



APPENDIX C

PROPOSAL PLANS



gassman
development
perspectives

VantageYatala[®]

Project Name: Vantage Yatala Lot 201

Client: Frasers Property

JOB NO.: 2686

DISCIPLINE: Architectural	DAY	10	11	15	17	18	23	10	12	17	18	19			
	MONTH	02	02	02	02	02	02	05	05	05	05	05			
	YEAR	22	22	22	22	22	22	22	22	22	22	22			

DISTRIBUTION															
Manan Solanki (Fraser Property Industrial)		x	x	x	x	x	x	x	x	x	x	x	x		
Paul Solomon (Fraser Property Industrial)			x	x	x	x	x	x	x	x	x	x	x		
James Jarimba (Fraser Property Industrial)												x	x		
Brian (Gassman)			x						x	x	x		x		
Mitchell Gassman (Gassman)			x						x	x	x		x		
Fraser Gassman (Gassman)			x						x	x	x		x		
Luke Rytenskild (Rytenskild Traffic)			x						x	x	x		x		
Greg Pierce (Acoustic Works)			x						x	x	x		x		
Nick Kuzewics (Omnii)			x						x	x	x		x		
Dr Daryan Othman (Omnii)									x	x	x		x		
Kris Boveinis (PECE)			x						x	x	x		x		
Jennifer Stevens - Landscape (Gassman)					x				x	x	x		x		
Dan Caldwell (Aptusbc)									x	x	x		x		
Renton Parker (Riskcon Engineering)									x	x	x		x		
REASON FOR ISSUE		I	I	I	I	I	I	I	A	I	I	I			
DELIVERY METHOD		E	E	E	E	E	E	E	E	E	E	E			
ISSUE MEDIUM		E	E	E	E	E	E	E	E	E	E	E			
REASON FOR ISSUE		DELIVERY METHOD						ISSUE MEDIUM							
[A] - Approval [T] - Tender [C] - Construction [I] - Information		[P] - Post [H] - Hand [E] - Electronic						P = Print D = Disk E = Email							

DOCUMENTS	No.	REVISION													
DRAWINGS															
COVER PAGE	SD-AA-001						A		B	C	D	D			
LOCATION PLAN	SD-AA-002	A					B		C	D	E	E			
SITE PLAN	SD-AA-010	A	B				C	D	E	F	G	G			
AREA PLAN	SD-AA-015	A					B		C	D	E	E			
OFFICE FLOOR PLAN	SD-AA-100						A		B	C	D	D			
PLANT ROOM FLOOR PLAN	SD-AA-101						A		B	C	D	D			
DISPATCH OFFICE / AMENITIES /GATEHOUSE	SD-AA-102						A		B	C	D	D			
<i>GATEHOUSE (superseded)</i>	<i>SD-AA-103</i>						A								
ELEVATIONS	SD-AA-200			A	A	B	C	D	E	F	G	G			
Safety in Design Report & Spreadsheet V2.0										A					

FRASERS PROPERTY

VANTAGE YATALA

Sheet Number	Sheet Name
SD-AA-001	COVER PAGE AND DRAWING LIST
SD-AA-002	LOCATION PLAN
SD-AA-010	SITE PLAN
SD-AA-015	AREA PLAN
SD-AA-100	OFFICE FLOOR PLAN
SD-AA-101	OFFICE ROOF PLAN
SD-AA-102	DISPATCH OFFICE / AMENITIES / GATEHOUSE
SD-AA-200	ELEVATIONS



FOR DEVELOPMENT APPROVAL

PROPOSED SPECULATIVE WAREHOUSE FACILITY

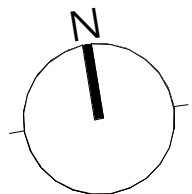
VANTAGE YATALA LOT 201, STAPYLTON JACOBS
WELL ROAD, JACOBS WELL 4208 QLD

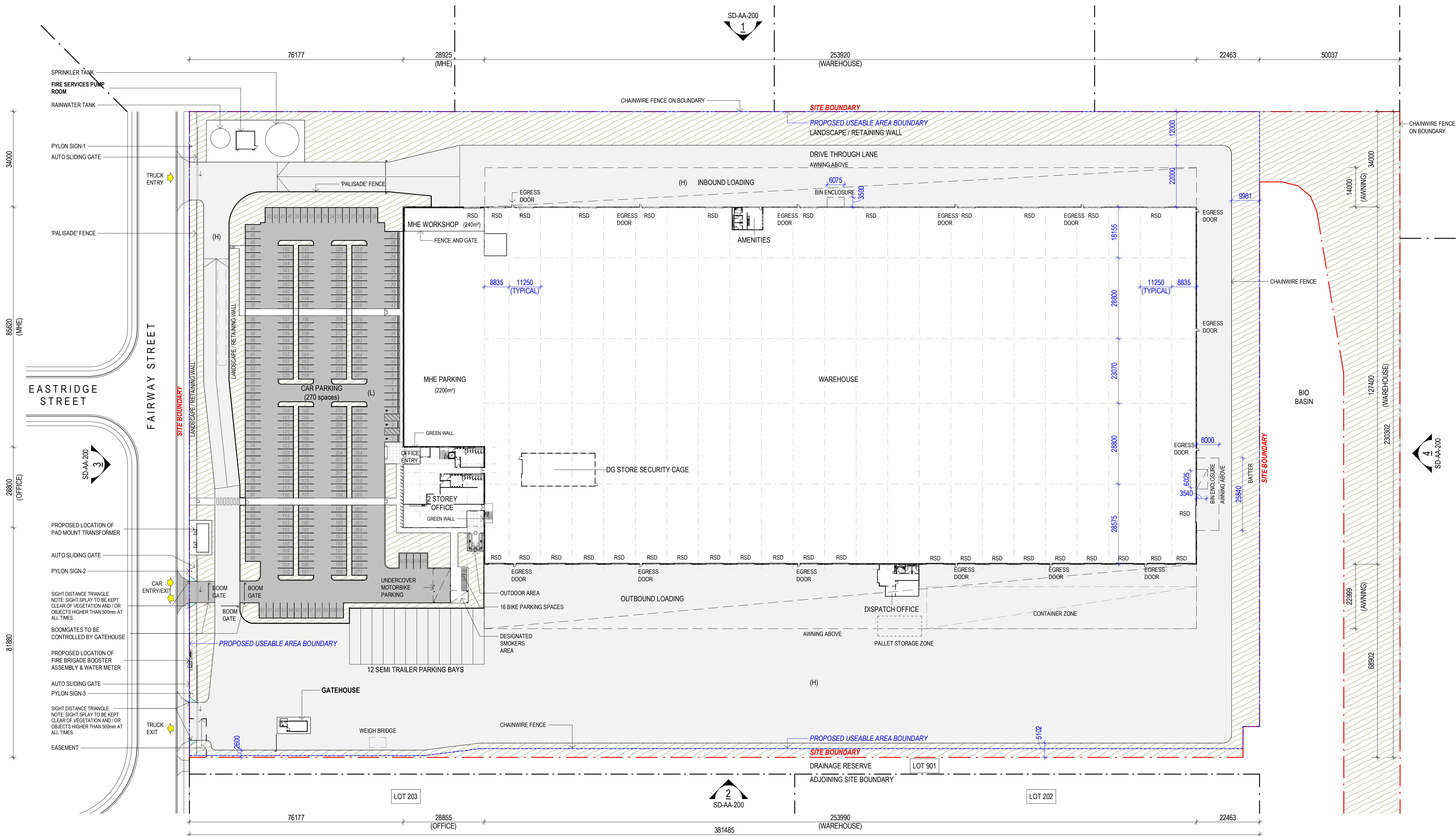


2 CONTEXT PLAN
1: 10000

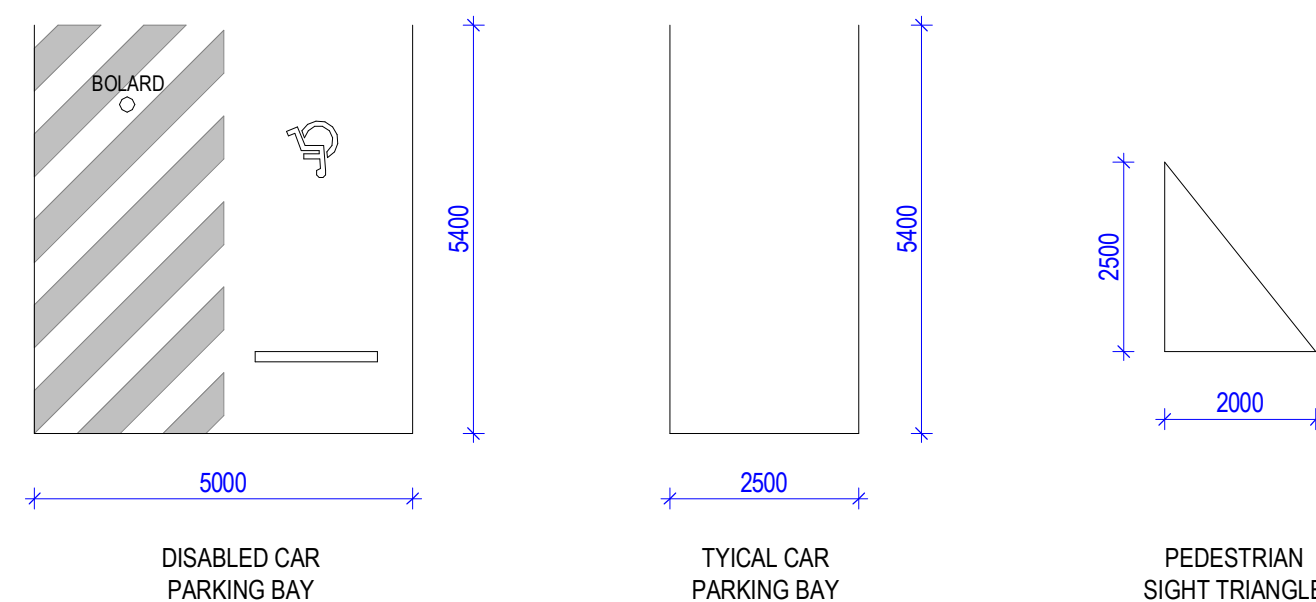


FOR DEVELOPMENT APPROVAL





1 SITE & FACILITIES FLOOR PLAN
1:750

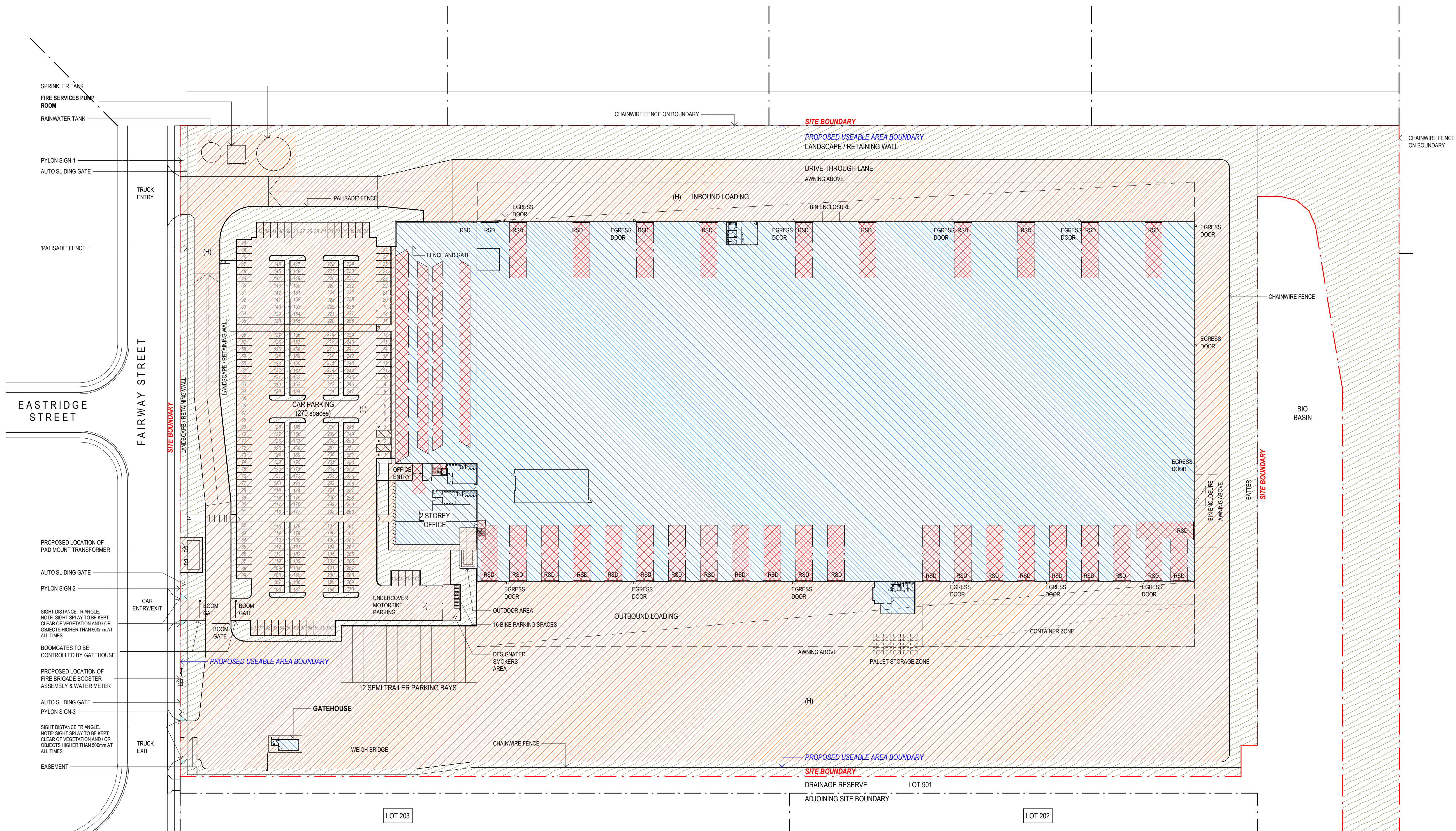


ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

ALL LEVELS ARE TO BE $\pm 1000\text{mm}$

DEVELOPMENT TABLE	
SITE AREA	98,865 m ²
- APPROX. USEABLE	66,967 m ²
EFFICIENCY	37.0%
WAREHOUSE	32,350 m ²
(Including Reclaim Area, Security Cage, Driver & Warehouse Amenities)	
MHE PARKING & MHE WORKSHOP	2,440 m ²
GATEHOUSE	34 m ²
DISPATCH OFFICE	160 m ²
2 STOREY OFFICE	1,510 m ²
TOTAL BUILDING AREA	36,494 m²
CAR PARKING PROVIDED	270
BICYCLE PARKING PROVIDED	16
AWNINGS	9,688 m ²
HEAVY DUTY PAVEMENT (H)	31,759 m ²
LIGHT DUTY PAVEMENT (L)	7,149 m ²

FOR DEVELOPMENT APPROVAL

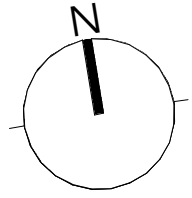


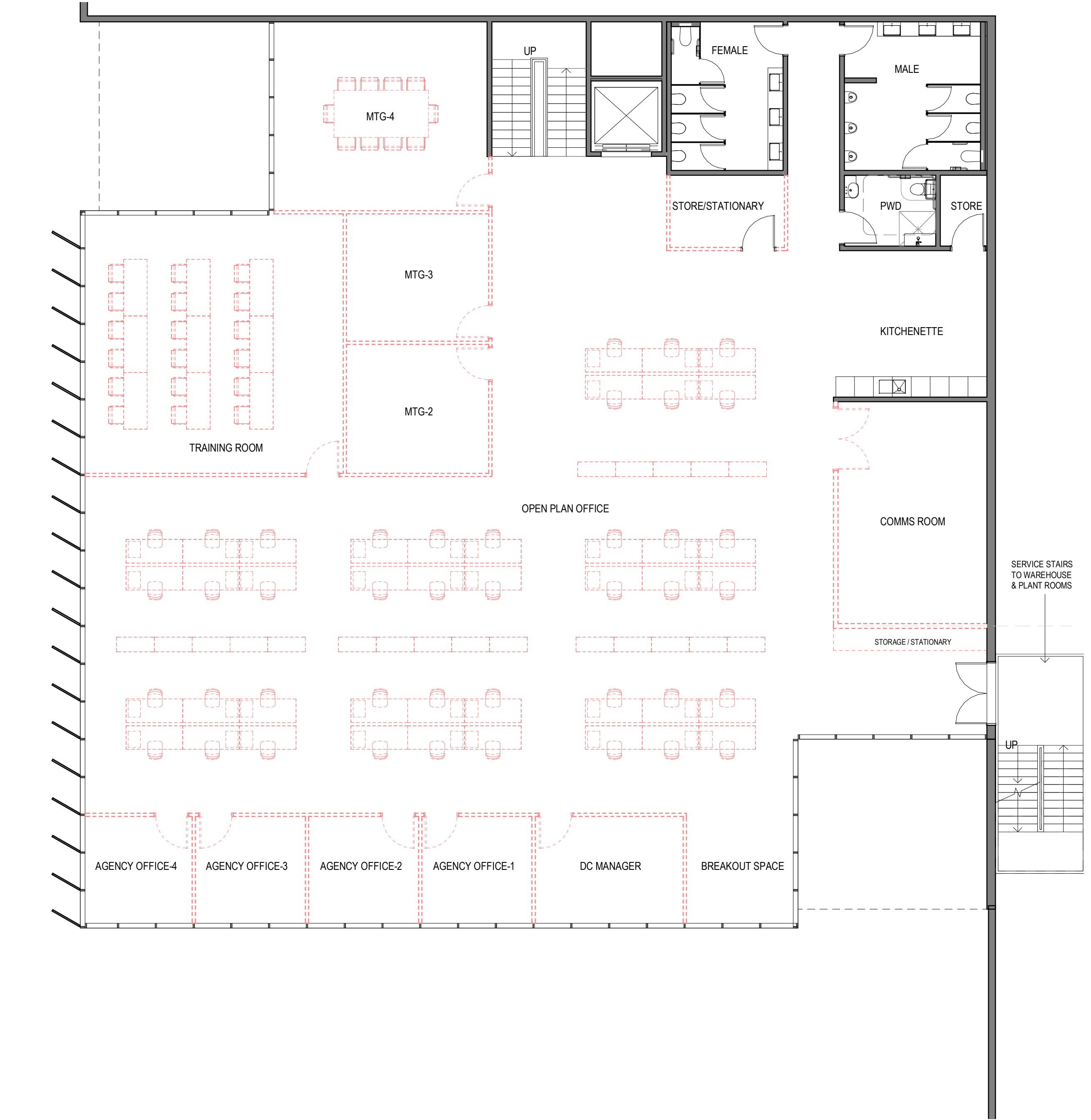
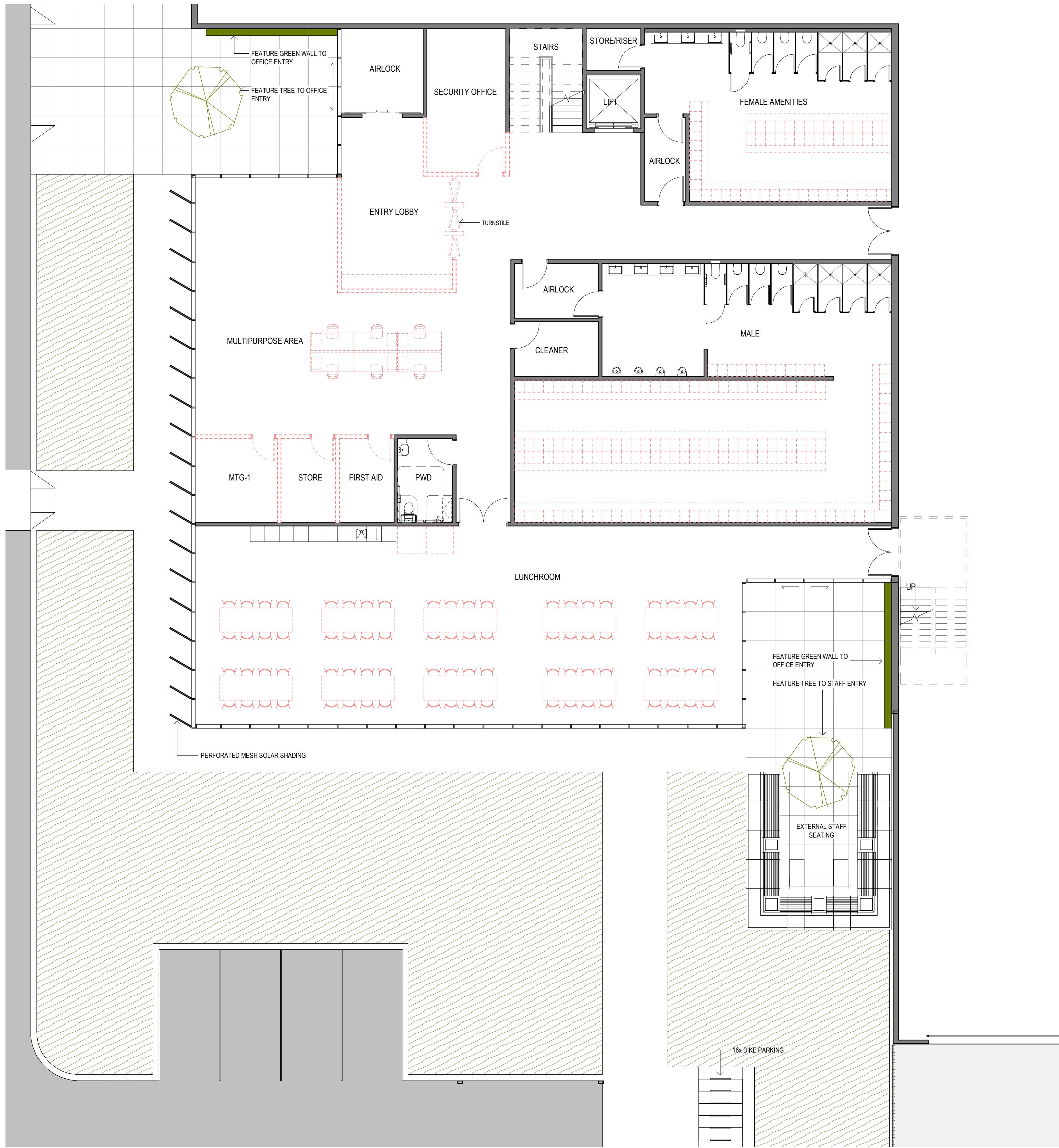
LEGEND		
	INDUSTRY Includes - Warehouse MHE Parking & Workshop Gatehouse Dispatch Office Driver & Warehouse Amenities 2 Storey Office	31,580 m ² - 28,464 m ² - 1398 m ² - 34 m ² - 160 m ² - 93 m ² - 1,431 m ²
	PAVED AREA Includes - Hardstand, Carpark, Footpath	40,145 m ²
	GFA EXCLUSION ZONE (loading area)	4,929 m ²
TOTAL IMPERVIOUS AREA Includes: Industry Paved Areas GFA Exclusion Zone		75,960 m ²

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ALL LEVELS ARE TO BE $\pm 1000\text{mm}$

FOR DEVELOPMENT APPROVAL





2 OFFICE - PROPOSED LEVEL 1 PLAN
1:100

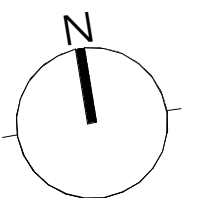
LEGEND	
	BASE BUILD
	FITOUT

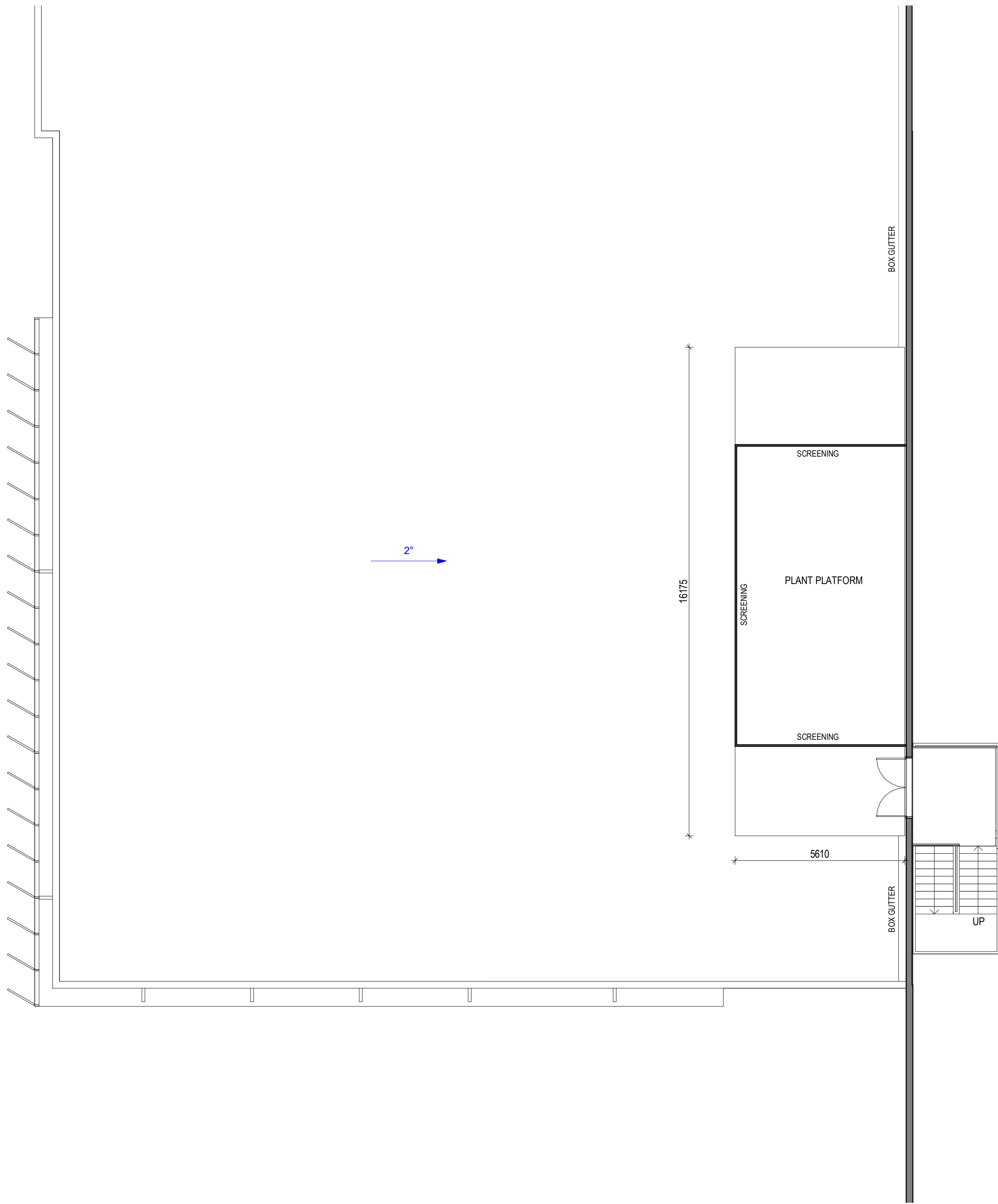
ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

ALL LEVELS ARE TO BE $\pm 1000\text{mm}$

FOR DEVELOPMENT APPROVAL

1 OFFICE - PROPOSED GROUND FLOOR PLAN
1:100





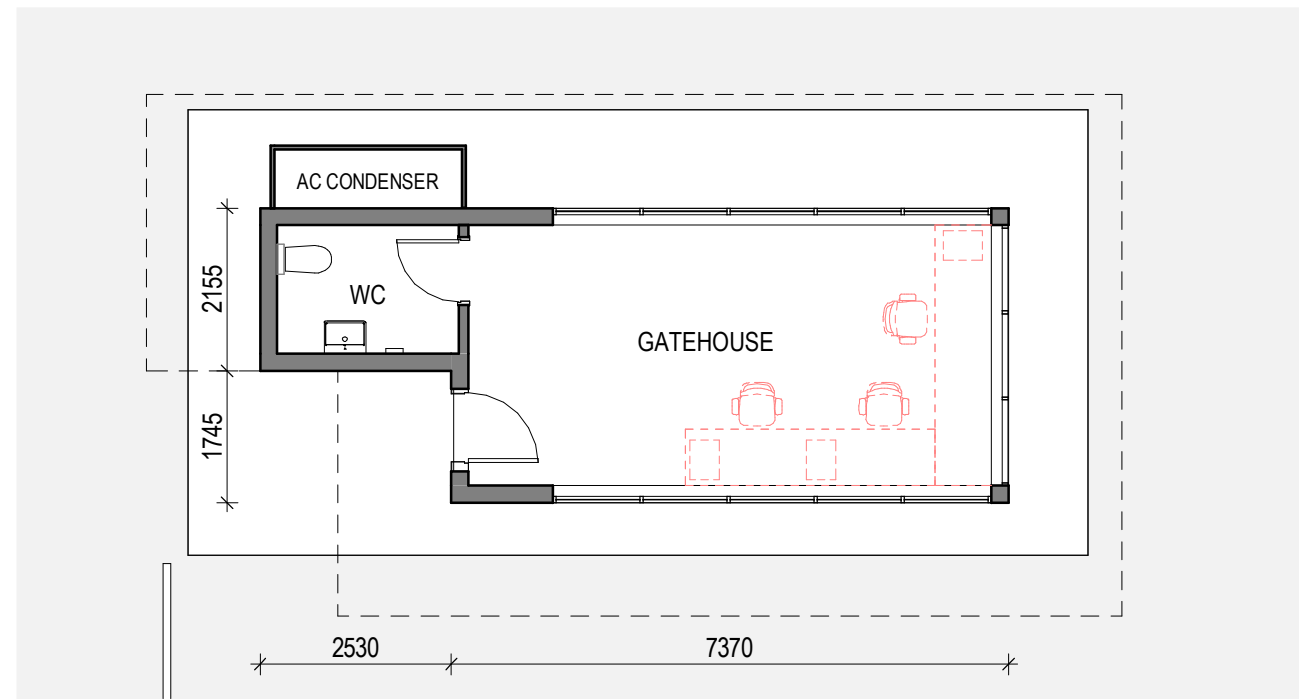
1 OFFICE ROOF PLAN
1 : 100

LEGEND	
—	BASE BUILD
- - - -	FITOUT

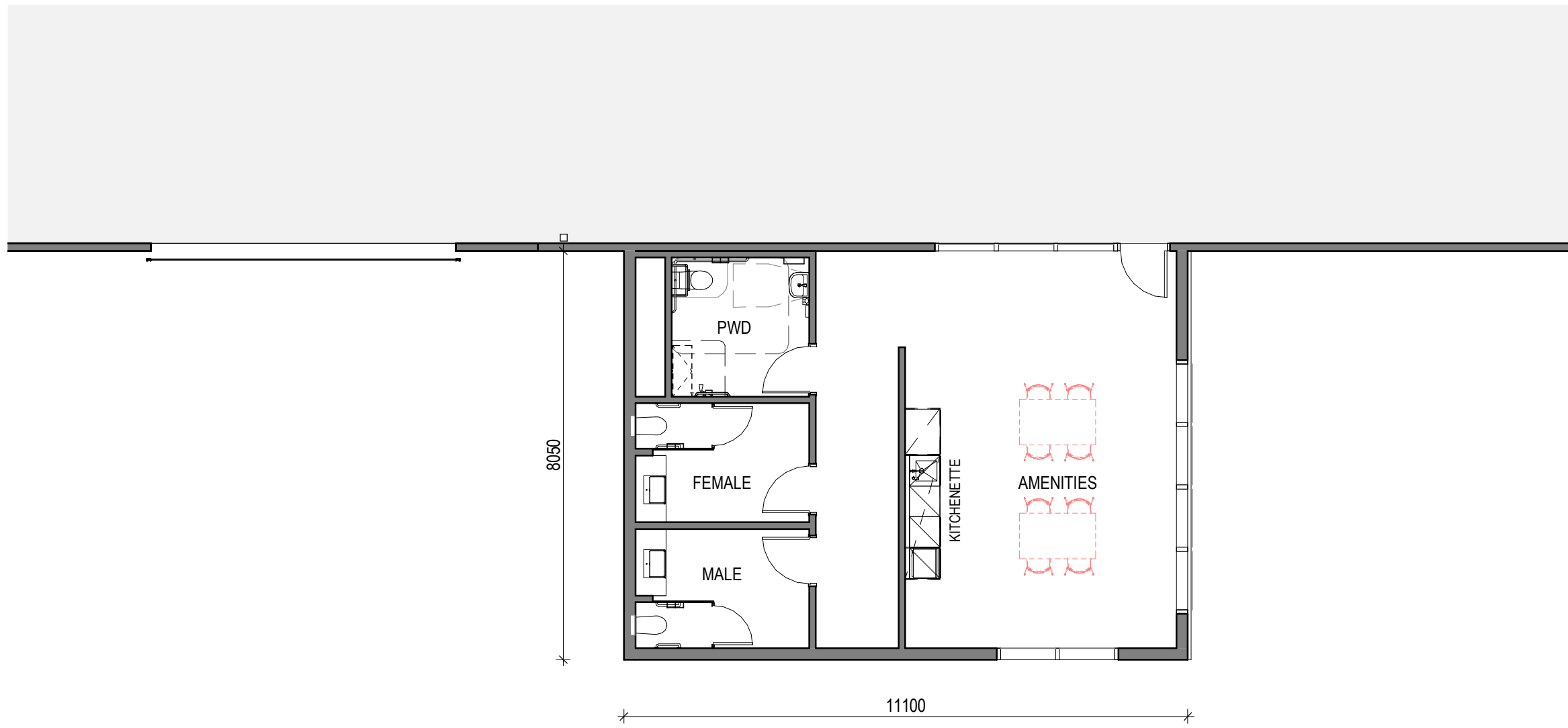
ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

ALL LEVELS ARE TO BE $\pm 1000\text{mm}$

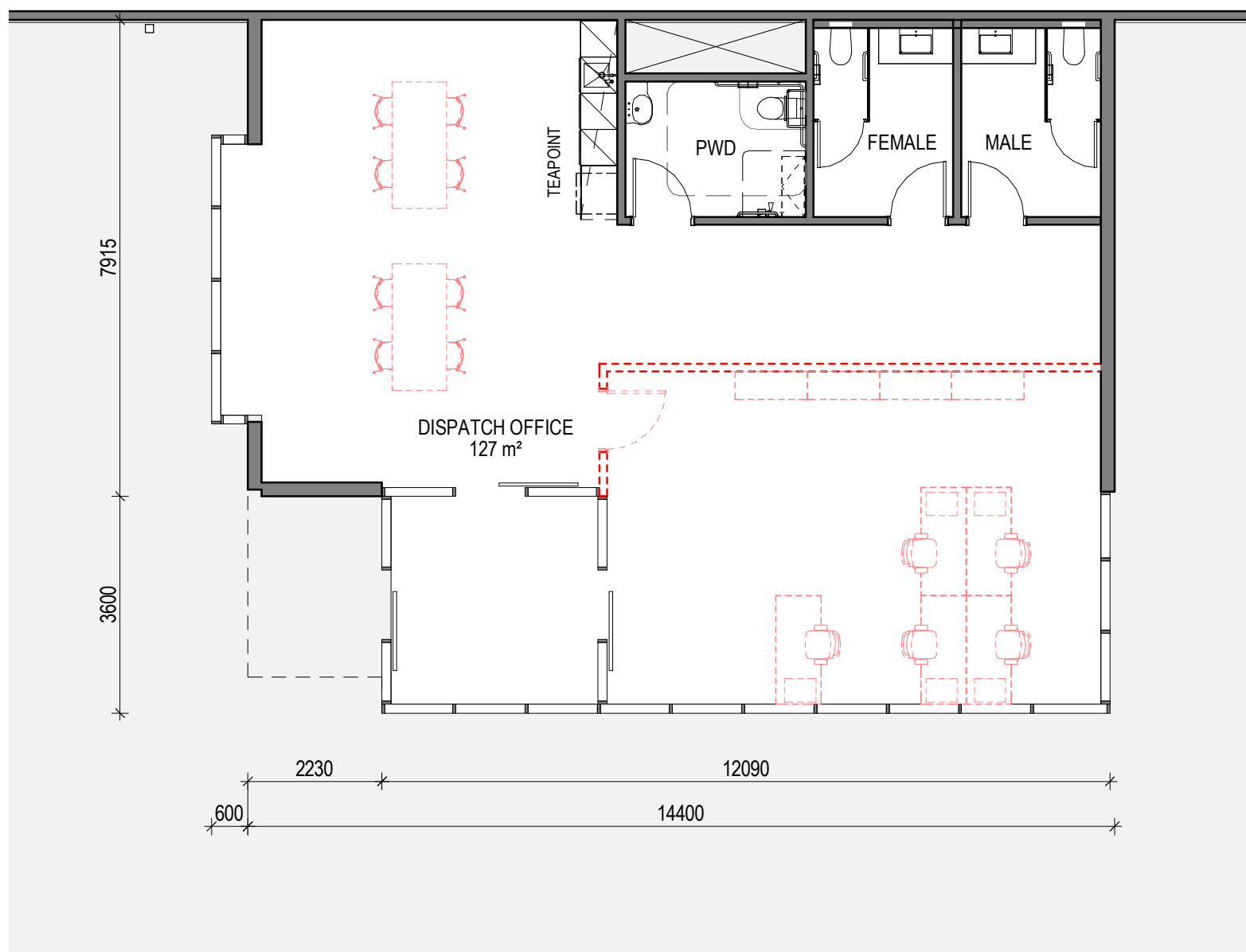
FOR DEVELOPMENT APPROVAL



1 GATEHOUSE- PROPOSED FLOOR PLAN
1 : 100



2 DRIVER & WAREHOUSE AMENITIES - PROPOSED FLOOR PLAN
1 : 100



3 DISPATCH OFFICE - PROPOSED FLOOR PLAN
1 : 100

LEGEND	
—	BASE BUILD
- - -	FITOUT

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

ALL LEVELS ARE TO BE ± 1000mm

FOR DEVELOPMENT APPROVAL



ABBREVIATION	DESCRIPTION	
MC1	METAL CLADDING - MONOCLAD CLADDING, COLOUR: SILVER GREY METALLIC	
MC2	METAL CLADDING - PREFINISHED METAL WALL CLADDING, COLOUR: COLORBOND BASALT MATT	
MR	ZINCALUME ROOF CLADDING WITH 10% TRANSLUCENT SHEETING	
PC-PNT	PAINTED PRECAST PANEL, COLOUR MATCH RAL 9003	
PNT-01	PAINT - COLORBOND BASALT MATT	



FOR DEVELOPMENT APPROVAL