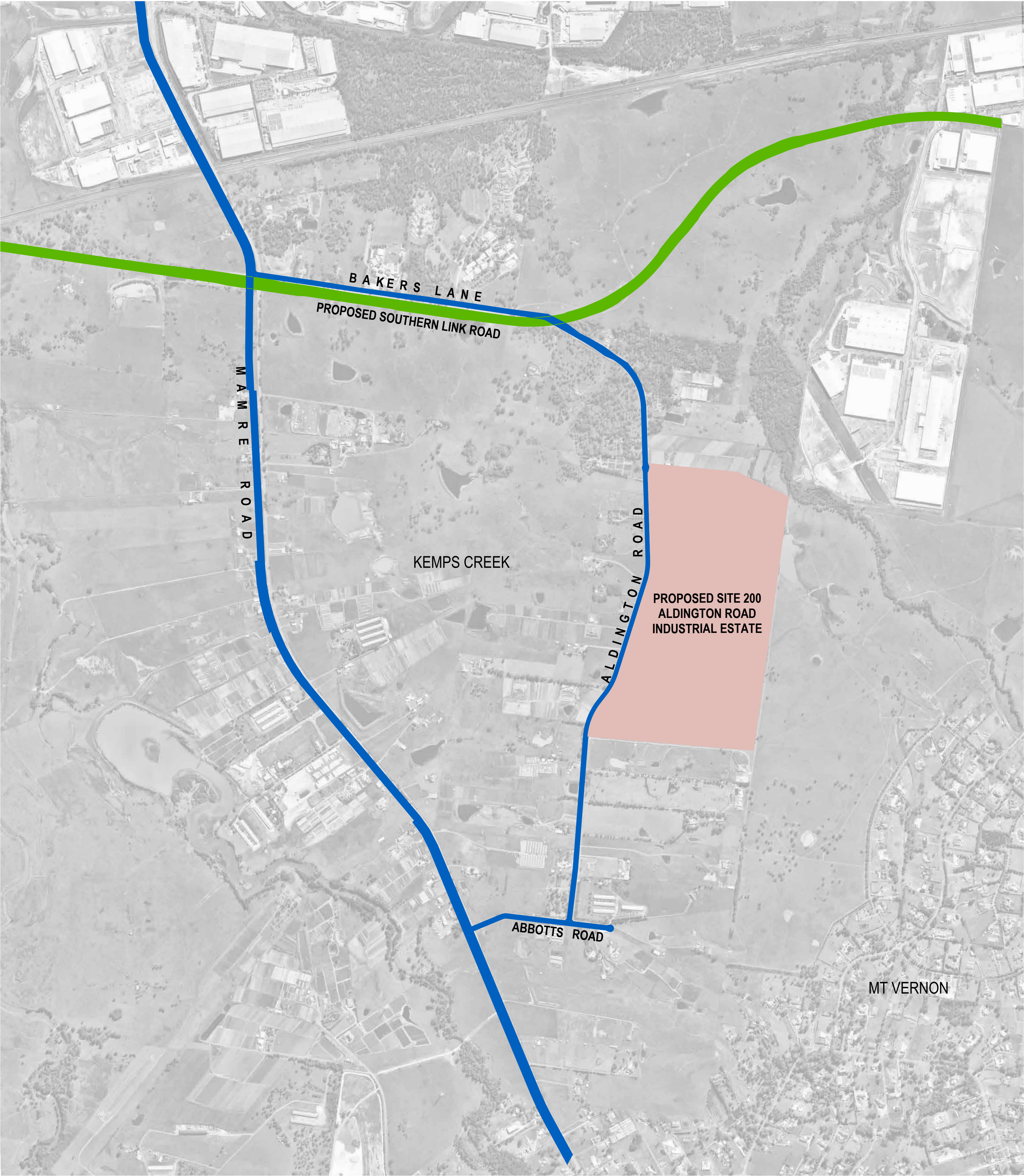


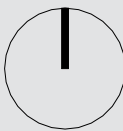
200 ALDINGTON ROAD INDUSTRIAL ESTATE

200 ALDINGTON ROAD, KEMPS CREEK NSW

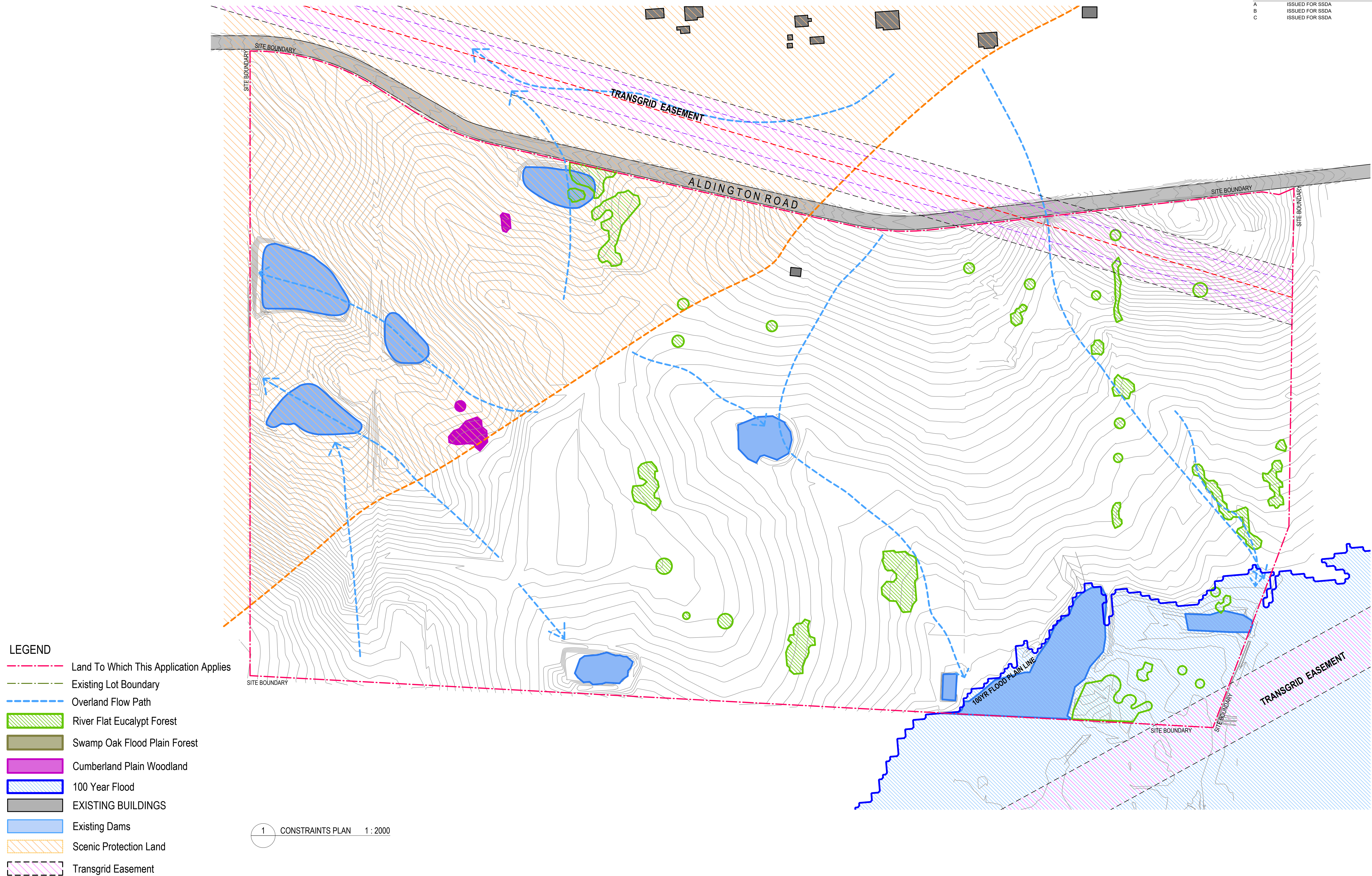
DRAWING LIST	
Sheet Number	Sheet Name
MP00	COVER SHEET & LOCATION PLAN
MP01	CONSTRAINTS PLAN
MP02	PRECINCT PLAN
MP03	PRECINCT PLAN - PROPOSED MASTERPLAN
MP04	SSDA MOD 6 ESTATE MASTER PLAN
MP05	SSD 10479 MOD 6 - STAGING PLAN
MP06	SSDA MOD 6 LAND USE ALLOCATION PLAN
MP07	SSDA MOD 6 ZONING PLAN
MP08	SSDA MOD 6 SUBDIVISION PLAN
MP09	SSDA MOD 6 SIGNAGE PLAN
MP10	SSDA MOD 6 FIRE PROTECTION PLAN
MP11	SSDA MOD 6 FENCING MANAGEMENT PLAN
MP12	SSDA MOD 6 SHADOW DIAGRAMS
MP13	SSDA MOD 6 LOT D BASIN B
MP14	SSDA MOD 6 DEMOLITION PLAN
MP15	SSDA MOD 6 SITE SECTIONS
MP16	SSDA MOD 6 DETAIL SECTIONS SHEET 1
MP17	SSDA MOD 6 DETAIL SECTIONS SHEET 2
MP18	SSDA MOD 6 DETAIL SECTIONS SHEET 3



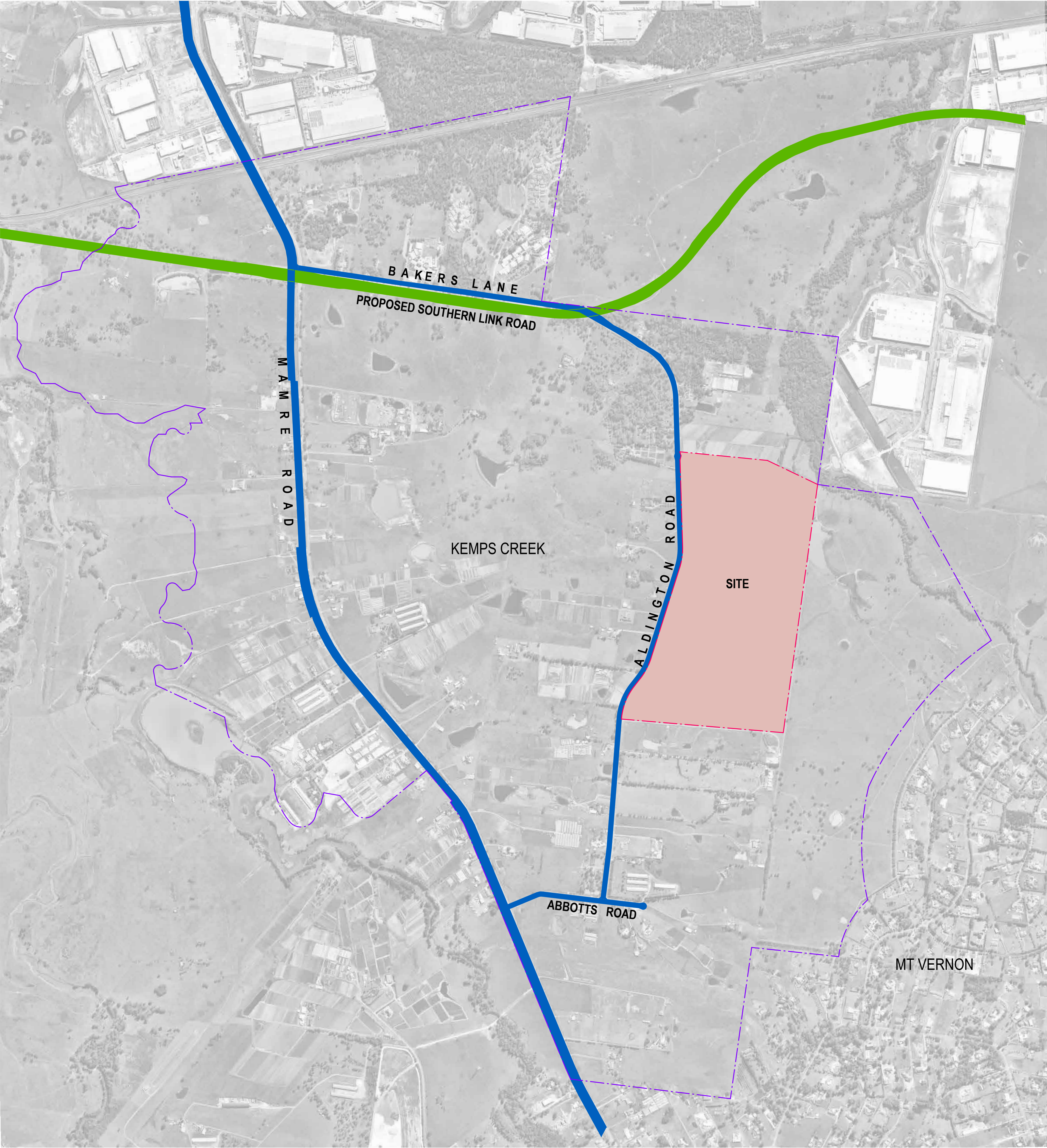
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



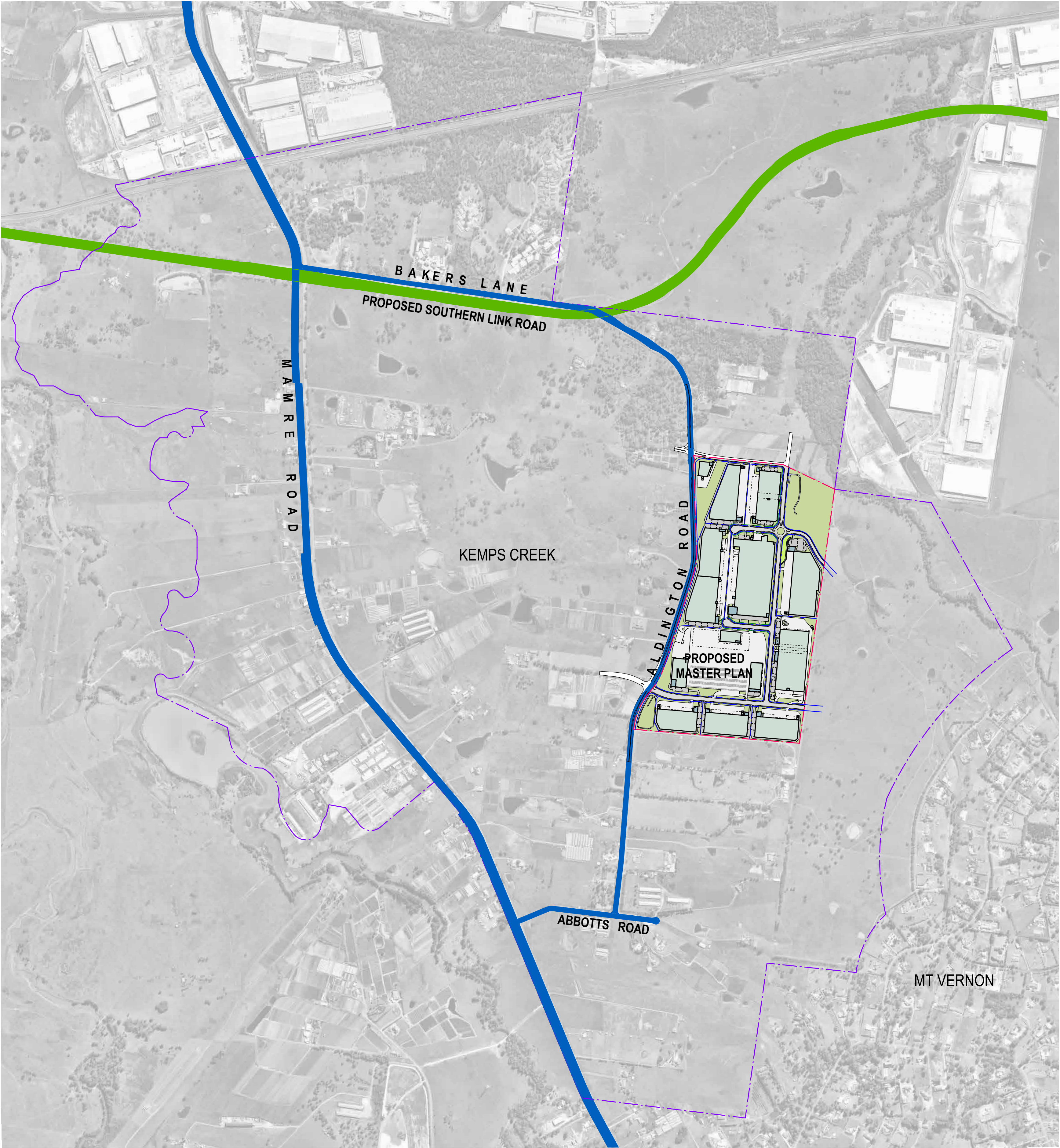
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



- LEGEND
- Site Boundary
 - Mamre Road Precinct Boundary

1 PRECINCT PLAN 1 : 10000

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



- LEGEND
- Proposed Site Boundary
 - Proposed Lot Boundary
 - Mamre Road Precinct Boundary

1 PROPOSED MASTERPLAN 1 : 10000

AREA SCHEDULE	
*All areas subject to survey	
SITE AREA	720,906 m ²
LOT D (including basin B)	52,426 m ²
LOT L (including basin A)	10,570 m ²
ESTATE ROAD RESERVE	64,215 m ²
ROAD WIDENING (Aldington Rd)	6,112 m ²
NET DEVELOPABLE SITE AREA	587,583 m ²
WAREHOUSE OR INDUSTRIAL	248,948 m ²
OFFICE (Approx. 5% WH)	13,823 m ²
GROSS FLOOR AREA	262,771 m ²
CARPARKING BASED ON WAREHOUSING	
REQUIRED (DCP WH1/300 OFFICE1/40)	1176
PROVIDED	1245
NOTE: ADJUSTMENTS WILL BE MADE WITH APPLICABLE DAs TO GFA AND CARPARKING IF INDUSTRIAL USE IS IDENTIFIED TO ACHIEVE DCP INDUSTRY 1/200m2	
SITE PERMEABILITY	22%
SITE COVERAGE	45%

LOT A

LOT AREA	26,320 m ²
GFA	2,995 m ²
LANDSCAPE	19,884 m ²
HARDSTAND/ROAD	3,437 m ²
PERMEABILITY	64%
CAR PARKS	15

LOT B

LOT AREA	35,581 m ²
GFA	22,495 m ²
LANDSCAPE	2,018 m ²
HARDSTAND/ROAD	13,470 m ²
PERMEABILITY	6%
CAR PARKS	95

LOT C

LOT AREA	38,792 m ²
GFA	20,690 m ²
LANDSCAPE	5,052 m ²
HARDSTAND/ROAD	13,475 m ²
PERMEABILITY	13%
CAR PARKS	91

LOT D - Basin B

LOT AREA	52,426 m ²
PERMEABILITY	93%

LOT E

LOT AREA	68,251 m ²
GFA	39,259 m ²
LANDSCAPE	5,981 m ²
HARDSTAND/ROAD	20,584 m ²
PERMEABILITY	9%
CAR PARKS	172

LOT F

LOT AREA	78,422 m ²
GFA	51,027 m ²
LANDSCAPE	8,820 m ²
HARDSTAND/ROAD	13,430 m ²
PERMEABILITY	11%
CARPARKS	250

LOT G

LOT AREA	58,092 m ²
GFA	31,400 m ²
LANDSCAPE	9,830 m ²
HARDSTAND/ROAD	17,430 m ²
PERMEABILITY	17%
CAR PARKS	120

LOT J

LOT AREA	129,282 m ²
GFA	15,631 m ²
LANDSCAPE	19,386 m ²
HARDSTAND ROAD	91,484 m ²
PERMEABILITY	15%
CAR PARKS	91

LOT K

LOT AREA	62,123 m ²
GFA	29,034 m ²
LANDSCAPE	8,190 m ²
HARDSTAND/ROAD	19,030 m ²
PERMEABILITY	13%
CAR PARKS	189

LOT L - Basin A

LOT AREA	10,570 m ²
PERMEABILITY	58%

LOT M

LOT AREA	28,442 m ²
GFA	15,415 m ²
LANDSCAPE	3,732 m ²
HARDSTAND/ROAD	9,650 m ²
PERMEABILITY	13%
CAR PARKS	68

LOT N

LOT AREA	30,833 m ²
GFA	17,555 m ²
LANDSCAPE	3,573 m ²
HARDSTAND/ROAD	10,120 m ²
PERMEABILITY	12%
CAR PARKS	79

LOT O

LOT AREA	31,437 m ²
GFA	17,270 m ²
LANDSCAPE	4,346 m ²
HARDSTAND/ROAD	10,201 m ²
PERMEABILITY	14%
CAR PARKS	75

PRELIMINARY

NOTES:

- 01 ALDINGTON RD RESERVE - 30.6m DISTRIBUTOR ROAD
- 02 INTERNAL ESTATE ROAD 01 RESERVE - 25.6m COLLECTOR ROAD
- 03 INTERNAL ESTATE ROAD 02, 03, 04, RESERVE - 24m INDUSTRIAL ROAD
- 04 INTERNAL ESTATE ROAD 05 RESERVE - 19.5m EDGE ROAD
- 05 PARKING RATE PROVIDED DCP WH 1 SPACE PER 300sqm / OFFICE 1 SPACE PER 40sqm
- 06 BUILDING SETBACK TO ALDINGTON RD AND ESTATE RD No.1 - 12m
- 07 LANDSCAPE SETBACK TO ALDINGTON RD AND ESTATE RD No.1 - 6m
- 08 BUILDING SETBACK FROM ESTATE RD - 7.5m
- 09 LANDSCAPE SETBACK FROM ESTATE RD - 3.75m
- 10 RECYCLED WATER - CONNECTION FROM EACH BUILDING LOT TO PROPOSED PRECINCT WIDE SYDNEY WATER RECYCLED WATER SYSTEM
- 11 BIKE PARKING TO BE PROVIDED IN ACCORDANCE WITH MRP DCP

LEGEND

Site Boundary	Building Outline	Existing Farm Dam
Lot Boundary	Easement	RE2 Zone
Road Boundary	Retaining Wall	C2 Environmental Conservation Zone
Building Setback	Fire Services	Naturalised channel and Vegetated Riparian Zone (LOT G)
Landscape Setback	Outdoor Staff Area	
	Electric Vehicle Charging Bay	

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	08.07.2025
B	ISSUED FOR SSDA	21.07.2025
C	ISSUED FOR SSDA	30.09.2025
D	ISSUED FOR SSDA	01.10.2025

AREA SCHEDULE	
*All areas subject to survey	
SITE AREA	720,906 m ²
LOT D (including basin B)	52,426 m ²
LOT L (including basin A)	10,570 m ²
ESTATE ROAD RESERVE	64,215 m ²
ROAD WIDENING (Aldington Rd)	6,112 m ²
NET DEVELOPABLE SITE AREA	587,583 m ²

STAGE 1 WORKS	
EXTENT OF WORKS INCLUDED ON STAGE 1:	
• ESTATE ROADS 01, 02, 03, 04, 05 AND 06	
• BASINS ON LOT 'D' & LOT 'L'	
• BULK EARTHWORKS PLUS RETAINING WALLS (REFER TO CIVIL ENGINEERING PLANS)	
• BUILDING W5 ON LOT 'F'	

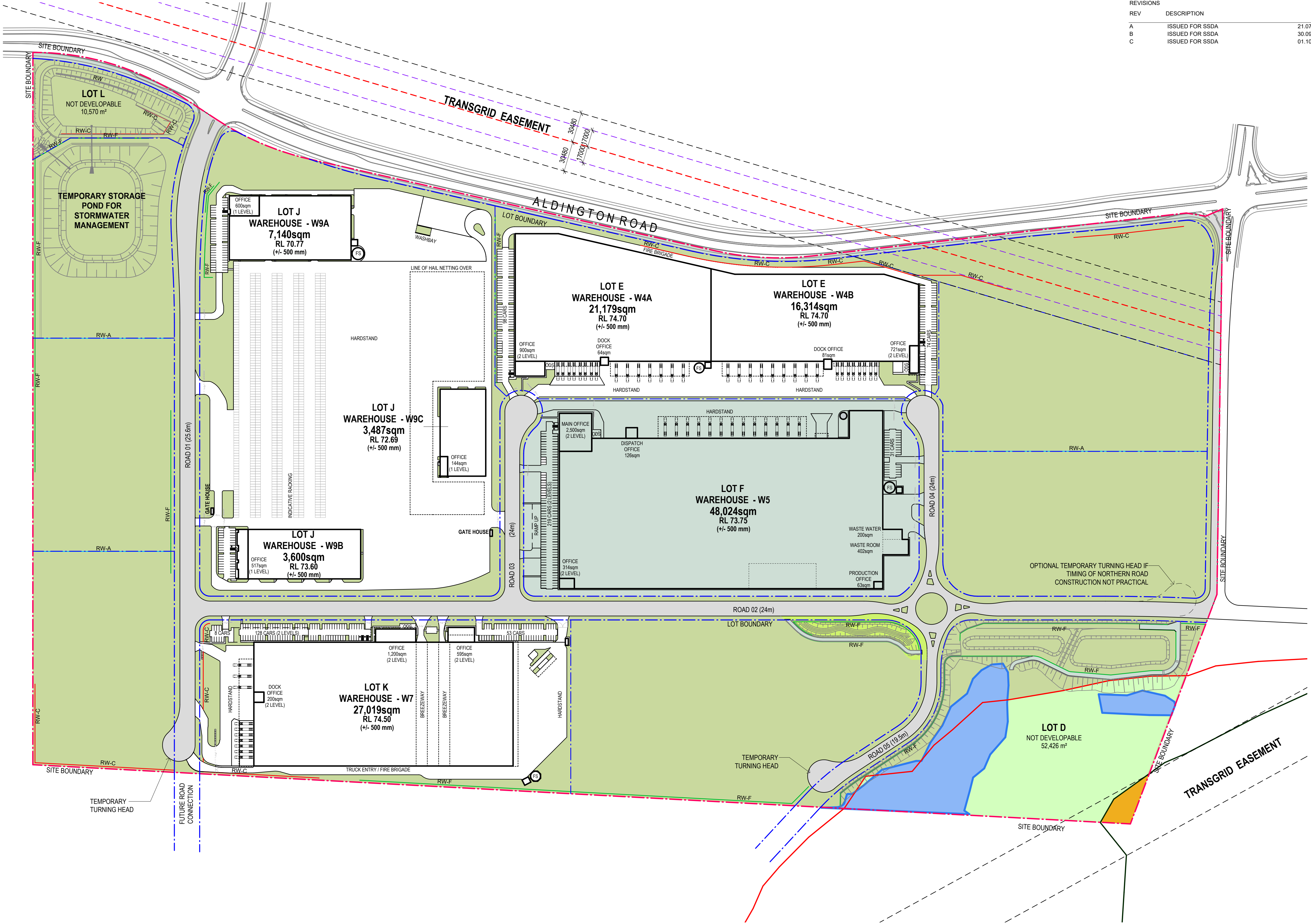
LOT E	
LOT AREA	68,251 m ²
GFA	39,259 m ²
LANDSCAPE	5,981 m ²
HARDSTAND/ROAD	20,584 m ²
PERMEABILITY	9%
CAR PARKS	172

LOT F	
LOT AREA	78,422 m ²
GFA	51,027 m ²
LANDSCAPE	8,820 m ²
HARDSTAND/ROAD	13,430 m ²
PERMEABILITY	11%
CARPARKS	250

LOT J	
LOT AREA	129,282 m ²
GFA	15,631 m ²
LANDSCAPE	19,386 m ²
HARDSTAND ROAD	91,484 m ²
PERMEABILITY	15%
CAR PARKS	91

LOT K	
LOT AREA	62,123 m ²
GFA	29,034 m ²
LANDSCAPE	8,190 m ²
HARDSTAND/ROAD	19,030 m ²
PERMEABILITY	13%
CAR PARKS	189

LEGEND	
	Proposed Site Boundary
	Proposed Lot Boundary
	Bulk Earthworks/ Temporary Sediment Erosion Basin/ Landscaping/ Batter Stabilisation/ Public Domain
	Stage 1
	RW-C Retaining Wall - Cut
	RW-A Retaining Wall - Future Interallotment Walls During stage 1, batters will be constructed
	RW-F Retaining Wall - Fill
	RE2 Zone

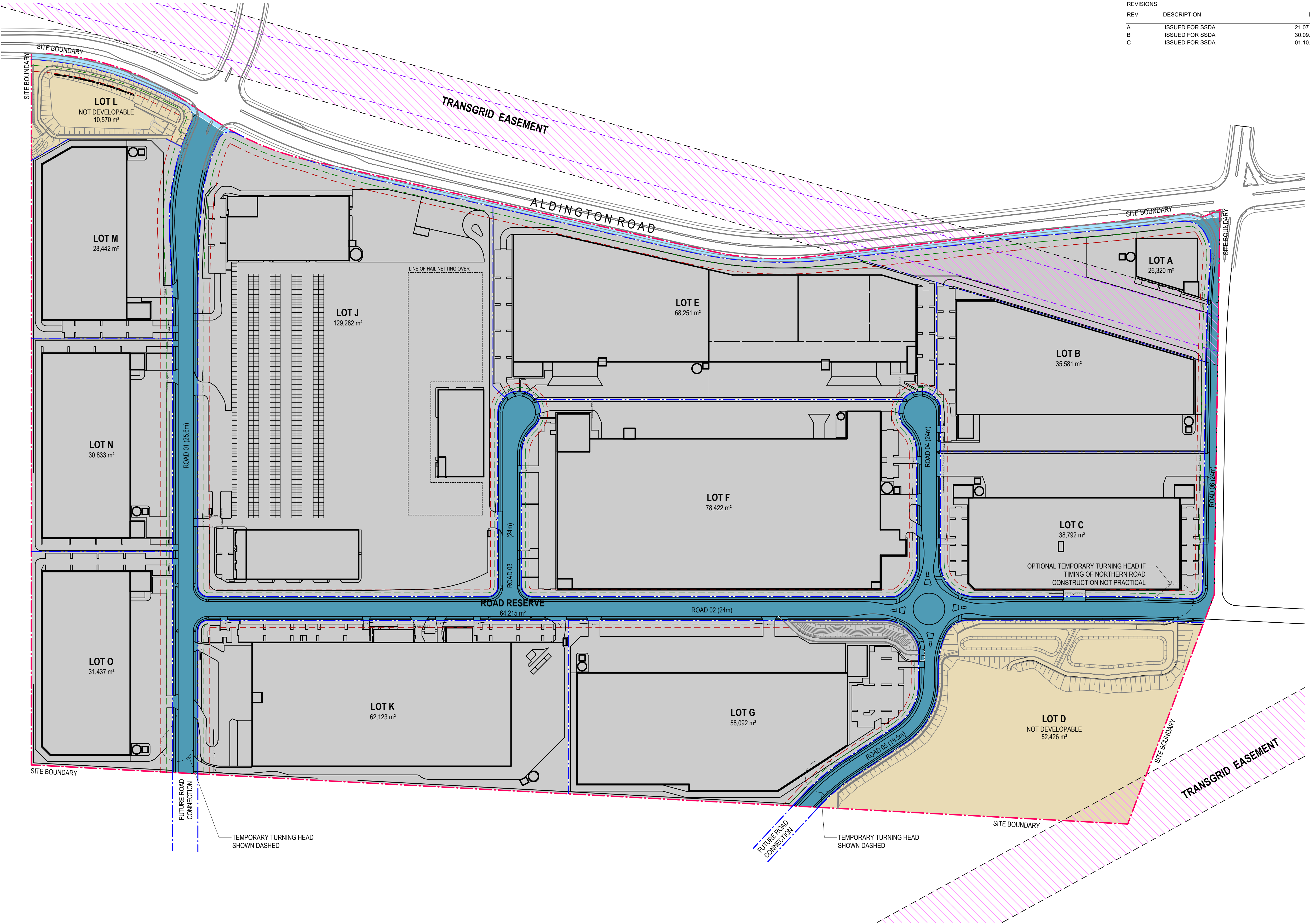


REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025

AREA SCHEDULE	
*All areas subject to survey	
SITE AREA	720,906 m ²
DEVELOPABLE	587,579 m ²
NOT DEVELOPABLE	133,327 m ²
ESTATE ROAD RESERVE	64,215 m ²
LOT D (including basin B)	52,426 m ²
LOT L (including basin A)	10,570 m ²
ROAD WIDENING (Aldington Rd)	6,112 m ²

DEVELOPABLE AREA	
*All areas subject to survey	
LOT A	26,320 m ²
LOT B	35,581 m ²
LOT C	38,792 m ²
LOT D NOT DEVELOPABLE	0 m ²
LOT E	68,251 m ²
LOT F	78,422 m ²
LOT G	58,092 m ²
LOT J	129,282 m ²
LOT K	62,123 m ²
LOT L NOT DEVELOPABLE	0 m ²
LOT M	28,442 m ²
LOT N	30,833 m ²
LOT O	31,437 m ²
TOTAL DEVELOPABLE	587,579m ²

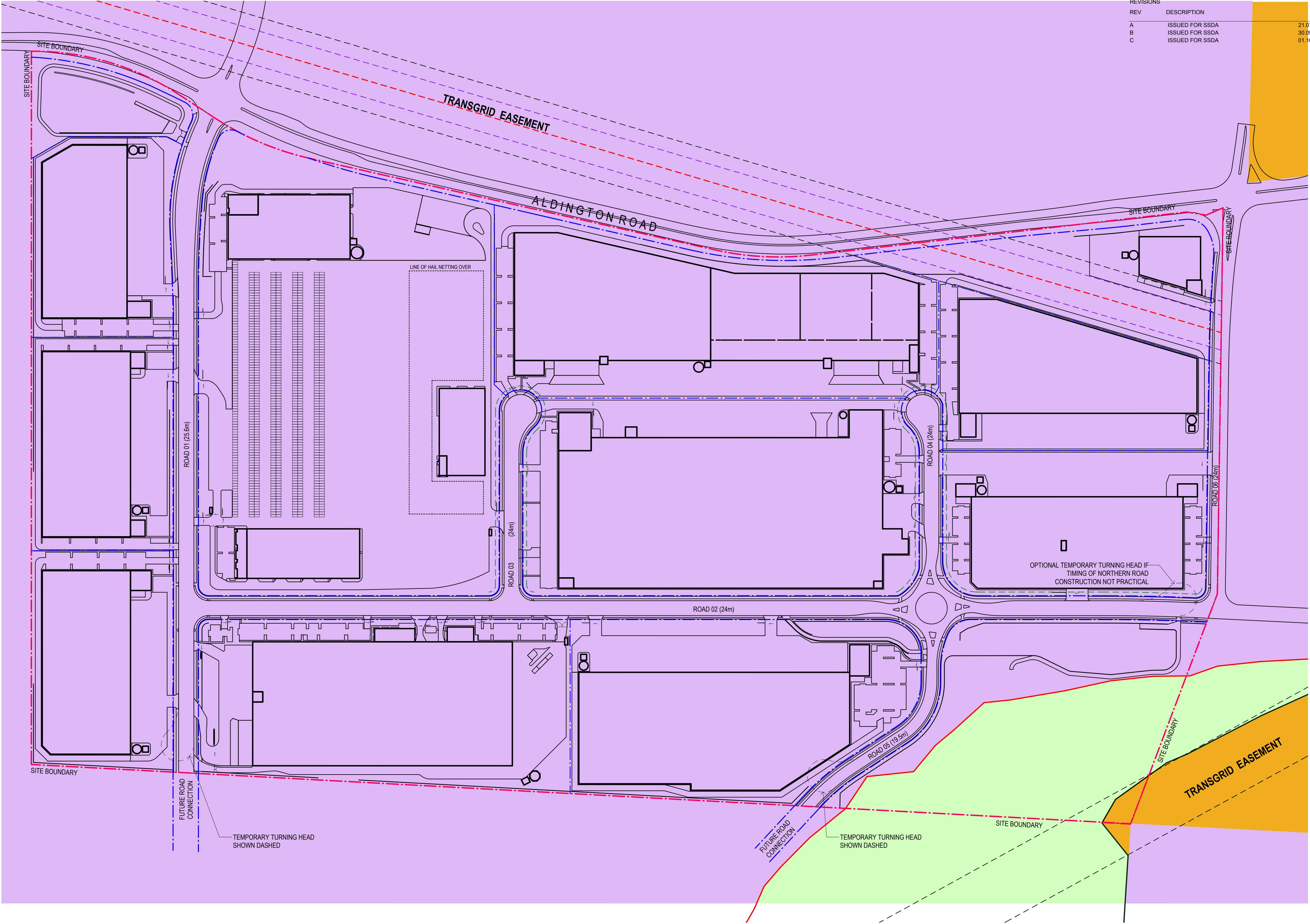
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



- LEGEND
- Proposed Site Boundary
 - Proposed Lot Boundary
 - Building Setback
 - Landscape Setback
 - Development Lots
 - Estate Road Lots
 - Stormwater Management Lots
 - Transgrid Easement
 - Road Widening (Aldington Rd)

1 LAND USE ALLOCATION PLAN 1 : 2000

REVISIONS		DATE
REV	DESCRIPTION	
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



- LEGEND**
- Proposed Boundary
 - Proposed Road Reserve
 - IN1 General Industrial
 - RE2 Zone
 - C2 Environmental Conservation Zone
 - Transgrid Easement

1 ZONING PLAN 1 : 2000

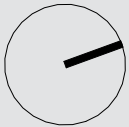
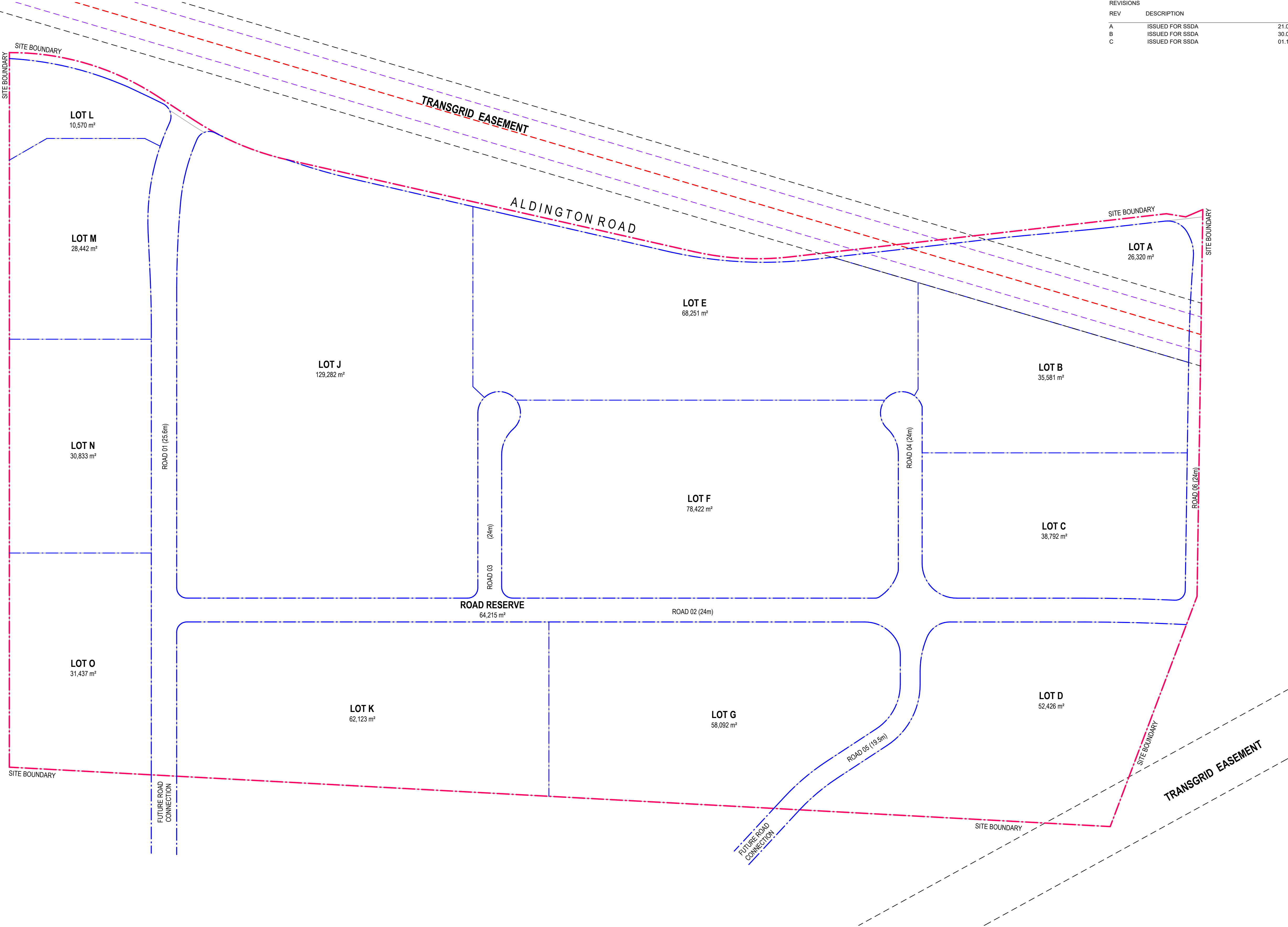
AREA SCHEDULE	
*All areas subject to survey	
SITE AREA	720,906 m ²
ROAD WIDENING (Aldington Rd)	6,112 m ²

DEVELOPABLE AREA	
*All areas subject to survey	
LOT A	26,320 m ²
LOT B	35,581 m ²
LOT C	38,792 m ²
LOT D NOT DEVELOPABLE	52,426 m ²
LOT E	68,251 m ²
LOT F	78,422 m ²
LOT G	58,092 m ²
LOT J	129,282 m ²
LOT K	62,123 m ²
LOT L NOT DEVELOPABLE	10,570 m ²
LOT M	28,442 m ²
LOT N	30,833 m ²
LOT O	31,437 m ²
ROAD RESERVE	64,215 m ²

NOTES:

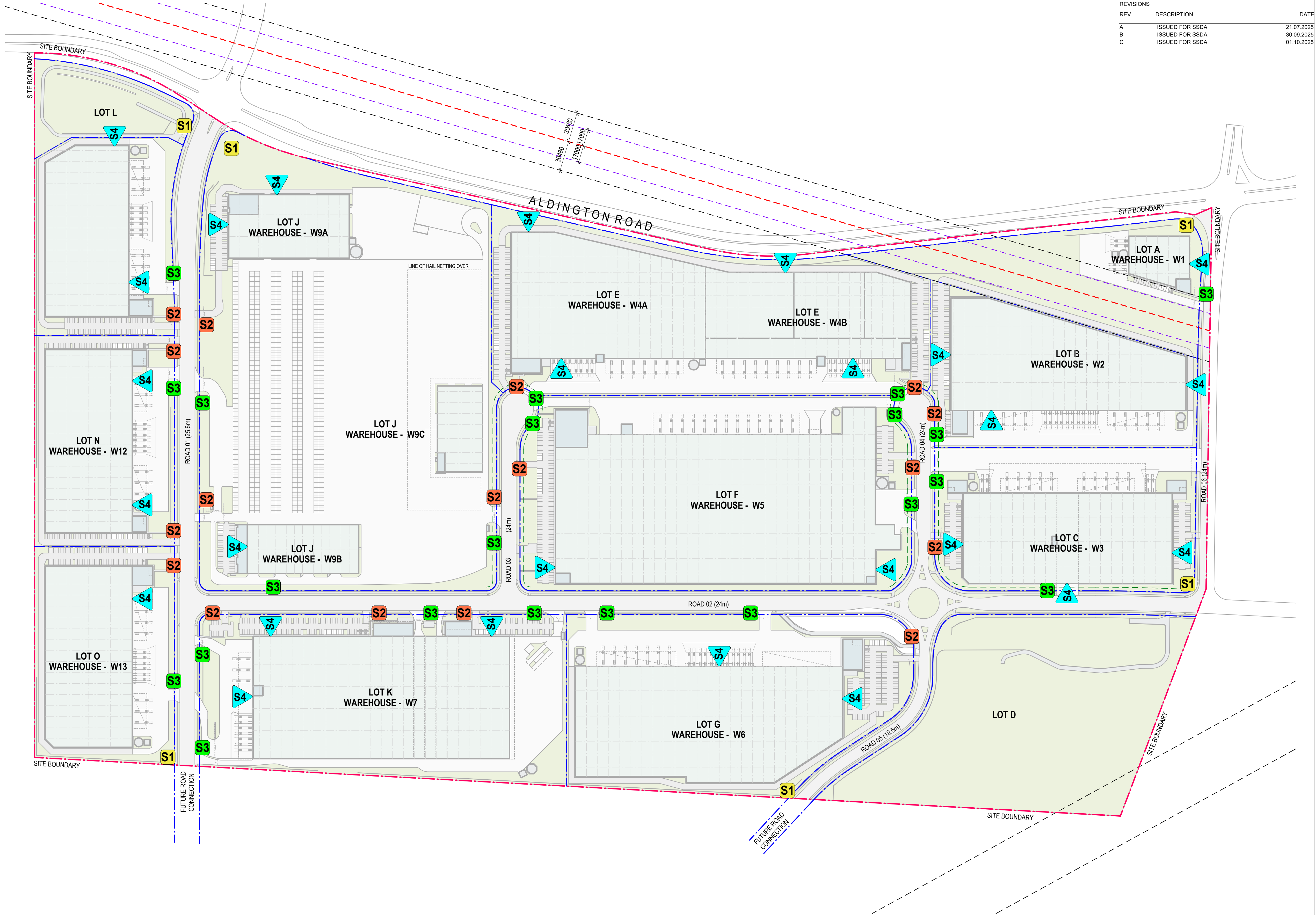
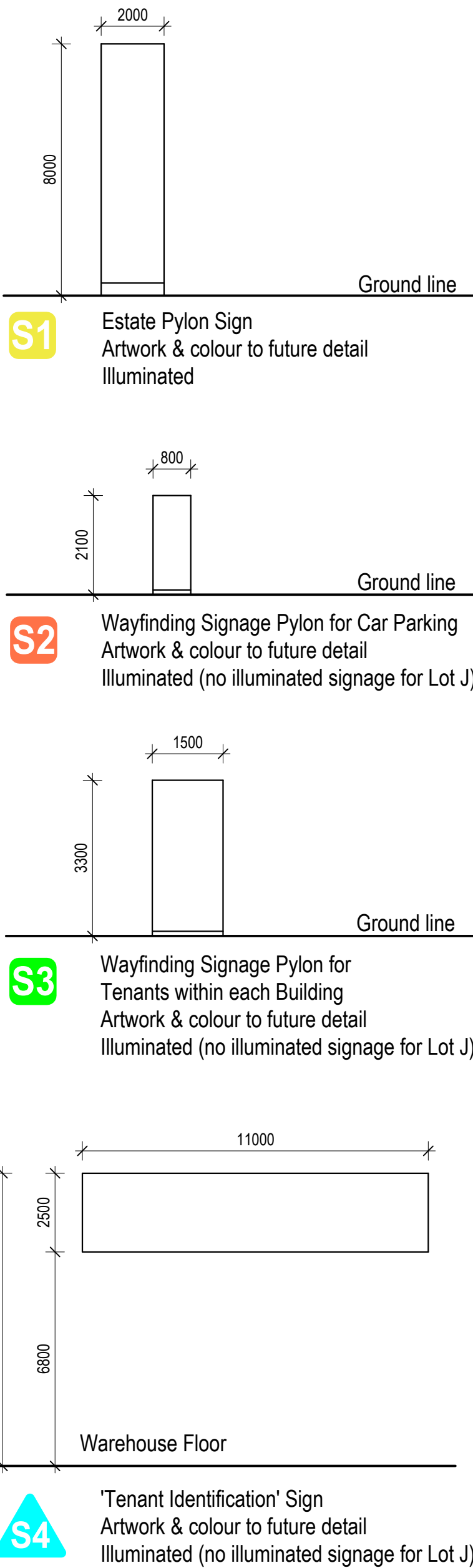
REFER TO DRAFT PLAN OF SUBDIVISION FOR
DETAILS ON EASEMENTS

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



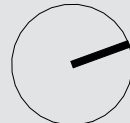
Signage Legend

- S1 Estate Pylon Signage
- S2 Tenant Pylon Signage
- S3 Truck Entry / Exit Signage
- S4 Tenant Building Identification Signage

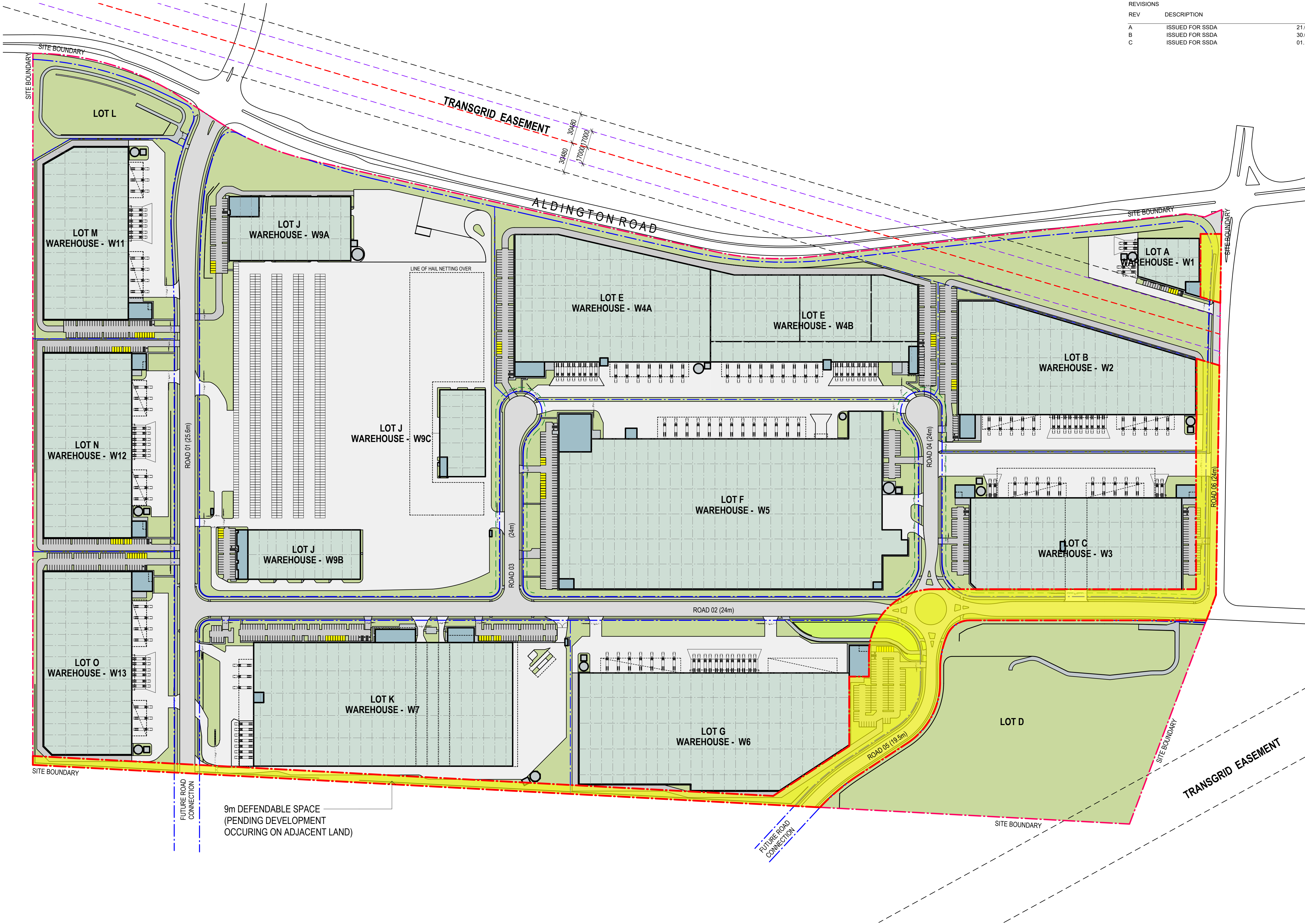


1 SIGNAGE PLAN 1 : 2000

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025

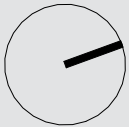


REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025

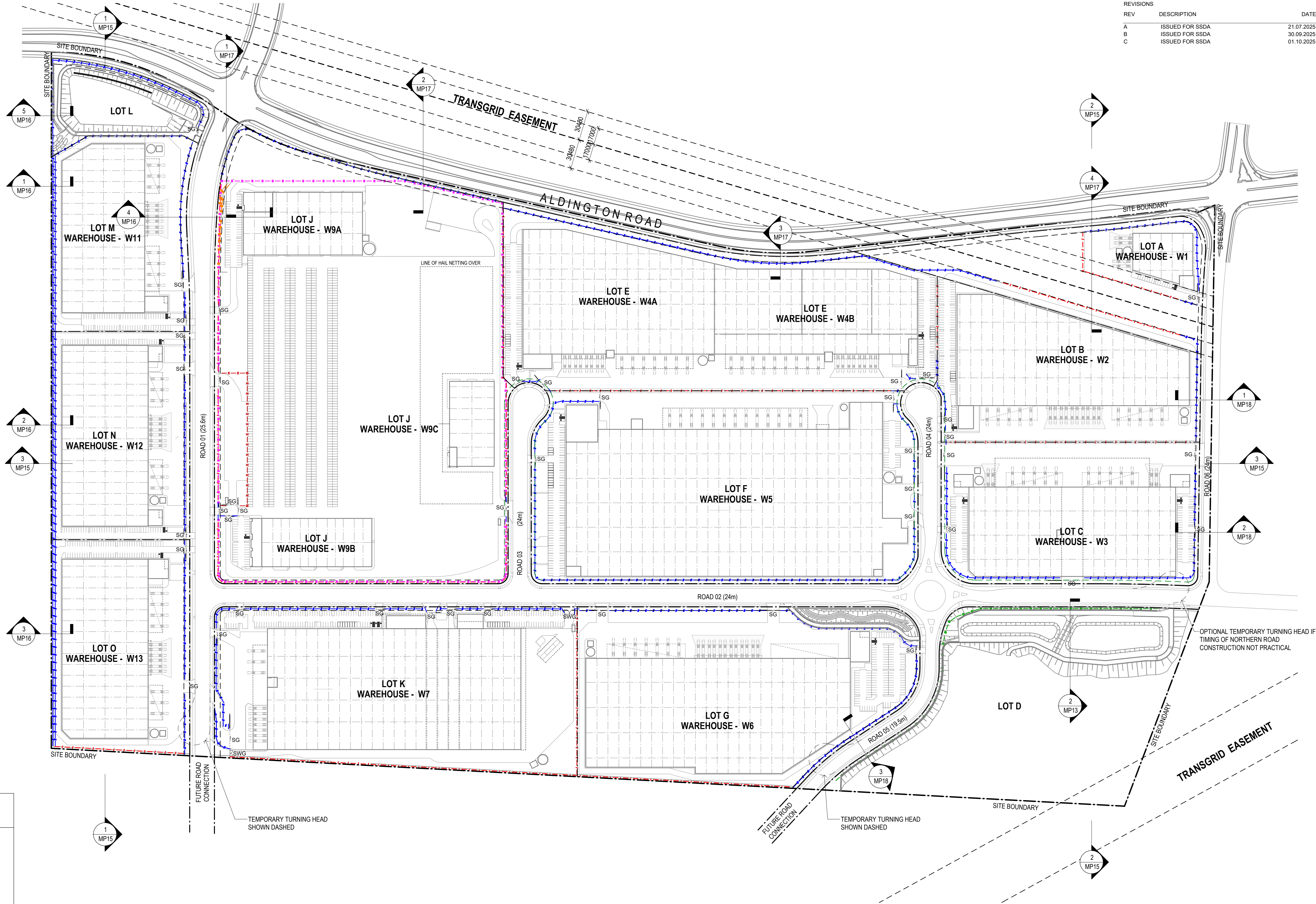


Legend

Defendable Space



REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025

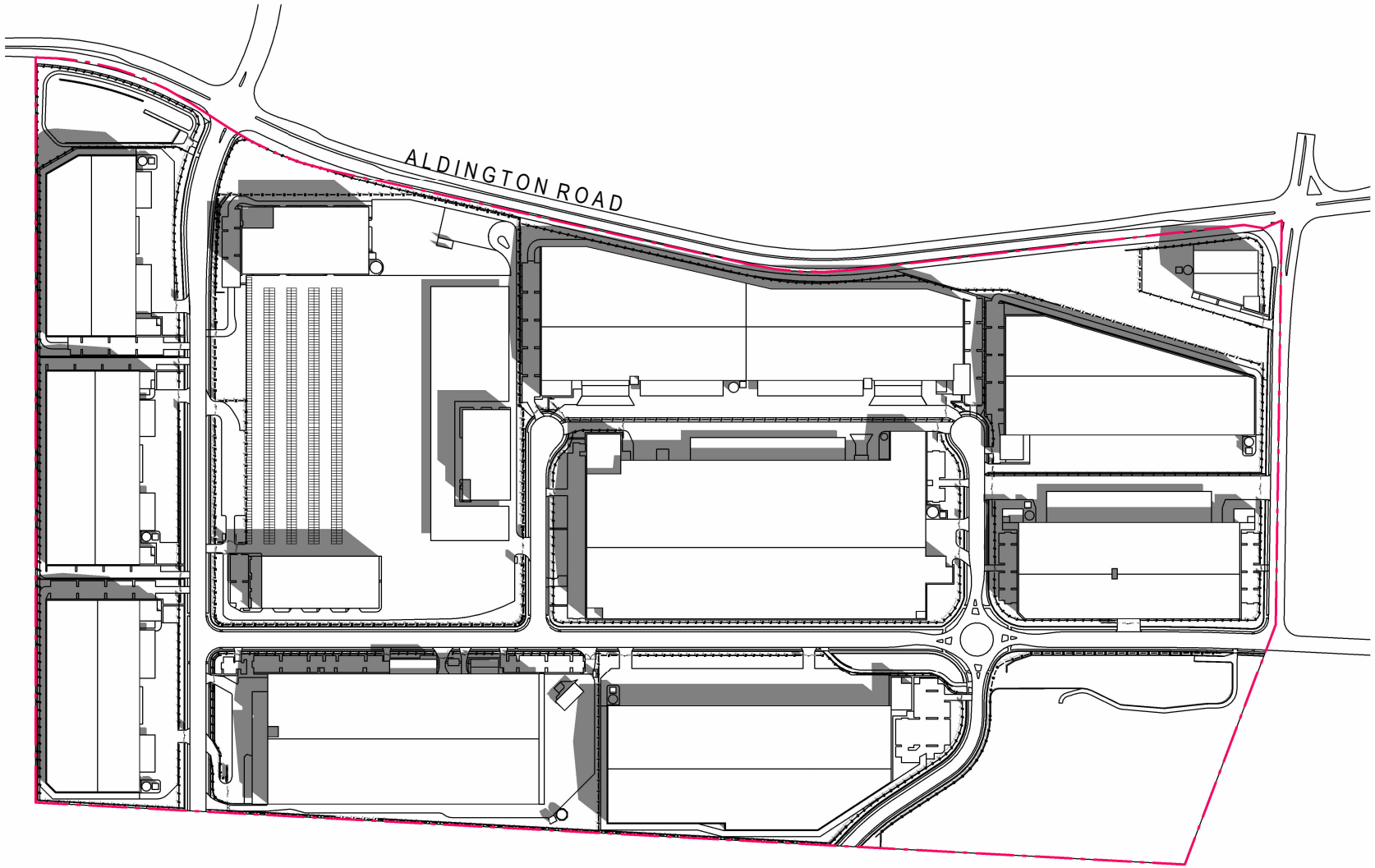


Fencing Legend

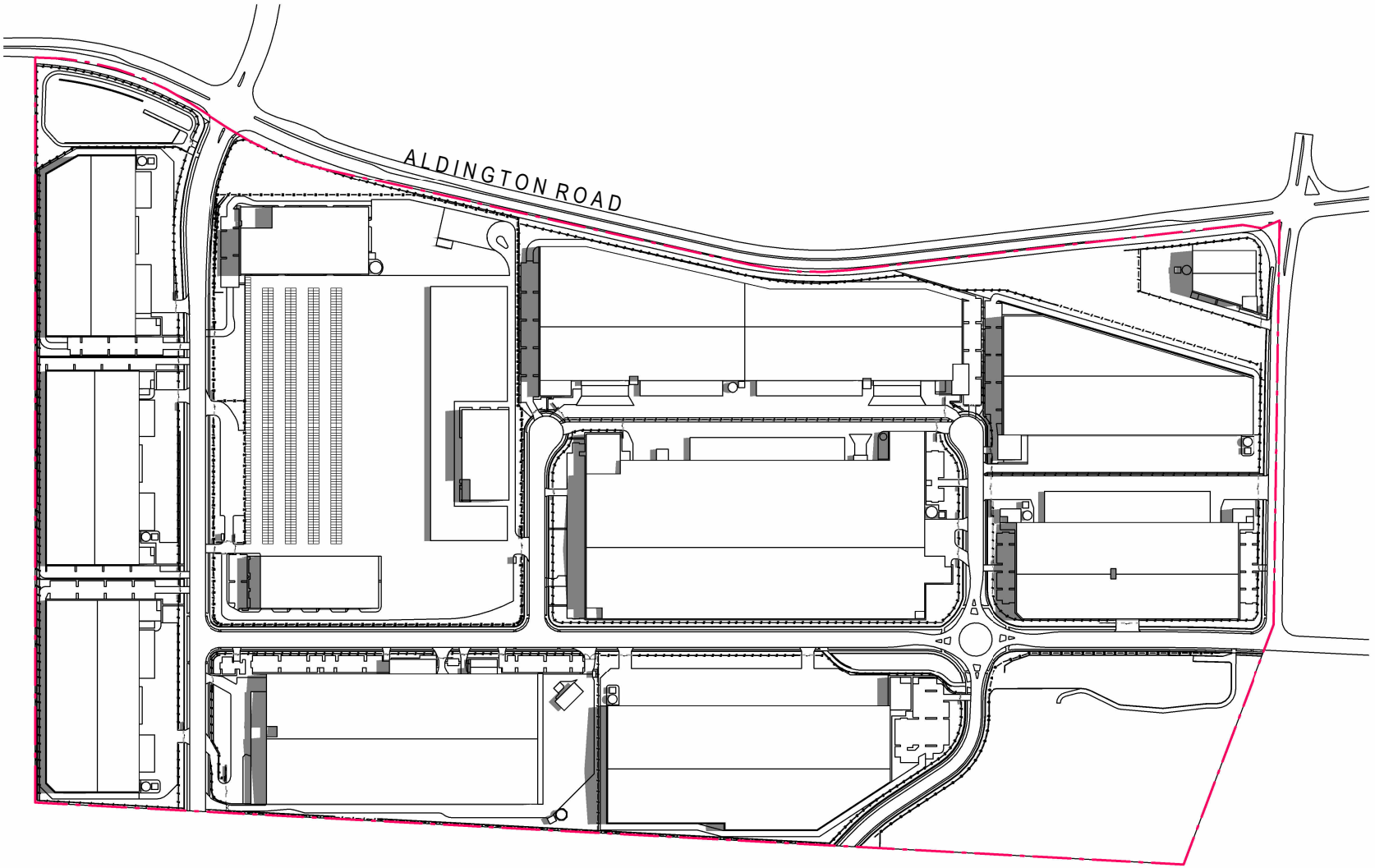
- FNC-1 - Palisade fencing
- FNC-2 - Chain Wire Fence
- Type 3 - Post and Rail Fence
- Type 4 - Safety Fence
- FNC-5 - Electric Fence
- FNC-6 - Chain Mesh Fence w/ Barbed Wire
- SG Sliding Gate
- SWG Swing Gate
- RW Retaining wall

1 FENCING MANAGEMENT PLAN 1 : 2000

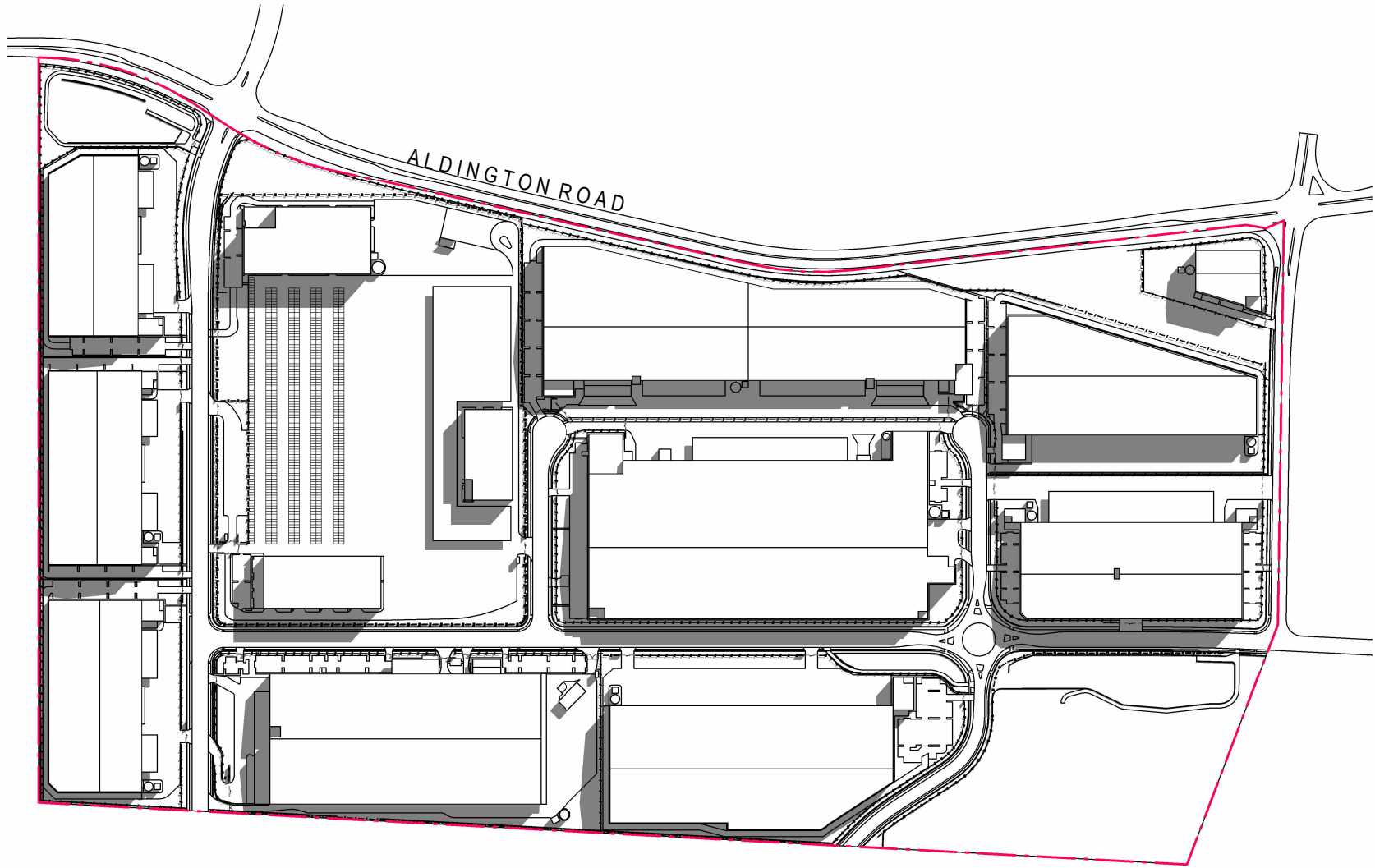
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



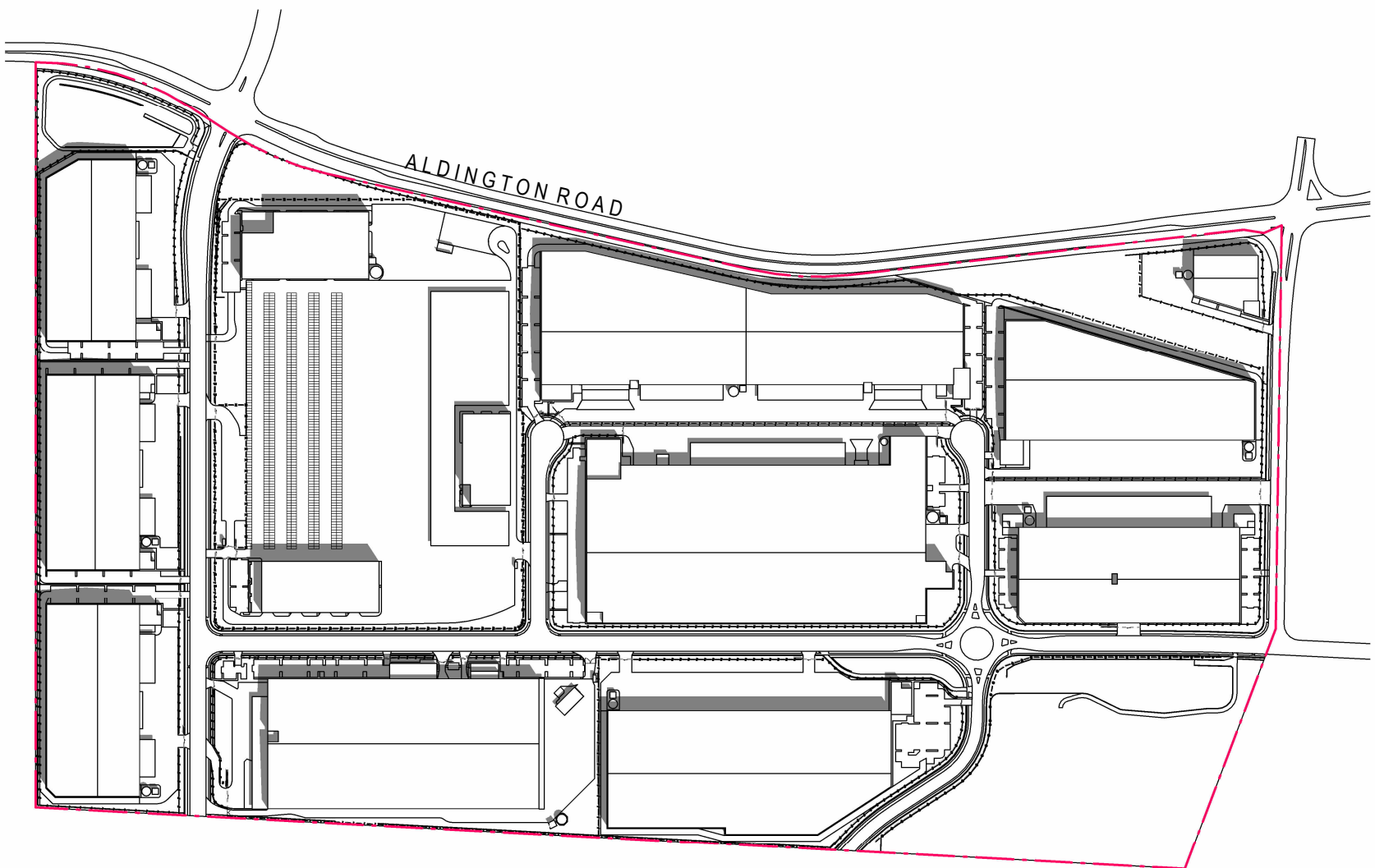
1 21st JUNE 9am 1:6000



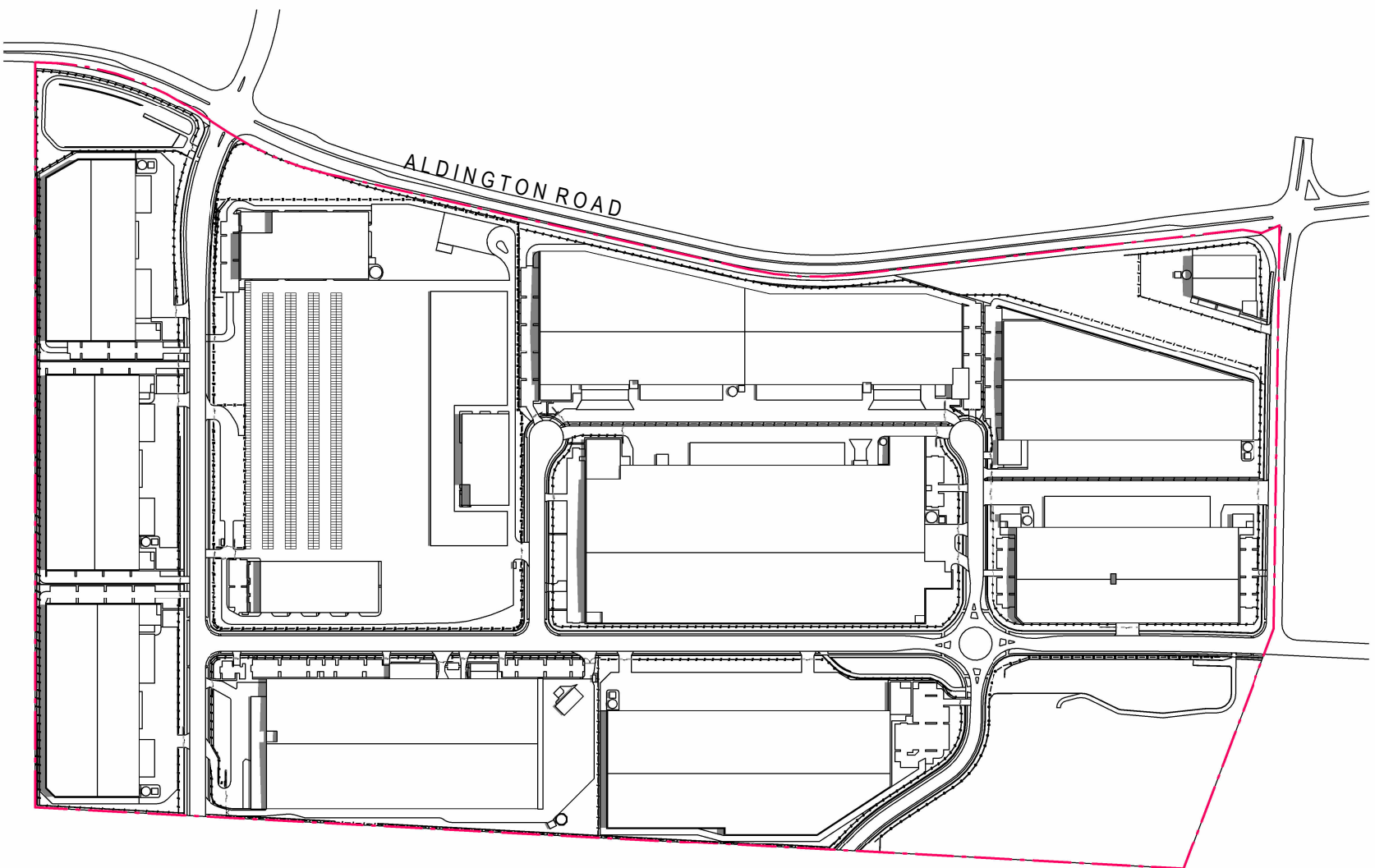
2 21st JUNE 12pm 1:6000



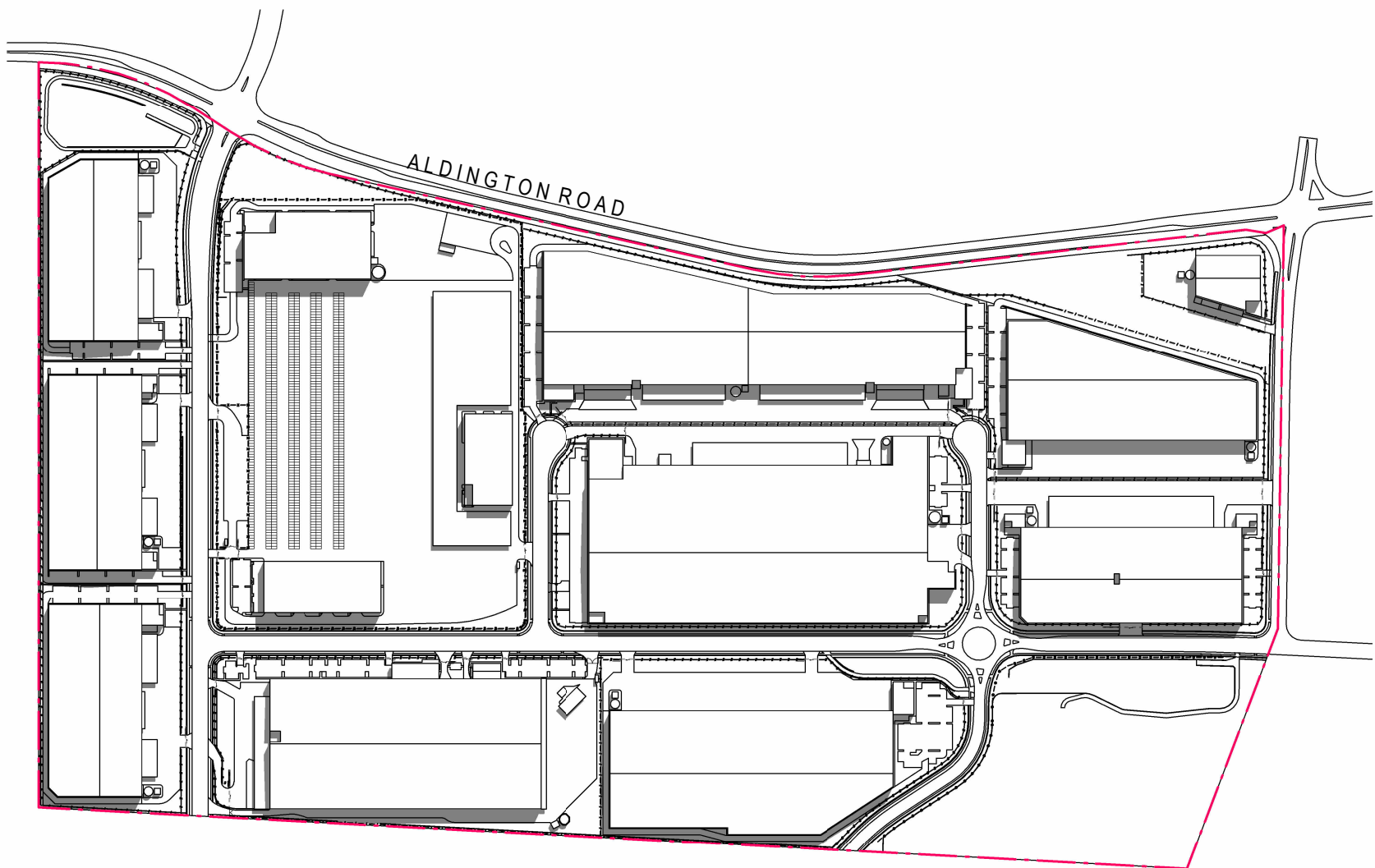
3 21st JUNE 3pm 1:6000



4 23rd SEPTEMBER 9am 1:6000

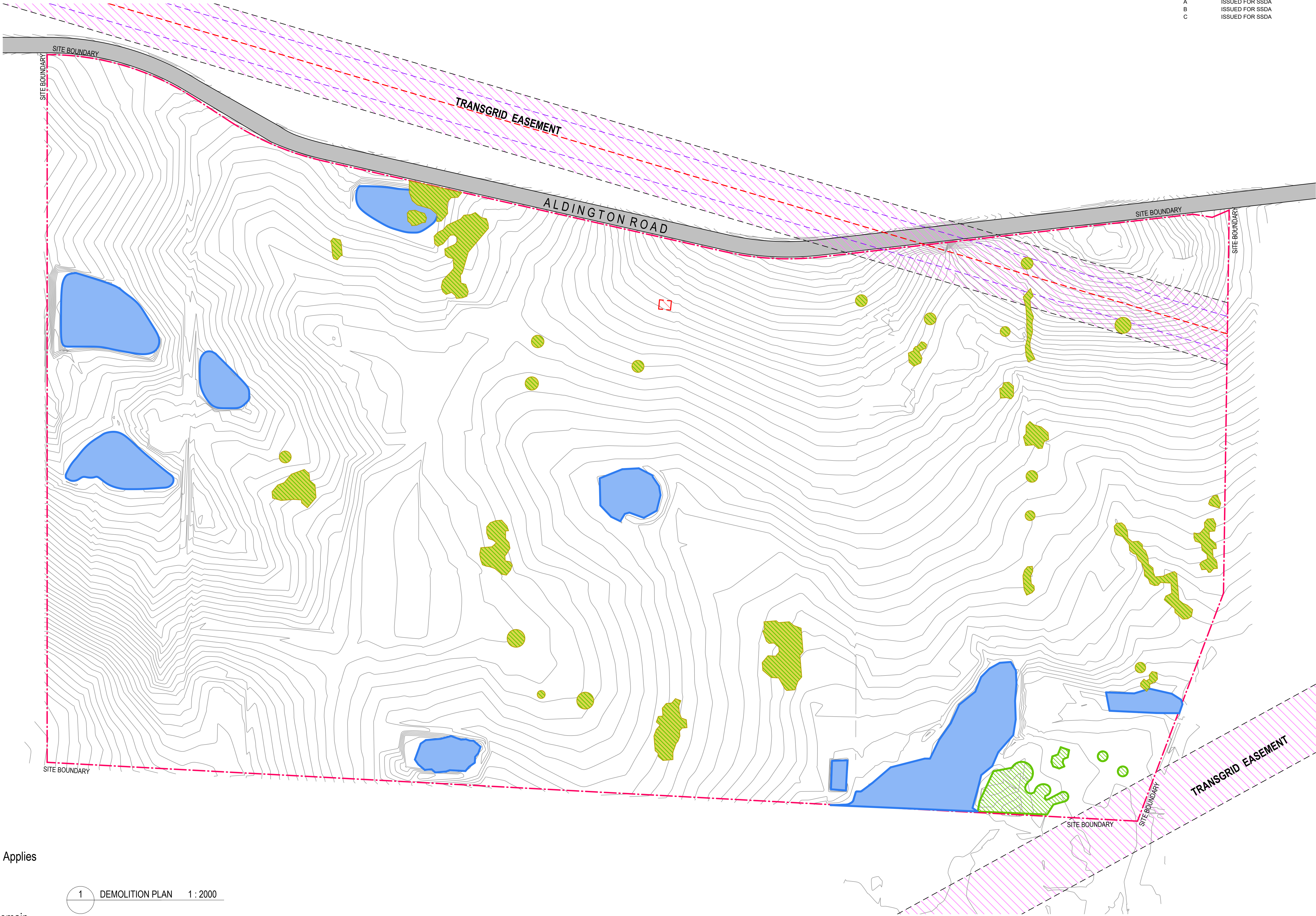


5 23rd SEPTEMBER 12pm 1:6000



6 23rd SEPTEMBER 3pm 1:6000

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025

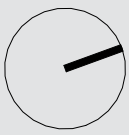


- LEGEND**
- Land To Which This Application Applies
 - Existing Lot Boundary
 - Vegetation To Be Removed
 - River Flat Eucalypt Forest To Remain
 - Existing Buildings To Be Demolished
 - Existing Dams
 - Transgrid Easement

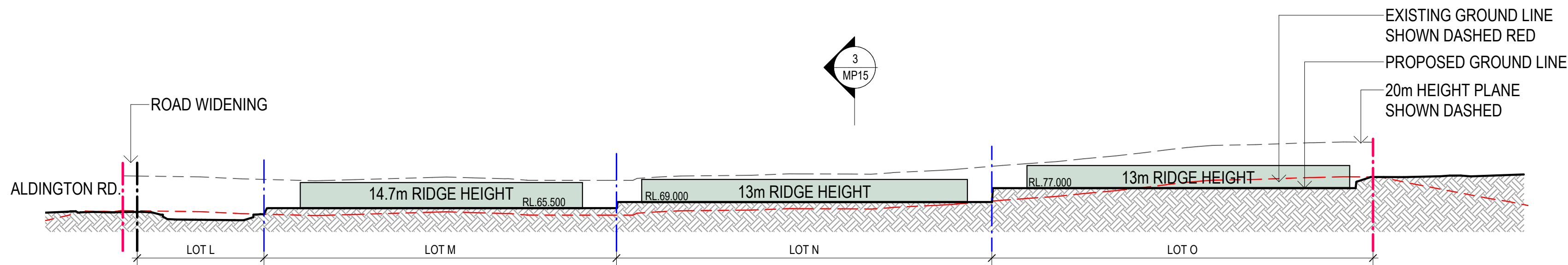
1 DEMOLITION PLAN 1 : 2000

Notes:

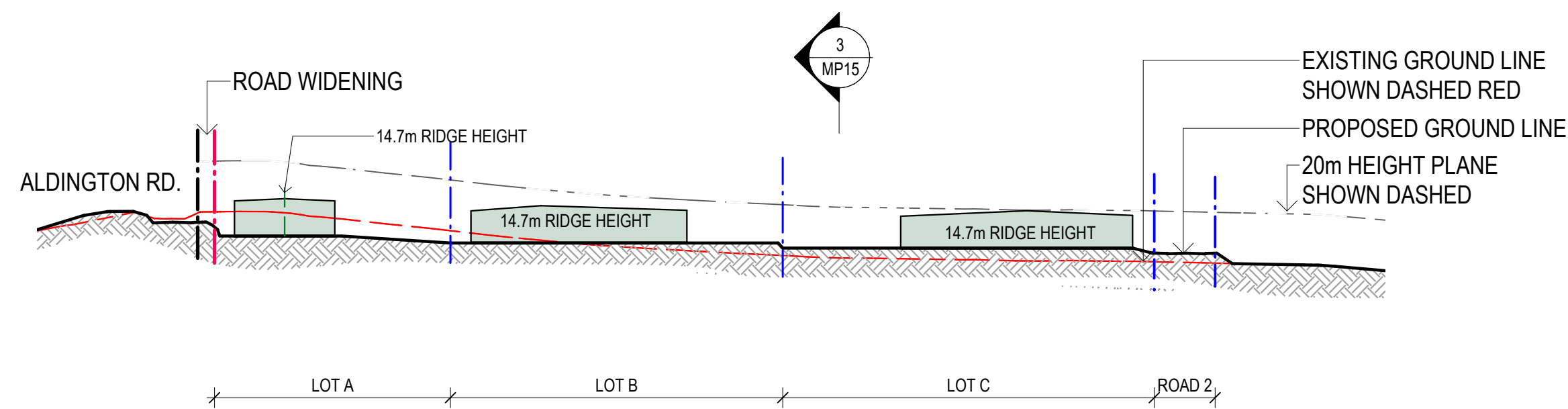
ALL BUILDINGS AND STRUCTURES TO BE DEMOLISHED AND REMOVED FROM SITE
ALL SERVICES ON SITE TO BE DISCONNECTED AS REQUIRED AND REMOVED FROM SITE
VEGETATION TO BE REMOVED AS SHOWN ON PLAN AND DESCRIBED IN LEGEND
TO BE READ IN CONJUNCTION WITH CIVIL DOCUMENTATION



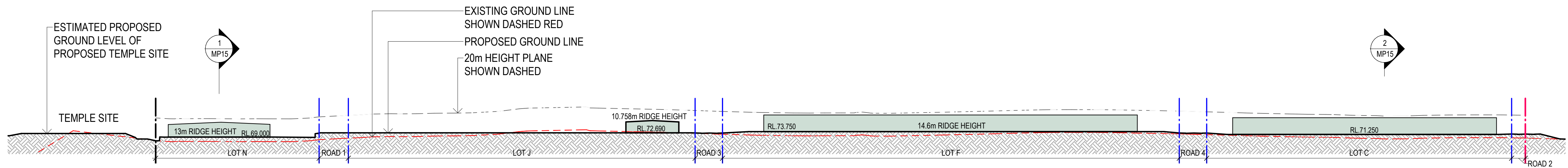
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



1 Section 1 1 : 2000

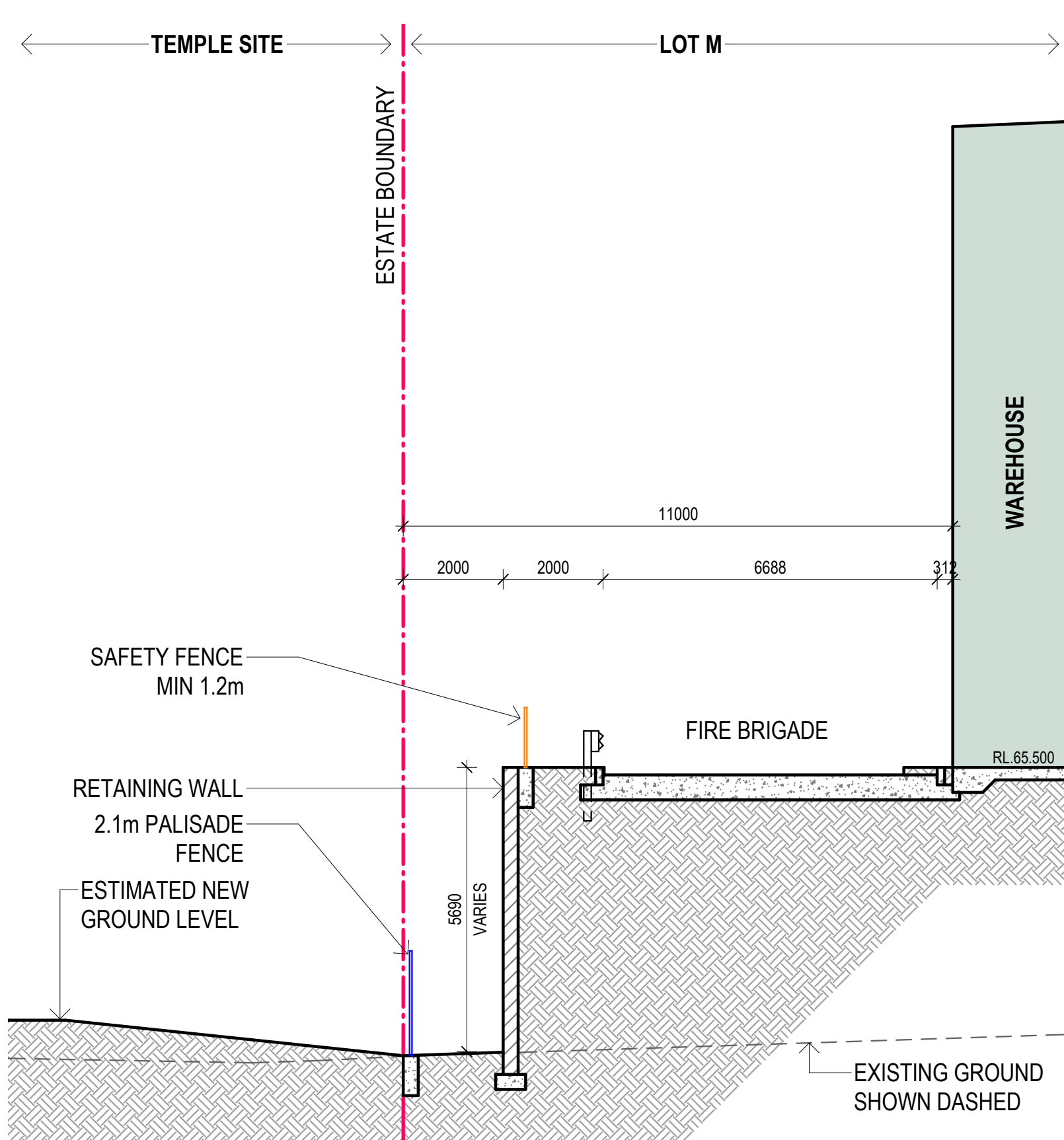


2 Section 2 1 : 2000

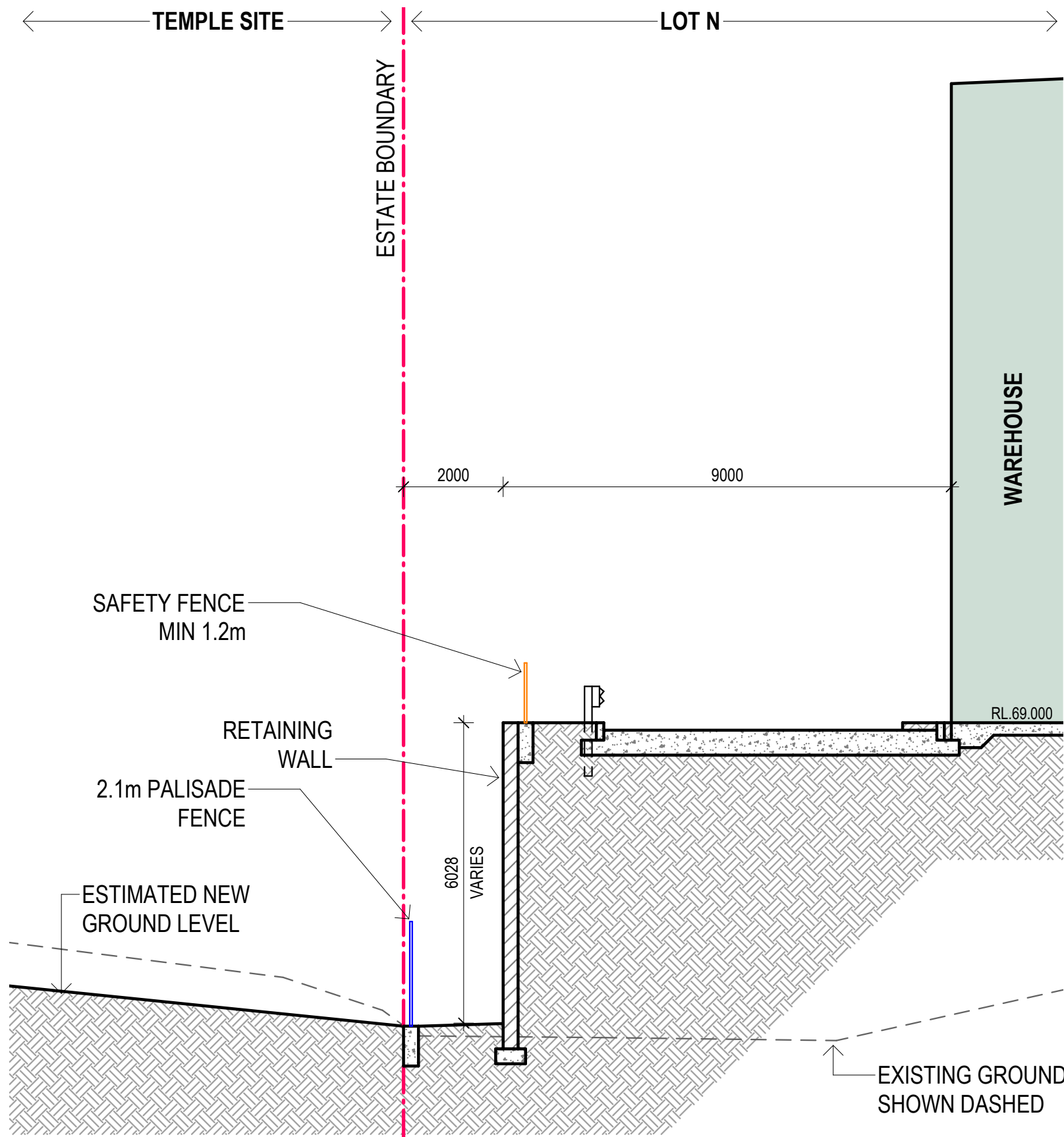


3 Section 3 1 : 2000

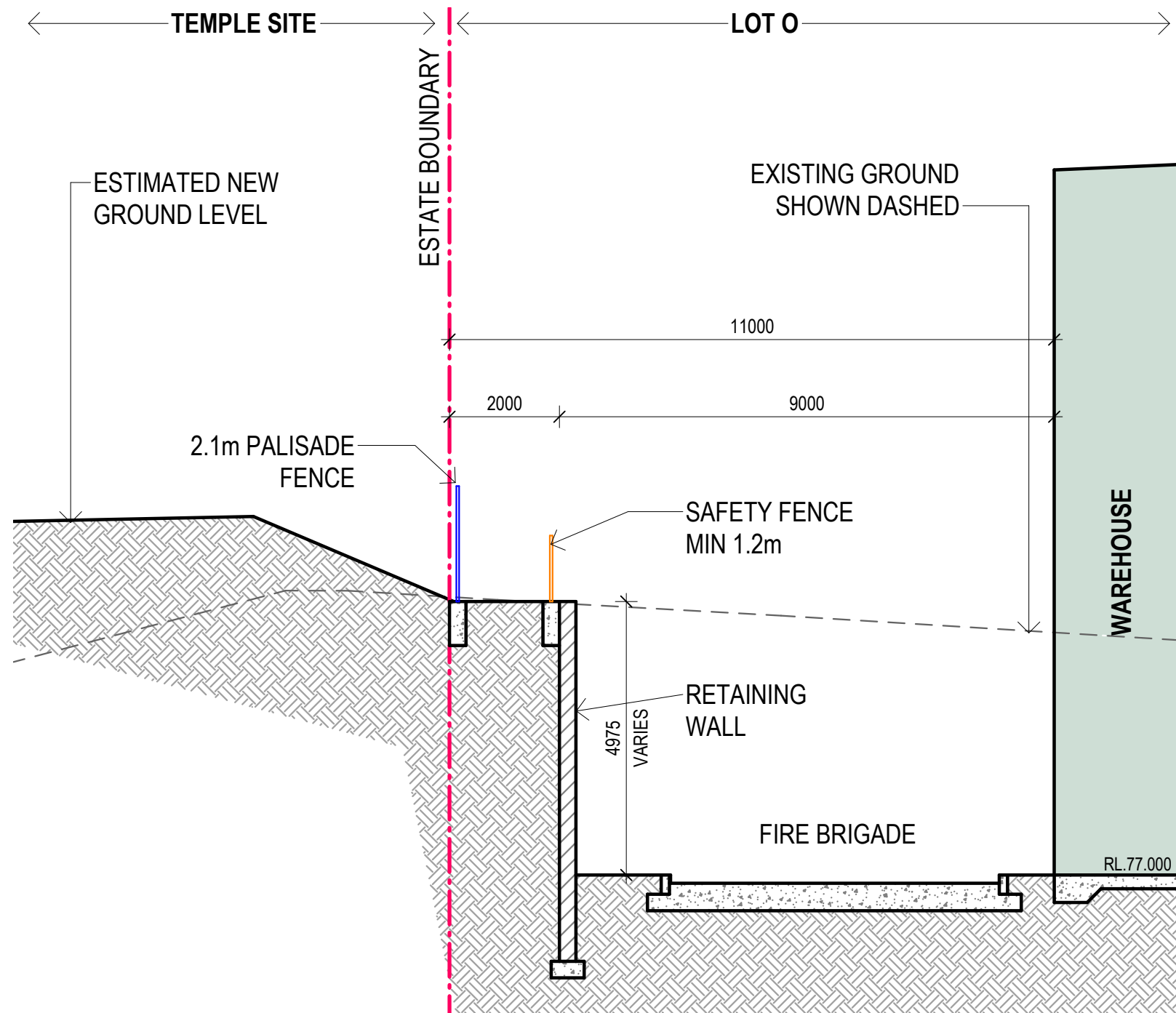
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



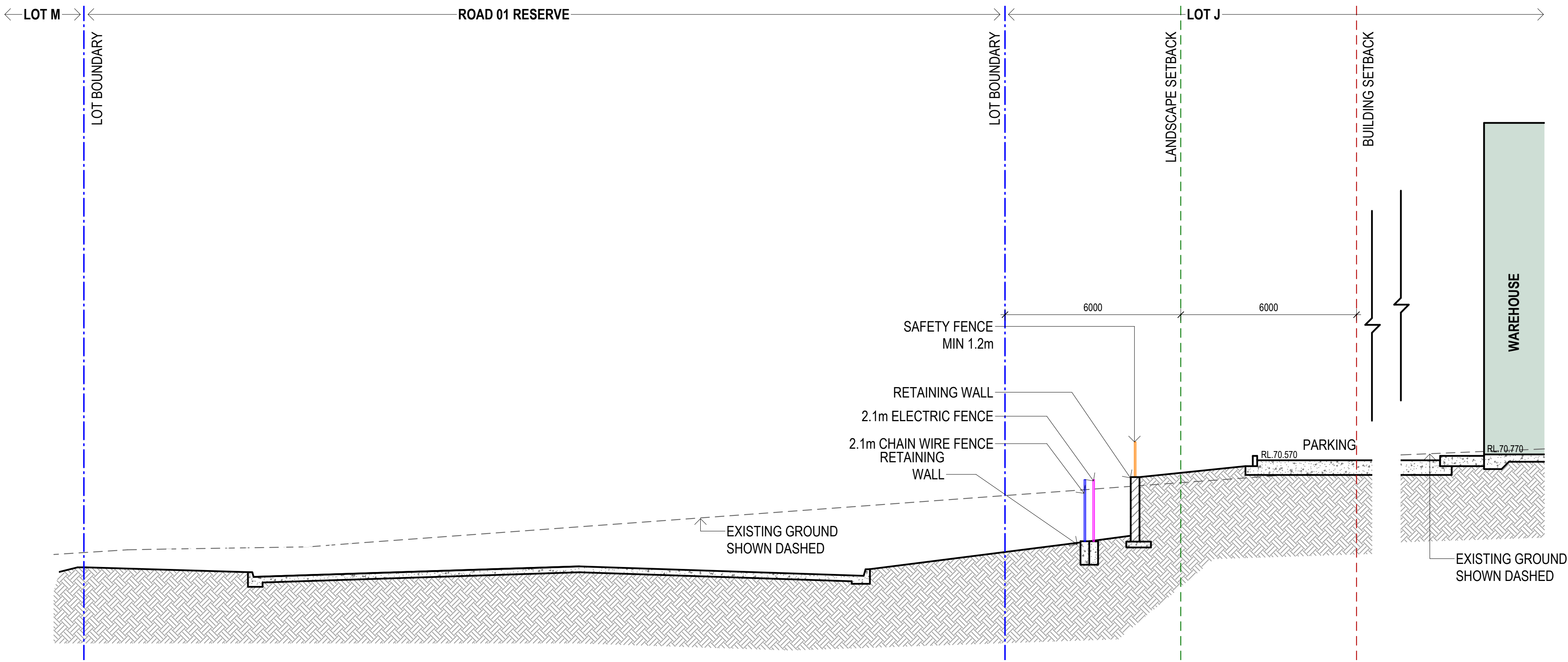
1 LOT M BOUNDARY SECTION 1 : 100



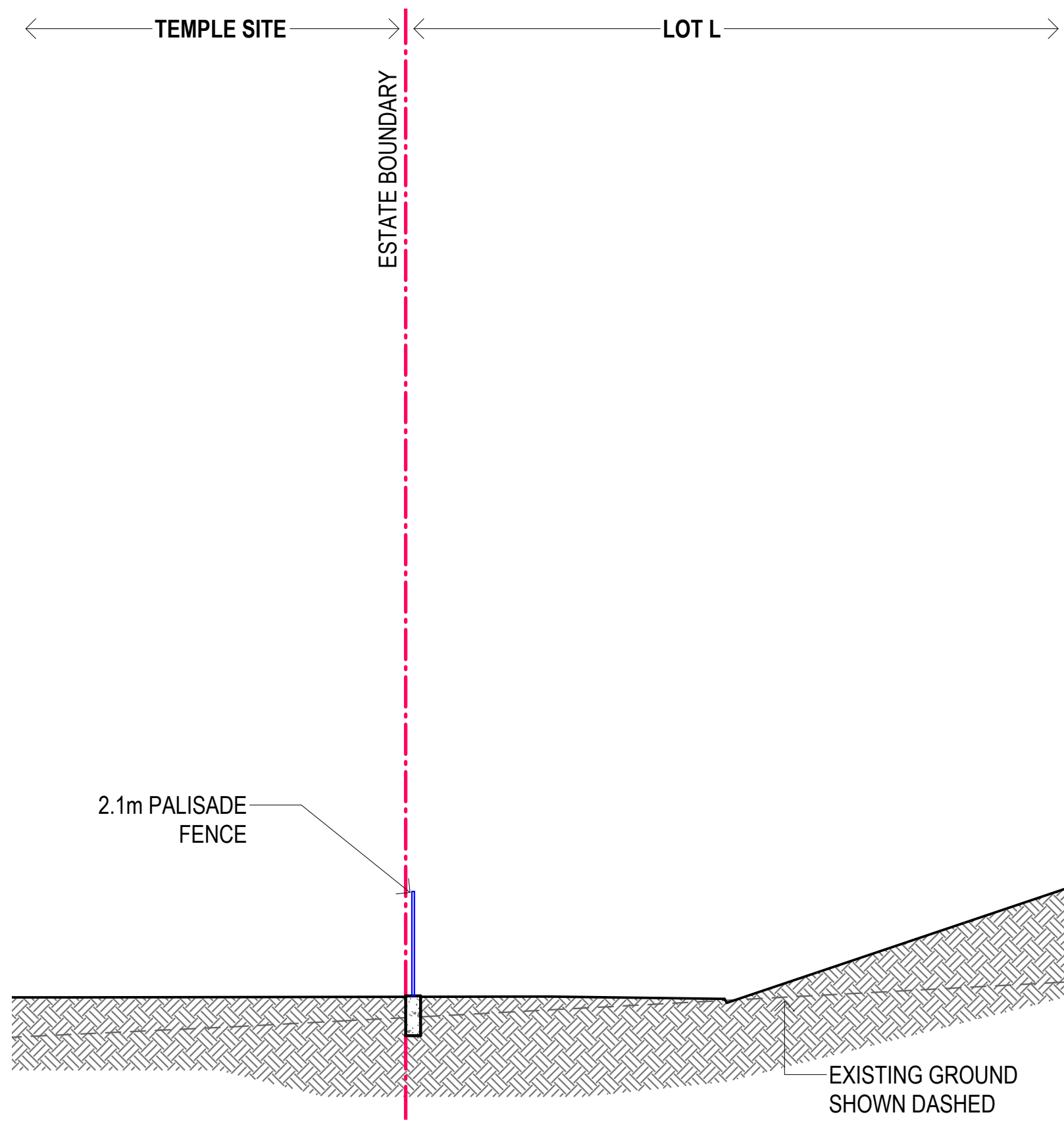
2 LOT N BOUNDARY SECTION 1 : 100



3 LOT O BOUNDARY SECTION 1 : 100

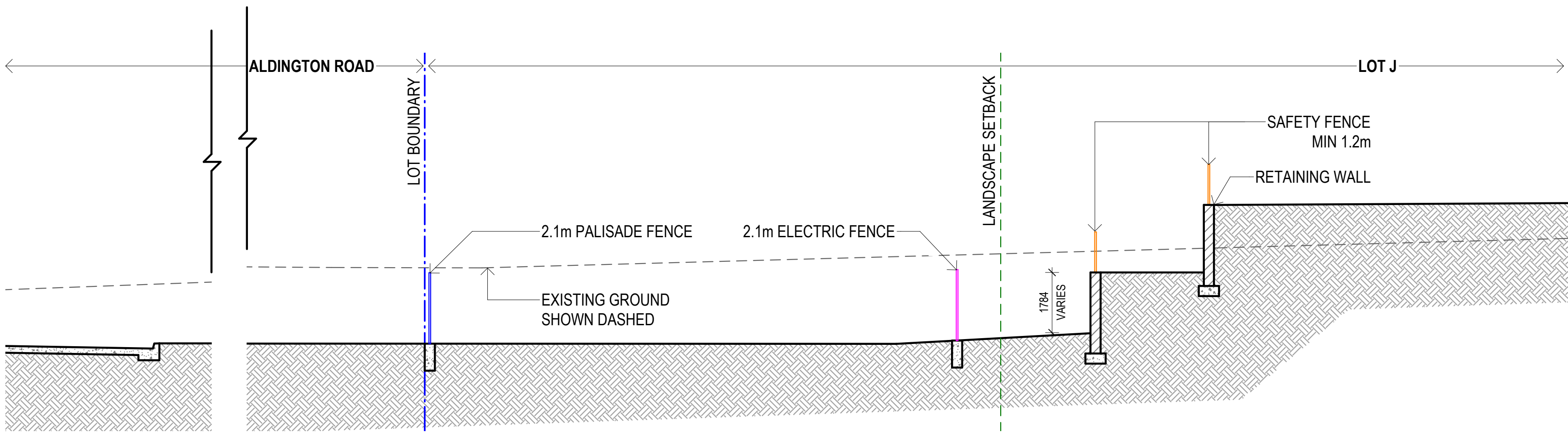


4 ROAD 01 LOT J SECTION 1 : 100

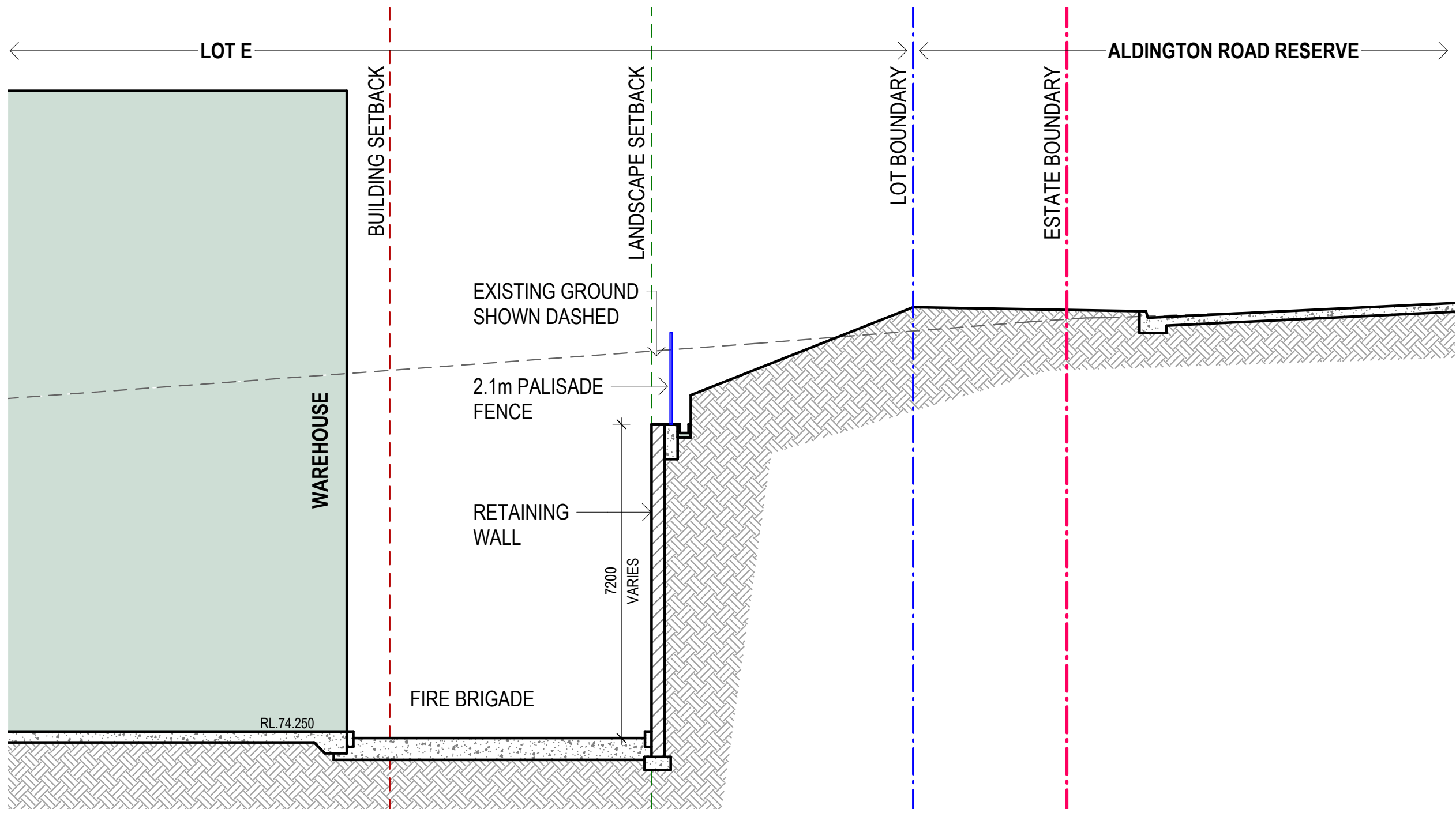


5 LOT L BOUNDARY SECTION 1 : 100

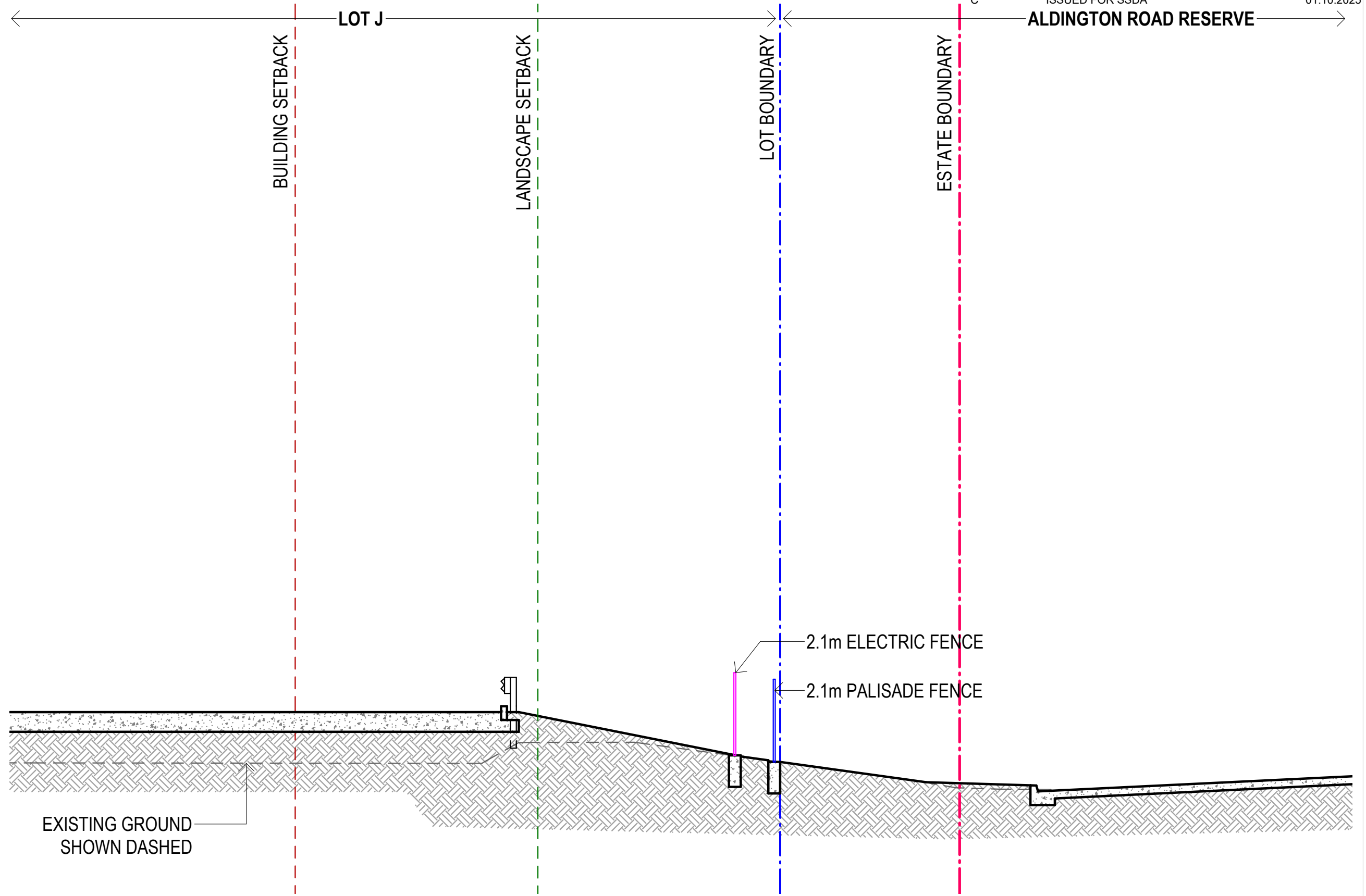
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



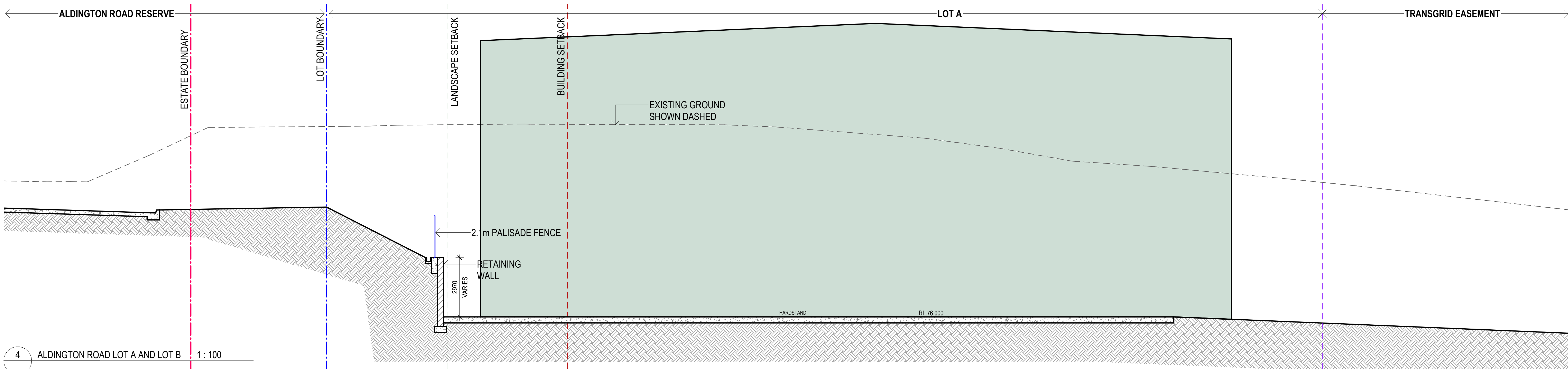
1 ALDINGTON ROAD AND ROAD 01 INTERSECTION 1 : 100



3 ALDINGTON ROAD LOT E 1 : 100

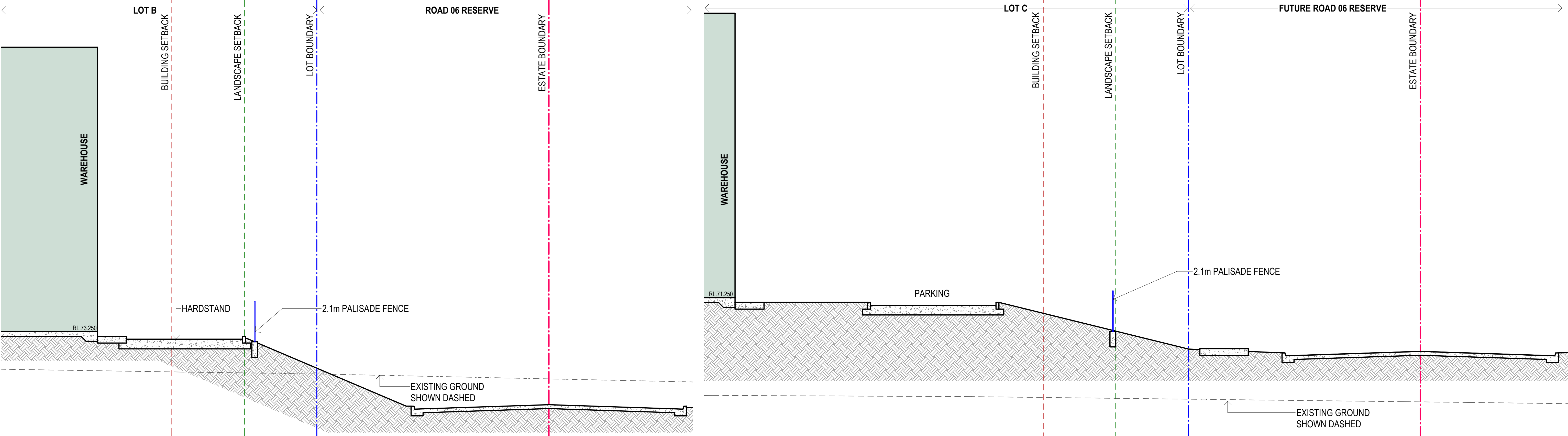


2 ALDINGTON ROAD LOT J 1 : 100



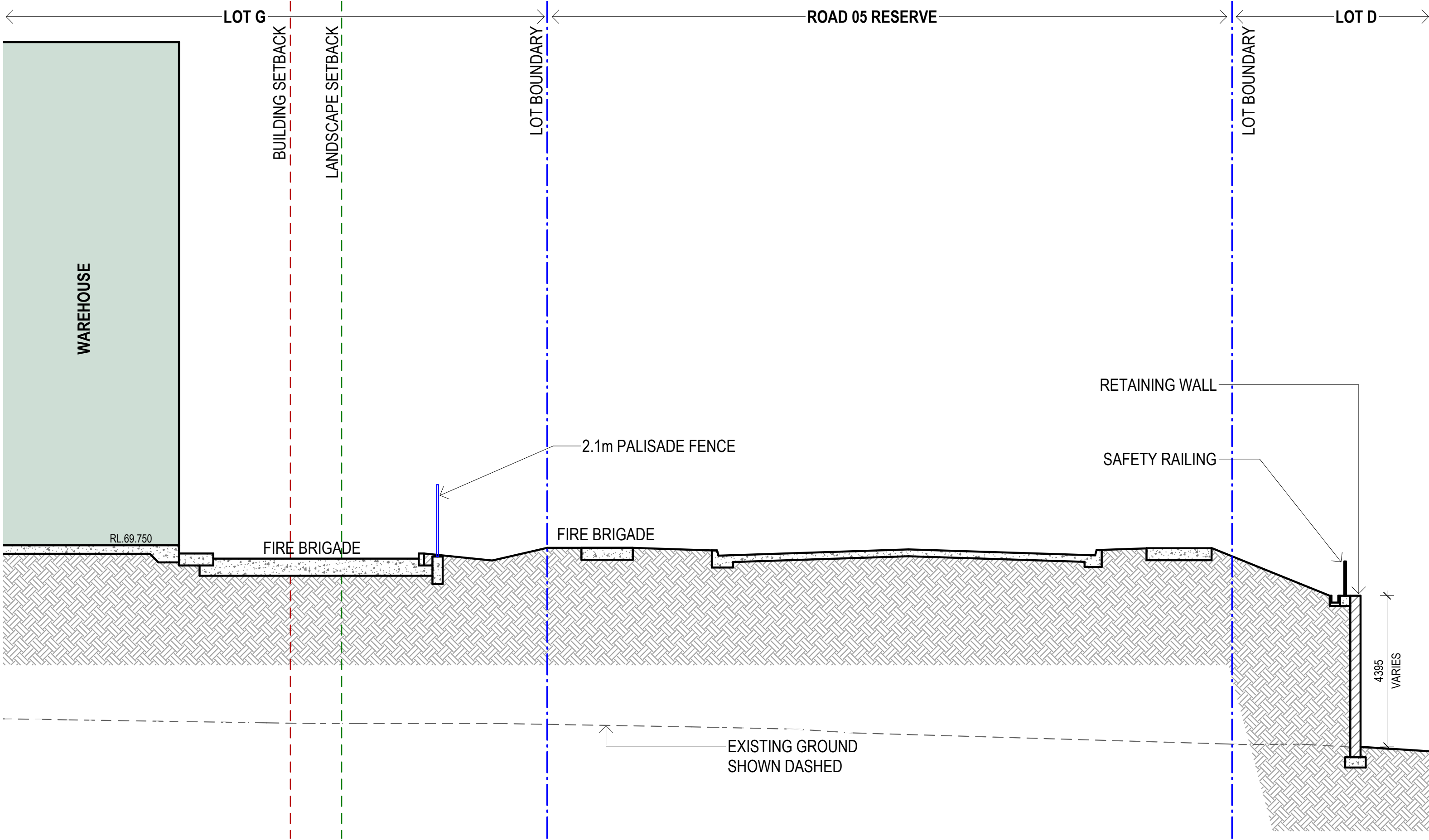
4 ALDINGTON ROAD LOT A AND LOT B 1 : 100

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	21.07.2025
B	ISSUED FOR SSDA	30.09.2025
C	ISSUED FOR SSDA	01.10.2025



1 LOT B ROAD 06 BOUNDARY SECTION 1 : 100

2 LOT C ROAD 06 BOUNDARY SECTION 1 : 100



3 LOT G ROAD 5 LOT D SECTION 1 : 100