

FIRST ESTATE MASTERPLAN

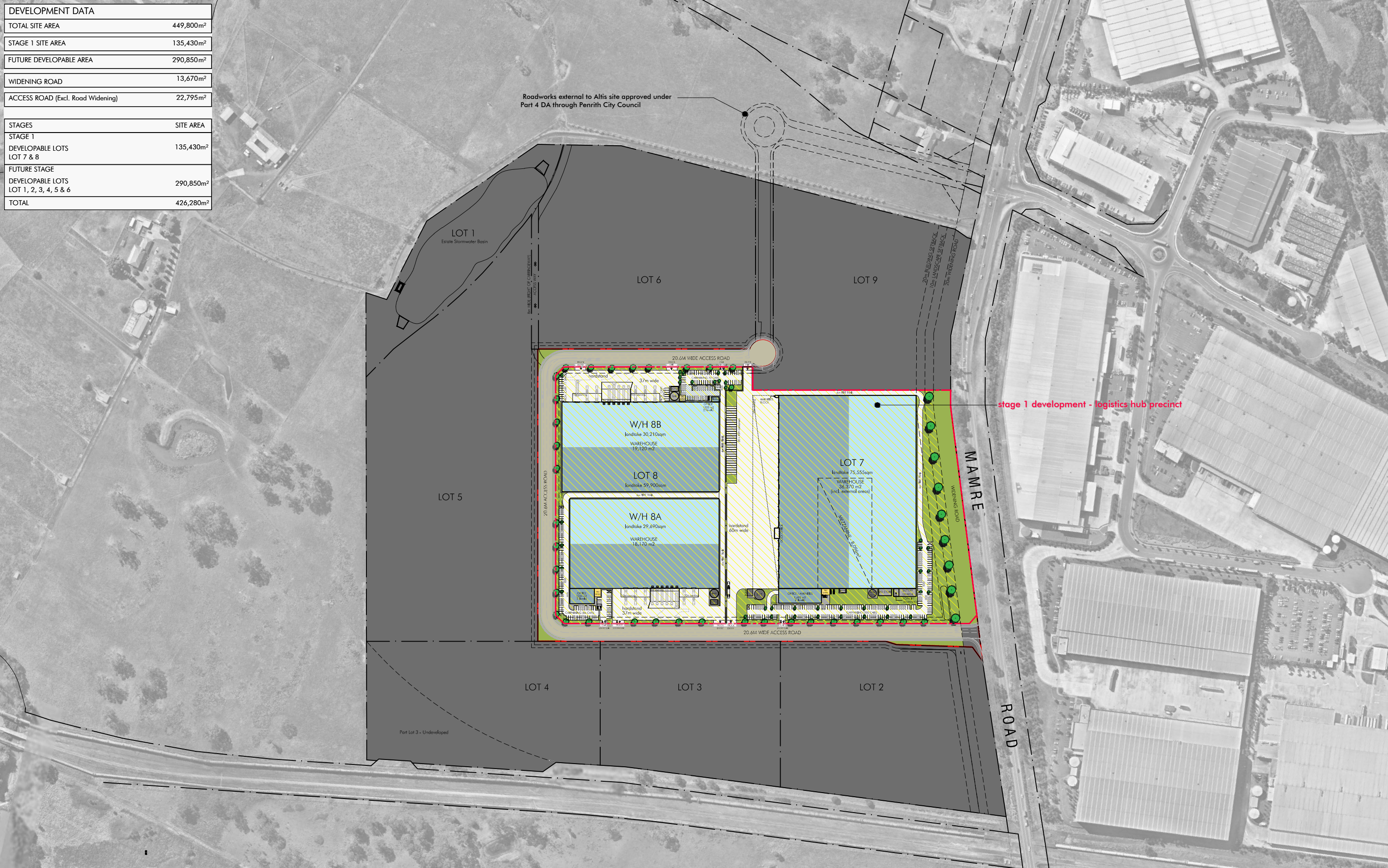
585-649 mamre rd., Orchard Hills
development application
march 2016

DRAWING LIST

Drawing Number	Drawing Title	Drawing Scale (@ A1)
4648_MP-000	COVER SHEET	NTS
4648_MP-001	MASTERPLAN	1:2000
4648_MP-002	OVERALL SITE PLAN	1:2000
4648_MP-003	SUBDIVISION PLAN	1:2000
4648_MP-004	STAGING PLAN	1:2000
4648_MP-011	LOGISTICS HUB PRECINCT - STAGE 1 DEVELOPABLE PLAN	1:1000
4648_MP-015	OFFICE LAYOUT, DOCK OFFICE & AMENITIES BLOCK- 8A	1:150
4648_MP-021	STAGE 1 DA ELEVATIONS - SHEET 1	1:500
4648_MP-022	STAGE 1 DA ELEVATIONS - SHEET 2	1:500
4648_MP-031	MASTERPLAN SECTIONS	1:500
4648_MP-035	ROAD SECTIONS	1:200
4648_MP-041	SIGNAGE STRATEGY	not to scale
4648_MP-061	MASSING DIAGRAMS	not to scale
4648_MP-071	PRECEDENT IMAGES	not to scale
4648_MP-081	LOGISTICS HUB PRECINCT - VISUAL IMPACT	not to scale
4648_MP-082	LOGISTICS HUB PRECINCT - VISUAL IMPACT	not to scale



DEVELOPMENT DATA	
TOTAL SITE AREA	449,800m ²
STAGE 1 SITE AREA	135,430m ²
FUTURE DEVELOPABLE AREA	290,850m ²
WIDENING ROAD	13,670m ²
ACCESS ROAD (Excl. Road Widening)	22,795m ²
STAGES	SITE AREA
STAGE 1	
DEVELOPABLE LOTS LOT 7 & 8	135,430m ²
FUTURE STAGE	
DEVELOPABLE LOTS LOT 1, 2, 3, 4, 5 & 6	290,850m ²
TOTAL	426,280m ²

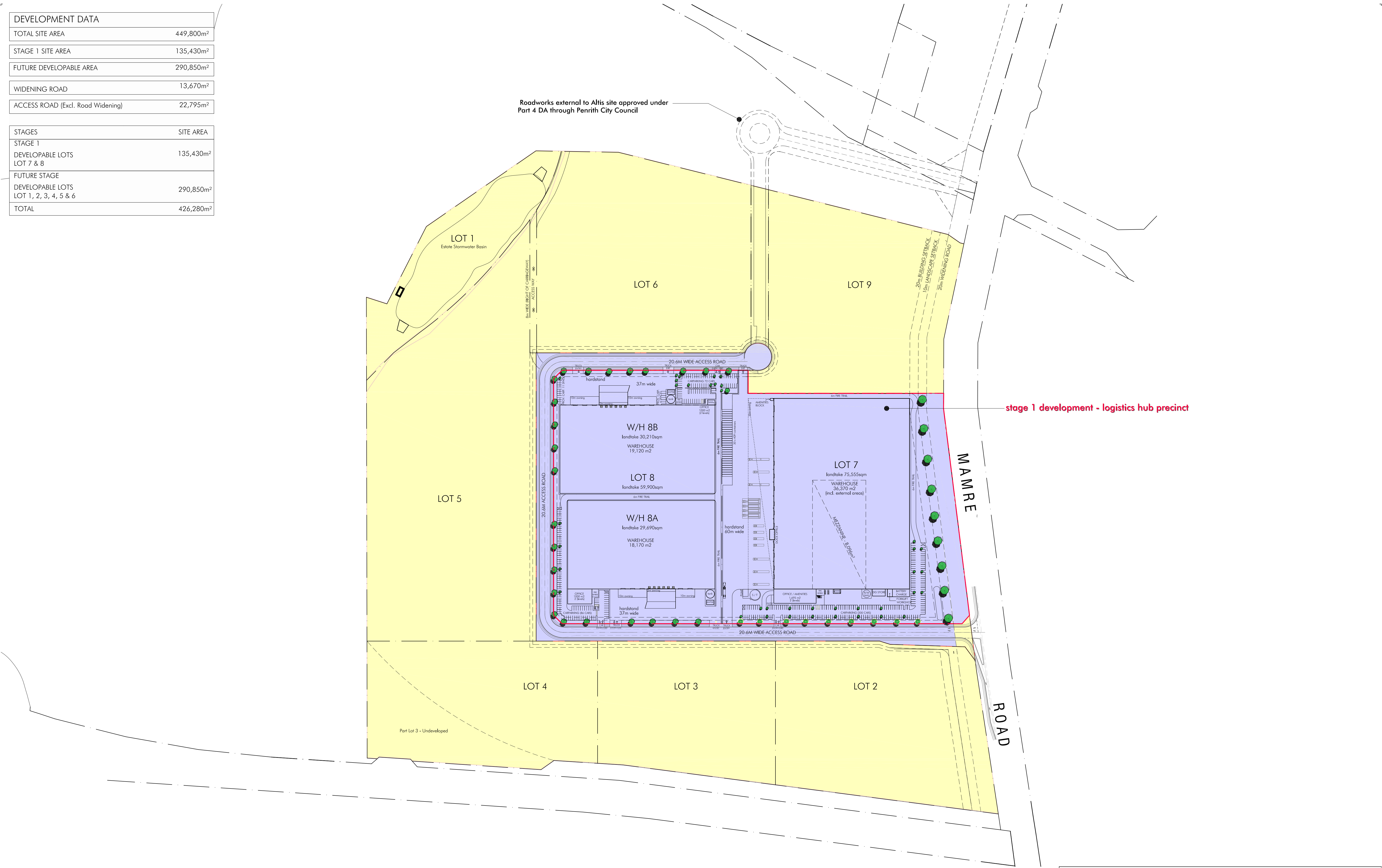


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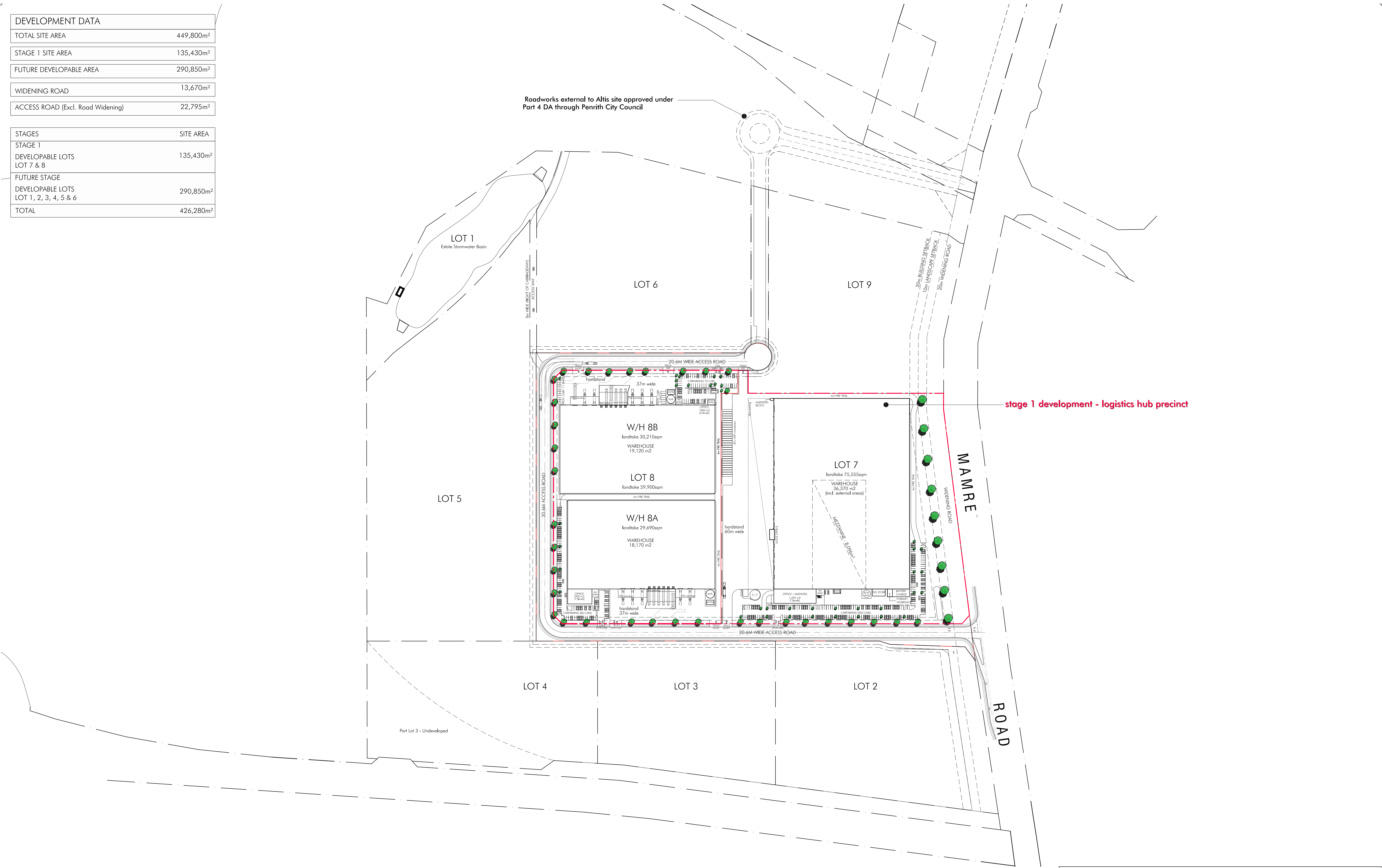
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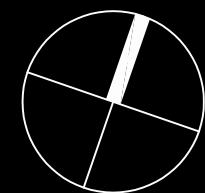
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DEVELOPMENT DATA	
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TOTAL	426,280m²

PROPOSED DEVELOPMENT AREAS -LOT 7,8A&8B		
OFF AREAS	WH AREA	TOTAL
DEVELOPABLE LOT 7 SITE AREA 75,555m²		
LOT 7		
OFFICE	1,695m²	
DOCK OFFICE	147m²	
WAREHOUSE		36,000m²
MEZZANINE		8,096m²
AMEN. BLOCK		11m²
DG STORE		127m²
BATTERY CHARGE		186m²
FORKLIFT		55m²
TOTAL	1,842m²	44,475m²

DEVELOPABLE LOT 8 SITE AREA 59,900m²		
BUILDING 8A SITE AREA 29,690m²		
LOT 8A		
OFFICE	1000m²	
WAREHOUSE		18,170m²
TOTAL	1000m²	19,170m²

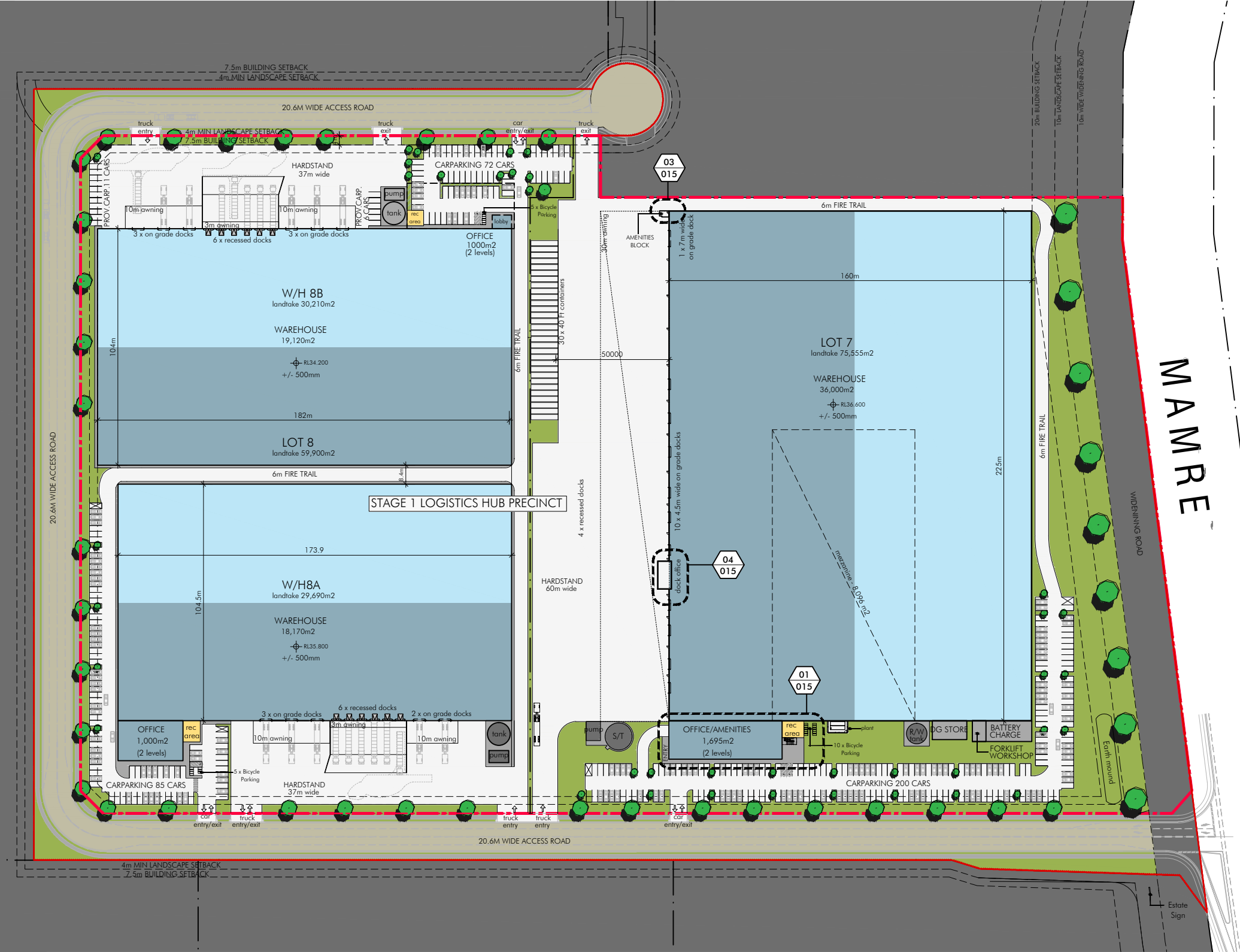
BUILDING 8B SITE AREA 30,210m²		
LOT 8B		
OFFICE	1,000m²	
WAREHOUSE		19,120m²
TOTAL	1,000m²	20,120m²
GRAND TOTAL	3,842m²	81,765m²

PARKING CONTROLS (with X_{200} - off X_{60}) REQUIRED	PROVIDED
LOT 7	195
LOT 8A	85
LOT 8B	89

BICYCLE PARKING (5% of car spaces)	REQUIRED	PROVIDED
LOT 7	10	10
LOT 8A	5	5
LOT 8B	5	5

LANDSCAPE AREA	
LOT 7	16,544m²
LOT 8A	1,382m²
LOT 8B	1,649m²
TOTAL	(14%) 19,575m²

SITE COVERAGE	56%
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