

1 Estate Masterplan

201-A200 1:1000 @B1

PROJECT ESR HORSLEY LOGISTIC PARK

ADDRESS 327-335 BURLEY ROAD
HORSLEY PARK NSW

PROJECT NUMBER 200226

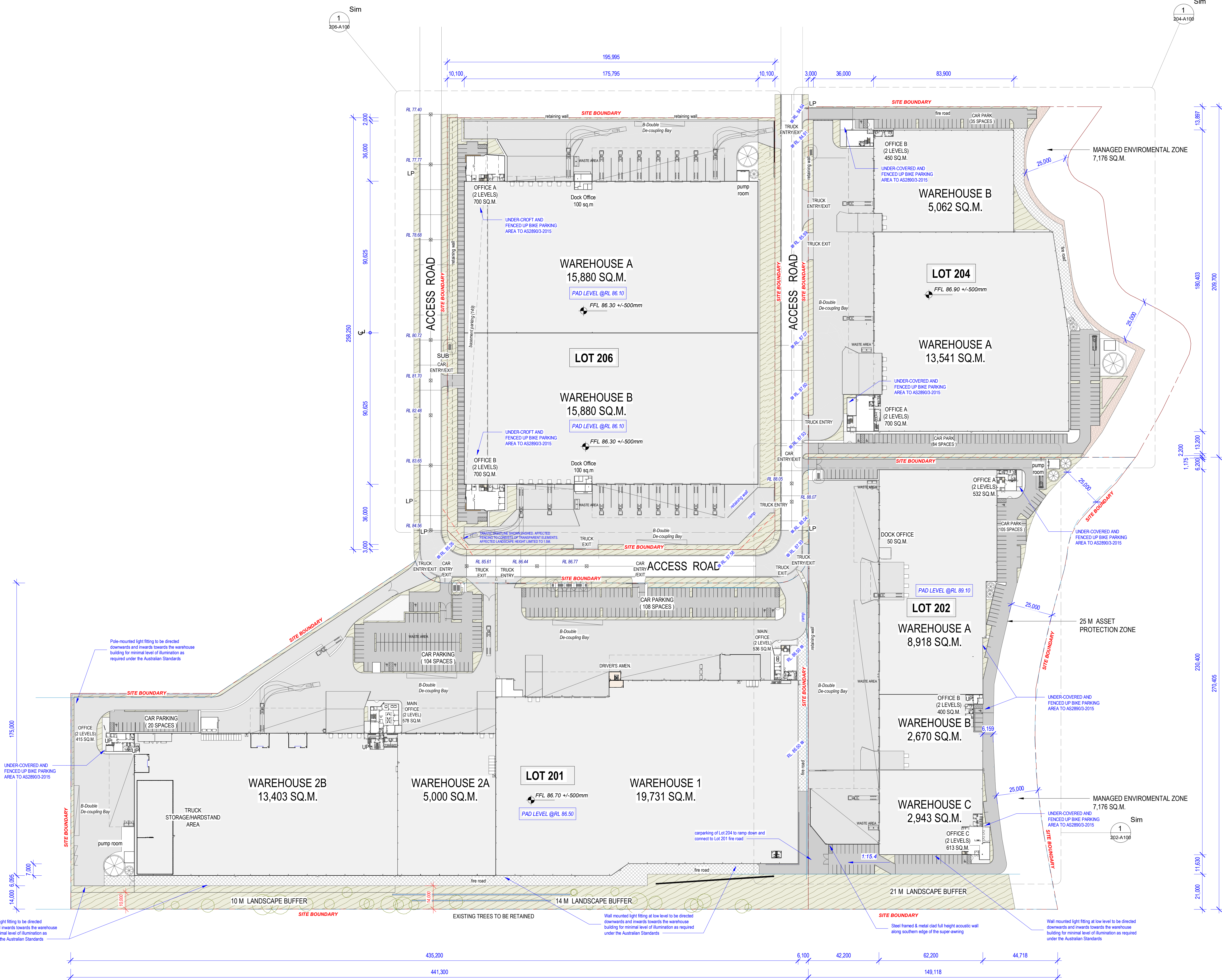
Rev	Description	Date
P10	Lot 204 renumbered as Lot 202. Tenancy configuration amended with associated loading area and parking layout adjustment as clouded.	25.08.21
P11	Masterplan Update to reflect revised Lot 204 layout. Korte updated, Office A and B revised	15.10.21
P12	Lot 204 Revised floor plans and elevations to suite new office facade design	02.11.21
P13	Masterplan update to reflect re-approved Lot 201 & 204 layout.	14.12.21
P14	Updated masterplan to reflect previously approved Lot 203.	02.02.22
P15	Masterplan updated.	27.07.22

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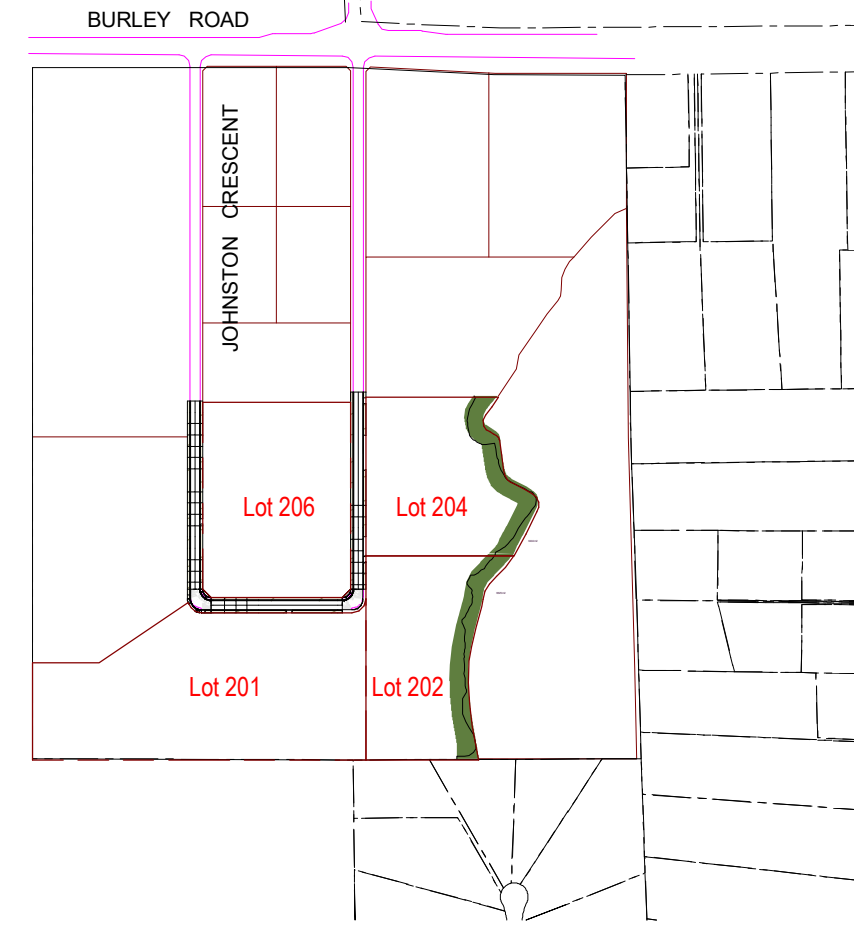
General Notes:
Architectural drawings to be read in conjunction with all other consultants
detailed drawings, specifications & reports.
Do not scale this drawing. Verify all dimensions on site.
Refer all discrepancies to HLA before commencing any work.

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DRAWING TITLE
ESTATE MASTERPLANDRAWING NUMBER
200226 - DA - MS-A010**2 Location Plan**

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DEVELOPMENT TOTAL AREA	
TOTAL SITE AREA	208,168 sqm
TOTAL BUILDING AREA	109,765 sqm
TOTAL EFFICIENCY	52.73 %

DEVELOPMENT SUMMARY (LOT 201)	
SITE 1 AREA (Warehouse 1)	36,582 sqm
SITE 2 AREA (Warehouse 2 & 3 & Cafe Site)	40,728 sqm
SITE AREA (Lot 201 Total)	77,310 sqm
EFFICIENCY	52.48%
WAREHOUSE 1	19,731 sqm
MAIN OFFICE 1 (2 Level)	536 sqm
WAREHOUSE 1 DRIVERS AMENITIES	38 sqm
WAREHOUSE 1 Switch & Compressor Room	140 sqm
WAREHOUSE 1 Storage Area	375 sqm
WAREHOUSE 2	18,403 sqm
MAIN OFFICE 2 (2 levels)	578 sqm
MAIN OFFICE 3 (2 levels)	415 sqm
WAREHOUSE 2 GENERAL WASTE AREA	100 sqm
WAREHOUSE 2 PLANT ROOM	200 sqm
ESTATE CAFE	60 sqm
TOTAL BUILDING AREA	40,576 sqm
CAR PARKING PROVIDED	232 spaces
CAR PARKING PROVISIONAL	2 spaces

DEVELOPMENT SUMMARY (LOT 202)	
SITE AREA (APZ included: 7,166 sqm)	40,080 sqm
EFFICIENCY	40.23 %
WAREHOUSE A	8,918 sqm
DOCK OFFICE	50 sqm
OFFICE A (2 levels)	532 sqm
WAREHOUSE B	2,670 sqm
OFFICE B (2 levels)	400 sqm
WAREHOUSE C	2,943 sqm
OFFICE C (2 levels)	613 sqm
TOTAL BUILDING AREA	16,126 sqm
AWNING (5m)	105 sqm
AWNING (15m)	2,287 sqm
AWNING (42m)	1320 sqm
CAR PARKING PROVIDED	105 Spaces
HEAVY DUTY PAVEMENT (H)	9,027 sqm
LIGHT DUTY PAVEMENT (L)	4,945 sqm

DEVELOPMENT SUMMARY (LOT 204)	
SITE AREA (LOT 204) (Approx.)	40,272 sqm
OVERALL BUILDING AREA	19,753 sqm
EFFICIENCY	48.9 %
WAREHOUSE A	13,541 sqm
OFFICE A (2 LEVELS)	700 sqm
TOTAL BUILDING AREA	14,241 sqm
AWNING (5M)	122 sqm
AWNING (15M)	1,098 sqm
CAR PARKING PROVIDED	64 spaces
WAREHOUSE B	5,062 sqm
OFFICE B (2 LEVELS)	450 sqm
TOTAL BUILDING AREA	5,512 sqm
AWNING (5M)	55 sqm
AWNING (15M)	515 sqm
CAR PARKING PROVIDED	35 spaces
HEAVY DUTY PAVEMENT (H)	6,278 sqm
LIGHT DUTY PAVEMENT (L)	4,155 sqm
TOTAL WAREHOUSE AREA	18,603 sqm
TOTAL OFFICE AREA	1,150 sqm
CAR PARKING REQUIRED	90 spaces
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TOTAL CARPARKING PROVIDED	119 spaces

DEVELOPMENT SUMMARY (LOT 206)	
SITE AREA	50,463 sqm
EFFICIENCY	66.98 %
WAREHOUSE A	15,880 sqm
OFFICE & DOCK OFFICE A	800 sqm
WAREHOUSE B	15,880 sqm
OFFICE & DOCK OFFICE B	800 sqm
TOTAL BUILDING AREA	33,360 sqm
CAR PARKING PROVIDED	147 Spaces
HEAVY DUTY PAVEMENT (H)	11,230 sqm
LIGHT DUTY PAVEMENT (L)	3,900 sqm
SUSPENDED SLAB	2,550 sqm