

SITE INFORMATION

lot 13 & 14

site area (incl. existing batter)	71,389m ²
GFA	
Warehouse	38,645m ²
Office 1 ground floor	300m ²
Office 1 first floor	400m ²
Total office	700m ²
Total GFA	39,345m²
Site yield (total GFA/developable site area)	55.1%

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

Heavy duty pavement	10,213m ²
Light duty pavement	14,772m ²
Landscape area (10.0%) (taken from developable site area)	7,159m ²

CAR PARKING

carparking required

warehouse @1/100m ² GFA	=387
office @3/100m ² GFA	=21
+ 2 per tenancy	=2
total required	=410
total provided	=410

incl. 9 pwd & 12 EV charging bays

ROLLER SHUTTERS

RSD1 6m wide x 6m high roller shutter door

AWNING AREA

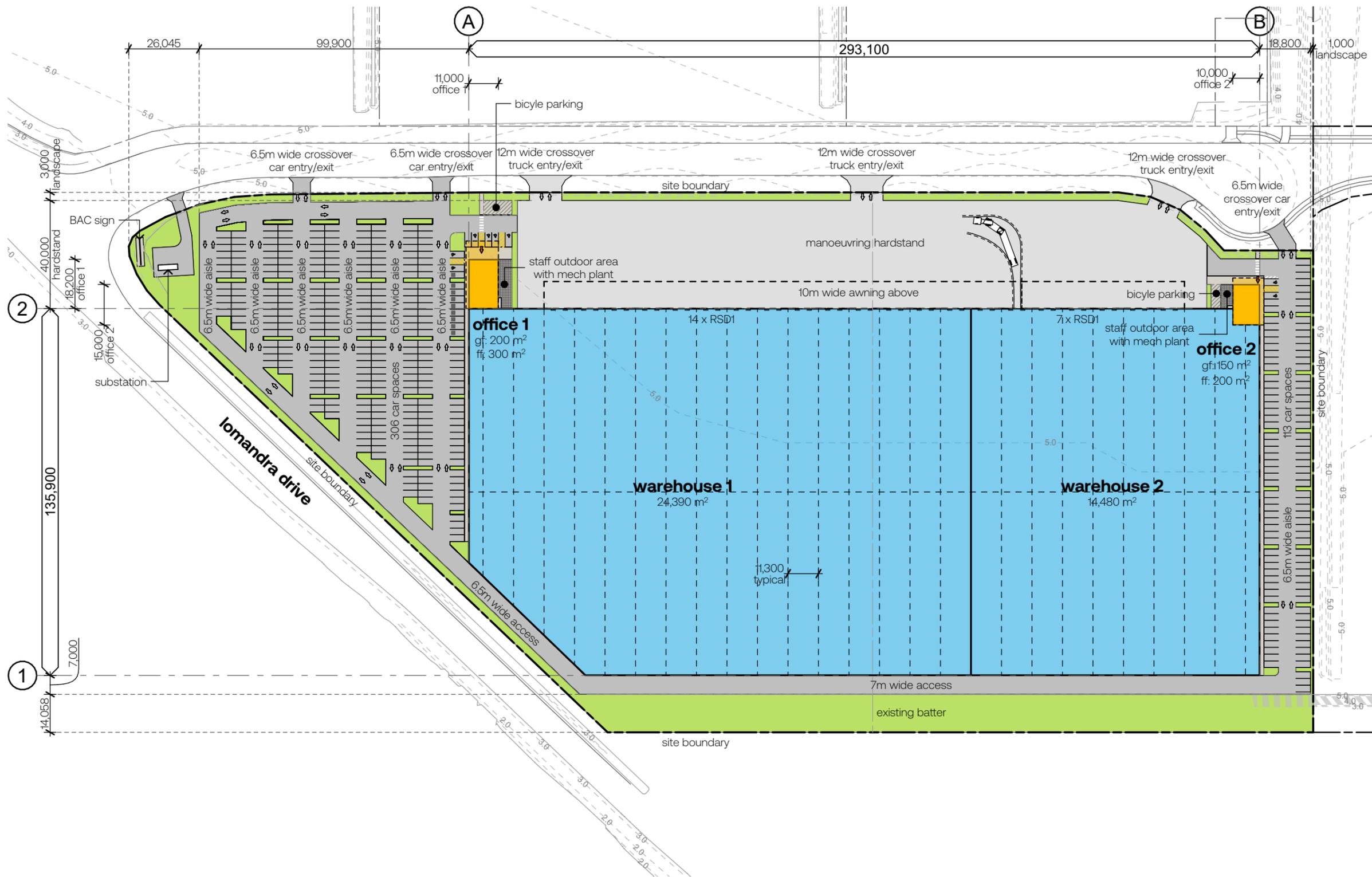
Cover 2,250m²

WAREHOUSE HEIGHT

warehouse structural springing height min. 10m

Notes
Tank and pump requirement provided by tank farm on AIPN005





SITE INFORMATION

lot 13 & 14

site area (incl. existing batter)	71,389m ²
GFA	
Warehouse 1	24,390m ²
Office 1 ground floor	200m ²
Office 1 first floor	300m ²
Warehouse 2	14,480m ²
Office 2 ground floor	150m ²
Office 2 first floor	200m ²
Total warehouse	38,870m ²
Total office	850m ²

Total GFA 40,280m²
Site yield 55.6%
 (total GFA/developable site area)

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

Heavy duty pavement	10,157m ²
Light duty pavement	14,124m ²
Landscape area (10.0%)	7,156m ²
(taken from developable site area)	

CAR PARKING

carparking required

warehouse @1/100m ² GFA	=389
office @3/100m ² GFA	=26
+ 2 per tenancy	=4
total required	=419
total provided	=419
incl. 9 pwd & 9 EV charging bays	

ROLLER SHUTTERS

RSD1	6m wide x 6m high roller shutter door
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AWNING AREA

Cover	2,373m ²
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WAREHOUSE HEIGHT

warehouse structural springing height min.	10m
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Notes
 Tank and pump requirement provided by tank farm on AIPN005

