



Legend	
	Site Boundary
	Lot Boundary
	20m Building Setback
	10m Building Setback
	3m Landscape Setback



Development Area Schedule	
Site Area	522,284sqm
Developable Area	446,559 sqm
Estate Roads	26,688 sqm
Riparian Zone	9,735 sqm
Transmission Easement	19,080 sqm
Southern Link Road Easement	20,222 sqm
Total Site Area	522,284sqm
Warehouse	207,785 sqm
Office (combination of 1 & 2 levels)	10,950 sqm
Total Building Area	218,735sqm
Site Cover (exc. awning)	42%
Floor Space Ratio	0.42 : 1
Carparking	1,203 cars

