

# INDUSTRIAL DEVELOPMENT

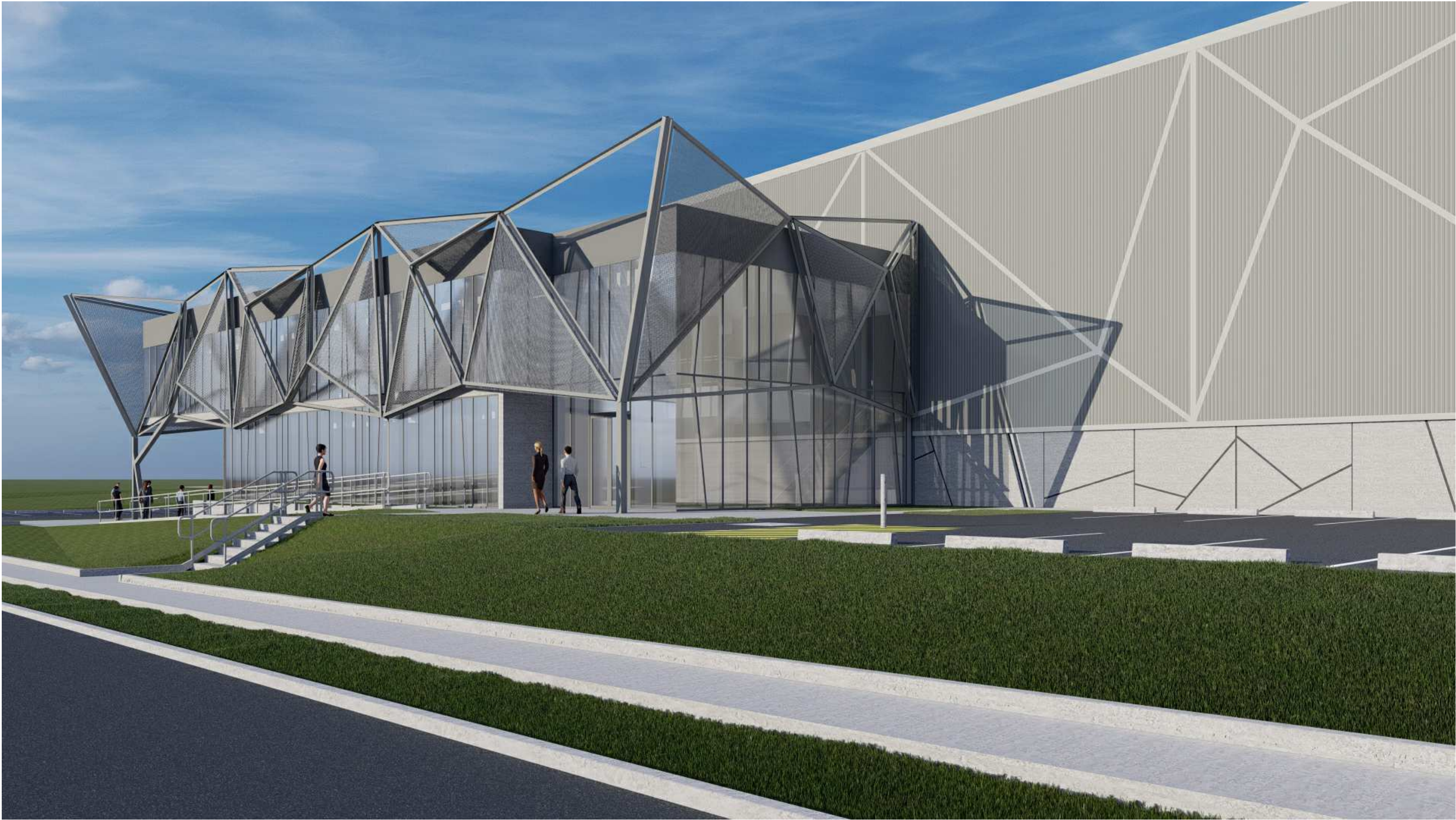
LOTS 54-58 MAMRE ROAD, KEMPS CREEK 2178

| DRAWING | DOCUMENT TITLE                           |
|---------|------------------------------------------|
| DA000   | COVER SHEET                              |
| DA001   | PERSPECTIVES                             |
| DA002   | PERSPECTIVES                             |
| DA100   | OVERALL SITE PLAN                        |
| DA101   | SIGNAGE PLAN                             |
| DA110   | LOT 1 SITE & WAREHOUSE FLOOR PLAN        |
| DA111   | LOT 1 ROOF PLAN                          |
| DA115   | LOT 1 OFFICE 1A & CAFE GROUND FLOOR PLAN |
| DA116   | LOT 1 OFFICE 1A LEVEL 1 FLOOR PLAN       |
| DA117   | LOT 1 OFFICE 1B FLOOR PLANS              |
| DA120   | LOT 1 ELEVATIONS                         |
| DA130   | LOT 1 SECTIONS                           |
| DA140   | LOT 1 OFFICE 1A ELEVATIONS               |
| DA141   | LOT 1 OFFICE 1B ELEVATIONS               |
| DA310   | LOT 3 SITE & WAREHOUSE FLOOR PLAN        |
| DA311   | LOT 3 ROOF PLAN                          |
| DA315   | LOT 3 OFFICE FLOOR PLANS                 |
| DA320   | LOT 3 ELEVATIONS                         |
| DA330   | LOT 3 SECTIONS                           |
| DA340   | LOT 3 OFFICE ELEVATIONS                  |





CAFE AND OFFICE 1A - FROM ESTATE ENTRANCE



CAFE AND OFFICE 1A - FROM ACCESS ROAD 1





OFFICE 1B - NORTH EAST



OFFICE 3 - NORTH WEST





RIPARIAN AREA TO BE  
RETAINED - HOWEVER  
WOULD BE REMOVED  
(SUBJECT TO APPROVAL  
RO REALIGNMENT ON  
ADJOINING PROPERTY)

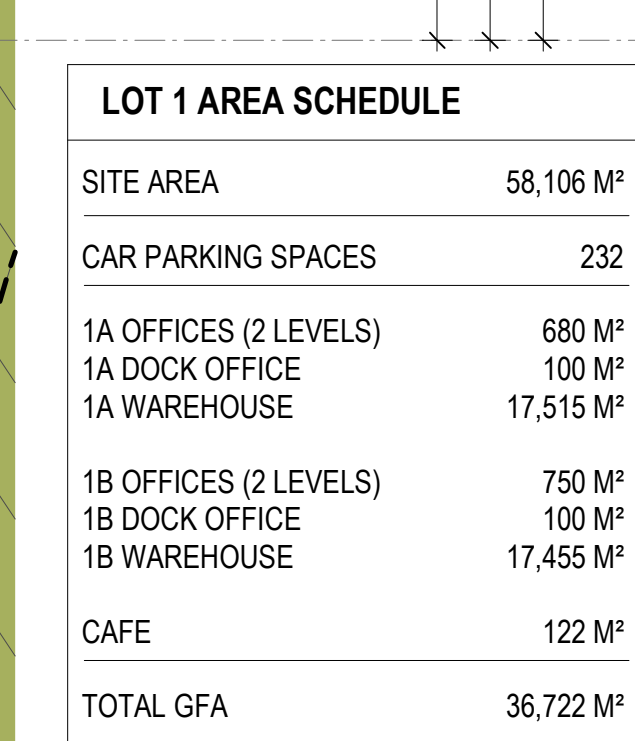
| LOT 1 AREA SCHEDULE   |                       |
|-----------------------|-----------------------|
| SITE AREA             | 58,106 M <sup>2</sup> |
| CAR PARKING SPACES    | 232                   |
| 1A OFFICES (2 LEVELS) | 680 M <sup>2</sup>    |
| 1A DOCK OFFICE        | 100 M <sup>2</sup>    |
| 1A WAREHOUSE          | 17,515 M <sup>2</sup> |
| 1B OFFICES (2 LEVELS) | 750 M <sup>2</sup>    |
| 1B DOCK OFFICE        | 100 M <sup>2</sup>    |
| 1B WAREHOUSE          | 17,455 M <sup>2</sup> |
| CAFE                  | 122 M <sup>2</sup>    |
| TOTAL GFA             | 36,722 M <sup>2</sup> |
| LOT 3 AREA SCHEDULE   |                       |
| SITE AREA             | 42,882 M <sup>2</sup> |
| CAR PARKING SPACES    | 89                    |
| OFFICE (2 LEVELS)     | 700                   |
| DOCK OFFICE           | 100                   |
| WAREHOUSE             | 20,735 M <sup>2</sup> |
| TOTAL GFA             | 21,535 M <sup>2</sup> |

| SITE LEGEND |                         |
|-------------|-------------------------|
| ---         | FNC-1 CHAINMESH FENCE   |
| ---         | FNC-2 PALISADE FENCE    |
| ---         | FNC-3 POST & RAIL FENCE |
| ---         | RETAINING WALL          |
| ---         | SLIDING GATE            |
| ---         | GATE                    |
| ---         | PEDESTRIAN GATE         |
| ---         | TELESCOPIC GATE         |
| ---         | SITE BOUNDARY           |
| ---         | LOT BOUNDARY            |
| ---         | BUILDING SETBACK        |
| ---         | LANDSCAPE SETBACK       |
| ---         | ROAD LINES RESERVE      |



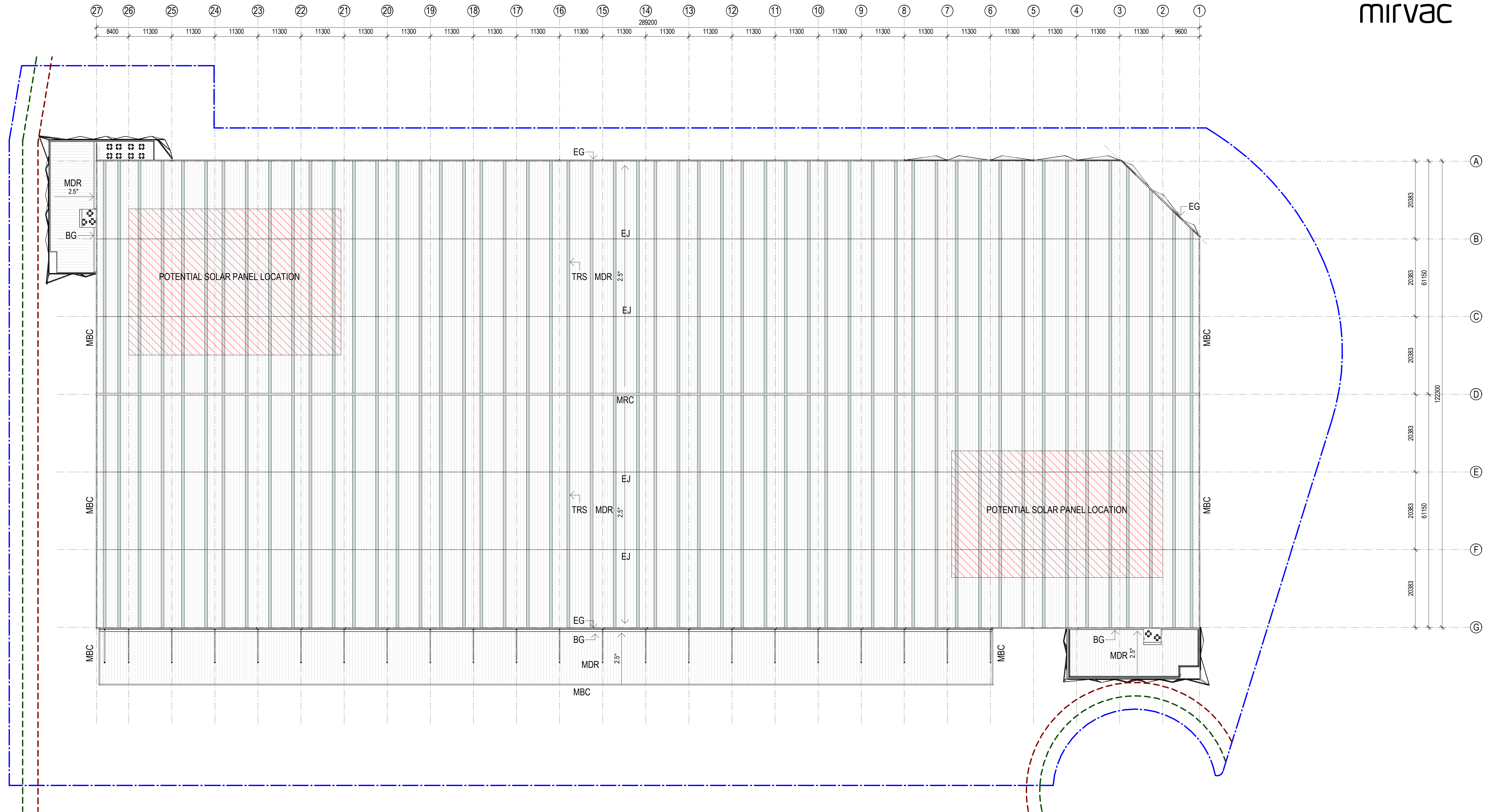
- 
- Diagram illustrating the dimensions and layout of a 'Tenant Identification Sign'.
- The sign is rectangular, measuring 11000 x 200d (width x height).
- The sign is divided into two main sections:
- Left Section (Yellow):** Labeled 'Estate Name'.
  - Right Section (Dark Blue):** Labeled 'Tenant Identification SIGNAGE'.
- The overall height of the sign is 2500 x 200d.
- Below the sign, a blue triangle contains the letter 'S4'.
- Text below the sign:
- 'Tenant Identification' Sign.
  - Artwork & colour to future detail.
  - Illuminated.





| SITE LEGEND                                                                           |                         |
|---------------------------------------------------------------------------------------|-------------------------|
|  | FNC-1 CHAINMESH FENCE   |
|  | FNC-2 PALISADE FENCE    |
|  | FNC-3 POST & RAIL FENCE |
|  | RETAINING WALL          |
|  | SLIDING GATE            |
|  | GATE                    |
|  | PEDESTRIAN GATE         |
|  | TELESCOPIC GATE         |
|  | SITE BOUNDARY           |
|  | LOT BOUNDARY            |
|  | BUILDING SETBACK        |
|  | LANDSCAPE SETBACK       |
|  | ROAD LINES RESERVE      |

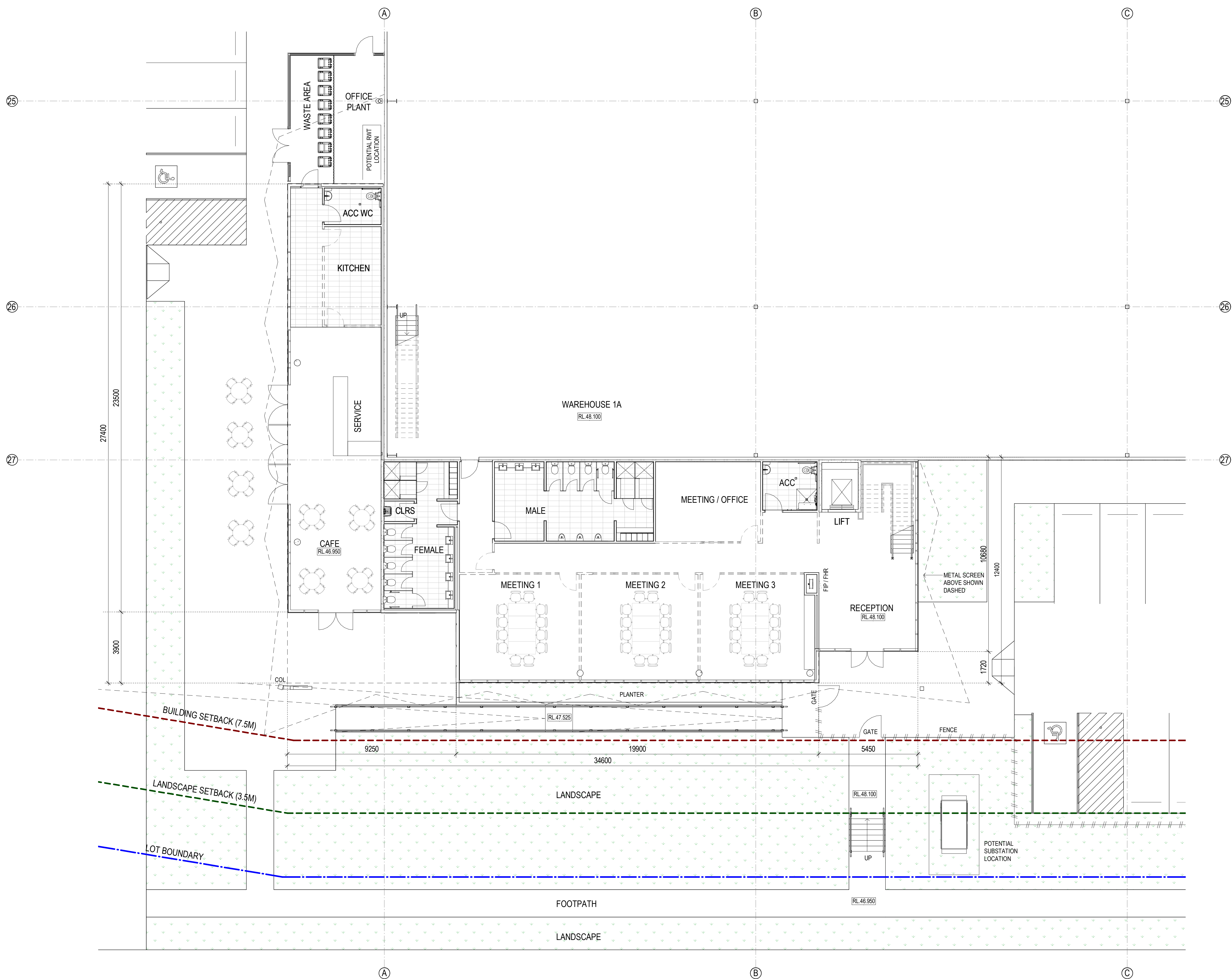




| LEGEND: |                           |
|---------|---------------------------|
| BG:     | BOX GUTTER                |
| EG:     | EDGE GUTTER               |
| EJ:     | EXPANSION JOINT           |
| MBC:    | METAL BARGE CAPPING       |
| MDR:    | METAL DECK ROOFING        |
| MRC:    | METAL RIDGE CAPPING       |
| MRF:    | MECH. ROOF FAN            |
| TRS:    | TRANSLUCENT ROOF SHEETING |



| LOT 1 OFFICE 1A AREA SCHEDULE |                   |
|-------------------------------|-------------------|
| GROUND FLOOR                  | 335m <sup>2</sup> |
| LEVEL 1                       | 415m <sup>2</sup> |
| LESS COURTYARD                | 26m <sup>2</sup>  |
| LESS VOID                     | 44m <sup>2</sup>  |
| TOTAL OFFICE AREA             | 680m <sup>2</sup> |
| CAFE AREA                     | 122m <sup>2</sup> |



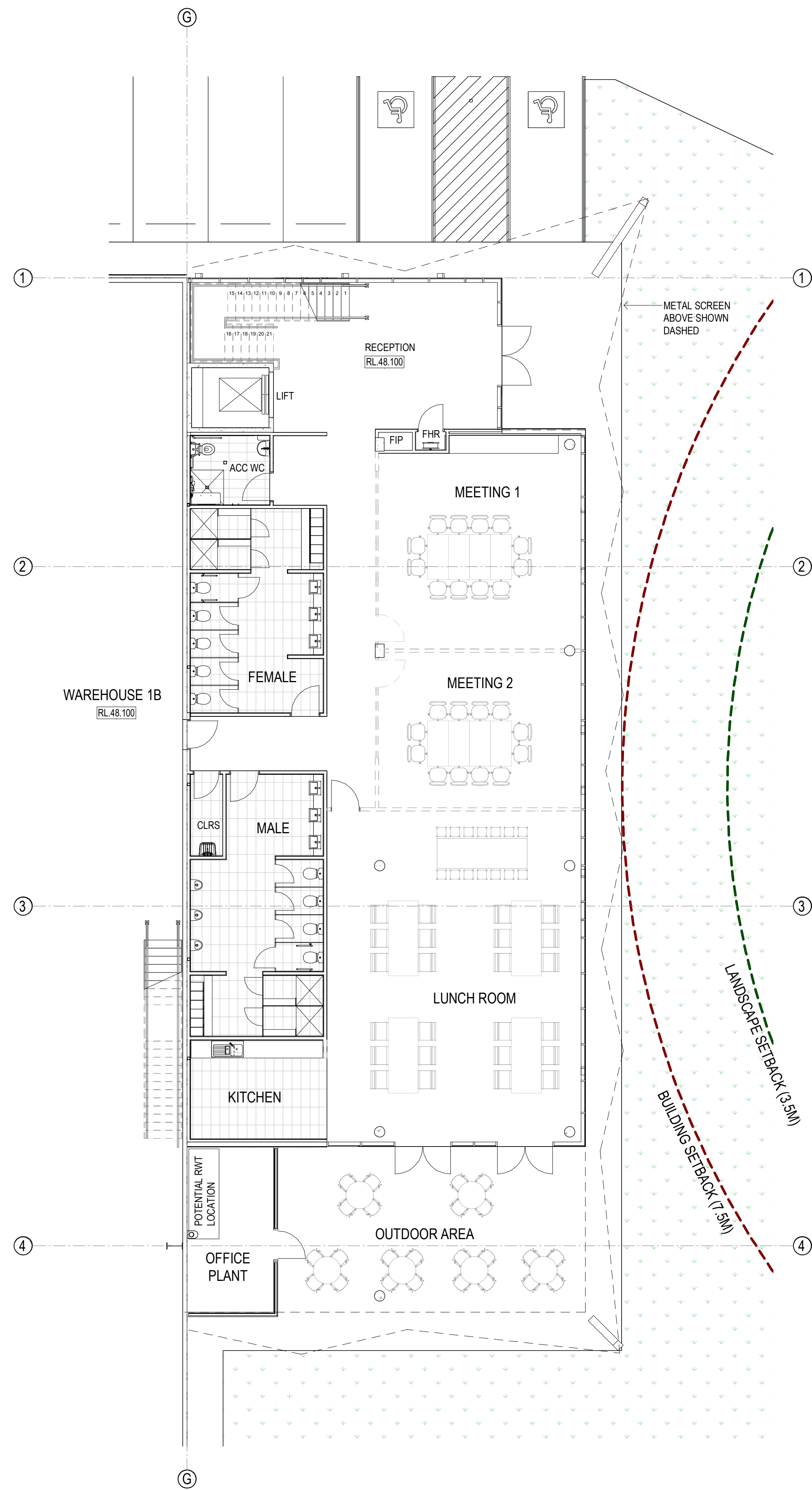


| LOT 1 OFFICE 1A AREA SCHEDULE |       |
|-------------------------------|-------|
| GROUND FLOOR                  | 335m² |
| LEVEL 1                       | 415m² |
| LESS COURTYARD                | 26m²  |
| LESS VOID                     | 44m²  |
| TOTAL OFFICE AREA             | 680m² |
| CAFE AREA                     | 122m² |

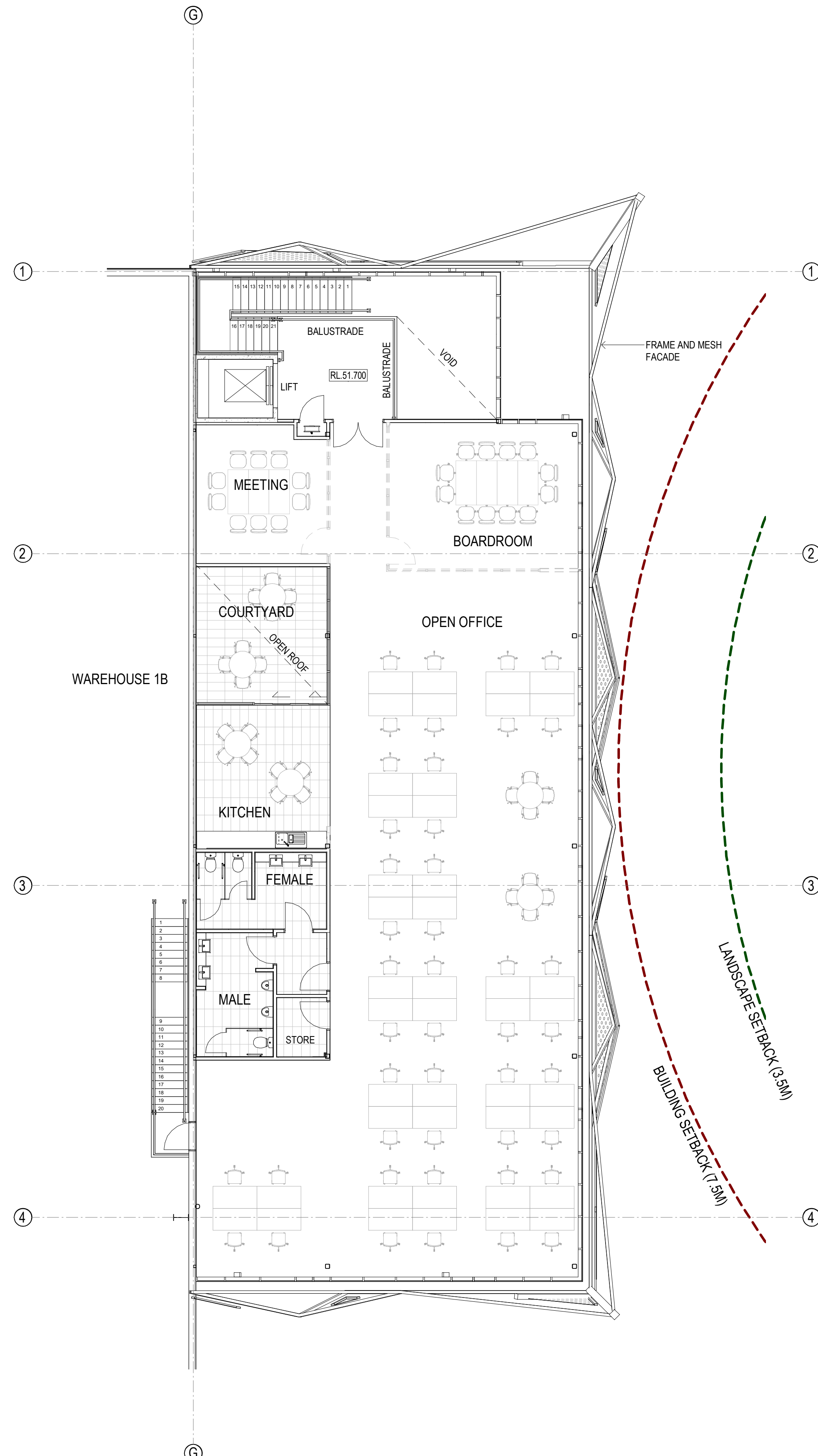




| LOT 1 OFFICE 1B AREA SCHEDULE |                   |
|-------------------------------|-------------------|
| GROUND FLOOR                  | 369m <sup>2</sup> |
| LEVEL 1                       | 442m <sup>2</sup> |
| LESS COURTYARD                | 22m <sup>2</sup>  |
| LESS VOID                     | 39m <sup>2</sup>  |
| TOTAL AREA                    | 750m <sup>2</sup> |



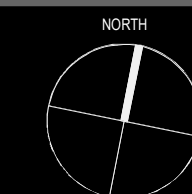
1 GROUND FLOOR PLAN  
1 : 100



2 LEVEL 1 FLOOR PLAN  
1 : 100

## ASPECT INDUSTRIAL ESTATE

LOTS 54-58 MAMRE ROAD, KEMPS CREEK



DRAWING TITLE  
LOT 1 OFFICE 1B FLOOR PLANS

DATE 08/10/2020 SCALE 1:100@A1 JOB NO. 19210 DRAWING NO. DA117 B

SBA  
ARCHITECTS

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E: info@sba-architects.com.au W: www.sba-architects.com.au

Mirvac  
Design

architects  
planners  
interior designers

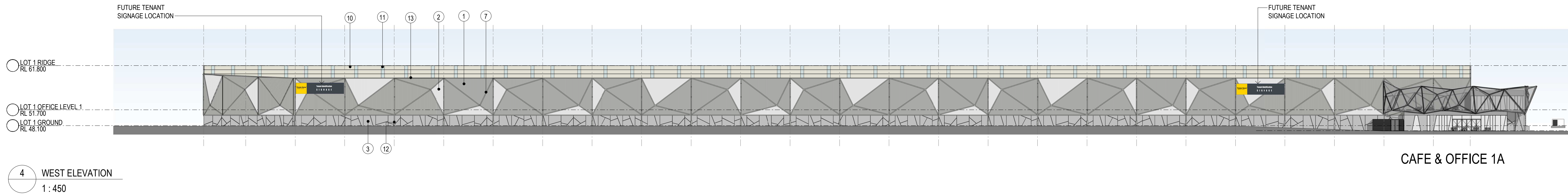
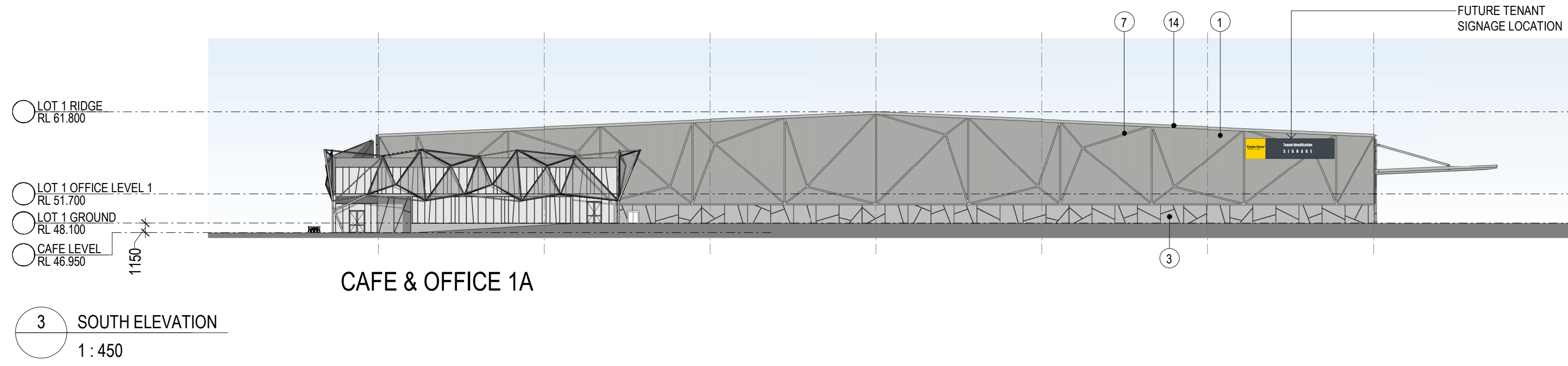
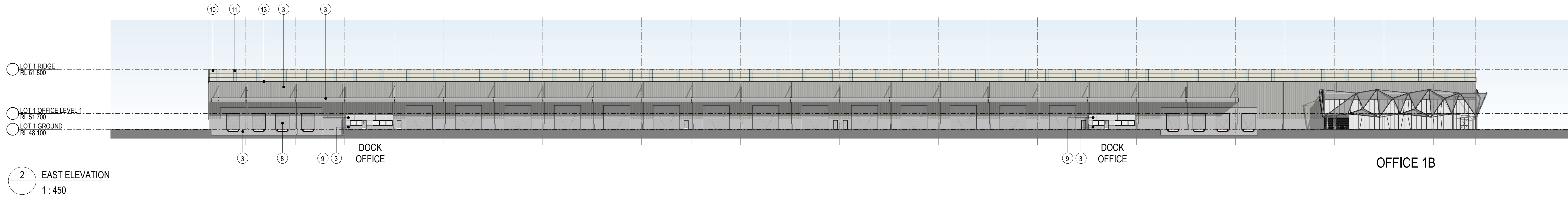
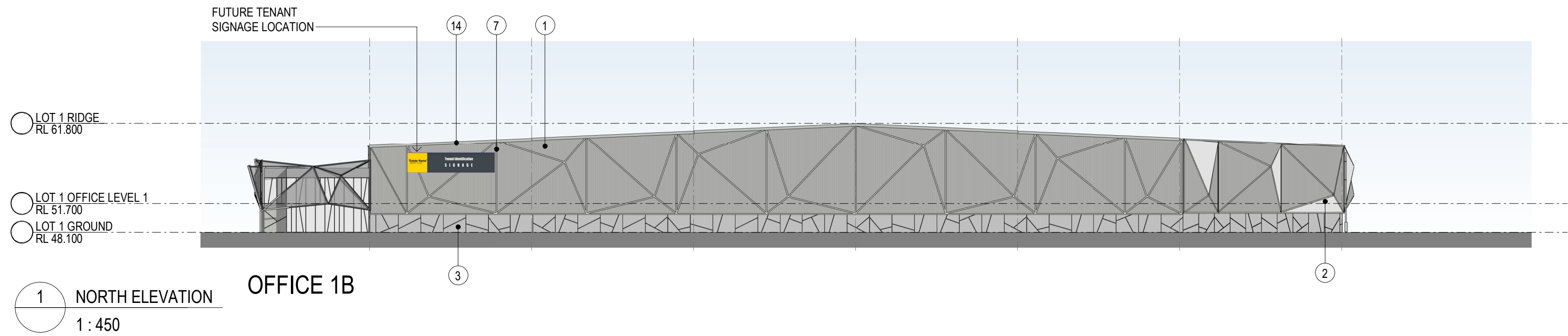
Level 28, 200 George St.  
Sydney NSW, 2000  
tel. 02 9080 8000  
fax. 02 9080 8181

Mirvac Design Pty. Ltd.  
ABN 78 003 359 153

A ISSUED FOR DA  
B ISSUED FOR DA  
C REV. DESCRIPTION

25/09/2020  
08/10/2020  
DATE





EXTERNAL FINISHES LEGEND

|                                                                                                                               |                                                                                                                                 |                                                                                                                                         |                                                                                                                                |                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
|  1. PROFILED METAL CLADDING - 'SHALE GREY' |  4. GLAZED WINDOW - CLEAR                    |  7. DECORATIVE CHANNELS (WAREHOUSE) - 'SHALE GREY' |  10. METAL ROOF - 'SURFMIST'              |  13. GUTTERS - 'SHALE GREY'             |
|  2. TRANSLUCENT WALL CLADDING - OPAL       |  5. PERFORATED MESH - GALVANISED FINISH      |  8. ROLLER SHUTTER DOOR - GALVANISED FINISH        |  11. TRANSLUCENT ROOF SHEETTING (TRS)     |  14. METAL BARGE CAPPINGS - SHALE GREY' |
|  3. PRECAST CONCRETE PANEL - OFF FORM      |  6. STEEL FRAMING (OFFICE) GALVANISED FINISH |  9. METAL WALL CLADDING - LIGHT GREY               |  12. DOWNPIPES & PROTECTOR - 'SHALE GREY' |  15. ALU. GLAZING FRAME - 'SHALE GREY'  |

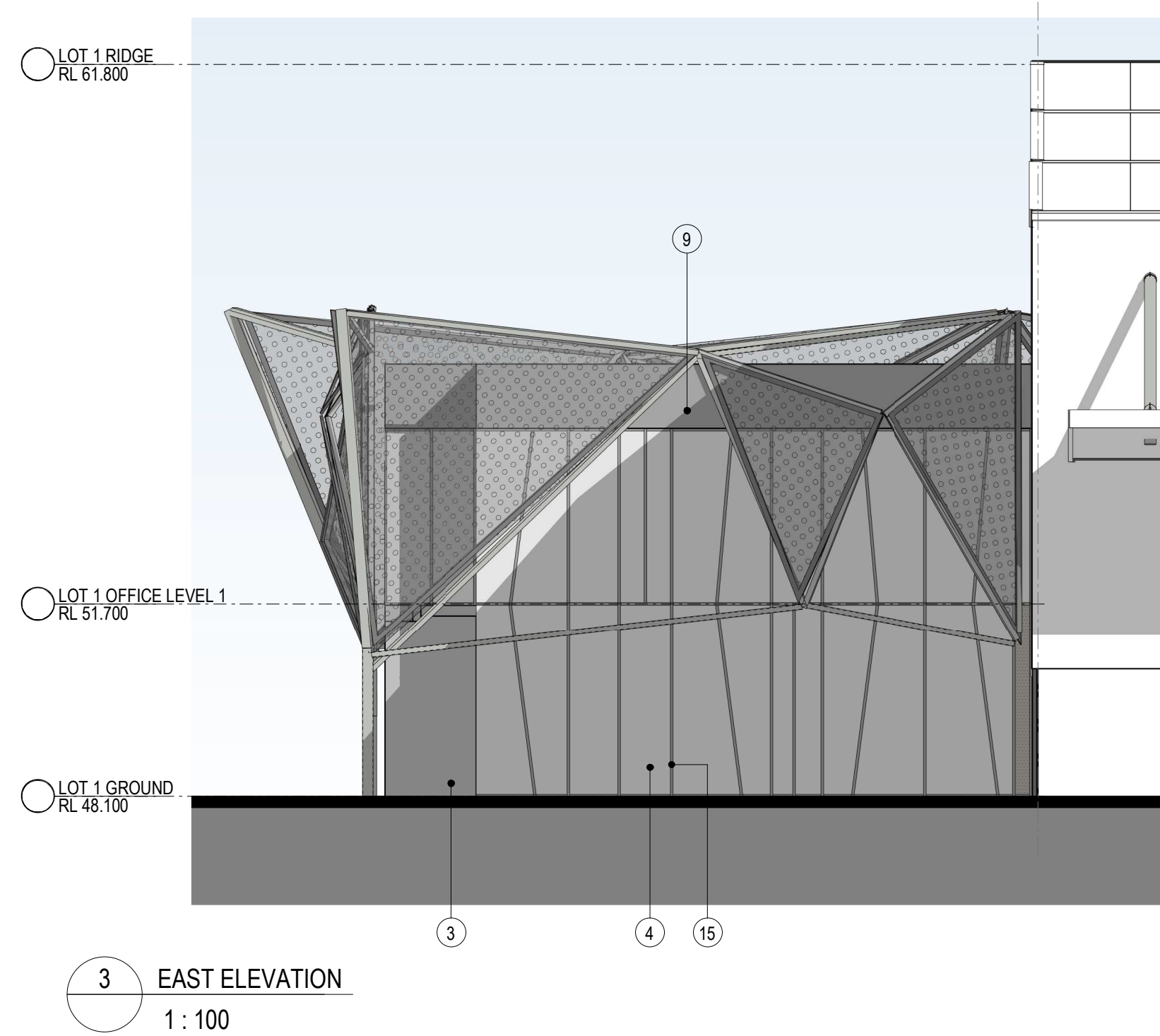
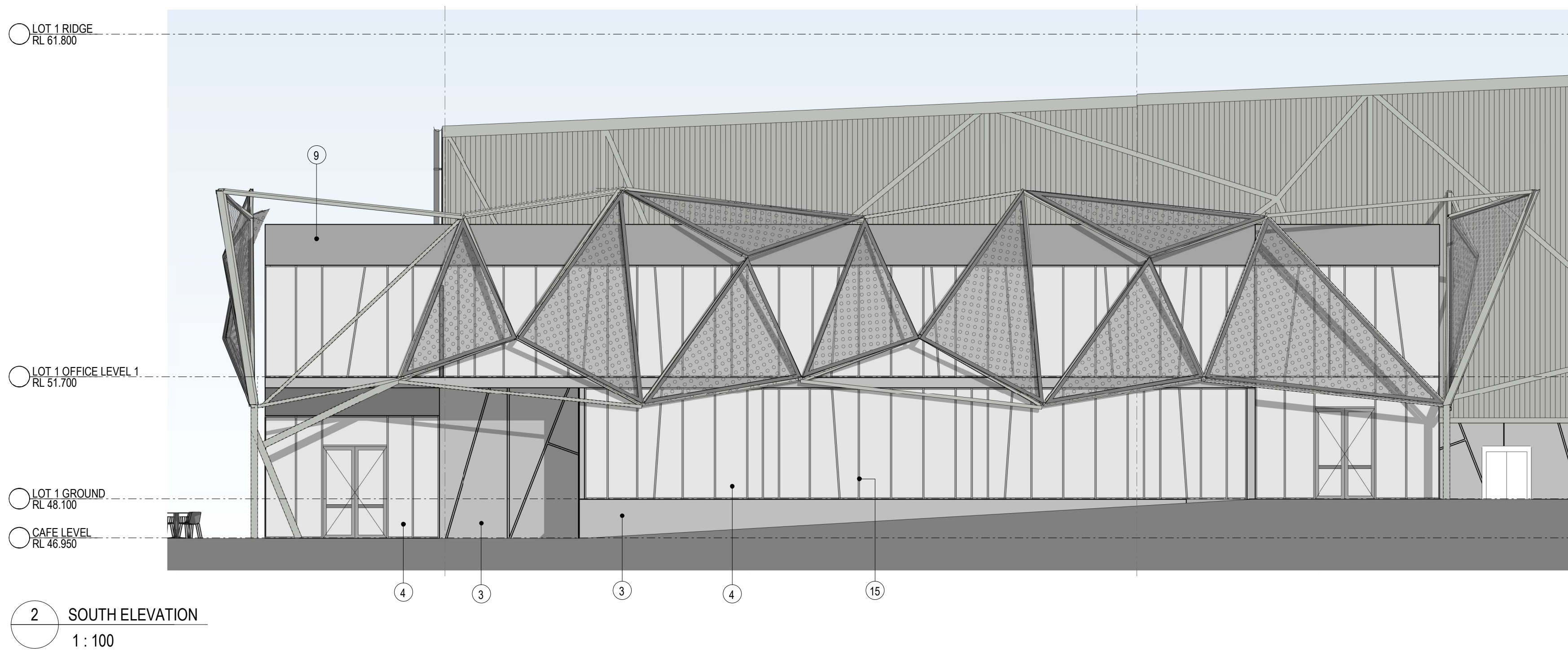
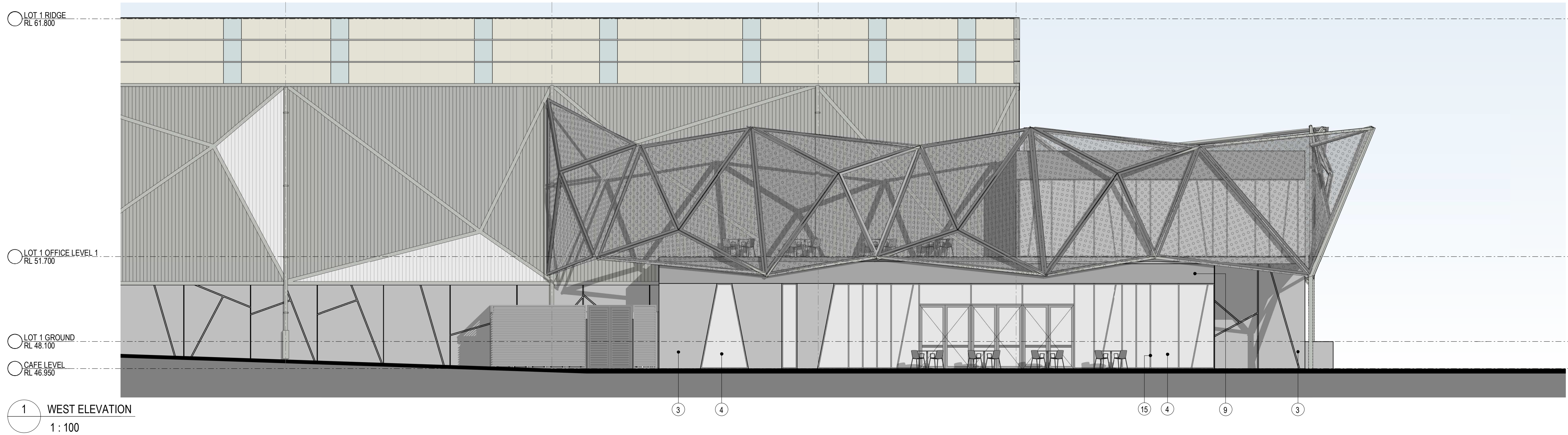


Architectural section drawing of a warehouse complex. The drawing shows a long, low-profile building with multiple bays. Key features include:

- LOT 1 RIDGE RL 61.800
- LOT 1 OFFICE LEVEL 1 RL 51.700
- LOT 1 GROUND RL 48.100
- WAREHOUSE 1B
- WAREHOUSE 1A
- 1A DOCK OFFICE
- POTENTIAL INTER TENANCY WALL
- REFER DRAWING 2 / DA130 FOR CONTINUATION

|                                                                                                |            |                                                                                                                |        |                                                                                  |  |                                                                          |  |
|------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------|--|--------------------------------------------------------------------------|--|
|             |            | <b>Mirvac Design</b><br>Level 28, 200 George St.<br>Sydney NSW, 2000<br>tel. 02 9080 8000<br>fax. 02 9080 8181 |        | <b>ASPECT INDUSTRIAL ESTATE</b><br><br><b>LOTS 54-58 MAMRE ROAD, KEMPS CREEK</b> |  | DRAWING TITLE<br><b>LOT 1 SECTIONS</b>                                   |  |
| Commercial                                                                                     | Industrial | Residential                                                                                                    | Retail | Industrial Design                                                                |  |                                                                          |  |
| A ISSUED FOR DA 13/02/2020<br>B ISSUED FOR DA 25/09/2020<br>C ISSUED FOR DA 08/10/2020<br>DATE |            | architects<br>planners<br>interior designers                                                                   |        | Mirvac Design Pty. Ltd.<br>ABN 78 003 359 153                                    |  | DATE SCALE JOB NO. DRAWING NO.<br><b>08/10/2020 1:250@A1 19210 DA130</b> |  |
| ISSUED FOR DA<br>DATE                                                                          |            |                                                                                                                |        |                                                                                  |  | C                                                                        |  |





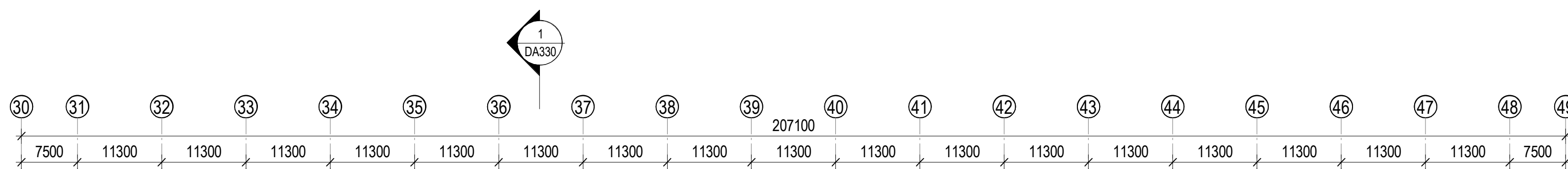
EXTERNAL FINISHES LEGEND

|                                                                                                                               |                                                                                                                                 |                                                                                                                                         |                                                                                                                                |                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
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|            |          |         |             |   |
|------------|----------|---------|-------------|---|
| DATE       | SCALE    | JOB NO. | DRAWING NO. |   |
| 08/10/2020 | 1:100@A1 | 19210   | DA141       | C |



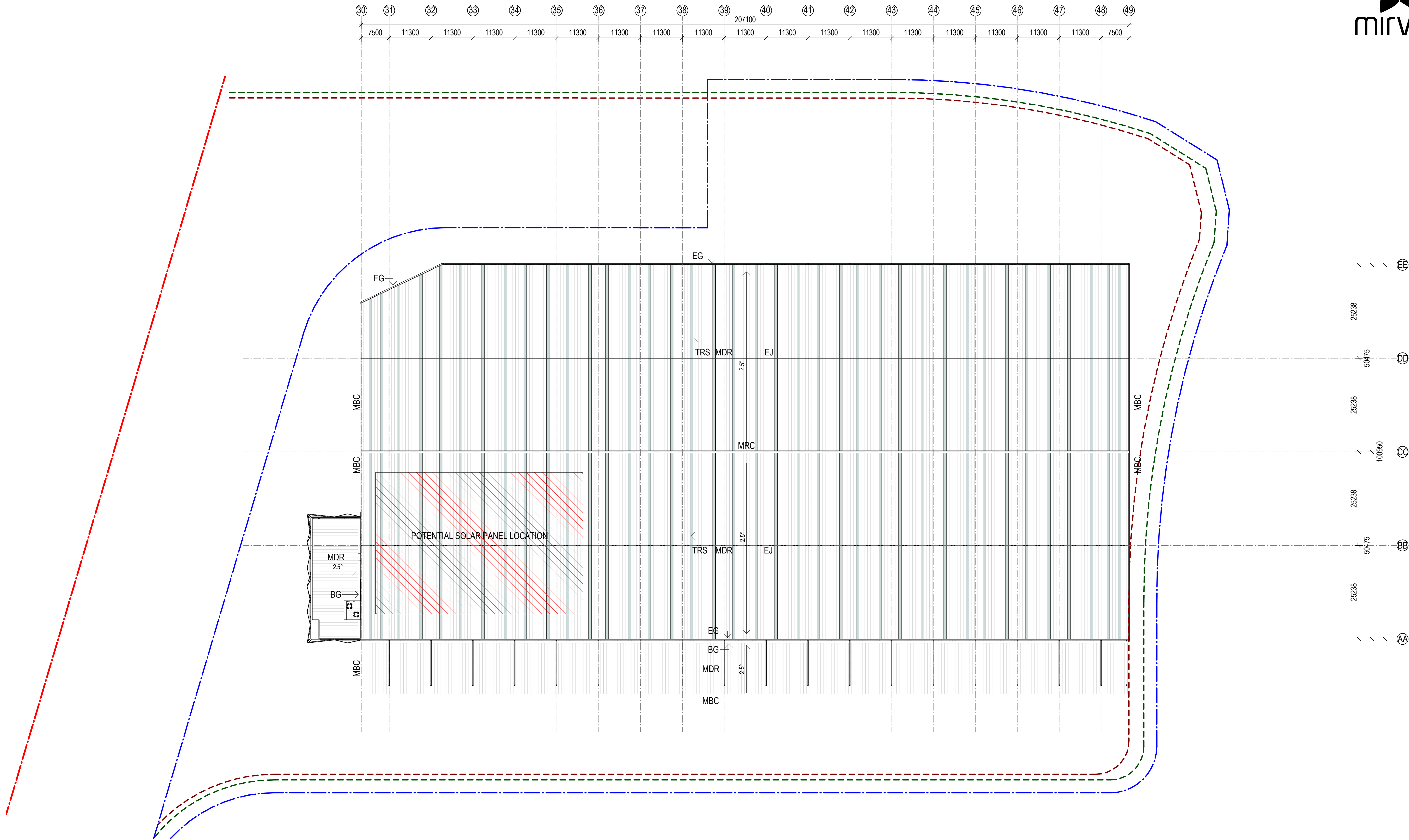


SITE BOUNDARY

TRUCK  
ENTRY/EXIT

|  |                    |
|--|--------------------|
|  | RETAINING WALL     |
|  | SLIDING GATE       |
|  | GATE               |
|  | PEDESTRIAN GATE    |
|  | TELESCOPIC GATE    |
|  | SITE BOUNDARY      |
|  | LOT BOUNDARY       |
|  | BUILDING SETBACK   |
|  | LANDSCAPE SETBACK  |
|  | ROAD LINES RESERVE |



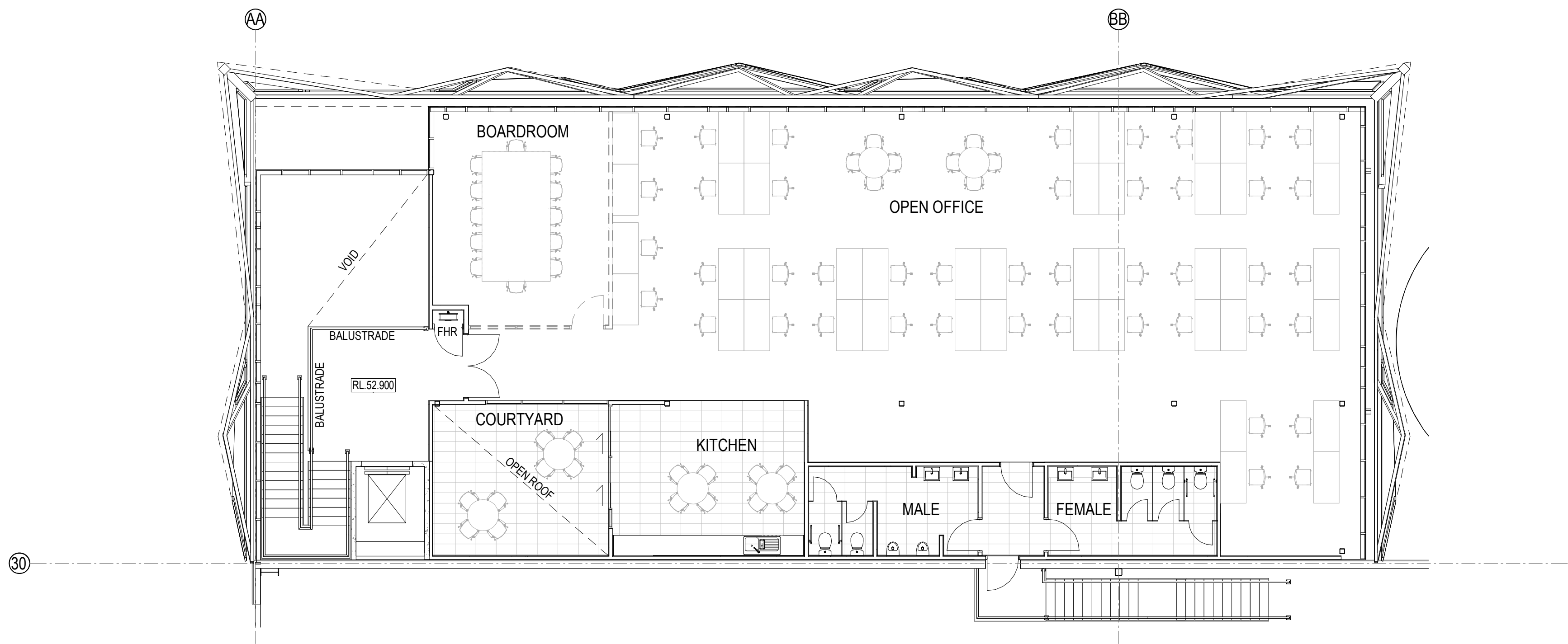
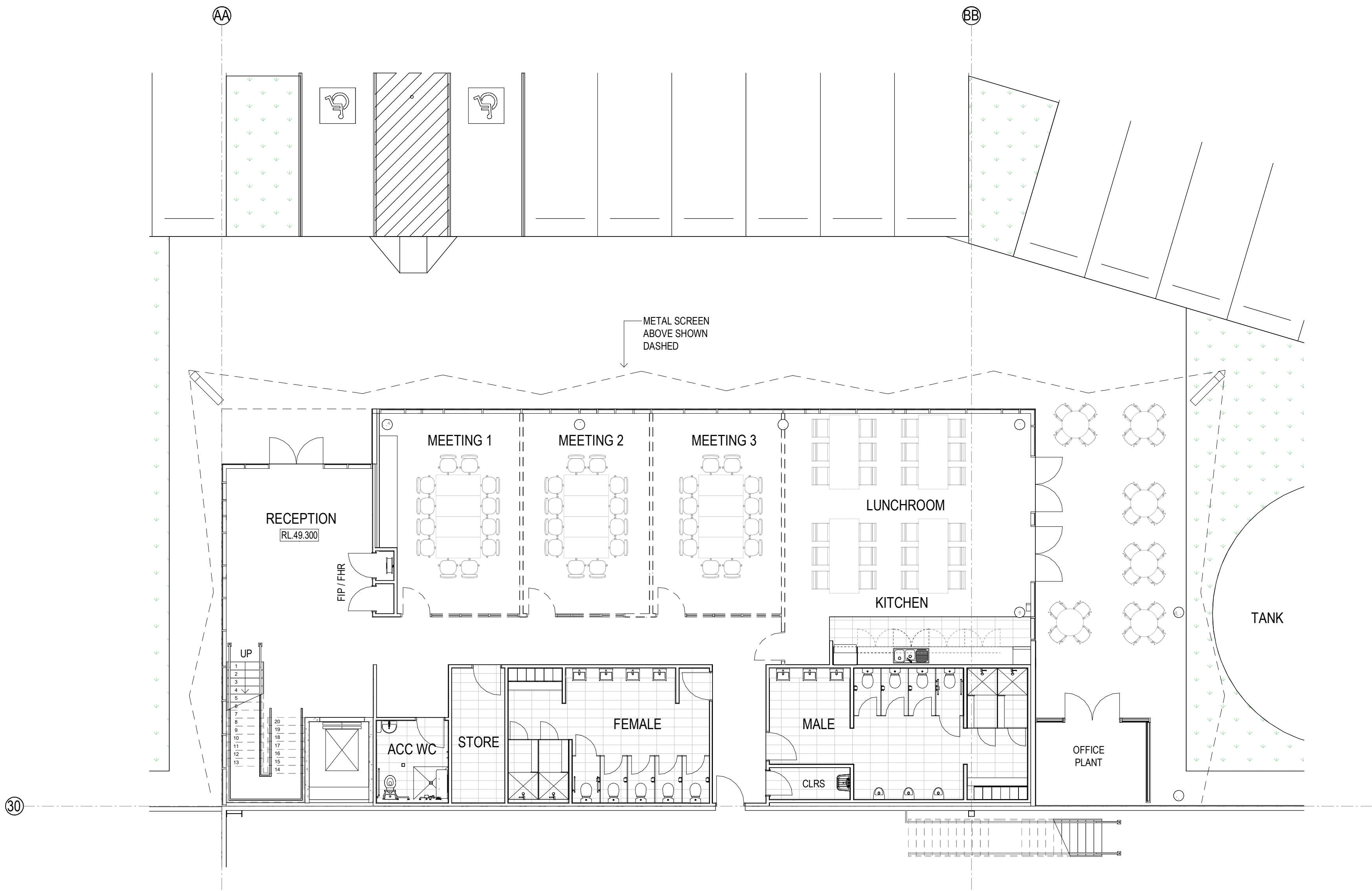


| LEGEND: |                            |
|---------|----------------------------|
| BG:     | BOX GUTTER                 |
| EG:     | EDGE GUTTER                |
| EJ:     | EXPANSION JOINT            |
| MBC:    | METAL BARGE CAPPING        |
| MDR:    | METAL DECK ROOFING         |
| MRC:    | METAL RIDGE CAPPING        |
| MRF:    | MECH. ROOF FAN             |
| TRS:    | TRANSLUSCENT ROOF SHEETING |

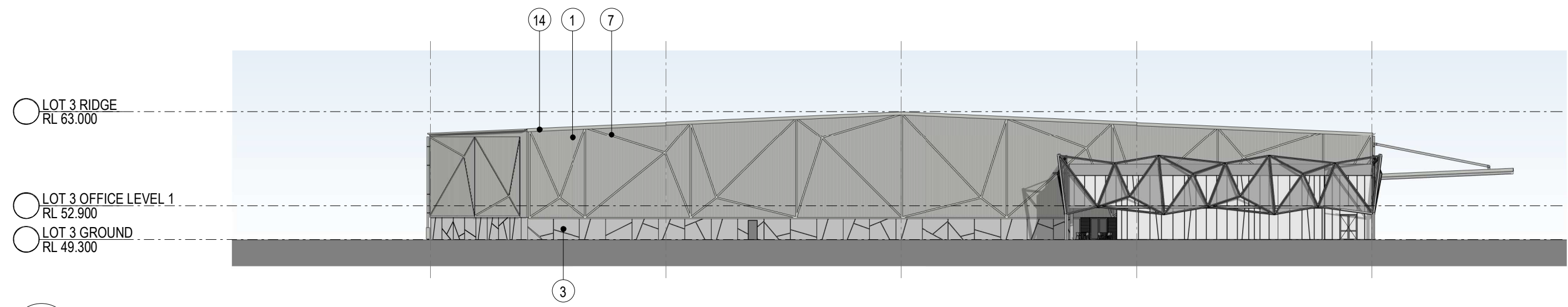


LOT 3 OFFICE 3A AREA SCHEDULE

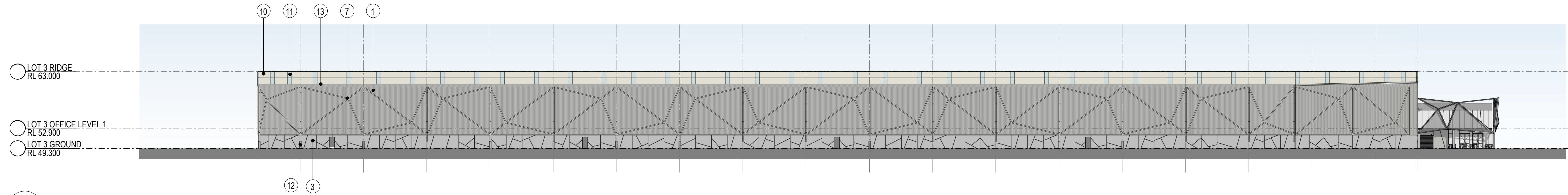
|                |                   |
|----------------|-------------------|
| GROUND FLOOR   | 352m <sup>2</sup> |
| LEVEL 1        | 421m <sup>2</sup> |
| LESS COURTYARD | 25m <sup>2</sup>  |
| LESS VOID      | 44m <sup>2</sup>  |
| TOTAL AREA     | 704m <sup>2</sup> |



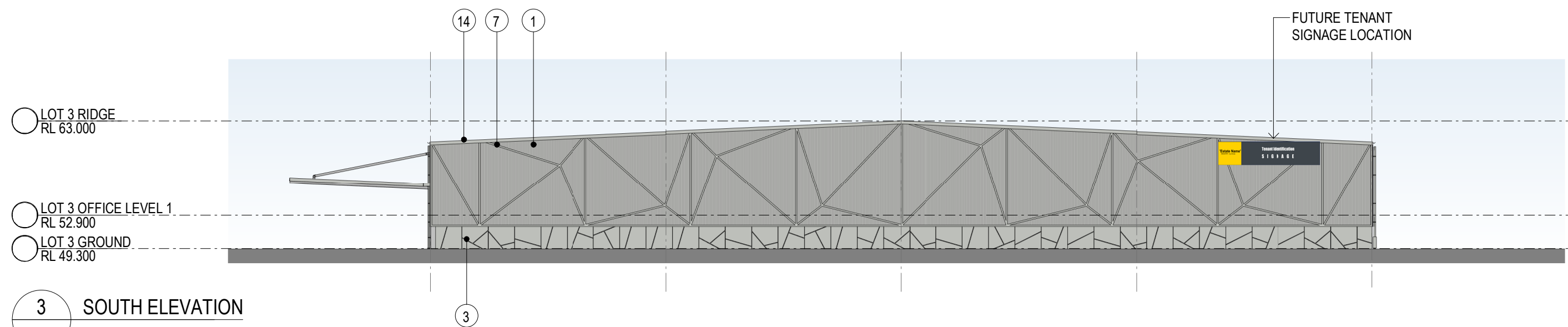




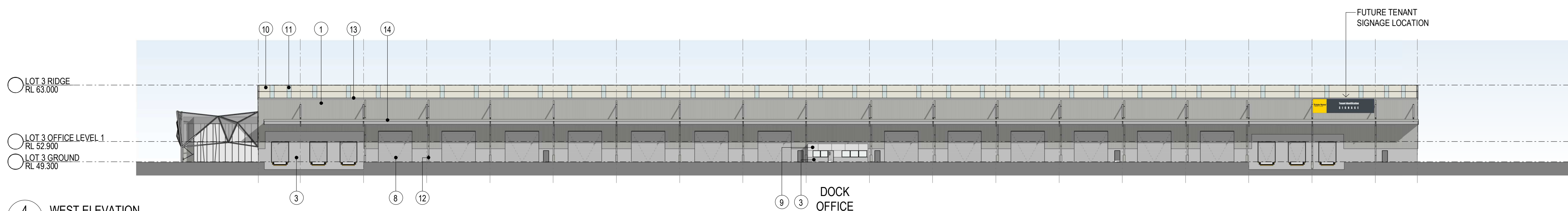
1 NORTH ELEVATION  
1 : 450



2 EAST ELEVATION  
1 : 450



3 SOUTH ELEVATION  
1 : 450

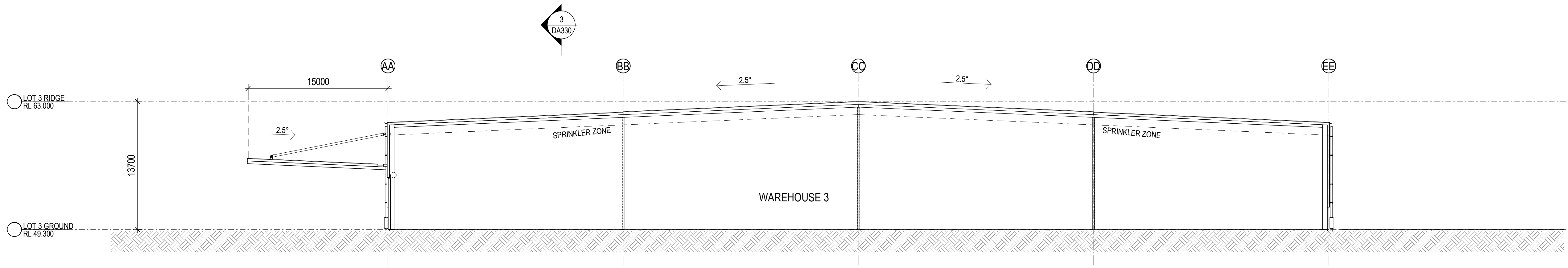


4 WEST ELEVATION  
1 : 450

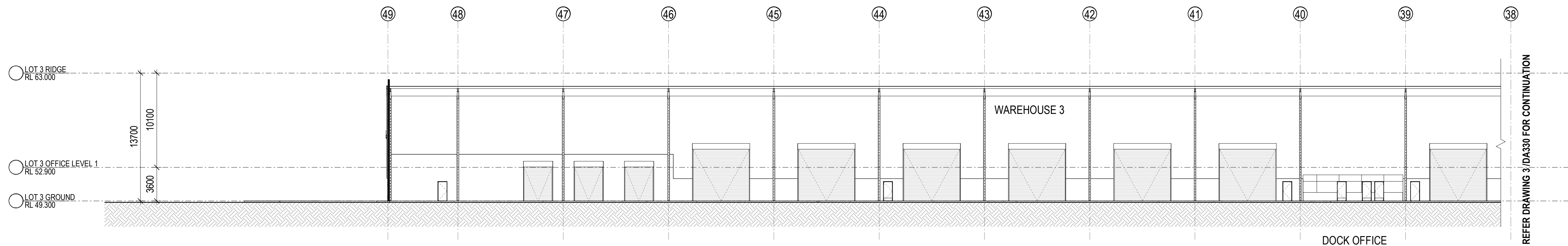
EXTERNAL FINISHES LEGEND

|  |                                           |  |                                             |  |                                                   |  |                                          |  |                                        |
|--|-------------------------------------------|--|---------------------------------------------|--|---------------------------------------------------|--|------------------------------------------|--|----------------------------------------|
|  | 1. PROFILED METAL CLADDING - 'SHALE GREY' |  | 4. GLAZED WINDOW - CLEAR                    |  | 7. DECORATIVE CHANNELS (WAREHOUSE) - 'SHALE GREY' |  | 10. METAL ROOF - 'SURFMIST'              |  | 13. GUTTERS - 'SHALE GREY'             |
|  | 2. TRANSLUCENT WALL CLADDING - OPAL       |  | 5. PERFORATED MESH - GALVANISED FINISH      |  | 8. ROLLER SHUTTER DOOR - GALVANISED FINISH        |  | 11. TRANSLUCENT ROOF SHEETING (TRS)      |  | 14. METAL BARGE CAPPINGS - SHALE GREY' |
|  | 3. PRECAST CONCRETE PANEL - OFF FORM      |  | 6. STEEL FRAMING (OFFICE) GALVANISED FINISH |  | 9. METAL WALL CLADDING - LIGHT GREY               |  | 12. DOWNPIPES & PROTECTOR - 'SHALE GREY' |  | 15. ALU. GLAZING FRAME - 'SHALE GREY'  |

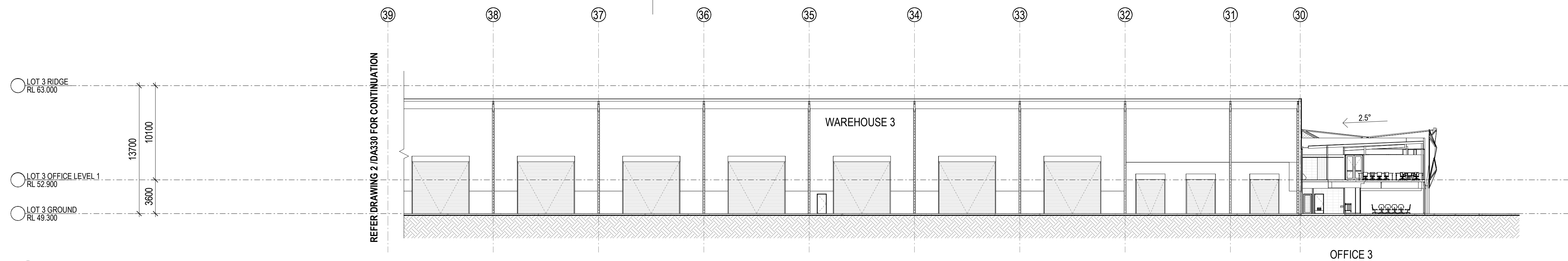




1 SECTION A  
1 : 250

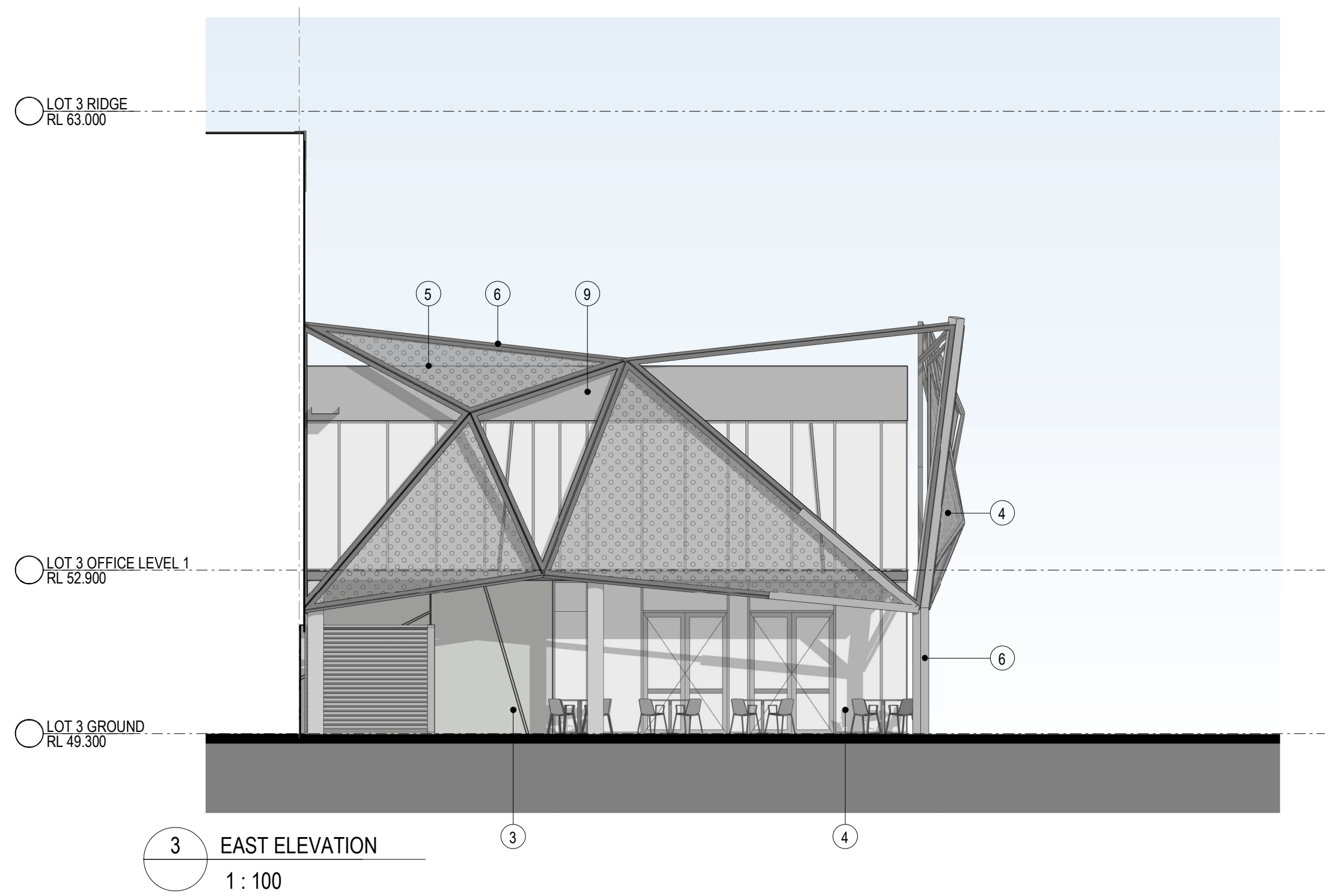
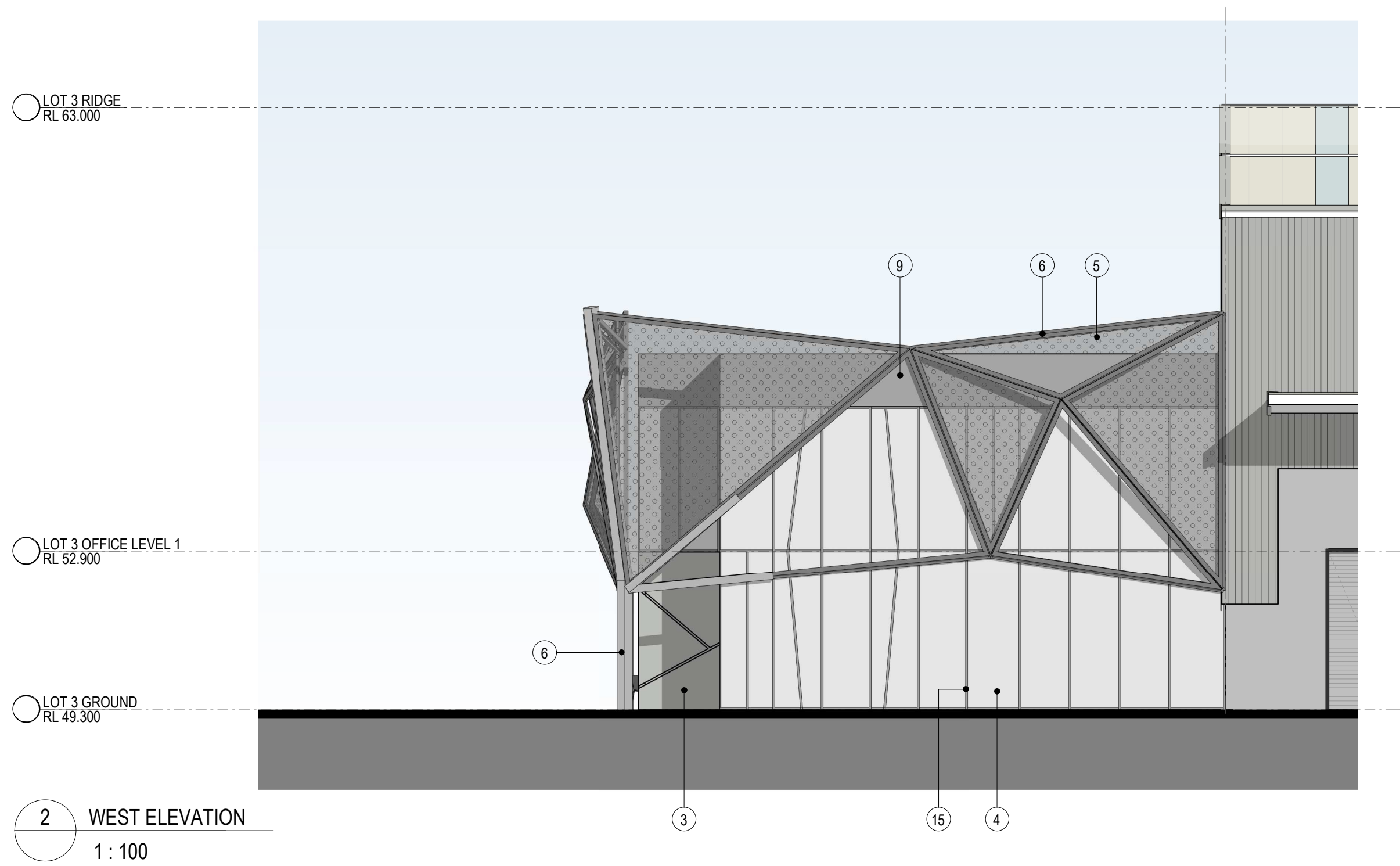
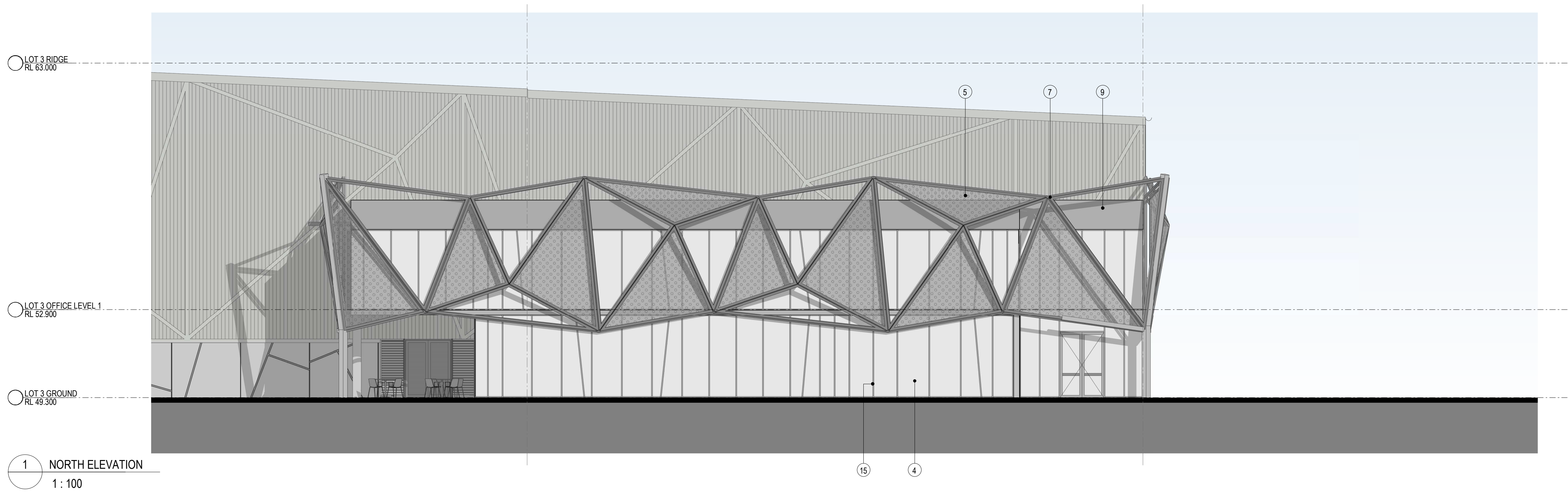


2 SECTION B - PART 1  
1 : 250



3 SECTION B - PART 2  
1 : 250





EXTERNAL FINISHES LEGEND

|                                                                                                                               |                                                                                                                                 |                                                                                                                                         |                                                                                                                                          |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
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ASPECT INDUSTRIAL ESTATE

LOTS 54-58 MAMRE ROAD, KEMPS CREEK

DRAWING TITLE  
LOT 3 OFFICE ELEVATIONS

DATE 08/10/2020 SCALE 1:100@A1 JOB NO. 19210 DRAWING NO. DA340 C