

Dexus Wholesale Management Limited
ABN 56 159 301 907

Level 25, Australia Square
264-278 George Street
Sydney NSW 2000

02 9017 1351
0415 364 067
james.hough@dexus.com
dexus.com



**Owners Consent: Development Application ('Application') with respect to
Part Lot 18 in Deposited Plan 270644 (being Lot 37 in proposed plan of subdivision)
('Property')**

15 February 2018

Dexus Wholesale Management Limited ('DWML') as registered proprietor of the Property consents to Hannas Contracting Services Pty Ltd (ABN 92 160 711 884) submitting the attached Application in respect of the proposed development of the Property.

This consent is given on the basis that DWML will not be responsible for:

- Any work to be carried out to the Property as a result of or in connection with the Application;
- Any Statutory approvals, all laws and requirements of any Authority required in connection with the Application;
- Any work required to be carried out to the Property which is properly the responsibility of the applicant because of the applicant's particular use of the Property; or
- Any costs associated with the Application (which shall be payable by the applicant).

SIGNED for and on behalf of Dexus Wholesale Management Limited (ABN: 56 159 301 907) in its capacity as Trustee for Dexus Quarry West Subtrust by its duly authorised attorneys under power of attorney dated 01 September 2015 in the presence of:

Signature of Attorney

Mark Nicholas Hansen

Name of Attorney

Signature of Witness

Leona Tsiew Han

Name of Witness

Signature of Attorney

JUSTIN STEELE READING

Name of Attorney

DRAWING LIST

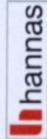
GENERAL 15/01/2008	COVER SHEET
FLOOR PLANS 15/01/2010	LOCATION PLAN-SITE PLAN
15/01/2010	SECTIONAL ELEVATION-SHEET 1
15/01/2010	SECTIONAL ELEVATION-SHEET 2
15/01/2010	SECTIONAL ELEVATION-SHEET 3
15/01/2010	SECTIONAL ELEVATION-SHEET 4
15/01/2010	SECTIONAL ELEVATION-SHEET 5
15/01/2010	SECTIONAL ELEVATION-SHEET 6
15/01/2010	SECTIONAL ELEVATION-SHEET 7
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15/01/2010	SECTIONAL ELEVATION-SHEET 9
15/01/2010	SECTIONAL ELEVATION-SHEET 10
15/01/2010	SECTIONAL ELEVATION-SHEET 11
15/01/2010	SECTIONAL ELEVATION-SHEET 12
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15/01/2010	SECTIONAL ELEVATION-SHEET 99
15/01/2010	SECTIONAL ELEVATION-SHEET 100





ISSUE FOR DEVELOPMENT APPLICATION

NO.	REVISION	DATE
1	ISSUE FOR DEVELOPMENT APPLICATION	10/01/2024



Project 1/24/2024
Bluestone Industrial Estate
 Proposed Scheme
 Lot 3/1 Prospect Highway, Graylands NSW



Location Plan/ Site Plan
 Floor Plan
 Scale: 1:1000
 Date: 10/01/2024
 Project: 10676 DA-010

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 10676 DA-010
 10/01/2024

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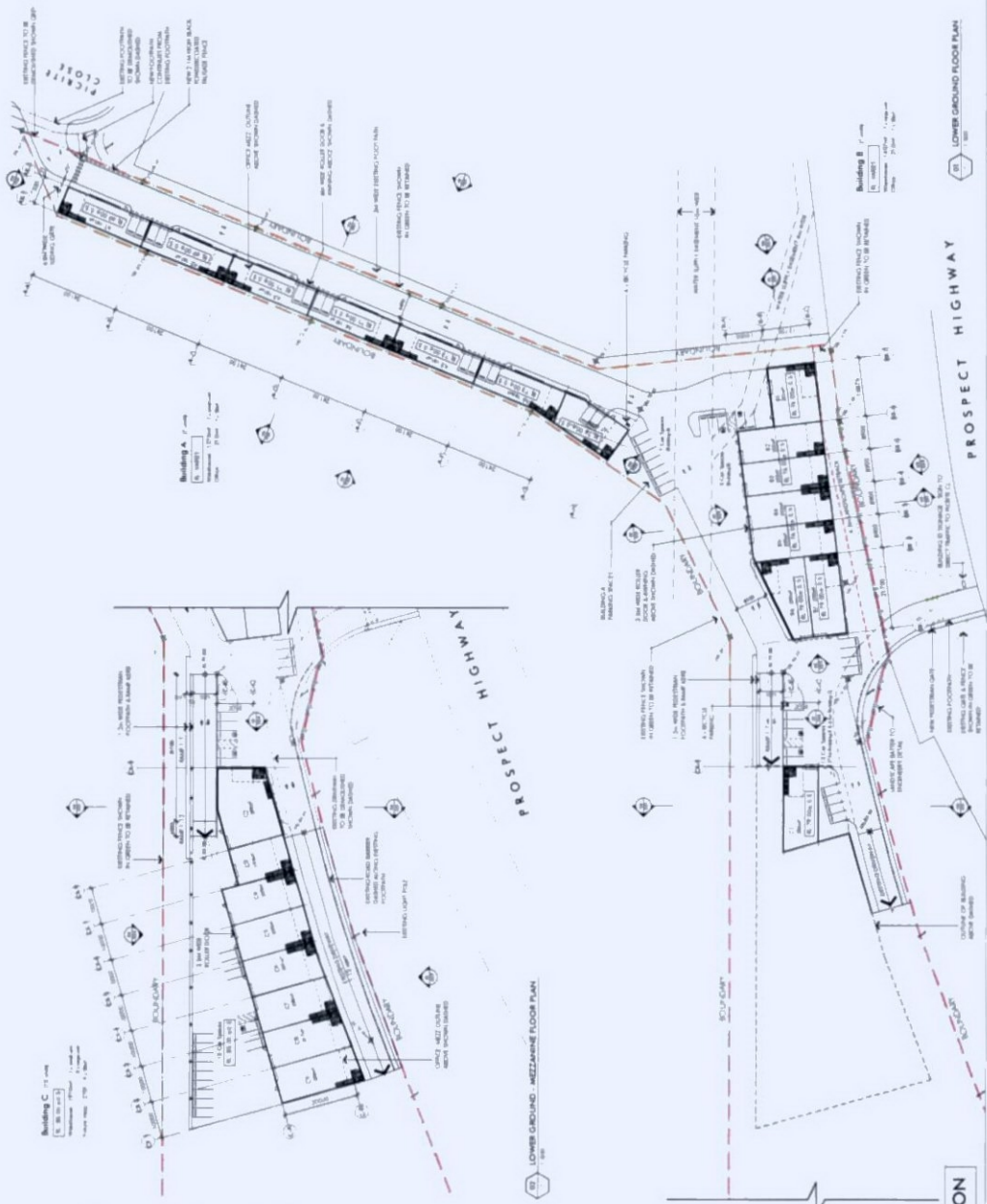
Bluestone Industrial Estate
Lot 3/ Prospect Highway, Greystanes NSW

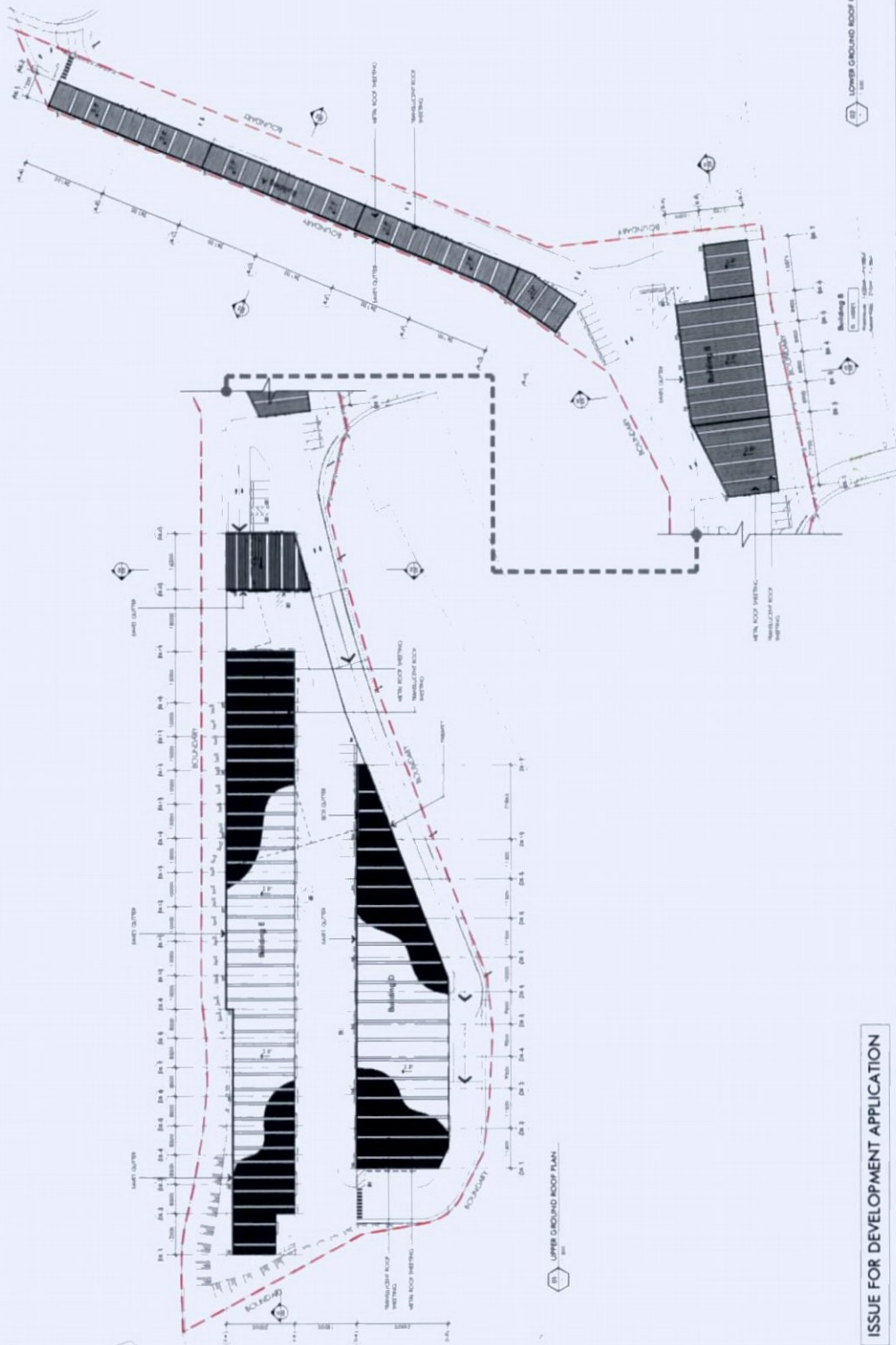


Lower Ground
Riser Pipe
10676 DA-011

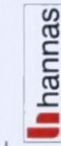
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www.nettletontribe.com or www.nettletontribe.org





ISSUE FOR DEVELOPMENT APPLICATION

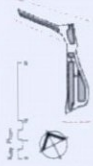


NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR DEVELOPMENT APPLICATION	10/07/2015	W. J. J. J.	W. J. J. J.

Project Name	Bluestone Industrial Estate
Project Location	Lot 3/7 Prospect Highway, Grayladies NSW
Project No.	10076 DA-015
Scale	1:100 B.S.J.
Date	10/07/2015

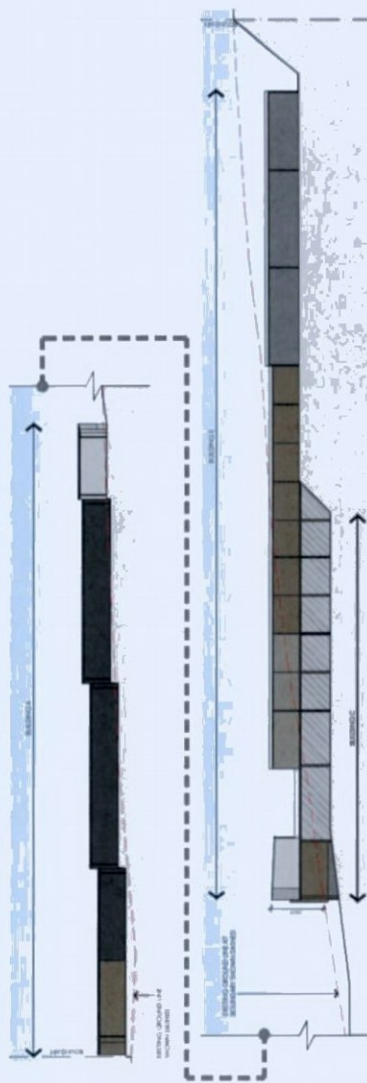


Project Name
Bluestone Industrial Estate
Project Location
Lot 3/7 Prospect Highway, Grayladies NSW

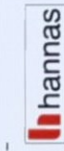


Roof Plan
Upper & Lower Ground
10076 DA-015
10/07/2015
W. J. J. J.

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ARCHITECTS
10/07/2015
10/07/2015
10/07/2015



ISSUE FOR DEVELOPMENT APPLICATION



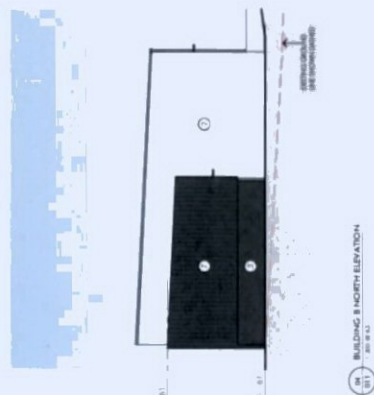
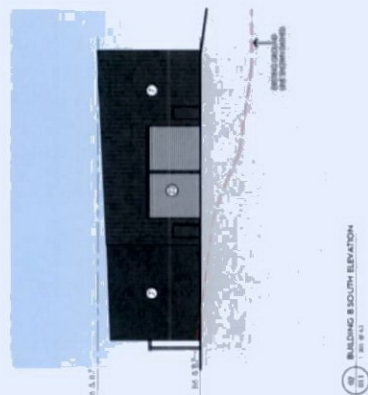
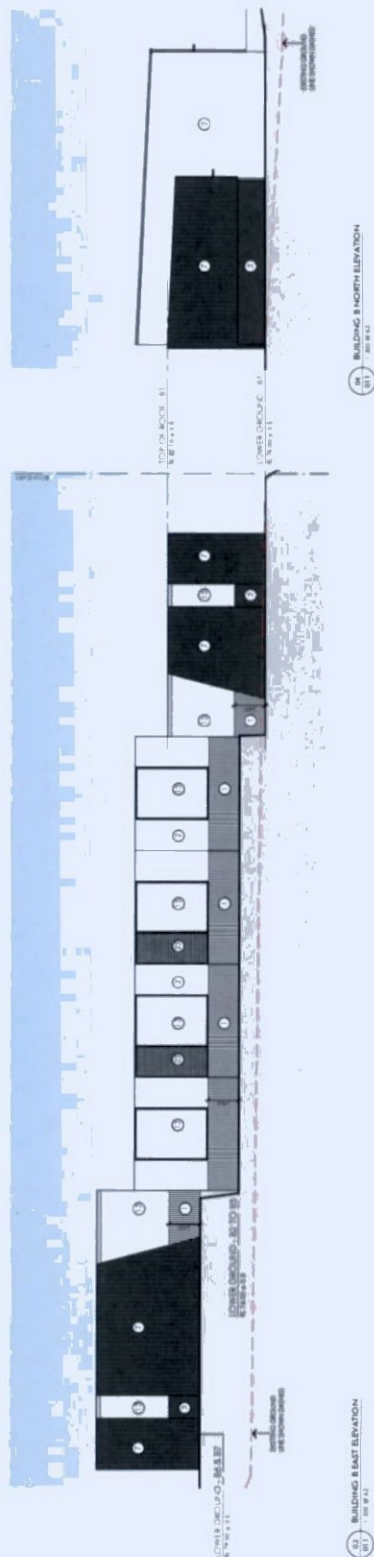
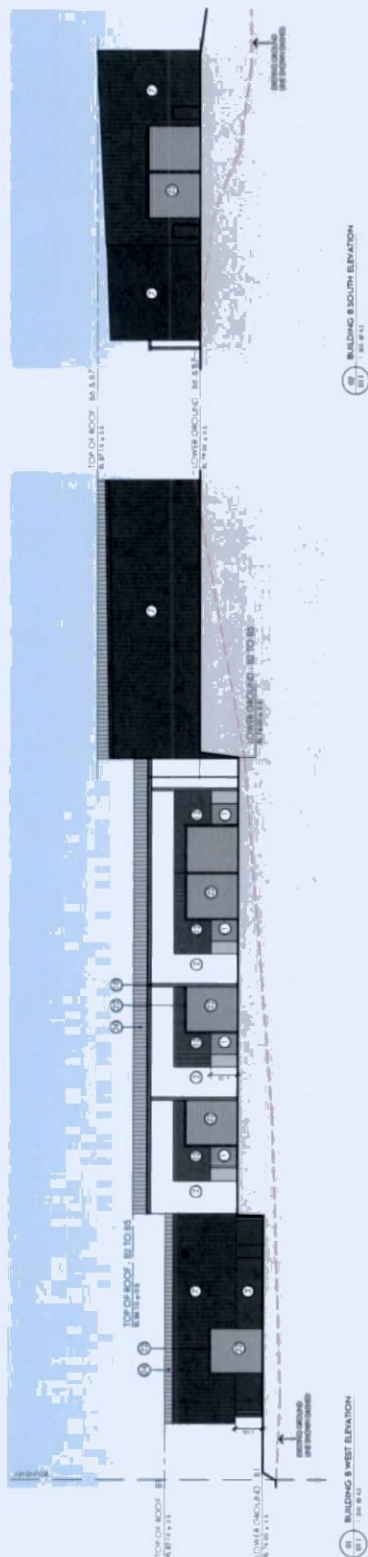
Project Name
Bluestone Industrial Estate

Project Address
Lot 2/ Prospect Highway, Greystanes NSW



Site Elevations

10676_DA-020

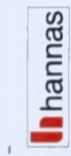
FINISHES | LEGEND

① PREFABRICATED PANEL
② PREFABRICATED PANEL
③ PREFABRICATED PANEL
④ PREFABRICATED PANEL
⑤ PREFABRICATED PANEL

WHITE MENT	PRE-CAST PANEL, SHALE GREY	MULTI-CAD METAL CLADDING, MONUMENT	MULTI-CAD METAL CLADDING, SHALE GREY	POWER-CATED DOOR FRAME & LININGS, WHITE	PAINTED POWER-CATED COLUMNS, JAUPER
	EN58MM METAL CLADDING, MONUMENT	MULTI-CAD METAL CLADDING, BASALT	POWER-CATED DOOR FRAME & LININGS, MONUMENT	ROLLER SHUTTER DOOR, SHALE GREY	
	EN58MM METAL CLADDING, BASALT	DANILON, ICE	POWER-CATED ROOF ACCESSORIES, BASALT	POWER-CATED (LOWERS), BASALT	
	EN58MM METAL CLADDING, JAUPER	POWER-CATED WINDOW FRAME, WHITE	POWER-CATED ROOF ACCESSORIES, JAUPER	TRUCKS ROOF SHEETING, SHALE GREY	
	MULTI-CAD METAL CLADDING, GULLY	POWER-CATED WINDOW FRAME, MONUMENT	POWER-CATED ROOF ACCESSORIES, MONUMENT	VOUCHING, CHAM	

ISSUE FOR DEVELOPMENT APPLICATION

hannas

Project 7: **Bluestone Industrial Estate**

Lot 37 Prospect Highway, Greystanes NSW

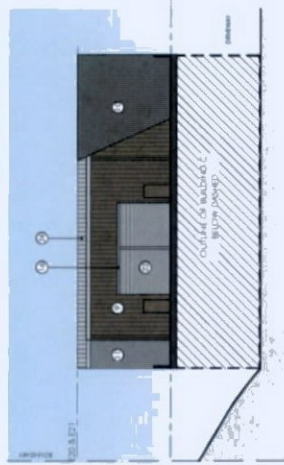


Elevations

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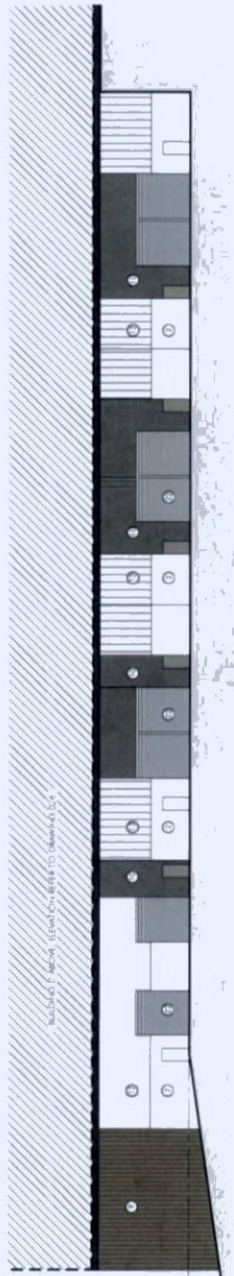
BUILDING C, E & F NORTH ELEVATION
300' 0.0'



BUILDING D, E & F SOUTH ELEVATION
300' 0.0'



BUILDING E, E & F NORTH ELEVATION
300' 0.0'

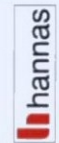


BUILDING C INTERNAL WEST ELEVATION
300' 0.0'

FINISHES LEGEND

- 1 PRECAST PANEL - SHALE GREY
- 2 PRECAST PANEL - VIVID WHITE
- 3 PRECAST PANEL - MONUMENT
- 4 PRECAST PANEL - MONUMENT
- 5 PRECAST PANEL - BASALT
- 6 PRECAST PANEL - JAPE
- 7 PRECAST PANEL - JAPE
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ISSUE FOR DEVELOPMENT APPLICATION



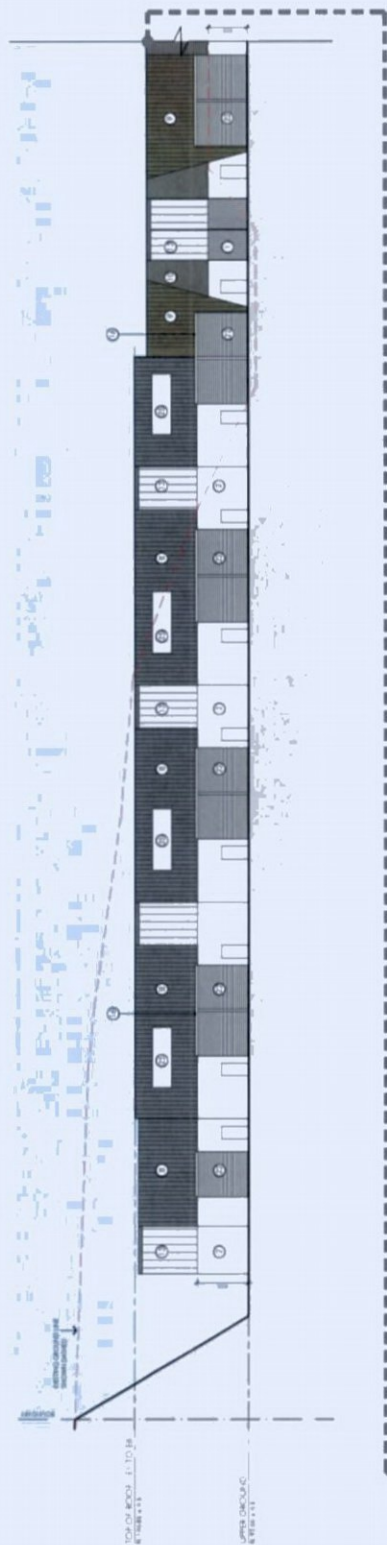
Bluestone Industrial Estate
100' 0.0'



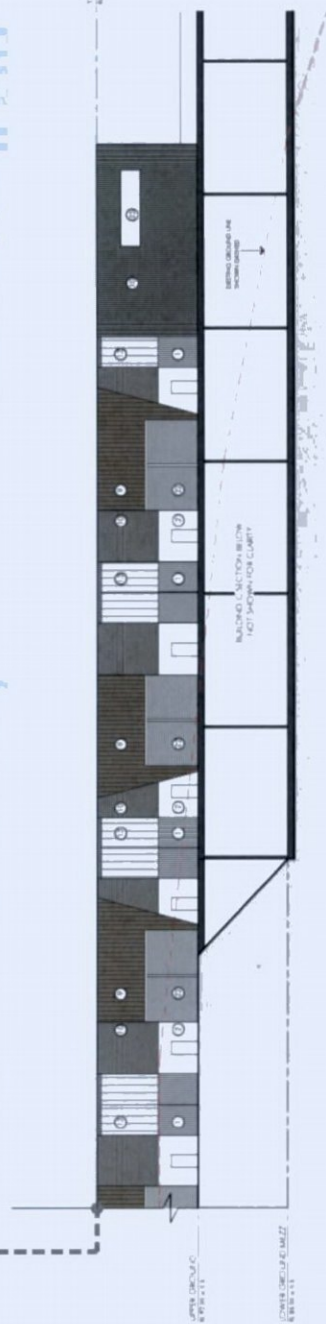
Elevations
Sheet 4

106/76 DA-024

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TOP OF ROOF - 15 TO 119
6.00m x 11.0m



TOP OF ROOF - 15 TO 119
6.00m x 11.0m

FINISHES LEGEND

- ① FINISHED PRE-CAST PANEL
- ② PRE-CAST PANEL - WHITE
- ③ PRE-CAST PANEL - MONUMENT
- ④ PRE-CAST PANEL - BASALT
- ⑤ PRE-CAST PANEL - JAUPE
- ⑥ PRE-CAST PANEL - SHALE GREY
- ⑦ PRE-CAST PANEL - MONUMENT
- ⑧ PRE-CAST PANEL - BASALT
- ⑨ PRE-CAST PANEL - JAUPE
- ⑩ PRE-CAST PANEL - SHALE GREY
- ⑪ PRE-CAST PANEL - MONUMENT
- ⑫ PRE-CAST PANEL - BASALT
- ⑬ PRE-CAST PANEL - JAUPE
- ⑭ PRE-CAST PANEL - SHALE GREY
- ⑮ PRE-CAST PANEL - MONUMENT
- ⑯ PRE-CAST PANEL - BASALT
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- ⑲ PRE-CAST PANEL - MONUMENT
- ⑳ PRE-CAST PANEL - BASALT
- ㉑ PRE-CAST PANEL - JAUPE
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- ㊹ PRE-CAST PANEL - BASALT
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- ㊻ PRE-CAST PANEL - SHALE GREY
- ㊼ PRE-CAST PANEL - MONUMENT
- ㊽ PRE-CAST PANEL - BASALT
- ㊾ PRE-CAST PANEL - JAUPE
- ㊿ PRE-CAST PANEL - SHALE GREY

ISSUE FOR DEVELOPMENT APPLICATION

Project Name
Bluestone Industrial Estate

Project Address
Lot 31 Prospect Highway, Gungahlin NSW

Project Number
10676 DA-07

Issue
Issue 1

Date
10/10/2019

Project Location
Bluestone Industrial Estate

Project Address
Lot 31 Prospect Highway, Gungahlin NSW

Project Name
Bluestone Industrial Estate

Project Address
Lot 31 Prospect Highway, Gungahlin NSW

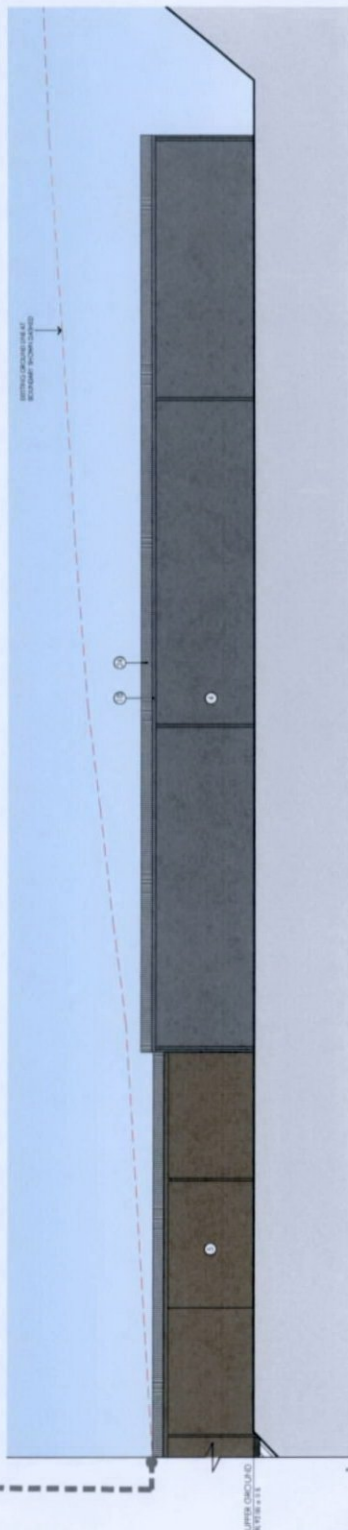
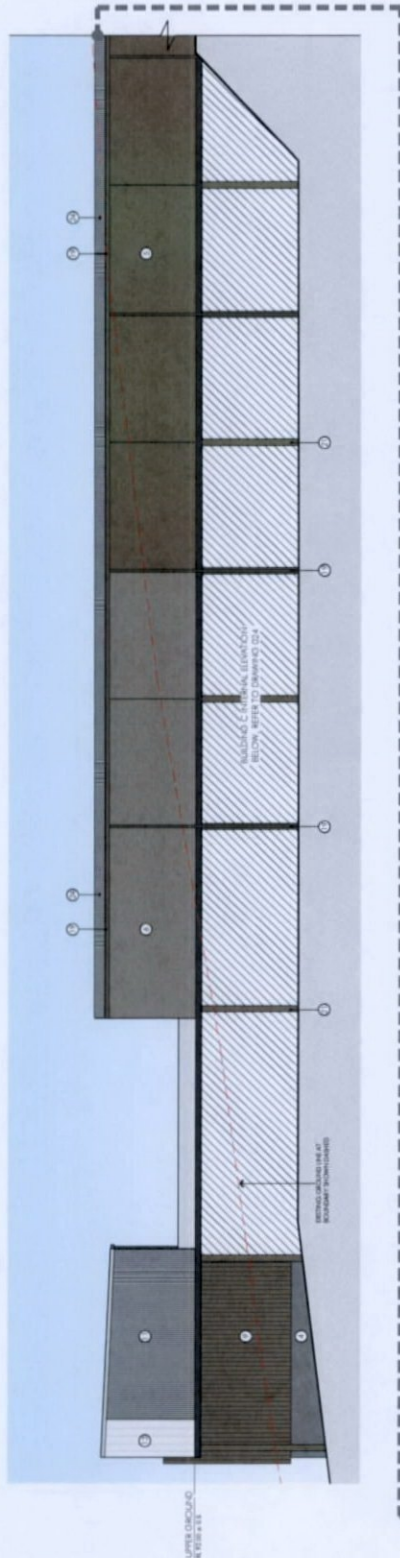
Project Number
10676 DA-07

Issue
Issue 1

Date
10/10/2019

Project Location
Bluestone Industrial Estate

Project Address
Lot 31 Prospect Highway, Gungahlin NSW

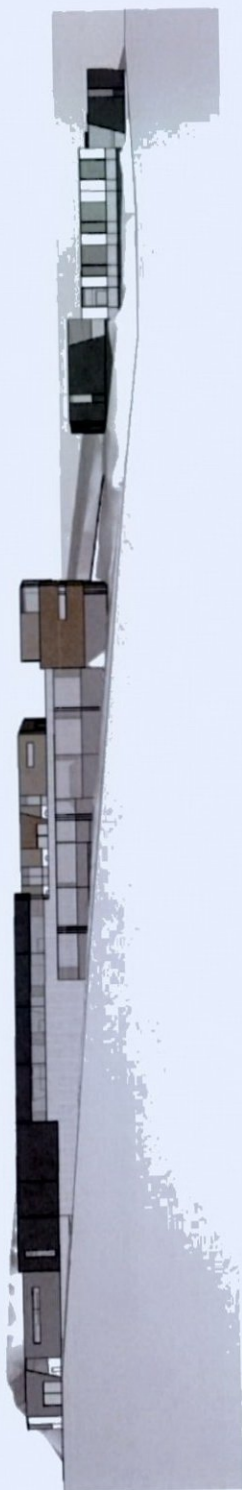


100% BUILDING EAST ELEVATION

FINISHES LEGEND

10 PRECAST PANEL - SHALE GREY	11 MULTICOLOR METAL CLADDING - SHALE GREY	12 POWERCOATED DOOR FRAME & WINNINGS - WHITE	13 PAINTED POWERCOATED COLUMNS - JAUFER
11 PRECAST PANEL - VIVID WHITE	12 MULTICOLOR METAL CLADDING - BASALT	13 POWERCOATED DOOR FRAME & WINNINGS - MONUMENT	14 ROLLER SHUTTER DOORS - SHALE GREY
12 PRECAST PANEL - MONUMENT	13 UNPAINTED ICE	14 POWERCOATED ROOF ACCESSORIES - BASALT	15 POWERCOATED LOUVER - BASALT
13 PRECAST PANEL - BASALT	14 POWERCOATED WINDOW FRAME - WHITE	15 POWERCOATED ROOF ACCESSORIES - JAUFER	16 TRUCKER ROOF SHEETING - SHALE GREY
14 PRECAST PANEL - JAUFER	15 MULTICOLOR METAL CLADDING - GULLY	16 POWERCOATED ROOF ACCESSORIES - MONUMENT	17 VISION GLAZING - CLEAR

ISSUE FOR DEVELOPMENT APPLICATION



45 SITE NORTH EAST ELEVATION
1:500



46 SITE NORTH EAST ELEVATION
1:500



47 SITE SOUTH EAST ELEVATION
1:500

ISSUE FOR DEVELOPMENT APPLICATION



Project Name
Bluestone Industrial Estate
Project Address
Lot 20 Prospect Highway, Graystone NSW

Project Name
Bluestone Industrial Estate
Project Address
Lot 20 Prospect Highway, Graystone NSW



Perspectives

10676_DA-050
1:500

1:500
1:500
1:500

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Bluestone Industrial Estate

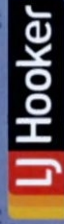
Industrial Business Park

Various Sizes Available (175 – 288m²)

Available 2019

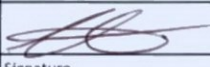
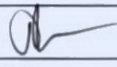
Register Your Interest

(02) 8019 9988



URGENT**Property Document Execution Form**

(for use only when executing Property related documents)

Register Number:		Date Logged:	
Landlord/Custodian:	DEXUS Wholesale Management Limited as Trustee for DEXUS Quarry West Subtrust		
Responsible Entity / Trustee			
External Parties:	Hannas Contracting Services Pty Ltd		
Property Address:	Quarrywest, Reconciliation Road, Greystanes	Property No: 10196	
Description of Documents:	No. of Documents:		
Development Application	1		
1. Are any of the documents being signed: a. Contracts for purchase/sale of real property b. Contracts for purchase/sale of shares or units or derivatives thereof c. Put and call options pursuant to item (a) or (b) above Co-owner Agreements d. Co-owner Agreements e. Contracts relating to debt financing and hedging facilities f. Investment management agreements g. Property management agreements h. Deeds of retirement and appointment i. Trust deeds and company constitutions j. Documents commencing litigation k. Settlement deeds l. Contracts between related entities of Dexus or Dexus and another fund we manage			No
2. Do any of the documents being signed: a. Grant the counterparty an exclusive right to provide a service or product to DEXUS or to DEXUS managed asset(s)? b. Provide a first or last right of refusal or pre-emptive right of any description? c. Restrict DEXUS' ability to engage other parties to provide a product or service? d. Restrict the uses or leasing of other tenancies?			No
If the answer is "Yes" to either question 1 or 2, then: 1. At least one "A" attorney <u>must</u> sign the document; <u>AND</u> 2. Your Executive (Executive Bands 1-3) <u>must</u> counter-sign the DEF.			
3. Do any of the documents being signed: a. Engage a contractor or consultant for development or capital works projects? If Yes, you must attach the completed and signed Tender Opening and Approval Form.			No
Executive Sign-Off			
	Name	Signature	Date
Legal Sign-Off	James Hough	See attached email	15/02/2018
	Name	Signature	Date
Transactions Manager	Greg Venit	See attached email	15/2/2018
	Name	Signature	Date
	Name	Signature	Date
Document Execution by:	Mark Nicholas Hansen		15-2-18
	Name	Signature	Date
	JUSTIN STEELE READING		15/2/2018
	Name	Signature	Date
Document Executed Under Power of Attorney: LH 15/2/18	DEXUS Wholesale Management Limited as Trustee for DEXUS Quarry West Subtrust		PoA dated 01 September 2015 Book 4695 No. 112

Leong Han

From: Greg Venit
Sent: Thursday, 15 February 2018 1:00 PM
To: James Hough; Docs Mailbox
Cc: Andrew Needham; Lydia Gabriel
Subject: RE: URGENT: Owners' Consent

Categories: Leon

Thanks, Hough – confirmed on the commercial. Thank you.

Greg Venit | Transactions Manager

e. greg.venit@dexus.com | d. +61290171388 | m. +61 431 069 782
Australia Square, Level 25, 264-278 George St, Sydney NSW 2000
PO Box R1822, Royal Exchange NSW 1225



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From: James Hough
Sent: Thursday, 15 February 2018 12:04 PM
To: Docs Mailbox <docs@dexus.com>
Cc: Andrew Needham <Andrew.Needham@dexus.com>; Lydia Gabriel <Lydia.Gabriel@dexus.com>; Greg Venit <Greg.Venit@dexus.com>
Subject: URGENT: Owners' Consent
Importance: High

To Docs,

Please arrange for the attached Owners' Consent letter to be signed for DWML on an urgent basis please – this is for Eagle's Nest, Quarry West.

You can treat this email as my Legal sign-off on this Owner's Consent letter, and Greg can confirm commercial sign-off.

The answer to all 3 questions on the DEF is no.

Cheers,

James Hough | Legal Counsel

e. james.hough@dexus.com | d. +612 9017 1351 | m. +61415 364 067
Australia Square, Level 25, 264-278 George St, Sydney NSW 2000
PO Box R1822, Royal Exchange NSW 1225



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From: Greg Venit

Sent: Tuesday, 13 February 2018 8:27 PM

To: James Hough <James.Hough@dexus.com>

Cc: Andrew Needham <Andrew.Needham@dexus.com>; Lydia Gabriel <Lydia.Gabriel@dexus.com>

Subject: FW: Latest Architecturals

Hi Hough,

FYI – will chat with you tomorrow regarding the Letter of Consent.

Thanks,
Greg

Greg Venit | Transactions Manager

e. greg.venit@dexus.com | d. +61290171388 | m. +61 431 069 782
Australia Square, Level 25, 264-278 George St, Sydney NSW 2000
PO Box R1822, Royal Exchange NSW 1225



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From: Marcel Elias [<mailto:melias@ljhcs.com.au>]

Sent: Tuesday, 13 February 2018 5:02 PM

To: Andrew Needham <Andrew.Needham@dexus.com>; Greg Venit <Greg.Venit@dexus.com>; Lydia Gabriel <Lydia.Gabriel@dexus.com>

Subject: FW: Latest Architecturals

Hi All,

I trust all is well.

Please refer to the attached from the Purchaser of Lot 37 Prospect Hwy.

It's the plans for the DA they intend to lodge in the coming weeks.

In summary, they are seeking the following from Dexus;

1. Letter of consent, authorising them to submit the DA (given the site has yet to settle).
2. Consent to replace the existing signboards with new signboards promoting the proposed development (example attached).

Many thanks, enjoy your afternoon and I look forward to your considered feedback.

Best regards,

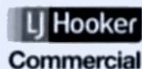
Marcel Elias

Director

Direct +61 2 8047 2605 | Mob +61 488 88 44 11 | Office +61 2 9748 4448 | [vCard](#)

melias@ljhc.com.au | silverwater.ljhcommercial.com.au

PO Box 6500 | Silverwater DC, NSW 1811 | Australia



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From: Joel Hewitt [<mailto:joelh@hannas.com.au>]

Sent: Tuesday, 13 February 2018 4:37 PM

To: Marcel Elias

Subject: Latest Architecturals

Marcel,

Attached is the latest Architecturals for Greystanes, should Dexu want to review the submission.

Let me know if they want to see anything else.

Regards,



Joel Hewitt | Contracts Manager

Hannas Contracting Services | Level 3 45 Murray Street Pyrmont NSW 2009

Contact | P: +61 2 9552 3399 | F: +61 2 9552 3327 | M: +61 419 123 151 | E: joelh@hannas.com.au | W: www.hannas.com.au

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