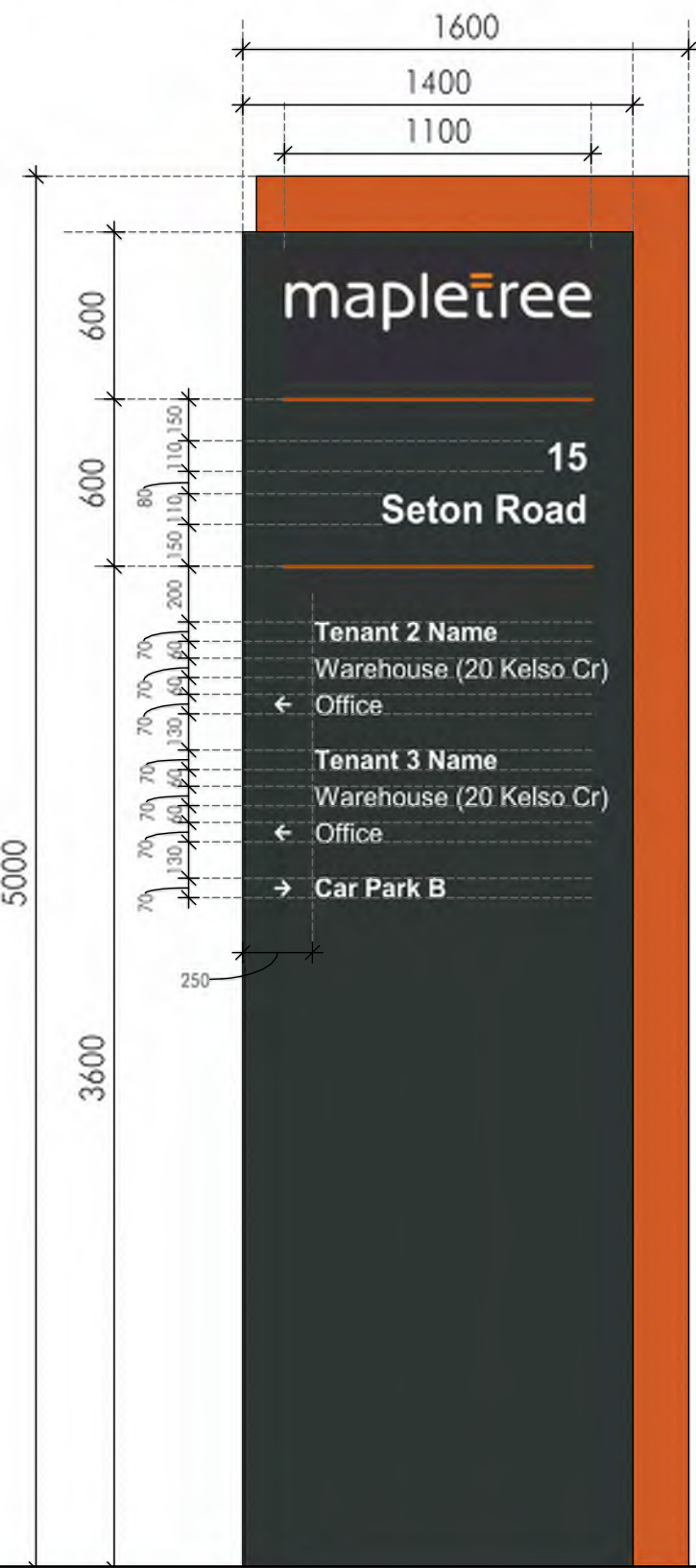
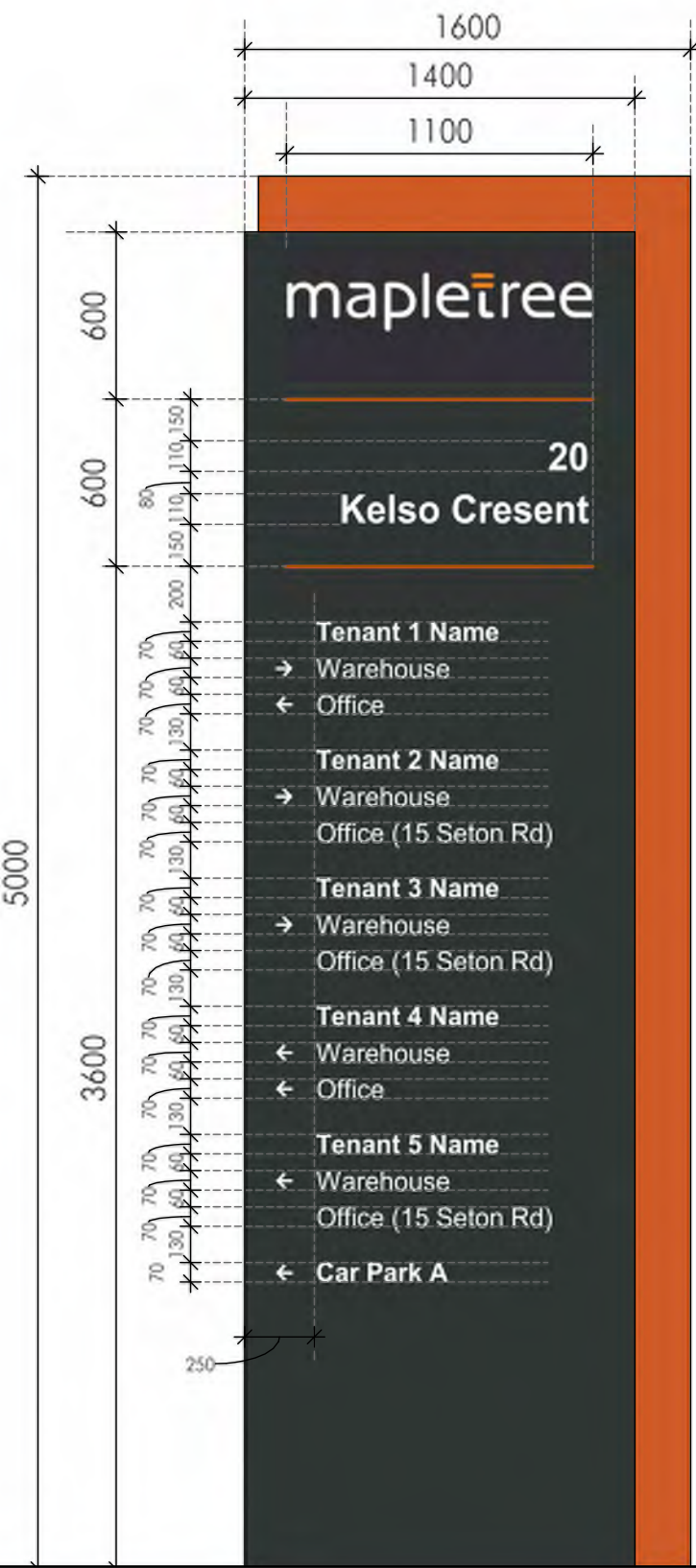
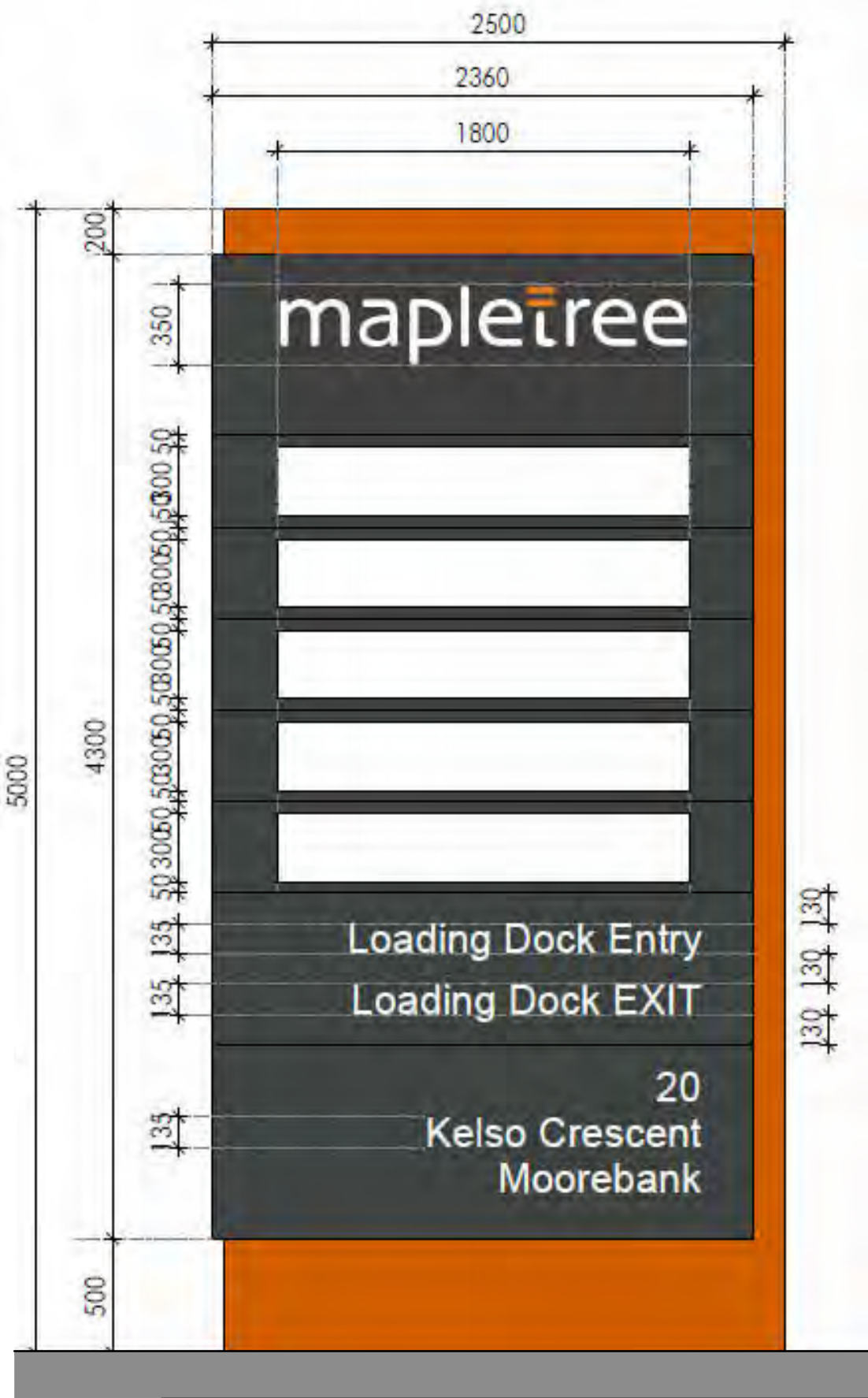


NOTES:
1. SIGNAGE TO COMPLY WITH MAPLETREE BRAND
GUIDELINE INCLUDING AREA OF CLEAR SPACE
AROUND THE MAPLETREE LOGO, POSITIONING,
NOMINATED COLOUR AND FONT TYPE.

BUILDING WALL SIGN (ESTATE BRANDING SIGN SIM. CONTENT TBC)



BUILDING WALL SIGNAGE DETAIL



COMBINED ESTATE ENTRY &
TRUCK ENTRY/EXIT SIGN (ILLUMINATED)

TENANT WAYFINDING DIRECTIONAL SIGN

ENTRY AND EXIT SIGN

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20 KELSO CRES. MOOREBANK
NSW 2170

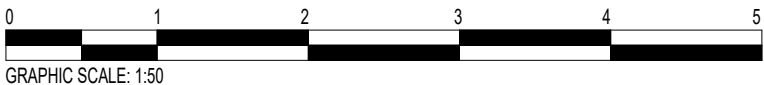
DEVELOPMENT APPLICATION

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mapleiree



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purpose DEVELOPMENT APPLICATION

SIGNAGE DETAILS

scale 1 : 25 A1

project no 250211

date 26.02.26

dwn dwg no 250211 - DA-902

issue B