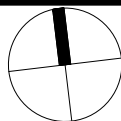


SITE AREA	110,043 m <sup>2</sup>
ROAD WIDENING - ALDINGTON RD	1,000 m <sup>2</sup>
NETT DEVELOPABLE AREA	109,043 m <sup>2</sup>
EFFICIENCY	62.35%
WAREHOUSE	65,000 m <sup>2</sup>
BATTERY CHARGING CHAMBER	1,056 m <sup>2</sup>
WORKSHOP/STORE	173 m <sup>2</sup>
TRANSPORT OFFICE	160 m <sup>2</sup>
WAREHOUSE AMENITIES	26 m <sup>2</sup>
OFFICE (2 LEVELS)	1,576 m <sup>2</sup>
TOTAL BUILDING AREA	67,991 m <sup>2</sup>
STAGE 1B	
SITE AREA (CAFE)	1,722 m <sup>2</sup>
NETT DEVELOPABLE AREA	1,722 m <sup>2</sup>
EFFICIENCY	11.61%
CAFÉ	200 m <sup>2</sup>
TOTAL BUILDING AREA	200 m <sup>2</sup>
STAGE 1C	
OSD BASIN 1	8,020 m <sup>2</sup>
STAGE 1D	
ESTATE ACCESS ROAD	26,555 m <sup>2</sup>
ACCESS ROAD 1	10,097 m <sup>2</sup>
STAGE 1E	
LAND AREA	5,240 m <sup>2</sup>
STAGE 1F	
LANDSCAPE BUFFER (30M)	13,073 m <sup>2</sup>
STAGE 1G	
OSD BASIN 2	5,100 m <sup>2</sup>
STAGE 2	
SITE AREA (SILK)	67,291 m <sup>2</sup>
NETT DEVELOPABLE AREA	67,291 m <sup>2</sup>
EFFICIENCY	61.93%
WAREHOUSE 1	25,000 m <sup>2</sup>
OFFICE (2 LEVELS)	650 m <sup>2</sup>
DOCK OFFICE	50 m <sup>2</sup>
WAREHOUSE 2	15,720 m <sup>2</sup>
OFFICE (2 LEVELS)	250 m <sup>2</sup>
TOTAL BUILDING AREA	41,670 m <sup>2</sup>
STAGE 3	
SITE AREA	27,160 m <sup>2</sup>
NETT DEVELOPABLE AREA	27,160 m <sup>2</sup>
EFFICIENCY	57.00%
WAREHOUSE	14,880 m <sup>2</sup>
OFFICE (2 LEVELS)	600 m <sup>2</sup>
TOTAL BUILDING AREA	15,480 m <sup>2</sup>
STAGE 4	
SITE AREA	33,900 m <sup>2</sup>
NETT DEVELOPABLE AREA	33,900 m <sup>2</sup>
EFFICIENCY	57.46%
WAREHOUSE	18,480 m <sup>2</sup>
2X OFFICE + DOCK OFFICE	1,000 m <sup>2</sup>
TOTAL BUILDING AREA	19,480 m <sup>2</sup>
STAGE 5	
SITE AREA	133,812 m <sup>2</sup>
NETT DEVELOPABLE AREA	133,812 m <sup>2</sup>
EFFICIENCY	43.85%
WAREHOUSE	55,742 m <sup>2</sup>
GUARD HOUSE 1	21 m <sup>2</sup>
GUARD HOUSE 2	21 m <sup>2</sup>
OFFICE (2 LEVELS)	2,787 m <sup>2</sup>
DOCK OFFICE	100 m <sup>2</sup>
TOTAL BUILDING AREA	58,671 m <sup>2</sup>
STAGE 6	
SITE AREA	95,216 m <sup>2</sup>
NETT DEVELOPABLE AREA	95,216 m <sup>2</sup>
EFFICIENCY	28.07%
WAREHOUSE (Incl: Dock Off)	25,084 m <sup>2</sup>
GUARD HOUSE 1	21 m <sup>2</sup>
GUARD HOUSE 2	21 m <sup>2</sup>
OFFICE	1,600 m <sup>2</sup>
TOTAL BUILDING AREA	26,726 m <sup>2</sup>
SUMMARY	
OVERAL SITE AREA	537,500 m <sup>2</sup>
NETT DEVELOPABLE AREA	473,384 m <sup>2</sup>
EFFICIENCY	48.63%
OVERALL BUILDING AREA	230,218 m <sup>2</sup>

0 20 50 100 200m  
SCALE 1:4000 @ A3



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292-308 ALDINGTON ROAD &  
59 -62 ABBOTTS ROAD & 63 ABBOTTS ROAD  
KEMPS CREEK  
NSW

ESTATE PLAN  
DATE: 07.07.2022

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