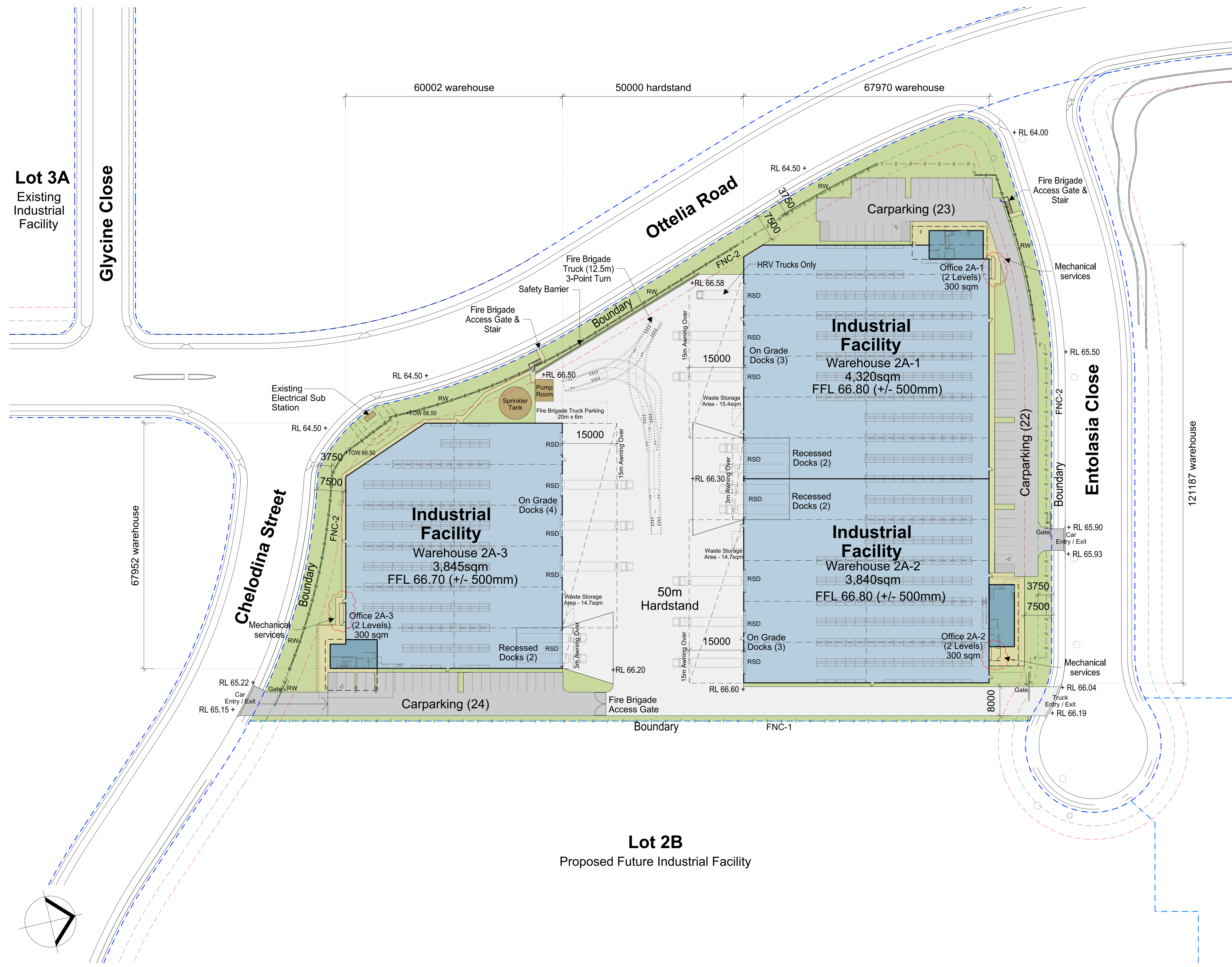


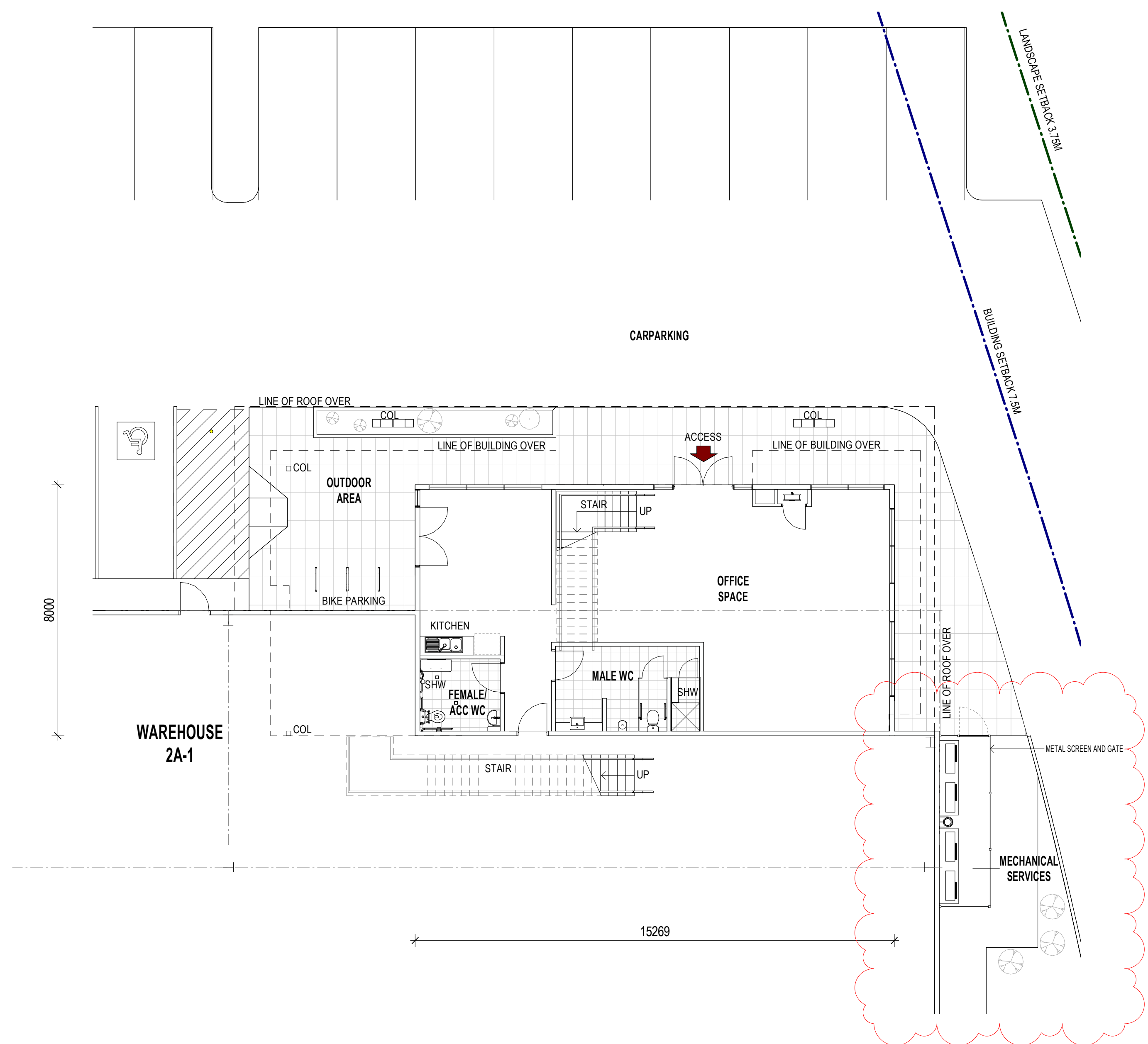
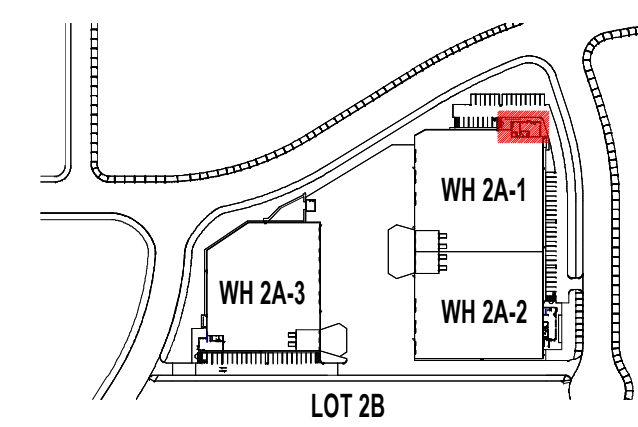


- LEGEND
- Site Boundary
 - Lot Boundary
 - Building 7.5m Setback
 - Landscape 3.75m Setback
 - FNC-1 Chainwire Fencing
 - FNC-2 Palisade Fencing
 - RW Retaining Wall

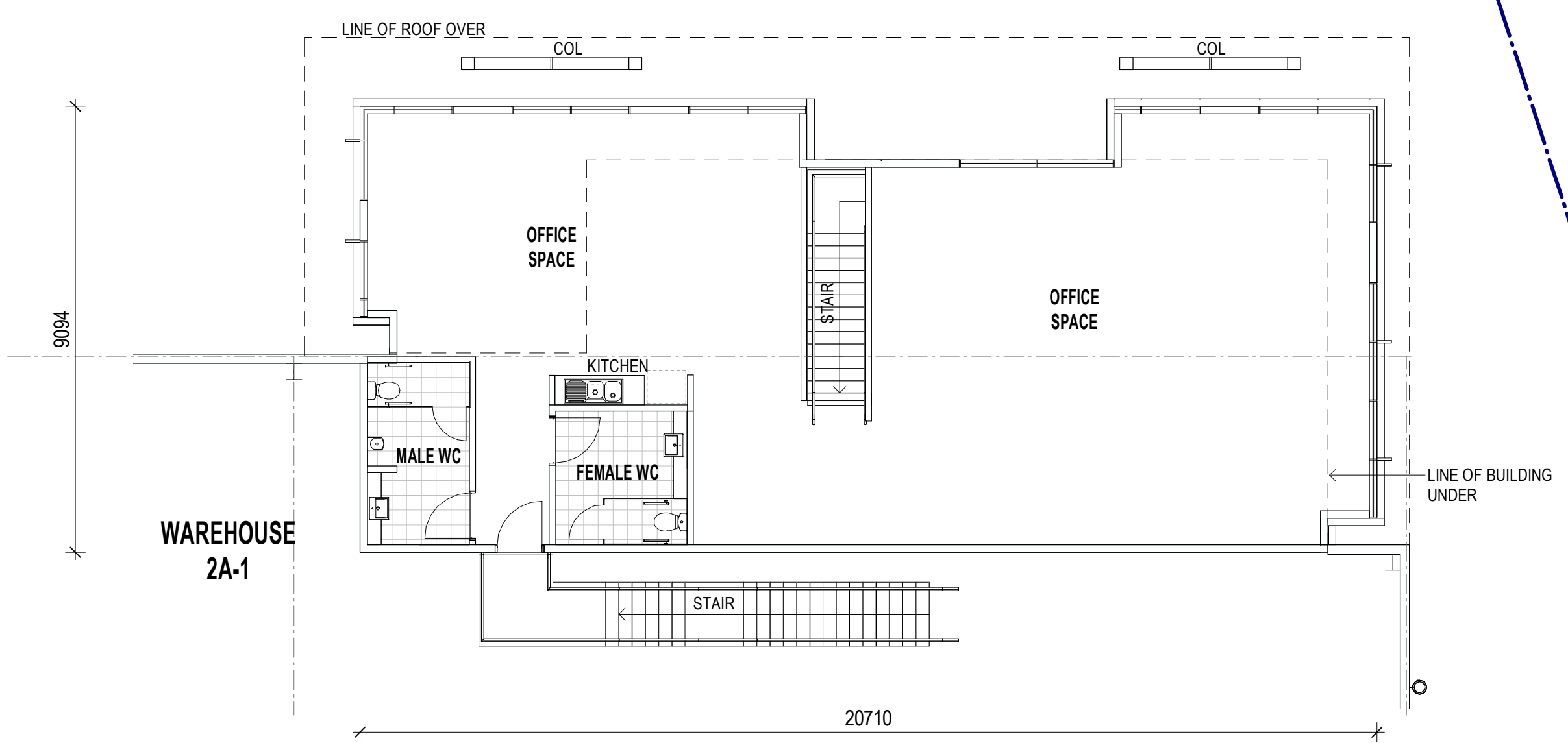
Lot 1C
Approved Future
Industrial Facility

Development Area Schedule

Site Area	25,685 sqm
Warehouse 2A-1	4,320 sqm
Warehouse 2A-2	3,840 sqm
Warehouse 2A-3	3,845 sqm
Office 2A-1 (2 level)	300 sqm
Office 2A-2 (2 level)	300 sqm
Office 2A-3 (2 level)	300 sqm
Total Building Area	12,905 sqm
Awning	2,290 sqm
Site Cover (exc. awning)	50 %
Floor Space Ratio	0.50 : 1
Hardstand Area	6,300 sqm
Light Duty Area	2,660 sqm
Carparking (inclusive of 3 disable carparking spaces)	69

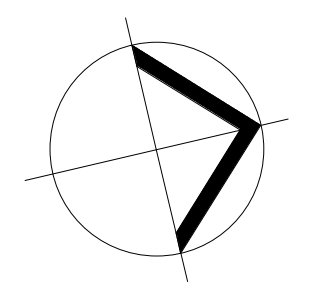


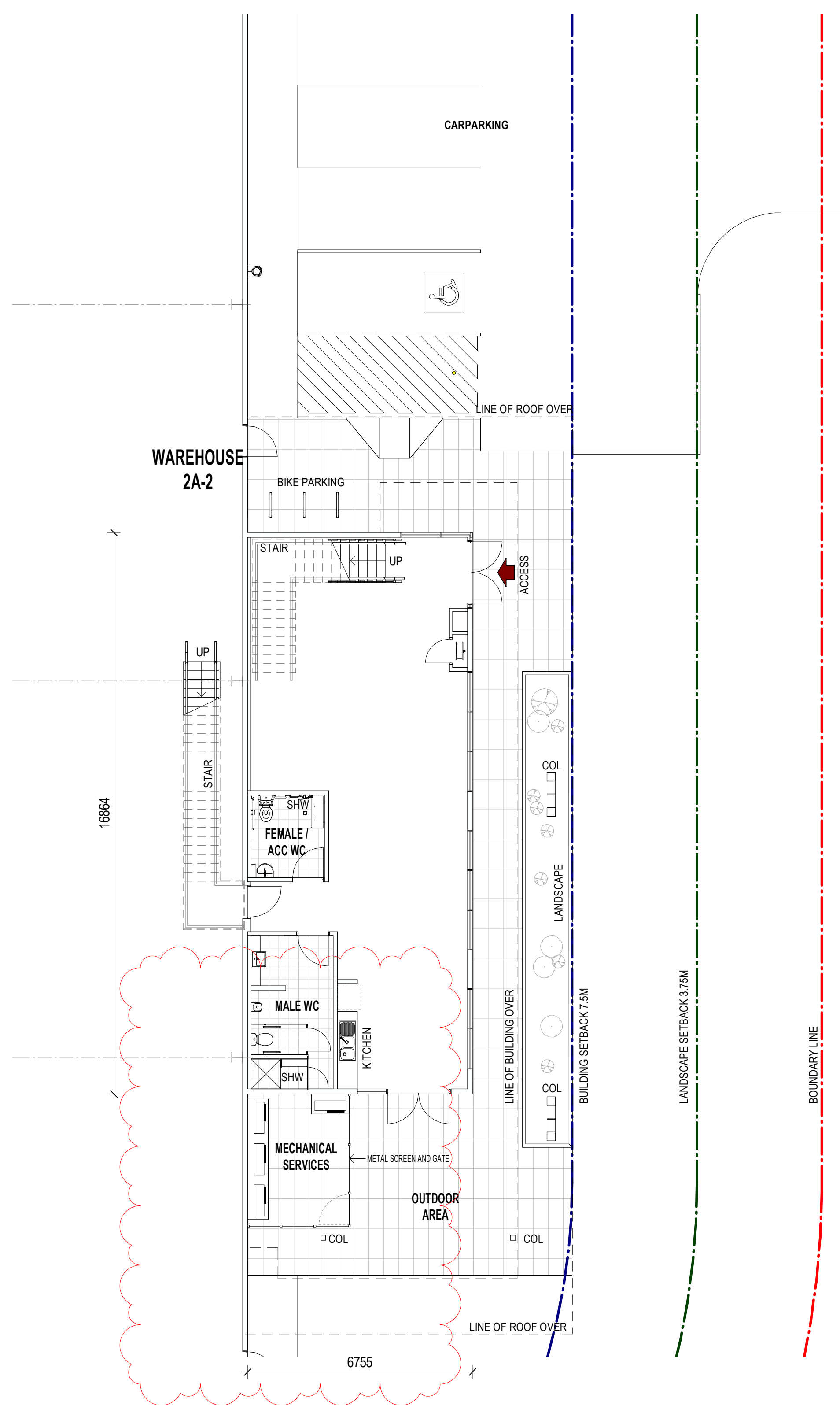
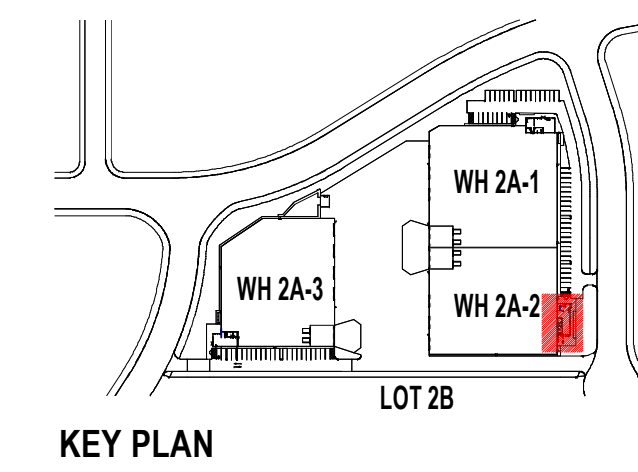
1 FLOOR PLAN - GROUND FLOOR OFFICE 2A-1 1 : 100



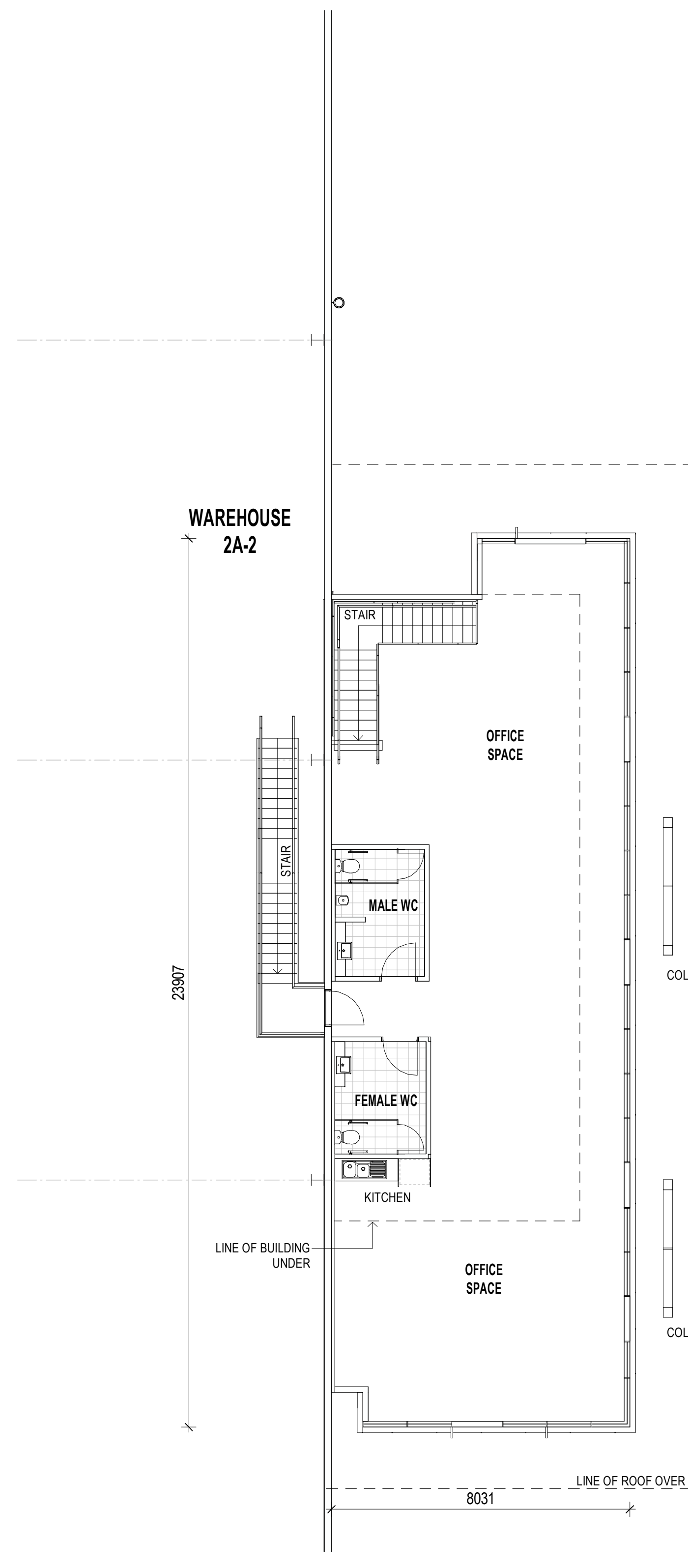
2 FLOOR PLAN - LEVEL 01 OFFICE 2A-1 1 : 100

AREA SCHEDULE	
OFFICE GROUND FLOOR	122 SQM
OFFICE LEVEL 01	178 SQM
TOTAL AREA	300 SQM

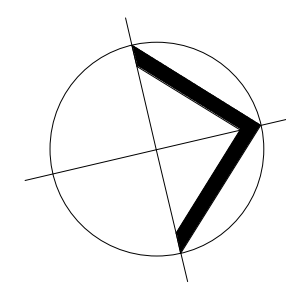




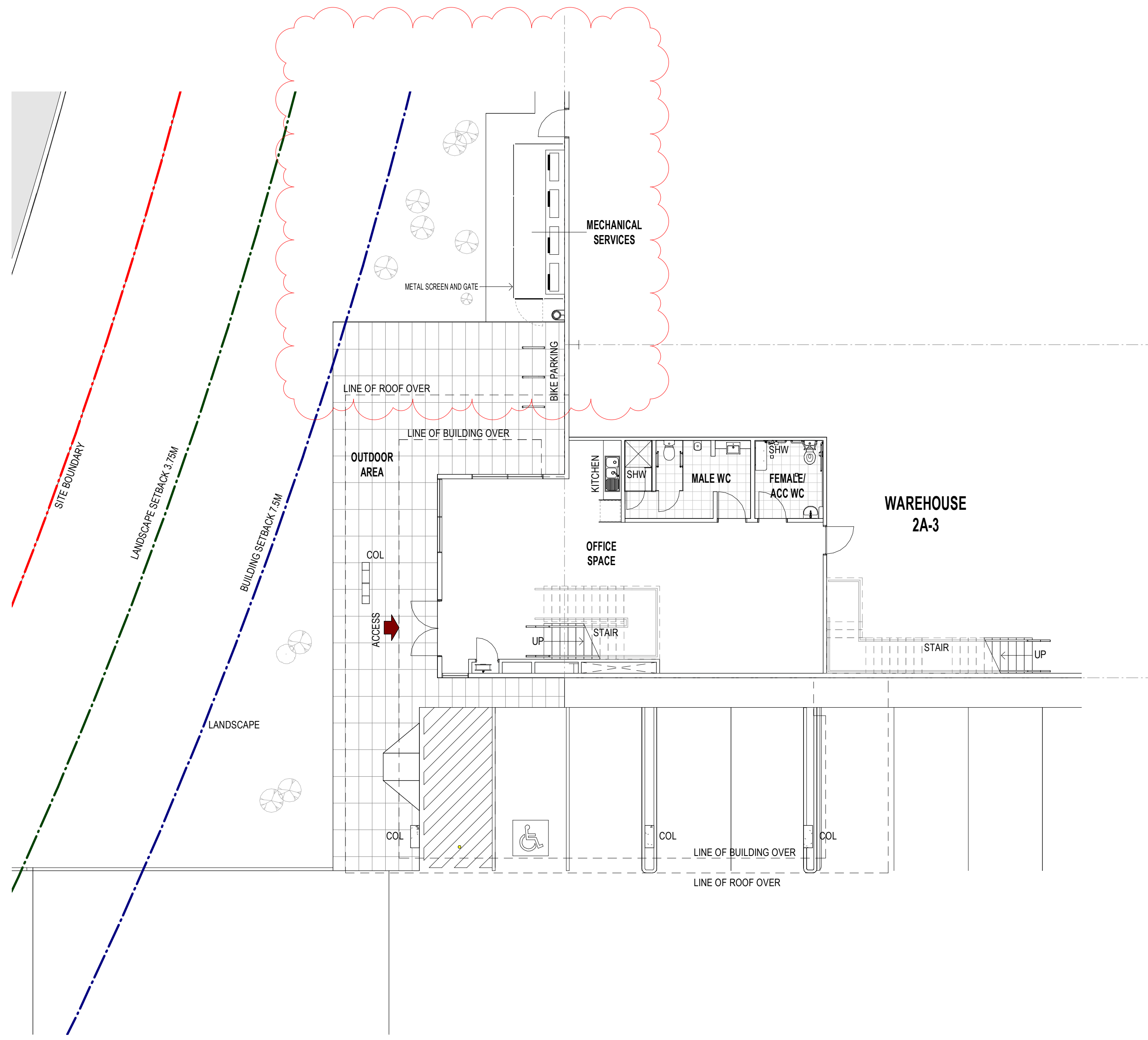
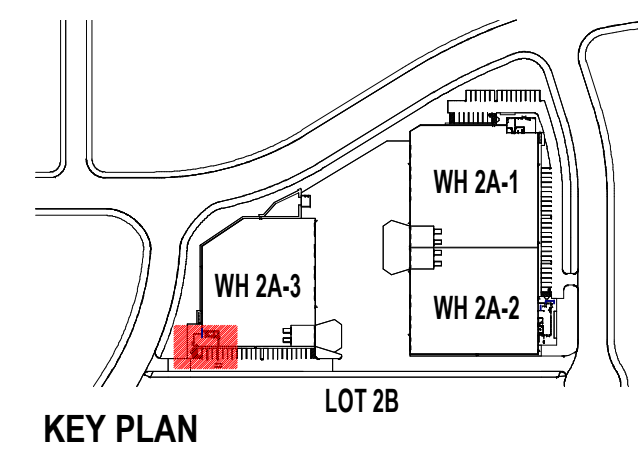
1 FLOOR PLAN - GROUND FLOOR OFFICE 2A-2 1 : 100



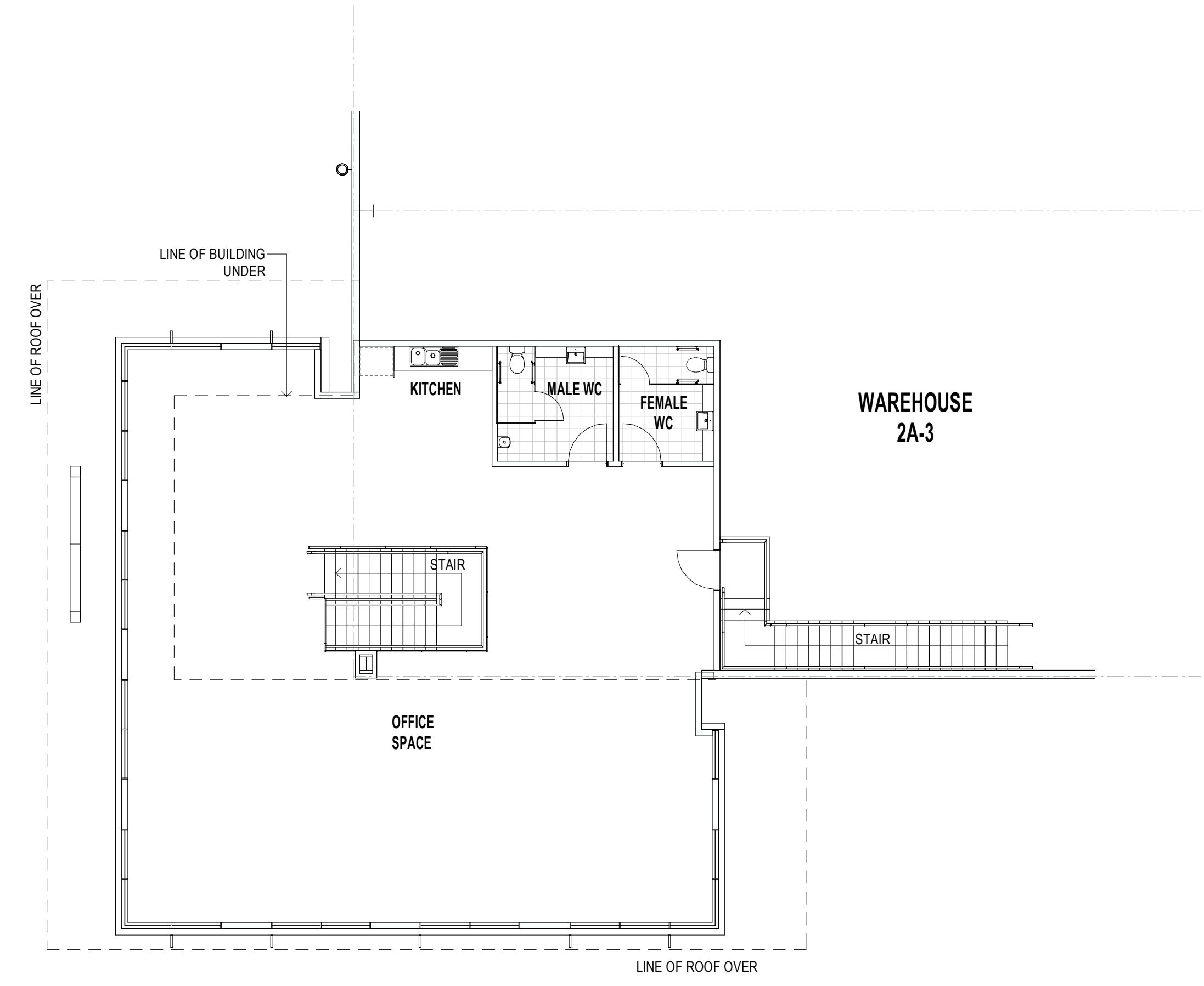
2 FLOOR PLAN - LEVEL 01 OFFICE 2A-2 1 : 100



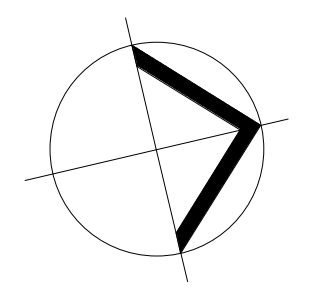
AREA SCHEDULE	
OFFICE GROUND FLOOR	114 SQM
OFFICE LEVEL 01	186 SQM
TOTAL AREA	300 SQM



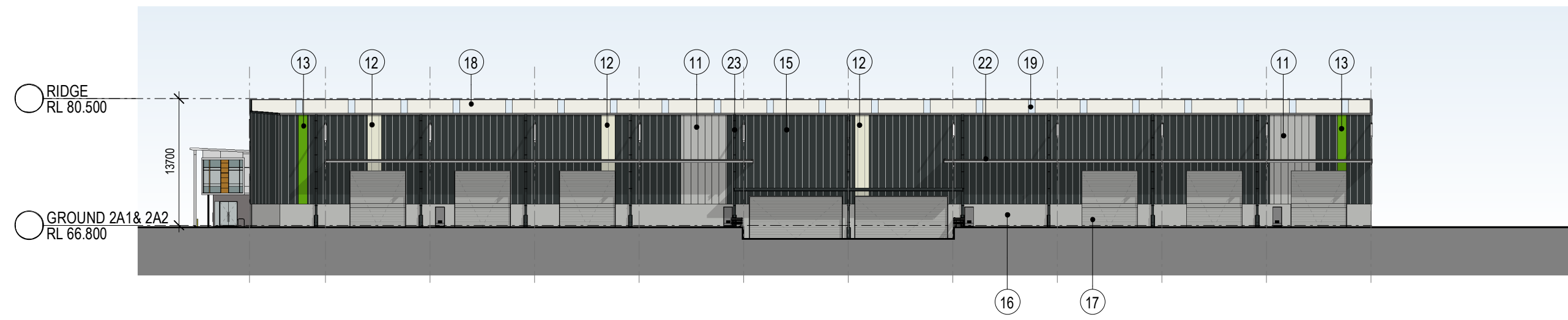
1 FLOOR PLAN - GROUND FLOOR OFFICE 2A-3 1 : 100



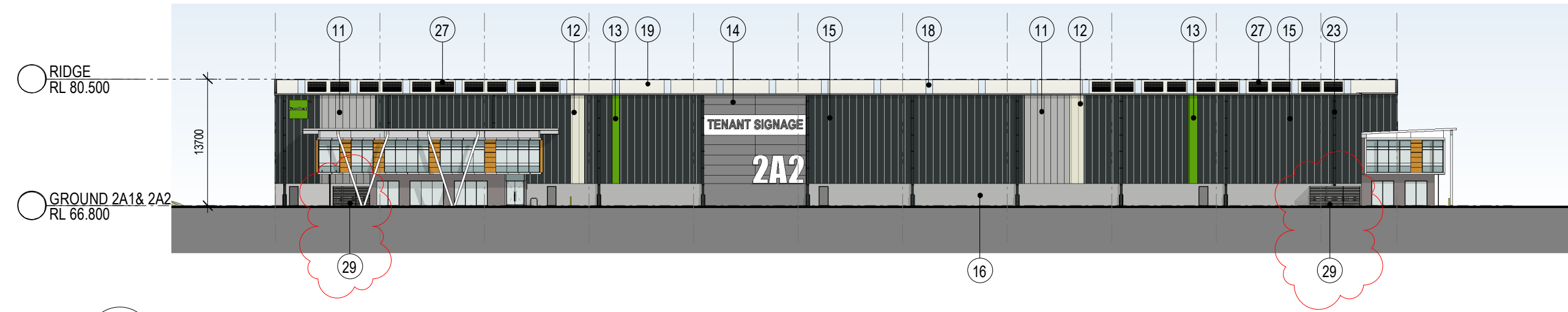
2 FLOOR PLAN - LEVEL 01 OFFICE 2A-3 1 : 100



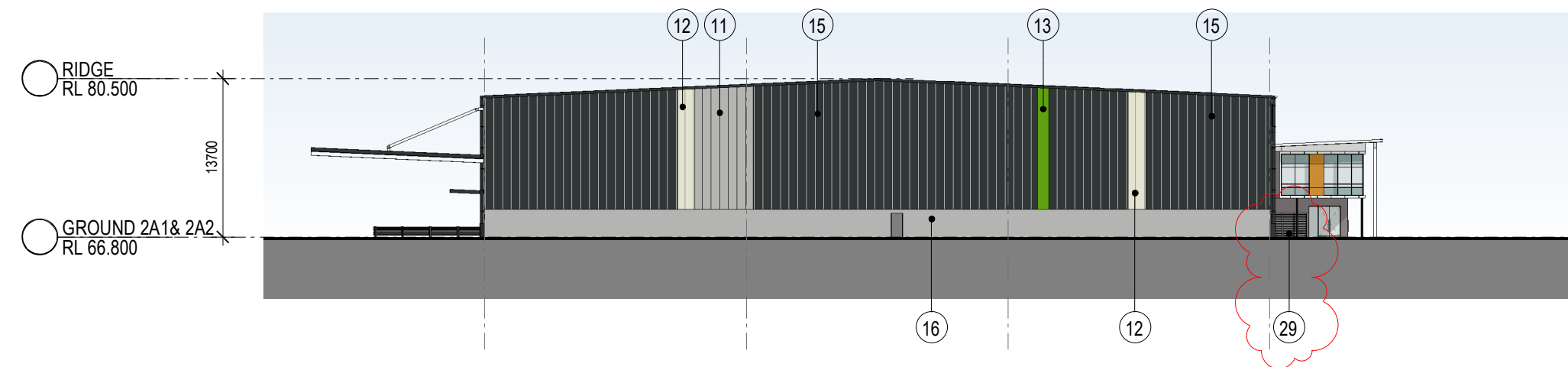
AREA SCHEDULE	
OFFICE GROUND FLOOR	101 SQM
OFFICE LEVEL 01	199 SQM
TOTAL AREA	300SQM



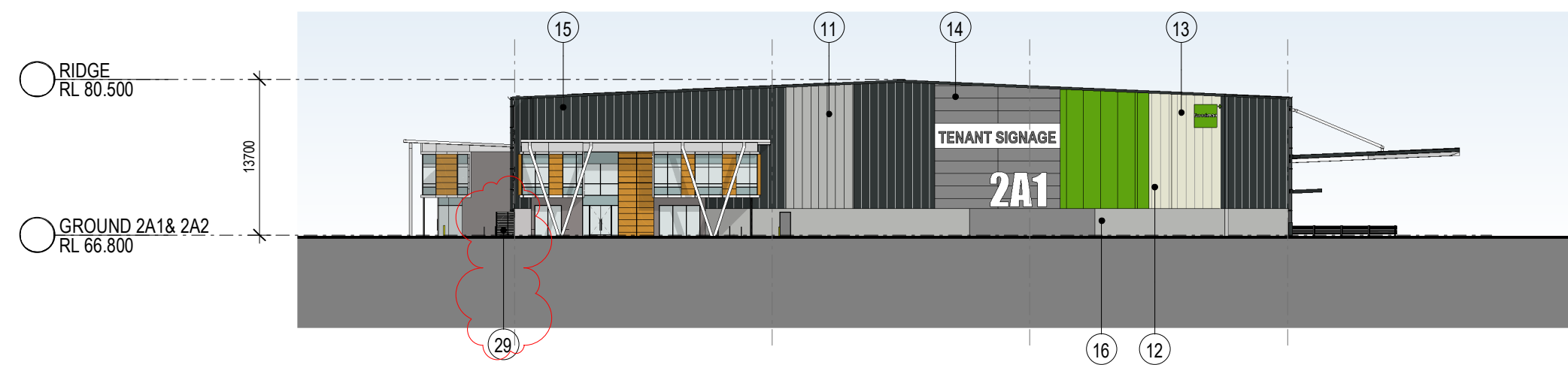
1 WAREHOUSE 2A-1 & 2A-2 SOUTH ELEVATION 1 : 500



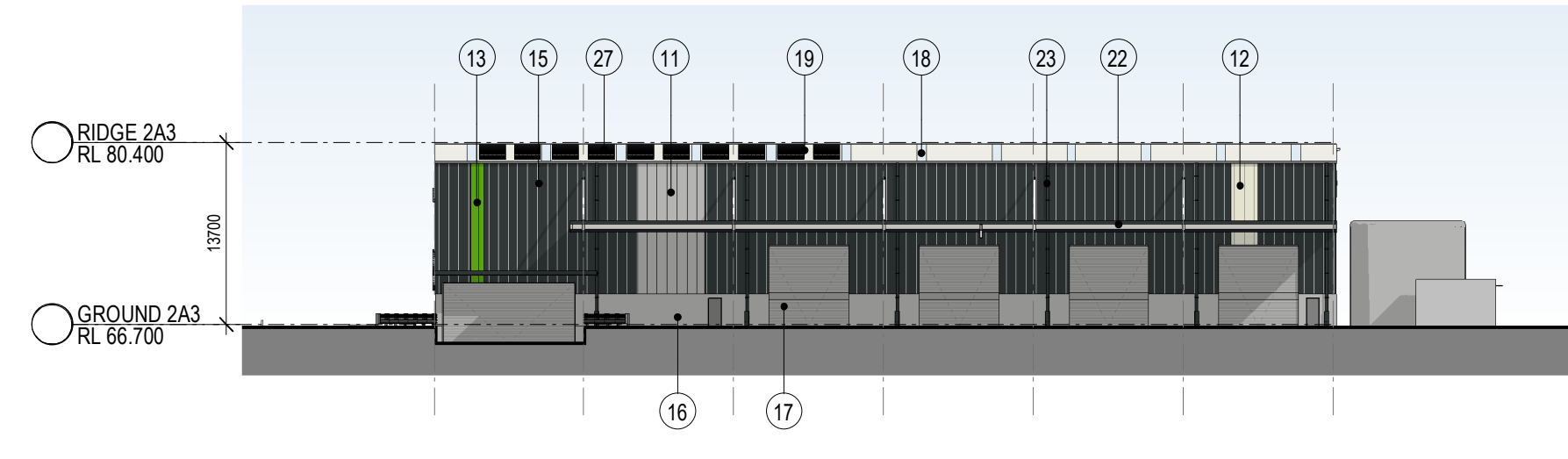
2 WAREHOUSE 2A-1 & 2A-2 NORTH ELEVATION 1 : 500



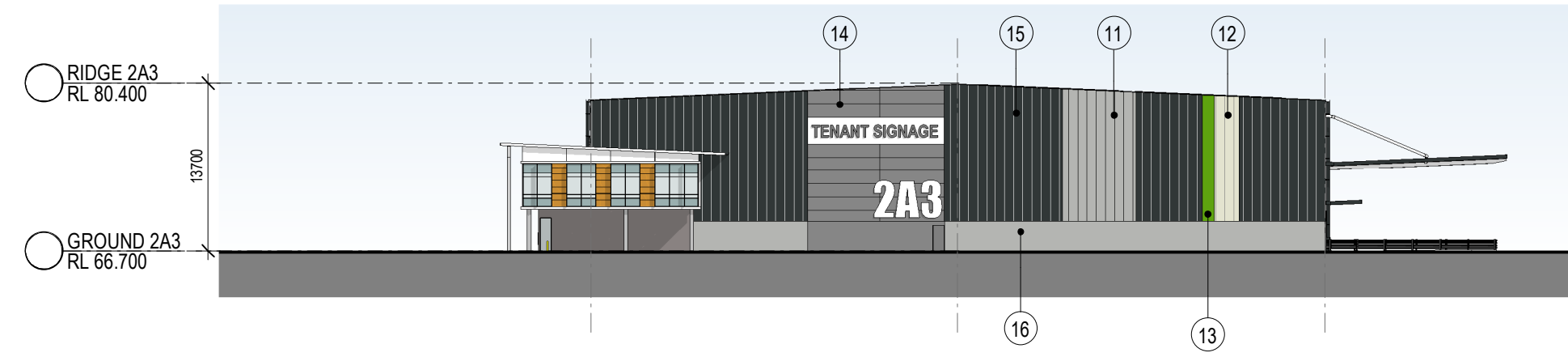
3 WAREHOUSE 2A-1 & 2A-2 EAST ELEVATION 1 : 500



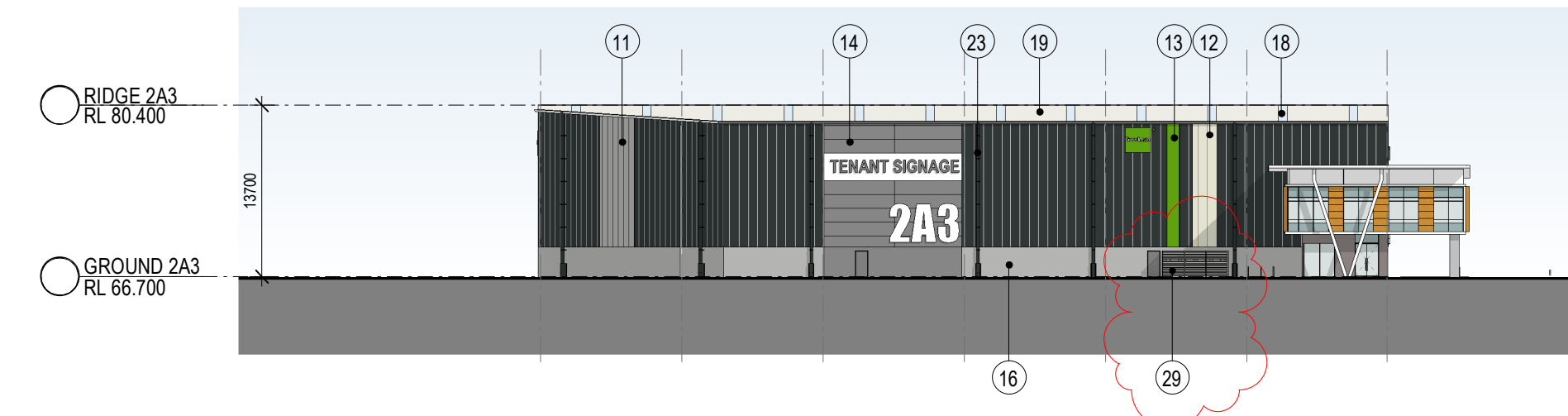
4 WAREHOUSE 2A-1 & 2A-2 WEST ELEVATION 1 : 500



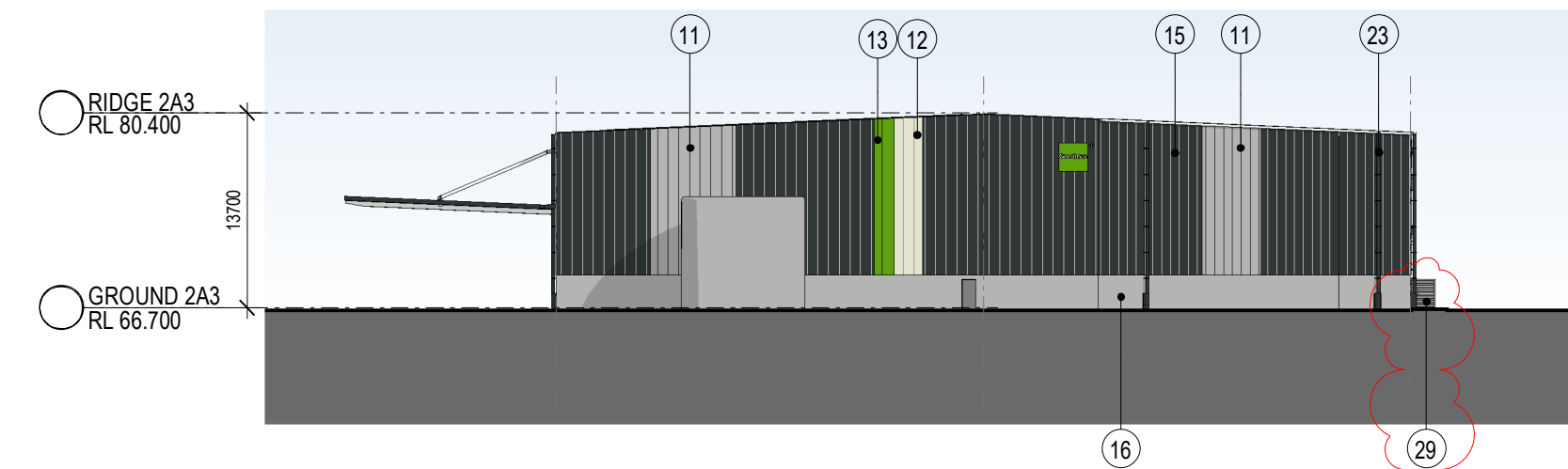
5 WAREHOUSE 2A-3 NORTH ELEVATION 1 : 500



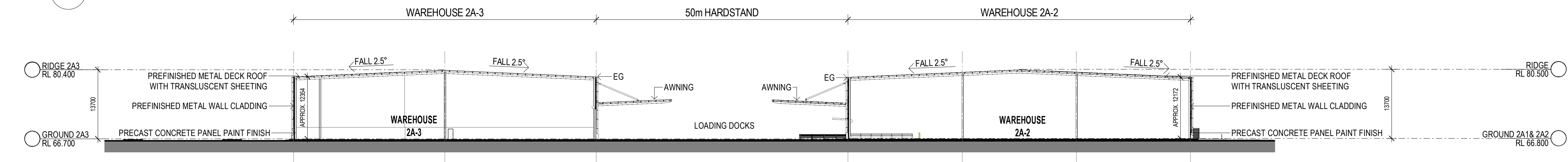
6 WAREHOUSE 2A-3 EAST ELEVATION 1 : 500



7 WAREHOUSE 2A-3 SOUTH ELEVATION 1 : 500



8 WAREHOUSE 2A-3 WEST ELEVATION 1 : 500



9 SECTION - WAREHOUSE 2A-3 & 2A-2 1 : 500

INDICATIVE EXTERNAL FINISHES LEGEND

MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR
01 BRICKS	AUSTRAL BRICKS "LA PALOMA" RANGE	ROMERO	08 PROFILED GLAZING REVEALS - CLADDING	MONOCLAD SOLID ALUMINIUM CLADDING	WHITE	15 PROFILED METAL WALL CLADDING	COLORBOND	MONUMENT	22 AWNING STEEL STRUCTURE		GALVANISED
02 PRE-FINISHED FC	VITRAPANEL	DARK NIGHT	09 EXTERNAL PAVER	SURFACE GALLERY 1200X600	BASILE GREY TEXTURED	16 PRECAST CONCRETE DADO PANELS	PAIN	SHALE GREY	23 GUTTER & DOWNPIPES		MONUMENT
03 PRE-FINISHED "TIMBER LOOK" CLADDING	ALWOOD	SNOWGUM	10 PROFILED METAL WALL CLADDING	COLORBOND	WINDSPRAY	17 METAL ROLLER SHUTTER DOORS	GALVANISED & PAINTED	SHALE GREY	24 ENTRY WALL		SNOWGUM (MATT)
04 V COLUMNS	PAINT	LIGHT GREY	11 PROFILED METAL WALL CLADDING	COLORBOND	SHALE GREY	18 PROFILED METAL ROOF SHEETING	COLORBOND KLIPLOK COOLMAX STEEL	WHITE HEAVEN	25 OFFICE ROOF SOLFIT LINING- PREFINISHED		TYLDESLEY (WHITE)
05 NOT APPLICABLE			12 PROFILED METAL WALL CLADDING	COLORBOND	SURFMIST	19 TRANSLUCENT ROOF SHEETING	ALWOOD SOLID ALUMINIUM CLADDING	OPAL	26 GLAZING - BLACKOUT GLASS		TO MATCH DURATEC ZEUS DARK GREY MATTE
06 ALUMINIUM FRAMED GLAZING SYSTEM	POWDERCOAT	DURATEC ZEUS DARK GREY MATTE	13 PROFILED METAL WALL CLADDING	COLORBOND	GOODMAN GREEN	20 VERTICAL METAL SUNSCREENS	PAINT	SNOWGUM	27 SOLAR PANELS		
07 GLAZING - VISION PANELS	BLUE TINT - TBC SECTION J	TINTED GLASS	14 PROFILED METAL WALL CLADDING	MONOCLAD SOLID ALUMINIUM CLADDING	DARK ANTHRACITE METALLIC	21 PFC SURROUND TO ROLLER SHUTTER DOOR		SHALE GREY	28 COVERED WALKWAY	STEEL STRUCTURE	PAINTED FINISH
									29 SERVICE SCREEN	METAL SLAT	SHALE GREY

REFER TO OFFICE ELEVATIONS
FOR OFFICE FINIHES



1 OFFICE 2A-1 ELEVATION NORTH 1 : 100
9



2 OFFICE 2A-1 ELEVATION WEST 1 : 100



3 OFFICE 2A-1 ELEVATION EAST 1 : 100

INDICATIVE EXTERNAL FINISHES LEGEND

MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR
01.BRICKS	AUSTRAL BRICKS 'LA PALOMA' RANGE	ROMERO	08.PROFILED GLAZING REVEALS - CLADDING	MONDOCLAD SOLID ALUMINIUM CLADDING	WHITE	15.PROFILED METAL WALL CLADDING	COLORBOND	MONUMENT	22.AWNING STEEL STRUCTURE		GALVANISED
02.PRE-FINISHED FC	VITRAPANEL	DARK NIGHT	09.EXTERNAL PAVER	SURFACE GALLERY 1200X600	BASLE GREY TEXTURED	16.PRECAST CONCRETE DADO PANELS	PAINT	SHALE GREY	23.GUTTER & DOWNPIPES		MONUMENT
03.PRE-FINISHED 'TIMBER LOOK' CLADDING	ALIWOOD	SNOWGUM	10.PROFILED METAL WALL CLADDING	COLORBOND	WINDSPRAY	17.METAL ROLLER SHUTTER DOORS	GALVANISED & PAINTED	SHALE GREY	24.ENTRY WALL	ALIWOOD SOLID ALUMINIUM CLADDING	SNOWGUM (MATT)
04.V COLUMNS	PAINT	LIGHT GREY	11.PROFILED METAL WALL CLADDING	COLORBOND	SHALE GREY	18.PROFILED METAL ROOF SHEETING	COLORBOND KLUPOK COOLMAX STEEL	WHITE HEAVEN	25.OFFICE ROOF SOLFIT LINING- PREFINISHED	VITRAPANEL	TYLDESLEY (WHITE)
05. NOT APPLICABLE			12.PROFILED METAL WALL CLADDING	COLORBOND	SURFMIST	19.TRANSLUCENT ROOF SHEETING	WONDERGLASS GC	OPAL	26.GLAZING - BLACKOUT GLASS	COLOUR BACK GLAZNG	TO MATCH DURATEC ZEUS DARK GREY MATTE
06.ALUMINIUM FRAMED GLAZING SYSTEM	POWDERCOAT	DURATEC ZEUS DARK GREY MATTE	13.PROFILED METAL WALL CLADDING	COLORBOND	GOODMAN GREEN	20.VERTICAL METAL SUNSCREENS	ALIWOOD SOLID ALUMINIUM CLADDING	SNOWGUM	27.SOLAR PANELS		
07.GLAZING - VISION PANELS	BLUE TINT - TBC SECTION J	TINTED GLASS	14.PROFILED METAL WALL CLADDING	MONDOCLAD SOLID ALUMINIUM CLADDING	DARK ANTHRACITE METALLIC	21.PFC SURROUND TO ROLLER SHUTTER DOOR	PAINT	SHALE GREY	28.COVERED WALKWAY	STEEL STRUCTURE	PAINTED FINISH
									29.SERVICE SCREEN	METAL SLAT	SHALE GREY



1 OFFICE 2A-2 ELEVATION NORTH 1 : 100



2 OFFICE 2A-2 ELEVATION WEST 1 : 100



3 OFFICE 2A-2 ELEVATION EAST 1 : 100

INDICATIVE EXTERNAL FINISHES LEGEND

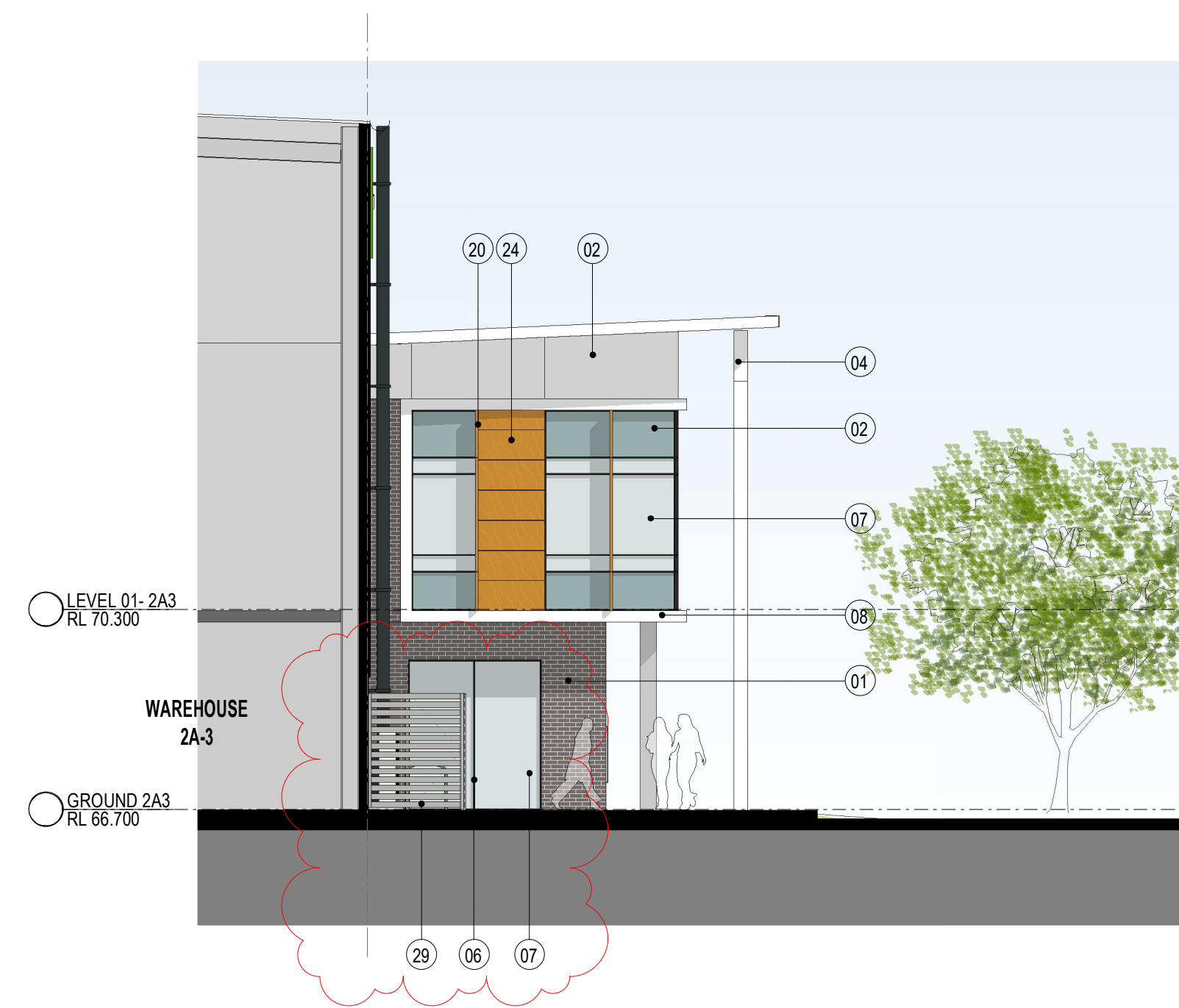
MATERIAL	FINISH/ PROFILE	COLOUR	MATERIAL	FINISH/ PROFILE	COLOUR	MATERIAL	FINISH/ PROFILE	COLOUR	MATERIAL	FINISH/ PROFILE	COLOUR
01 BRICKS	AUSTRAL BRICKS "LA PALOMA" RANGE	ROMERO	08 PROFILED GLAZING REVEALS - CLADDING	MONDOCLAD SOLID ALUMINIUM CLADDING	WHITE	15 PROFILED METAL WALL CLADDING	COLORBOND	MONUMENT	22 AWNING STEEL STRUCTURE		GALVANISED
02 PRE-FINISHED PC	VITRAPANEL	DARK NIGHT	09 EXTERNAL PAVER	SURFACE GALLERY 1200X600	BASLE GREY TEXTURED	16 PRECAST CONCRETE DADO PANELS	PAIN	SHALE GREY	23 GUTTER & DOWNPIPES		MONUMENT
03 PRE-FINISHED "TIMBER LOOK" CLADDING	ALIWOOD	SNOWGUM	10 PROFILED METAL WALL CLADDING	COLORBOND	WINDSPRAY	17 METAL ROLLER SHUTTER DOORS	GALVANISED & PAINTED	SHALE GREY	24 ENTRY WALL	ALIWOOD SOLID ALUMINIUM CLADDING	SNOWGUM (MATT)
04 V COLUMNS	PAINT	LIGHT GREY	11 PROFILED METAL WALL CLADDING	COLORBOND	SHALE GREY	18 PROFILED METAL ROOF SHEETING	COLORBOND KLIPLOK COOLMAX STEEL	WHITE HEAVEN	25 OFFICE ROOF SOLFIT LINING- PREFINISHED	VITRAPANEL	TYLDESLEY (WHITE)
05 NOT APPLICABLE			12 PROFILED METAL WALL CLADDING	COLORBOND	SURFMIST	19 TRANSLUCENT ROOF SHEETING	WONDERGLASS GC	OPAL	26 GLAZING - BLACKOUT GLASS	COLOUR BACK GLAZING	TO MATCH DURATEC ZEUS DARK GREY MATTE
06 ALUMINIUM FRAMED GLAZING SYSTEM	POWDERCOAT	DURATEC ZEUS DARK GREY MATTE	13 PROFILED METAL WALL CLADDING	COLORBOND	GOODMAN GREEN	20 VERTICAL METAL SUNSCREENS	ALIWOOD SOLID ALUMINIUM CLADDING	SNOWGUM	27 SOLAR PANELS		PAINTED FINISH
07 GLAZING - VISION PANELS	BLUE TINT - TBC SECTION J	TINTED GLASS	14 PROFILED METAL WALL CLADDING	MONDOCLAD SOLID ALUMINIUM CLADDING	DARK ANTHRACITE METALLIC	21 PFC SURROUND TO ROLLER SHUTTER DOOR	PAINT	SHALE GREY	28 COVERED WALKWAY	STEEL STRUCTURE	SHALE GREY
									29 SERVICE SCREEN	METAL SLAT	



1 OFFICE 2A-3 ELEVATION EAST 1 : 100



2 OFFICE 2A-3 ELEVATION SOUTH 1 : 100



3 OFFICE 2A-3 ELEVATION WEST 1 : 100



4 OFFICE 2A-3 ELEVATION NORTH 1 : 100

INDICATIVE EXTERNAL FINISHES LEGEND

MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR
01 BRICKS	AUSTRAL BRICKS "LA PALOMA" RANGE	ROMERO	08 PROFILED GLAZING REVEALS - CLADDING	MONDOCLAD SOLID ALUMINIUM CLADDING	WHITE	15 PROFILED METAL WALL CLADDING	COLORBOND	MONUMENT	22 AWNING STEEL STRUCTURE		GALVANISED
02 PRE-FINISHED FC	VITRAPANEL	DARK NIGHT	09 EXTERNAL PAVER	SURFACE GALLERY 1200X600	BASLE GREY TEXTURED	16 PRECAST CONCRETE DADO PANELS	PAINT	SHALE GREY	23 GUTTER & DOWNPIPES		MONUMENT
03 PRE-FINISHED "TIMBER LOOK" CLADDING	ALIWOOD	SNOWGUM	10 PROFILED METAL WALL CLADDING	COLORBOND	WINDSPRAY	17 METAL ROLLER SHUTTER DOORS	GALVANISED & PAINTED	SHALE GREY	24 ENTRY WALL		SNOWGUM (MATT)
04 V COLUMNS	PAINT	LIGHT GREY	11 PROFILED METAL WALL CLADDING	COLORBOND	SHALE GREY	18 PROFILED METAL ROOF SHEETING	COLORBOND KLIPLOK COOLMAX STEEL	WHITE HEAVEN	25 OFFICE ROOF SOLFIT LINING - PREFINISHED		TYLDESLEY (WHITE)
05 NOT APPLICABLE			12 PROFILED METAL WALL CLADDING	COLORBOND	SURFMIST	19 TRANSLUCENT ROOF SHEETING	WONDERGLASS GC	OPAL	26 GLAZING - BLACKOUT GLASS		TO MATCH DURATEC ZEUS DARK GREY MATTE
06 ALUMINIUM FRAMED GLAZING SYSTEM	POWDERCOAT	DURATEC ZEUS DARK GREY MATTE	13 PROFILED METAL WALL CLADDING	COLORBOND	GOODMAN GREEN	20 VERTICAL METAL SUNSCREENS	ALIWOOD SOLID ALUMINIUM CLADDING	SNOWGUM	27 SOLAR PANELS		
07 GLAZING - VISION PANELS	BLUE TINT - TBC SECTION J	TINTED GLASS	14 PROFILED METAL WALL CLADDING	MONDOCLAD SOLID ALUMINIUM CLADDING	DARK ANTHRACITE METALLIC	21 PFC SURROUND TO ROLLER SHUTTER DOOR	PAINT	SHALE GREY	28 COVERED WALKWAY		PAINTED FINISH
									29 SERVICE SCREEN		SHALE GREY