

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**  
Approval no: DEV2019/1020  
Date: 09/04/2019

**SITE DATA:**  
PROPOSAL: VETERINARY HOSPITAL & TWO TENANCIES  
R.P.D: LOT 23 ON SP279789  
LOCAL AUTHORITY: LOGAN CITY COUNCIL  
SITE AREA: 1915m<sup>2</sup>  
SITE COVER: 616m<sup>2</sup> (32%) SITE COVER

**GROSS FLOOR AREA (GFA)**  
GROUND FLOOR:  
(INCLUDES: TENANCY 1 - VET HOSPITAL, TENANCY 2, TENANCY 3 & END-OF-TRIP FACILITY)  
584m<sup>2</sup>  
STAIR WELL:  
13m<sup>2</sup>  
FIRST FLOOR TOTAL:  
93m<sup>2</sup>  
OVER ALL TOTAL:  
697m<sup>2</sup>

**GROSS LEASABLE AREA (GLA)**  
GROUND FLOOR:  
584m<sup>2</sup>  
STAIR WELL:  
13m<sup>2</sup>  
FIRST FLOOR TOTAL:  
93m<sup>2</sup>  
EXTERNAL USE AREAS:  
(INCLUDES: SERVICE AREAS, OUTDOOR RUN, RECOVERY WALK AREA & HYDRO BATH)  
190m<sup>2</sup>  
OVER ALL TOTAL:  
880m<sup>2</sup>

**LEGEND:**  
□ = LIGHTING BOLLARD  
□ = LANDSCAPING EXHIBIT - REFER TO LANDSCAPING DESIGNER FOR DETAILS  
EOTF = END-OF-TRIP FACILITIES

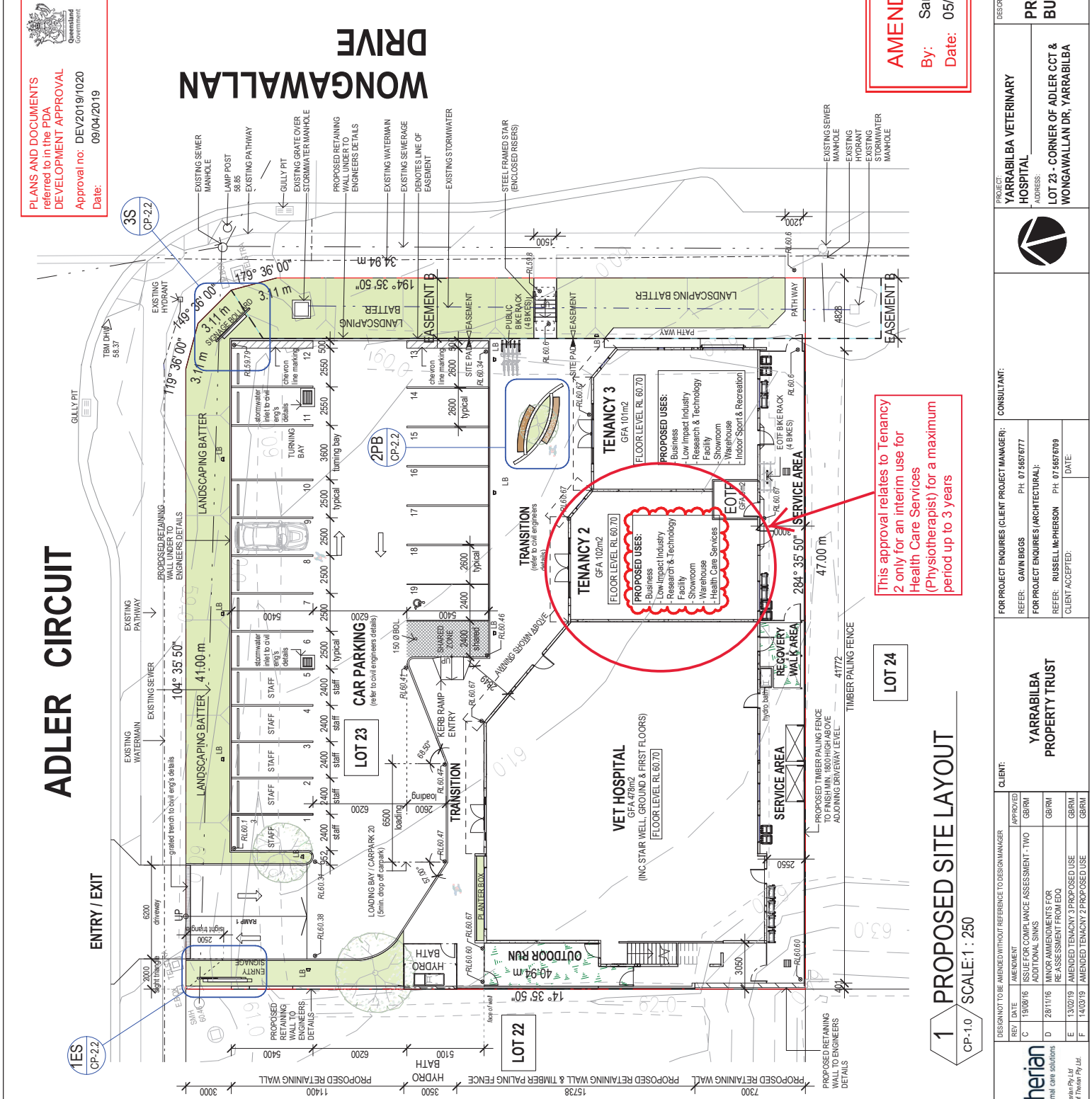
**AMENDED IN RED**  
By: Sarah Hampstead  
Date: 05/04/2019

**PROPOSED SITE - BUILDING LAYOUT**  
PROJECT: YARRABILBA VETERINARY HOSPITAL  
ADDRESS: LOT 23 - CORNER OF ADLER CCT & WONGAWALLAN DR, YARRABILBA

**FOR PROJECT ENQUIRES (CLIENT PROJECT MANAGER):**  
REFER: GAVIN BIGGS PH. 07 5457 6777  
**FOR PROJECT ENQUIRES (ARCHITECTURAL):**  
REFER: RUSSELL IMPERSON PH. 07 5457 6769  
CLIENT ACCEPTED: DATE:

**CLIENT:**  
DESIGN NOT TO BE AMENDED WITHOUT REFERENCE TO DESIGN MANAGER  
REV DATE AMENDMENT APPROVED  
C 15/08/16 ISSUE FOR COMPLIANCE ASSESSMENT - TWO ADDITIONAL SINKS GBRM  
D 24/11/16 MINOR AMENDMENTS FOR RE-ASSESSMENT FROM EQO GBRM  
E 13/02/19 AMENDED TENANCY 3 PROPOSED USE GBRM  
F 14/03/19 AMENDED TENANCY 2 PROPOSED USE GBRM

**Therian Pty Ltd**  
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**ADLER CIRCUIT**  
**WONGAWALLAN DRIVE**

**LOT 23**  
**LOT 24**

**VET HOSPITAL**  
GFA 478m<sup>2</sup>  
(INC STAIR WELL, GROUND & FIRST FLOORS)  
FLOOR LEVEL RL 60.70

**TENANCY 2**  
GFA 102m<sup>2</sup>  
FLOOR LEVEL RL 60.70

**TENANCY 3**  
GFA 101m<sup>2</sup>  
FLOOR LEVEL RL 60.70

**PROPOSED USES:**  
Business  
Low Impact Industry  
Research & Technology Facility  
Showroom  
Warehouse  
Health Care Services

**PROPOSED USES:**  
Business  
Low Impact Industry  
Research & Technology Facility  
Showroom  
Warehouse  
Indoor Sport & Recreation

**1 PROPOSED SITE LAYOUT**  
CP-1.0 SCALE: 1 : 250

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