

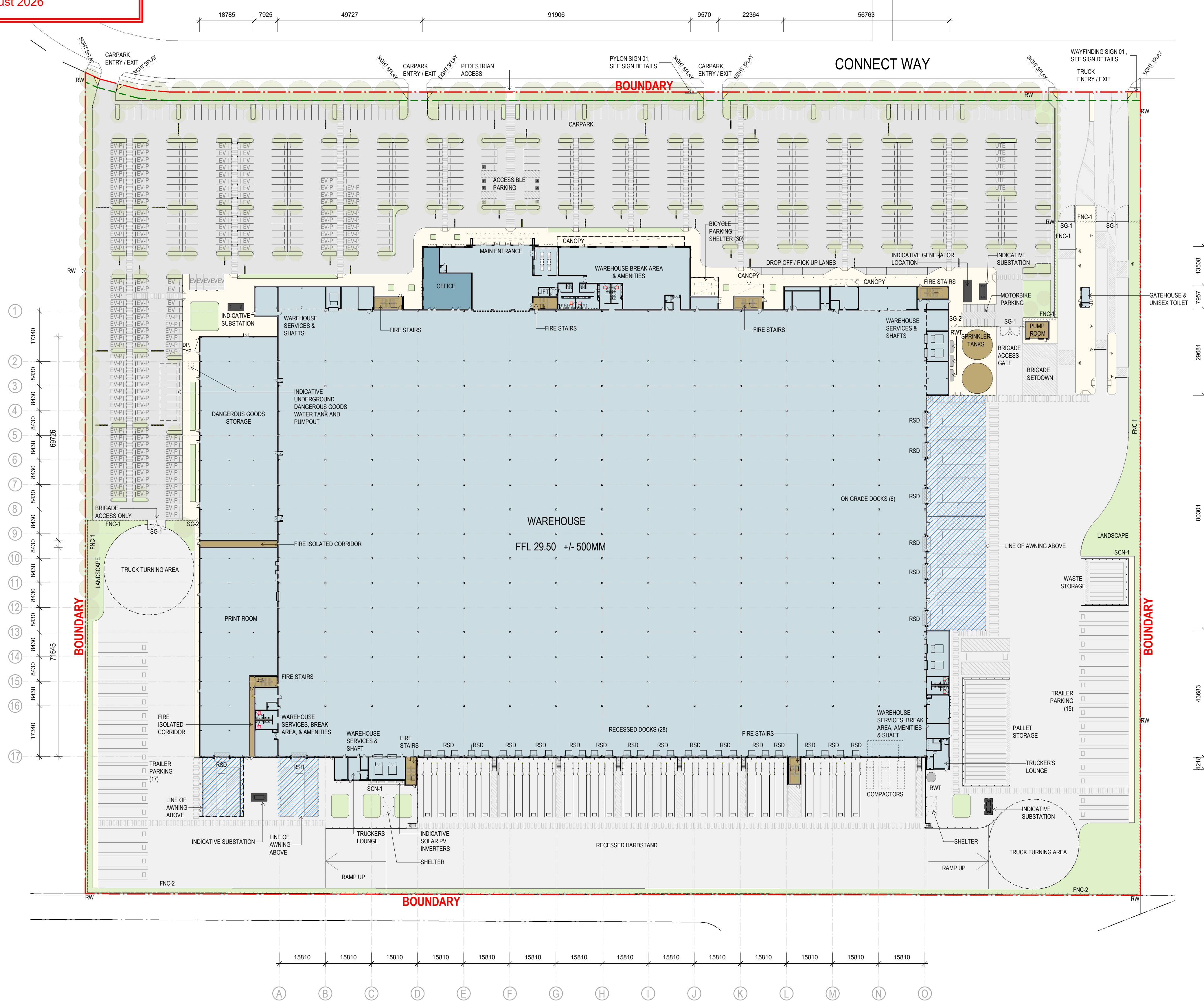
PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV-2026-FLA-5515

Date: 13 August 2026



Queensland  
Government



1 SITE PLAN 1:750

GENERAL NOTES

ALL CAR DRIVE AISLES, PARKING SPACES, AND DISABLED PARKING SPACES IN ACCORDANCE WITH CITY OF LOGAN, LOGAN PLANNING SCHEME 2015 AND AUSTRALIAN STANDARDS AS 2890.

ALL NEW DRIVEWAYS AND CROSS OVERS SHALL BE IN ACCORDANCE WITH LOCAL COUNCIL AND AUSTRALIAN STANDARDS REQUIREMENTS.

SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS.

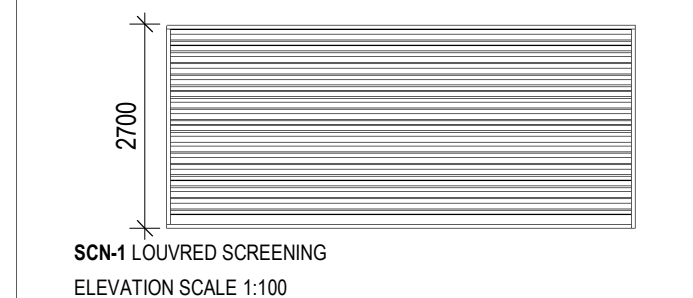
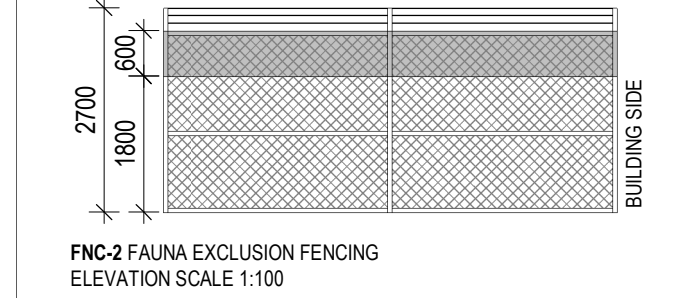
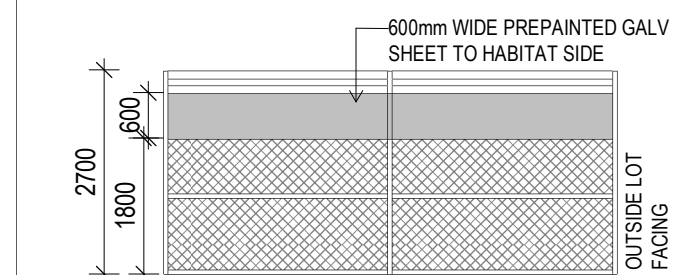
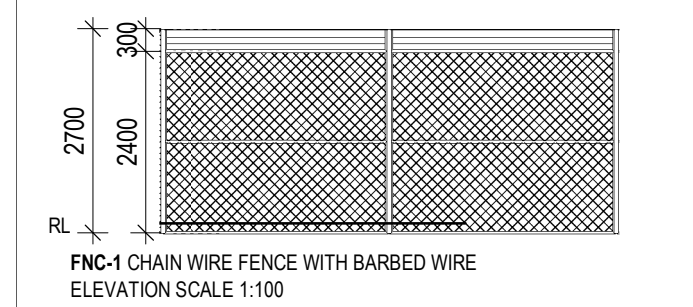
BICYCLE PARKING AND END OF TRIP FACILITIES TO MEET QUEENSLAND DEVELOPMENT CODE AND AUSTRALIAN STANDARDS REQUIREMENTS

DEVELOPMENT SCHEDULE

|                                                                                                                                                  |                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| SITE AREA                                                                                                                                        | 99,592 m <sup>2</sup>                                      |
| TOTAL GFA                                                                                                                                        | 141,056 m <sup>2</sup>                                     |
| SITE COVERAGE                                                                                                                                    | 44.77%                                                     |
| INCLUDES:<br>- CANOPIES<br>- AWNINGS<br>- PUMP HOUSE<br>- GATE HOUSE                                                                             | EXCLUDES:<br>- WATER TANKS<br>- SUBSTATIONS<br>- GENERATOR |
| LANDSCAPE AREA                                                                                                                                   | 5.81%                                                      |
| TOTAL CAR PARKING SPACES                                                                                                                         | 644                                                        |
| INCLUDES:<br>- ACCESSIBLE PARKING (7)<br>- UTE (7)<br>- ELECTRICAL VEHICLE PARKING (38)<br>- ELECTRICAL VEHICLE PARKING - FUTURE PROVISION (128) |                                                            |
| MOTORBIKE PARKING                                                                                                                                | 18                                                         |
| BICYCLE PARKING                                                                                                                                  | 30                                                         |
| TRAILER PARKING                                                                                                                                  | 32                                                         |

LEGEND

- SITE BOUNDARY
  - LANDSCAPE SETBACK
  - FNC-1
  - FNC-2
  - LANDSCAPE AREA
  - OFFICE AREA
  - WAREHOUSE AREA
  - FIRE SERVICES & EGRESS
  - HEAVY DUTY PAVEMENT
  - LIGHT DUTY PAVEMENT
  - PEDESTRIAN PAVEMENT
  - AWNING ABOVE
  - INDICATIVE LANDSCAPE
- RSD - ROLLER SHUTTER DOOR  
DP - DOWNPIPES  
RW - RETAINING WALL  
TYP - (TYPICAL)  
SG1 - SWING GATE  
SG2 - SWING GATE - PEDESTRIAN  
SCN - SCREEN  
RWT - RAINWATER TANK  
EV - ELECTRIC VEHICLE PARKING  
EVP - ELECTRIC VEHICLE PARKING (FUTURE PROVISION)  
UTE - UTILITY OR LONG WHEEL LIGHT VEHICLE



SCN-1 LOUVRE SCREENING  
ELEVATION SCALE 1:100

ISSUE FOR DA



WAREHOUSE & LOW IMPACT INDUSTRY DEVELOPMENT  
QUEENSLAND



SITE PLAN

Date 28.05.2025

Scale As indicated@A1

Project No 25133

DA03

A



| REVISIONS |                  |            |
|-----------|------------------|------------|
| REV       | DESCRIPTION      | DATE       |
| 1         | WORK IN PROGRESS | 30.04.2025 |
| 2         | DRAFT            | 19.05.2025 |
| 3         | DRAFT            | 23.05.2025 |
| A         | ISSUE FOR DA     | 28.05.2025 |



1 TYPICAL LEVEL 1-3 FLOOR PLAN 1:750

ISSUE FOR DA



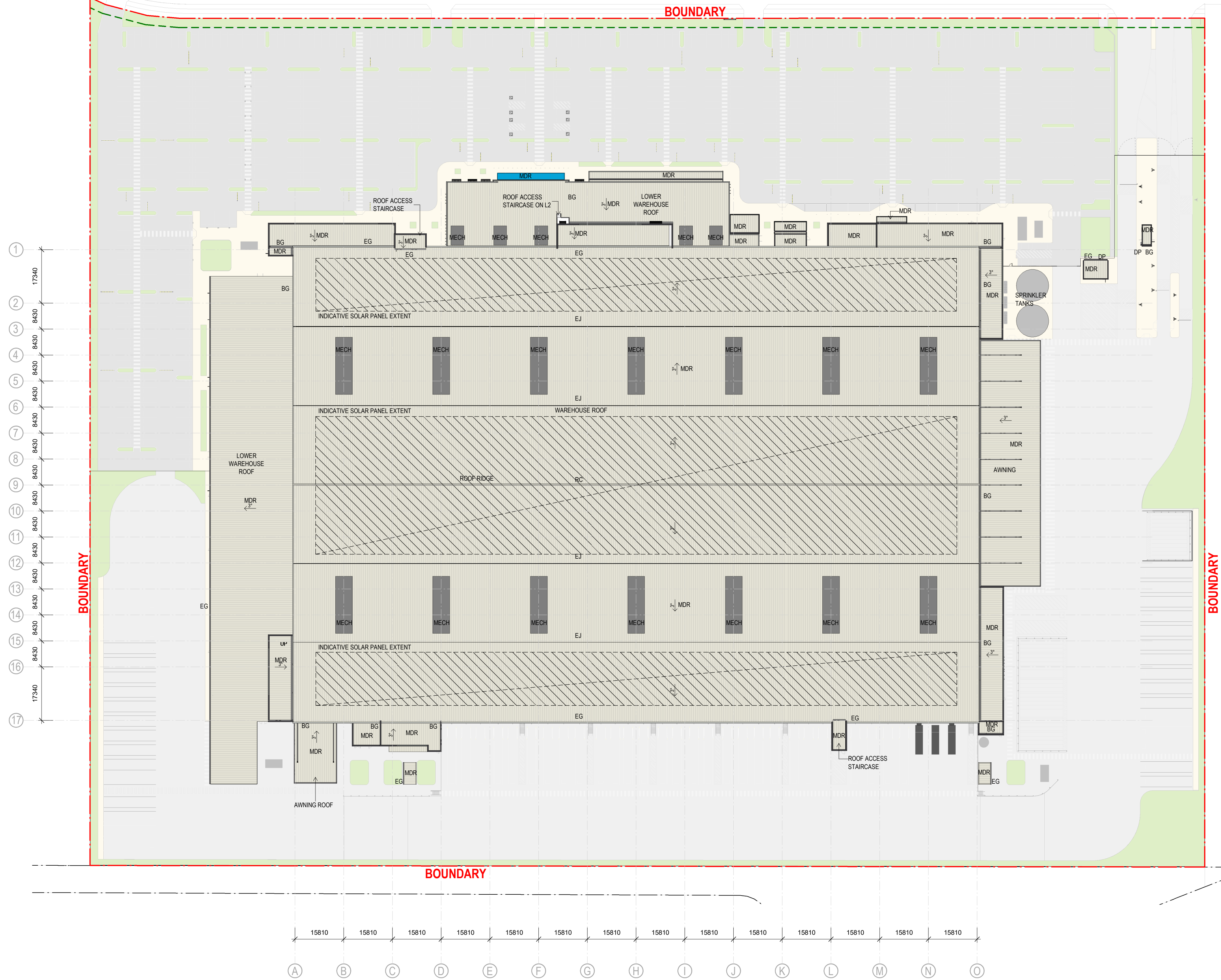
WAREHOUSE & LOW IMPACT INDUSTRY DEVELOPMENT  
QUEENSLAND



TYPICAL UPPER LEVEL PLANS - L1 - L3



| REVISIONS |                  |            |
|-----------|------------------|------------|
| REV       | DESCRIPTION      | DATE       |
| 1         | WORK IN PROGRESS | 30.04.2025 |
| 2         | DRAFT            | 19.05.2025 |
| 3         | DRAFT            | 23.05.2025 |
| A         | ISSUE FOR DA     | 28.05.2025 |



| ROOF LEGEND |                                |
|-------------|--------------------------------|
| MDR         | METAL DECK ROOF                |
| EG          | EAVES GUTTER                   |
| EJ          | EXPANSION JOINT                |
| BG          | BOX GUTTER                     |
| DP          | DOWNPIPE                       |
| MECH        | INDICATIVE MECHANICAL SERVICES |
| RC          | RIDGE CAPPING                  |
|             | INDICATIVE SOLAR PANEL EXTENT  |

1 ROOF PLAN 1 : 750

ISSUE FOR DA



WAREHOUSE & LOW IMPACT INDUSTRY DEVELOPMENT  
QUEENSLAND



ROOF PLAN

Date 28.05.2025

Scale As indicated@A1

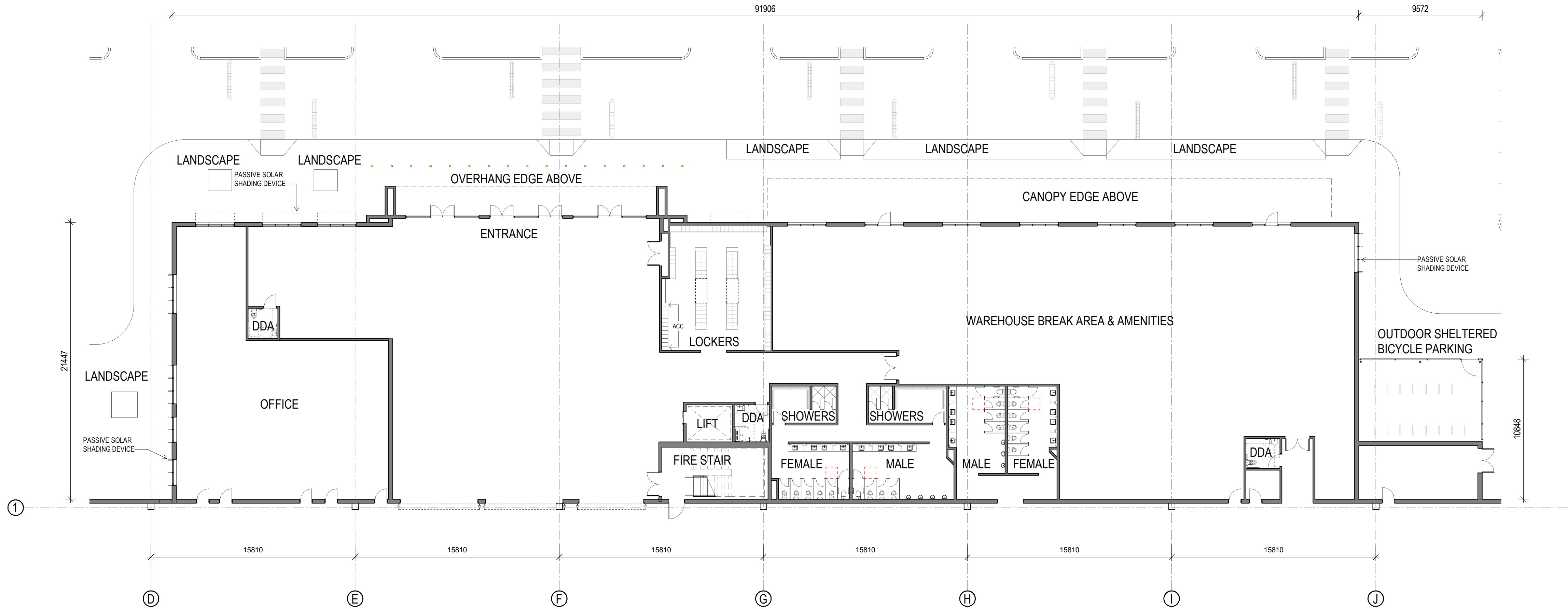
Project No 25133

DA05

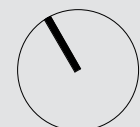
A



| REVISIONS |                  |            |
|-----------|------------------|------------|
| REV       | DESCRIPTION      | DATE       |
| 1         | WORK IN PROGRESS | 30.04.2025 |
| 2         | DRAFT            | 19.05.2025 |
| 3         | DRAFT            | 23.05.2025 |
| A         | ISSUE FOR DA     | 28.05.2025 |

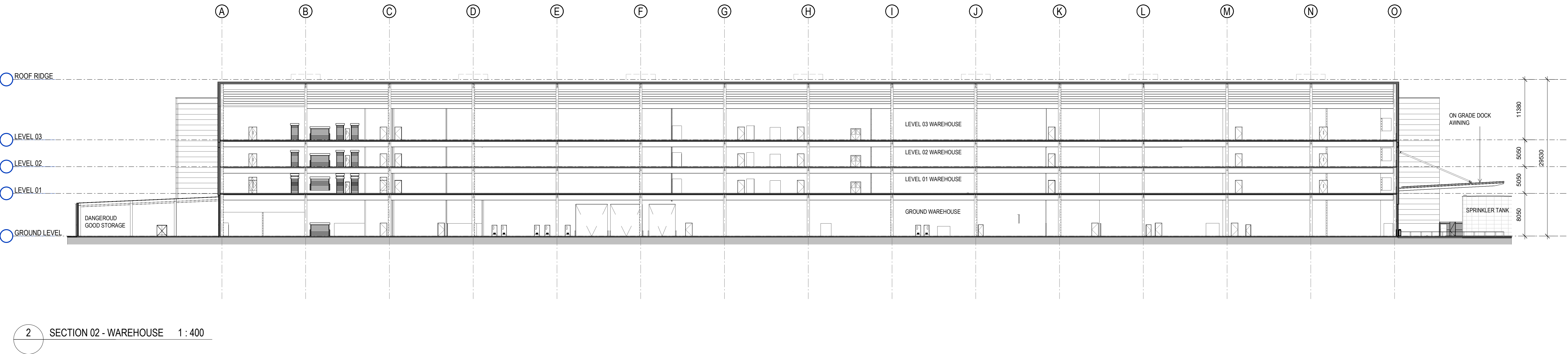
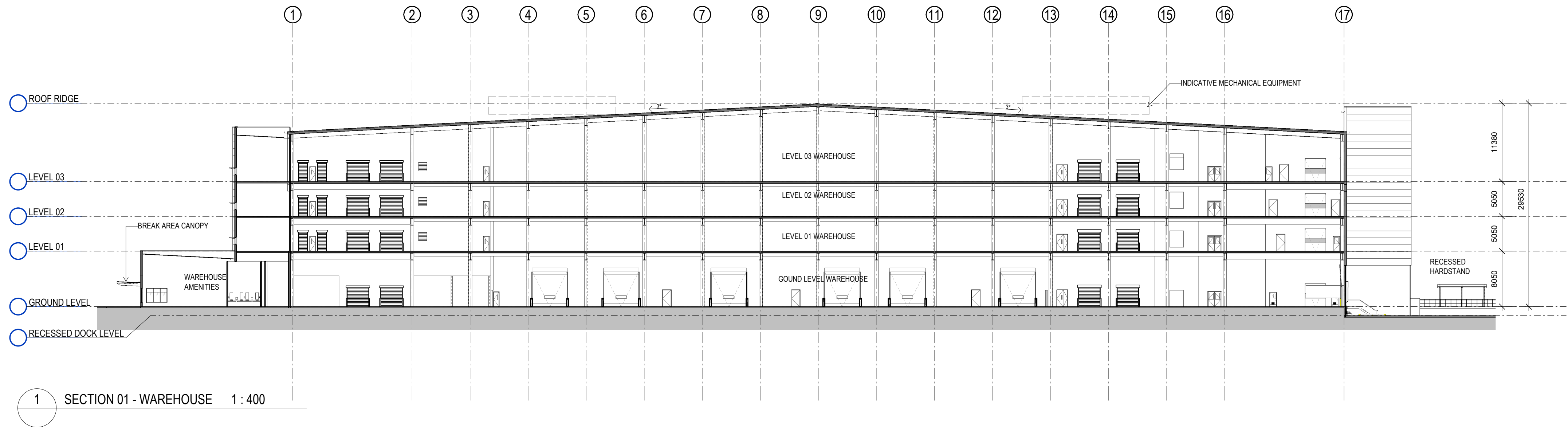


1 GROUND FLOOR PLAN - MAIN OFFICE 1 : 200



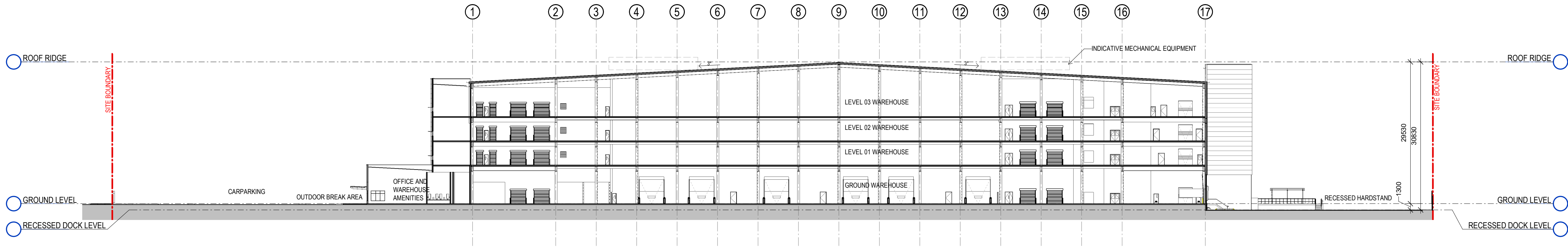


| REVISIONS |                  |            |
|-----------|------------------|------------|
| REV       | DESCRIPTION      | DATE       |
| 1         | WORK IN PROGRESS | 30.04.2025 |
| 2         | DRAFT            | 19.05.2025 |
| 3         | DRAFT            | 23.05.2025 |
| A         | ISSUE FOR DA     | 28.05.2025 |

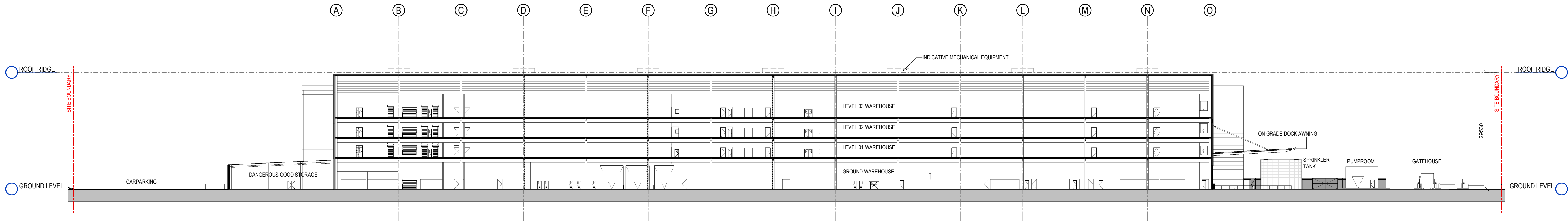




| REVISIONS |                  |            |
|-----------|------------------|------------|
| REV       | DESCRIPTION      | DATE       |
| 1         | WORK IN PROGRESS | 30.04.2025 |
| 2         | DRAFT            | 19.05.2025 |
| 3         | DRAFT            | 23.05.2025 |
| A         | ISSUE FOR DA     | 28.05.2025 |

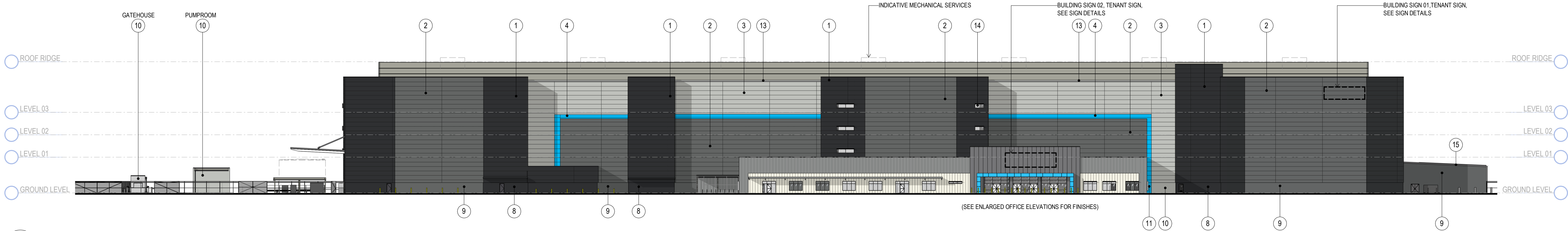


2 SECTION 01 - SITE 1 : 500

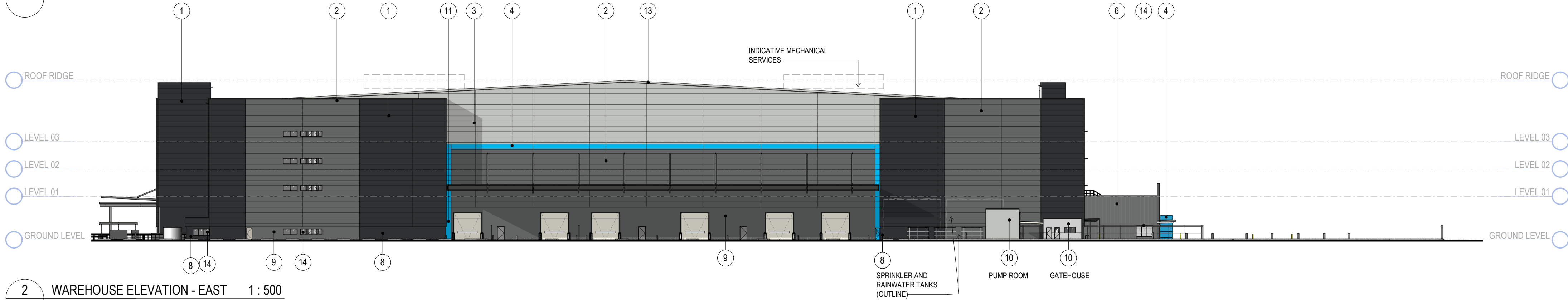


1 SECTION 02 - SITE 1 : 500

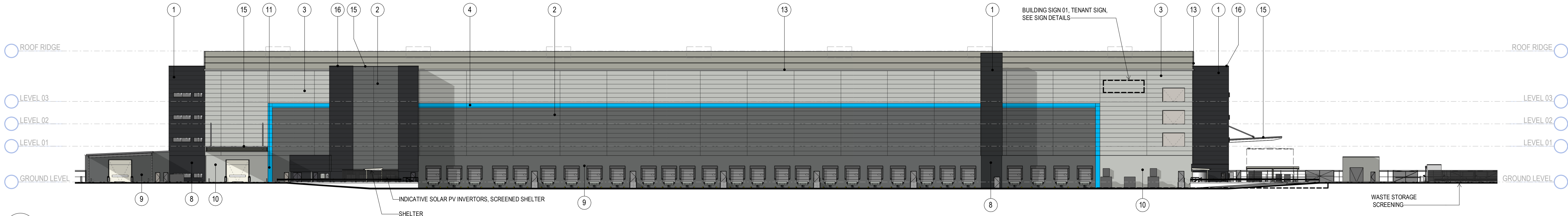
| REVISIONS |                  |            |
|-----------|------------------|------------|
| REV       | DESCRIPTION      | DATE       |
| 1         | FOR INFORMATION  | 23.04.2025 |
| 2         | WORK IN PROGRESS | 30.04.2025 |
| 3         | DRAFT            | 19.05.2025 |
| 4         | DRAFT            | 23.05.2025 |
| A         | ISSUE FOR DA     | 28.05.2025 |



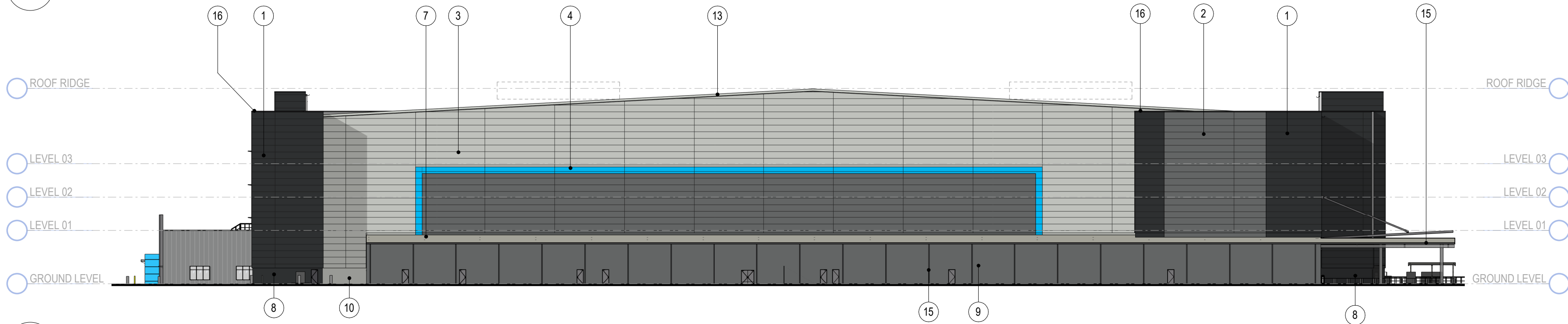
1 WAREHOUSE ELEVATION - NORTH 1 : 500



2 WAREHOUSE ELEVATION - EAST 1 : 500



3 WAREHOUSE ELEVATION - SOUTH 1 : 500



4 WAREHOUSE ELEVATION - WEST 1 : 500

| INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL         |                                                                                       |                                                          |                                         |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|
| 1. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - MONUMENT FINISH   | 6. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - WINDSPRAY FINISH | 11. CONCRETE WALL - PAINT FINISH - BLUE                  | 16. METAL FASCIA - COLORBOND - MONUMENT |
| 2. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - BASALT FINISH     | 7. METAL ROOF - SURFMIST                                                              | 12. METAL FASCIA - COLORBOND - WINDSPRAY                 |                                         |
| 3. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - SHALE GREY FINISH | 8. CONCRETE WALL - PAINT FINISH - MONUMENT                                            | 13. FASCIA / GUTTERS - COLORBOND - SHALE GREY            |                                         |
| 4. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - BLUE              | 9. CONCRETE WALL - PAINT FINISH - BASALT                                              | 14. GLAZING - WINDOW - DOUBLE GLAZED GREY TINT           |                                         |
| 5. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - SURFMIST FINISH   | 10. CONCRETE WALL - PAINT FINISH - SHALE GREY                                         | 15. METAL FASCIA / DOWNPIPES/GUTTER - COLORBOND - BASALT |                                         |

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2025/1637

Date: 11 August 2025



ISSUE FOR DA



WAREHOUSE & LOW IMPACT INDUSTRY DEVELOPMENT  
QUEENSLAND

ELEVATIONS - WAREHOUSE

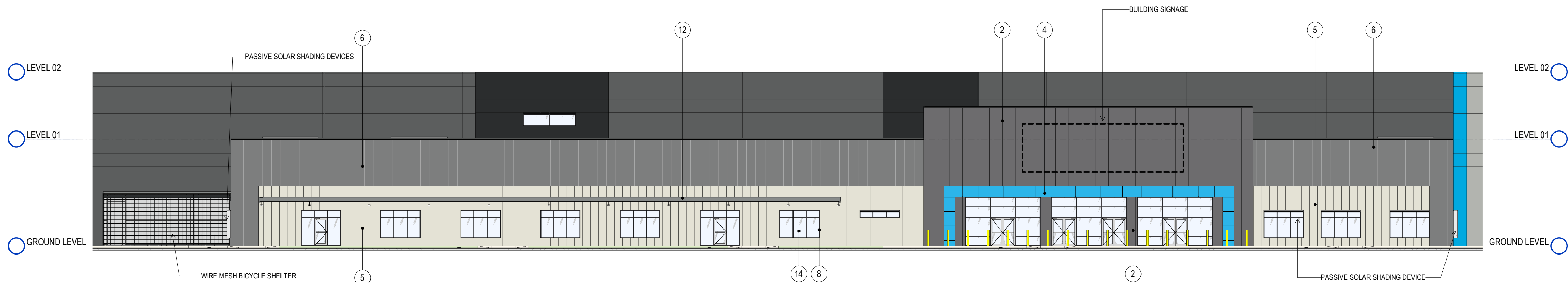
Date 28.05.2025

Scale As indicated@A1

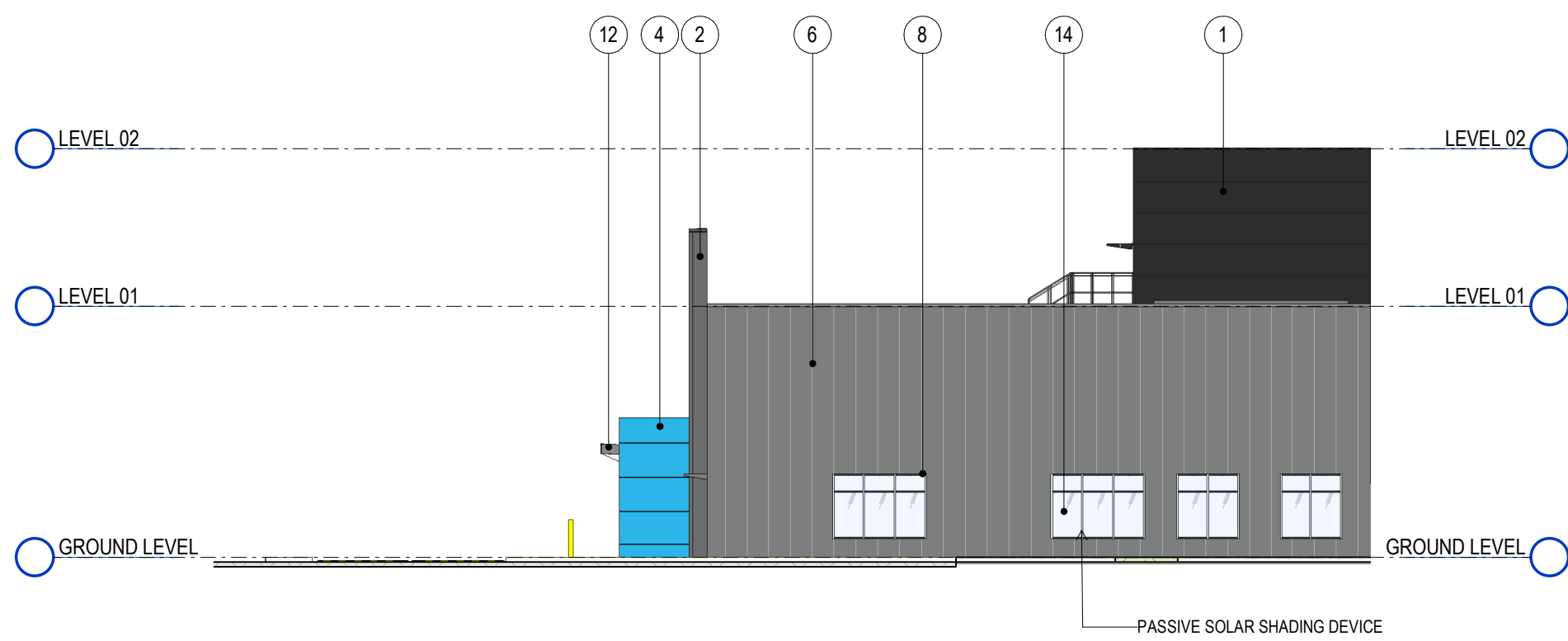
Project No 25133

DA09

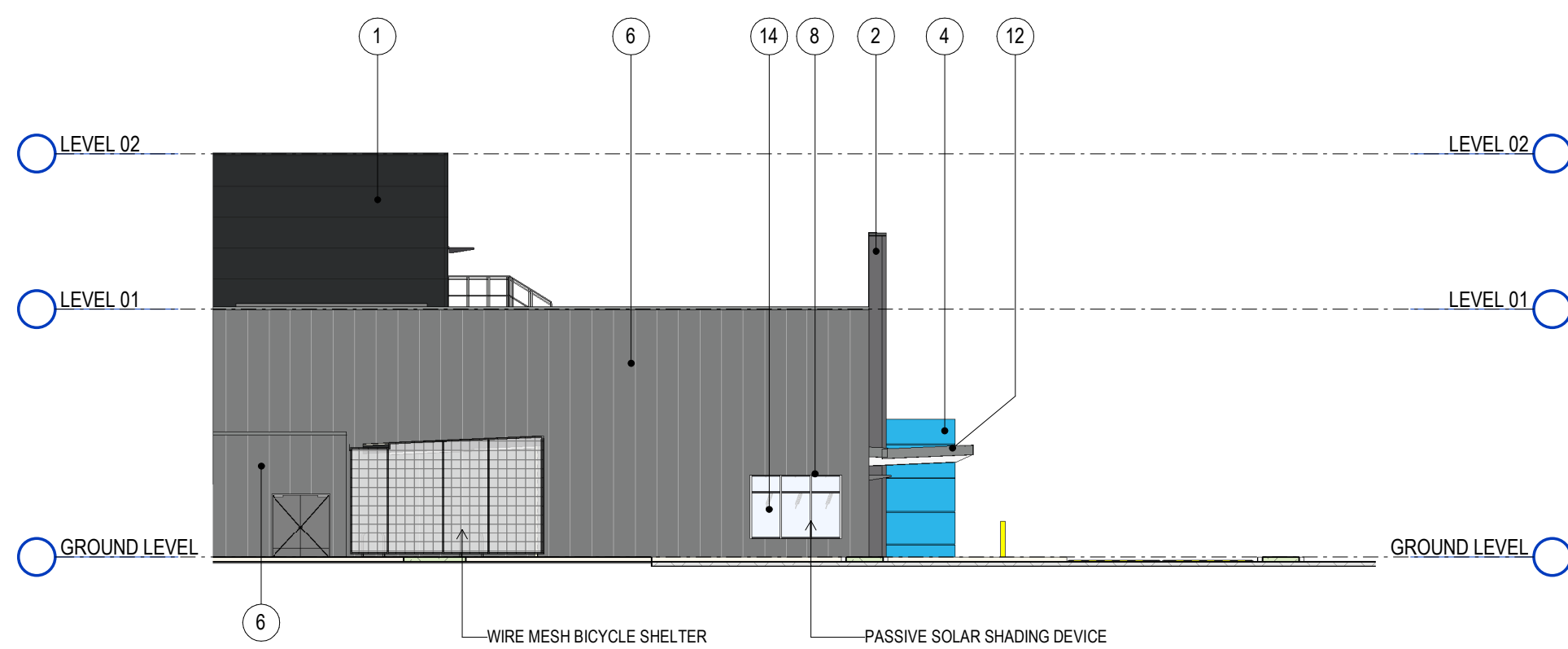
A



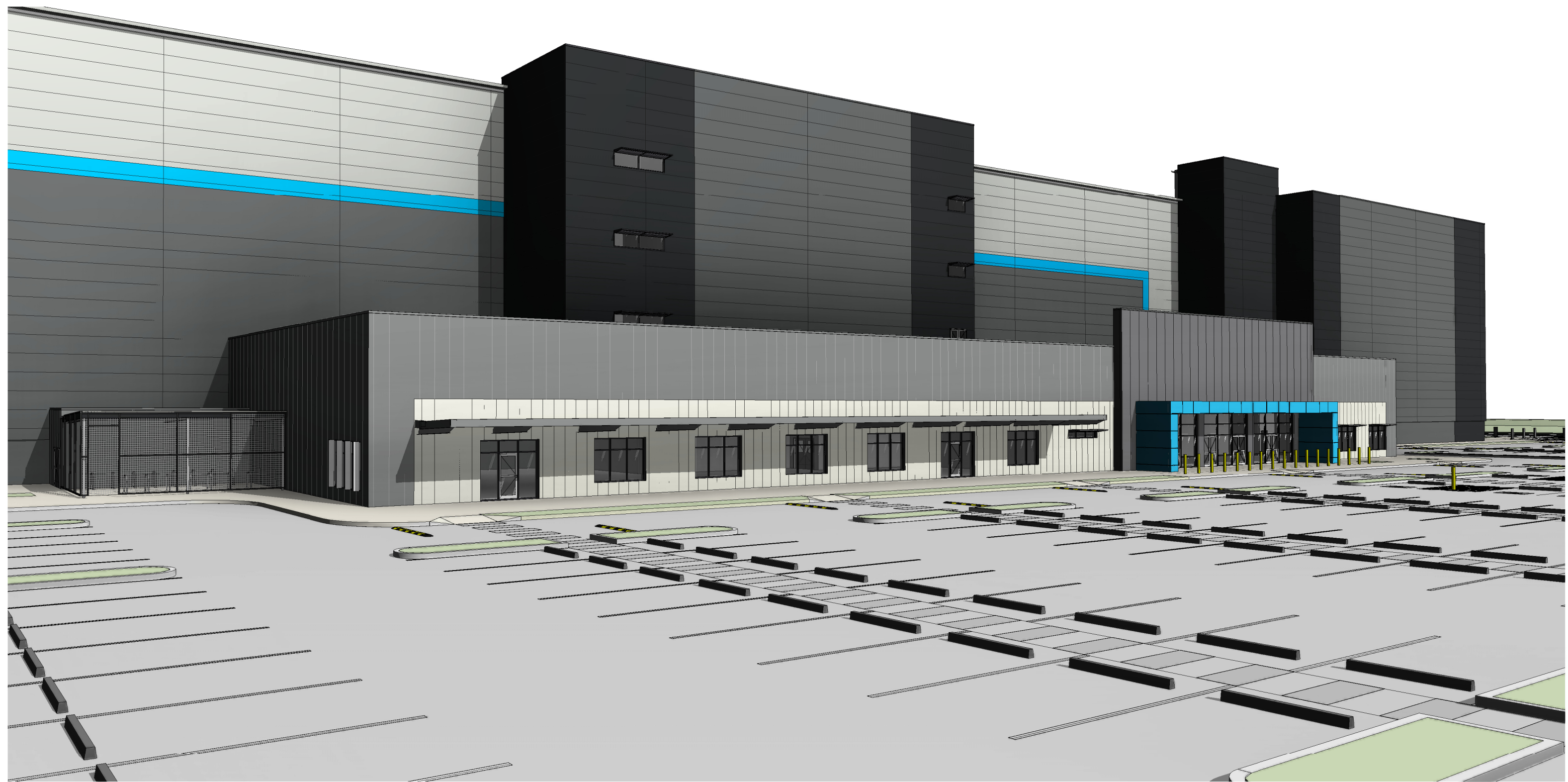
1 OFFICE ELEVATION - NORTH 1 : 200



2 OFFICE ELEVATION - EAST 1 : 200



3 OFFICE ELEVATION - WEST 1 : 200



INDICATIVE EXTERNAL FINISHES FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL

|                                                                                        |                                                                                       |                                                          |                                         |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|
| 1. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - MONUMENT FINISH   | 6. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - WINDSPRAY FINISH | 11. CONCRETE WALL - PAINT FINISH - BLUE                  | 16. METAL FASCIA - COLORBOND - MONUMENT |
| 2. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - BASALT FINISH     | 7. METAL ROOF - SURFMIST                                                              | 12. METAL FASCIA - COLORBOND - WINDSPRAY                 |                                         |
| 3. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - SHALE GREY FINISH | 8. CONCRETE WALL - PAINT FINISH - MONUMENT                                            | 13. FASCIA / GUTTERS - COLORBOND - SHALE GREY            |                                         |
| 4. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - BLUE              | 9. CONCRETE WALL - PAINT FINISH - BASALT                                              | 14. GLAZING - WINDOW - DOUBLE GLAZED GREY TINT           |                                         |
| 5. KINGSPAN 'VALE' SERIES EXTERIOR FACE RIBBED PANEL OR EQUIVALENT - SURFMIST FINISH   | 10. CONCRETE WALL - PAINT FINISH - SHALE GREY                                         | 15. METAL FASCIA / DOWNPIPES/GUTTER - COLORBOND - BASALT |                                         |

| REVISIONS |                  |            |
|-----------|------------------|------------|
| REV       | DESCRIPTION      | DATE       |
| 1         | WORK IN PROGRESS | 30.04.2025 |
| 2         | DRAFT            | 19.05.2025 |
| 3         | DRAFT            | 23.05.2025 |
| A         | ISSUE FOR DA     | 28.05.2025 |

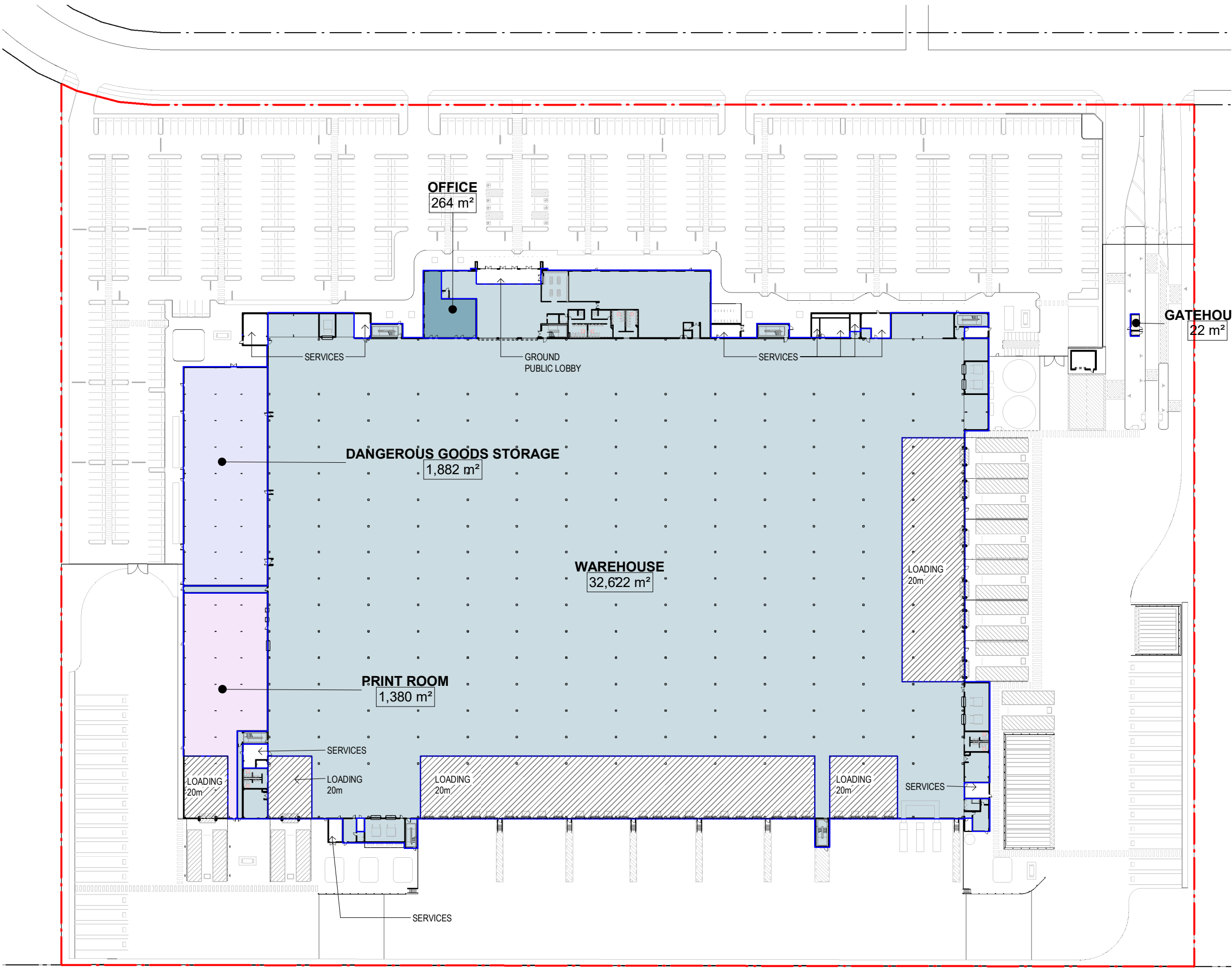
Administrative Definition - Greater Flagstone Urban Development Area Development Scheme  
(Amendment no.1, 28 February 2025)

Definition of Gross Floor Area:

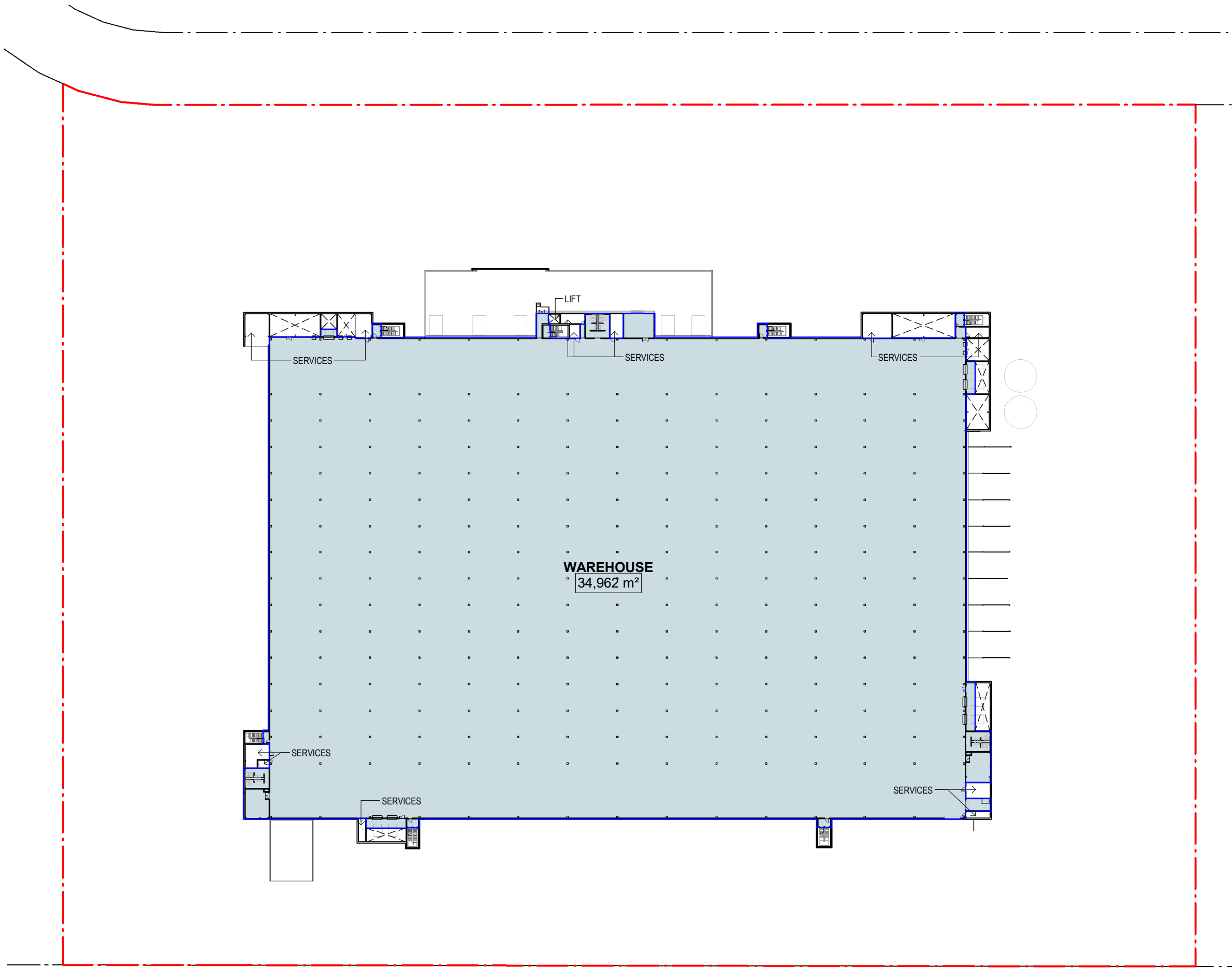
Gross floor area (GFA) is the total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:

- 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.

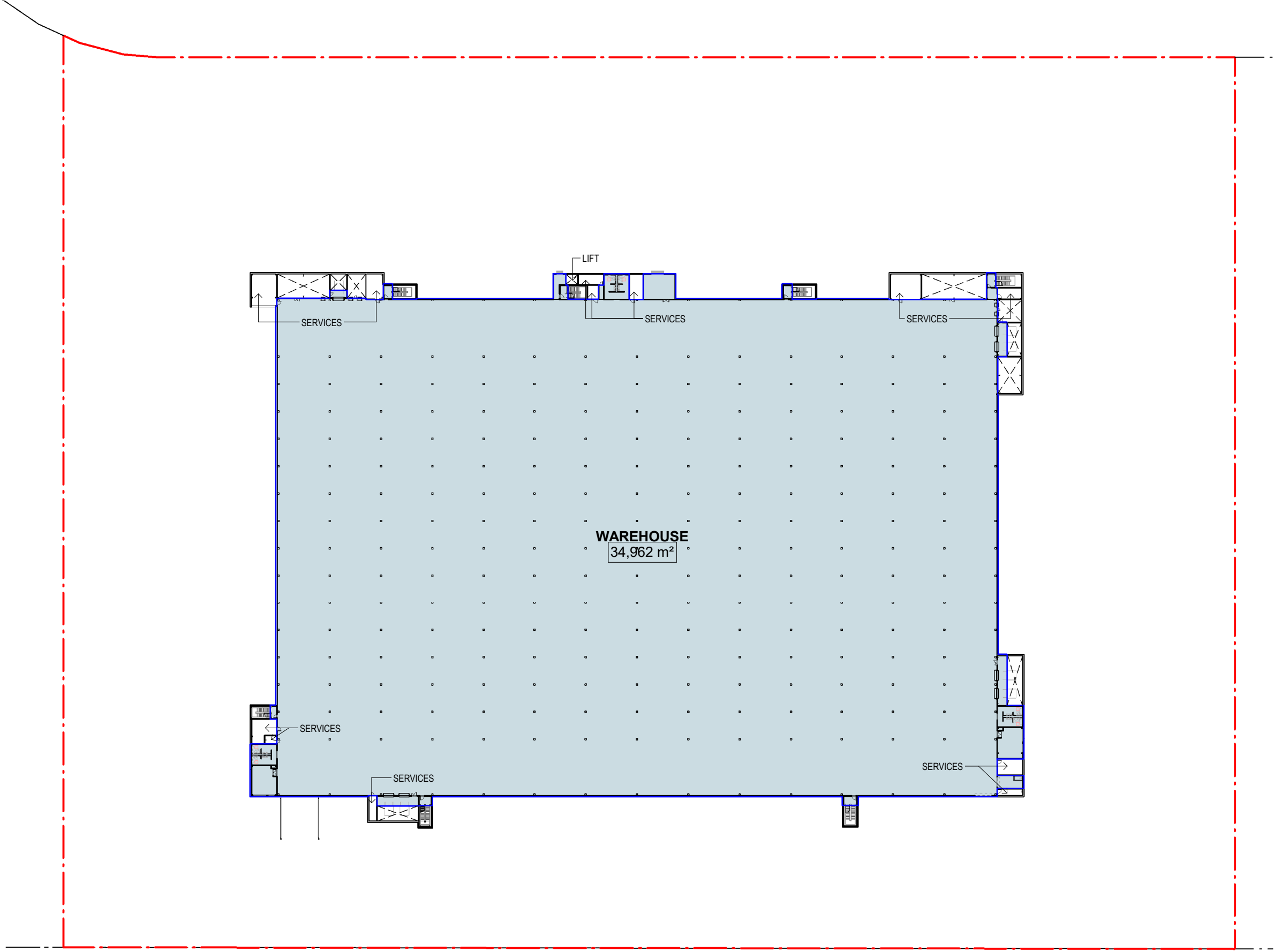
| GFA AREA                |            |
|-------------------------|------------|
| NAME                    | AREA       |
| GROUND LEVEL            |            |
| DANGEROUS GOODS STORAGE | 1,882 m²   |
| GATEHOUSE               | 22 m²      |
| OFFICE                  | 264 m²     |
| PRINT ROOM              | 1,380 m²   |
| WAREHOUSE               | 32,622 m²  |
| LEVEL 01                |            |
| WAREHOUSE               | 34,962 m²  |
| LEVEL 02                |            |
| WAREHOUSE               | 34,962 m²  |
| LEVEL 03                |            |
| WAREHOUSE               | 34,962 m²  |
| GRAND TOTAL             | 141,056 m² |



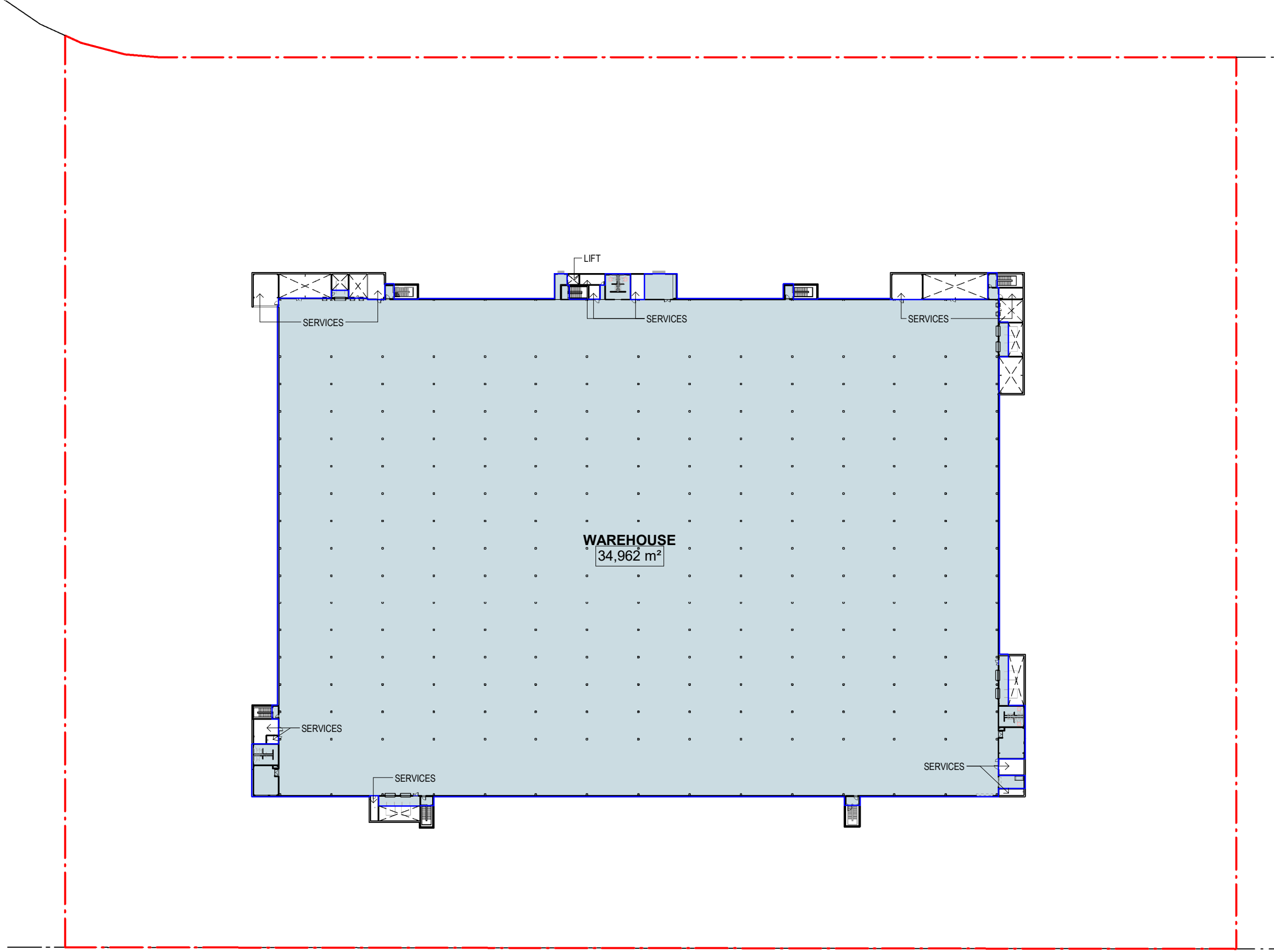
1 GROUND LEVEL - GFA 1 : 1250



3 LEVEL 01 - GFA 1 : 1250



4 LEVEL 02 - GFA 1 : 1250

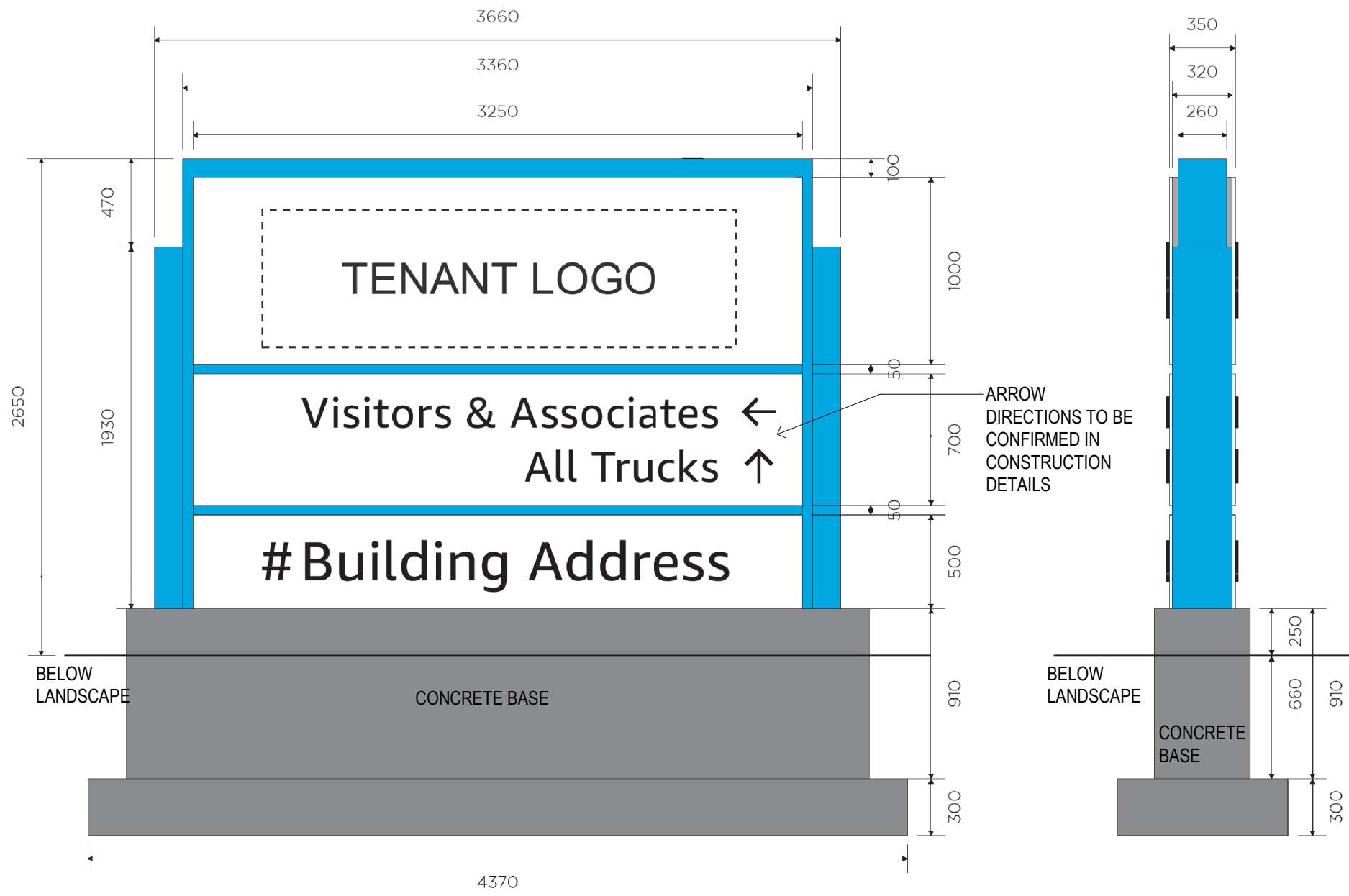


5 LEVEL 03 - GFA 1 : 1250

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

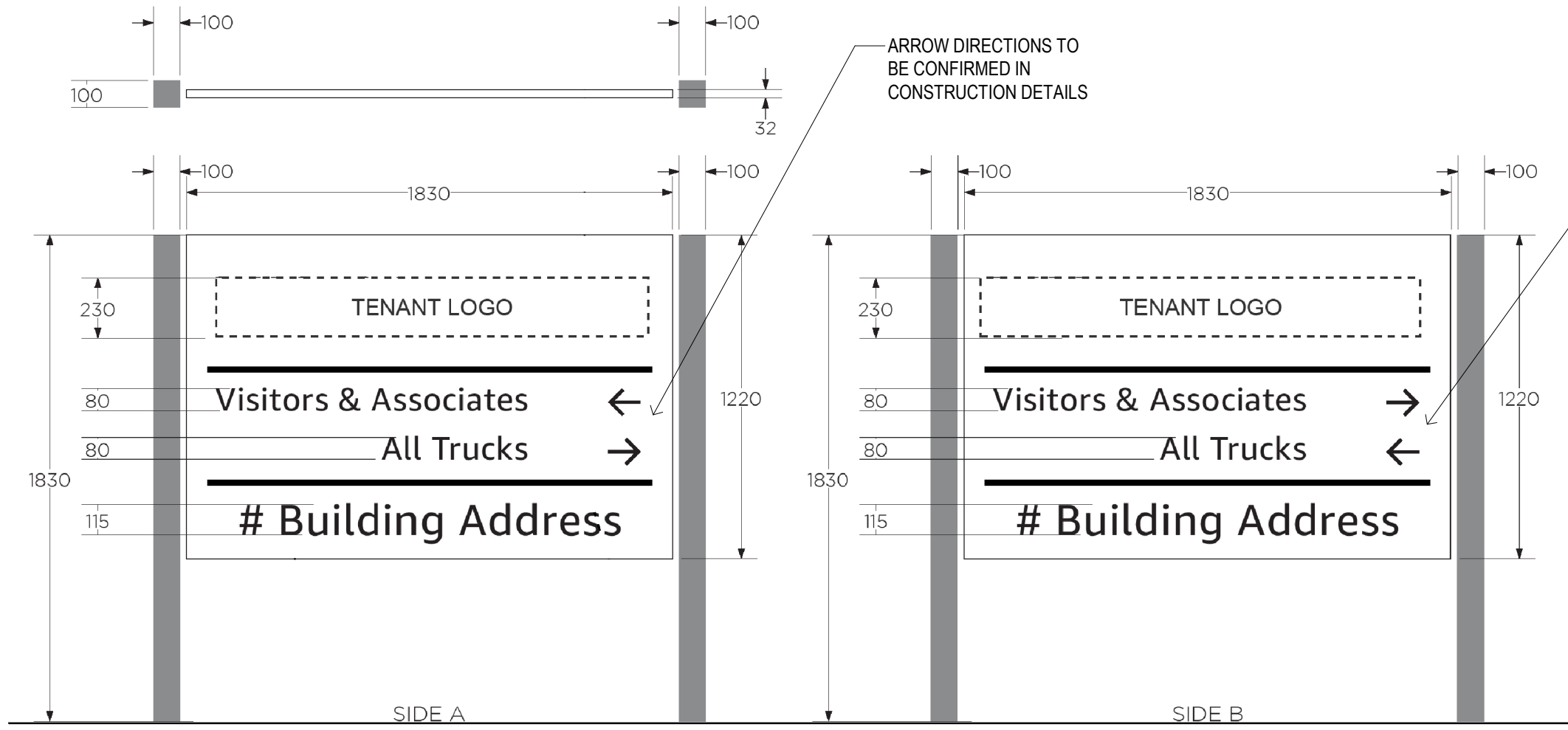
Approval no: DEV2025/1637  
Date: 11 August 2025





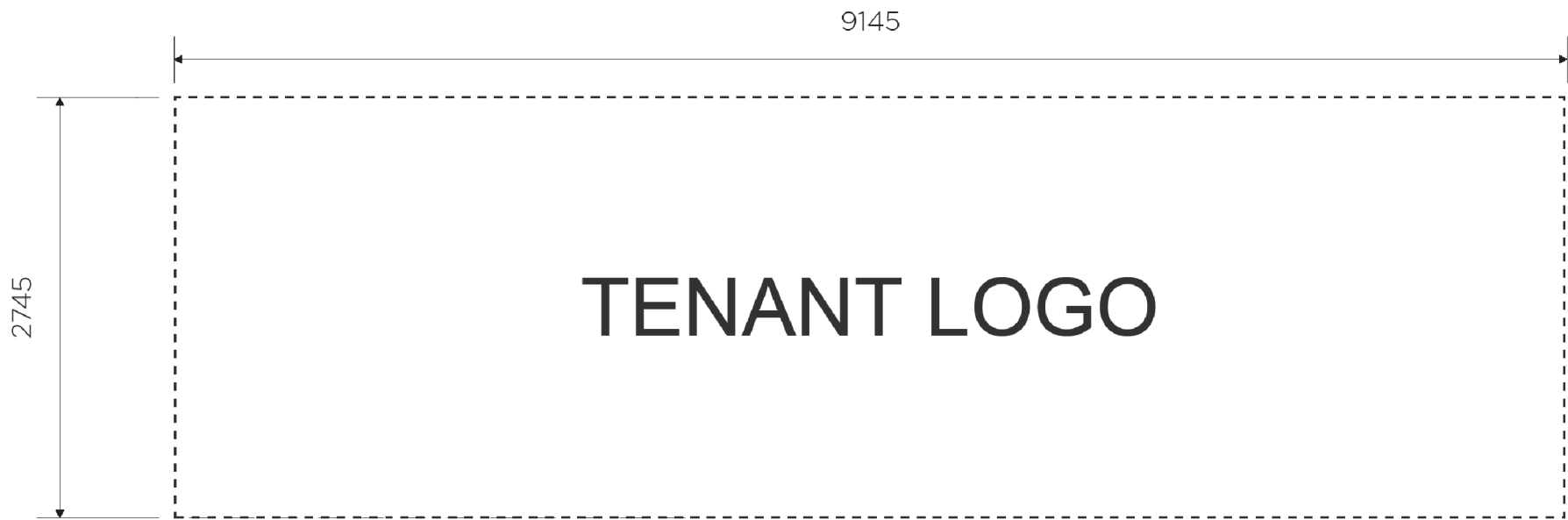
**PYLON SIGN 01**  
ILLUMINATED SIGN

- MATERIALS**
- FABRICATED 2MM ALUMINIUM TOP CAP & SIDE TRIMS PAINTED AS SHOWN
  - FABRICATED ALUMINIUM COVER PANELS WITH 15MM OPAL ACRYLIC FACES AND 3MM OPAL ACRYLIC BACKING
  - INTERNALLY ILLUMINATED WITH LEDS
  - INTERNAL ALUMINIUM FREESTANDING FRAME STRUCTURE
- FINISH & COLOUR/S**
- BLACK AND BLUE ON WHITE

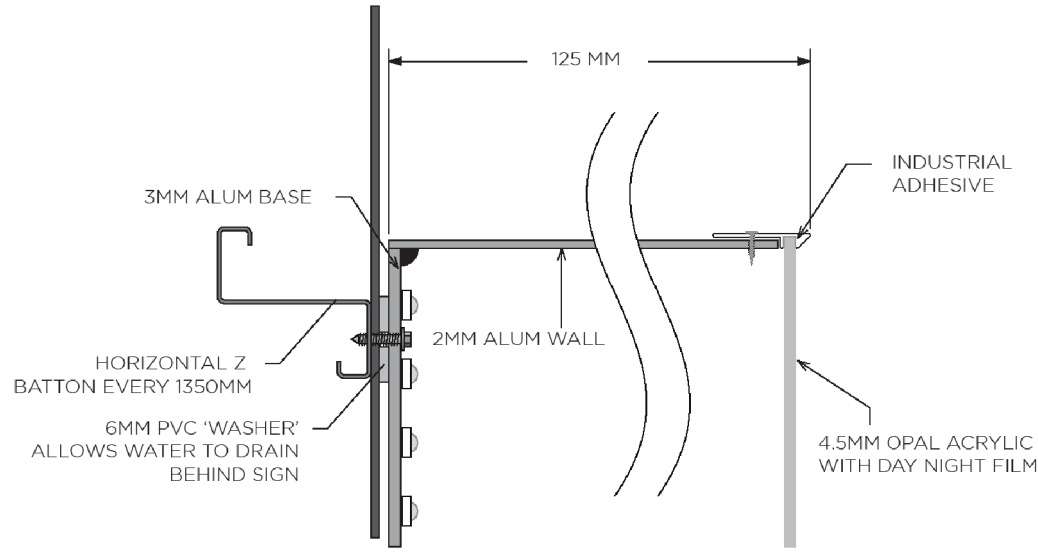


**WAYFINDING SIGN 01**  
NON ILLUMINATED SIGN

- MATERIALS**
- 3MM ALUMINIUM CLAD AROUND BOTH SIDES OF AN INTERNAL FRAME FROM 25 X 25 X 2MM SHS. FRAME AND PANELS TO BOTH HAVE A GLOSS WHITE PAINT FINISH.
  - SIGNAGE PANELS TO MOUNT ONTO TWIN LEGS FROM 100 X 100 X 3MM RADIUS EDGE (SQUARE HOLLOW SECTION)
  - LEGS TO HAVE A PAINT FINISH THAT MATCHES THE BUILDING COLOUR
- FINISH & COLOUR/S**
- TENANT LOGO ON 12MM ACRYLIC
  - TEXT & LINES ARE BLACK REFLECTIVE VINYL



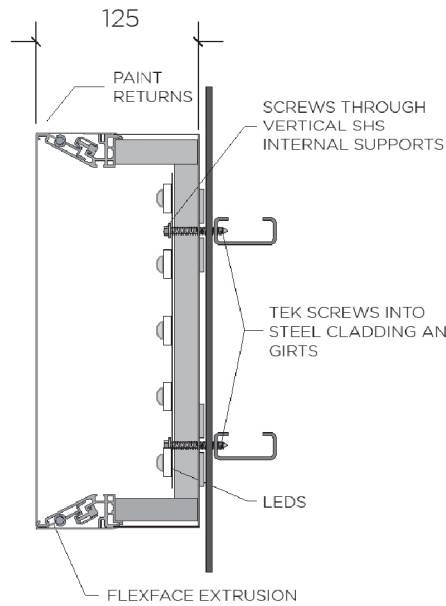
**BUILDING SIGN 01**  
ILLUMINATED FACE-LIT SIGN



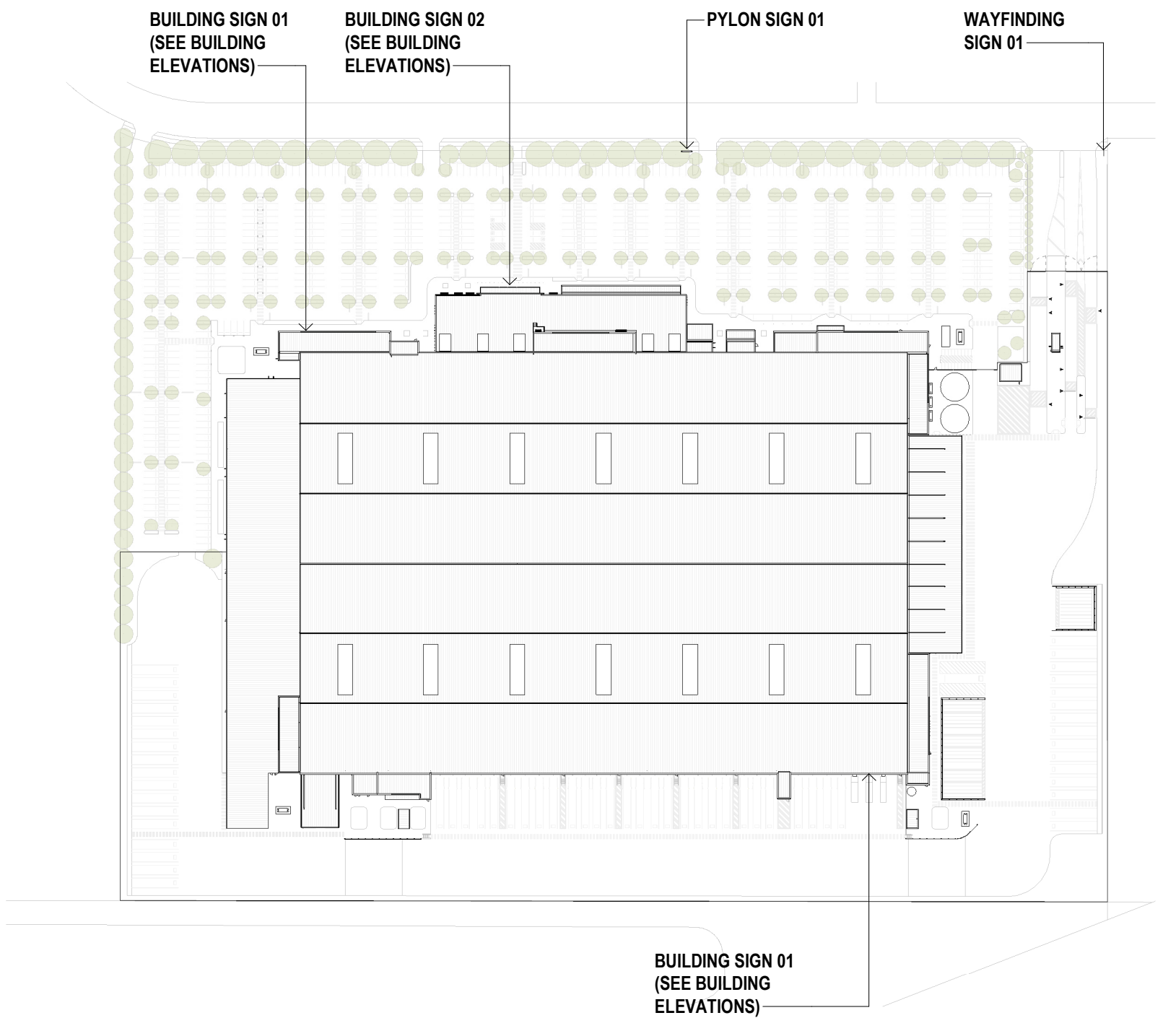
- MATERIALS**
- 3MM ALUMINIUM BACKING
  - 2MM ALUMINIUM WALL
  - ALUMINIUM PROFILE COVER TRIM
- FINISH & COLOUR/S**
- TENANT LOGO



**BUILDING SIGN 02**  
ILLUMINATED SIGN



- MATERIALS**
- 2MM ALUMINIUM BACKING
  - 32X2MM ALUMINIUM SHS TO EDGE WITH SUPPORTS
  - FLEXFACE EXTRUSION TO PERIMETER AS PER DETAIL
- FINISH & COLOUR/S**
- TENANT LOGO



**SIGNAGE KEY PLAN**

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2025/1637  
Date: 11 August 2025



# Design Proposal

## Building Materials

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

  
Queensland  
Government

Approval no: DEV2025/1637  
Date: 11 August 2025



A standardised palette of colours and finishes repeated throughout the facade creates a cohesive architectural identity.

- 01

Insulated Metal Panel - Monument Finish
- 02

Insulated Metal Panel - Basalt Finish
- 03

Insulated Metal Panel - Shale Grey Finish
- 04

Insulated Metal Panel - Custom Blue Finish
- 05

Metal Roof Cladding - Surfmist Finish
- 06

Insulated Metal Panel - Windspray
- 07

Insulated Metal Panel - Surfmist
- 08

Concrete Wall Paint Finish - Basalt
- 09

Concrete Wall Paint Finish - Shale Grey
- 10

Curtain Wall Shopfront and Windows
- 11

Concrete paint to match adjacent metal Panel Facade Colours (i.e. Monument, Basalt, Shale Grey)

Refer to DA Architectural drawings for corresponding material finishes and locations