

LOT 28 WONGAWALLAN DRIVE, YARRABILBA PROPOSED DEVELOPMENT



Revisions			
Rev	Date	By	Description
A	24/04/24	GP	PRELIMINARY UPDATE
B	20/05/24	TB	POD APPROVAL ISSUE
C	24/05/24	TB	COLOURS UPDATED
D	28/05/24	TB	PANELS UPDATED
E	05/06/24	TB	IR RESPONSE
F	05/08/24	TB	IR RESPONSE
G	18/09/24	TB	MCU ISSUE

Designer

CLARKE'S
DESIGN & CONSTRUCT

A: 1/19 Harrington Street, Arundel, QLD 4214

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ABN: 716 186 319 31 QBSA LIC: 15054063

Project
PROPOSED DEVELOPMENT

Address
LOT 28 WONGAWALLAN DRIVE,
YARRABILBA

Client
PJ DEVELOPMENTS

Drawing Title
COVER SHEET

Scale	Drawn	Checked	Approved
	TB	SA	AC
Date	Project Reference No.		
18/09/24	188PJD		
Revision	Phase	Sheet No.	
G	DA	A000	

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1550

Date: 14 November 2024



BIN STORE

- ALUMINIUM SLATS
- POWDERCOATED SURFMIST

SUN HOOD

- ALUMINIUM 250 RHS
- POWDERCOATED SURFMIST

SUN SCREENS

- ALUMINIUM 250 RHS
- POWDERCOATED COVE

ROLLER SHUTTER DOOR

- STEEL
- COLORBOND FINISH BASALT

COMMERCIAL GRADE GLAZING
NON REFLECTIVE WITH GREY TINT

- ALUMINIUM FRAMES
- POWDERCOATED SURFMIST

CONCRETE TILT PANEL WITH
TEXTURE PAINT FINISH AND
FALSE JOINTS

- DULUX
- COVE
- MONUMENT
- DOMINO
- BASALT
- CHANSON
- SHALE GREY
- TERRACE WHITE
- SURFMIST



- COVE
- MONUMENT
- DOMINO
- BASALT
- CHANSON
- SHALE GREY
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RENDERS

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1 : 20	TB	SA	AC
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G	DA	A001	

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DEVELOPMENT DETAILS

SITE AREA	3180m ²
SITE COVER AREA	1769m ²
MEZZANINE RATIO	≈ 20%
SITE COVER PERCENTAGE	55.62%
SITE YIELD	64.87%

LANDSCAPED AREA	91m ²
LANDSCAPED PERCENTAGE	3%
BIN STORAGE AREA	6.5m ²

UNIT SCHEDULE

UNITS	AREA
UNIT 1 GROUND	143 m ²
UNIT 1 MEZZANINE	43 m ²
UNIT 2 GROUND	194 m ²
UNIT 2 MEZZANINE	42 m ²
UNIT 3 GROUND	222 m ²
UNIT 3 MEZZANINE	61 m ²
UNIT 4 GROUND	222 m ²
UNIT 4 MEZZANINE	61 m ²
UNIT 5 GROUND	177 m ²
UNIT 5 MEZZANINE	50 m ²
UNIT 6 GROUND	135 m ²
UNIT 6 MEZZANINE	135 m ²
UNIT 7 GROUND	135 m ²
UNIT 7 MEZZANINE	36 m ²
UNIT 8 GROUND	135 m ²
UNIT 8 MEZZANINE	36 m ²
UNIT 9 GROUND	135 m ²
UNIT 9 MEZZANINE	36 m ²
UNIT 10 GROUND	190 m ²
UNIT 10 MEZZANINE	54 m ²
TOTAL BUILDING AREA	2071 m ²

CARPARK REQUIREMENTS

LOGAN CITY COUNCIL LOGAN PLANNING SCHEME 2015
GROSS FLOOR AREA (GFA) SC1.2 ADMINISTRATIVE DEFINITIONS
GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR -

- BUILDING SERVICES, PLANT OR EQUIPMENT; OR
- ACCESS BETWEEN LEVELS; OR
- A GROUND FLOOR PUBLIC LOBBY; OR
- A MALL; OR
- PARKING, LOADING OR MANEUVERING VEHICLES; OR
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

CAR PARKING REQUIRED (SERVICE INDUSTRY) 1 PER 50m² OF GFA (768m² GFA) CAR PARKING REQUIRED

16 OFF

CAR PARKING REQUIRED (WAREHOUSE) 1 SPACE PER 100m² GFA (847m² GFA) CAR PARKING REQUIRED

9 OFF

TOTAL CAR PARKING REQUIRED 25 OFF
TOTAL CAR PARKING PROVIDED 26 OFF

SERVICE INDUSTRY - TBA

UNITS	AREA
UNIT 1 GROUND	143 m ²
UNIT 1 MEZZANINE	43 m ²
UNIT 2 GROUND	194 m ²
UNIT 2 MEZZANINE	42 m ²
UNIT 3 GROUND	222 m ²
UNIT 3 MEZZANINE	61 m ²
UNIT 4 GROUND	222 m ²
UNIT 4 MEZZANINE	61 m ²
TOTAL BUILDING AREA	988 m ²

WAREHOUSE - TBA

UNITS	AREA
UNIT 5 GROUND	177 m ²
UNIT 5 MEZZANINE	50 m ²
UNIT 6 GROUND	135 m ²
UNIT 6 MEZZANINE	135 m ²
UNIT 7 GROUND	135 m ²
UNIT 7 MEZZANINE	36 m ²
UNIT 8 GROUND	135 m ²
UNIT 8 MEZZANINE	36 m ²
UNIT 9 GROUND	135 m ²
UNIT 9 MEZZANINE	36 m ²
TOTAL BUILDING AREA	839 m ²

BICYCLE SPACES REQUIREMENTS

YARRABILBA MIBA
PRECINCT 2A & PART OF PRECINCT 5
PLAN OF DEVELOPMENT

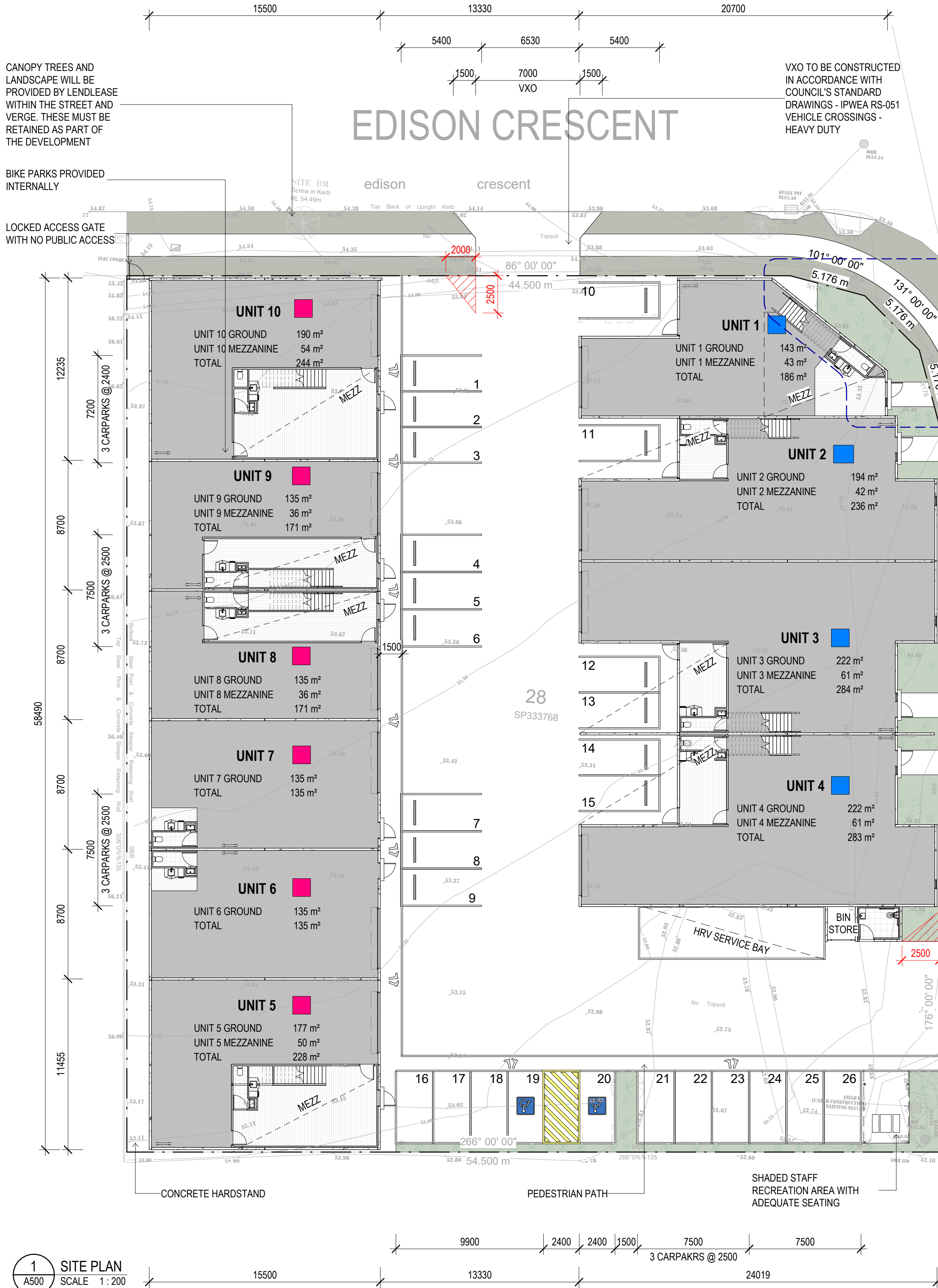
BICYCLE PARKING WILL BE PROVIDED AT THE RATE OF ONE SPACE PER FIVE CAR PARKING SPACES (26/5 = 5.2)

REQUIRED BICYCLE SPACES 6 OFF
PROVIDED BICYCLE SPACES 10 OFF

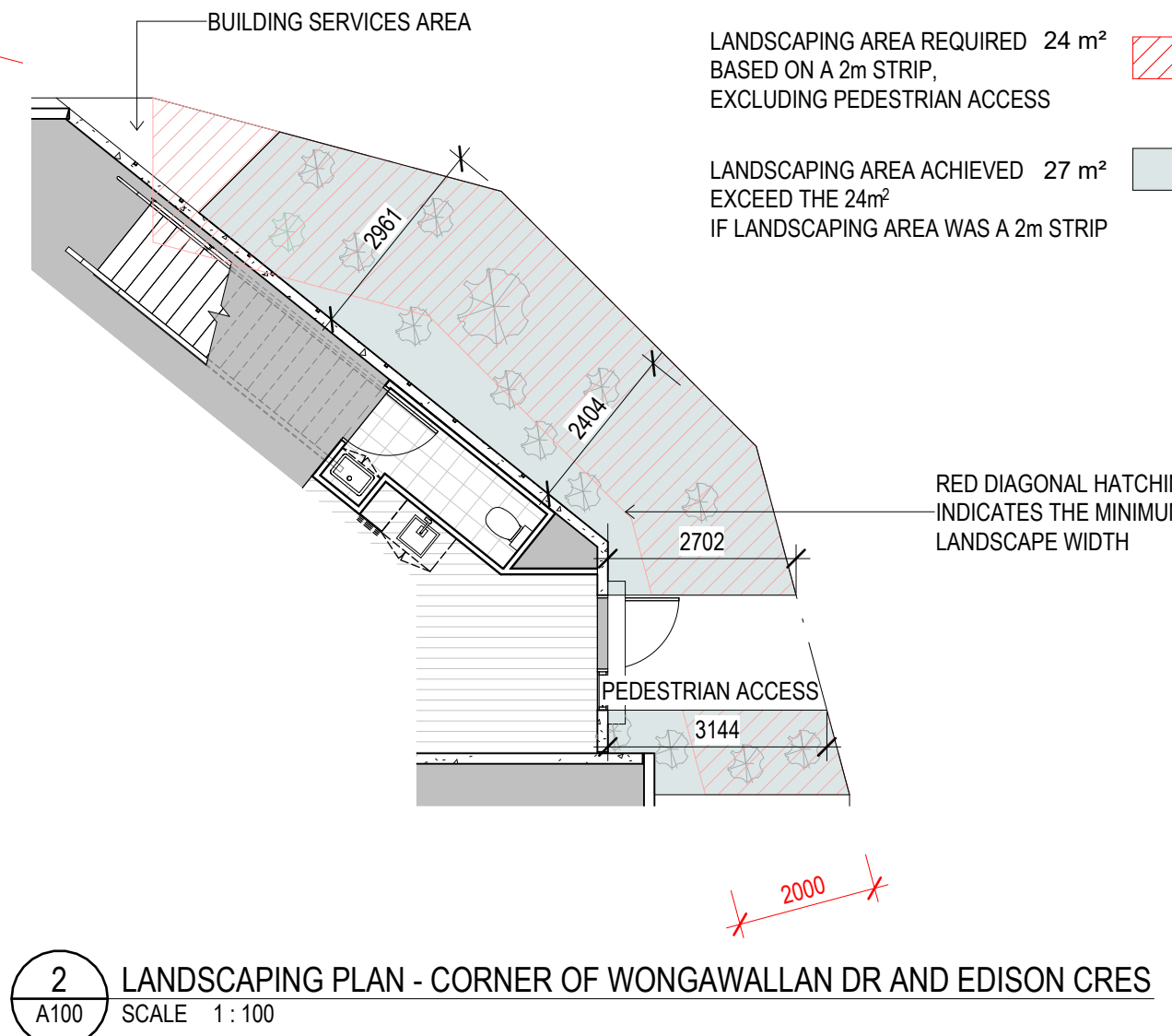
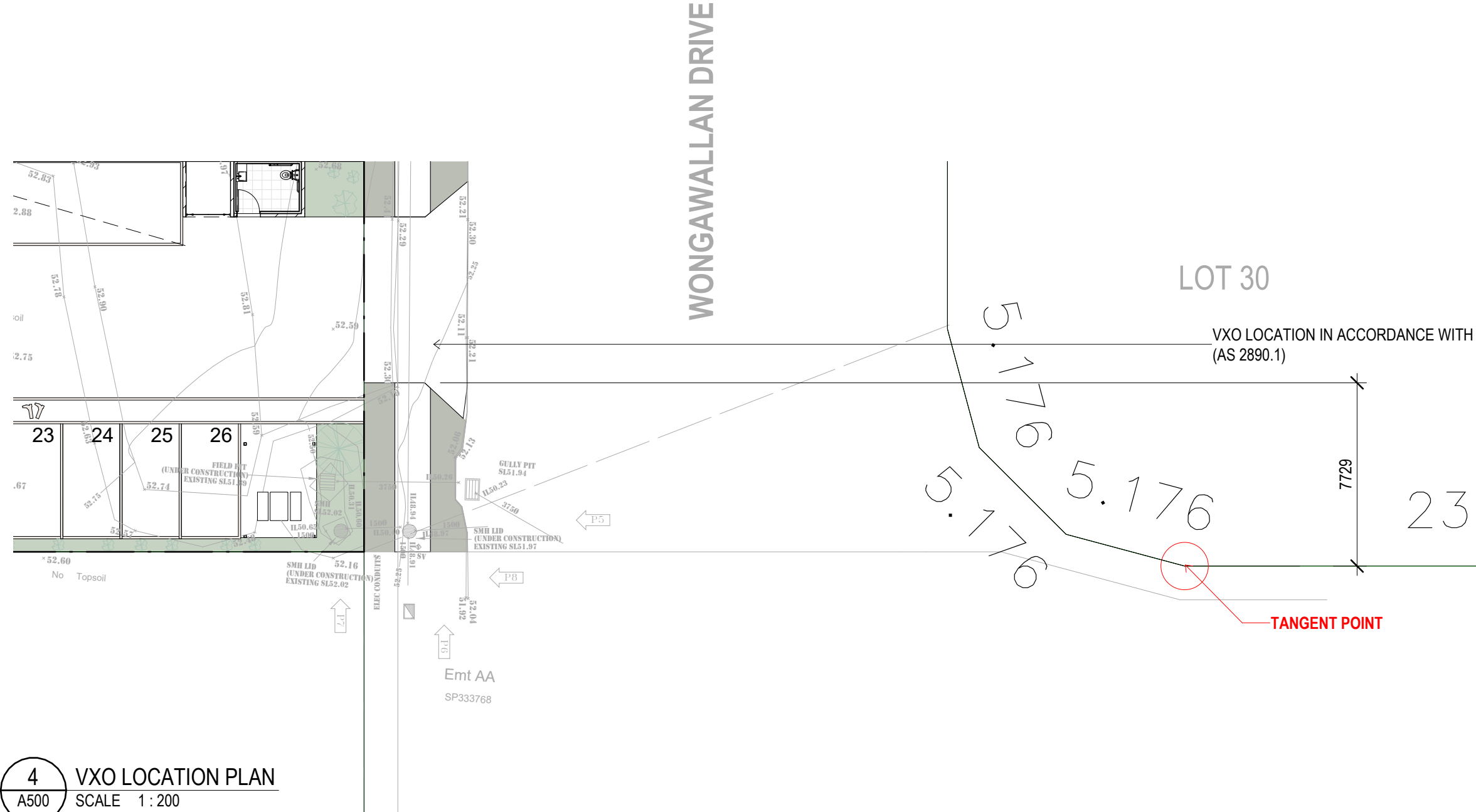
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Date: 14 November 2024

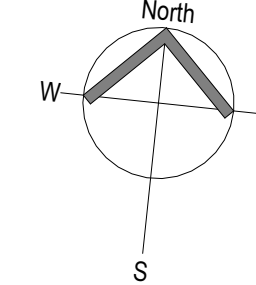


4 VXO LOCATION PLAN
SCALE 1:200



2 LANDSCAPING PLAN - CORNER OF WONGAWALLAN DR AND EDISON CRES
SCALE 1:100

North Point



Revisions

Rev	Date	By	Description
B	30/11/23	TB	PRELIMINARY UPDATE
C	31/11/23	TB	PRELIMINARY UPDATE
D	13/02/23	TB	PRELIMINARY UPDATE
E	24/04/24	GP	PRELIMINARY UPDATE
F	20/05/24	TB	POD APPROVAL ISSUE
G	28/05/24	TB	PANELS UPDATED
H	30/05/24	TB	SURVEY UPDATE
I	05/06/24	TB	IR RESPONSE
J	19/06/24	TB	SURVEY ADDED
K	05/08/24	TB	IR RESPONSE
L	12/09/24	TB	IR RESPONSE
M	18/09/24	TB	MCU ISSUE

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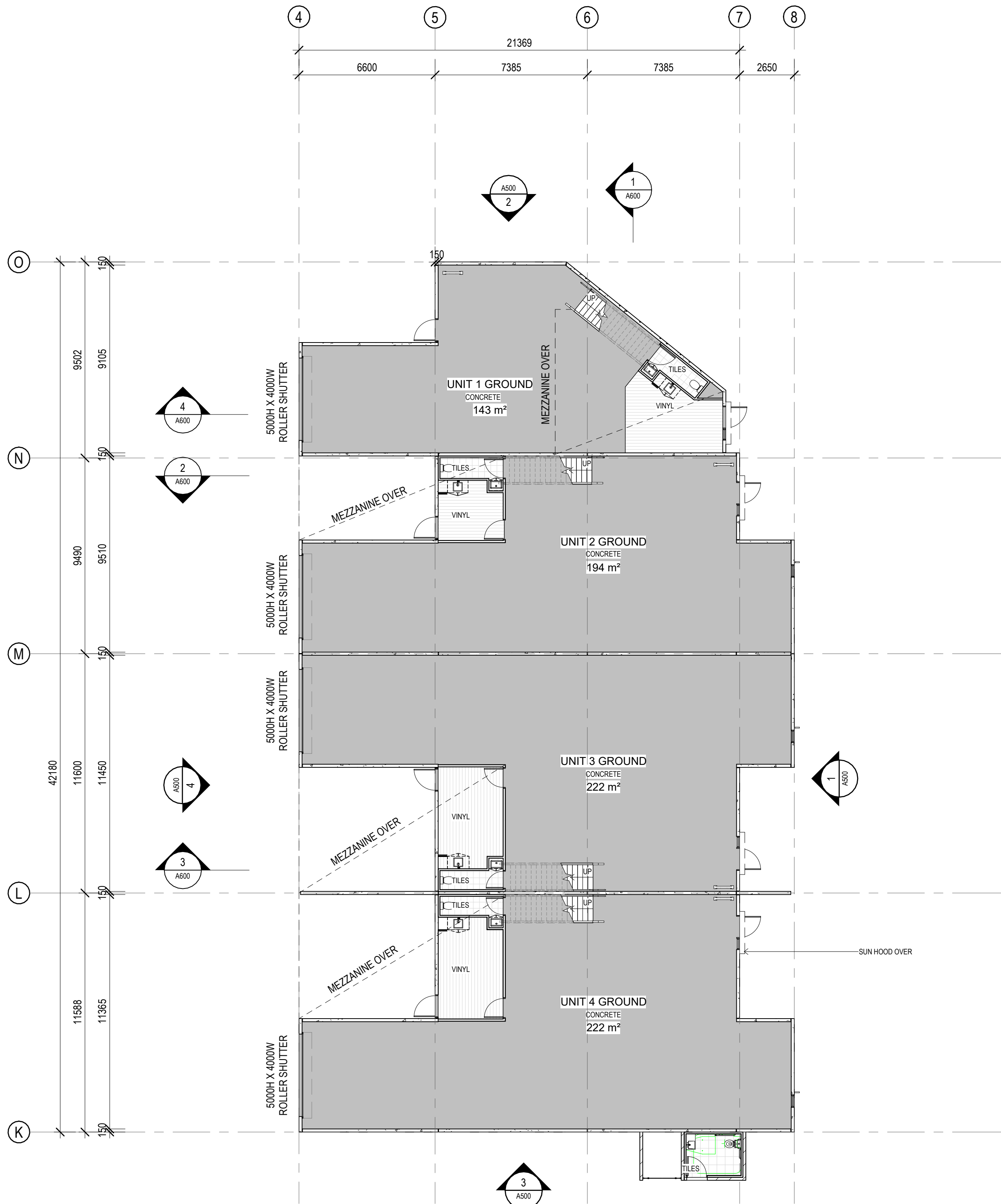
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SITE PLAN

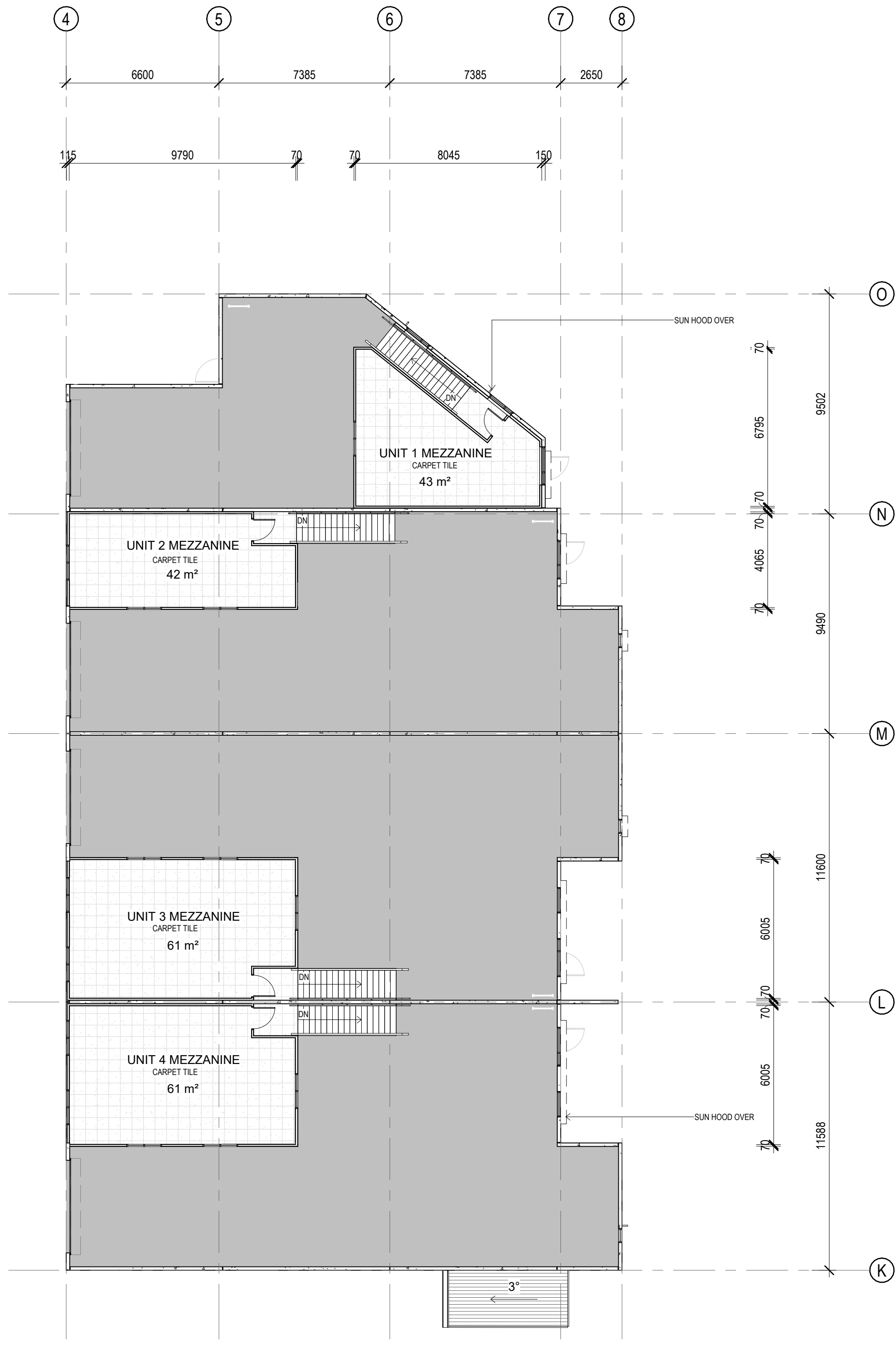
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As indicated	TB	SA	AC
Date	18/09/24	Project Reference No.	188PJD
Revision	M	Phase	DA
		Sheet No.	A100

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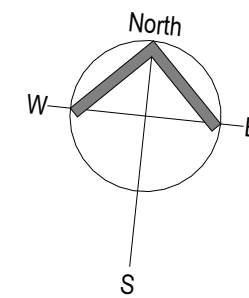


1 GROUND FLOOR - UNITS 1 - 4
SCALE 1 : 150



2 MEZZANINE - UNITS 1 - 4
SCALE 1 : 150

North Point



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FLOOR PLANS - UNITS 1 - 4

Scale Drawn Checked Approved

1 : 150 TB SA AC

Date Project Reference No.

18/09/24 188PJD

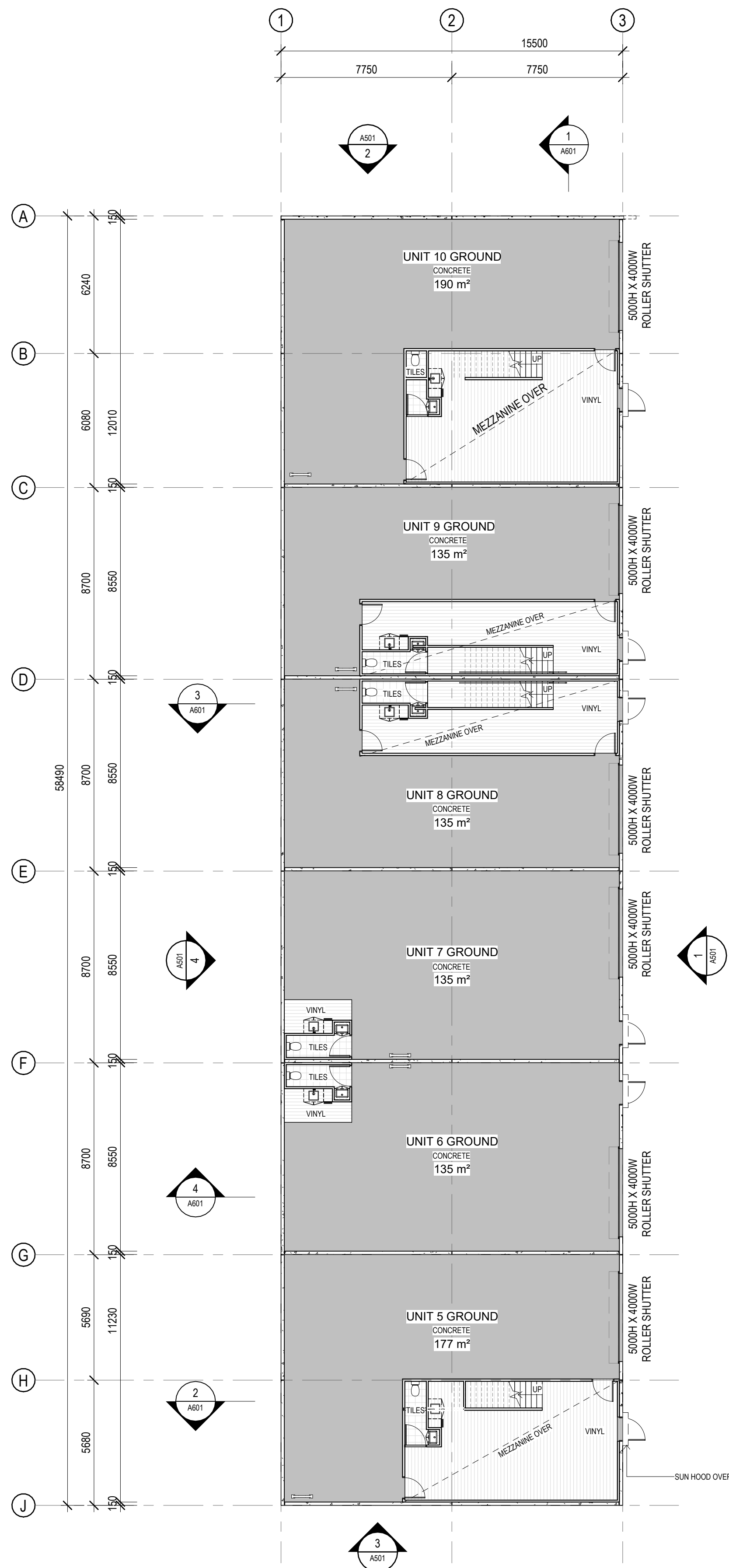
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F DA A200

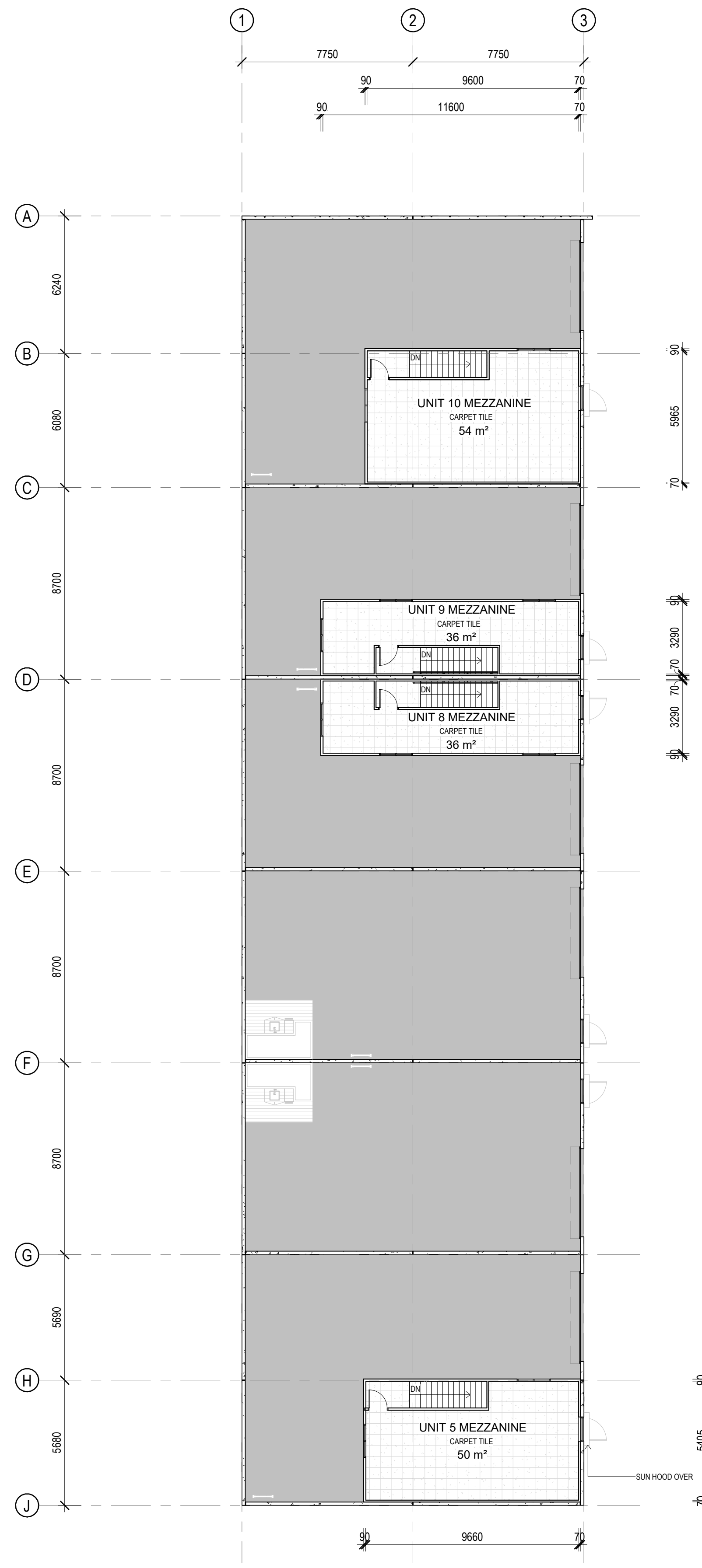
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1:50
0 1 2 3m

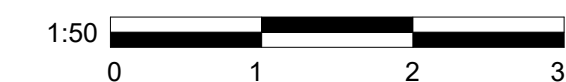
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1 GROUND FLOOR - UNITS 5 - 10
SCALE 1:150

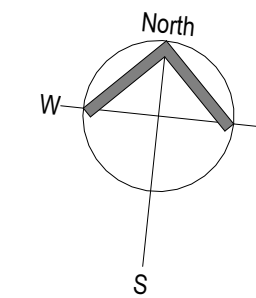


2 MEZZANINE - UNITS 5 - 10
SCALE 1:150



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FLOOR PLANS - UNITS 5 - 10

Scale 1:150 Drawn TB Checked SA Approved AC

Date 18/09/24 Project Reference No. 188PJD

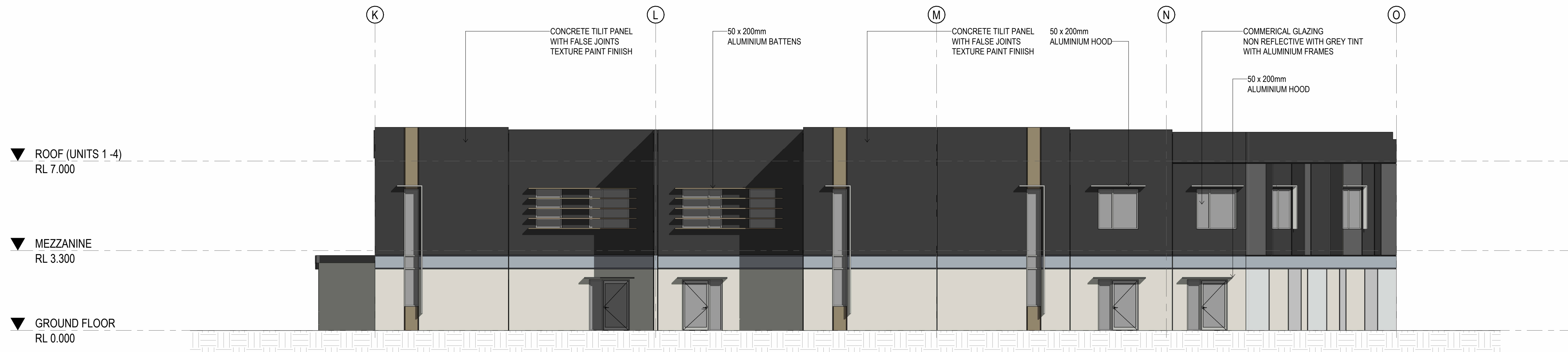
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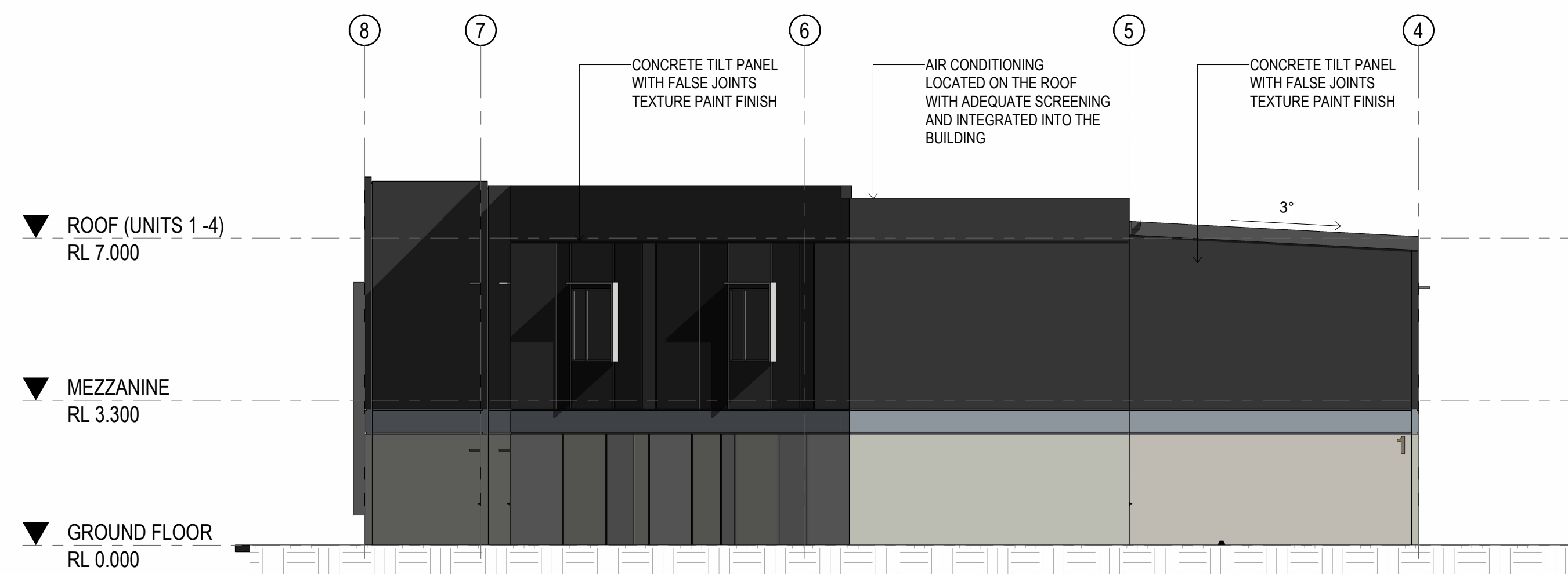
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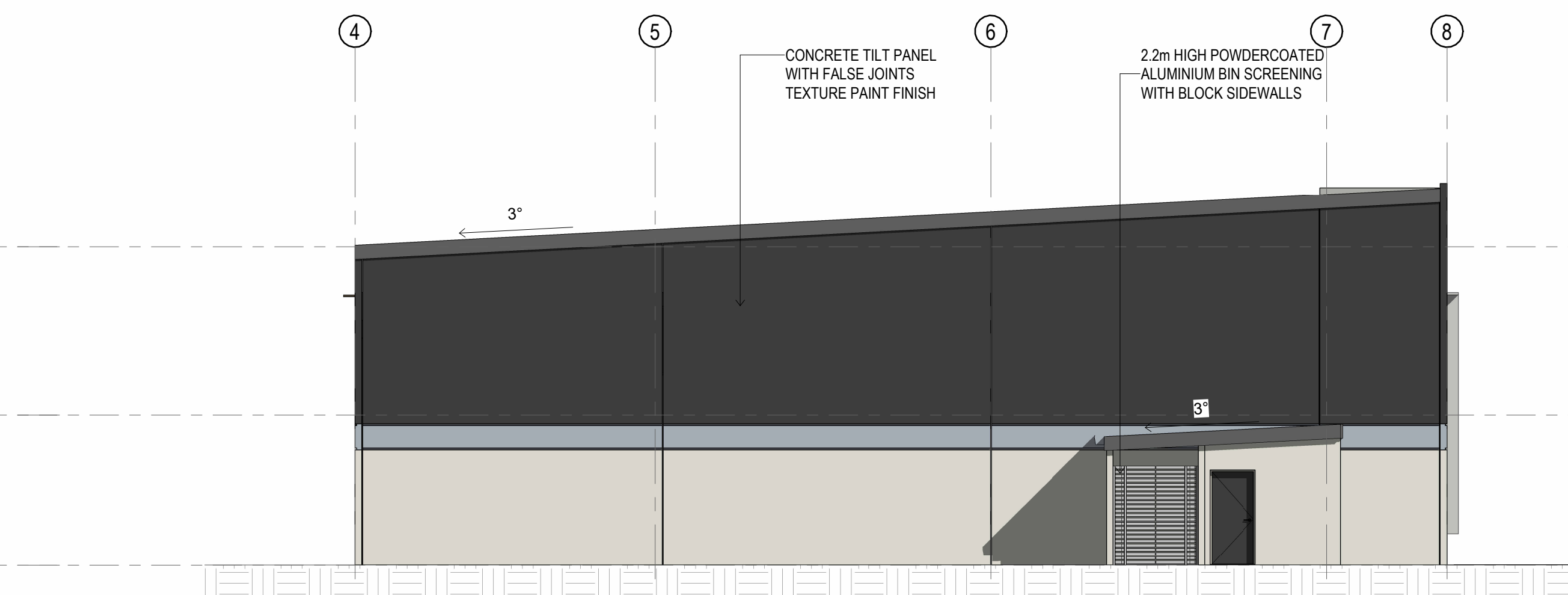
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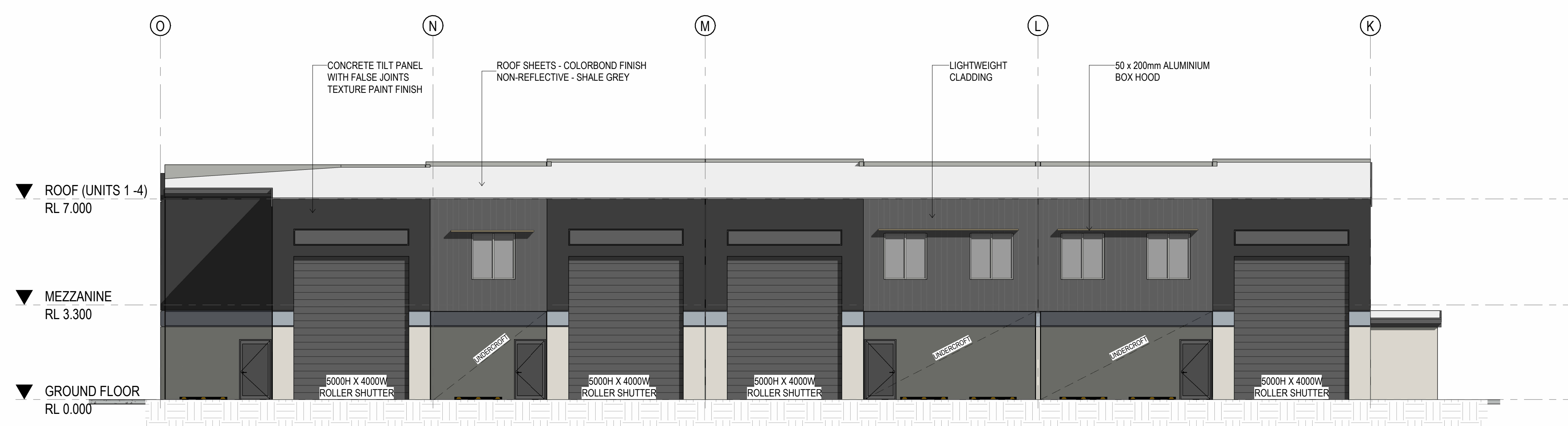
1 EAST ELEVATION - UNITS 1 - 4
SCALE 1:100



2 NORTH ELEVATION - UNITS 1 - 4
SCALE 1:100



3 SOUTH ELEVATION - UNITS 1 - 4
SCALE 1:100



4 WEST ELEVATION - UNITS 1 - 4
SCALE 1:100

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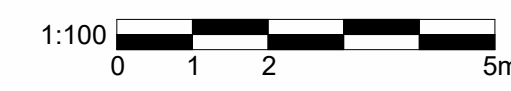
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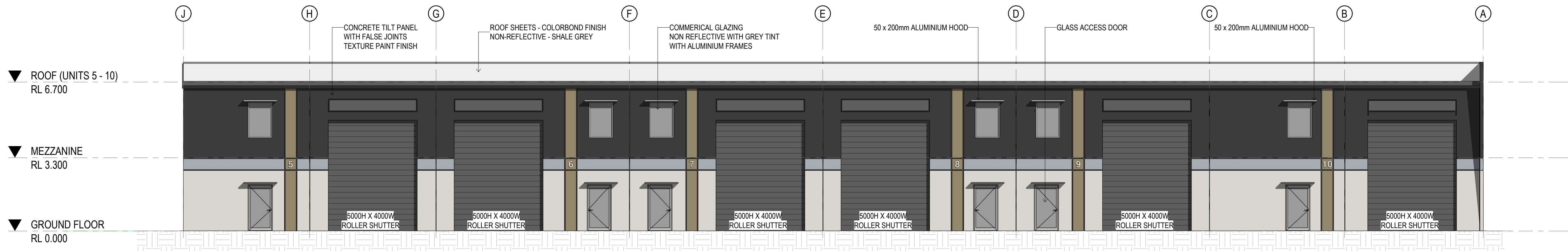
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ELEVATIONS - UNITS 1 - 4

Scale	Drawn	Checked	Approved
1:100	TB	SA	AC
Date	Project Reference No.		
18/09/24	188PJ		
Revision	Phase	Sheet No.	
G	DA	A500	

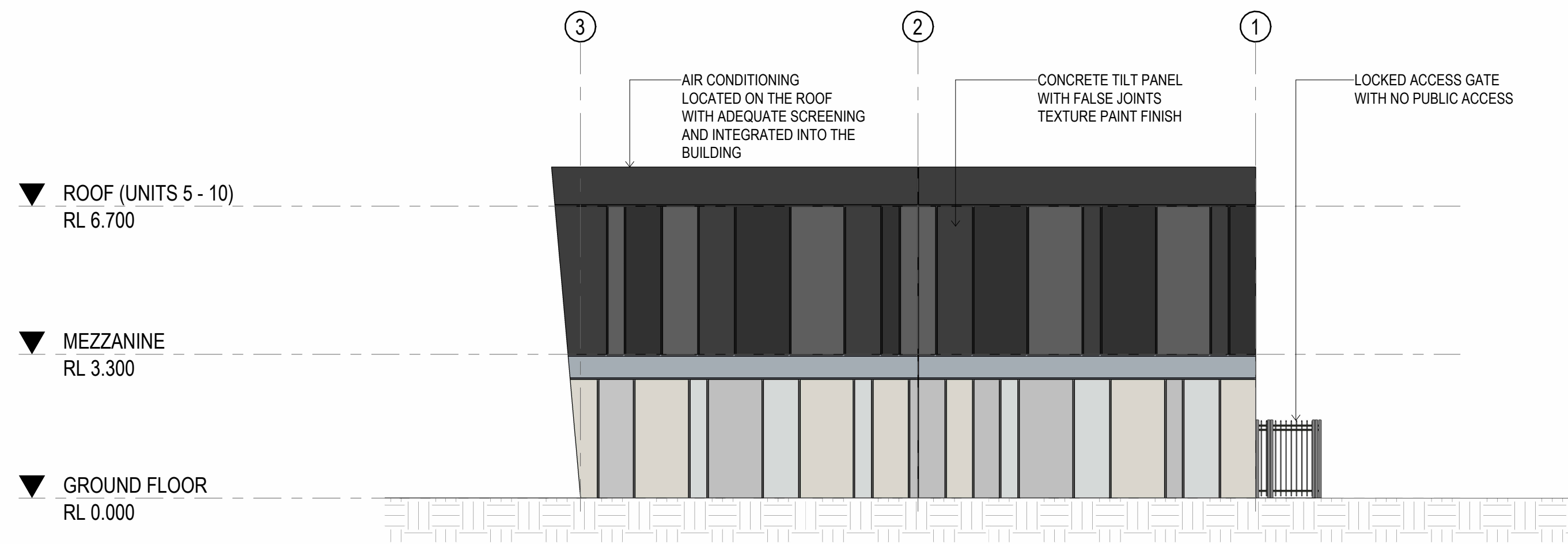
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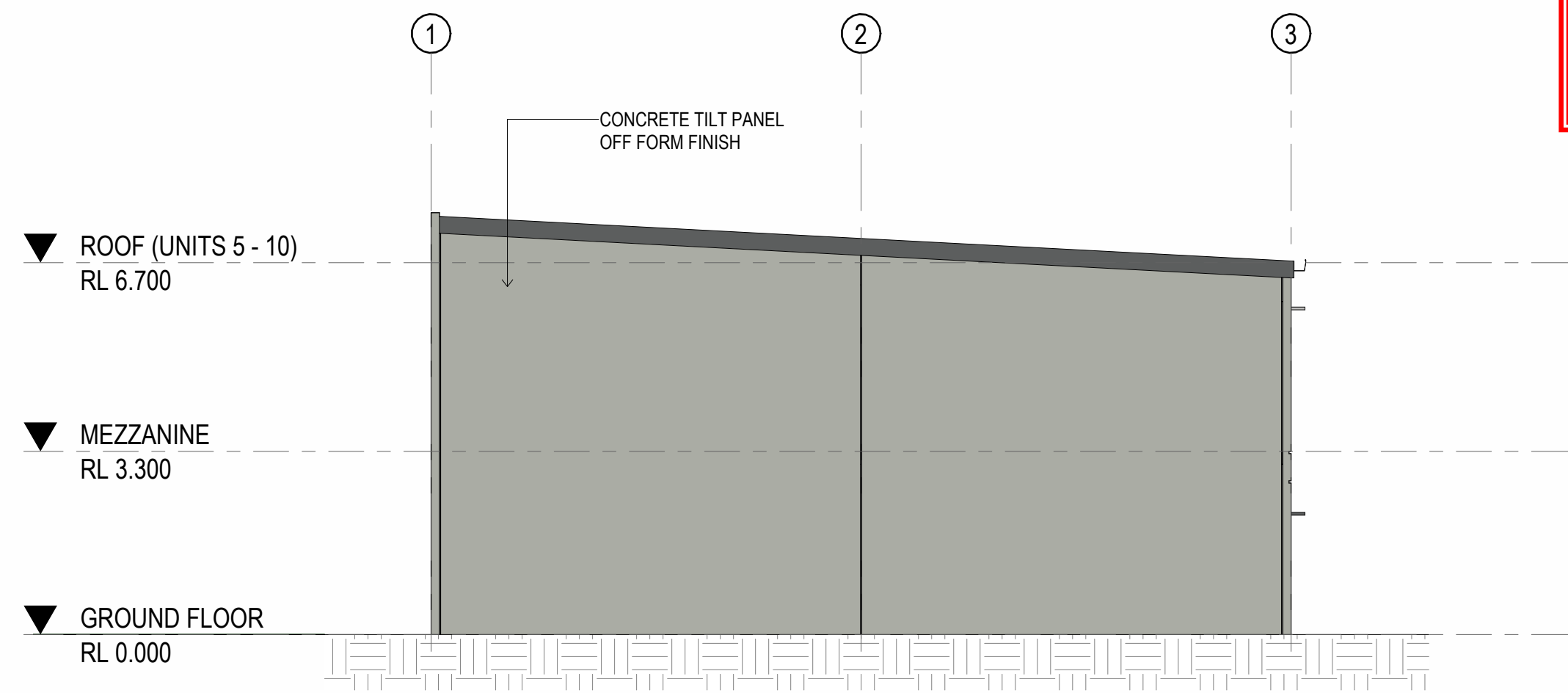
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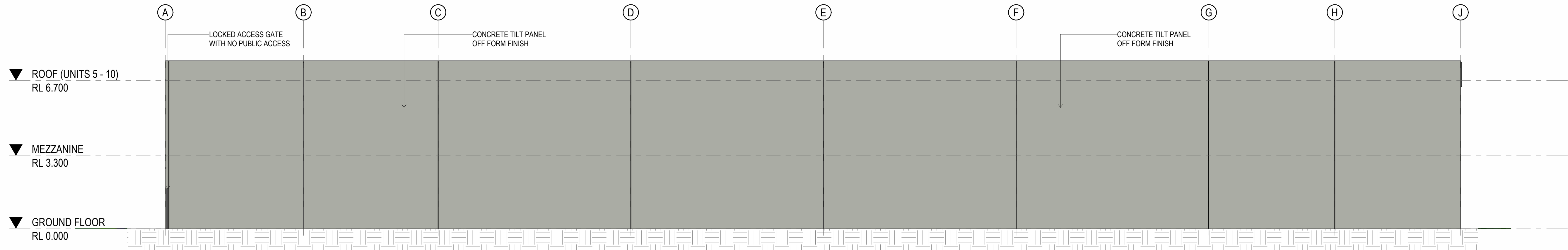
1 EAST ELEVATION - UNITS 5 - 10
A201 SCALE 1:100



2 NORTH ELEVATION - UNITS 5 - 10
A201 SCALE 1:100



3 SOUTH ELEVATION - UNITS 5 - 10
A201 SCALE 1:100



4 WEST ELEVATION - UNITS 5 - 10
A201 SCALE 1:100

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G	DA	A501	

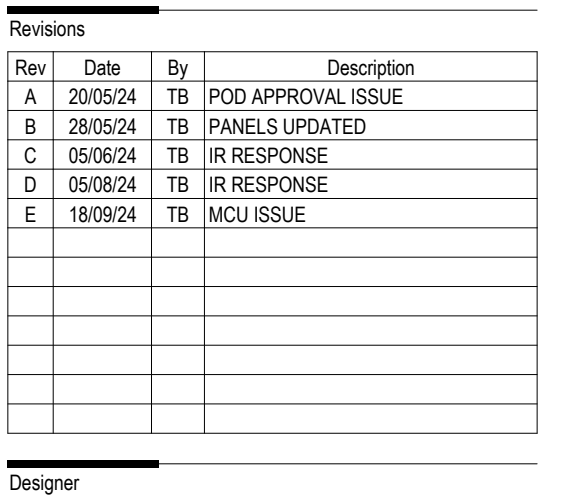
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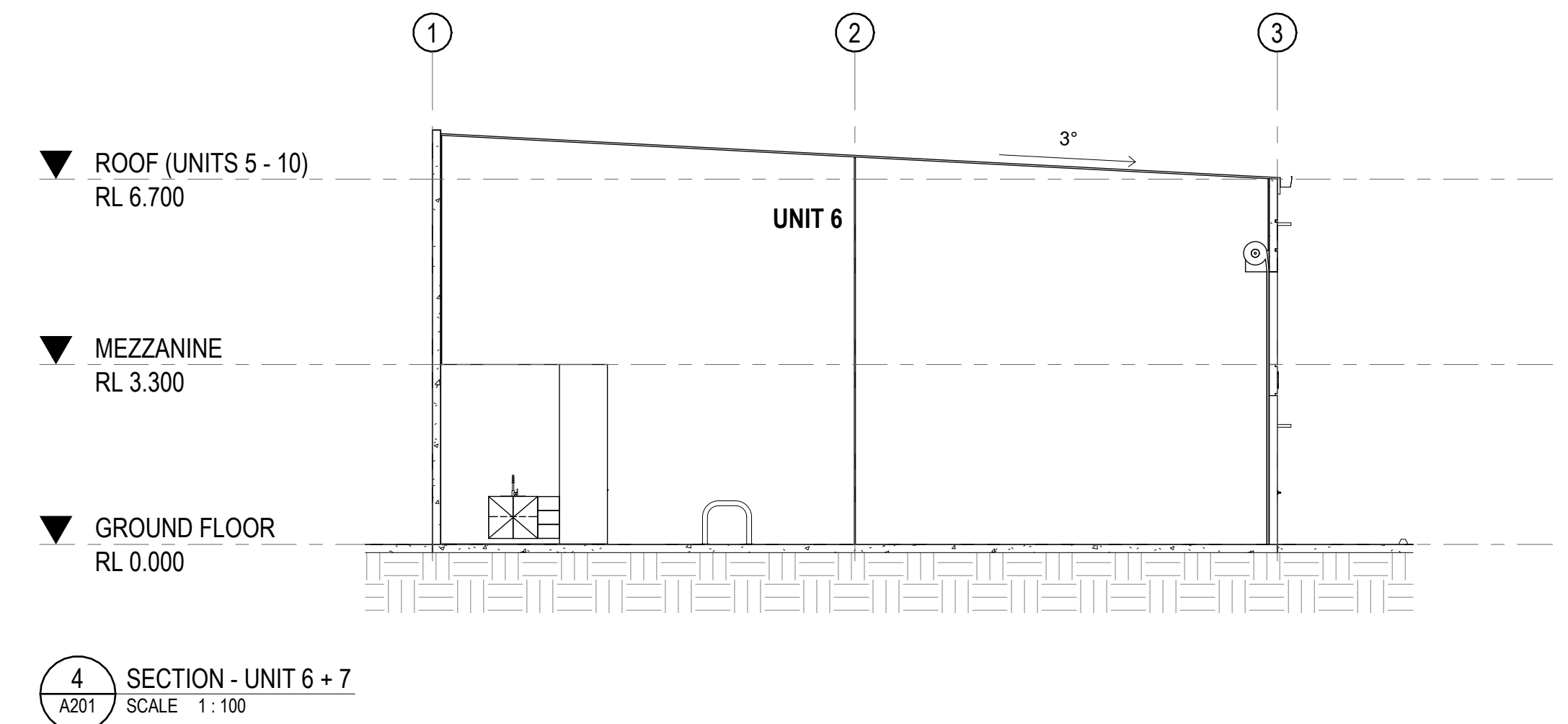
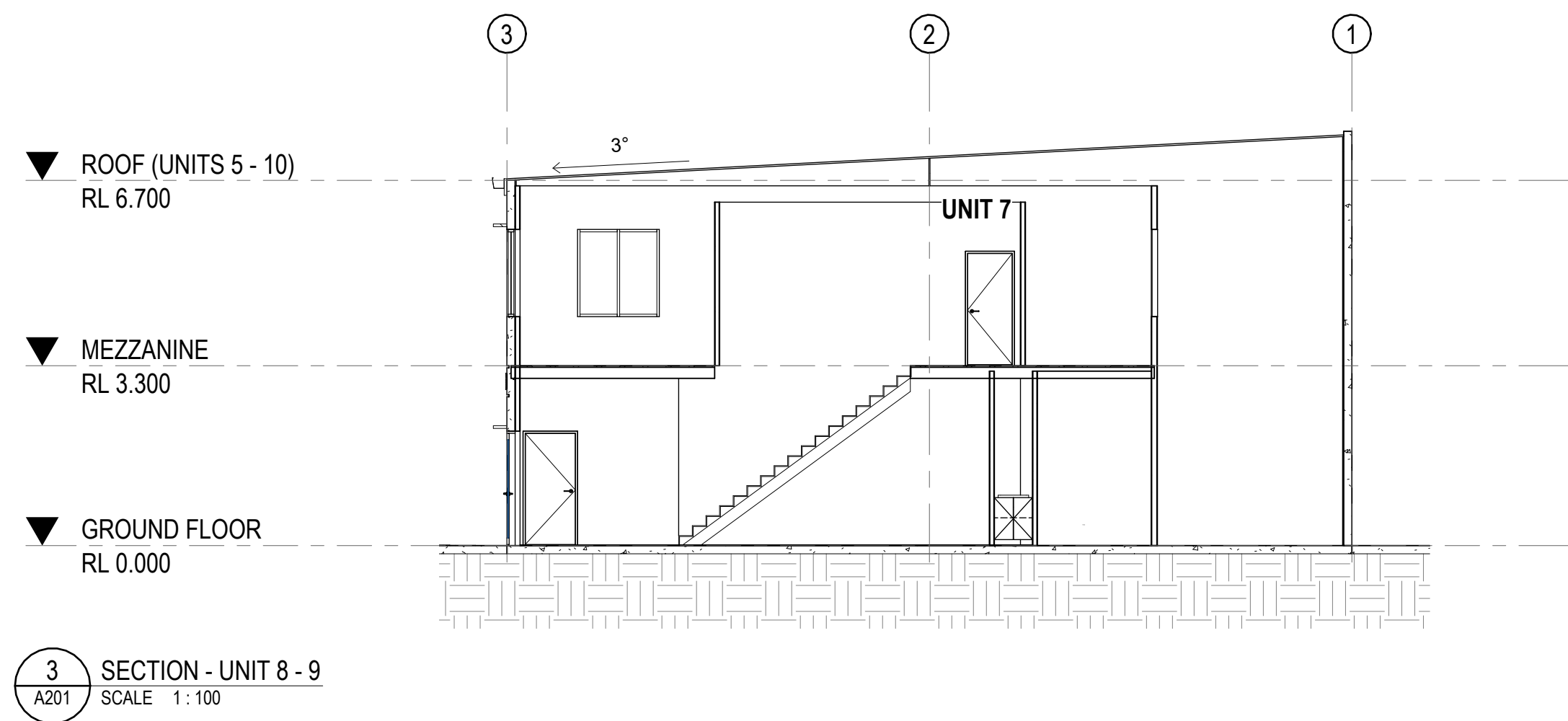
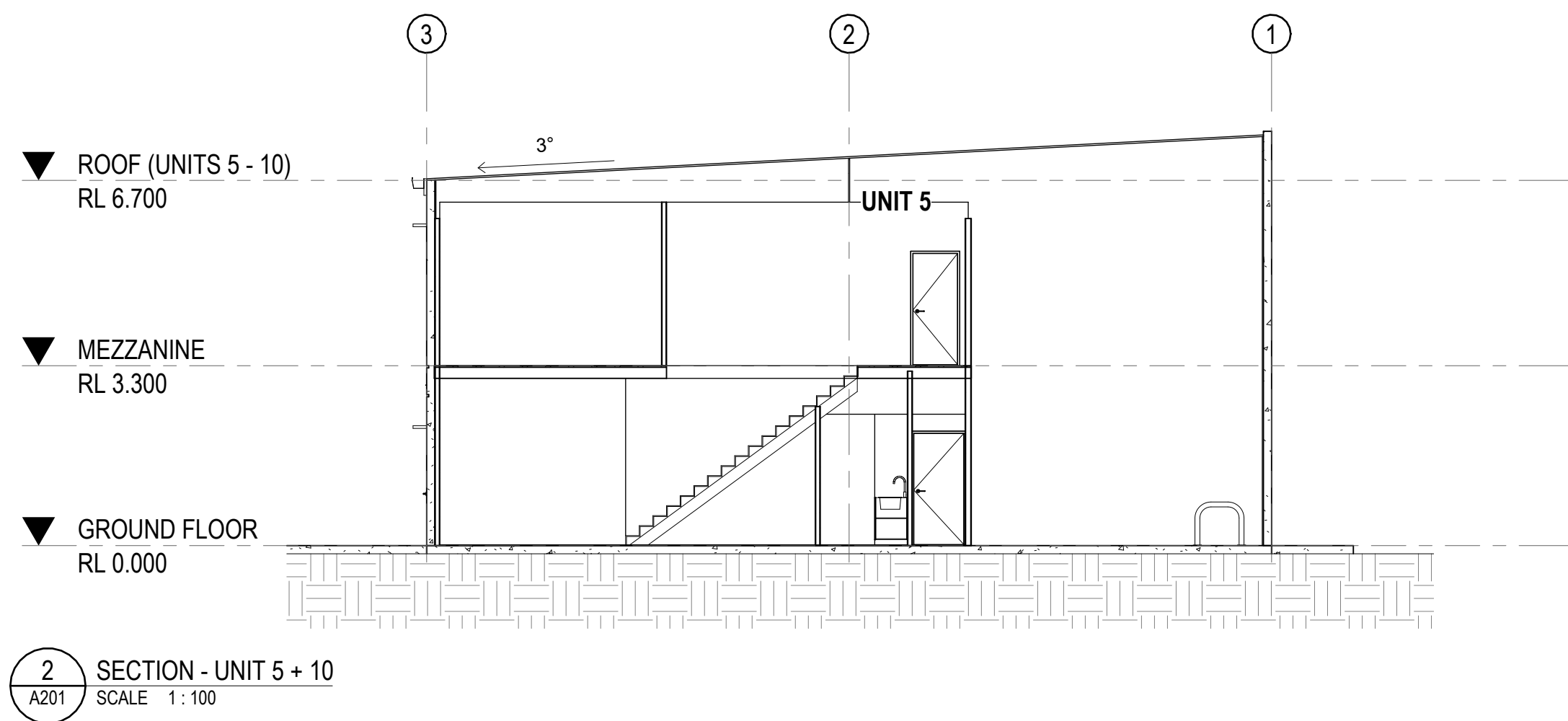
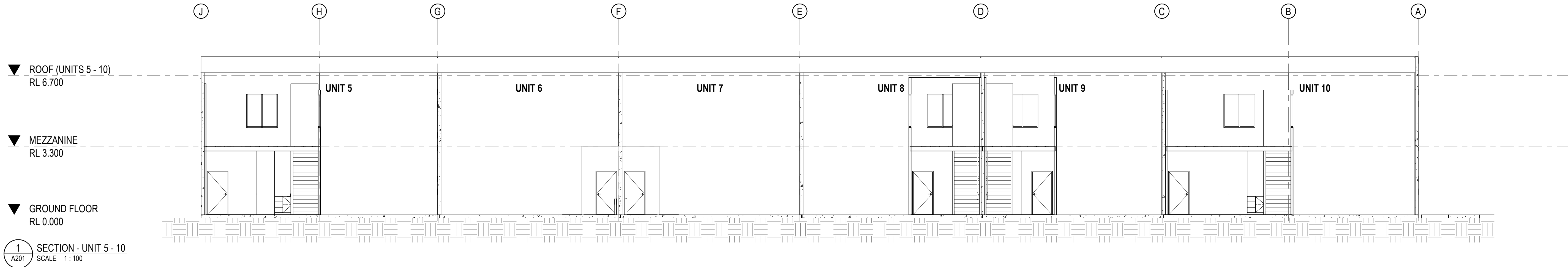


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SECTIONS

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E	DA	A601	

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