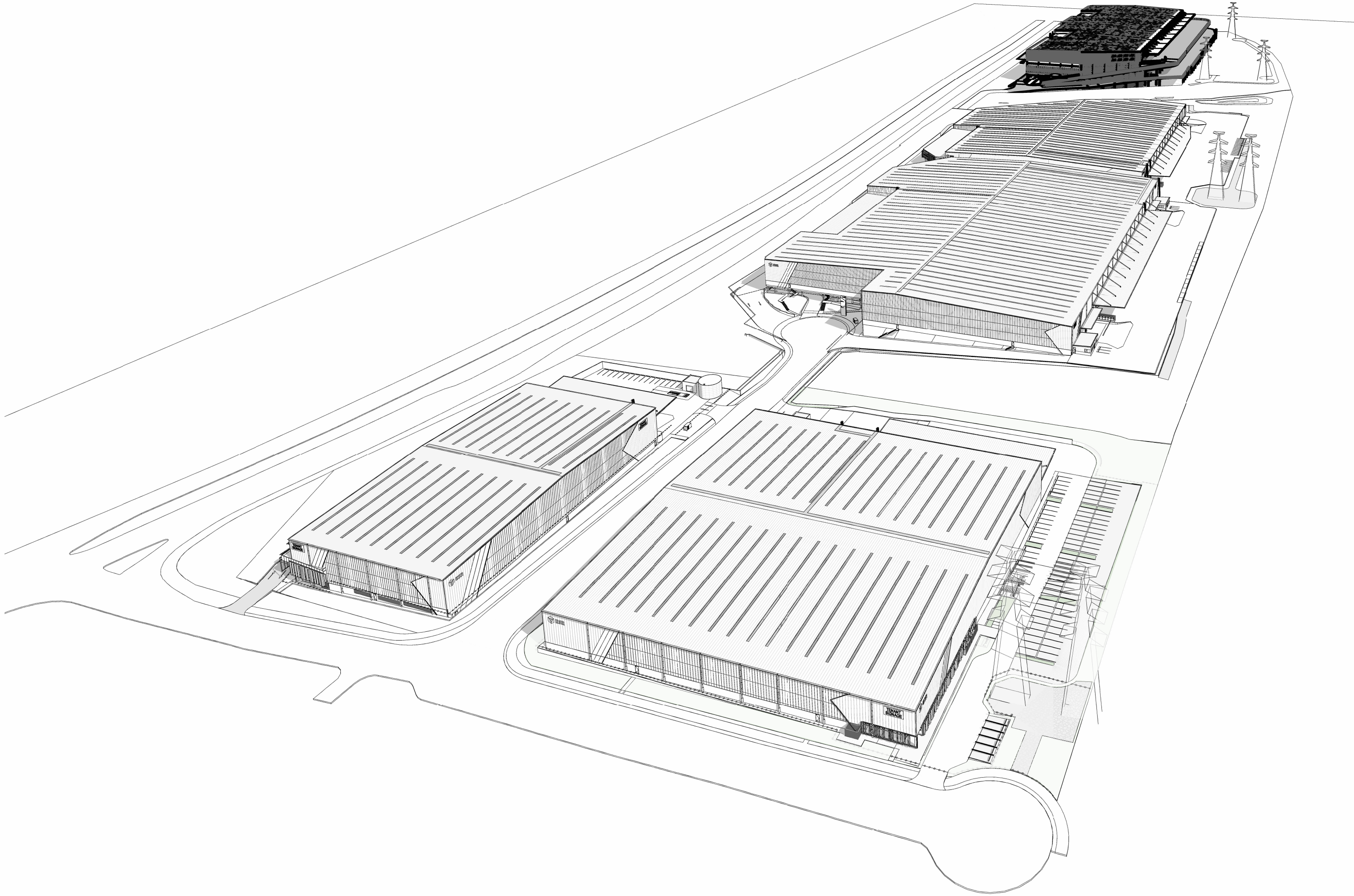


ESR

BUIDINGS 1-4 HUNTINGWOOD

AUGUSTA ST - WESTERN MOTORWAY,
PROSPECT, BLACKTOWN

REVISIONS		
REV	DESCRIPTION	DATE
1	ISSUE FOR CLIENT REVIEW	06/03/2026
2	ISSUE FOR DA SUBMISSION	13/03/2026
3	REVISED DA ISSUE	02/04/2026
4	ISSUE FOR INFORMATION	22/04/2026
5	FACADE UPDATE	28/05/2026
6	ISSUE FOR INFORMATION	19/06/2026

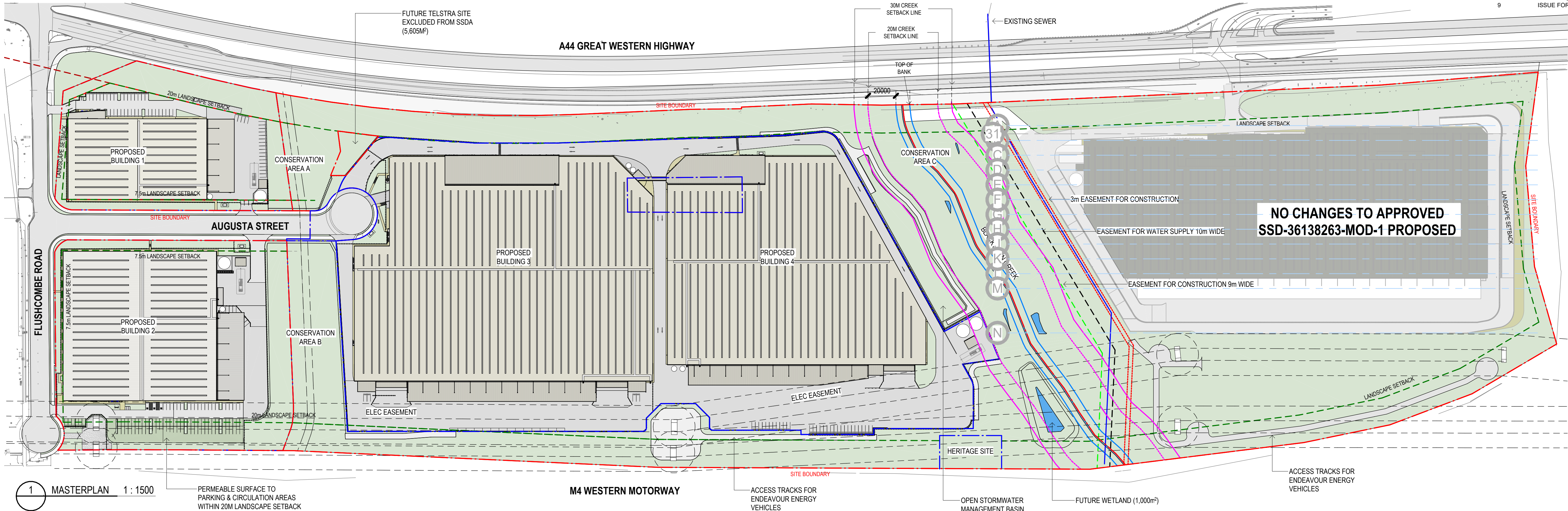


DRAWING LIST - DA	
DA000	COVER SHEET
DA001	MASTERPLAN
DA002	SITE ANALYSIS PLAN
DA003	3D PERSPECTIVES - 1
DA004	3D PERSPECTIVES - 2
DA005	3D PERSPECTIVES - 3
DA006	SIGNAGE PLAN
DA007	SIGNAGE ELEVATIONS - 1
DA008	SIGNAGE ELEVATIONS - 2
DA010	SHADOW DIAGRAMS - WINTER SOLSTICE
DA011	SHADOW DIAGRAMS - SUMMER SOLSTICE
DA100	BUILDING 1 - SITE PLAN
DA110	BUILDING 1 - ROOF PLAN
DA120	BUILDING 1 - OFFICE PLANS
DA130	BUILDING 1 - ELEVATIONS
DA131	BUILDING 1 - OFFICE ELEVATIONS
DA140	BUILDING 1 - SECTIONS
DA150	BUILDING 1 - GFA PLAN
DA200	BUILDING 2 - SITE PLAN
DA210	BUILDING 2 - ROOF PLAN
DA220	BUILDING 2 - OFFICE PLANS
DA230	BUILDING 2 - ELEVATIONS
DA231	BUILDING 2 - OFFICE ELEVATIONS
DA240	BUILDING 2 - SECTIONS
DA250	BUILDING 2 - GFA PLAN
DA300	BUILDING 3 & 4 - SITE & BASEMENT PLAN
DA301	BUILDING 3 - SITE PLAN
DA310	BUILDING 3 - ROOF PLAN
DA320	BUILDING 3 - OFFICE PLANS
DA330	BUILDING 3 - ELEVATIONS
DA331	BUILDING 3 - OFFICE ELEVATIONS
DA340	BUILDING 3 - SECTIONS
DA400	BUILDING 4 - SITE PLAN
DA410	BUILDING 4 - ROOF PLAN
DA420	BUILDING 4 - OFFICE PLANS
DA430	BUILDING 4 - ELEVATIONS
DA431	BUILDING 4 - OFFICE ELEVATIONS
DA440	BUILDING 4 - SECTIONS
DA450	BUILDING 3 & 4 - TYPICAL DOCK OFFICE PLANS
DA500	BUILDING 3 & 4 - GFA PLAN



DA ISSUE

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5	ISSUE FOR INFORMATION	22/04/2026
6	ISSUE FOR INFORMATION	04/05/2026
7	ISSUE FOR INFORMATION	12/05/2026
8	1. Carpark revised	
8	ISSUE FOR INFORMATION	21/05/2026
9	1. Boundary updated	
9	ISSUE FOR INFORMATION	19/06/2026



1 MASTERPLAN 1 : 1500

PERMEABLE SURFACE TO PARKING & CIRCULATION AREAS WITHIN 20M LANDSCAPE SETBACK

M4 WESTERN MOTORWAY

ACCESS TRACKS FOR ENDEAVOUR ENERGY VEHICLES

OPEN STORMWATER MANAGEMENT BASIN

FUTURE WETLAND (1,000m²)

ACCESS TRACKS FOR ENDEAVOUR ENERGY VEHICLES

BUILDING 1 DEVELOPMENT SUMMARY			
TOTAL GFA:		4,896 m²	
(EXCLUDING LOADING AREA: 1,150 m ²)			
AWNING 20m:		1,056 m ²	
HEAVY DUTY PAVEMENT:		2,930 m ²	
LIGHT DUTY PAVEMENT:		1,270 m ²	
PROPOSED PARKING:			
PARKING RATES (BLACKTOWN COUNCIL)			
-WAREHOUSE:		min 1 SPACE / 100 m ²	
-OFFICE:		min 1 SPACE / 40 m ²	
-TOTAL REQUIRED:		56	
CAR SPACES PROVIDED:			
-90 DEG TYPE: 5400 x 2500		32	
-ACCESSIBLE: 5400 x 2500		2	
-EV CARS: 5400 x 2500		3	
-OVERFLOW: 5400 x 2500		20	
TOTAL PROVIDED:		57	
MOTORBIKES PROVIDED:		2	
NOTES:			
-ALL LEVELS ARE SUBJECT TO A +/- 1,000mm VARIATION UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS			
BUILDING 1 GFA			
BLDG NO	UNIT NO	NAME	AREA
1	1	OFFICE L1	401 m ²
1	1	WAREHOUSE	4460 m ²
1	1	LOBBY	35 m ²
			4896 m ²

BUILDING 2 DEVELOPMENT SUMMARY			
TOTAL GFA:		10,011 m²	
(EXCLUDING LOADING AREA: 2,145 m ²)			
AWNING 20m:		1,262 m ²	
HEAVY DUTY PAVEMENT:		4,026 m ²	
LIGHT DUTY PAVEMENT:		1,319 m ²	
PROPOSED PARKING:			
PARKING RATES (BLACKTOWN COUNCIL)			
-WAREHOUSE:		min 1 SPACE / 100 m ² (<7,500 m ²)	
		min 1 SPACE / 200 m ² (>7,500 m ²)	
-OFFICE:		min 1 SPACE / 40 m ²	
-TOTAL REQUIRED:		99	
CAR SPACES PROVIDED:			
-90 DEG TYPE: 5400 x 2500		88	
-ACCESSIBLE: 5400 x 2500		3	
-EV CARS: 5400 x 2500		3	
-OVERFLOW: 5400 x 2500		6	
TOTAL PROVIDED:		100	
MOTORBIKES PROVIDED:		3	
NOTES:			
-ALL LEVELS ARE SUBJECT TO A +/- 1,000mm VARIATION UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS			
BUILDING 2 GFA			
BLDG NO	UNIT NO	NAME	AREA
2	2	WAREHOUSE	9509 m ²
2	2	OFFICE L1	502 m ²
			10011 m ²

BUILDING 3 & 4 COMBINED DEVELOPMENT SUMMARY	
HEAVY DUTY PAVEMENT:	26,195 m ²
LIGHT DUTY PAVEMENT:	10,459 m ²
PROPOSED PARKING:	
PARKING RATES (BLACKTOWN COUNCIL)	
-WAREHOUSE:	min 1 SPACE / 100 m ² (<7,500 m ²)
-OFFICE:	min 1 SPACE / 200 m ² (>7,500 m ²)
-TOTAL REQUIRED:	352
CAR SPACES PROVIDED:	
-90 DEG TYPE: 5400 x 2500	347
-ACCESSIBLE: 5400 x 2500	7
TOTAL PROVIDED:	357
MOTORBIKES PROVIDED:	6
NOTES:	
-ALL LEVELS ARE SUBJECT TO A +/- 1,000mm VARIATION UPON CIVIL ENGINEERS FURTHER INSTRUCTIONS	

BUILDING 3 DEVELOPMENT SUMMARY			
<u>TOTAL GFA:</u>		29,614 m²	
(EXCLUDING LOADING AREA: 4,273 m ²)			
AWNING 15m:		2,033 m ²	
BUILDING 3 GFA			
BLDG NO	UNIT NO	NAME	AREA
3	3 (A & B)	LOBBY B1	15 m ²
3	3 (A & B)	LOBBY L1	46 m ²
3	3 (A & B)	LOBBY GF	34 m ²
3	3A	WAREHOUSE	13101 m ²
3	3A	DOCK OFFICE	100 m ²
3	3A	OFFICE L1	758 m ²
3	3B	WAREHOUSE	14678 m ²
3	3B	DOCK OFFICE	100 m ²
3	3B	OFFICE L1	782 m ²
			29614 m ²

BUILDING 4 DEVELOPMENT SUMMARY			
<u>TOTAL GFA:</u>		21,276 m²	
(EXCLUDING LOADING AREA: 3,700 m²)			
AWNING 15m:		1,722 m²	
BUILDING 4 GFA			
BLDG NO	UNIT NO	NAME	AREA
4	4	WAREHOUSE	19873 m²
4	4	DOCK OFFICE	100 m²
4	4	LOBBY B1	27 m²
4	4	LOBBY GF	31 m²
4	4	OFFICE L1	1225 m²
4	4	LOBBY L1	19 m²
			21276 m²

EASEMENT LEGEND:

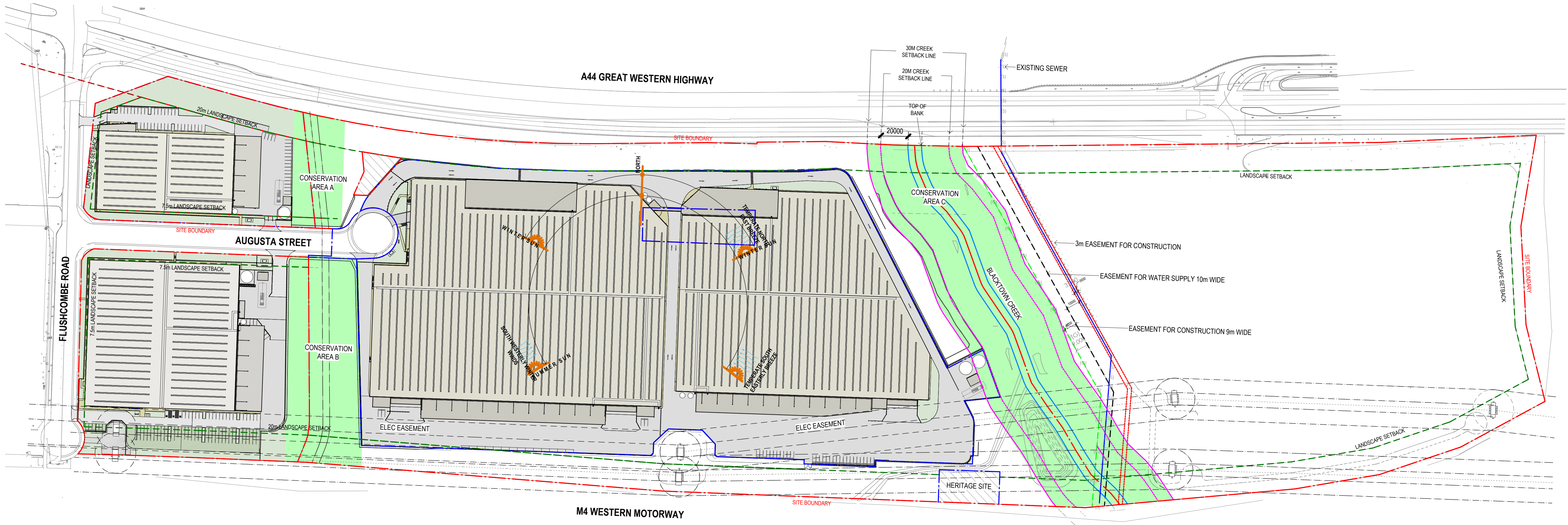
- SITE BOUNDARY
- LANDSCAPE SETBACK
- (S) SEWER FROM SYDNEY WATER
- (E) EASEMENT FOR CONSTRUCTION 3m WIDE
- (F) EASEMENT FOR WATER SUPPLY 10m WIDE
- (G) EASEMENT FOR CONSTRUCTION 9m WIDE
- ELECTRICAL PROVISIONS ON SITE
- 2.1m HIGH CHAIN WIRE FENCE

STANDARD INSTRUMENT—PRINCIPAL LOCAL ENVIRONMENTAL PLAN (2006 EPI 155A)
DEFINITION OF GROSS FLOOR AREA:
GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES—
(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC,
BUT EXCLUDES—
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT—
(I) STORAGE, AND
(II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

PARKING CALCULATION (BASED ON GFA):
- INDUSTRIAL/ WAREHOUSE: BUILDING 7,500SQM OR LESS- 1 SPACE PER 100SQM GFA.
- BUILDING GREATER THAN 7,500SQM GFA- 1 SPACE PER 200SQM GFA ONLY FOR THE AREA IN EXCESS OF 7,500SQM WHERE THERE IS SPECIFIC END USER WHICH WOULD NOT DEMAND A HIGHER RATE AND WHERE EMPLOYEE PARKING IS ADEQUATELY CATERED FOR.
- COMMERCIAL: 1 SPACE PER 40SQM GFA
NUMBER OF DISABLED CAR PARKS AT LEAST %2 OR PART THEREOF OF THOSE SPACES.

MOTORCYCLE PARKING CALCULATION (BASED ON CAR PARKING NUMBER): EACH 50 CAR PARKS, ONE MOTORCYCLE PARK

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6	1. Boundary updated ISSUE FOR INFORMATION	19/06/2026



EASEMENT LEGEND:

- SITE BOUNDARY
- LANDSCAPE SETBACK
- (S) SEWER FROM SYDNEY WATER
- (E) EASEMENT FOR CONSTRUCTION 3m WIDE
- (F) EASEMENT FOR WATER SUPPLY 10m WIDE
- (G) EASEMENT FOR CONSTRUCTION 9m WIDE
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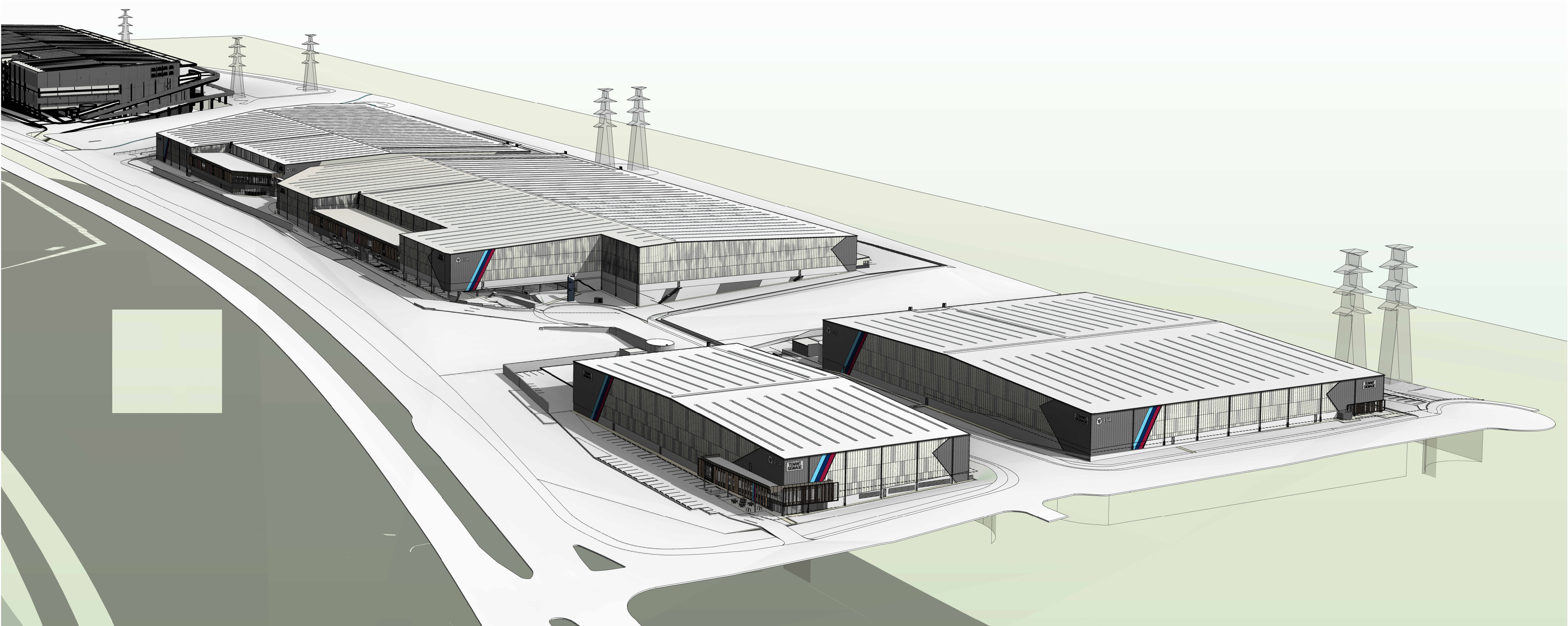
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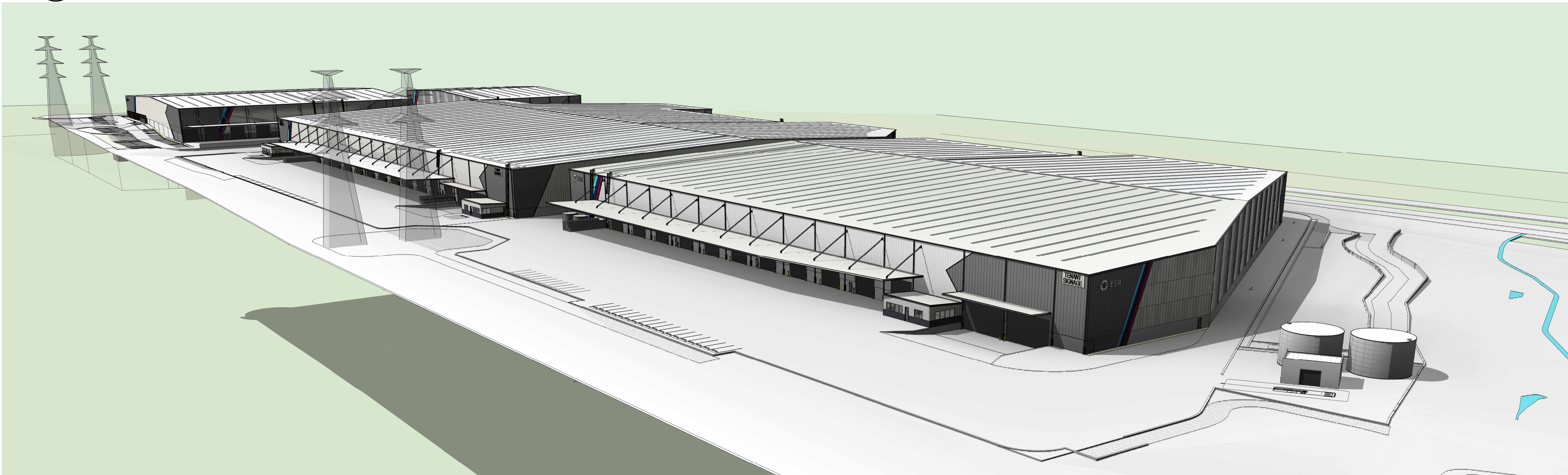


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1 NORTH WEST VIEW



2 SOUTH EAST VIEW

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1 BUILDING 1 OFFICE



2 BUILDING 2 OFFICE

DA ISSUE