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CONSTRUCTION
IN PROGRESS
AVAILABLE
FROM MID-2019
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Yatala Distribution Centre

Darlington Drive, Yatala, QLD

Introduction

Stockland is proud to offer unique pre-lease design and construct opportunities at our latest industrial project, the Yatala Distribution Centre.

The Yatala Distribution Centre is situated right in the heart of one of South East Queensland's prime logistics and distribution hubs, the Yatala Distribution Centre is halfway between Brisbane and the Gold Coast and comprises a prime 9.6 hectare greenfield development site suitable for over 43,500 square metres of flexible tenancy accommodation.

Development Facts

- 9.6 hectare greenfield development site.
- 43,500 square metres of floor space across 3 development stages offering flexible tenancy areas:

Stage 1 | D - *UNDER OFFER*

Stage 1 | C - 5,400 square metres

Stage 2 | B1 - 8,565 square metres

Stage 2 | B2 - 7,450 square metres

Stage 3 | A1 - 4,445 square metres

Stage 3 | A2 - 4,445 square metres

Stage 3 | A3 - 4,445 square metres

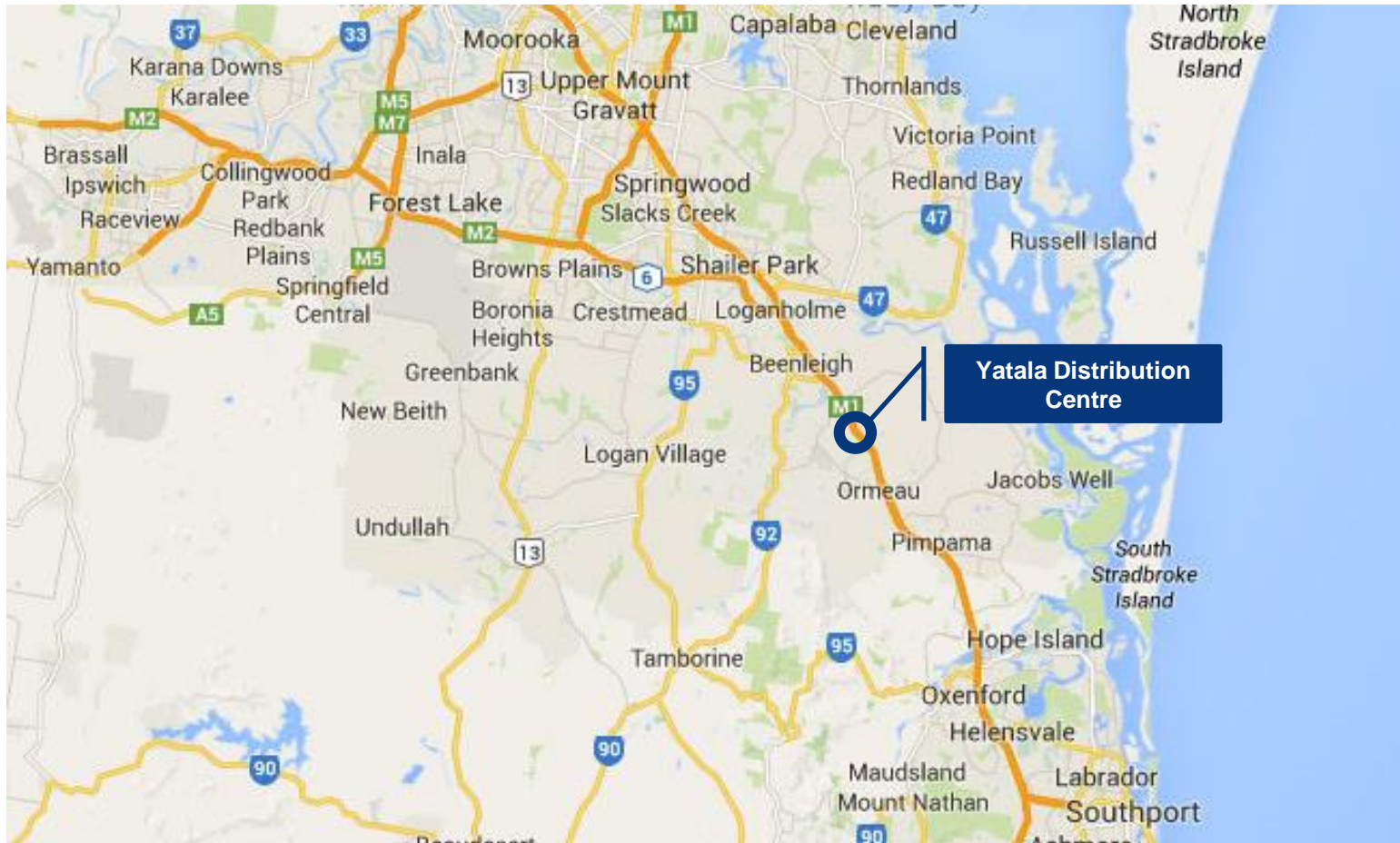
- Direct M1 access – 40 kilometres to both Brisbane and the Gold Coast.
- High Impact Industry Zoned with potential to operate 24/7.
- Buildings can be tailored to fit your requirements.
- Seeking pre-commitments now.



Location

The Yatala Distribution Centre boasts direct access to the M1 Pacific Motorway that enables the benefit of fast free flowing travel to Brisbane and the Gold Coast, both of which are just 40 kilometres away, and access to the western districts via the Logan Motorway.

Located on Darlington Drive, directly opposite the Carlton United Brewery and adjacent to Stockland's fully sold M1 Yatala Enterprise Park, the Yatala Distribution Centre is close to the M1 Pacific Motorway Yatala North Exit 38 and 1.5 kilometres to the Yatala South Exit 41.



Distance from Key Locations

- M1 Interchanges 1.5 kilometres
- Brisbane Airport 50 kilometres
- Port Brisbane 50 kilometres
- Brisbane CBD 40 kilometres
- Gold Coast 40 kilometres
- Gold Coast Airport 60 kilometres



Site plan

Now Leasing

Stage 1 | D - UNDER OFFER

Stage 1 | C - 5,400 square metres

Stage 2 | B1 - 8,565 square metres

Stage 2 | B2 - 7,450 square metres

Stage 3 | A1 - 4,445 square metres

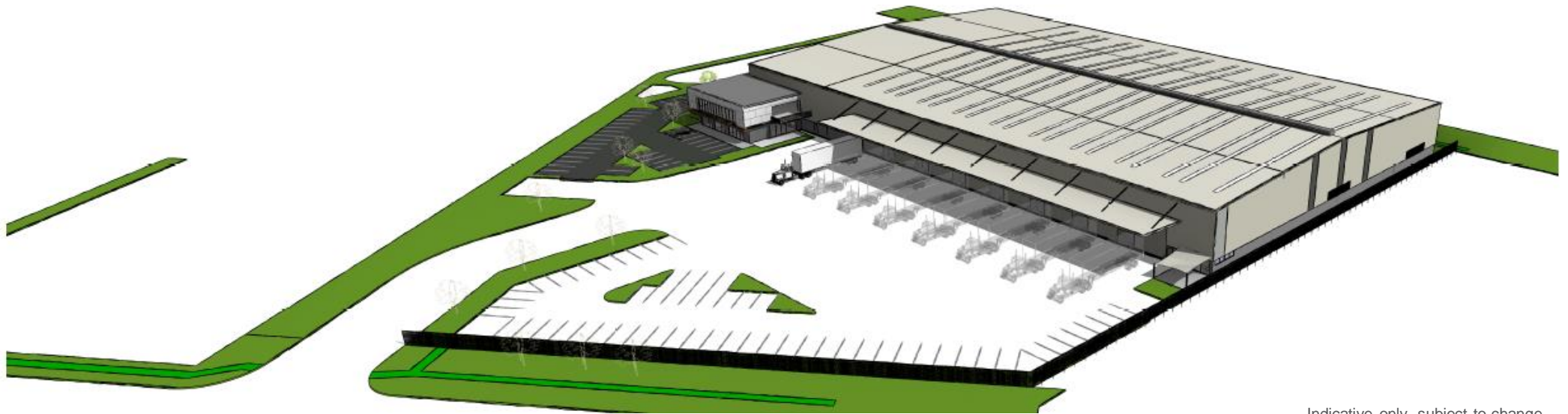
Stage 3 | A2 - 4,445 square metres

Stage 3 | A3 - 4,445 square metres





Office Perspective



3D Overall Perspective

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 shall be finished with a double helicopter trowel for a burnished finish.
- The warehouse floor shall be designed for a minimum of 6.0 tonne 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 10 metres

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

- Zincolume sheeting (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 9m from the face of the building over on-grade roller shutters and 3m over recessed docks.
- Awnings to be 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 6.0m wide x 6.0m high motorised roller shutter doors, and
- Roller shutter doors and guide covers to be painted with selected high performance paint or powdercoat finish.
- All docks to be provided with an appropriate level of lighting to be functional 24 hours.
- Sunken docks with dock levelers and 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 levelers to be hydraulically operated (Red Australia, Tieman 710M or similar).
- Recessed docks to be designed for the provision for future door seals and Truck Dock Locks (e.g. cast-in conduits provided and power and control wiring).

Lighting

- Lighting level to be 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.

Design specifications

OFFICE/OFFICE FLOOR SLAB

- The office areas will comprise glazed curtain walling / shop front glazing, painted CFC, masonry, concrete, and precast concrete or metal cladding to suit the architectural design,
- Floor slabs to be designed generally for a live load capacity of at least 3 kPa + 1 kPa for partitions.
- Compact areas of approximately 5% of each office floor level are to be designated and 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 will be provided to agreed zones within each office level.
- Each system will be 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 will be visible from the office space.

Ventilation

- As required by the BCA.

Fire Services

- ESFR Fire Sprinklers to be 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 to be enclosed within a cupboard.

GENERAL SITE WORKS

Signage

- Directional signage as required for efficient operation of the carpark area and estate
- Tenant signage areas will be provided.

Truck Parking and Turning Aprons

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

Landscaping

- Plants will be 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 is to include 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 \$18.2 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

Stockland's Workplace & Logistics team brings extensive development experience, having worked on various award-winning projects across Australia. We aim to deliver quality products that respond to our customer's needs now and into the future.

For more information visit www.stockland.com.au





Workplace and Logistics portfolio
with 34 properties valued

\$3bn

Current workplace & logistics
development projects totalling
\$99m and pipeline of

\$600m

21 logistics, 6 business parks and
7 offices assets across

1,497,124m²

39 shopping centres nationally
valued at approximately

\$7.4bn



Stockland

Around \$6.8bn

in sales annually from
more than 3,500 retail stores

One of the leading retirement
living operators with

over 9,600

established units across Australia

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

\$22.2bn

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

over \$17.9bn

of real estate assets

Correct as at 30 June 2018

Contact our team

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