

REFER TO RAL/2024/7202 FOR
EXTENTION OF VISION STREET
AND PROPOSED ALLOTMENT
CONFIGURATION

PROPOSED PROPERTY BOUNDARY
190.26 m

25m Wide Stormwater Easement

Lot 4 on SP353522
25.991 hectare



DEVELOPMENT SUMMARY

Proposed Lot 8 - RAL/2024/7202
Part Existing Lot 4 on SP353522
Site Area = 11.83ha

Proposed GFA - 12234m² (Refer Summary below)
Site Coverage - 10.3%

Proposed Impervious Area - 33419m² (Refer Summary below)

Proposed Landscaping - 1348m²
Proposed Turfed Area - 5608m²
Earthworks Batters & Swales - 8695m²
SW Easement - 11456m²
Balance site area - 5.78ha

Carparks Provided
IBC - 66
Warehouse & Office - 8 (6 staff total)

GFA SUMMARY

STAGE 1
INDUSTRY BIOTECHNOLOGY CENTRE
MEDIUM IMPACT INDUSTRY / WAREHOUSE - 575m²
MEDIUM IMPACT INDUSTRY - 2545m²
HIGH IMPACT INDUSTRY - 1053m²
WAREHOUSE OFFICE - 161m²
WAREHOUSE - 1521m²
STORAGE SHED - 38m²
TOTAL STAGE 1 GFA - 5893m²

STAGE 2
WAREHOUSE 1 - 1250m²
WAREHOUSE 2 - 1521m²
GLASSHOUSE (MEDIUM IMPACT INDUSTRY) - 615m²
TOTAL STAGE 2 GFA - 3386m²

STAGE 3
WAREHOUSE - 1521m²

STAGE 4
WAREHOUSE - 1521m²

TOTAL GFA = 12321m²
LOADING AWNINGS = 750m²
TOTAL ROOFED AREA = 13071m²

IMPERVIOUS AREA SUMMARY

MAIN ENTRY DRIVEWAY - 4256m²

ROOFED AREA TOTAL - 13071m²
IBC LV CARPARK AND DRIVEWAY - 1548m²
IBC HV DRIVEWAY AND CIRCULATION - 3830m²
IBC WALKWAYS AND PATHS - 264m²
IBC COVERED ENTRY - 32m²
IBC BREAKOUT AREA - 120m²
IBC GRAVEL HARDSTAND AREA - 3653m²

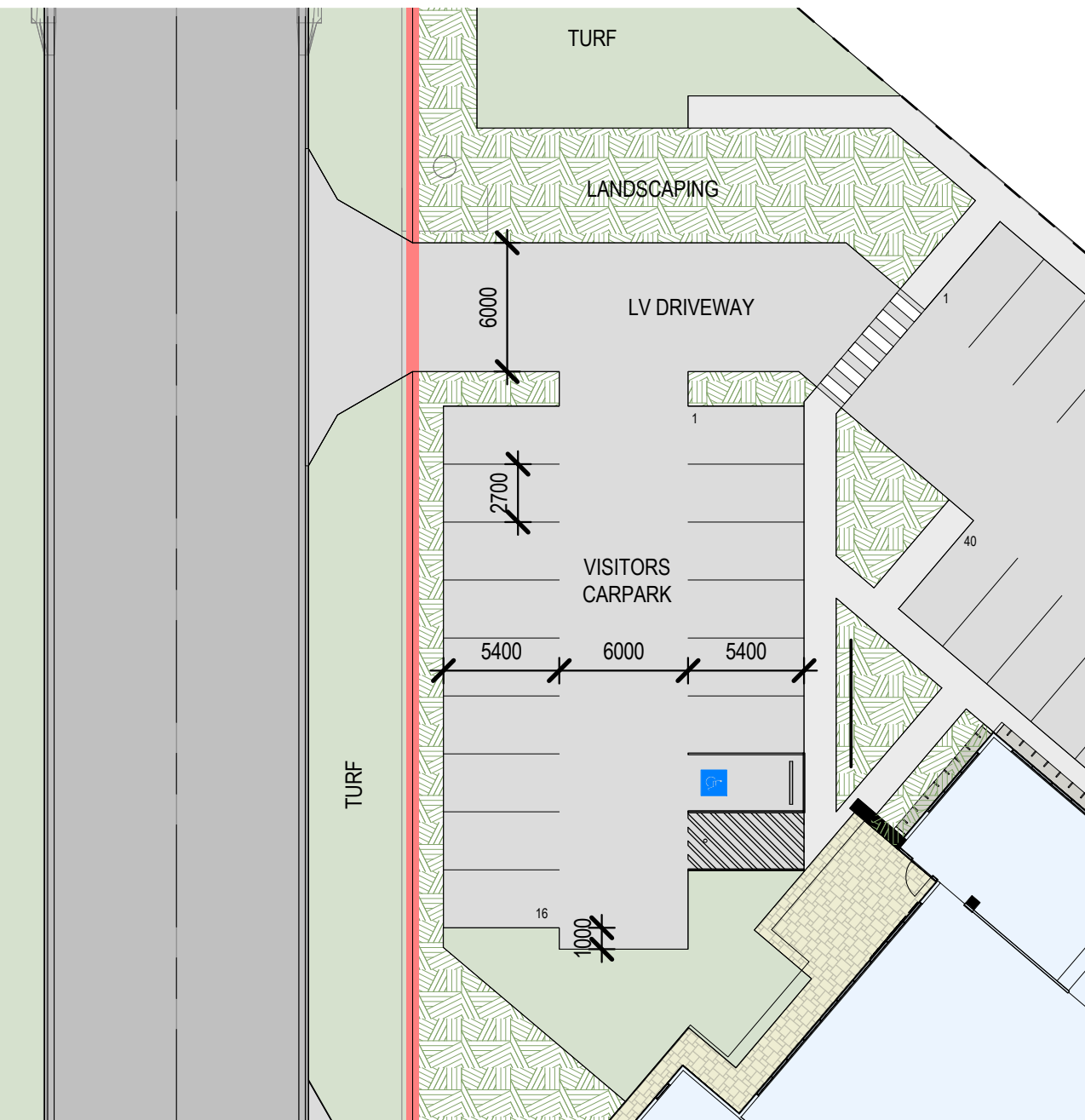
WAREHOUSE LV CARPARK AND DRIVEWAY - 283m²
WAREHOUSE HV CARPARK AND DRIVEWAY
STAGE 1 - 3707m²
STAGE 2 - 2064m²
STAGE 3 - 2140m²

WAREHOUSE WALKWAYS AND PATHS - 171m²
WAREHOUSE GRAVEL HARDSTAND AREA - 6922m²

TOTAL IMPERVIOUS AREA - 42008m²

PROPOSED DEVELOPMENT
AREA - 4.82ha
PART PROPOSED LOT 8

TOOWOOMBA SECOND RANGE CROSSING



CARPARK DETAIL

0 6 12 18 30 m
1:750 @ A1

INDUSTRY BIOTECHNOLOGY CENTRE AND WAREHOUSE

Proposed Lot 8
Vision Street, Wellcamp

Go2Market Pro

SITE PLAN

FOR COMMENT

Status
Date 19/06/26
Checked CD
Project No. 2481-001
Scale JJ
Issue H
As indicated @ A1

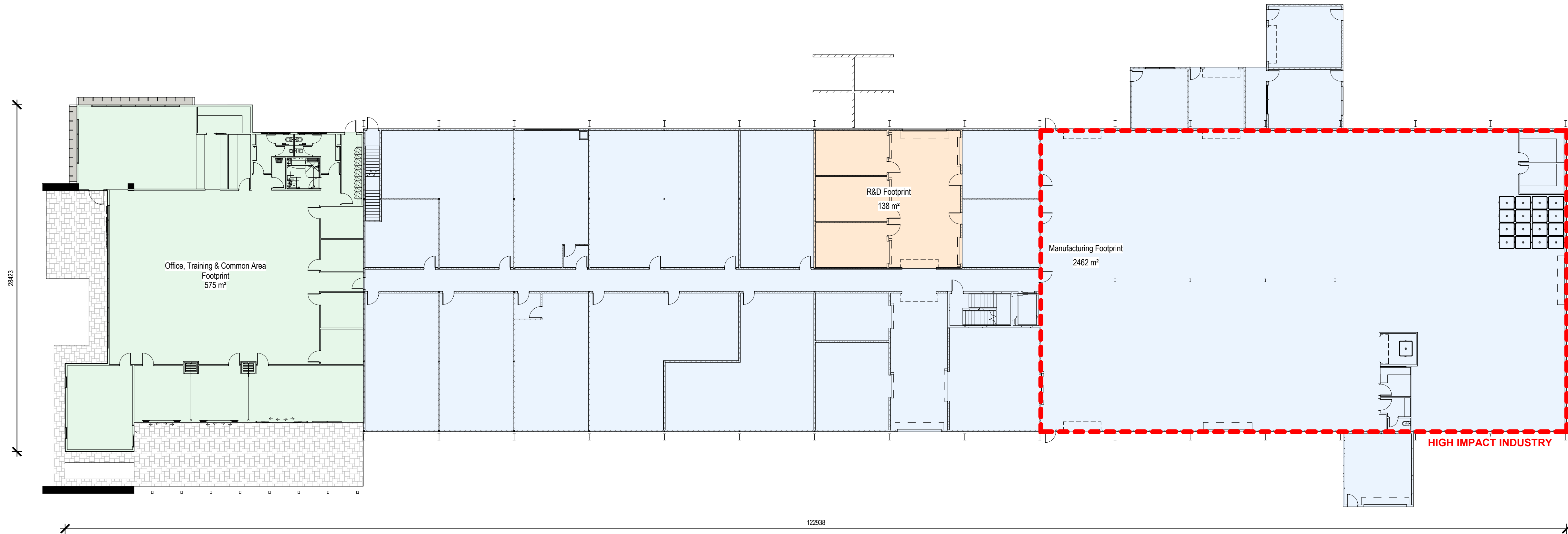


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PERFORMANCE BEYOND EXPECTATION

No.	Description	Date
C	RESPONSE TO INFO REQUEST	04/09/25
D	PROPOSED CHANGE BUILDING	24/03/26
E	PROJECT DEFINITION CHANGES	28/04/26
F	MINOR AMENDMENTS	05/05/26
G	ISSUE FOR COORDINATION	29/05/26
H	ISSUE FOR CHANGE TO DA	19/06/26

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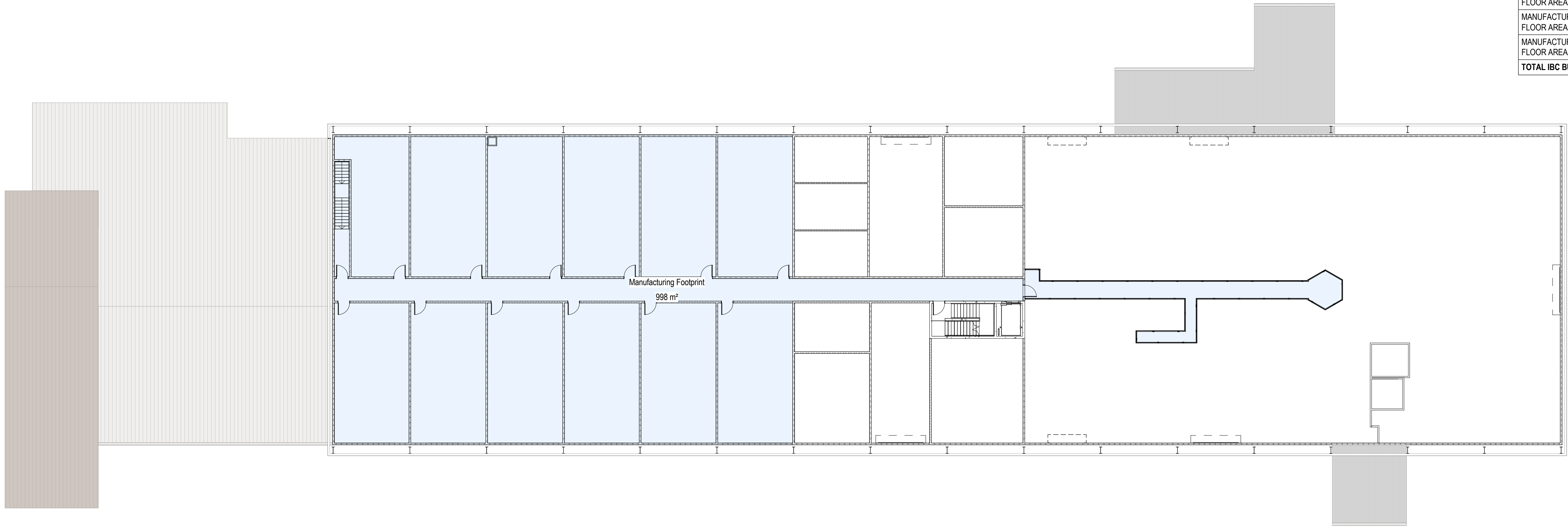


Lower Floor

1 : 200

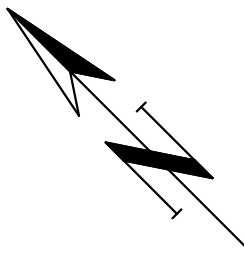
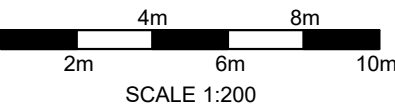
IBC BUILDING SUMMARY

ASPECT	LAND USE	AREA
OFFICE, TRAINING & COMMON AREA COMPONENT FLOOR AREA	MEDIUM IMPACT INDUSTRY / WAREHOUSE	575m²
R&D COMPONENT FLOOR AREA	MEDIUM IMPACT INDUSTRY	138m²
MANUFACTURING COMPONENT FLOOR AREA (Medium) (Ground Floor)	MEDIUM IMPACT INDUSTRY	1409m²
MANUFACTURING COMPONENT FLOOR AREA (Medium) (First Floor)	MEDIUM IMPACT INDUSTRY	998m²
MANUFACTURING COMPONENT FLOOR AREA (High) (Ground Floor)	HIGH IMPACT INDUSTRY	1053m²
TOTAL IBC BUILDING GFA		4173m²



Upper Floor

1 : 200



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PERFORMANCE BEYOND EXPECTATION

No.	Description	Date
A	ISSUE FOR REVIEW	31/07/25
B	ISSUE FOR DEVELOPMENT APPROVAL	04/08/25
C	ISSUE FOR COMMENT	19/05/26
D	ISSUE FOR COORDINATION	29/05/26
E	ISSUE FOR CHANGE TO DA	19/06/26

INDUSTRY BIOTECHNOLOGY
CENTRE AND WAREHOUSE

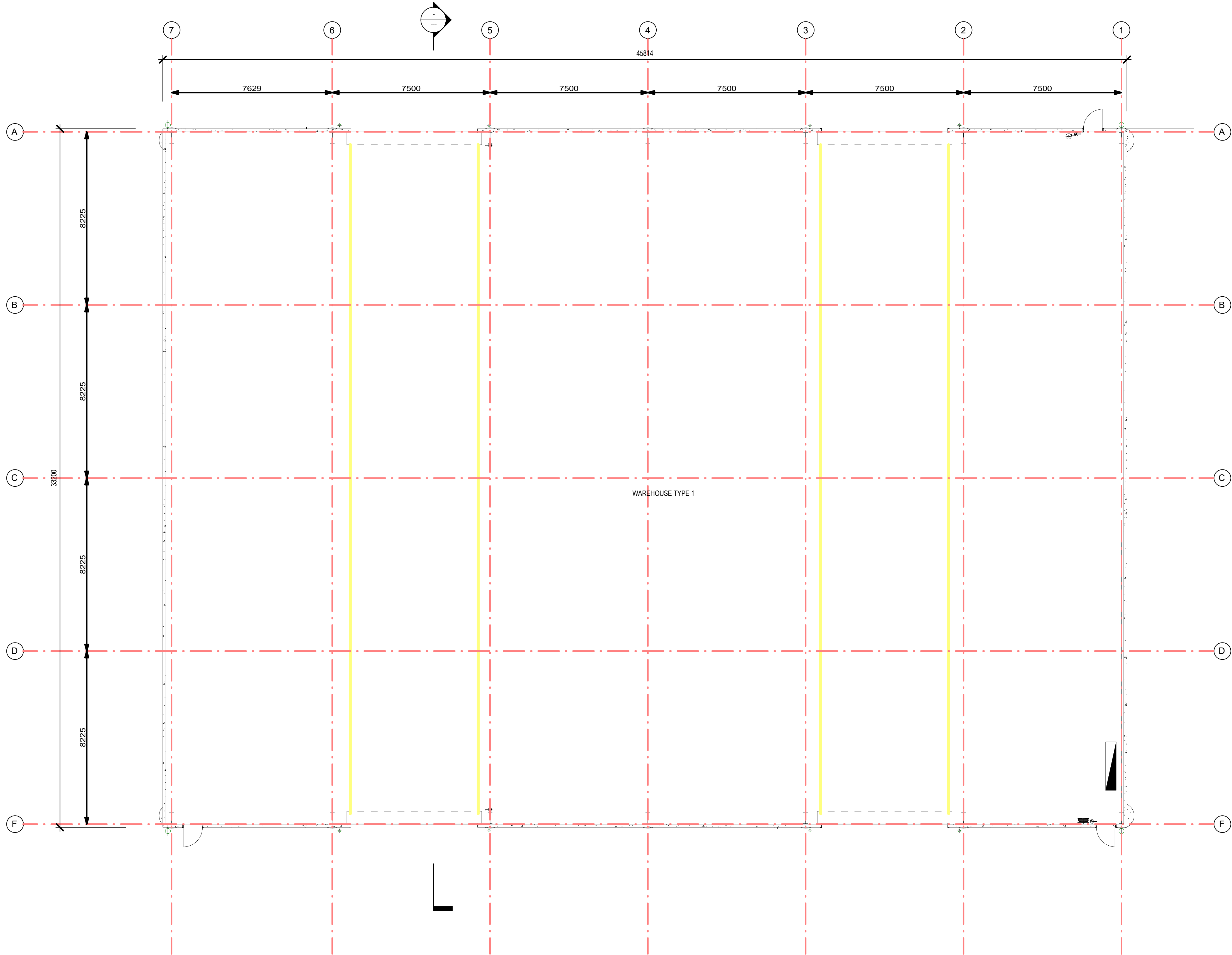
Proposed Lot 8
Vision Street, Wellcamp

Go2Market Pro

IBC FLOOR PLANS					
FOR DA APPROVAL			2481-101	E	
Status	Date	19/06/26			Project No.
Checked	CD	Drawn	JJ	Scale	As indicated @ A1

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FLOOR PLAN
1 : 100

AREA
TYPICAL WAREHOUSE - 1521m²

TOTAL WAREHOUSE GFA OVER 4
STAGES - 6084m²

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PERFORMANCE BEYOND EXPECTATION

No.	Description	Date
C	ISSUE FOR COMMENT	01/05/2026
D	ISSUE FOR CHANGE TO DA	29/05/2026

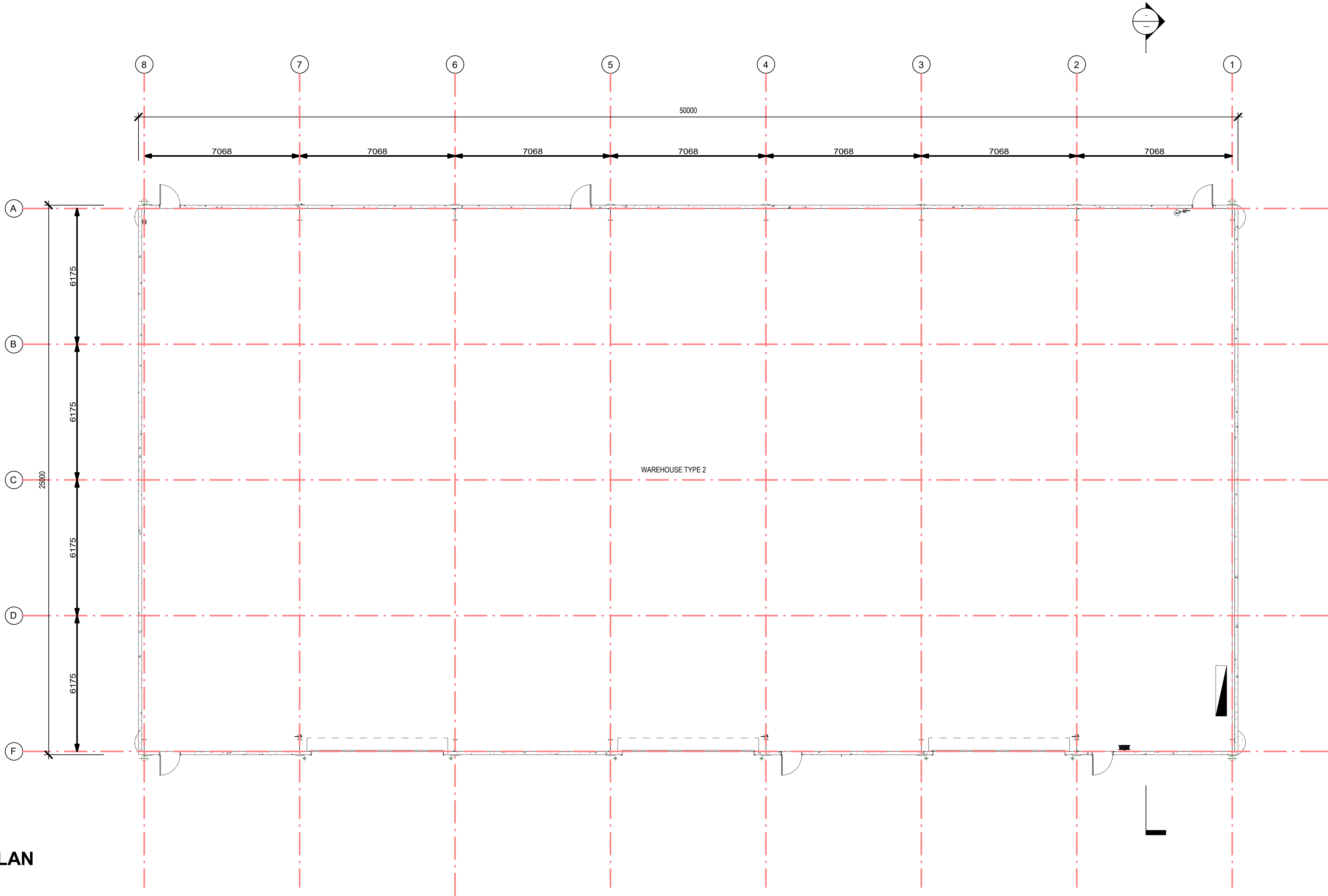
INDUSTRY BIOTECHNOLOGY
CENTRE AND WAREHOUSE

PROPOSED LOT 8
VISION STREET
WELLCAMP

FKG DEVELOPMENTS

STAGES 1 TO 4 - WAREHOUSE TYPE 1 FLOOR PLAN		
DA APPLICATION		
Status	2481-103	D
Date	29/05/2026	Project No.
Checked	Checker	Drawn
Author	Scale	1 : 100 @ A1

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FLOOR PLAN
1 : 100

AREA
WAREHOUSE 2 - 1250m²



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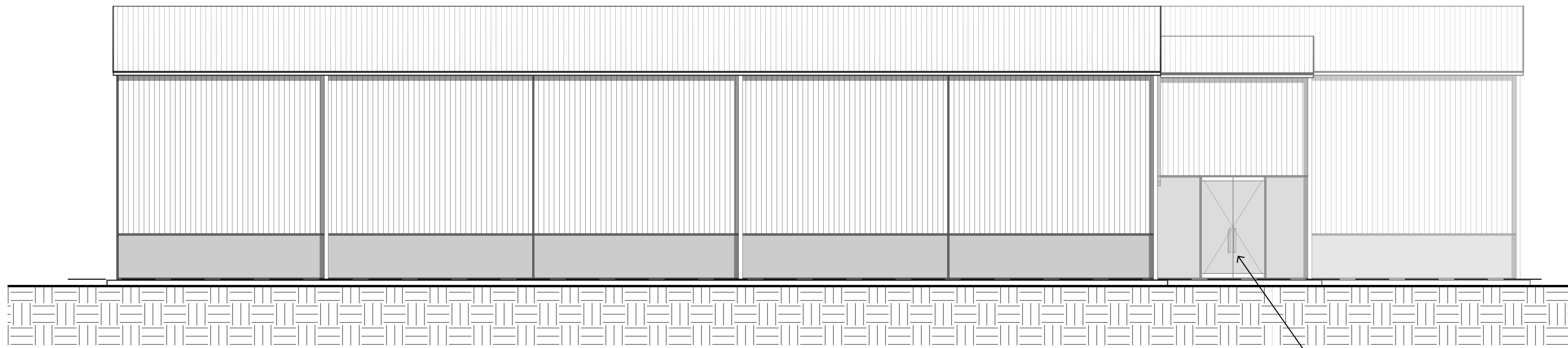
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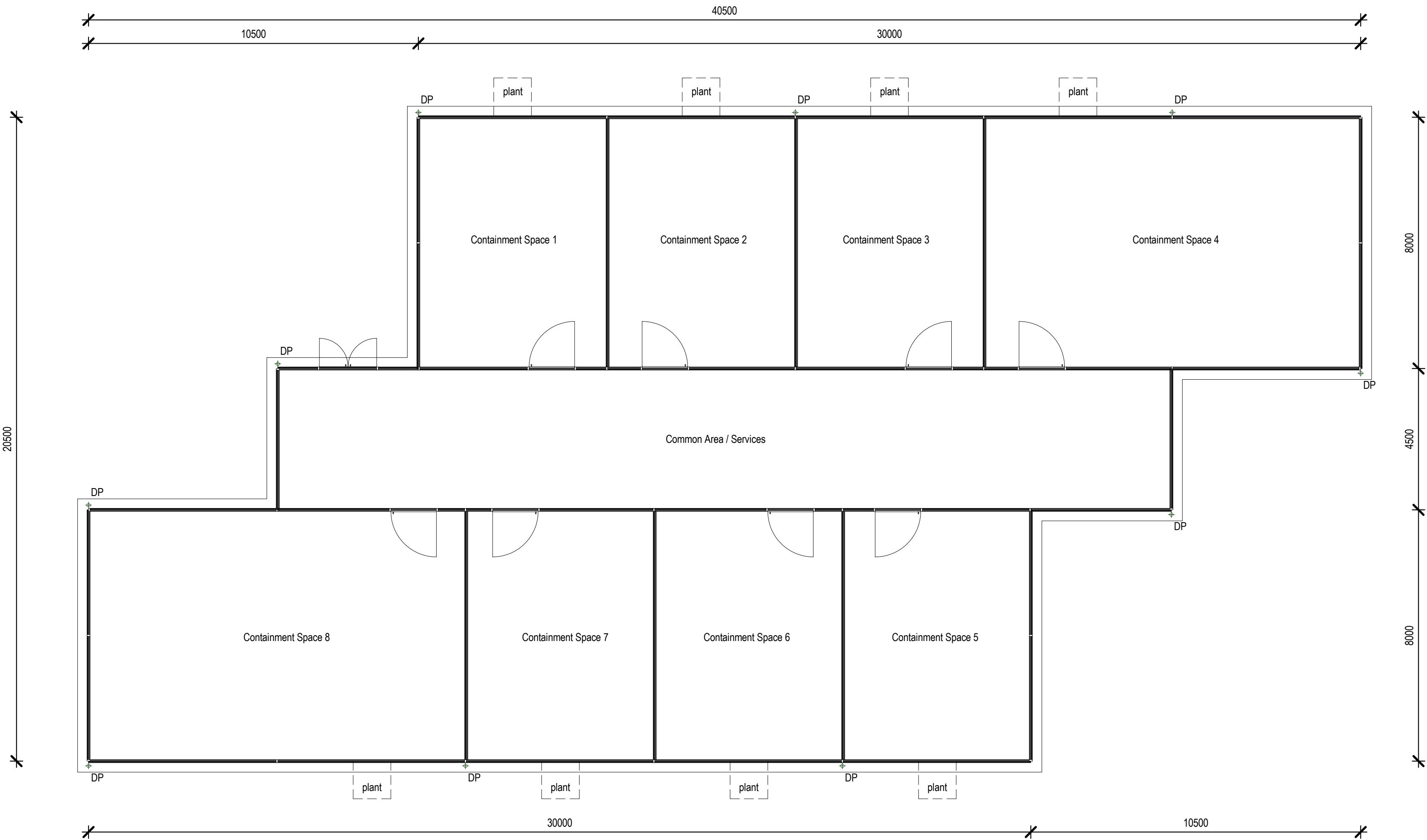
INDUSTRY BIOTECHNOLOGY CENTRE AND WAREHOUSE	
PROPOSED LOT 8 VISION STREET WELLCAMP	FKG DEVELOPMENTS

STAGE2 - WAREHOUSE TYPE 2 FLOOR PLAN		
DA APPLICATION		
Status	2481-104	D
Date	29/05/2026	Issue
Checked	Checker	Drawn
Author	Scale	1 : 100 @ A1

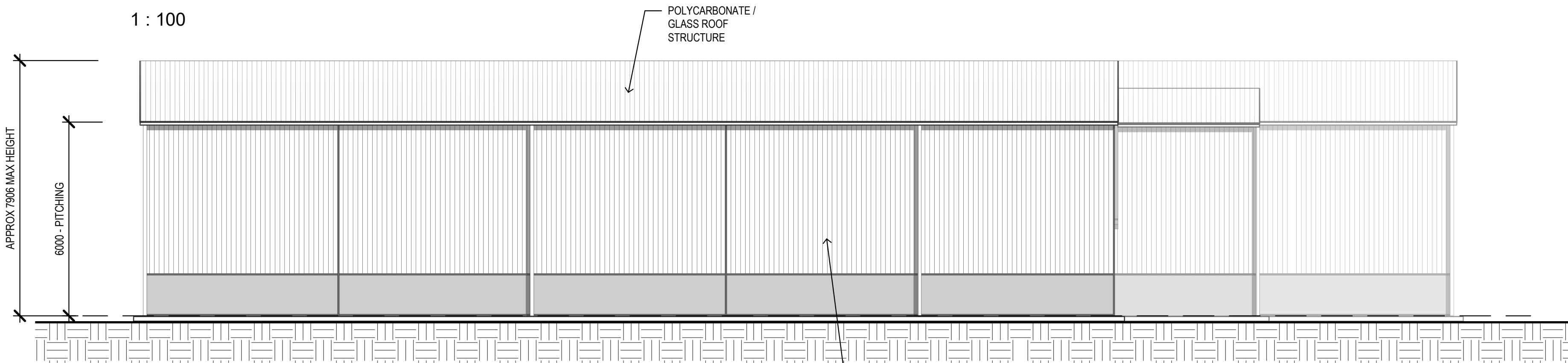
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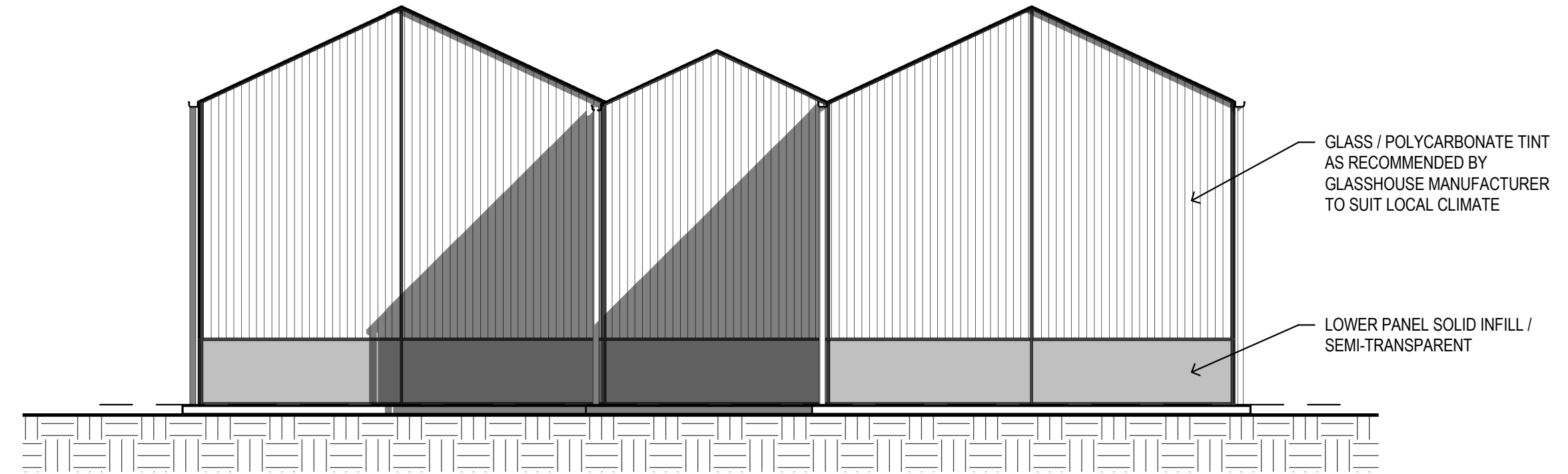
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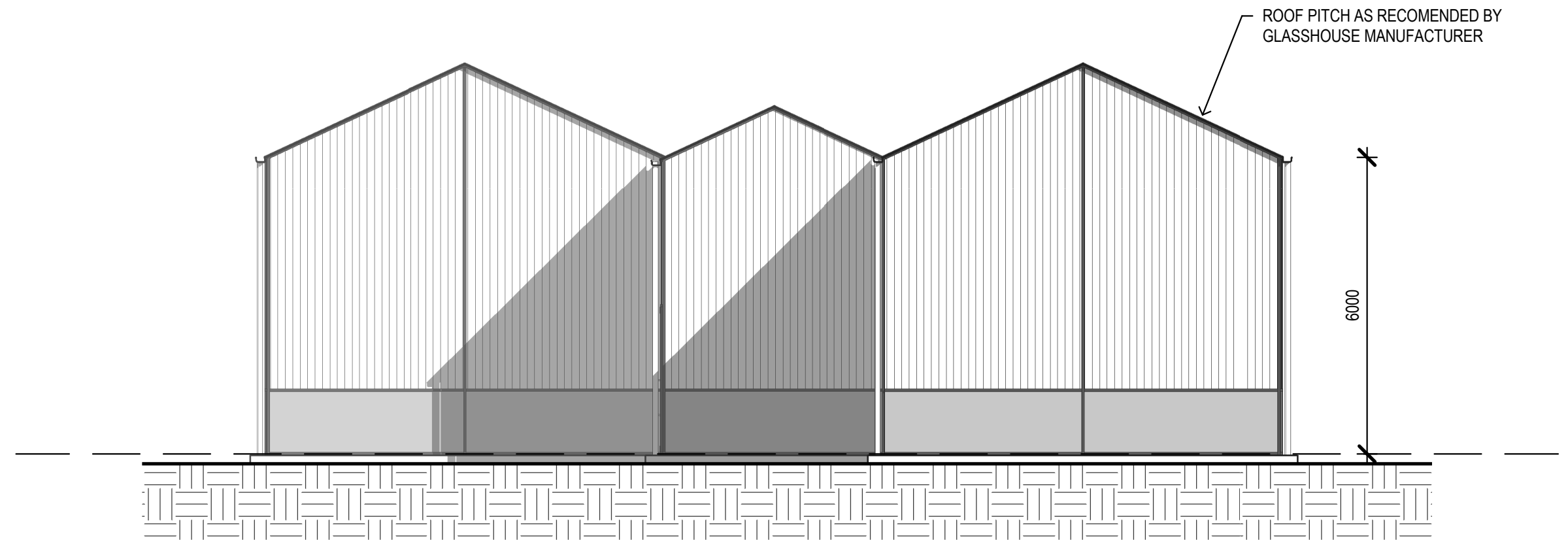
FLOOR PLAN
1 : 100



5
Elevation to West
1 : 100



3
Elevation to North
1 : 100



4
Elevation to South
1 : 100

**AREA
GLASSHOUSE - 615m²**



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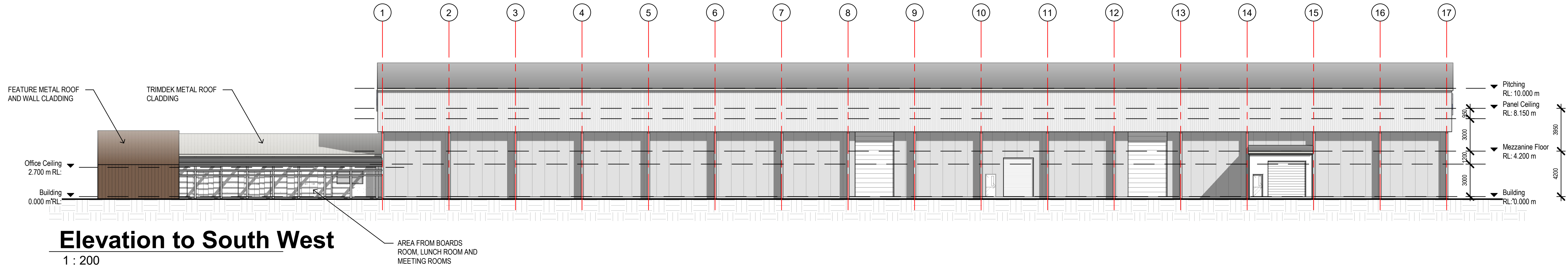
No.	Description	Date
C	ISSUE FOR COMMENT	01/05/2026
D	ISSUE FOR DA APPROVAL	29/05/2026

INDUSTRY BIOTECHNOLOGY CENTRE AND WAREHOUSE	
PROPOSED LOT 8 VISION STREET WELLCAMP	FKG DEVELOPMENTS

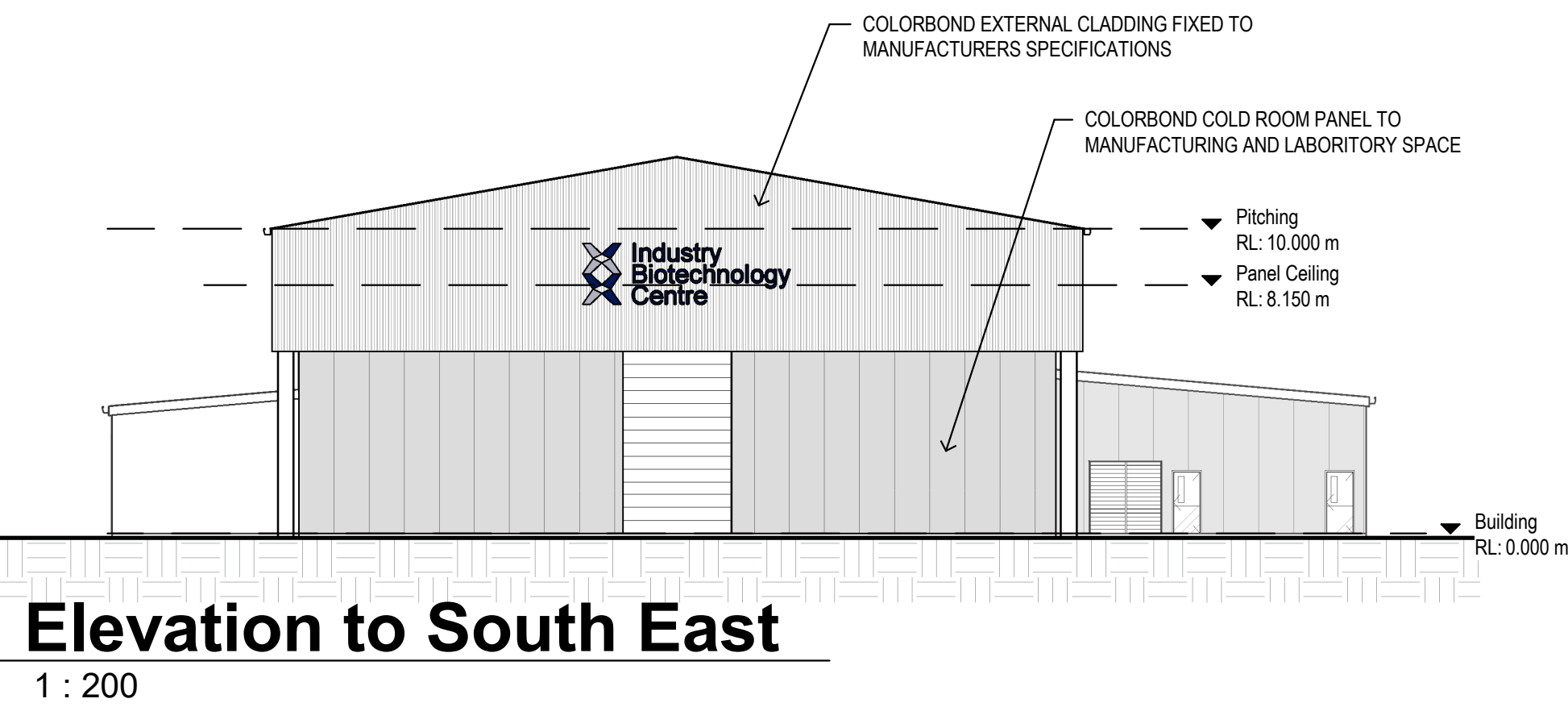
STAGE2 - GLASSHOUSE FLOOR PLAN AND ELEVATIONS			
DA APPLICATION		2481-105	D
Status	Date	Project No.	Issue
Checked	29/05/2026	2481-105	D
Checker	Drawn	Author	Scale
			1 : 100 @ A1

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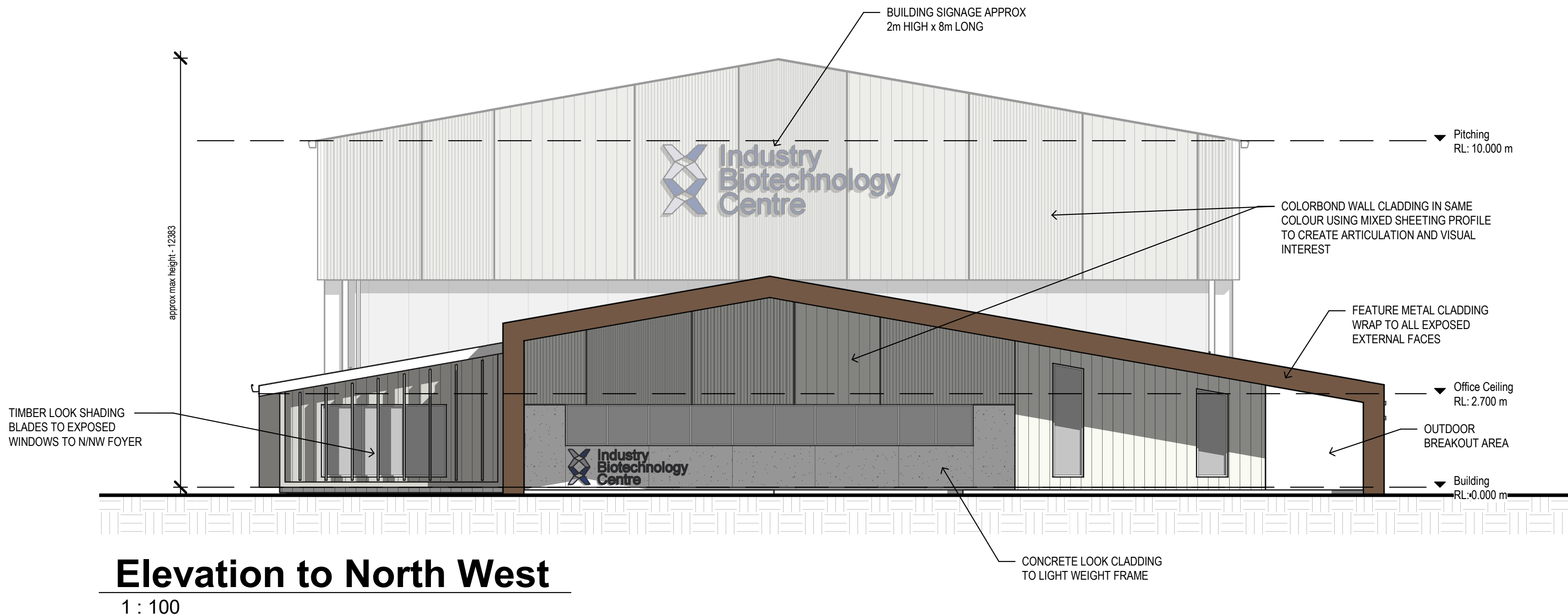
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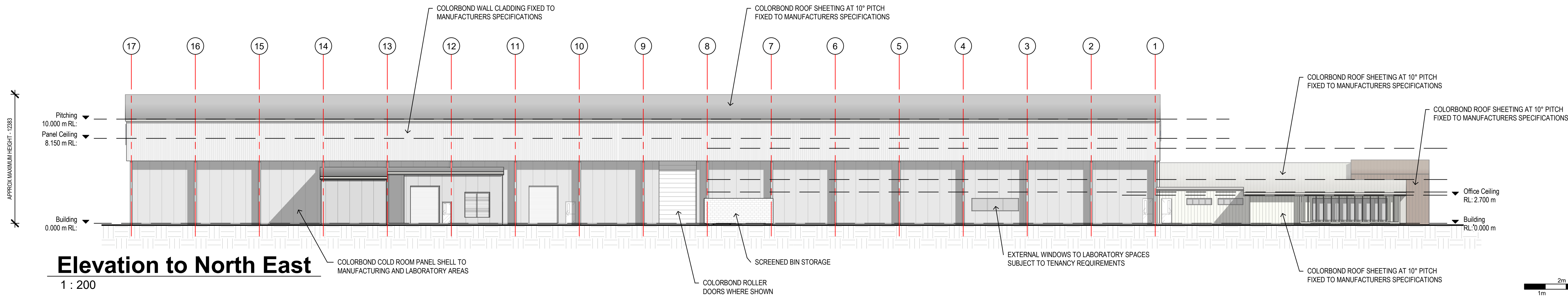
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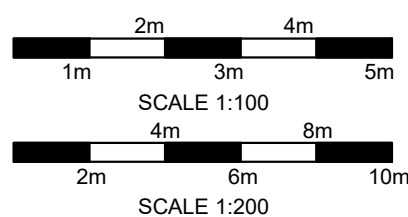
Elevation to South East
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Elevation to North West
1 : 100



Elevation to North East
1 : 200



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INDUSTRY BIOTECHNOLOGY
CENTRE AND WAREHOUSE
Proposed Lot 8
Vision Street, Wellcamp

Go2Market Pro

IBC ELEVATIONS

FOR DA APPROVAL

Status
Date
Checked

19/06/26

CD

Drawn

JJ

Scale

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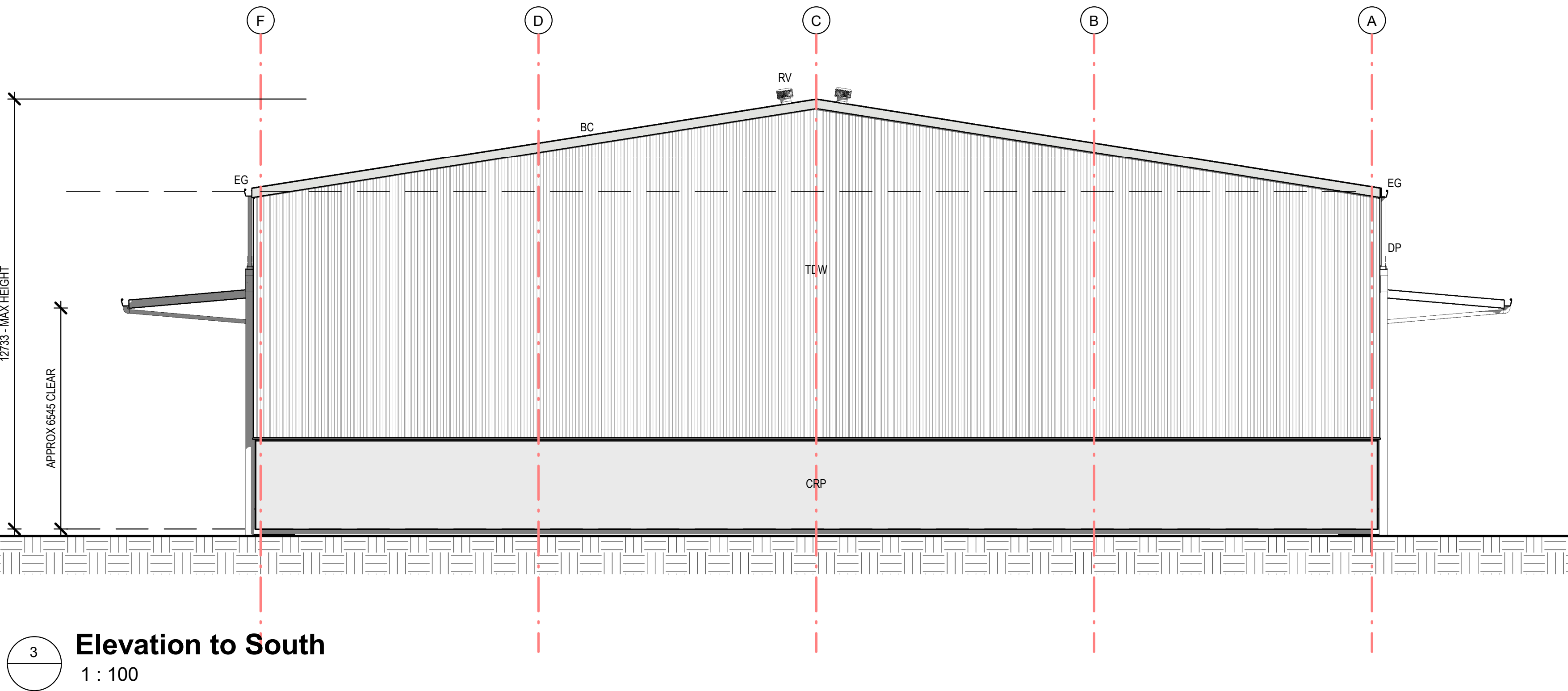
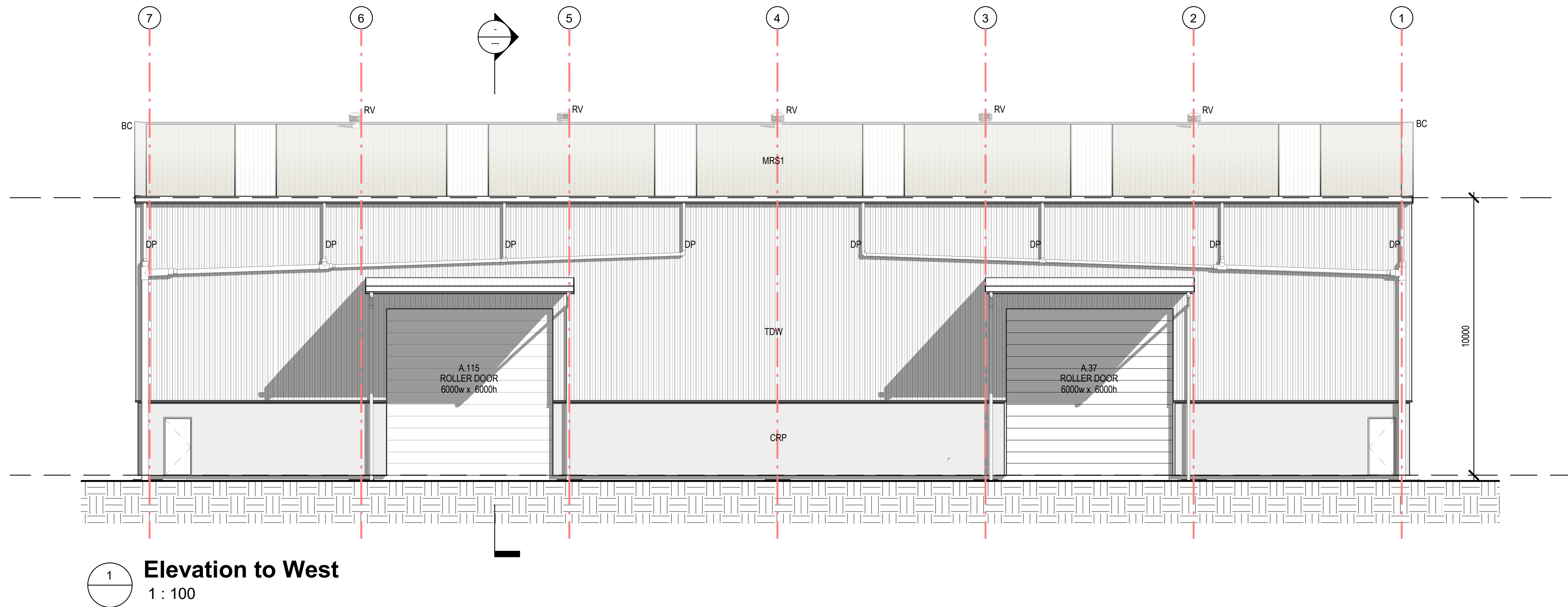
2481-201

Project No.

Issue

E

19/06/2026 9:03:00 AM



KEYNOTE LEGEND

BC	BARGE CAPPING
CRP	CONCRETE REINFORCED PANEL
DP	DOWNPIPE
EG	EAVES GUTTER (SLOTTED)
MRS1	METAL ROOF SHEETING TYPE 1
RV	ROOF VENTILATOR - BRADFORD HURRICAN
	H900 SHALE GREY
TDW	TRIMDEK WALL SHEETING

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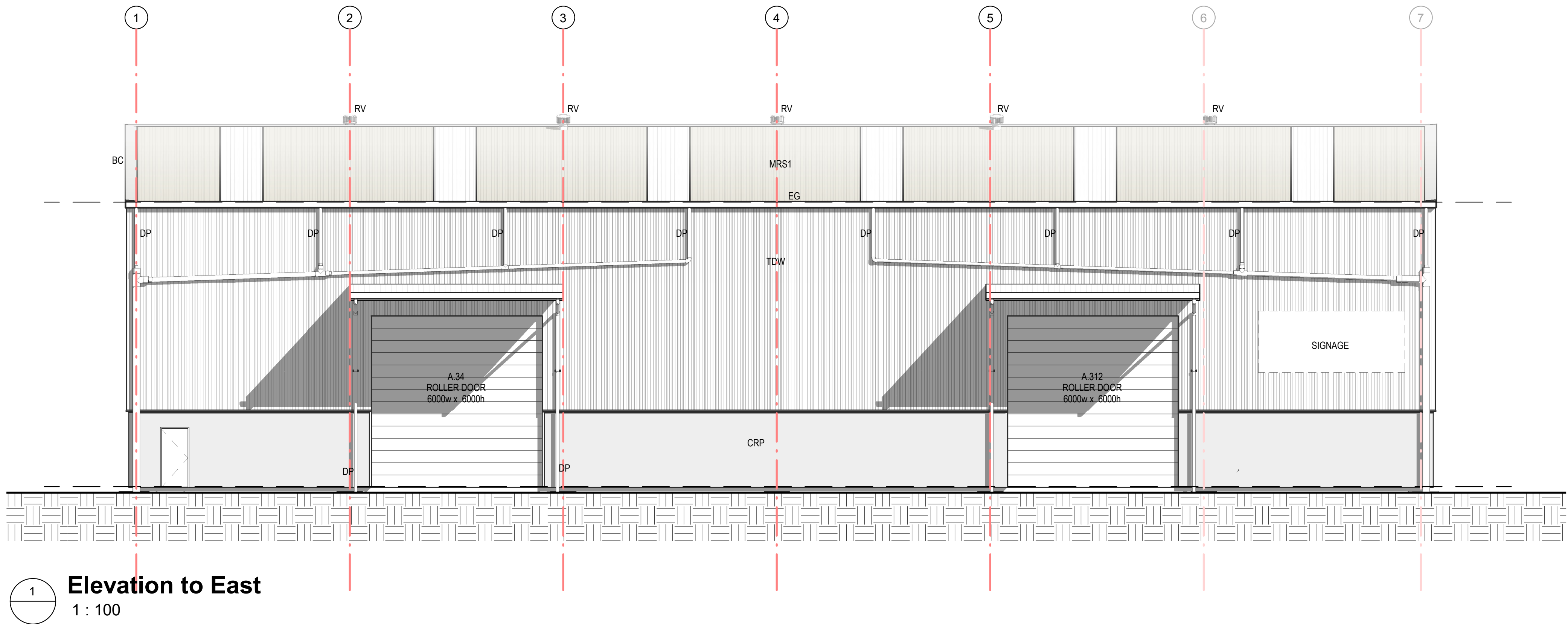
INDUSTRY BIOTECHNOLOGY
CENTRE AND WAREHOUSE

PROPOSED LOT 8
VISION STREET
WELLCAMP

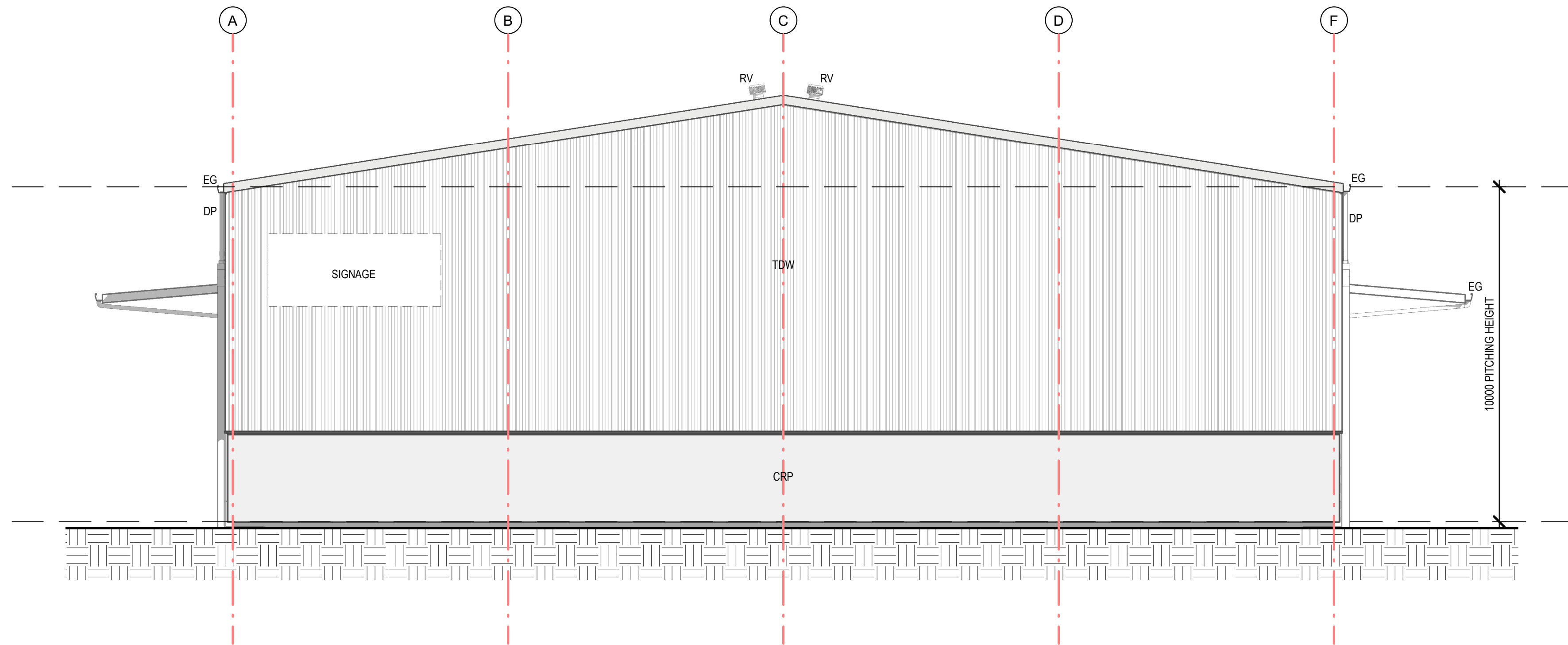
FKG DEVELOPMENTS

STAGES 1 TO 4 - WAREHOUSE TYPE 1 ELEVATIONS SHEET 1			
DA APPLICATION		2481-201	D
Status	Date	Project No.	Issue
	29/05/2026		
Checked	Checker	Drawn	Author
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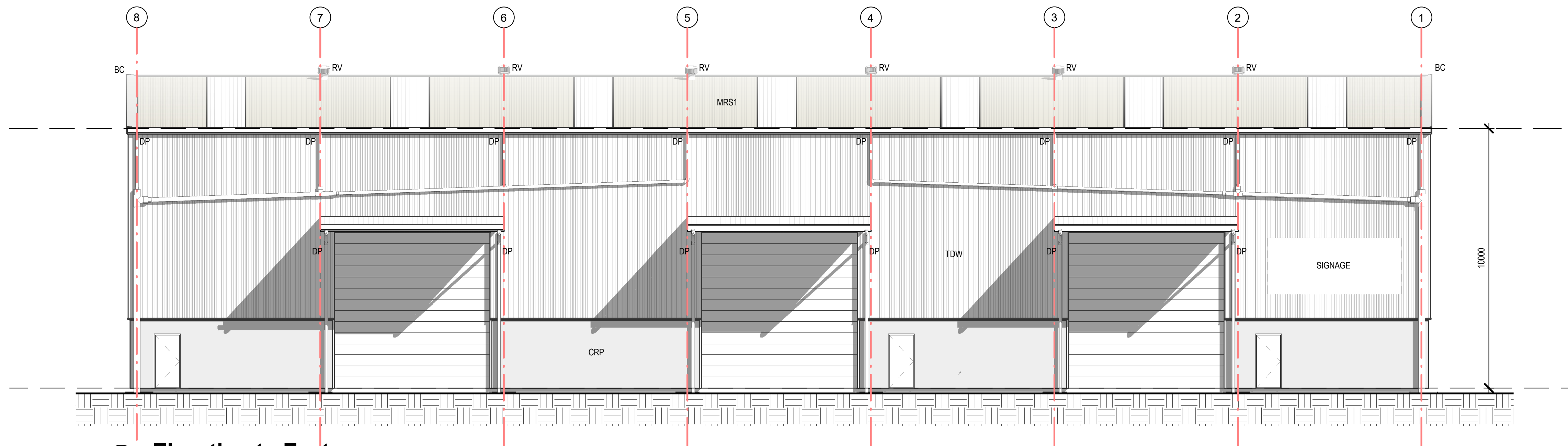
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Elevation to East
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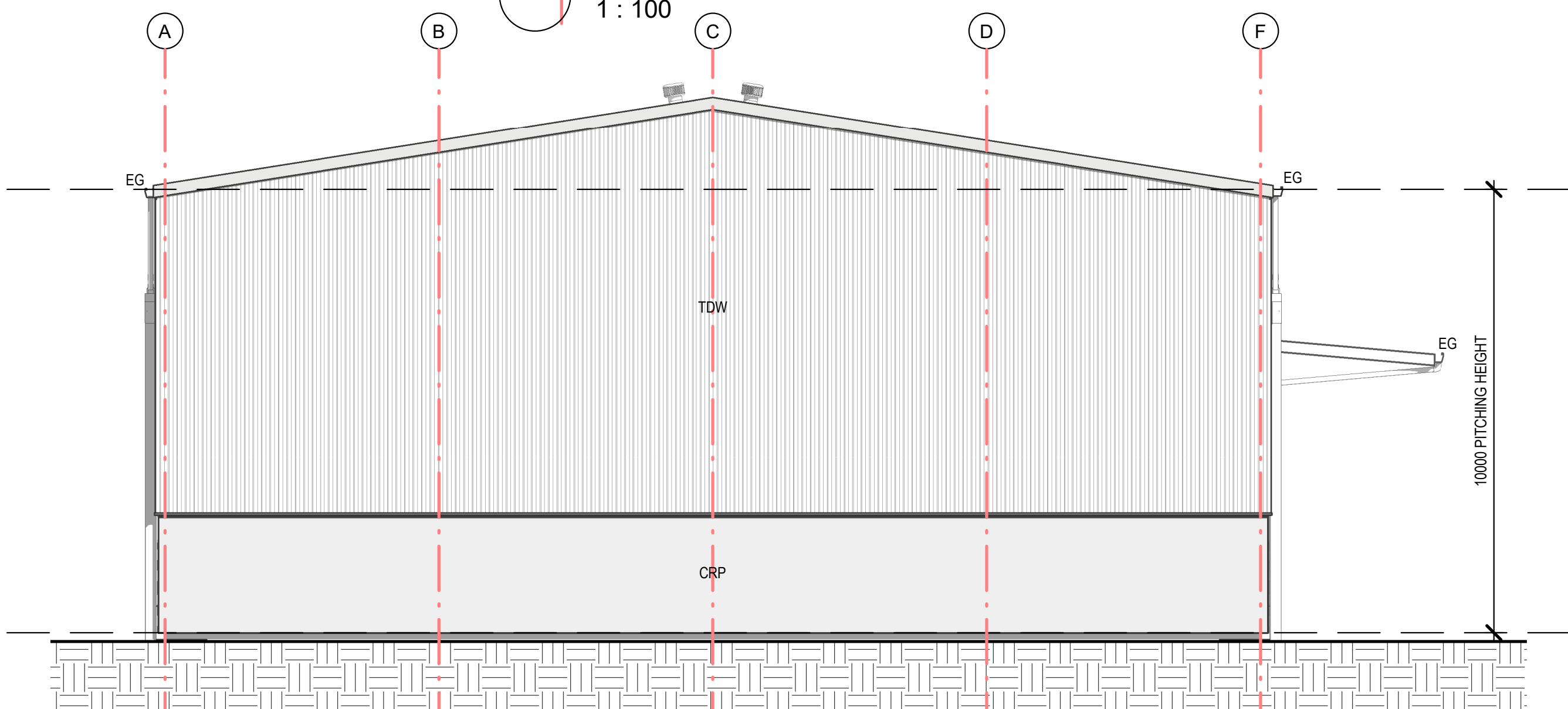
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Elevation to North
1 : 100

KEYNOTE LEGEND

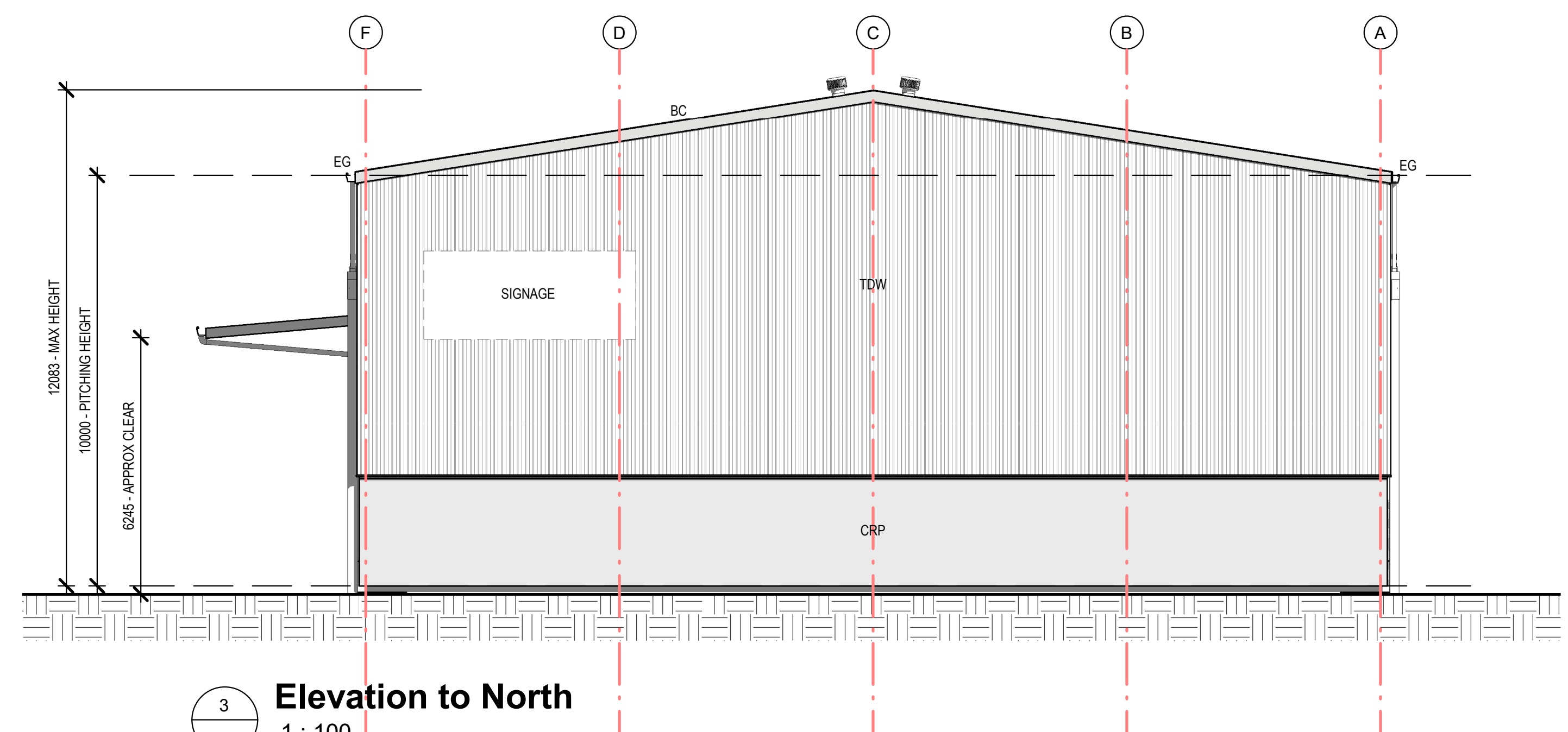
BC	BARGE CAPPING
CRP	CONCRETE REINFORCED PANEL
DP	DOWNPIPE
EG	EAVES GUTTER (SLOTTED)
MRS1	METAL ROOF SHEETING TYPE 1
RV	ROOF VENTILATOR - BRADFORD HURRICAN H900 SHALE GREY
TDW	TRIMDEK WALL SHEETING



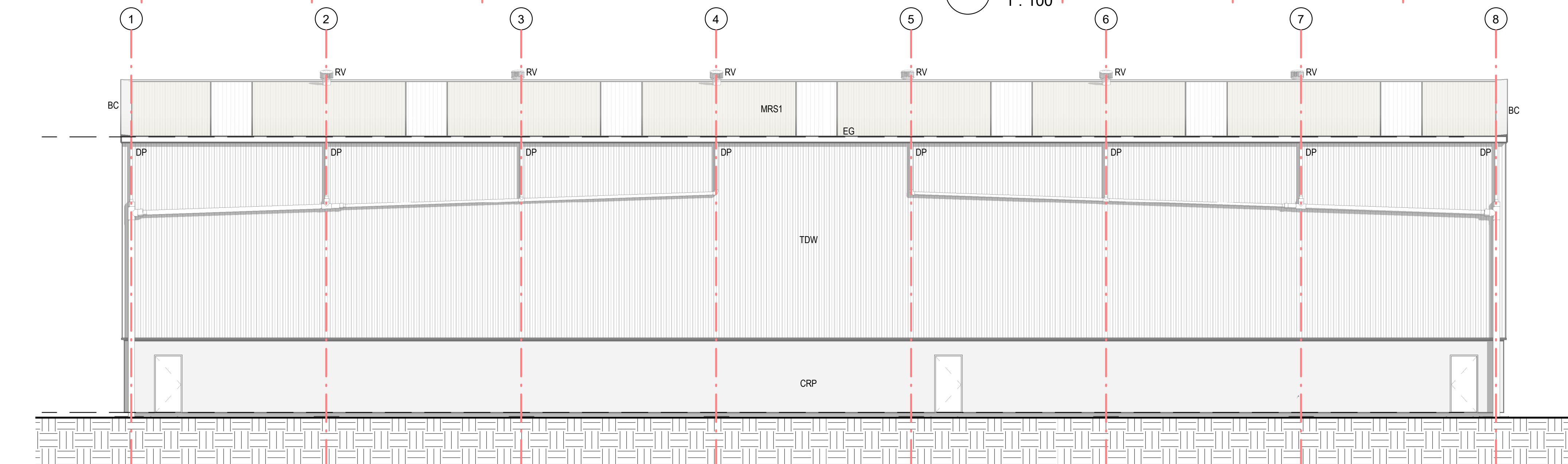
4
Elevation to East
1 : 100



2
Elevation to South
1 : 100



3
Elevation to North
1 : 100



1
Elevation to West
1 : 100

KEYNOTE LEGEND

BC	BARGE CAPPING
CRP	CONCRETE REINFORCED PANEL
DP	DOWNSPIPE
EG	EAVES GUTTER (SLOTTED)
MRS1	METAL ROOF SHEETING TYPE 1
RV	ROOF VENTILATOR - BRADFORD HURRICAN H900 SHALE GREY
TDW	TRIMDEK WALL SHEETING



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INDUSTRY BIOTECHNOLOGY
CENTRE AND WAREHOUSE
PROPOSED LOT 8
VISION STREET
WELLCAMP

FKG DEVELOPMENTS

STAGE 2 - WAREHOUSE TYPE 2
ELEVATIONS

Status	DA APPLICATION	2481-204	D
Date	29/05/2026	Project No.	
Checked	Checker	Drawn	Author
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