

PROPOSED INDUSTRIAL FACILITIES

PRECINCT 1,3 AND 5

OAKDALE SOUTH ESTATE

Estate Road HORSLEY PARK, NSW 2175

Drawing List

OAK MP01	BB	Cover Sheet & Title Page	OAK 1D DA40	L	Site Plan / Floor Plan
OAK MP02	NN	SSDA Masterplan	OAK 1D DA41	G	Roof Plan
OAK MP03	S	SSDA Stage 1 Development	OAK 1D DA42	G	Office 1 Plans
OAK MP04	T	Precinct 1 Masterplan	OAK 1D DA43	B	Office 2 Plans
OAK MP05	-	Not Used	OAK 1D DA44	H	Elevations
OAK MP06	N	Indicative Ultimate Lot Layout	OAK 1D DA45	F	Sections
OAK MP07	N	Site Analysis Plan	OAK 1D DA46	E	Elevations Office 1
OAK MP08	N	Existing Zoning	OAK 1D DA47	A	Elevations Office 2
OAK MP09	L	Estate Works Staging Plan			
OAK MP10	N	Building Staging Plan (Indicative)			
OAK MP11	M	Signage Precinct 1			
OAK MP12	-	Not Used			
OAK MP13	M	Fire Protection Plan			
OAK MP14	P	Restoration Zones			
OAK MP15	K	Fencing Plan			
OAK MP16	C	Masterplan Overlay			
OAK 1A DA10	P	Site Plan / Floor Plan			
OAK 1A DA11	G	Roof Plan			
OAK 1A DA12	H	Office 1 Plans			
OAK 1A DA13	-	Not Used			
OAK 1A DA14	-	Not Used			
OAK 1A DA15	G	Elevations & Sections			
OAK 1A DA16	F	Elevations Office			
OAK 1A DA17	-	Not Used			
OAK 1A DA18	-	Not Used			
OAK 1A DA19	-	Not Used			
OAK 1B DA20	T	Site Plan / Floor Plan			
OAK 1B DA21	F	Roof Plan			
OAK 1B DA22	G	Office Plans			
OAK 1B DA24	Q	Elevations			
OAK 1B DA25	J	Sections			
OAK 1B DA26	H	Elevations Office			
OAK 1C DA30	P	Site Plan / Floor Plan			
OAK 1C DA31	G	Roof Plan			
OAK 1C DA32	F	Office 1 Plans			
OAK 1C DA33	G	Office 2 Plans			
OAK 1C DA34	H	Elevations			
OAK 1C DA35	F	Sections			
OAK 1C DA36	E	Elevations Office 1			
OAK 1C DA37	E	Elevations Office 2			

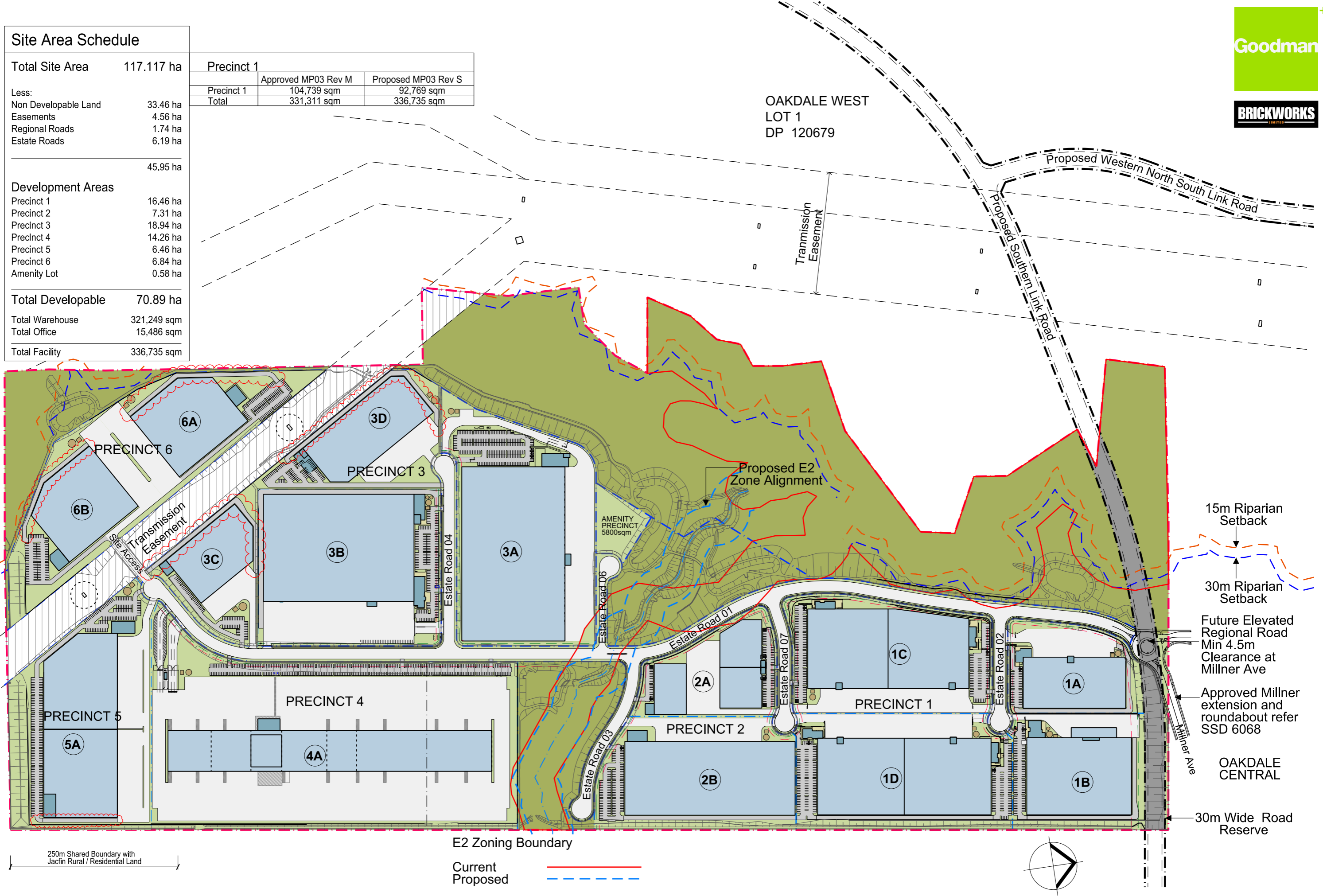


Site Area Schedule

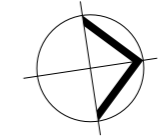
Total Site Area	117.117 ha
Less:	
Non Developable Land	33.46 ha
Easements	4.56 ha
Regional Roads	1.74 ha
Estate Roads	6.19 ha
	45.95 ha
Development Areas	
Precinct 1	16.46 ha
Precinct 2	7.31 ha
Precinct 3	18.94 ha
Precinct 4	14.26 ha
Precinct 5	6.46 ha
Precinct 6	6.84 ha
Amenity Lot	0.58 ha
Total Developable	70.89 ha
Total Warehouse	321,249 sqm
Total Office	15,486 sqm
Total Facility	336,735 sqm

Precinct 1		
	Approved MP03 Rev M	Proposed MP03 Rev S
Precinct 1	104,739 sqm	92,769 sqm
Total	331,311 sqm	336,735 sqm

OAKDALE WEST
LOT 1
DP 120679

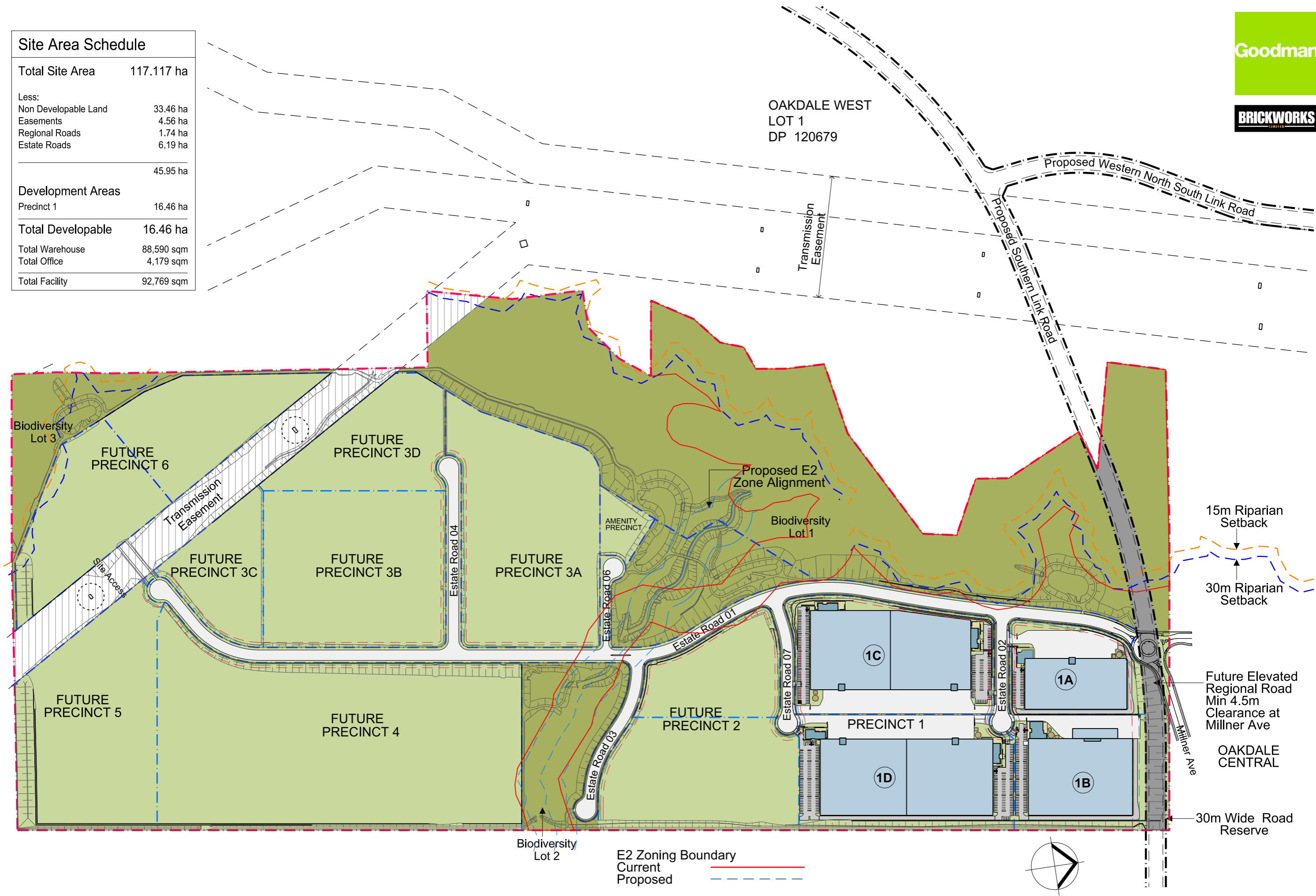


E2 Zoning Boundary
Current ———
Proposed - - - - -



Site Area Schedule	
Total Site Area	117.117 ha
Less:	
Non Developable Land	33.46 ha
Easements	4.56 ha
Regional Roads	1.74 ha
Estate Roads	6.19 ha
	45.95 ha
Development Areas	
Precinct 1	16.46 ha
Total Developable	
	16.46 ha
Total Warehouse	88,590 sqm
Total Office	4,179 sqm
Total Facility	92,769 sqm

OAKDALE WEST
LOT 1
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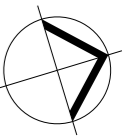
Future Roundabout (Approved under Section 75W Modification to MP08_0065)

OAKDALE CENTRAL







Miller Avenue

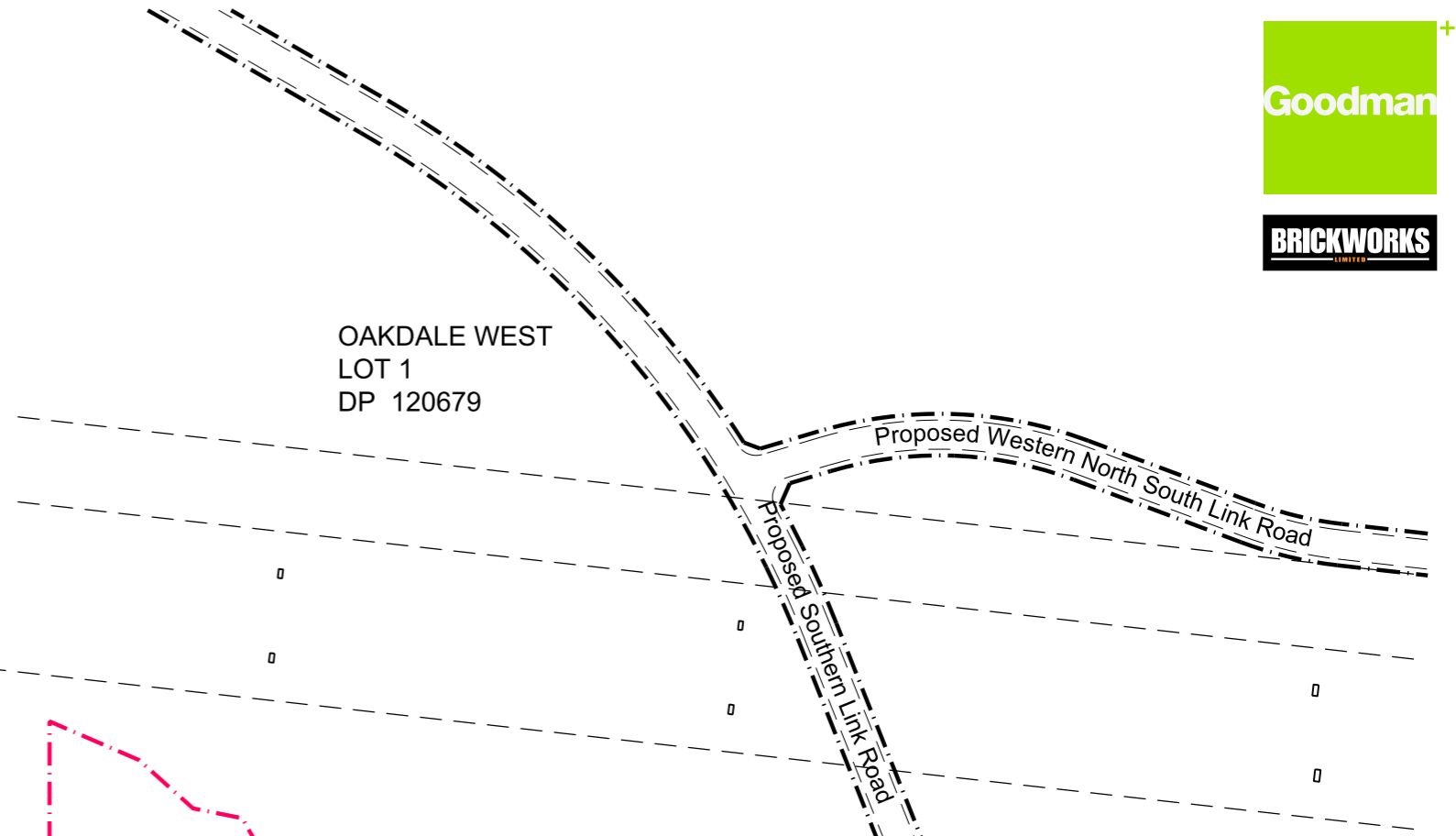
Development Area Schedule	
Total Site Area	164,644 sqm
Total Warehouse	87,635 sqm
Total Office	4,179 sqm
Total Dock Office	955 sqm
Total Building Area	92,769 sqm
Lot 1A	
Site Area	25,230 sqm
Warehouse	11,595 sqm
Office (2 level)	705 sqm
Dock Office 1 (1 level)	95 sqm
Total Building Area	12,395 sqm
Awning	971 sqm
Site Cover (exc. awning)	51 %
Floor Space Ratio	0.51 : 1
Hardstand Area	5,550 sqm
Light Duty Area	1,268 sqm
Carparking	61
Lot 1B	
Site Area	34,491 sqm
Warehouse	18,000 sqm
Office (1 level)	535 sqm
Dock Office	Included sqm
Drive Through	1000 sqm
Total Building Area	19,535 sqm
Awning	N/A sqm
Site Cover (exc. awning)	57 %
Floor Space Ratio	0.57 : 1
Hardstand Area	3,927 sqm
Light Duty Area	2,390 sqm
Carparking	91
Lot 1C	
Site Area	49,776 sqm
Warehouse 1	14,180 sqm
Office 1 (2 level)	698 sqm
Dock Office 1 (2 levels)	190 sqm
Warehouse 2	13,460 sqm
Office 2 (2 level)	698 sqm
Dock Office 2 (2 levels)	190 sqm
Total Building Area	29,416 sqm
Awning	2,830 sqm
Site Cover (exc. awning)	59 %
Floor Space Ratio	0.59 : 1
Hardstand Area	9,030 sqm
Light Duty Area	5,090 sqm
Carparking	185
Lot 1D	
Site Area	55,147 sqm
Warehouse 1	14,750 sqm
Office 1 (2 level)	845 sqm
Dock Office 1 (2 levels)	190 sqm
Warehouse 2	14,750 sqm
Office 2 (2 level)	698 sqm
Dock Office 2 (2 levels)	190 sqm
Total Building Area	31,423 sqm
Awning	1,885 sqm
Site Cover (exc. awning)	57 %
Floor Space Ratio	0.57 : 1
Hardstand Area	8,845 sqm
Light Duty Area	6,094 sqm
Carparking	204

REFER TO DRAWING MP02 FOR FULL SITE

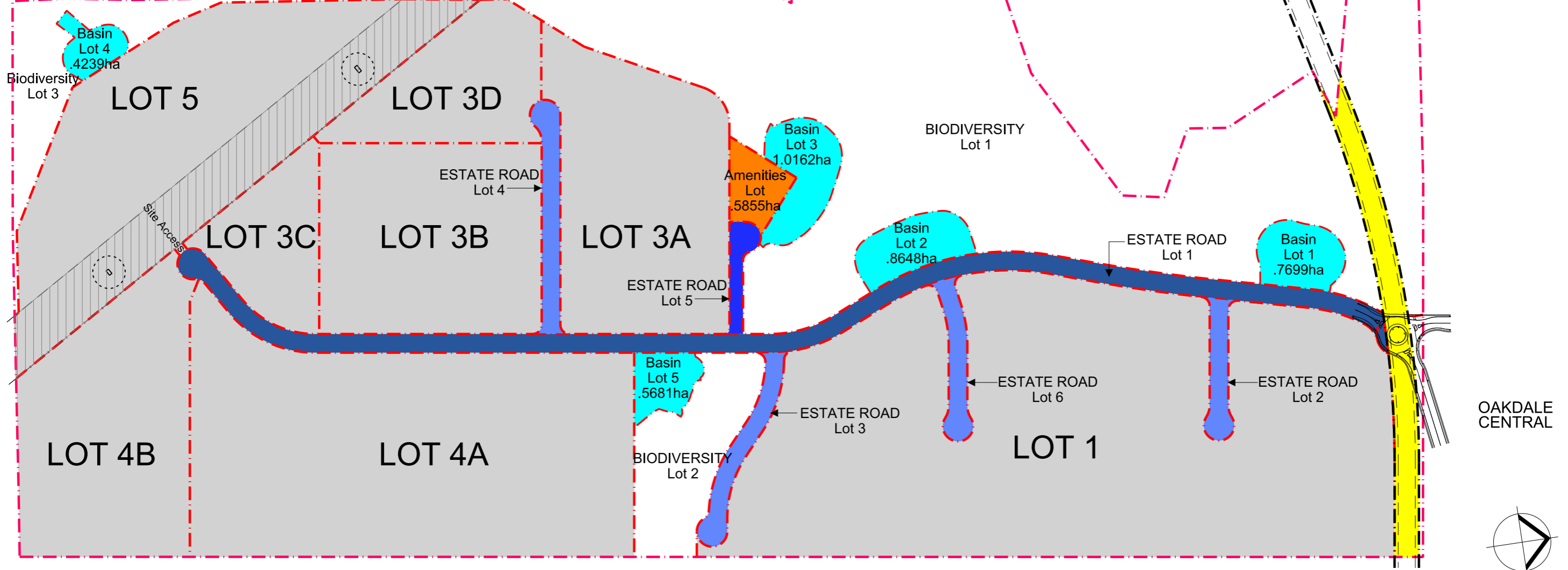


Lot 12 DP1178389		Sub Total
Total Land Area	SOUTH	117.11 ha
Biodiversity Lot 1	25.5677 ha	30.20 ha
Biodiversity Lot 2	2.3913 ha	
Biodiversity Lot 3	2.2428 ha	
Regional Road	1.7423 ha	1.74 ha
Amenities Lot (1)	.5855 ha	.58 ha
Estate Road Lot 1	3.6329 ha	6.19 ha
Estate Road Lot 2	.4358 ha	
Estate Road Lot 3	.6236 ha	
Estate Road Lot 4	.7028 ha	
Estate Road Lot 5	.3021 ha	
Estate Road Lot 6	.4982 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	.5681ha	
Development Lot 1	23.8551 ha	74.5153 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	











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



*All areas subject to survey.

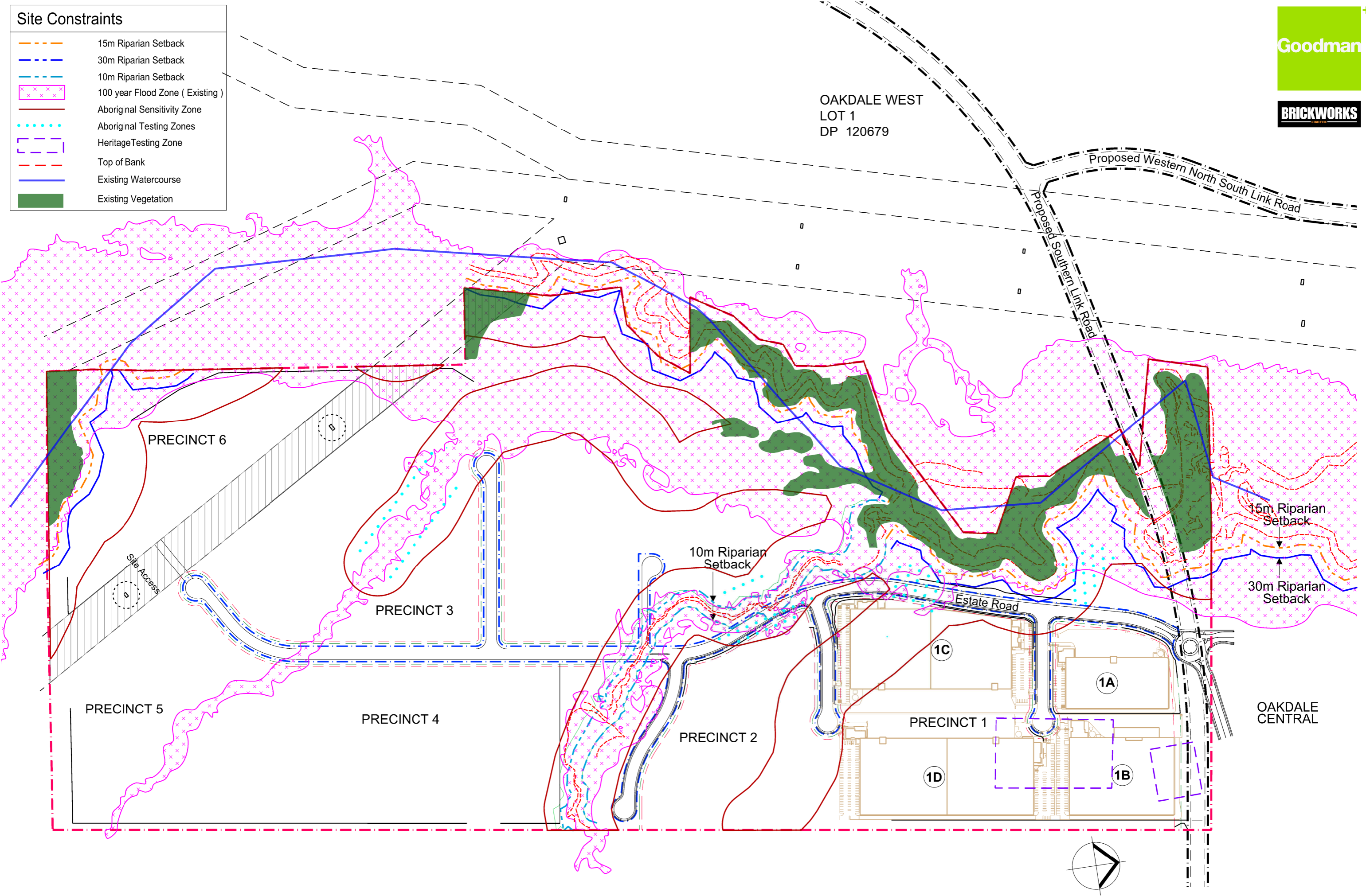


Site Constraints

-  15m Riparian Setback
-  30m Riparian Setback
-  10m Riparian Setback
-  100 year Flood Zone (Existing)
-  Aboriginal Sensivity 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
DP 120679

