

OVERALL DEVELOPMENT DATA

Total Site Area	558,323 m ²
Mamre Rd Reserve Area	14,004 m ²
Rev. Boundary Site Area	544,319 m ²
Access Roads Area	39,876 m ²
Future Roads Area	3,570 m ²
Creek Riparian Area	29,718 m ²
Retained Riparian Area	4,042 m ²
Basin Lot Area	18,109 m ²
Total Developable Area	449,004 m ²
Total Office Area (incl. dock off.)	11,136 m ²
Total Warehouse Area	234,035 m ²
Cafe	125 m ²
Total Building Area	245,296 m ²
Restriction on User Area	4,613 m ²

WAREHOUSE 1

Site Area	61,217 m ²
Offices	900 m ²
Warehouse	32,686 m ²
Dock Office	300 m ²
Total GFA	33,886 m ²
Carpark Provided	141

WAREHOUSE 2

Site Area	40,172 m ²
Offices	1,500 m ²
Warehouse	22,595 m ²
Dock Office	200 m ²
Total GFA	24,295 m ²
Carpark Provided	150

WAREHOUSE 3

Site Area	42,755 m ²
Offices	700 m ²
Warehouse	20,735 m ²
Dock Office	100 m ²
Total GFA	21,535 m ²
Carpark Provided	89

WAREHOUSE 4

Site Area	41,365 m ²
Offices	750 m ²
Warehouse	18,055 m ²
Dock Office	100 m ²
Total GFA	18,905 m ²
Carpark Provided	93

WAREHOUSE 5

Site Area	28,160 m ²
Offices	650 m ²
Warehouse	11,872 m ²
Dock Office	100 m ²
Total GFA	12,622 m ²
Carpark Provided	60

WAREHOUSE 6

Site Area	19,439 m ²
Offices	1,000 m ²
Warehouse	8,574 m ²
Total GFA	9,574 m ²
Carpark Provided	71

WAREHOUSE 7

Site Area	27,120 m ²
Offices	750 m ²
Warehouse	14,358 m ²
Dock Office	100 m ²
Cafe	125 m ²
Total GFA	15,333 m ²
Carpark Provided	84

WAREHOUSE 8

Site Area	75,710 m ²
Office	2,000 m ²
Warehouse	39,700 m ²
Dock Office	370 m ²
Store	460 m ²
Receiving Offices	100 m ²
Total GFA	42,630 m ²
Carpark 1 Provided	164
Carpark 2 Provided	196

WAREHOUSE 9

Site Area	113,082 m ²
Offices	1,350 m ²
Warehouse	64,900 m ²
Dock Office	266 m ²
Total GFA	66,516 m ²
Carpark Provided	266

*Areas are measured to future Mamre Rd boundary in red
 **All areas subject to survey

REVISIONS

REV	DESCRIPTION	DATE
A	ISSUED FOR SSDA	06/03/2025
B	ISSUED FOR SSDA	03/04/2025



APPLICATION PROVISIONS FOR POTENTIAL FUTURE RIPARIAN REALIGNMENT TO THE NORTHERN BOUNDARY (SUBJECT TO APPROVAL FOR REALIGNMENT ON ADJOINING PROPERTY)

INDICATIVE FUTURE ACCESS ROAD NO.3 (NORTH) (SUBJECT TO APPROVAL ON ADJOINING PROPERTY)

PROVISION FOR POTENTIAL FUTURE DEDICATED FREIGHT NETWORK 10M WIDE SUBJECT TO RESOLUTION OF INTEGRATED FREIGHT NETWORK

INDICATIVE FUTURE ACCESS ROAD NO. 3 (SOUTH) (SUBJECT TO APPROVAL ON ADJOINING PROPERTY)

- LEGEND
- Landscape Setback
 - Building Setback
 - SS Substation Indicative Location
 - RW Retaining Wall
 - FS Fire Services
 - FB Fire Brigade Truck Parking
 - LB Landscape Block
 - RWT Rainwater Tank
 - AC Plant Indicative Location



Aspect Industrial Estate
 788-882 Mamre Road Kemp's Creek



ESTATE MASTERPLAN
 SSD-10448-MOD10

AIE.EST.DA.1090

REV	DESCRIPTION	DATE
A	DRAFT	06/02/2025
B	DRAFT	07/02/2025
C	ISSUED FOR SSSA	06/03/2025
D	ISSUED FOR SSSA	25/03/2025
E	ISSUED FOR SSSA	28/03/2025
F	ISSUED FOR SSSA	04/04/2025
G	ISSUED FOR SSSA	08/04/2025
H	ISSUED FOR SSSA	15/04/2025
J	ISSUED FOR SSSA	17/04/2025

WAREHOUSE 8 GFA AREA SCHEDULE

GROSS FLOOR AREA DEFINED AS PER PENRITH COUNCIL LEP 2010

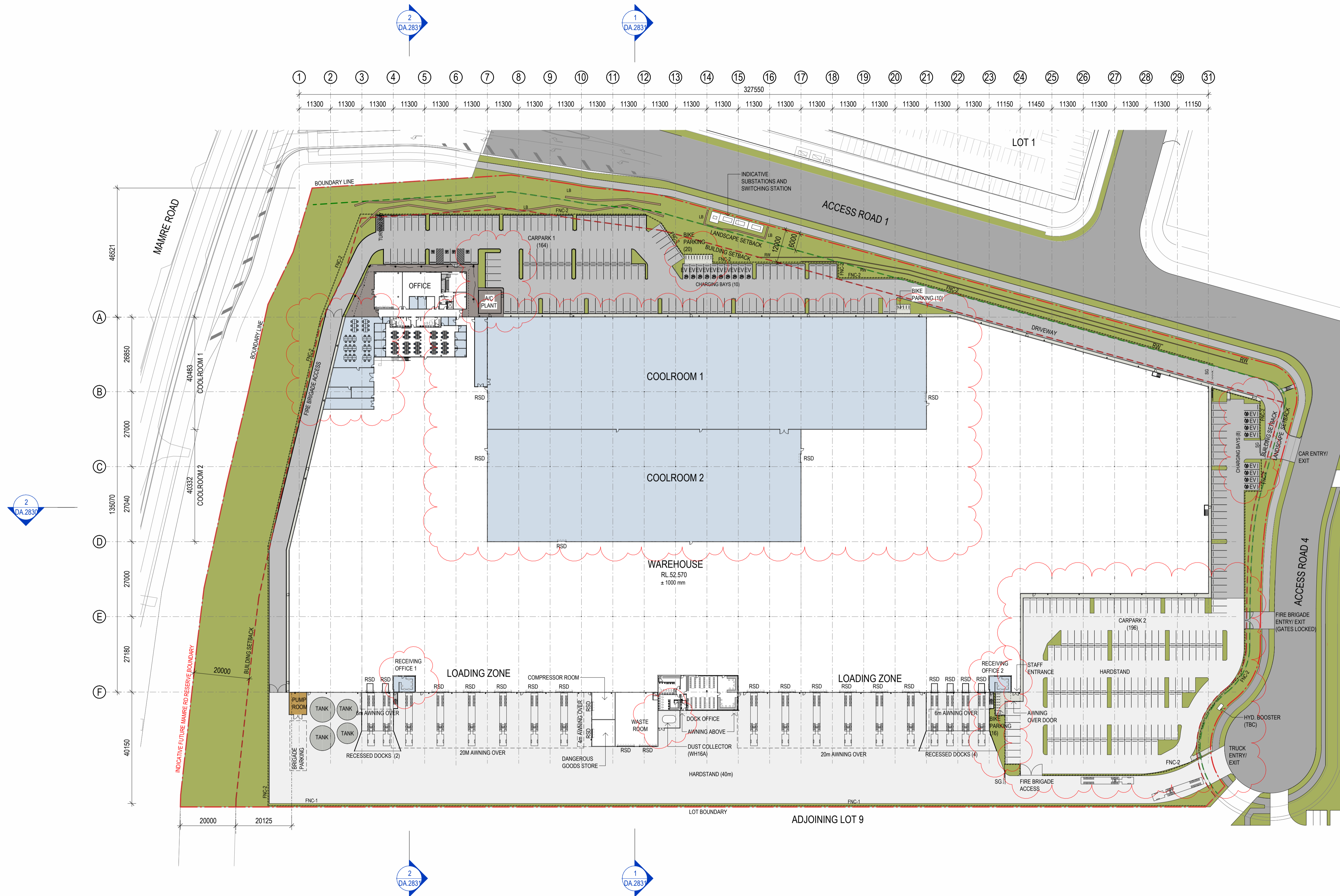
SITE AREA	75,710 m ²
WAREHOUSE	39,706 m ²
OFFICE GROUND	1,000 m ²
OFFICE LEVEL 1	1,000 m ²
DOCK OFFICE	370 m ²
STORE ROOM	460 m ²
RECEIVING OFFICE	94 m ²
TOTAL GFA	42,630 m ²
SITE COVERAGE	56.3 %
CARPARK 1 PROVIDED	164
CARPARK 2 PROVIDED	196
TOTAL CARPARKING	360

SITE LEGEND

---	FNC-1 CHAINMESH FENCE
---	FNC-2 PALISADE FENCE
---	RETAINING WALL
---	SLIDING GATE
---	GATE
---	PEDESTRIAN GATE
---	TELESCOPIC GATE
---	SITE BOUNDARY
---	LOT BOUNDARY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	ROAD LINES RESERVE
---	INDICATIVE MECH DUCTING AT HIGH LEVEL

ABBREVIATIONS

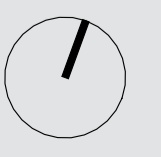
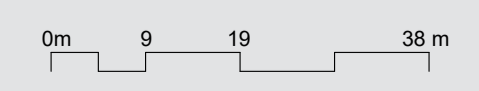
A	ACCESS WC
F	FEMALE AMENITIES
K	KITCHEN
LB	LANDSCAPE BLOCKS
M	MALE AMENITIES
RSD	ROLLER SHUTTER DOOR
SG	SLIDING GATE
EV	ELECTRIC VEHICLE CHARGING POINT



SSDA

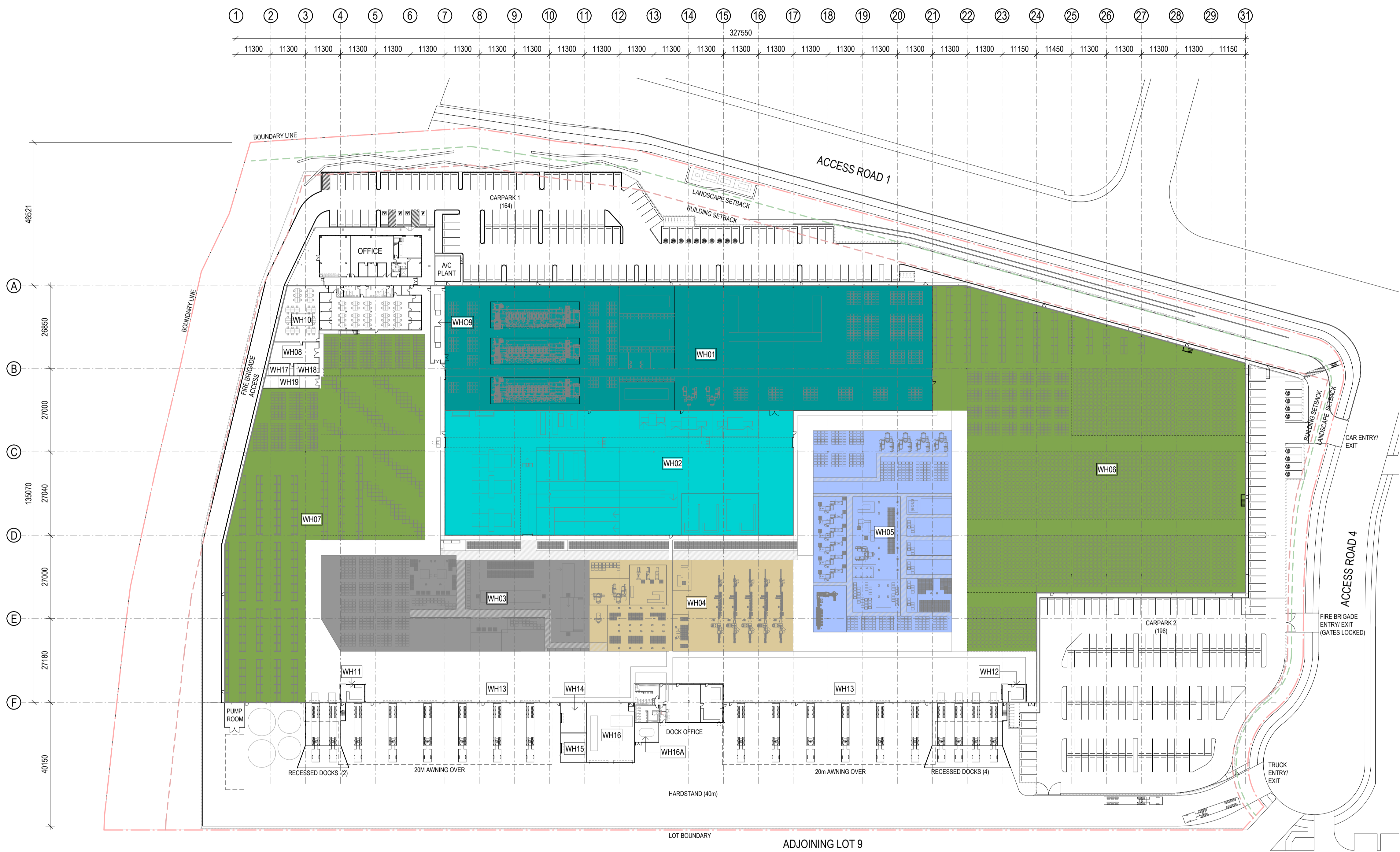


WAREHOUSE 8
LOT 8, 804-882 MAMRE RD
KEMPS CREEK, NSW



LOT 8 SITE PLAN

REV	DESCRIPTION	DATE
A	ISSUED FOR SSSA	04/04/2025
B	ISSUED FOR SSSA	08/04/2025
C	ISSUED FOR SSSA	15/04/2025
D	ISSUED FOR SSSA	17/04/2025



ZONE LEGEND

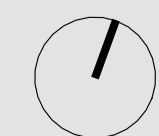
COOLROOM 1	6402 m ²
COOLROOM 2	4589 m ²
FINISHING AND PACKING	2610 m ²
FOLDING, MAILING & PACKING	1958 m ²
RAW MATERIAL STORAGE	8715 m ²
STITCHING, FOLDING & PACKING	2940 m ²

AREA LEGEND

WH01	COOLROOM 1 (CONVENTIONAL PRINTING)
WH02	COOLROOM 2 (DIGITAL PRINTING)
WH03	FINISHING & PACKING
WH04	FOLDING, MAILING & PACKING
WH05	STITCHING, FOLDING & PACKING
WH06	RAW MATERIAL STORAGE EAST
WH07	RAW MATERIAL STORAGE WEST
WH08	PROTOTYPE ROOM
WH09	PLATEMAKING ROOM
WH10	DESIGN STUDIO
WH11	RECEIVING OFFICE 1
WH12	RECEIVING OFFICE 2
WH13	STAGING AREA
WH14	ACCEPTANCE & DISPATCH
WH15	COMPRESSOR ROOM
WH16	COMPRESSOR ROOM
WH16D	DANGEROUS GOODS
WH16	WASTE ROOM
WH16D	DUST COLLECTOR
WH17	PROTO SECURE
WH18	TRANS URBAN SECURE
WH19	SBA CARDS

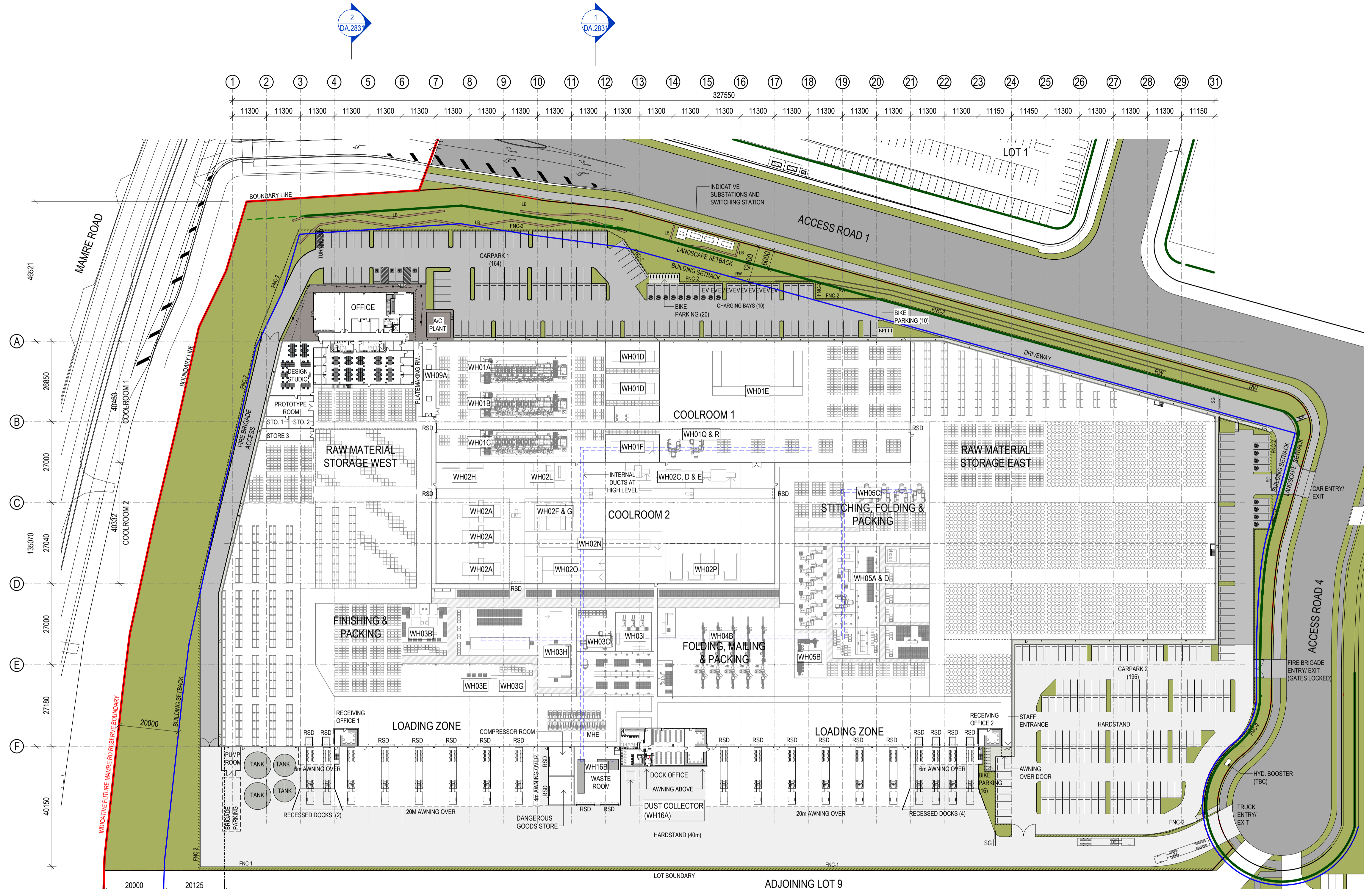
SSDA

sba WAREHOUSE 8
 LOT 8, 804-882 MAMRE RD
 KEMPS CREEK, NSW



LOT 8 IVE AREA LAYOUT PLAN

REV	DESCRIPTION	DATE
A	ISSUED FOR SDDA	04/04/2025
B	ISSUED FOR SDDA	08/04/2025
C	ISSUED FOR SDDA	15/04/2025



EQUIPMENT LEGEND

WH01A	K&B RAPIDA 10 COLOUR
WH01B	K&B RAPIDA 7 COLOUR
WH01C	HEIDELBERG XL10 COL 105PB
WH01D	BOBST NOVACUT 106 (INSTALLING 2025)
WH01E	BOBST EXPERTFOLD, CARTONPACK, EASY FEEDER & BATCH INVERTER
WH01F	HEIDELBERG VARIMATRIX FORMECUTTER
WH01Q	POLAR 78 GUILLOTINE
WH01R	POLAR MOHR 115 GUILLOTINE
WH02A	DURST P5 (BA)
WH02C	HP INDIGO 100K - QUICKEST B2 IN THE WORLD
WH02D	HP INDIGO 7800 (SRA3)
WH02E	HP INDIGO 7K (SRA3)
WH02F	RICOH PRO C7210
WH02G	RICOH RO C7210
WH02H	HP335 PRINTER
WH02N	HP T370 CONTINUOUS INKJET
WH01O	KERN 3500
WH01P	BLUECREST EPIC
WH03B	ROBATECH HOTMELT SYSTEMS x 2, BICKERS GLUE JET, BICKERS GLUE JET
WH03C	GUILLOTINE 3 - POLAR 137
WH03E	BCS BOX MAKER
WH03G	FUZE INDUSTRY WIDE TAPE APPLICATION MACHINE
WH03H	CENTURY DIE CUTTER
WH03I	STAHL FOLDER T152
WH04B	SITMA
WH05A	BINDERY DEPARTMENT
WH05B	MULLER MARTINI PRIMERA STITCHER 8 STATION
WH05C	GUILLOTINE
WH05D	LAMINATORS
WH09A	KODAK LINE
WH16A	DUST COLLECTOR
WH16B	HYDRAPAC BALER FROM SUNSHINE

SDDA



WAREHOUSE 8
LOT 8, 804-882 MAMRE RD
KEMPS CREEK, NSW

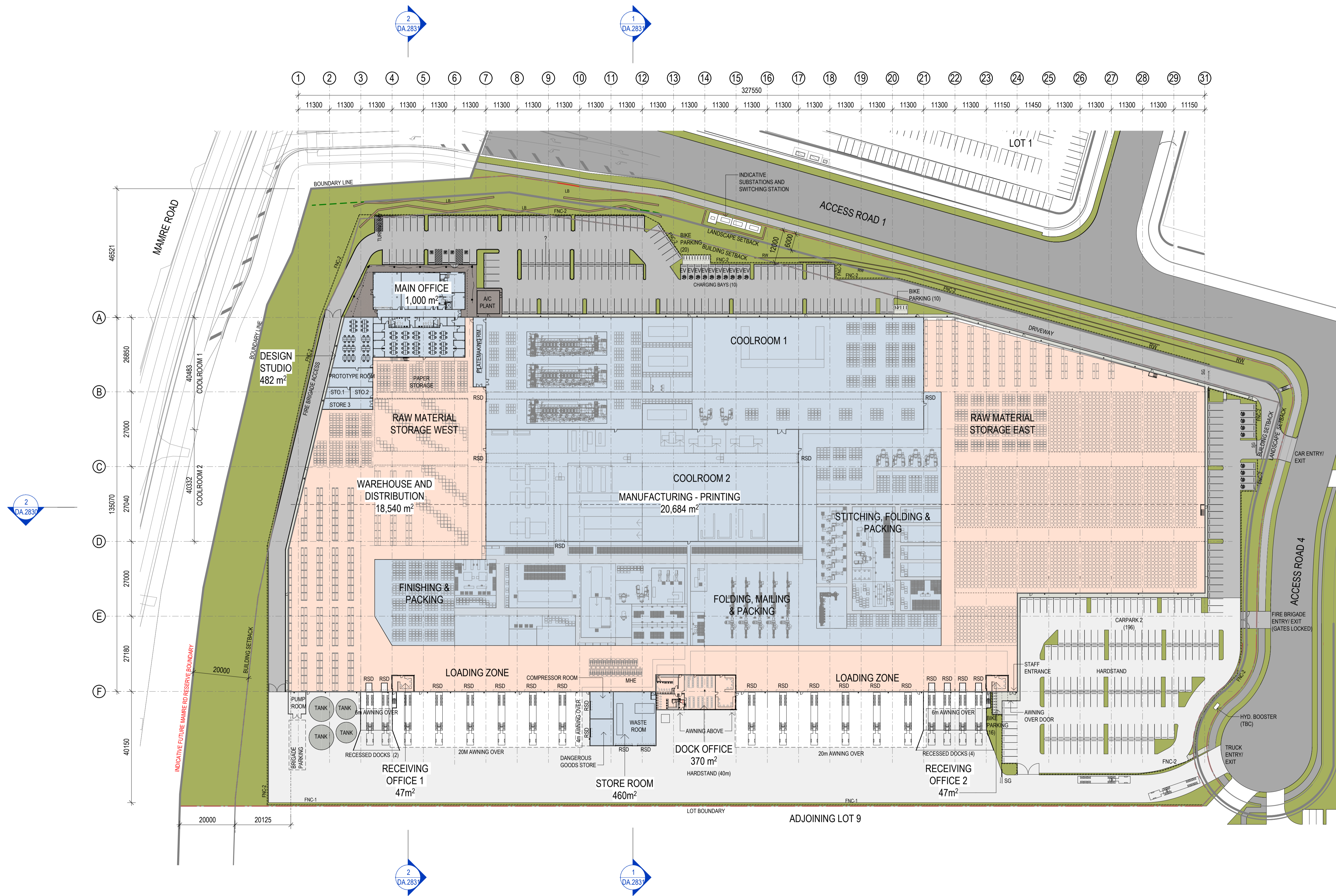
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LOT 8 IVE EQUIPMENT PLAN



REV	DESCRIPTION	DATE
A	ISSUED FOR SDDA	06/03/2025
B	ISSUED FOR SDDA	28/03/2025
C	ISSUED FOR SDDA	04/04/2025
D	ISSUED FOR SDDA	15/04/2025



FITOUT LEGEND		
MANUFACTURING - PRINTING	20,684 m ²	
MAIN OFFICE	1,000 m ²	
DESIGN STUDIO	482 m ²	
STORE ROOM	460 m ²	
TOTAL	22,626 m²	
WAREHOUSE AND DISTRIBUTION	18,540 m ²	
DOCK OFFICE	370 m ²	
RECEIVING OFFICES	94 m ²	
TOTAL	19,004 m²	
TOTAL AREA	41,630 m²	

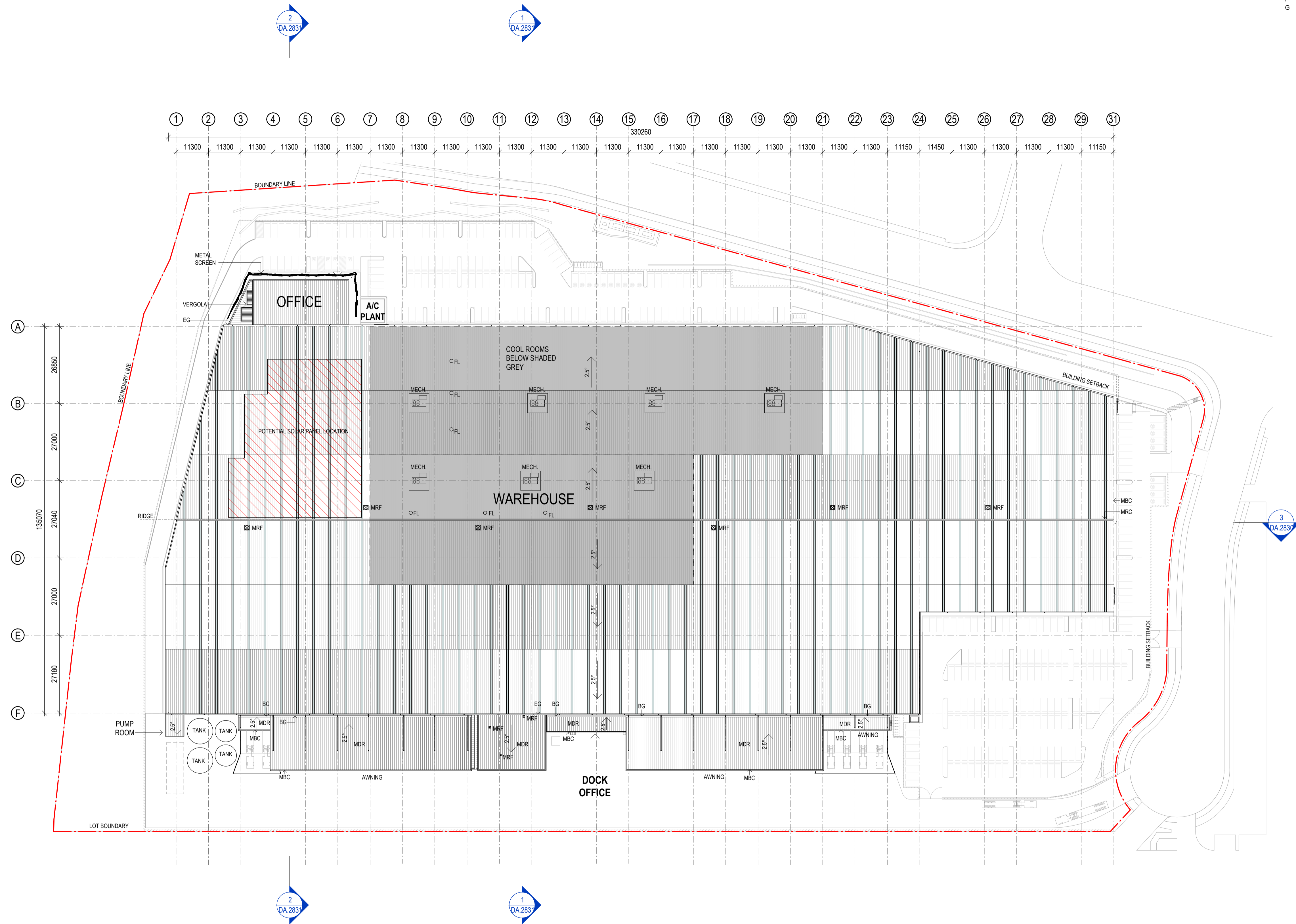
SDDA

sba WAREHOUSE 8
 LOT 8, 804-882 MAMRE RD
 KEMPS CREEK, NSW



REV	DESCRIPTION	DATE
A	DRAFT	06/02/2025
B	ISSUED FOR SSSA	06/03/2025
C	ISSUED FOR SSSA	11/03/2025
D	ISSUED FOR SSSA	28/03/2025
E	ISSUED FOR SSSA	04/04/2025
F	ISSUED FOR SSSA	08/04/2025
G	ISSUED FOR SSSA	15/04/2025

SITE LEGEND	
BG	BOX GUTTER
EG	EAVES GUTTER
MBC	METAL BARGE CAPPING
MDR	METAL DECK ROOFING-PREFINISHED
MRC	METAL RIDGE CAPPING- PREFINISHED
MRF	METAL ROOF FAN
TRS	TRANSLUCENT ROOF SHEETING
MECH.	MECH. UNIT ON PLATFORM
FL	MECH. FLUES



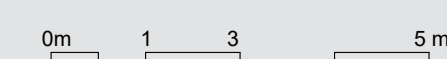
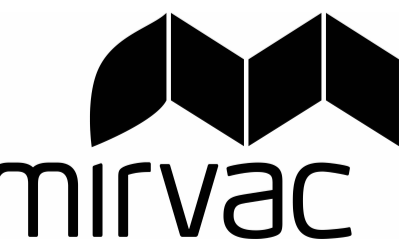
REV	DESCRIPTION	DATE
A	DRAFT	06/02/2025
B	DRAFT	07/02/2025
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D	ISSUED FOR SSDA	04/04/2025
E	ISSUED FOR SSDA	15/04/2025



SSDA



WAREHOUSE 8
 LOT 8, 804-882 MAMRE RD
 KEMPS CREEK, NSW



OFFICE GROUND FLOOR PLAN

Date 15/04/2025 Scale 1:100@A1, 1:200@A3 PROJECT NO 25107 **DA.2815** E

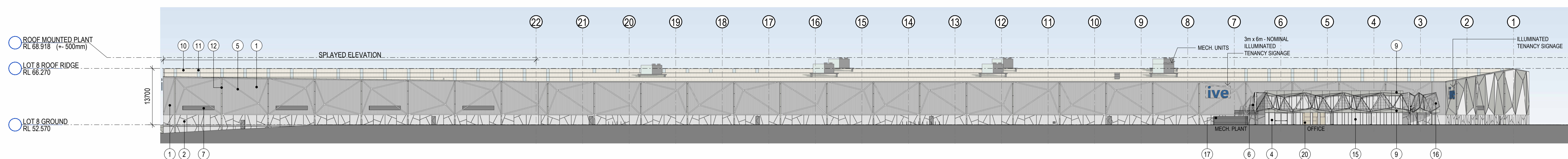
REVISIONS		
REV	DESCRIPTION	DATE
A	DRAFT	06/02/2025
B	DRAFT	07/02/2025
C	ISSUED FOR SSDA	06/03/2025
D	ISSUED FOR SSDA	04/04/2025
E	ISSUED FOR SSDA	15/04/2025



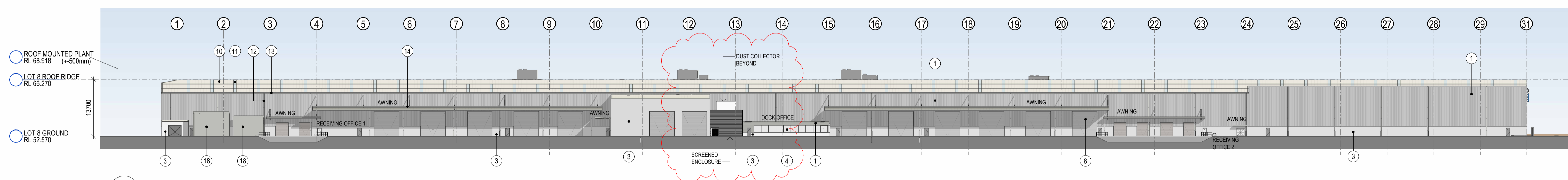
2 OFFICE - LEVEL 1 FLOOR PLAN 1 : 100



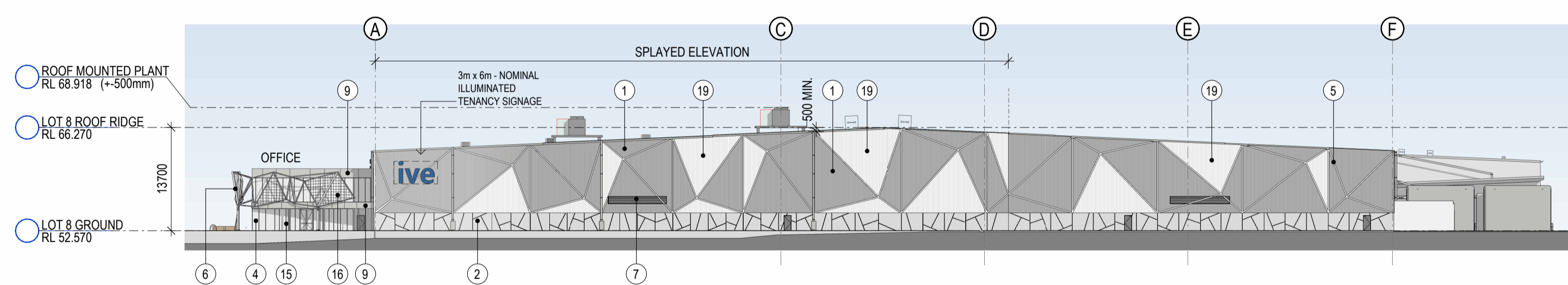
REVISIONS	REV	DESCRIPTION	DATE
	A	DRAFT	06/02/2025
	B	ISSUED FOR SSDA	06/03/2025
	C	ISSUED FOR SSDA	28/03/2025
	D	ISSUED FOR SSDA	04/04/2025
	E	ISSUED FOR SSDA	08/04/2025
	F	ISSUED FOR SSDA	17/04/2025



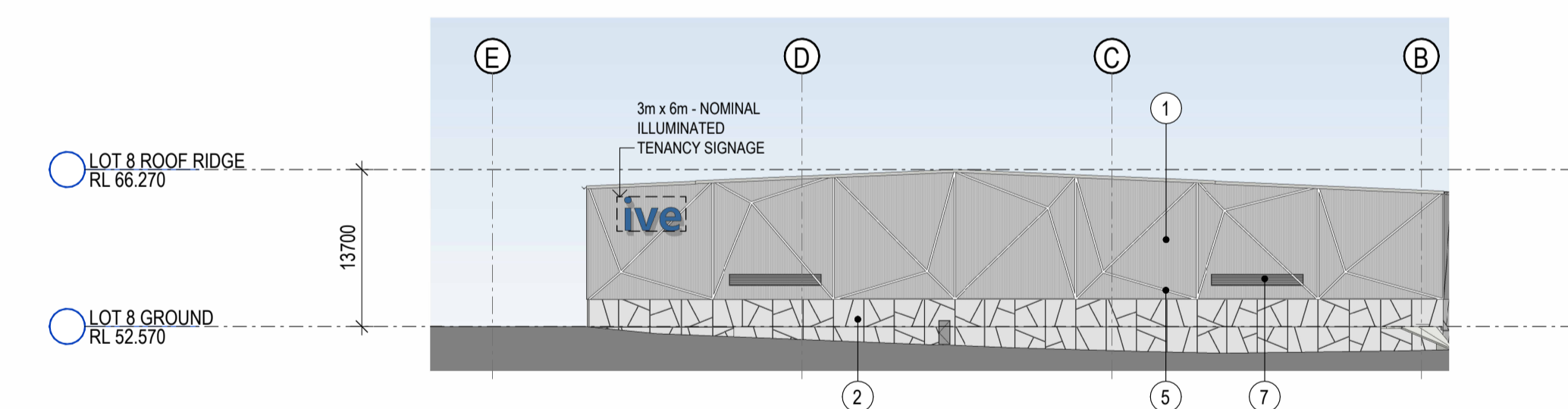
1 WAREHOUSE - NORTH ELEVATION 1 : 500



2 WAREHOUSE - SOUTH ELEVATION 1 : 500

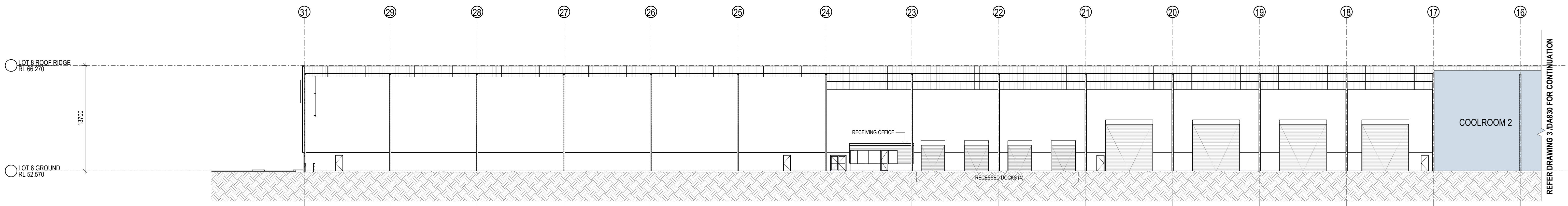


3 WAREHOUSE - WEST ELEVATION 1 : 500

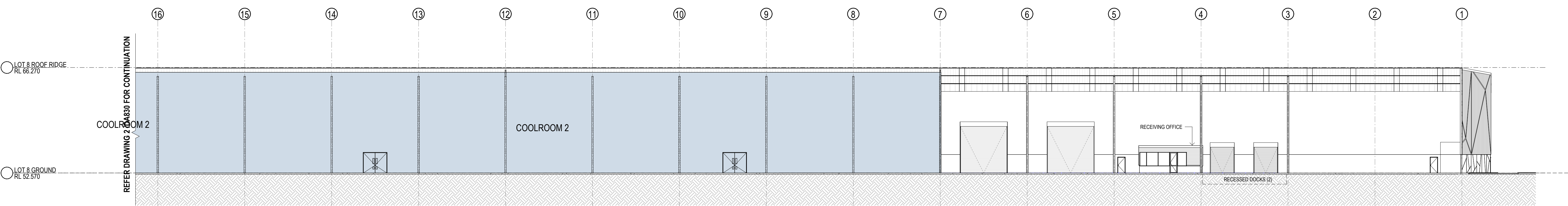


4 WAREHOUSE - EAST ELEVATION 1 : 500

EXTERNAL FINISHES LEGEND						
1. PROFILED METAL CLADDING - 'SHALE GREY'	4. GLAZED WINDOW	7. LOUVRES - 'SHALE GREY'	10. METAL ROOF - 'SURFMIST'	13. GUTTERS - 'SHALE GREY'	16. METAL SCREENS - WHITE FINISH	19. PROFILED METAL CLADDING - 'DOVER WHITE'
2. PRECAST CONCRETE PANEL - PATTERN	5. FEATURE FACADE CHANNELS - WHITE	8. ROLLER SHUTTER DOOR - GALVANISED FINISH	11. TRANSLUCENT ROOF SHEETING (TRS)	14. METAL BARGE CAPPINGS - 'SHALE GREY'	17. ACOUSTIC SCREEN - 'SHALE GREY'	20. OFFICE FEATURE WALL - NATURAL STONE FINISH
3. PRECAST CONCRETE PANEL - OFF FORM	6. STEEL FRAMING AND MESH PANELS - WHITE FINISH	9. ALUMINIUM CLADDING - LIGHT GREY	12. DOWNPIPES & PROTECTOR - 'SHALE GREY'	15. ALU. GLAZING FRAME - 'SHALE GREY'	18. FIRE SERVICES TANKS - 'SHALE GREY'	



2 WAREHOUSE - SECTION 1 - 2 OF 2 1 : 250



3 WAREHOUSE - SECTION 1 - 1 OF 2 1 : 250

PRELIMINARY

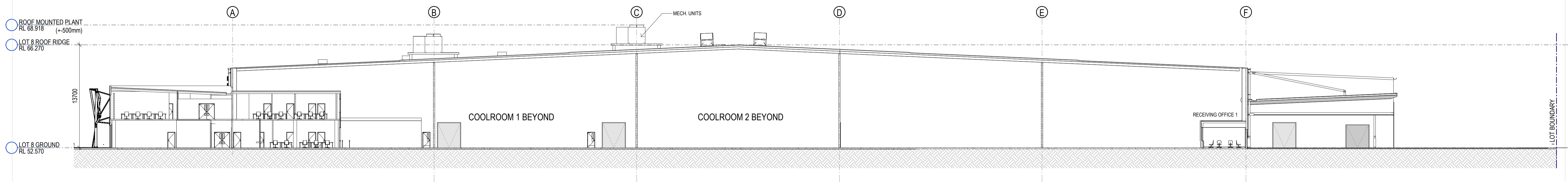
	Mirvac Design architects planners interior designers	Level 28, 200 George St. Sydney NSW, 2000 tel. 02 9080 8000 fax. 02 9080 8181
		Mirvac Design Pty. Ltd. ABN 78 003 359 153

WAREHOUSE 8

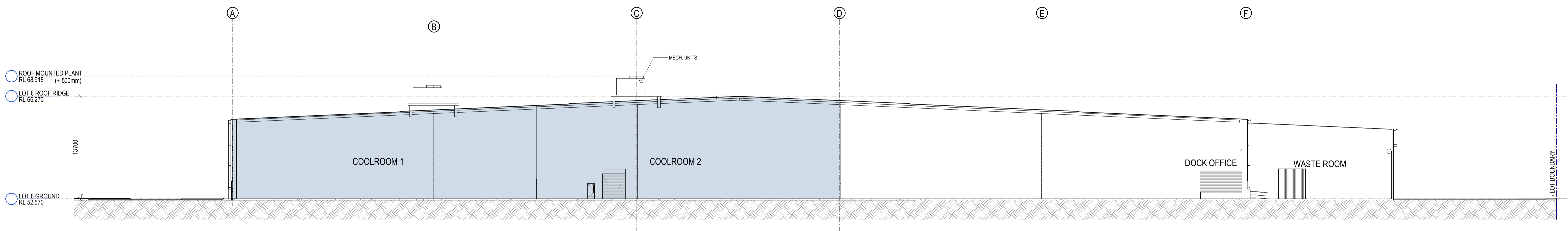
LOT 8, 804-882 MAMRE RD
KEMPS CREEK, NSW

DRAWING TITLE		AIE.B08.DA.2830	
LOT 8 SECTIONS		JOB NO.	DRAWING NO.
DATE	SCALE	25107	DA830
06/02/2025	1:250@A1		A

REVISIONS		
REV	DESCRIPTION	DATE
A	DRAFT	07/02/2025
B	ISSUED FOR SSSA	06/03/2025
C	ISSUED FOR SSSA	04/04/2025



2 WAREHOUSE - SECTION 2 1 : 250



1 WAREHOUSE - SECTION 3 1 : 250

SSDA

sba WAREHOUSE 8
 LOT 8, 804-882 MAMRE RD
 KEMPS CREEK, NSW

