

10 May 2022
Ref. No. 21230

Economic Development Queensland
GPO Box 2202
BRISBANE, QLD, 4001

**Re: DEV2021.1257 FURTHER ISSUES
YERONGA COMMERCIAL BUILDING – 70 PARK ROAD, YERONGA**

Please see below Bornhorst and Ward's response strategy to the Further Issues advice letter received on the 03/03/2022 from Economic Development Queensland.

ENGINEERING

CONTEXT

E1 Further information is required to confirm that the development application for the commercial site is consistent with the water and sewerage demands provided for in the MCU Preliminary Approval application for the masterplan of the site (DEV2021/1221).

RECOMMENDED ACTIONS

Demonstrate the water and sewerage demands are the same or lower when compared with the overall Master Plan which has been used to determine the capacities for this commercial building site.

Sewer Servicing

During the Master Planning phase of the Yeronga Master Plan Site, an initial GFA was assumed by Stantec for the proposed Yeronga Commercial Building (YCB), this then formed part of the first Service Advice Notice (SAN) received from Urban Utilities (UU). The GFA for the YCB was initially assumed to be 6,000m². Current architectural plans have identified a GFA of 6,223m². So, to demonstrate no impact to the demands calculated in the original SAN, a preliminary sewer EP calculation was completed of the whole site which included the new GFA of the YCB and the original Yeronga Master Plan Site yields as identified previously by Stantec. This calculation determined a Peak Wet Weather Flow (PWWF) of 6.15L/sec for the entire Yeronga Master Plan Site. Previously UU calculated a PWWF of 7.28L/sec. Therefore, as the new PWWF is less than the original PWWF calculated by UU during the Master Planning, there is expected to be no impact on the infrastructure proposed for the Master Plan Site or the capacities of this infrastructure.

Water Servicing

Similarly, during the Master Planning phase of the Yeronga Master Plan Site, UU in their SAN calculated the site's water Peak Hour Demand (PHD) to be 6.59L/s for commercial and residential buildings with heights not exceeding 6 storeys. This assessment determined that the existing infrastructure had insufficient capacity to service the proposed Yeronga Master Plan site, so UU proposed 3 options for augmentation works to provide enough capacity for the Master Plan and surrounding properties. A preliminary water demand calculation was completed, similarly to the above-mentioned sewer EP calculations, and determined a PHD of 5.38L/s for the entire Yeronga Master Plan site, including the new GFA of the proposed YCB. Due to the new PHD being less than UU's previous PHD, the minimal change in the proposed GFA of the YCB and that the YCB is proposed to have only 5 storeys, no impact is expected on the previously assumed water demands for the building and therefore the capacities of the proposed water infrastructure for the Yeronga Master Plan Site.

Refer Attachment A for preliminary sewer and water EP calculations and Attachment C for the current Architectural Plans.

CONTEXT

E2 *The Engineering Services Report has indicated that a Service Advice Notice has been submitted to Urban Utilities.*

RECOMMENDED ACTIONS

Provide a copy of the Service Advice Notice and concept design of any infrastructure works identified by Urban Utilities.

The proposed development site of the YCB was included as part of the original SAN completed during the Master Planning phase of the site. A preliminary check, as mentioned above, indicated minimal departure from the original assumed GFA and height of the YCB. As a result, there is expected to be negligible change in required water and sewer demand for the YCB. These checks were performed at the Development Application lodgement, and during this reporting period the original SAN from UU was still within its currency period (UU SAN dated 05/05/2021). So, no further advice from UU was required at that time. However, since the previous SAN has now passed its currency period, it is recommended that a new SAN be lodged and received from UU. Bornhorst and Ward will work to acquire this and provide the new SAN to EDQ when it is received.

Refer to Attachment B for the Urban Utilities Service Advice Notice received during the Yeronga site Master Planning phase and Attachment C for the current YCB Architectural Plans.

CONTEXT

E3 *An Excavation and Basement Report is required to provide further engineering details around the proposed design of the basement, including required earthworks, cut and fill and the like.*

RECOMMENDED ACTIONS

Submit an Excavation and Basement Report, certified by a RPEQ, including:

- confirmation of design and performance criteria including standards and supporting documents used for the basis of design, including Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;*
- an earthwork plan showing cut and fill, spot levels, location of retaining walls including wall heights;*
- a concept geotechnical shoring and design; and*
- a concept rock and around anchor strategies, if proposed.*
- Measures proposed for the protection of tree roots for the significant pines to be retained on Park Road.*

Bornhorst and Ward's Civil and Structural consultants will prepare the Excavation and Basement Report during the detail design phase of the development as further coordination, layout finalisation and design is required before this report can be completed.

Bornhorst and Ward believe that the information provided satisfies Economic Development Queensland's Further Issues request. If you require further information, please contact the undersigned.

Yours faithfully,

BORNHORST & WARD PTY LTD

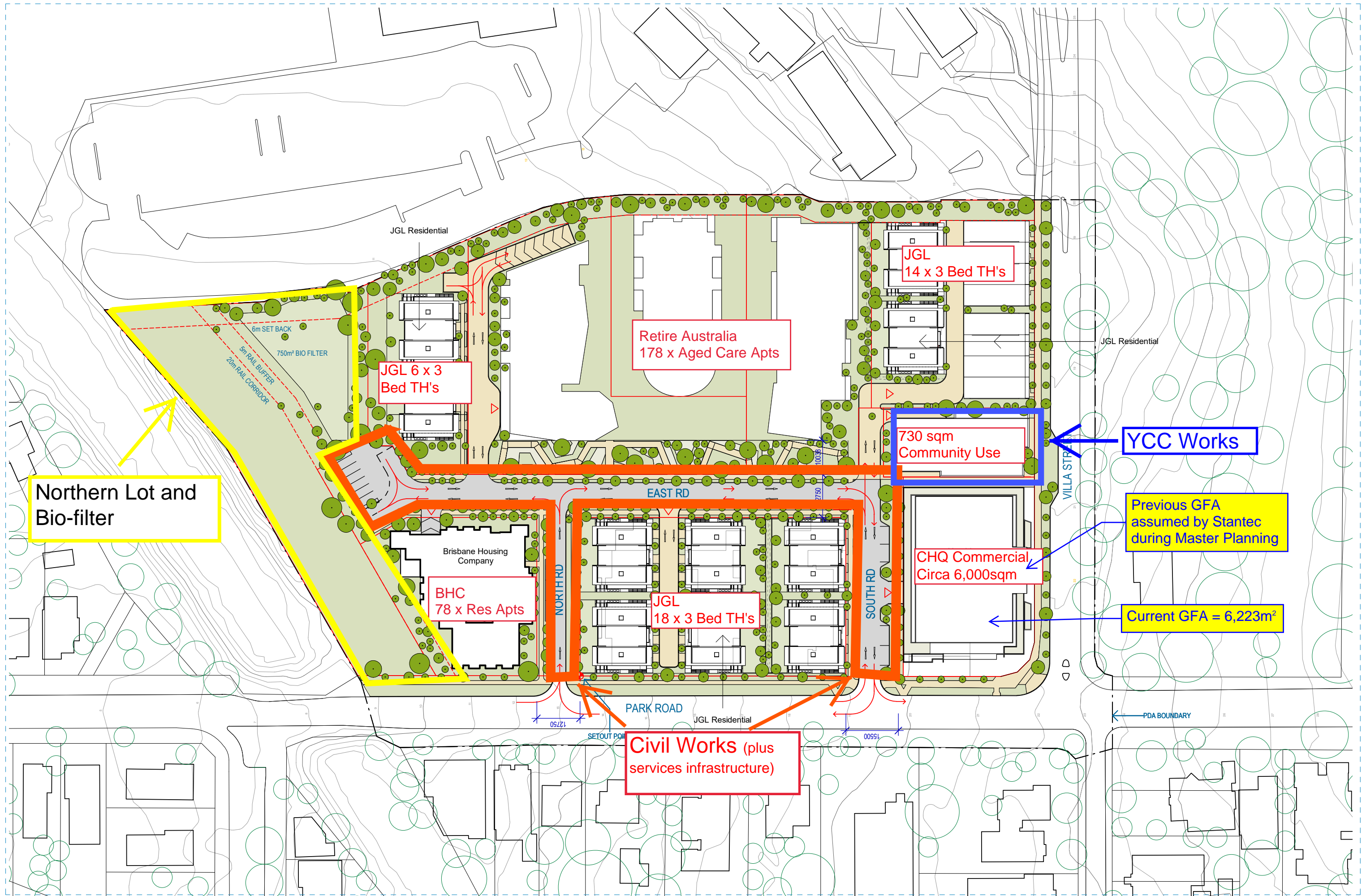
Per: KRIS RENSCH
CIVIL ASSOCIATE (REPQ 16986)

Encl.

Attachment A: Preliminary Sewer & Water EP Calculations
Attachment B: Urban Utilities Service Advice Notice received during the Yeronga Master Planning
Attachment C: Yeronga Commercial Building Architectural Plans

ATTACHMENT A –
Preliminary Sewer & Water EP Calculations

20/04/2020 4:24:49 PM C:\Users\ph\Documents\19002_YEH_CENTRAL_hh@archipelago.com.au.rvt



Sub Precinct	Name	Development Scheme				Development Scheme / Existing / Approved			
		Residential GFA (m2)	Units (Each)	Commercial GFA (m2)	Retail GFA (m2)	Residential EP	Commercial EP	Retail EP	Total
	Proposed Retail/Commercial			6953.00		0	42	0	41.72
	Existing Retail					0	0	0	0
	Existing House					0.00	0	0	0
	Residential units		294			515	0	0	514.50
						0	0	0	0
TOTAL						515	42	0	556.22

SEWER FLOW CALCULATIONS

Based on SEQ Design Criteria (2013)
Written by AL 22/11/19

Please Note: User Date is to be placed in the Green Cells Only

Job Number: 21230
Job Name: Yeronga Commercial Building

Designed: MST
Checked: AL

FLOW CALCULATION					
Sewer Segment	Catchment Segments Contributing	EP to Segment	Contributing EP	NuSewer PDWF L/s	NuSewer PWWF L/s
		556.22	556	3.84	6.15
		0	556	3.84	6.15
		0	556	3.84	6.15
		0	556	3.84	6.15
		0	556	3.84	6.15

PIPE CALCULATION												
PE Size mm	Grade %	Grade 1 in	Minimum Grade m/m	Grade Check	ID m	Area m^2	Area @ 75% m^2	P @ 75%	R	Capacity		
										Full Flow L/s	3/4 full flow L/s	EP equiv.
160	1.00%	100	0.55%	OK	0.1299	0.0133	0.0107	0.272	0.039	10.5	9.5	855
250	1.00%	100	0.33%	OK	0.2032	0.0324	0.0261	0.426	0.061	34.8	31.2	2820
250	1.00%	100	0.33%	OK	0.2032	0.0324	0.0261	0.426	0.061	34.8	31.2	2820
315	1.00%	100	0.25%	OK	0.2561	0.0515	0.0414	0.536	0.077	64.4	57.8	5227
315	1.00%	100	0.25%	OK	0.2561	0.0515	0.0414	0.536	0.077	64.4	57.8	5227

FLOW CHECK				
Used %	Spare %	Total Flow L/s	Check Flow	d
65%	35%	6.15	OK	3.77
20%	80%	6.15	OK	3.77
20%	80%	6.15	OK	3.77
11%	89%	6.15	OK	3.77
11%	89%	6.15	OK	3.77

BORNHORST
+WARD

+61 (7) 3013 4699 www.bornhorstward.com.au

PROJECT

SUBJECT

PROJECT No.

DRAWING No.

REVISION

0 10 20 30 40 50

ORIGINAL SIZE A3

Sub Precinct	Name	Development Scheme					Development Scheme / Existing / Approved			
		Residential GFA (m2)	Units (Each)	Commercial GFA (m2)	Retail GFA (m2)		Residential EP	Commercial EP	Retail EP	Total
	Proposed Retail/Commercial			6953.00			0	42	0	41.72
	Existing Retail						0	0	0	0
	Existing House						0.00	0	0	0
	Residential units		294				515	0	0	514.50
							0	0	0	0
						TOTAL	515	42	0	556.22

Precinct	Sub Precinct	Name		Catchment Demands			
			EP	Average Day Demand AD	Peak Day Demand PD	Peak Hour Demand PH	
Yeronga Master Plan Site		Water from Proposed development	556		1.67	3.15	5.38
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00

***ATTACHMENT B –
Urban Utilities Service Advice Notice received during the Yeronga Master Planning***

5 May 2021

Stantec Australia Pty Ltd
232 St Pauls Terrace
Fortitude Valley QLD 4006

Via Email: ben.miles@stantec.com

Urban Utilities
GPO Box 2765
BRISBANE QLD 4001
Phone: 07 3432 2200
www.urbanutilities.com.au/development

Dear Sir / Madam

Urban Utilities Services Advice Notice

Urban Utilities application number:	20-SRV-49057
Applicant name:	Stantec Australia Pty Ltd
Street address:	70 Park Road, Yeronga
Real Property Description:	Lot 3 on SP300888

Proposed service connection/alteration/disconnection type:

Drinking water	<input checked="" type="checkbox"/>
Non-drinking water/recycled water	<input type="checkbox"/>
Wastewater	<input checked="" type="checkbox"/>

Urban Utilities provides this Services Advice Notice in response to the request received on 14 December 2020. In accordance with section 99BRAC(3) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, this Services Advice Notice provides advice about the proposed connection having regard to the connections policy in the Urban Utilities Water Netserv Plan, the charges and conditions that may apply to the connection and other relevant matters about the connection. All terms used in this Services Advice Notice are defined by reference to the Urban Utilities Water Netserv Plan.

This Services Advice Notice does not constitute an application for connection, is not an approval to connect to the Urban Utilities network(s) and does not bind any future Urban Utilities' decision if the applicant applies for a connection.

Urban Utilities understands that the proposal will consist of a mixed use development comprising a total of 256 apartments, 38 townhouses, 6,000m² commercial Gross Floor Area (GFA) and 750m² community use GFA. As per the request for a Services Advice Notice submitted, a material change of use and reconfiguration of a lot will be applied for as part of this development.

This Services Advice Notice issued 5 May 2021 supersedes the Services Advice Notice issued 10 February 2021.

Based on your proposal and discussion with Urban Utilities officers, the following advice is provided:

Urban Utilities Services Advice

Infrastructure and Design

The project site is within the Priority Development Area (PDA). Development applications for priority development areas are assessed by Economic Development Queensland (EDQ).

The infrastructure funding framework within each PDA is also prescribed and managed by EDQ under an Infrastructure Charges Offset Plan (ICOP). The developer should review the current ICOP and development scheme to understand the broader infrastructure obligations specific to this site.

Water

The site is currently serviced by an existing 150mm diameter uPVC water main in Villa Street and an existing DN125 PE water main in the western verge of Park Road.

Based on the information provided by the applicant, the water infrastructure required to service the proposed development will connect to the existing DN125 PE water main in the western verge of Park Road.

Figure 1 below provides an illustration of the existing water and wastewater infrastructure surrounding the subject site.

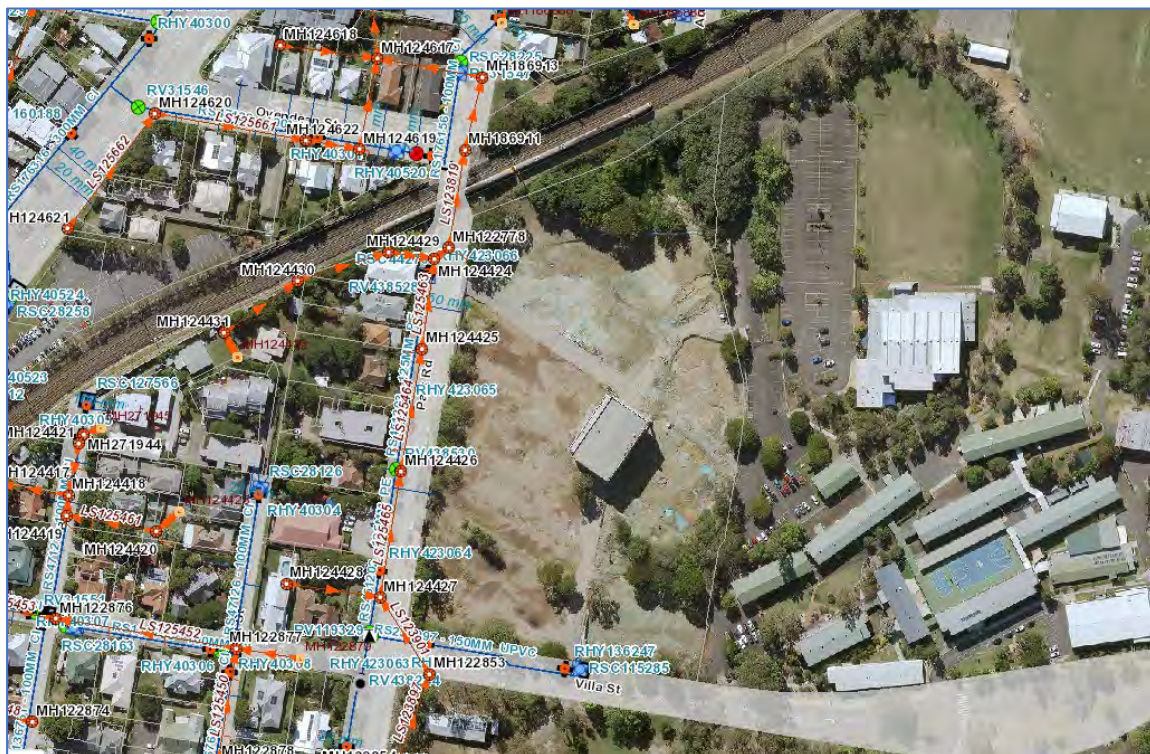


Figure 1: Existing infrastructure within the vicinity of the subject site

Urban Utilities advises that each lot is to be serviced independently with separate water property service(s) and meter(s) (domestic, fire, etc.).

Wastewater

The site is currently serviced by an existing combined drain with the neighbouring property 25 Oakwood Street, Yeronga. The combined drain discharges to the existing 150mm diameter sewer main in Park Road at MH122778.

Combined drains are common private house drains that serve two or more properties and are not owned by Urban Utilities. Maintenance of combined drains is the responsibility of the property owners that connect to it. Issues/enquiries related to combined drains are managed by Brisbane City Council (BCC).

Urban Utilities require that the combined drain be disestablished as part of the proposed development and Urban Utilities wastewater infrastructure provided to service the site and upstream properties in accordance with Urban Utilities requirements, including but not limited to, the *SEQ Water Supply and Sewerage Design and Construction Code* (SEQ WS&S D&C Code).

Based on the information provided by the applicant, it is expected that wastewater infrastructure necessary to service the proposed development and the adjoining property 25 Oakwood Street will connect to the existing 150mm diameter sewer main in Park Road at MH122778.

Urban Utilities advises that each lot is to be serviced independently with a separate wastewater property service.

The water and wastewater infrastructure required for the proposed development is to be provided in accordance with Urban Utilities requirements, including but not limited to, the *SEQ WS&S D&C Code*.

Network Demand and Capacity

Water

An assessment of the water supply available at the site, including computational hydraulic modelling of the network under peak demand and fire flow conditions, has been completed.

The analysis assumes a Peak Hour Demand of 6.59L/s and Fire Flow Demand of 45L/s for commercial and residential buildings with heights not exceeding 6 storeys (corresponding to the details of the proposed development).

The assessment indicates that the existing water supply infrastructure has insufficient capacity to service the proposed development in accordance with the *SEQ WS&S D&C Code*.

To service the proposed development in accordance with the *SEQ WS&S D&C Code*, the developer is required to undertake one of the following upgrade options – options are listed in order of decreasing preference:

- **Upgrade Option 1 – Park Road and Ovendean Street.** Works required for this option comprise the following, refer to **Attachment 1** for details:
 - Relocate the boundary valve between Yeronga PRV and Tarragindi Reservoir from RV83507 at the eastern end of Ovendean Street to RV31547 in Park Road north of the intersection with Ovendean Street;
 - Provide a DN180 PE water main connection (or equivalent) from the existing DN125 PE water main end of line in Park Road south of the railway (Point A) to the existing 100mm diameter water main end of line in Park Road north of the railway (Point B); and
 - Replace the existing 100mm diameter water main in Ovendean Street, Park Road and Fairfield Road with a DN180 PE water main (or equivalent) from the existing 100mm diameter water main end of line in Park Road north of the railway (Point B) to the existing 300mm diameter water main in the north-western verge of Fairfield Road (Point C).

- **Upgrade Option 2 – Dublin Street.** Works required for this option comprise the following, refer to **Attachment 2** for details:
 - Provide a DN180 PE water main connection (or equivalent) from the existing DN125 PE water main in Park Road at the intersection with Dublin Street (Point D) to the existing 100mm diameter water main end of line in Dublin Street at the intersection with Cork Street (Point E);
 - Replace existing 100mm diameter water main in Dublin Street and the railway corridor with a DN180 PE water main (or equivalent) from the existing 100mm diameter water main end of line in Dublin Street at the intersection with Cork Street (Point E) to the existing 300mm diameter water main in the south-eastern verge of Fairfield Road (Point F); and
 - Provide an additional water main in Park Road, to provide a second source of supply to the proposed development from the water network to fulfil the requirements of the *SEQ WS&S D&C Code*, particularly relating to isolation valves.
- **Upgrade Option 3 – Park Road.** Works required for this option comprise the following, refer to **Attachment 3** for details:
 - Provide a DN180 PE water main (or equivalent) augmentation from the development site (Point G) to the existing 150mm diameter water main in the northern verge of School Road (Point H) and including DN180 PE (or equivalent) cross connection(s) to the existing 100mm diameter water main in Park Road at least at the intersection with Querrin Street (Point I); and
 - A minimum of two (2) water main supplies are to be provided to the proposed development to fulfil the requirements of the *SEQ WS&S D&C Code*, particularly relating to isolation valves.

As stated above, the upgrade options are listed in order of decreasing preference (i.e. Upgrade Option 1 is most preferred, Upgrade Option 3 is least preferred) due to the hydraulic performance of the options and how efficiently each option meets the necessary requirements. Urban Utilities expects that the preferred option (Upgrade Option 1) is implemented. Other options will only be considered if the preferred option cannot practicably be implemented. In such circumstances, the applicant is to provide justification as part of any subsequent Water Approval application for Urban Utilities consideration.

Indicative flow and pressure advice is provided in **Table 1** below for the new DN180 PE water main in the “East Road” (new BCC road within the development site), adjacent proposed Lot 8 and for each of the following scenarios:

- **Scenario A:** existing network configuration;
- **Scenario B:** Upgrade Option 1 works completed;
- **Scenario C:** Upgrade Option 2 works completed; and
- **Scenario D:** Upgrade Option 3 works completed.

Table 1: Indicative Flow and Pressure Advice

Assumed Connection Main	Estimated RL Connection (m AHD)	Hydraulic Grade Line (m AHD)			Pressure (kPa) ¹		
		0 L/s	10 L/s	20 L/s	0 L/s	10 L/s	20 L/s
Scenario A: existing network configuration	16	66	-	-	496	-	-
Scenario B: Upgrade Option 1 works completed	16	67	65	61	506	486	446
Scenario C: Upgrade Option 2 works completed	16	67	65	60	506	481	431

Scenario D: Upgrade Option 3 works completed	16	67	64	59	506	476	421
<p>Notes:</p> <p>¹ Modelled pressure in supply main, relative to the estimated connection RL (m AHD).</p> <p>² Designers are required to adjust the Hydraulic Grade Line/Pressure model results for site/building RL differences and calculate the extra hydraulic losses from point of connection with the main.</p> <p>³ Field performance of cast iron spun (or cement) lined mains can be variable. Field testing to ascertain actual pressure drops may be advisable.</p> <p>⁴ Indicative flow and pressure results assume a background demand of 2/3 Peak Hour has been applied throughout the network.</p> <p>Disclaimer Information provided by Urban Utilities is based on hydraulic modelling ("Hydraulic Modelling Information"). Model results are for the anticipated performance. The Hydraulic Modelling Information has not been verified by field measurements and may be inaccurate due to field conditions.</p> <p>As such, users relying on Hydraulic Modelling Information do so at their own risk and should make their own independent investigations to verify model outputs.</p> <p><i>The Hydraulic Modelling Information does not state nor imply a guaranteed level of service. Designers are referred to Urban Utilities' Customer Charter and Customer Service Standards for facility hydraulic service considerations. Urban Utilities does not provide a service of minimum flows and pressures to private fire-fighting systems.</i></p> <p><i>Due to changing operational circumstances, pressure and flows delivered to a service may vary. Designers are advised to make adequate provisions within the fire system installation for the pressure, flow and reliability requirements, for the life of the system.</i></p> <p>Wastewater A hydraulic assessment of the sewerage network servicing the site under peak wet weather flow conditions has been completed.</p> <p>The analysis assumes a Peak Wet Weather Flow from the development of 7.28L/s (corresponding to the details of the proposed development).</p> <p>The assessment indicates that the existing wastewater network has sufficient capacity to service the proposed development in accordance with the <i>SEQ WS&S D&C Code</i>.</p>							
Land and Easements							
<p>Water and Wastewater in Private Properties Easements are to be provided in accordance with Urban Utilities requirements, please refer to the Urban Utilities <i>Easement Guidelines</i> and other information available at: https://urbanutilities.com.au/development/our-services/easements</p>							
Infrastructure Integration							
No infrastructure integration is required in this instance.							
Contributed Assets							
No contributing assets are required in this instance.							
Infrastructure Charges (as at 1 July 2020)							
<p>Infrastructure Charges will be levied in accordance with the Urban Utilities' <i>Water Netserv Plan (Part A) Charges Schedule</i> and the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> applicable at the time the water approval application is lodged.</p> <p>Further information is available at: www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan</p>							

Trade Waste

The **proposed development** (the subject of this Services Advice Notice) has been identified as a potential generator of Trade Waste. Trade Waste is water-borne waste from business, trade or manufacturing premises excluding domestic sewerage, stormwater, and prohibited substances. It is an offence under section 193(1) of the **Water Supply (Safety and Reliability) Act 2008** to discharge trade waste into Urban Utilities' infrastructure without a Trade Waste Approval.

To obtain a Trade Waste Approval, the proponent for the proposed development must apply to Urban Utilities, who will assess and decide the application. Any Trade Waste Approval granted by Urban Utilities will be subject to Trade Waste Approval conditions and the Urban Utilities Trade Waste Environmental Management Plan (**TWEMP**).

The TWEMP and an online application form are available on the Urban Utilities website:

www.urbanutilities.com.au/business/business-services/trade-waste

For advice on the suitability of waste for discharge to sewer, and likely Trade Waste Approval conditions, you may contact Urban Utilities on **13 26 57**.

Proposed trade waste drainage solutions will be assessed for compliance with plumbing and drainage regulations and the requirements of the TWEMP at the time of plumbing compliance assessment. Proposed trade waste solutions that do not meet the requirements in the TWEMP and plumbing and drainage regulations may result in delays to the plumbing compliance process and the issue of a Trade Waste Approval.

Further information is available at the following website:

www.urbanutilities.com.au/business/business-services/trade-waste

Connection Application Process

A formal assessment as to whether your application qualifies as a Standard Connection, Minor Works Approval, or Major Works Approval will be resolved on application for a Water Approval. For the purposes of preliminary advice, and based on the information provided, it is expected that the following applications will be required to assess the ability to connect to Urban Utilities networks:

1. Network and/or Property Service Connection – Non-Standard Connection (Major Works)

The Water Approval will require connection works to be undertaken. You will be able to choose which consultants and contractors to appoint to design and construct the works, including live works (in most cases) and then maintain the works for a specified period (usually 12 months) in accordance with the conditions stated in your Water Approval.

Please note that the information provided within this section is subject to the specific aspects of the development and water application.

Fees and Charges

Urban Utilities fees and charges are stated in the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule. The fees and charges that are likely to be associated with these applications are outlined below:

1. Application Phase – per service

Base Application Fee – Network (11 to 50 lots)

2. Design, Construction and Maintenance Phases

Non-Standard Connection (Major Works)- per service

Audit and Compliance Fee – Major Works

Non-Standard Connection (Design Approval Fee) – Reticulation per service

Network Connection (11 to 50 lots)

Non-Standard Connection (Design Approval) – Network Connection Complex Asset

Design Approval – complex asset (price on application)

Re-checking Amended Plans Fee

Re-checking Amended Plans Fee (per plan page, technical report or other document)

Works Inspection Fee – Reticulation

Works Inspection Fee - Reticulation (per inspection)

Works Re-inspection Fee - Reticulation (per inspection)

Works Inspection Fee – Complex Asset

Works Inspection Fee – Complex Asset (per inspection)

Works Re-Inspection Fee – Complex Asset (per inspection)

Notes:

1. The customer may incur additional fees and charges during the approval and works phase, including but not limited to, fees levied by the RPEQ and construction contractor, fees associated with the provision of maintenance/uncompleted works bond(s), re-checking amended plans fees, re-inspection of works fees and infrastructure agreement preparation fees;
2. Reticulation comprises infrastructure with a diameter of 300mm and below and complex assets comprise treatment, storage, pump facilities and infrastructure with a diameter greater than 300mm.
3. The above estimates are indicative only and are subject to review of the detailed application upon lodgement; and
4. Please refer to the Urban Utilities Water Netserv Plan and Developer Customer Price List at www.urbanutilities.com.au/development

Time Frames for Assessment

Non-Standard Connection Assessments (for applications other than Standard Connection)

To be completed within 20 business days of receipt of a properly made application (including payment of the relevant assessment fee), or within a further 20 business days of receipt of requested information (unless extended by agreement).

Design Phase

Typically for an application classified as **major works**, the assessment of the design phase is to be completed within 20 business days of receipt of all designs, or within a further 20 business days of receipt of requested information.

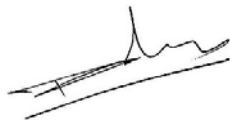
This Services Advice Notice is current for a period of twelve (12) months from the date of issue. Should you wish to proceed with applying for a service connection please lodge your application via

Urban Utilities Developer Applications Portal at www.urbanutilities.com.au/development. Please include your Services Advice Notice reference number in your application.

If you have any questions in relation to this Services Advice Notice, please do not hesitate to contact your account manager, Ben Flower on 07 3855 6596 or ben.flower@urbanutilities.com.au.

Alternatively, please email DCMTenquiries@urbanutilities.com.au.

Yours sincerely



Devendra Yadav
Senior Engineer
Urban Utilities

ATTACHMENT C –
Yeronga Commercial Building Architectural Plans

YERONGA COMMERCIAL BUILDING

PARKSIDE YERONGA

PROJECT NO: 21007



DRAWING LIST

Sheet Number	Sheet Name	Current Revision
A00.01	COVER SHEET	13
A01.02	FIGURE GROUND PLAN	15
A02.00	BASEMENT 03 PLAN	16
A02.01	BASEMENT 01 & 02 PLAN	15
A02.02	LOWER GROUND PLAN	16
A02.03	UPPER GROUND PLAN	15
A02.04	LEVEL 1 PLAN	15
A02.05	LEVEL 2 PLAN	15
A02.06	LEVEL 3 PLAN	15
A02.07	LEVEL 4 PLAN	15
A02.08	ROOF PLAN	15
A05.00	SOUTH ELEVATION	15
A05.01	WEST ELEVATION	15
A05.02	NORTH ELEVATION	15
A05.03	EAST ELEVATION	15
A05.04	STREET ELEVATIONS	9
A06.00	SECTION 01	14
A06.01	SECTION 02	15
A06.02	SECTION 03	15
A06.03	SECTION 04	15
A06.04	SECTION 05	15
A06.05	SECTION 06	10
A06.20	FACADE DETAILS 01	4
A06.21	FACADE DETAILS 02	4
A06.30	PERIMETER SECTIONS 01	5
A06.31	PERIMETER SECTIONS 02	5
A06.32	PERIMETER SECTIONS 03	5
A40.00	DIAGRAMS - SUN STUDIES	5
A50.00	AREA PLANS - GFA	5

13	Further Issues Response	28.04.22
12	Further Issues Response	26.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Development Summary

Site Area:	2,301m ²
Building Uses:	Commercial, Retail
Building height in storeys:	6
Total Cars:	82
Total GFA:	6,223m ²
Site Cover :	63.17%
Deep Planting:	Refer to Landscape Report

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builder/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
COVER SHEET

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SCALE @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A00.01	13



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues Response	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

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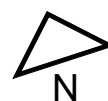
Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

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ECONOMIC DEVELOPMENT QLD

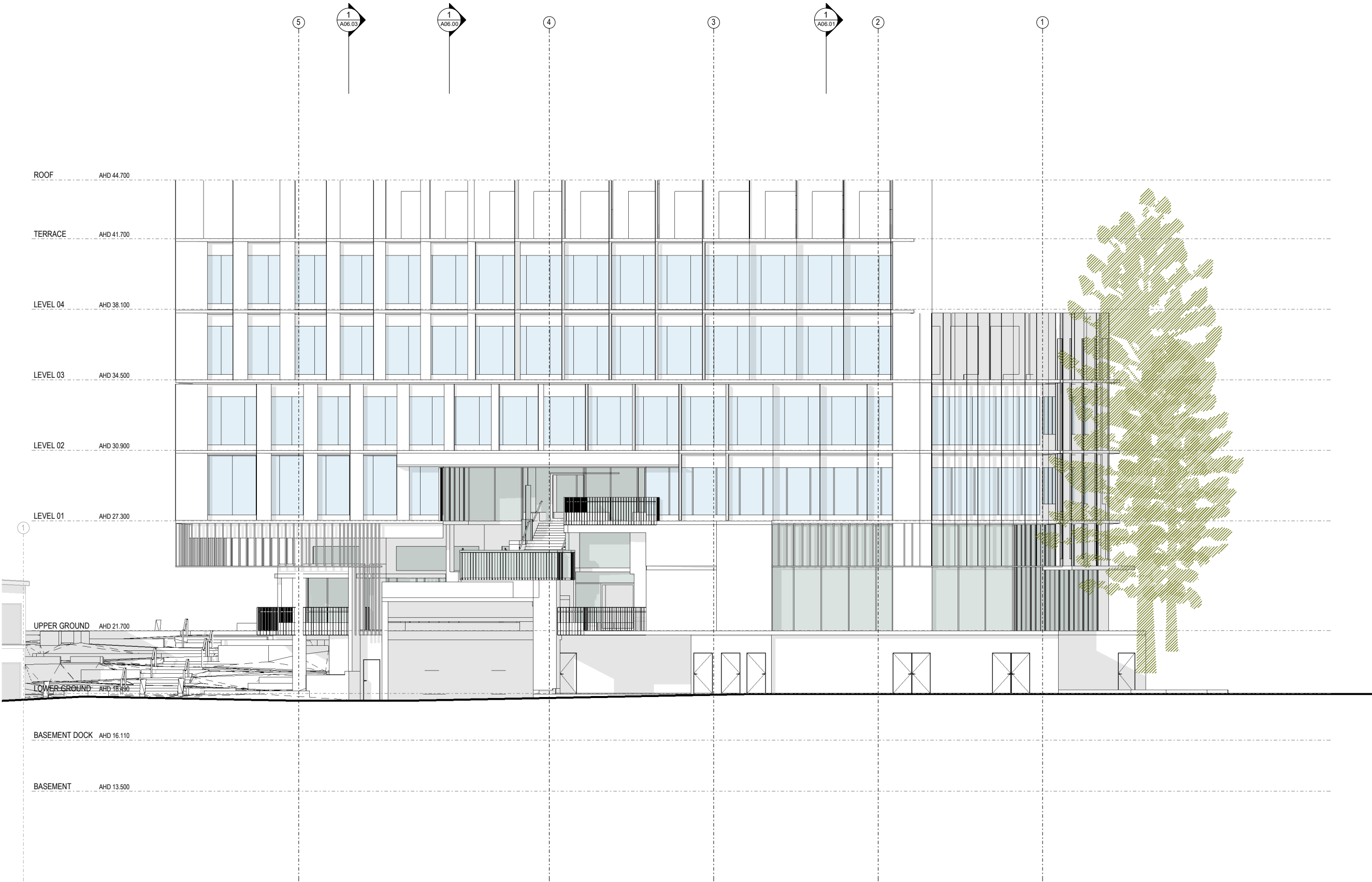
VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
FIGURE GROUND PLAN

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PROJECT NUMBER DWG NO REVISION
21007 A01.02 15



3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

PRELIMINARY ISSUE

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ECONOMIC DEVELOPMENT QLD

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DRAWING TITLE
NORTH ELEVATION

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SCALE 1 : 100 @ A1

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