

Development Area Schedule	
Site Area	48,824 sqm
Warehouse 2B	25,970 sqm
Office 2B-1 (2 level)	750 sqm
Office 2B-2 (2 level)	750 sqm
Dock Office 2B-1 (1 level)	75 sqm
Dock Office 2B-2 (1 level)	75 sqm
Total Building Area	27,620 sqm
Awning	2,815 sqm
Site Cover (exc. awning)	56 %
Floor Space Ratio	0.56 : 1
Hardstand Area	7,335 sqm
Light Duty Area	6,346 sqm
Carparking	211
(inclusive of 6 disable carparking spaces)	

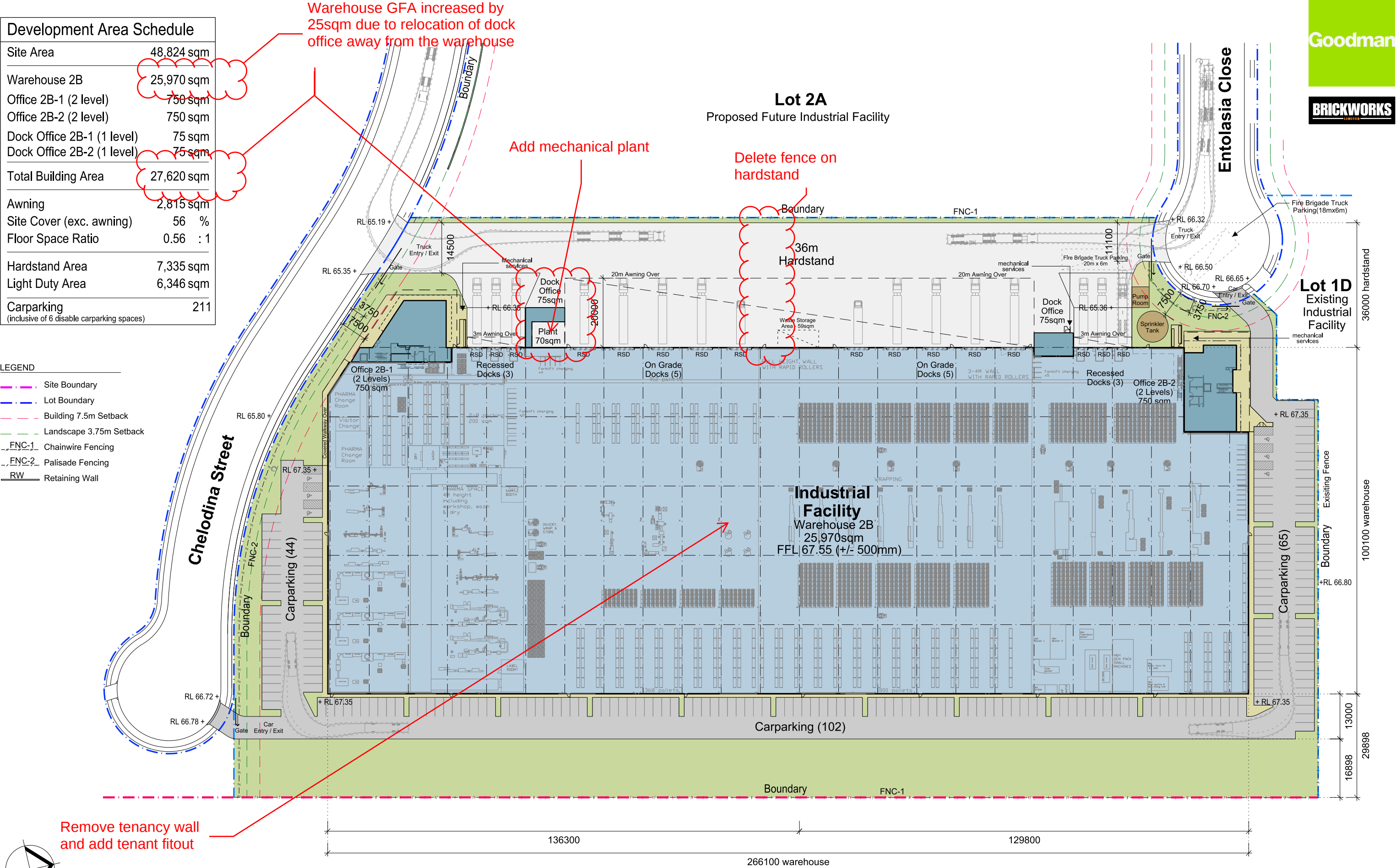
Warehouse GFA increased by 25sqm due to relocation of dock office away from the warehouse

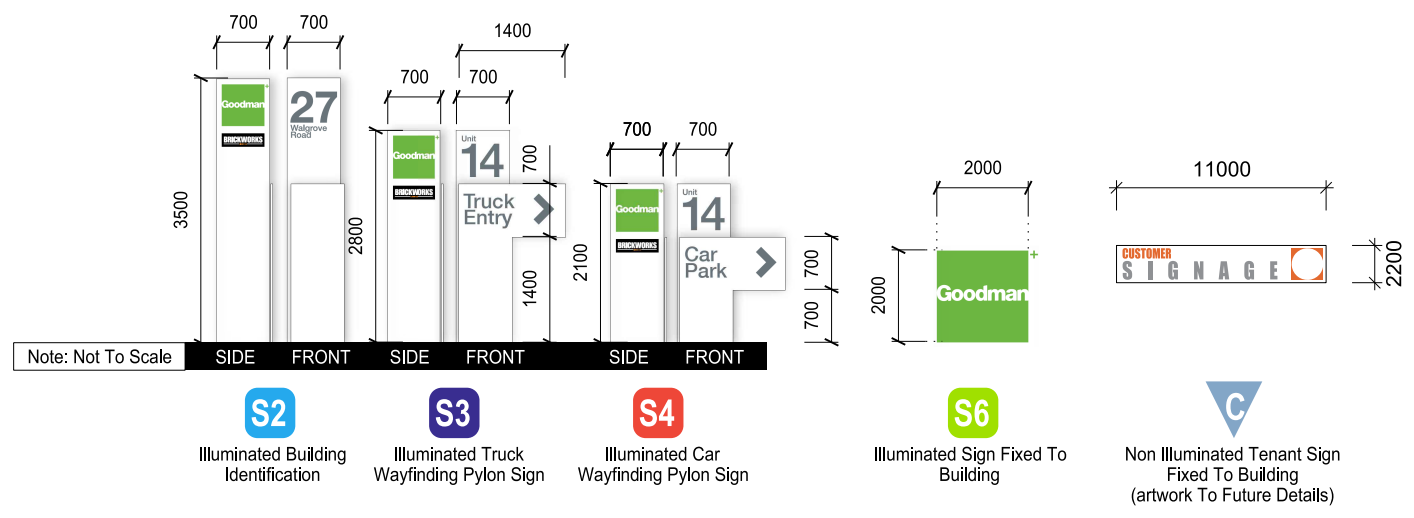
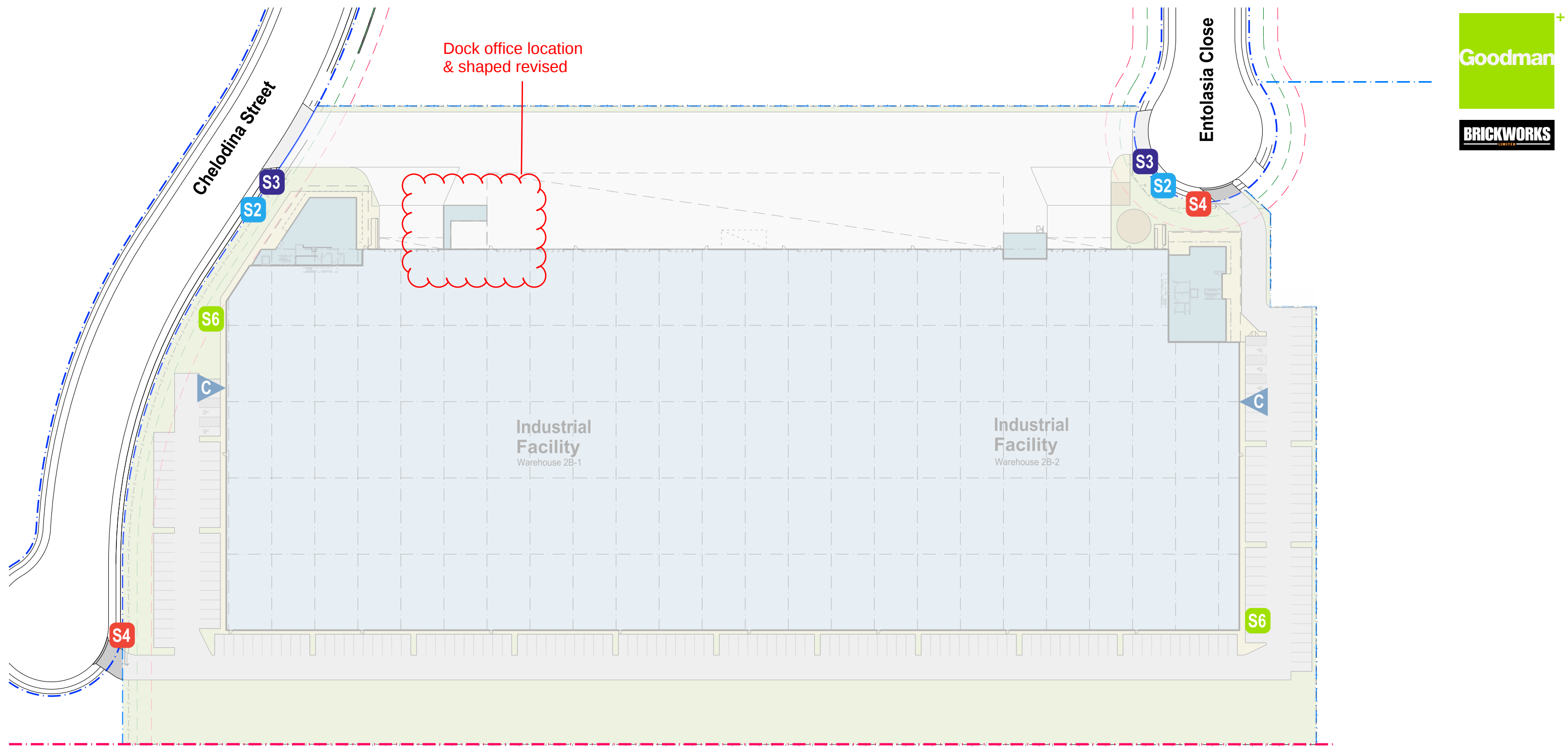
Add mechanical plant

Delete fence on hardstand

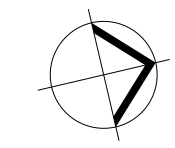
Remove tenancy wall and add tenant fitout

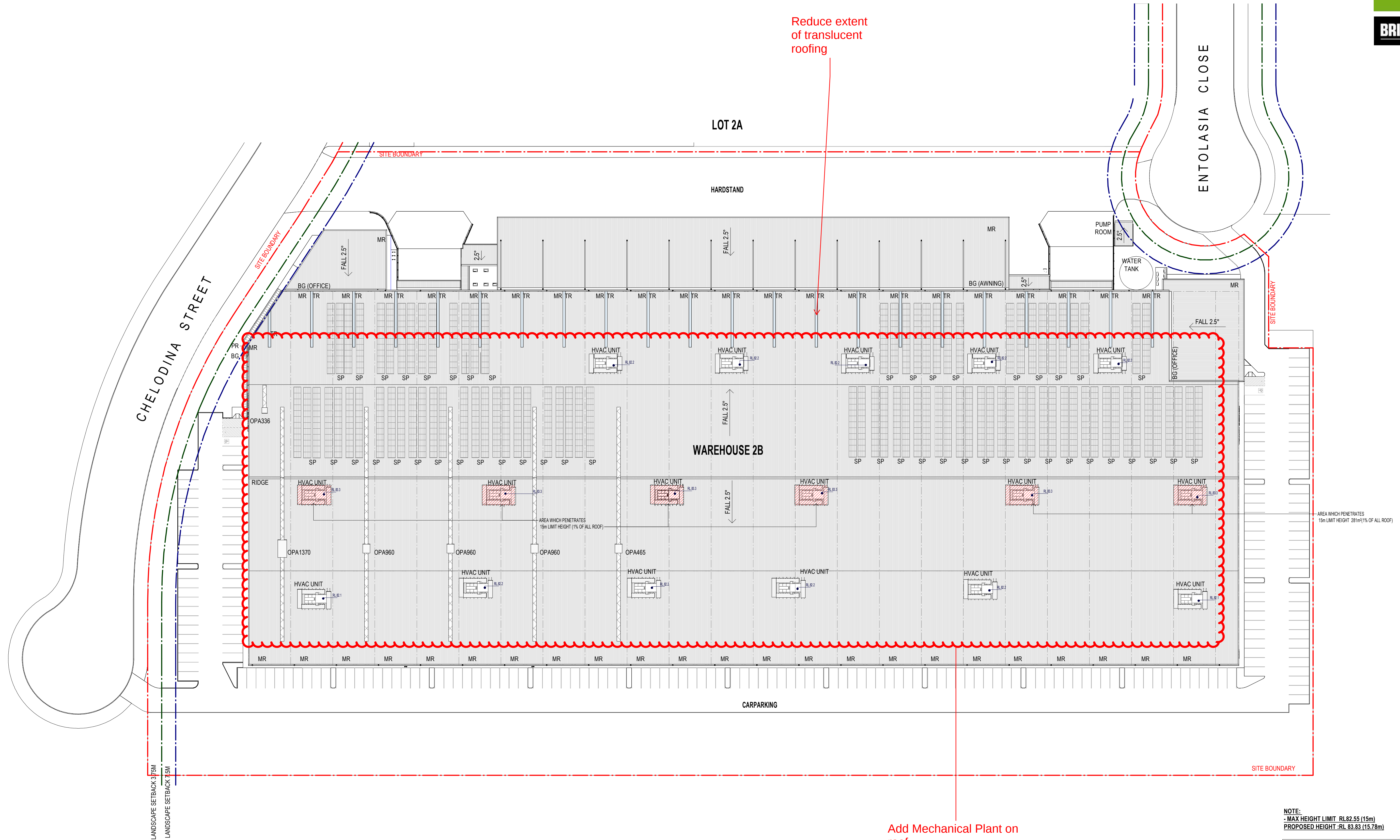
- LEGEND
- Site Boundary
 - Lot Boundary
 - Building 7.5m Setback
 - Landscape 3.75m Setback
 - FNC-1 Chainwire Fencing
 - FNC-2 Palisade Fencing
 - RW Retaining Wall





Signage Legend	
	Identification - Building
	Wayfinding - Truck
	Wayfinding - Car
	Goodman Light Box on Warehouse
	Tenant Sign. Artwork To Future Detail

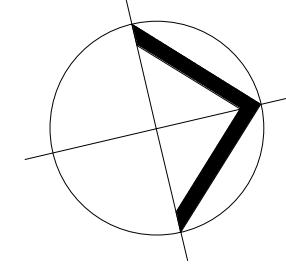


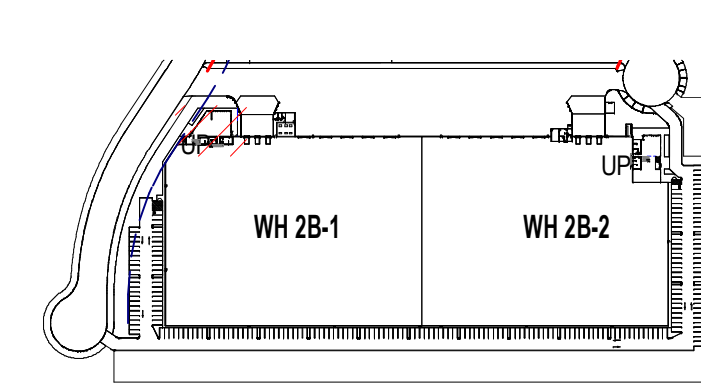


NOTE:
- MAX HEIGHT LIMIT RL82.55 (15m)
PROPOSED HEIGHT RL 83.83 (15.78m)

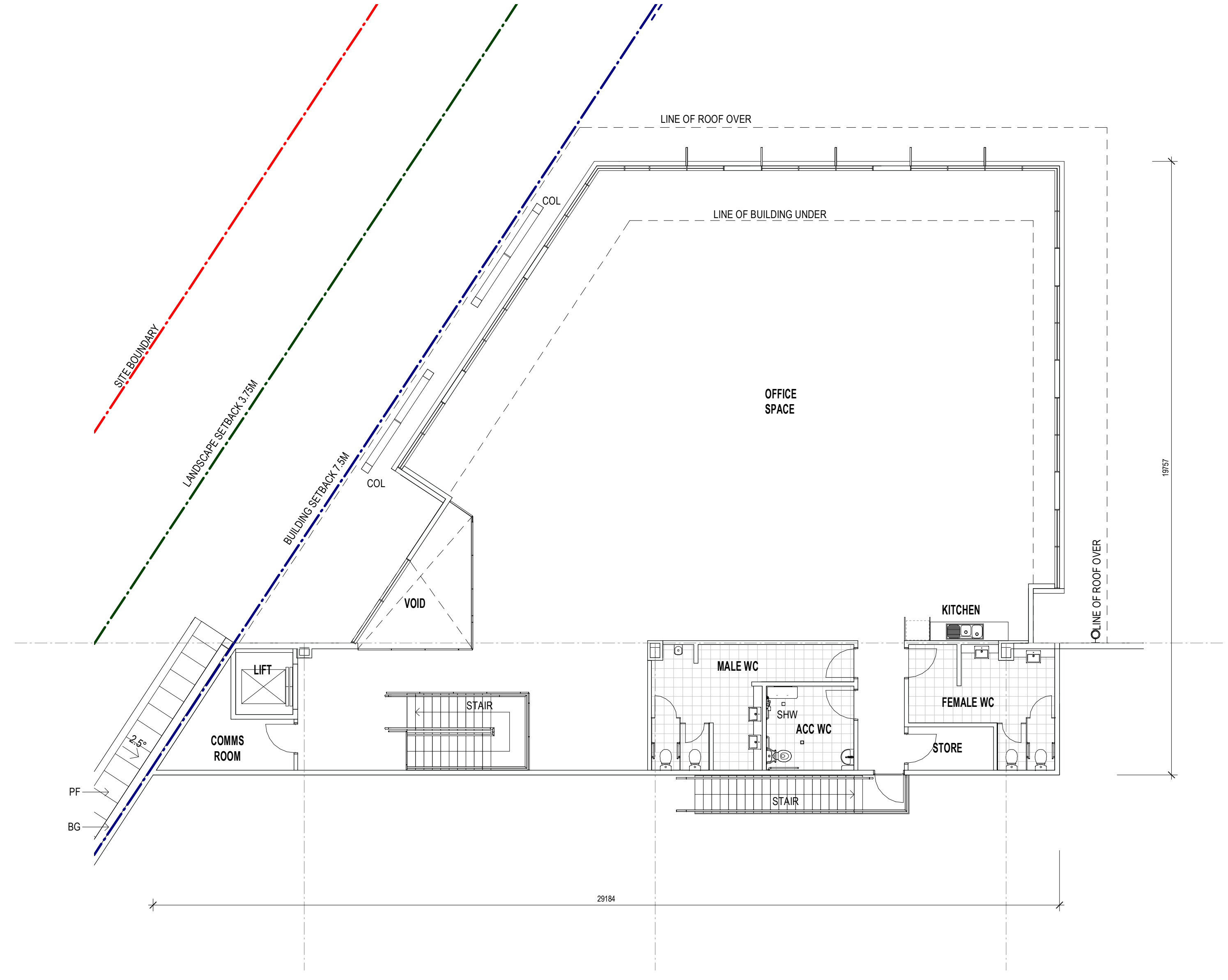
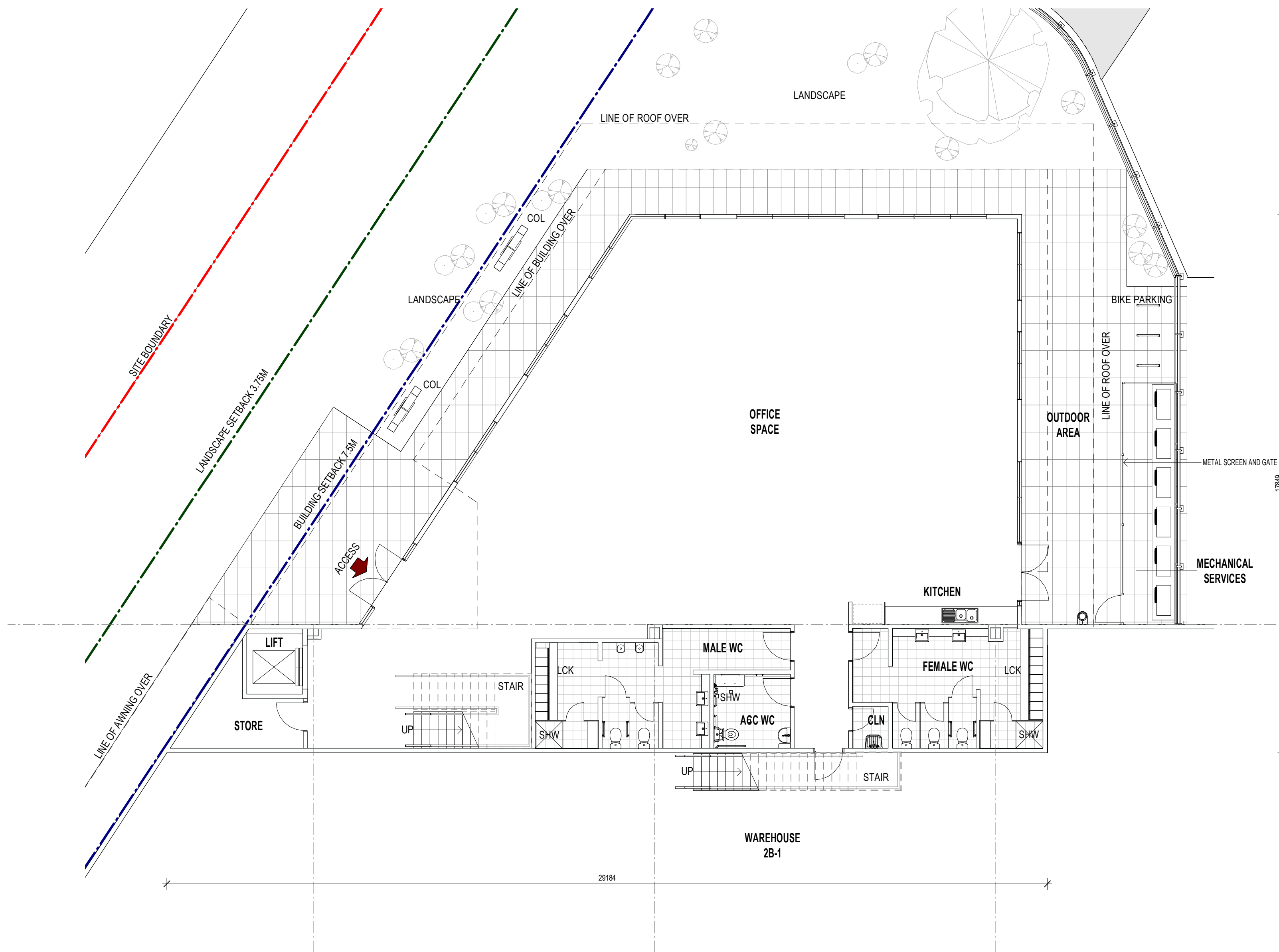
LEGEND	
BG	BOX GUTTER
EG	EAVES GUTTER
MR	METAL ROOF SHEETING
TR	TRANSLUCENT SHEETING
SP	SOLAR PANELS
PR	POLY CARBONATE ROOFING SYSTEM OR EQUAL DANPAL
AREA WHICH PENETRATES THE LIMIT HEIGHT OF 15m (281m² OR 1% OF THE ROOF)	

2 ROOF PLAN - WAREHOUSE 2B 1 : 500



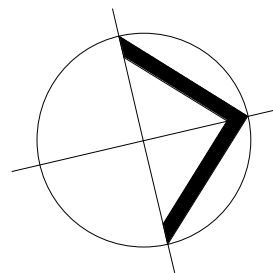


KEY PLAN

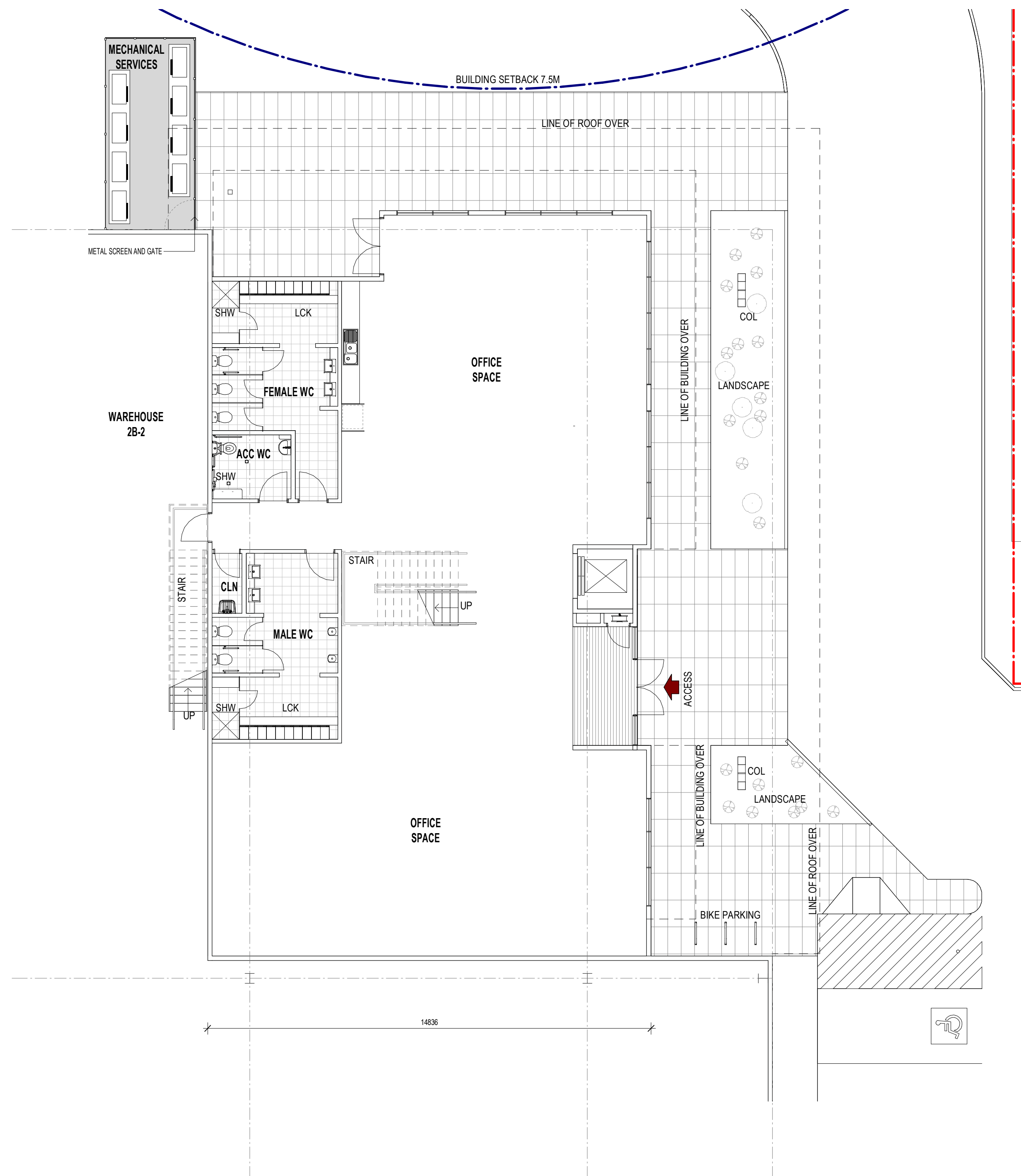


1 FLOOR PLAN - GROUND FLOOR OFFICE 2B-1 1 : 100

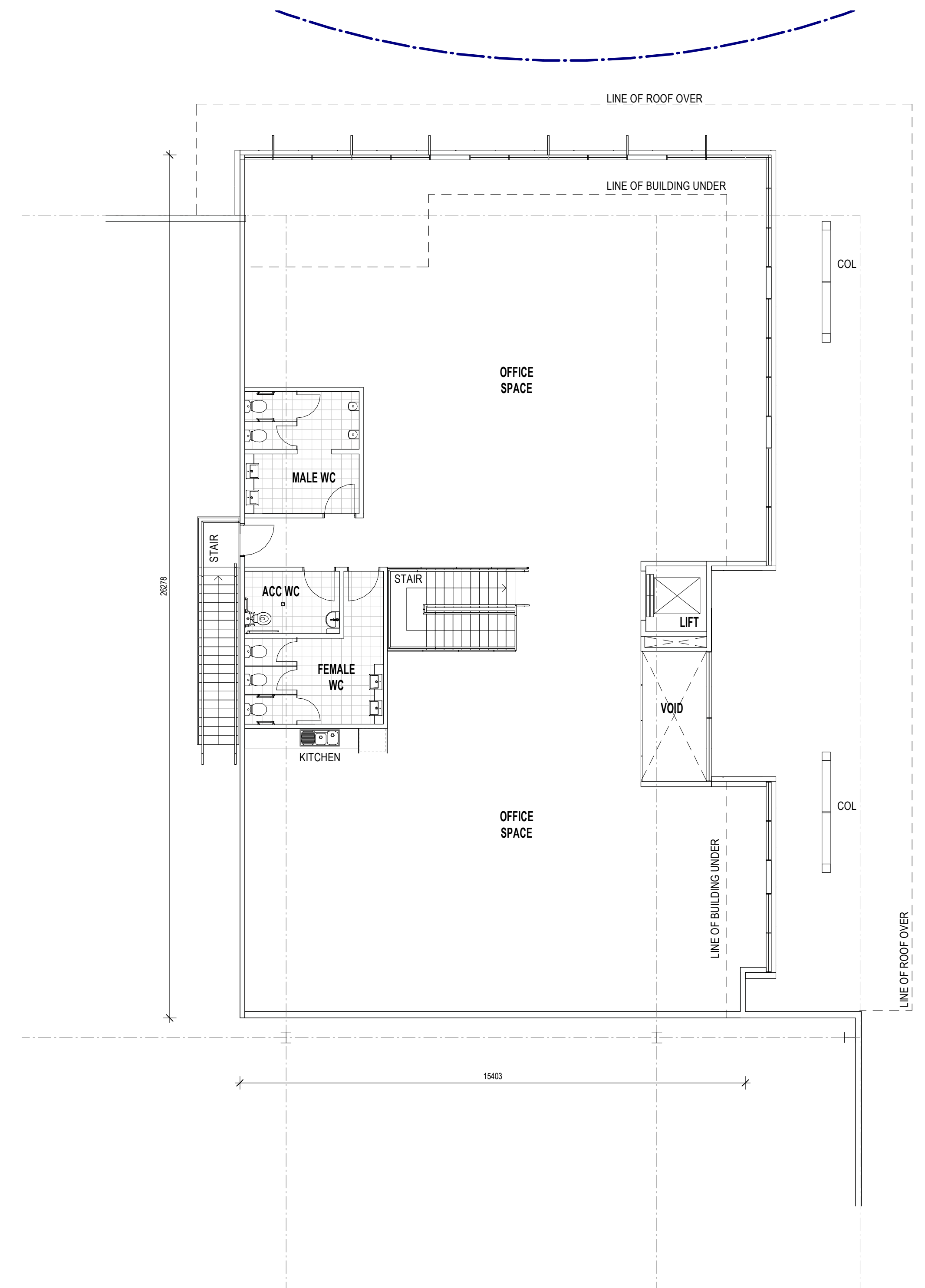
2 FLOOR PLAN - LEVEL 01 OFFICE 2B-1 1 : 100



AREA SCHEDULE	
OFFICE GROUND FLOOR	356 SQM
OFFICE LEVEL 01	394 SQM
TOTAL AREA	750 SQM

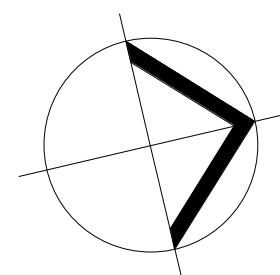


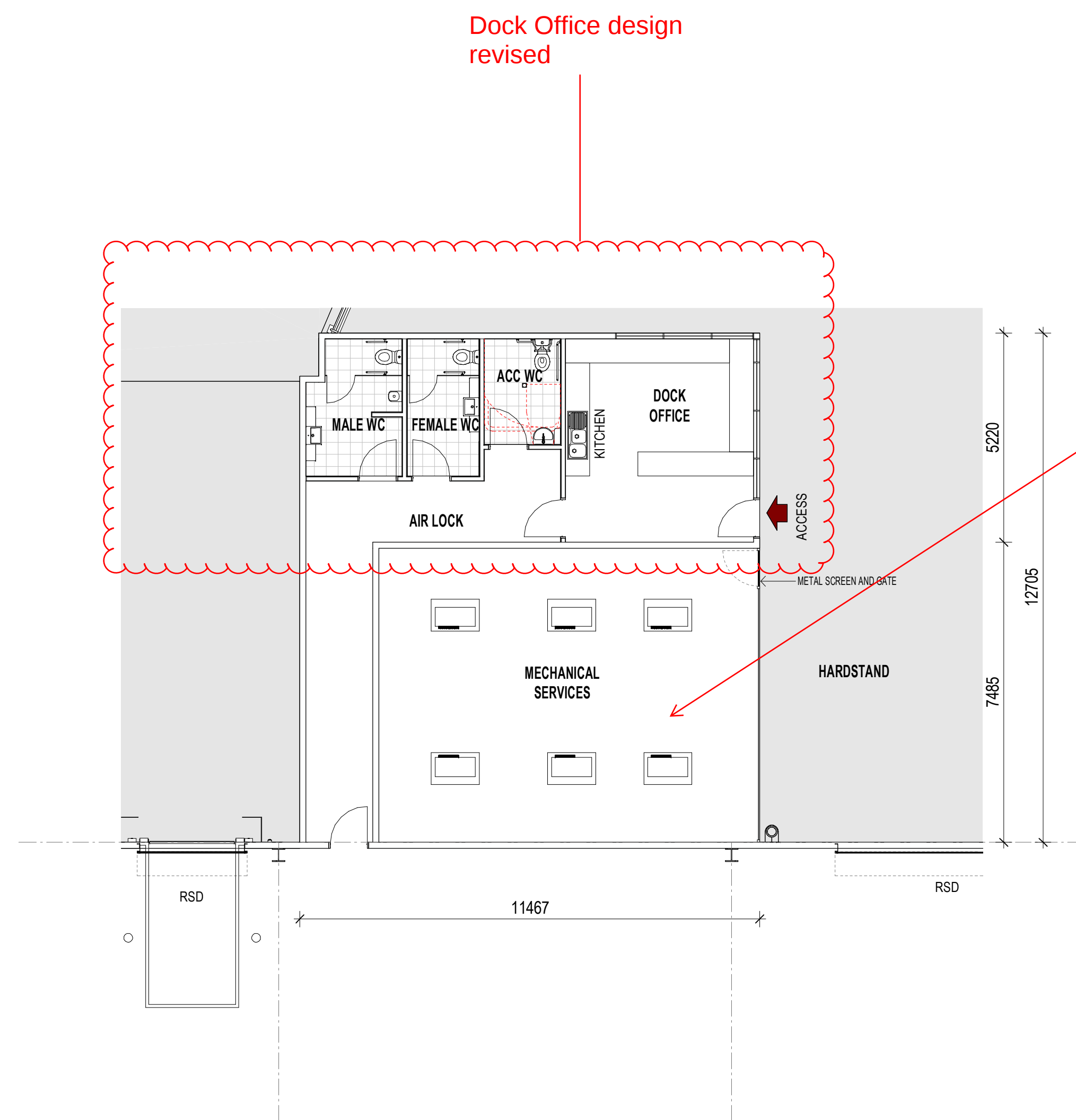
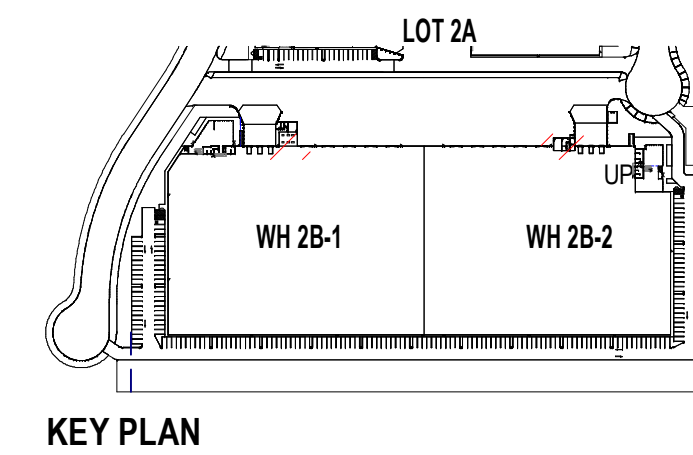
1 FLOOR PLAN - GROUND FLOOR OFFICE 2B-2 1 : 100



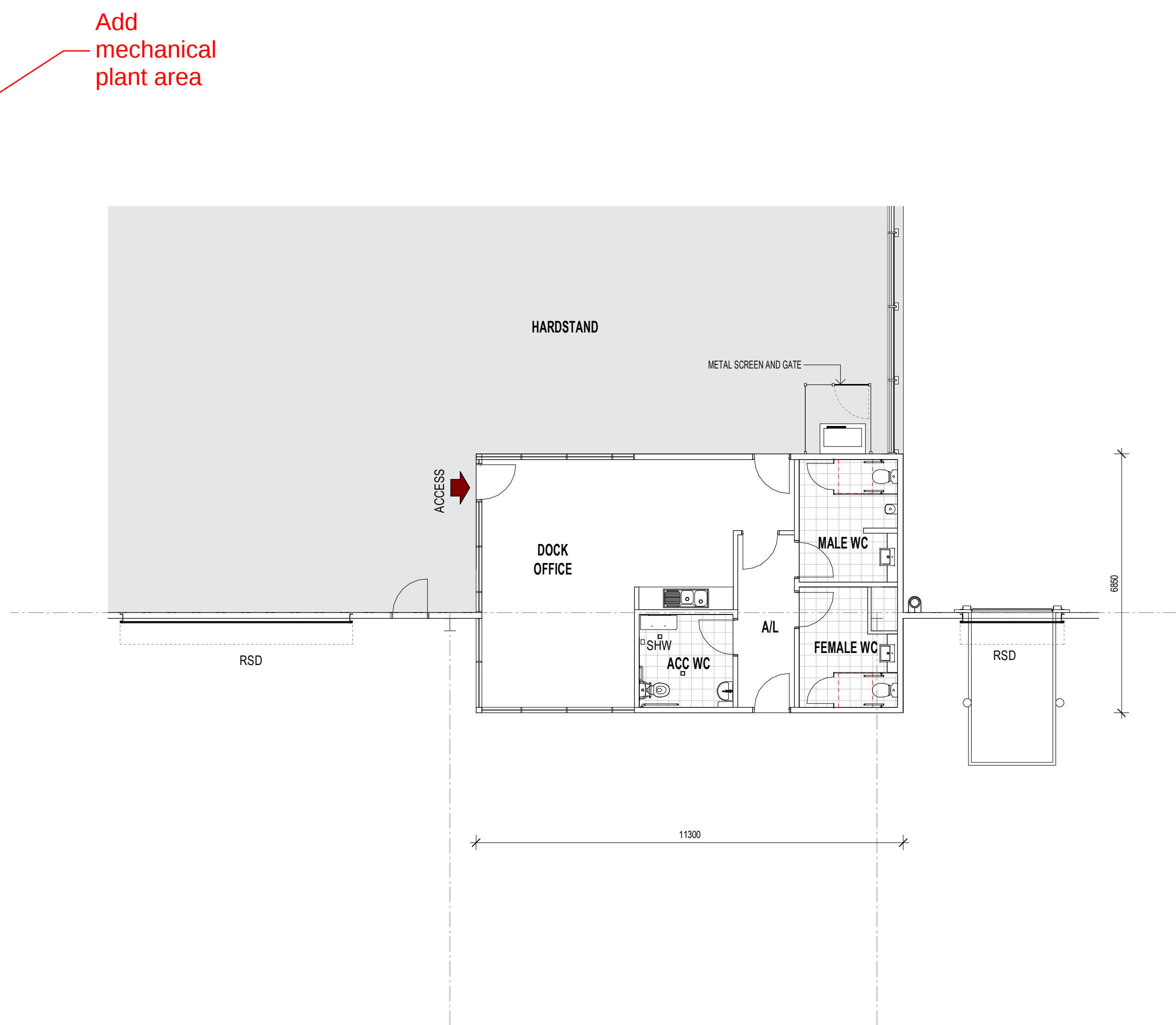
2 FLOOR PLAN - LEVEL 01 OFFICE 2B-2 1 : 100

AREA SCHEDULE	
OFFICE GROUND FLOOR	356 SQM
OFFICE LEVEL 01	394 SQM
TOTAL AREA	750 SQM



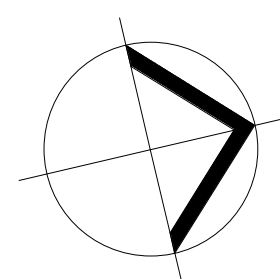


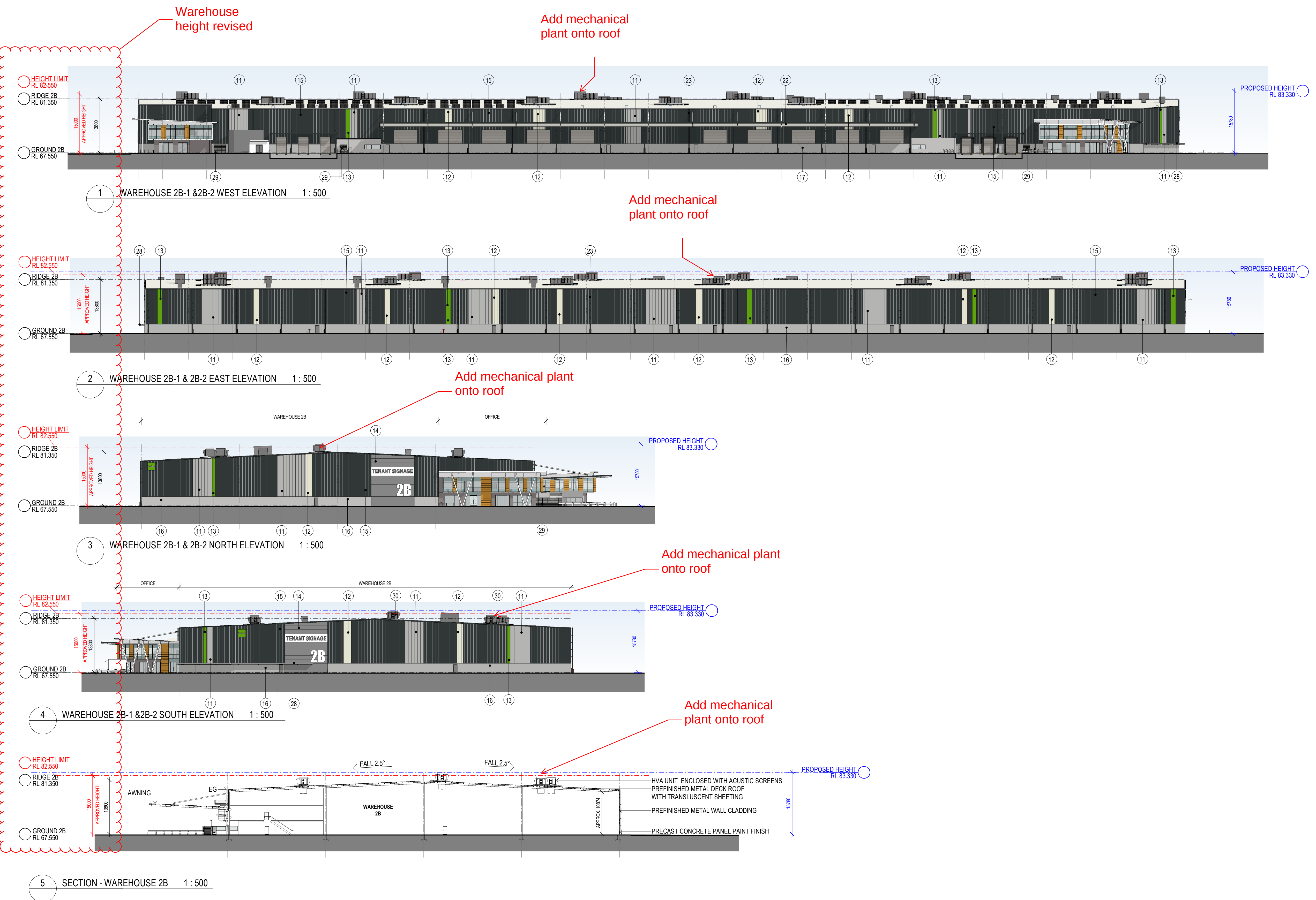
1 FLOOR PLAN - GROUND FLOOR DOCK OFFICE 2B-1 1 : 100



2 FLOOR PLAN - GROUND FLOOR DOCK OFFICE 2B-2 1 : 100

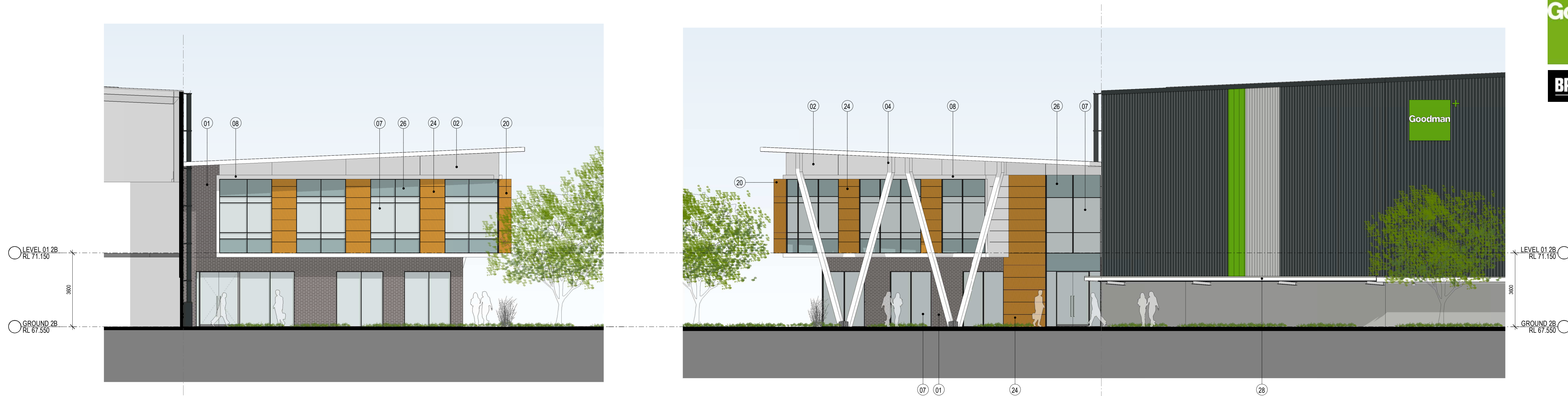
AREA SCHEDULE	
DOCK OFFICE 2B-1	75 SQM
DOCK OFFICE 2B-2	75 SQM
TOTAL AREA	150 SQM





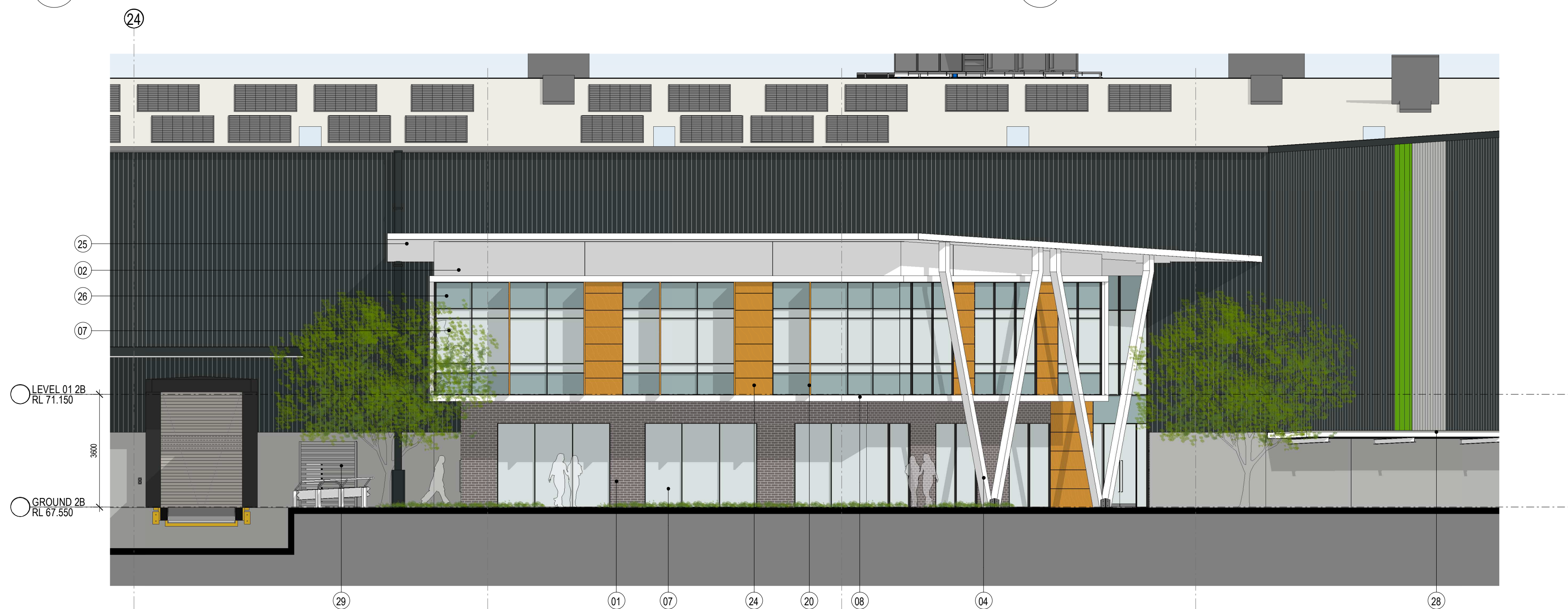
INDICATIVE EXTERNAL FINISHES LEGEND																	
MATERIAL			FINISH/ PROFILE			COLOUR			MATERIAL			FINISH/ PROFILE			COLOUR		
 01.BRICKS			AUSTRAL BRICKS "LA PALOMA" RANGE			ROMERO			 08.PROFILED GLAZING REVEALS - CLADDING			MONDOCLAD SOLID ALUMINIUM CLADDING			WHITE		
 02.PRE- FINISHED PC			VITRAPANEL			DARK NIGHT			 09.EXTERNAL PAVER			SURFACE GALLERY 1200X600			BASLE GREY TEXTURED		
 03.PRE- FINISHED "TIMBER LOOK" CLADDING			ALIWOOD			SNOWGUM			 10.PROFILED METAL WALL CLADDING			COLORBOND			WINDSPRAY		
 04.V COLUMNS			PAINT			LIGHT GREY			 11.PROFILED METAL WALL CLADDING			COLORBOND			SHALE GREY		
 05. NOT APPLICABLE									 12.PROFILED METAL WALL CLADDING			COLORBOND			SURFMIST		
 06.ALUMINIUM FRAMED GLAZING SYSTEM			POWDERCOAT			DURATEC ZEUS DARK GREY MATTE			 13.PROFILED METAL WALL CLADDING			COLORBOND			GOODMAN GREEN		
 07.GLAZING - VISION PANELS			BLUE TINT - TBC SECTION J			TINTED GLASS			 14.PROFILED METAL WALL CLADDING			MONDOCLAD SOLID ALUMINIUM CLADDING			DARK ANTHRACITE METALLIC		

REFER TO OFFICE ELEVATIONS FOR OFFICE FINIHES



1 OFFICE 2B-1 ELEVATION NORTH 1 : 100

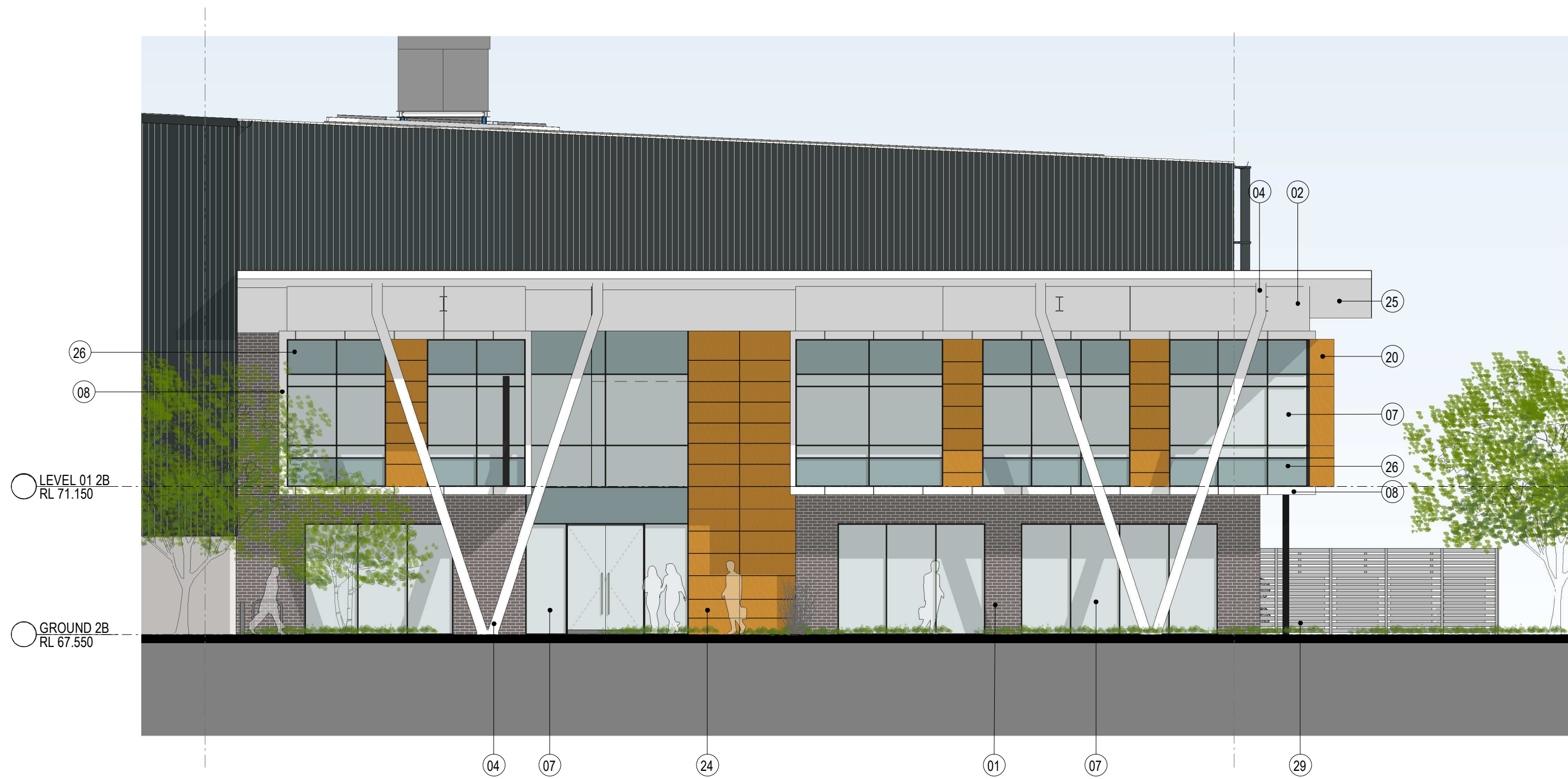
2 OFFICE 2B-1 ELEVATION SOUTH 1 : 100



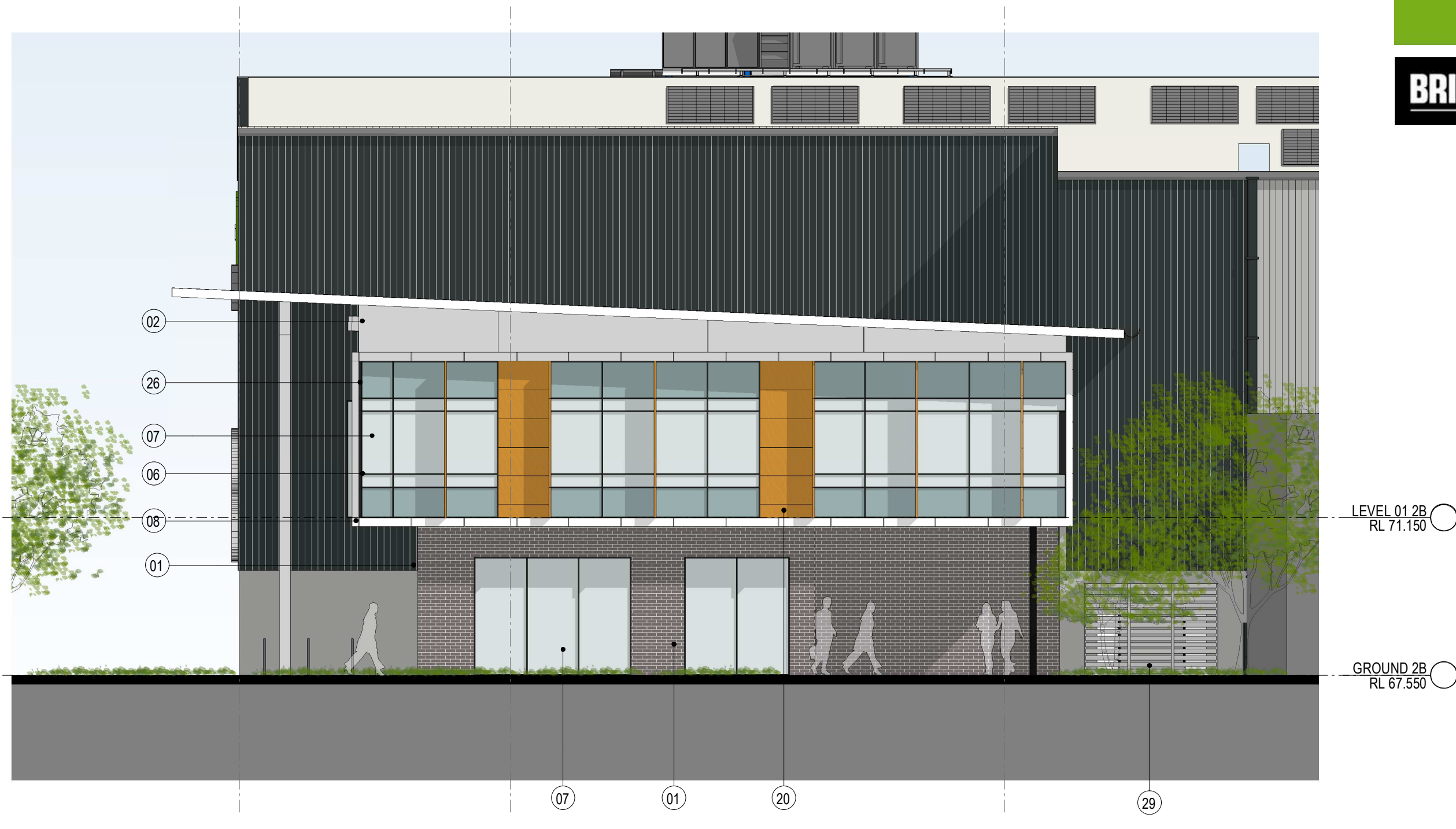
3 OFFICE 2B-1 ELEVATION WEST 1 : 100

INDICATIVE EXTERNAL FINISHES LEGEND

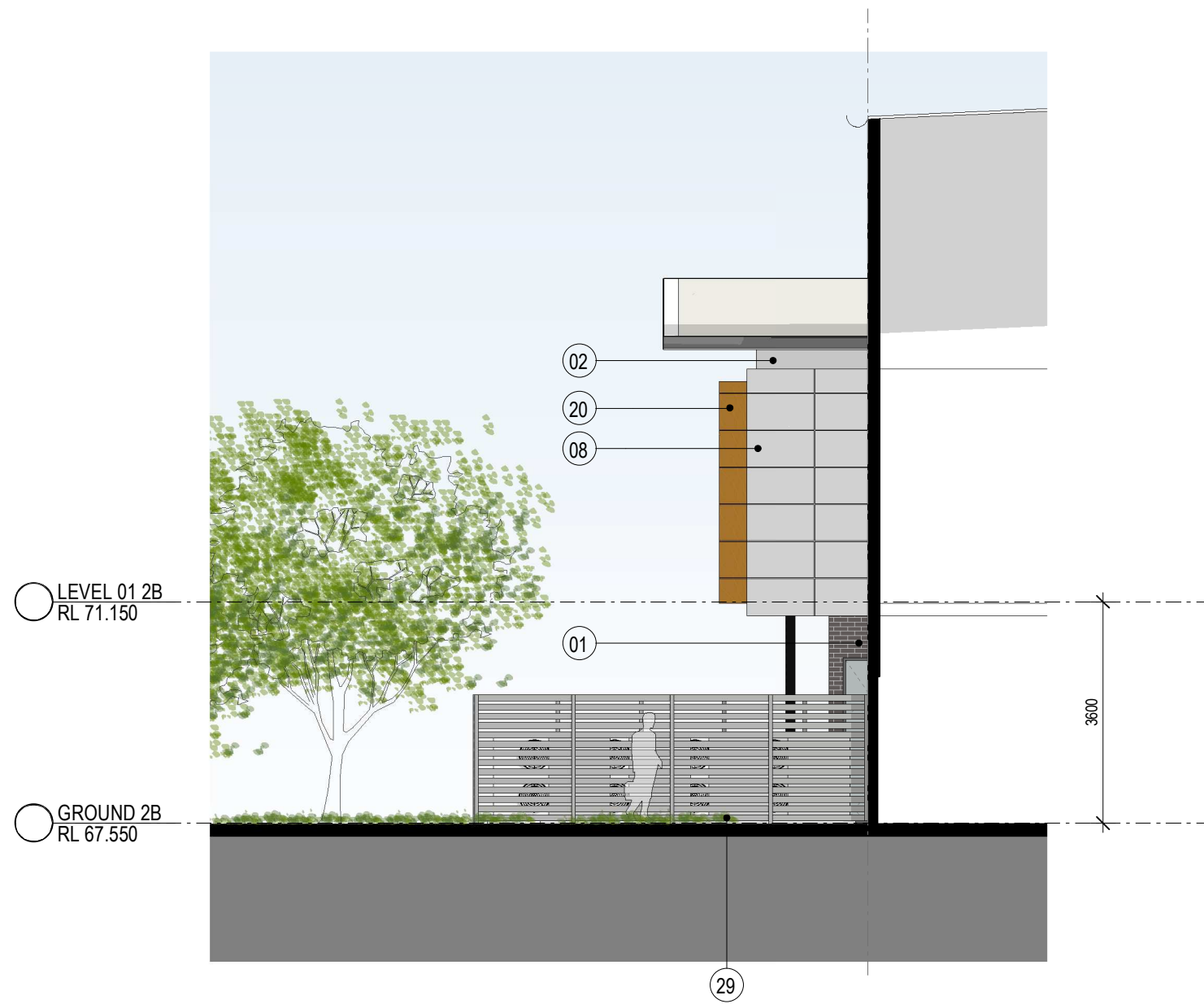
MATERIAL	FINISH/ PROFILE	COLOUR	MATERIAL	FINISH/ PROFILE	COLOUR	MATERIAL	FINISH/ PROFILE	COLOUR	MATERIAL	FINISH/ PROFILE	COLOUR
01 BRICKS	AUSTRAL BRICKS "LA PALOMA" RANGE	ROMERO	08 PROFILED GLAZING REVEALS - CLADDING	MONDOCLAD SOLID ALUMINIUM CLADDING	WHITE	15 PROFILED METAL WALL CLADDING	COLORBOND	MONUMENT	23 GUTTER & DOWNPIPES		MONUMENT
02 PRE-FINISHED FC	VITRAPANEL	DARK NIGHT	09 EXTERNAL PAVER	SURFACE GALLERY 1200X600	BASLE GREY TEXTURED	16 PRECAST CONCRETE DADO PANELS	PAINT	SHALE GREY	24 ENTRY WALL	ALIWOOD SOLID ALUMINIUM CLADDING	SNOWGUM (MATT)
03 PRE-FINISHED "TIMBER LOOK" CLADDING	ALIWOOD	SNOWGUM	10 PROFILED METAL WALL CLADDING	COLORBOND	WINDSPRAY	17 METAL ROLLER SHUTTER DOORS	GALVANISED & PAINTED	SHALE GREY	25 OFFICE ROOF SOLFIT LINING- PREFINISHED	VITRAPANEL	TYLDESLEY (WHITE)
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	26 GLAZING - BLACKOUT GLASS	COLOUR BACK GLAZING	TO MATCH DURATEC ZEUS DARK GREY MATTE
05 NOT APPLICABLE			12 PROFILED METAL WALL CLADDING	COLORBOND	SURFMIST	19 TRANSLUCENT ROOF SHEETING	WONDERGLASS GC	OPAL	27 SOLAR PANELS		
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	28 COVERED WALKWAY	STEEL STRUCTURE	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	29 SERVICE SCREEN	METAL SLAT	SHALE GREY
						22 AWNING STEEL STRUCTURE		GALVANISED	30 HVA UNIT ENCLOSED WITH ACOUST SCREENS		



1 OFFICE 2B-2 ELEVATION NORTH 1 : 100



2 OFFICE 2B-2 ELEVATION WEST 1 : 100



3 OFFICE 2B-2 ELEVATION SOUTH 1 : 100

INDICATIVE EXTERNAL FINISHES LEGEND

MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR	MATERIAL	FINISH/PROFILE	COLOUR
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						22 AWNING STEEL STRUCTURE		GALVANISED	30 HVA UNIT ENCLOSED WITH ACOUST SCREENS		