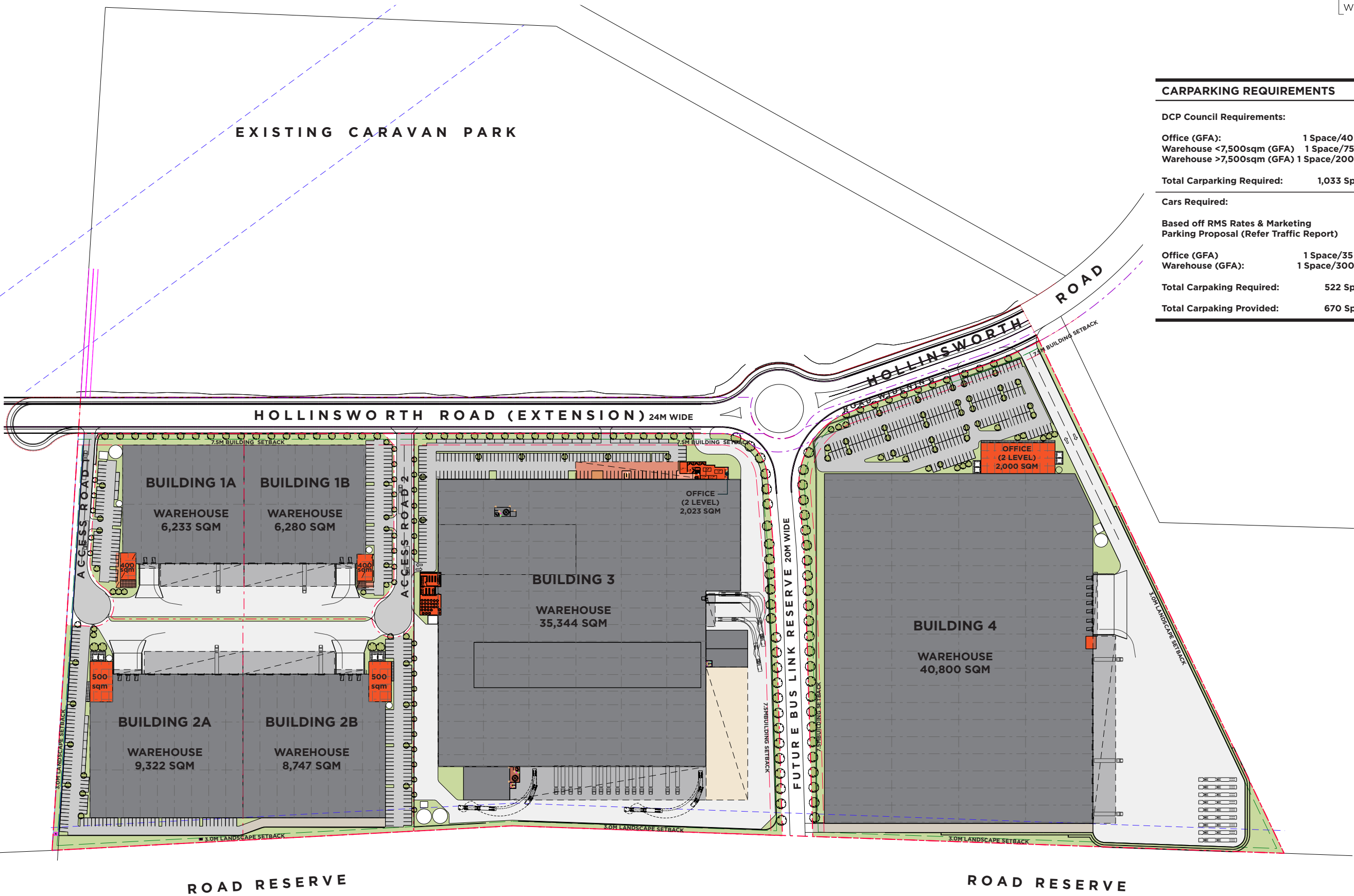




CARPARKING REQUIREMENTS

DCP Council Requirements:

Office (GFA): 1 Space/40 sqm
Warehouse <7,500sqm (GFA) 1 Space/75 sqm
Warehouse >7,500sqm (GFA) 1 Space/200 sqm

Total Carparking Required: 1,033 Spaces

Cars Required:

Based off RMS Rates & Marketing
Parking Proposal (Refer Traffic Report)

Office (GFA) 1 Space/35 sqm
Warehouse (GFA): 1 Space/300 sqm

Total Carpaking Required: 522 Spaces

Total Carpaking Provided: 670 Spaces

ESTATE MASTERPLAN - OPTION 4

Area Schedule

Total Site Area 214,805 sqm

Less:

Hollinsworth Road Widening 1,117 sqm
Hollinsworth Road Extension 10,638 sqm
Common Access Road 1 2,084 sqm
Common Access Road 2 2,082 sqm
Bus Link Reserve Lot 5,734 sqm

Total Developable Area 193,150 sqm

LOT 1A

Site Area 11,905 sqm
Warehouse Area 6,255 sqm
Office (2 Level) Area 400 sqm
Total Building Area 6,655 sqm
Carparking Provided 44

LOT 1B

Site Area 11,907 sqm
Warehouse Area 6,280 sqm
Office (2 Level) Area 400 sqm
Total Building Area 6,680 sqm
Carparking Provided 60

LOT 2A

Site Area 18,005 sqm
Warehouse Area 9,322 sqm
Office (1 Level) Area 500 sqm
Total Building Area 9,822 sqm
Carparking Provided 106

LOT 2B

Site Area 15,912 sqm
Warehouse Area 8,747 sqm
Office (1 Level) Area 500 sqm
Total Building Area 9,274 sqm
Carparking Provided 80

LOT 3

Site Area 62,473 sqm
Warehouse Area 35,344 sqm
Office (2 Level) Area 2,023 sqm
Total Building Area 37,367 sqm
Carparking Provided 171

LOT 4

Site Area 72,942 sqm
Warehouse Area 40,800 sqm
Office (2 Level) Area 2,000 sqm
Total Building Area 42,800 sqm
Carparking Provided 209

Total Warehouse Area 106,748 sqm
Total Office Area 5,823 sqm

Total Building Area 112,571 sqm

Site Efficiency 58%

Total Carparking Provided 670