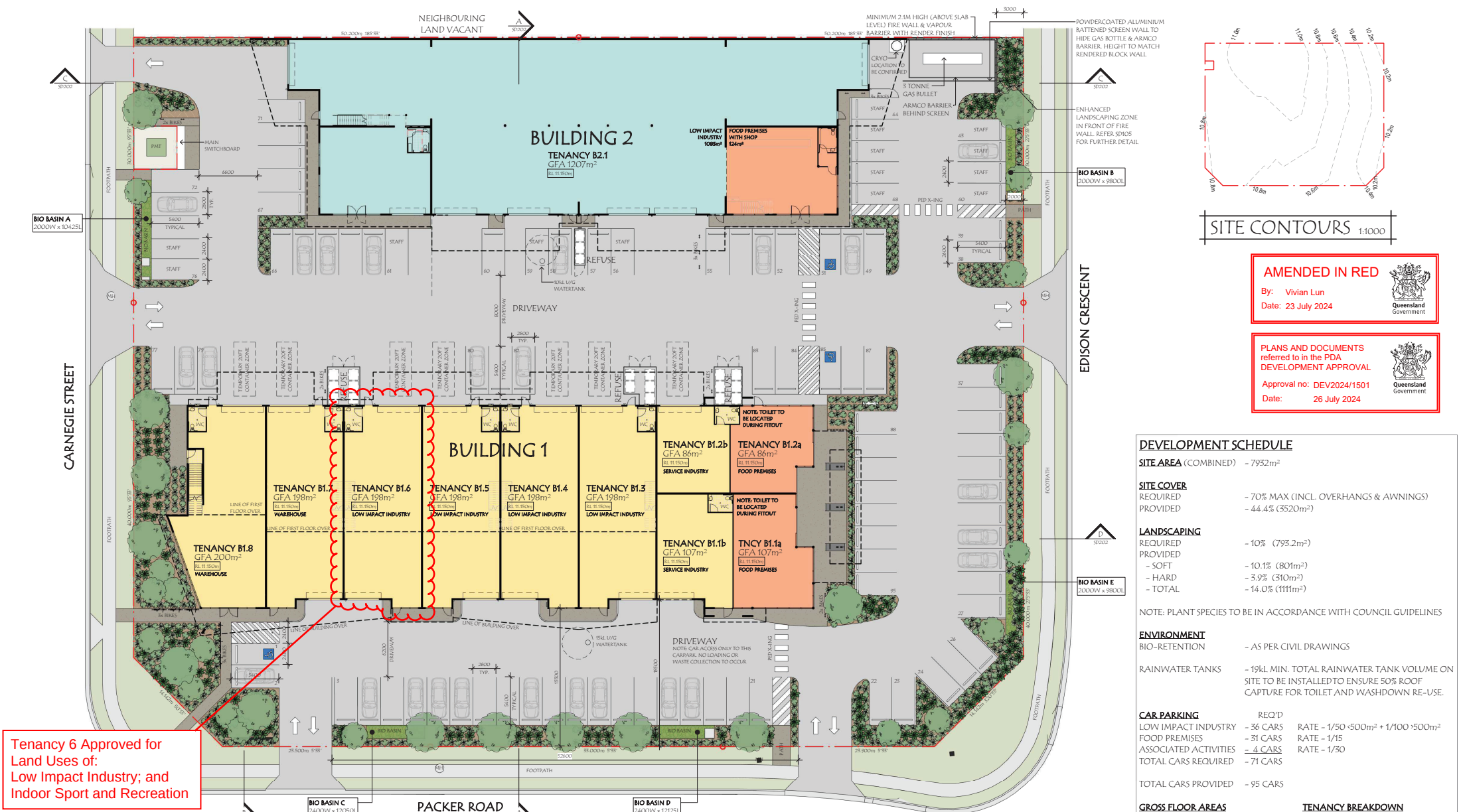




Tenancy 6 Approved for Land Uses of:
Low Impact Industry; and
Indoor Sport and Recreation

SITE / GROUND FLOOR

AURA - LOTS 1185 1:200



GENERAL NOTES

- NOISE GENERATION - DEVELOPMENT TO ACHIEVE REQUIRED LEVELS AS SET OUT IN THE ENVIRONMENTAL PROTECTION (NOISE) POLICY.
- AIR QUALITY - DEVELOPMENT TO ACHIEVE OBJECTIVES AS SET OUT IN THE ENVIRONMENTAL PROTECTION (AIR) POLICY.
- LIGHT - LIGHT EMANATING FROM ANY SOURCE COMPLIES WITH AS4282 - CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING.
- ASSOCIATED ACTIVITIES (INCLUDING OFFICES) ARE PERMITTED WHERE THEY ARE ANCILLARY TO THE USES LISTED IN TABLE 9 OF THE PLAN OF DEVELOPMENT, AND UP TO A MAXIMUM OF 2,000m² AND WHERE THE BUSINESS USE COMPRISES NO MORE THAN 25% OF THE TOTAL GFA OF THE BUILDING
- NO DANGEROUS GOODS TO BE STORED ON SITE AS DEFINED BY THE WORK HEALTH AND SAFETY ACT 2011, AS AMENDED.

SITE INFORMATION

LOT: 1185 (Prev. 1183-1187)
ON PLAN: SP305380
AREA: 7932m² COMBINED
PARISH: BRISBEE
COUNTY: CANNING

BUILDING INFORMATION

CONSTRUCTION TYPE: C
BUILDING CLASSIFICATION: 5, 6 & 8



Sunshine Coast
Kor-iki Business Centre, Tower 2
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Brisbane
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Loganholme, Q 4129
T: +61 7 3800 1855
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brdg GROUP
BUILDING DESIGN GROUP

Interventions ■ Residential ■ Commercial ■ Planning ■ Hospitality ■ Institutional

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BRAD READ DESIGN GROUP PTY LTD.

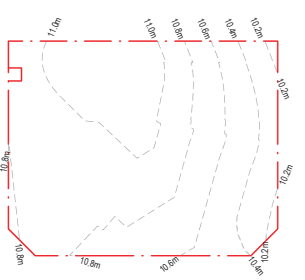
PROJECT
AURA INDUSTRIAL SITES

LOCATION
LOT 1185 AURA BUSINESS PARK CALOUNDRA SOUTH

CLIENT
SURFING WORLD SUNSHINE COAST Pty Ltd

TITLE
SITE / GROUND FLOOR PLAN

SITE CONTOURS 1:1000



AMENDED IN RED

By: Vivian Lun
Date: 23 July 2024



PLANS AND DOCUMENTS referred to in the POA DEVELOPMENT APPROVAL

Approval no: DEV2024/1501
Date: 26 July 2024



DEVELOPMENT SCHEDULE

SITE AREA (COMBINED)	- 7932m ²
SITE COVER	
REQUIRED	- 70% MAX (INCL. OVERHANGS & AWNINGS)
PROVIDED	- 44.4% (3520m ²)
LANDSCAPING	
REQUIRED	- 10% (793.2m ²)
PROVIDED	
- SOFT	- 10.1% (801m ²)
- HARD	- 3.9% (310m ²)
- TOTAL	- 14.0% (1111m ²)

NOTE: PLANT SPECIES TO BE IN ACCORDANCE WITH COUNCIL GUIDELINES

ENVIRONMENT

BIO-RETENTION	- AS PER CIVIL DRAWINGS
RAINWATER TANKS	- 19KL MIN. TOTAL RAINWATER TANK VOLUME ON SITE TO BE INSTALLED TO ENSURE 50% ROOF CAPTURE FOR TOILET AND WASHDOWN RE-USE.

CAR PARKING

LOW IMPACT INDUSTRY	REQ'D	
FOOD PREMISES	- 36 CARS	RATE - 1/50 >500m ² + 1/100 >500m ²
ASSOCIATED ACTIVITIES	- 31 CARS	RATE - 1/15
TOTAL CARS REQUIRED	- 4 CARS	RATE - 1/30
TOTAL CARS PROVIDED	- 71 CARS	
TOTAL CARS PROVIDED	- 95 CARS	

GROSS FLOOR AREAS

BUILDING 1 GROUND	- 1583m ²	
BUILDING 1 FIRST	- 576m ²	
BUILDING 2 GROUND	- 1207m ²	
BUILDING 2 FIRST	- 309m ²	
TOTAL AREA	- 3675m ²	
TENANCY BREAKDOWN		
LOW IMPACT INDUSTRY/		
WAREHOUSE/SERVICE		
INDUSTRY	- 3077m ²	
FOOD PREMISES	- 466m ²	
ASSOCIATED ACTIVITIES	- 132m ²	

BICYCLE PARKING

REQUIRED	L.I.I	FOOD PREM.	ASSOCIATED ACTIVITIES
PROVIDED	- 6 BIKES	- 10 BIKES	- 2 BIKES
	- 7 BIKES	- 11 BIKES	- 2 BIKES

ISSUE	DESCRIPTION	DRAWN	DATE
A	FOR PRELIMINARY REVIEW	AJM	18.10.2018
B	APPROVAL ISSUE	AJM	14.11.2018
C	CONSULTANT ISSUE	AJM	28.11.2018
D	EDG SUBMISSION - REVISED	AJM	18.12.2018
E	EDG SUBMISSION - REVISED	AJM	15.02.2019
F	EDG SUBMISSION - REVISED	AJM	14.03.2019
G	EDG SUBMISSION - REVISED	AJM	15.03.2019
H	EDG SUBMISSION - REVISED	AJM	11.08.2020
I	COVENANT APPROVAL/EDG SUBMISSION	AJM	23.10.2020
J	EDG SUBMISSION - REVISED	AJM	24.11.2020
K	COVENANT APPROVAL/EDG SUBMISSION	AJM	03.06.2021
L	EDG SUBMISSION - REVISED	AJM	01.09.2021
M	EDG SUBMISSION - REVISED	AJM	10.08.2021

GENERAL NOTES

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK

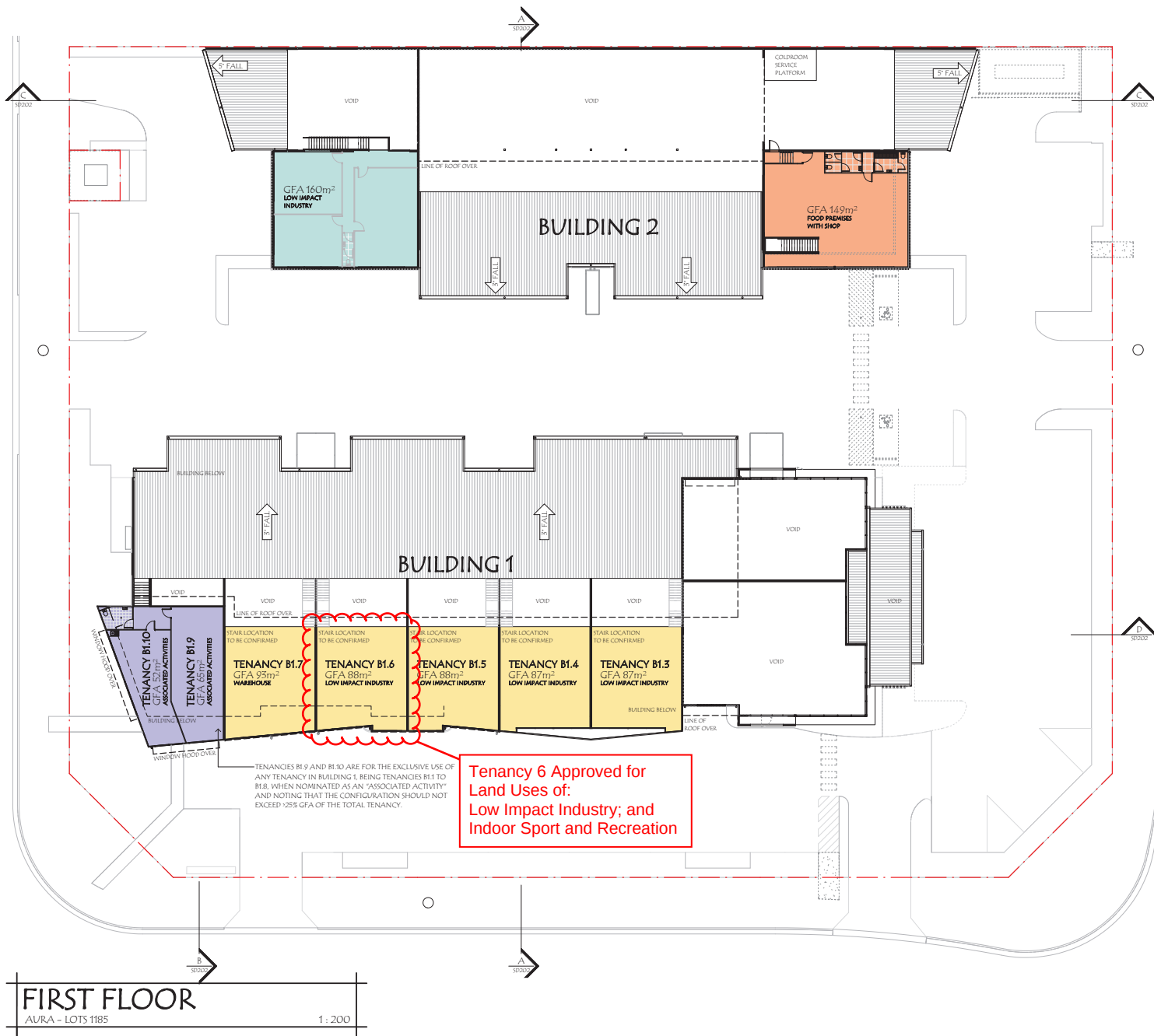
DO NOT SCALE OFF DRAWINGS

FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE READINGS

ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS

ALL GLAZING TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS

REFER TO CONSULTING ENGINEERS DRAWINGS FOR ALL CIVIL, STRUCTURAL, MECHANICAL, HYDRAULIC, AND ELECTRICAL DETAILS



FIRST FLOOR
AURA - LOTS 1185

1:200

AMENDED IN RED

By: Vivian Lun
Date: 23 July 2024



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1501
Date: 26 July 2024



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PROJECT
AURA INDUSTRIAL SITES
LOCATION
LOT 1185 AURA BUSINESS PARK CALOUNDRA SOUTH
CLIENT
SURFING WORLD SUNSHINE COAST Pty Ltd
TITLE
FIRST FLOOR PLAN

date:	AUGUST 2021	drawn:	AJM
scale:	A1: 1:200 A3: 1:400	checked:	
drawing no:	1152 - SD102	revision:	K

2 1 0 1 2 3 4 5 6
Scale 1:200 (m)