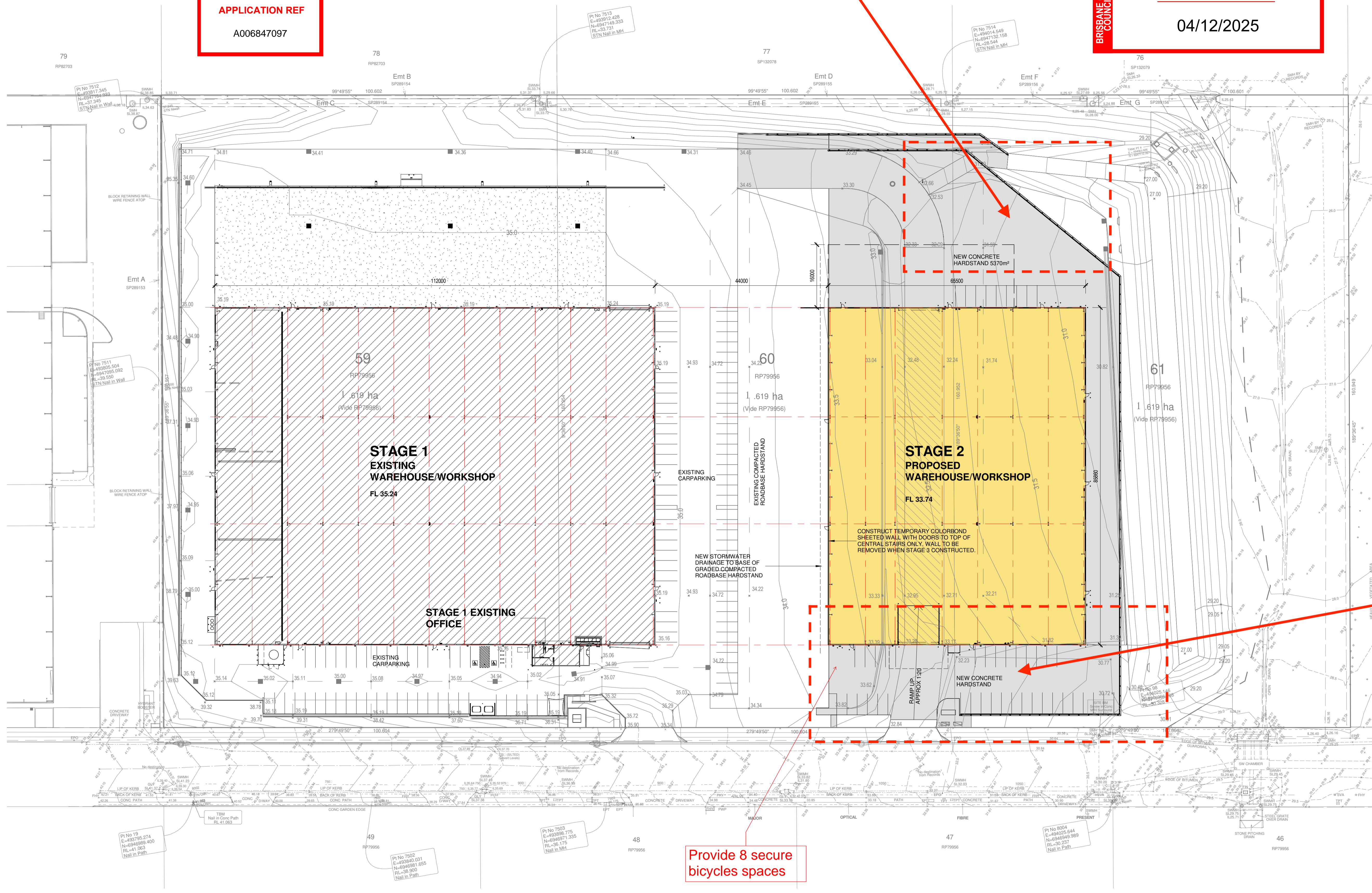


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25-AUG-2025
APPLICATION REF
A006847097

Additional parking provided to the rear of the warehouse

BRISBANE CITY COUNCIL
AMENDED IN RED
04/12/2025

PROJECT NOTE(S):



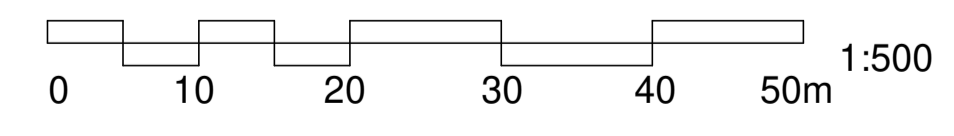
DEVELOPMENT SUMMARY STAGE 1 & 2
STAGE 1 (EXISTING)
WAREHOUSE/WORKSHOP - 9616m²
OFFICE - 64m²
CARPARKING - 102
STAGE 2
WAREHOUSE/WORKSHOP - 4593m²
DRIVE THROUGH - 1030m²
CARPARKING - 40

BCC DS RECEIVED
31-MAR-2026
APPLICATION REF
A006993571

Approved Office in Stage 3 to be relocated to front of warehouse building in Stage 2 - the car parking shown to the front of Stage 2 will be relocated in place of the approved office

PLANS AND DOCUMENTS referred to in the **DEVELOPMENT APPROVAL**
Issued: 04/02/2021
Other change: 22/12/2025

1 SITE PLAN - STAGE 2
1:500



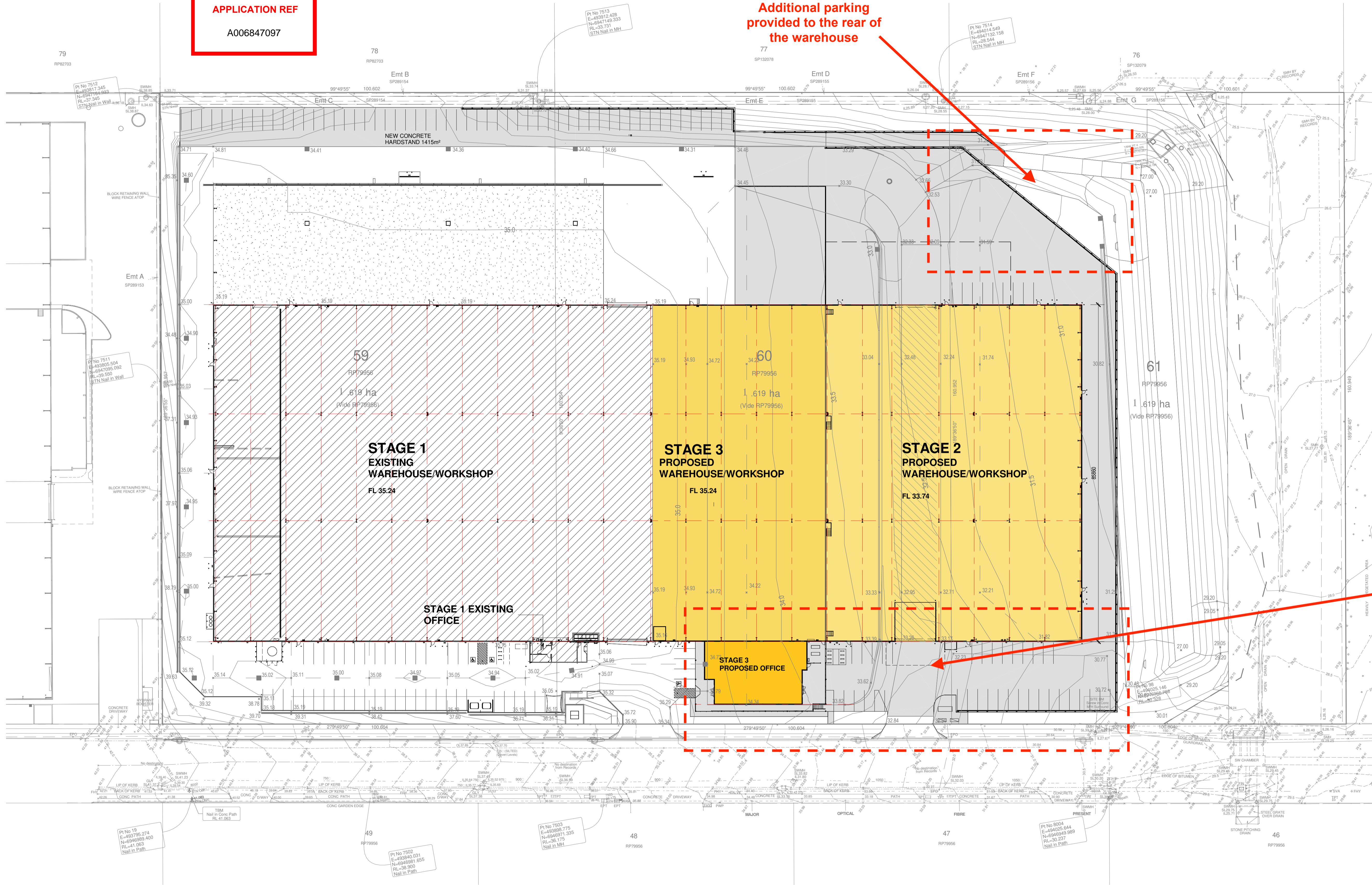
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APPLICATION REF
A006847097

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31-MAR-2026
APPLICATION REF
A006993571

PROJECT NOTE(S):



DEVELOPMENT SUMMARY STAGE 1 & 2

STAGE 1 (EXISTING)
WAREHOUSE/WORKSHOP - 9616m²
OFFICE - 64m²

CARPARKING - 41

STAGE 2
WAREHOUSE/WORKSHOP - 4593m²
DRIVE THROUGH - 1030m²

CARPARKING - 40

STAGE 3
WAREHOUSE/WORKSHOP - 3777m²

OFFICE - 393m²

CARPARKING - 58

Approved Office in Stage 3 to be relocated to front of warehouse building in Stage 2 - the car parking shown to the front of Stage 2 will be relocated in place of the approved office

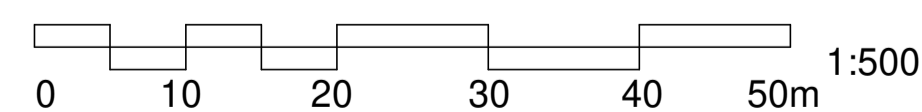
PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 04/02/2021

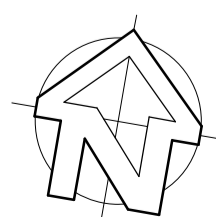
Other change: 22/12/2025

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1 SITE PLAN - STAGE 3
1:500



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Commercial / Industrial / Residential Developments
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T 07 3309 9200
info@multispan.com.au
www.multispan.com.au

CLIENT:
SOUTHERN STEEL PROPERTIES PTY LTD



PROJECT:
PROPOSED WAREHOUSE/WORKSHOP

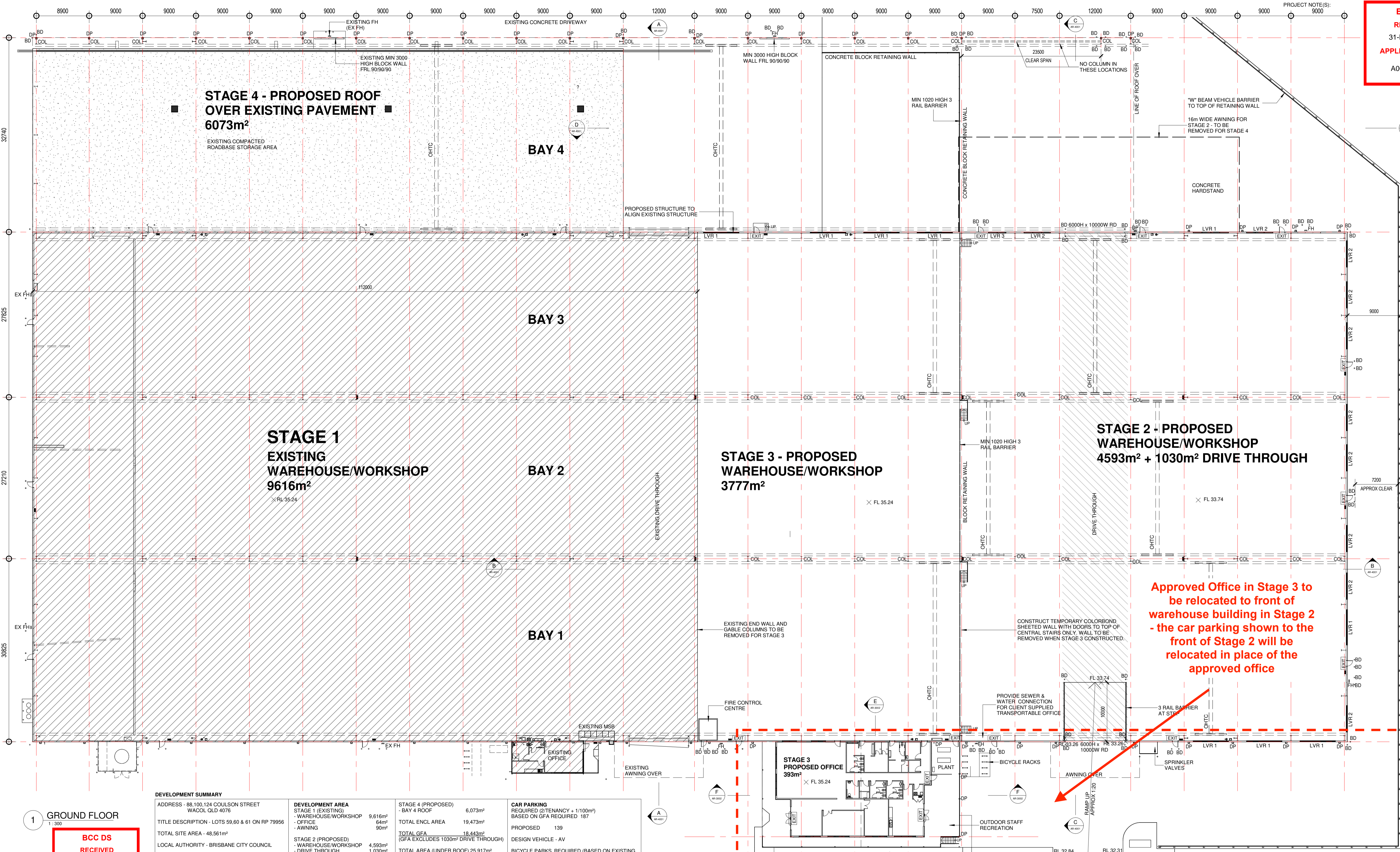
SITE ADDRESS:
124 COULSON STREET WACOL

DRAWING TITLE(S):
SITE PLAN - STAGE 3

SCALE: 1 : 500	DRAWN: SK	CHECKED: DH
PROJECT NUMBER: 5236	PROJECT START DATE: MAR 2024	
PROJECT STAGE: SK	DRAWING NUMBER: -AR-1004	REVISION: D

REV	DATE	DESCRIPTION	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

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A006993571



Approved Office in Stage 3 to be relocated to front of warehouse building in Stage 2 - the car parking shown to the front of Stage 2 will be relocated in place of the approved office

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Issued: 04/02/2021
Other change: 22/12/2025

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)	9,616m²
- WAREHOUSE/WORKSHOP	64m²
- OFFICE	90m²
- AWNING	90m²
STAGE 2 (PROPOSED)	4,593m²
- WAREHOUSE/WORKSHOP	1,030m²
- DRIVE THROUGH	90m²
- SOUTH AWNING	90m²
- NORTH AWNING (TEMP)	757m²
STAGE 3 (PROPOSED)	3,777m²
- WAREHOUSE/WORKSHOP	393m²
- OFFICE	191m²
- OFFICE ENTRY, WALKWAY, STAFF REC & PLANT	191m²
STAGE 4 (PROPOSED)	6,073m²
- BAY 4 ROOF	6,073m²
TOTAL ENCL AREA	19,473m²
TOTAL GFA	18,443m²
(GFA EXCLUDES 1030m² DRIVE THROUGH)	
TOTAL AREA (UNDER ROOF)	25,917m²
SITE COVER	54%
BUILDING VOLUME	
EXISTING	132,155m³
PROPOSED	218,396m³
TOTAL VOLUME	350,551m³
CAR PARKING	
REQUIRED (2/TENANCY + 1/100m²) BASED ON GFA REQUIRED 187	
PROPOSED	139
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	
EXISTING	1500m² (3%)

1 GROUND FLOOR
1:300
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APPLICATION REF
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AMENDMENTS			
REV	DATE	DESCRIPTION	BY
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

PLANS AND DOCUMENTS
 referred to in the
DEVELOPMENT APPROVAL

Issued: 04/02/2021
 Other change: 22/12/2025

CLIENT:
 SOUTHERN STEEL PROPERTIES PTY LTD



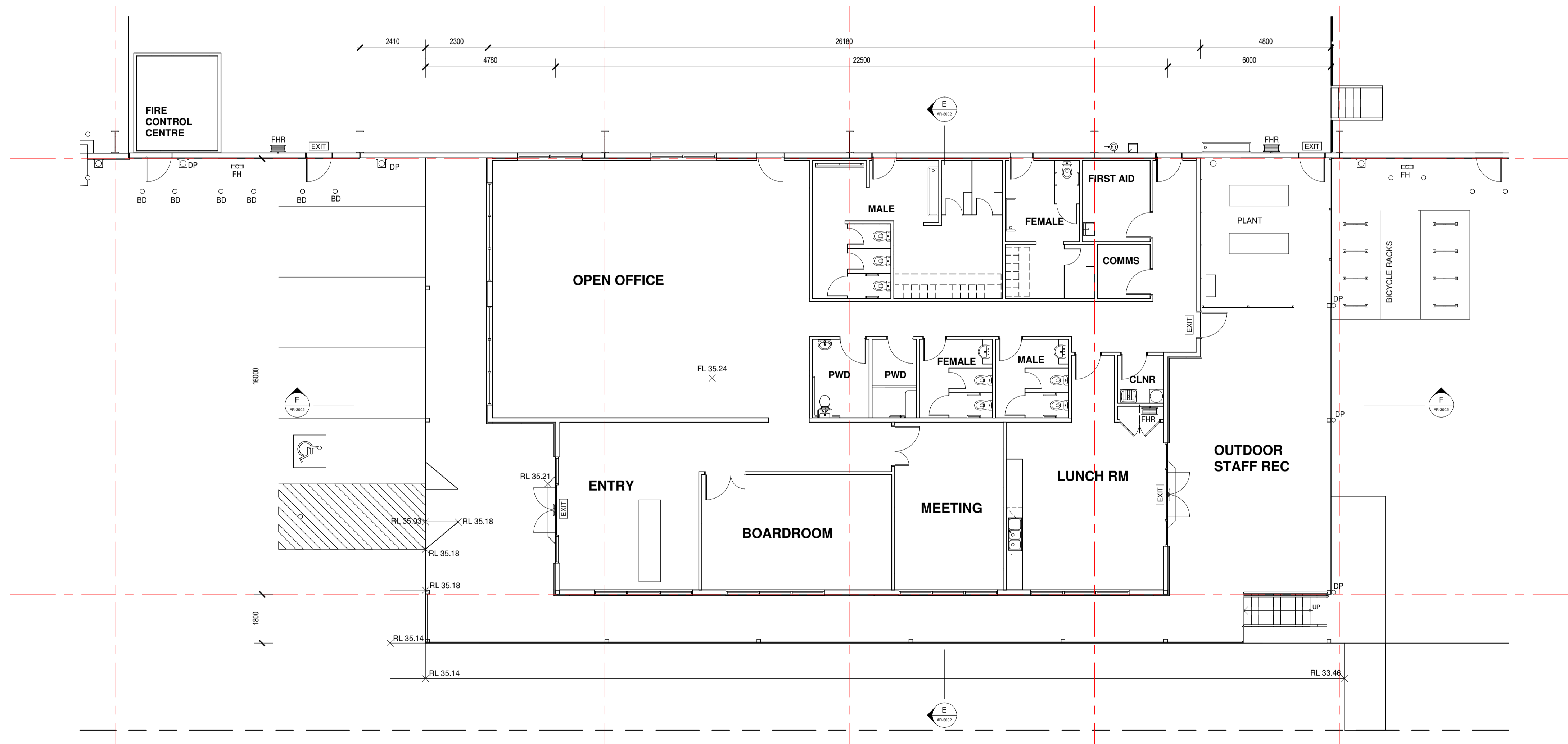
Architectural & Engineering Design Consultants
 Commercial / Industrial / Residential Developments
 Construction Management
 Structural Steel Fabrication & Erection
 A.B.N. 31 147 474 628
 32 Precision Street
 Salisbury, QLD 4107,
 Australia
 info@multispan.com.au T 07 3274 4209
 www.multispan.com.au F 07 3875 1012

PROJECT:
PROPOSED WAREHOUSE/WORKSHOP

SITE ADDRESS:
124 COULSON STREET WACOL

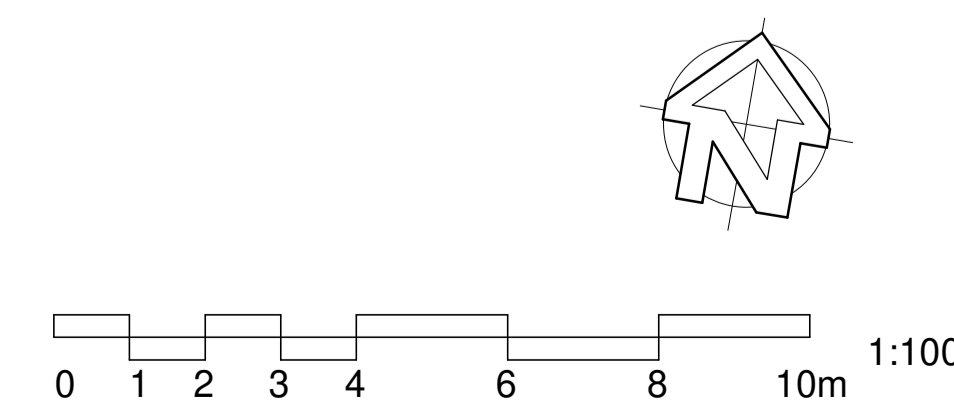
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OFFICE PLAN

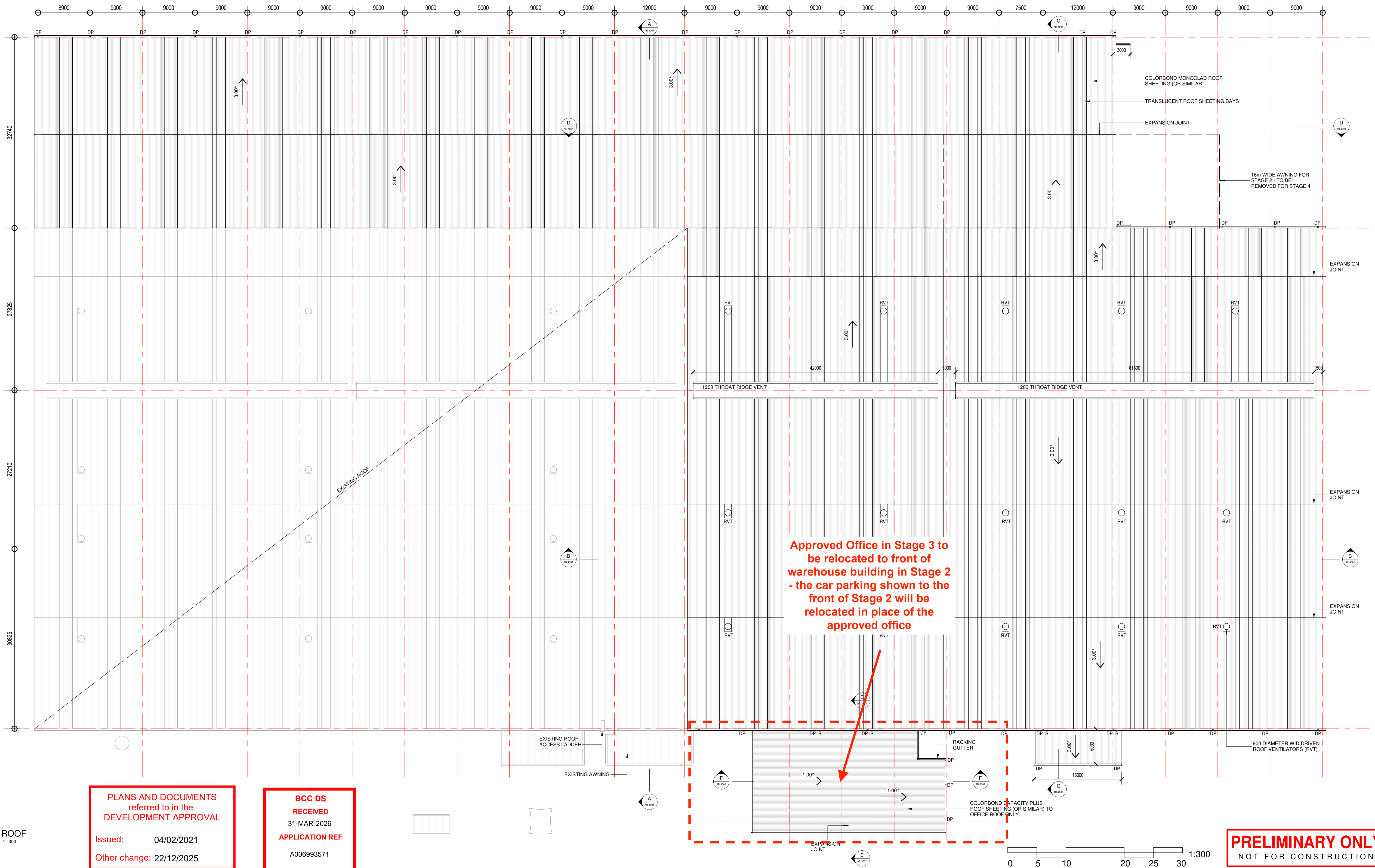
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PROJECT STAGE: SK	DRAWING NUMBER: AR-2002	REVISION: D	



1 OFFICE
 1:100

Approved Office in Stage 3 to be relocated to front of warehouse building in Stage 2 - the car parking shown to the front of Stage 2 will be relocated in place of the approved office





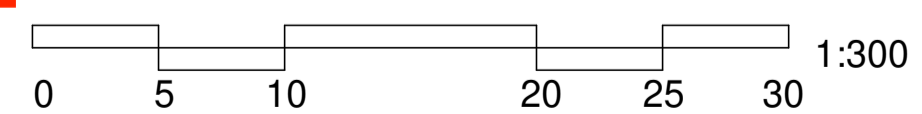
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
 Issued: 04/02/2021
 Other change: 22/12/2025

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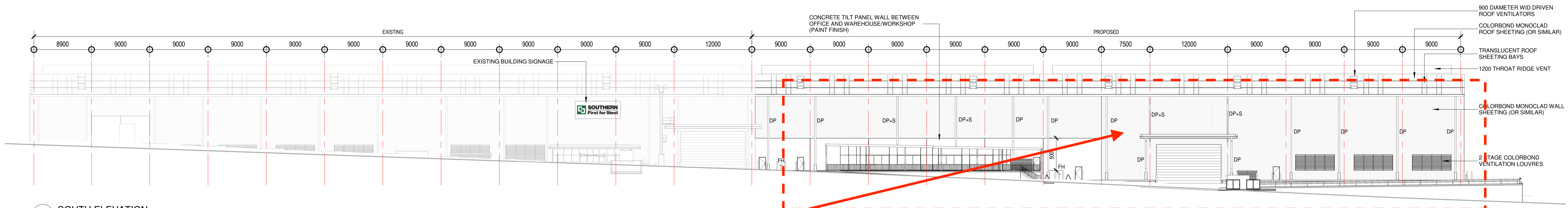
Approved Office in Stage 3 to be relocated to front of warehouse building in Stage 2 - the car parking shown to the front of Stage 2 will be relocated in place of the approved office

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1 ROOF
 1:300

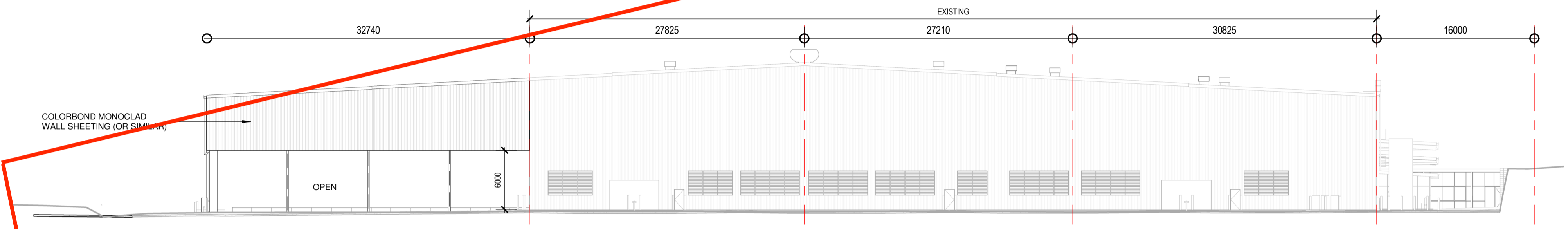


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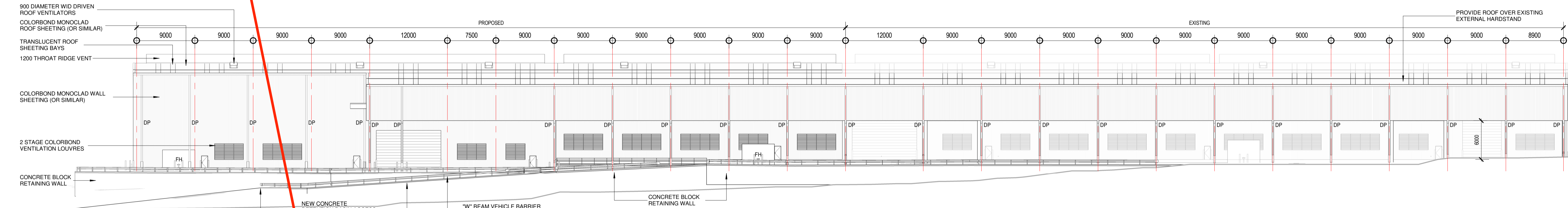


1 SOUTH ELEVATION
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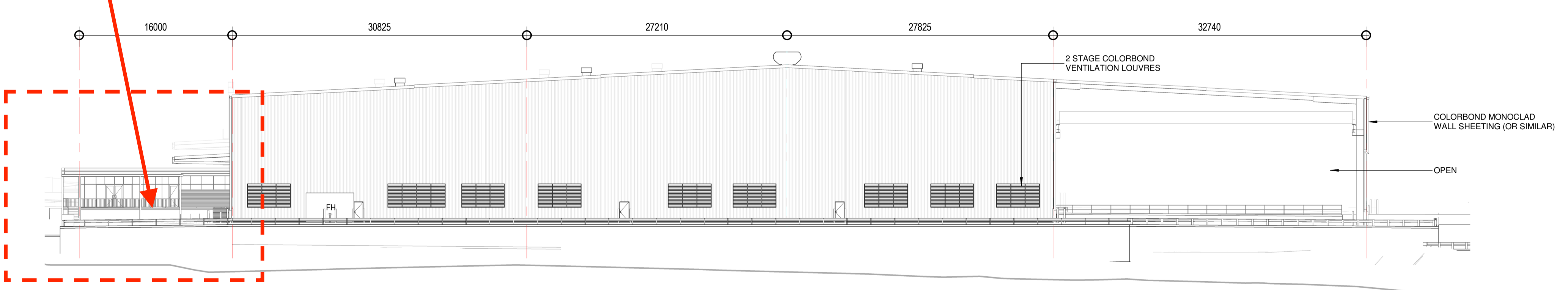
Approved Office in Stage 3 to be relocated to front of warehouse building in Stage 2 - the car parking shown to the front of Stage 2 will be relocated in place of the approved office



2 WEST ELEVATION
1:300



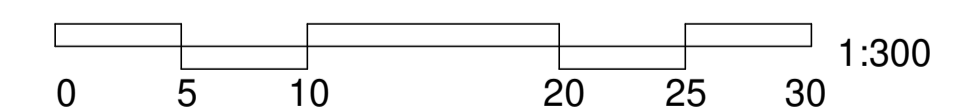
3 NORTH ELEVATION
1:300



4 EAST ELEVATION
1:300

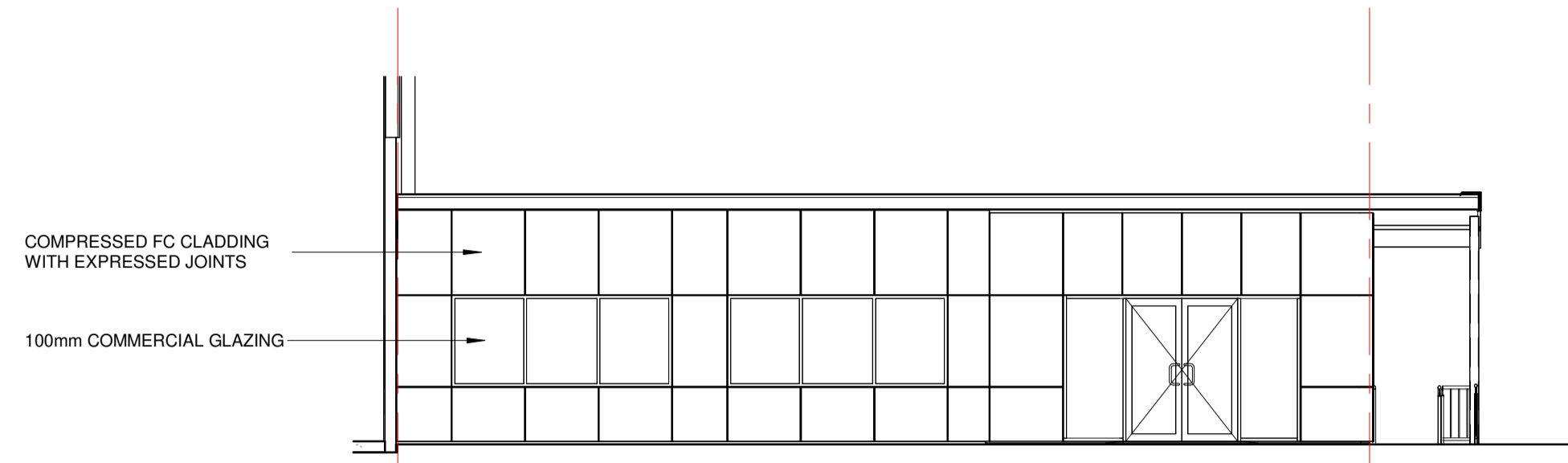
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Issued: 04/02/2021
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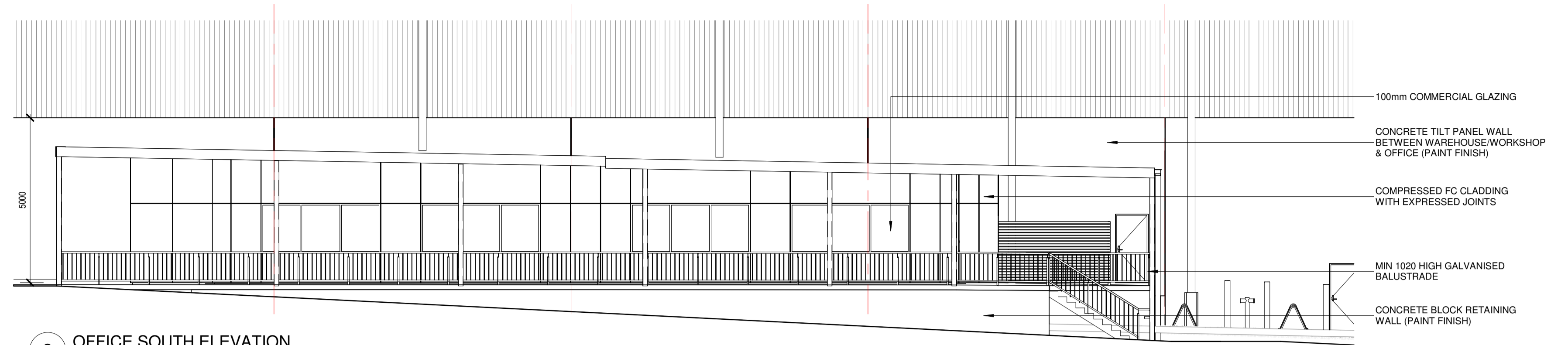


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C	15.08.25	REVISED	SK																																	
B	31.07.25	REVISED	SK																																	
A	02.07.25	PRELIM ISSUE	SK																																	
<p>PROJECT NUMBER: 5236</p> <p>PROJECT START DATE: MAR 2024</p> <p>PROJECT STAGE: SK</p> <p>DRAWING NUMBER: -AR-3001</p> <p>REVISION: D</p>																																				

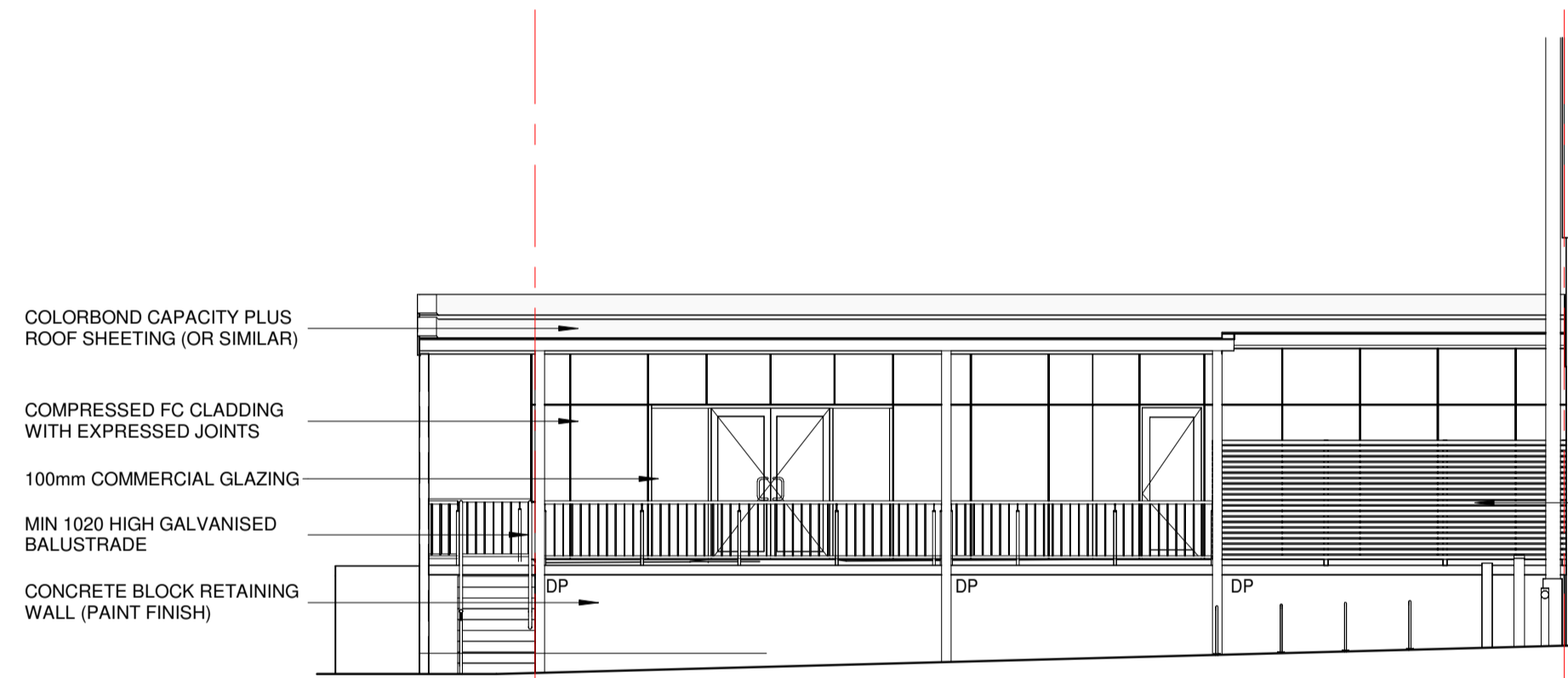


1 OFFICE WEST ELEVATION
1:100

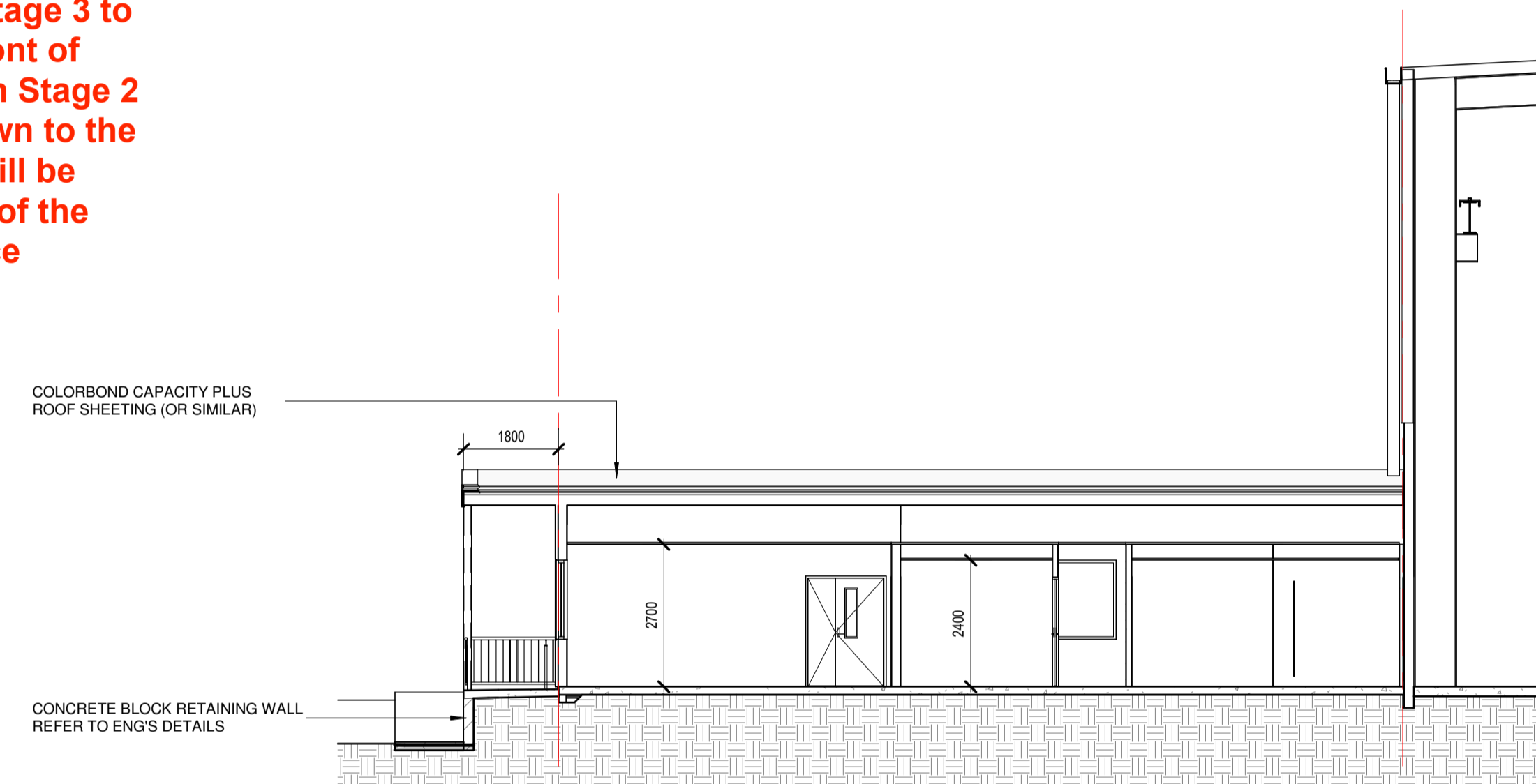


2 OFFICE SOUTH ELEVATION
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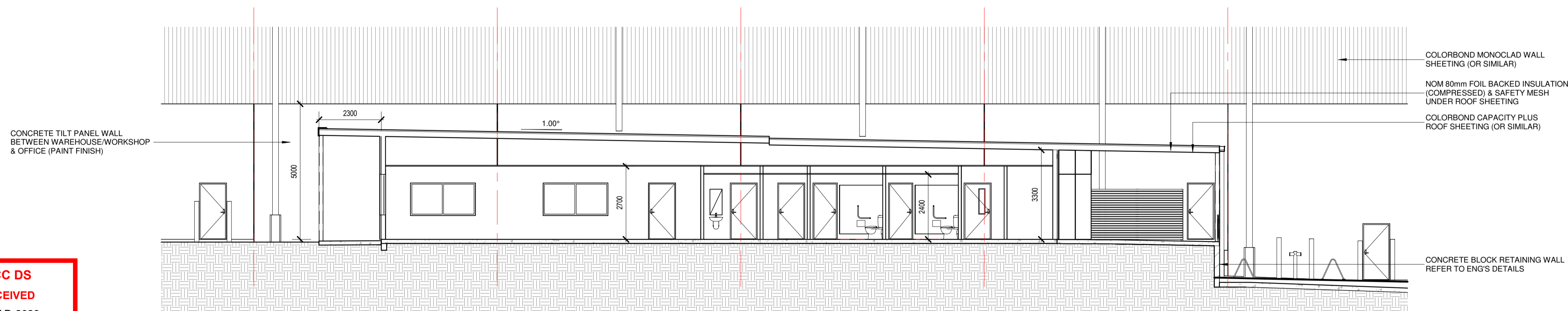
Approved Office in Stage 3 to be relocated to front of warehouse building in Stage 2 - the car parking shown to the front of Stage 2 will be relocated in place of the approved office



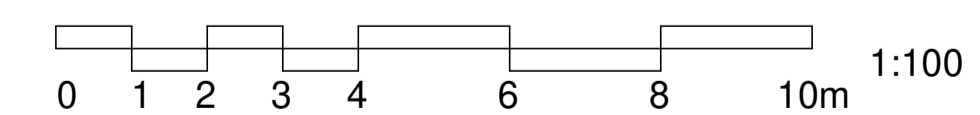
3 OFFICE EAST ELEVATION
1:100



E SECTION E-E
1:100



F SECTION F-F
1:100



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31-MAR-2026
APPLICATION REF
A006993571

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

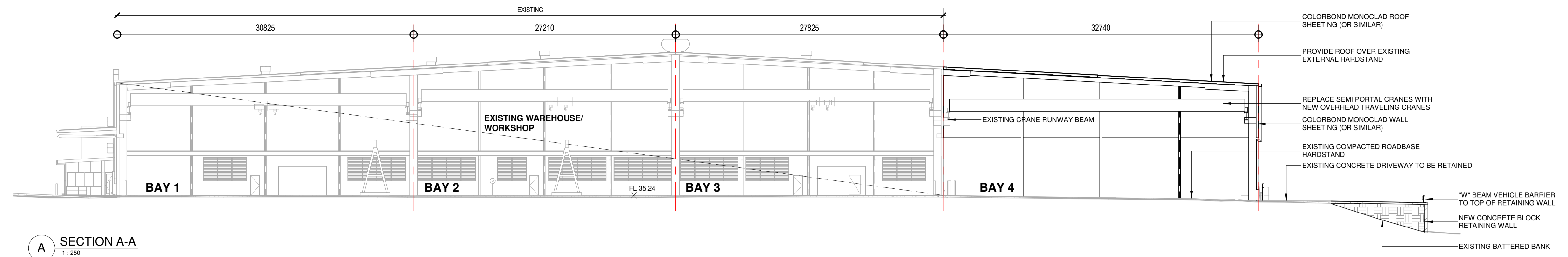
Issued: 04/02/2021
Other change: 22/12/2025

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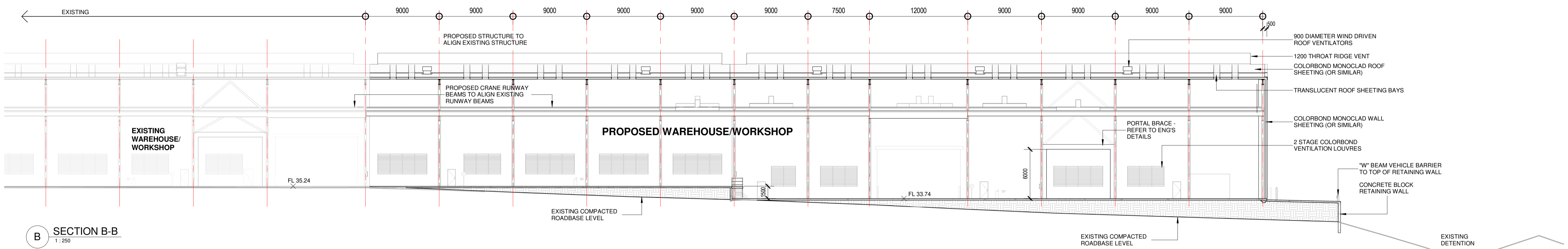
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				PROJECT: PROPOSED WAREHOUSE/WORKSHOP		DRAWING TITLE(S): OFFICE ELEVATIONS & SECTIONS	PROJECT NUMBER: 5236	PROJECT START DATE: MAR 2024
AMENDMENTS						PROJECT STAGE: SK	DRAWING NUMBER: -AR-3002	REVISION: D

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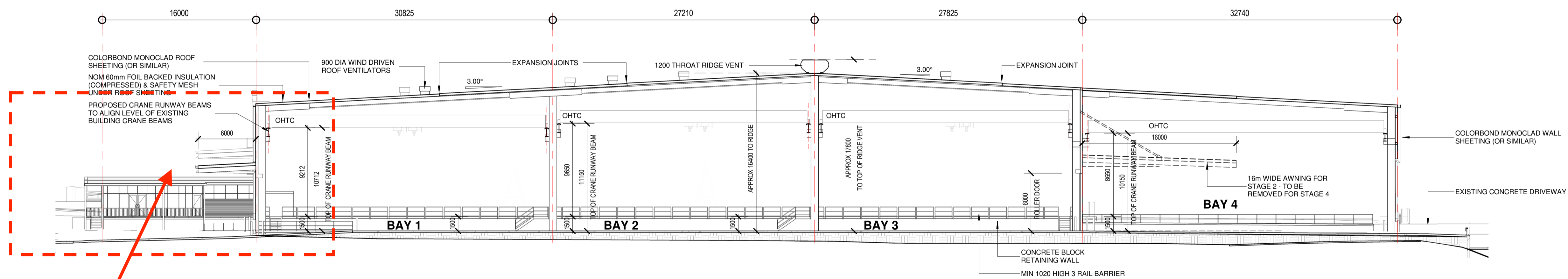
PROJECT NOTE(S):



A SECTION A-A
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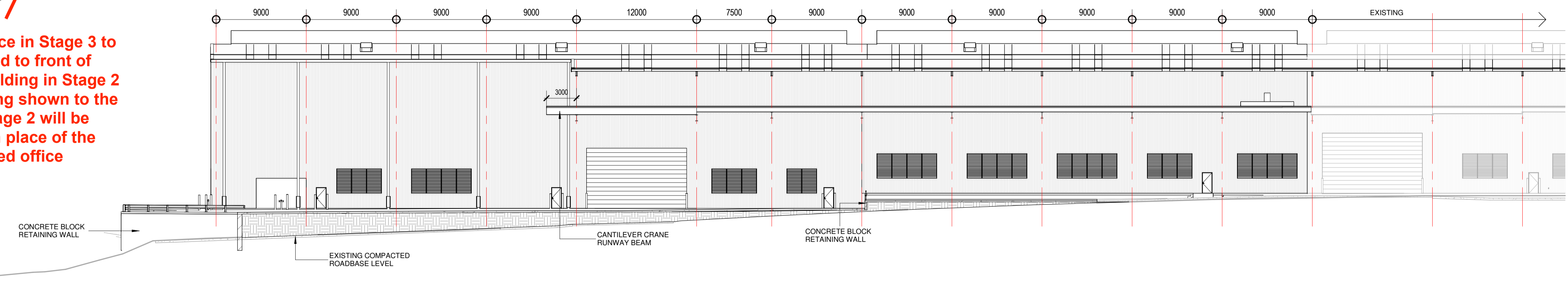


B SECTION B-B
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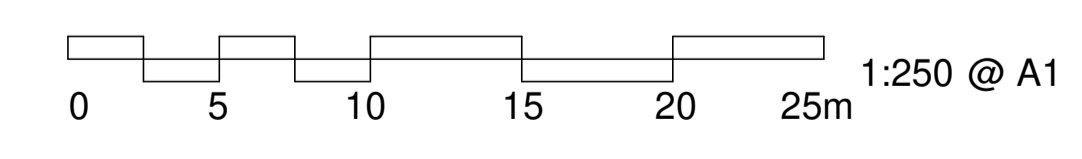


C SECTION C-C
 1:250

Approved Office in Stage 3 to be relocated to front of warehouse building in Stage 2 - the car parking shown to the front of Stage 2 will be relocated in place of the approved office



D SECTION D-D
 1:250



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AMENDMENTS							PROJECT STAGE: SK	DRAWING NUMBER: -AR-4001	REVISION: D