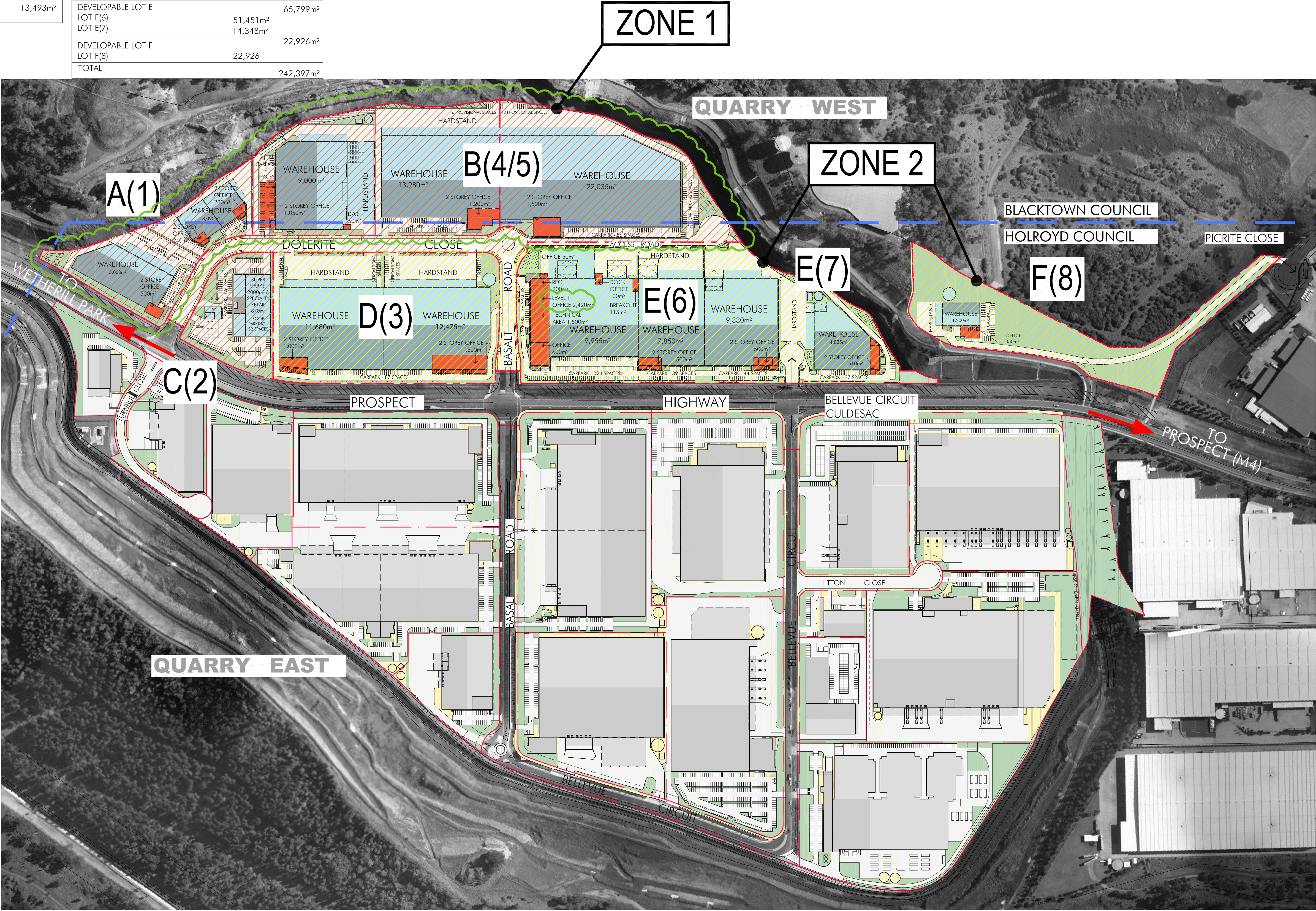


DEVELOPMENT DATA	
TOTAL SITE AREA	approx. 728,319m ²
QUARRY EAST SITE AREA	approx. 472,429m ²
QUARRY WEST SITE AREA	approx. 255,890m ²
QUARRY WEST DEVELOPABLE SITE AREA (INCL. LANDSCAPE AREA)	242,397m ²
QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT ROAD & DOLERITE CLOSE)	13,493m ²

PROPOSED DEVELOPMENT AREAS		
DEVELOPABLE LOTS	LOT AREA	SITE AREA
DEVELOPABLE LOT A LOT A(1)	19,271m ²	19,271m ²
DEVELOPABLE LOT B LOT B(4) LOT B(5)	43,598m ² 36,472m ²	80,070m ²
DEVELOPABLE LOT C LOT C(2)	11,966m ²	11,966m ²
DEVELOPABLE LOT D LOT D(3)	42,365m ²	42,365m ²
DEVELOPABLE LOT E LOT E(6) LOT E(7)	51,451m ² 14,348m ²	65,799m ²
DEVELOPABLE LOT F LOT F(8)	22,926	22,926m ²
TOTAL		242,397m ²

ZONES	SITE AREA
ZONE 1	
DEVELOPABLE LOTS LOT A(1), B(4/5) & C(2)	111,307m ²
ZONE 2	
DEVELOPABLE LOTS LOT D(3), E(6/7) & F(8)	131,090m ²
TOTAL	242,397m ²



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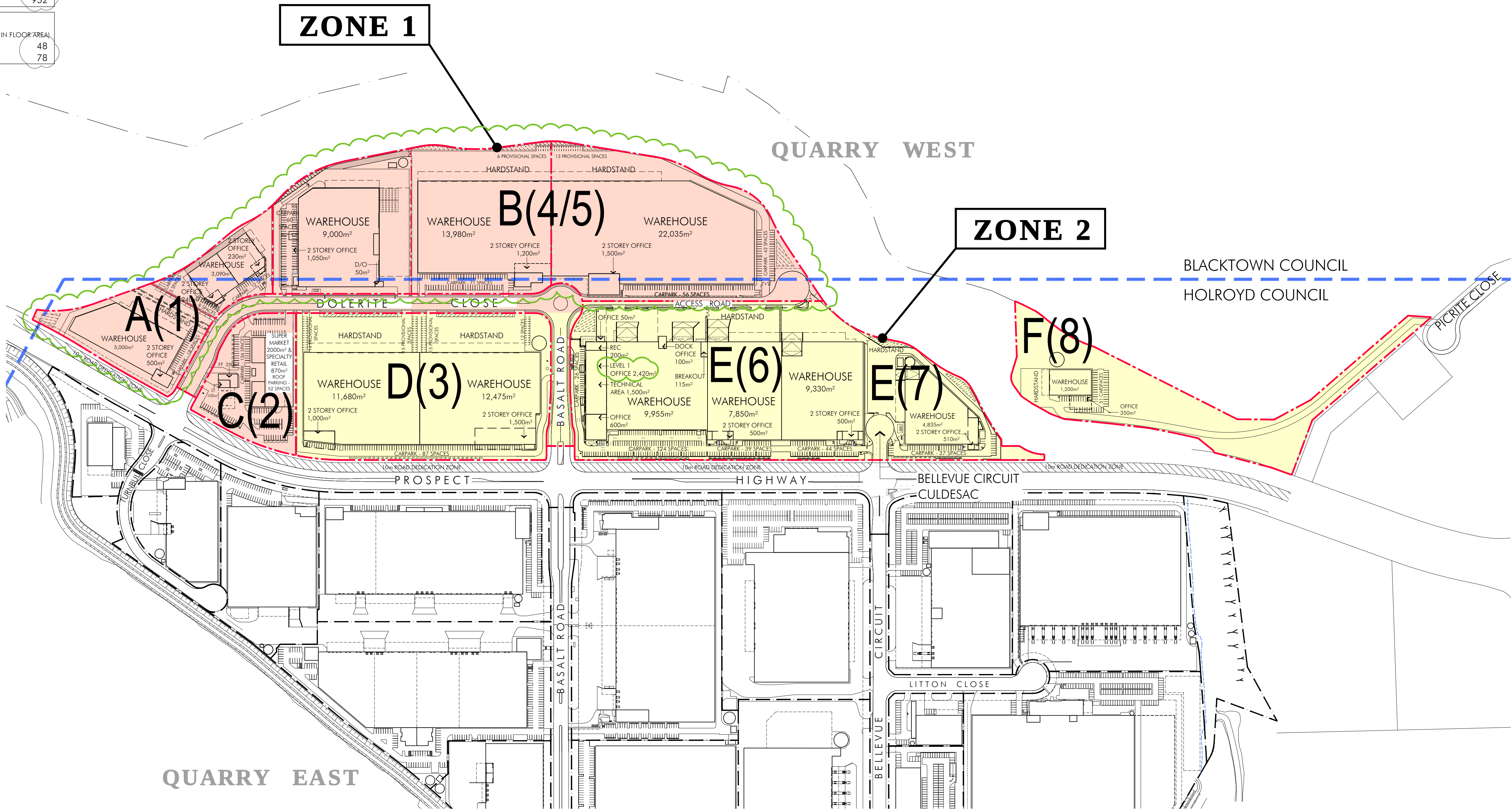
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QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT ROAD & DOLERITE CLOSE)	13,493m ²
TOTAL BUILDING AREA	127,765m ²
TOTAL AWNING AREA	13,862m ²
TOTAL HEAVY DUTY AREA	48,066m ²
TOTAL LIGHT DUTY AREA	27,394m ²
TOTAL LANDSCAPE AREA (% CALC. FROM DEVELOPABLE AREA)	39,234m ² (16%)
TOTAL SITE COVER (% CALC. FROM DEVELOPABLE AREA)	135,726m ² (56%)
FSR	0.5:1
PARKING CONTROLS (WAREHOUSE 1/300m ² , OFFICE 1/40m ² , INDUSTRIAL 1/77m ² , RETAIL 1/20m ² , FAST FOOD 1/8m ²)	
TOTAL PARKING REQUIRED	890
TOTAL PARKING PROVIDED	952
BICYCLE PARKING CONTROLS (2 SPACES + 5% OF CAR PARK SPACES - DEVELOPMENT EXCEEDS 4,000m ² IN FLOOR AREA)	
TOTAL BICYCLE PARKING REQUIRED	48
TOTAL BICYCLE PARKING PROVIDED	78

PROPOSED DEVELOPMENT AREAS				
ZONE 1	OFFICE	WAREHOUSE	RETAIL	TOTAL
DEVELOPABLE LOT A(1) - 19,271m ²	970m ²	8,090m ²		9,060m ²
DEVELOPABLE LOT B(4/5) - 80,700m ²	3,800m ²	45,015m ²		48,815m ²
DEVELOPABLE LOT C(2) - 11,966m ²			870m ²	3,220m ²
RETAIL			2,000m ²	
SUPERMARKET			250m ²	
FAST FOOD			100m ²	
PETROL STATION				
SUBTOTAL	4,770m ²	53,105m ²	3,220m ²	61,095m ²
TOTAL BLG AREA (ZONE 1)				61,095m ²

ZONE 2	OFFICE	WAREHOUSE	INDUSTRIAL	TOTAL
DEVELOPABLE LOT D(3) - 42,365m ²	2,500m ²	24,155m ²		26,655m ²
DEVELOPABLE LOT E(6/7) - 65,799m ²	4,995m ²	31,970m ²	1,500m ²	38,465m ²
DEVELOPABLE LOT F(8) - 22,926m ²	350m ²	1,200m ²		1,550m ²
OFFICE				
WAREHOUSE				
INDUSTRIAL				
SUBTOTAL	7,845m ²	57,325m ²	1,500m ²	66,670m ²
TOTAL BLG AREA (ZONE 2)				66,670m ²



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quarry
at Greystanes

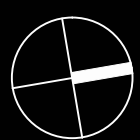
QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Quarry West - Overall Site Plan

Scale 1:2500@A1

April 2016

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DEXUS
PROPERTY GROUP

DEVELOPMENT DATA	
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