

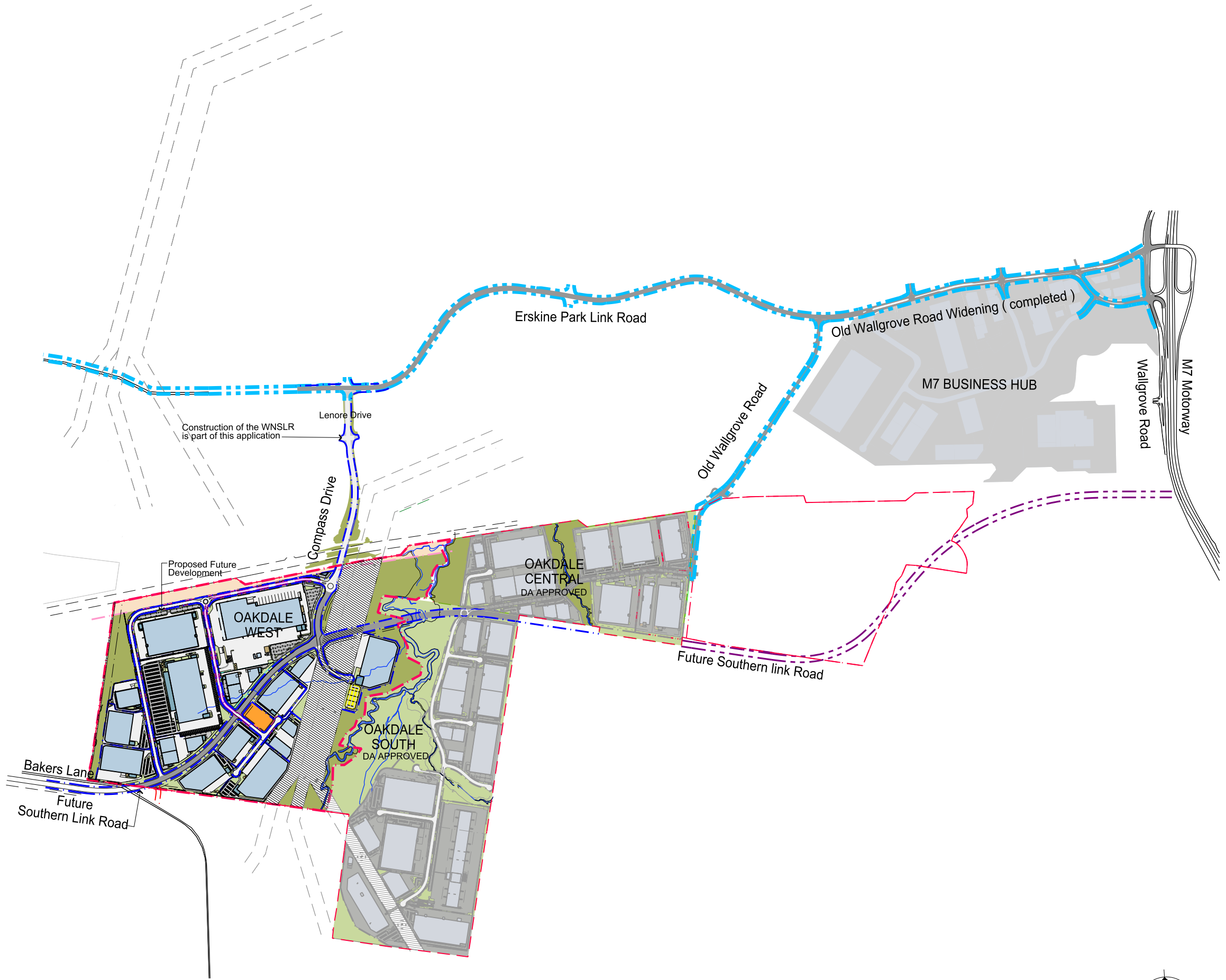


PROPOSED INDUSTRIAL FACILITIES

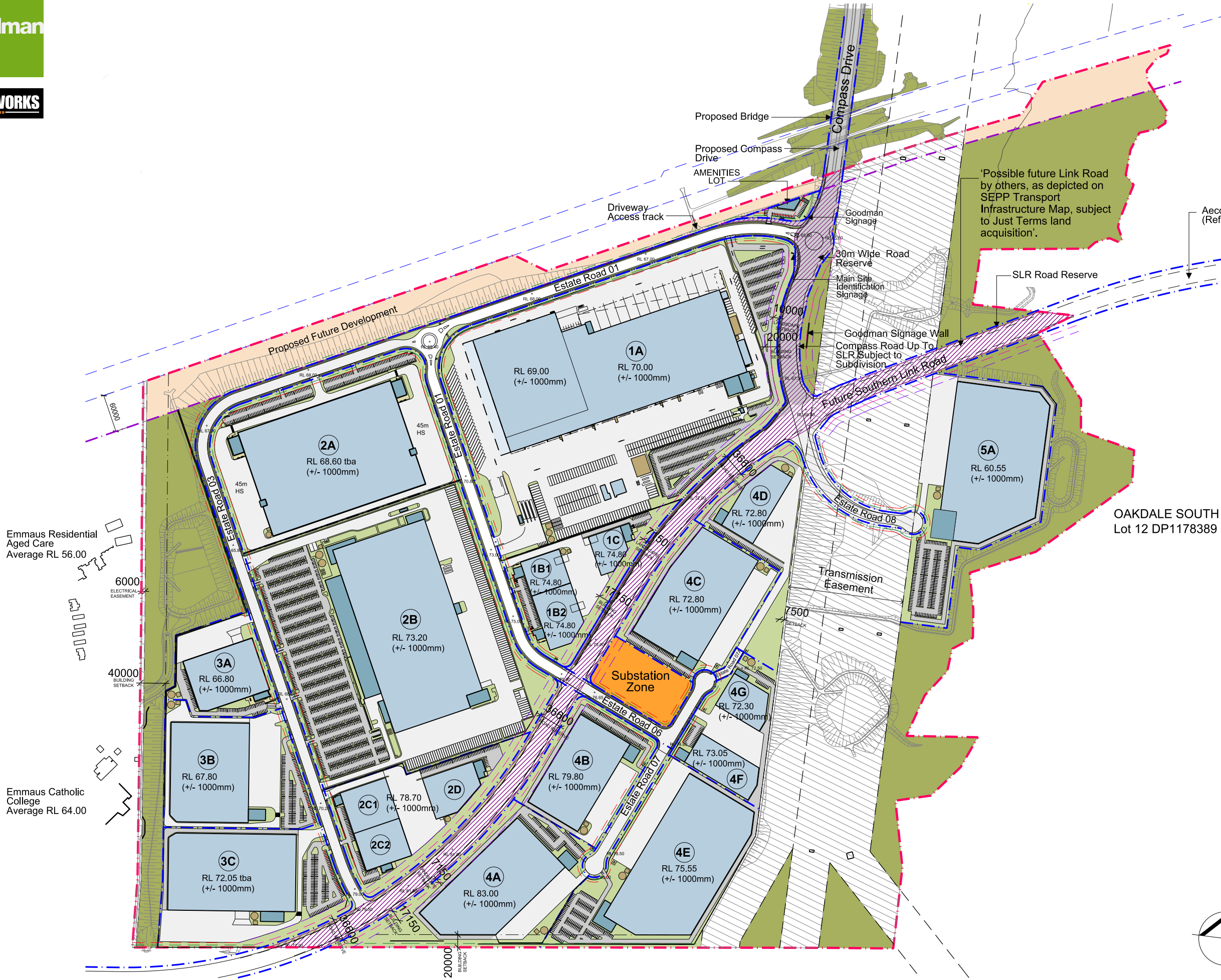
OAKDALE WEST
Estate Road KEMPS CREEK, NSW

MOD 6

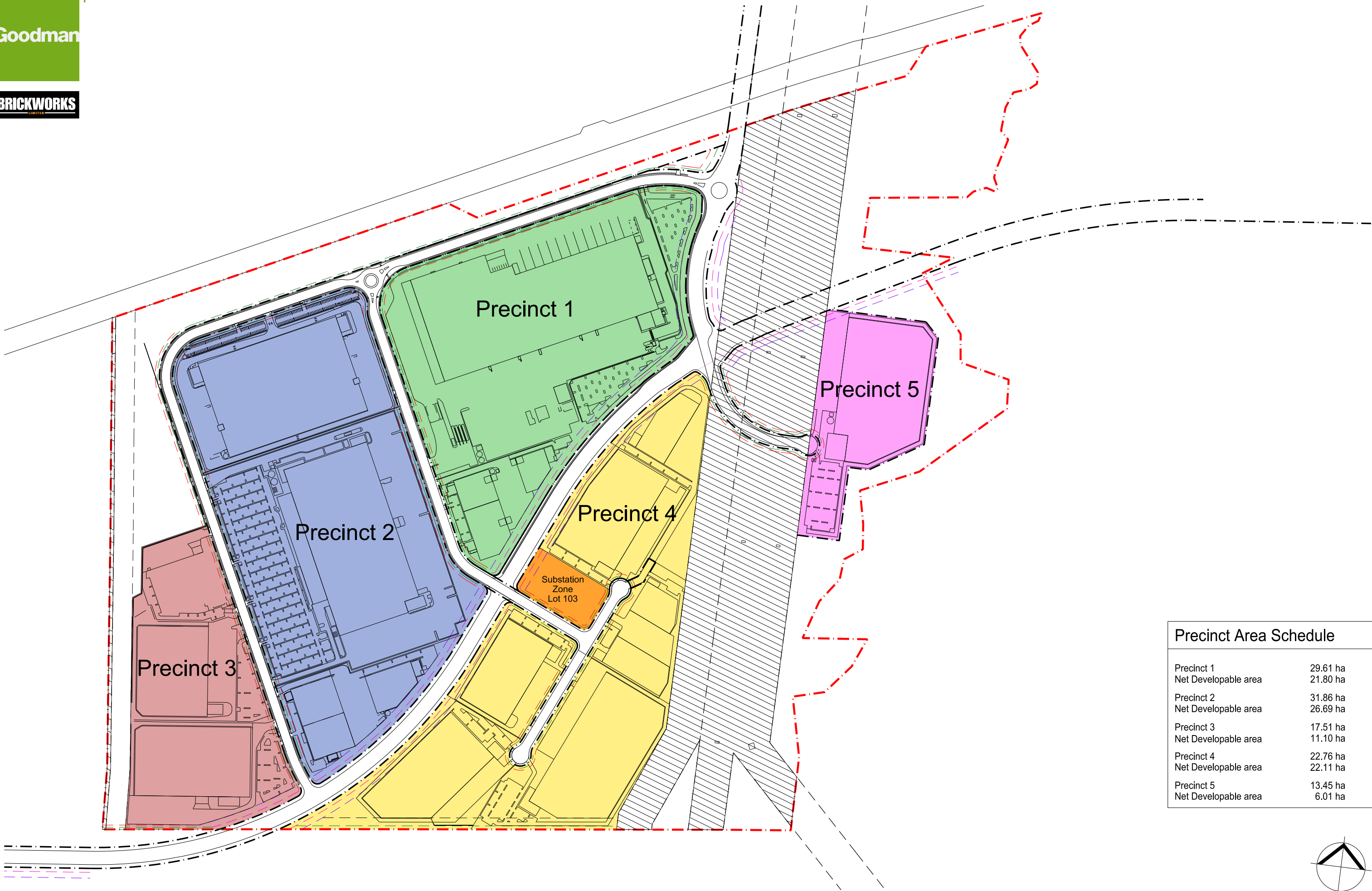
Drawing List	
Masterplans	
OAK MP01	Cover Sheet & Location
OAK MP02	Estate Masterplan
OAK MP06	Precinct Plan
OAK MP07	Indicative Ultimate Lot Layout
OAK MP11	Building staging Plan (Indicative)
OAK MP13	Fire Protection Plan
OAK MP14	Biodiversity Management Plan



Legend	
	Site Boundary
	Lot Boundary
	3.75m Landscape Setback
	7.50m Building Setback
	7.15 m Landscape Setback along Main Roads
	17.15m Landscape Setback along Main Roads



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	92.78 ha
Precinct 1 GLA	88,867 sqm
Precinct 2 GLA	263,090 sqm
Precinct3 GLA	56,759 sqm
Precinct 4 GLA	112,123 sqm
Precinct 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm
Total GLA	556,824 sqm
Total Warehouse	529,625 sqm
Total Office	22,770 sqm
Others	4,429 sqm
Total GLA	556,824 sqm
Precinct 1 GFA	125,198 sqm
Precinct 2 GFA	269,390 sqm
Precinct 3 GFA	56,759 sqm
Precinct 4 GFA	112,123 sqm
Precinct 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm
Total GFA	599,455 sqm
Total Warehouse	529,625 sqm
Total Office	22,770 sqm
Others	4,429 sqm
Mezzanines (for Site 1A & 2B)	42,631 sqm
Total GFA	599,455 sqm



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

Goodman

BRICKWORKS

Legend

Development Lots

Service Lots

Basin Lots

Estate Road Lots

Regional Road Lots

Biodiversity Area

Residual Services Lot

Residual Lot

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	
Regional Road 2 Lot 104	.9166 ha	
Regional Road 3 Lot 106	5.7625 ha	7.2849 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	
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	7.9402 ha
Basin Lot 1	1.0828 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	5.3611 ha
Development Lot 101 & 102	21.805 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	94.3934 ha

*All areas subject to survey.

SBA

ARCHITECTS

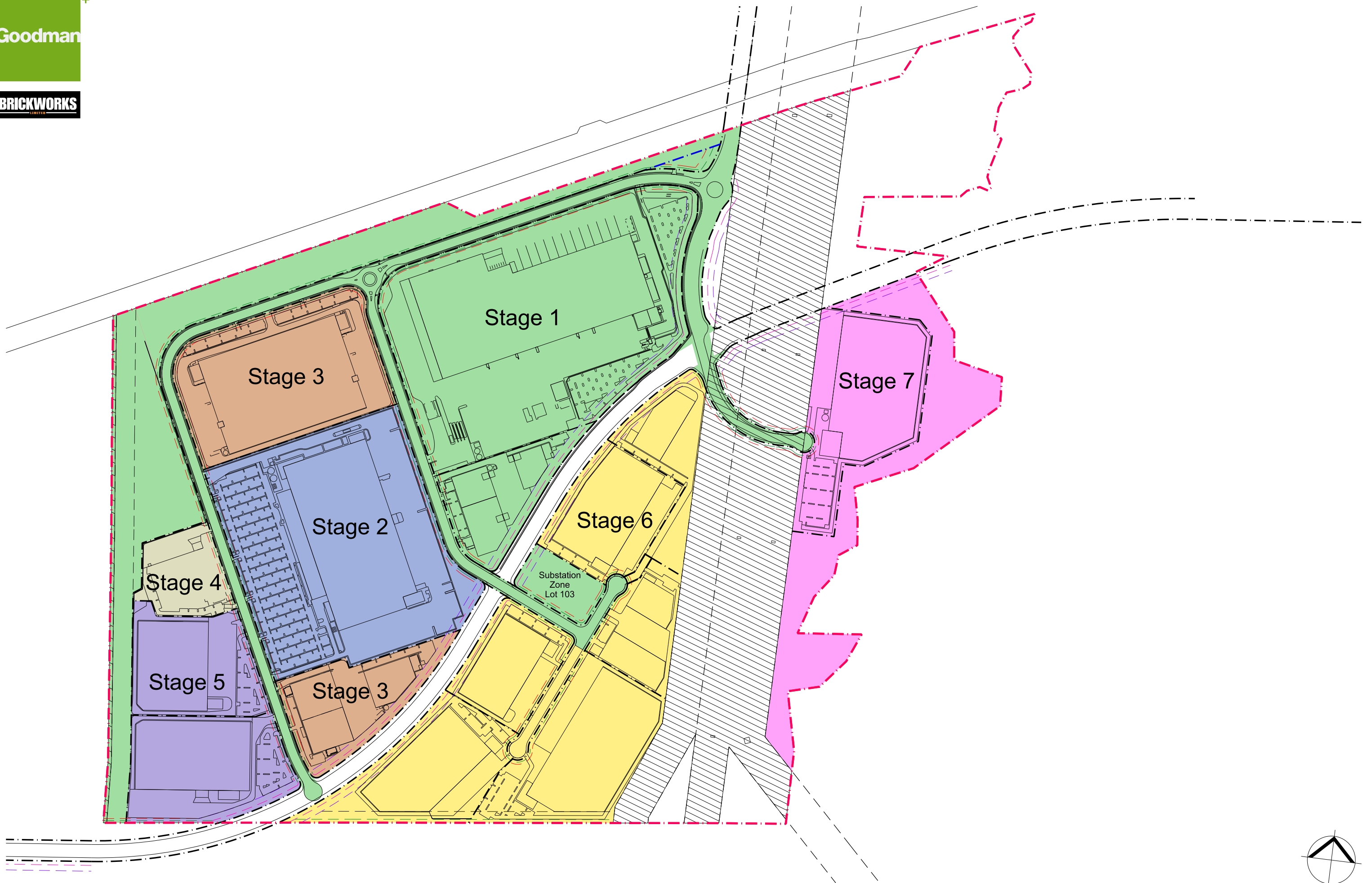
Oakdale West Estate MOD 6

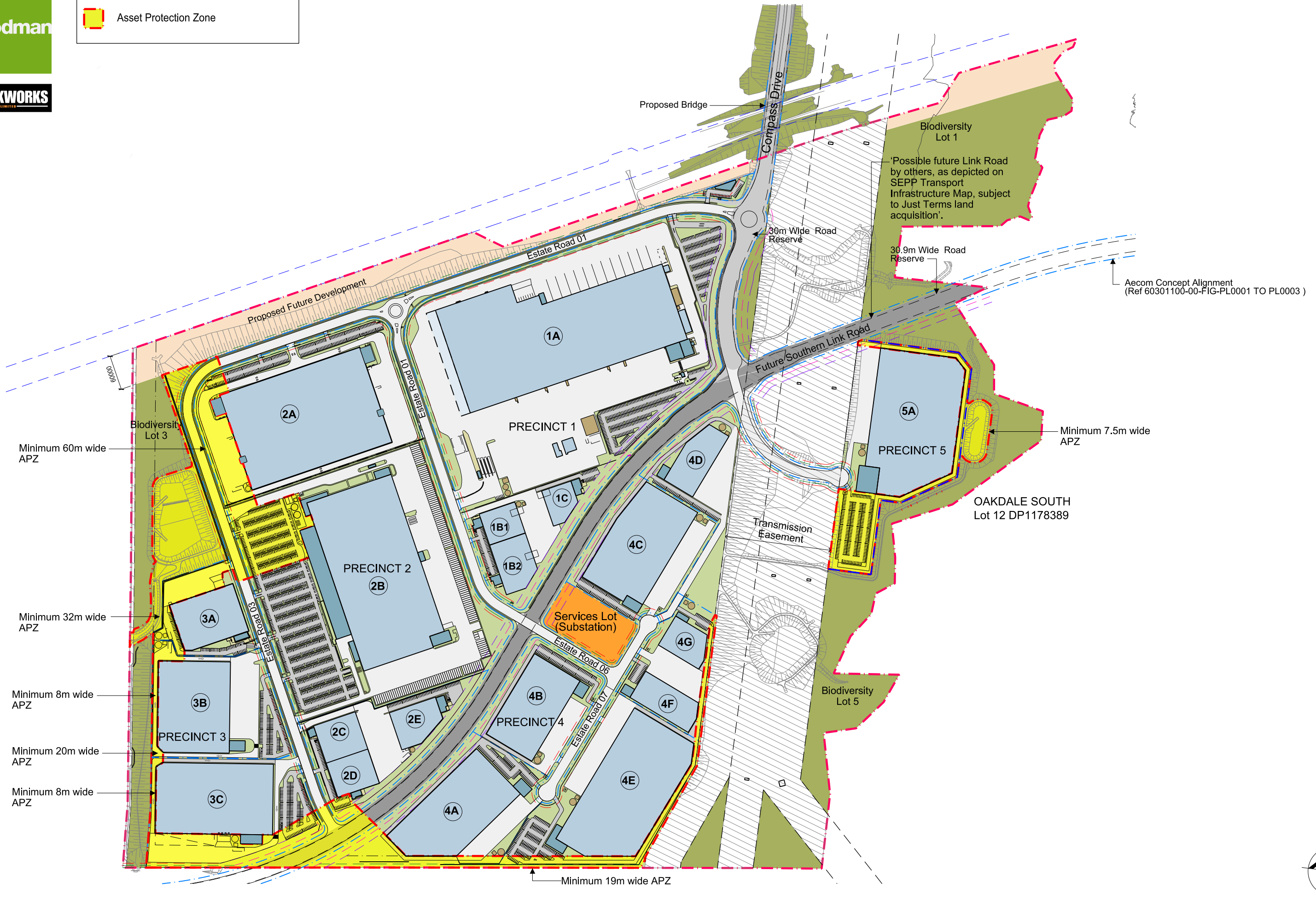
Kemps Creek, NSW

Indicative Ultimate Lot Layout

1:3000 @ A1
1:6000 @ A3
18 Nov 2020

OAK MP 07 (B)
Job No 20188





Legend	Area
 Biodiversity Management Area	177,325 sqm
 Vegetation Removed	67,571 sqm
 Vegetation Management Plan (VMP) Extent	44,497 sqm
 Native Vegetation Retained	82,229 sqm

Note : Areas are approx

