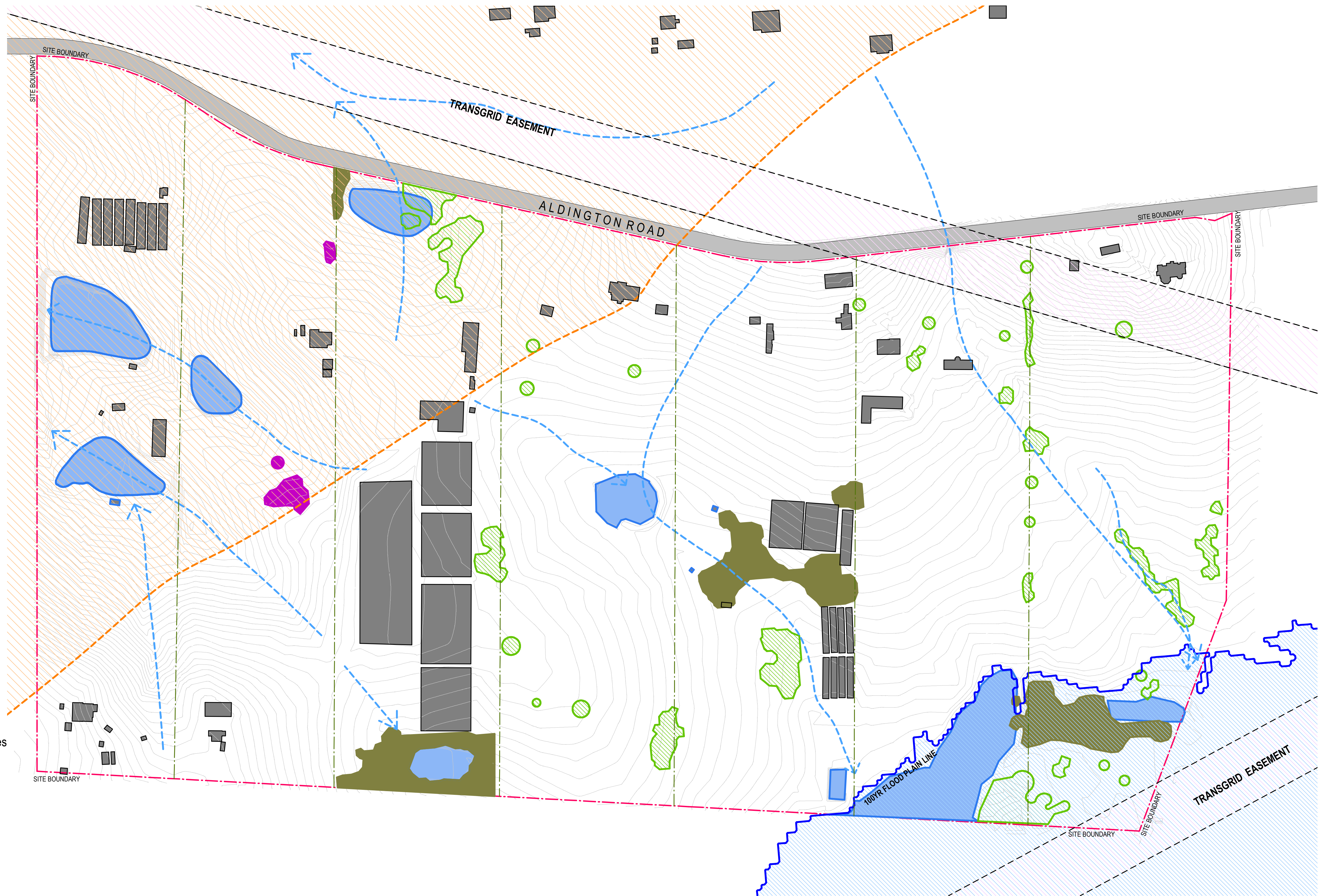




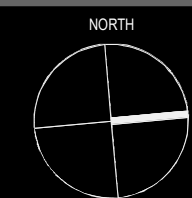
LEGEND

- Land To Which This Application Applies
- Existing Lot Boundary
- Overland Flow Path
- River Flat Eucalypt Forest
- Swamp Oak Flood Plain Forest
- Cumberland Plain Woodland
- 100 Year Flood
- Existing Buildings
- Existing Dams
- Scenic Protection Land
- Transgrid Easement

FKCESTATE

200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 40m 80m 120m 160m 200m



DRAWING TITLE
Constraints Plan

DATE 01/10/2020 SCALE 1:2000@A1 JOB NO. 20111 DRAWING NO. MP01 E

AREA SCHEDULE		
*All areas subject to survey		
SITE AREA	720,787sqm	
ELECTRICAL EASEMENT	17,705sqm	
BASIN LOT L	12,847sqm	
FLOOD BASIN LOT D	32,519sqm	
ESTATE ROAD RESERVE	42,768sqm	
ROAD WIDENING (Aldington Rd)	2,437sqm	
FUTURE ROAD CONNECTION	3,875sqm	
NET DEVELOPABLE SITE AREA	608,636sqm	
TOTAL WAREHOUSE	357,355sqm	
TOTAL OFFICE (Aprox. 5% WH)	18,200sqm	
CAFE	200sqm	
TOTAL BUILDING AREA	375,755sqm	
CARPARKING REQUIRED (RMS WH1/300 OFFICE1/40)	1,693 CARS	
PROVIDED	1,700 CARS	
SITE COVERAGE	62%	

LOT A		
SITE AREA	12,530sqm	
OFFICE	200sqm	
WAREHOUSE - W1	4,200sqm	
CAFE	200sqm	
TOTAL GFA	4,600sqm	
CARPARKING PROV.	49 CARS	

LOT I		
SITE AREA	42,460sqm	
OFFICE	1,300sqm	
WAREHOUSE - W8	25,580sqm	
TOTAL GFA	26,880sqm	
CARPARKING PROV.	120 CARS	

LOT B		
SITE AREA	46,604sqm	
OFFICE	1,500sqm	
WAREHOUSE - W2	28,940sqm	
TOTAL GFA	30,440sqm	
CARPARKING PROV.	134 CARS	

LOT J		
SITE AREA	124,463sqm	
OFFICE	3,750sqm	
WAREHOUSE - W9	75,000sqm	
TOTAL GFA	78,750sqm	
CARPARKING PROV.	344 CARS	

LOT C		
SITE AREA	49,495sqm	
OFFICE	1,500sqm	
WAREHOUSE - W3	29,490sqm	
TOTAL GFA	30,990sqm	
CARPARKING PROV.	136 CARS	

LOT K		
SITE AREA	40,232sqm	
OFFICE	1,200sqm	
WAREHOUSE - W10	23,180sqm	
TOTAL GFA	24,380sqm	
CARPARKING PROV.	110 CARS	

LOT D - Not Developable		
SITE AREA	32,519sqm	

LOT L - Not Developable		
SITE AREA	12,847sqm	

LOT E		
SITE AREA	29,824sqm	
OFFICE	800sqm	
WAREHOUSE - W4	16,085sqm	
TOTAL GFA	16,885sqm	
CARPARKING PROV.	75 CARS	

LOT M		
SITE AREA	27,596sqm	
OFFICE	750sqm	
WAREHOUSE - W11	15,130sqm	
TOTAL GFA	15,880sqm	
CARPARKING PROV.	71 CARS	

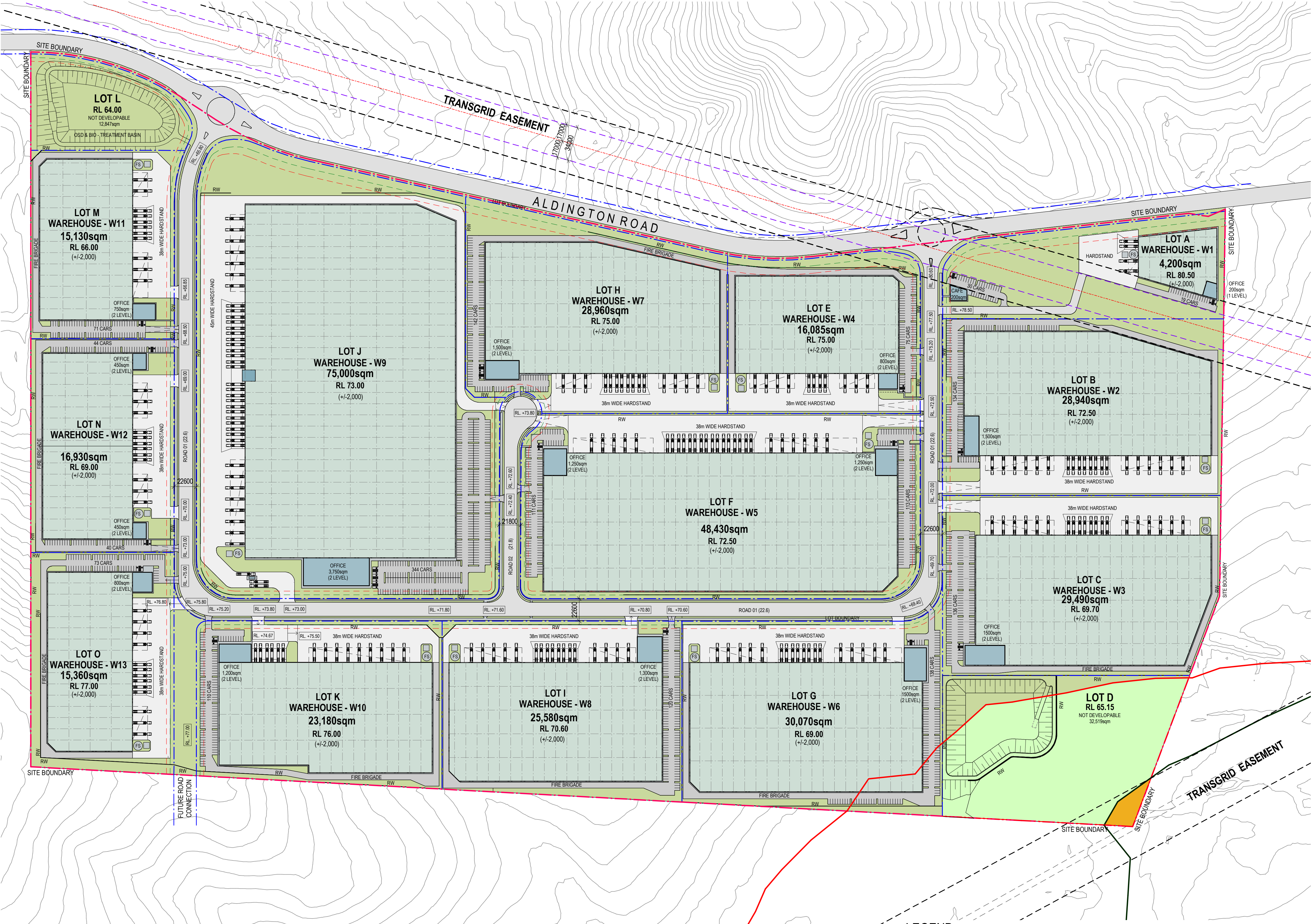
LOT F		
SITE AREA	74,294sqm	
OFFICE	2,500sqm	
WAREHOUSE - W5	48,430sqm	
TOTAL GFA	50,930sqm	
CARPARKING PROV.	224 CARS	

LOT N		
SITE AREA	31,067sqm	
OFFICE	900sqm	
WAREHOUSE - W12	16,930sqm	
TOTAL GFA	17,830sqm	
CARPARKING PROV.	84 CARS	

LOT G		
SITE AREA	50,016sqm	
OFFICE	1,500sqm	
WAREHOUSE - W6	30,070sqm	
TOTAL GFA	31,570sqm	
CARPARKING PROV.	138 CARS	

LOT O		
SITE AREA	31,699sqm	
OFFICE	800sqm	
WAREHOUSE - W13	15,360sqm	
TOTAL GFA	16,160sqm	
CARPARKING PROV.	73 CARS	

LOT H		
SITE AREA	48,356sqm	
OFFICE	1,500sqm	
WAREHOUSE - W7	28,960sqm	
TOTAL GFA	30,460sqm	
CARPARKING PROV.	142 CARS	



Assumptions

- 01 ALDINGTON RD RESERVE - 24.8m DISTRIBUTOR ROAD
- 02 INTERNAL ESTATE ROAD 01 RESERVE - 22.6m INDUSTRIAL ROAD
- 03 INTERNAL ESTATE ROAD 02 RESERVE - 21.8m INDUSTRIAL ROAD
- 04 PARKING RATE PROVIDED RMS WH 1 SPACE PER 300sqm / OFFICE 1 SPACE PER 40sqm
- 05 BUILDING SETBACK TO ALDINGTON RD - 15m
- 06 LANDSCAPE SETBACK TO ALDINGTON RD - 7.5m
- 07 BUILDING SETBACK FROM ESTATE RD - 7.5m
- 08 LANDSCAPE SETBACK FROM ESTATE RD - 3.75m

LEGEND

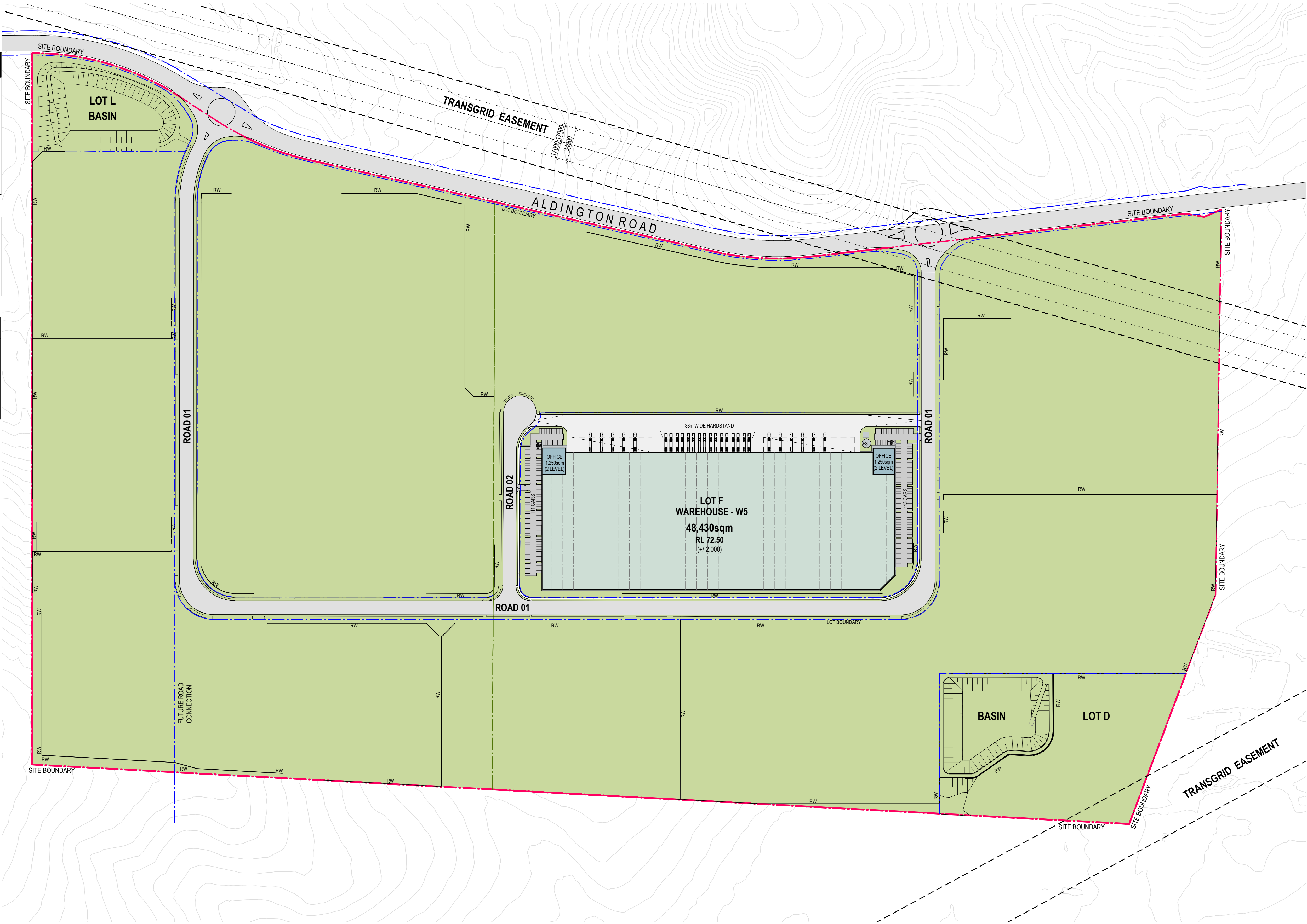
- Site Boundary
- Lot Boundary
- Road Boundary
- Building Setback
- Landscape Setback
- RE2 Zone
- Environmental Conservation zone
- Building Outline
- Building Above Outline
- Easement
- Retaining Wall
- Fire Services

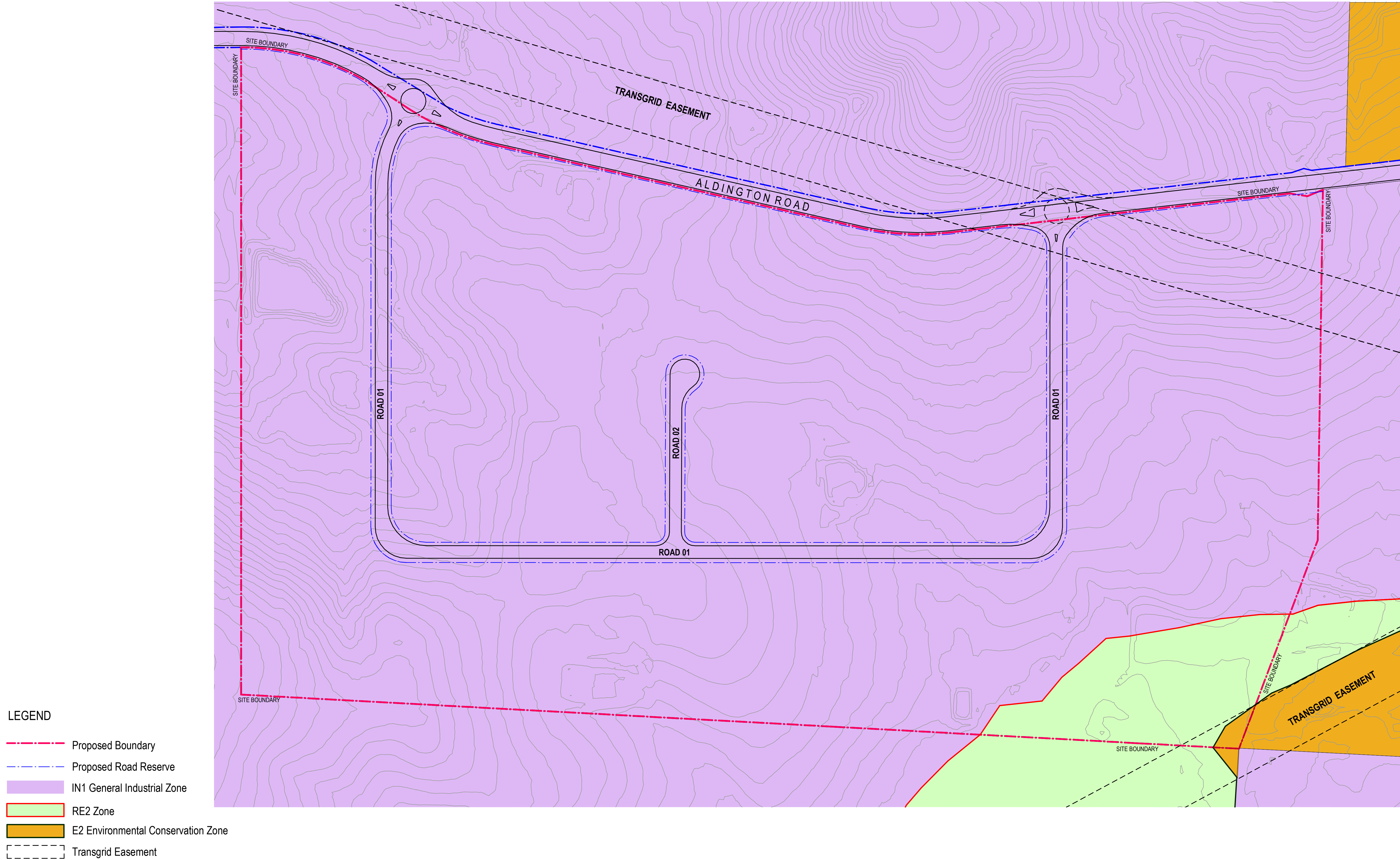
AREA SCHEDULE	
*All areas subject to survey	
SITE AREA	720,787sqm
ELECTRICAL EASEMENT	17,705sqm
BASIN LOT L	12,847sqm
FLOOD BASIN LOT D	32,519sqm
ESTATE ROAD RESERVE	42,768sqm
ROAD WIDENING (Aldington Rd)	2,437sqm
FUTURE ROAD CONNECTION	3,875sqm
NET DEVELOPABLE SITE AREA	608,636sqm

LOT F	
SITE AREA	74,294sqm
OFFICE	2,500sqm
WAREHOUSE - W5	48,430sqm
TOTAL GFA	50,930sqm
CARPARKING PROV.	224 CARS

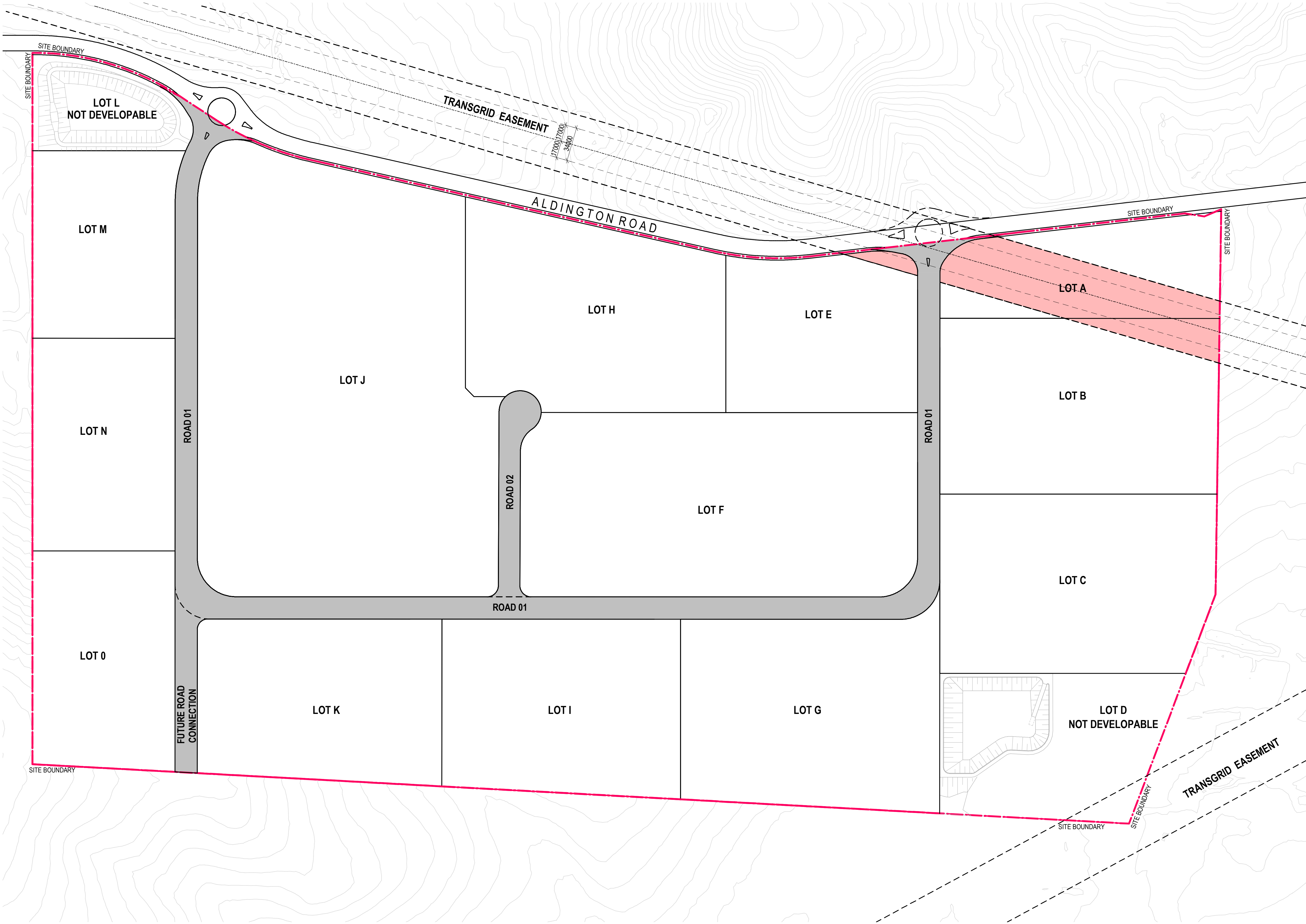
STAGE 1 WORKS	
EXTENT OF WORKS INCLUDED ON STAGE 1:	
• ESTATE ROAD 01 & 02	
• BASINS ON LOT 'D' & LOT 'L'	
• BULK EARTHWORKS PLUS RETAINING WALLS (REFER TO CIVIL ENGINEERING PLANS)	
• BUILDING W5 ON LOT 'F'	

LEGEND	
	Proposed Site Boundary
	Existing Lot Boundary
	Proposed Lot Boundary
	Bulk earthworks/ temporary Sediment Erosion Basin/ Landscaping/ Batter Stabilisation
	Stage 1 Infrastructure Works
	Stage 1 on Site Works
RW	Retaining Wall





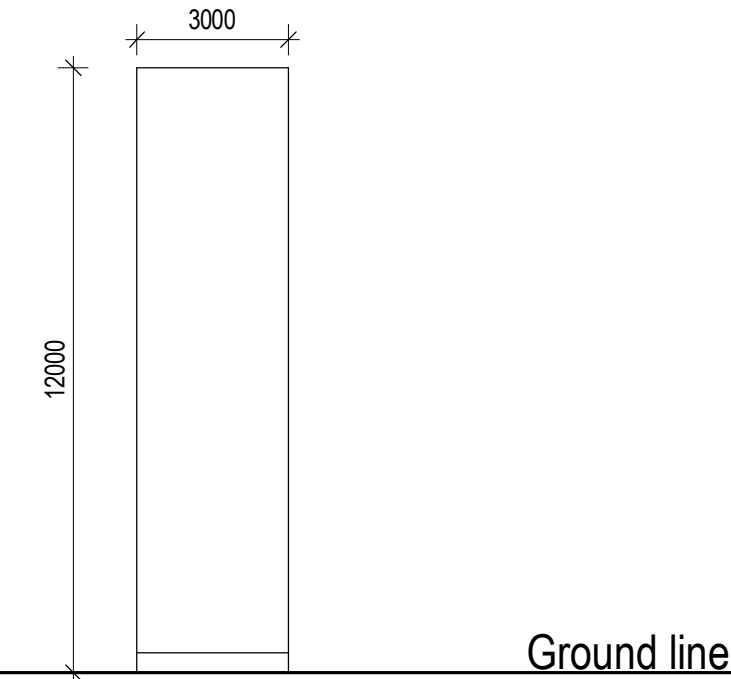
AREA SCHEDULE	
*All areas subject to survey	
Site Area	720,787 sqm
Road Widening (Aldington Rd)	2,437 sqm
Transgrid Easement	17,705 sqm
DEVELOPMENT LOTS	
LOT A	12,530 sqm
LOT B	46,604 sqm
LOT C	49,495 sqm
LOT D (NOT DEVELOPABLE)	32,519 sqm
LOT E	29,824 sqm
LOT F	74,294 sqm
LOT G	50,016 sqm
LOT H	48,356 sqm
LOT I	42,460 sqm
LOT J	124,463 sqm
LOT K	40,232 sqm
LOT L (NOT DEVELOPABLE)	12,847 sqm
LOT M	27,596 sqm
LOT N	31,067 sqm
LOT O	31,699 sqm
Road Reserve 01	37,523 sqm
Road Reserve 02	5,245 sqm
Future Road Connection	3,875 sqm



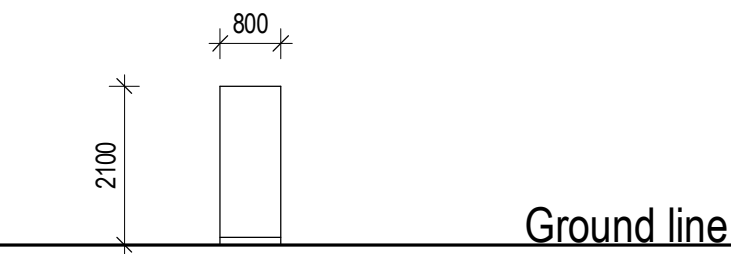


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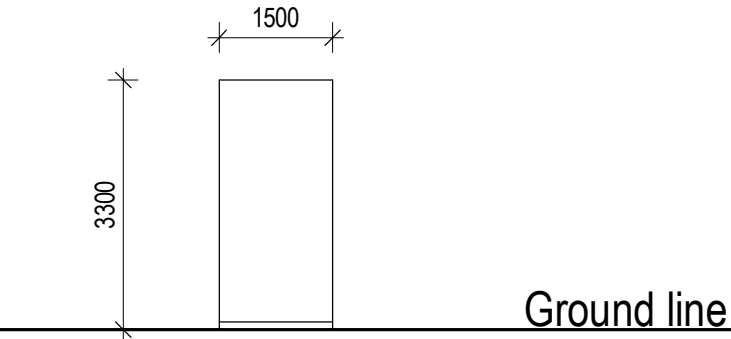
- S1** Estate Pylon Signage
- S2** Tenant Pylon Signage
- S3** Truck Entry / Exit Signage
- S4** Tenant Building Identification Signage



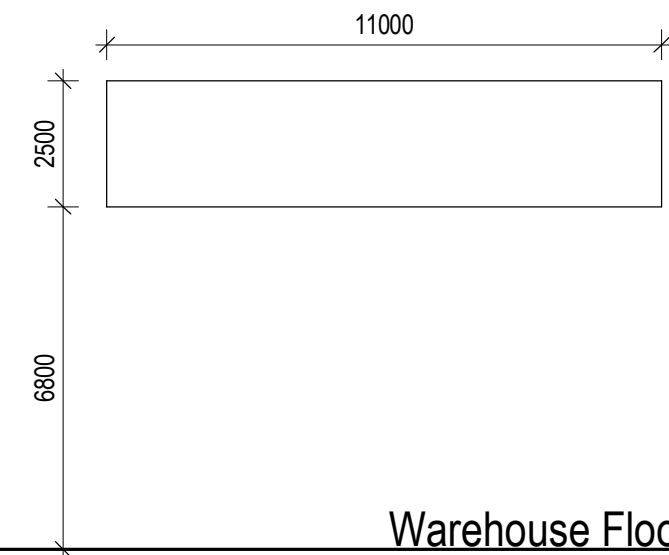
S1 Estate Pylon Sign
Artwork & colour to future detail
Illuminated



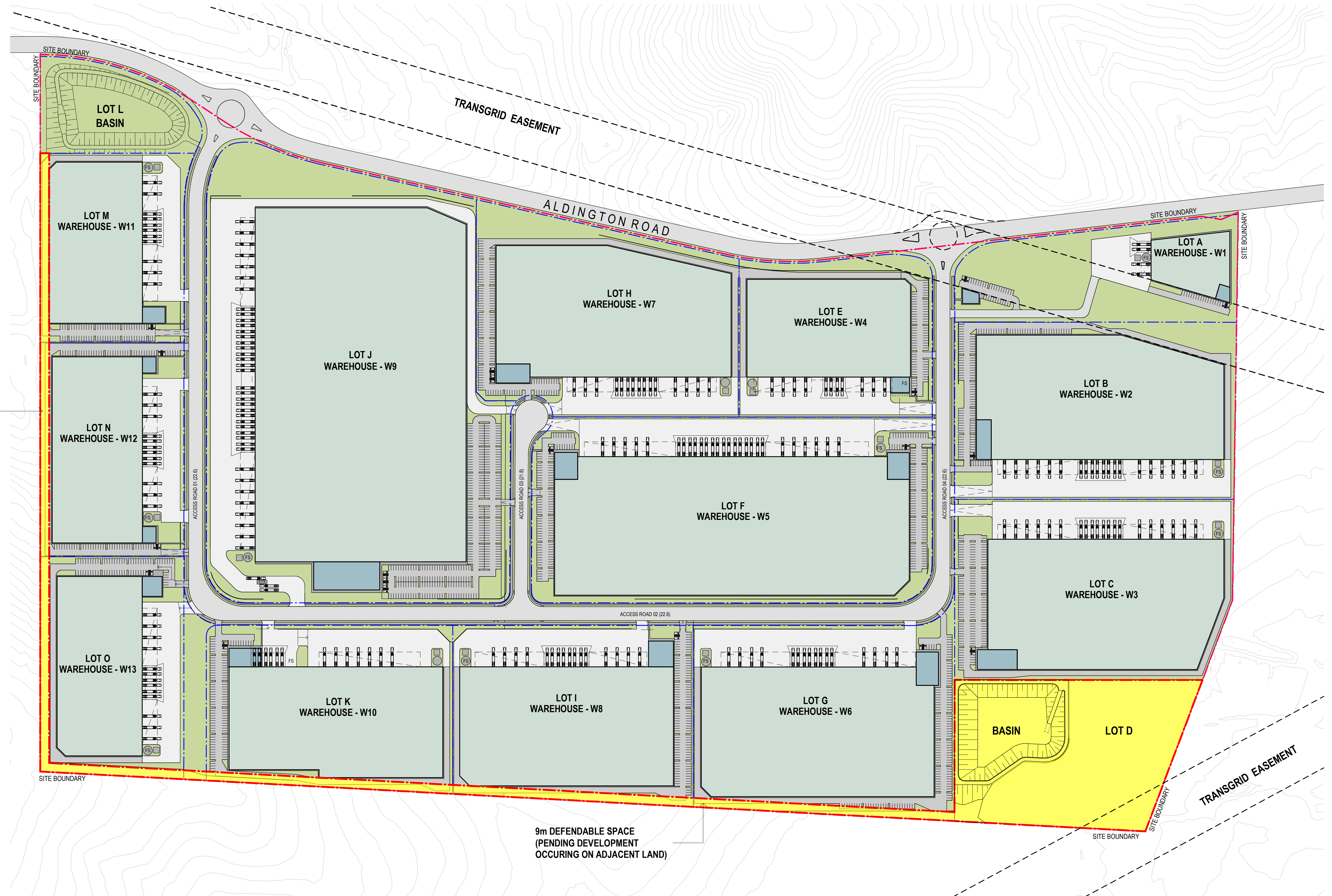
S2 Wayfinding Signage Pylon for Car Parking
Artwork & colour to future detail
Illuminated



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



9m DEFENDABLE SPACE
(PENDING DEVELOPMENT
OCCURRING ON ADJACENT LAND)

9m DEFENDABLE SPACE
(PENDING DEVELOPMENT
OCCURRING ON ADJACENT LAND)

LEGEND

 Defendable Space

SBA
ARCHITECTS

200 Aldington Road, Kemp's Creek NSW 2011
02 9550 0000
www.sba-architects.com.au

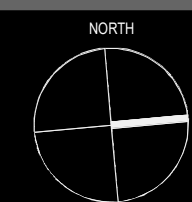
FOR REVIEW
DA ISSUE
REV. DESCRIPTION

21/09/2020
01/10/2020
DATE

F K C E S T A T E

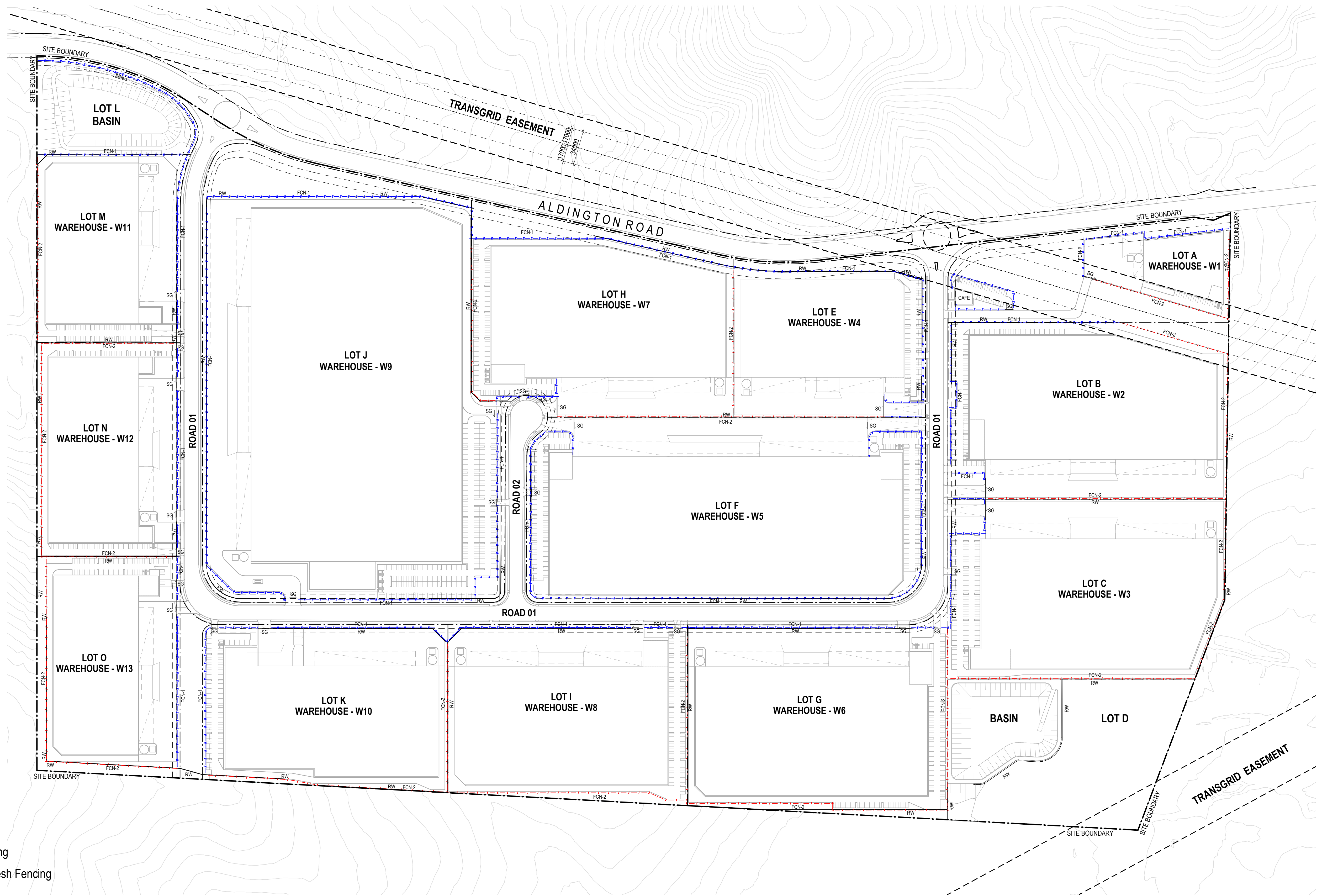
200 ALDINGTON ROAD, KEMPS CREEK NSW

0m 40m 80m 120m 160m 200m



DRAWING TITLE
Fire Protection Plan

DATE 01/10/2020 SCALE 1:2000@A1 JOB NO. 20111 DRAWING NO. MP10 B



- LEGEND
- FNC-1 - Palisade fencing
 - FNC-2 - Chain Wire Mesh Fencing
 - SG - Sliding Gate
 - RW - Retaining wall