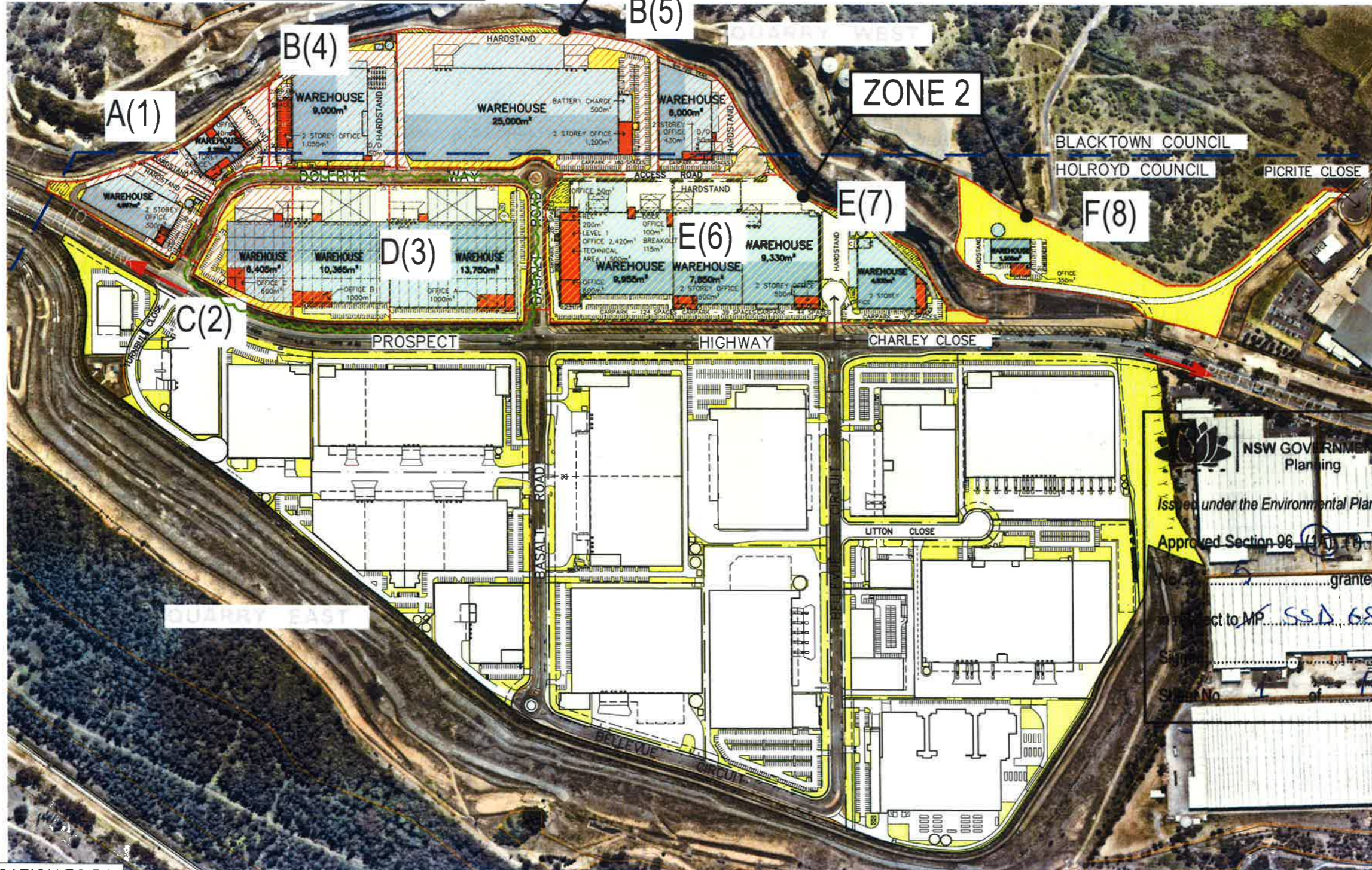


DEVELOPMENT DATA	
TOTAL SITE AREA	approx. 728,319 m <sup>2</sup>
QUARRY EAST SITE AREA	approx. 472,429 m <sup>2</sup>
QUARRY WEST SITE AREA	approx. 255,890 m <sup>2</sup>
QUARRY WEST DEVELOPABLE SITE AREA (INCL. LANDSCAPE AREA)	242,397 m <sup>2</sup>
QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT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

PROPOSED DEVELOPMENT AREAS		
DEVELOPABLE LOTS	LOT AREA	SITE AREA
DEVELOPABLE LOT A LOT A(1)	19,271 m <sup>2</sup>	19,271 m <sup>2</sup>
DEVELOPABLE LOT B LOT B(4)	20,610 m <sup>2</sup>	80,070 m <sup>2</sup>
DEVELOPABLE LOT B LOT B(5)	59,460 m <sup>2</sup>	
DEVELOPABLE LOT C LOT C(2)	12,100 m <sup>2</sup>	12,100 m <sup>2</sup>
DEVELOPABLE LOT D LOT D(3)	42,231 m <sup>2</sup>	42,231 m <sup>2</sup>
DEVELOPABLE LOT E LOT E(6)	51,451 m <sup>2</sup>	65,799 m <sup>2</sup>
DEVELOPABLE LOT E LOT E(7)	14,348 m <sup>2</sup>	
DEVELOPABLE LOT F LOT F(8)	22,926 m <sup>2</sup>	22,926 m <sup>2</sup>
TOTAL		242,397 m <sup>2</sup>

ZONES	SITE AREA
ZONE 1 DEVELOPABLE LOTS LOT A(1), B(4) & C(2)	111,441 m <sup>2</sup>
ZONE 2 DEVELOPABLE LOTS LOT D(3), E(6/7) & F(8)	130,956 m <sup>2</sup>
TOTAL	242,397 m <sup>2</sup>



NSW GOVERNMENT  
 Planning  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 96 (4)(1)-(2) Modification Application  
 granted on the 20 December 2017  
 Subject to MP SSD 6801  
 Signed TP  
 Sheet No. 1 of 1

ISSUED FOR MODIFICATION TO DA

CLIENT:  
**dexus**

DEVELOPMENT DATA	
TOTAL SITE AREA	approx. 728,319 m <sup>2</sup>
QUARRY EAST SITE AREA	approx. 472,429 m <sup>2</sup>
QUARRY WEST SITE AREA	approx. 255,890 m <sup>2</sup>
QUARRY WEST DEVELOPABLE SITE AREA (INCL. LANDSCAPE AREA)	242,397 m <sup>2</sup>
QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT ROAD & DOLERITE WAY)	13,493 m <sup>2</sup>
TOTAL BUILDING AREA	124,731 m <sup>2</sup>
TOTAL AWNING AREA	18,137 m <sup>2</sup>
TOTAL HEAVY DUTY AREA	54,761 m <sup>2</sup>
TOTAL LIGHT DUTY AREA	22,766 m <sup>2</sup>
TOTAL LANDSCAPE AREA (% CALC. FROM DEVELOPABLE AREA) (INCL. CRUSHED ROCKS FIRE TRAIL)	39,375 m <sup>2</sup> (16.2%)
TOTAL SITE COVER (% CALC. FROM DEVELOPABLE AREA) FSR	137,068 m <sup>2</sup> (56.5%) 0.5 : 1
PARKING CONTROLS	
(WAREHOUSE 1/300m <sup>2</sup> , OFFICE 1/40m <sup>2</sup> , INDUSTRIAL 1/77m <sup>2</sup> , BULKY GOODS 1/50m <sup>2</sup> )	
TOTAL PARKING REQUIRED	692
TOTAL PARKING PROVIDED	849
BICYCLE PARKING CONTROLS	
(2 SPACES + 5% OF CAR PARK SPACES - DEVELOPMENT EXCEEDS 4,000 m <sup>2</sup> IN FLOOR AREA)	
TOTAL BICYCLE PARKING REQUIRED	54
TOTAL BICYCLE PARKING PROVIDED	73

PROPOSED DEVELOPMENT AREAS					
ZONE 1	OFFICE	WAREHOUSE	INDUSTRIAL	COUNTER & ASSOCIATED	SITE AREA
DEVELOPABLE LOT A(1) - 19,271 m <sup>2</sup>					8,016 m <sup>2</sup>
OFFICE	785 m <sup>2</sup>				
WAREHOUSE		6,919 m <sup>2</sup>			
INDUSTRIAL			100 m <sup>2</sup>		
COUNTER & ASSOCIATED				212 m <sup>2</sup>	
DEVELOPABLE LOT B(4/5) - 80,070 m <sup>2</sup>					43,280 m <sup>2</sup>
OFFICE	2,780 m <sup>2</sup>				
WAREHOUSE		40,500 m <sup>2</sup>			
DEVELOPABLE LOT C(2) - 12,331 m <sup>2</sup>					7,105 m <sup>2</sup>
OFFICE	700 m <sup>2</sup>				
WAREHOUSE		6,405 m <sup>2</sup>			
SUBTOTAL	4,265 m <sup>2</sup>	53,824 m <sup>2</sup>	100 m <sup>2</sup>	212 m <sup>2</sup>	58,401 m <sup>2</sup>
TOTAL BLG AREA (ZONE 1)					58,401 m <sup>2</sup>

ZONE 2	OFFICE	WAREHOUSE	INDUSTRIAL	SITE AREA
DEVELOPABLE LOT D(3) - 42,000 m <sup>2</sup>				26,315 m <sup>2</sup>
OFFICE	2,200 m <sup>2</sup>			
WAREHOUSE		24,115 m <sup>2</sup>		
DEVELOPABLE LOT E(6/7) - 65,799 m <sup>2</sup>				38,465 m <sup>2</sup>
OFFICE	4,995 m <sup>2</sup>			
WAREHOUSE		31,970 m <sup>2</sup>		
INDUSTRIAL			1,500 m <sup>2</sup>	
DEVELOPABLE LOT F(8) - 22,926 m <sup>2</sup>				1,550 m <sup>2</sup>
OFFICE	350 m <sup>2</sup>			
WAREHOUSE		1,200 m <sup>2</sup>		
SUBTOTAL	7,545 m <sup>2</sup>	57,285 m <sup>2</sup>	1,500 m <sup>2</sup>	66,330 m <sup>2</sup>
TOTAL BLG AREA (ZONE 2)				66,330 m <sup>2</sup>

**NSW GOVERNMENT**  
 Planning

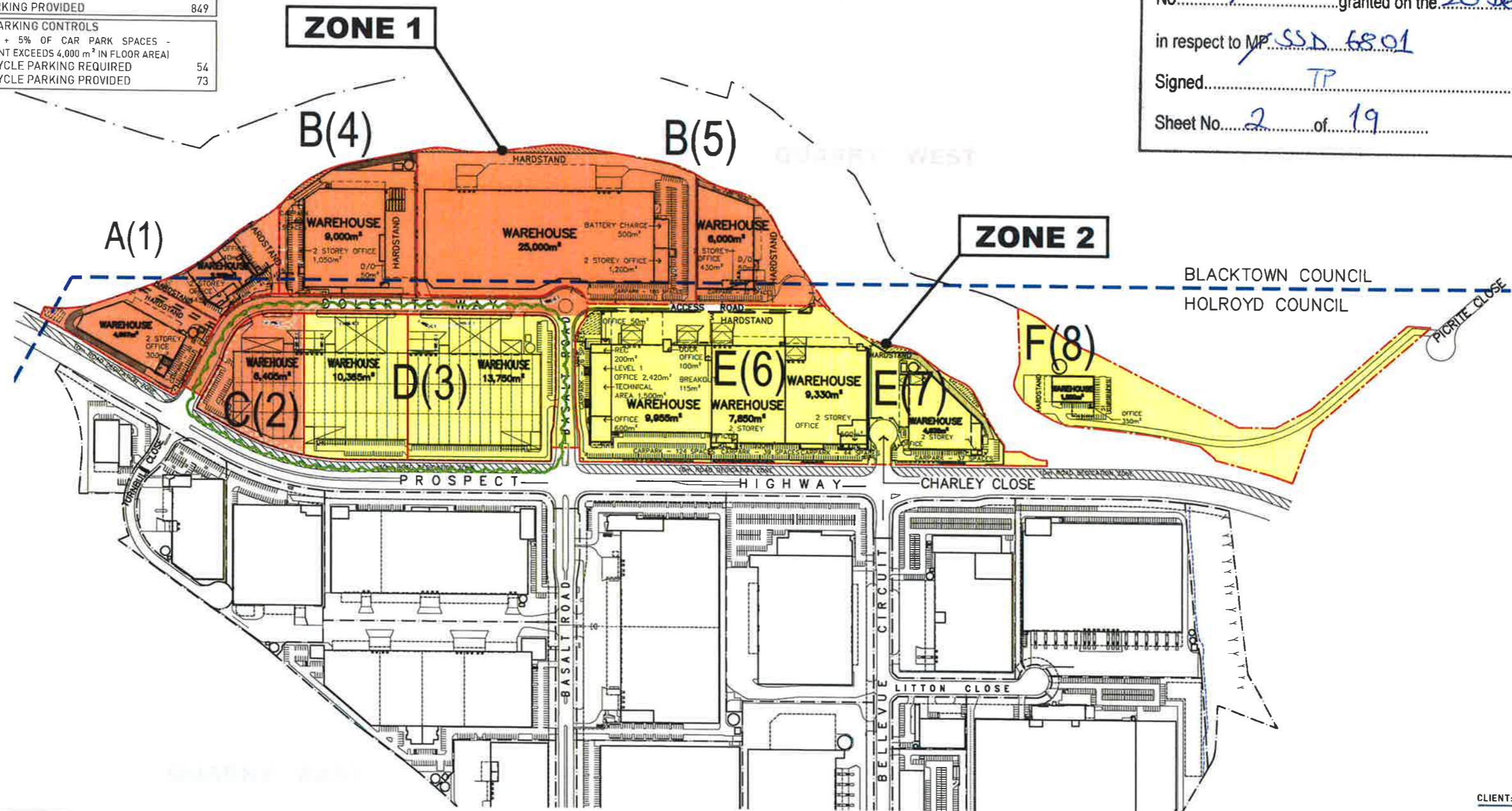
Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application  
 No. 5 granted on the 20 December 2017

in respect to MP SSD 6801

Signed TP

Sheet No. 2 of 19



ISSUED FOR MODIFICATION TO DA

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**DEVELOPMENT DATA**

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

**PROPOSED DEVELOPMENT AREAS**

DEVELOPABLE LOTS	LOT AREA	SITE AREA
DEVELOPABLE LOT A LOT A(1)	19,271 m <sup>2</sup>	19,271 m <sup>2</sup>
DEVELOPABLE LOT B LOT B(4) LOT B(5)	20,610 m <sup>2</sup> 59,460 m <sup>2</sup>	80,070 m <sup>2</sup>
DEVELOPABLE LOT C LOT C(2)	12,100 m <sup>2</sup>	12,100 m <sup>2</sup>
DEVELOPABLE LOT D LOT D(3)	42,231 m <sup>2</sup>	42,231 m <sup>2</sup>
DEVELOPABLE LOT E LOT E(6) LOT E(7)	51,451 m <sup>2</sup> 14,348 m <sup>2</sup>	65,799 m <sup>2</sup>
DEVELOPABLE LOT F LOT F(8)	22,926 m <sup>2</sup>	22,926 m <sup>2</sup>
<b>TOTAL</b>		<b>242,397 m<sup>2</sup></b>

ZONES	SITE AREA
ZONE 1 DEVELOPABLE LOTS LOT A(1), B(4) & C(2)	111,441 m <sup>2</sup>
ZONE 2 DEVELOPABLE LOTS LOT D(3), E(6/7) & F(8)	130,956 m <sup>2</sup>
<b>TOTAL</b>	<b>242,397 m<sup>2</sup></b>

 **NSW GOVERNMENT Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application

No. 5 granted on the 20 December 2017

in respect to MP SSA 6801

Signed TP

Sheet No. 3 of 19



ISSUED FOR MODIFICATION TO DA



**PROPOSED DEVELOPMENT**

Precinct C & D, Quarry Estate, Greystanes NSW

**SUBDIVISION PLAN**

DRAWING TYPE: DEVELOPMENT APPLICATION  
 DRAWING NUMBER: 3966\_MP-003[J]  
 REVISION: J

DATE: 19.09.2017  
 SCALE: 1:2500 @ A1 / 1:5000 @ A3  
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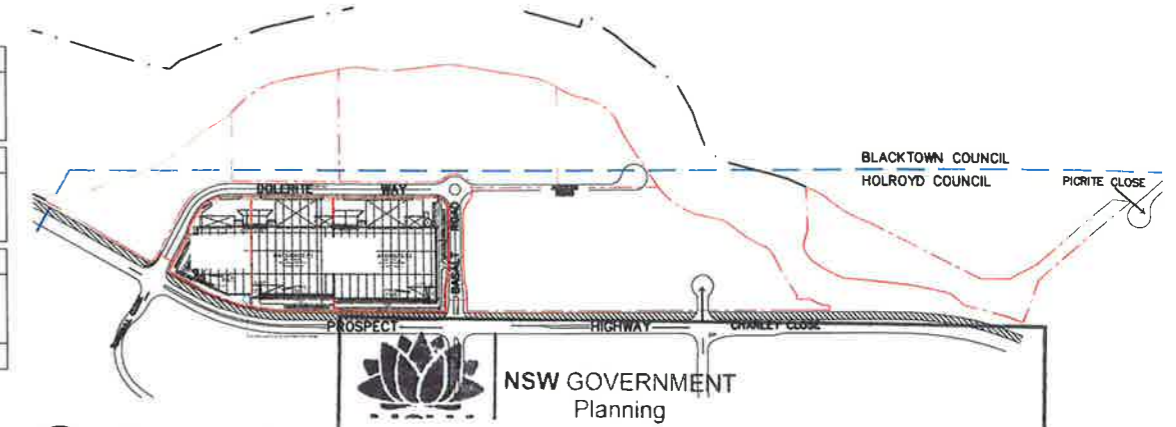


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DEVELOPMENT DATA	
TOTAL SITE AREA	approx. 728,319 m <sup>2</sup>
QUARRY EAST SITE AREA	approx. 472,429 m <sup>2</sup>
QUARRY WEST SITE AREA	approx. 255,890 m <sup>2</sup>
QUARRY WEST DEVELOPABLE SITE AREA (INCL. LANDSCAPE AREA)	242,397 m <sup>2</sup>
QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT ROAD & DOLERITE WAY)	13,493 m <sup>2</sup>
TOTAL BUILDING AREA	124,731 m <sup>2</sup>
TOTAL AWNING AREA	18,137 m <sup>2</sup>
TOTAL HEAVY DUTY AREA	54,761 m <sup>2</sup>
TOTAL LIGHT DUTY AREA	22,766 m <sup>2</sup>
TOTAL LANDSCAPE AREA (% CALC. FROM DEVELOPABLE AREA)	39,375 m <sup>2</sup> (16.2%)
(INCL. CRUSHED ROCKS FIRE TRAIL)	
TOTAL SITE COVER (% CALC. FROM DEVELOPABLE AREA)	137,068 m <sup>2</sup> (56.5%)
FSR	0.5 : 1
PARKING CONTROLS	
(WAREHOUSE 1/300m <sup>2</sup> , OFFICE 1/40m <sup>2</sup> , INDUSTRIAL 1/77m <sup>2</sup> , BULKY GOODS 1/50m <sup>2</sup> )	
TOTAL PARKING REQUIRED	692
TOTAL PARKING PROVIDED	849
BICYCLE PARKING CONTROLS	
(2 SPACES + 5% OF CAR PARK SPACES - DEVELOPMENT EXCEEDS 4,000 m <sup>2</sup> IN FLOOR AREA)	
TOTAL BICYCLE PARKING REQUIRED	54
TOTAL BICYCLE PARKING PROVIDED	73

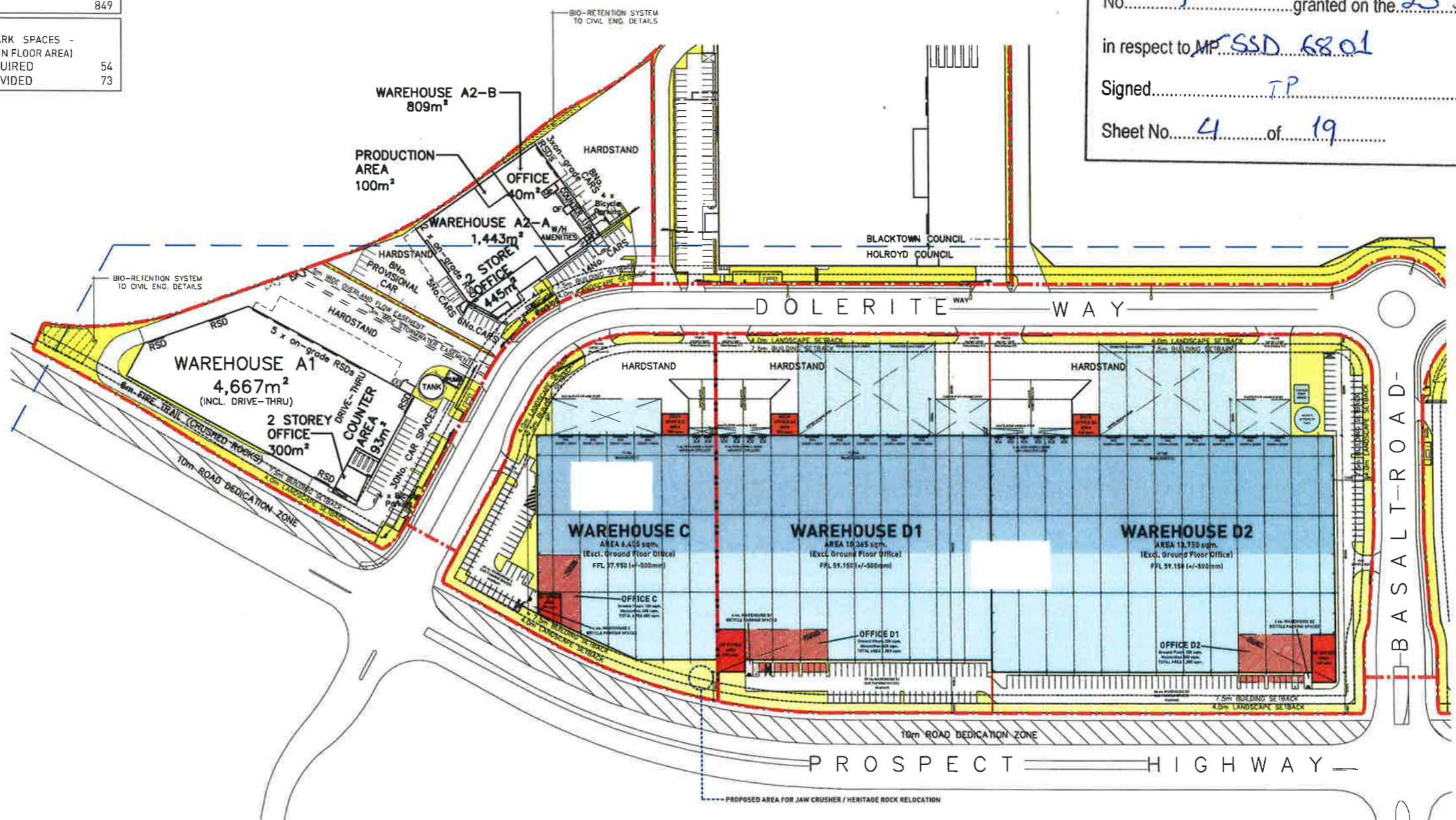
PROPOSED DEVELOPMENT AREAS - LOT A, C & D			
DEVELOPABLE LOT A			
SITE AREA - 19,271 m <sup>2</sup>			
OFFICE	785 m <sup>2</sup>		
WAREHOUSE		6,919 m <sup>2</sup>	
INDUSTRIAL COUNTER & ASSOCIATED	212 m <sup>2</sup>	100 m <sup>2</sup>	
TOTAL	997 m <sup>2</sup>	7,019 m <sup>2</sup>	8,016 m <sup>2</sup>
DEVELOPABLE LOT C			
SITE AREA - 12,100 m <sup>2</sup>			
OFFICE	700 m <sup>2</sup>		
WAREHOUSE		6,405 m <sup>2</sup>	
TOTAL	700 m <sup>2</sup>	6,405 m <sup>2</sup>	7,105 m <sup>2</sup>
DEVELOPABLE LOT D			
SITE AREA - 42,231 m <sup>2</sup>			
OFFICE	2,200 m <sup>2</sup>		
WAREHOUSE		24,115 m <sup>2</sup>	
TOTAL	2,200 m <sup>2</sup>	24,115 m <sup>2</sup>	26,315 m <sup>2</sup>
DEVELOPABLE LOT A, C & D TOTAL			41,436 m <sup>2</sup>

PARKING CONTROLS REQUIRED PROVIDED		
LOT A(1)	48	71
LOT C(2)	39	40
LOT D(3)	136	145
BICYCLE PARKING REQUIRED PROVIDED		
LOT A(1)	5	12
LOT C(2)	4	4
LOT D(3)	9	9
LANDSCAPE AREA		
LOT A(1)		3,066 m <sup>2</sup>
LOT C(2)		2,053 m <sup>2</sup>
LOT D(3)		3,322 m <sup>2</sup>
TOTAL		8,441 m <sup>2</sup>



02 SUBDIVISION PLAN  
 SCALE 1:5000 @ A1

NSW GOVERNMENT Planning  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 96 (1A) (1) (2) Modification Application  
 No. 5 granted on the 20 December 2017  
 in respect to MP SSD 68.01  
 Signed: TP  
 Sheet No. 4 of 19



ISSUED FOR MODIFICATION TO DA



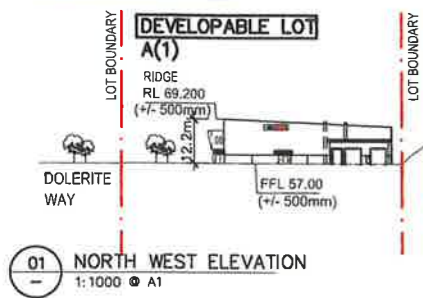
Suite 13, 53 Coppin Street Richmond VIC 3121 | Ph (03) 9018 7008 | E:architect@concept.com.au | www.concept.com.au

**PROPOSED DEVELOPMENT**  
 Precinct C & D, Quarry Estate, Greystanes NSW

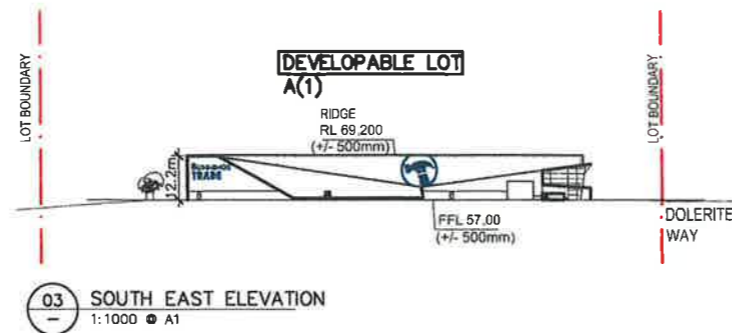
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 REVISION: 0 50 100  
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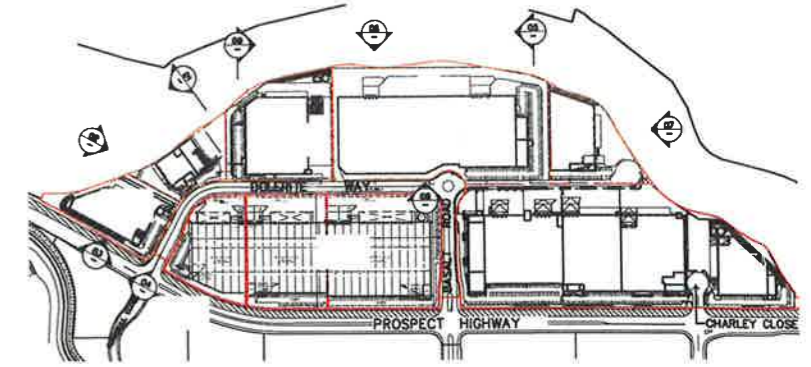
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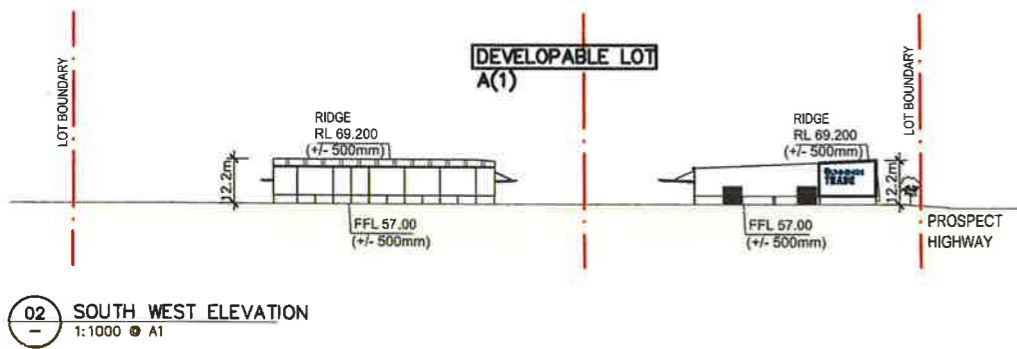
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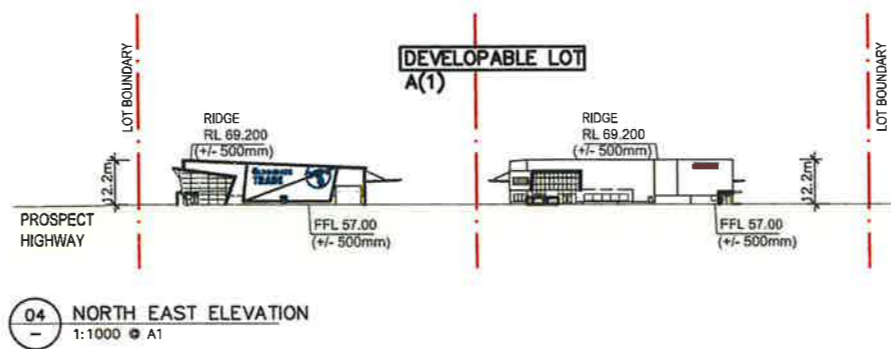
03 SOUTH EAST ELEVATION  
 1:1000 @ A1



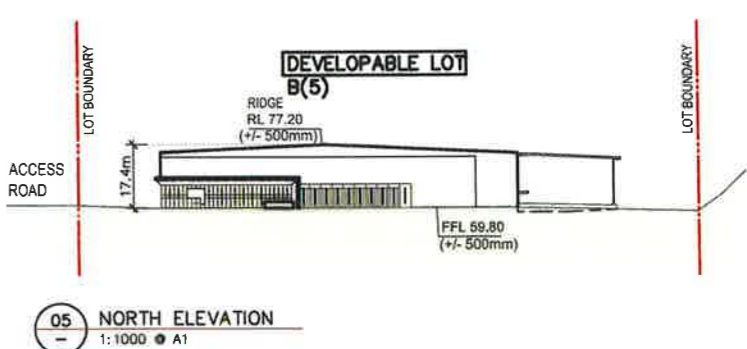
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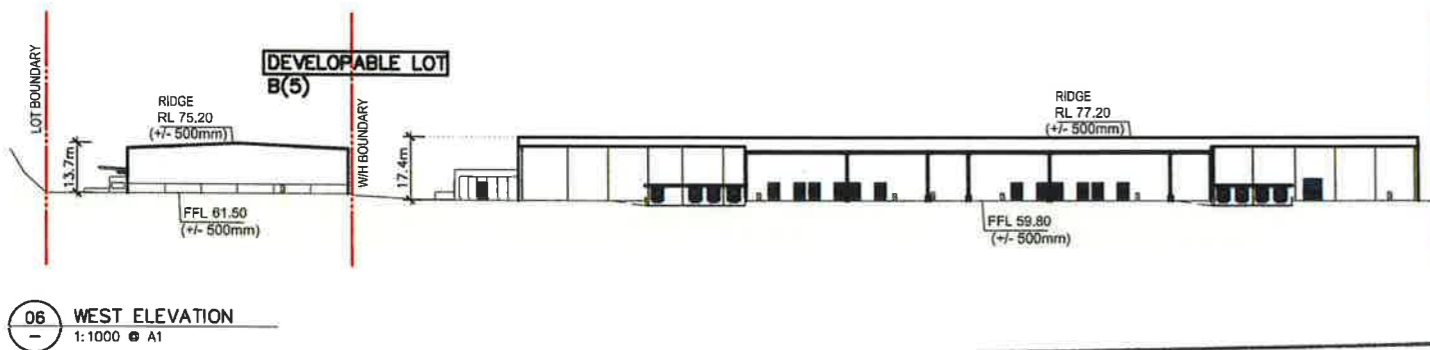
02 SOUTH WEST ELEVATION  
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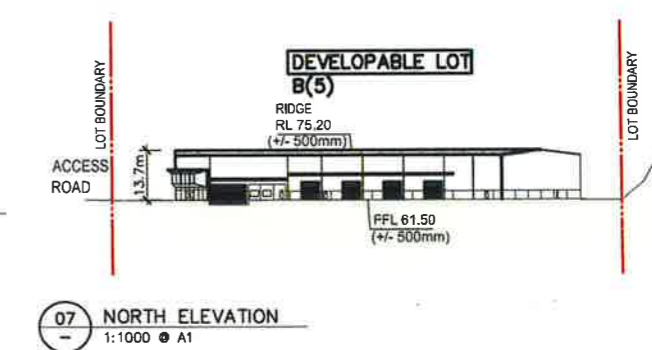
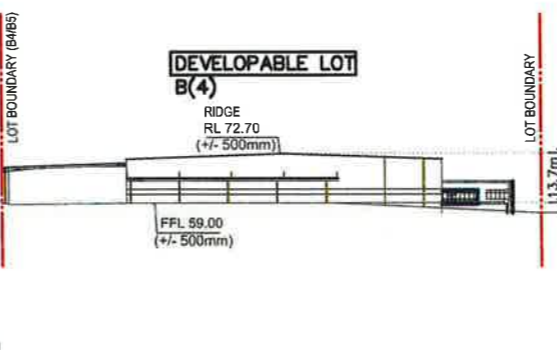
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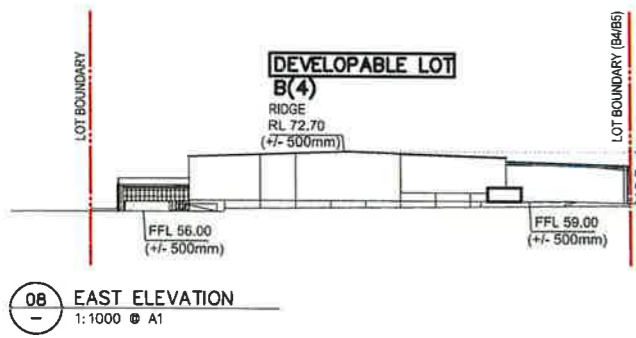
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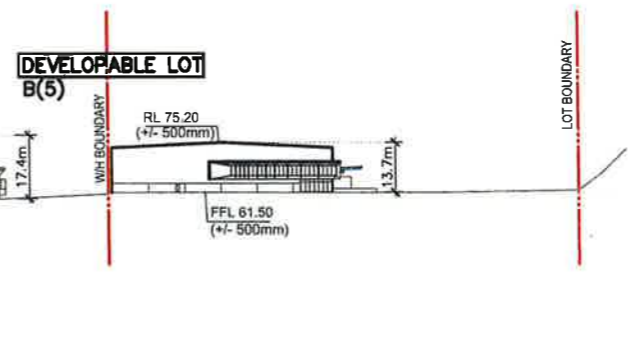
06 WEST ELEVATION  
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07 NORTH ELEVATION  
 1:1000 @ A1



08 EAST ELEVATION  
 1:1000 @ A1



09 SOUTH ELEVATION  
 1:1000 @ A1

**NSW GOVERNMENT Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application

No. 5 granted on the 20 December 2017

in respect to MP SSD 68.01

Signed TP

Sheet No. 5 of 19

CLIENT:

**dexus**

ISSUED FOR MODIFICATION TO DA

**concept (y) Architecture**

Suite 13, 53 Coppin Street Richmond VIC 3121 | P: (03) 9016 7088 | E: architect@concepty.com.au | www.concepty.com.au

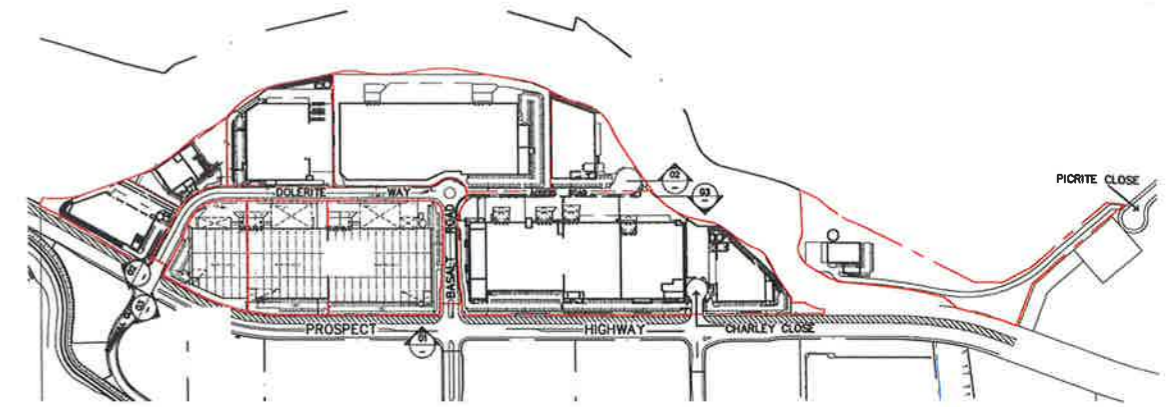
**PROPOSED DEVELOPMENT**  
 Precinct C & D, Quarry Estate, Greystanes NSW

**ELEVATIONS**  
 Developable Lots A & B

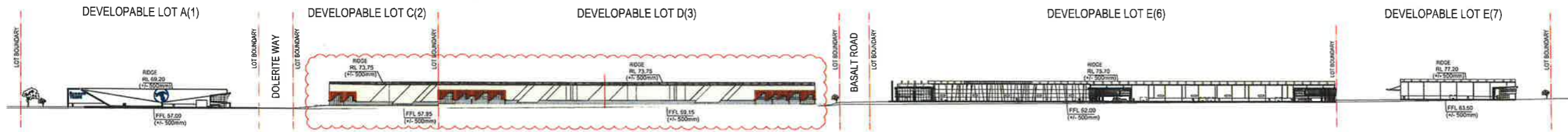
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 REVISION:  
 H  
 SCALE BAR @ A1

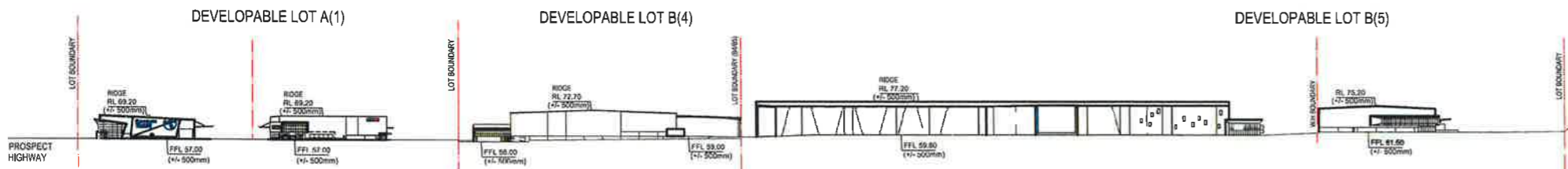
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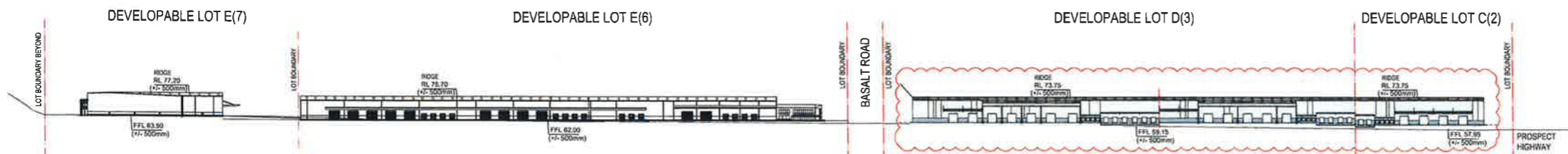
4 KEY PLAN  
 1:5000 @ A1



01 STREET ELEVATION - PROSPECT HIGHWAY  
 1:1500 @ A1



02 STREET ELEVATION - DOLERITE WAY / ACCESS ROAD  
 1:1500 @ A1



03 STREET ELEVATION - ACCESS ROAD / DOLERITE WAY  
 1:1500 @ A1

NSW GOVERNMENT  
 Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 96 (1A) (1) (2) Modification Application  
 No. 5 granted on the 20 December 2017

in respect to MP 55D 68.0.1

Signed TP

Sheet No. 6 of 19

ISSUED FOR MODIFICATION TO DA

CLIENT:

dexus

concept **(y)**  
 Architecture

Suite 13, 53 Coppin Street Richmond VIC 3121 | P: (03) 9018 7008 | E: architect@concepty.com.au | www.concepty.com.au

**PROPOSED DEVELOPMENT**

Precinct C & D, Quarry Estate, Greystanes NSW

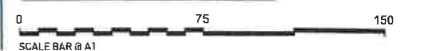
**STREET ELEVATIONS**

DRAWING TYPE:  
 DEVELOPMENT APPLICATION

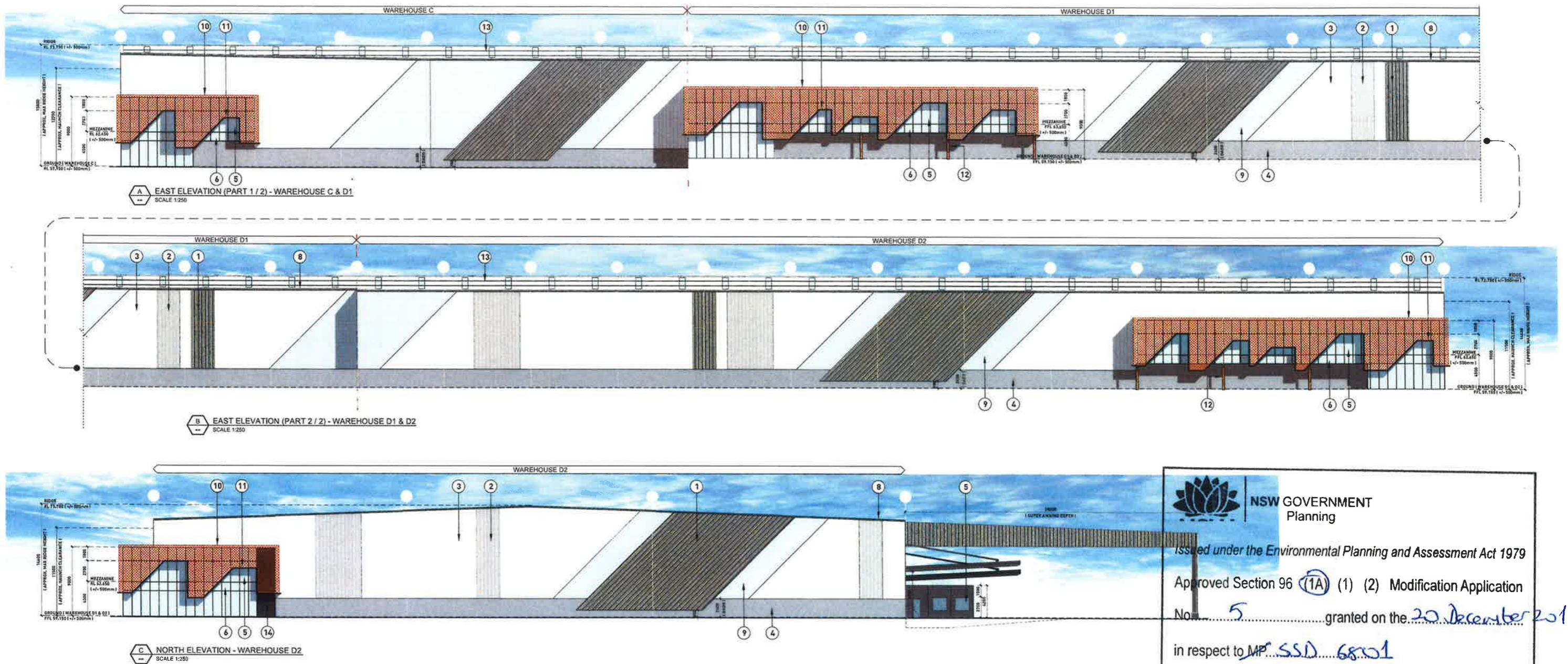
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REVISION:  
 K

DATE: 28.09.2017  
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**NSW GOVERNMENT Planning**  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 96 (1A) (1) (2) Modification Application  
 No. 5 granted on the 20 December 2017  
 in respect to MP SSD 6801  
 Signed TP  
 Sheet No. 7 of 19

LEGEND FINISHES	1	PROFILED METAL SHEETING 'MONUMENT'	5	OFFICE WINDOW GLAZING - TYPE 1 (VISION)	9	DANPALON POLYCARBONATE TRANSLUCENT WALL SHEETING	13	PROFILED ROOF SHEETING ZINCALUME
	2	PROFILED METAL SHEETING 'DUNE'	6	OFFICE WINDOW GLAZING - TYPE 2 (SPANDREL)	10	PERFORATED SCREEN 'CORTEN METAL' (OR EQUIVALENT)	14	'BLACK' ALUCOBOND CLADDING
	3	PROFILED METAL SHEETING 'SURFMIST'	7	POWDERCOATED ROLLER SHUTTER DOORS 'MONUMENT'	11	STEEL FRAMED METAL COPING 'BLACK'		
	4	PAINTED PRECAST CONCRETE 'MID-GREY'	8	GUTTERS, CAPPING & DOWNPIPES 'SURFMIST'	12	V-SHAPED STEEL COLUMN WITH TIMBER INFILL		

CLIENT: \_\_\_\_\_

ISSUED FOR MODIFICATION TO DA

concept **(y)** Architecture

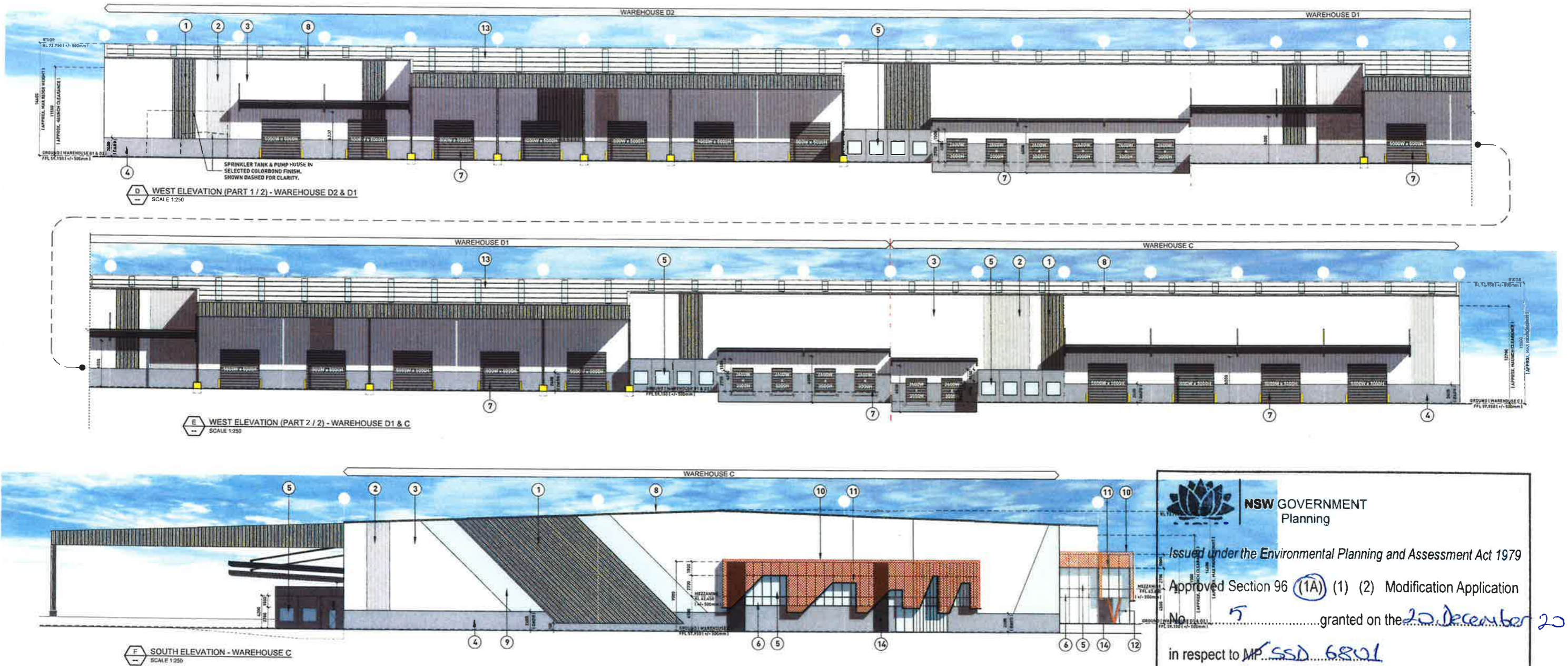
**PROPOSED DEVELOPMENT**  
 Precinct C & D, Quarry Estate, Greystanes NSW

**DEVELOPABLE LOTS C & D COLOURED ELEVATIONS - SHEET 1**

DRAWING TYPE: DEVELOPMENT APPLICATION  
 DRAWING NUMBER: 3966\_MP-200[G]  
 REVISION: G

DATE: 27.09.2017  
 SCALE: 1:250 @ A1 / 1:500 @ A3  
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D WEST ELEVATION (PART 1 / 2) - WAREHOUSE D2 & D1  
 SCALE 1:250

E WEST ELEVATION (PART 2 / 2) - WAREHOUSE D1 & C  
 SCALE 1:250

F SOUTH ELEVATION - WAREHOUSE C  
 SCALE 1:250

**NSW GOVERNMENT Planning**  
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 Approved Section 96 (1A) (1) (2) Modification Application  
 No. 5 granted on the 20 December 2017  
 in respect to MP SSD 6801  
 Signed TP  
 Sheet No. 8 of 19

LEGEND FINISHES	1	PROFILED METAL SHEETING 'MONUMENT'	5	OFFICE WINDOW GLAZING - TYPE 1 (VISION)	9	DANPALON POLYCARBONATE TRANSLUCENT WALL SHEETING	13	PROFILED ROOF SHEETING ZINCALUME
	2	PROFILED METAL SHEETING 'DUNE'	6	OFFICE WINDOW GLAZING - TYPE 2 (SPANREL)	10	PERFORATED SCREEN 'CORTEN METAL' (OR EQUIVALENT)	14	'BLACK' ALUCOBOND CLADDING
	3	PROFILED METAL SHEETING 'SURFMIST'	7	POWDERCOATED ROLLER SHUTTER DOORS 'MONUMENT'	11	STEEL FRAMED METAL COPING 'BLACK'		
	4	PAINTED PRECAST CONCRETE 'MID-GREY'	8	GUTTERS, CAPPING & DOWNPIPES 'SURFMIST'	12	V-SHAPED STEEL COLUMN WITH TIMBER INFILL		

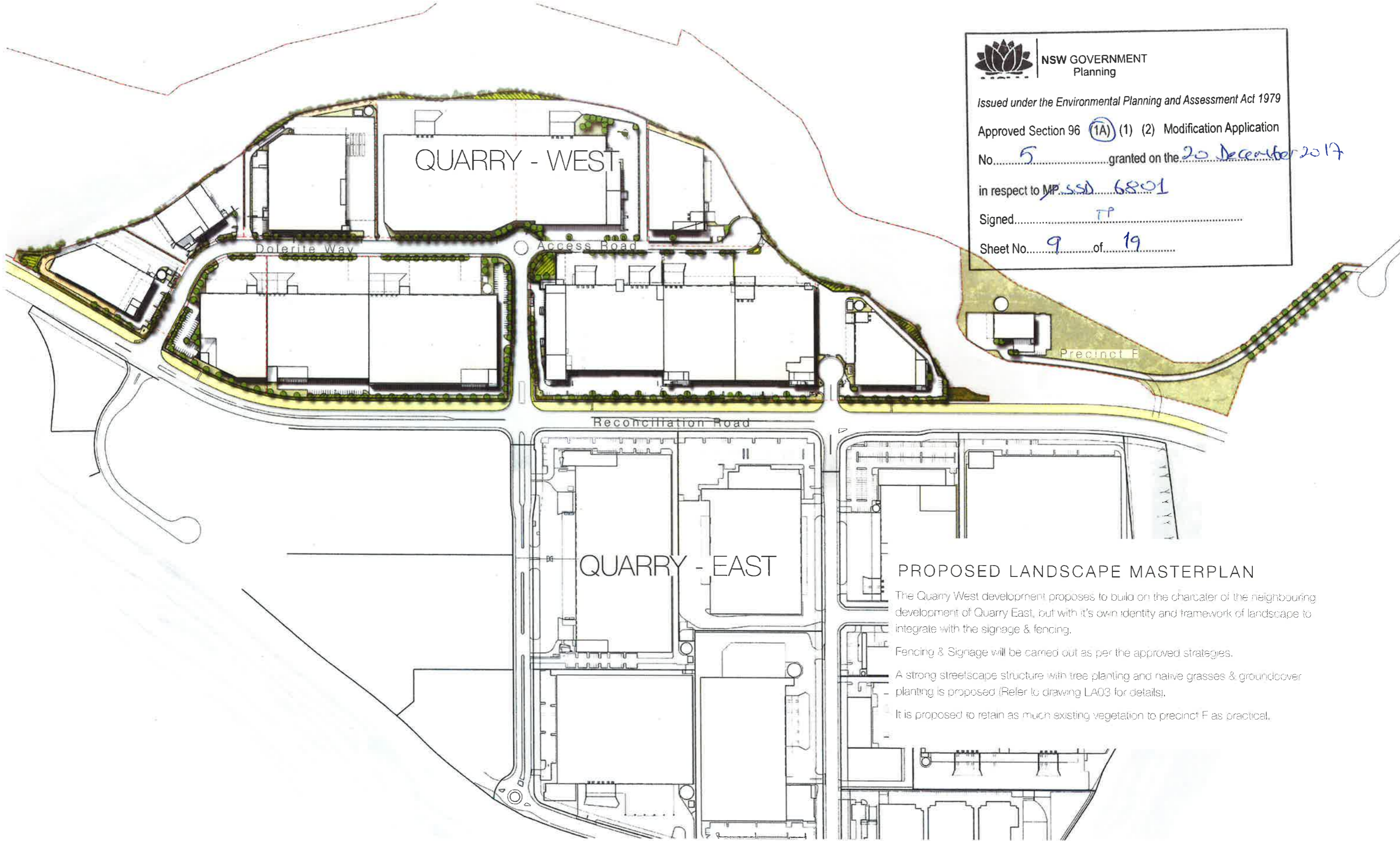
ISSUED FOR MODIFICATION TO DA




**PROPOSED DEVELOPMENT**  
 Precinct C & D, Quarry Estate, Greystanes NSW

**DEVELOPABLE LOTS C & D COLOURED ELEVATIONS - SHEET 2**

DRAWING TYPE: DEVELOPMENT APPLICATION  
 DRAWING NUMBER: 3966\_MP-201[G]  
 REVISION: G  
 DATE: 27.09.2017  
 SCALE: 1:250 @ A1 / 1:500 @ A3  
 CLIENT: dexus




**NSW GOVERNMENT**  
 Planning

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 No. 5 granted on the 20 December 2017  
 in respect to MP SSD 6801  
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 Sheet No. 9 of 19

**PROPOSED LANDSCAPE MASTERPLAN**

The Quarry West development proposes to build on the character of the neighbouring development of Quarry East, but with it's own identity and framework of landscape to integrate with the signage & fencing.

Fencing & Signage will be carried out as per the approved strategies.

A strong streetscape structure with tree planting and native grasses & groundcover planting is proposed (Refer to drawing LA03 for details).

It is proposed to retain as much existing vegetation to precinct F as practical.

**PROPOSED LANDSCAPE MASTERPLAN**

Primary Streetscape



Melaleuca decora

Secondary Streetscape



Elaeocarpus reticulatus

Reconciliation Road



Backhousia myrtifolia

Internal Landscape



Elaeocarpus reticulatus

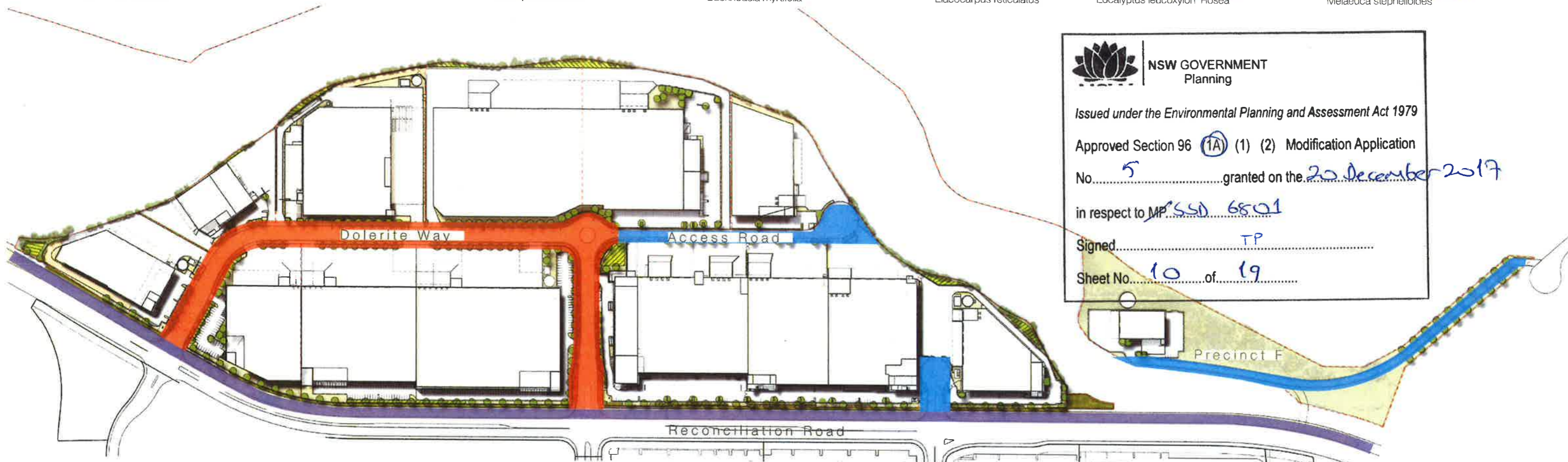


Eucalyptus leucoxylon 'Rosea'

Perimeter Landscape



Melaleuca staphelioides



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Sheet No. 10 of 19

KEY

- Reconciliation Road Dedication Zone (Restricted Planting)
- Primary Streetscape Treatment
- Secondary Streetscape Treatment

**Primary Streetscape**  
Tree planting is proposed to create a streetscape character to the Primary roads of Dolerite Close and Basalt Road.. Tree planting is proposed within the precinct boundary, but outside the fence line:

- *Melaleuca decora*: 10-12 x 3m

**Secondary Streetscape**  
Small scale tree planting is proposed to create shade, screening and visual interest:

- *Elaeocarpus reticulatus*: 8-10 x 5m

**Reconciliation Road**  
Tree planting within the precinct boundary, is proposed to use small form tree planting as a green corridor to Reconciliation Road:

- *Backhousia myrtifolia* 6 x 5m

**Internal Landscape**  
Tree planting within the precinct boundary, proposed to be small scale native tree planting with strong visual interest:

- *Backhousia myrtifolia* 6 x 5m
- *Elaeocarpus reticulatus*: 12 x 5m
- *Eucalyptus leucoxylon* 'Rosea': 5-10m h
- *Tristaniopsis laurina*: 10m h

**Perimeter Landscape**  
Tree planting within the precinct boundary, to form a buffer area to the edge of the development using small scale planting stock of a mix of species including:

- *Acacia parramattensis*: 10 x 6m
- *Melaleuca decora*: 6-10m x 3m
- *Melaleuca staphelioides*: 6-10 x 3m

**Precinct F**  
The steepness of the site and access road limits the proposed structure tree planting here to small native tree planting with a visual interest:

- *Melaleuca staphelioides*: 6-10 x 3m

STREETSCAPE CHARACTER ZONES










SITE IMAGE

DEXUS QUARRY WEST

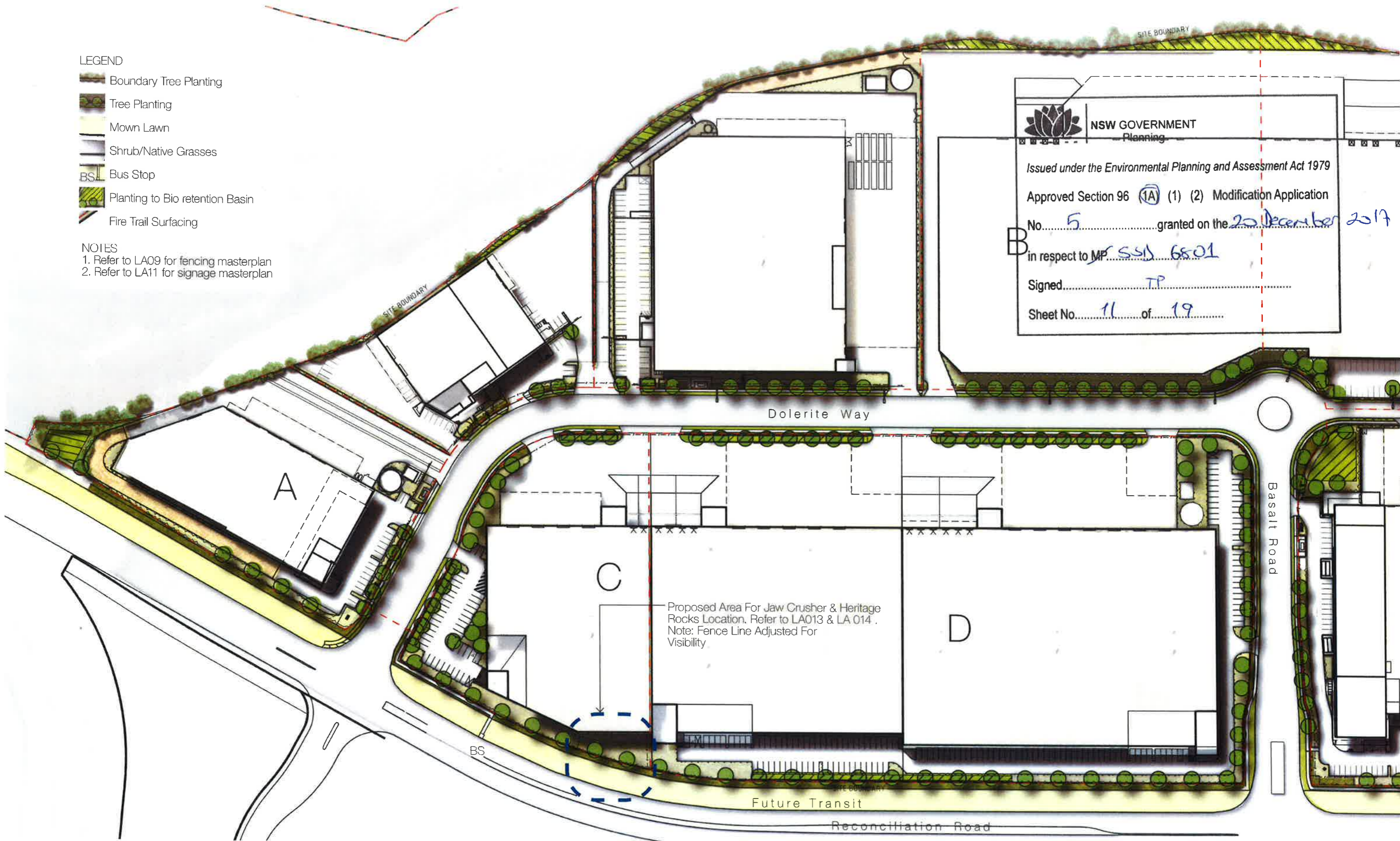



LEGEND

-  Boundary Tree Planting
-  Tree Planting
-  Mown Lawn
-  Shrub/Native Grasses
-  BS Bus Stop
-  Planting to Bio retention Basin
-  Fire Trail Surfacing

NOTES

1. Refer to LA09 for fencing masterplan
2. Refer to LA11 for signage masterplan




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 Sheet No. 11 of 19

PROPOSED LANDSCAPE MASTERPLAN AREA 1

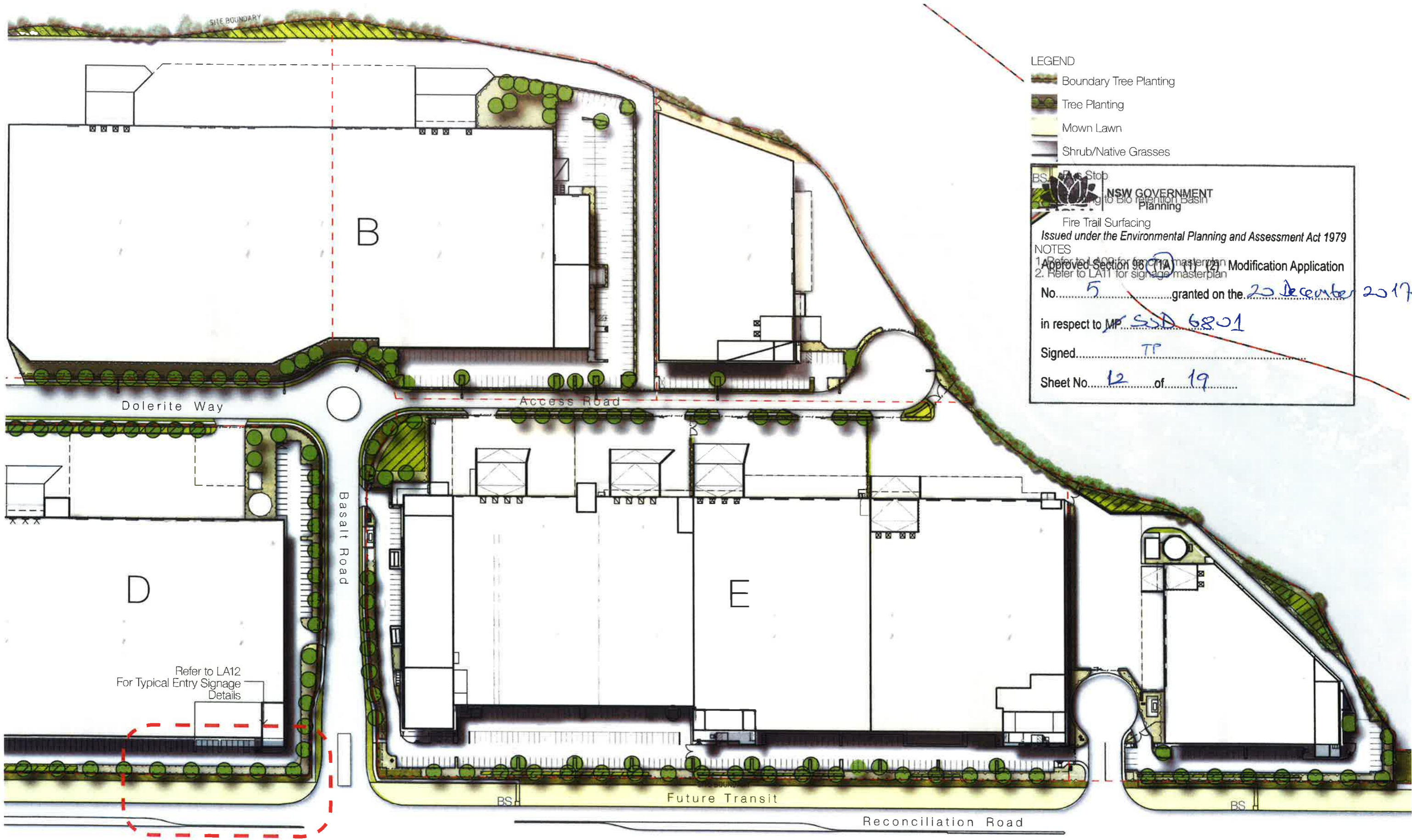


SITE IMAGE

DEXUS QUARRY WEST



Client	Dexus Wholesale Management Trustee for DEXUS West Subtrust	Drawing Number	LA06
Site Image Job Number	SS14-2875	Issue	1
Scale	1:500 @ A3	Date	04 October 2017



**LEGEND**

- Boundary Tree Planting
- Tree Planting
- Mown Lawn
- Shrub/Native Grasses

BS Fire Stop  
 NSW GOVERNMENT Planning  
 Fire Trail Surfacing  
 Issued under the Environmental Planning and Assessment Act 1979

**NOTES**

1. Refer to LA09 for final masterplan  
 Approved Section 98(1)(a) Modification Application  
 2. Refer to LA11 for signage masterplan

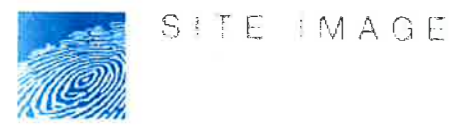
No. 5 granted on the 20 December 2017

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Sheet No. 12 of 19

PROPOSED LANDSCAPE MASTERPLAN AREA 2

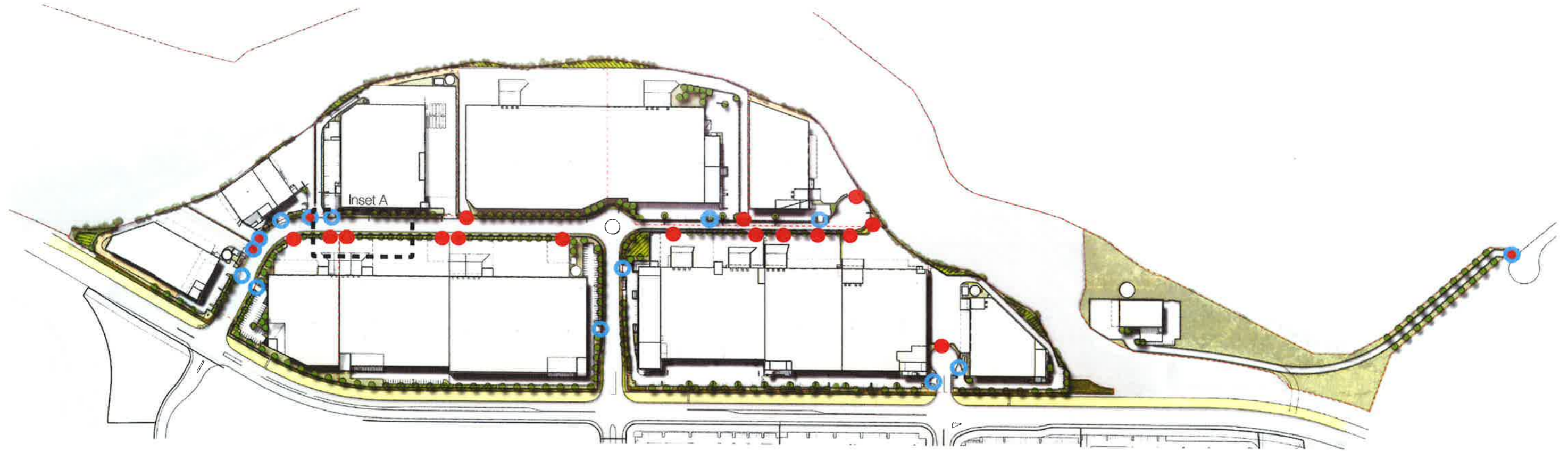


DEXUS QUARRY WEST



Client: Dexus Infrastructure Management  
 Trustee for DEXUS West Subtrust  
 Site Image Job Number: SS14-2875  
 Scale: 1:500 @ A3

Drawing Number: 14  
 Issue Date: 14 October 2017




**KEY**

- Truck Entry and Exit
- Vehicular Access

## TRUCK AND VEHICULAR ACCESS ANALYSIS

Truck and vehicle access points will determine street tree setout to some extent. Refer inset A for typical guidelines.



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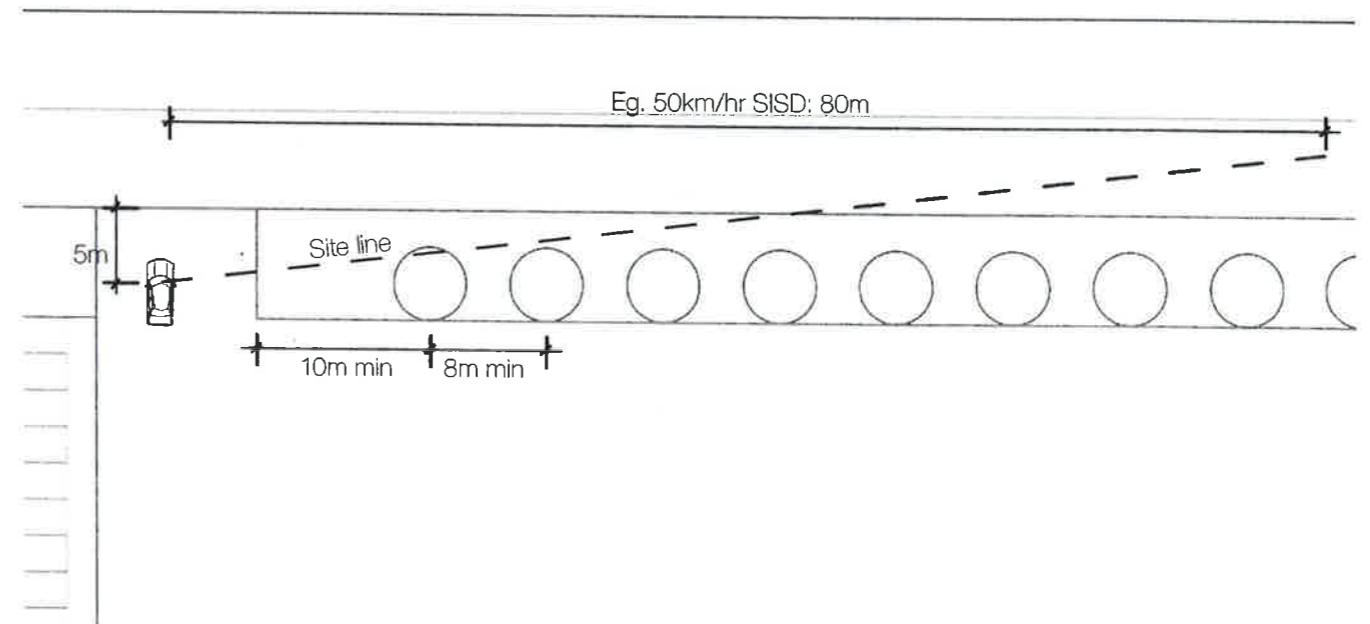
Approved Section 96 (1A) (1) (2) Modification Application

No. 5 granted on the 20 December 2017

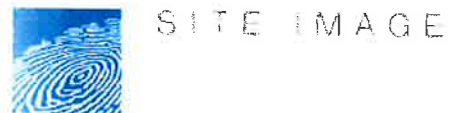
in respect to MP SSD 6801

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Sheet No. 13 of 19



Inset A: Street tree setout in relation to truck access



DEXUS QUARRY WEST



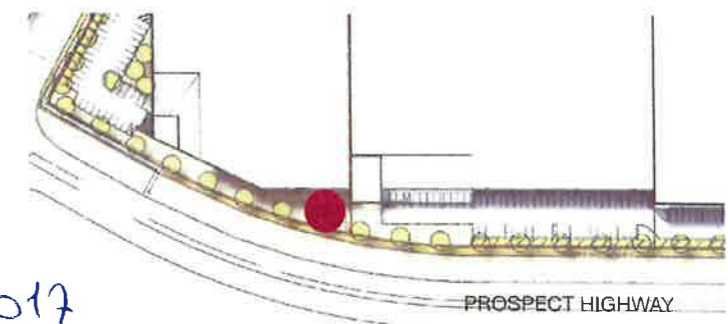
Client: Dexus WA Assets Management Trustee of DEXUS West Strata	Drawing Number: 14010
Site Image Job Number: SS14-2875	Issue: 1/1
Scale: HTS	Date: 04 October 2017



Proposed use of native species: *Chrysocephalum apiculatum* (Yellow Buttons)



Industrial relics planted out within a bed of native grasses (Cockatoo Island, Sydney)



Jaw crusher to be placed along frontage to site for high visibility

## JAW CRUSHER LANDSCAPE INTEGRATION

Integrating the heritage protected Jawcrusher back into the landscape gives the development a chance to celebrate the site's former use as a quarry. There are examples around the world where industrial relics are not shunned to the corner, rather celebrated as prominent figures within their setting.

Possible design methods may include reusing site rocks with bands of ground covers blanketing its surrounds as seen in native flowering Yellow Buttons (*Chrysocephalum apiculatum*).

It is proposed to locate the jaw crusher into a landscape area in front of one of the Warehouse developments along Reconciliation Road, adjusting the fence line so that the Jaw Crusher is a visible statement to the Quarry West development

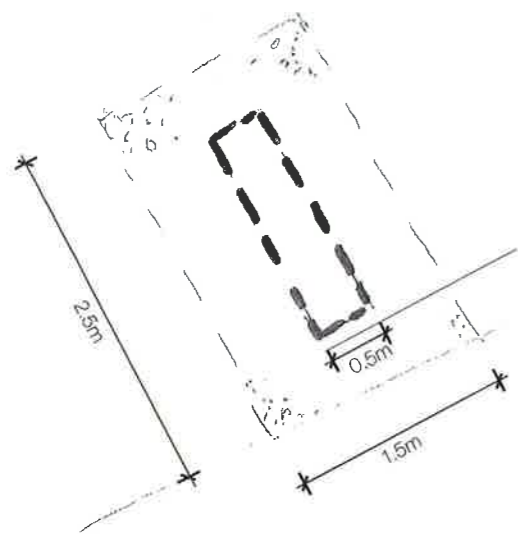
	NSW GOVERNMENT Planning
Issued under the Environmental Planning and Assessment Act 1979	
Approved Section 96 (1A) (1) (2) Modification Application	
No. 5	granted on the 20 December 2017
in respect to MPSSD 6501	
Signed..... TP	
Sheet No. 14 of 19	



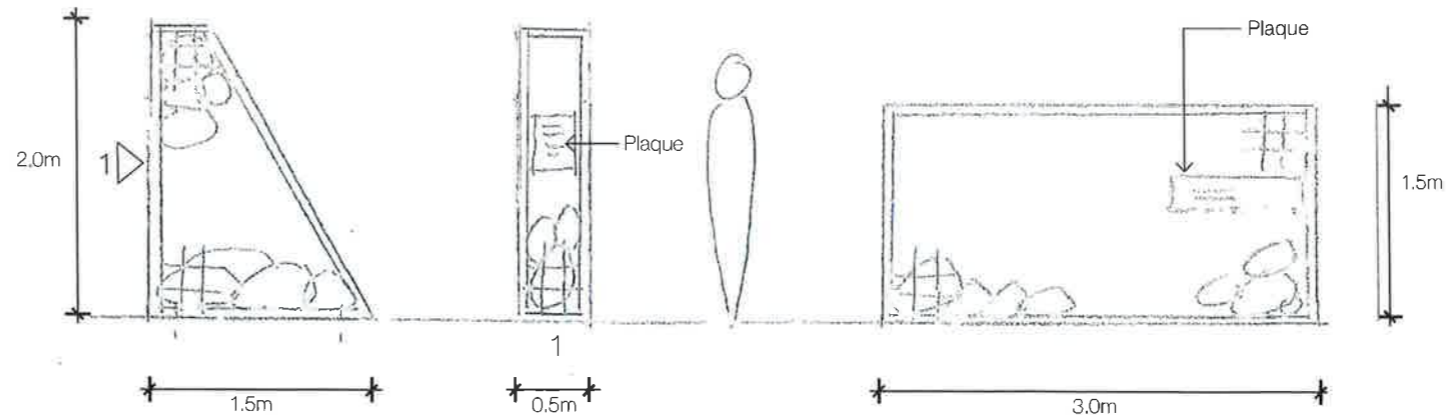
SITE IMAGE

DEXUS QUARRY WEST

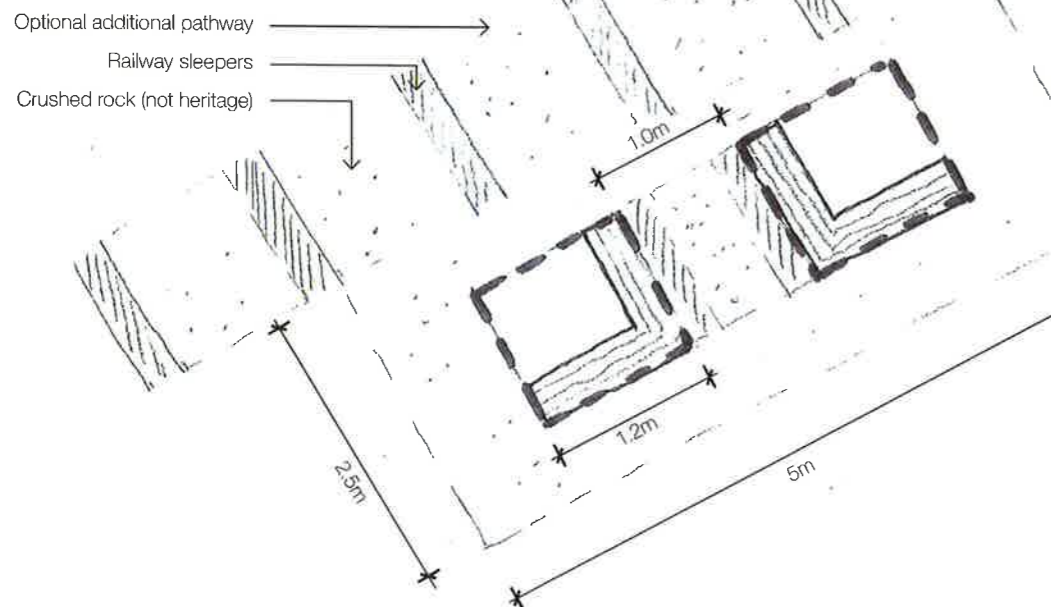
Client: Dexus Wholesale Infrastructure Trustee for DEXUS West Sydney	Drawing Number: SS14-2875	Issue Date: 04 October 2017	LAD 13
Site Image Job Number			



A. VERTICAL ELEMENT



- Opportunity to uplift the vertical element
- Heritage rocks inside the gabion cage



B. HORIZONTAL / FUNCTIONAL ELEMENT



Proposed seating area using base material of crushed rock (not heritage) or decomposed granite.

CONCEPT

The Heritage Rocks (found on site and now protected) are proposed to be utilised to form either a vertical element or incorporated into a seating element. It is proposed that the heritage rocks are also located in a landscape area adjacent to one of the Warehouse developments fronting Reconciliation Road in conjunction with the jaw crusher. The Rocks may be incorporated into a 'breakout' area space associated with the Warehouse.

If the seating area is adopted, a supplementary access footpath made of railway sleepers and crushed rock could be incorporated (as per the sketch) to reference the original railway from where the Heritage Rocks were found.

Crushed rock (not heritage) may be utilised from stockpiles from the Quarry West, at the base of either feature.

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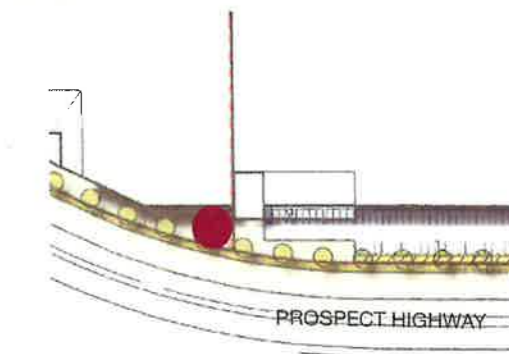
Sheet No. 15 of 19



Gabion seat combination example



Heritage site rocks



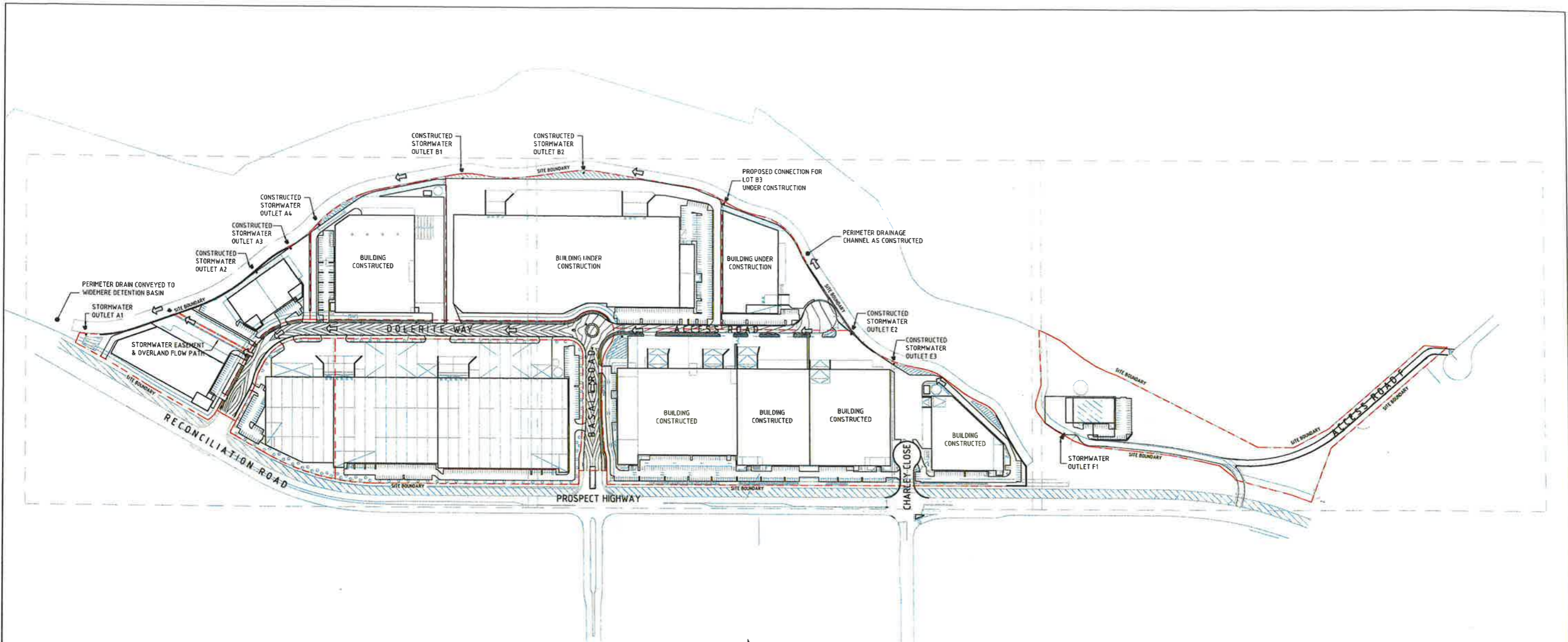
Heritage rock feature to be located alongside the Jaw Crusher artifact, potentially in a 'breakout' space area.

HERITAGE ROCK FEATURE IDEAS



SITE IMAGE

DEXUS QUARRY WEST



**SITE MASTERPLAN**  
SCALE 1:1500

**LEGEND:**  
LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LAND PARTNERS DATED 11.05.14

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- DRAINAGE LINE
- FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

**WATER QUALITY NOTE:**  
ALL DEVELOPMENT SITES TO PROVIDE AN END-OF-LINE GROSS POLLUTANT TRAP PRIOR TO CONNECTION TO ESTATE INFRASTRUCTURE SYSTEM OR TO PERIMETER DRAINAGE CHANNELS.

**NSW GOVERNMENT Planning**

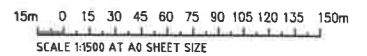
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**FOR S96 MODIFICATION**



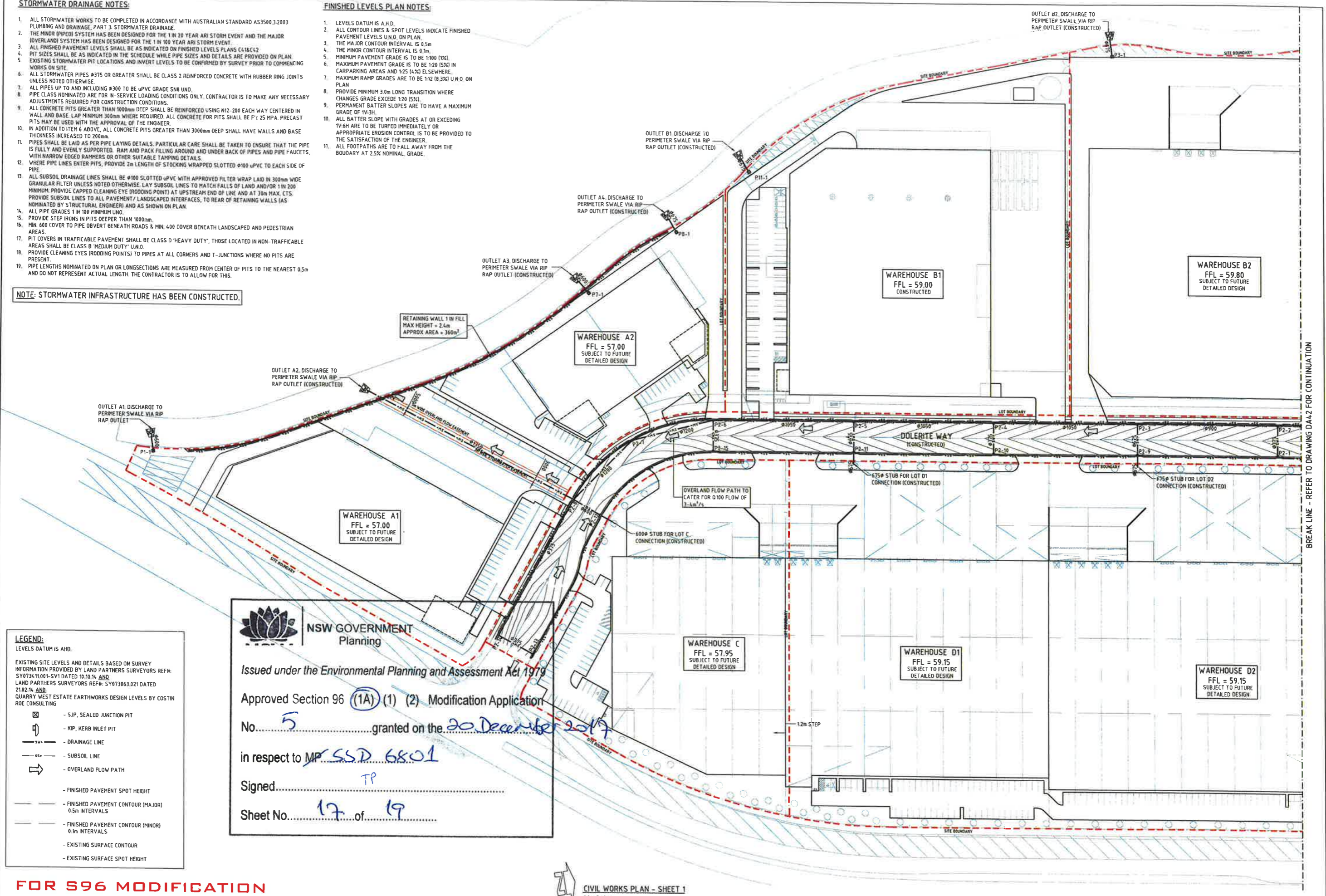
**STORMWATER DRAINAGE NOTES:**

1. ALL STORMWATER WORKS TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS3500.3:2003 PLUMBING AND DRAINAGE, PART 3: STORMWATER DRAINAGE.
2. THE MINOR (PIPEDI) SYSTEM HAS BEEN DESIGNED FOR THE 1 IN 100 YEAR ARI STORM EVENT AND THE MAJOR (OVERLAND) SYSTEM HAS BEEN DESIGNED FOR THE 1 IN 100 YEAR ARI STORM EVENT.
3. ALL FINISHED PAVEMENT LEVELS SHALL BE AS INDICATED ON FINISHED LEVELS PLANS C418/C42.
4. PIT SIZES SHALL BE AS INDICATED IN THE SCHEDULE WHILE PIPE SIZES AND DETAILS ARE PROVIDED ON PLAN.
5. EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED BY SURVEY PRIOR TO COMMENCING WORKS ON SITE.
6. ALL STORMWATER PIPES Ø375 OR GREATER SHALL BE CLASS 2 REINFORCED CONCRETE WITH RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
7. ALL PIPES UP TO AND INCLUDING Ø300 TO BE uPVC GRADE S80 UNO.
8. PIPE CLASS NOMINATED ARE FOR IN-SERVICE LOADING CONDITIONS ONLY. CONTRACTOR IS TO MAKE ANY NECESSARY ADJUSTMENTS REQUIRED FOR CONSTRUCTION CONDITIONS.
9. ALL CONCRETE PITS GREATER THAN 1000mm DEEP SHALL BE REINFORCED USING H12-200 EACH WAY CENTERED IN WALL AND BASE. LAP MINIMUM 300mm WHERE REQUIRED. ALL CONCRETE FOR PITS SHALL BE F'c 25 MPa. PRECAST PITS MAY BE USED WITH THE APPROVAL OF THE ENGINEER.
10. IN ADDITION TO ITEM 6 ABOVE, ALL CONCRETE PITS GREATER THAN 3000mm DEEP SHALL HAVE WALLS AND BASE THICKNESS INCREASED TO 200mm.
11. PIPES SHALL BE LAID AS PER PIPE LAYING DETAILS. PARTICULAR CARE SHALL BE TAKEN TO ENSURE THAT THE PIPE IS FULLY AND EVENLY SUPPORTED. RAM AND PACK FILLING AROUND AND UNDER BACK OF PIPES AND PIPE FAUCETS, WITH NARROW EDGED RAMMERS OR OTHER SUITABLE TAMPING DETAILS.
12. WHERE PIPE LINES ENTER PITS, PROVIDE 2m LENGTH OF STOCKING WRAPPED SLOTTED Ø100 uPVC TO EACH SIDE OF PIPE.
13. ALL SUBSOIL DRAINAGE LINES SHALL BE Ø100 SLOTTED uPVC WITH APPROVED FILTER WRAP LAID IN 300mm WIDE GRANULAR FILTER UNLESS NOTED OTHERWISE. LAY SUBSOIL LINES TO MATCH FALLS OF LAND AND/OR 1 IN 200 MINIMUM. PROVIDE CAPPED CLEANING EYE (RODDING POINT) AT UPSTREAM END OF LINE AND AT 30m MAX. CTS. PROVIDE SUBSOIL LINES TO ALL PAVEMENT/ LANDSCAPED INTERFACES, TO REAR OF RETAINING WALLS (AS NOMINATED BY STRUCTURAL ENGINEER) AND AS SHOWN ON PLAN.
14. ALL PIPE GRADES 1 IN 100 MINIMUM UNO.
15. PROVIDE STEP IRONS IN PITS DEEPER THAN 1000mm.
16. MIN. 600 COVER TO PIPE OBVERT BENEATH ROADS & MIN. 400 COVER BENEATH LANDSCAPED AND PEDESTRIAN AREAS.
17. PIT COVERS IN TRAFFICABLE PAVEMENT SHALL BE CLASS D 'HEAVY DUTY'; THOSE LOCATED IN NON-TRAFFICABLE AREAS SHALL BE CLASS B 'MEDIUM DUTY' UNO.
18. PROVIDE CLEANING EYES (RODDING POINTS) TO PIPES AT ALL CORNERS AND T-JUNCTIONS WHERE NO PITS ARE PRESENT.
19. PIPE LENGTHS NOMINATED ON PLAN OR LONGSECTIONS ARE MEASURED FROM CENTER OF PITS TO THE NEAREST 0.5m AND DO NOT REPRESENT ACTUAL LENGTH. THE CONTRACTOR IS TO ALLOW FOR THIS.

**FINISHED LEVELS PLAN NOTES:**

1. LEVELS DATUM IS A.H.D.
2. ALL CONTOUR LINES & SPOT LEVELS INDICATE FINISHED PAVEMENT LEVELS U.N.O. ON PLAN.
3. THE MAJOR CONTOUR INTERVAL IS 0.5m
4. THE MINOR CONTOUR INTERVAL IS 0.1m
5. MINIMUM PAVEMENT GRADE IS TO BE 1:100 (1%)
6. MAXIMUM PAVEMENT GRADE IS TO BE 1:20 (5%) IN CARPARKING AREAS AND 1:25 (4%) ELSEWHERE.
7. MAXIMUM RAMP GRADES ARE TO BE 1:12 (8.3%) U.N.O. ON PLAN.
8. PROVIDE MINIMUM 3.0m LONG TRANSITION WHERE CHANGES GRADE EXCEED 1:20 (5%).
9. PERMANENT BATTER SLOPES ARE TO HAVE A MAXIMUM GRADE OF 1V:3H.
10. ALL BATTER SLOPE WITH GRADES AT OR EXCEEDING 1V:6H ARE TO BE TURFED IMMEDIATELY OR APPROPRIATE EROSION CONTROL IS TO BE PROVIDED TO THE SATISFACTION OF THE ENGINEER.
11. ALL FOOTPATHS ARE TO FALL AWAY FROM THE BOUNDARY AT 2.5% NOMINAL GRADE.

**NOTE: STORMWATER INFRASTRUCTURE HAS BEEN CONSTRUCTED.**



**LEGEND:**  
LEVELS DATUM IS A.H.D.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LAND PARTNERS SURVEYORS REF: SY073611.001-SV1 DATED 10.10.14 AND LAND PARTNERS SURVEYORS REF: SY073063.021 DATED 21.02.14 AND QUARRY WEST ESTATE EARTHWORKS DESIGN LEVELS BY COSTIN ROE CONSULTING

- ☒ - SJP, SEALED JUNCTION PIT
- ☒ - KIP, KERB INLET PIT
- — — — — - DRAINAGE LINE
- — — — — - SUBSOIL LINE
- ➔ - OVERLAND FLOW PATH
- — — — — - FINISHED PAVEMENT SPOT HEIGHT
- — — — — - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- — — — — - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- — — — — - EXISTING SURFACE CONTOUR
- — — — — - EXISTING SURFACE SPOT HEIGHT

**NSW GOVERNMENT Planning**

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No. 5 granted on the 20 December 2017

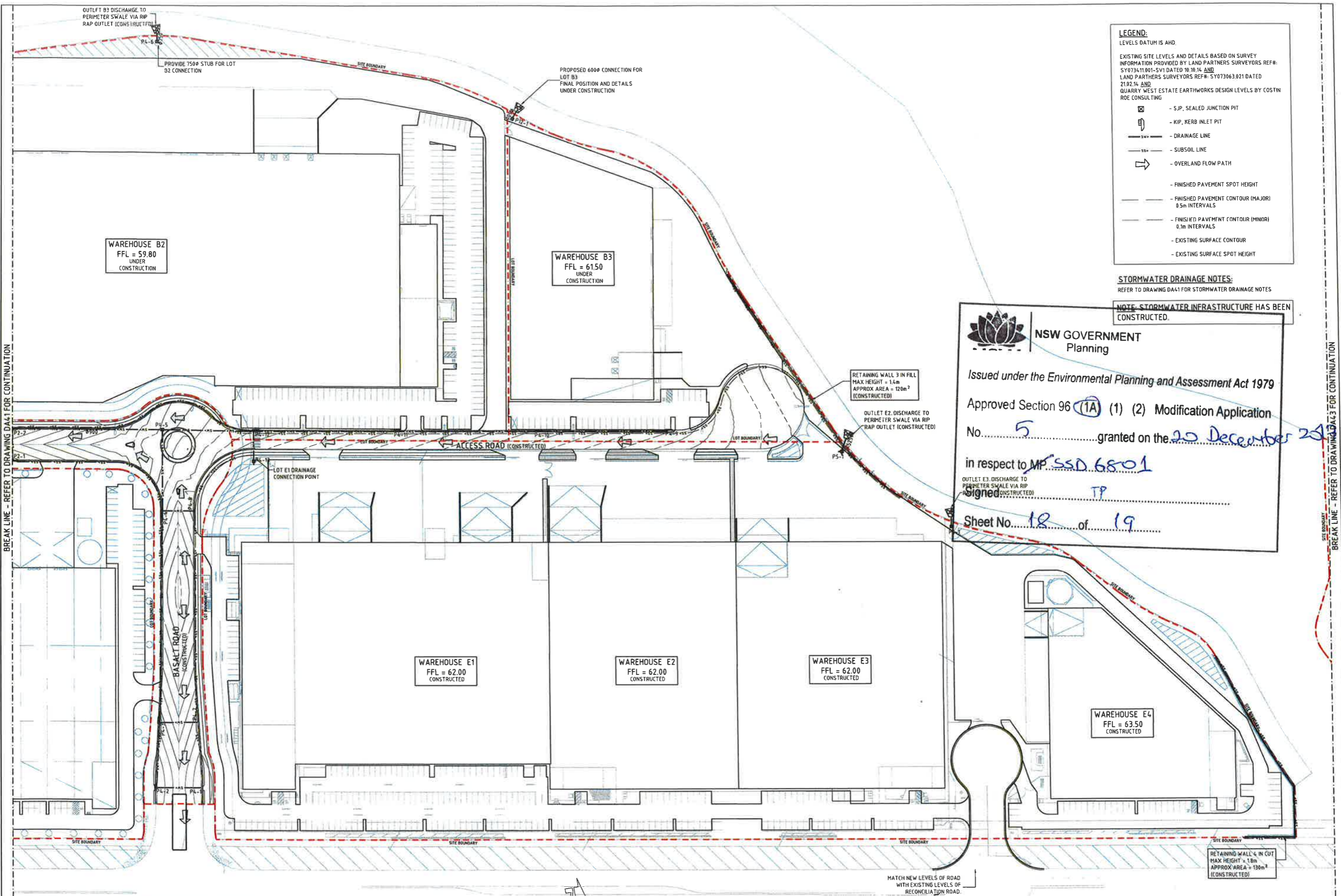
in respect to MP SSD 6801

Signed TP

Sheet No. 17 of 19

**FOR S96 MODIFICATION**

**CIVIL WORKS PLAN - SHEET 1**  
SCALE 1:500



**LEGEND:**  
LEVELS DATUM IS AHD

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LAND PARTNERS SURVEYORS REF# SY073411001-SV1 DATED 10.10.14 AND LAND PARTNERS SURVEYORS REF# SY073063.021 DATED 21.02.14 AND QUARRY WEST ESTATE EARTHWORKS DESIGN LEVELS BY COSTIN ROE CONSULTING

- ☒ - SJP, SEALED JUNCTION PIT
- ⌋ - KIP, KERB INLET PIT
- — — — — DRAINAGE LINE
- — — — — SUBSOIL LINE
- ➔ - OVERLAND FLOW PATH
- - - - - FINISHED PAVEMENT SPOT HEIGHT
- - - - - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- - - - - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- - - - - EXISTING SURFACE CONTOUR
- - - - - EXISTING SURFACE SPOT HEIGHT

**STORMWATER DRAINAGE NOTES:**  
REFER TO DRAWING DA41 FOR STORMWATER DRAINAGE NOTES

**NOTE: STORMWATER INFRASTRUCTURE HAS BEEN CONSTRUCTED.**

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BREAK LINE - REFER TO DRAWING DA41 FOR CONTINUATION

BREAK LINE - REFER TO DRAWING DA43 FOR CONTINUATION

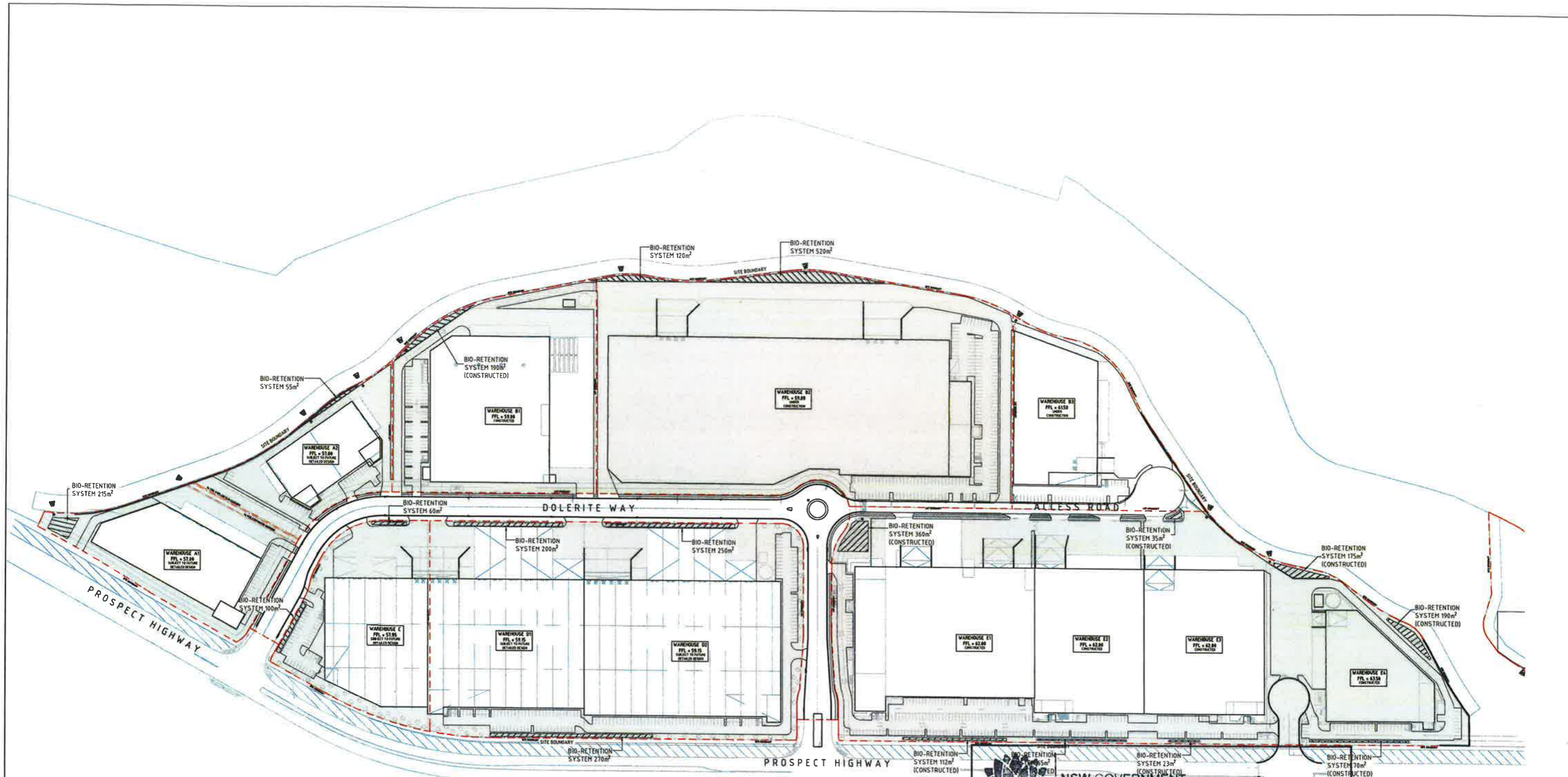
**FOR S96 MODIFICATION**

**CIVIL WORKS PLAN - SHEET 2**  
SCALE 1:500

MATCH NEW LEVELS OF ROAD WITH EXISTING LEVELS OF RECONCILIATION ROAD.

SCALE 1500 AT A0 SHEET SIZE

ISSUED FOR S96 MODIFICATION 23.09.17 23.09.17		ARCHITECT <b>concept(y)</b> Architecture		CLIENT <b>dexus</b>		PROJECT PROPOSED DEVELOPMENT LOT C & D, QUARRY ESTATE GREYSTANES NSW		Costin Roe Consulting Pty Ltd. Consulting Engineers Level 1, 8 Wadswell Street North Sydney, Sydney NSW 2060 Tel: (02) 9441-1888 Fax: (02) 9441-2776 email: costin@roecostin.com.au		<b>Costin Roe Consulting</b> PRECISION   COMMUNICATION   ACCOUNTABILITY		DRAWING TITLE <b>CIVIL WORKS PLAN SHEET 2</b> SHEET NO. <b>C010529.42-DA42</b>	
AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE	ISSUE	DESIGNED	DRAWN	CHECKED	INZ	SCALE	DATE	ISSUE	REVISION



**WATER QUALITY STRATEGY NOTES:**

- WATER QUALITY STRATEGY HAS BEEN COMPLETED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED STORMWATER MANAGEMENT STRATEGY COMPLETED BY GHQ DURING 2009. THE APPROVED STRATEGY INVOLVED TREATMENT OF A 11.30ha CATCHMENT VIA BIO RETENTION BASINS OR SWALES.
- THE PROPOSED STRATEGY TREATS 11.31ha VIA BIO RETENTION BASINS OR SWALES INTERSPERSED THROUGHOUT THE DEVELOPMENT FOOTPRINT.
- FINAL DETAILS & EXACT LOCATION OF BIO RETENTION SYSTEMS IN INDIVIDUAL DEVELOPMENT LOTS WILL BE SUBJECT TO SEPARATE FUTURE DEVELOPMENT APPLICATIONS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ENGINEERING REPORT C010529 22-02a.rpt BY COSTIN ROE CONSULTING PTY LTD.

**NOTE:**  
BIO RETENTION CONFIGURATIONS SHOWN ARE INDICATIVE ONLY AND NOT DRAWN TO SCALE. REFERENCE IS TO BE MADE TO TEXT CALL UP FOR BIO RETENTION AREAS. CAD LINEWORK IS NOT TO BE USED FOR DETAILED CONFIGURATIONS.



**STORMWATER MANAGEMENT/WATER QUALITY STRATEGY**  
SCALE 1:1000

**LEGEND:**  
 HATCHED AREA DENOTES CATCHMENT TO BE CONVEYED TO BIO RETENTION SYSTEMS FOR TREATMENT

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**FOR S96 MODIFICATION**

10m 0 10 20 30 40 50 60 70 80 90 100m  
SCALE 1:1000 AT A0 SHEET SIZE

ISSUED FOR S96 MODIFICATION 22.09.17 ISSUED FOR S96 MODIFICATION 05.09.17	22.09.17 05.09.17	B A	AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE	ISSUE	ARCHITECT <b>concept (y)</b> Architecture	CLIENT <b>dexus</b>	PROJECT PROPOSED DEVELOPMENT LOT C & D, QUARRY ESTATE GREYSTANES NSW	DESIGNED DATE DWG	DRAWN DATE DWG	CHECKED DATE DWG	SCALE AS SHOWN	CAD FILE C010529.rvt	Costin Roe Consulting Pty Ltd. Consulting Engineers Level 1, 8 Woodmill Street Wash Bay, Sydney NSW 2000 Ph: (02) 958-1000 Fax: (02) 958-0778 email: info@costinroe.com.au	<b>Costin Roe Consulting</b>	DRAWING TITLE STORMWATER MANAGEMENT/ WATER QUALITY STRATEGY	PRECISION   COMMUNICATION   ACCOUNTABILITY	DRAWING NO. C010529.42-DA46	SHEET 8
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