Willawong Distribution Centre

Gooderham Road, Willawong, QLD

STAGE 2
AREAS FROM
5,000M²



Stockland

stockland.com.au/willawong

Introduction

Stockland is proud to offer unique leasing opportunity at our latest Queensland project Willawong Distribution Centre.

The Willawong Distribution Centre is ideally located midway between the Logan Motorway to the south and the Acacia Ridge Rail Marshalling Yards to the north.

Ease of high volume container movements is provided on B–Double approved routes to all market locations. The estate comprises a prime 22h greenfield site suitable for up to 100,000m² of high volume warehousing space. The Willawong locality provides unique connectivity to local and regional markets.





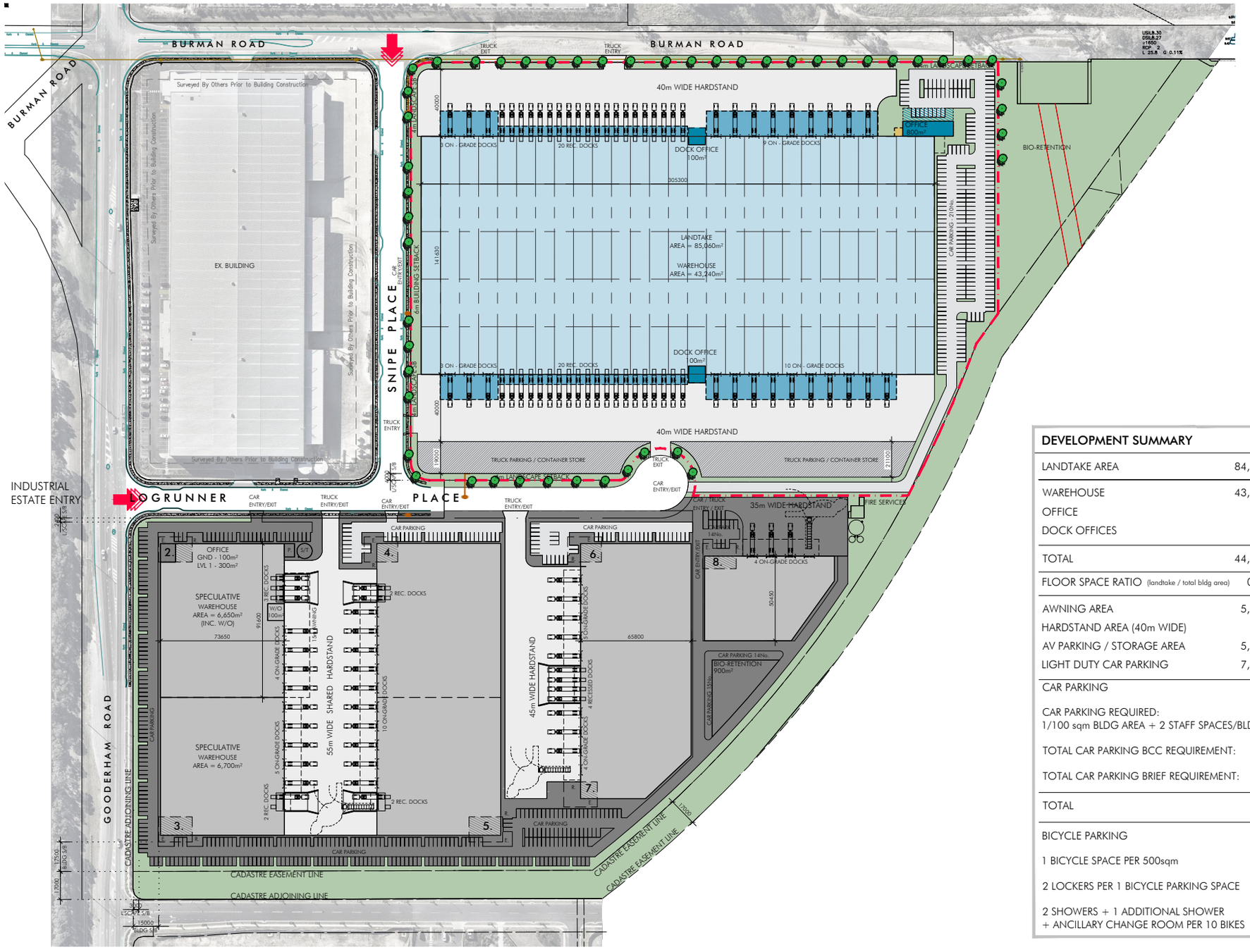
Development Facts

- A 22h level, compacted and flood free development site zoned for general industrial use with potential for 24/7 operation.
- Direct access to B-Double approved routes to all Major Arterials.
- Flexible options available to suit your current and future requirements.
- Centrally located with easy access to the Acacia Ridge Rail Yards, Beaudesert Road and the Logan Motorway.
- Available now.


N


45km to Ipswich (35min)
CENTENARY HIGHWAY
OXLEY ROAD
IPSWICH MOTORWAY
19.5km to Brisbane CBD (25min)
KESSELS ROAD
BEAUDESERT ROAD
ACACIA RIDGE RAIL YARDS
IPSWICH MOTORWAY
BLUNDER ROAD
WATSON ROAD
35km to Brisbane Airport (30min)
29km to Port of Brisbane (21min)
LEAROYD ROAD
GATEWAY MOTOR WAY
SITE
COMPTON ROAD
GOODERHAM ROAD
PARADISE ROAD
BEAUDESERT ROAD
GATEWAY MOTOR WAY
KEY
Approved 23 & 25 metre B- Double Routes
LOGAN MOTORWAY
CENTENARY HIGHWAY
LOGAN MOTORWAY
61km to Gold Coast (Southport) (46min)

Indicative Masterplan



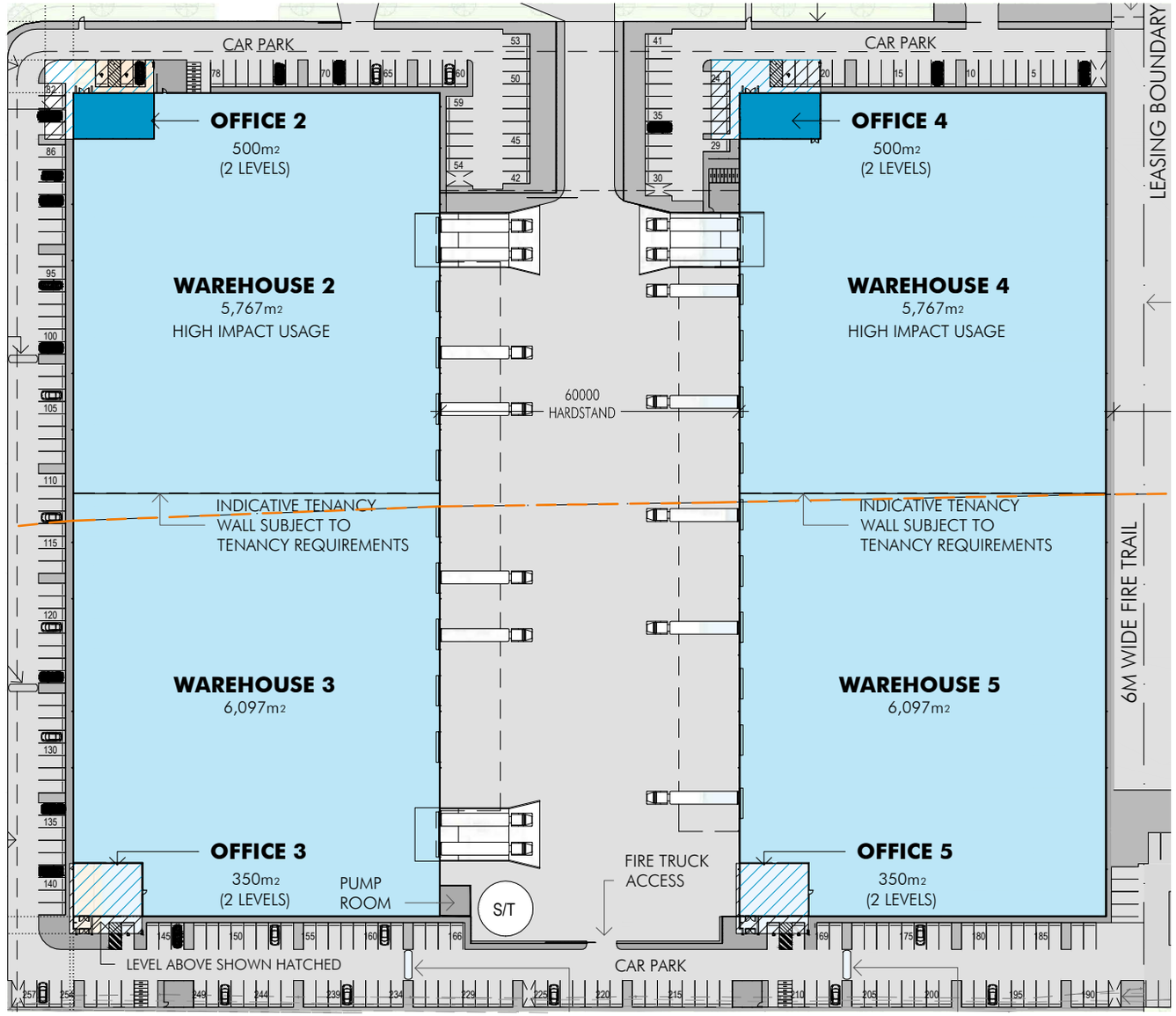
DEVELOPMENT SUMMARY	
LANDTAKE AREA	84,900 sqm
WAREHOUSE	43,140 sqm
OFFICE	800 sqm
DOCK OFFICES	200 sqm
TOTAL	44,140 sqm
FLOOR SPACE RATIO (landtake / total bldg area)	0.52 :1
AWNING AREA	5,620 sqm
HARDSTAND AREA (40m WIDE)	800 sqm
AV PARKING / STORAGE AREA	5,100 sqm
LIGHT DUTY CAR PARKING	7,080 sqm
CAR PARKING	
CAR PARKING REQUIRED: 1/100 sqm BLDG AREA + 2 STAFF SPACES/BLDG	
TOTAL CAR PARKING BCC REQUIREMENT:	444 cars
TOTAL CAR PARKING BRIEF REQUIREMENT:	150 cars
TOTAL	210 cars
BICYCLE PARKING	
1 BICYCLE SPACE PER 500sqm	89 bikes
2 LOCKERS PER 1 BICYCLE PARKING SPACE	178 lockers
2 SHOWERS + 1 ADDITIONAL SHOWER + ANCILLARY CHANGE ROOM PER 10 BIKES	10 shwrs

Stage 2 – Willawong Distribution Centre

After the success of Building 1 of 18,456m² Stockland are pleased to announce our next stage for Willawong Distribution Centre. Stage 2 will deliver 25,428m² across two buildings with an expansive 60m truck court. These premium high volume industrial facilities will provide a minimum storage height of 10.25m rising to 13.70m at the ridge. Functionality of loading docks and multiple on grade doors are protected by cantilevered 12m all weather awnings. High quality corporate office will be provided over two levels with warehouse flexibility available from 5,000m². All new service infrastructure is available to the site including NBN fibre to the building and natural gas to suit a wide variety of potential occupiers.

Indicative Tenancy Schedule

Stage 2 site area	46,947m²
Warehouse 2	5,767m²
Office 2 (2 Levels)	500m²
Subtotal	6,267m²
Warehouse 3	6,097m²
Office 3 (2 Levels)	350m²
Subtotal	6,447m²
Warehouse 4	5,767m²
Office 4	500m²
Subtotal	6,267m²
Warehouse 5	6,097m²
Office 5	350m²
Subtotal	6,447m²
Subtotal	25,428m²



Note: The location of the dividing wall is indicative only - it may be relocated to suit specific tenant requirements. All areas subject to survey. Floor space ratio (site area / total bldg area) 0.54:1

Stage 1 – Building 1



All weather cantilevered awnings



High bay warehouse minimum 10.25m springing height



Office 1



Office 3

Design Specifications

The design and construction of the facility shall meet all Australian Standards, be in accordance with the regulations set out in the Building Code of Australia and meet all authority requirements.

Warehouse

CONCRETE AND FLOOR SLAB

- Internal warehouse floors have been finished with a double helicopter trowel for a burnished finish.
- The warehouse floor has been designed for a minimum of 6t point load and 35kPa UDL.
- Unlimited hard wheel forklift repetitions of 2500kg-lift capacity.

STRUCTURAL STEEL

- Column free spans of up to 30m can be accommodated at centres of approximately 11–12m, however depending on the building size, an appropriate number of rows of internal columns will be required to be included (refer to the concept drawings).
- Spacing of end bay columns may be reduced to improve structural efficiency.
- Springing heights to a minimum of 10m.

EXTERNAL WALLS

- Precast concrete dado panels to 2400mm high above floor level (3000mm high where required to provide fire ratings for hydrants and services rooms in accordance with the BCA), painted externally with selected flat paint finish.
- Colorbond finish wall cladding above precast panels.
- Internally precast concrete panels are to be finished to a smooth steel trowelled finish.

ROOF

- Zincalumesheeting (unless required otherwise by local authorities) with translucent sheets equal to minimum 10% of warehouse roof area.

AWNINGS AND CANOPIES

- Awnings to project a minimum of 12m from the external face of the building over on-grade roller shutters and 3m over recessed docks.
- Awnings are bird proof protected in an approved manner. Minimum 6m clearance under awnings to all structure and services.

DOCK AND ACCESS DOORS

- Docks at grade with 6m wide x 6m high motorised roller shutter doors.
- Roller shutter doors and guide covers have been painted with selected high performance paint or powdercoatfinish.
- All docks have been provided with an appropriate level of lighting to be functional 24 hours.
- Sunken docks with dock levelersand 2.7m x 3.6m high motorised roller shutter doors [dock configuration depends on site and design conditions and tenant requirements – refer to concept plan].
- Dock levelersare hydraulically operated (Red Australia, Tieman710M or similar).
- Recessed docks have been designed for the provision for future door seals and truck dock locks (e.g. cast-in conduits provided and power and control wiring).

WAREHOUSE LIGHTING

- Lighting level is 200 lux (at 1.2m above floor level).
- Each third row of lighting to be switched separately to allow reduced 'night light' for security / safety out of operating hours.

Office / Office Floor Slab

- The office areas comprise glazed curtain walling / shop front glazing, painted CFC, masonry, concrete, and precast concrete or metal cladding to suit the architectural design.
- Floor slabs have been designed generally for a live load capacity of at least 3 kPa+ 1 kPafor partitions.
- Compactus areas of approximately 5% of each office floor level have been designated to have a load capacity of 10 kPa.

Services

POWER CAPACITY

- Premises design to accommodate a total supply load based on 25 VA/m² of warehouse, 120 VA/m² of office.

MECHANICAL

- Separate air conditioning systems are provided to agreed zones within each office level.
- Each system is zoned to maintain and provide comfort conditions with office perimeters to be zoned separately to central office areas and entry / stair and void areas to be separately zoned.
- No ducts or equipment apart from diffusers, thermostats and controls are visible from the office space.

VENTILATION

- As required by the NCC.

FIRE SERVICES

- EESFR Fire Sprinklers are provided relative to storage fire load and internal building height of the warehouse area.
- Hydrants, fire hose reels, smoke detection and extinguishers will be provided in accordance with the BCA, Australian Standards or other relevant authorities requirements.
- Fire hose reels and hydrants within office areas are enclosed within a cupboard.

General Site Works

SIGNAGE

- Directional signage as required for efficient operation of the car park area and estate.
- Tenant signage areas are provided.

TRUCK PARKING AND TURNING APRONS

- Aprons and truck areas are designed to accommodate Semi-trailers and B-Double vehicles to Australian Standard turning circle requirements.

LANDSCAPING

- Plants are a selected range of Australian native ground cover.

ESTATE / FACILITY OPERATING HOURS

- The design of this project is to take into account that the built facility may operate on a 24 hour, seven day week basis.
- Final operating hours and conditions are subject to local authority approvals.

ENVIRONMENTAL SUSTAINABILITY

- The building design includes energy and water saving initiatives such as solar water heating, energy efficient lighting, native landscaping and rainwater collection for irrigation and toilet flushing, subject to local authority approvals.

Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with $17.9 billion of real estate assets.

We are Australia's largest community creator covering whole of life housing solutions.

We own, manage and develop retail town centres, workplace and logistics assets, residential and retirement living communities.

Workplace & Logistics

By developing and managing properties that are strategically positioned in key locations for logistics, infrastructure and employment.

Sustainability

Our commitment to sustainability has led to the following accreditations:

MEMBER OF Dow Jones Sustainability Indices In Collaboration with RobecoSAM

Global Real Estate Sector Leader
Dow Jones Sustainability Index
2011, 2013, 2015, 2016, 2018

CDP A LIST 2016 CLIMATE

Global Climate Change
Climate A List

WGEA Employer of Choice for Gender Equality

Employer of Choice for Gender Equality citation
Australia's Workplace Gender Equality Agency

GRESB ★★★★★ 2017

Global Sector and Regional Sector Leader for Diversified Retail/Office category
Global Real Estate Sustainability Benchmark (GRESB)

Correct as at 30 June 2019.



Workplace & Logistics Snapshot

Growing and Developing a Quality Portfolio

34
PROPERTIES

$4 billion
GROSS BOOK VALUE*

1,554,300
SQM GLA/NLA*^

5.4 years
WEIGHTED AVERAGE LEASE EXPIRY (WALE)

96%
OCCUPANCY

$2.1 billion
FUTURE DEVELOPMENT PIPELINE

Correct as at 30 June 2019.
* Reflects 100% interest. ^ GLA excludes development land. Value of Stockland's ownership interest. (GLA) Gross Lettable Area (NLA) Net Lettable Area.



Triniti Business Park

Workplace and Logistics portfolio with 34 properties valued

$4bn

Current workplace & logistics development pipeline of

$2.1b

24 logistics, 6 business parks and 5 office assets across

1,554,300M²

35 shopping centres nationally valued at approximately

$6.9bn

Stockland

Stockland is one of the largest diversified property groups in Australia, with over

$17.9bn

of real estate assets

The leading residential developer with 60 communities, 82,000 lots remaining and a total end valuse of

$21.4bn

One of the leading retirement living opterators with

over 9,100

established units across Australia

Stockland named by the GRESB* as the

Global Sector Leader

in the Diversified - Retail/Office category

Correct as June 2019. *Global Real Estate Sustainability Benchmark. Reflects 100% interest.

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