

SITE INFORMATION

OVERALL SITE	41,365 m²
New Road	7,965 m ²
Lease B	12,188 m ²
Lease A	17,580 m ²
Access Driveway	3,631 m ²
FLOOR AREA	14,958 m²
COMMON (T1 & T2)	
GROUND FLOOR	
Lift Lobby	35 m ²
FIRST FLOOR	
Lobby	17 m ²
	53 m ²
TENANCY 1	
GROUND FLOOR	
Ancillary Administration	50 m ²
Warehouse	2,058 m ²
FIRST FLOOR	
Ancillary Administration	283 m ²
	2,391 m ²
TENANCY 2	
GROUND FLOOR	
Ancillary Administration	50 m ²
Warehouse	2,476 m ²
FIRST FLOOR	
Ancillary Administration	283 m ²
	2,809 m ²
TENANCY 3	
GROUND FLOOR	
Ancillary Administration	50 m ²
Ancillary Administration	79 m ²
Warehouse	2,972 m ²
FIRST FLOOR	
Ancillary Administration	186 m ²
	3,286 m ²
TENANCY 4	
GROUND FLOOR	
Ancillary Administration	660 m ²
Warehouse	5,567 m ²
FIRST FLOOR	
Ancillary Administration	191 m ²
	6,419 m ²
TOTAL CARPARKS	127
LANDSCAPING	15% 4,940 m²

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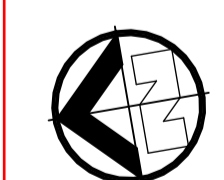
Fire Act Movement Controls
To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of material that could carry the ants including soil, turf, potting plants, mulch, hay or straw, animal manure, mining or quarry products.
Provisos apply for non-compliance with the movement controls. If you are unsure or your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

All retaining walls and fencing are to be wholly located within the development site and are not permitted in Council-owned land.

This plan does not permit interference with any vegetation that is not wholly within the site boundary, regardless of the Status notation on this plan. Arrangements must be made with Program Planning and Integration (PPI) in relation to the works carried out on protected vegetation on public land, road or park including provisos for costs and replacement planting as determined by Program Planning and Integration

PLANS AND DOCUMENTS referred to in the **DEVELOPMENT APPROVAL**
Issued: 17/06/2022
Minor change: 25/05/2026

Obtain permission from Council parkland as required to carry out works associated with the construction of the new road, including stormwater works.

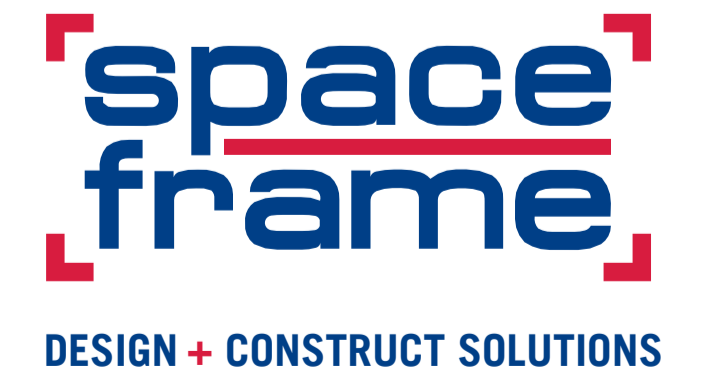


SITE PLAN

QUAD WEST
152 MCROYLE STREET
WAGOL QLD 4076
DWG N° 4574-20-Q-15 by HAL
DATE 16/04/2026

AMENDED IN RED
22/05/2026

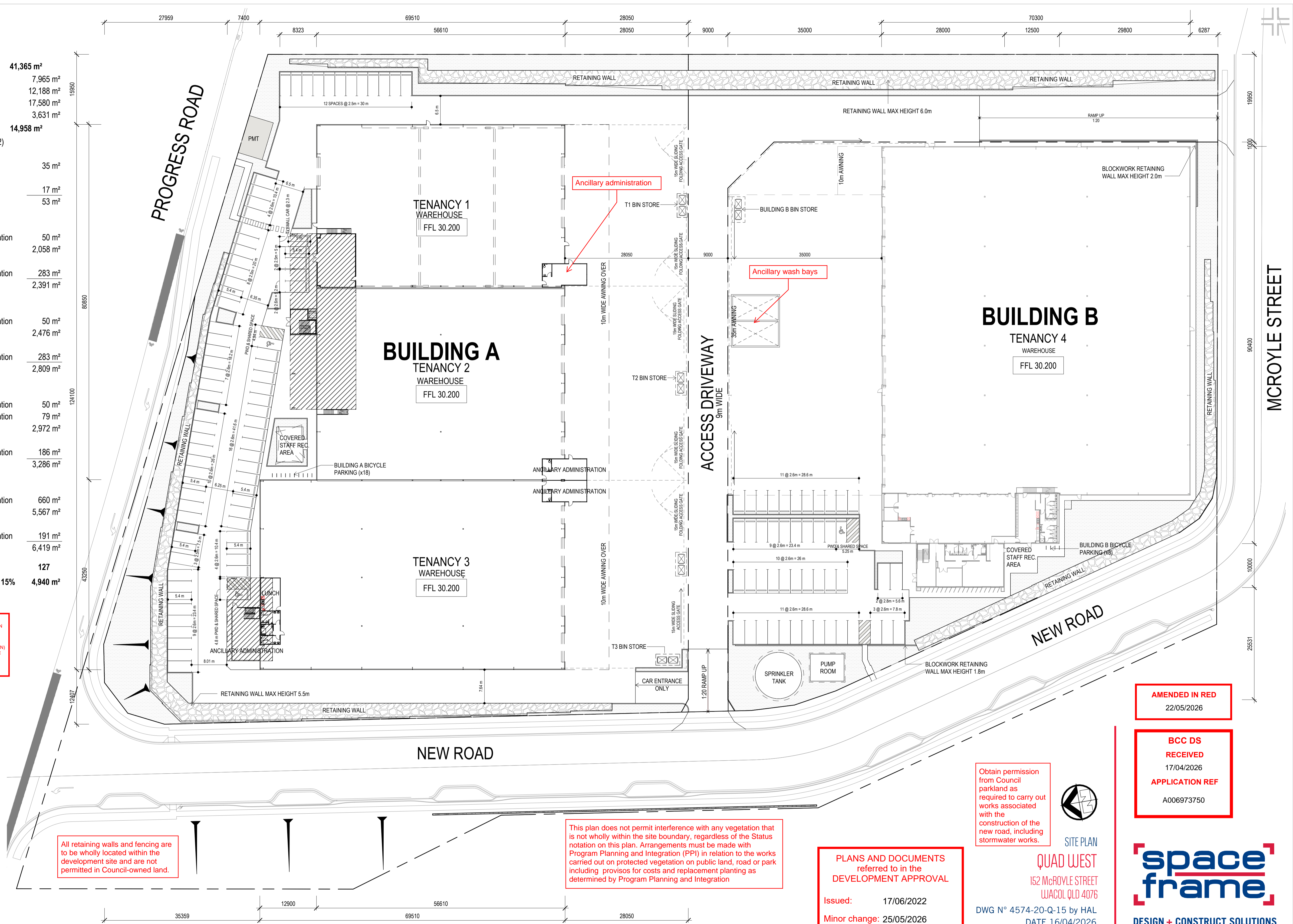
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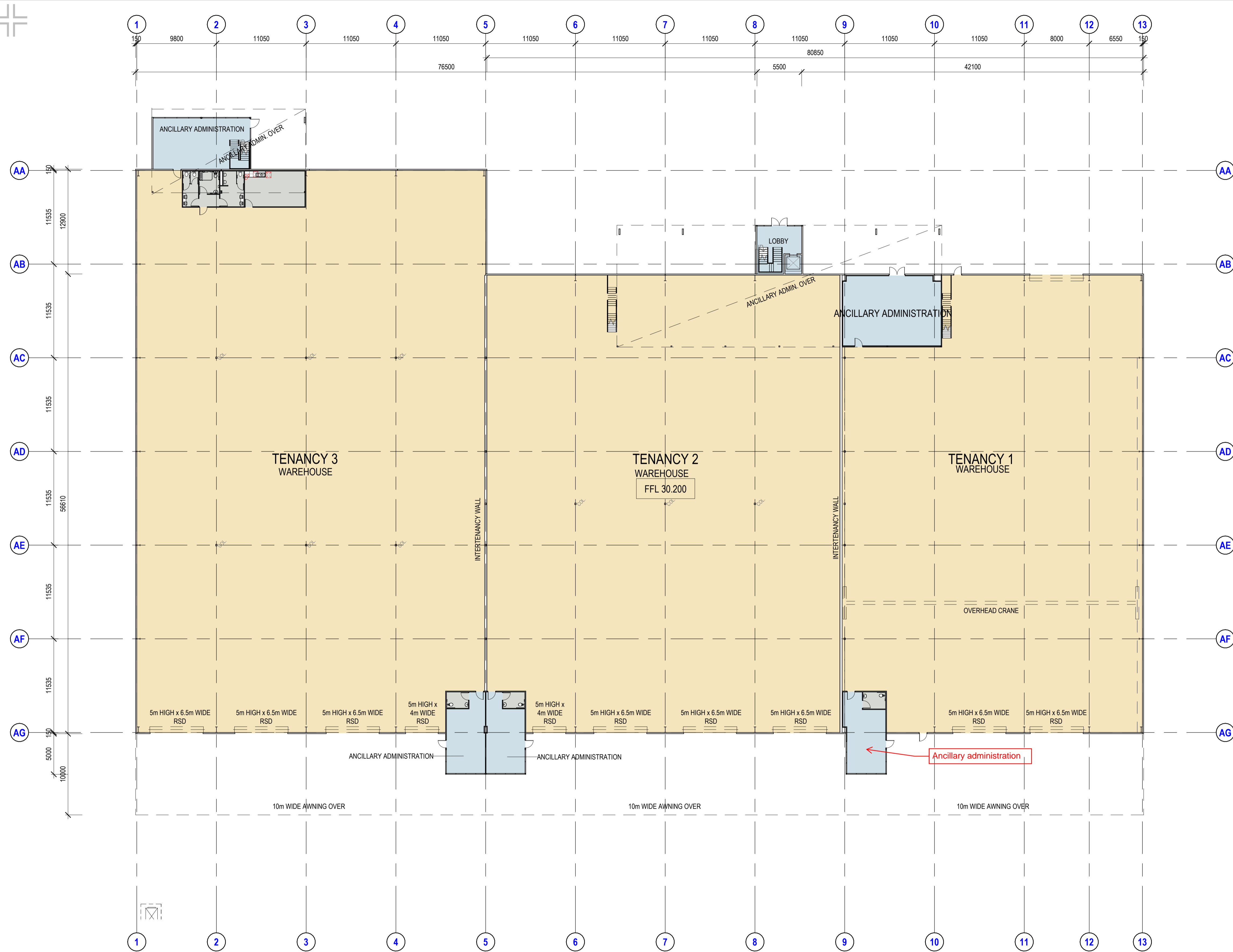


DESIGN + CONSTRUCT SOLUTIONS

SITE PLAN

1 : 400 @ A1





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AMENDED IN RED
22/05/2026

GENERAL NOTES

1. REINFORCED CONCRETE TILT UP PANELS TO COMPLY WITH BCA PART C 1.11.
2. IN ACCORDANCE WITH BCA G1.2 EXITS TO ALL FREEZER/COLDROOM AREAS WILL HAVE:
1. MANUALLY OPERATED TURN KEY BELLS
2. EMERGENCY RELEASE PIN WHICH ALLOWS DOORS TO BE OPENED FROM INSIDE.
3. INTERNAL PARTITIONS TO BE 64mm RONDO STEEL STUD WITH PAINTED 10mm PLASTERBOARD LINING 10mm WATER RESISTANT PLASTERBOARD TO WET AREAS.
4. ALL SANITARY COMPARTMENTS TO BE MECHANICALLY VENTILATED TO COMPLY TO BCA F4.5(b) BY AIR-CONDITIONING CONTRACTOR.
5. WALLS IN WET AREAS NEXT TO TILT PANEL WALLS TO BE ISOLATED OFF PANEL BY 10mm AND ALLOW FOR VERTICAL MOVEMENT.
6. 100mm ALUMINIUM NON-DUCTED SKIRTING TO GROUND & FIRST FLOOR OFFICE.
7. 200 x 200mm TILED SKIRTING TO OFFICE AMENITIES.
8. 200 x 200mm TILED SPLASHBACK WHERE APPLICABLE TO OFFICE AMENITIES.

LEGEND

- FHR FIRE HOSE REEL, 30m
- DPH DUAL PILLAR HYDRANT
- FIRE EXTINGUISHER 4.5kg TYPE AB(E)
- UNDER BENCH WATER HEATER
- OVER BENCH WATER HEATER
- CONCRETE TILT PANEL WALLS
- INSULATED PANEL WALLS
- STEEL GIRTS WALLS
- STEEL STUD WALLS
- BOLLARD

BUILDING INFORMATION

COMMON (T1 & T2)	
GROUND FLOOR	
Lift Lobby	35 m ²
FIRST FLOOR	
Lobby	17 m ²
	53 m ²
TENANCY 1	
GROUND FLOOR	
Ancillary Administration	50 m ²
Warehouse	2,058 m ²
FIRST FLOOR	
Ancillary Administration	283 m ²
	2,391 m ²
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GROUND FLOOR	
Ancillary Administration	50 m ²
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Ancillary Administration	283 m ²
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TENANCY 3	
GROUND FLOOR	
Ancillary Administration	50 m ²
Ancillary Administration	79 m ²
Warehouse	2,972 m ²
FIRST FLOOR	
Ancillary Administration	186 m ²
	3,286 m ²

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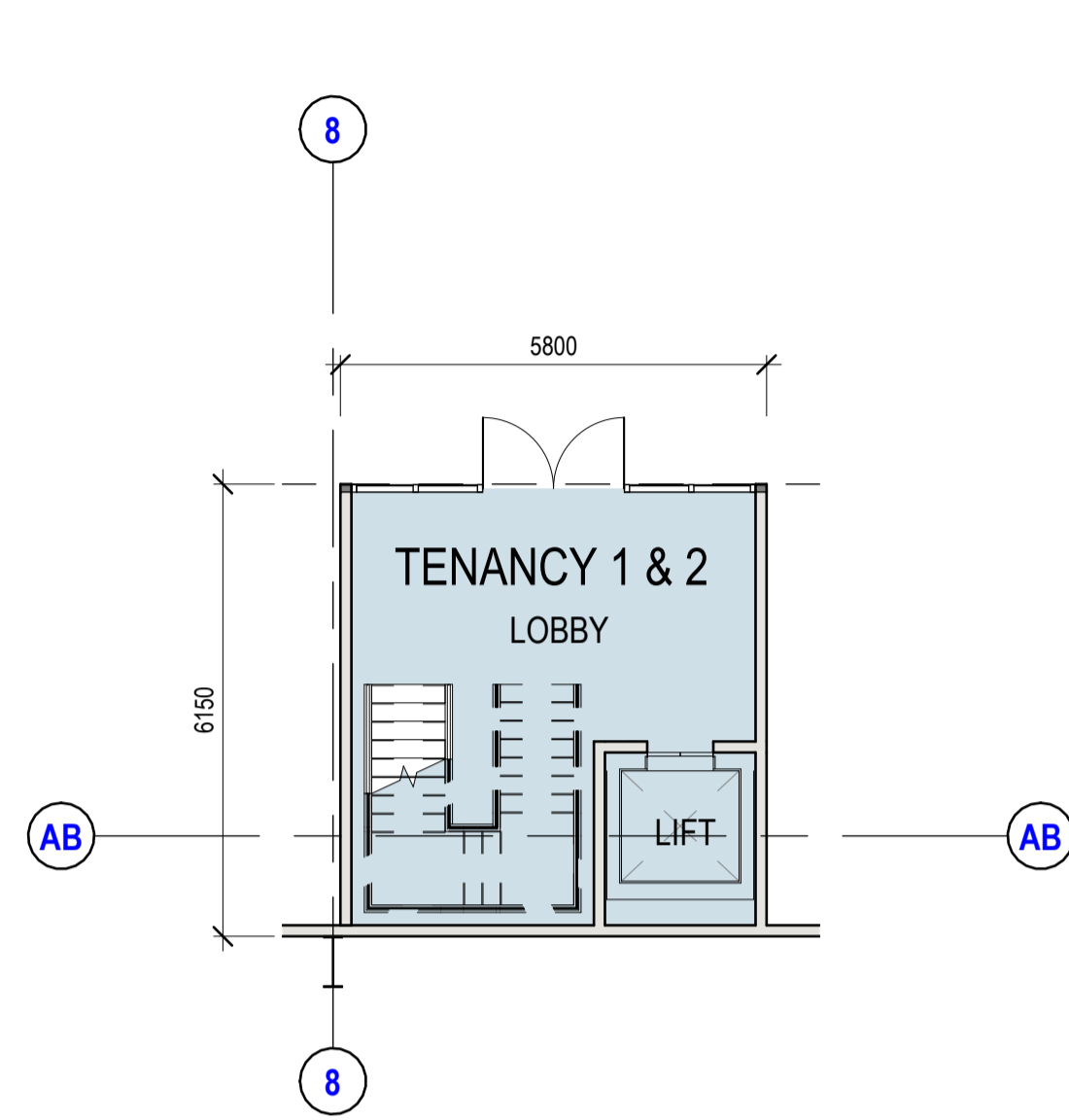
Fire Act Movement Controls
To prevent the spread of fire into, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire into including soil, turf, potting plants, mulch, baled hay or straw, animal manure, mining or quarry products. Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

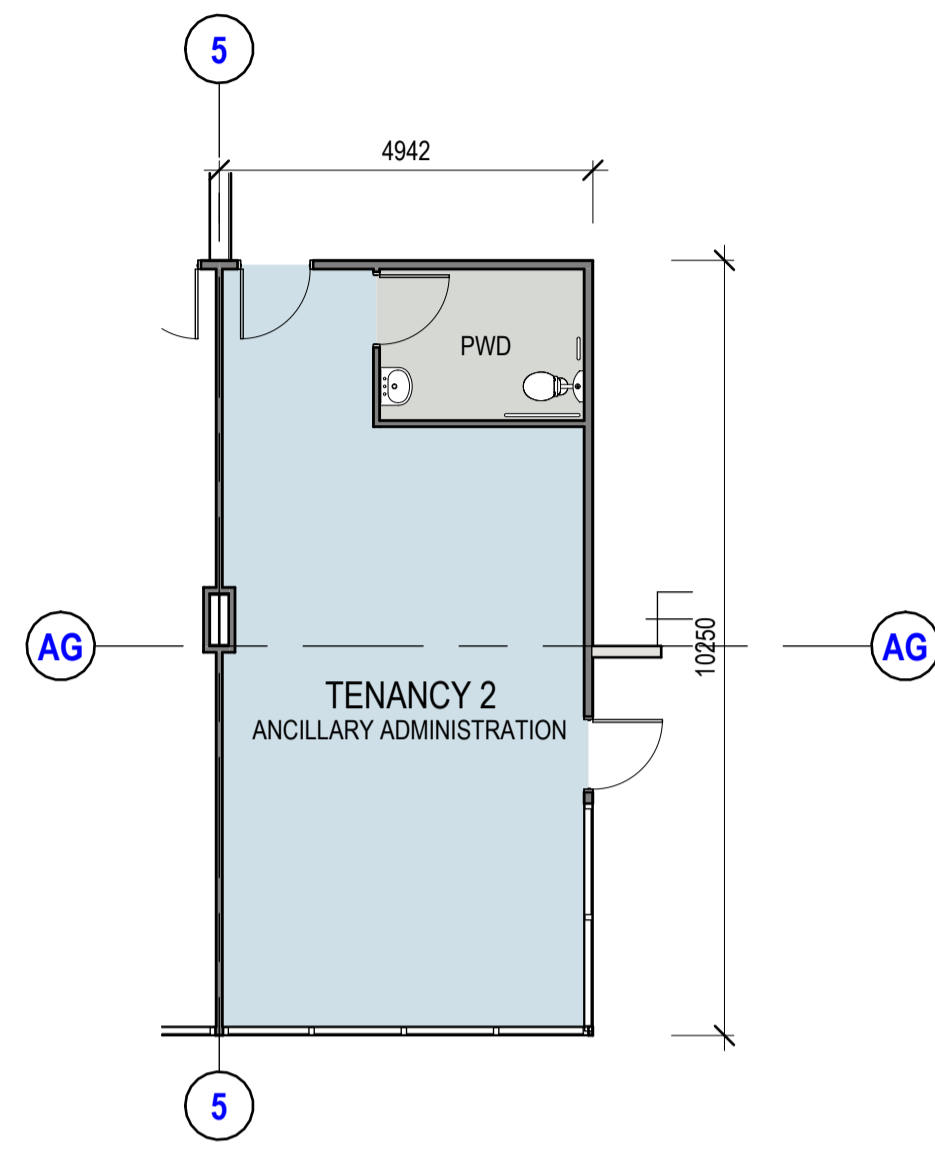
Issued: 17/06/2022
Minor change: 25/05/2026

BUILDING A - OVERALL FLOOR PLAN
QUAD WEST
152 McROVLE STREET
WACOL QLD 4076
DWG N° 4574-21-Q-6 by HAL
DATE 17/02/2026

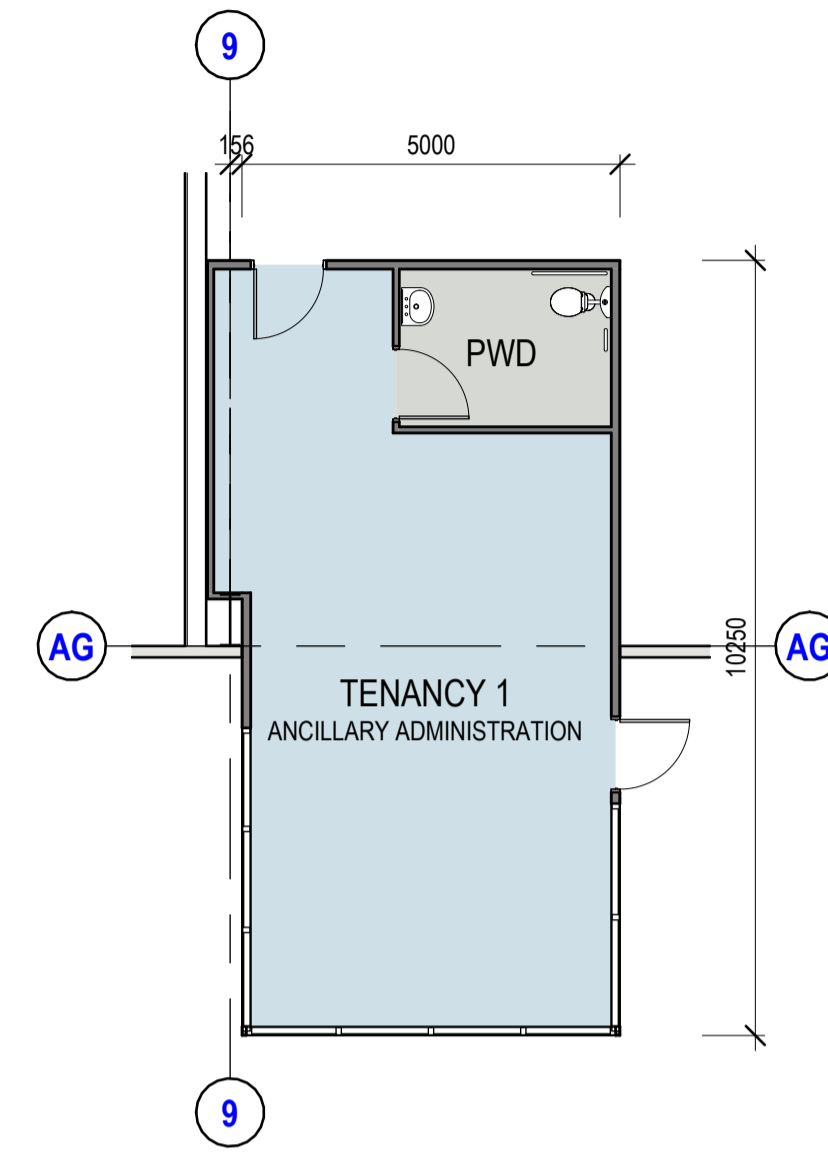




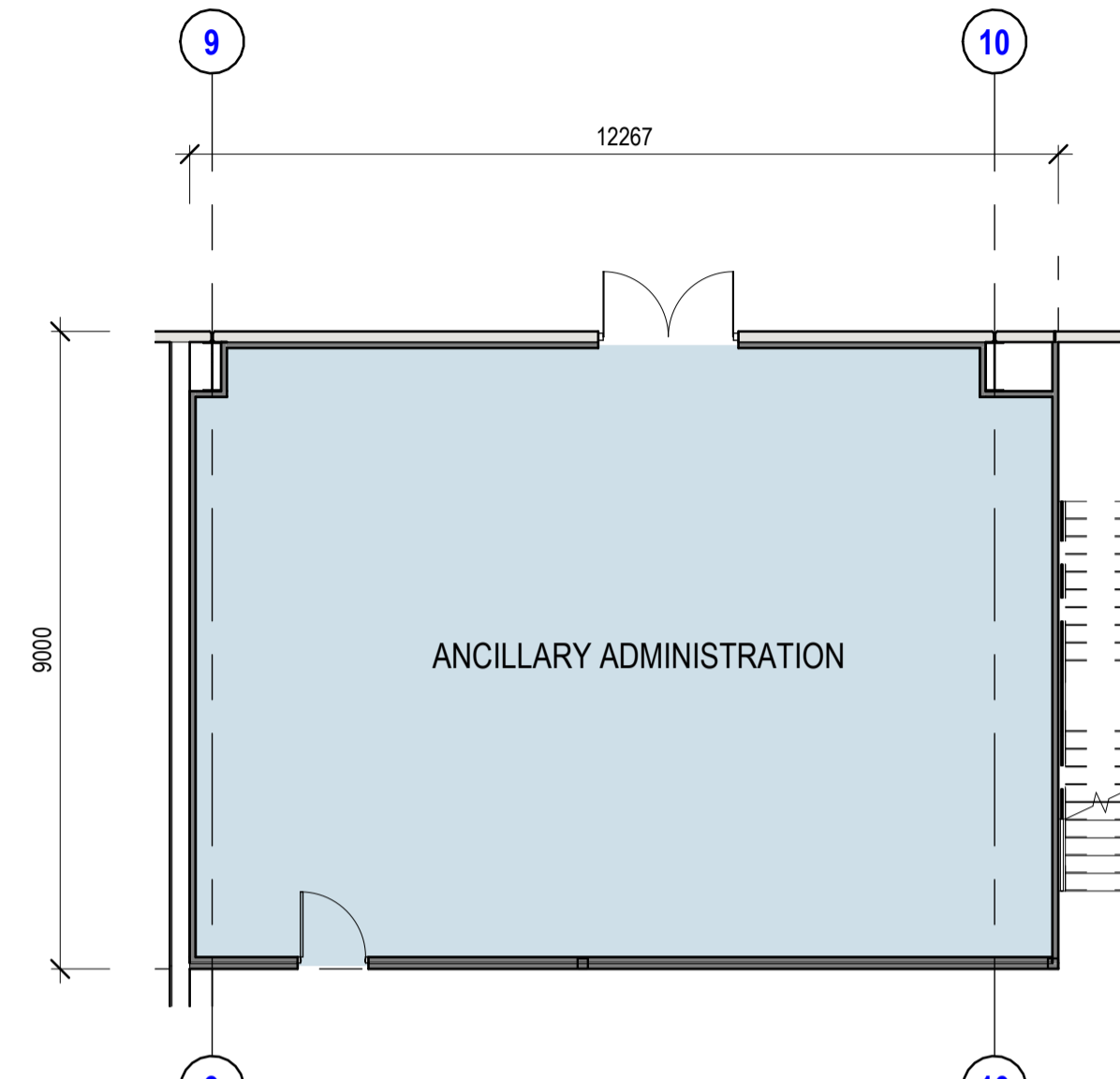
BUILDING A - T1 & T2 LOBBY FLOOR PLAN
1 : 100 @ A1



BUILDING A - T2 DOCK ADMIN.
1 : 100 @ A1



BUILDING A - T1 DOCK ADMIN.
1 : 100 @ A1



BUILDING A - T1 ADMIN.
1 : 100 @ A1

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GENERAL NOTES

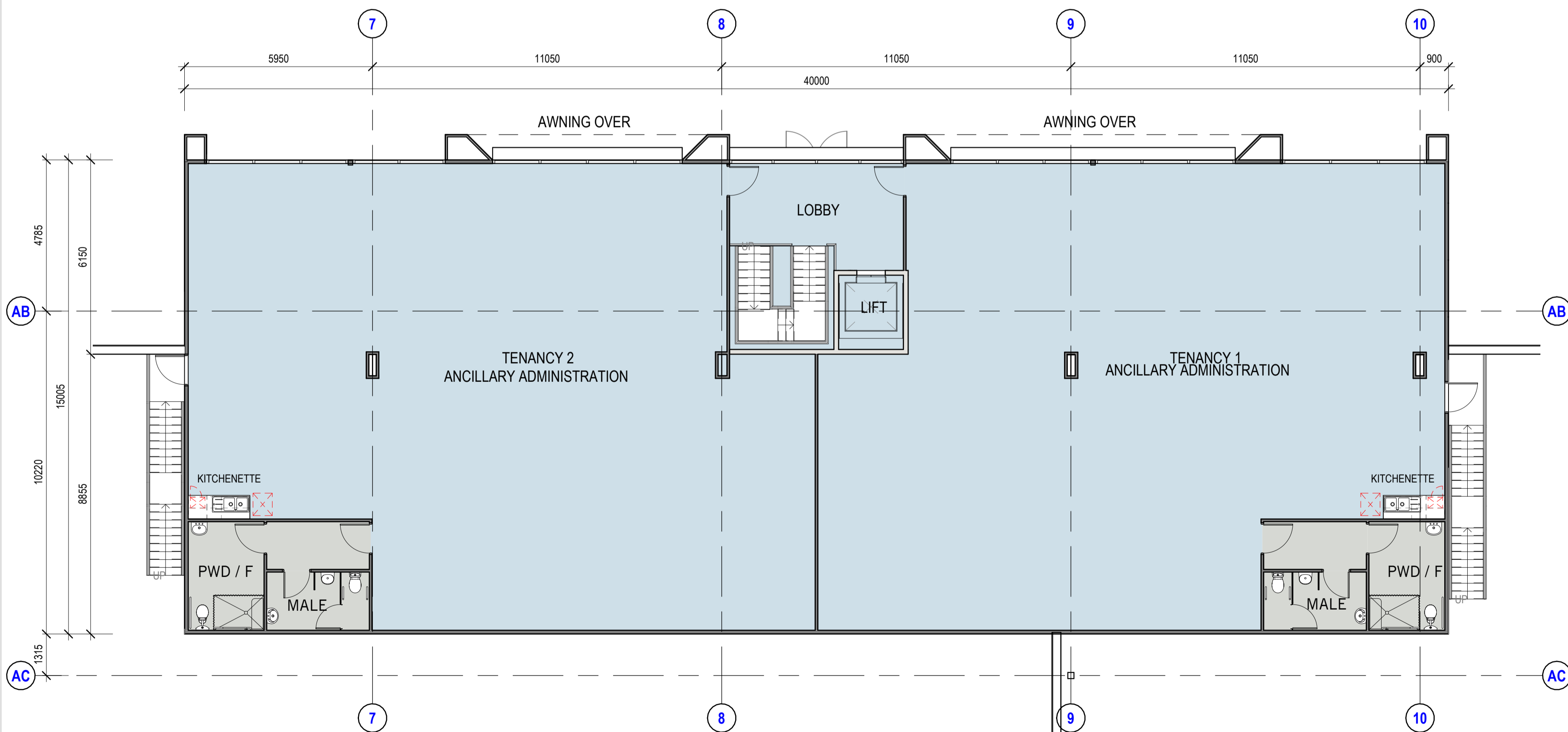
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3. INTERNAL PARTITIONS TO BE 64mm RONDO STEEL STUD WITH PAINTED 10mm PLASTERBOARD LINING 10mm WATER RESISTANT PLASTERBOARD TO WET AREAS.
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LEGEND

- FHR FIRE HOSE REEL, 36m
- DPH DUAL PILLAR HYDRANT
- FIRE EXTINGUISHER 4.5kg TYPE AB(E)
- UNDER BENCH WATER HEATER
- OVER BENCH WATER HEATER
- CONCRETE TILT PANEL WALLS
- INSULATED PANEL WALLS
- STEEL GIRT WALLS
- STEEL STUD WALLS
- B BOLLARD

Fire and Movement Controls
To prevent the spread of fire, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, half-gallon plants, mulch, balled hay or straw, animal manure, nesting or quarry products. Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014, contact the relevant Queensland State Government Department.

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BUILDING A - T1 & T2 FIRST FLOOR PLAN
1 : 100 @ A1

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Minor change: 25/05/2026

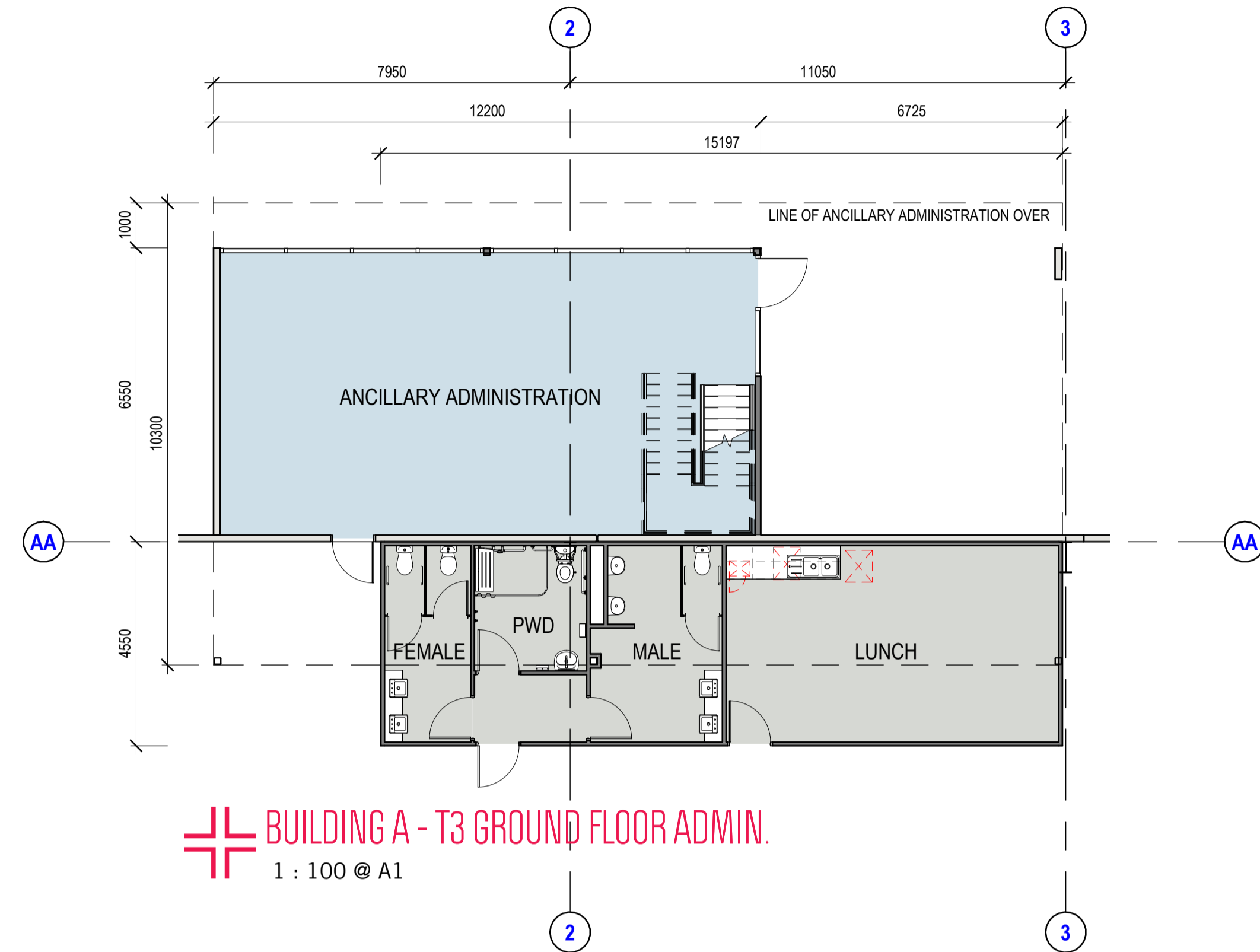
BUILDING A - DETAIL FLOOR PLANS (T1 & T2)

QUAD WEST

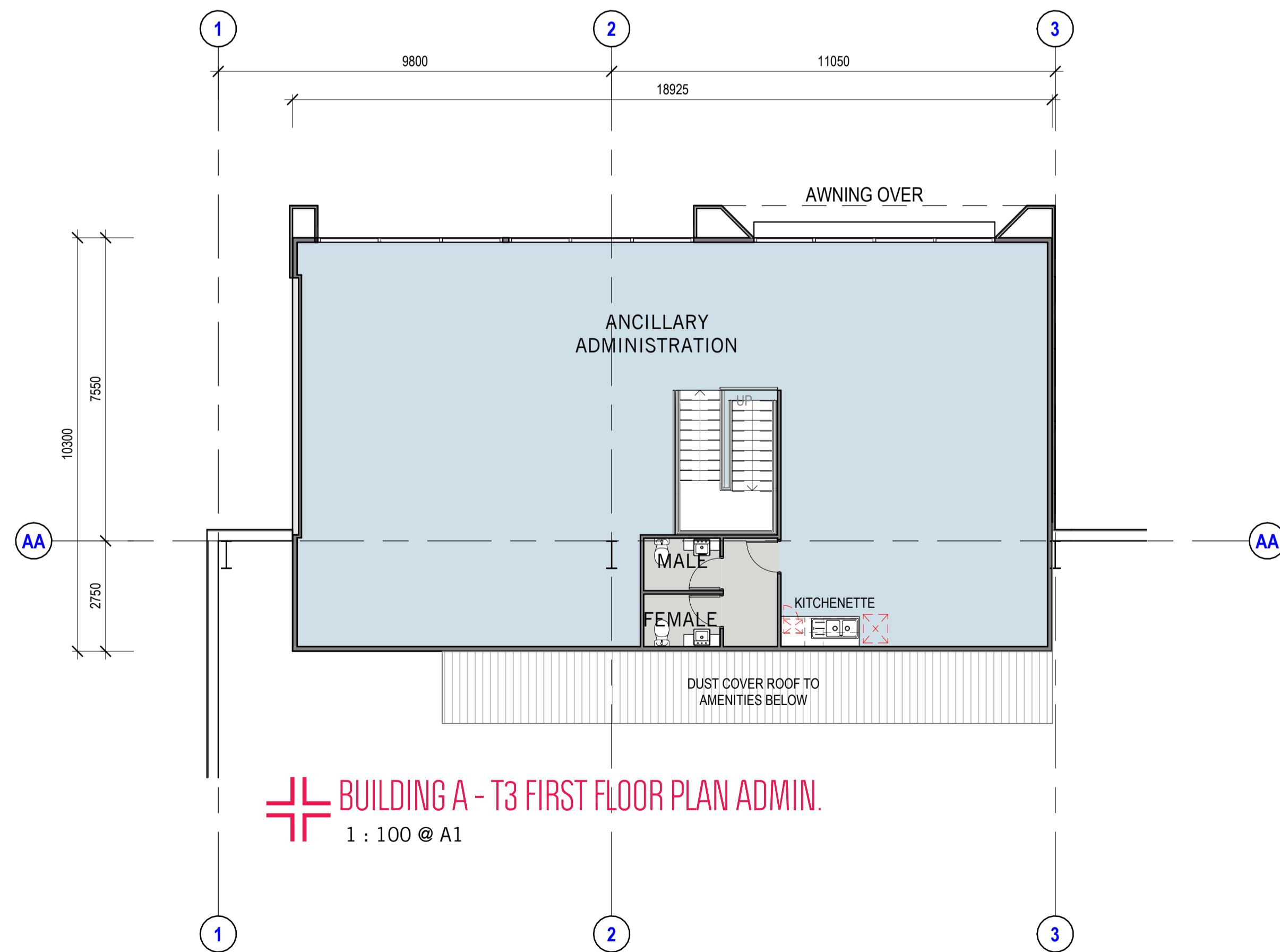
152 McROVLE STREET
WACOL QLD 4076

DWG N° 4574-22A-Q-4 by HAL
DATE 17/02/2026

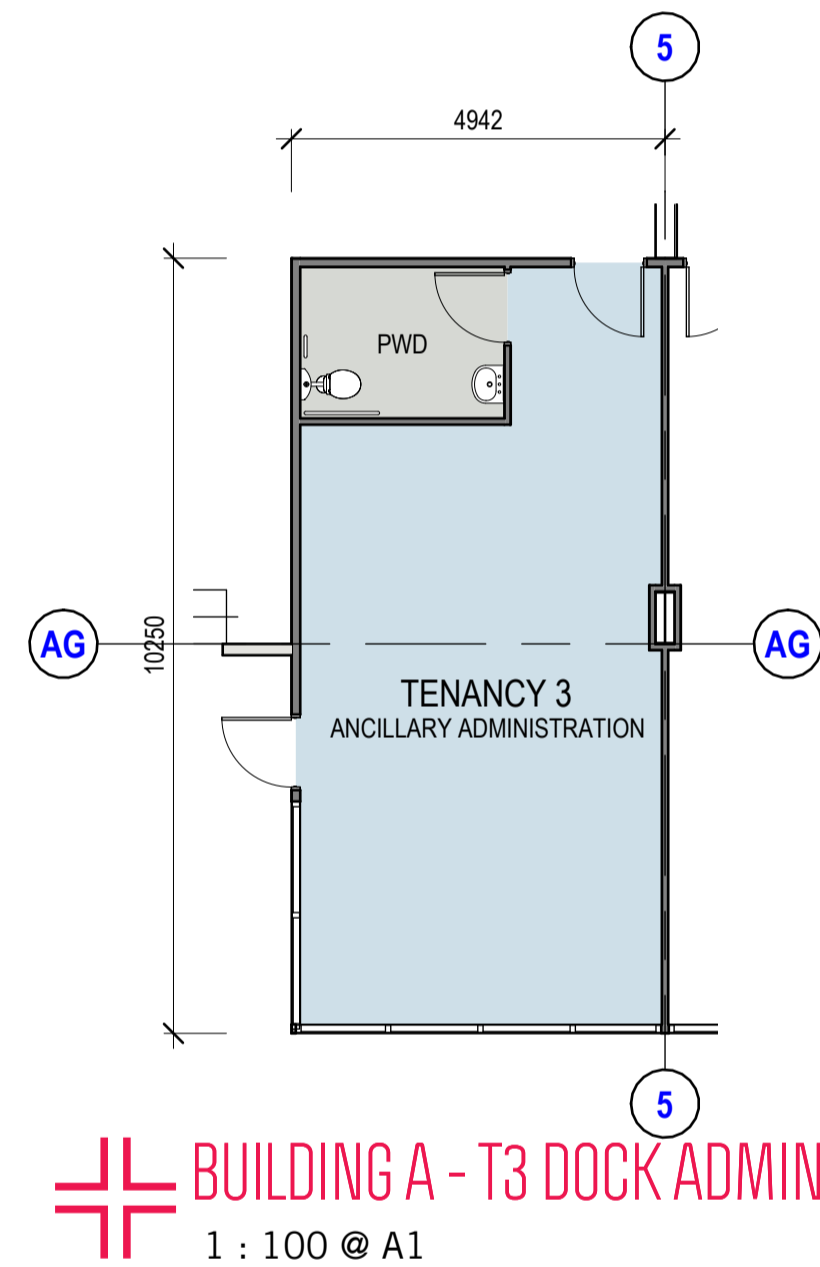




BUILDING A - T3 GROUND FLOOR ADMIN.
1 : 100 @ A1



BUILDING A - T3 FIRST FLOOR PLAN ADMIN.
1 : 100 @ A1



BUILDING A - T3 DOCK ADMIN.
1 : 100 @ A1

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Fire Ant Movement Controls
To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

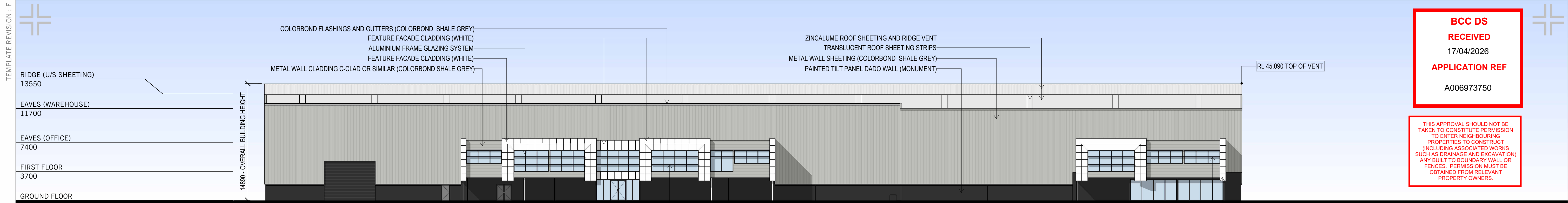
Issued: 17/06/2022
Minor change: 25/05/2026

BUILDING A - DETAIL FLOOR PLANS (T3)
QUAD WEST
152 McROVLE STREET
WAGOL QLD 4076
DWG N° 4574-22B-Q-4 by HAL
DATE 17/02/2026

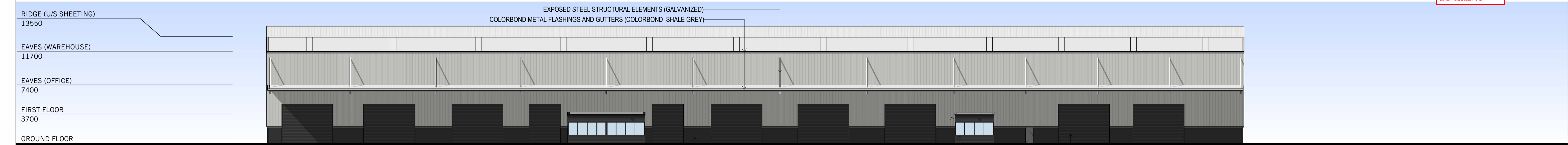


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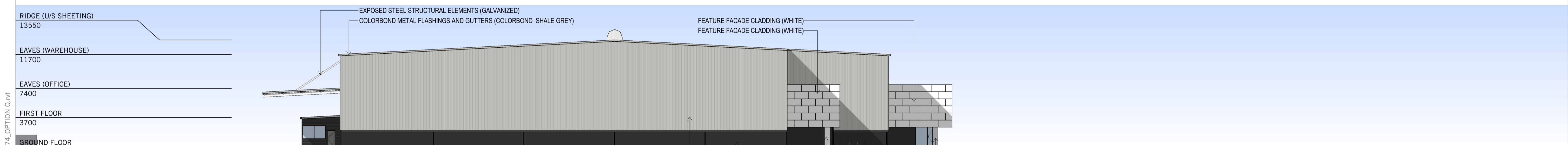
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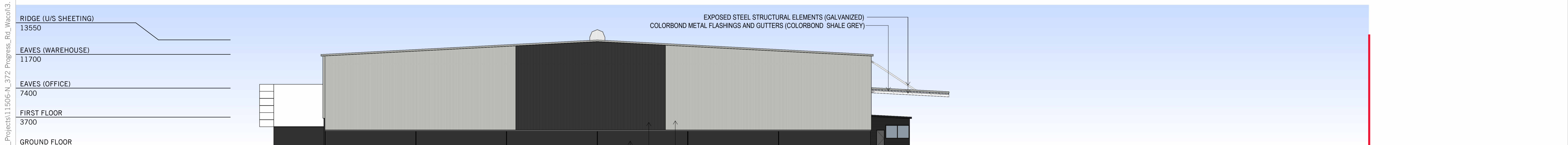
NORTH ELEVATION (PROGRESS ROAD)
1 : 250 @ A1



SOUTH ELEVATION
1 : 250 @ A1



EAST ELEVATION
1 : 250 @ A1



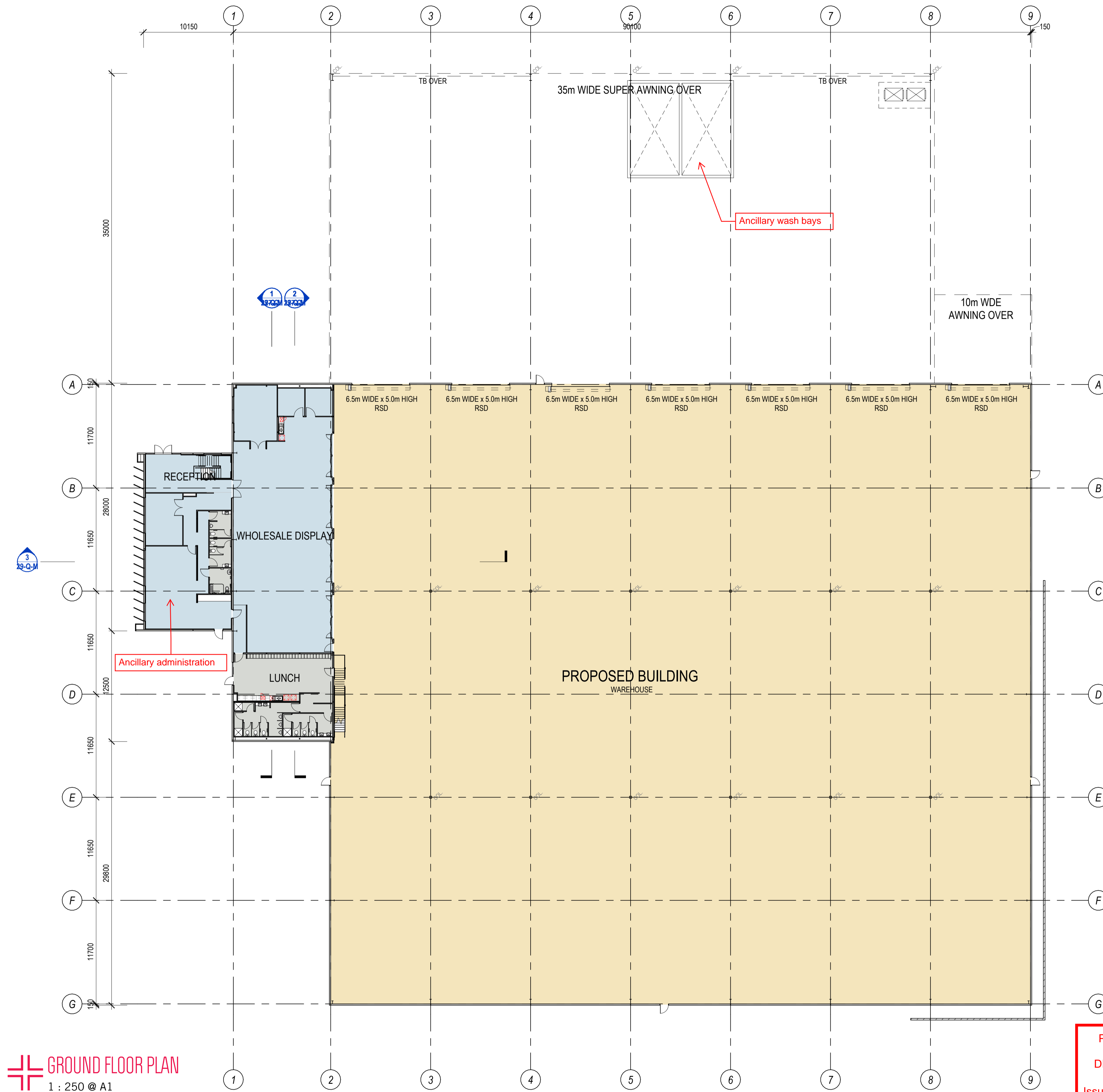
WEST ELEVATION (NEW ESTATE ROAD)
1 : 250 @ A1

PLANS AND DOCUMENTS
referred to in the
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Issued: 17/06/2022
Minor change: 25/05/2026

BUILDING A - ELEVATIONS
QUAD WEST
152 McROVLE STREET
WACOL QLD 4076
DWG N° 4574-23-Q-6 by HAL
DATE 17/02/2026





GROUND FLOOR PLAN
1 : 250 @ A1

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Fire Risk Movement Controls
To prevent the spread of fire, the Queensland Government has implemented controls that apply to individuals and commercial operations to restrict the movement of materials that could carry fire risks including soil, solid plants, mulch, baled hay or straw, animal manure, mining or quarry products. Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

GENERAL NOTES

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LEGEND

- FHR FIRE HOSE REEL, 36m
- DPH DUAL PILLAR HYDRANT
- FIRE EXTINGUISHER 4.5kg TYPE AB(E)
- UNDER BENCH WATER HEATER
- OVER BENCH WATER HEATER
- CONCRETE TILT PANEL WALLS
- INSULATED PANEL WALLS
- STEEL GIRT WALLS
- STEEL STUD WALLS
- B BOLLARD

BUILDING INFORMATION

TENANCY 4
GROUND FLOOR

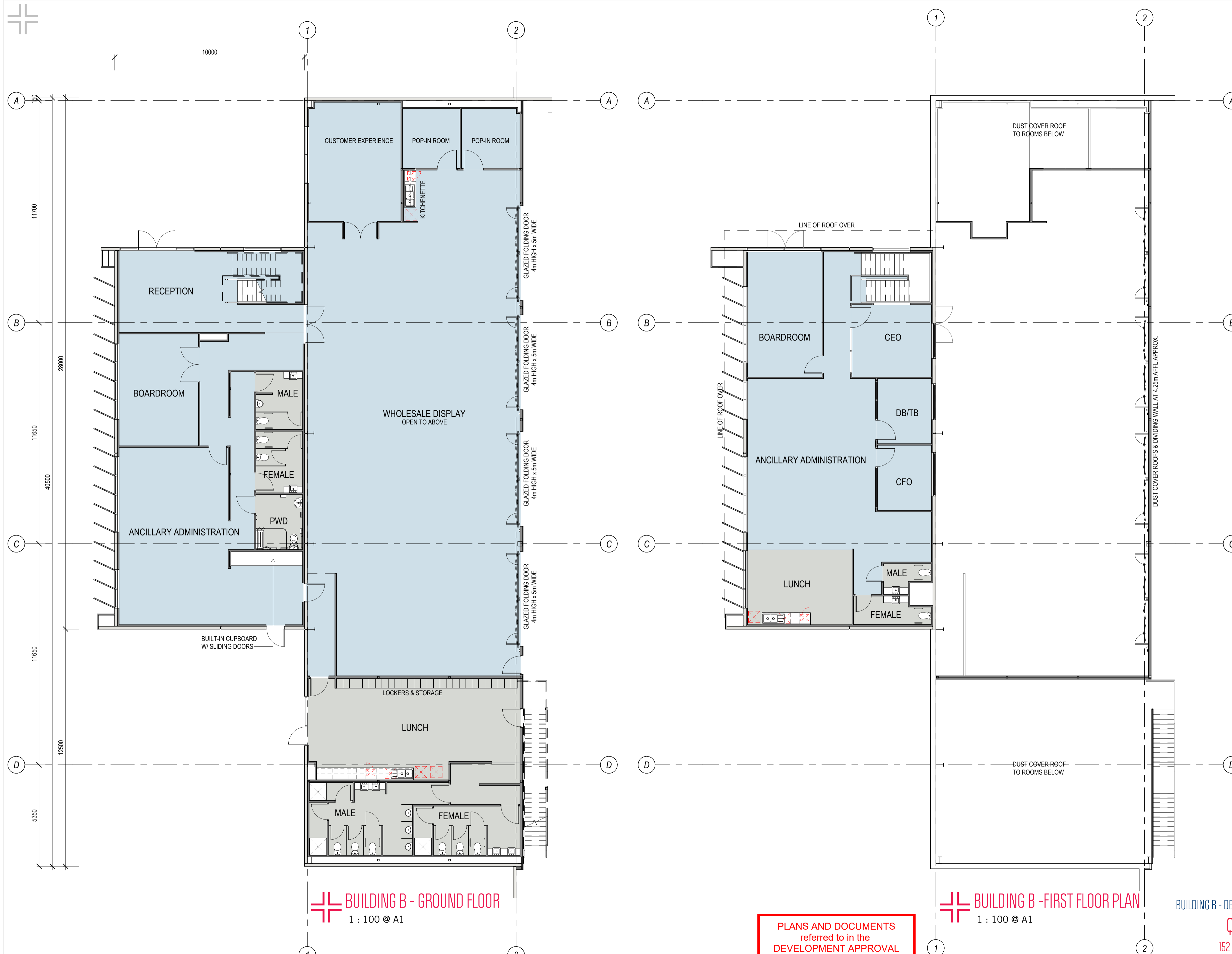
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Warehouse	5,567 m ²
FIRST FLOOR	
Ancillary Administration	191 m ²
	6,419 m ²

PLANS AND DOCUMENTS
referred to in the
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Minor change: 25/05/2026

BUILDING B - OVERALL FLOOR PLAN
QUAD WEST
152 McROVLE STREET
WACOL QLD 4076
DWG N° 4574-24-Q-13 by HAL
DATE 17/02/2026





BUILDING B - GROUND FLOOR
1 : 100 @ A1

BUILDING B - FIRST FLOOR PLAN
1 : 100 @ A1

BUILDING B - DETAIL FLOOR PLAN

QUAD WEST
152 McROVLE STREET
WAGOL QLD 4076

DWG N° 4574-25-Q-12 by HAL
DATE 16/04/2026

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Minor change: 25/05/2026

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- FIRE EXTINGUISHER 4.5kg TYPE AB(E)
- UNDER BENCH WATER HEATER
- OVER BENCH WATER HEATER
- CONCRETE TILT PANEL WALLS
- INSULATED PANEL WALLS
- STEEL GIRT WALLS
- STEEL STUD WALLS
- B BOLLARD

Fire Act Movement Controls
To prevent the spread of fire, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry the fire including hot, hot, polished plants, mulch, baled hay or straw, animal manure, mining or quarry products. Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Emergency Act 2014 contact the relevant Queensland State Government Department.

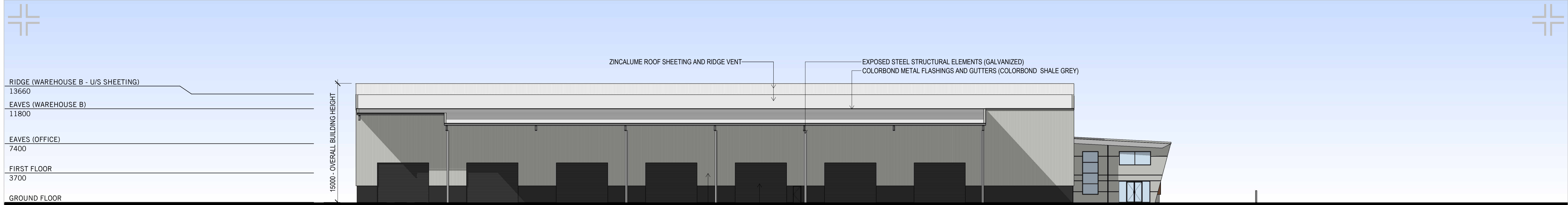
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DESIGN + CONSTRUCT SOLUTIONS

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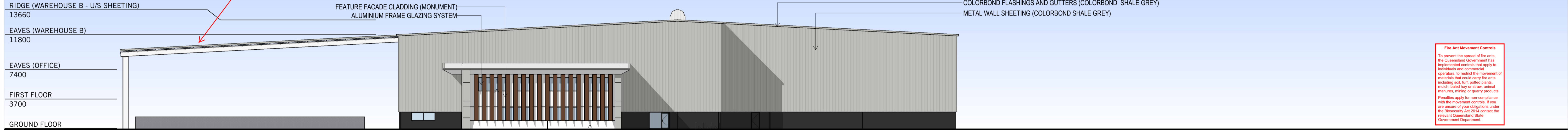
NORTH ELEVATION
1 : 250 @ A1

METAL WALL SHEETING (COLORBOND SHALE GREY)
POWDER COATED ROLLER SHUTTER DOOR (MONUMENT)



SOUTH ELEVATION
1 : 250 @ A1

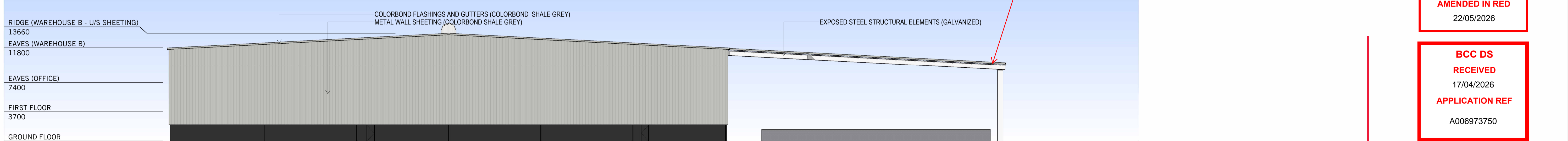
Awning to remain unenclosed



WEST ELEVATION (NEW ESTATE ROAD)
1 : 250 @ A1

ALUMINIUM SHADING LOUVRES
TILT PANEL WALL (WHITE)

Fire Act Movement Controls
To prevent the spread of fire acts, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry the fire, including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.



EAST ELEVATION
1 : 250 @ A1

Awning to remain unenclosed

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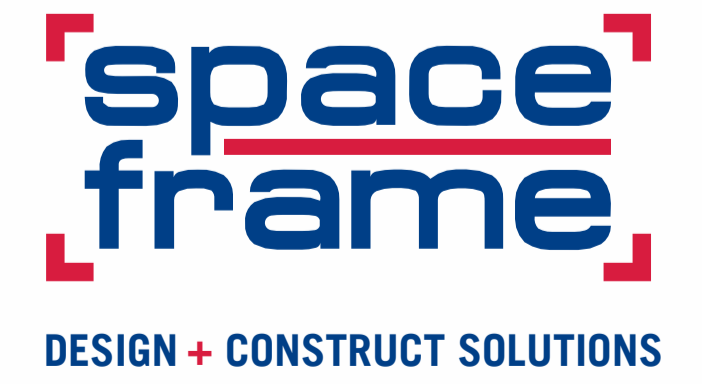
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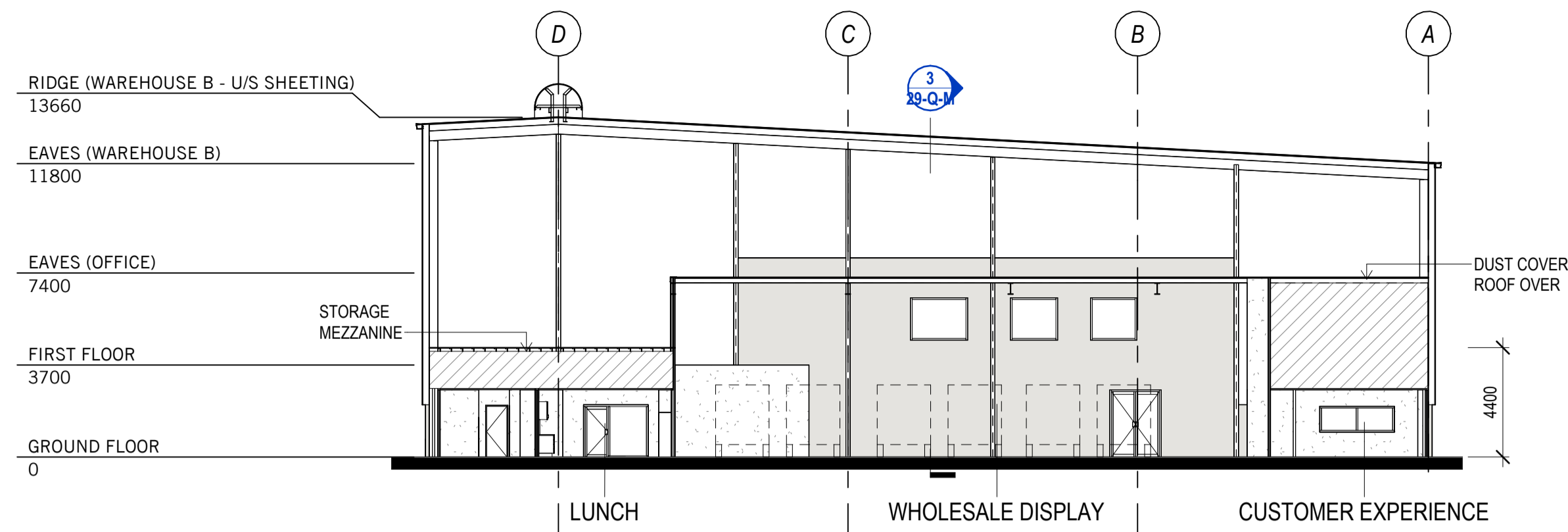
BUILDING B - ELEVATIONS
QUAD WEST
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WACOL QLD 4076
DWG N° 4574-26-Q-12 by HAL
DATE 17/02/2026

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

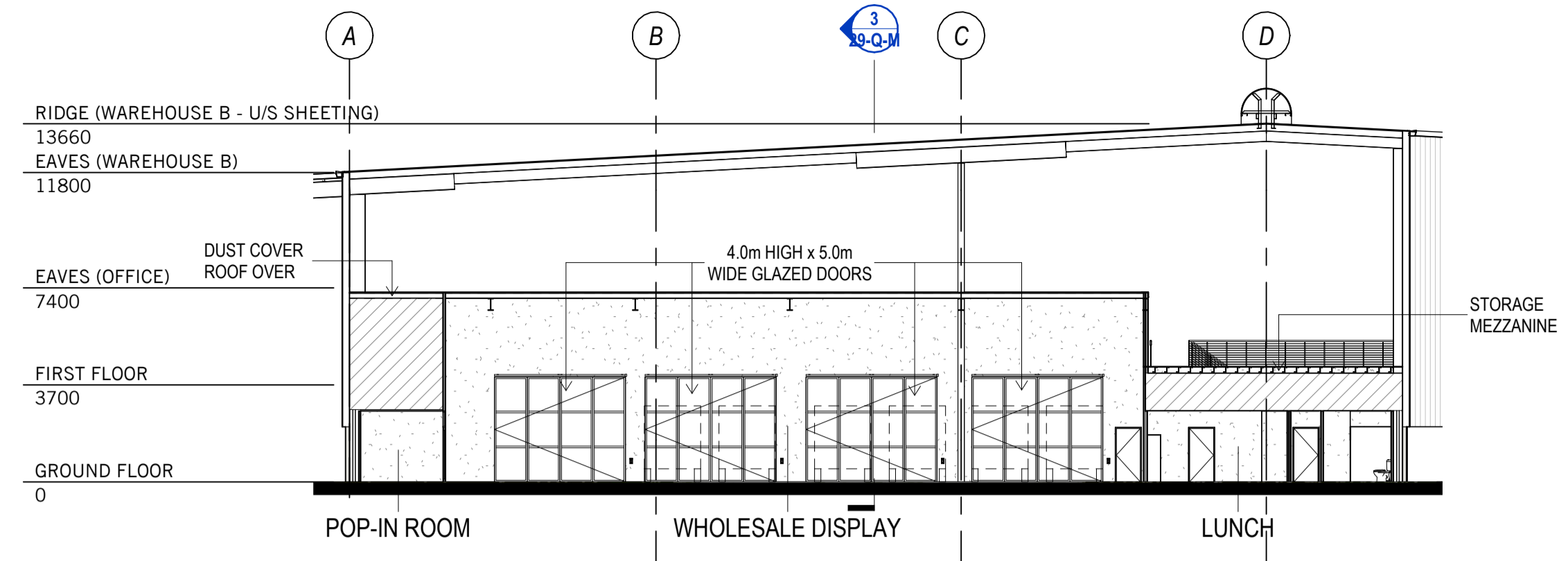
AMENDED IN RED
22/05/2026

BCC DS
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17/04/2026
APPLICATION REF
A006973750





WHOLESALE DISPLAY SECTION 01
1 : 200 @ A1



WHOLESALE DISPLAY SECTION 02
1 : 200 @ A1

Fire Act Movement Controls
To prevent the spread of fire acts, the Queensland Government has implemented controls that apply to individuals and commercial operators to restrict the movement of materials that could carry fire acts including soil, turf, potted plants, mulch, topped hay or straw, animal manures, mining or quarry products. Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014, contact the relevant Queensland State Government Department.

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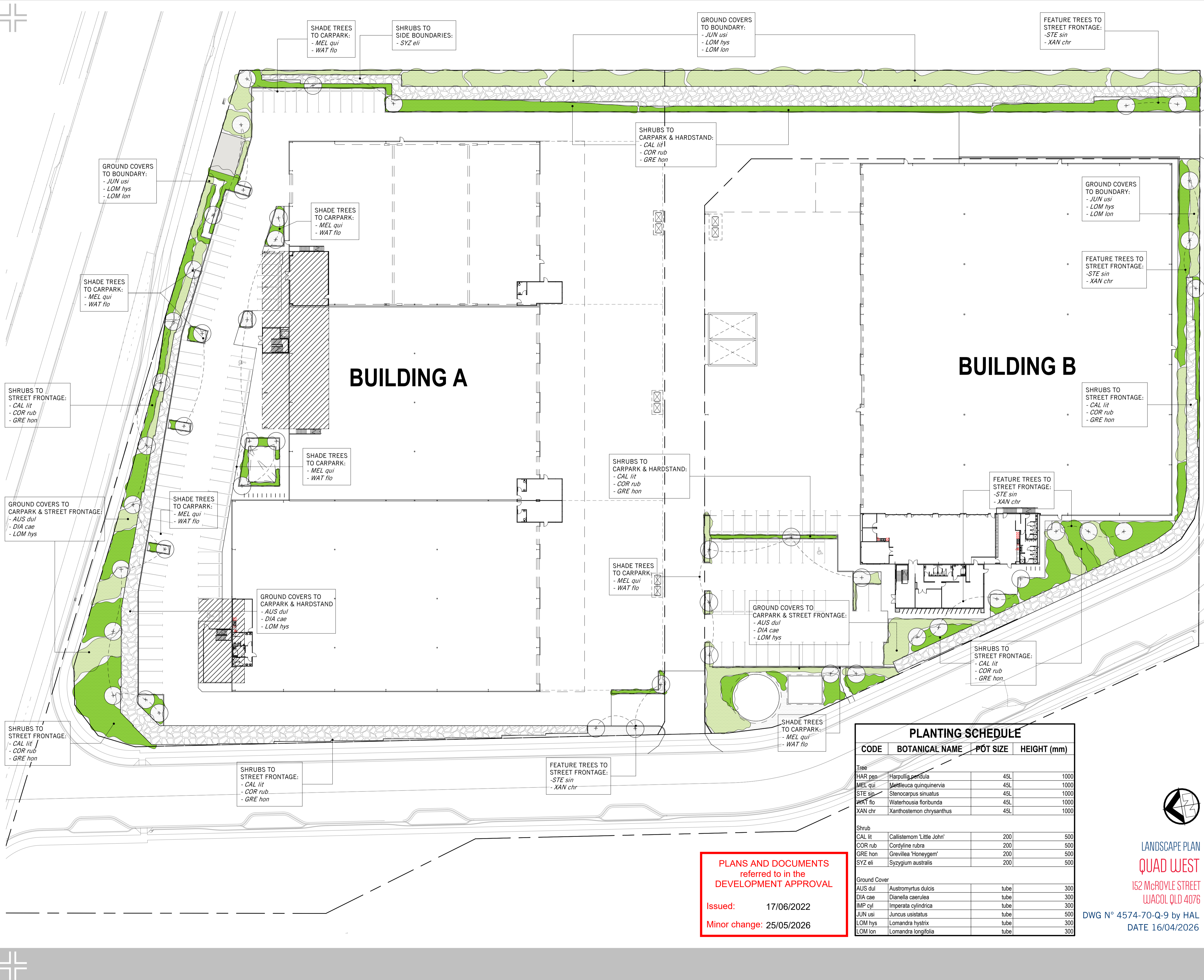
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PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 17/06/2022
Minor change: 25/05/2026

BUILDING B - SECTIONS
QUAD WEST
152 MACROVLE STREET
WACOL QLD 4076
DWG N° 4574-27-Q-5 by HAL
DATE 17/02/2026

space frame
DESIGN + CONSTRUCT SOLUTIONS



GENERAL NOTES

- SHRUBS TO BE SUPPLIED FROM Ø200 POTS, TREES TO BE SUPPLIED FROM 25 LITRE POTS OR BAGS U.N.O.
- ALL LEVELS TO A.H.D.
- GARDEN BED AREAS TO BE COVERED WITH MULCH TO A MINIMUM OF 75MM DEPTH, SURROUNDING PLANT STEMS TO BE 25mm.
- GARDEN EDGE - AT ANY GARDEN / GRASS INTERFACE 69x19 CCA PINE EDGING.
- LAWN TO BE 'B' GRADE BLUE COUCH PLACED ON A LAYER OF 25mm TOP SOIL (80% WEED FREE).
- SUPPLY AND INSTALL A MANUAL WATERING SYSTEM TO ALL GARDEN AREAS.
- PLUMBER TO PROVIDE 25mm BALL VALVE FOR LANDSCAPING IRRIGATION.
- STAKE & TIE TREES. WATER IN PLANTS THOROUGHLY.

LEGEND

- + 10.000 EXISTING GROUND LEVELS
- ⊗ 10.000 PROPOSED FINISHED LEVELS
- ⊙ P.S.M. PERMANENT SURVEY MARK (A.H.D.)
- △ T.B.M. TEMPORARY BENCHMARK (A.H.D.)
- ▭ FIELD GULLY (600 X 600)
- - - - - EXISTING FENCE
- - - - - PROPOSED FENCE
- ▨ MULCH, REFER NOTES
- ▩ GRAVEL
- ▬ GROUND COVER
- ▬ SHRUBS
- ▨ BIO-FILTER
- ⊕ TREE

SITE INFORMATION

OVERALL SITE 41,365 m²
FLOOR AREA 14,958 m²

Fire Ant Movement Controls
To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry the ants including soil, turf, potted plants, mulch, sand, topsoil or other similar materials, mining or quarry products.
Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

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PLANTING SCHEDULE

CODE	BOTANICAL NAME	POT SIZE	HEIGHT (mm)
Tree			
HAR pen	Harpullia pendula	45L	1000
MEL qui	Melicopea quinquevneria	45L	1000
STE sin	Stenocarpus sinuatus	45L	1000
WAT flo	Waterhousia floribunda	45L	1000
XAN chr	Xanthostemon chrysanthus	45L	1000
Shrub			
CAL lit	Callistemon 'Little John'	200	500
COR rub	Cordyline rubra	200	500
GRE hon	Grevillea 'Honeygem'	200	500
SYZ eli	Syzygium australis	200	500
Ground Cover			
AUS dul	Austromyrtus dulcis	tube	300
DIA cae	Dianella caerulea	tube	300
IMP cyl	Imperata cylindrica	tube	300
JUN usi	Juncus usitatus	tube	500
LOM hys	Lomandra hystrix	tube	300
LOM lon	Lomandra longifolia	tube	300

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 17/06/2022
Minor change: 25/05/2026

LANDSCAPE PLAN
QUAD WEST
152 McROVLE STREET
WAGOL QLD 4076
DWG N° 4574-70-Q-9 by HAL
DATE 16/04/2026

space frame
DESIGN + CONSTRUCT SOLUTIONS