

MODSCAPE

AT

"VANTAGE YATALA"

LOT-202 COASTLINK COURT, STAPYLTON, QUEENSLAND

Q25-015A-DA-001
Q25-015A-DA-002
Q25-015A-DA-003
Q25-015A-DA-110
Q25-015A-DA-200
Q25-015A-DA-500

TITLE SHEET
SITE PLAN
IMPERVIOUS AREA PLAN
OFFICE PLAN
BUILDING ELEVATIONS
BUILDING FINISHES



FOR DEVELOPMENT APPLICATION



FRASERS PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
P +61 7 3249 7400

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approximate only and are subject to confirmation
by survey.

MODSCAPE
LOT-202 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

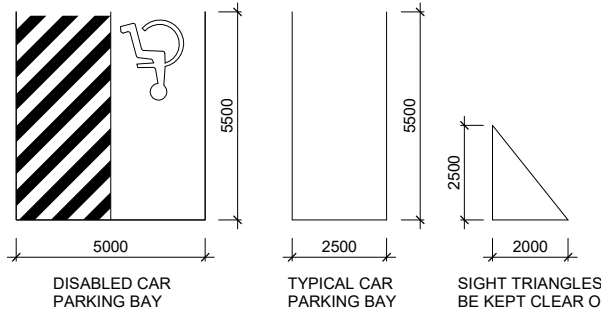
TITLE SHEET

JOB	DATE	
Q25-015A-DA-001	12.12.25	
SCALE	DRN.	REV.
N/A	KL	B

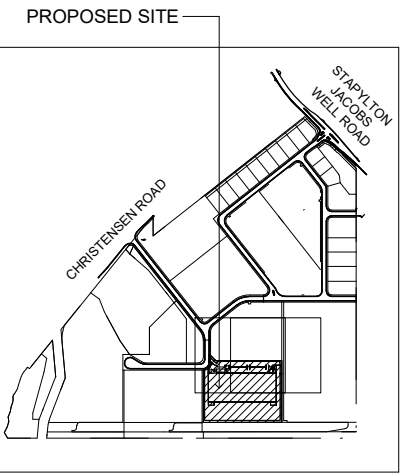
REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	NOTES UPDATE	04.12.25
C	CAR PARK UPDATE	12.12.25
D	GENERAL UPDATE	20.02.26
E	NOTES UPDATE	25.02.26

DEVELOPMENT SUMMARY

SITE AREA	48 268 m ²
WAREHOUSE	19 660 m ²
2 STOREY OFFICE (EXCLUDING DECK AREA 50m ²)	1263 m ²
TOTAL BUILDING AREA	20 923 m ²
AWNING	2704 m ²
HEAVY DUTY PAVEMENT	16 552 m ²
LIGHT DUTY PAVEMENT	5738 m ²
CAR PARKING PROVIDED	231
SITE COVERAGE (GROUND FLOOR BUILDING + AWNING/SITE AREA)	47.7%

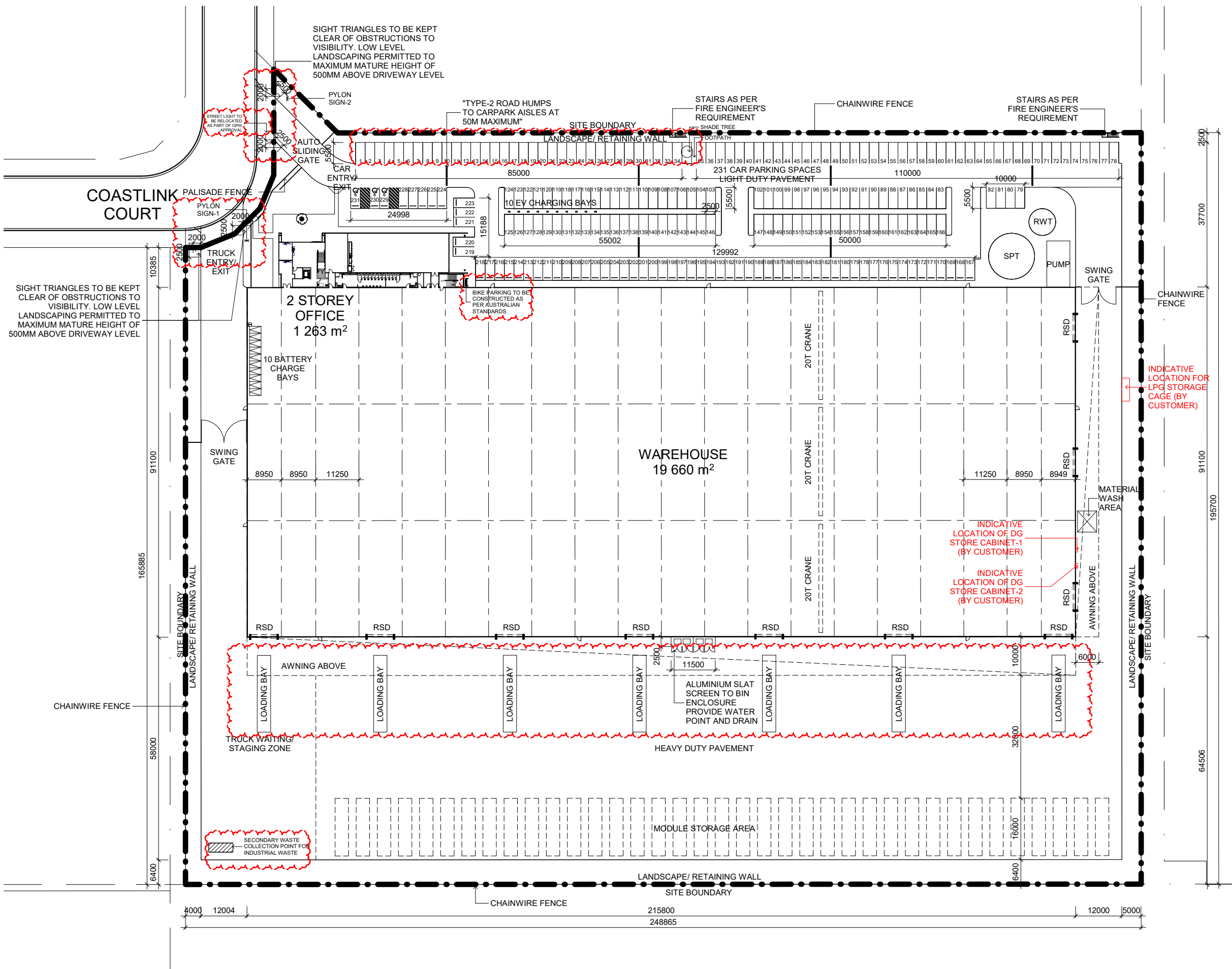


SIGHT TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO MAXIMUM MATURE HEIGHT OF 500MM ABOVE DRIVEWAY LEVEL



LOCATION PLAN

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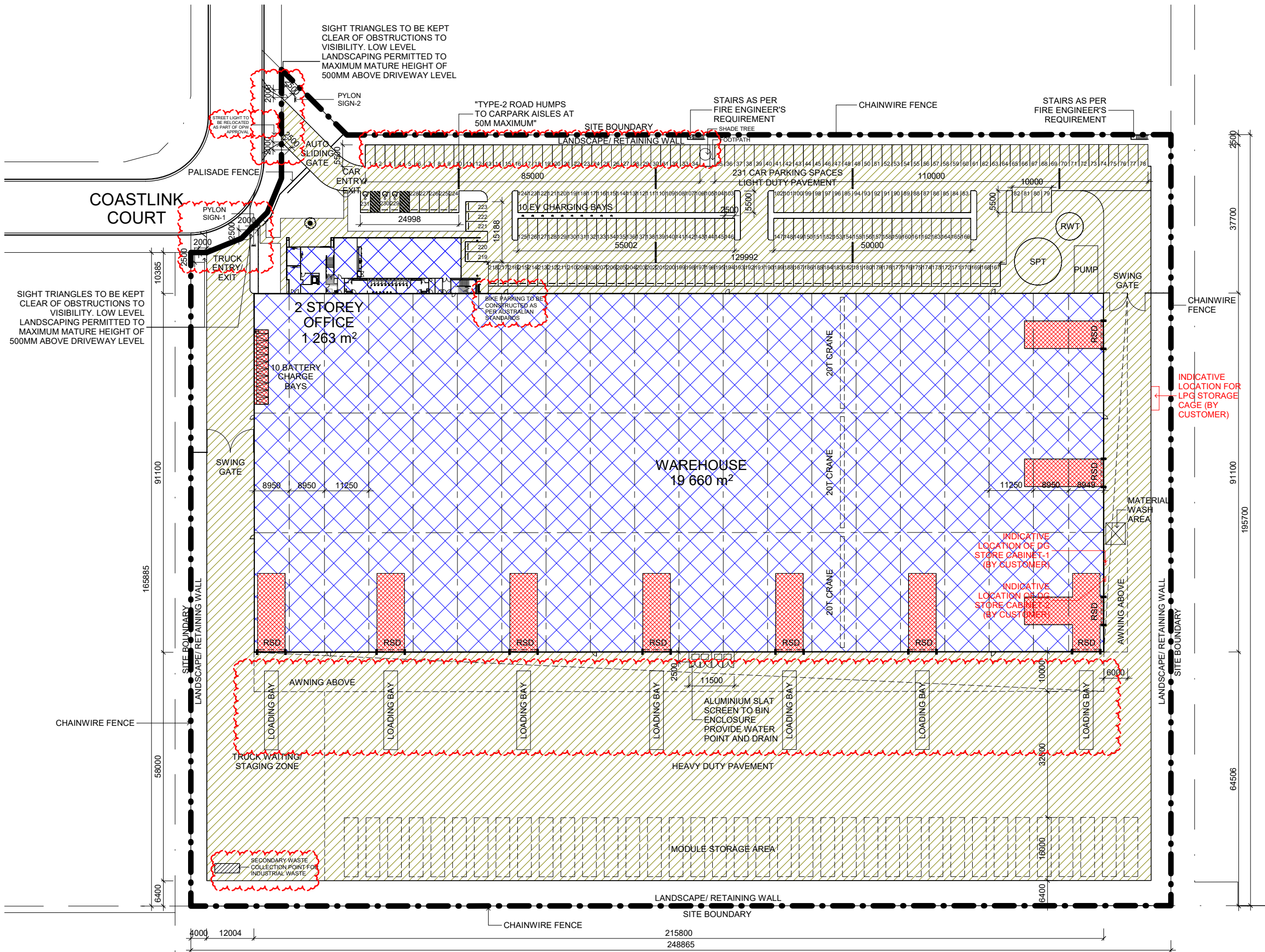
SITE PLAN

JOB Q25-015A-DA-002	DATE 25.02.26
SCALE 1:500 @ A1	DRN. KL
	REV. E

REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	HATCH & NOTES UPDATE	04.12.25
C	CAR PARK UPDATE	12.12.25
D	GENERAL UPDATE	20.02.26
E	NOTES UPDATE	25.02.26

LEGEND

AREA USE	AREA
INDUSTRY Includes: Office - 1 263 m ² Warehouse - 18 239 m ²	19 502 m ²
GFA EXCLUSION ZONE (Loading Area)	1421 m ²
IMPERVIOUS Includes: GFA Exclusion Zone - 1421 m ² Warehouse - 18 239 m ² Office Ground Floors - 618 m ² Paved Area - 23 383 m ²	43 661 m ²



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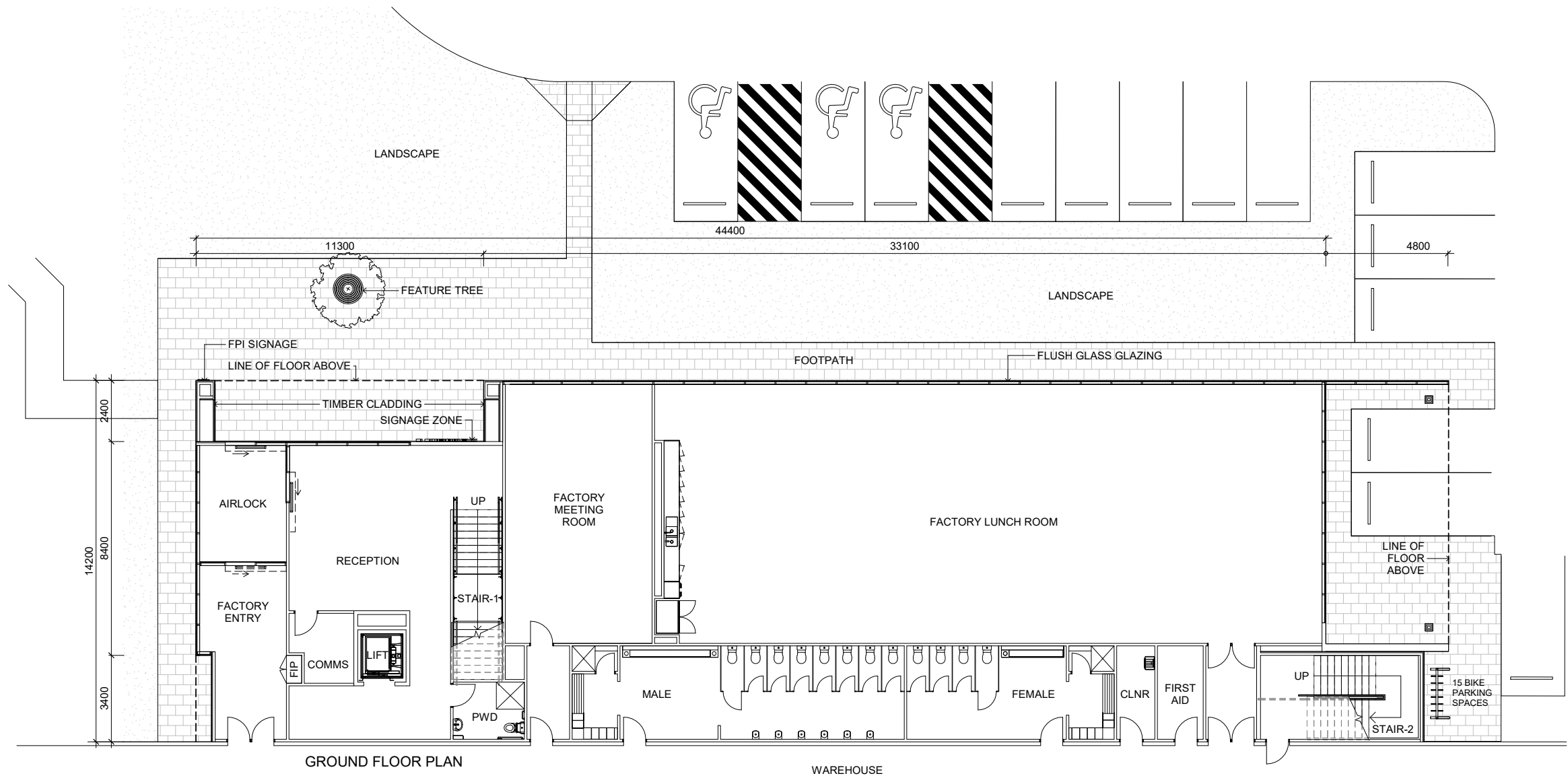
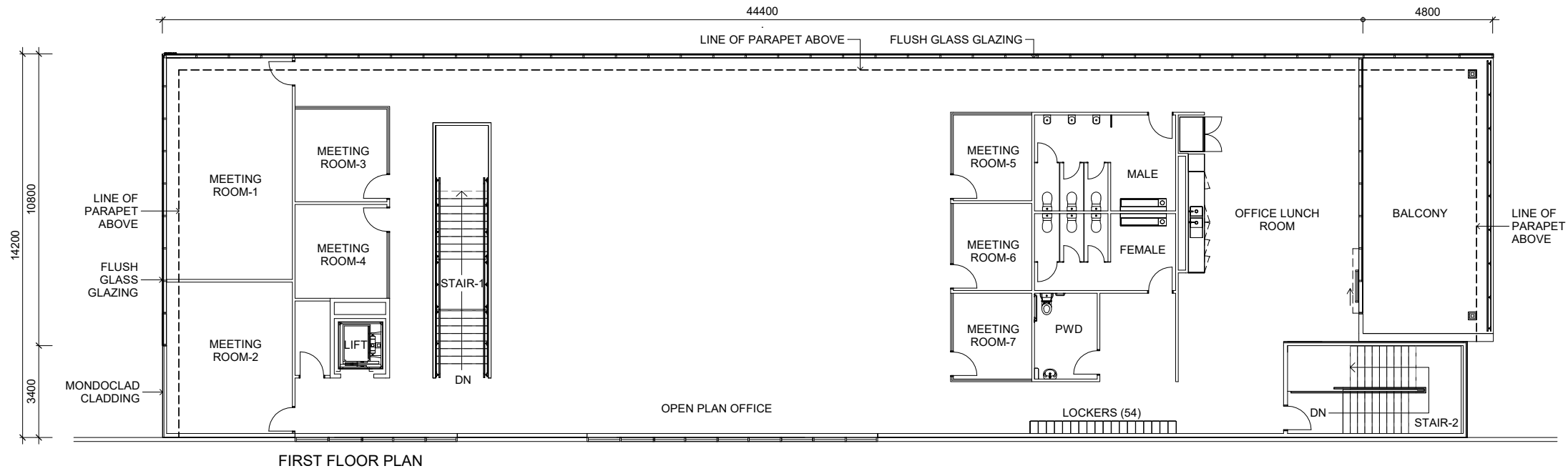
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LOT-202 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

**IMPERVIOUS
AREA PLAN**



JOB
Q25-015A-DA-003
SCALE
1:500 @ A1
DATE
25.02.26
DRN.
KL
REV.
E

REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	NOTES UPDATE	04.12.25
C	CAR PARK UPDATE	12.12.25



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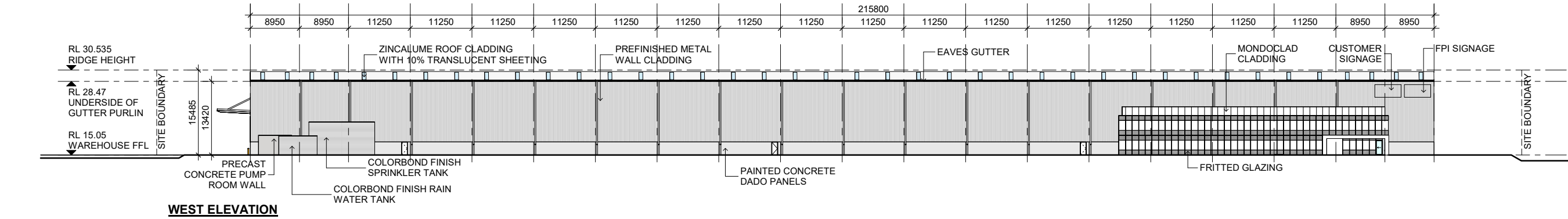
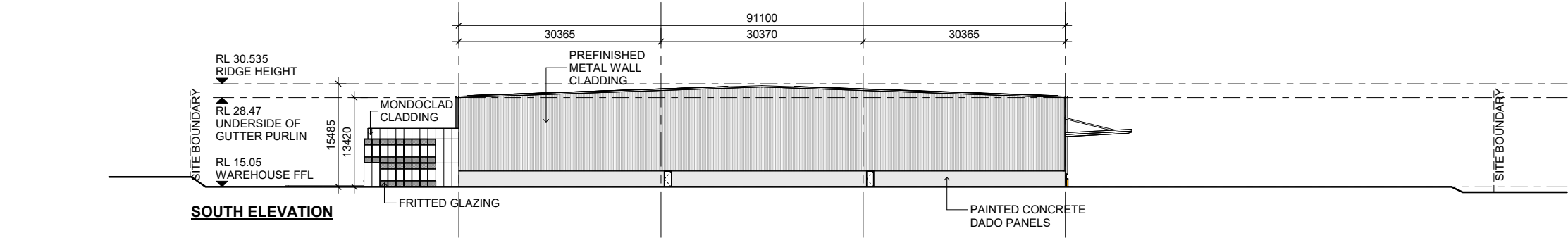
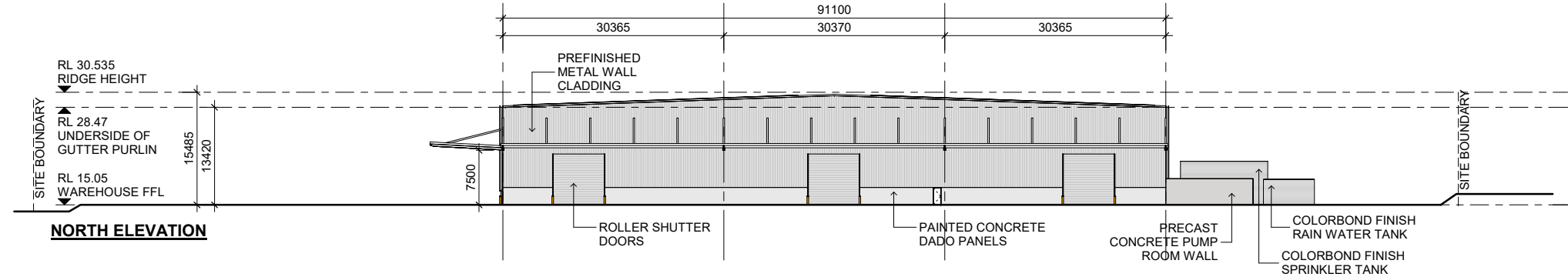
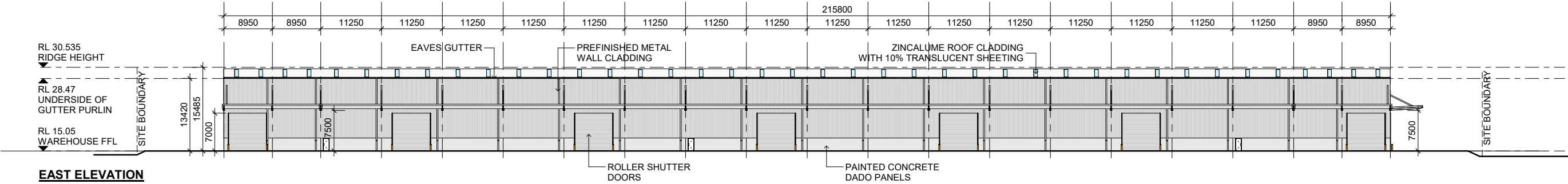
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STAPYLTON, QUEENSLAND

OFFICE PLAN



JOB
Q25-015A-DA-110
SCALE
1:100 @ A1
DATE
12.12.25
DRN.
KL
REV.
C

REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	NOTES UPDATE	04.12.25
C	DA ISSUE	12.12.25



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

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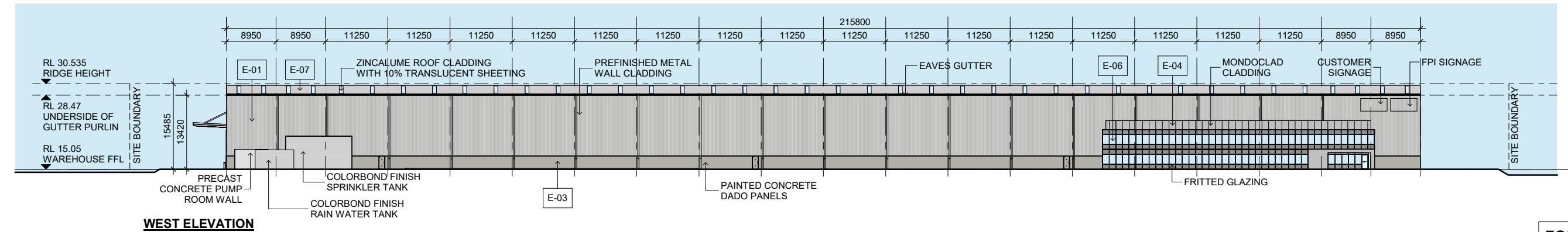
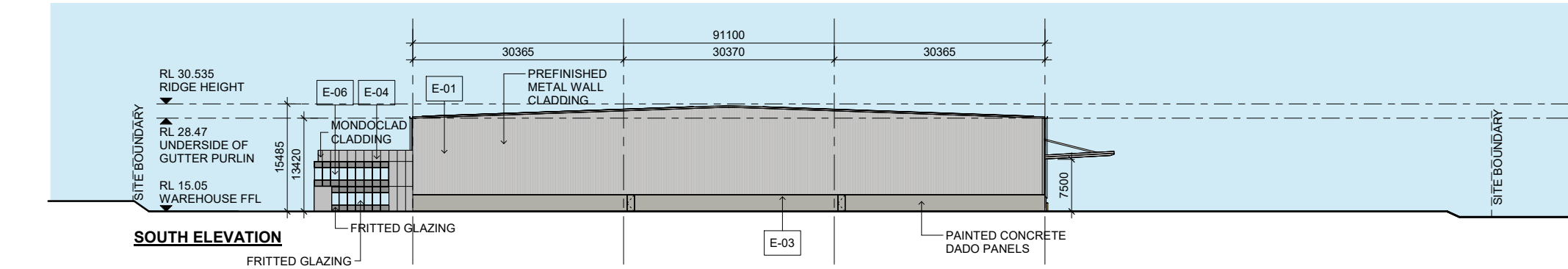
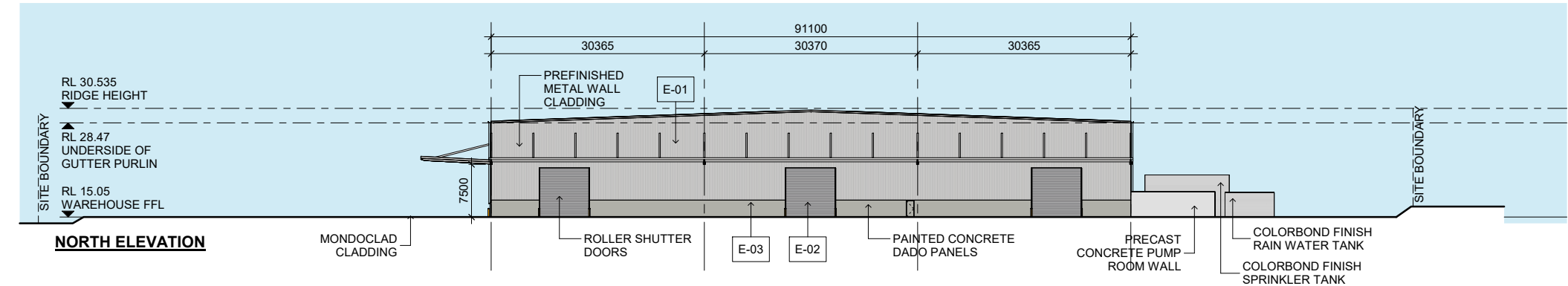
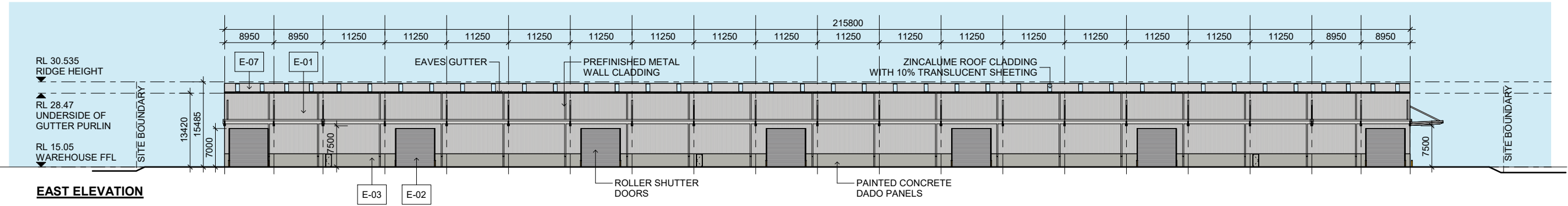
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**BUILDING
ELEVATIONS**

JOB Q25-015A-DA-200 DATE 12.12.25
SCALE 1:400 @ A1 DRN. KL REV. C

REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	NOTES UPDATE	04.12.25
C	DA ISSUE	12.12.25



LEGEND	
	E-01 WAREHOUSE WALL, GUTTERS, CAPPING, DOWNPIPES, SPRINKLER AND RAINWATER TANK, AWNING COLUMNS AND BRACING, COLORBOND "SHALE GREY"
	E-02 ROLLER SHUTTER DOORS, COLORBOND "BASALT MATT"
	E-03 DADO PANELS, WAREHOUSE EXIT DOORS AND DOWNPIPES TO MATCH "SHALE GREY"
	E-04 OFFICE WALL CLADDING MONDOCLAD, "SILVER GRAY METALLIC"
	E-05 ACOYA TIMBER CLADDING
	E-06 EXTERNAL GLAZING
	E-07 WAREHOUSE AND OFFICE ROOF ZINCALUME
	E-08 AC CONDENSOR AREA SCREEN ON OFFICE ROOF TO MATCH COLORBOND "SHALE GREY"
NOTE: COLOUR SWATCHES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY, REFER SAMPLES FROM MANUFACTURERS FOR TRUE COLOUR REFERENCES	

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JOB	DATE	
Q25-015A-DA-500	12.12.25	
SCALE	DRN.	REV
1:400 @ A1	KL	C