

PROPOSED SPECULATIVE WAREHOUSE FACILITY

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

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MCU/2022/242

Dated: 5 August 2022

Development shall comply with the
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2 CONTEXT PLAN
1:10000



1 LOCATION PLAN
1:1000

FOR DEVELOPMENT APPROVAL

GUYMER | BAILEY architects

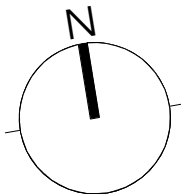
Guymer Bailey Architects Brisbane Studio
19 Terrace Street, Toowong QLD 4066
T. 07 3870 9700

Guymer Bailey Architects Melbourne Studio
Level 5 / 969 Burke Road, Camberwell VIC 3124
T. 03 8547 5000

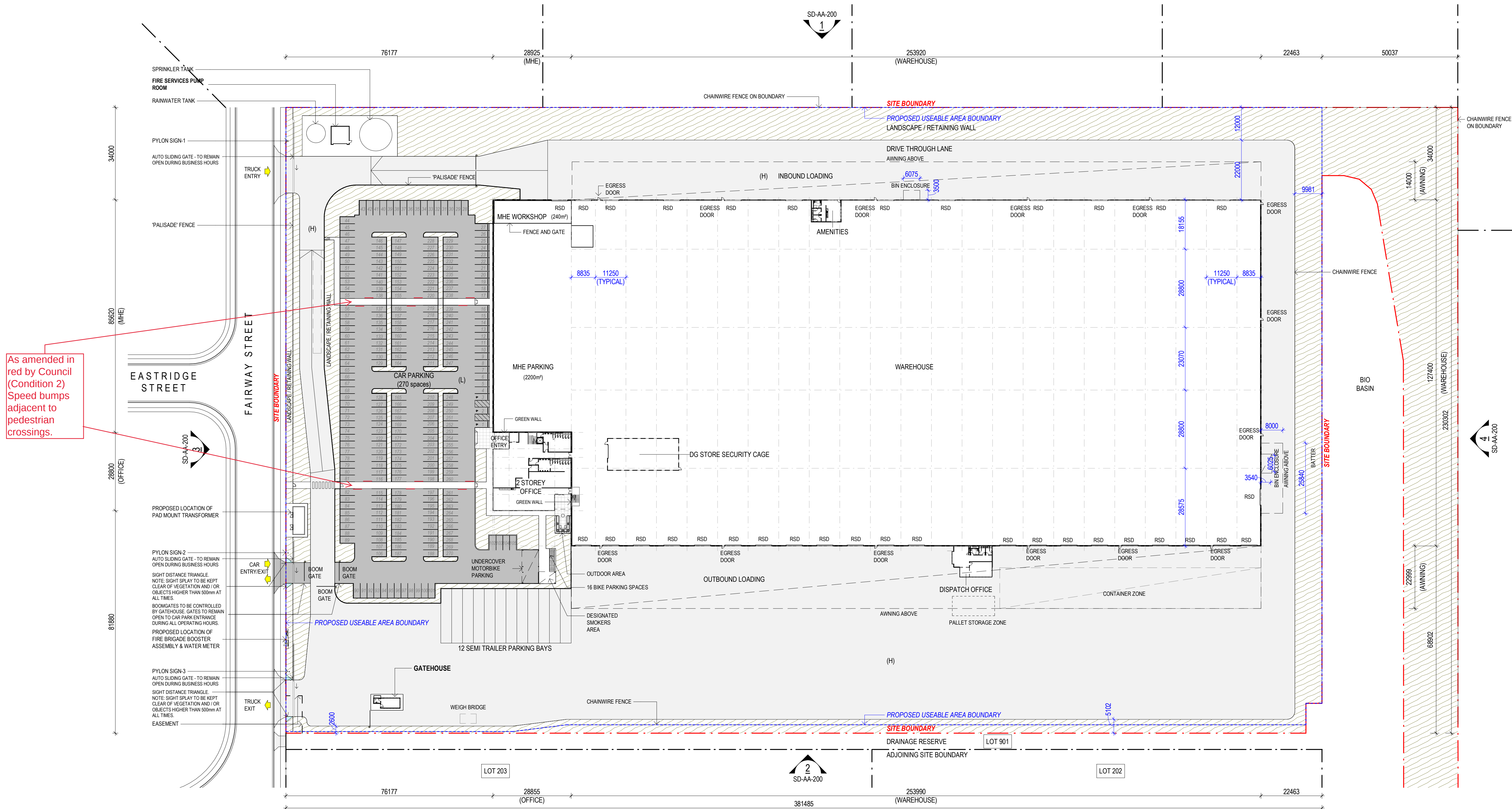


Client: FRASERS PROPERTY
Project: VANTAGE YATALA
Drawing: LOCATION PLAN
Scale: As indicated@A1

Project No.: 2686
Date: 10/02/2022
Stage-Drawing: SD-AA-002
Rev: F



SD-AA-002



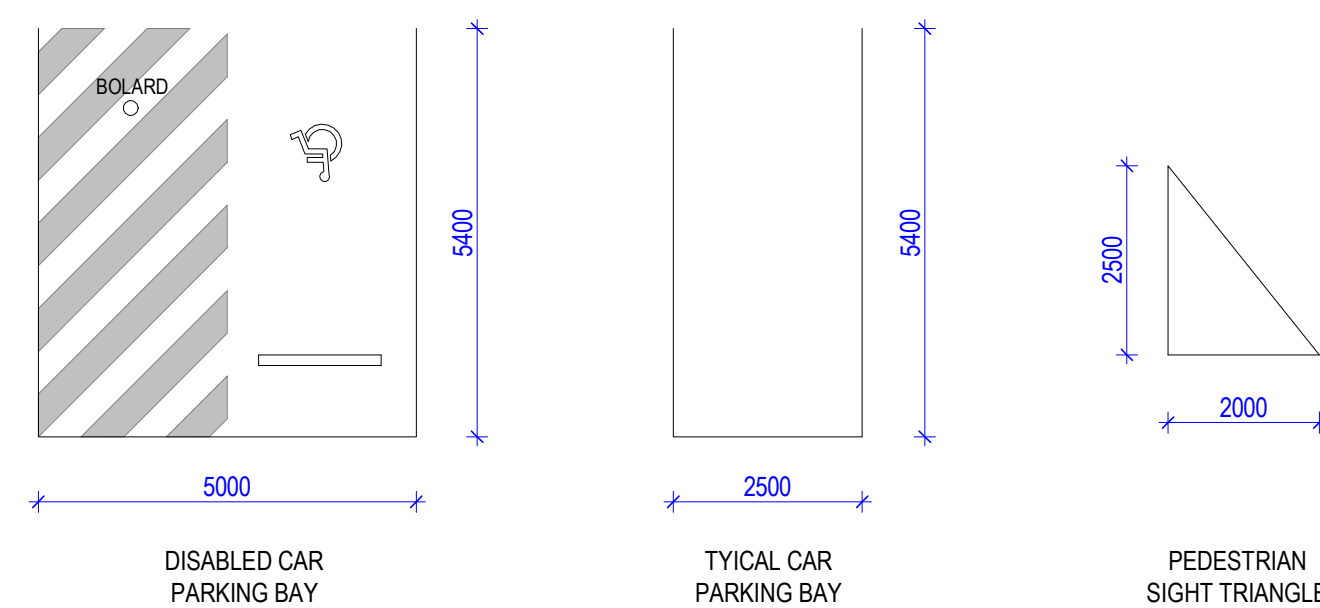
1 SITE & FACILITIES FLOOR PLAN
1: 750

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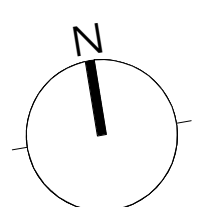
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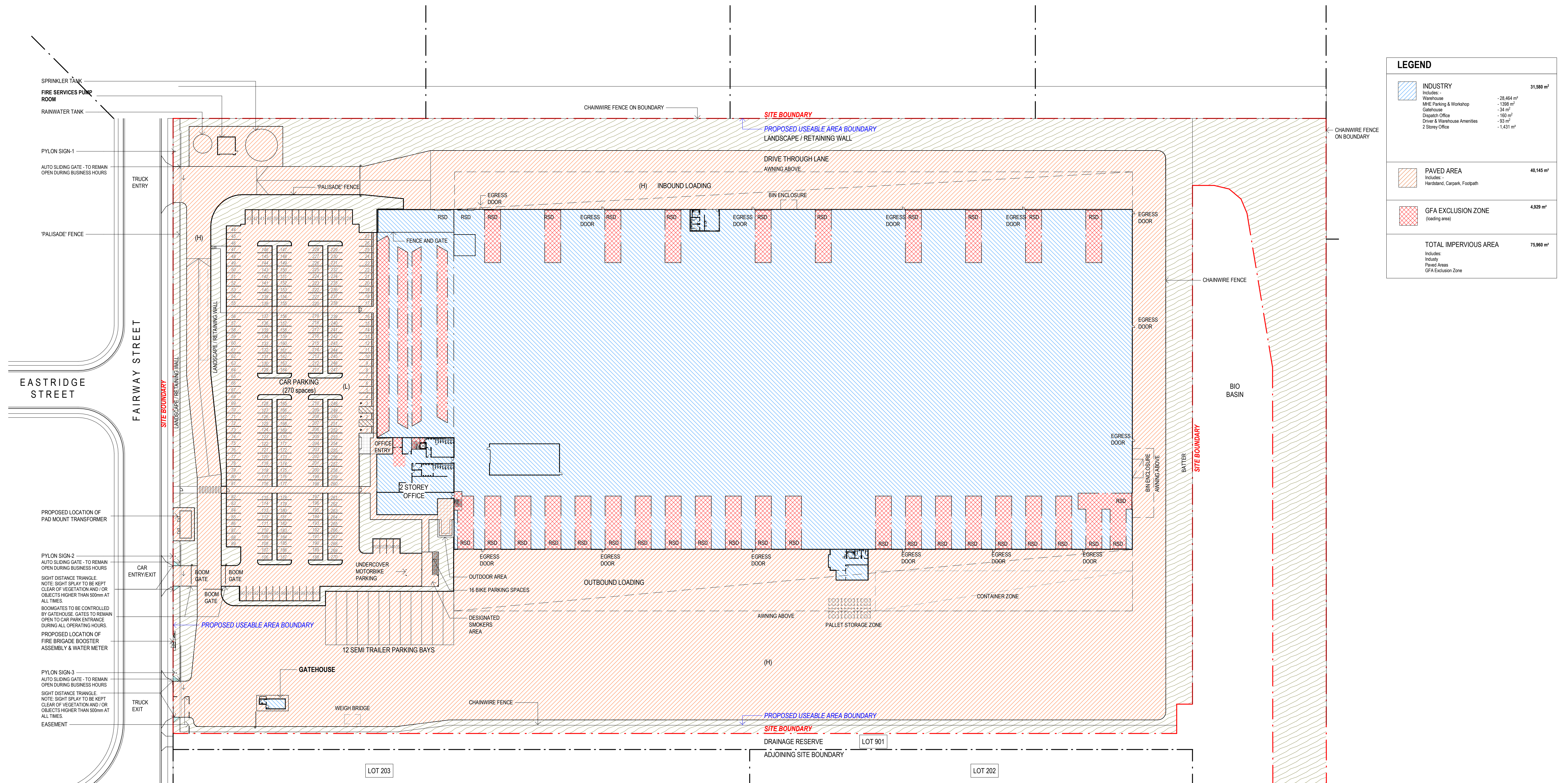


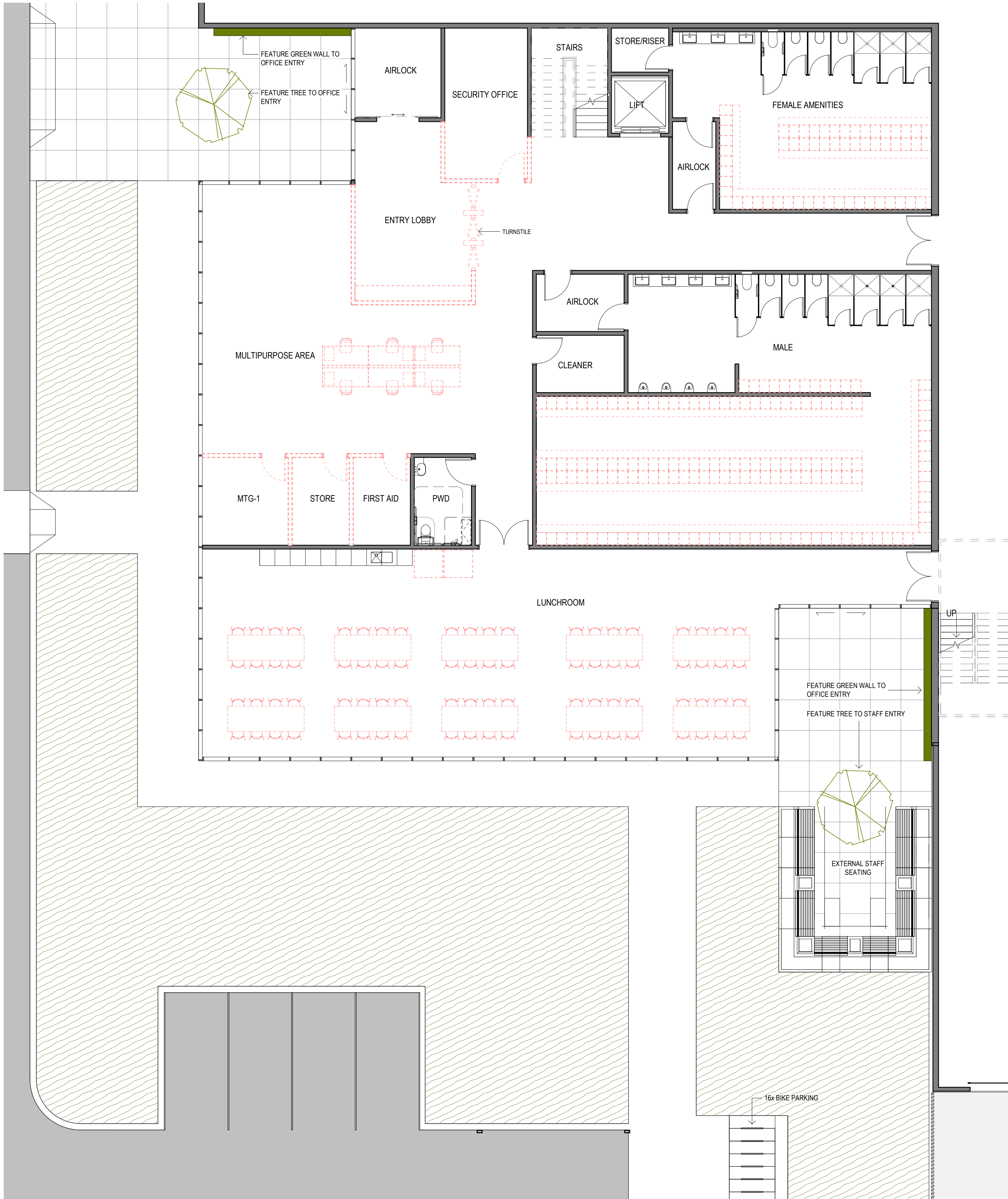
ALL LEVELS ARE INDICATIVE AND SHOULD BE
READ IN CONJUNCTION WITH CIVIL ENGINEER'S
DRAWINGS FOR FINAL LEVELS OF ALL
EARTHWORKS.

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

DEVELOPMENT TABLE	
SITE AREA	98,665 m ²
- APPROX. USEABLE	86,867 m ²
EFFICIENCY	87.9%
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 m ²
CAR PARKING PROVIDED	270
BICYCLE PARKING PROVIDED	16
AWNINGS	9,698 m ²
HEAVY DUTY PAVEMENT (H)	31,759 m ²
LIGHT DUTY PAVEMENT (L)	7,149 m ²







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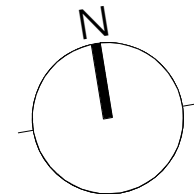
LEGEND

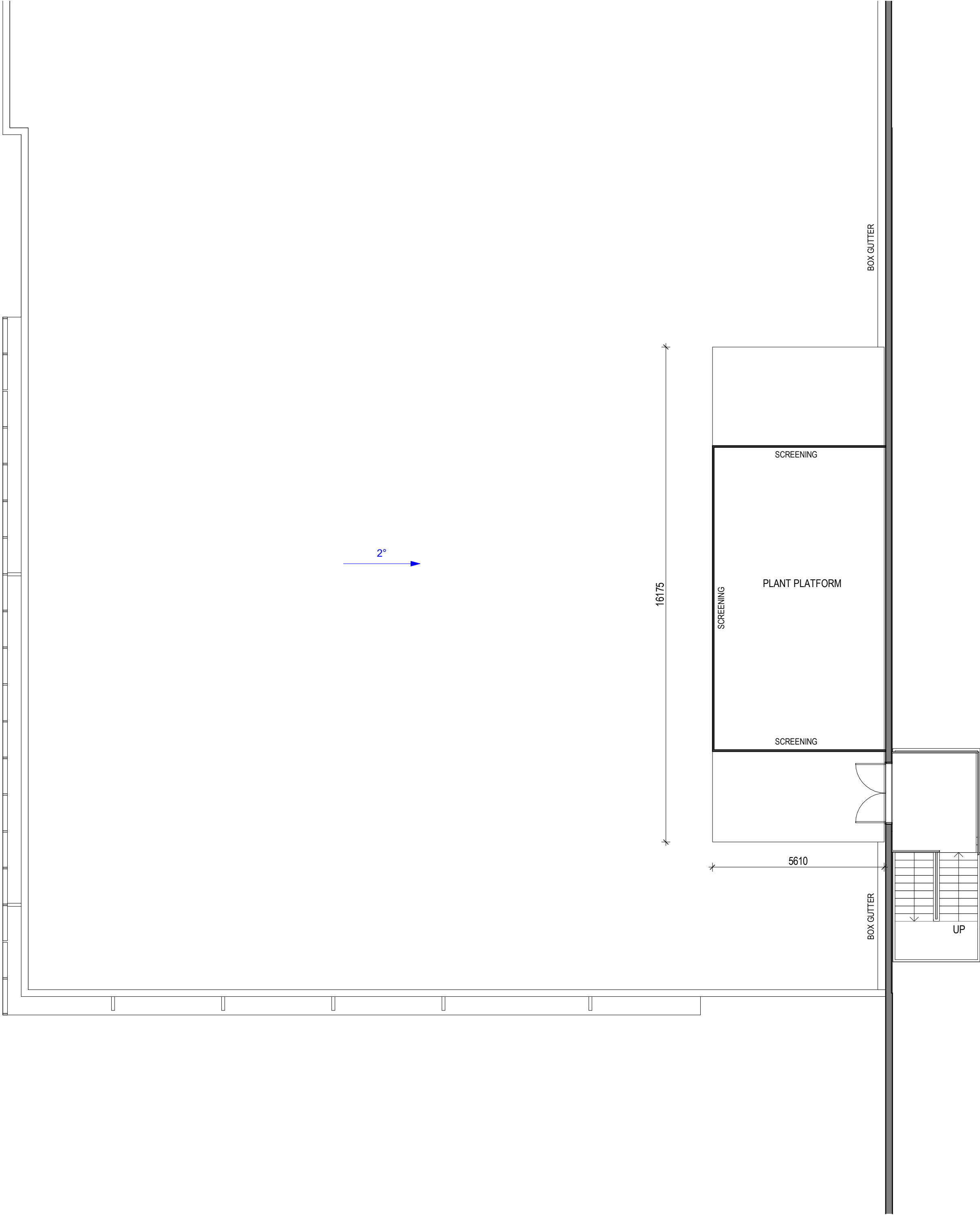
— BASE BUILD
- - - FITOUT

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1 OFFICE - PROPOSED GROUND FLOOR PLAN
1 : 100





1 OFFICE ROOF PLAN
1 : 100

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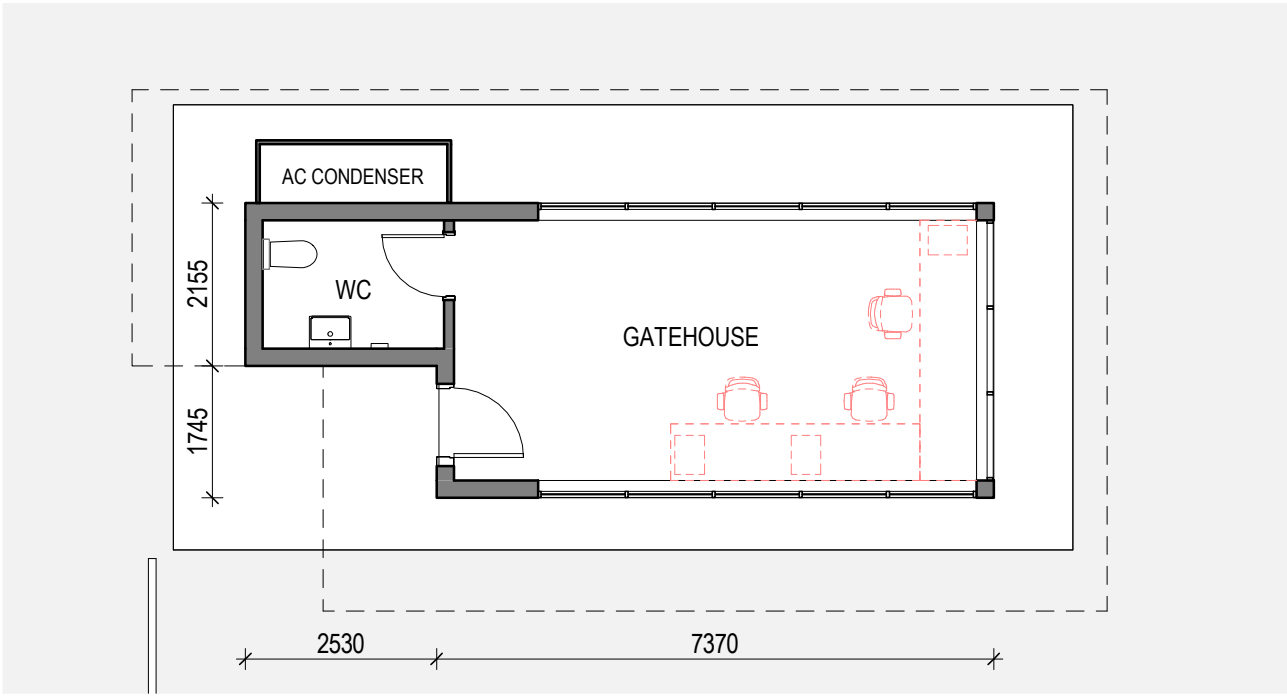
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LEGEND	
	BASE BUILD
	FITOUT

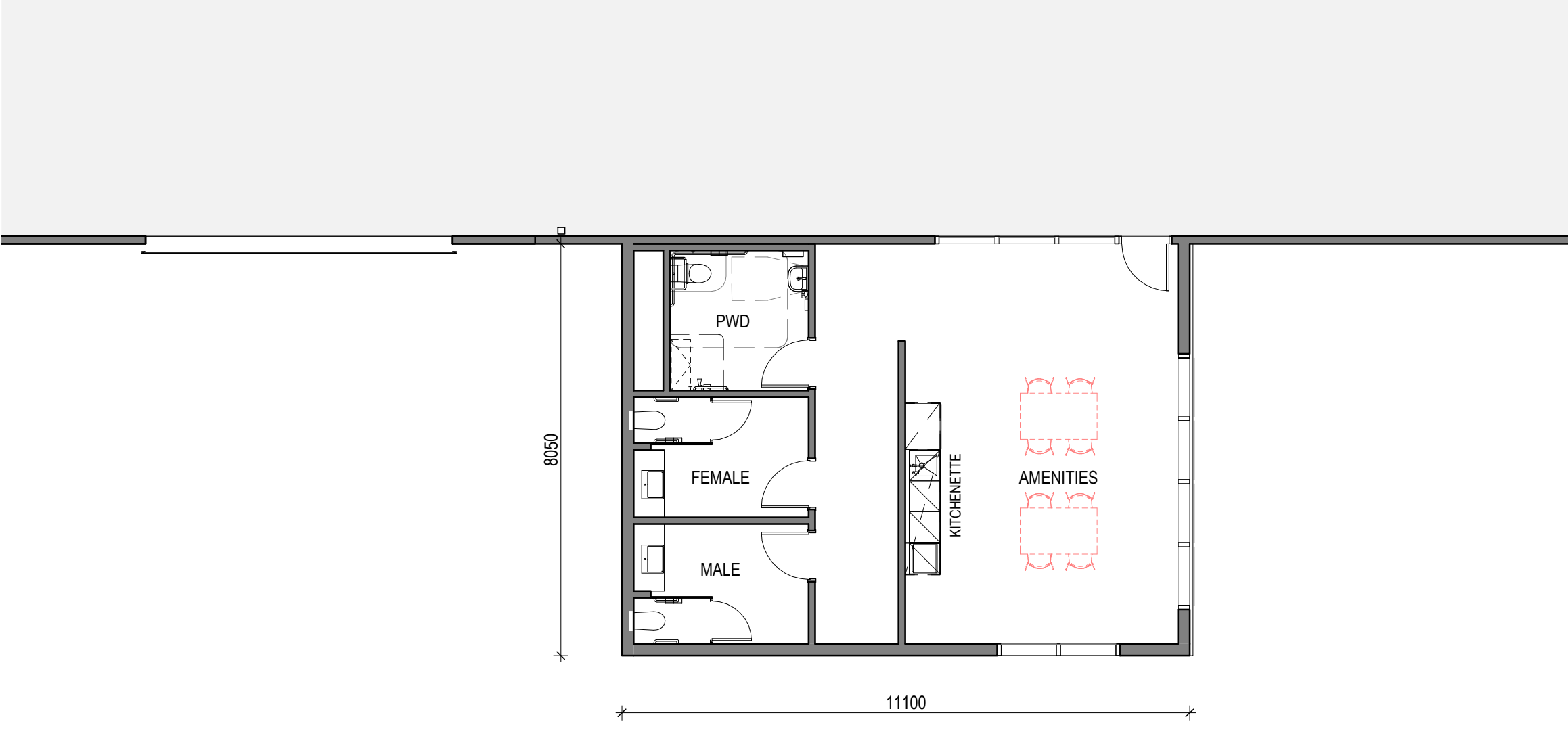
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1 GATEHOUSE- PROPOSED FLOOR PLAN
1:100



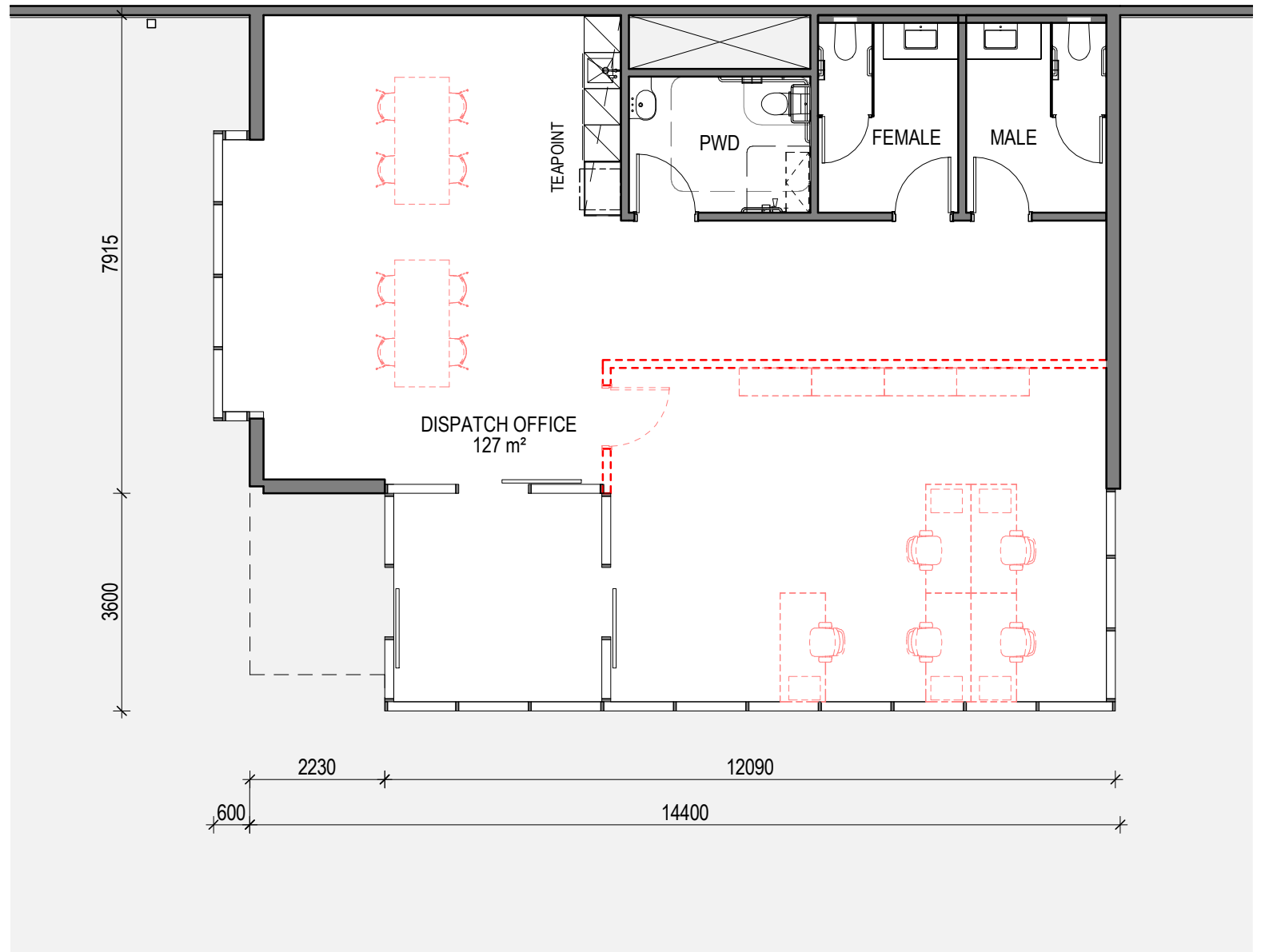
2 DRIVER & WAREHOUSE AMENITIES - PROPOSED FLOOR PLAN
1:100

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3 DISPATCH OFFICE - PROPOSED FLOOR PLAN
1:100

LEGEND

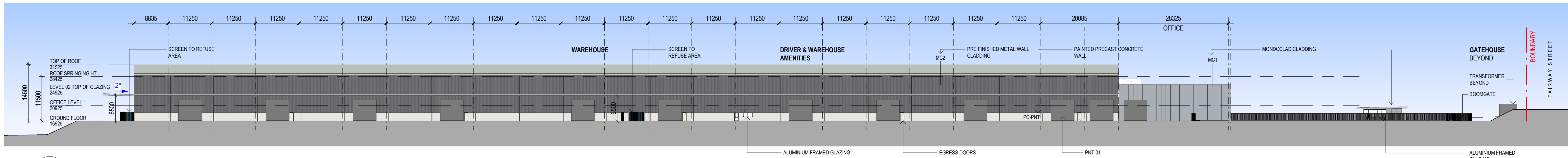
— BASE BUILD

- - - FITOUT

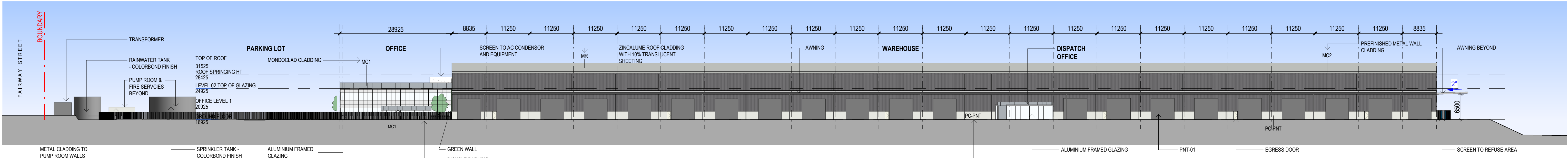
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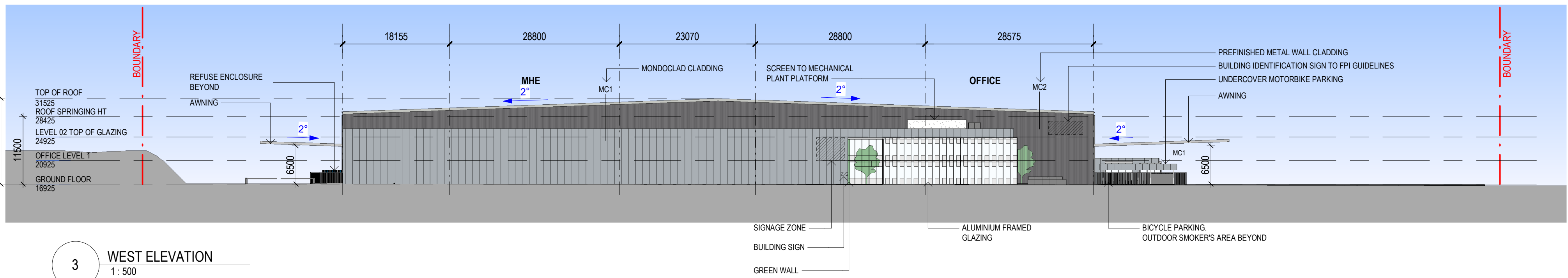
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1 NORTH ELEVATION
1 : 500

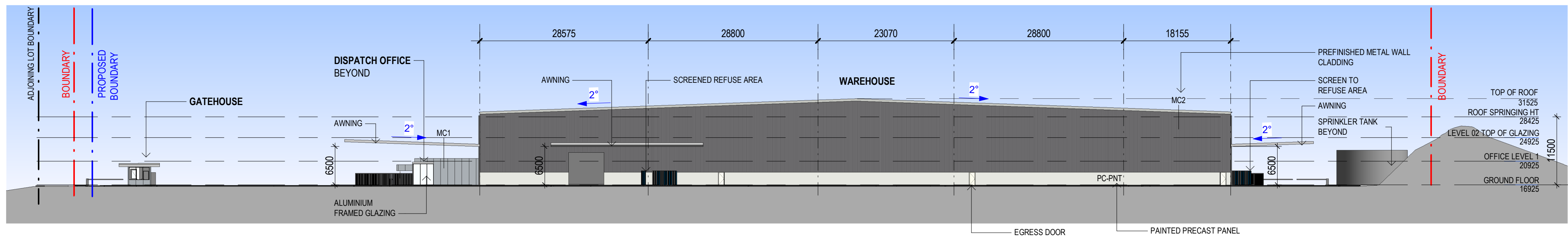


2 SOUTH ELEVATION
1 : 500



3 WEST ELEVATION
1 : 500

ABBREVIATION	DESCRIPTION
MC1	METAL CLADDING - MONDOCLAD 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



4 EAST ELEVATION
1 : 500

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