

YARRABILBA RETAIL DEVELOPMENT

Lot 13 Yarrabilba Drive, Yarrabilba

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2022/1316

Date: 21 December 2022



View from Yarrabilba Drive & Fauna Way Intersection



Perspective from Yarrabilba Drive Driveway



View from Fauna Way Driveway



Location Plan: Drawing shown
indicatively & NTS

DRAWING LIST - DA

Drawing No.	Sheet Name
00.01	Context & Locality Plans
01.01	Site Context
01.02	Proposed Site Plan
01.03	Roof Planter
03.01	Restaurant, Food & Drink Outlet
03.02	Floor Plan - Recreational
09.01	Recreational Building (1 of 2)
09.02	Recreational Building (2 of 2)
09.03	Shop & Restaurant Building (1 of 2)
09.04	Food & Drink Outlet Building
10.01	Sections
22.01	Renders
22.02	Renders
23.01	Signage Plan: Restaurant & Shop, Recreational
23.02	Signage: Restaurant & Shop, Recreational Building
23.03	Signage Plan: Food & Drink Outlet
23.04	Signage: Food & Drink Outlet
23.05	Signage: Food & Drink Outlet
23.06	Signage: Food & Drink Outlet
23.07	Signage: Food & Drink Outlet

Revision

A DA Issue
B DA RFI

15/07/2022
28/09/2022

Project

Yarrabilba Retail Development
Lot 13 Yarrabilba Drive Yarrabilba
Client

Architect
PH

Drawn
PH

Stage

Development Application

Status

Preliminary (NOT FOR CONSTRUCTION)

Project No.
1039-07

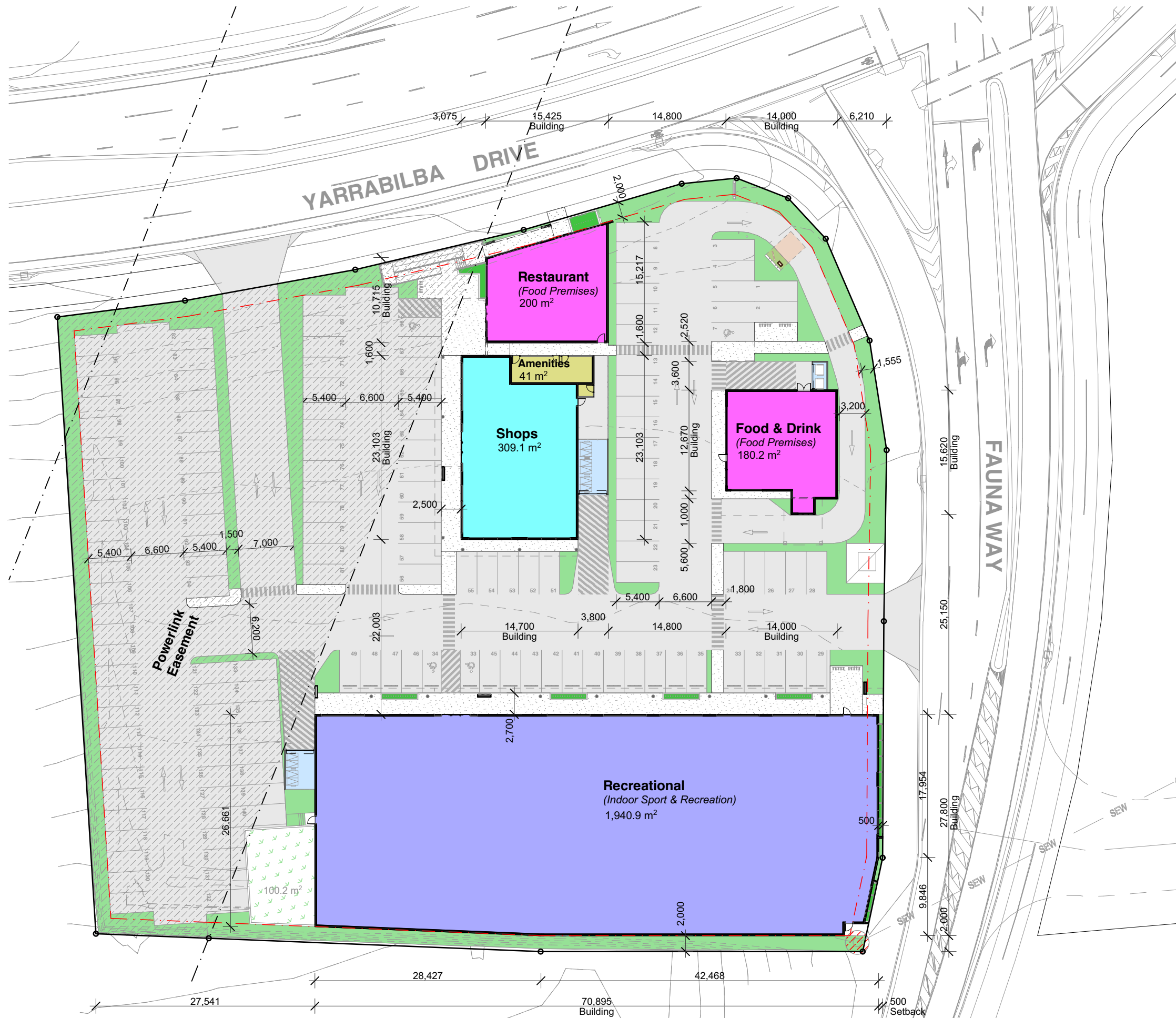
Scale
at A3

Context & Locality Plans

A-DA-00.01

Revision

B

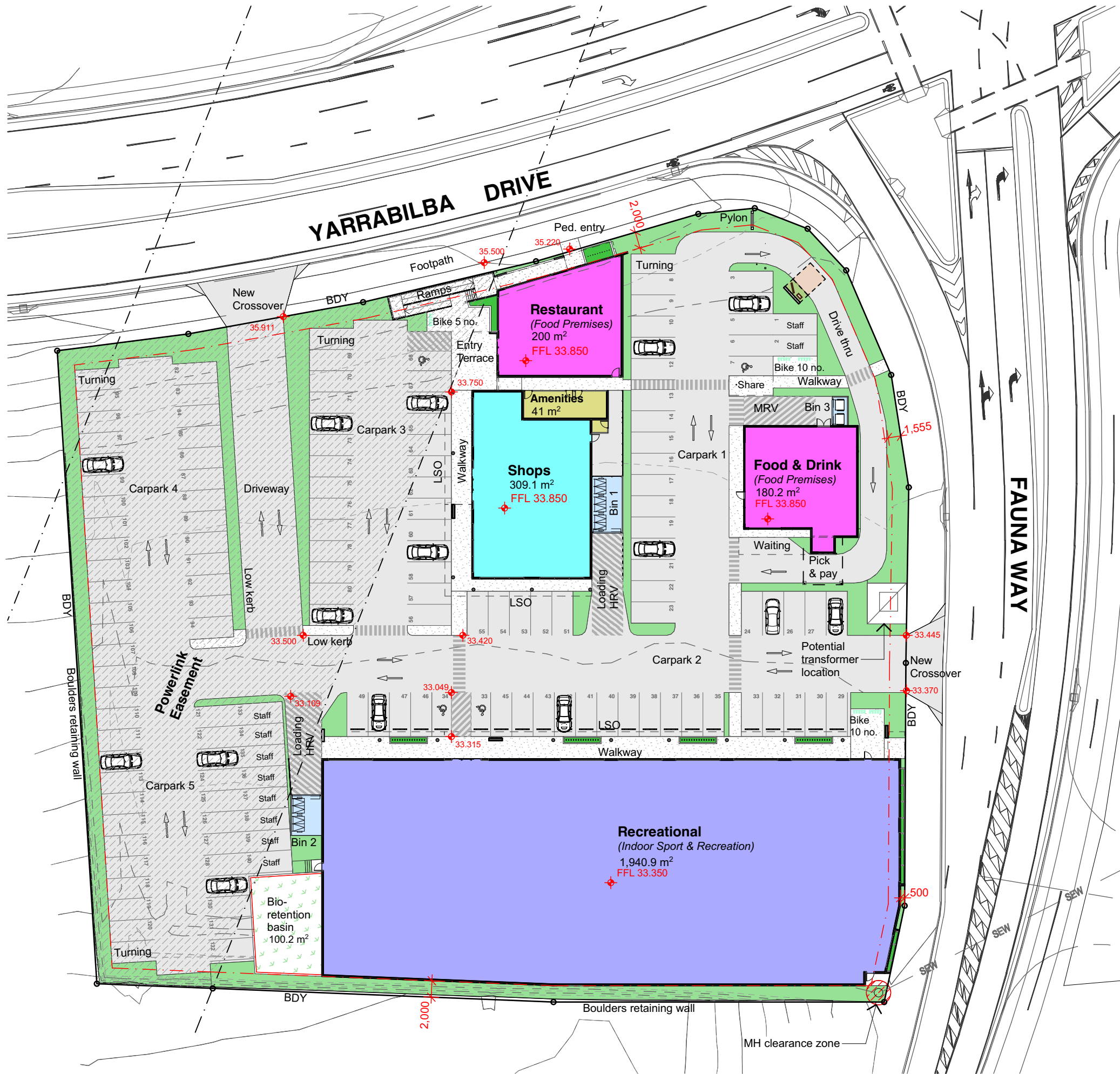


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SITE INFORMATION

Real Property Description: Lot 13

Local Authority: Logan City Council

DEVELOPMENT INFO

GFA

Food & Drink (Food Premise)	180.2 m ²
Restaurant (Food Premise)	200.0 m ²
Shop	309.1 m ²
Recreation (Sport Indoor & Recreation)	1,940.9 m ²
Amenities	41.0 m ²

TOTAL 2,670.4 m²

Bin 1	26.6 m ²
Bin 2	19.0 m ²
Bin 3	7.2 m ²

Site Cover 3,183.6 m²

Carpark (Including 3 PWD spaces) 140

LANDSCAPED OPEN SPACE

Landscaping	951.0 m ²
Roof Planters	344.1 m ²
Bio-retention basin	100.1 m ²
Impervious	8,077.9 m ²

KERBING TO BE DESIGNED TO ALLOW FOR UNOBSTRUCTED ON-SITE MANOEUVRING OF HEAVY VEHICLES. REFER TO TRAFFIC ENGINEERING ASSESSMENT REPORT PREPARED BY PTT TRAFFIC AND TRANSPORT ENGINEERING, DATED 20 OCTOBER 2022

AMENDED IN RED

By: Gabrielle Shepherd

Date: 19 December 2022



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A	Landscape
B	DA Issue
C	DA RFI

29/06/2022
15/07/2022
28/09/2022

Project

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Architect
PH

Drawn
PH

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Project No.
1039-07

Scale
1:500 at A3

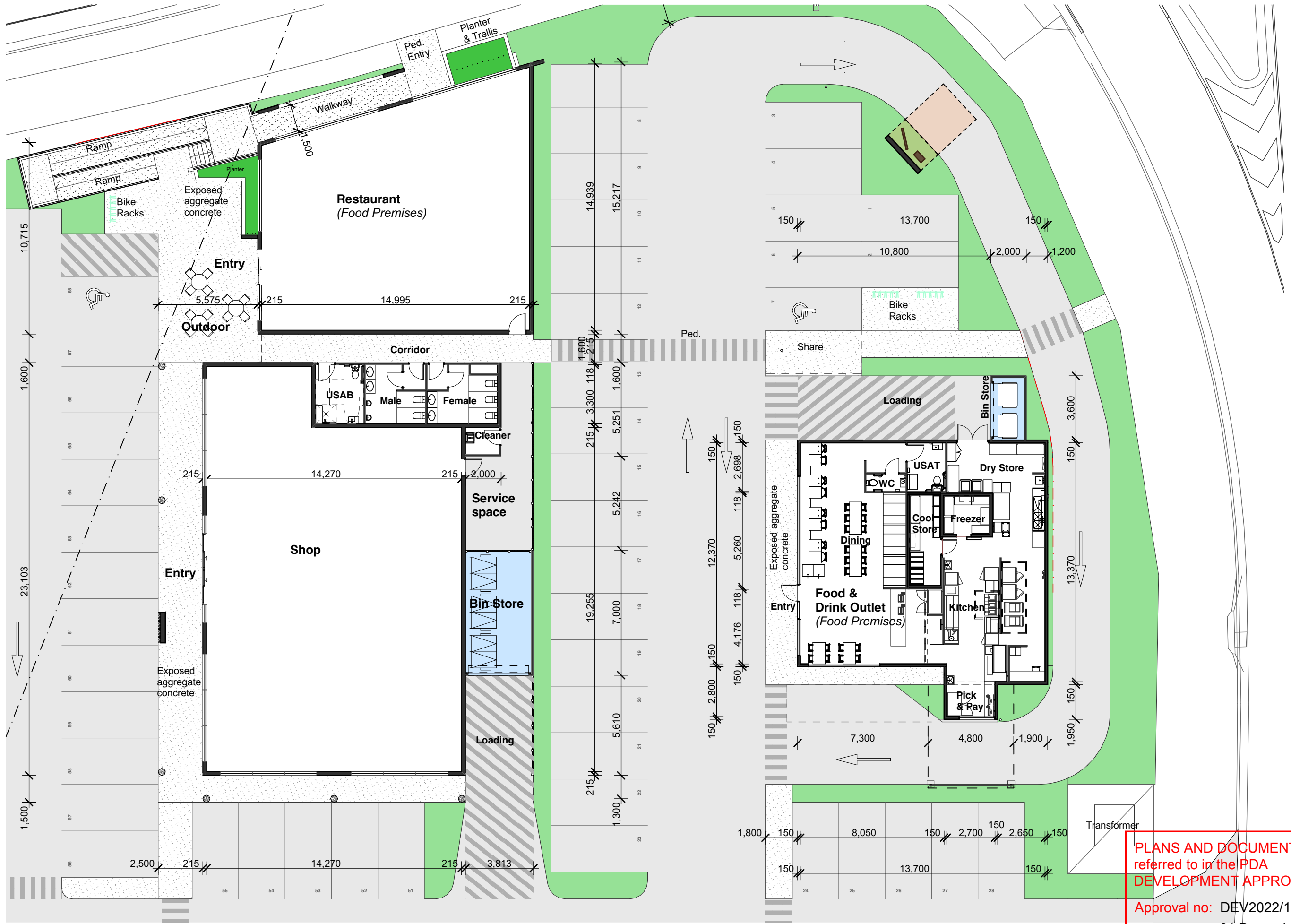


Roof Planter

A-DA-01.03

Revision

C



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Revision

A Amenities Update
B Landscape
C DA Issue
D DA RFI

29/06/2022
29/06/2022
15/07/2022
28/09/2022

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Scale
1:200 at A3



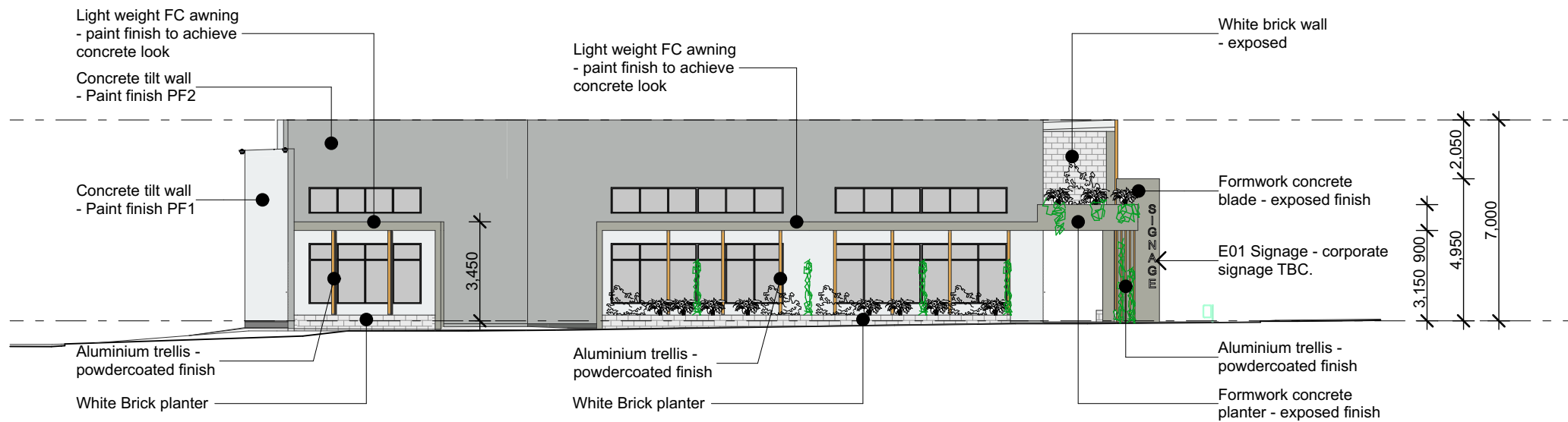
Restaurant, Food & Drink Outlet

A-DA-03.01

Revision

D





2 North
Scale 1:200

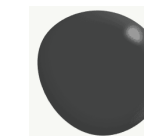
MATERIAL & PAINT



PF01: Dulux white on white or similar



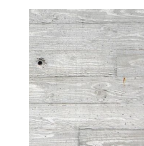
PF02: Dulux Milton Moon or similar



PF01: Dulux Monument or similar



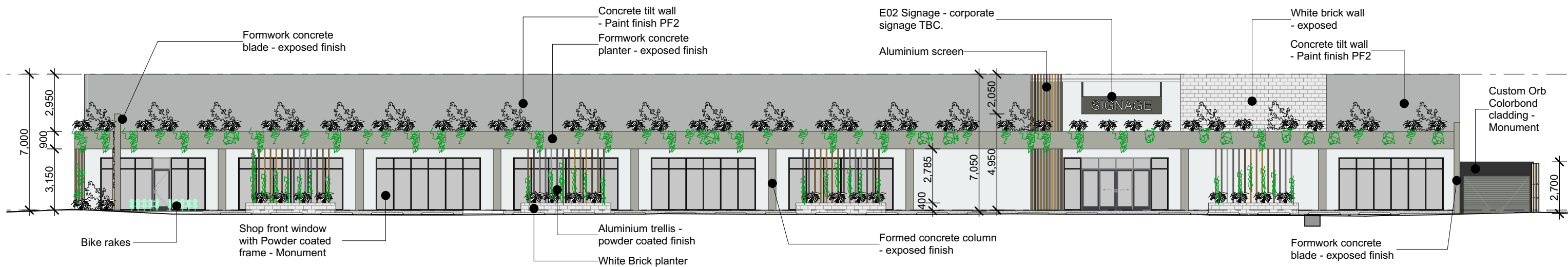
PF02: Deep Bamboo or similar



Concrete tilt panel with textured embedded into the form work, PF02 finish or similar.



Exposed formwork concrete



1 West
Scale 1:200

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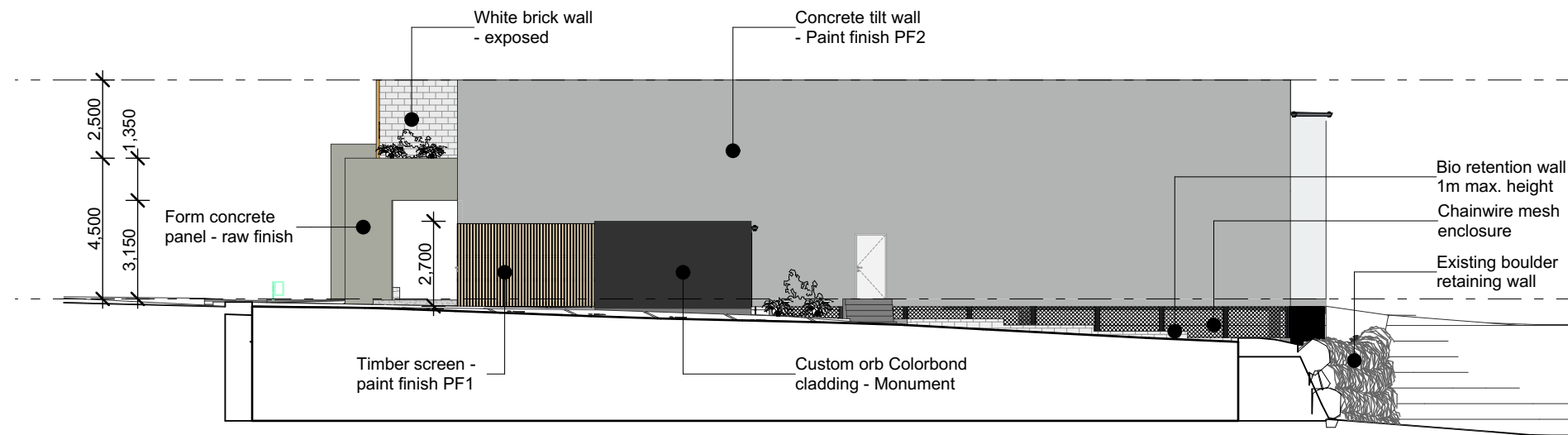
Scale
1:200 at A3

Recreational Building (1 of 2)

A-DA-09.01

Revision

C



2 South
Scale 1:200

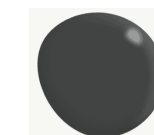
MATERIAL & PAINT



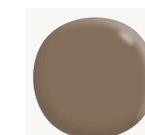
PF01: Dulux white on white or similar



PF02: Dulux Milton Moon or similar



PF01: Dulux Monument or similar



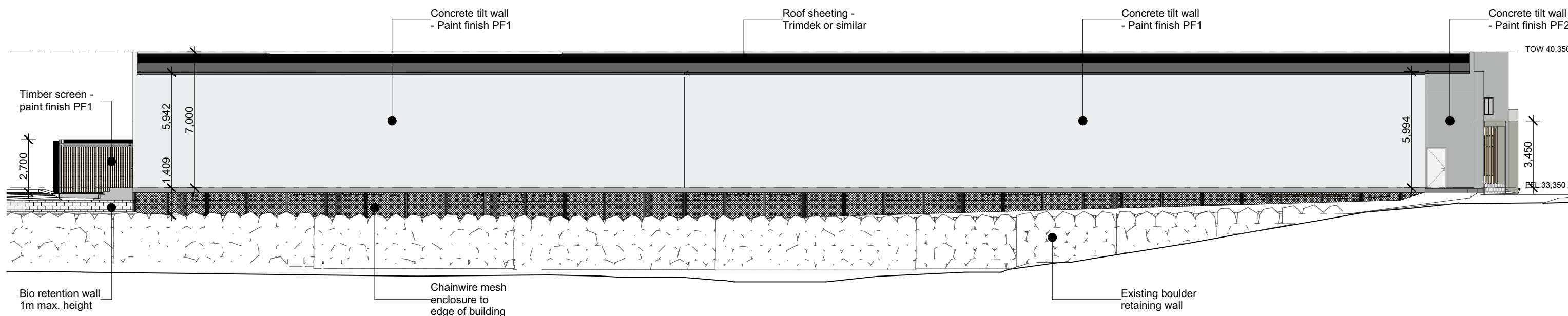
PF02: Deep Bamboo or similar



Concrete tilt panel with textured embed into the form work, PF02 finish or similar.



Exposed formwork concrete



1 East
Scale 1:200

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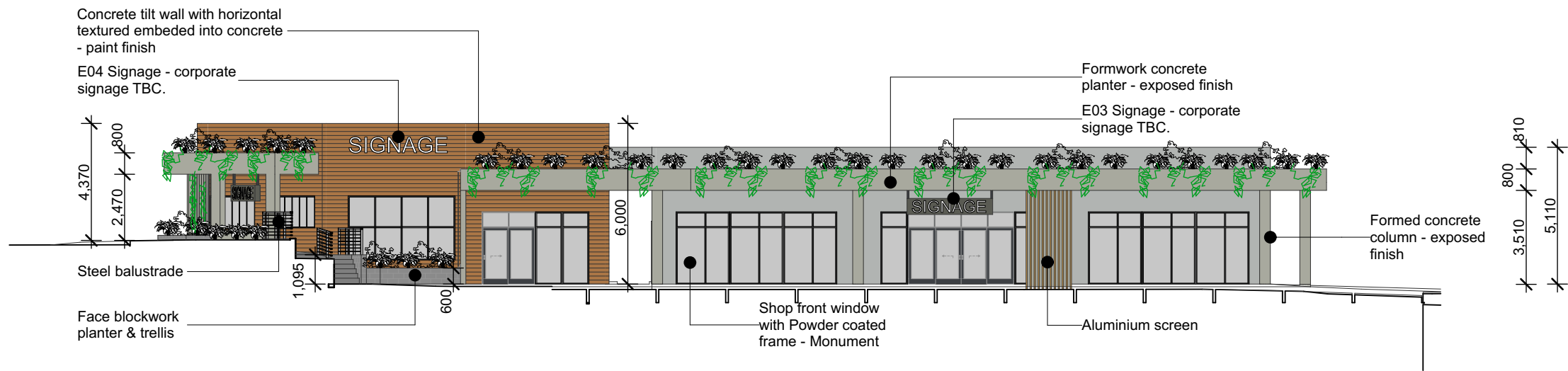
Scale
1:200 at A3

Recreational Building (2 of 2)

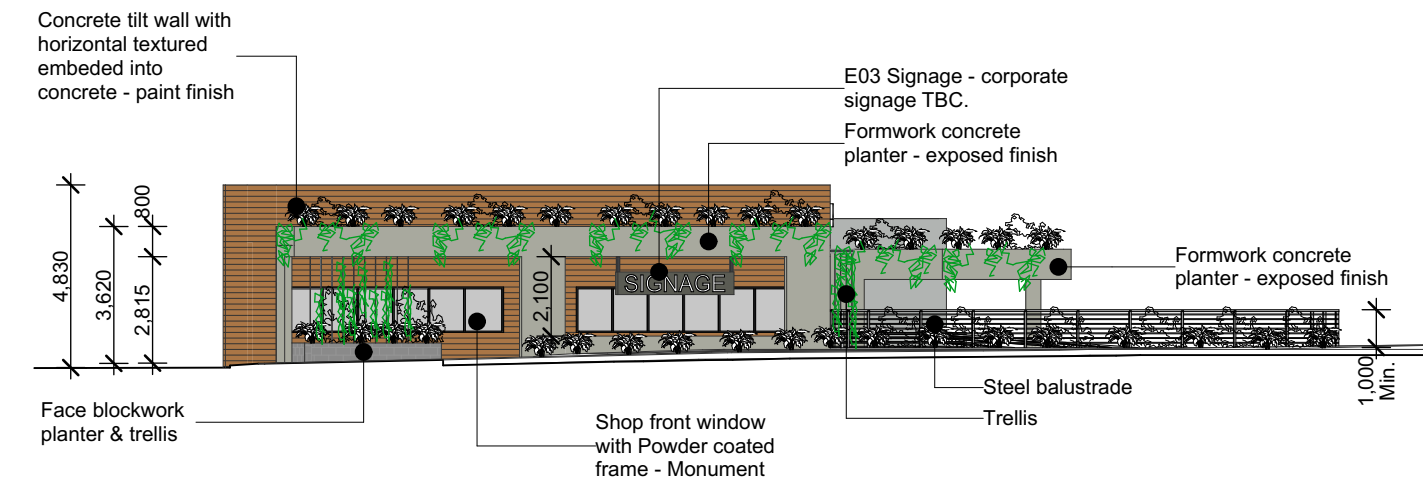
A-DA-09.02

Revision

C



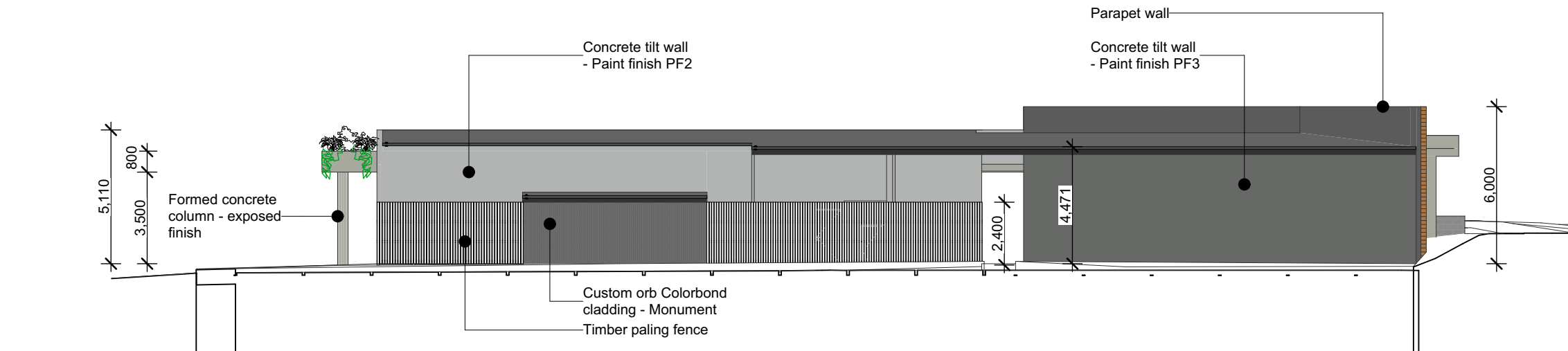
South
Scale 1:200



West
Scale 1:200



East
Scale 1:200



North
Scale 1:200

MATERIAL & PAINT



PF01: Dulux white
on white or similar



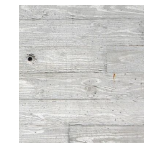
PF02: Dulux Milton
Moon or similar



PF01: Dulux
Monument or similar



PF02: Deep
Bamboo or similar



Concrete tilt panel with
textured embedded into
the form work, PF02
finish or similar.



Exposed formwork
concrete

AMENDED IN RED

By: Gabrielle Shepherd

Date: 19 December 2022



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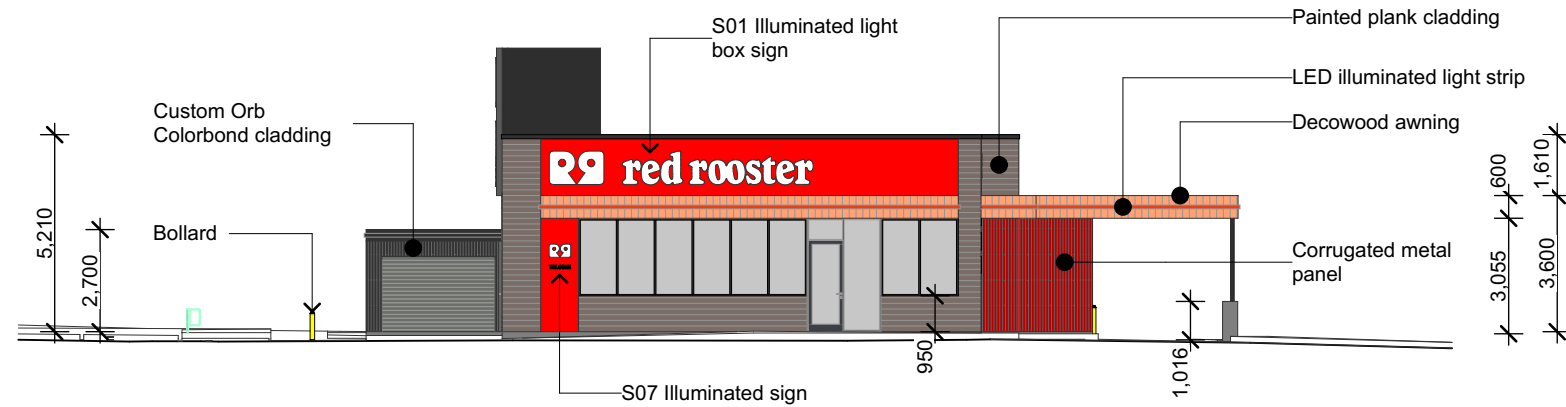
Scale
1:200 at A3

Shop & Restaurant Building

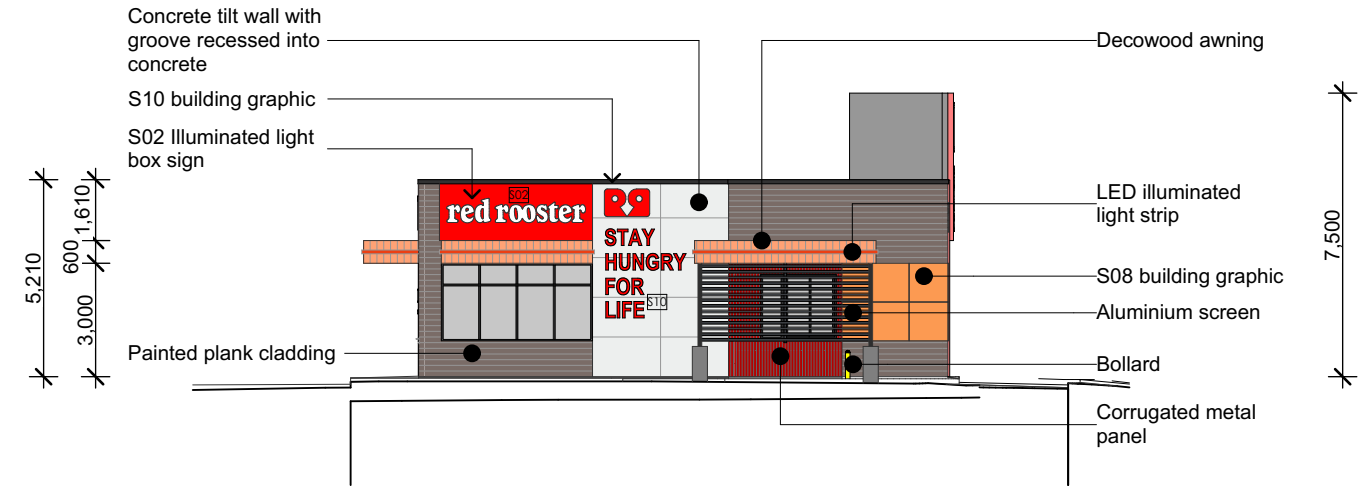
A-DA-09.03

Revision

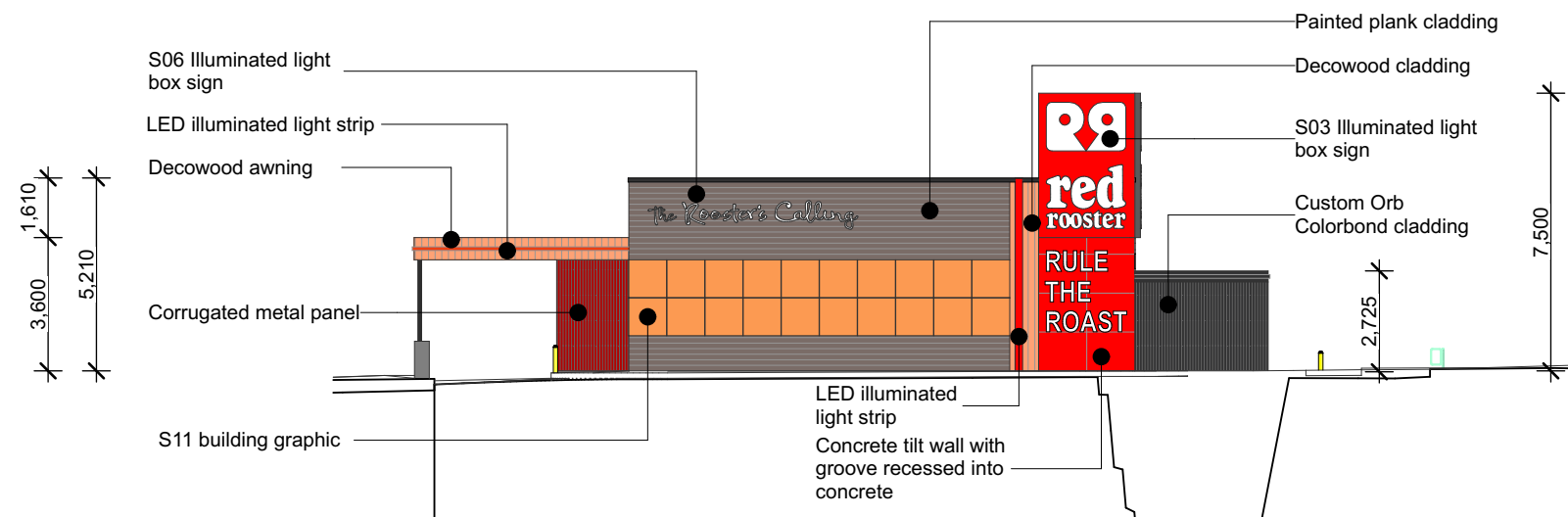
C



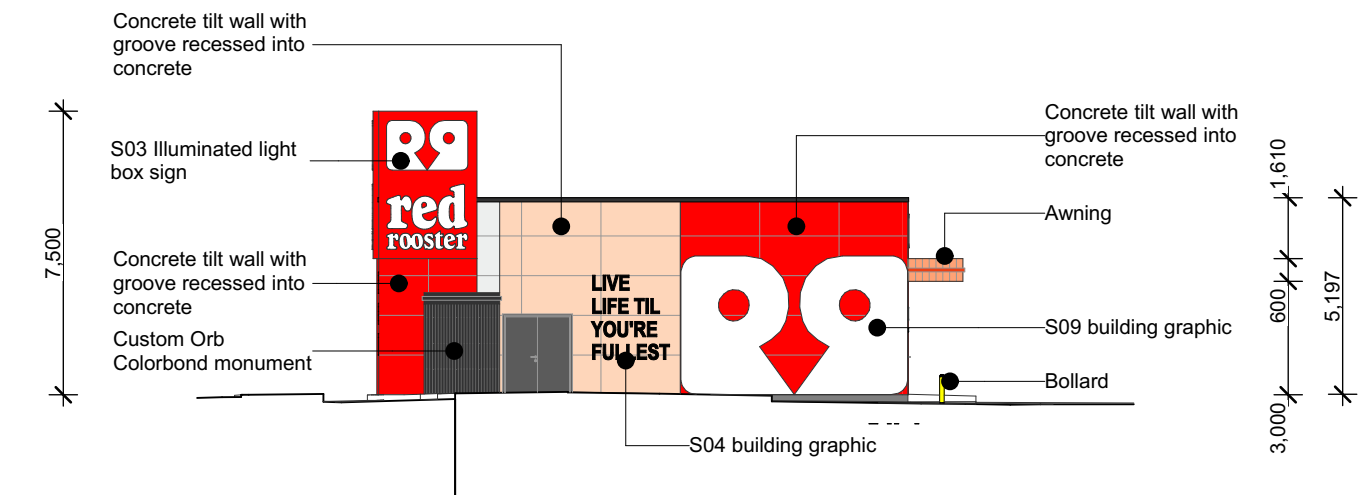
1 South
Scale 1:200



3 East
Scale 1:200



2 North
Scale 1:200



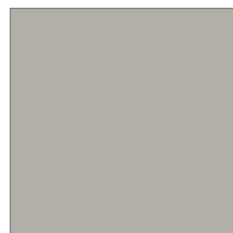
4 West
Scale 1:200



P1: Paint finish



P3: Paint Finish



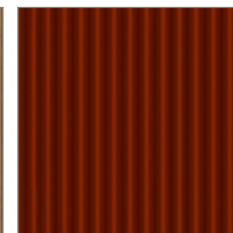
P4: Pain finish



P6: Paint finish



DW: Aluminium cladding



CB1: Corrugated metal sheeting

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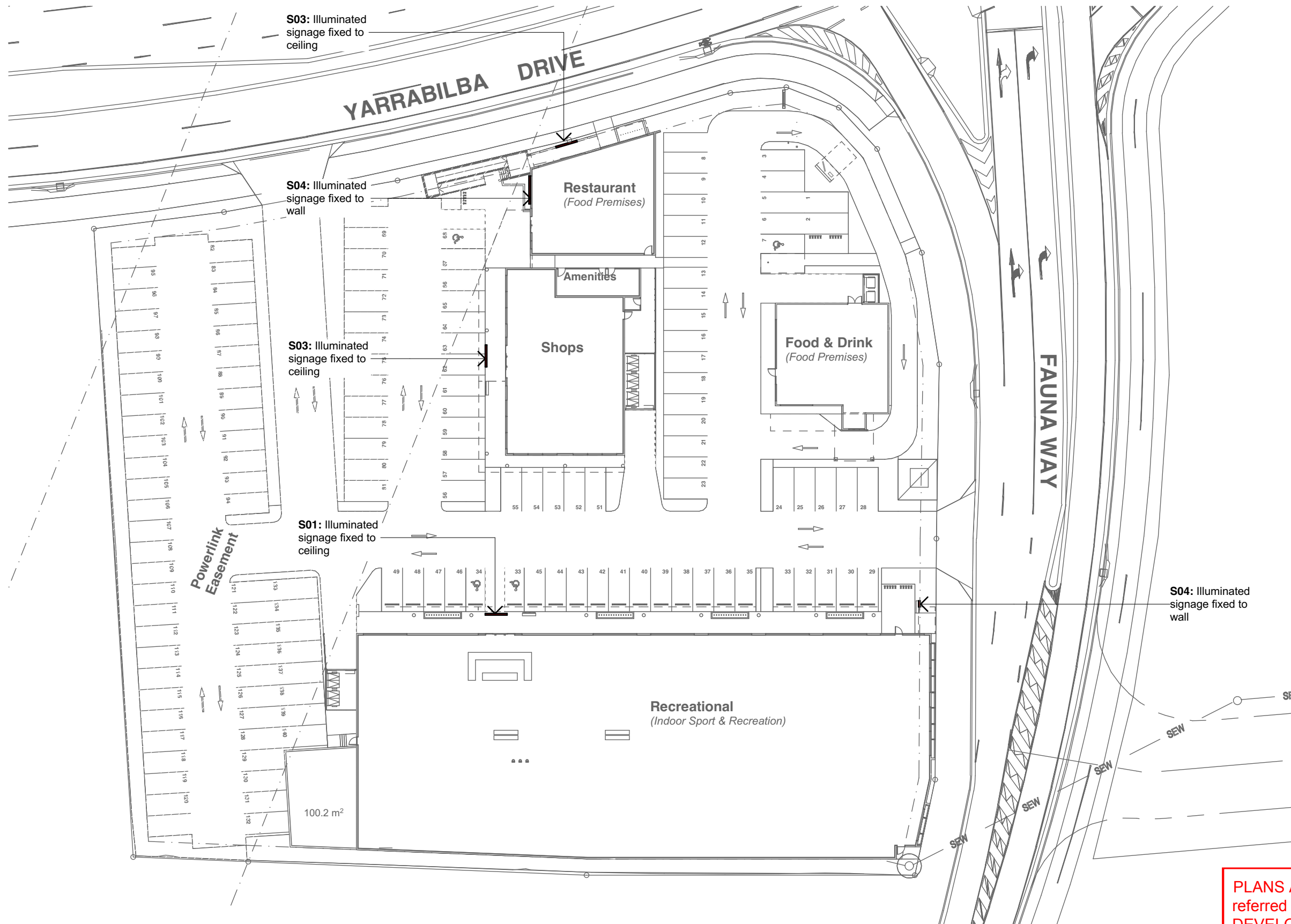
Scale
1:200 at A3

Food & Drink Outlet Building

A-DA-09.04

Revision

C

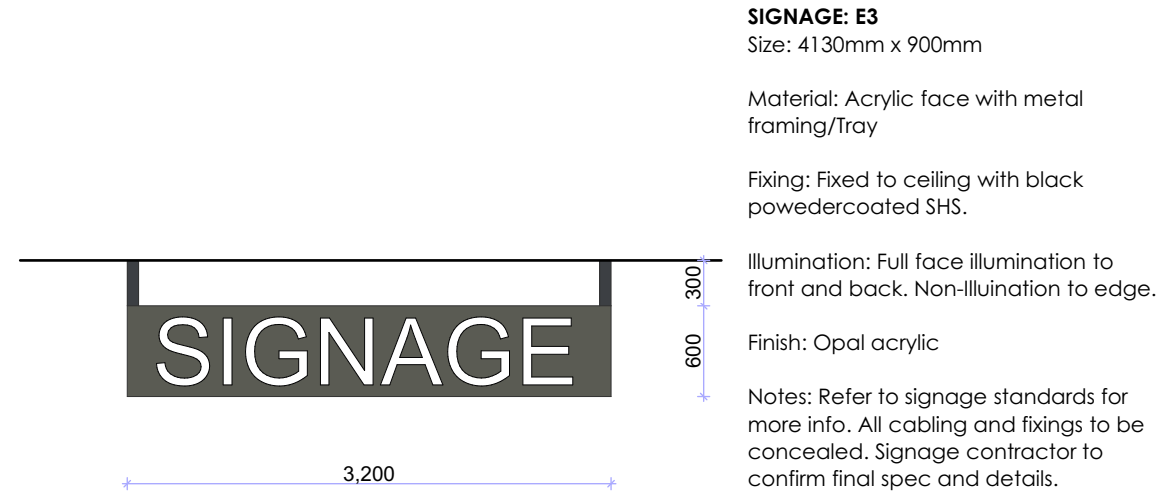


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SIGNAGE: E3
Size: 4130mm x 900mm

Material: Acrylic face with metal framing/Tray

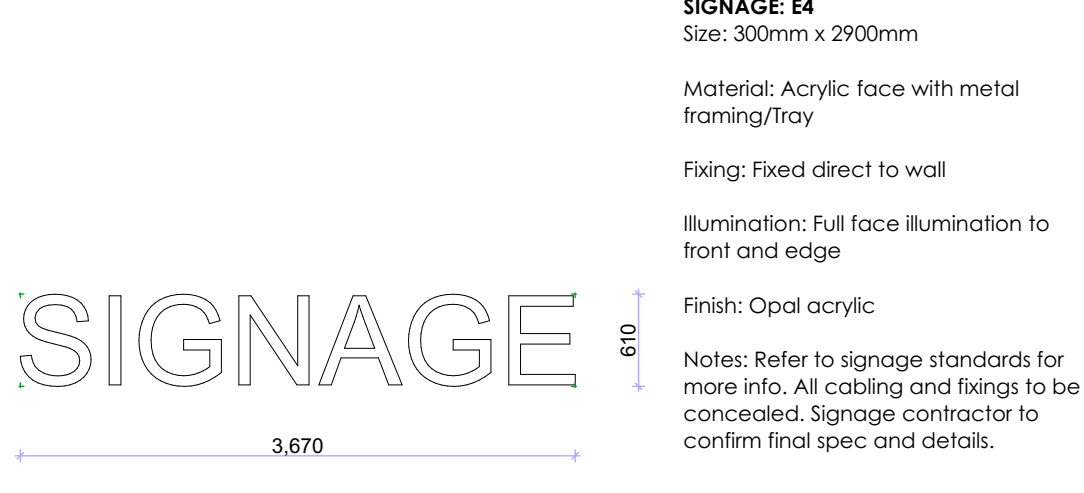
Fixing: Fixed to ceiling with black powdercoated SHS.

Illumination: Full face illumination to front and back. Non-Illuination to edge.

Finish: Opal acrylic

Notes: Refer to signage standards for more info. All cabling and fixings to be concealed. Signage contractor to confirm final spec and details.

Signage: Restaurant & Shop Building
Scale 1:50



SIGNAGE: E4
Size: 300mm x 2900mm

Material: Acrylic face with metal framing/Tray

Fixing: Fixed direct to wall

Illumination: Full face illumination to front and edge

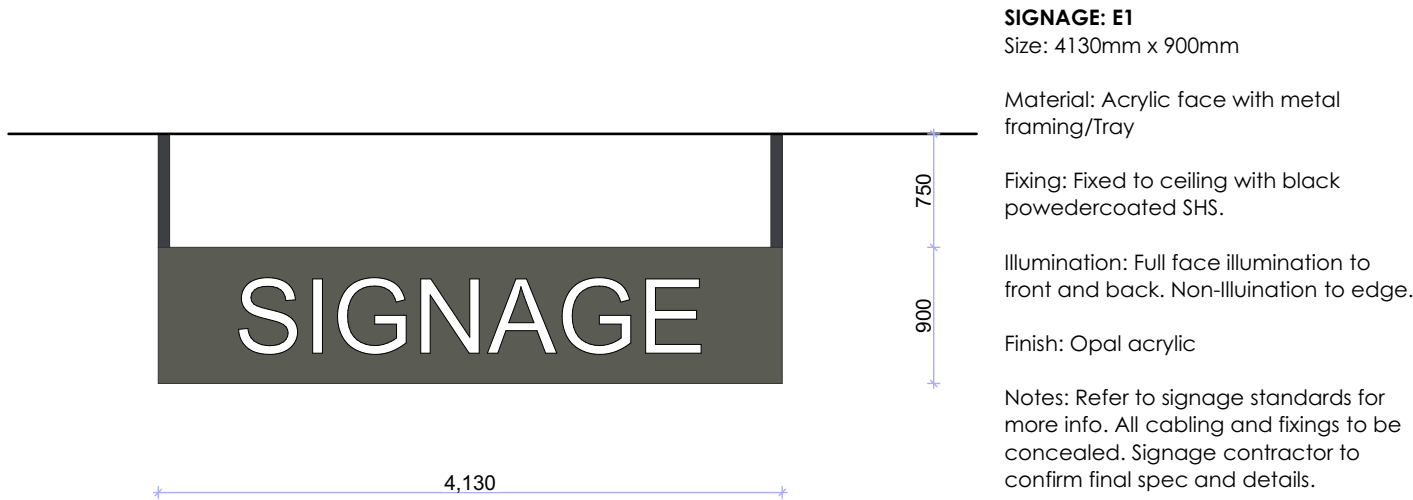
Finish: Opal acrylic

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Signage: Restaurant & Shop Building
Scale 1:50

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SIGNAGE: E1
Size: 4130mm x 900mm

Material: Acrylic face with metal framing/Tray

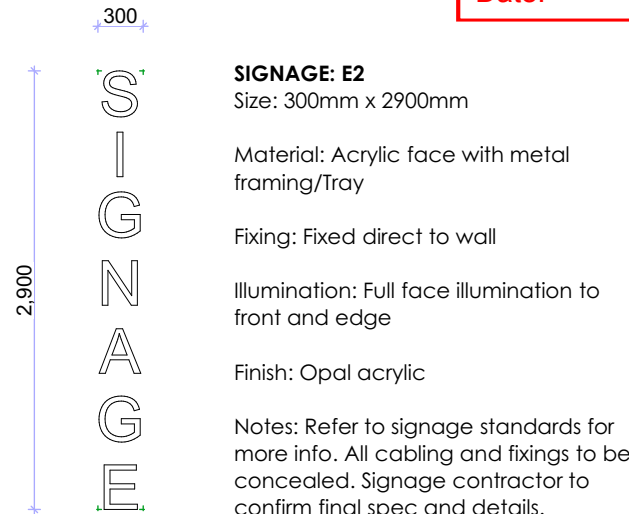
Fixing: Fixed to ceiling with black powdercoated SHS.

Illumination: Full face illumination to front and back. Non-Illuination to edge.

Finish: Opal acrylic

Notes: Refer to signage standards for more info. All cabling and fixings to be concealed. Signage contractor to confirm final spec and details.

Signage: Recreational Building
Scale 1:50



SIGNAGE: E2
Size: 300mm x 2900mm

Material: Acrylic face with metal framing/Tray

Fixing: Fixed direct to wall

Illumination: Full face illumination to front and edge

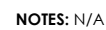
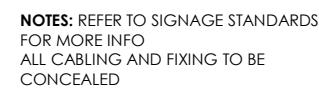
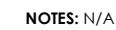
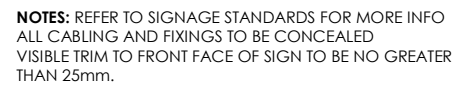
Finish: Opal acrylic

Notes: Refer to signage standards for more info. All cabling and fixings to be concealed. Signage contractor to confirm final spec and details.

Signage: Recreational Building
Scale 1:50

SIGNAGE DETAILS ARE INDICATIVE ONLY, SIGNAGE CONTRACTOR TO CONFIRM FINAL SPEC AND CONSTRUCTION DETAILS.
ALL SIZES TO BE CONFIRMED BY SIGNAGE CONTRACTOR FOLLOWING SITE REVIEW.
SIGNAGE CONTRACTOR TO ENSURE CONSISTENT LIGHT WITH NO HOTSPOTS OR SHADOWING ACROSS SIGN FACES.
ALL SIGNAGE PROOFS, SPECIFICATIONS AND DETAILS TO BE REVIEWED AND APPROVED BY CRAVEABLE BRANDS PRIOR TO MANUFACTURE AND INSTALLATION.

NOTES: REFER TO SIGNAGE STANDARDS FOR MORE INFO
ALL CABLING AND FIXINGS TO BE CONCEALED
VISIBLE TRIM TO FRONT FACE OF SIGN TO BE NO GREATER THAN 25mm.
TOP EDGE OF SIGNS TO BE POSITIONED INLINE WITH WALL CAPPING,
BOTTOM EDGE TO LINE THROUGH WITH TOP OF DECOURED FINISH
SECTION OF WALL CAPPING TO BE REMOVED/MODIFIED TO ALLOW
SIGN TO BE INSTALLED



P:\Data 11\1039-07 Yarebilla Retail Development\5.2 Development Application\5.2.1 Arch\CAD\1039-07 Master DA 24.pln



540

WELCOME SIGN

SIZE: AS SHOWN IN DRAWING

MATERIAL: ACRYLIC FACE WITH METAL FRAMING/TRAY

FIXING: FIXED DIRECT TO WALL

ILLUMINATION: FULL FACE ILLUMINATION TO FRONT
EDGES TO BE NON ILLUMINATED
3m TRANSLUCENT 3630 SERIES - 363073 - DARK RED

FINISHES: OPAL ACRYLIC
BLACK EDGE

NOTES: REFER TO SIGNAGE STANDARDS FOR MORE INFO
ALL CABLING AND FIXINGS TO BE CONCEALED
SIGNAGE CONTRACTOR TO CONFIRM FINAL SPEC AND DETAILS
VISIBLE TRIM TO FRONT FACE OF SIGN TO BE NO GREATER THAN 25mm.

1
011
S07
N.T.S

2,215



LETTERING SIGN

SIZE: AS SHOWN IN DRAWING

MATERIAL: LASER CUT ACRYLIC

FIXING: FIXED DIRECT TO WALL

ILLUMINATION: N/A

FINISHES: OPAL ACRYLIC

NOTES: N/A

2
011
S08
N.T.S

3,785

6,000



BIG RR SIGN

SIZE: AS SHOWN IN DRAWING

MATERIAL: WHITE PAINT

FIXING: APPLIED DIRECT TO EXTERNAL WALL

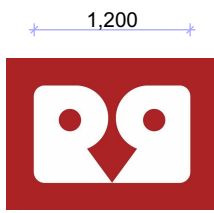
ILLUMINATION: N/A

FINISHES: -

NOTES: N/A

3
011
S09
N.T.S

760



RR SIGN

SIZE: AS SHOWN IN DRAWING

MATERIAL: LASER CUT ACRYLIC

FIXING: FIXED DIRECT TO EXTERNAL WALL

ILLUMINATION: N/A

FINISHES: OPAL ACRYLIC

NOTES: N/A

4
011
S10
N.T.S

2,000



5
011
S11
N.T.S

LARGE TILE PRINTS

SIZE: TBC FOLLOWING SITE REVIEW

MATERIAL: MONDOCLAD PANELS WITH DIGI PRINT VINYL APPLIED TO FACE

FIXING: FIXED DIRECT TO WALL

ILLUMINATION: RECESSED DOWNLIGHTS ABOVE, BY OTHERS

FINISHES: MATT VINYL

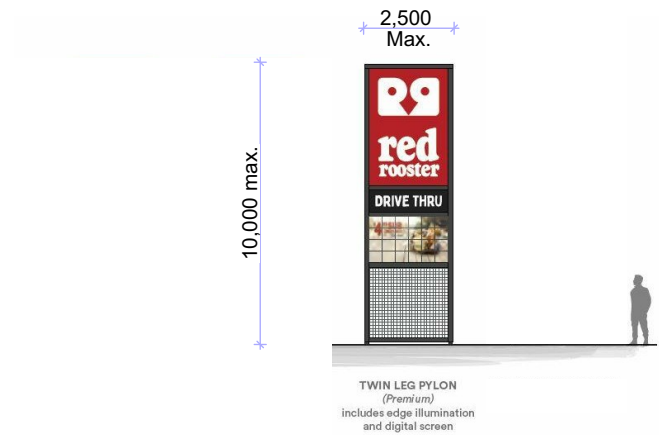
NOTES: RUST TEXTURE AND GRAPHICS FROM ARTWORK TO BE PRINTED
PANELS TO BE INSTALLED WITH 10mm SHADOW GAPS
ENSURE VINYL USED IS SUITABLE FOR LONG TERM EXTERNAL USE

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SIGNAGE CONTRACTOR TO ENSURE CONSISTENT LIGHT WITH NO HOTSPOTS OR
SHADOWING ACROSS SIGN FACES.
ALL SIGNAGE PROOFS, SPECIFICATIONS AND DETAILS TO BE REVIEWED AND
APPROVED BY CRAVEABLE BRANDS PRIOR TO MANUFACTURE AND INSTALLATION.



1 S12
012 N.T.S

DIRECTIONAL SIGN

MATERIAL: ACRYLIC PANELS WITH METAL FRAMING AND MESH

FIXING: FIXED DIRECT TO FRAMEWORK

ILLUMINATION: FULL FACE ILLUMINATION, LEFT SECTION TO ILLUMINATE RED AND WHITE, RIGHT SECTION ONLY WHITE TEXT TO ILLUMINATE

FINISHES: GRAPHICS TO BE DIGI CUT VINYL

RED

3m TRANSLUCENT 3630 SERIES - 363073 - DARK RED

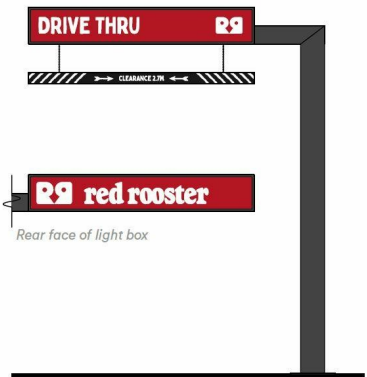
BLACK

3m BLOCKOUT FILM 3635

BLACK TO BE FULLY OPAQUE, HIGH QUALITY BLACK OUT VINYL NO LIGHT TO TRANSMIT THROUGH VINYL

ALL FRAMEWORK, TRIM AND MESH TO BE POWDER COATED BLACK

NOTES: REFER TO SIGNAGE STANDARDS FOR MORE INFO
EXISTING FOOTING TO BE REUSED WHERE POSSIBLE
POWER REQUIRED AT DIRECTIONAL SIGN LOCATIONS



2 S13
012 N.T.S

DRIVE THRU GANTRY

SIZE: TO COATES STANDARD DIMENSIONS

MATERIAL: STEEL POST WITH ILLUMINATED LIGHT BOX

FIXING: FIXED DIRECT TO CONCRETE FOOTING

ILLUMINATION: FULL FACE ILLUMINATION TO LIGHT BOX

FINISHES: OPAL ACRYLIC WITH GRAPHICS TO BE DIGI CUT VINYL

RED

3m TRANSLUCENT 3630 SERIES - 363073 - DARK RED

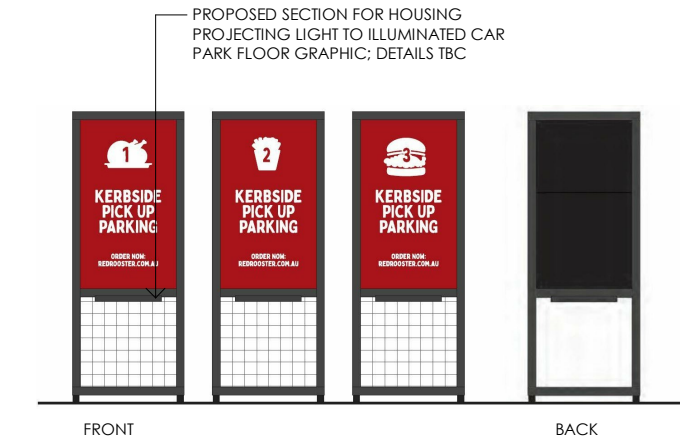
ALL FRAMEWORK, TRIM AND MESH TO BE POWDER COATED BLACK

NOTES: EXISTING FOOTINGS TO BE REUSED WHERE POSSIBLE
STRUCTURAL POST TO BE FINISHED BLACK
POWER REQUIRED AT HEIGHT BAR LOCATION
REFER TO SITE PLAN TO CONFIRM LOCATION
LIGHT BOX TO BE DOUBLE SIDED

PLANS AND DOCUMENTS
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3 S14
012 N.T.S

KERBSIDE SIGNAGE

SIZE: 700 x 1800mm

MATERIAL: ACRYLIC PANELS WITH METAL FRAMING AND MESH

FIXING: FIXED DIRECT TO FLOOR

ILLUMINATION: FULL FACE ILLUMINATION, TOP SECTION TO ILLUMINATE RED AND WHITE
CONCEALED LIGHT TO PROJECT LIGHT ONTO PARKING SPACE

FINISHES: GRAPHICS TO BE DIGI CUT VINYL

RED

3m TRANSLUCENT 3630 SERIES - 363073 - DARK RED

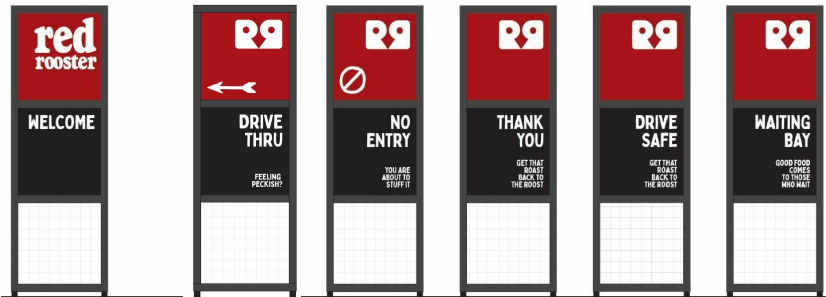
BLACK

3m BLOCKOUT FILM 3635

BLACK TO BE FULLY OPAQUE, HIGH QUALITY BLACK OUT VINYL NO LIGHT TO TRANSMIT THROUGH VINYL

ALL FRAMEWORK, TRIM AND MESH TO BE POWDER COATED BLACK

NOTES: REFER TO SIGNAGE STANDARDS FOR MORE INFO
EXISTING FOOTINGS TO BE REUSED WHERE POSSIBLE
POWER REQUIRED AT DIRECTIONAL SIGN LOCATIONS



4 S15
012 N.T.S

DIRECTIONAL SIGN

SIZE: 700 x 2000mm

MATERIAL: ACRYLIC PANELS WITH METAL FRAMING AND MESH

FIXING: FIXED DIRECT TO FLOOR

ILLUMINATION: FULL FACE ILLUMINATION, TOP SECTION TO ILLUMINATE RED AND WHITE,BOTTOM SECTION ONLY WHITE TEXT TO ILLUMINATE

FINISHES: GRAPHICS TO BE DIGI CUT VINYL

RED

3m TRANSLUCENT 3630 SERIES - 363073 - DARK RED

BLACK

3m BLOCKOUT FILM 3635

BLACK TO BE FULLY OPAQUE, HIGH QUALITY BLACK OUT VINYL NO LIGHT TO TRANSMIT THROUGH VINYL

ALL FRAMEWORK, TRIM AND MESH TO BE POWDER COATED BLACK

NOTES: REFER TO SIGNAGE STANDARDS FOR MORE INFO
EXISTING FOOTING TO BE REUSED WHERE POSSIBLE
POWER REQUIRED AT DIRECTIONAL SIGN LOCATIONS

SIGNAGE DETAILS ARE INDICATIVE ONLY, SIGNAGE CONTRACTOR TO CONFIRM
FINAL SPEC AND CONSTRUCTION DETAILS.
ALL SIZES TO BE CONFIRMED BY SIGNAGE CONTRACTOR FOLLOWING SITE REVIEW.
SIGNAGE CONTRACTOR TO ENSURE CONSISTENT LIGHT WITH NO HOTSPOTS OR
SHADOWING ACROSS SIGN FACES.
ALL SIGNAGE PROOFS, SPECIFICATIONS AND DETAILS TO BE REVIEWED AND
APPROVED BY CRAVEABLE BRANDS PRIOR TO MANUFACTURE AND INSTALLATION.



1 S16
013 N.T.S

D/T ORDER POINT SIGN
SIZE: 140mm LETTER HEIGHT
MATERIAL: INDIVIDUALLY CUT ALUMINUM LETTERS
FIXING: FIXED DIRECT CANOPY CLADDINGS
ILLUMINATION: N/A
FINISHES: PAINTED RED TO MATCH FINISH REF P3
NOTES: NOT SHOWN ON ELEVATIONS,
POSITIONED ON DRIVE THRU ORDER CANOPY



2 S17
013 N.T.S

D/T ORDER POINT SIGN
SIZE: TBC TO SUIT SPEAKER BOX
MATERIAL: WHITE DIGI CUT VINYL
FIXING: APPLIED TO SPEAKER BOX
ILLUMINATION: N/A
FINISHES: MATT WHITE VINYL
NOTES: N/A



3 S18
013 N.T.S

D/T WINDOW SIGN
SIZE: TBC FOLLOWING SITE REVIEW
MATERIAL: TRANSLUCENT DIGI CUT VINYL
FIXING: APPLIED DRIVE THRU PICK UP WINDOW GLAZING
ILLUMINATION: N/A
FINISHES: 3m TRANSLUCENT 3630 SERIES - 363073 - DARK RED
NOTES: NOT SHOWN ON ELEVATIONS, POSITIONED TO LEFT HAND SIDE OF DRIVE THRU PICK UP WINDOW OPENING



5 S19
013 N.T.S

FLOOR SIGN
SIZE: 1200MM STRIPE WIDTH - LETTER HEIGHT 385mm
MATERIAL: HEAVY DUTY EXTERNAL GRADE ROADMARKING PAINT
SIGNAGE CONTRACTOR TO ADVISE FINAL SPEC
FIXING: APPLIED DIRECT TO FLOOR
ILLUMINATION: N/A
FINISHES: RED STRIPE TO MATCH FINISH REF P3
WHITE LETTERING
NOTES: STRIPE TO STOP SHORT 500mm FROM OPPOSITE KERBING
TEXT TO BE CENTRALLY ALIGNED TO STRIPE
KERB ON SAME SIDE OF ORDER POINT/PICK UP WINDOW ALSO TO BE PAINTED RED



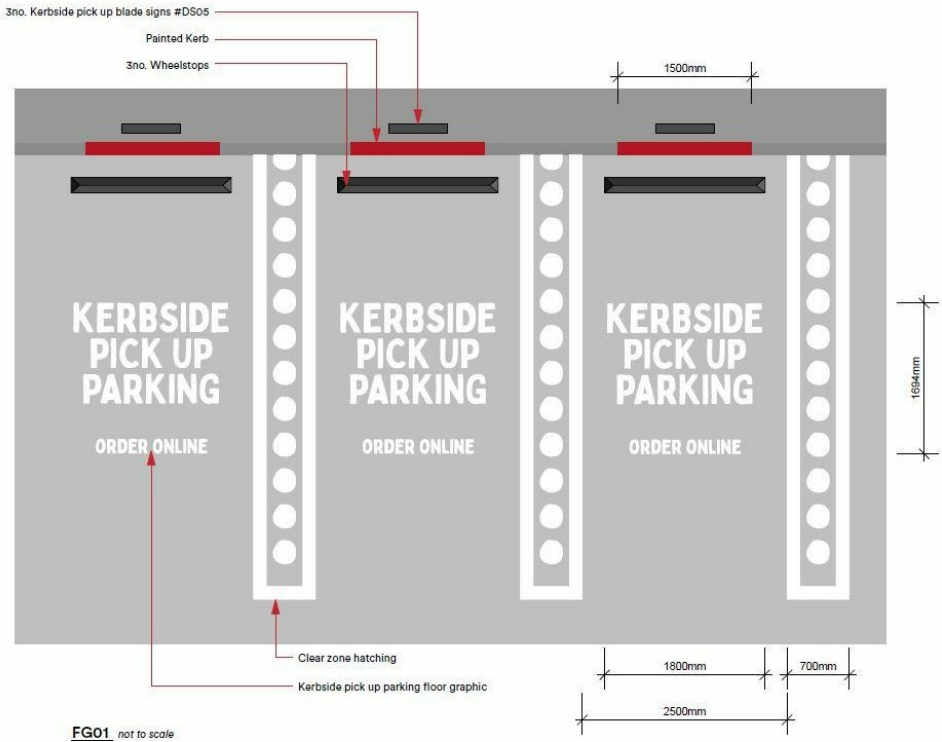
6 S20
013 N.T.S

FLOOR SIGN
SIZE: 1200MM STRIPE WIDTH - LETTER HEIGHT 385mm
MATERIAL: HEAVY DUTY EXTERNAL GRADE ROADMARKING PAINT
SIGNAGE CONTRACTOR TO ADVISE FINAL SPEC
FIXING: APPLIED DIRECT TO FLOOR
ILLUMINATION: N/A
FINISHES: RED STRIPE TO MATCH FINISH REF P3
WHITE LETTERING
NOTES: STRIPE TO STOP SHORT 500mm FROM OPPOSITE KERBING
TEXT TO BE CENTRALLY ALIGNED TO STRIPE
KERB ON SAME SIDE OF ORDER POINT/PICK UP WINDOW ALSO TO BE PAINTED RED



7 S21
013 N.T.S

FLOOR SIGN
SIZE: TBC FOLLOWING SITE REVIEW
MATERIAL: HEAVY DUTY EXTERNAL GRADE ROADMARKING PAINT
SIGNAGE CONTRACTOR TO ADVISE FINAL SPEC
FIXING: APPLIED DIRECT TO FLOOR
ILLUMINATION: N/A
FINISHES: WHITE
NOTES: N/A



KERBSIDE FLOOR SIGN
SIZE: FLOOR GRAPHIC 1800 X 3000mm TBC, CLEAR ZONE TBC FOLLOWING SITE REVIEW
MATERIAL: HEAVY DUTY EXTERNAL GRADE ROADMARKING PAINT, SIGNAGE CONTRACTOR TO ADVISE FINAL SPEC
FIXING: APPLIED DIRECT TO FLOOR
ILLUMINATION: N/A
FINISHES: RED STRIPE TO MATCH FINISH REF P3
WHITE LETTERING
NOTES: STRIPE TO STOP SHORT 500MM FROM OPPOSITE KERB ON SAME SIDE OF ORDER POINT/PICK UP WINDOW ALSO TO BE PAINTED RED.
CLEAR ZONE ALWAYS TO BE POSITIONED ON DRIVERS SIDE OF PARKING SPACE.



9 S23
013 N.T.S

ENTRY/ EXIT DOOR SIGNS
MATERIAL: DOUBLE SIDED DIGITAL PRINT VINYL
FIXING: APPLIED TO INTERNAL FACE OF GLAZING
ILLUMINATION: NO
NOTES: ENSURE NO LIGHT TRANSFER BETWEEN EACH SIDE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1316
Date: 21 December 2022



SET OUT AND SIZES SHOWN ARE INDICATIVE ONLY REFER TO SITE LAYOUT FOR PROPOSED PARKING LAYOUT.

8 S22
013 N.T.S

SIGNAGE DETAILS ARE INDICATIVE ONLY, SIGNAGE CONTRACTOR TO CONFIRM FINAL SPEC AND CONSTRUCTION DETAILS.
ALL SIZES TO BE CONFIRMED BY SIGNAGE CONTRACTOR FOLLOWING SITE REVIEW.
SIGNAGE CONTRACTOR TO ENSURE CONSISTENT LIGHT WITH NO HOTSPOTS OR SHADOWING ACROSS SIGN FACES.
ALL SIGNAGE PROOFS, SPECIFICATIONS AND DETAILS TO BE REVIEWED AND APPROVED BY CRAVEABLE BRANDS PRIOR TO MANUFACTURE AND INSTALLATION.