

Old Wallgrove Road

51043 Warehouse

Estate Road 3

Carparking (42)

Office Entry
Office
275 sqm
(2 Levels)

Warehouse -Site 1
2,725 sqm

Existing Brickworks
Warehouse &
Show Room

Car
Entry/Exit + RL 75.80

Truck
Entry/Exit + RL 76.00

Ramp
Up

+ RL 77.80

35m Hardstand

Proposed Fence

Site 2
2,930 sqm

Site 3
4,000 sqm

Legend

- Site Boundary
- Lot Boundary
- Landscape Setback
- Building Setback

Area Schedule

Site 1 Area	7,700 sqm
Site 2 Area	2,930 sqm
Hardstand Area	2,770 sqm
Site 3 Area	4,000 sqm
Hardstand Area	3,780 sqm
Total Site Area	14,630 sqm

Area Schedule

Site 1 Area	7,700 sqm
Warehouse	2,725 sqm
Office	275 sqm
Total GFA	3,000 sqm
Site Coverage	38%
Floor Space Ratio	0.38 : 1
Hardstand Area	1,775 sqm
Light Duty Area	1,367 sqm
Carparking (inclusive of 2 disabled spaces)	42

