

OVERALL DEVELOPMENT DATA

Total Site Area.	558,323 m ²
Mamre Rd Reserve Area	14,004 m ²
Rev. Boundary Site Area	544,319 m ²
Access Roads Area	43,953 m ²
Future Roads Area	3,570 m ²
Creek Riparian Area	29,718 m ²
Retained Riparian Area	4,042 m ²
Basin Lot Area	18,130 m ²
Total Developable Area	444,906 m ²
Total Office Area (incl. dock off.)	11,050 m ²
Total Warehouse Area	232,381 m ²
Total Building Area	243,431 m ²
Restriction on User Area	4,613 m ²

WAREHOUSE 1	
Site Area	61,039 m ²
Offices	900 m ²
Warehouse	32,686 m ²
Dock Office	300 m ²
Total GFA	33,886 m ²
Carpark Provided	167

WAREHOUSE 2	
Site Area	40,072 m ²
Offices	1,500 m ²
Warehouse	22,595 m ²
Dock Office	200 m ²
Total GFA	24,295 m ²
Carpark Provided	150

WAREHOUSE 3	
Site Area	42,855 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	41,365 m ²
Offices	750 m ²
Warehouse	18,070 m ²
Dock Office	100 m ²
Total GFA	18,920 m ²
Carpark Provided	93

WAREHOUSE 5	
Site Area	28,160 m ²
Offices	650 m ²
Warehouse	12,050 m ²
Dock Office	100 m ²
Total GFA	12,800 m ²
Carpark Provided	60

WAREHOUSE 6	
Site Area	37,371 m ²
Offices	750 m ²
Warehouse	22,490 m ²
Dock Office	100 m ²
Total GFA	23,340 m ²
Carpark Provided	106

WAREHOUSE 7	
Site Area	37,622 m ²
Offices	750 m ²
Warehouse	21,450 m ²
Dock Office	100 m ²
Total GFA	22,300 m ²
Carpark Provided	100

WAREHOUSE 8	
Site Area	49,112 m ²
Offices	1,300 m ²
Warehouse	27,160 m ²
Dock Office	200 m ²
Total GFA	28,660 m ²
Carpark Provided	160

WAREHOUSE 9	
Site Area	35,145 m ²
Offices	750 m ²
Warehouse	17,355 m ²
Dock Office	100 m ²
Total GFA	18,205 m ²
Carpark Provided	85

WAREHOUSE 10	
Site Area	33,332 m ²
Offices	750 m ²
Warehouse	17,450 m ²
Dock Office	100 m ²
Total GFA	18,300 m ²
Carpark Provided	87

WAREHOUSE 11	
Site Area	38,800 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



LEGEND	
	Landscape Setback
	Building Setback
	Substation Indicative Location
	Retaining Wall
	Fire Services
	Fire Brigade Truck Parking
	Rainwater Tank
	AC Plant Indicative Location



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Total Site Area	558,323 m ²
Mamre Rd Reserve Area	14,004 m ²
Rev. Boundary Site Area	544,319 m ²
Access Roads Area	35,718 m ²
Future Roads Area	11,805 m ²
Creek Riparian Area	29,718 m ²
Retained Riparian Area	4,042 m ²
Basin Lot Area	18,130 m ²
Total Developable Area	444,906 m ²
Restriction on User Area	4,613 m ²

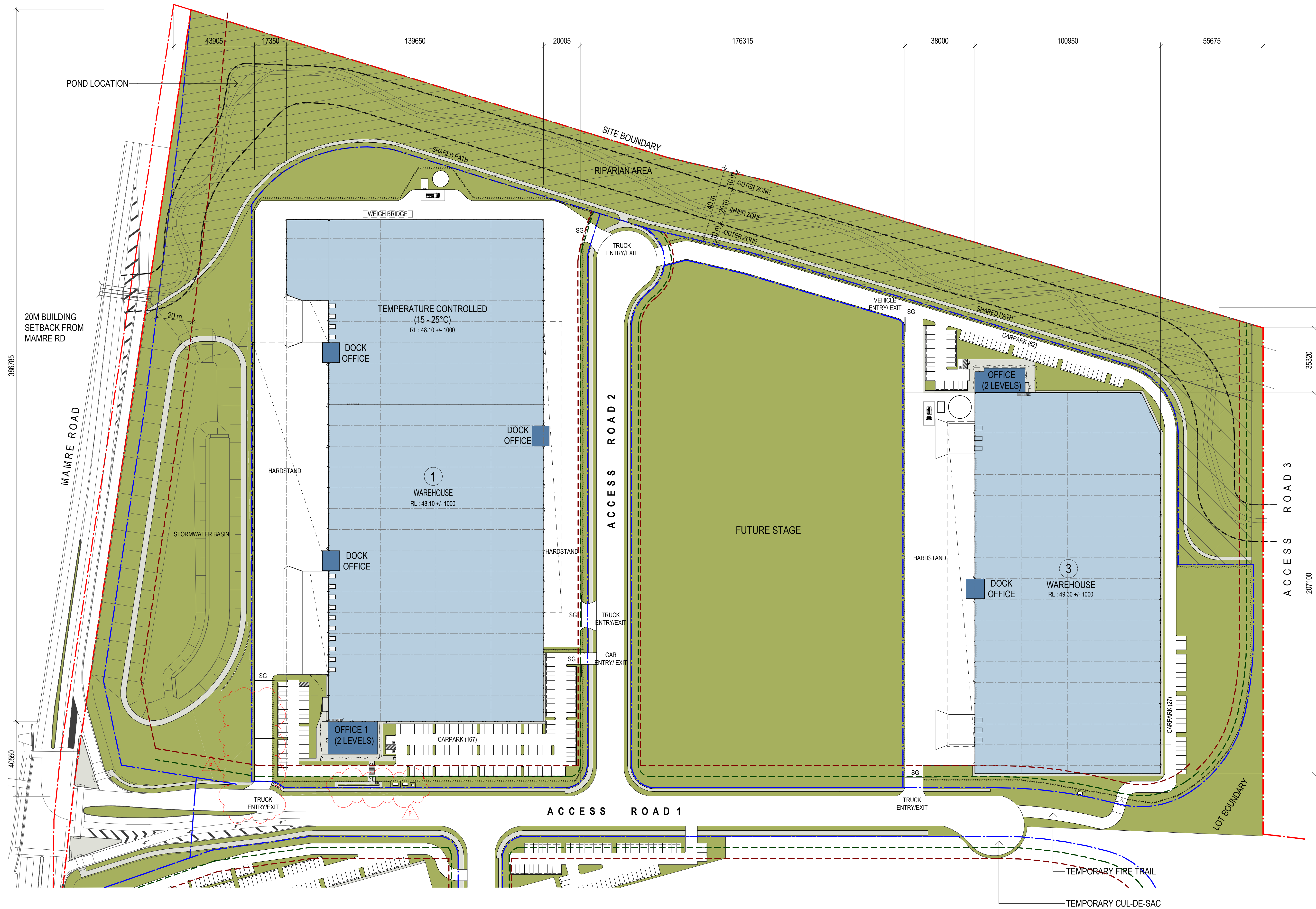
WAREHOUSE 1	
Site Area	61,039 m ²
Offices	900 m ²
Warehouse	32,686 m ²
Dock Office	300 m ²
Total GFA	33,886 m ²
Carpark Provided	167

WAREHOUSE 3	
Site Area	42,855 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



- 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
 - Temporary right of carriageway
 - Stage 1 Retaining Walls



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

LOT 1 AREA SCHEDULE	
SITE AREA	61,039 M ²
CAR PARKING SPACES	167
OFFICE 1 (2 LEVELS)	900 M ²
DOCK OFFICE 1	100 M ²
DOCK OFFICE 2	100 M ²
DOCK OFFICE 3	100 M ²
WAREHOUSE 1	20,016 M ²
TEMPERATURE CONTROLLED	12,670 M ²
TOTAL GFA	33,886 M ²

LOT 3 AREA SCHEDULE	
SITE AREA	42,855 M ²
CAR PARKING SPACES	89
OFFICE (2 LEVELS)	700 M ²
DOCK OFFICE	100 M ²
WAREHOUSE	20,735 M ²
TOTAL GFA	21,535 M ²

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

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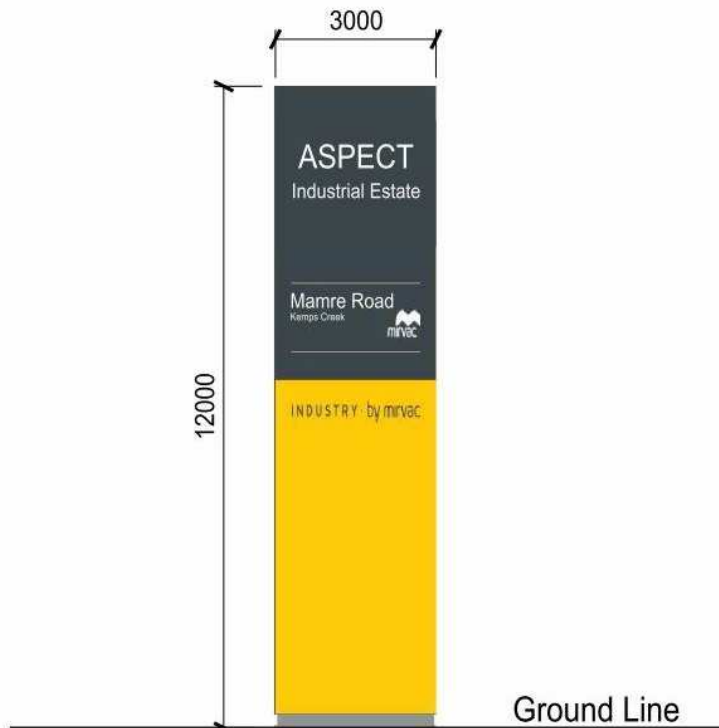
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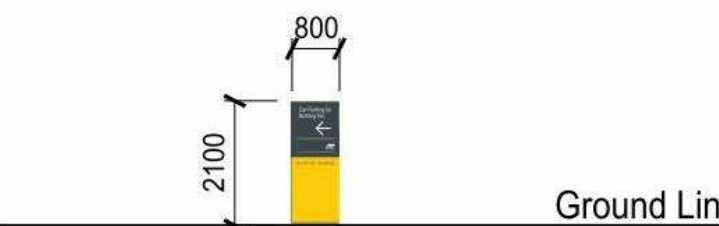
LEGEND

- S1** ESTATE PYLON SIGNAGE
- S2** TENANT PYLON SIGNAGE
- S3** TRUCK ENTRY / EXIT SIGNAGE
- S4** TENANT BUILDING IDENTIFICATION SIGNAGE (11m x 2.5m)



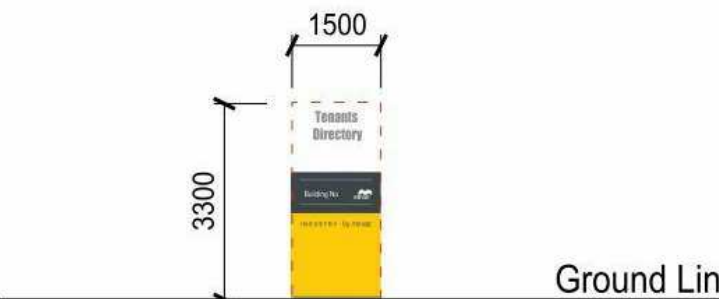
S1

Estate Pylon Sign
Artwork & colour to future detail.
Illuminated



S2

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



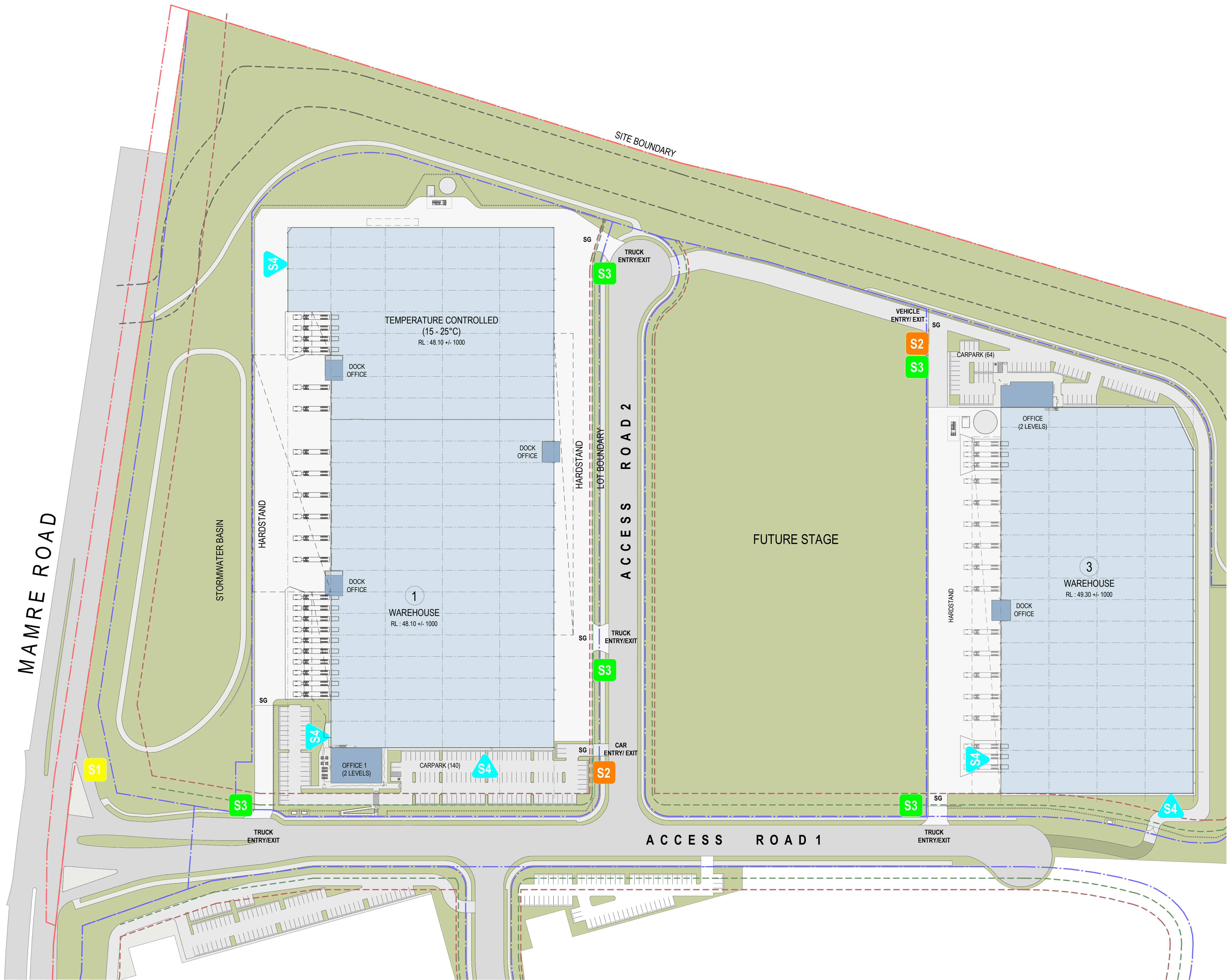
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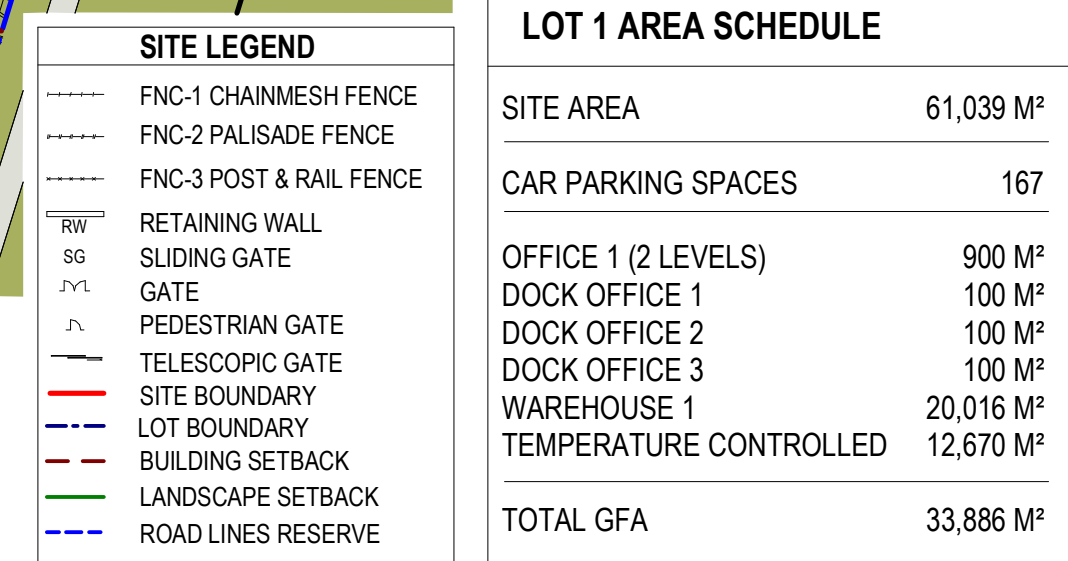
Wayfinding Signage Pylon for
Tenants within each Building.
Artwork & colour to future detail.
Illuminated

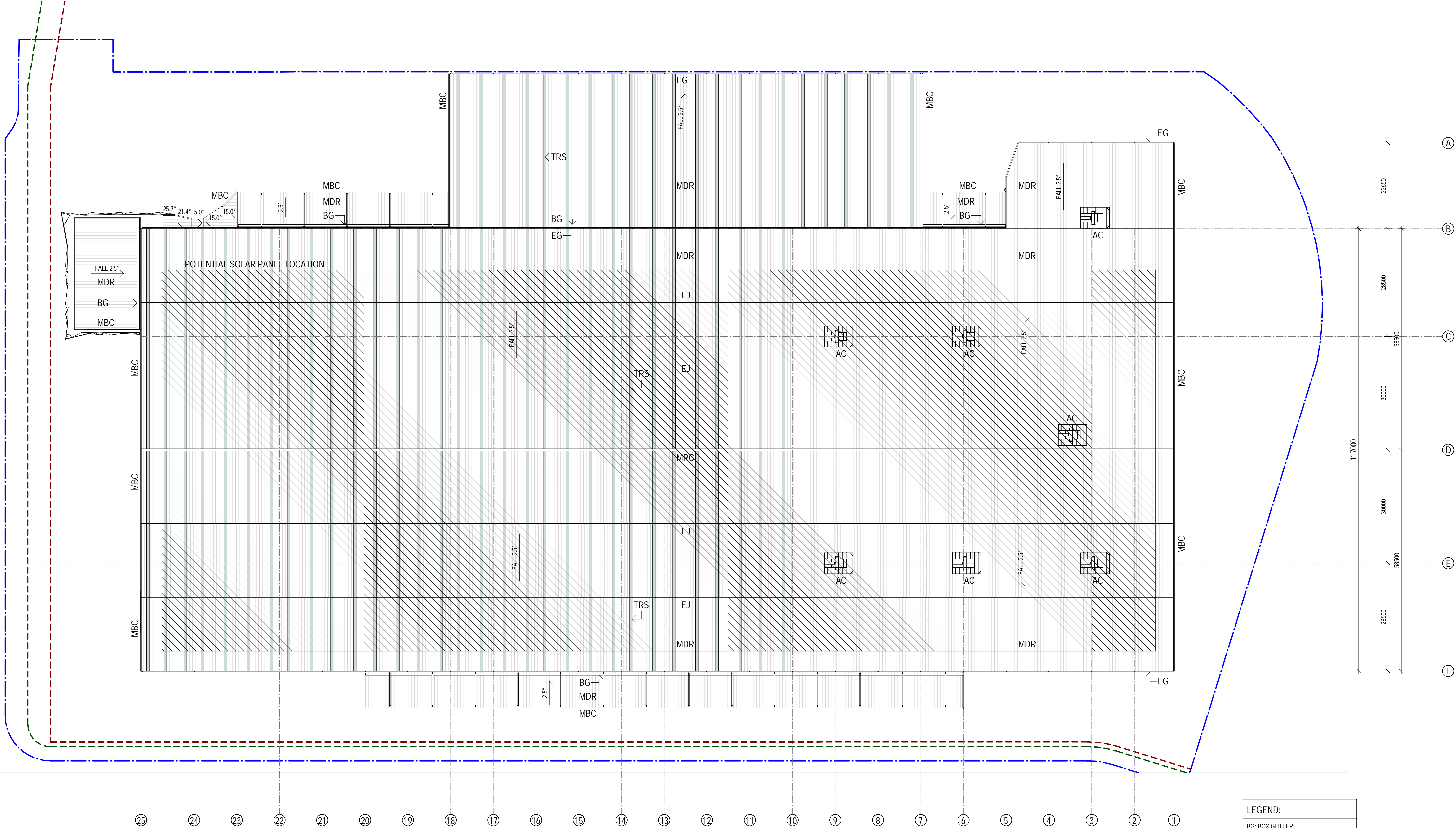


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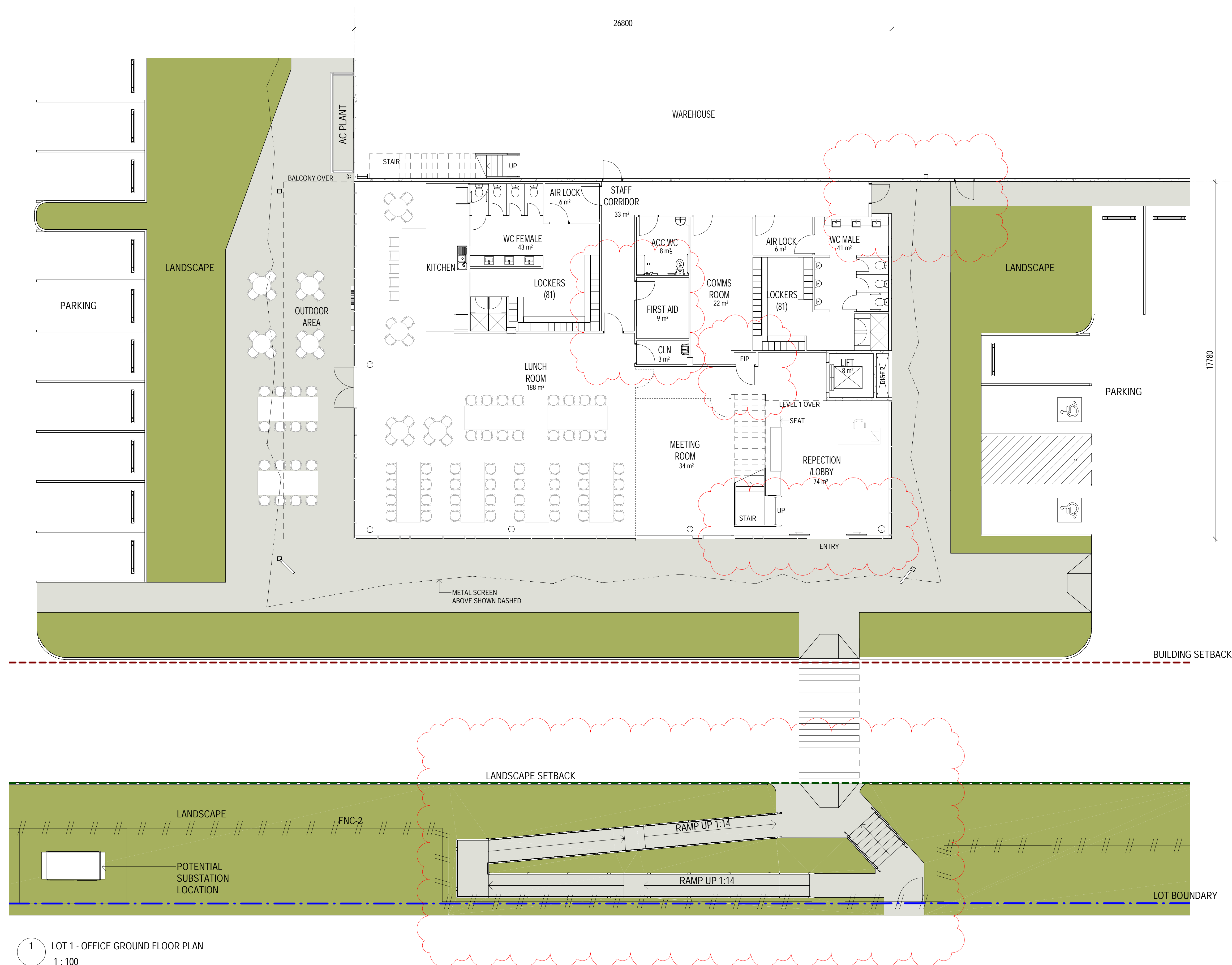
'Tenant Identification' Sign.
Artwork & colour to future detail.
Illuminated.







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



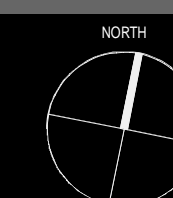
1 LOT 1 - OFFICE GROUND FLOOR PLAN
1 : 100

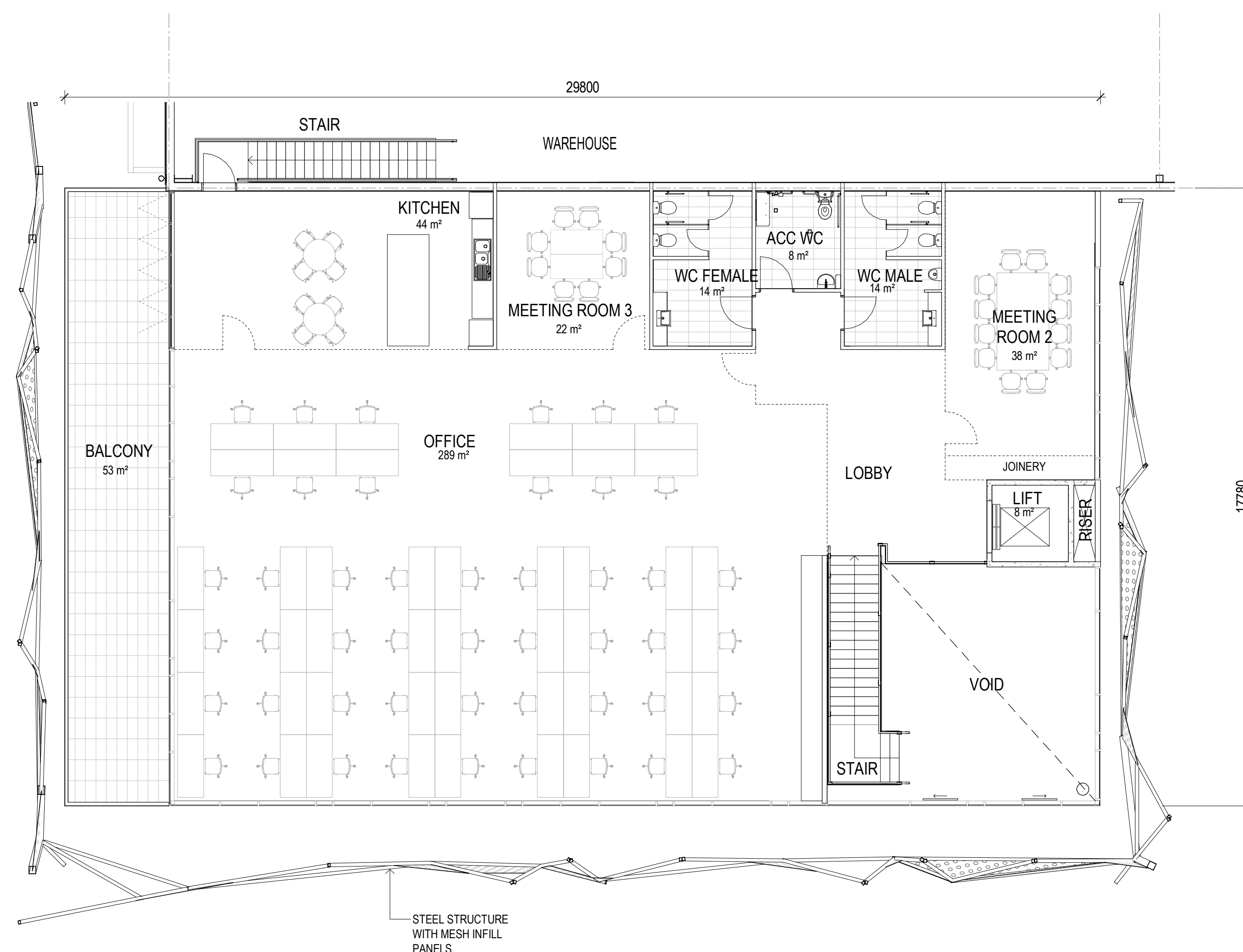
GFA AREA SCHEDULE:

OFFICE GF	
WT	Area
ACC WC	8 m
AIR LOCK 1	6 m
AIR LOCK 2	6 m
CLN	3 m
COMMS ROOM	22 m
FEMALE	43 m
FIRST AID	9 m
LIFT	8 m
LOBBY	61 m
LUNCH ROOM	188 m
MALE	41 m
MEETING ROOM 1	34 m
STAFF CORRIDOR	33 m
TOTAL GF AREA: 13	464 m

OFFICE L1	
Name	Area
ACC WC	8 m ²
FEMALE	14 m ²
KITCHEN	44 m ²
LIFT	8 m ²
MALE	14 m ²
MEETING ROOM 2	38 m ²
MEETING ROOM 3	22 m ²
Office	289 m ²
TOTAL L1 AREA: 8	437 m ²

TOTAL OFFICE AREA	901 m ²
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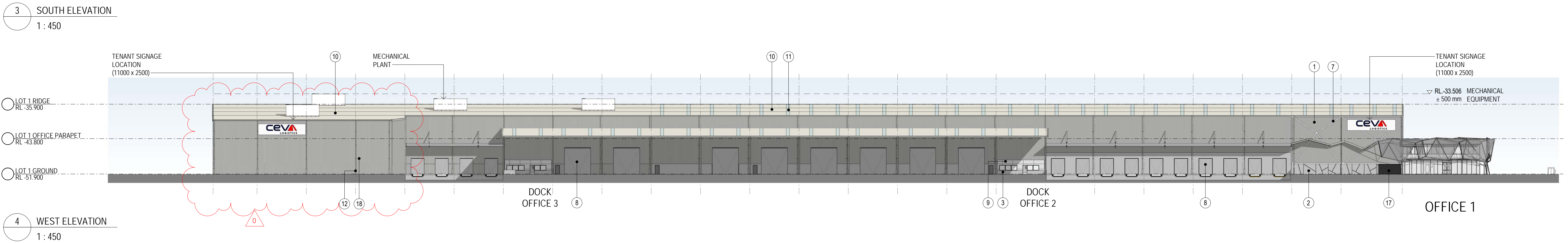
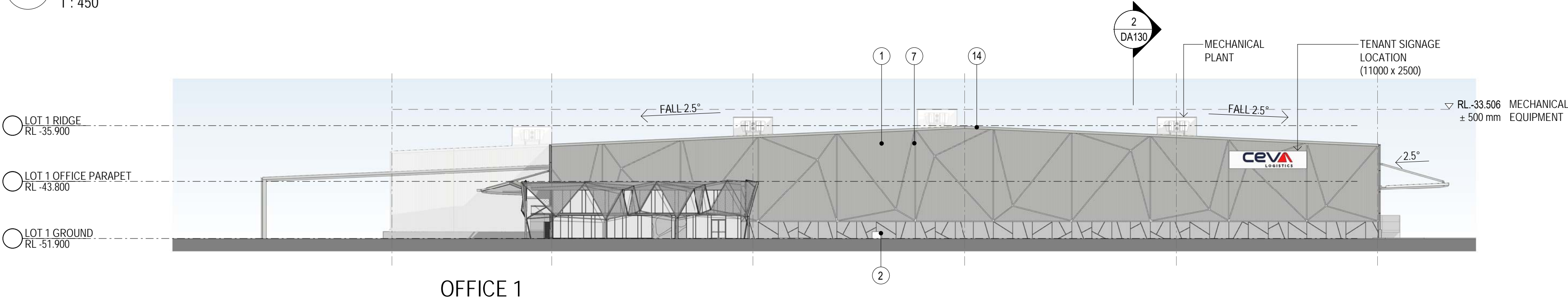
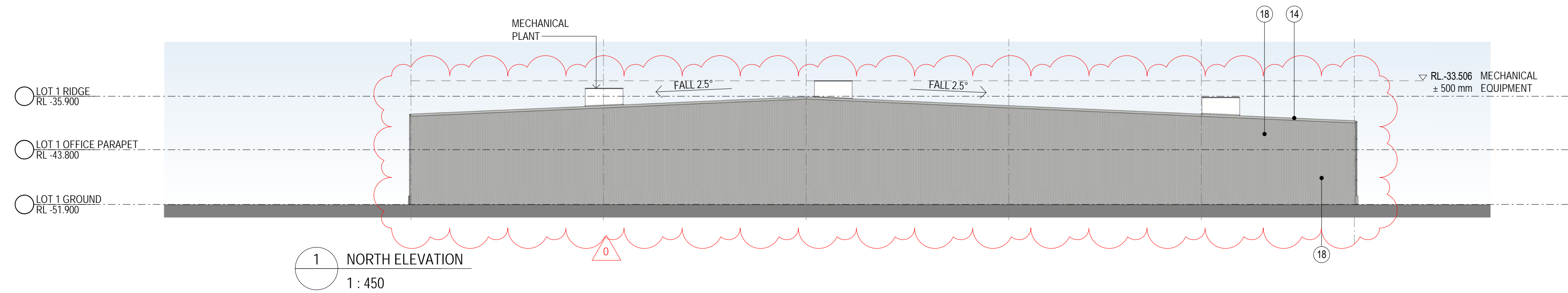






















1 LOT 1 - OFFICE L1 FLOOR PLAN
1 : 100

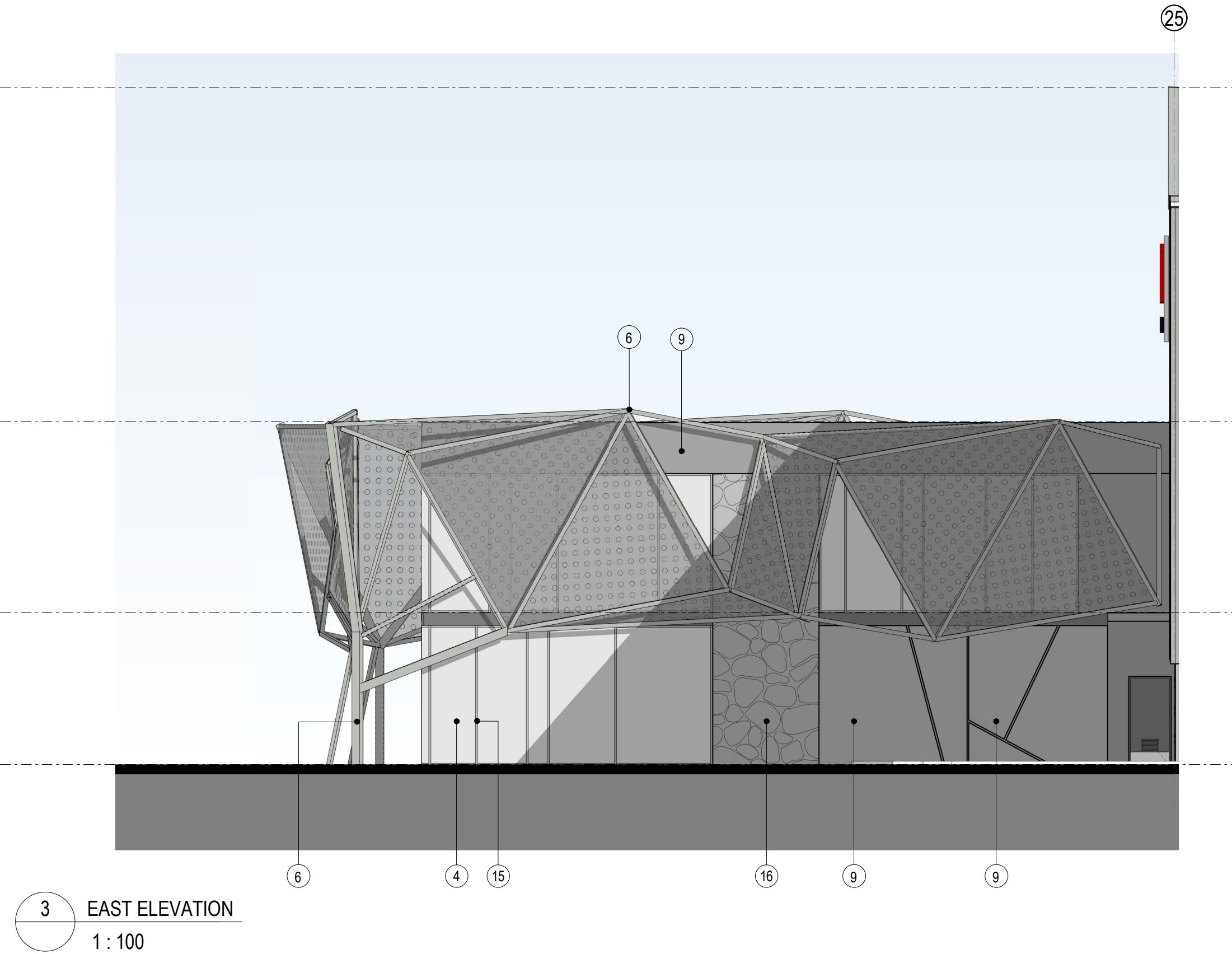
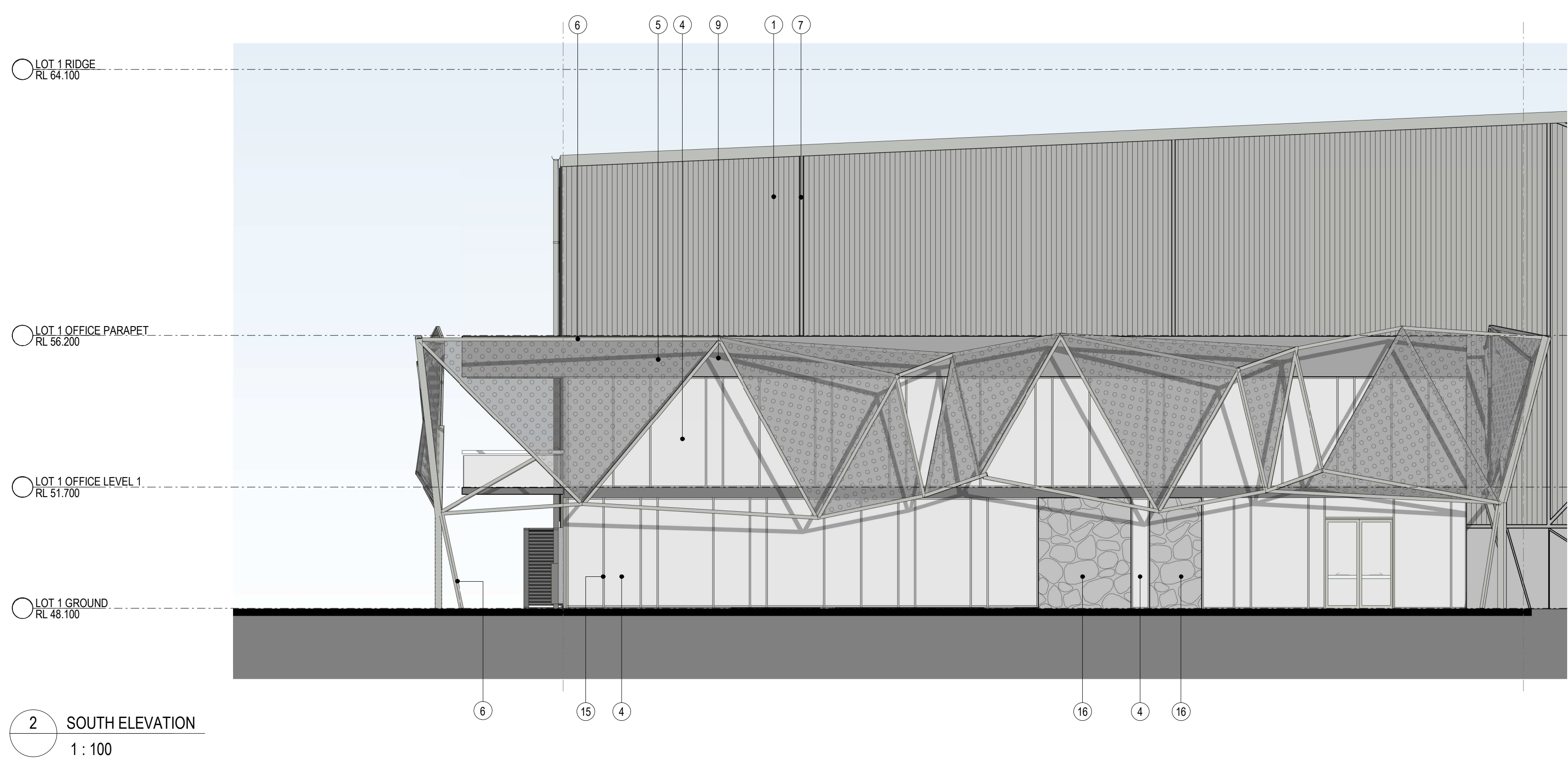
GFA AREA SCHEDULE:

OFFICE L1	
Name	Area
ACC WC	8 m
FEMALE	14 m
KITCHEN	44 m
LIFT	8 m
MALE	14 m
MEETING ROOM 2	38 m
MEETING ROOM 3	22 m
Office	289 m
TOTAL L1 AREA: 8	437 m




















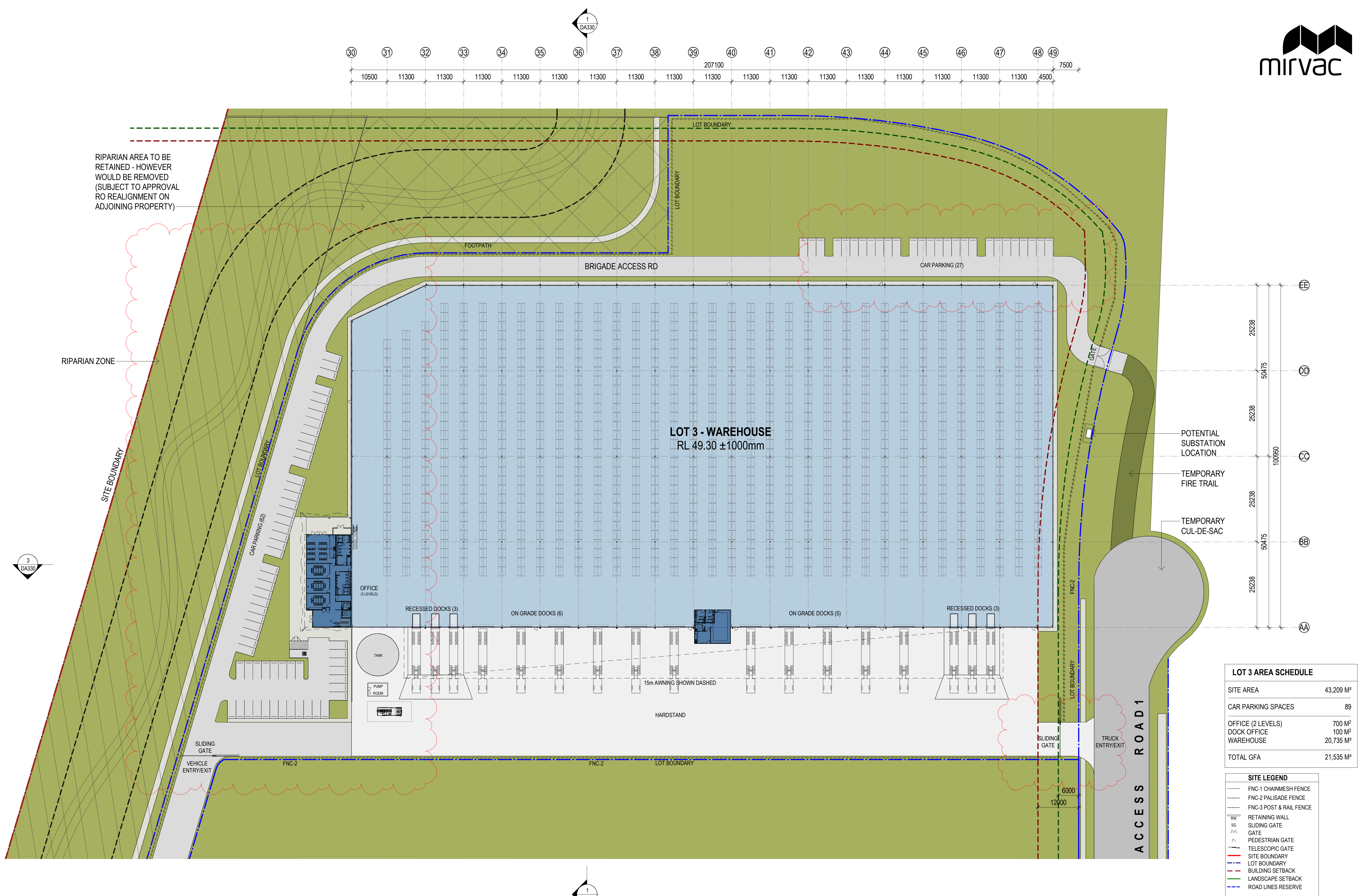
EXTERNAL FINISHES LEGEND

	1. PROFILED METAL CLADDING - 'SHALE GREY'		4. GLAZED WINDOW - CLEAR		7. DECORATIVE CHANNELS (WAREHOUSE) - 'SHALE GREY'		10. METAL ROOF - 'SURFMIST'		13. GUTTERS - 'SHALE GREY'		16. STONE / ALUMINIUM CLADDING (OFFICE)
	2. PRECAST CONCRETE PANEL - PATTERN		5. PERFORATED MESH - GALVANISED FINISH		8. ROLLER SHUTTER DOOR - GALVANISED FINISH		11. TRANSLUCENT ROOF SHEETING (TRS)		14. METAL BARGE CAPPINGS - 'SHALE GREY'		17. ACOUSTIC SCREEN - 'SHALE GREY'
	3. PRECAST CONCRETE PANEL - OFF FORM		6. STEEL FRAMING (OFFICE) GALVANISED FINISH		9. ALUMINIUM CLADDING - LIGHT GREY		12. DOWNPIPES & PROTECTOR - 'SHALE GREY'		15. ALU. GLAZING FRAME - 'SHALE GREY'		18. METAL FACED PIR WALL CLADDING



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'	 16. STONE / ALUMINIUM CLADDING (OFFICE)
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 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'	

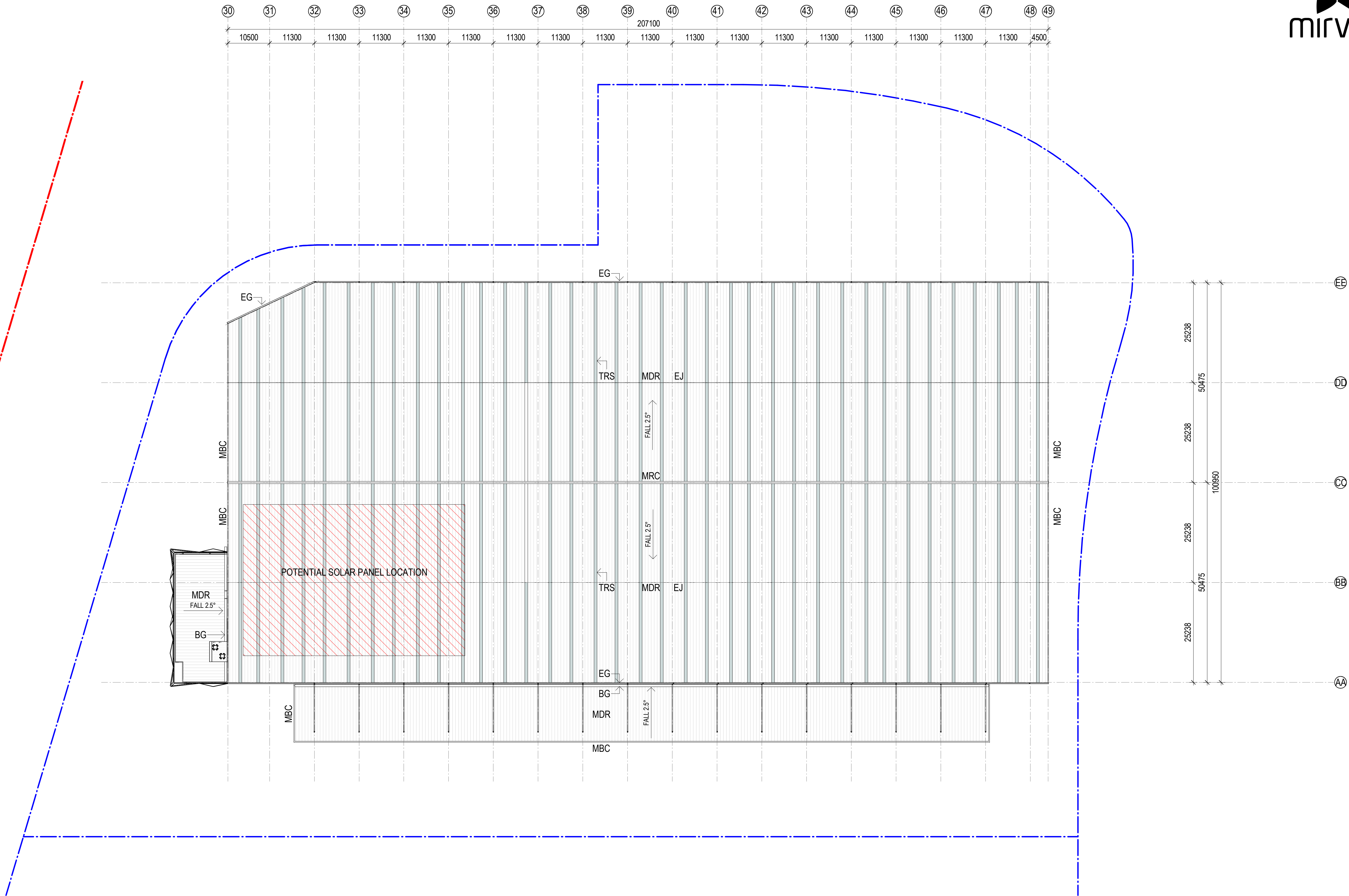


ASPECT INDUSTRIAL ESTATE

LOTS 54-58 MAMRE ROAD, KEMPS CREEK

LOT 3 SITE & WAREHOUSE FLOOR PLAN

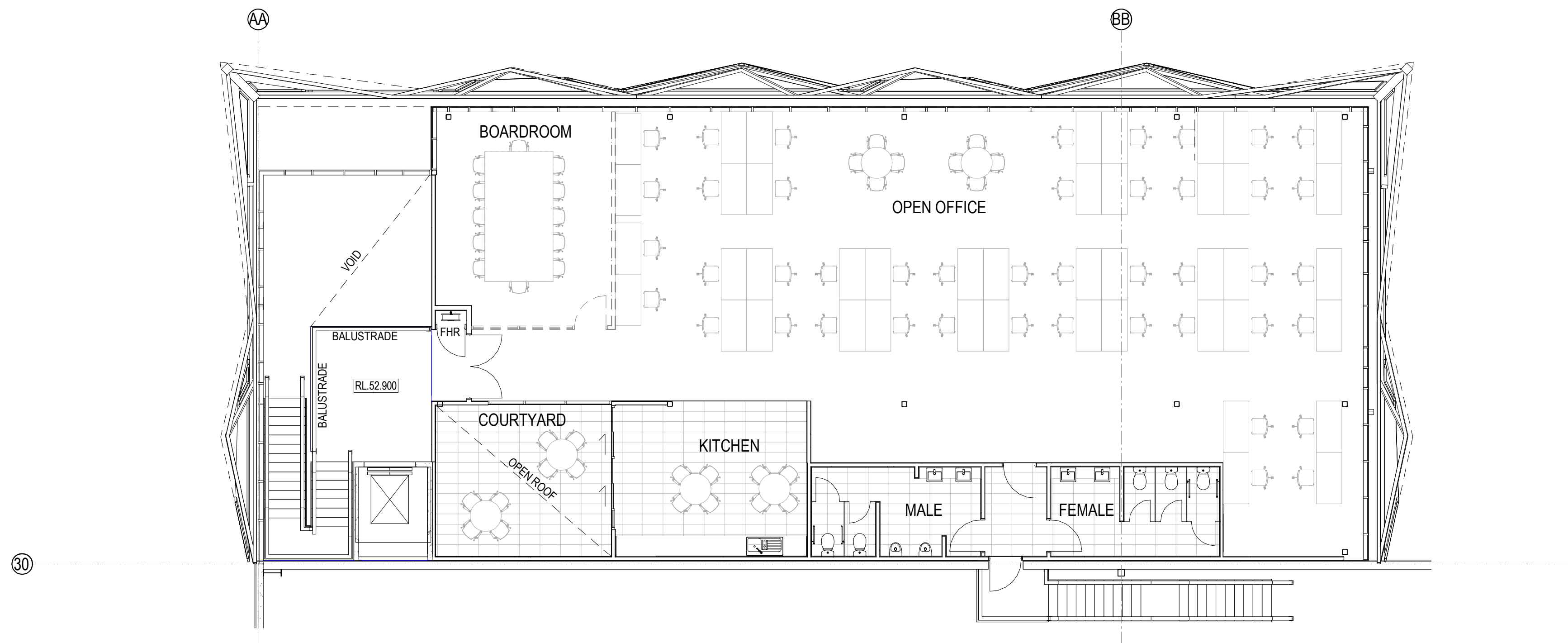
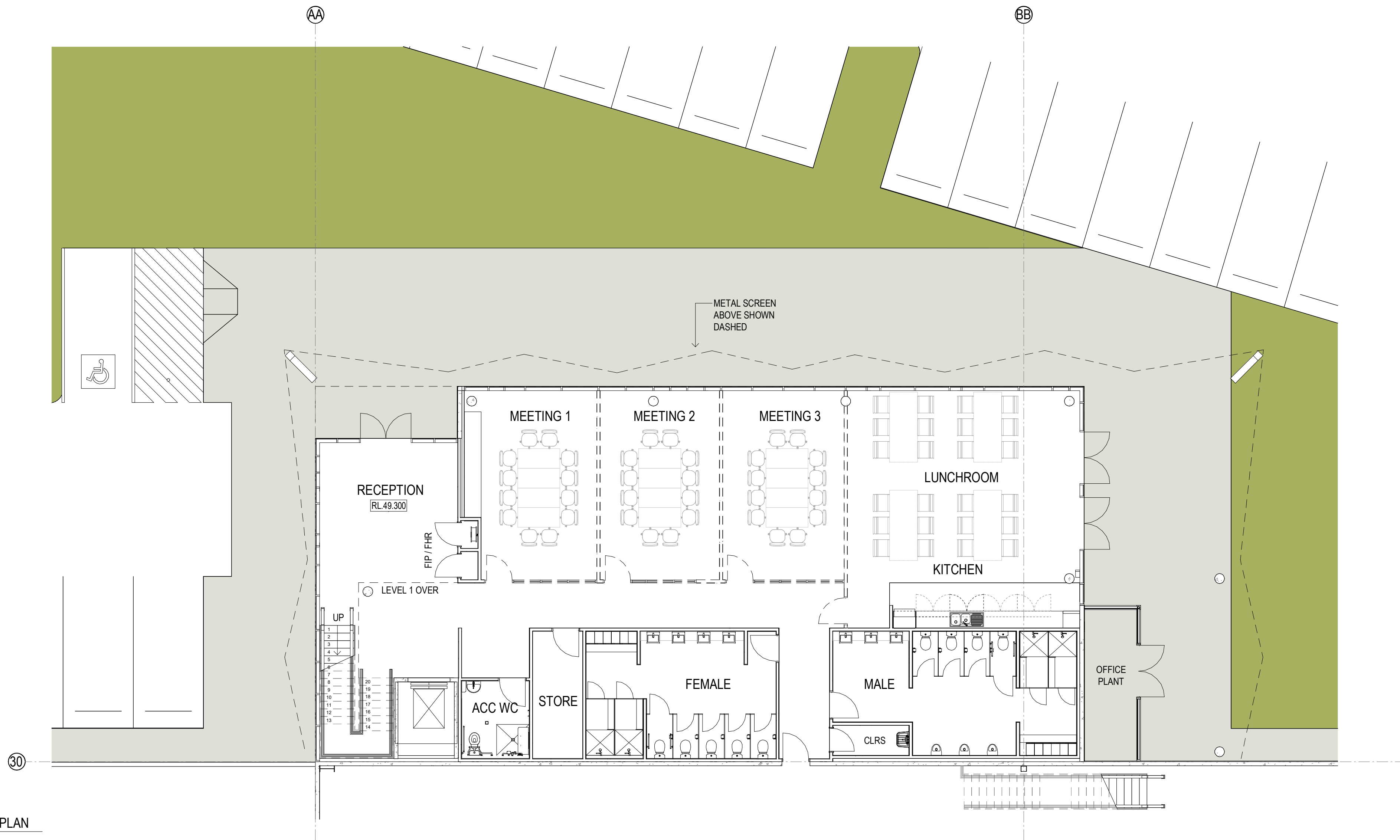
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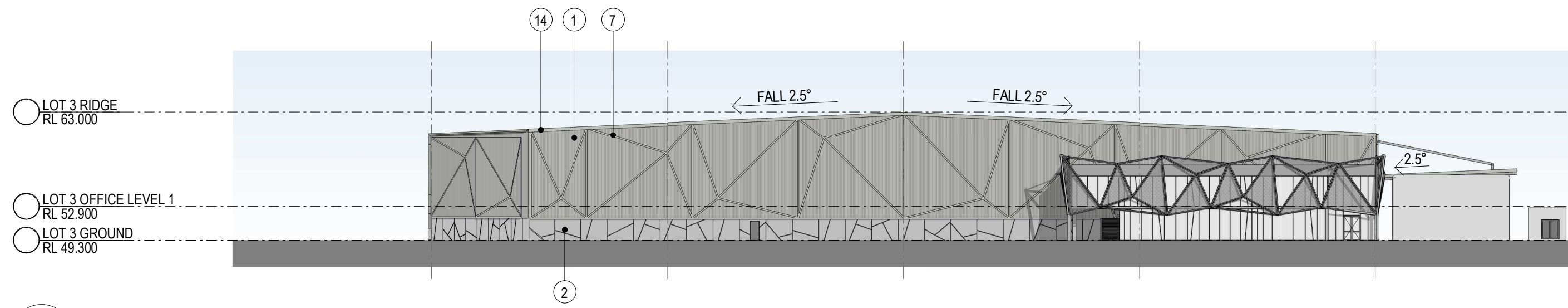


LEGEND:	
BG:	BOX GUTTER
EG:	EDGE GUTTER
EJ:	EXPANSION JOINT
MBC:	METAL BARGE CAPPING
MDR:	METAL DECK ROOFING
MRC:	METAL RIDGE CAPPING
MRF:	MECH. ROOF FAN
TRS:	TRANSLUSCENT ROOF SHEETING

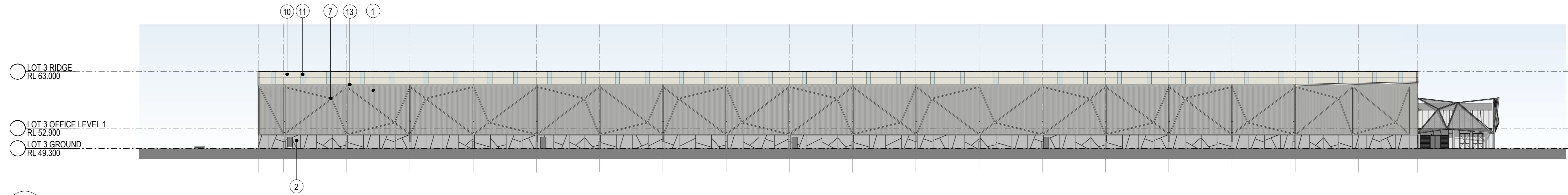
LOT 3 OFFICE 3A AREA SCHEDULE

GROUND FLOOR	352m ²
LEVEL 1	421m ²
LESS COURTYARD	25m ²
LESS VOID	44m ²
TOTAL AREA	704m ²

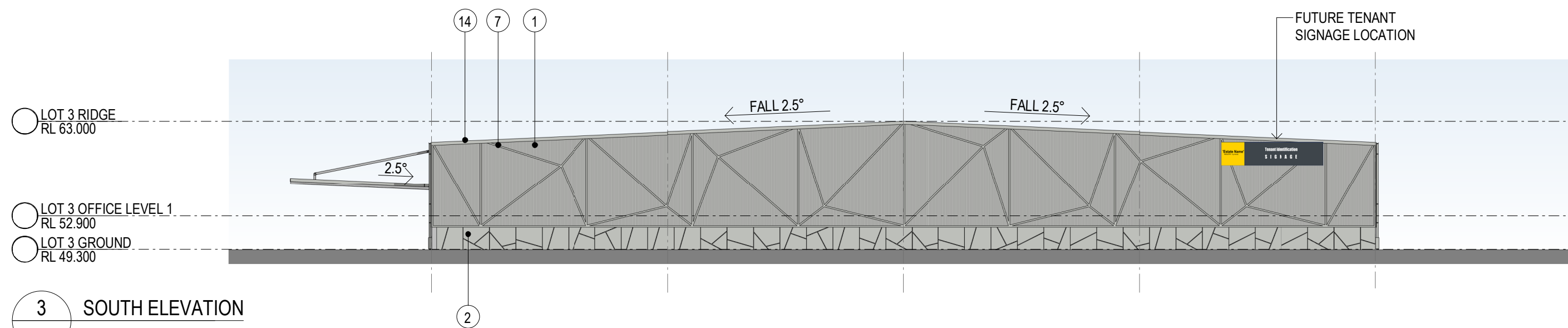




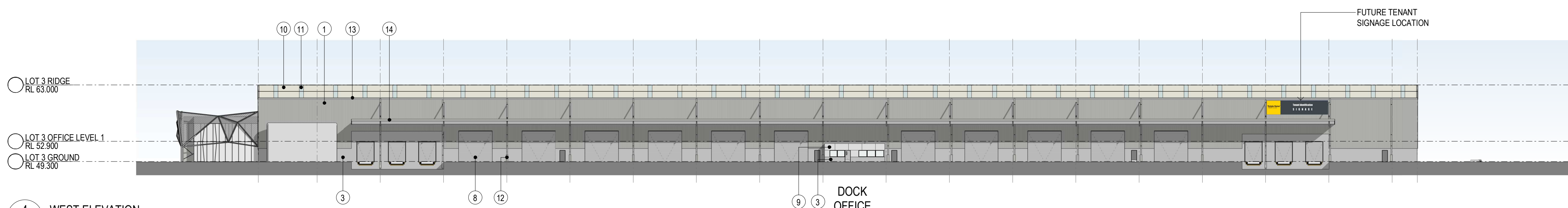
1 NORTH ELEVATION
1 : 450



2 EAST ELEVATION
1 : 450



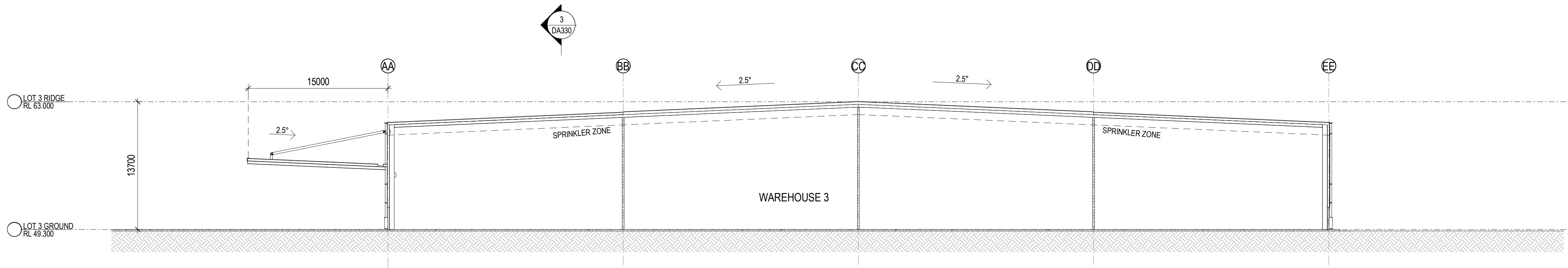
3 SOUTH ELEVATION
1 : 450



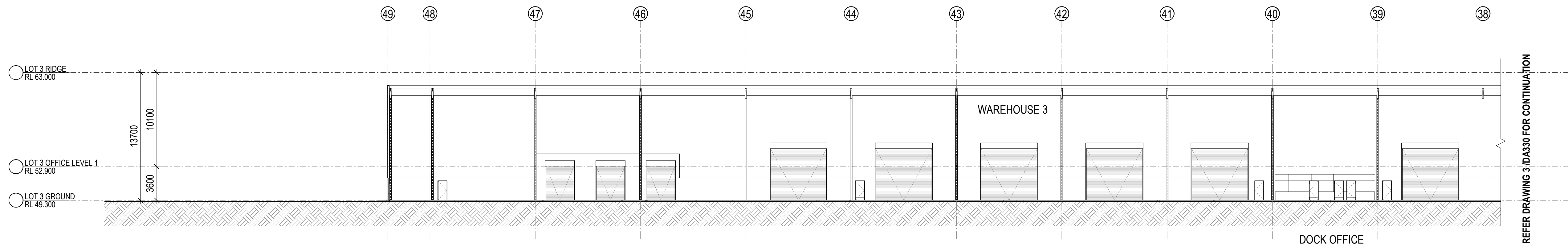
4 WEST ELEVATION
1 : 450

EXTERNAL FINISHES LEGEND

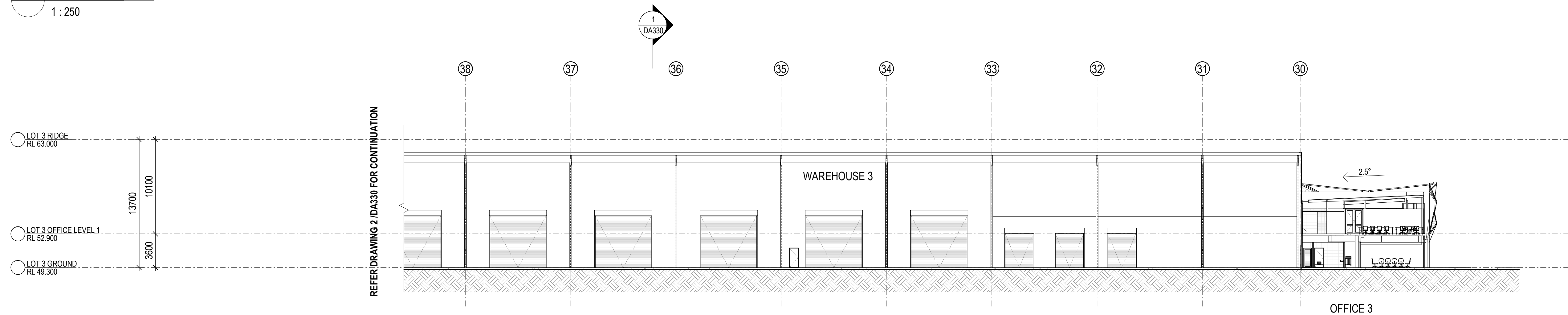
1. PROFILED METAL CLADDING - 'SHALE GREY'	4. GLAZED WINDOW - CLEAR	7. DECORATIVE CHANNELS (WAREHOUSE) - 'SHALE GREY'	10. METAL ROOF - 'SURFMIST'	13. GUTTERS - 'SHALE GREY'	16. STONE / ALUMINIUM CLADDING (OFFICE)
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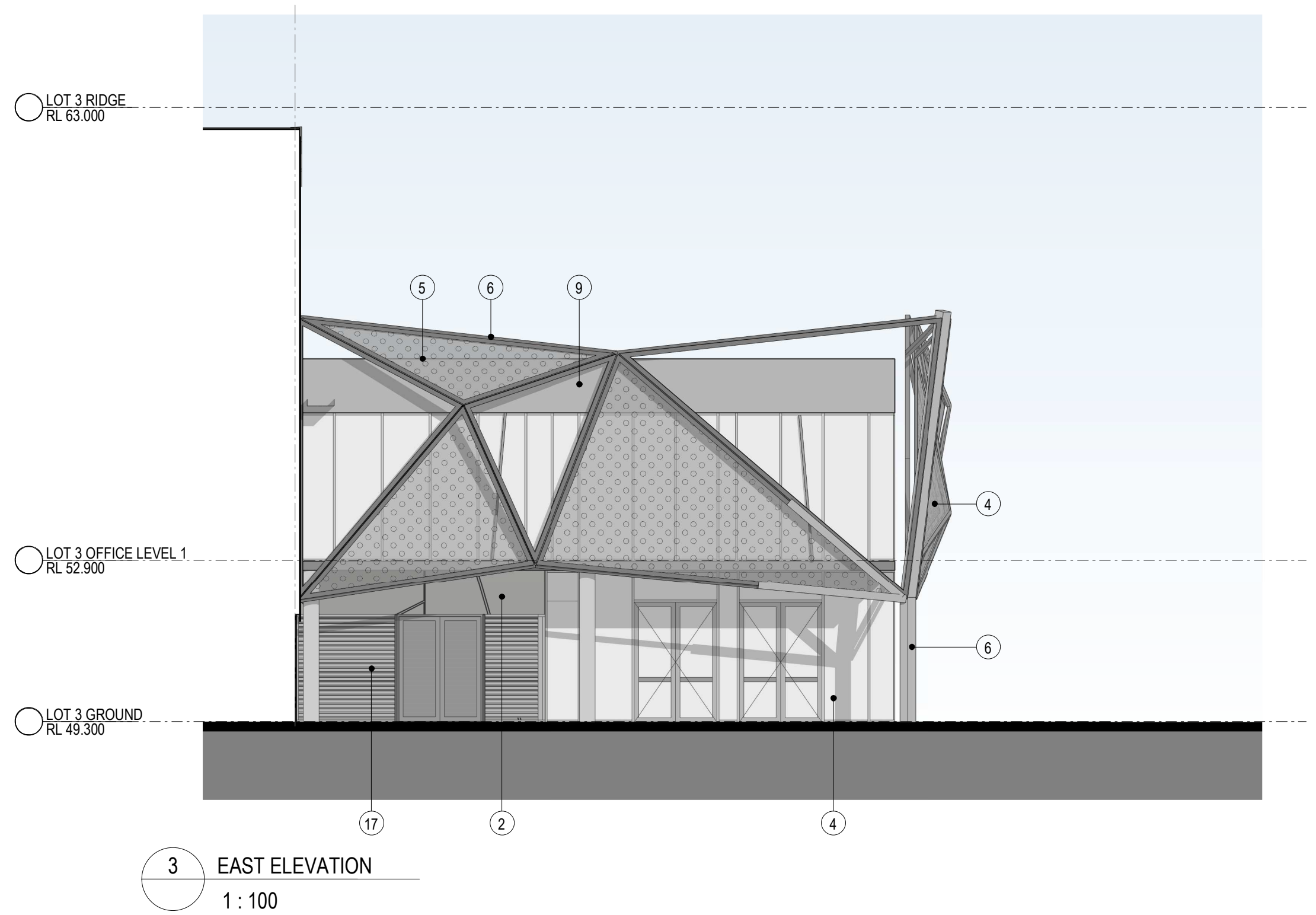
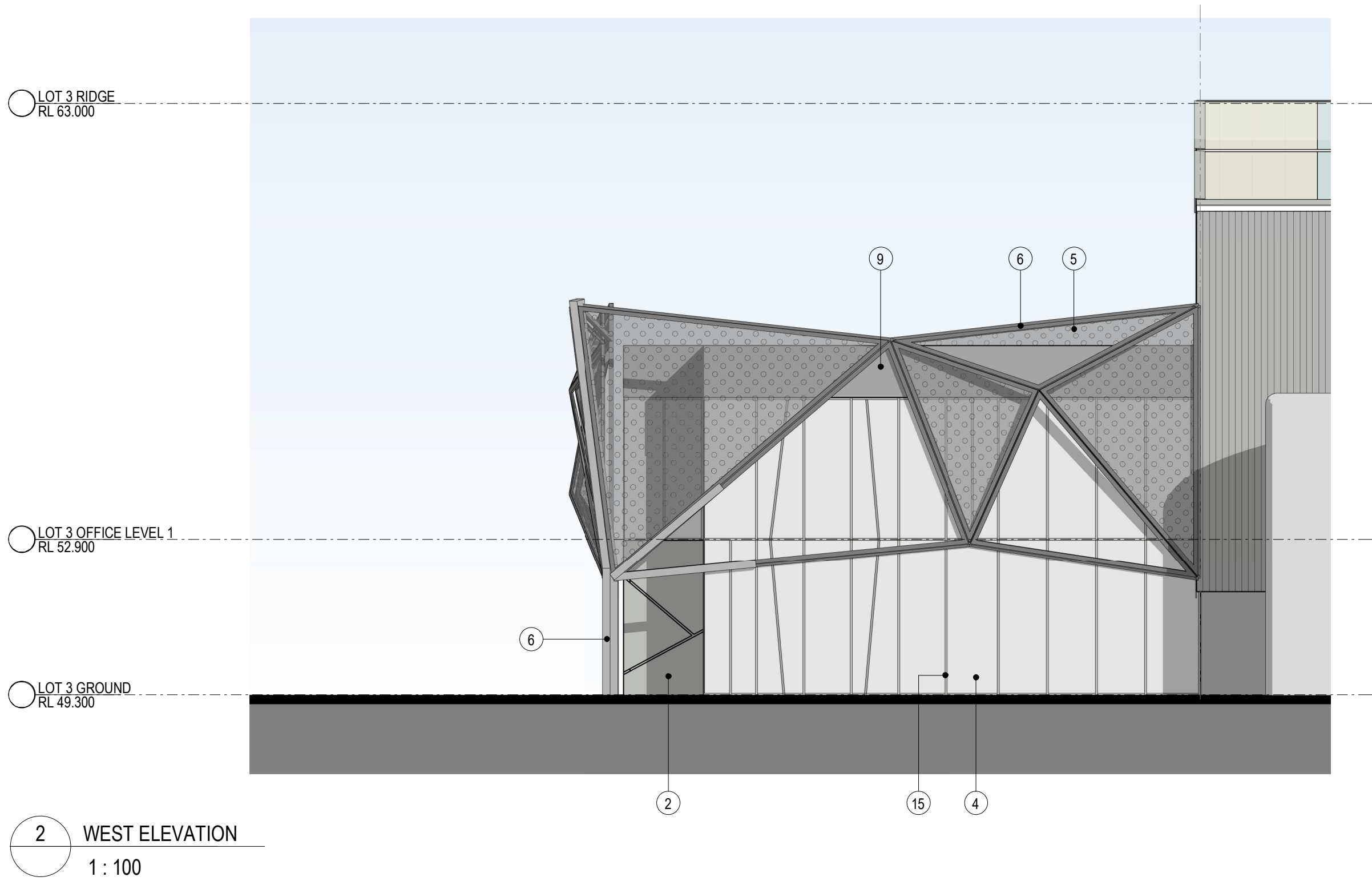
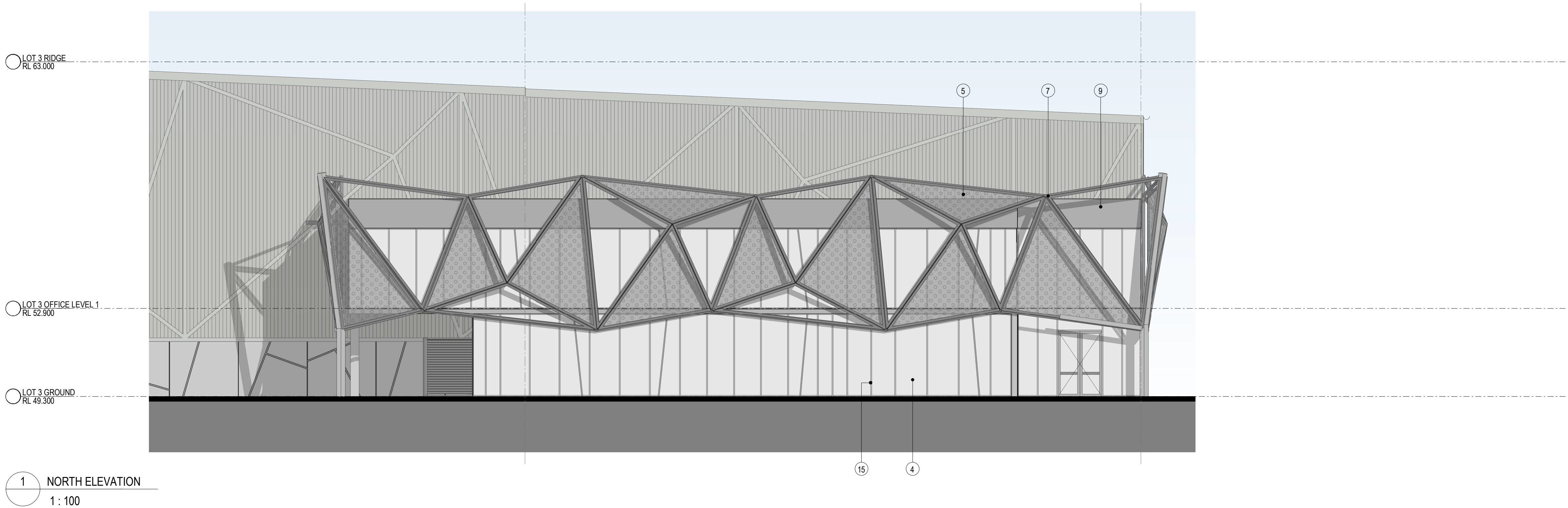
1 SECTION A
1 : 250




















2 SECTION B - PART 1
1 : 250



3 SECTION B - PART 2
1 : 250



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'	 16. STONE / ALUMINIUM CLADDING (OFFICE)
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