

OFFICE OVERHANG
(71m² INCLUSION IN TUA)

SAGE STREET

MILLAROO DRIVE

1 SITE PLAN
1 : 250

TENANCY 1 - WAREHOUSE
2,384m²

PROPOSED WAREHOUSE

TENANCY 2 - WAREHOUSE
2,384m²

OFFICE / SALES

AMENITIES

RETAIL

OFFICE

BIORETENTION
(INDICATIVE)

FIRE TANK

FIRE PUMPS

TRUCK ENTRY

RAIL CORRIDOR

EASEMENT

5000
BUFFER

2400

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Key Plan



Legend & Notes

Property Schedule	
Name	Area

PART LOT 126 (CANCELLING LOT 26 RP868222)	9520 m ²
EASEMENT	305 m ²

Area Schedule (Gross Lettable Area)	
Name	Area

TENANCY 1	
TENANCY 1 - LEVEL 1 OFFICE	216 m ²
TENANCY 1 GROUND OFFICE	166 m ²
TENANCY 1 WAREHOUSE	1,998 m ²
	2,380 m ²

TENANCY 2	
TENANCY 2 - LEVEL 1 OFFICE	198 m ²
TENANCY 2 - OFFICE	455 m ²
TENANCY 2 WAREHOUSE	1,951 m ²
	2,604 m ²
	4,983 m ²

Parking Schedule	
Description	Count

5.4x2.4m DISABLE CARPARK WITH 5.4x2.4m MANOUEVERING	2
5.4x2.5m CARPARK	5
5.4x2.6m CARPARK	40
6.0x2.4m PARRALLEL CARPARK	7
Grand total	54

CARPARKING REQUIREMENTS	
TOTAL USE AREA (TUA)	4,983m ²
PARKING AT 1 PER 50 (500m ²)	10
PARKING AT 1 PER 100 (4483m ²)	45
TENANCIES - 2 PER TENANCY	4
TOTAL REQUIRED	59
TOTAL PROVIDED	54
SHORTFALL	5

B	23.09.24	ADJUSTMENTS	
A	23.09.24	CONCEPT REVISION	
Rev.	Date	Amendment	By
Designed	Date 19/09/2024		
Drawn	A1 Scale A3 Scale		
C.J.C.			
Checked	SCALE AS INDICATED ON SHEET		
RL			
Consultant			



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Box&co
BUILDERS EST 1943

141 LOGAN ROAD
WOOLLONGABBA, QLD 4102

Client

BUCKLER PROPERTY GROUP

Project
**PROPOSED NEW
WAREHOUSE**
65-81 MILLAROO DRIVE
HELENSVALE QLD 4212

Title
SITE PLAN
Project No. 24022 DWG No. BOX 00SK001 Rev. B
PRELIMINARY

ORIGINAL IN COLOUR