

SURVEY REFERENCE:

SURVEYOR: LANDPARTNERS
DRAWING: SURVEY OF LOTS 52-53 IN DP259135
884-928 MAMRE ROAD, KEMPS CREEK
DATE OF SURVEY: 15/04/2021
PLAN NUMBER: SY074794.000.5.8

MAMRE ROAD WIDENING

DWG NAME: Ref_MR_design_4Lane_Issue_C_for884-928_Mamre_Rd

SITE AREA (LOT 2)

WAREHOUSE (GLA)	40,307sqm
(INCL. UNDERCROFT WAREHOUSE)	
OFFICE (GLA)	1,800sqm
DOCK OFFICE (GLA)	200sqm
TOTAL BUILDING AREA (GLA)	42,307sqm
SITE EFFICIENCY	62.7%
CAR PARKING 1/300m ² /W/H GFAI + 1/40m ² /OFFICE GFAI	174 CARS
CAR PARKING PROVIDED	215 CARS
LANDSCAPE AREA	7,602sqm (11.3%)

DEVELOPMENT SUMMARY

OVERALL SITE AREA	202,470sqm
DEVELOPABLE AREA (LOT 2 TO 15) EXCLUDING LOT 15 EASEMENT FOR FREIGHT CORRIDOR & AREA AFFECTED BY BIO RETENTION, INCLUDES TEMPORARY CUL-DE-SAC	181,540sqm
NON DEVELOPABLE AREAS	(20,930sqm)
ACCESS ROADS RESERVE - 24.0m	4,530sqm
ACCESS ROADS RESERVE - 25.6m	6,605sqm
MAMRE ROAD WIDENING	1,612sqm
LOT 15 - PROPOSED EASEMENT FOR FREIGHT CORRIDOR AREA AFFECTED BY BIO BASIN	3,384sqm
LOT 1 - OSD/BASIN & RESIDUAL	4,799sqm

