

DEVELOPMENT DATA			
OVERALL SITE AREA	344,013m ²		
LOT 8 (RESIDUAL) - ESTATE BIO-BASIN/OSD	21,511m ²		
ACCESS ROAD RESERVE (PART OF LOT 11)	22,076m ²		
TOTAL DEVELOPABLE AREA (LOT 1 TO 7)	300,426m ²		
TOTAL BUILDING AREA	165,500m ²		
FLOOR SPACE RATIO	55.1%		
DEVELOPABLE LOT	W/H AREA	OFFICE AREA	TOTAL
LOT 1 SITE AREA (48,059m ²)	19,000	1,000	20,000
LOT 2 SITE AREA (34,141m ²)	16,900	800	17,700
LOT 3 SITE AREA (41,112m ²)	23,200	1,200	24,400
LOT 4 SITE AREA (38,686m ²)	21,400	1,000	22,400
LOT 5 SITE AREA (44,193m ²)	24,700	1,300	26,000
LOT 6 SITE AREA (38,406m ²)	20,000	1,000	21,000
LOT 7 SITE AREA (55,829m ²)	32,400	1,600	34,000
TOTAL	157,600	7,900	165,500
CARPARK PROVISIONS			
TOTAL CARPARK REQUIRED	723 spaces		
RMS - Warehouse: 1 space/300sqm Office: 1 space/40sqm			
TOTAL CARPARK PROVIDED	782 spaces		

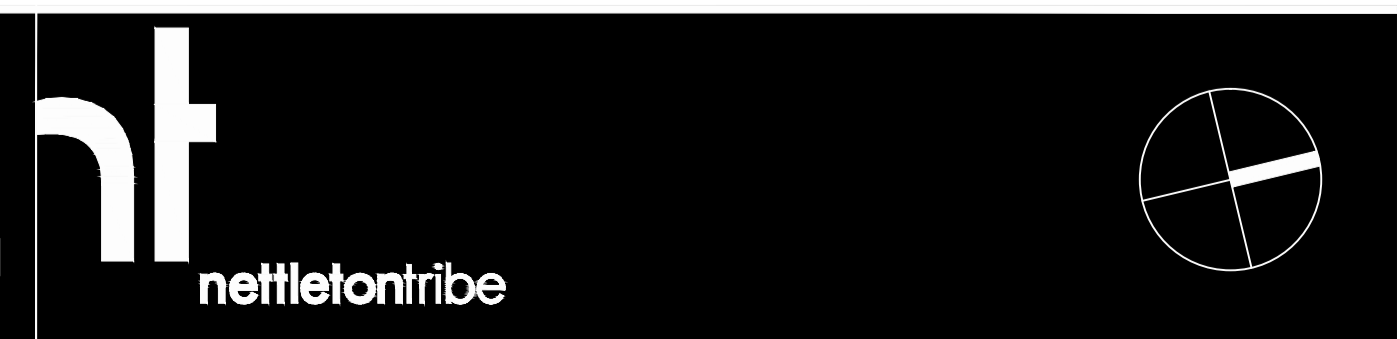
- LEGENDS**
- ESTATE SITE BOUNDARY
 - LIMIT OF WORKS



Light Horse Interchange Business Hub
Eastern Creek NSW [SSD 9667]

Concept Masterplan

DATE May, 2020
DRAWING NUMBER 10935_MP100[P9]



May 12, 2020 - 10:46am N:\10935\LightHorse Interchange\SSD_Audio\10935_MP100_CONCEPT MASTERPLAN.dwg