

ATTACHMENT 3

Revised Proposal Plans

Prepared by:

FKG Group

PROPOSED TOTAL DEVELOPMENT AREA = 8.815ha

STAGE 2a GFA = 1619m²
STAGE 2b GFA = 3059m²
TOTAL GFA LOT 1 = 4678m²
TOTAL LANDSCAPING LOT 1 - 1726m²
TOTAL IMPERVIOUS AREA LOT 1 - 36866m²
BUILDING SITE COVERAGE - 10.9% SITE AREA
CARPARKS PROVIDED - 68 TOTAL PROVIDED

STAGE 3 GFA = 2440m²
OUTDOOR SALES (INCLUDED IN HARDSTAND) - 3266m²
GRAVEL HARDSTAND - 5055m²
LANDSCAPING - 966m²
TOTAL IMPERVIOUS AREA LOT 2 - 14248m²
BUILDING SITE COVERAGE - 15.5% SITE AREA
CARPARKS PROVIDED - 30 TOTAL PROVIDED

STAGE 4a GFA = 1189m²
STAGE 4b GFA = 834m²
STAGE 4c GFA = 1948m²
STAGE 4d GFA = 1948m²
TOTAL LOT 3 ASPHALT - 4446m²
TOTAL LOT 3 CONCRETE - 3278m²
TOTAL LOT 3 LANDSCAPING - 1995m²
TOTAL LOT 3 GRAVEL HARDSTAND - 12686m²
LOT 3 CARPARKS PROVIDED - 81

TOTAL GFA ALL STAGES = 13037m²
TOTAL SITE COVERAGE - 14.7% SITE AREA
TOTAL SITE LANDSCAPING = 4687m² = 5.3% SITE COVERAGE



1 : 1000

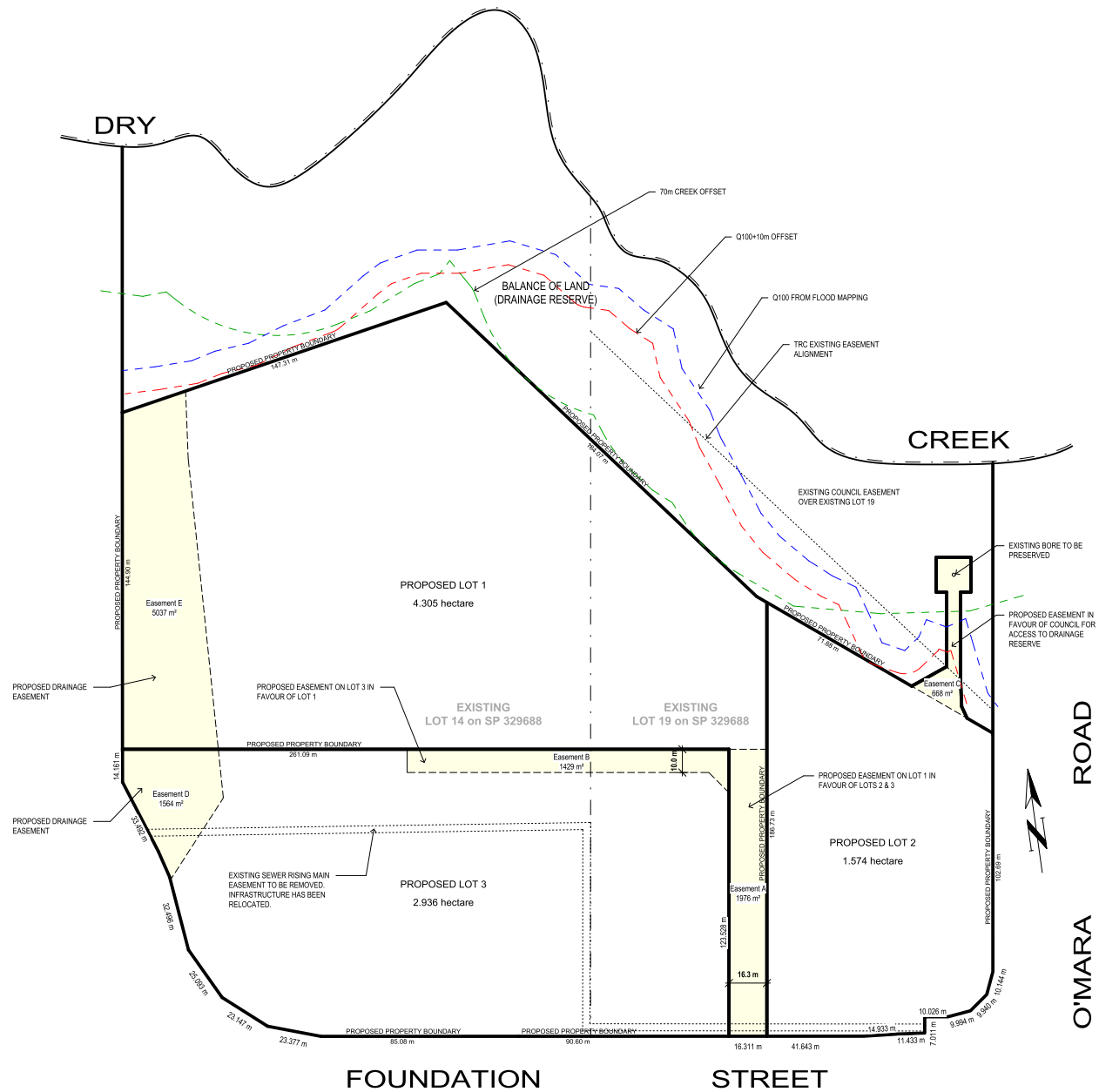
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PROPOSED
MEDIUM INDUSTRY
DEVELOPMENT

PRELIMINARY

Status	
Date	07/07/26
Checked	Drawn
Project No.	2570.001 D Issue
Scale	1 : 1000 @ A1



RAL Configuration (Stage 1)

1 : 1000



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PERFORMANCE BEYOND EXPECTATION

No.	Description	Date
A	CONSULTANT COORDINATION	26/04/2026
B	ISSUE FOR DA APPROVAL	26/04/2026
C	ISSUE FOR COORDINATION	12/06/2026
D	ISSUE FOR RFI RESPONSE	07/07/26

PROPOSED MEDIUM INDUSTRY DEVELOPMENT

RAL CONFIGURATION

Status	PRELIMINARY
Date	07/07/26
Checked	Drawn
Project No.	2570.002
Scale	1 : 1000@ A1

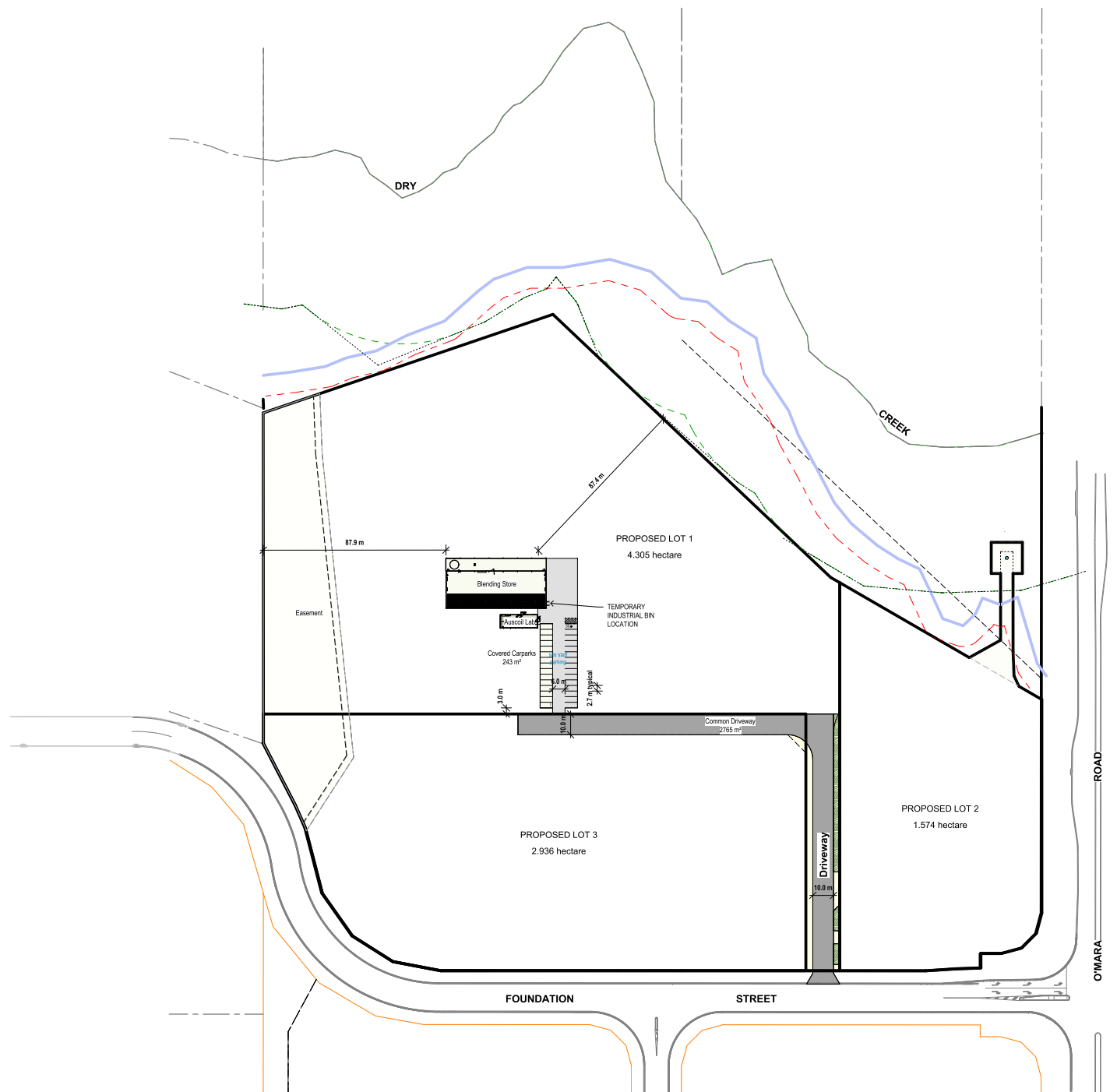
STAGE 2a DEVELOPMENT SUMMARY

PROPOSED TOTAL DEVELOPMENT AREA = 8.815ha

PROPOSED LOT 1 - 4.305ha - Total Stage 2 Stage 2a

GFA: BLENDING STORE = 874m²
COVERED AWNING = 290m²
LAB = 115m²
COVERED CARPARKS = 340m²
GFA PROPOSED = 1619m²

CONCRETE - 1257m²
ASPHALT - 1369m² (Lot 1) + 1395m² (Lot 3)
LANDSCAPING - 291m²
STAGE 2a IMPERVIOUS AREA - 4245m²
BUILDING SITE COVERAGE - 3.8% SITE AREA
CARPARKS PROVIDED - 30 TOTAL PROVIDED
- 15 COVERED FOR LONG TERM PARKING



Stage 2a SITE PLAN

1 : 1000

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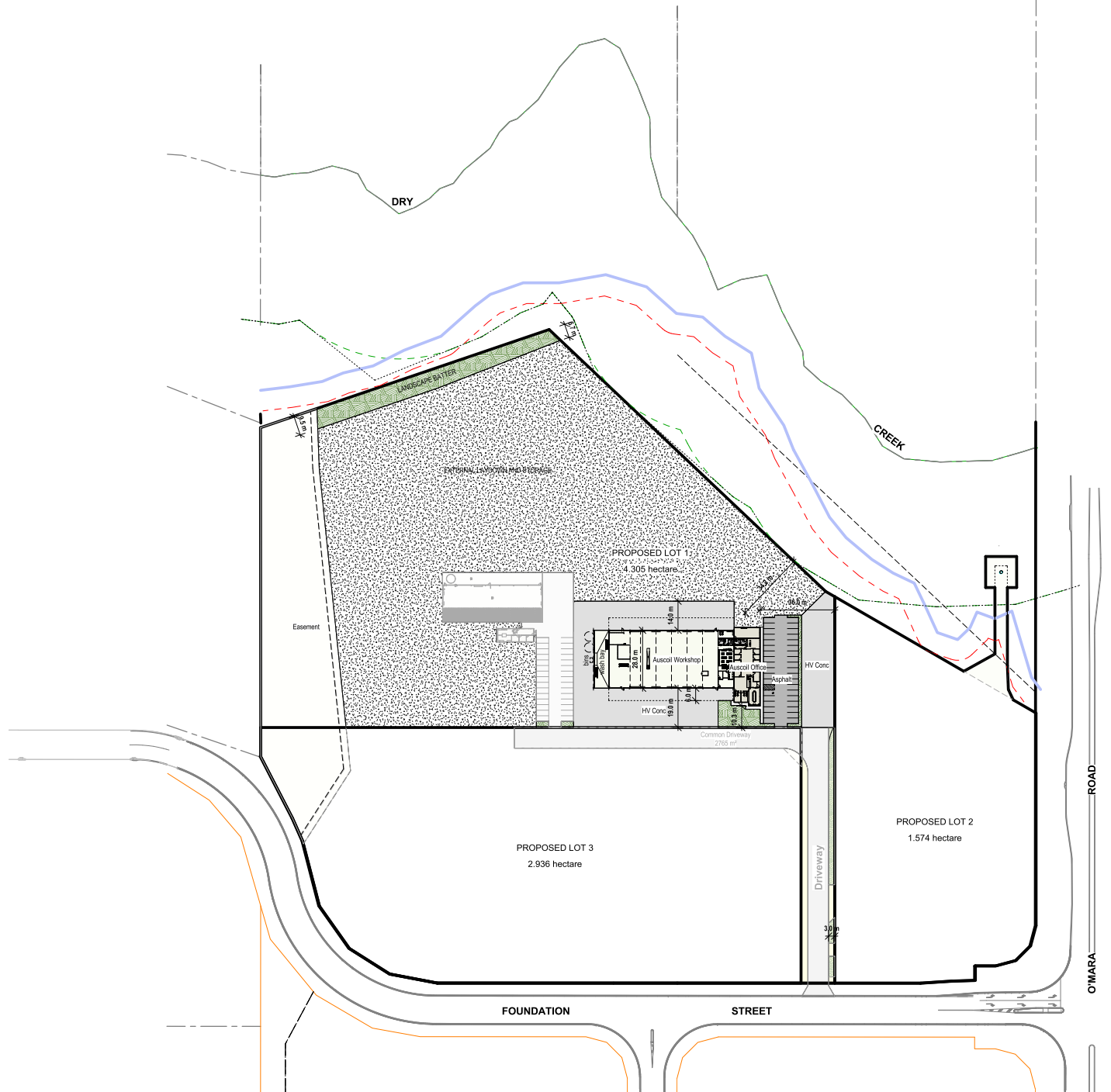
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No.	Description	Date
A	ISSUE FOR COORDINATION	12/06/2025
B	ISSUE FOR RFI RESPONSE	07/07/25

**PROPOSED
MEDIUM INDUSTRY
DEVELOPMENT**

**STAGE 2a SITE
PLAN**

Status	PRELIMINARY
Date	07/07/25
Checked	Drawn
Project No.	2570.003 B
Scale	1 : 1000@ A1



STAGE 2b DEVELOPMENT SUMMARY

PROPOSED TOTAL DEVELOPMENT AREA = 8.815ha

PROPOSED LOT 1 - 4.305ha - Stage 2b

Stage 2b

GFA: OFFICE = 398m²

WORKSHOP = 1696m²

WASHBAY = 201m²

COVERED BREAKOUT AREA = 66m²

MEZZANINE STORE = 698m²

GFA PROPOSED = 3059m²

CONCRETE - 3717m²

ASPHALT - 891m²

GRAVEL HARDSTAND - 24954m²

LANDSCAPING - 1435m²

STAGE 2b IMPERVIOUS AREA - 32684m²

BUILDING SITE COVERAGE - 5.5% SITE AREA

CARPARKS PROVIDED - 75 TOTAL PROVIDED

- 38 PARKS SEALED

Stage 2b SITE PLAN

1 : 1000

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PERFORMANCE BEYOND EXPECTATION

No.	Description	Date
A	ISSUE FOR COORDINATION	12/09/2026
B	ISSUE FOR RFI RESPONSE	07/07/26

**PROPOSED
MEDIUM INDUSTRY
DEVELOPMENT**

**STAGE 2b SITE
PLAN**

PRELIMINARY	
Status	
Date	07/07/26
Checked	Drawn
Project No.	2570.004 B
Scale	1 : 1000 @ A1

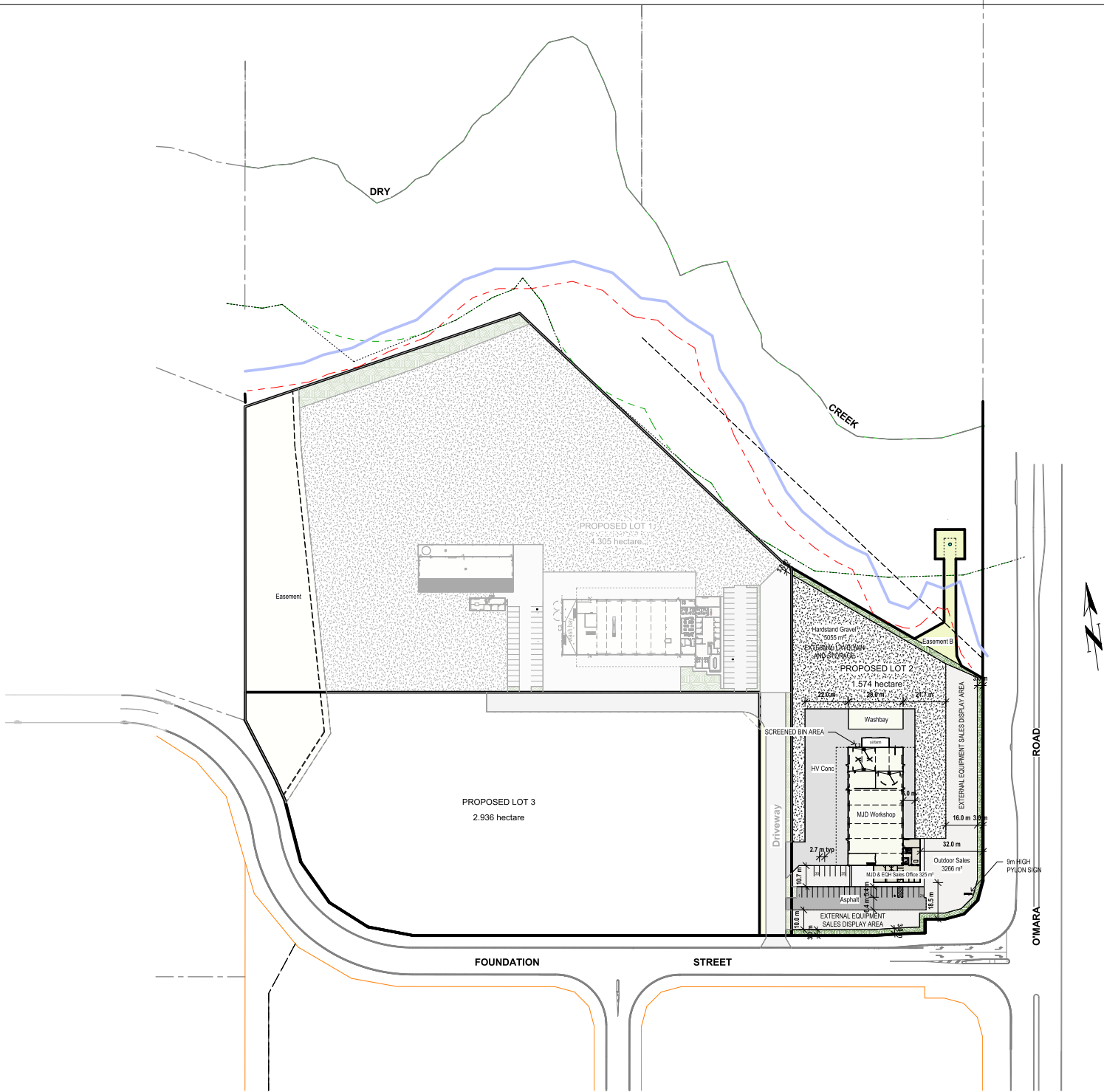
STAGE 3 DEVELOPMENT SUMMARY

PROPOSED TOTAL DEVELOPMENT AREA = 8.815ha

PROPOSED LOT 2 - 1.574ha - Stage 3

Stage 3

- GFA: OFFICE = 283m²
WORKSHOP = 1680m²
MEZZANINE STORE = 83m²
COVERED OUTDOOR AREA = 41m²
OIL FARM = 67m²
WASHBAY = 286m²
GFA PROPOSED LOT 2 = 2440m²
OUTDOOR SALES (INCLUDED IN HARDSTAND) - 3266m²
CONCRETE - 2681m²
ASPHALT - 806m²
GRAVEL HARDSTAND - 8321m²
LANDSCAPING - 966m²
TOTAL IMPERVIOUS AREA - 14248m²
BUILDING SITE COVERAGE - 15.5% SITE AREA
CARPARKS PROVIDED - 30 TOTAL PROVIDED
REQUIRED :
- OFFICE x 1/30m² = 10 PARKS
- WORKSHOP 1/100m² = 17 PARKS



Stage 3 SITE PLAN

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GFA: Gross Floor Area. GFA is the total floor area of a building, including all floors, including the ground floor, and is measured on a horizontal plane. GFA is not to be confused with the net floor area (NFA) which is the area of the building available for use.

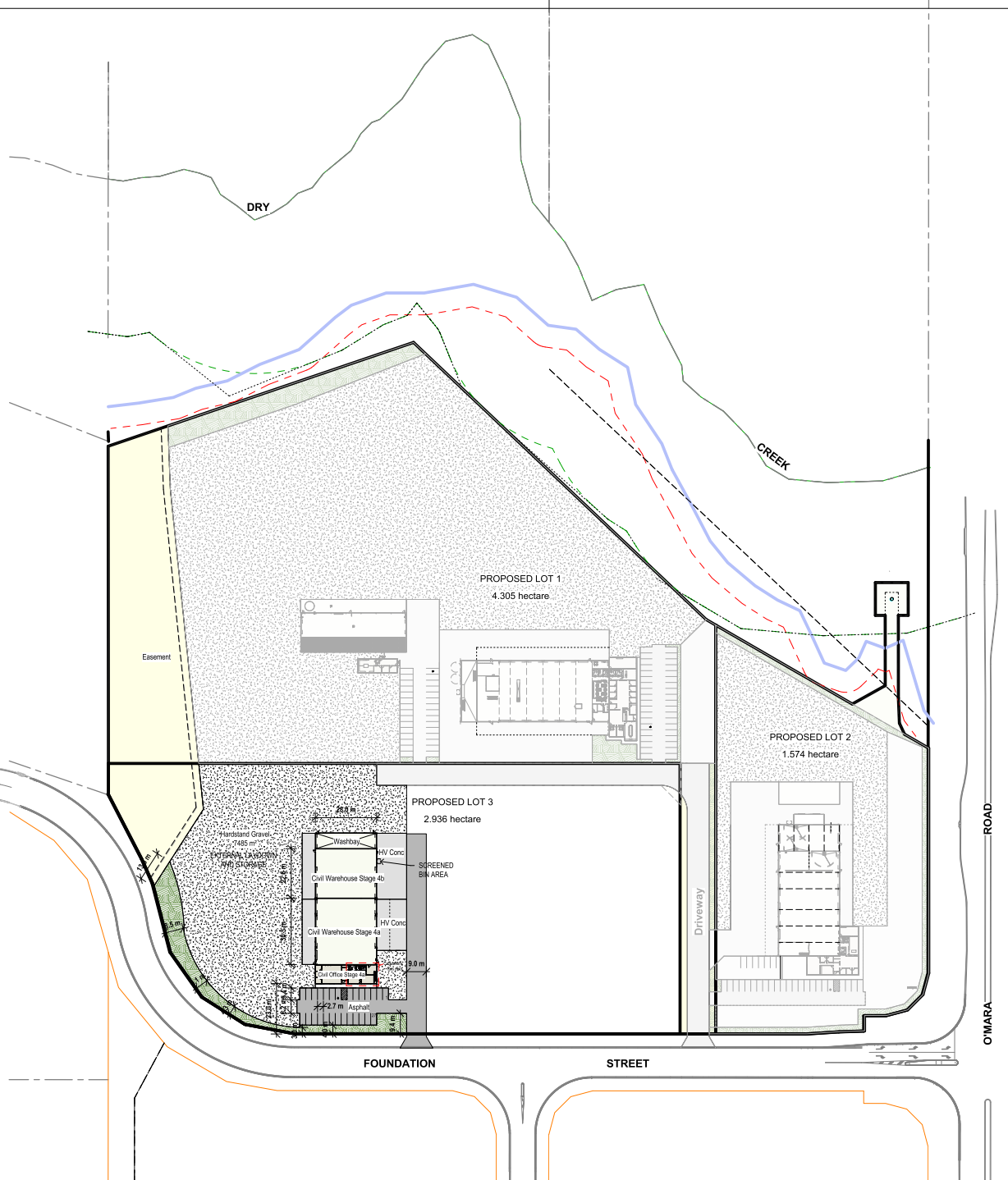
PERFORMANCE BEYOND EXPECTATION

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A	ISSUE FOR COORDINATION	12/09/2025
B	ISSUE FOR RFI RESPONSE	07/07/26

PROPOSED
MEDIUM INDUSTRY
DEVELOPMENT

STAGE 3 SITE PLAN

PRELIMINARY		
Status		
Date	07/07/26	
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Project No.	2570.005	B
Scale	1 : 1000@ A1	



STAGE 4ab DEVELOPMENT SUMMARY

PROPOSED TOTAL DEVELOPMENT AREA = 8.815ha

PROPOSED LOT 3 - Stage 4ab

STAGE 4a

GFA OFFICE = 211m²
COVERED BREAKOUT AREA = 20m²
CARETAKERS RESIDENCE (OVER OFFICE) = 96m²
CARETAKERS BALCONY = 9m²
WAREHOUSE STAGE 4a = 853m²
GFA PROPOSED LOT 3 STAGE 4a = 1189m²

CONCRETE - 499m²
ASPHALT - 1615m² + 1395m² from Stage 2a = 3010m²
LANDSCAPING - 956m²
GRAVEL HARDSTAND - 7485m²
CARPARKS PROVIDED - 27 (STAGE 4a AND 4b)

REQUIRED:

- OFFICE x 1/30m² = 7 PARKS
- CARETAKERS RESIDENCE = 2 PARKS
- WAREHOUSE 1/100m² = 17 PARKS

STAGE 4b

GFA WAREHOUSE STAGE 2 = 631m²
WASHBAY STAGE 2 = 203m²
GFA PROPOSED LOT 3 STAGE 2 = 834m²

CONCRETE - 593m²
CARPARKS - SEE STAGE 1

Stage 4a-b SITE PLAN

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PROPOSED
MEDIUM INDUSTRY
DEVELOPMENT

STAGE 4a-b SITE
PLAN

PRELIMINARY	
Status	
Date	07/07/25
Checked	Drawn
Project No.	2570.006 B
Scale	1 : 1000 @ A1

STAGE 4c DEVELOPMENT SUMMARY

PROPOSED TOTAL DEVELOPMENT AREA = 8.815ha

PROPOSED LOT 3 - Stage 4c

STAGE 4c

- GFA OFFICE = 219m²
COVERED OUTDOOR AREA = 22m²
WAREHOUSE = 1707m²
GFA PROPOSED LOT 3 STAGE 3 = 1948m²
CONCRETE - 1093m²
ASPHALT - 689m²
GRAVEL HARDSTAND - 2917m²
LANDSCAPING - 300m²
CARPARKS PROVIDED - 27
REQUIRED:
- OFFICE x 1/30m² = 7 PARKS
- CARETAKERS RESIDENCE = 2 PARKS
- WAREHOUSE 1/100m² = 17 PARKS



Stage 4c SITE PLAN
1 : 1000

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PROPOSED
MEDIUM INDUSTRY
DEVELOPMENT

STAGE 4c SITE
PLAN

PRELIMINARY		
Status		
Date	07/07/26	
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Project No.	2570.007	B
Scale	1 : 1000 @ A1	

STAGE 4d DEVELOPMENT SUMMARY

PROPOSED TOTAL DEVELOPMENT AREA = 8.815ha

PROPOSED LOT 3 - Stage 4d

STAGE 4d
GFA OFFICE = 219m²
COVERED BREAKOUT AREA = 22m²
WAREHOUSE = 1707m²
GFA PROPOSED LOT 3 STAGE 3 = 1948m²
CONCRETE - 1093m²
ASPHALT - 718m²
GRAVEL HARDSTAND - 2284m²
LANDSCAPING - 658m²
CARPARKS PROVIDED - 27
REQUIRED:
- OFFICE x 1/30m² = 7 PARKS
- CARETAKERS RESIDENCE = 2 PARKS
- WAREHOUSE 1/100m² = 17 PARKS



Stage 4d SITE PLAN
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PROPOSED
MEDIUM INDUSTRY
DEVELOPMENT

STAGE 4d SITE
PLAN

PRELIMINARY		
Status	Date	07/07/25
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Project No.	2570.008	B
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