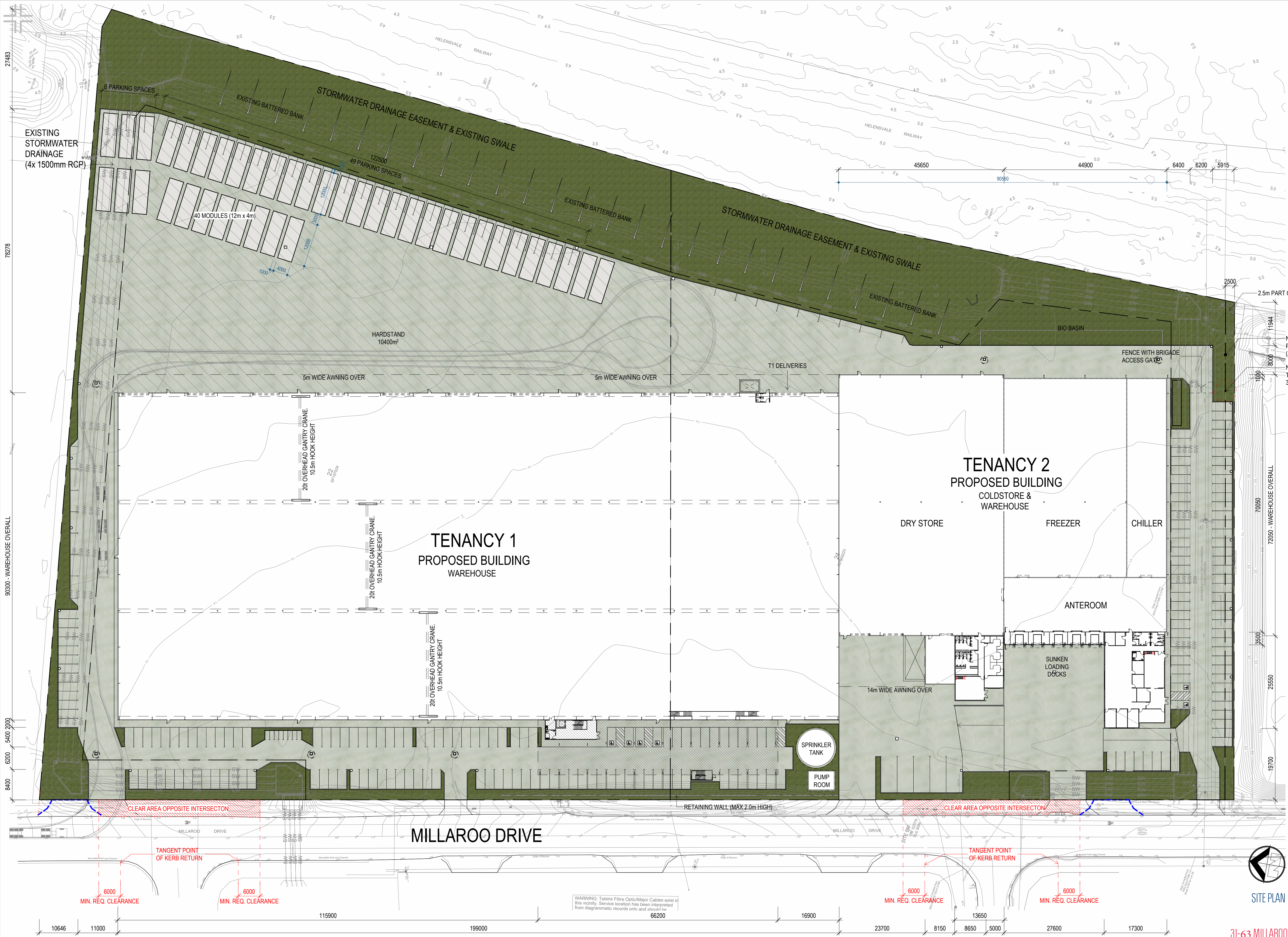




SITE INFORMATION

SITE AREA

LOT 22 on SP187924	32,570 m ²
LOT 24 on RP86822	23,611 m ²
LOT 126 on SP316167 (PART)	344 m ²
	56,525 m ²
LANDSCAPING 27%	10,095 m ²

FLOOR AREA

TOTAL	26,081 m ²
MODSCAPE	
GROUND FLOOR	
LOBBY	77 m ²
WAREHOUSE	17,723 m ²
WAREHOUSE AMENITIES	242 m ²
FIRST FLOOR	
OFFICE	742 m ²
	18,784 m ²

TENANCY 2

GROUND FLOOR	
ANTEROOM	675 m ²
CHARGING	110 m ²
CHILLER	609 m ²
DOCK OFFICE	227 m ²
DOCKS	99 m ²
DRY STORE	3,278 m ²
FREEZER	1,864 m ²
OFFICE	436 m ²
	7,297 m ²

PARKING

TENANCY 1 PARKING SPACES	
CAR PARKS (INCLUDING PWD)	196
MOTORCYCLE PARKS	8

TENANCY 2 PARKING SPACES

CAR PARKS (INCLUDING PWD)	76
TRUCK PARKING	5

space frame

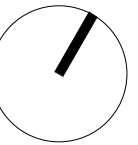
DESIGN + CONSTRUCT SOLUTIONS

SITE PLAN

1 : 500 @ A1

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DEVELOPMENT SUMMARY

LOT 24 ON RP868220

OVERALL LOT AREA	23,610m²
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BUILDING AREAS (GLA)

BUILDING AREA (GLA)	AREA (m²)
WAREHOUSE	10,200m²
OFFICE - GROUND	150m²
OFFICE - LEVEL	550m²
TOTAL	10,900m²

TOTAL GLA: 10,900m²

PLOT RATIO ON SITE AREA: 46.2%

CAR PARKING REQUIRED: 114

CAR PARKING PROVIDED: 68

*CAR PARKING SHORTFALL TO BE
ALLOCATED ACROSS HARDSTANDS

OVERALL SITE PLAN

INDUSTRIAL DEVELOPMENT
49 MILLAROO DRIVE, HELENSVALE

TAYLOR**ELLIS**
ARCHITECTURE

SCALE: 1 : 750 AT A3
1242 SK-01-00

REV:
B