



ARTIST IMPRESSION - VIEW FROM STRONG STREET



ARTIST IMPRESSION - VIEW FROM ABELES STREET

MRA
MRA Design
1/33 Premier Circuit,
Warana
Queensland 4575.
(Powderday PTY LTD) QBCC Lic. No. 1135156
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Builder:
TBA

Client/s:
CHP DEVELOPMENTS AUST. P/L

Project Type:
PROPOSED INDUSTRIAL

Site Address:
**LOT 1115 CNR STRONG
& ABELES STREET,
BARINGA**

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Scale: **As Noted (@A1 sheet Size)**

Status: **DA-D** Date: **10/4/2024**

Drawn: **BJW** Checked By: **MPR**

Sheet
Size: **A1**
Project No.:
22007 Drawing No.:
2 of 6

Plot Date: 10/4/2024

PROPERTY DESCRIPTION

LOT 1115 STRONG & ABELES STREET, AURA
SP 308152

CLIMATE ZONE "2"
SITE AREA = 1445 m²
BUILDING FOOTPRINT = 754.7 m²
SITE COVERAGE = 52.2%

BUILDING CLASSIFICATION

CONSTRUCTION TYPE "C"

BUILDING TYPE -
CLASS 6,7,8

CAR PARKING REQUIRED - (GFA >850m²)
1 PER 50m² UPTO 500m² (10)
+1 PER 100m² THERE AFTER (3)
REQUIRED - 13
PROVIDED - 14

MOTORCYCLE PARKING REQUIRED -
REQUIRED - 0
PROVIDED - 4

BICYCLE PARKING REQUIRED -
REQUIRED - 5
PROVIDED - 6

LANDSCAPING REQUIRED -
5% (2.0 m FRONT) 72.25m²
184.14 m² PROVIDED
12.74 % COVERAGE

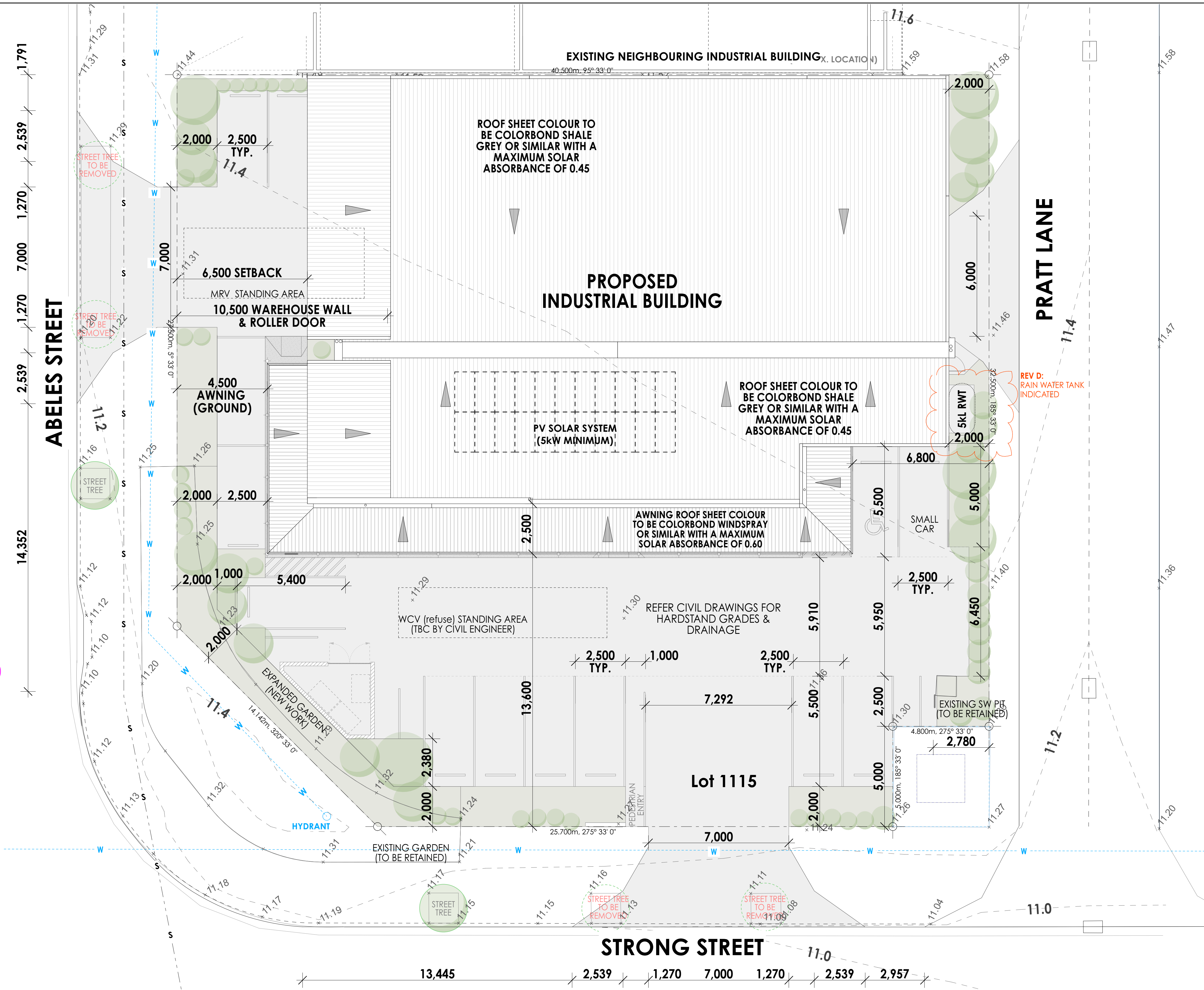
AREA SCHEDULE

REFER TO SEPARATE SCHEDULE

GFA - LOWER	
TENANCY	AREA
SHOWROOM (A) GFA	131.83
STORE (P) GFA	5.43
WAREHOUSE (P) GFA	443.28
	580.54 m ²
GFA - MEZZANINE	
TENANCY	AREA
MEZZ A (A) GFA	74.01
MEZZ A (P) GFA	52.43
MEZZ B (P) GFA	121.12
	247.56 m ²
GFA - TOTALS	
TENANCY	AREA
MEZZ A (A) GFA	74.01
MEZZ A (P) GFA	52.43
MEZZ B (P) GFA	121.12
SHOWROOM (A) GFA	131.83
STORE (P) GFA	5.43
WAREHOUSE (P) GFA	443.28
	828.10 m ²

NOTE:
PRIMARY USE AREAS ARE INDICATED WITH (P)
ANCILLARY USE AREAS ARE INDICATED WITH (A)
TOTAL GFA=825.09m²
25% OF TOTAL GFA=206.27m²
TOTAL ANCILLARY GFA=205.84m² (74.01+131.83m²)

LANDSCAPE AREAS	
LOCATION	AREA
L01	92.52
L02	30.95
L03	10.42
L04	22.23
L05	1.84
L06	13.56
L07	12.62
	184.14 m ²

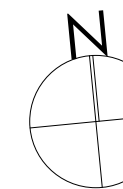


SITE PLAN

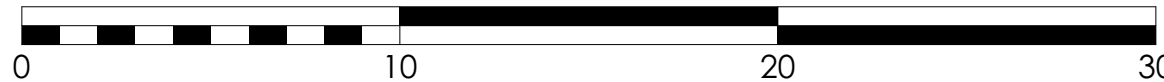
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SHEET INDEX - DA ISSUE- A1 SHEET - PROPOSED INDUSTRIAL

No.	Sheet Name	Rev	Description	Date
1	Cover Page	DA-C	For Development Approval	25.01.24
2	Cover page	DA-C	For Development Approval	25.01.24
3	Site Plan	DA-C	For Development Approval	25.01.24
4	Ground Floor Layout Plan	DA-C	For Development Approval	25.01.24
5	Upper Floor Layout Plan	DA-C	For Development Approval	25.01.24
6	Elevations	DA-C	For Development Approval	25.01.24



THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:
CIVIL ENGINEERING (CAUSE CONSULTING ENGINEERS)
LANDSCAPE DESIGN (ELEMENT DESIGN)



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CONSULTANTS:

SURVEYOR:

• FOCUS ON SURVEYING

TOWN PLANNER:

• ADAMS & SPARKS TOWN PLANNING & DEVELOPMENT

LANDSCAPE DESIGN:

• TBA

STRUCTURAL ENGINEER:

• TBA

CIVIL ENGINEER:

• CAUSE CONSULTING ENGINEERS

HYDRAULIC CONSULTANT:

• TBA

REFER CIVIL ENGINEER'S DESIGN FOR:

• SITE CLASSIFICATION
• SEDIMENT CONTROL
• SLAB & FOOTING DESIGN & DETAILS
• STEEL ROOF STRUCTURE / BEAMS
• PURLINS, RAFTERS
• CIVIL DESIGN WORKS
• STRUCTURAL CERTIFICATION

REFER HYDRAULIC DESIGN & SPECIFICATION FOR:

• HYDRAULICS LAYOUT PLAN & DETAILS
• SITE DRAINAGE
• SEWER DRAINAGE
• STORMWATER DRAINAGE
• FIRE HYDRANT POSITION
• WATER RETENTION & ON SITE RETENTION
• GUTTER & DOWNPIPE SIZES/MATERIALS

REFER ROOFING MANUFACTURER'S SPECIFICATION FOR:

• SHEET ROOFING FIXINGS
• FLASHINGS
• DOWNPIPES DROPPERS
• ACCESSORIES

REFER LANDSCAPE DESIGN FOR:

• LANDSCAPING PLAN AND MAINTENANCE SCHEDULE

REFER TO THE RELEVANT CONSULTANTS / AUTHORITIES FOR MECHANICAL, ELECTRICAL, & FIRE SERVICES SPECIFICATIONS:

• ELECTRICAL DESIGN AND PLANS
• SWITCHBOARD & RETICULATION
• EMERGENCY LIGHTING
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ENERGY EFFICIENCY SHALL BE IN ACCORDANCE WITH ACCREDITED ENERGY EFFICIENCY ASSESSORS REPORT, FOR CONDITIONED SPACES.

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Drawing No.: 22007

Project No: 22007

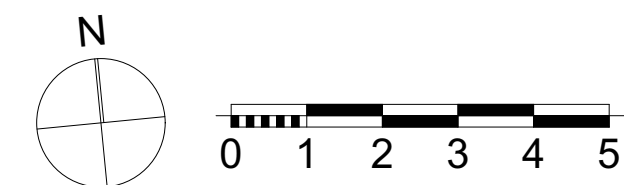
3 of 6

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GFA - LOWER	
TENANCY	AREA
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STORE (P) GFA	5.43
WAREHOUSE (P) GFA	443.28
	580.54 m ²

GLAZING GENERAL NOTES
: DOOR / WINDOW SCHEDULE IS INDICATIVE ONLY AND SUBJECT TO CONFIRMATION UPON SITE MEASURE.
: WINDOW OPENINGS SHALL BE PROTECTED I.A.W. 3.9.2.5
: ALL ALUMINIUM FRAMES TO BE **MATTE BLACK** U.N.O
: IF GLASS TINT REQUIRED USE GREY TINT.
ALUMINIUM WINDOW & DOOR LEGEND
AW : ALUM. FRAME AWNING WINDOW
BI-FOLD : ALUM. FRAME BIFOLD DOOR/WINDOW
DH : ALUM. FRAME DOUBLE HUNG WINDOW
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SW : ALUM. FRAME SLIDING WINDOW
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OBS : OBSCURE GLASS

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LEGEND

- EXIT** - EMERGENCY EXITS - TO COMPLY WITH BCA Part 4.4.5.10 W/IT ILLUMINATED SINGLE SIDED EXIT SIGN MODEL E 1112, CLASSIFICATION AS 2293.1 @ BCA PART E 4.5 EXIT DOORS & HARDWARE COMPLY WITH BCA part D2.19, D2.10, D2.21.
- FE** - FIRE EXTINGUISHER - TO BE PROVIDED AS LISTED IN BCA & TO COMPLY WITH AS 2444 PLACE WITHIN 4M OF EXIT DOORS
- MV** - MECHANICAL VENTILATION - COMPLY WITH AS 1686.2 & AS/NZS 3066.1.
- LOH** - LIFT OFF HINGES - TO ALL W/CS IN ACCORDANCE WITH BCA
- EL** - EMERGENCY LIGHTING - SF10 SP NON-MAINTAINED 10W HALOGEN FIXED FLUSH WITH CEILING. INSTALL IN ACCORDANCE WITH AS 2293.1.
- FHR** - FIRE HOSE REEL - IN ACCORDANCE WITH HYDRAULIC CONSULTANTS SPECIFICATIONS
- TRH** - TOILET ROLL HOLDER - IN ACCORDANCE WITH AS 1428.1 2009
- F** - FEMALE - DENOTES COMMUNAL FEMALE TOILETS
- M** - MALE - DENOTES COMMUNAL MALE TOILETS
- PD** - PERSON WITH DISABILITY - DENOTES COMMUNAL PWD TOILET IN ACCORDANCE WITH AS 1428.1 2009

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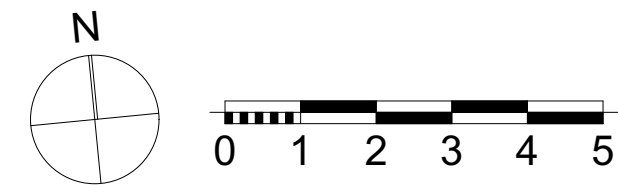
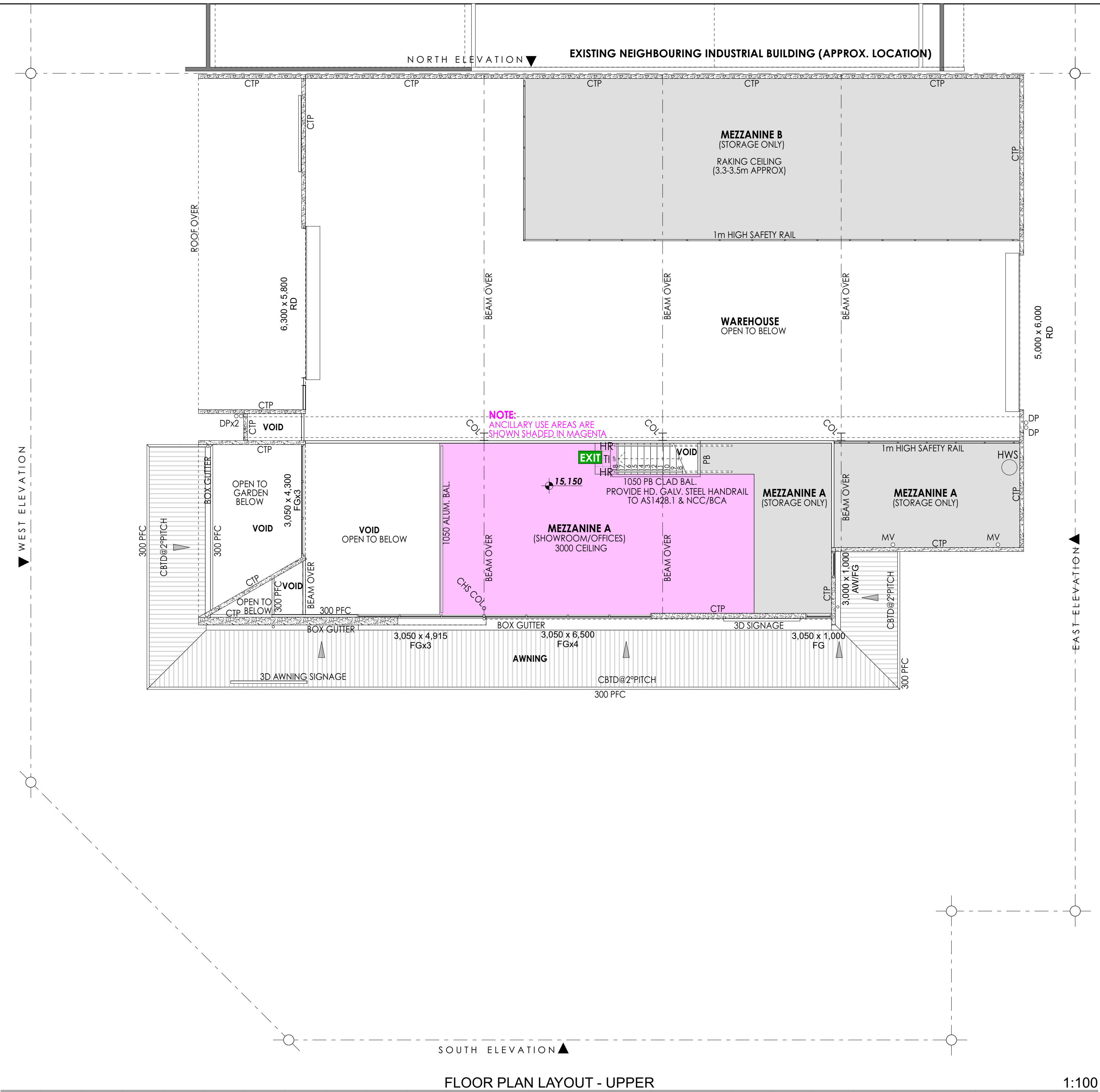
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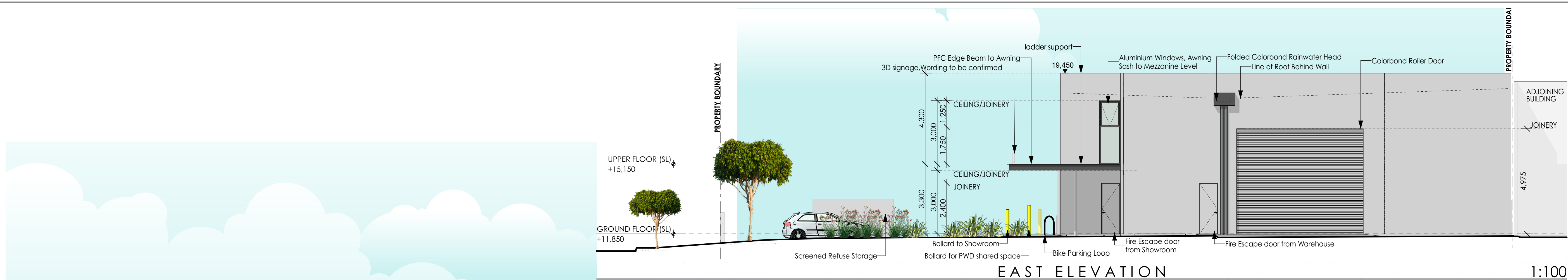
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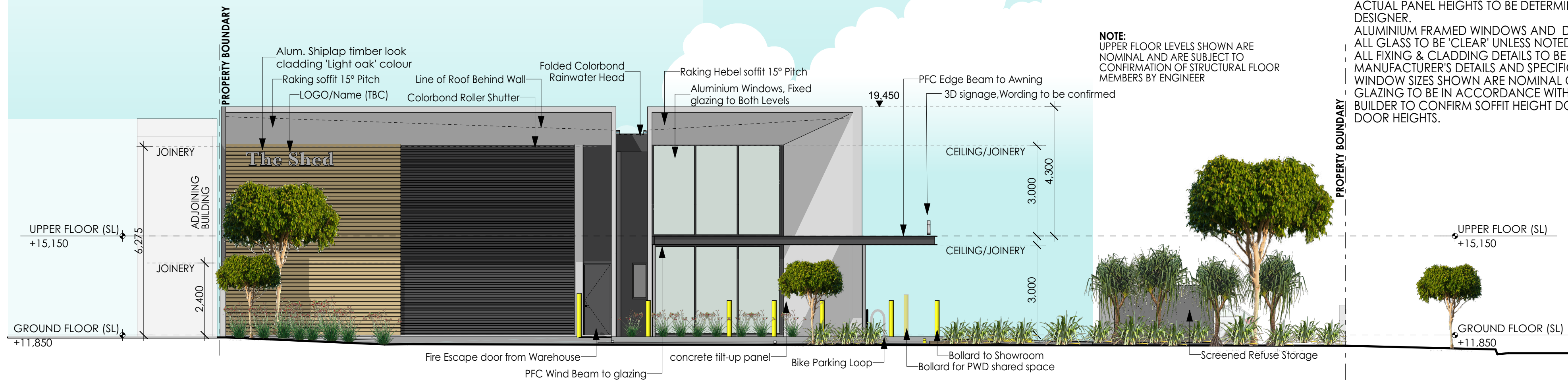
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Plot Date: **10/4/2024**



EAST ELEVATION

1:100



WEST ELEVATION

1:100

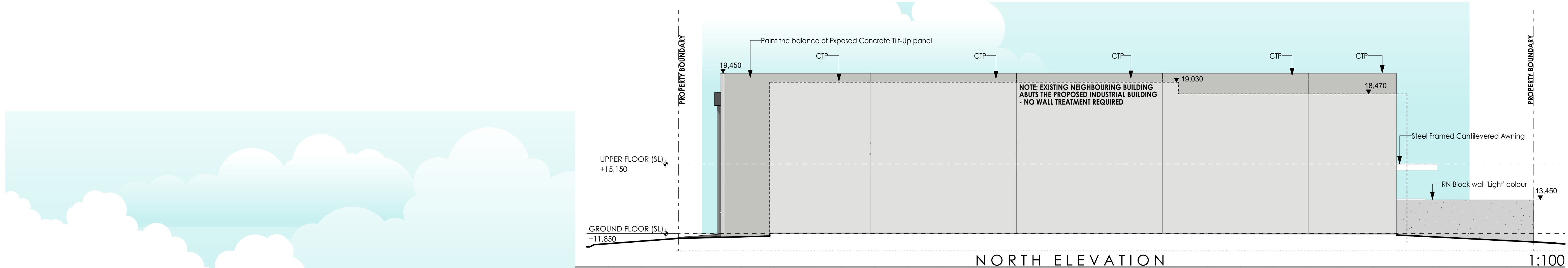
ELEVATIONS / SECTION - GENERAL NOTES

CEILING HEIGHTS SHOWN ARE MEASURED FROM FFL.
ACTUAL PANEL HEIGHTS TO BE DETERMINED BY ENGINEER / STRUCTURAL DESIGNER.
ALUMINIUM FRAMED WINDOWS AND DOORS TO BE POWDER COATED U.N.O.
ALL GLASS TO BE 'CLEAR' UNLESS NOTED ON THE WINDOW & DOOR SCHEDULE
ALL FIXING & CLADDING DETAILS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DETAILS AND SPECIFICATIONS
WINDOW SIZES SHOWN ARE NOMINAL ONLY AND ARE TO BE VERIFIED ON SITE.
GLAZING TO BE IN ACCORDANCE WITH AS1288.
BUILDER TO CONFIRM SOFFIT HEIGHT DOES NOT CONFLICT WITH WINDOW AND DOOR HEIGHTS.

ELEVATION / SECTION LEGEND

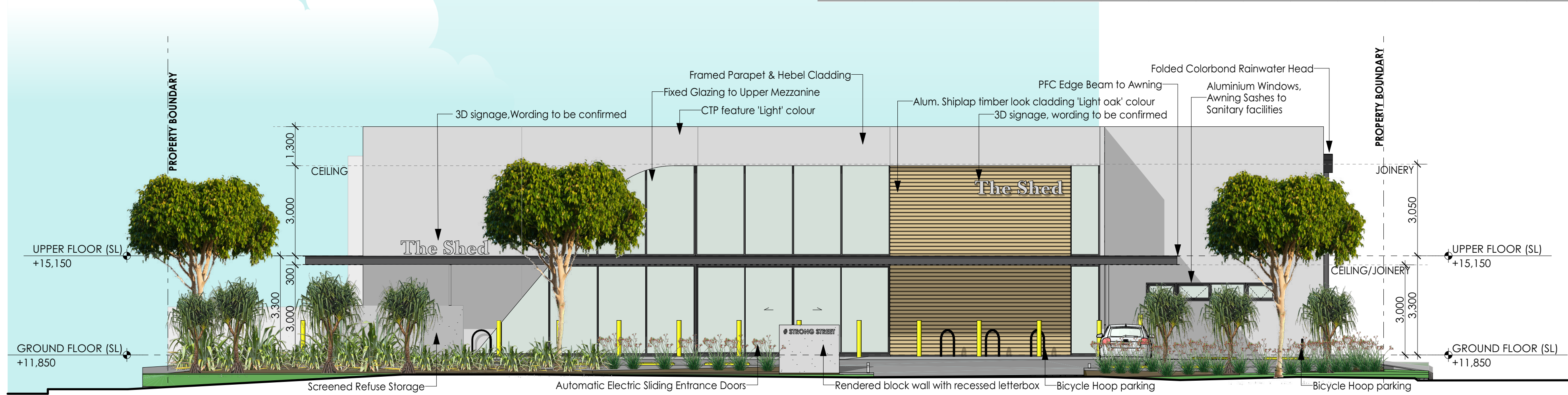
ALL CLADDING, GLAZING & BALUSTRADE SYSTEMS, SHALL BE: MAUFACTURED & INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & THE MANUFACTURER'S SPECIFICATIONS. ALL STRUCTURAL MEMBER SIZES SPECIFIED ARE NOMINAL. REFER TO ENGINEER'S DESIGN, DRAWINGS AND SPECIFICATION FOR ALL STRUCTURAL DESIGN

- | | |
|--------|---|
| ARN | - ACRATEX RENDER CONC FINISH GREY WITH DULUX PC952 APP SURFACESHIELD™ HD SEALER |
| BALG | - BALUSTRADE - GLASS (A/W NCC/AS1288) |
| BAL | - BALUSTRADE - 1m HIGH WALL (A/W NCC) |
| BW | - BLOCKWORK MASONRY |
| CAP | - ALUMINIUM CAPPING TO MATCH WINDOW FRAME |
| CBGO | - COLORBOND® CUSTOM ORB ROOF SHEETING |
| CBKL | - COLORBOND® KLIPLOK ROOF SHEETING |
| CBTD | - COLORBOND® TRIMDEK ROOF SHEETING |
| CHS114 | - CIRCULAR HOLLOW SECTION i.e. 114mm |
| CONC | - OFF FORM CONCRETE FORMED IN SITU |
| CTP | - CONCRETE TILT PANEL TO ENGS. SPECS. |
| DP | - RAINWATER DOWNPIPE |
| FC | - HARDIFLEX® FIBRE CEMENT SHEET CLADDING 6.0mm |
| FG | - FIXED GLAZING |
| HH | - HEKA HOOD 450-600mm MONUMENT |
| PFC | - STEEL PARALLEL FLANGE CHANNEL |
| RN | - RENDER, PAINT FINISH |
| RWH | - RAIN WATER HEAD |
| RHS | - RECTANGULAR HOLLOW SECTION i.e. 150x100mm |
| SS | - STAINLESS STEEL |
| SHS90 | - SQUARE HOLLOW SECTION i.e. 90mm. |
| SMF | - SHEET METAL FOLDED COLORBOND® FLASHING/CAPPING, 0.55BMT MINIMUM. |
| TOW | - TOP OF WALL |
| RD | - COLORBOND® ROLLER DOOR |
| RS | - COLORBOND® ROLLER SHUTTER |



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

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