



Legend	
	Site Boundary
	Easement (electrical)
	Riparian Boundary
	Building 7.5m Setback
	Ecological Zone

Development Area Schedule	
Total Site Area	209,998 sqm
Ecological Area	101,134 sqm (Inclusive of Riparian Corridors 33,255sqm & Non-Developable Area 2,894sqm)
Street Setbacks	5,738 sqm
New Estate Road	2,866 sqm
Developable Area	100,260 sqm
Warehouse 1	35,029 sqm
Warehouse 2	13,181 sqm
Total Warehouse	48,210 sqm
Office 1	1,500 sqm
Office 2	750 sqm
Dock Office 1	51 sqm
Dock Office 2	51 sqm
Gatehouse x 2	40 sqm
Total Office	2,392 sqm
Total Building GLA	50,602 sqm
Site coverage <small>(Total Building Area / Developable Area)</small>	50.4% sqm
Warehouse 1 Awnings	3,520 sqm
Warehouse 2 Awnings	1,985 sqm
Total Awnings	5,505 sqm
Hardstand Pavement	27,910 sqm
Light Duty Pavement	9,290 sqm
Estate Road Pavement	2,035 sqm
Carparking Rates	
Warehouse : 1 space per 300 sqm	
Office : 1 space per 40 sqm	
Warehouse/Office A <small>(Inclusive of 3 disabled space & 12 EV charging bays)</small>	222 spaces
Warehouse/Office B <small>(Inclusive of 2 disabled space & 6 EV charging bays)</small>	118 spaces
Total Carparking	340 spaces