

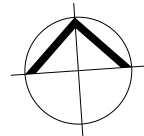
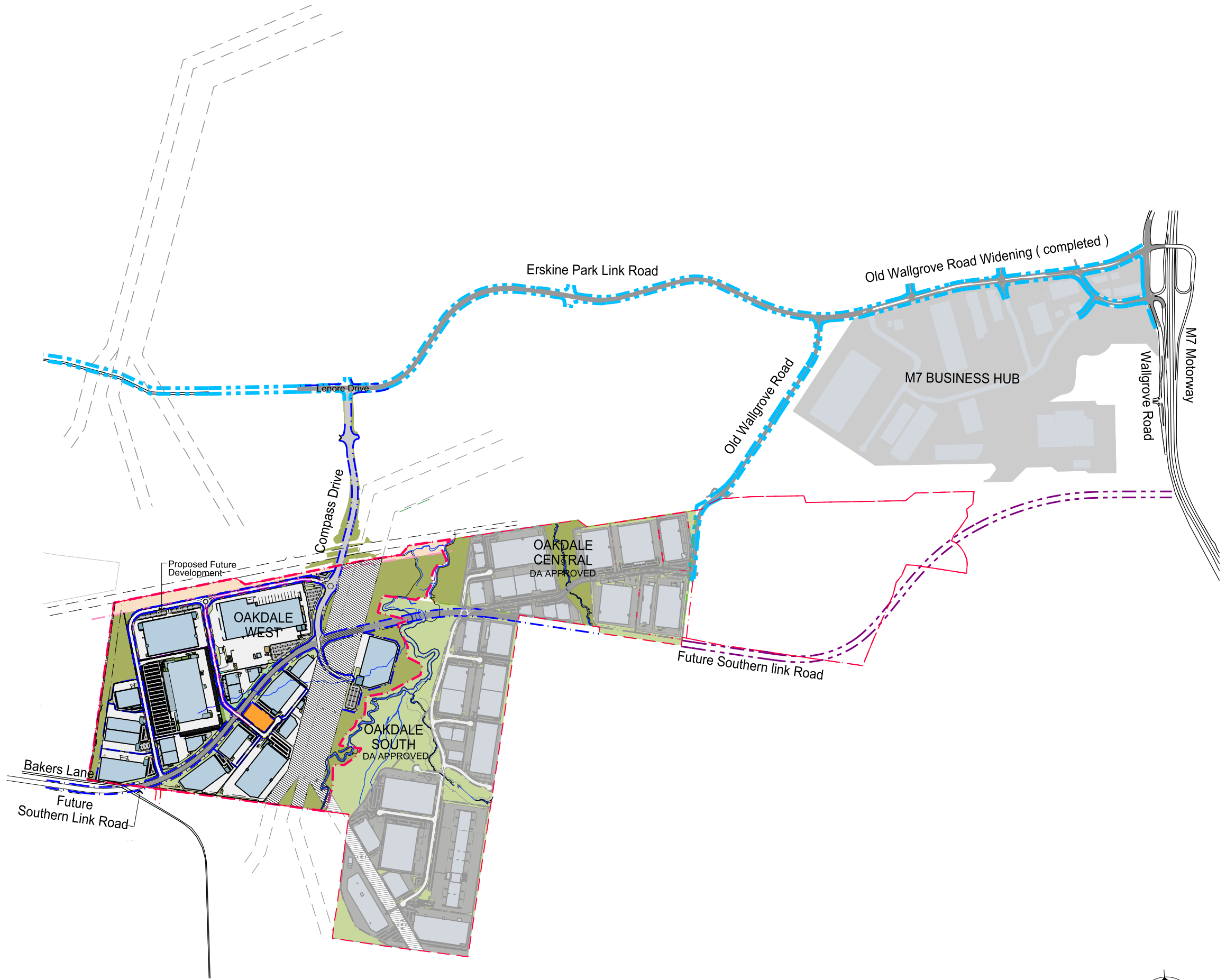


PROPOSED INDUSTRIAL FACILITIES

OAKDALE WEST
Estate Road KEMPS CREEK, NSW

MOD 7

Drawing List	
Masterplans	
OAK MP01	Cover Sheet & Location
OAK MP02	Estate Masterplan
OAK MP07	Indicative Ultimate Lot Layout
OAK MP11	Building Staging Plan (indicative)



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	7.0255 ha
Right of Way Roads	0.578 ha
E2 Zone non developable	1.43 ha
Development Areas	61.23 ha
Precinct 1	21.80 ha
Precinct 2	26.69 ha
Precinct 3	11.10 ha
Precinct 4	22.22 ha
Precinct 5	6.01 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.25 ha
Total Developable	92.89 ha
Precinct 1 GLA	88,867 sqm
Precinct 2 GLA	263,090 sqm
Precinct 3 GLA	56,704 sqm
Precinct 4 GLA	112,178 sqm
Precinct 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm
Total GLA	556,824 sqm
Total Warehouse	529,772 sqm
Total Office	22,063 sqm
Others	4,989 sqm
Total GLA	556,824 sqm
Precinct 1 GFA	125,198 sqm
Precinct 2 GFA	269,390 sqm
Precinct 3 GFA	56,704 sqm
Precinct 4 GFA	112,178 sqm
Precinct 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm
Total GFA	599,455 sqm
Total Warehouse	529,772 sqm
Total Office	22,063 sqm
Others	4,989 sqm
Mezzanines (for Site 1A & 2B)	42,631 sqm
Total GFA	599,455 sqm

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 103	2.8238 ha	
Estate Road Lot 2	Deleted	
Estate Road Lot 111	2.8414 ha	
Estate Road Lot 4	Deleted	
Estate Road Lot 5	Deleted	
Estate Road Lot 105	0.8533 ha	
Estate Road Lot 8	0.747 ha	7.2655 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 Lots 101 & 102	21.805 ha	
Development Lot 114	5.0751 ha	
Development Lots 106, 107 & 108	26.6961 ha	
Development Lots 113, 115 & 116	12.6797 ha	
Development Lot 4	Deleted	
Development Lot 117	7.433 ha	
Development Lot 118	7.6328 ha	
Development Lot 119	13.7466 ha	95.0683 ha

*All areas subject to survey.

SBA

ARCHITECTS

Oakdale West Estate - MOD 7

Kemps Creek, NSW

Indicative Ultimate Lot Layout

1:3000 @ A1

1:6000 @ A3

02 June 2021

OAK MP 07 (C)

Job No 21116

