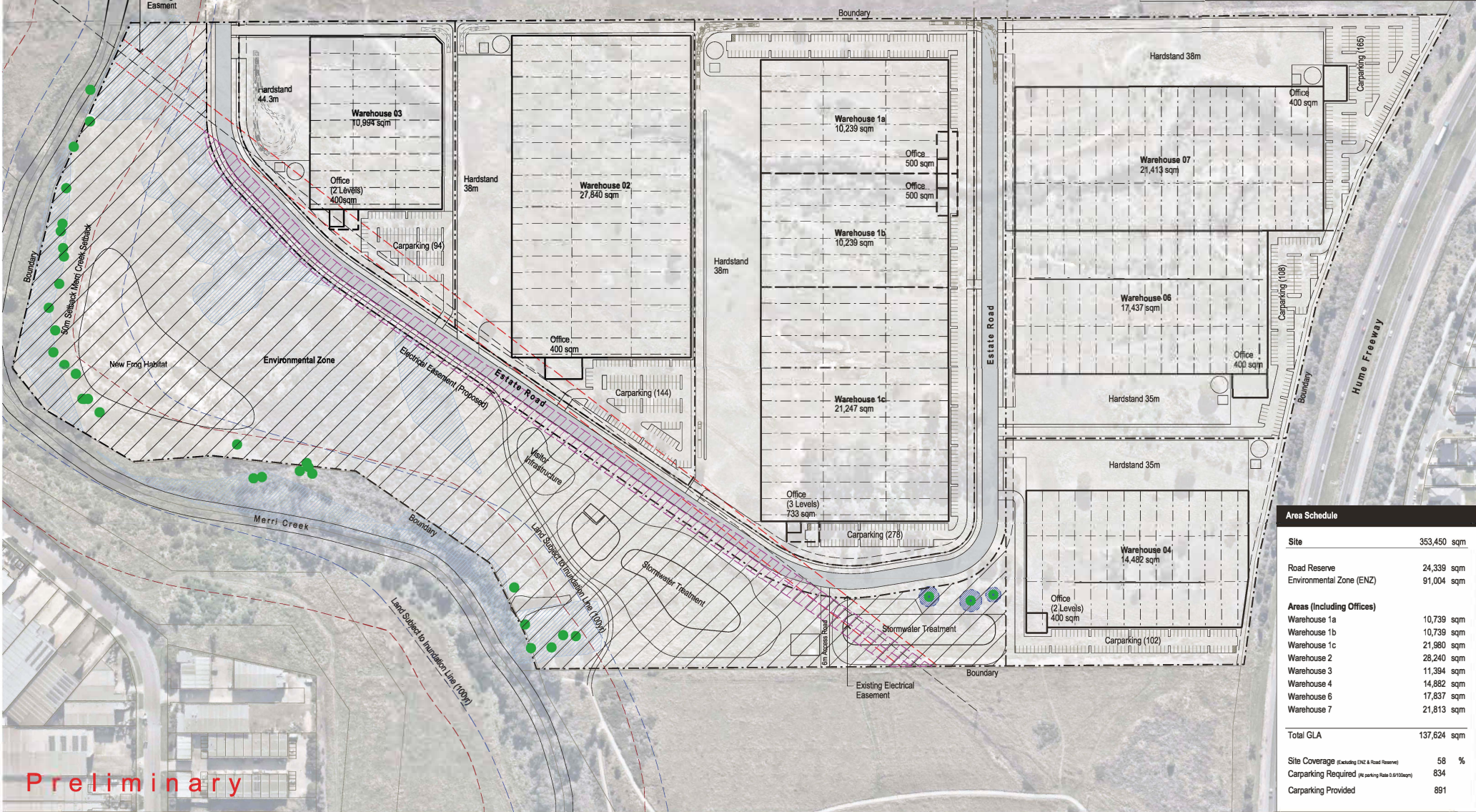


Legend

- Stage 1
- Stage 2
- Stage 3
- Artefact Scatter
- River Redgums to be Removed (Within Development Footprint)
- River Red gums to be Retained (Within Environmental Zone)
- Tree Protection Zone (TPZ)
- Native Vegetation to be Removed (Within Development Footprint)
- Native Vegetation to be Retained (Within Environmental Zone)
- Proposed Electrical Easement



Area Schedule

Site	353,450 sqm
Road Reserve	24,339 sqm
Environmental Zone (ENZ)	91,004 sqm
Areas (Including Offices)	
Warehouse 1a	10,739 sqm
Warehouse 1b	10,739 sqm
Warehouse 1c	21,980 sqm
Warehouse 2	28,240 sqm
Warehouse 3	11,394 sqm
Warehouse 4	14,882 sqm
Warehouse 6	17,837 sqm
Warehouse 7	21,813 sqm
Total GLA	137,624 sqm
Site Coverage (Excluding ENZ & Road Reserve)	58 %
Carparking Required (At parking Rate 0.6/100sqm)	834
Carparking Provided	891

Preliminary

Proposed Industrial Development

485 Cooper Street Epping, VIC



DRAWING TITLE
Site Plan

SBA ARCHITECTS	ISSUE FOR REVIEW	10/07/2023
	ISSUE FOR REVIEW	07/07/2023
	ISSUE FOR REVIEW	06/07/2023
	ISSUE FOR REVIEW	27/06/2023
	ISSUE FOR REVIEW	21/06/2023
	ISSUE FOR REVIEW	20/06/2023
	ISSUE FOR REVIEW	20/06/2023
	ISSUE FOR REVIEW	20/06/2023