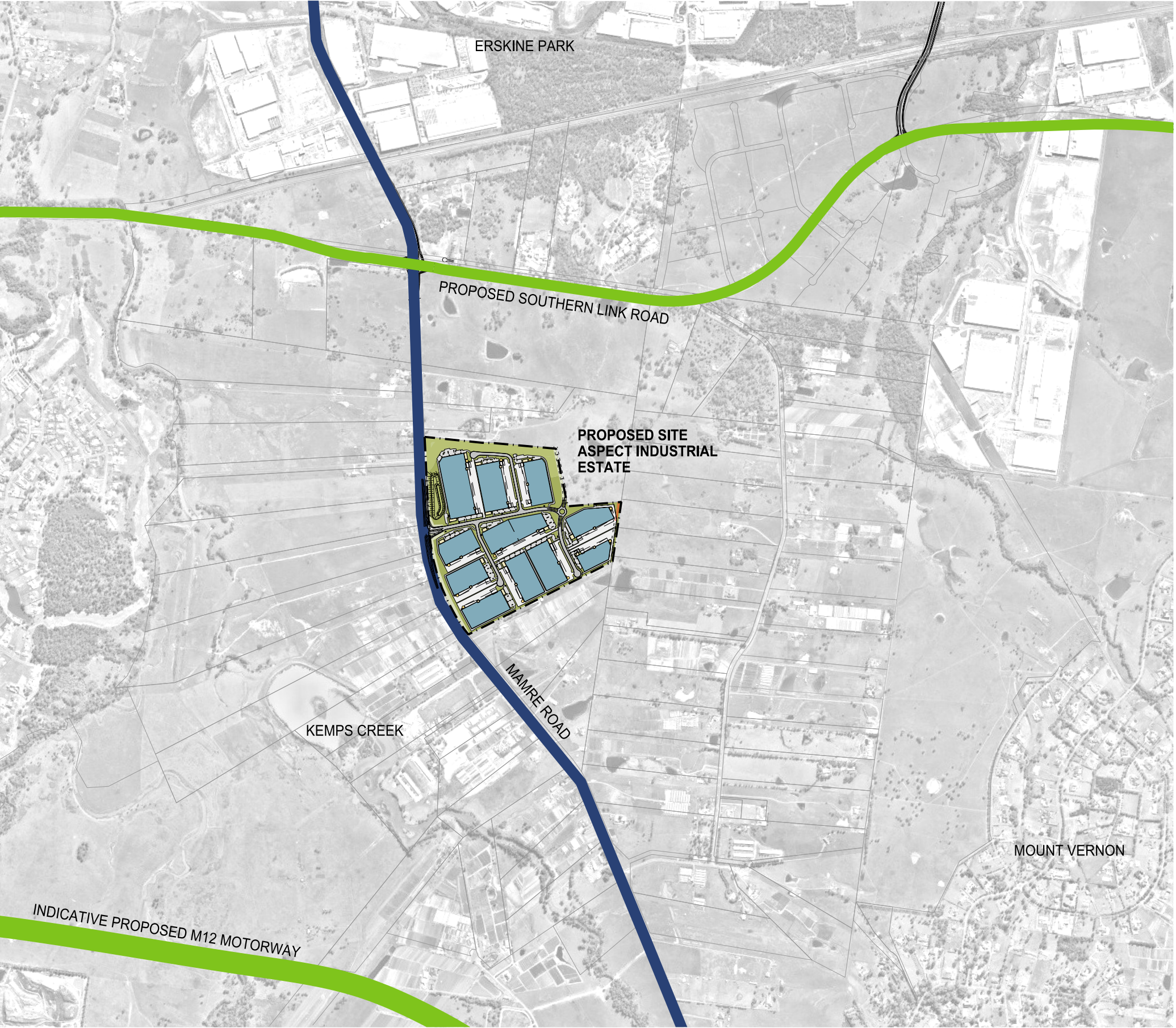


ASPECT INDUSTRIAL ESTATE

LOTS 54-58 MAMRE ROAD, KEMPS CREEK 2178

DRAWING LIST:

| DRAWING | DOCUMENT TITLE |
|---------|-----------------------------|
| MP 01 | Location Plan / Cover sheet |
| MP 02 | SSDA Masterplan |
| MP 03 | Estate Works Staging Plan |
| MP 05 | Site Analysis Plan |
| MP 06 | Zoning Plan |
| MP 07 | Signage Plan |
| MP 08 | Fire Protection Plan |
| MP 09 | Vegetation Management Plan |
| MP 10 | Fencing Management Plan |



OVERALL DEVELOPMENT DATA

| | |
|-------------------------------------|------------------------|
| Total Site Area | 558,213 m ² |
| Rev. Boundary Site Area | 544,209 m ² |
| Access Roads Area | 43,489 m ² |
| Future Roads Area | 3,324 m ² |
| Creek Riparian Area | 29,615 m ² |
| Retained Riparian Area | 3,955 m ² |
| Basin Lot Area | 17,290 m ² |
| Total Developable Area | 446,536 m ² |
| Total Office Area (incl. dock off.) | 11,480 m ² |
| Total Warehouse Area | 239,440 m ² |
| Cafe | 122 m ² |
| Total Building Area | 251,042 m ² |
| Restriction on User Area | 4,613 m ² |

WAREHOUSE 1

| | |
|------------------|-----------------------|
| Site Area | 58,156 m ² |
| Offices | 1,430 m ² |
| Warehouse | 34,970 m ² |
| Dock Office | 200 m ² |
| Cafe | 122 m ² |
| Total GFA | 36,722 m ² |
| Carpark Provided | 233 |

WAREHOUSE 2

| | |
|------------------|-----------------------|
| Site Area | 41,945 m ² |
| Offices | 1,500 m ² |
| Warehouse | 24,895 m ² |
| Dock Office | 200 m ² |
| Total GFA | 26,595 m ² |
| Carpark Provided | 144 |

WAREHOUSE 3

| | |
|------------------|-----------------------|
| Site Area | 42,882 m ² |
| Offices | 700 m ² |
| Warehouse | 20,735 m ² |
| Dock Office | 100 m ² |
| Total GFA | 21,535 m ² |
| Carpark Provided | 89 |

WAREHOUSE 4

| | |
|------------------|-----------------------|
| Site Area | 41,044 m ² |
| Offices | 750 m ² |
| Warehouse | 18,235 m ² |
| Dock Office | 100 m ² |
| Total GFA | 19,085 m ² |
| Carpark Provided | 93 |

WAREHOUSE 5

| | |
|------------------|-----------------------|
| Site Area | 28,392 m ² |
| Offices | 650 m ² |
| Warehouse | 12,150 m ² |
| Dock Office | 100 m ² |
| Total GFA | 12,900 m ² |
| Carpark Provided | 60 |

WAREHOUSE 6

| | |
|------------------|-----------------------|
| Site Area | 37,843 m ² |
| Offices | 750 m ² |
| Warehouse | 22,740 m ² |
| Dock Office | 100 m ² |
| Total GFA | 23,590 m ² |
| Carpark Provided | 106 |

WAREHOUSE 7

| | |
|------------------|-----------------------|
| Site Area | 37,847 m ² |
| Offices | 750 m ² |
| Warehouse | 21,610 m ² |
| Dock Office | 100 m ² |
| Total GFA | 22,460 m ² |
| Carpark Provided | 100 |

WAREHOUSE 8

| | |
|------------------|-----------------------|
| Site Area | 50,786 m ² |
| Offices | 1,300 m ² |
| Warehouse | 28,520 m ² |
| Dock Office | 200 m ² |
| Total GFA | 30,020 m ² |
| Carpark Provided | 175 |

WAREHOUSE 9

| | |
|------------------|-----------------------|
| Site Area | 35,571 m ² |
| Offices | 750 m ² |
| Warehouse | 17,720 m ² |
| Dock Office | 100 m ² |
| Total GFA | 18,570 m ² |
| Carpark Provided | 85 |

WAREHOUSE 10

| | |
|------------------|-----------------------|
| Site Area | 33,421 m ² |
| Offices | 750 m ² |
| Warehouse | 17,525 m ² |
| Dock Office | 100 m ² |
| Total GFA | 18,375 m ² |
| Carpark Provided | 87 |

WAREHOUSE 11

| | |
|------------------|-----------------------|
| Site Area | 38,649 m ² |
| Offices | 750 m ² |
| Warehouse | 20,340 m ² |
| Dock Office | 100 m ² |
| Total GFA | 21,190 m ² |
| Carpark Provided | 90 |

*Areas are measured to future Mamre Rd boundary in red
**All areas subject to survey

EXISTING
'RESTRICTION
ON USER' AREA
HATCHED RED
4,613sqm

BASIN LOT
17,290sqm

INDICATIVE FUTURE
MAMRE RD RESERVE
BOUNDARY SUBJECT
TO JUST TERMS
ACQUISITION - IN RED

PROPOSED INTERIM
SIGNALLED
INTERSECTION

INDICATIVE FUTURE
MAMRE RD RESERVE
BOUNDARY SUBJECT
TO JUST TERMS
ACQUISITION - IN RED

RIPARIAN AREA
(EXCLUDING
CROSSED
HATCHED AREA) -
29,615sqm

10m SETBACK LINE
FROM E2 RIPARIAN
ZONE

PROVISION FOR FUTURE
CONNECTION (SUBJECT
TO APPROVAL FOR
REALIGNMENT ON
ADJOINING PROPERTY) -
DASHED RED

RIPARIAN AREA TO BE
RETAINED - HOWEVER WOULD
BE REMOVED (SUBJECT TO
APPROVAL FOR REALIGNMENT
ON ADJOINING PROPERTY) -
CROSS HATCHED DARK GREEN

POTENTIAL FUTURE WAREHOUSE
3 EXPANSION AREA SUBJECT
RIPARIAN REALIGNMENT AND
ACCESS ROAD NORTH APPROVAL

INDICATIVE FUTURE ACCESS ROAD
3 NORTH SUBJECT TO APPROVAL
ON ADJOINING PROPERTY

POTENTIAL ALTERNATIVE
ALIGNMENT OF RETAINING WALL
AND POTENTIAL FUTURE
DEDICATED FREIGHT NETWORK
(SUBJECT TO APPROVAL OF
RETAINING WALL ALIGNMENT ON
ADJOINING PROPERTY)

PROVISION FOR POTENTIAL
FUTURE DEDICATED FREIGHT
NETWORK 10M WIDE
SUBJECT TO RESOLUTION OF
INTEGRATED FREIGHT
NETWORK

LEGEND

- Landscape Setback
- Building Setback
- RW Retaining Wall
- FS Fire Services
- FB Fire Brigade Truck Parking
- RW Rainwater Tank
- AC Plant Indicative Location

DRAWING TITLE

SSDA ESTATE
MASTERPLAN

DATE 08.10.20 SCALE 1:4000 @ A3 JOB NO. 19210 DRAWING NO. MP 02



OVERALL DEVELOPMENT DATA

| | |
|--------------------------|------------------------|
| Total Site Area | 558,213 m ² |
| Rev. Boundary Site Area | 544,209 m ² |
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WAREHOUSE 1

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|------------------|-----------------------|
| Site Area | 42,882 m ² |
| Offices | 700 m ² |
| Warehouse | 20,735 m ² |
| Dock Offices | 100 m ² |
| Total GFA | 21,535 m ² |
| Carpark Provided | 89 |



LEGEND

- Landscape Setback
- Building Setback
- SS Substation Indicative Location
- RW Retaining Wall
- FS Fire Services
- FB Fire Brigade Truck Parking
- RW Rainwater Tank
- ☐ AC Plant Indicative Location

LEGEND

- Stage 1 Infrastructure Works
- Stage 1 Bulk earthworks / temporary sediment erosion basins / landscaping / batter stabilisation
- Stage 1 on Lot Works
- Stage 1 Retaining Walls

BASIN LOT
17,290sqm

INDICATIVE FUTURE
MAMRE RD RESERVE
BOUNDARY SUBJECT
TO JUST TERMS
ACQUISITION - IN RED

STORMWATER
BASIN
9,257sqm



INDICATIVE FUTURE
MAMRE RD RESERVE
BOUNDARY SUBJECT
TO JUST TERMS
ACQUISITION - IN RED

HIGH POINT
+ RL 67.00

LEGEND





- Dam
- Archaeological - MAM AS 1901
- Low Archaeological Potential
- Mapped Vegetation
- Existing Buildings
- Validated River and Riparian
- Validated Not a Watercourse (ELA 2018)

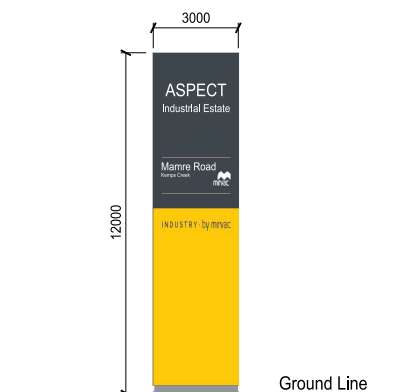


- LEGEND
-  IN1 - General Industrial Zone
 -  E2 - Environmental Conservation



LEGEND

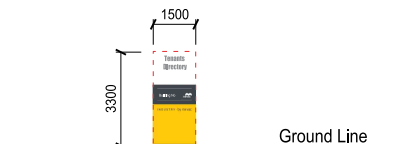
- | | |
|---|--|
|  | Estate Pylon Signage - Location adjacent to Estate entrance off Mamre Road |
|  | Tenant Pylon Signage - Location adjacent car park entrances at each warehouse lot |
|  | Truck Entry / Exit Signage - Location adjacent truck entrances at each warehouse lot |
|  | Tenant Building Identification Signage - Location on warehouse facades |



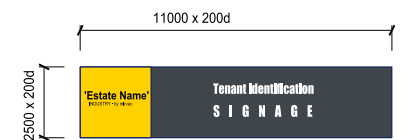
- S1** Estate Pylon Sign
Artwork & colour to future detail.
Illuminated



- S2** Wayfinding Signage Pylon for Car Parking
Artwork & colour to future detail.
Illuminated



- S3** Wayfinding Signage Pylon for Tenants within each Building. Artwork & colour to future detail. Illuminated



- S4** 'Tenant Identification' Sign.
Artwork & colour to future detail.
Illuminated.

SIGN DETAILS

Scale 1:15 @ A3






LEGEND



Defendable Space



| LEGEND | | |
|---|----------------------------|------------|
|  | Proposed Native Vegetation | 29,615 sqm |
|  | Proposed Native Vegetation | 3,955 sqm |
|  | Vegetation to be Removed | 9,547 sqm |



LEGEND

- - - - - Chain-wire Fence
- - - - - Pressform Metal Fence
- - - - - Post and Rail Fence