



**Development Area Schedule**

Site Area	200,000 sqm
less Estate Road	7,670 sqm
less MTU Facility	25,572 sqm
<b>Residual Dev. Area</b>	<b>166,758 sqm</b>

**Area Schedule (Stage 1 & 2)**

<b>STAGE 1</b>	
LOT 1 - LOT 3	13,206 sqm
<b>STAGE 1a</b>	
LOT 4 - LOT 7	21,387 sqm
<b>STAGE 2</b>	
LOT 8 - LOT 12	14,381 sqm
<b>Total Area</b>	<b>48,974 sqm</b>

**Area Schedule (Superlots)**

SUPERLOT 01	50,482 sqm
SUPERLOT 02	41,816 sqm
LOT 03	12,738 sqm
LOT 04	12,748 sqm
<b>Total Area</b>	<b>117,784 sqm</b>

**Development Controls**

LGA	City of Salisbury
Zoning	Enterprise Zone
FSR	n/a
Site Cover	50 %
<b>Building Setbacks</b>	
Road (building over 6m)	10 m
Road (building up to 6m)	8 m
Secondary Road	4 m
<b>Landscape Setbacks</b>	
Road	3 m
Side (at least 1 side boundary)	3 m
<b>Carparking</b>	
Office	1/30 sqm
Warehouse	(up to 200 sqm) 1/50 sqm (200-2000 sqm) 1/75 sqm (over 2000 sqm) 1/150 sqm
<b>Landscape Requirements</b>	10 %
note: landscaping strip within carpark	
<b>Height Limits</b>	n/a