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# **BOUNDARY DISTRIBUTION CENTRE**

135-163 Boundary Road & 172-200 Fitzgerald Road, Laverton North VIC

## **ESTATE PLAN**

DRAW MAR DRAWI 2007-

## **DEVELOPMENT SUMMARY**

TOTAL SITE AREA	247,400	sqm.
135-153 Boundary Road		
Unit 1	11,910	sqm. approx
Unit 1 Main Office	403	sqm. approx
Unit 1 Dock Office	180	sqm. approx
Unit 2	11,791	sqm. approx
Unit 2 Main Office	888	sqm. approx
Unit 2 Dock Office	167	sqm. approx
Car Parking	117	spaces
161-163 Boundary Road		
Warehouse	27,791	sqm. approx
Main Office	1,063	sqm. approx
Store & Amenities	299	sqm. approx
Parking	104	spaces
172-200 Fitzgerald Road		
Building 1	3,117	sqm. approx
Building 2 & 4	6,420	sqm. approx
Building 3 & 7	9,179	sqm. approx
Building 5	2,856	sqm. approx
Building 6	2,857	sqm. approx
Building 8	6,279	sqm. approx
Building 8 Dock Office	70	sqm. approx
Main Office (2 Levels)	873	sqm. approx
Maintenance Shed A	55	sqm. approx
Maintenance Shed B	115	sqm. approx
Car Parking	107	spaces
20 Oxford Road		
Warehouse A	18,040	sqm. approx
Warehouse A Main Office	809	sqm. approx
Warehouse A Dock Office	201	sqm. approx
Warehouse B	5,537	sqm. approx
Warehouse B Office	156	sqm. approx
Warehouse A Car Parking	100	spaces
Warehouse B Car Parking	41	spaces



#### **EXTENT OF ASPHALT PAVING AREA**



#### EXTENT OF HEAVY DUTY PAVING AREA



#### EXTENT OF LIGHT DUTY PAVING AREA



#### EXTENT OF WAREHOUSE AWNING OVER



EXTENT OF LANDSCAPE AREAS



**EXTENT OF DEDICATED HARDSTAND &** CONTAINER STORAGE AREAS

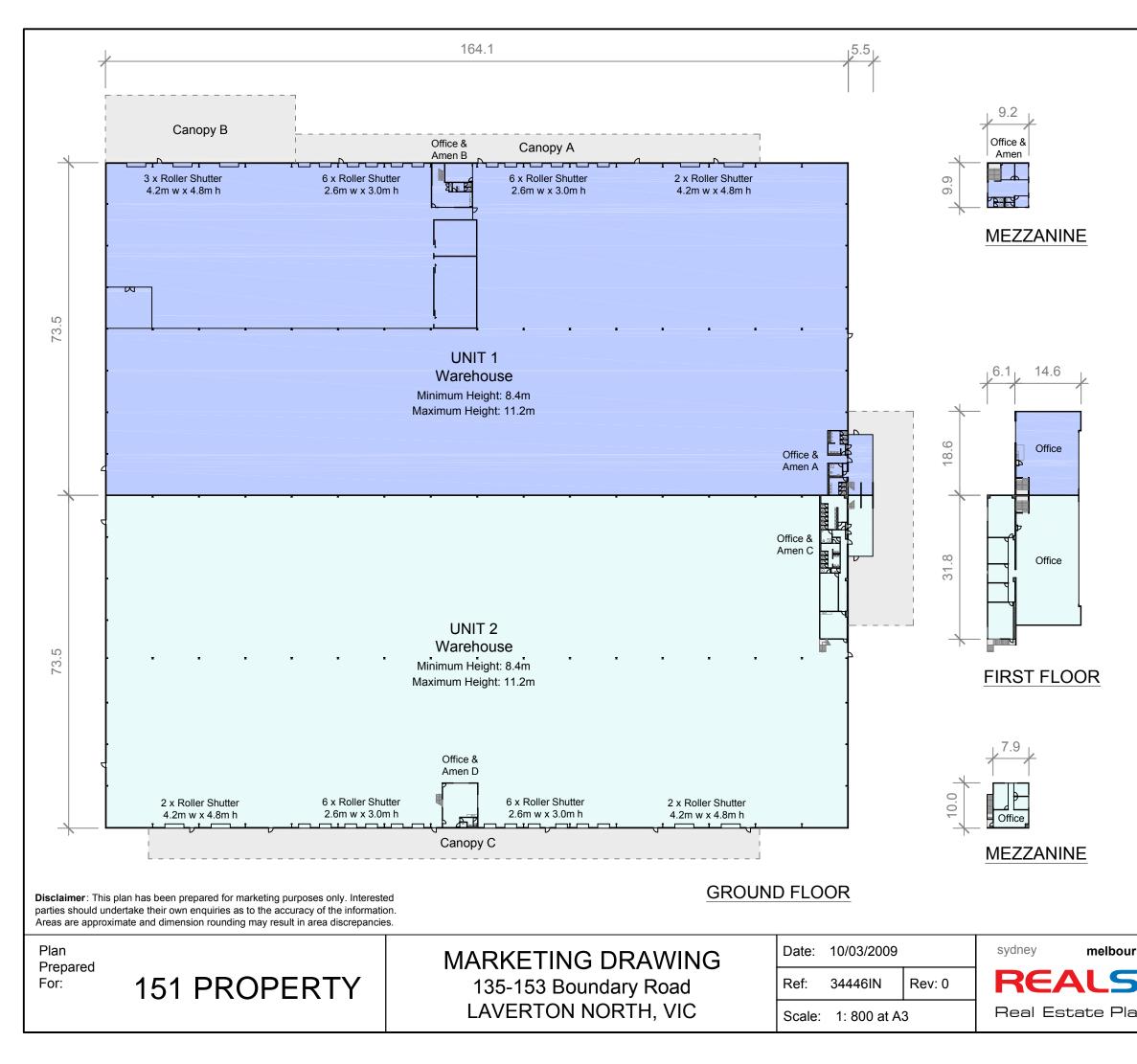
#### NOTE:

- This plan is intended for Marketing purposes only. No planning advice has been sought from statutory authorities in the preparation of this plan. All setbacks, site coverage, car parking numbers, landscape areas and the like are subject to statutory approval.
- No assurance is given as to the features, attributes, feasibility or accuracy of anything shown on or disclosed in this plan.
- All existing & proposed features, dimensions, areas and • boundaries are approximate only and subject to verification via detailed site survey by licensed surveyor.

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SCALE BAR @ A1

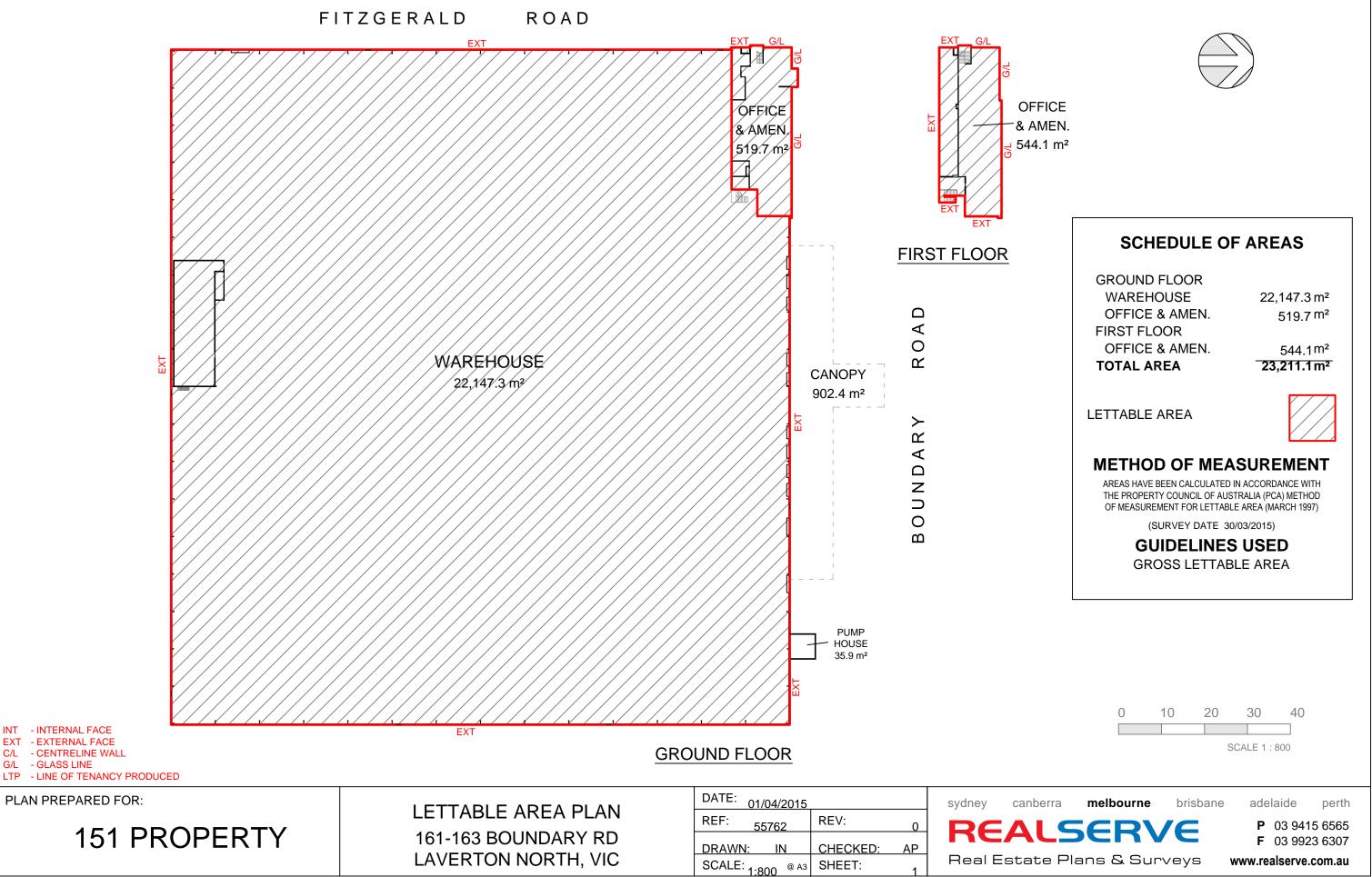




#### **Information Schedule**

UNIT 1 Warehouse Office & Amen A Office & Amen B First Floor Office Mezzanine Office & Ame Total Area	11,910 m <sup>2</sup> 138 m <sup>2</sup> 89 m <sup>2</sup> 265 m <sup>2</sup> en 91 m <sup>2</sup> <b>12,493 m<sup>2</sup></b>
UNIT 2 Warehouse Office & Amen C Office & Amen D First Floor Office Mezzanine Office <b>Total Area</b>	11,791 m <sup>2</sup> 273 m <sup>2</sup> 78 m <sup>2</sup> 615 m <sup>2</sup> 89 m <sup>2</sup> <b>12,846 m<sup>2</sup></b>
Total Building Area	25,339 m <sup>2</sup>
Canopy A Canopy B Canopy C	647 m² 626 m² 918 m²
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#### LETTABLE AREA PLAN FOR 161-163 BOUNDARY RD, LAVERTON NORTH, VIC



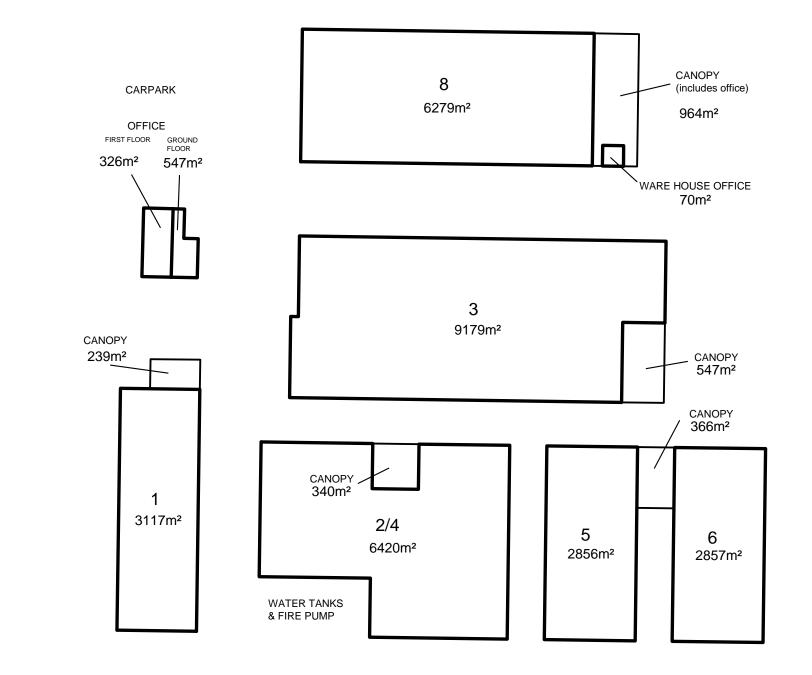
C/L



MAINTENANCE SHEDS

Α

В



# FITZGERALD ROAD

### **GROSS LETTABLE AREA**

	NOTE:	PROJECT	
	THE AREA IS DEFINED ADOPTING THE GUIDELINES SETOUT BY THE PROPERTY COUNCIL OF AUSTRALIA (1997 Rev.>.	PATRICK INTERMODAL	
This drawing is the property of J.A.MURPHY & ASSOCIATES P/L and being Private and Confidential is supplied	THE G.L.A. IS SHOWN ENCLOSED BY THE CONTINUOUS THICK LINES.	172 - 200 Fitzgerald Road Laverton, VICTORIA	
on the express condition that it is not to be used for any purpose or copied	THIS PLAN WAS PRODUCED FOR THE CALCULATION OF AREA ONLY.		Drawn:
or communicated to any other person without our written consent.	CANOPY AREAS ARE NOT INCLUDED IN BUILDING AREAS.	AREA CALCULATION SURVEY	Date of Surve
$\bigcirc$ 2003 J A MURPHY & ASSOCIATES P/L			Survey:

J A MURP

530 UPPER HI Phone: (0 SH

Date of Survey 10/08/20 Survey: J.A. Murph

55m<sup>2</sup>

115m<sup>2</sup>

Informati	on Schedule		
Store 1		3117 m <sup>2</sup>	
Store 2/4		6420 m <sup>2</sup>	
Store 3/7		9179 m <sup>2</sup>	
Store 5		2856 m <sup>2</sup>	
Store 6		2857 m <sup>2</sup>	
Store 8		6279 m <sup>2</sup>	
Total Wareh		30708 m <sup>2</sup>	
	ouse Alea	30700 111	
Office			
Ground Fl	oor	547 m²	
First Floor		326 m <sup>2</sup>	
Store 8 - C	Office	70 m²	
Total Office	Area	943 m <sup>2</sup>	
Total Area (	GLA)	31651 m <sup>2</sup>	
Store 1 Cano	VQQ	239 m²	
Store 2/4 Ca		340 m <sup>2</sup>	
Store 3 Cano	.,	547 m <sup>2</sup>	
		366 m <sup>2</sup>	
Store 8 Canopy 894 m <sup>2</sup>			
Maintenance Shed A 55 m <sup>2</sup> Maintenance Shed B 115 m <sup>2</sup>			
Maintenance	Sheu D		
Survey A	rranged by:	www.realserve.co	m.au
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ABN: 34 0	Scale of:	1:1500	A3
2004	Job No.:	4497	Rev.
bhy	Drawing No.	01	01

## **GROSS LETTABLE AREA - (GLA)**

**1. The Lettable Area** of this premise, "Blackstone - Warehouse A & B, at 180 Fitzgerald Road, Laverton North has been calculated by using the guidelines as outlined in the "*Method of Measurement For Lettable Area*" - *Property Council of Australia. Gross Lettable Area - (GLA).* 

2. The gross lettable area has been determined for this property based on measurements taken from dominant portion of the outside faces of walls of the building alignment that enclose the tenancy. In addition the carpark areas, hardstand areas, fenced outdoor areas, pumphouse and canopies total land area have been shown.

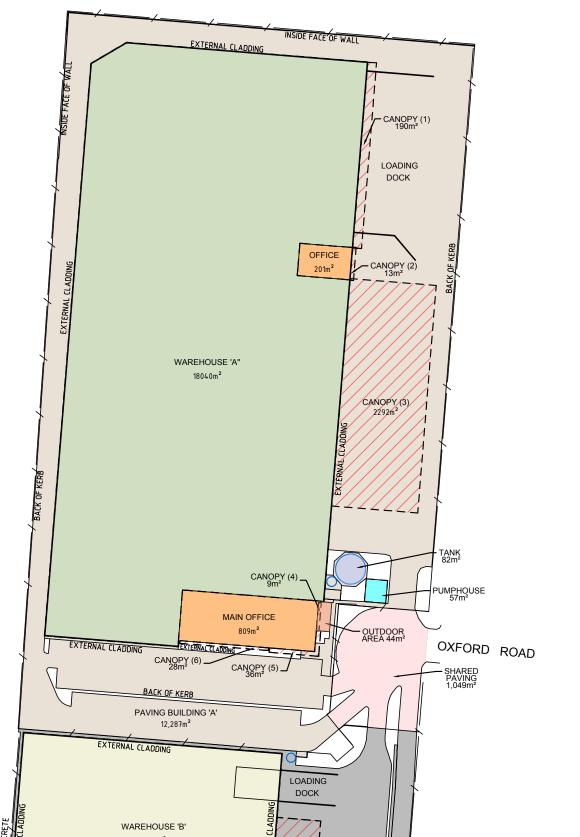
3. Exclusions & Inclusions from the gross lettable area Included are other items as identified in the "Method of Measurement For Lettable Area" - Property Council of Australia - Gross Lettable Area (GLA).

4. See table below and diagrams for the relevant building areas.

WAREHOUSE 'A	.'
WAREHOUSE	18040m <sup>2</sup>
MAIN OFFICE	809m²
WAREHOUSE OFFICE	201m <sup>2</sup>
CANOPY (1)	190m²
CANOPY (2)	13m²
CANOPY (3)	2292m <sup>2</sup>
MAIN OFFICE CANOPIES (4,5,6)	73m²
PAVING INCLUDING LOADING DOCK	12,287m²
FENCED OUTDOOR AREA	44m²
PUMPHOUSE	57m²
TANK	82m²

#### WAREHOUSE 'B'

WAREHOUSE	5537m <sup>2</sup>
OFFICE	156m <sup>2</sup>
CANOPY (7)	492m <sup>2</sup>
CANOPY (8)	29m²
PAVING INCLUDING LOADING DOCK	4725m <sup>2</sup>



APROX. NORTH	5537m <sup>2</sup> 5537m <sup>2</sup> 5537m <sup>2</sup> 5537m <sup>2</sup> CANOPY (7) 492m <sup>2</sup> 1 1 1 1 1 1 1 1 1 1 1 1 1
	DRG. TITLE: GROSS LETTABLE AREA
	SITE ADDRESS: 180 FITZGERALD ROAD, LAVERTON NORTH
VAUGHAN CONSTRUCTIONS PTY. LTD.	PROJECT NAME: BLACKSTONE - LAVERTON NORTH
HEAD & HUMPHF	
Suite 3, 47 Railway Road P.O. Box 63, Blackburn 31:	DRAWN: AV DRG. SCALE: NTS SOURCE OF DATA - DRG: SITE SURVEY
Tel: 9875 8777 Fax: 9 e-mail: contact@hhsurvey.	5 8778 OUR REF: 7912 DATE DRAWN: 25/06/2020 DATE OF FIELDWORK: 19&23/06/2020
	Drawing Ref : 7912-00-GLA-0101.DWG