

NOTE

Level 1 designed to accomodate maximum small rigid vehicles (SRV).

DEVELOPMENT SUMMARY (OPT 5)

AREAS	
INDUSTRIAL UNITS - GF	1,427m ²
INDUSTRIAL UNIT - L1	1,406m ²
OFFICES - GF	750m ²
OFFICES - L1	655 m ²
OUTDOOR AMENITY	25 m ²
TOTAL	
SITE AREA	4,860 m ²
TOTAL GFA	4,238 m ²
FSR	0.87 : 1
LANDSCAPE	616 m ²
CAR PARKING - GF	32
CAR PARKING - L1	21
TOTAL CAR PARKING	53

INDUSTRIAL USE PLANNING
CONTROL REQUIREMENTS

MAXIMUM BUILDING FOOTPRINT (4,860 @ 87%)	4,238 m ²
WAREHOUSE PARKING	1 per 300m ²
OFFICE PARKING	1 per 100m ²
LANDSCAPE SETBACK	10m
OUTDOOR AMENITY	25 m ²

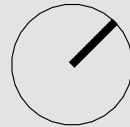
PARKING REQUIRED	23
PARKING PROVIDED	53

SITE LEGEND

SITE BOUNDARY	---
LANDSCAPE SETBACK	---
SLIDING GATE	SG
PEDESTRIAN GATE	PG



PRELIMINARY

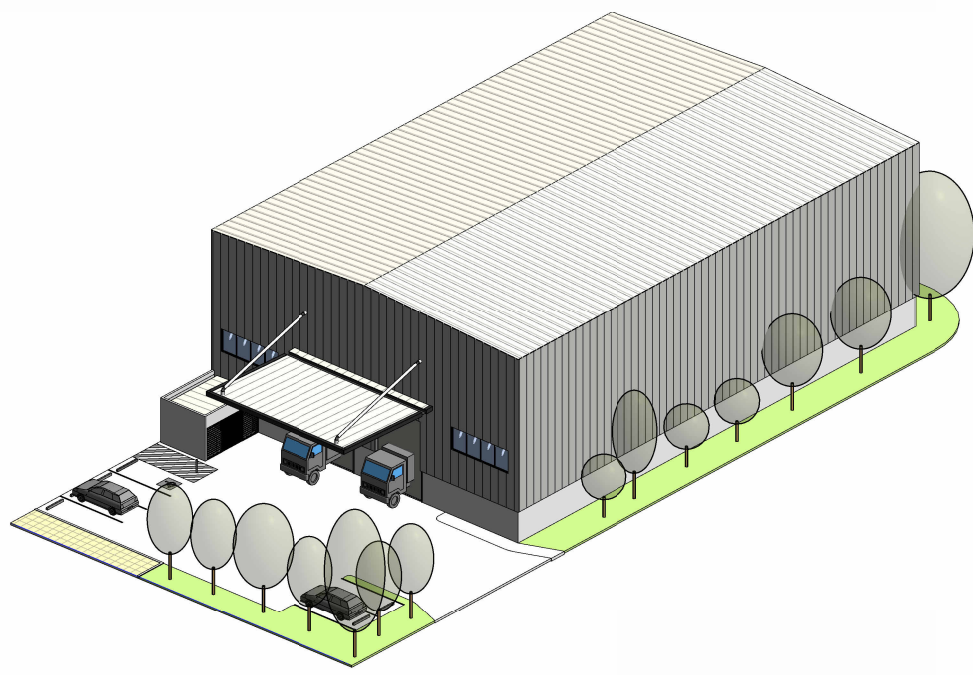
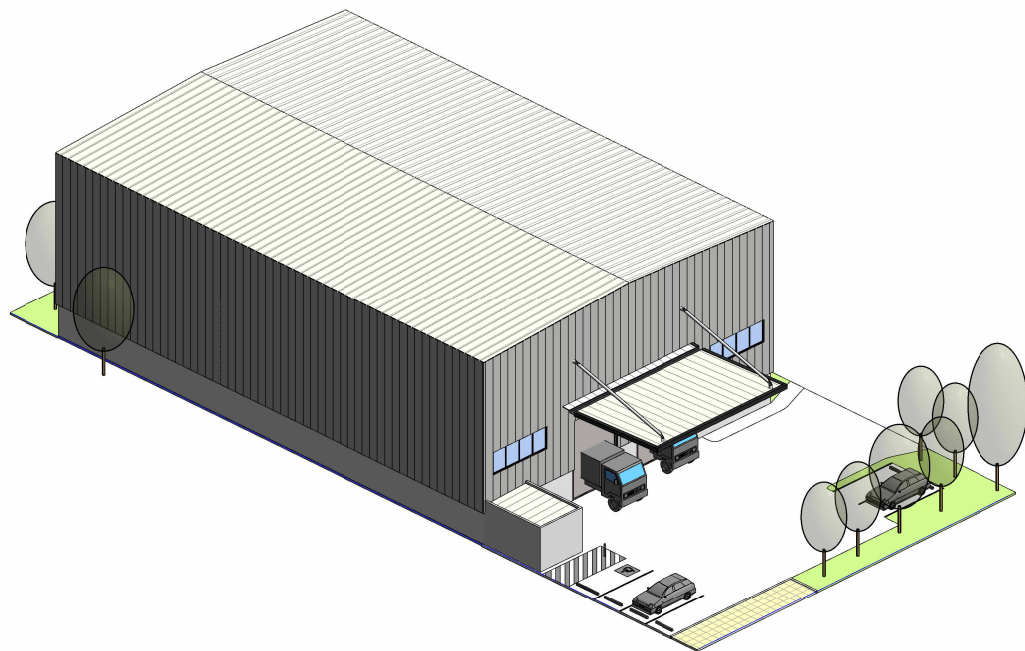
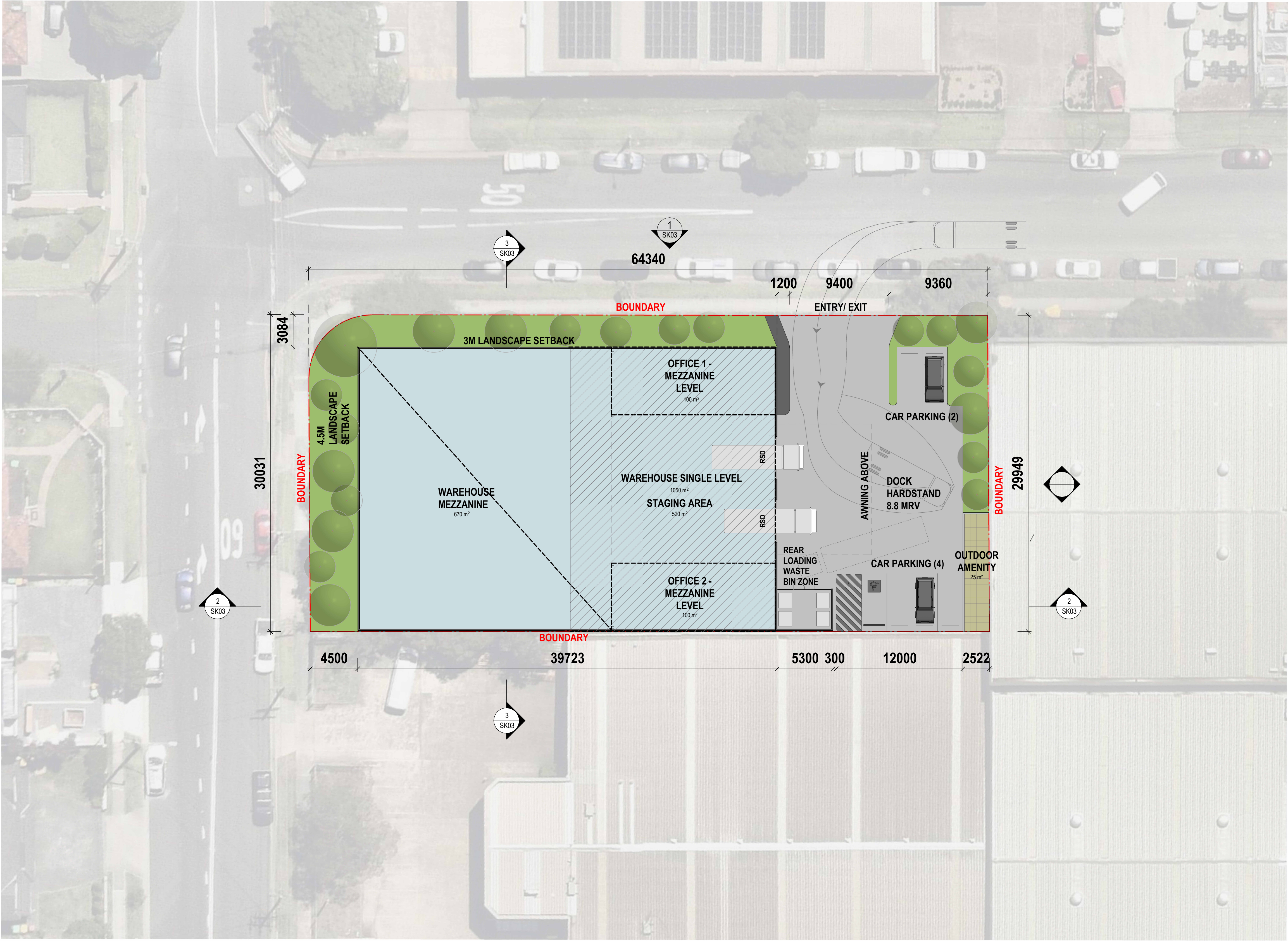


REVISIONS		
REV	DESCRIPTION	DATE
A	FOR REVIEW	04/03/2025
B	FOR REVIEW	07/07/2025
C	FOR REVIEW	15/08/2025
D	FOR REVIEW	18/09/2025

NOTE
Designed to accommodate
medium rigid vehicle (MRV).

DEVELOPMENT SUMMARY	
AREAS	
WAREHOUSE & MEZZANINE	1,720 m ²
OFFICE	200 m ²
TOTAL - GFA	1920 m²
OUTDOOR AMENITY	25 m ²
SITE AREA	1,922 m ²
TOTAL GFA	1,920 m ²
FSR	1 : 1
LANDSCAPE	326 m ²
CAR PARKING	6

INDUSTRIAL USE PLANNING CONTROL REQUIREMENTS	
MAXIMUM BUILDING FOOTPRINT (1,922 @ 70%)	1,345 m ²
WAREHOUSE PARKING	1 per 300m ²
OFFICE PARKING	1 per 100m ²
LANDSCAPE SETBACK	4.5m & 3m
OUTDOOR AMENITY	25 m ²



PRELIMINARY