

PROPOSED INDUSTRIAL FACILITIES

PRECINCT 1  
OAKDALE WEST  
Estate Road HORSLEY PARK, NSW 2175

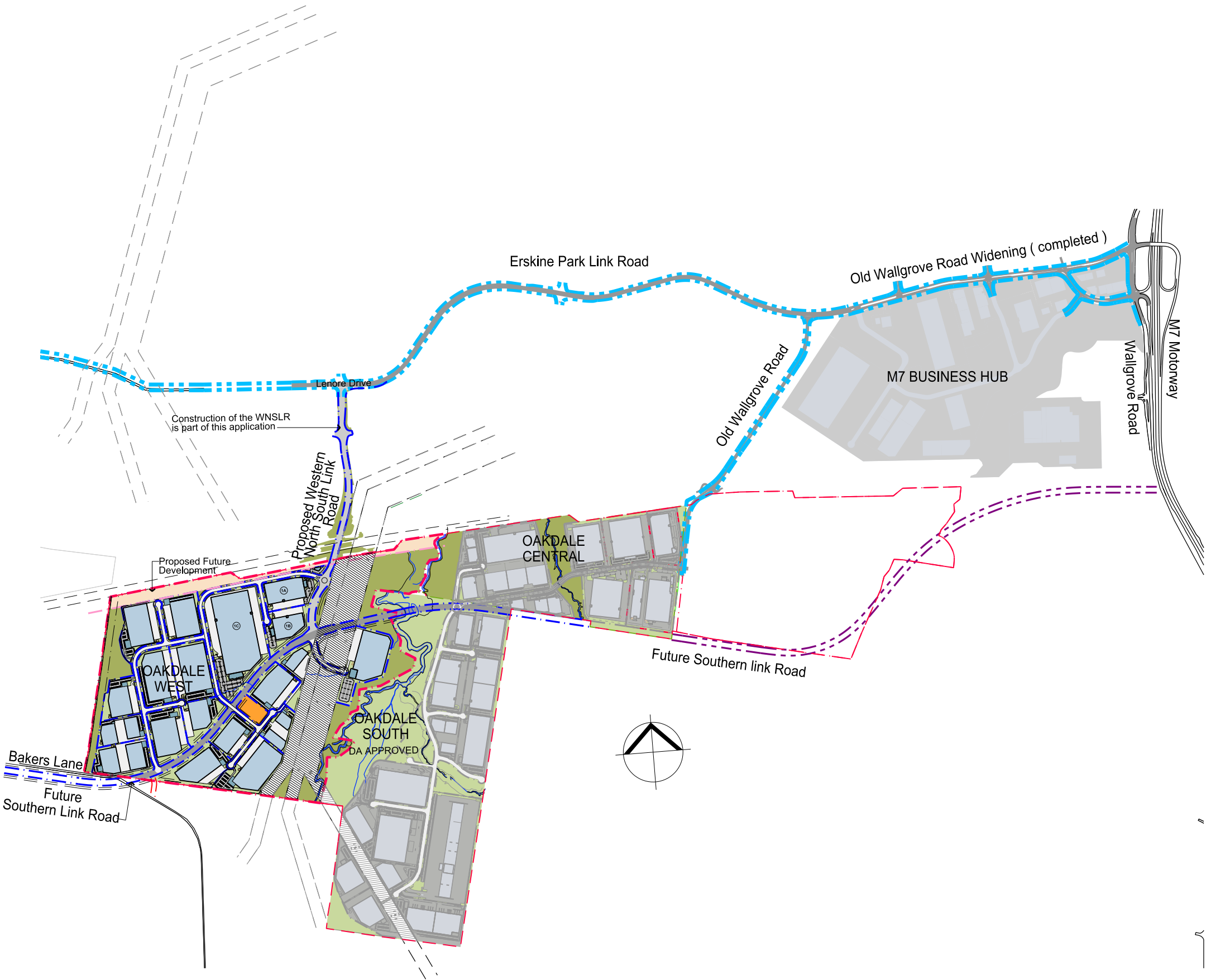
Drawing List

|          |    |                                    |
|----------|----|------------------------------------|
| OAK MP01 | Y  | Cover Sheet & Location             |
| OAK MP02 | AW | SSDA Masterplan                    |
| OAK MP03 | X  | Western North South Link Road      |
| OAK MP04 | Z  | SSDA Stage 1 Development           |
| OAK MP05 | Z  | Precinct 1 Masterplan              |
| OAK MP06 | V  | Precinct Plan                      |
| OAK MP07 | U  | Indicative Ultimate Lot Layout     |
| OAK MP08 | T  | Site Ananlysis Plan                |
| OAK MP09 | Q  | Existing Zoning                    |
| OAK MP10 |    | Not Used                           |
| OAK MP11 | S  | Building Staging Plan (Indicative) |
| OAK MP12 | P  | Signage Precinct 1 Plan            |
| OAK MP13 | S  | Fire Protection Plan               |
| OAK MP14 | Y  | Biodiversity Management Plan       |

|             |   |                          |
|-------------|---|--------------------------|
| OAK 1A DA10 | J | Site Plan / Floor Plan   |
| OAK 1A DA11 | D | Roof Plan                |
| OAK 1A DA12 | D | Office Plan Ground Floor |
| OAK 1A DA13 | D | Office Plan First Floor  |
| OAK 1A DA14 | D | Elevations Office        |
| OAK 1A DA15 | D | Elevations               |
| OAK 1A DA16 | E | Sections                 |

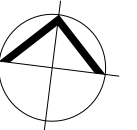
|             |   |                        |
|-------------|---|------------------------|
| OAK 1B DA20 | G | Site Plan / Floor Plan |
| OAK 1B DA21 | D | Roof Plan              |
| OAK 1B DA22 | C | Office Plan            |
| OAK 1B DA24 | C | Elevations Office      |
| OAK 1B DA25 | C | Elevations             |
| OAK 1B DA26 | C | Sections               |

|             |   |                          |
|-------------|---|--------------------------|
| OAK 1C DA30 | J | Site Plan / Floor Plan   |
| OAK 1C DA31 | D | Roof Plan                |
| OAK 1C DA32 | C | Office Plan Ground Floor |
| OAK 1C DA33 | C | Office Plan First Floor  |
| OAK 1C DA34 | C | Elevations Office        |
| OAK 1C DA35 | D | Elevations Sheet 1       |
| OAK 1C DA36 | D | Elevations Sheet 2       |
| OAK 1C DA37 | D | Sections                 |

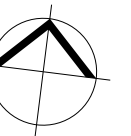




| Site Area Schedule          |             |
|-----------------------------|-------------|
| Total Site Area             | 154.12 ha   |
| Less:                       |             |
| Non Developable Land        | 20.77 ha    |
| Easements                   | 22.45 ha    |
| Regional Roads              | 6.59 ha     |
| Services Lot                | 1.26 ha     |
| Estate Roads                | 8.62 ha     |
| E2 Zone non developable     | 1.43 ha     |
|                             | 61.12 ha    |
| Development Areas           |             |
| Precinct 1                  | 21.40 ha    |
| Precinct 2                  | 19.51 ha    |
| Precinct 3                  | 18.50 ha    |
| Precinct 4                  | 22.39 ha    |
| Precinct 5                  | 6.02 ha     |
| Proposed Future Development | 4.85 ha     |
| Amenities Lot               | .323 ha     |
| Total Developable           |             |
| Total Warehouse             | 452,493 sqm |
| Total Office                | 22,776 sqm  |
| Total Facility              | 475,269 sqm |

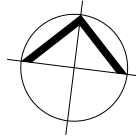








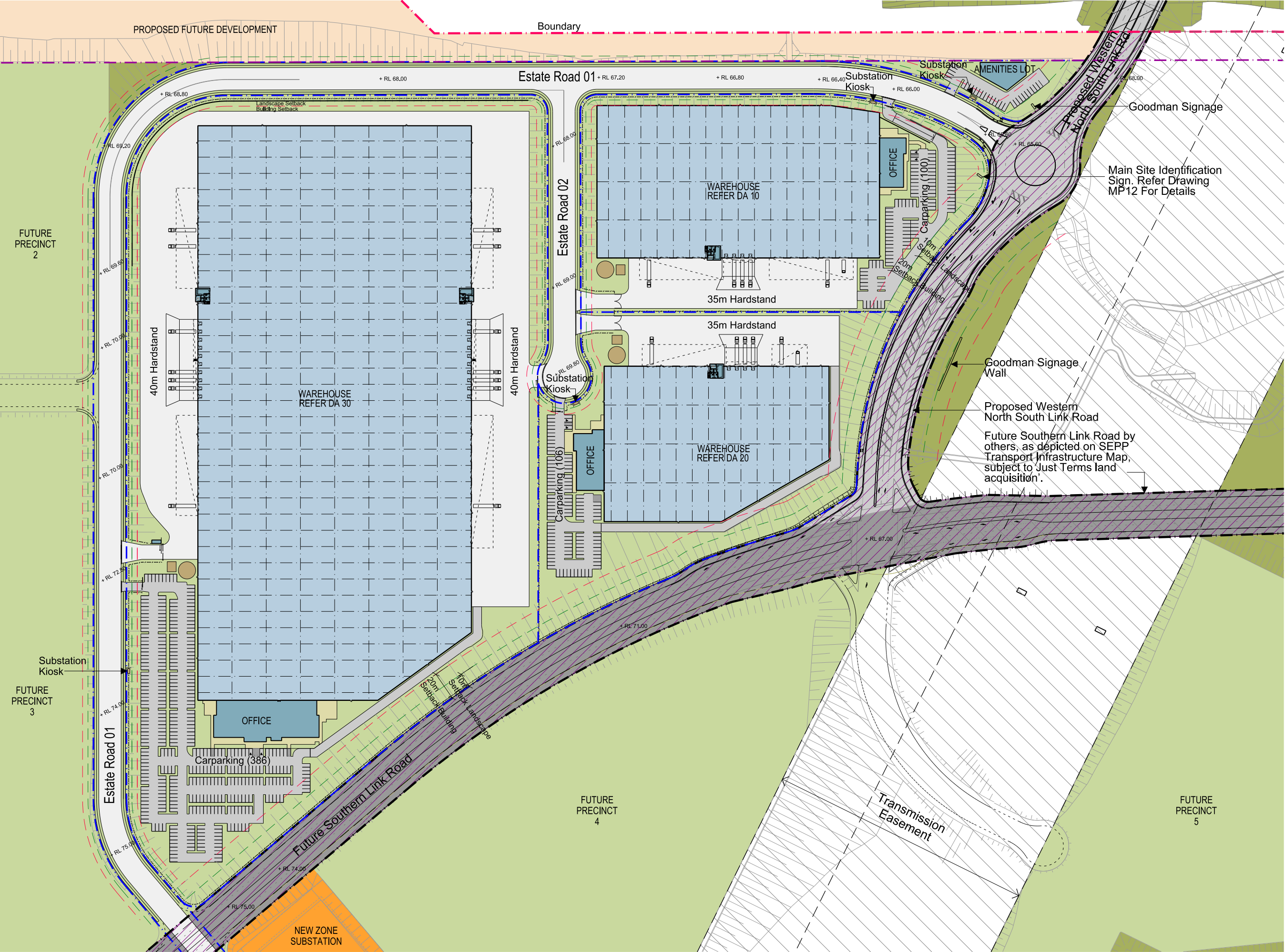
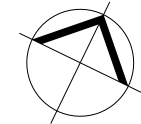
| Site Area Schedule                |             |
|-----------------------------------|-------------|
| Total Site Area                   | 154.12 ha   |
| Less:                             |             |
| Non Developable Land              | 20.77 ha    |
| Easements                         | 22.45 ha    |
| Regional Roads                    | 6.59 ha     |
| Services Lot                      | 1.26 ha     |
| Estate Roads                      | 8.62 ha     |
| E2 Zone non delopable             | 1.43 ha     |
|                                   | 61.15 ha    |
| Development Areas                 |             |
| Precinct 1                        | 21.40 ha    |
| Total Developable                 |             |
| Total Warehouse (Inc Dock Office) | 110,674 sqm |
| Total Office                      | 5,685 sqm   |
| Total Facility                    | 116,359 sqm |

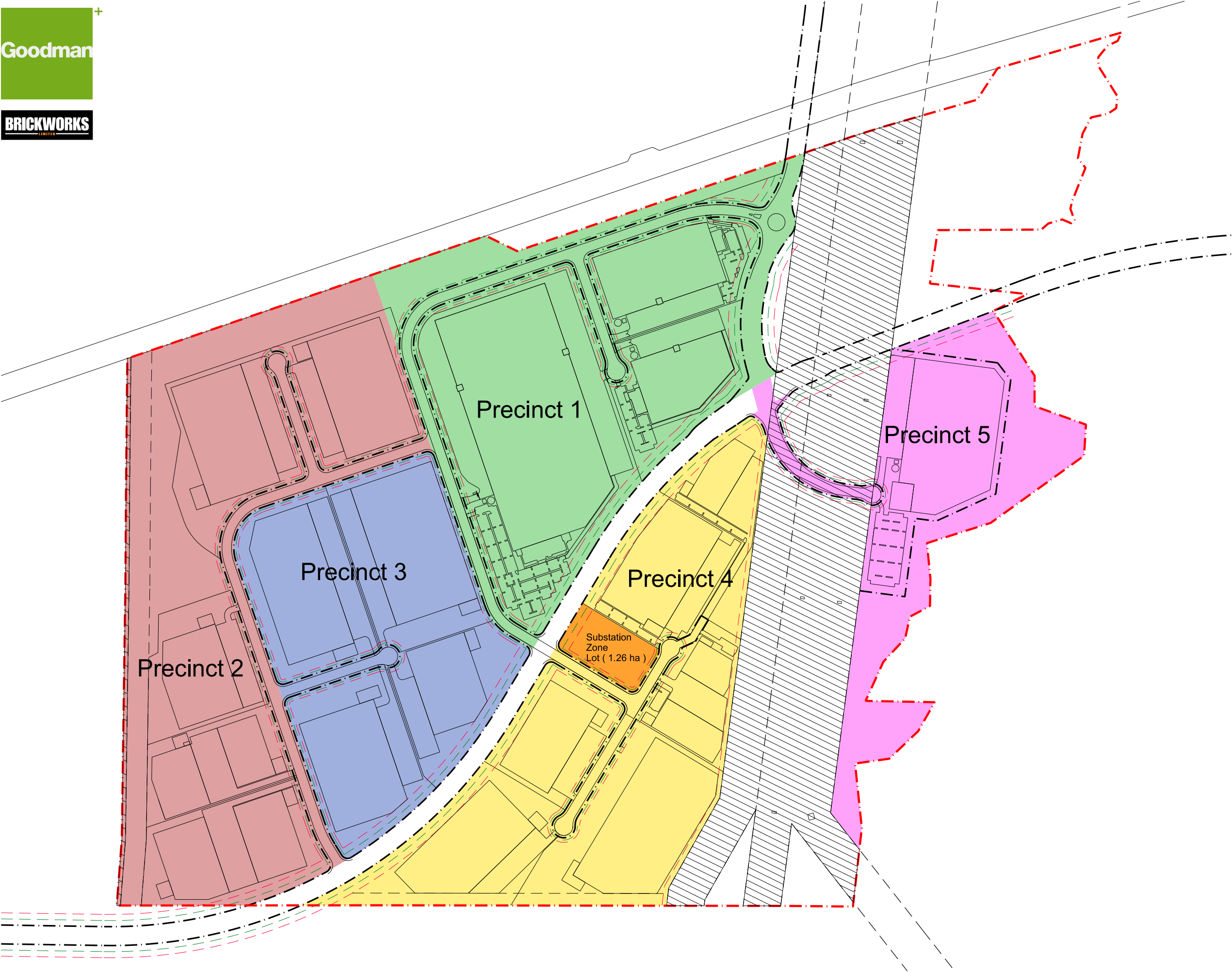




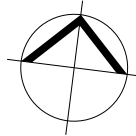


| Development Area Schedule    |             |
|------------------------------|-------------|
| Total Site Area              | 214,074 sqm |
| Total Warehouse              | 109,914 sqm |
| Total Office (2 level)       | 5,685 sqm   |
| Total Dock Office (2 levels) | 760 sqm     |
| Total Building Area          | 116,359 sqm |
| Lot 1A                       |             |
| Site Area                    | 38,533 sqm  |
| Warehouse                    | 20,627 sqm  |
| Office (2 level)             | 1,172 sqm   |
| Dock Office (2 levels)       | 190 sqm     |
| Total Building Area          | 21,989 sqm  |
| Awning                       | 1,815 sqm   |
| Site Cover (exc. awning)     | 57 %        |
| Floor Space Ratio            | 0.57 : 1    |
| Hardstand Area               | 5,945 sqm   |
| Light Duty Area              | 3,625 sqm   |
| Carparking                   | 100         |
| Lot 1B                       |             |
| Site Area                    | 38,396 sqm  |
| Warehouse                    | 15,190 sqm  |
| Office (1 level)             | 805 sqm     |
| Dock Office (2 levels)       | 190 sqm     |
| Total Building Area          | 16,185 sqm  |
| Awning                       | 1,307 sqm   |
| Site Cover (exc. awning)     | 42 %        |
| Floor Space Ratio            | 0.42 : 1    |
| Hardstand Area               | 5,507 sqm   |
| Light Duty Area              | 2,830 sqm   |
| Carparking                   | 106         |
| Lot 1C                       |             |
| Site Area                    | 137,145 sqm |
| Warehouse                    | 74,097 sqm  |
| Office (2 level)             | 3,708 sqm   |
| Dock Office (2 levels)       | 380 sqm     |
| Total Building Area          | 78,185 sqm  |
| Awning                       | 4,850 sqm   |
| Site Cover (exc. awning)     | 56 %        |
| Floor Space Ratio            | 0.56 : 1    |
| Hardstand Area               | 27,413 sqm  |
| Light Duty Area              | 10,004 sqm  |
| Carparking                   | 386         |

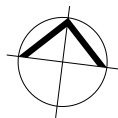




| Precinct Area Schedule |          |
|------------------------|----------|
| Precinct 1             | 28.89 ha |
| Net Developable area   | 21.40 ha |
| Precinct 2             | 30.52 ha |
| Net Developable area   | 19.56 ha |
| Precinct 3             | 19.00 ha |
| Net Developable area   | 18.50 ha |
| Precinct 4             | 23.75 ha |
| Net Developable area   | 22.39 ha |
| Precinct 5             | 13.51 ha |
| Net Developable area   | 6.02 ha  |







| Lot 1 DP120679        |            | Sub Total  |
|-----------------------|------------|------------|
| Total Land Area       | WEST       | 154.12 ha  |
| Biodiversity Lot 1    | 7.8814 ha  | 16.8279 ha |
| Biodiversity Lot 2    | Not Used   |            |
| Biodiversity Lot 3    | 1.9238 ha  |            |
| Biodiversity Lot 4    | Not Used   |            |
| Biodiversity Lot 5    | 7.0226 ha  |            |
| Regional Road Lot 1   | .5662 ha   | 6.4197 ha  |
| Regional Road Lot 2   | .8723 ha   |            |
| Regional Road Lot 3   | 4.9813 ha  |            |
| Services Lot          | 1.2614ha   | 1.2614 ha  |
| Residual Lot          | .6606 ha   | .6606 ha   |
| Residual Services Lot | 20.5684 ha | 20.5684 ha |
| Estate Road Lot 1     | 2.7621 ha  | 8.778 ha   |
| Estate Road Lot 2     | .5272 ha   |            |
| Estate Road Lot 3     | 2.2808 ha  |            |
| Estate Road Lot 4     | .5228 ha   |            |
| Estate Road Lot 5     | .5064 ha   |            |
| Estate Road Lot 6     | .763 ha    |            |
| Estate Road Lot 7     | .5843 ha   |            |
| Estate Road Lot 7A    | .0845 ha   |            |
| Estate Road Lot 8     | .747 ha    |            |
| Basin Lot 1           | 1.1046 ha  | 4.9158 ha  |
| Basin Lot 2           | Not Used   |            |
| Basin Lot 3           | 1.7459 ha  |            |
| Basin Lot 4           | Not Used   |            |
| Basin Lot 5           | 1.3997 ha  |            |
| Basin Lot 6           | .6656 ha   |            |
| Development Lot 1     | 24.0332 ha | 94.6908 ha |
| Development Lot 2     | 11.2859 ha |            |
| Development Lot 3     | 12.4588 ha |            |
| Development Lot 4     | 18.5031ha  |            |
| Development Lot 5     | 22.3902 ha |            |
| Development Lot 6     | 6.0196 ha  |            |

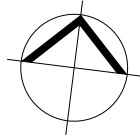
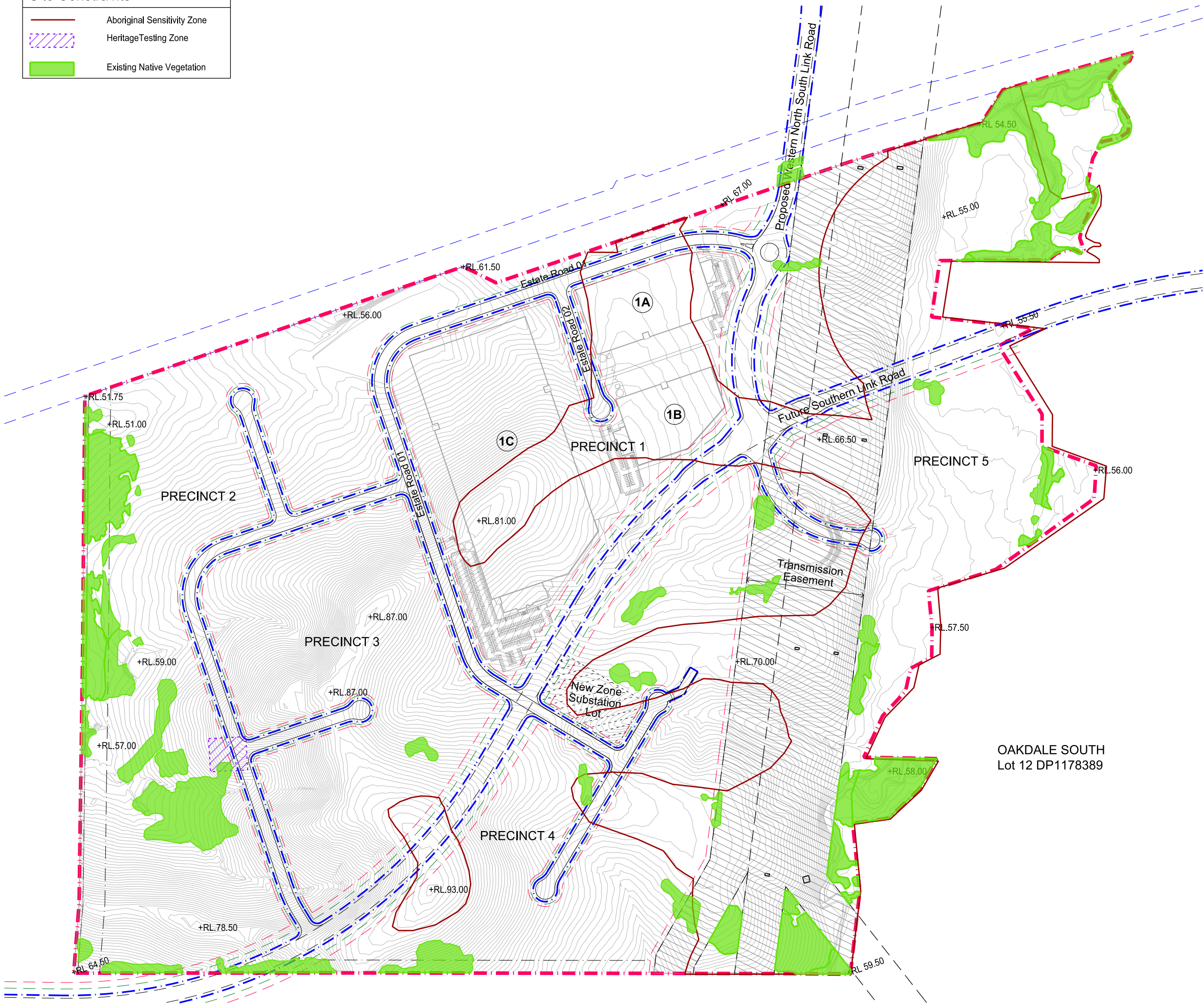


SBA  
ARCHITECTS





| Site Constraints |                             |
|------------------|-----------------------------|
|                  | Aboriginal Sensitivity Zone |
|                  | Heritage Testing Zone       |
|                  | Existing Native Vegetation  |



Oakdale West Estate  
Horsley Park

Site Analysis Plan



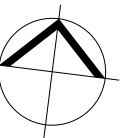
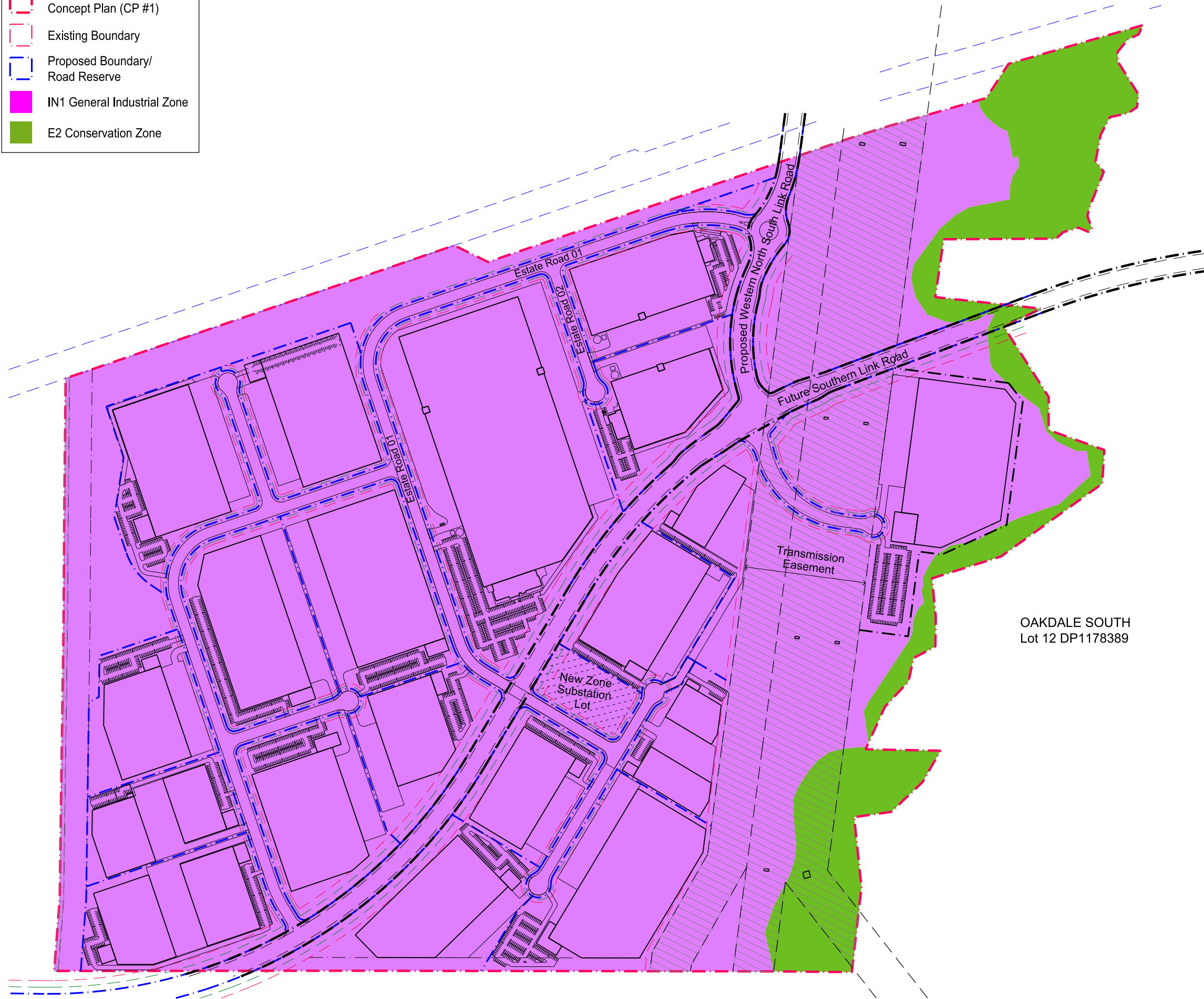
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1:6000 @ A3  
21 Sept 2018

OAK MP 08 (T)  
Job No 15117



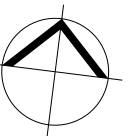
**Legend**

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

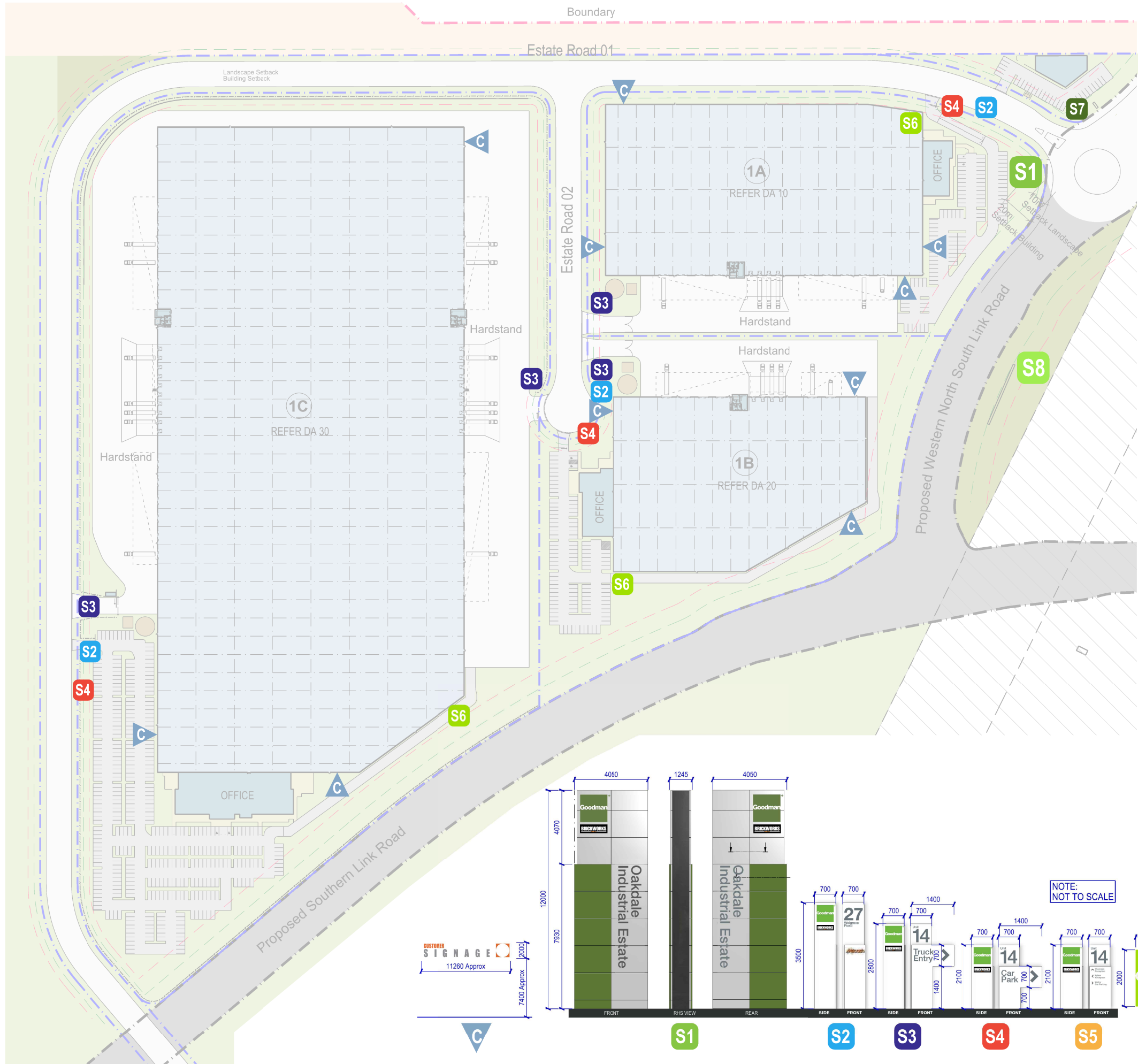
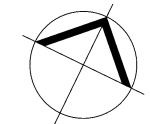




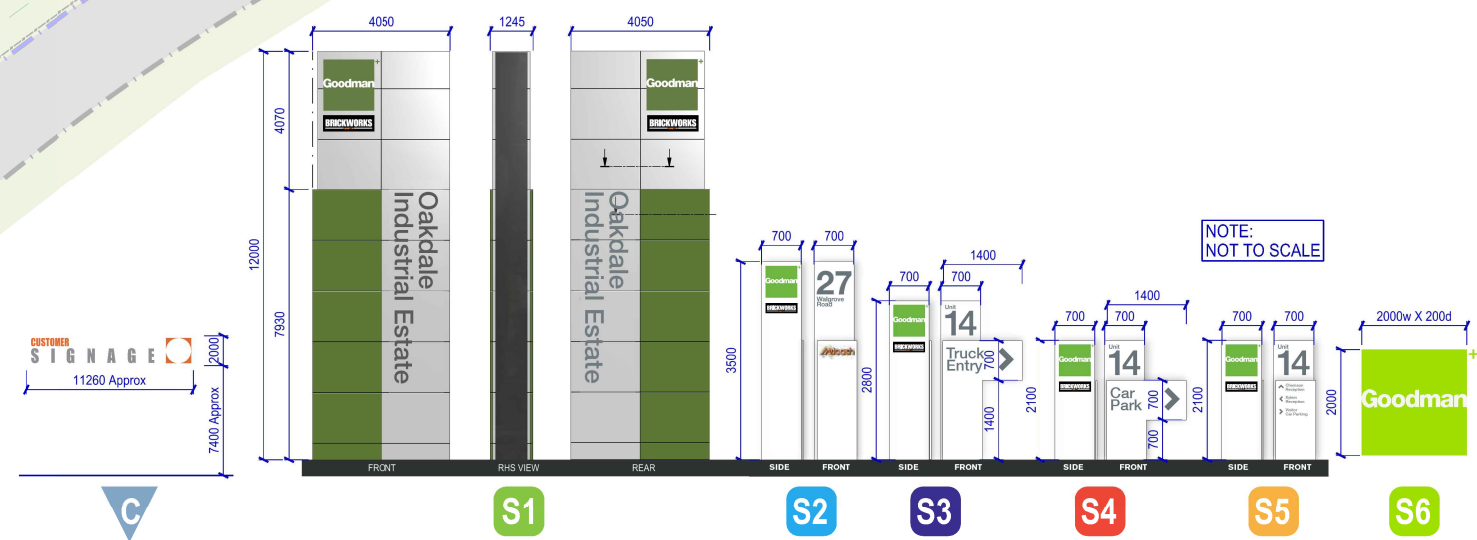
OAKDALE SOUTH  
Lot 12 DP1178389







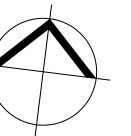
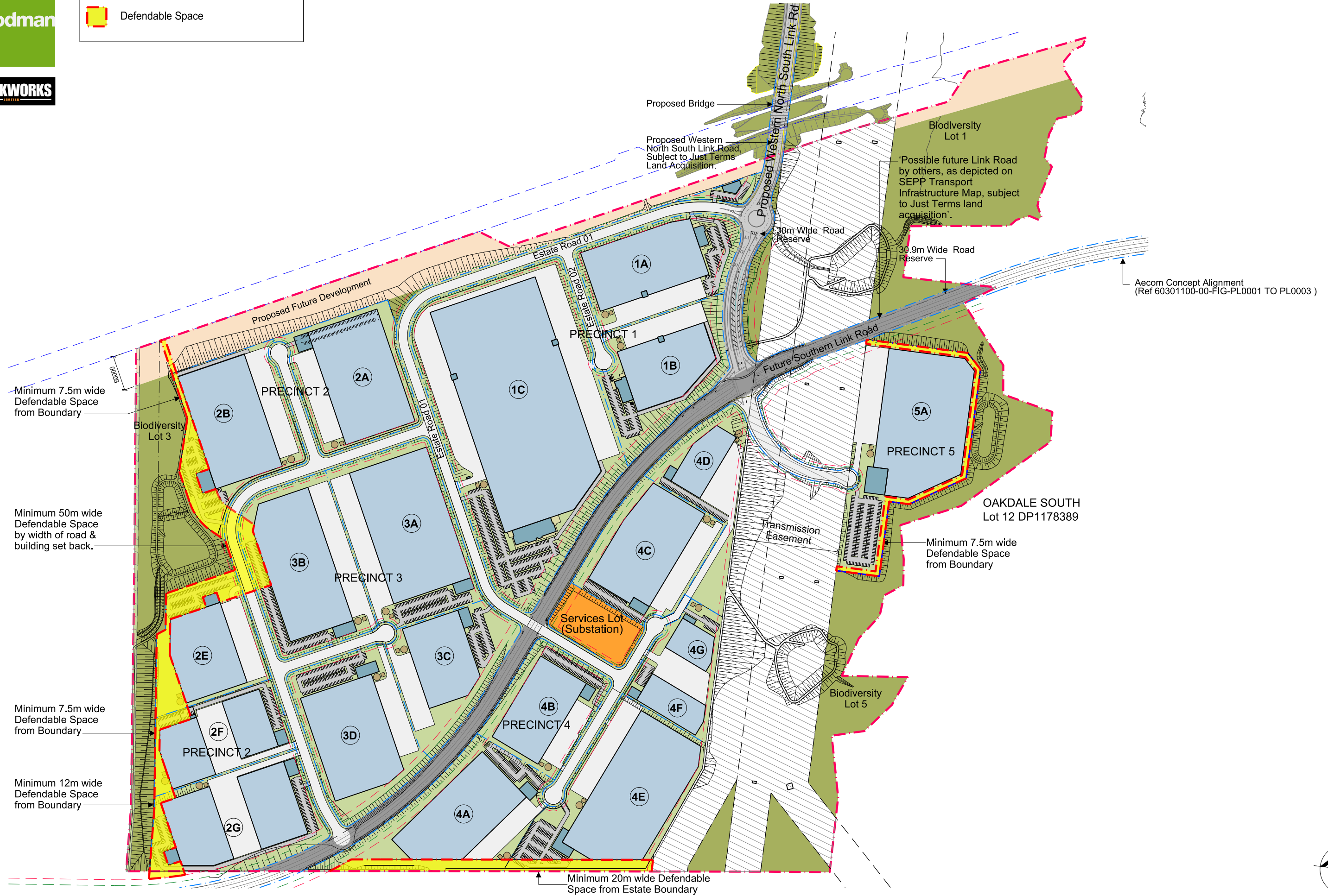
| Signage Legend |                                |
|----------------|--------------------------------|
| <b>S1</b>      | Identification - Site          |
| <b>S2</b>      | Identification - Building      |
| <b>S3</b>      | Wayfinding - Truck             |
| <b>S4</b>      | Wayfinding - Car               |
| <b>S5</b>      | Wayfinding - Pedestrian        |
| <b>S6</b>      | Goodman Light Box on Warehouse |
| <b>S7</b>      | Goodman Signage                |
| <b>S8</b>      | Goodman Signage Wall           |
| <b>C</b>       | Customer Signage               |



**S8**



**S7**





| Legend                                      | Area       |
|---------------------------------------------|------------|
| <div></div> Native Vegetation To Remain     | 66,650 sqm |
| <div></div> Native Vegetation To Be Removed | 51,651 sqm |
| <div></div> Proposed Native Revegetation    | 96,972 sqm |

Note : Areas are approx

