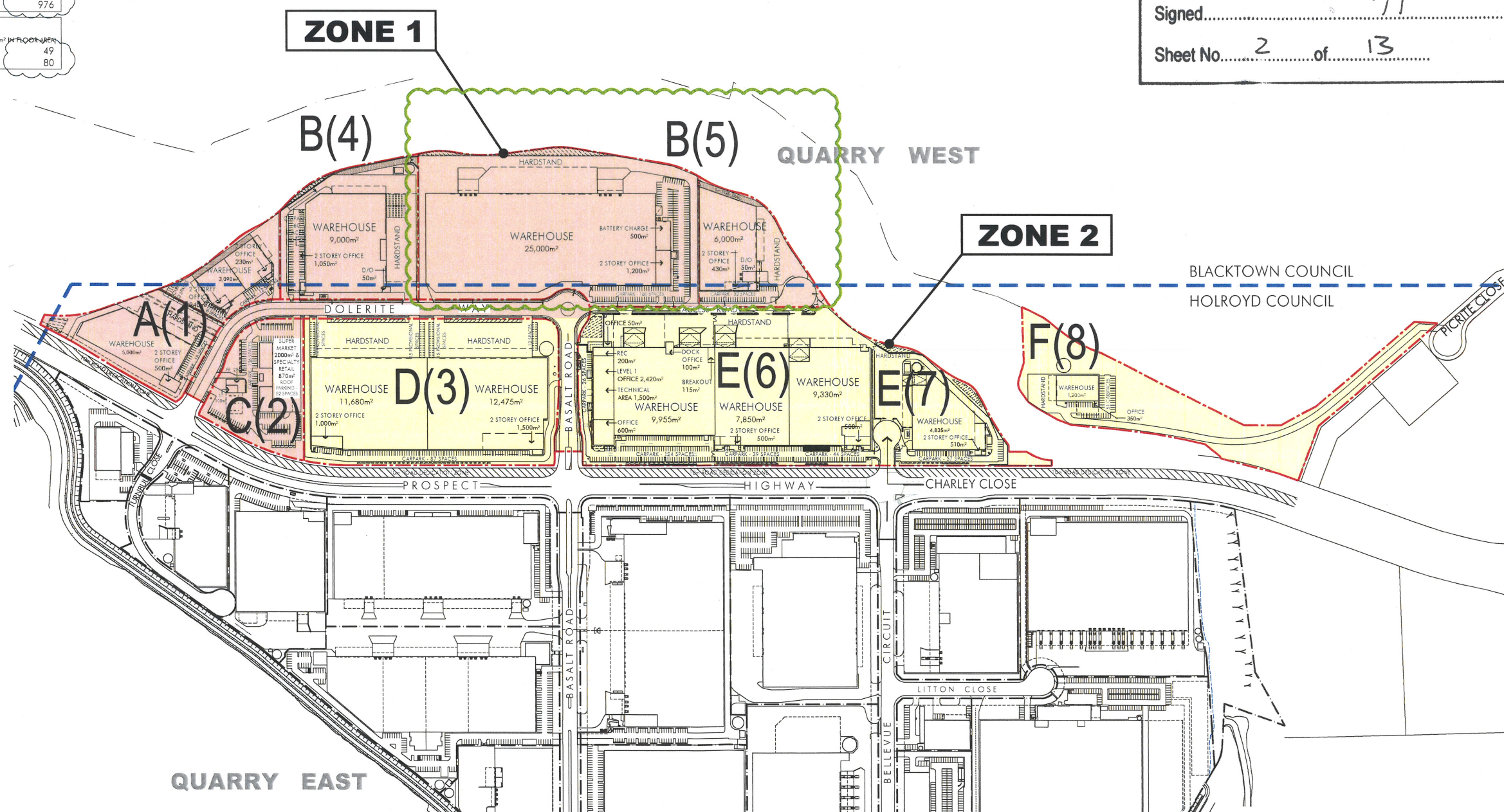


DEVELOPMENT DATA

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
TOTAL BUILDING AREA	122,230m ²
TOTAL AWNING AREA	15,309m ²
TOTAL HEAVY DUTY AREA	50,622m ²
TOTAL LIGHT DUTY AREA	29,407m ²
TOTAL LANDSCAPE AREA (IN CLC - FROM DEVELOPABLE AREA)	40,017m ² (17%)
TOTAL SITE COVER (IN CLC - FROM DEVELOPABLE AREA)	132,242m ² (55%)
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	850
TOTAL PARKING PROVIDED	976
BICYCLE PARKING CONTROLS (2 SPACES + 5% OF CAR PARK SPACES - DEVELOPMENT EXCEEDS 4,000m ² IN FLOOR AREA)	
TOTAL BICYCLE PARKING REQUIRED	49
TOTAL BICYCLE PARKING PROVIDED	80

PROPOSED DEVELOPMENT AREAS

ZONE 1	OFFICE	WAREHOUSE	RETAIL	TOTAL
DEVELOPABLE LOT A(1) - 19,271m ²				9,060m ²
OFFICE	970m ²			
WAREHOUSE		8,090m ²		
DEVELOPABLE LOT B(4/5) - 80,070m ²				43,280m ²
OFFICE	2,780m ²			
WAREHOUSE		40,500m ²		
DEVELOPABLE LOT C(2) - 11,966m ²				3,220m ²
RETAIL			870m ²	
SUPERMARKET			2,000m ²	
FAST FOOD			250m ²	
PETROL STATION			100m ²	
SUBTOTAL	3,750m ²	48,590m ²	3,220m ²	55,560m ²
TOTAL BLG AREA (ZONE 1)				55,560m ²
ZONE 2	OFFICE	WAREHOUSE	INDUSTRIAL	TOTAL
DEVELOPABLE LOT D(3) - 42,365m ²				26,655m ²
OFFICE	2,500m ²			
WAREHOUSE		24,155m ²		
DEVELOPABLE LOT E(6/7) - 65,799m ²				38,465m ²
OFFICE	4,995m ²			
WAREHOUSE		31,970m ²		
INDUSTRIAL			1,500m ²	
DEVELOPABLE LOT F(8) - 22,926m ²				1,550m ²
OFFICE	350m ²			
WAREHOUSE		1,200m ²		
SUBTOTAL	7,845m ²	57,325m ²	1,500m ²	66,670m ²
TOTAL BLG AREA (ZONE 2)				66,670m ²



NSW GOVERNMENT
Planning

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Approved Section 96 (1A) (1) (2) Modification Application

No. 3 granted on the 25/4/17

in respect to MP SSD 6801

Signed TP

Sheet No. 2 of 13

ISSUED FOR MODIFICATION TO DA

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QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Quarry West - Overall Site Plan

Scale 1:2500@A1

February 2017

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DEXUS
PROPERTY GROUP

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)	20,610m ² 59,460m 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)	22,926m ²	22,926m ²
TOTAL	242,397m ²	



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QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Subdivision Plan

Scale 1:2500@A1

February 2017

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DEXUS
PROPERTY GROUP

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
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TOTAL AWNING AREA	15,309m ²
TOTAL HEAVY DUTY AREA	50,622m ²
TOTAL LIGHT DUTY AREA	29,407m ²
TOTAL LANDSCAPE AREA (INCL. FROM DEVELOPABLE AREA)	40,017m ² (1.7%)
TOTAL SITE COVER (% CALC. FROM DEVELOPABLE AREA) FSR	132,242m ² (55%) 0.5:1
PARKING CONTROLS (WAREHOUSE 1/200m ² , OFFICE 1/40m ² , INDUSTRIAL 1/77m ² , RETAIL 1/20m ² , FAST FOOD 1/8m ²)	
TOTAL PARKING REQUIRED	850
TOTAL PARKING PROVIDED	976
BICYCLE PARKING CONTROLS (2 SPACES + 5% OF CAR PARK SPACES - DEVELOPMENT EXCEEDS 4,000m ²)	
TOTAL BICYCLE PARKING REQUIRED	49
TOTAL BICYCLE PARKING PROVIDED	80

PROPOSED DEVELOPMENT AREAS - LOT B

	BLG AREA	BLG AREA	TOTAL
DEVELOPABLE LOT B SITE AREA 80,070m ²			
LOT B(4) OFFICE WAREHOUSE	1,100m ²	9,000m ²	
LOT B(5) OFFICE WAREHOUSE	1,680m ²	31,500m ²	
TOTAL	2,780m ²	40,500m ²	43,280m ²
PARKING CONTROLS	REQUIRED	PROVIDED	
LOT B(4)	58	60	
LOT B(5)	147	212	
TOTAL	205	272	
BICYCLE PARKING	REQUIRED	PROVIDED	
LOT B(4)	5	6	
LOT B(5)	13	16	
LANDSCAPE AREA			
LOT B(4)			2,454m ²
LOT B(5)			4,875m ²
TOTAL			7,329m ²



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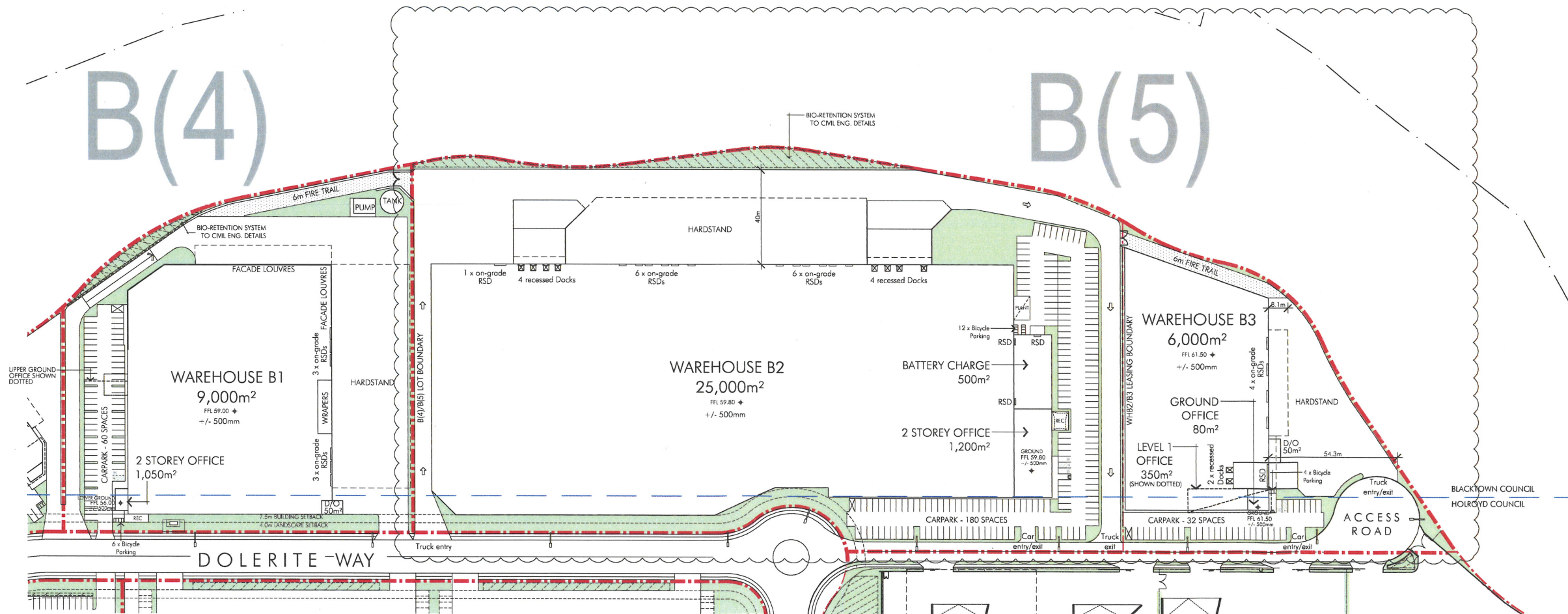
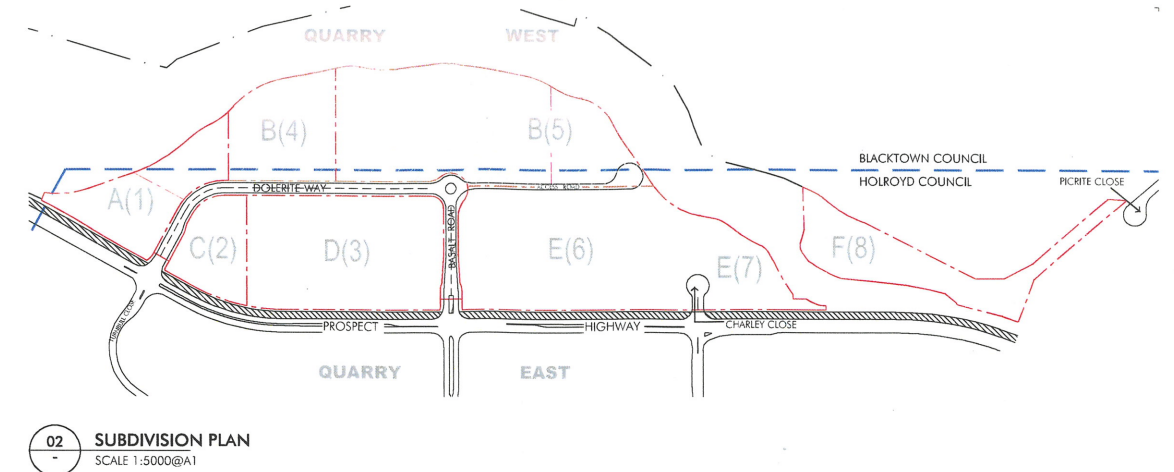
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No. 3 granted on the 25/4/17

in respect to MP SSD 6801

Signed TP

Sheet No. 4 of 13



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QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Developable Lot B Plan

Scale 1:1000@A1

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