

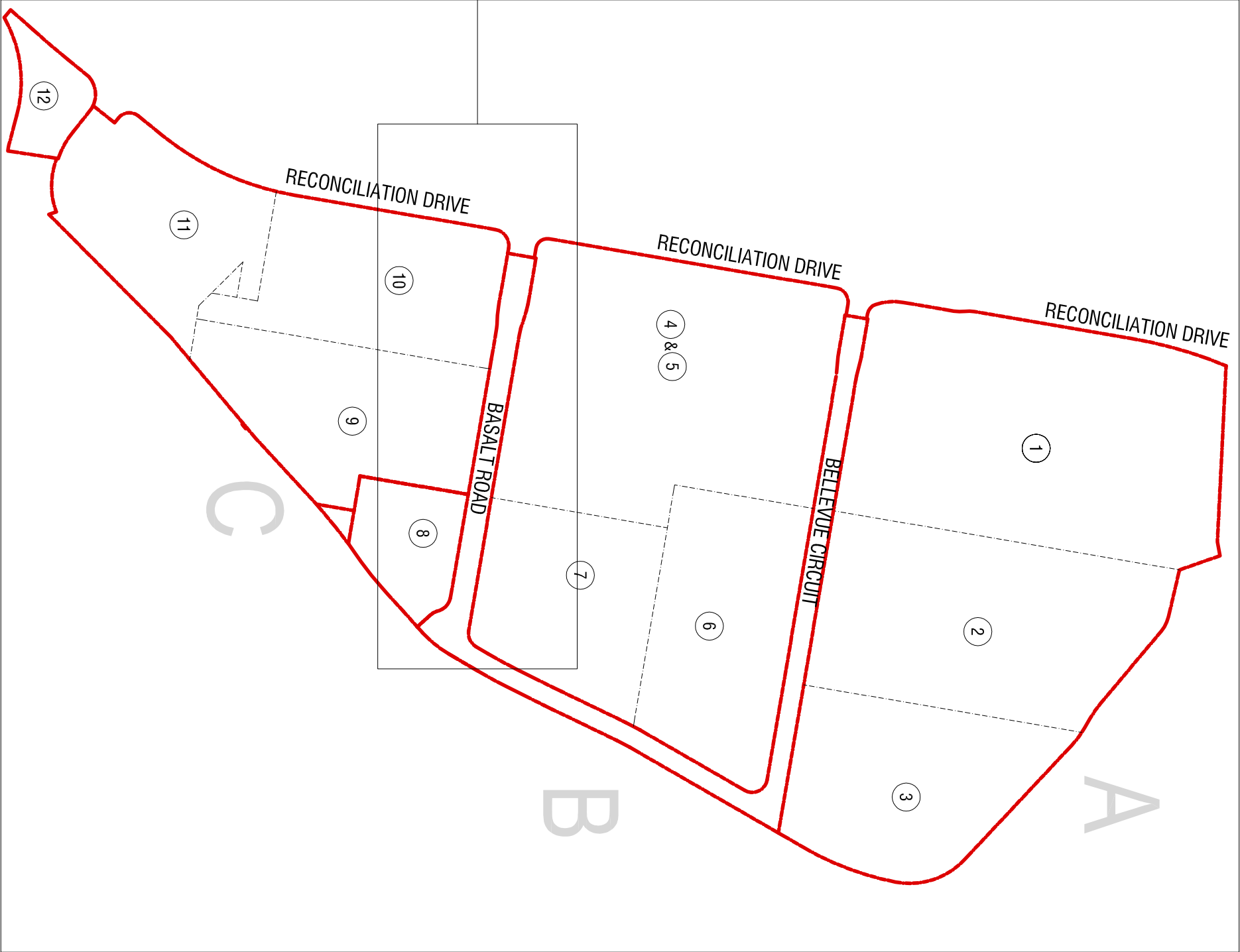
ARCHITECTURAL DRAWINGS		
MP08.00 - COVER SHEET	N.T.S	
MP08.01 - OVERALL MASTERPLAN	1:2500	
MP08.02 - BASALT ROAD (MEDIUM STRIP)	1:500	
MP08.03 - SITE PLAN (PRECINCT A)	1:1000	
MP08.04 - SITE PLAN (PRECINCT B)	1:1000	
MP08.05 - SITE PLAN (PRECINCT C)	1:1000	
MP08.06 - CONCEPT SUBDIVISION PLAN	1:2500	
MP08.10 - OVERALL ELEVATIONS (PRECINCT C)	1:750	
MP08.11 - DETAILED WAREHOUSE/OFFICE 8 ELEVATIONS	1:100	
MP08.12 - DETAILED WAREHOUSE/OFFICE 9 ELEVATIONS	1:200	
MP08.13 - DETAILED WAREHOUSE/OFFICE 10 ELEVATIONS	1:200	
MP08.14 - DETAILED WAREHOUSE/OFFICE 11, 12 & CAFE ELEVATIONS	1:200	
MP08.15 - AERIAL VIEWS	N.T.S	

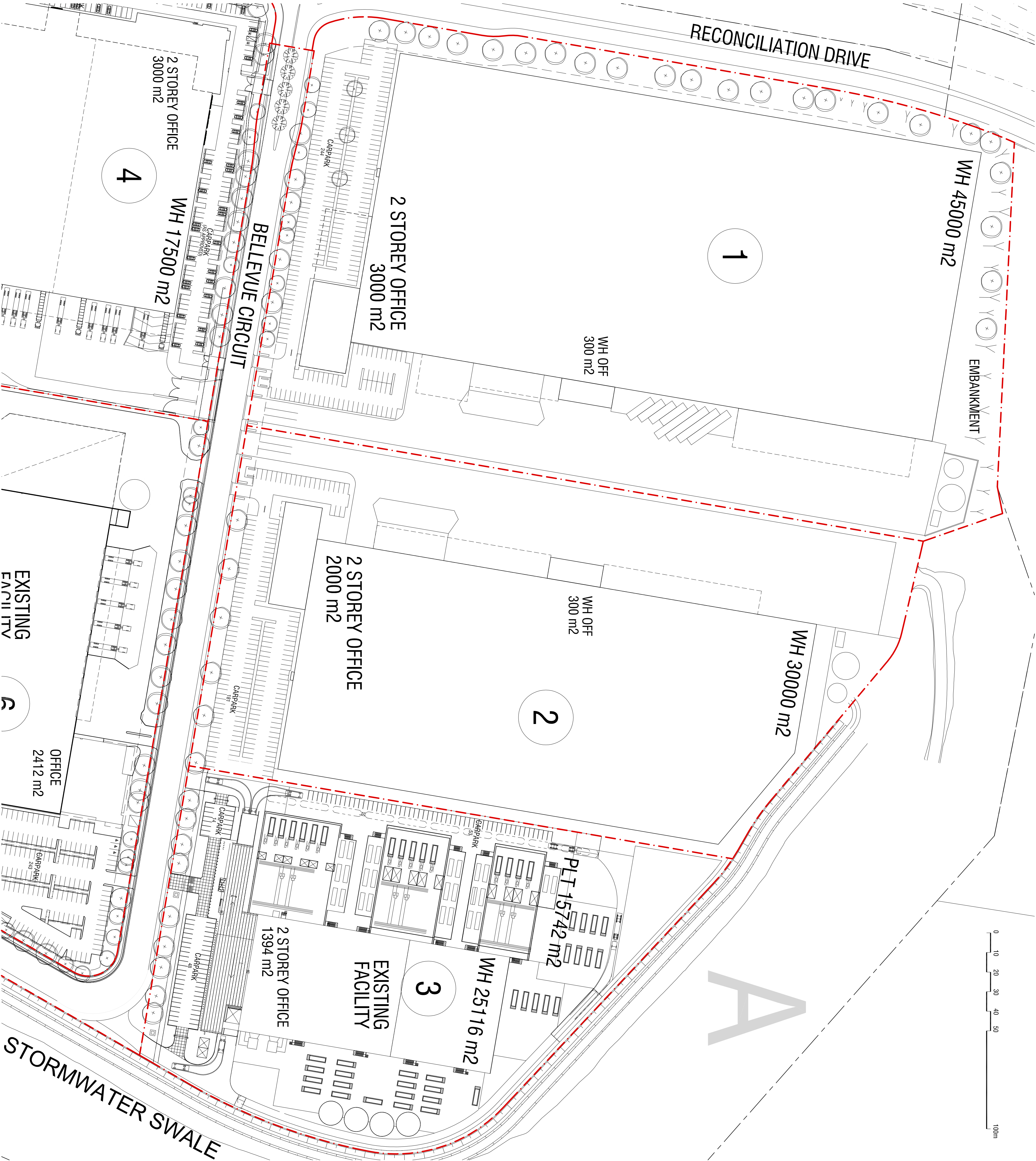
PNEUMOTIC C			
LOT 8 Office Warehouse	380 m2	5057 m2	12038 m2
LOT 9 Office Warehouse	1500 m2	16500 m2	35 457 m2
LOT 10 Office Warehouse	1500 m2	16500 m2	34 364 m2
LOT 11 Warehouse	1100 m2	13065 m2	31 044 m2
LOT 12 Office Warehouse	450 m2	1800 m2	7465 m2
Warehouse Real/Office	150 m2		628 m2
SERVICES ZONE 1			459 m2
SERVICES ZONE 2			
SUBTOTAL	5080 m2	52922 m2	121455 m2
TOTAL	21184 m2	220688 m2	445332 m2

BASALT ROAD - PROPOSED BREAKS TO MEDIUM STRIP

DETAIL BELOW

SCALE 1:500 @ A1





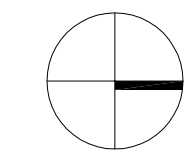
PROPOSED DEVELOPMENT SITE AREAS

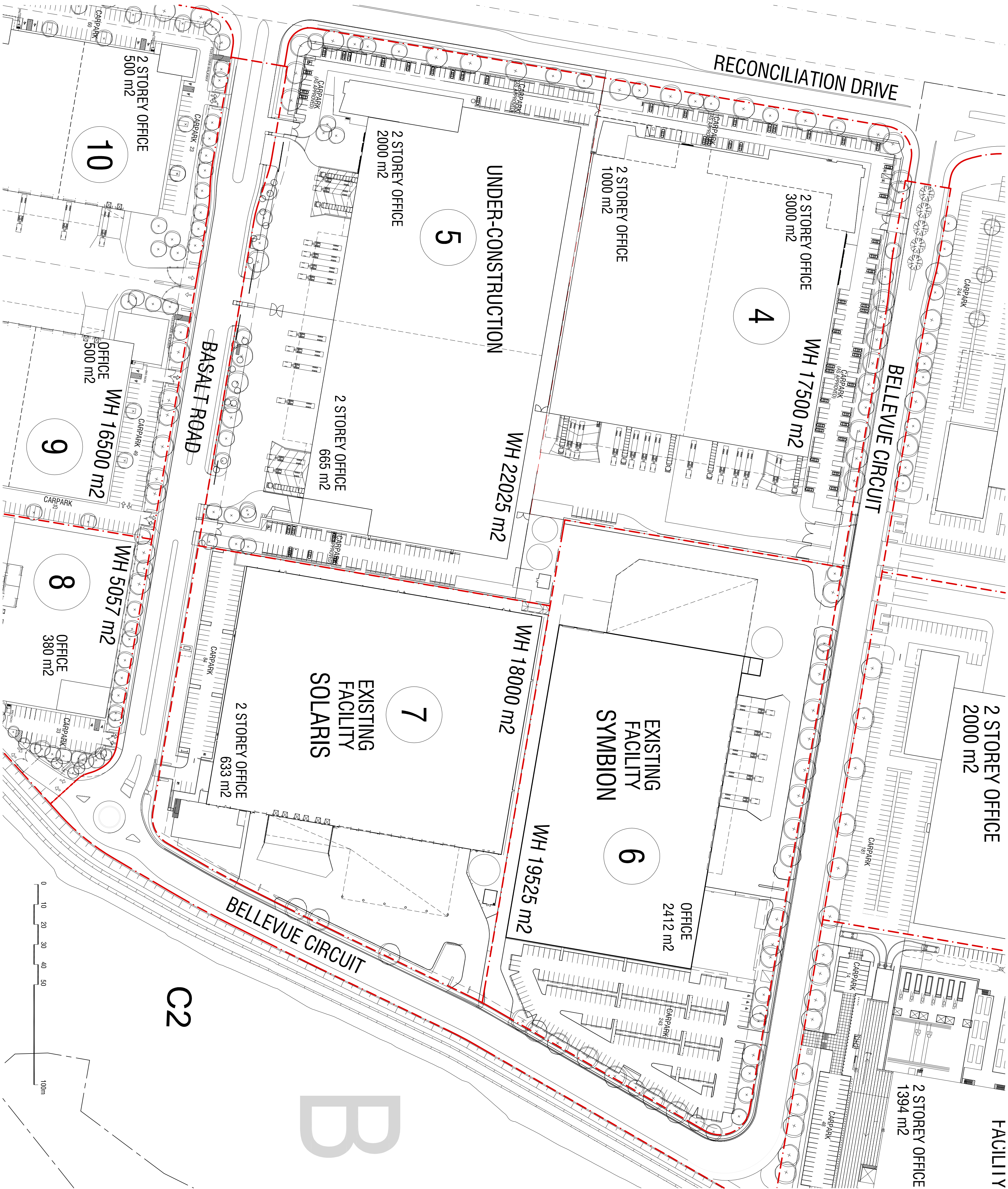
DEVELOPMENT DATA		PROPOSED DEVELOPMENT SITE AREAS	
TOTAL SITE AREA	176333 m2	B/LG AREA	SITE AREA
DEVELOPABLE SITE AREA (including landscape area)	176333 m2	PRECINCT A	
TOTAL BUILDING AREA	107110 m2	LOT 1	Office 3000 m2
TOTAL AWNING AREA	4989 m2	Warehouse	45300 m2
TOTAL HEAVY DUTY PAVEMENT	37660 m2	LOT 2	Office 2000 m2
TOTAL LIGHT DUTY PAVEMENT	12300 m2	Warehouse	30300 m2
TOTAL LANDSCAPING AREA	25187 m2 (14.2%)	LOT 3	Office 1394 m2
		Warehouse	25116 m2
		SUBTOTAL	6394 m2 100716 m2 176333 m2

TOTAL SITE COVERAGE (incl. awning)	63.5%
FSR	60.7%

Parking Controls	
Warehouses 1/300 m2, Offices 1/40m2, Retail 1/20m2	
TOTAL PARKING REQUIRED	496 spaces
TOTAL PARKING PROVIDED	540 spaces

LOT	PARKING REQ.	PARKING PROVIDED
1	226	244
2	151	181
3	119	115
TOTAL	496	540





DEVELOPMENT DATA	
TOTAL SITE AREA	145524m2
DEVELOPABLE SITE AREA (Exclusive of reserve land)	145524m2
TOTAL BUILDING AREA	86760 m2
TOTAL AWNING AREA	6638 m2
TOTAL HEAVY DUTY PAVEMENT	36951 m2
TOTAL LIGHT DUTY PAVEMENT	16635 m2
TOTAL LANDSCAPING AREA	17394 m2 (12%)
TOTAL SITE COVERAGE (incl. awning)	61%
FSR	59%

PROPOSED DEVELOPMENT SITE AREAS	
PRECINCT B	B/LG AREA SITE AREA
LOT 4 Office	4000 m2 34732 m2
Warehouse	17500 m2 42 898 m2
Office	2665 m2 37853 m2
Warehouse	22025 m2 30041 m2
LOT 6 Office	2412 m2 19525 m2
Warehouse	633 m2 18000 m2
LOT 7 Office	633 m2 18000 m2
Warehouse	633 m2 18000 m2
SUB TOTAL	9710 m2 77050 m2 145524 m2

Parking Controls	Warehouses 1/300 m2, Offices 1/40m2, Retail 1/20m2
TOTAL PARKING REQUIRED	501 spaces
TOTAL PARKING PROVIDED	627 spaces

LOT	PARKING REQ.	PARKING PROVIDED
4	159	159
5	141	141
6	125	243
7	76	84
TOTAL	501	627



TOTAL SITE AREA		121 455 m2	
SERVICES ZONE 1		628 m2	
SERVICES ZONE 2		459 m2	
DEVELOPABLE SITE AREA (INCLUDING LANDSCAPE AREA)		120 368 m2	
TOTAL BUILDING AREA		58 002 m2	
TOTAL AWNING AREA		5 107 m2	
TOTAL HEAVY DUTY PAVEMENT		25 200 m2	
TOTAL LIGHT DUTY PAVEMENT		16 915 m2	
TOTAL LANDSCAPING AREA		17 050 m2 (14%)	
TOTAL SITE COVERAGE (Incl. awning)		52%	
FSR		48%	
Parking Controls Warehouses 1/300 m2, Offices 1/400m2, Retail 1/200m2		311 spaces	
TOTAL PARKING REQUIRED		311 spaces	
TOTAL PARKING PROVIDED		488 spaces	
LOT	PARKING REQ.	PARKING PROVIDED	
8	27	33	
9	93	190	
10	93	142	
11	72	92	
12	26	31	
TOTAL		311	
		488	

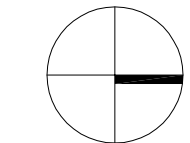
DEVELOPMENT DATA	
TOTAL SITE AREA	approx. 472 312 m ²
NON DEVELOPABLE SITE AREAS	
Access Roads	27 995 m ²
Services zone 1	628 m ²
Services zone 2	459 m ²
DEVELOPABLE AREA	442245 m ²

PROPOSED DEVELOPMENT SITE AREAS	
B/LG AREA	SITE AREA
PRECINCT A	
LOT 1	80839 m ²
LOT 2	57014 m ²
LOT 3	38500 m ²
SUBTOTAL	176353 m ²
PRECINCT B	
LOT 4	34732 m ²
LOT 5	42 898 m ²
LOT 6	37853 m ²
LOT 7	30041 m ²
SUBTOTAL	145324 m ²
PRECINCT C	
LOT 8	12038 m ²
LOT 9	35 457 m ²
LOT 10	34 364 m ²
LOT 11	31 044 m ²
LOT 12	7469 m ²
SERVICES ZONE 1	628 m ²
SERVICES ZONE 2	459 m ²
SUBTOTAL	121455 m ²
TOTAL	443332 m ²



GREYSTANES ESTATE

SOUTHERN EMPLOYMENT LAND, GREYSTANES, NSW



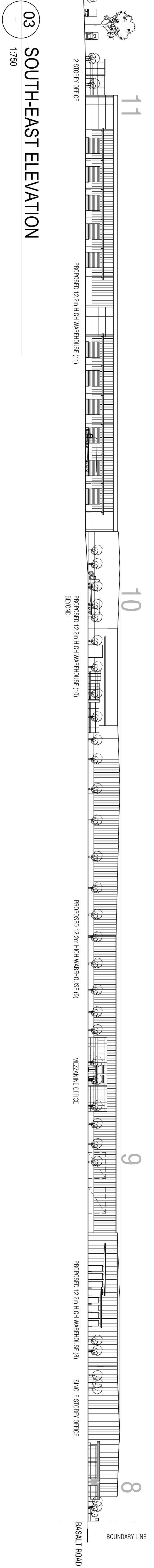
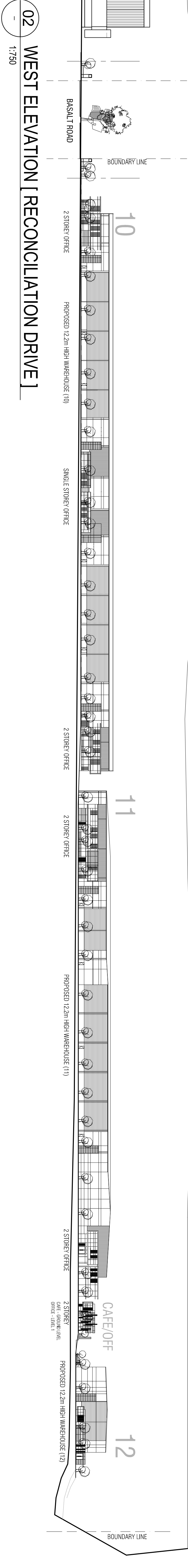
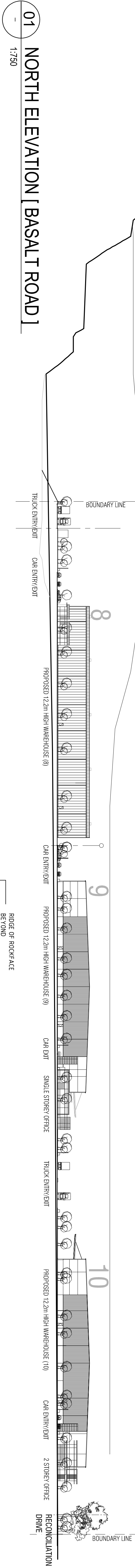
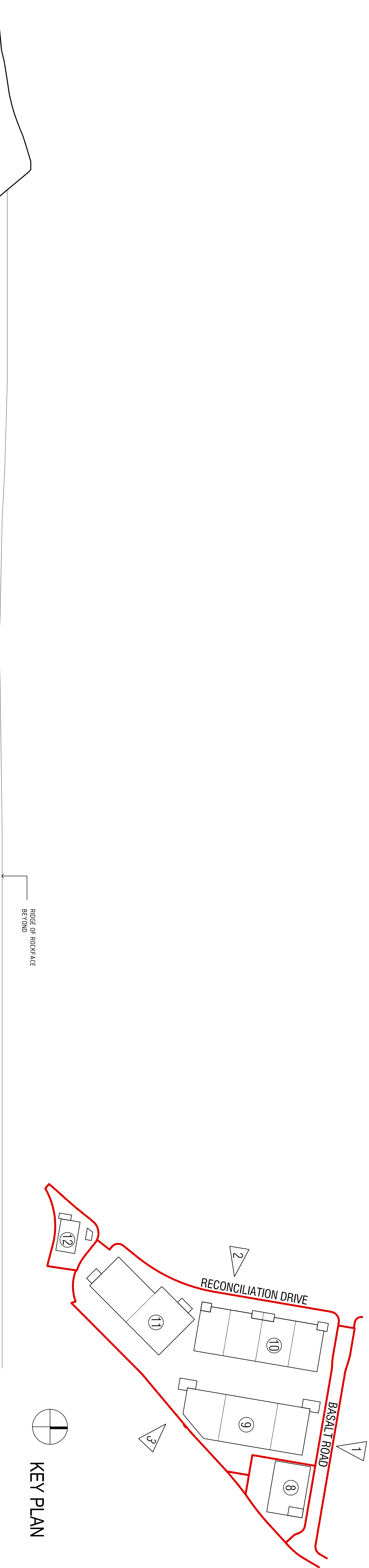
CONCEPTARCHITECTURE P/L
CONCEPTARCHITECTURE Pty Ltd
ac 66 124 961 071
m 0465 822 516
P.O.BOX 3473, HOOSES NSW 2138

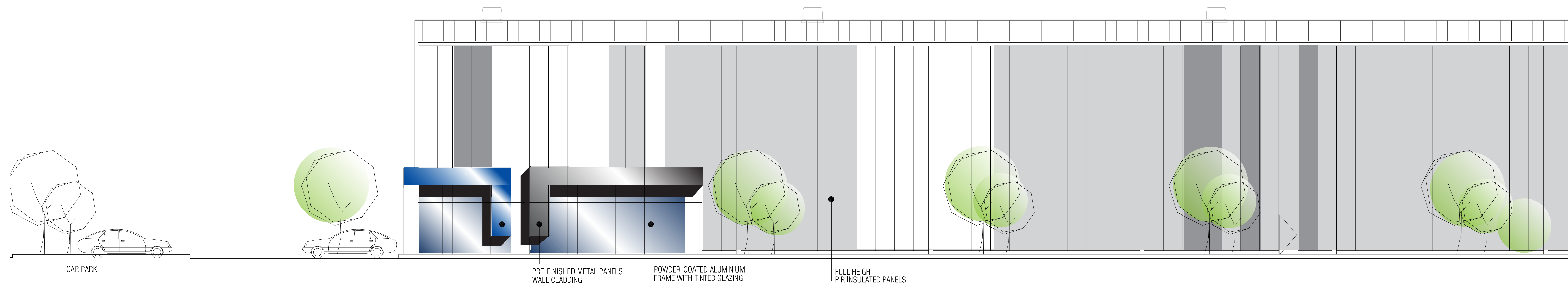
MODIFICATION
MASTERPLAN
CONCEPT SUBDIVISION PLAN

Scale: 1:2500 @ A1
Date: 28.11.2011
Drawing no: DX_G_MP08.06 rev G

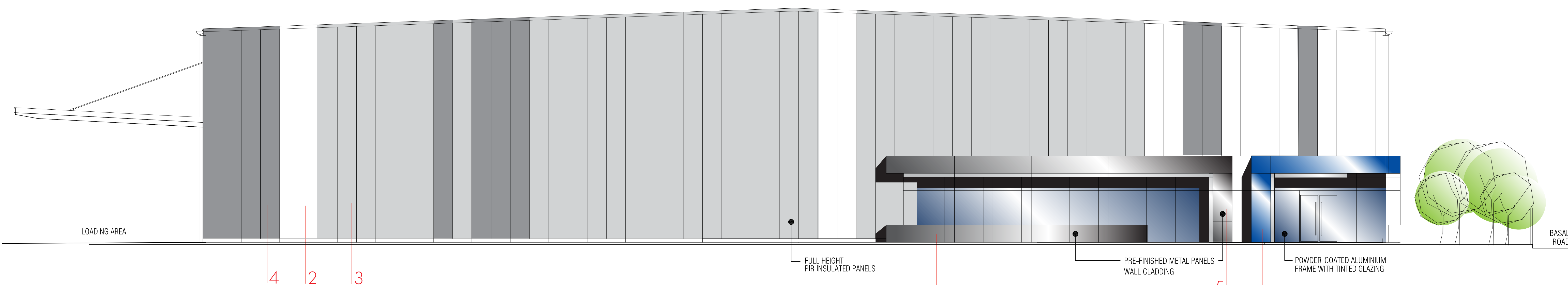
Project







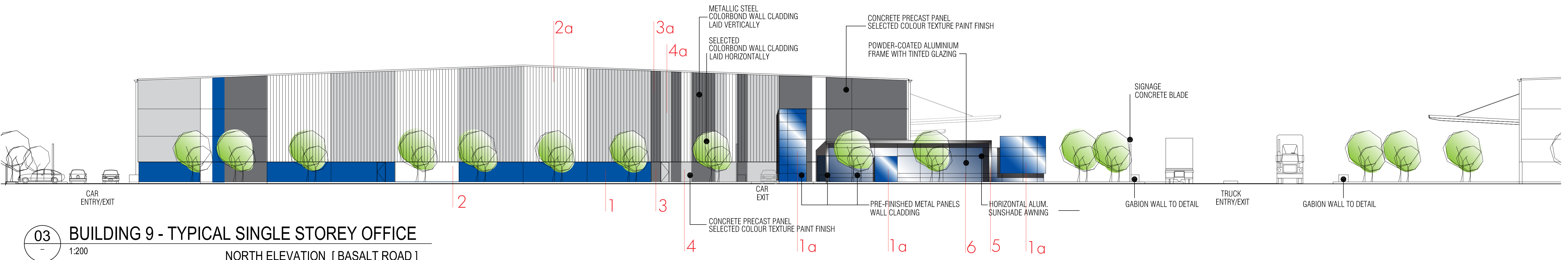
01 BUILDING 8 - TYPICAL SINGLE STOREY OFFICE
1:100
NORTH ELEVATION [BASALT ROAD]



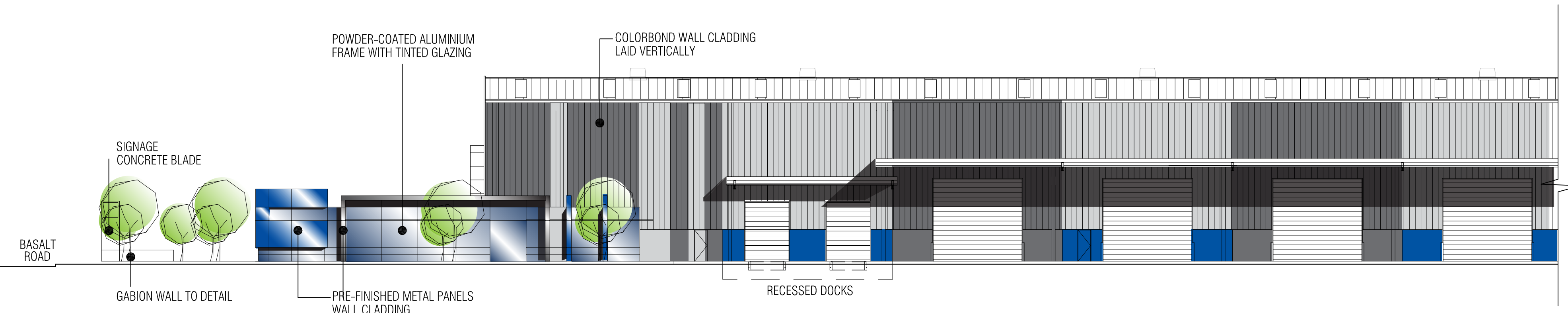
02 BUILDING 8 - TYPICAL SINGLE STOREY OFFICE
1:100
EAST ELEVATION

LEGEND

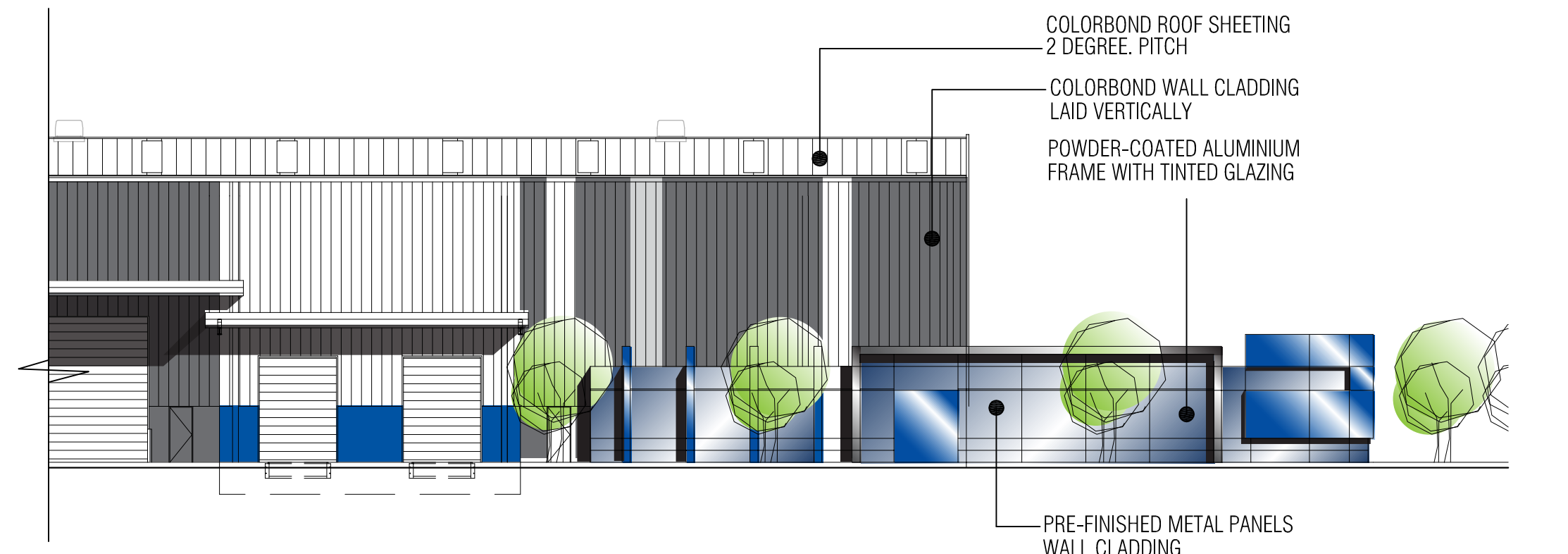
- | | |
|---|--|
| 1. SHALE GREY (COLORBOND COLOUR) ALUCABOND | 5. MONUMENT (COLORBOND COLOUR) ALUCABOND 105 ANTRAZIT GREY |
| 2. SURMIST (WHITE) (COLORBOND COLOUR) PIR. INSULATED PANELS | 6. SHALE GREY POWDERCOATED ALUMINIUM FRAME :TINTED GLAZING |
| 3. SHALE GREY (COLORBOND COLOUR) PIR. INSULATED PANELS | 7. MONDRIAN BLUE P39H9 (DULUX COLOUR TO MATCH) Prefinish metal wall cladding |
| 4. WINDSPRAY (COLORBOND COLOUR) PIR. INSULATED PANELS | |



03 BUILDING 9 - TYPICAL SINGLE STOREY OFFICE
1:200 NORTH ELEVATION [BASALT ROAD]



04 BUILDING 9 - TYPICAL SINGLE STOREY OFFICE
1:200 WEST ELEVATION



LEGEND

1	1a	1. MONDRIAN BLUE P39H9 (DULUX COLOUR TO MATCH) Precast concrete textured paint finish (1) Prefinish metal wall cladding (1a)
2	2a	2. SURMIST -WHITE (DULUX COLOUR TO MATCH) Precast concrete textured paint finish (2) Colorbond metal cladding (2a)
3	3a	3. WINDSPRAY (COLORBOND/ DULUX COLOUR TO MATCH) Precast concrete textured paint finish (3) Colorbond metal cladding (3a)
4	4a	4. SHALE GREY (COLORBOND/ DULUX COLOUR TO MATCH) Precast concrete textured paint finish (4) Colorbond metal cladding (4a)
5		5. MONUMENT (COLORBOND/ DULUX COLOUR TO MATCH) ALUCABOND 105 ANTRAZIT GREY
6		6. SHALE GREY POWDERCOATED ALUMINIUM FRAME WITH TINTED GLAZING

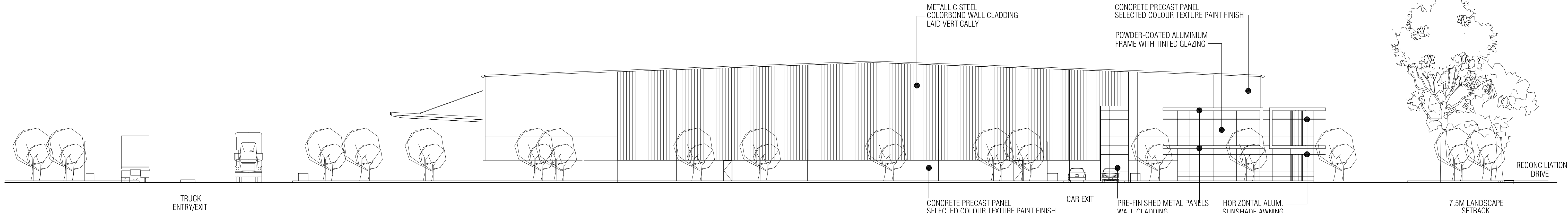


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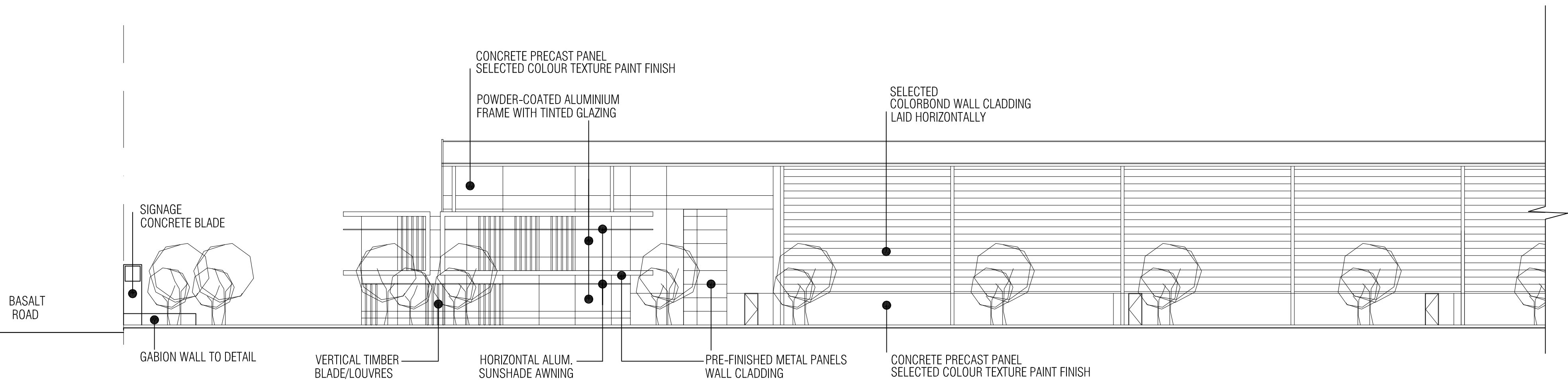
MODIFICATION MASTERPLAN
PRECINCT C - WAREHOUSE 9
DETAILED ELEVATIONS

date 28.11.2009 1:200 @ A1
drawing no. DX_G_MP08.12 1:1500 @ A3
G



01
-
1:200

BUILDING 10 - TYPICAL TWO STOREY OFFICE
NORTH ELEVATION [BASALT ROAD]

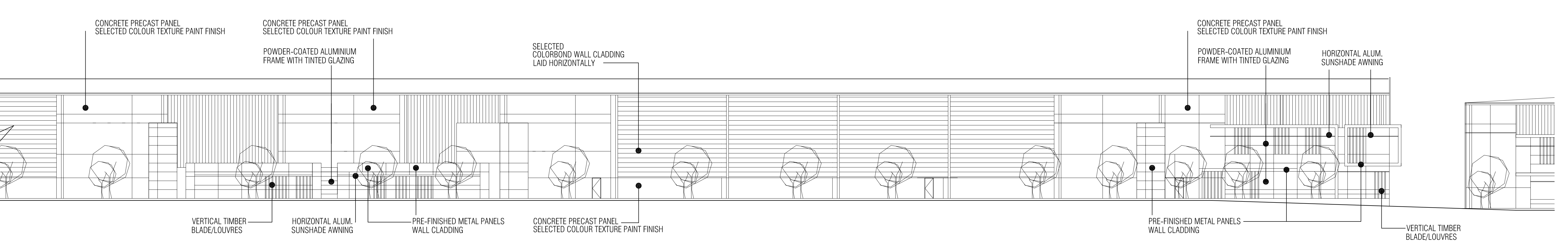


02
-
1:200

BUILDING 10 - TYPICAL TWO STOREY OFFICE
WEST ELEVATION [RECONCILIATION DRIVE]

LEGEND

1	1a	1. MONDRIAN BLUE P39H9 (DULUX COLOUR TO MATCH) Precast concrete textured paint finish (1) Prefinish metal wall cladding (1a)
2	2a	2. SURMIST -WHITE (DULUX COLOUR TO MATCH) Precast concrete textured paint finish (2) Colorbond metal cladding (2a)
3	3a	3. WINDSPRAY (COLORBOND/ DULUX COLOUR TO MATCH) Precast concrete textured paint finish (3) Colorbond metal cladding (3a)
4	4a	4. SHALE GREY (COLORBOND/ DULUX COLOUR TO MATCH) Precast concrete textured paint finish (4) Colorbond metal cladding (4a)
5		5. MONUMENT (COLORBOND/ DULUX COLOUR TO MATCH) ALUCABOND 105 ANTRAZIT GREY
6		6. SHALE GREY POWDERCOATED ALUMINIUM FRAME :TINTED GLAZING

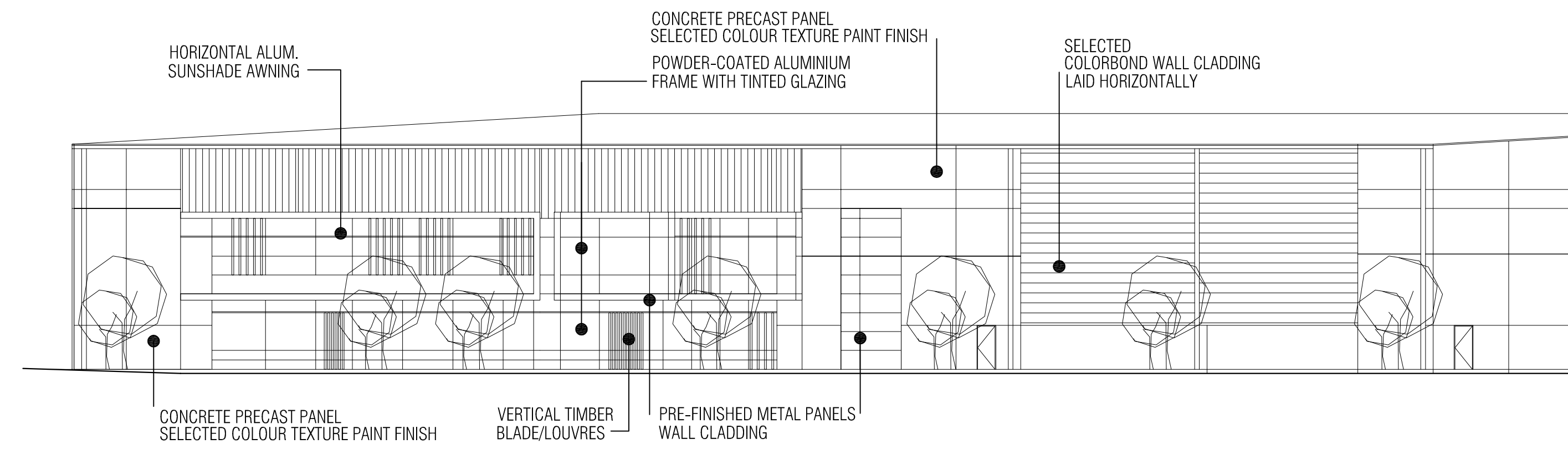


02
-
1:200

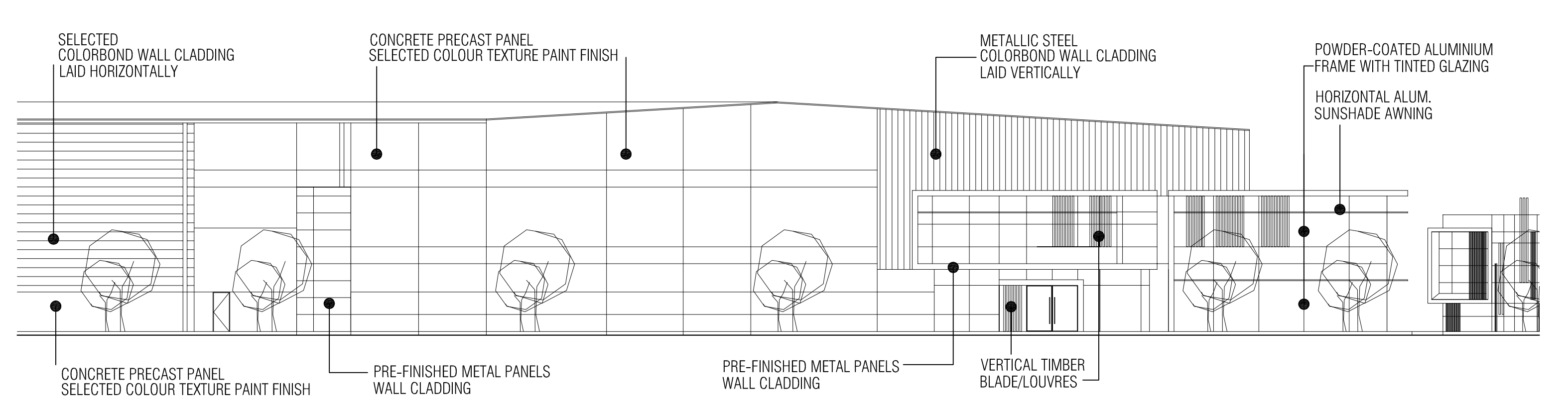
BUILDING 10 - TYPICAL SINGLE STOREY OFFICE
WEST ELEVATION [RECONCILIATION DRIVE]

02
-
1:200

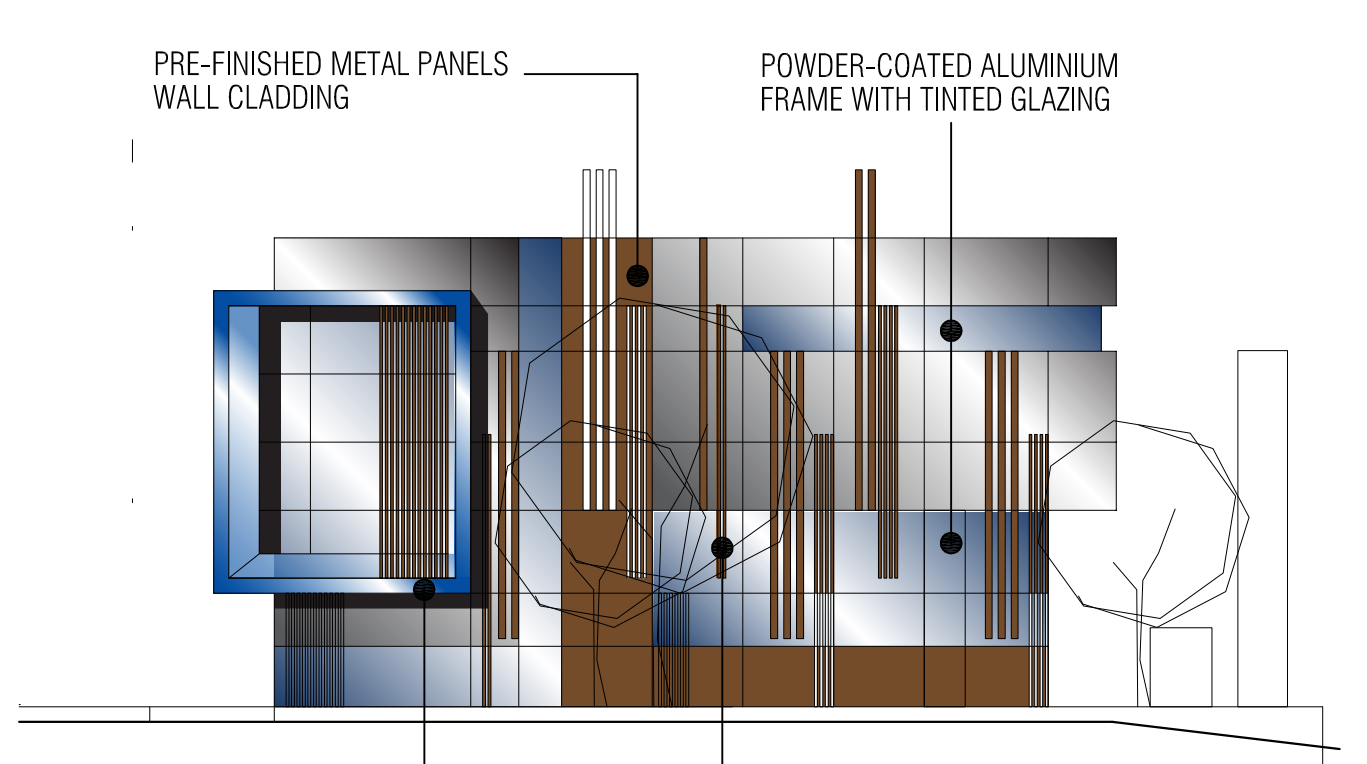
BUILDING 10 - TWO SINGLE STOREY OFFICE
WEST ELEVATION [RECONCILIATION DRIVE]



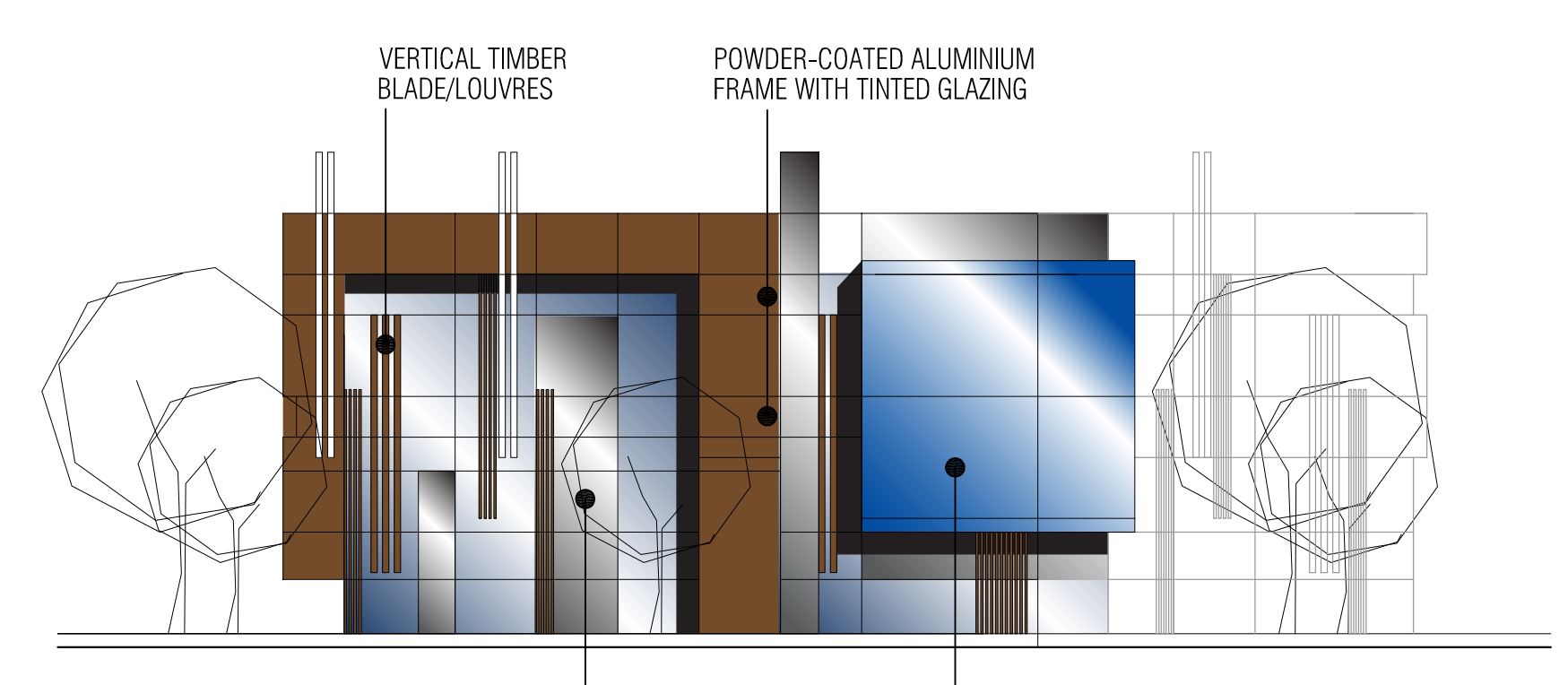
01 BUILDING 11 A - TYPICAL TWO STOREY OFFICE
1:200
WEST ELEVATION [RECONCILIATION DRIVE]



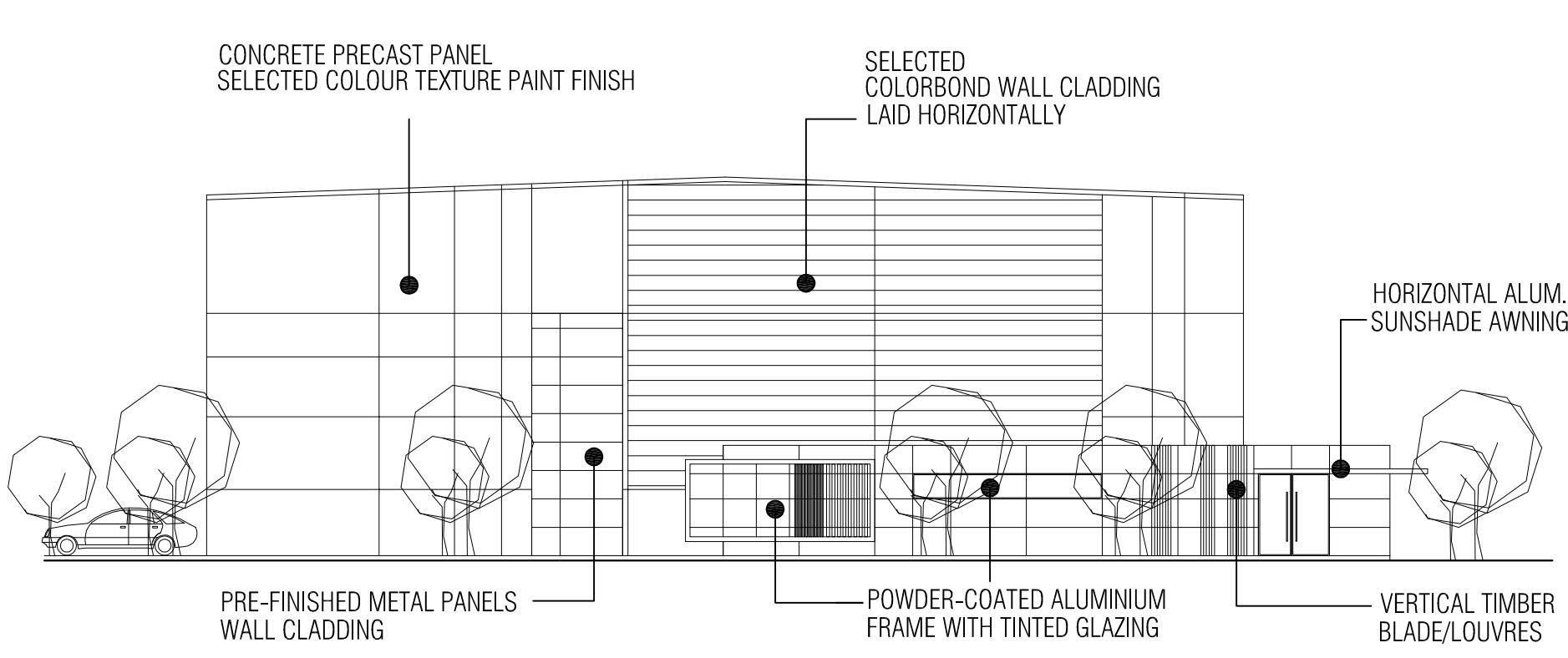
02 BUILDING 11 B - TYPICAL TWO STOREY OFFICE
1:200
WEST ELEVATION [RECONCILIATION DRIVE]



03 CAFE & OFFICE BUILDING
1:100
WEST ELEVATION [RECONCILIATION DRIVE]



04 CAFE & OFFICE BUILDING
1:100
NORTH ELEVATION [INTERNAL ROAD]



05 BUILDING 12 - TYPICAL TWO STOREY OFFICE
1:200
WEST ELEVATION [RECONCILIATION DRIVE]

LEGEND

1	1a	1. MONDRIAN BLUE P39H9 (DULUX COLOUR TO MATCH) Precast concrete textured paint finish (1) Prefinish metal wall cladding (1a)
2	2a	2. SURMIST -WHITE (DULUX COLOUR TO MATCH) Precast concrete textured paint finish (2) Colorbond metal cladding (2a)
3	3a	3. WINDSPRAY (COLORBOND/ DULUX COLOUR TO MATCH) Precast concrete textured paint finish (3) Colorbond metal cladding (3a)
4	4a	4. SHALE GREY (COLORBOND/ DULUX COLOUR TO MATCH) Precast concrete textured paint finish (4) Colorbond metal cladding (4a)
5		5. MONUMENT (COLORBOND/ DULUX COLOUR TO MATCH) ALUCABOND 105 ANTRAZIT GREY
6		6. SHALE GREY POWDERCOATED ALUMINIUM FRAME :TINTED GLAZING
7		7. TIMBER WALL CLADDING

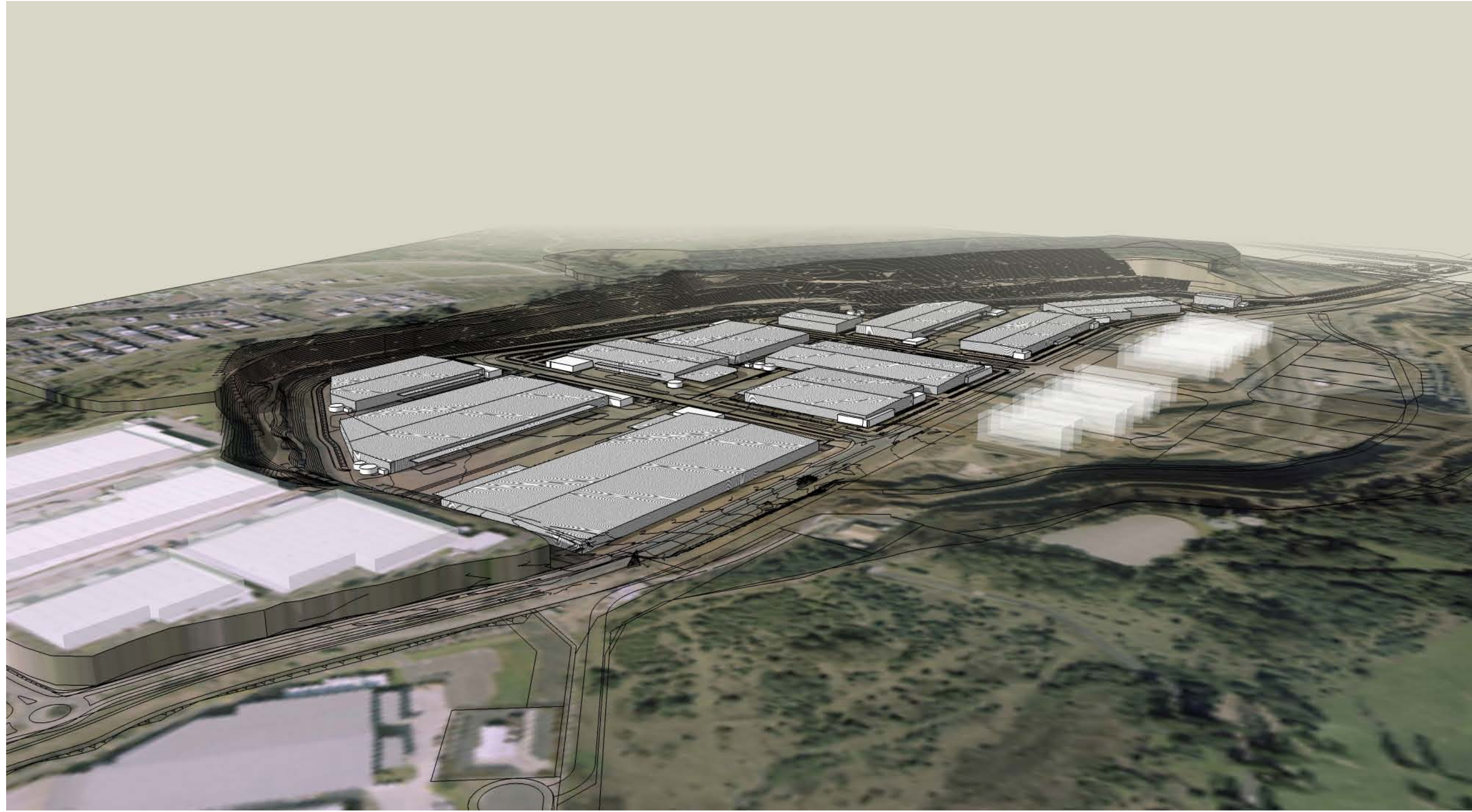


project GREYSTANES ESTATE
SOUTHERN EMPLOYMENT LAND, GREYSTANES. NSW

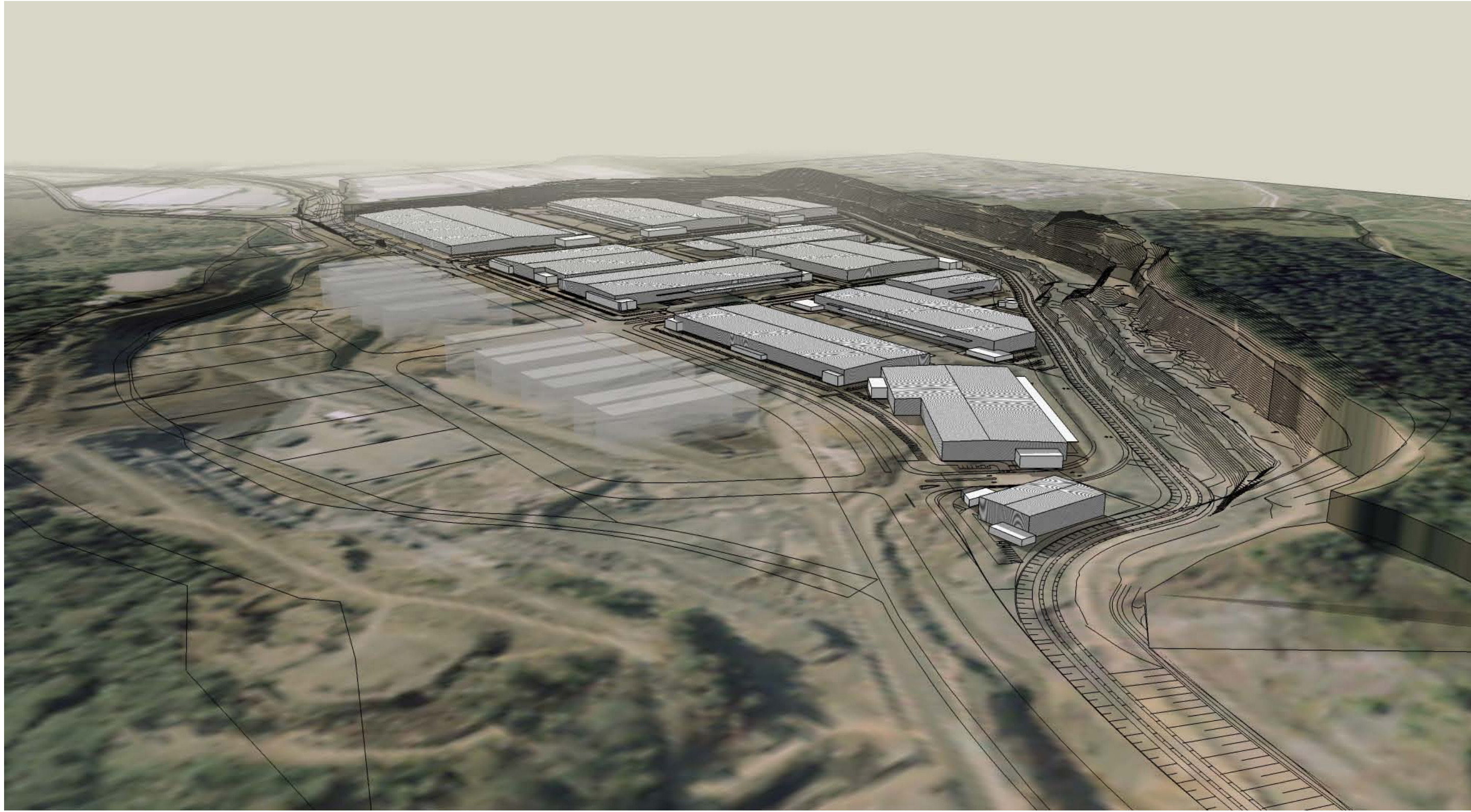
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MODIFICATION MASTERPLAN
PRECINCT C
DETAILED ELEVATIONS

date 28.11.2009
drawing no. DX_G_MP08.14 G



NORTH WEST VIEW



SOUTH WEST VIEW



SOUTH EAST VIEW



NORTH EAST VIEW