

| DEVELOPMENT DATA | |
|--|---------------------|
| TOTAL SITE AREA | approx. 728,319 sqm |
| QUARRY EAST SITE AREA | approx. 472,429 sqm |
| QUARRY WEST SITE AREA | approx. 255,890 sqm |
| QUARRY WEST DEVELOPABLE SITE AREA (INCL. LANDSCAPE AREA) | 242,428 sqm |
| QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT ROAD & DOLERITE WAY) | 13,462 sqm |

| PROPOSED DEVELOPMENT AREAS | | |
|----------------------------|------------|-------------|
| DEVELOPABLE LOTS | LOT AREA | SITE AREA |
| DEVELOPABLE LOT A LOT A(1) | 19,271 sqm | 19,271 sqm |
| DEVELOPABLE LOT B LOT B(4) | 20,610 sqm | 80,070 sqm |
| DEVELOPABLE LOT C LOT C(2) | 59,460 sqm | 22,695 sqm |
| DEVELOPABLE LOT D LOT D(3) | 22,695 sqm | 31,636 sqm |
| DEVELOPABLE LOT E LOT E(6) | 51,451 sqm | 65,799 sqm |
| DEVELOPABLE LOT F LOT F(8) | 14,348 sqm | 22,957 sqm |
| TOTAL | 22,957 sqm | 242,428 sqm |

| ZONES | SITE AREA |
|---|-------------|
| ZONE 1 DEVELOPABLE LOTS LOT A(1), B(4) & C(2) | 122,036 sqm |
| ZONE 2 DEVELOPABLE LOTS LOT D(3), E(6/7) & F(8) | 120,392 sqm |
| TOTAL | 242,428 sqm |



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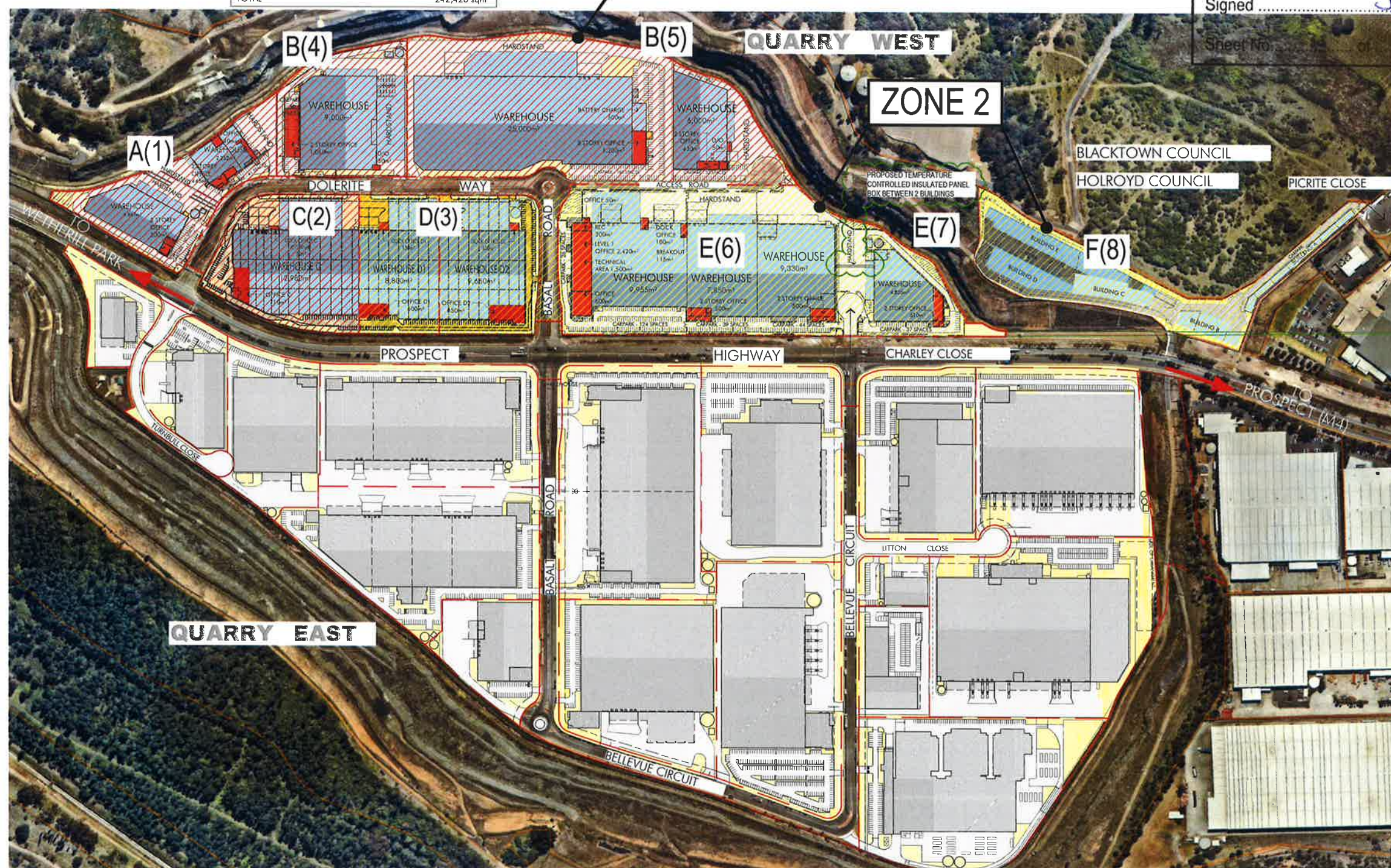
Approved Section 4.55 (.1A.) Modification Application

No. 8 granted on the 5/08/2019

in respect to SSO 6801

Signed JH

Sheet No. 10 (1 of 10)



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quarry
at Greystanes

QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Quarry Masterplan

Scale 1:5000 @ A3

May 2019

3966_MP.001(O)



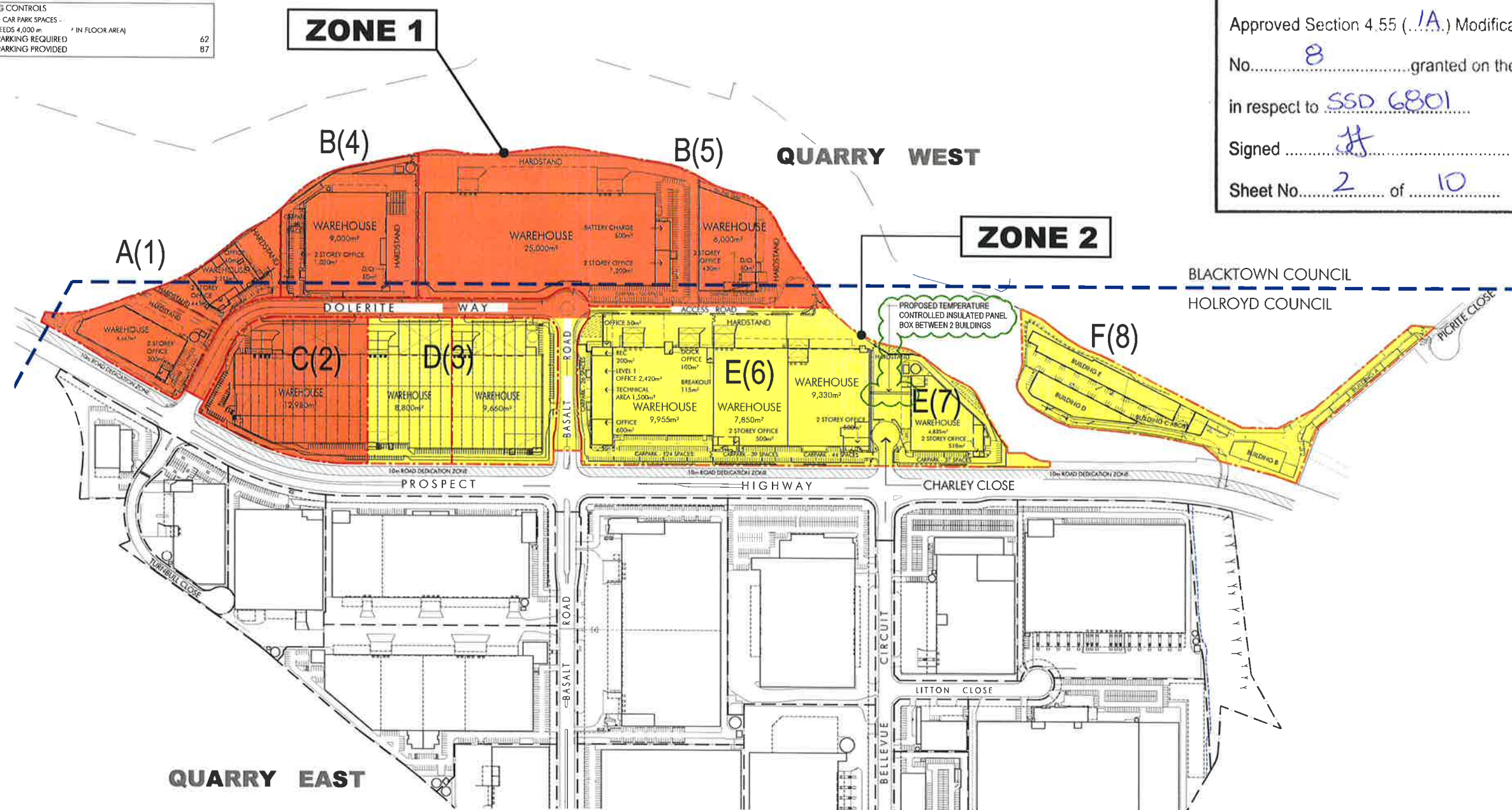
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PROPERTY GROUP

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| QUARRY WEST SITE AREA | approx. 255,890 sqm |
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| QUARRY WEST NON-DEVELOPABLE SITE AREA (INCL. BASALT ROAD & DOLERITE WAY) | 13,462 sqm |
| TOTAL BUILDING AREA | 135,938 sqm |
| TOTAL AWNING AREA | 19,402 sqm |
| TOTAL HEAVY DUTY AREA | 57,863 sqm |
| TOTAL LIGHT DUTY AREA | 23,150 sqm |
| TOTAL LANDSCAPE AREA (% CALC. FROM DEVELOPABLE AREA) (INCL. CRUSHED ROCKS FIRE TRAIL) | 27,746 sqm (11.4%) |
| TOTAL SITE COVER (% CALC. FROM DEVELOPABLE AREA) FSR | 147,420 sqm (60.8%) 0.5 : 1 |
| PARKING CONTROLS (WAREHOUSE 1/300m ² , OFFICE 1/40m ² , INDUSTRIAL 1/77m ² , RUIKY GOODS 1/50m ²) | |
| TOTAL PARKING REQUIRED | 749 |
| TOTAL PARKING PROVIDED | 910 |
| BICYCLE PARKING CONTROLS (2 SPACES + 5% OF CAR PARK SPACES - * IN FLOOR AREA) | |
| DEVELOPMENT EXCEEDS 4,000 m ² | 62 |
| TOTAL BICYCLE PARKING REQUIRED | 87 |
| TOTAL BICYCLE PARKING PROVIDED | 87 |

| PROPOSED DEVELOPMENT AREAS | | | | | |
|--|-----------|------------|------------|----------------------|------------|
| ZONE 1 | OFFICE | WAREHOUSE | INDUSTRIAL | COUNTER & ASSOCIATED | SITE AREA |
| DEVELOPABLE LOT A(1) - 19,271 sqm | | | | | |
| OFFICE WAREHOUSE INDUSTRIAL COUNTER & ASSOCIATED | 785 sqm | 6,919 sqm | 100 sqm | 212 sqm | 8,016 sqm |
| DEVELOPABLE LOT B(4/5) - 80,070 sqm | | | | | |
| OFFICE WAREHOUSE | 2,780 sqm | 40,500 sqm | | | 43,280 sqm |
| DEVELOPABLE LOT C(2) - 22,695 sqm | | | | | |
| OFFICE WAREHOUSE | 760 sqm | 12,980 sqm | | | 13,740 sqm |
| SUBTOTAL | 4,325 sqm | 60,399 sqm | 100 sqm | 212 sqm | 65,036 sqm |
| TOTAL BLG AREA (ZONE 1) | | | | | 65,036 sqm |

| ZONE 2 | OFFICE | WAREHOUSE | INDUSTRIAL | SITE AREA |
|-------------------------------------|-----------|------------|------------|------------|
| DEVELOPABLE LOT D(3) - 31,636 sqm | | | | |
| OFFICE WAREHOUSE | 1,650 sqm | 18,460 sqm | | 20,110 sqm |
| DEVELOPABLE LOT E(6/7) - 65,799 sqm | | | | |
| OFFICE WAREHOUSE INDUSTRIAL | 4,995 sqm | 31,970 sqm | 1,500 sqm | 38,465 sqm |
| DEVELOPABLE LOT F(8) - 22,957 sqm | | | | |
| OFFICE WAREHOUSE | 1,680 sqm | 10,647 sqm | | 12,327 sqm |
| SUBTOTAL | 8,325 sqm | 61,077 sqm | 1,500 sqm | 70,902 sqm |
| TOTAL BLG AREA (ZONE 2) | | | | 70,902 sqm |



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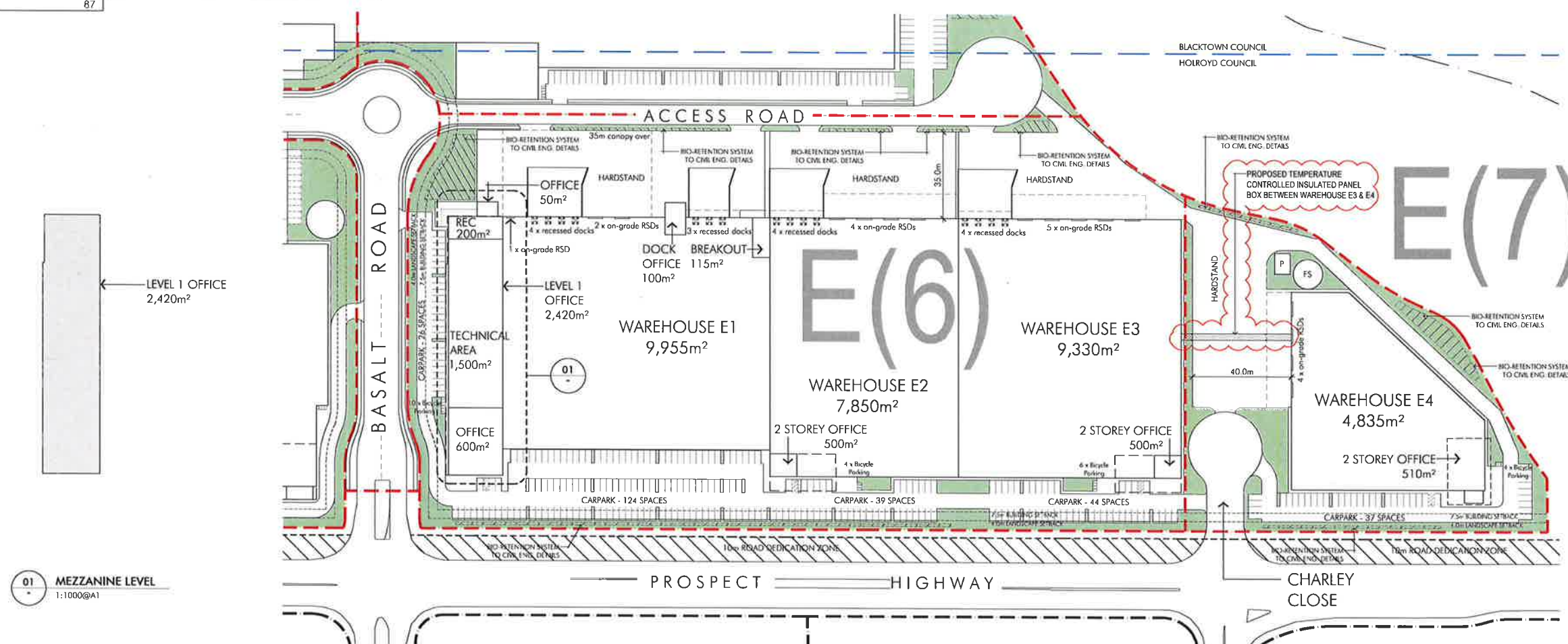
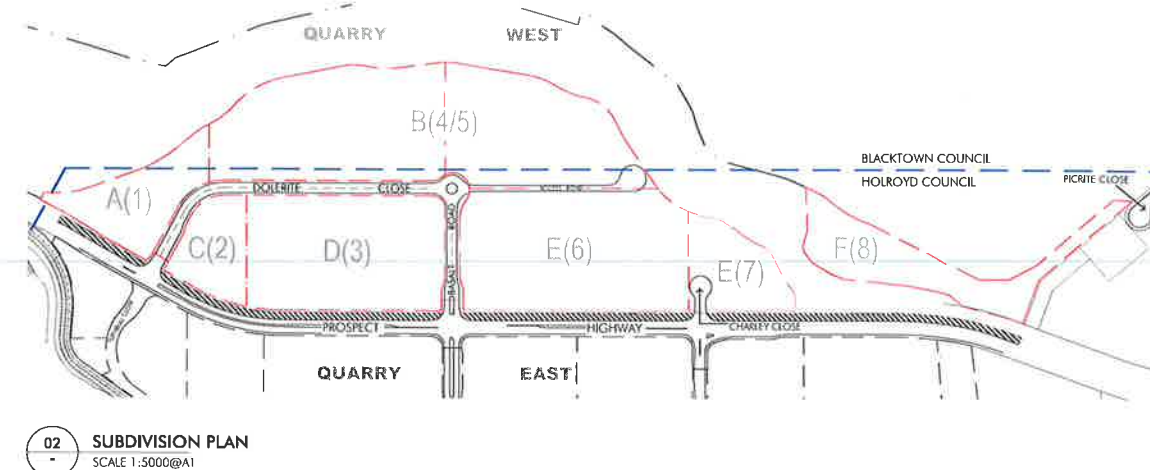
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| TOTAL BUILDING AREA | 135,938m ² |
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| TOTAL LIGHT DUTY AREA | 23,150m ² |
| TOTAL LANDSCAPE AREA (EXCL. FROM DEVELOPABLE AREA) | 27,746m ² (11.4%) |
| TOTAL SITE COVER (EXCL. FROM DEVELOPABLE AREA) | 147,420m ² (60.8%) |
| 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 | 749 |
| TOTAL PARKING PROVIDED | 910 |
| BICYCLE PARKING CONTROLS | |
| (2 SPACES + 5% OF CAR PARK SPACES - DEVELOPMENT EXCEEDS 4,000m ² IN FLOOR AREA) | |
| TOTAL BICYCLE PARKING REQUIRED | 62 |
| TOTAL BICYCLE PARKING PROVIDED | 87 |

PROPOSED DEVELOPMENT AREAS - LOT E

| | BLG AREA | BLG AREA | TOTAL |
|--|---------------------|---|----------------------|
| DEVELOPABLE LOT E SITE AREA - 65,799m ² | | | |
| LOT E(6) OFFICE WAREHOUSE INDUSTRIAL | 4,485m ² | 27,135m ² 1,500m ² | 33,120m ² |
| LOT E(7) OFFICE WAREHOUSE | 510m ² | 4,835m ² | 5,345m ² |
| TOTAL | 4,995m ² | 33,470m ² | 38,465m ² |
| PARKING CONTROLS | REQUIRED | PROVIDED | |
| LOT E(6) | 222 | 233 | |
| LOT E(7) | 29 | 37 | |
| TOTAL | 191 | 270 | |
| BICYCLE PARKING | REQUIRED | PROVIDED | |
| LOT E(6) | 14 | 20 | |
| LOT E(7) | 4 | 4 | |
| LANDSCAPE AREA | | | |
| LOT E(6) | | | 3,590m ² |
| LOT E(7) | | | 2,697m ² |
| TOTAL | | | 6,287m ² |

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 Sheet No. 3 of 10



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QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Developable Lot E Plan

Scale 1:1000@A1

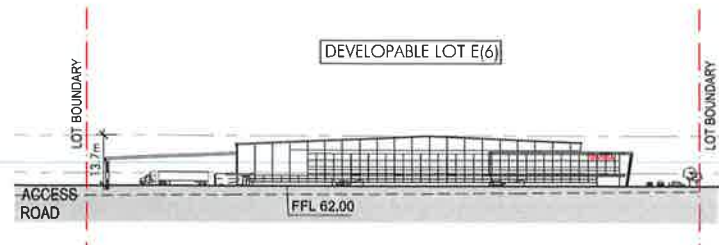
May 2016

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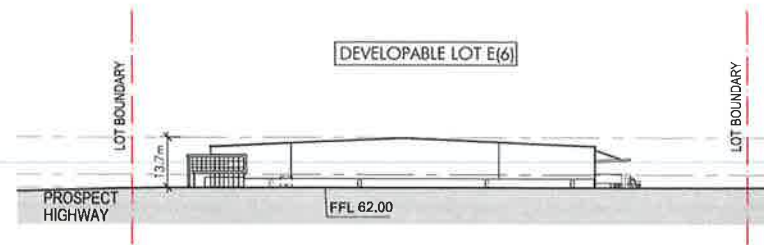


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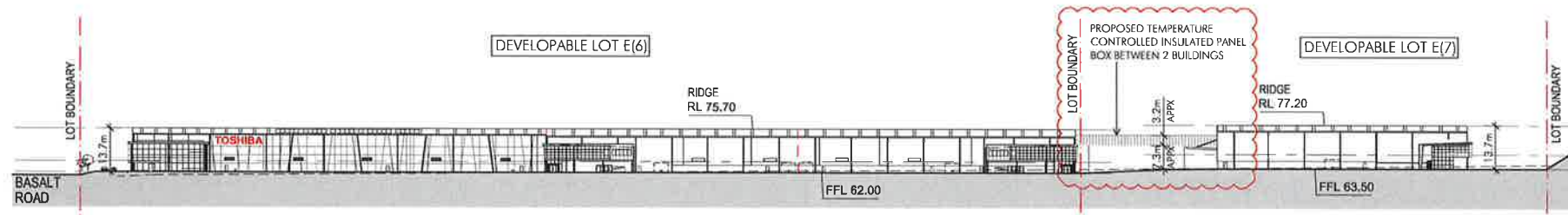
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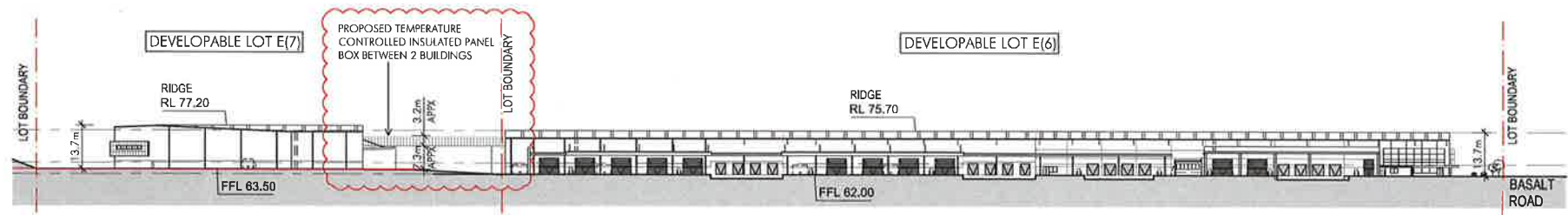
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1:1000 @ A1



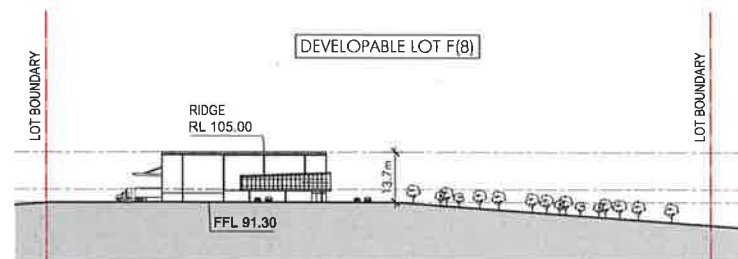
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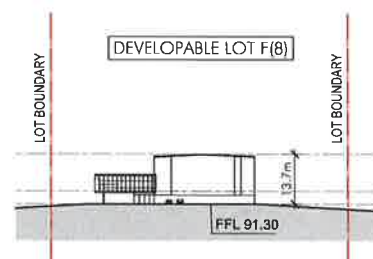
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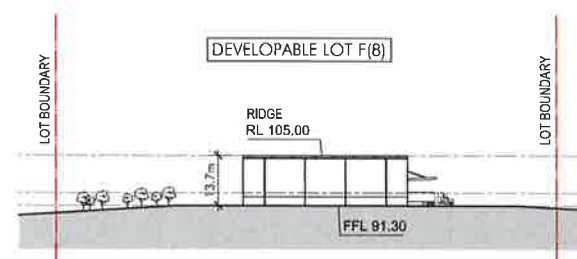
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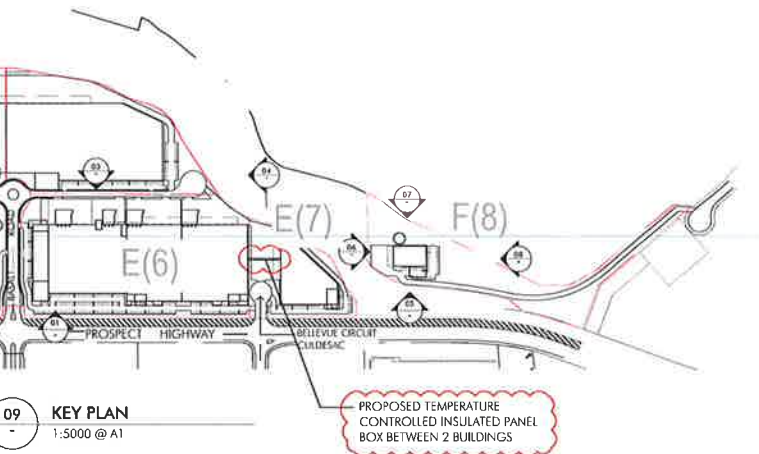
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1:1000 @ A1



06 NORTH ELEVATION
1:1000 @ A1



07 WEST ELEVATION
1:1000 @ A1



09 KEY PLAN
1:5000 @ A1



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QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Elevations - Developable Lots E & F

Scale 1:1000 @ A1

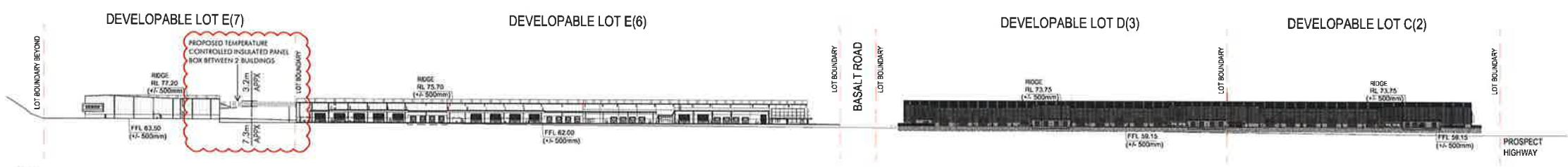
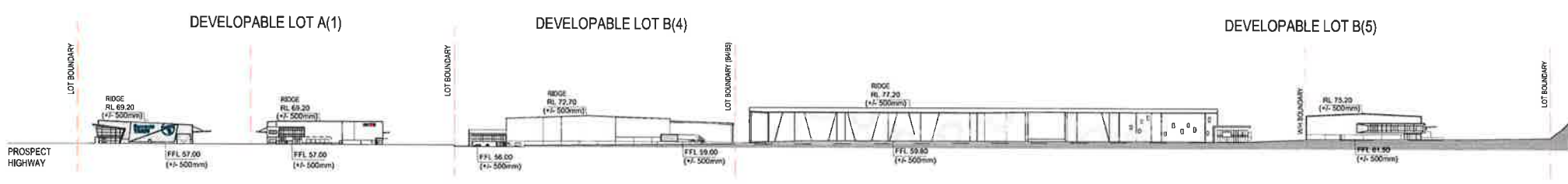
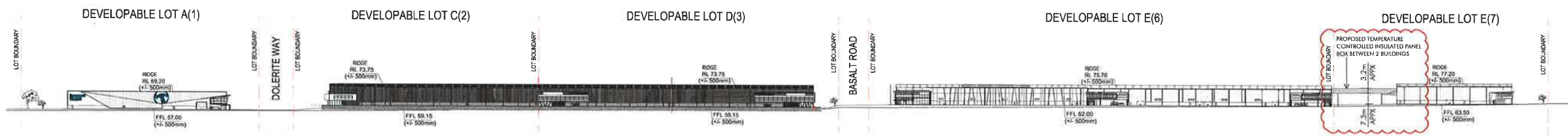
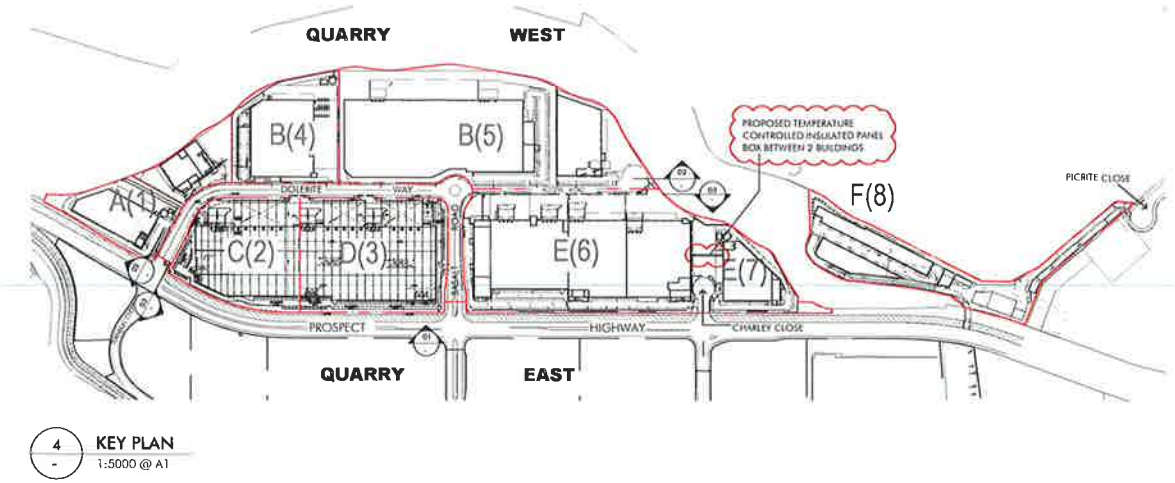
May 2019

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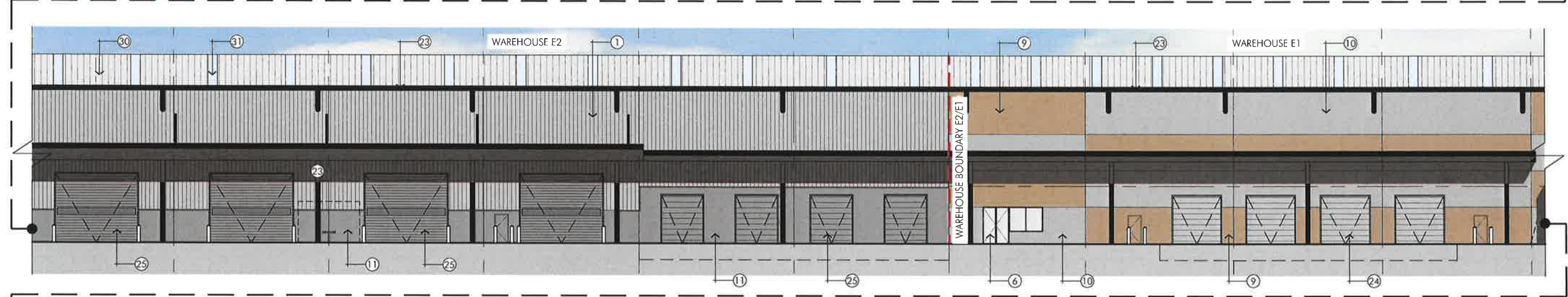
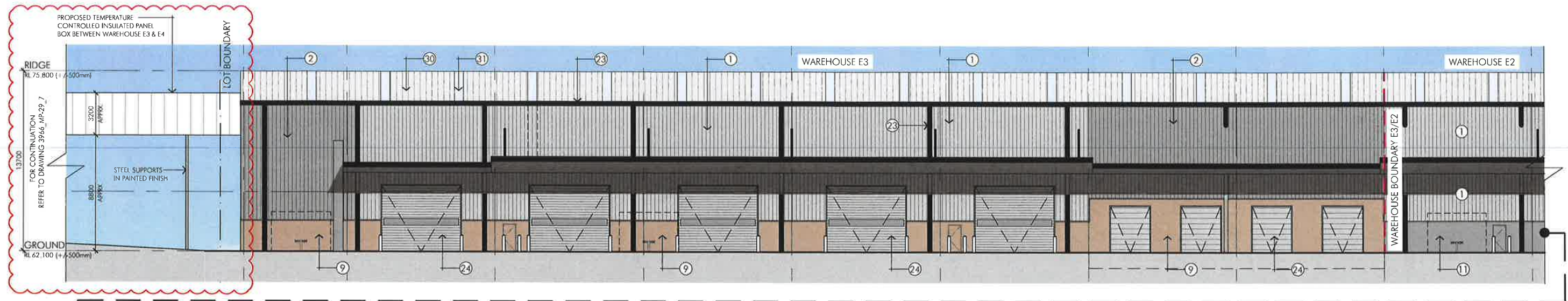
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Sheet No. 6 of 10

RIDGE RL 75.800 (+/-500mm)

LOT BOUNDARY

LEVEL 1 RL 66.300 (+/-500mm)

GROUND RL 62.100 (+/-500mm)

D WEST ELEVATION - WAREHOUSE E1, E2 & E3
Scale 1:300

| | | | | | | | |
|---|---|--|---|--|---|--|--|
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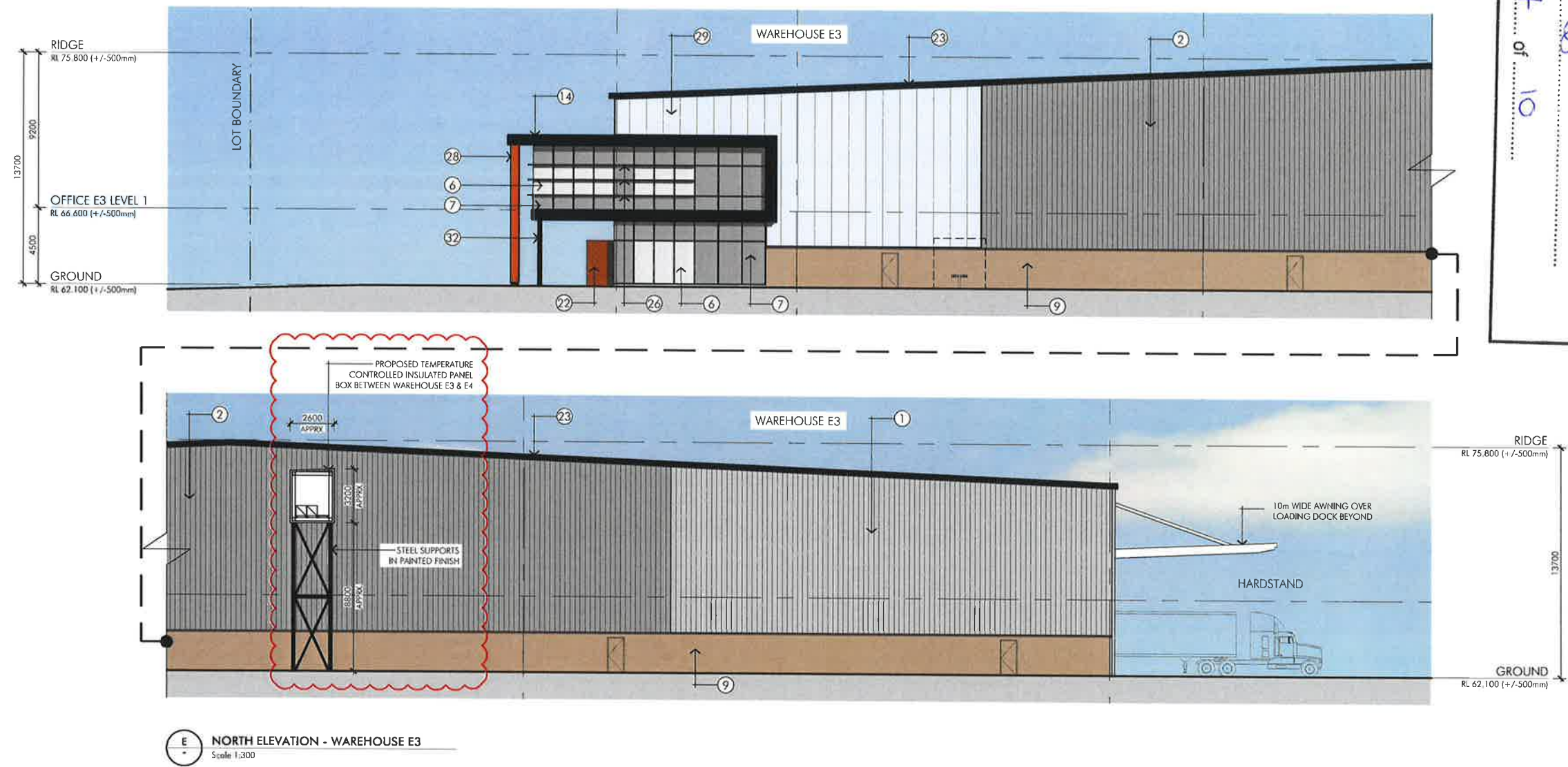
QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Developable Lot E Coloured Elevations_Sheet 3
Scale 1:300@A3 May 2019 3966_MP-029_3[B]



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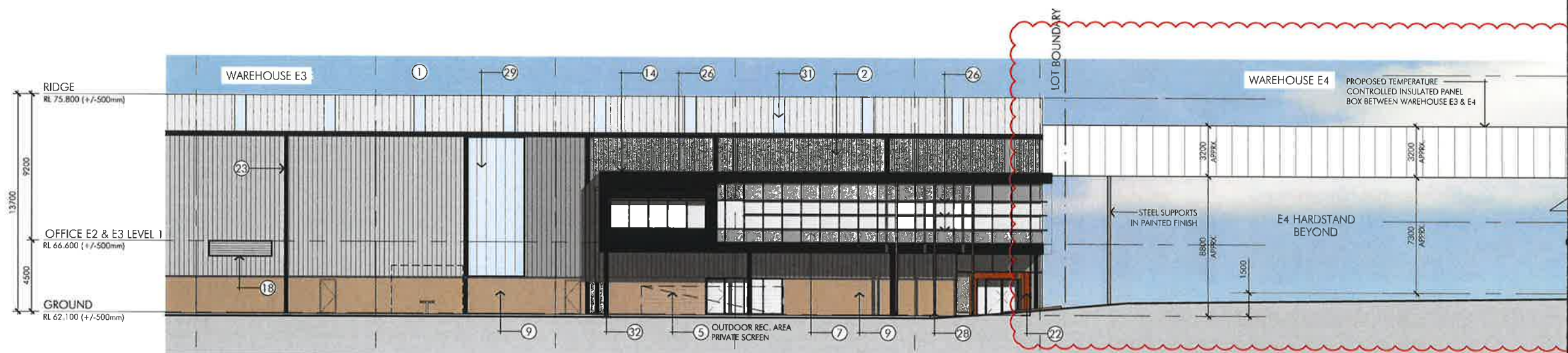
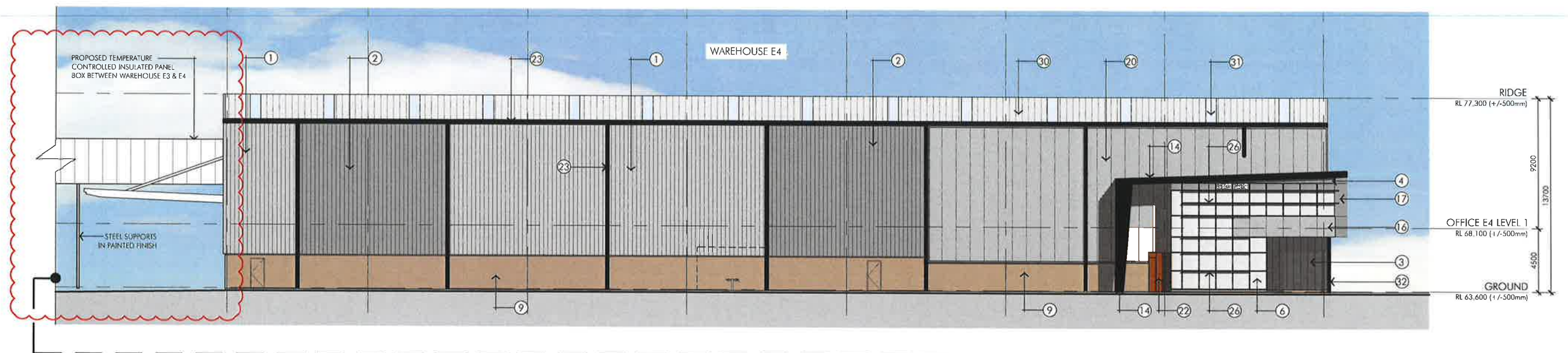
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PROPERTY GROUP



| | | | | | | | |
|---|---|--|---|--|---|--|--|
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A EAST ELEVATION - WAREHOUSE E3 & E4
Scale 1:300

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GOVERNMENT
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No. 8 granted on the 5/08/2019
in respect to S50 6801
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Sheet No. 8 of 10 (8 of 10)

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quarry
of Greystanes

QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Developable Lot E Coloured Elevations_Sheet 5
Scale 1:300 (A3) May 2019 3966_MP-029_5[B]



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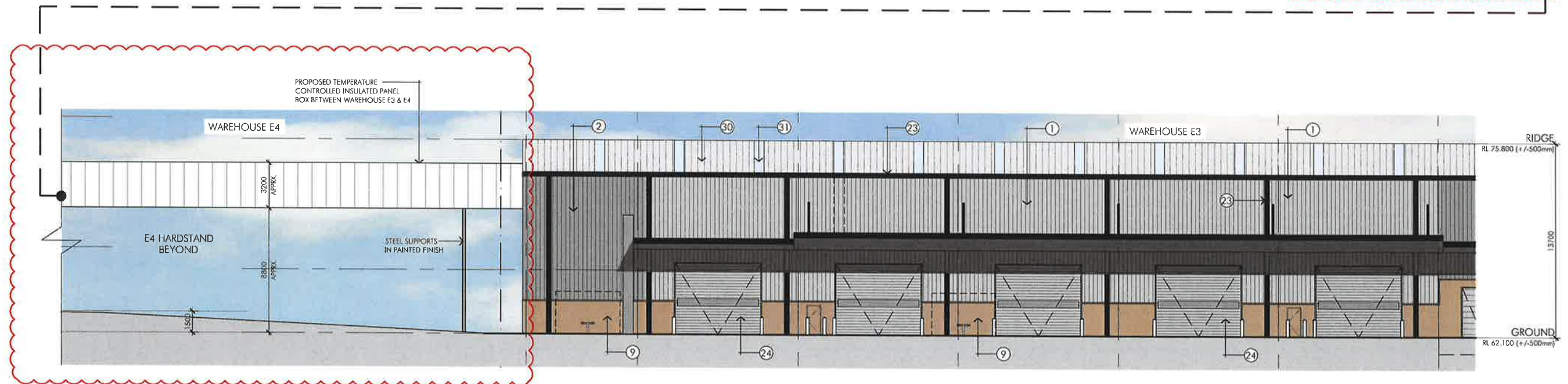
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Signed

Sheet No 9 of 10



C WEST ELEVATION - WAREHOUSE E3 & E4
Scale 1:300

| | | | | | | | | | | | | | | | |
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QUARRY WEST MASTERPLAN
GREYSTANES ESTATE

Developable Lot E Coloured Elevations_Sheet 7

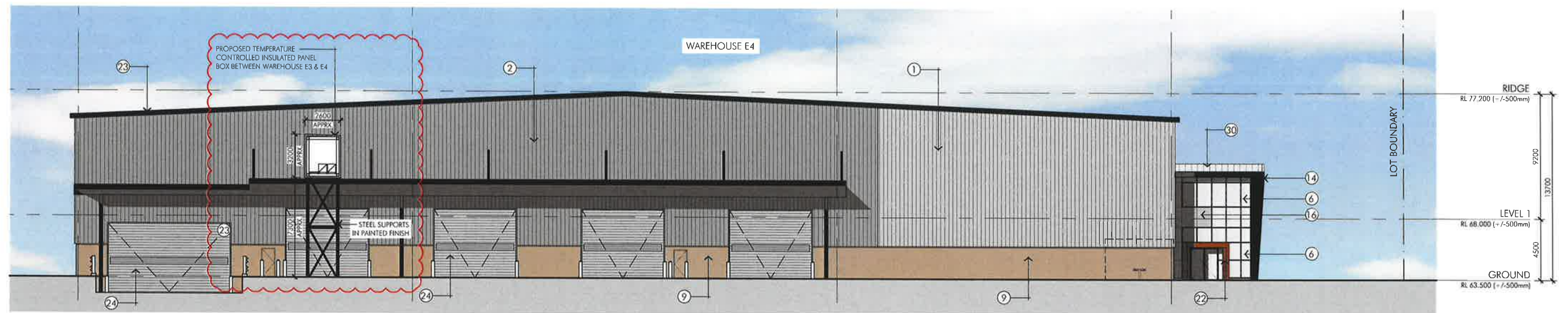
Scale 1:300 @ A3

May 2019

3966_MP-029_7[B]



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PROPERTY GROUP



D SOUTH ELEVATION - WAREHOUSE E4
Scale 1:300



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No. 8 granted on the 5/08/2019

in respect to SSD 6801

Signed JA

Sheet No. 10 of 10

| | | | | | | | |
|---|---|--|---|--|---|--|--|
| 1 PROFILED METAL SHEETING "SHALE GREY" | 5 SMART-SLAT SCREEN "WOODGRAIN OAK" | 9 PAINTED PRECAST CONCRETE "BOGART" | 13 COMPOSITE ALUMINIUM CLADDING "SIGNAL GREY" | 17 COMPOSITE ALUMINIUM CLADDING "MOUSE GREY" | 21 COMPOSITE PANNELLING - KINGSPAN "FACADE" | 25 POWDERCOATED ROLLER DOORS "WINDSPRAY" | 29 DANPALON POLYCARBONATE OPAQUE SHEETING "ICE" |
| 2 PROFILED METAL SHEETING "WINDSPRAY" | 6 OFFICE WINDOW GLAZING - EVANTAGE GREY (VISION) | 10 PAINTED PRECAST CONCRETE "SHALE GREY" | 14 COMPOSITE ALUMINIUM CLADDING "ANTHRACITE GREY" | 18 POWDERCOATED ALUMINIUM LOUVRES "SHALE GREY" | 22 TIMBER CLADDING - SPOTTED GUM | 26 ALUMINIUM SUNSHADES | 30 PROFILED ROOF SHEETING |
| 3 PROFILED METAL SHEETING - LONGLINE 305 "BASALT" | 7 OFFICE WINDOW GLAZING - WOODLAND GREY (SPANDREL) | 11 PAINTED PRECAST CONCRETE "WINDSPRAY" | 15 COMPOSITE ALUMINIUM CLADDING "RED" | 19 POWDERCOATED ALUMINIUM LOUVRES "MONUMENT" | 23 GUTTERS, CAPPINGS & DOWNPIPES "MONUMENT" | 27 STACKED STONE WALL CLADDING - SEKIHA | 31 PROFILED CLEARLITE SHEETING |
| 4 CUSTOM ORB METAL SHEETING "SHALE GREY" | 8 OFFICE WINDOW GLAZING - SERAPHIC FROST (SPANDREL) | 12 PAINTED PRECAST CONCRETE "MONUMENT" | 16 COMPOSITE ALUMINIUM CLADDING "SILVER METALLIC" | 20 COMPOSITE PANNELLING - KINGSPAN "SILVER CITY" | 24 POWDERCOATED ROLLER DOORS "SHALE GREY" | 28 GLULAM TIMBER BEAMS "BURNT RED" | 32 PAINTED STRUCTURAL STEEL COLUMNS & BEAMS "MONUMENT" |

ISSUED FOR MODIFICATION TO DA

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QUARRY WEST MASTERPLAN
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Developable Lot E Coloured Elevations_Sheet 8
Scale 1:300 @ A3 May 2019 3966_MP-029_B[B]



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