





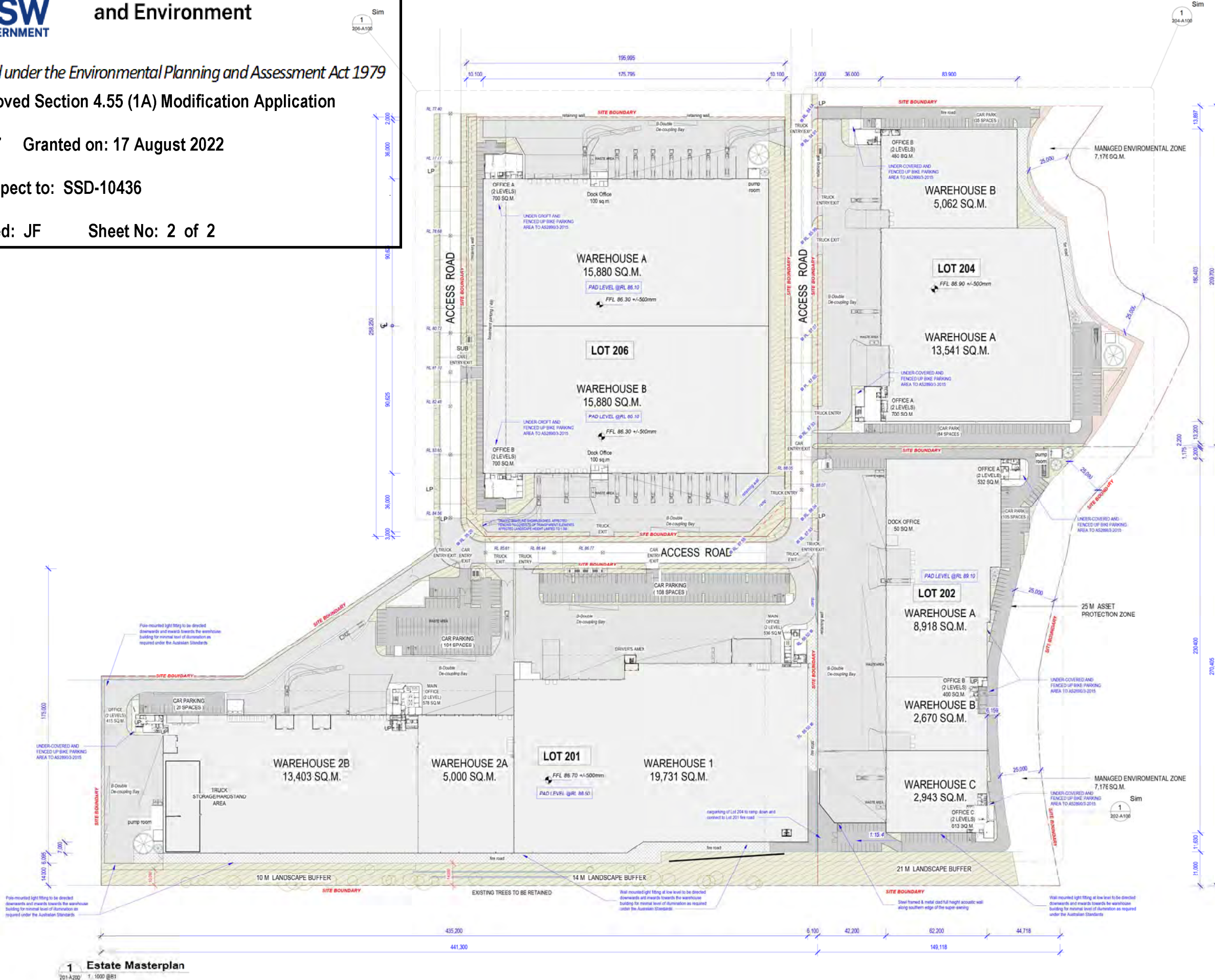
*Issued under the Environmental Planning and Assessment Act 1979*

## Approved Section 4.55 (1A) Modification Application

**No: 7    Granted on: 17 August 2022**

In respect to: SSD-10436

Signed: JF      Sheet No: 2 of 2



## 2 Location Plan

DEVELOPMENT TOTAL AREA	
TOTAL SITE AREA	208,168 sq ft
TOTAL BUILDING AREA	109,815 sq ft
TOTAL EFFICIENCY	52.7%

DEVELOPMENT SUMMARY (LOT 201)	
SITE 1 AREA (Warehouse 1)	36,352
SITE 2 AREA (Warehouse 2 & 3 & Cafe Site)	40,782
SITE AREA (Lot 201 Total)	77,130
EFFICIENCY	52%
WAREHOUSE 1	19,731
MAN OFFICE 1 (2 Lines)	308
WAREHOUSE 1 - GYMNASIUM AMENITIES	308
WAREHOUSE 1 - Switch & Compressor Room	100
WAREHOUSE 1 - Storage Area	375
WAREHOUSE 2	18,623
MAN OFFICE 2 (2 Lines)	415
MAN OFFICE 3 (2 Lines)	415
WAREHOUSE 2 GENERAL WASTE AREA	100
WAREHOUSE 2 PLANT ROOM	200
ESTATE CAFE	400
TOTAL BUILDING AREA	46,242
CAR PARKING PROVIDED	232 spaces
CAR PARKING PROVISIONAL	232 spaces

DEVELOPMENT SUMMARY (LOT 202)	
SITE AREA (APZ extended 7.166 sqm)	40,080
EFFICIENCY	40.2
WAREHOUSE A	8,918
DOCK OFFICE	96
OFFICE A (2 levels)	530
WAREHOUSE B	2,670
OFFICE B (2 levels)	400
WAREHOUSE C	2,943
OFFICE C (2 levels)	613
TOTAL BUILDING AREA	16,126
PAVING (5m)	105
PAVING (15m)	2,297
PAVING (10m)	120
CURB PARKING PROVIDED	100 SPOTS
HEAVY DUTY PAVEMENT (H)	9,027
LIGHT DUTY PAVEMENT (L)	6,948

DEVELOPMENT SUMMARY (LOT 204)	
SITE AREA (LOT 204) (Approx.)	40.2956
OVERALL BUILDING AREA	19.753
EFFICIENCY	48.5
<b>WAREHOUSE A</b>	
OFFICE (2 LEVELS)	13.541
TOTAL BUILDING AREA	700.0
ANNING (M)	14.241
ANNING (15M)	122
CARSPRING PROVIDED	1.098
<b>WAREHOUSE B</b>	
OFFICE (2 LEVELS)	8.622
TOTAL BUILDING AREA	5,512
ANNING (M)	55
ANNING (15M)	51
CARSPRING PROVIDED	35
HEAVY DUTY PAVEMENT (H)	6.078
LIGHT PAVEMENT (L)	4.155
TOTAL WAREHOUSE AREA	16.233
TOTAL OFFICE AREA	1.550
CAR PARKING REQUIRED	90
WM 12000, OFF 140	
TOTAL CARPARKING PROVIDED	119

DEVELOPMENT SUMMARY (LOT 206)	
SITE AREA	50,433
EFFICIENCY	66.0
WAREHOUSE A	15,880
OFFICE & DOCK OFFICE A	800
WAREHOUSE B	15,880
OFFICE & DOCK OFFICE B	800
TOTAL BUILDING AREA	33,360
CAR PARKING PROVIDED	147 Sp
HEAVY DUTY PAVEMENT (H)	11,230
LIGHT DUTY PAVEMENT (L)	3,000
SUSPENDED SLAB	2,350