

# PROPOSED INDUSTRIAL DEVELOPMENT

| DA SHEET LIST |                                   |
|---------------|-----------------------------------|
| Sheet Number  | Sheet Name                        |
| DA00          | COVER SHEET                       |
| DA01          | OFFICE PERSPECTIVES               |
| DA10          | SITE & WAREHOUSE PLAN             |
| DA11          | ROOF PLAN                         |
| DA15          | 4C OFFICE FLOOR PLANS             |
| DA16          | 4D OFFICE FLOOR PLANS             |
| DA20          | 4C WAREHOUSE ELEVATIONS & SECTION |
| DA21          | 4D WAREHOUSE ELEVATIONS & SECTION |
| DA22          | 4C OFFICE ELEVATIONS              |
| DA23          | 4D OFFICE ELEVATIONS              |
| DA24          | 4C DOCK OFFIC PLANS & ELEVATIONS  |
| DA30          | SIGNAGE PLAN                      |



PERSPECTIVE FROM NORTH WEST - WAREHOUSE 4C



PERSPECTIVE FROM NORTH EAST - WAREHOUSE 4C & 4D



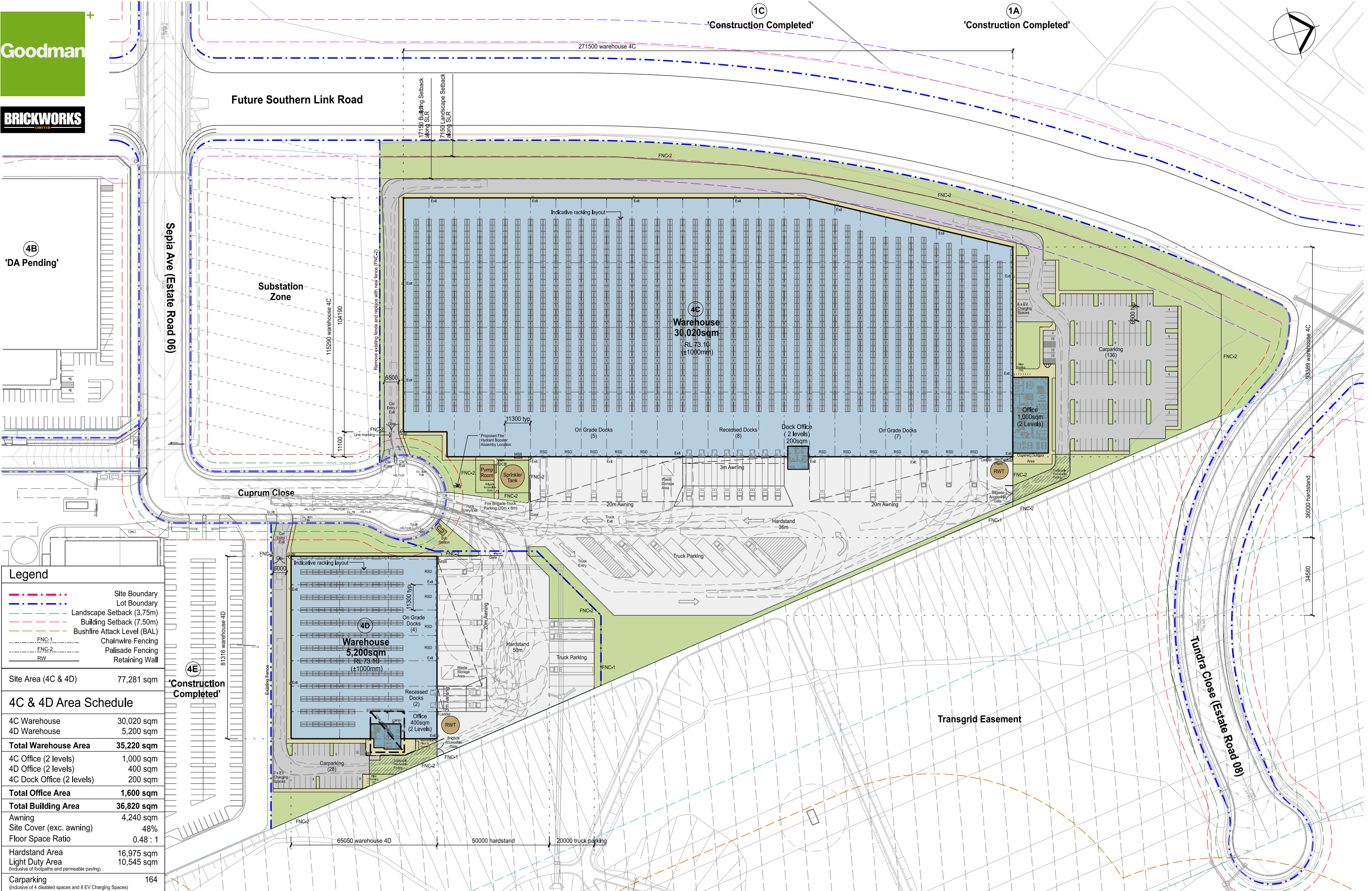


PERSPECTIVE OF OFFICE 4C FROM NORTH EAST



PERSPECTIVE OF OFFICE 4D FROM SOUTH EAST





| Legend                                                        |                             |
|---------------------------------------------------------------|-----------------------------|
|                                                               | Site Boundary               |
|                                                               | Lot Boundary                |
|                                                               | Landscape Setback (3.75m)   |
|                                                               | Building Setback (7.50m)    |
|                                                               | Bushfire Attack Level (BAL) |
|                                                               | FNC-1 Chainwire Fencing     |
|                                                               | FNC-2 Palisade Fencing      |
|                                                               | RW Retaining Wall           |
| Site Area (4C & 4D) 77,281 sqm                                |                             |
| 4C & 4D Area Schedule                                         |                             |
| 4C Warehouse                                                  | 30,020 sqm                  |
| 4D Warehouse                                                  | 5,200 sqm                   |
| <b>Total Warehouse Area</b>                                   | <b>35,220 sqm</b>           |
| 4C Office (2 levels)                                          | 1,000 sqm                   |
| 4D Office (2 levels)                                          | 400 sqm                     |
| 4C Dock Office (2 levels)                                     | 200 sqm                     |
| <b>Total Office Area</b>                                      | <b>1,600 sqm</b>            |
| <b>Total Building Area</b>                                    | <b>36,820 sqm</b>           |
| Awning                                                        | 4,240 sqm                   |
| Site Cover (exc. awning)                                      | 48%                         |
| Floor Space Ratio                                             | 0.48 : 1                    |
| Hardstand Area                                                | 16,975 sqm                  |
| Light Duty Area (inclusive of footpaths and permeable paving) | 10,545 sqm                  |
| <b>Carparking</b>                                             | <b>164</b>                  |
| (inclusive of 4 disabled spaces and 8 EV Charging Spaces)     |                             |

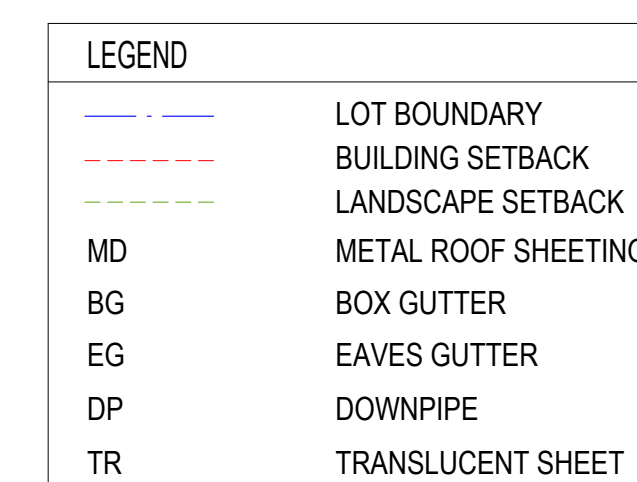


Oakdale West Estate  
Kemps Creek, NSW

Proposed Industrial Facility  
Development Application

4C & 4D Site & Warehouse Plan

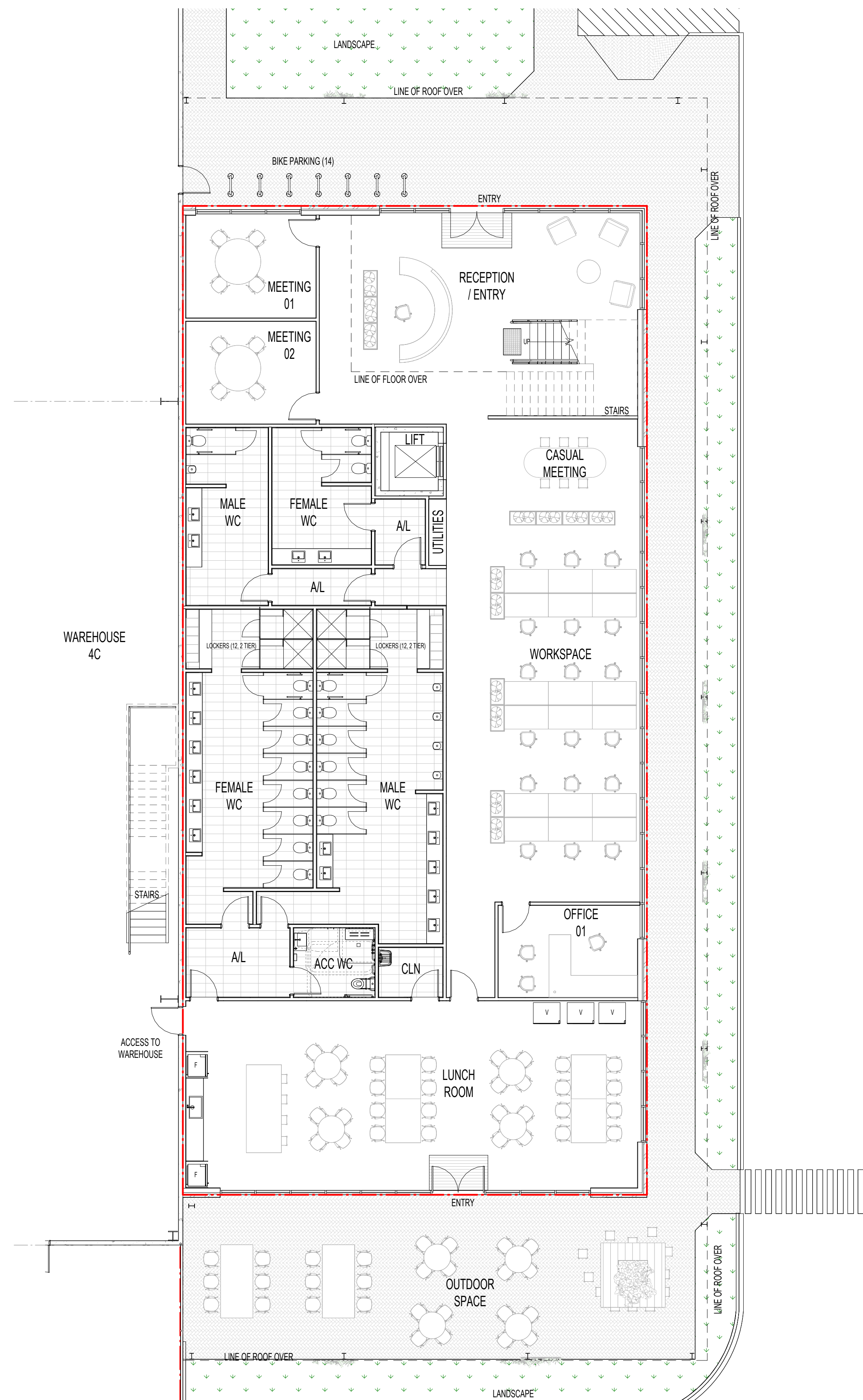
|                                          |                                       |
|------------------------------------------|---------------------------------------|
| 1:750 @ A1<br>1:1500 @ A3<br>19 Jan 2023 | OAK 4C & 4D DA 10 (D)<br>Job No 22245 |
|------------------------------------------|---------------------------------------|



**SBA**  
ARCHITECTS

OAK 4C & 4D  
DA11 (D)  
Job No 22278

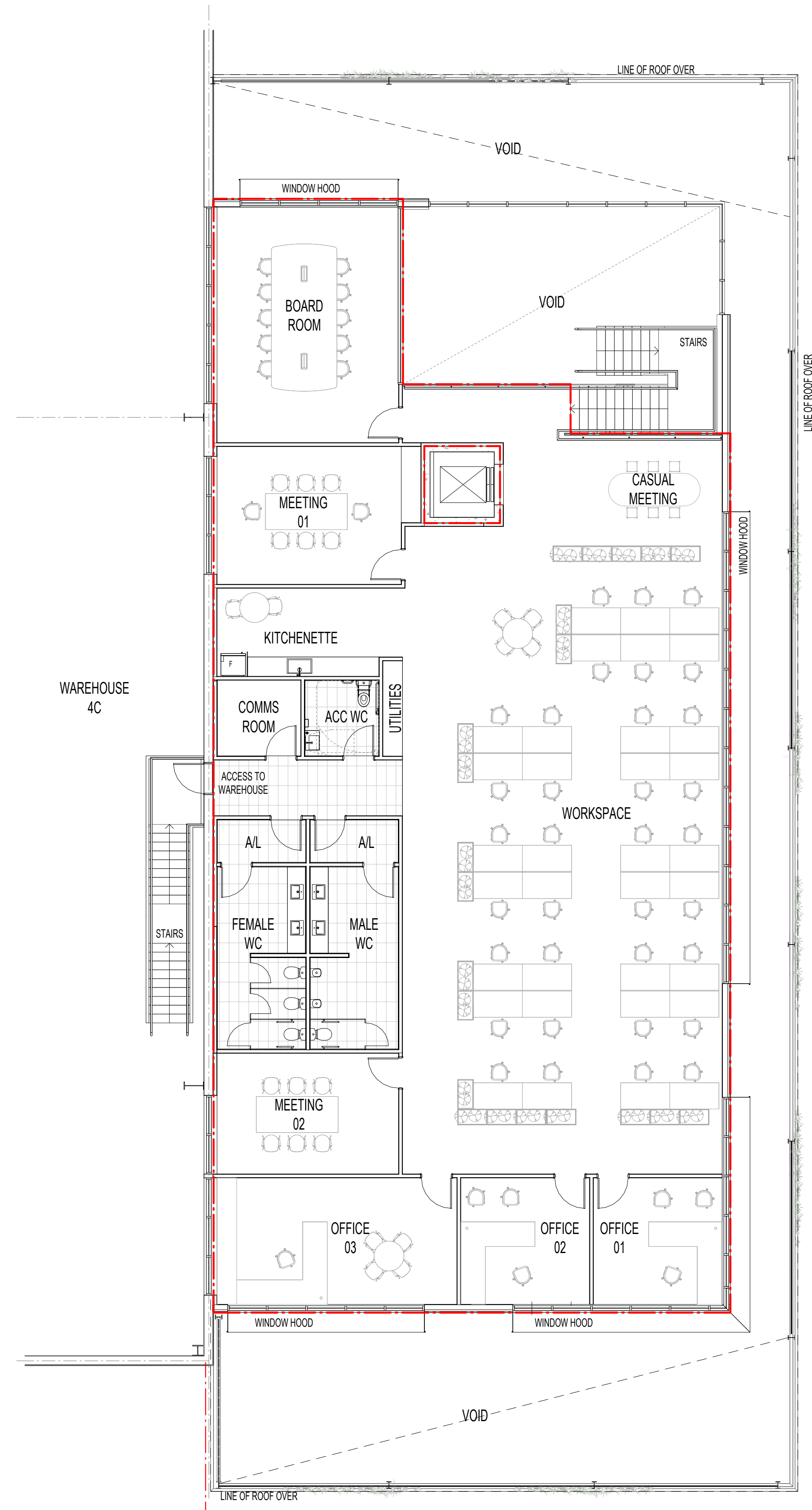




1

GROUND FLOOR PLAN - OFFICE 4C

1 : 100

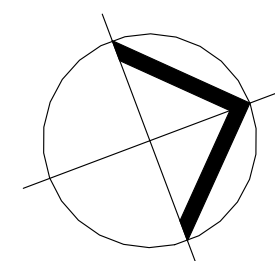


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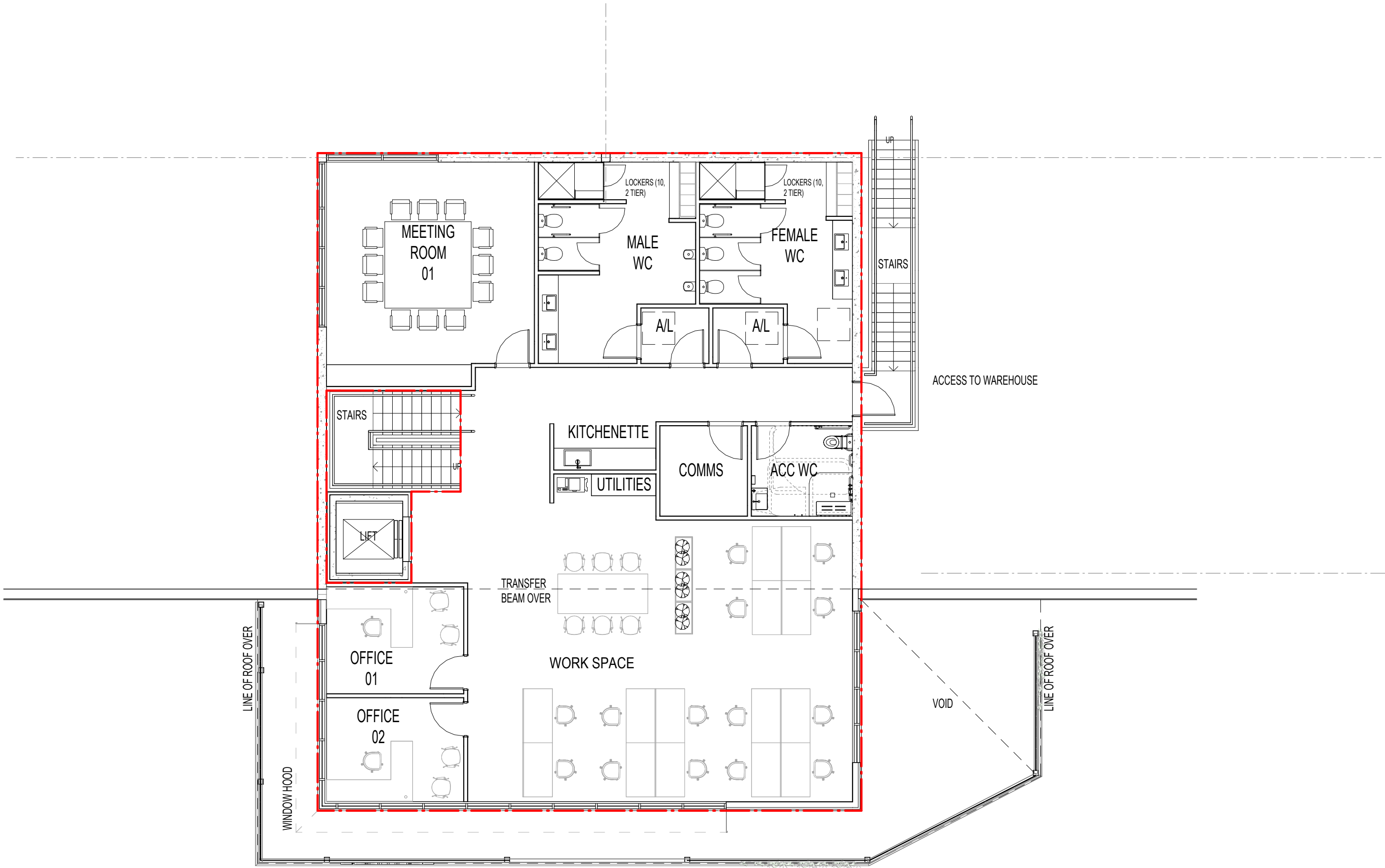
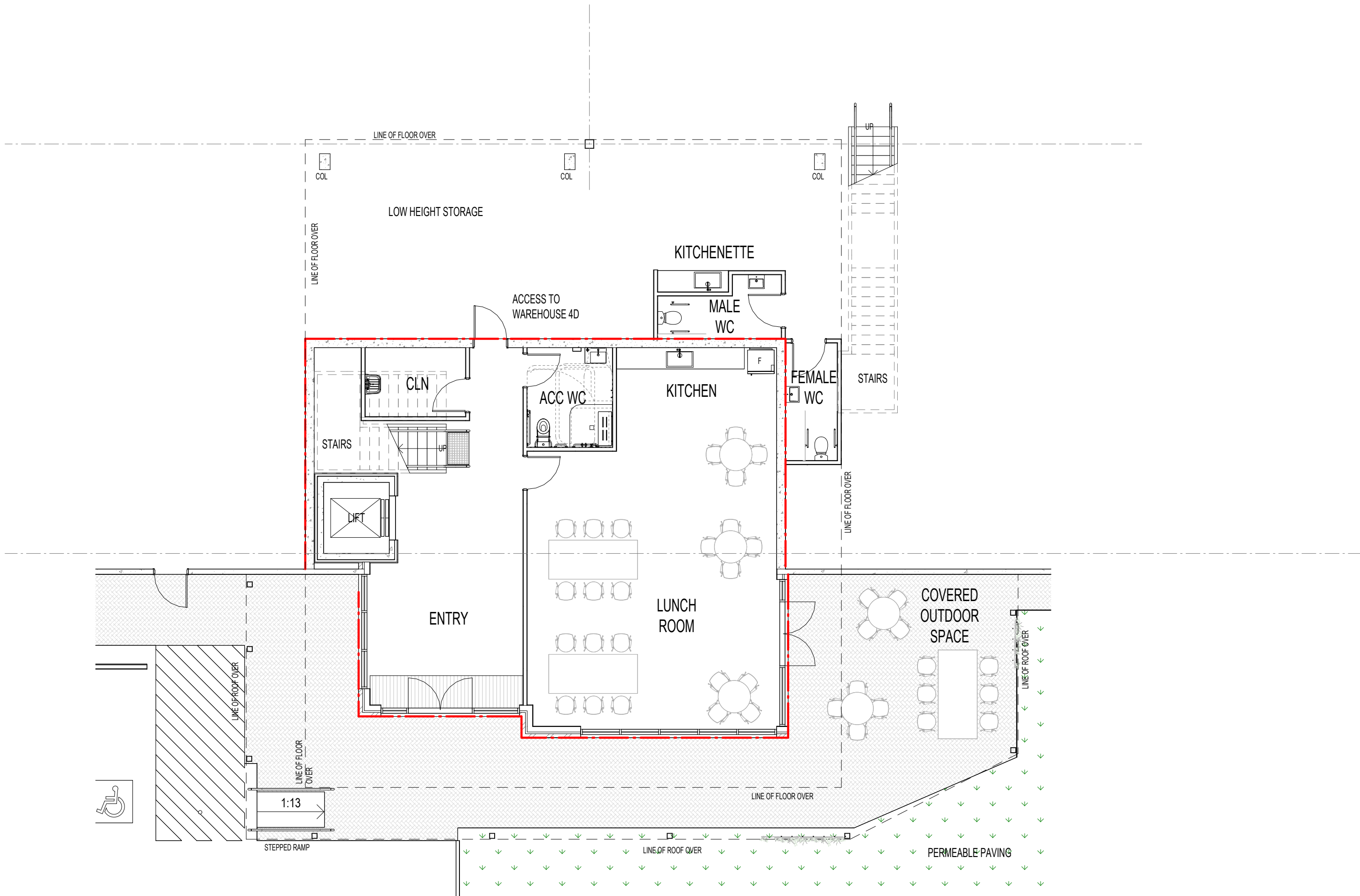
LEVEL 1 FLOOR PLAN - OFFICE 4C

1 : 100

| FLOOR AREA CALCULATIONS (RED LINE — ) |          |
|---------------------------------------|----------|
| OFFICE 4C GROUND FLOOR AREA           | 536 SQM  |
| OFFICE 4C LEVEL 1 FLOOR AREA          | 464 SQM  |
| TOTAL OFFICE 4C FLOOR AREA            | 1000 SQM |



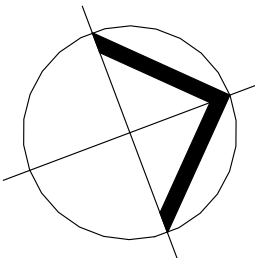




1 GROUND FLOOR PLAN - OFFICE 4D 1 : 100

2 LEVEL 1 FLOOR PLAN - OFFICE 4D 1 : 100

| FLOOR AREA CALCULATIONS ( RED LINE ) |         |
|--------------------------------------|---------|
| OFFICE 4D GROUND FLOOR AREA          | 142 SQM |
| OFFICE 4D LEVEL 1 FLOOR AREA         | 258 SQM |
| TOTAL OFFICE 4D FLOOR AREA           | 400 SQM |



PRELIMINARY



Commercial Industrial Residential Retail Interior Design  
Phone 02 9221 9188 Web www.sbaarchitects.com.au

Oakdale West Industrial Estate  
Kemps Creek

Proposed Warehouse Development  
Development Application

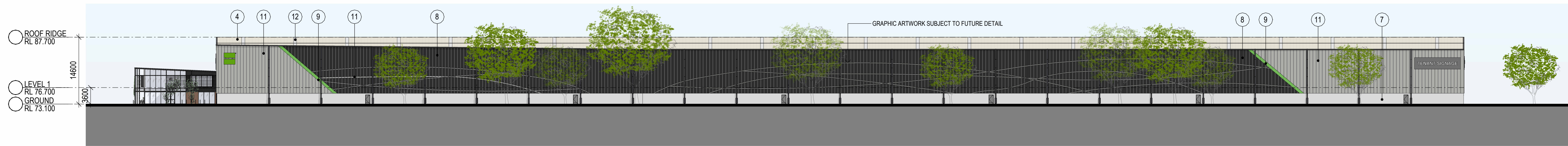
4D OFFICE FLOOR PLANS

1:100@ A1  
1:200 @ A3  
19/01/2023

OAK 4C & 4D  
DA16 (E)  
Job No 22278

19/01/2023 3:32:49 PM

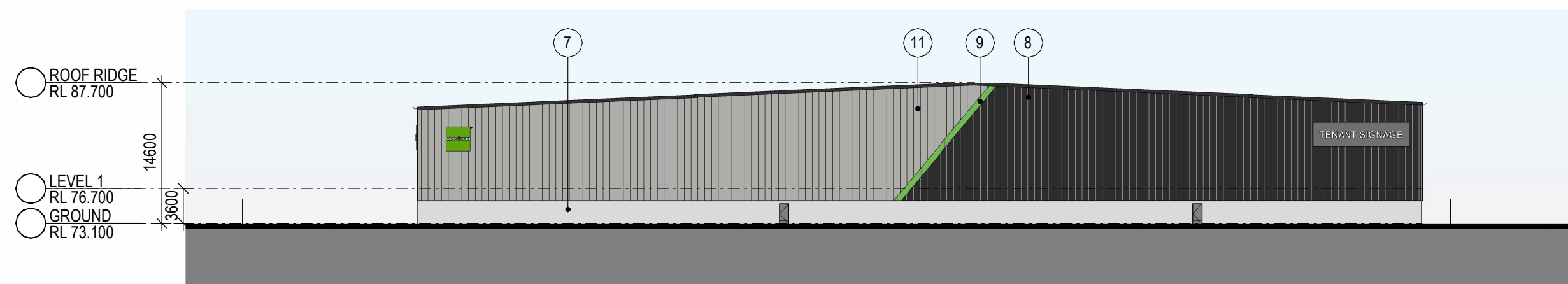




1 WEST ELEVATION - WAREHOUSE 4C 1 : 500



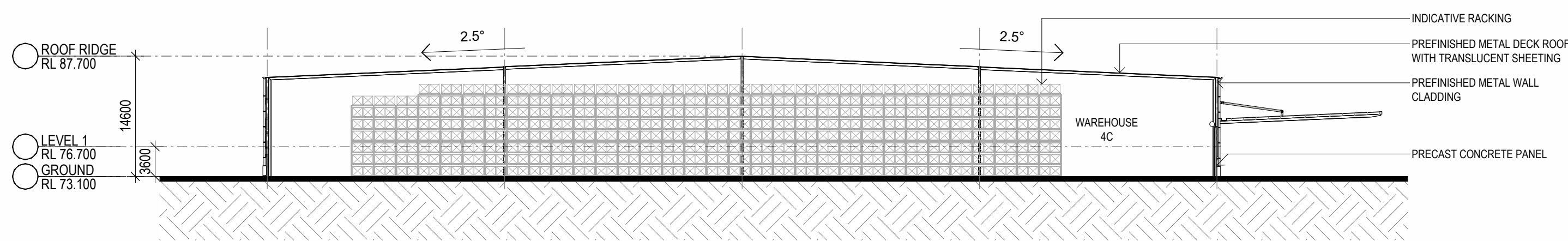
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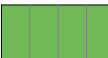
3 SOUTH ELEVATION - WAREHOUSE 4C 1 : 500



4 NORTH ELEVATION - WAREHOUSE 4C 1 : 500

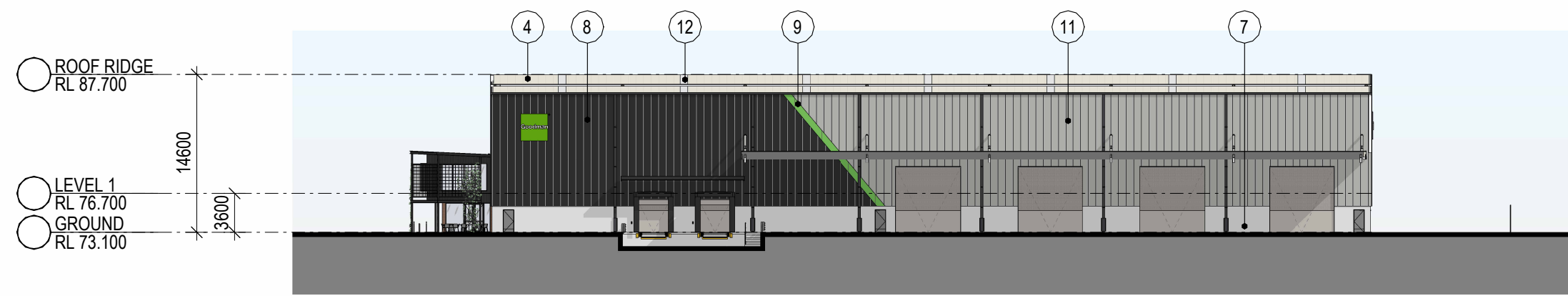


5 SECTION - WAREHOUSE 4C 1 : 500

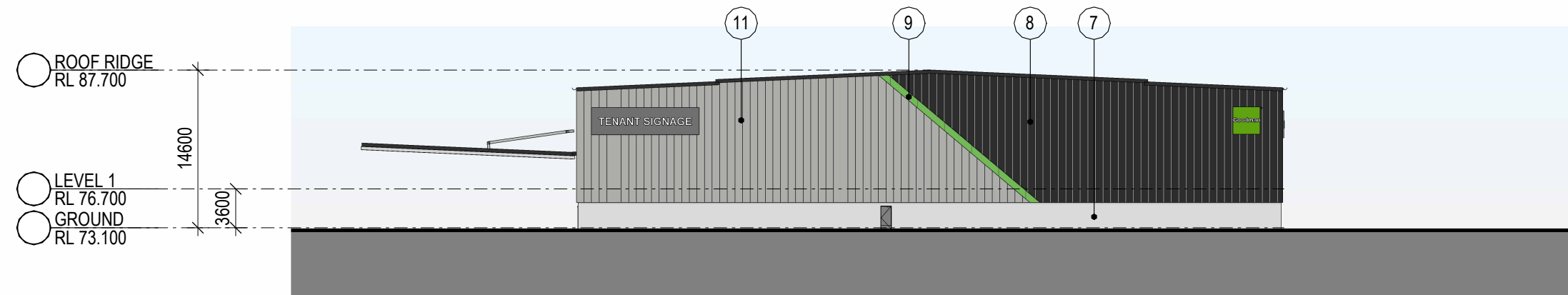
| INDICATIVE EXTERNAL FINISHES                                                          |                                                                                                                         |                                                                                       |                                                                      |                                                                                       |                                                                                          |                                                                                       |                                                                                                                             |                                                                                       |                                                                   |                                                                                       |                                                                                        |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL                                     |                                                                                                                         |                                                                                       |                                                                      |                                                                                       |                                                                                          |                                                                                       |                                                                                                                             |                                                                                       |                                                                   |                                                                                       |                                                                                        |
|    | 1. BRICKWORK TO EQUAL AUSTRAL BRICKS GERTRUDIS BROWN 300 X 110 X 70mm IN STRECHER BOND PATTERN WITH FLUSH MORTAR JOINTS |    | 2. STEEL AWNING. PAINT FINISH TO MATCH COLORBOND MONUMENT            |    | 3. GLAZING - LIGHT GREY TINT OR SIMILAR                                                  |    | 4. METAL DECK ROOFING COLORBOND - SURFMIST                                                                                  |  | 5. METAL ROLLER SHUTTER PREFINISHED IN SHALE GREY                 |  | 6. METAL MESH 200x200mm IN STEEL FRAME PAINT FINISH TO MATCH COLORBOND MONUMENT COLOUR |
|  | 7. PRECAST CONCRETE PANEL, OFF-FORM FINISH                                                                              |  | 8. PREFINISHED METAL WALL SHEET CLADDING COLORBOND - MONUMENT FINISH |  | 9. PREFINISHED METAL WALL SHEET CLADDING PAINT FINISH TO MATCH GOODMAN GREEN, 600mm WIDE |  | 10. PREFINISHED STANDING SEAM PROFILE 265mm METAL CLADDING EQUAL TO FIELDS PROMINENCE FINESSE IN COLOURBOND MONUMENT FINISH |  | 11. PREFINISHED METAL WALL SHEET CLADDING COLOURBOND - SHALE GREY |  | 12. TRANSLUCENT ROOF SHEET. OPAL COLOUR                                                |
|    | 13. STEEL WINDOW HOOD. COLORBOND MONUMENT FINISH                                                                        |    | 14. PREFINISHED ALUMINIUM WINDOW FRAME COLORBOND BLACK               |    | 15. DOWNPIPE COLOUR TO MATCH BACKGROUND CLADDING COLOUR                                  |    | 16. PAVER EQUAL TO AUSTRAL HAMLET ASH 230 x 76 x 5 mm IN HERRINGBONE PATTERN                                                |  | 17. 1700 x 1700 x1150 (h) PLANTER TABLE FROM STYLECRAFT           |  | 18. TIMBER LOOK PANELS, ALUMINIUM CLICK ON PANELS, SCULPTFORM                          |
|  | 19. STEEL COLUMN STRUCTURE PAINT FINISH TO MATCH MONUMENT                                                               |                                                                                       |                                                                      |                                                                                       |                                                                                          |                                                                                       |                                                                                                                             |                                                                                       |                                                                   |                                                                                       |                                                                                        |

PRELIMINARY

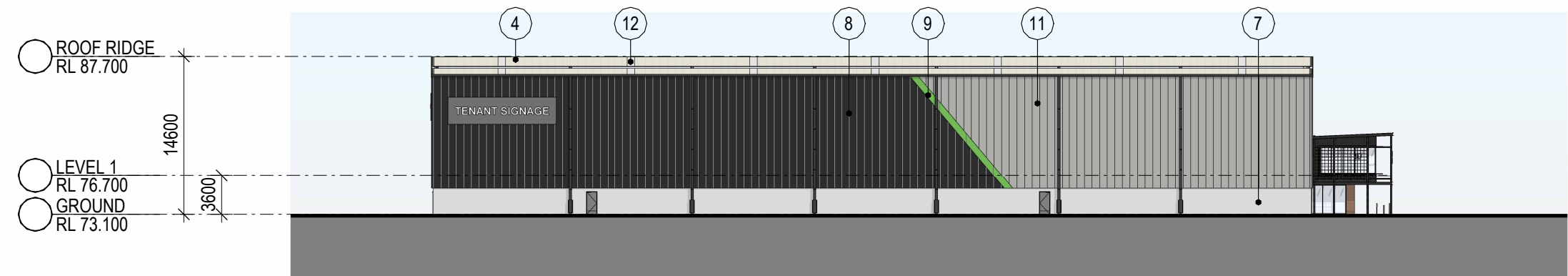




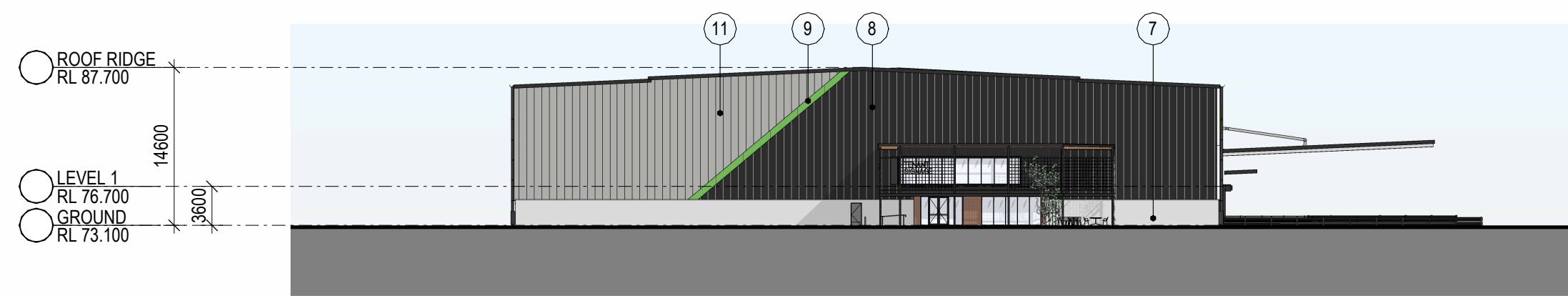
1 NORTH ELEVATION - WAREHOUSE 4D 1 : 500



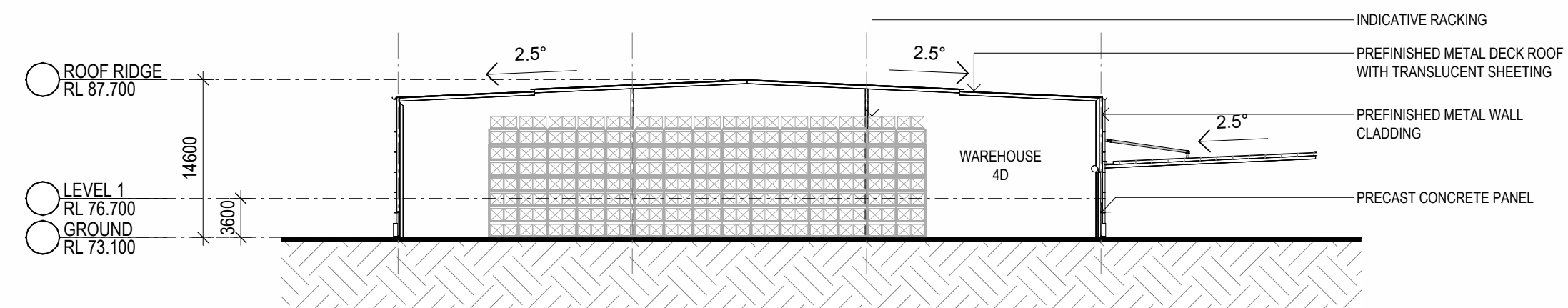
2 WEST ELEVATION - WAREHOUSE 4D 1 : 500



3 SOUTH ELEVATION - WAREHOUSE 4D 1 : 500

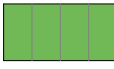
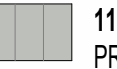
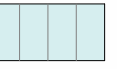
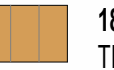


4 EAST ELEVATION - WAREHOUSE 4D 1 : 500



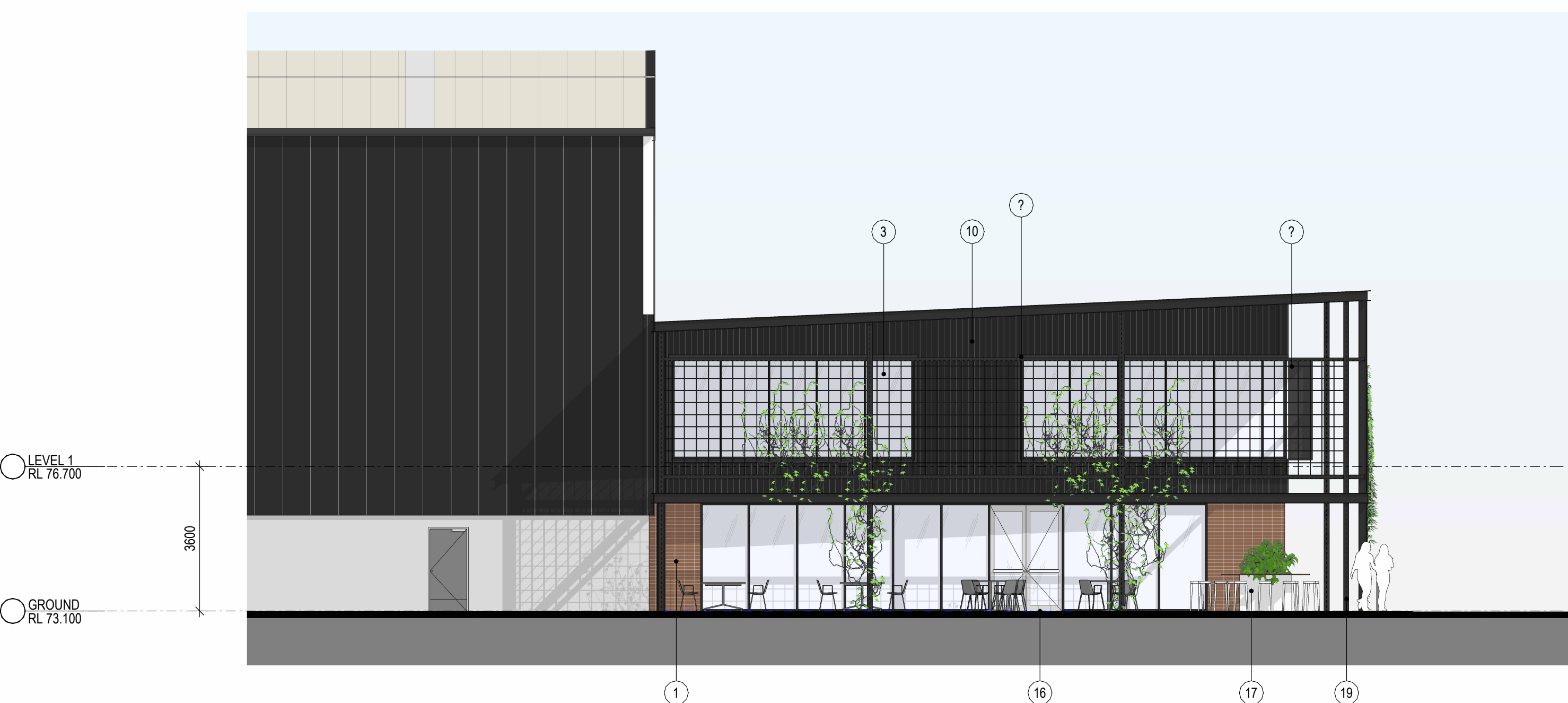
5 SECTION - WAREHOUSE 4D 1 : 500

INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

|                                                                                                                                                                                                                    |                                                                                                                                                      |                                                                                                                                                    |                                                                                                                                                                         |                                                                                                                                                       |                                                                                                                                                                                     |                                                                                                                                                        |                                                                                                                                                                   |                                                                                                                                                                                       |                                                                                                                                                                                                                          |                                                                                                                                                                |                                                                                                                                      |
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|  <b>1.</b> BRICKWORK TO EQUAL AUSTRAL BRICKS GERTRUDIS BROWN 300 X 110 X 70mm IN STRECHER BOND PATTERN WITH FLUSH MORTAR JOINTS |  <b>2.</b> STEEL AWNING. PAINT FINISH TO MATCH COLORBOND MONUMENT |  <b>3.</b> GLAZING - LIGHT GREY TINT OR SIMILAR                 |  <b>4.</b> METAL DECK ROOFING COLORBOND - SURFMIST                                   |  <b>5.</b> METAL ROLLER SHUTTER PRENISHED IN SHALE GREY          |  <b>6.</b> METAL MESH 200x200mm IN STEEL FRAME PAINT FINISH TO MATCH COLORBOND MONUMENT COLOUR |  <b>7.</b> PRECAST CONCRETE PANEL, OFF-FORM FINISH                |  <b>8.</b> PREFINISHED METAL WALL SHEET CLADDING COLORBOND - MONUMENT FINISH |  <b>9.</b> PREFINISHED METAL WALL SHEET CLADDING PAINT FINISH TO MATCH GOODMAN GREEN, 600mm WIDE |  <b>10.</b> PREFINISHED STANDING SEAM PROFILE 265mm METAL CLADDING EQUAL TO FIELDS PROMINENCE FINESSE IN COLOURBOND MONUMENT FINISH |  <b>11.</b> PREFINISHED METAL WALL SHEET CLADDING COLOURBOND - SHALE GREY |  <b>12.</b> TRANSLUCENT ROOF SHEET. OPAL COLOUR |
|  <b>13.</b> STEEL WINDOW HOOD. COLORBOND MONUMENT FINISH                                                                        |  <b>14.</b> PREFINISHED ALUMINIUM WINDOW FRAME COLORBOND BLACK    |  <b>15.</b> DOWNPIPE COLOUR TO MATCH BACKGROUND CLADDING COLOUR |  <b>16.</b> PAVER EQUAL TO AUSTRAL HAMLET ASH 230 x 76 x 5 mm IN HERRINGBONE PATTERN |  <b>17.</b> 1700 x 1700 x 1150 (h) PLANTER TABLE FROM STYLECRAFT |  <b>18.</b> TIMBER LOOK PANELS. ALUMINIUM CLICK ON PANELS, SCULPTFORM                          |  <b>19.</b> STEEL COLUMN STRUCTURE PAINT FINISH TO MATCH MONUMENT |                                                                                                                                                                   |                                                                                                                                                                                       |                                                                                                                                                                                                                          |                                                                                                                                                                |                                                                                                                                      |

PRELIMINARY





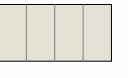
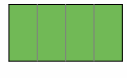
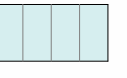
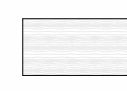
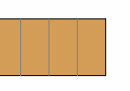
1 EAST ELEVATION - OFFICE 4C 1 : 100



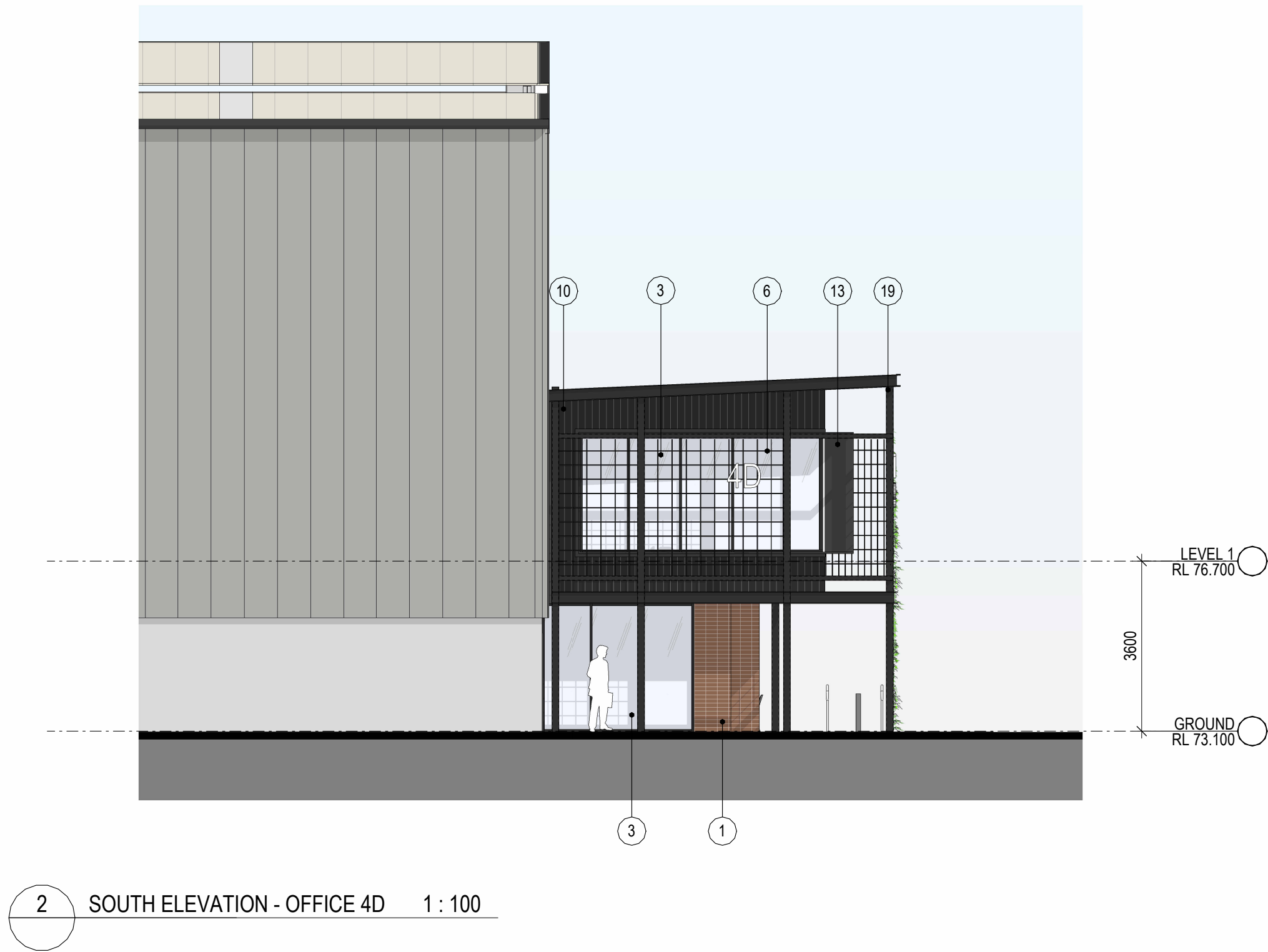
2 WEST ELEVATION - OFFICE 4C 1 : 100



3 NORTH ELEVATION - OFFICE 4C 1 : 100

| INDICATIVE EXTERNAL FINISHES                                                                                                                                                                                |                                                                                                                                               |                                                                                                                                             |                                                                                                                                                                  |                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                 |                                                                                                                                                            |                                                                                                                                                                                |                                                                                                                                                                                                                     |                                                                                                                                                         |                                                                                                                               |
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| FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL                                                                                                                                                           |                                                                                                                                               |                                                                                                                                             |                                                                                                                                                                  |                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                                 |                                                                                                                                                            |                                                                                                                                                                                |                                                                                                                                                                                                                     |                                                                                                                                                         |                                                                                                                               |
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INDICATIVE EXTERNAL FINISHES

FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL



1. BRICKWORK TO EQUAL AUSTRAL BRICKS GERTRUDIS BROWN 300 X 110 X 70mm IN STRECHER BOND PATTERN WITH FLUSH MORTAR JOINTS



2. STEEL AWNING. PAINT FINISH TO MATCH COLORBOND MONUMENT



3. GLAZING - LIGHT GREY TINT OR SIMILAR



4. METAL DECK ROOFING COLORBOND - SURFMIST



5. METAL ROLLER SHUTTER PREFINISHED IN SHALE GREY



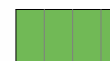
6. METAL MESH 200x200mm IN STEEL FRAME PAINT FINISH TO MATCH COLORBOND MONUMENT COLOUR



7. PRECAST CONCRETE PANEL, OFF-FORM FINISH



8. PREFINISHED METAL WALL SHEET CLADDING COLORBOND - MONUMENT FINISH



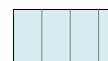
9. PREFINISHED METAL WALL SHEET CLADDING PAINT FINISH TO MATCH GOODMAN GREEN, 600mm WIDE



10. PREFINISHED STANDING SEAM PROFILE 265mm METAL CLADDING EQUAL TO FIELDERS PROMINENCE FINESSE IN COLOURBOND MONUMENT FINISH



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13. STEEL WINDOW HOOD. COLORBOND MONUMENT FINISH



14. PREFINISHED ALUMINIUM WINDOW FRAME COLORBOND BLACK



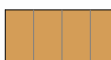
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17. 1700 x 1700 x1150 (h) PLANTER TABLE FROM STYLECRAFT

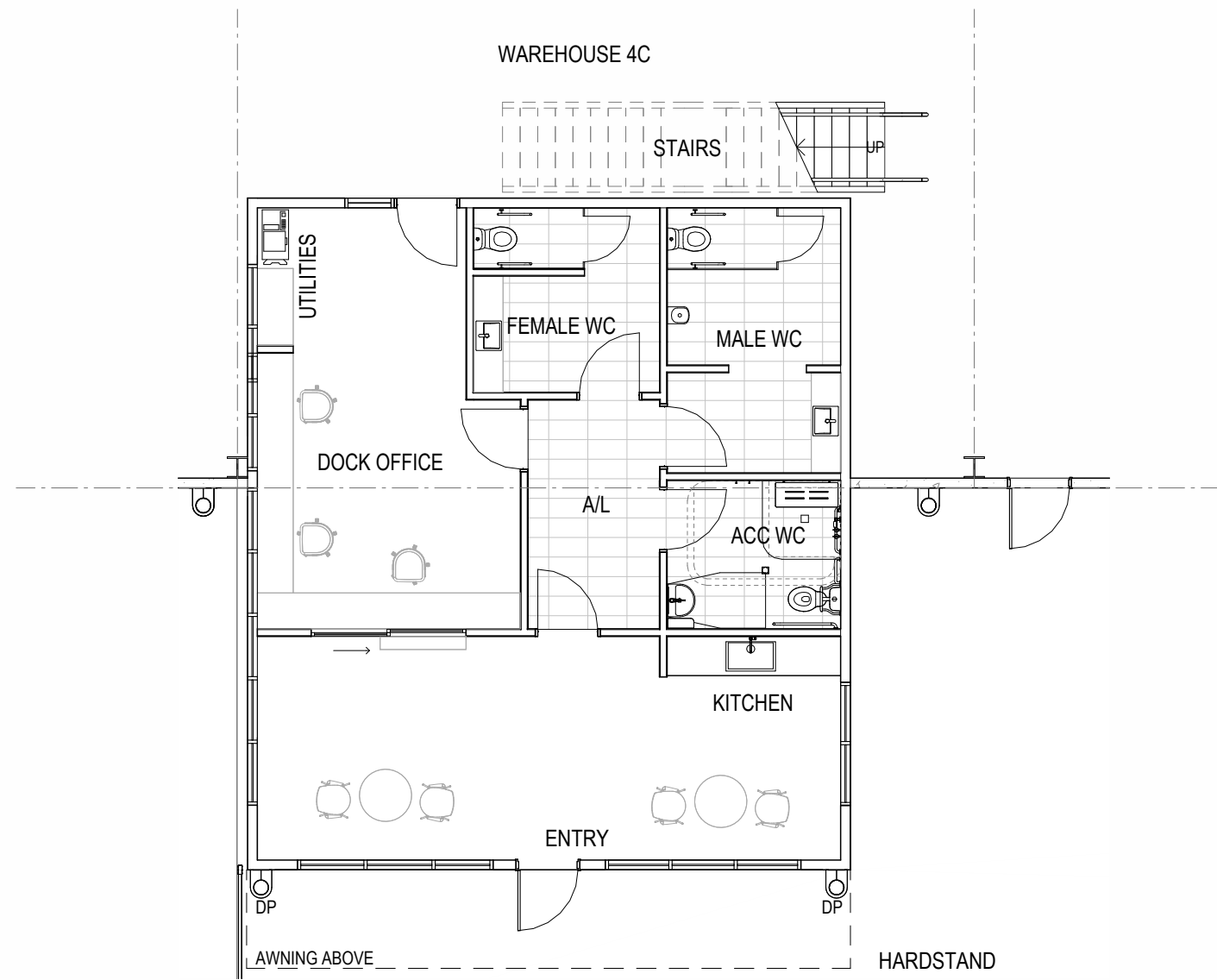


18. TIMBER LOOK PANELS, ALUMINIUM CLICK ON PANELS, SCULPTFORM

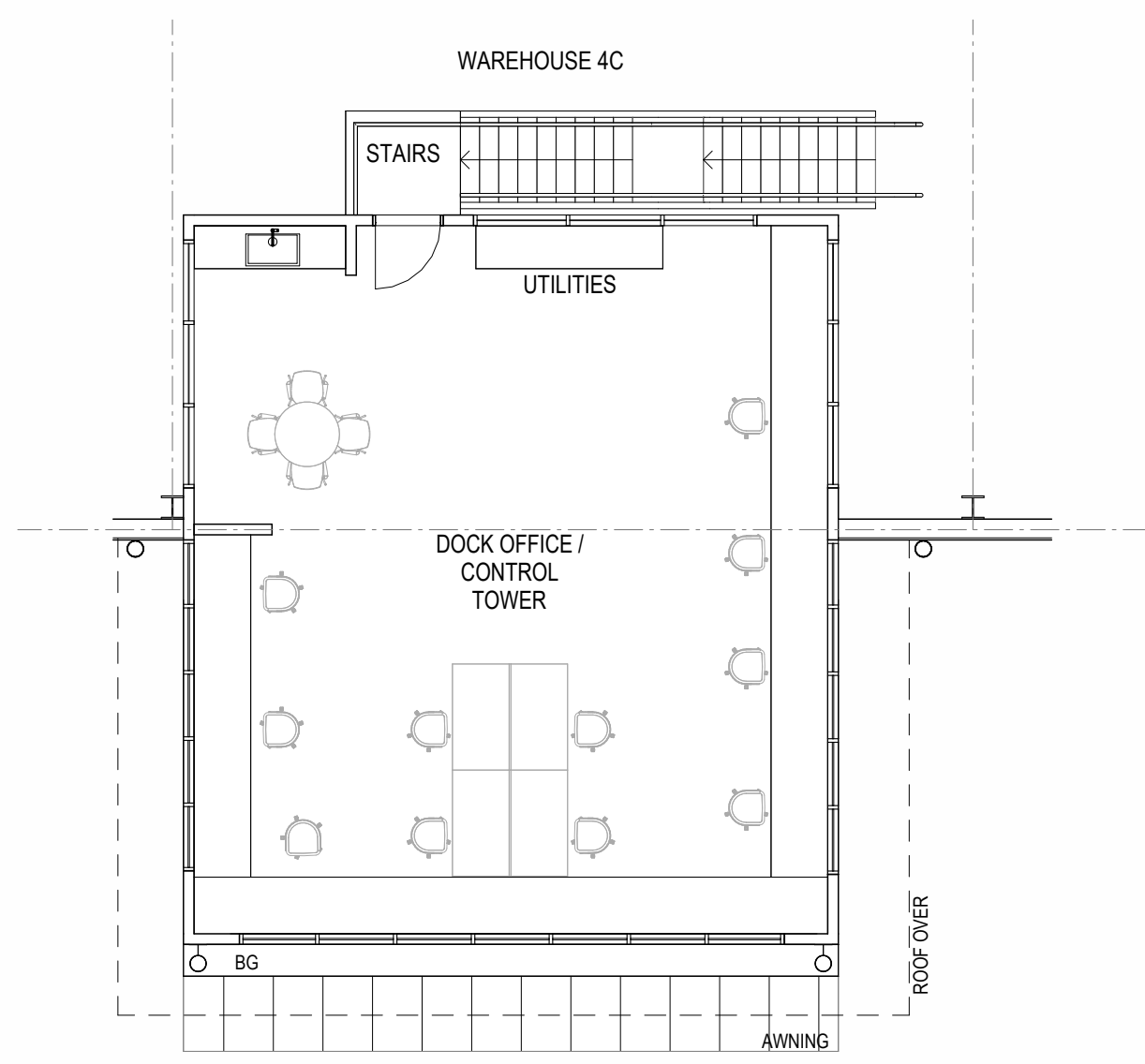


19. STEEL COLUMN STRUCTURE PAINT FINISH TO MATCH MONUMENT

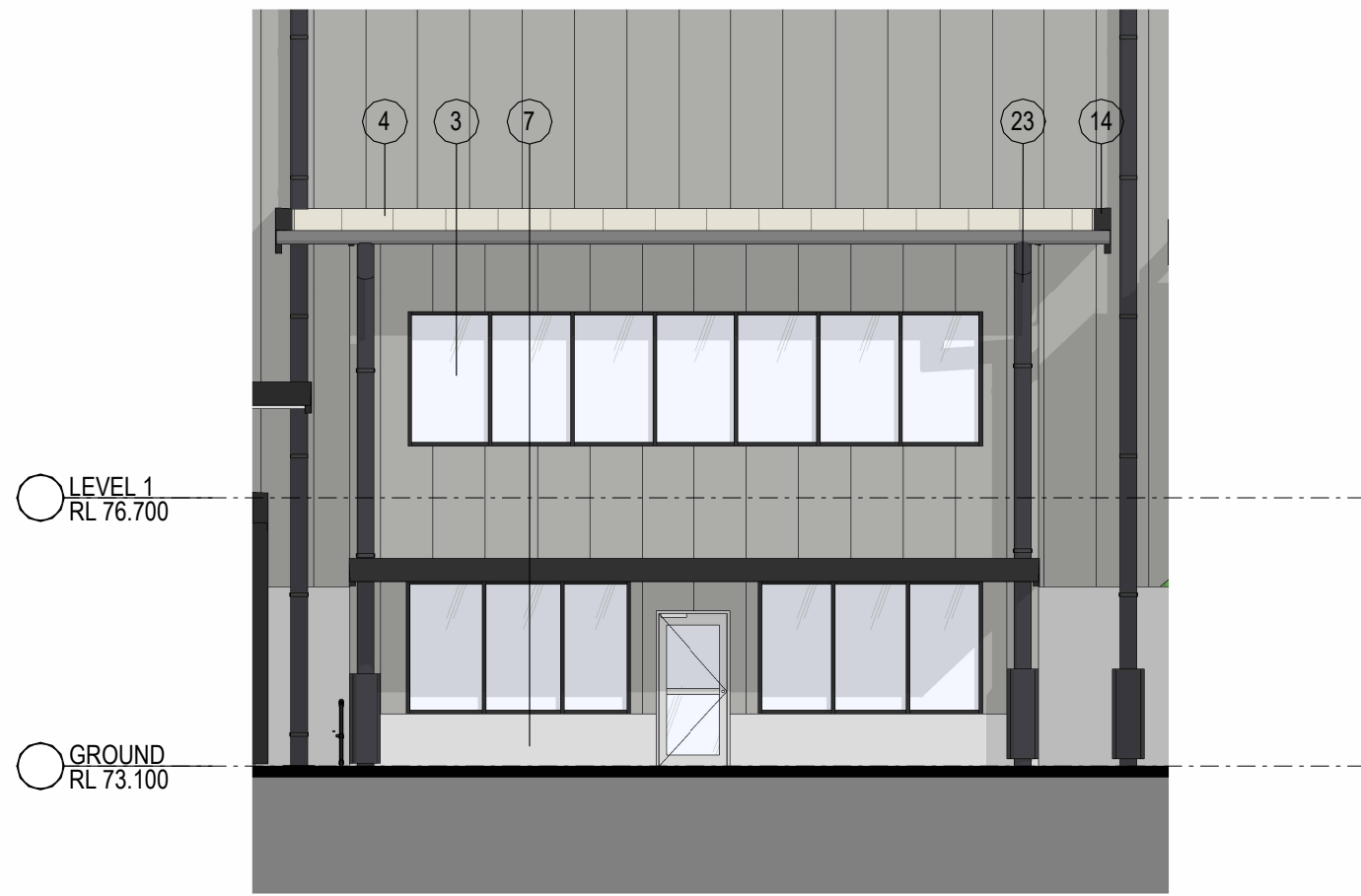




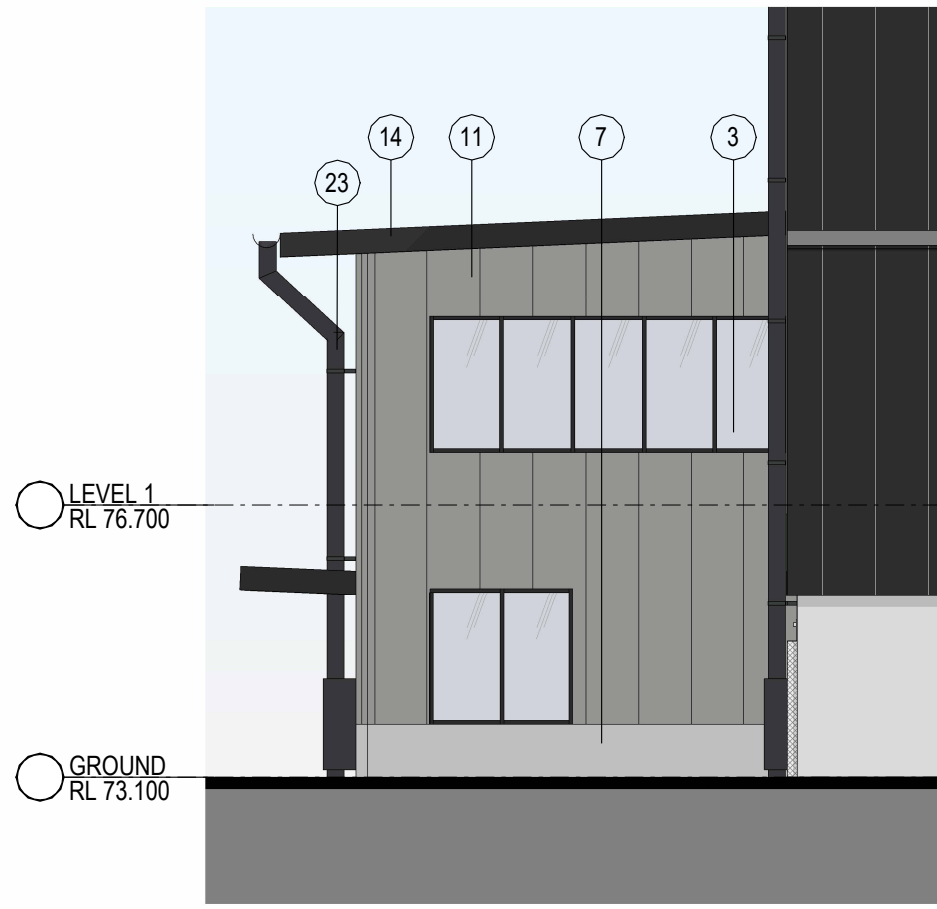
1 DOCK OFFICE GROUND LEVEL PLAN 1 : 100



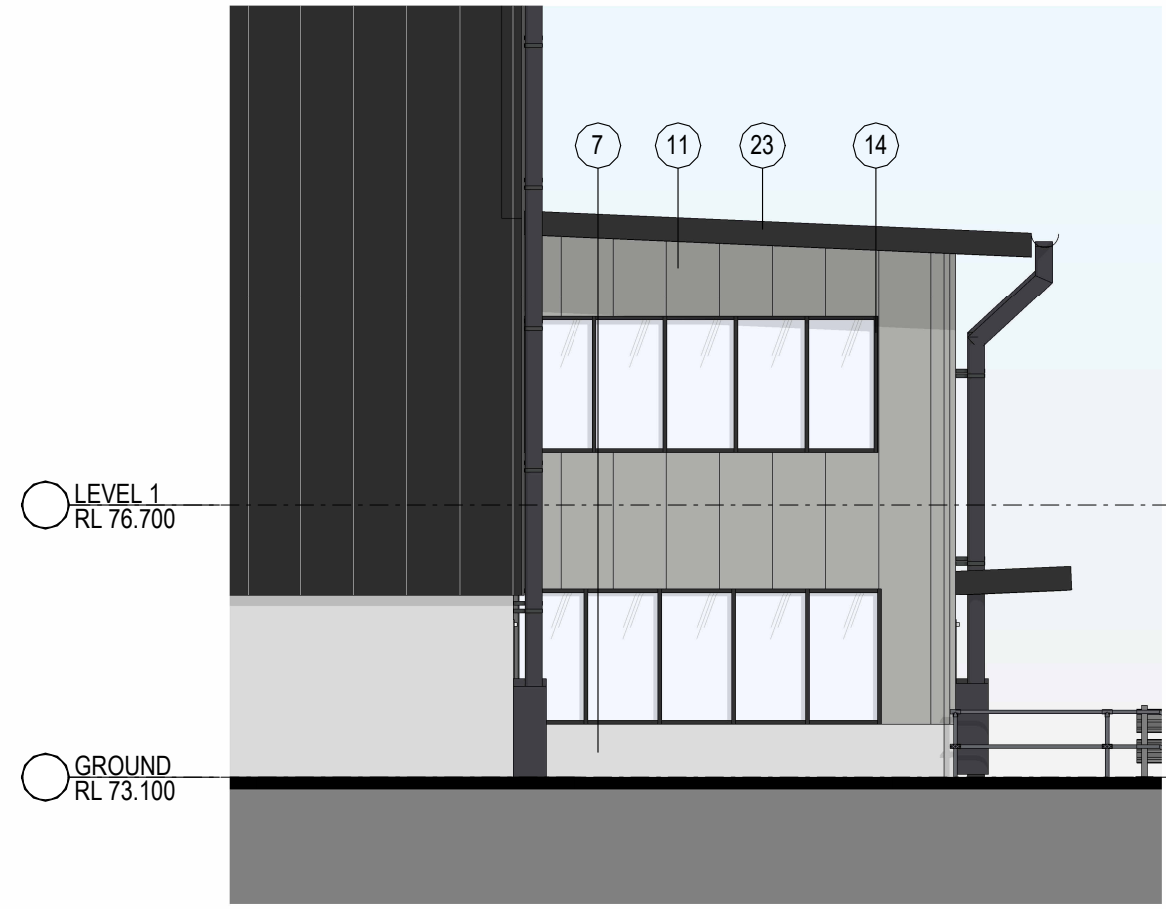
2 DOCK OFFICE PLAN LEVEL 1 PLAN 1 : 100



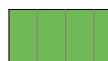
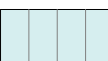
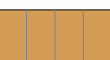
3 EAST ELEVATION - DOCK OFFICE 1 : 100



4 NORTH ELEVATION - DOCK OFFICE 1 : 100



5 SOUTH ELEVATION - DOCK OFFICE 1 : 100

| INDICATIVE EXTERNAL FINISHES                                                        |                                                                                                                         |                                                                                     |                                                           |                                                                                     |                                                         |                                                                                     |                                                                              |                                                                                       |                                                         |                                                                                       |                                                                                        |                                                                                       |                                                           |                                                                                       |                                                                      |                                                                                       |                                                                                          |                                                                                       |                                                                                                                             |                                                                                       |                                                                   |                                                                                       |                                         |
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| FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL                                   |                                                                                                                         |                                                                                     |                                                           |                                                                                     |                                                         |                                                                                     |                                                                              |                                                                                       |                                                         |                                                                                       |                                                                                        |                                                                                       |                                                           |                                                                                       |                                                                      |                                                                                       |                                                                                          |                                                                                       |                                                                                                                             |                                                                                       |                                                                   |                                                                                       |                                         |
|  | 1. BRICKWORK TO EQUAL AUSTRAL BRICKS GERTRUDIS BROWN 300 X 110 X 70mm IN STRECHER BOND PATTERN WITH FLUSH MORTAR JOINTS |  | 2. STEEL AWNING. PAINT FINISH TO MATCH COLORBOND MONUMENT |  | 3. GLAZING - LIGHT GREY TINT OR SIMILAR                 |  | 4. METAL DECK ROOFING COLORBOND - SURFMIST                                   |  | 5. METAL ROLLER SHUTTER PREFINISHED IN SHALE GREY       |  | 6. METAL MESH 200x200mm IN STEEL FRAME PAINT FINISH TO MATCH COLORBOND MONUMENT COLOUR |  | 7. PRECAST CONCRETE PANEL, OFF-FORM FINISH                |  | 8. PREFINISHED METAL WALL SHEET CLADDING COLORBOND - MONUMENT FINISH |  | 9. PREFINISHED METAL WALL SHEET CLADDING PAINT FINISH TO MATCH GOODMAN GREEN, 600mm WIDE |  | 10. PREFINISHED STANDING SEAM PROFILE 265mm METAL CLADDING EQUAL TO FIELDS PROMINENCE FINESSE IN COLOURBOND MONUMENT FINISH |  | 11. PREFINISHED METAL WALL SHEET CLADDING COLOURBOND - SHALE GREY |  | 12. TRANSLUCENT ROOF SHEET. OPAL COLOUR |
|  | 13. STEEL WINDOW HOOD. COLORBOND MONUMENT FINISH                                                                        |  | 14. PREFINISHED ALUMINIUM WINDOW FRAME COLORBOND MONUMENT |  | 15. DOWNPIPE COLOUR TO MATCH BACKGROUND CLADDING COLOUR |  | 16. PAVER EQUAL TO AUSTRAL HAMLET ASH 230 x 76 x 5 mm IN HERRINGBONE PATTERN |  | 17. 1700 x 1700 x1150 (h) PLANTER TABLE FROM STYLECRAFT |  | 18. TIMBER LOOK PANELS, ALUMINIUM CLICK ON PANELS, SCULPTFORM                          |  | 19. STEEL COLUMN STRUCTURE PAINT FINISH TO MATCH MONUMENT |                                                                                       |                                                                      |                                                                                       |                                                                                          |                                                                                       |                                                                                                                             |                                                                                       |                                                                   |                                                                                       |                                         |

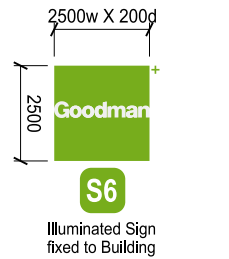
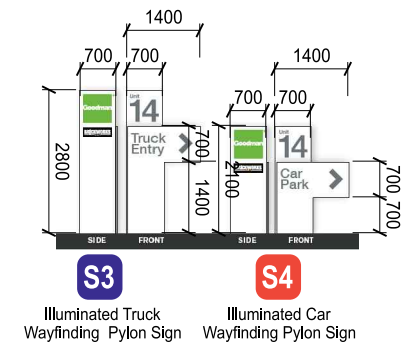
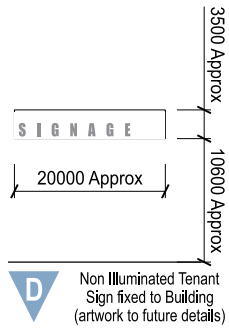
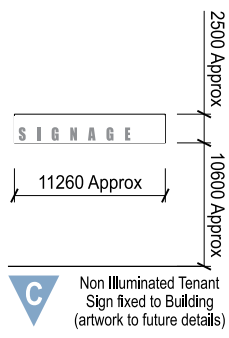
PRELIMINARY





Signage Legend

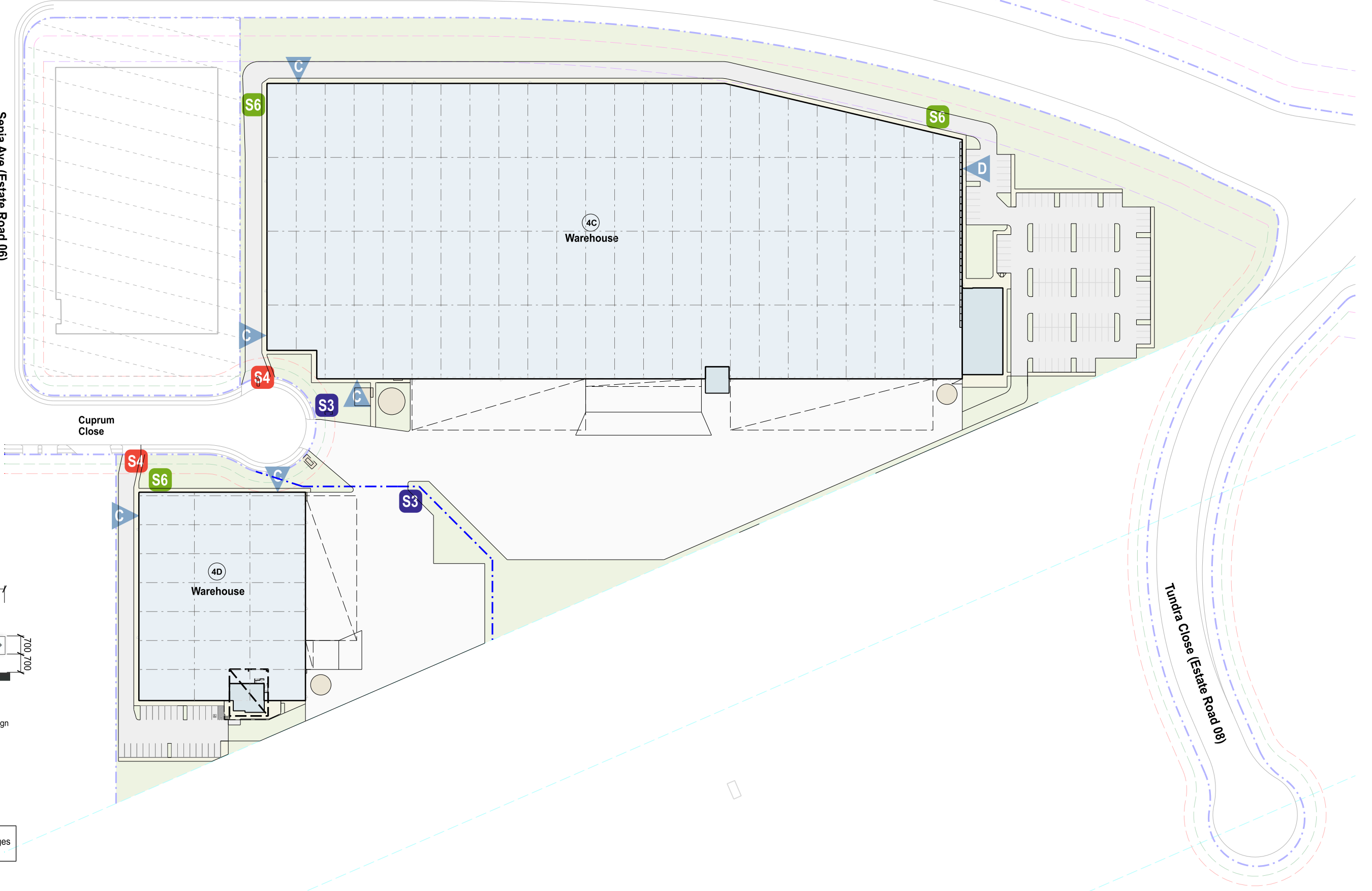
- C** Customer Signage
- S3** Wayfinding - Truck
- S4** Wayfinding - Car
- S6** Goodman Light Box (Type 1) on Warehouse



NOTE:  
Signage Images  
Not To Scale

Sepia Ave (Estate Road 06)

Future Southern Link Road



Oakdale West Estate  
Kemps Creek, NSW

Proposed Industrial Facility  
Development Application

4C & 4D Signage Plan

|             |                                       |
|-------------|---------------------------------------|
| 1:750 @ A1  | OAK 4AC& 4D DA 30 (D)<br>Job No 22245 |
| 1:1500 @ A3 |                                       |
| 19 Jan 2023 |                                       |