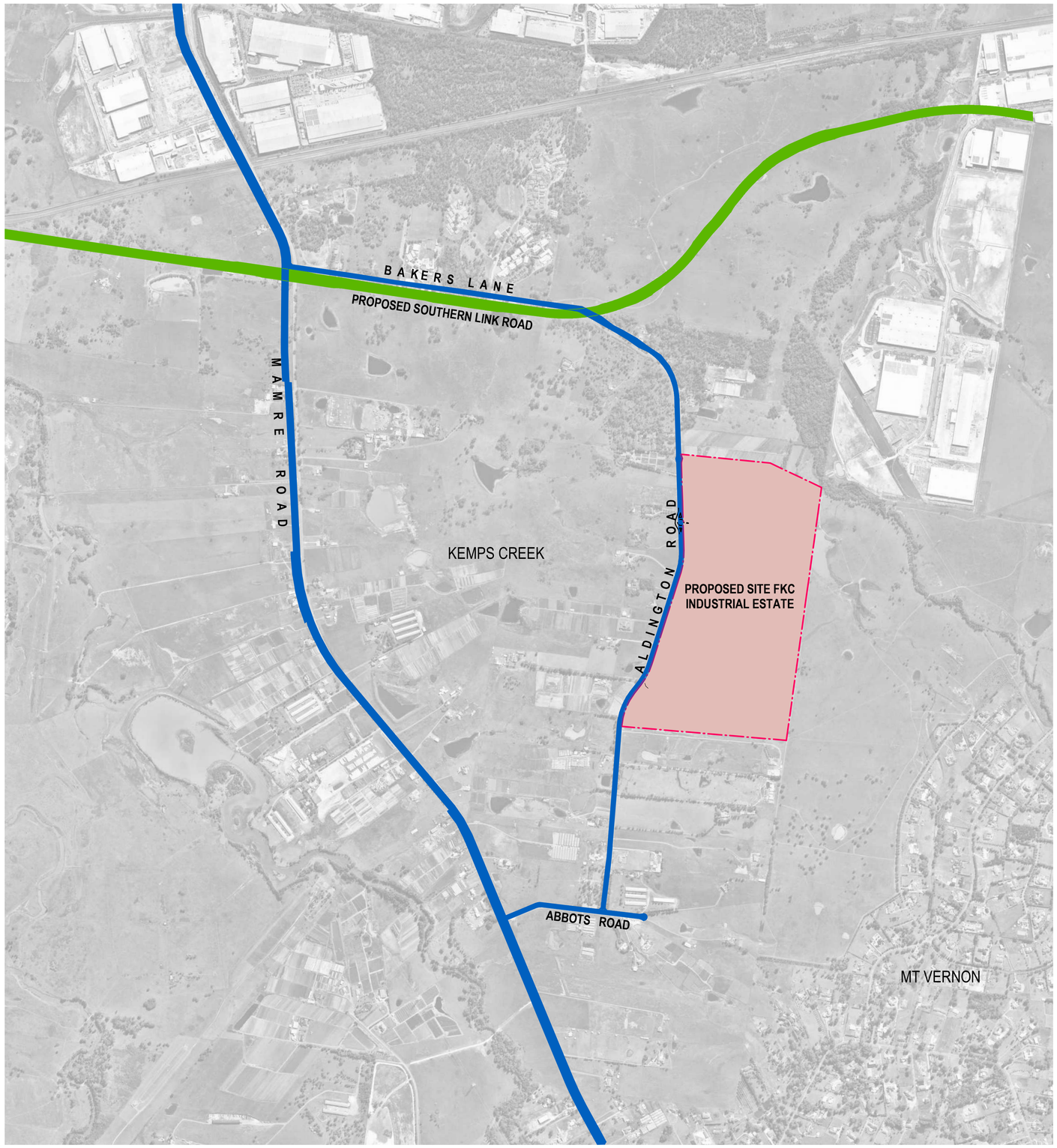
FKC INDUSTRIAL ESTATE

200 ALDINGTON ROAD, KEMPS CREEK NSW

DRAWING LIST

Sheet Number	Sheet Name
MP00	Cover Sheet & Location Plan
MP01	Constrain Plan
MP02	Precinct Plan
MP03	Precinct Plan - Proposed Masterplan
MP04	SSDA Estate Master Plan
MP05	Stage 1 Works Plan
MP06	Land Use Allocation Plan
MP07	Zoning Plan
MP08	Subdivision Plan
MP09	Signage Plan
MP10	Fire Protection Plan
MP11	Fencing Management Plan



SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9565 F: 02 9929 9569
E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	08/04/2020
B	FOR REVIEW	16/04/2020
C	FOR REVIEW	21/09/2020
D	DA ISSUE	01/10/2020

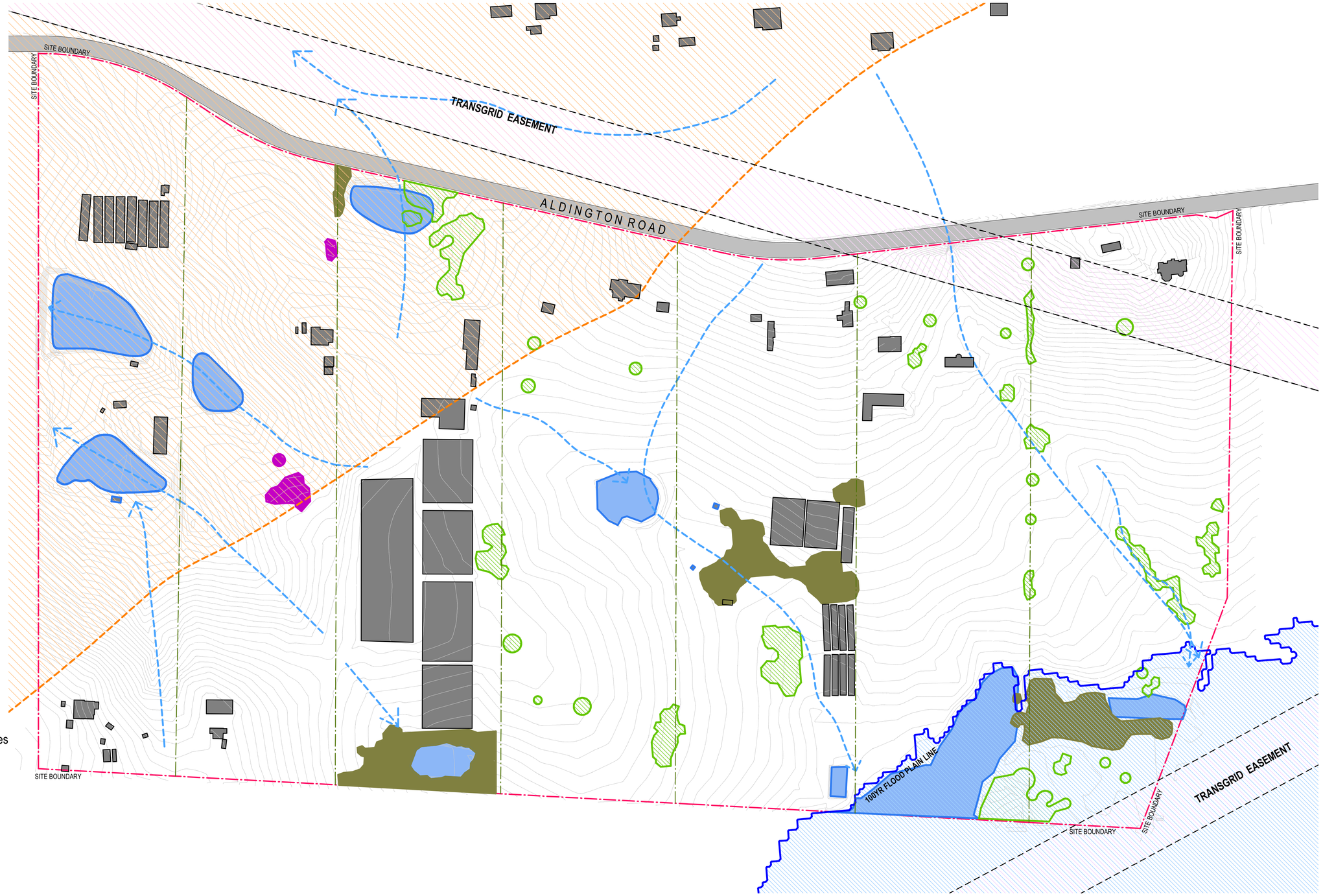
F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

NORTH

DRAWING TITLE: Cover Sheet & Location

DATE	SCALE	JOB NO.	DRAWING NO.	
01/10/2020	1:10000@A1	20111	MP00	D



LEGEND

- Land To Which This Application Applies
- Existing Lot Boundary
- Overland Flow Path
- River Flat Eucalypt Forest
- Swamp Oak Flood Plain Forest
- Cumberland Plain Woodland
- 100 Year Flood
- Existing Buildings
- Existing Dams
- Scenic Protection Land
- Transgrid Easement

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 82 Mount Street, North Sydney, NSW 2060

T: 02 9929 9088 F: 02 9929 9099

E: info@sbasarch.com.au W: www.sbasarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	08/04/2020
B	FOR REVIEW	16/04/2020
C	FOR REVIEW	11/09/2020
D	FOR REVIEW	21/09/2020
E	DA ISSUE	01/10/2020

F K C E S T A T E

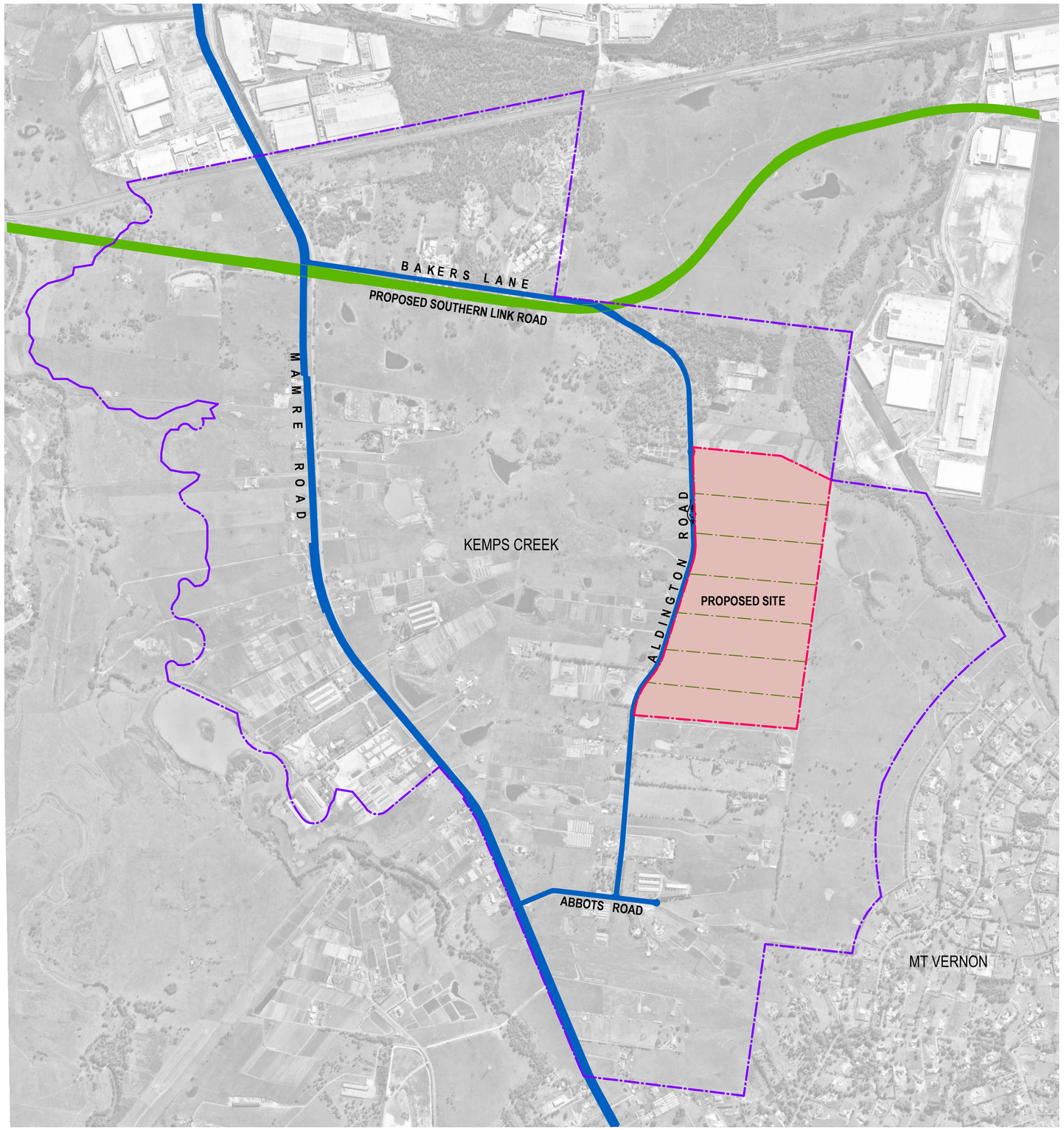
200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 40m 80m 120m 160m 200m

NORTH

DRAWING TITLE: Constraints Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
01/10/2020	1:2000@A1	20111	MP01	E



LEGEND

- Proposed Site Boundary
- Mamre Road Precinct Boundary
- Existing Lot Boundary

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 9080 F: 02 9929 9090

E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	06/04/2020
B	FOR REVIEW	16/04/2020
C	FOR REVIEW	11/09/2020
D	DA ISSUE	01/10/2020

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

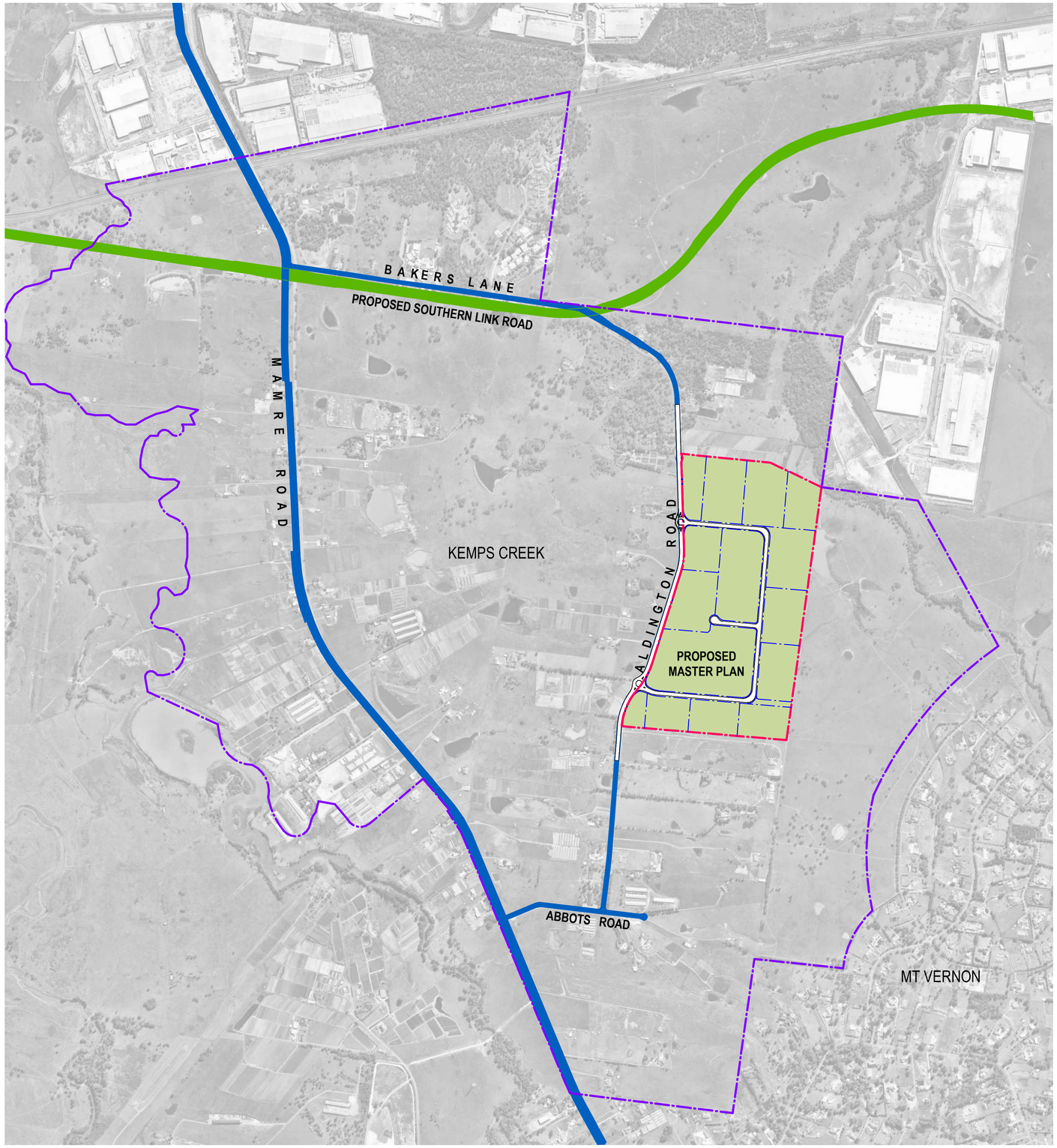
0m 200m 400m 600m 800m 1000m

NORTH

DRAWING TITLE

Precinct Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
01/10/2020	1:10000@A1	20111	MP02	D



LEGEND

- Proposed Site Boundary
- Proposed Lot Boundary
- Mamre Road Precinct Boundary

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 0688 F: 02 9929 0689

E: info@sbarch.com.au W: www.sbarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	08/04/2020
B	FOR REVIEW	16/04/2020
C	FOR REVIEW	11/09/2020
D	DA ISSUE	01/10/2020
E	UPDATED MASTER PLAN SET	19.03.21

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 200m 400m 600m 800m 1000m

NORTH

DRAWING TITLE

Precinct Plan - Proposed Masterplan

DATE	SCALE	JOB NO.	DRAWING NO.	
19.03.21	1:10000@A1	20111	MP03	E

AREA SCHEDULE
*All areas subject to survey

SITE AREA	720,787sqm
ELECTRICAL EASEMENT	17,594sqm
BASIN LOT L	12,583sqm
FLOOD BASIN LOT D	32,420sqm
ESTATE ROAD RESERVE	45,677sqm
ROAD WIDENING (Aldington Rd)	3,224sqm
FUTURE ROAD CONNECTION	4,084sqm
NET DEVELOPABLE SITE AREA	605,205sqm
TOTAL WAREHOUSE	357,355sqm
TOTAL OFFICE (Aprox. 5% WH)	18,200sqm
CAFE	200sqm
TOTAL BUILDING AREA	375,755sqm
CARPARKING	
REQUIRED (RMS WH1/300 OFFICE1/40)	1,693 CARS
PROVIDED	1,699 CARS
SITE COVERAGE	62%

LOT A

SITE AREA	12,347sqm
OFFICE	200sqm
WAREHOUSE - W1	4,200sqm
CAFE	200sqm
TOTAL GFA	4,600sqm
CARPARKING PROV.	49 CARS

LOT I

SITE AREA	42,300sqm
OFFICE	1,300sqm
WAREHOUSE - W8	25,580sqm
TOTAL GFA	26,880sqm
CARPARKING PROV.	120 CARS

LOT B

SITE AREA	46,479sqm
OFFICE	1,500sqm
WAREHOUSE - W2	28,940sqm
TOTAL GFA	30,440sqm
CARPARKING PROV.	134 CARS

LOT J

SITE AREA	123,735sqm
OFFICE	3,750sqm
WAREHOUSE - W9	75,000sqm
TOTAL GFA	78,750sqm
CARPARKING PROV.	344 CARS

LOT C

SITE AREA	49,368sqm
OFFICE	1,500sqm
WAREHOUSE - W3	29,490sqm
TOTAL GFA	30,990sqm
CARPARKING PROV.	136 CARS

LOT K

SITE AREA	39,962sqm
OFFICE	1,200sqm
WAREHOUSE - W10	23,180sqm
TOTAL GFA	24,380sqm
CARPARKING PROV.	110 CARS

LOT D - Not Developable

SITE AREA	32,420sqm

LOT L - Not Developable

SITE AREA	12,583sqm

LOT E

SITE AREA	29,634sqm
OFFICE	800sqm
WAREHOUSE - W4	16,085sqm
TOTAL GFA	16,885sqm
CARPARKING PROV.	75 CARS

LOT M

SITE AREA	27,388sqm
OFFICE	750sqm
WAREHOUSE - W11	15,130sqm
TOTAL GFA	15,880sqm
CARPARKING PROV.	71 CARS

LOT F

SITE AREA	73,468sqm
OFFICE	2,500sqm
WAREHOUSE - W5	48,430sqm
TOTAL GFA	50,930sqm
CARPARKING PROV.	224 CARS

LOT N

SITE AREA	30,917sqm
OFFICE	900sqm
WAREHOUSE - W12	16,930sqm
TOTAL GFA	17,830sqm
CARPARKING PROV.	84 CARS

LOT G

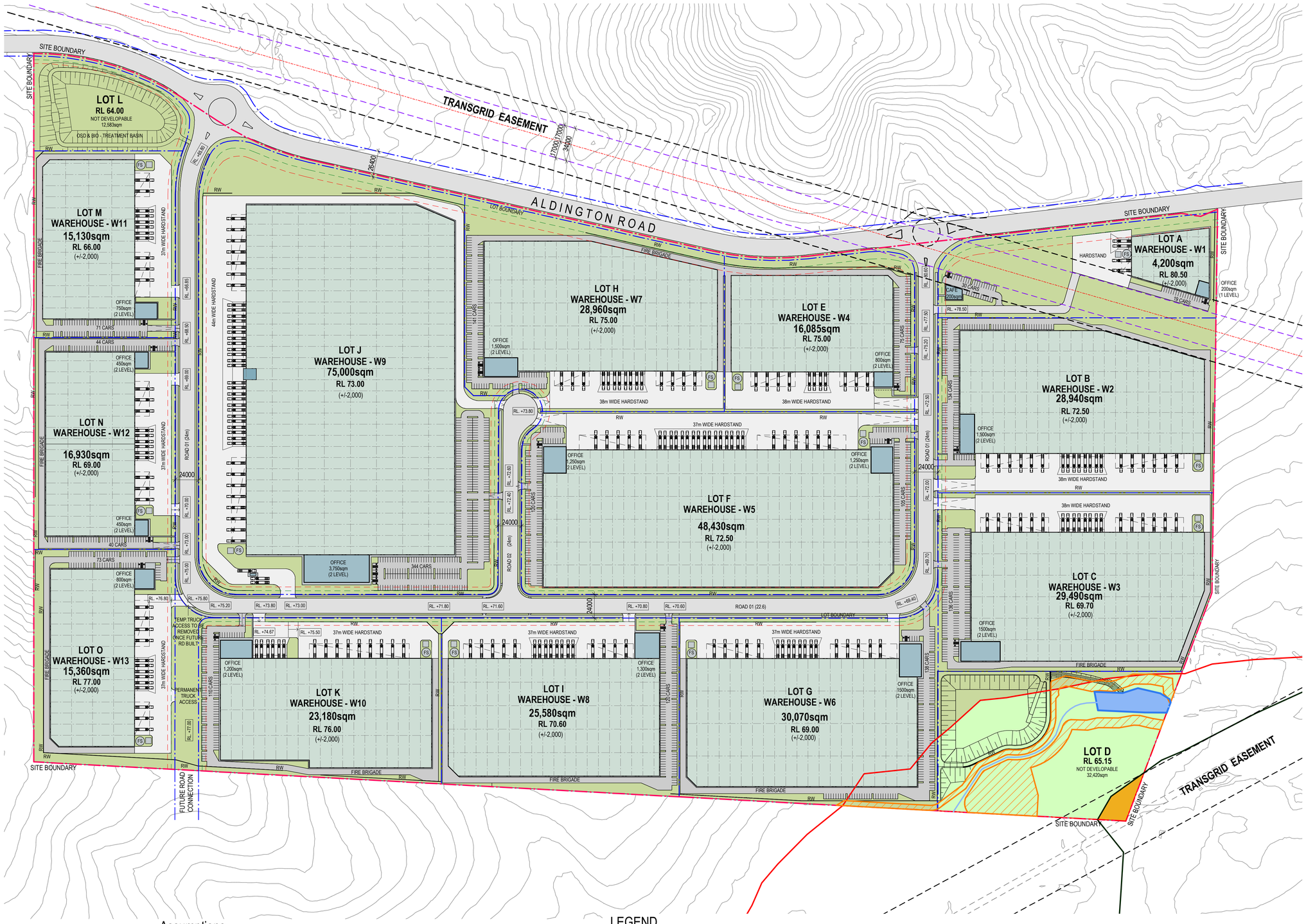
SITE AREA	49,991sqm
OFFICE	1,500sqm
WAREHOUSE - W6	30,070sqm
TOTAL GFA	31,570sqm
CARPARKING PROV.	138 CARS

LOT O

SITE AREA	31,542sqm
OFFICE	800sqm
WAREHOUSE - W13	15,360sqm
TOTAL GFA	16,160sqm
CARPARKING PROV.	73 CARS

LOT H

SITE AREA	48,074sqm
OFFICE	1,500sqm
WAREHOUSE - W7	28,960sqm
TOTAL GFA	30,460sqm
CARPARKING PROV.	141 CARS



Assumptions

01 ALDINGTON RD RESERVE - 26.4m DISTRIBUTOR ROAD
02 INTERNAL ESTATE ROAD 01 RESERVE - 24m INDUSTRIAL ROAD
03 INTERNAL ESTATE ROAD 02 RESERVE - 24m INDUSTRIAL ROAD
04 PARKING RATE PROVIDED RMS WH 1 SPACE PER 300sqm / OFFICE 1 SPACE PER 40sqm
05 BUILDING SETBACK TO ALDINGTON RD - 15m
06 LANDSCAPE SETBACK TO ALDINGTON RD - 7.5m
07 BUILDING SETBACK FROM ESTATE RD - 7.5m
08 LANDSCAPE SETBACK FROM ESTATE RD - 3.75m

LEGEND

- Site Boundary
- Lot Boundary
- Road Boundary
- Building Setback
- Landscape Setback
- RE2 Zone
- Building Outline
- Building Above Outline
- Easement
- RW Retaining Wall
- FS Fire Services
- 1st Order Stream Relocated
- Proposed New Vegetated Riparian Zone
- Existing Dam
- RE2 Zone
- E2 Environmental Conservation Zone

SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9699 F: 02 9929 9969
E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	14/09/2020
B	FOR REVIEW	15/09/2020
C	FOR REVIEW	18/09/2020
D	FOR REVIEW	21/09/2020
E	FOR REVIEW	28/09/2020
F	DA ISSUE	01/10/2020
G	UPDATED LOT BOUNDARIES & RW	18/02/21
H	UPDATED FUTURE ROAD CONNECTION	24/02/21
I	RELOCATED 1ST ORDER STREAM	05.03.21

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 40m 80m 120m 160m 200m

NORTH

DRAWING TITLE
SSDA Estate Master Plan

DATE	SCALE	JOB NO.	DRAWING NO.
05.03.21	1:2000@A1	20111	MP04

I

AREA SCHEDULE
*All areas subject to survey

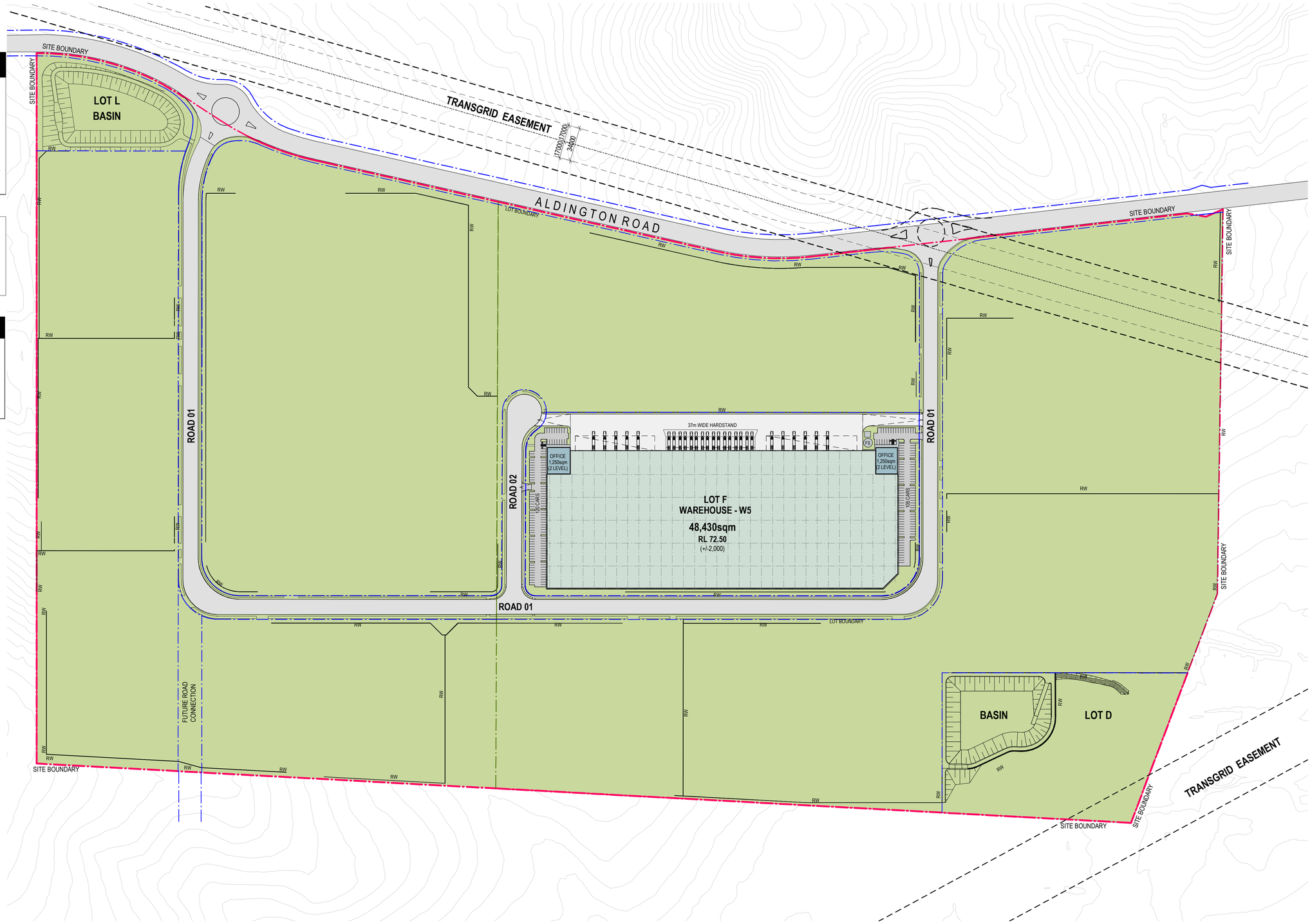
SITE AREA	720,787sqm
ELECTRICAL EASEMENT	17,594sqm
BASIN LOT L	12,583sqm
FLOOD BASIN LOT D	32,420sqm
ESTATE ROAD RESERVE	45,677sqm
ROAD WIDENING (Aldington Rd)	3,224sqm
FUTURE ROAD CONNECTION	4,084sqm
NET DEVELOPABLE SITE AREA	605,205sqm

LOT F

SITE AREA	73,468sqm
OFFICE	2,500sqm
WAREHOUSE - W5	48,430sqm
TOTAL GFA	50,930sqm
CARPARKING PROV.	224 CARS

STAGE 1 WORKS

EXTENT OF WORKS INCLUDED ON STAGE 1:
- ESTATE ROAD 01 & 02
- BASINS ON LOT 'D' & LOT 'L'
- BULK EARTHWORKS PLUS RETAINING WALLS (REFER TO CIVIL ENGINEERING PLANS)
- BUILDING W5 ON LOT 'F'



LEGEND

- Prposed Site Boundary
- Existing Lot Boundary
- Proposed Lot Boundary
- Bulk earthworks/ temporary Sediment Erosion Basin/ Landscaping/ Batter Stabilisation
- Stage 1 Infrastructure Works
- Stage 1 on Site Works
- RW Retaining Wall

SBA ARCHITECTS
Commercial Industrial Residential Retail Industrial Design
Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9699 F: 02 9929 9699
E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	08/04/2020
B	FOR REVIEW	16/04/2020
C	FOR REVIEW	21/09/2020
D	FOR REVIEW	28/09/2020
E	DA ISSUE	01/10/2020
F	UPDATED MASTER PLAN SET	19.03.21

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 40m 80m 120m 160m 200m

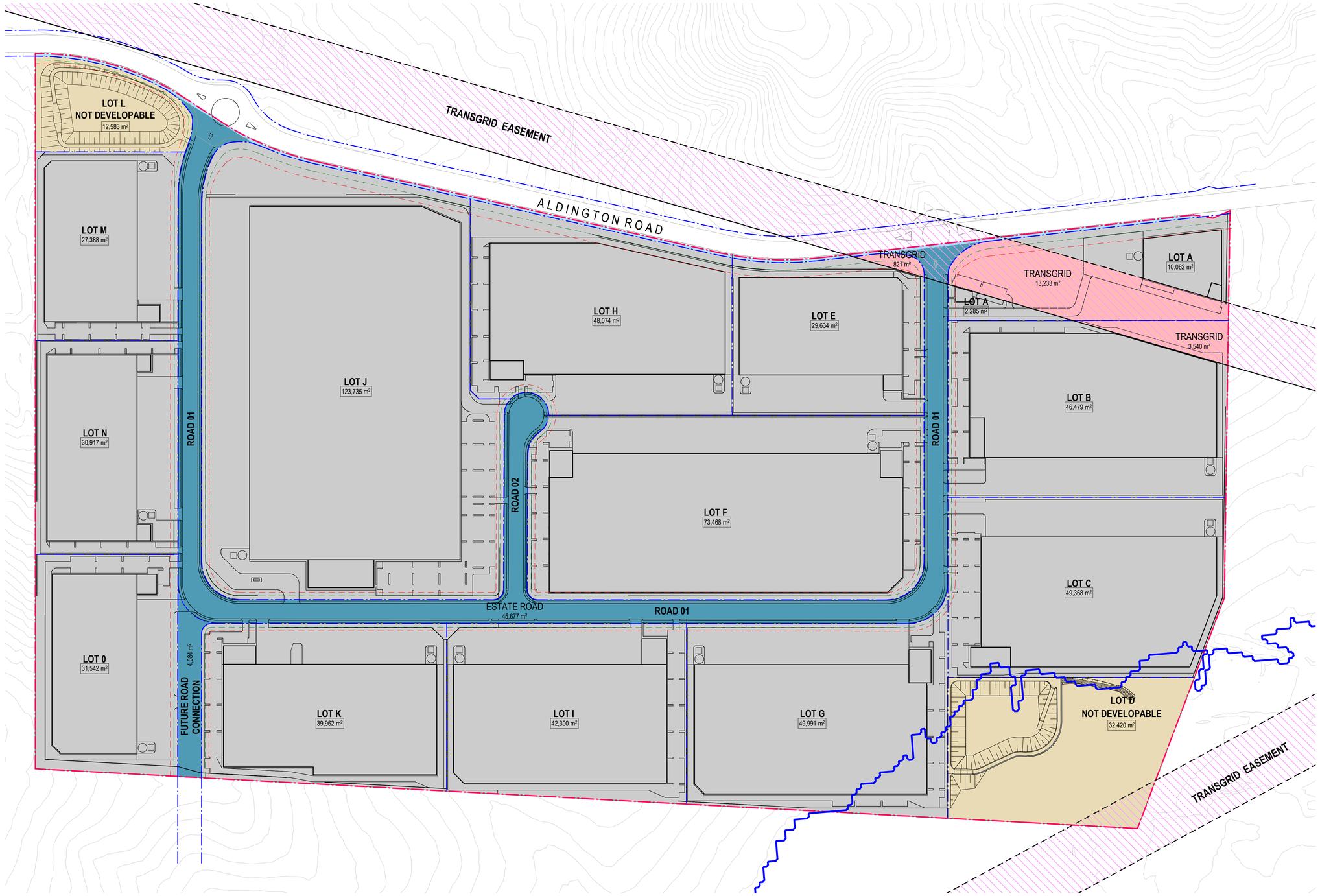
NORTH

DRAWING TITLE: Stage 1 Works Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
19.03.21	1:2000@A1	20111	MP05	F

AREA SCHEDULE	
*All areas subject to survey	
Developable	605,205 sqm
Not Developable	45,003 sqm
Road Reserve	49,761 sqm
Road Widening (Aldington Rd)	3,224 sqm
Transgrid Easement	17,594 sqm
TOTAL SITE AREA	720,787sqm

DEVELOPABLE AREA	
LOT A	12,347 sqm
LOT B	46,479 sqm
LOT C	49,368 sqm
LOT D (NOT DEVELOPABLE)	0 sqm
LOT E	29,634 sqm
LOT F	73,468 sqm
LOT G	49,991 sqm
LOT H	48,074 sqm
LOT I	42,300 sqm
LOT J	123,735 sqm
LOT K	39,962 sqm
LOT L (NOT DEVELOPABLE)	0 sqm
LOT M	27,388 sqm
LOT N	30,917sqm
LOT O	31,542 sqm
TOTAL DEVELOPABLE	605,205sqm



LEGEND

- Proposed Site Boundary
- Proposed Lot Boundary
- Building Setback
- Landscape Setback
- 100 Year Flood Plain
- Development Lots
- Estate Road Reserve
- Undevelopable Lots
- Transgrid Easement
- Road Widening (Aldington Rd)

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9566 F: 02 9929 9569
E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	16/04/2020
B	FOR REVIEW	21/06/2020
C	DA ISSUE	01/10/2020
D	UPDATED MASTER PLAN SET	19.03.21

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

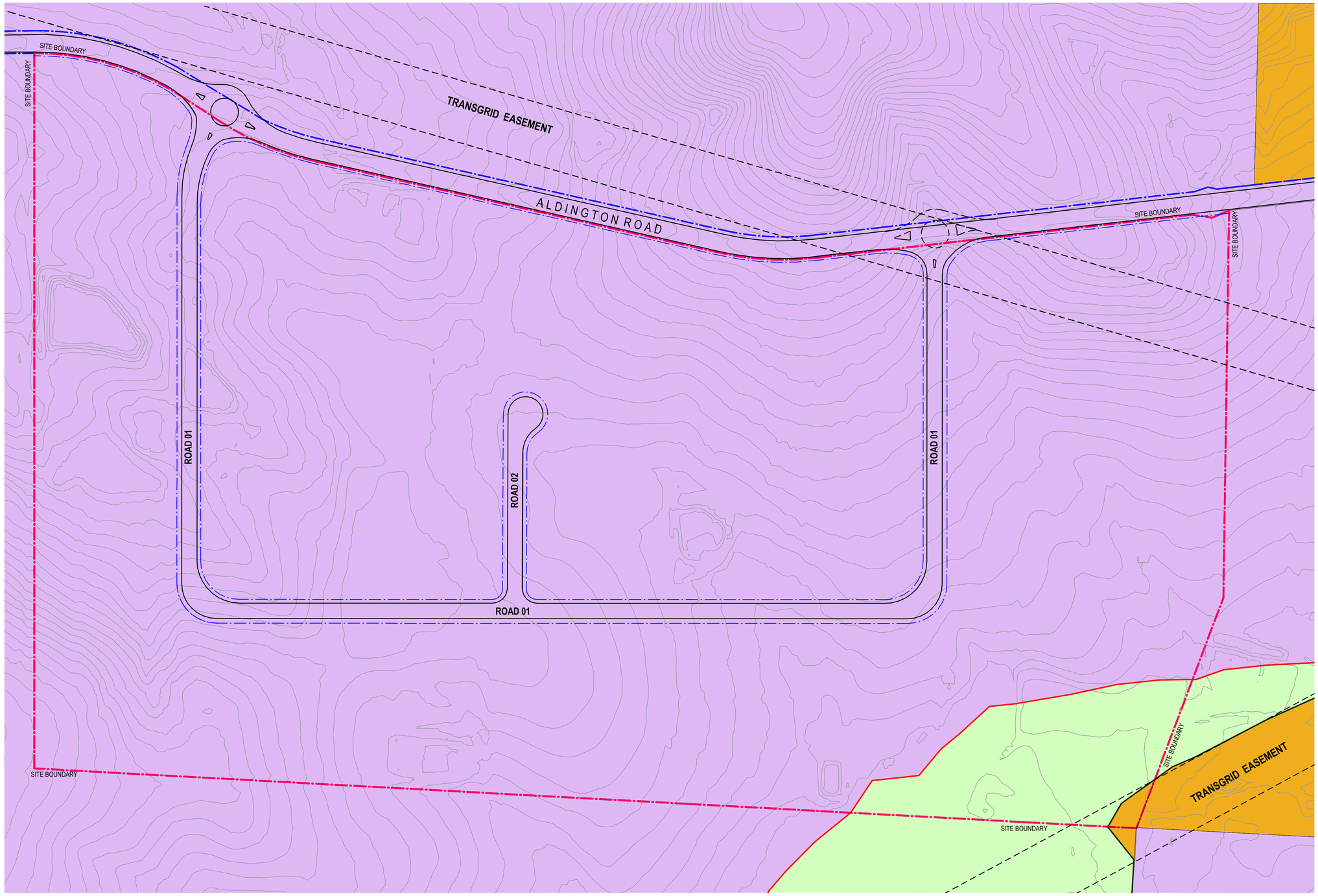
0m 40m 80m 120m 160m 200m

NORTH

DRAWING TITLE
Land Use Allocation Plan

DATE	SCALE	JOB NO.	DRAWING NO.
19.03.21	1:2000@A1	20111	MP06

D



LEGEND

- Proposed Boundary
- Proposed Road Reserve
- IN1 General Industrial Zone
- RE2 Zone
- E2 Environmental Conservation Zone
- Transgrid Easement

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9080 F: 02 9929 9090
E: info@sbarch.com.au W: www.sbarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	11/09/2020
B	DA ISSUE	01/10/2020
C	UPDATED MASTER PLAN SET	19.03.21

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

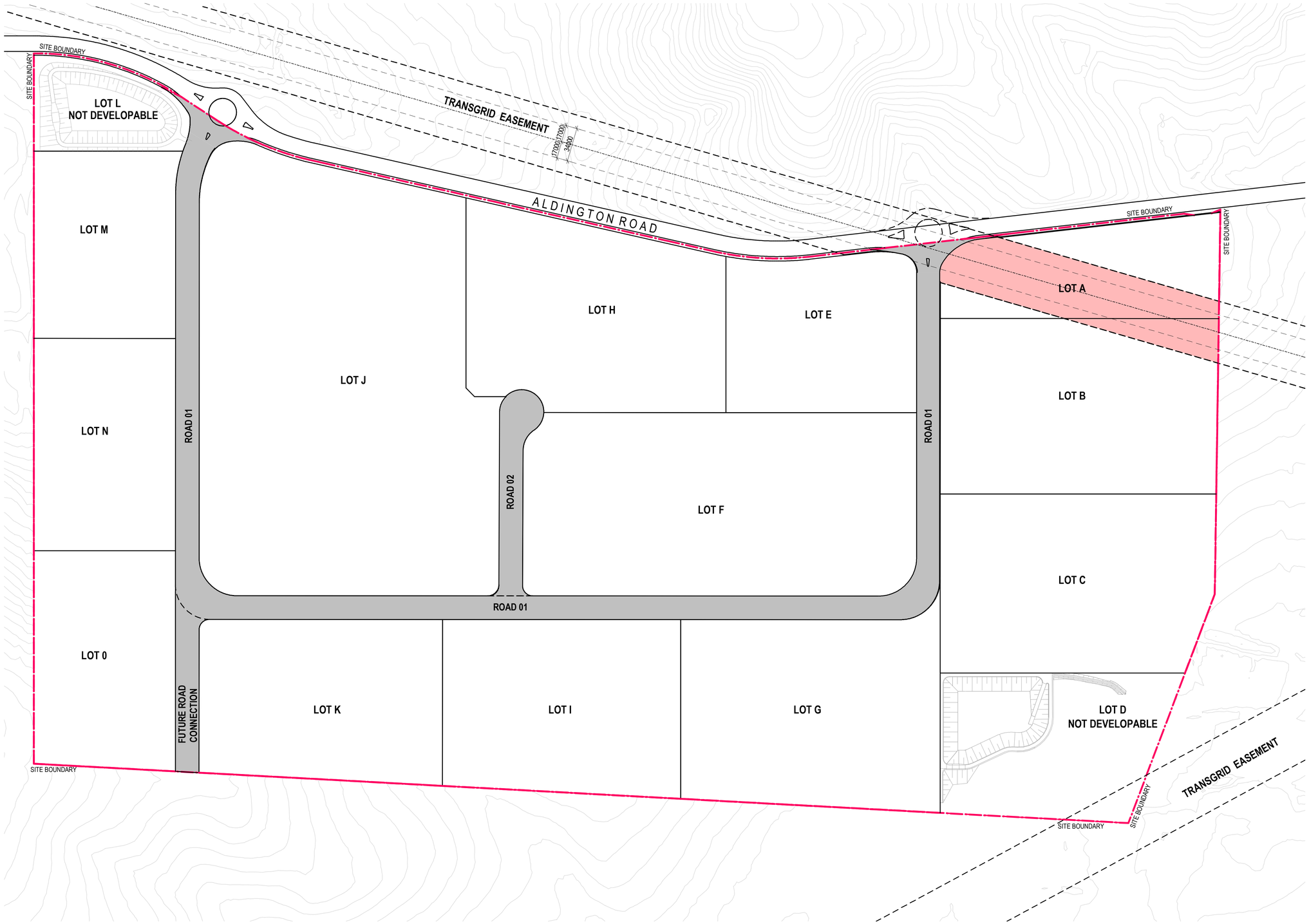
0m 40m 80m 120m 160m 200m

NORTH

DRAWING TITLE
Zoning Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
19.03.21	1:2000@A1	20111	MP07	C

AREA SCHEDULE	
*All areas subject to survey	
Site Area	720,787 sqm
Road Widening (Aldington Rd)	3,224sqm
Transgrid Easement	17,594 sqm
DEVELOPMENT LOTS	
LOT A	12,347 sqm
LOT B	46,479 sqm
LOT C	49,368 sqm
LOT D (NOT DEVELOPABLE)	32,420sqm
LOT E	29,634 sqm
LOT F	73,468 sqm
LOT G	49,991 sqm
LOT H	48,074 sqm
LOT I	42,300 sqm
LOT J	123,735 sqm
LOT K	39,962 sqm
LOT L (NOT DEVELOPABLE)	12,583 sqm
LOT M	27,388 sqm
LOT N	30,917 sqm
LOT O	31,542 sqm
Road Reserve 01	35,880sqm
Road Reserve 02	5,713 sqm
Future Road Connection	4,084 sqm



SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 9569 F: 02 9929 9559

E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	21/09/2020
B	DA ISSUE	01/10/2020
C	UPDATED MASTER PLAN SET	19.03.21

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 40m 80m 120m 160m 200m

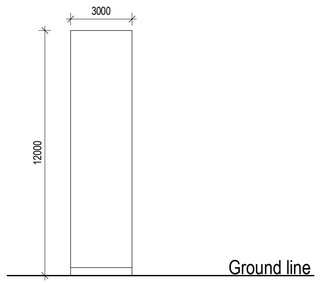
NORTH

DRAWING TITLE: Subdivision Plan

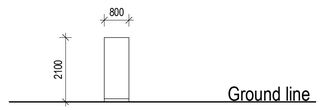
DATE	SCALE	JOB NO.	DRAWING NO.	
19.03.21	1:2000@A1	20111	MP08	C

LEGEND

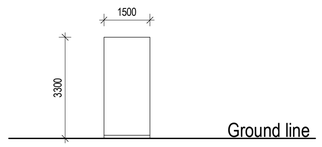
- **S1** Estate Pylon Signage
- **S2** Tenant Pylon Signage
- **S3** Truck Entry / Exit Signage
- **S4** Tenant Building Identification Signage



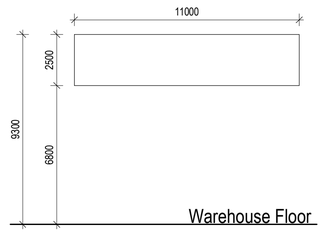
S1 Estate Pylon Sign
Artwork & colour to future detail
Illuminated



S2 Wayfinding Signage Pylon for Car Parking
Artwork & colour to future detail
Illuminated



S3 Wayfinding Signage Pylon for Tenants within each Building
Artwork & colour to future detail
Illuminated



S4 'Tenant Identification' Sign
Artwork & colour to future detail
Illuminated

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060
T: 02 9929 9999 F: 02 9929 9999
E: info@sbaarch.com.au W: www.sbaarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	28/09/2020
B	DA ISSUE	01/10/2020
C	UPDATED MASTER PLAN SET	19.03.21

F K C E S T A T E

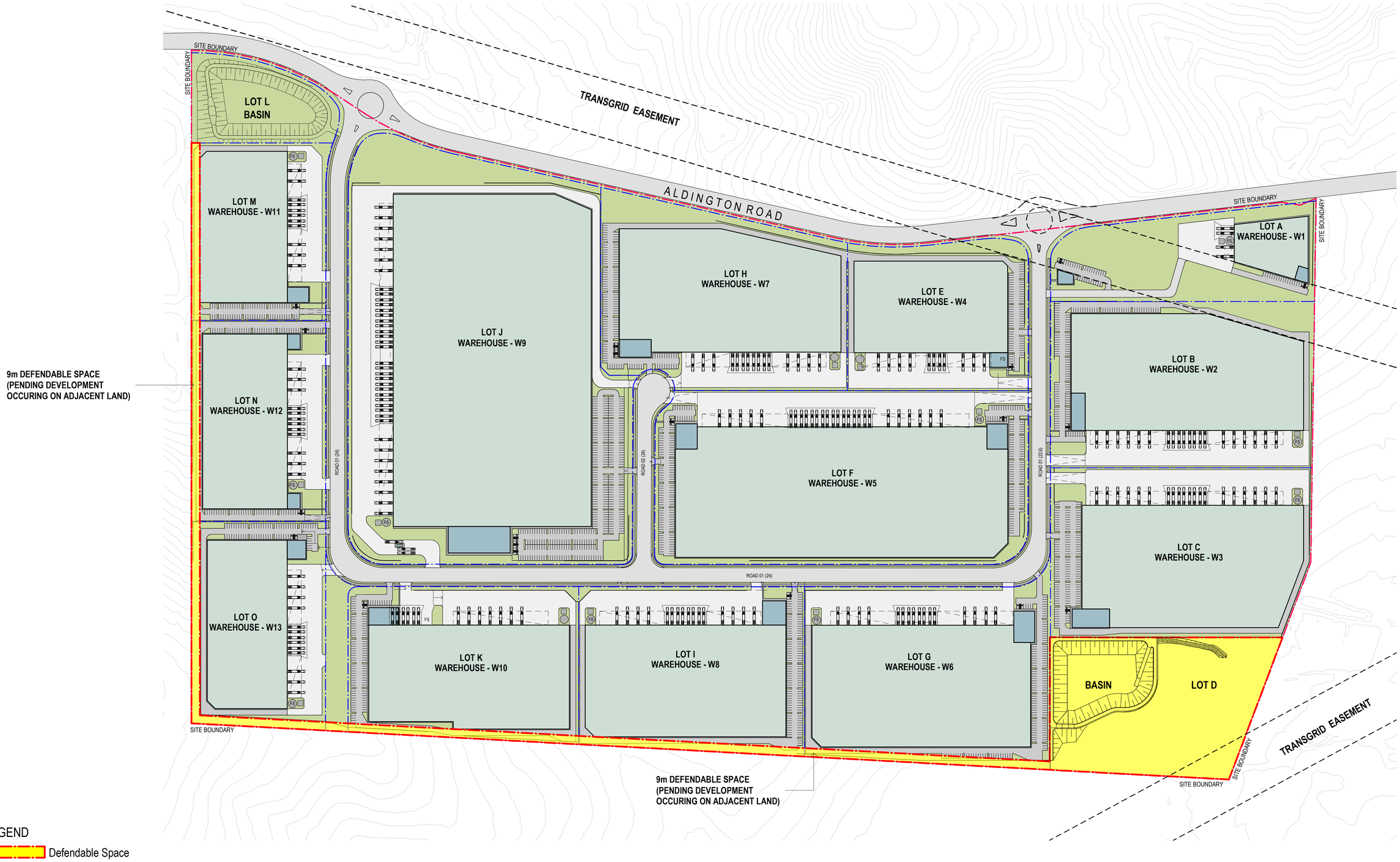
200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 40m 80m 120m 160m 200m

NORTH

DRAWING TITLE
Signage Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
19.03.21	1:2000@A1	20111	MP09	C



LEGEND

Defendable Space

SBA ARCHITECTS

Commercial Industrial Residential Retail Industrial Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 0999 F: 02 9929 0999

E: info@sbarch.com.au W: www.sbarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	21/09/2020
B	DA ISSUE	01/10/2020
C	UPDATED MASTER PLAN SET	19.03.21

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

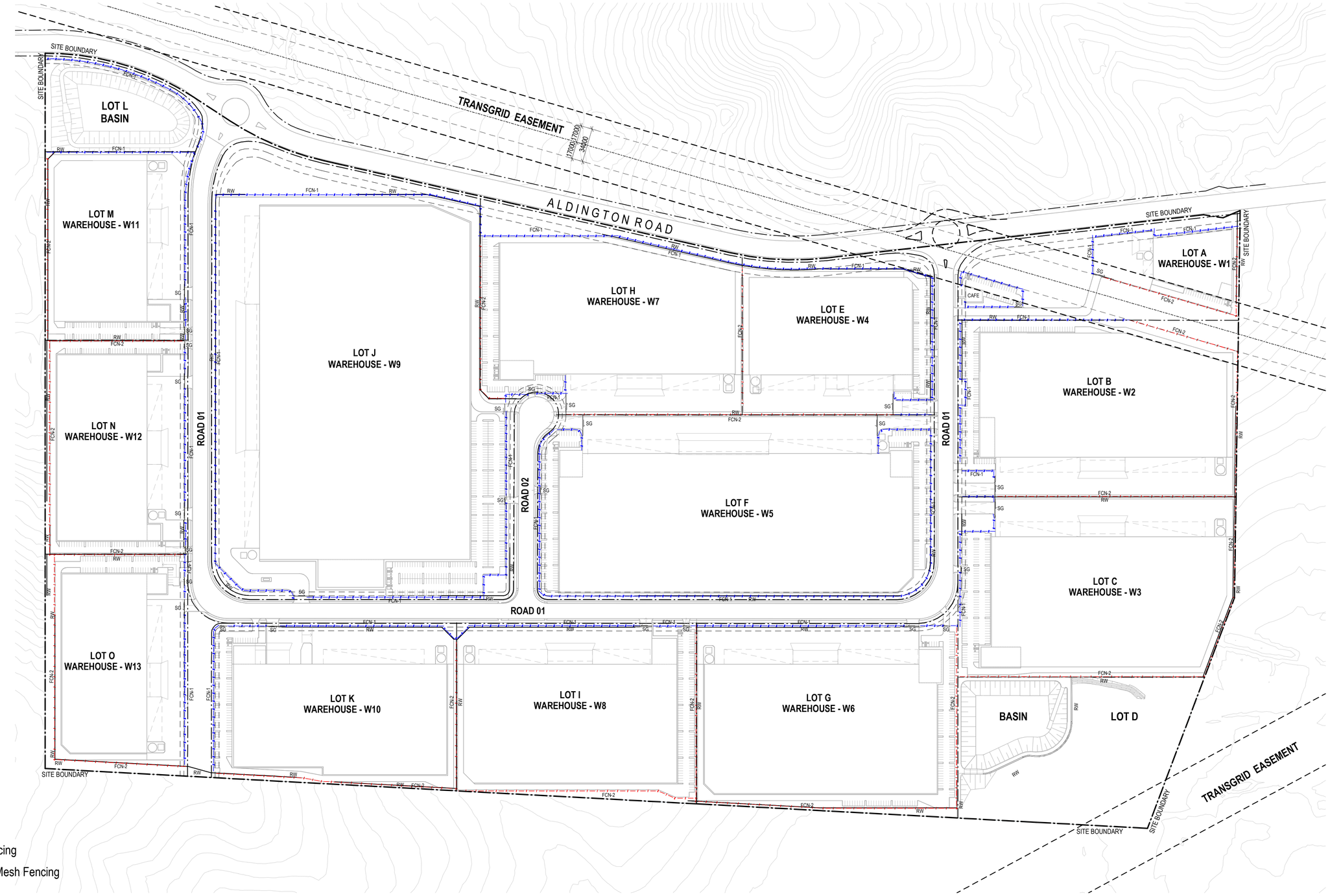
0m 40m 80m 120m 160m 200m

NORTH

DRAWING TITLE

Fire Protection Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
19.03.21	1:2000@A1	20111	MP10	C



LEGEND

FNC-1 - Palisade fencing

FNC-2 - Chain Wire Mesh Fencing

SG Sliding Gate

RW Retaining wall

SBA ARCHITECTS

Commercial Industrial Residential Retail Master Planning Design

Suite 702, 83 Mount Street, North Sydney, NSW 2060

T: 02 9929 0680 F: 02 9929 0690

E: info@sbarch.com.au W: www.sbarch.com.au

ISSUE	REV. DESCRIPTION	DATE
A	FOR REVIEW	28/09/2020
B	DA ISSUE	01/10/2020
C	UPDATED MASTER PLAN SET	19.03.21

F K C E S T A T E

200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 40m 80m 120m 160m 200m

NORTH

DRAWING TITLE

Fencing Management Plan

DATE	SCALE	JOB NO.	DRAWING NO.	
19.03.21	1:2000@A1	20111	MP11	C