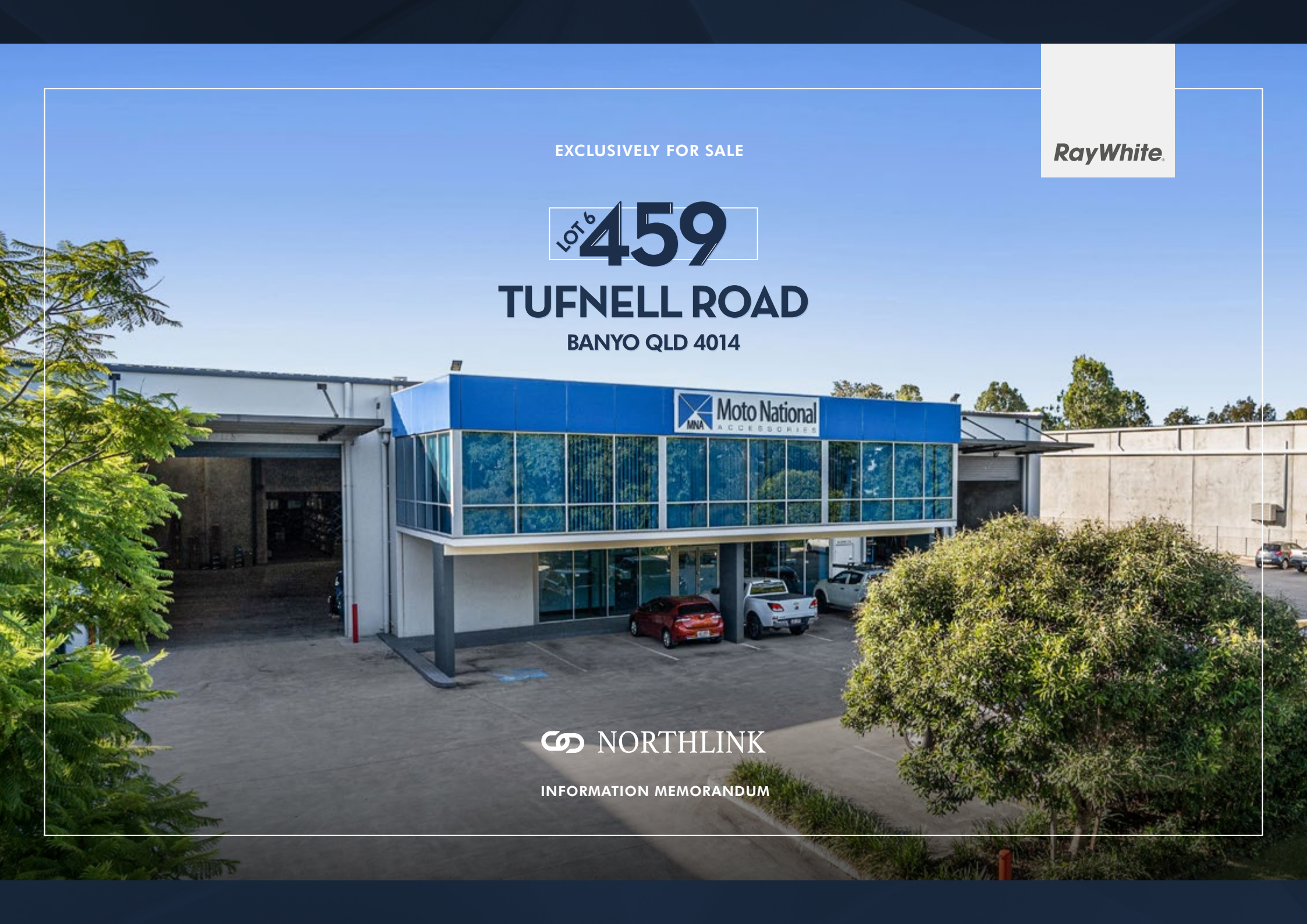


EXCLUSIVELY FOR SALE

RayWhite®

LOT 6
459

TUFNELL ROAD
BANYO QLD 4014



 **NORTHLINK**

INFORMATION MEMORANDUM

"A blue-chip investment in one of North Brisbane's most accessible business precincts."



INTRODUCTION

Ray White Commercial (QLD) is delighted to offer Lot 6/459 Tufnell Road, Banyo to the market for sale via an Expressions of Interest (EOI) campaign closing Thursday, 7th May 2020 at 4pm (AEST).

On offer is a fully leased freestanding investment opportunity with further development upside. The subject site is situated on a 4,500 sqm* site, improved with a 2,295 sqm* corporate designed office and warehouse facility.

The site also offers scope to add an additional 865 sqm* (subject to Council approval) of warehouse to the existing gross floor area (GFA). Existing parking facilities allow for 'Stage 2' warehouse extension as per approvals at time of development.

Approximately 10 radial kilometres from the Brisbane CBD, Lot 6/459 Tufnell Road is superbly located parallel to the Northern TradeCoast and Brisbane Airport precinct with close proximity to the Port of Brisbane.

**Approximately*



EXECUTIVE SUMMARY

Lot 6/459 Tufnell Road, Banyo is located within the Northlink Industrial Estate on a 4,500 sqm* allotment. Erected onsite is a modern office warehouse facility of tilt panel construction. The property was approved in 2006 with construction completed in 2007.

The subject site offers 330 sqm* of air conditioned office accommodations over two (2) levels, with staff amenities on each floor. The 1,965 sqm* warehouse is accessible via three (3) container height roller doors located either side of the centralised office location. The site benefits from a large concrete apron which provides ample manoeuvrability for truck access and 33 onsite parking spaces. The subject site is accessed via a 10m* wide community managed road with two 9m* wide crossovers.

Access to the estate is via Tufnell Road which is a direct feeder to Nudgee and St Vincents Road. The subject site enjoys excellent arterial access with close proximity to the Southern Cross Motorway, Gateway Motorway, Airport Link, Clem7 Tunnel, Inner City Bypass and Sandgate Road.

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© Graphic Design by DuoCreate.com

Address ›

Lot 6/459 Tufnell Road, Banyo QLD 4014

Zoning ›

General Industry A

Site Area ›

4,500 sqm*

Existing Site Coverage ›

51% area

Sale Method ›

For Sale via an Expressions of Interest (EOI) campaign, closing Thursday, 7th May 2020.



All enquiries in relation to this opportunity are to be directed to the exclusive marketing agents:

ANDREW DOYLE

Manager,
Ray White Commercial (QLD)
Brokerage Services
M (+61) 0412 853 366
E andrew.doyle@raywhite.com

AARON ALECKSON

Manager,
Ray White Commercial (QLD)
Brokerage Services
M (+61) 0434 258 601
E aaron.aleckson@raywhite.com

PAUL ANDERSON

Director,
Ray White Commercial (QLD)
Brokerage Services
M (+61) 0438 661 266
E paul.anderson@raywhite.com

Real Property Description ›

Lot 6 on SP 169880

Gross Lettable Area ›

Office	330 sqm*
Warehouse	1,965 sqm*
Total GLA	2,295 sqm*
Warehouse Stage 2	865 sqm*
Total Potential GLA	3,160 sqm*

Car Parking ›

33 allocated parking bays

*Approximately

THE ASSET

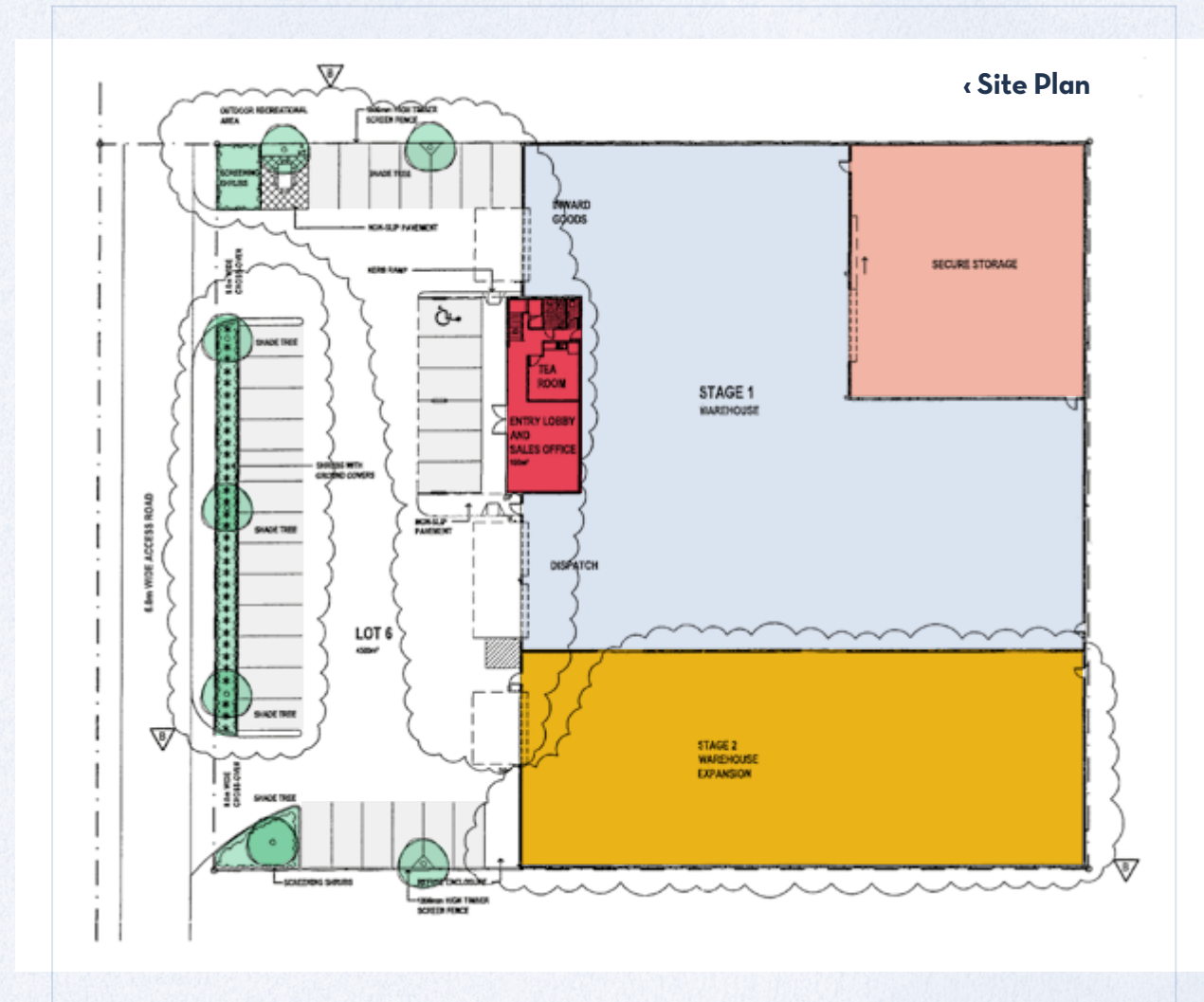
Property Description ›

The property is situated within Brisbane's northern industrial market which closely neighbours the Australia TradeCoast region. The site benefits from excellent connectivity to all of North Brisbane's main transport routes and close proximity to Brisbane's air and seaports.

Building Description ›

Erected onsite is a 2,295 sqm* modern office warehouse facility on a 4,500 sqm* regular shaped allotment. The property is of secure tilt panel construction with a very well presented corporate facade. The facility offers a value add opportunity with scope to construct an additional 865 sqm* of warehouse space on a vacant parcel of land which is currently used for external storage and parking. This extension formed part of the original approvals referred to as 'Warehouse – Stage 2' noted in the included plans in this report.

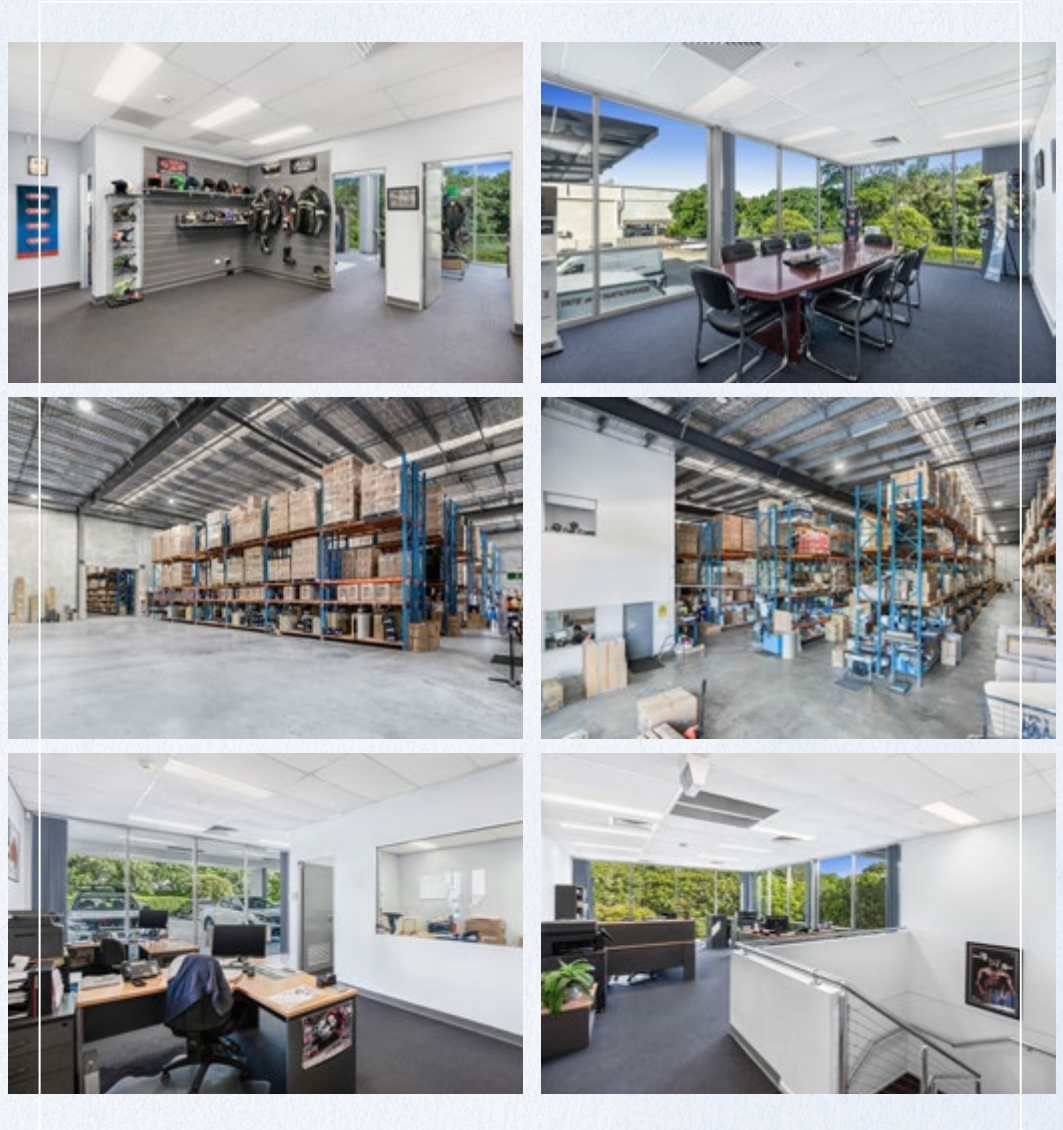
*Approximately



PROPERTY FEATURES

-  Corporate designed facade
-  Secure tilt panel construction
-  Office accommodations over two (2) levels
-  Staff amenities on each floor
-  Functional warehouse area
-  Access via 3 x 6m* high roller doors
(2 x 4.5m* wide and 1 x 6m* wide)
-  7.5m* internal clearance height
-  Scope to add 865 sqm* additional warehouse area
-  33 onsite parking spaces
-  Dual crossovers for ingress and egress
-  Fully landscaped site

*Approximately.



THE LOCATION

Banyo ›

The subject project is conveniently located in the successful Northlink Industrial Estate at 459 Tufnell Road, Banyo. Closely neighbouring Nudgee Road, this allows excellent access to all northern arterial routes, Gateway Motorway, Brisbane Airport and Port of Brisbane.

At the opposite end of Tufnell Road there is a Woolworths anchored retail centre – comprising of food and beverage, childcare and professional services.

This location is also recognised by the market for its public transport connectivity, offering both bus and rail solutions within walking distance.

Australia TradeCoast ›

The property is located adjacent to the Australia TradeCoast region, which is one of the largest and fastest trade and industry regions in Australia. Covering 8,000 Ha*, Australia TradeCoast is a unique trade and industry region with world-class infrastructure and unparalleled transport links, including the Port of Brisbane and Brisbane Airport.

The Australia TradeCoast region is the largest employment zone in Queensland after Brisbane's CBD.

*Approximately



Connectivity Infrastructure ›

The northern Gateway corridor is experiencing massive infrastructure spending to support the fast growing local population and is forecast to continue well into the future. Being adjacent to Banyo, many of these key growth projects will benefit the asset both short and long term.

Some of the most noteworthy completed, current and proposed projects include:

- 
KINGSFORD SMITH DRIVE UPGRADE
 ▶ \$650M ▶ 3,000 JOBS ▶ DUE 2020
- 
GATEWAY NORTH UPGRADE
 ▶ \$1.142B ▶ 1,000 JOBS ▶ DUE 2020
- 
RUNWAY & AIRPORT EXTENSION
 ▶ \$1.7B ▶ 10,500 JOBS ▶ DUE 2021
- 
INTERNATIONAL CRUISE TERMINAL
 ▶ \$177M ▶ 3,750 JOBS ▶ DUE 2021
- 
NORTHSHORE HAMILTON
 ▶ \$5.4B ▶ 15,000 JOBS ▶ DUE 2036

Prepared by: Duo Create research, accurate as of January 2020.

Lite n' Easy

GATEWAY M/WAY

SOUTHERN CROSS WAY

VISY
FOR A BETTER WORLD

BRISBANE DIRT TRACK

freedom
FUELS

TUFNELL ROAD

NUDGE ROAD

Nudge Road
Landscape Supplies

BLUESCOPE

LOT 6
459

All distances are driving approximates only.

FINANCIAL SUMMARY

Tenancy Details ›

Lessee	Moto National Accessories Pty Ltd
ABN	43 103 527 662
Term	5 years
Options	5 years
Lease Commencement	Day of settlement
Rent Reviews	Fixed 3% annually
Market Review	At option period
Outgoings	100% payable by Lessee
Security	Six (6) month bank guarantee

Total Net Rental ›

\$ 328,125 PER ANNUM

Outgoings Breakdown ›

Land Tax	\$4,354.65 p.a.* (inc. GST)
Building Insurance	\$4,500.00 p.a.* (inc. GST)
Body Corporate	\$2,060.96 p.a.* (inc. GST)
Urban Utilities	\$3,644.30 p.a.* (ex. GST)
Council Rates	\$6,605.80 p.a.* (inc. GST)
Fire Extinguishers	\$915.02 p.a.* (inc. GST)
Fire Door	\$196.36 p.a.* (inc. GST)

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*Approximately (as of March 2020).



Moto National Accessories ›

Moto National Accessories is a 100% Australian owned company, started in 2003.

"We are national importers/distributors of motorcycle accessories, based in Brisbane, with distribution warehouses in Brisbane, Melbourne and Perth.

Our distribution covers all states, with resident sales teams in Brisbane, Sydney, Melbourne, Adelaide and Perth, plus also covering Tasmania and Northern Territory.

Our directors and sales team are all experienced and long serving motorcycle industry people, with expertise in both wholesale and retail – our two managing directors have almost 90 years of industry experience between them alone, and a team of respected professional people.

Our focus is to deliver the highest level of customer service to our dealer network nationally."

FIND OUT MORE



motonational.com.au

SALE PROCESS

Ray White Commercial (QLD) is delighted to offer Lot 6/459 Tufnell Road, Banyo to the market for sale via an Expressions of Interest (EOI) campaign closing Thursday, 7th May 2020 at 4pm (AEST).

Intending Buyers are welcome to submit offers in the following format:

- ✓ Signed Contract of Sale, with deposit cheque (preferred). Please contact the agents nominated in this report for assistance with contract preparation.
- ✓ Completed Expression of Interest Form, which is included in this report.

A link with the following information is available upon request:

- ▶ Plans
- ▶ Title Search & EMR/CLR Search
- ▶ Rate Notices
- ▶ Certificate of Classification
- ▶ Urban Utilities
- ▶ Body Corporate Levies



Sale Details & GST:

The property is being sold with a sale and leaseback arrangement. As the current ownership entity and lease entity are the same, the transaction does not meet the requirements for the supply of a going concern. Therefore GST is payable in addition to the sale price. The Seller's are willing to work with the buyers to time settlement with BAS returns.

Property Inspections:

Inspections are available via appointment only. Please contact the marketing agents to arrange an appropriate time.

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EXPRESSION OF INTEREST FORM



I / We register our Expression of Interest (EOI) to enter into negotiations to purchase the property located at Unit 6, 459 Tufnell Road, Banyo QLD 4014 ("the Property").

Date	
------	--

Property Details:

Address	Unit 6, 459 Tufnell Road, Banyo QLD 4014		
Real Properties Description	Lot 6 on SP 169880		
Site Area	4,500 sqm (approximately)	Local Authority	Brisbane City Council

Expression of Interest:

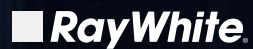
Proposed Price	\$	(Excluding GST)
Proposed Deposit	\$	
Proposed Settlement		
Further Details or Information	<i>(Finance, dates, conditions etc.)</i>	

Details of Proposed Buyer:

Full Name(s)			
Contact Address			
Contact Mobile		Contact Email	
Company Name	<i>(If applicable)</i>		
ABN		ACN	<i>(If applicable)</i>
GST Registered	<input type="radio"/> YES <input type="radio"/> NO <i>(please circle one)</i>		

ENQUIRE NOW

Exclusively presented by...



raywhitecommercialqld.com

All enquiries in relation to this opportunity are to be directed to the exclusive marketing agents:

ANDREW DOYLE

Manager,
Ray White Commercial (QLD)
Brokerage Services

M (+61) 0412 853 366

E andrew.doyle@raywhite.com

AARON ALECKSON

Manager,
Ray White Commercial (QLD)
Brokerage Services

M (+61) 0434 258 601

E aaron.aleckson@raywhite.com

PAUL ANDERSON

Director,
Ray White Commercial (QLD)
Brokerage Services

M (+61) 0438 661 266

E paul.anderson@raywhite.com

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A

CONSTRUCTION PLANS

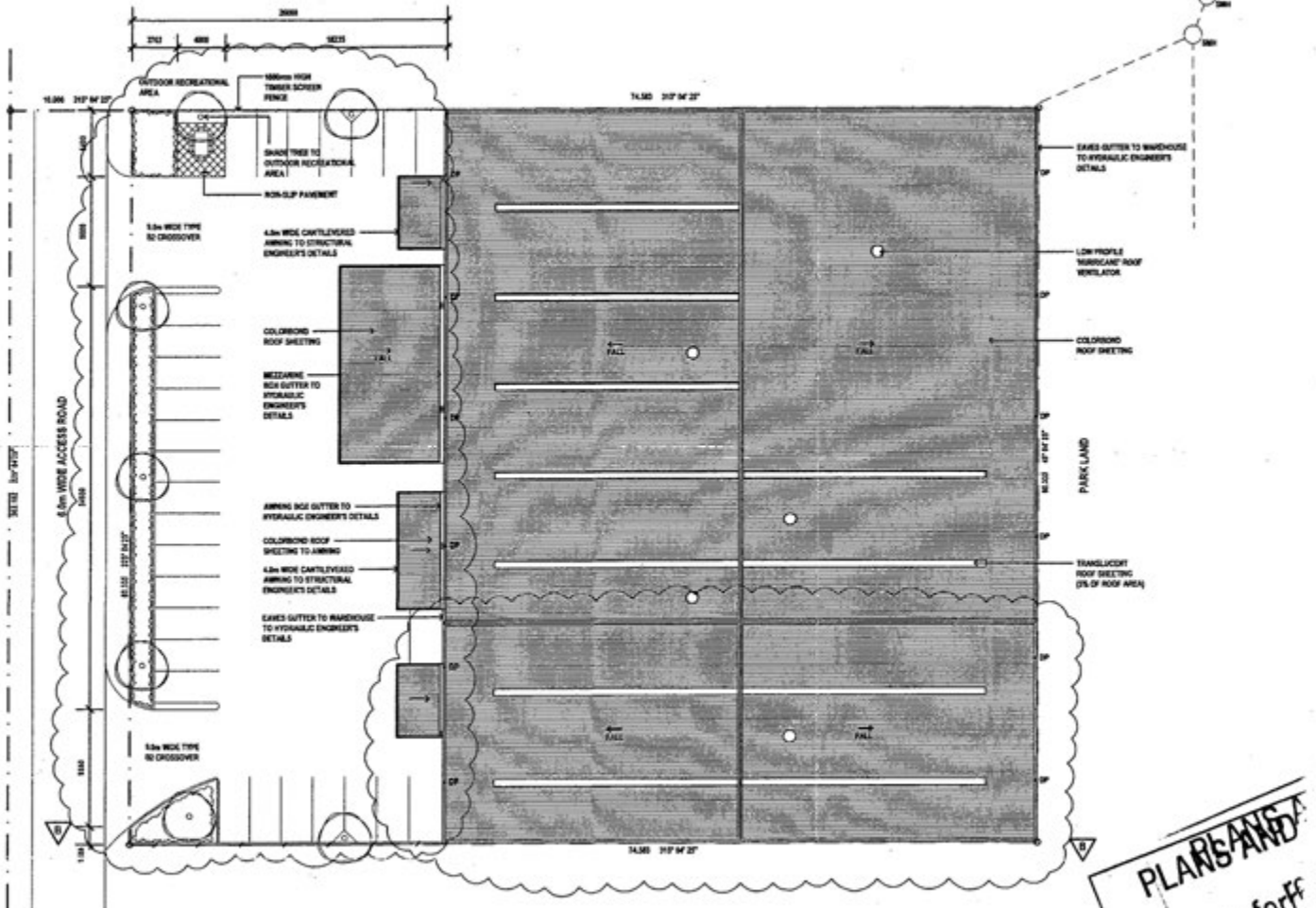
ANNEXURE A

LOT 6, 459 TUFNELL RD,
BANYO, QLD 4014

 **RayWhite**

RAY WHITE COMMERCIAL (QLD)
BROKERAGE SERVICES

CONSTRUCTION PLAN 1



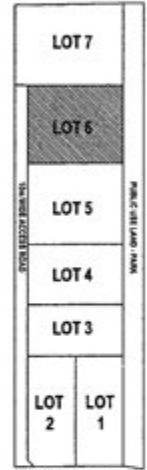
61 SITE PLAN OF LAYOUT
ROOF PLAN 1:200

REAL PROPERTY DESCRIPTION
LOT 6
ON SPANANT
PARISH OF TONGAREVA
COUNTY OF STANLEY
TOTAL SITE AREA 4086m²

THIS DRAWING HAS BEEN COORDINATED WITH CURRENT DOCUMENTATION FROM:
 O/C SURVEY O/C CIVIL O/C FIRE
 O/C MECHANICAL O/C ELECTRICAL
 O/C MEDICAL O/C STRUCTURAL
 CONSULTANTS AT:
 O S.A. STAGE APPROV... DATE ...
 O S.A. STAGE APPROV... DATE ...
 O HOUSE STAGE APPROV... DATE ...
 O CONSTR STAGE APPROV... DATE ...

LEGEND
 GP OVERPIPE
 HP HOUSE TAP
 RS ROLLER SHUTTER
 SMH SMOKE MANHOLE

DEVELOPMENT SUMMARY
 LOT 6
 SITE AREA = 4086m²
 SITE COVER = 46.1%
 FLOOR FACTOR = 0.31
 AREAS:
 GROUND FLOOR OFFICE = 1084m²
 LEVEL 1 OFFICE = 2384m²
 WAREHOUSE (STAGE 1) = 1084m²
 WAREHOUSE (STAGE 2) = 1084m²
 TOTAL GFA (STAGE 1) = 2368m²
 CAR PARKING:
 SQUARES = 1 PER 100m² + 2 PER TENANCY (25 SPACES)
 PROVIDED 22 CAR PARKING SPACES INCLUDING 1 SPACE FOR ACCESSIBLE PARKING
 MOTOR VEHICLE STORAGE - ARTICULATED VEHICLE PROVIDED - ARTICULATED VEHICLE
 LANDSCAPING:
 SQUARES = 1% OF SITE AREA (1033m²)
 PROVIDED - 1.7% (706m²)



TUFNELL ROAD

02 REFERENCE PLAN
NORTHLINK INTS

NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	24/08/2018
2

GROUP 4 ARCHITECTS
 Architects, Planners, Engineers, Interior Design
 Level 1
 11, Larnach Road
 Tapanui, Dunedin 9100
 Phone: 03 478 4100
 Email: info@group4.co.nz
 Web: www.group4.co.nz

MOTO NATIONAL WAREHOUSE AND ANCILLARY OFFICE
 AT
 LOT 6 TUFNELL ROAD
 BANYO QLD 4014
 TRADELLA DEVELOPMENTS

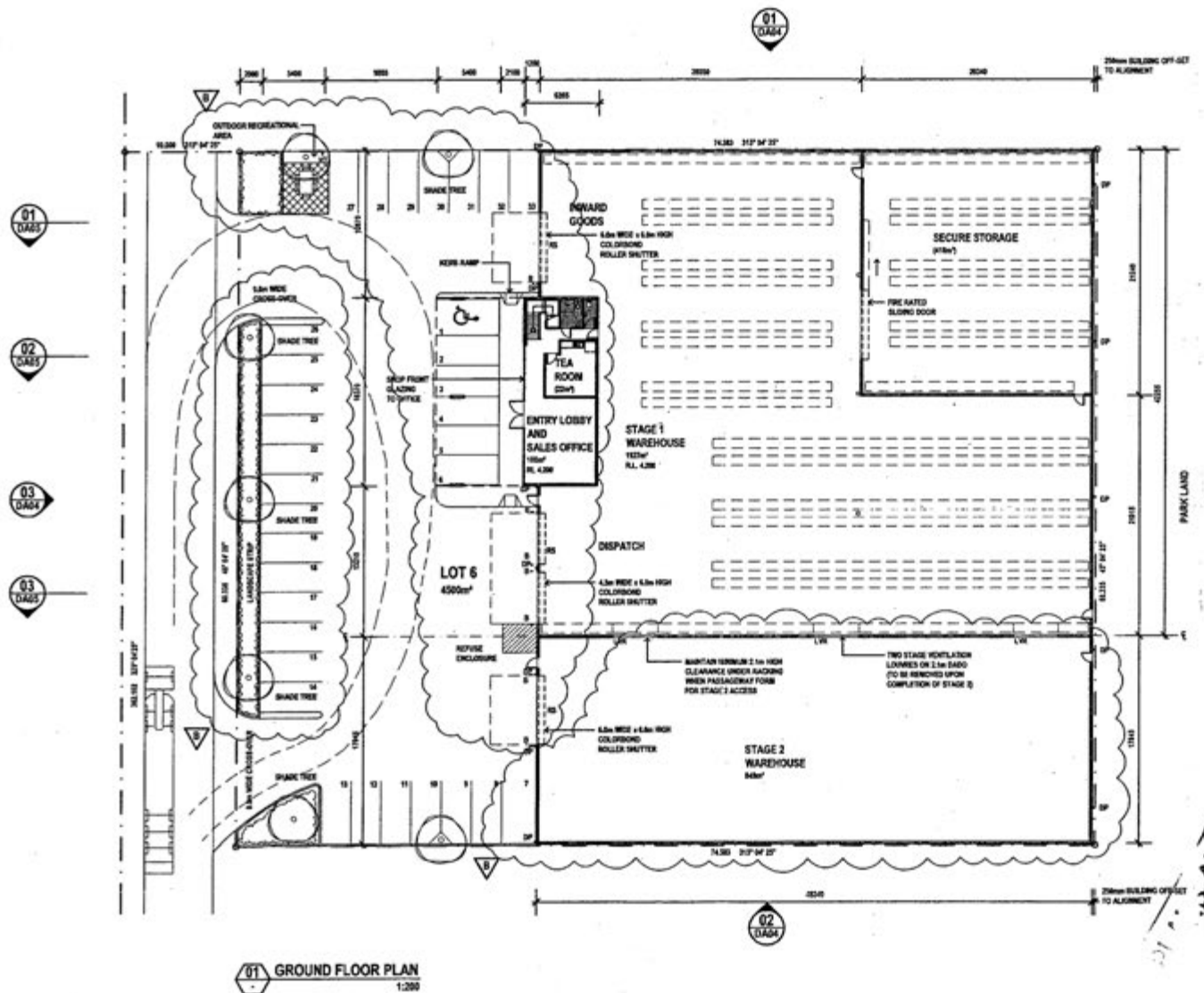
61 SITE PLAN OF LAYOUT
ROOF PLAN AND REFERENCE PLAN

DATE: FEB 2016 PROJECT NO: 02015
 DRAWN BY: DA01
 CHECKED BY: ...
 DATE: 24/08/2018

Author's Declaration:
 I, the Author, declare that this document is a true and correct copy of the original document.
 Signature: [Signature]
 Date: 24/08/2018

PLANS AND DOCUMENTS
 refer to in the
 dated, 24/08/2018

CONSTRUCTION PLAN 2



01 GROUND FLOOR PLAN
1:200

THIS DRAWING HAS BEEN CO-ORDINATED WITH CURRENT DEVELOPMENT PRICE:

00	BARNEY	00	CON.	00	FIRE
00	SPRINKLE	00	ELECTRICAL	00	MECHANICAL
00	MECHANICAL	00	STRUCTURAL		

CONCRETE WORK AT:

0	S.A. STAGE	APPROX.	DATE	---
0	S.A. STAGE	APPROX.	DATE	---
0	STEEL STAGE	APPROX.	DATE	---
0	CONCRETE STAGE	APPROX.	DATE	---

LEGEND

B	BOLLARD
CC	QUEENSLAND CITY COUNCIL
DP	DOWNPIPE
FIRE	FIRE HOSE REEL
LVR	LOUVER
RS	ROLLER SHUTTER

CARPARKING

GROUND OFFICE	- 100m ²
SECURE STORE	- (180m ²)
STAGE 1 WAREHOUSE	- 100m ²
LEVEL 1 OFFICE	- 210m ²
STAGE 2 WAREHOUSE	- 540m ²
SEC. GFA	- 300m ²
SITE COVER	- 14.1%
CAR SPACES REQUIRED	- 33
CAR SPACES PROVIDED	- 33

1	APPLICANT TO CHANGE OR WITHDRAW APPLICATION	10	CLASS
2	APPLICANT TO CHANGE OR WITHDRAW APPLICATION	10	CLASS
3	APPLICANT TO CHANGE OR WITHDRAW APPLICATION	10	CLASS
4	APPLICANT TO CHANGE OR WITHDRAW APPLICATION	10	CLASS

GROUP 4 ARCHITECTS
Architects, Planning Consultants, Surveyors, Quantity Surveyors, Environmental Engineers

Level 1
100 Adelaide Road
Melbourne VIC 3000
Telephone 03 9593 0000
Facsimile 03 9593 0000
Email g4a@group4a.com.au
Web www.group4a.com.au

GROUP 4 ARCHITECTS DOCUMENTS
 referred to in the
 DEVELOPMENT APPLICATION dated 24/08/2006

NOTO NATIONAL WAREHOUSE AND ANCILLARY OFFICE
at
LOT 6 TUFNELL ROAD
BANYO QLD 4014
for
PRADELLA DEVELOPMENTS PTY LTD

GROUND FLOOR PLAN

Scale	FIS 2006	Project No.	82011
Client	ND	Application No.	DA02
Author	[Signature]	Sheet No.	0
Check	1:200 @ 1/4"		

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 Author: [Signature]
 Checked: [Signature]
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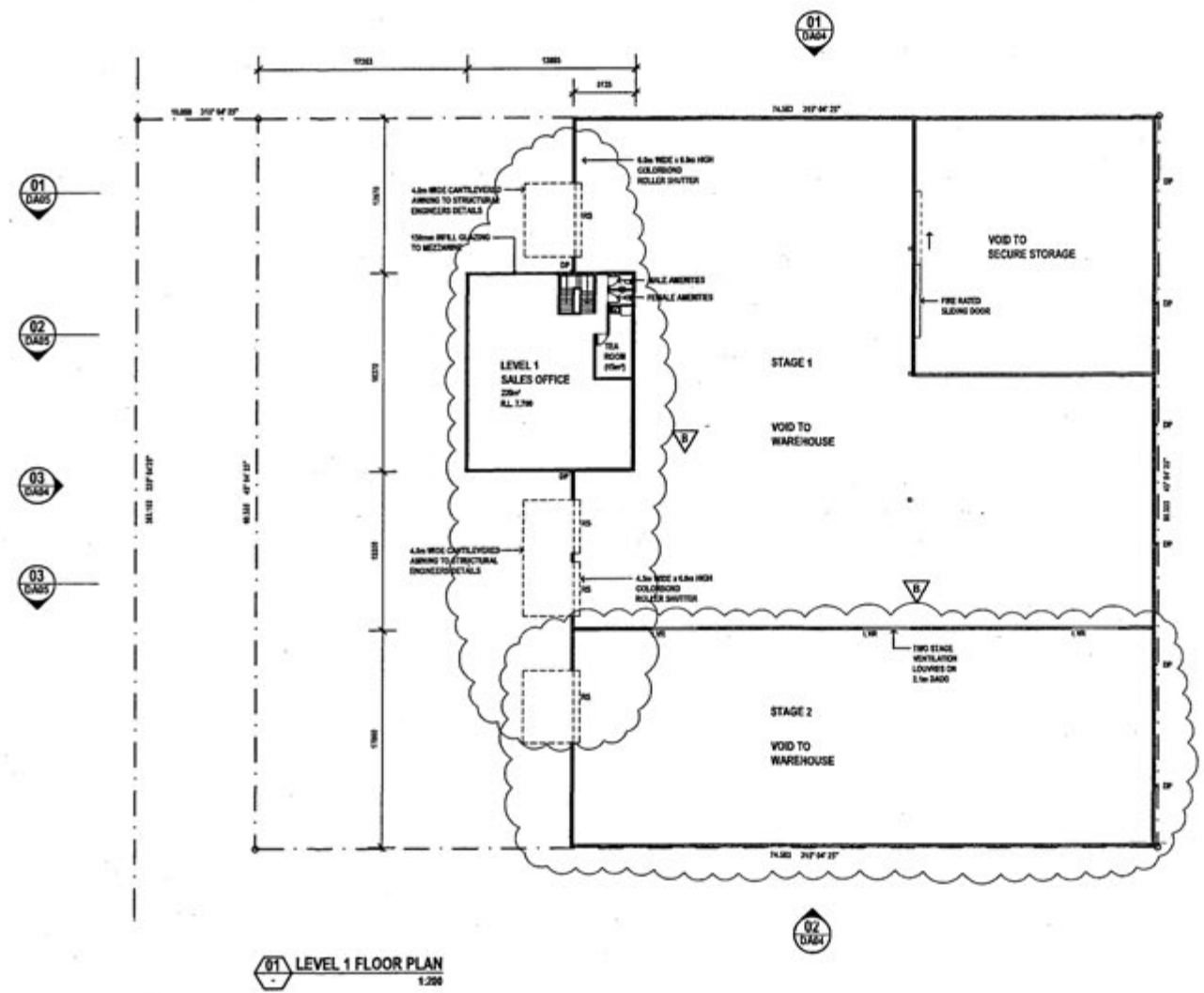
CONSTRUCTION PLAN 3

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 C/C4 APPROVAL C/C5 ELECTRICAL C/C6 FIRE
 C/C7 MECHANICAL C/C8 STRUCTURAL
 CONSULTANTS AT:
 O S.A. STAGE APPROV... DATE...
 O S.A. STAGE APPROV... DATE...
 O TRADES STAGE APPROV... DATE...
 O CONCRETE STAGE APPROV... DATE...

LEGEND

DP CORRIDOR
 LW LOADING
 RS ROLLER SHUTTER



01 LEVEL 1 FLOOR PLAN
1:200

PLANS AND DOCUMENTS
referred to in the
APPROVAL dated 24/08/2025

1	ISSUED TO CHANGE IN EXISTING WORKS	DA	2025
2	ISSUED TO CHANGE IN EXISTING WORKS	DA	2025
3	ISSUED TO CHANGE IN EXISTING WORKS	DA	2025
4	ISSUED TO CHANGE IN EXISTING WORKS	DA	2025

GROUP 4 ARCHITECTS
Architects, Project Architects, Draftsmen, Surveyors
Level 1
17, Jubilee Street
Spring Hill QLD 4008
Australia
Phone: 08 9371 8822
Email: info@group4architects.com.au
JAB 08 93 88 88
MAB 08 93 88 88

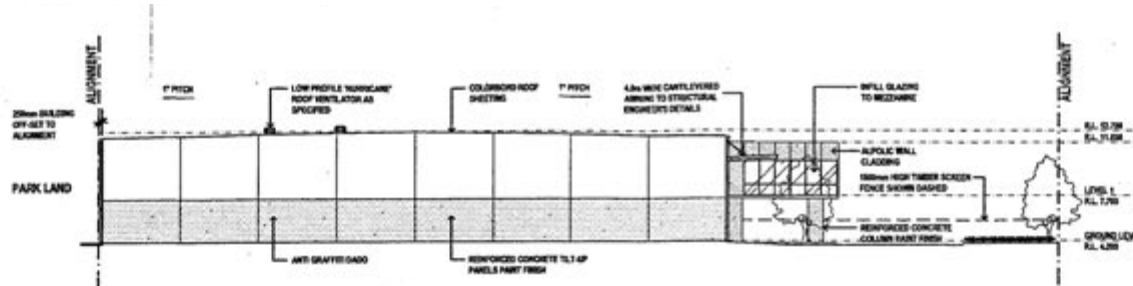
PROJECT
MOTO NATIONAL WAREHOUSE AND ANCILLARY OFFICE
at
LOT 4 TURNELL ROAD
SARVO QLD 4014
for
PRADELLA DEVELOPMENTS
PTY LTD

LEVEL 1 FLOOR PLAN

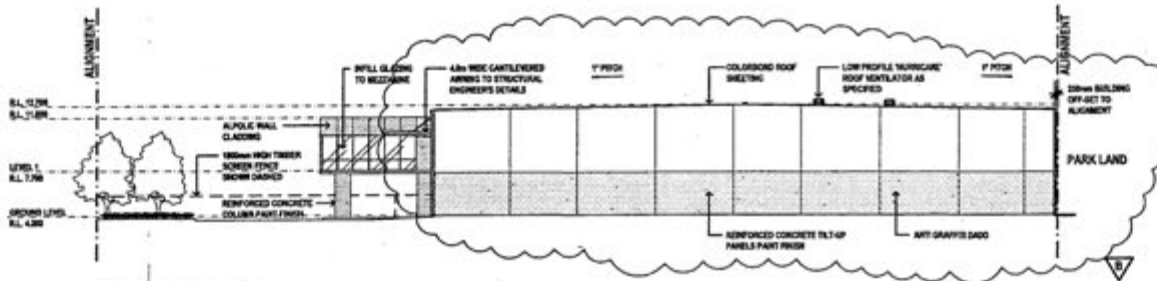
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Scale: B3
Date: 1/2026
Checked: [Signature]
Project No: DA03

Document Verification:
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 Drawn by: [Signature]
 Date: 26/08/25
 Scale: 1:200

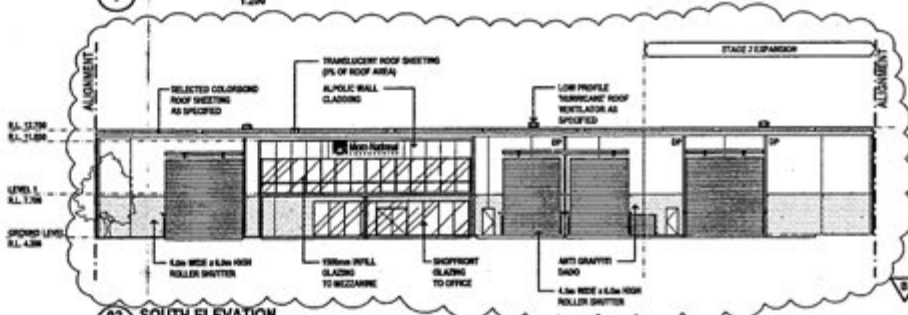
CONSTRUCTION PLAN 4



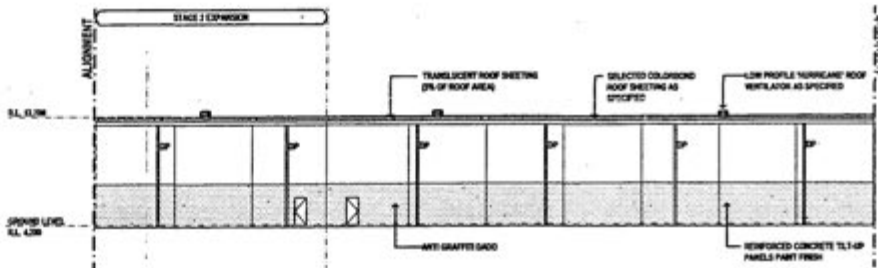
01 WEST ELEVATION
1:200



02 EAST ELEVATION
1:200



03 SOUTH ELEVATION
1:200



04 NORTH ELEVATION
1:200

THE DRAWING HAS BEEN CO-ORDINATED WITH CONCEPT DRAWING FOR THE:

○	ASSET	○	MECH	○	PIPE
○	HYDRAULIC	○	ELECTRICAL	○	STRUCTURAL
○	MECHANICAL	○	ELECTRICAL	○	STRUCTURAL

CONSULTANTS:

○	S.A. STAGE	APPROVED	DATE	---
○	S.A. STAGE	APPROVED	DATE	---
○	CONCEPT STAGE	APPROVED	DATE	---
○	CONCEPT STAGE	APPROVED	DATE	---

LEGEND

B	BOLLARD
SP	SCAFFOLD

1	DESIGN TO CHANGE WORKING APPLICATION	SP	SP
2	REVISIONS BY OWNER		
3	REVISIONS BY ARCHITECT		
4	REVISIONS BY ENGINEER		
5	REVISIONS BY OTHER		
6	REVISIONS BY DEVELOPER/PLANNING APPLICATION		

GROUP 4 ARCHITECTS
 10/100 TUPWELL ROAD
 SANYO QLD 4854
 PHONE: 07 497 5000
 FAX: 07 497 5001
 WWW: WWW.G4A.COM.AU

MOTO NATIONAL WAREHOUSE AND ANCILLARY OFFICE
 at
 LOT 6 TUPWELL ROAD
 SANYO QLD 4854
 for
FRAGELLA DEVELOPMENTS PTY LTD

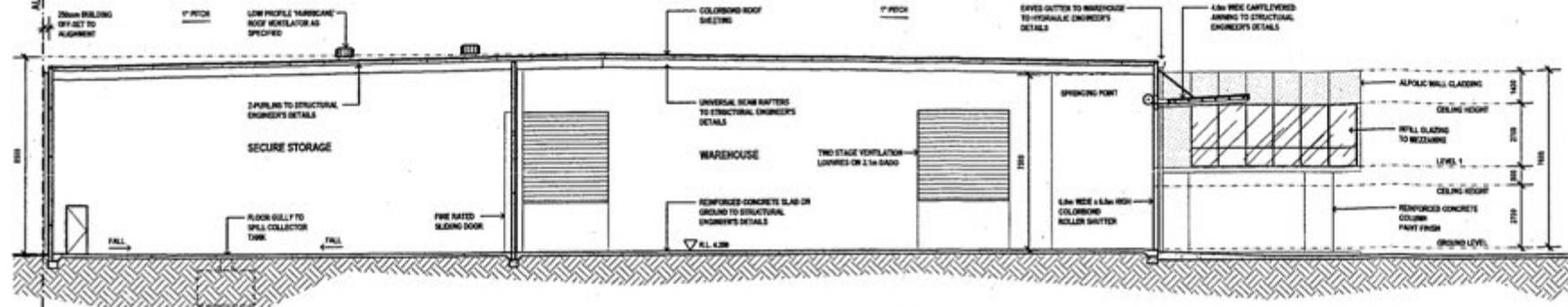
ELEVATIONS

DATE	FEB 2005	PROJECT NO.	02015
SCALE	AS SHOWN	DRAWING NO.	DA04
DATE	1/20/05	SCALE	AS SHOWN

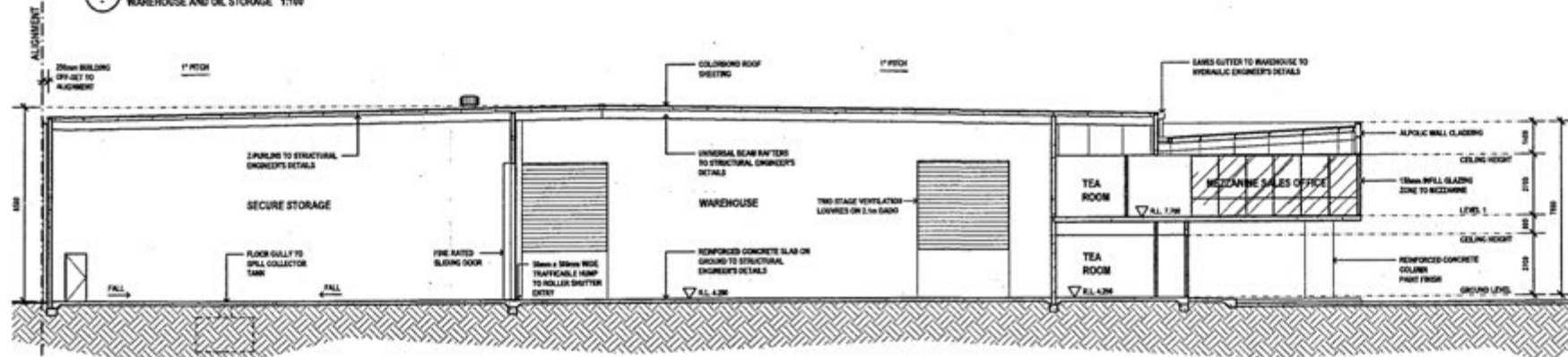
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 Drawn: [Signature]
 Date: 26/06/05

PLANS AND DOCUMENTS
 referred to in the
 APPROVAL dated 24/08/2006

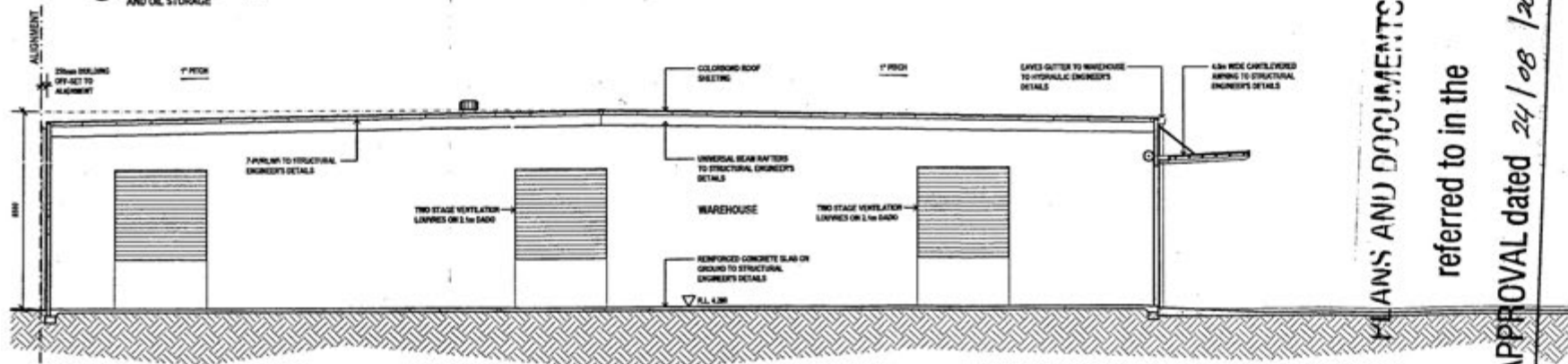
CONSTRUCTION PLAN 5



01 CROSS SECTION
WAREHOUSE AND OIL STORAGE 1:100



02 CROSS SECTION
OFFICE, WAREHOUSE AND OIL STORAGE 1:100



03 CROSS SECTION
WAREHOUSE 1:100

THE DRAWING HAS BEEN COORDINATED WITH CURRENT DOCUMENTATION FROM:

□ CIVIL	□ MECH	□ ELEC	□ FIRE
□ SURVEY	□ CIVIL	□ MECH	□ ELEC
□ MECHANICAL	□ ELECTRICAL	□ STRUCTURAL	

CONSULTANTS AT:

□ S.A. STAGE	APPROV.	DATE	
□ S.A. STAGE	APPROV.	DATE	
□ TENDER STAGE	APPROV.	DATE	
□ CONCEPT STAGE	APPROV.	DATE	

1	ISSUED FOR TENDERS	27	2008
2	ISSUED FOR TENDERS	27	2008
3	ISSUED FOR TENDERS	27	2008
4	ISSUED FOR TENDERS	27	2008

GROUP 4 ARCHITECTS
 10/11 LINDSEY STREET
 SYDNEY NSW 2000
 PHONE: 02 9550 1234
 FAX: 02 9550 1235
 WWW: www.group4.com.au

MOTO NATIONAL WAREHOUSE AND ANCILLARY OFFICE
 AT
 LOT 6 TURNELL ROAD
 BANYO QLD 4814
 for
FRANELLA DEVELOPMENTS PTY LTD

CROSS SECTIONS

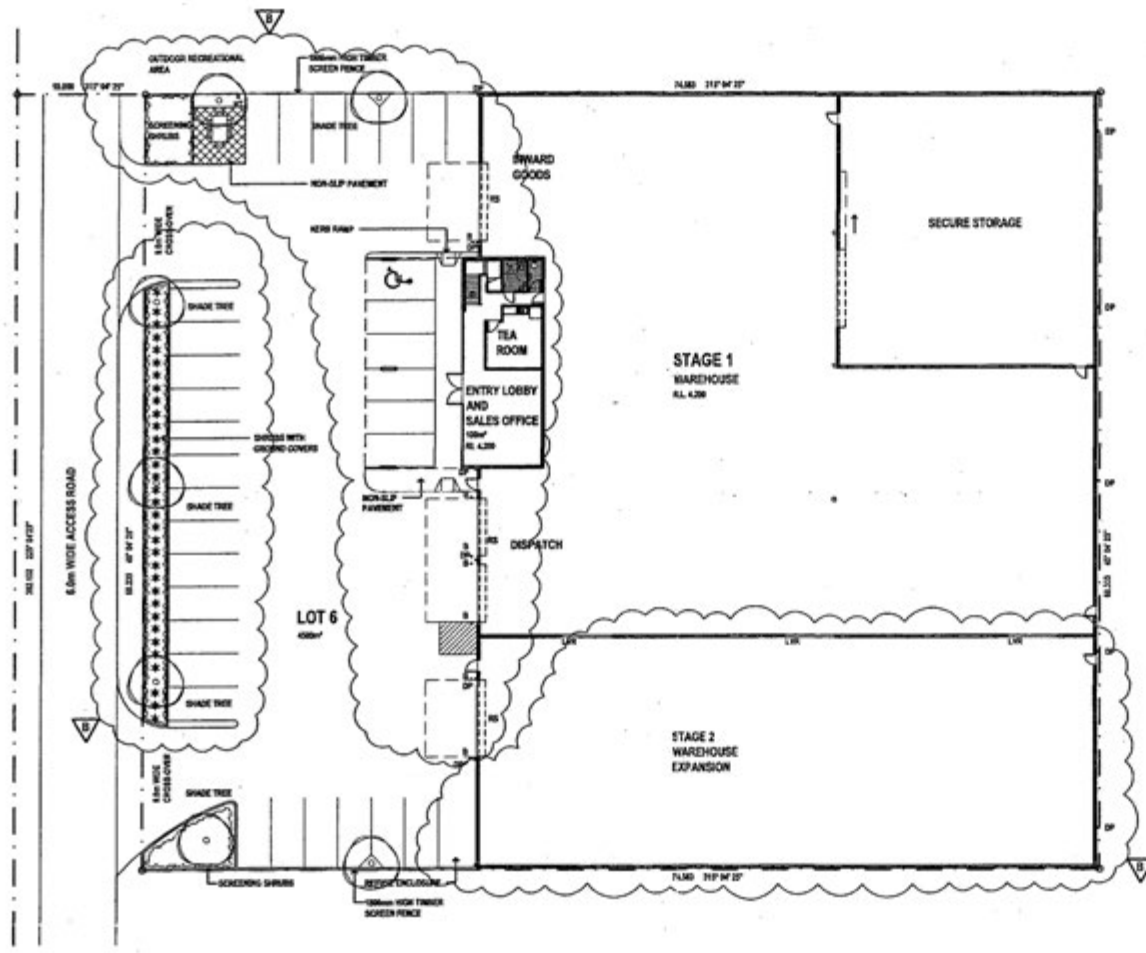
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SCALE: 1:100	NO: DA05

APPROVAL dated 24/08/2008

PLANS AND DOCUMENTS referred to in the

266/08

CONSTRUCTION PLAN 6



01 CONCEPT LANDSCAPE PLAN
1:200

PLANNING DOCUMENTS
 referred to in the
 APPROVAL 24/08/2006

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OC1 SURVEY	OC2 CIVIL	OC3 FINE
OC4 HYDRAULIC	OC5 ELECTRICAL	OC6 MECHANICAL
OC7 STRUCTURAL	OC8 ENVIRONMENTAL	OC9 SERVICES

CONSULTANTS AT:

○ S.A. STAGE	APPROV	DATE
○ S.A. STAGE	APPROV	DATE
○ CIVIL STAGE	APPROV	DATE
○ CIVIL STAGE	APPROV	DATE

LEGEND

S	SOLLARD
DP	DRIVEWAY
FM	FIRE HOSE REEL
RS	ROLLER SHUTTER

1	PROJECT CHANGE CONTROL	11	PLAN
2	APPROVAL	12	PLAN
3	APPROVAL	13	PLAN
4	APPROVAL	14	PLAN
5	APPROVAL	15	PLAN

GROUP 4 ARCHITECTS
 10/11 ...
 Sydney, NSW 2000
 Australia
 Tel: (61) 2 9550 1111
 Fax: (61) 2 9550 1112
 Email: info@group4.com.au
 Web: www.group4.com.au

PROJECT: **MOTO NATIONAL WAREHOUSE AND ANCILLARY OFFICE**
 at **LOT 6 TUNNELL ROAD BANYO QLD 4014**
 for **PRADELLA DEVELOPMENTS PTY LTD**

Project Title: **CONCEPT LANDSCAPE PLAN**

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