

DEVELOPMENT DATA			
OVERALL SITE AREA	336,285m ²		
LOT 8 (RESIDUAL) - ESTATE BIO-BASIN/OSD	21,511m ²		
ACCESS ROAD RESERVE	21,137m ²		
TOTAL DEVELOPABLE AREA (LOT 1 TO 7)	293,637m ²		
TOTAL BUILDING AREA	165,500m ²		
FLOOR SPACE RATIO	56.4%		
DEVELOPABLE LOT	W/H AREA	OFFICE AREA	TOTAL
LOT 1 SITE AREA (41,270m ²)	19,000	1,000	20,000
LOT 2 SITE AREA (34,141m ²)	16,900	800	17,700
LOT 3 SITE AREA (41,112m ²)	23,200	1,200	24,400
LOT 4 SITE AREA (38,686m ²)	21,400	1,000	22,400
LOT 5 SITE AREA (44,193m ²)	24,700	1,300	26,000
LOT 6 SITE AREA (38,406m ²)	20,000	1,000	21,000
LOT 7 SITE AREA (55,829m ²)	32,400	1,600	34,000
TOTAL	157,600	7,900	165,500
CARPARK PROVISIONS			
TOTAL CARPARK REQUIRED	723 spaces		
RMS - Warehouse: 1 space/300sqm Office: 1 space/40sqm			
TOTAL CARPARK PROVIDED	782 spaces		

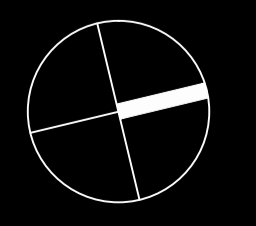
- LEGENDS**
- ESTATE SITE BOUNDARY
 - LIMIT OF WORKS



Light Horse Interchange Business Hub
Eastern Creek NSW [SSD 9667]

Concept Masterplan

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