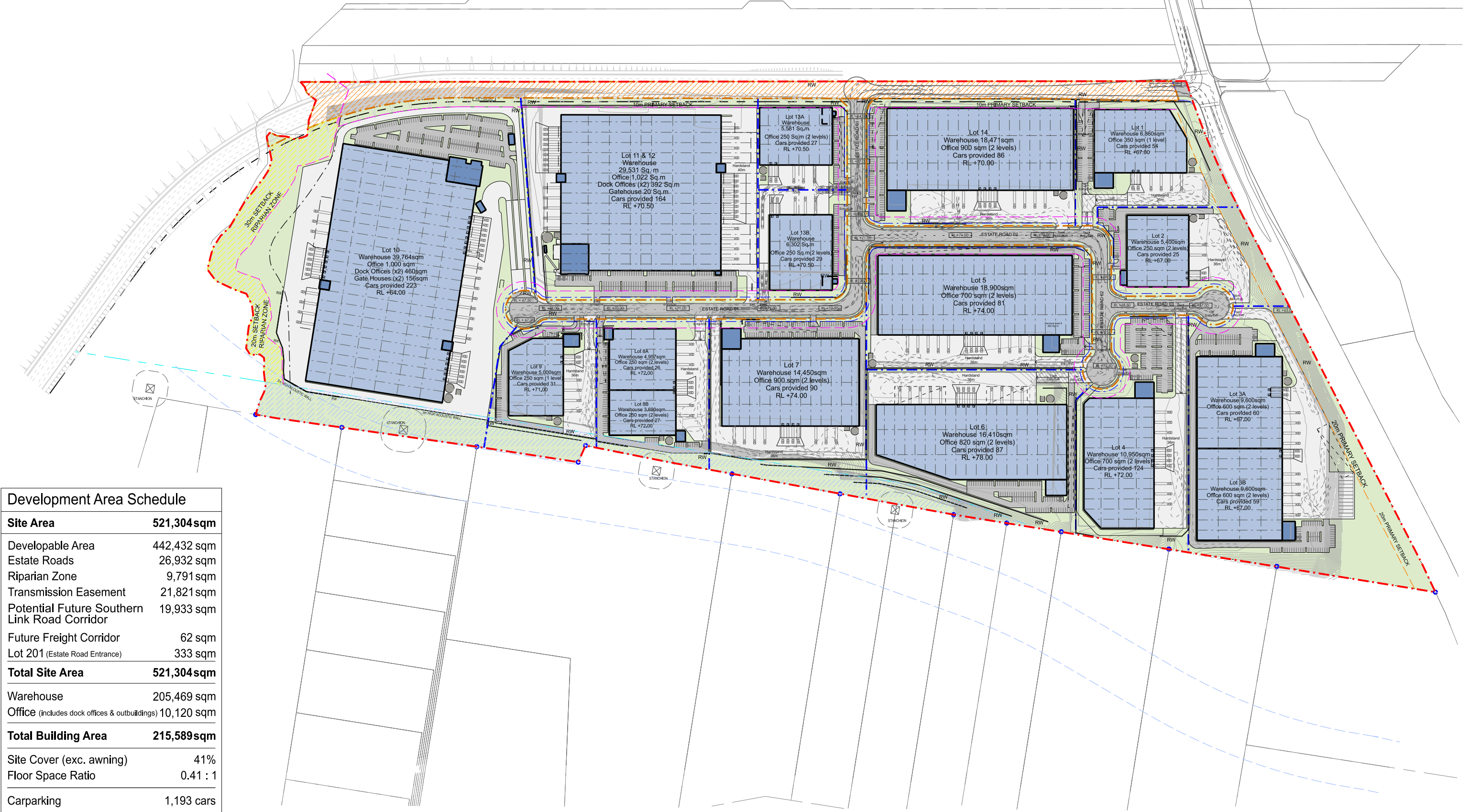


Legend

Site Boundary
Road Reserve Boundary
Lot Boundary
20m Building Setback (Wallgrove Road)
10m Building Setback
3m Landscape Setback

GAZCORP



Development Area Schedule	
Site Area	521,304sqm
Developable Area	442,432 sqm
Estate Roads	26,932 sqm
Riparian Zone	9,791sqm
Transmission Easement	21,821sqm
Potential Future Southern Link Road Corridor	19,933 sqm
Future Freight Corridor	62 sqm
Lot 201 (Estate Road Entrance)	333 sqm
Total Site Area	521,304sqm
Warehouse	205,469 sqm
Office (includes dock offices & outbuildings)	10,120 sqm
Total Building Area	215,589sqm
Site Cover (exc. awning)	41%
Floor Space Ratio	0.41 : 1
Carparking	1,193 cars



Momentum Industrial Estate
813-913 Wallgrove Road, Eastern Creek

Proposed Development
Development Application - Modification 04

Estate Masterplan

1:2000 @ A1
1:4000 @ A3
26 July 2023
MM7 - DA-001(F)
Job No. 22115