

OVERALL DEVELOPMENT DATA

Total Site Area.	558,323 m <sup>2</sup>
Mamre Rd Reserve Area	14,004 m <sup>2</sup>
Rev. Boundary Site Area	544,319 m <sup>2</sup>
Access Roads Area	39,876 m <sup>2</sup>
Future Roads Area	3,570 m <sup>2</sup>
Creek Riparian Area	29,718 m <sup>2</sup>
Retained Riparian Area	4,042 m <sup>2</sup>
Basin Lot Area	18,157 m <sup>2</sup>
Total Developable Area	448,956 m <sup>2</sup>
Total Office Area (incl. dock off.)	9,708 m <sup>2</sup>
Total Warehouse Area	237,813 m <sup>2</sup>
Cafe	125 m <sup>2</sup>
Total Building Area	247,646 m <sup>2</sup>
Restriction on User Area	4,613 m <sup>2</sup>

WAREHOUSE 1	
Site Area	61,170 m <sup>2</sup>
Offices	900 m <sup>2</sup>
Warehouse	32,686 m <sup>2</sup>
Dock Office	300 m <sup>2</sup>
Total GFA	33,886 m <sup>2</sup>
Carpark Provided	141

WAREHOUSE 2	
Site Area	40,172 m <sup>2</sup>
Offices	1,500 m <sup>2</sup>
Warehouse	22,595 m <sup>2</sup>
Dock Office	200 m <sup>2</sup>
Total GFA	24,295 m <sup>2</sup>
Carpark Provided	150

WAREHOUSE 3	
Site Area	42,755 m <sup>2</sup>
Offices	700 m <sup>2</sup>
Warehouse	20,735 m <sup>2</sup>
Dock Office	100 m <sup>2</sup>
Total GFA	21,535 m <sup>2</sup>
Carpark Provided	89

WAREHOUSE 4	
Site Area	41,365 m <sup>2</sup>
Offices	750 m <sup>2</sup>
Warehouse	18,055 m <sup>2</sup>
Dock Office	100 m <sup>2</sup>
Total GFA	18,905 m <sup>2</sup>
Carpark Provided	93

WAREHOUSE 5	
Site Area	28,160 m <sup>2</sup>
Offices	650 m <sup>2</sup>
Warehouse	11,872 m <sup>2</sup>
Dock Office	100 m <sup>2</sup>
Total GFA	12,622 m <sup>2</sup>
Carpark Provided	60

WAREHOUSE 6	
Site Area	19,439 m <sup>2</sup>
Offices	1,000 m <sup>2</sup>
Warehouse	8,574 m <sup>2</sup>
Total GFA	9,574 m <sup>2</sup>
Carpark Provided	71

WAREHOUSE 7	
Site Area	27,120 m <sup>2</sup>
Offices	750 m <sup>2</sup>
Warehouse	14,358 m <sup>2</sup>
Dock Office	100 m <sup>2</sup>
Cafe	125 m <sup>2</sup>
Total GFA	15,333 m <sup>2</sup>
Carpark Provided	84

WAREHOUSE 8	
Site Area	75,710 m <sup>2</sup>
Offices	750 m <sup>2</sup>
Warehouse	44,196 m <sup>2</sup>
Dock Office	200 m <sup>2</sup>
Total GFA	45,146 m <sup>2</sup>
Carpark Provided	166

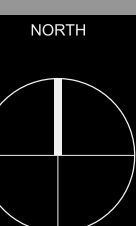
WAREHOUSE 9	
Site Area	113,082 m <sup>2</sup>
Offices	1365 m <sup>2</sup>
Warehouse	64,742 m <sup>2</sup>
Dock Office	243 m <sup>2</sup>
Total GFA	66,350 m <sup>2</sup>
Carpark Provided	257

\*Areas are measured to future Mamre Rd boundary in red  
\*\*All areas subject to survey

ASPECT INDUSTRIAL ESTATE

LOTS 54 - 58 (DP259135) MAMRE ROAD, KEMPS CREEK

0 40 100 200



DRAWING TITLE

SSDA-MOD 3  
ESTATE MASTERPLAN

DATE

07.02.2023 1: 4000 @ A3

SCALE

JOB NO.

21250

DRAWING NO.

MP3-02

F



APPLICATION PROVISIONS FOR POTENTIAL FUTURE RIPARIAN REALIGNMENT TO THE NORTHERN BOUNDARY (SUBJECT TO APPROVAL FOR REALIGNMENT ON ADJOINING PROPERTY) - DASHED RED

INDICATIVE FUTURE ACCESS ROAD NO.3 (NORTH) (SUBJECT TO APPROVAL ON ADJOINING PROPERTY)

PROVISION FOR POTENTIAL FUTURE DEDICATED FREIGHT NETWORK 10M WIDE SUBJECT TO RESOLUTION OF INTEGRATED FREIGHT NETWORK

INDICATIVE FUTURE ACCESS ROAD NO.3 (SOUTH) (SUBJECT TO APPROVAL ON ADJOINING PROPERTY)

LEGEND

- Landscape Setback
- Building Setback
- SS Substation Indicative Location
- RW Retaining Wall
- FS Fire Services
- FB Fire Brigade Truck Parking
- RWT Rainwater Tank
- ☐ AC Plant Indicative Location

SETOUT TO  
GDA2020



OVERALL DEVELOPMENT DATA	
Total Site Area.	558,323 m²
Mamre Rd Reserve Area	14,004 m²
Rev. Boundary Site Area	544,319 m²
Access Roads Area	39,876 m²
Future Roads Area	3,570 m²
Creek Riparian Area	29,718 m²
Retained Riparian Area	4,042 m²
Basin Lot Area	18,157 m²
Total Developable Area	448,956 m²
Total Office Area (incl. dock off.)	1,634 m²
Total Warehouse Area	64,978 m²
Total Building Area	66,612 m²

WAREHOUSE 9	
Site Area	113,082 m²
Offices	1,365 m²
Warehouse	64,742 m²
Dock Office	243 m²
Total GFA	66,350 m²
Carpark Provided	257

\*Areas are measured to future Mamre Rd boundary in red  
\*All areas subject to survey



LEGEND	
	Stage 1 on Lot Works
	Stage 2 on Lot Works
	Stage 1 Infrastructure Works
	Future Building Stage
	Temporary right of carriageway
	Stage 1 Retaining Walls
	Stage 2 Retaining Walls

LEGEND	
	Landscape Setback
	Building Setback
	Retaining Wall
	Fire Services
	Fire Brigade Truck Parking
	Rainwater Tank
	AC Plant Indicative Location