

PROPOSED: SSDA 8606
MARSDEN PARK INDUSTRIAL ESTATE:
LOTS 23 AND 24 IN DP 262886

PREPARED FOR: LOGOS PROPERTY GROUP
SUITE 2, LEVEL 29, AURORA PLACE
88 PHILLIP STREET, SYDNEY 2000

PREPARED BY: WATCH THIS SPACE DESIGN PTY LTD
SUITE 66, LEVEL 6, 61 MARLBOROUGH ST,
SURRY HILLS 2010

DATE: 17 NOV. 2017



LOCATION MASTERPLAN (NTS)

ARCHITECTURAL DOCUMENTATION

DRAWING LIST

DA00	COVER/DRAWING LIST
DA01	ESTATE MASTERPLAN
DA02	STAGING MASTERPLAN
DA03	AERIAL PERSPECTIVE MONTAGE 1
DA04	AERIAL PERSPECTIVE MONTAGE 2
DA05	STREET ELEVATIONS 1
DA06	STREET ELEVATIONS 2
DA10	BUILDING 1A & 1B SITE PLAN
DA11	BUILDING 1A & 1B WAREHOUSE PLAN
DA12	BUILDING 1A & 1B OFFICE PLANS
DA13	BUILDING 1A & 1B ROOF PLAN
DA14	BUILDING 1A & 1B ELEVATIONS
DA15	BUILDING 1A & 1B SECTIONS
DA20	BUILDING 2A & 2B SITE PLAN
DA21	BUILDING 2A & 2B WAREHOUSE PLAN
DA22	BUILDING 2A & 2B OFFICE PLANS
DA23	BUILDING 2A & 2B ROOF PLAN
DA24	BUILDING 2A & 2B ELEVATIONS
DA25	BUILDING 2A & 2B SECTIONS
DA30	BUILDING 3 SITE PLAN
DA31	BUILDING 3 WAREHOUSE PLAN
DA32	BUILDING 3 OFFICE PLANS
DA33	BUILDING 3 ROOF PLAN
DA34	BUILDING 3 ELEVATIONS
DA35	BUILDING 3 SECTIONS
DA40	BUILDING 4 SITE PLAN
DA41	BUILDING 4 WAREHOUSE & OFFICE PLAN
DA42	BUILDING 4 ROOF PLAN
DA43	BUILDING 4 ELEVATIONS
DA44	BUILDING 4 SECTIONS
DA50	BUILDING 5 SITE PLAN
DA51	BUILDING 5 WAREHOUSE PLAN
DA52	BUILDING 5 OFFICE PLANS
DA53	BUILDING 5 ROOF PLAN
DA54	BUILDING 5 ELEVATIONS
DA55	BUILDING 5 SECTIONS
DA60	BUILDING 6 SITE PLAN
DA61	BUILDING 6 WAREHOUSE PLAN
DA62	BUILDING 6 OFFICE PLANS
DA63	BUILDING 6 ROOF PLAN
DA64	BUILDING 6 ELEVATIONS
DA65	BUILDING 6 SECTIONS
DA70	BUILDING 7 SITE PLAN
DA71	BUILDING 7 WAREHOUSE & OFFICE PLAN
DA72	BUILDING 7 ROOF PLAN
DA73	BUILDING 7 ELEVATIONS
DA74	BUILDING 7 SECTIONS

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Amendments



Client
LOGOS
Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765

Drawn
TT
Scale
NTS@ A3

Checked
PM
Date
OCT 2017

Approved
PM

Drawing Title
CONTEXT/DRAWING LIST

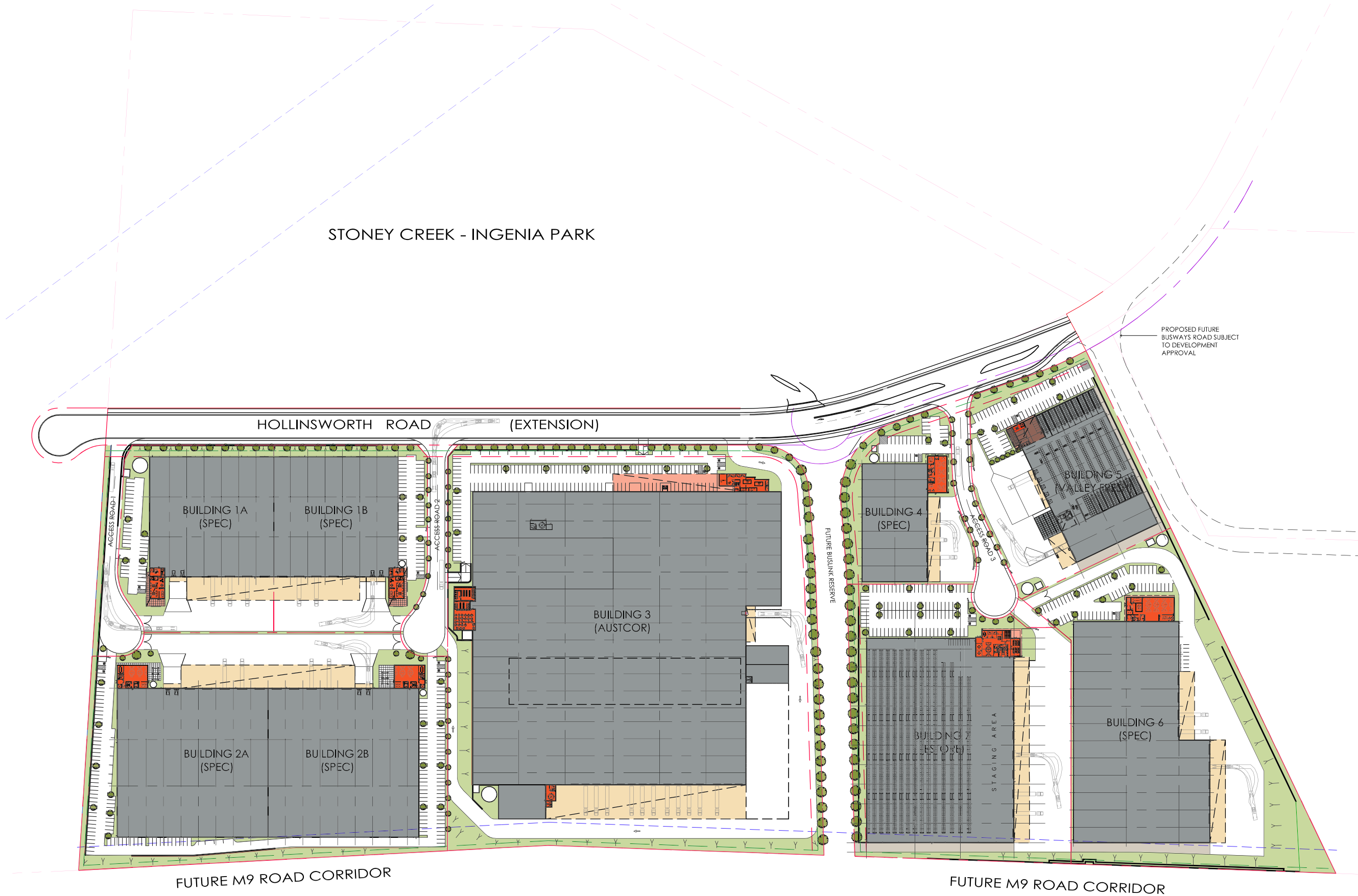
Project Number
1706

Drawing Number
LG MAR DA00

Rev
A

Status
DEVELOPMENT APPLICATION





ESTATE MASTERPLAN AREA SCHEDULE

Total Site Area	214,805 sqm
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Less:	
Hollinsworth Road Widening	1,120 sqm
Hollinsworth Road Extension	10,641 sqm
Common Access Road 1	2,403 sqm
Common Access Road 2	2,351 sqm
Common Access Road 3	2,617 sqm
Bus Link Reserve Lot	5,734 sqm

Total Developable Area	189,939 sqm
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BUILDING 1A (SPEC)	
Site Area	11,761 sqm
Warehouse Area	6,225 sqm
Office (2 Levels) Area	500 sqm
Total Building Area	6,725 sqm
Carparking Provided	34

BUILDING 1B (SPEC)	
Site Area	11,761 sqm
Warehouse Area	6,245 sqm
Office (2 Levels) Area	500 sqm
Total Building Area	6,745 sqm
Carparking Provided	50

BUILDING 2A (SPEC)	
Site Area	17,277 sqm
Warehouse Area	9,440 sqm
Office (2 Levels) Area	625 sqm
Total Building Area	10,065 sqm
Carparking Provided	87

BUILDING 2B (SPEC)	
Site Area	16,363 sqm
Warehouse Area	9,440 sqm
Office (2 Levels) Area	625 sqm
Total Building Area	10,065 sqm
Carparking Provided	77

BUILDING 3 (AUSTCOR)	
Site Area	62,453 sqm
Warehouse Area	37,110 sqm
Office Area	2,333 sqm
Total Building Area	39,443 sqm
Carparking Provided	165

BUILDING 4 (SPEC)	
Site Area	7,815 sqm
Warehouse Area	3,263 sqm
Office (1 Level) Area	300 sqm
Total Building Area	3,563 sqm
Carparking Provided	28

BUILDING 5 (VALLEY FRESH)	
Site Area	13,076 sqm
Warehouse Area	5,924 sqm
Office (2 Levels) Area	300 sqm
Total Building Area	6,224 sqm
Carparking Provided	66

BUILDING 6 (SPEC)	
Site Area	25,560 sqm
Warehouse Area	11,140 sqm
Office (2 Levels) Area	1,000 sqm
Total Building Area	12,140 sqm
Carparking Provided	59

BUILDING 7 (ESTORE)	
Site Area	23,873 sqm
Warehouse Area	12,352 sqm
Office (1 Level) Area	450 sqm
Total Building Area	12,802 sqm
Carparking Provided	97

Total Warehouse Area	101,139 sqm
Total Office Area	6,633 sqm

Total Building Area	107,772 sqm
Site Efficiency	57%

CARPARKING REQUIREMENTS

DCP Council Requirements:

Office (GFA)	1 space/ 40 sqm
Warehouse <7,500sqm (GFA)	1 space/ 75 sqm
Warehouse >7,500sqm (GFA)	1 space/ 200 sqm

Total Carparking Required	1163 sapces
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Cars Required:

Based off RMS Rates & Marketing
Parking Proposal (Refer Traffic
Report)

Office (GFA)	1 space/ 35 sqm
Warehouse (GFA)	1 space/ 300 sqm

Total Carparking Required	527 spaces
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Total Carparking Provided	663 spaces
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ESTATE MASTERPLAN PLAN

Project Number	Drawing Number	Rev
1706	LG MAR DA01	C

Status
DEVELOPMENT APPLICATION



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Amendments

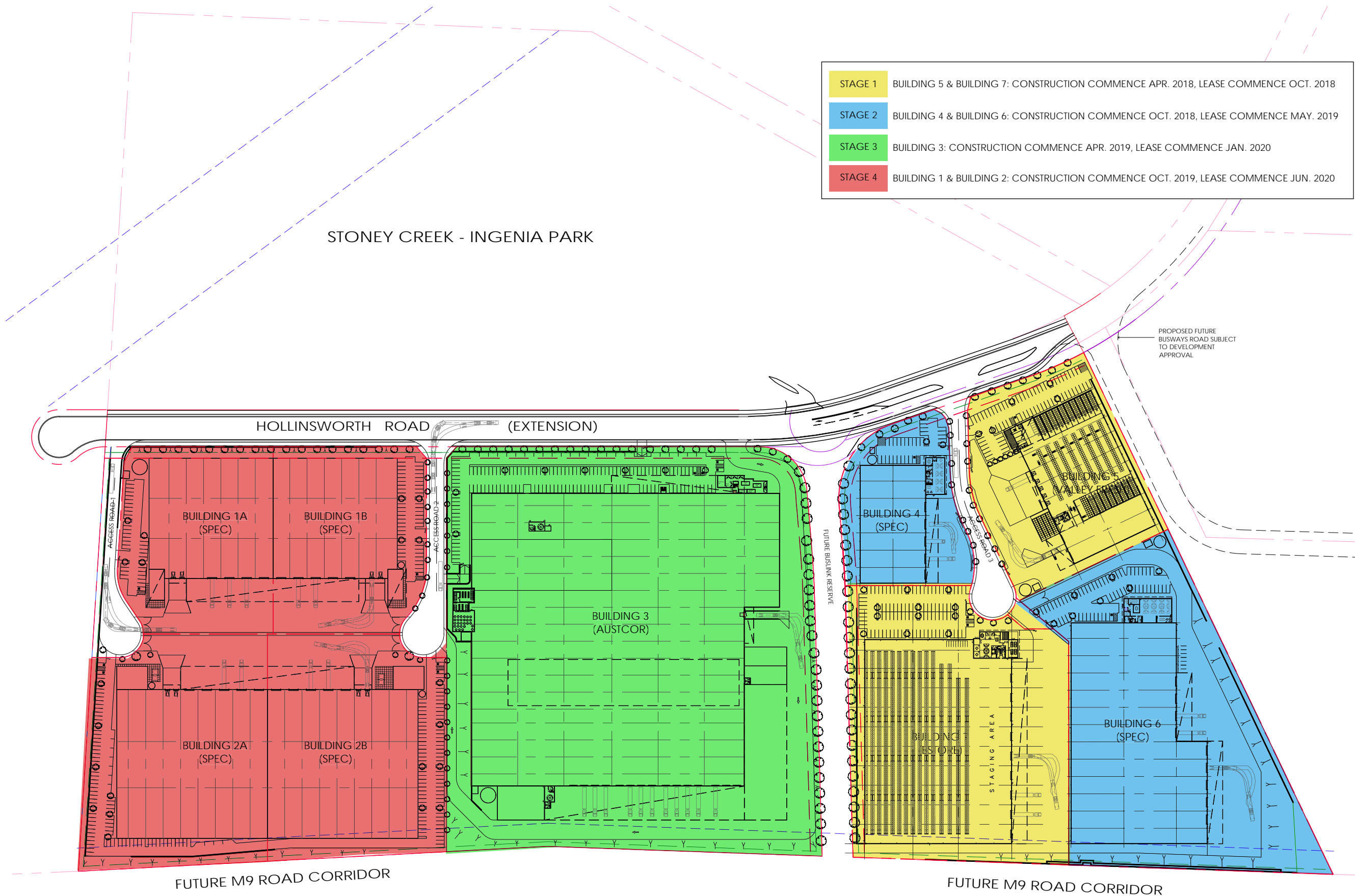
A	Amended Building 4-7 Lots and Access Rd 3	08.11.17
B	Added future Busways road	10.11.17
C	Amended access to Buildings 4 & 5	14.11.17



Client

LOGOS
Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765

Drawn	Checked	Approved
TT	PM	PM
Scale	Date	
1:2500 @ A3	OCT 2017	



STAGE 1	BUILDING 5 & BUILDING 7: CONSTRUCTION COMMENCE APR. 2018, LEASE COMMENCE OCT. 2018
STAGE 2	BUILDING 4 & BUILDING 6: CONSTRUCTION COMMENCE OCT. 2018, LEASE COMMENCE MAY. 2019
STAGE 3	BUILDING 3: CONSTRUCTION COMMENCE APR. 2019, LEASE COMMENCE JAN. 2020
STAGE 4	BUILDING 1 & BUILDING 2: CONSTRUCTION COMMENCE OCT. 2019, LEASE COMMENCE JUN. 2020

ESTATE MASTERPLAN AREA SCHEDULE	
Total Site Area	214,805 sqm
Less:	
Hollinsworth Road Widening	1,120 sqm
Hollinsworth Road Extension	10,641 sqm
Common Access Road 1	2,403 sqm
Common Access Road 2	2,351 sqm
Common Access Road 3	2,617 sqm
Bus Link Reserve Lot	5,734 sqm

Total Developable Area		189,939 sqm
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Warehouse Area	6,225 sqm	
Office (2 Levels) Area	500 sqm	
Total Building Area	6,725 sqm	
Carparking Provided	34	
BUILDING 1B (SPEC)		
Site Area	11,761 sqm	
Warehouse Area	6,245 sqm	
Office (2 Levels) Area	500 sqm	
Total Building Area	6,745 sqm	
Carparking Provided	50	
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Site Area	17,277 sqm	
Warehouse Area	9,440 sqm	
Office (2 Levels) Area	625 sqm	
Total Building Area	10,065 sqm	
Carparking Provided	92	
BUILDING 2B (SPEC)		
Site Area	16,363 sqm	
Warehouse Area	9,440 sqm	
Office (2 Levels) Area	625 sqm	
Total Building Area	10,065 sqm	
Carparking Provided	72	
BUILDING 3 (AUSTCOR)		
Site Area	62,453 sqm	
Warehouse Area	37,110 sqm	
Office Area	2,333 sqm	
Total Building Area	39,443 sqm	
Carparking Provided	165	
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Office (2 Levels) Area	300 sqm	
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Carparking Provided	66	
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Site Area	25,560 sqm	
Warehouse Area	11,140 sqm	
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Site Area	23,873 sqm	
Warehouse Area	12,352 sqm	
Office (1 Level) Area	450 sqm	
Total Building Area	12,802 sqm	
Carparking Provided	97	
Total Warehouse Area	101,139 sqm	
Total Office Area	6,633 sqm	
Total Building Area	107,772 sqm	
Site Efficiency	57%	

CARPARKING REQUIREMENTS	
DCP Council Requirements:	
Office (GFA)	1 space/ 40 sqm
Warehouse <7,500sqm (GFA)	1 space/ 75 sqm
Warehouse >7,500sqm (GFA)	1 space/ 200 sqm
Total Carparking Required	1163 spaces
Cars Required:	
Based off RMS Rates & Marketing Parking Proposal (Refer Traffic Report)	
Office (GFA)	1 space/ 35 sqm
Warehouse (GFA)	1 space/ 300 sqm
Total Carparking Required	527 spaces
Total Carparking Provided	663 spaces

1 ESTATE MASTERPLAN PLAN
1:2500

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Amendments



Client
LOGOS
Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765

Drawn
TT
Scale
1:2500 @ A3

Checked
PM
Date
OCT 2017

Approved
PM

Drawing Title
STAGING MASTERPLAN

Project Number
1706

Drawing Number
LG MAR DA02

Rev
A

Status
DEVELOPMENT APPLICATION



1 PERSPECTIVE VIEW LOOKING SOUTH
NTS

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Client
LOGOS
Project
**Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765**
Drawn
TT
Scale
NTS @ A3
Checked
PM
Date
OCT 2017
Approved
PM

Drawing Title
PERSPECTIVE MONTAGE 1
Project Number
1706
Drawing Number
LG MAR DA03
Rev
A
Status
DEVELOPMENT APPLICATION





1 PERSPECTIVE VIEW LOOKING NORTH
NTS

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Client
LOGOS
Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765
Drawn
TT
Scale
NTS @ A3
Checked
PM
Date
OCT 2017
Approved
PM

Drawing Title
PERSPECTIVE MONTAGE 2
Project Number
1706
Drawing Number
LG MAR DA04
Rev
A
Status
DEVELOPMENT APPLICATION





VIEWPOINT 1 - INGENIA CARAVAN PARK EAST - LOOKING SOUTH (PHOTOMONTAGED)



VIEWPOINT 2 - INGENIA CARAVAN PARK WEST - LOOKING SOUTH (PHOTOMONTAGED)



VIEWPOINT 3 - DANIELS ROAD, BIDWILL - LOOKING NORTH (PHOTOMONTAGED)

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Client
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Project
**Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765**
Drawn
TT
Scale
NTS @ A3
Checked
PM
Date
OCT 2017
Approved
PM

Drawing Title
STREET ELEVATION VIEWS

Project Number
1706
Drawing Number
LG MAR DA05
Rev
A

Status
DEVELOPMENT APPLICATION



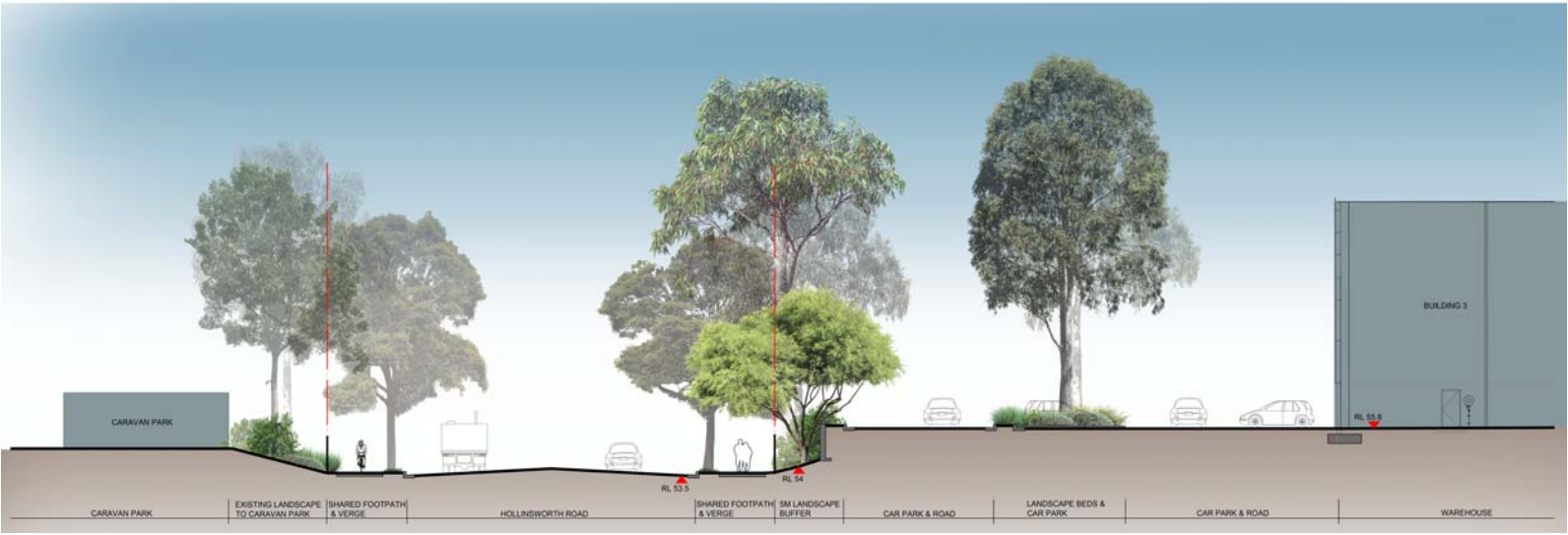


IMAGE 1 - SECTION THROUGH THE NORTHERN HOLLINSWORTH ROAD BUFFER (BUILDING 3)

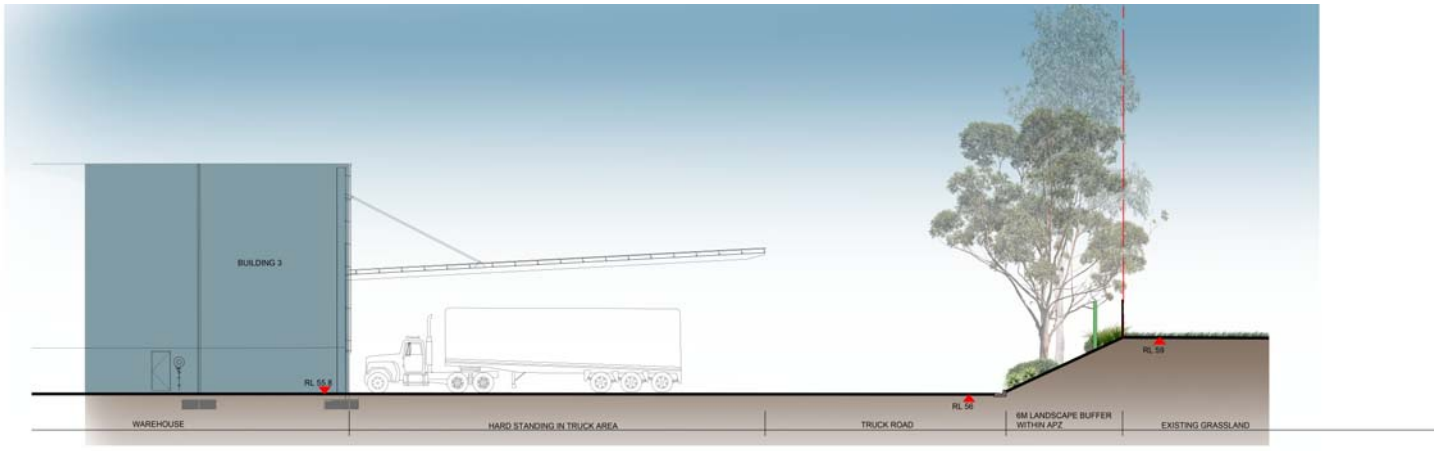


IMAGE 4 - SECTION THROUGH SOUTHERN BOUNDARY (BUILDING 3)

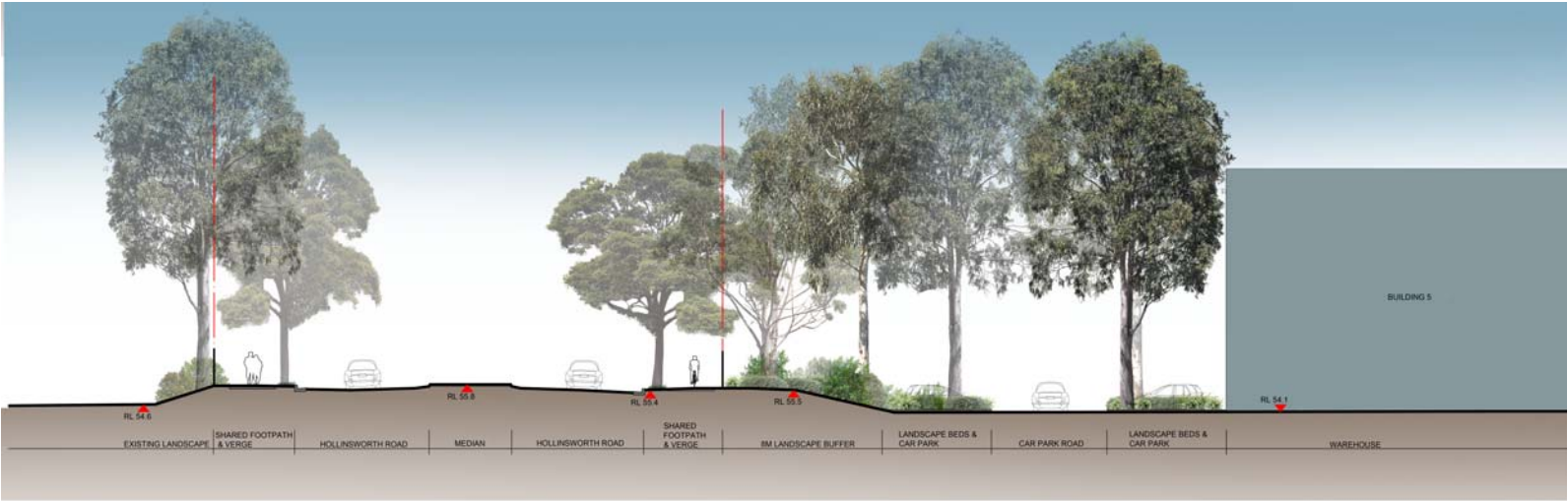


IMAGE 2 - SECTION THROUGH THE NORTHERN HOLLINSWORTH ROAD BUFFER (BUILDING 5)

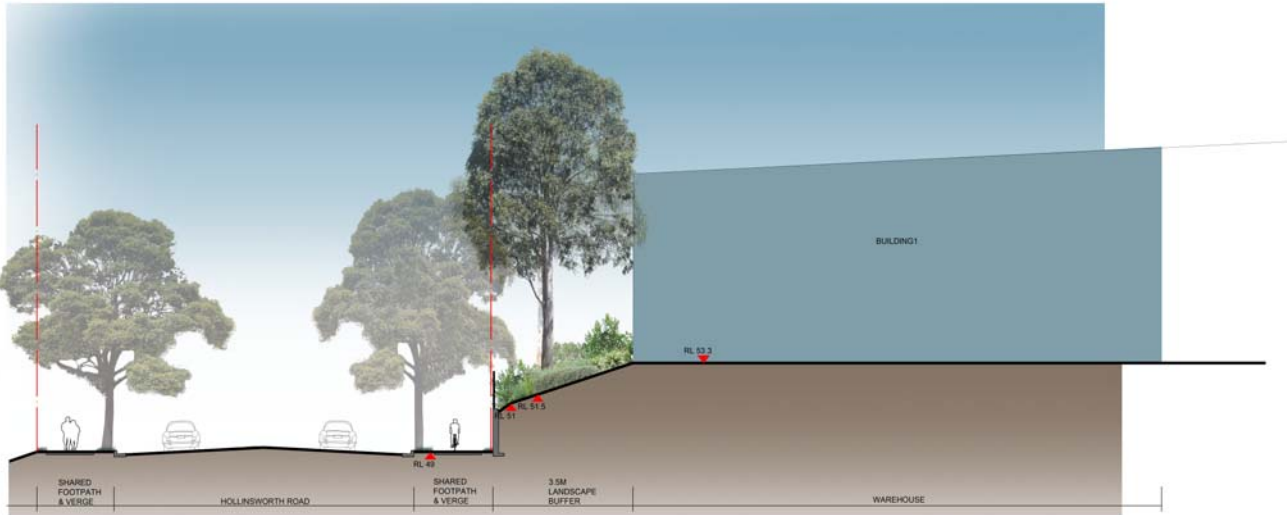


IMAGE 5 - SECTION THROUGH THE HOLLINSWORTH ROAD BUFFER (BUILDING 1)

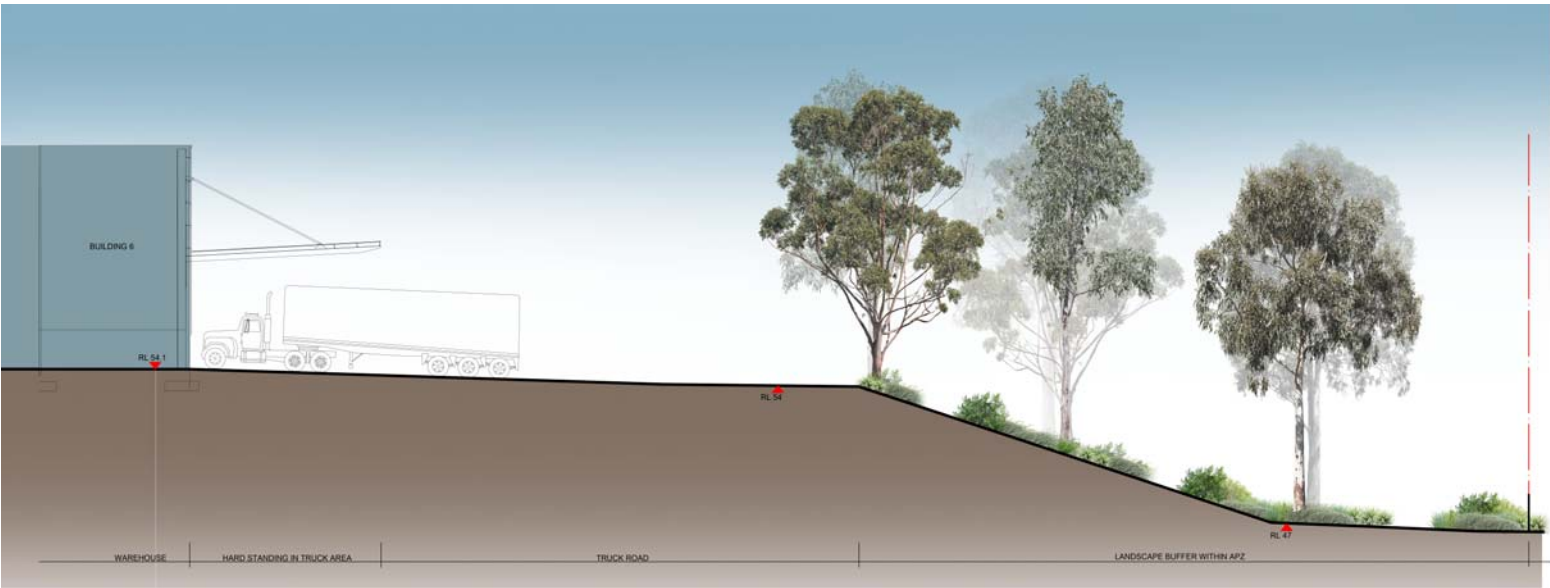


IMAGE 3 - SECTION THROUGH EAST BOUNDARY (BUILDING 6)

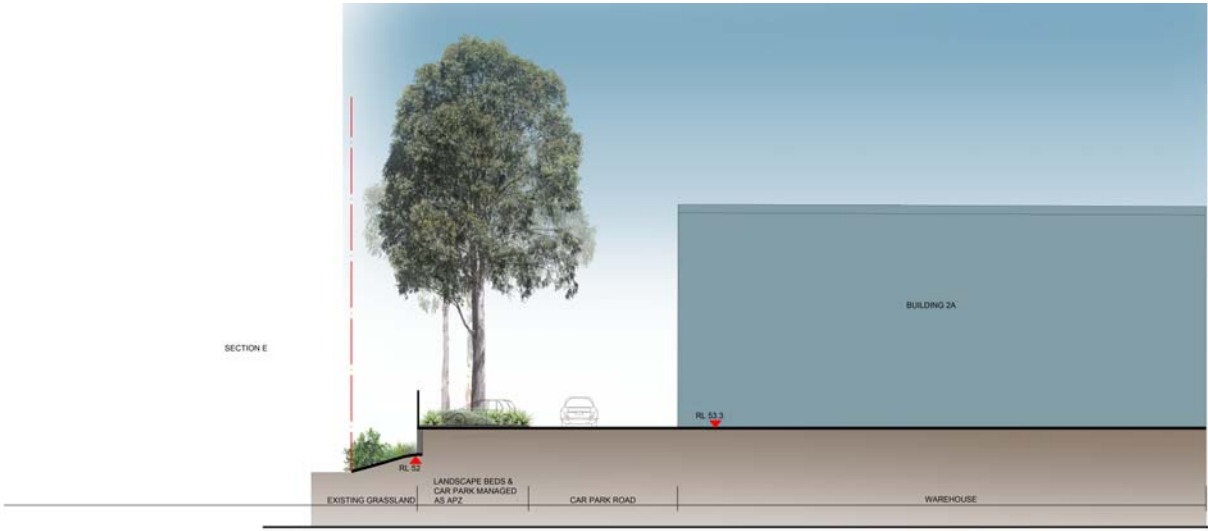


IMAGE 6 - SECTION THROUGH WESTERN BOUNDARY (BUILDING 2A)

NOTE: STREET SECTIONS PREPARED BY LANDSCAPE ARCHITECT - REFER LANDSCAPE DESIGN REPORT NOV. 2017 (GEOSCAPES)

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LOGOS

Client
LOGOS
Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765

Drawn
TT
Scale
NTS @ A3

Checked
PM
Date
OCT 2017

Approved
PM

Drawing Title
STREET SECTIONS

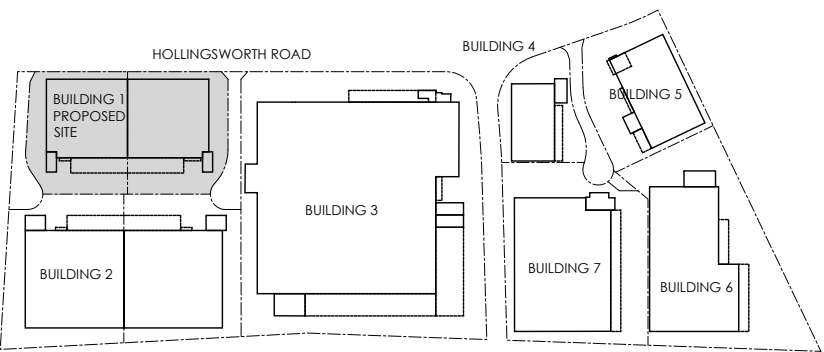
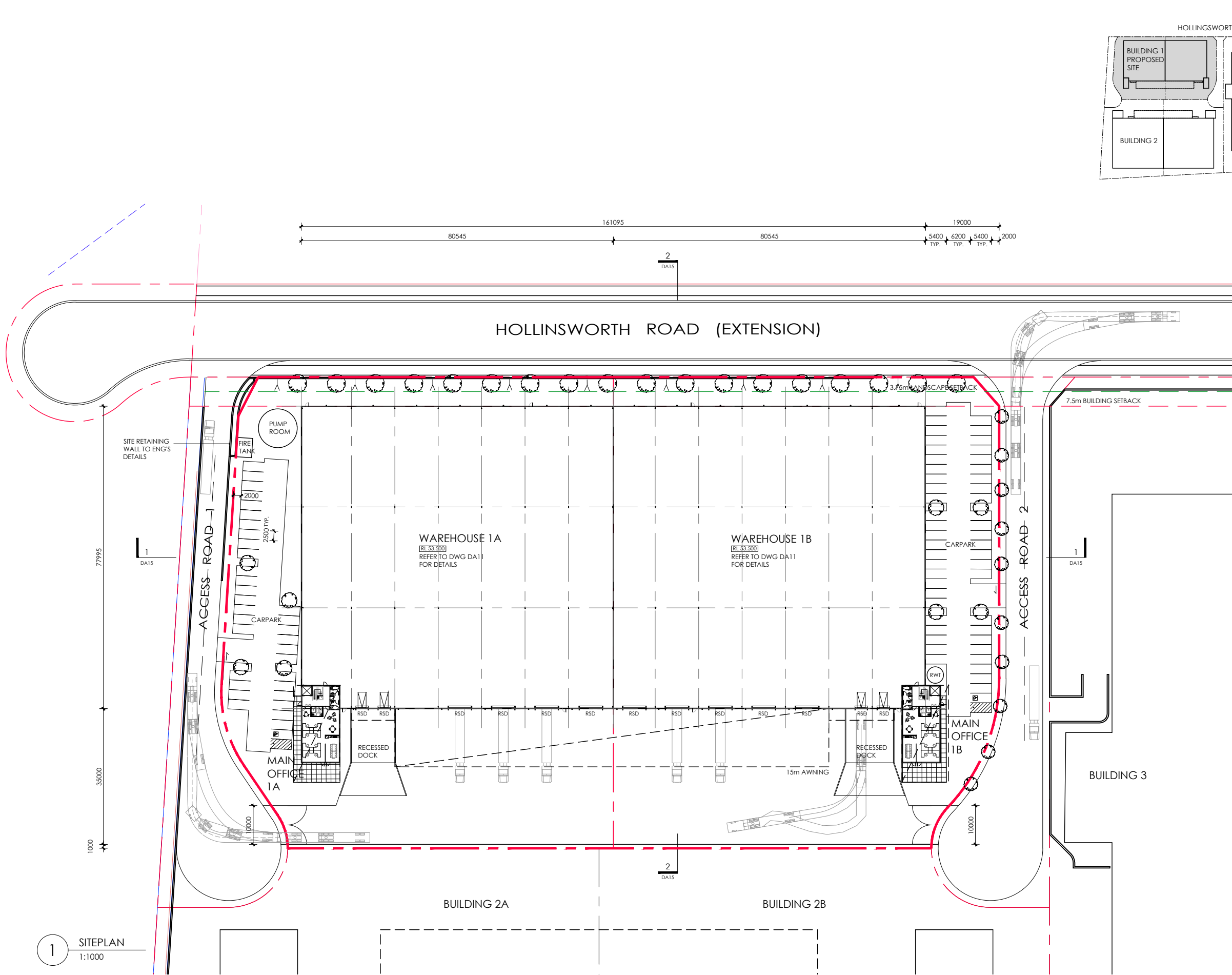
Project Number
1706

Drawing Number
LG MAR DA06

Rev
A

Status
DEVELOPMENT APPLICATION





ESTATE MASTERPLAN PLAN
NTS

BUILDING 1A AREA SCHEDULE	
Site Area	11,761 sqm
Warehouse Area	6,225 sqm
Office (2 Levels) Area	500 sqm
Total Building Area	6,725 sqm
Total Awning Area	879 sqm
Heavy Duty Pavement Area	2,591 sqm
Light Duty Pavement Area	997 sqm
Carparking Provided	34

BUILDING 1B AREA SCHEDULE	
Site Area	11,761 sqm
Warehouse Area	6,245 sqm
Office (2 Levels) Area	500 sqm
Total Building Area	6,745 sqm
Total Awning Area	884 sqm
Heavy Duty Pavement Area	2,688 sqm
Light Duty Pavement Area	1,247 sqm
Carparking Provided	50

CARPARKING REQUIREMENTS	
DCP Council Requirements:	
Office (GFA)	1 space/ 40 sqm
Warehouse <7,500sqm (GFA)	1 space/ 75 sqm
Warehouse >7,500sqm (GFA)	1 space/ 200 sqm
Total Carparking Required	193 spaces
Cars Required:	
Based off RMS Rates & Marketing Parking Proposal (Refer Traffic Report)	
Office (GFA)	1 space/ 35 sqm
Warehouse (GFA)	1 space/ 300 sqm
Total Carparking Required	72 spaces
Total Carparking Provided	84 spaces

1 SITEPLAN
1:1000

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Amendments

A Preliminary Issue

14.11.17

LOGOS

Client
LOGOS
Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765

Drawn
TT
Scale
1:1000 @ A3

Checked
PM
Date
OCT 2017

Approved
PM

Drawing Title
BUILDING 1A & 1B: SITEPLAN

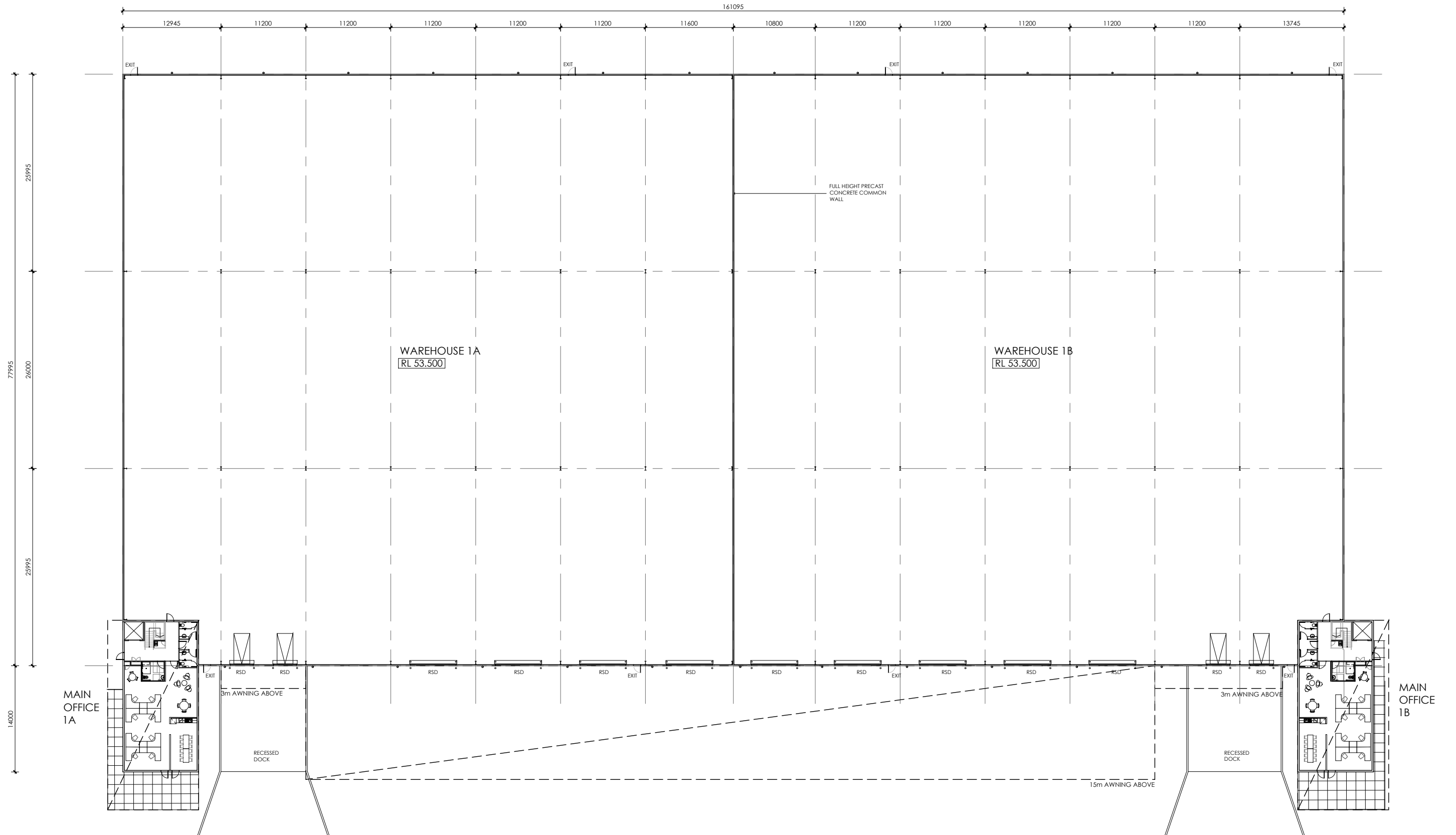
Project Number
1706

Drawing Number
LG MAR DA10

Rev
A

Status
DEVELOPMENT APPLICATION





1 WAREHOUSE PLAN
1:500

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Amendments

A Preliminary Issue

14.11.17



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Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765

Drawn
TT
Scale
1:500 @ A3

Checked
PM
Date
OCT 2017

Approved
PM

Drawing Title
BUILDING 1A & 1B: WAREHOUSE PLAN

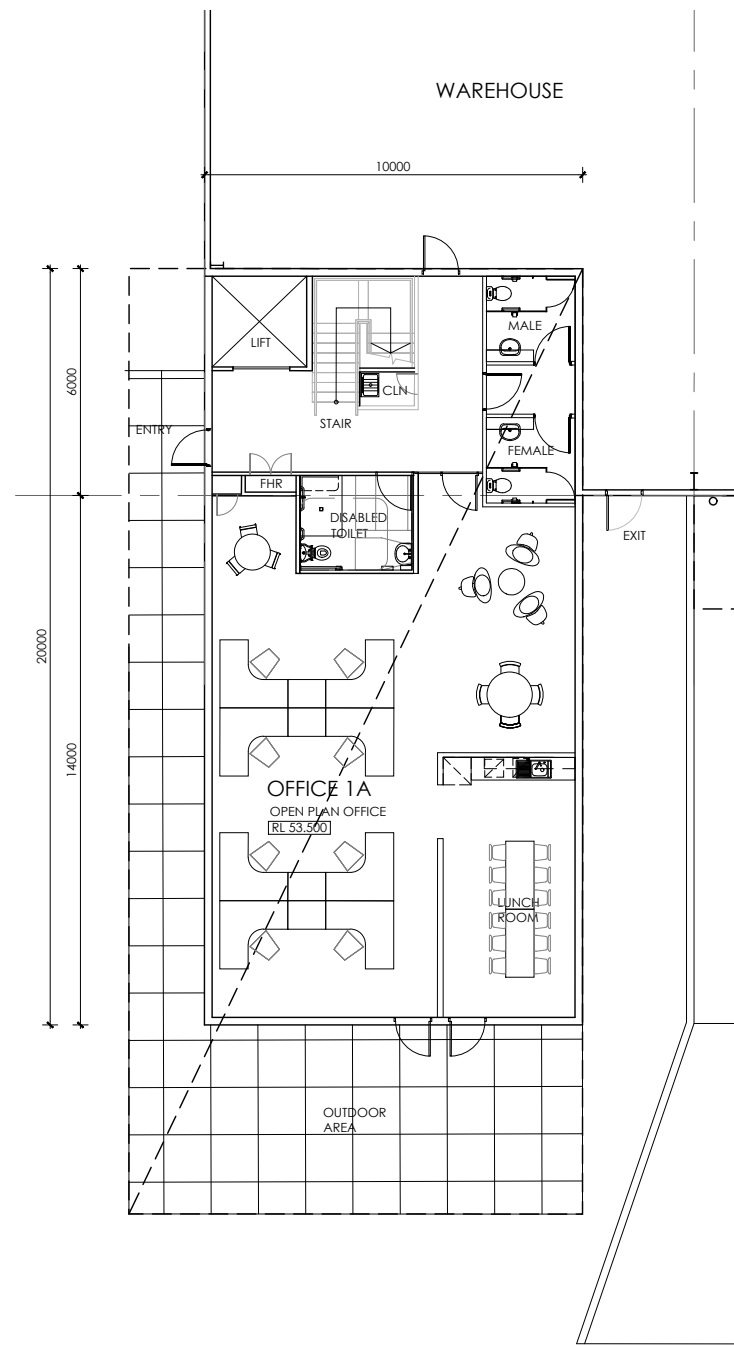
Project Number
1706

Drawing Number
LG MAR DA11

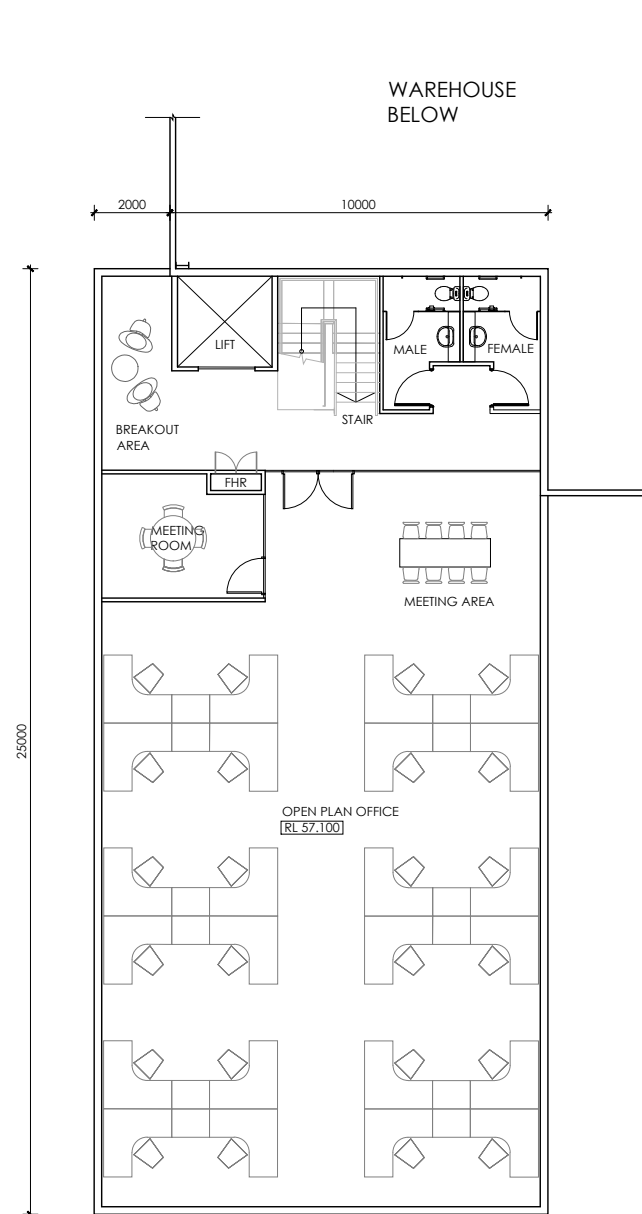
Rev
A

Status
DEVELOPMENT APPLICATION

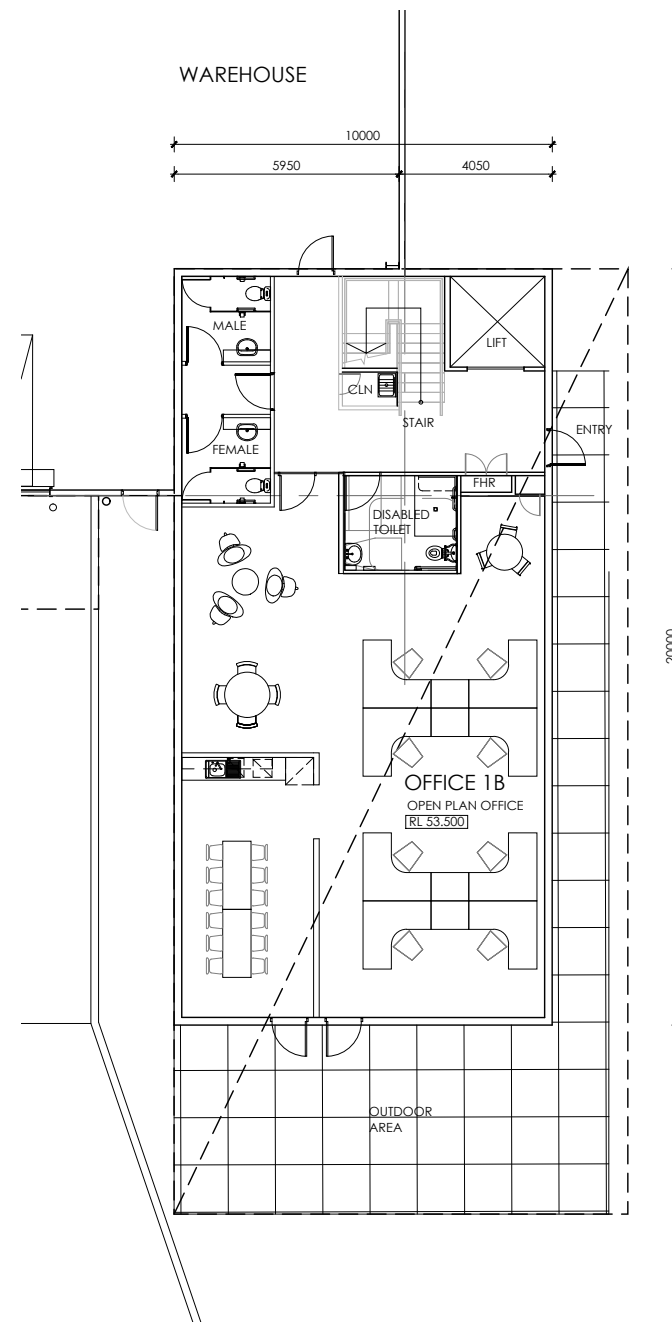




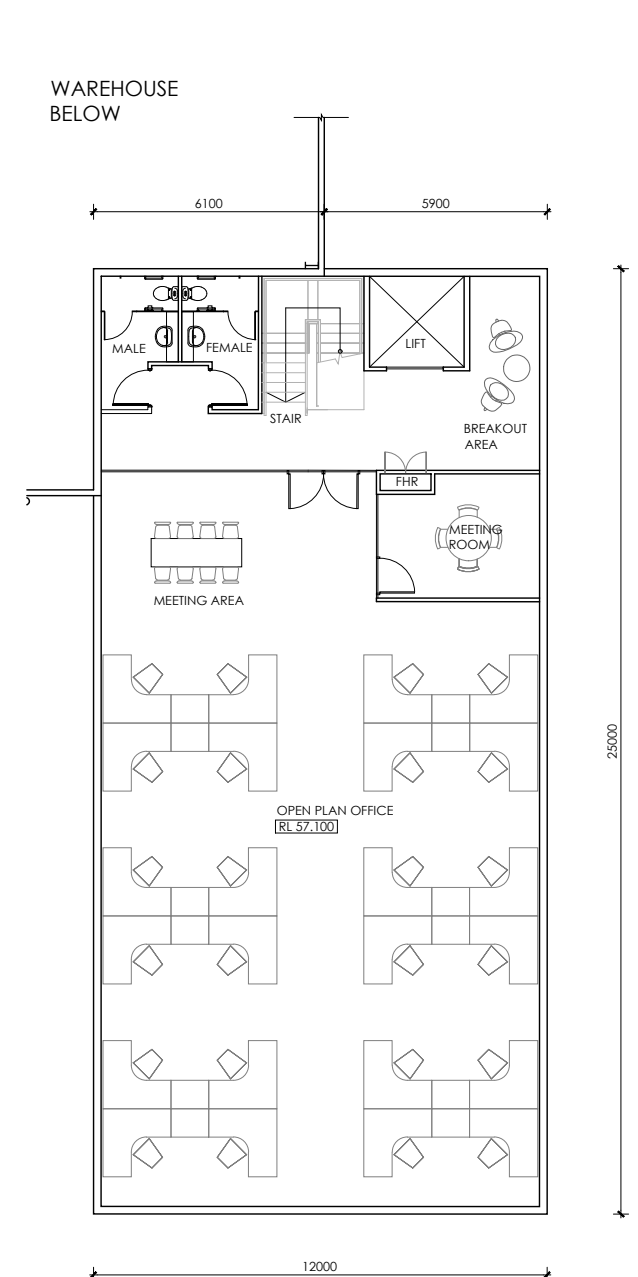
1 MAIN OFFICE 1A - GROUND FLOOR PLAN
1:200



2 MAIN OFFICE 1A - LEVEL 2 PLAN
1:200



3 MAIN OFFICE 1B - GROUND FLOOR PLAN
1:200



4 MAIN OFFICE 1B - LEVEL 2 PLAN
1:200

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Amendments

A Preliminary Issue

14.11.17



Client
LOGOS

Project
Lot 23 & 24 Hollinsworth Road
Marsden Park NSW 2765

Drawn
TT
Scale
1:200 @ A3

Checked
PM
Date
OCT 2017

Approved
PM

Drawing Title
BUILDING 1A & 1B: OFFICE PLANS

Project Number Drawing Number Rev
1706 LG MAR DA12 A

Status
DEVELOPMENT APPLICATION

