

PROPOSED INDUSTRIAL FACILITIES

PRECINCT 1,3 AND 5

OAKDALE SOUTH ESTATE

Estate Road HORSLEY PARK, NSW 2175

Drawing List

OAK MP01	Q	Cover Sheet & Title Page	OAK 1D DA40	J	Site Plan / Floor Plan
OAK MP02	AA	SSDA Masterplan	OAK 1D DA41	E	Roof Plan
OAK MP03	L	SSDA Stage 1 Development	OAK 1D DA42	E	Office Plans
OAK MP04	L	Precinct 1 Masterplan	OAK 1D DA44	E	Elevations
OAK MP05	-	Not Used	OAK 1D DA45	E	Sections
OAK MP06	K	Indicative Ultimate Lot Layout	OAK 1D DA46	D	Elevations Office

OAK MP07	K	Site Ananlysis Plan
OAK MP08	L	Existing Zoning
OAK MP09	H	Estate Works Staging Plan
OAK MP10	J	Building Staging Plan (Indicative)
OAK MP11	J	Signage Precinct 1
OAK MP12	-	Not Used
OAK MP13	H	Fire Protection Plan
OAK MP14	K	Restoration Zones
OAK MP15	F	Fencing Plan

OAK 1A DA10	K	Site Plan / Floor Plan
OAK 1A DA11	E	Roof Plan
OAK 1A DA12	E	Office 1 & 2 Plans
OAK 1A DA13	D	Office 3 Plans
OAK 1A DA14	D	Office 3 Plans
OAK 1A DA15	D	Elevations & Sections
OAK 1A DA16	D	Elevations Office 1
OAK 1A DA17	D	Elevations Office 2
OAK 1A DA18	D	Elevations Office 3
OAK 1A DA19	D	Elevations Office 4

OAK 1B DA20	J	Site Plan / Floor Plan
OAK 1B DA21	E	Roof Plan
OAK 1B DA22	E	Office Plans
OAK 1B DA24	E	Elevations
OAK 1B DA25	E	Sections
OAK 1B DA26	D	Elevations Office

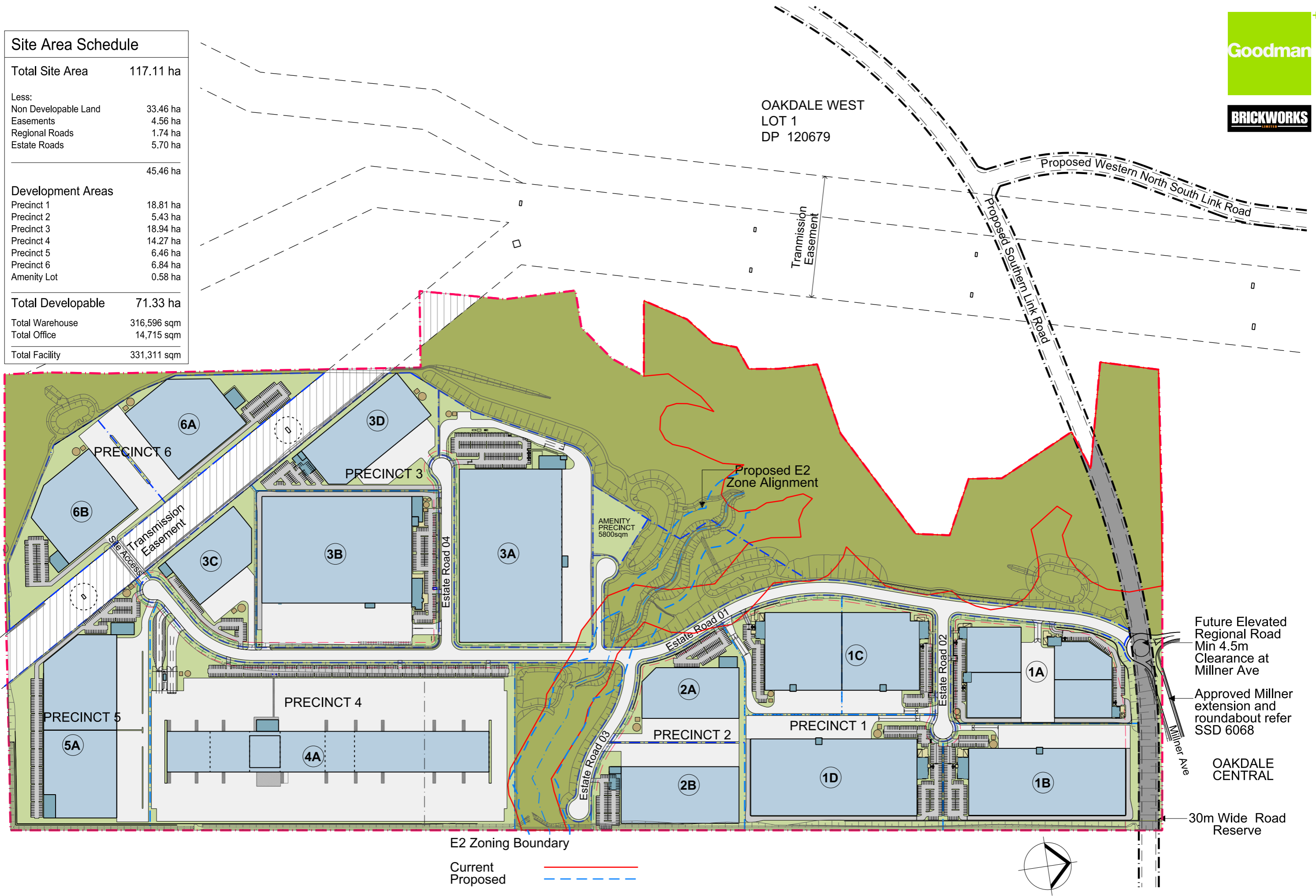
OAK 1C DA30	K	Site Plan / Floor Plan
OAK 1C DA31	E	Roof Plan
OAK 1C DA32	E	Office 1 Plans
OAK 1C DA33	E	Office 2 Plans
OAK 1C DA34	E	Elevations
OAK 1C DA35	E	Sections
OAK 1C DA36	D	Elevations Office 1
OAK 1C DA37	D	Elevations Office 2



Site Area Schedule

Total Site Area	117.11 ha
Less:	
Non Developable Land	33.46 ha
Easements	4.56 ha
Regional Roads	1.74 ha
Estate Roads	5.70 ha
<hr/>	
	45.46 ha
Development Areas	
Precinct 1	18.81 ha
Precinct 2	5.43 ha
Precinct 3	18.94 ha
Precinct 4	14.27 ha
Precinct 5	6.46 ha
Precinct 6	6.84 ha
Amenity Lot	0.58 ha
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Total Developable	71.33 ha
Total Warehouse	316,596 sqm
Total Office	14,715 sqm
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Total Facility	331,311 sqm

OAKDALE WEST
LOT 1
DP 120679



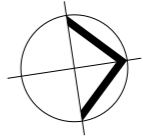
Future Elevated Regional Road
Min 4.5m Clearance at Millner Ave

Approved Millner extension and roundabout refer SSD 6068

OAKDALE CENTRAL

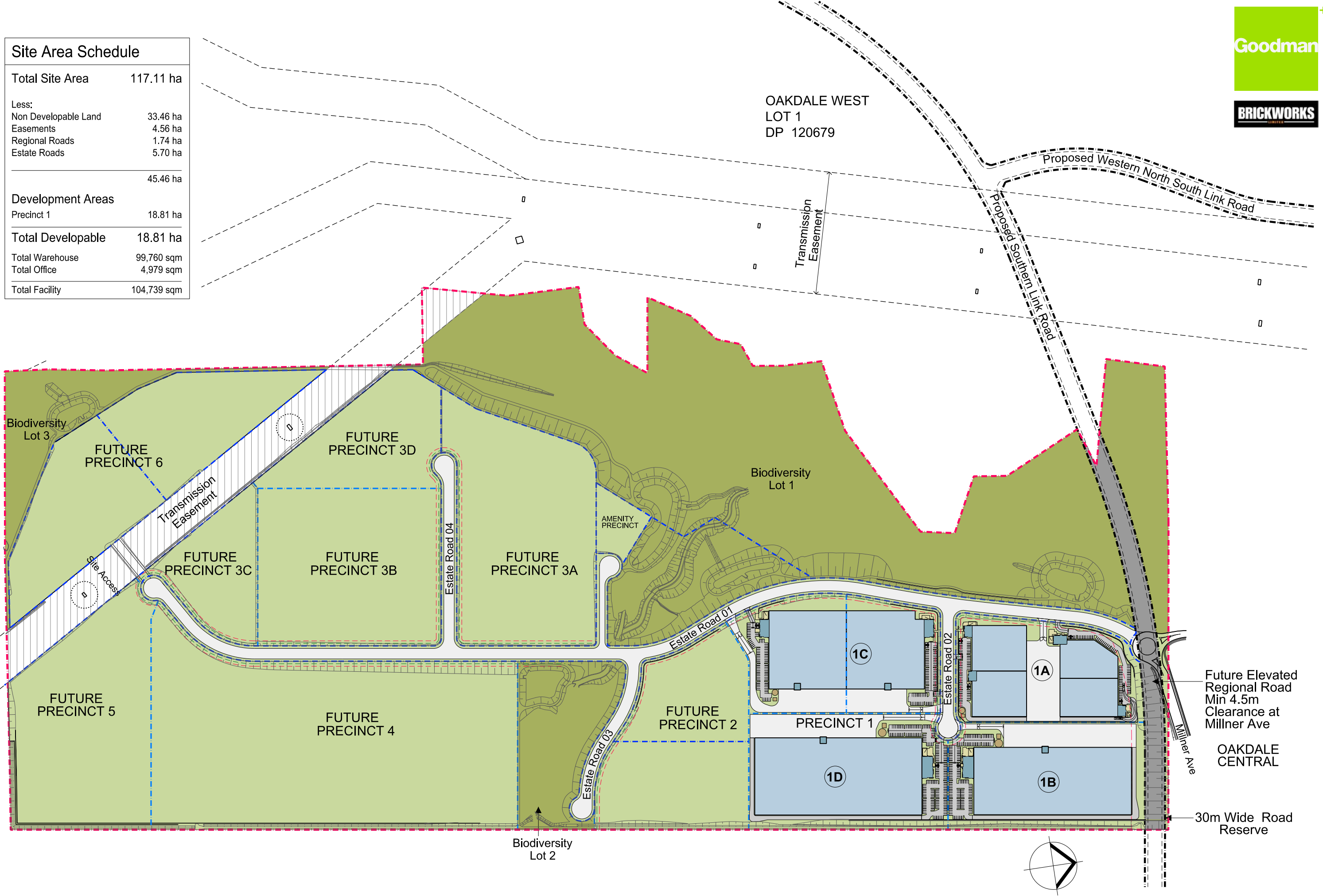
30m Wide Road Reserve

E2 Zoning Boundary
Current Proposed



Site Area Schedule	
Total Site Area	117.11 ha
Less:	
Non Developable Land	33.46 ha
Easements	4.56 ha
Regional Roads	1.74 ha
Estate Roads	5.70 ha
	45.46 ha
Development Areas	
Precinct 1	18.81 ha
Total Developable 18.81 ha	
Total Warehouse	99,760 sqm
Total Office	4,979 sqm
Total Facility 104,739 sqm	

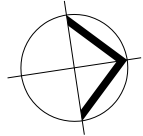
OAKDALE WEST
LOT 1
DP 120679

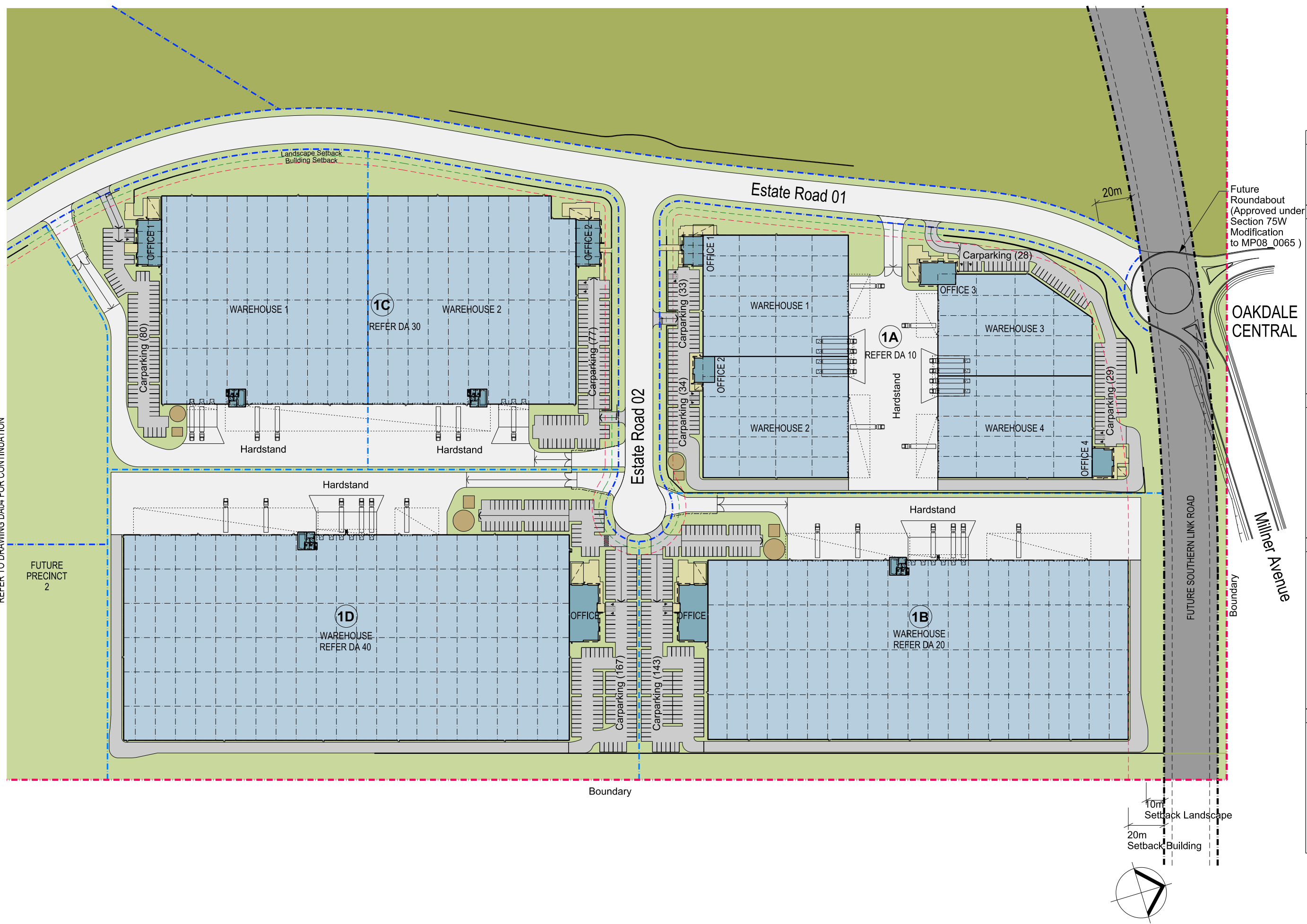


Future Elevated Regional Road
Min 4.5m Clearance at Millner Ave

OAKDALE CENTRAL

30m Wide Road Reserve





Development Area Schedule	
Total Site Area	188,100 sqm
Total Warehouse	99,000 sqm
Total Office (2 level)	4,979 sqm
Total Dock Office (2 levels)	760 sqm
Total Building Area	104,739 sqm
Lot 1A	
Site Area	40,462 sqm
Warehouse 1	5,535 sqm
Office 1 (2 level)	361 sqm
Warehouse 2	5,480 sqm
Office 2 (2 level)	333 sqm
Warehouse 3	4,445 sqm
Office 3 (2 level)	503 sqm
Warehouse 4	4,935 sqm
Office 4 (2 level)	357 sqm
Total Building Area	21,949 sqm
Awning	1,705 sqm
Site Cover (exc. awning)	54 %
Floor Space Ratio	0.54 : 1
Hardstand Area	6,200 sqm
Light Duty Area	4,000 sqm
Carparking	124
Lot 1B	
Site Area	46,739 sqm
Warehouse	23,580 sqm
Office (2 level)	1,029 sqm
Dock Office (2 levels)	190 sqm
Total Building Area	24,799 sqm
Awning	2,020 sqm
Site Cover (exc. awning)	53 %
Floor Space Ratio	0.53 : 1
Hardstand Area	7,560 sqm
Light Duty Area	3,710 sqm
Carparking	143
Lot 1C	
Site Area	49,822 sqm
Warehouse 1	13,390 sqm
Office 1 (1 level)	685 sqm
Dock Office 6 (2 levels)	190 sqm
Warehouse 2	12,970 sqm
Office 2 (1 level)	683 sqm
Dock Office 7 (2 levels)	190 sqm
Total Building Area	28,108 sqm
Awning	2,525 sqm
Site Cover (exc. awning)	56 %
Floor Space Ratio	0.56 : 1
Hardstand Area	9,051 sqm
Light Duty Area	4,250 sqm
Carparking	157
Lot 1D	
Site Area	51,077 sqm
Warehouse	28,665 sqm
Office (2 level)	1,028 sqm
Dock Office (2 levels)	190 sqm
Total Building Area	29,883 sqm
Awning	1,685 sqm
Site Cover (exc. awning)	59 %
Floor Space Ratio	0.59 : 1
Hardstand Area	7,497 sqm
Light Duty Area	4,291 sqm
Carparking	167

REFER TO DRAWING DA04 FOR CONTINUATION

FUTURE PRECINCT 2

Future Roundabout (Approved under Section 75W Modification to MP08 0065)

OAKDALE CENTRAL

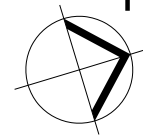
Miller Avenue

FUTURE SOUTHERN LINK ROAD

Boundary

Boundary

10m Setback Landscape
20m Setback Building

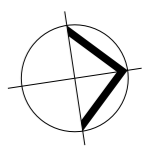
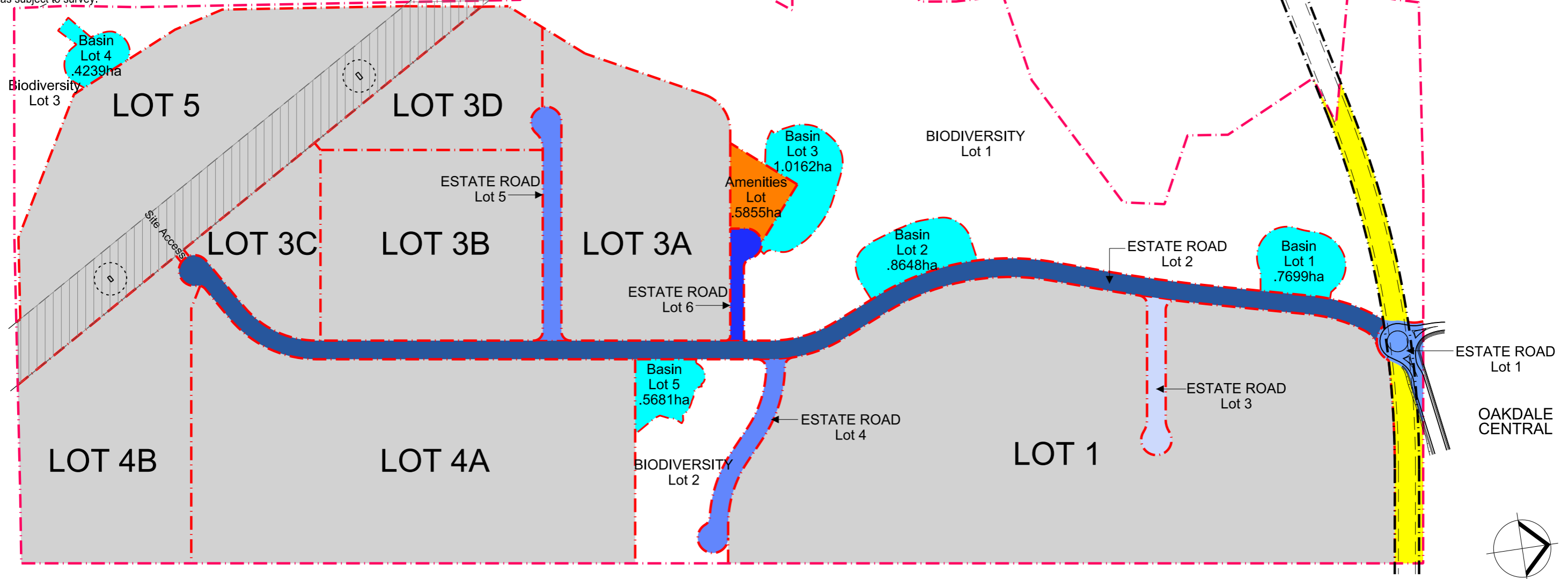
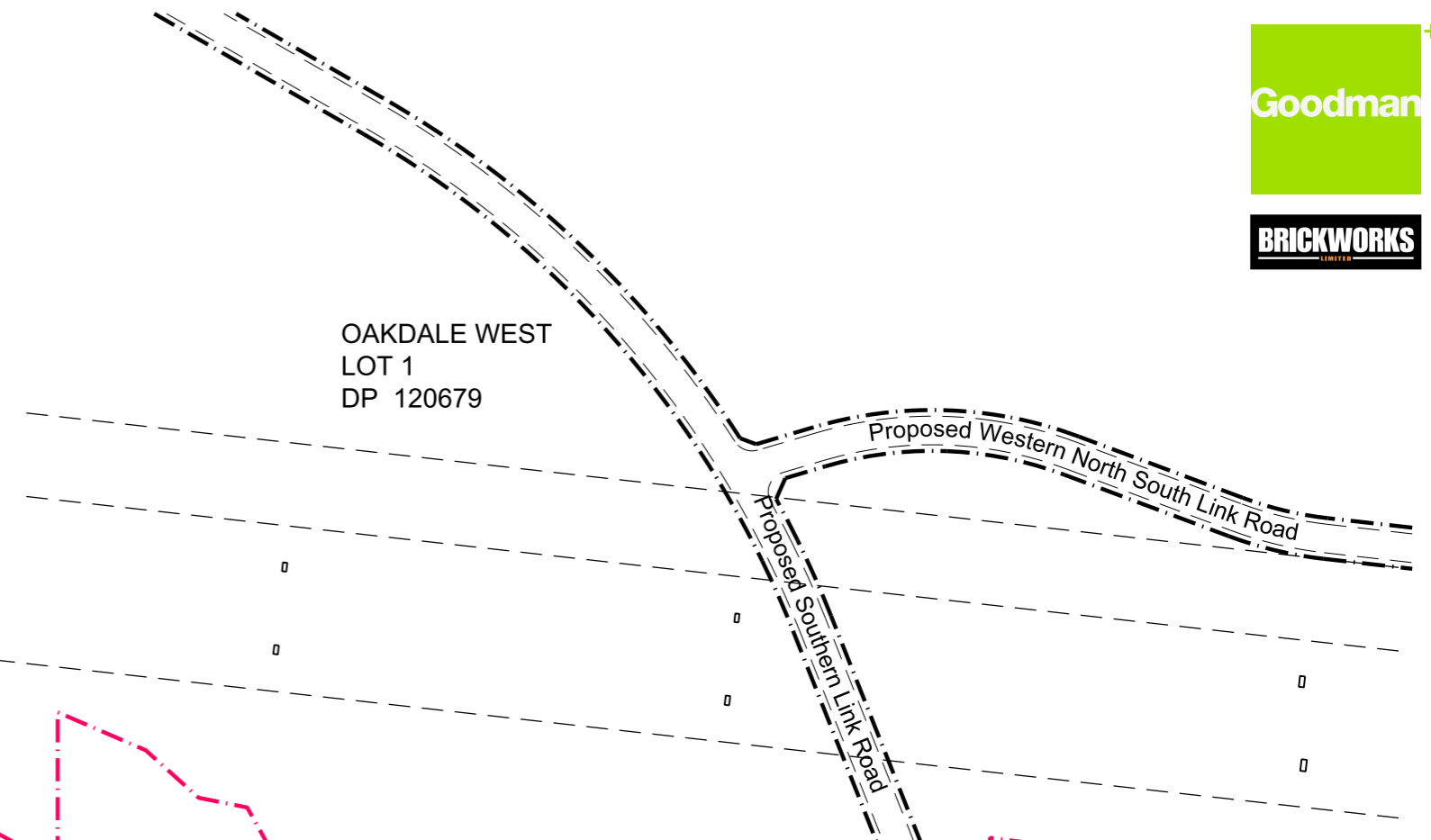


Lot 12 DP1178389		Sub Total
Total Land Area	SOUTH	117.11 ha
Biodiversity Lot 1	25.5677 ha	30.26 ha
Biodiversity Lot 2	3.0223 ha	
Biodiversity Lot 3	2.4543 ha	
Regional Road	1.6419 ha	1.64 ha
Amenities Lot (1)	.5855 ha	.58 ha
Estate Road Lot 1	.3668 ha	6.07 ha
Estate Road Lot 2	3.5969 ha	
Estate Road Lot 3	.4803 ha	
Estate Road Lot 4	.6236 ha	
Estate Road Lot 5	.7028 ha	
Estate Road Lot 6	.3021 ha	
Basin Lot 1	.7699 ha	3.64 ha
Basin Lot 2	.8648 ha	
Basin Lot 3	1.0162 ha	
Basin Lot 4	.4239 ha	
Basin Lot 5	.5681 ha	
Development Lot 1	24.2462 ha	74.906 ha
Development Lot 3A	7.0383 ha	
Development Lot 3B	6.4290 ha	
Development Lot 3C	2.3151 ha	
Development Lot 3D	3.1714 ha	
Development Lot 4A	14.2768 ha	
Development Lot 4B	6.4696 ha	
Development Lot 5	10.9822 ha	











*All areas subject to survey.

Legend

- Development Lots
- Amenities Lot
- Basin Lots
- Estate Road Lots
- Regional Road Lots
- Biodiversity Lots

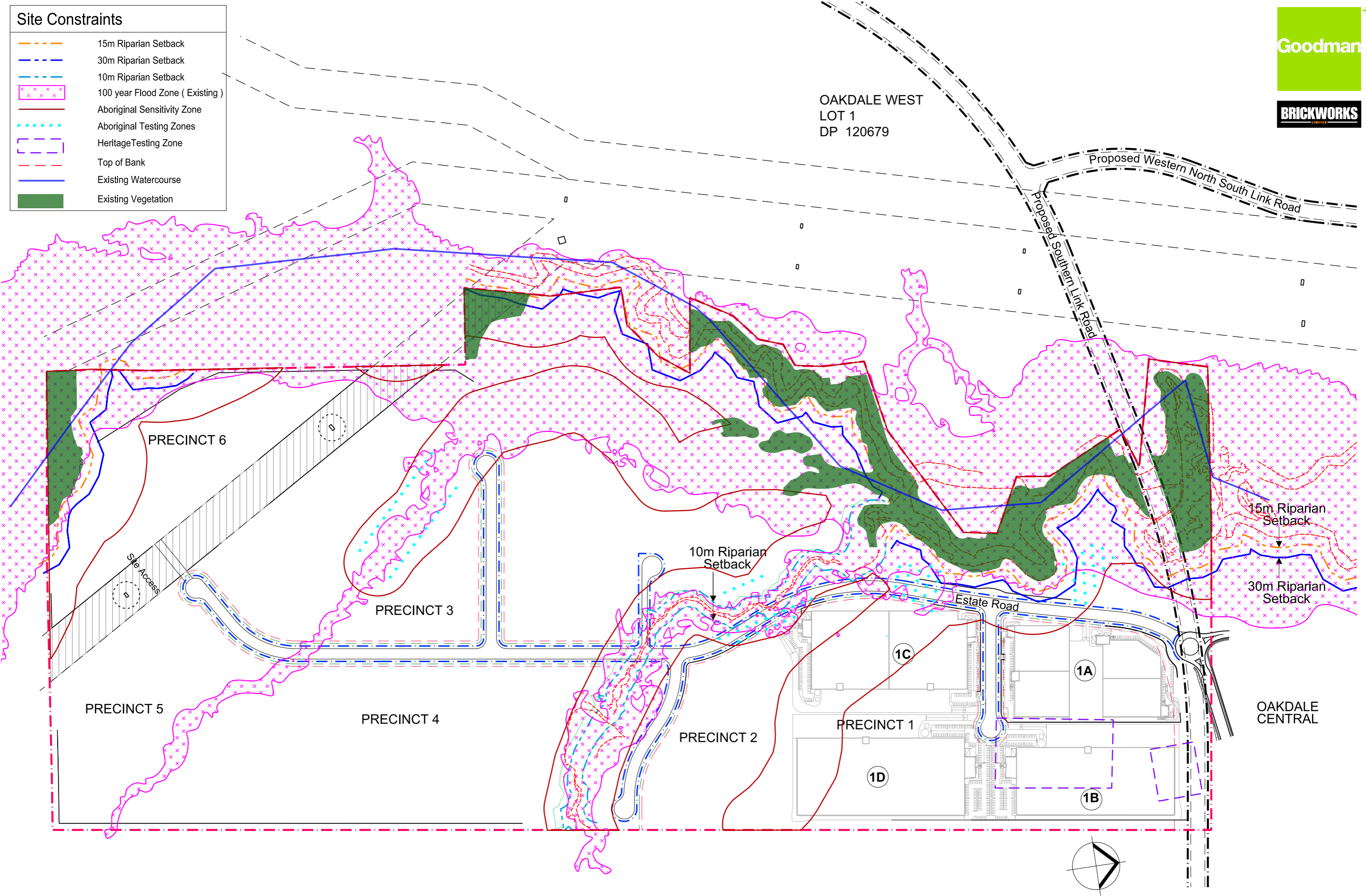


Site Constraints

-  15m Riparian Setback
-  30m Riparian Setback
-  10m Riparian Setback
-  100 year Flood Zone (Existing)
-  Aboriginal Sensitivity Zone
-  Aboriginal Testing Zones
-  Heritage Testing Zone
-  Top of Bank
-  Existing Watercourse
-  Existing Vegetation



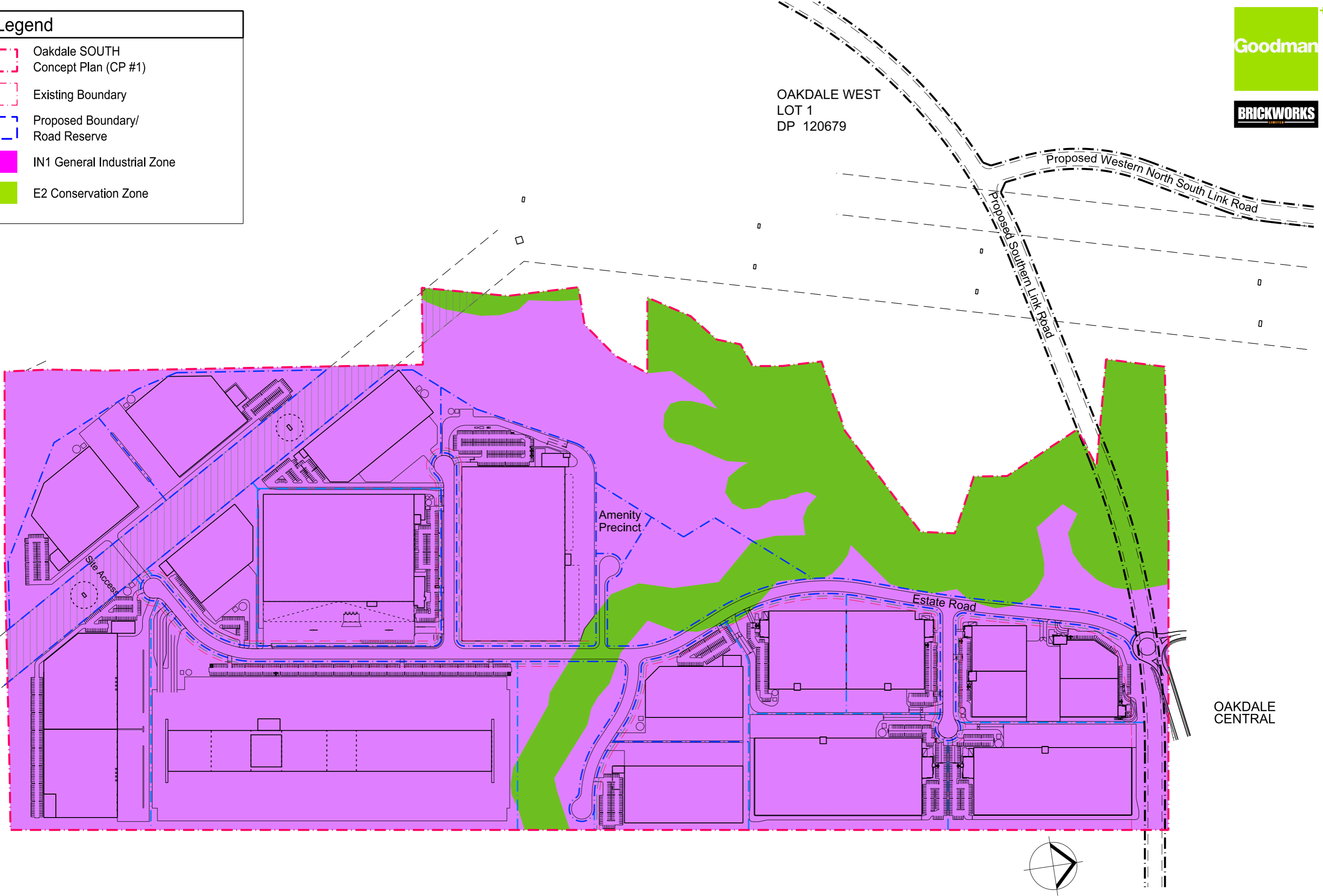
OAKDALE WEST
LOT 1
DP 120679



Legend

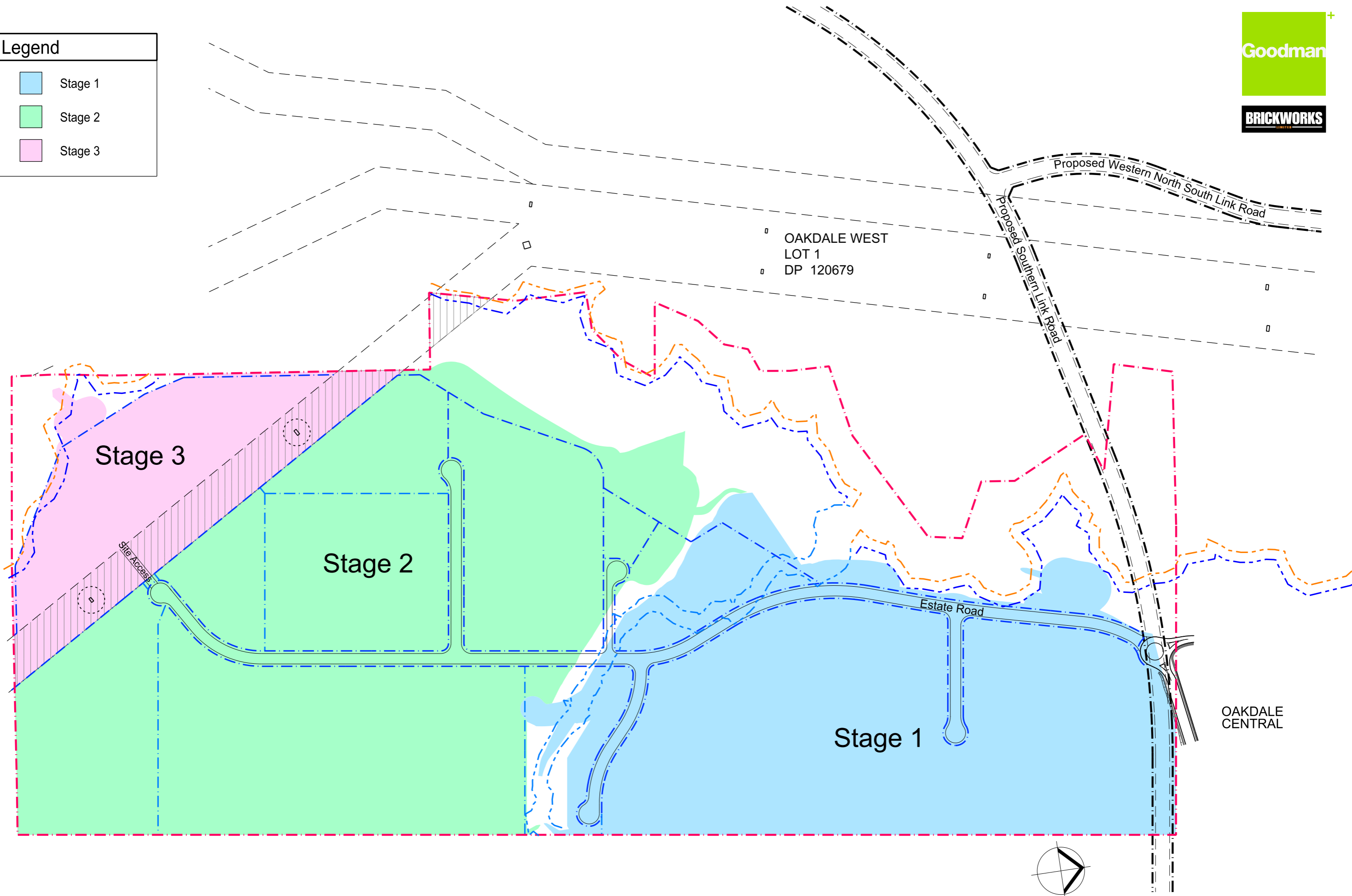
- Oakdale SOUTH Concept Plan (CP #1)
- Existing Boundary
- Proposed Boundary/ Road Reserve
- IN1 General Industrial Zone
- E2 Conservation Zone

OAKDALE WEST
LOT 1
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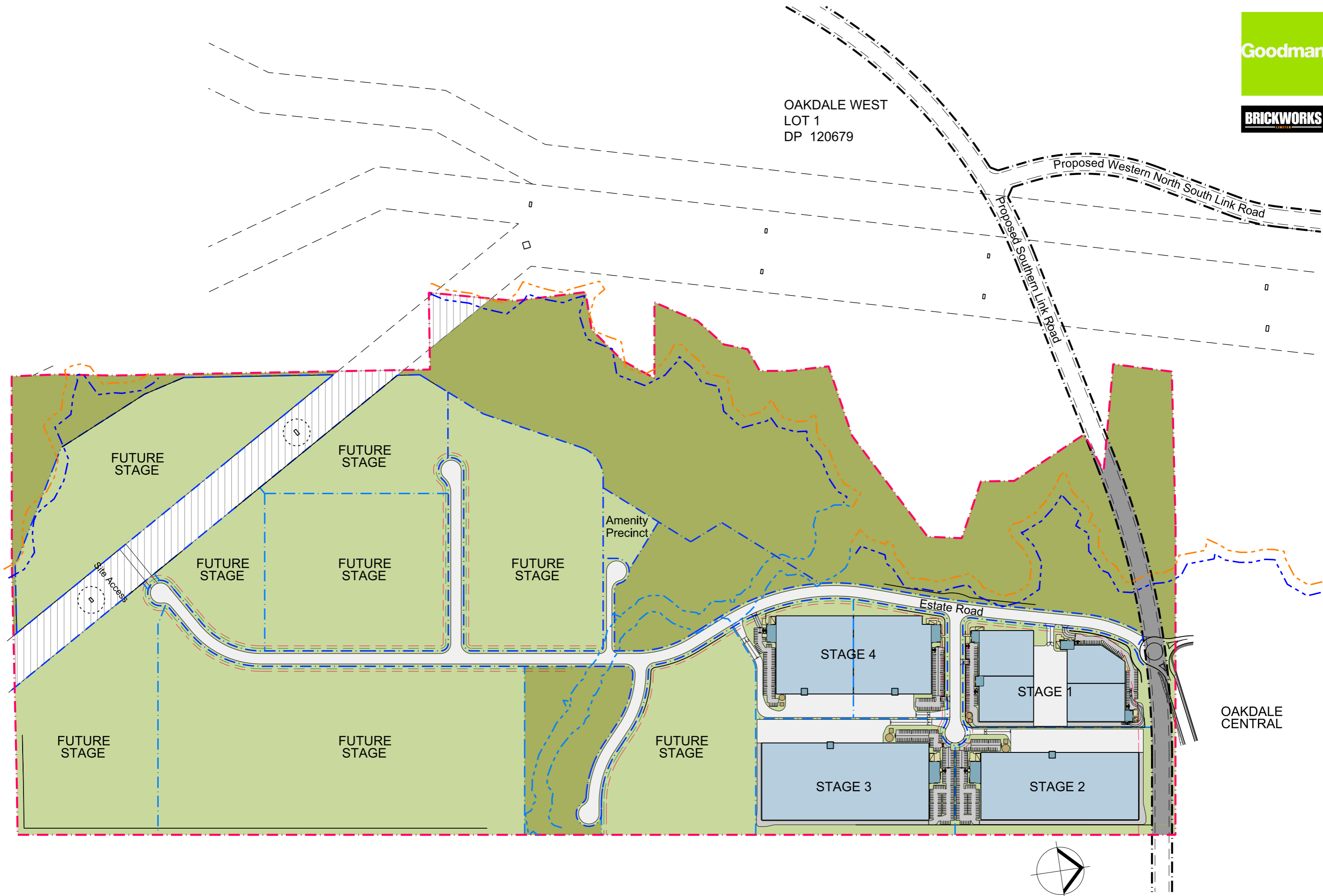


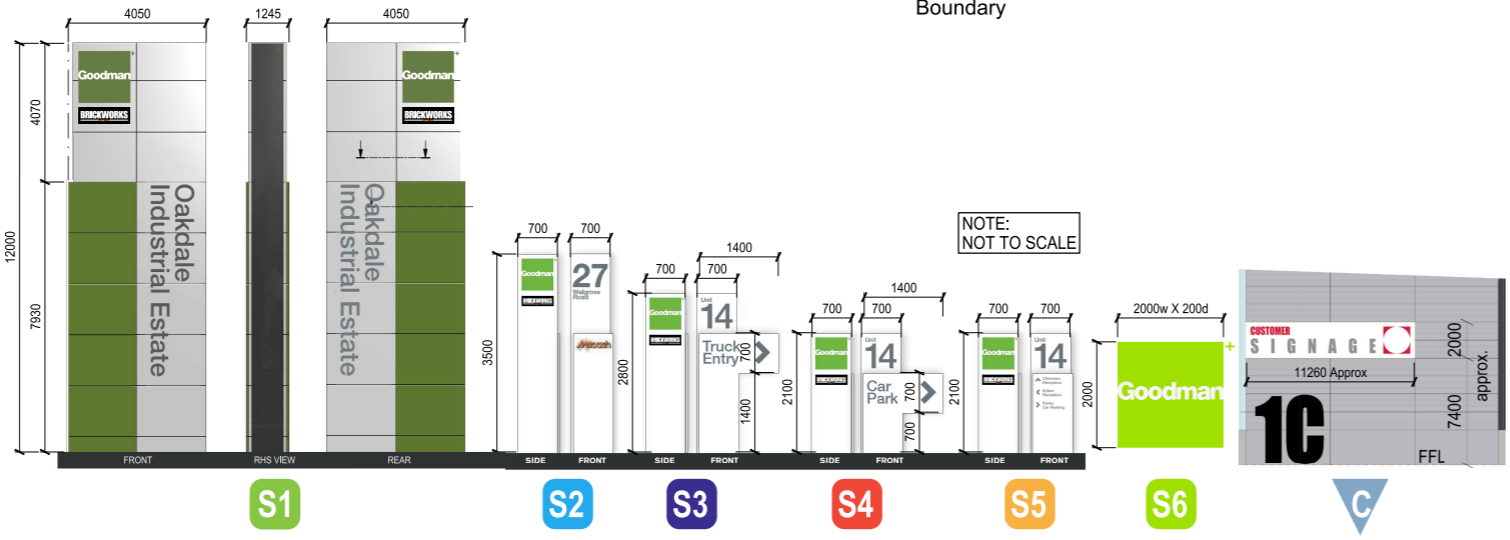
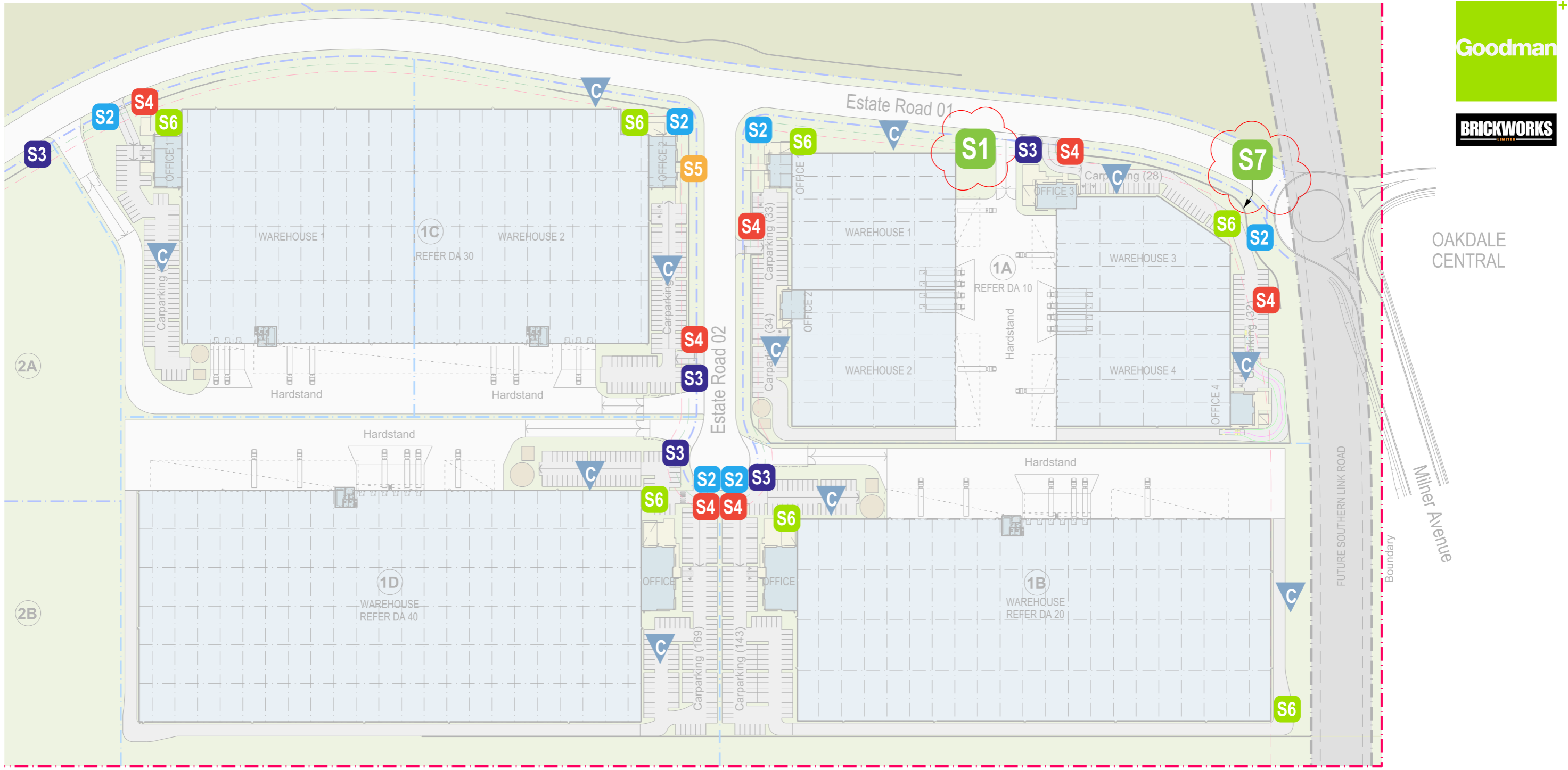
Legend

- Stage 1
- Stage 2
- Stage 3



OAKDALE WEST
LOT 1
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Signage Legend	
S1	Identification - Site
S2	Identification - Building
S3	Wayfinding - Truck
S4	Wayfinding - Car
S5	Wayfinding - Pedestrian
S6	Goodman Light Box on Warehouse
S7	Estate signage on landscaped wall
C	Customer Sign on Kingspan

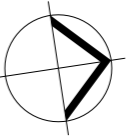
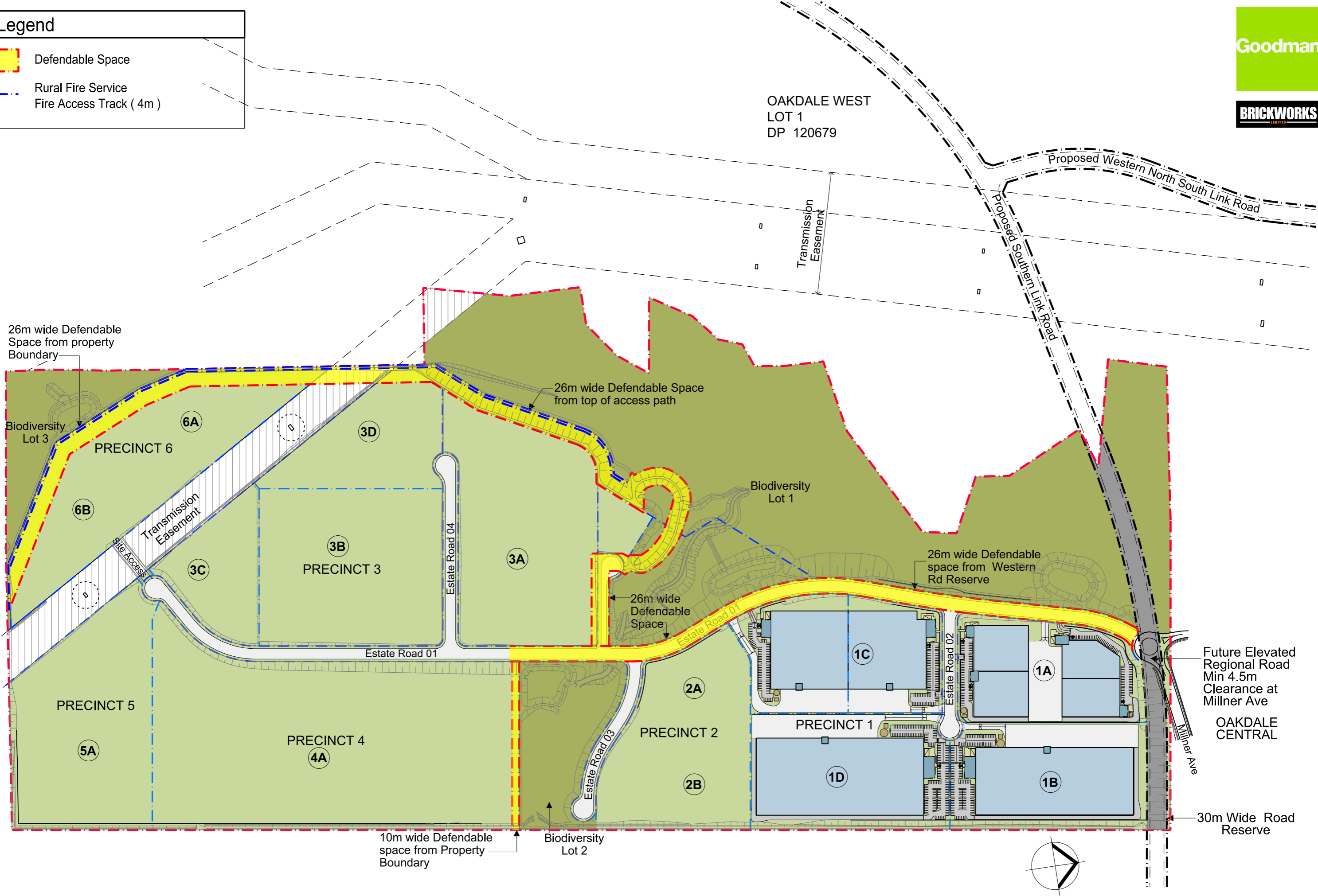


Legend

-  Defendable Space
-  Rural Fire Service Fire Access Track (4m)



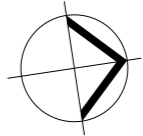
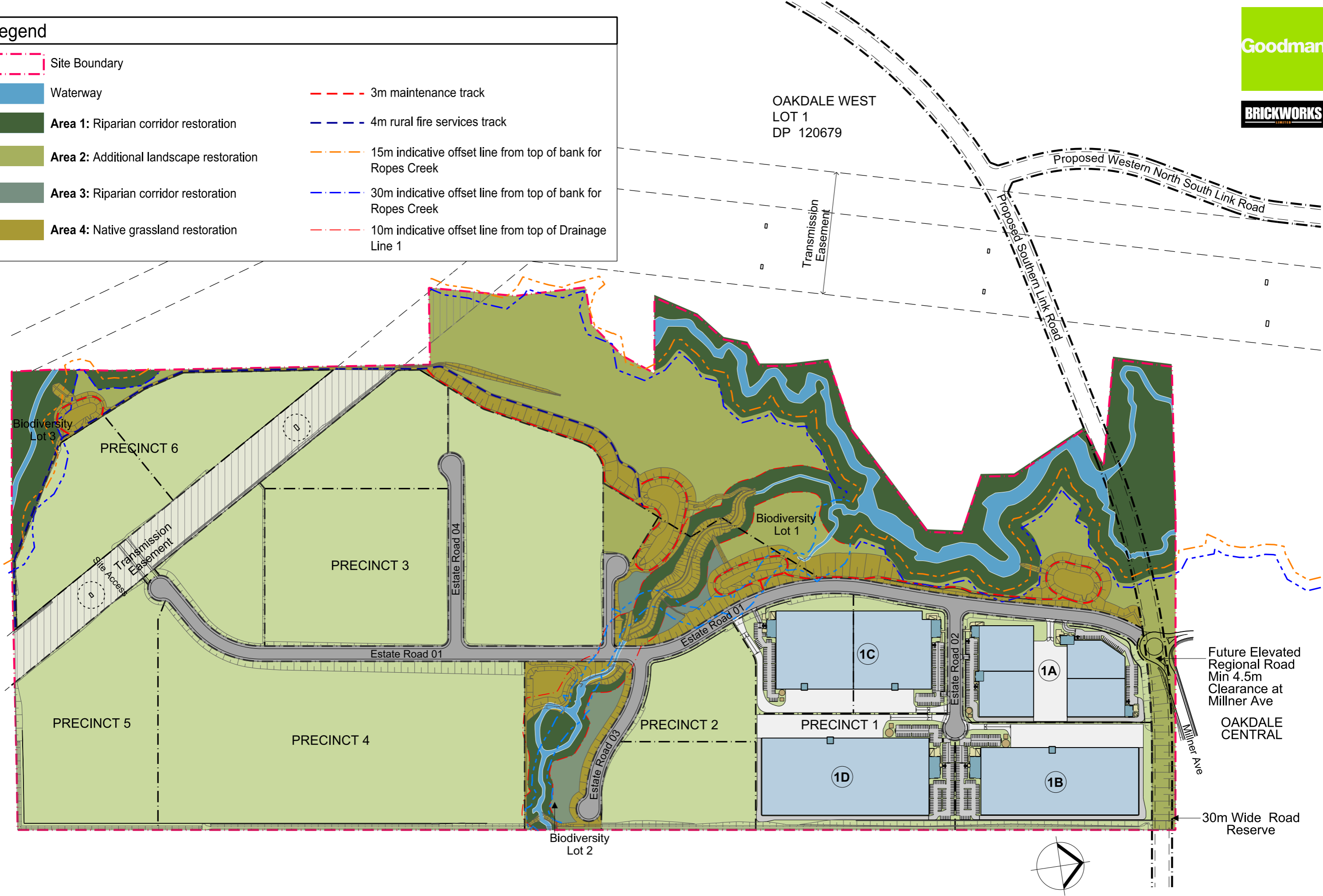
OAKDALE WEST
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Legend

- Site Boundary
- Waterway
- Area 1:** Riparian corridor restoration
- Area 2:** Additional landscape restoration
- Area 3:** Riparian corridor restoration
- Area 4:** Native grassland restoration
- 3m maintenance track
- 4m rural fire services track
- 15m indicative offset line from top of bank for Ropes Creek
- 30m indicative offset line from top of bank for Ropes Creek
- 10m indicative offset line from top of Drainage Line 1

OAKDALE WEST
LOT 1
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Legend

- - - - - Pressform Metal Fencing
- - - - - Chain Wire Mesh



OAKDALE WEST
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