



## WACOL VENTURE

**18%**

ANNUAL  
RETURN ON  
CASH

# INFORMATION MEMORANDUM

STRICTLY LIMITED TO SOPHISTICATED INVESTORS

- MIX OF LIGHT INDUSTRIAL & SELF STORAGE
- PROFESSIONAL LY MANAGED
- ARMCHAIR DEVELOPER OPPORTUNITY



# **TABLE OF CONTENTS**

**EXECUTIVE SUMMARY**

**ESTIMATED PROJECT RETURNS**

**WHY THIS DEVELOPMENT?**

**KEY INFRASTRUCTURE PROJECTS**

**MAJOR S.E.Q. INFRASTRUCTURE**

**LOCATION OVERVIEW**

**MASTER PLAN**

**DEVELOP RENDER**





# EXECUTIVE SUMMARY

This is a unique opportunity is only available for our Cobalt Corp Members to participate in this fantastic mixed use project known as 'Wacol'. The development is already very well established, currently preselling and construction is due to start in June 2024. It has fantastic links to transport links, easily accessibility, parking and security and is a mix of Light Industrial Warehouses and Self Storage units located just 22.6kms from Brisbane CBD.

## ESTIMATED PROJECT RETURNS:

18% annual return on cash

## EXPECTED COMPLETION DATE

✓ June 2025

## KEY FEATURES:

- ✓ Highly sought after Western Corridor location
- ✓ Easily accessible by car and foot
- ✓ Fitouts available
- ✓ Stylish and secure
- ✓ Right opposite 'Future Town Centre'
- ✓ Large exposure to Boundary Road traffic

## CUSTOMISE PROFIT FOR YOUR BUSINESS:

Each business space at The Depot can be individually customised for your specific requirements. Whether you require an office, showroom or studio, these naturally light-filled spaces offer vast scope for numerous different businesses.

DIFFERENT  
PROPERTY & SIZE

CONFIGURATIONS

INDIVIDUAL  
CUSTOMIZATION

EXCELLENT  
NATURAL LIGHT

NBN READY

## WE HAVE THE SPACE, HOW WOULD YOU USE IT?

Trades / Workstore / Workshop - your shed not big enough for your next project? want to expand your business and need more space? turn one of our units into the perfect workshop, expand your working space & put all your gear in one location.



COBALT  
— CORP —

[www.cobaltcorp.site](http://www.cobaltcorp.site)



# WHY THIS DEVELOPMENT?



## ESTIMATED TRAVEL TIMES TO THE FOLLOWING:

BRISBANE CBD 22 kilometres 25 minutes  
BRISBANE AIRPORT 34 kilometres 28 minutes  
PORT OF BRISBANE 52 kilometres 37 minutes

## KEY INFRASTRUCTURE PROJECTS

**\$400M**



### COMPLETED IPSWICH MOTORWAY

Creating over 6.5kms of active transport paths and additional bridges has vastly improved the efficiency of traffic, safety, capacity and flood immunity to the local area.

**\$18B**



### 2024 INLAND RAIL PROJECT

1,700km of fast freight backbone starting in Acacia Ridge that will transform how goods are moved around Australia, generating opportunities and boosting the local economy.

**\$5B**



### 2032 BRISBANE OLYMPICS

The greatest single economic opportunity, the Olympics is set to light up Brisbane through global investment to QLD, and local infrastructure.



# MAJOR S.E.Q. INFRASTRUCTURE

## WEMBLEY ROAD INTERCHANGE

**2018**

**\$512 MILLION**

- Efficient Access to South East Queensland Network

## LOGAN ENHANCEMENT PROJECT

**2019**

**\$512 MILLION**

- Major Infrastructure Upgrades Throughout Logan City Region

## BRISBANE INTERNATIONAL CRUISE TERMINAL

**2019**

**\$158 MILLION**

- Brisbane's World-Class Mega Cruise Ship Terminal at Pinkenba

## QLD DEFENCE CONTRACT

**2020**

**\$5 BILLION**

- Rheinmetall has committed to 11.1 hectares at Redbank Motorway Estate for its Armoured Vehicles & HQ Development

## KINGSFORD SMITH DRIVE UPGRADE

**2020**

**\$650 MILLION**

- A New Gateway to Brisbane

## BRISBANE'S NEW RUNWAY

**2020**

**\$1.3 BILLION**

- Reating the Leading Runway System in Australia

## CROSS RIVER RAIL

**2024**

**\$5.4 BILLION**

- High-Capacity Inner-City Underground Rail System

## INLAND RAIL

**2026**

**\$14.5 BILLION**

- 1,700km Train Line from Melbourne to Brisbane

## 2032 OLYMPICS

**2020**

**\$5 BILLION**

- The World's Premier Sporting Event

## PARK RIDGE CONNECTOR

**TBC**

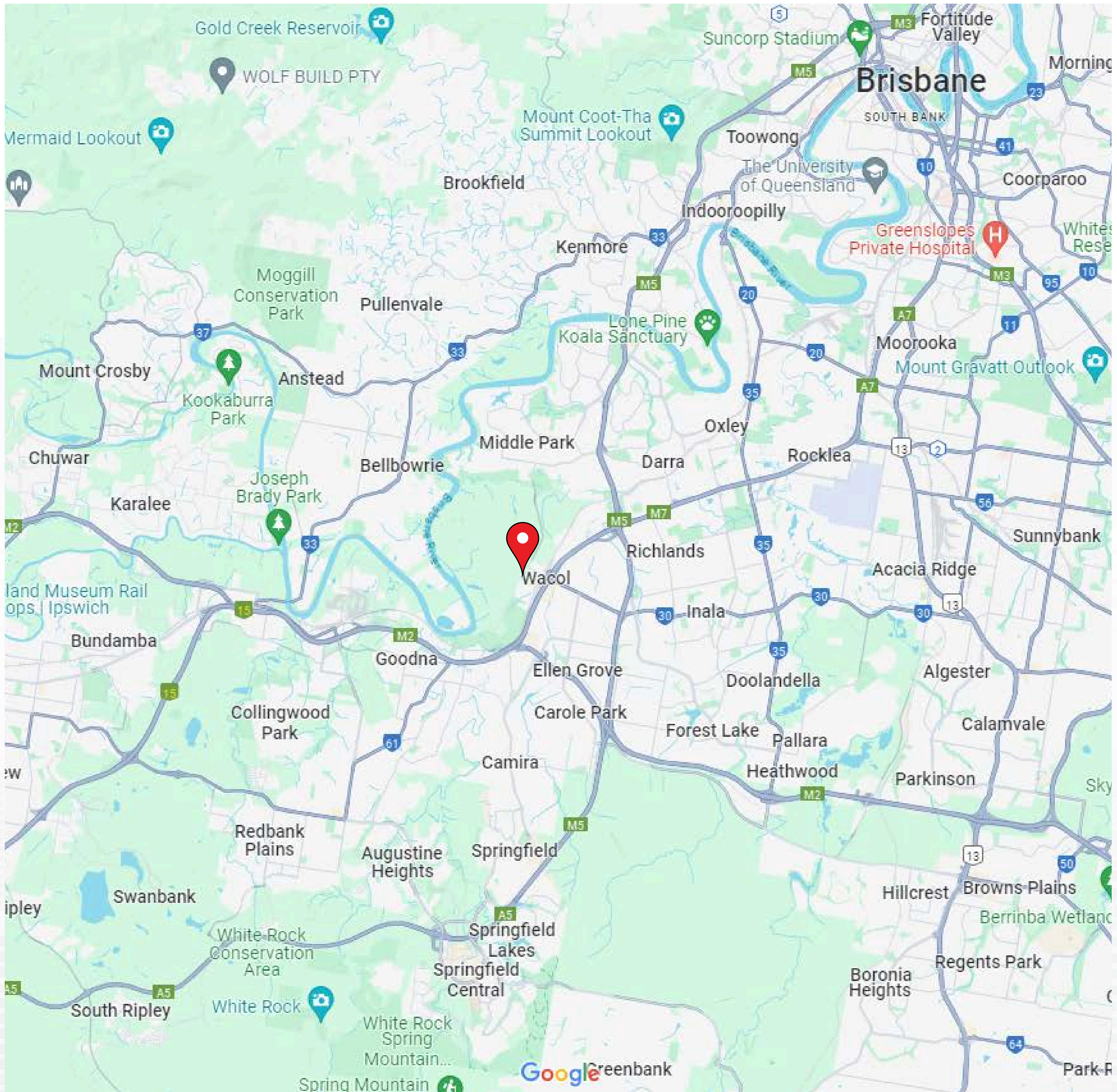
**TBA**

- Creating Ease of Access Throughout Park Ridge/Park Ridge



# LOCATION OVERVIEW

Wacol, which is situated about seventeen kilometres south west of Brisbane's CBD, is the home of large manufacturing and distribution facilities. Indeed it is one of the biggest industrial precincts in SEQ and is always in high demand, recently becoming even more so by road widening and other improvements along the Centenary Highway and Ipswich Road.





# MASTER PLAN



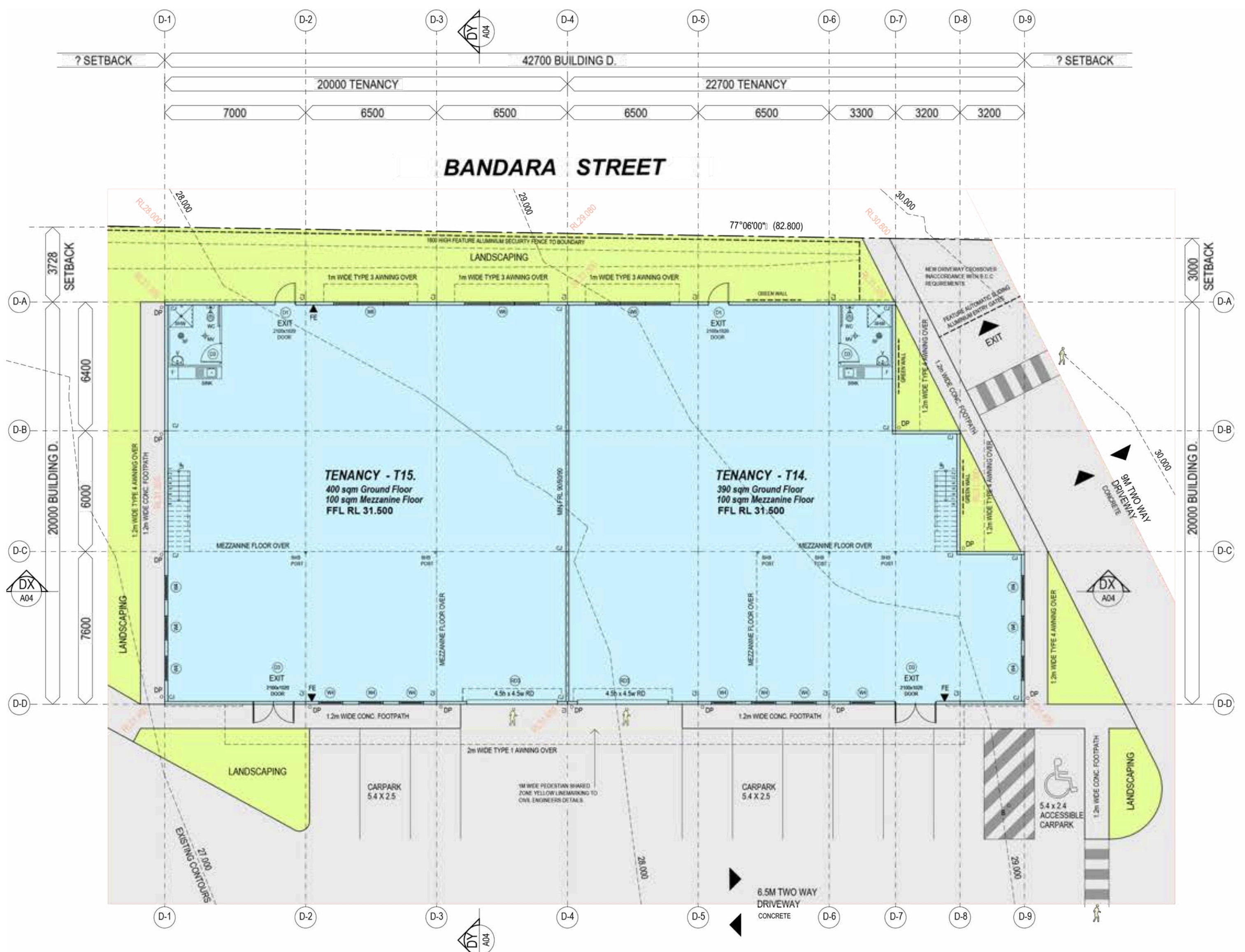
## SITE PLAN.

SCALE 1:800 (A3)  
 LOT 160  
 RP 86574  
 LOCAL AUTHORITY  
 BRISBANE CITY COUNCIL

CONSTRUCTION AREAS (GROSS AREAS)	
SITE AREA	= 15,783 SQM
GROUND FLOOR AREA	= 7,450 SQM (47.2% SITE COVERAGE)
MEZZANINE FLOOR AREA	= 2,400 SQM
TOTAL FLOOR AREA	= 9,845 SQM
PAVEMENTS	= 6,230 SQM (39.0% SITE COVERAGE)
LANDSCAPING	
PLANTING	= 1,428 SQM (9.6% SITE COVERAGE)
SANDSTONE RETAINING WALLS	= 675 SQM (4.2% SITE COVERAGE)

CARPARKING	
PROVIDED SUBJECT TO TOWN PLANNERS APPROVAL.	
CARPARKS REQUIRED = 97	
CARPARKS PROVIDED = 98	
SERVICE BAYS	
PROVIDED SUBJECT TO TOWN PLANNERS APPROVAL.	
AV SERVICE BAY 20M LONG X 3.5M WIDE PROVIDED.	
MRV SERVICE BAY 8.8M LONG X 3.5M WIDE PROVIDED.	
SRV SERVICE BAY 6.4M LONG X 3.5M WIDE PROVIDED.	

DEVELOPMENT DETAILS			
LOW IMPACT INDUSTRY, WAREHOUSE & SELF STORAGE FACILITY.			
BUILDING AREAS			
SITE AREA	=	15,783 SQM	
GROUND FLOOR AREA	=	7,450 SQM	
MEZZANINE FLOOR AREA	=	2,400 SQM	
CROSS FLOOR AREA	=	9,850 SQM	
BUILDING HEIGHT PROPOSED		15m (max)	
ALLOWABLE 15m (max)			
SETBACKS			
3m + 4.5m TO BANDARA STREET AND BUKULLA STREET.			
5m FROM SIDE BOUNDRIES			
LANDSCAPING			
REQUIRED 15m + 15m SQM			
PROVIDED + 2,103 SQM		(17.8% SITE COVERAGE)	
TENANCIES T1 TO T17 DEVELOPMENT DETAILS			
(17 Low Impact Industry - Warehouse Units)			
TENANCY NUMBER	GROUND FLOOR AREA	MEZZANINE FLOOR AREA	TOTAL TENANCY FLOOR AREA
TENANCY T1	400 SQM	100 SQM	500 SQM
TENANCY T2	150 SQM	50 SQM	200 SQM
TENANCY T3	150 SQM	50 SQM	200 SQM
TENANCY T4	150 SQM	50 SQM	200 SQM
TENANCY T5	150 SQM	50 SQM	200 SQM
TENANCY T6	150 SQM	50 SQM	200 SQM
TENANCY T7	400 SQM	100 SQM	500 SQM
TENANCY T8	300 SQM	100 SQM	400 SQM
TENANCY T9	400 SQM	100 SQM	500 SQM
TENANCY T10	175 SQM	100 SQM	275 SQM
TENANCY T11	175 SQM	100 SQM	275 SQM
TENANCY T12	300 SQM	100 SQM	400 SQM
TENANCY T13	200 SQM	100 SQM	300 SQM
TENANCY T14	300 SQM	100 SQM	400 SQM
TENANCY T15	400 SQM	100 SQM	500 SQM
TENANCY T16	300 SQM	100 SQM	400 SQM
TENANCY T17	250 SQM	100 SQM	350 SQM
TOTAL FLOOR AREA	4800 SQM	1450 SQM	6250 SQM
CARPARKING TENANCIES T1 TO T17.			
REQUIRED 2 PER TENANCY = 34			
+ 1 PER 100 GROUND FLOOR AREA = 81			
TOTAL REQUIRED = 95			
TOTAL PROVIDED = 95			
BICYCLE PARKING			
1 PER 3 CAR PARKS (1 BICYCLE IN EACH UNIT)			
TOTAL REQUIRED = 3			
TOTAL PROVIDED = 3			
MOTORCYCLE PARKING			
REQUIRED 2% OF TOTAL CARPARKS			
TOTAL REQUIRED = 2			
TOTAL PROVIDED = 2			
TENANCIES S1 TO S19 DEVELOPMENT DETAILS			
(19 Unit Self Storage Facility)			
TENANCY NUMBER	GROUND FLOOR AREA	MEZZANINE FLOOR AREA	TOTAL TENANCY FLOOR AREA
TENANCY S1	150 SQM	50 SQM	200 SQM
TENANCY S2	150 SQM	50 SQM	200 SQM
TENANCY S3	150 SQM	50 SQM	200 SQM
TENANCY S4	150 SQM	50 SQM	200 SQM
TENANCY S5	150 SQM	50 SQM	200 SQM
TENANCY S6	150 SQM	50 SQM	200 SQM
TENANCY S7	150 SQM	50 SQM	200 SQM
TENANCY S8	150 SQM	50 SQM	200 SQM
TENANCY S9	150 SQM	50 SQM	200 SQM
TENANCY S10	150 SQM	50 SQM	200 SQM
TENANCY S11	150 SQM	50 SQM	200 SQM
TENANCY S12	150 SQM	50 SQM	200 SQM
TENANCY S13	150 SQM	50 SQM	200 SQM
TENANCY S14	150 SQM	50 SQM	200 SQM
TENANCY S15	150 SQM	50 SQM	200 SQM
TENANCY S16	150 SQM	50 SQM	200 SQM
TENANCY S17	150 SQM	50 SQM	200 SQM
TENANCY S18	150 SQM	50 SQM	200 SQM
TENANCY S19	150 SQM	50 SQM	200 SQM
TOTAL FLOOR AREA	2850 SQM	950 SQM	3800 SQM
CARPARKING TENANCIES S1 TO S18.			
REQUIRED 1 CARPARKING SPACES PER 10 SELF STORAGE UNITS			
TOTAL REQUIRED = 2			
TOTAL PROVIDED = 2			
BICYCLE PARKING			
1 PER 3 CAR PARKS			
(4 EXTERNAL BICYCLE PARKS) (1 BICYCLE PARK IN EACH TENANCY)			
TOTAL REQUIRED = 4			
TOTAL PROVIDED = 4			
MOTORCYCLE PARKING			
REQUIRED 2% OF TOTAL CARPARKS			
TOTAL REQUIRED = 2			
TOTAL PROVIDED = 2			



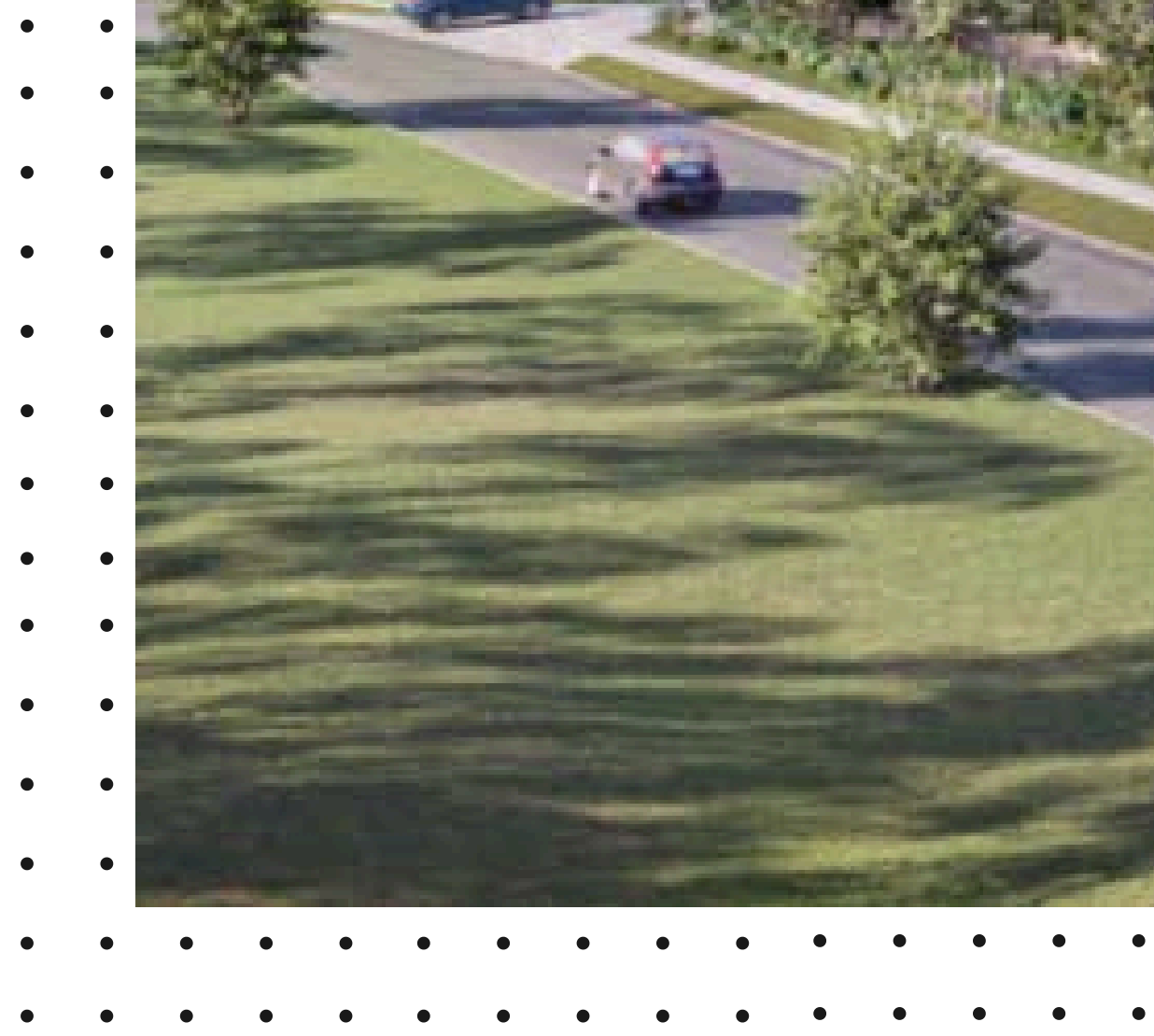
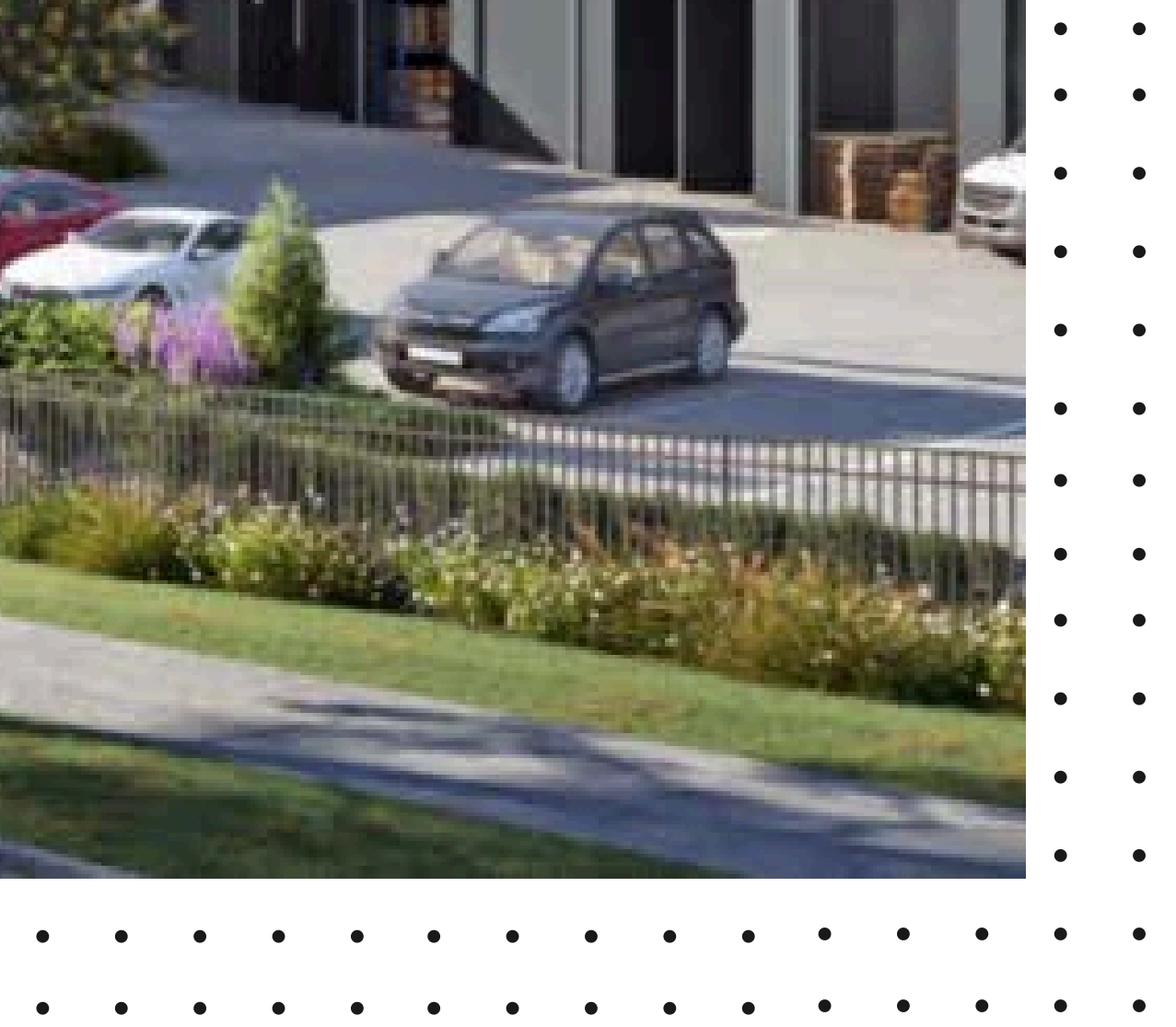
BUILDING CODE OF AUSTRALIA	
CLASSIFICATION SCHEDULE - FIRE RESISTANCE	
CLASS OF BUILDING	F 1 & 8
STOREYS CONTAINED	ONE
CONSTRUCTION	TYPE C
FIRE RESISTANCE LEVEL	
EXTERNAL WALLS TO ALIGNMENT	R0/90/90
EXTERNAL WALLS	-
ROOFS	-
OPENINGS	-
NOTE - REF. NCC	
D12.1.6	PROVIDE FIRE EXITS
D2.21	PROVIDE OPERATION OF LATCH
D2.23	PROVIDE SIGNS ON DOORS
D3.2	PROVIDE ACCESS FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH AS 1428.1
E1.6	PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH AS 2444
E4.2.4.8	PROVIDE EMERGENCY LIGHTING IN ACCORDANCE WITH AS 2293
F2.4	PROVIDE SANITARY FACILITIES IN ACCORDANCE WITH AS 1428
E4.4	PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH AS 1680
FA.5	PROVIDE MECHANICAL VENTILATION TO AMENITIES IN ACCORDANCE WITH AS 1662.2 & AS 3098.1
LEGEND.	
REF.	DESCRIPTION
150mm	CONCRETE TILT UP WALL TO ENGINEERS DETAILS
90mm	INTERNAL STUD WALLS TO MANUFACTURERS SPECIFICATIONS
EXIT	EMERGENCY EXITS (TENANCY UNDER 200sqm); EXIT SIGN TO COMPLY WITH NCC 2015 CLAUSE E4.5. ALL EXIT DOORS TO COMPLY WITH NCC 2015 CLAUSE D2.19, D2.10 & D2.21.
MV +	MECHANICALLY VENTILATED TO AS 1662.2 1991 MIN 25L/s EXHAUST FLOW RATE. CEILING 2400mm HIGH.
FE	EXTINGUISHER TYPE: 3A 40B (E) ENSURE FIRE EXTINGUISHERS ARE WITHIN 4m OF EXIT DOOR. EXTINGUISHER LOCATION SIGN ABOVE IN ACCORDANCE WITH AS 2444-1995
□	INSTANTANEOUS HWS IN VERMIN PROOF CABINET UNDER SINK (TYP.)
○	165mmØ MILD STEEL PIPE BOLLARD, PAINTED YELLOW, 1300 mm ABOVE GROUND BOLTED TO CONCRETE PAVEMENT TO MANUFACTURERS SPECIFICATIONS.
° DP	PVC DOWN PIPES TO HYD. ENGINEERS SPECIFICATIONS WITH GALVANIZED DOWNPIPE PROTECTION AS DETAILED ON DWG NO. A682123SN-01.
° VP	VENTILATION PIPE TO MECHANICAL ENGINEERS SPECIFICATIONS.



BUILDING D. GROUND FLOOR PLAN.  
 SCALE 1:100 (A1) 1:200 (A3)  
 REFER DWG No. A682123SN-01 FOR STANDARD NOTES

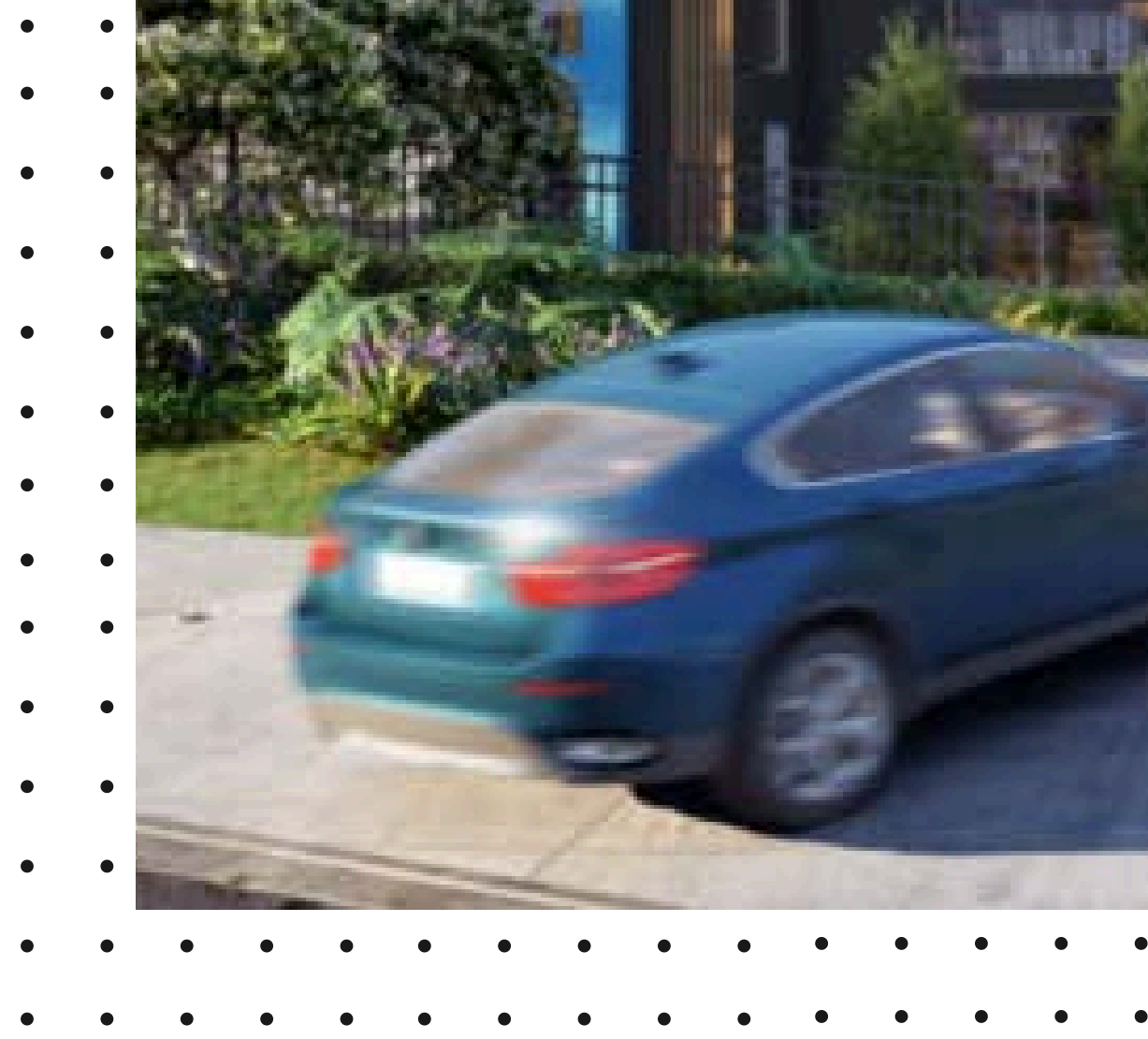
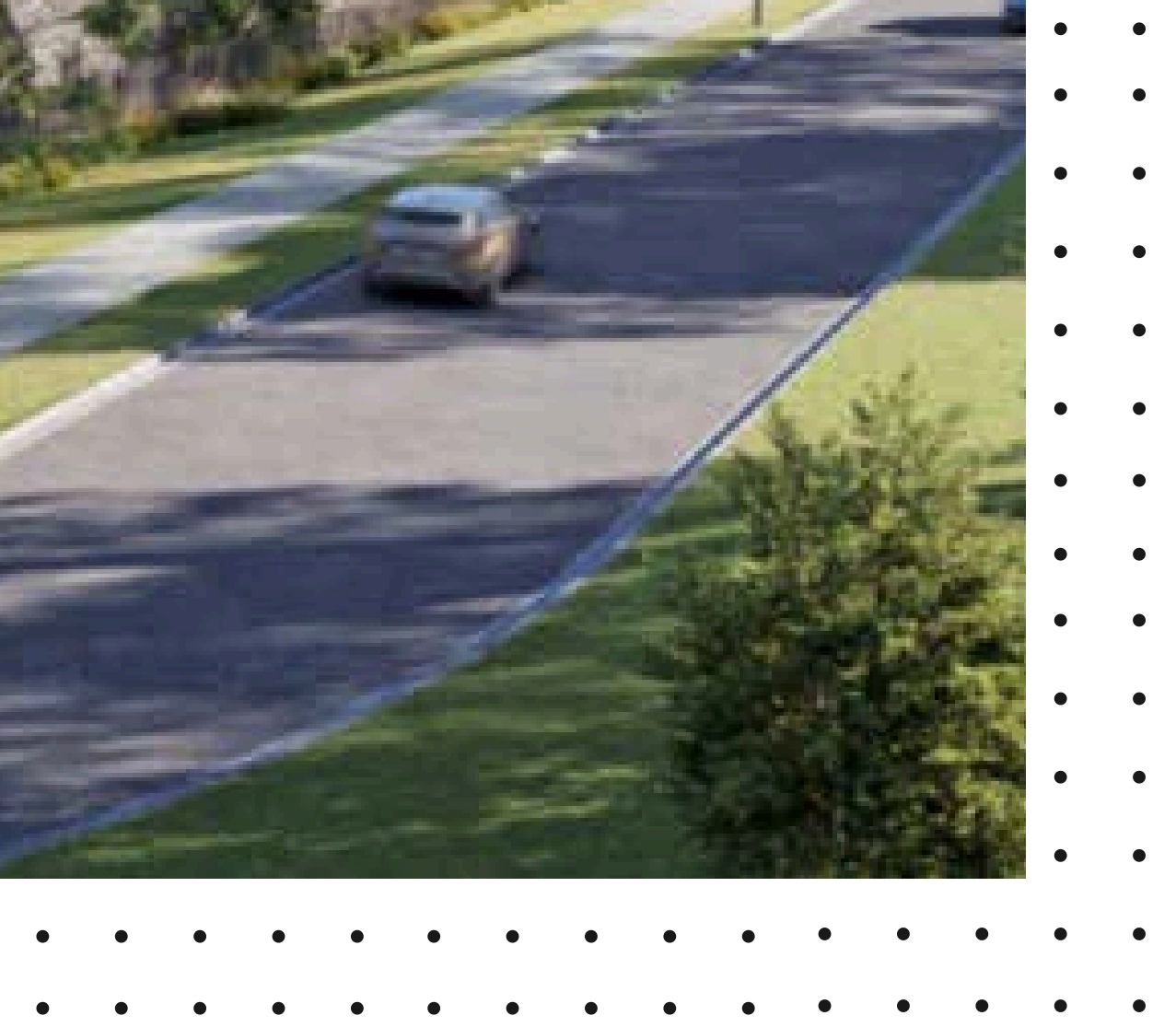


# DEVELOPMENT RENDER

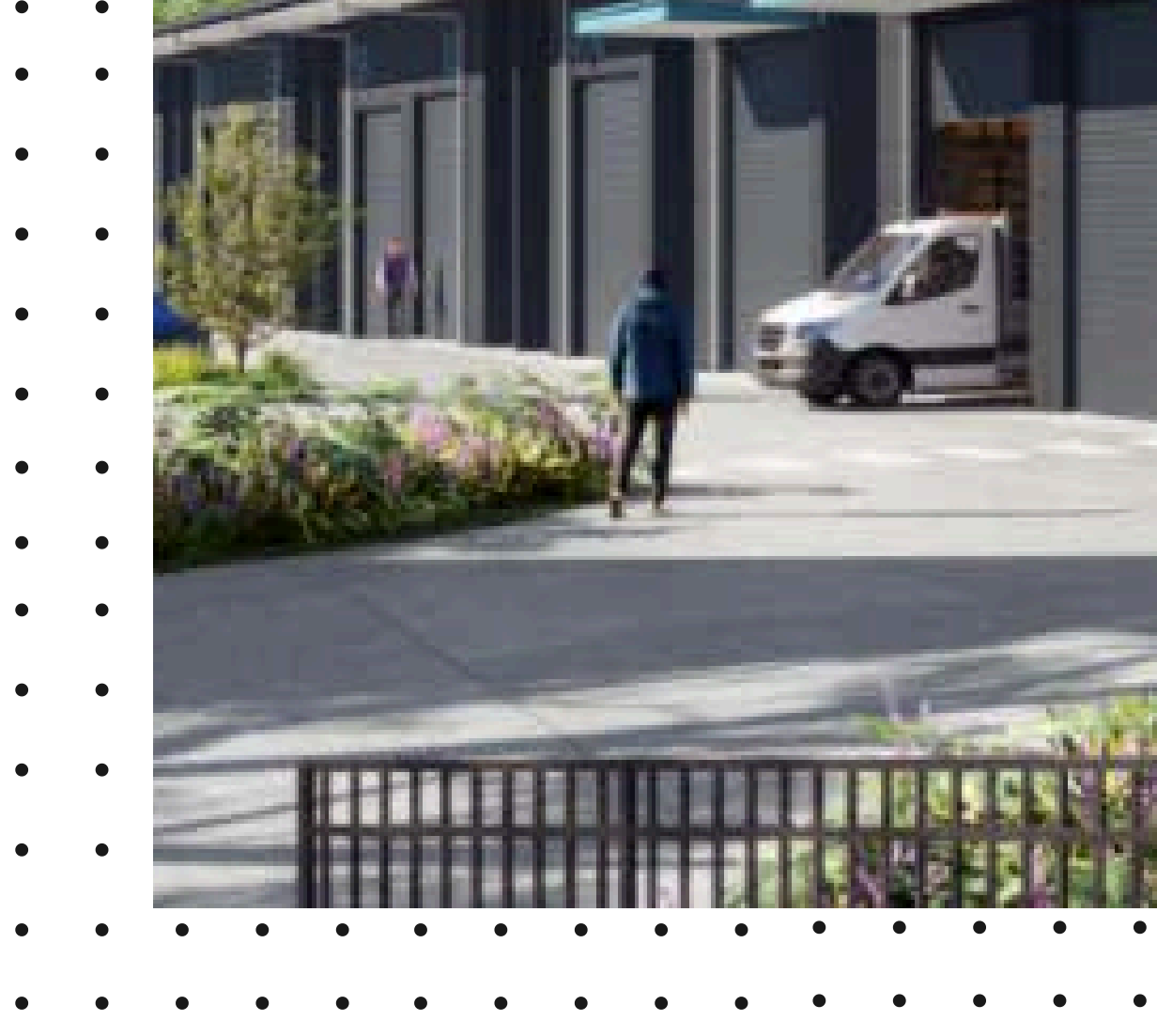




# DEVELOPMENT RENDER









# SECURE YOUR SPOT TODAY

**COMPLETE YOUR SHAREHOLDER  
SUBSCRIPTION APPLICATION FORM  
TODAY – HOSTED BY STREETERLAW**

**THIS PROJECT IS IN THE FINAL STAGE  
OF COMPLETION**

## HERE'S WHAT YOU'LL GET:

- ✔ Development amendment approved
- ✔ 35 self storage/light industrial warehouses
- ✔ Tendered for a builder with construction starting July/August 2024
- ✔ Expected build timeline is 8-10 months
- ✔ 8 weeks in council for titles
- ✔ Currently advertising & marketing pre-sales
- ✔ All the hard work has been done over the past 12 months

## COMPLETE LEGALS APPLICATIONS

### PROJECT DISCLAIMER.

The information provided by Cobalt Corporation Pty Ltd and within its Kings Club should not be relied upon as a financial product, investment advice, tax, asset protection or legal advice. None of the information provided in Kings Club or by Cobalt Corporation Pty Ltd takes into account your personal objectives, financial situation or needs. You must make your own decision how to proceed. If you want financial product advice that takes account of your particular objectives, financial situation or needs, please seek advice from an Australian Financial Services licensee before making any financial decisions. If you want tax, asset protection or legal advice that takes account of your particular objectives, financial situation or needs, please seek advice from a licensed professional in the area such as an accountant, lawyer or similar professional. Cobalt Corp works in association with the Giumelli Group Pty Ltd, who provide Development Management, Project Management, Finance, Legals, and Sales/Marketing. They are a team of specialists with a collective experience of 100+ years.



**COBALT  
—CORP—**

[www.cobaltcorp.site](http://www.cobaltcorp.site)