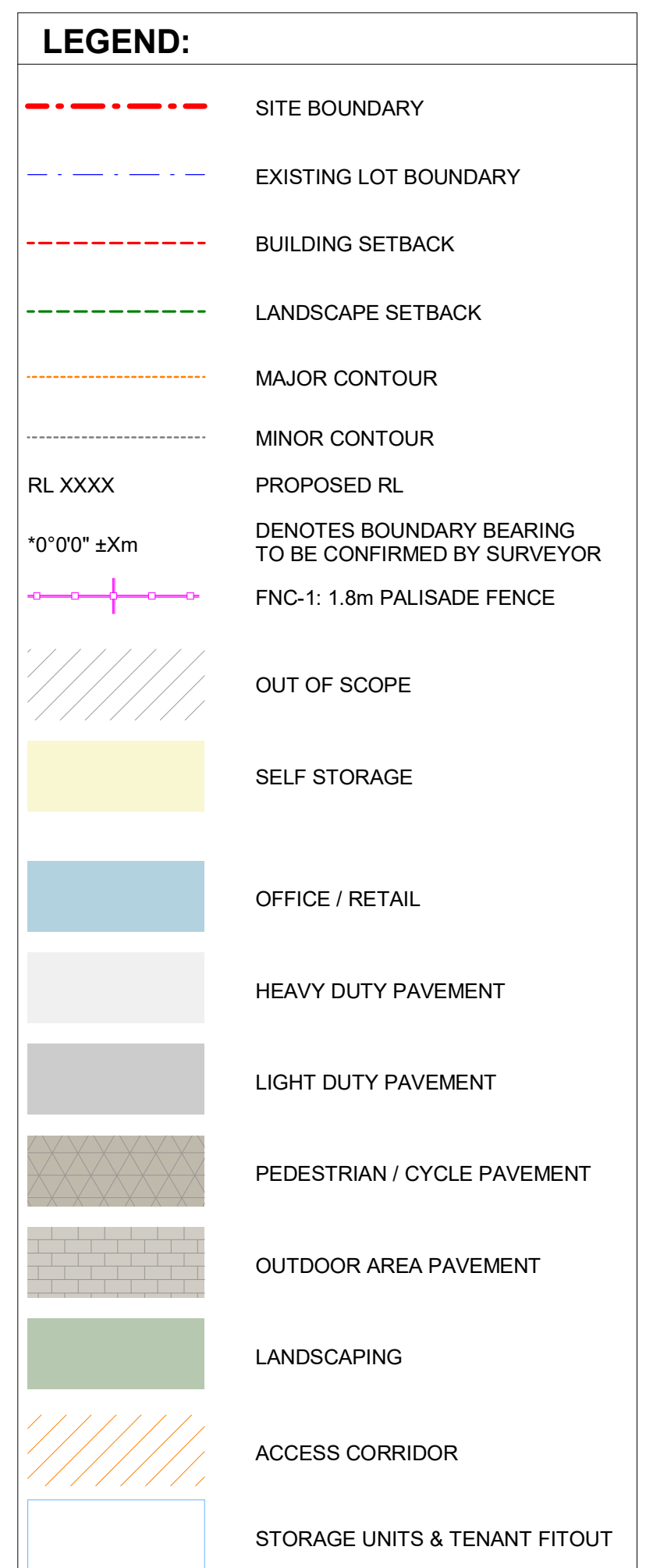




1. ALL FFL LEVELS $\pm 500\text{mm}$.
2. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
3. ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
4. ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INFO.
5. ALL MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE ONLY, AND TO BE CONFIRMED ON SITE.
6. **TENANT FITOUT SHOWN BLUE**



Drawing Title	
SITE & SETOUT PLAN	
SHEET NUMBER	ISSUE
1240092_ A002	A

Autodesk Docs://1240092 Abacus Stockland Aura/1240092 Abacus Stockland Aura DA R23 2.rvt

Notes	Issue	Description	Date	By	QA
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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489. VIC No. 00724					

STRATEGY | DESIGN | DELIVERY

Level 15, 124 Walker Street
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Fax: 61 02 9854 4946
Email: sydney@reidcampbell.com
Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

	CLIENT
--	--------

ABACUS

	JY PARTNER
--	------------

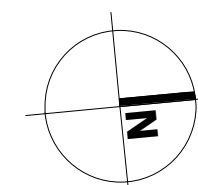


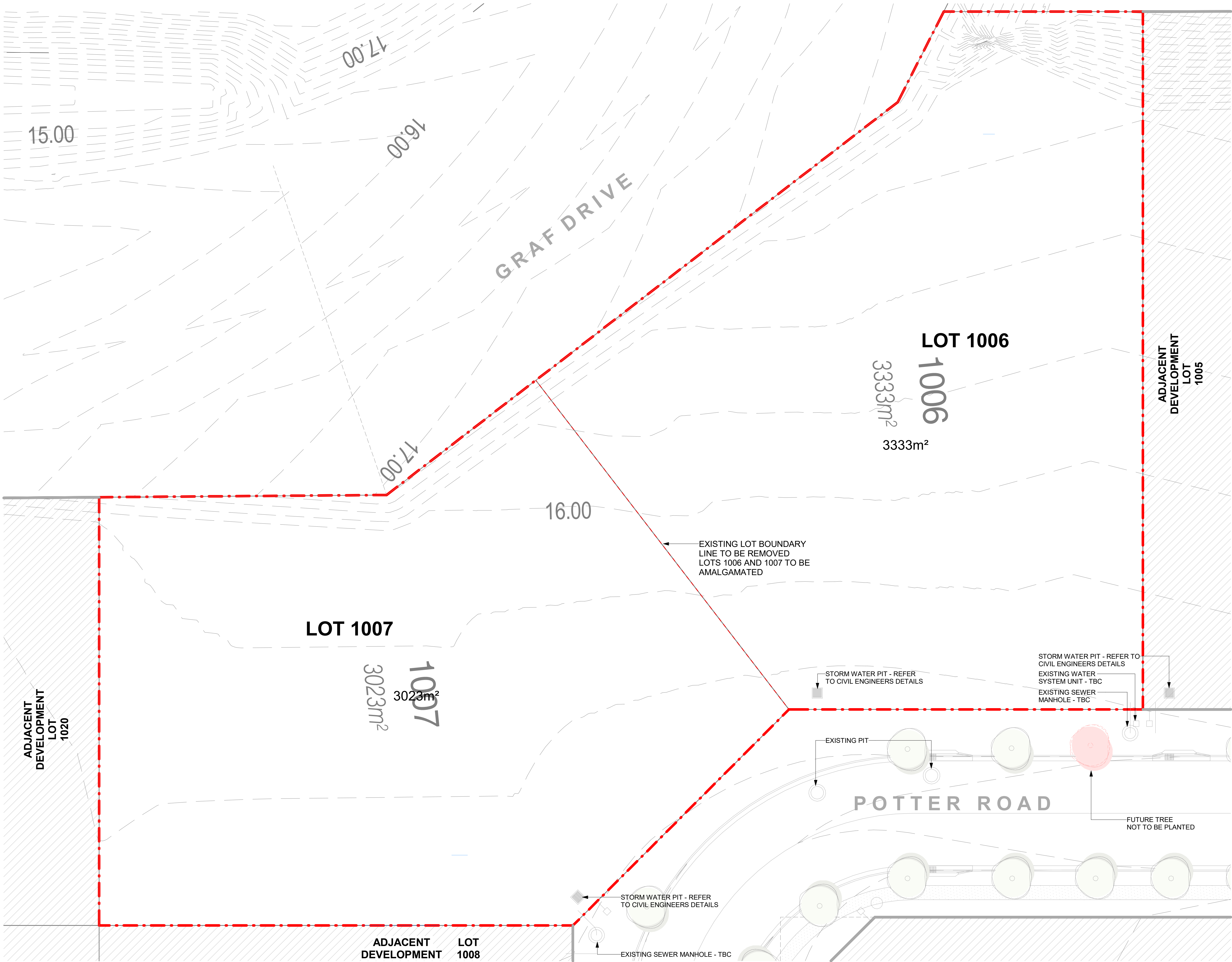
Stockland

PROJECT
STORAGE KING SELF
STORAGE DEVELOPMENT
LOT 1006 AND LOT 1007, AURA
BUSINESS PARK
BARINGA, QLD 4551

Drawn	Checked	PRINT DATE
RCI	SBS	15/10/2025 10:06:35 AM

NORTH POINT





DEMOLITION LEGEND:

- SITE BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- OUT OF SCOPE
- STR/ELEMENT DEMOLISHED
- WALL DEMOLISHED
- FUTURE TREES
- FUTURE TREE NOT TO BE PLANTED

GENERAL NOTES:

- ALL FFL LEVELS ±500mm.
- ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
- ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
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- TENANT FITOUT SHOWN BLUE



SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

Drawing Title
DEMOLITION PLAN

SHEET NUMBER
1240092_ A003

ISSUE
A

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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489, VIC No. 00274

Issue	Description	Date	By	QA
A	DA ISSUE	15/10/2025	JZ	SBS



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DEVELOPMENT
APPLICATION

CLIENT

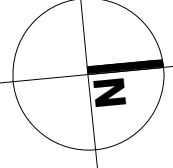


JV PARTNER



PROJECT
STORAGE KING SELF
STORAGE DEVELOPMENT
LOT 1006 AND LOT 1007, AURA
BUSINESS PARK
BARINGA, QLD 4551
Drawn Checked PRINT DATE
RCI SBS 15/10/2025 10:06:40 AM

NORTH POINT





1 SIGNAGE PLAN
1 : 300

Notes					
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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489, VIC No. 00274					
Issue	A	Description	Date	By	QA
A	DA ISSUE		15/10/2025	JZ	SBS

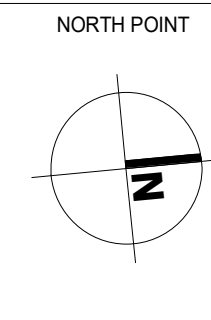
REID CAMPBELL

STRATEGY | DESIGN | DELIVERY
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DEVELOPMENT APPLICATION

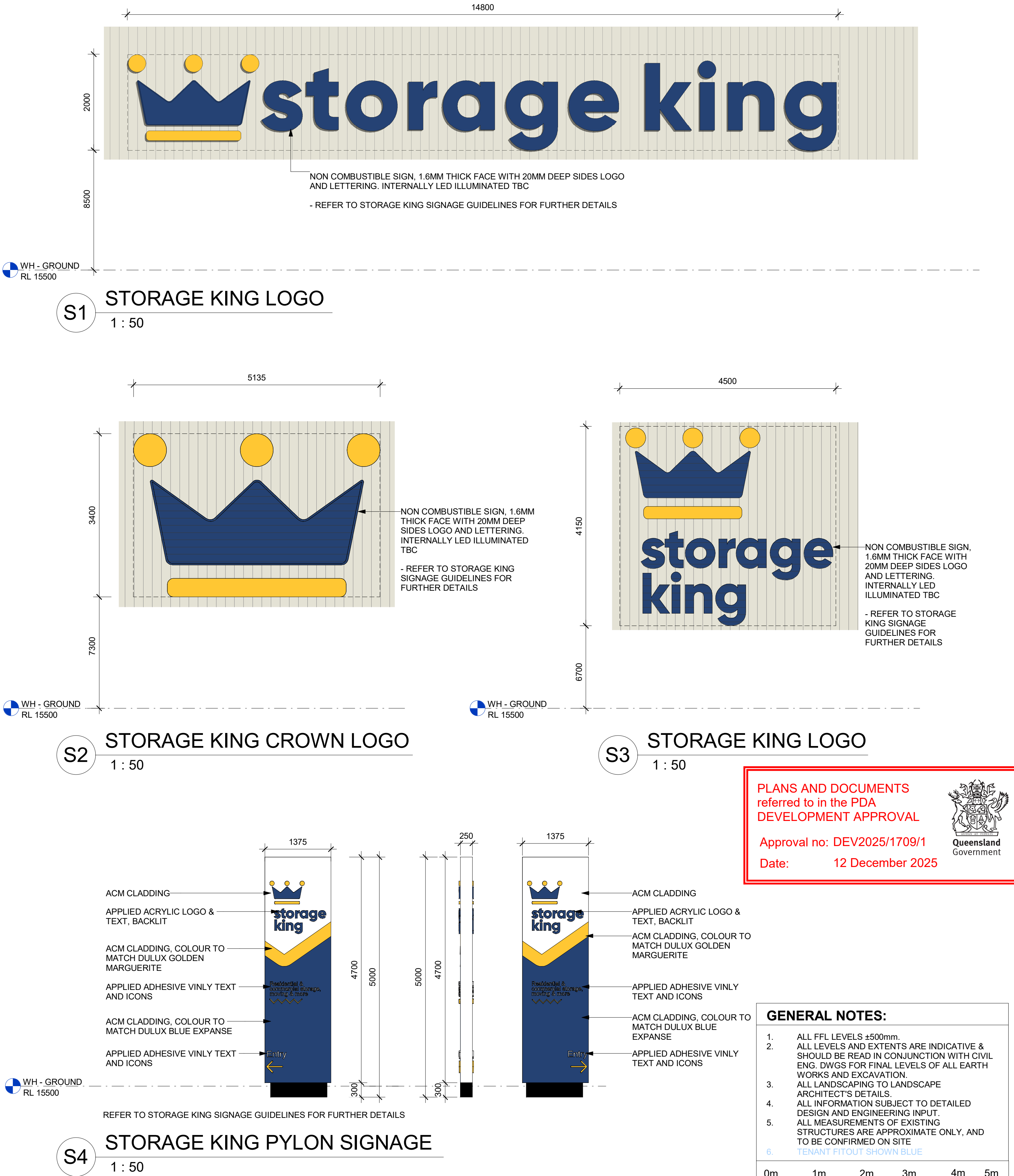


PROJECT
STORAGE KING SELF STORAGE DEVELOPMENT
LOT 1006 AND LOT 1007, AURA BUSINESS PARK
BARINGA, QLD 4551
Drawn RM Checked MF PRINT DATE 15/10/2025 10:07:37 AM



Drawing Title SIGNAGE PLAN	
SHEET NUMBER 1240092_A010	ISSUE A

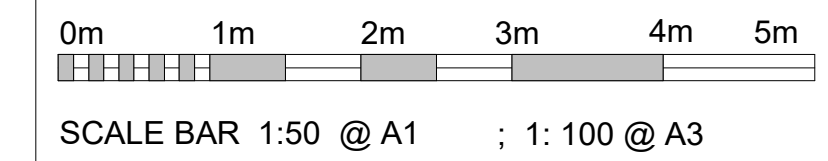
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1709/1
Date: 12 December 2025

- GENERAL NOTES:**
- ALL FFL LEVELS ±500mm.
 - ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
 - ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
 - ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT.
 - ALL MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE ONLY, AND TO BE CONFIRMED ON SITE.
 - TENANT FITOUT SHOWN BLUE



DEVELOPMENT TABLE:	
SITE AREA (APPROX.)	6,356 m²
GROSS BUILDING AREA (GBA)	
GROUND FLOOR (inc. office)	3,200 m ²
FIRST FLOOR	3,200 m ²
SECOND FLOOR	3,200 m ²
TOTAL GBA:	9,600 m²
GROSS FLOOR AREA (GFA)	
GROUND FLOOR (inc. office)	3,104 m ²
FIRST FLOOR	3,173 m ²
SECOND FLOOR	3,173 m ²
TOTAL GFA:	9,450 m²
NET LETTABLE AREA (NLA) APPROX.	
GROUND FLOOR OFFICE	100 m ²
GROUND FLOOR STORAGE	2,333 m ²
LEVEL 1 STORAGE	2,320 m ²
LEVEL 2 STORAGE	2,320 m ²
TOTAL STORAGE NLA	6,973 m²
TOTAL NET AREA (inc. office & display)	7,205 m²
TOTAL PROPOSED CARPARKING	4
TOTAL LANDSCAPE AREA : (APPROX)	760 m² (12%)
PROPOSED BUILDING HEIGHT	11.4m

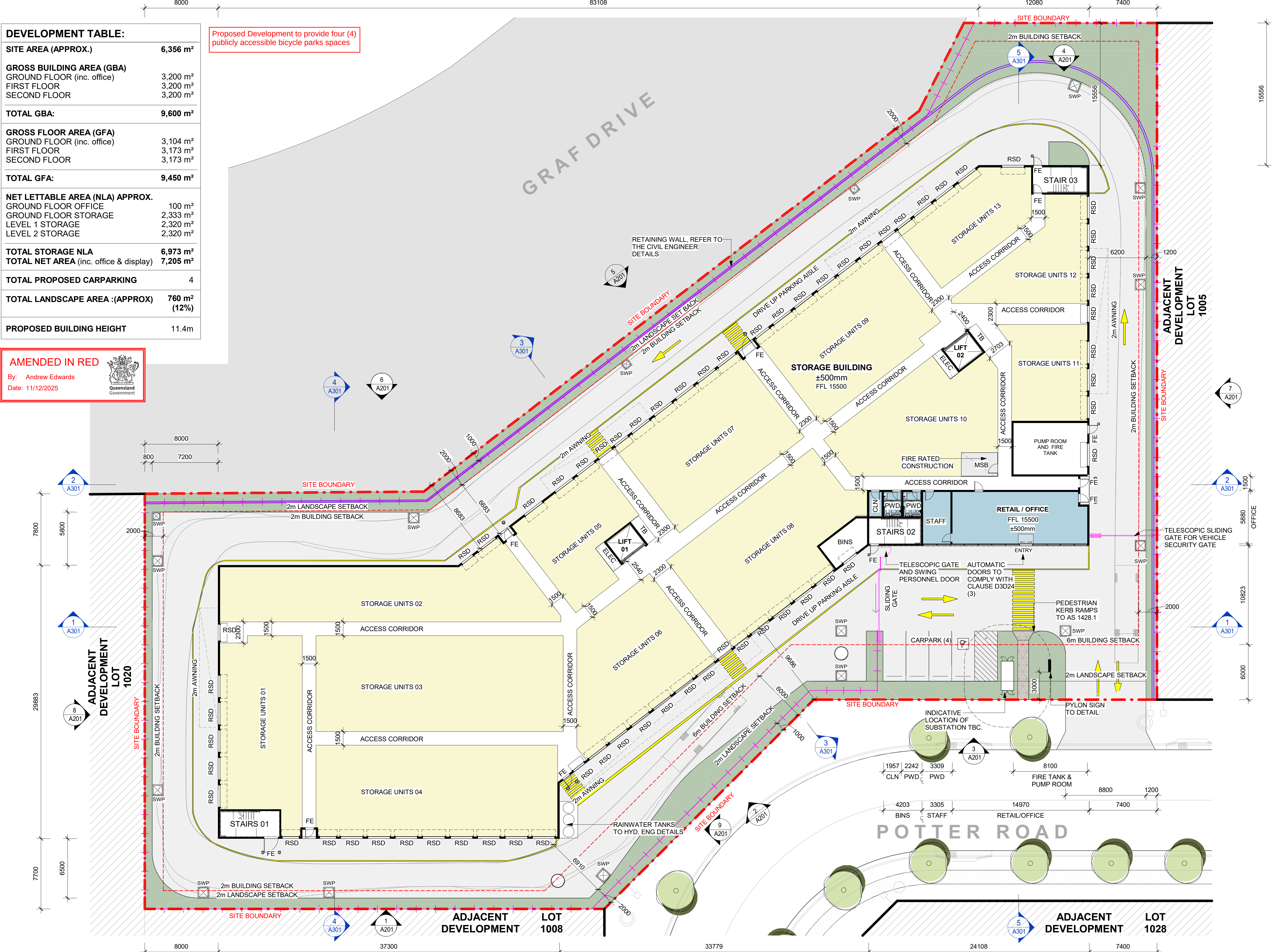
Proposed Development to provide four (4) publicly accessible bicycle parks spaces

AMENDED IN RED

By: Andrew Edwards

Date: 11/12/2025





PLANS AND DOCUMENTS referred to in the PDA

DEVELOPMENT APPROVAL

Approval no: DEV2025/1709/1

Date: 12 December 2025



LEGEND:

SITE BOUNDARY

EXISTING LOT BOUNDARY

BUILDING SETBACK

LANDSCAPE SETBACK

EASEMENT

SEWER LINE

RETAINING WALL

MAJOR CONTOUR

MINOR CONTOUR

RL XXXX

PROPOSED RL

*0°0'0" ±Xm

DENOTES BOUNDARY BEARING TO BE CONFIRMED BY SURVEYOR

CB1: SINGLE GUARDRAIL, REFER A5001 FOR DETAIL

REFER A5001 FOR DETAIL

FNC-1: 1.8m PALISADE FENCE

REFER A5001 FOR DETAIL

OUT OF SCOPE

SELF STORAGE

OFFICE / RETAIL

HEAVY DUTY PAVEMENT

LIGHT DUTY PAVEMENT

PEDESTRIAN / CYCLE PAVEMENT

OUTDOOR AREA PAVEMENT

LANDSCAPING

ACCESS CORRIDOR

PROPOSED TREE - OUTSIDE OF SCOPE

ABBREVIATIONS:	
DP	DOWN PIPE
FE	FIRE EXIT DOOR
G-SL	GATE (SLIDING)
G-SW	GATE SINGLE (SWING)
G-SWD	GATE DOUBLE (SWING)
LV	LOUVER
MRF	MECHANICAL ROOF FAN
RSD	ROLLER SHUTTER DOOR
SWP	STORMWATER PIT
TB	TROLLEY BAY

- GENERAL NOTES:
1.

ALL FFL LEVELS ±500mm.
2.

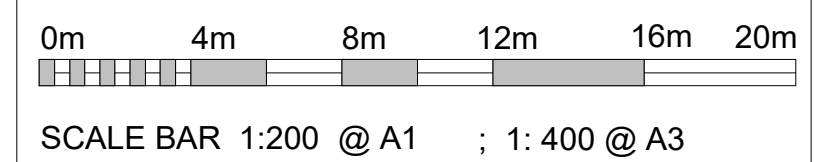
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3.

ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
4.

ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT.
5.

ALL MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE ONLY, AND TO BE CONFIRMED ON SITE.
6.

TENANT FITOUT SHOWN BLUE



Notes	Issue	Description	Date	By	QA
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STRATEGY | DESIGN | DELIVERY

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North Sydney NSW 2060 Australia

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Email: sydney@reidcampbell.com
Website: www.reidcampbell.com

REID CAMPBELL

DEVELOPMENT APPLICATION

CLIENT

ABACUS

JV PARTNER

Stockland

PROJECT

STORAGE KING SELF STORAGE DEVELOPMENT LOT 1006 AND LOT 1007, AURA BUSINESS PARK BARINGA, QLD 4551

Drawn Checked PRINT DATE

RCI SBS 15/10/2025 10:07:49 AM

NORTH POINT

Drawing Title

GROUND FLOOR GA PLAN

SHEET NUMBER

1240092_A101

ISSUE

A

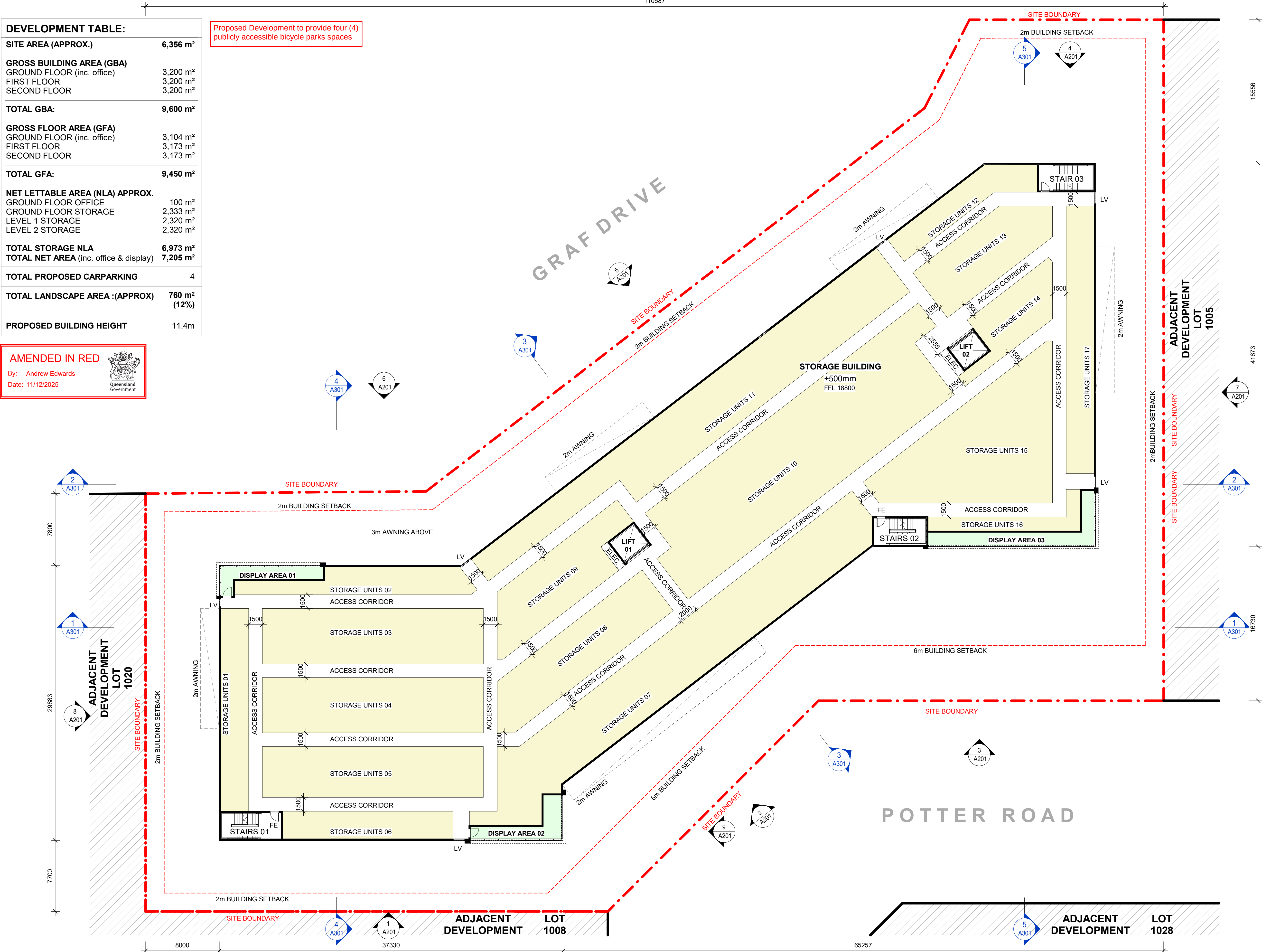
DEVELOPMENT TABLE:	
SITE AREA (APPROX.)	6,356 m ²
GROSS BUILDING AREA (GBA)	
GROUND FLOOR (inc. office)	3,200 m ²
FIRST FLOOR	3,200 m ²
SECOND FLOOR	3,200 m ²
TOTAL GBA:	9,600 m ²
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LEVEL 1 STORAGE	2,320 m ²
LEVEL 2 STORAGE	2,320 m ²
TOTAL STORAGE NLA	6,973 m ²
TOTAL NET AREA (inc. office & display)	7,205 m ²
TOTAL PROPOSED CARPARKING	4
TOTAL LANDSCAPE AREA : (APPROX)	760 m ² (12%)
PROPOSED BUILDING HEIGHT	11.4m

AMENDED IN RED

By: Andrew Edwards

Date: 11/12/2025

Proposed Development to provide four (4) publicly accessible bicycle parks spaces



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1709/1

Date: 12 December 2025

LEGEND:

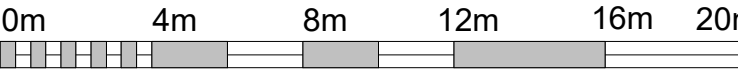
- SITE BOUNDARY
- EXISTING LOT BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPOSED RL
- DENOTES BOUNDARY BEARING TO BE CONFIRMED BY SURVEYOR
- OUT OF SCOPE
- SELF STORAGE
- ACCESS CORRIDOR

ABBREVIATIONS:

- | | |
|-------|---------------------|
| DP | DOWN PIPE |
| FE | FIRE EXIT DOOR |
| G-SL | GATE (SLIDING) |
| G-SW | GATE SINGLE (SWING) |
| G-SWD | GATE DOUBLE (SWING) |
| LV | LOUVRE |
| MRF | MECHANICAL ROOF FAN |
| RSD | ROLLER SHUTTER DOOR |
| SWP | STORMWATER PIT |
| TB | TROLLEY BAY |

GENERAL NOTES:

- ALL FFL LEVELS $\pm 500\text{mm}$.
- ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
- ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
- ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT.
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- TENANT FITOUT SHOWN BLUE



SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

Notes	Issue	Description	Date	By	QA
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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489. VIC No. 00274					

STRATEGY | DESIGN | DELIVERY

Level 15, 124 Walker Street
North Sydney NSW 2060 Australia

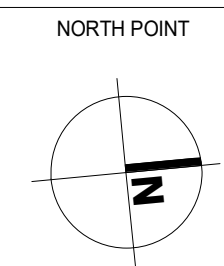
Tel: 61 02 9554 5011
Fax: 61 02 9554 4946
Email: sydney@reidcampbell.com
Website: www.reidcampbell.com

REID CAMPBELL

DEVELOPMENT APPLICATION

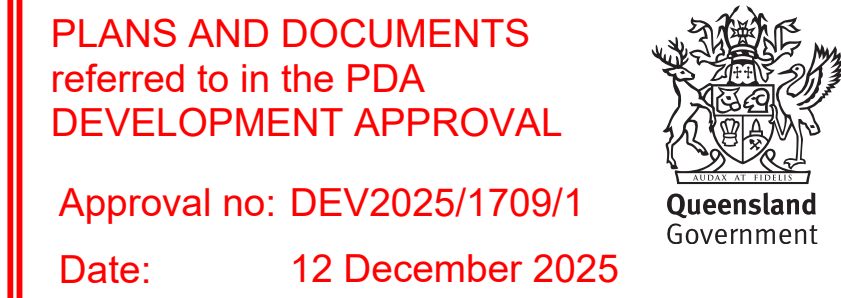


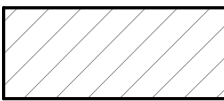
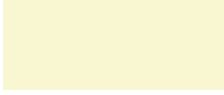
PROJECT		
STORAGE KING SELF STORAGE DEVELOPMENT		
LOT 1006 AND LOT 1007, AURA BUSINESS PARK BARINGA, QLD 4551		
Drawn	Checked	PRINT DATE
RCI	SBS	15/10/2025 10:07:54 AM



Drawing Title	LEVEL 1 FLOOR GA PLAN
SHEET NUMBER	1240092_A102
ISSUE	A

Proposed Development to provide four (4) publicly accessible bicycle parks spaces

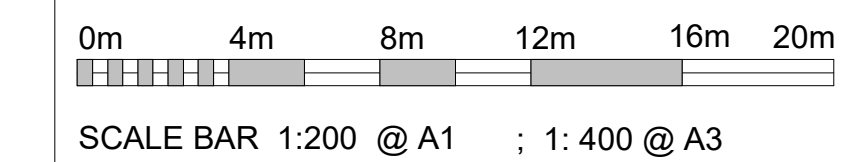


LEGEND:	
	SITE BOUNDARY
	EXISTING LOT BOUNDARY
	BUILDING SETBACK
	LANDSCAPE SETBACK
RL XXXX	PROPOSED RL
"0°0'0" ±Xm	DENOTES BOUNDARY BEARING TO BE CONFIRMED BY SURVEYOR
	OUT OF SCOPE
	SELF STORAGE
	ACCESS CORRIDOR

ABBREVIATIONS:	
DP	DOWN PIPE
FE	FIRE EXIT DOOR
G-SL	GATE (SLIDING)
G-SW	GATE SINGLE (SWING)
G-SWD	GATE DOUBLE (SWING)
LV	LOUVRE
MRF	MECHANICAL ROOF FAN
RSD	ROLLER SHUTTER DOOR
SWP	STORMWATER PIT
TB	TROLLEY BAY

GENERAL NOTES:

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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489
VIC No. 00274

**REID
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STRATEGY | DESIGN | DELIVERY

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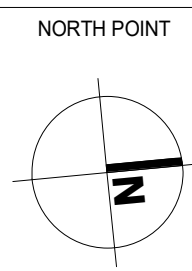
DEVELOPMENT APPLICATION

ABACUS



Stockland

PROJECT		
STORAGE KING SELF STORAGE DEVELOPMENT LOT 1006 AND LOT 1007, AURA BUSINESS PARK BARINGA, QLD 4551		
Drawn	Checked	PRINT DATE
RCL	SBS	15/10/2025 10:08:00 AM



Drawing Title	
LEVEL 2 FLOOR GA PLAN	
SHEET NUMBER	ISSUE
1240092_ A103	A



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1709/1
Date: 12 December 2025


Queensland Government

LEGEND:

SITE BOUNDARY

EXISTING LOT BOUNDARY

BUILDING SETBACK

LANDSCAPE SETBACK

EASEMENT

RL XXXX

PROPOSED RL

*0°0'0" ±Xm

DENOTES BOUNDARY BEARING TO BE CONFIRMED BY SURVEYOR

OUT OF SCOPE

ROOF ABBREVIATIONS:

CODE:

DESCRIPTION:

RF01

PROFIED METAL ROOF SHEETING

DP

DOWN PIPE

MRF

MECHANICAL ROOF FAN

ROOF AND FACADE ACCESS SYSTEM NOTES:

1.

FOR ROOF ACCESS AND FALL ARREST SYSTEMS THE CONTRACTOR IS TO ALLOW FOR THE DESIGN, FABRICATION, SUPPLY AND INSTALL ON SITE OF ACCESS SYSTEMS TO PROVIDE MAINTENANCE ACCESS TO ALL PARTS OF THE ROOFS AND EQUIPMENT, ALL TO BE CARRIED OUT BY A SPECIALIST SUBCONTRACTOR. THE SYSTEM SHALL CONSIST OF LADDERS, PLATFORMS, ROOFTOP WALKWAYS, BALUSTRADES, ANCHORAGE POINTS, STATIC LINE SYSTEMS AND ANY OTHER ITEMS TO MEET THE DESIGN CRITERIA, STATUTORY AND AUTHORITY REQUIREMENTS AND WORKCOVER'S CODE OF PRACTICE FOR SAFE WORK ON ROOFS, INCLUDING AND NOT LIMITED TOO AS1891, AS1657.

2.

ON COMPLETION OF THE INSTALLATION OBTAIN FROM THE SUPPLIER AND STRUCTURAL ENGINEER A CERTIFICATE STATING THAT THE SYSTEM IN ITS ENTIRETY COMPLIES WITH ALL STATUTORY AND AUTHORITY REQUIREMENTS.

GENERAL NOTES:

1.

ALL FFL LEVELS ±500mm.

2.

ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.

3.

ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.

4.

ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT.

5.

ALL MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE ONLY, AND TO BE CONFIRMED ON SITE

6.

TENANT FITOUT SHOWN BLUE

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

Notes

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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489.
VIC No. 00274

Issue	Description	Date	By	QA
A	DA ISSUE	15/10/2025	JZ	SBS

REID CAMPBELL

STRATEGY | DESIGN | DELIVERY
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Email: sydney@reidcampbell.com
Website: www.reidcampbell.com

DEVELOPMENT APPLICATION

CLIENT

ABACUS

JV PARTNER

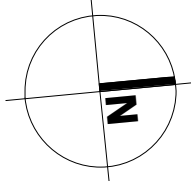
Stockland

PROJECT

STORAGE KING SELF STORAGE DEVELOPMENT
LOT 1006 AND LOT 1007, AURA BUSINESS PARK
BARINGA, QLD 4551

Drawn Checked PRINT DATE
VE SBS 15/10/2025 10:08:06 AM

NORTH POINT



Drawing Title

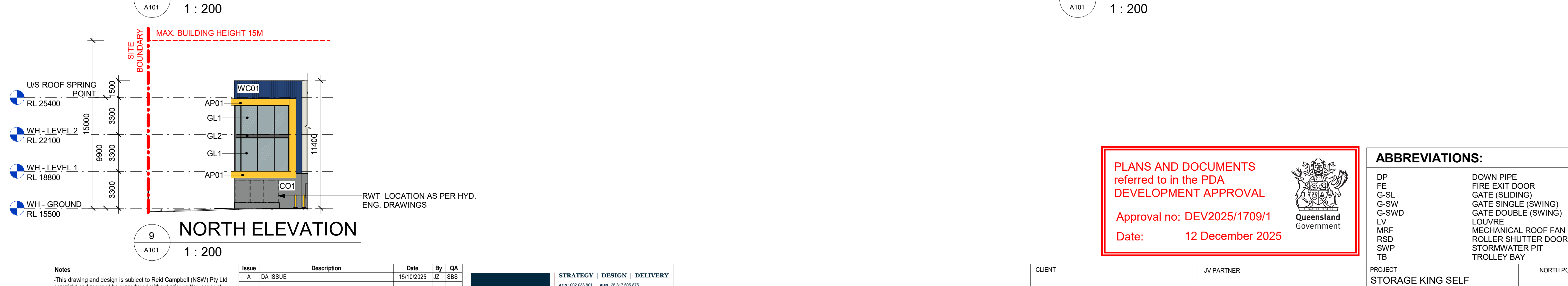
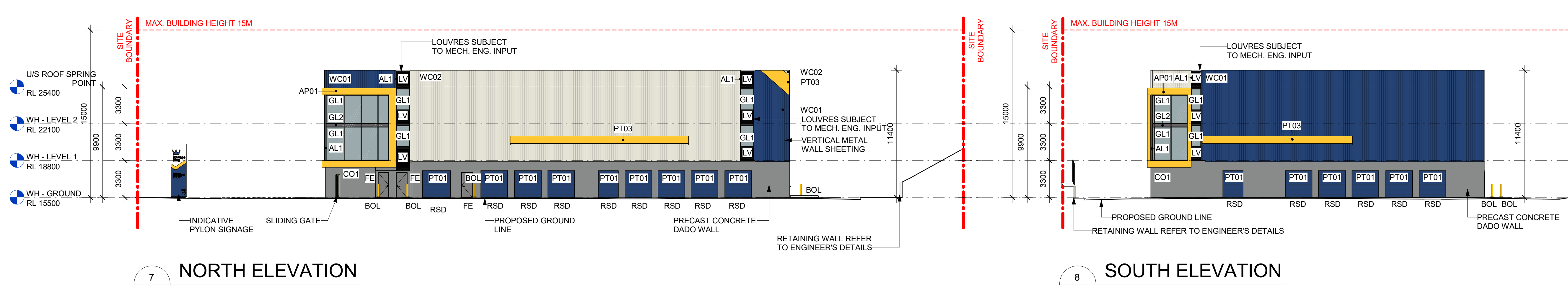
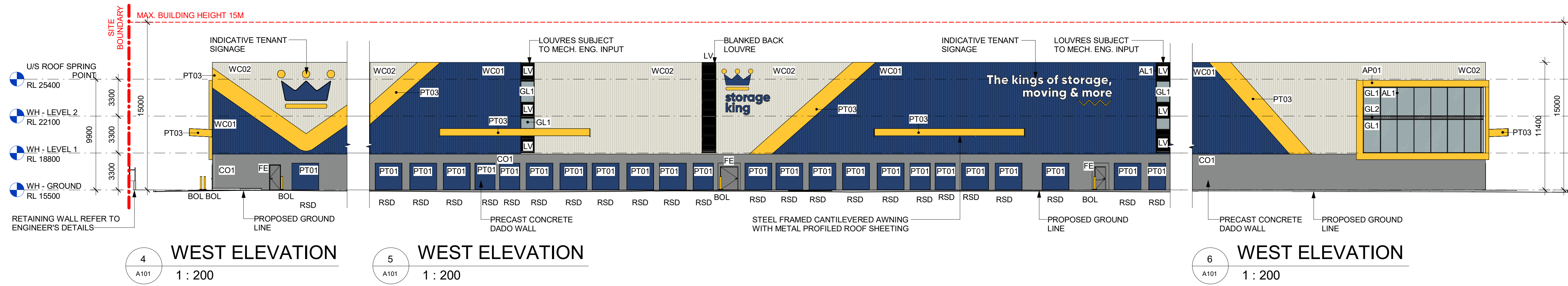
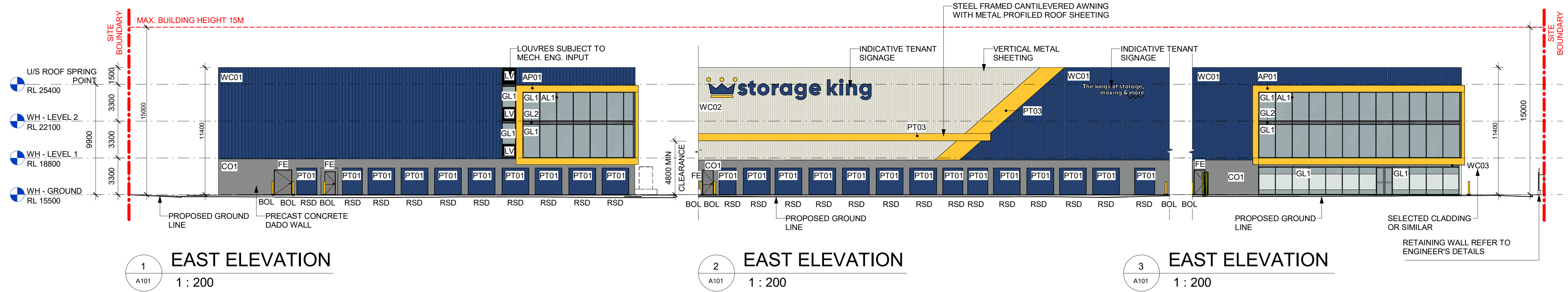
ROOF PLAN

SHEET NUMBER

1240092_A104

ISSUE

A



CC

CORE COLOUR SCHEME

RF01

METAL PROFILED ROOF SHEETING 'SURFMIST'

WC01

COLORBOND CLADDING - SWIMMERCRAW OR BLUE EXPANSE

WC02

COLORBOND CLADDING 'SURFMIST'

WC03

VERTICAL WALL CLADDING COLORBOND "WINDSPRAY"

GL1

GREY TINTED CLEAR VISION GLAZING

GL2

MONUMENT MATT COLOURBACKED SPANDREL PANEL

AP01

NON COMBUSTABLE ALUMINIUM COMPOSITE PANEL. COLOUR TO MATCH "GOLDEN MARGUERITE / ALOHA YELLOW"

PT03

COLOUR TO MATCH DULUX "GOLDEN MARGUERITE / ALOHA YELLOW"

CO1

PRECAST COLOUR TO MATCH COLORBOND "WINDSPRAY"

AL1/LV

LOUVRE/FRAMING - MONUMENT MATT

PT01

METAL FINISH RSD COLOUR, LAZURITE BLUE

PT02

PREFINISHED DOOR COLOUR, "WINDSPRAY"

GENERAL NOTES:

- ALL FFL LEVELS ±500mm.
- ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
- ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
- ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT.
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- TENANT FITOUT SHOWN BLUE

0m 4m 8m 12m 16m 20m

SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

Drawing Title

BUILDING ELEVATIONS

SHEET NUMBER

1240092_ A201

ISSUE

A

Notes

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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489, VIC No. 00274

Issue

Issue	Description	Date	By	QA
A	DA ISSUE	15/10/2025	JZ	SBS

STRATEGY | DESIGN | DELIVERY

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Website: www.reidcampbell.com

REID CAMPBELL

DEVELOPMENT APPLICATION

CLIENT

ABACUS

JV PARTNER

Stockland

PROJECT

STORAGE KING SELF STORAGE DEVELOPMENT
LOT 1006 AND LOT 1007, AURA BUSINESS PARK
BARINGA, QLD 4551

Drawn

Checked

PRINT DATE

RL SBS 15/10/2025 10:08:21 AM

NORTH POINT

N/A

Drawing Title

BUILDING ELEVATIONS

SHEET NUMBER

1240092_ A201

ISSUE

A

PLANS AND DOCUMENTS

referred to in the PDA DEVELOPMENT APPROVAL

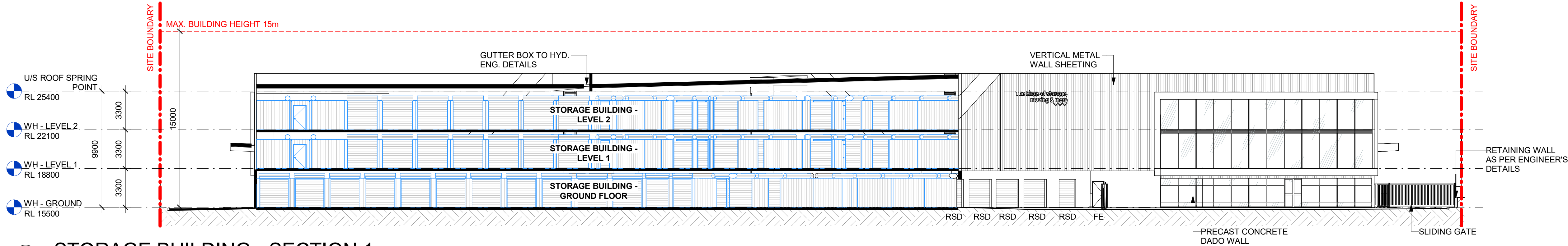
Approval no: DEV2025/1709/1

Date: 12 December 2025

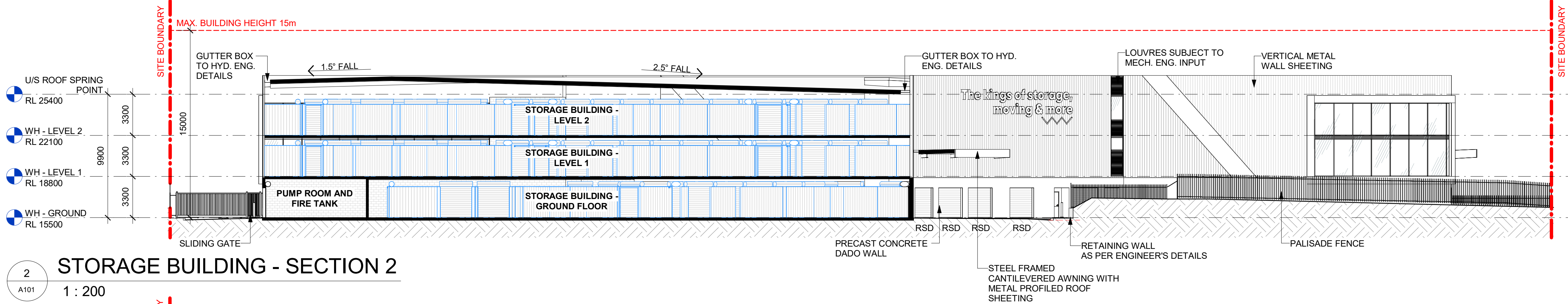
ABBREVIATIONS:

DP	DOWN PIPE
FE	FIRE EXIT DOOR
G-SL	GATE (SLIDING)
G-SW	GATE SINGLE (SWING)
G-SWD	GATE DOUBLE (SWING)
LV	LOUVRE
MRF	MECHANICAL ROOF FAN
RSD	ROLLER SHUTTER DOOR
SWP	STORMWATER PIT
TB	TROLLEY BAY

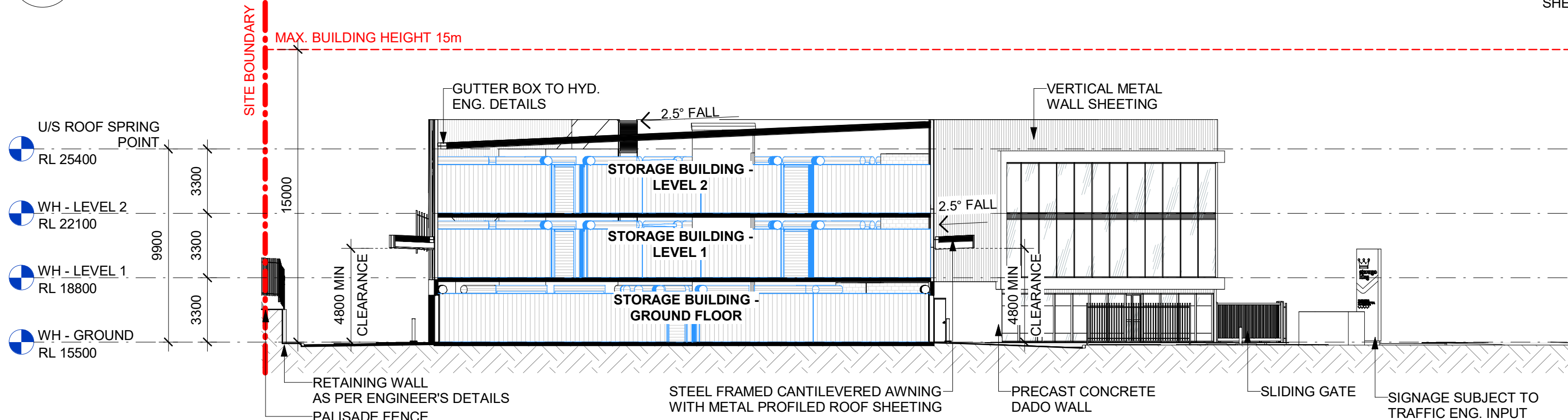
Autodesk Docs://1240092_Abacus Stockland Aura/1240092_Abacus Stockland Aura_DA_R23_2.rvt



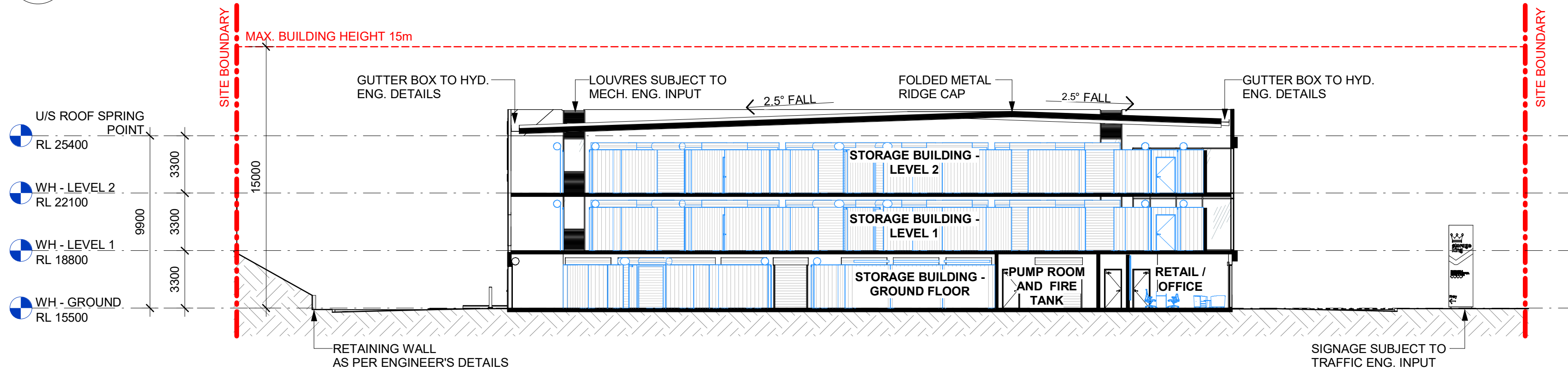
1
A101
STORAGE BUILDING - SECTION 1
1 : 200



2
A101
STORAGE BUILDING - SECTION 2
1 : 200



3
A101
STORAGE BUILDING - SECTION 3
1 : 200



4
A101
STORAGE BUILDING - SECTION 4
1 : 200



5
A101
STORAGE BUILDING - SECTION 5
1 : 200

ABBREVIATIONS:

DP	DOWN PIPE
FE	FIRE EXIT DOOR
G-SL	GATE (SLIDING)
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GENERAL NOTES:

- ALL FFL LEVELS $\pm 500\text{mm}$.
- ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
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- TENANT FITOUT SHOWN BLUE



SCALE BAR 1:200 @ A1 ; 1: 400 @ A3

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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489, VIC No. 00274

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REID
CAMPBELL

DEVELOPMENT
APPLICATION



PROJECT
STORAGE KING SELF
STORAGE DEVELOPMENT
LOT 1006 AND LOT 1007, AURA
BUSINESS PARK
BARINGA, QLD 4551
Drawn Checked PRINT DATE
RL SBS 15/10/2025 10:08:35 AM

NORTH POINT
N/A

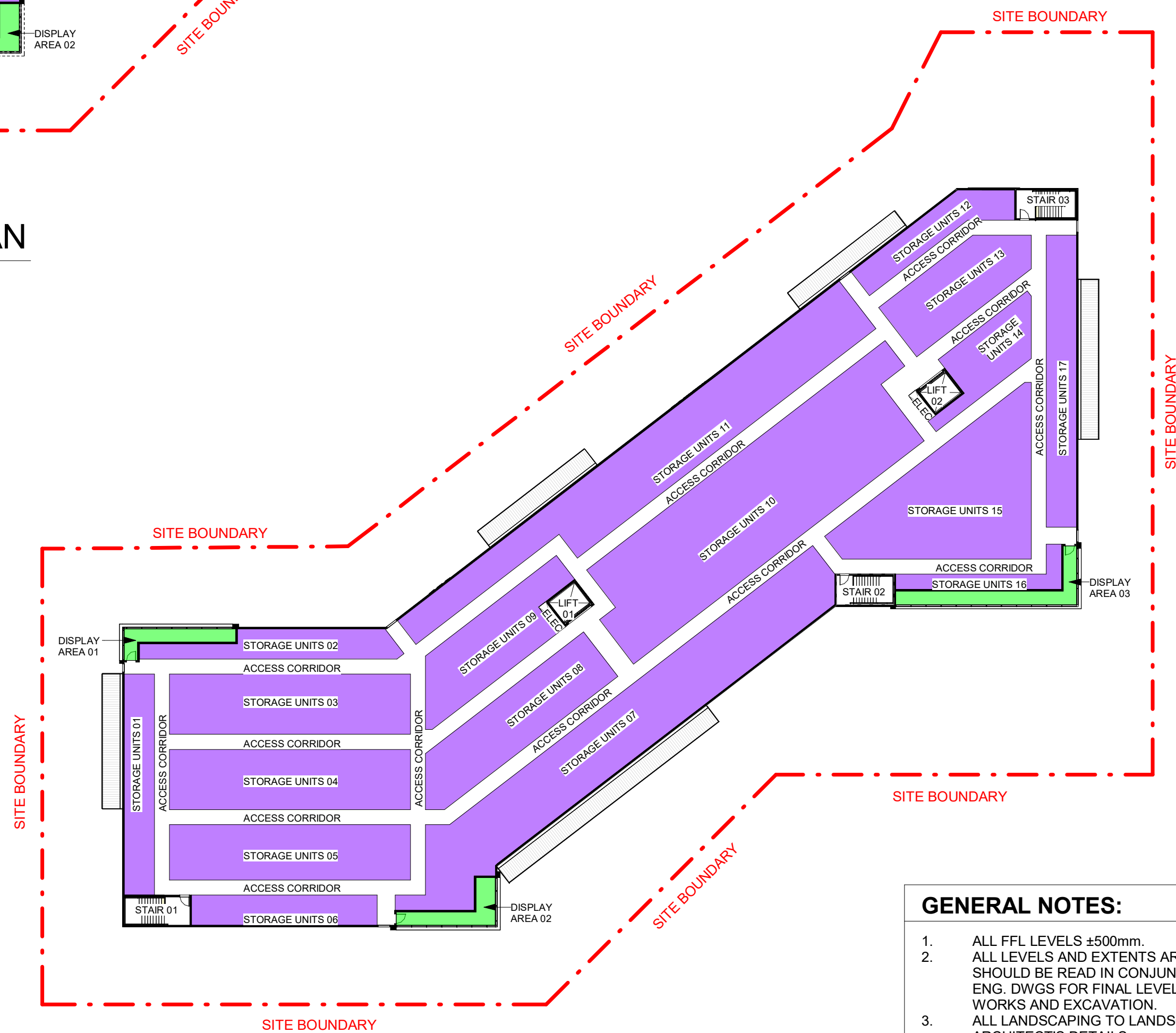
Drawing Title
BUILDING SECTIONS

SHEET NUMBER
1240092_ A301

ISSUE
A

The site plan illustrates the layout of a 100-unit self-storage facility. The building is organized into several distinct sections separated by access corridors. The top section includes Storage Units 01, 02, 03, and 04. The middle section contains Storage Units 05, 06, 07, and 08. The bottom section features Storage Units 09, 10, 11, 12, and 13. A central service area is located between the middle and bottom sections, housing a Pump Room and Fire Tank, a Retail/Office, and a Lift. The plan also shows the Site Boundary, Access Corridor, and various utility areas like the Lift and Pump Room. The building is surrounded by a parking area and a road.

2 LEVEL 1 FLOOR PLAN
1 : 400



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1709/1

Date: 12 December 2025

- 0m 8m 16m 24m 32m 40m
- SCALE BAR 1:400 @ A1 ; 1: 800 @ A3

Notes	Issue	Description	Date	By	QA
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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489
VIC No. 00274

[illegible]

**REID
CAMPBELL**

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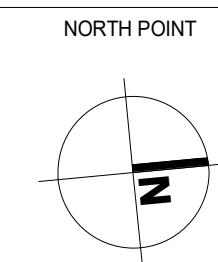
CLIENT

ABACUS



Stockland

PROJECT		
STORAGE KING SELF STORAGE DEVELOPMENT LOT 1006 AND LOT 1007, AURA BUSINESS PARK BARINGA, QLD 4551		
Drawn	Checked	PRINT DATE
RL	SBS	15/10/2025 10:08:45 AM



Autodesk Docs://1240092 Abacus Stockland Aura/1240092 Abacus Stockland Aura DA R23 2.rvt

GROSS FLOOR AREA (GFA):

NOTE: EXTERNAL FACE TO EXTERNAL FACE OF THE BUILDING INCLUDING STAIR AND STAIR VOID, NOT INCLUDING BUILDING SERVICE AREA

RED HATCH INDICATES GFA AREA	
GROUND FLOOR	3,104 m²
LEVEL 1 FLOOR	3,173 m²
LEVEL 2 FLOOR	3,173 m²

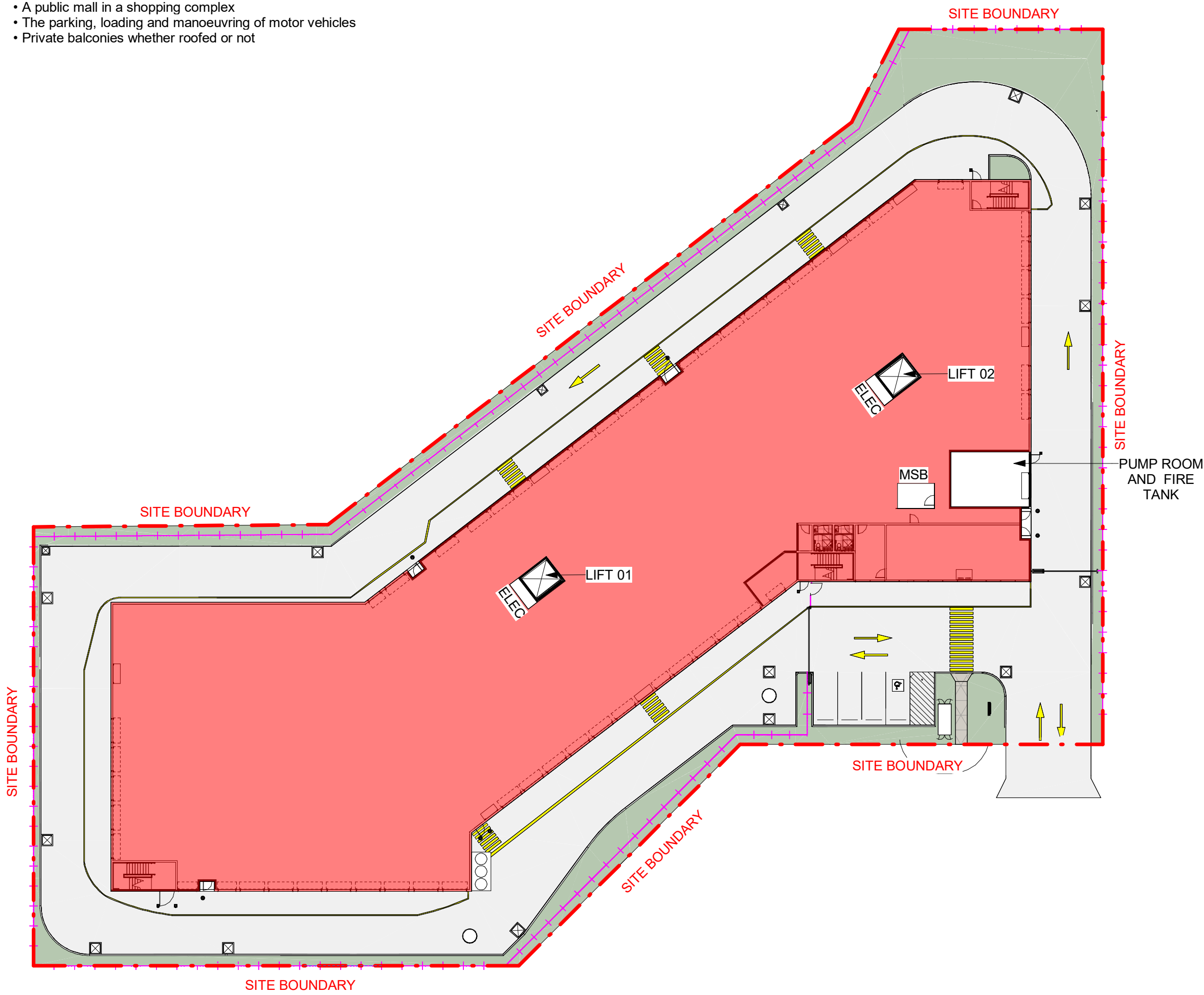
TOTAL:	9,450 m²
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Based on Caloundra South
Northern Locality - Business and Industry Area
Plan of Development - Precinct 3, 4, 5 and Part 6
04 October 2023

GROSS FLOOR AREA (GFA)

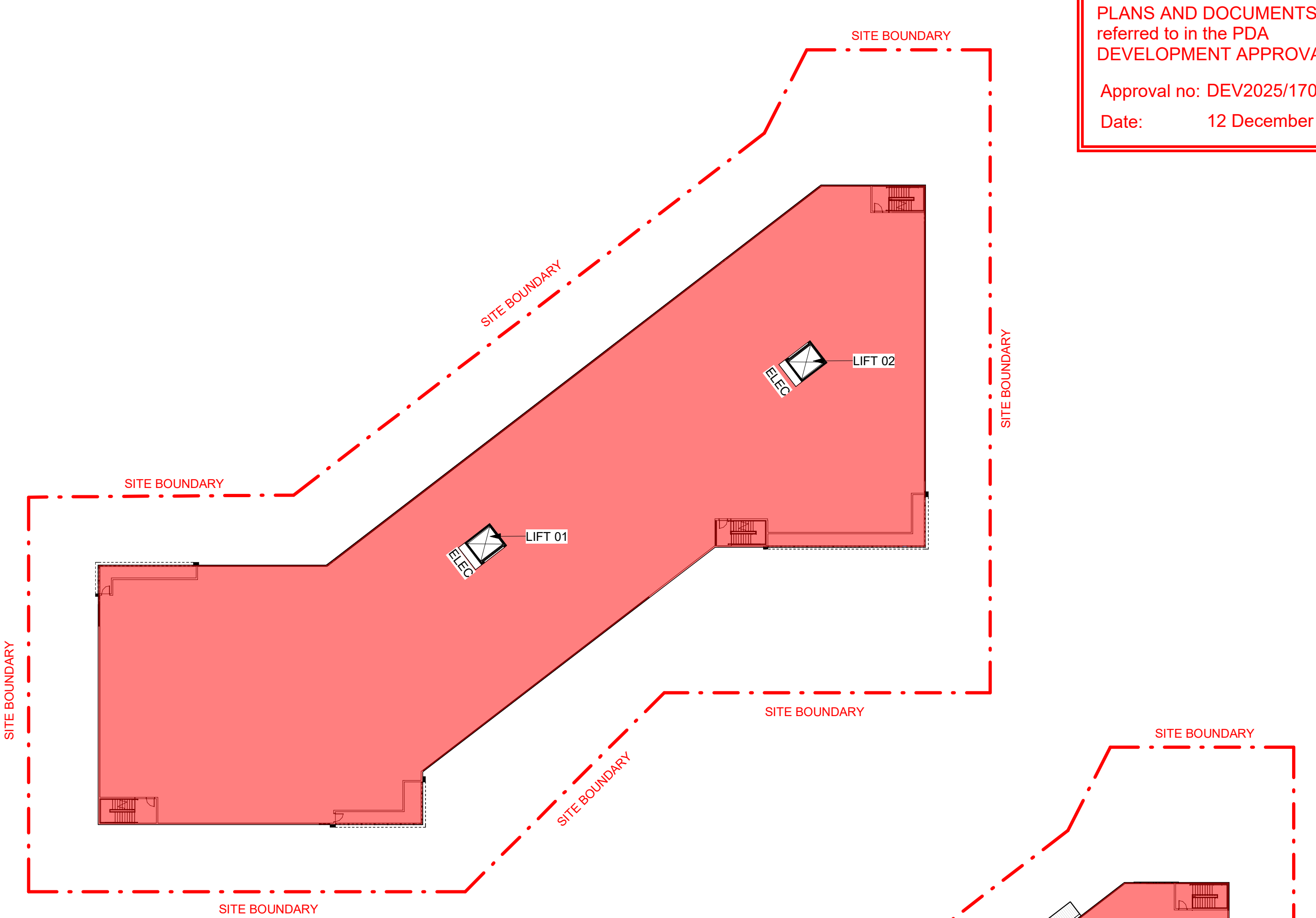
The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:

- Building services
- Ground floor public lobby
- A public mall in a shopping complex
- The parking, loading and manoeuvring of motor vehicles
- Private balconies whether roofed or not



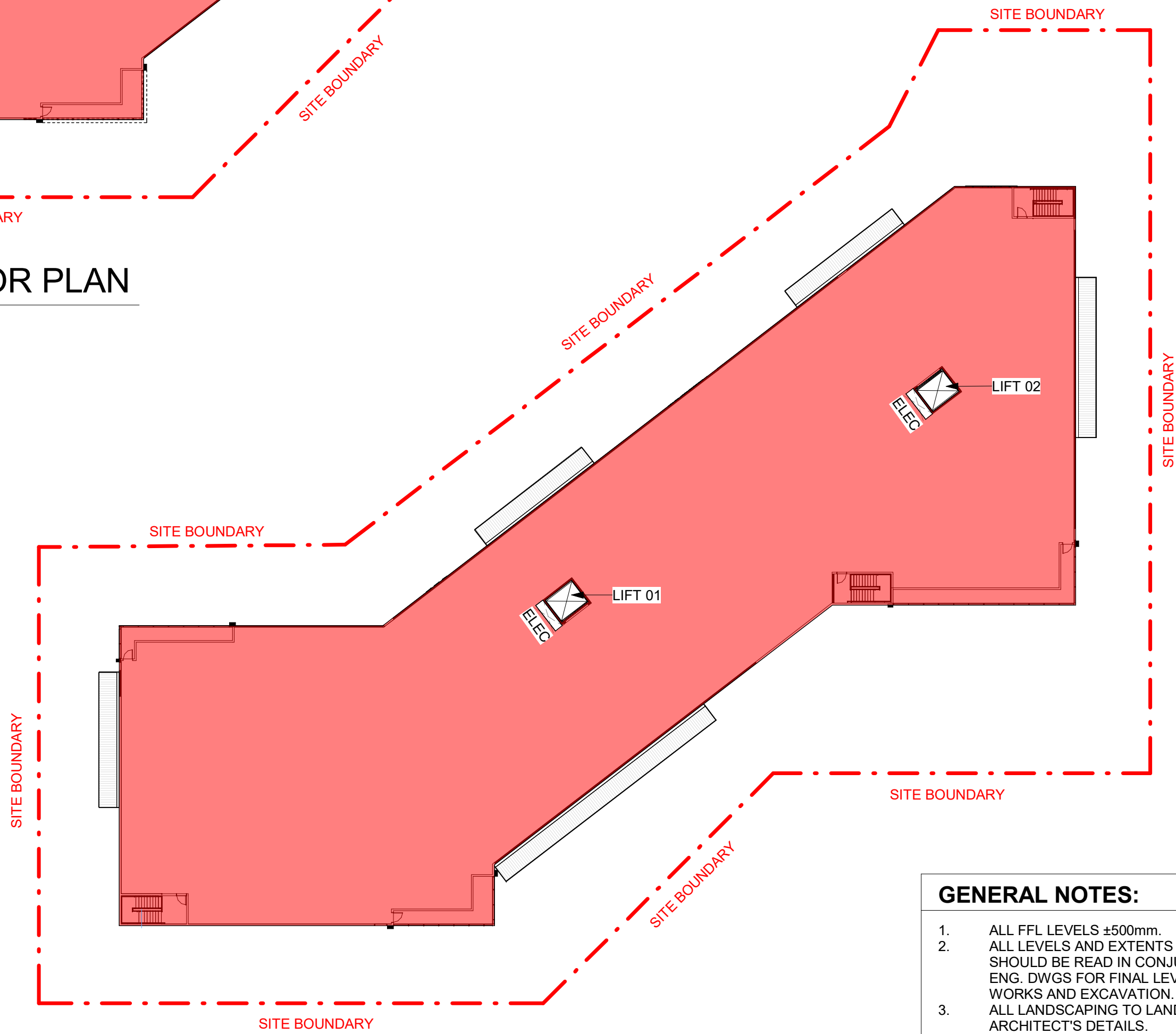
1 GROUND FLOOR PLAN

1 : 400



2 LEVEL 1 FLOOR PLAN

1 : 400



3 LEVEL 2 FLOOR PLAN

1 : 400

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

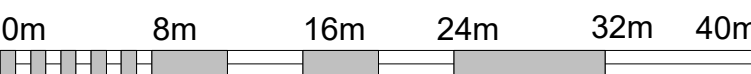
Approval no: DEV2025/1709/1

Date: 12 December 2025



GENERAL NOTES:

1. ALL FFL LEVELS ±500mm.
2. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
3. ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
4. ALL INFORMATION SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT.
5. ALL MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE ONLY, AND TO BE CONFIRMED ON SITE
6. TENANT FITOUT SHOWN BLUE



SCALE BAR 1:400 @ A1 ; 1: 800 @ A3

Drawing Title

GFA

SHEET NUMBER

1240092_ A402

ISSUE

A

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Kevin Lynn-Black NSWARB No. 6026, QLD Reg. No. 6489.
VIC No. 00274

Issue	Description	Date	By	QA
A	DA ISSUE	15/10/2025	JZ	SBS



STRATEGY | DESIGN | DELIVERY

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Email: sydney@reidcampbell.com
Website: www.reidcampbell.com

DEVELOPMENT
APPLICATION

CLIENT

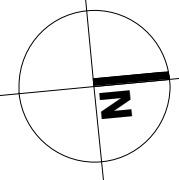


JV PARTNER



PROJECT
STORAGE KING SELF
STORAGE DEVELOPMENT
LOT 1006 AND LOT 1007, AURA
BUSINESS PARK
BARINGA, QLD 4551
Drawn Checked PRINT DATE
RL SBS 15/10/2025 10:08:55 AM

NORTH POINT

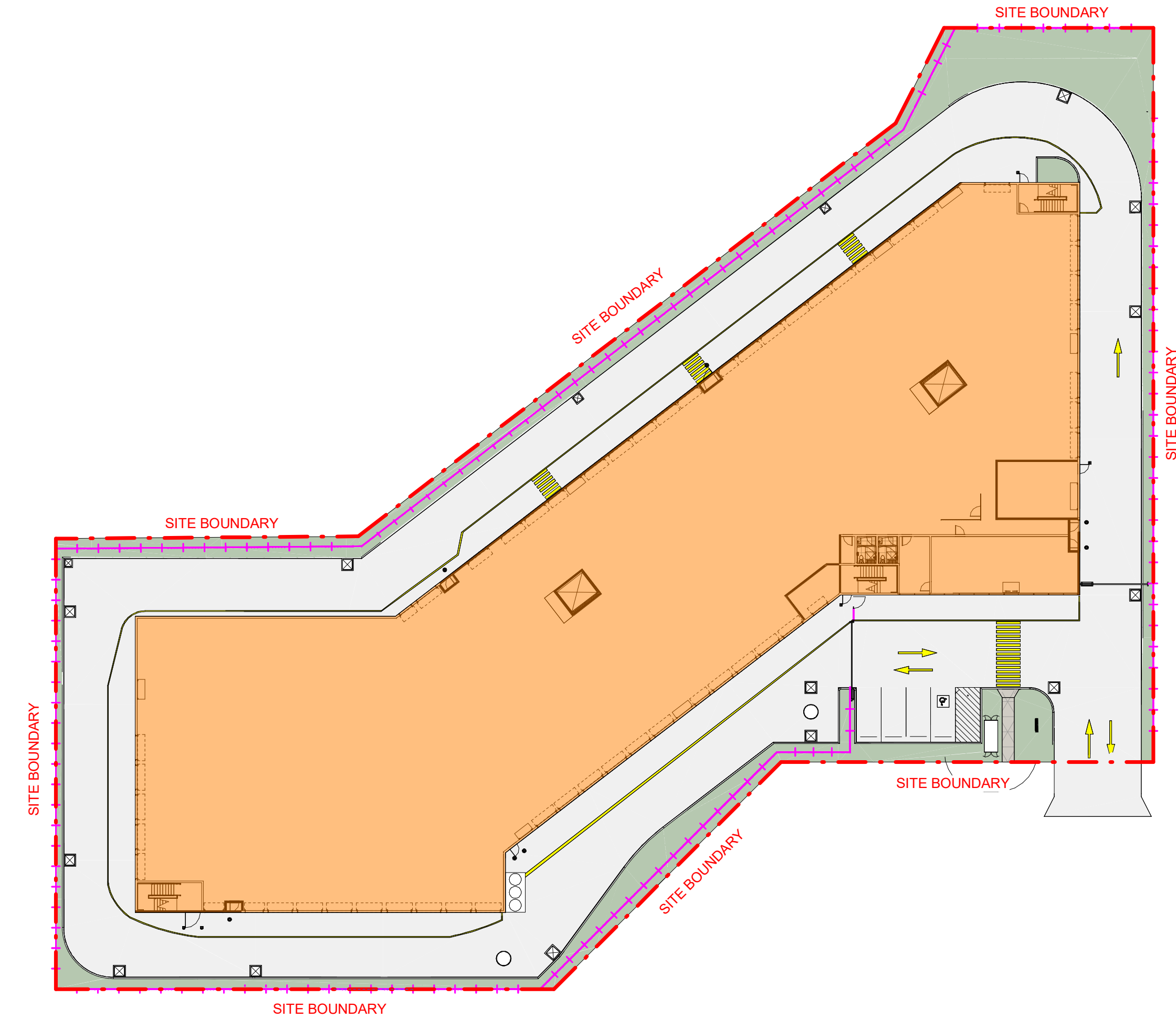


GROSS BUILDING AREA (GBA):	
NOTE: MEASURE FROM THE EXTERNAL FACE OF THE BUILDING INCLUDING LIFTS AND STAIR VOIDS AND ALL INTERNAL SERVICE AREA	
ORANGE HATCH INDICATES GBA AREA	
GROUND FLOOR	3,200 m²
LEVEL 1 FLOOR	3,200 m²
LEVEL 2 FLOOR	3,200 m²
TOTAL:	9,600 m²

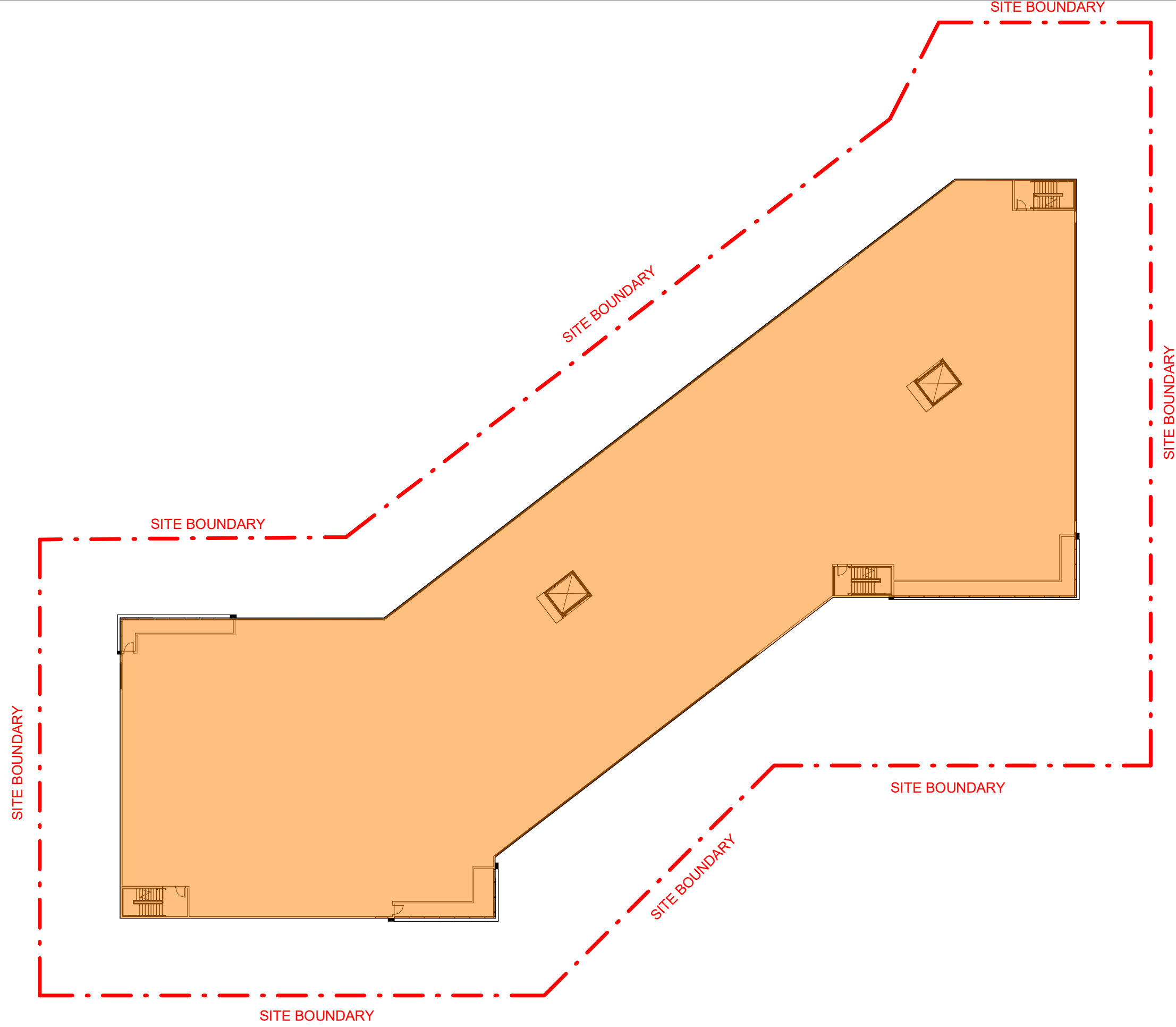
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1709/1
Date: 12 December 2025

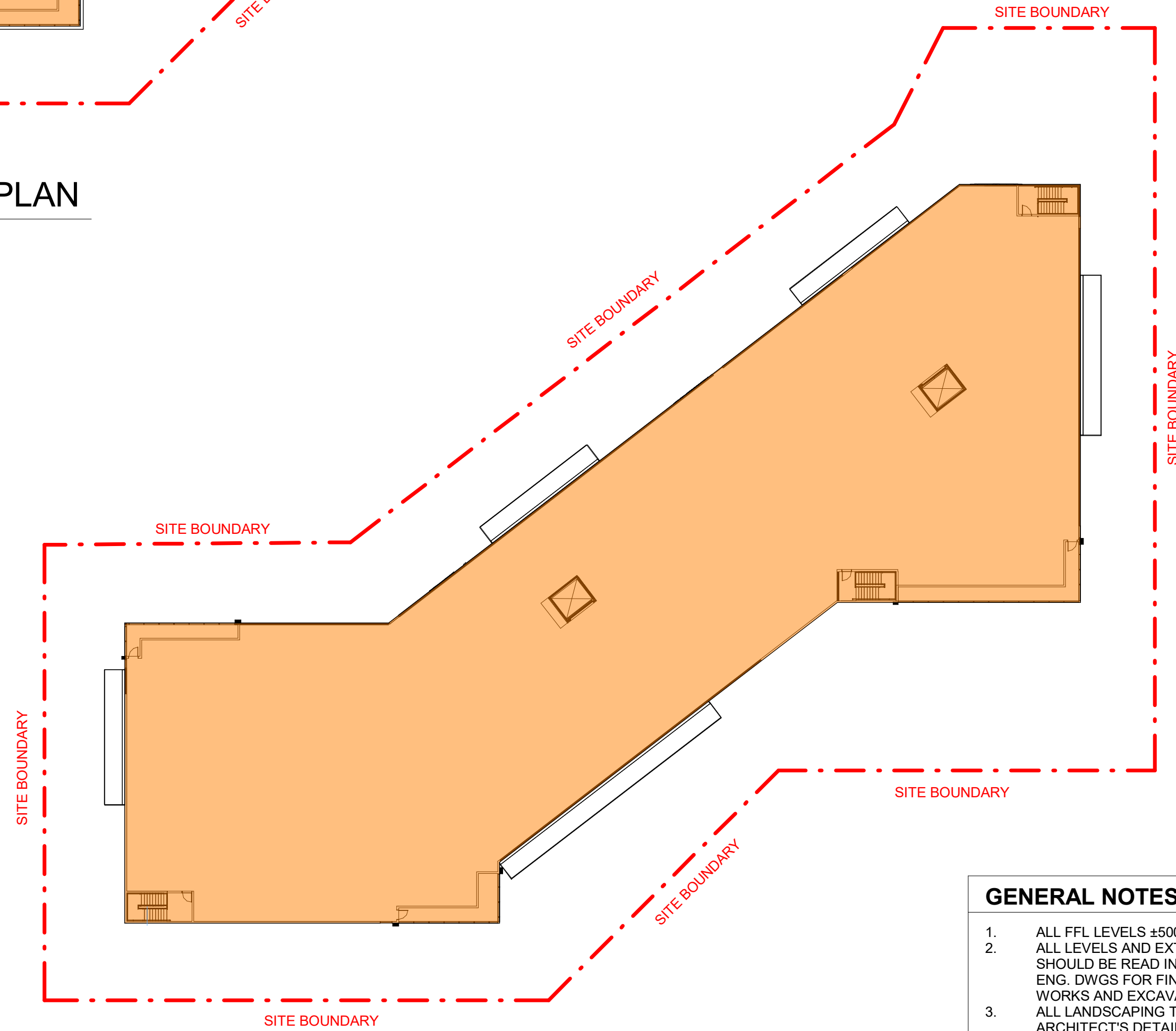

Queensland
Government



1 GROUND FLOOR PLAN
1 : 400



2 LEVEL 1 FLOOR PLAN
1 : 400



3 LEVEL 2 FLOOR PLAN
1 : 400

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0m8m16m24m32m40m

SCALE BAR 1:400 @ A1 ; 1: 800 @ A3

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VIC No. 00274

Issue	Description	Date	By	QA
A	DA ISSUE	15/10/2025	JZ	SBS

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CAMPBELL

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DEVELOPMENT
APPLICATION

CLIENT

ABACUS

Stockland

JV PARTNER

PROJECT

STORAGE KING SELF
STORAGE DEVELOPMENT
LOT 1006 AND LOT 1007, AURA
BUSINESS PARK
BARINGA, QLD 4551

Drawn

Checked

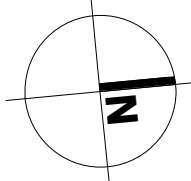
PRINT DATE

RL

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15/10/2025 10:09:03 AM

NORTH POINT



Drawing Title

GBA

SHEET NUMBER

1240092_ A403

ISSUE

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