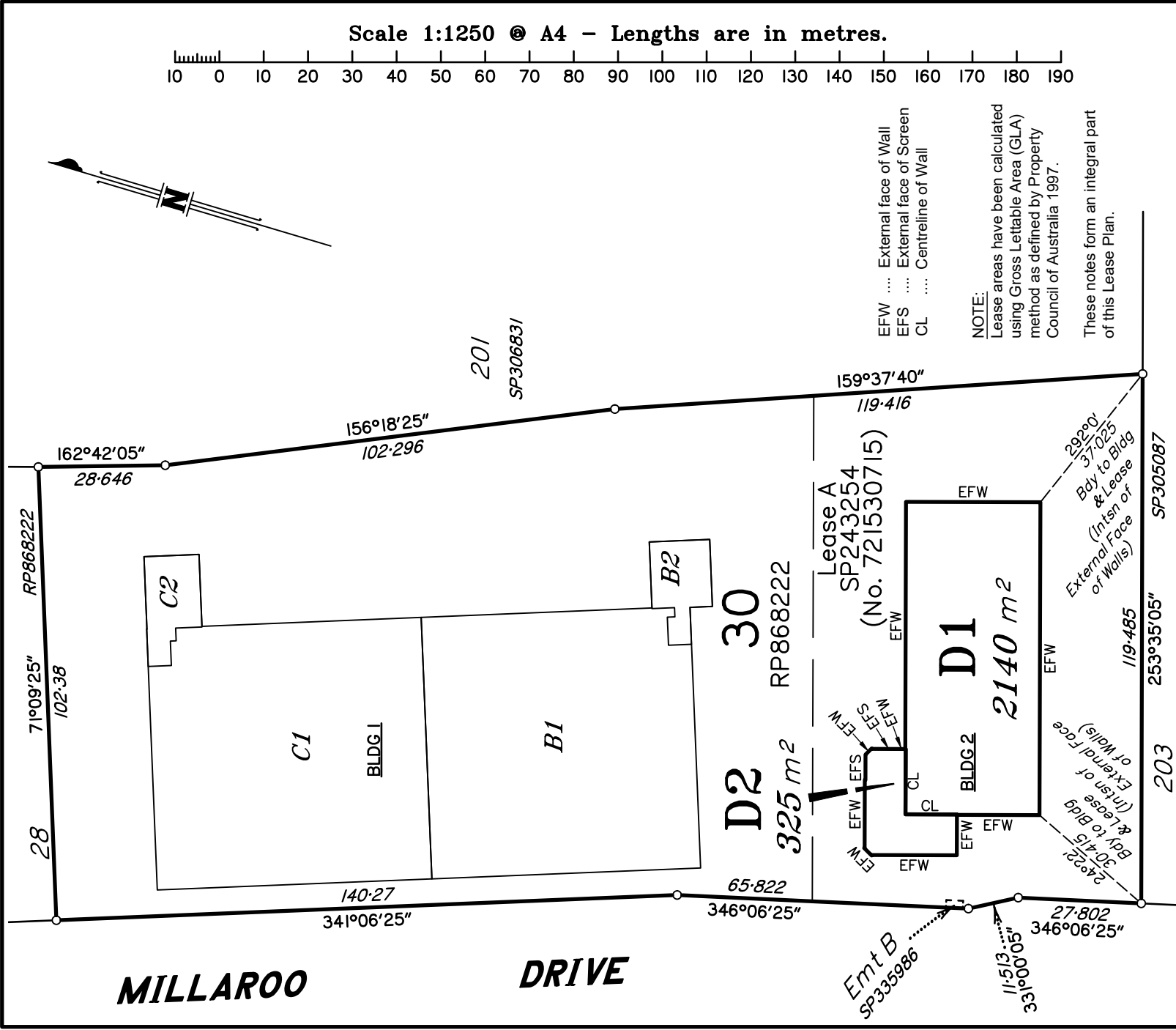




LEASE PLAN

Of Leases D1 & D2 over part of the Ground Floor of a Building Situated on Lot 30 on RP868222

Title Reference: 50075481 (Lot 30 on RP868222)

101-125 MILLAROO DRIVE, HELENSVALE

AMENDMENTS	
DESCRIPTION	DATE
A. Lease Areas Amended	14/07/25

Schlenker Surveying (QLD) Pty Ltd
(ACN 063 830 642), Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

[Signature]
Cadastral Surveyor
Date: 10/7/2025
* of Schlenker Surveying (Qld) Pty. Ltd.
A.C.N. 063 830 642

SCHLENKER SURVEYING (QLD)
Gold Coast ♦ Brisbane

Consultants in Surveying,
Mapping & Development

A.B.N. 36 909 833 411
PO Box 41,
Helensvale QLD 4212.

Suite 206,
Helensvale Professional Centre
3 Sir John Overall Dr.,
Helensvale QLD 4212.

Ph.: (07) 5573 6744
Mob.: 0413 945 959
EMAIL: mail@ssq.net.au

DRAWN	DATE	CHECKED	DATE
RJB	7.7.2025	ASS	10.7.2025

LOCAL AUTHORITY	GOLD COAST CITY COUNCIL
LOCALITY	HELENSVALE
Meridian of	MGA vide IS209701
SCALE ♦ A4	DWG. NO.
1:1250	07066-3/A

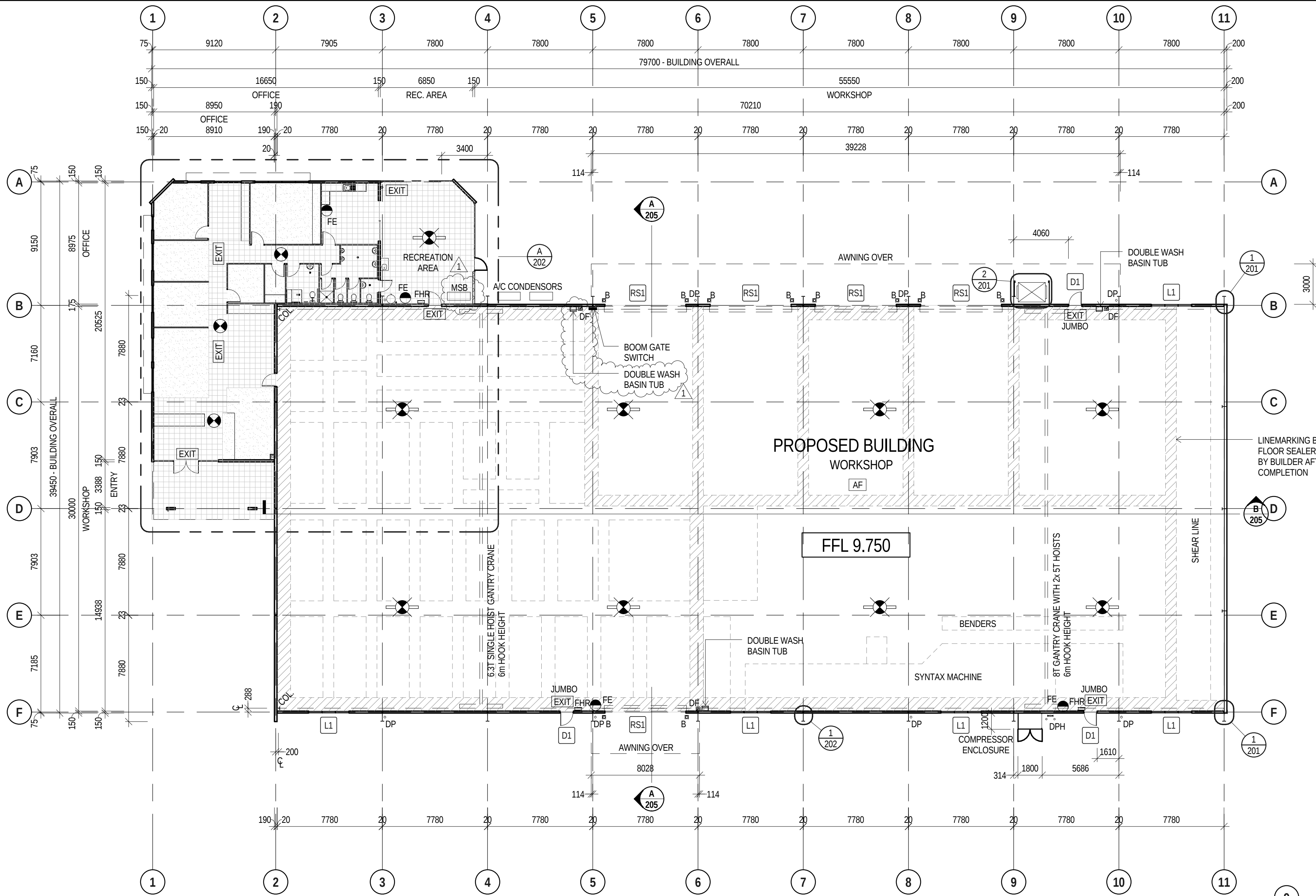


*Lease D
2465m2*

*Concrete Area
852m2*



07066
10/07/2025
Lease and Concrete Area
Sketch



GROUND FLOOR PLAN
(A1) 1:200

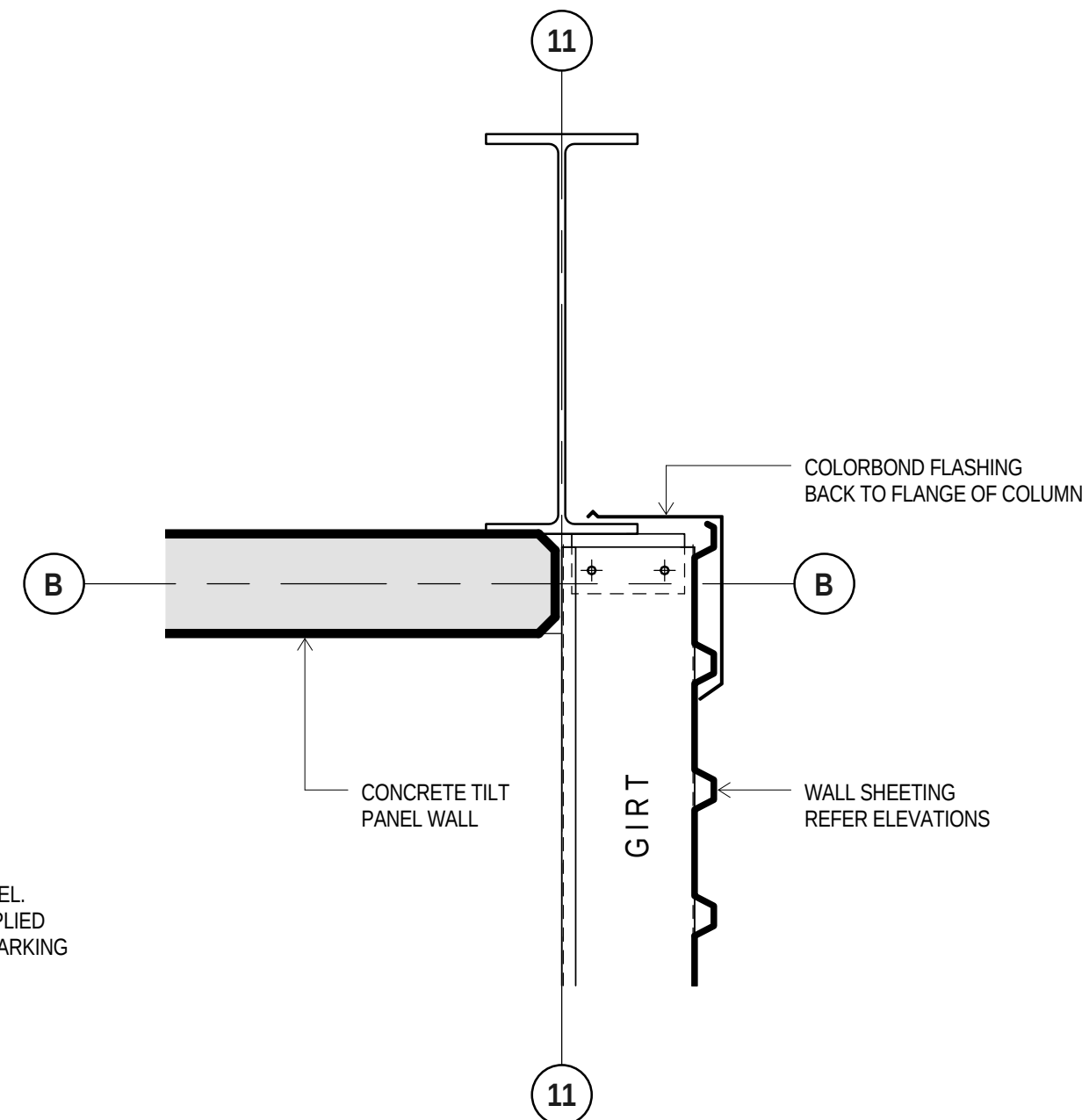
DOOR SCHEDULE							
MARK	QTY	DIMENSIONS (mm)		FIRE RATING	CORE	DESCRIPTION	FINISH / COLOUR TBA
		HEIGHT	WIDTH				
GROUND FLOOR							
D1	4	2040	920	none	SOLID	EXTERNAL GRADE, FLUSH PANEL	PAINTED
D2	1	2040	920	none	HOLLOW	FLUSH PANEL WITH GLASS VIEWING PANEL AND CLOSER	PAINTED
D3	1	2040	920	none	SOLID	FLUSH PANEL	PAINTED
D4	3	2040	920	none	HOLLOW	FLUSH PANEL WITH GLASS VIEWING PANEL & FIXED GLASS OVER TO CEILING	PAINTED
D5	2	2040	920	none	HOLLOW	FLUSH PANEL WITH GLASS VIEWING PANEL	PAINTED
D6	1	2040	870	none	SOLID	FLUSH PANEL	PAINTED
D7	1	2040	820	none	SOLID	FLUSH PANEL	PAINTED
D8	3	2040	770	none	HOLLOW	FLUSH PANEL	PAINTED
D9	1	2600	1840	none	-	FIXED GLASS DOUBLE ENTRY	PAINTED
D10	1	2100	3000	none	-	FIXED GLASS SLIDING DOOR	PAINTED
RS1	5	5400	6000	none	-	ROLLER SHUTTER, MOTORISED OPERATION	POWDERCOATED

NOTES - ALL GLASS IS GREY TINT COMFORTONE - U.N.O.
- VIEW PANELS TO BE CLEAR GLASS
- ALL DOOR FRAMES ARE METAL, ALUMINIUM JOINERY WITH ALUMINIUM FRAMES - U.N.O.

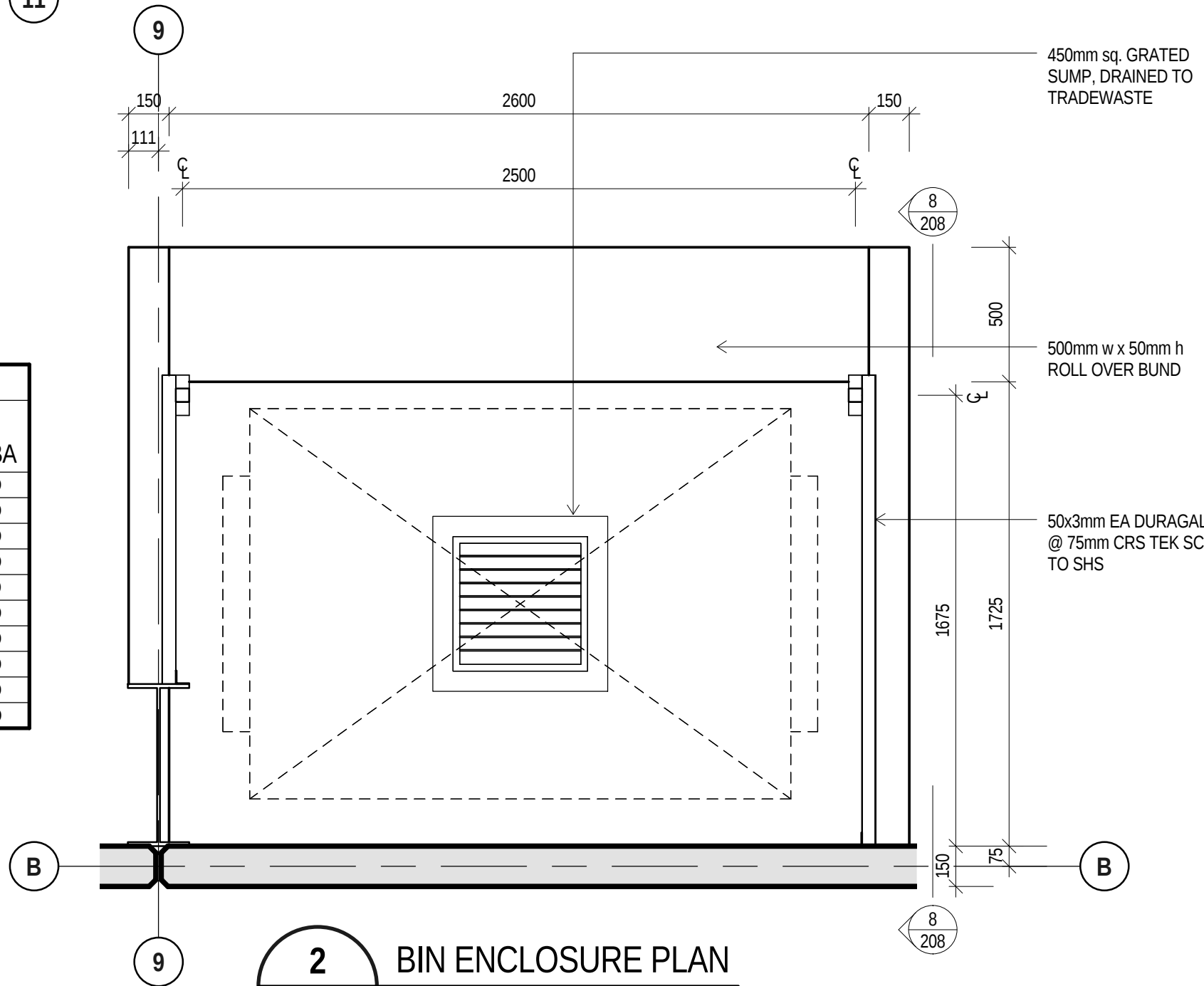
LOUVRE SCHEDULE					
MARK	QTY	DIMENSIONS (mm)		DESCRIPTION	FINISH
HEIGHT	WIDTH				
L1	5	1200	3000	FIXED METAL LOUVRE	COLORBOND

WINDOW SCHEDULE					
MARK	QTY	DIMENSIONS (mm)		HEAD HEIGHT	FINISH / COLOUR TBA
HEIGHT	LENGTH				
W1	1	2650	4800	2650 ALUMINIUM FRAMED FIXED GLASS	POWDERCOATED
W2	2	1650	1775	2650 ALUMINIUM FRAMED FIXED GLASS	POWDERCOATED
W3	2	1650	2000	2650 ALUMINIUM FRAMED FIXED GLASS	POWDERCOATED
W4	2	1650	1000	2650 ALUMINIUM FRAMED FIXED GLASS	POWDERCOATED
W5	1	1650	2000	2650 ALUMINIUM FRAMED SLIDING GLASS	POWDERCOATED
W6	1	1650	4000	2650 ALUMINIUM FRAMED FIXED GLASS	POWDERCOATED
W7	3	1500	4092	2700 ALUMINIUM FRAMED FIXED GLASS WITH SILICONE BUTT JOINTS	POWDERCOATED
W8	2	1500	1575	2700 ALUMINIUM FRAMED FIXED GLASS	POWDERCOATED
W9	1	1500	3157	2700 ALUMINIUM FRAMED FIXED GLASS WITH SILICONE BUTT JOINTS	POWDERCOATED
W10	1	1500	3563	2700 ALUMINIUM FRAMED FIXED GLASS WITH SILICONE BUTT JOINTS	POWDERCOATED

NOTES - ALL EXTERNAL GLASS IS GREY TINT COMFORTONE, INTERNAL GLASS CLEAR - U.N.O.
- REFER ELEVATIONS FOR MULLION AND TRANSOM LOCATIONS
- REFER PLAN FOR SLIDING WINDOW DIRECTIONS



1 BUILDING CORNER DETAIL
(A1) 1:10



2 BIN ENCLOSURE PLAN
(A1) 1:20

GENERAL NOTES

- REINFORCED CONCRETE TILT UP PANELS TO COMPLY WITH B.C.A. PART C 1.11
- IN ACCORDANCE WITH G1.2 OF THE B.C.A. EXITS TO ALL FREEZER/COLDROOM AREAS WILL HAVE:
 - MANUALLY OPERATED TURN KEY BELLS
 - EMERGENCY RELEASE PIN WHICH ALLOWS DOORS TO BE OPENED FROM INSIDE
- INTERNAL PARTITIONS TO BE 64mm RONDO STEEL STUD WITH PAINTED 10mm PLASTERBOARD LINING 10mm WATER RESISTANT PLASTERBOARD TO WET AREAS.
- ALL SANITARY COMPARTMENTS TO BE MECHANICALLY VENTILATED TO COMPLY TO BCA CI F4.5(b) BY AIR-CONDITIONING CONTRACTOR.
- WALLS IN WET AREAS NEXT TO TILT PANEL WALLS TO BE ISOLATED OFF PANEL BY 10mm AND ALLOW FOR VERTICAL MOVEMENT.

LEGEND

	FIRE HOSE REEL, 36m
	FIRE EXTINGUISHER 4.5kg TYPE AB(E)
	UNDER BENCH WATER HEATER
	OVER BENCH WATER HEATER
	CONCRETE TILT PANEL WALLS
	INSULATED PANEL WALLS
	STEEL GIRT
	STEEL STUD WALL
	BOLLARD

EMERGENCY LIGHTING SCHEDULE

SYMBOL	C0	C90	HEIGHT	N°	DESCRIPTION
	D50	C50		9	STANLITE BT136MBR, MAINTAINED 36W SINGLE, BARE BATTEN
	D10	D10	2700	3	STANLITE EWF10, 10W
	C0	C90		7	2x20W QI FLOODLIGHT CLEVERTRONICS
	C0	C90	2400	8	STANLITE EE110M, 10W MAINTAINED, SINGLE SIDE

TO COMPLY WITH A.S. 22931:1987 AND B.C.A. PART E4.

FLOOR FINISHES

[CPT]	40 oz. COMMERCIAL GRADE CARPET, DIRECT STICK
[CT]	200 x 200 CERAMIC TILES
[VN]	2mm SHEET VINYL
[AF]	'ASHFORD FORMULA' FLOOR SEALER TO BE APPLIED AFTER COMPLETION OF ONESTEEL LINEMARKING
[ST]	STEEL TROWEL
[STB]	STEEL TROWEL, LIGHT BROOME

FLOOR AREA

GROUND FLOOR	
Amenities	58.2 m²
Office	199.4 m²
Workshop	2126.4 m²
	2384.0 m²

DATE	DESCRIPTION	BY	REV
05.10.2011	FOR CONSTRUCTION - MSB RELOCATED TO REC. AREA. DOOR & WINDOW SCHEDULES AMENDED, DRINKING FOUNTAIN & WASH BASIN RELOCATED TO GRID 5/B	C.W.E	1
20.09.2011	LOUVRE DELETED, LOUVRE SILL HEIGHT AMENDED	C.W.E	C
01.09.2011	FOR TENDER	C.W.E	B
03.08.2011	FOR CLIENT APPROVAL	C.W.E	A

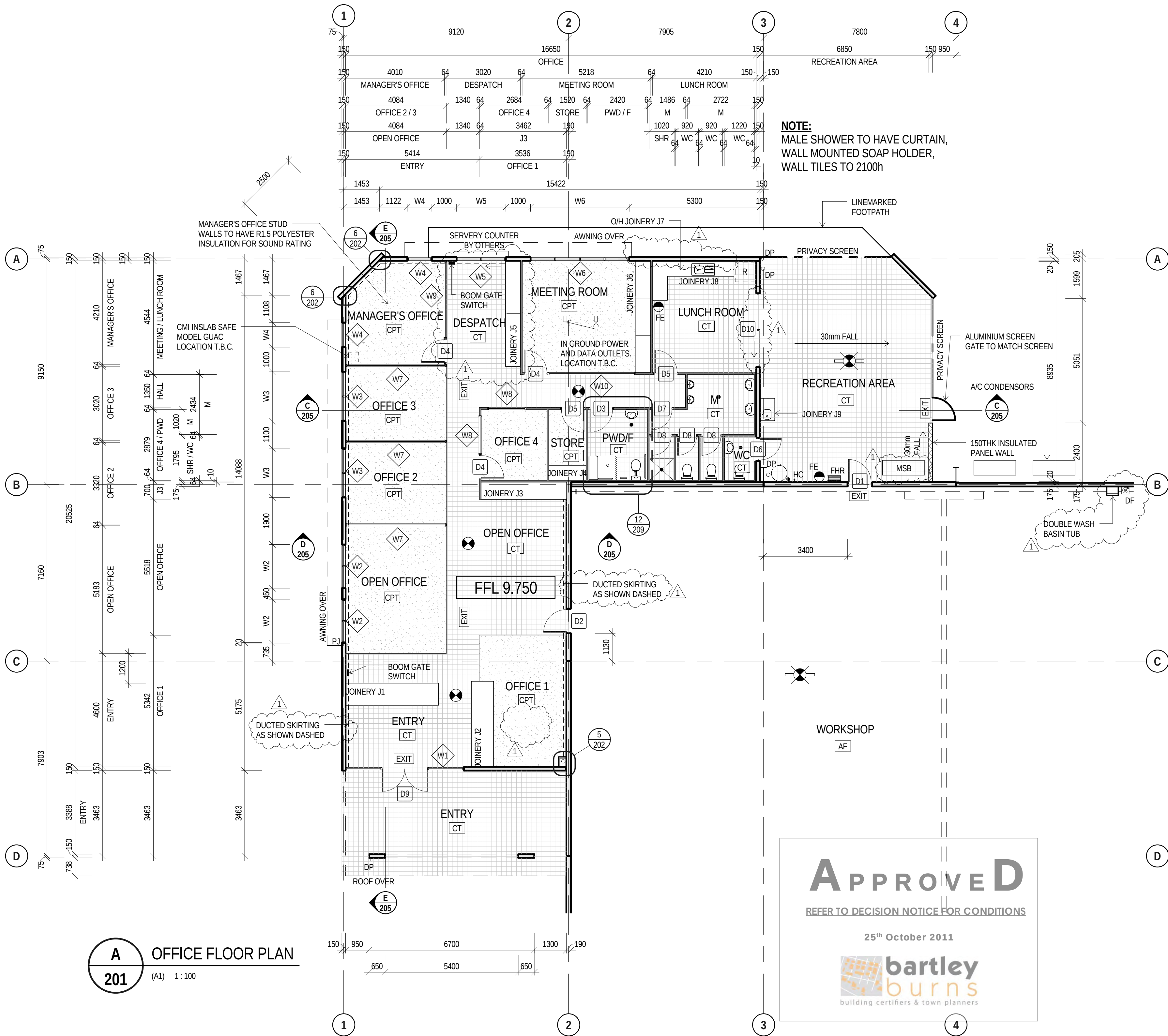
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DESIGN + CONSTRUCT SOLUTIONS

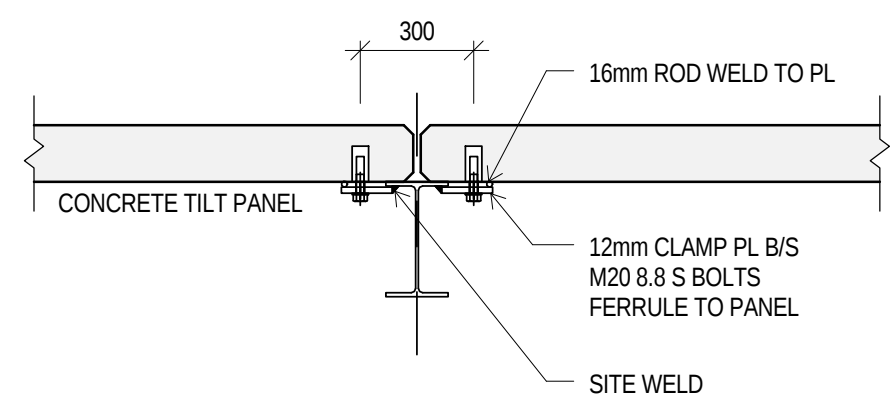
JOB N°	DWG N°	REV
930	201	1



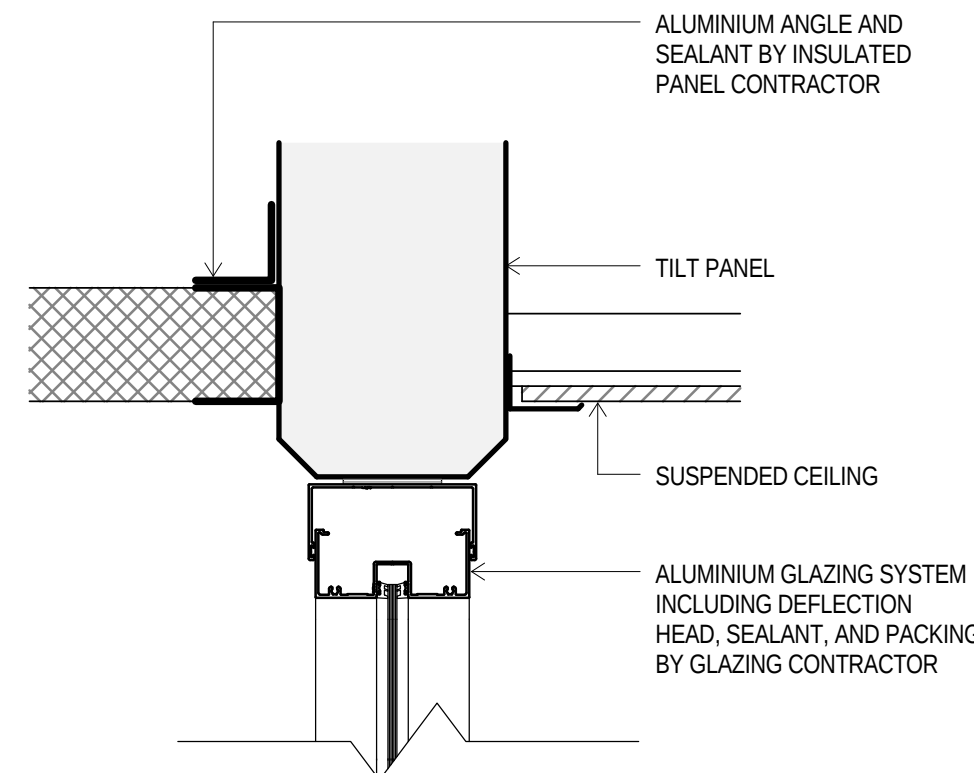
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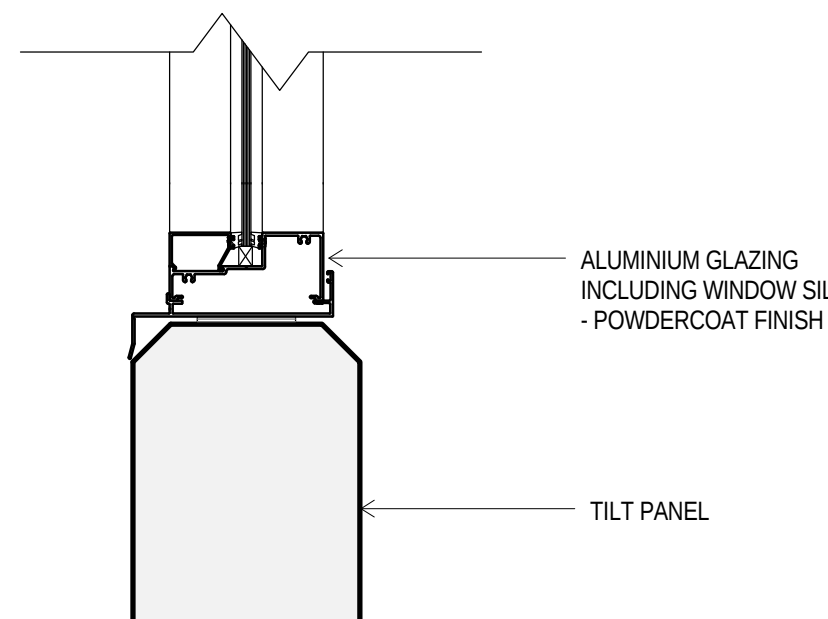
A
201 OFFICE FLOOR PLAN
(A1) 1:100



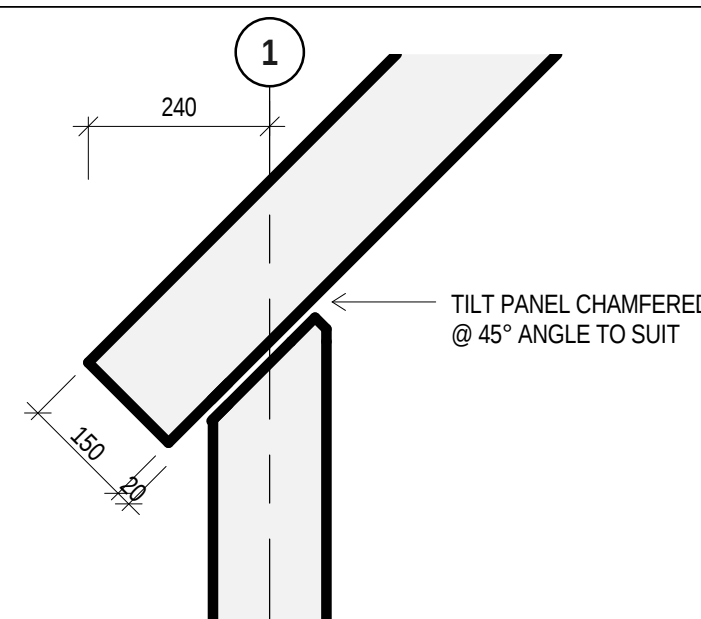
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201 TYP. COLUMN FIXING TO PANEL PLAN
(A1) 1:20



2
205 TILT PANEL WINDOW HEAD DETAIL
(A1) 1:5

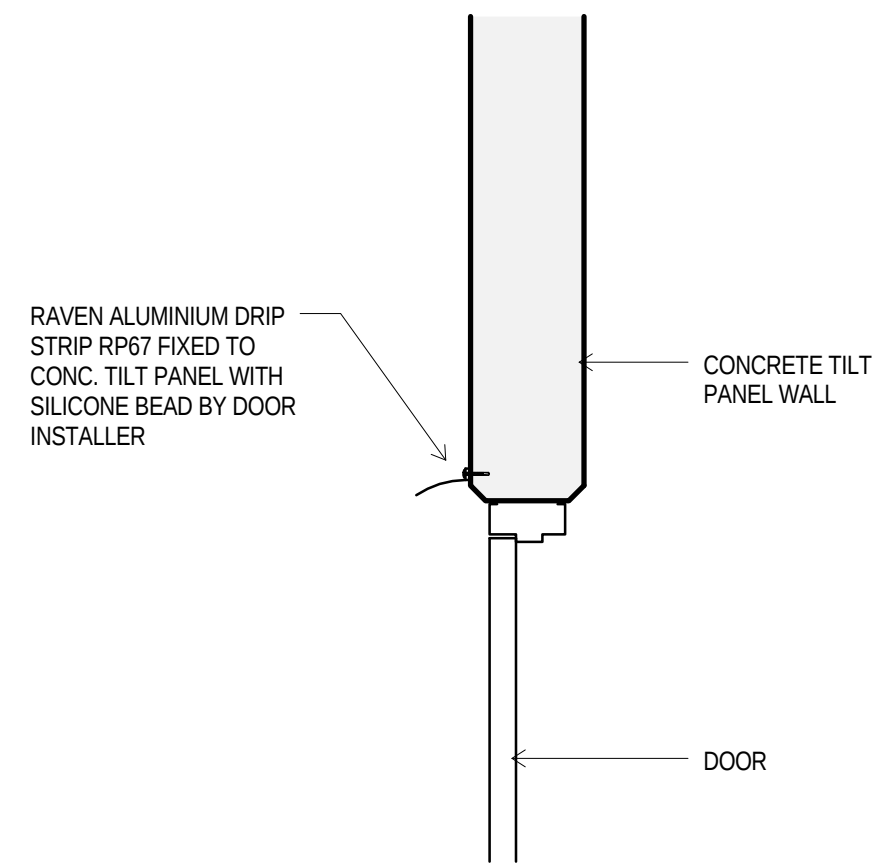


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205 TILT PANEL WINDOW SILL DETAIL
(A1) 1:5

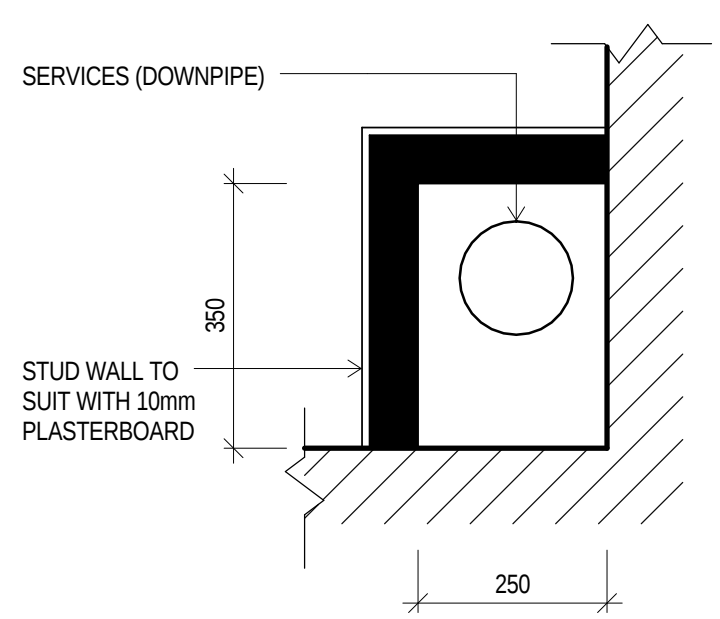


6
202 OFFICE CORNER DETAIL
(A1) 1:10

EMERGENCY LIGHTING SCHEDULE					
SYMBOL	C0	C90	HEIGHT	N°	DESCRIPTION
	D50	C50		9	STANLITE BT136MBR, MAINTAINED 36W SINGLE, BARE BATTEN
	D10	D10	2700	3	STANLITE EWF10, 10W
	C0	C90		7	250W METAL HALIDE FLOODLIGHT
	C0	C90	2400	8	STANLITE EE110M, 10W MAINTAINED, SINGLE SIDE
TO COMPLY WITH A.S. 22931:1987 AND B.C.A. PART E4.					
FLOOR FINISHES					
	CPT	40 oz. COMMERCIAL GRADE CARPET, DIRECT STICK			
	CT	200 x 200 CERAMIC TILES			
	VN	2mm SHEET VINYL			
	AF	ASHFORD FORMULA' FLOOR SEALER			
	ST	STEEL TROWEL			
	STB	STEEL TROWEL, LIGHT BROOME			



4
205 EXTERNAL DOOR WEATHER SEAL
(A1) 1:10

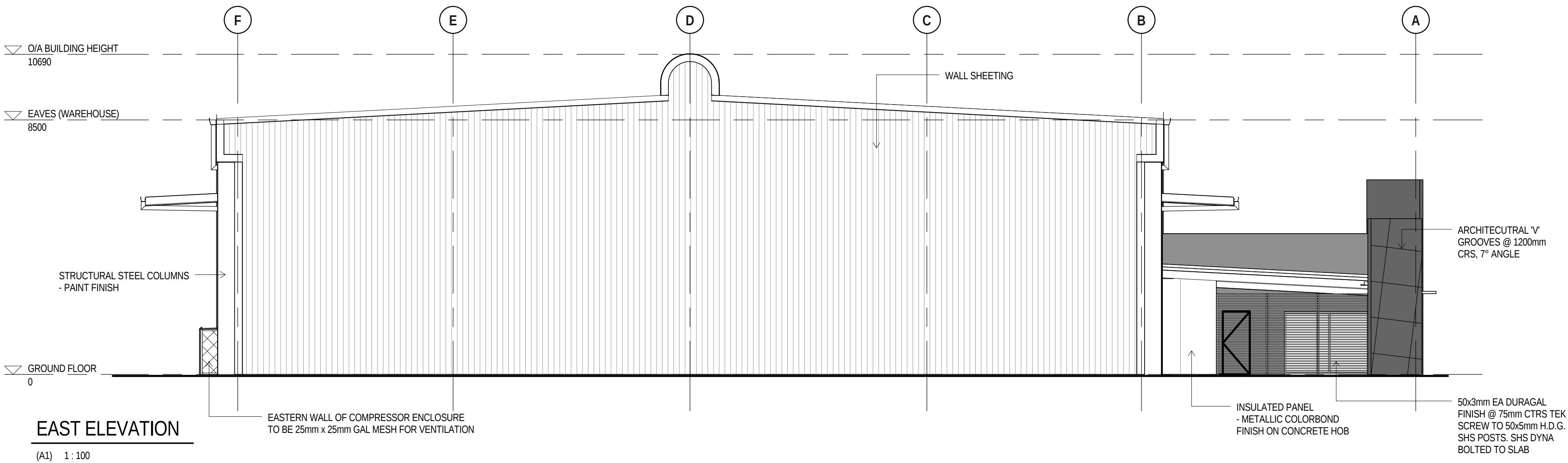


5
202 INTERNAL SERVICES DUCT
(A1) 1:10

05.10.2011	FOR CONSTRUCTION - D10 IN LUNCHROOM AMENDED, W3 REMOVED FROM LUNCHROOM, AWNING AMENDED TO SUIT, MSB RELOCATED TO REC. AREA, DESPATCH FLOOR FINISH AMENDED, IN GROUND POWER & DATA REMOVED FROM OFFICE 1, DUCTED SKIRTING ADDED AS SHOWN	C.W.E	1
01.09.2011	FOR TENDER	C.W.E	B
03.08.2011	FOR CLIENT APPROVAL	C.W.E	A
DATE	DESCRIPTION	BY	REV

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DESIGN + CONSTRUCT SOLUTIONS			
JOB N°	DWG N°	REV	
930	202	1	

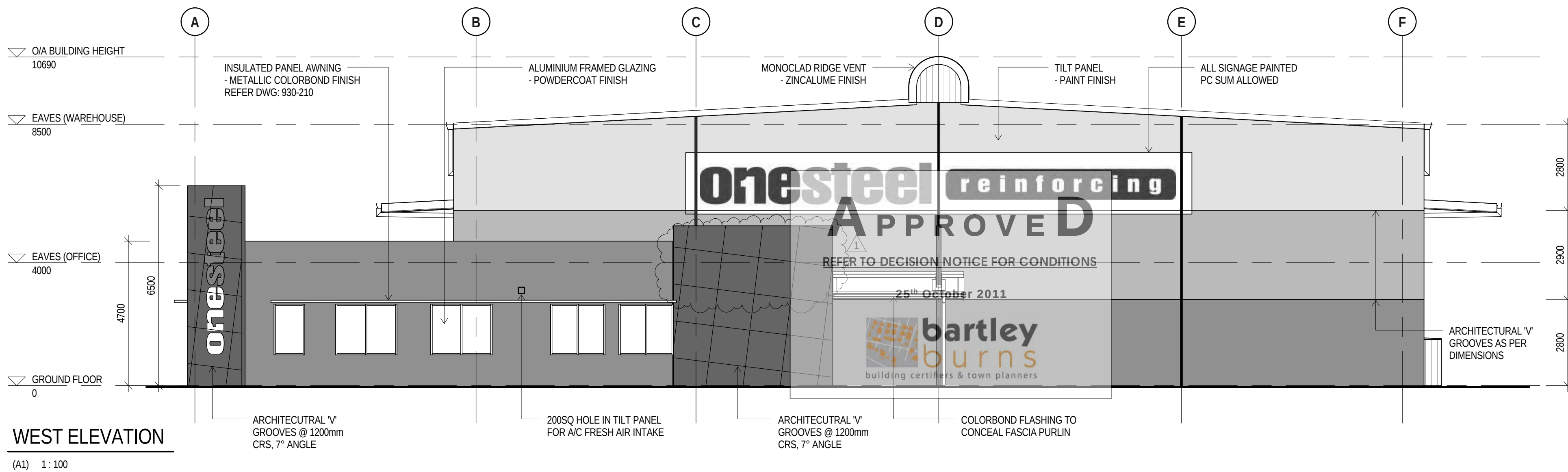
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ELEVATION NOTES

UNLESS NOTED OTHERWISE:

1. RAFTERS UNDER AWNINGS TO BE PAINTED
2. WALL SHEETING TO BE MONOCLAD, COLORBOND FINISH
3. ROOF SHEETING TO BE MONOCLAD, ZINCALUME FINISH
4. RIDGE VENT TO BE CORRUGATED, ZINCALUME FINISH
5. FLASHINGS, GUTTERS AND SUMPS TO BE COLORBOND
6. DOWNPIPES (DP) TO BE PAINTED PVC TO MATCH COLOUR OF TILT PANEL WALL
7. CONCRETE TILT PANEL WALLS TO BE PAINTED
8. ALL GLAZING TO BE ALUMINIUM FRAMED POWDER COAT FINISH
9. REFER TO FINISHES SCHEDULE FOR ALL COLORS



05.10.2011	FOR CONSTRUCTION - SIGNAGE REMOVED FROM OFFICE ENTRY PANEL	C.W.E	1
01.09.2011	FOR TENDER	C.W.E	B
03.08.2011	FOR CLIENT APPROVAL	C.W.E	A
DATE	DESCRIPTION	BY	REV

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DESIGN + CONSTRUCT SOLUTIONS

JOB N° DWG N° REV

930 203 1

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PROJECT DETAILS

ONESTEEL

PROPOSED WORKSHOP

101 MILLAROO DRIVE, HELENSVALE QLD 4212

RPD : LOT 30 ON RP 868222

PARISH : BARROW

COUNTY : WARD

AUTHORITY : G.C.C.C.

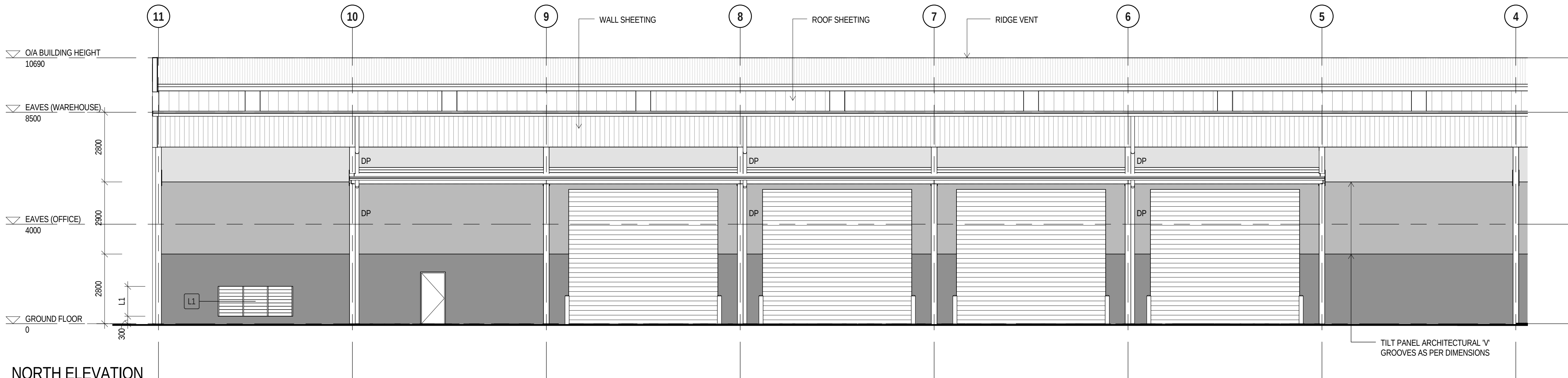
DRAWING TITLE

ELEVATIONS

DRAWN BY : C.W.E.

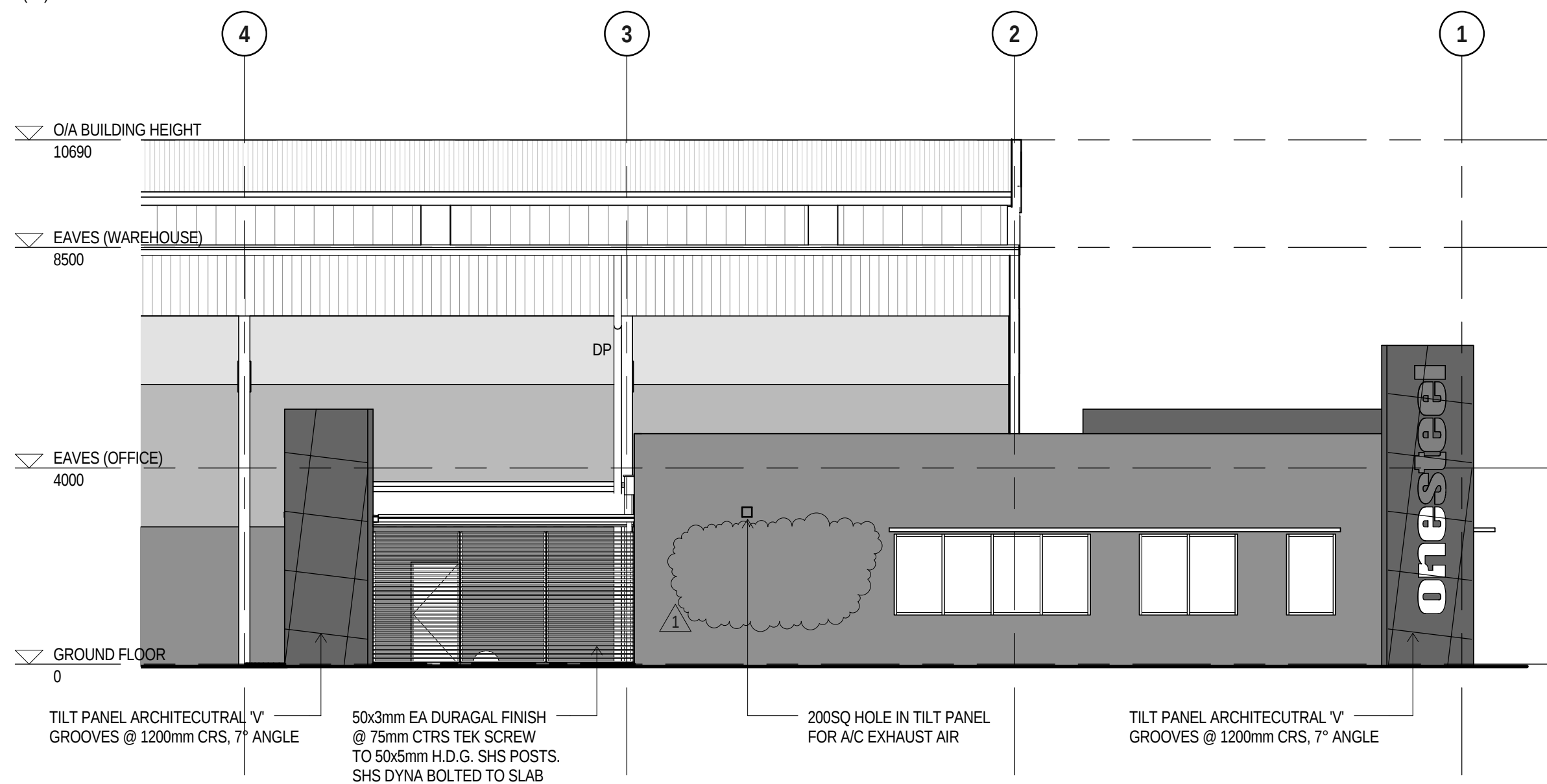
CHECKED BY : W.J.C.

DATE : 22.06.2011



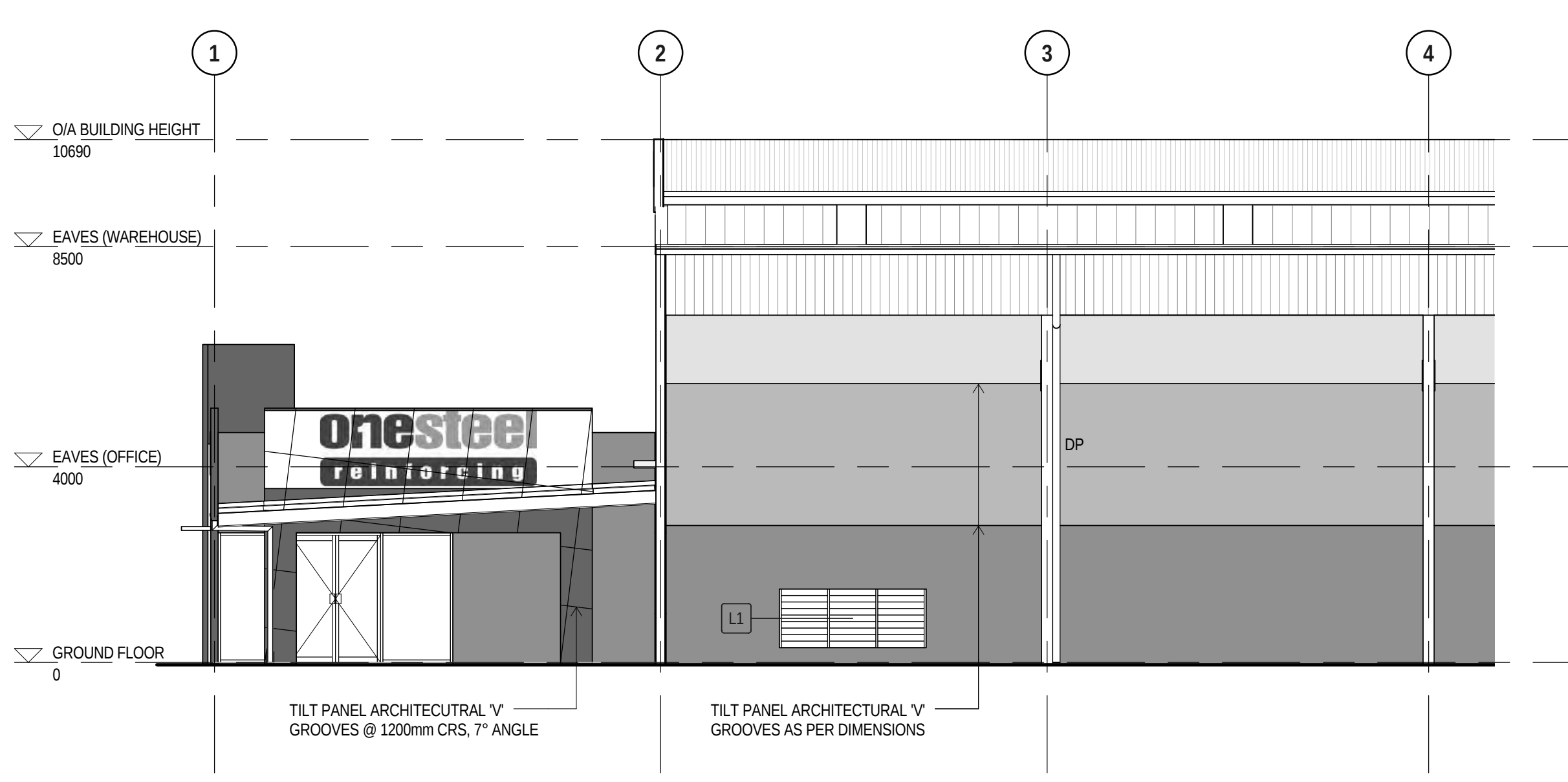
NORTH ELEVATION

(A1) 1:100



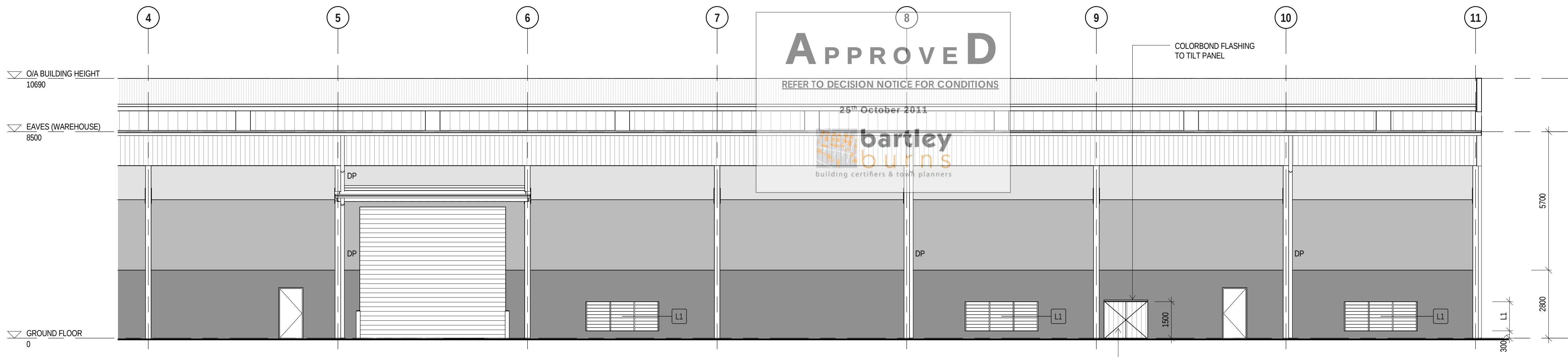
NORTH ELEVATION (CONT'D)

(A1) 1:100



SOUTH ELEVATION

(A1) 1:100



SOUTH ELEVATION (CONT'D)

(A1) 1:100

ELEVATION NOTES

UNLESS NOTED OTHERWISE:

1. RAFTERS UNDER AWNINGS TO BE PAINTED
2. WALL SHEETING TO BE MONOCLAD, COLORBOND FINISH
3. ROOF SHEETING TO BE MONOCLAD, ZINCALUME FINISH
4. RIDGE VENT TO BE CORRUGATED, ZINCALUME FINISH
5. FLASHINGS, GUTTERS AND SUMPS TO BE COLORBOND
6. DOWNPIPES (DP) TO BE PAINTED PVC TO MATCH COLOUR OF TILT PANEL WALL
7. CONCRETE TILT PANEL WALLS TO BE PAINTED
8. ALL GLAZING TO BE ALUMINIUM FRAMED POWDER COAT FINISH
9. REFER TO FINISHES SCHEDULE FOR ALL COLORS

APPROVED

REFER TO DECISION NOTICE FOR CONDITIONS

25th October 2011

bartley
bourns
building certifiers & town planners

COLORBOND FLASHING
TO TILT PANEL

COMPRESSOR ENCLOSURE
WESTERN WALL TO BE COLORBOND PANEL
SOUTHERN WALL TO BE COLORBOND DOUBLE GATES
EASTERN WALL TO BE 25mm x 25mm GAL MESH FOR VENTILATION
MONOCLAD ROOF SHEETING, COLORBOND FINISH

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PROJECT DETAILS

ONESTEEL

PROPOSED WORKSHOP

101 MILLAROO DRIVE, HELENSVALE QLD 4212

RPD: LOT 30 ON RP 868222

PARISH: BARROW

COUNTY: WARD

AUTHORITY: G.C.C.C.

DRAWING TITLE

ELEVATIONS

DRAWN BY: C.W.E.

CHECKED BY: W.J.C.

DATE: 22.06.2011

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DESIGN + CONSTRUCT SOLUTIONS

JOB N° DWG N° REV

930 204 1

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