



**Legend**

- Site Boundary (Red dashed line)
- Lot Boundary (Blue dashed line)
- 20m Building Setback (Orange dashed line)
- 10m Building Setback (Purple dashed line)
- 3m Landscape Setback (Green dashed line)

Lot 11, 12 & 13 layout amended



**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
<b>Total Site Area</b>	<b>522,284sqm</b>
Warehouse	207,288 sqm
Office (includes dock offices & outbuildings)	11,340 sqm
<b>Total Building Area</b>	<b>218,628sqm</b>
Site Cover (exc. awning)	42%
Floor Space Ratio	0.42 : 1
Carparking	1,231 cars

Previously MOD 1 = 207,785sqm

Previously MOD 1 = 10,950sqm

Previously MOD 1 = 218,735sqm

Previously MOD 1 = 1203 cars

Amend to Modification 02

