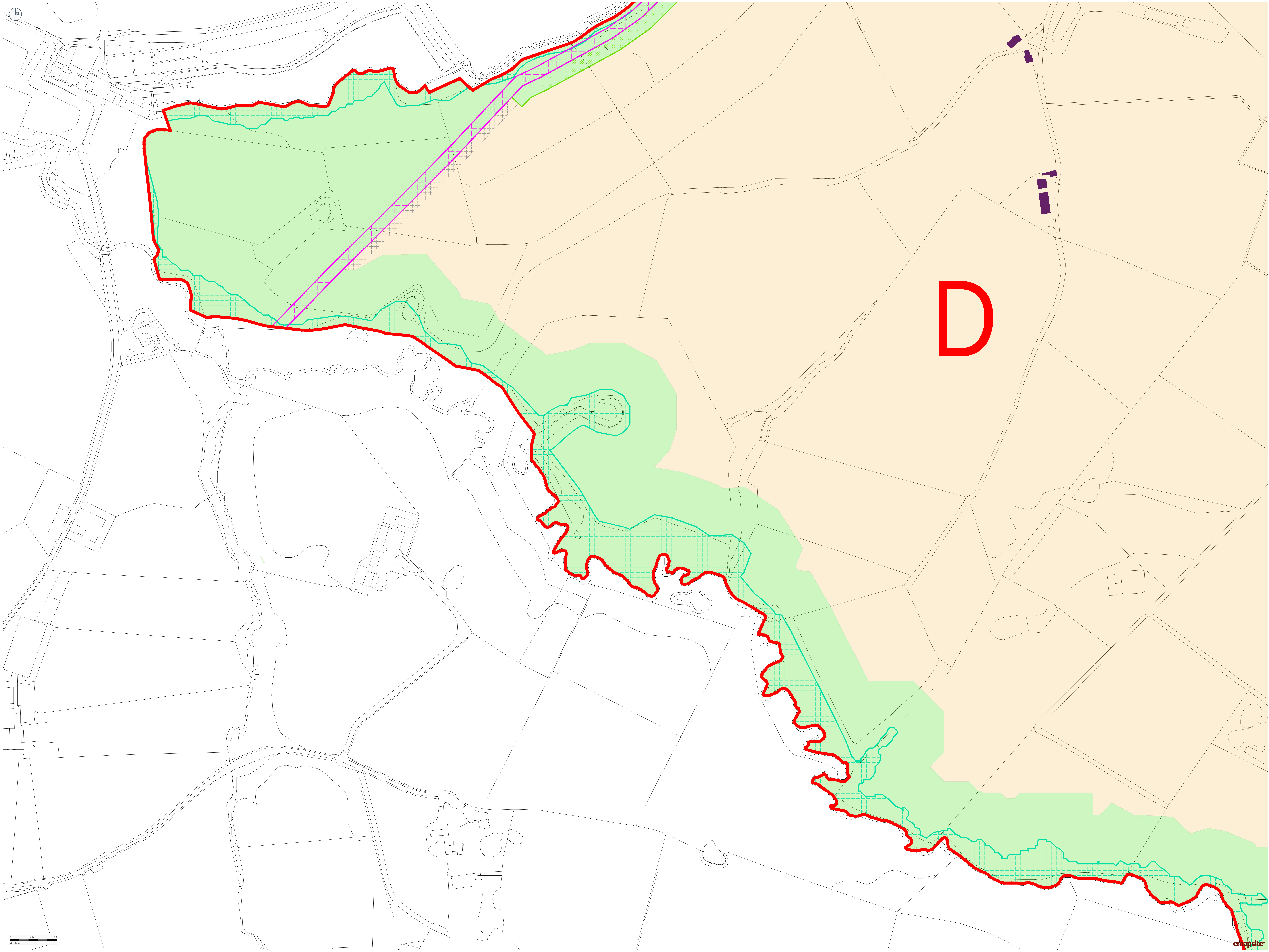




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KEY

Boundaries

- Application Boundary
- Application Plot

Developable Areas and Uses

- Developable Area 1 (Application Plots C, D and F)
This may include land use classes: B2, B8, E(a-b), E(c)(i-ii), E(g)(i-iii), F2(a), F2(c) and Sui Generis Uses (in accordance with the Uses Schedule)
- Developable Area 2 (Application Plots A, B and E)
This may include land use classes: B2, B8, C1, S2(a-b), E2(c)(i-ii), E2(d-f), E2(g)(i-iii), F1(a), F2(a-c) and Sui Generis Uses (in accordance with the Uses Schedule)

Maximum Quantum of Development

Employment Uses: Up to 600,000 sqm
(Incl. B2, B8 and E2(g)(i-iii))

Other Uses: Up to 5,000 sqm.
(Incl. C1, E2(a-b), E2(c)(i-ii), E2(d-f), F1(a), E2(g)(i), F2(a-c) and Sui Generis Uses)

Developable Areas

(Incl. earthworks, access, cycleway and footpath lines, and other mitigation and associated works)

- Peripheral Landscape Buffer
- Temporary Peripheral Landscape Buffer
- Landscape Mitigation Area
- Building Proximity Offset

Non-Developable Areas

- Wetland Habitat Corridor (Bridge crossings only)
- Build Over Easements (Access only)

Other

- Existing Building (To be demolished)
- Location of Primary Access

CLIENT		Northern Gateway Development Vehicle
PROJECT		Northern Gateway
DRAWING		Parameter Plan 1: Uses View 2
PROJECT NUMBER		NORM3018
DRAWING NUMBER	CHECKED BY	20_04 T1 & NW
REVISION	STATUS	E Final
DATE	SCALE	February 2025 1:1,250 @ A0