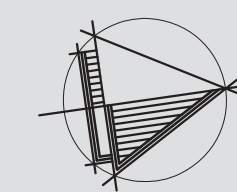


PROPERTY DESCRIPTION

LOTS 25012, 25013, 25014,
25015 & 25016 on SP303119



COUNCIL: LOGAN CITY COUNCIL

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 5,104m²

STAGE 1

DEVELOPMENT SITE AREA - 2,918m²

LANDSCAPED AREA - 268m²

SITE COVER - 37.1%

(CALCULATED FOR STAGE 1 AREA ONLY)
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

IMPERVIOUS AREAS

(STAGE 1 DEVELOPMENT SITE AREA)

- PRE SITE DEVELOPMENT - 0m²
- POST SITE DEVELOPMENT - 2,650m²
(INCLUDES BUILDING ROOFED AREAS)

BUILDING AREAS - GFA

- T3 - LOW IMPACT INDUSTRY - 440m²
- T2 - LOW IMPACT INDUSTRY - 600m²
(EXCLUDES REFUSE/SERVICES)

TOTAL BUILDING GFA - 1,040m²

EXTERNAL/OTHER AREAS

- REFUSE/SERVICES - 43m²

TOTAL AREAS - 1,083m²

STAGE 2

DEVELOPMENT SITE AREA - 2,186m²

LANDSCAPED AREA - 405m²

SITE COVER - 42%

(CALCULATED FOR STAGE 2 AREA ONLY)
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

IMPERVIOUS AREAS

(STAGE 2 DEVELOPMENT SITE AREA)

- PRE SITE DEVELOPMENT - 0m²
- POST SITE DEVELOPMENT - 1,781m²
(INCLUDES BUILDING ROOFED AREAS)

BUILDING AREAS - GFA

- T1 - FUEL SALES/SHOP - 300m²
(EXCLUDES REFUSE/SERVICES)

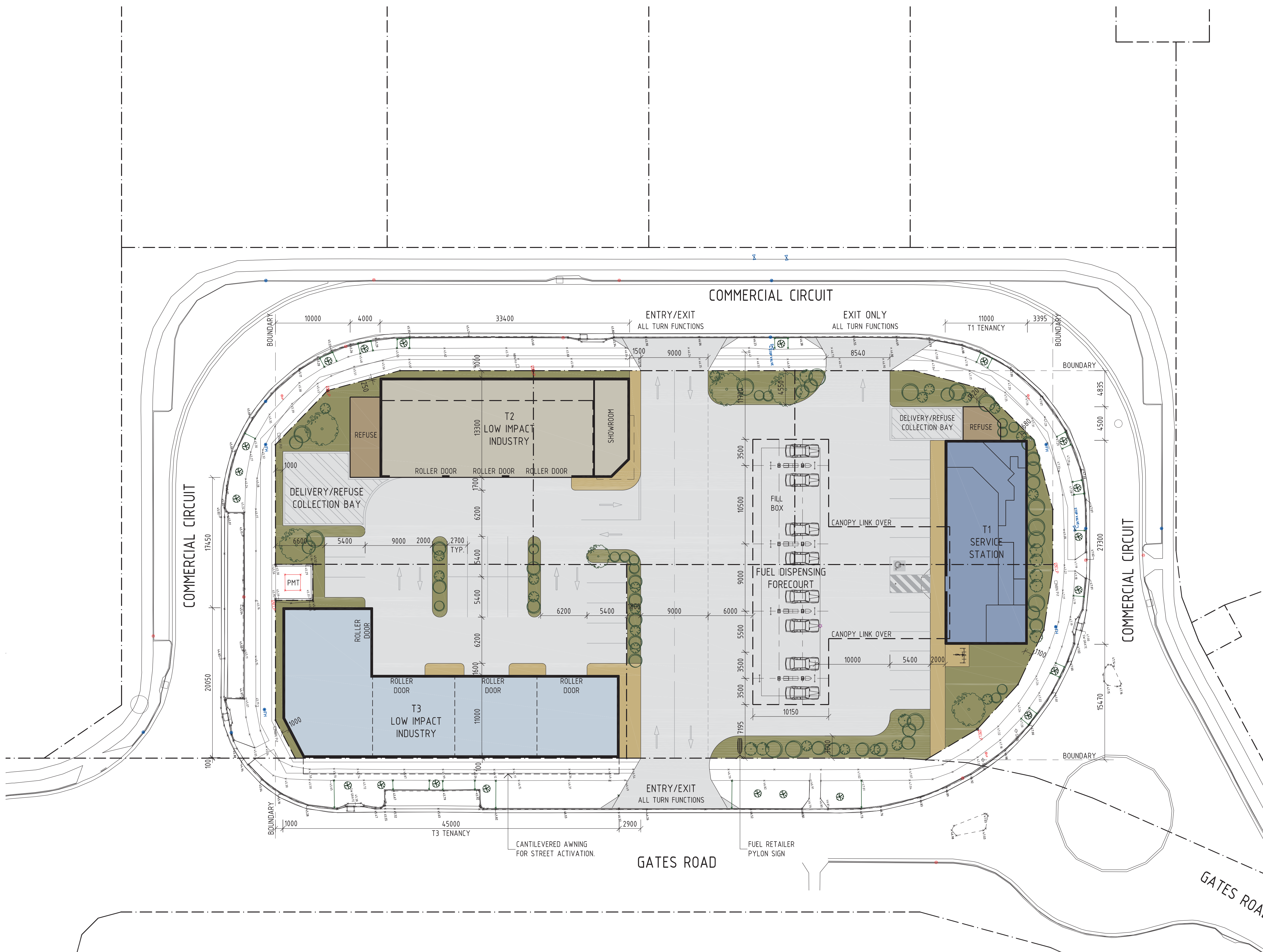
EXTERNAL/OTHER AREAS

- FUEL DISPENSING FORECOURT - 600m²
- T1 REFUSE/SERVICES - 20m²

TOTAL AREAS - 920m²

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1109
Date: 10 June 2020



Consulting Engineer



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Revision and approvals				
Code	Date	By	Description	Drawn
B	20.05.2020	GN	STAGING SEQUENCE REVISED. SCHEDULE UPDATED	
A	15.03.2020	GN	ISSUE FOR APPROVAL	

Project Description
PROPOSED MIXED USE DEVELOPMENT
GATES ROAD, FLAGSTONE

Scale
1:250 @ A1 / 1:500 @ A3
Drawn
GN

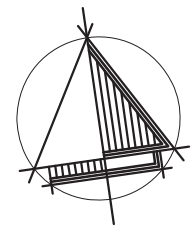
Approved
Issued

Drawing Title
PROPOSED SITE PLAN
STAGE 1 & STAGE 2

Drawing Number
19042-DA01

Revision
B

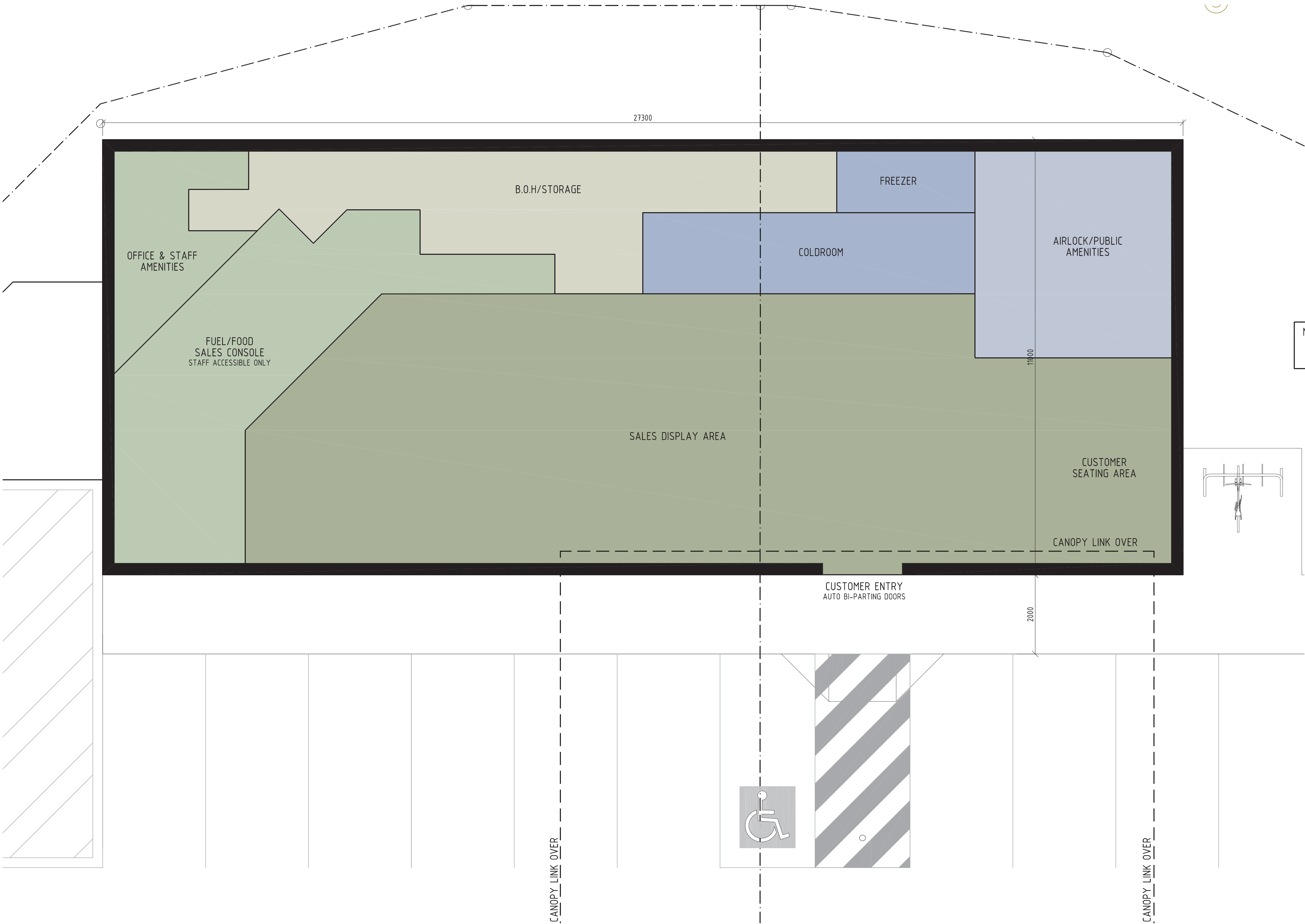
PROPERTY DESCRIPTION
LOTS 25012, 25013, 25014,
25015 & 25016 on SP303119
COUNCIL: LOGAN CITY COUNCIL



BUILDING AREAS - GFA

- SHOP/SALES/CUST. SEATING - 154m²
- FUEL CONSOLE/OFFICE - 56m²
- BACK OF HOUSE/STORAGE - 38m²
- AIRLOCK/PUBLIC AMENITIES - 29m²
- COLDROOM/FREEZER - 23m²
- TOTAL GFA - 300m²

NOTE: INTERNAL ROOM AREAS AND CONFIGURATION
SHOWN INDICATIVE ONLY. FINAL LAYOUT WILL BE
SUBJECT TO FUEL RETAILER'S REQUIREMENTS



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1109
Date: 10 June 2020



Revision and approvals				
Code	Date	By	Description	Rev
A	15.03.2020	NG	ISSUE FOR APPROVAL	

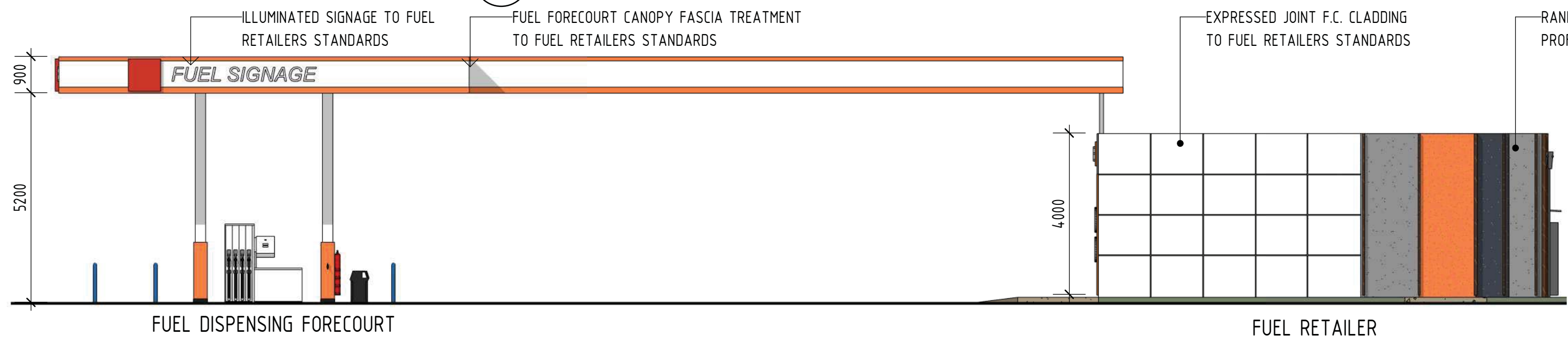
Project Description	
PROPOSED MIXED USE DEVELOPMENT GATES ROAD, FLAGSTONE	
Scale 1:50 @ A1 / 1:100 @ A3	Approved
Drawn	Issued

Drawing Title	
PROPOSED FLOOR PLAN	
Drawing Number 19042-DA02	Revision A

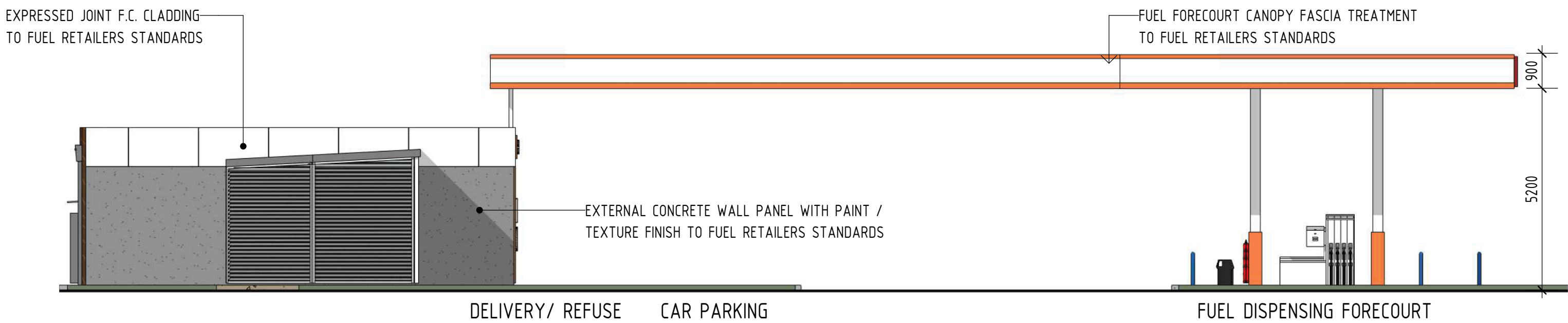
NOTE:
1. EXTERNAL COLOURS ARE INDICATIVE ONLY. FINAL SELECTION TO BE CONFIRMED ONCE FUEL RETAILER AND FOOD OPERATORS ARE ESTABLISHED
2. LANDSCAPING SHOWN INDICATIVE ONLY



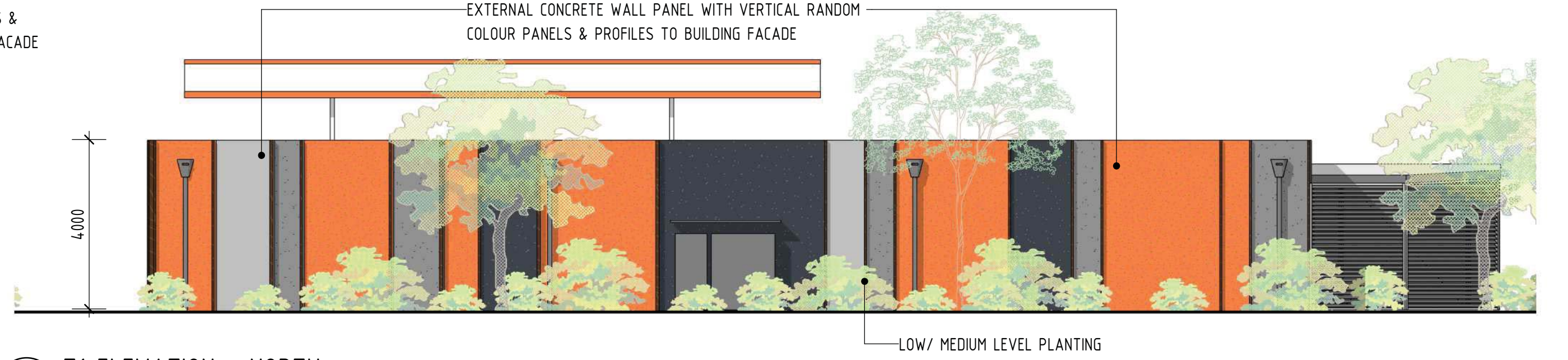
1 T1 PERSPECTIVE 1



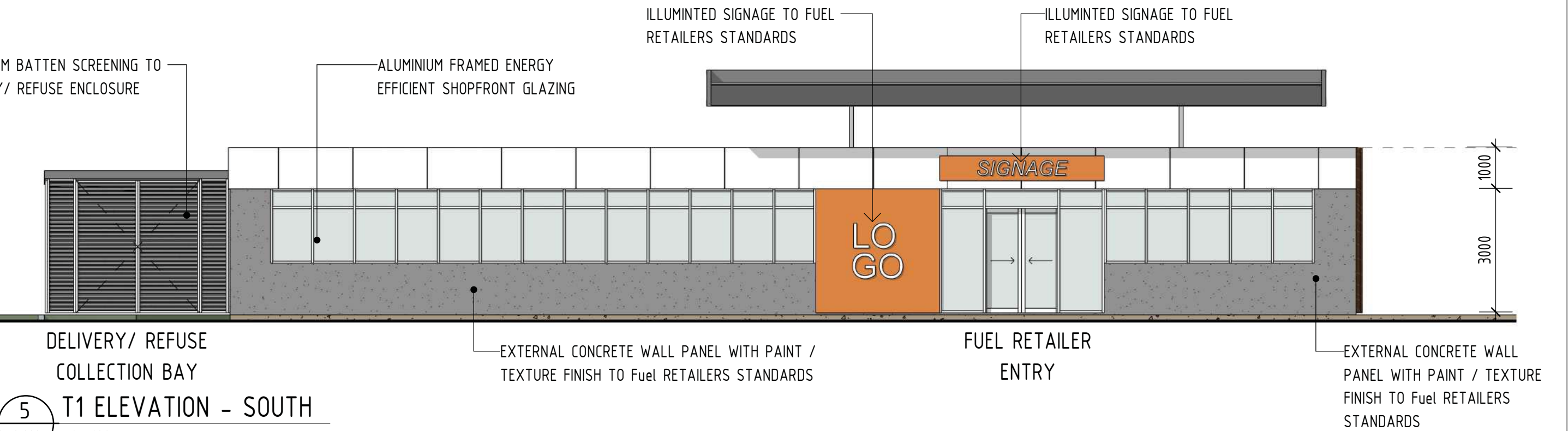
2 T1 ELEVATION - EAST
A111 1:100



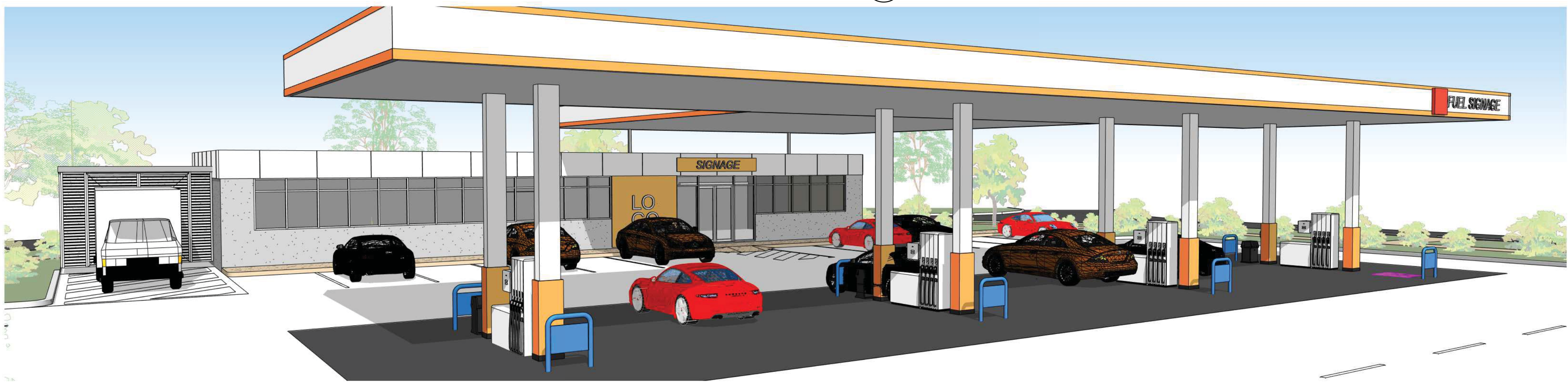
4 T1 ELEVATION - WEST
A111 1:100



3 T1 ELEVATION - NORTH
A111 1:100



5 T1 ELEVATION - SOUTH
A111 1:100



6 T1 PERSPECTIVE 2

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CONSULTING ENGINEER



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fast food restaurant design
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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	11.12.2019	JN	PRELIMINARY ISSUE FOR COMMENT	
P2	16.12.2019	NG	PRELIMINARY ISSUE	
P3	15.01.2020	JN	PRELIMINARY ISSUE	
A	16.03.2020	SS	ISSUE FOR APPROVAL	
B	16.03.2020	SS	ISSUE FOR APPROVAL	

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
GATES ROAD, FLAGSTONE	
Scale @A1 1:100	Date SEPT - 2016
Drawn ET	Approved By GN

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1109
Date: 10 June 2020



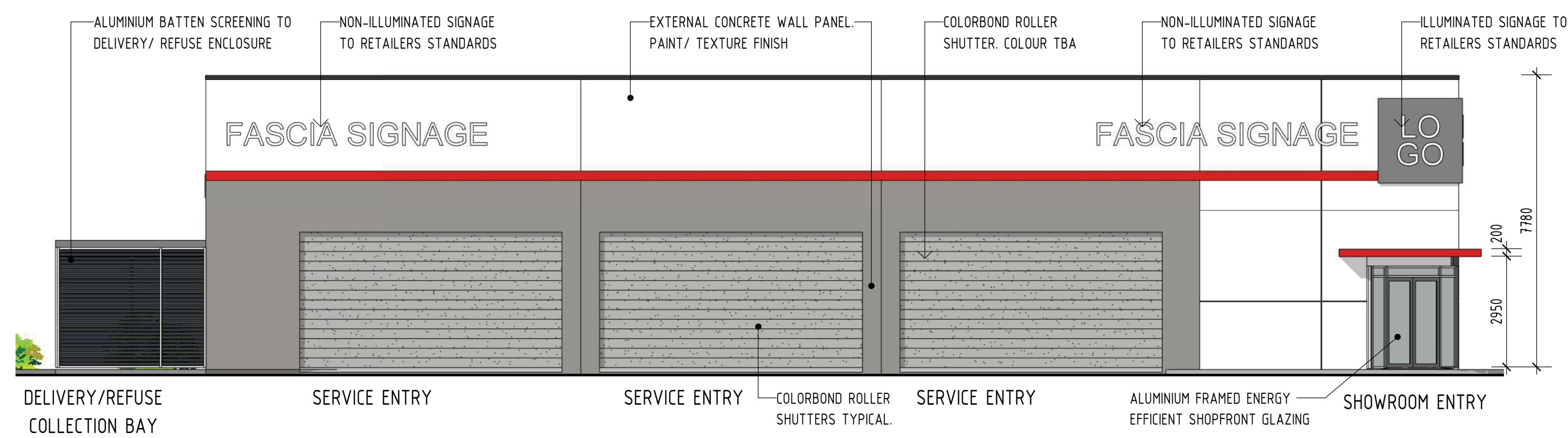
Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES	
Job Number - Drawing Number 19042	Revision B



NOTE:

- EXTERNAL COLOURS ARE INDICATIVE ONLY. FINAL SELECTION TO BE CONFIRMED ONCE FUEL RETAILER AND FOOD OPERATORS ARE ESTABLISHED
- LANDSCAPING SHOWN INDICATIVE ONLY

5 T2 PERSPECTIVE 1

DELIVERY/REFUSE
COLLECTION BAY

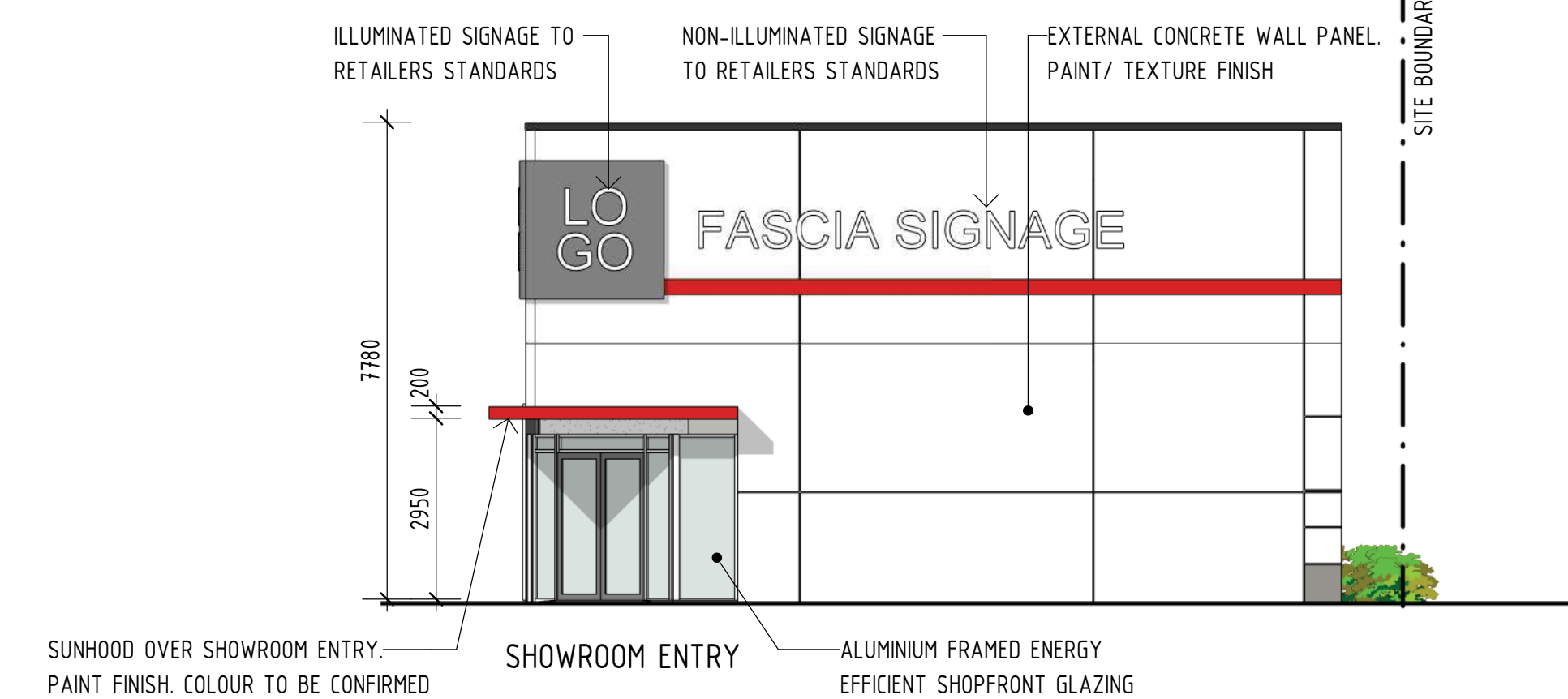
SERVICE ENTRY

SERVICE ENTRY

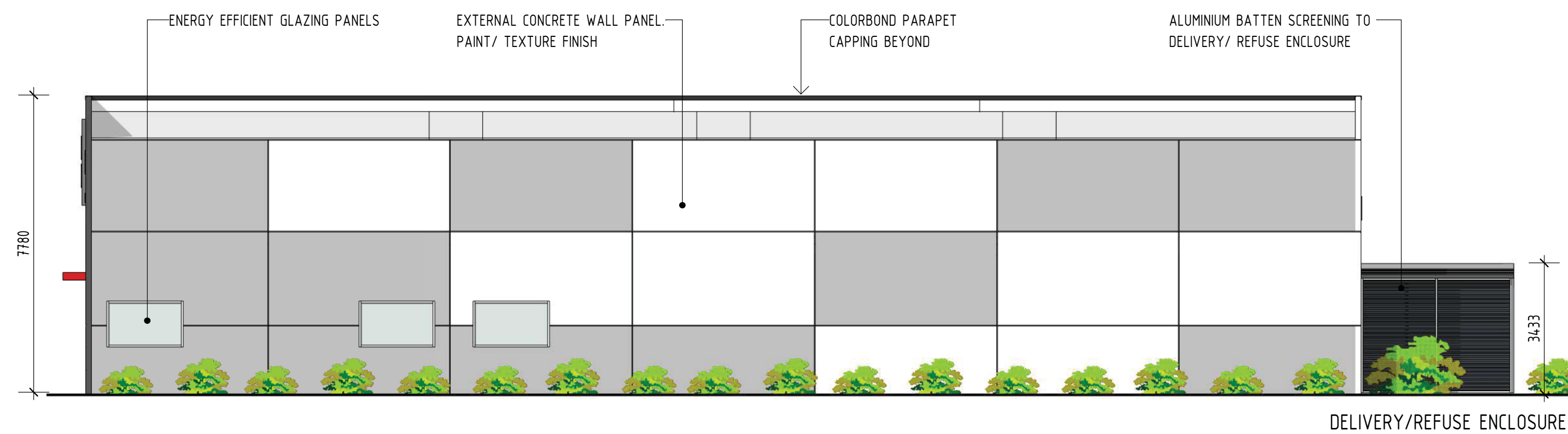
SERVICE ENTRY

ALUMINIUM FRAMED ENERGY
EFFICIENT SHOPFRONT GLAZING

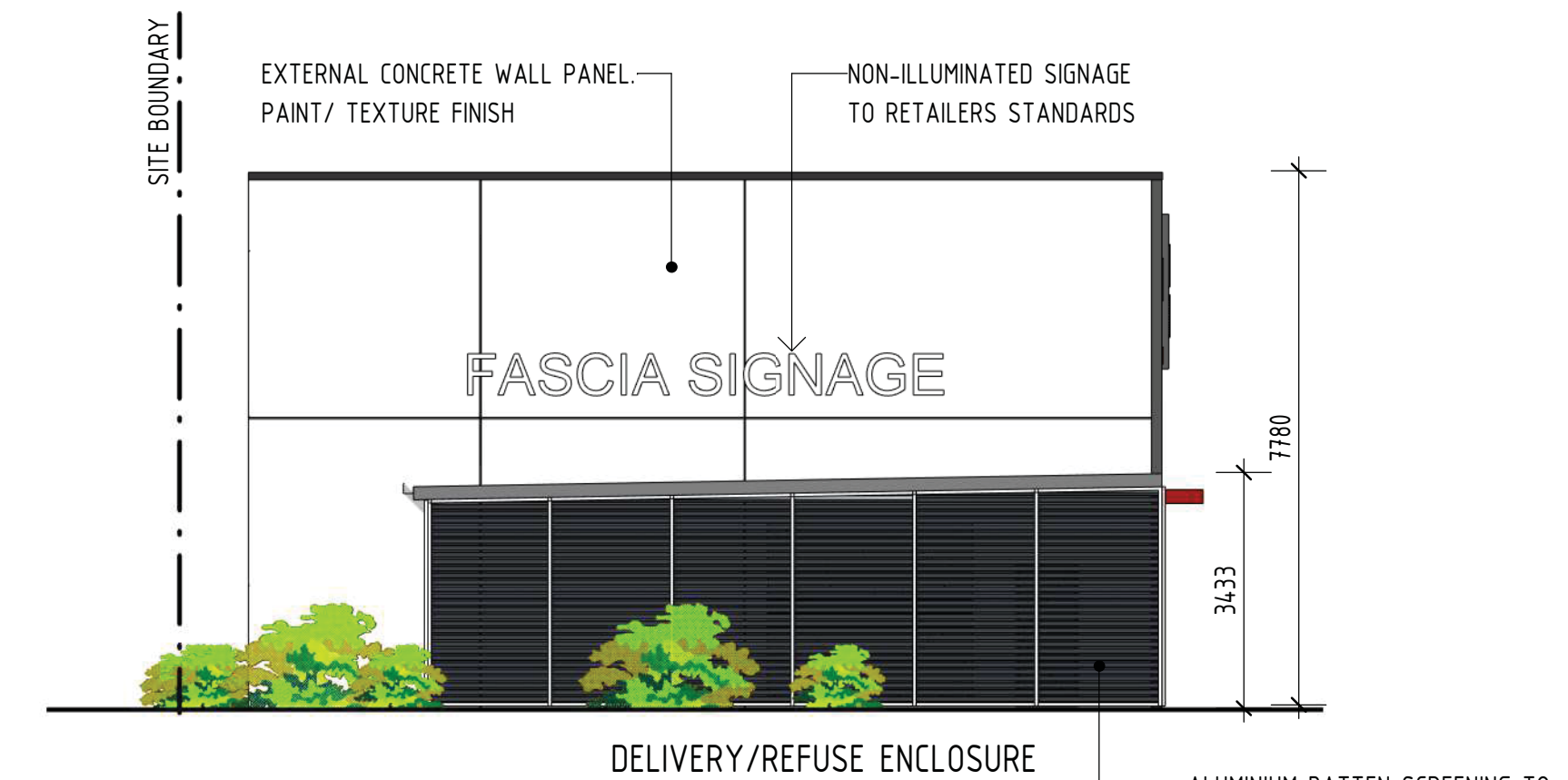
SHOWROOM ENTRY

2 T2 ELEVATION - EAST
A111 1 : 100SUNHOOD OVER SHOWROOM ENTRY.
PAINT FINISH. COLOUR TO BE CONFIRMED

SHOWROOM ENTRY

ALUMINIUM FRAMED ENERGY
EFFICIENT SHOPFRONT GLAZING3 T2 ELEVATION - NORTH
A111 1 : 100

DELIVERY/REFUSE ENCLOSURE

1 T2 ELEVATION - WEST
A111 1 : 100

DELIVERY/REFUSE ENCLOSURE

4 T2 ELEVATION - SOUTH
A111 1 : 100

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CONSULTING ENGINEER



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Revision and approvals

Rev	Date	Drn	Description	Appr
P1	11.12.2019	JN	PRELIMINARY ISSUE FOR COMMENT	
A	16.03.2020	SS	ISSUE FOR APPROVAL	
B	08.05.2020	JN	ISSUE FOR APPROVAL	
C	11.05.2020	JN	ISSUE FOR APPROVAL	

Project Description

PROPOSED MIXED USE DEVELOPMENT
GATES ROAD, FLAGSTONEScale @A1
1 : 100
Drawn
SSDate
DEC 2019
Approved By
GNDrawing Title
BUILDING ELEVATIONS &
PERSPECTIVESJob Number - Drawing Number
19042

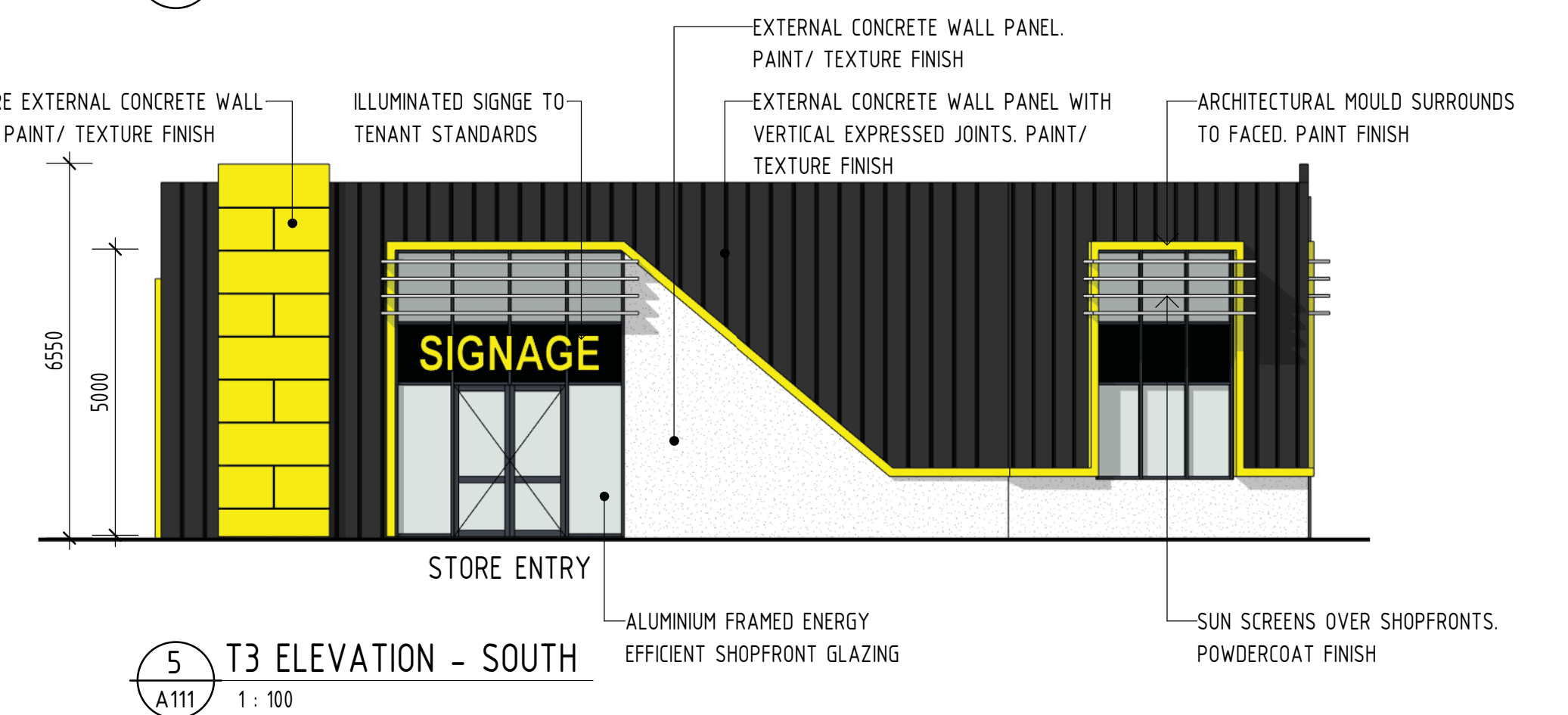
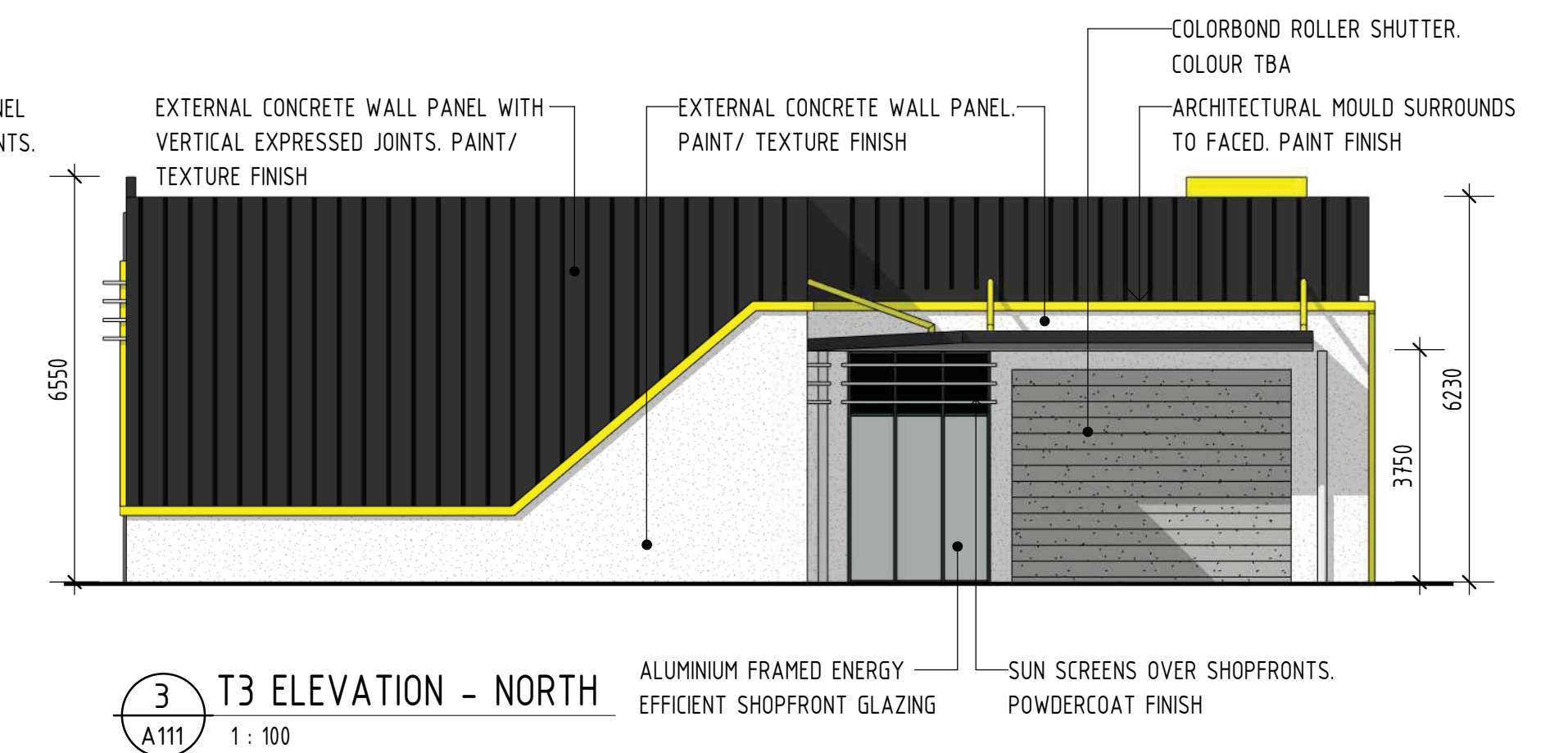
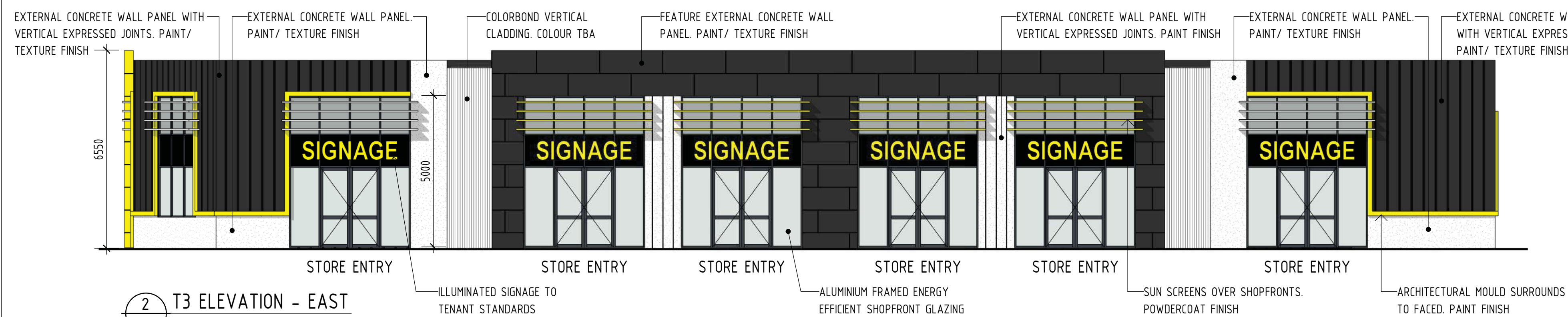
DA04

Revision
CPLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVALApproval no: DEV2020/1109
Date: 10 June 2020

1. EXTERNAL COLOURS ARE INDICATIVE ONLY. FINAL SELECTION TO BE CONFIRMED ONCE FUEL RETAILER AND FOOD OPERATORS ARE ESTABLISHED
2. LANDSCAPING SHOWN INDICATIVE ONLY



1 T3 PERSPECTIVE 1



6 T3 PERSPECTIVE 2

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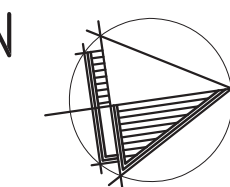
Revision and approvals					
	Rev	Date	Dn	Description	Appr
Party not in tion	P1	11.12.2019	JN	PRELIMINARY ISSUE FOR COMMENT	
	A	16.03.2020	SS	ISSUE FOR APPROVAL	

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
GATES ROAD, FLAGSTONE	
Scale @A1 1 : 100	Date 12/09/19
Drawn Author	Approved By Annoyner

Drawing Title		
BUILDING ELEVATIONS & PERSPECTIVES		
Job Number - Drawing Number		Revision
19042 DA05		A

PROPERTY DESCRIPTION

LOTS 25012, 25013, 25014,
25015 & 25016 on SP303119



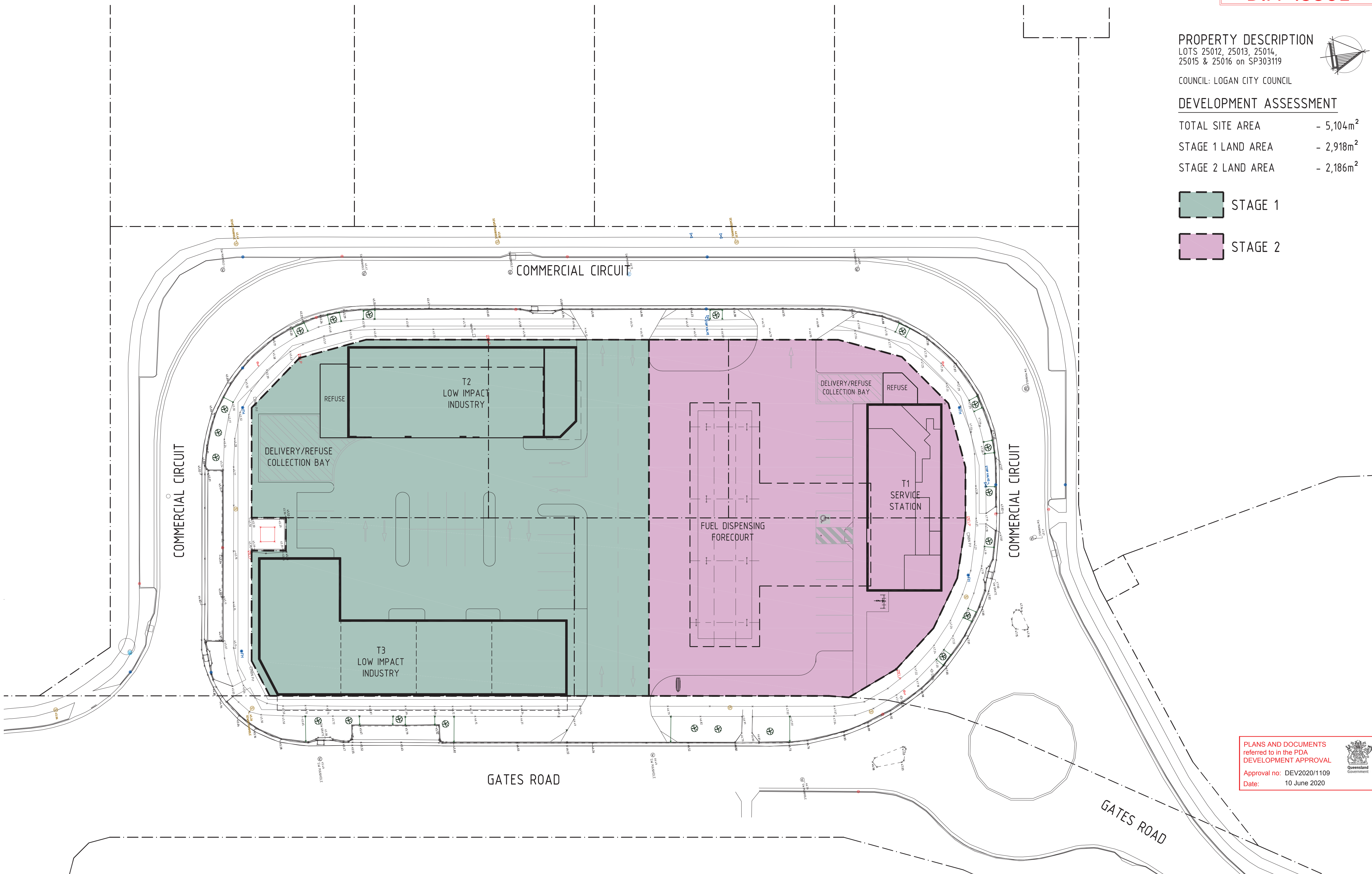
COUNCIL: LOGAN CITY COUNCIL

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 5,104m²

STAGE 1 LAND AREA - 2,918m²

STAGE 2 LAND AREA - 2,186m²



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1109

Date: 10 June 2020



Consulting Engineer



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Revision and approvals				
Code	Date	By	Description	Dwn
B	20.05.2020	GN	STAGING SEQUENCE REVISED	
A	15.03.2020	GN	ISSUE FOR APPROVAL	

Project Description		
PROPOSED MIXED USE DEVELOPMENT GATES ROAD, FLAGSTONE		
Scale 1:250 @ A1 / 1:500 @ A3	Approved	
Drawn GN	Issued	

Drawing Title
DEVELOPMENT STAGING PLAN

Drawing Number
19042-DA06

Revision
B