

QUARRY WEST MASTERPLAN

Greystanes Estate

Southern Employment Land
Greystanes, NSW
development application
march 2015

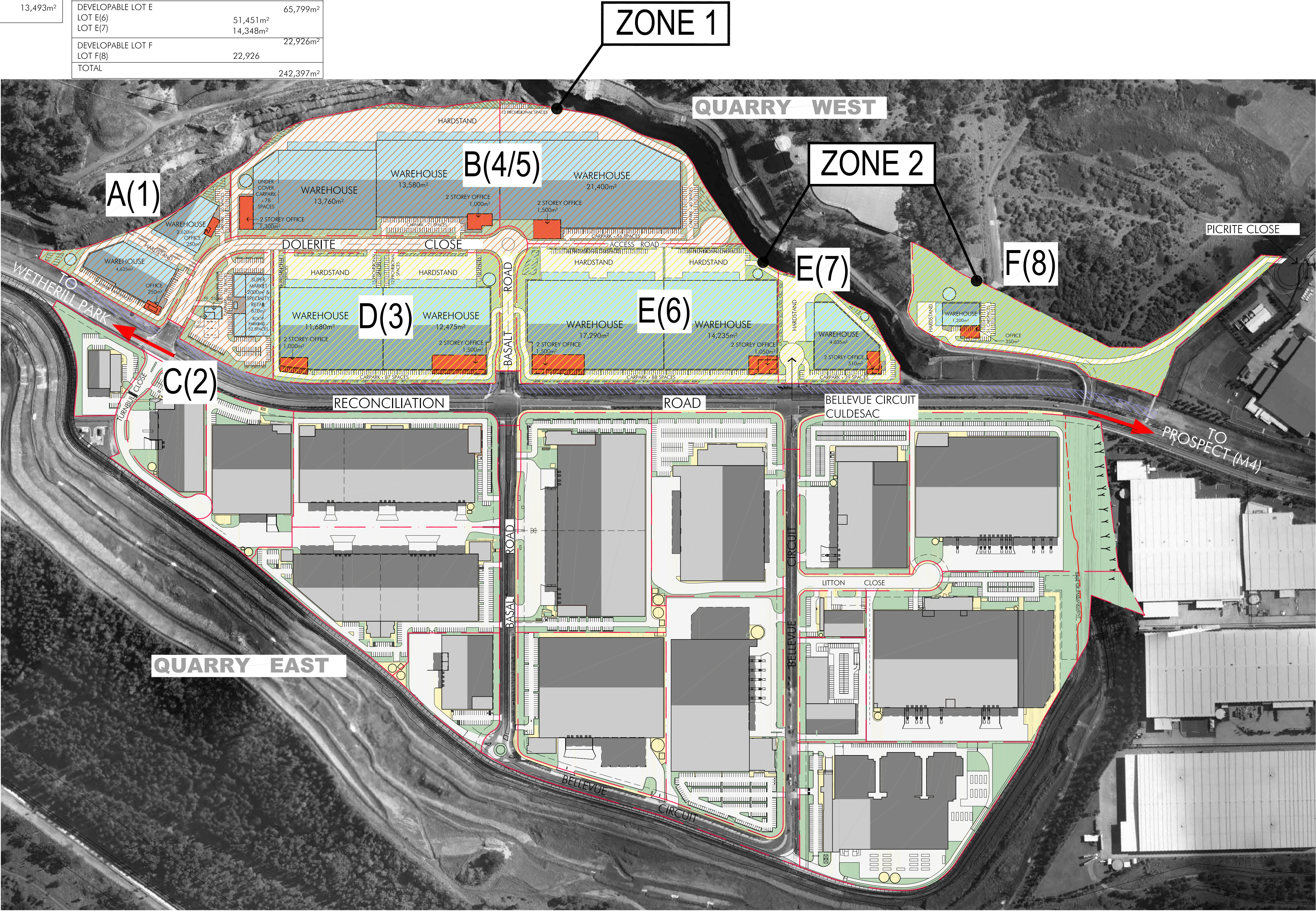
DRAWING LIST		
3966_MP-000	COVER SHEET	NTS
3966_MP-001	QUARRY MASTERPLAN	1:2500
3966_MP-002	QUARRY WEST - OVERALL SITE PLAN	1:2500
3966_MP-003	SUBDIVISION PLAN	1:2500
3966_MP-011	DEVELOPABLE LOT A, C & D PLAN	1:1000
3966_MP-012	DEVELOPABLE LOT B PLAN	1:1000
3966_MP-013	DEVELOPABLE LOT E PLAN	1:1000
3966_MP-014	DEVELOPABLE LOT F PLAN	1:1000
3966_MP-021	ELEVATIONS - DEVELOPABLE LOT A & B	1:1000
3966_MP-022	ELEVATIONS - DEVELOPABLE LOT C & D	1:1000
3966_MP-023	ELEVATIONS - DEVELOPABLE LOT E & F	1:1000
3966_MP-024	STREET ELEVATIONS	1:1500
3966_MP-031	MASTERPLAN SECTIONS	1:1000
3966_MP-032	ROAD SECTIONS	1:100
3966_MP-051	SIGNAGE STRATEGY PLAN	NTS
3966_MP-061	MASSING DIAGRAMS	NTS
3966_MP-071	PRECEDENT IMAGES	NTS
3966_MP-072	DEVELOPABLE LOT E COLOURED ELEVATIONS	1:250



DEVELOPMENT DATA	
TOTAL SITE AREA	approx. 728,319m ²
QUARRY EAST SITE AREA	approx. 472,429m ²
QUARRY WEST SITE AREA	approx. 255,890m ²
QUARRY WEST DEVELOPABLE SITE AREA (INCL. LANDSCAPE AREA)	242,397m ²
QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT ROAD & DOLERITE CLOSE)	13,493m ²

PROPOSED DEVELOPMENT AREAS		
DEVELOPABLE LOTS	LOT AREA	SITE AREA
DEVELOPABLE LOT A LOT A(1)	17,003m ²	17,003m ²
DEVELOPABLE LOT B LOT B(4) LOT B(5)	45,866m ² 36,472m ²	82,338m ²
DEVELOPABLE LOT C LOT C(2)	11,966m ²	11,966m ²
DEVELOPABLE LOT D LOT D(3)	42,365m ²	42,365m ²
DEVELOPABLE LOT E LOT E(6) LOT E(7)	51,451m ² 14,348m ²	65,799m ²
DEVELOPABLE LOT F LOT F(8)	22,926	22,926m ²
TOTAL		242,397m ²

ZONES	SITE AREA
ZONE 1 DEVELOPABLE LOTS LOT A(1), B(4/5) & C(2)	111,307m ²
ZONE 2 DEVELOPABLE LOTS LOT D(3), E(6/7) & F(8)	131,090m ²
TOTAL	242,397m ²



ISSUED FOR DEVELOPMENT APPLICATION

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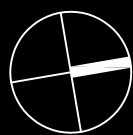
QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Quarry Masterplan

Scale 1:2500@A1

March 2015

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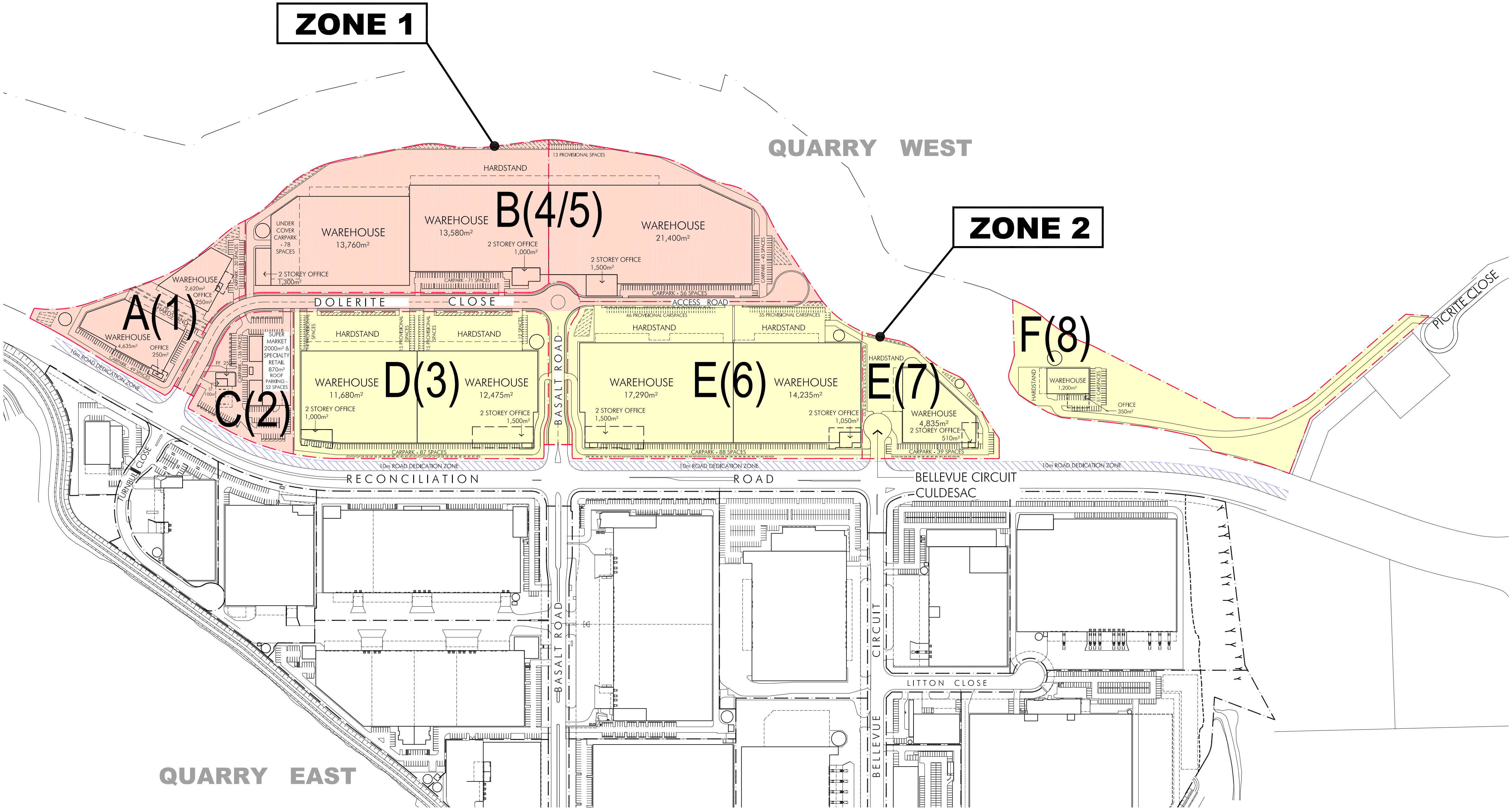


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DEXUS
PROPERTY GROUP

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QUARRY WEST DEVELOPABLE SITE AREA (INCL. LANDSCAPE AREA)	242,397m²
QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT ROAD & DOLERITE CLOSE)	13,493m²
TOTAL BUILDING AREA	131,140m²
TOTAL AWNING AREA	9,524m²
TOTAL HEAVY DUTY AREA	44,870m²
TOTAL LIGHT DUTY AREA	24,464m²
TOTAL LANDSCAPE AREA (% CALC. FROM DEVELOPABLE AREA)	39,038m²(16%)
TOTAL SITE COVER (% CALC. FROM DEVELOPABLE AREA)	136,298m² (56%)
FSR	0.5:1
PARKING CONTROLS (WAREHOUSE 1/300m², OFFICE 1/40m², RETAIL 1/20m², FAST FOOD 1/8m²)	
TOTAL PARKING REQUIRED	836
TOTAL PARKING PROVIDED	927

PROPOSED DEVELOPMENT AREAS				
ZONE 1	OFFICE	WAREHOUSE	RETAIL	TOTAL
DEVELOPABLE LOT A(1) - 17,003m²				7,755m²
OFFICE	500m²			
WAREHOUSE		7,255m²		
DEVELOPABLE LOT B(4/5) - 82,338m²				52,540m²
OFFICE	3,800m²			
WAREHOUSE		48,740m²		
DEVELOPABLE LOT C(2) - 11,966m²				3,220m²
RETAIL			870m²	
SUPERMARKET			2,000m²	
FAST FOOD			250m²	
PETROL STATION			100m²	
SUBTOTAL	4,300m²	55,995m²	3,220m²	63,515m²
TOTAL BLG AREA (ZONE 1)				63,515m²
ZONE 2	OFFICE	WAREHOUSE	RETAIL	TOTAL
DEVELOPABLE LOT D(3) - 42,365m²				26,655m²
OFFICE	2,500m²			
WAREHOUSE		24,155m²		
DEVELOPABLE LOT E(6/7) - 65,799m²				39,420m²
OFFICE	3,060m²			
WAREHOUSE		36,360m²		
DEVELOPABLE LOT F(8) - 22,926m²				1,550m²
OFFICE	350m²			
WAREHOUSE		1,200m²		
SUBTOTAL	5,910m²	61,715m²		67,625m²
TOTAL BLG AREA (ZONE 2)				67,625m²



ISSUED FOR DEVELOPMENT APPLICATION

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quarry
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QUARRY WEST MASTERPLAN
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Quarry West - Overall Site Plan

Scale 1:2500@A1

March 2015

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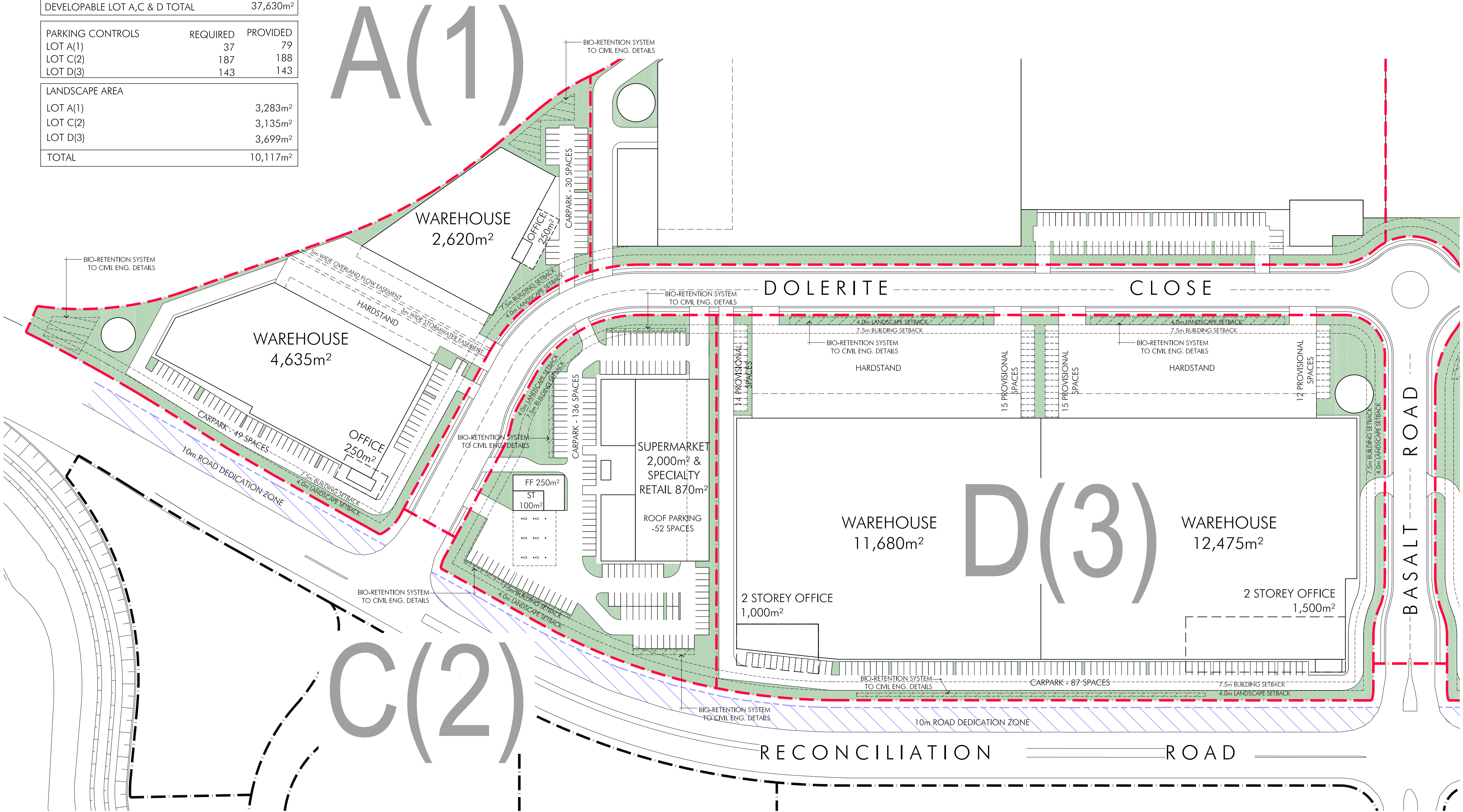
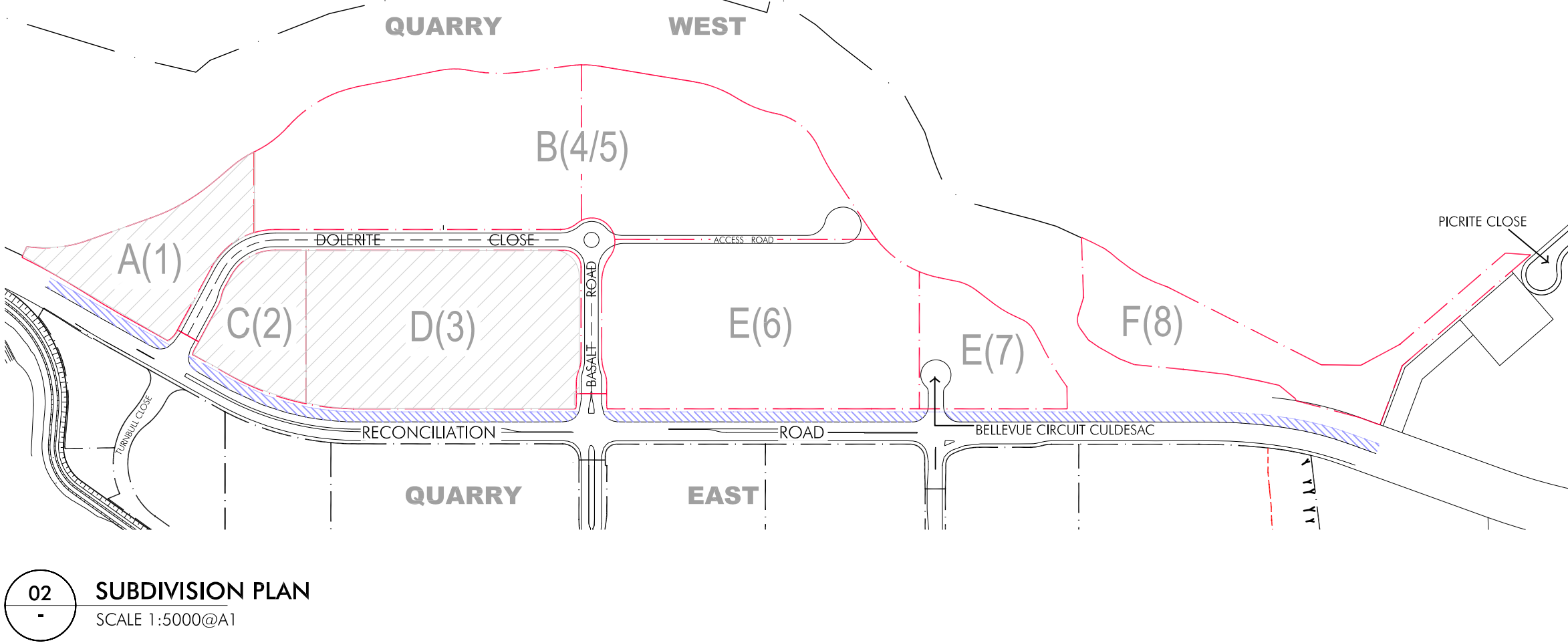
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TOTAL PARKING PROVIDED	

PROPOSED DEVELOPMENT AREAS - LOT A, C & D

BLG AREA	BLG AREA	TOTAL
DEVELOPABLE LOT A SITE AREA 17,003m ²		
LOT A(1) OFFICE WAREHOUSE	500m ² 7,255m ²	
TOTAL	500m ² 7,255m ²	7,755m ²
DEVELOPABLE LOT C SITE AREA 11,966m ²		
LOT C(2) RETAIL SUPERMARKET FAST FOOD PETROL STATION	 870m ² 2,000m ² 250m ² 100m ²	
TOTAL	3,220m ²	3,220m ²
DEVELOPABLE LOT D SITE AREA 42,365m ²		
LOT D(3) OFFICE WAREHOUSE	2,500m ² 24,155m ²	
TOTAL	2,500m ² 24,155m ²	26,655m ²
DEVELOPABLE LOT A,C & D TOTAL		37,630m ²
PARKING CONTROLS	REQUIRED	PROVIDED
LOT A(1)	37	79
LOT C(2)	187	188
LOT D(3)	143	143
LANDSCAPE AREA		
LOT A(1)		3,283m ²
LOT C(2)		3,135m ²
LOT D(3)		3,699m ²
TOTAL		10,117m ²



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QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Developable Lots A, C & D Plan

Scale 1:1000@A1

March 2015

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