

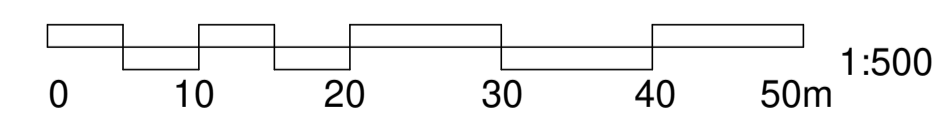
DEVELOPMENT SUMMARY STAGE 1

WAREHOUSE/WORKSHOP - 9616m<sup>2</sup>  
OFFICE - 64m<sup>2</sup>

CARPARKING - 102

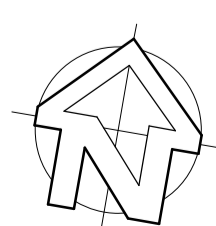
**BCC DS**  
**RECEIVED**  
 31-MAR-2026  
**APPLICATION REF**  
 A006993571

1 SITE PLAN - STAGE 1 EXISTING  
1:500



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CLIENT:  
 SOUTHERN STEEL PROPERTIES PTY LTD  
**SOUTHERN**  
**First for Steel**

PROJECT:  
 PROPOSED WAREHOUSE/WORKSHOP

SITE ADDRESS:  
 124 COULSON STREET WACOL  
 DRAWING TITLE(S):  
 SITE PLAN - STAGE 1 EXISTING

REV	DATE	DESCRIPTION	SK	BY
D	21.08.25	OTHER CHANGE APPLICATION ISSUE	SK	
C	15.08.25	REVISED	SK	
B	31.07.25	REVISED	SK	
A	16.07.25	PRELIM ISSUE	SK	

SCALE: 1 : 500	DRAWN: SK	CHECKED: DH
PROJECT NUMBER: 5236	PROJECT START DATE: MAR 2024	
PROJECT STAGE: SK	DRAWING NUMBER: -AR-1002	REVISION: D

**DEVELOPMENT SUMMARY STAGE 1 & 2**

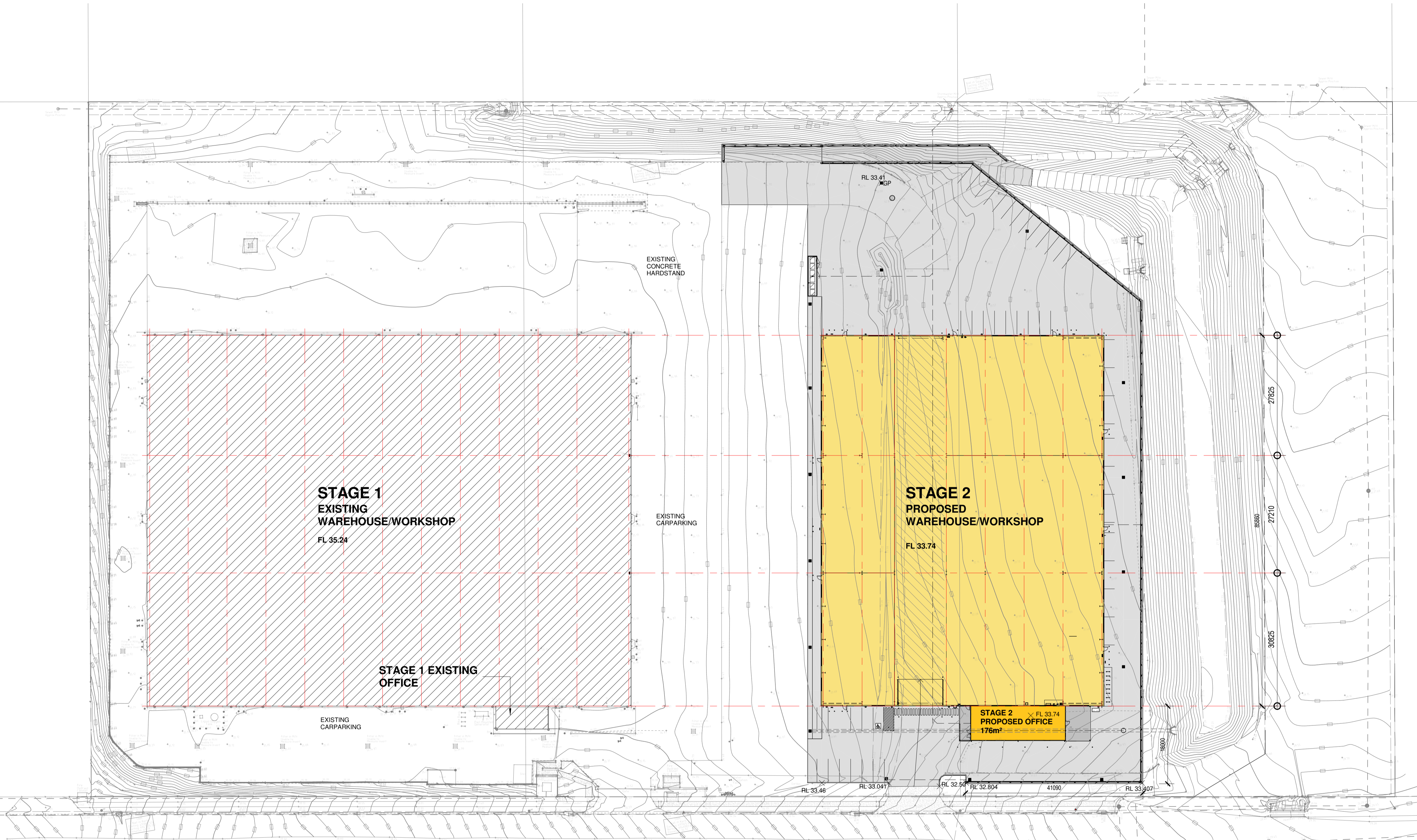
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**WAREHOUSE/WORKSHOP - 9616m<sup>2</sup>**  
**OFFICE - 64m<sup>2</sup>**

**CARPARKING - 102**

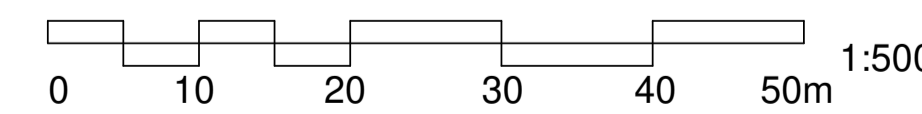
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**WAREHOUSE/WORKSHOP - 4593m<sup>2</sup>**  
**DRIVE THROUGH - 1030m<sup>2</sup>**  
**OFFICE - 176m<sup>2</sup>**

**CARPARKING - 40**

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**RECEIVED**  
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**APPLICATION REF**  
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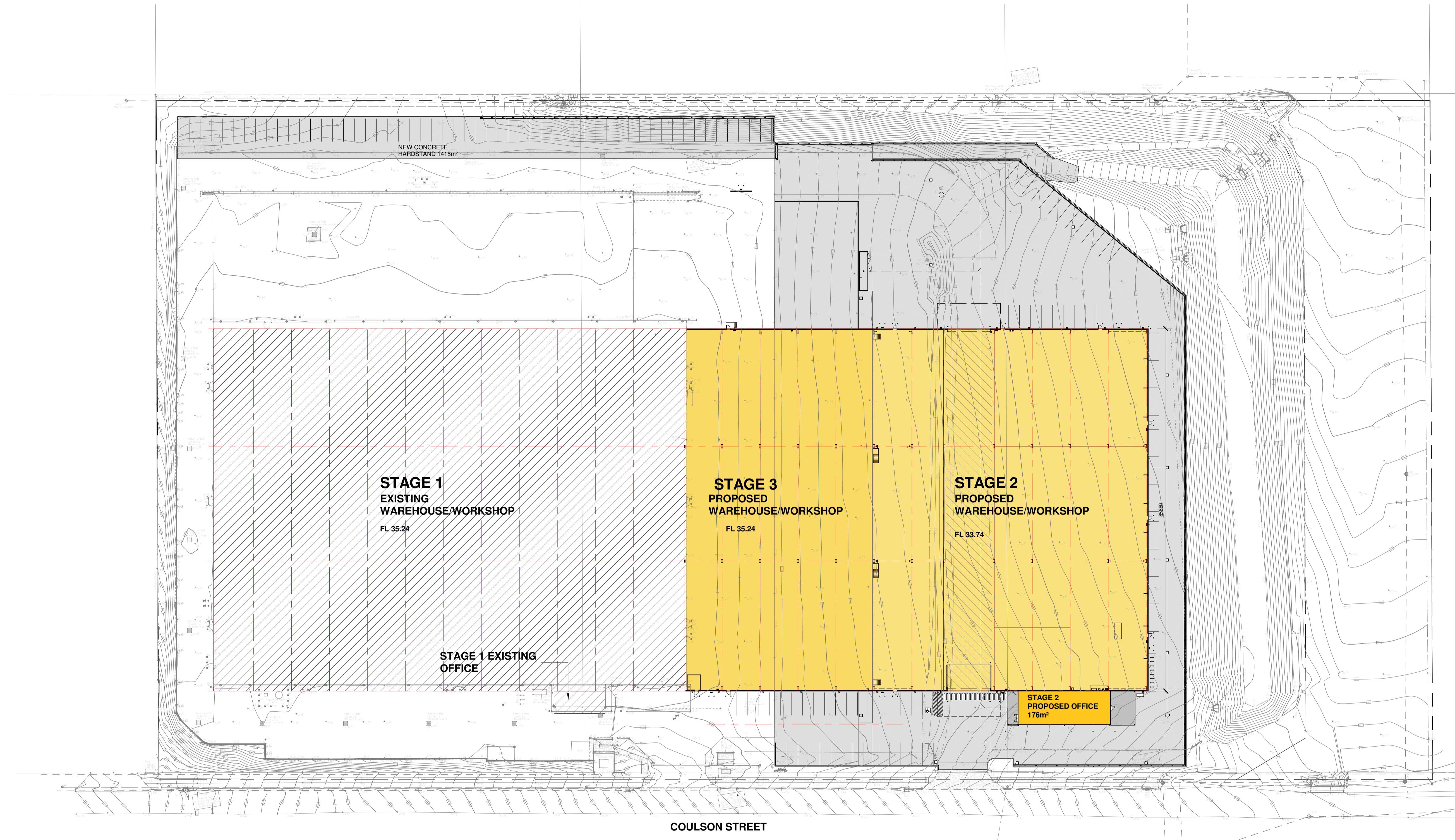


**1 SITE PLAN STAGE 2**  
 1:500



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B	31.07.25	REVISED	SK																																			
A	16.07.25	PRELIM ISSUE	SK																																			



**DEVELOPMENT SUMMARY STAGE 1, 2 & 3**

**STAGE 1 (EXISTING)**  
 WAREHOUSE/WORKSHOP - 9616m<sup>2</sup>  
 OFFICE - 64m<sup>2</sup>

**CARPARKING - 41**

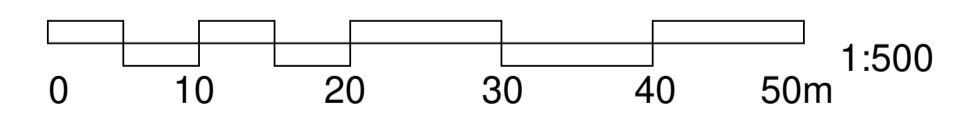
**STAGE 2**  
 WAREHOUSE/WORKSHOP - 4593m<sup>2</sup>  
 DRIVE THROUGH - 1030m<sup>2</sup>  
 OFFICE - 176m<sup>2</sup>

**CARPARKING - 40**

**STAGE 3**  
 WAREHOUSE/WORKSHOP - 3777m<sup>2</sup>  
 CARPARKING - 73

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1 SITE PLAN STAGE 3  
 1:500



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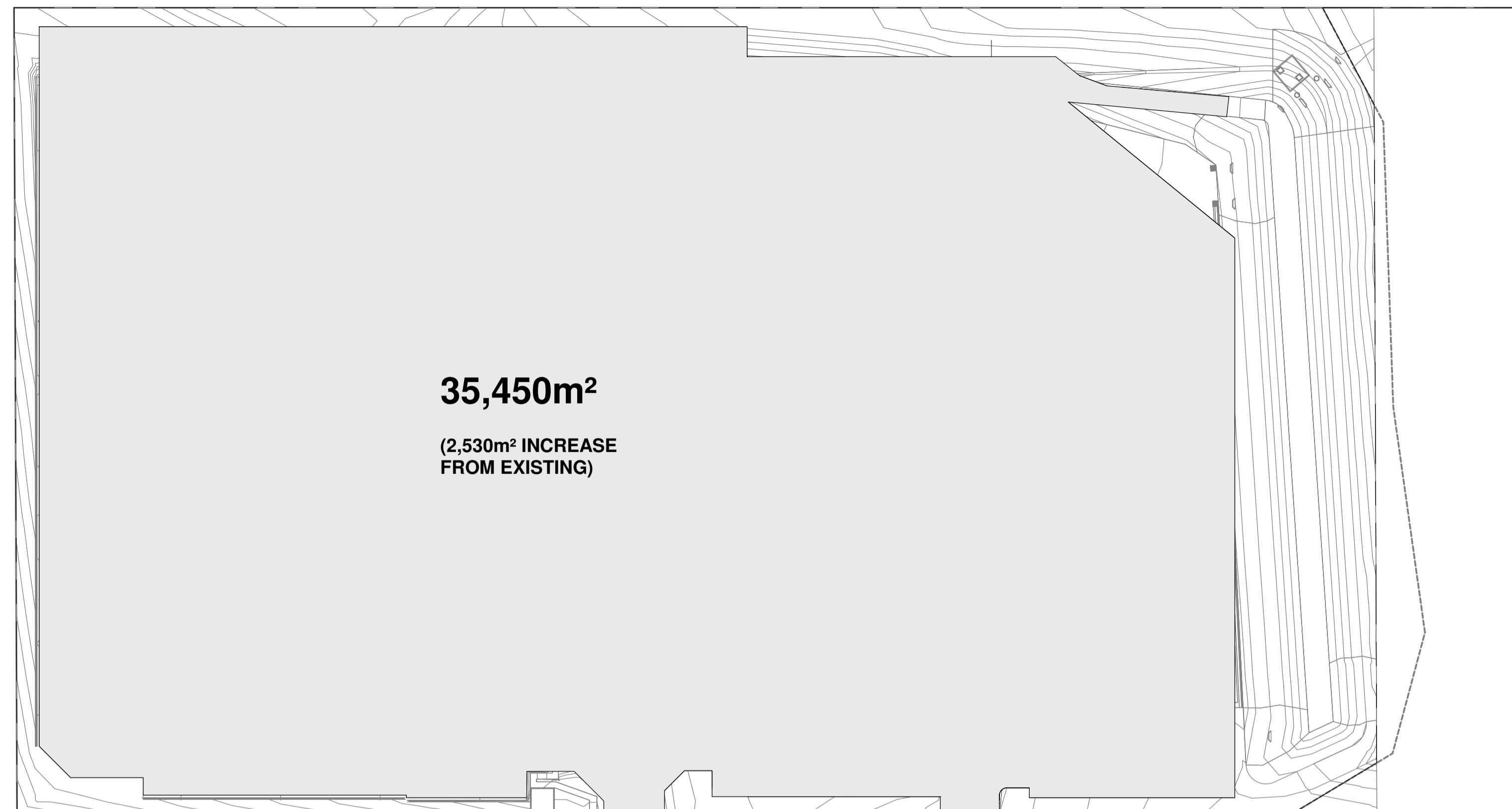
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AMENDMENTS						20/03/2026 8:09:28 AM		

PROJECT NOTE(S):

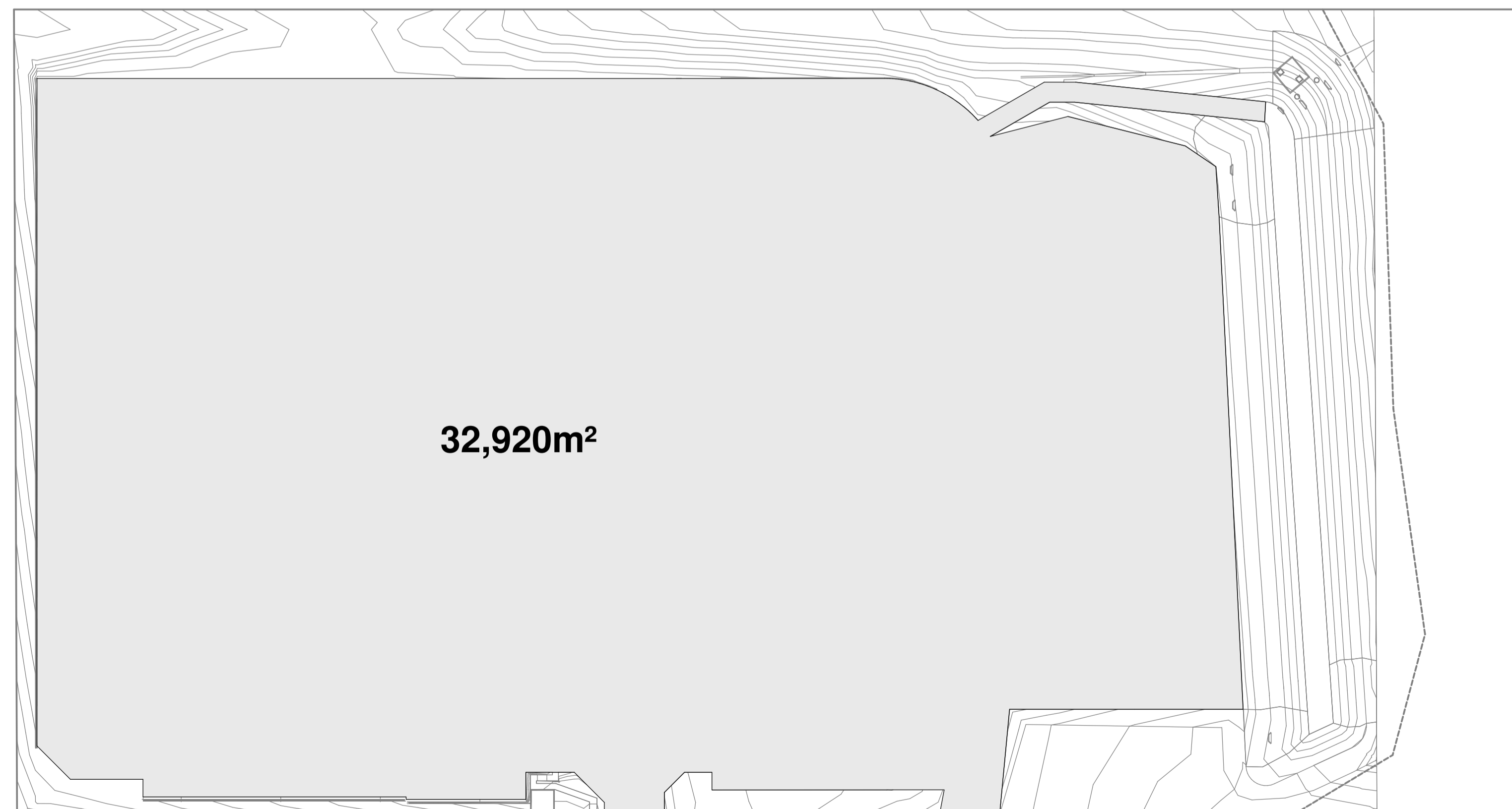
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**APPLICATION REF**  
 A006993571

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AMENDMENTS			
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A	02.07.25	PRELIM ISSUE	SK
B	31.07.25	REVISED	SK
C	15.08.25	REVISED	SK
D	21.08.25	OTHER CHANGE APPLICATION ISSUE	SK
E	20.03.26	REVISED	SK



**PROPOSED**



**EXISTING**

1 SITE PLAN - IMPERVIOUS AREA COMPARISON  
 1:750

CLIENT:  
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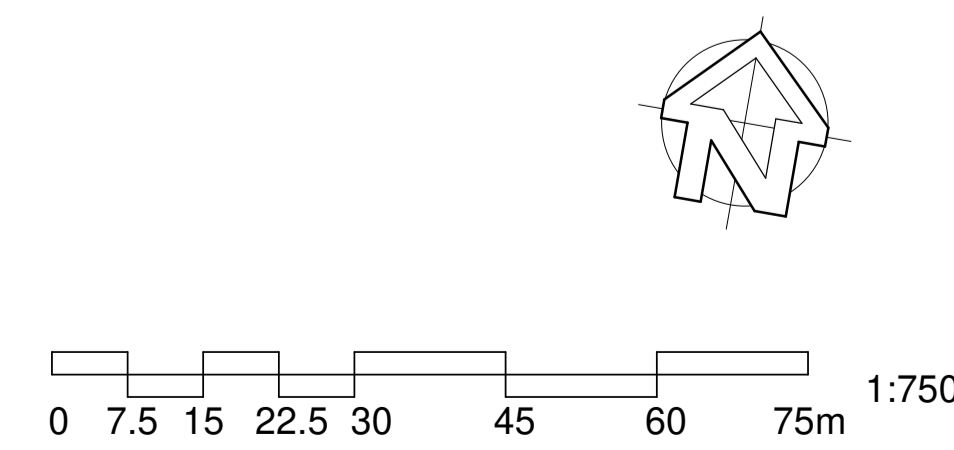
32 Precision Street  
 Salisbury, QLD 4107,  
 Australia  
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 F 07 3875 1012

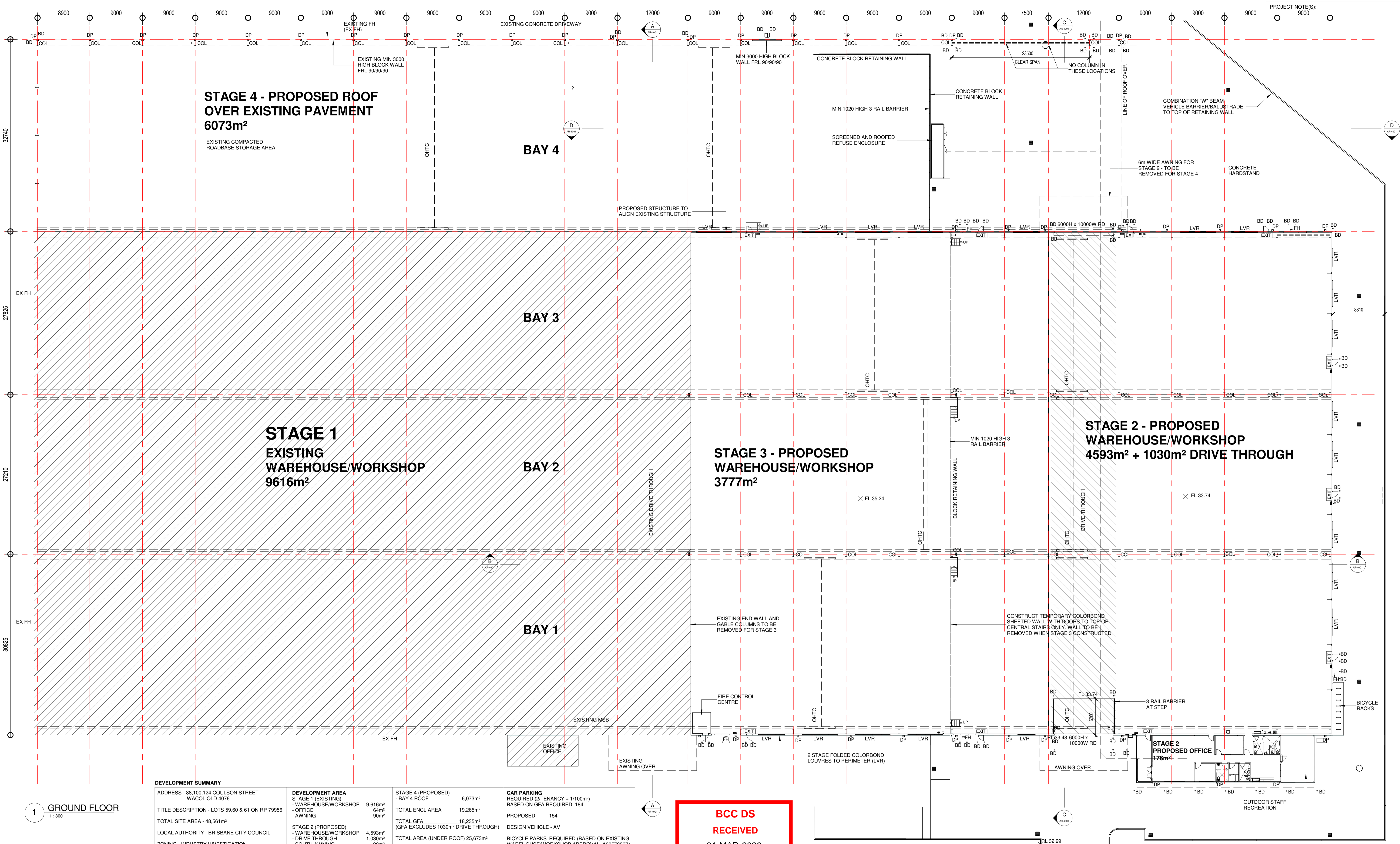
PROJECT:  
**PROPOSED WAREHOUSE/WORKSHOP**

SITE ADDRESS:  
**124 COULSON STREET WACOL**

DRAWING TITLE(S):  
**IMPERVIOUS AREA COMPARISON**

SCALE: <b>1 : 750</b>	@ <b>A1</b>	DRAWN: <b>SK</b>	CHECKED: <b>SK</b>
PROJECT NUMBER: <b>5236</b>	PROJECT START DATE: <b>MAR 2024</b>		
PROJECT STAGE: <b>SK</b>	DRAWING NUMBER: <b>AR-1501</b>	REVISION: <b>E</b>	





DEVELOPMENT SUMMARY			
ADDRESS - 88, 100, 124 COULSON STREET WACOL QLD 4076			
TITLE DESCRIPTION - LOTS 59.60 & 61 ON RP 79956			
TOTAL SITE AREA - 48,561m²			
LOCAL AUTHORITY - BRISBANE CITY COUNCIL			
ZONING - INDUSTRY INVESTIGATION			
BUILDING CLASSIFICATION - 7b, 8 & 5			
CONSTRUCTION TYPE - TYPE C (LARGE ISOLATED)			
CLIMATE ZONE - 2			
DEVELOPMENT AREA	STAGE 1 (EXISTING)	STAGE 2 (PROPOSED)	STAGE 3 (PROPOSED)
- WAREHOUSE/WORKSHOP	9,616m²	4,593m²	6,073m²
- OFFICE	64m²	1,030m²	19,265m²
- AWNING	90m²	90m²	18,235m²
TOTAL ENCL AREA 19,265m²			
TOTAL GFA (GFA EXCLUDES 1030m² DRIVE THROUGH) 18,235m²			
TOTAL AREA (UNDER ROOF) 25,673m²			
SITE COVER 53%			
BUILDING VOLUME			
- OFFICE	176m³	132,155m³	132,155m³
- ENTRY	21m³	218,396m³	218,396m³
- STAFF REC	47m³		
TOTAL VOLUME 350,551m³			
CAR PARKING	STAGE 4 (PROPOSED)	STAGE 3 (PROPOSED)	STAGE 2 (PROPOSED)
REQUIRED (2/TENANCY + 1/100m²)	154	154	154
BASED ON GFA REQUIRED 184			
PROPOSED	154	154	154
DESIGN VEHICLE - AV			
BICYCLE PARKS REQUIRED (BASED ON EXISTING WAREHOUSE/WORKSHOP APPROVAL A005708674 APPROX 1/1400m² ENCL AREA) = 14			
PROPOSED 8 EXISTING, 16 NEW = TOTAL 24			
LANDSCAPING	STAGE 4 (PROPOSED)	STAGE 3 (PROPOSED)	STAGE 2 (PROPOSED)
EXISTING	1500m² (3%)		
PROPOSED			

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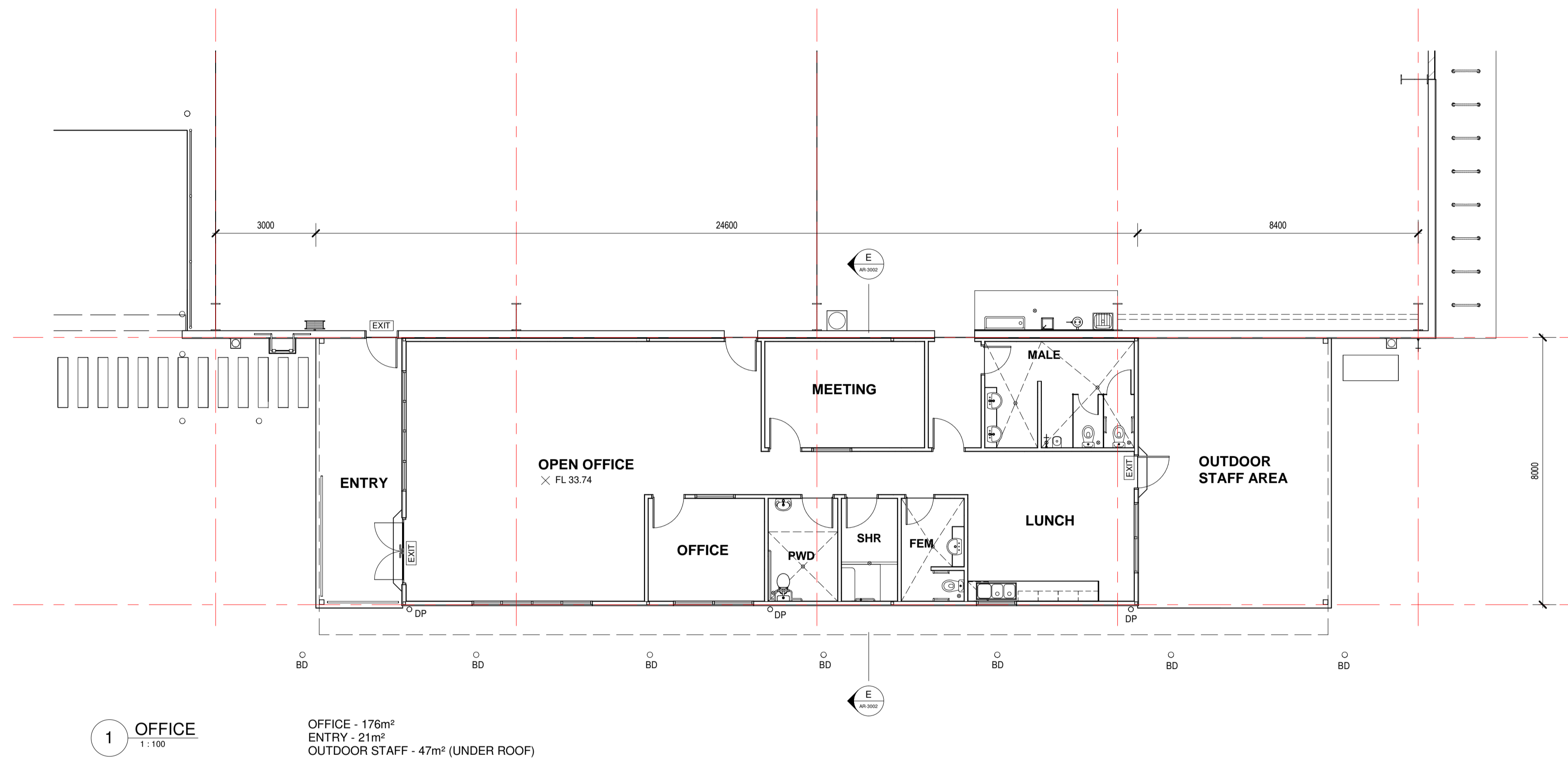
1 GROUND FLOOR  
1:300

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B	31.07.25	REVISED	SK
C	15.08.25	REVISED	SK
D	21.08.25	OTHER CHANGE APPLICATION ISSUE	SK
E	20.03.26	REVISED	SK



1 OFFICE  
1:100

OFFICE - 176m<sup>2</sup>  
 ENTRY - 21m<sup>2</sup>  
 OUTDOOR STAFF - 47m<sup>2</sup> (UNDER ROOF)

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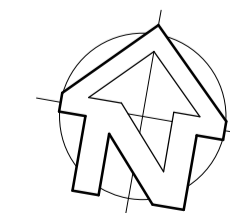
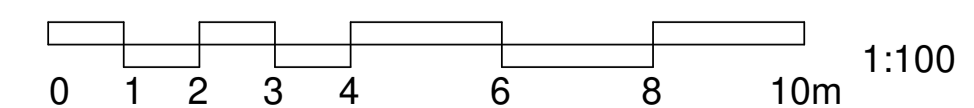
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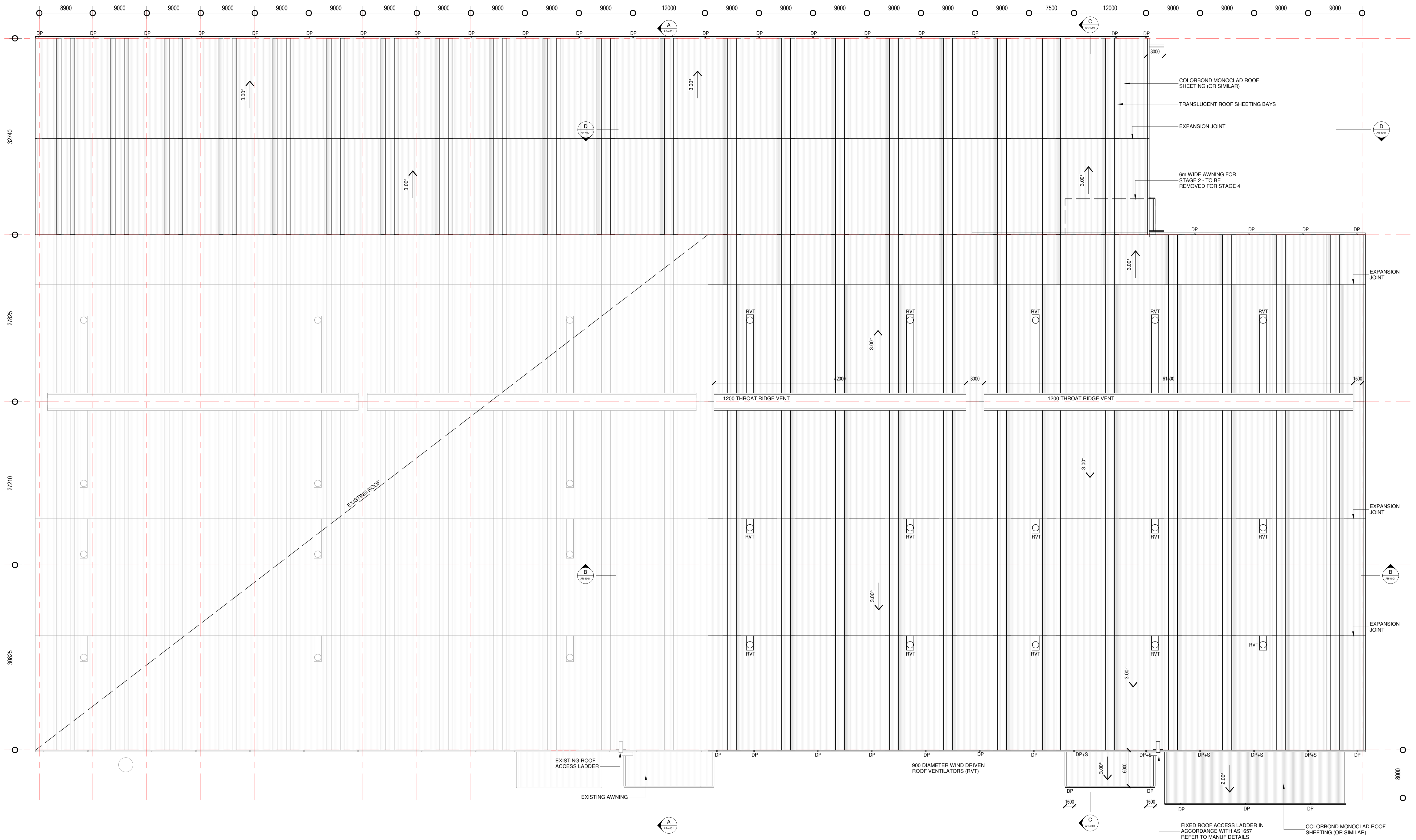
PROJECT:  
**PROPOSED WAREHOUSE/WORKSHOP**

SITE ADDRESS:  
**124 COULSON STREET WACOL**

DRAWING TITLE(S):  
**OFFICE PLAN**

SCALE: <b>1 : 100</b>	@ <b>A1</b>	DRAWN: <b>SK</b>	CHECKED: <b>DH</b>
PROJECT NUMBER: <b>5236</b>	PROJECT START DATE: <b>MAR 2024</b>		
PROJECT STAGE: <b>SK</b>	DRAWING NUMBER: <b>AR-2002</b>	REVISION: <b>E</b>	





1 ROOF  
1:300

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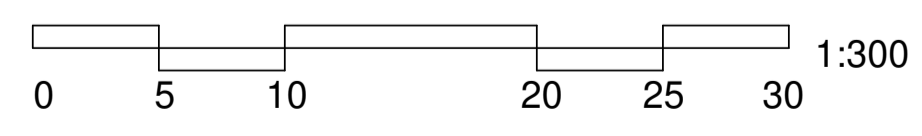
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 www.multispan.com.au



CLIENT: SOUTHERN STEEL PROPERTIES PTY LTD  
 PROJECT: PROPOSED WAREHOUSE/WORKSHOP

SITE ADDRESS:  
 124 COULSON STREET WACOL

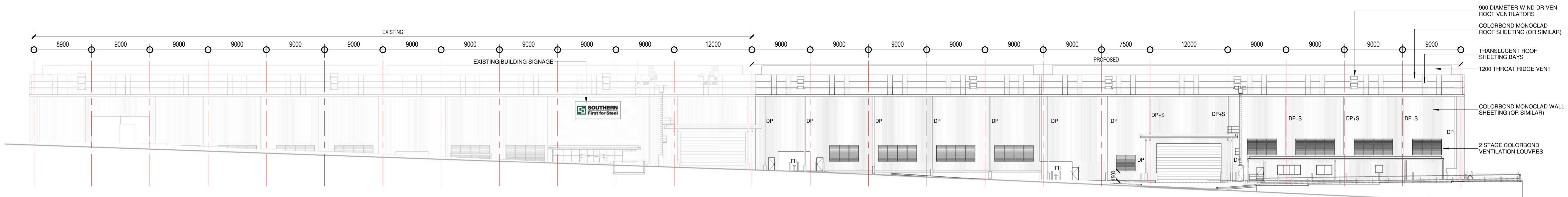
DRAWING TITLE(S):  
ROOF



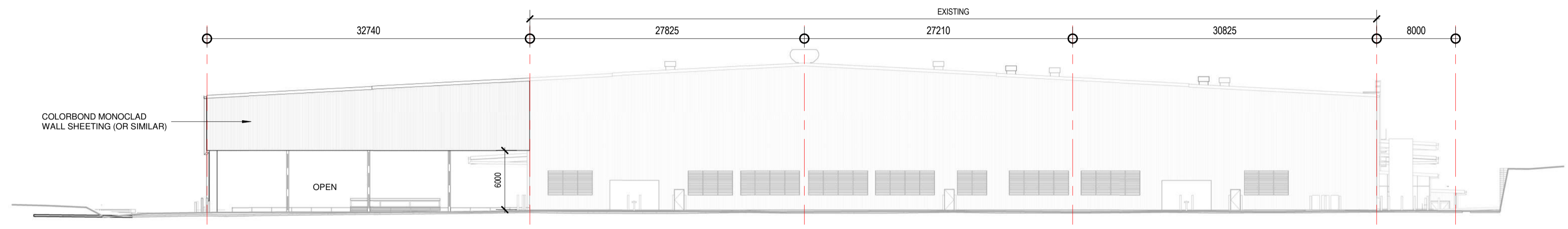
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REVISION:		REVISION: E	

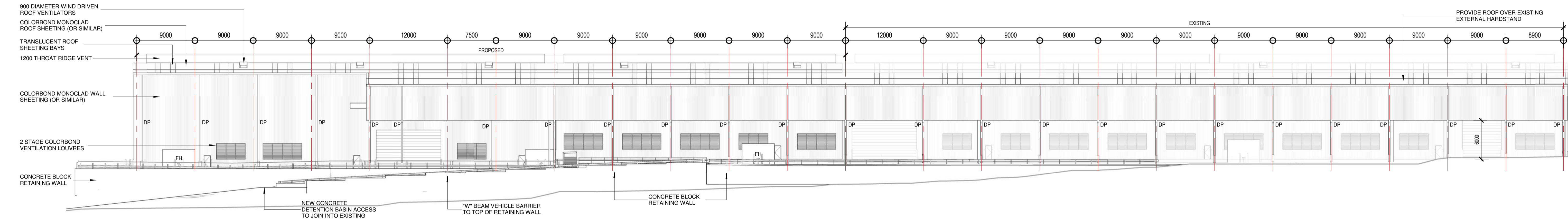
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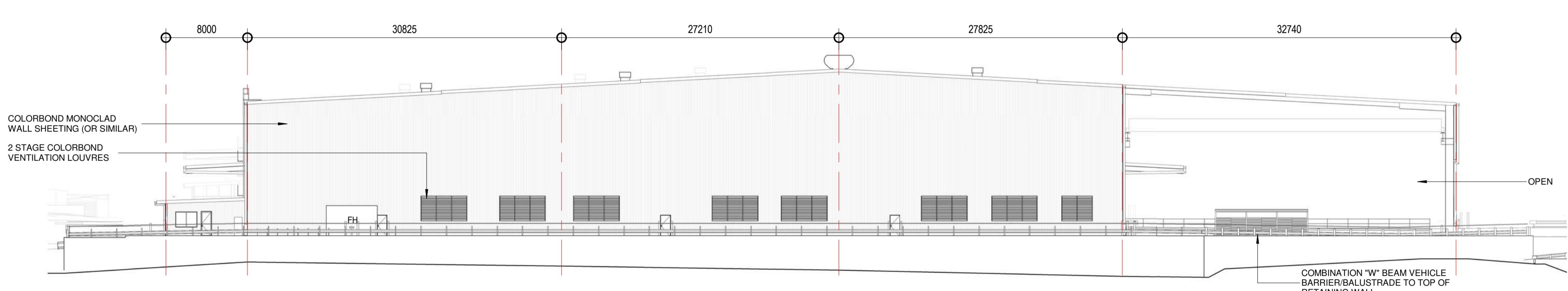
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1:300



2 WEST ELEVATION  
1:300

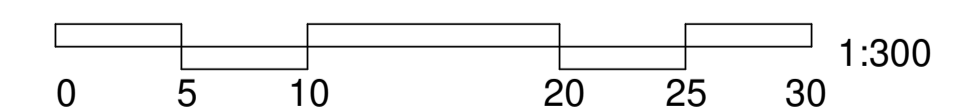


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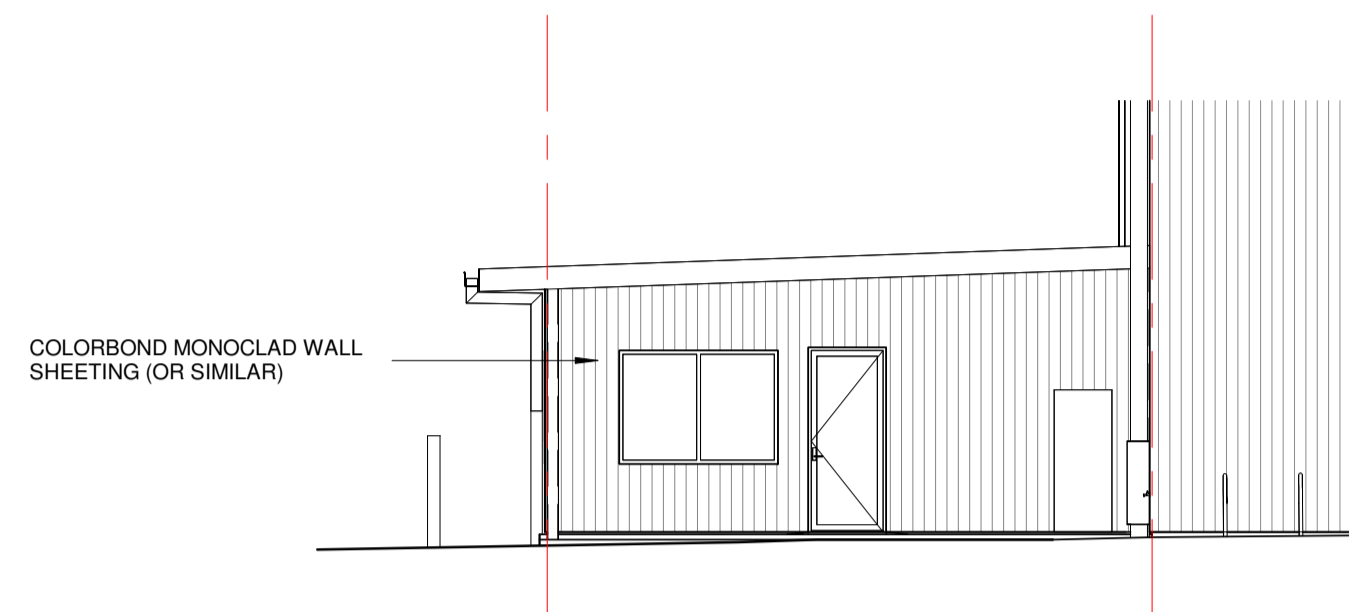
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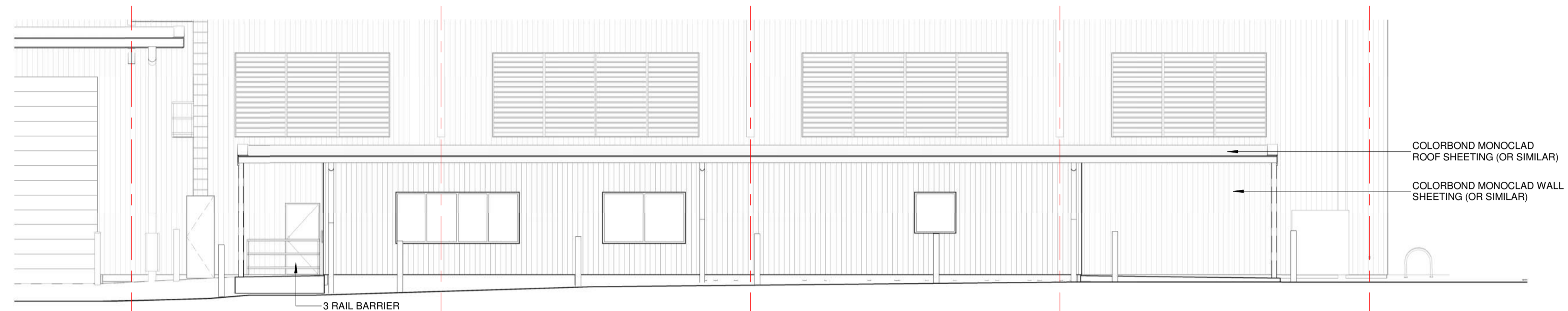
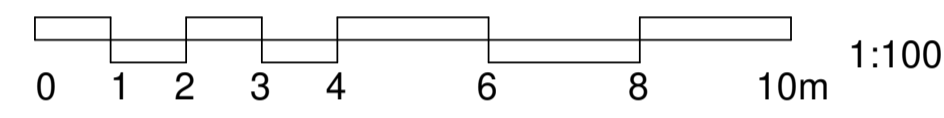


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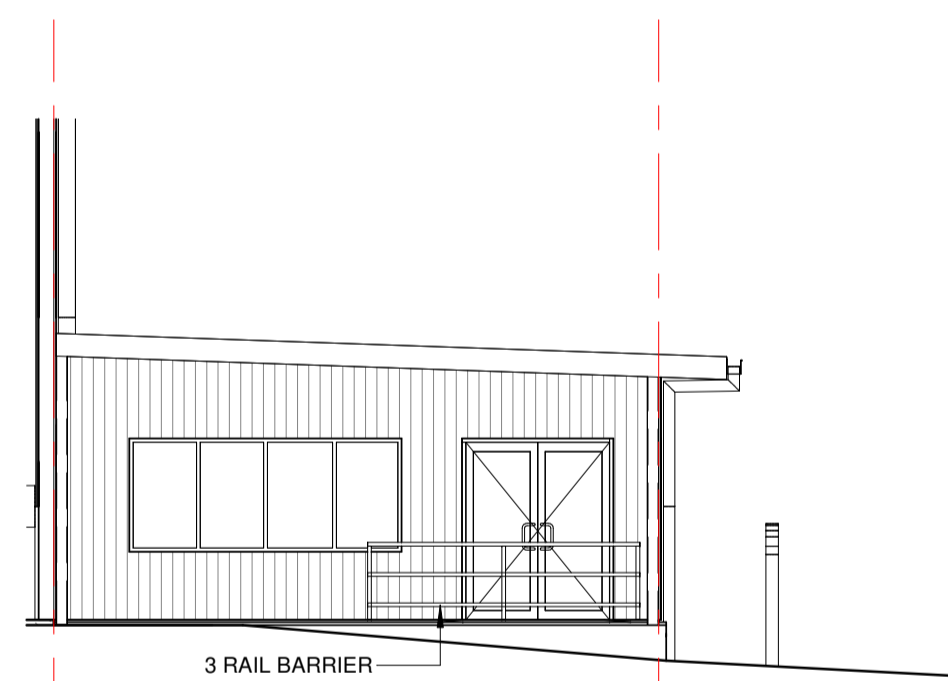
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								<p>PROJECT NUMBER: <b>5236</b></p>	<p>PROJECT START DATE: <b>MAR 2024</b></p>	<p>PROJECT STAGE: <b>SK</b></p>



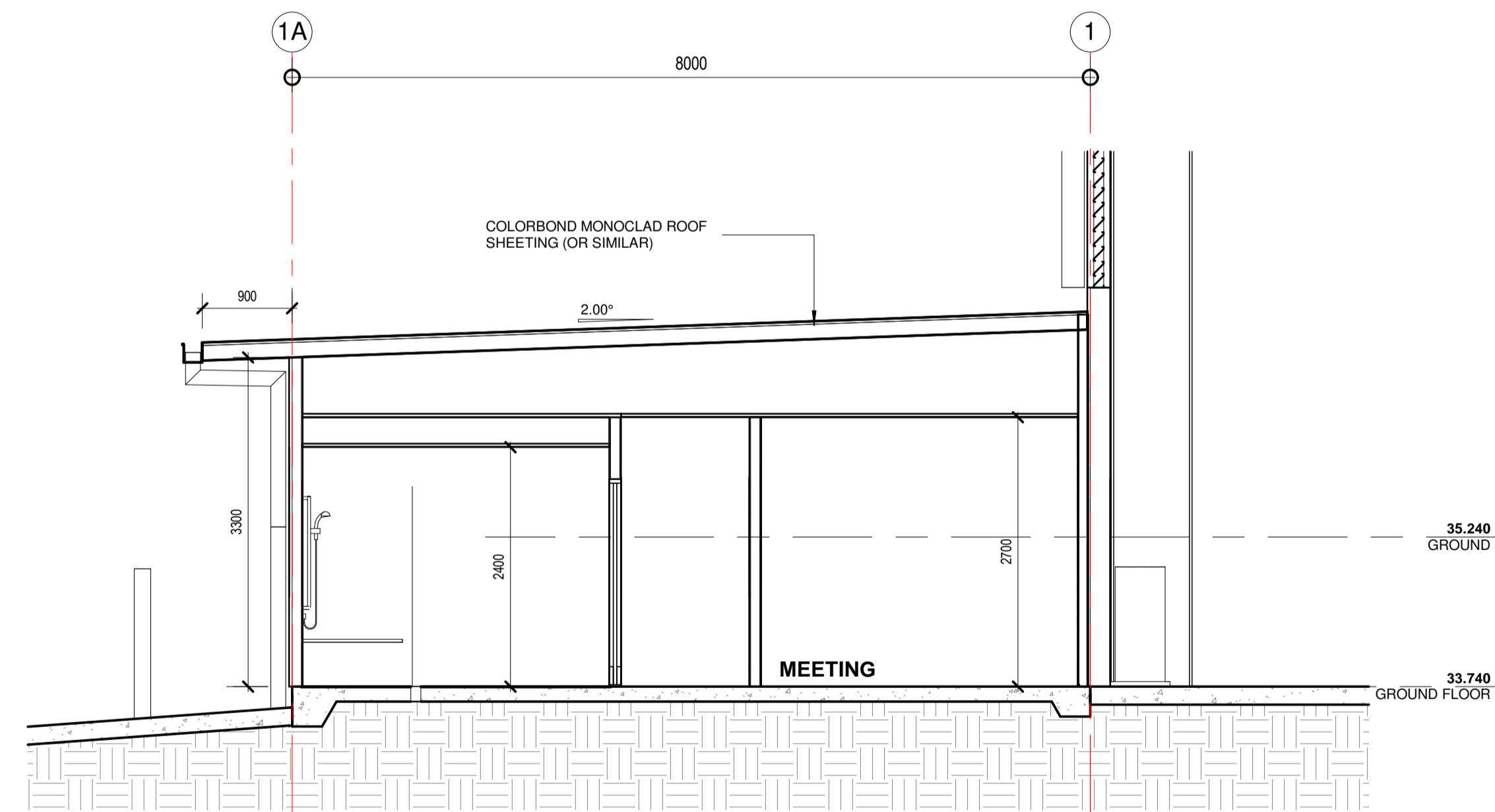
1 OFFICE - EAST ELEVATION  
1:100



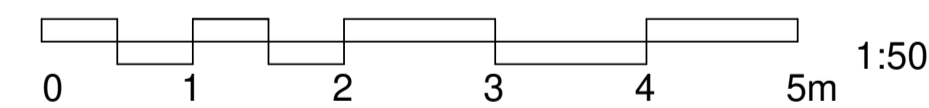
2 OFFICE - SOUTH ELEVATION  
1:100



3 OFFICE - WEST ELEVATION  
1:100



E SECTION E-E  
1:50



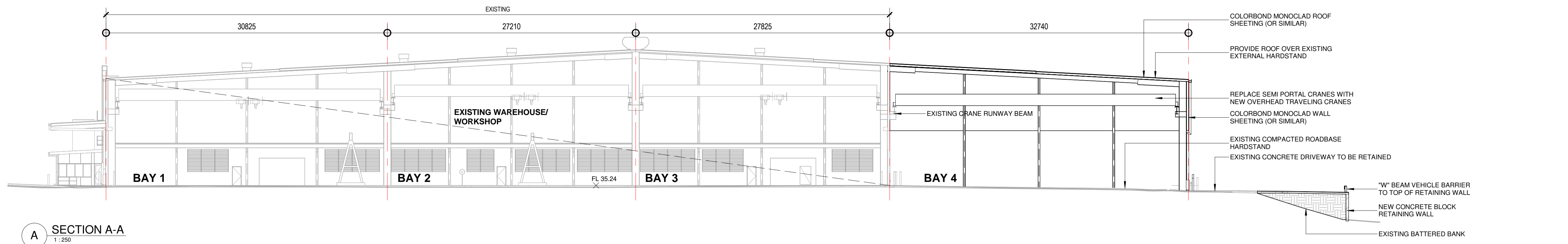
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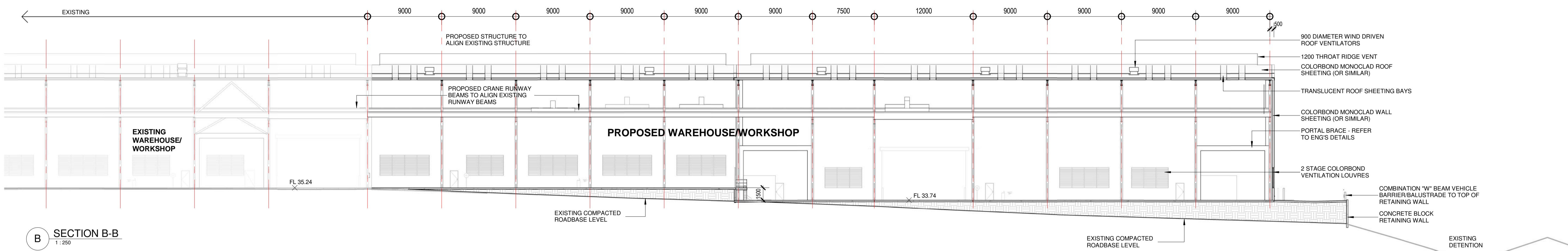
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							<p>As indicated</p>
<p>AMENDMENTS</p>							<p>PROJECT STAGE: <b>SK</b> DRAWING NUMBER: <b>-AR-3002</b> REVISION: <b>E</b></p>

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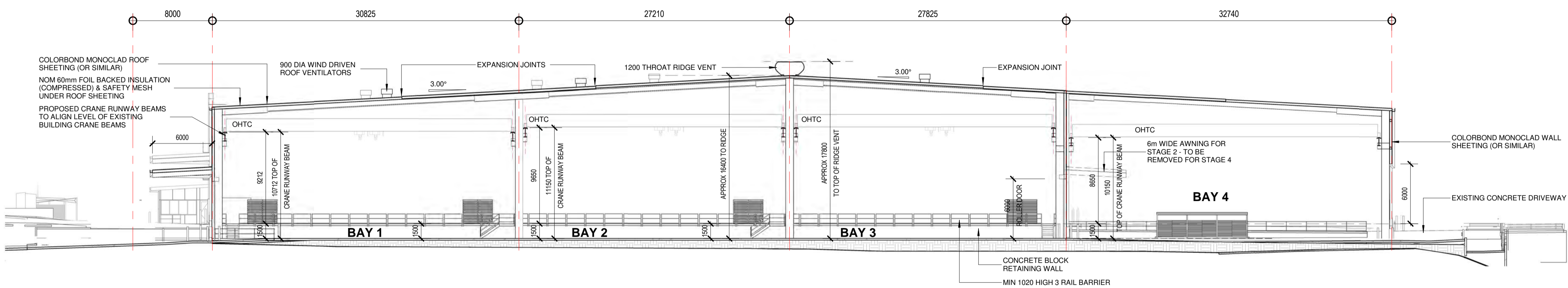
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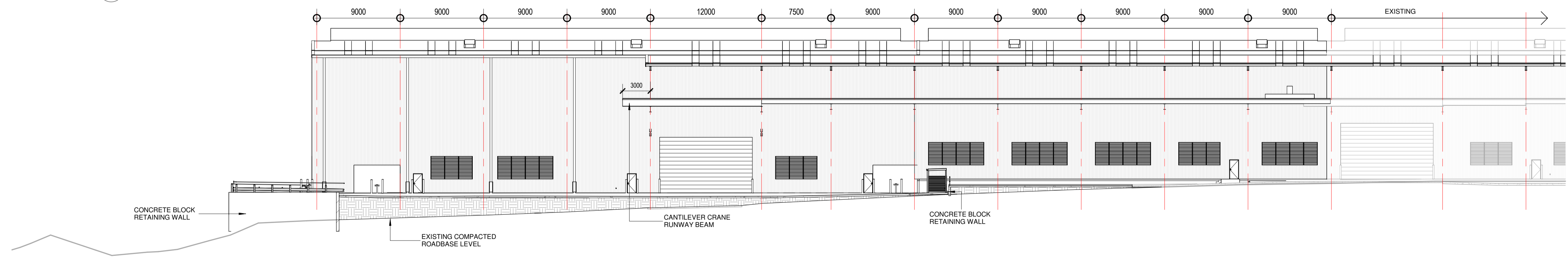
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1:250



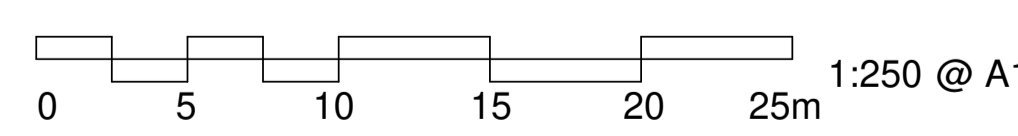
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**C SECTION C-C**  
1:250



**D SECTION D-D**  
1:250

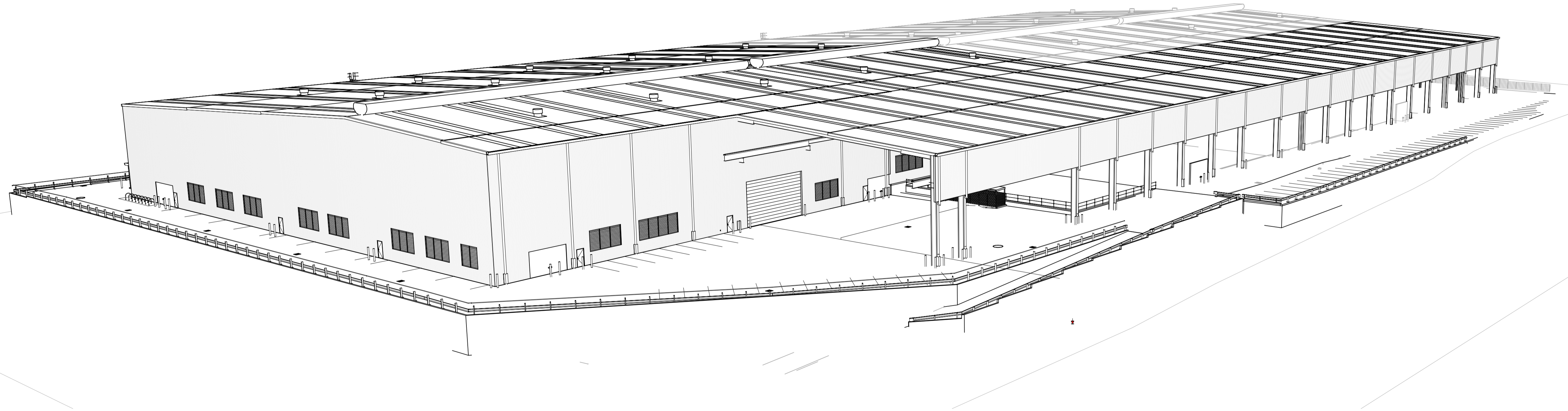
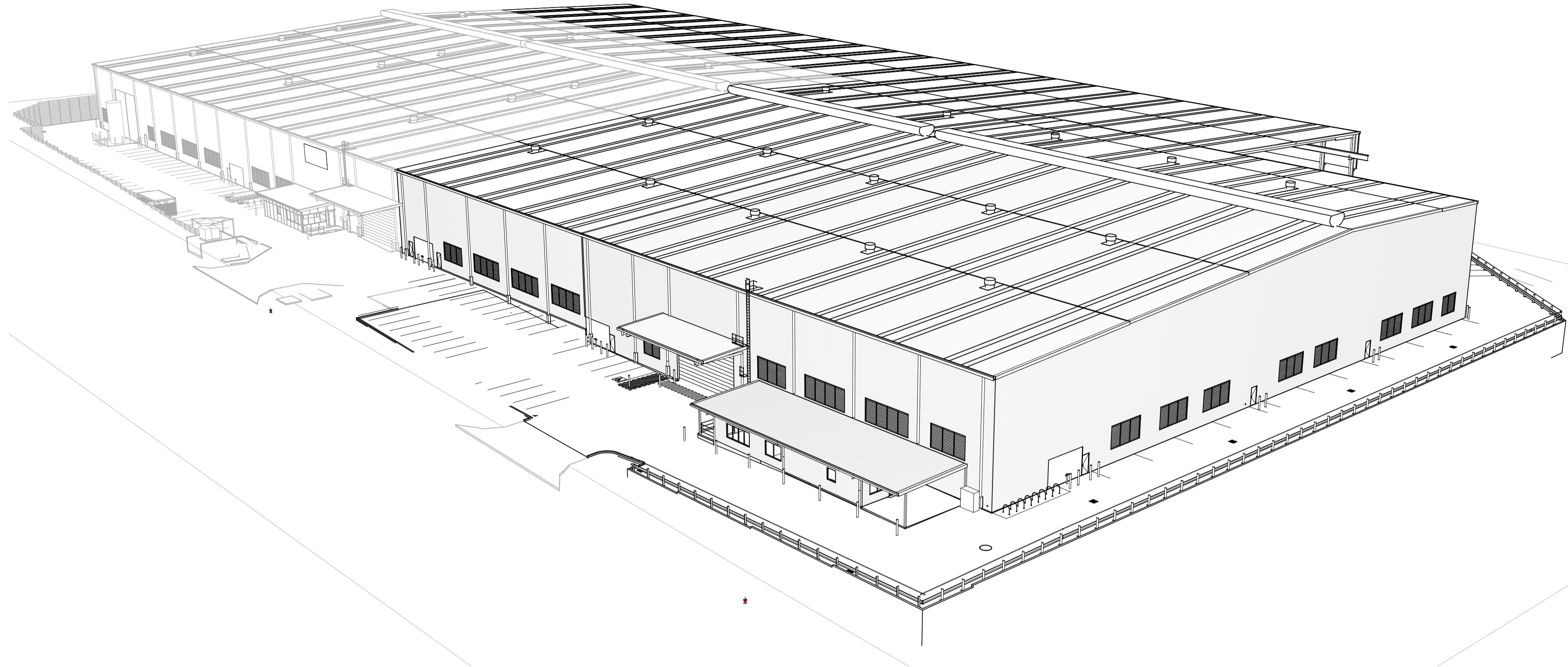


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<small>AMENDMENTS</small>							<small>PROJECT STAGE:</small> <b>SK</b>	<small>DRAWING NUMBER:</small> <b>-AR-9901</b>	<small>REVISION:</small> <b>E</b>