

PROPOSED INDUSTRIAL FACILITIES

PRECINCT 1,3 AND 5

OAKDALE SOUTH ESTATE

Estate Road HORSLEY PARK, NSW 2175

Drawing List

OAK MP01	R	Cover Sheet & Title Page	OAK 1D DA40	J	Site Plan / Floor Plan
OAK MP02	BB	SSDA Masterplan	OAK 1D DA41	E	Roof Plan
OAK MP03	M	SSDA Stage 1 Development	OAK 1D DA42	E	Office Plans
OAK MP04	M	Precinct 1 Masterplan	OAK 1D DA44	E	Elevations
OAK MP05	-	Not Used	OAK 1D DA45	E	Sections
OAK MP06	K	Indicative Ultimate Lot Layout	OAK 1D DA46	D	Elevations Office
OAK MP07	L	Site Ananlysis Plan			
OAK MP08	L	Existing Zoning			
OAK MP09	H	Estate Works Staging Plan			
OAK MP10	K	Building Staging Plan (Indicative)			
OAK MP11	J	Signage Precinct 1			
OAK MP12	-	Not Used			
OAK MP13	J	Fire Protection Plan			
OAK MP14	L	Restoration Zones			
OAK MP15	G	Fencing Plan			

OAK 1A DA10	K	Site Plan / Floor Plan
OAK 1A DA11	E	Roof Plan
OAK 1A DA12	E	Office 1 & 2 Plans
OAK 1A DA13	D	Office 3 Plans
OAK 1A DA14	D	Office 3 Plans
OAK 1A DA15	D	Elevations & Sections
OAK 1A DA16	D	Elevations Office 1
OAK 1A DA17	D	Elevations Office 2
OAK 1A DA18	D	Elevations Office 3
OAK 1A DA19	D	Elevations Office 4

OAK 1B DA20	J	Site Plan / Floor Plan
OAK 1B DA21	E	Roof Plan
OAK 1B DA22	E	Office Plans
OAK 1B DA24	E	Elevations
OAK 1B DA25	E	Sections
OAK 1B DA26	D	Elevations Office

OAK 1C DA30	K	Site Plan / Floor Plan
OAK 1C DA31	E	Roof Plan
OAK 1C DA32	E	Office 1 Plans
OAK 1C DA33	E	Office 2 Plans
OAK 1C DA34	E	Elevations
OAK 1C DA35	E	Sections
OAK 1C DA36	D	Elevations Office 1
OAK 1C DA37	D	Elevations Office 2



Site Area Schedule

Total Site Area	117.11 ha
Less:	
Non Developable Land	33.46 ha
Easements	4.56 ha
Regional Roads	1.74 ha
Estate Roads	5.70 ha

45.46 ha

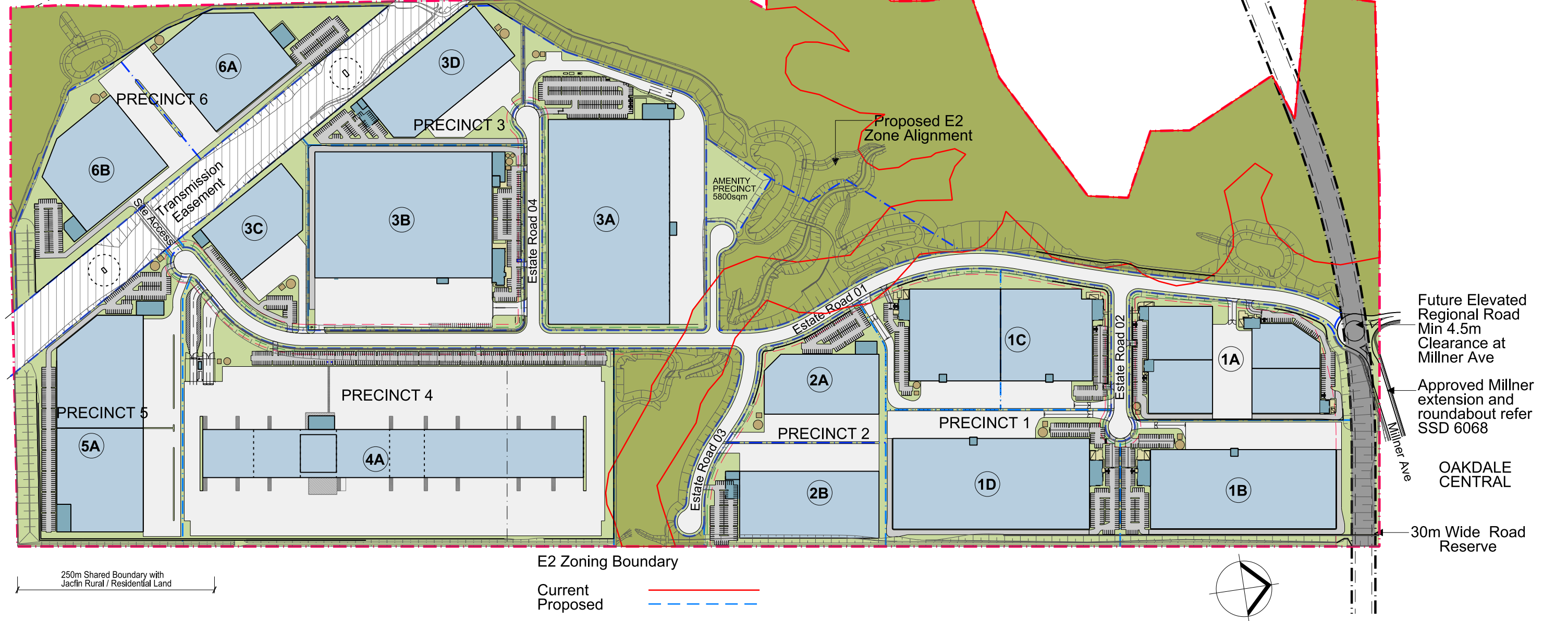
Development Areas

Precinct 1	18.81 ha
Precinct 2	5.43 ha
Precinct 3	18.94 ha
Precinct 4	14.27 ha
Precinct 5	6.46 ha
Precinct 6	6.84 ha
Amenity Lot	0.58 ha

Total Developable 71.33 ha

Total Warehouse	316,596 sqm
Total Office	14,715 sqm

Total Facility 331,311 sqm



Site Area Schedule

Total Site Area 117.11 ha

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Non Developable Land 33.46 ha
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Regional Roads 1.74 ha
Estate Roads 5.70 ha

45.46 ha

Development Areas

Precinct 1 18.81 ha

Total Developable 18.81 ha

Total Warehouse 99,760 sqm

Total Office 4,979 sqm

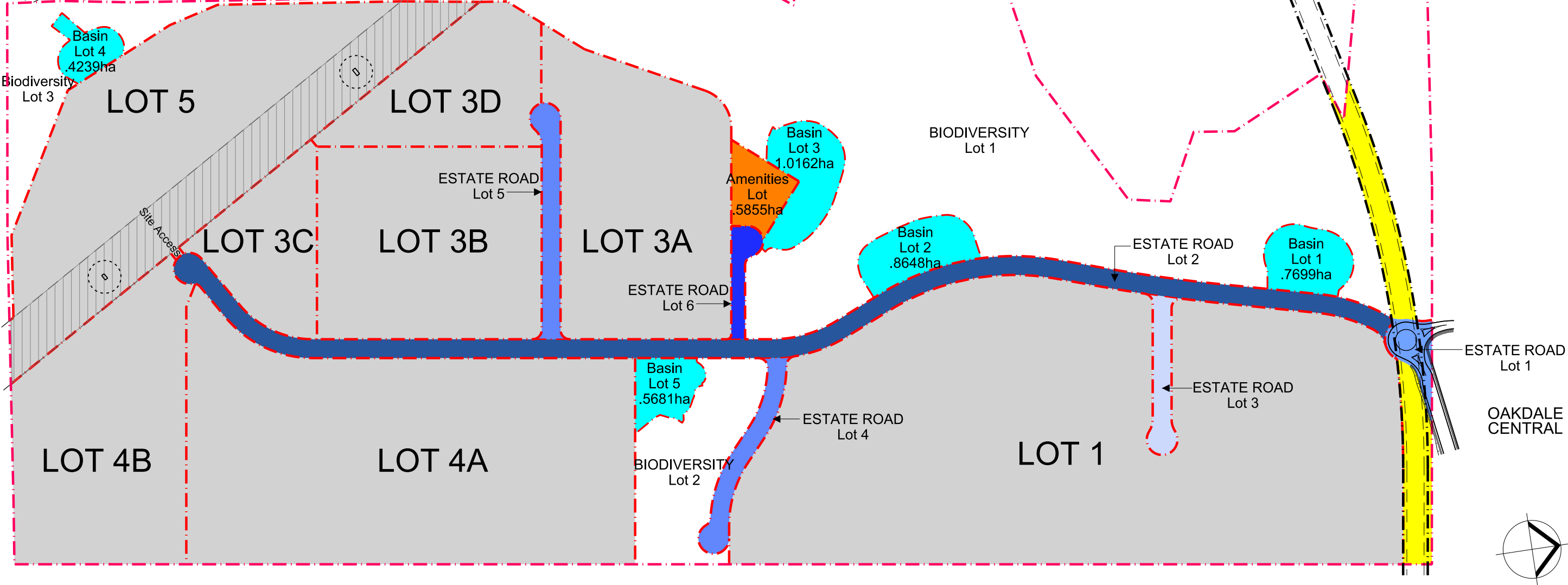
Total Facility 104,739 sqm





Lot 12 DP1178389		Sub Total
Total Land Area	SOUTH	117.11 ha
Biodiversity Lot 1	25.5677 ha	30.26 ha
Biodiversity Lot 2	3.0223 ha	
Biodiversity Lot 3	2.4543 ha	
Regional Road	1.6419 ha	1.64 ha
Amenities Lot (1)	.5855 ha	.58 ha
Estate Road Lot 1	.3668 ha	6.07 ha
Estate Road Lot 2	3.5969 ha	
Estate Road Lot 3	.4803 ha	
Estate Road Lot 4	.6236 ha	
Estate Road Lot 5	.7028 ha	
Estate Road Lot 6	.3021 ha	
Basin Lot 1	.7699 ha	3.64 ha
Basin Lot 2	.8648 ha	
Basin Lot 3	1.0162 ha	
Basin Lot 4	.4239 ha	
Basin Lot 5	.5681ha	
Development Lot 1	24.2462 ha	74.906 ha
Development Lot 3A	7.0383 ha	
Development Lot 3B	6.4290 ha	
Development Lot 3C	2.3151 ha	
Development Lot 3D	3.1714 ha	
Development Lot 4A	14.2768 ha	
Development Lot 4B	6.4696 ha	
Development Lot 5	10.9822 ha	

*All areas subject to survey.



Legend

Development Lots

Amenities Lot

Basin Lots

Estate Road Lots

Regional Road Lots

Biodiversity Lots

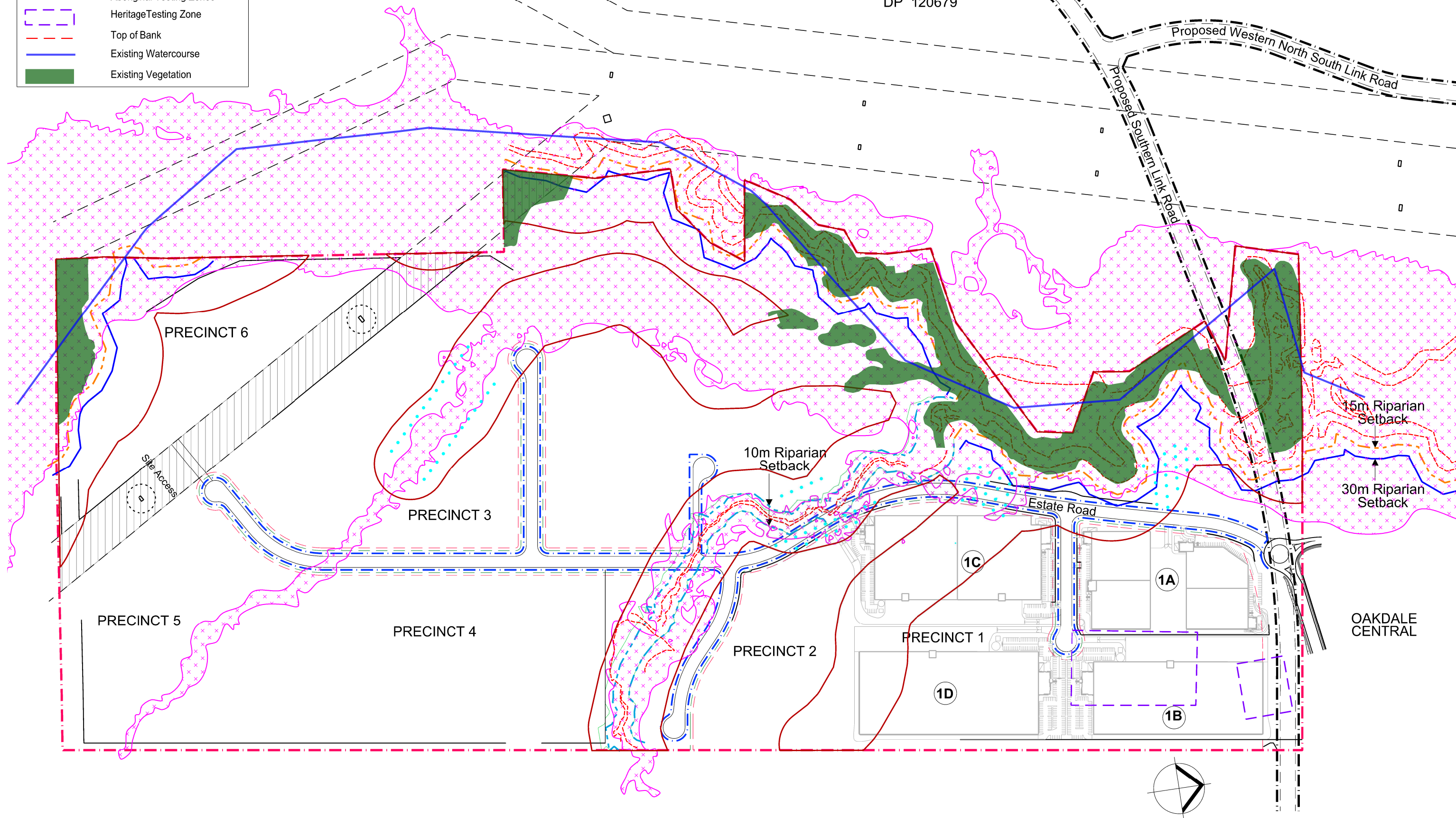


Site Constraints

- 15m Riparian Setback
- 30m Riparian Setback
- 10m Riparian Setback
- 100 year Flood Zone (Existing)
- Aboriginal Sensitivity Zone
- Aboriginal Testing Zones
- Heritage Testing Zone
- Top of Bank
- Existing Watercourse
- Existing Vegetation



OAKDALE WEST
LOT 1
DP 120679



Legend

Oakdale SOUTH
Concept Plan (CP #1)

Existing Boundary

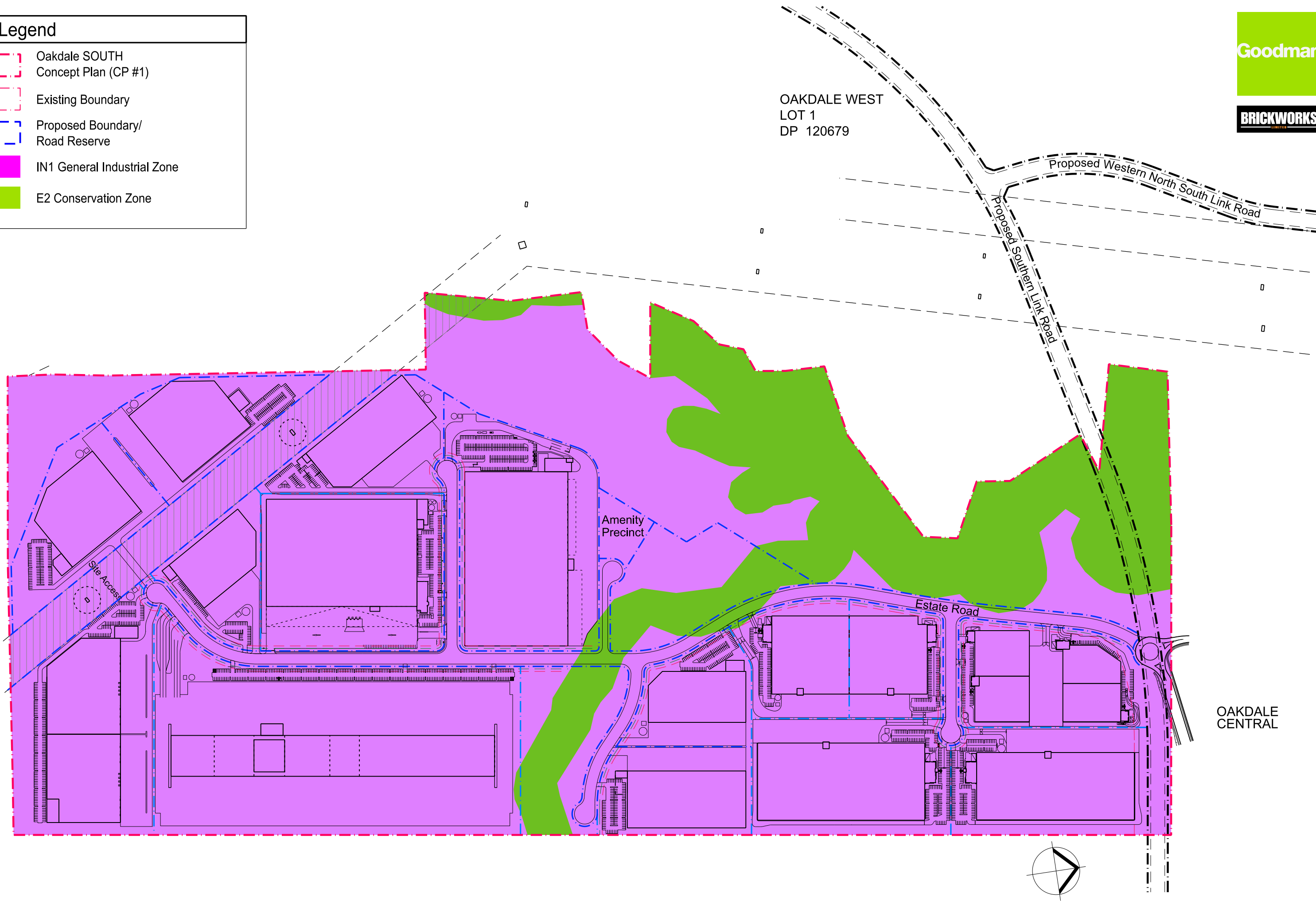
Proposed Boundary/
Road Reserve

IN1 General Industrial Zone

E2 Conservation Zone

Goodman

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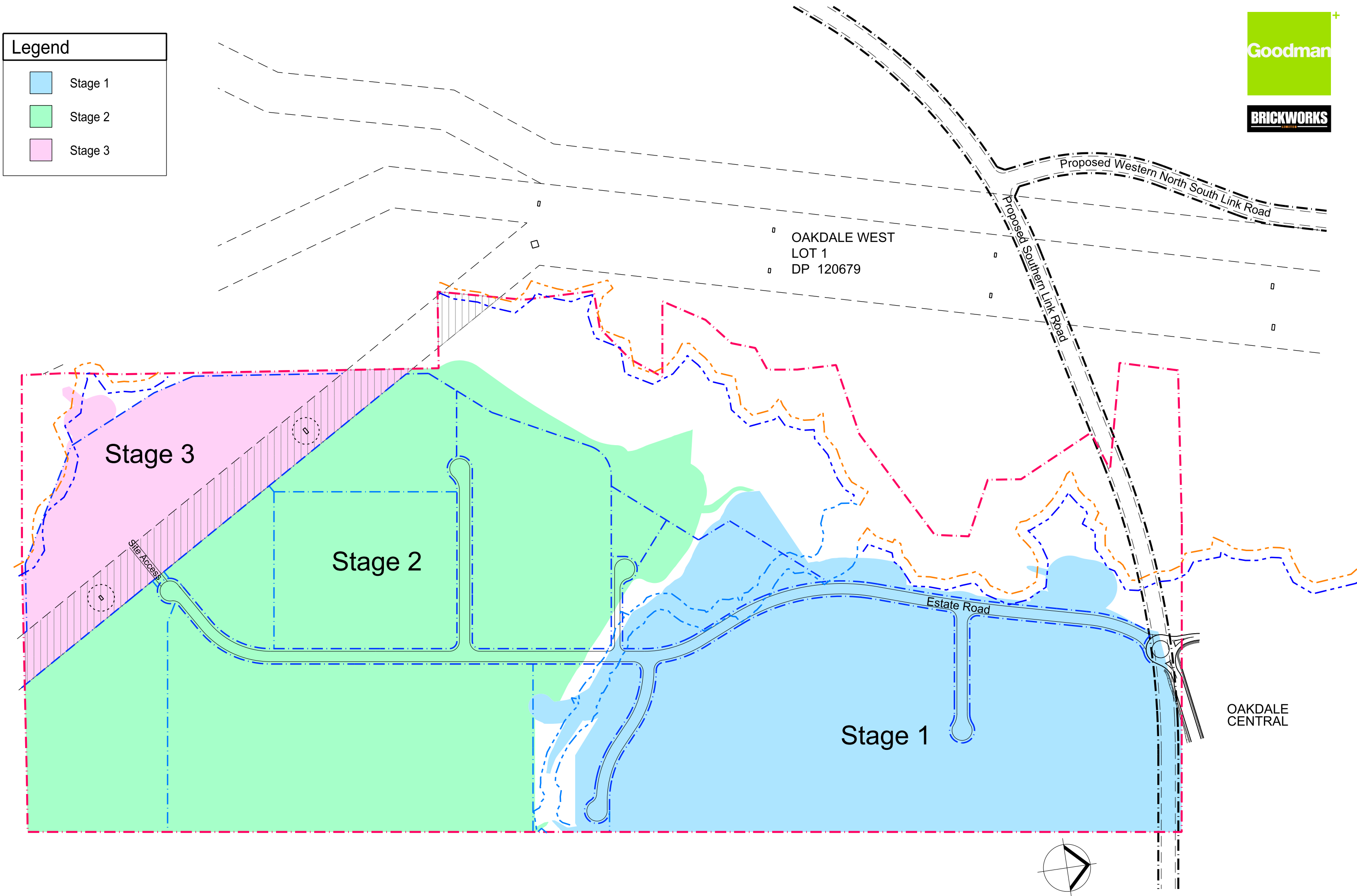


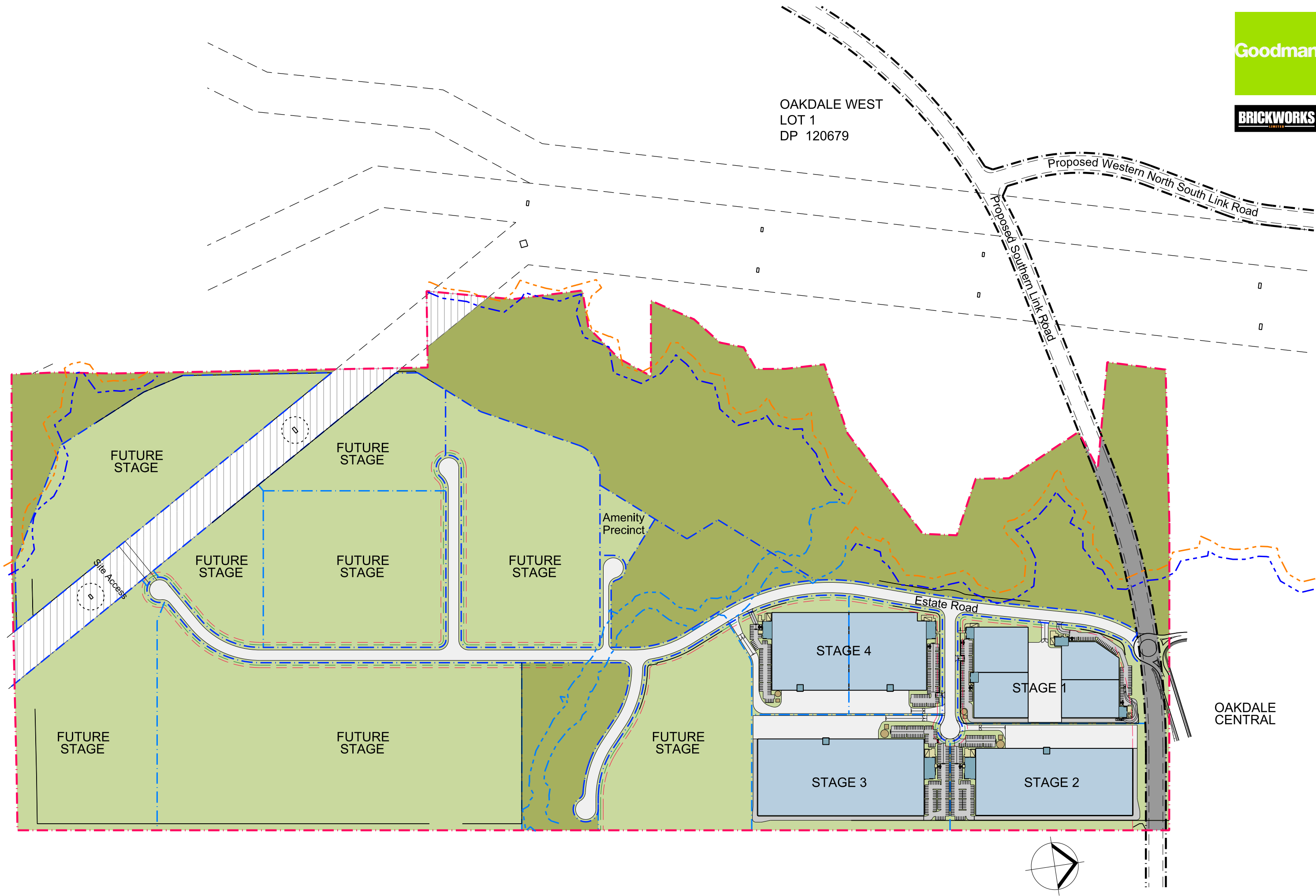
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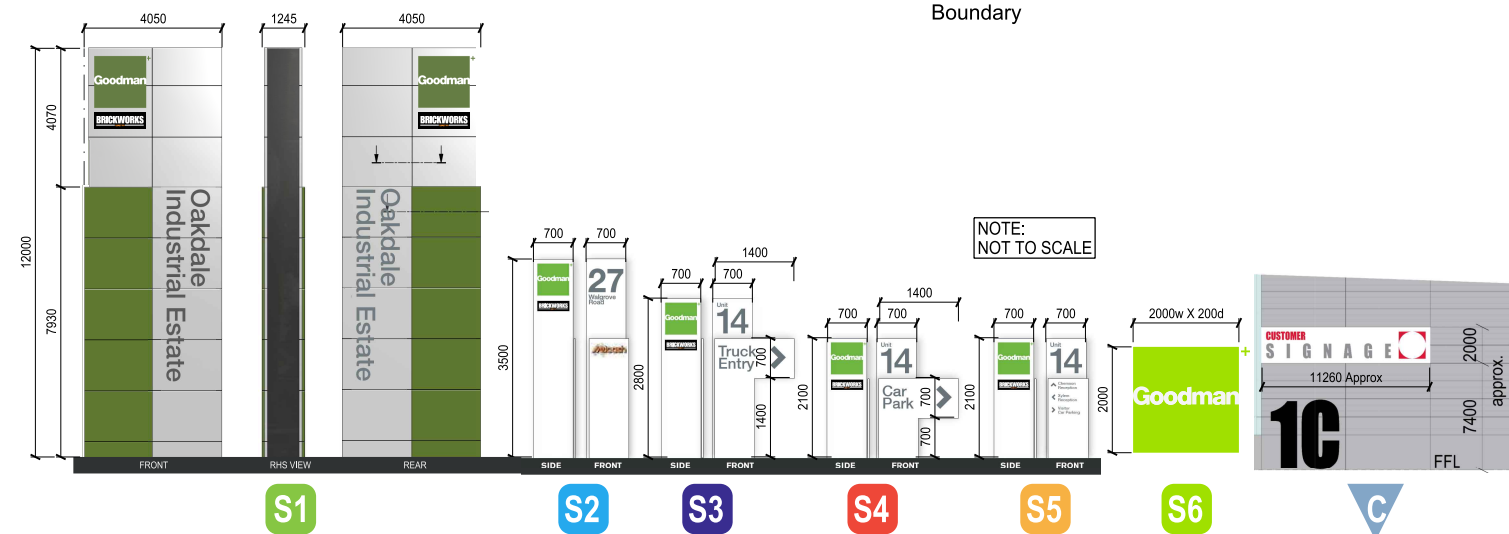
Stage 1

Stage 2

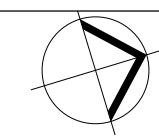
Stage 3







Signage Legend	
S1	Identification - Site
S2	Identification - Building
S3	Wayfinding - Truck
S4	Wayfinding - Car
S5	Wayfinding - Pedestrian
S6	Goodman Light Box on Warehouse
S7	Estate signage on landscaped wall
C	Customer Sign on Kingspan



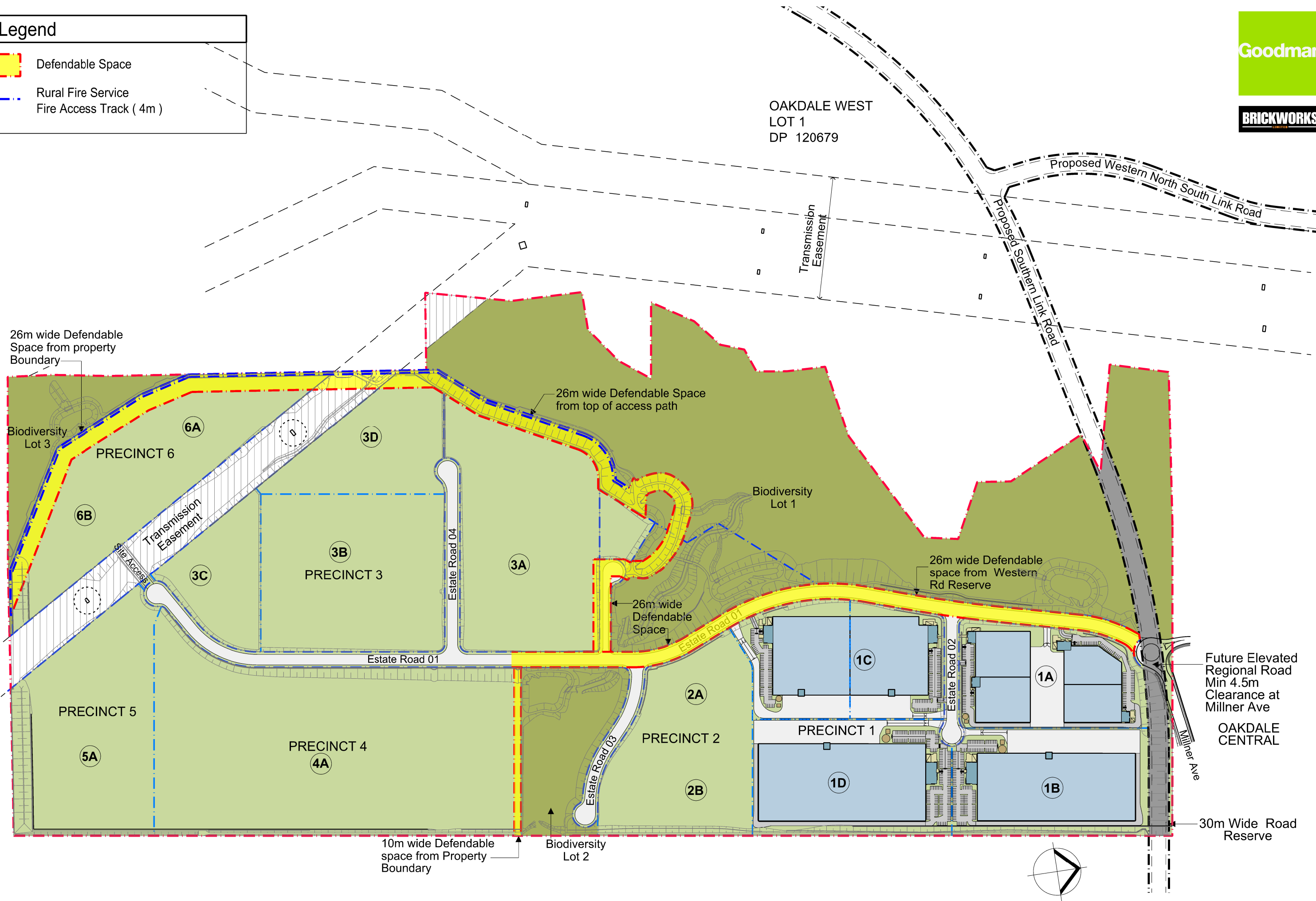
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Defendable Space

Rural Fire Service Fire Access Track (4m)

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Legend

Site Boundary

Waterway

Area 1: Riparian corridor restoration

Area 2: Additional landscape restoration

Area 3: Riparian corridor restoration

Area 4: Native grassland restoration

3m maintenance track

4m rural fire services track

15m indicative offset line from top of bank for Ropes Creek

30m indicative offset line from top of bank for Ropes Creek

10m indicative offset line from top of Drainage Line 1

Goodman

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The map illustrates the Oakdale South Estate, a residential development with six precincts (PRECINCT 1 to PRECINCT 6) and several biodiversity lots (Lot 1, Lot 2, Lot 3). The estate is bounded by a red dashed line. Key features include:

- Roads:** Estate Road 01, Estate Road 02, Estate Road 03, Estate Road 04, Proposed Southern Link Road, and Proposed Western North South Link Road.
- Waterways:** Ropes Creek and Drainage Line 1.
- Restoration Zones:** Area 1 (Riparian corridor restoration), Area 2 (Additional landscape restoration), Area 3 (Riparian corridor restoration), and Area 4 (Native grassland restoration).
- Tracks and Offsets:** 3m maintenance track, 4m rural fire services track, 15m indicative offset line from top of bank for Ropes Creek, 30m indicative offset line from top of bank for Ropes Creek, and 10m indicative offset line from top of Drainage Line 1.
- Other Features:** Transmission Easement, Biodiversity Lot 1, Biodiversity Lot 2, Biodiversity Lot 3, Future Elevated Regional Road Min 4.5m Clearance at Millner Ave, and a 30m Wide Road Reserve.

SBA

ARCHITECTS

Oakdale South Estate

Horsley Park

Restoration Zones

1:2500 @ A1

1:5000 @ A3

16 Jan 2017

OAK MP 14 (L)

Legend

Pressform Metal Fencing

Chain Wire Mesh

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