

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1275/5
Date: 23 August 2023



DEVELOPMENT SCHEDULE

SITE AREA	
LOT1189	1,509
LOT1190	1,509
	3,012 m ²

GFA (1)	
Service Industry (Hardware & Trade Supplies), Low Impact Industry and Warehouse (excluding self storage) 01	502
Service Industry (Hardware & Trade Supplies), Low Impact Industry and Warehouse (excluding self storage) 02	340
Service Industry (Hardware & Trade Supplies), Low Impact Industry and Warehouse (excluding self storage) 03	533
	1,375 m ²

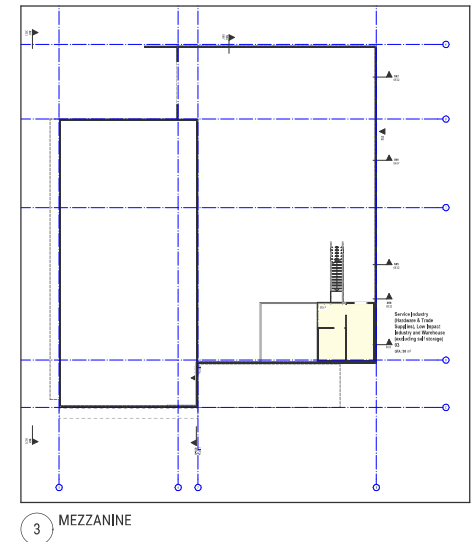
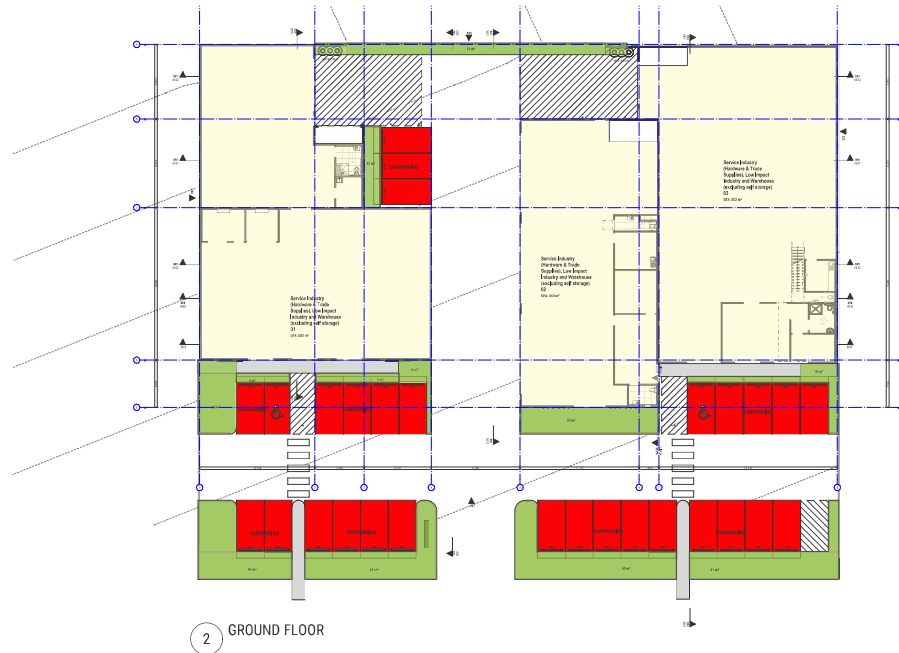
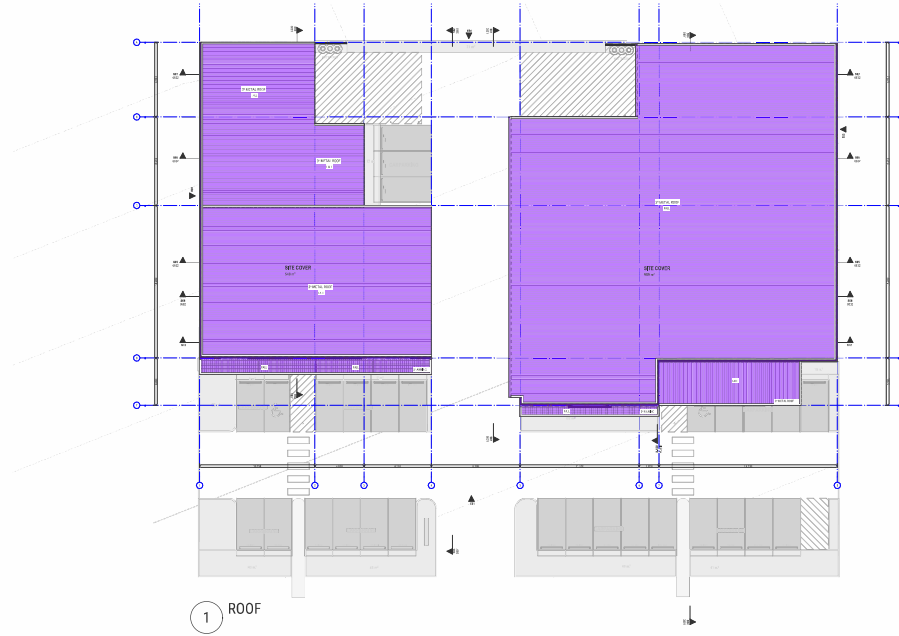
1. GFA
The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.

2. SITE COVER
The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage. The term does not include:- (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; (b) basement car parking areas located wholly below ground level; (c) eaves and sun shading devices.

SITE COVER
1,502 m ² (49.3%)

LANDSCAPING AND DEEP PLANTING	
LANDSCAPE - LOT 1189	150
LANDSCAPE - LOT 1190	160
	310 m ² (10.3%)

CAR PARKING	
CARPARKS	27
PWD CARPARKS	2
TOTAL	29



REV	DATE	DESCRIPTION
04	28/01/2022	TEMP REFUSE POINT
05	17/02/2022	REVISED LANDSCAPE
06	17/02/2022	BIR ISSUE
07	21/02/2022	AUTOMASTERS ADD
08	28/02/2022	BIR CONSULTANT ISSUE
09	04/03/2022	BIR ISSUE
10	09/03/2022	BIR ISSUE
11	14/03/2022	BIR ISSUE
12	29/03/2022	BIR ISSUE
13	30/03/2022	BIR ISSUE
14	26/04/2022	EVO RESPONSE
15	26/04/2022	EVO RESPONSE
16	03/08/2022	MEZZANINE
17	10/08/2022	DEVELOPMENT STATUS
18	11/08/2022	MEZZANINE UPDATE

LEGENDS & NOTES

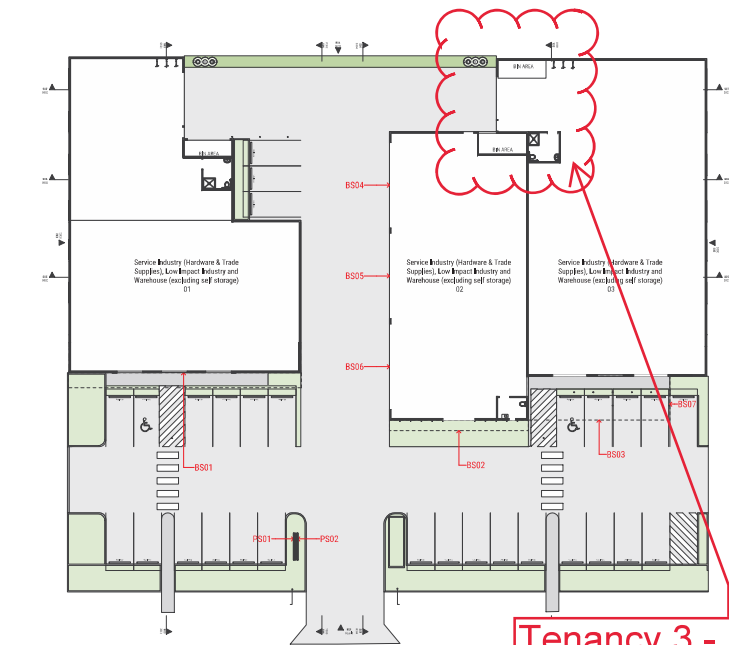
77ARCHITECTURE

CLIENT
NEWLINK PROPERTY GROUP
SITE ADDRESS
LOTS 1189-1190 KIRKON CRESCENT
BARINGGA QLD, 4551

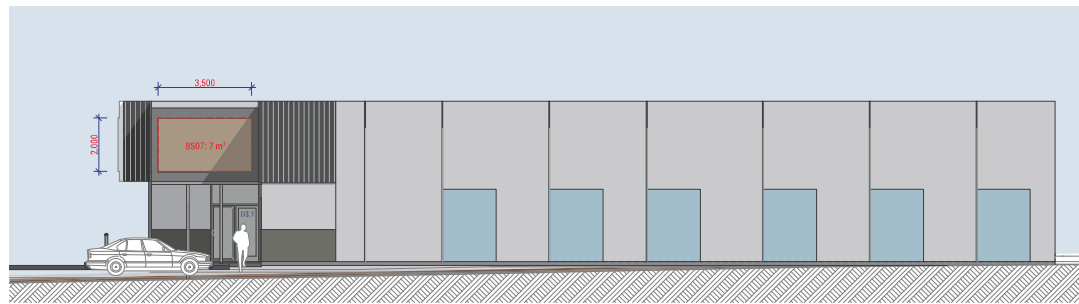
PROJECT
NEWP10
AURA LOTS 1189-1190

DRAWING NAME
DEVELOPMENT STATISTICS

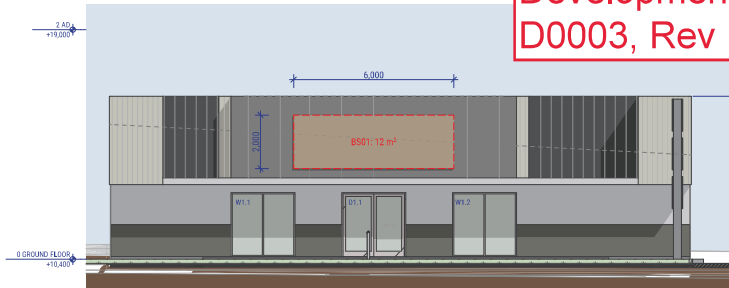
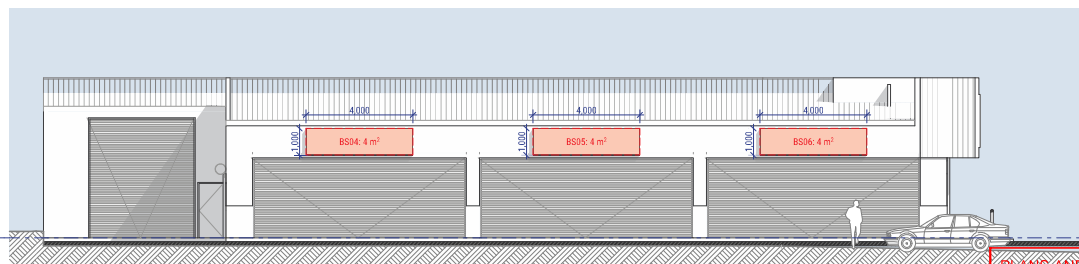
DRAWING NUMBER
0003
SCALE
1:1 @ A1
REVISION
18
STATUS
DESIGN DEVELOPMENT



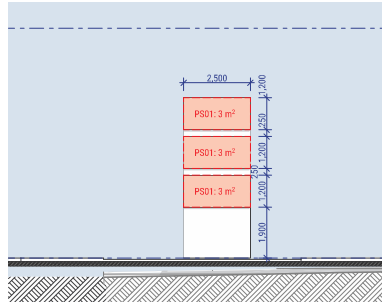
Tenancy 3 - Refer
Ground Floor Plan on
Development Statistics
D0003, Rev 18 sheet



1:100 | BUILDING 02 SIDE ELEVATION - SIGNAGE



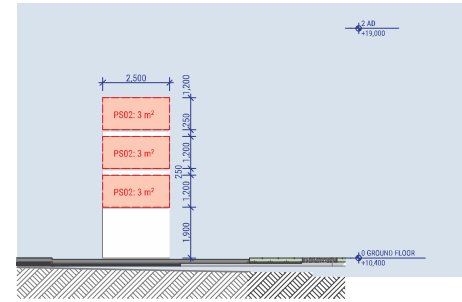
1:100 | ROAD ELEVATION - SIGNAGE



1:100 | PYLON SIGNAGE ELEVATION - PS01

SIGNAGE SCHEDULE

SIGN #	LENGTH (m)	HEIGHT (m)	AREA (m²)
BSN04	0.01	1.00	0
BSN05	0.01	1.80	0
BSN06	0.01	2.40	0
0 m²			
BUILDING SIGNAGE			
BS01	6.00	2.00	12
BS02	4.00	2.00	8
BS03	6.00	2.00	12
BS04	4.00	1.00	4
BS05	4.00	1.00	4
BS06	4.00	1.00	4
BS07	3.50	2.00	7
TOTAL			51 m²
PYLON SIGNAGE			
PS01	7.50	1.20	9
PS02	7.50	1.20	9
			18 m²
			69 m²



1:100 | PYLON SIGNAGE ELEVATION - PS02

REV	DATE	DESCRIPTION
01	21/12/2021	DA ISSUE
02	23/01/2022	BOI ISSUE
03	17/02/2022	BOI ISSUE
04	28/02/2022	BOI CONSULTANT ISSUE
05	04/03/2022	BOI ISSUE
06	09/03/2022	BOI ISSUE
07	14/03/2022	BOI ISSUE
08	29/03/2022	BOI ISSUE
09	30/03/2022	BOI ISSUE
10	29/04/2022	EDO RESPONSE
11	19/05/2022	EDO RESPONSE 2
12	20/05/2022	EDO RESPONSE 3
13	02/06/2022	ADDITIONAL WINDOW
14	08/12/2022	TENANCIES

NOTES

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Date: 16 December 2022



AMENDED IN RED

By: Andrew McKnight

Date: 21 August 2023



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SPECIFICATIONS	
The design is based on the information provided by the client and is subject to change without notice. The design is based on the information provided by the client and is subject to change without notice. The design is based on the information provided by the client and is subject to change without notice.	
PROJECT NAME	
AURA LOTS 1189-1190	
FOR	
NEWARK PROPERTY GROUP	
ADDRESS	
LOTS 1189-1190 EDDON CRESCENT BARRIGA QLD, 4551	
STATUS	
DEVELOPMENT APPLICATION	
SCALE	
1:100, 1:1 @ A1	
DRAWING NAME	
SIGNAGE SCHEDULE	
PROJECT NUMBER	
NEWP010	
DRAWING NUMBER	
A0004	
REVISION	
14	



NOTES



Date: 23 August 2023

PLANS AND DOCUMENTS



Date: 16 December 2022

AMENDED IN RED



Date: 21 August 2023



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AURA LOTS 1100, 1100

QLD, 4551

SCALE 1:100 @ A1

PROPOSED SITE PLAN 

PROJECT NUMBER	NEWP010
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A0102 18

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL



Approval no: DEV2022/1275/3
Date: 16 December 2022

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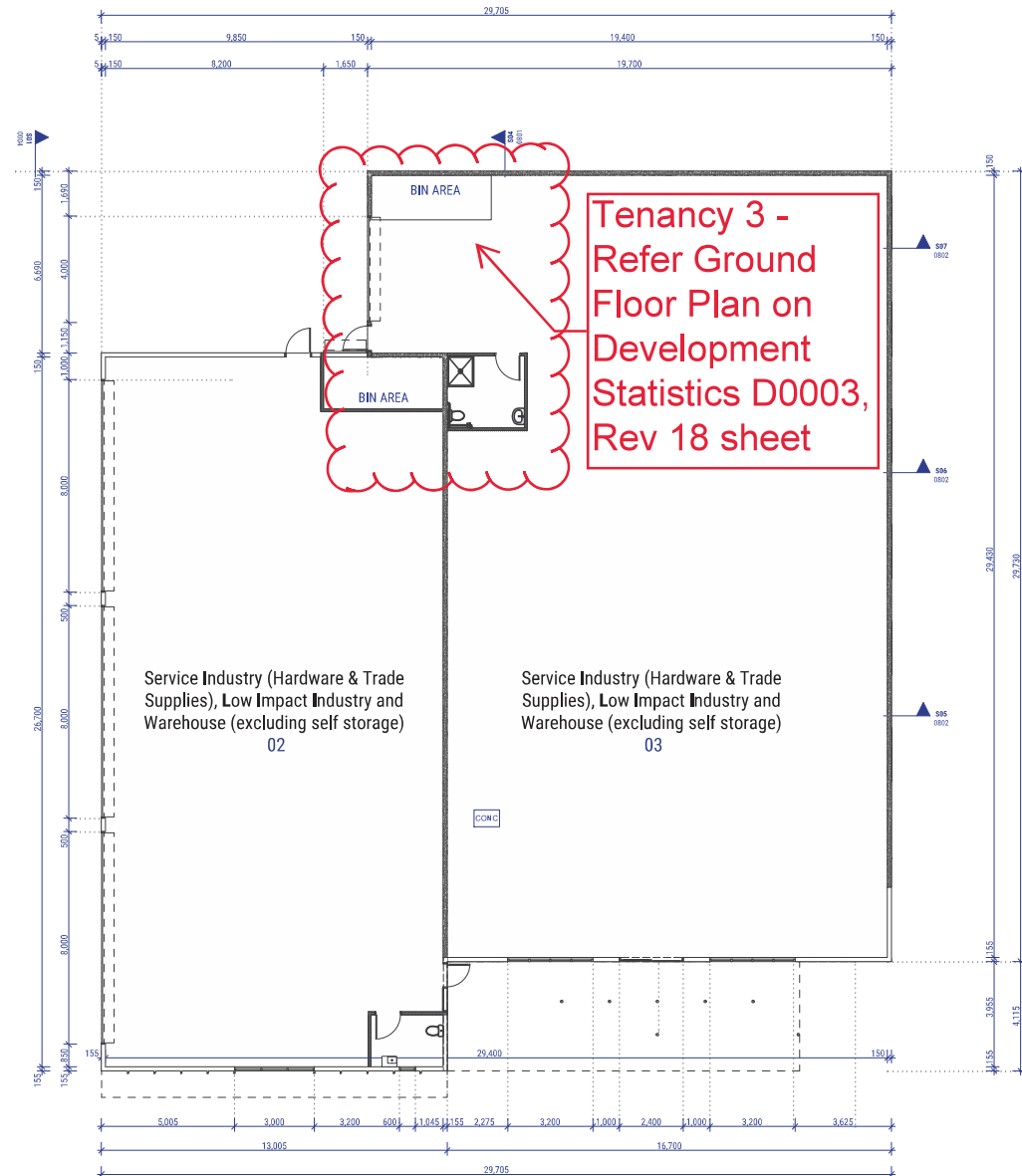
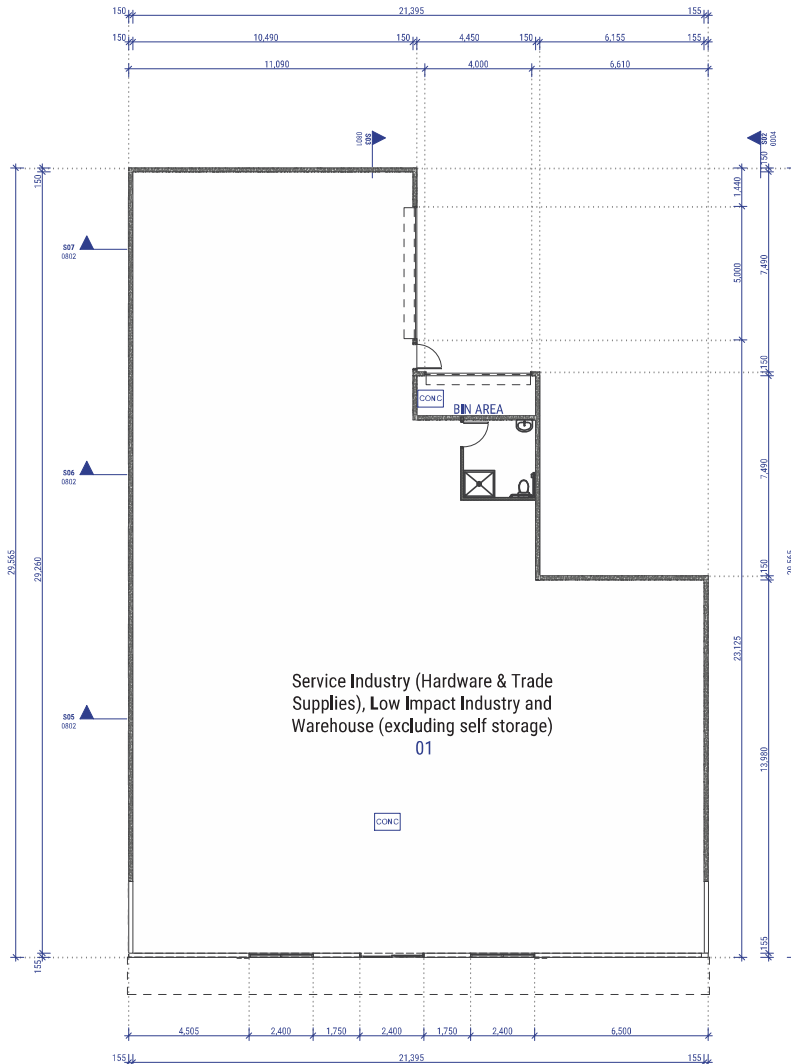
By: Andrew McKnight
Date: 21 August 2023



REV	DATE	DESCRIPTION
01	11/12/2021	CONSULTANT ISSUE
02	21/12/2021	DA ISSUE
03	23/01/2022	REV ISSUE
04	17/02/2022	REV ISSUE
05	28/02/2022	REV CONSULTANT ISSUE
06	04/03/2022	REV ISSUE
07	09/03/2022	REV ISSUE
08	14/03/2022	REV ISSUE
09	29/03/2022	REV ISSUE
10	30/03/2022	REV ISSUE
11	29/04/2022	EDC RESPONSE
12	20/05/2022	EDC RESPONSE 3
13	01/06/2022	ADDITIONAL WINDOW
14	02/06/2022	ADDITIONAL WINDOW
15	08/12/2022	TENANCIES

LEGEND

NOTES



Tenancy 3 -
Refer Ground
Floor Plan on
Development
Statistics D0003,
Rev 18 sheet



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PROJECT NAME
AURA LOTS 1189-1190

FOR
NEWARK PROPERTY GROUP

ADDRESS
LOTS 1189-1190 EDGEMOOR CRESCENT
BARONGA
QLD 4551

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100 @ A1

DRAWING NAME
FLOOR PLAN

PROJECT NUMBER
NEWP010

DRAWING NUMBER
H00001

REVISION
15

LEGENDS & NOTES

AF - ALUMINIUM CHANNELS
BOL - BOLLARD
COL - COLUMN
CP - COLOUR PAINTED PANEL
DP - DOWNPIPE
EG - EAVES GUTTER
FG - FRIED GLASS
MS01 - COLORBOND CLADDING
PC01 - PRECAST CONCRETE
PC02 - PRECAST CONCRETE
[12mm rebate fixes @ 400ctrs]
PR - PRECAST PANEL REBATE
SD - AUTO SLIDING DOOR



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CLIENT
NEWLINK PROPERTY GROUP

SITE ADDRESS
LOTS 1189-1190 EDISON CRESCENT
BARINGA QLD, 4551

PROJECT
NEWP010
AURA LOTS 1189-1190

DRAWING NAME
**GENERAL ARRANGEMENT
MEZZANINE**


eDrawings

DRAWING NUMBER REVISION
0303 **E**
SCALE STATUS
1:100 @ A1 DESIGN DEVELOPMENT

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03	23/01/2022	REV ISSUE
04	17/02/2022	REV ISSUE
05	28/02/2022	REV CONSULTANT ISSUE
06	04/03/2022	REV ISSUE
07	09/03/2022	REV ISSUE
08	14/03/2022	REV ISSUE
09	29/03/2022	REV ISSUE
10	30/03/2022	REV ISSUE
11	20/04/2022	EDO RESPONSE
12	20/05/2022	EDO RESPONSE 3
13	01/06/2022	ADDITIONAL WINDOW

NOTES

NOTES



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PROJECT NAME
AURA LOTS 1189-1190

FOR NEWARK PROPERTY GROUP

ADDRESS LOTS 1189-1190 EDGEMOON CRESCENT
BARRIGA QLD 4551

STATUS DEVELOPMENT APPLICATION

SCALE 1:100 @ A1

DRAWING NAME
ROOF PLAN

PROJECT NUMBER NEWP010

DRAWING NUMBER H0001N

A0302 13



LEGENDS

- AD - AUTO SLIDING DOOR
- AF - ALUMINIUM FINS
- BR - BIKE RACKS
- CB - COLORBOND CLADDING
- CP - COLOUR PAINTED PANEL
- EG - EAVES GUTTER
- FW - FIXED WINDOW
- MR - METAL ROOF
- PC - PRECAST CONCRETE
- PCF - PRECAST CONCRETE
[12mm rebate lines @ 400ctr]
- PR - PRECAST PANEL REBATE
- RS - ROLLER SHUTTER
- SCR - BIN STORE SCREEN

NOTES



Queensland
Government



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LEGENDS

- AD - AUTO SLIDING DOOR
- AF - ALUMINUM FINIS
- BR - BIKE RACKS
- CB - COLORBOND CLADDING
- CP - COLOUR PAINTED PANEL
- EG - EAVES GUTTER
- FW - FIXED WINDOW
- MR - METAL ROOF
- PC - PRECAST CONCRETE
- PCF - PRECAST CONCRETE
[12mm rebate lines @ 400ctr]
- PR - PRECAST PANEL REBATE
- RS - ROLLER SHUTTER
- SCR - BIN STORE SCREEN



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FOR NEWLINK PROPERTY GROUP

ADDRESS LOTS 1189-1190 EDISON CRES.

STATUS	DEVELOPMENT APPLICATION
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SCALE 1:100 @ A1

DRAWING NAME

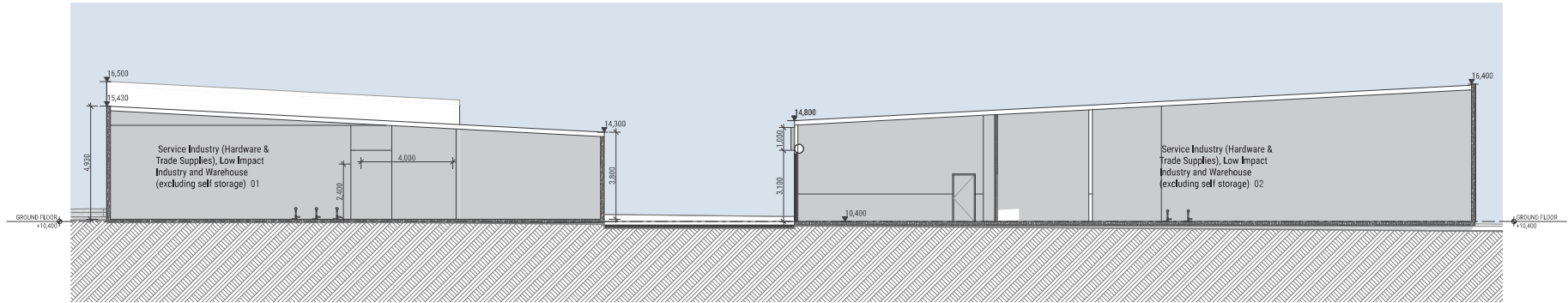
SECTIONS

PROJECT NUMBER NEWP010

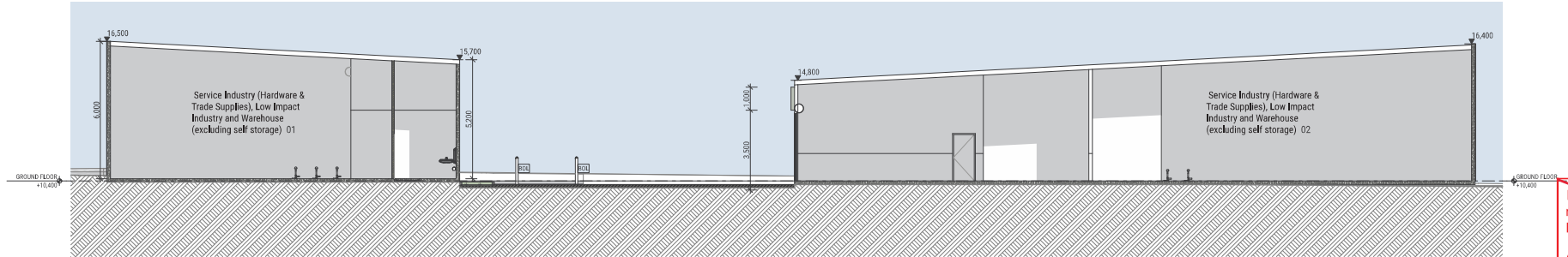
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DRAWING NUMBER	REVISION
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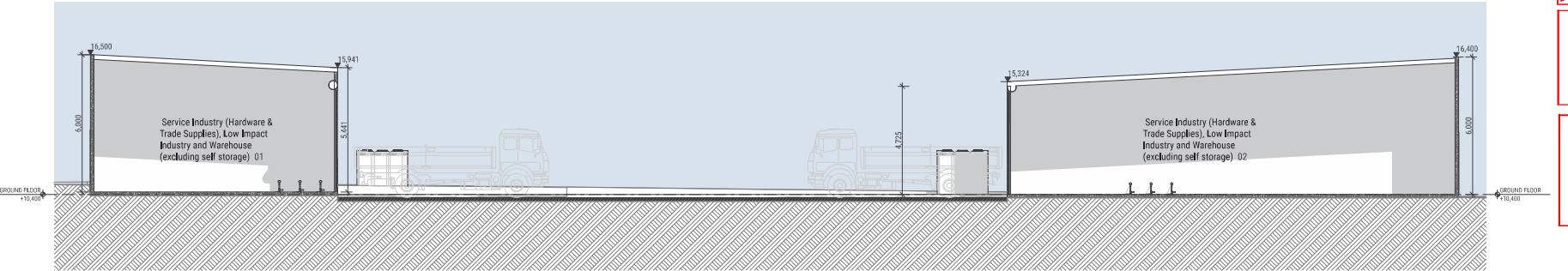
A0801 12



1:100 | SECTION 05



1:100 | SECTION 06



1:100 | SECTION 07

REV	DATE	DESCRIPTION
01	11/12/2021	CONSULTANT ISSUE
02	21/12/2021	DA ISSUE
03	23/1/2022	RIR ISSUE
04	17/2/2022	RIR ISSUE
05	28/2/2022	RIR CONSULTANT ISSUE
06	4/3/2022	RIR ISSUE
07	9/3/2022	RIR ISSUE
08	14/3/2022	RIR ISSUE
09	29/3/2022	RIR ISSUE
10	30/3/2022	RIR ISSUE
11	29/4/2022	EDU RESPONSE
12	20/5/2022	EDU RESPONSE 3

LEGENDS
AD - AUTO SLIDING DOOR
AF - ALUMINIUM FINIS
BR - BRICK RACKS
CB - COLORBOND CLADDING
CP - COLOUR PAINTED PANEL
EG - EAVES GUTTER
FW - FIXED WINDOW
MR - METAL ROOF
PC - PRECAST CONCRETE
PCF - PRECAST CONCRETE
[12mm rebate lines @ 400ctr]
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PROJECT NAME AURA LOTS 1189-1190	
FOR NEWARK PROPERTY GROUP	
ADDRESS LOTS 1189-1190 EDDISON CRESCENT BARONGIA QLD 4551	
STATUS DEVELOPMENT APPLICATION	
SCALE 1:100 @ A1	
DRAWING NAME SECTIONS	
PROJECT NUMBER	NEWP010
DRAWING NUMBER	SECTION
A0802	12