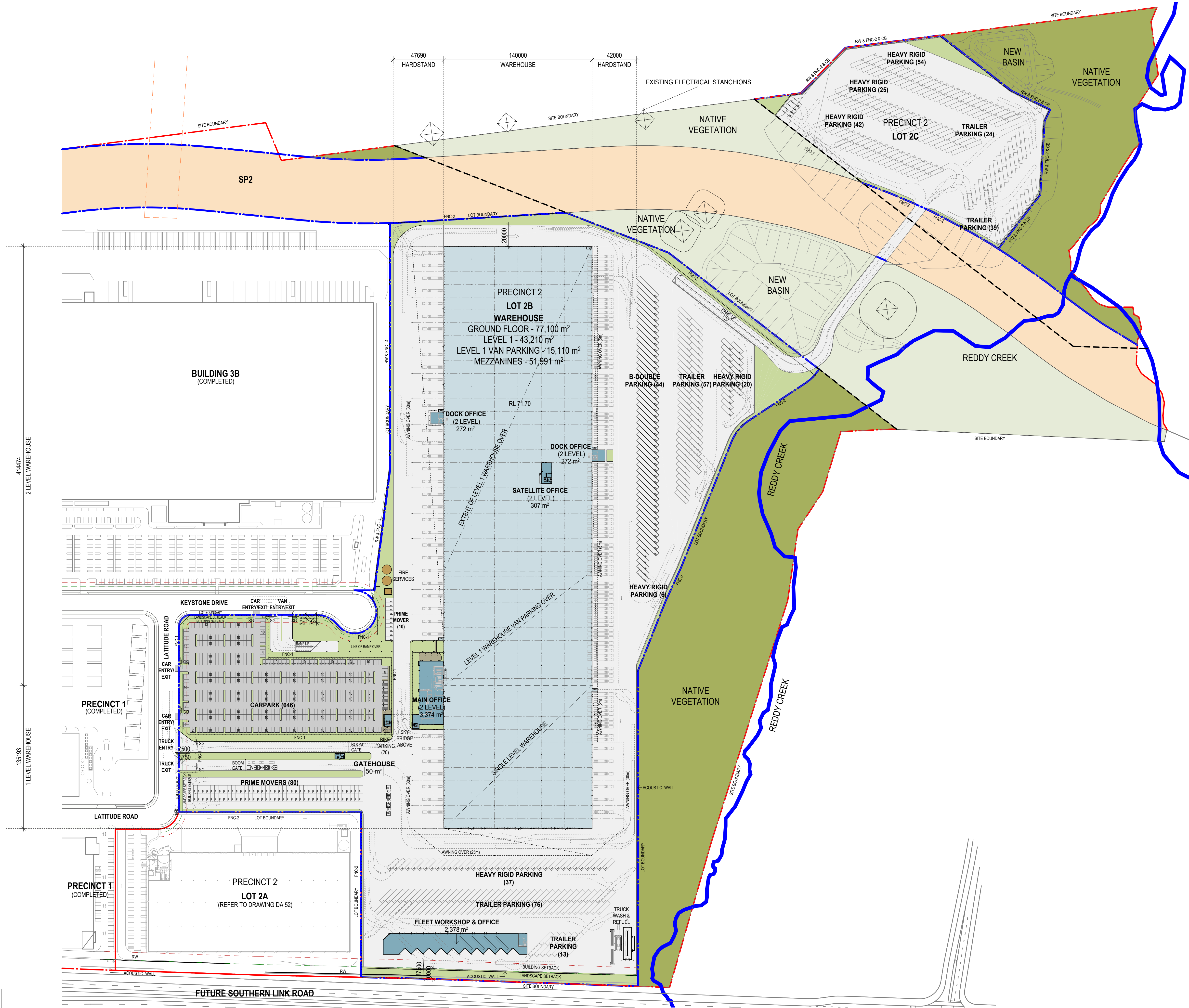




LEGEND

---	SITE BOUNDARY
---	LOT BOUNDARY
---	LANDSCAPE SETBACK
---	BUILDING SETBACK
ESBE	ELECTRICAL SUBSTATION
RW	RETAINING WALL *REFER TO CIVIL DESIGN FOR DETAIL
CB	CRASH BARRIER
SH	SPEED HUMPS
FNC-1	2.4m(H) BLACK PALISADE FENCE
FNC-2	2.1m(H) BLACK PVC COATED CHAIN MESH FENCE & 3 ROWS OF BARBED WIRE. TOTAL 2.4m(H).
FNC-3	MIN. 1.5m(H) SCREEN TO WASTE STORAGE
FNC-4	EXISTING FENCE
SG	SLIDING GATE

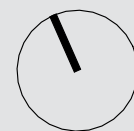
DEVELOPMENT SCHEDULE

LOT 2B & 2C (SUBJECT TO FINAL SURVEY)		270,735 m ²
WAREHOUSE (INCLUSIVE OF 2 LEVEL SATELLITE OFFICE: 307 SQM)	GF	77,110 m ²
WAREHOUSE (INCLUSIVE OF 2 LEVEL SATELLITE OFFICE: 307 SQM & 2 LEVEL PUD OFFICE: 200 SQM)	L1	43,210 m ²
TOTAL WAREHOUSE GLA		120,320 m ²
MAIN OFFICE (INCLUSIVE OF SKYBRIDGE GROUND FLOOR LOBBIES)	GF	1556 m ²
OFFICE L1 (INCLUSIVE OF SKYBRIDGE LEVEL 1 LOBBIES)	L1	1774 m ²
DOCK OFFICE		272 m ²
DOCK OFFICE		272 m ²
GATEHOUSE		50 m ²
VAN PARKING/ STAGING		15,110 m ²
WORKSHOP		2,378 m ²
TOTAL OFFICE & ANCILLARY GLA		21,412 m ²
TOTAL BUILDING GLA		141,732 m ² (TOTAL WAREHOUSE AREA + TOTAL OFFICE & ANCILLARY BUILDING AREA)

(REFER DA 17-31 FOR OFFICES & ANCILLARY AREA GFA CALCULATION)		
WAREHOUSE (INCLUSIVE OF INCLUSIVE OF LEVEL 1 SATELLITE OFFICE: 103 SQM)	GF	54,590 m ²
WAREHOUSE (INCLUSIVE OF INCLUSIVE OF LEVEL 1 SATELLITE OFFICE: 103 SQM INCLUSIVE OF INCLUSIVE OF LEVEL 1 PUD OFFICE: 94 SQM)	L1	24,201 m ²
WAREHOUSE	MEZZ	51,991 m ²
MAIN OFFICE (INCLUSIVE OF SKYBRIDGE GROUND FLOOR LOBBIES)	GF	1,461 m ²
MAIN OFFICE (INCLUSIVE OF SKYBRIDGE LEVEL 1 LOBBIES)	L1	1,664 m ²
DOCK OFFICE	A	262 m ²
DOCK OFFICE	B	262 m ²
GATEHOUSE		45 m ²
WORKSHOP & OFFICE		2,322 m ²

TOTAL BUILDING GFA		136,798 m ²
SITE COVERAGE (TOTAL GLA BUILDING AREA / DEVELOPABLE AREA)		52%
AWNING		
HEAVY DUTY PAVING		154,736 m ²
LIGHT DUTY PAVING		15,928 m ²
LANDSCAPE - ON LOT		21,715 m ²
LANDSCAPE - NATIVE VEGETATION		133,267 m ²
TOTAL LANDSCAPE		154,982 m ²

CARPARK REQUIRED		567 SPACES
CAR PARKING RATE 1 PER 300sqm WAREHOUSEGFA; 1 PER 40sqm OFFICE GFA CARPARK BAY SIZE: 2000x5000mm; CARPARK DRIVEWAY 6.5m.		
CARPARK PROVIDED INCLUDING 7m; 50A COMPLIANT SPACE & 33no. EV CHARGING BAYS.		646 SPACES
VAN/ PUD PARKING (2 LEVEL) (ON LEVEL 1 OF WAREHOUSE)		290 SPACES
B-DOUBLE PARKING (B)		44 SPACES
TRAILER PARKING (T)		209 SPACES
HEAVY RIGID PARKING (H)		184 SPACES
PRIME MOVER PARKING (P)		90 SPACES
BIKE PARKING PROVIDED OR SUBJECT TO PLANNING AUTHORITIES		20 SPACES



LEGEND	
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	LOT BOUNDARY
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	CRASH BARRIER
	SPEED HUMP
	2.1m(H) BLACK PALISADE FENCE
	2.1m(H) BLACK PVC COATED CHAIN MESH FENCE
	MIN. 1.5m(H) SCREEN TO WASTE STORAGE
	EXISTING FENCE

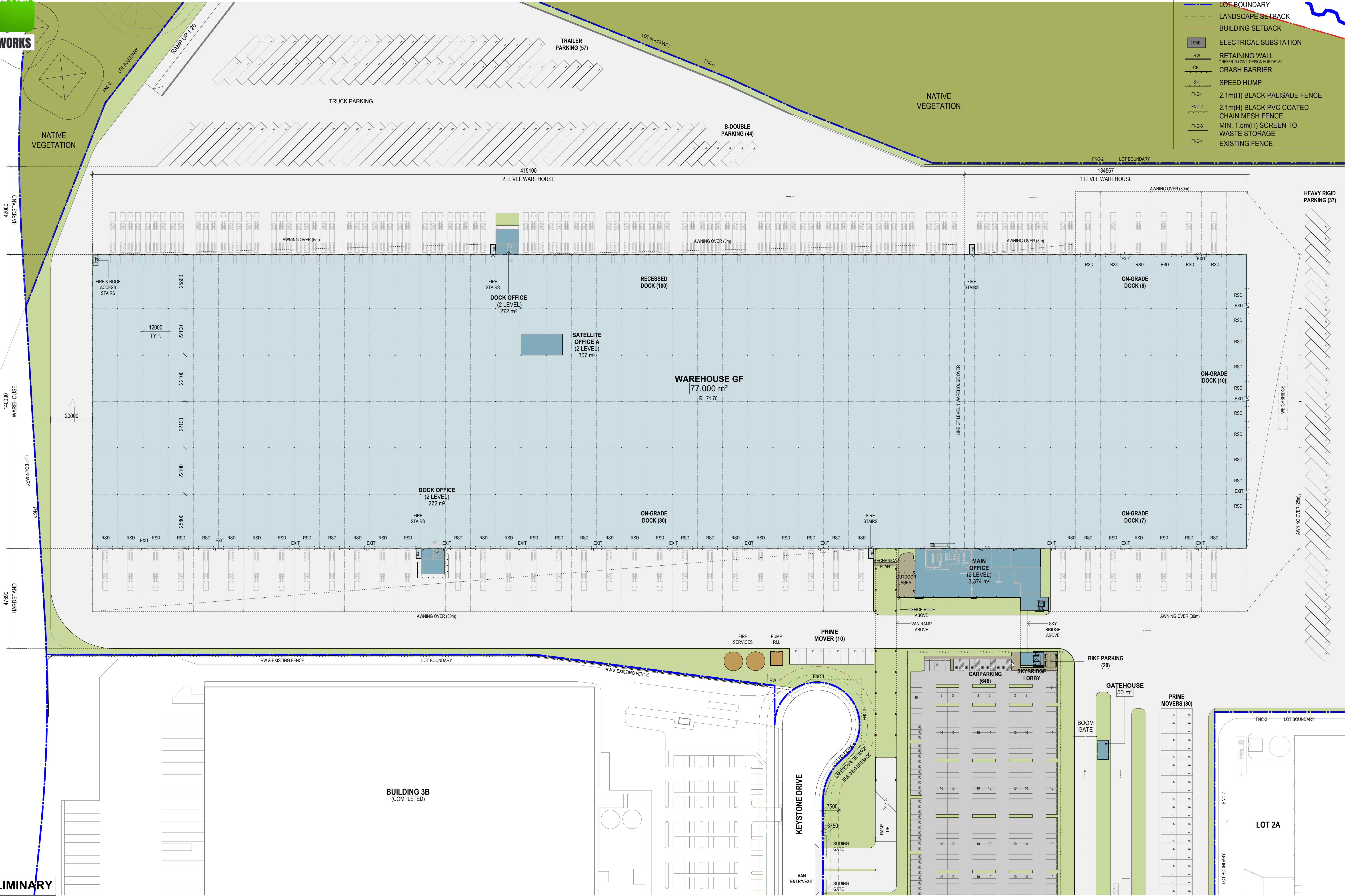


PRELIMINARY

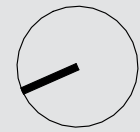


LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- LANDSCAPE SETBACK
- BUILDING SETBACK
- ELECTRICAL SUBSTATION
- RETAINING WALL
*REFER TO CIVIL DESIGN FOR DETAIL
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- MIN. 1.5m(H) SCREEN TO WASTE STORAGE
- EXISTING FENCE



0m 12.5 25 50m



WAREHOUSE GROUND FLOOR PLAN

Date 21/04/2026

Scale 1:1000

Project No 26180

DA08

P1

LEGEND

SITE BOUNDARY

LOT BOUNDARY

LANDSCAPE SETBACK

BUILDING SETBACK

SBE

ELECTRICAL SUBSTATION

RW

RETAINING WALL
* REFER TO CIVIL DESIGN FOR DETAIL

CB

CRASH BARRIER

SH

SPEED HUMPS

FNC-1

2.1m(H) BLACK PALISADE FENCE

FNC-2

2.1m(H) BLACK PVC COATED CHAIN MESH FENCE

FNC-3

MIN. 1.5m(H) SCREEN TO WASTE STORAGE

FNC-4

EXISTING FENCE

PRELIMINARY

