



Refer to detail on approved Site Plan (dwg. ref WD-1-001)

AMENDED IN RED

By: Tom Barker

Date: 26 July 2017



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/793

Date: 28 July 2017



| STAGE ONE DEVELOPMENT SUMMARY |                      |                       |                             |
|-------------------------------|----------------------|-----------------------|-----------------------------|
| Site Area:                    | 21,150m <sup>2</sup> | Car Park Requirements |                             |
| Zoning:                       | Urban Living Zone    |                       |                             |
|                               | GFA Schedule         |                       |                             |
| BOH                           |                      | 15                    |                             |
| Shop (Coles)                  |                      | 3,260                 |                             |
|                               |                      | 3,275 m <sup>2</sup>  | 164 (@ 1/20m <sup>2</sup> ) |
|                               | GLA Schedule         |                       |                             |
| Shop (Coles)                  |                      | 3,201                 |                             |
|                               |                      | 3,201 m <sup>2</sup>  |                             |
|                               | Car Park Schedule    |                       |                             |
|                               | Use                  | Quantity              |                             |
| Car Park                      |                      | 219                   | Excess of 55                |
| Bicycle Park                  |                      | 32                    | 32 (@ 1/5 cars)             |
| Trolley bay                   |                      | 9                     | 7 (@ 1/500m <sup>2</sup> )  |

**Gross floor area (GFA)** is defined as—  
The total floor area of all buildings located on premise, measured from the outside of external walls or the centre of a common wall, excluding area used for:

- Ground floor public lobby
- A public mall in a shopping complex
- The parking loading and unloading of motor vehicles
- Private balconies whether roofed or not

**Gross leasable area (GLA)** is defined as—  
The total floor area of all buildings located on premise, measured from the outside of external walls or the centre of a common wall:

- Inclusive of the area of any external use area and roofed balcony; and
- Exclusive of: used for a building service, a public toilet, a ground floor public lobby and a public mall in a shopping centre; and
- An area exclusively used for the parking, loading and manoeuvring of a vehicle.

*Coloured hatching defines area measured for GFA calculations*

#### Staging Assessment Process

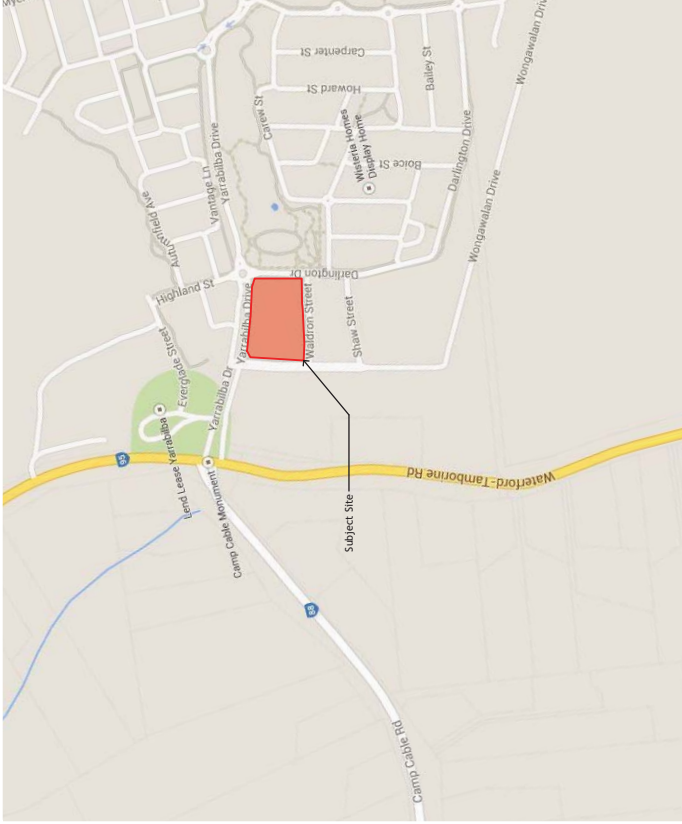
1. Separate compliance assessment for detailed design documentation is required for Stages 2-5 in accordance with Condition 35 of PDA development approval DEV2013/512; and
2. Stages 2-5 must be generally in accordance with this Masterplan.

#### Infrastructure Charges

Infrastructure Charges for each Stage will be paid prior to commencement of use of that Stage in accordance with PDA development approval DEV2013/512.

#### Advertising Devices

All advertising devices associated with Stage 1 will comply with Logan City Council's Advertising Devices Code, otherwise a separate operational works application will be required.



Site Location Plan

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**PROJECT**  
**Yarrabilba Village Centre**  
**FOR**  
**Coles Group Property Developments**

**AT** Yarrabilba Drive, Yarrabilba, QLD  
**RP** Lot 6000 on SP271600  
**COUNTY:** Ward  
**PARISH:** Moffatt  
**WARD:** Division Four

**FOR APPROVAL ONLY**  
**NOT FOR CONSTRUCTION**

**GROUP PROPERTY DEVELOPMENTS**

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#### AMENDMENTS

| R | DATE       | DESCRIPTION                   |
|---|------------|-------------------------------|
| A | 22/07/2016 | Issue For DA Approval         |
| B | 25/07/2016 | Revised Issue for DA Approval |

**BY** Yarrabilba Village Centre  
**SK** SK  
**DRAWING DESCRIPTION** Stage One Site Plan

**DRAWING DETAILS**  
**CHECKED** ME  
**APPROVED** ME  
**SHEET** A1  
**PUBLISH DATE** 25/07/2016  
**SCALE** 1:500  
**FILE #** 248-14  
**DRAWING #** DA-1-101  
**REVISION** B



