OVERALL DEVELOPMENT DATA Total Site Area. 558,323 m² Mamre Rd Reserve Area 14,004 m² 544,319 m² Rev. Boundary Site Area Access Roads Area 39,876 m² 3,570 m² Future Roads Area Creek Riparian Area 29,718 m² Retained Riparian Area 4,042 m² 18,157 m² Basin Lot Area 448,956 m² Total Developable Area Total Office Area (incl. dock off.) 9,708 m² Total Warehouse Area 237,813 m² 125 m² Total Building Area 247,646 m² 4,613 m² Restriction on User Area WAREHOUSE 1 61,170 m² Site Area 900 m² Offices 32,686 m² Warehouse Dock Office 300 m² 33,886 m² Total GFA Carpark Provided 141 WAREHOUSE 2 Site Area 40,172 m² 1,500 m² Offices 22,595 m² Warehouse Dock Office 200 m² Total GFA 24,295 m² 150 Carpark Provided WAREHOUSE 3 42,755 m² Site Area 700 m² Offices 20,735 m² Warehouse 100 m² Dock Office Total GFA 21,535 m² 89 Carpark Provided WAREHOUSE 4 Site Area 41,365 m² 750 m² Offices 18,055 m² Warehouse 100 m² Dock Office Total GFA 18,905 m² Carpark Provided 93 WAREHOUSE 5 28,160 m² Site Area Offices 650 m² Warehouse 11,872 m² Dock Office 100 m² Total GFA 12,622 m² Carpark Provided 60 WAREHOUSE 6 19,439 m² Site Area Offices 1.000 m²

Warehouse	8,574 m ²
Total GFA	9,574 m²
Carpark Provided	71
WAREHOUSE 7	
Site Area	27,120 m²
Offices Warehouse Dock Office Cafe	750 m² 14,358 m² 100 m² 125 m²
Total GFA	15,333 m²
Carpark Provided	84
WAREHOUSE 8	

Site Area	75,710 m²
Offices	750 m²
Warehouse	44,196 m²
Dock Office	200 m²
Total GFA	45,146 m²
Carpark Provided	166
WAREHOUSE 9	
Site Area	113,082 m²

Site Area	113,082 m²
Offices	1365 m²
Warehouse	64,742 m²
Dock Office	243 m²
Total GFA	66,350 m²
Carpark Provided	257

MILASC RIPARIAN AREA - 10m SETBACK LINE (EXCLUDING CROSSED FROM E2 RIPARIAN ZONE HATCHED AREA) -29,718 sqm BOUNDARY AOM WIDE CREEK RIPARIAN ZONE 10m OUTER ZONE APPLICATION PROVISIONS FOR POTENTIAL FUTURE RIPARIAN REALIGNMENT TO THE NORTHERN BOUNDARY (SUBJECT TO APPROVAL FOR REALIGNMENT ON ADJOINING PROPERTY) - DASHED RED EXISTING 'RESTRICTION ON USER' AREA HATCHED RED 4,613sqm OFFICE **GPT SITE** WAREHOUSE 3 WAREHOUSE 2 ROAD 2 WH: 20,735 sqm WH: 22,595sqm RL 49.30 ±1000mm **BASIN LOT** RL 48.30 ±1000mm **WAREHOUSE 1** 18,157sqm WH: 32,686sqm RL 48.10 ±1000mm INDICATIVE FUTURE ACCESS ROAD NO.3 (NORTH) (SUBJECT TO APPROVAL ON ADJOINING PROPERTY) STORMWATER OFFICE 750sqm 9.257sqm BOUNDARY INDICATIVE FUTURE MAMRE RD RESERVE **BOUNDARY SUBJECT** TO JUST TERMS ACQUISITION - IN RED ACCESS ROAD 1 (26.4m MIDBLOCK) 14,004sqm WAREHOUSE 4 WH: 18,055sqm RL 57.30 ±1000mm WAREHOUSE 7 38m HARDSTAND WH: 14,358sqm -PROVISION FOR POTENTIAL **FUTURE DEDICATED FREIGHT NETWORK 10M WIDE** WAREHOUSE 8 SUBJECT TO RESOLUTION OF INTEGRATEED FRIEGHT WH: 44,196sqm Dock RL 52.00 ±1000mm WAREHOUSE 5 WH: 11,872sqm 刀 Dock Office 100sqm N Dock Office (2 Levels) 129sqm INDICATIVE FUTURE ACCESS ROAD NO.3 (SOUTH) (SUBJECT TO APPROVAL ON ADJOINING PROPERTY) INDICATIVE FUTURE
MAMRE RD RESERVE—
BOUNDARY SUBJECT
TO JUST TERMS
ACQUISITION - IN RED 75 710 m² V D 14,004sqm WAREHOUSE 9 WH: 64,742sqm RL 52.60±1000mm Dock Office (2 Levels) 114sqm LEGEND Landscape Setback **Building Setback** Substation Indicative Location Retaining Wall Fire Services Fire Brigade Truck Parking Rainwater Tank SETOUT TO

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

Suite 702, 83 Mount Street, North Sydney NSW 2060

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GDA2020

AC Plant Indicative Location

OVERALL DEVELOPMENT DATA

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

64,978 m² Total Warehouse Area **Total Building Area** 66,612 m²

WAREHOUSE 9

Site Area	113,082 m²
Offices	1,365 m²
Warehouse	64,742 m²
Dock Office	243 m ²
Total GFA	66,350 m ²
Carpark Provided	257

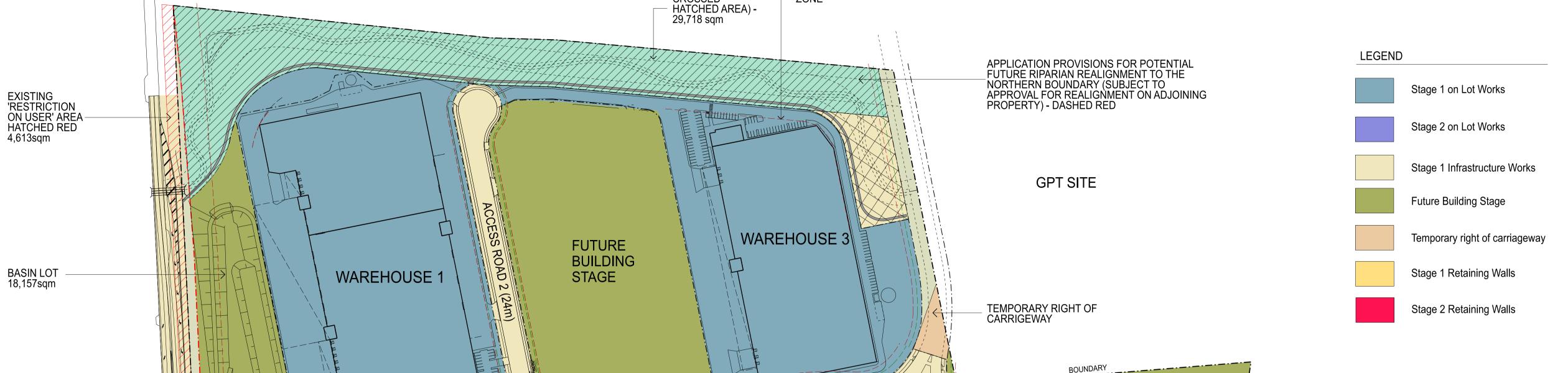
BASIN LOT 18,157sqm

07.02.2023 31.01.2023 01.12.2022 24.08.2022

ISSUED FOR SSDA MOD 3 ISSUED FOR SSDA MOD 3

ISSUED FOR SSDA MOD 3



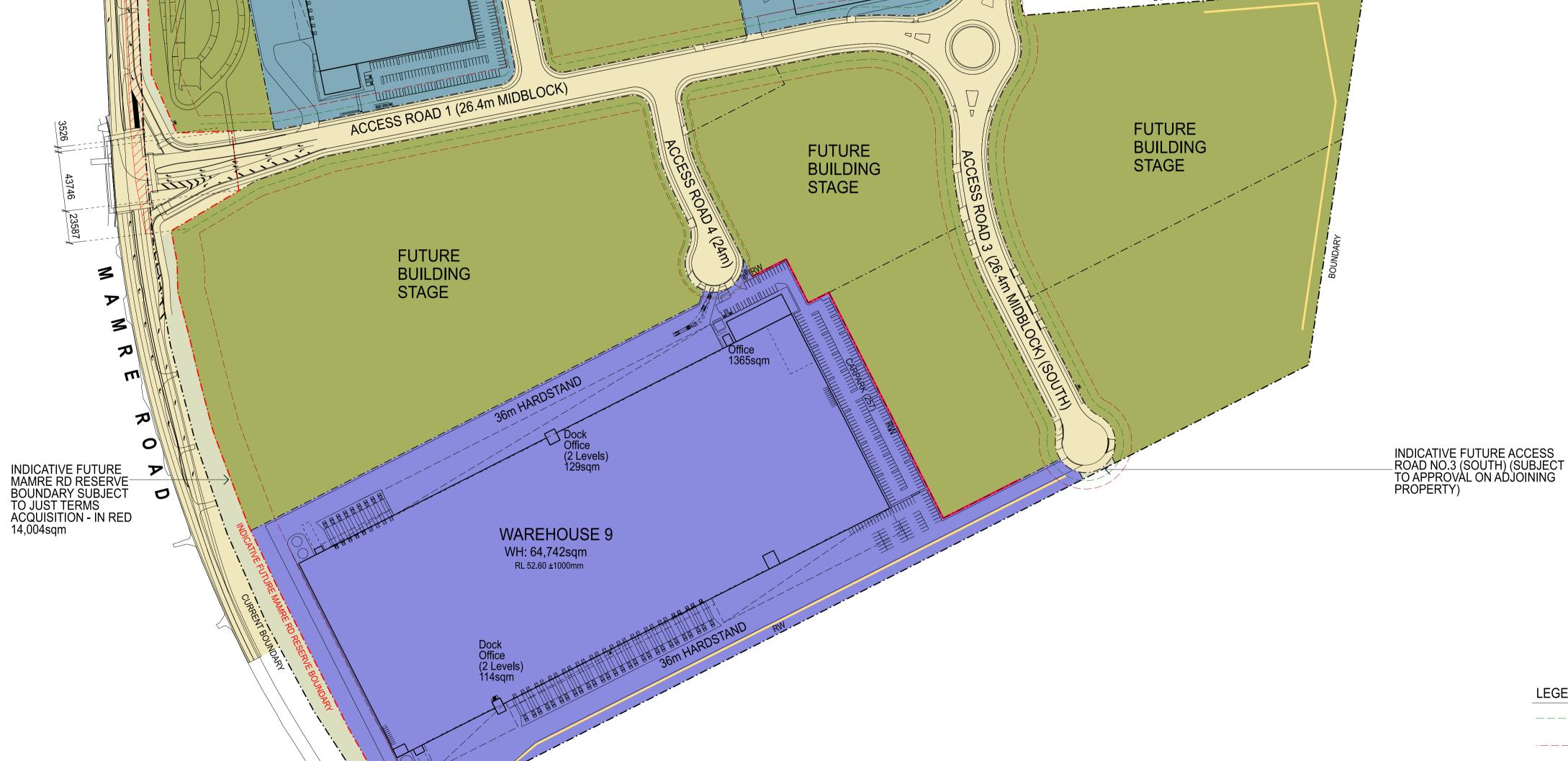


- 10m SETBACK LINE

FROM E2 RIPARIAN ZONE

RIPARIAN AREA

(EXCLUDING CROSSED



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

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A S P E C T I N D U S T R I A L E S T A T E



SETOUT TO

GDA2020

SSDA-MOD 3 STAGING PLAN

LEGEND

Landscape Setback

Building Setback

Retaining Wall

Fire Services

Rainwater Tank

Fire Brigade Truck Parking

AC Plant Indicative Location