

ISSUE	AMENDMENT	DATE	CHK'D
P5	ISSUE FOR INFORMATION: RILEY ROAD UPDATE	20.11.24	SJE
P6	ISSUE FOR INFORMATION: PRECINCT 1 UPDATE	04.03.25	SJE
P7	ISSUE FOR INFORMATION: PRECINCT 4-6 UPDATE	08.07.25	SJE
P8	ISSUE FOR INFORMATION: PRECINCT 2 UPDATE	24.09.25	SJE
P9	ISSUE FOR INFORMATION: PRECINCT 2 UPDATE	01.10.25	SJE
P10	ISSUE FOR INFORMATION: PRECINCT 4 UPDATE	02.10.25	SJE



AREA SUMMARY	
<b>PRECINCT-1 (F&amp;B / SHOPS / GYM / CHILDCARE)</b>	
SITE AREA 1a (approx.)	9,410m <sup>2</sup>
SITE AREA 1b (approx.)	10,830m <sup>2</sup>
PRECINCT SITE AREA (approx.)	19,790m <sup>2</sup>
TOTAL LFR GLA	5,480m <sup>2</sup>
CARPARK & INT. THOROUGHFARE AREA (approx.)	15,378m <sup>2</sup>
LANDSCAPE AREA (approx.)	2,711m <sup>2</sup>
TOTAL CARPARKING	201 CARS
CAR RATIO	3.66 Per 100m <sup>2</sup>
<b>PRECINCT-2 (LARGE FORMAT RETAIL)</b>	
PRECINCT SITE AREA (approx.)	41,100m <sup>2</sup>
TOTAL LFR GLA	15,000m <sup>2</sup>
CARPARK & INT. THOROUGHFARE AREA (approx.)	23,550m <sup>2</sup>
LANDSCAPE AREA (approx.)	2,550m <sup>2</sup>
TOTAL CARPARKING	567 CARS
CAR RATIO	4.48 Per 100m <sup>2</sup>
<b>PRECINCT-3 (RETAIL / OFFICE / MEDICAL)</b>	
PRECINCT SITE AREA (approx.)	5,402m <sup>2</sup>
TOTAL RETAIL / OFFICE / MEDICAL GLA (approx.)	1,545m <sup>2</sup>
CARPARK & INT. THOROUGHFARE AREA (approx.)	3,344m <sup>2</sup>
LANDSCAPE AREA (approx.)	513m <sup>2</sup>
TOTAL CARPARKING	83 CARS
CAR RATIO	5.37 Per 100m <sup>2</sup>
<b>PRECINCT-4 (LARGE FORMAT RETAIL)</b>	
PRECINCT SITE AREA (approx.)	60,770m <sup>2</sup>
TOTAL LFR GLA	24,474m <sup>2</sup>
TOTAL FOOD & BEVERAGE GLA	415m <sup>2</sup>
CARPARK & INT. THOROUGHFARE AREA (approx.)	32,172m <sup>2</sup>
LANDSCAPE AREA (approx.)	4,210m <sup>2</sup>
TOTAL CARPARKING	636 CARS
CAR RATIO	2.6 Per 100m <sup>2</sup>
<b>PRECINCT-5 (INDUSTRIAL UNITS)</b>	
PRECINCT SITE AREA (approx.)	22,730m <sup>2</sup>
TOTAL GROUND FLR WAREHOUSE AREA (30 UNITS)	11,225m <sup>2</sup>
TOTAL MEZZANINE OFFICE AREA (54m <sup>2</sup> approx. EACH UNIT x26)	1,400m <sup>2</sup>
GRAND TOTAL GLA	12,625m <sup>2</sup>
CARPARK & INT. THOROUGHFARE AREA (approx.)	9,580m <sup>2</sup>
LANDSCAPE AREA (approx.)	1,965m <sup>2</sup>
TOTAL CARPARKING	137 CARS
CAR RATIO	1.10 Per 100m <sup>2</sup>
<b>PRECINCT-6 (MEDICAL / FUNCTION CENTRE)</b>	
PRECINCT SITE AREA (approx.)	14,955m <sup>2</sup>
TOTAL MEDICAL CENTRE AREA GLA	1,500m <sup>2</sup>
TOTAL HOTEL/EVENT GLA	2,400m <sup>2</sup>
CARPARK & INT. THOROUGHFARE AREA (approx.)	9,290m <sup>2</sup>
LANDSCAPE AREA (approx.)	1,815m <sup>2</sup>
TOTAL CARPARKING	161 CARS
CAR RATIO	4.21 Per 100m <sup>2</sup>
<b>TOTAL PRECINCT SITE AREA (1-6) (approx.)</b>	
	164,747m <sup>2</sup>
<b>TOTAL GLA (EXCL. MEZZ. BUILDING AREA) (approx.)</b>	
	62,066m <sup>2</sup>
<b>TOTAL CARPARKING/LANDSCAPE/INTERNAL THOROUGHFARES AREA (approx.)</b>	
	102,761m <sup>2</sup>
<b>BATTERED LANDSCAPED AREA (approx.)</b>	
	25,151m <sup>2</sup>
<b>RILEY ROAD (POS-R1) (approx.)</b>	
	12,510m <sup>2</sup>
<b>RILEY ROAD (POS-R2) (approx.)</b>	
	4,841m <sup>2</sup>
<b>DODSWELL WAY (approx.)</b>	
	3,650m <sup>2</sup>
<b>RESERVES (approx.)</b>	
	5,381m <sup>2</sup>
<b>STAGE 2 SUBSTATION (approx.)</b>	
	50m <sup>2</sup>
<b>STAGE 3 SUBSTATION (approx.)</b>	
	50m <sup>2</sup>
<b>STAGE 5 SUBSTATION (approx.)</b>	
	50m <sup>2</sup>
<b>STAGE 6 SUBSTATION (approx.)</b>	
	50m <sup>2</sup>
<b>SITE AREA (approx.)</b>	
	216,384m <sup>2</sup>

NOTE: ALL AREA ARE APPROXIMATE ONLY



LEGEND			
XXX	PRECINCT - 1 BUILDINGS	105	JAX TYRES & AUTO
101	ZET & ZAATAR	106	KIDZ KIDZ
102	KFC	107	Djani's
103	Jasbe Liberty	108	HUNGRY JACKS
XXX	PRECINCT - 2 BUILDINGS	204	bevmarks
201	ALDI	206	PetPrice
202	SARABAZI	208	I♥TS
203	Fantastic Furniture	209	FLIGHT
XXX	PRECINCT - 3 BUILDINGS	306	ENCORE
301	NUTRITION WAREHOUSE	307	Colinbrook
303	JOJO'S		
305	bluehippo		
XXX	PRECINCT - 4 BUILDINGS (LARGE FORMAT RETAIL)		
XXX	PRECINCT - 5 BUILDINGS (INDUSTRIAL UNITS)		
XXX	PRECINCT - 6 BUILDINGS (MEDICAL, HOTEL / EVENT)		