

PROPOSED INDUSTRIAL FACILITIES

LOT 1C, 2B, 3A, 3B

OAKDALE CENTRAL

Old Wallgrove Road HORSLEY PARK, NSW 2175

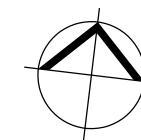
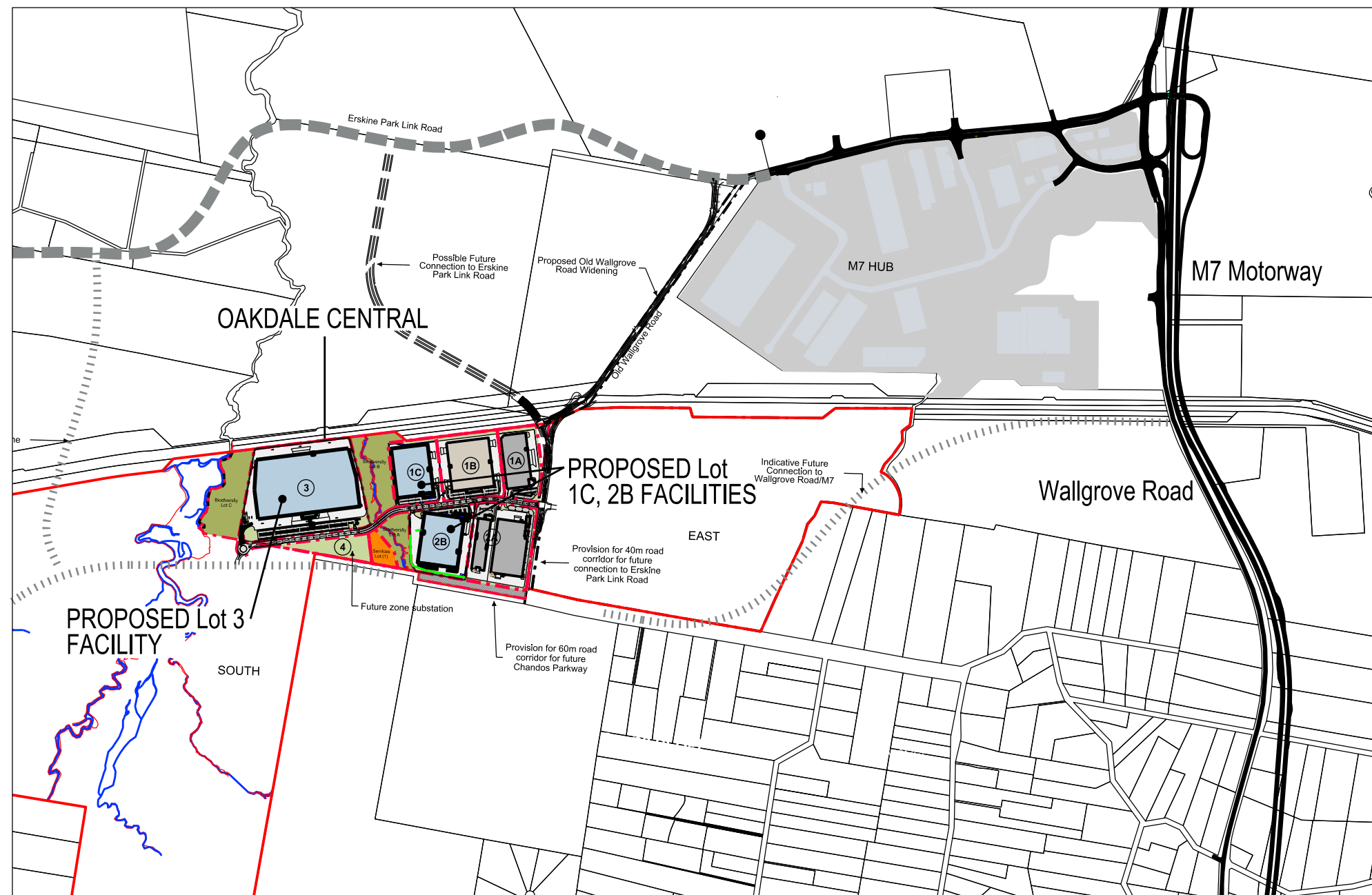
Drawing List

- DA-01 Cover Sheet & Title Page
- DA-02 Estate Masterplan
- DA-03 Indicative Staging Plan
- DA-04 Subdivision Plan
- DA-05 Estate Signage Plan

- 1C DA-10 Site Plan / Floor Plan
- 1C DA-11 Roof Plan
- 1C DA-12 Office Plans
- 1C DA-13 Dock Office Plan
- 1C DA-14 Elevations
- 1C DA-15 Sections

- 2B DA-20 Site Plan / Floor Plan
- 2B DA-21 Roof Plan
- 2B DA-22 Office Plans
- 2B DA-23 Dock Office Plan
- 2B DA-24 Elevations
- 2B DA-25 Sections
- 2B DA-26 Staging Plan

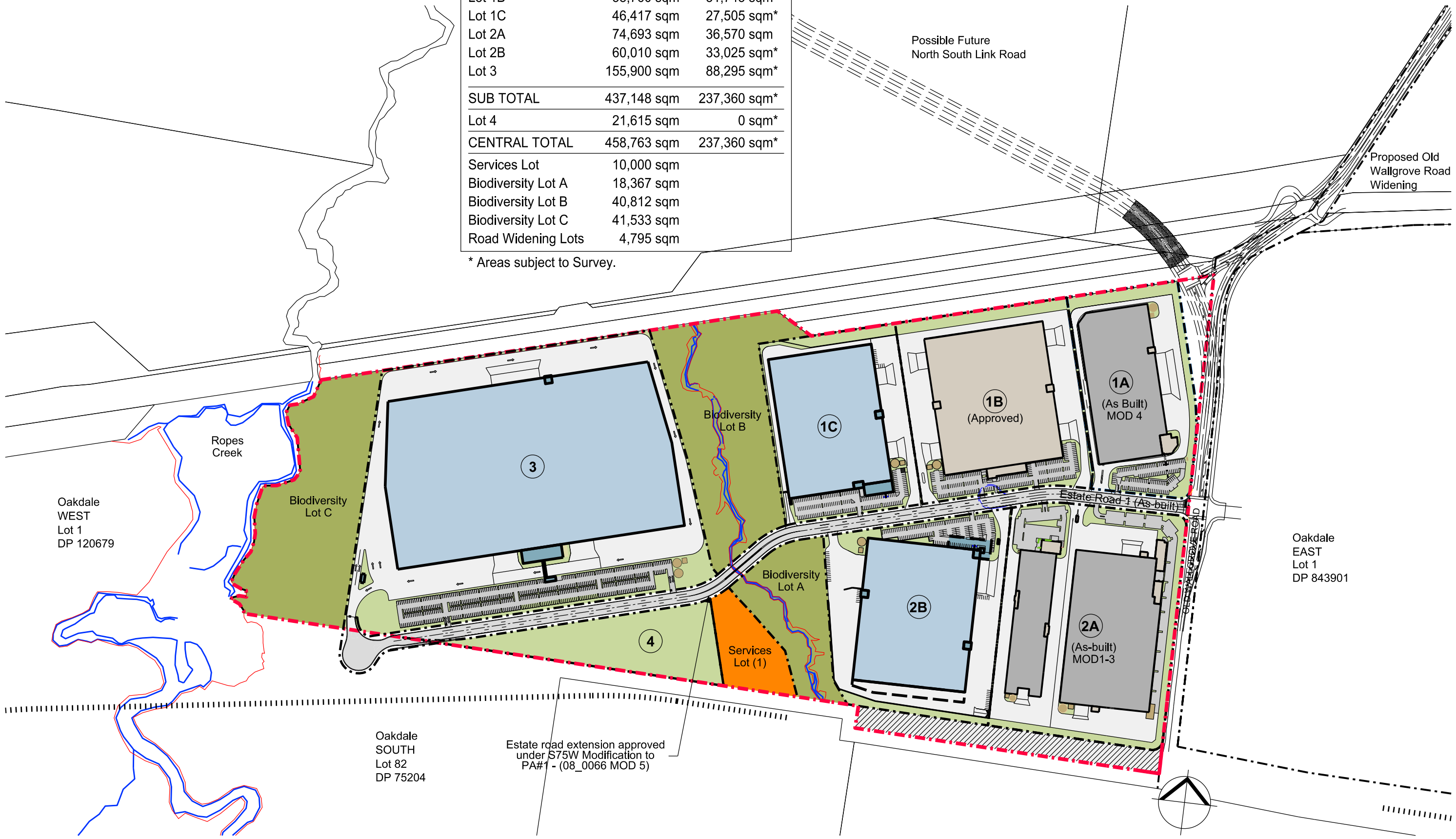
- 3 DA-30 Site Plan / Floor Plan
- 3 DA-31 Roof Plan
- 3 DA-32 Office Plan - Ground Floor
- 3 DA-33 Office Plan - Level 1
- 3 DA-34 Dock Office Plan
- 3 DA-35 Elevations / Section
- 3 DA-36 Elevations



CENTRAL Area Schedule

TOTAL LAND AREA	612,065 sqm	
Lot	Site Area	Building Area
Lot 1A	41,368 sqm	20,220 sqm
Lot 1B	58,760 sqm	31,745 sqm*
Lot 1C	46,417 sqm	27,505 sqm*
Lot 2A	74,693 sqm	36,570 sqm
Lot 2B	60,010 sqm	33,025 sqm*
Lot 3	155,900 sqm	88,295 sqm*
SUB TOTAL	437,148 sqm	237,360 sqm*
Lot 4	21,615 sqm	0 sqm*
CENTRAL TOTAL	458,763 sqm	237,360 sqm*
Services Lot	10,000 sqm	
Biodiversity Lot A	18,367 sqm	
Biodiversity Lot B	40,812 sqm	
Biodiversity Lot C	41,533 sqm	
Road Widening Lots	4,795 sqm	

* Areas subject to Survey.



CENTRAL Area Schedule

TOTAL LAND AREA	612,065 sqm	
Lot	Site Area	Building Area
Lot 1A	41,368 sqm	20,220 sqm
Lot 1B	58,760 sqm	31,745 sqm*
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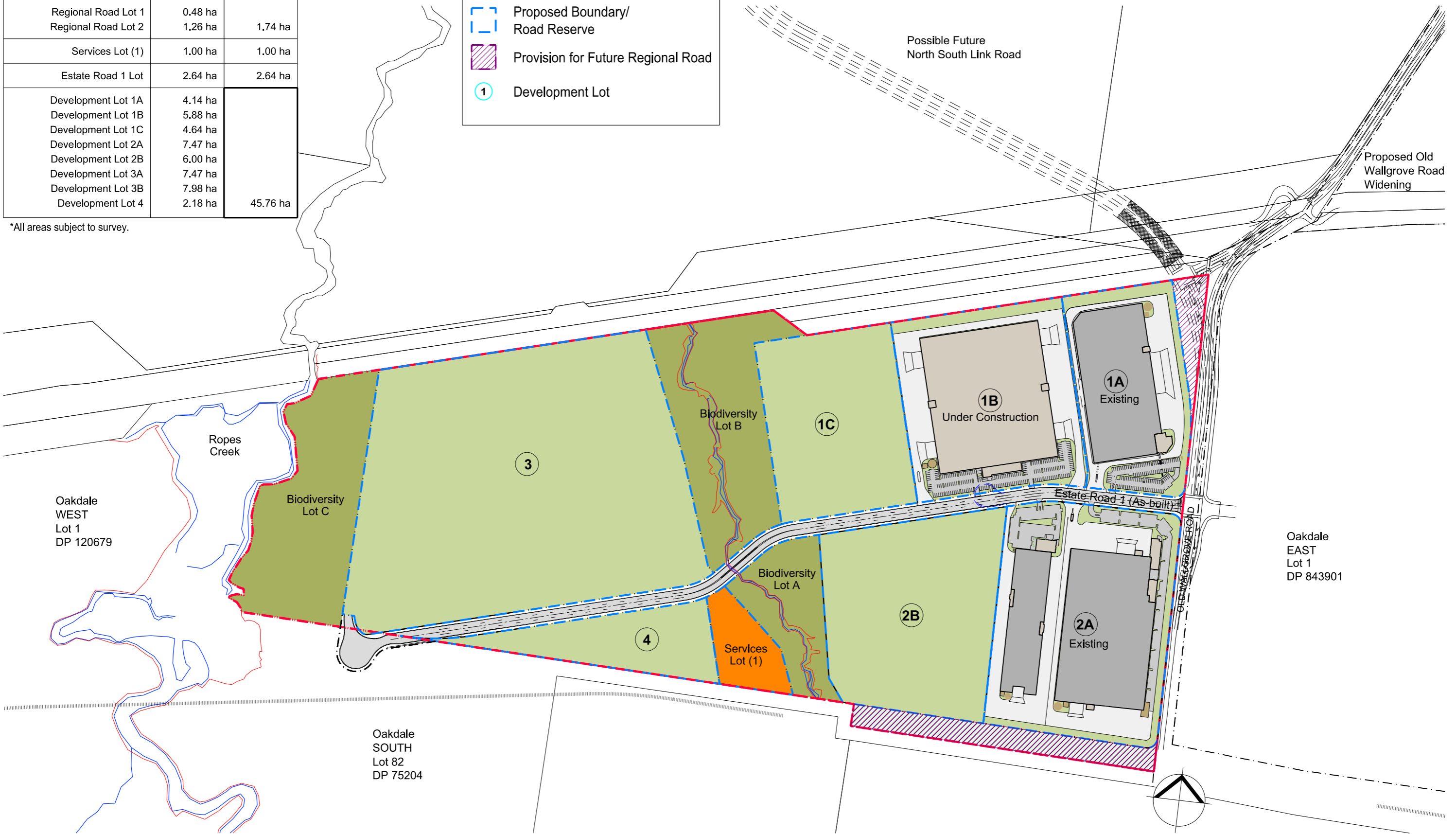
* Subject to confirmation by applicant and DP, prior to commencement of each Stage.



Lot 2 DP 120673		Sub Total
Total Land Area	CENTRAL	61.21 ha
Biodiversity Lot A	1.84 ha	10.07 ha
Biodiversity Lot B	4.08 ha	
Biodiversity Lot C	4.15 ha	
Regional Road Lot 1	0.48 ha	1.74 ha
Regional Road Lot 2	1.26 ha	
Services Lot (1)	1.00 ha	1.00 ha
Estate Road 1 Lot	2.64 ha	2.64 ha
Development Lot 1A	4.14 ha	45.76 ha
Development Lot 1B	5.88 ha	
Development Lot 1C	4.64 ha	
Development Lot 2A	7.47 ha	
Development Lot 2B	6.00 ha	
Development Lot 3A	7.47 ha	
Development Lot 3B	7.98 ha	
Development Lot 4	2.18 ha	

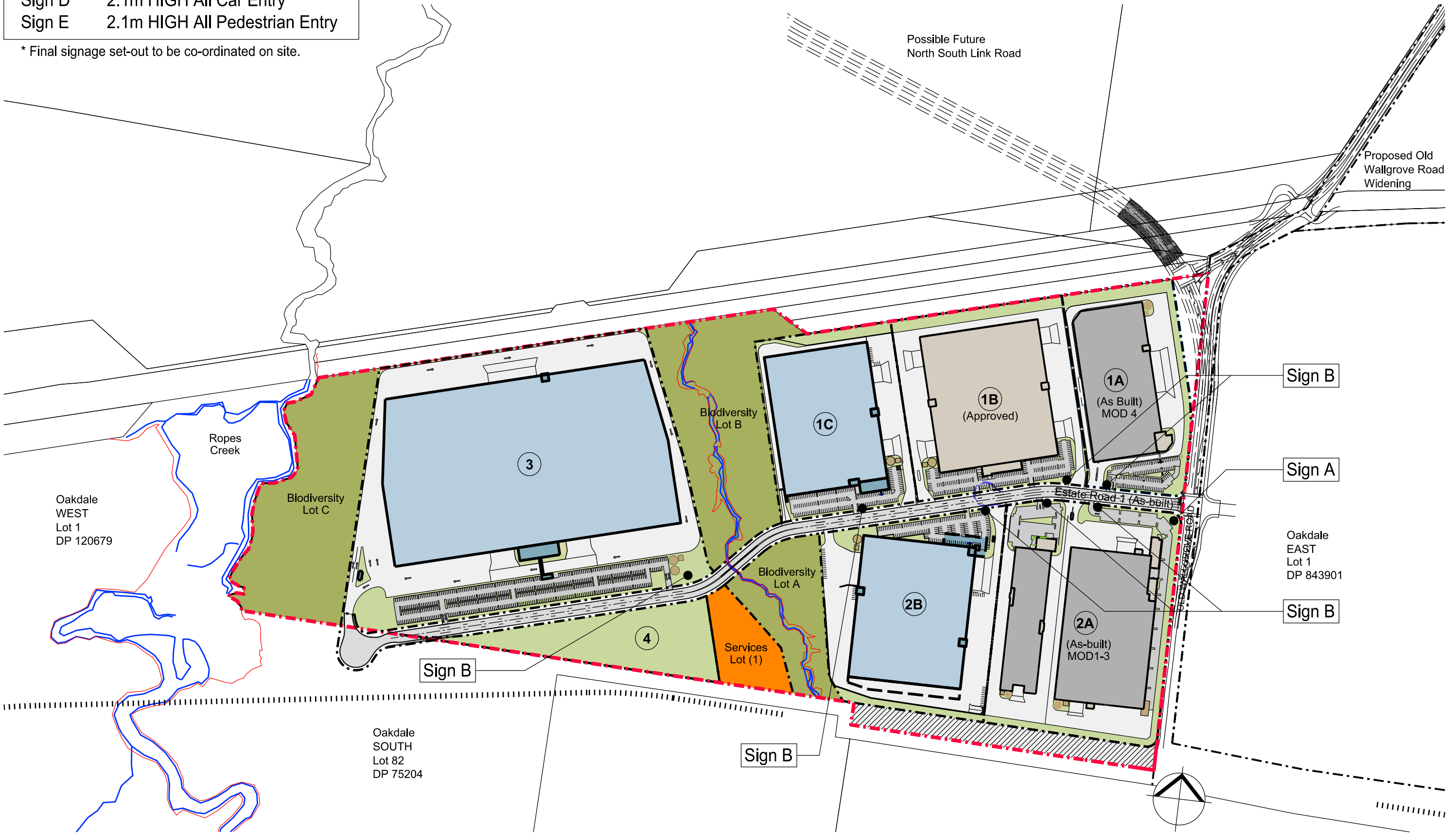
*All areas subject to survey.

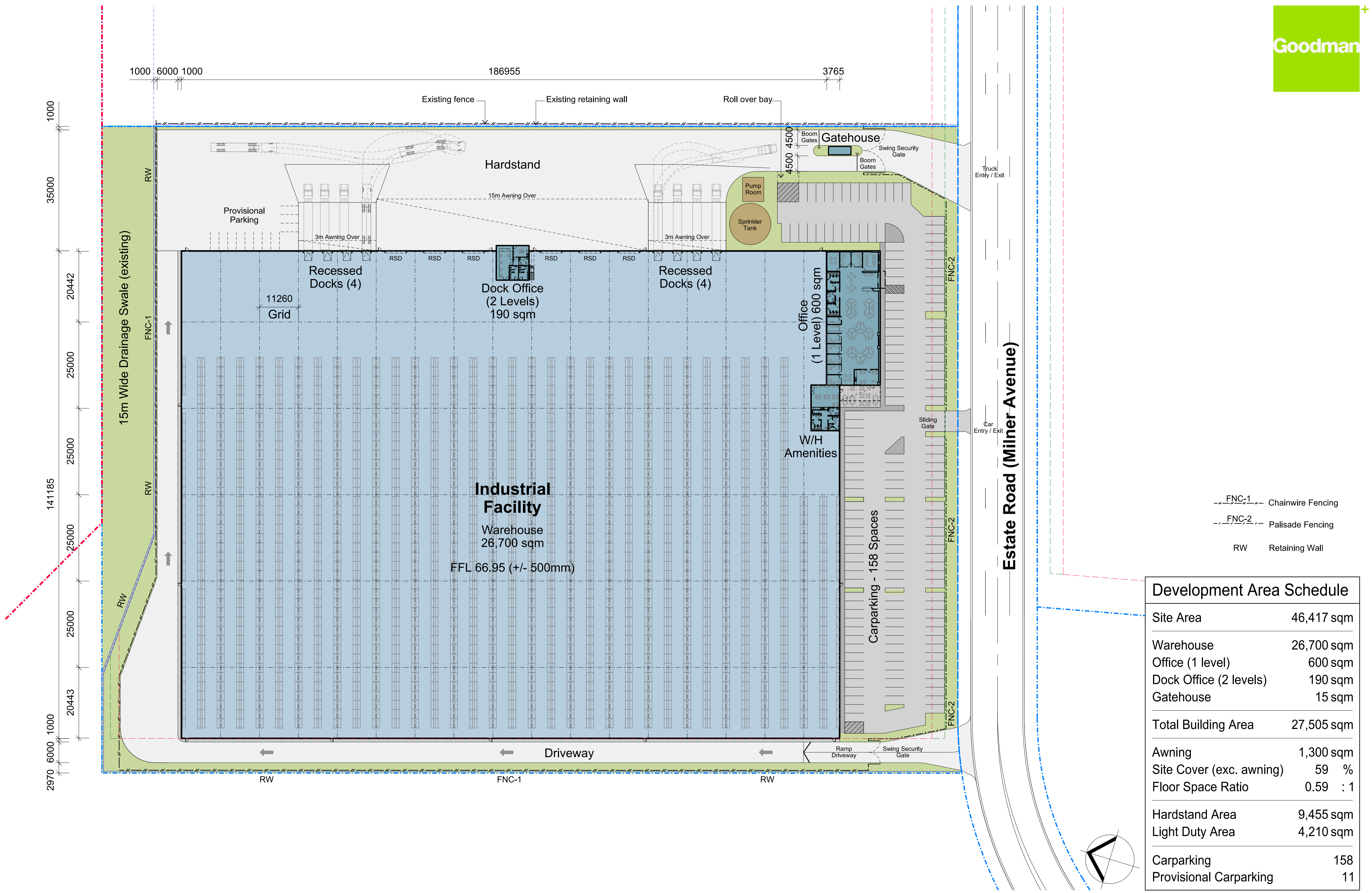
Legend	
	Oakdale CENTRAL Concept Plan (CP #1)
	Existing Boundary
	Proposed Boundary/ Road Reserve
	Provision for Future Regional Road
	Development Lot



SIGNAGE HIERARCHY	
Sign A	8.0m HIGH Site Identification
Sign B	3.5m HIGH Building Identification
Sign C	2.8m HIGH All Truck Entry
Sign D	2.1m HIGH All Car Entry
Sign E	2.1m HIGH All Pedestrian Entry

* Final signage set-out to be co-ordinated on site.

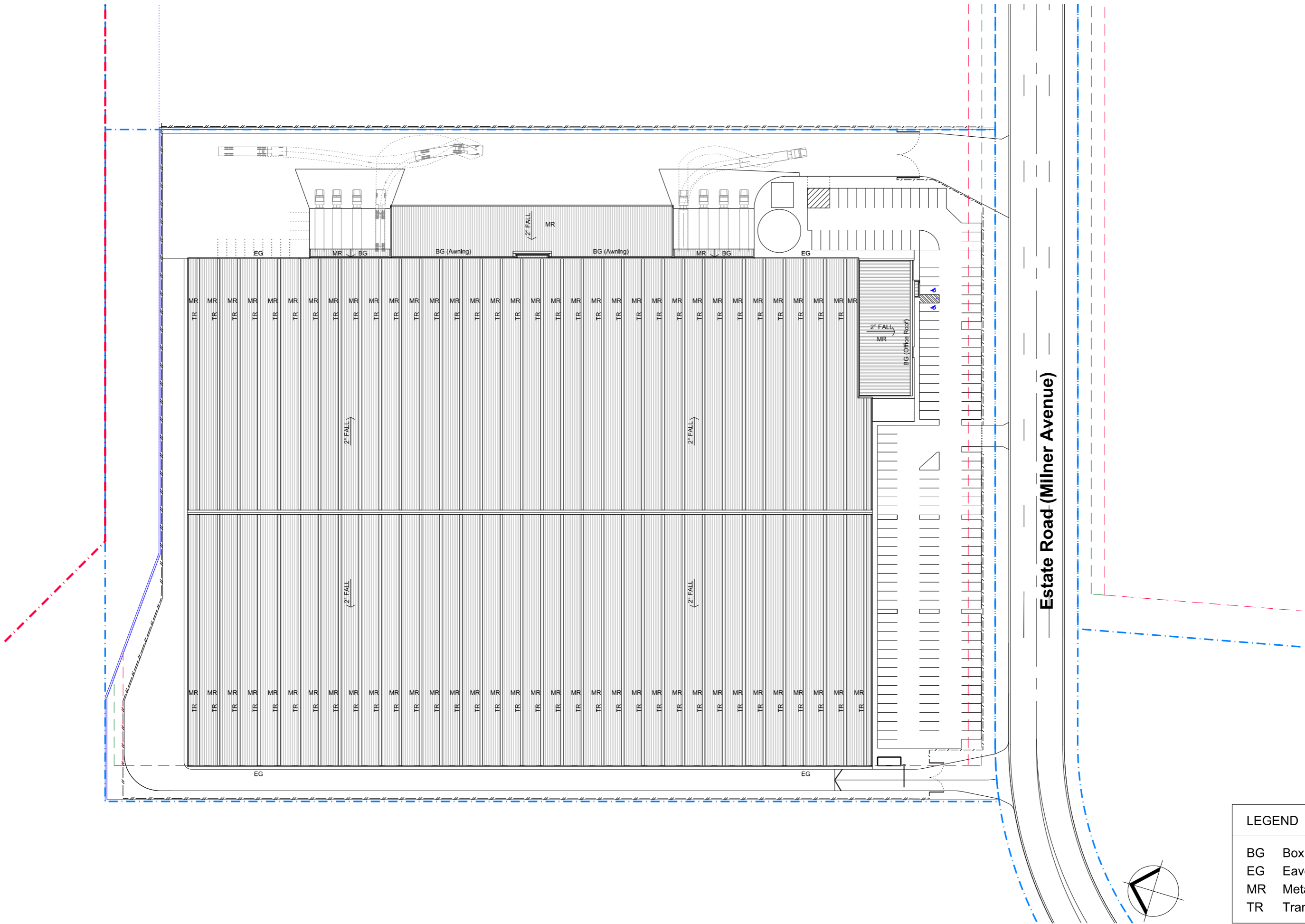




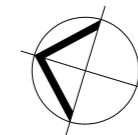
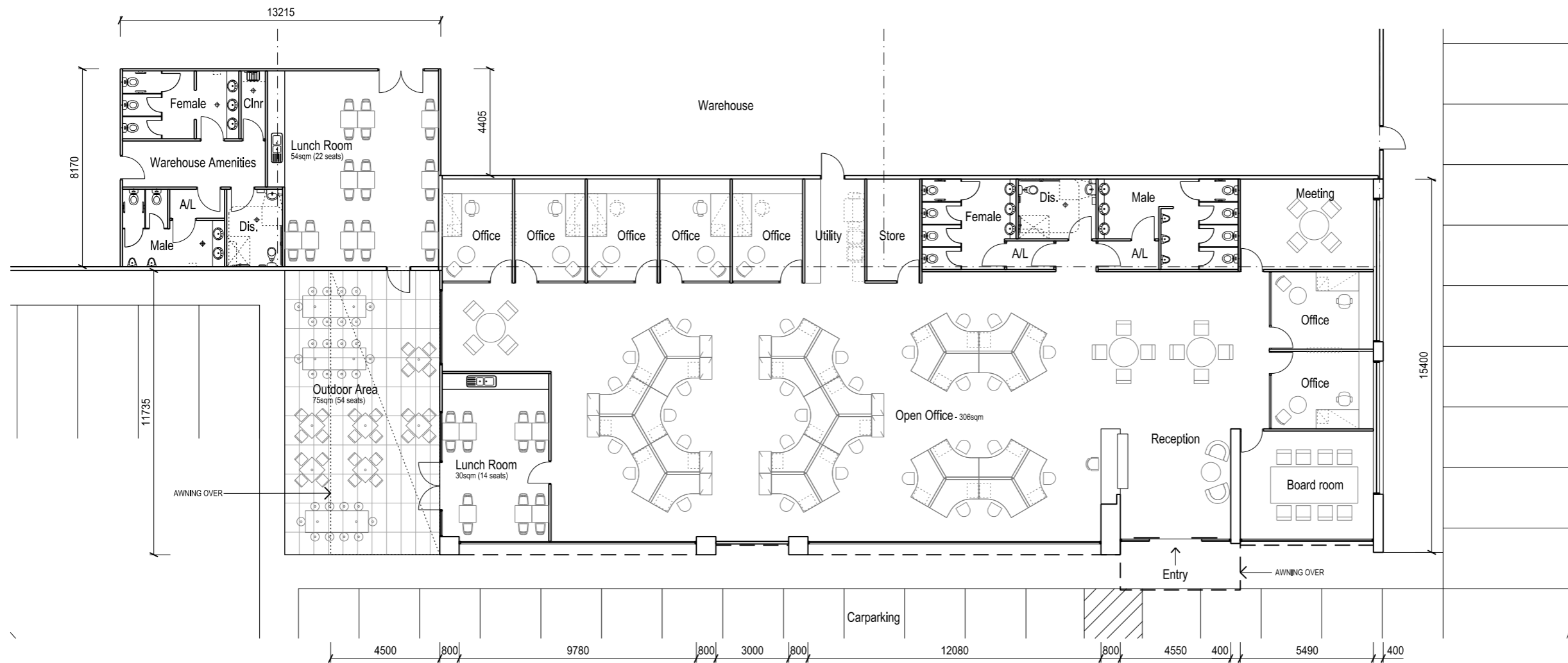
--- FNC-1 --- Chainwire Fencing
 --- FNC-2 --- Palisade Fencing
 RW Retaining Wall

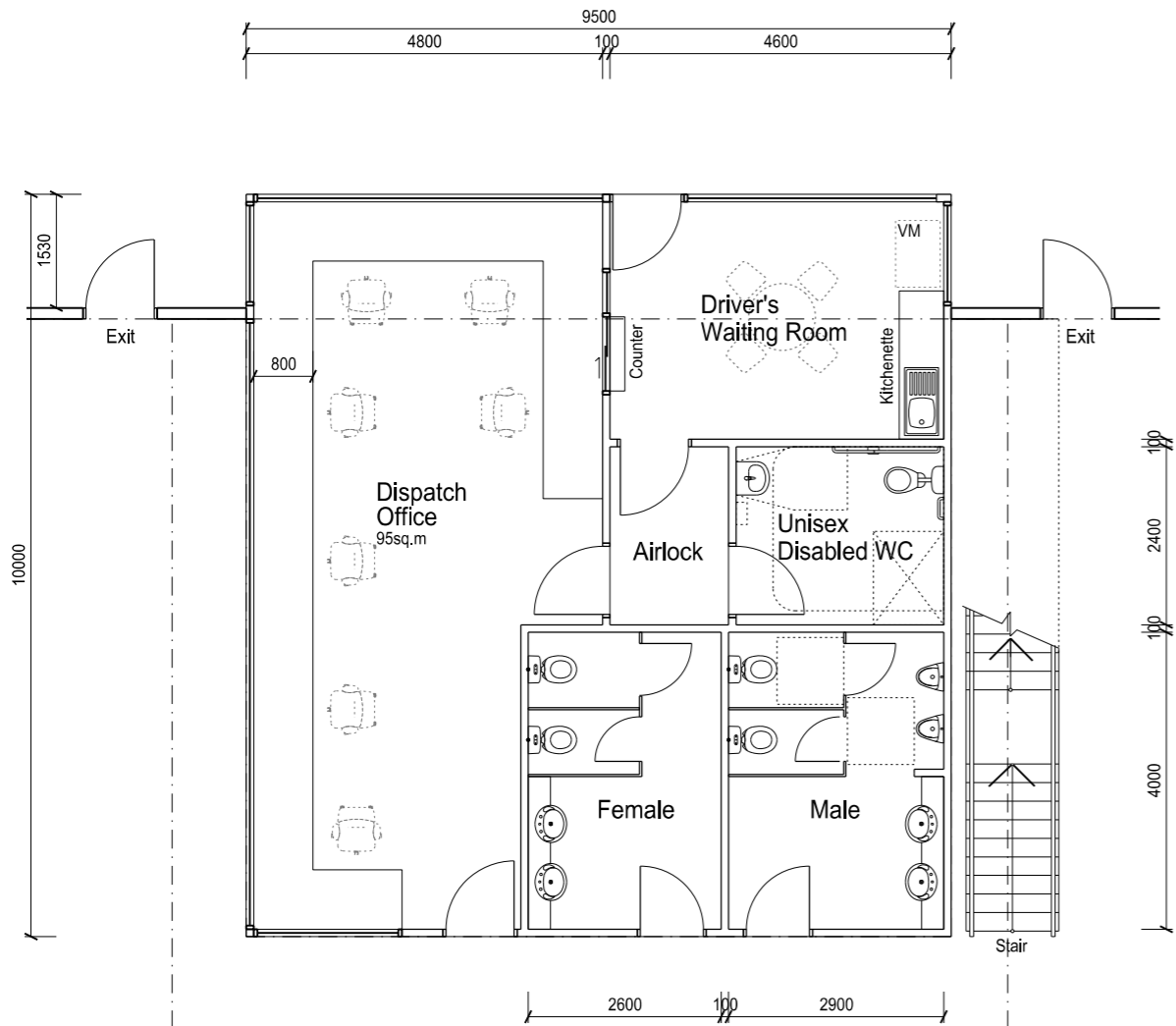
Development Area Schedule	
Site Area	46,417 sqm
Warehouse	26,700 sqm
Office (1 level)	600 sqm
Dock Office (2 levels)	190 sqm
Gatehouse	15 sqm
Total Building Area	27,505 sqm
Awning	1,300 sqm
Site Cover (exc. awning)	59 %
Floor Space Ratio	0.59 : 1
Hardstand Area	9,455 sqm
Light Duty Area	4,210 sqm
Carparking	158
Provisional Carparking	11





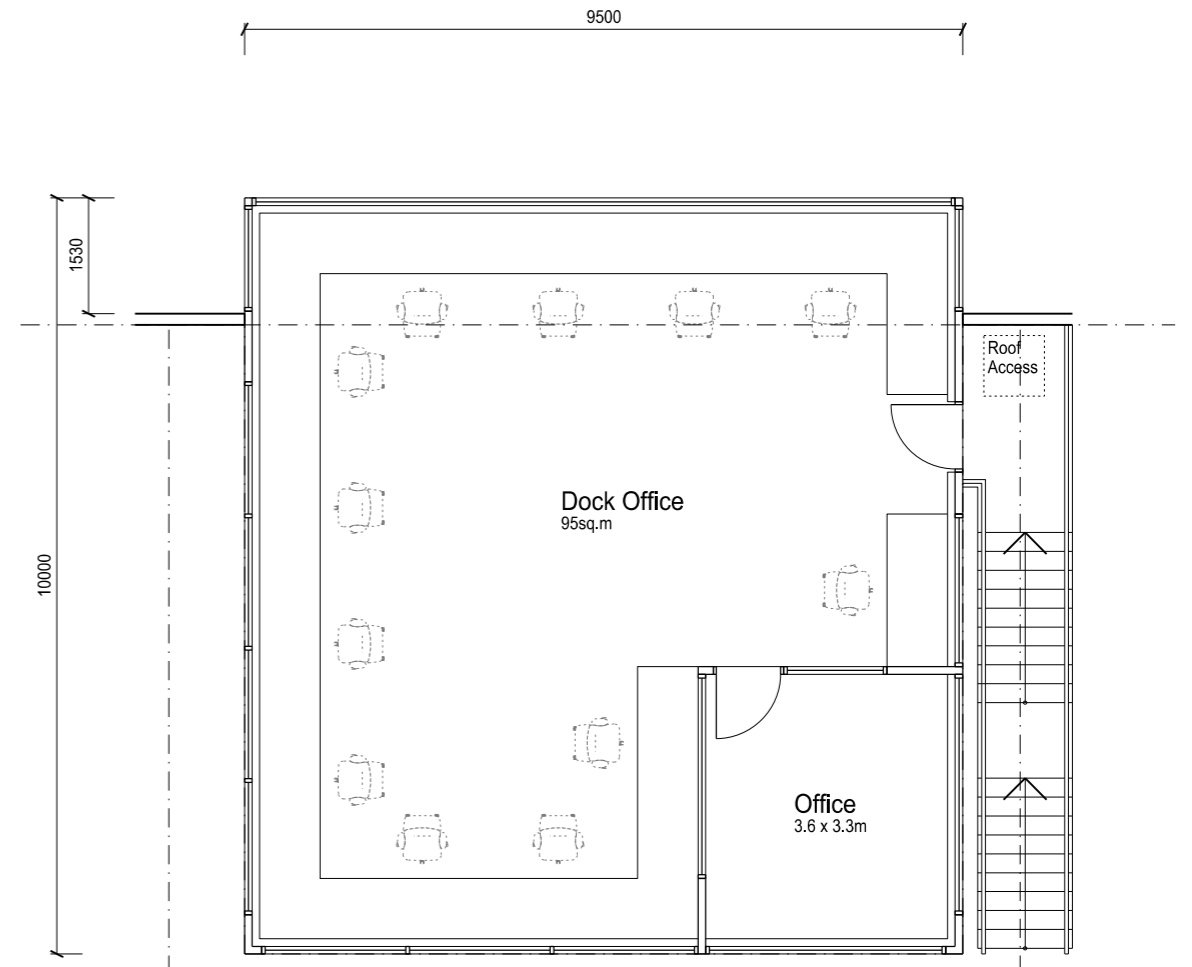
LEGEND	
BG	Box Gutter
EG	Eaves Gutter
MR	Metal Roof Sheet
TR	Translucent Sheet





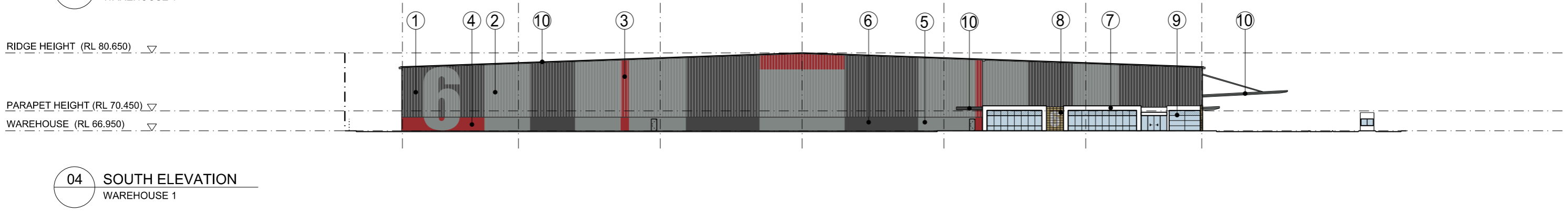
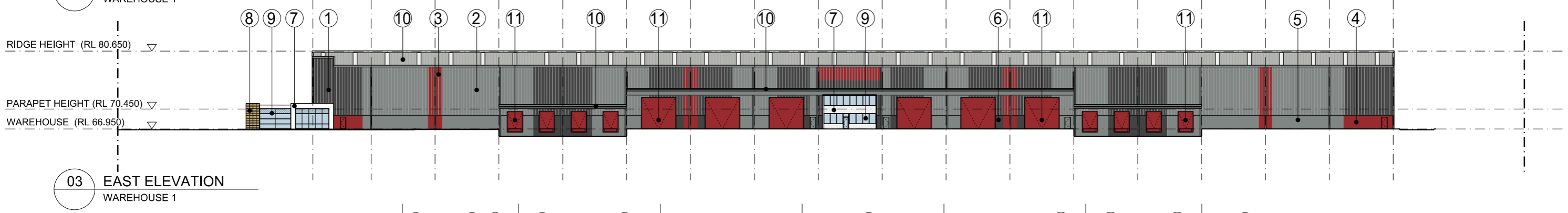
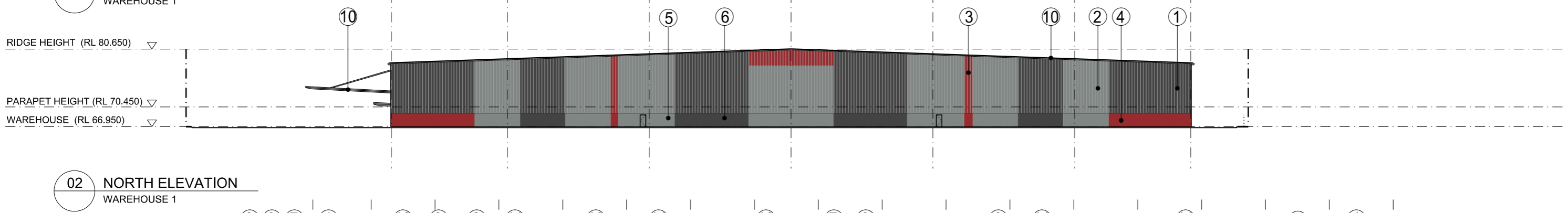
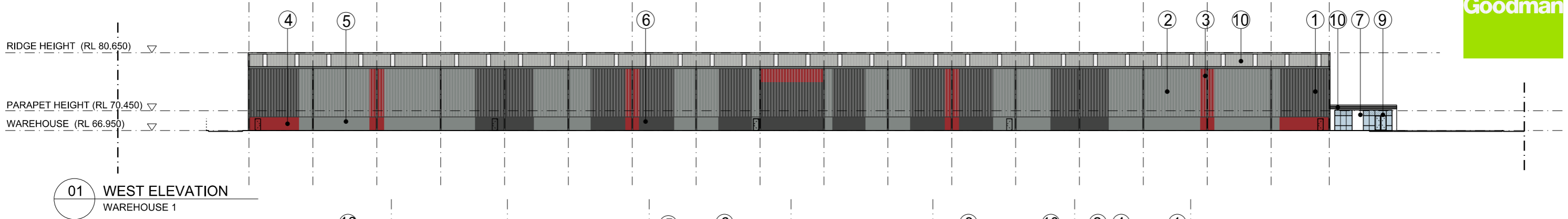
Warehouse

01 Ground Floor Plan



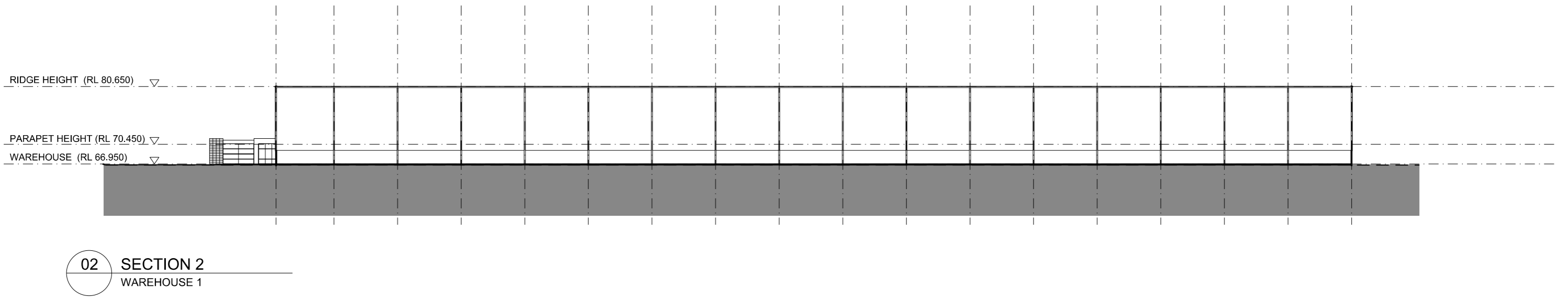
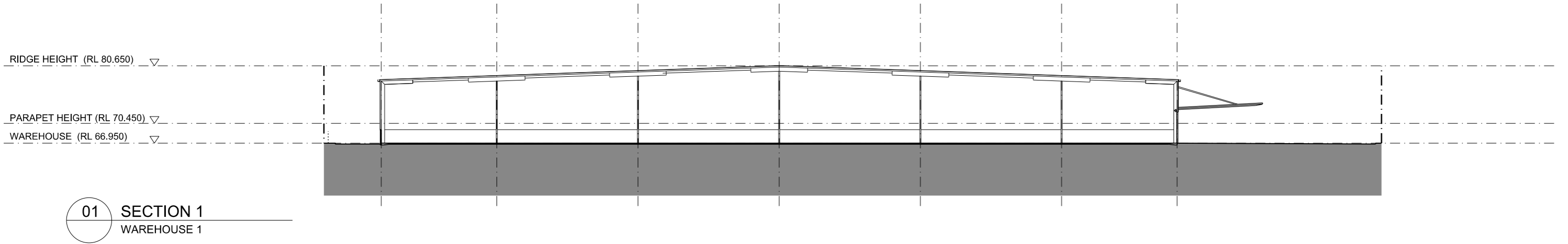
Warehouse below

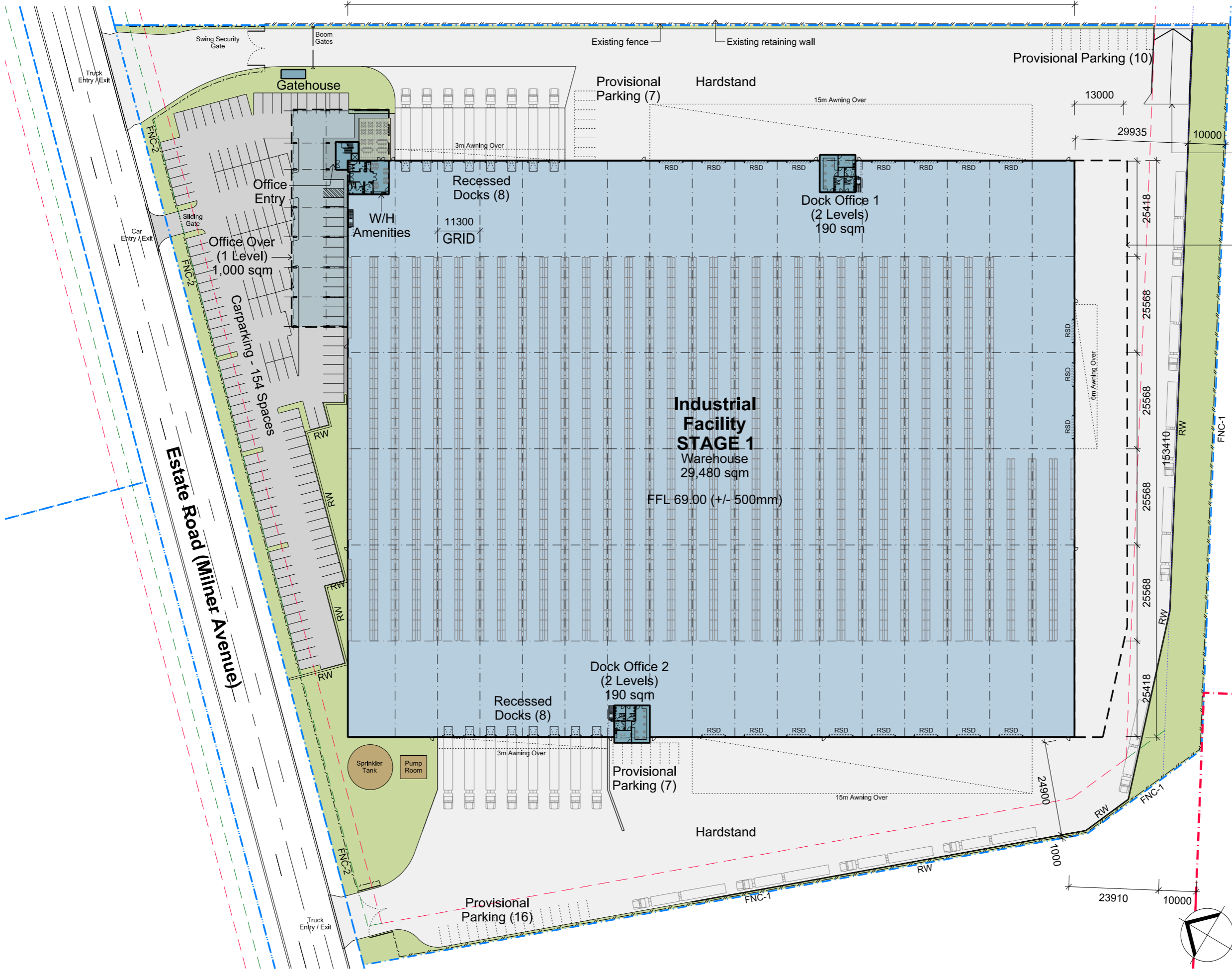
02 First Floor Plan



Indicative External Finishes Legend

①	Profiled Metal Wall Cladding Colorbond 'Monument'	④	Precast Concrete Dado Panel Paint Finish 'Flame Red Gloss Alphatec'	⑦	Alpolic Panel or similar	⑩	Profiled Metal Roofing
②	Profiled Metal Wall Cladding Colorbond 'Windspray'	⑤	Precast Concrete Dado Panel Paint Finish 'Windspray'	⑧	Terracade Facade System 'Tennant XP Linear'	⑪	Metal Roller Shutter Door
③	Profiled Metal Wall Cladding Colorbond 'Flame Red Gloss Alphatec'	⑥	Precast Concrete Dado Panel Paint Finish 'Monument'	⑨	Aluminum Framed Glazing System		





Ramp
STAGE 2

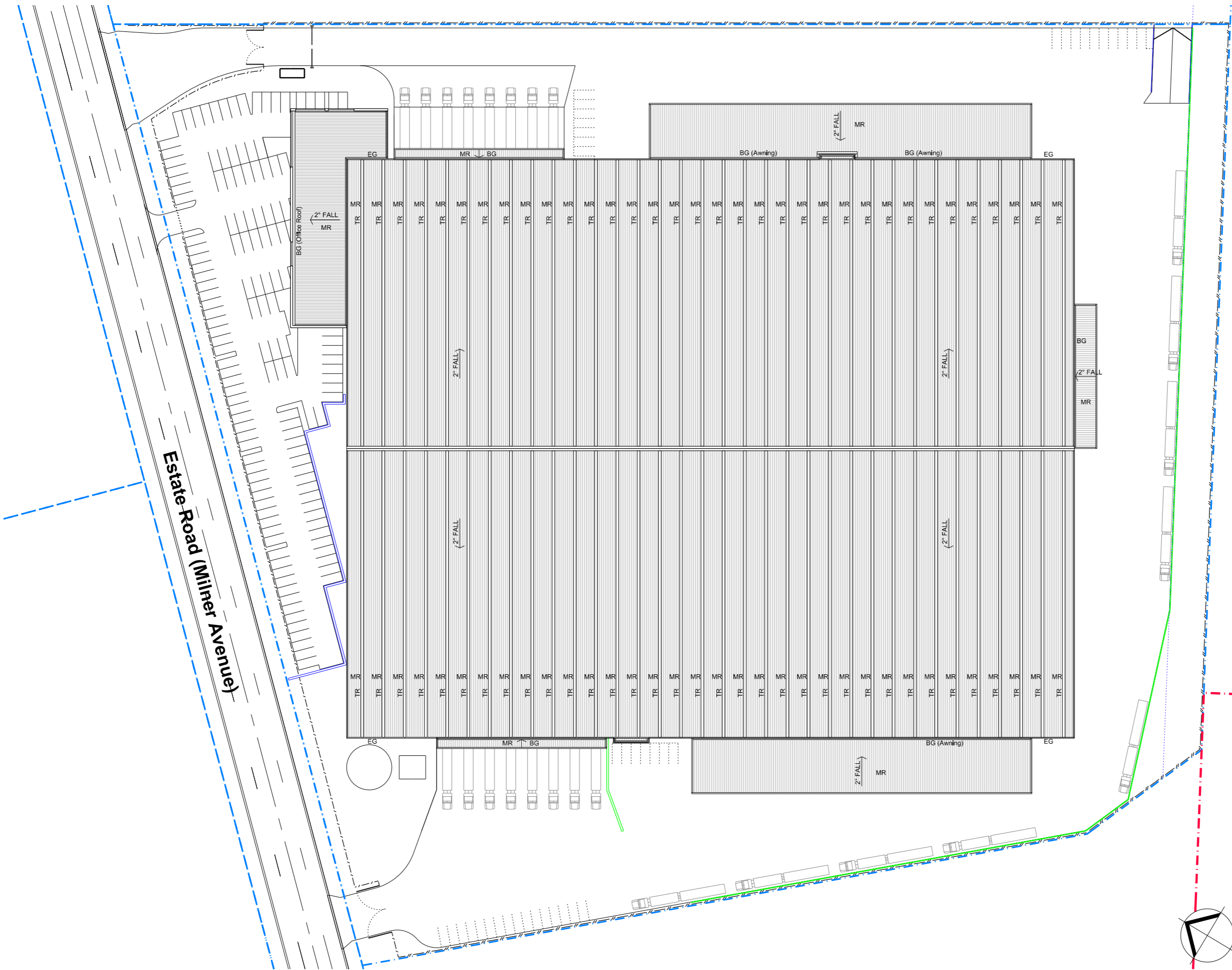
Extension
STAGE 3

- FNC-1 Chainwire Fencing
- FNC-2 Palsade Fencing
- RW Retaining Wall

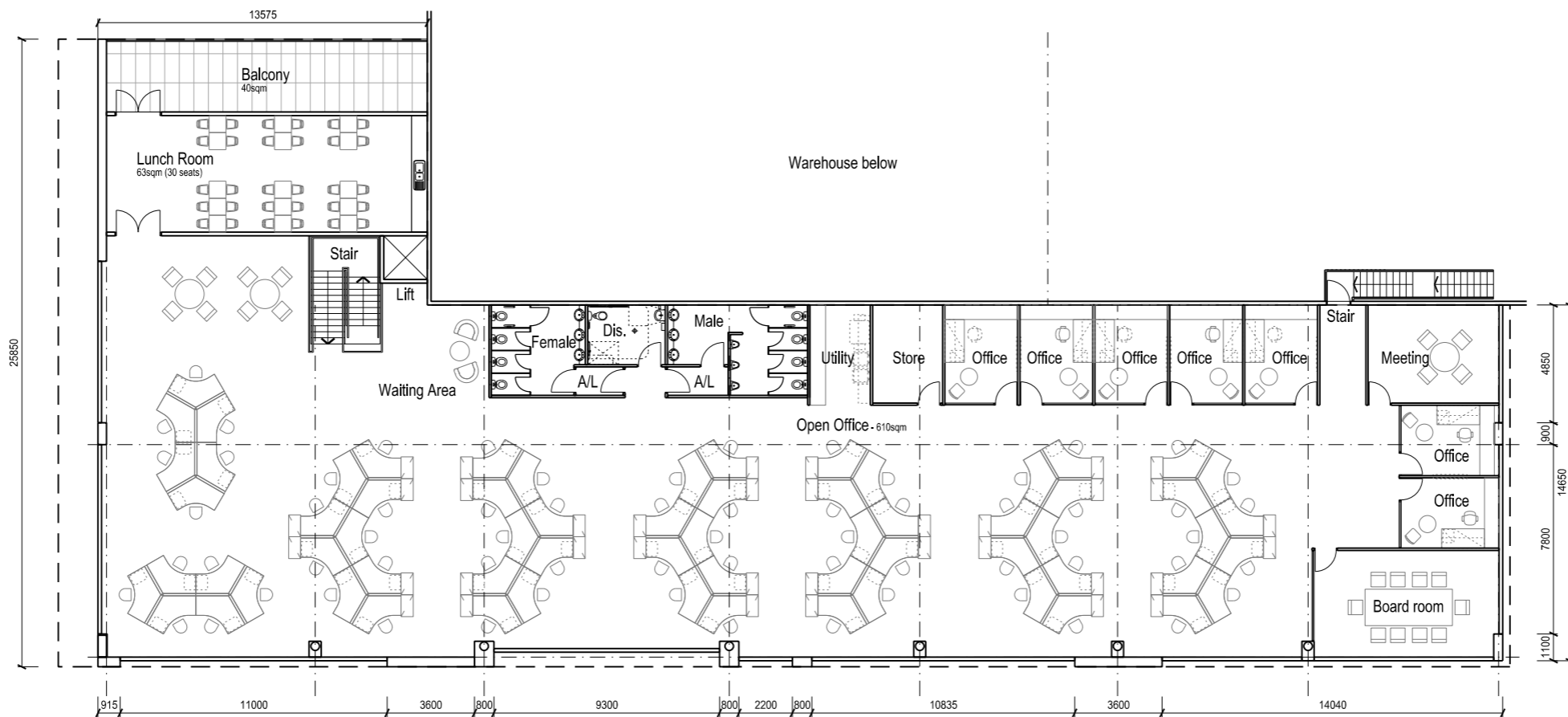
Development Area Schedule

Site Area	60,010 sqm
Warehouse	29,480 sqm
Stage 3	2,050 sqm
Office (1 level)	1,000 sqm
Office entry	100 sqm
Dock Office 1 (2 levels)	190 sqm
Dock Office 2 (2 levels)	190 sqm
Gatehouse	15 sqm
Total Building Area	33,025 sqm
Awning	3,365 sqm
Site Cover (exc. awning)	55 %
Floor Space Ratio	0.55 : 1
Hardstand Area	20,175 sqm
Light Duty Area	3,541 sqm
Carparking	154
Provisional Carparking	40

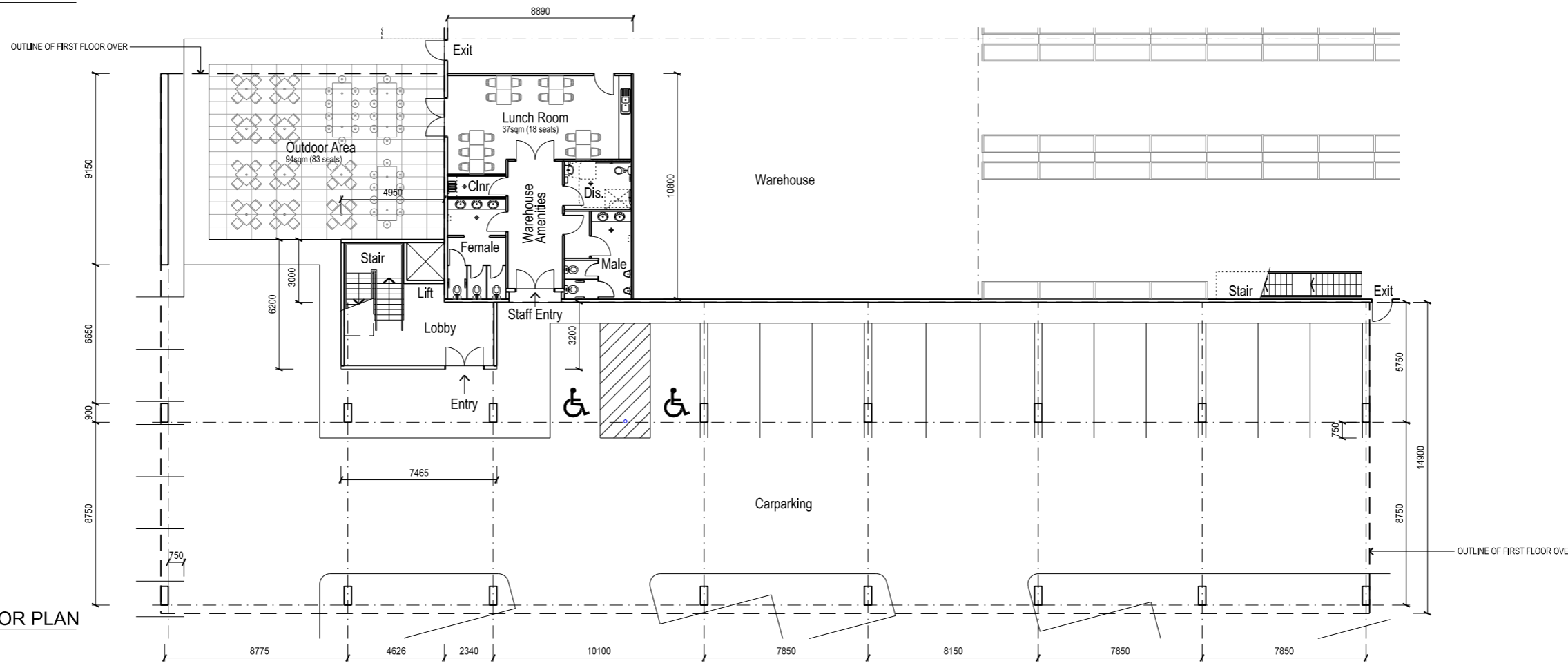




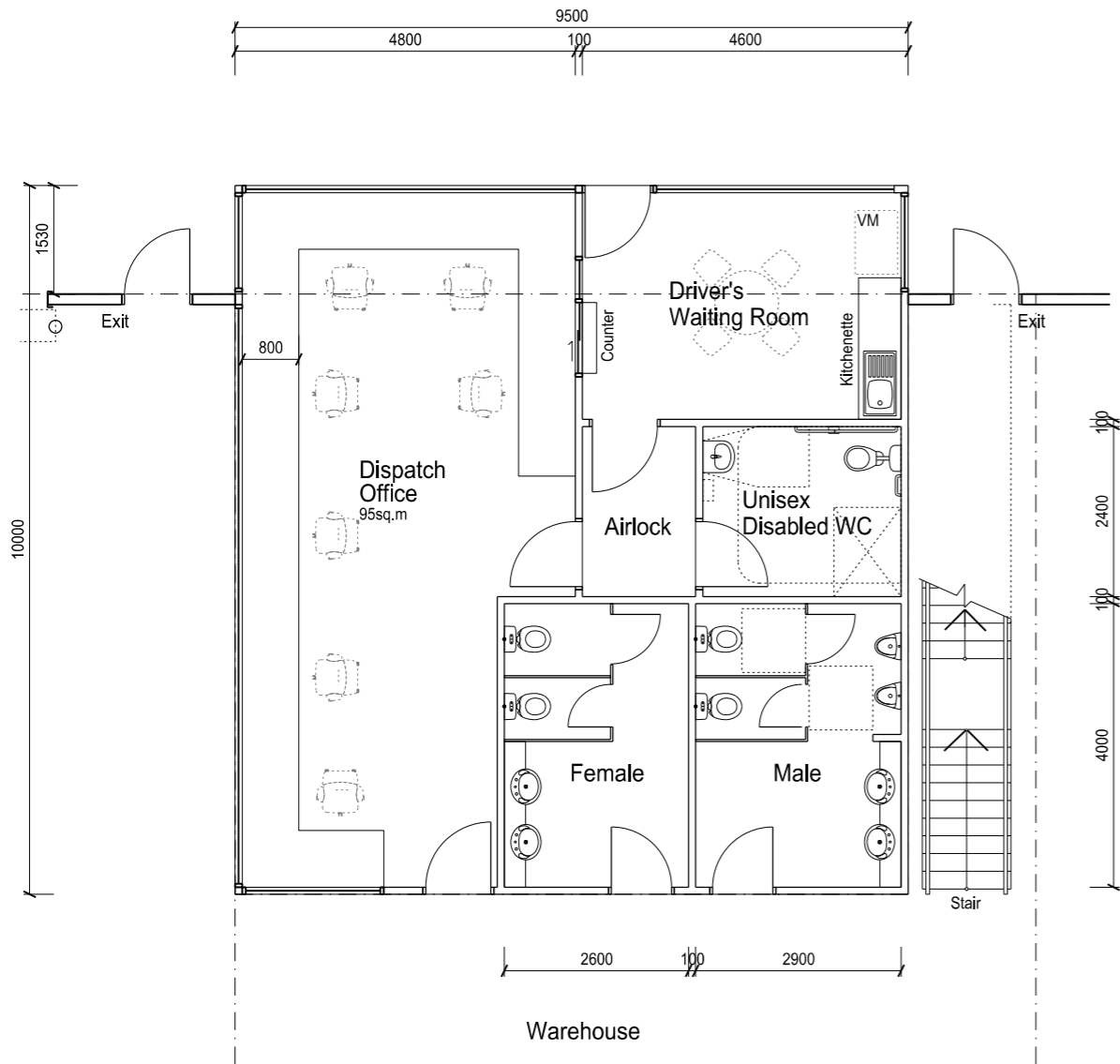
LEGEND	
BG	Box Gutter
EG	Eaves Gutter
MR	Metal Roof Sheet
TR	Translucent Sheet



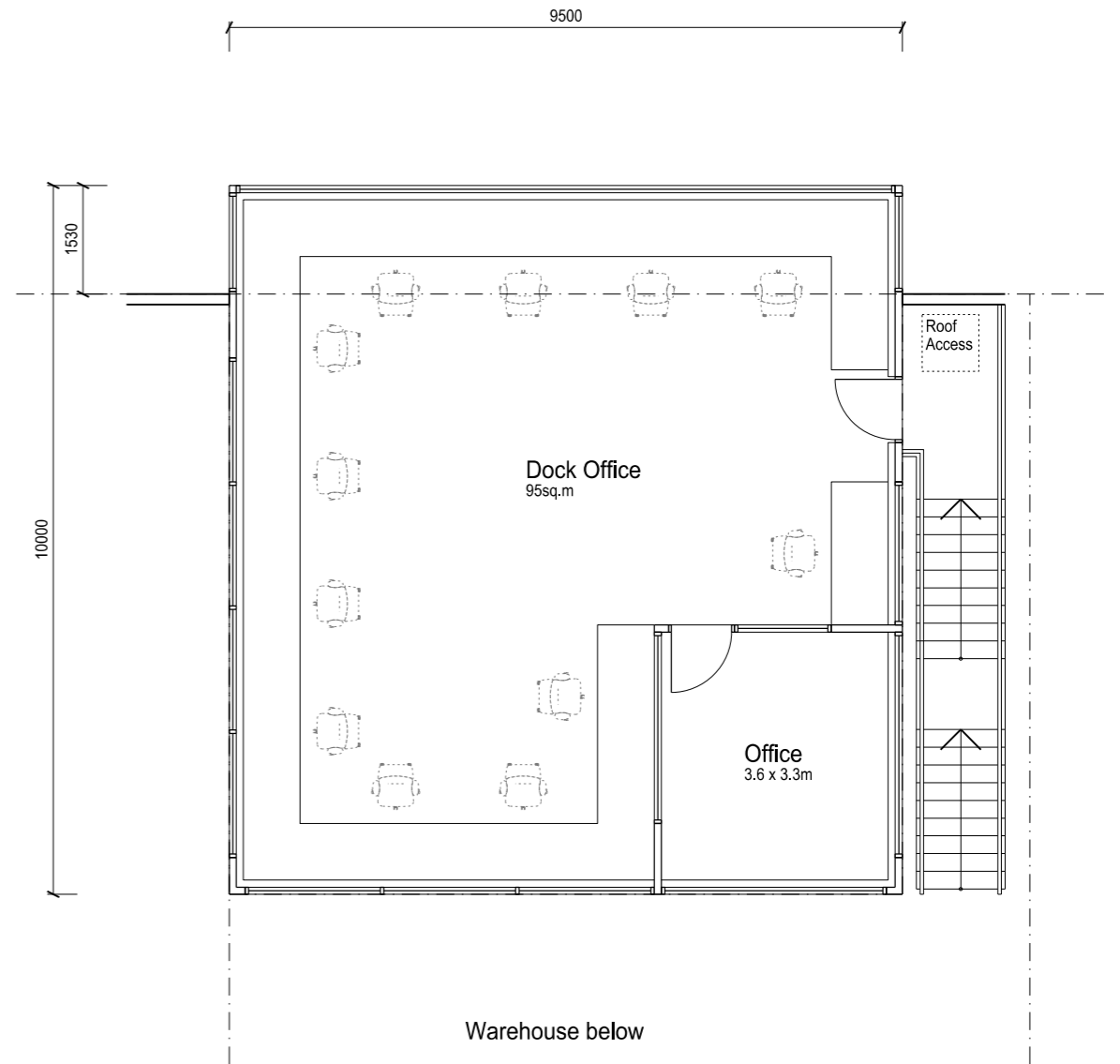
02 FIRST FLOOR PLAN
OFFICE



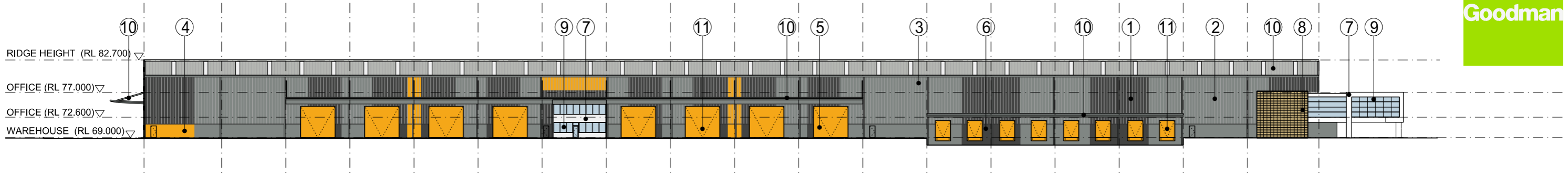
01 GROUND FLOOR PLAN
OFFICE ENTRY



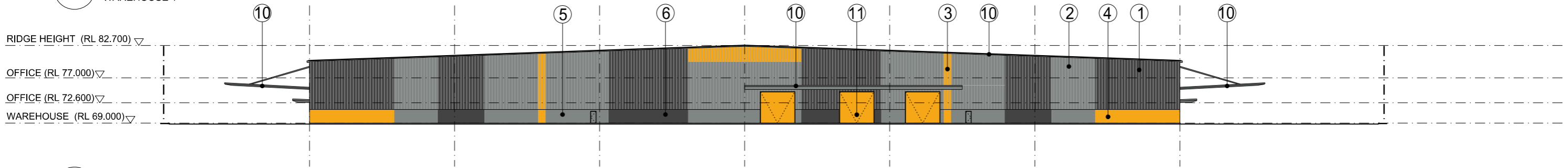
01 Ground Floor Plan



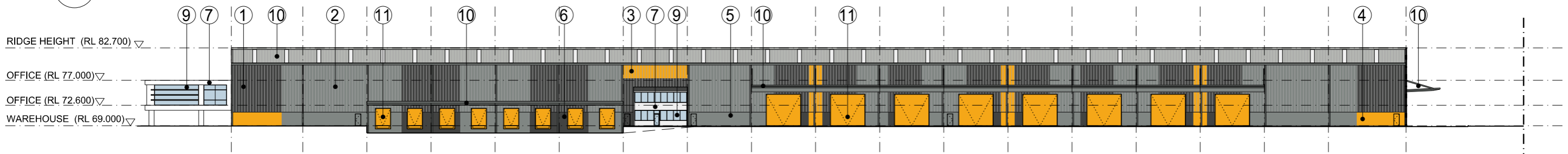
02 First Floor Plan



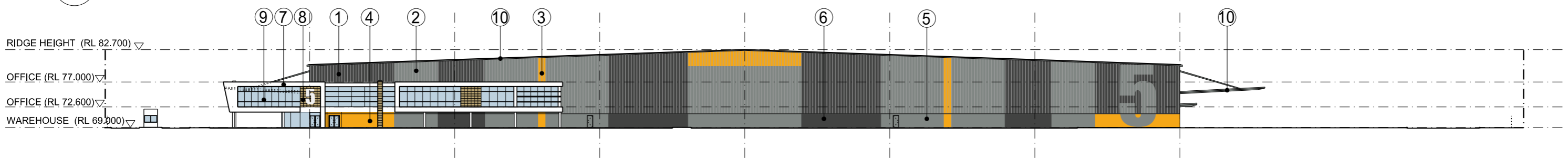
01 WEST ELEVATION
WAREHOUSE 1



02 SOUTH ELEVATION
WAREHOUSE 1



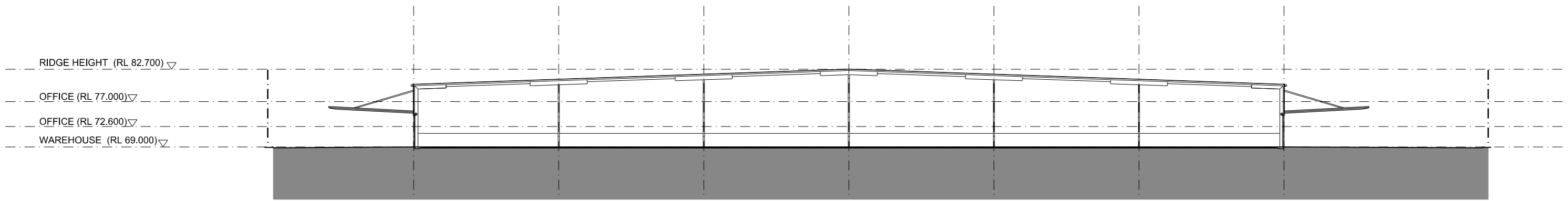
03 EAST ELEVATION
WAREHOUSE 1



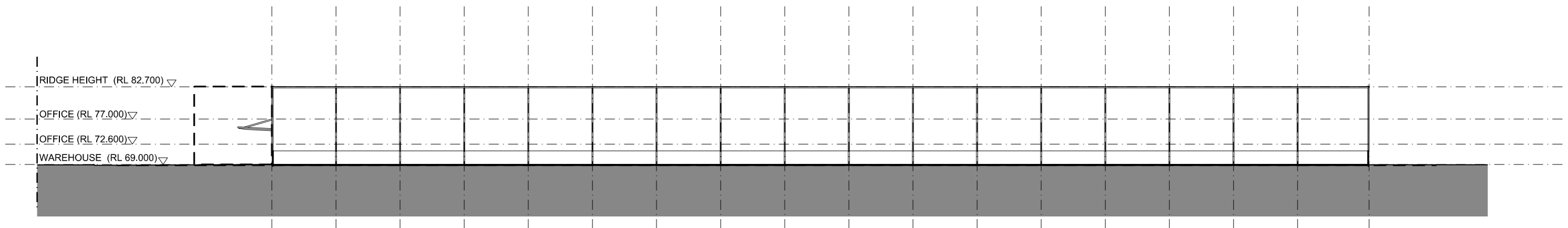
04 NORTH ELEVATION
WAREHOUSE 1

Indicative External Finishes Legend

- | | | | |
|---|---|---|-----------------------------|
| ① Profiled Metal Wall Cladding Colorbond 'Monument' | ④ Precast Concrete Dado Panel Paint Finish 'Yellow Gold Gloss Alphatec' | ⑦ Alpollic Panel or similar | ⑩ Profiled Metal Roofing |
| ② Profiled Metal Wall Cladding Colorbond 'Windspray' | ⑤ Precast Concrete Dado Panel Paint Finish 'Windspray' | ⑧ Terracade Facade System 'Tennant XP Linear' | ⑪ Metal Roller Shutter Door |
| ③ Profiled Metal Wall Cladding Colorbond 'Yellow Gold Gloss Alphatec' | ⑥ Precast Concrete Dado Panel Paint Finish 'Monument' | ⑨ Aluminum Framed Glazing System | |

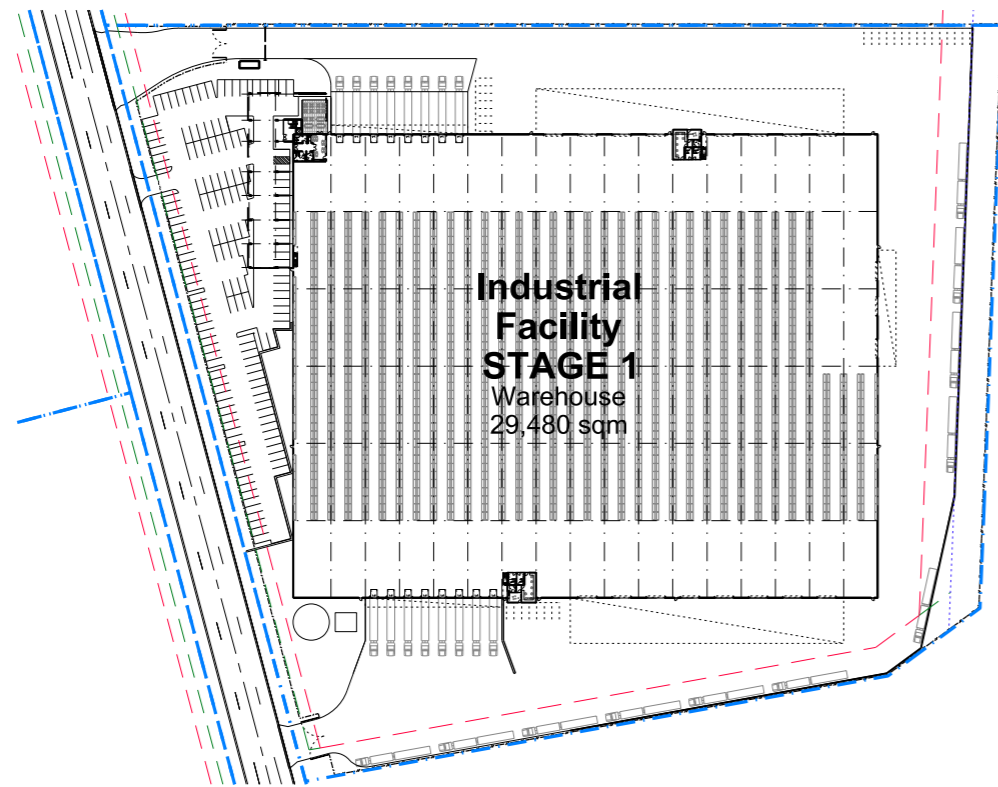


01 SECTION 1
WAREHOUSE 1

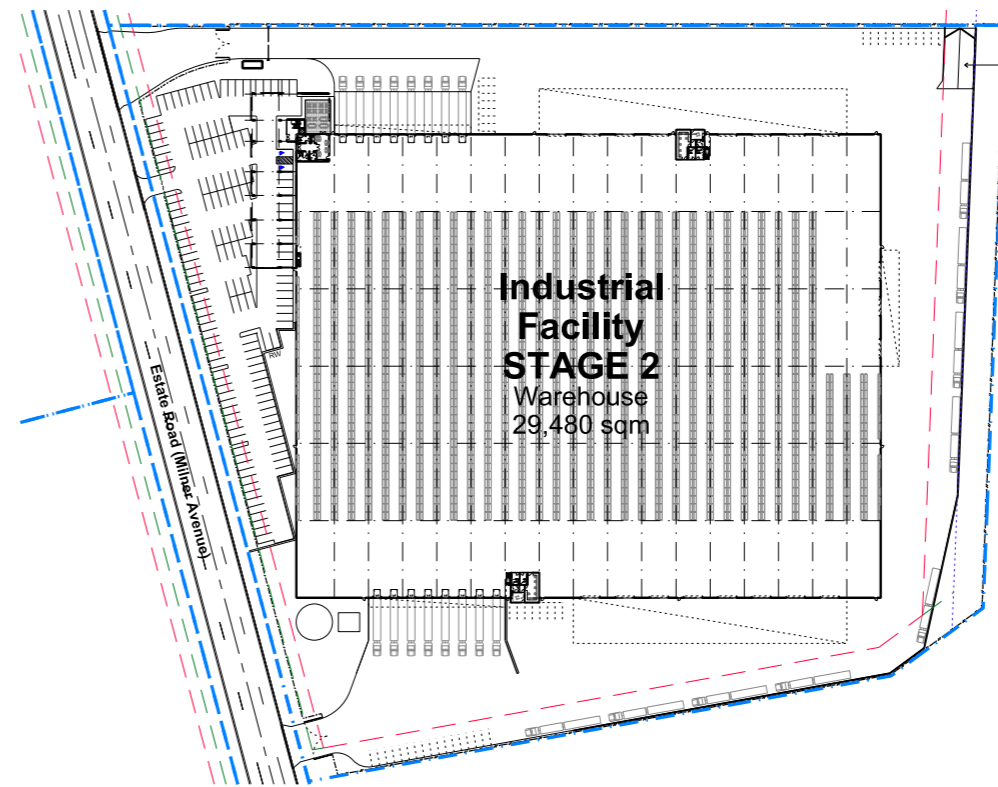


02 SECTION 2
WAREHOUSE 1



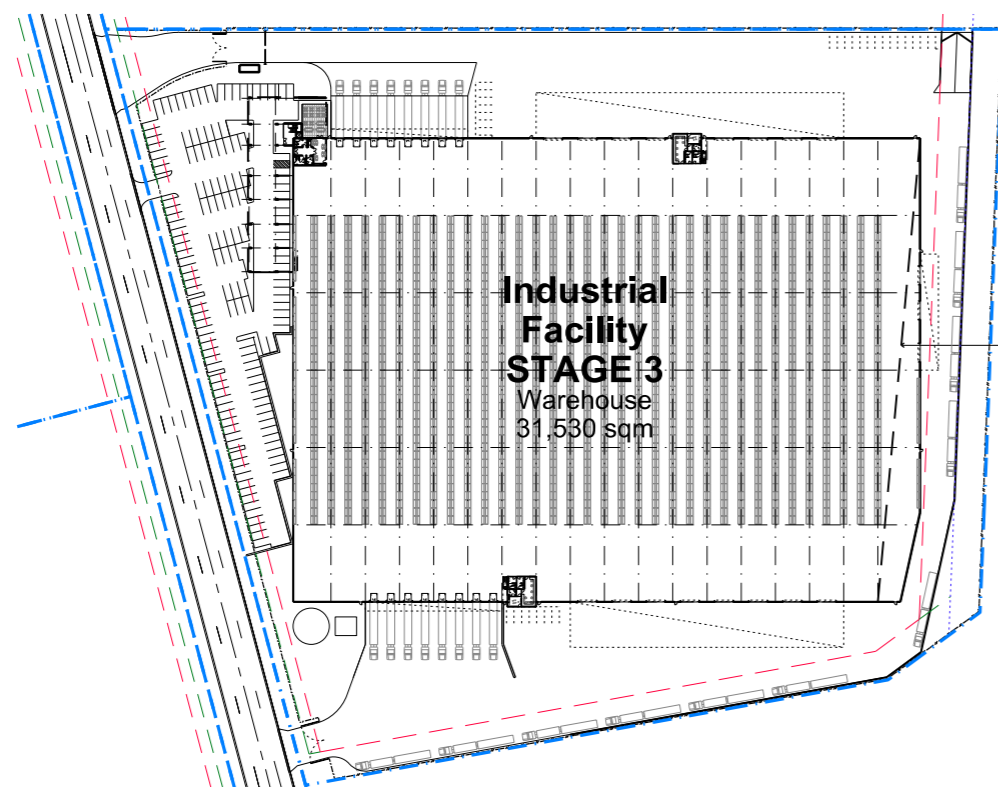


Stage 1



Stage 2
Ramp Access

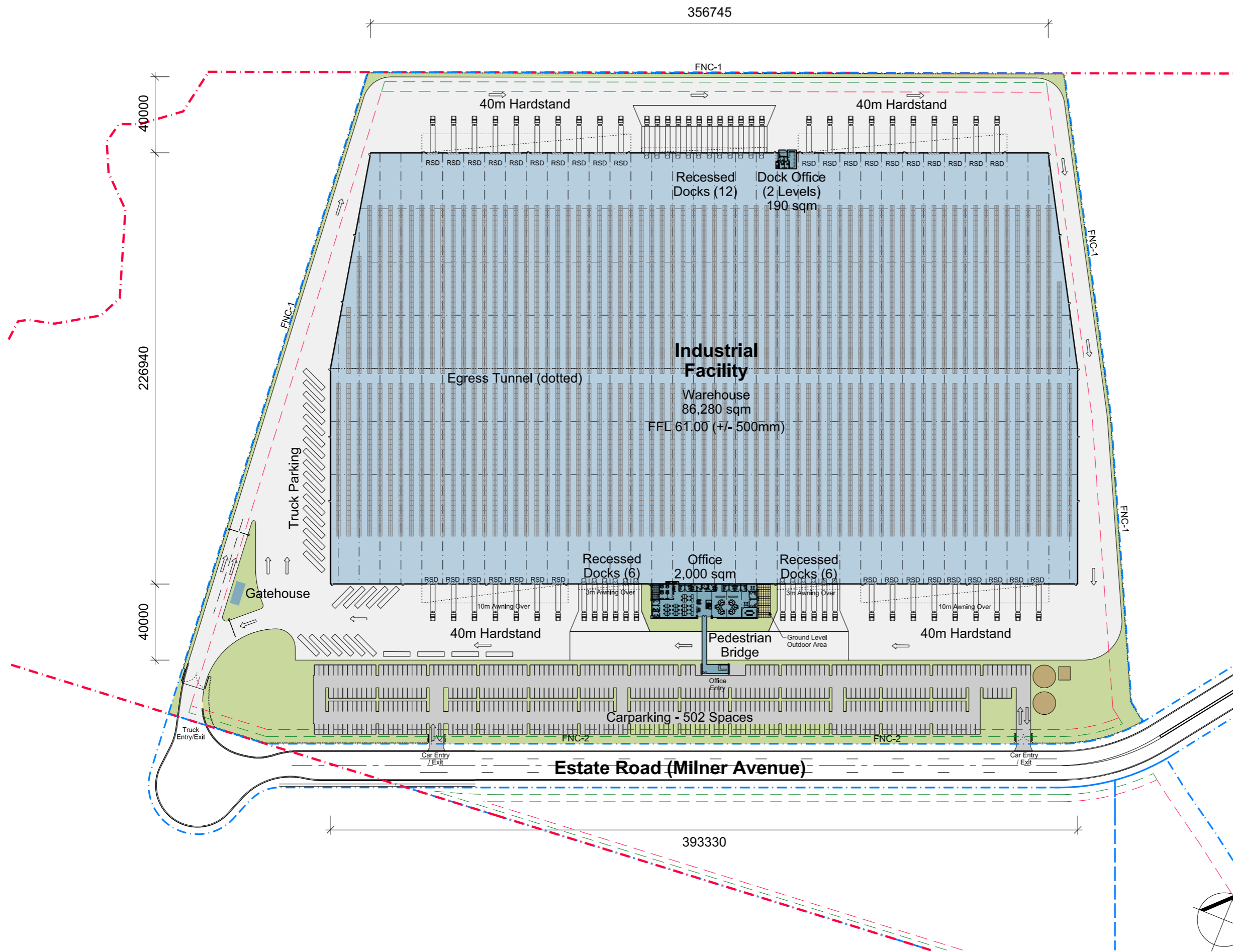
Stage 2



Stage 3
Building Extension

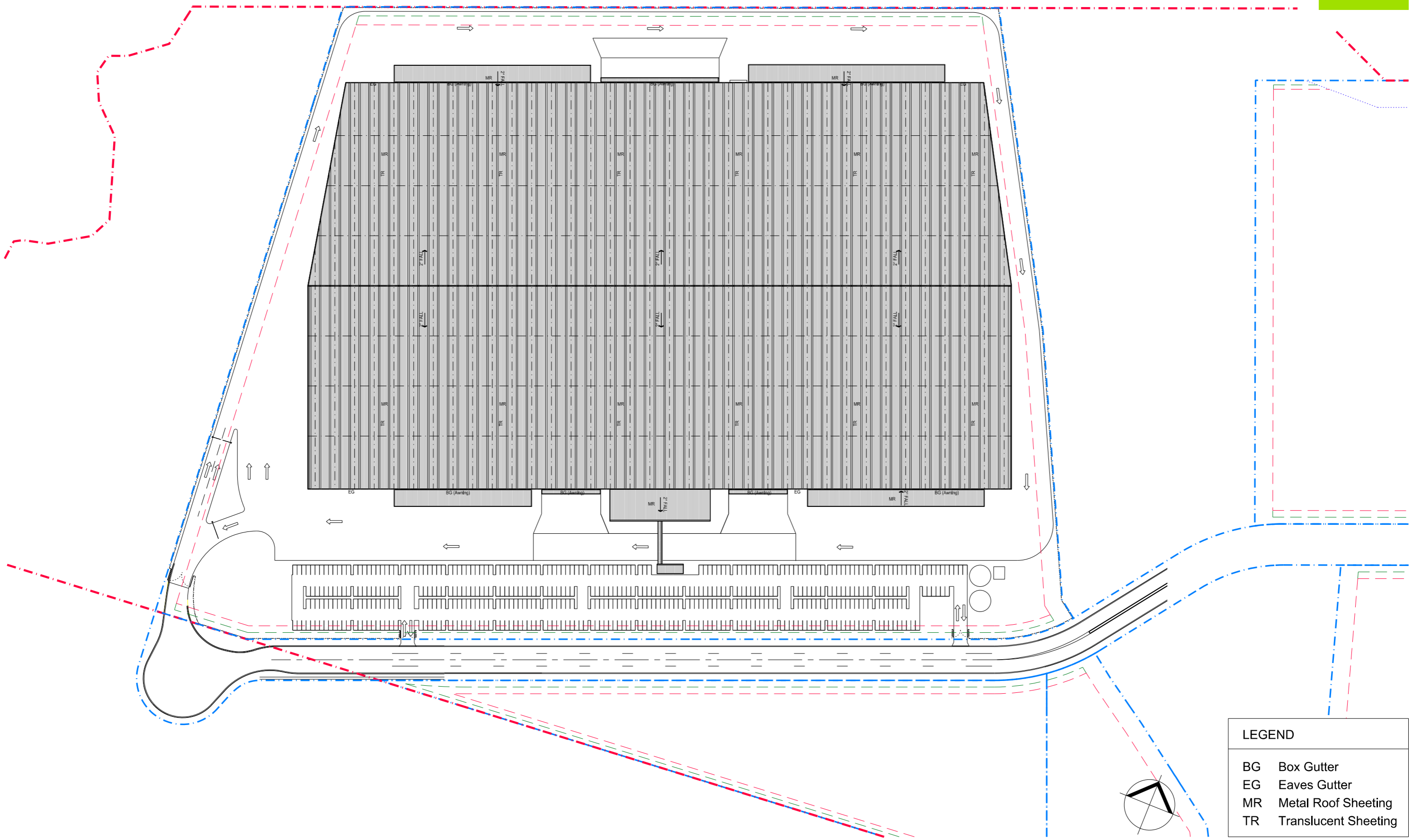
Stage 3



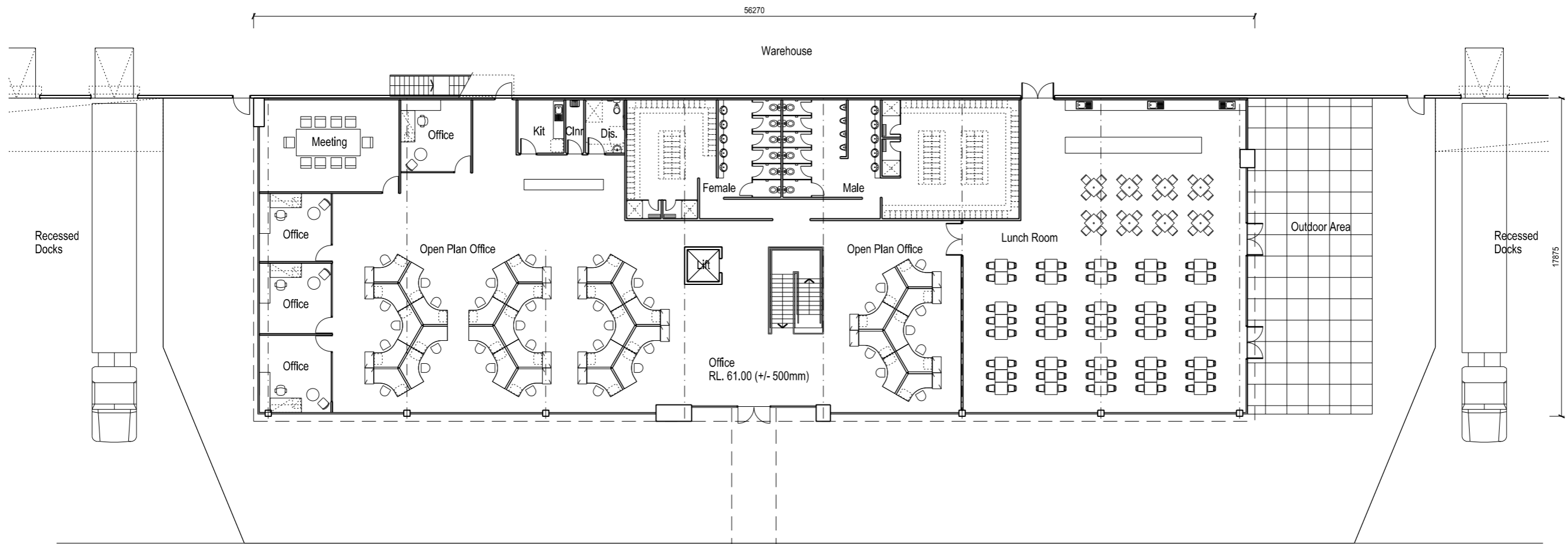


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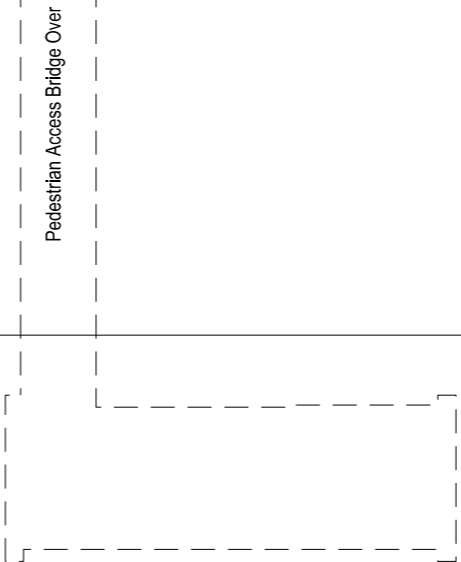
Development Area Schedule	
Total Lot 3 Site Area	155,900 sqm
Warehouse	87,105 sqm
Office	2,000 sqm
Dock Office	190 sqm
Total Building Area	89,295 sqm
Site Cover (exc. awning)	57 %
Floor Space Ratio	0.57 : 1
Total Hardstand Area	42,048 sqm
Total Light Duty Area	12,774 sqm
Carparking	502

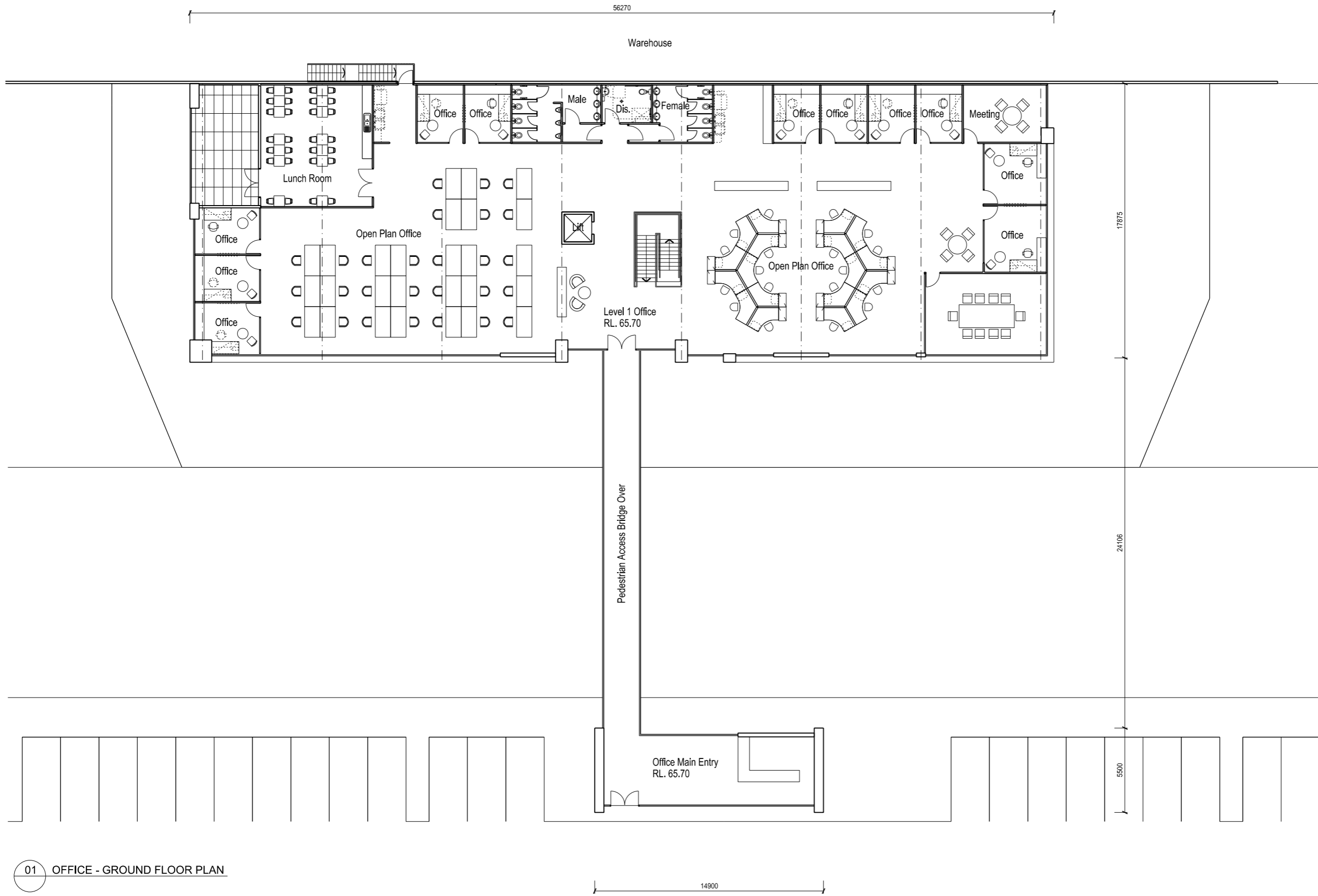


LEGEND	
BG	Box Gutter
EG	Eaves Gutter
MR	Metal Roof Sheet
TR	Translucent Sheet

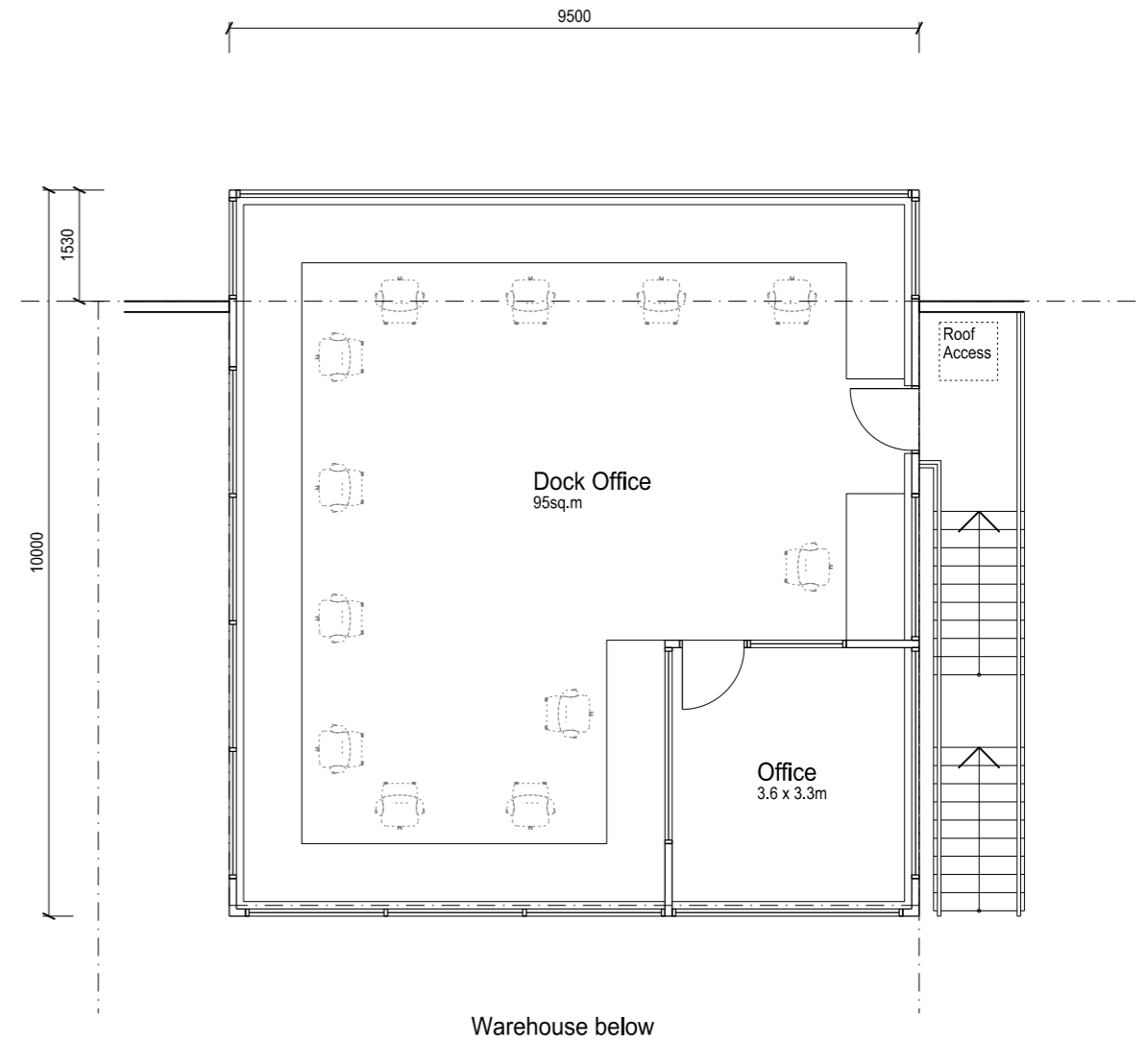
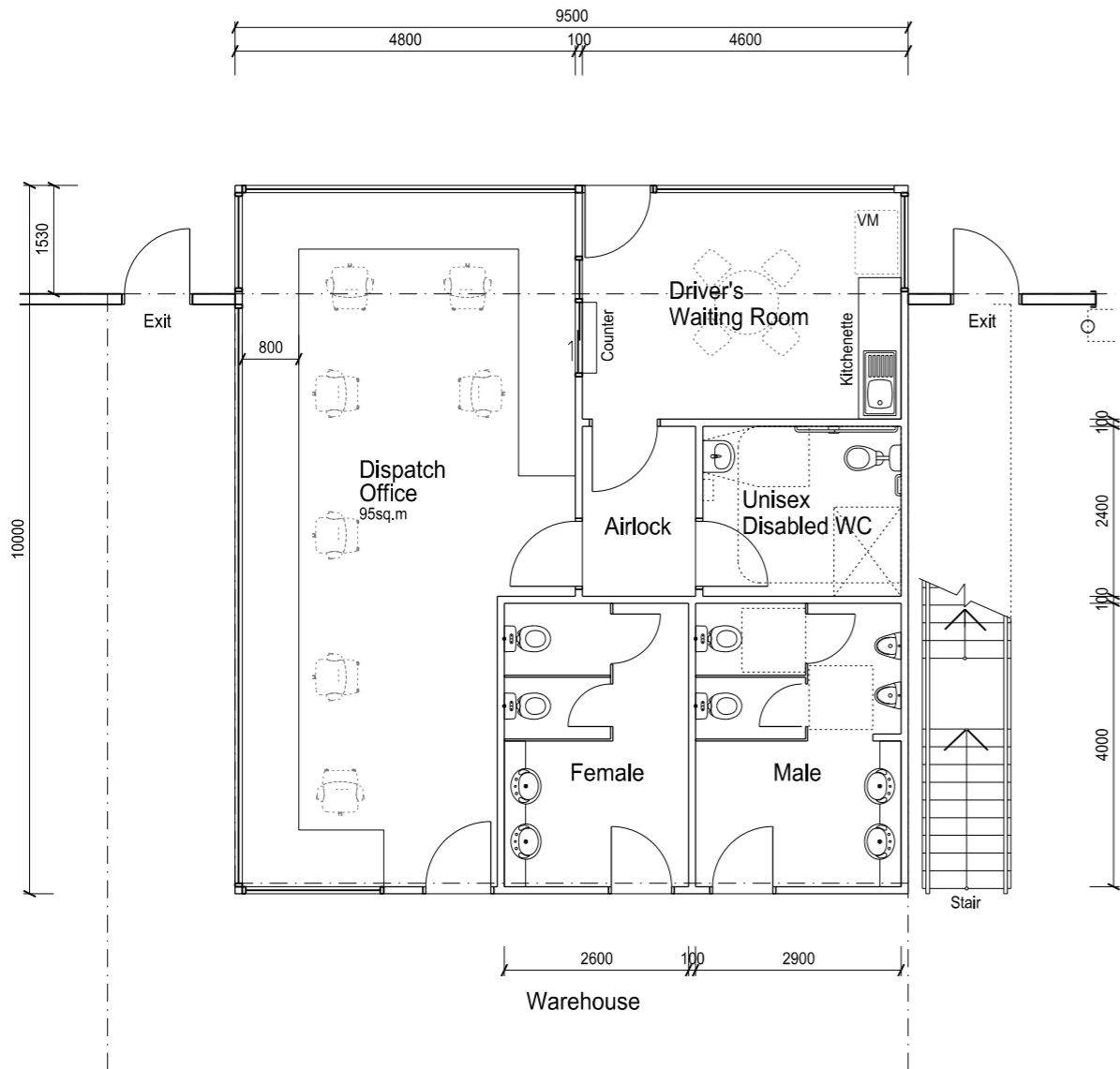


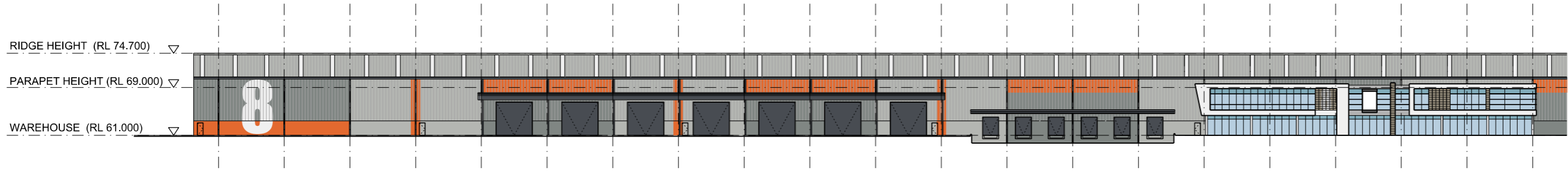
01 OFFICE - GROUND FLOOR PLAN



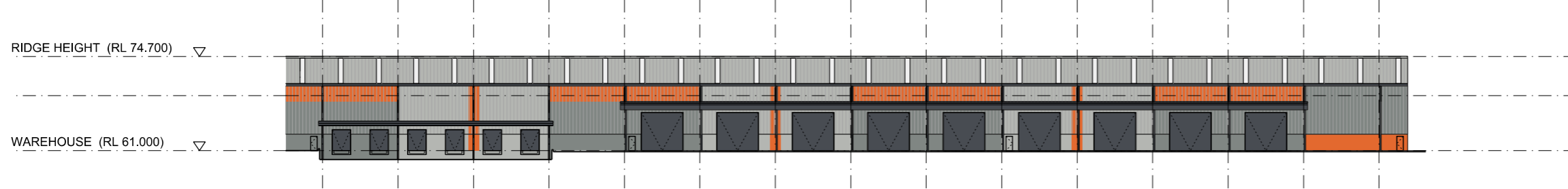


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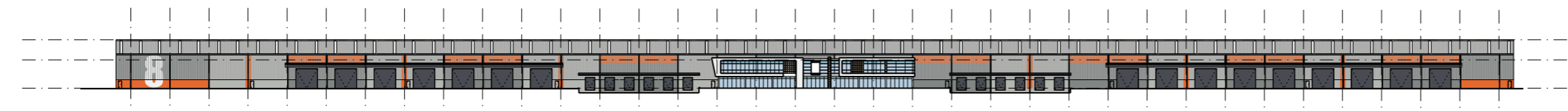




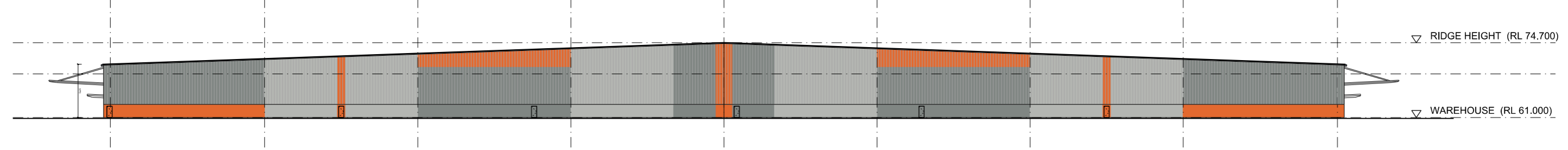
01 SOUTH ELEVATION
PART WAREHOUSE



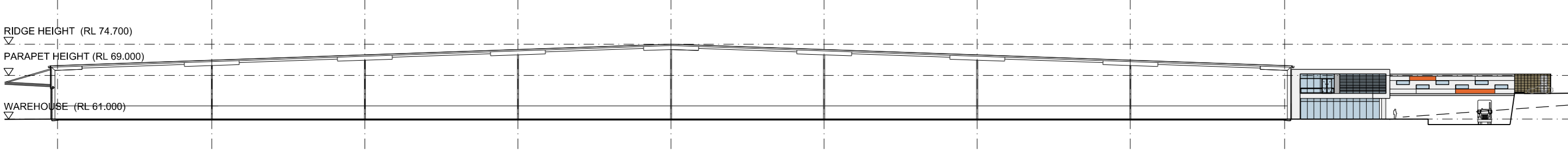
02 SOUTH ELEVATION
PART WAREHOUSE



03 SOUTH ELEVATION
OVERALL WAREHOUSE



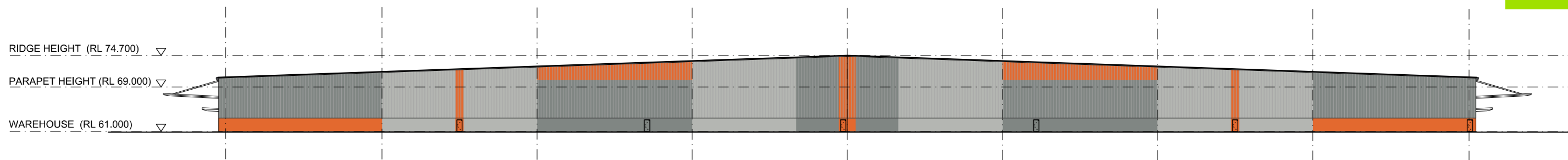
04 WEST ELEVATION
OVERALL WAREHOUSE



05 SECTION AA
OVERALL WAREHOUSE

Indicative External Finishes Legend

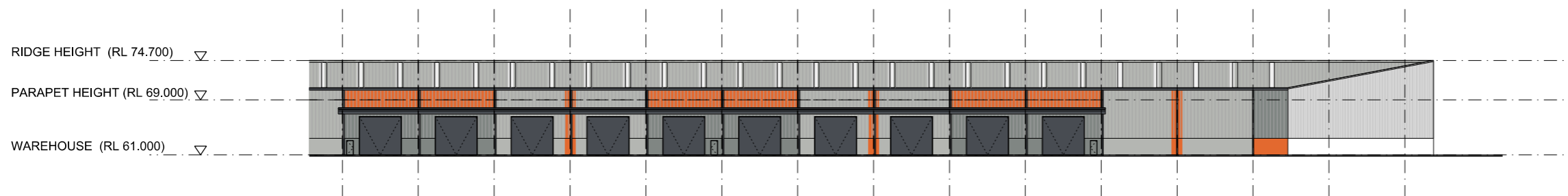
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|--|--|---|-----------------------------|
| ① Profiled Metal Wall Cladding Colorbond 'Shale Grey' | ④ Precast Concrete Dado Panel Paint Finish 'Orange X15 Alphatec' | ⑦ Alpolic Panel or similar | ⑩ Profiled Metal Roofing |
| ② Profiled Metal Wall Cladding Colorbond 'Windspray' | ⑤ Precast Concrete Dado Panel Paint Finish 'Windspray' | ⑧ Terracade Facade System 'Tennant XP Linear' | ⑪ Metal Roller Shutter Door |
| ③ Profiled Metal Wall Cladding Colorbond 'Orange X15 Alphatec' | ⑥ Precast Concrete Dado Panel Paint Finish 'Shale Grey' | ⑨ Aluminum Framed Glazing System | |



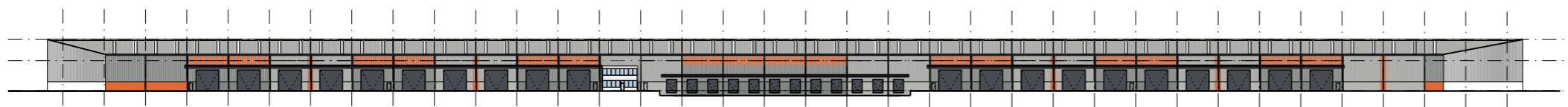
01 EAST ELEVATION
OVERALL WAREHOUSE



02 NORTH ELEVATION
PART WAREHOUSE



03 NORTH ELEVATION
PART WAREHOUSE



04 NORTH ELEVATION
OVERALL WAREHOUSE

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- | | | | |
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OAKDALE CENTRAL

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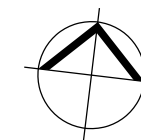
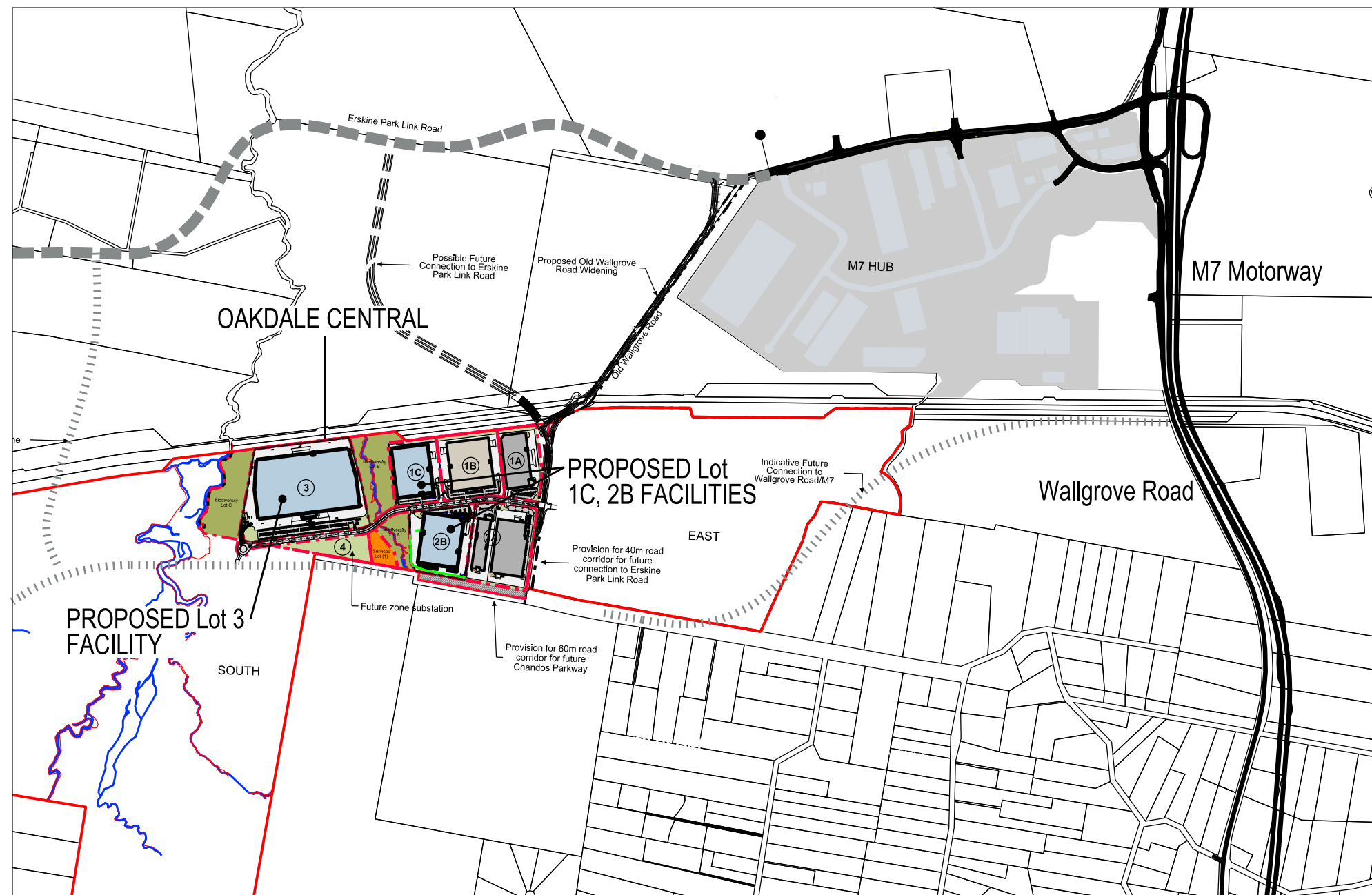
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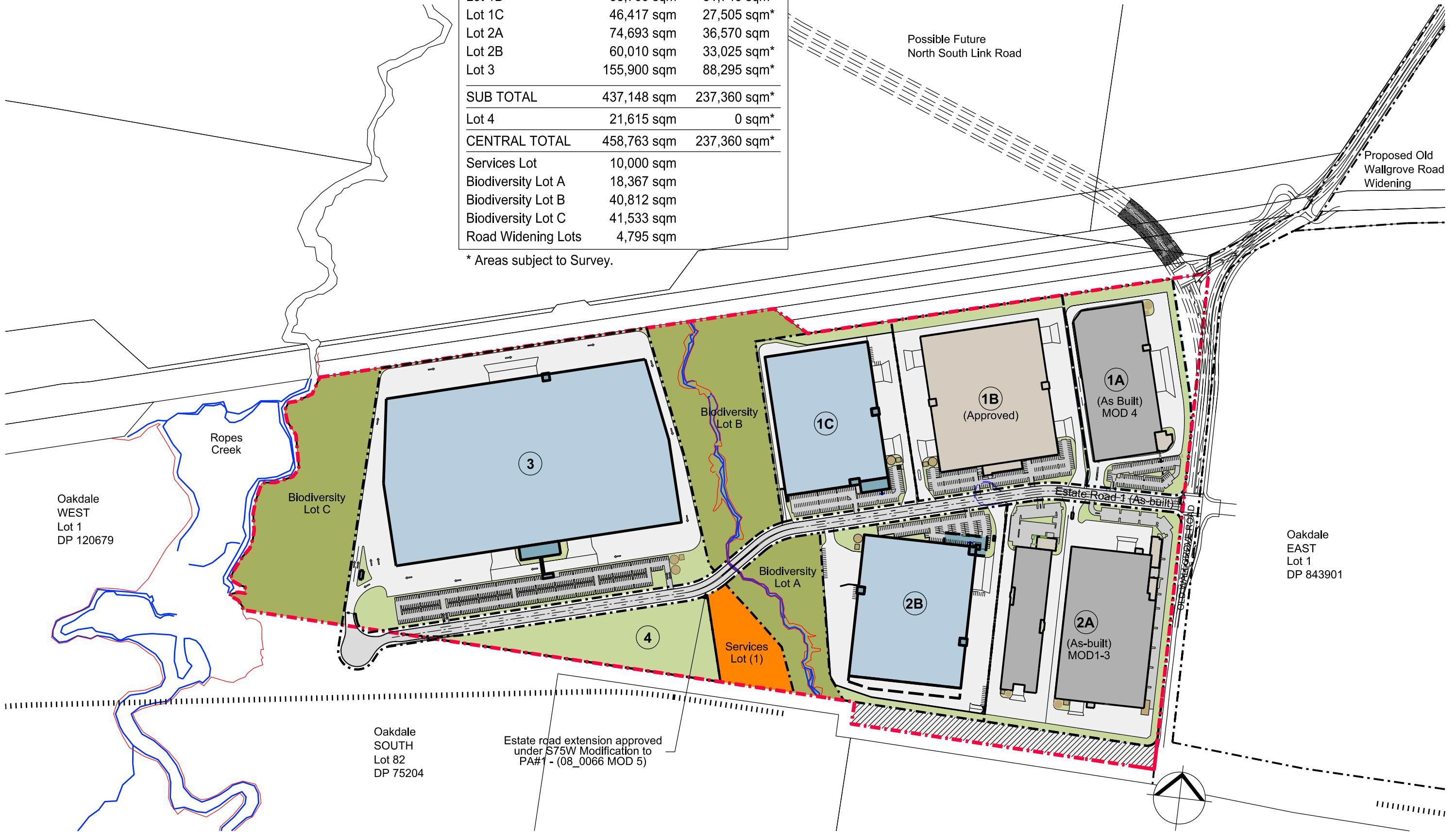
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Services Lot	10,000 sqm	
Biodiversity Lot A	18,367 sqm	
Biodiversity Lot B	40,812 sqm	
Biodiversity Lot C	41,533 sqm	
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SUB TOTAL	437,148 sqm	237,360 sqm*
Lot 4	21,615 sqm	0 sqm*
CENTRAL TOTAL	458,763 sqm	237,360 sqm*
Services Lot	10,000 sqm	
Biodiversity Lot A	18,367 sqm	
Biodiversity Lot B	40,812 sqm	
Biodiversity Lot C	41,533 sqm	
Road Widening Lots	4,795 sqm	

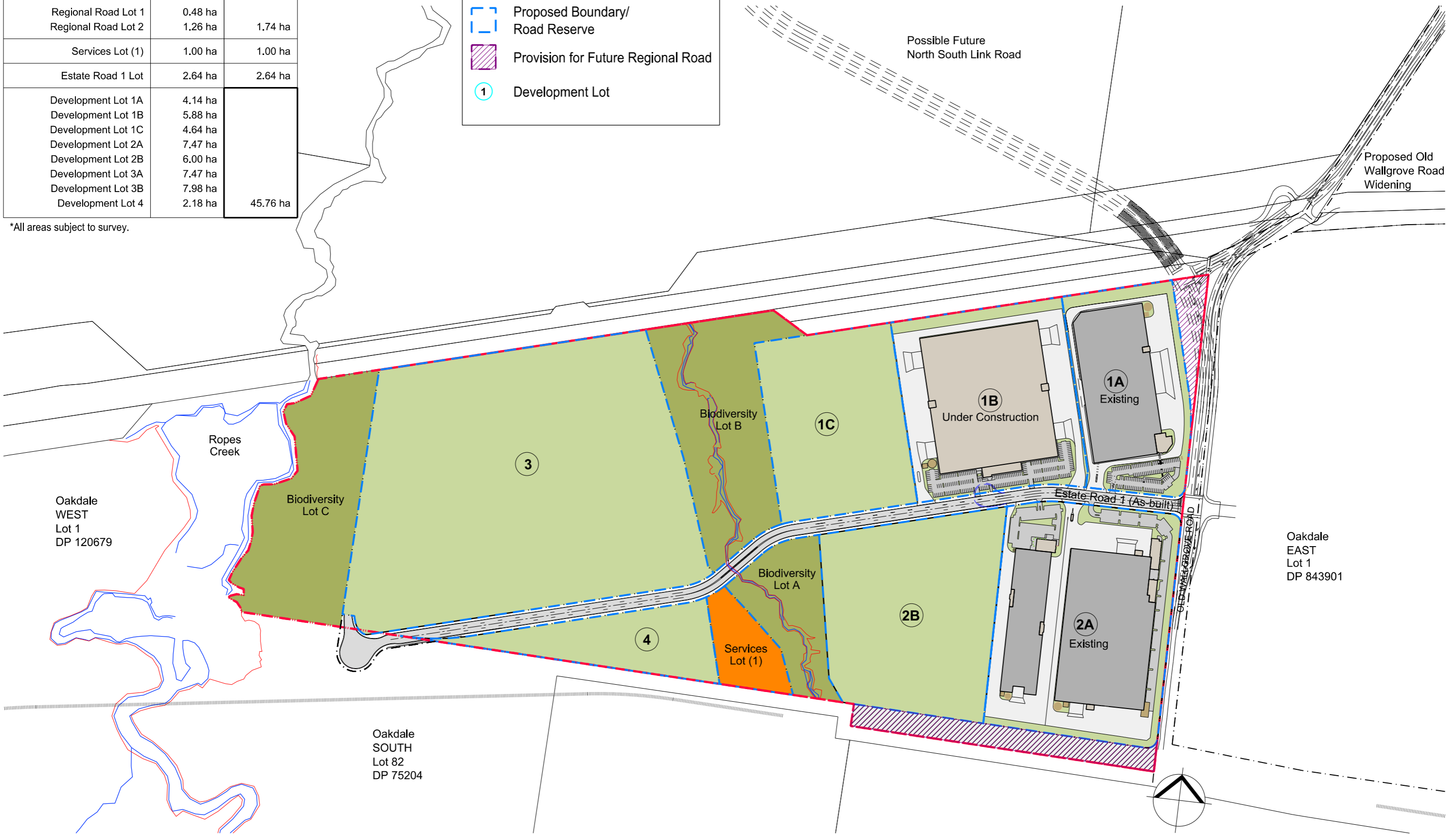
* Subject to confirmation by applicant and DP, prior to commencement of each Stage.



Lot 2 DP 120673		Sub Total
Total Land Area	CENTRAL	61.21 ha
Biodiversity Lot A	1.84 ha	10.07 ha
Biodiversity Lot B	4.08 ha	
Biodiversity Lot C	4.15 ha	
Regional Road Lot 1	0.48 ha	1.74 ha
Regional Road Lot 2	1.26 ha	
Services Lot (1)	1.00 ha	1.00 ha
Estate Road 1 Lot	2.64 ha	2.64 ha
Development Lot 1A	4.14 ha	45.76 ha
Development Lot 1B	5.88 ha	
Development Lot 1C	4.64 ha	
Development Lot 2A	7.47 ha	
Development Lot 2B	6.00 ha	
Development Lot 3A	7.47 ha	
Development Lot 3B	7.98 ha	
Development Lot 4	2.18 ha	

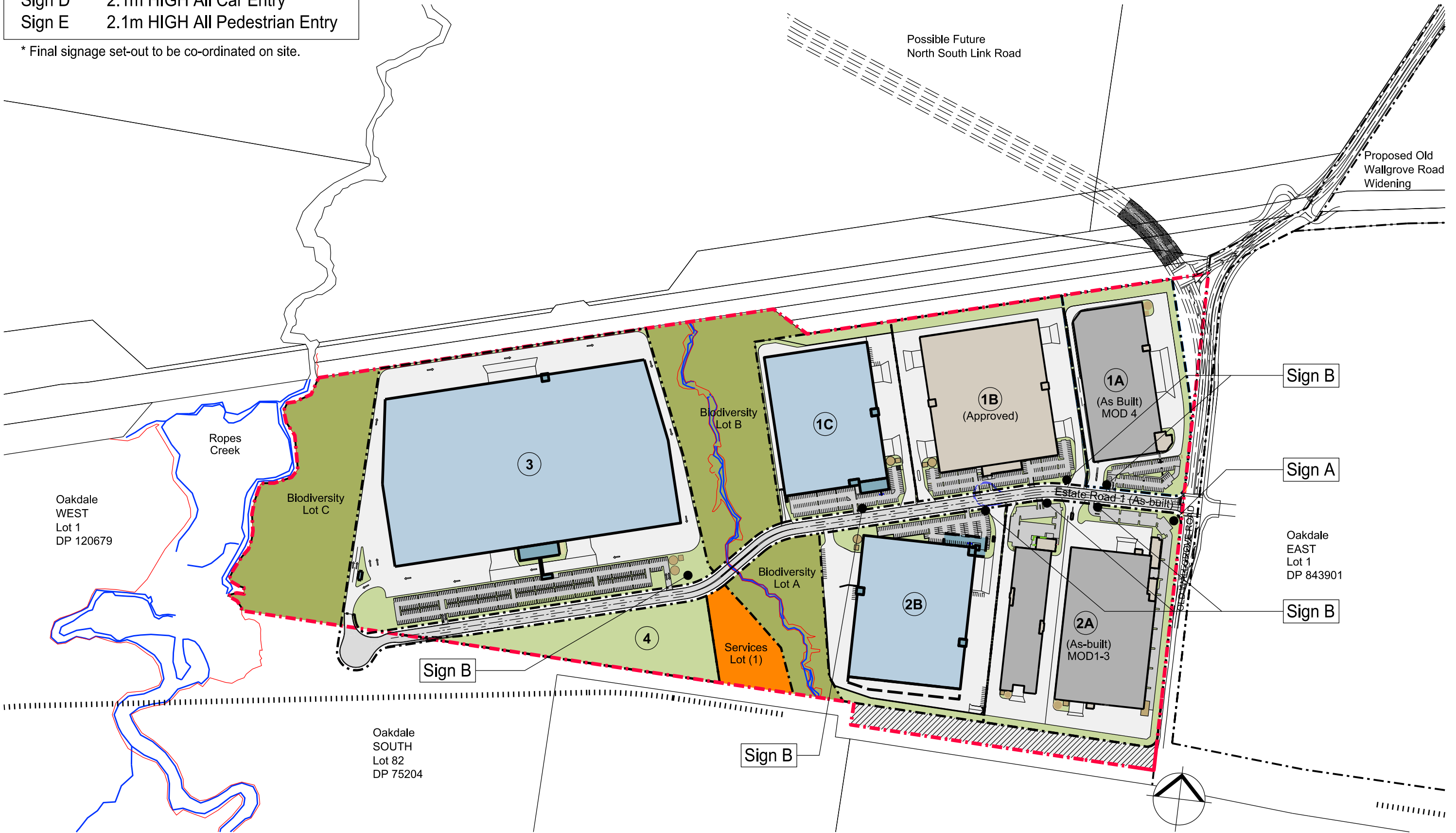
*All areas subject to survey.

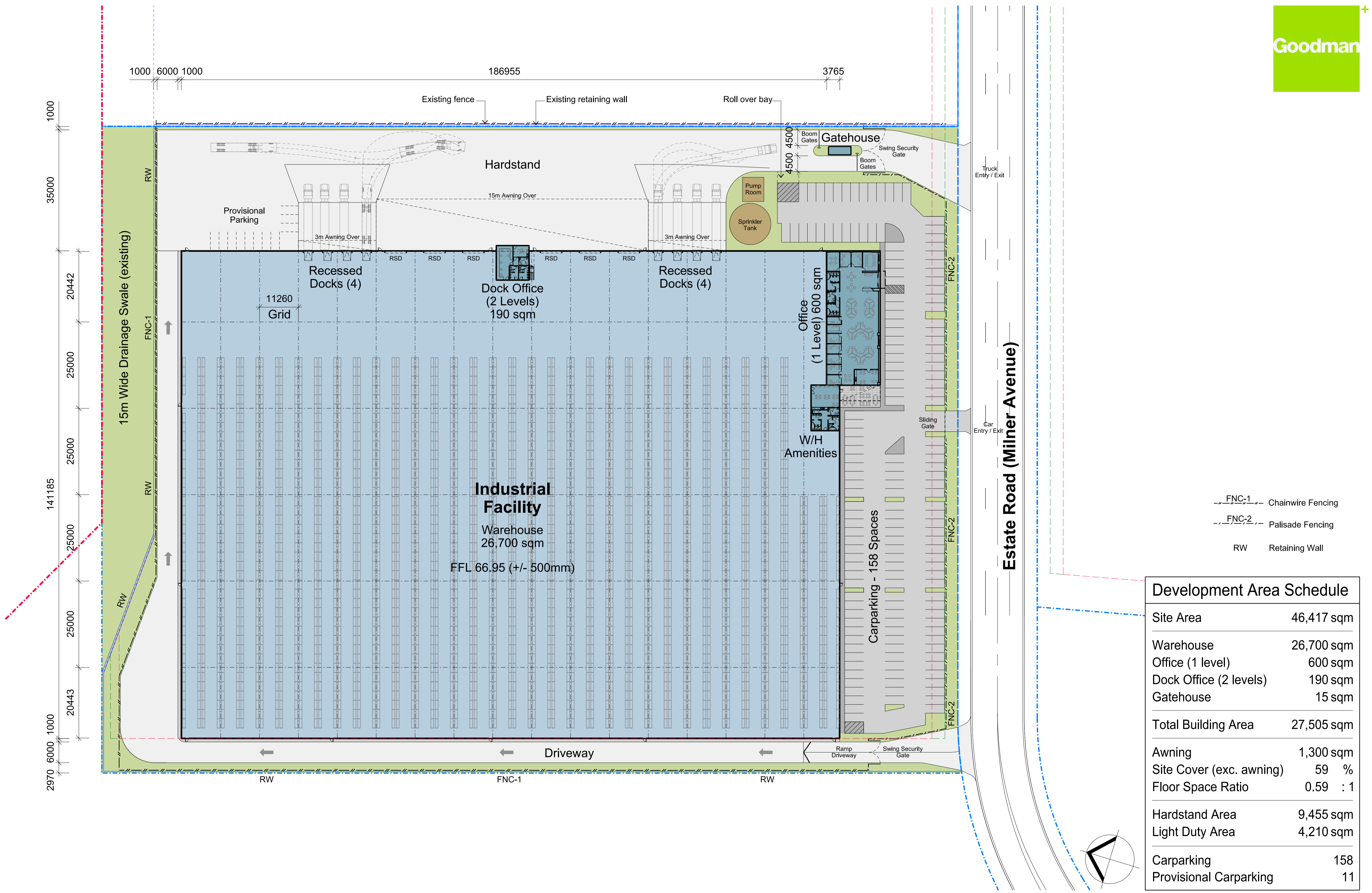
Legend	
	Oakdale CENTRAL Concept Plan (CP #1)
	Existing Boundary
	Proposed Boundary/ Road Reserve
	Provision for Future Regional Road
	Development Lot



SIGNAGE HIERARCHY	
Sign A	8.0m HIGH Site Identification
Sign B	3.5m HIGH Building Identification
Sign C	2.8m HIGH All Truck Entry
Sign D	2.1m HIGH All Car Entry
Sign E	2.1m HIGH All Pedestrian Entry

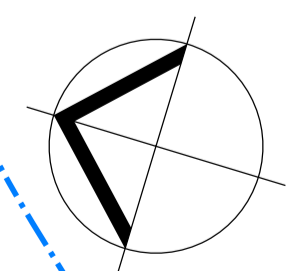
* Final signage set-out to be co-ordinated on site.

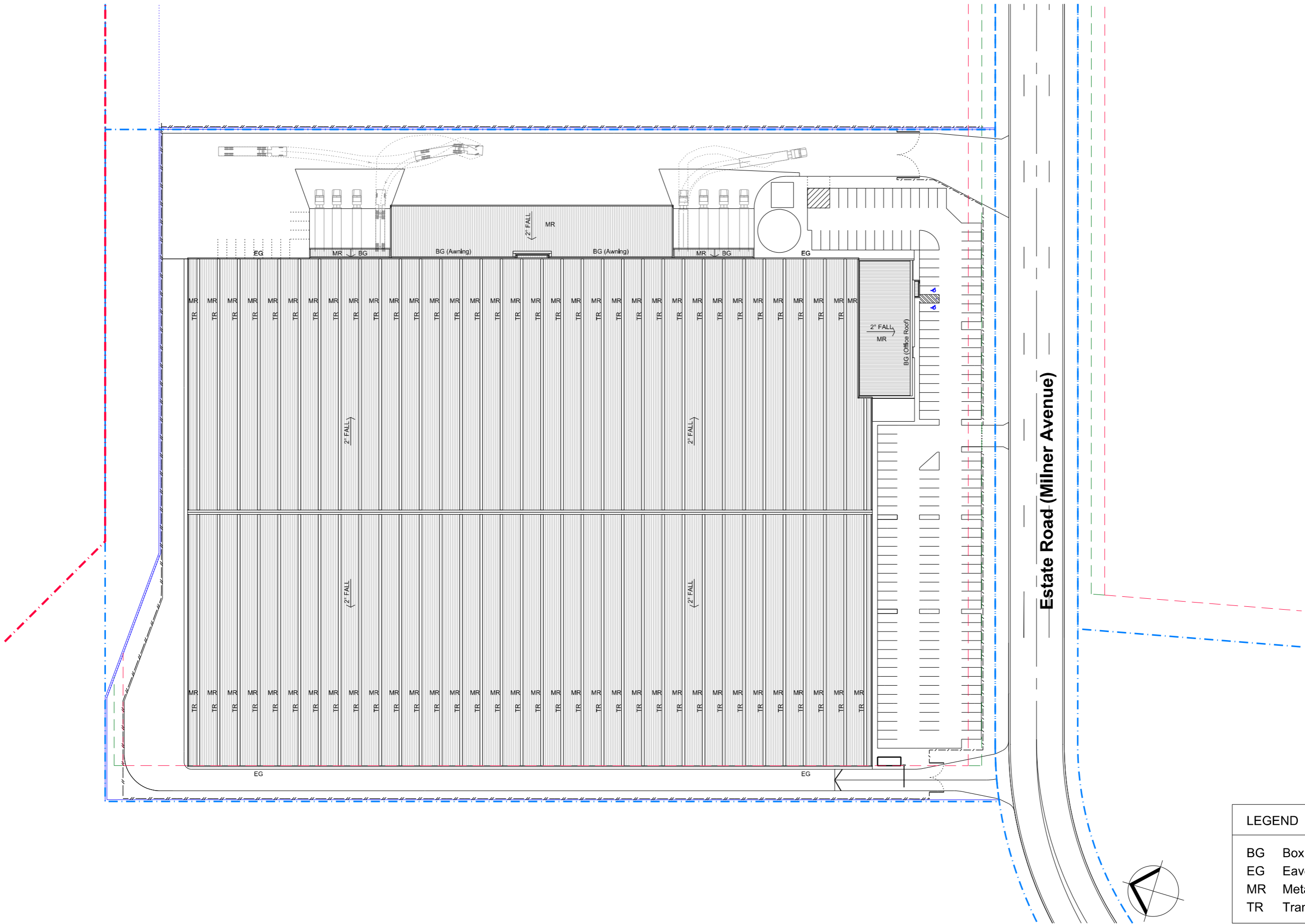




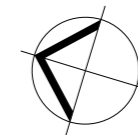
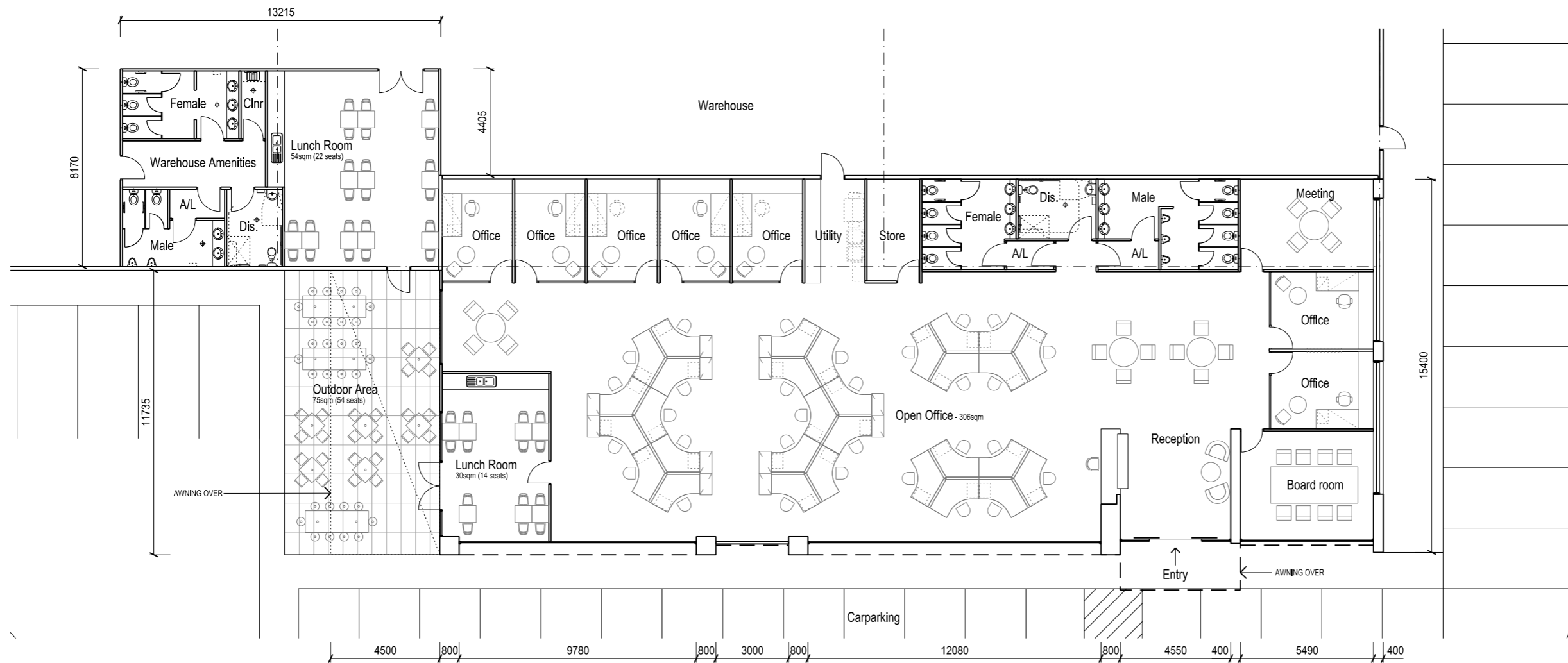
--- FNC-1 --- Chainwire Fencing
 --- FNC-2 --- Palisade Fencing
 RW Retaining Wall

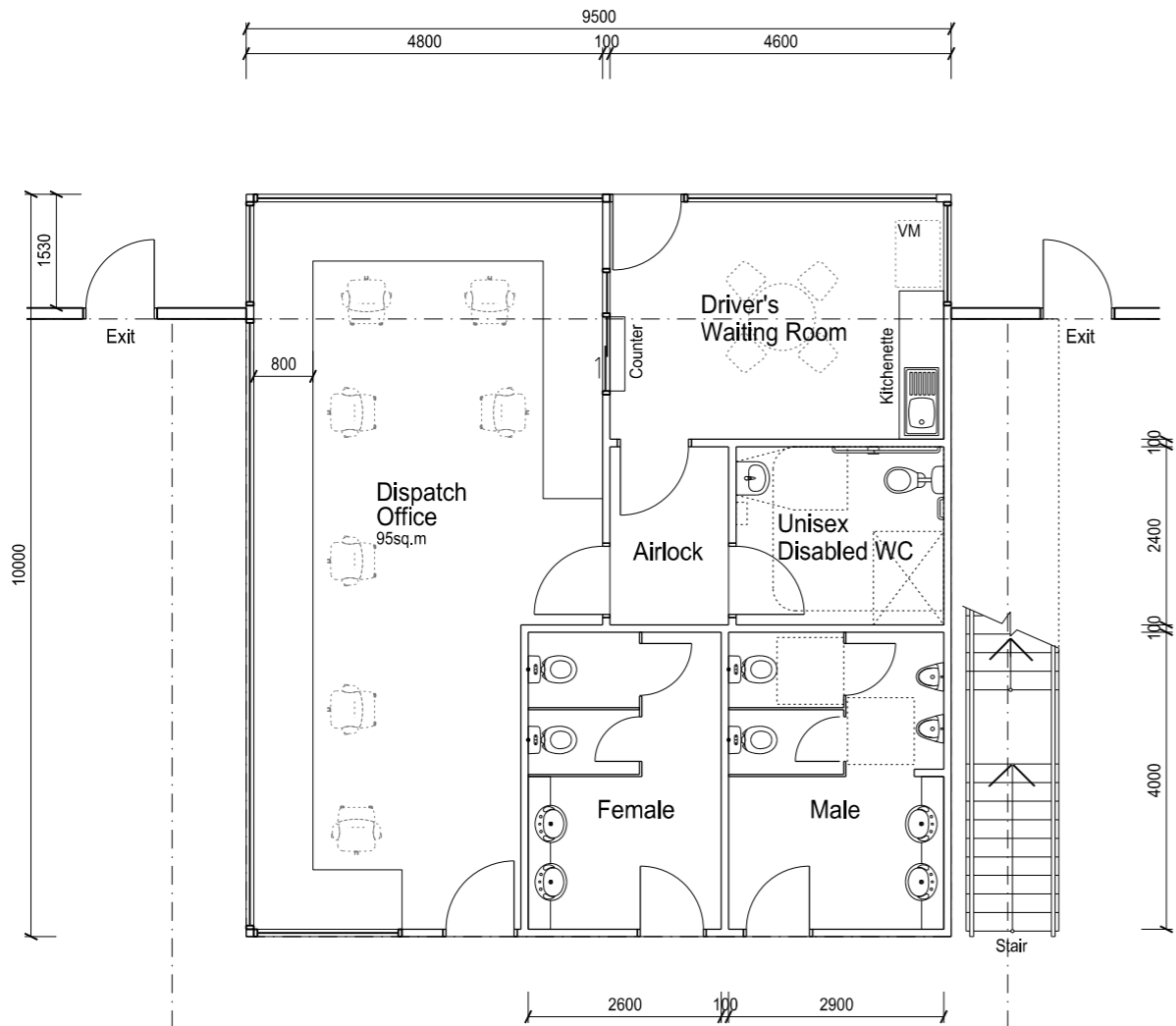
Development Area Schedule	
Site Area	46,417 sqm
Warehouse	26,700 sqm
Office (1 level)	600 sqm
Dock Office (2 levels)	190 sqm
Gatehouse	15 sqm
Total Building Area	27,505 sqm
Awning	1,300 sqm
Site Cover (exc. awning)	59 %
Floor Space Ratio	0.59 : 1
Hardstand Area	9,455 sqm
Light Duty Area	4,210 sqm
Carparking	158
Provisional Carparking	11





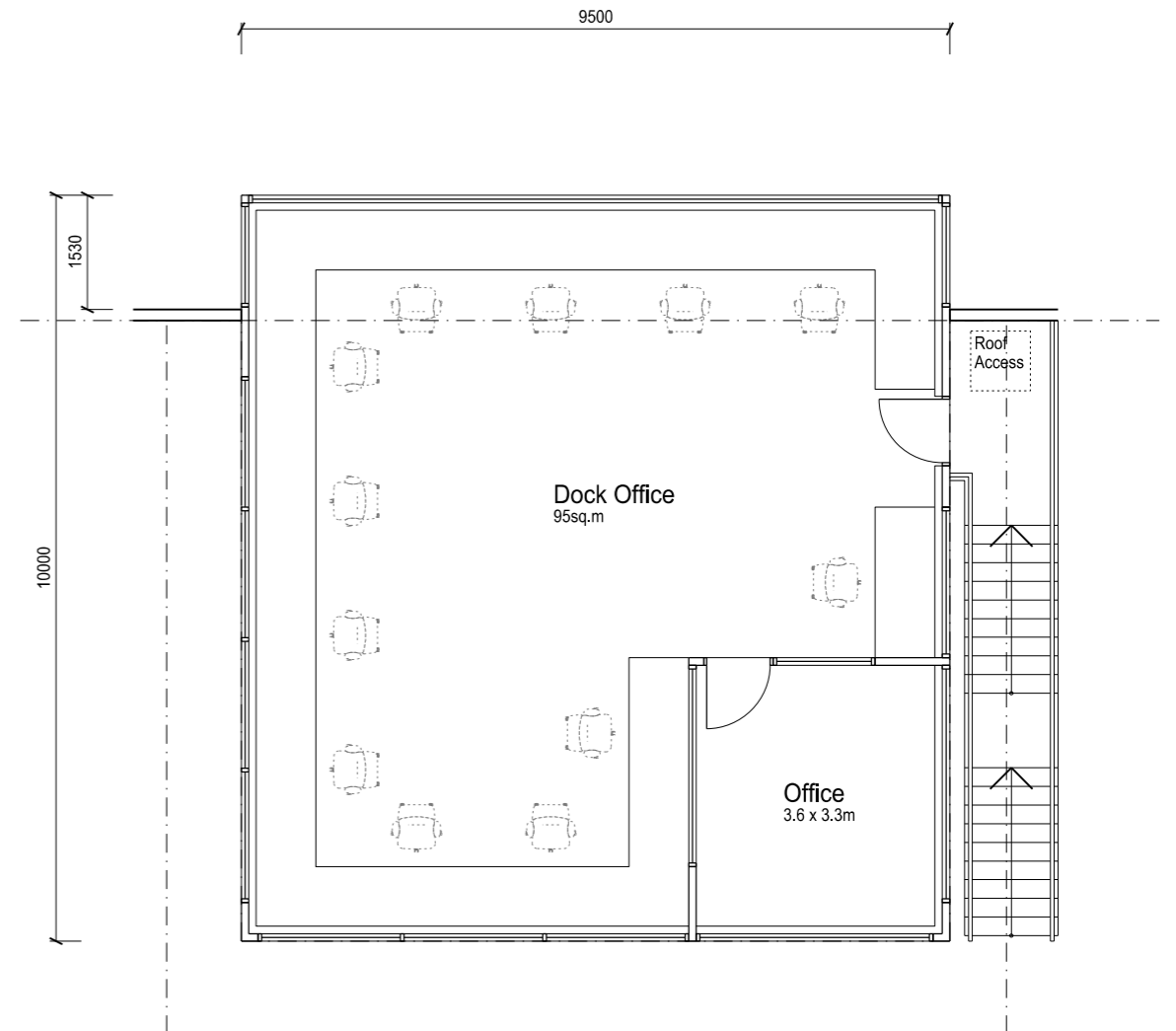
LEGEND	
BG	Box Gutter
EG	Eaves Gutter
MR	Metal Roof Sheet
TR	Translucent Sheet





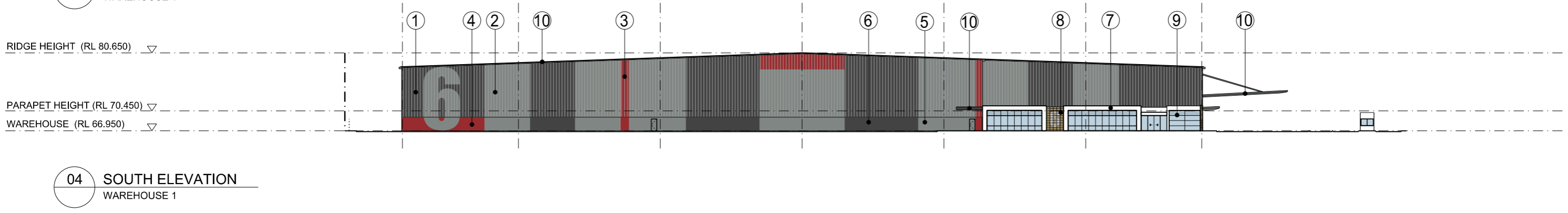
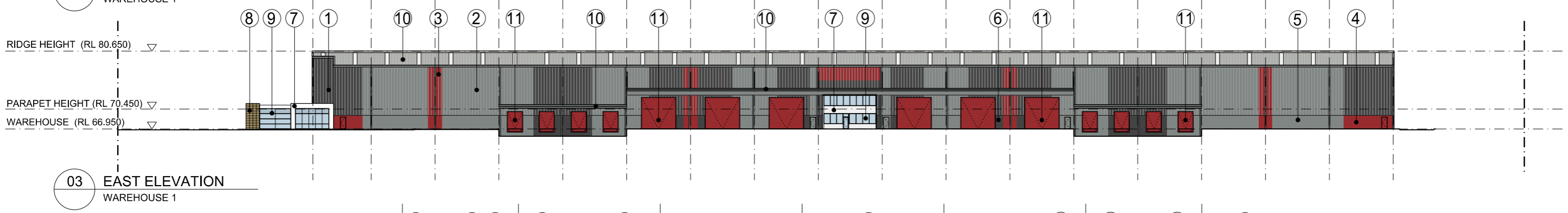
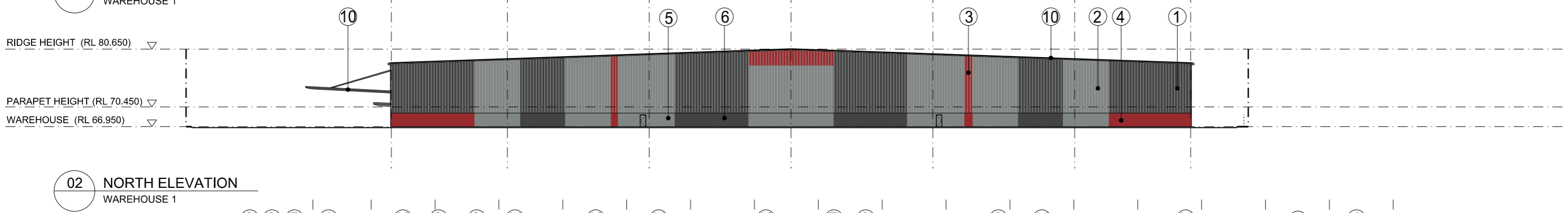
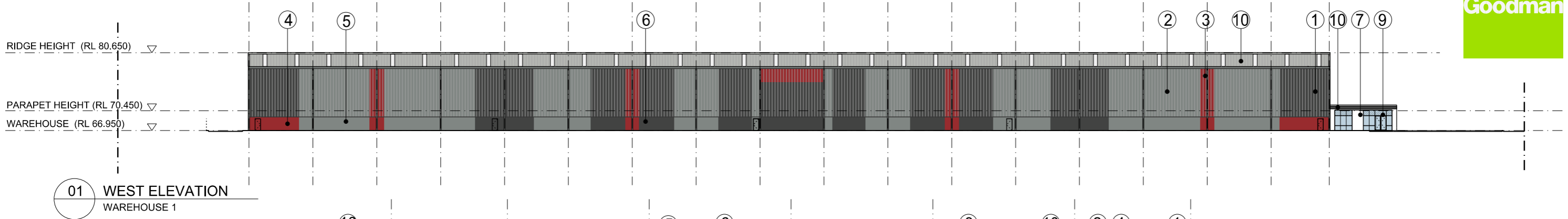
Warehouse

01 Ground Floor Plan

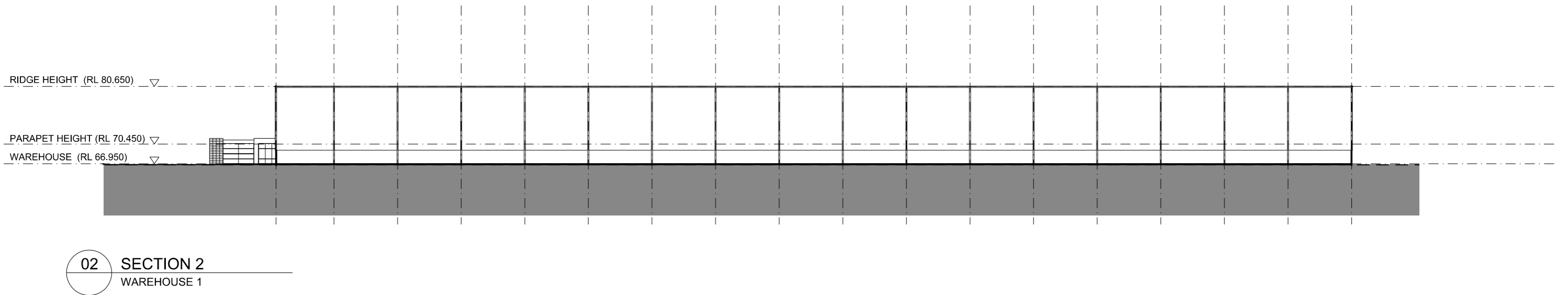
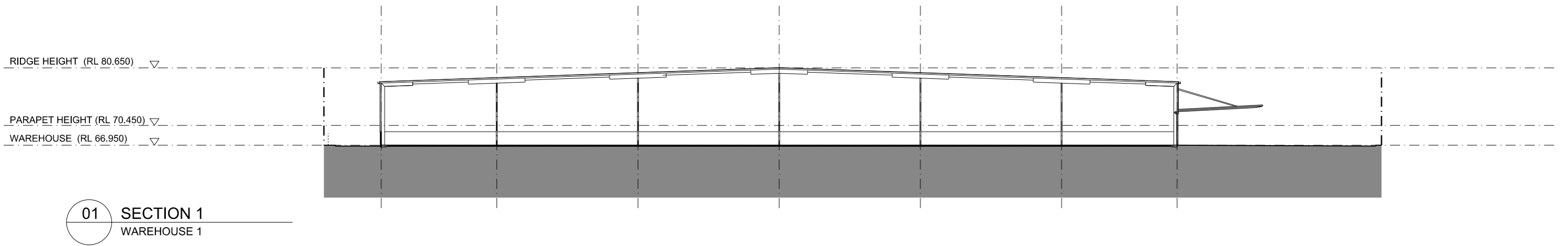


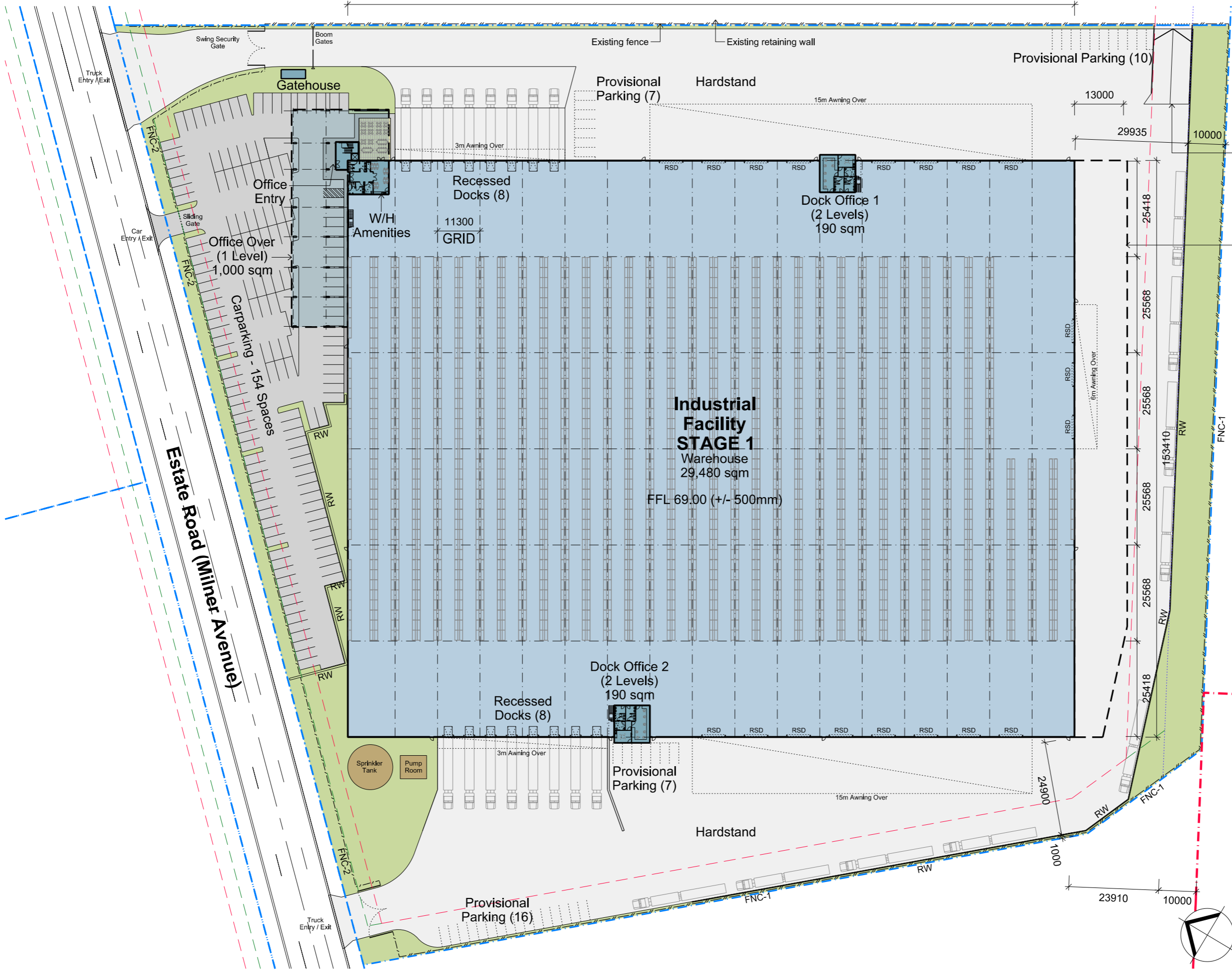
Warehouse below

02 First Floor Plan



Indicative External Finishes Legend			
①	Profiled Metal Wall Cladding Colorbond 'Monument'	④	Precast Concrete Dado Panel Paint Finish 'Flame Red Gloss Alphatec'
②	Profiled Metal Wall Cladding Colorbond 'Windspray'	⑤	Precast Concrete Dado Panel Paint Finish 'Windspray'
③	Profiled Metal Wall Cladding Colorbond 'Flame Red Gloss Alphatec'	⑥	Precast Concrete Dado Panel Paint Finish 'Monument'
		⑦	Alpolic Panel or similar
		⑧	Terracade Facade System 'Tennant XP Linear'
		⑨	Aluminum Framed Glazing System
		⑩	Profiled Metal Roofing
		⑪	Metal Roller Shutter Door





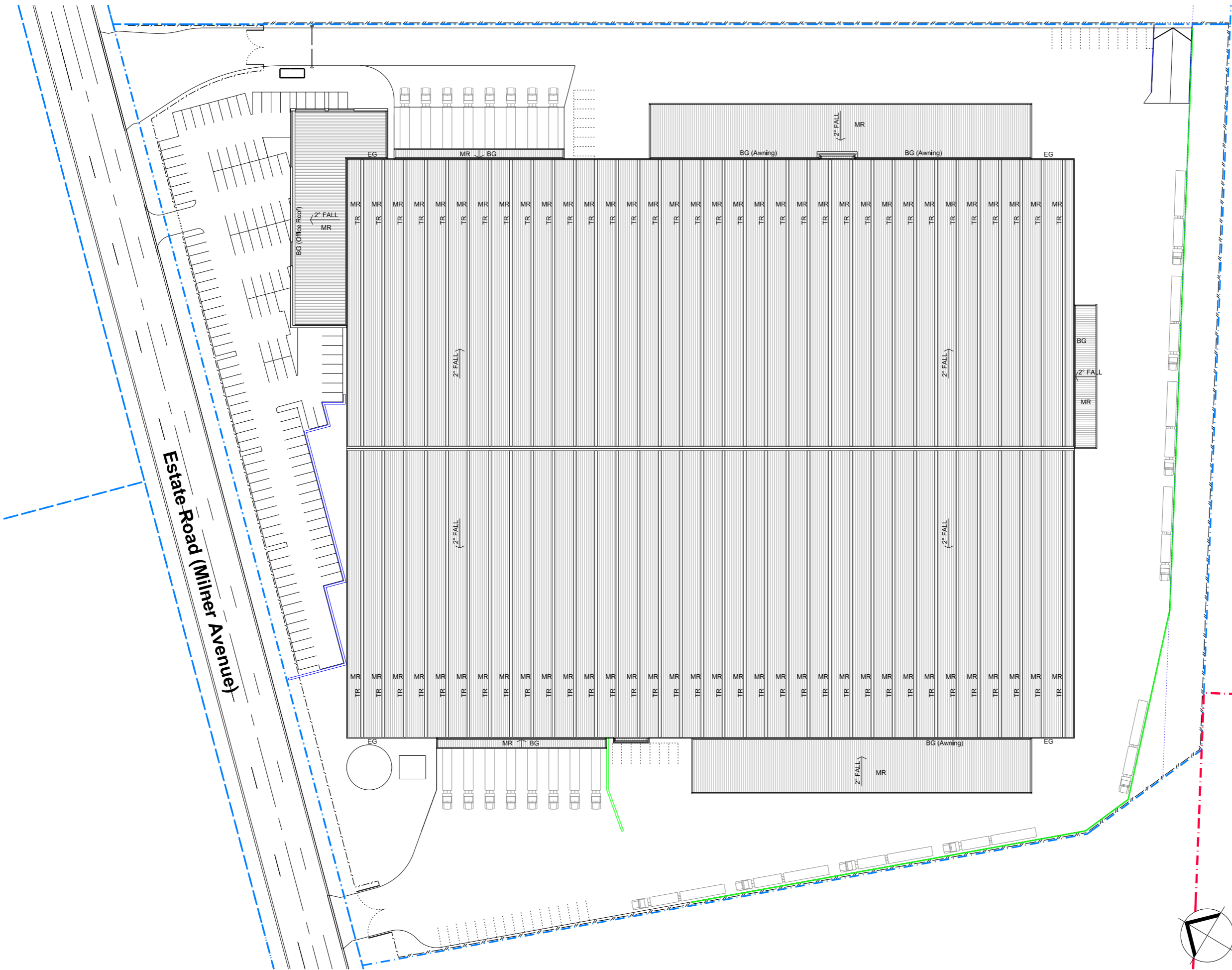
Ramp
STAGE 2
Extension
STAGE 3

- FNC-1 Chainwire Fencing
- FNC-2 Pallsade Fencing
- RW Retaining Wall

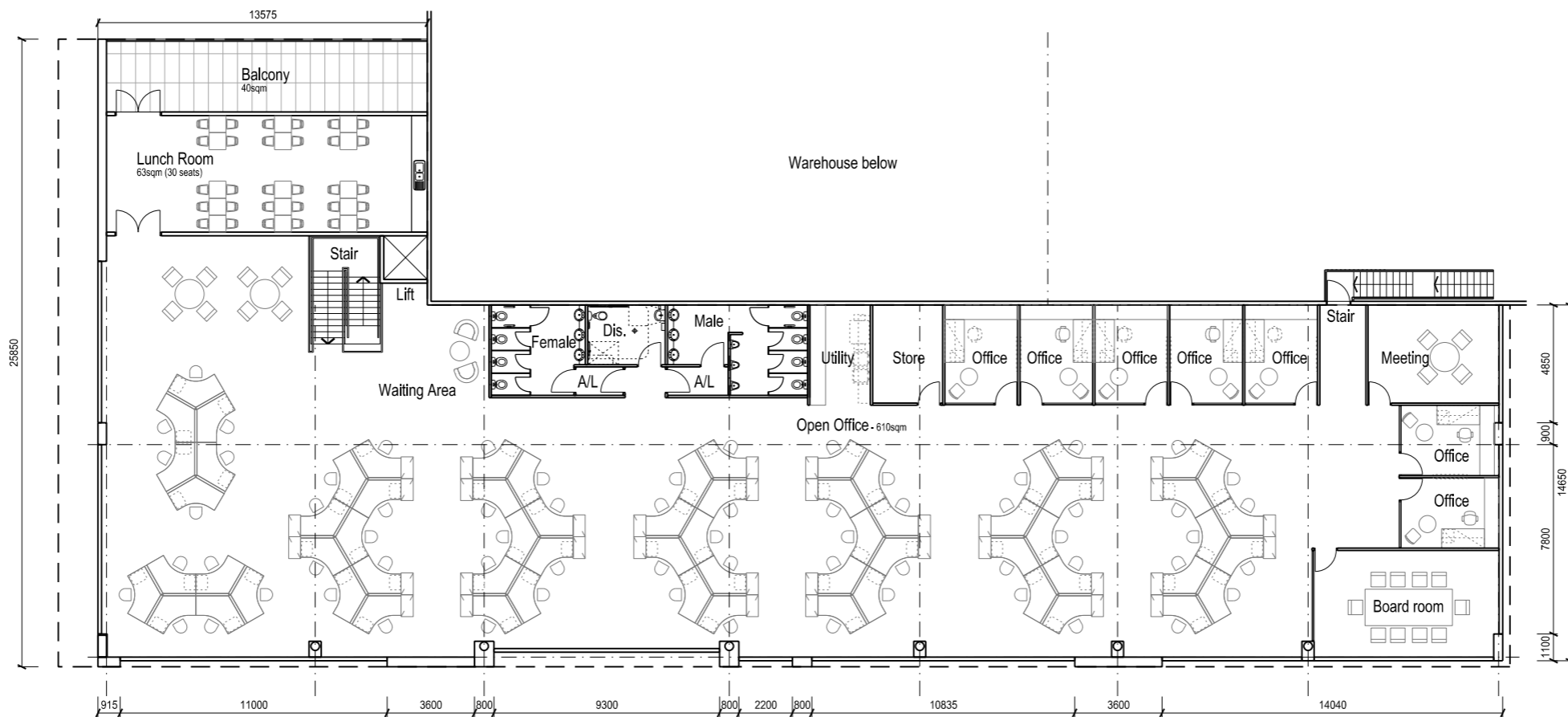
Development Area Schedule

Site Area	60,010 sqm
Warehouse	29,480 sqm
Stage 3	2,050 sqm
Office (1 level)	1,000 sqm
Office entry	100 sqm
Dock Office 1 (2 levels)	190 sqm
Dock Office 2 (2 levels)	190 sqm
Gatehouse	15 sqm
Total Building Area	33,025 sqm
Awning	3,365 sqm
Site Cover (exc. awning)	55 %
Floor Space Ratio	0.55 : 1
Hardstand Area	20,175 sqm
Light Duty Area	3,541 sqm
Carparking	154
Provisional Carparking	40

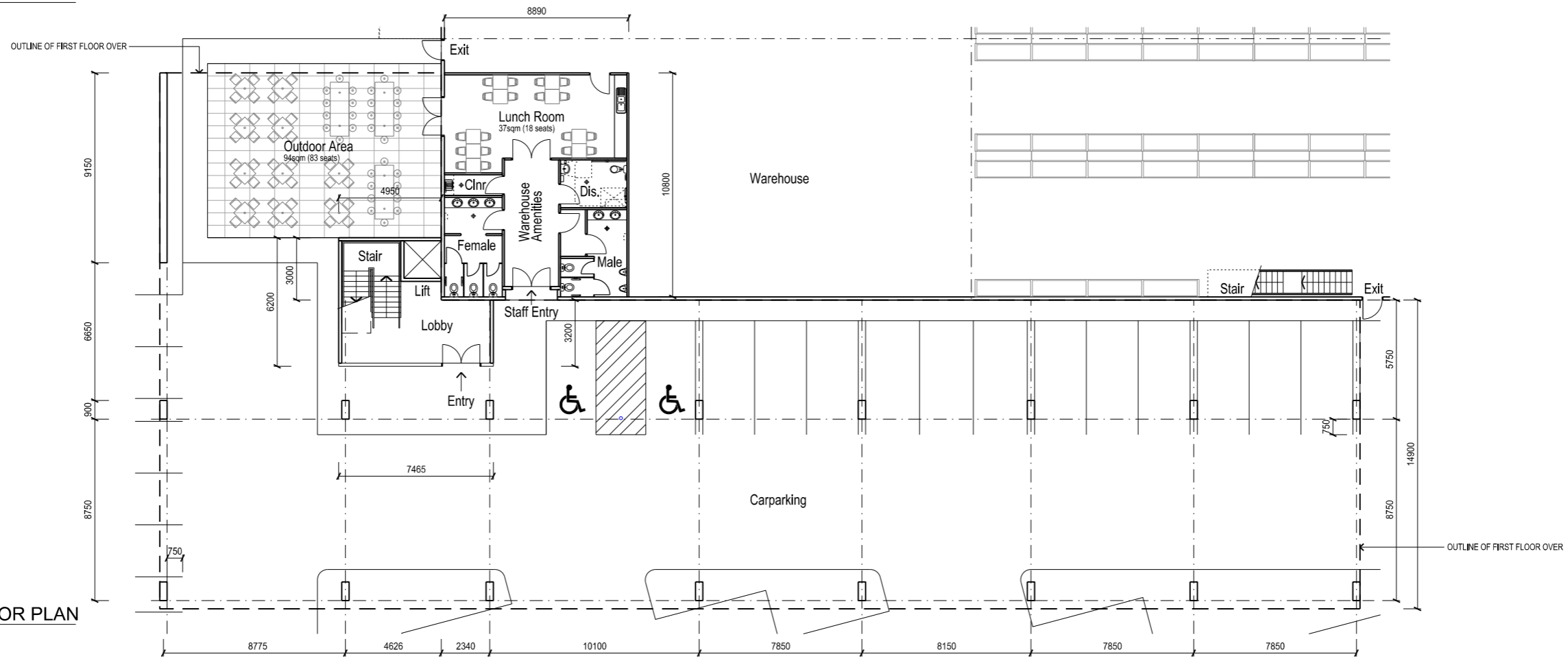




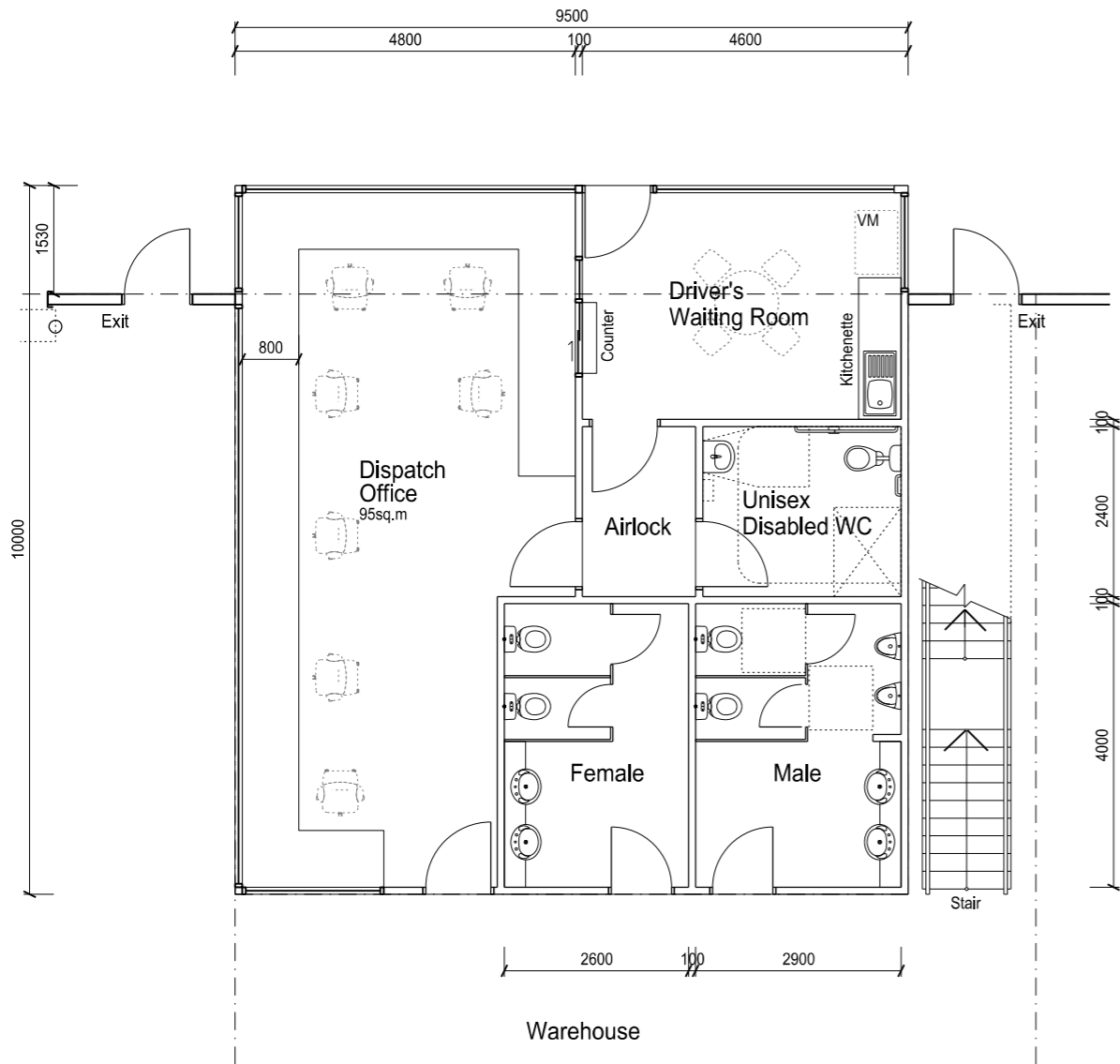
LEGEND	
BG	Box Gutter
EG	Eaves Gutter
MR	Metal Roof Sheet
TR	Translucent Sheet



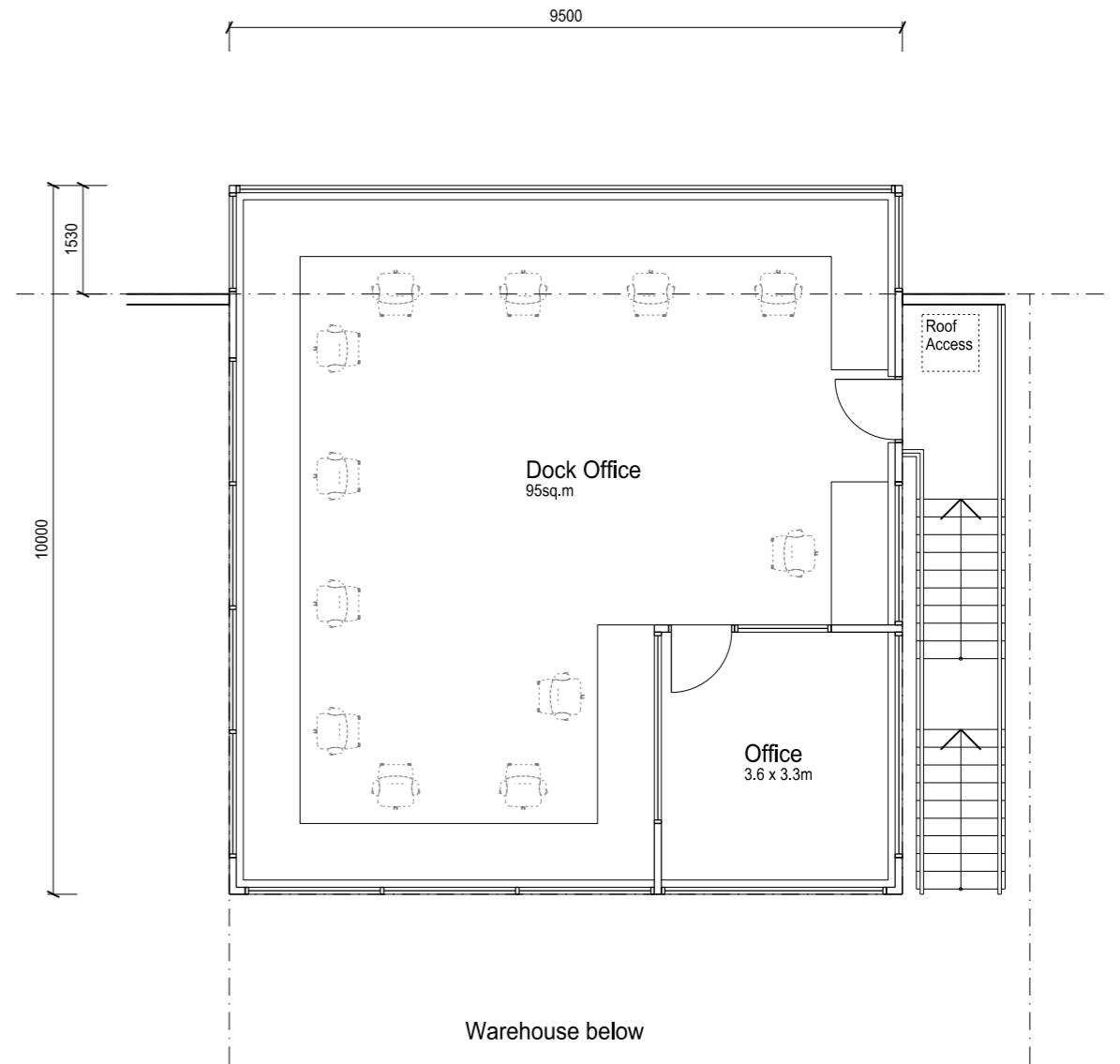
02 FIRST FLOOR PLAN
OFFICE



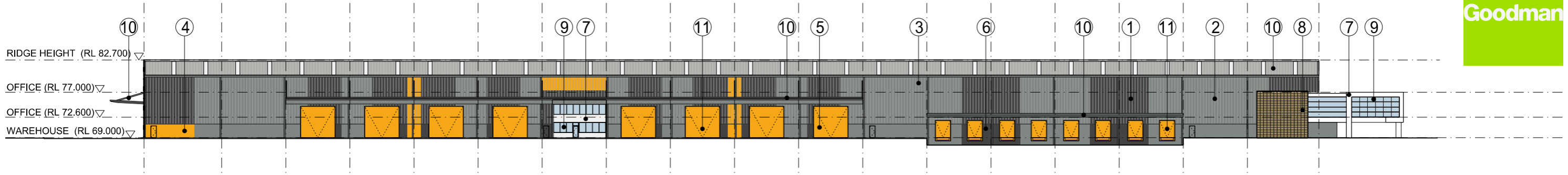
01 GROUND FLOOR PLAN
OFFICE ENTRY



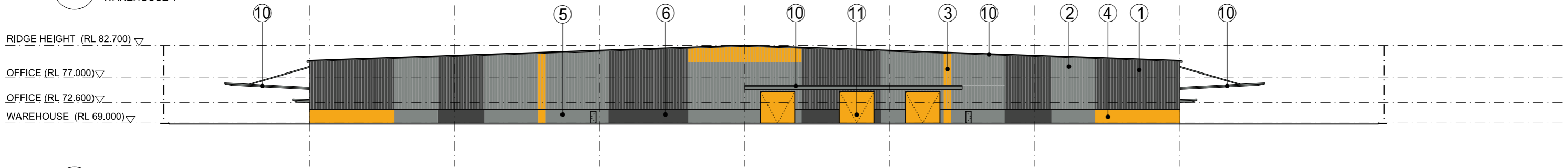
01 Ground Floor Plan



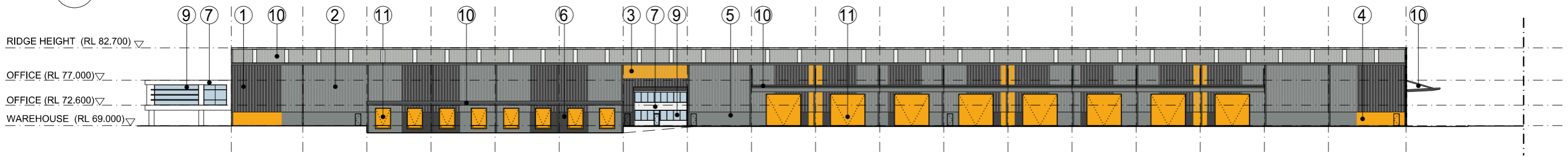
02 First Floor Plan



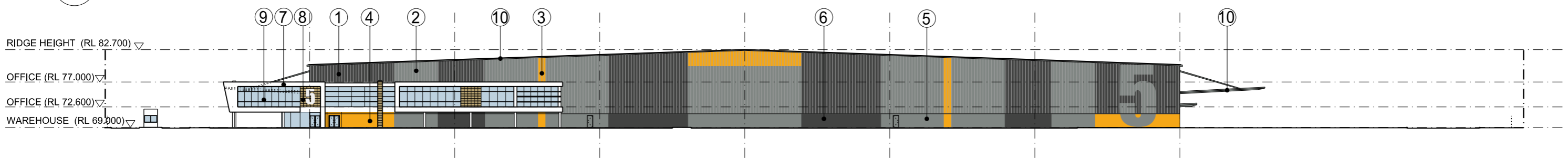
01 WEST ELEVATION
WAREHOUSE 1



02 SOUTH ELEVATION
WAREHOUSE 1



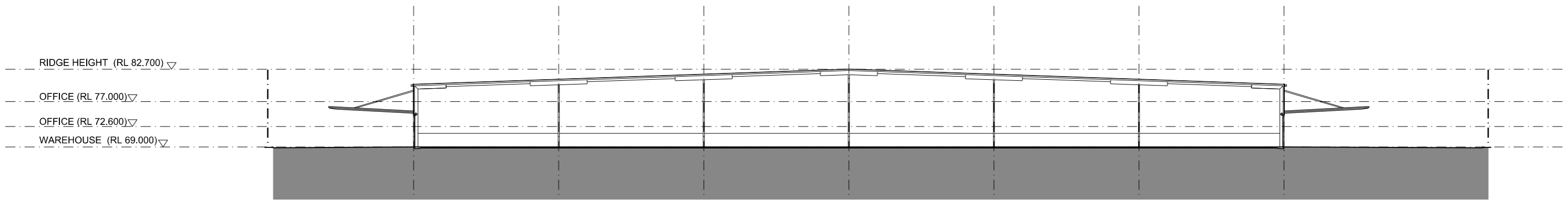
03 EAST ELEVATION
WAREHOUSE 1



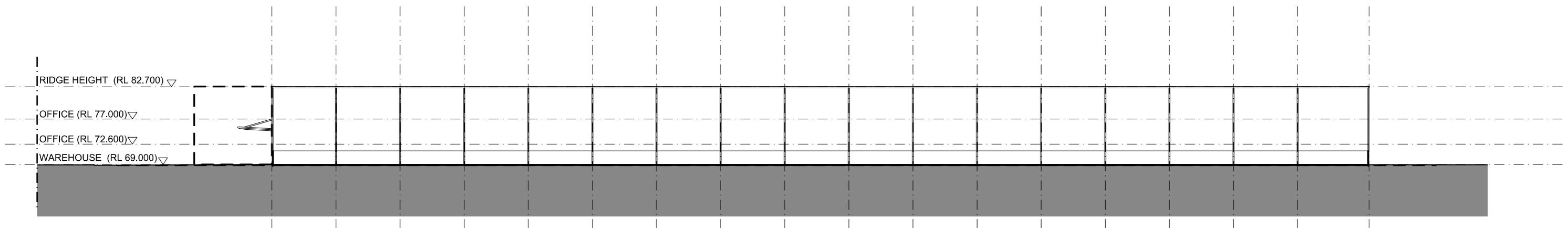
04 NORTH ELEVATION
WAREHOUSE 1

Indicative External Finishes Legend

- | | | | |
|---|---|---|-----------------------------|
| ① Profiled Metal Wall Cladding Colorbond 'Monument' | ④ Precast Concrete Dado Panel Paint Finish 'Yellow Gold Gloss Alphatec' | ⑦ Alpollic Panel or similar | ⑩ Profiled Metal Roofing |
| ② Profiled Metal Wall Cladding Colorbond 'Windspray' | ⑤ Precast Concrete Dado Panel Paint Finish 'Windspray' | ⑧ Terracade Facade System 'Tennant XP Linear' | ⑪ Metal Roller Shutter Door |
| ③ Profiled Metal Wall Cladding Colorbond 'Yellow Gold Gloss Alphatec' | ⑥ Precast Concrete Dado Panel Paint Finish 'Monument' | ⑨ Aluminum Framed Glazing System | |

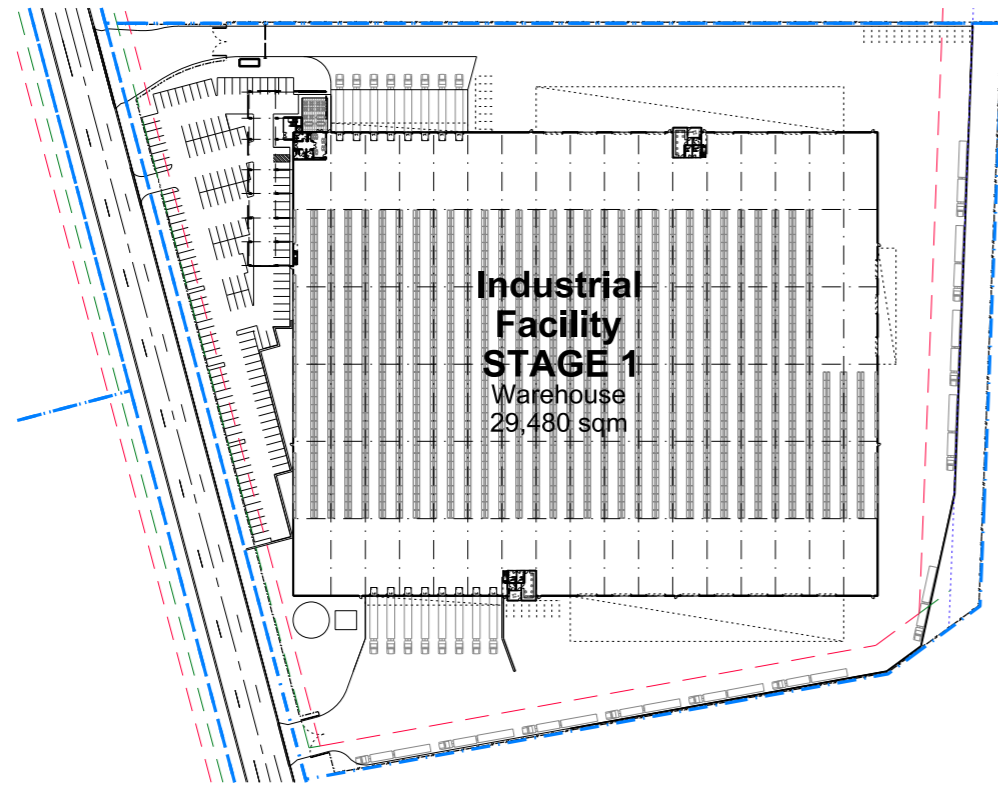


01 SECTION 1
WAREHOUSE 1

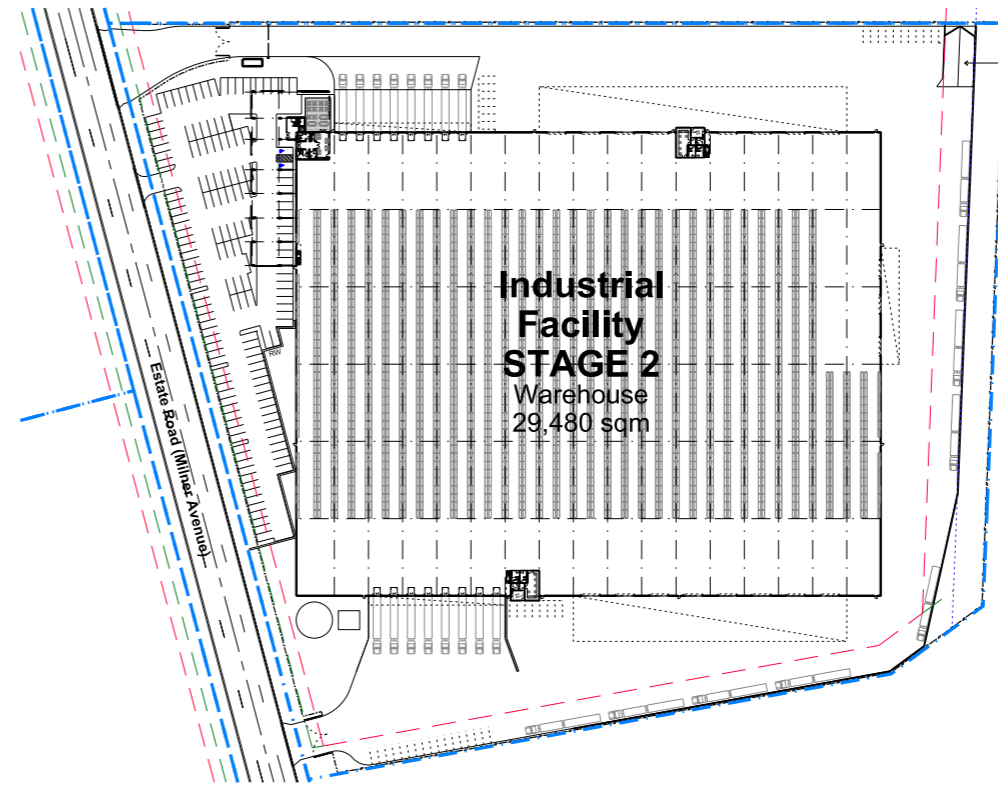


02 SECTION 2
WAREHOUSE 1

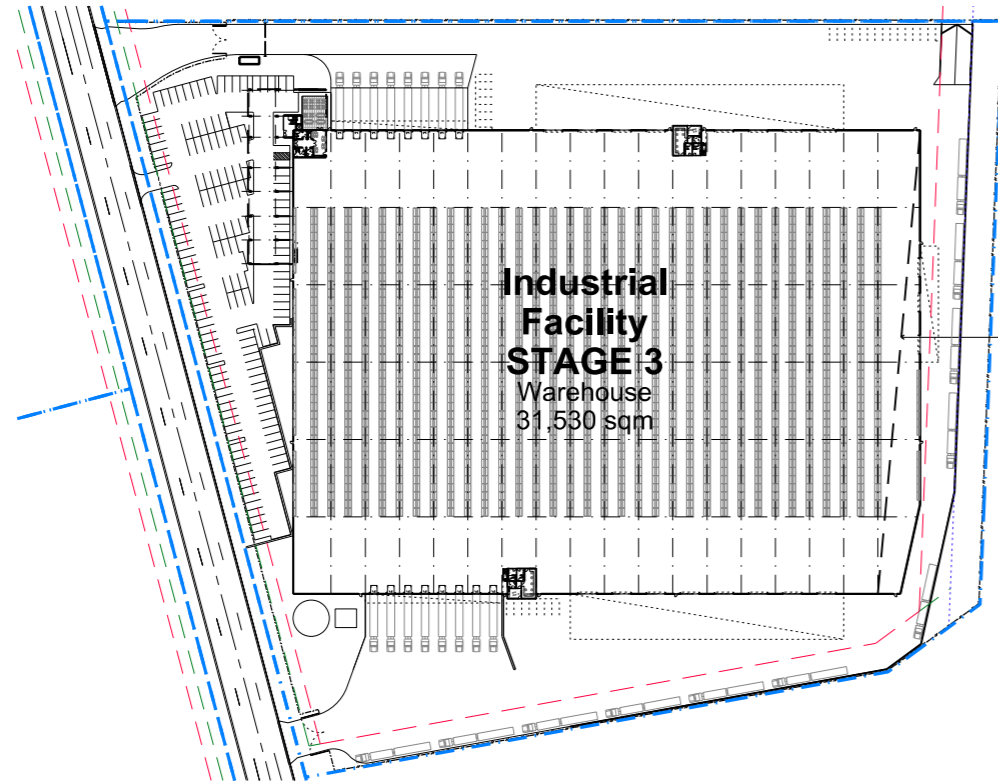




Stage 1

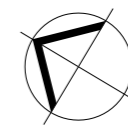


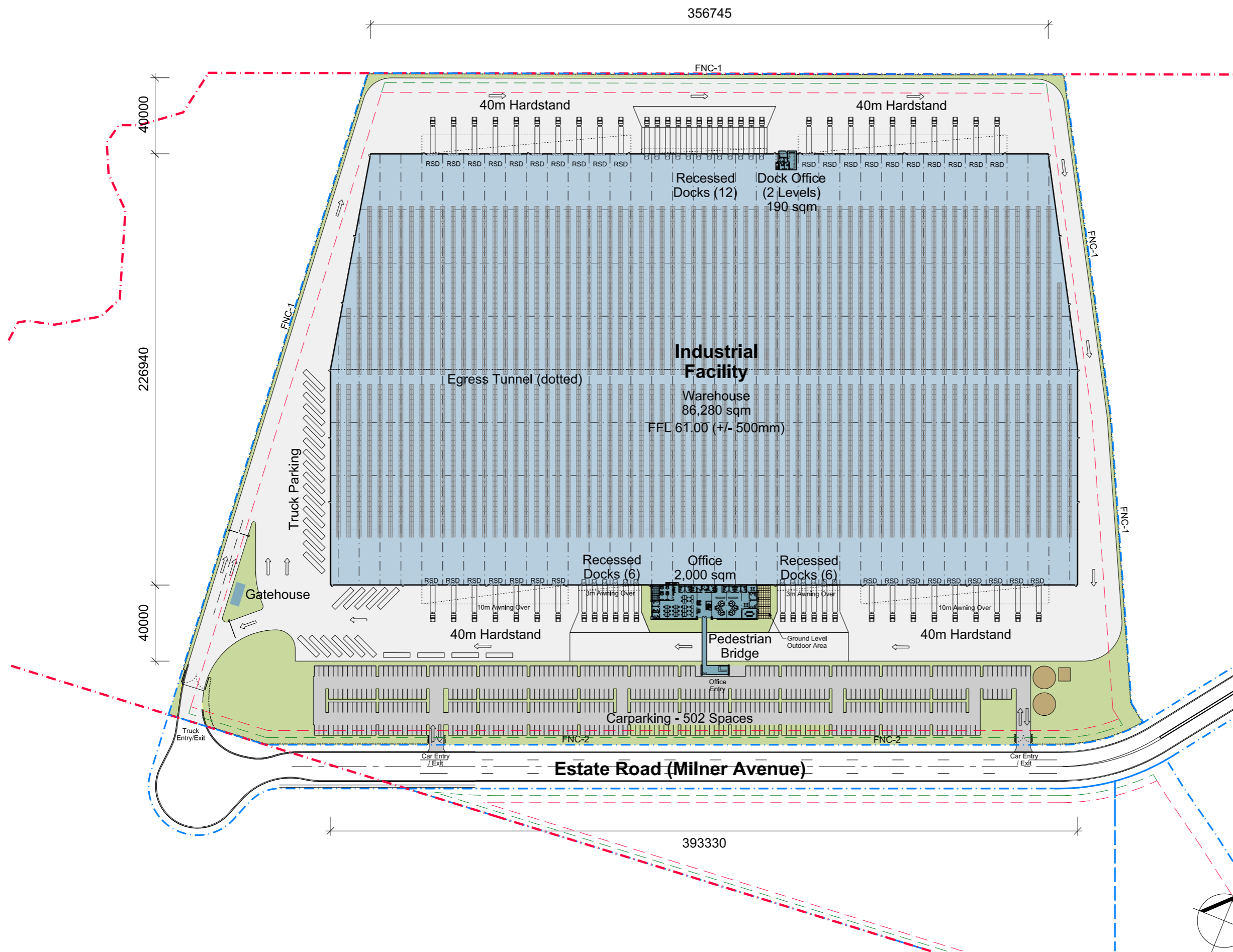
Stage 2



Stage 3

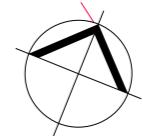
Stage 3
Building Extension

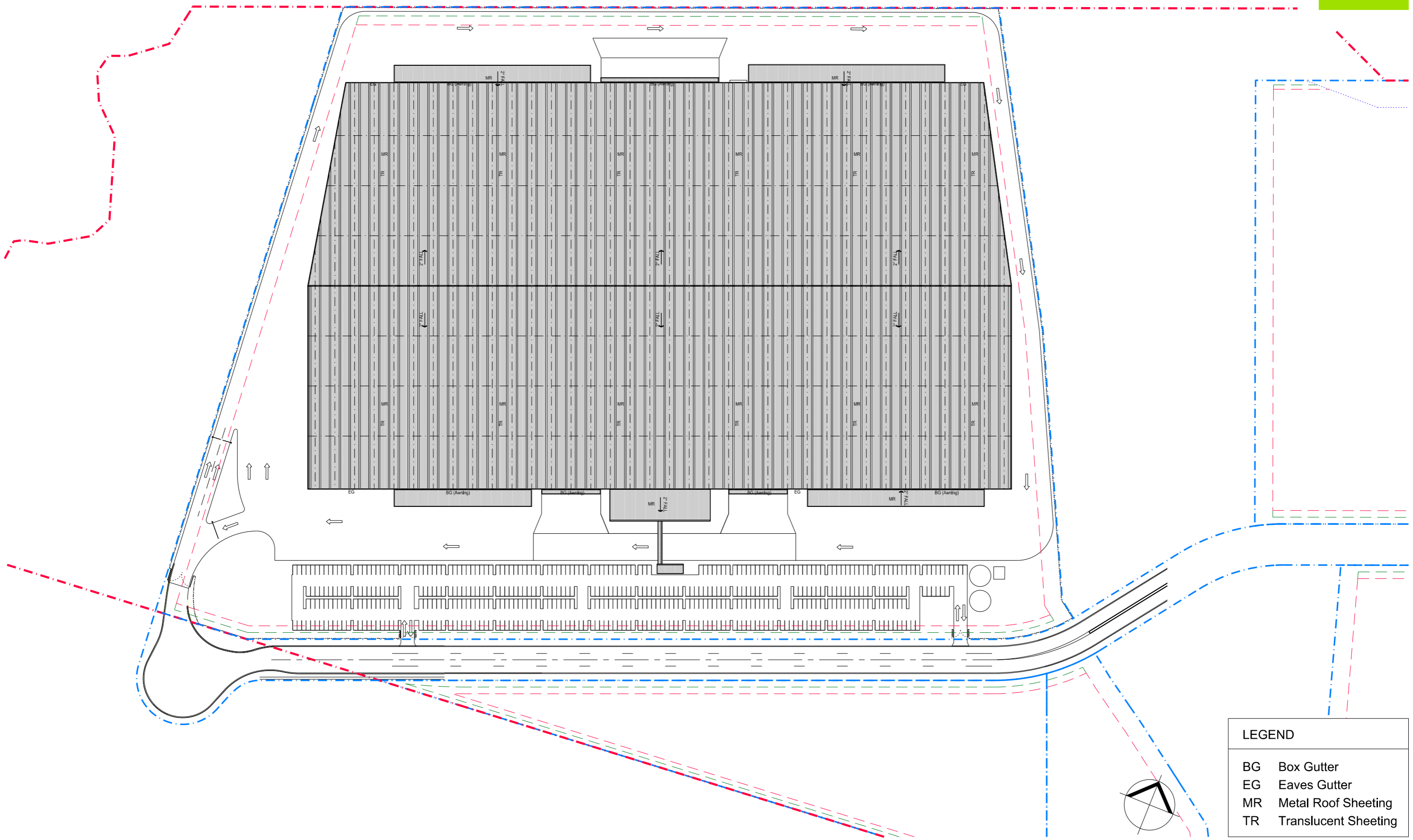




- FNC-1 --- Chainwire Fencing
- FNC-2 --- Pallsade Fencing
- RW Retaining Wall

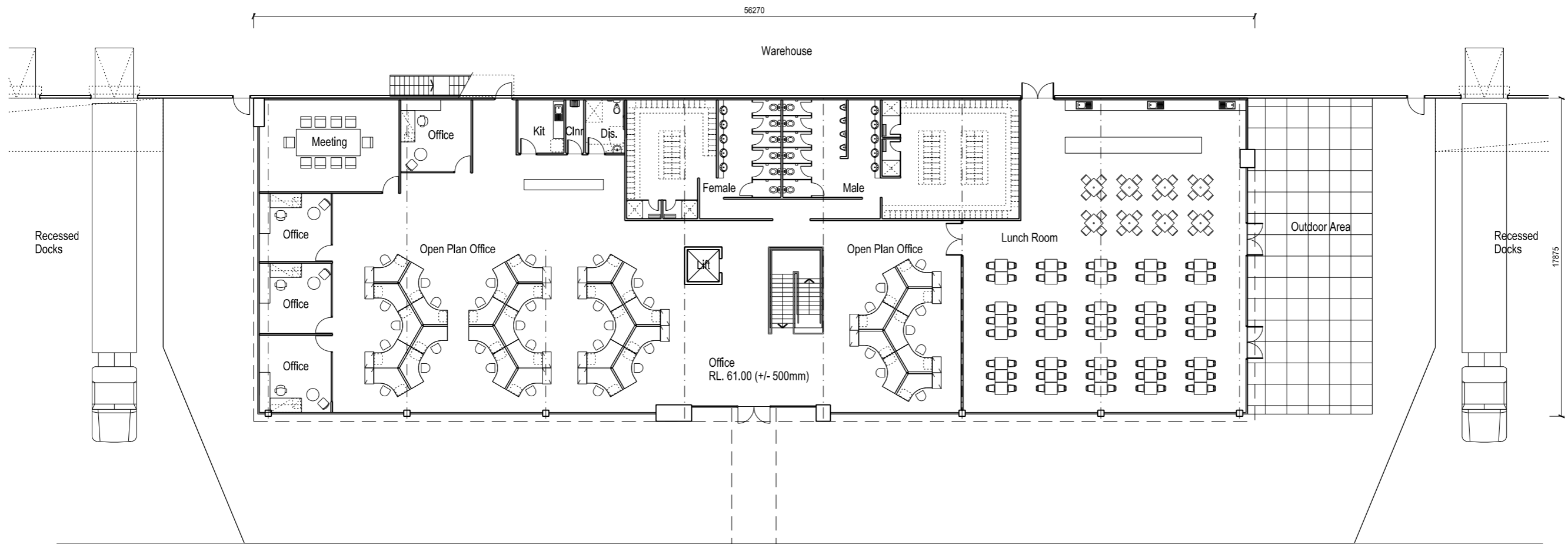
Development Area Schedule	
Total Lot 3 Site Area	155,900 sqm
Warehouse	87,105 sqm
Office	2,000 sqm
Dock Office	190 sqm
Total Building Area	89,295 sqm
Site Cover (exc. awning)	57 %
Floor Space Ratio	0.57 : 1
Total Hardstand Area	42,048 sqm
Total Light Duty Area	12,774 sqm
Carparking	502





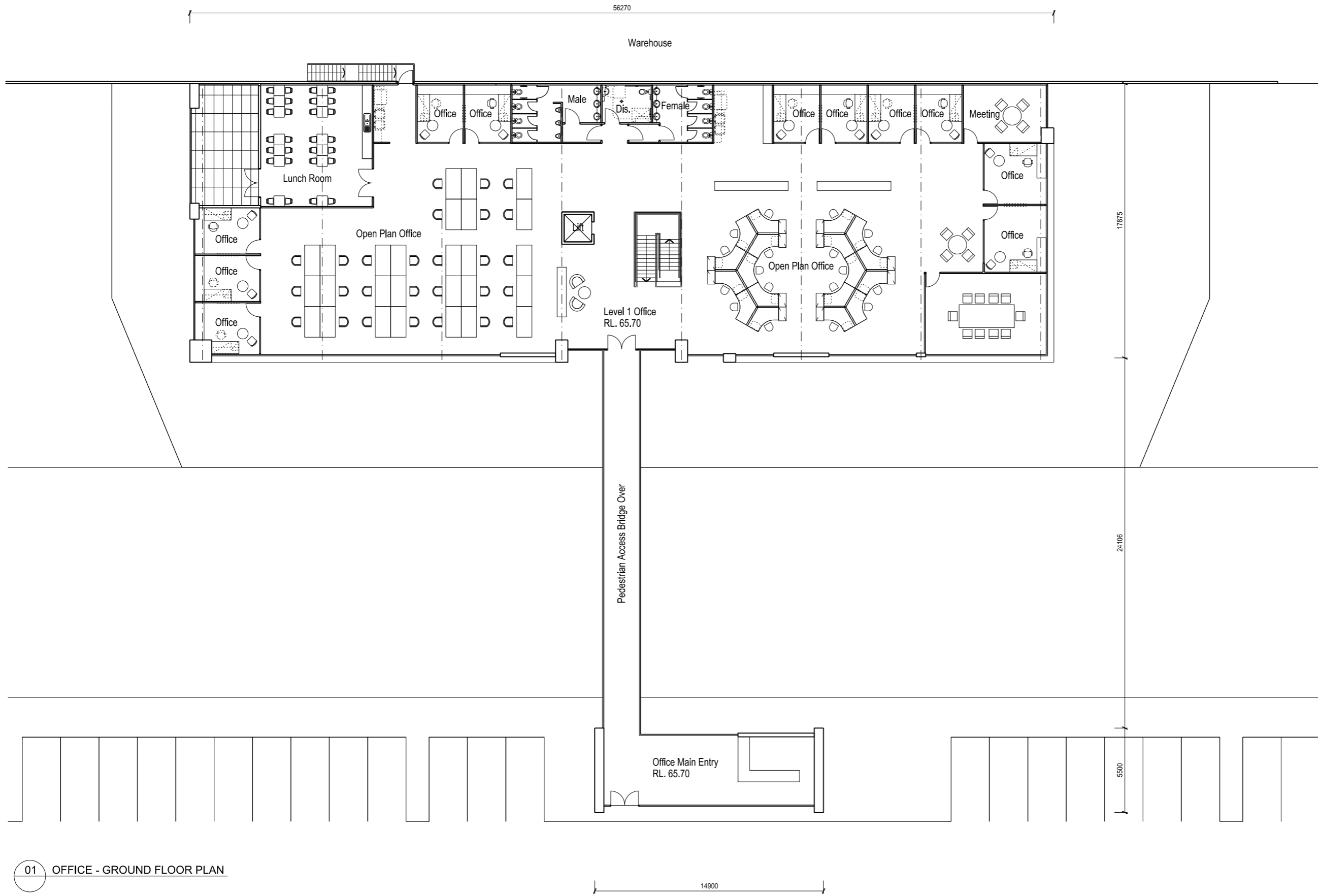
LEGEND	
BG	Box Gutter
EG	Eaves Gutter
MR	Metal Roof Sheet
TR	Translucent Sheet



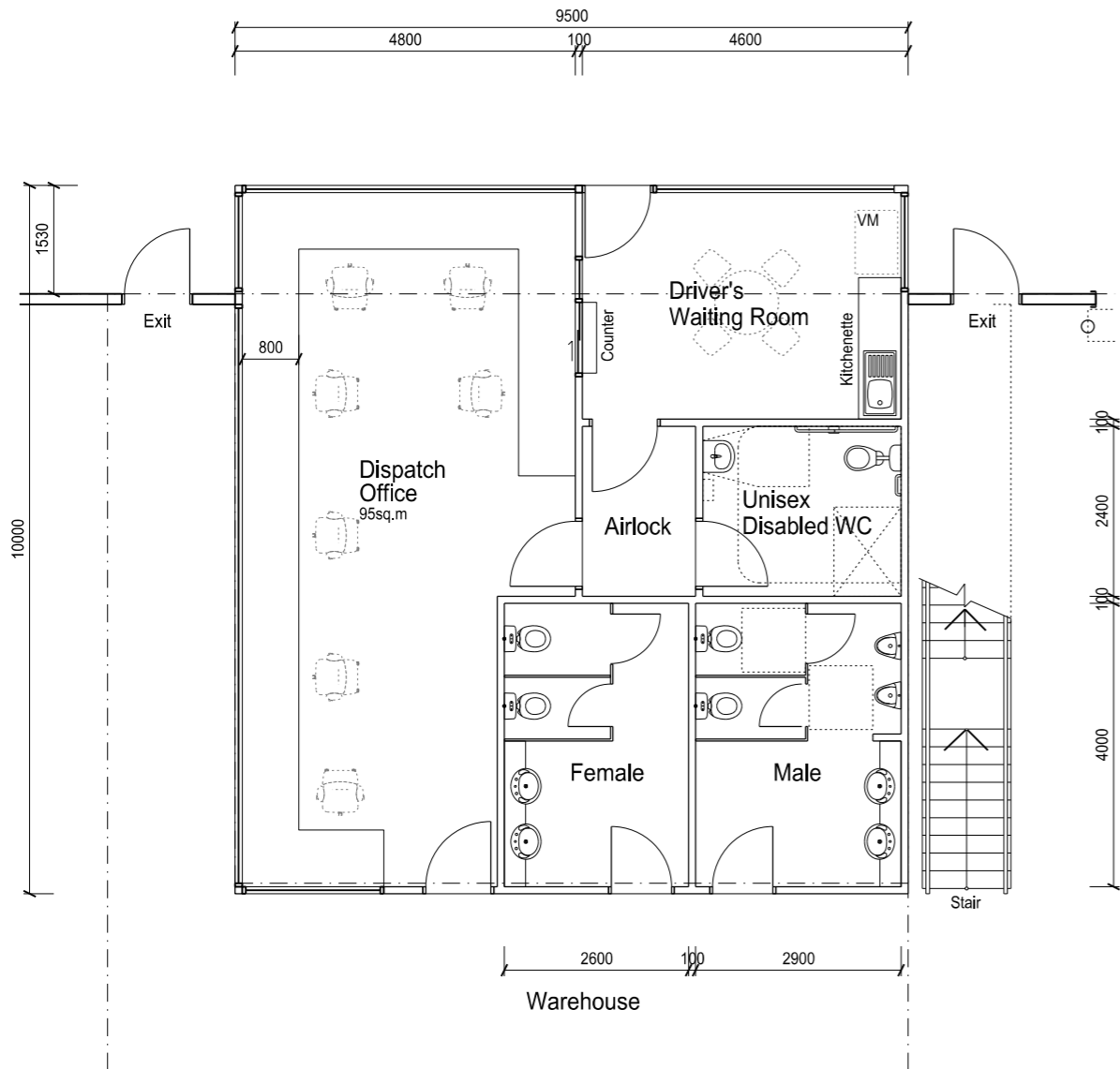


01 OFFICE - GROUND FLOOR PLAN

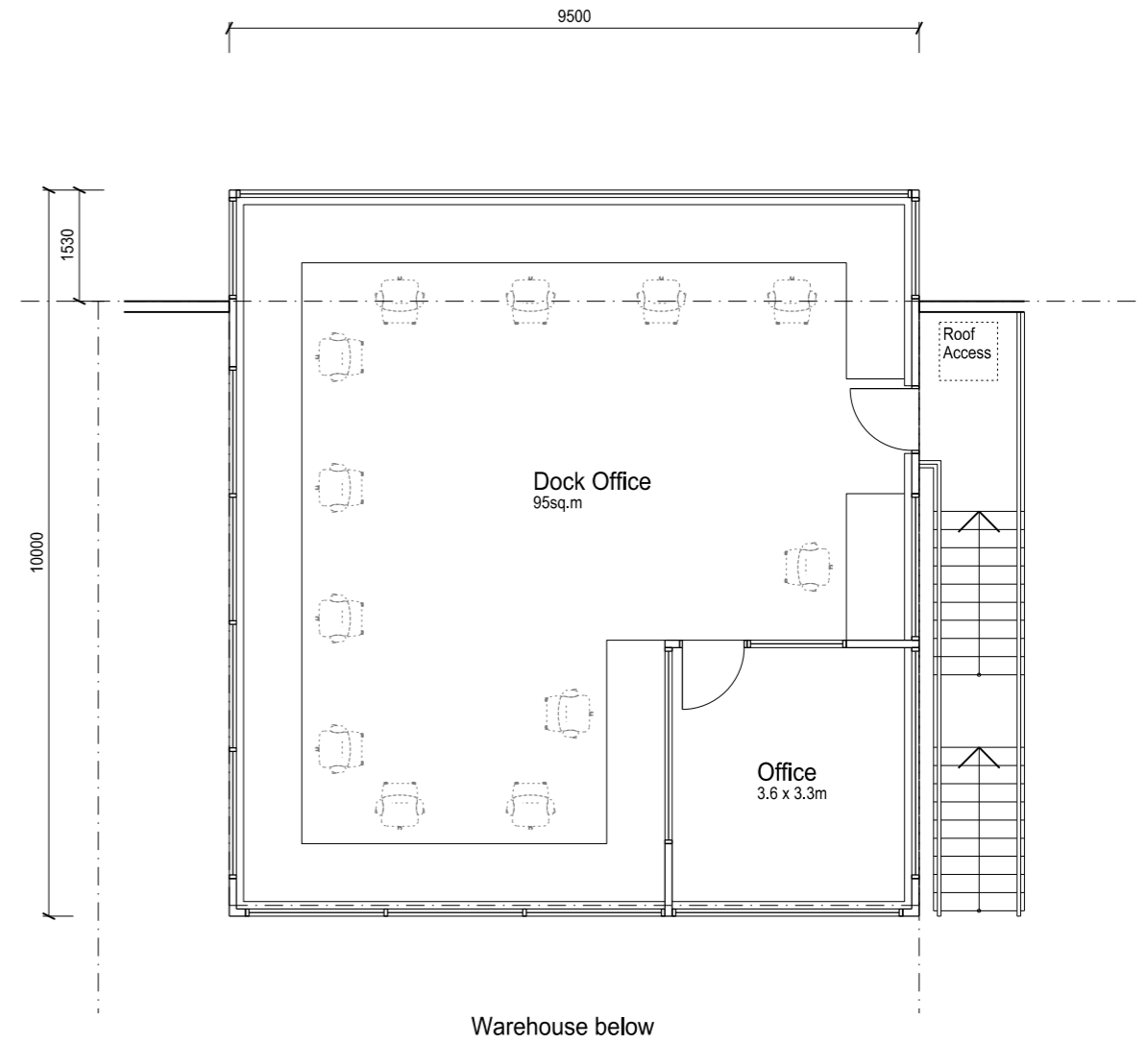
Pedestrian Access Bridge Over



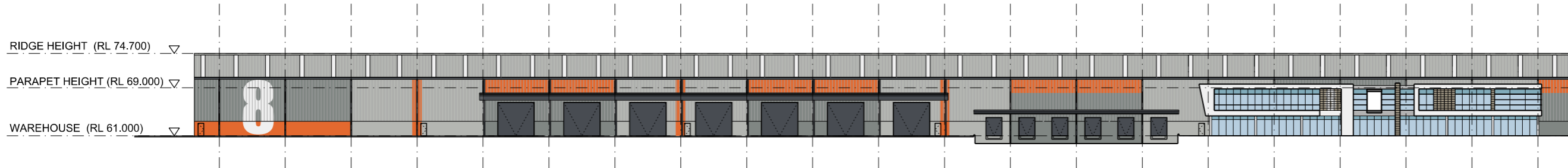
01 OFFICE - GROUND FLOOR PLAN



01 Ground Floor Plan
TYPICAL



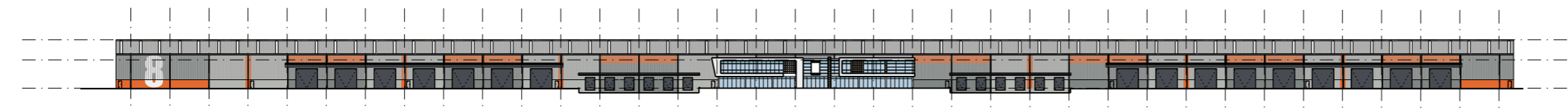
02 First Floor Plan
TYPICAL



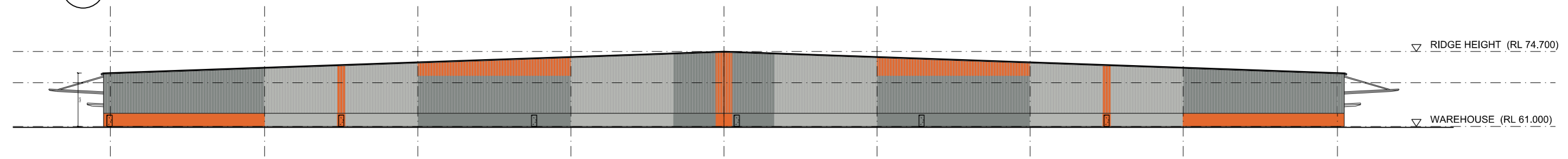
01 SOUTH ELEVATION
PART WAREHOUSE



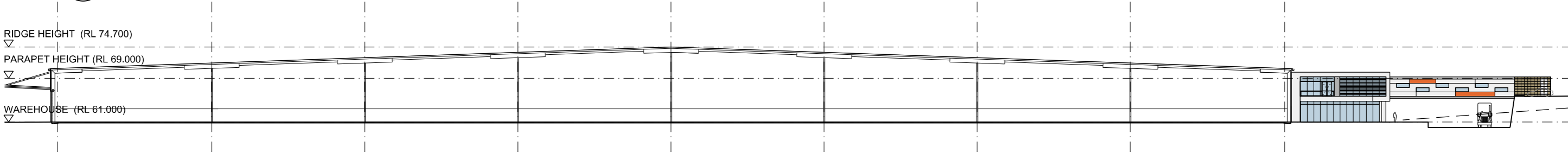
02 SOUTH ELEVATION
PART WAREHOUSE



03 SOUTH ELEVATION
OVERALL WAREHOUSE



04 WEST ELEVATION
OVERALL WAREHOUSE

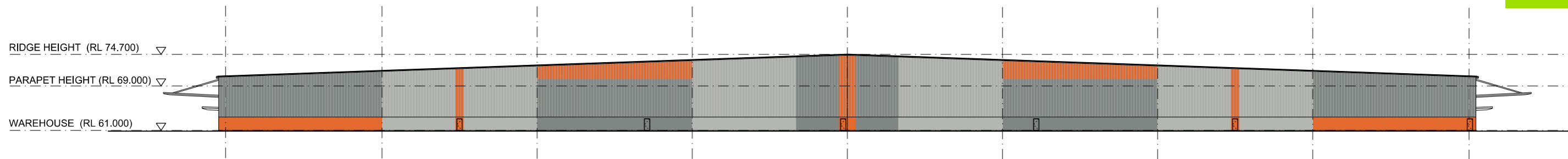


05 SECTION AA
OVERALL WAREHOUSE

Indicative External Finishes Legend

- | | | | |
|--|--|---|-----------------------------|
| ① Profiled Metal Wall Cladding Colorbond 'Shale Grey' | ④ Precast Concrete Dado Panel Paint Finish 'Orange X15 Alphatec' | ⑦ Alpolic Panel or similar | ⑩ Profiled Metal Roofing |
| ② Profiled Metal Wall Cladding Colorbond 'Windspray' | ⑤ Precast Concrete Dado Panel Paint Finish 'Windspray' | ⑧ Terracade Facade System 'Tennant XP Linear' | ⑪ Metal Roller Shutter Door |
| ③ Profiled Metal Wall Cladding Colorbond 'Orange X15 Alphatec' | ⑥ Precast Concrete Dado Panel Paint Finish 'Shale Grey' | ⑨ Aluminum Framed Glazing System | |

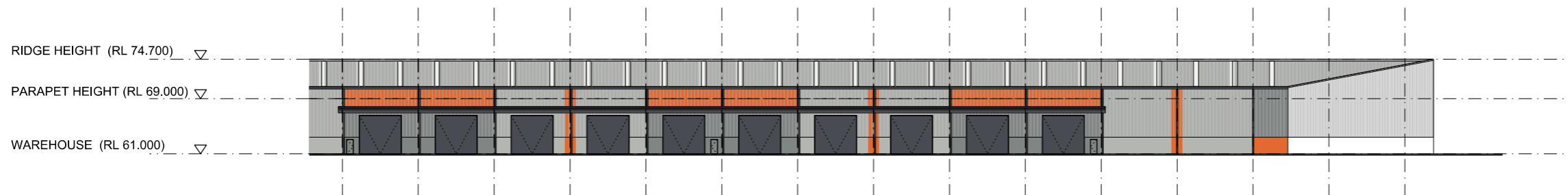




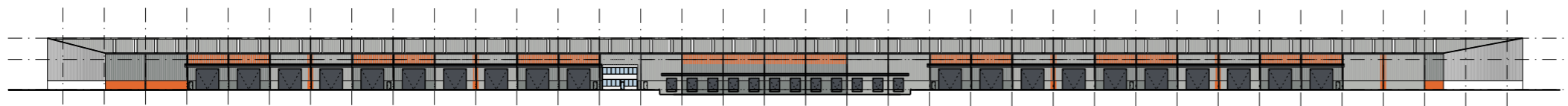
01 EAST ELEVATION
OVERALL WAREHOUSE



02 NORTH ELEVATION
PART WAREHOUSE



03 NORTH ELEVATION
PART WAREHOUSE



04 NORTH ELEVATION
OVERALL WAREHOUSE

Indicative External Finishes Legend

- | | | | |
|--|--|---|-----------------------------|
| ① Profiled Metal Wall Cladding Colorbond 'Shale Grey' | ④ Precast Concrete Dado Panel Paint Finish 'Orange X15 Alphatec' | ⑦ Alpolic Panel or similar | ⑩ Profiled Metal Roofing |
| ② Profiled Metal Wall Cladding Colorbond 'Windspray' | ⑤ Precast Concrete Dado Panel Paint Finish 'Windspray' | ⑧ Terracade Facade System 'Tennant XP Linear' | ⑪ Metal Roller Shutter Door |
| ③ Profiled Metal Wall Cladding Colorbond 'Orange X15 Alphatec' | ⑥ Precast Concrete Dado Panel Paint Finish 'Shale Grey' | ⑨ Aluminum Framed Glazing System | |