

# YARRABILBA COMMERCIAL DEVELOPMENT



## YARRABILBA DEVELOPMENT - SD DRAWINGS

| Sheet Number | Sheet Name           | Sheet Issue Date |
|--------------|----------------------|------------------|
| 000-0        | COVER SHEET          | 29.11.2023       |
| 100          | SITE PLAN            | 29.11.2023       |
| 101          | MEZZANINE FLOOR PLAN | 29.11.2023       |
| 300          | ROOF PLAN            | 29.11.2023       |
| 400          | ELEVATIONS           | 29.11.2023       |
| 401          | ELEVATIONS           | 29.11.2023       |
| 402          | ELEVATIONS           | 29.11.2023       |
| 403          | ELEVATIONS           | 29.11.2023       |
| 500          | SECTIONS             | 29.11.2023       |
| 901          | 3D VIEW 1            | 29.11.2023       |
| 902          | 3D VIEW 2            | 29.11.2023       |
| 903          | 3D VIEW 3            | 29.11.2023       |

PLANS AND DOCUMENTS  
referred to in the  
PDA DEVELOPMENT APPROVAL  
Approval no.: **DEV2023/1426**  
Date: **06 February 2024**



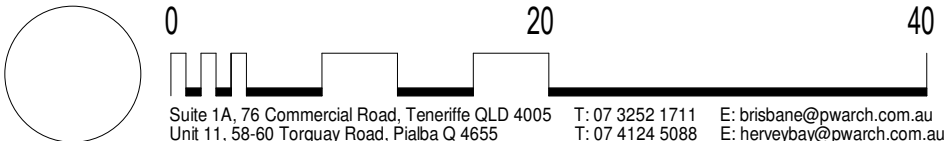
COVER SHEET

LOT 18 DIXON CIRCUIT, YARRABILBA

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20220006 SD 000-0 19

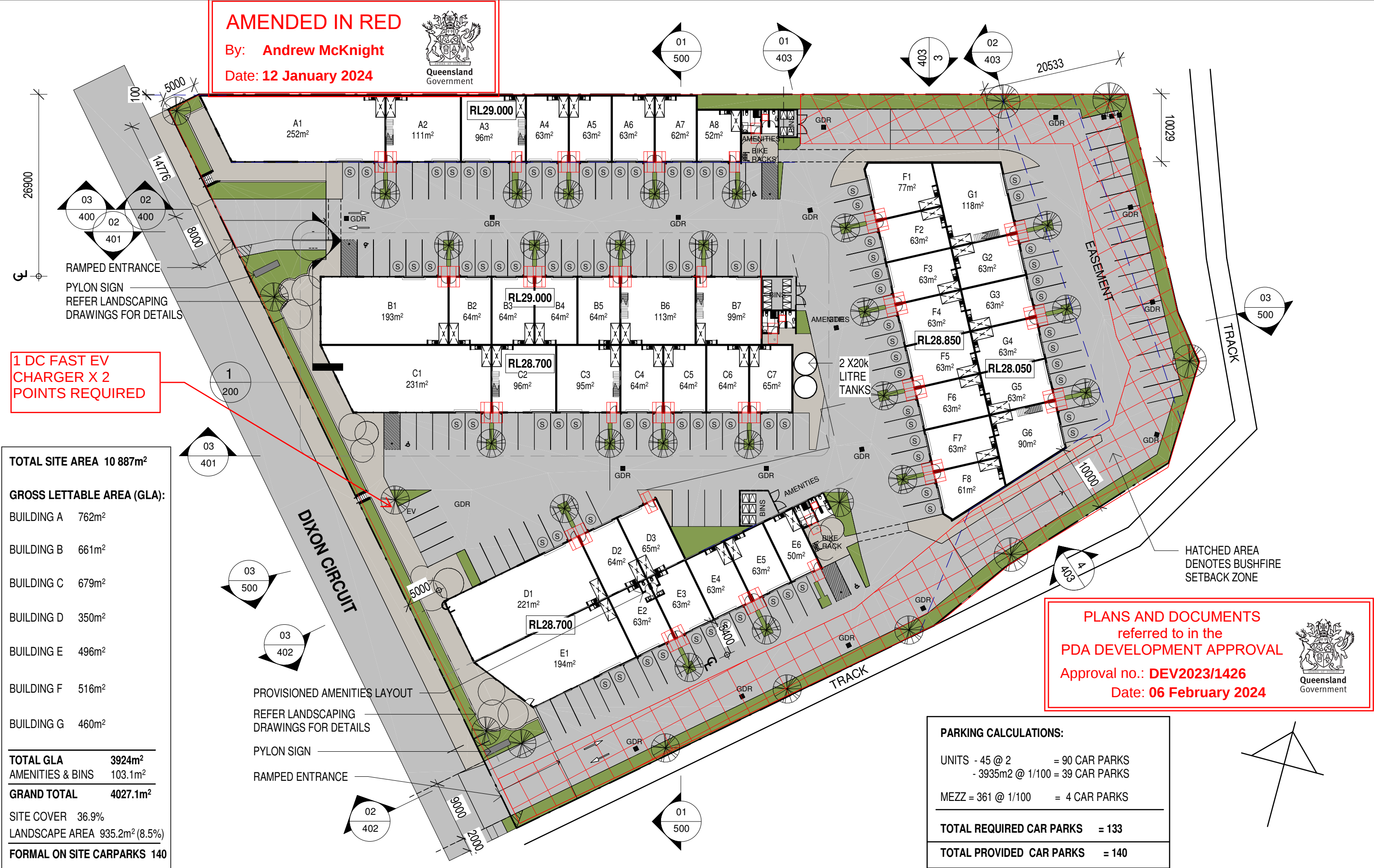
29.11.2023



AMENDED IN RED

By: Andrew McKnight

Date: 12 January 2024



|                                      |                            |
|--------------------------------------|----------------------------|
| TOTAL SITE AREA 10 887m <sup>2</sup> |                            |
| GROSS LETTABLE AREA (GLA):           |                            |
| BUILDING A                           | 762m <sup>2</sup>          |
| BUILDING B                           | 661m <sup>2</sup>          |
| BUILDING C                           | 679m <sup>2</sup>          |
| BUILDING D                           | 350m <sup>2</sup>          |
| BUILDING E                           | 496m <sup>2</sup>          |
| BUILDING F                           | 516m <sup>2</sup>          |
| BUILDING G                           | 460m <sup>2</sup>          |
| <hr/>                                |                            |
| TOTAL GLA                            | 3924m <sup>2</sup>         |
| AMENITIES & BINS                     | 103.1m <sup>2</sup>        |
| <hr/>                                |                            |
| GRAND TOTAL                          | 4027.1m <sup>2</sup>       |
| <hr/>                                |                            |
| SITE COVER                           | 36.9%                      |
| LANDSCAPE AREA                       | 935.2m <sup>2</sup> (8.5%) |
| <hr/>                                |                            |
| FORMAL ON SITE CARPARKS              | 140                        |

PARKING CALCULATIONS:

UNITS - 45 @ 2 = 90 CAR PARKS  
- 3935m<sup>2</sup> @ 1/100 = 39 CAR PARKS

MEZZ = 361 @ 1/100 = 4 CAR PARKS

TOTAL REQUIRED CAR PARKS = 133

TOTAL PROVIDED CAR PARKS = 140

⑤ - DENOTES STAFF PARKING LOCATIONS

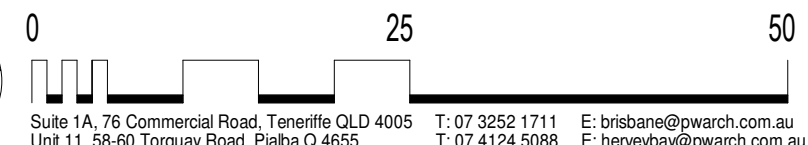
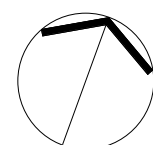
SITE PLAN

LOT 18 DIXON CIRCUIT, YARRABILBA

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20220006 SD 100 19

29.11.2023



Suite 1A, 76 Commercial Road, Teneriffe QLD 4005  
Unit 11, 58-60 Torquay Road, Pialba Q 4655  
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E: herveybay@pwarch.com.au



| GROSS LETTABLE AREA (GLA): |                         |
|----------------------------|-------------------------|
| BUILDING A Mezzanine       | 94m <sup>2</sup>        |
| BUILDING B Mezzanine       | 96m <sup>2</sup>        |
| BUILDING C Mezzanine       | 93m <sup>2</sup>        |
| BUILDING D Mezzanine       | - m <sup>2</sup>        |
| BUILDING E Mezzanine       | - m <sup>2</sup>        |
| BUILDING F Mezzanine       | - m <sup>2</sup>        |
| BUILDING G Mezzanine       | 78m <sup>2</sup>        |
| <b>TOTAL GLA</b>           | <b>361m<sup>2</sup></b> |

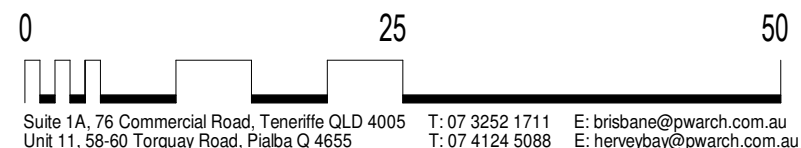
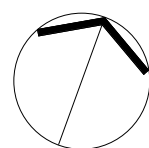
## MEZZANINE FLOOR PLAN

LOT 18 DIXON CIRCUIT, YARRABILBA

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29.11.2023



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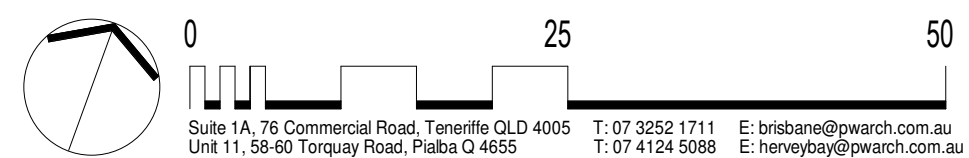




1 FLOOR PLAN  
1 : 500

ROOF PLAN  
LOT 18 DIXON CIRCUIT, YARRABILBA  
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29.11.2023

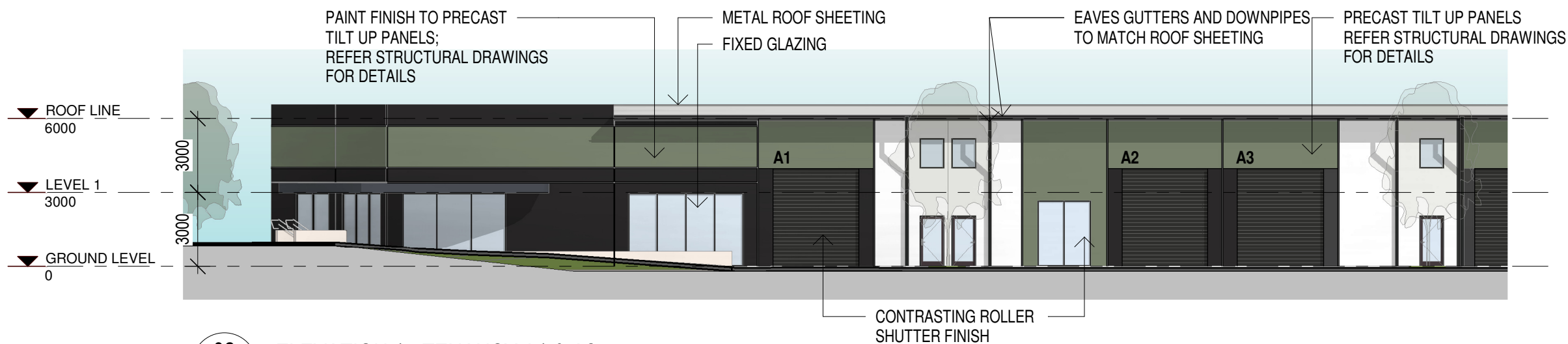


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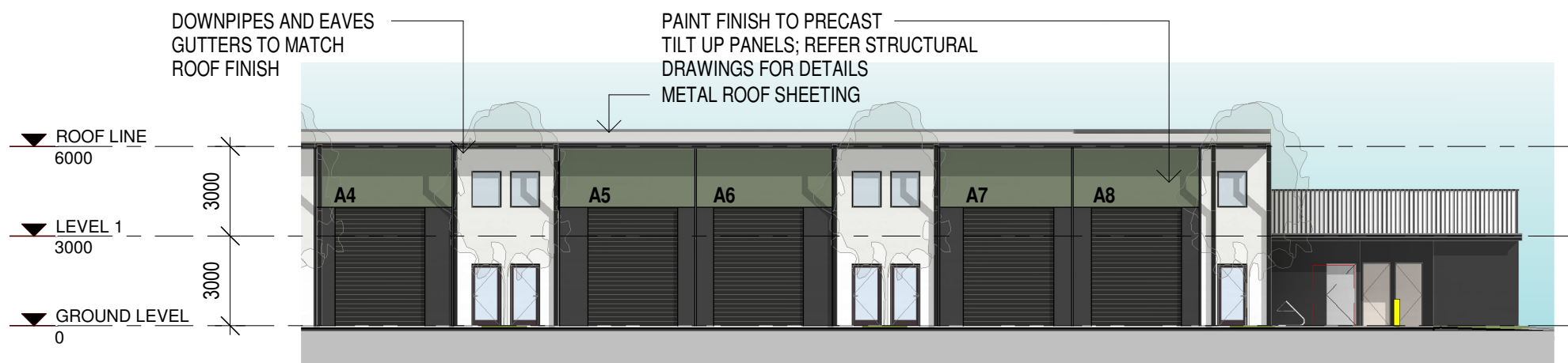




01 ELEVATION 1 - TENANCY A1  
1 : 200



02 ELEVATION 1 - TENANCY A1 & A2  
1 : 200



03 ELEVATION 1 - TENANCY A3 - A8  
1 : 200

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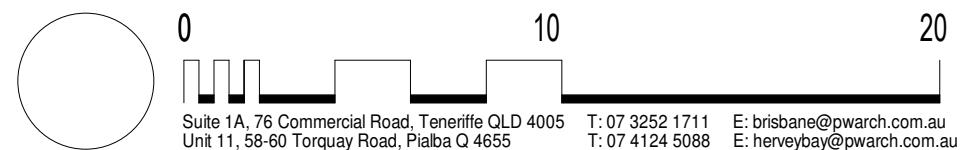
## ELEVATIONS

LOT 18 DIXON CIRCUIT, YARRABILBA

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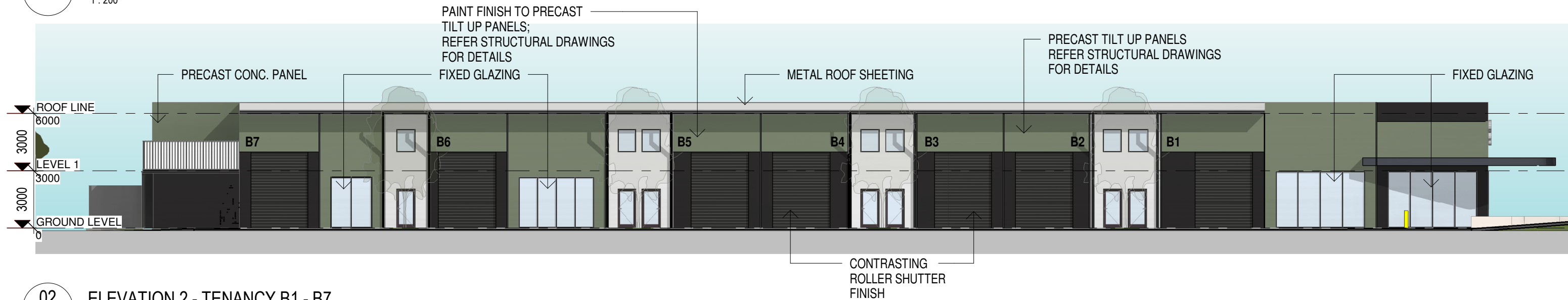
20220006 SD 400 19

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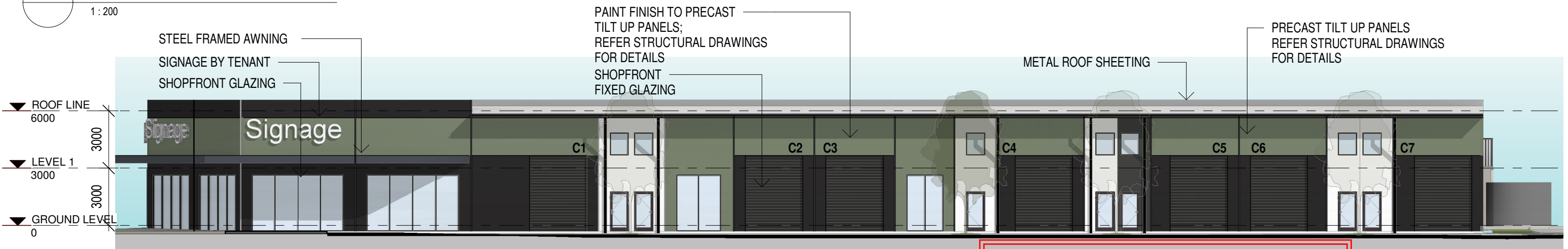




01 ELEVATION 1 - TENANCY B1 & C1  
1:200



02 ELEVATION 2 - TENANCY B1 - B7  
1:200



03 ELEVATION 3 - TENANCY C1 - C7  
1:200

## ELEVATIONS

LOT 18 DIXON CIRCUIT, YARRABILBA

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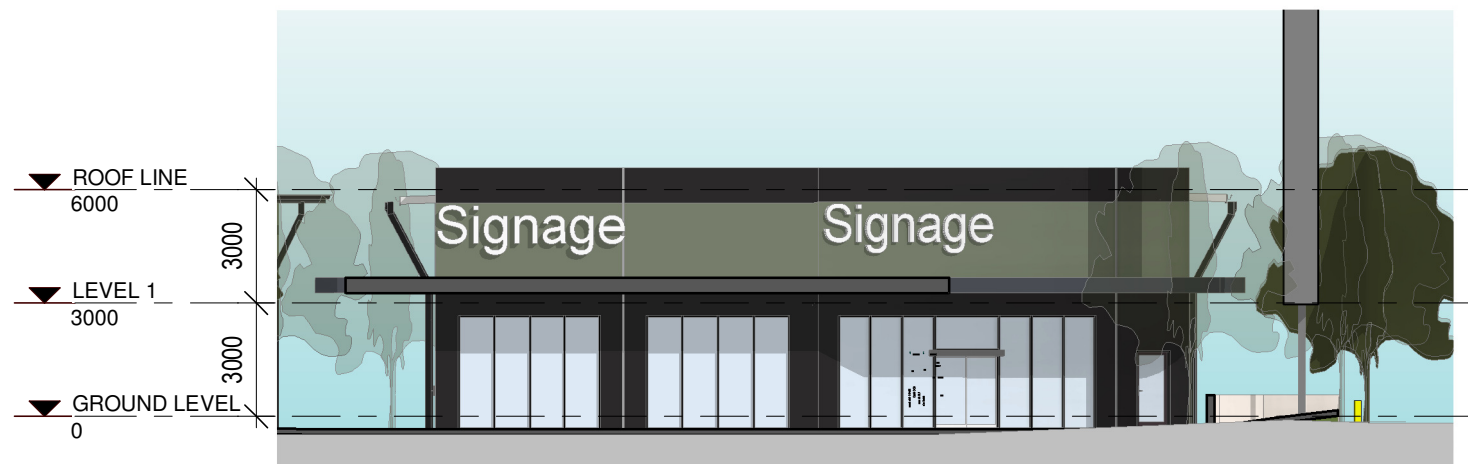
20220006 SD 401 19

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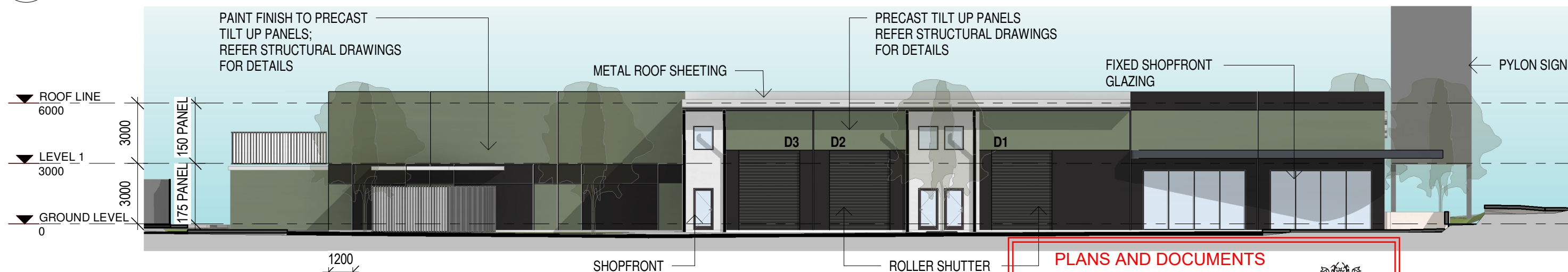
01 ELEVATION 1 - TENANCY D1 & E1

1 : 200



02 ELEVATION 5 - TENANCY E1 - E7

1 : 200



03 ELEVATION 5 - TENANCY D1 - D3

1 : 200

## ELEVATIONS

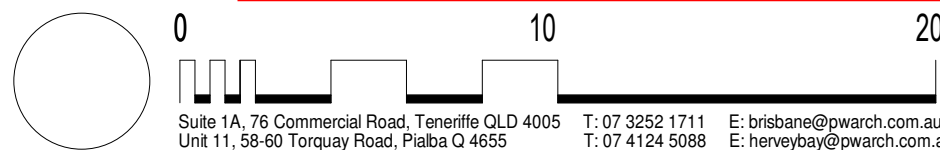
LOT 18 DIXON CIRCUIT, YARRABILBA

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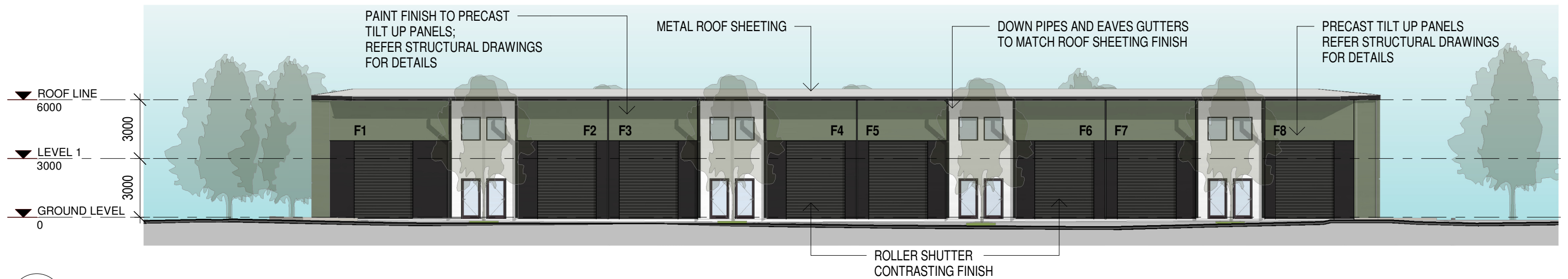
20220006 SD 402 19

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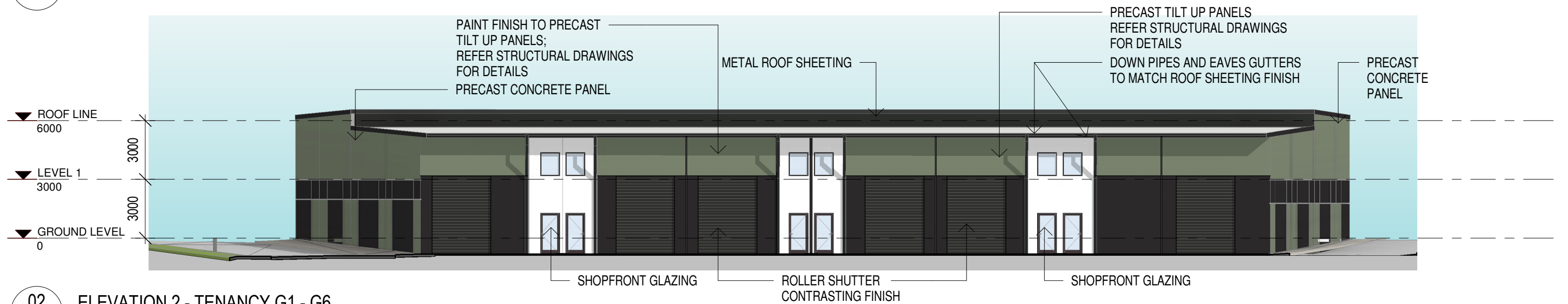
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**PW**  
PARUPS WARING  
ARCHITECTURE



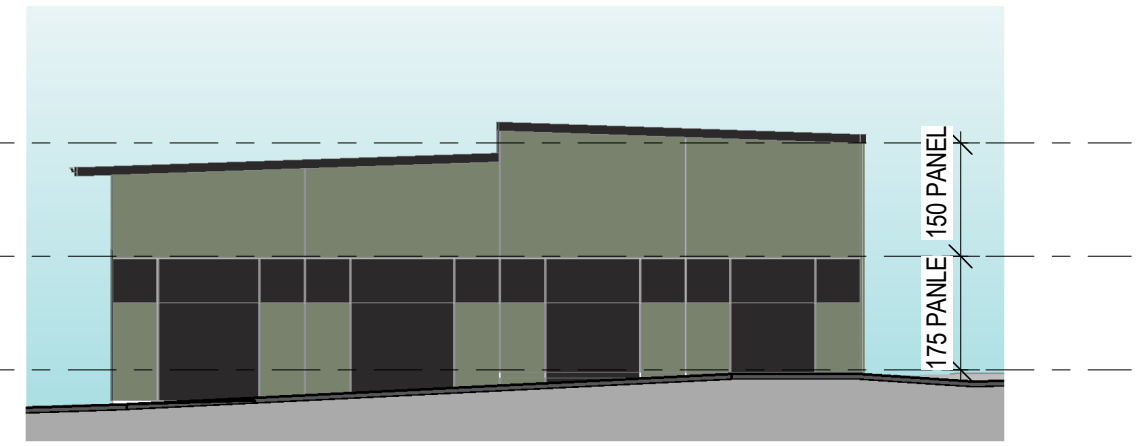
01 ELEVATION 1 - TENANCY F1 - F8  
1 : 200



02 ELEVATION 2 - TENANCY G1 - G6  
1 : 200



4 ELEVATION 3 - TENANCY F&G  
1 : 200



3 ELEVATION 4 - TENANCY F&G  
1 : 200

## ELEVATIONS

LOT 18 DIXON CIRCUIT, YARRABILBA

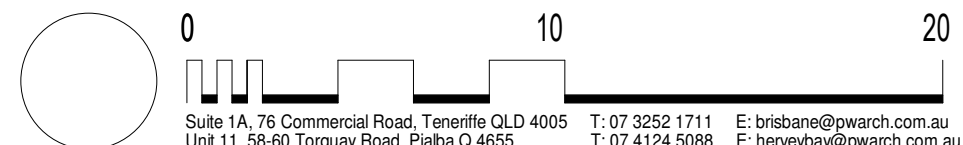
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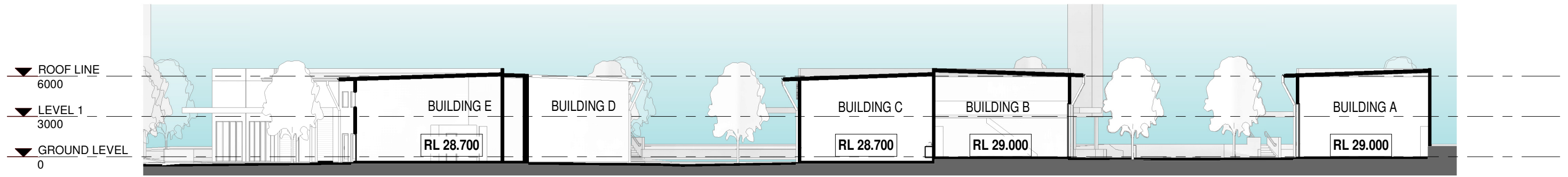
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01 SECTION 01  
1 : 300



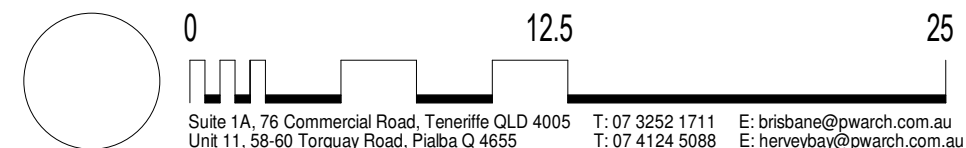
03 SECTION 03  
1 : 300

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SECTIONS  
LOT 18 DIXON CIRCUIT, YARRABILBA  
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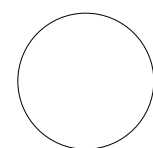
3D VIEW 1

LOT 18 DIXON CIRCUIT, YARRABILBA

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20220006 SD901 18

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Queensland  
Government

3D VIEW 2

LOT 18 DIXON CIRCUIT, YARRABILBA

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20220006 SD902 18

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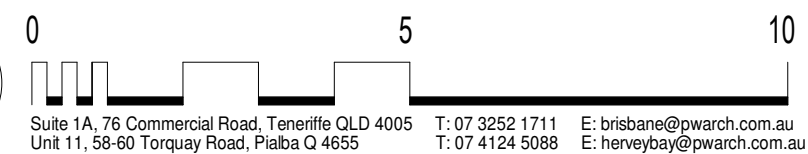
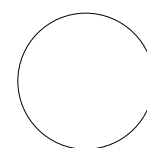
3D VIEW 3

LOT 18 DIXON CIRCUIT, YARRABILBA

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