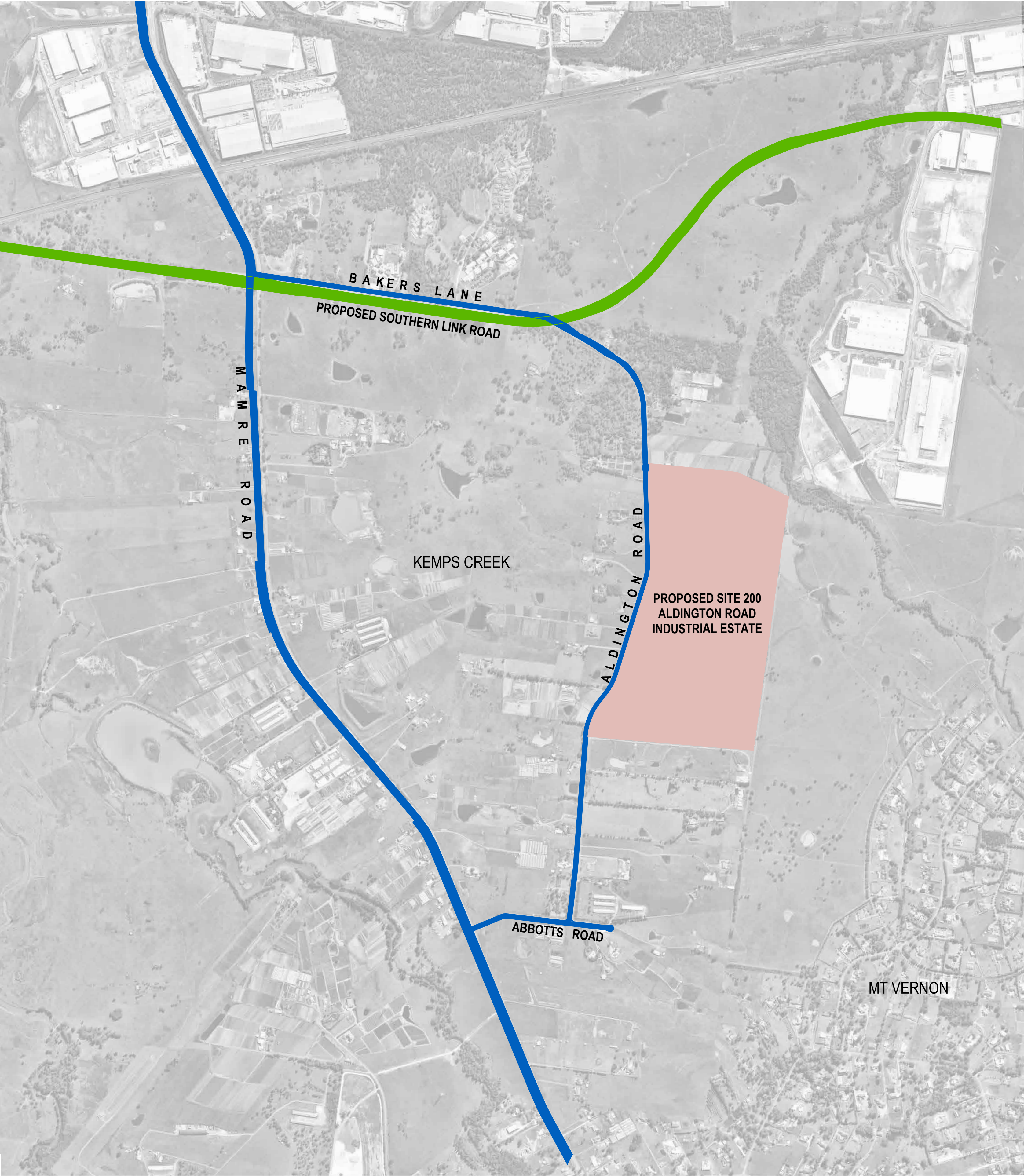


200 ALDINGTON ROAD INDUSTRIAL ESTATE

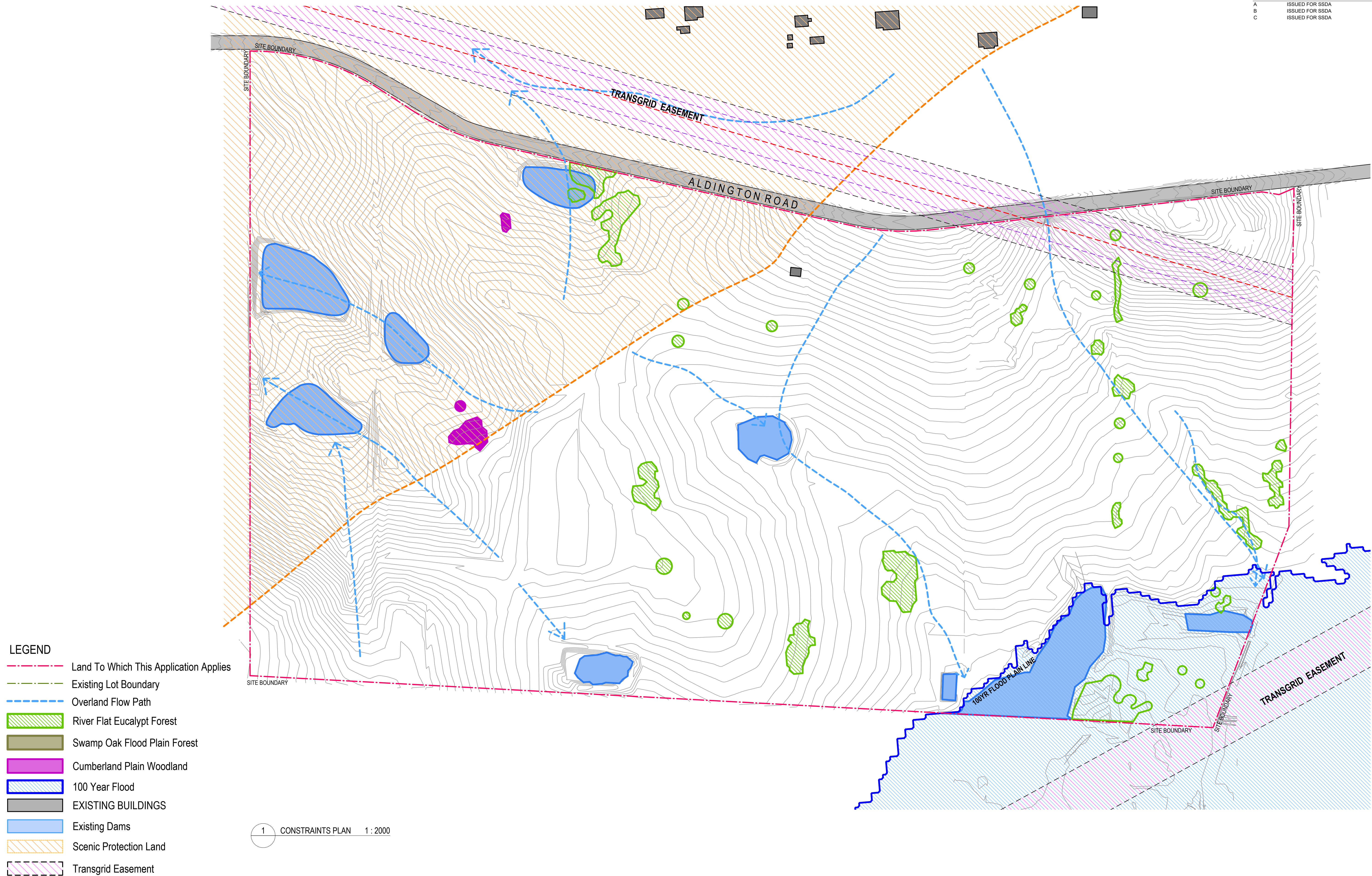
200 ALDINGTON ROAD, KEMPS CREEK NSW

DRAWING LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
MP00	COVER SHEET & LOCATION PLAN	C	18.03.2026
MP01	CONSTRAINTS PLAN	C	18.03.2026
MP02	PRECINCT PLAN	C	18.03.2026
MP03	PRECINCT PLAN - PROPOSED MASTERPLAN	C	18.03.2026
MP04	SSDA MOD 7 ESTATE MASTER PLAN	C	18.03.2026
MP05	SSD 10479 MOD 7 - STAGING PLAN	C	18.03.2026
MP06	SSDA MOD 7 LAND USE ALLOCATION PLAN	C	18.03.2026
MP07	SSDA MOD 7 ZONING PLAN	C	18.03.2026
MP08	SSDA MOD 7 SUBDIVISION PLAN	C	18.03.2026
MP09	SSDA MOD 7 SIGNAGE PLAN	C	18.03.2026
MP10	SSDA MOD 7 FIRE PROTECTION PLAN	C	18.03.2026
MP11	SSDA MOD 7 FENCING MANAGEMENT PLAN	C	18.03.2026
MP12	SSDA MOD 7 SHADOW DIAGRAMS	C	18.03.2026
MP13	SSDA MOD 7 LOT D BASIN B	C	18.03.2026
MP14	SSDA MOD 7 DEMOLITION PLAN	C	18.03.2026
MP15	SSDA MOD 7 SITE SECTIONS	C	18.03.2026
MP16	SSDA MOD 7 DETAIL SECTIONS SHEET 1	C	18.03.2026
MP17	SSDA MOD 7 DETAIL SECTIONS SHEET 2	C	18.03.2026
MP18	SSDA MOD 7 DETAIL SECTIONS SHEET 3	C	18.03.2026

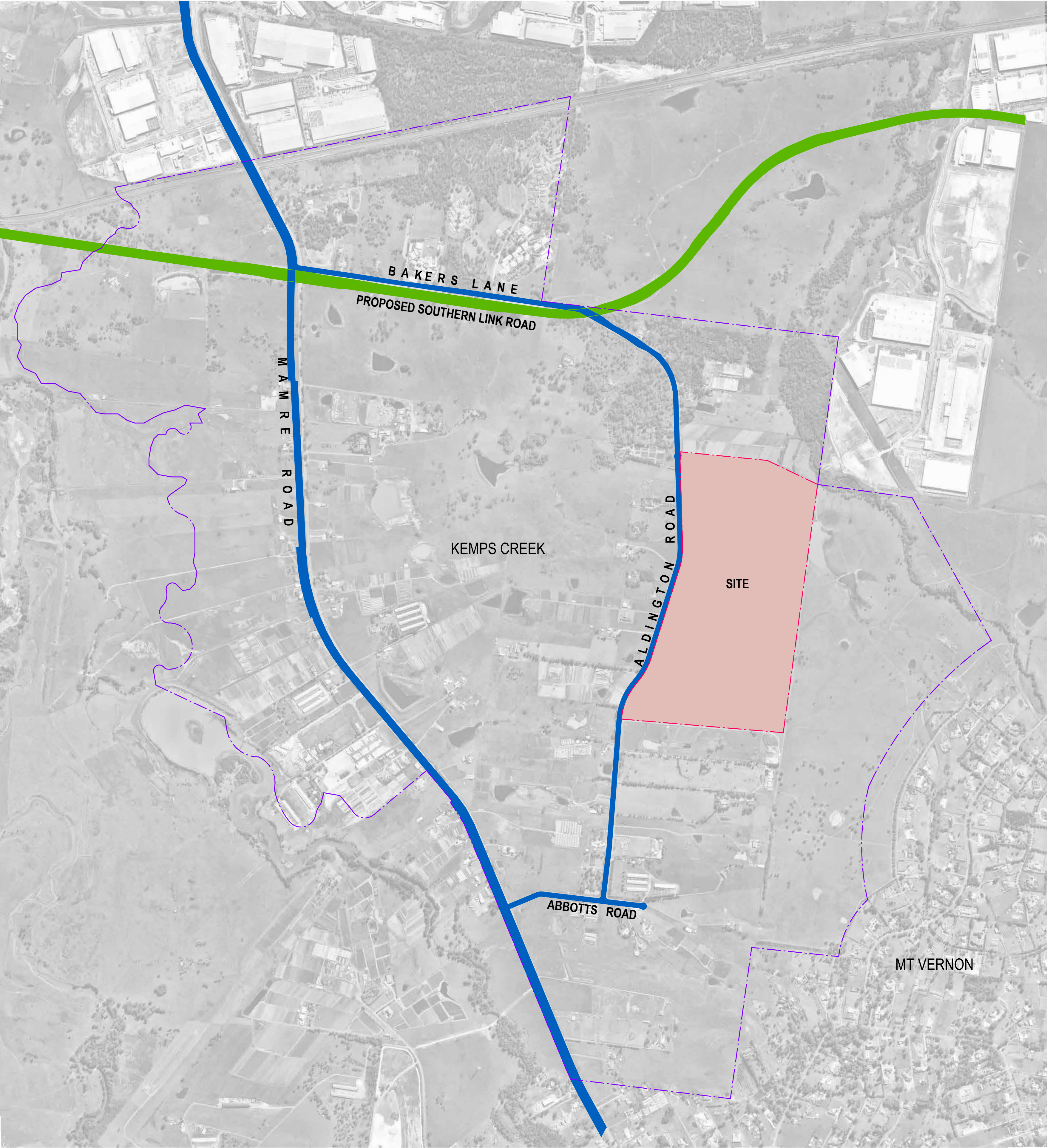


REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
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C	ISSUED FOR SSDA	18.03.2026



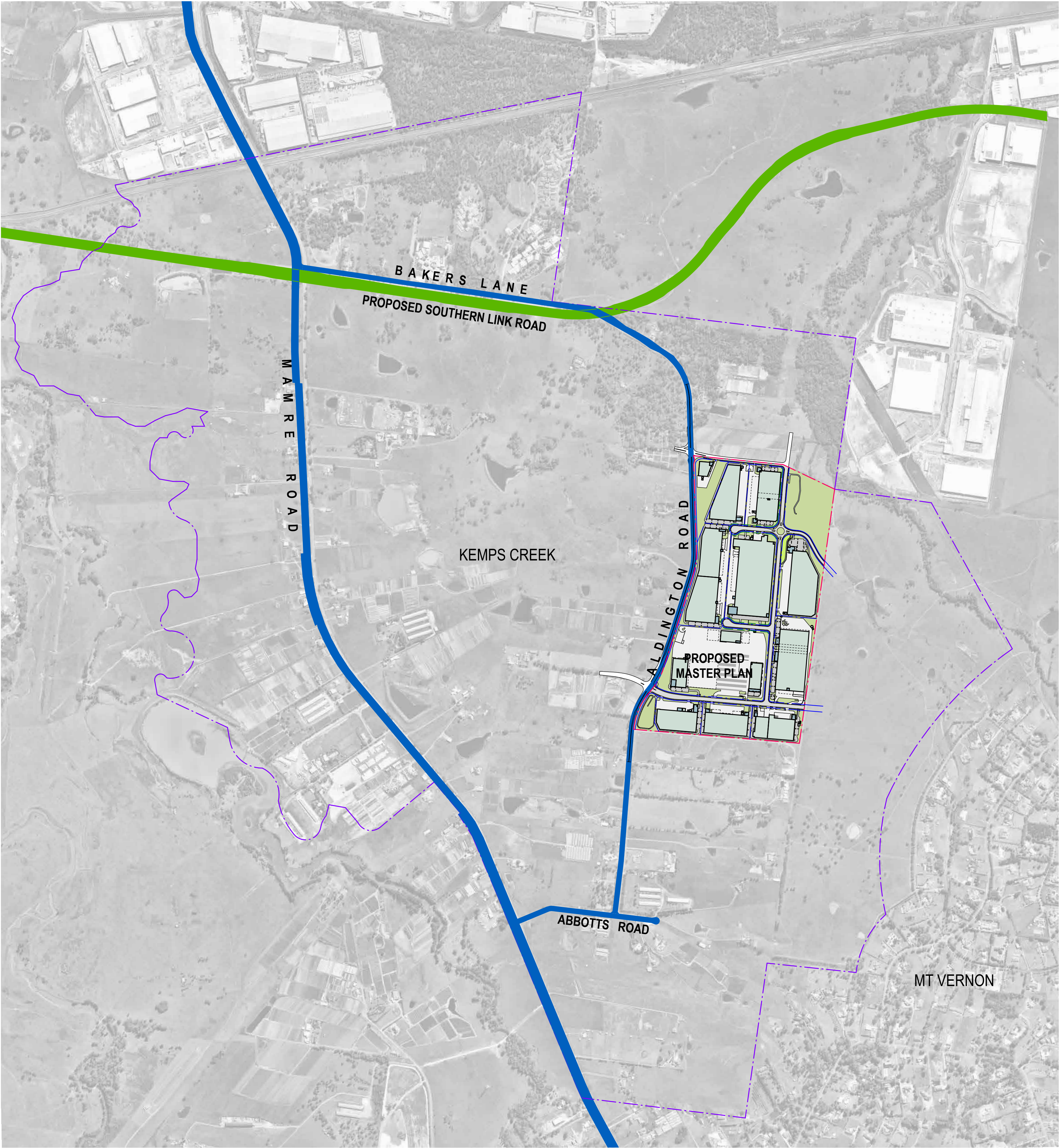
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



- LEGEND
- Site Boundary
 - Mamre Road Precinct Boundary

1 PRECINCT PLAN 1 : 10000

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



- 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	236,442 m ²
OFFICE (Approx. 5% WH)	12,879 m ²
GROSS FLOOR AREA	249,321 m ²
CARPARKING BASED ON WAREHOUSING REQUIRED (DCP WH1/300 OFFICE1/40)	1151
PROVIDED	1246
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 J	
LOT AREA	26,320 m ²	LOT AREA	129,278 m ²
GFA	2,361 m ²	GFA	15,561 m ²
LANDSCAPE	18,069 m ²	LANDSCAPE	19,386 m ²
HARDSTAND/ROAD	5,249 m ²	HARDSTAND ROAD	89,816 m ²
PERMEABILITY	68%	PERMEABILITY	15%
CAR PARKS	15	CAR PARKS	91

LOT B		LOT K	
LOT AREA	35,581 m ²	LOT AREA	62,123 m ²
GFA	19,300 m ²	GFA	29,034 m ²
LANDSCAPE	2,577 m ²	LANDSCAPE	8,190 m ²
HARDSTAND/ROAD	11,905 m ²	HARDSTAND/ROAD	19,030 m ²
PERMEABILITY	7%	PERMEABILITY	13%
CAR PARKS	95	CAR PARKS	189

LOT C		LOT L - Basin A	
LOT AREA	38,792 m ²	LOT AREA	10,570 m ²
GFA	18,471 m ²	PERMEABILITY	58%
LANDSCAPE	5,319 m ²		
HARDSTAND/ROAD	13,205 m ²		
PERMEABILITY	13%		
CAR PARKS	87		

LOT D - Basin B		LOT M	
LOT AREA	52,426 m ²	LOT AREA	28,442 m ²
PERMEABILITY	93%	GFA	14,588 m ²
		LANDSCAPE	2,769 m ²
		HARDSTAND/ROAD	9,070 m ²
		PERMEABILITY	12%
		CAR PARKS	78

LOT E		LOT N	
LOT AREA	68,251 m ²	LOT AREA	30,833 m ²
GFA	39,259 m ²	GFA	17,555 m ²
LANDSCAPE	5,981 m ²	LANDSCAPE	3,573 m ²
HARDSTAND/ROAD	20,584 m ²	HARDSTAND/ROAD	10,120 m ²
PERMEABILITY	9%	PERMEABILITY	12%
CAR PARKS	172	CAR PARKS	79

LOT F		LOT O	
LOT AREA	78,422 m ²	LOT AREA	31,130 m ²
GFA	51,027 m ²	(EXCL. NON-DEVELOPABLE AREA)	
LANDSCAPE	8,820 m ²	GFA	14,617 m ²
HARDSTAND/ROAD	13,430 m ²	WAREHOUSE 1	5,285 m ²
PERMEABILITY	11%	WAREHOUSE 2	10,575 m ²
CARPARKS	250	LOADING AREA	-2,250 m ²
		OFFICE 1 (2 LEVELS)	417 m ²
		OFFICE 2 (2 LEVELS)	590 m ²
		INCLUDE DOCK OFFICE	
		LANDSCAPE	4,257 m ²
		HARDSTAND/ROAD	10,556 m ²
		PERMEABILITY	13.67%
		CAR PARKS	72

LOT G			
LOT AREA	58,092 m ²		
GFA	27,548 m ²		
LANDSCAPE	10,542 m ²		
HARDSTAND/ROAD	16,690 m ²		
PERMEABILITY	18%		
CAR PARKS	118		

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

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

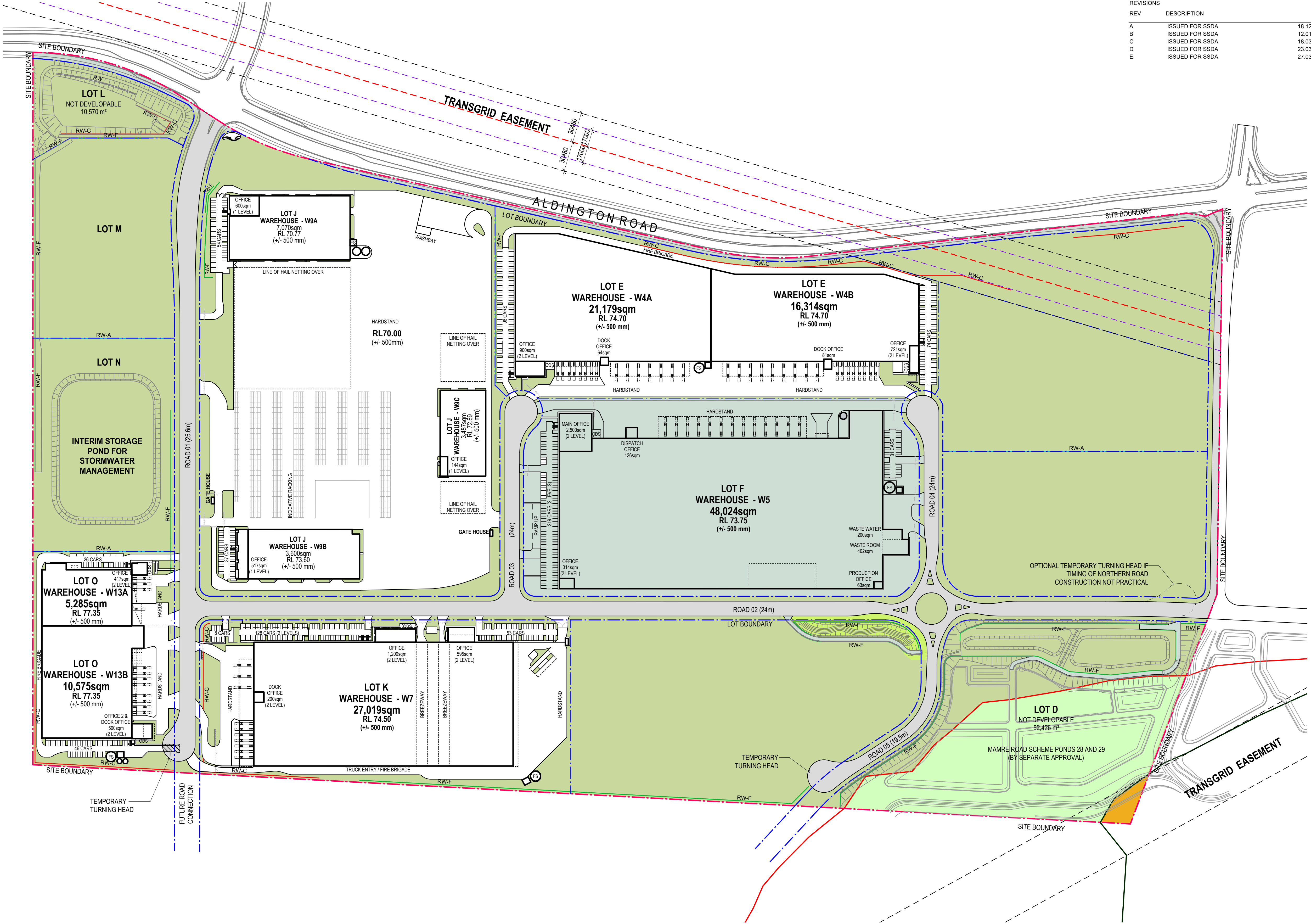
LOT F	
LOT AREA	78,422 m ²
GFA	51,027 m ²
LANDSCAPE	8,820 m ²
HARDSTAND/ROAD	13,430 m ²
PERMEABILITY	11%
CARPARKS	250

LOT J	
LOT AREA	129,278 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 O	
LOT AREA (EXCL. NON-DEVELOPABLE AREA)	31,130 m ²
GFA	14,617 m ²
WAREHOUSE 1	5,285 m ²
WAREHOUSE 2	10,575 m ²
LOADING AREA	- 2,250 m ²
OFFICE 1 (2 LEVELS)	417 m ²
OFFICE 2 (2 LEVELS)	590 m ²
INCLUDE DOCK OFFICE	
LANDSCAPE	4,257 m ²
HARDSTAND/ROAD	10,556 m ²
PERMEABILITY	13.67%
CAR PARKS	72

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

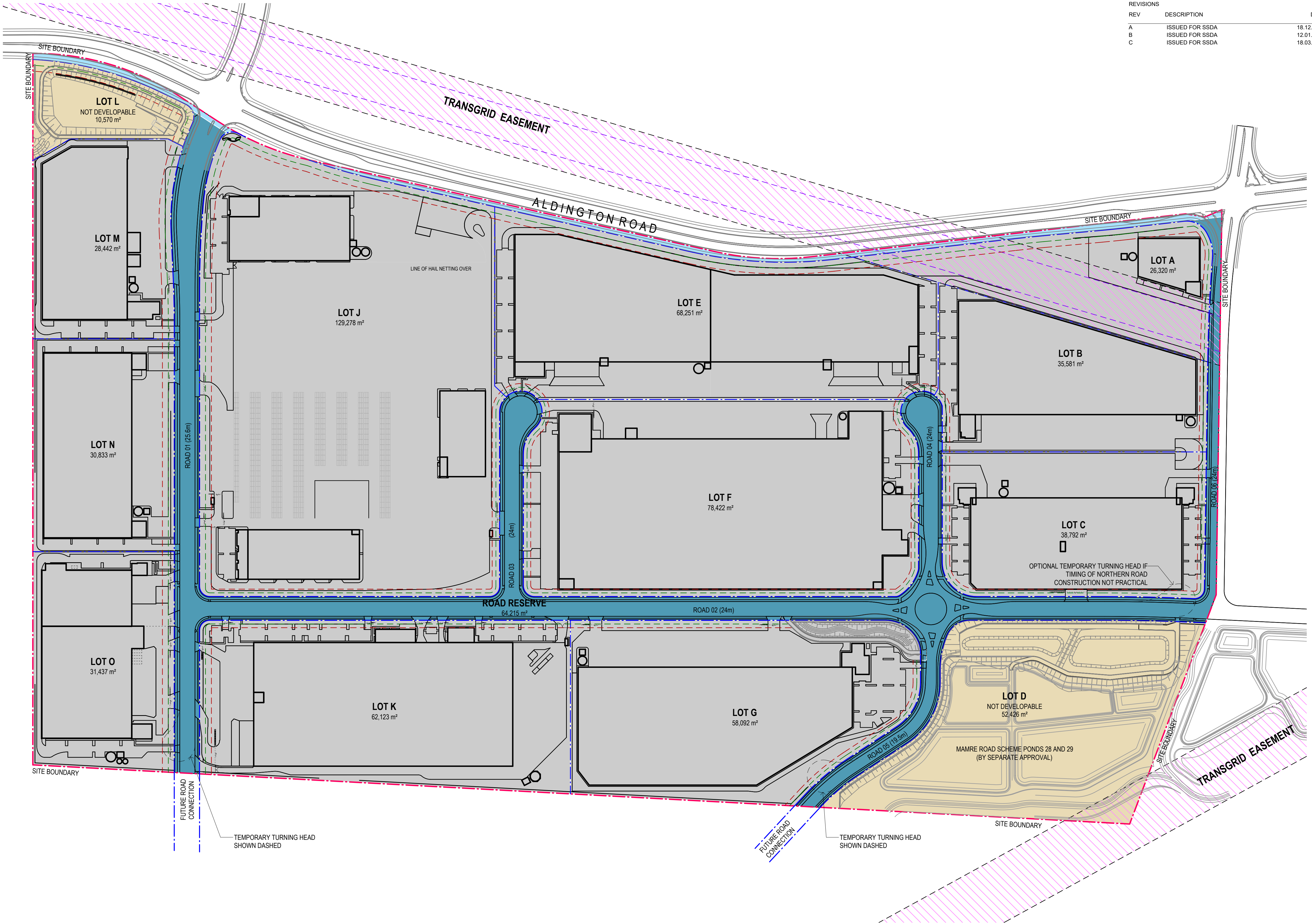


REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026
D	ISSUED FOR SSDA	23.03.2026
E	ISSUED FOR SSDA	27.03.2026

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	129,278 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

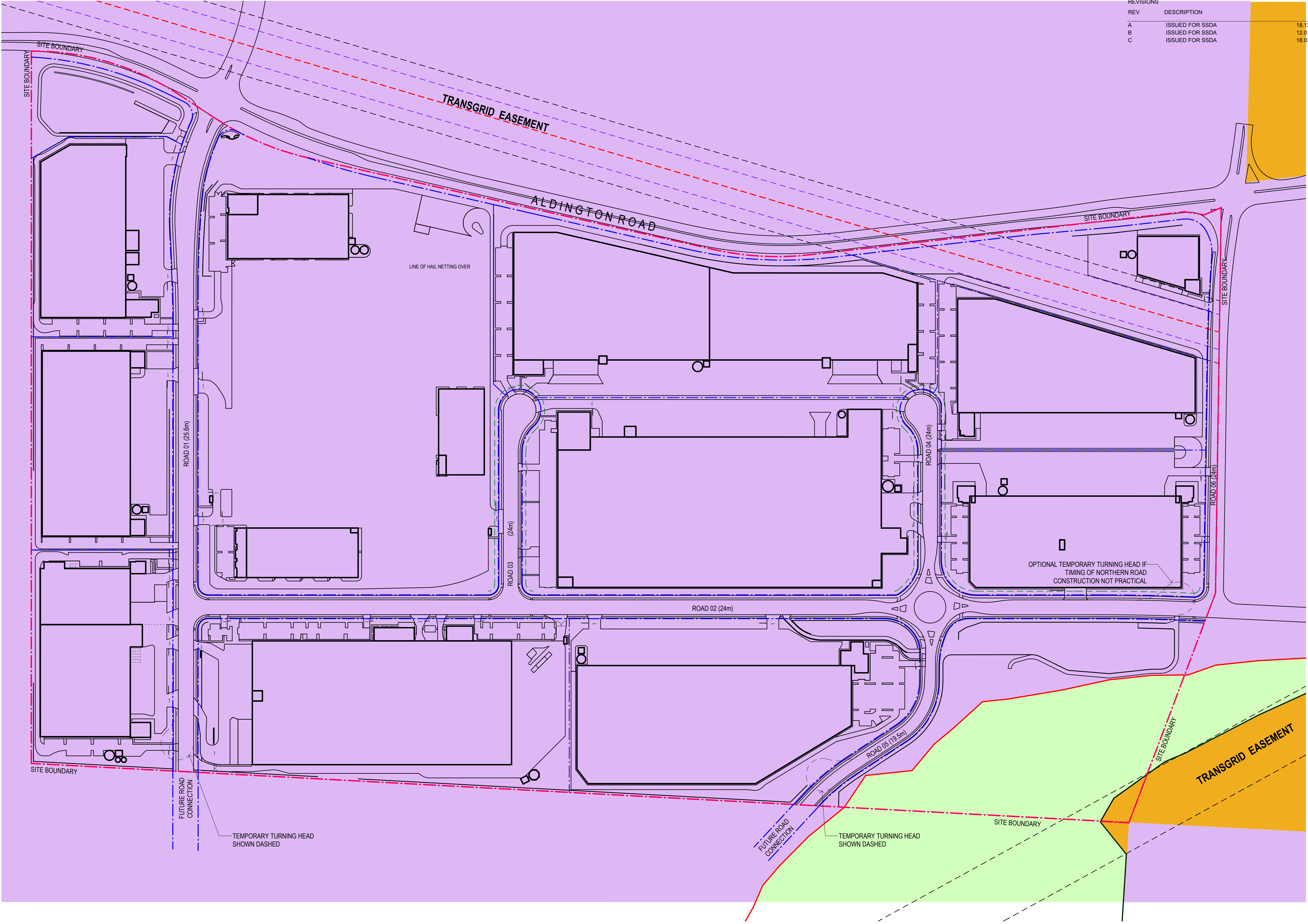
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



- 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	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



LEGEND

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

1 ZONING PLAN 1 : 2000

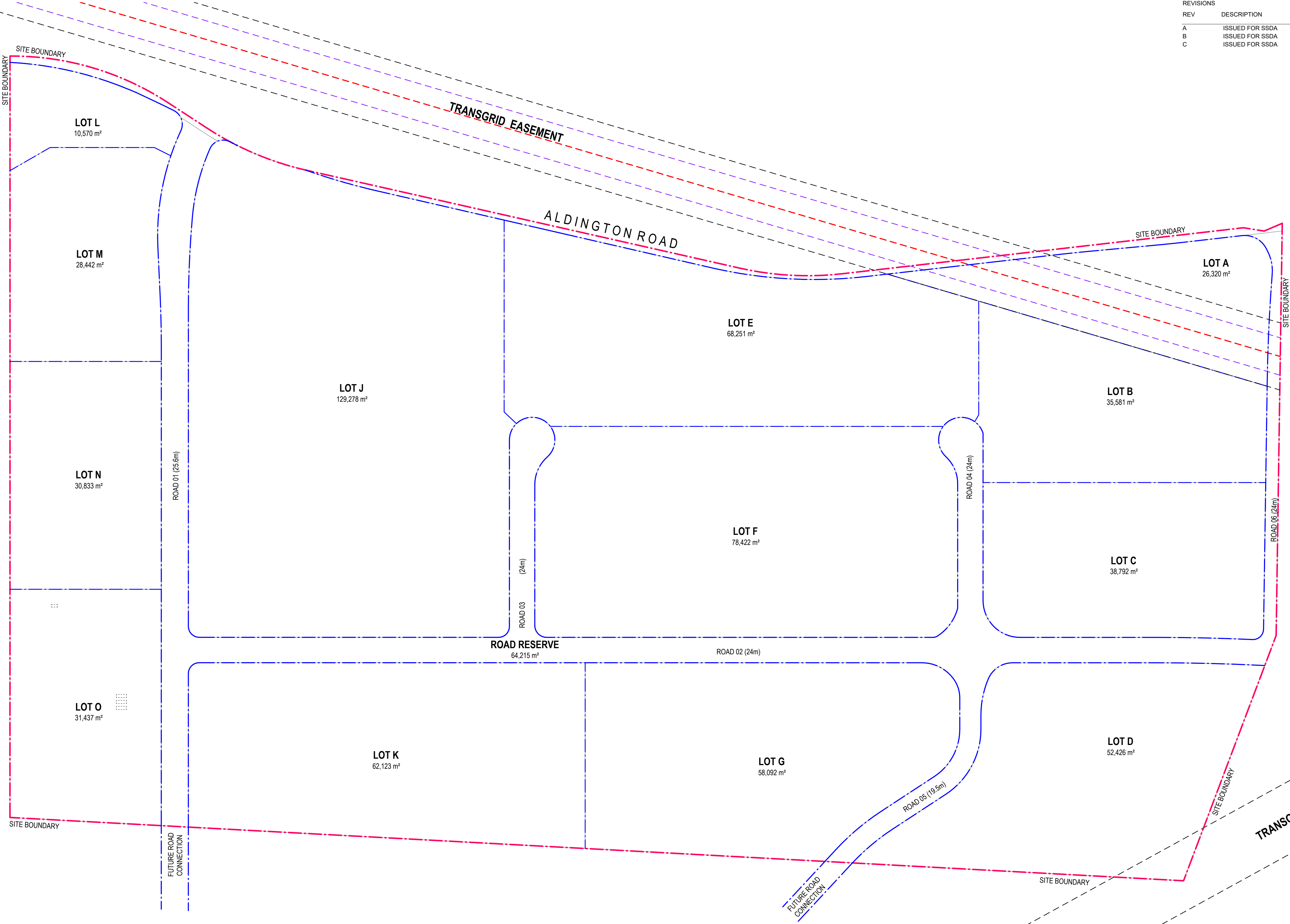
AREA SCHEDULE	
*All areas subject to survey	
SITE AREA	720,906 m ²
ROAD WIDENING (Aldington Rd)	6,112 m ²

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	129,278 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:

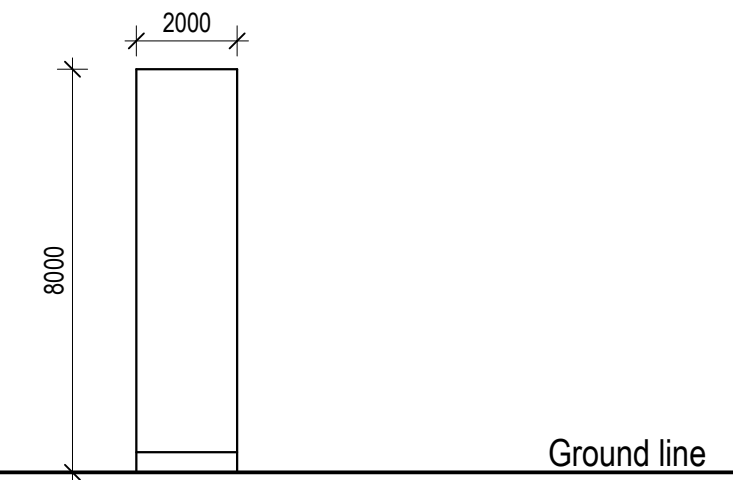
REFER TO DRAFT PLAN OF SUBDIVISION FOR
DETAILS ON EASEMENTS

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026

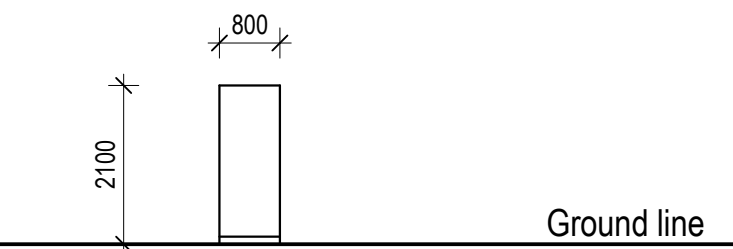


Signage Legend

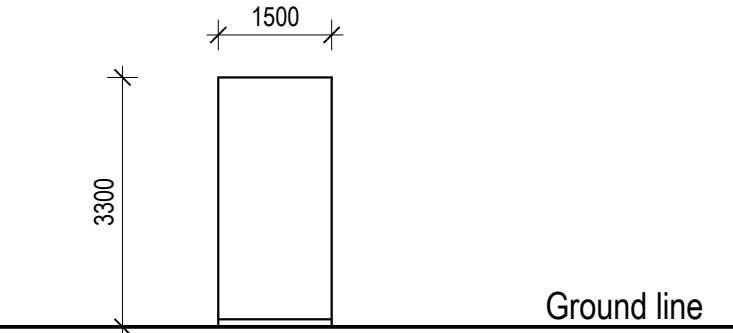
- S1 Estate Pylon Signage
- S2 Tenant Pylon Signage
- S3 Truck Entry / Exit Signage
- S4 Tenant Building Identification Signage
- ES Entry Statement Signage



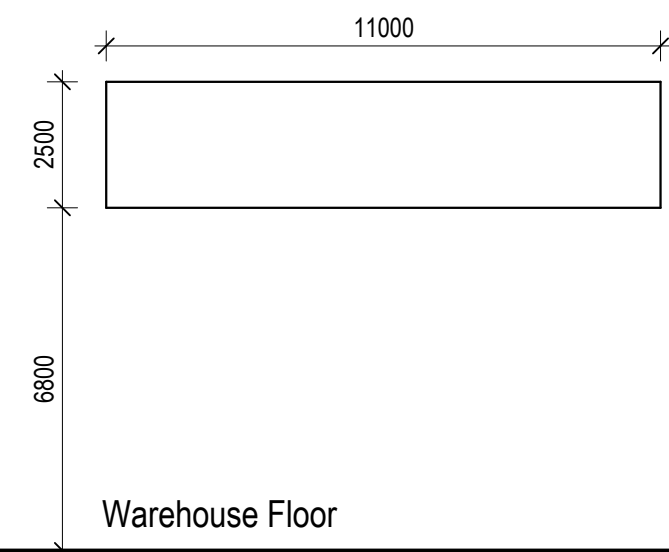
S1 Estate Pylon Sign
Artwork & colour to future detail
Illuminated



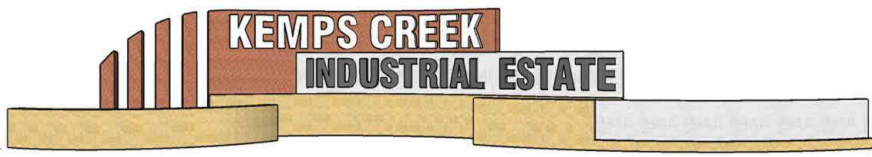
S2 Wayfinding Signage Pylon for Car Parking
Artwork & colour to future detail
Illuminated (no illuminated signage for Lot J)



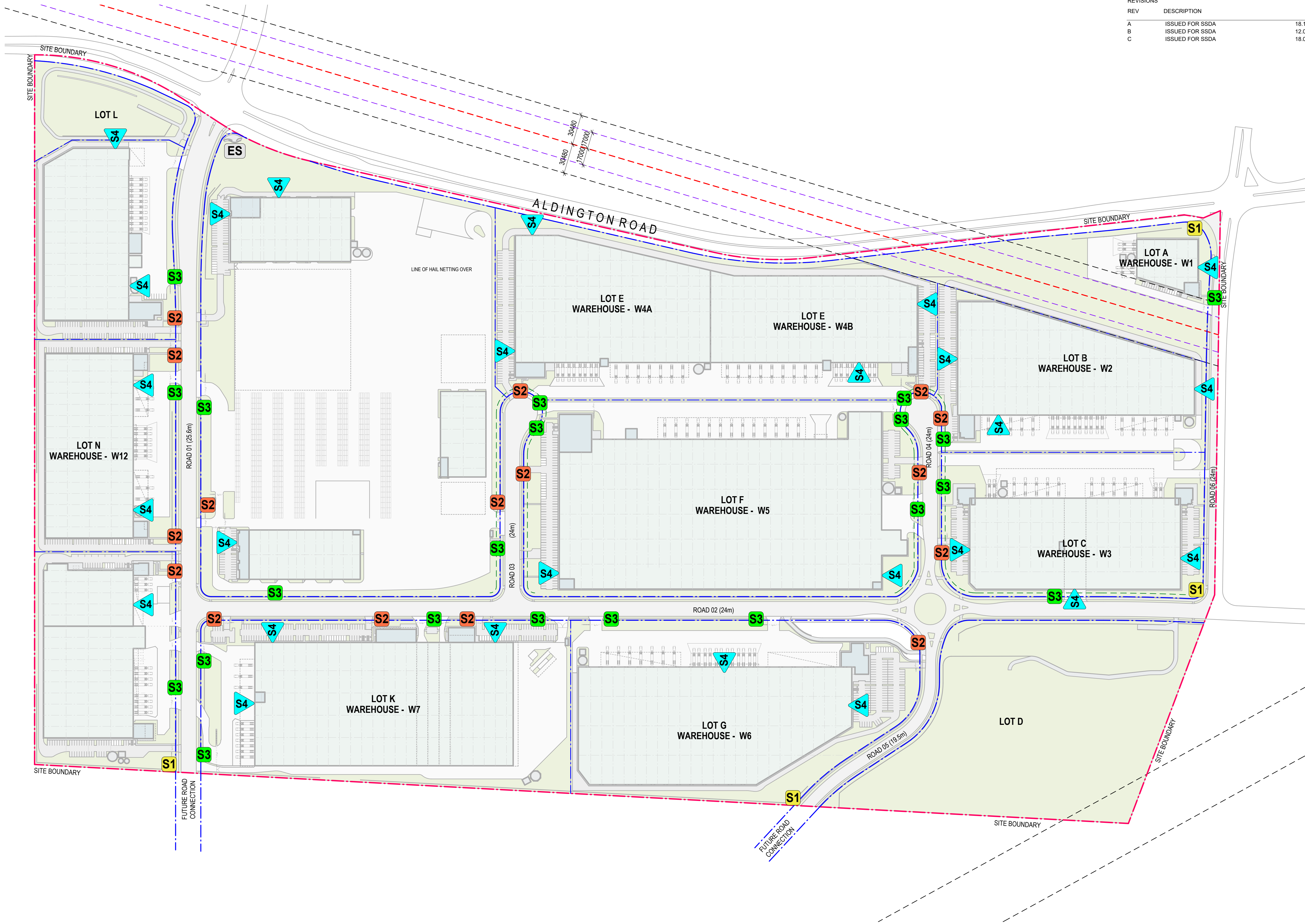
S3 Wayfinding Signage Pylon for Tenants within each Building
Artwork & colour to future detail
Illuminated (no illuminated signage for Lot J)



S4 'Tenant Identification' Sign
Artwork & colour to future detail
Illuminated (no illuminated signage for Lot J)

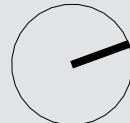


ES Entry Statement Signage.
Artwork and colour as documented on drawing ES-L_3001.
Illuminated.

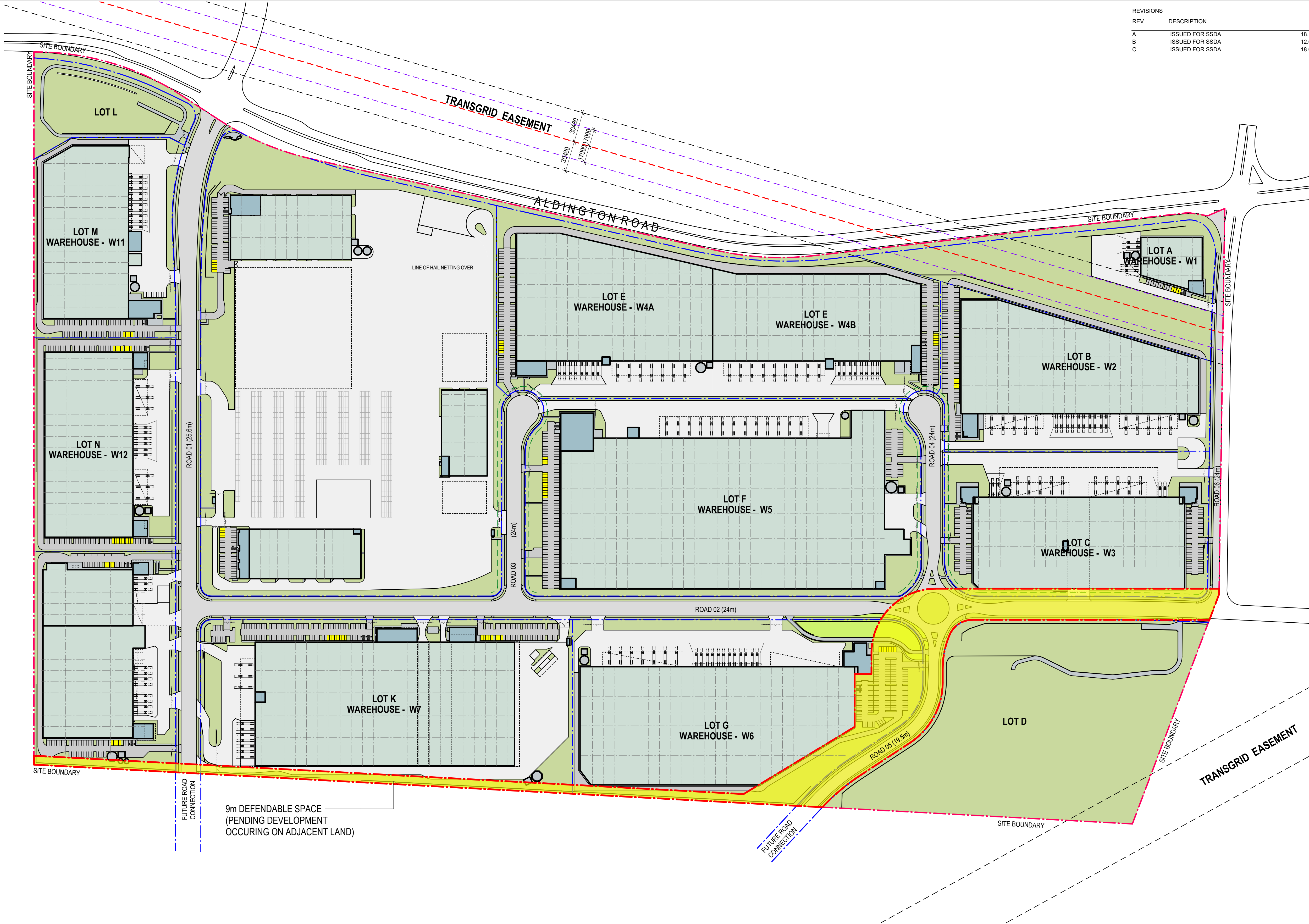


1 SIGNAGE PLAN 1 : 2000

REVISIONS		DATE
REV	DESCRIPTION	
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



REVISIONS		
REV	DESCRIPTION	DATE
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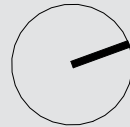
Legend

Defendable Space

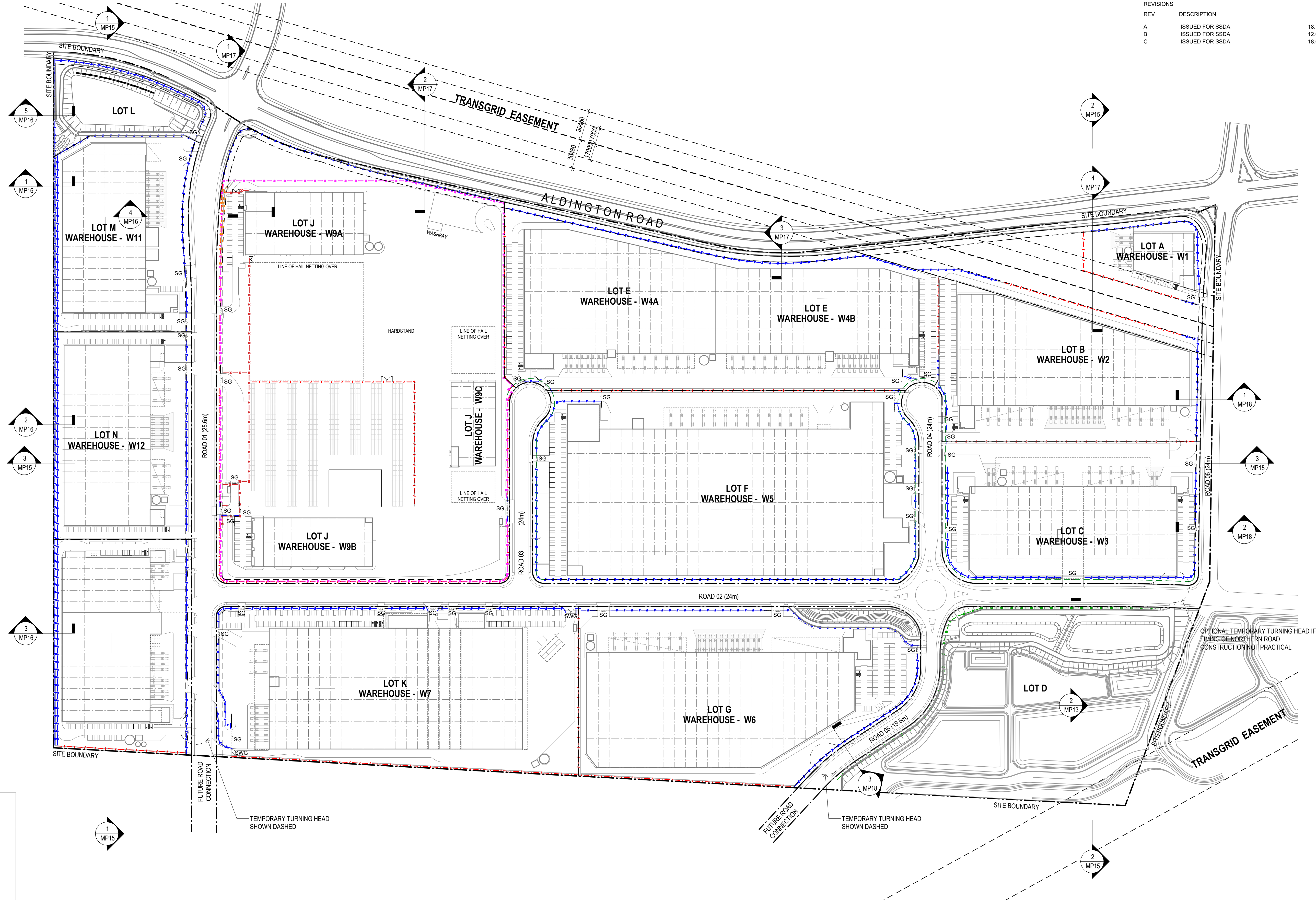
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FIRE PROTECTION PLAN

1 : 2000



REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
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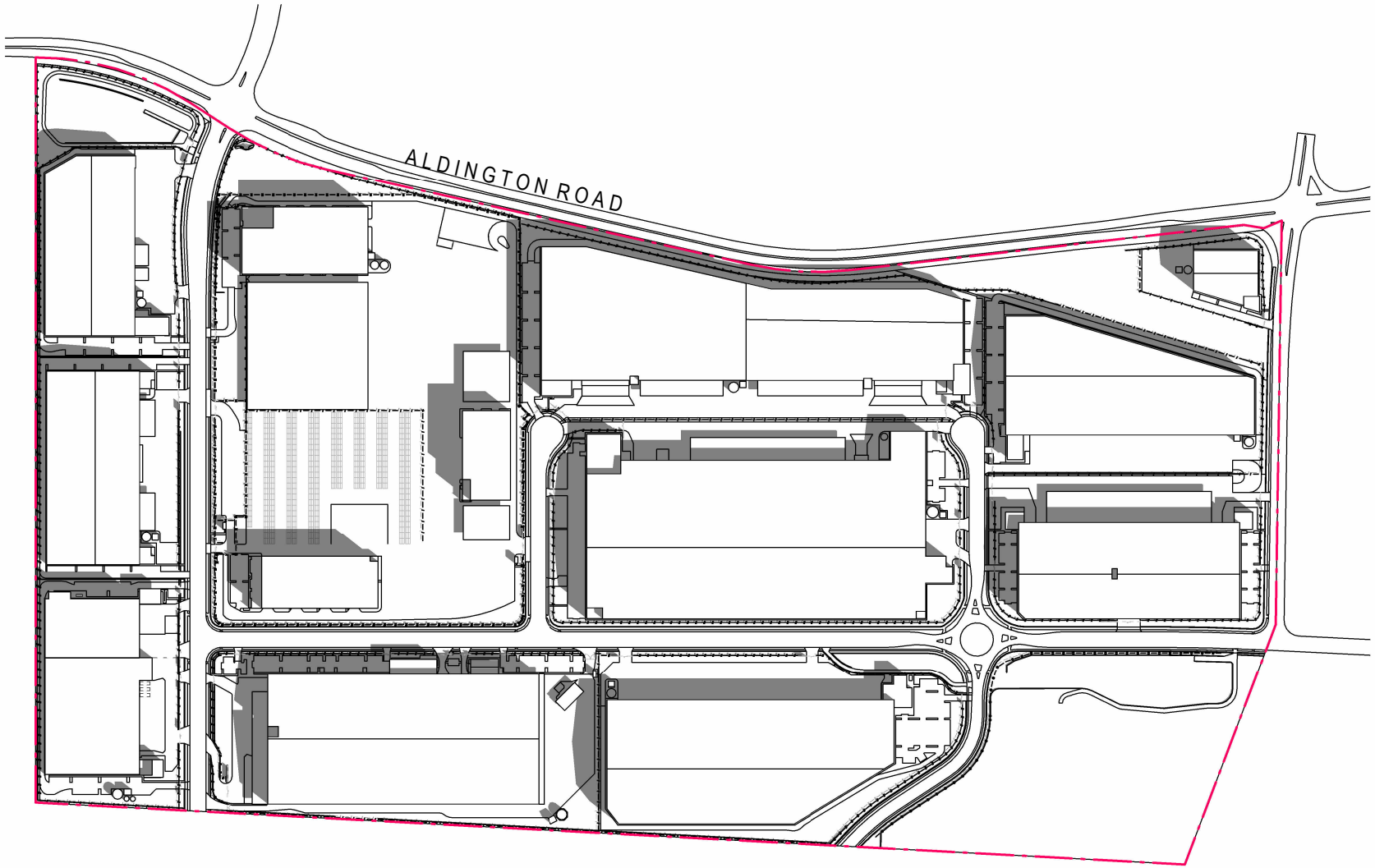


Fencing Legend

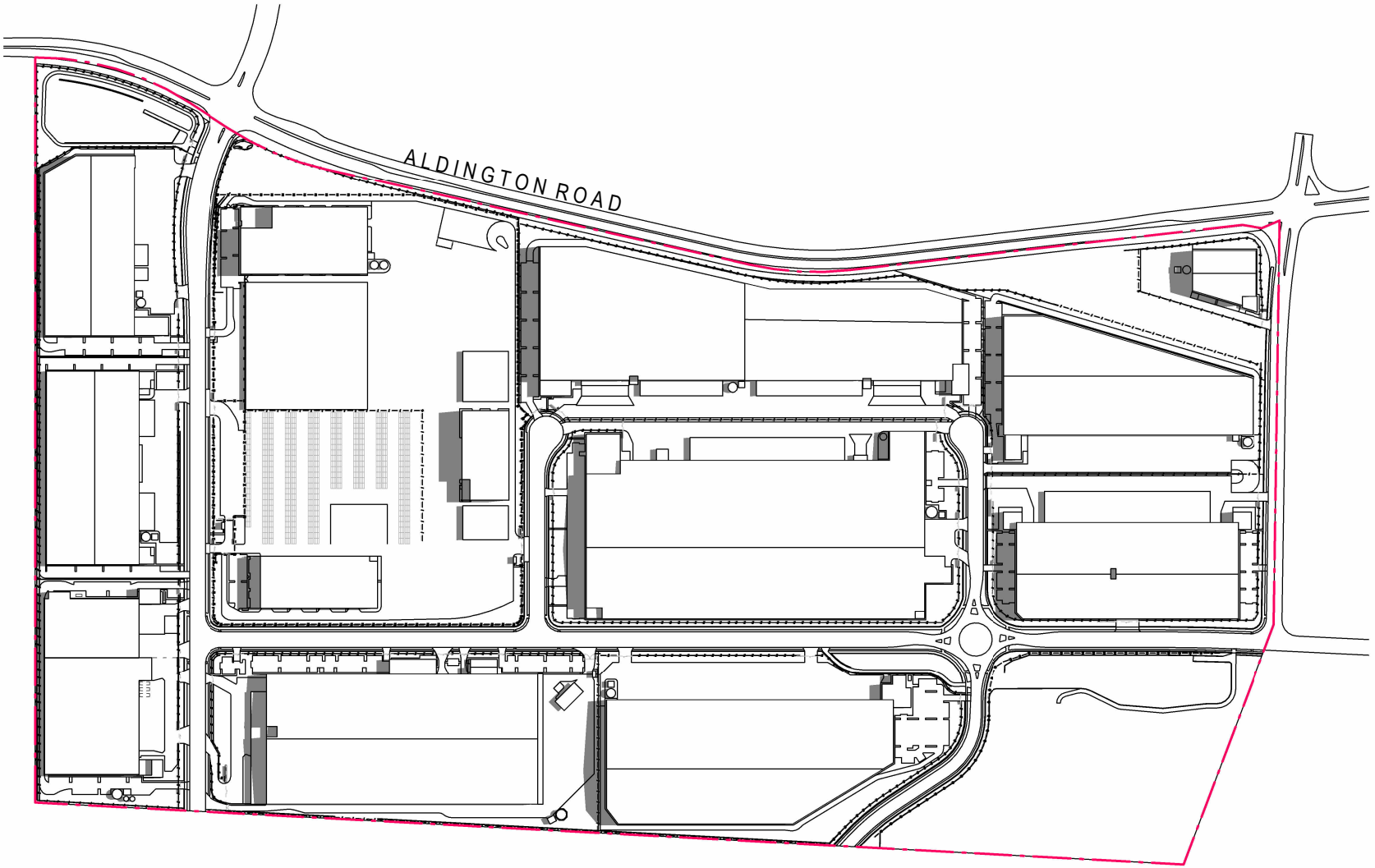
- FNC-1 - Palisade fencing
- FNC-2 - Chain Wire Fence
- Type 3 - Post and Rail Fence
- Type 4 - Safety Fence
- FNC-5 - Electric Fence
- FNC-6 - Chain Mesh Fence w/ Barbed Wire
- SG Sliding Gate
- SWG Swing Gate
- RW Retaining wall

1 FENCING MANAGEMENT PLAN 1 : 2000

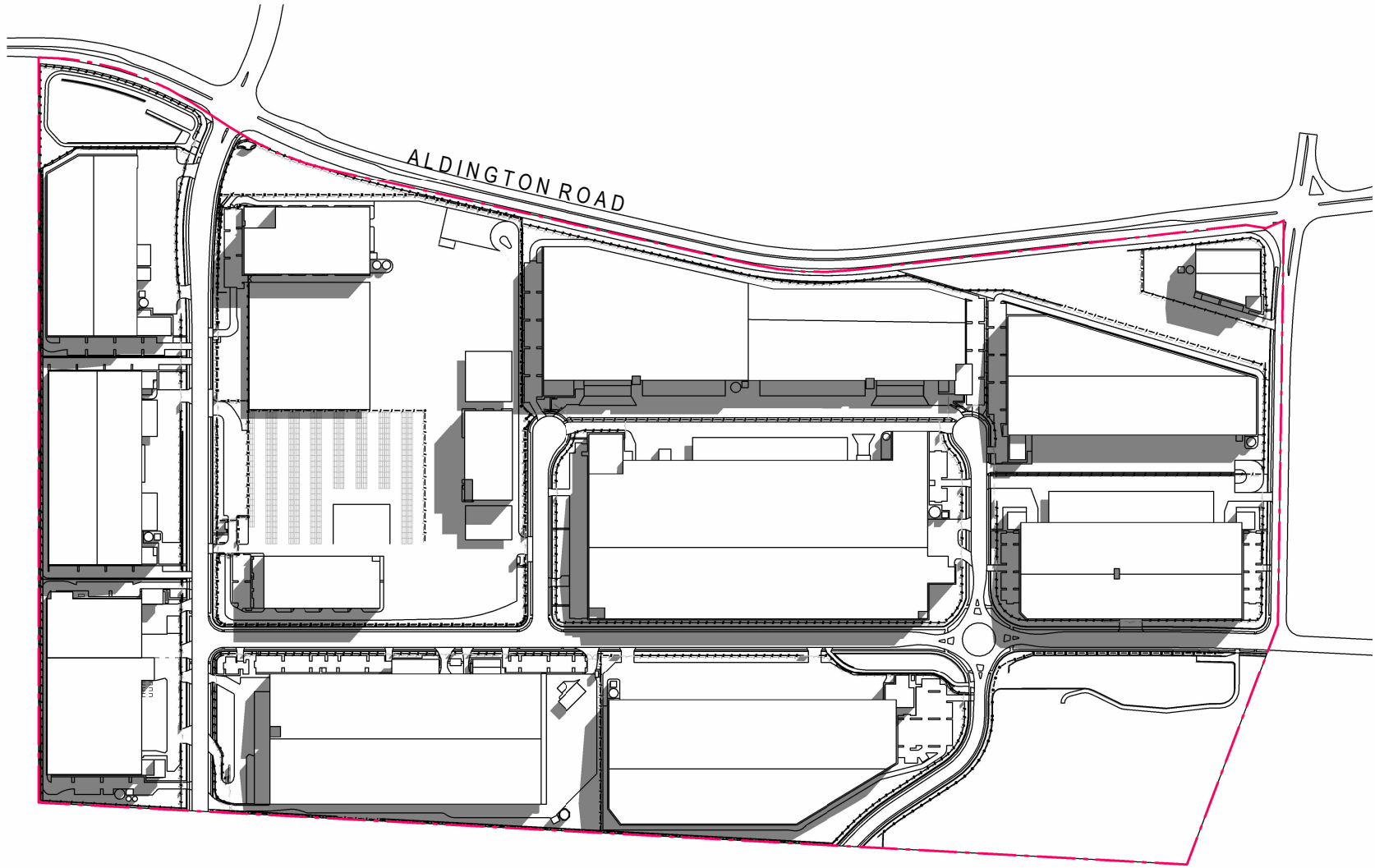
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



1 21st JUNE 9am 1:6000



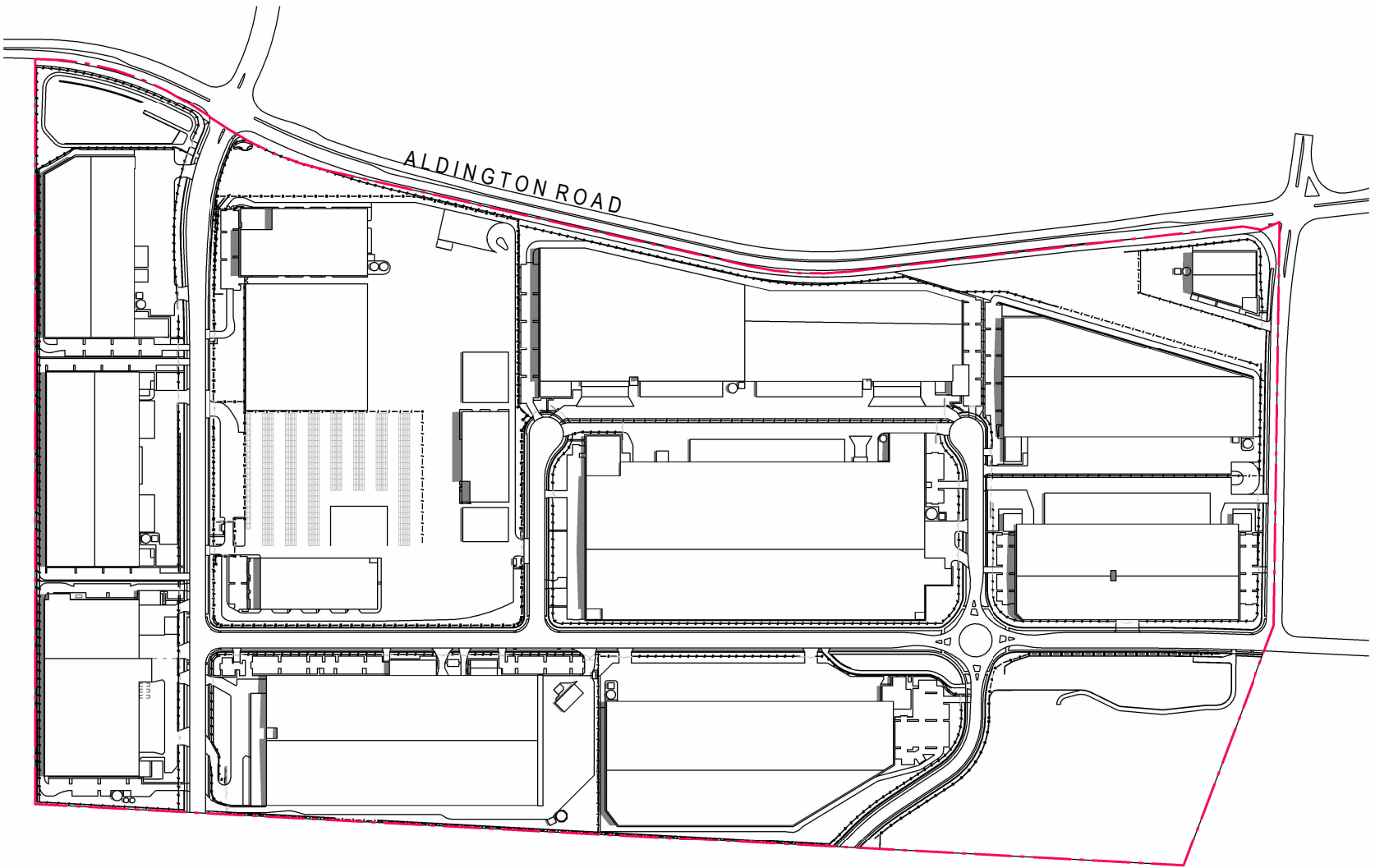
2 21st JUNE 12pm 1:6000



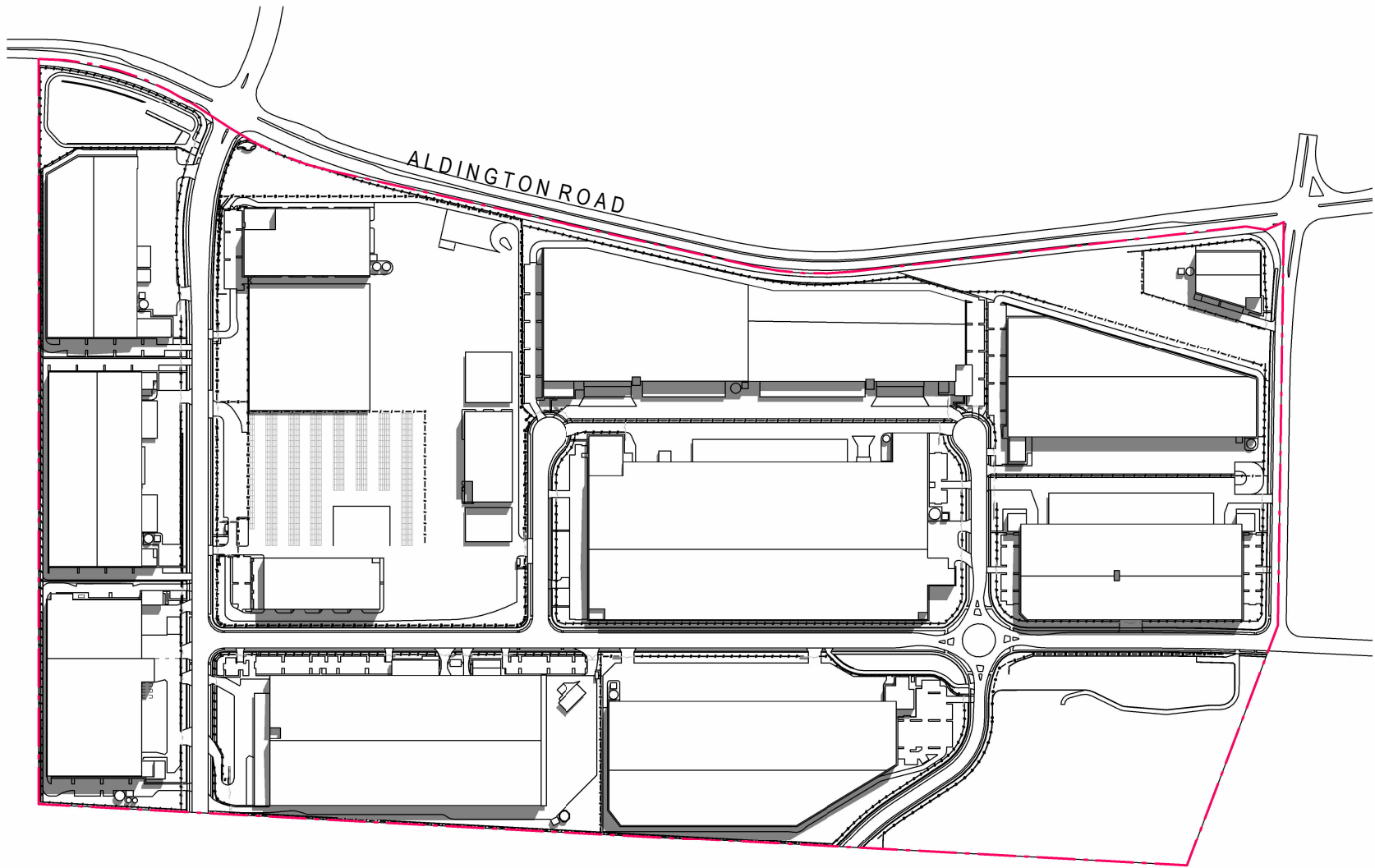
3 21st JUNE 3pm 1:6000



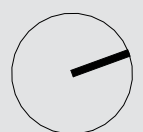
4 23rd SEPTEMBER 9am 1:6000



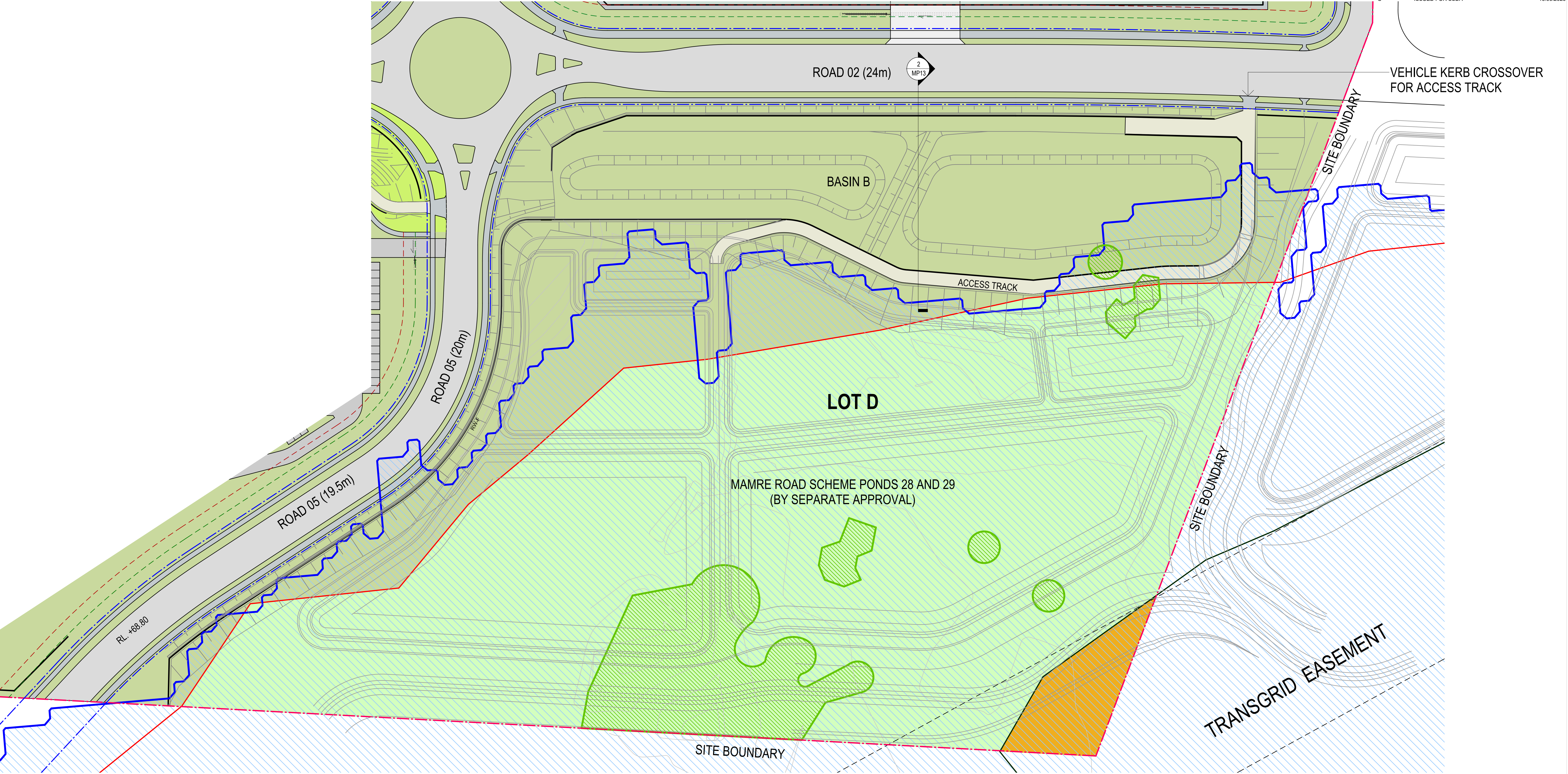
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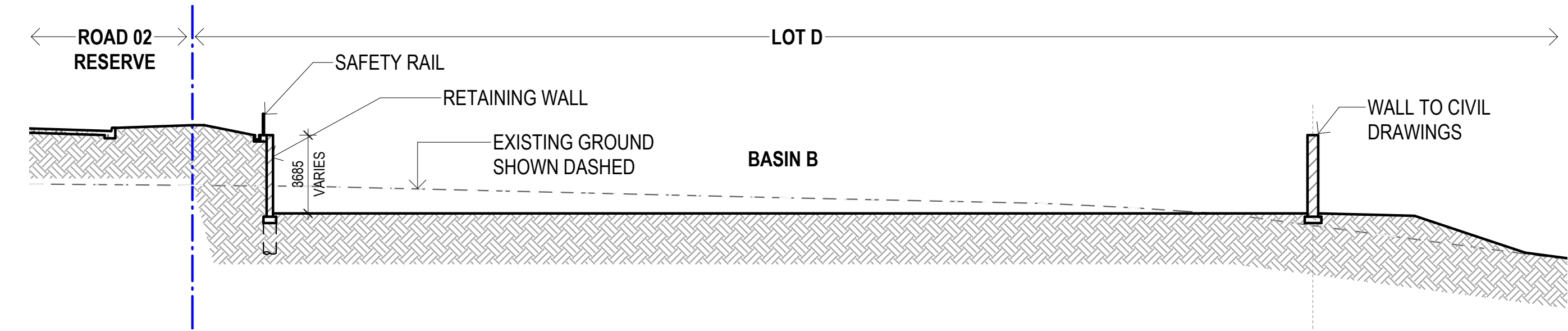
6 23rd SEPTEMBER 3pm 1:6000



REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
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C	ISSUED FOR SSDA	18.03.2026



1 LOT D BASIN B PLAN 1 : 600

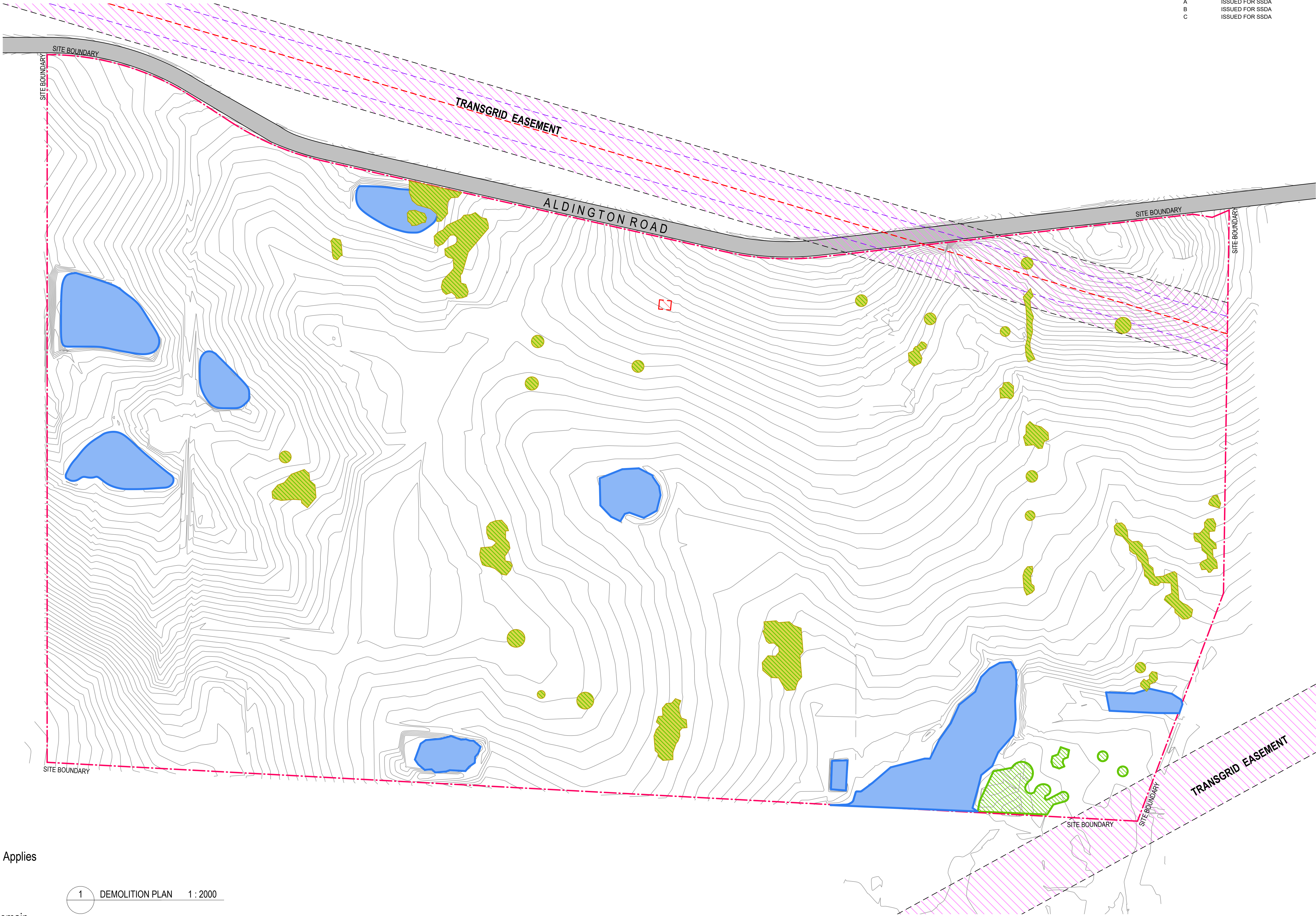


2 BASIN B SECTION 1 : 200

LEGEND

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

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



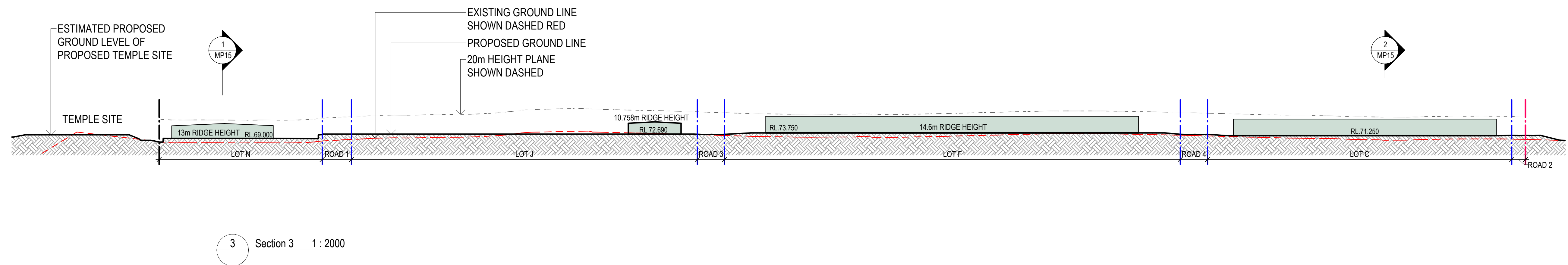
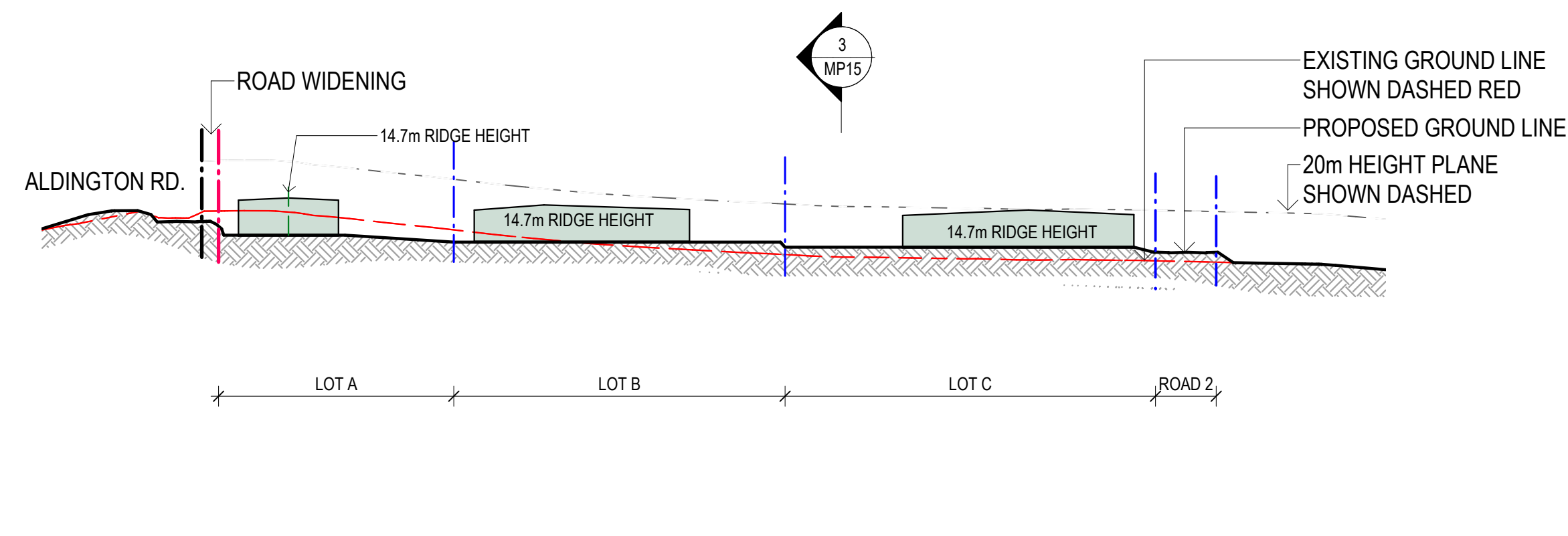
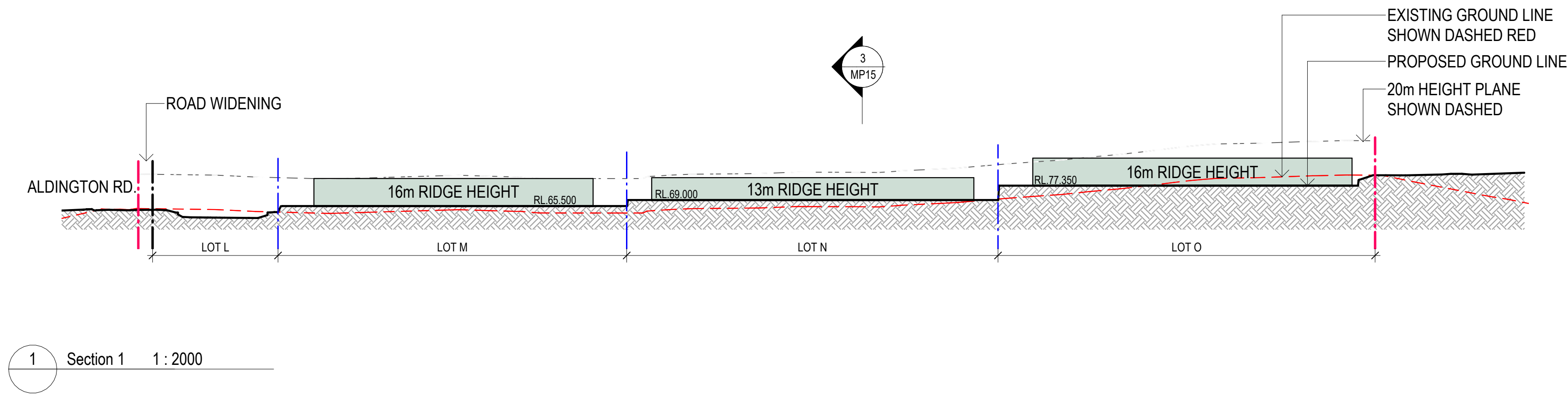
- LEGEND**
- Land To Which This Application Applies
 - Existing Lot Boundary
 - Vegetation To Be Removed
 - River Flat Eucalypt Forest To Remain
 - Existing Buildings To Be Demolished
 - Existing Dams
 - Transgrid Easement

1 DEMOLITION PLAN 1 : 2000

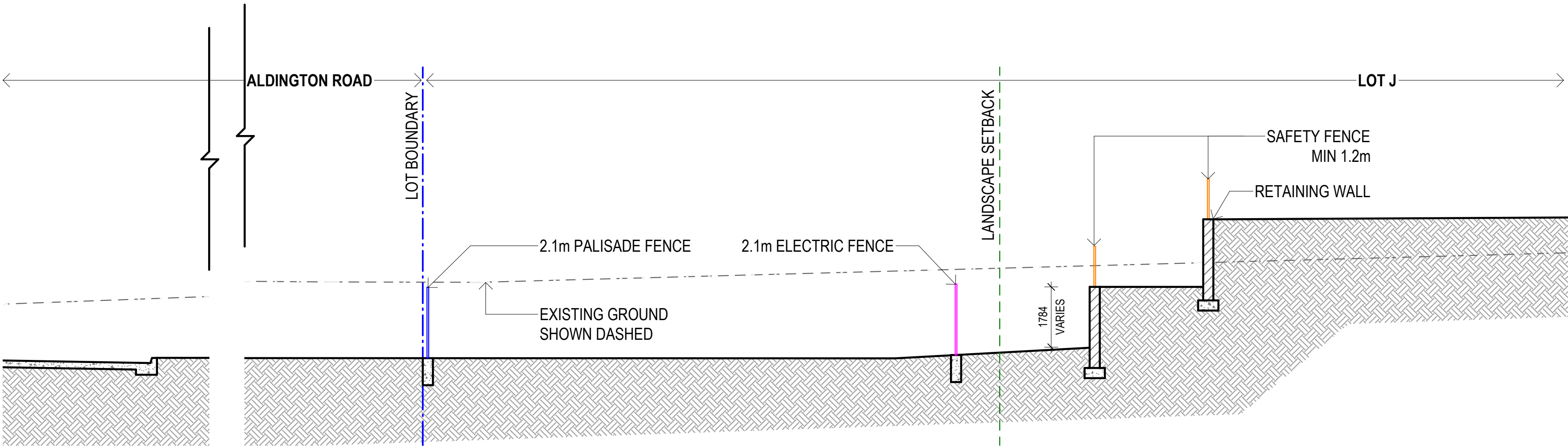
Notes:

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

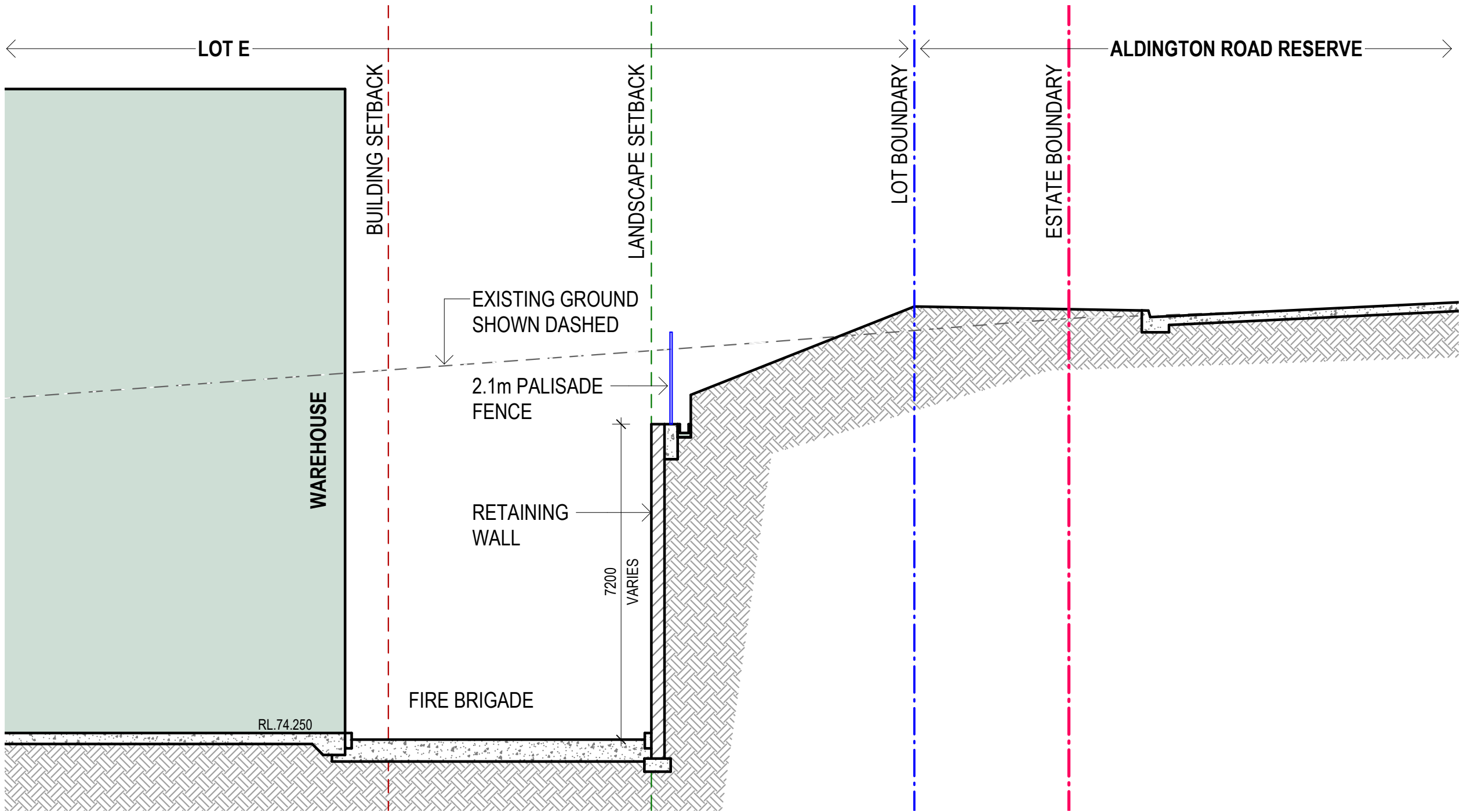
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026
D	ISSUED FOR SSDA	23.03.2026



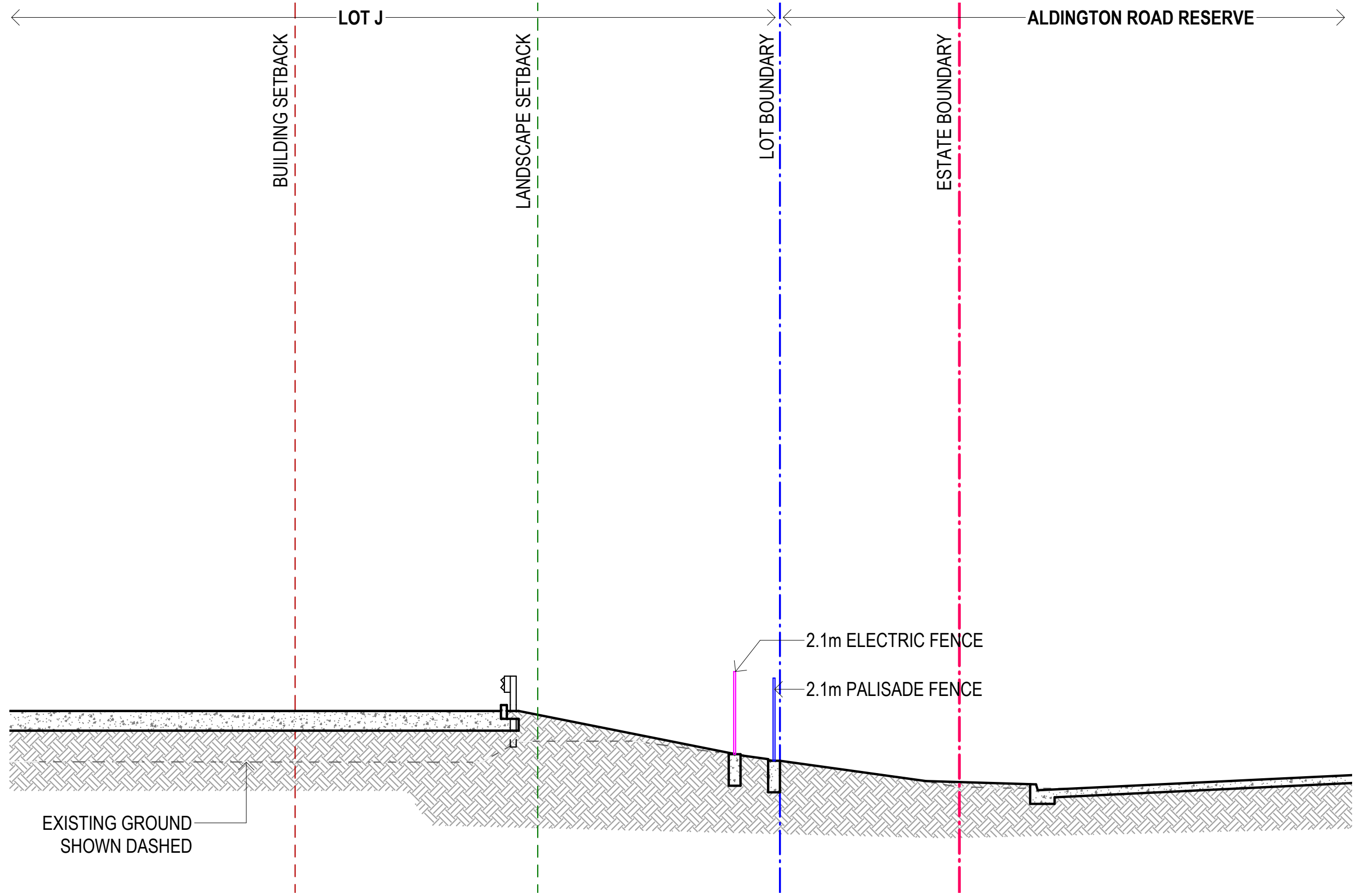
REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



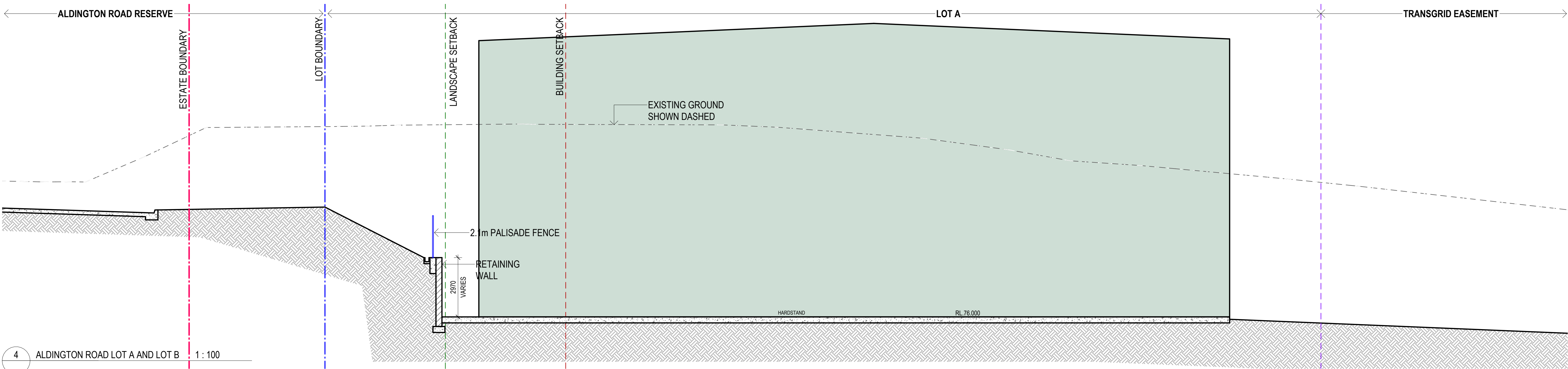
1 ALDINGTON ROAD AND ROAD 01 INTERSECTION 1 : 100



3 ALDINGTON ROAD LOT E 1 : 100

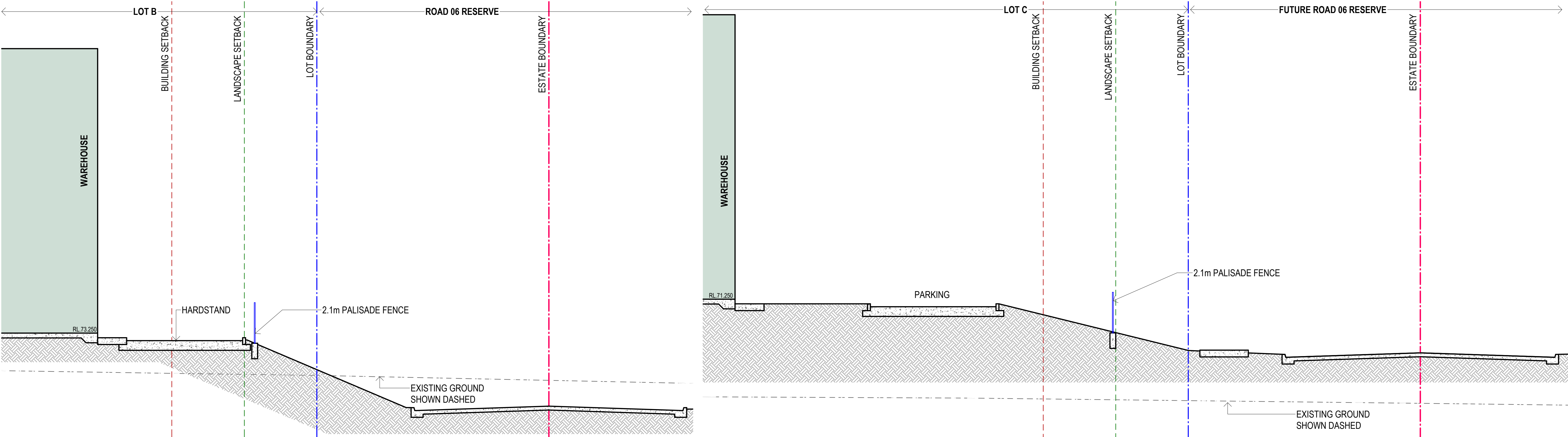


2 ALDINGTON ROAD LOT J 1 : 100



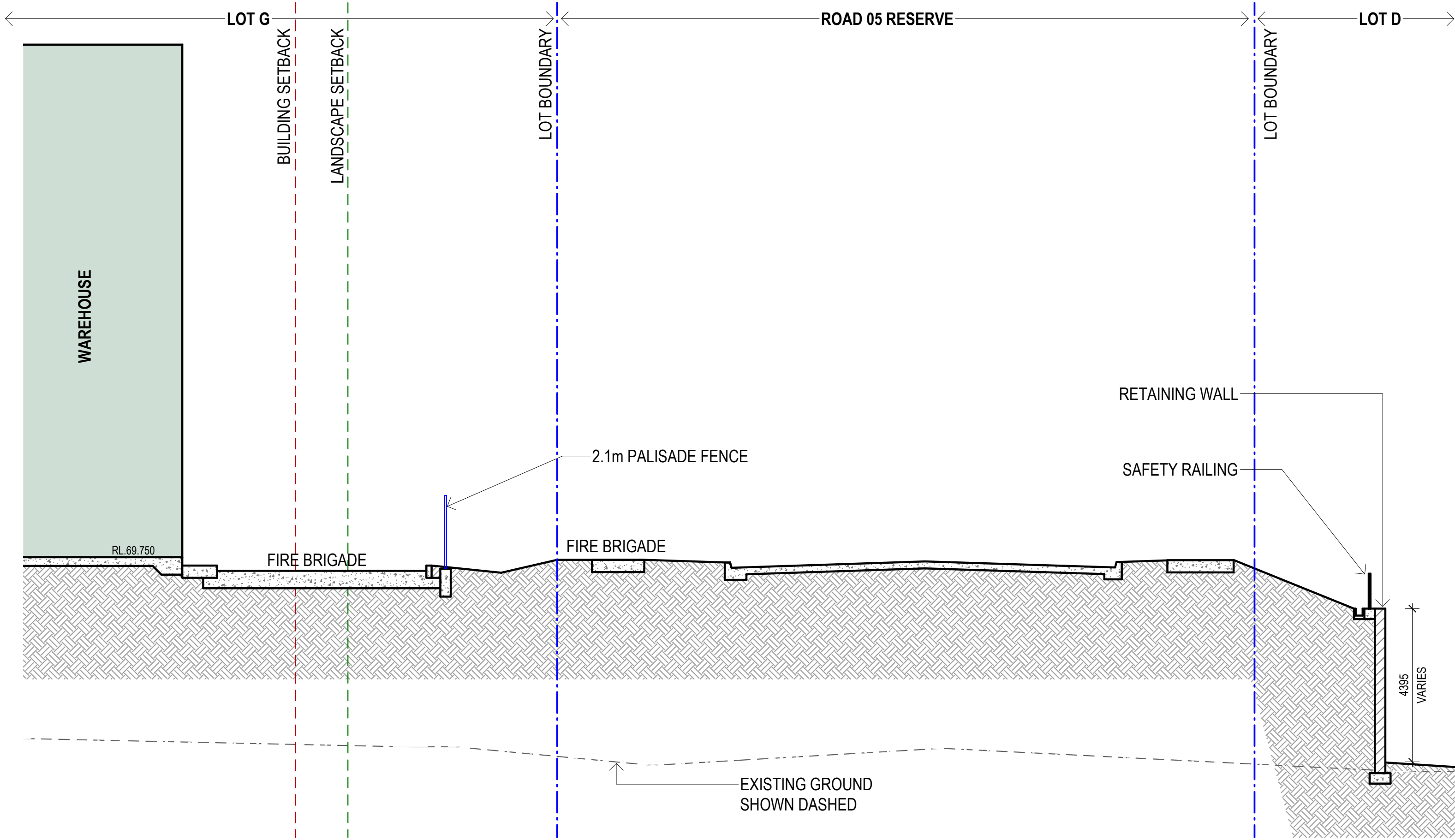
4 ALDINGTON ROAD LOT A AND LOT B 1 : 100

REVISIONS		
REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	18.12.2025
B	ISSUED FOR SSDA	12.01.2026
C	ISSUED FOR SSDA	18.03.2026



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