



**LEGEND**

- WAREHOUSE
- OFFICE
- ONSITE STORMWATER DETENTION
- AGV NETWORK
- HARDSTAND
- LIGHT DUTY PAVEMENT (CARPARKING)
- RETAINING WALL
- LANDSCAPE SETBACK
- SITE BOUNDARY
- LOT BOUNDARY
- BUILDING SETBACKS

**DEVELOPMENT ANALYSIS**

BUILDING	GLA
WAREHOUSE 01	40,480m <sup>2</sup>
OFFICE GF	750m <sup>2</sup>
DOCK OFFICE	1,050m <sup>2</sup>
DOCK OFFICE	150m <sup>2</sup>
DOCK OFFICE	150m <sup>2</sup>
WAREHOUSE 02	19,450m <sup>2</sup>
OFFICE GF	300m <sup>2</sup>
OFFICE FF	500m <sup>2</sup>
WAREHOUSE 03	16,640m <sup>2</sup>
OFFICE GF	300m <sup>2</sup>
OFFICE FF	500m <sup>2</sup>
WAREHOUSE 04	44,670m <sup>2</sup>
OFFICE GF	800m <sup>2</sup>
OFFICE FF	1000m <sup>2</sup>
WAREHOUSE 05	22,170m <sup>2</sup>
OFFICE GF	300m <sup>2</sup>
OFFICE FF	500m <sup>2</sup>
WAREHOUSE 06	21,620m <sup>2</sup>
OFFICE GF	300m <sup>2</sup>
OFFICE FF	500m <sup>2</sup>
WAREHOUSE 07	64,710m <sup>2</sup>
OFFICE GF	750m <sup>2</sup>
OFFICE FF	1000m <sup>2</sup>
CAFE	150m <sup>2</sup>
<b>TOTAL AREA</b>	<b>238,290m<sup>2</sup></b>
<b>EXTERNAL AREAS (APPROX)</b>	
HARDSTAND	80,385m <sup>2</sup>
LIGHT DUTY	25,476m <sup>2</sup>
FIRE ACCESS TRACKS	11,940m <sup>2</sup>
LANDSCAPING (Soft)	35,780m <sup>2</sup>
LANDSCAPING (INCL. AGV Res, Fire Access & Part L/Duty Permeable area)	65,386m <sup>2</sup>
LANDSCAPING RATIO (ON DEVELOPABLE AREA)	15.00%
<b>PARKING</b>	
BAYS PROVIDED	1,046
<b>SITE COVERAGE</b>	
TOTAL SITE AREA	522,506m <sup>2</sup>
INTERNAL ROAD RESERVES	33,879m <sup>2</sup>
EXTERNAL ROAD RESERVES	58,139m <sup>2</sup>
AGV NETWORK (10m RESERVE)	4,190m <sup>2</sup>
NOT INCL. 835m <sup>2</sup> OVER OSD2 & ROAD RESERVES	
ONSITE STORMWATER DETENTION 01	12,651m <sup>2</sup>
ONSITE STORMWATER DETENTION 02	7,573m <sup>2</sup>
<b>TOTAL DEVELOPABLE AREA</b>	<b>406,074m<sup>2</sup></b>
<b>TOTAL BUILDING FOOTPRINT</b>	
INCL. PUMP HOUSE	233,390m <sup>2</sup>
<b>SITE COVERAGE</b>	<b>57.47%</b>

NO.	DATE	REVISION	BY	CHK
_P2	16.07.2021	PRELIMINARY ISSUE	JL	JF
_P3	19.07.2021	PRELIMINARY ISSUE	JL	JF
_P4	20.08.2021	PRELIMINARY ISSUE	JWK	JF
_P5	23.08.2021	PRELIMINARY ISSUE	JWK	JF
_P6	06.10.2021	PRELIMINARY ISSUE	JWK	JF

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SUMMIT AT KEMPS CREEK - INDUSTRIAL ESTATE  
 706-752 MAMRE ROAD, KEMPS CREEK, NSW

ESTATE MASTERPLAN



DATE: JANUARY, 2021  
 DRAWN BY: JL  
 SCALE: 1 : 2000 @ A1  
 SCALE: 1 : 4000 @ A3

JOB NO:	21114
DRAWING NO:	SK02
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