



LEGEND

- SITE BOUNDARY
- SETBACK
- EX. ELECTRICAL SERVICES
- EX. HYDRAULIC SERVICES
- BAL
- BAL RATING
- ASSET PROTECTION ZONE
- EX. SEWER LINE
- EX. HYDROLINE
- EX. TELECOM LINE
- EX. STORMWATER LINE
- PROPOSED 6M WIDE EASEMENT
- RIPARIAN CORRIDOR
- ECOLOGICAL ZONE
- HONEMAN CLOSE & RESERVE ROAD SETBACK
- STONE LINED BATTER

- FNC-1 2400mm(H) PALISADE FENCE & GATE
- FNC-2 2400mm(H) CHAINWIRE FENCE & GATE
- FNC-3 1200mm(H) PALISADE FENCE

DEVELOPMENT SCHEDULE

TOTAL SITE AREA		209,307 m²
ECOLOGICAL AREA (INCLUDES OF RIPARIAN CORRIDORS 13,980 SQM & NON-DEVELOPABLE AREA 2,416 SQM)		102,265 m²
STREET SETBACKS (HONEMAN CLOSE & RESERVOIR ROAD)		5,714 m²
NEW ESTATE ROAD		3,197 m²
DEVELOPABLE AREA		98,131 m²
WAREHOUSE 1	35,029 m²	
WAREHOUSE 2	13,181 m²	
TOTAL WAREHOUSE GLA		48,210 m²
OFFICE 1_GF	792 m²	
OFFICE 1_L1	718 m²	
OFFICE 2_GF	269 m²	
OFFICE 2_L1	236 m²	
GATEHOUSE INBOUND	20 m²	
GATEHOUSE OUTBOUND	20 m²	
DOCK OFFICE 1	100 m²	
DOCK OFFICE 2	51 m²	
TOTAL OFFICE GLA		2,206 m²
OTHERS		2,520 m²
TOTAL BUILDING GLA		52,935 m²
WAREHOUSE 1	30,455 m²	
WAREHOUSE 2	10,726 m²	
OFFICE 1_GF	759 m²	
OFFICE 1_L1	679 m²	
OFFICE 2_GF	244 m²	
OFFICE 2_L1	210 m²	
GATEHOUSE INBOUND	18 m²	
GATEHOUSE OUTBOUND	16 m²	
DOCK OFFICE 1	94 m²	
DOCK OFFICE 2	47 m²	
OTHERS (5% OF TOTAL BUILDING GLA)		2,520 m²
TOTAL BUILDING GFA		45,766 m²
SITE COVERAGE		54%
(TOTAL GLA BUILDING AREA / DEVELOPABLE AREA)		
WAREHOUSE 1 AWNINGS	3,335 m²	
WAREHOUSE 2 AWNINGS	1,922 m²	
TOTAL AWNINGS		5,257 m²
HARDSTAND AREA		28,228 m²
LIGHT DUTY PAVEMENT		8,812 m²
LANDSCAPE AREA (52%) (INCLUDES OF ECOLOGICAL AREA)		108,444 m²
CARPARKING RATE		
WAREHOUSE : 1 SPACE PER 200 sqm.		
OFFICE : 1 SPACE PER 40 sqm.		
CARPARK DIMENSIONS:		
5.5 M X 2.5 M CARPARK BAY		
6.5 M CARPARK DRIVEWAY		
PEDESTRIAN FOOTPATH ALONG NEW ACCESS ROAD = MIN. 2.5M		
WAREHOUSE 1 / OFFICE 1 CARPARK REQUIRED	218	
WAREHOUSE 2 / OFFICE 2 CARPARK REQUIRED	80	
WAREHOUSE 1 / OFFICE 1 CARPARK PROVIDED (INCLUDES OF 3 DISABLED SPACE & 10 EV CHARGING BAYS)	218	
WAREHOUSE 2 / OFFICE 2 CARPARK PROVIDED (INCLUDES OF 2 DISABLED SPACE & 6 EV CHARGING BAYS)	118	
WAREHOUSE 1 BIKE PARKING	14	
WAREHOUSE 2 BIKE PARKING	5	