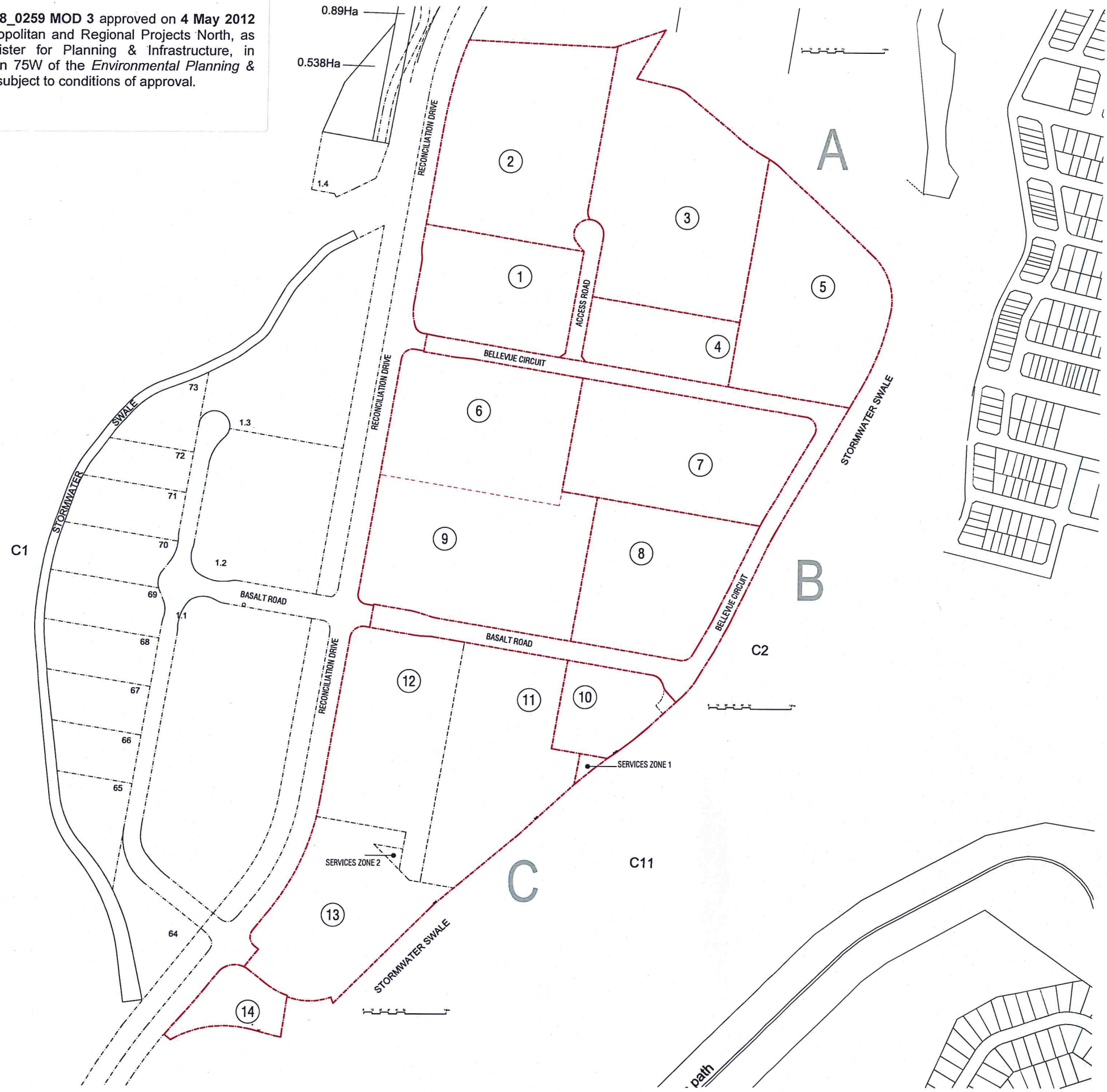


Modification Number: 08_0259 MOD 3 approved on 4 May 2012 by the Director – Metropolitan and Regional Projects North, as delegate for the Minister for Planning & Infrastructure, in accordance with section 75W of the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed: 



DEVELOPMENT DATA	
TOTAL SITE AREA	approx. 473563 m ²
NON DEVELOPABLE SITE AREAS	
Access Roads	28980 m ²
Services zone 1	628 m ²
Services zone 2	459 m ²
DEVELOPABLE AREA	443496 m ²

PROPOSED DEVELOPMENT SITE AREAS	
	SITE AREA
PRECINCT A	
LOT 1	25188 m ²
LOT 2	44871 m ²
LOT 3	50748 m ²
LOT 4	14450 m ²
LOT 5	38498 m ²
ACCESS ROAD	3849 m ²
SUBTOTAL	177604 m ²
PRECINCT B	
LOT 6	34732 m ²
LOT 7	37853 m ²
LOT 8	30041 m ²
LOT 9	42 898 m ²
SUBTOTAL	145524 m ²
PRECINCT C	
LOT 10	12038 m ²
LOT 11	35 457 m ²
LOT 12	34 364 m ²
LOT 13	31 044 m ²
LOT 14	7465 m ²
SERVICES ZONE 1	628 m ²
SERVICES ZONE 2	459 m ²
SUBTOTAL	121455 m ²
TOTAL	444583 m ²



GREYSTANES ESTATE

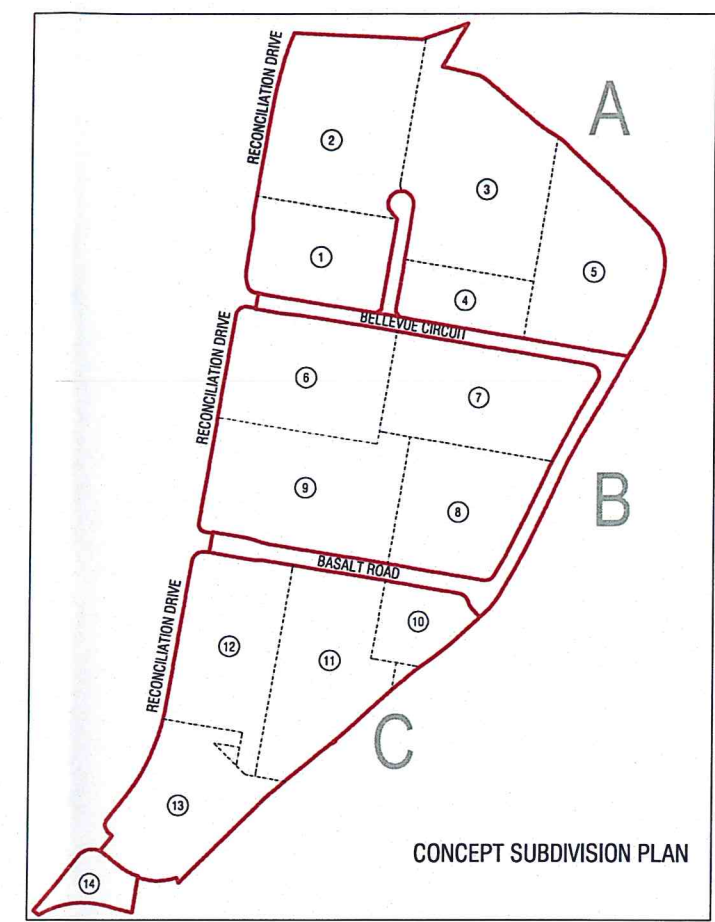
SOUTHERN EMPLOYMENT LAND, GREYSTANES. NSW



CONCEPTARCHITECTURE P/L
CONCEPTARCHITECTURE Pty Ltd
AC 66 124 368 071
PO BOX 3473, RHODES NSW 2138

MODIFICATION MASTERPLAN
CONCEPT SUBDIVISION PLAN

scale 1:2500 @ A1
date 13.02.2012 1:5000 @ A3
drawing no. DX_G_MP08.06 rev H



CONCEPT SUBDIVISION PLAN

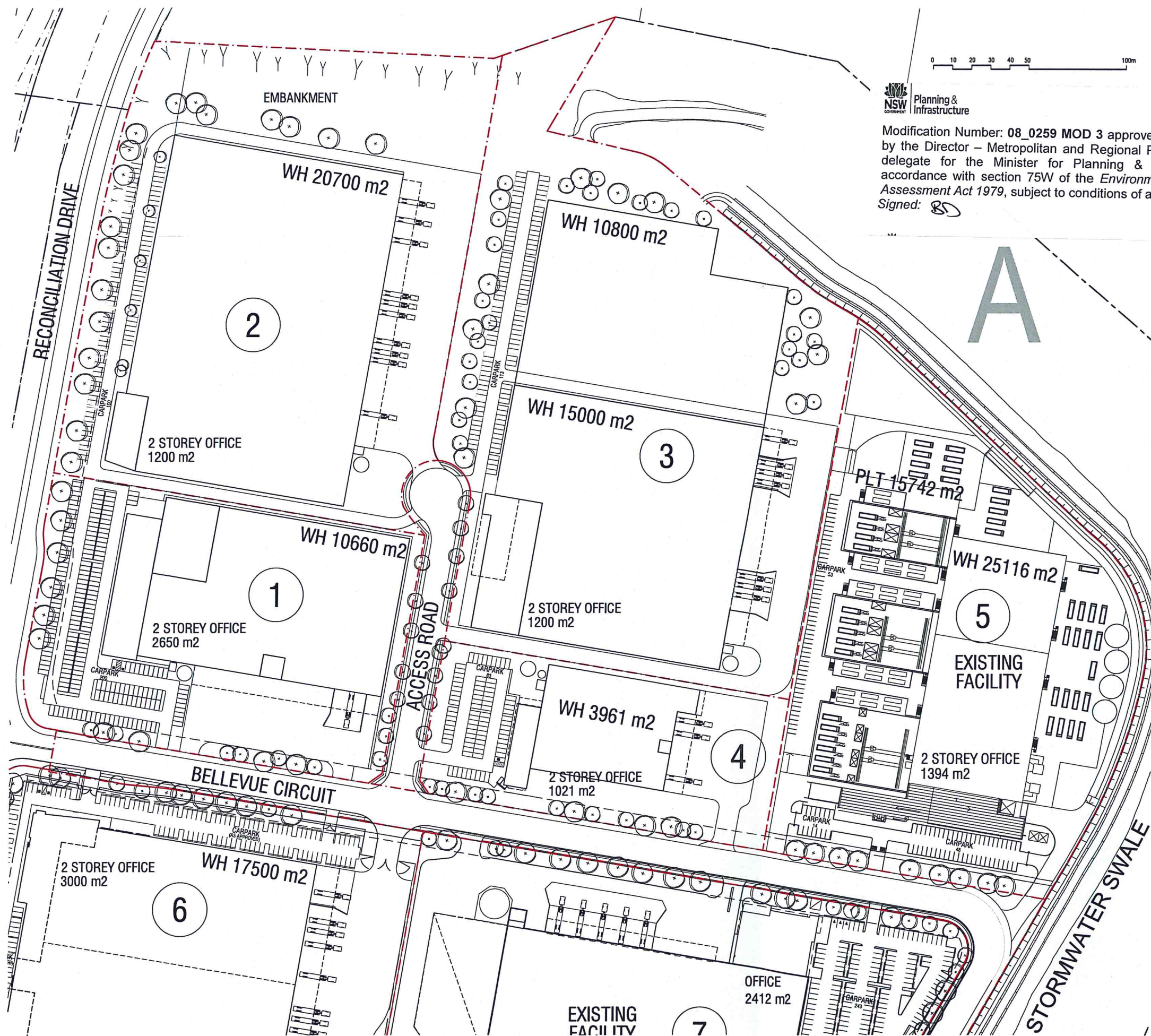
PRECINCT	PARKING REQ.	PARKING PROVIDED
A	563	611
B	501	627
C	306	488
TOTAL	1370	1726

PROPOSED DEVELOPMENT SITE AREAS		BLG AREA	SITE AREA
<u>PRECINCT A</u>			
LOT 1			25188 m2
Office	2650 m2		
Warehouse		10660 m2	
LOT 2			44871 m2
Office	1200 m2		
Warehouse		20700 m2	
LOT 3			50748 m2
Office	2500 m2		
Warehouse		15000 m2	
W Expansion		10800 m2	
LOT 4			14450 m2
Office	1021 m2		
Warehouse		3961 m2	
W Expansion		1130 m2	
LOT 5			38498 m2
Office	1394 m2		
Warehouse		25116 m2	
SUBTOTAL	8765 m2	87367 m2	173755 m2
<u>PRECINCT B</u>			
LOT 6			34732 m2
Office	4000 m2		
Warehouse		17500 m2	
LOT 7			37853 m2
Office	2412 m2		
Warehouse		19525 m2	
LOT 8			30041 m2
Office	633 m2		
Warehouse		18000 m2	
LOT 9			42 898 m2
Office	2665 m2		
Warehouse		22025 m2	
SUBTOTAL	9710 m2	77050 m2	145524 m2
<u>PRECINCT C</u>			
LOT 10			12038 m2
Office	380 m2		
Warehouse		5057 m2	
LOT 11			35 457 m2
Office	1500 m2		
Warehouse		16500 m2	
LOT 12			34 364 m2
Office	1500 m2		
Warehouse		16500 m2	
LOT 13			31 044 m2
Office	1100 m2		
Warehouse		12765 m2	
LOT 14			7465 m2
Office	600 m2		
Warehouse		1800 m2	
SERVICES ZONE 1			628 m2
SERVICES ZONE 2			459 m2
SUBTOTAL	5080 m2	52622 m2	121455 m2
TOTAL	23555 m2	217039 m2	440734 m2

scale 1:2500 @ A1

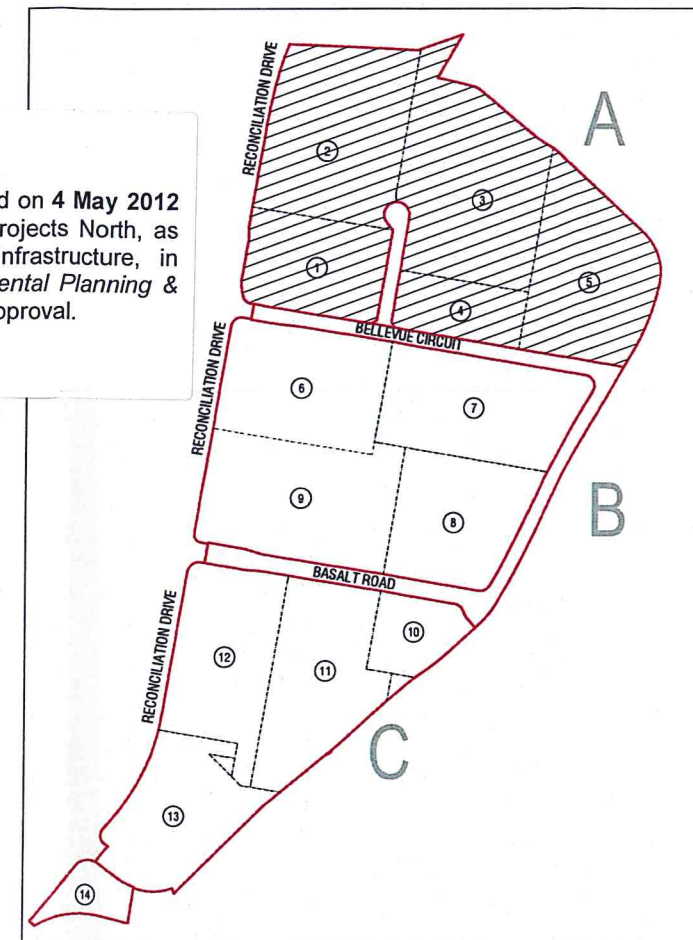
date 28.04.2012 1:5000 @ A3

drawing no. DX G MP08.01 rev. J



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Modification Number: 08_0259 MOD 3 approved on 4 May 2012
by the Director – Metropolitan and Regional Projects North, as
delegate for the Minister for Planning & Infrastructure, in
accordance with section 75W of the *Environmental Planning &
Assessment Act 1979*, subject to conditions of approval.
Signed: *BS*



DEVELOPMENT DATA

TOTAL SITE AREA	173755 m ²
DEVELOPABLE SITE AREA (INCLUDING LANDSCAPE AREA)	173755 m ²
TOTAL BUILDING AREA	96132 m ²
TOTAL AWNING AREA	3850 m ²
TOTAL HEAVY DUTY PAVEMENT	26800 m ²
TOTAL LIGHT DUTY PAVEMENT	15010 m ²
TOTAL LANDSCAPING AREA	27250 m ² (15.6%)

TOTAL SITE COVERAGE (incl. awning)	57.5%
FSR	55.3%

Parking Controls Warehouses 1/300 m ² , Offices 1/40m ² , Retail 1/20m ² Workshop 1/77 m ²	
TOTAL PARKING REQUIRED	561 spaces
TOTAL PARKING PROVIDED	611 spaces

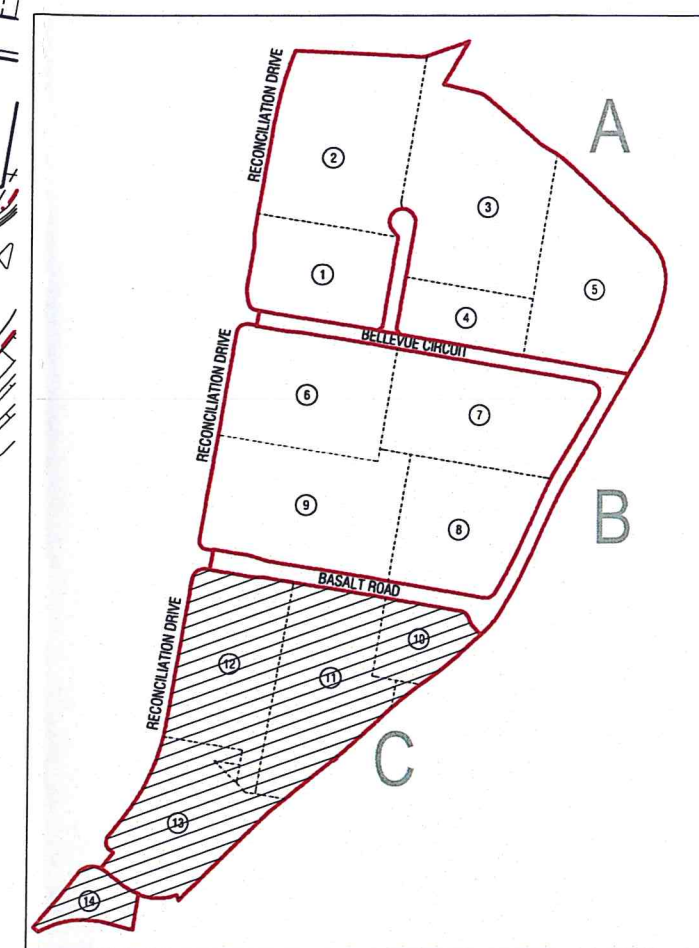
LOT	PARKING REQ.	PARKING PROVIDED
1	114	200
2	99	100
3	149	113
4	82	83
5	119	115
TOTAL	563	611

PROPOSED DEVELOPMENT SITE AREAS

	BLG AREA	SITE AREA
PRECINCT A		
LOT 1 Office	2650 m ²	25188 m ²
Warehouse	10660 m ²	44871 m ²
LOT 2 Office	1200 m ²	20700 m ²
Warehouse	2500 m ²	50748 m ²
LOT 3 Office	2500 m ²	15000 m ²
Warehouse	1021 m ²	10800 m ²
W Expansion	1021 m ²	14450 m ²
LOT 4 Office	1021 m ²	3951 m ²
Warehouse	1021 m ²	1130 m ²
W Expansion	1021 m ²	38498 m ²
LOT 5 Office	1394 m ²	25116 m ²
Warehouse	1394 m ²	25116 m ²
SUBTOTAL	8765 m²	87367 m²

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Assessment Act 1979*, subject to conditions of approval.

Signed: 



DEVELOPMENT DATA	
TOTAL SITE AREA	121 455 m2
SERVICES ZONE 1	628 m2
SERVICES ZONE 2	459 m2
DEVELOPABLE SITE AREA (INCLUDING LANDSCAPE AREA)	120 368 m2
TOTAL BUILDING AREA	57 702 m2
TOTAL AWNING AREA	5107 m2
TOTAL HEAVY DUTY PAVEMENT	25 260 m2
TOTAL LIGHT DUTY PAVEMENT	16 915 m2
TOTAL LANDSCAPING AREA	17 050 m2 (14%)

TOTAL SITE COVERAGE (incl. awning)	52%
FSR	48%

Parking Controls	
Warehouses 1/300 m2, Offices 1/40m2, Retail 1/20m2	
TOTAL PARKING REQUIRED	305 spaces
TOTAL PARKING PROVIDED	488 spaces

LOT	PARKING REQ.	PARKING PROVIDED
10	27	33
11	93	190
12	93	142
13	72	92
14	21	31
TOTAL	306	488

PROPOSED DEVELOPMENT SITE AREAS		
	BLG AREA	SITE AREA
PRECINCT C		
LOT 10 Office Warehouse	380 m2 5057 m2	12038 m2
LOT 11 Office Warehouse	1500 m2 16500 m2	35 457 m2
LOT 12 Office Warehouse	1500 m2 16500 m2	34 364 m2
LOT 13 Office Warehouse	1100 m2 12765 m2	31 044 m2
LOT 14 Office Warehouse	600 m2 1800 m2	7465 m2
SERVICES ZONE 1		628 m2
SERVICES ZONE 2		459 m2
SUBTOTAL	5080 m2	52622 m2