



Legend

- Site Boundary
- Lot Boundary
- Building 7.5m Setback (For Estate Road Only)
- Landscape 3.75m Setback (For Estate Road Only)
- FNC-1 Chainwire Fencing
- FNC-2 Palisade Fencing
- RW Retaining Wall

Development Area Schedule

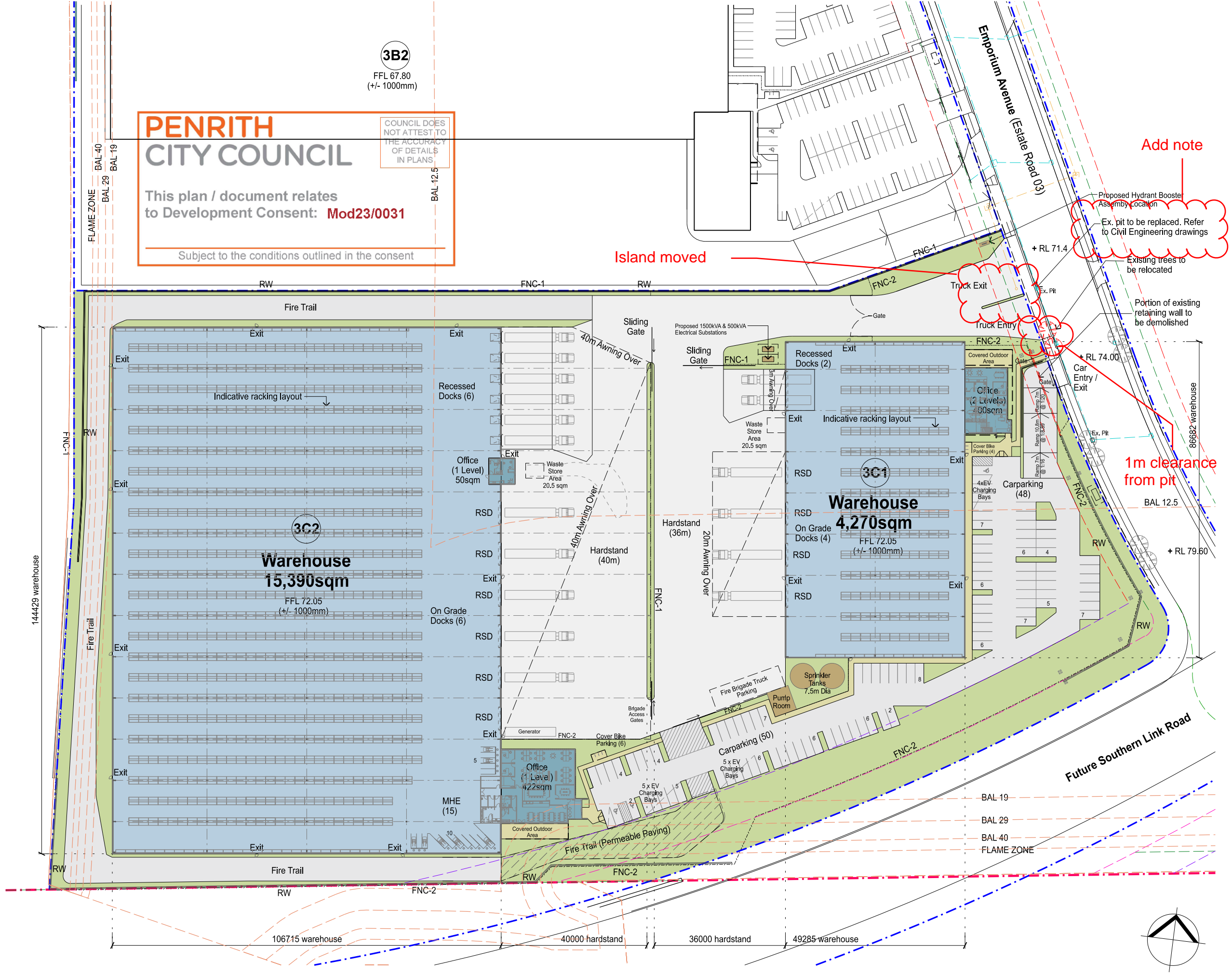
Site Area	43,590 sqm
(Total for 3C1 & 3C2)	
Warehouse 3C-1	4,270 sqm
Warehouse 3C-2	15,390 sqm
Office 3C-1 (2 levels)	400 sqm
Office 3C-2 (1 level)	422 sqm
Dock Office 3C-2 (1 level)	50 sqm
Total Building Area	20,532 sqm
Awning	5,470 sqm
Site Cover (exc. awning)	47 %
Floor Space Ratio	0.47 : 1
Hardstand Area	9,655 sqm
Light Duty Area	6,565 sqm
(Inclusive of fire truck access road & permeable paving)	
Carparking 3C-1	48
(Inclusive of 1 disabled space & 4 EV charging bays)	
Carparking 3C-2	50
(Inclusive of 2 disabled space & 10 EV charging bays)	
Carparking Total	98

**PENRITH**  
**CITY COUNCIL**  
  
This plan / document relates  
to Development Consent: **Mod23/0031**  
  
Subject to the conditions outlined in the consent

3B2

FFL 67.80  
(+/- 1000mm)

COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS



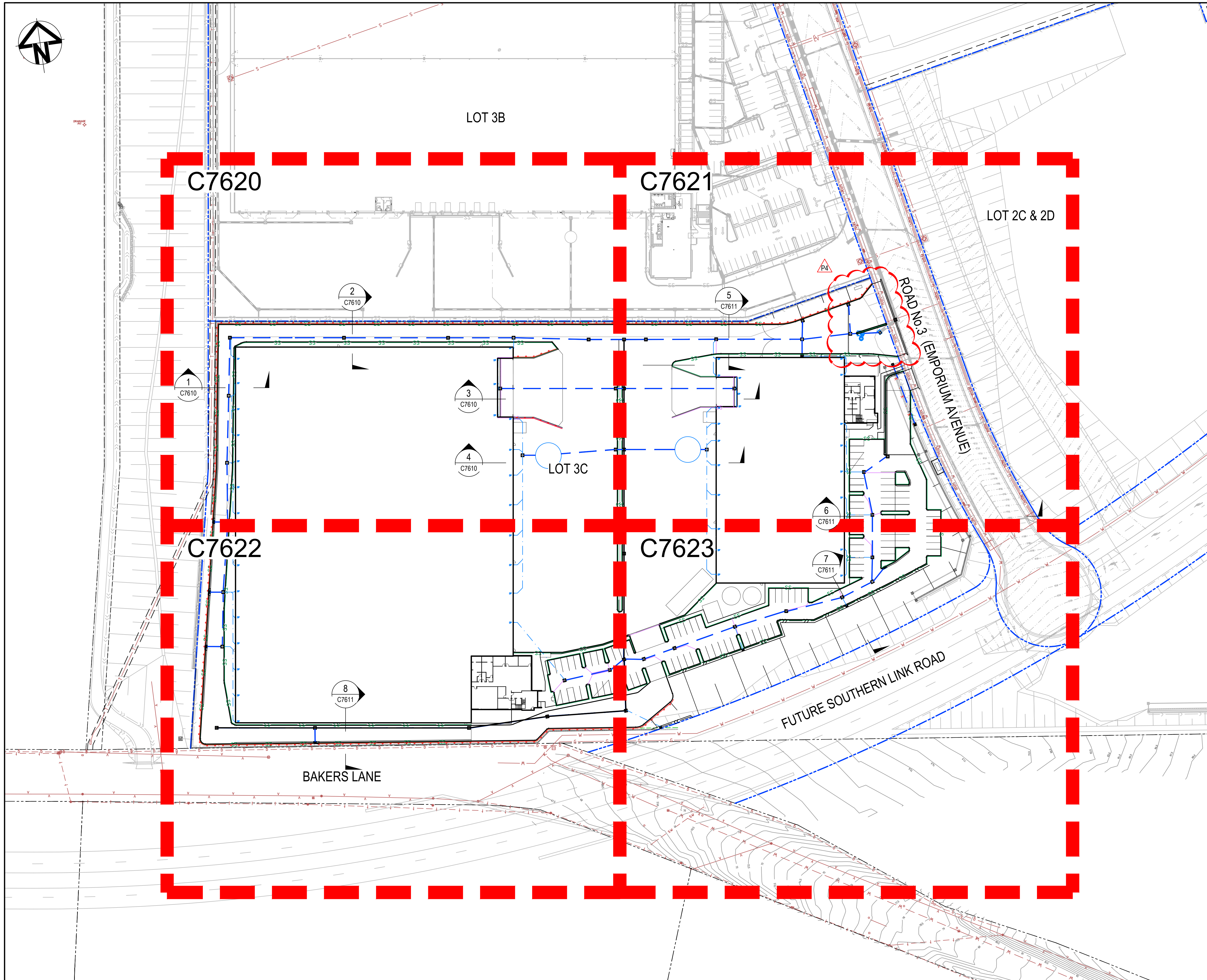
Oakdale West Estate  
Kemps Creek, NSW

Development Application DA22/0550 - Modification 1

3C Site & Warehouse Plan

1:500 @ A1	OAK 3C MOD 1 DA10 (A) Job No 22101
1:1000 @ A3	
8 Feb 2023	





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**Bar Scales**  
0 15 30 45 60  
1 : 750 @ A1 1 : 1500 @ A3

P4	ISSUED FOR DA	08-02-23
P3	ISSUED FOR DA	04-10-22
P2	ISSUED FOR DA	08-04-22
P1	ISSUED FOR DA	05-04-22

Issue	Description	Date

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Status	<b>FOR APPROVAL</b>	<b>A1</b>
<b>NOT TO BE USED FOR CONSTRUCTION</b>		

Scales	15-272-C7605.dwg	
1 : 750	Drawn	JC
	Designed	JC
Height Datum	AHD	Checked DS
Grid	LOCAL	Approved DS

Client  
**Goodman**

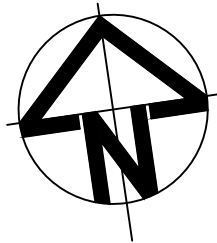
Civil Engineers and Project Managers  
**at&i**  
Level 7, 153 Walker Street  
North Sydney NSW 2060  
ABN 96 130 882 405  
Tel: 02 9439 1777  
Fax: 02 9923 1055  
www.atl.net.au  
info@atl.net.au

Project	<b>PROPOSED INDUSTRIAL DEVELOPMENT OAKDALE WEST - LOT 3C</b>	
Title	<b>GENERAL ARRANGEMENT PLAN</b>	

Drawing No.	Project No.	Issue
<b>15-272-C7605</b>	<b>15-272</b>	<b>P4</b>

Date Plotted: 7 Feb 2023 - 04:19PM File Name: F:\15-272 Oakdale West\Drawings\Civil\Final\SSDA\7000\_On-Lot Works Packages\7600 LOT 3C\15-272-C7605.dwg V1





LOT 3B

LOT 2C & 2D

LOT 3C

ROAD No 3  
(EMPORIUM AVENUE)

FUTURE SOUTHERN LINK ROAD

BAKERS LANE

NET CUT (cu.m)	NET FILL (cu.m)	BALANCE (cu.m)
-22,795	+5,493	-17,302 EXPORT

NOTES

- THE ABOVE VOLUMES ARE CALCULATED WITH THE ASSUMPTION THAT THE INFRASTRUCTURE WORKS ARE COMPLETED.
- ASSUMED 300mm SET DOWN FROM PRELIMINARY FINISHED LEVELS.
- NO ALLOWANCE FOR RETAINING WALL BACKFILL MATERIAL.
- THE VOLUMES DO NOT TAKE INTO ACCOUNT THE FOLLOWING :-
  - BULKING FACTORS OF REMOVED CUT
  - REMOVAL OF EXISTING BUILDING SLABS AND PAVEMENTS
  - REMOVAL AND/OR REMEDIATION OF ANY EXISTING UNCONTROLLED FILL
  - PROPOSED LANDSCAPING
  - STORMWATER AND UTILITY TRENCHING
  - EROSION AND SEDIMENTATION CONTROL SWALES AND BASINS

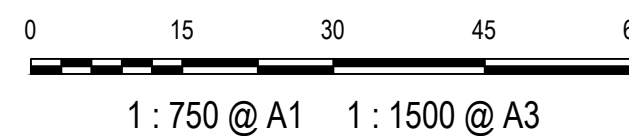
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**CITY COUNCIL**

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Bar Scales



P3	ISSUED FOR DA	08-02-23
P2	ISSUED FOR DA	08-04-22
P1	ISSUED FOR DA	05-04-22

Issue	Description	Date
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Status	<b>FOR APPROVAL</b>	<b>A1</b>
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Scales	1 : 750	15-272-C7615.dwg	
		Drawn	JC
		Designed	JC
Height Datum	AHD	Checked	DS
Grid	LOCAL	Approved	DS

Client	
--------	--

Civil Engineers and Project Managers	
	Level 7, 153 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel: 02 9439 1777 Fax: 02 9923 1055 www.atl.net.au info@atl.net.au

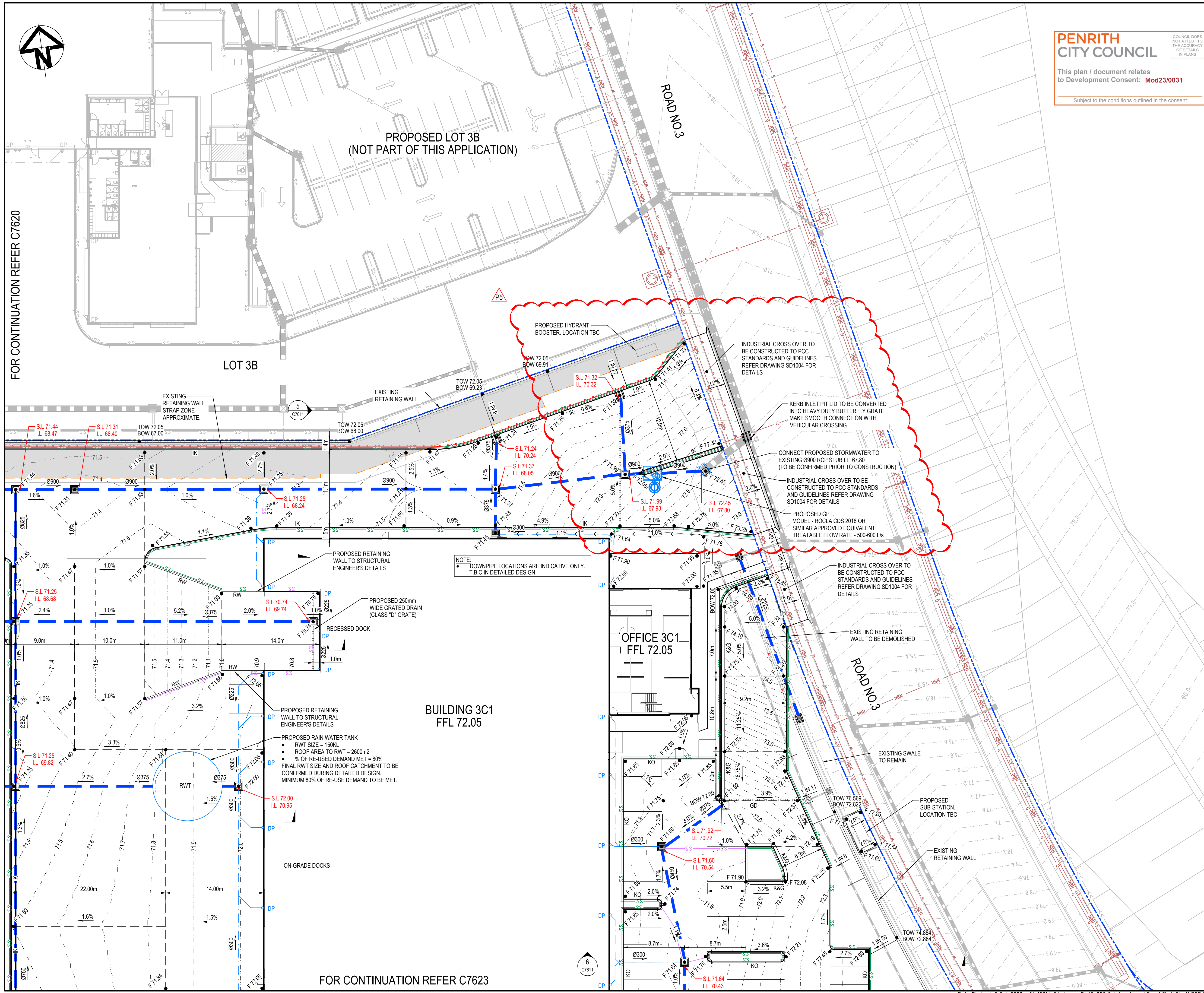
Project	<b>PROPOSED INDUSTRIAL DEVELOPMENT</b> <b>OAKDALE WEST - LOT 3C</b>
---------	--

Title	<b>BULK EARTHWORKS PLAN</b>
-------	-----------------------------

Drawing No.	Project No.	Issue
15-272-C7615	15-272	P3

CUT/FILL DEPTH RANGE LEGEND			Colour
Lower_value	Upper_value		
-100	to -4.0 m		
-4.0	to -3.5 m		
-3.5	to -3.0 m		
-3.0	to -2.5 m		
-2.5	to -2.0 m		
-2.0	to -1.5 m		
-1.5	to -1.0 m		
-1.0	to -0.5 m		
-0.5	to 0.0 m		
0.0	to 0.5 m		
0.5	to 1.0 m		
1.0	to 1.5 m		
1.5	to 2.0 m		
2.0	to 2.5 m		
2.5	to 3.0 m		
3.0	to 3.5 m		
3.5	to 4.0 m		
4.0	to 100 m		



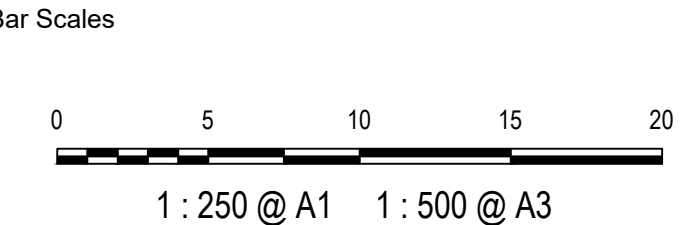


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**CITY COUNCIL**

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LEGEND	
	EXISTING BOUNDARY
	PROPOSED BOUNDARY
	PROPOSED EASEMENT
	PROPOSED CONTOUR
	KERB AND GUTTER
	KERB ONLY
	INTEGRAL KERB ONLY
	DISH DRAIN
	FINISHED SURFACE LEVEL
	STORMWATER PIPE WITH SIZE
	STORMWATER GRATED DRAIN WITH CLASS "D" COVER
	STORMWATER DOWNPIPE AND PVC PIPE REFER HYDRAULIC ENGINEER FOR DETAILS
	INDUSTRIAL GUARD RAIL SAFETY BARRIER
	SUBSOIL DRAINAGE (100mm Ø)
	SUBSOIL DRAINAGE (100mm Ø uPVC) CONNECTION UNDER PAVEMENT
	GRASS LINED SWALE
	KERB INLET PIT
	SURFACE INLET PIT
	JUNCTION PIT
	EXISTING STORMWATER PIPE AND PIT
	EXISTING RETAINING WALL
	EXISTING COMMUNICATIONS
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING NBN
	EXISTING ELECTRICAL
	EXISTING GAS MAIN



Issue	Description	Date
P5	ISSUED FOR DA	08-02-23
P4	ISSUED FOR DA	06-10-22
P3	ISSUED FOR DA	04-10-22
P2	ISSUED FOR DA	08-04-22
P1	ISSUED FOR DA	05-04-22

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Status	<b>FOR APPROVAL</b>	
	<b>NOT TO BE USED FOR CONSTRUCTION</b>	
	<b>A1</b>	
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	1 : 250	
Height Datum	AHD	Checked
	LOCAL	Approved
Grid	LOCAL	DS

**Civil Engineers and Project Managers**

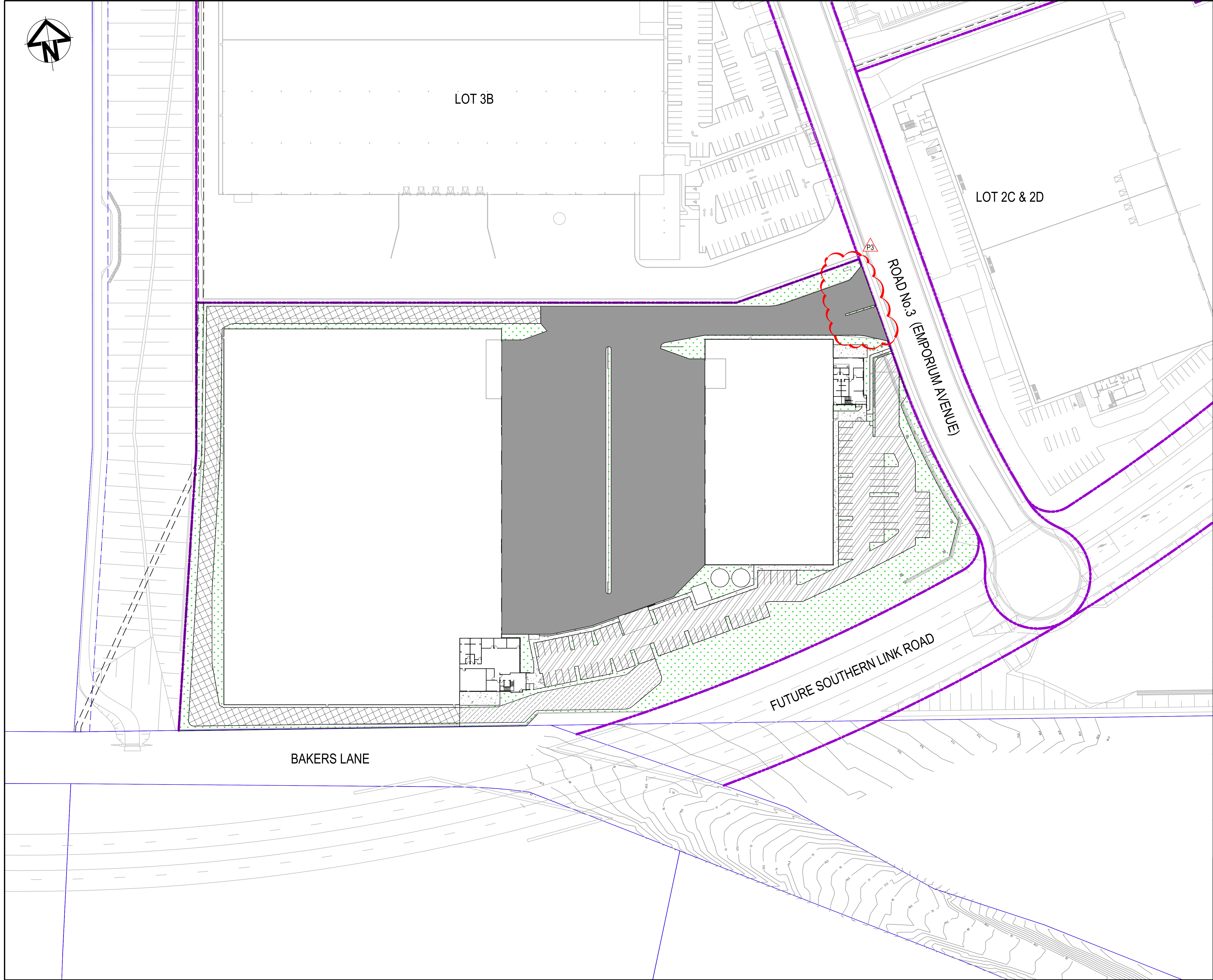
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www.atl.net.au  
info@atl.net.au

**PROPOSED INDUSTRIAL DEVELOPMENT**  
**OAKDALE WEST - LOT 3C**

**SITWORKS AND STORMWATER DRAINAGE PLAN**  
**SHEET 2**

Drawing No.	Project No.	Issue
15-272-C7621	15-272	P5





LEGEND

HEAVY DUTY RIGID PAVEMENT

ASPHALT PAVEMENT  
CARPARK AISLES

LANDSCAPE

FOOTPATH

FIRE ACCESS TRACK

PERMEABLE PAVING

NOTE: PAVEMENT THICKNESS SUBJECT TO DETAILED DESIGN

PENRITH  
CITY COUNCIL

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Bar Scales

015304560

1 : 750 @ A1 1 : 1500 @ A3

P3	ISSUED FOR DA	08-02-23
P2	ISSUED FOR DA	08-04-22
P1	ISSUED FOR DA	05-04-22

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Status	FOR APPROVAL		A1
NOT TO BE USED FOR CONSTRUCTION			

Scales	1 : 750	15-272-C7630.dwg	
		Drawn	JC
Height Datum	AHD	Checked	DS
		Approved	DS

Grid	LOCAL	Approved	DS
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Client

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Project

PROPOSED INDUSTRIAL  
DEVELOPMENT  
OAKDALE WEST - LOT 3C

Title

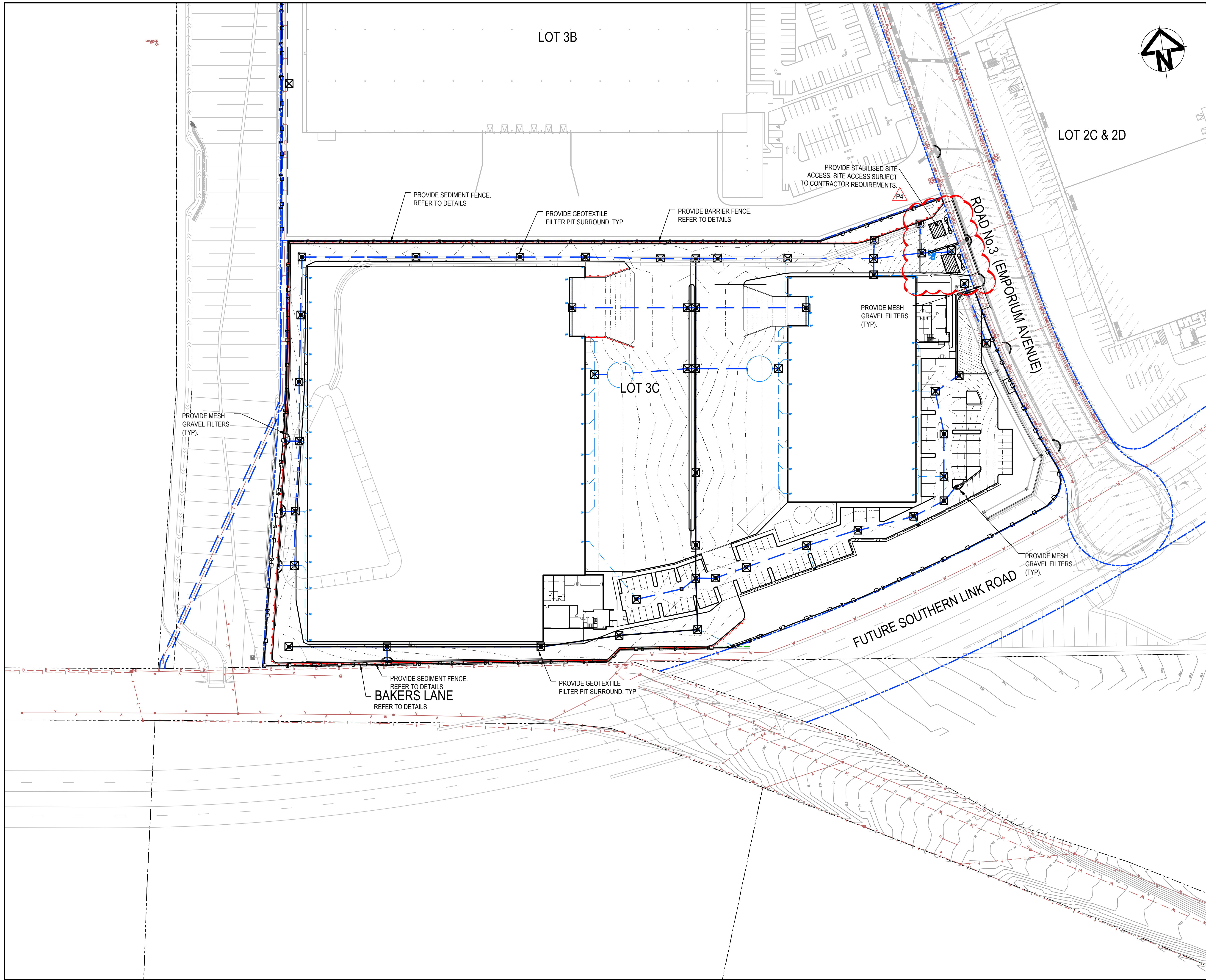
PAVEMENT  
PLAN

Drawing No.	Project No.	Issue
15-272-C7630	15-272	P3

100mm on Original

Date Plotted: 7 Feb 2023 - 04:18PM File Name: F:\15-272 Oakdale West\Draws\Civil\Final\SSDA\7000\_On-Lot Works Packages\7600 LOT 3C\15-272-C7630.dwg V1





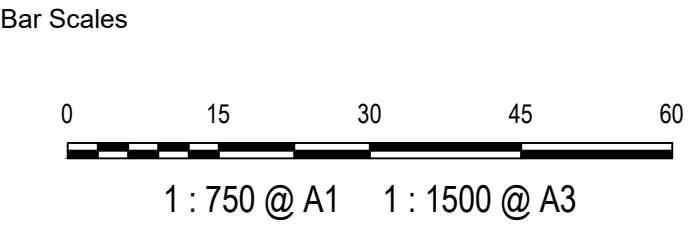
**LEGEND**

- SEDIMENT FENCE (SD 6-8)
- CATCH DRAIN
- BARRIER FENCE
- STRAW BALE FILTER (SD 6-7)
- MESH AND GRAVEL INLET FILTER (SD 6-11)
- GEOTEXTILE INLET (SD 6-12)
- STABILISED SITE ACCESS AND TRUCK WASH DOWN AREA (SD 6-14)
- PROPOSED SITE ACCESS GATE

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P1	ISSUED FOR DA	05-04-22

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Status	<b>FOR APPROVAL</b>	<b>A1</b>
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Scales	1 : 750	15-272-C7640.dwg	
		Drawn	JC
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		Checked	DS
Grid	LOCAL	Approved	DS

Client

**Goodman**

Civil Engineers and Project Managers

**at&i**

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North Sydney NSW 2060  
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www.atl.net.au  
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Project

**PROPOSED INDUSTRIAL DEVELOPMENT**

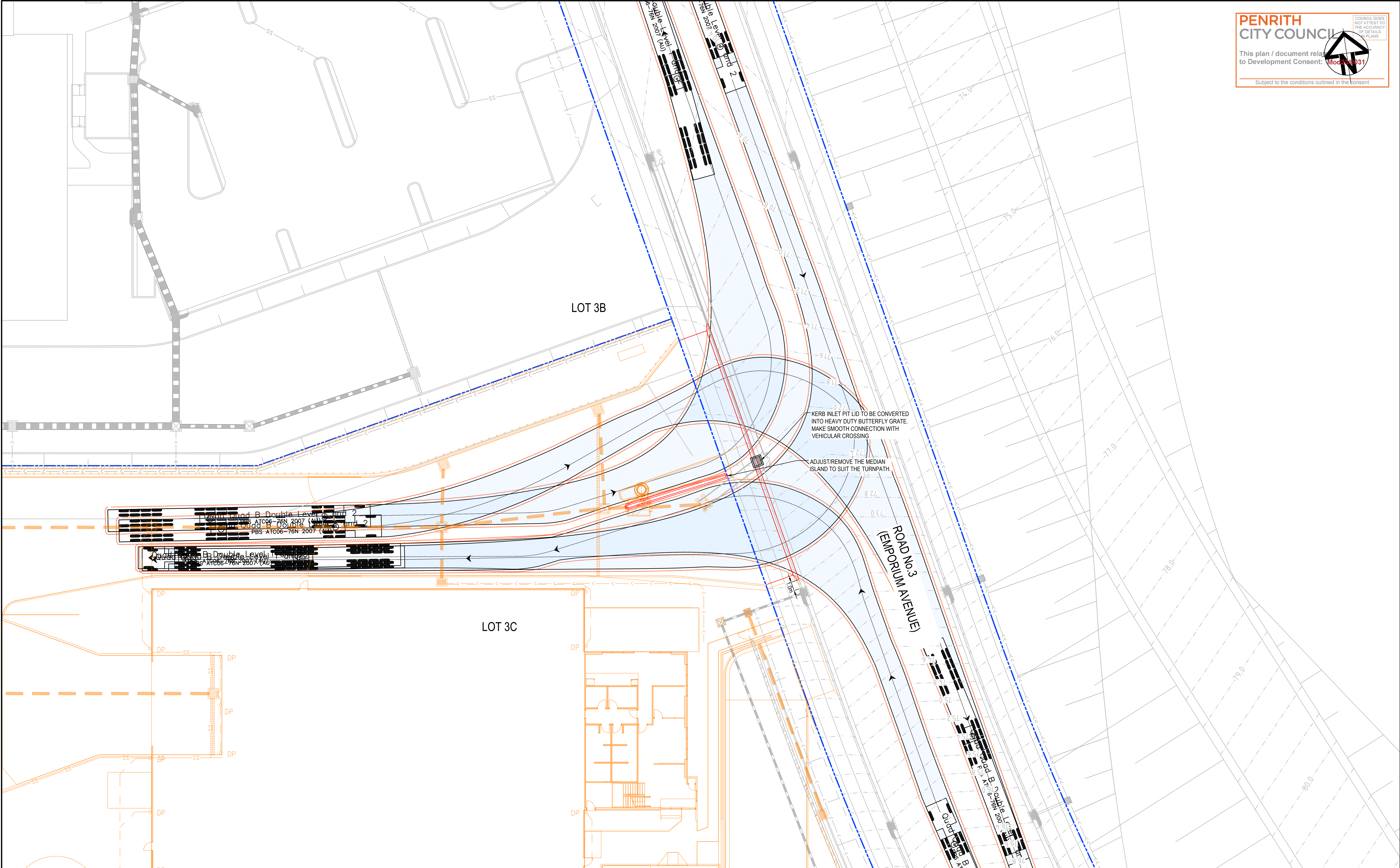
**OAKDALE WEST - LOT 3C**

Title

**EROSION AND SEDIMENT CONTROL PLAN**

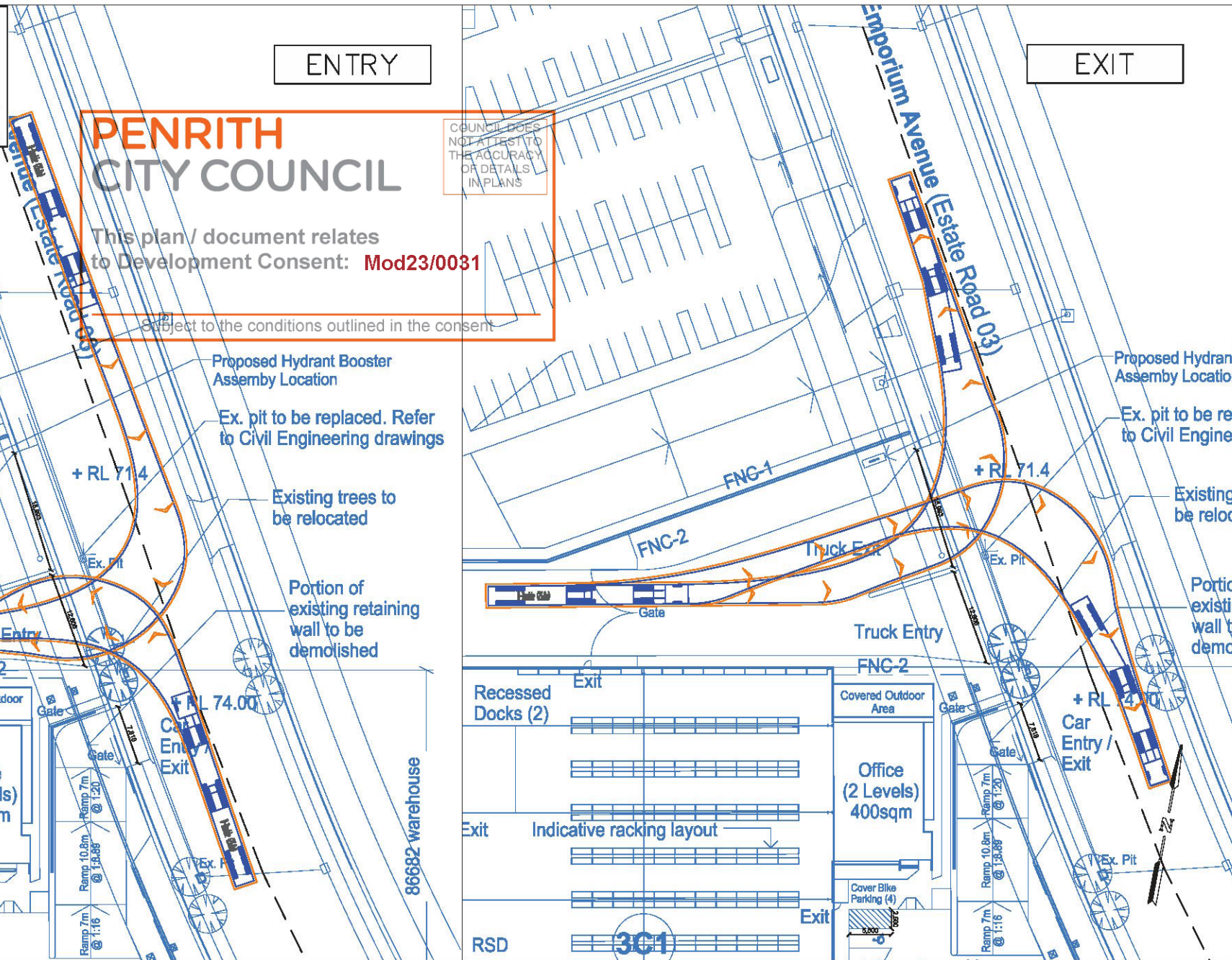
Drawing No.	Project No.	Issue
15-272-C7640	15-272	P4





		<div>Bar Scales</div> <div></div> <div>1 : 200 @ A1    1 : 400 @ A3</div>	<div>THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&amp;L</div>	<div>Client</div> <div></div>	<div>Scales</div> <div>1 : 200</div>	<div>Drawn</div> <div>JC</div>	<div>Project</div> <div>OAKDALE WEST</div>	<div>Civil Engineers and Project Managers</div> <div></div> <div>Level 7, 153 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel: 02 9439 1777 Fax: 02 9923 1055 www.atl.net.au info@atl.net.au</div>		
	<div>Designed</div> <div>JC</div>									
<div>Grid</div> <div>MGA</div>	<div>Checked</div> <div>DS</div>									
<div>Height Datum</div> <div>AHD</div>	<div>Approved</div> <div></div>				<div>Title</div> <div>LOT 3C DRIVEWAY LAYOUT OPTION 4</div>	<div>Status</div> <div>PRELIMINARY ONLY NOT TO BE USED FOR CONSTRUCTION</div>	<div>A1</div>			
<div>Drawing No.</div> <div>SKC434</div>	<div>Project No.</div> <div>15-272</div>				<div>Issue</div> <div>P1</div>					
<div>P1</div> <div>ISSUED FOR INFORMATION</div> <div>28-10-22</div>										
<div>Issue</div>	<div>Description</div>	<div>Date</div>								





Design Vehicle: B-Double      Check Vehicle: Super B-Double

DESIGNED	Jasmine Wong
APPROVED BY	All Rasculi
SCALE	1:500

PAPER SIZE	A3
DATE	14.02.2023

Response	Percentage
Yes, the U.S. should take action to reduce global warming	90%
No, the U.S. should not take action to reduce global warming	10%

<b>CLIENT</b>	Goodman
<b>PROJECT</b>	1950

OKDALE WEST, HORSLEY PARK

DOCUMENT INFORMATION
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## DESIGN ADVICE

ACCESS

FILE NAME  
AG1958-01-v04.dwg

	SHEET
	AG03

asongroup

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Sydney NSW 2000  
Info@asongroup.com.au