

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	40,032 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	448,837 m ²
Total Office Area (incl. dock off.)	9,716 m ²
Total Warehouse Area	238,003 m ²
Cafe	125 m ²
Total Building Area	247,844 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	18,055 m ²
Dock Office	100 m ²
Total GFA	18,905 m ²
Carpark Provided	93

WAREHOUSE 5	
Site Area	28,160 m ²
Offices	650 m ²
Warehouse	11,872 m ²
Dock Office	100 m ²
Total GFA	12,622 m ²
Carpark Provided	60

WAREHOUSE 6	
Site Area	19,439 m ²
Offices	1,000 m ²
Warehouse	8,574 m ²
Total GFA	9,574 m ²
Carpark Provided	71

WAREHOUSE 7	
Site Area	27,120 m ²
Offices	750 m ²
Warehouse	14,358 m ²
Dock Office	100 m ²
Cafe	125 m ²
Total GFA	15,333 m ²
Carpark Provided	84

WAREHOUSE 8	
Site Area	75,720 m ²
Offices	750 m ²
Warehouse	44,196 m ²
Dock Office	200 m ²
Total GFA	45,146 m ²
Carpark Provided	166

WAREHOUSE 9	
Site Area	113,106 m ²
Offices	1350 m ²
Warehouse	64,725 m ²
Dock Office	266 m ²
Total GFA	66,341 m ²
Carpark Provided	266

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

ASPECT INDUSTRIAL ESTATE

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

0 40 100 200



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

BASIN LOT 18,130sqm

INDICATIVE FUTURE MAMRE RD RESERVE BOUNDARY SUBJECT TO JUST TERMS ACQUISITION - IN RED 14,004sqm

INDICATIVE FUTURE MAMRE RD RESERVE BOUNDARY SUBJECT TO JUST TERMS ACQUISITION - IN RED 14,004sqm

RIPARIAN AREA (EXCLUDING CROSSED HATCHED AREA) - 29,718 sqm

10m SETBACK LINE FROM E2 RIPARIAN ZONE

APPLICATION PROVISIONS FOR POTENTIAL FUTURE RIPARIAN REALIGNMENT TO THE NORTHERN BOUNDARY (SUBJECT TO APPROVAL FOR REALIGNMENT ON ADJOINING PROPERTY) - DASHED RED

RIPARIAN AREA TO BE RETAINED - HOWEVER MAY BE REMOVED (SUBJECT TO APPROVAL FOR RIPARIAN 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 NO.3 (NORTH) (SUBJECT TO APPROVAL ON ADJOINING PROPERTY)

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

INDICATIVE FUTURE ACCESS ROAD NO.3 (SOUTH) (SUBJECT TO APPROVAL ON ADJOINING PROPERTY)

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

OVERALL DEVELOPMENT DATA	
Total Site Area.	558,323 m²
Mamre Rd Reserve Area	14,004 m²
Rev. Boundary Site Area	544,319 m²
Access Roads Area	39,382 m²
Future Roads Area	3,604 m²
Creek Riparian Area	29,718 m²
Retained Riparian Area	4,042 m²
Basin Lot Area	17,917 m²
Total Developable Area	449,656 m²
Total Office Area (incl. dock off.)	1,616 m²
Total Warehouse Area	64,725 m²
Total Building Area	66,341 m²

WAREHOUSE 9	
Site Area	113,106 m²
Offices	1,350 m²
Warehouse	64,725 m²
Dock Office	266 m²
Total GFA	66,341 m²
Carpark Provided	266

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LEGEND	
	Stage 1 on Lot Works
	Stage 2 on Lot Works
	Stage 1 Infrastructure Works
	Future Building Stage
	Temporary right of carriageway
	Stage 1 Retaining Walls
	Stage 2 Retaining Walls

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

SETOUT TO
GDA2020

