

PROPOSED INDUSTRIAL FACILITIES

PRECINCT 1,3 AND 5

OAKDALE SOUTH ESTATE

Estate Road HORSLEY PARK, NSW 2175

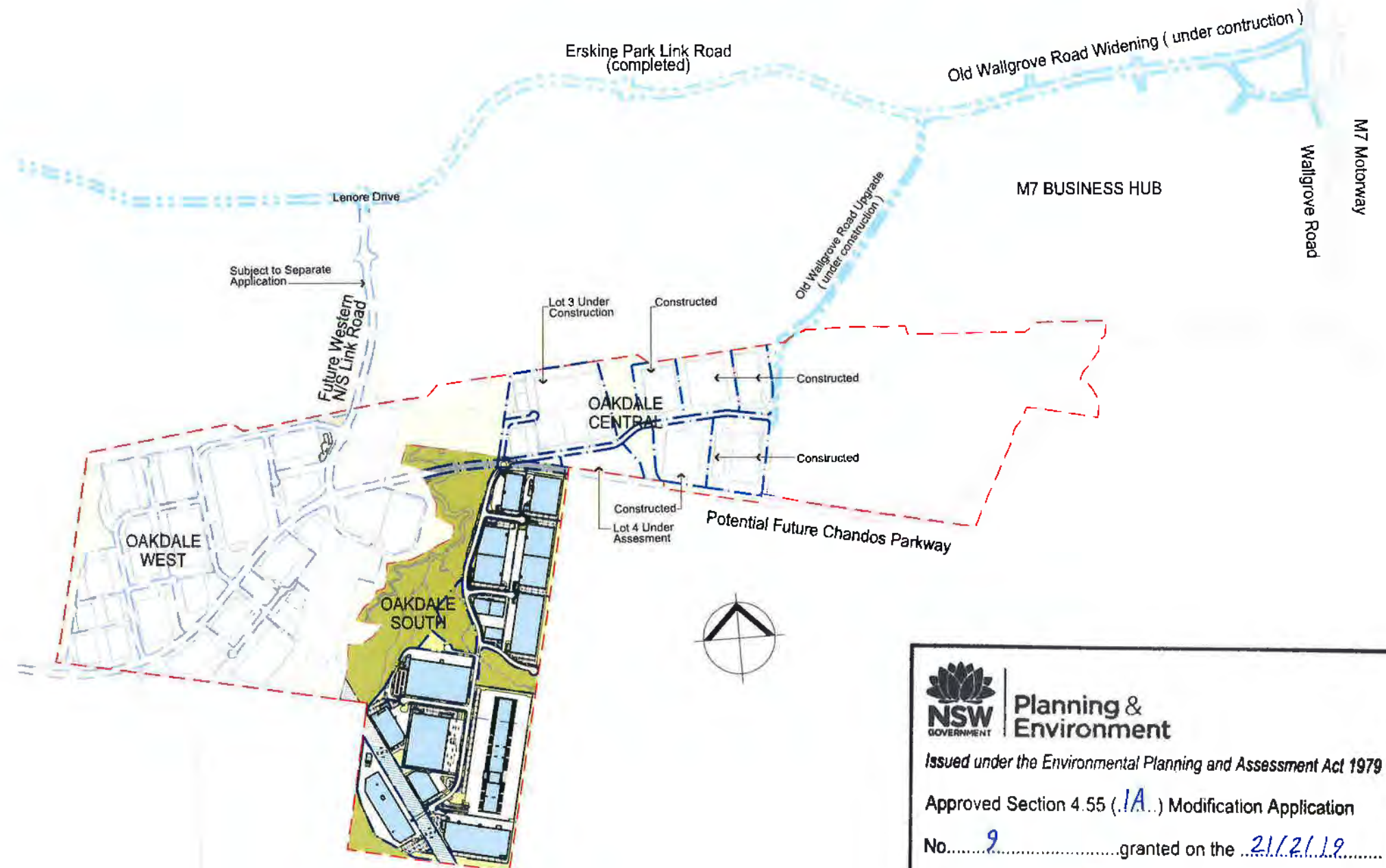
Drawing List

OAK MP01	HH	Cover Sheet & Title Page	OAK 1D DA40	L	Site Plan / Floor Plan
OAK MP02	VV	SSDA Masterplan	OAK 1D DA41	G	Roof Plan
OAK MP03	T	SSDA Stage 1 Development	OAK 1D DA42	G	Office 1 Plans
OAK MP04	T	Precinct 1 Masterplan	OAK 1D DA43	B	Office 2 Plans
OAK MP05	-	Not Used	OAK 1D DA44	H	Elevations
OAK MP06	P	Indicative Ultimate Lot Layout	OAK 1D DA45	F	Sections
OAK MP07	N	Site Analysis Plan	OAK 1D DA46	E	Elevations Office 1
OAK MP08	Q	Existing Zoning	OAK 1D DA47	A	Elevations Office 2
OAK MP09	J	Estate Works Staging Plan			
OAK MP10	P	Building Staging Plan (Indicative)			
OAK MP11	N	Signage Precinct 1			
OAK MP12	-	Not Used			
OAK MP13	P	Fire Protection Plan			
OAK MP14	Q	Restoration Zones			
OAK MP15	K	Fencing Plan			
OAK MP16	E	Masterplan Overlay			

OAK 1A DA10	P	Site Plan / Floor Plan
OAK 1A DA11	G	Roof Plan
OAK 1A DA12	H	Office 1 Plans
OAK 1A DA13	-	Not Used
OAK 1A DA14	-	Not Used
OAK 1A DA15	G	Elevations & Sections
OAK 1A DA16	F	Elevations Office
OAK 1A DA17	-	Not Used
OAK 1A DA18	-	Not Used
OAK 1A DA19	-	Not Used

OAK 1B DA20	V	Site Plan / Floor Plan
OAK 1B DA21	H	Roof Plan
OAK 1B DA22	H	Office Plans
OAK 1B DA24	R	Elevations
OAK 1B DA25	K	Sections
OAK 1B DA26	J	Elevations Office

OAK 1C DA30	P	Site Plan / Floor Plan
OAK 1C DA31	G	Roof Plan
OAK 1C DA32	F	Office 1 Plans
OAK 1C DA33	G	Office 2 Plans
OAK 1C DA34	H	Elevations
OAK 1C DA35	F	Sections
OAK 1C DA36	E	Elevations Office 1
OAK 1C DA37	E	Elevations Office 2



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Approved Section 4.55 (.1A.) Modification Application	
No. <u>9</u>	granted on the <u>21/2/19</u>
in respect to <u>SSD 6917</u>	
Signed <u>[Signature]</u>	
Sheet No. <u>1</u>	of <u>13</u>

Site Area Schedule	
Total Site Area	117.117 ha
Less:	
Non Developable Land	33.67 ha
Easements	4.58 ha
Regional Roads	1.74 ha
Estate Roads	6.22 ha
	46.22 ha
Development Areas	
Precinct 1	16.46 ha
Precinct 2	7.31 ha
Precinct 3	18.92 ha
Precinct 4	14.27 ha
Precinct 5	6.46 ha
Precinct 6	6.86 ha
Amenity Lot	0.58 ha
Total Developable	70.89 ha
Total Warehouse	320,946 sqm
Total Office	14,371 sqm
Total Facility	335,317 sqm

Warehouse 1A	
Site	25,230sqm
Warehouse	11,595sqm
Office	705sqm
Dock Office	95sqm
Total Area	12,395sqm
Total Carparking	42
Provisional Parking	19

Warehouse 1B	
Site	34,491sqm
Warehouse	17,900sqm
Office	535sqm
Dock Office	100sqm
Drive Thru	1,000sqm
Total Area	19,535sqm
Total Carparking	91

Warehouse 1C	
Site	49,777sqm
Warehouse 1	14,180sqm
Warehouse 2	13,460sqm
Office 1	698sqm
Office 2	698sqm
Dock Office 1	190sqm
Dock Office 2	190sqm
Total Area	29,416sqm
Total Carparking	185

Warehouse 1D	
Site	55,147sqm
Warehouse 1	14,750sqm
Warehouse 2	14,750sqm
Office 1	845sqm
Office 2	698sqm
Dock Office 1	190sqm
Dock Office 2	190sqm
Total Area	31,423sqm
Total Carparking	204

Warehouse 2A	
Site	25,350sqm
Warehouse 1	4,110sqm
Warehouse 2	3,800sqm
Warehouse 3	3,710sqm
Office 1	215sqm
Office 2	215sqm
Office 3	200sqm
Dock Office	N/A
Total Area	12,250sqm
Total Carparking	79

Warehouse 2B	
Site	47,847sqm
Warehouse 1	13,134sqm
Warehouse 2	13,118sqm
Office 1	650sqm
Office 2	650sqm
Dock Office	N/A
Total Area	27,552sqm
Total Carparking	155

Warehouse 3A	
Site	70,383sqm
Warehouse	40,090sqm
Office	1,015sqm
Dock Office	175sqm
Total Area	41,280sqm
Total Carparking	200

Warehouse 3B	
Site	64,290sqm
Warehouse	36,100sqm
Office	1,478sqm
Dock Office	176sqm
Fork ReCharge	702sqm
Total Area	38,456sqm
Total Carparking	159
Provisional Parking	32

Warehouse 3C	
Site	23,094sqm
Warehouse	10,324sqm
Office	516sqm
Dock Office	N/A
Total Area	10,840sqm
Total Carparking	62

Warehouse 3D	
Site	31,424sqm
Warehouse	13,451sqm
Office	1500sqm
Dock Office	94sqm
Total Area	15,045sqm
Total Carparking	110

Warehouse 4A	
Site	142,768sqm
Warehouse	33,588sqm
Office	1,761sqm
Dock Office	N/A
Total Area	35,349sqm
Total Carparking	325

Warehouse 5A	
Site	64,613sqm
Warehouse	31,457sqm
Plant Rooms	470sqm
Office 1	1,302sqm
Office 2	317sqm
Dock Office	430sqm
Total Area	33,976sqm
Total Carparking	250

Warehouse 6A	
Site	68,662sqm
(Includes developable, part of landscape drainage setback and APZ setback areas)	
Warehouse	26,720sqm
Workshop	707sqm
Gatehouse	108sqm
Drivers Quarters	265sqm
Dock Office	N/A
Total Area	27,800sqm
Total Carparking	193

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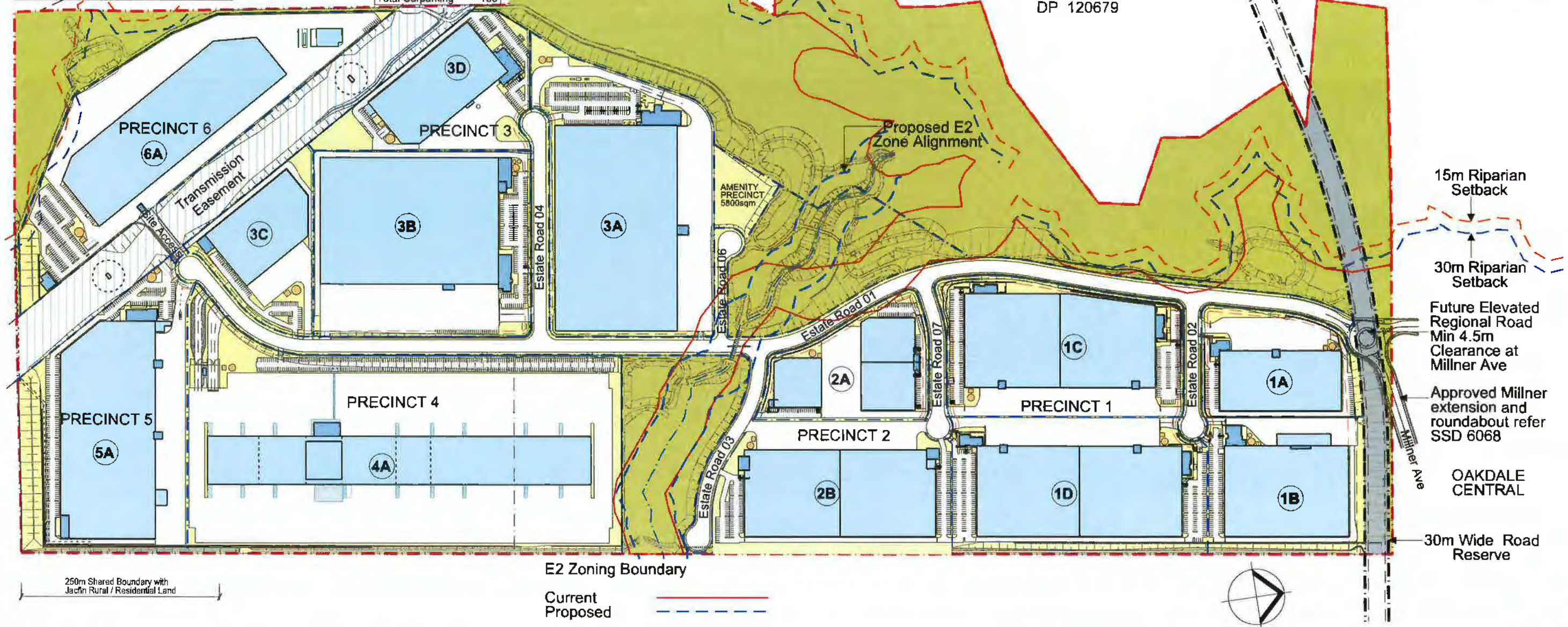
Approved Section 4.55 (1A...) Modification Application

No. 9 granted on the 21/12/19

In respect to SSD 6068 Proposed Western North South Link Road

Signed [Signature]

Sheet No. 2 of 13



Site Area Schedule

Total Site Area	117.117 ha
Less:	
Non Developable Land	33.46 ha
Easements	4.56 ha
Regional Roads	1.74 ha
Estate Roads	6.19 ha
	45.95 ha
Development Areas	
Precinct 1	16.46 ha
Total Developable	16.46 ha
Total Warehouse	88,590 sqm
Total Office	4,179 sqm
Total Facility	92,769 sqm



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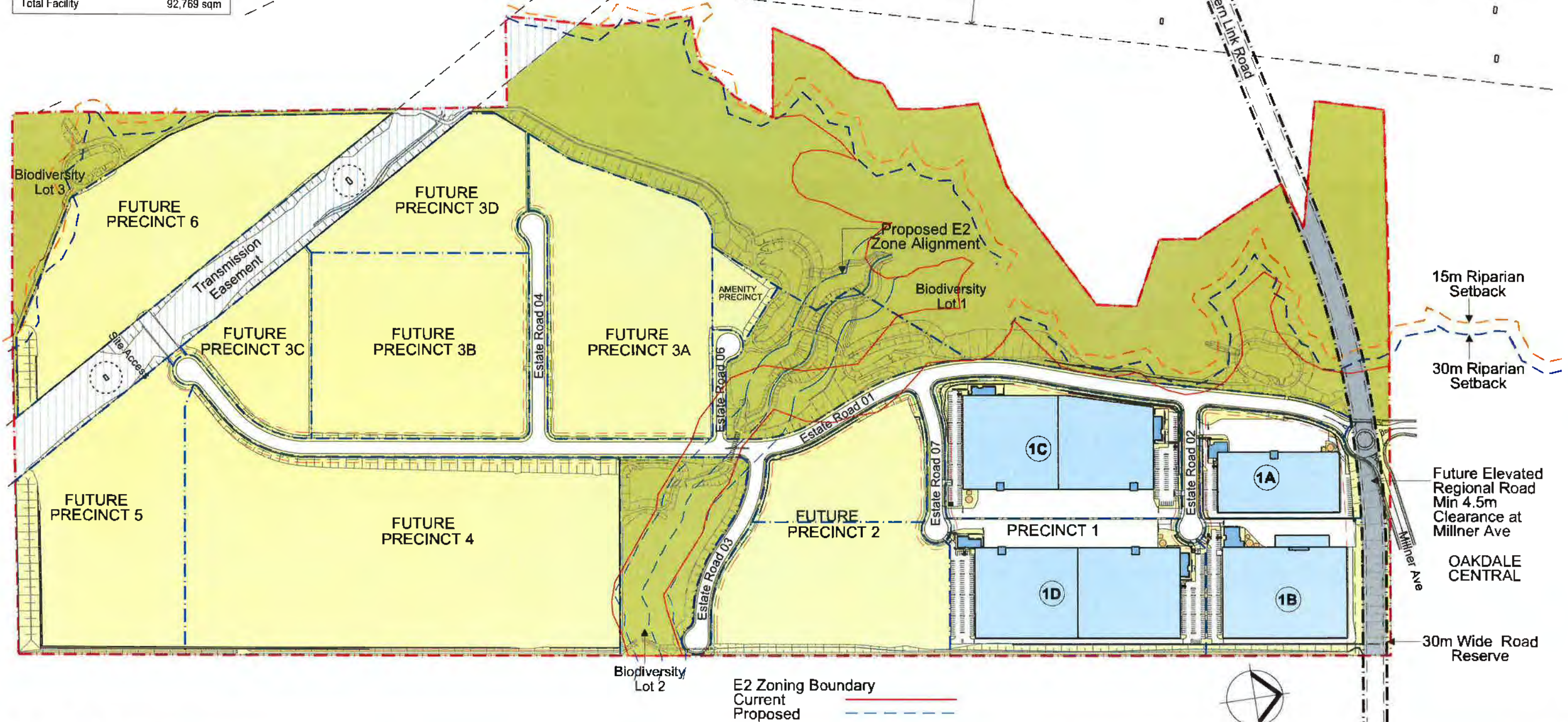
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Sheet No. 3 of 13

OAKDALE WEST
LOT 1
DP 120679

Goodman

BRICKWORKS



Legend

-  Oakdale SOUTH Concept Plan (CP #1)
-  Existing Boundary
-  Proposed Boundary/ Road Reserve
-  IN1 General Industrial Zone
-  E2 Conservation Zone



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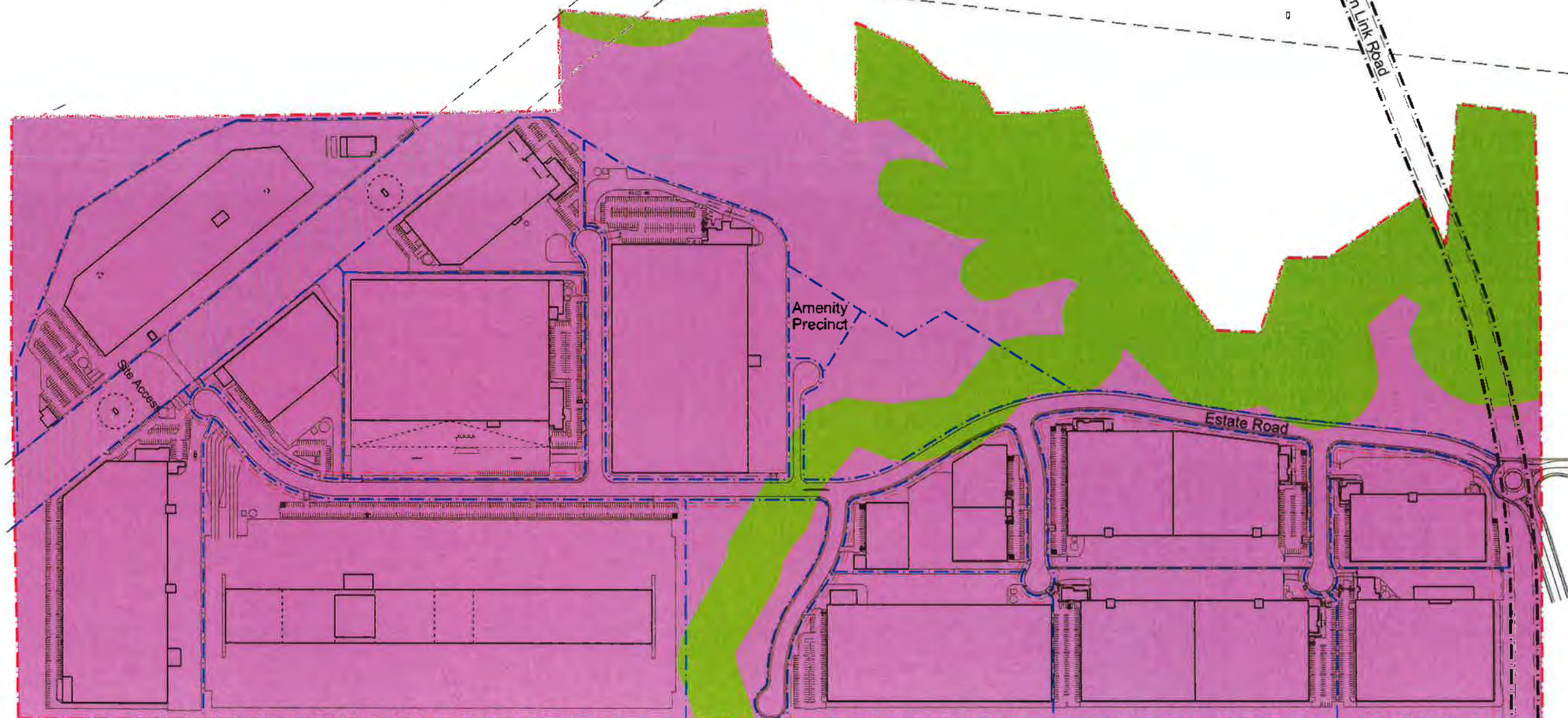
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Sheet No. 4 of 13

OAKDALE WEST
LOT 1
DP 120679

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OAKDALE CENTRAL



Legend

-  Defendable Space
-  Rural Fire Service Fire Access Track (4m)



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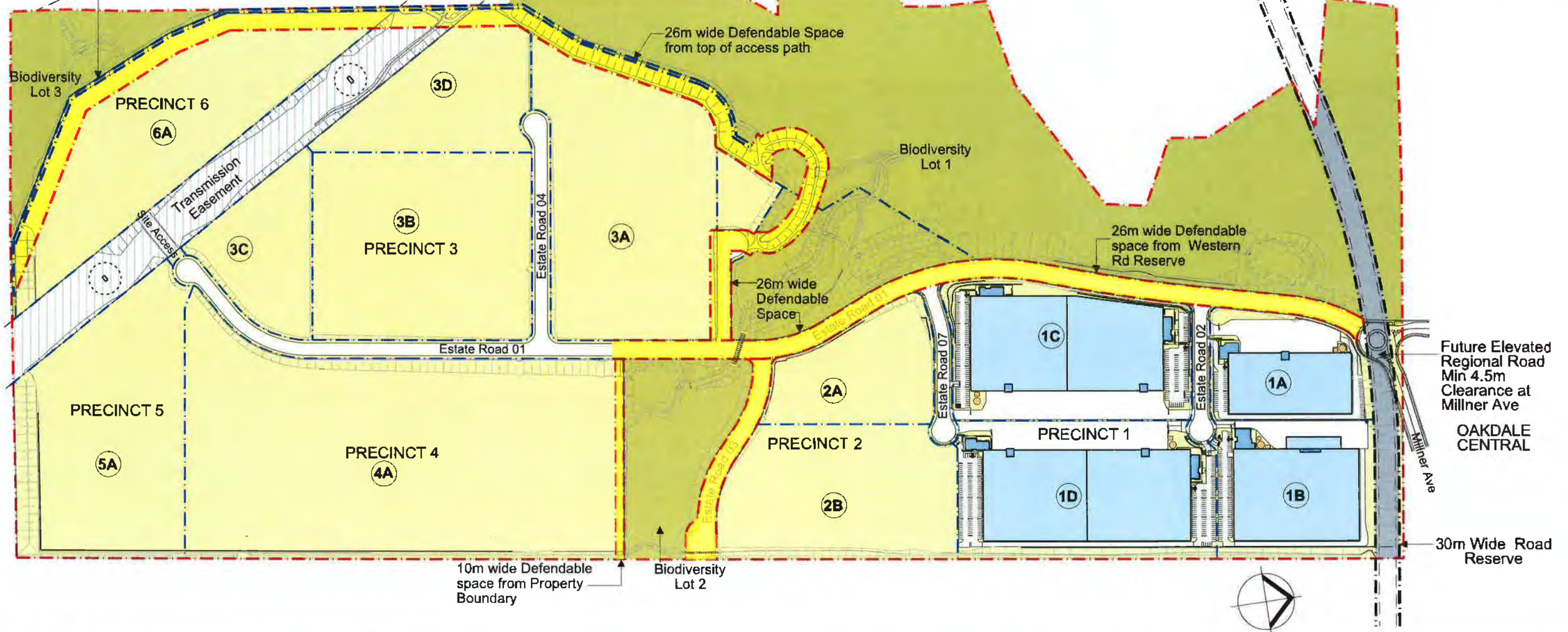
Sheet No. 5 of 13

OAKDALE WEST
LOT 1
DP 120679

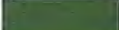
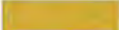
Goodman

BRICKWORKS

26m wide Defendable Space from property Boundary



Legend

- | | | | |
|---|--|---|---|
|  | Site Boundary |  | 3m maintenance track |
|  | Waterway |  | 4m rural fire services track |
|  | Area 1: Riparian corridor restoration |  | 15m indicative offset line from top of bank for Ropes Creek |
|  | Area 2: Additional landscape restoration |  | 30m indicative offset line from top of bank for Ropes Creek |
|  | Area 3: Riparian corridor restoration |  | 10m indicative offset line from top of Drainage Line 1 |
|  | Area 4: Native grassland restoration | | |

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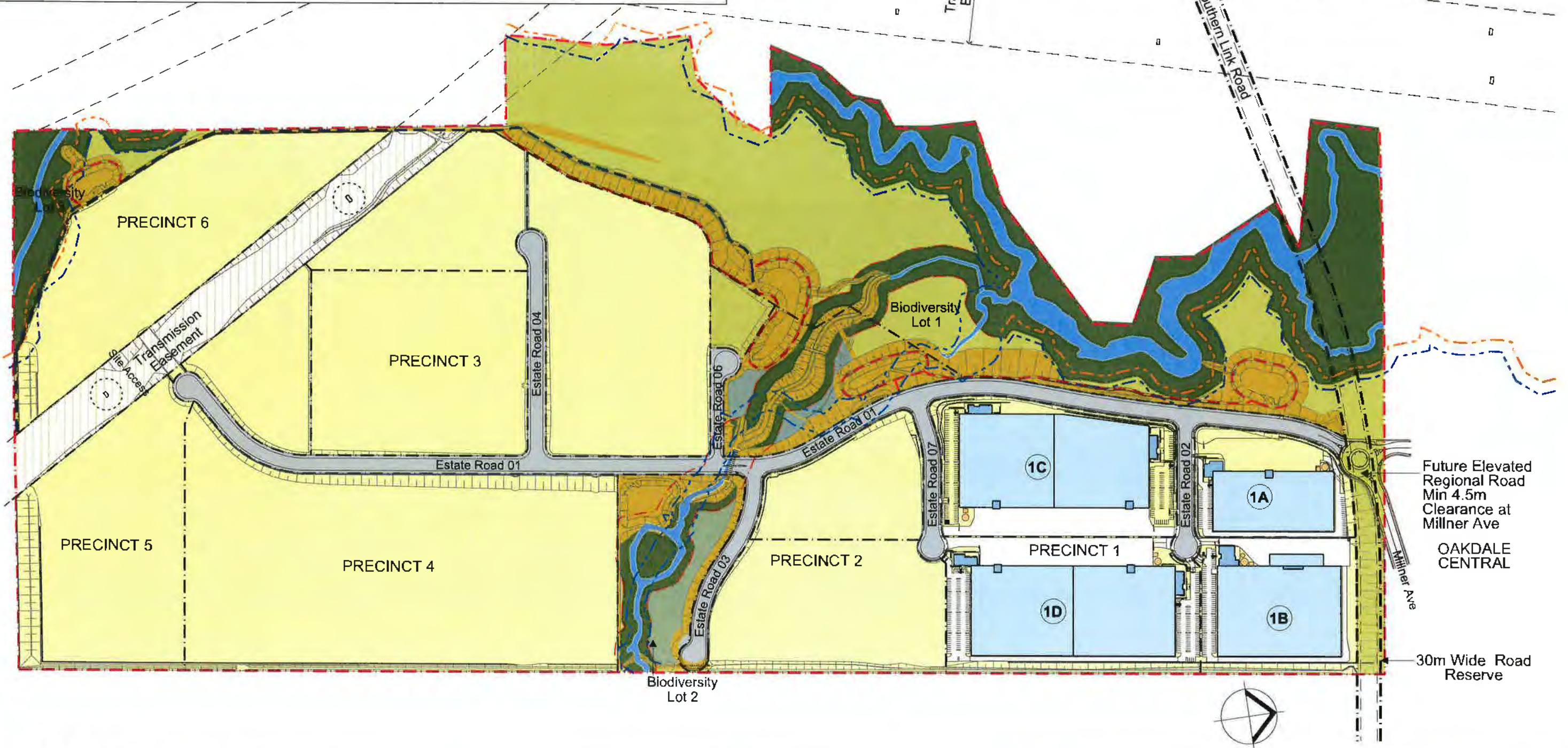
in respect to SCD 6917 Proposed Western North South Link Road

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Sheet No. 6 of 13



OAKDALE WEST
LOT 1
DP 120679



Future Elevated
Regional Road
Min 4.5m
Clearance at
Millner Ave
OAKDALE
CENTRAL

30m Wide Road
Reserve

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In respect to SSD 6917

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OAKDALE WEST
LOT 1
DP 120679

Proposed Western North South Link F

Proposed Southern Link Road

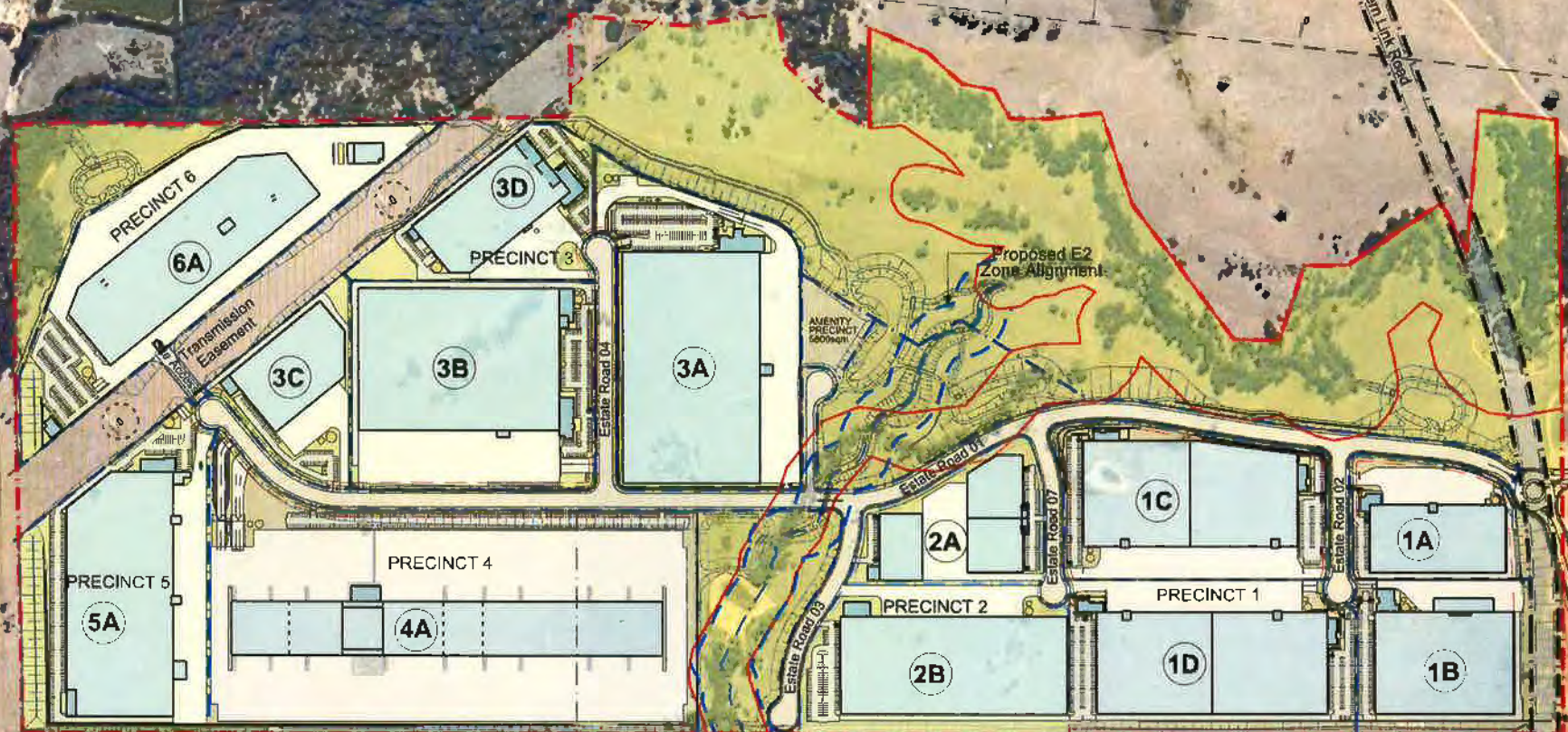
Proposed E2
Zone Alignment

Future Elevated
Regional Road
Min 4.5m
Clearance at
Millner Ave
Approved Milner
extension and
roundabout refer
SSD 6068

OAKDALE
CENTRAL

30m Wide Road
Reserve

E2 Zoning Boundary
Current
Proposed



Landscape Concept Master Plan

The landscape concept masterplan demonstrates the vision for the Oakdale South Estate (OSE). Various proposed landscape upgrades, rehabilitation and enhancements are proposed.



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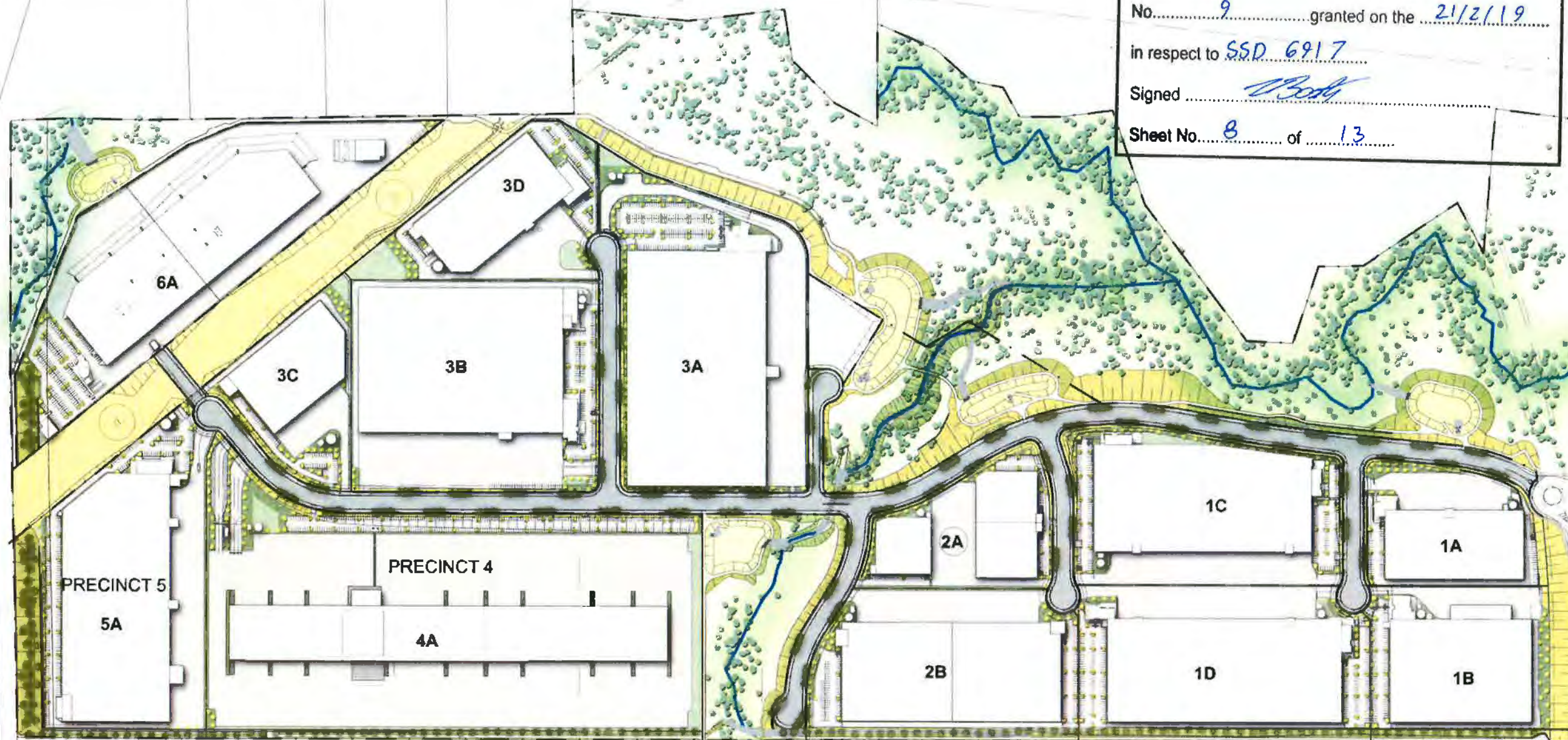
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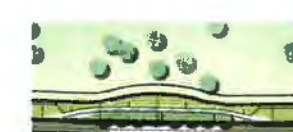
Bioretention basin



Creek & Riparian Zone



Biodiversity Zone



Landscape Node



Estate Streetscape



On site presentational landscaping



On site buffer planting



Vegetated embankments

BRICKWORKS



SITE IMAGE

Oakdale South - MOD 9 | Landscape



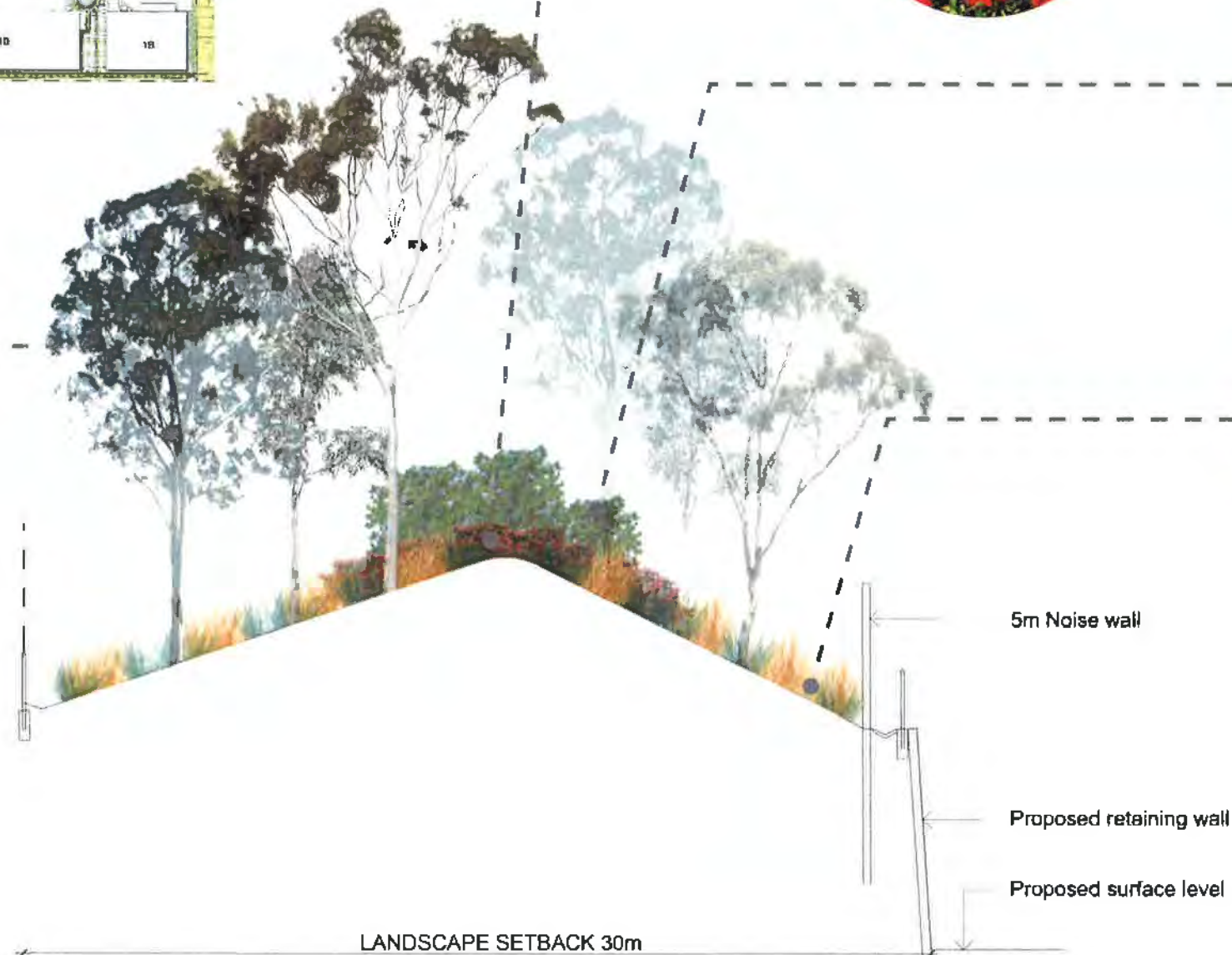
Client
Site Image Job Number

Goodman
SSIS 3057

Drawing Number
Issue
Date

18-003
12
07/12/2018

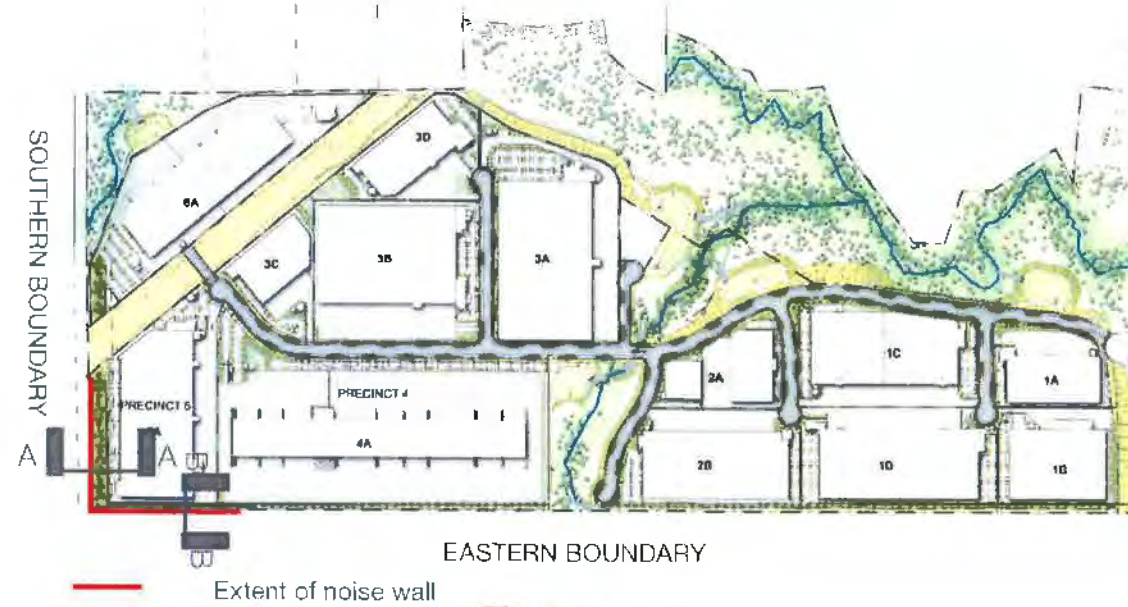
The site plan illustrates the layout of the proposed development, divided into five precincts. Precinct 1 is located on the right side, containing sub-precincts 1A, 1B, 1C, 2A, 2B, and 2C. Precinct 2 is located in the center, containing sub-precincts 3A, 3B, 3C, and 3D. Precinct 3 is located on the left side, containing sub-precincts 4A and 4B. Precinct 4 is located at the bottom left, containing sub-precincts 5A and 5B. Precinct 5 is located at the bottom right, containing sub-precincts 6A and 6B. The plan also shows the Southern Boundary, Eastern Boundary, and the extent of the noise wall, which is indicated by a red line along the bottom edge of the site.



SCALE 1:200

 **Section AA (Southern Boundary)**
1:200 (Adapted from Civil section)

Eastern Boundary Landscape Section



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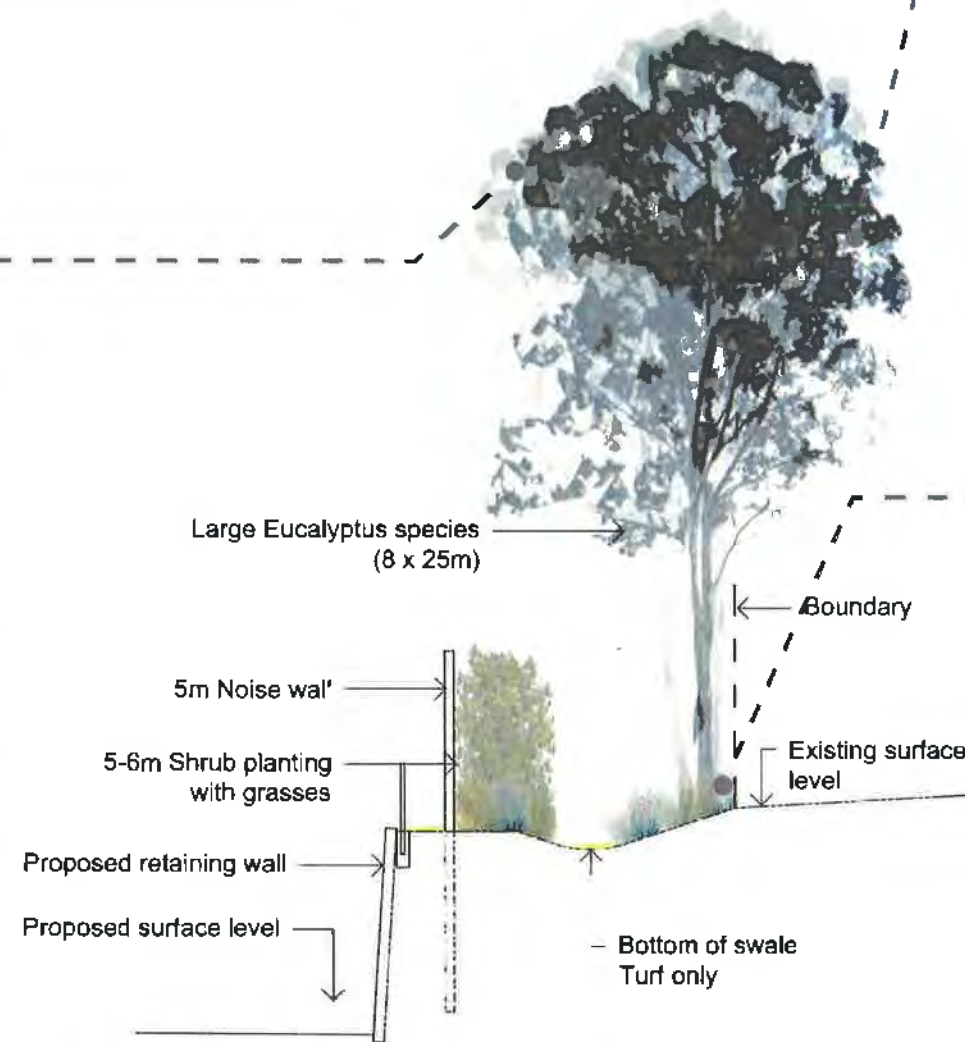
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Section BB (Eastern Boundary)
1:100 (Adapted from Civil section)

SCALE 1:200

Vegetation Typologies

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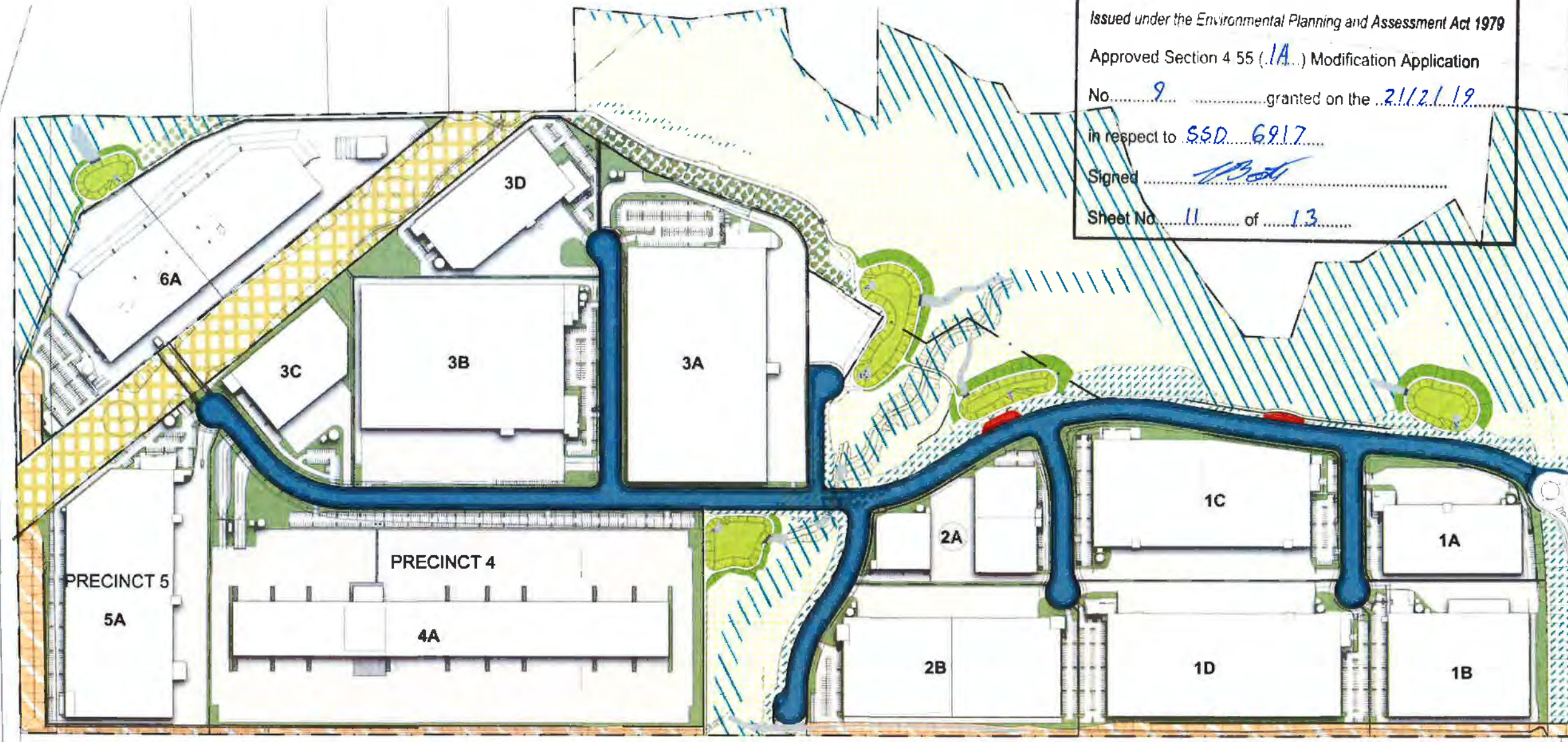
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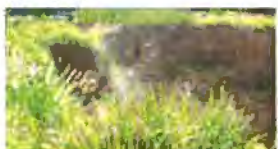
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Sheet No. 11 of 13



									
Typology 1 Streetscape	Typology 2 Landscape Nodes	Typology 3 Basins	Typology 4 Biodiversity Zone	Typology 5 Riparian Zone	Typology 6 Defendable Zone	Typology 7 On Lot Landscaping	Typology 8 Existing Managed Grasses	Typology 9 Embankment Turf	Typology 10 Boundary Planting
Refer to Street Tree Masterplan. Copse detail, Myoporum parvifolium to base.	Formalised planting to create legibility and amenity.	Retention species in accordance with Penrith City Council WSUD Guidelines.	Various rehabilitated plant communities, refer to Biodiversity Offset Strategy by Cumberland Ecology	Rehabilitation of creekline included in biodiversity offsets.	Managed clear turf zone as stipulated by fire consultant	Presentation landscaping, softening of built form and amenity creation	Powerline easement, retain existing pastoral grasses and reinstat as required by civil works	Turf to civil embankment	Screen planting to boundary
									

Street Tree Master Plan

This section has been produced to graphically demonstrate the interfaces and relationship of intended landscape treatments across the subject site.



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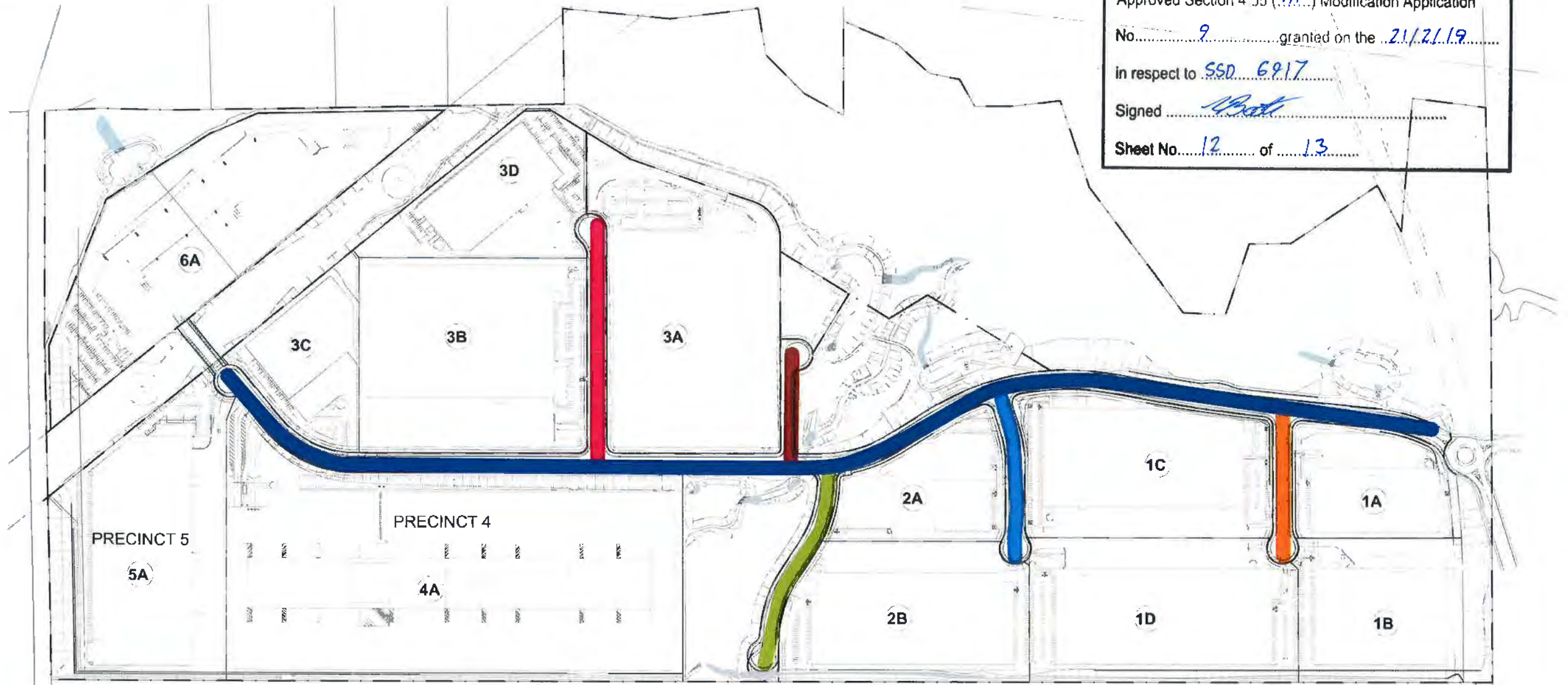
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Estate Road (Road 1)

Corymbia maculata
Spotted Gum
30m (h) x 8m (w)



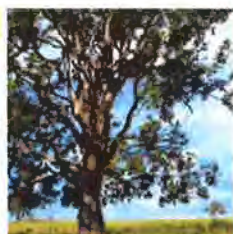
Road 2

Eucalyptus crebra
Narrow-leaved Ironbark
15m (h) x 6m (w)



Road 3

Angophora subvelutina
Broad-leaved Apple
18m (h) x 8m (w)



Road 4

Eucalyptus moluccana
Grey Box
25m (h) x 6m (w)



Road 6

Eucalyptus crebra
Narrow-leaved Ironbark
15m (h) x 6m (w)



Road 7

Eucalyptus crebra
Narrow-leaved Ironbark
15m (h) x 6m (w)



Stage 1 Development

Landscape Scope of Works

The landscape works described specifically in this report, and subsequent design development, shall consist of

-Estate Works: Streetscape works: street trees, verges, Landscape nodes, detention basins (and other civil related landscape requirements – i.e batters). These works shall be staged as per civil works.

- Precinct Works (on lot works): Each lot and precinct (combining of several lots) shall be landscaped as building forms are developed.



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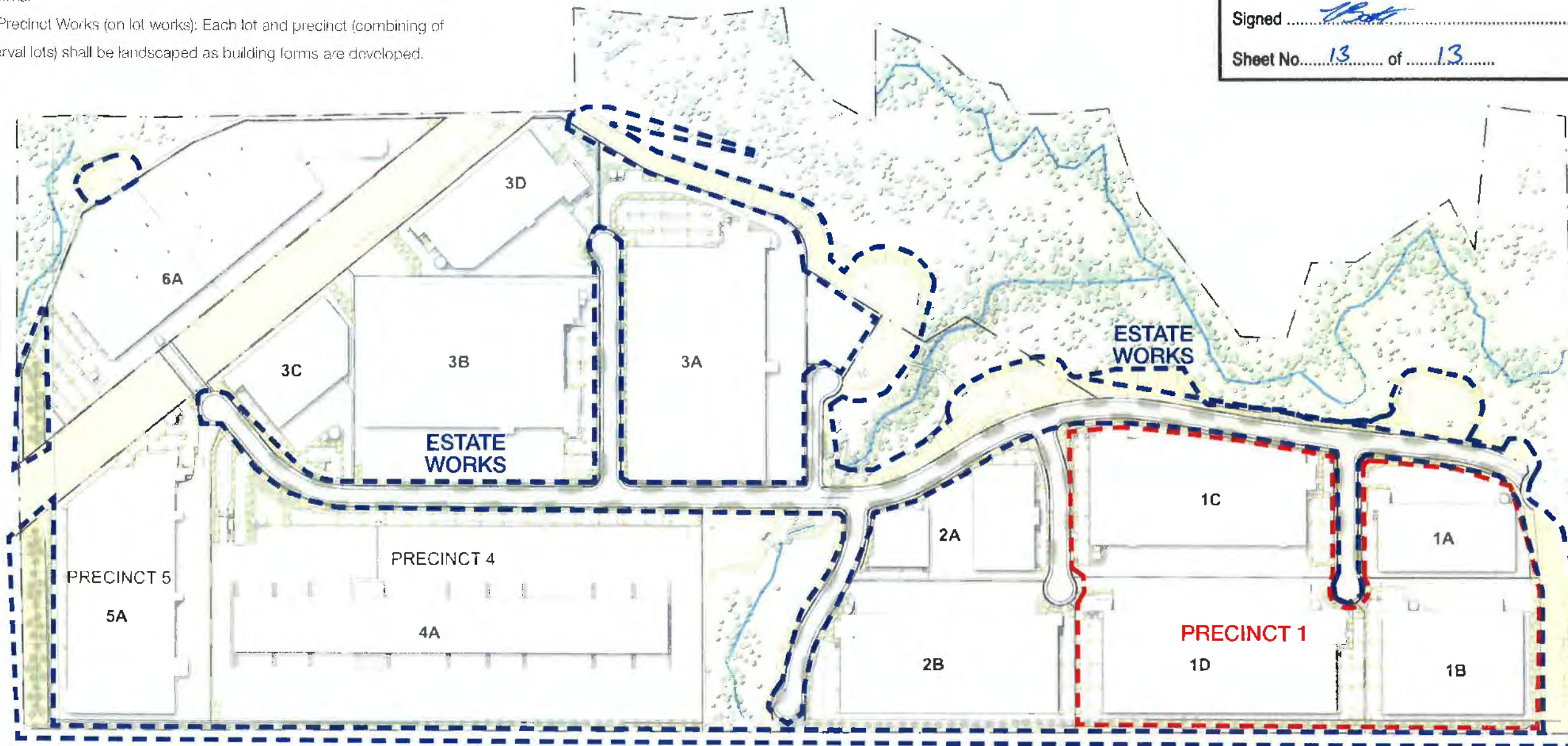
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--- Estate Works
--- Precinct Works