

DEVELOPMENT APPLICATION DRAWINGS

HORSLEY PARK

DRAWING LIST - DA	
DA50.00	LOT 2A - COVER SHEET
DA51.00	LOT 2A - 3D VIEW PERSPECTIVES
DA52.00	LOT 2A - SITE & WAREHOUSE PLAN
DA52.01	LOT 2A - WAREHOUSE ROOF
DA52.02	LOT 2A - OFFICE FLOOR PLANS
DA52.03	LOT 2A - DOCK OFFICE PLANS & ELEVATIONS
DA53.00	LOT 2A - WAREHOUSE ELEVATIONS + SECTION
DA53.01	LOT 2A OFFICE ELEVATIONS
DA54.00	LOT 2A SIGNAGE DETAILS



DA SUBMISSION



OEE PRECINCT 2A
HORSLEY PARK



LOT 2A - COVER SHEET

Date 21.05.2026

Scale

Project No 26180

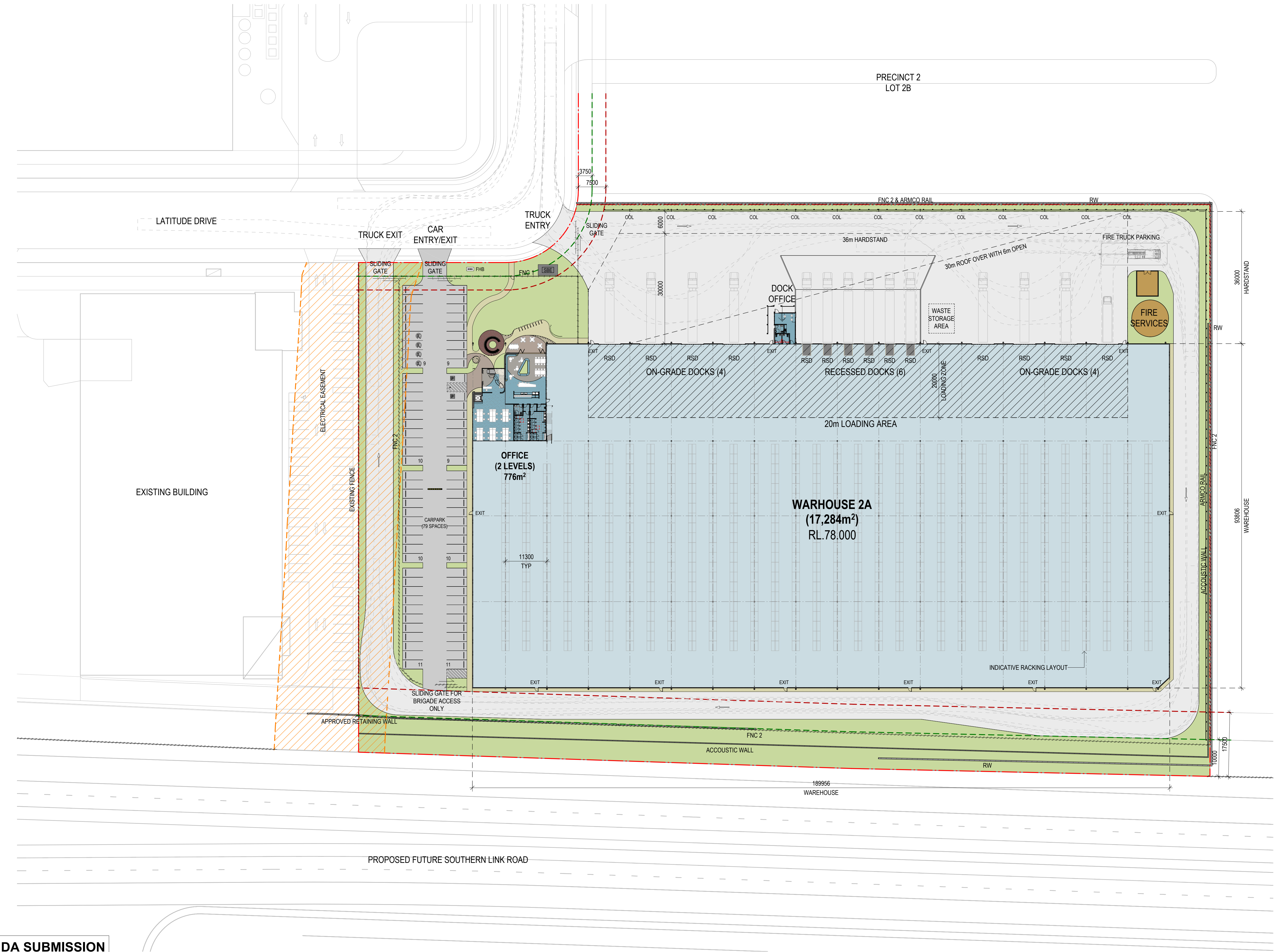
DA50.00 A



LEGEND	
	SITE BOUNDARY
	LOT BOUNDARY
	LANDSCAPE SETBACK
	BUILDING SETBACK
	EASEMENT
	ELECTRICAL SUBSTATION
	RETAINING WALL
	CRASH BARRIER
	SPEED HUMP
	2.1m(H) BLACK PALISADE FENCE
	2.1m(H) BLACK PVC COATED CHAIN MESH FENCE & 3 ROWS OF BARBED WIRE. TOTAL 2.4m(H).
	MIN. 1.5m(H) SCREEN TO WASTE STORAGE
	EXISTING FENCE

Development Area Schedule

Total Site Area	34,566m ²
GFA (Assumed wall thickness 150mm) (GFA calculations are derived from the definition of Gross Floor Area as specified in Fairfield City Council's LEP)	
WAREHOUSE (Excluding Loading Zone - 2938m²)	14267 m ²
OFFICE 1 (2 Levels)	735 m ²
DOCK OFFICE	46 m ²
TOTAL GFA	15048 m ²
GLA	
WAREHOUSE	17284 m ²
OFFICE 1 (2 Levels)	776 m ²
DOCK OFFICE	50 m ²
TOTAL GLA	18110 m ²
SITE COVERAGE (TOTAL GLA BUILDING AREA / DEVELOPABLE AREA)	52.4%
AWNING	4480m ²
HEAVY DUTY PAVEMENT	9277 m ²
LIGHT DUTY PAVING	2424 m ²
LANDSCAPE	REFER TO LANDSCAPE DRAWINGS
CARPARKING Rates	
Warehouse:	1 space p/300m ²
Office:	1 space p/40m ²
BICYCLE PARKING Rates:	
Office:	1 space p/600m ²
Warehouse:	1 space p/1000m ²
Warehouse:	58 spaces
Office (Including Dock Office):	21 spaces
Total spaces required:	79
Total spaces provided	79
INCLUDING 2000 DDA COMPLIANT SPACES	
Bike parking provided:	TBC: 18
BIKE PARKING RATE 1 PER 1,000sqm GFA	

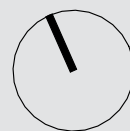


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OEE PRECINCT 2A
HORSLEY PARK

0m 6.25 13 25m



LOT 2A - SITE & WAREHOUSE PLAN

Date 21.05.2026

Scale 1:500

Project No 26180

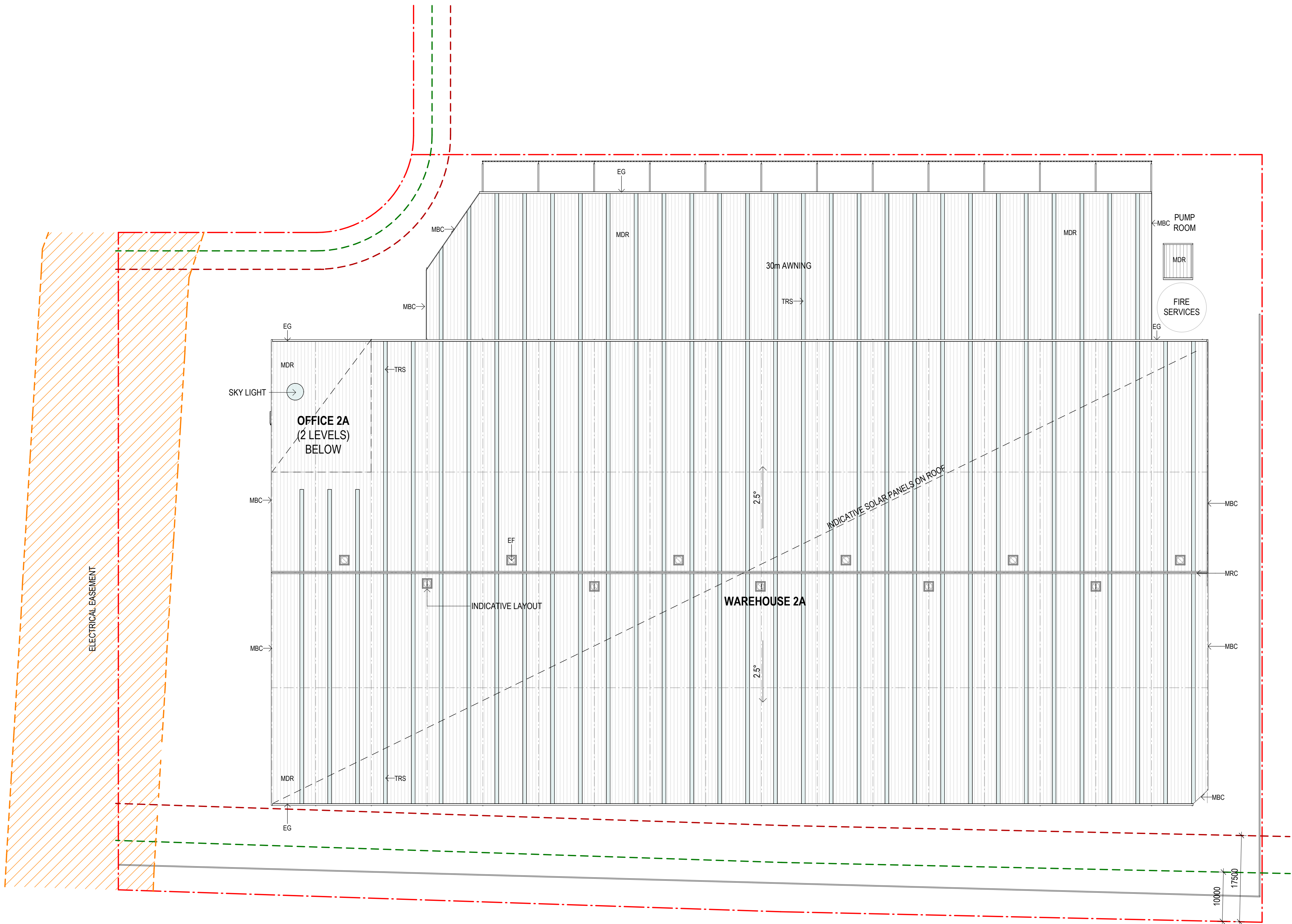
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LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- LANDSCAPE SETBACK
- BUILDING SETBACK
- EASEMENT

INDICATIVE EXTERNAL FINISHES

EF	EXHAUST FAN
EG	EAVES GUTTER
MBC	METAL BARGE CAPPING
MDR	METAL DECK ROOFING
MRC	METAL RIDGE CAPPING
TRS	TRANSLUCENT ROOF SHEETING





1 OFFICE GROUND FLOOR 1 : 100
DA21.01



2 OFFICE LEVEL 1 1 : 100
DA21.01

--- GFA BOUNDARY:
--- GLA BOUNDARY:

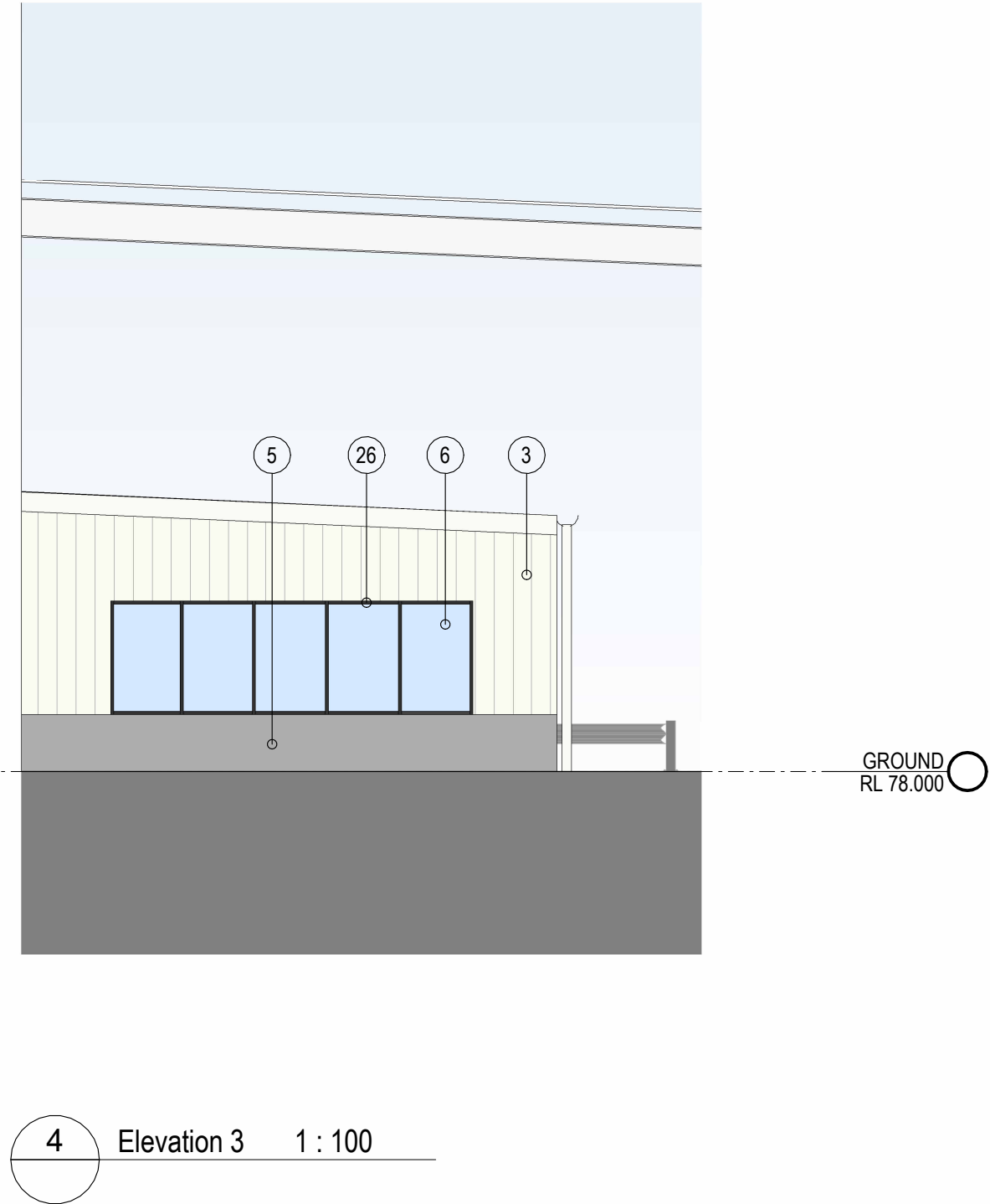
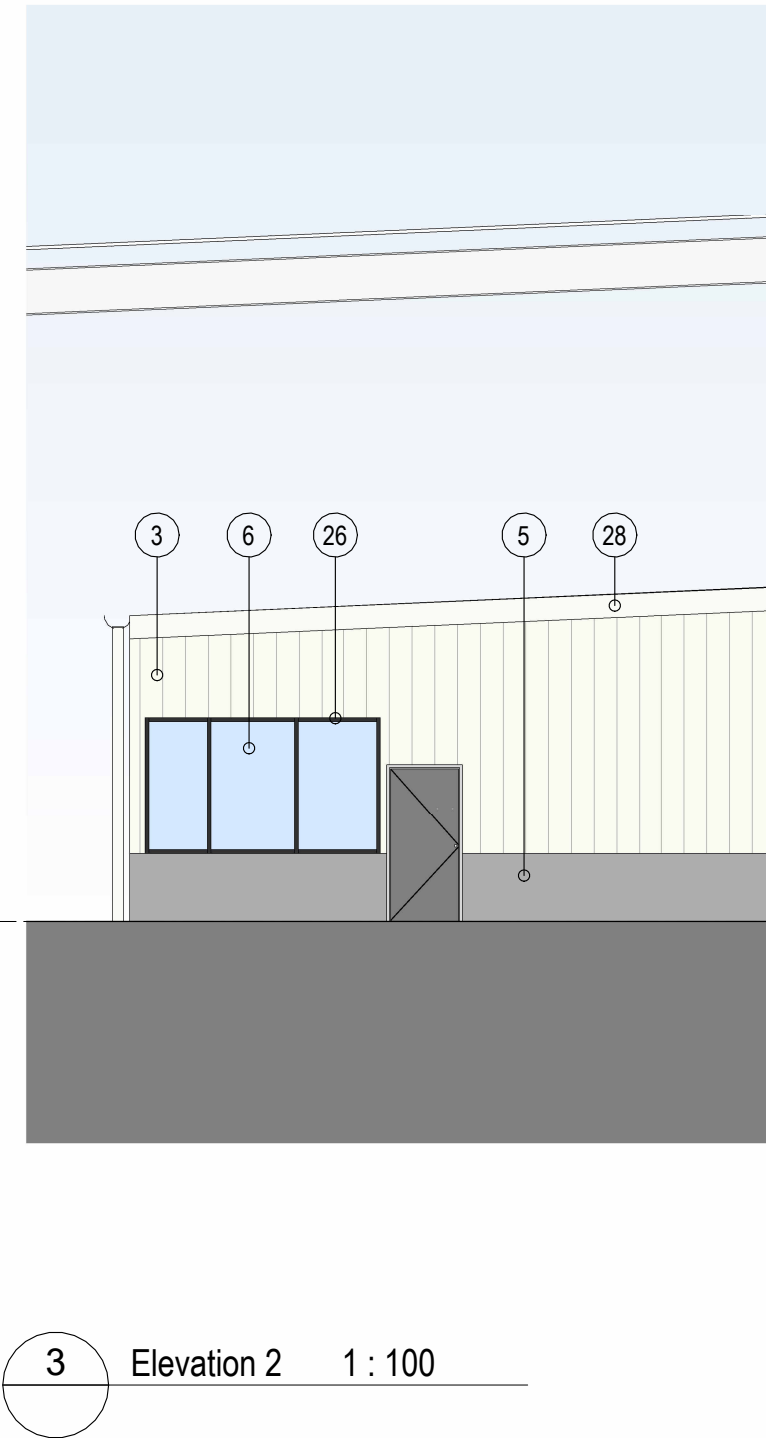
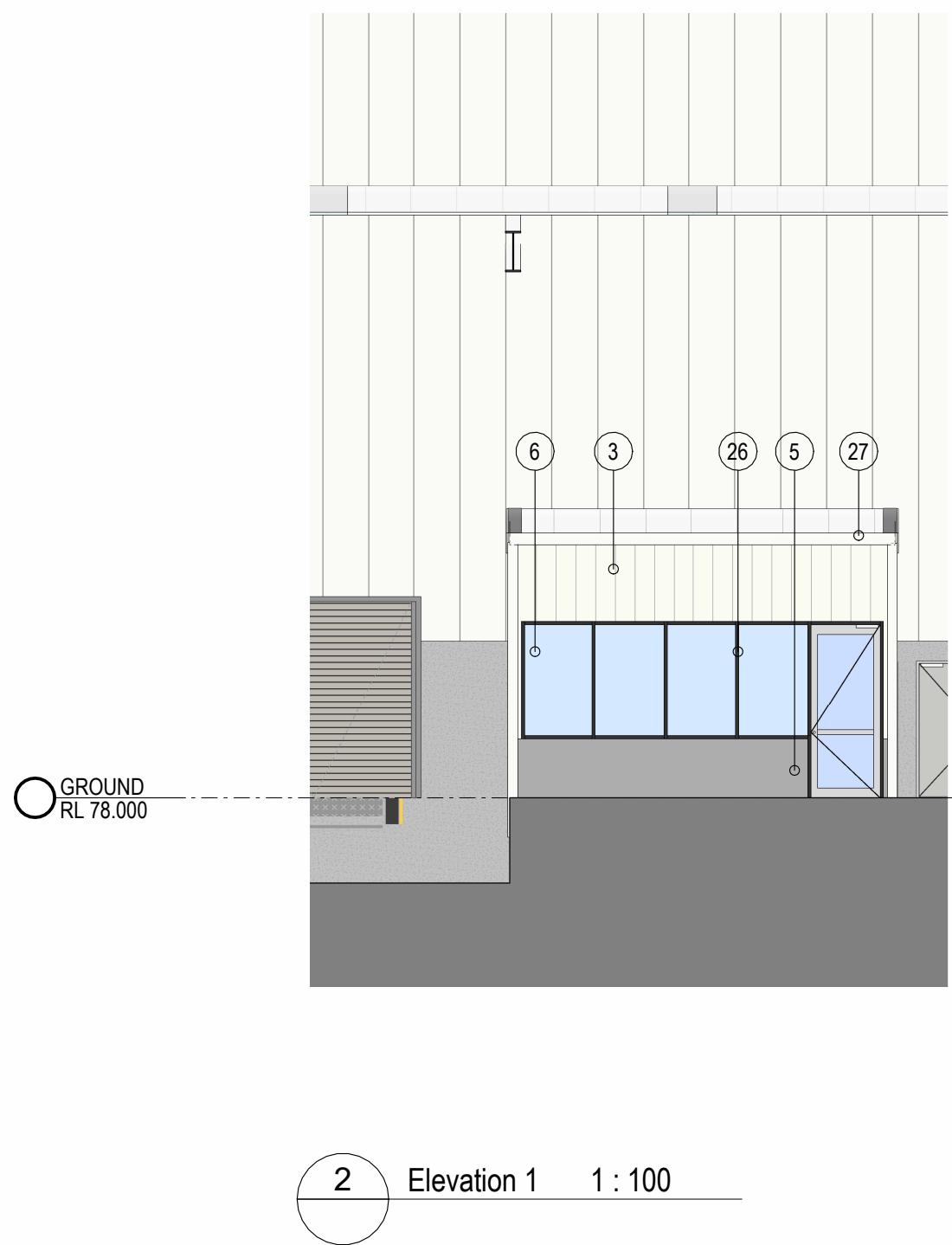
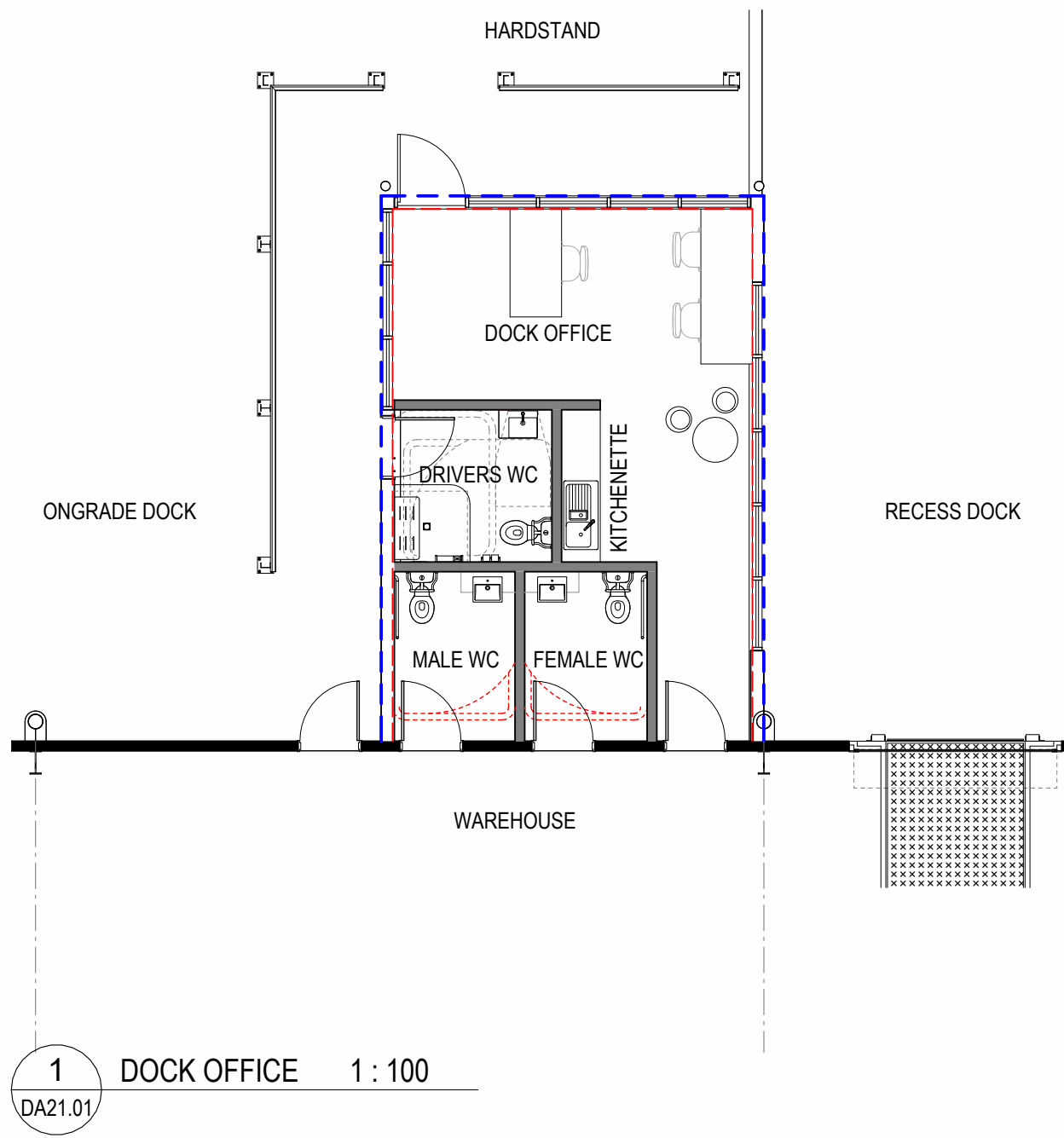
2A OFFICE FLOOR AREA GLA	
Area	Name
427 m ²	OFFICE
349 m ²	OFFICE L1
776 m ²	

2A OFFICE FLOOR AREA GFA	
Area	Name
333 m ²	OFFICE L1
402 m ²	OFFICE
735 m ²	

GENERAL NOTE:
AMENITY PROVISION BASED ON THE
NUMBER OF POPULATION AS PER BCA
ASSESSMENT REPORT:
- ESTIMATED STAFF: 121

--- GFA BOUNDARY:
--- GLA BOUNDARY:

DOCK OFFICE GFA : 46 m²
DOCK OFFICE GLA: 50 m²

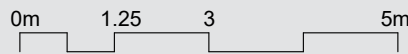


INDICATIVE EXTERNAL FINISHES	
3	METAL WALL CLADDING - COLORBOND - DOVER WHITE
5	PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
6	TRANSLUCENT ROOF SHEETING
26	ALU FRAME GLAZING SYSTEM - POWDERCOAT FINISH MONUMENT
27	GUTTER - COLOUR TO MATCH METAL WALL CLADDING BEHIND
28	METAL BARGE CAPPING - COLOUR TO MATCH METAL WALL CLADDING BEHIND

DA SUBMISSION



OEE PRECINCT 2A
HORSLEY PARK



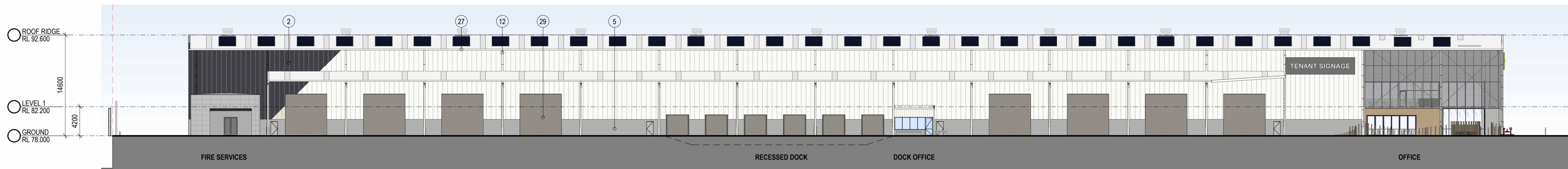
LOT 2A - DOCK OFFICE PLANS & ELEVATIONS

Date 21.05.2026

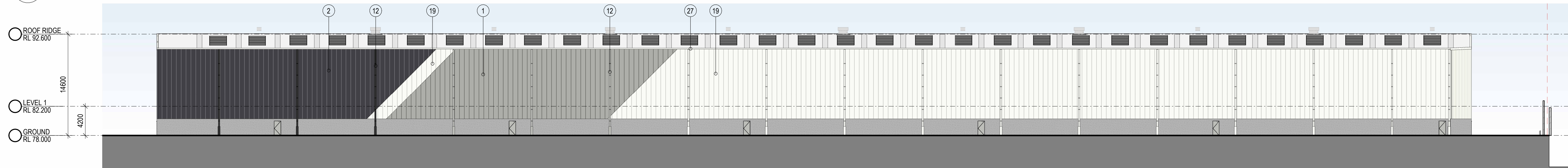
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Project No 26180

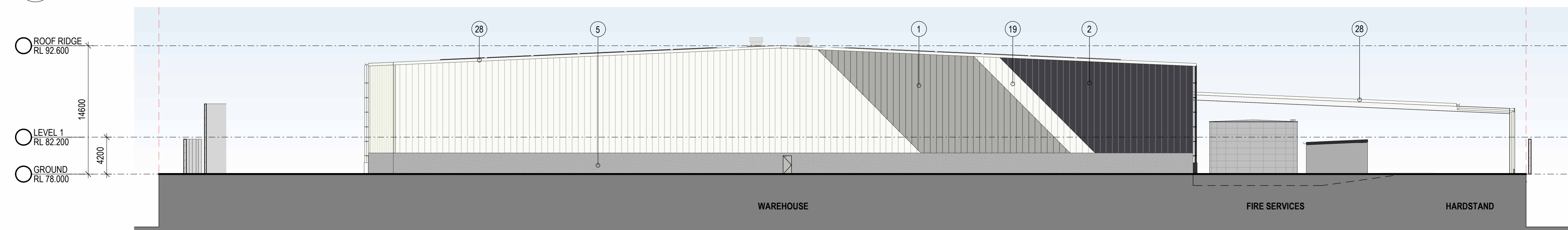
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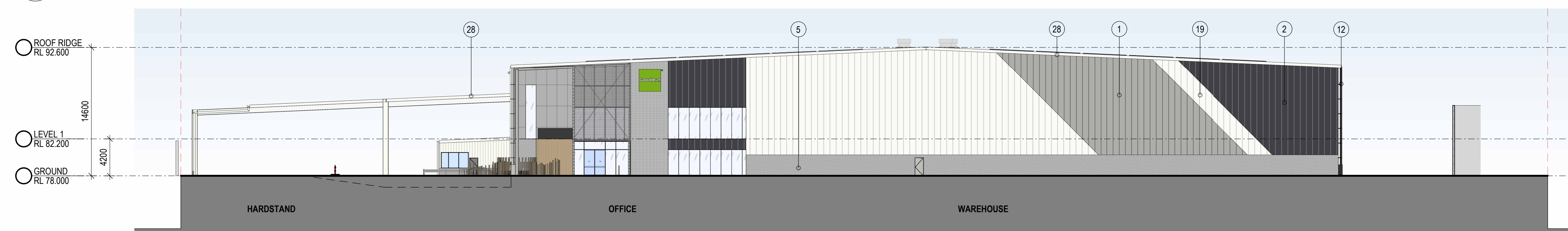
1 WAREHOUSE ELEVATION - SOUTH 1 : 300



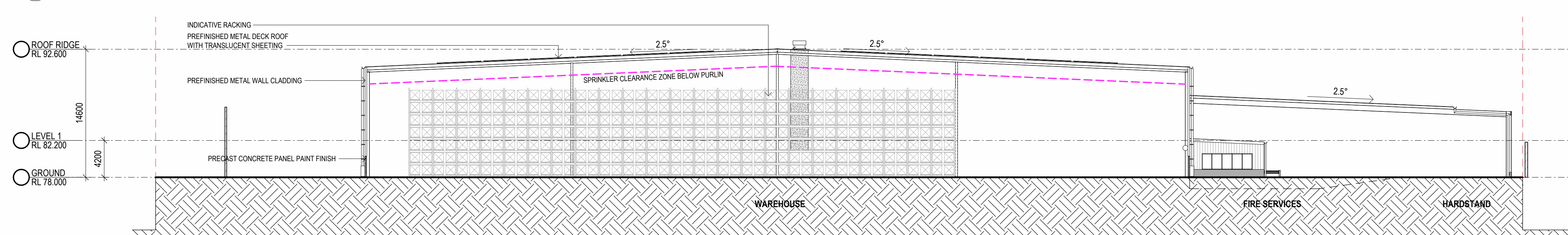
2 WAREHOUSE ELEVATION - NORTH 1 : 300



3 WAREHOUSE ELEVATION - WEST 1 : 300

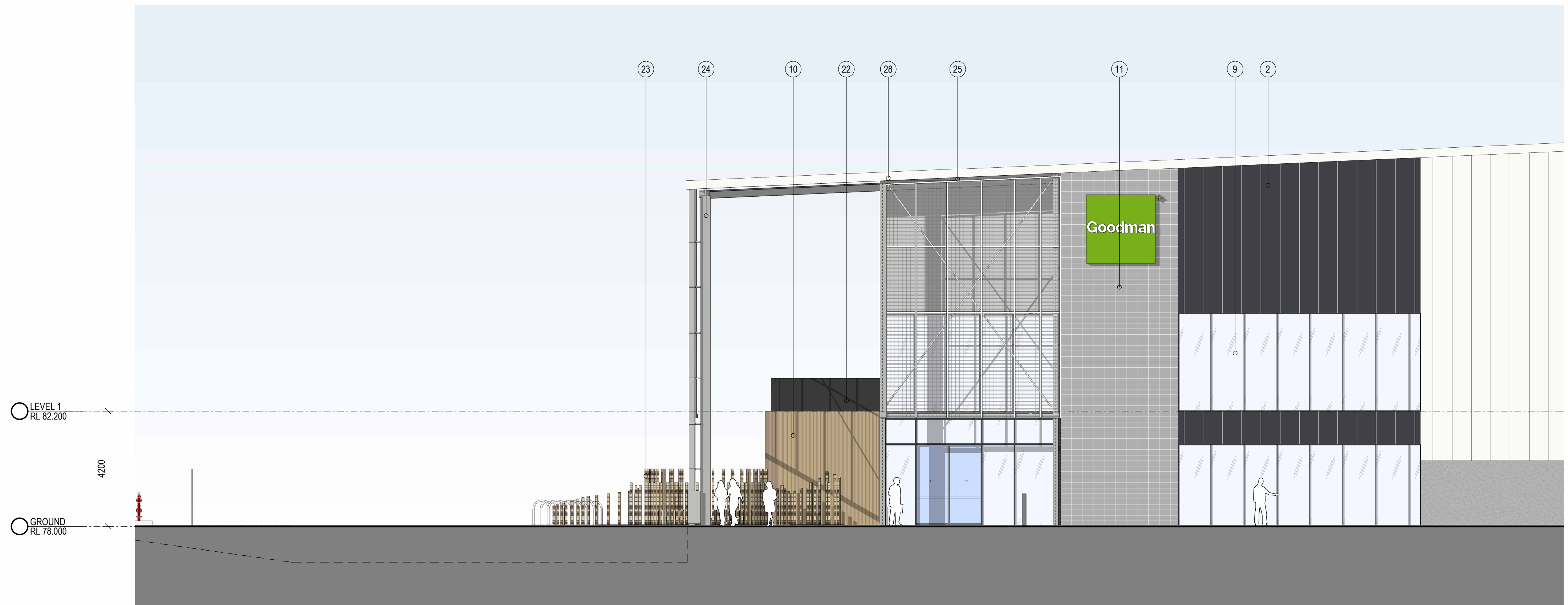


4 WAREHOUSE ELEVATION - EAST 1 : 300

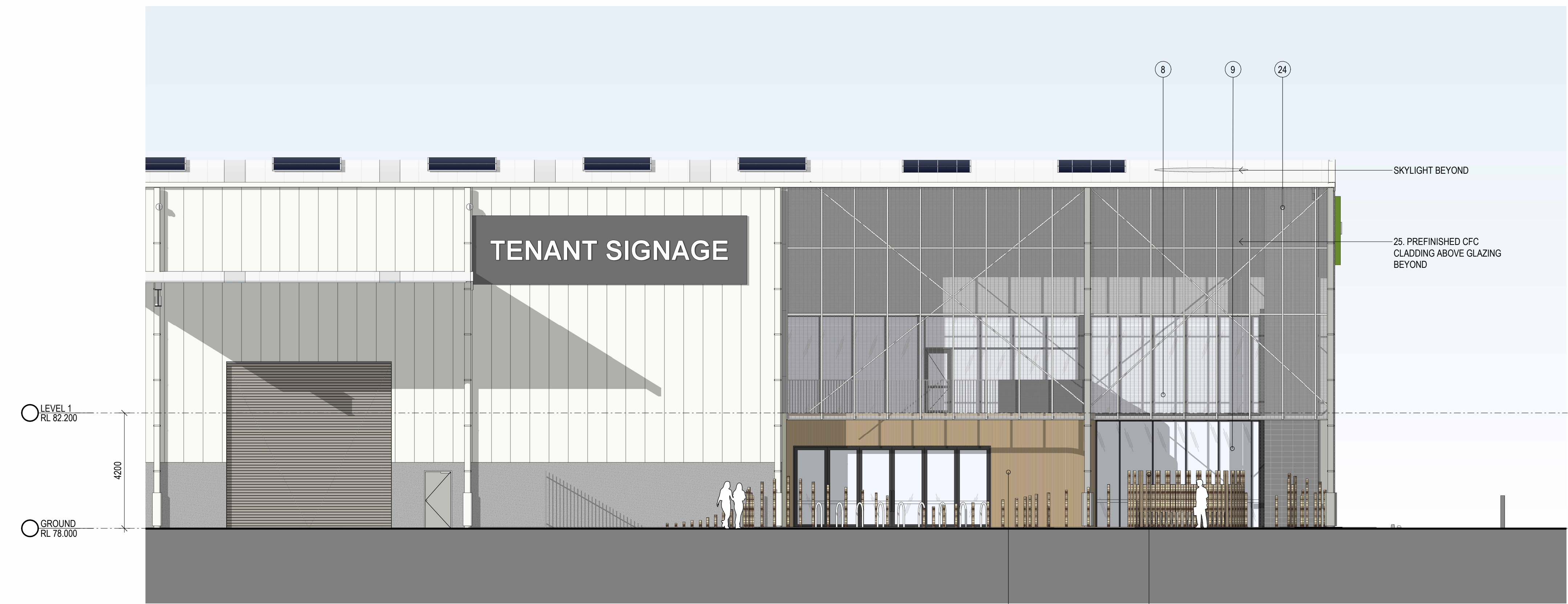


5 WAREHOUSE SECTION 1 : 300

INDICATIVE EXTERNAL FINISHES	
1	METAL WALL CLADDING - COLORBOND - SHALE GREY
2	METAL WALL CLADDING - COLORBOND - MONUMENT
5	PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
12	DOWNSPIPE - COLOUR TO MATCH BACKGROUND CLADDING COLOUR
19	METAL WALL CLADDING - COLORBOND - DOVERWHITE
27	GUTTER - COLOUR TO MATCH METAL WALL CLADDING BEHIND
28	METAL BARGE CAPPING - COLOUR TO MATCH METAL WALL CLADDING BEHIND
29	METAL ROLLER SHUTTER - PREFINISHED IN SHALE GREY

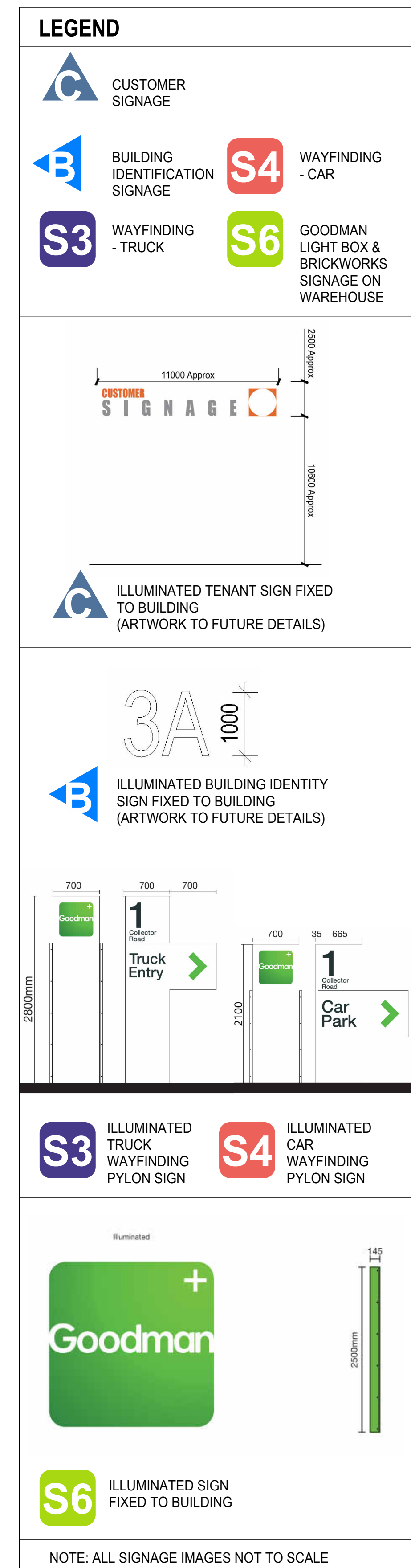


1 OFFICE WEST ELEVATION 1 : 100



2 OFFICE NORTH ELEVATION 1 : 100

INDICATIVE EXTERNAL FINISHES	
2	METAL WALL CLADDING - COLORBOND - MONUMENT
8	POWDERCOATED METAL MESH IN STEEL FRAME
9	GLAZING
10	TIMBER LOOK ALUMINIUM BATTERNS
11	BLOCK WORK - EQUAL TO AUSTRAL ARCHITEC HONED - CHARCOAL
22	STEEL BALUSTRADE & PANEL - COLORBOND MONUMENT
23	TIMBER POSTS & METAL OUTDOOR BENCHES IN CUSTOMISED FORM
24	EXPOSED STEEL STRUCTURE IN STEEL FRAME - COLORBOND DOVERWHITE
25	PRE FINISHED CFC CLADDING - EQUAL TO EQUITONE - TECTIVA GREY 1200X2400mm
28	METAL BARGE CAPPING - COLOUR TO MATCH METAL WALL CLADDING BEHIND



DA54.00 A