

REV	DESCRIPTION	DATE
A	ISSUE FOR OA	14.12.23
B	GFA AND HARDSTAND UPDATE, EV CHARGING, LIGHTING, FENCING, CAR PARKING DIMENSIONS AND RAMP	07.11.24
C	GRADE ADDED	30.01.25
D	CHRISTENSEN ROAD CAR PARK ENTRY UPDATE	08.07.25

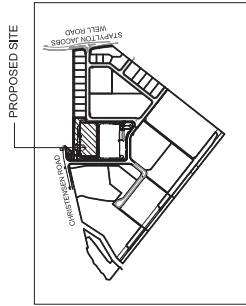
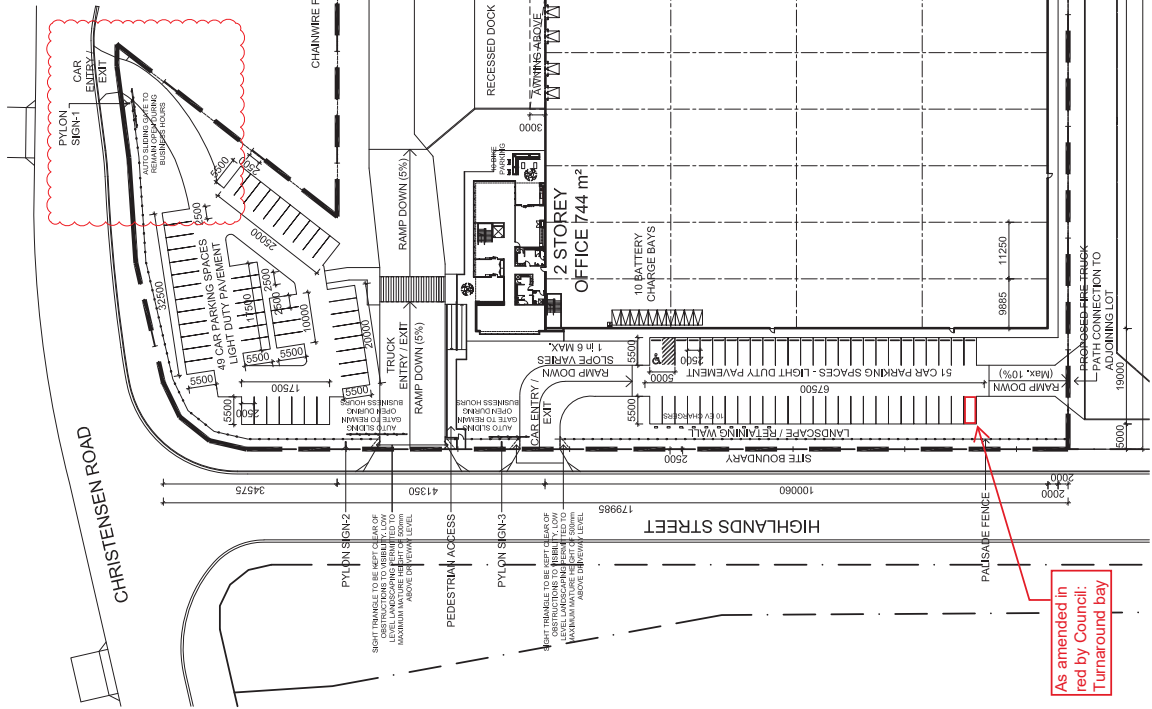
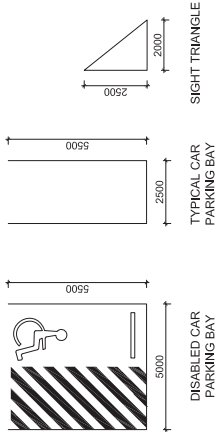
DEVELOPMENT SUMMARY	
SITE AREA	
WAREHOUSE	37662 m ²
Including Warehouse Office	20007 m ²
2 STOREY OFFICE	744 m ²
TOTAL BUILDING AREA	20751 m²
CAR PARKING PROVIDED	100
AWNING	1754 m ²
HEAVY DUTY PAVEMENT	7384 m ²
LIGHT DUTY PAVEMENT	3016 m ²
SITE EFFICIENCY	55.1 %
SITE COVER	
(Ground Floor Building + Awning / Site Area)	58.9 %

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2024/367

10 September 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



LOCATION PLAN

FOR DEVELOPMENT APPLICATION

JOB: 023-003A-DA-002
DATE: 08.07.25

SCALE: 1:500 @ A1
DRN: KL
REV: D

SITE PLAN

PROPOSED INDUSTRIAL DEVELOPMENT

'VANTAGE YATARA' HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

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REV	DESCRIPTION	DATE
A	ISSUE FOR DA	14.12.23
B	AMENDED GFA PLAN	07.11.24
C	CHRISTENSEN ROAD CAR PARK ENTRY UPDATE	08.07.25

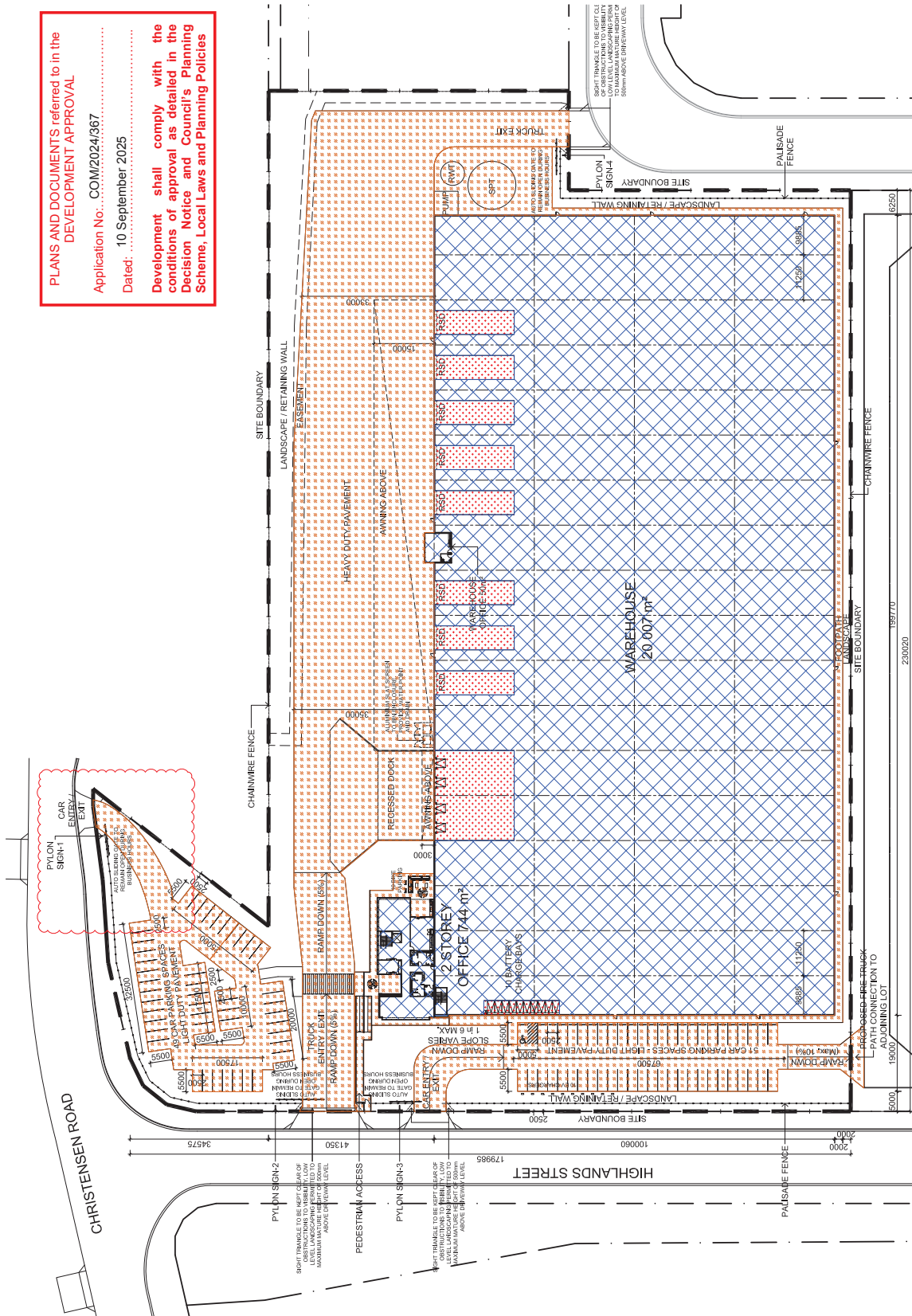
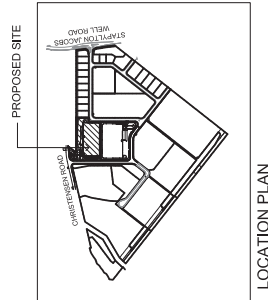
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/367

Dated: 10 September 2025

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LEGEND		AREA USE	AREA
	INDUSTRY Includes: Office - 744 m ² Warehouse - 18327 m ²		19271 m ²
	GFA EXCLUSION ZONE (Loading Area)		1479 m ²
	IMPERVIOUS AREA Includes: GFA Exclusion Zone - 1479 m ² Warehouse - 18327 m ² Office Ground Floor - 322 m ² Paved Area - 11956 m ²		32334 m ²



PROPOSED INDUSTRIAL DEVELOPMENT

VANTAGE YATALA' HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

SITE PLAN

GFA - IMPERVIOUS AREA



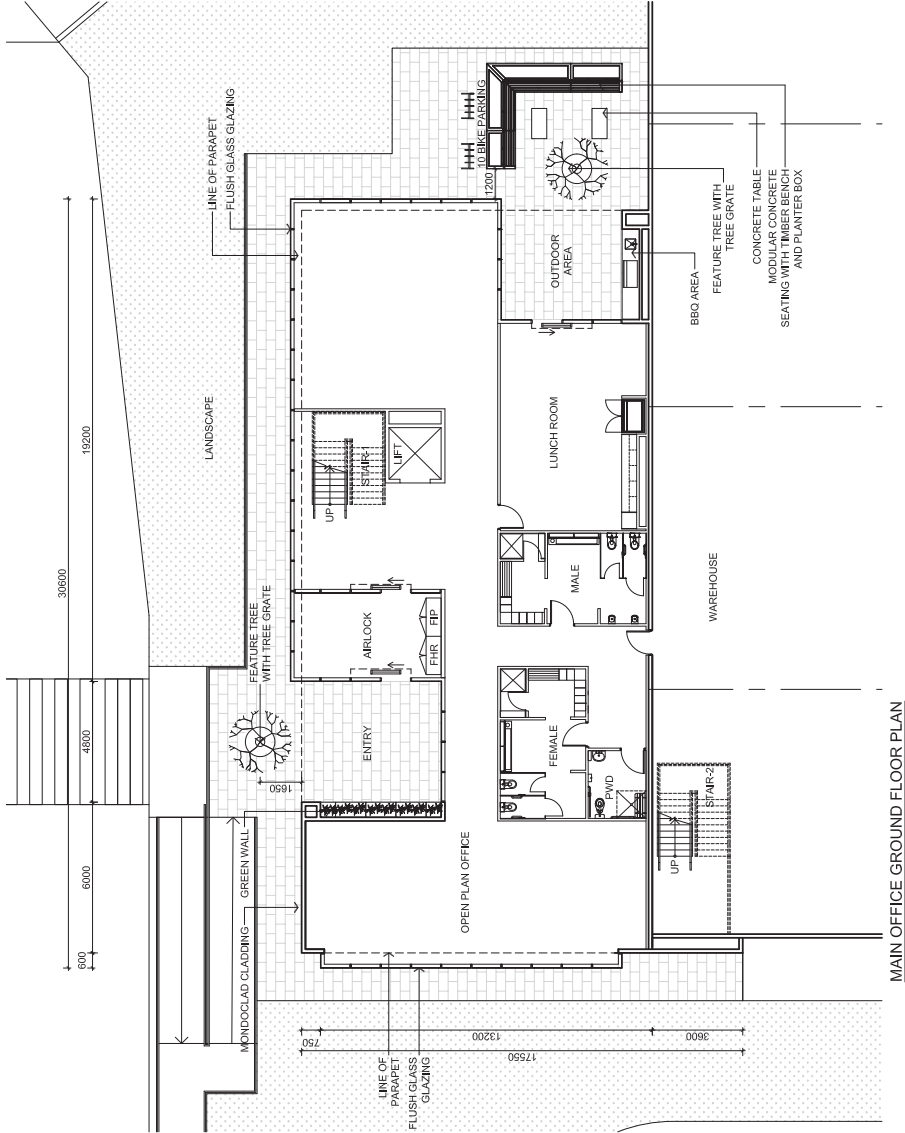
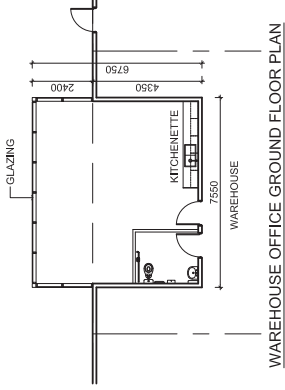
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	14.12.23
B	AMENDED OFFICE PLAN	07.11.24

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

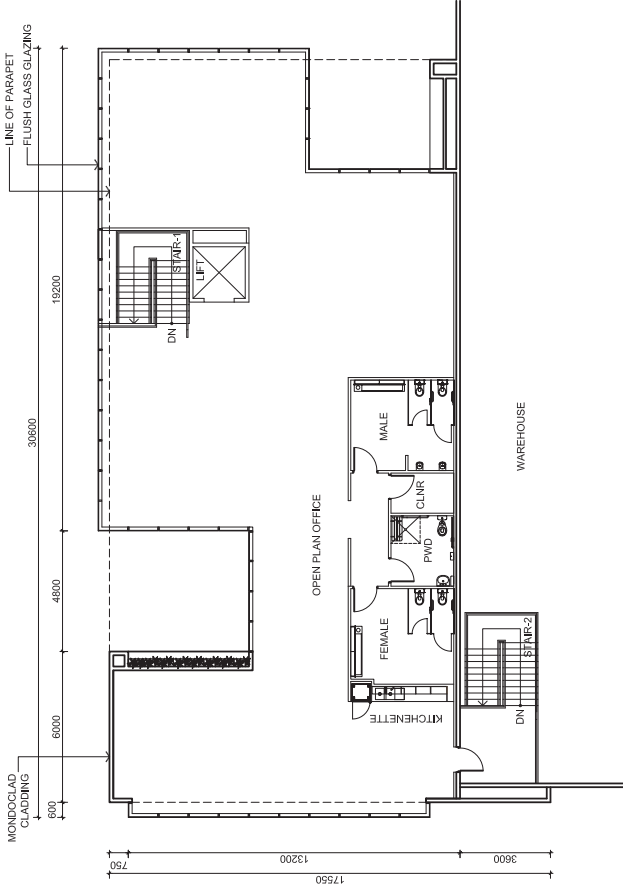
Application No: COM/2024/367

Dated: 10 September 2025

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MAIN OFFICE FIRST FLOOR PLAN



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PROPOSED INDUSTRIAL DEVELOPMENT

'VANTAGE YATALA' HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

OFFICE PLAN



JOB
Q23-003A-DA-110

DATE
07.11.24

SCALE
1:100 @ A1

REV.
KL B

FOR DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	14.12.23
B	AMENDED OFFICE LAYOUT	07.11.24

LEGEND

- E-01

WAREHOUSE WALL, GUTTERS, DOWNPIPES, SPRINKLER AND RAINWATER TANKING COLUMNS AND BRACING. COLORBOND 'SHALE GREY'
- E-02

ROLLER SHUTTER DOORS COLORBOND 'BASALT WHITE'
- E-03

DADO PANELS, WAREHOUSE EXIT DOORS AND DOWNPIPES TO MATCH 'BASALT WHITE'
- E-04

OFFICE WALL CLADDING MONDOCLAD 'SILVER GRAY METALLIC'
- E-05

ACOYA OR APPROVED EQUIVALENT TIMBER CLADDING
- E-06

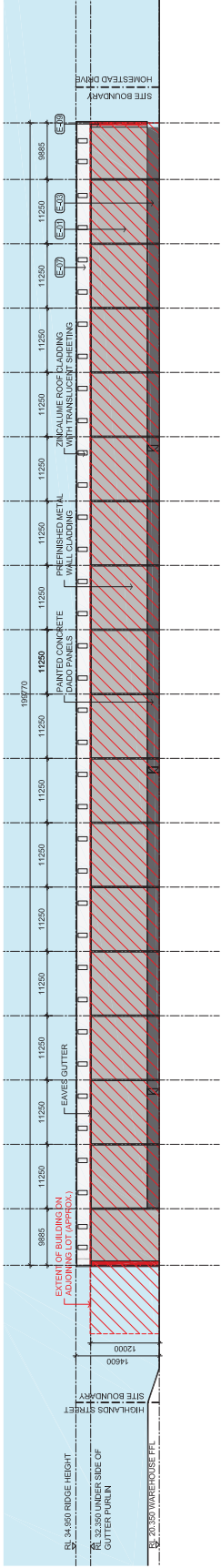
EXTERNAL GLAZING
- E-07

WAREHOUSE AND OFFICE ROOF ZINCALUME
- E-08

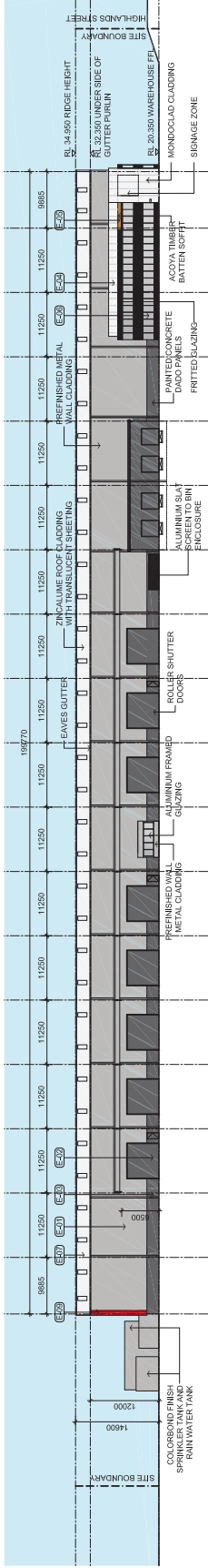
CONDENSATOR AREA SCREEN ON OFFICE ROOF TO MATCH COLORBOND 'SHALE GREY'
- E-09

WAREHOUSE WALL CLADDING MONDOCLAD 'RED'

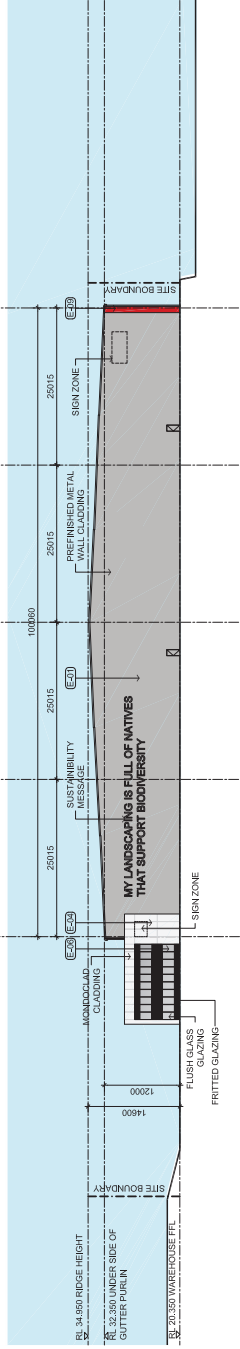
NOTE: COLOUR SWITCHES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY. REFER SAMPLES FROM MANUFACTURERS FOR TRUE COLOUR REFERENCES



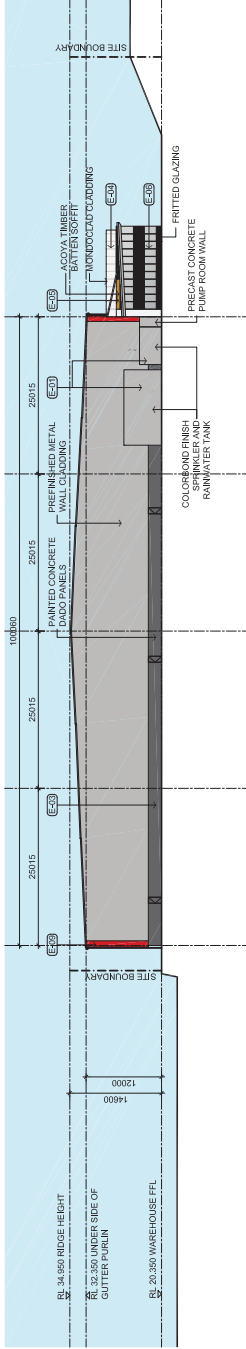
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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PROPOSED INDUSTRIAL DEVELOPMENT
'VANTAGE YATALA', HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

ELEVATIONS
FINISHES

JOB	DATE
023-003A-DA-500	07.11.24
SCALE	DRN
1:400 @ A1	KL
REV.	B

FOR DEVELOPMENT APPLICATION

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

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