

Aspec Industrial Business Park	
3-Sep-21	SK022f
TOTAL SITE AREA (m²)	1,466,103
AIBP Total Site Area	1,253,713
Additional Land Total Site Area	212,390
Constraints (m²)	SITE AREA (m²)
Outer Sydney Orbital	360,412
Western Sydney Freight (eadd. overlaps)	6,089
Electrical Easement (eadd. overlaps)	23,335
Enviro. Management & Basins (incl. severed land)	84,259
Luddenham Road Widening Corridor (eadd. overlaps)	21,238
Road Reserves	79,755
CONSTRAINTS TOTAL	575,088
TOTAL DEVELOPABLE AREA (m²)	891,015
STAGE 1 AREA (m²) (incl. internal constraints)	414,375
LOT 1 - Aspec	
Landtake area	87,227
Total Warehouse	47,191
Total Office	900
Total Building Area	48,091
Lot FSR	0.55:1
Carparking Achieved	500
LOT 3	
Landtake area	50,784
Total Warehouse	25,934
Total Office	1,600
Total Building Area	27,534
Lot FSR	0.54:1
Carparking Achieved	275
LOT 4	
Landtake area	38,022
Total Warehouse	19,806
Total Office	1,300
Total Building Area	21,106
Lot FSR	0.56:1
Carparking Achieved	214
LOT 5	
Landtake area	69,993
Total Warehouse	39,795
Total Office	2,200
Total Building Area	41,995
Lot FSR	0.6:1
Carparking Achieved	420
LOT 6	
Landtake area	64,905
Total Warehouse	37,834
Total Office	2,200
Total Building Area	40,034
Lot FSR	0.62:1
Carparking Achieved	402
STAGE 2 AREA (m²) (incl. internal constraints)	284,749
LOT 7	
Landtake area	65,202
Total Warehouse	36,917
Total Office	2,200
Total Building Area	39,117
Lot FSR	0.6:1
Carparking Achieved	392
LOT 8	
Landtake area	65,988
Total Warehouse	37,822
Total Office	2,200
Total Building Area	40,022
Lot FSR	0.61:1
Carparking Achieved	400
LOT 9	
Landtake area	41,001
Total Warehouse	20,521
Total Office	1,100
Total Building Area	21,621
Lot FSR	0.53:1
Carparking Achieved	217
LOT 10	
Landtake area	42,726
Total Warehouse	23,744
Total Office	1,300
Total Building Area	25,044
Lot FSR	0.59:1
Carparking Achieved	251
LOT 11	
Landtake area	45,585
Total Warehouse	23,713
Total Office	1,300
Total Building Area	25,013
Lot FSR	0.55:1
Carparking Achieved	251

STAGE 3 AREA (m²) (incl. internal constraints)	373,736
LOT 12	
Landtake area	29,711
Total Warehouse	16,032
Total Office	800
Total Building Area	16,832
Lot FSR	0.57:1
Carparking Achieved	168
LOT 13	
Landtake area	32,111
Total Warehouse	16,595
Total Office	800
Total Building Area	17,395
Lot FSR	0.54:1
Carparking Achieved	174
LOT 14	
Landtake area	35,902
Total Warehouse	17,217
Total Office	1,300
Total Building Area	18,517
Lot FSR	0.52:1
Carparking Achieved	187
LOT 15	
Landtake area	35,583
Total Warehouse	16,897
Total Office	1,300
Total Building Area	18,197
Lot FSR	0.51:1
Carparking Achieved	186
ADDITIONAL LAND	
Landtake area	186,275
Total Warehouse	87,549
Total Office	5,588
Total Building Area	93,138
Lot FSR	0.5:1
Carparking Achieved	935
Total Landtake	891,015
Total Warehouse Area	467,567
Total Office Area	26,088
Total Building Area	493,656
Site FSR	0.55:1
Total Car Parking	4,972
Required Car Parking	4,937



ISSUED FOR INFORMATION