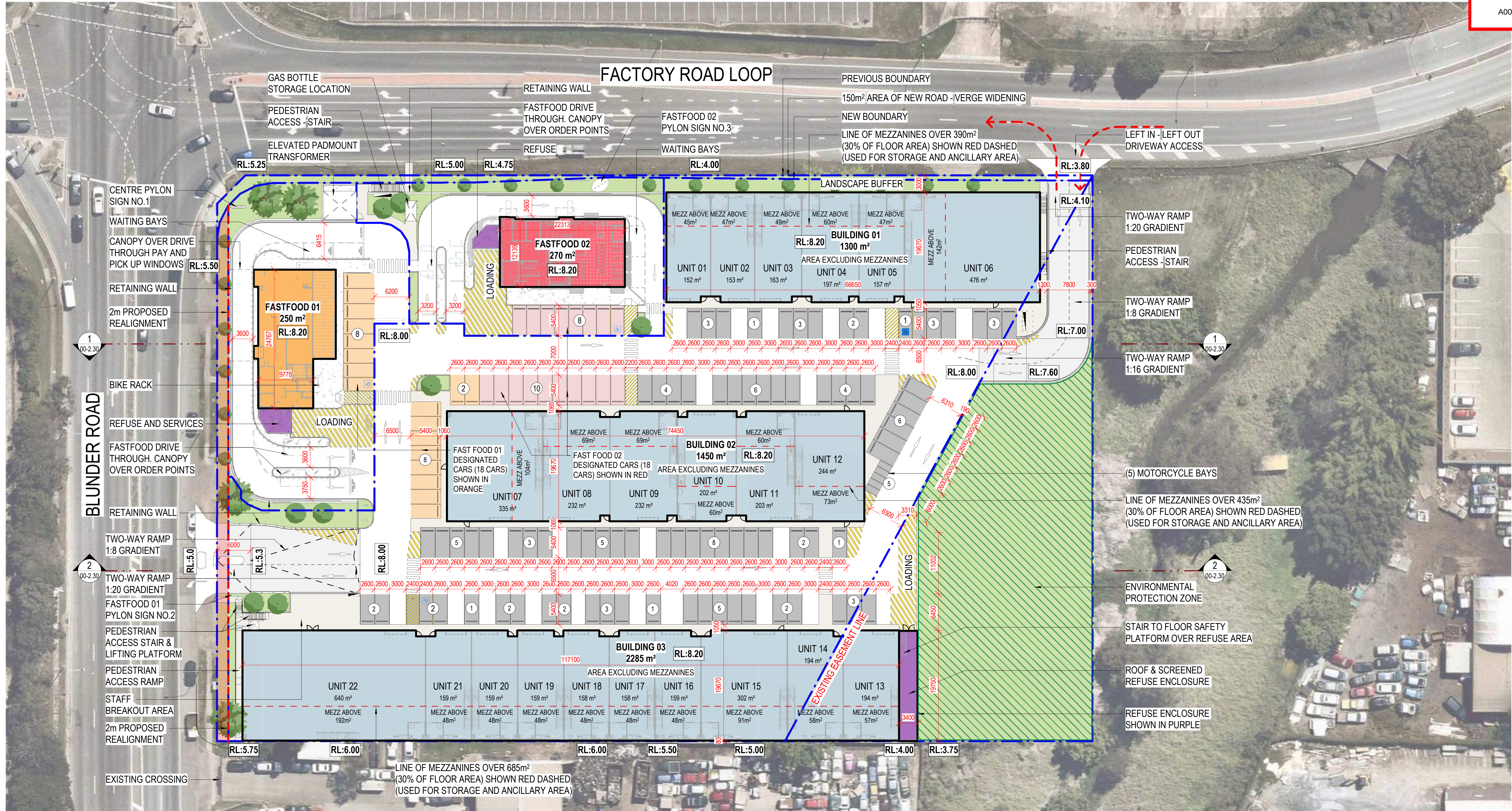




SITE AREA		
SURFACE TYPE	AREA	% SITE COVERAGE
LANDSCAPE	2873 m²	18%
IMPERVIOUS AREA	12877 m²	82%
TOTAL AREA	15750 m²	100%

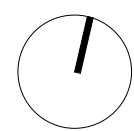
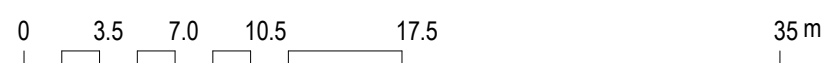
SITE COVER		
	AREA	% SITE COVERAGE
SITE COVER (ROOFED)	6378 m²	40%
SITE COVER (NOT ROOFED)	9373 m²	60%
TOTAL AREA	15750 m²	100%

DEVELOPMENT SCHEDULE			
USE	GFA	CAR RATIO	CARS PROVIDED.
INDUSTRIAL UNITS GROUND	5035 m²	12/100	88 & (22 LOADING)
INDUSTRIAL UNITS MEZZANINES	1510 m²		
FAST FOOD	520 m²		36
TOTAL	7065 m²		124

* CAR RATIO
1/100m² + 2 PER TANANCY,
ASSUME 22 TENANCIES

CARPARKING SCHEDULE		
TYPE	SIZE	QTY.
CAR PARK BAYS	5400 x 2700	4
CAR PARK BAYS	5400 x 2600	104
CAR PARK BAYS	5400 x 2500	7
CAR PARK BAYS PWD	5400 x 2400	4
MOTORCYCLE BAYS	2500 x 1200	5

TOTAL 124



onefin

OXLEY LIGHT INDUSTRIAL PARK
62 BLUNDER ROAD, OXLEY QLD 4075

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DEVELOPMENT PLAN

As indicated @ A1

2026-07-27

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