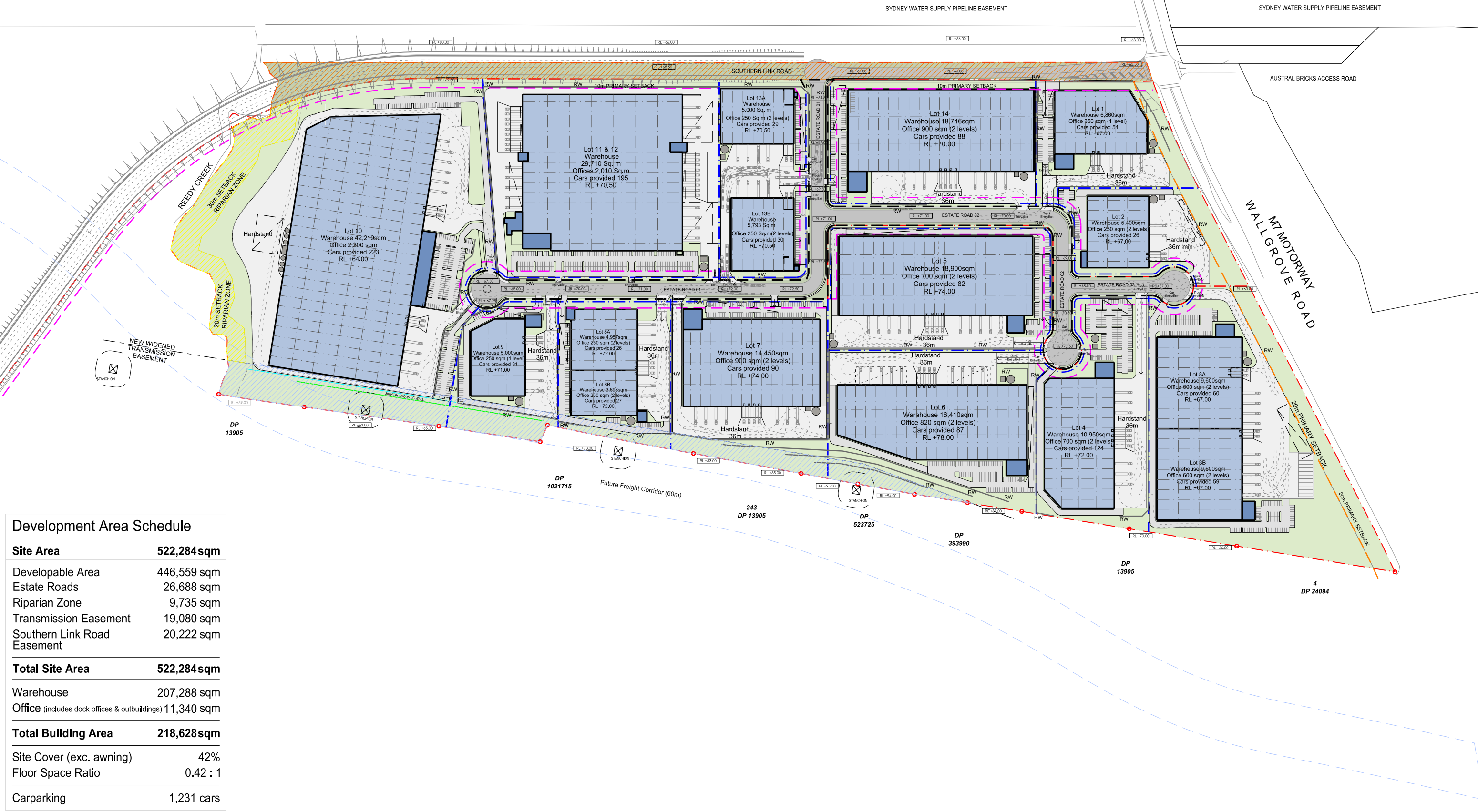
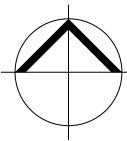


Legend

- Site Boundary
- Lot Boundary
- 20m Building Setback
- 10m Building Setback
- 3m Landscape Setback

GAZCORP



Development Area Schedule

Site Area	522,284sqm
Developable Area	446,559 sqm
Estate Roads	26,688 sqm
Riparian Zone	9,735 sqm
Transmission Easement	19,080 sqm
Southern Link Road Easement	20,222 sqm
Total Site Area	522,284sqm
Warehouse	207,288 sqm
Office (includes dock offices & outbuildings)	11,340 sqm
Total Building Area	218,628sqm
Site Cover (exc. awning)	42%
Floor Space Ratio	0.42 : 1
Carparking	1,231 cars



Momentum M7 - Modification 02
813-913 Wallgrove Road, Eastern Creek

Proposed Development
Development Application

Estate Masterplan

1:2000 @ A1
1:4000 @ A3
1 March 2022

MM7 - DA-001(B)
Job No. 20109/DA/MOD 2

