



SITE INFORMATION

lot 8 prior to subdivision 100,325m²
(incl. proposed new road)
proposed new road 7,430m²

lot 8A
site area 41,986m²

GFA
Warehouse 24,070m²
Office ground floor 200m²
Office first floor 300m²

Total GFA 24,570m²
Site yield 58.5%
(total GFA/developable site area)

(GFA is calculated to the external side of all external walls and dado panels)

Heavy duty pavement 7,985m²
Light duty pavement 7,664m²
Landscape area (3.9%) 1,641m²
(taken from developable site area)

lot 8B
site area 50,909m²
(incl. existing batter)

GFA
Warehouse 1 12,700m²
Office 1 ground floor 150m²
Office 1 first floor 250m²
Warehouse 2 12,700m²
Office 2 ground floor 150m²
Office 2 first floor 250m²
Total warehouse 25,600m²
Total office 800m²

Total GFA 26,200m²
Site yield 51.5%
(total GFA/developable site area)

(GFA is calculated to the external side of all external walls and dado panels)

Heavy duty pavement 11,367m²
Light duty pavement 7,561m²
Landscape area (10.9%) 5,574m²
(taken from developable site area)

CAR PARKING

carparking required

warehouse @1/100m ² GFA	=241
office @3/100m ² GFA	=15
+ 2 per tenancy	=2
total required	=258
total provided	=220
incl. 5 pwd	ratio @ 1/112m ²

CAR PARKING

carparking required

warehouse @1/100m ² GFA	=252
office @3/100m ² GFA	=24
+ 2 per tenancy	=4
total required	=282
total provided	=282
incl. 6 pwd	

ROLLER SHUTTERS

RSD1 6m wide x 6m high roller shutter door

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RSD1 6m wide x 6m high roller shutter door

AWNING AREA

Cover 1,921m²

AWNING AREA

Cover 2,260m²

WAREHOUSE HEIGHT

warehouse structural springing height min. 10m

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warehouse structural springing height min. 10m

Notes

Tank and pump allowance using tank farm on AIPN005 to be confirmed

