



- Detention Basin Allotment Area
- Estate Road Allotment Area

Area Schedule	
Development Lot	Site Area
Lot 1	89,683 sqm
Lot 2	113,882 sqm
Lot 3	113,541 sqm
Lot 4	83,116 sqm
Lot 5	38,637 sqm
Lot 6	30,347 sqm
Lot 7	35,751 sqm
Road Allotment Area	42,700 sqm
Detention / Open Space	9,543 sqm
Total Area	557,200 sqm

Key Development Controls *	
LGA	Blacktown City Council
Zoning	IN1 General Industrial
Site Cover (Incl. Awnings)	65%
Building Setbacks	
Great Western Highway + M4	20m
Brabham Drive + Collector Roads	15m
Park Edge Road	7m
Local Roads	7.5m
Asset Protection Zones	20m
Detention Basins	5m
Landscape Zones	
M4	20m
Great Western Highway + M4	15m
Brabham Drive + Collector Roads	10m
Park Edge Road	3m
Local Roads	7.5m
Asset Protection Zones	5m
Detention Basins	5m

\* As modified by this Project Application