

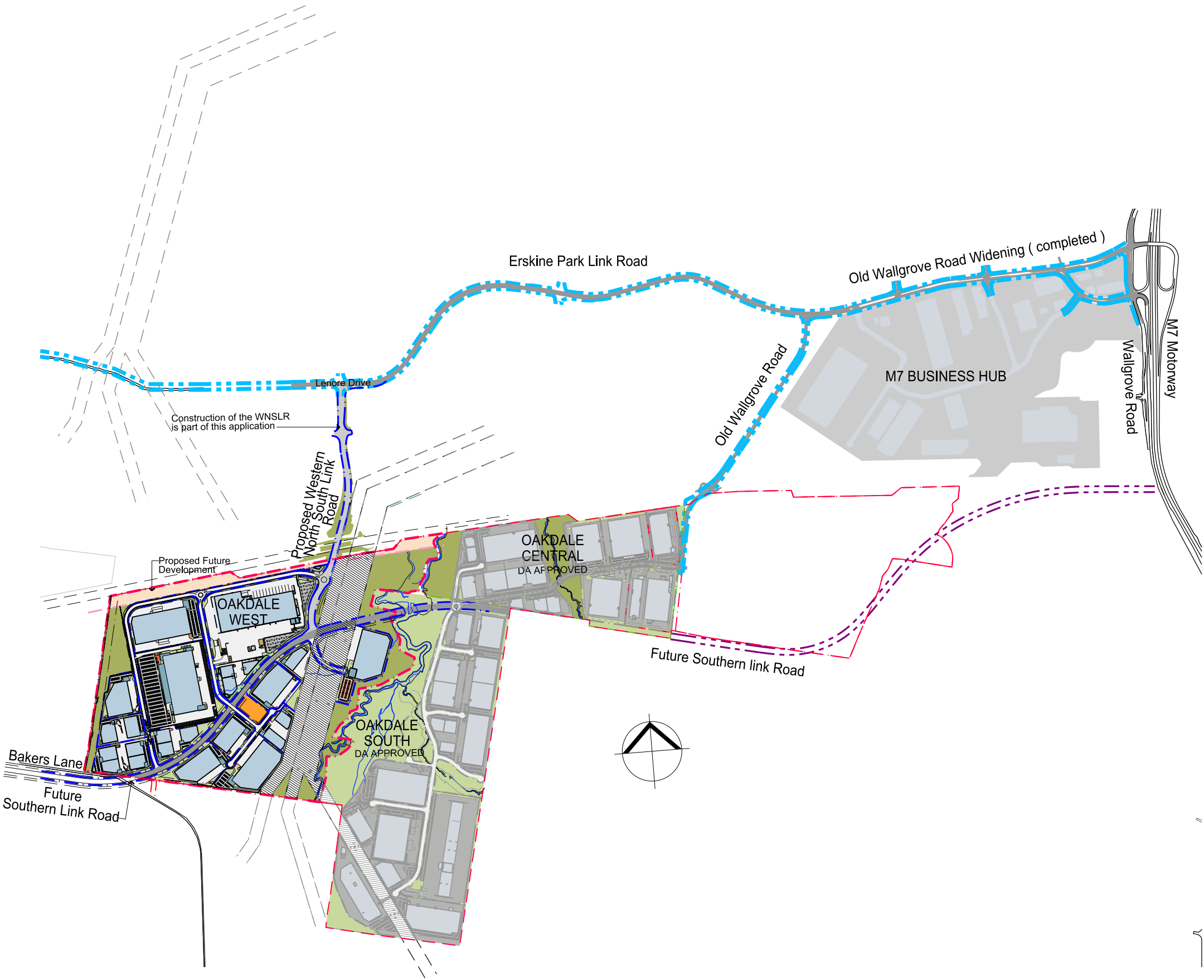


PROPOSED INDUSTRIAL FACILITIES
PRECINCT 1
OAKDALE WEST
Estate Road HORSLEY PARK, NSW 2175
MOD 5

Drawing List

Masterplans	
OAK MP01	Cover Sheet & Location
OAK MP02	Estate Masterplan
OAK MP03	Western North South Link Road
OAK MP05	Precinct 1 Masterplan
OAK MP06	Precinct Plan
OAK MP07	Indicative Ultimate Lot Layout
OAK MP08	Site Ananlysis Plan
OAK MP09	Existing Zoning
OAK MP12	Signage Precinct 1 Plan
OAK MP13	Fire Protection Plan
OAK MP14	Biodiversity Management Plan

Lot 1A	
OAK 1A DA10	Site Plan
OAK 1A DA11	Roof Plan
OAK 1A DA18	Warehouse Plan
OAK 1A DA18A	Mezzanine 1 Plan
OAK 1A DA18B	Mezzanine 2 Plan
OAK 1A DA18C	Mezzanine 3 Plan
OAK 1A DA18D	Mezzanine 4 Plan
OAK 1A DA18E	Mezzanine 5 Plan
OAK 1A DA18F	Mezzanine 6 Plan
OAK 1A DA25	Energy Complex 1
OAK 1A DA28	Stage 2 Site Plan



Legend

- Site Boundary
- Lot Boundary
- 3.75m Landscape Setback
- 7.50m Building Setback
- 10 m Landscape Setback
- 20m Landscape Setback

Site Area Schedule

Total Site Area	154.12 ha
Less:	
Non Developable Land	21.08 ha
Easements	22.38 ha
Regional Roads	7.51 ha
Services Lot	1.23 ha
Estate Roads	7.71 ha
E2 Zone non developable	1.43 ha
	61.34 ha

Development Areas	
Precinct 1	21.80 ha
Precinct 2	26.69 ha
Precinct 3	11.10 ha
Precinct 4	22.11 ha
Precinct 5	6.01 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.25 ha

Total Developable	92.82 ha
Precinct 1 GLA	89,440 sqm
Precinct 2 GLA	259,886 sqm
Precinct 3 GLA	57,819 sqm
Precinct 4 GLA	113,693 sqm
Precinct 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm

Total GLA	556,824 sqm
Precinct 1 GFA	125,772 sqm
Precinct 2 GFA	266,186 sqm
Precinct 3 GFA	57,819 sqm
Precinct 4 GFA	113,693 sqm
Precinct 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm

Total GFA	599,455 sqm
Total Warehouse	529,101 sqm
Total Office	23,374 sqm
Others	4,349 sqm
Mezzanines (for Site 1A & 2B)	42,631 sqm
Total GFA	599,455 sqm



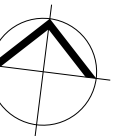
Emmas Residential
Aged Care
Average RL 56.00

Emmas Catholic
College
Average RL 64.00

OAKDALE SOUTH
Lot 12 DP1178389

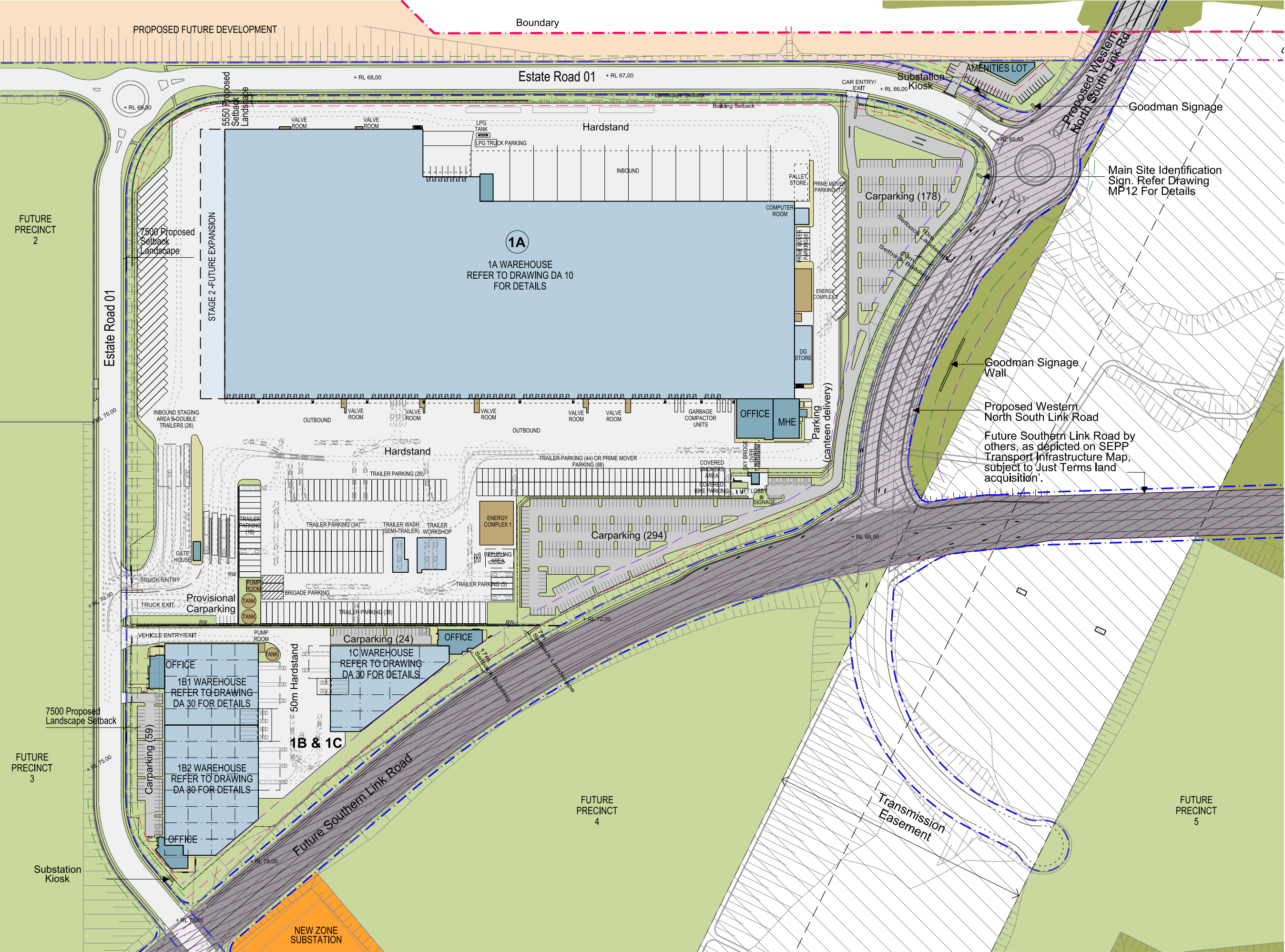
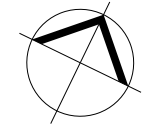


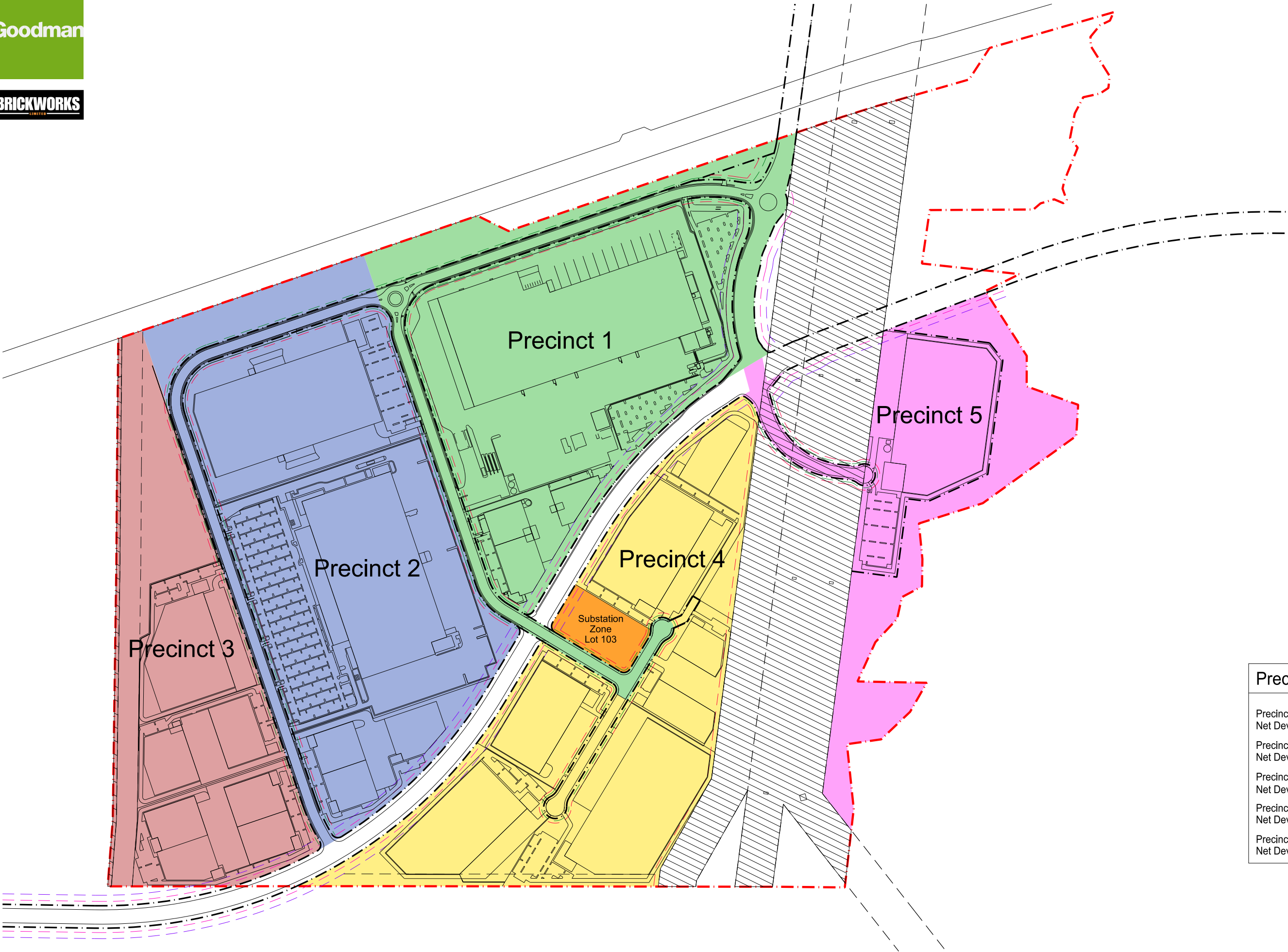
SEE DRAWING OAK MP02 FOR CONTINUATION



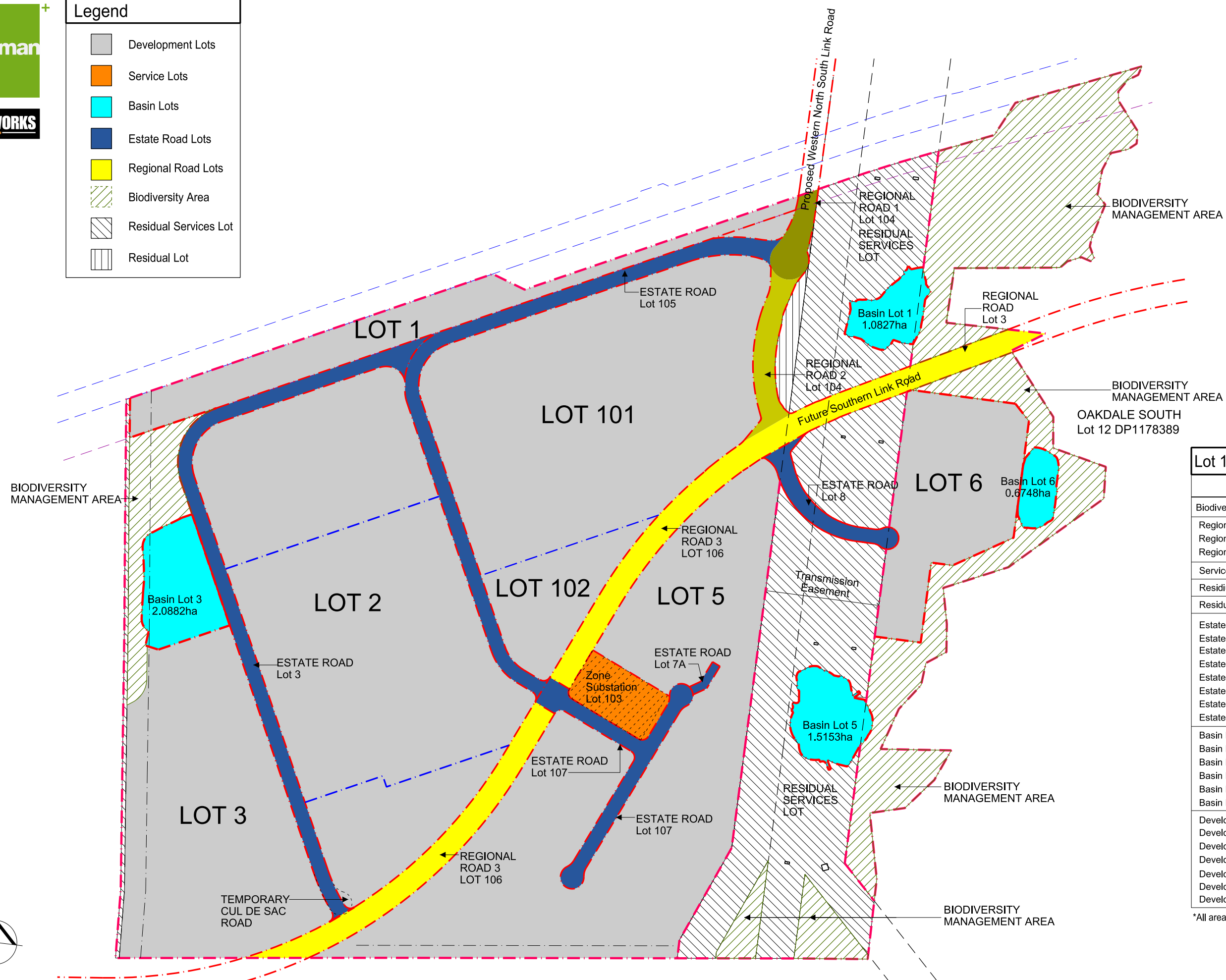


Development Area Schedule	
Total Site Area	218,050 sqm
Total Warehouse	81,286 sqm
Total Office	4,151 sqm
Others (for Lot 1A)	4,004 sqm
Mezzanines (for Lot 1A)	36,331 sqm
Total GFA (includes all Mezzanines)	125,772 sqm
Total GLA (excludes all Mezzanines)	89,440 sqm
Carparking (total)	555
Lot 1A	
Site Area	187,010 sqm
Warehouse (includes Stage 2 future expansion 3,316 sqm)	68,160 sqm
Office (3 level)	2,646 sqm
Others (includes dock office, trailer workshop, trailer wash, dangerous goods store, computer room, gate house, energy complex 1 & 2, refuelling area, battery charge, skybridge & lobby)	4,004 sqm
Mezzanines (includes Stage 2 mezzanine 3,256 sqm)	36,331 sqm
Total GFA (includes all Mezzanines)	111,141 sqm
Total GLA (excludes all Mezzanines)	74,810 sqm
Awning	8,620 sqm
Site Cover (exc. awning)	59 %
Floor Space Ratio	0.59 : 1
Hardstand Area	84,509 sqm
Light Duty Area	16,425 sqm
Prime Mover Parking	111
Trailer Parking	121
Carparking	472
Carparking (motorcycles)	8
Lot 1B & 1C	
Site Area	31,038 sqm
Warehouse 1B1	3,854 sqm
Warehouse 1B2	5,686 sqm
Warehouse 1C	3,586 sqm
Office 1B1 (2 level)	500 sqm
Office 1B2 (2 level)	569 sqm
Office 1C (1 level)	436 sqm
Total GFA	14,631 sqm
Awning	1,400 sqm
Site Cover (exc. awning)	47 %
Floor Space Ratio	0.47 : 1
Hardstand Area	6,445 sqm
Light Duty Area	2,365 sqm
Carparking	83





Precinct Area Schedule		
Precinct 1		29.61 ha
Net Developable area		21.80 ha
Precinct 2		31.86 ha
Net Developable area		26.69 ha
Precinct 3		17.51 ha
Net Developable area		11.10 ha
Precinct 4		22.76 ha
Net Developable area		22.11 ha
Precinct 5		13.45 ha
Net Developable area		6.01 ha



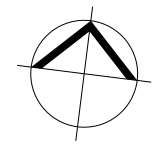
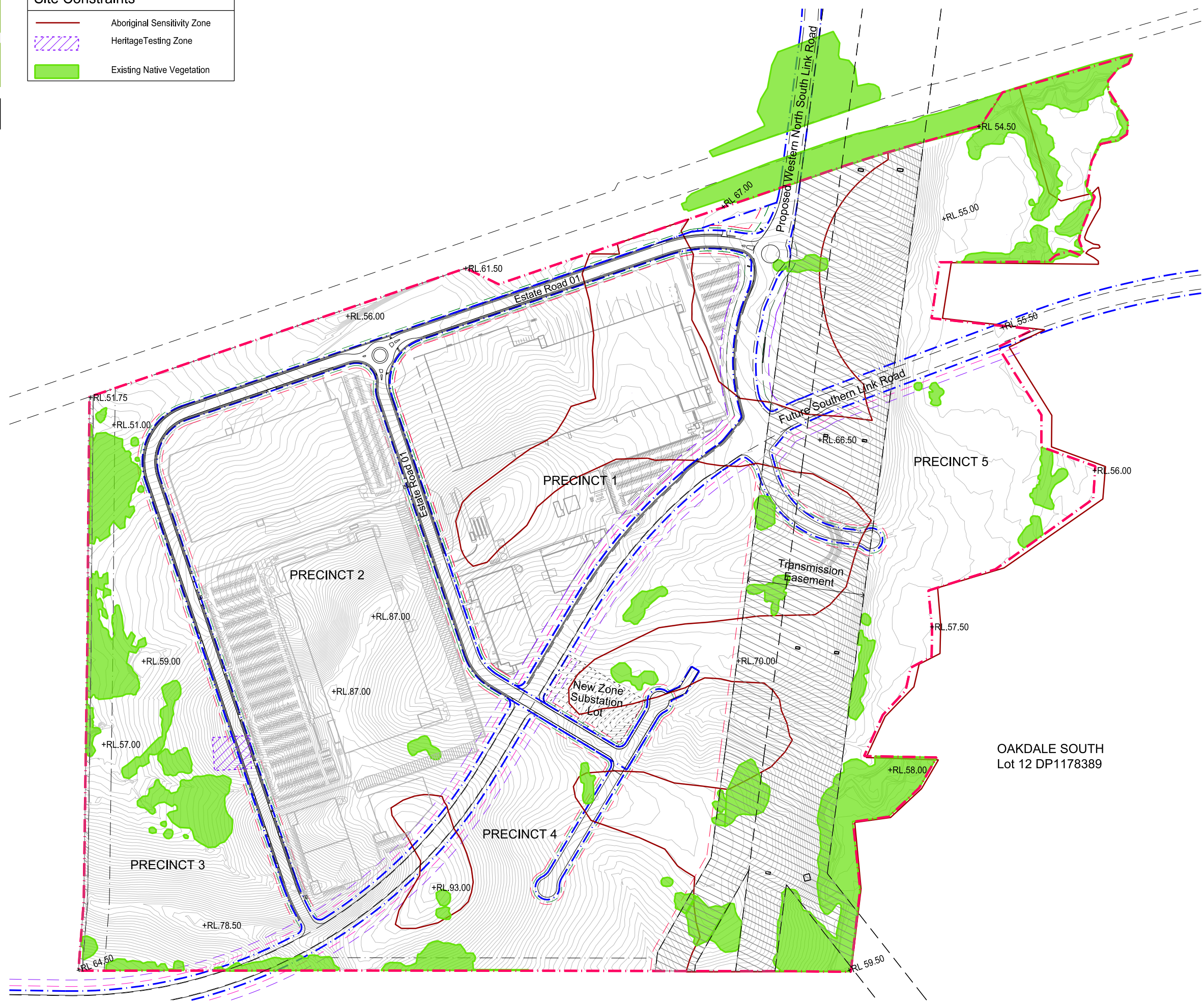
Lot 1 DP120679		Sub Total
Total Land Area	WEST	154.12 ha
Biodiversity Management Area	17.3353 ha	17.3353 ha
Regional Road 1 Lot 104	.6057 ha	7.2849 ha
Regional Road 2 Lot 104	.9166 ha	
Regional Road 3 Lot 106	5.7625 ha	
Services Lot 103	1.2346ha	1.2346 ha
Residual Lot	.5872 ha	.5872 ha
Residual Services Lot	19.9782ha	19.9782 ha
Estate Road Lot 105	2.8238 ha	7.9402 ha
Estate Road Lot 2	Deleted	
Estate Road Lot 3	2.8414 ha	
Estate Road Lot 4	Deleted	
Estate Road Lot 5	Deleted	
Estate Road Lot 107	1.4436 ha	
Estate Road Lot 7A	.0845 ha	
Estate Road Lot 8	.747 ha	
Basin Lot 1	1.0828 ha	5.3611 ha
Basin Lot 2	Not Used	
Basin Lot 3	2.0882 ha	
Basin Lot 4	Not Used	
Basin Lot 5	1.5153 ha	
Basin Lot 6	0.6748 ha	
Development Lot 101 & 102	21.805 ha	94.3934 ha
Development Lot 1	5.0751 ha	
Development Lot 2	26.6961 ha	
Development Lot 3	12.6797 ha	
Development Lot 4	Deleted	
Development Lot 5	22.1192 ha	
Development Lot 6	6.0183 ha	

*All areas subject to survey.

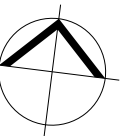
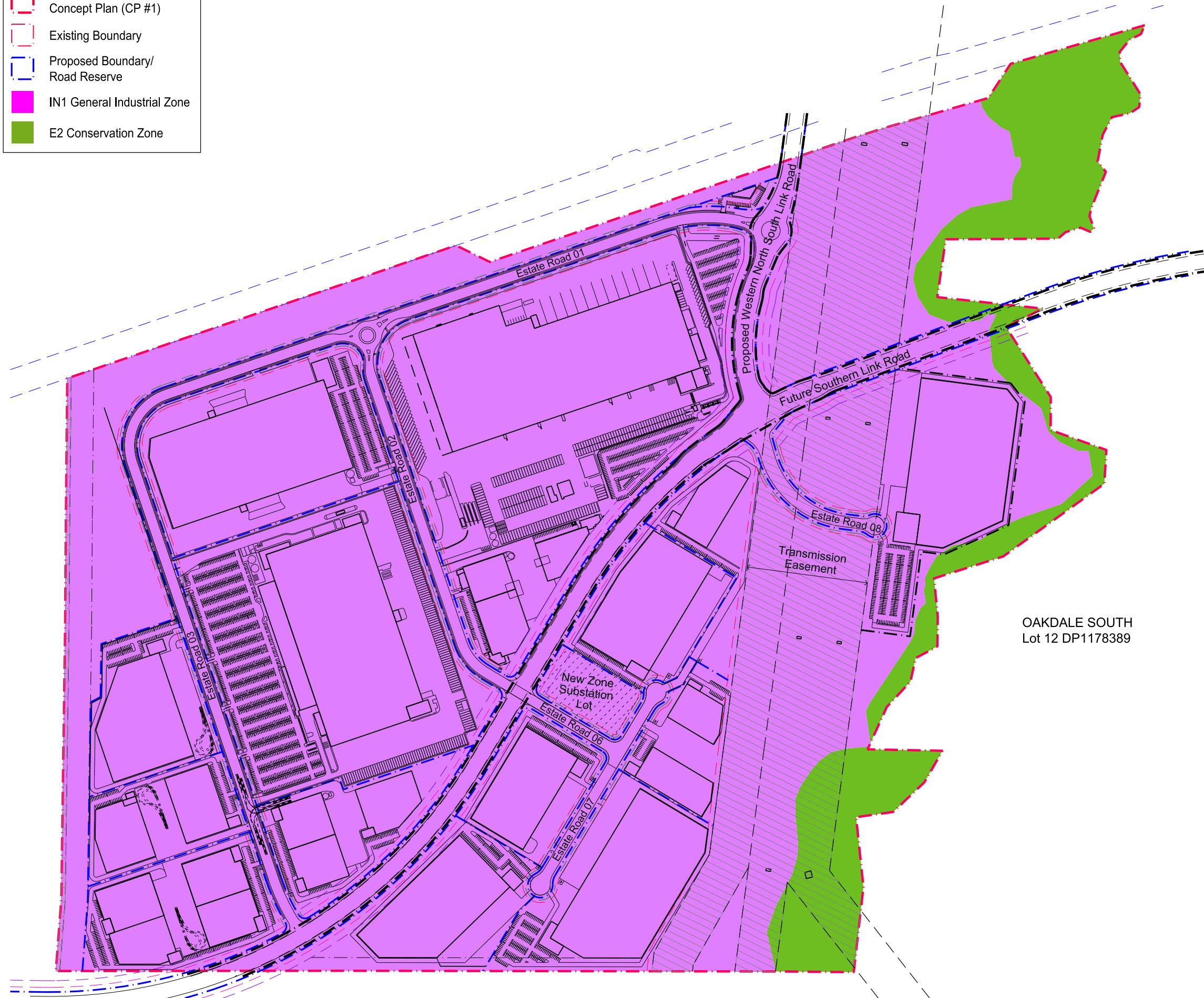


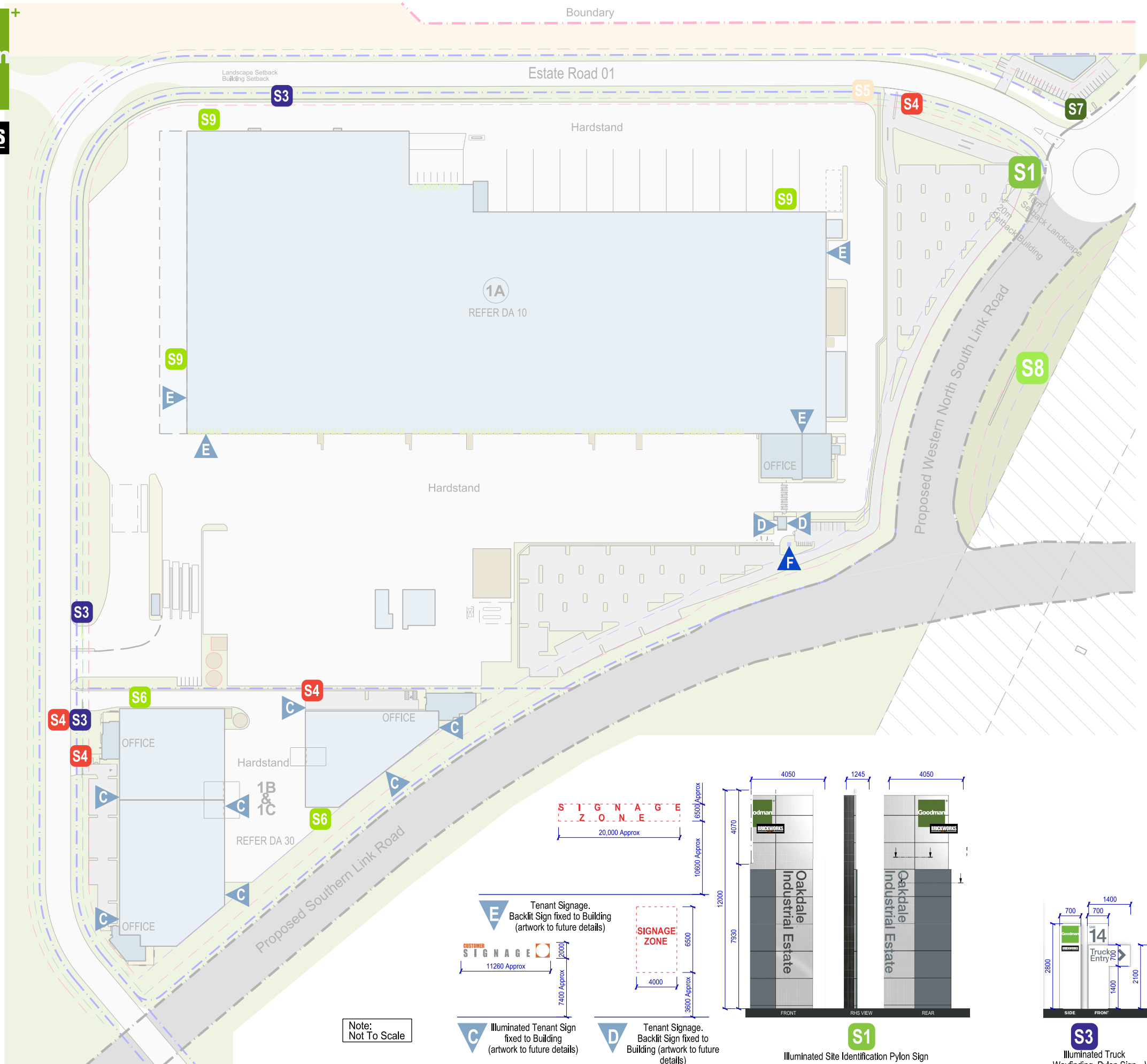
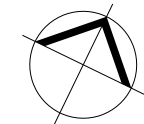


Site Constraints	
	Aboriginal Sensitivity Zone
	Heritage Testing Zone
	Existing Native Vegetation

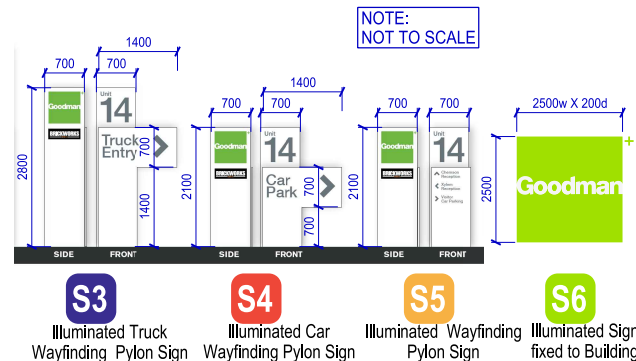
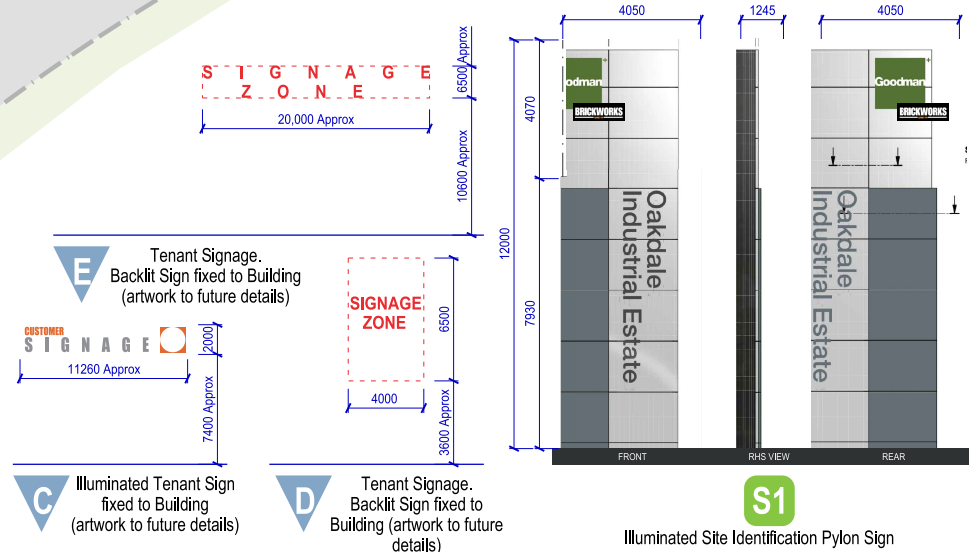


Legend	
	Oakdale WEST Concept Plan (CP #1)
	Existing Boundary
	Proposed Boundary/ Road Reserve
	IN1 General Industrial Zone
	E2 Conservation Zone

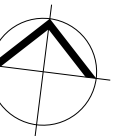
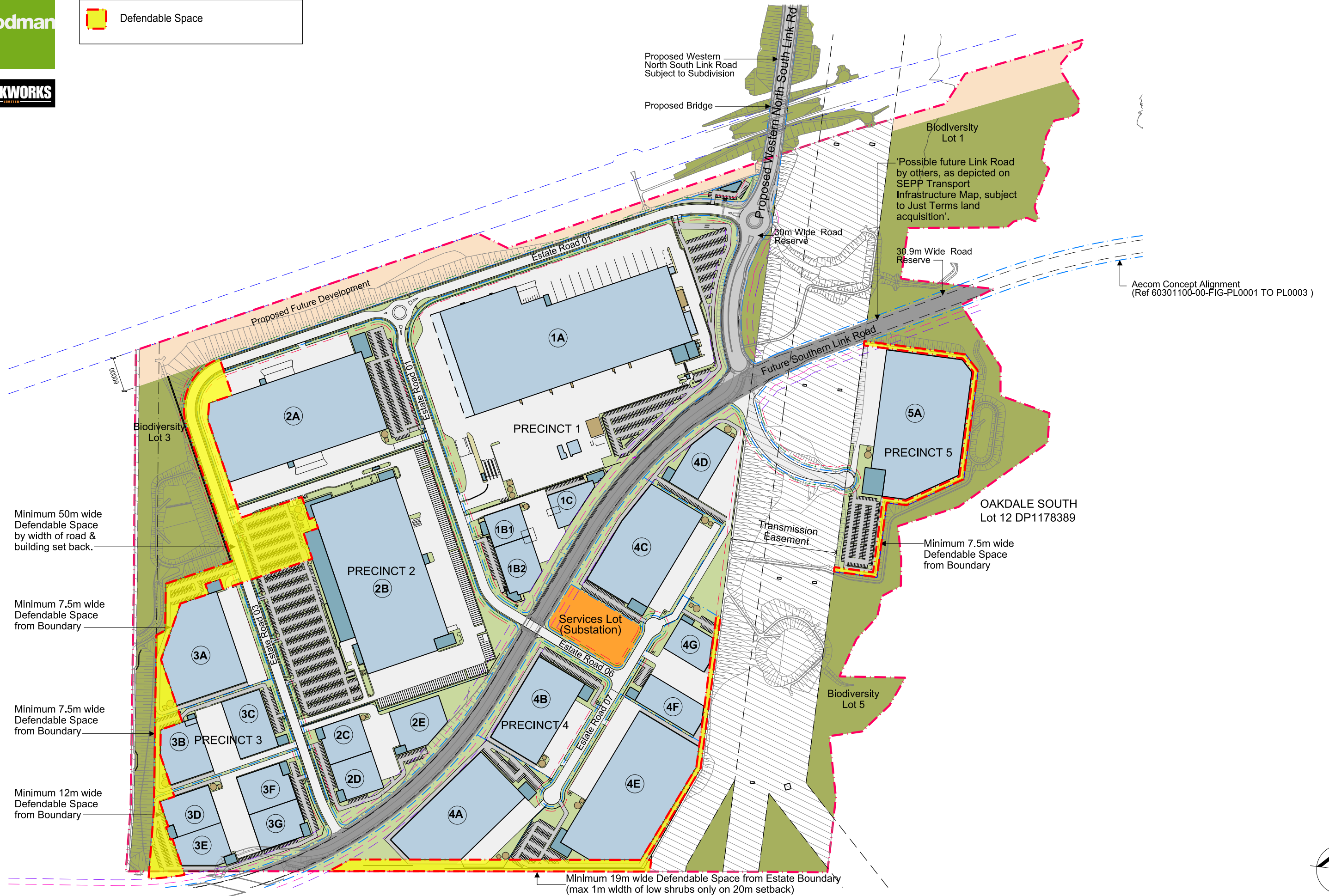




Signage Legend	
S1	Identification - Site
S3	Wayfinding - Truck
S4	Wayfinding - Car
S5	Wayfinding - Pedestrian
S6	Goodman Light Box (Type 1) on Warehouse
S7	Goodman Signage
S8	Goodman Signage Wall
S9	Goodman Light Box (Type 2) on Warehouse
C	Customer Signage (Type 1)
D	Customer Signage (Type 2)
E	Customer Signage (Type 3)
F	Sculpture Artwork

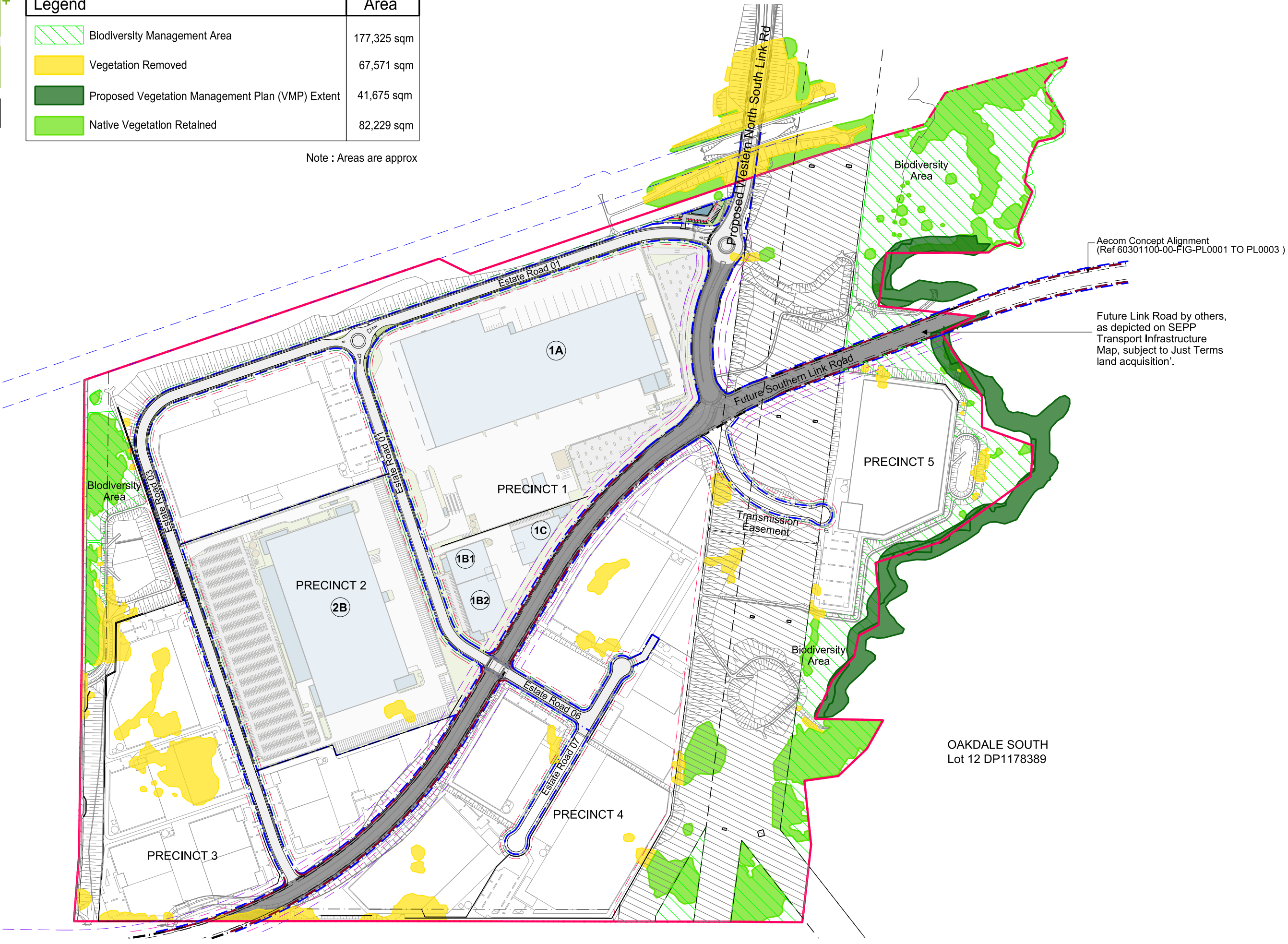


Note:
Not To Scale

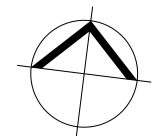


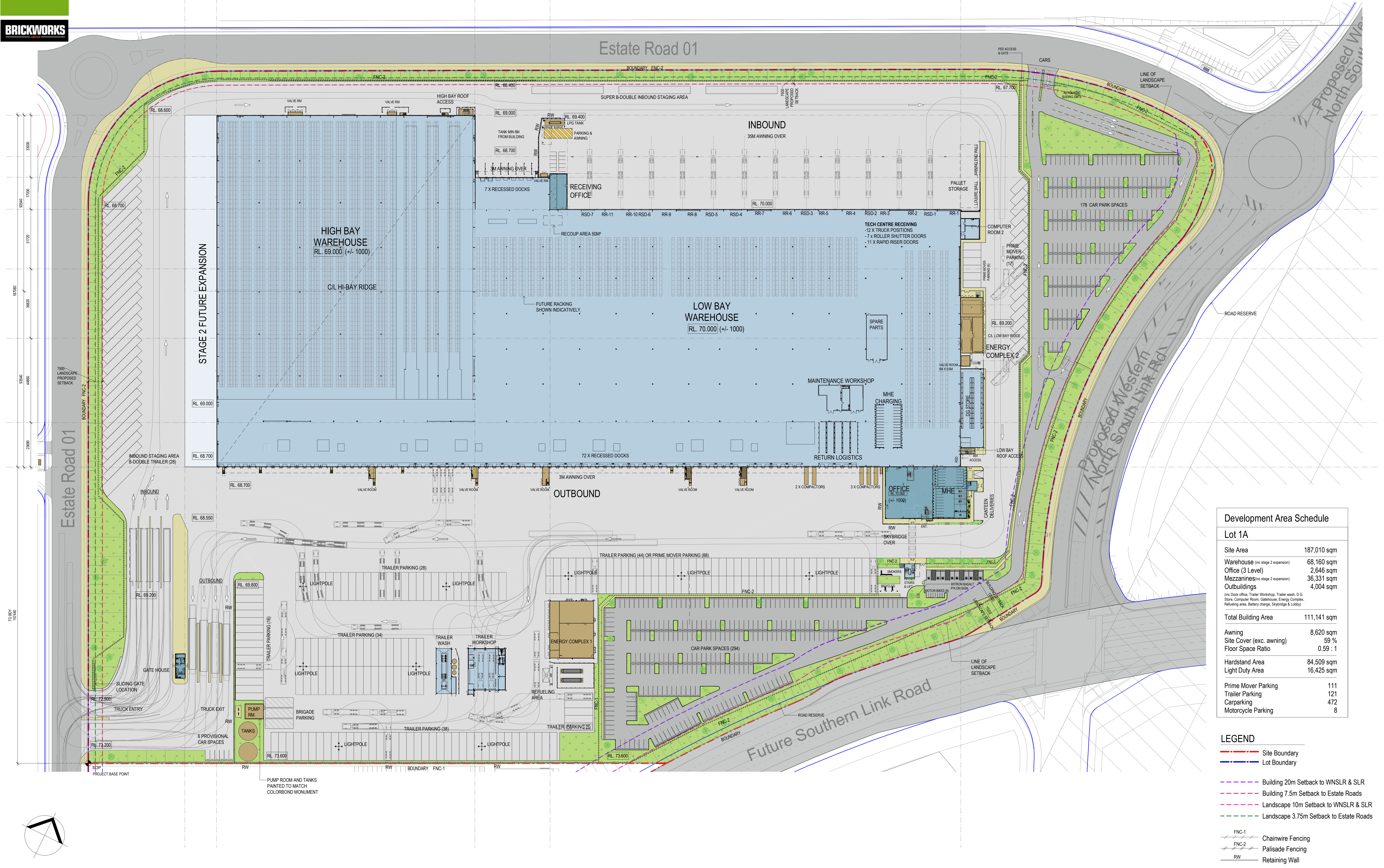
Legend	Area
 Biodiversity Management Area	177,325 sqm
 Vegetation Removed	67,571 sqm
 Proposed Vegetation Management Plan (VMP) Extent	41,675 sqm
 Native Vegetation Retained	82,229 sqm

Note : Areas are approx



OAKDALE SOUTH
Lot 12 DP1178389

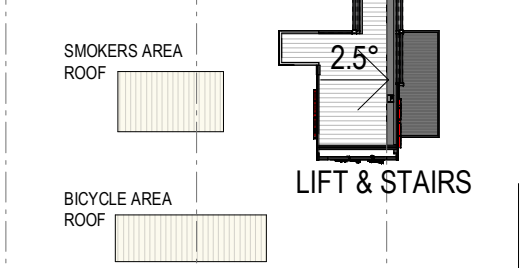
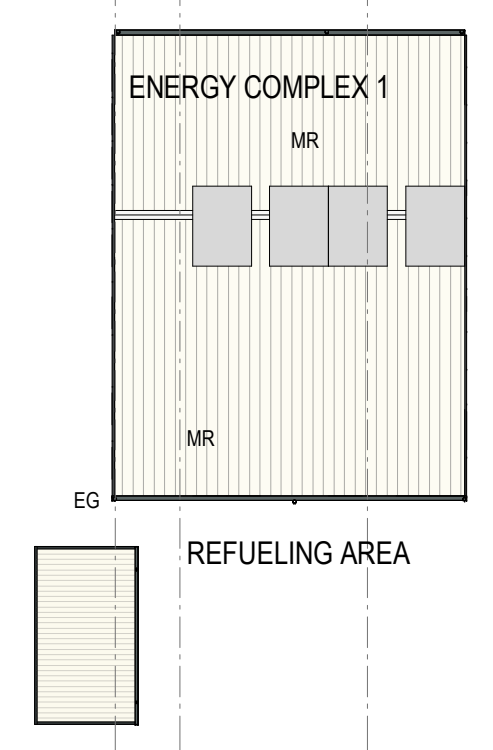
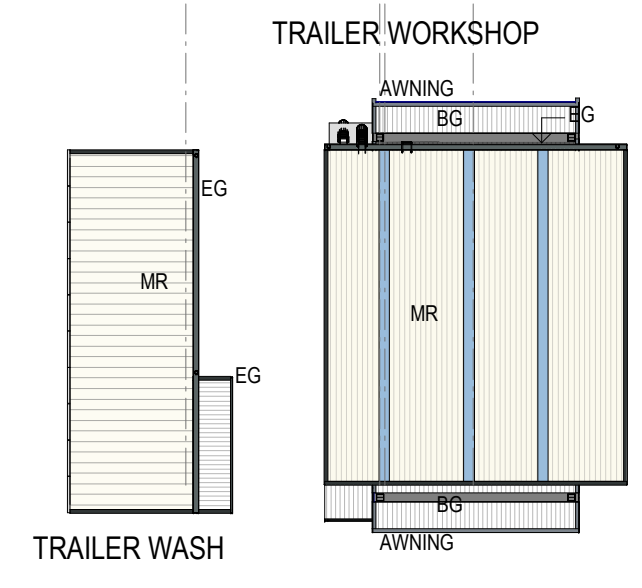
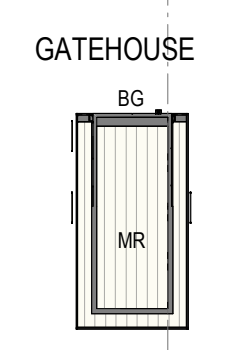
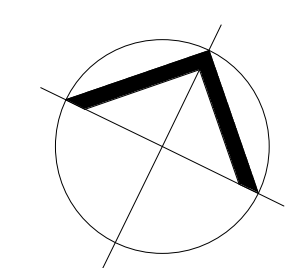




Development Area Schedule	
Lot 1A	
Site Area	187,010 sqm
Warehouse (inc stage 2 expansion)	68,160 sqm
Office (3 Level)	2,646 sqm
Mezzanines(inc stage 2 expansion)	36,331 sqm
Outbuildings	4,004 sqm
(inc Dock office, Trailer Workshop, Trailer wash, D.G. Store, Computer Room, Gatehouse, Energy Complex, Refueling area, Battery charge, Skybridge & Lobby)	
Total Building Area	111,141 sqm
Awning	8,620 sqm
Site Cover (exc. awning)	59 %
Floor Space Ratio	0.59 : 1
Hardstand Area	84,509 sqm
Light Duty Area	16,425 sqm
Prime Mover Parking	111
Trailer Parking	121
Carparking	472
Motorcycle Parking	8

- LEGEND**
- Site Boundary
 - Lot Boundary
 - Building 20m Setback to WNSLR & SLR
 - Building 7.5m Setback to Estate Roads
 - Landscape 10m Setback to WNSLR & SLR
 - Landscape 3.75m Setback to Estate Roads
 - FNC-1 Chainwire Fencing
 - FNC-2 Palisade Fencing
 - RW Retaining Wall

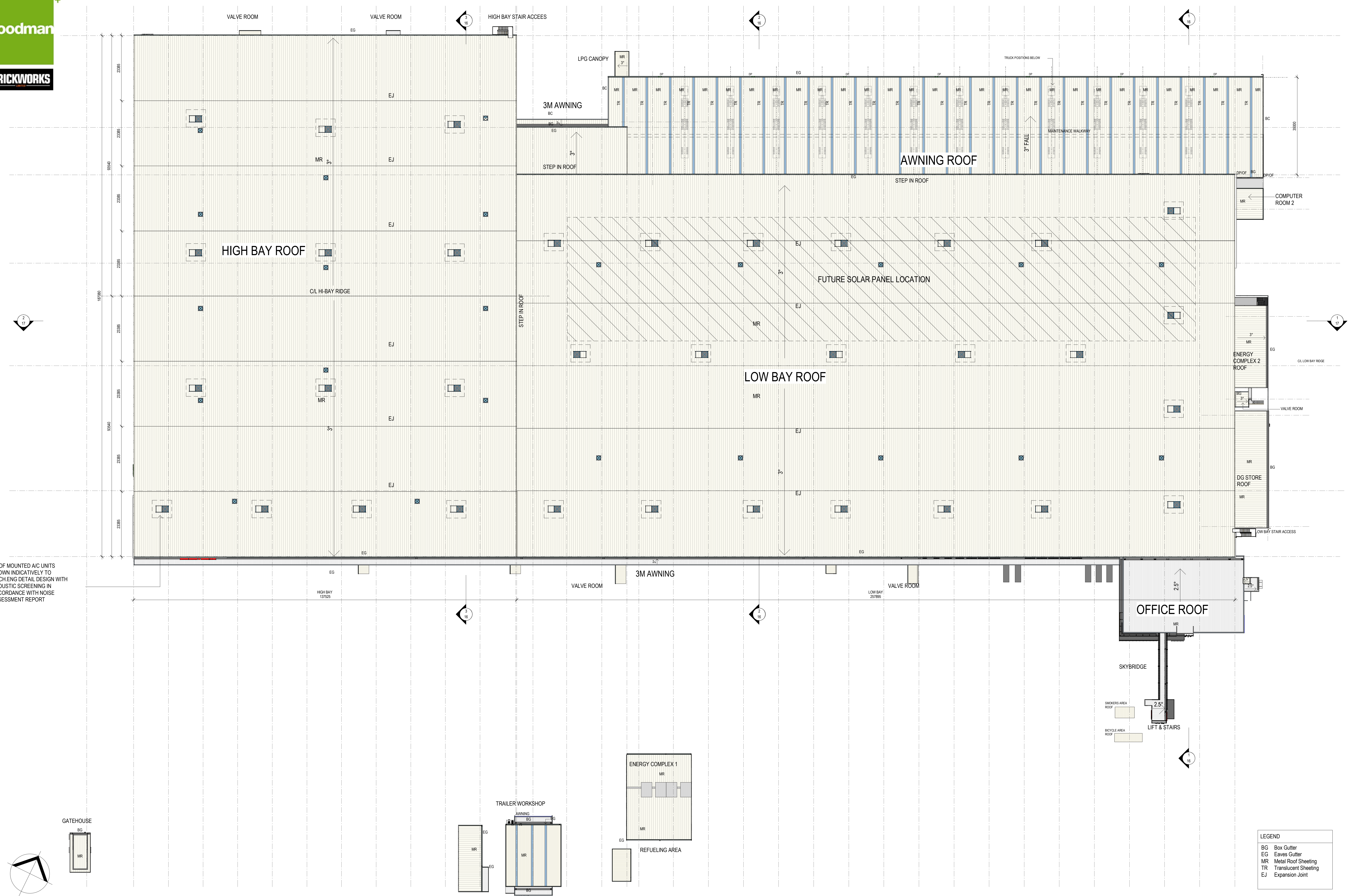
ROOF MOUNTED A/C UNITS
SHOWN INDICATIVELY TO
MECH ENG DETAIL DESIGN WITH
ACOUSTIC SCREENING IN
ACCORDANCE WITH NOISE
ASSESSMENT REPORT

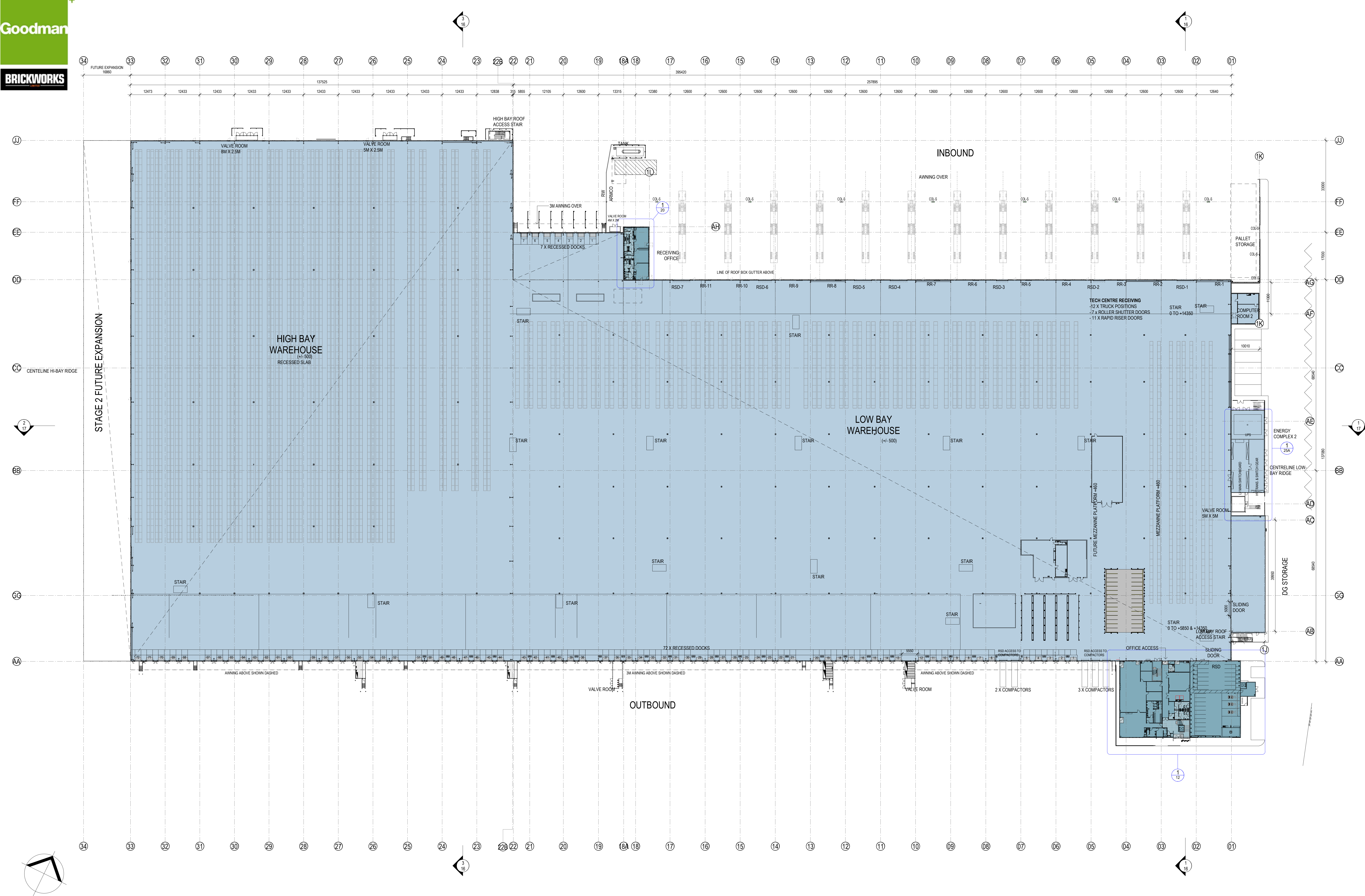


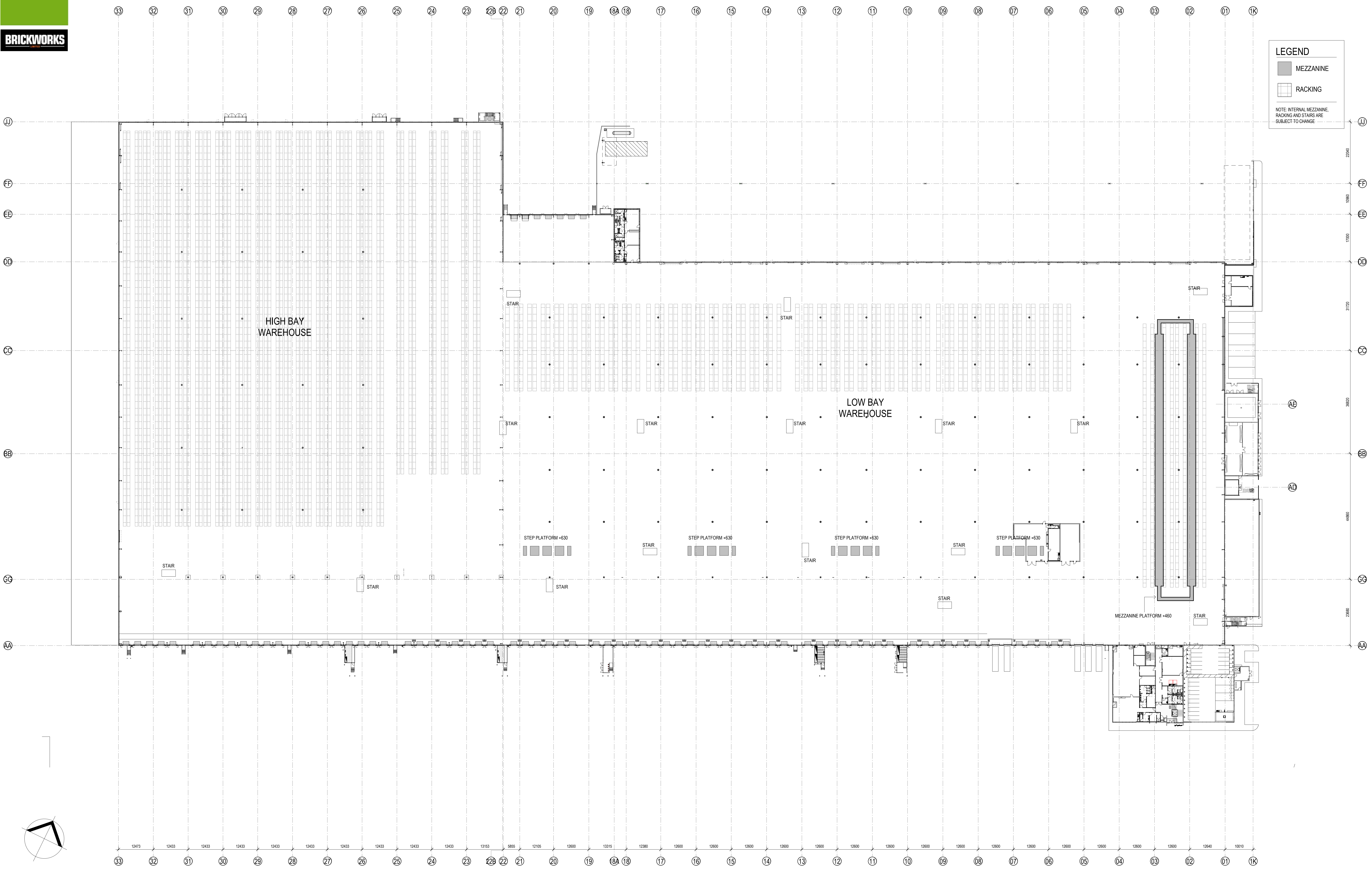
LIFT & STAIRS

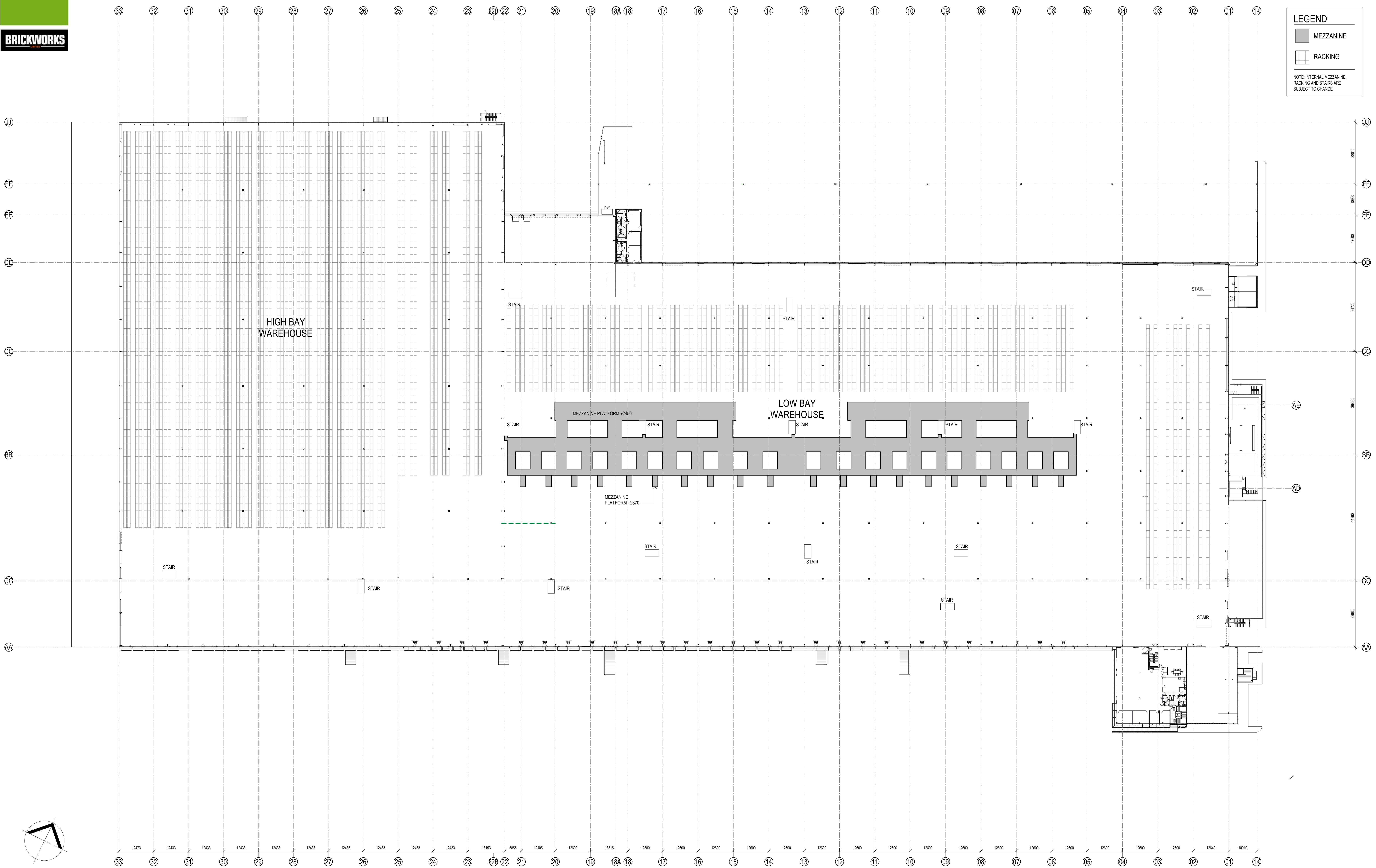
SKYBRIDGE

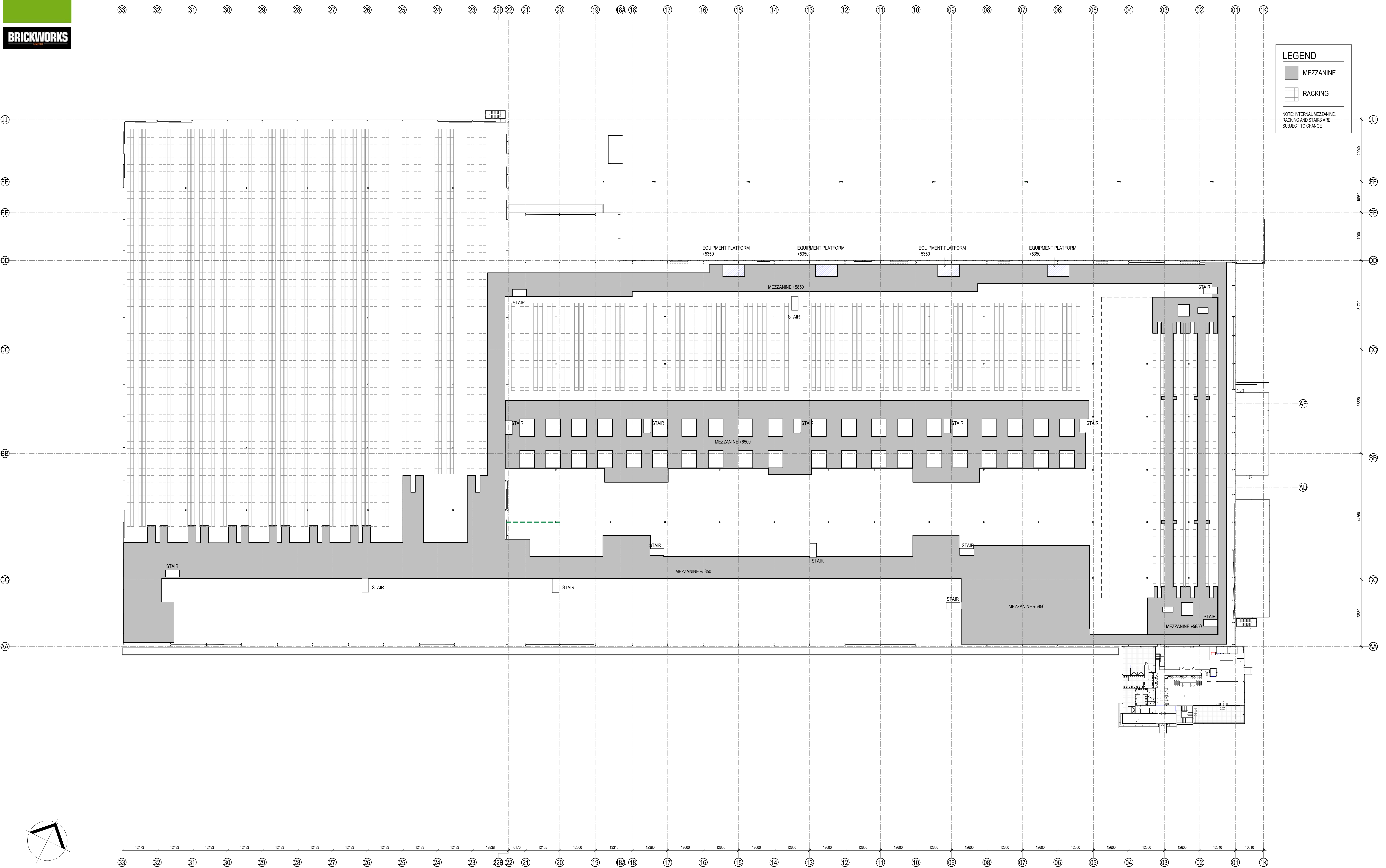
LEGEND	
BG	Box Gutter
EG	Eaves Gutter
MR	Metal Roof Sheet
TR	Translucent Sheet
EJ	Expansion Joint

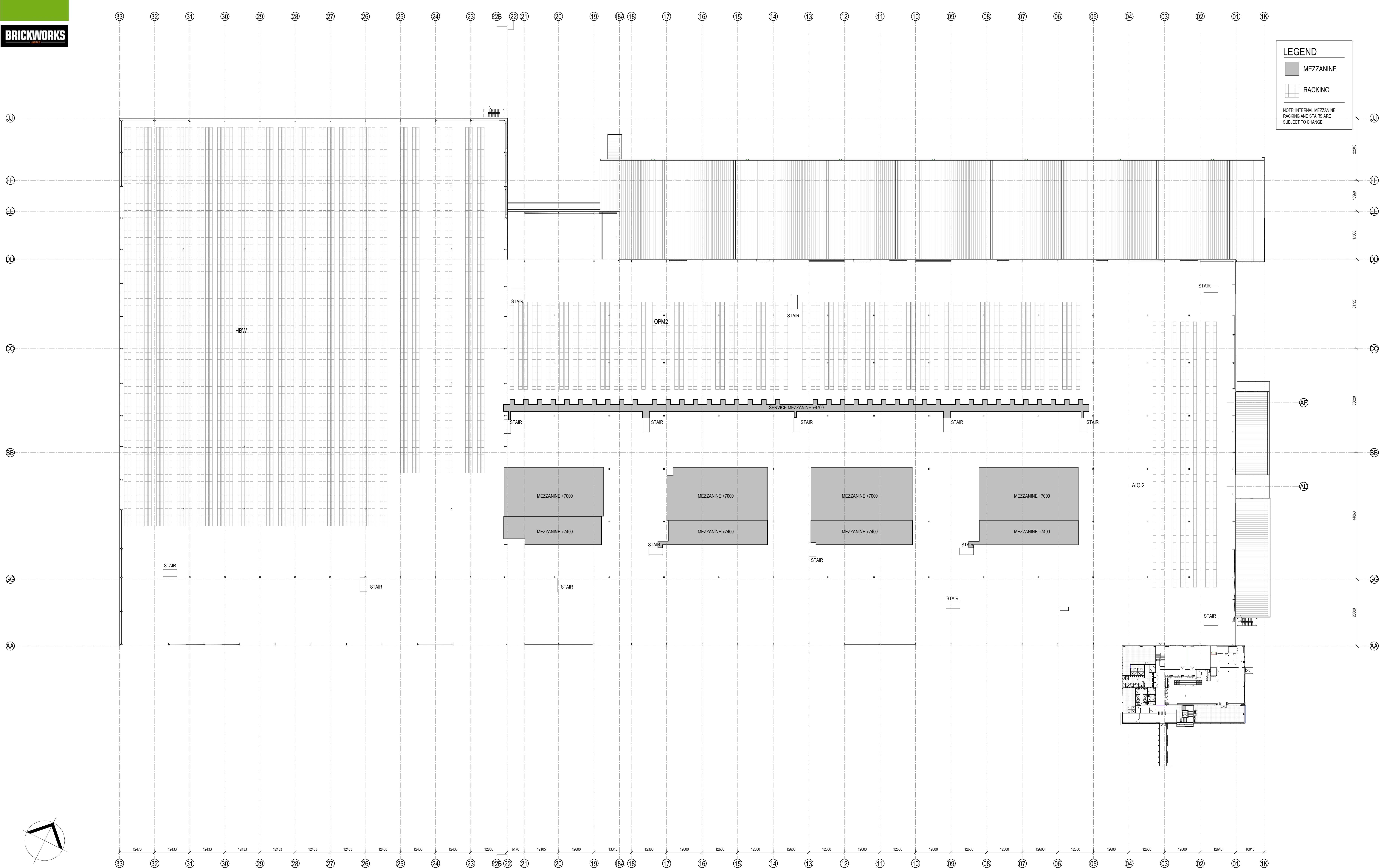


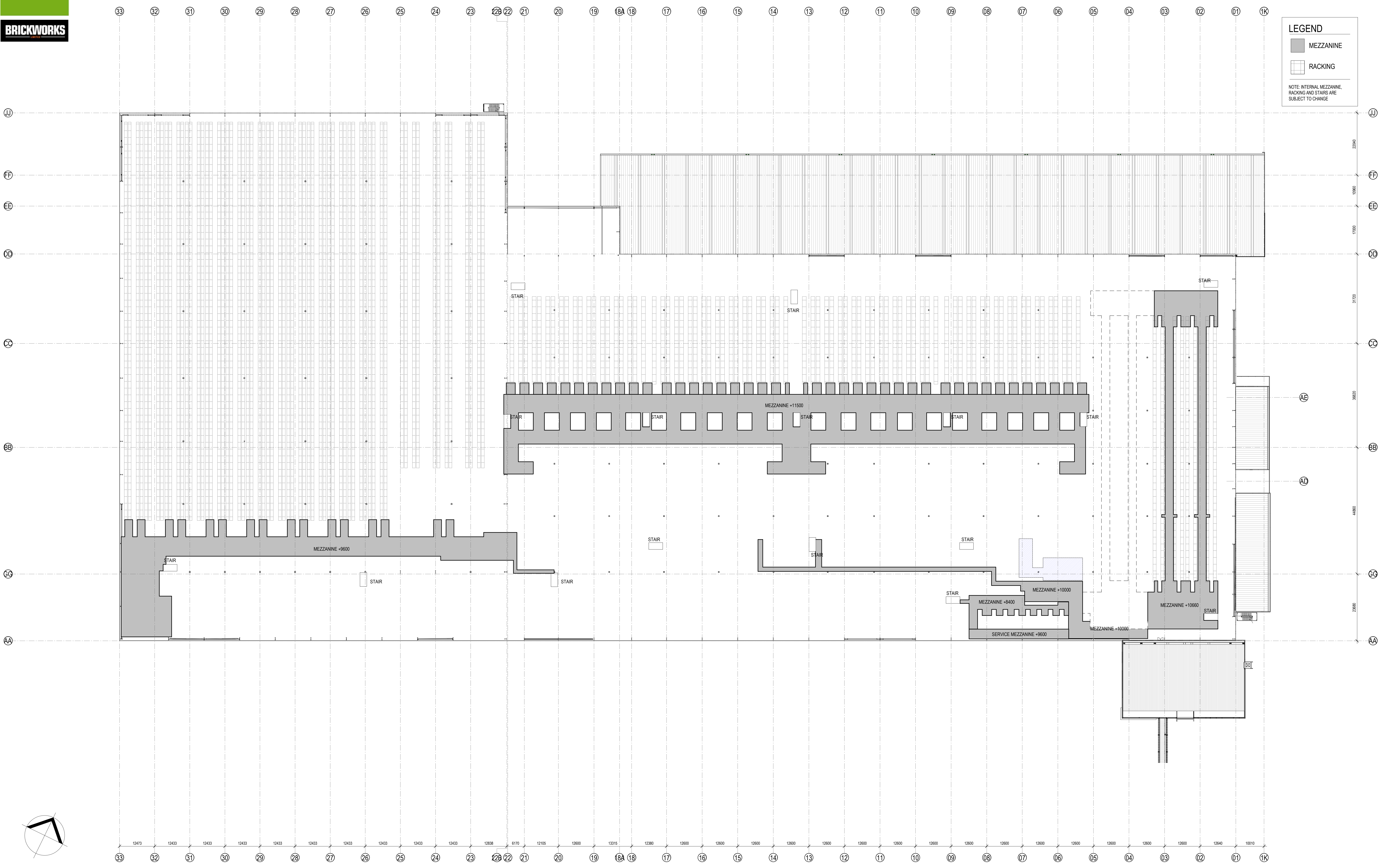


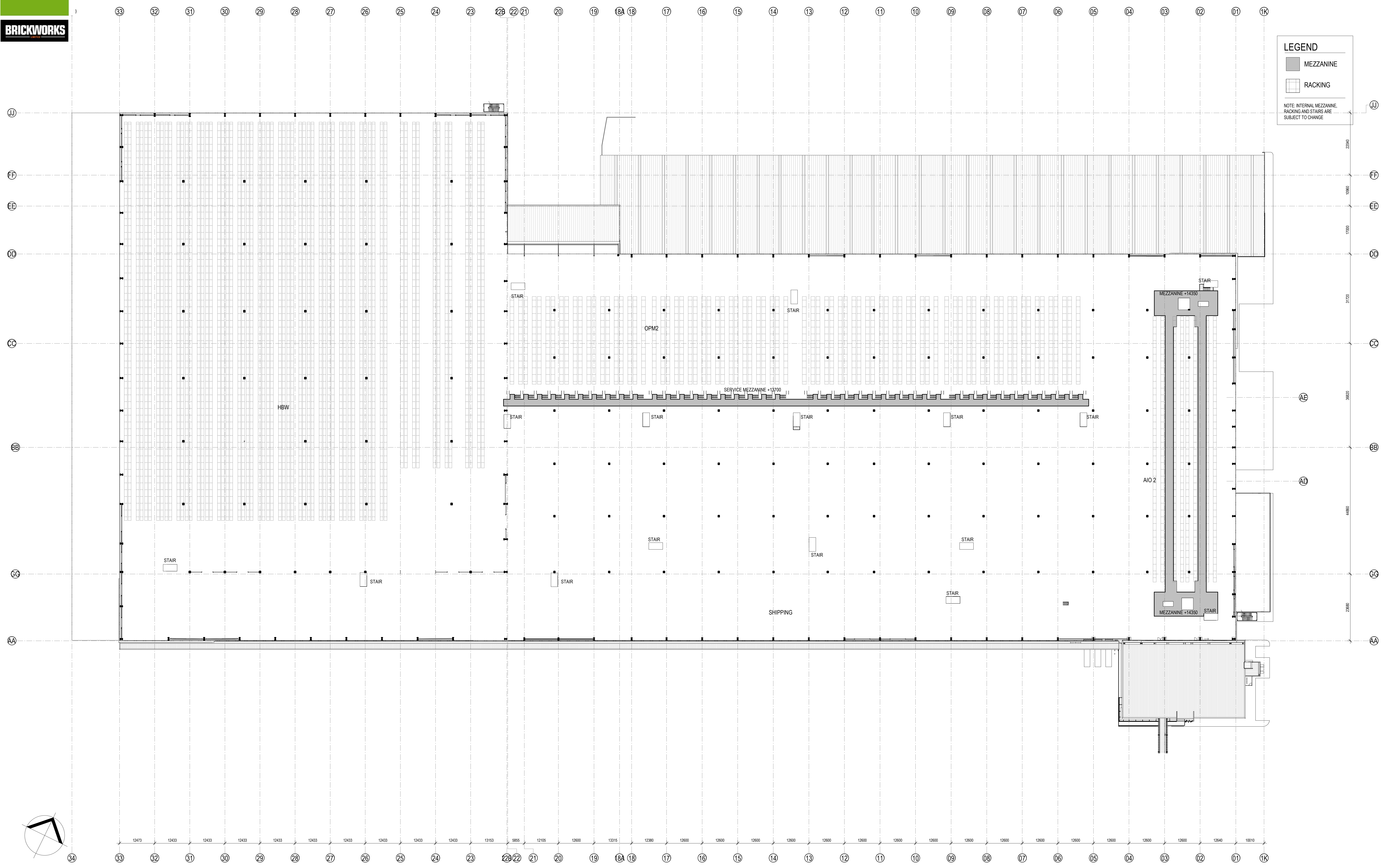


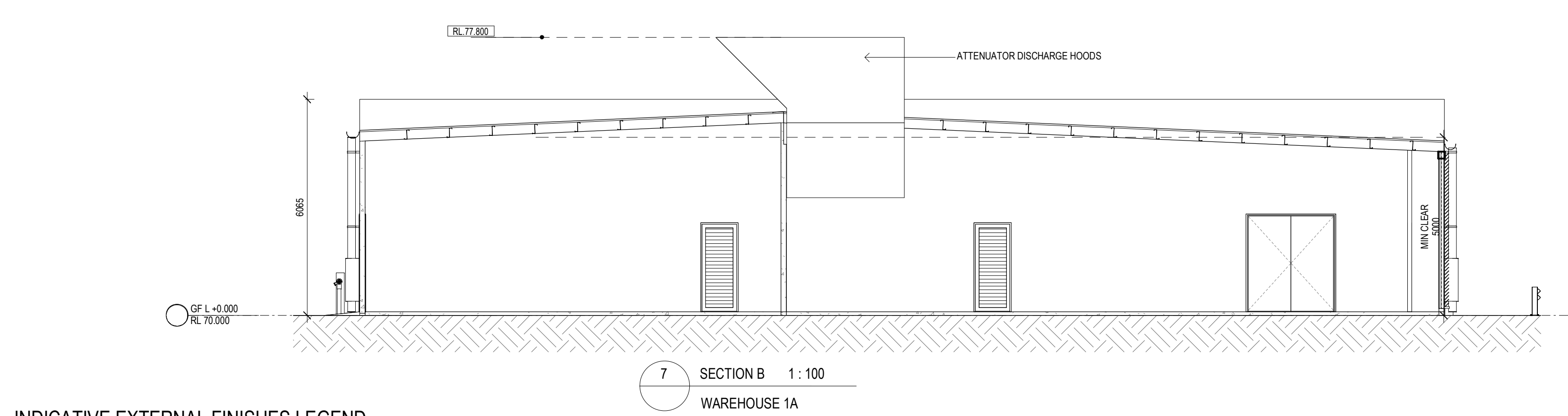
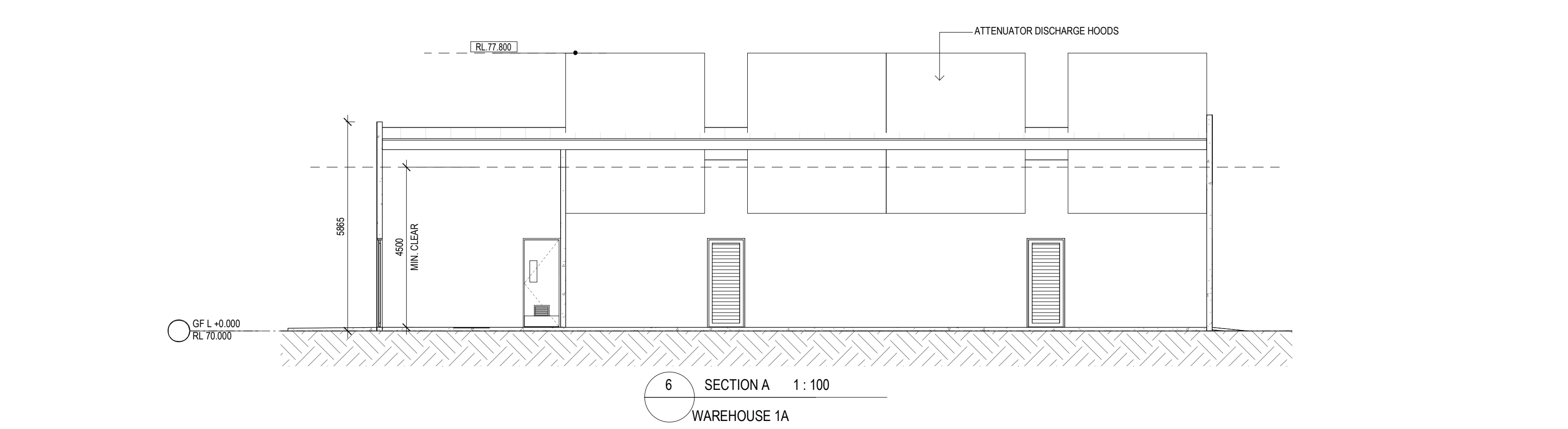
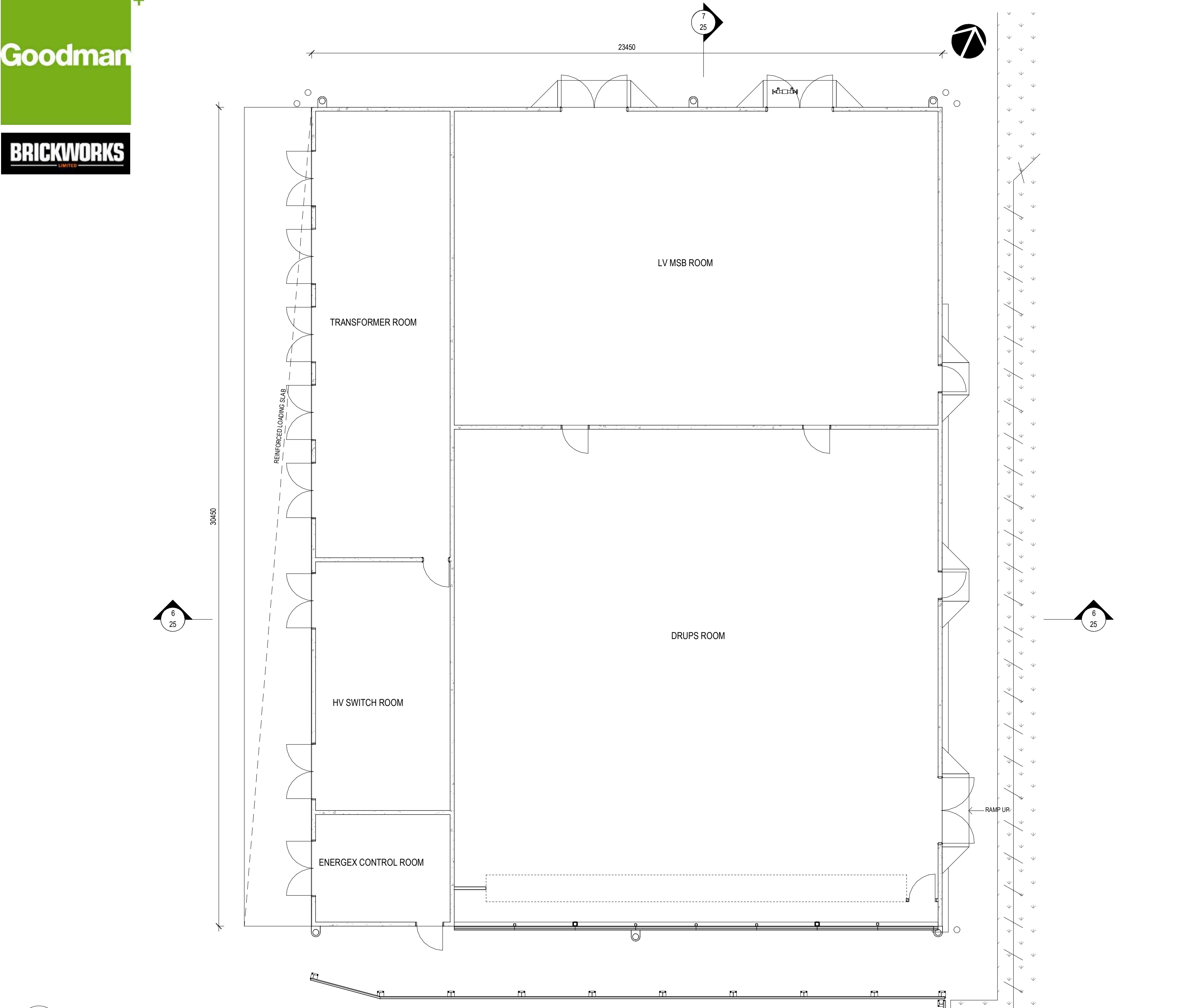






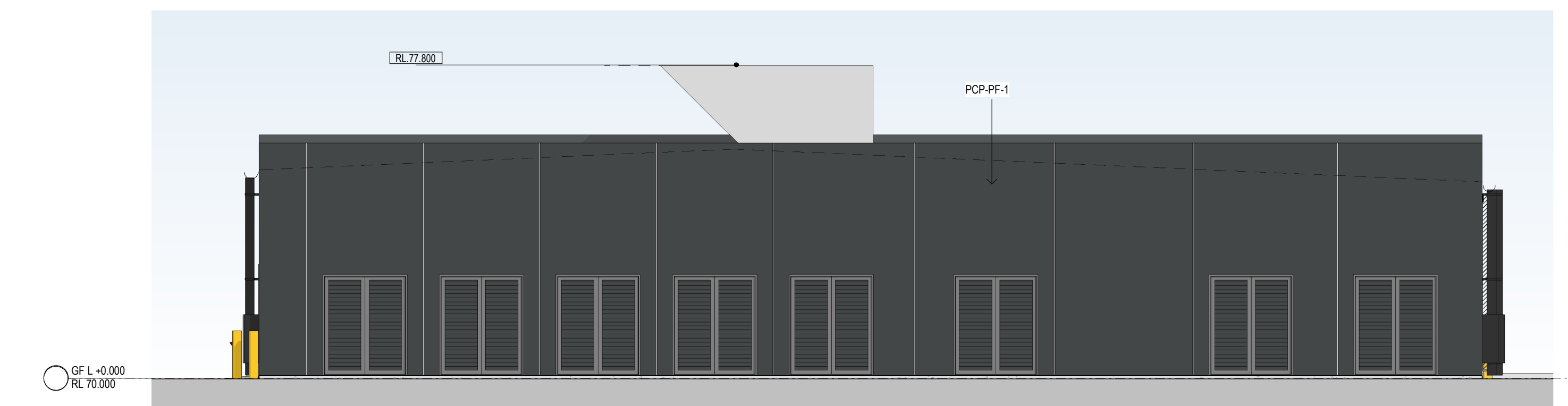
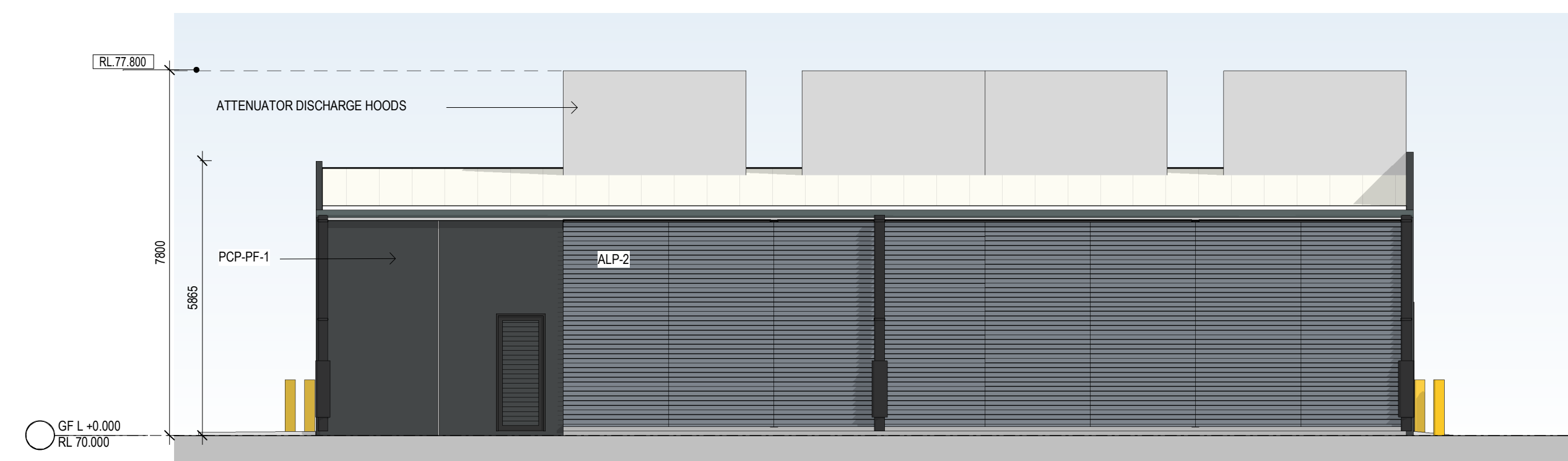
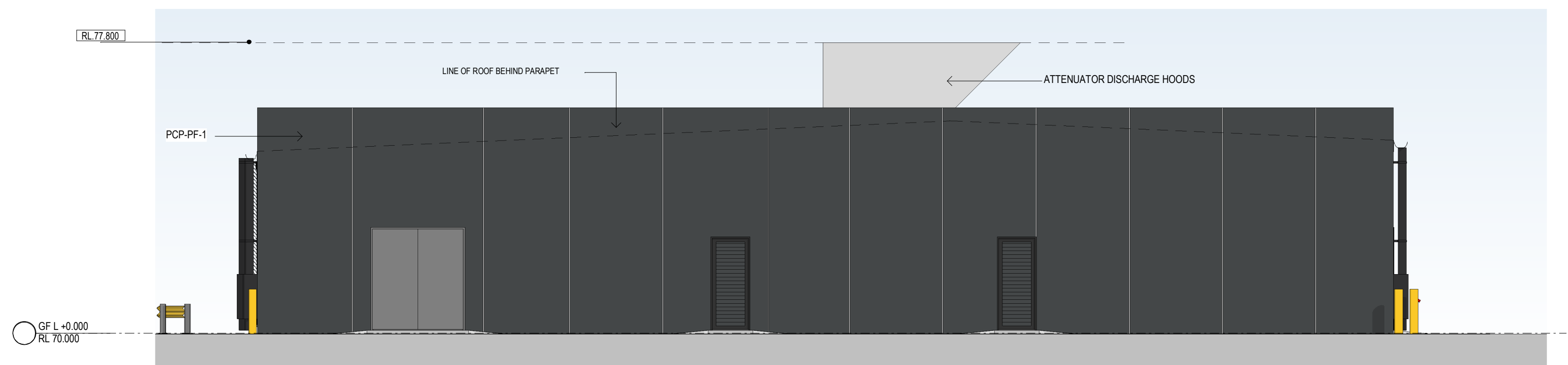


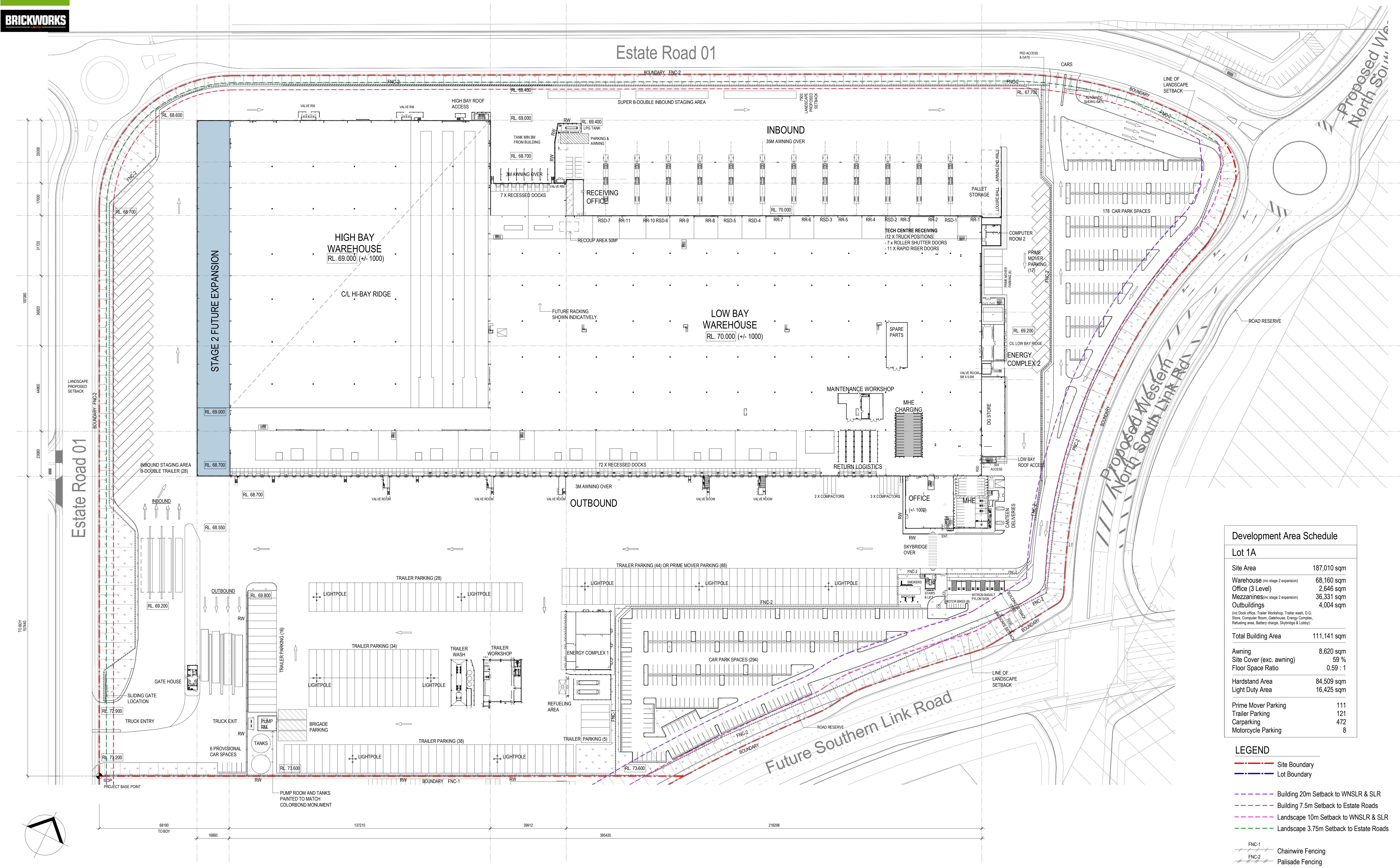




INDICATIVE EXTERNAL FINISHES LEGEND

BLK-1 STACKED BOND BLOCK LIGHT GREY	FC-1 PREFINISHED FIBRE CEMENT WALL SHEETING	GL-1 GLAZING DARK GREY (OPAQUE)	GL-2 SPANDREL GLAZING DARK GREY (OPAQUE)	GL-3 PRIVACY GLAZING - TRANSLUCENT	GL-4 CLEAR GLASS	WP-1 INSULATED WALL PANEL COLORBOND - MONUMENT	WP-2 INSULATED WALL PANEL COLORBOND - SHALE GREY	WP-3 INSULATED WALL PANEL COLORBOND - WHITE	MDR-1 METAL DECK ROOFING COLORBOND - SURFMIST	MDR-2 METAL DECK ROOFING COLORBOND - COOLMAX	PCP-1 PRECAST CONCRETE PANELS OFF FORM CONCRETE	PCP-PF-1 PRECAST CONCRETE PANELS PAINT FINISH - MONUMENT	PCP-PF-2 PRECAST CONCRETE PANELS PAINT FINISH - MD GREY	PF-1 PAINT FINISH - 1 MONUMENT	PF-2 PAINT FINISH - 2 MD GREY	PF-3 PAINT FINISH - 3 SHALE GREY	PF-4 UNCOLOURED BRONZE FINISH	PMW-1 PREFINISHED METAL WALL SHEETING MONUMENT (OR SIMILAR)	PMW-2 PREFINISHED METAL WALL SHEETING DARK GREY (OR SIMILAR)	PMW-3 PREFINISHED METAL WALL SHEETING WHITE (OR SIMILAR)	PMW-4 PREFINISHED METAL WALL SHEETING "GOODMAN GREEN"	TSS-1 TRANSLUCENT ROOF SHEET - OPAL COLOUR (OR SIMILAR)	TSS-2 DAMPAL ON TRANSLUCENT WALL CLADDING - OPAL COLOUR
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Development Area Schedule	
Lot 1A	
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 - FNC-2 Palisade Fencing
 - RW Retaining Wall