

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 | 43,805 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 | 18,157 m ² |
| Total Developable Area | 445,027 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 | 61,170 m ² |
| Offices | 900 m ² |
| Warehouse | 32,686 m ² |
| Dock Office | 300 m ² |
| Total GFA | 33,886 m ² |
| Carpark Provided | 141 |

WAREHOUSE 2

| | |
|------------------|-----------------------|
| Site Area | 40,172 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 | 42,755 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 | 35,135 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
- SS Substation Indicative Location
- RW Retaining Wall
- FS Fire Services
- FB Fire Brigade Truck Parking
- RWT Rainwater Tank
- AC Plant Indicative Location



| | |
|-----------------------|------------|
| ISSUED FOR SSDA MOD 2 | 18.10.2022 |
| ISSUED FOR SSDA MOD 2 | 13.10.2022 |
| ISSUED FOR SSDA MOD 2 | 13.09.2022 |
| ISSUED FOR SSDA MOD 2 | 08.09.2022 |
| ISSUED FOR SSDA MOD 2 | 24.08.2022 |
| ISSUED FOR SSDA MOD 2 | 23.07.2022 |

ASPECT INDUSTRIAL ESTATE

LOTS 54 - 58 (DP259135) MAMRE ROAD, KEMPS CREEK



| | |
|------------------------------|-------------|
| DRAWING TITLE | |
| SSDA MOD 2 ESTATE MASTERPLAN | |
| DATE | SCALE |
| 18.10.22 | 1:4000 @ A3 |
| JOB NO. | DRAWING NO. |
| 19210 | MP2-02 |

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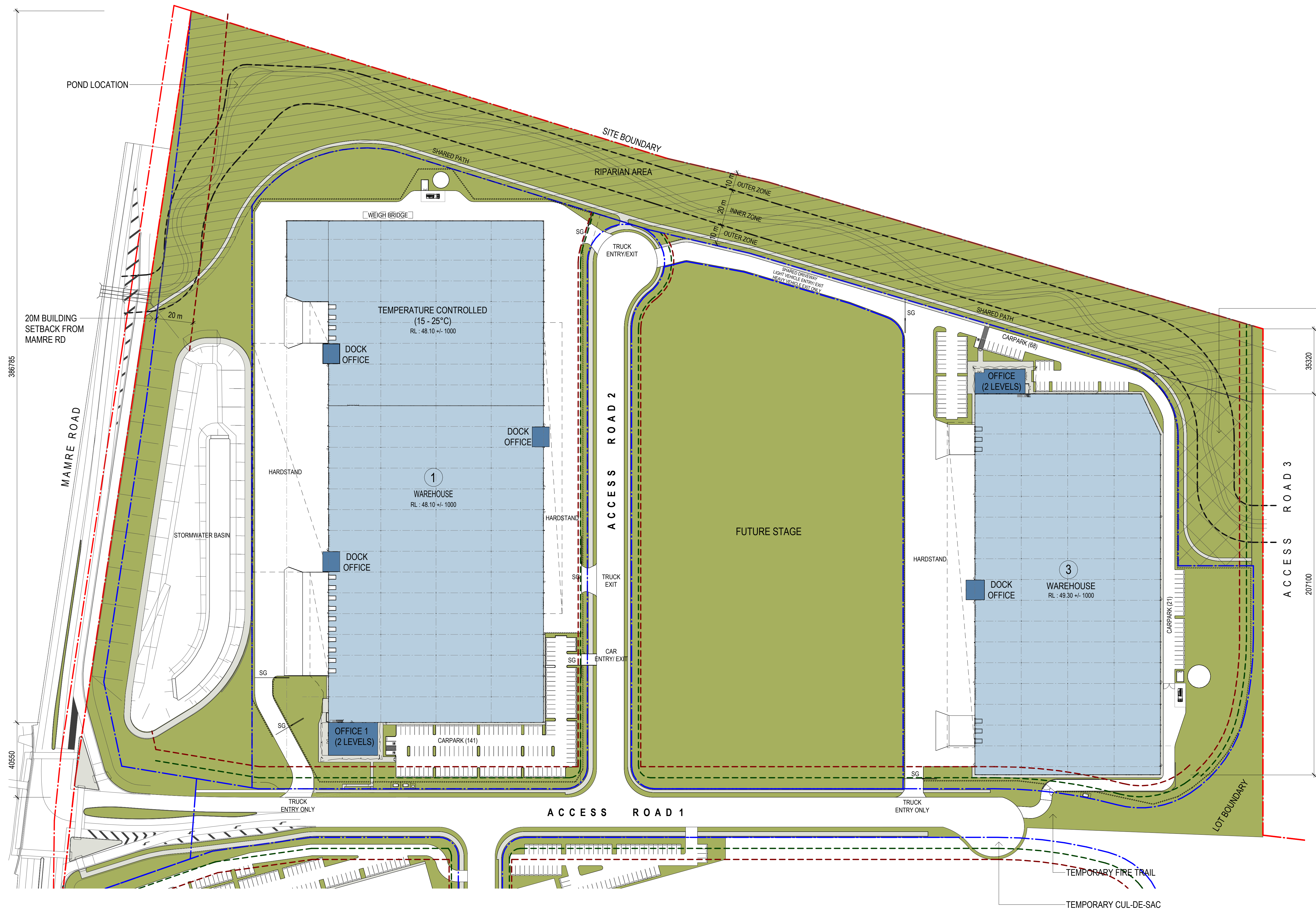
| WAREHOUSE 3 | |
|------------------|-----------------------|
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| Offices | 700 m ² |
| Warehouse | 20,735 m ² |
| Dock Office | 100 m ² |
| Total GFA | 21,535 m ² |
| Carpark Provided | 89 |



| 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 | |

| ISSUE | REV | DESCRIPTION | DATE |
|-------|-----|-----------------------|------------|
| 1 | 1 | ISSUED FOR SSDA MOD 2 | 24.10.2022 |
| 2 | 1 | ISSUED FOR SSDA MOD 2 | 13.10.2022 |
| 3 | 1 | ISSUED FOR SSDA MOD 2 | 13.09.2022 |
| 4 | 1 | ISSUED FOR SSDA MOD 2 | 24.08.2022 |
| 5 | 1 | ISSUED FOR SSDA MOD 2 | 26.07.2022 |

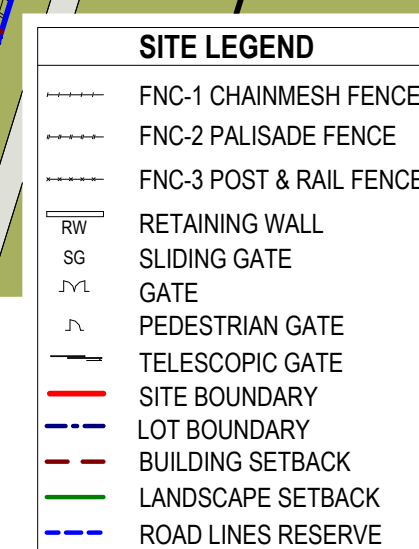


RIPARIAN AREA TO BE
RETAINED - HOWEVER
WOULD BE REMOVED
(SUBJECT TO APPROVAL
RO REALIGNMENT ON
ADJOINING PROPERTY)

| LOT 1 AREA SCHEDULE | |
|------------------------|-----------------------|
| SITE AREA | 61,170 M ² |
| CAR PARKING SPACES | 141 |
| 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 | 42,755 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 |
| TE | TELESCOPIC GATE |
| --- | SITE BOUNDARY |
| --- | LOT BOUNDARY |
| --- | BUILDING SETBACK |
| --- | LANDSCAPE SETBACK |
| --- | ROAD LINES RESERVE |



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| TOTAL GFA | 33,886 M ² |



1 LOT 1 - OFFICE GROUND FLOOR PLAN
1 : 100

GFA AREA SCHEDULE:

| OFFICE GF | |
|-------------------|--------|
| WT | Area |
| ACC WC | 8 m² |
| AIR LOCK 1 | 6 m² |
| AIR LOCK 2 | 6 m² |
| CLN | 3 m² |
| COMMS ROOM | 22 m² |
| FEMALE | 43 m² |
| FIRST AID | 9 m² |
| LIFT | 8 m² |
| LOBBY | 62 m² |
| LUNCH ROOM | 188 m² |
| MALE | 41 m² |
| MEETING ROOM 1 | 34 m² |
| STAFF CORRIDOR | 33 m² |
| TOTAL GF AREA: 13 | 464 m² |

| 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 |
|--------------------------|--------------------|

