

BUILDING NOTES

THIS BUILDING IS TO BE USED FOR MASS STORAGE ON RACKING, MAKING IT CLASS 7b ( NCC - A6G8 CLASS 7 BUILDINGS (b) Class 7b - a building that is used for storage, or display of goods or produce for sale by wholesaler.

A6G8 Class 7 buildings

- (1) A Class 7 building is a storage-type building.
- (2) Class 7 includes the following sub-classifications:

- (a) Class 7a — a carpark.
- (b) Class 7b — a building that is used for storage, or display of goods or produce for sale by wholesale.

THIS BUILDING EXCEEDS THE MAXIMUM VOLUME LIMITS FOR TYPE A CONSTRUCTION, THEREFORE THIS BUILDING IS "LARGE ISOLATED BUILDING" AS PER NCC DEFINITION

C3D4 Large isolated buildings

The size of a fire compartment in a building may exceed that specified in Table C3D3 where—

- (a) the building does not exceed 18 000 m<sup>2</sup> in floor area nor exceed 108 000 m<sup>3</sup> in volume, if—
- (i) the building is Class 7 or 8 and—
- (A) contains not more than 2 storeys; and
- (B) is provided with open space complying with C3D5(1) not less than 18 m wide around the building; or
- (ii) the building is Class 5, 6, 7, 8 or 9 and is—
- (A) protected throughout with a sprinkler system complying with Specification 17; and
- (B) provided with a perimeter vehicular access complying with C3D5(2); or
- (b) the building is Class 5, 6, 7, 8 or 9 and exceeds 18 000 m<sup>2</sup> in floor area or 108 000 m<sup>3</sup> in volume, if it is—
- (i) protected throughout with a sprinkler system complying with Specification 17; and
- (ii) provided with a perimeter vehicular access complying with C3D5(2); or
- (c) there is more than one building on the allotment and—
- (i) each building complies with (a) or (b); or
- (ii) if the buildings are closer than 6 m to each other they are regarded as one building and collectively comply with (a) or (b).

CLAUSE C3D5(2) STATES BUILDING DOES NOT REQUIRE SPRINKLERS AS 18m CLEAR IS PROVIDED AROUND THE BUILDING, HOWEVER REFER TO CLAUSE ED210 (BELOW)

E2D10 Buildings not more than 25 m in effective height: large isolated buildings subject C3D4

- (1) In a Class 7 or 8 building of not more than 25 m in effective height, and which does not exceed 18 000 m<sup>2</sup> in floor area nor exceed 108 000 m<sup>3</sup> in volume, the building must be provided with—
- (a) a sprinkler system complying with Specification 17, and provided with perimeter vehicular access complying with C3D5(2); or
- (b) an automatic fire detection and alarm system complying with AS 1670.1 and monitored in accordance with S20C8; or
- (c) an automatic smoke exhaust system in accordance with Specification 21; or
- (d) automatic smoke and heat vents in accordance with Specification 22; or
- (e) natural smoke venting, with ventilation openings distributed as evenly as practicable and comprising permanent openings at roof level with a free area not less than 1.5% of floor area and low level openings which may be permanent or readily openable with a free area not less than 1.5% of floor area.
- (2) In a Class 5, 6, 7, 8 or 9 building of not more than 25 m in effective height, and which exceeds 18 000 m<sup>2</sup> in floor area or 108 000 m<sup>3</sup> in volume, the building must be provided with—
- (a) if the ceiling height of the fire compartment is not more than 12 m—
- (i) an automatic smoke exhaust system in accordance with Specification 21; or
- (ii) automatic smoke and heat vents in accordance with Specification 22; or
- (b) if the ceiling height of the fire compartment is more than 12 m, an automatic smoke exhaust system in accordance with Specification 21.
- (3) For the purposes of (1) and (2), reference to 'the building' being provided with specified measures, means to the nominated classes within the building.

C3D5(2) CLAUSE FOR PERIMETER ACCESS ROAD FOR QFES

C3D5 Requirements for open spaces and vehicular access

- (1) An open space required by C3D4 must—
- (a) be wholly within the allotment except that any road, river, or public place adjoining the allotment, but not the farthest 6 m of it may be included; and
- (b) include vehicular access in accordance with (2); and
- (c) not be used for the storage or processing of materials; and
- (d) not be built upon, except for guard houses and service structures (such as electricity substations and pump houses) which may encroach upon the width of the space if they do not unduly impede fire-fighting at any part of the perimeter of the allotment or unduly add to the risk of spread of fire to any building on an adjoining allotment.
- (2) Vehicular access required by this Part—
- (a) must be capable of providing continuous access for emergency vehicles to enable travel in a forward direction from a public road around the entire building; and
- (b) must have a minimum unobstructed width of 6 m with no part of its furthest boundary more than 18 m from the building and in no part of the 6 m width be built upon or used for any purpose other than vehicular or pedestrian movement; and
- (c) must provide reasonable pedestrian access from the vehicular access to the building; and
- (d) must have a load bearing capacity and unobstructed height to permit the operation and passage of fire brigade vehicles; and
- (e) must be wholly within the allotment except that a public road complying with (a), (b), (c) and (d) may serve as the vehicular access or part thereof.

NCC E1D13 - REQUIREMENTS FOR SPRINKLER PROTECTION

E1D13 Where sprinklers are required: occupancies of excessive hazard

- (1) In occupancies of excessive hazard, sprinklers are required in fire compartments where either of the following apply:
- (a) A floor area of more than 2 000 m<sup>2</sup>.
- (b) A volume of more than 12 000 m<sup>3</sup>.
- (2) For the purposes of (1), occupancies of excessive fire hazard comprise buildings which contain—
- (a) hazardous processes or storage including the following:
- (i) Aircraft hangars.
- (ii) Cane furnishing manufacture, processing and storage.
- (iii) Fire-lighter and fireworks manufacture and warehousing.
- (iv) Foam plastic and foam plastic goods manufacture, processing and warehousing e.g. furniture factory.
- (v) Hydrocarbon based sheet product, manufacture, processing and warehousing e.g. vinyl floor coverings.
- (vi) Woodwool and other flammable loose fibrous material manufacture.
- (b) combustible goods with an aggregate volume exceeding 1000 m<sup>3</sup> and stored to a height greater than 4 m including the following:
- (i) Aerosol packs with flammable contents.
- (ii) Carpets and clothing.
- (iii) Electrical appliances.
- (iv) Combustible compressed fibreboards (low and high density) and plywoods.
- (v) Combustible cartons, irrespective of content.
- (vi) Esparto and other fibrous combustible material.
- (vii) Furniture including timber, cane and composite, where foamed rubber or plastics are incorporated.
- (viii) Paper storage (all forms of new or waste) e.g. bales, sheet, horizontal or vertical rolls, waxed coated or processed.
- (ix) Textiles raw and finished, e.g. rolled cloth, clothing and manchester.
- (x) Timber storage including sheets, planks, boards, joists and cut sizes.
- (xi) Vinyl, plastic, foamed plastic, rubber and other combustible sheets, offcuts and random pieces and rolled material storage, e.g. carpet, tar paper, linoleum, wood veneer and foam mattresses.
- (xii) All materials having wrappings or preformed containers of foamed plastics.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024



PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)

PROPOSED INDUSTRIAL BUILDING  
CLIENT: UNIQUE HEALTH PRODUCTS  
ADDRESS: LOT 1130 TO 1136 & 1142 TO 1145 HANCOCK WAY, AURA QLD  
CLASS 7b BUILDING / LARGE ISOLATED BUILDING

|                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |                                    |                |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------|----------------|------------------------------------|------------|----------------|---|----------|------------------------------------|------------|----------------|---|----------|-----------------|------------|----------------|---|----------|----------------------------|------------|----------------|---|----------|-------------------------|------------|----------------|---|----------|-------------------------|------------|----------------|---|----------|--------------------------|------------|----------------|---|----------|-------------------------------|------------|----------------|---|----------|-------------------|------------|----------------|---|----------|--------------------------|------------|----------------|---|----------|-------------------------------|------------|----------------|---|----------|-----------------------------|------------|----------------|---|----------|------------------------------|------------|----------------|---|----------|------------------------------|------------|----------------|---|----------|-----------------------------|------------|----------------|---|----------|-----------------------------|------------|----------------|---|----------|-----------------|------------|----------------|---|----------|----------------|------------|----------------|---|----------|------------------------|------------|----------------|---|----------|-----------------|------------|----------------|---|----------|-------------|------------|----------------|----------------------------|--|
| <br>building   design   town planning<br><br>6 Lorraine Avenue<br>Marcoola Beach, QLD, 4573<br>07 5448 8500<br>www.buildingsuncoastgreen.com.au<br>QBCC Licence No. 65942 | <table><tr><td>X</td><td>10.10.24</td><td>STRUCTURAL CLIENT/ BUILDER CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>W</td><td>13.09.24</td><td>STRUCTURAL CLIENT/ BUILDER CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>Y</td><td>23.08.24</td><td>DESIGNS CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>U</td><td>22.08.24</td><td>INTERIOR DESIGNERS CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>A</td><td>07.08.24</td><td>STRUCTURAL ENG. CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>S</td><td>31.07.24</td><td>STRUCTURAL ENG. CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>O</td><td>30.07.24</td><td>PRELIMINARY WORKING DWGS</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>P</td><td>27.06.24</td><td>WINDOW, ROOF &amp; FACADE CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>N</td><td>17.06.24</td><td>REMOVED FIRE PUMP</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>M</td><td>14.06.24</td><td>WATER TANK / PMT CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>L</td><td>08.06.24</td><td>INSERTED WATER TANK &amp; BOOSTER</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>K</td><td>04.06.24</td><td>REVISED CIVIL BASE INSERTED</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>J</td><td>08.05.24</td><td>CARPARK REMOVED FOR FOOTPATH</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>I</td><td>02.05.24</td><td>CIVIL &amp; LANDSCAPE PLAN ADDED</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>H</td><td>09.04.24</td><td>CLIENTS &amp; STOCKLAND CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>G</td><td>27.02.24</td><td>CLIENTS &amp; STOCKLAND CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>F</td><td>09.10.23</td><td>CLIENTS CHANGES</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>E</td><td>07.09.23</td><td>3D VIEWS ADDED</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>D</td><td>25.08.23</td><td>INTERNAL LAYOUTS ADDED</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>C</td><td>21.07.23</td><td>COLOURS ALTERED</td><td>06/06/2023</td><td>20230606000000</td></tr><tr><td>B</td><td>28.06.23</td><td>SKETCH DWGS</td><td>06/06/2023</td><td>20230606000000</td></tr></table> |                                           | X                                  | 10.10.24       | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/2023 | 20230606000000 | W | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/2023 | 20230606000000 | Y | 23.08.24 | DESIGNS CHANGES | 06/06/2023 | 20230606000000 | U | 22.08.24 | INTERIOR DESIGNERS CHANGES | 06/06/2023 | 20230606000000 | A | 07.08.24 | STRUCTURAL ENG. CHANGES | 06/06/2023 | 20230606000000 | S | 31.07.24 | STRUCTURAL ENG. CHANGES | 06/06/2023 | 20230606000000 | O | 30.07.24 | PRELIMINARY WORKING DWGS | 06/06/2023 | 20230606000000 | P | 27.06.24 | WINDOW, ROOF & FACADE CHANGES | 06/06/2023 | 20230606000000 | N | 17.06.24 | REMOVED FIRE PUMP | 06/06/2023 | 20230606000000 | M | 14.06.24 | WATER TANK / PMT CHANGES | 06/06/2023 | 20230606000000 | L | 08.06.24 | INSERTED WATER TANK & BOOSTER | 06/06/2023 | 20230606000000 | K | 04.06.24 | REVISED CIVIL BASE INSERTED | 06/06/2023 | 20230606000000 | J | 08.05.24 | CARPARK REMOVED FOR FOOTPATH | 06/06/2023 | 20230606000000 | I | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED | 06/06/2023 | 20230606000000 | H | 09.04.24 | CLIENTS & STOCKLAND CHANGES | 06/06/2023 | 20230606000000 | G | 27.02.24 | CLIENTS & STOCKLAND CHANGES | 06/06/2023 | 20230606000000 | F | 09.10.23 | CLIENTS CHANGES | 06/06/2023 | 20230606000000 | E | 07.09.23 | 3D VIEWS ADDED | 06/06/2023 | 20230606000000 | D | 25.08.23 | INTERNAL LAYOUTS ADDED | 06/06/2023 | 20230606000000 | C | 21.07.23 | COLOURS ALTERED | 06/06/2023 | 20230606000000 | B | 28.06.23 | SKETCH DWGS | 06/06/2023 | 20230606000000 | Client <b>UNIQUE FOODS</b> |  |
|                                                                                                                                                                                                                                                                | X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 10.10.24                                  | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/2023     | 20230606000000                     |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| W                                                                                                                                                                                                                                                              | 13.09.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STRUCTURAL CLIENT/ BUILDER CHANGES        | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| Y                                                                                                                                                                                                                                                              | 23.08.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | DESIGNS CHANGES                           | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| U                                                                                                                                                                                                                                                              | 22.08.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | INTERIOR DESIGNERS CHANGES                | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| A                                                                                                                                                                                                                                                              | 07.08.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STRUCTURAL ENG. CHANGES                   | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| S                                                                                                                                                                                                                                                              | 31.07.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STRUCTURAL ENG. CHANGES                   | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| O                                                                                                                                                                                                                                                              | 30.07.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PRELIMINARY WORKING DWGS                  | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| P                                                                                                                                                                                                                                                              | 27.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | WINDOW, ROOF & FACADE CHANGES             | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| N                                                                                                                                                                                                                                                              | 17.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | REMOVED FIRE PUMP                         | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| M                                                                                                                                                                                                                                                              | 14.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | WATER TANK / PMT CHANGES                  | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| L                                                                                                                                                                                                                                                              | 08.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | INSERTED WATER TANK & BOOSTER             | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| K                                                                                                                                                                                                                                                              | 04.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | REVISED CIVIL BASE INSERTED               | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| J                                                                                                                                                                                                                                                              | 08.05.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CARPARK REMOVED FOR FOOTPATH              | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| I                                                                                                                                                                                                                                                              | 02.05.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CIVIL & LANDSCAPE PLAN ADDED              | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| H                                                                                                                                                                                                                                                              | 09.04.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CLIENTS & STOCKLAND CHANGES               | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| G                                                                                                                                                                                                                                                              | 27.02.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CLIENTS & STOCKLAND CHANGES               | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| F                                                                                                                                                                                                                                                              | 09.10.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CLIENTS CHANGES                           | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| E                                                                                                                                                                                                                                                              | 07.09.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3D VIEWS ADDED                            | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| D                                                                                                                                                                                                                                                              | 25.08.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | INTERNAL LAYOUTS ADDED                    | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| C                                                                                                                                                                                                                                                              | 21.07.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | COLOURS ALTERED                           | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| B                                                                                                                                                                                                                                                              | 28.06.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SKETCH DWGS                               | 06/06/2023                         | 20230606000000 |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| Lot 1136 TO 1139 & 1142 TO 1145<br><b>AURA</b>                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Drawing Description<br><b>COVER SHEET</b> |                                    |                |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| Drawn <b>SB</b>                                                                                                                                                                                                                                                | Checked <b>DJ</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Scale <b>1 : 100</b> Date <b>28.06.23</b> |                                    |                |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |
| Project No. <b>2023-22</b>                                                                                                                                                                                                                                     | Sheet No. <b>01 OF 25</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PRELIM. WDS Issue <b>X</b>                |                                    |                |                                    |            |                |   |          |                                    |            |                |   |          |                 |            |                |   |          |                            |            |                |   |          |                         |            |                |   |          |                         |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                   |            |                |   |          |                          |            |                |   |          |                               |            |                |   |          |                             |            |                |   |          |                              |            |                |   |          |                              |            |                |   |          |                             |            |                |   |          |                             |            |                |   |          |                 |            |                |   |          |                |            |                |   |          |                        |            |                |   |          |                 |            |                |   |          |             |            |                |                            |  |

ALL CONSTRUCTION TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA REQUIREMENTS (**NCC 2022**) & RELEVANT AUSTRALIAN STANDARDS.

CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK INCLUDING BOUNDARY LINES & PEGS.

CONTRACTOR ALSO TO CONFIRM PRESENCE OF ANY EXISTING SERVICES BEFORE COMMENCING WORKS.

DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE OFF DRAWING.

REFER TO CONSULTING ENGINEERS DRAWINGS FOR ALL CIVIL,  
STRUCTURAL DETAILS & HYDRAULIC ENGINEERS DRAWINGS FOR ALL  
HYDRAULIC DETAILS.

SHOULD SITE CONDITIONS DIFFER FROM THOSE INDICATED SEEK INSTRUCTIONS FROM DESIGNER.

REFER FLOOR PLAN FOR POSITIONS OF PORTABLE FIRE EXTINGUISHERS & FIXED EMERGENCY LIGHTING

PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH  
**NCC 2022 E1D14 PORTABLE FIRE EXTINGUISHERS**. ADDITIONAL  
EXTINGUISHERS MAY BE REQUIRED DEPENDING ON TENANCY LAYOUT &  
ASSOCIATED BUSINESS USES. REFER TO **NCC 2022 E1D14** AND MUST BE  
SELECTED, LOCATED & DISTRIBUTED IN ACCORDANCE WITH AS 2444,  
SECTIONS 1, 2 & 3.

**FIRE EXTINGUISHER IDENTIFICATION SIGN**  
THE EXTINGUISHER AND FIRE POINT LOCATION SIGNS SHALL HAVE A SYMBOL, BORDER AND LETTERS IN WHITE ON A RED FIELD EQUIVALENT TO 13 SIGNAL RED OF AS 2700 (REFER AS 2444- FIGURE 3.1)  
A SIGN SHALL BE PROVIDED ABOVE OR ADJACENT TO AN EXTINGUISHER. SIGNS SHALL BE POSITIONED & MOUNTED NOT LESS THAN 2.0m ABOVE FFL OR AT A HEIGHT THAT MAKES THEM CLEARLY VISIBLE TO A PERSON OF AVERAGE HEIGHT AND VISUAL ACUITY APPROACHING THE EXTINGUISHER LOCATION.

MECHANICAL VENTILATION TO AS. 1668 PARTS 1 & 2 & AS/NZS 3666.1 AS INDICATED.  
MIN 25 l/s EXHAUST FLOW RATE TO ALL WC'S.

PHYSICAL TERMITE BARRIER SYSTEM TO BE USED IN ACCORDANCE WITH  
AS. 3660.1. ALL TIMBER TREATED H2/H3 AGAINST TERMITES.

LIGHTING TO AS/NZS 1680.0 & NCC 2022 PART J7 ARTIFICIAL LIGHTING AND POWER

## EXIT SIGNS

AN EXIT SIGN MUST BE INSTALLED ON, ABOVE OR ADJACENT TO EACH DOOR SERVING AS, OR FORMING PART OF A REQUIRED EXIT IN A STOREY OR NON-FIRE ISOLATED EXIT STAIR. ALL REQUIRED EXIT SIGNS & DIRECTIONAL EXITS SIGNS MUST COMPLY WITH AS 2291.1, LOCATED TO BE CLEARLY VISIBLE TO PERSONS APPROACHING THE EXIT & MAINTAINED TO BE CLEARLY VISIBLE AT ALL TIMES THE BUILDING IS OCCUPIED.

ALL EXIT DOORS & HARDWARE TO COMPLY WITH NCC 2022 CLAUSES, D3D24  
DOORWAYS AND DOORS , D3D25 SWINGING DOORS & D3D26 OPERATION OF  
LATCH .  
SIGNS ON DOORS TO COMPLY WITH NCC 2022 D3D28 SIGNS ON DOORS

TIMBER/STEEL STUD PARTITIONING TO TOILETS. REFER TO ELEVATIONS OR SECTIONS FOR CEILING HEIGHTS FOR AMENITIES.  
AMENITIES WALLS AND CEILINGS TO BE LINED WITH WATER PROOF PLASTERBOARD. WATERPROOF WET AREAS TO AS 3740.  
WATERPROOFING TO WET AREAS TO COMPLY WITH **NCC 2022 CLAUSE F2P2 WET AREAS.**

UNISEX ACCESSIBLE FACILITIES TO AS 1428.1, 2009

PROVIDE ROOF SAFETY MESH TO AS/NZS 4389 (1996)

ROOF INSULATION R2.5 "ANTICON" FOIL BACKED FIBRE GLASS INSULATION

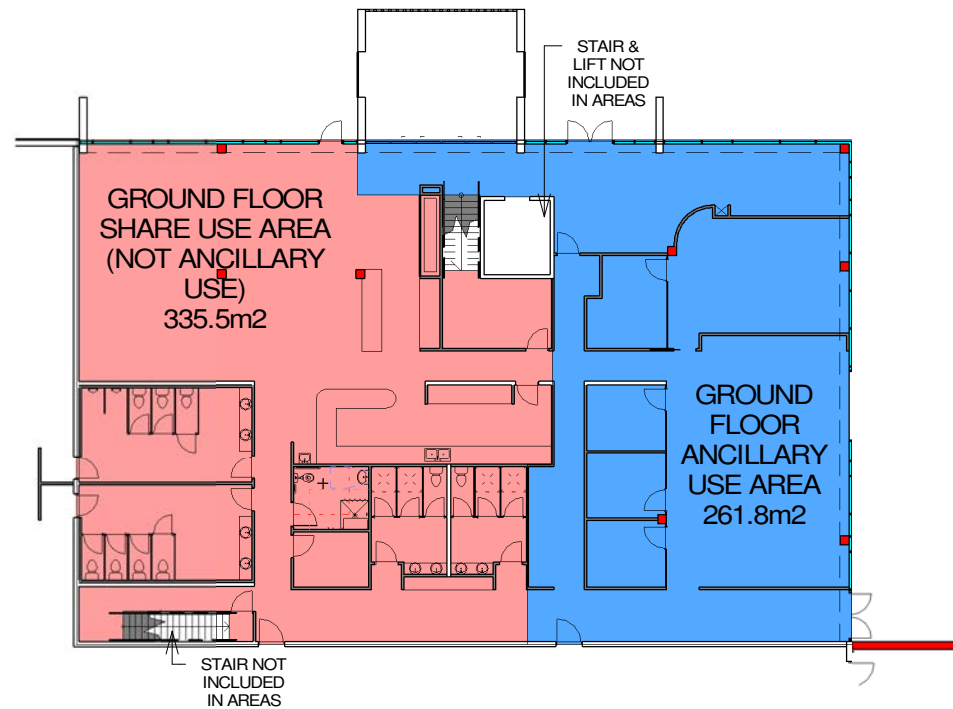
PROVIDE NON-COMBUSTIBLE MINERAL FIBRE INSULATION UNDERNEATH ROOF SHEETING TO SEAL ALL FIRE WALLS. (CSR BRADFORD FIRE SEAL OR EQUIVALENT)

FIRE HYDRANTS INSTALLED TO ENGINEERS DETAIL.  
REFER TO HYDRAULICS ENGINEERS DRAWINGS FOR POSITION OF FIRE HYDRANTS.

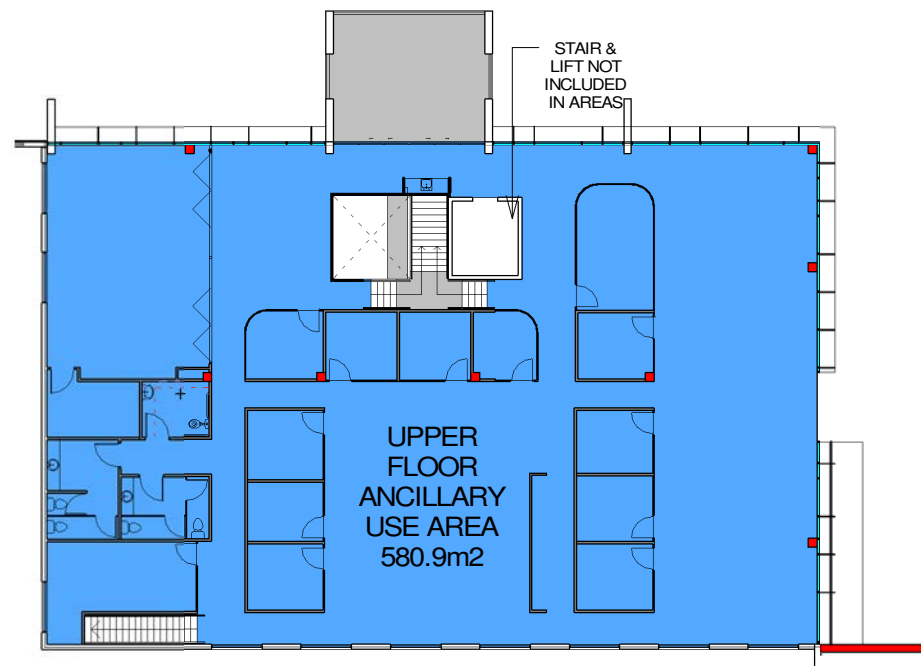
GLAZING  
ALL GLAZING MUST COMPLY WITH THE REQUIREMENTS OF AS 1288 & AS 2047

## GLAZING INDICATORS

**NCC 2022 PART D4D13 GLAZING ON AN ACCESSWAY AND AS 1428.1- 2009,**  
SECTION 6.6 - ALL FRAMELESS OR FULLY GLAZED DOORS, SIDELIGHTS, INCLUDING ANY GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, SHALL BE CLEARLY MARKED FOR THEIR FULL WIDTH WITH A SOLID CONTRASTING LINE. THE CONTRASTING LINE SHALL NOT BE LESS THAN 75mm WIDE AND SHALL EXTEND ACROSS FULL WIDTH OF THE GLAZING PANEL. THE LOWER EDGE OF THE CONTRASTING LINE SHALL BE LOCATED BETWEEN 900mm & 1000mm ABOVE THE PLANE OF THE FINISHED FLOOR LEVEL. ANY CONTRASTING LINE ON THE GLAZING SHALL PROVIDE A MINIMUM OF 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2.0m OF THE GLAZING ON THE OPPOSITE SIDE.



## GROUND FLOOR AREAS BREAKDOWN



## UPPER FLOOR AREAS BREAKDOWN

\*\*\*\*\* BUILDER & ENGINEERS TO NOTE\*\*\*\*\*BUILDING ELEMENTS OTHER THAN ROOF BATTENS OR SARKING TYPE MATERIAL MUST NOT PASS THROUGH OR CROSS OVER THE FIRE WALL UNLESS THE REQUIRED FIRE RESISTING PERFORMANCE OF THE FIRE WALL IS MAINTAINED.

## FIRE NOTES

FIRE HAZARD PROPERTIES FOR FLOOR COVERING, WALL AND CEILING LINING MATERIALS.  
THE FIRE HAZARD PROPERTIES OF FLOOR MATERIALS, FLOOR COVERINGS, WALL AND CEILING MATERIALS IN A CLASS 2-9 BUILDING MUST COMPLY WITH NCC 2022 SECTION C1.10 & SPECIFICATION C1.10a.

PERFORMANCE OF EXTERNAL WALLS IN FIRE  
TILT-UP AND PRECAST CONCRETE WALL PANELS MUST BE  
DESIGNED TO PREVENT COLLAPSING OUTWARDS AS COMPLETE  
PANELS IN THE EVENT OF FIRE IN ACCORDANCE WITH NCC 2022  
SPECIFICATION C1.11.

SEPARATION BY FIRE WALLS  
FIRE WALLS ARE TO BE CONSTRUCTED TO THE RELEVANT FRL'S  
AS REQUIRED BY NCC 2022 SPECIFICATION C1.11 & NCC  
SECTION C2.7.

|            |        |          |
|------------|--------|----------|
| SITE AREA  |        | 12000m2  |
| SITE COVER | 49.66% | 5959.7m2 |

|                  |          |
|------------------|----------|
| AREA             | m2       |
| WAREHOUSE        | 5309.1m2 |
| GROUND FLOOR     | 616.4m2  |
| UPPER FLOOR      | 588.1m2  |
| TOTAL FLOOR AREA | 6513.6m2 |

## ADDITIONAL AREAS

|                    |        |
|--------------------|--------|
| COVERED STAFF AREA | 34.2m2 |
| COVERED BALCONY    | 34.2m2 |

|                    |       |          |
|--------------------|-------|----------|
| LANDSCAPE REQUIRED | 10 %  | 1200.0m2 |
| LANDSCAPE PROVIDED | 10.1% | 1222.9m2 |

|                                                                                          |                                                                                                         |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| WAREHOUSE / CAR PARKING REQUIRED<br>1 SPACE PER 50 UP TO 500m2 THEN 1<br>SPACE PER 100m2 | WAREHOUSE AREA: 5309.1m2<br>SHARED USE AREA: 335.5m2<br>TOTAL: 5644.6m2<br>(61.4 CARS REQUIRED)         |
| ANCILLARY USE / CAR PARKING<br>REQUIRED<br>1 SPACE PER 30                                | ANCILLARY GROUND AREA: 261.8m2<br>ANCILLARY UPPER AREA: 580.9m2<br>TOTAL: 842.7m2<br>(28 CARS REQUIRED) |
| CAR PARKING REQUIRED                                                                     | 89.4                                                                                                    |
| CAR PARKING PROVIDED                                                                     | 94                                                                                                      |

|                   |    |
|-------------------|----|
| BICYCLES REQUIRED | 23 |
| BICYCLES PROVIDED | 25 |

## VOLUME CALCULATIONS

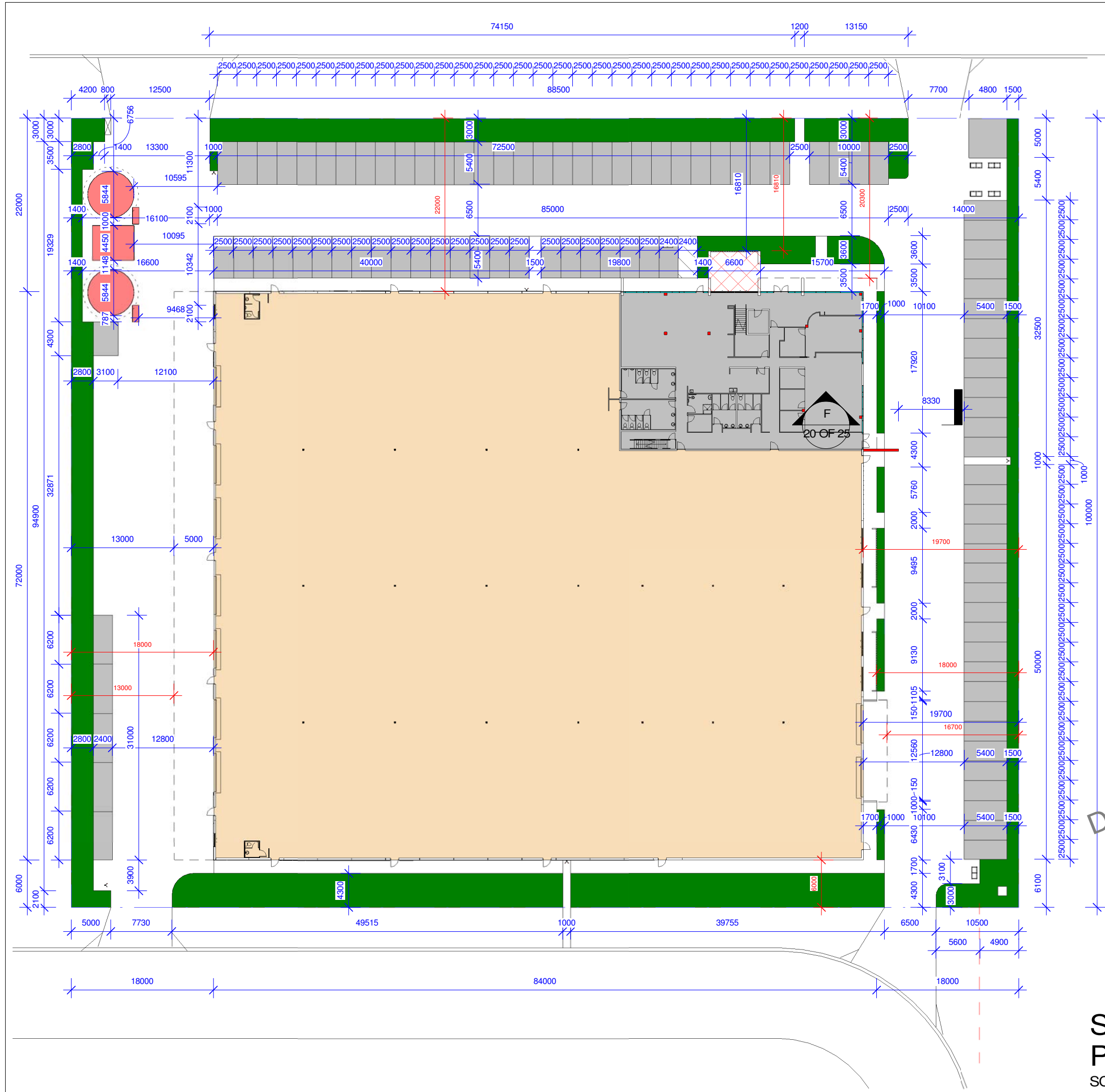
WAREHOUSE AREA = 5309.1m<sup>2</sup> x 13.283m (AVERAGE HEIGHT)  
= 70,520.7m<sup>3</sup>

ADMIN AREA = 616.4m<sup>2</sup> x 7.445m (AVERAGE HEIGHT)  
= 4589.0m<sup>3</sup>

**TOTAL VOLUME = 75,109.7m<sup>3</sup>**

|  <p><b>building<br/>suncoast<br/>green</b><br/>building   design   town planning</p> <p>6 Lorraine Avenue<br/>Marcoola Beach, QLD, 4573<br/>07 5448 8500<br/>www.buildingsuncoastgreen.com.au<br/>QBCC Licence No. 65942</p> | <p><b>AMENDMENTS</b></p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Subject</th> <th>Initial</th> <th>Auth</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>10.10.24</td> <td>STRUCTURAL CLIENT/ BUILDER CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>13.09.24</td> <td>STRUCTURAL CLIENT/ BUILDER CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>23.08.24</td> <td>DEBBIES CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>23.08.24</td> <td>INTERIOR DESIGNERS CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>07.08.24</td> <td>STRUCTURAL ENG. CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>31.07.24</td> <td>STRUCTURAL ENG. CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>30.07.24</td> <td>PRELIMINARY WORKING DWGS</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>27.06.24</td> <td>WINDOW, ROOF &amp; FASCAGE CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>17.06.24</td> <td>REMOVED PIPE PUMP</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>14.06.24</td> <td>WATER TANK / PMT CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>06.06.24</td> <td>INSERTED WATER TANK &amp; BOOSTER</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>04.06.24</td> <td>REVISED CIVIL BASE INSERTED</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>08.05.24</td> <td>CARPARK REMOVED FOR FOOTPATH</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>02.05.24</td> <td>CLIENTS &amp; LANDSCAPE PLAN ADDED</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>08.04.24</td> <td>CLIENTS &amp; STOCKLAND CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>27.02.24</td> <td>CLIENTS &amp; STOCKLAND CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>09.10.23</td> <td>CLIENTS CHANGES</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>07.09.23</td> <td>3D VIEWS ADDED</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>25.08.23</td> <td>INTERNAL LAYOUTS ADDED</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>21.07.23</td> <td>COLORS ALTERED</td> <td>SS</td> <td>DU</td> </tr> <tr> <td>V</td> <td>28.06.23</td> <td>SKETCH DWGS</td> <td>SS</td> <td>DU</td> </tr> </tbody> </table> |                                    | Issue   | Date    | Subject | Initial | Auth | X | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | SS | DU | V | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | SS | DU | V | 23.08.24 | DEBBIES CHANGES | SS | DU | V | 23.08.24 | INTERIOR DESIGNERS CHANGES | SS | DU | V | 07.08.24 | STRUCTURAL ENG. CHANGES | SS | DU | V | 31.07.24 | STRUCTURAL ENG. CHANGES | SS | DU | V | 30.07.24 | PRELIMINARY WORKING DWGS | SS | DU | V | 27.06.24 | WINDOW, ROOF & FASCAGE CHANGES | SS | DU | V | 17.06.24 | REMOVED PIPE PUMP | SS | DU | V | 14.06.24 | WATER TANK / PMT CHANGES | SS | DU | V | 06.06.24 | INSERTED WATER TANK & BOOSTER | SS | DU | V | 04.06.24 | REVISED CIVIL BASE INSERTED | SS | DU | V | 08.05.24 | CARPARK REMOVED FOR FOOTPATH | SS | DU | V | 02.05.24 | CLIENTS & LANDSCAPE PLAN ADDED | SS | DU | V | 08.04.24 | CLIENTS & STOCKLAND CHANGES | SS | DU | V | 27.02.24 | CLIENTS & STOCKLAND CHANGES | SS | DU | V | 09.10.23 | CLIENTS CHANGES | SS | DU | V | 07.09.23 | 3D VIEWS ADDED | SS | DU | V | 25.08.23 | INTERNAL LAYOUTS ADDED | SS | DU | V | 21.07.23 | COLORS ALTERED | SS | DU | V | 28.06.23 | SKETCH DWGS | SS | DU | <p>Client <b>UNIQUE FOODS</b></p> <p>LOT 1136 TO 1139 &amp; 1142 TO 1145<br/><b>AURA</b></p> <p>Drawing Description<br/><b>NOTES</b></p> <p>Drawn <b>SB</b> Checked <b>DJ</b></p> <p>Scale <b>As indicated</b> Date <b>28.06.23</b></p> <p>Project No. <b>2023-22</b> Sheet No. <b>02 OF 25</b></p> <p><b>PRELIM. WDS</b> Issue <b>X</b></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------|---------|---------|---------|------|---|----------|------------------------------------|----|----|---|----------|------------------------------------|----|----|---|----------|-----------------|----|----|---|----------|----------------------------|----|----|---|----------|-------------------------|----|----|---|----------|-------------------------|----|----|---|----------|--------------------------|----|----|---|----------|--------------------------------|----|----|---|----------|-------------------|----|----|---|----------|--------------------------|----|----|---|----------|-------------------------------|----|----|---|----------|-----------------------------|----|----|---|----------|------------------------------|----|----|---|----------|--------------------------------|----|----|---|----------|-----------------------------|----|----|---|----------|-----------------------------|----|----|---|----------|-----------------|----|----|---|----------|----------------|----|----|---|----------|------------------------|----|----|---|----------|----------------|----|----|---|----------|-------------|----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                   | Issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Date                               | Subject | Initial | Auth    |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| X                                                                                                                                                                                                                                                                                                                 | 10.10.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STRUCTURAL CLIENT/ BUILDER CHANGES | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 13.09.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STRUCTURAL CLIENT/ BUILDER CHANGES | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 23.08.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | DEBBIES CHANGES                    | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 23.08.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | INTERIOR DESIGNERS CHANGES         | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 07.08.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STRUCTURAL ENG. CHANGES            | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 31.07.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STRUCTURAL ENG. CHANGES            | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 30.07.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PRELIMINARY WORKING DWGS           | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 27.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | WINDOW, ROOF & FASCAGE CHANGES     | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 17.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | REMOVED PIPE PUMP                  | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 14.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | WATER TANK / PMT CHANGES           | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 06.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | INSERTED WATER TANK & BOOSTER      | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 04.06.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | REVISED CIVIL BASE INSERTED        | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 08.05.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CARPARK REMOVED FOR FOOTPATH       | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 02.05.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CLIENTS & LANDSCAPE PLAN ADDED     | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 08.04.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CLIENTS & STOCKLAND CHANGES        | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 27.02.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CLIENTS & STOCKLAND CHANGES        | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 09.10.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CLIENTS CHANGES                    | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 07.09.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3D VIEWS ADDED                     | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 25.08.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | INTERNAL LAYOUTS ADDED             | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 21.07.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | COLORS ALTERED                     | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |
| V                                                                                                                                                                                                                                                                                                                 | 28.06.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SKETCH DWGS                        | SS      | DU      |         |         |      |   |          |                                    |    |    |   |          |                                    |    |    |   |          |                 |    |    |   |          |                            |    |    |   |          |                         |    |    |   |          |                         |    |    |   |          |                          |    |    |   |          |                                |    |    |   |          |                   |    |    |   |          |                          |    |    |   |          |                               |    |    |   |          |                             |    |    |   |          |                              |    |    |   |          |                                |    |    |   |          |                             |    |    |   |          |                             |    |    |   |          |                 |    |    |   |          |                |    |    |   |          |                        |    |    |   |          |                |    |    |   |          |             |    |    |                                                                                                                                                                                                                                                                                                                                              |





## SITE LEVELS

REFER TO ENGINEERS DRAWINGS FOR SITE LEVELS,  
FINISHED PAVEMENT, DRIVEWAY LEVELS &  
STORMWATER CATCHMENT DETAILS

## CONSTRUCTION GENERALLY

THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING STABILITY  
OF THE STRUCTURE UNTIL COMPLETION OF CONSTRUCTION AND  
SHALL ENSURE THAT NO PART OF THE STRUCTURE IS OVER  
STRESSED BY CONSTRUCTION LOADING.

STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH  
ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE  
WITH THE FOLLOWING CODES OF PRACTICE EXCEPT WHERE  
VERIFIED BY THE SPECIFICATIONS AND DRAWINGS.

AS 1720 - TIMBER STRUCTURES  
AS 3600 - CONCRETE STRUCTURES  
AS 4100 - STEEL STRUCTURES  
NCC 2022 NATIONAL CONSTRUCTION CODE OF AUSTRALIA

REMOVE ALL VEGETATION AND TOPSOIL WITHIN THE AREA THAT  
THE BUILDING IS TO OCCUPY. CUT OR FILL TO LEVELS SHOWN IN  
THE DRAWINGS. MATERIAL TO BE USED AS FILL SHOULD BE  
APPROVED BY THE ENGINEER AND COMPACTED AS SPECIFIED.

PROVIDE EROSION AND SEDIMENT CONTROL STRUCTURES AND  
MAINTAIN IN A FUNCTIONAL CONDITION TO LOCAL AUTHORITY  
REQUIREMENTS.

OPENINGS IN EXTERNAL WALL CLADDING EXPOSED TO THE  
WEATHER MUST BE FLASHED USING MATERIALS THAT COMPLY  
WITH AS 2904.

RETICULATE STORMWATER TO STREET CHANNEL, APPROVED  
EASEMENT OR OTHERWISE AS DIRECTED BY THE LOCAL  
AUTHORITY & DESIGNED BY THE HYDRAULIC ENGINEER.  
STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3

BUILDER TO PROVIDE A TERMITE CONTROL MANAGMENT  
SYSTEM COMPLYING WITH AS 3660.1-2000

SEWERAGE DISPOSAL SHALL BE AS DESIGNED BY THE  
HYDRAULIC ENGINEER.

CARPARK FOR PERSONS WITH A DISABILITY  
THE CARPARK FOR PERSONS WITH A DISABILITY IS TO BE  
IDENTIFIED WITH THE USE OF THE INTERNATIONAL SYMBOL  
PAINTED SIGN ON THE PAVEMENT.  
ADDITIONAL DIRECTIONAL SIGNS AND/OR RESERVED SIGNS ON  
POSTS OR ON THE BUILDING MAY BE REQUIRED TO CLEARLY  
IDENTIFY THE CAR PARKING SPACE IN ACCORDANCE WITH  
AS1428.1 AND 2890.1

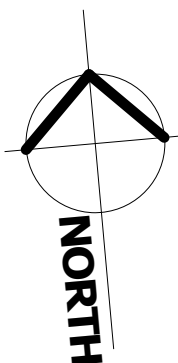


PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL  
Approval no: DEV2024/1534  
Date: 21 November 2024

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

## SITE SETOUT PLAN

SCALE: 1:500 @ A3



6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|    |          |                                    |    |
|----|----------|------------------------------------|----|
| X  | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | DD |
| Y  | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | DD |
| Z  | 22.08.24 | DESIGN CHANGES                     | DD |
| AA | 22.08.24 | INTERIOR DESIGNERS CHANGES         | DD |
| BB | 31.07.24 | STRUCTURAL ENG. CHANGES            | DD |
| CC | 30.07.24 | PRELIMINARY WORKING DWGS           | DD |
| DD | 30.07.24 | WINDMILL & FISCAL CHANGES          | DD |
| EE | 17.06.24 | REMOVED FIRE PUMP                  | DD |
| FF | 14.06.24 | WATER TANK / PWT CHANGES           | DD |
| GG | 06.06.24 | INSERTED WATER TANK & BOOSTER      | DD |
| HH | 04.06.24 | REVISED CIVIL BASE INSERTED        | DD |
| II | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | DD |
| JJ | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | DD |
| KK | 18.04.24 | CLIENTS & STOCKLAND CHANGES        | DD |
| LL | 27.02.24 | CLIENTS & STOCKLAND CHANGES        | DD |
| MM | 19.10.23 | CLIENTS CHANGES                    | DD |
| NN | 07.09.23 | 3D VIEWS ADDED                     | DD |
| OO | 25.09.23 | INTERNAL LAYOUTS ADDED             | DD |
| PP | 21.07.23 | COLORS ALTERED                     | DD |
| QQ | 28.06.23 | SKETCH DWGS                        | DD |

| Issue | Date | Subject | Initial | Auth |
|-------|------|---------|---------|------|
|-------|------|---------|---------|------|

### Amendments

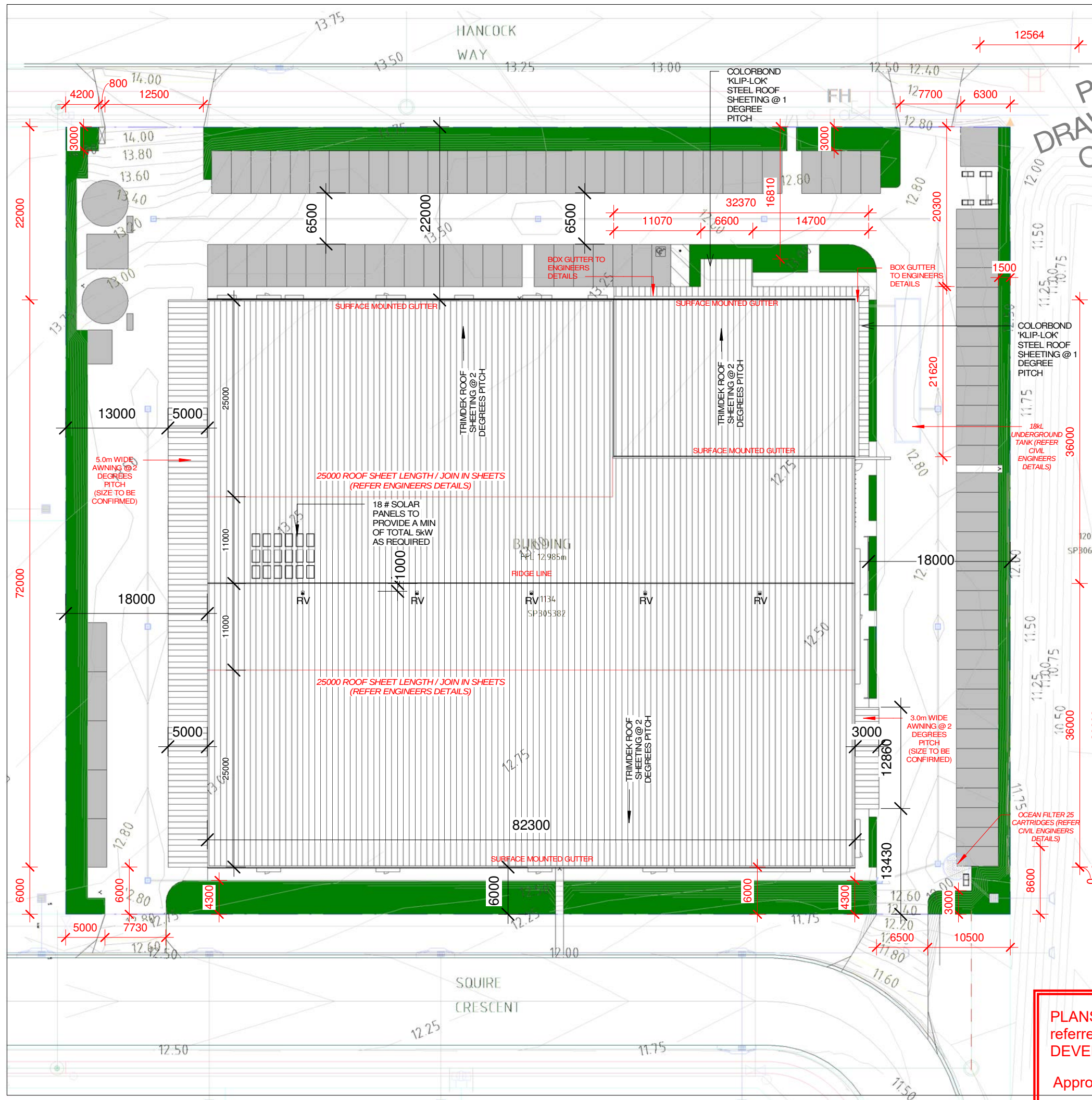
Client UNIQUE FOODS

LOT 1136 TO 1139 & 1142 TO 1145  
AURA

Drawing Description  
SITE SETOUT PLAN

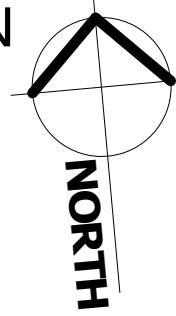
|                     |                    |
|---------------------|--------------------|
| Drawn SB            | Checked DJ         |
| Scale As indicated  | Date 28.06.23      |
| Project No. 2023-22 | Sheet No. 04 OF 25 |

PRELIM. WDS Issue X



# PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION) ROOF PLAN

SCALE: 1:500 @ A3



Clear or translucent roof lights that are glass fibre-reinforced polyester are permitted on the basis that the building complies with **NCC 2022 Part C2D11 (3,i) Fire Hazard Properties**

- (i) the roof in which it is installed forms part of a single the building required to be Type C construction; and
- (ii) the material is used as part of the roof covering; and
- (iii) it is not closer than 1.5m from another roof light of the same type; and
- (iv) each roof light is not more than 14m<sup>2</sup> in area; and
- (v) the area of the roof lights per 70m<sup>2</sup> of roof surface is not more than 14m<sup>2</sup>.

Where roof lights do not comply with the above, they are required to satisfy the fire hazard property requirements of **NCC 2022 Specification S7C4 Wall and Ceiling Linings**

- (1) A wall or ceiling lining system must comply with the group number (1,2 or 3 material groups permitted) specified in Table S7C4 and for buildings not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 have-

- (a) a *smoke growth rate index* not more than 100; or
- (b) an *average specific extinction area* less than 250m<sup>2</sup>/kg).

- (2) A group number of a wall or ceiling lining and the smoke growth rate index or average specific extinction area must be determined in accordance with AS 5637.1

FALL PROTECTION TO NCC 2022-VOLUME ONE APPENDICES. QLD PART G.101. CERTAIN ATTACHMENTS. QLD G101.1 PREVENTION OF FALLS FROM BUILDINGS OR STRUCTURES. WHERE A PERSON IS EXPOSED TO THE HAZARD OF FALLING FROM A BUILDING OR STRUCTURE WHILE CLEANING OR MAINTENANCE WORK IS BEING CARRIED OUT- (A) A WORK SYSTEM DESIGNED TO PREVENT SUCH FALLS MUST BE USED; & (B) WHERE SAFETY ANCHORAGE POINTS ARE USED THEY MUST BE POSITIONED ON THE BUILDING OR STRUCTURE SO THAT A LIFELINE OR SAFETY HARNESS MAY BE ATTACHED BEFORE PROCEEDING TO A POINT WHERE IT IS POSSIBLE TO FALL; & (C) ANCHORAGE POINTS FOR THE ATTACHMENT OF SAFETY HARNESS MUST COMPLY WITH AS 2625.

## ROOF LIGHTS

ROOF LIGHTS MUST COMPLY WITH ENERGY EFFICIENCY SECTION J, **NCC 2022 PART J4D5**

ROOF LIGHTS MUST HAVE -

- (a) TOTAL AREA OF NOT MORE THAN 5% OF FLOOR AREA OF THE ROOM OR SPACE SERVED

- (b) TRANSPARENT AND TRANSLUCENT ELEMENTS, INCLUDING AND IMPERFORATE CEILING DIFFUSER, WITH A COMBINED PERFORMANCE OF-

- (i) TOTAL SYSTEM SHGC ( LESS THAN OR EQUAL TO = 0.29, IN ACCORDANCE WITH **NCC 2022 TABLE J4D5 ROOF LIGHTS**, AND

- (ii) TOTAL SYSTEM U-VALUE, NOT MORE THAN U3.9

## ROOF PLAN LEGEND

RV ROTARY ROOF VENT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024



**building suncoast green**  
building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|   |          |                                    |            |            |
|---|----------|------------------------------------|------------|------------|
| X | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 05/05/2024 | 2023/03/23 |
| V | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 05/05/2024 | 2023/03/23 |
| U | 23.08.24 | DESIGN CHANGES                     | 05/05/2024 | 2023/03/23 |
| L | 22.08.24 | INTERIOR DESIGNERS CHANGES         | 05/05/2024 | 2023/03/23 |
| B | 07.09.24 | STRUCTURAL ENG CHANGES             | 05/05/2024 | 2023/03/23 |
| D | 30.07.24 | STRUCTURAL ENG CHANGES             | 05/05/2024 | 2023/03/23 |
| O | 30.07.24 | PRELIMINARY WORKING DWGS           | 05/05/2024 | 2023/03/23 |
| D | 27.06.24 | WINDOW, ROOF & FASCIAE CHANGES     | 05/05/2024 | 2023/03/23 |
| N | 17.06.24 | REMOVED FIRE PUMP                  | 05/05/2024 | 2023/03/23 |
| Z | 14.06.24 | WATER TANK, PWT CHANGES            | 05/05/2024 | 2023/03/23 |
| K | 06.06.24 | INSERTED WATER TANK & BOOSTER      | 05/05/2024 | 2023/03/23 |
| A | 04.06.24 | REVISED CIVIL BASE INSERTED        | 05/05/2024 | 2023/03/23 |
| T | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | 05/05/2024 | 2023/03/23 |
| F | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | 05/05/2024 | 2023/03/23 |
| H | 08.04.24 | CLIENTS & STOCKLAND CHANGES        | 05/05/2024 | 2023/03/23 |
| C | 27.02.24 | CLIENTS & STOCKLAND CHANGES        | 05/05/2024 | 2023/03/23 |
| O | 09.10.23 | INTERNAL LAYOUTS                   | 05/05/2024 | 2023/03/23 |
| B | 07.09.23 | 3D VIEWS ADDED                     | 05/05/2024 | 2023/03/23 |
|   | 25.08.23 | INTERNAL LAYOUTS ADDED             | 05/05/2024 | 2023/03/23 |
|   | 21.07.23 | COLORS ALTERED                     | 05/05/2024 | 2023/03/23 |
|   | 28.06.23 | SKETCH DWGS                        | 05/05/2024 | 2023/03/23 |

| Issue | Date | Subject | Initial | Auth |
|-------|------|---------|---------|------|
|-------|------|---------|---------|------|

|            |  |  |  |  |
|------------|--|--|--|--|
| Amendments |  |  |  |  |
|------------|--|--|--|--|

|        |              |
|--------|--------------|
| Client | UNIQUE FOODS |
|--------|--------------|

|                                 |
|---------------------------------|
| LOT 1136 TO 1139 & 1142 TO 1145 |
| AURA                            |

|                     |           |
|---------------------|-----------|
| Drawing Description | ROOF PLAN |
|---------------------|-----------|

|       |    |         |    |
|-------|----|---------|----|
| Drawn | SB | Checked | DJ |
|-------|----|---------|----|

|       |              |      |          |
|-------|--------------|------|----------|
| Scale | As indicated | Date | 28.06.23 |
|-------|--------------|------|----------|

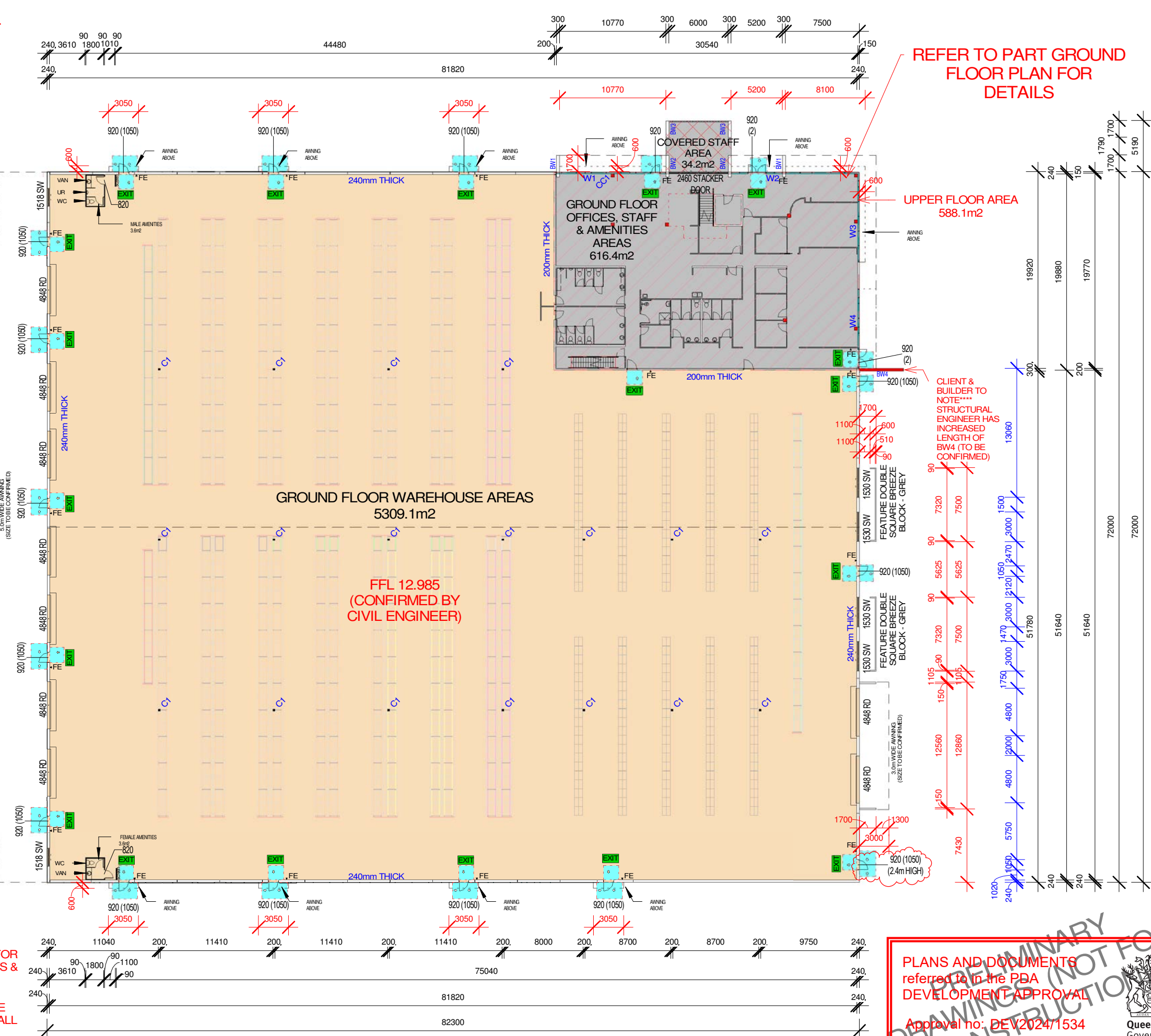
|             |         |           |          |
|-------------|---------|-----------|----------|
| Project No. | 2023-22 | Sheet No. | 05 OF 25 |
|-------------|---------|-----------|----------|

|             |       |   |
|-------------|-------|---|
| PRELIM. WDS | Issue | X |
|-------------|-------|---|

PRELIMINARY  
RACKING LAYOUT  
SHOWN. NOTE  
RACKING TO BE  
ADJUSTED TO  
ACCOMMODATE  
COLUMNS

REFER TO 'EMPIRE  
ENGINEERING' DRAWINGS FOR  
ALL STRUCTURAL ELEMENTS &  
ENGINEERING

REFER TO 'OFS' ONLINE FIRE  
SERVICES DRAWINGS FOR ALL  
FIRE REQUIREMENTS  
SPRINKLERS, ALARMS, SMOKE  
DETECTORS, FIRE PUMPS AND  
TANKS



REFER TO PART GROUND  
FLOOR PLAN FOR  
DETAILS

UPPER FLOOR AREA  
588.1m2

## LEGEND

- 300x300 CONCRETE COLUMN TO ENGINEERS DETAILS (GROUND TO FIRST)
- 300x300 CONCRETE COLUMN TO ENGINEERS DETAILS (FIRST TO ROOF)
- 200 SHS POST TO ENGINEERS DETAILS (GROUND TO ROOF)
- 100 SHS POST TO ENGINEERS DETAILS (UPPER FLOOR- OPERABLE DOOR MULLION)
- 150mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 200mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 240mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 300mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 90mm INTERNAL STUD WALLS TO ENGINEERS DETAILS
- EMERGENCY EXITS (TENANCY OVER 300m2): 10 WATT ILLUMINATED SINGLE SIDED EXIT SIGN MODEL E1112, CLASSIFICATION AS/NZS 2293. LIGHTING TO AS/NZS 1680.0 ILLUMINATED EXIT SIGNS TO COMPLY WITH NCC 2022 CLAUSE E4D5, E4D6 & E4D8
- STANLITE SF10 NON-MAINTAINED (10W HALOGEN FIXED FLUSH WITH CEILING) TO AS/NZS 2293.1.
- (REQUIRED IF TENANCY IS OVER 300m2) STANLITE BT 136NPR SINGLE 36W NON-MAINTAINED OR ALTERNATIVE BRAND TO SUIT CLASSIFICATION AS 2293.1. MOUNTED AT 6m MAX ABOVE FINISHED FLOOR.
- MECHANICALLY VENTILATED TO AS 1668.2 1991, MIN 25/L/S EXHAUST FLOW RATE.
- EXTINGUISHER TYPE: 3A:40B:(E) ENSURE FIRE EXTINGUISHERS ARE WITHIN 4m OF 'EXIT' DOOR. EXTINGUISHER LOCATION SIGN ABOVE IN ACCORDANCE WITH AS 2444-1995
- INSTANTANEOUS HWS IN VERMIN PROOF CABINET UNDER SINK (TYP.)
- TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED AS SPECIFIED TO COMPLY WITH NCC 2022 PART D4D9 TACTILE INDICATORS AND COMPLY WITH AS/NZS 1428.4.1 SECTIONS 1 & 2.
- ACCESSIBLE PATH OF TRAVEL CIRCULATION SPACES AT DOORWAYS TO COMPLY WITH AS 1428.4.1 PART 13.3 FIGURE 31. REFER TO DOOR CIRCULATION SHEET (BUILDER TO NOTE\*\*\*\* BLUE HATCHED AREA TO REMAIN CLEAR OF ANY STRUCTURES OR FITTINGS)



6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|          |                                    |                                    |    |    |
|----------|------------------------------------|------------------------------------|----|----|
| X        | 10.10.24                           | STRUCTURAL CLIENT/ BUILDER CHANGES | 68 | DJ |
| 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 68                                 | DJ |    |
| 22.08.24 | DESIGNS CHANGES                    | 68                                 | DJ |    |
| 22.08.24 | INTERIOR DESIGNERS CHANGES         | 68                                 | DJ |    |
| 07.09.24 | STRUCTURAL ENG. CHANGES            | 68                                 | DJ |    |
| 30.07.24 | PRELIMINARY WORKING DWGS           | 68                                 | DJ |    |
| 27.06.24 | WINDOW, ROOF & FASCIAE CHANGES     | 68                                 | DJ |    |
| 17.06.24 | REMOVED FIRE PUMP                  | 68                                 | DJ |    |
| 14.06.24 | WATER TANK / P/MT CHANGES          | 68                                 | DJ |    |
| 06.06.24 | INSERTED WATER TANK & BOOSTER      | 68                                 | DJ |    |
| 04.06.24 | REVISED CIVIL BASE INSERTED        | 68                                 | DJ |    |
| 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | 68                                 | DJ |    |
| 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | 68                                 | DJ |    |
| 08.04.24 | CIVILS & STOCKLAND CHANGES         | 68                                 | DJ |    |
| 27.02.24 | CIVILS & STOCKLAND CHANGES         | 68                                 | DJ |    |
| 19.10.24 | CLIENTS CHANGES                    | 68                                 | DJ |    |
| 07.09.23 | 3D VIEWS ADDED                     | 68                                 | DJ |    |
| 25.08.23 | INTERNAL LAYOUTS ADDED             | 68                                 | DJ |    |
| 21.07.23 | COLORS ALTERED                     | 68                                 | DJ |    |
| 28.06.23 | SKETCH DWGS                        | 68                                 | DJ |    |

Issue Date Subject Initial Auth

Amendments

Client UNIQUE FOODS

LOT 1136 TO 1139 & 1142 TO 1145  
AURA

Drawing Description

GROUND FLOOR PLAN

Drawn SB Checked DJ

Scale As indicated Date 28.06.23

Project No. 2023-22 Sheet No. 06 OF 25

PRELIM. WDS Issue X

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024



LEGEND

- 300x300 CONCRETE COLUMN TO ENGINEERS DETAILS (GROUND TO FIRST)
- 300x300 CONCRETE COLUMN TO ENGINEERS DETAILS (FIRST TO ROOF)
- 200 SHS POST TO ENGINEERS DETAILS (GROUND TO ROOF)
- 100 SHS POST TO ENGINEERS DETAILS (UPPER FLOOR- OPERABLE DOOR MULLION)
- 150mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 200mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 240mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 300mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 90mm INTERNAL STUD WALLS TO ENGINEERS DETAILS
- EMERGENCY EXITS (TENANCY OVER 300m2): 10 WATT ILLUMINATED SINGLE SIDED EXIT SIGN MODEL E1112, CLASSIFICATION AS/NZS 2293. LIGHTING TO AS/NZS 1680.0 ILLUMINATED EXIT SIGNS TO COMPLY WITH NCC 2022 CLAUSE E4D5, E4D6 & E4D8
- STANLITE SF10 NON-MAINTAINED (10W HALOGEN FIXED FLUSH WITH CEILING) TO AS/NZS 2293.1.
- (REQUIRED IF TENANCY IS OVER 300m2) STANLITE BT 136NPR SINGLE 36W NON-MAINTAINED OR ALTERNATIVE BRAND TO SUIT CLASSIFICATION AS 2293:1. MOUNTED AT 6m MAX ABOVE FINISHED FLOOR.
- MECHANICALLY VENTILATED TO AS 1668.2 1991, MIN 25L/S EXHAUST FLOW RATE.
- EXTINGUISHER TYPE: 3A:40B:(E) ENSURE FIRE EXTINGUISHERS ARE WITHIN 4m OF 'EXIT' DOOR. EXTINGUISHER LOCATION SIGN ABOVE IN ACCORDANCE WITH AS 2444-1995
- INSTANTANEOUS HWS IN VERMIN PROOF CABINET UNDER SINK (TYP.)
- TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED AS SPECIFIED TO COMPLY WITH NCC 2022 PART D4D9 TACTILE INDICATORS AND COMPLY WITH AS/NZS 1428.4.1 SECTIONS 1 & 2.
- ACCESSIBLE PATH OF TRAVEL CIRCULATION SPACES AT DOORWAYS TO COMPLY WITH AS 1428.4.1 PART 13.3 FIGURE 31. REFER TO DOOR CIRCULATION SHEET (BUILDER TO NOTE) BLUE HATCHED AREA TO REMAIN CLEAR OF ANY STRUCTURES OR FITTINGS)

building  
suncoast  
green

building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|          |                                    |          |                                    |
|----------|------------------------------------|----------|------------------------------------|
| 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES |
| 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES |
| 23.08.24 | DEBBIES CHANGES                    | 23.08.24 | DEBBIES CHANGES                    |
| 29.08.24 | INTERIOR DESIGNERS CHANGES         | 29.08.24 | INTERIOR DESIGNERS CHANGES         |
| 07.08.24 | STRUCTURAL CHANGES                 | 07.08.24 | STRUCTURAL CHANGES                 |
| 31.07.24 | STRUCTURAL CHANGES                 | 31.07.24 | STRUCTURAL CHANGES                 |
| 30.07.24 | PRELIMINARY WORKING DWGS           | 30.07.24 | PRELIMINARY WORKING DWGS           |
| 27.06.24 | WINDOW ROOF & FASCIA CHANGES       | 27.06.24 | WINDOW ROOF & FASCIA CHANGES       |
| 17.06.24 | REMOVED FIRE PUMP                  | 17.06.24 | REMOVED FIRE PUMP                  |
| 14.06.24 | WATER TANK / PWT CHANGES           | 14.06.24 | WATER TANK / PWT CHANGES           |
| 08.06.24 | INSERTED WATER TANK & BOOSTER      | 08.06.24 | INSERTED WATER TANK & BOOSTER      |
| 04.06.24 | REVISED CIVIL BASE INSERTED        | 04.06.24 | REVISED CIVIL BASE INSERTED        |
| 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       |
| 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       |
| 29.04.24 | CIVIL & STOCKLAND CHANGES          | 29.04.24 | CIVIL & STOCKLAND CHANGES          |
| 09.10.23 | CLIENTS CHANGES                    | 09.10.23 | CLIENTS CHANGES                    |
| 07.09.23 | 3D VIEWS ADDED                     | 07.09.23 | 3D VIEWS ADDED                     |
| 25.08.23 | INTERNAL LAYOUTS ADDED             | 25.08.23 | INTERNAL LAYOUTS ADDED             |
| 21.07.23 | COLOURS ALTERED                    | 21.07.23 | COLOURS ALTERED                    |
| 08.06.22 | SHEETWORK                          | 08.06.22 | SHEETWORK                          |

| Issue | Date | Subject | Initial | Auth |
|-------|------|---------|---------|------|
|-------|------|---------|---------|------|

Amendments

Client UNIQUE FOODS

LOT 1136 TO 1139 & 1142 TO 1145  
AURA

Drawing Description  
UPPER FLOOR PLAN

Drawn SB Checked DJ

Scale As indicated Date 28.06.23

Project No. 2023-22 Sheet No. 07 OF 25

PRELIM. WDS Issue X

REFER TO 'EMPIRE  
ENGINEERING' DRAWINGS FOR  
ALL STRUCTURAL ELEMENTS &  
ENGINEERING

REFER TO 'OFS' ONLINE FIRE  
SERVICES DRAWINGS FOR ALL  
FIRE REQUIREMENTS  
SPRINKLERS, ALARMS, SMOKE  
DETECTORS, FIRE PUMPS AND  
TANKS

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024



Queensland  
Government

REFER TO PART  
UPPER FLOOR PLAN  
FOR DETAILS

UPPER FLOOR  
AREA  
588.1m2

2  
02 OF 25

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

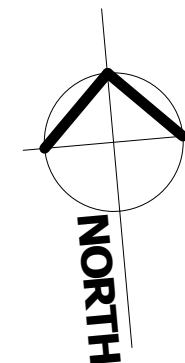
SCALE: 1:200 @ A3



REFER TO 'EMPIRE  
ENGINEERING' DRAWINGS FOR  
ALL STRUCTURAL ELEMENTS &  
ENGINEERING

REFER TO 'OFS' ONLINE FIRE  
SERVICES DRAWINGS FOR ALL  
FIRE REQUIREMENTS  
SPRINKLERS, ALARMS, SMOKE  
DETECTORS, FIRE PUMPS AND  
TANKS

 300x300 CONCRETE COLUMN TO ENGINEERS DETAILS (GROUND TO FIRST)  
 300x300 CONCRETE COLUMN TO ENGINEERS DETAILS (FIRST TO ROOF)  
 200 SHS POST TO ENGINEERS DETAILS (GROUND TO ROOF)  
 100 SHS POST TO ENGINEERS DETAILS (UPPER FLOOR- OPERABLE DOOR MULLION)  
 150mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS  
 200mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS  
 240mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS  
 300mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS  
 90mm INTERNAL STUD WALLS TO ENGINEERS DETAILS  
 EMERGENCY EXITS (TENANCY OVER 300m2):  
 10 WATT ILLUMINATED SINGLE SIDED EXIT SIGN  
 MODEL E1112, CLASSIFICATION AS/NZS 2293.  
 LIGHTING TO AS/NZS 1680.0  
 ILLUMINATED EXIT SIGNS TO COMPLY WITH **NCC 2022 CLAUSE E4D5, E4D6 & E4D8**  
 STANLITE SF10 NON-MAINTAINED  
 (10W HALOGEN FIXED  
 FLUSH WITH CEILING) TO AS/NZS 2293.1.  
 (REQUIRED IF TENANCY IS OVER 300m2)  
 STANLITE BT 136NPR SINGLE 36W NON-  
 MAINTAINED OR ALTERNATIVE BRAND TO SUIT  
 CLASSIFICATION AS 2293:1. MOUNTED AT 6m  
 MAX ABOVE FINISHED FLOOR.  
 MECHANICALLY VENTILATED TO AS 1668.2  
 1991, MIN 25L/S  
 EXHAUST FLOW RATE.  
 EXTINGUISHER TYPE: 3A:40B:(E)  
 ENSURE FIRE EXTINGUISHERS ARE WITHIN 4m  
 OF 'EXIT' DOOR.  
 EXTINGUISHER LOCATION SIGN ABOVE IN  
 ACCORDANCE WITH AS 2444-1995  
 INSTANTANEOUS HWS IN VERMIN PROOF  
 CABINET UNDER SINK (TYP.)  
 TACTILE GROUND SURFACE INDICATORS TO BE  
 INSTALLED AS SPECIFIED TO COMPLY WITH **NCC 2022 PART D4D9 TACTILE INDICATORS**  
 AND COMPLY WITH AS/NZS 1428.4.1 SECTIONS 1 & 2.  
 ACCESSIBLE PATH OF TRAVEL  
 CIRCULATION SPACES AT DOORWAYS TO  
 COMPLY WITH AS 1428.4.1 PART 13.3 FIGURE 31.  
 REFER TO DOOR CIRCULATION SHEET  
 (BUILDER TO NOTE\*\*\* BLUE HATCHED AREA TO  
 REMAIN CLEAR OF ANY STRUCTURES OR FITTINGS)



building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
[www.buildingsuncoastgreen.com.au](http://www.buildingsuncoastgreen.com.au)  
QBCC Licence No. 65942

[illegible]

| Issue | Date | Subject | Initial | Auth |
|-------|------|---------|---------|------|
|-------|------|---------|---------|------|

## Amendments

|        |              |
|--------|--------------|
| Client | UNIQUE FOODS |
|--------|--------------|

LOT 1136 TO 1139 & 1142 TO 1145  
AURA

Drawing Description  
PART GROUND FLOOR PLAN

|       |    |         |    |
|-------|----|---------|----|
| Drawn | SB | Checked | DJ |
|-------|----|---------|----|

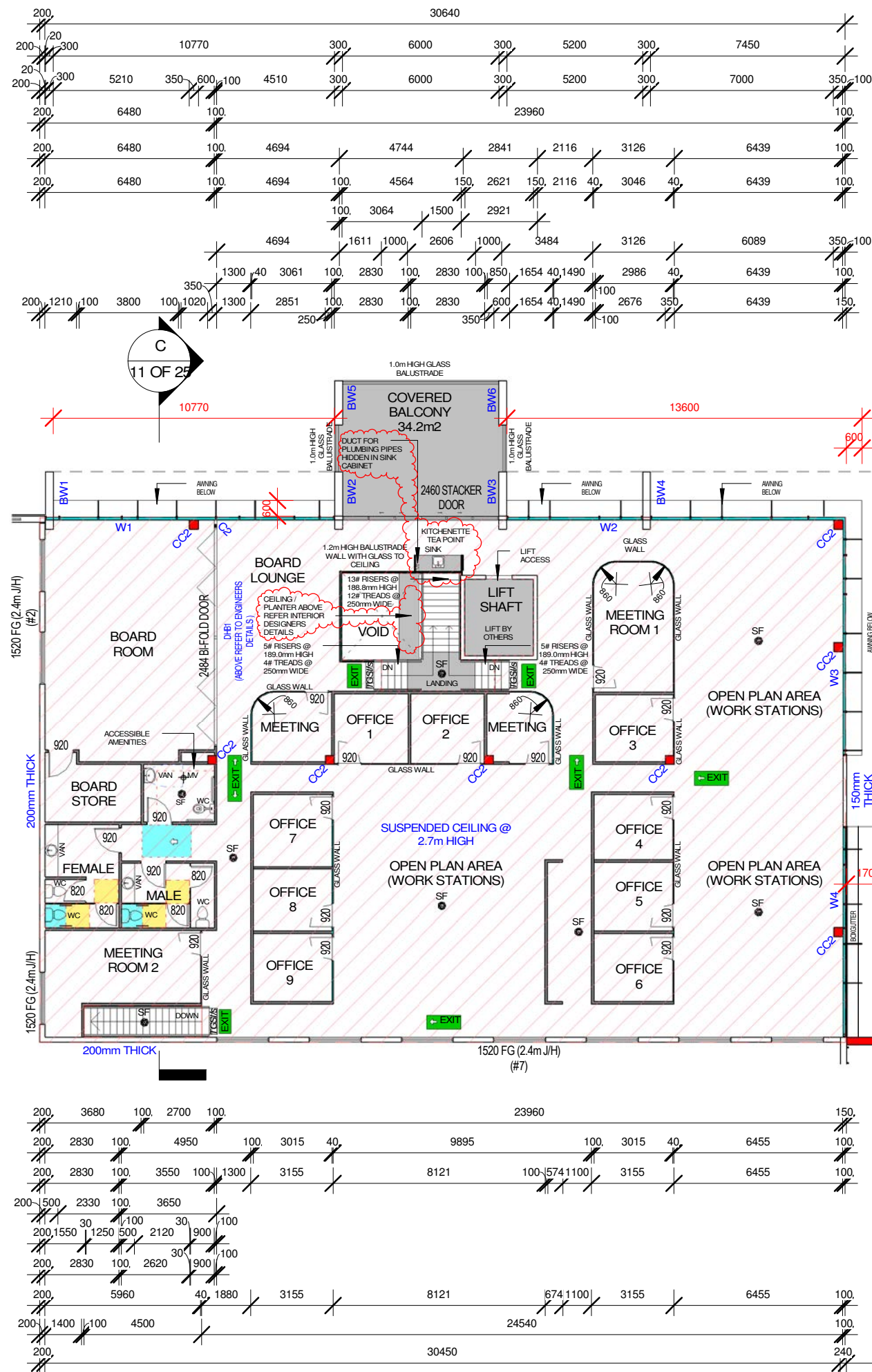
|       |              |      |          |
|-------|--------------|------|----------|
| Scale | As indicated | Date | 28.06.23 |
|-------|--------------|------|----------|

|             |         |           |          |
|-------------|---------|-----------|----------|
| Project No. | 2023-22 | Sheet No. | 08 OF 25 |
|-------------|---------|-----------|----------|

PRELIM. WDS Issue X

# UPPER FLOOR PLAN

SCALE: 1:200 @ A3



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024

## LEGEND

- 300x300 CONCRETE COLUMN TO ENGINEERS DETAILS (GROUND TO FIRST)
- 300x300 CONCRETE COLUMN TO ENGINEERS DETAILS (FIRST TO ROOF)
- 200 SHS POST TO ENGINEERS DETAILS (GROUND TO ROOF)
- 100 SHS POST TO ENGINEERS DETAILS (UPPER FLOOR- OPERABLE DOOR MULLION)
- 150mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 200mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 240mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 300mm CONCRETE TILT UP WALL TO ENGINEERS DETAILS
- 90mm INTERNAL STUD WALLS TO ENGINEERS DETAILS
- EMERGENCY EXITS (TENANCY OVER 300m2):  
10 WATT ILLUMINATED SINGLE SIDED EXIT SIGN MODEL E1112, CLASSIFICATION AS/NZS 2293. LIGHTING TO AS/NZS 1680.0  
ILLUMINATED EXIT SIGNS TO COMPLY WITH NCC 2022 CLAUSE E4D5, E4D6 & E4D8
- STANLITE SF10 NON-MAINTAINED (10W HALOGEN FIXED FLUSH WITH CEILING) TO AS/NZS 2293.1.
- (REQUIRED IF TENANCY IS OVER 300m2)  
STANLITE BT 136NPR SINGLE 36W NON-MAINTAINED OR ALTERNATIVE BRAND TO SUIT CLASSIFICATION AS 2293.1. MOUNTED AT 6m MAX ABOVE FINISHED FLOOR.
- MECHANICALLY VENTILATED TO AS 1668.2 1991, MIN 25L/S EXHAUST FLOW RATE.
- EXTINGUISHER TYPE: 3A:40B:(E)  
ENSURE FIRE EXTINGUISHERS ARE WITHIN 4m OF EXIT DOOR.  
EXTINGUISHER LOCATION SIGN ABOVE IN ACCORDANCE WITH AS 2444-1995
- INSTANTANEOUS HWS IN VERMIN PROOF CABINET UNDER SINK (TYP.)
- TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED AS SPECIFIED TO COMPLY WITH NCC 2022 PART D4D9 TACTILE INDICATORS AND COMPLY WITH AS/NZS 1428.4.1 SECTIONS 1 & 2.
- ACCESSIBLE PATH OF TRAVEL  
CIRCULATION SPACES AT DOORWAYS TO COMPLY WITH AS 1428.4.1 PART 13.3 FIGURE 31. REFER TO DOOR CIRCULATION SHEET (BUILDER TO NOTE\*\*\* BLUE HATCHED AREA TO REMAIN CLEAR OF ANY STRUCTURES OR FITTINGS)

building  
suncoast  
green

building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

| Issue    | Date | Subject                           | Initial | Auth |
|----------|------|-----------------------------------|---------|------|
| 10.10.24 |      | STRUCTURAL CLIENT BUILDER CHANGES |         |      |
| 13.09.24 |      | STRUCTURAL CLIENT BUILDER CHANGES |         |      |
| 23.08.24 |      | DEBBIES CHANGES                   |         |      |
| 03.08.24 |      | INTERIOR DESIGNER CHANGES         |         |      |
| 07.08.24 |      | STRUCTURAL ENG CHANGES            |         |      |
| 31.07.24 |      | STRUCTURAL ENG CHANGES            |         |      |
| 30.07.24 |      | PRELIMINARY WORKING DWGS          |         |      |
| 27.06.24 |      | WINDUW, ROOF & FACADE CHANGES     |         |      |
| 17.06.24 |      | REMOVED FIRE PUMP                 |         |      |
| 14.06.24 |      | WATER TANK, PUMP CHANGES          |         |      |
| 06.06.24 |      | INSERTED WATER TANK & BOOSTER     |         |      |
| 04.06.24 |      | REVISED CIVIL BASE INSERTED       |         |      |
| 08.05.24 |      | CARPARK REMOVED FOR FOOTPATH      |         |      |
| 02.05.24 |      | CIVIL & LANDSCAPE PLAN ADDED      |         |      |
| 08.04.24 |      | CLIENTS & STOCK AND CHANGES       |         |      |
| 27.02.24 |      | CLIENTS & STOCK AND CHANGES       |         |      |
| 09.10.23 |      | CLIENTS CHANGES                   |         |      |
| 07.09.23 |      | 3D VIEWS ADDED                    |         |      |
| 25.08.23 |      | INTERNAL LAYOUTS ADDED            |         |      |
| 21.07.23 |      | COLORS ALTERED                    |         |      |
| 28.06.23 |      | SKETCH DWGS                       |         |      |

Issue Date Subject Initial Auth

Amendments

Client UNIQUE FOODS

LOT 1136 TO 1139 & 1142 TO 1145  
AURA

Drawing Description  
PART UPPER FLOOR PLAN

Drawn SB Checked DJ

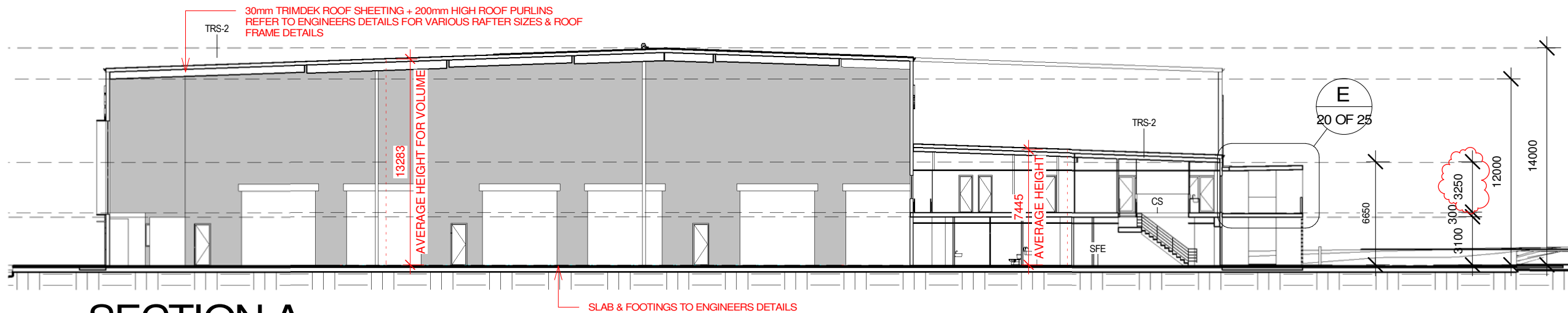
Scale As indicated Date 28.06.23

Project No. 2023-22 Sheet No. 09 OF 25

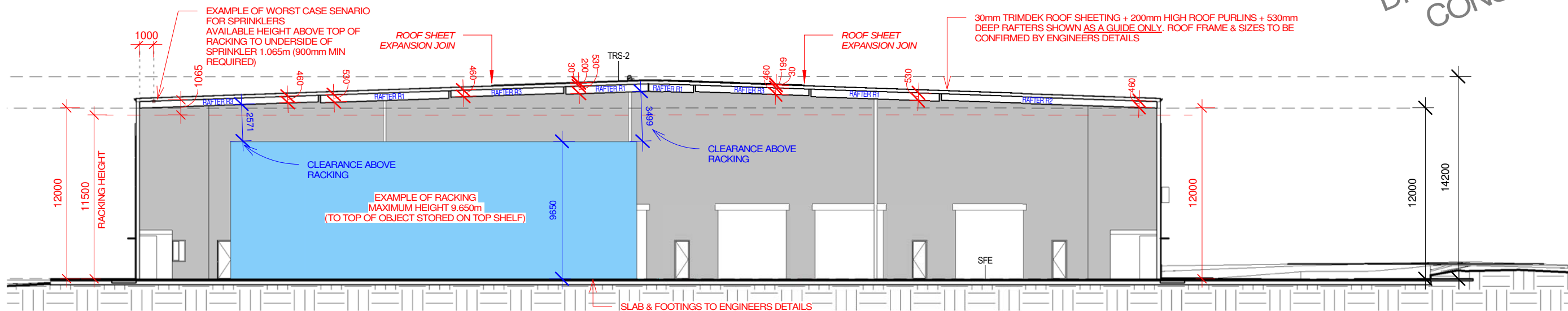
PRELIM. WDS Issue X

REFER TO 'EMPIRE  
ENGINEERING' DRAWINGS FOR  
ALL STRUCTURAL ELEMENTS &  
ENGINEERING  
REFER TO 'OFS' ONLINE FIRE  
SERVICES DRAWINGS FOR ALL  
FIRE REQUIREMENTS  
SPRINKLERS, ALARMS, SMOKE  
DETECTORS, FIRE PUMPS AND  
TANKS

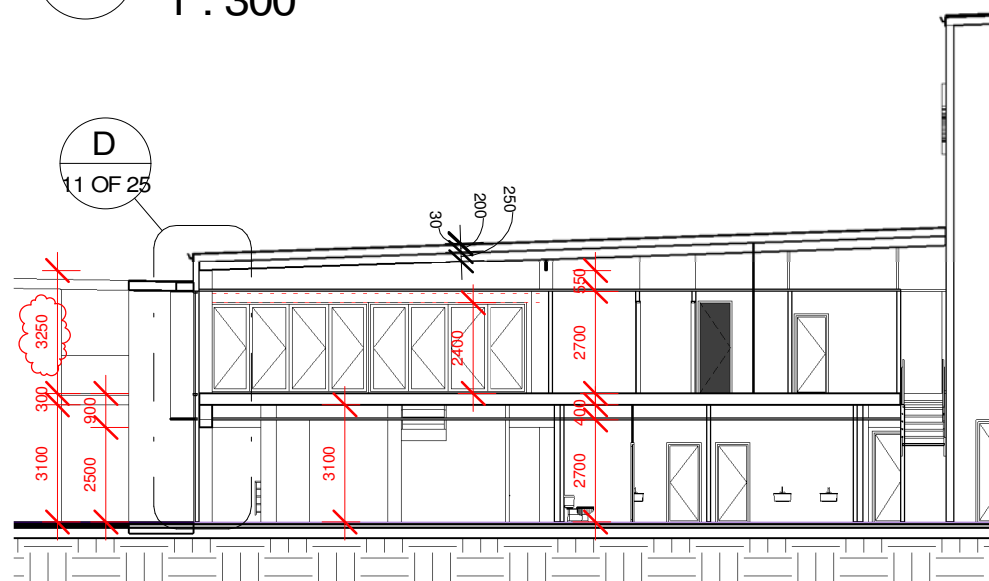




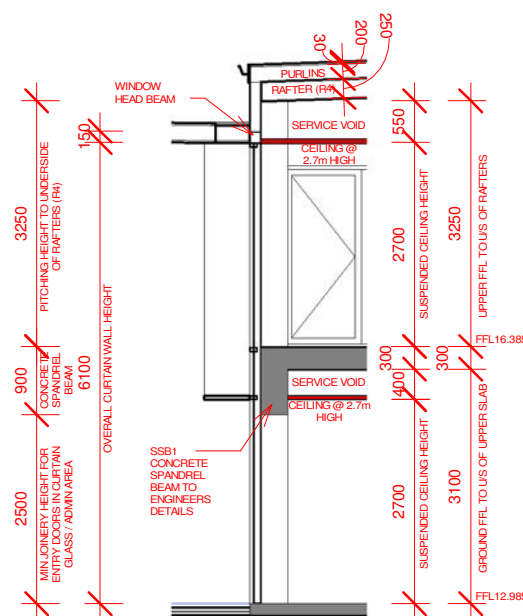
**SECTION A**  
1 : 300



**SECTION B**  
1 : 300



**SECTION C**  
1 : 200



**SECTION D**  
1 : 100

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534  
Date: 21 November 2024



| LEGEND |                                         |
|--------|-----------------------------------------|
| CS     | CONCRETE SLAB TO ENG. DETAILS           |
| SFE    | SLAB AND FOOTINGS TO ENG. DETAILS       |
| TRS-2  | TRIMDEK ROOF SHEETING @ 2 DEGREES PITCH |

BUILDER TO VERIFY ALL DIMENSIONS & LEVELS  
ON SITE PRIOR TO ORDERING OF MATERIALS &  
COMMENCEMENT OF CONSTRUCTION

ALL GUTTER AND DOWNPIPES SIZES AND  
DETAILS TO HYDRAULIC ENGINEERS DETAILS

**building  
suncoast  
green**  
building | design | town planning  
6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

| Issue    | Date | Subject                            | Initial | Auth |
|----------|------|------------------------------------|---------|------|
| 10.10.24 |      | STRUCTURAL/CLIENT/ BUILDER CHANGES |         |      |
| 13.09.24 |      | STRUCTURAL/CLIENT/ BUILDER CHANGES |         |      |
| 23.08.24 |      | DESIGNS CHANGES                    |         |      |
| 22.08.24 |      | INTERIOR DESIGNERS CHANGES         |         |      |
| 07.08.24 |      | STRUCTURAL ENG. CHANGES            |         |      |
| 31.07.24 |      | STRUCTURAL ENG. CHANGES            |         |      |
| 30.07.24 |      | PRELIMINARY WORKING DRAWINGS       |         |      |
| 27.06.24 |      | WINDOW, ROOF & FASCIA CHANGES      |         |      |
| 17.06.24 |      | REMOVED FIRE PLUMP                 |         |      |
| 14.06.24 |      | WATER TANK / PMT CHANGES           |         |      |
| 06.06.24 |      | INSERTED WATER TANK & BOOSTER      |         |      |
| 04.06.24 |      | REVISED CIVIL BASE INSERTED        |         |      |
| 08.05.24 |      | CARPARK REMOVED FOR FOOTPATH       |         |      |
| 02.05.24 |      | CIVIL & LANDSCAPE PLAN ADDED       |         |      |
| 08.04.24 |      | CLIENTS & STOCKLAND CHANGES        |         |      |
| 27.02.24 |      | CLIENTS & STOCKLAND CHANGES        |         |      |
| 09.10.23 |      | CLIENTS CHANGES                    |         |      |
| 07.09.23 |      | 3D VIEWS ADDED                     |         |      |
| 25.08.23 |      | INTERNAL LAYOUTS ADDED             |         |      |
| 21.07.23 |      | COLOURS ALTERED                    |         |      |
| 29.06.23 |      | SKETCH DWGS                        |         |      |

|                     |                                      |           |          |
|---------------------|--------------------------------------|-----------|----------|
| Client              | UNIQUE FOODS                         |           |          |
|                     | LOT 1136 TO 1139 & 1142 TO 1145 AURA |           |          |
| Drawing Description | SECTIONS                             |           |          |
| Drawn               | SB                                   | Checked   | DJ       |
| Scale               | As indicated                         | Date      | 28.06.23 |
| Project No.         | 2023-22                              | Sheet No. | 11 OF 25 |
| PRELIM. WDS         |                                      |           | Issue X  |



SELECT DARK GREY PAINT  
FINISH TO CONCRETE TILT  
UP WALLS

SELECT LIGHT GREY PAINT  
FINISH TO CONCRETE TILT  
UP WALLS



SELECT LIGHT GREY PAINT  
FINISH TO CONCRETE TILT  
UP WALLS

SELECT DARK GREY PAINT  
FINISH TO CONCRETE TILT  
UP WALLS



building  
suncoast  
green  
building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|   |          |                                    |            |            |
|---|----------|------------------------------------|------------|------------|
| X | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 05/05/2023 | 2023/03/03 |
| V | 13.02.24 | STRUCTURAL CHANGES                 | 05/05/2023 | 2023/03/03 |
| W | 23.08.24 | DEBBIES CHANGES                    | 05/05/2023 | 2023/03/03 |
| U | 22.08.24 | INTERIOR DESIGNERS CHANGES         | 05/05/2023 | 2023/03/03 |
| P | 07.08.24 | STRUCTURAL ENG. CHANGES            | 05/05/2023 | 2023/03/03 |
| R | 31.07.24 | STRUCTURAL ENG. CHANGES            | 05/05/2023 | 2023/03/03 |
| O | 30.07.24 | PRELIMINARY WORKING DWGS           | 05/05/2023 | 2023/03/03 |
| N | 27.06.24 | WINDOW ROOF & FACADE CHANGES       | 05/05/2023 | 2023/03/03 |
| M | 17.06.24 | REMOVED FIRE PUMP                  | 05/05/2023 | 2023/03/03 |
| L | 14.06.24 | WATER TANK / PWT CHANGES           | 05/05/2023 | 2023/03/03 |
| K | 06.06.24 | INSERTED WATER TANK & BOOSTER      | 05/05/2023 | 2023/03/03 |
| J | 04.06.24 | REVISED CIVIL BASE INSERTED        | 05/05/2023 | 2023/03/03 |
| I | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | 05/05/2023 | 2023/03/03 |
| H | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | 05/05/2023 | 2023/03/03 |
| G | 06.04.24 | CLIENTS & STOCKLAND CHANGES        | 05/05/2023 | 2023/03/03 |
| F | 27.02.24 | CLIENTS & STOCKLAND CHANGES        | 05/05/2023 | 2023/03/03 |
| E | 09.10.23 | CLIENTS CHANGES                    | 05/05/2023 | 2023/03/03 |
| D | 07.09.23 | 3D VIEWS ADDED                     | 05/05/2023 | 2023/03/03 |
| C | 25.08.23 | INTERNAL LAYOUTS ADDED             | 05/05/2023 | 2023/03/03 |
| B | 21.07.23 | COLOURS ALTERED                    | 05/05/2023 | 2023/03/03 |
| A | 28.06.23 | SKETCH DWGS                        | 05/05/2023 | 2023/03/03 |

Issue Date Subject Initial Auth

Amendments

Client UNIQUE FOODS  
LOT 1136 TO 1139 & 1142 TO 1145  
AURA

Drawing Description  
3D VIEWS

|                     |                    |
|---------------------|--------------------|
| Drawn SB            | Checked DJ         |
| Scale 1 : 100       | Date 28.06.23      |
| Project No. 2023-22 | Sheet No. 12 OF 25 |
| PRELIM. WDS         | Issue X            |

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534  
Date: 21 November 2024

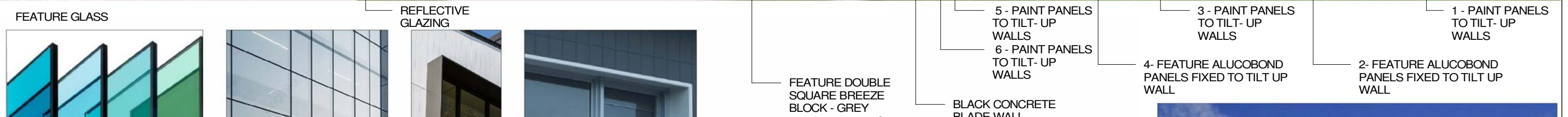


PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

\*\*\* ARTIST IMPRESSION - COLOURS ARE INDICATIVE ONLY \*\*\*

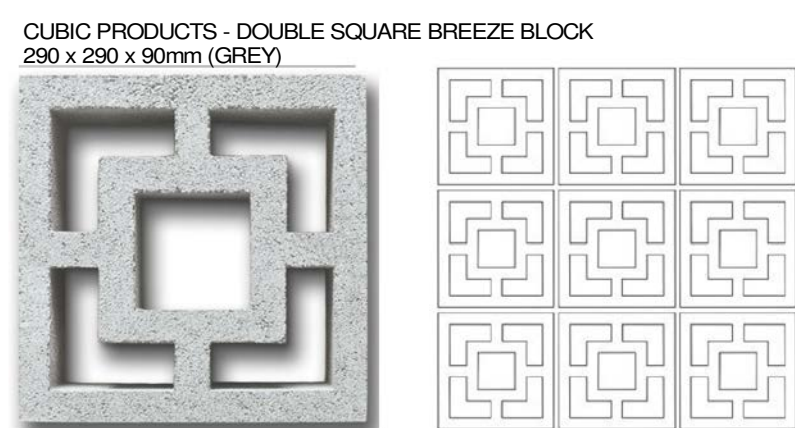
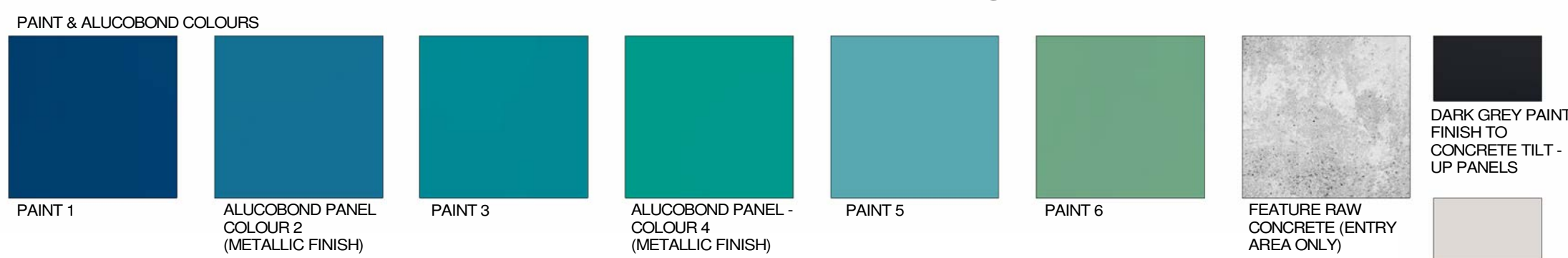
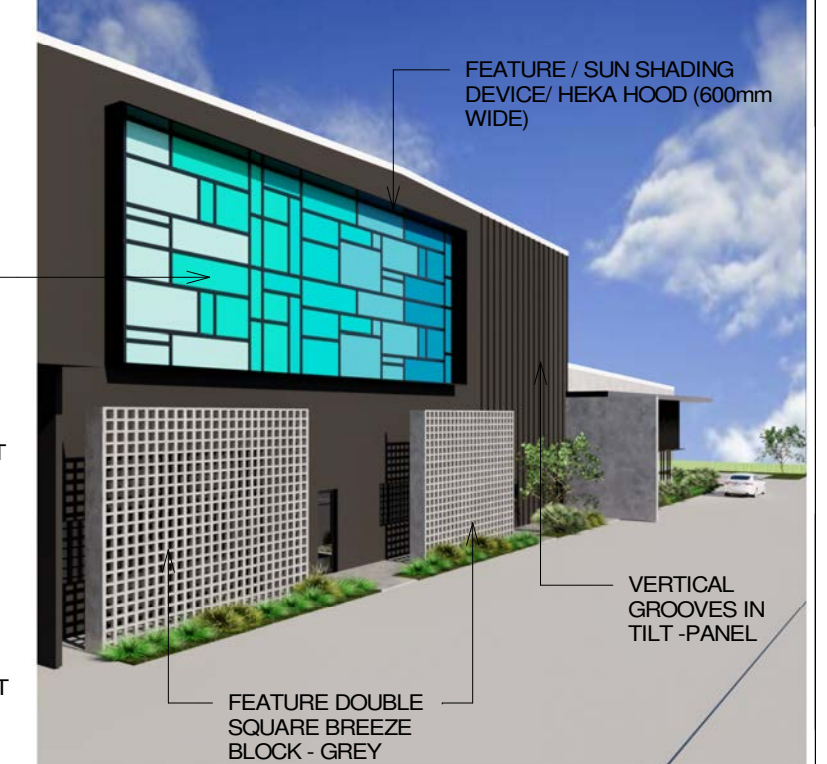


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
Approval no: DEV2024/1534  
Date: 21 November 2024



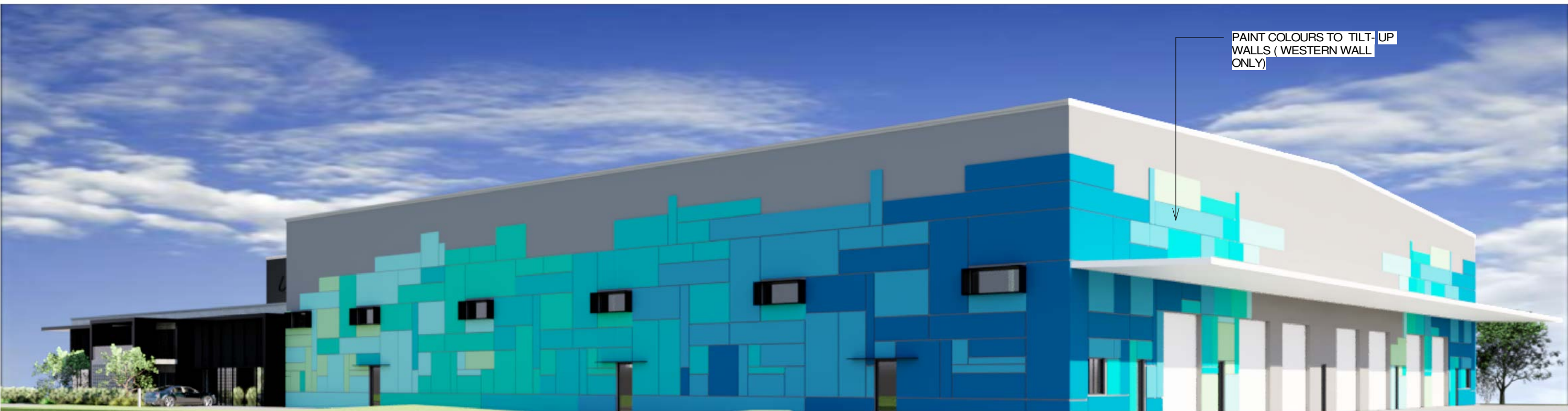
PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)

FEATURE SURROUND & COLOURED DECORATIVE PANELS FIXZED TO CONCRETE TILT PANEL - NO OPENING IN TILT PANEL - NOT A WINDOW OPENING DECORATIVE ONLY



NOTE\*\*\*  
- BUILDER TO SUPPLY 'ALUCABOND' PANELS OR SIMILAR  
- BUILDER TO SUPPLY 'HEKKA HOOD' AWNINGS & WINDOW SURROUNDS OR SIMILAR  
- BUILDER TO SUPPLY 'CUBIC PRODUCTS - DOUBLE SQUARE BREEZE BLOCK' OR SIMILAR

|                                                                                                                                                                       |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------|------------|----------|------------------------------------|------------|----------|----------------|------------|----------|----------------------------|------------|----------|-------------------------|------------|----------|-------------------------|------------|----------|--------------------------|------------|----------|-------------------------------|------------|----------|-------------------|------------|----------|--------------------------|------------|----------|-------------------------------|------------|----------|-----------------------------|------------|----------|------------------------------|------------|----------|------------------------------|------------|----------|-----------------------------|------------|----------|-----------------------------|------------|----------|----------------|------------|----------|------------------------|------------|----------|----------------|------------|----------|-------------|------------|
| <br>building   design   town planning<br>6 Lorraine Avenue<br>Marcoola Beach, QLD, 4573<br>07 5448 8500<br>www.buildingsuncoastgreen.com.au<br>QBCC Licence No. 65942 |                                    | <table><tr><td>10.10.24</td><td>STRUCTURAL CLIENT/ BUILDER CHANGES</td><td>06/06/2024</td></tr><tr><td>13.09.24</td><td>STRUCTURAL CLIENT/ BUILDER CHANGES</td><td>06/06/2024</td></tr><tr><td>22.08.24</td><td>DESIGN CHANGES</td><td>06/06/2024</td></tr><tr><td>22.08.24</td><td>INTERIOR DESIGNERS CHANGES</td><td>06/06/2024</td></tr><tr><td>07.08.24</td><td>STRUCTURAL ENG. CHANGES</td><td>06/06/2024</td></tr><tr><td>31.07.24</td><td>STRUCTURAL ENG. CHANGES</td><td>06/06/2024</td></tr><tr><td>30.07.24</td><td>PRELIMINARY WINDOW TYPES</td><td>06/06/2024</td></tr><tr><td>27.06.24</td><td>WINDOW, ROOF &amp; FASCIA CHANGES</td><td>06/06/2024</td></tr><tr><td>17.06.24</td><td>REMOVED FIRE PUMP</td><td>06/06/2024</td></tr><tr><td>14.06.24</td><td>WATER TANK / PWT CHANGES</td><td>06/06/2024</td></tr><tr><td>06.06.24</td><td>INSERTED WATER TANK &amp; BOOSTER</td><td>06/06/2024</td></tr><tr><td>04.06.24</td><td>REVISED CIVIL BASE INSERTED</td><td>06/06/2024</td></tr><tr><td>08.05.24</td><td>CARPARK REMOVED FOR FOOTPATH</td><td>06/06/2024</td></tr><tr><td>02.05.24</td><td>CIVIL &amp; LANDSCAPE PLAN ADDED</td><td>06/06/2024</td></tr><tr><td>08.04.24</td><td>CLIENTS &amp; STOCKLAND CHANGES</td><td>06/06/2024</td></tr><tr><td>27.02.24</td><td>CLIENTS &amp; STOCKLAND CHANGES</td><td>06/06/2024</td></tr><tr><td>07.09.23</td><td>3D VIEWS ADDED</td><td>06/06/2024</td></tr><tr><td>25.08.23</td><td>INTERNAL LAYOUTS ADDED</td><td>06/06/2024</td></tr><tr><td>21.07.23</td><td>COLORS ALTERED</td><td>06/06/2024</td></tr><tr><td>28.06.23</td><td>SKETCH DWGS</td><td>06/06/2024</td></tr></table> | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/2024 | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/2024 | 22.08.24 | DESIGN CHANGES | 06/06/2024 | 22.08.24 | INTERIOR DESIGNERS CHANGES | 06/06/2024 | 07.08.24 | STRUCTURAL ENG. CHANGES | 06/06/2024 | 31.07.24 | STRUCTURAL ENG. CHANGES | 06/06/2024 | 30.07.24 | PRELIMINARY WINDOW TYPES | 06/06/2024 | 27.06.24 | WINDOW, ROOF & FASCIA CHANGES | 06/06/2024 | 17.06.24 | REMOVED FIRE PUMP | 06/06/2024 | 14.06.24 | WATER TANK / PWT CHANGES | 06/06/2024 | 06.06.24 | INSERTED WATER TANK & BOOSTER | 06/06/2024 | 04.06.24 | REVISED CIVIL BASE INSERTED | 06/06/2024 | 08.05.24 | CARPARK REMOVED FOR FOOTPATH | 06/06/2024 | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED | 06/06/2024 | 08.04.24 | CLIENTS & STOCKLAND CHANGES | 06/06/2024 | 27.02.24 | CLIENTS & STOCKLAND CHANGES | 06/06/2024 | 07.09.23 | 3D VIEWS ADDED | 06/06/2024 | 25.08.23 | INTERNAL LAYOUTS ADDED | 06/06/2024 | 21.07.23 | COLORS ALTERED | 06/06/2024 | 28.06.23 | SKETCH DWGS | 06/06/2024 |
| 10.10.24                                                                                                                                                              | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 13.09.24                                                                                                                                                              | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 22.08.24                                                                                                                                                              | DESIGN CHANGES                     | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 22.08.24                                                                                                                                                              | INTERIOR DESIGNERS CHANGES         | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 07.08.24                                                                                                                                                              | STRUCTURAL ENG. CHANGES            | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 31.07.24                                                                                                                                                              | STRUCTURAL ENG. CHANGES            | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 30.07.24                                                                                                                                                              | PRELIMINARY WINDOW TYPES           | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 27.06.24                                                                                                                                                              | WINDOW, ROOF & FASCIA CHANGES      | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 17.06.24                                                                                                                                                              | REMOVED FIRE PUMP                  | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 14.06.24                                                                                                                                                              | WATER TANK / PWT CHANGES           | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 06.06.24                                                                                                                                                              | INSERTED WATER TANK & BOOSTER      | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 04.06.24                                                                                                                                                              | REVISED CIVIL BASE INSERTED        | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 08.05.24                                                                                                                                                              | CARPARK REMOVED FOR FOOTPATH       | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 02.05.24                                                                                                                                                              | CIVIL & LANDSCAPE PLAN ADDED       | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 08.04.24                                                                                                                                                              | CLIENTS & STOCKLAND CHANGES        | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 27.02.24                                                                                                                                                              | CLIENTS & STOCKLAND CHANGES        | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 07.09.23                                                                                                                                                              | 3D VIEWS ADDED                     | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 25.08.23                                                                                                                                                              | INTERNAL LAYOUTS ADDED             | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 21.07.23                                                                                                                                                              | COLORS ALTERED                     | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| 28.06.23                                                                                                                                                              | SKETCH DWGS                        | 06/06/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| Client UNIQUE FOODS                                                                                                                                                   |                                    | Lot 1136 TO 1139 & 1142 TO 1145 AURA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| Drawing Description 3D VIEWS                                                                                                                                          |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| Drawn SB                                                                                                                                                              | Checked DJ                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| Scale As indicated                                                                                                                                                    | Date 28.06.23                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| Project No. 2023-22                                                                                                                                                   | Sheet No. 13 OF 25                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |
| PRELIM. WDS                                                                                                                                                           | Issue X                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |                                    |            |          |                                    |            |          |                |            |          |                            |            |          |                         |            |          |                         |            |          |                          |            |          |                               |            |          |                   |            |          |                          |            |          |                               |            |          |                             |            |          |                              |            |          |                              |            |          |                             |            |          |                             |            |          |                |            |          |                        |            |          |                |            |          |             |            |



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024

  
Queensland  
Government

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

  
building  
suncoast  
green  
building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|   |          |                                    |    |    |
|---|----------|------------------------------------|----|----|
| X | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | SB | DJ |
| W | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | SB | DJ |
| V | 23.08.24 | DEBRIS CHANGES                     | SB | DJ |
| U | 22.08.24 | INTERIOR DESIGNERS CHANGES         | SB | DJ |
| J | 07.09.24 | STRUCTURAL ENGINE CHANGES          | SB | DJ |
| S | 31.07.24 | STRUCTURAL ENGINE CHANGES          | SB | DJ |
| P | 30.07.24 | PRELIMINARY WORKING DWGS           | SB | DJ |
| O | 27.06.24 | WINDOW, ROOF & FASCIAE CHANGES     | SB | DJ |
| N | 17.06.24 | REMOVED FIRE PUMP                  | SB | DJ |
| M | 14.06.24 | WATER TANK / PUMP CHANGES          | SB | DJ |
| L | 06.06.24 | INSERTED WATER TANK & BOOSTER      | SB | DJ |
| K | 04.06.24 | REVISED CIVIL BASE INSERTED        | SB | DJ |
| J | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | SB | DJ |
| I | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | SB | DJ |
| H | 08.04.24 | CLIENTS & STOCK AND CHANGES        | SB | DJ |
| G | 27.02.24 | CLIENTS & STOCK AND CHANGES        | SB | DJ |
| F | 09.10.23 | CLIENTS CHANGES                    | SB | DJ |
| E | 07.09.23 | 3D VIEWS ADDED                     | SB | DJ |
| D | 25.08.23 | INTERNAL LAYOUTS ADDED             | SB | DJ |
| C | 21.07.23 | COLOURS ALTERED                    | SB | DJ |
| A | 28.06.23 | SKETCH DWGS                        | SB | DJ |

| Issue                                | Date    | Subject   | Initial  | Auth    |
|--------------------------------------|---------|-----------|----------|---------|
| Amendments                           |         |           |          |         |
| Client UNIQUE FOODS                  |         |           |          |         |
| LOT 1136 TO 1139 & 1142 TO 1145 AURA |         |           |          |         |
| Drawing Description                  |         |           |          |         |
| 3D VIEWS                             |         |           |          |         |
| Drawn                                | SB      | Checked   | DJ       |         |
| Scale                                | 1 : 100 | Date      | 28.06.23 |         |
| Project No.                          | 2023-22 | Sheet No. | 14 OF 25 |         |
| PRELIM. WDS                          |         |           |          | Issue X |

Maximum height and sign face area

| Total Street Frontage | Maximum Height (m)     | Maximum Sign Face Area (m²) |
|-----------------------|------------------------|-----------------------------|
| Less than 40m         | • 5.0m if 1 (one) sign | 10m²                        |
|                       | • 4.0 if 2 (two) signs |                             |
| Greater than 40m      | • 7.5m if 1 (one) sign | • 15m² if 1 (one) sign      |
|                       | • 5.0 if 2 (two) signs | • 10m² if 2 (two) signs     |

• Signage is to only advertise the name of the businesses which are being conducted on the lot. No third-party signage is permitted.

Signage within the lot

One full pylon sign is the preferred sign per lot. The requirements of these signs are as follows:

- is mounted as a freestanding structure in a landscaped environment;
- is situated at least 3m from any site boundary;
- does not project beyond the front alignment of the site;
- is designed and treated in such a way that supporting framework and the back of the sign face area blend with the surrounding streetscape or fi eld a view; and
- has a maximum thickness not exceeding 75mm per metre of height above ground level

Scale and location of signs on buildings

The scale of the sign shall be compatible with the building and building elements on which it is affi xed and to which it is in proximity, as well as nearby buildings, streets and other existing signs. Consideration shall be given to the sign’s relationship to the overall appearance of the development as well as surrounding development.

Building signage

- All signage, whether affi xed to a wall, roof, fascia or awning of the building is to be fully contained within the height of the building. Signage is not permitted to extend above the roof line of the building.
- The thickness of all signs affi xed to a building should not protrude more than 300mm from the face of the building to which they are attached.
- Wall signage, whether painted or otherwise affi xed fl at to a wall should not exceed 20% of the visible wall space.
- All proposed signage is to be submitted for review in conjunction with the Covenant Application to Stockland.

FENCING TYPICAL NOTES

Design Intent: All fencing is to be of a design that provides for maximum security and or separation without adversely affecting overall amenity and streetscape quality providing a consistent and uniform presentation.

Street front fencing

- Street frontages may be unfenced or where street frontage fencing is required for security purposes, it should be transparent (minimum 70 per cent transparent).
- Where fencing is provided, it should be:
  - black powder coated palisade type fencing as shown in Appendix E.
  - Have a maximum height of 1800mm to public areas and 2000mm to private areas.
  - maximum fence post spacing is to be 2.4m with support posts size set in accordance with selected manufacturer’s requirements.
- Fencing to all street frontages must be located a minimum of 1.0m from the lot boundary to allow for landscape buffer.
- Gates must open inward or be sliding to avoid any pedestrian or vehicle conflicts.

Side & rear boundary fencing

Fencing materials must be in keeping with the high amenity value of the built form.

- Acceptable fencing materials for rear and side boundaries include but are not limited to:
  - black coated wire mesh;
  - black powder coated palisade type fencing; and
  - rendered and painted masonry.
- Unacceptable fencing materials include:
  - Colorbond panels;
  - barbed wire; and
  - CCA treated timber; and
  - uncoated wire mesh.
- All fencing must have a height of no greater than 1.8m to Public Areas and 2m to all other areas.

ACCEPTABLE FENCING OPTIONS IF CLIENT REQUIRES IN THE FUTURE



ALUMINIUM HORIZONTAL SCREEN FOR REFUSE BIN AREA / WATER TANK

OR



TIMBER HORIZONTAL BATTEN SCREEN FOR REFUSE BIN AREA / WATER TANK



FRONT FENCE & SLIDING GATE  
1800h BLACK POWDER COATED PALISADES TYPE FENCING ( MIN 70% TRANSPARENT).  
1.0m MIN SETBACK OFF FRONT BOUNDARY (IF CLIENT REQUIRES)



SIDE BOUNDARY FENCE

1800mm HIGH BLACK COATED WIRE MESH TO SIDE BOUNDARY (IF CLIENT REQUIRES)



3x3m MIN POROUS PAVED STAFF RECREATIONAL AREA (COVERED OUTDOOR TABLE & SEATING)

AS URBAN ALUMINIUM COVERED PICNIC SETTING- WIDE ( MODULAR CODE 47-MCPS2) 2200L X 2400W X 2300H

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL  
Approval no: DEV2024/1534  
Date: 21 November 2024

Water efficiency

All lots within the Aura Business Park must include a water tank and include the following requirements:

- 50% of roof to drain to tank(s);
- a 5,000L tank is to be provided at a minimum. For premises with more than 5 toilets, the tank must be increased in size by 1,000L per toilet (this can be split over multiple tanks); and
- the tank(s) are to be connected for outdoor and toilet use.

To reduce the amount of potable water used in bathrooms, toilets and kitchen areas, provide tapware, sanitary fittings and fixtures and appliances with a minimum WELS rating of 3 stars or better.

Energy efficiency

The use of LED light fi ttings is mandatory for energy efficiency and reduced carbon emissions in office and warehouse areas internally and in car park and loading areas externally and to achieve a lighting design that reduces pollution from unnecessary light dispersion into the night sky and onto neighboring properties. LED lights will need to;

- demonstrate that no light beam is directed beyond the lot boundaries or upwards without falling directly on a surface with the explicit purpose of illumination of that surface and where the design complies with AS 4282-1997 Control of the Obtrusive Eff ects of Outdoor Lighting.
- in warehouses, the lighting circuits should be switched into functional zones matched to occupancy or zoned into areas of no greater than 500m2 and to be switched or dimmed to 25% after hours for safety and security.
- warehouse lighting will be controlled by an intelligent lighting control system with manual overrides, daylight and motion sensors and programmable time scheduling.

Development is designed and operated to minimise production of greenhouse gas emissions by implementing a range of emission-limiting measures, including:

- cross ventilation to reduce energy demand from cooling;
- mandatory installation of solar panels (preferably with a northern orientation, where possible) capable of generating 5 kilowatts, unless a reduced capacity can be demonstrated as being appropriate for a specifi c low-intensity industrial function (e.g. warehouse); and
- as a positive energy effi ciency requirements all premises within the Aura Business Park are to meet the criteria for ‘cool roof’ requirements. All roofs will need to meet a solar absorbance rating of 0.5 or less. The Bluescope ‘Coolmax’ roof sheeting product is recommended. Cool/max is better in terms of thermal effi ciency and will reduce energy cooling costs compared to Zinalume and Colorbond – this should reduce overall energy use in the building and provide better comfort conditions in non-air conditioned warehouse areas.

Bicycle parking

• A minimum of 5 bicycle parks must be included per premise or must be in accordance with the rates prescribed by the endorsed Plan of Development for Precincts 3, 4, 5 and Part 6, as provided at Appendix C of this document (whichever is more).

MOTORBIKE SPACES TO BE MIN OF 2.5m LONG X 1.2m WIDE TYPICAL. MOTORBIKE PARKING SPACES TO BE PROVIDED AS INDICATED ON PLANS TO COMPLY WITH AS/NZS 2890.1. 2004. FIGURE 2.7.

CARPARK FOR PERSONS WITH A DISABILITY  
THE CARPARK FOR PERSONS WITH A DISABILITY IS TO BE IDENTIFIED WITH THE USE OF THE INTERNATIONAL SYMBOL PAINTED SIGN ON THE PAVEMENT.  
ADDITIONAL DIRECTIONAL SIGNS AND/OR RESERVED SIGNS ON POSTS OR ON THE BUILDING MAY BE REQUIRED TO CLEARLY IDENTIFY THE CAR PARKING SPACE IN ACCORDANCE WITH AS1428.1 AND 2890.1

BUILDER TO VERIFY ALL DIMENSIONS & LEVELS ON SITE PRIOR TO ORDERING OF MATERIALS & COMMENCEMENT OF CONSTRUCTION

ALL GUTTER AND DOWNPIPES SIZES AND DETAILS TO HYDRAULIC ENGINEERS DETAILS

FENCING HAS NOT BEEN INDICATED. IF FENCING IS TO BE PROVIDED BUILDER TO INSTALL APPROPRIATE FENCING TO COMPLY WITH AURA BUSINESS PARK DESIGN GUIDELINES PART 5

ELECTRICAL ENGINEER TO CONFIRM LIGHTING EMANATING FROM ANY SOURCE IN THE PROPOSED BUILDING IS TO COMPLY WITH AS 4282 " CONTROL OF THE OBSTRUSIVE EFFECTS OF OUTDOOR LIGHTING"

THE PROPOSED BUILDING IS TO BE CONNECTED TO THE RETICULATED WATER SUPPLY, SEWERAGE, STORMWATER DRAINAGE AND TELECOMMUNICATIONS INFRASTRUCTURE NETWORKS AND ELECTRICITY SUPPLY. REFER TO RPQ SERVICE CONNECTION PLAN TO DEMONSTRATE COMPLIANCE.

ALL GROUND LEVEL RUN OFF TO BE MANAGED BY THE GROSS POLLUTANT & OIL MANAGEMENT TRAP AS INDICATED ON THE SITE PLAN.

SELECT COLOUR FOR ALL ROOF SHEETING IS TO BE SURFMIST WHICH PROVIDES A SOLAR ABSORBANCE OF 0.32 TO COMPLY WITH EDQ REQUIREMENTS

AIR VENTS ON ROOF TO BE SCREENED. SCREENS TO BE A MAXIMUM OF 10% TRANSPARENT AS PER AURA BUSINESS PARK DESIGN GUIDE LINES.



6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|     |          |                                    |    |    |
|-----|----------|------------------------------------|----|----|
| X   | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | SB | DJ |
| W   | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | SB | DJ |
| U   | 22.08.24 | INTERIOR CHANGES                   | SB | DJ |
| J   | 07.08.24 | STRUCTURAL ENG. CHANGES            | SB | DJ |
| R   | 31.07.24 | STRUCTURAL ENG. CHANGES            | SB | DJ |
| P   | 30.07.24 | PRELIMINARY WORKING DWGS           | SB | DJ |
| O   | 27.06.24 | WINDOW, ROOF & FASCIAE CHANGES     | SB | DJ |
| N   | 17.06.24 | REMOVED FIRE PUMP                  | SB | DJ |
| M   | 14.06.24 | WATER TANK / PUMP CHANGES          | SB | DJ |
| L   | 06.06.24 | INSERTED WATER TANK & BOOSTER      | SB | DJ |
| K   | 04.06.24 | REVISED CIVIL BASE INSERTED        | SB | DJ |
| J   | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | SB | DJ |
| I   | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | SB | DJ |
| H   | 08.04.24 | CLIENTS & STOCKLAND CHANGES        | SB | DJ |
| F-H | 27.02.24 | CLIENTS & STOCKLAND CHANGES        | SB | DJ |
| E   | 09.10.23 | CLIENTS CHANGES                    | SB | DJ |
| D   | 07.09.23 | 3D VIEWS ADDED                     | SB | DJ |
| C   | 25.08.23 | INTERNAL LAYOUTS ADDED             | SB | DJ |
| A-B | 21.07.23 | COLOURS ALTERED                    | SB | DJ |
|     | 28.06.23 | SKETCH DWGS                        | SB | DJ |

| Issue | Date | Subject | Initial | Auth |
|-------|------|---------|---------|------|
|-------|------|---------|---------|------|

Amendments

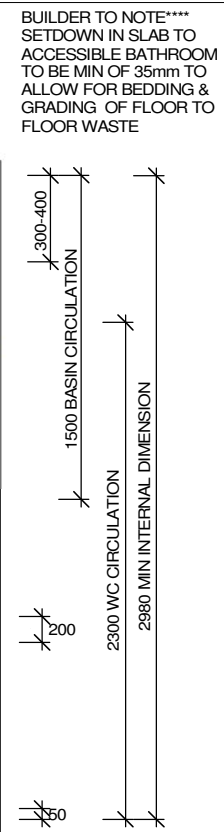
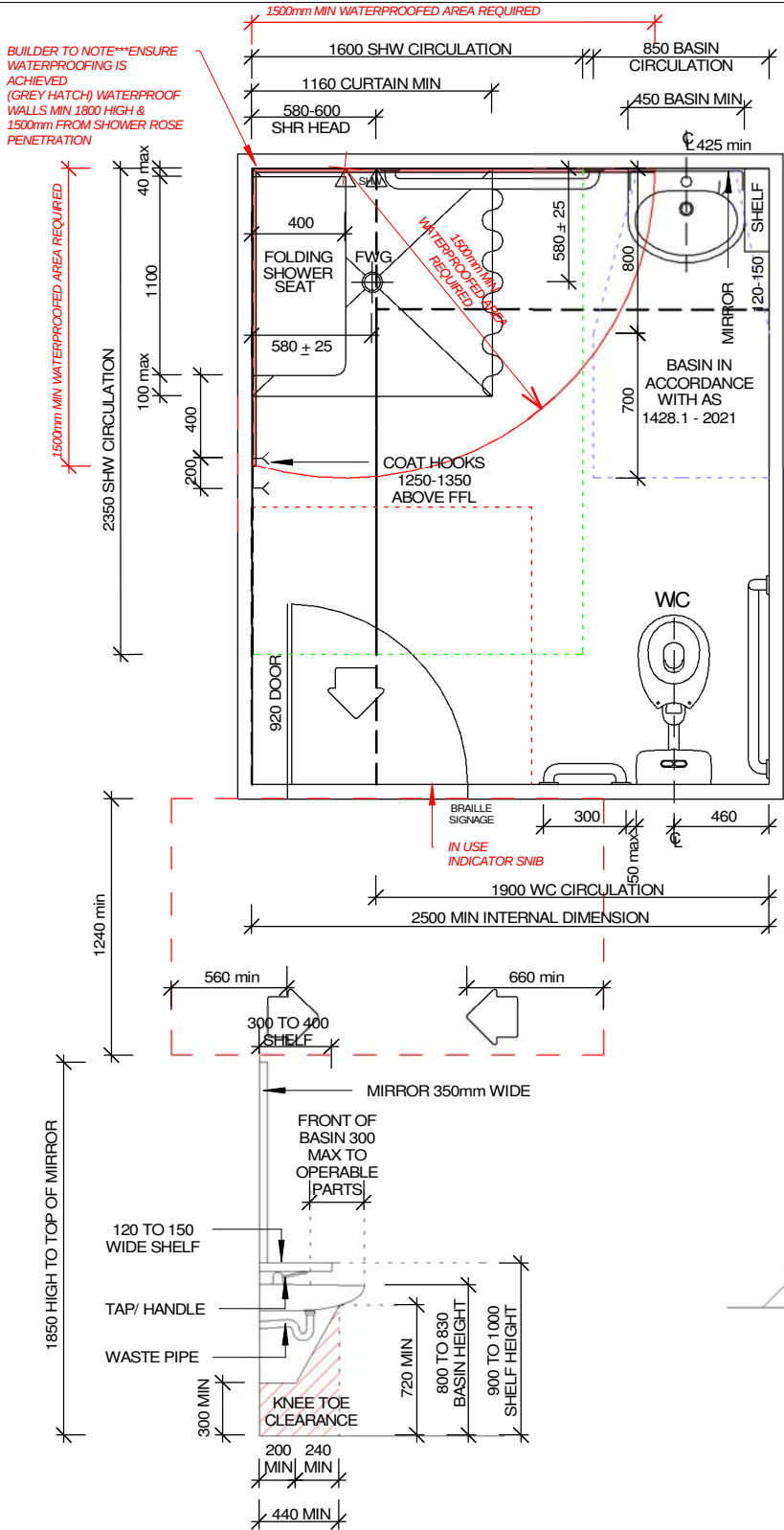
Client UNIQUE FOODS

LOT 1136 TO 1139 & 1142 TO 1145  
AURA

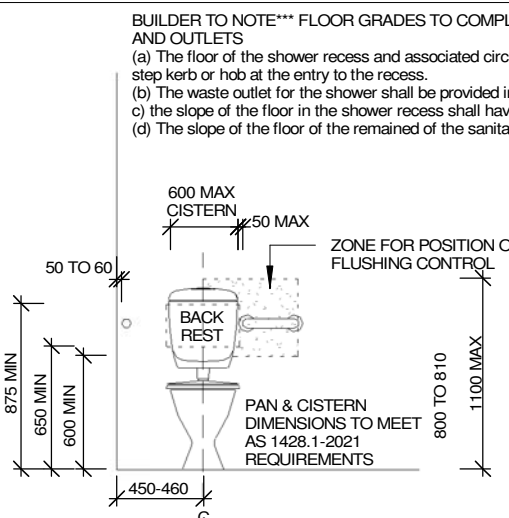
Drawing Description  
AURA NOTES / DETAILS

|             |         |           |          |
|-------------|---------|-----------|----------|
| Drawn       | SB      | Checked   | DJ       |
| Scale       | 1 : 100 | Date      | 28.06.23 |
| Project No. | 2023-22 | Sheet No. | 15 OF 25 |
| PRELIM. WDS |         | Issue     | X        |

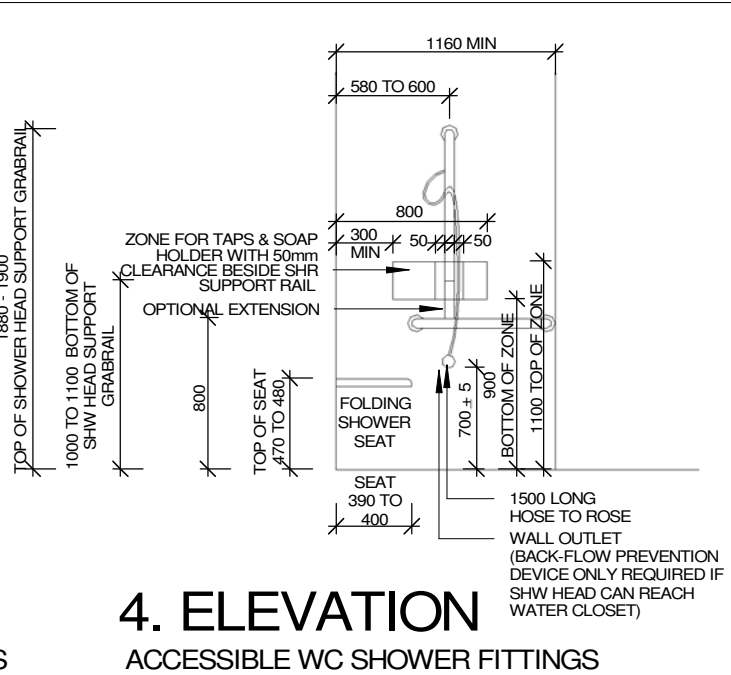
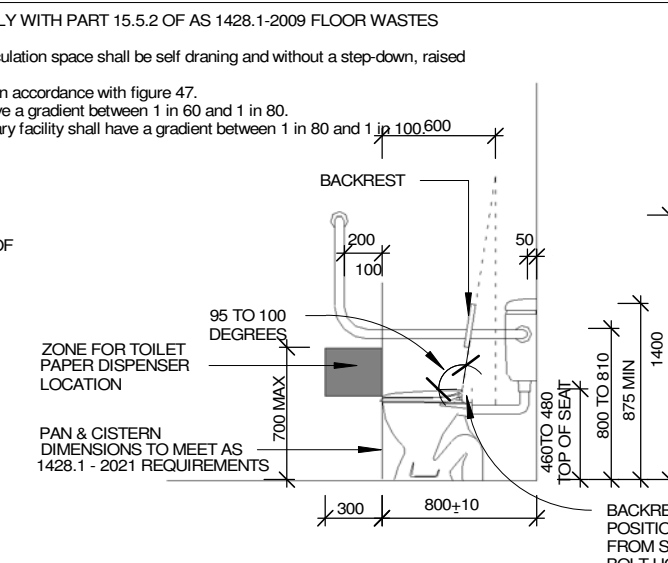
GROUND FLOOR ACCESSIBLE BATHROOM DETAILS



2. FRONT ELEVATION  
ACCESSIBLE WC GRABRAIL POSITIONS



3. SIDE ELEVATION  
ACCESSIBLE WC GRABRAIL POSITIONS



4. ELEVATION  
ACCESSIBLE WC SHOWER FITTINGS

5. SIDE ELEVATION  
ACCESSIBLE WC WALL MOUNTED WASH BASIN POSITION

ACCESSIBLE NOTES

ALL CONSTRUCTION RELATING TO ACCESS AND MOBILITY FOR PERSONS WITH

DISABILITY TO BE IN ACCORDANCE WITH AS 1428.1 - 2021.

DOOR HANDLES ARE TO BE LOCATED MIN 900mm-MAX 1100mm ABOVE FFL. PROVISION FOR ENTRANCES TO BUILDINGS. IN ACCORDANCE WITH AS. 1428.1, 2021

30x30 ROLLER SWITCHES TO GPO'S & SWITCHES (ie. CLIPSAL PRESTIGE 2000 SERIES) GPO'S @ 600 ABOVE FFL & MIN 500 FROM INTERNAL CORNERS TO SWITCHES & CONTROLS SWITCHES & GPO'S ARE TO BE LOCATED 500mm MIN FROM ADJACENT CORNERS.

THRESHOLD RAMPS ARE TO HAVE A MAX GRADIENT OF 1:8 OVER 450mm. THE RAMP & SLOPING SIDE ARE TO BE SLIP RESISTANT & OF A CONTRASTING COLOUR TO THE ADJOINING SURFACES.

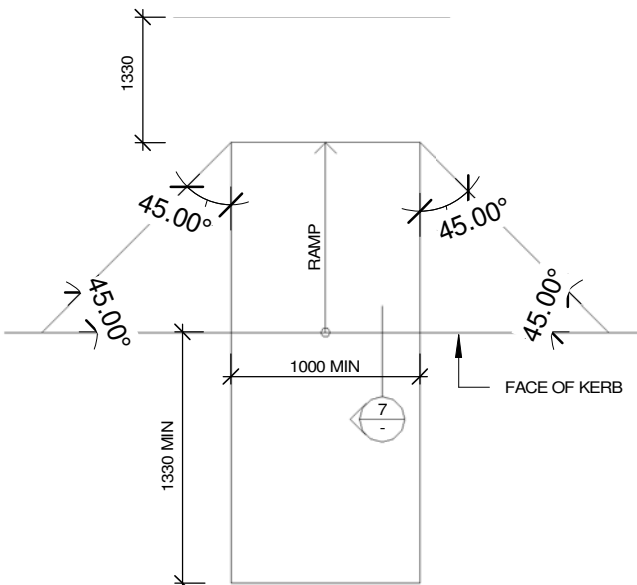
DOOR TO ACCESSIBLE SANITARY COMPARTMENT TO HAVE RISING BUTT HINGES

TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED AS SPECIFIED TO COMPLY WITH **NCC 2022 PART D4D9 TACTILE INDICATORS** AND COMPLY WITH AS/NZS 1428.4.1 SECTIONS 1 & 2.

CONTINUOUS PATH OF TRAVEL IN ACCORDANCE WITH AS. 1428.1, 2021.

ACCESS WAYS, WALKWAYS, RAMPS, LANDINGS & DOORS SHALL BE CONSTRUCTED WITH NO LIP OR STEP AT JOINTS BETWEEN ABUTTING SURFACES. NOTE: A CONSTRUCTION TOLERANCE OF 5mm IS ACCEPTABLE USING ROUNDED OR BEVELED EDGES.

1. DETAIL PLAN  
ACCESSIBLE WC. REFER TO AS1428.1 PART 15 SANITARY FACILITIES.



6. DETAIL PLAN  
KERB & STEP RAMPS

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

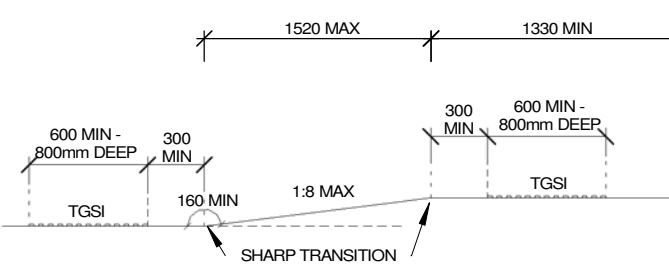
Approval no: **DEM2024/1534**

Date: **21 November 2024**

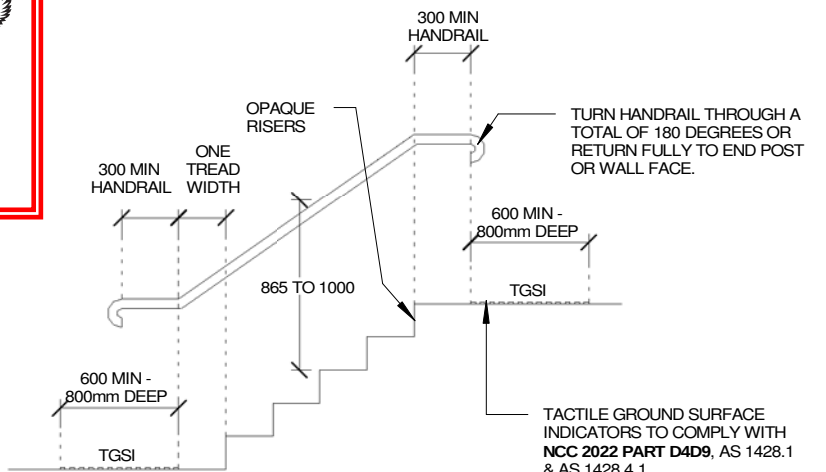
**PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)**

**Queensland Government**

RAMPS MUST COMPLY WITH AS1428.1 - 2021, WHICH INCLUDE THE FOLLOWING REQUIREMENTS:  
IF THE RAMP IS TO BE USED BY THE PUBLIC, TACTILE GROUND SURFACE INDICATORS AT THE TOP & BOTTOM OF THE RAMP ARE REQUIRED AND MUST COMPLY WITH **NCC 2022 PART D4D9**, AS1428.1 & AS 1428.4.1. (TGSi 600mm - 800mm DEEP x WIDTH OF RAMP (TYPICALLY 1.2m WIDE). TGSi TO BE SETBACK 300mm FROM THE TOP & BOTTOM OF RAMP)



7. DETAIL SECTION  
KERB & STEP RAMPS



THE STAIR PROVIDING ACCESS TO THE UPPER LEVEL MUST COMPLY WITH AS1428.1 - 2021, WHICH INCLUDE THE FOLLOWING REQUIREMENTS:  
1. A CONTRASTING COLOUR STRIP 50-75mm WIDE AT THE NOSING OF TREADS; AND  
2. HANDRAILS ALONG EACH SIDE OF THE STAIRWAY; EXTEND BY 300mm AT THE BOTTOM; AND  
3. A MINIMUM CLEAR STAIRWAY WIDTH OF 1000mm BETWEEN HANDRAILS; AND  
4. IF THE STAIRS ARE TO BE USED BY THE PUBLIC, TACTILE GROUND SURFACE INDICATORS AT THE TOP & BOTTOM OF THE STAIRWAY (TGSi 600mm - 800mm DEEP x WIDTH OF STAIR (TYPICALLY 1.2m WIDE). TGSi TO BE SETBACK 300mm FROM THE FIRST RISER AT TOP OF STAIR & SETBACK ONE TREAD WIDTH AT THE BOTTOM OF STAIR)

REFER TO PART 11.1 (C) OF AS1428.1-2021. STAIRS TO HAVE OPAQUE RISERS ( NOT OPEN RISERS )

8. DETAIL SECTION  
STAIR & HANDRAIL

GROUND FLOOR ACCESSIBLE BATHROOM DETAILS

SIGNS, INCLUDING SYMBOLS, NUMBERING & LETTERING SHOULD BE LOCATED AS SPECIFIED IN AS1428.1 -2021.

SCREENING NOTE

SCREENING OF A DOORWAY FROM A ROOM CONTAINING A CLOSET PAN, MUST COMPLY WITH **NCC 2022 F6D9 RESTRICTION ON LOCATION OF SANITARY COMPARTMENTS AND F6D10 AIRLOCKS**; AND AS 1428.1-2021. DESIGN FOR ACCESS & MOBILITY, PART 1: GENERAL REQUIREMENTS FOR ACCESS- NEW BUILDING WORK.

**building suncoast green**  
building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|            |                                    |          |                                    |
|------------|------------------------------------|----------|------------------------------------|
| 10.10.24   | STRUCTURAL/CLIENT/ BUILDER CHANGES | 20.02.24 | STRUCTURAL/CLIENT/ BUILDER CHANGES |
| 13.09.24   | DERIVIES CHANGES                   | 23.08.24 | INTERIOR DESIGNERS CHANGES         |
| 23.08.24   | STRUCTURAL/CLIENT/ BUILDER CHANGES | 07.08.24 | STRUCTURAL/CLIENT/ BUILDER CHANGES |
| 31.07.24   | PRELIMINARY WORKING DOWNS          | 27.06.24 | WINDOW, ROOF & FASCIADE CHANGES    |
| 17.06.24   | REMOVED PIPE PLUMB                 | 14.06.24 | WATER TANK / PMT CHANGES           |
| 06.06.24   | INSERTED WATER TANK & BOOSTER      | 04.06.24 | REVISED CIVIL BASE INSERTED        |
| 04.06.24   | CARPARK REMOVED FOR FOOTPATH       | 08.05.24 | CLIENTS & STOCKLAND CHANGES        |
| 02.05.24   | CIVIL & LANDSCAPE PLANNING         | 06.04.24 | CLIENTS & STOCKLAND CHANGES        |
| 03.02.24   | INTERNAL LAYOUTS ADDED             | 25.08.23 | COLOURS ALTERED                    |
| 21.07.23   | COLOURS ALTERED                    | 28.06.23 | SKETCH DOWNS                       |
| Issue      | Date                               | Subject  | Initial                            |
| Amendments |                                    |          |                                    |

|                                                |              |           |          |
|------------------------------------------------|--------------|-----------|----------|
| Client                                         | UNIQUE FOODS |           |          |
| LOT 1136 TO 1139 & 1142 TO 1145<br>AURA        |              |           |          |
| Drawing Description<br>GROUND FLOOR ACCESSIBLE |              |           |          |
| Drawn                                          | SB           | Checked   | DJ       |
| Scale                                          | As indicated | Date      | 28.06.23 |
| Project No.                                    | 2023-22      | Sheet No. | 16 OF 25 |
| PRELIM. WDS                                    |              | Issue     | X        |



16.5 Coat hook

A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

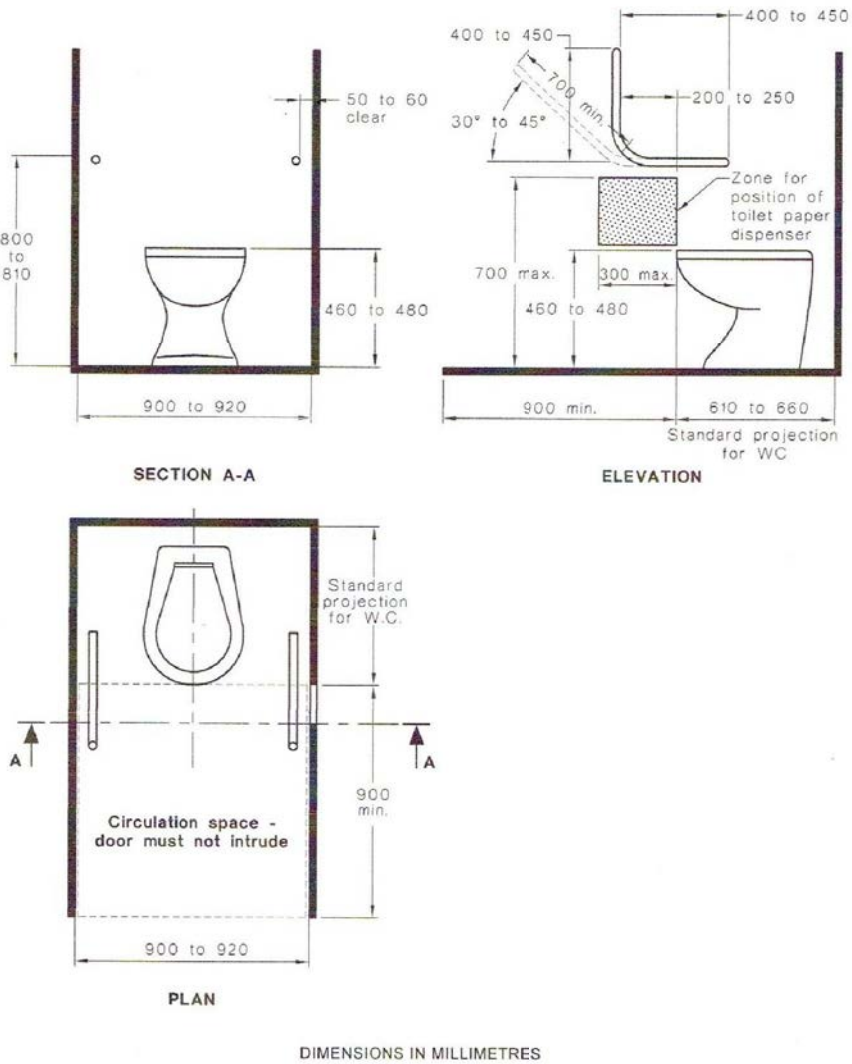


FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

17 GRABRAILS

Grabrails shall comply with the following:

- (a) Grabrails shall be not less than 30 mm and not more than 40 mm outside diameter; or they shall have a sectional shape within the limits of 30 mm to 40 mm diameter.
- (b) Exposed edges and corners of grabrails shall have a radius of not less than 5 mm.
- (c) The fastenings and the materials and construction of grabrails shall be able to withstand a force of 1100 N applied at any position and in any direction without deformation or loosening or rotation of the fastenings or fittings.
- (d) The clearance between a grabrail and the adjacent wall surface or other obstruction shall be not less than 50 mm and not more than 60 mm. The clearance above a horizontal grabrail shall extend above the top of the grabrail by not less than 600 mm. The clearance below a horizontal or angled rail shall be a minimum of 50 mm except at fixing points.
- (e) Grabrails shall be fixed so that there is no obstruction to the passage of the hand along the top 270° arc of horizontal and angled grabrails. There shall be no obstruction to the passage of the hand for the full length of vertical grabrails.

TYPICAL AMBULANT SANITARY FACILITIES / DETAILS

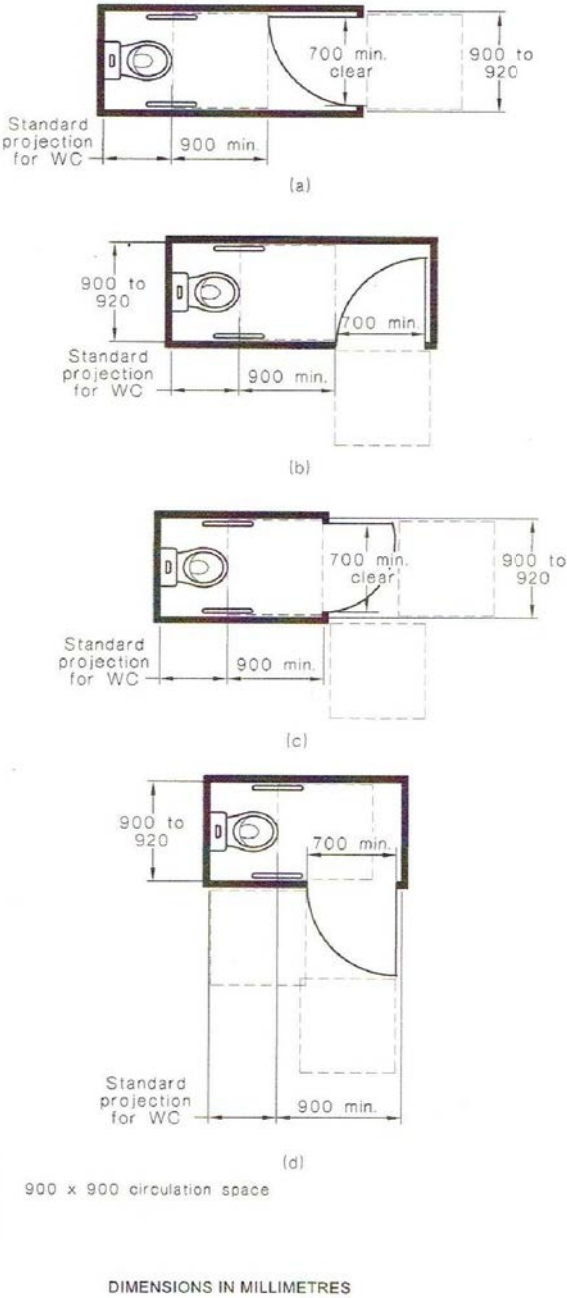


FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—DOORWAY OPTIONS

16 SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES

16.1 General

Sanitary compartment for people with ambulant disabilities shall be in accordance with Figures 53(A) and 53(B).

16.2 Grabrails

Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

16.3 Doors

Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B).

Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

16.4 Signage

Sanitary compartment for people with ambulant disabilities shall be identified by symbol or words, as specified in Clause 8.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1534  
Date: 21 November 2024



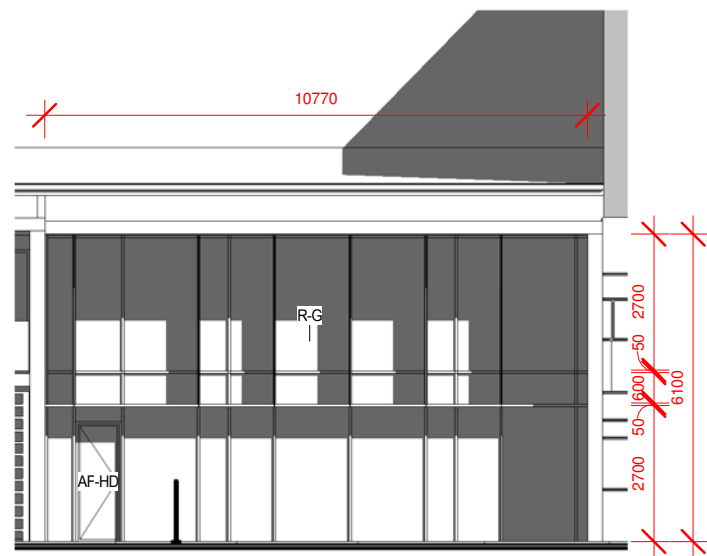
PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)

building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|   |          |                                    |    |
|---|----------|------------------------------------|----|
| X | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | DJ |
| V | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | DJ |
| U | 23.08.24 | DECKING CHANGES                    | DJ |
| S | 22.08.24 | INTERIOR DESIGNERS CHANGES         | DJ |
| P | 07.08.24 | STRUCTURAL ENG. CHANGES            | DJ |
| O | 31.07.24 | STRUCTURAL ENG. CHANGES            | DJ |
| N | 30.07.24 | PRELIMINARY WORKING DWGS           | DJ |
| M | 27.06.24 | WINDY ROOF & FASCIAE CHANGES       | DJ |
| L | 17.06.24 | REMOVED FIRE PUMP                  | DJ |
| K | 14.06.24 | WATER TANK / PWT CHANGES           | DJ |
| J | 06.06.24 | INSERTED WATER TANK & BOOSTER      | DJ |
| I | 04.06.24 | REVISED CIVIL BASE INSERTED        | DJ |
| H | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | DJ |
| G | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | DJ |
| F | 08.04.24 | CLIENTS & STOCKLAND CHANGES        | DJ |
| E | 27.02.24 | CLIENTS & STOCKLAND CHANGES        | DJ |
| D | 09.10.23 | CLIENTS CHANGES                    | DJ |
| C | 07.09.23 | 3D VIEWS ADDED                     | DJ |
| B | 25.08.23 | INTERNAL LAYOUTS ADDED             | DJ |
| A | 21.07.23 | COLOURS ALTERED                    | DJ |
|   | 28.06.23 | SKETCH DWGS                        | DJ |

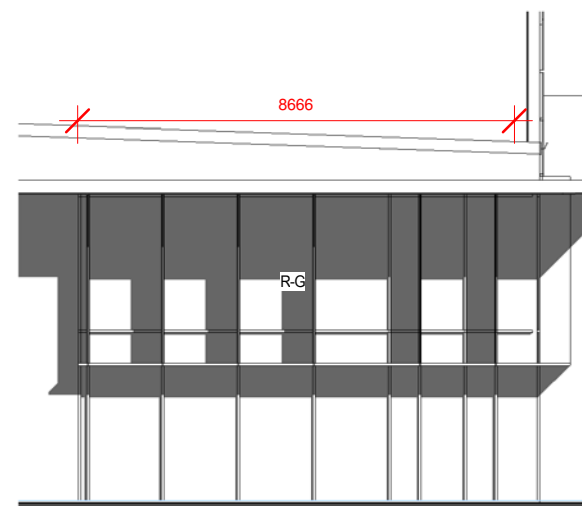
| Issue                                | Date    | Subject   | Initial  | Auth |
|--------------------------------------|---------|-----------|----------|------|
| Amendments                           |         |           |          |      |
| Client UNIQUE FOODS                  |         |           |          |      |
| LOT 1136 TO 1139 & 1142 TO 1145 AURA |         |           |          |      |
| Drawing Description                  |         |           |          |      |
| AMBULANT DETAILS                     |         |           |          |      |
| Drawn                                | SB      | Checked   | DJ       |      |
| Scale                                | 1 : 100 | Date      | 28.06.23 |      |
| Project No.                          | 2023-22 | Sheet No. | 18 OF 25 |      |
| PRELIM. WDS                          |         | Issue X   |          |      |



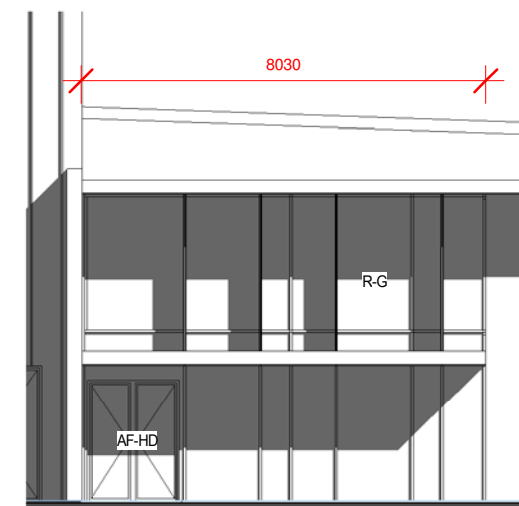
1 WINDOW 1  
1 : 150



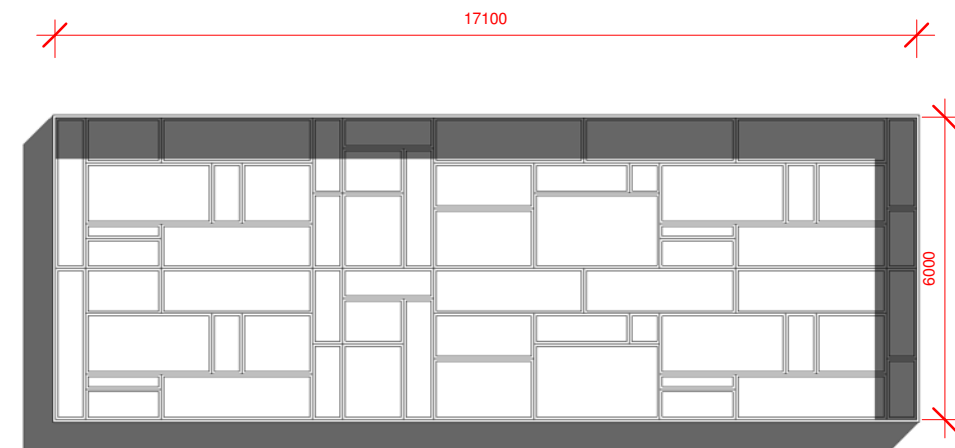
2 WINDOW 2  
1 : 150



3 WINDOW 3  
1 : 150

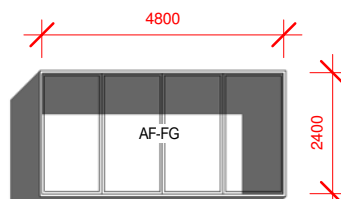


4 WINDOW 4  
1 : 150

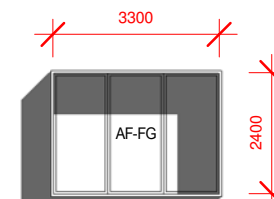


5 NOT GLAZING (W5)  
1 : 150

W5 - NOT GLAZING- SELECT FEATURE COLOURED DECORATIVE PANELS & SURROUND FRAME FIXED TO CONCRETE TILT PANEL



6 WINDOW 6  
1 : 150



7 WINDOW 7  
1 : 150

WINDOW 1-4 & 6 & 7 TO WINDOW MANUFACTURERS SPECIFICATIONS & DETAILS

| LEGEND |                               |
|--------|-------------------------------|
| AF-FG  | ALUMINIUM FRAMED FIXED GLASS  |
| AF-HD  | ALUMINIUM FRAMED HINGED DOORS |
| R-G    | REFLECTIVE GLAZING PANELS     |

PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024



building  
suncoast  
green  
building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

| Issue | Date     | Subject                            | Initial | Auth |
|-------|----------|------------------------------------|---------|------|
| 1     | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES |         |      |
| 2     | 13.08.24 | DEBBIES CHANGES                    |         |      |
| 3     | 22.08.24 | INTERIOR DESIGNER CHANGES          |         |      |
| 4     | 07.08.24 | STRUCTURAL ENGINEERING CHANGES     |         |      |
| 5     | 31.07.24 | STRUCTURAL ENGINEERING CHANGES     |         |      |
| 6     | 30.07.24 | PRELIMINARY WORKING DWGS           |         |      |
| 7     | 27.06.24 | WINDOW ROOF & FASCIA CHANGES       |         |      |
| 8     | 17.06.24 | REMOVED FIRE PUMP                  |         |      |
| 9     | 14.06.24 | WATER TANK / PUMP CHANGES          |         |      |
| 10    | 08.06.24 | INSERTED WATER TANK & BOOSTER      |         |      |
| 11    | 04.06.24 | REVISED CIVIL BASE INSERTED        |         |      |
| 12    | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       |         |      |
| 13    | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       |         |      |
| 14    | 08.04.24 | CLIENTS & STOCKLAND CHANGES        |         |      |
| 15    | 27.02.24 | CLIENTS & STOCKLAND CHANGES        |         |      |
| 16    | 09.10.23 | 3D VIEWS ADDED                     |         |      |
| 17    | 07.09.23 | INTERNAL LAYOUTS ADDED             |         |      |
| 18    | 25.08.23 | COLOURS ALTERED                    |         |      |
| 19    | 21.07.23 | SKETCH DWGS                        |         |      |

Amendments

Client UNIQUE FOODS

LOT 1136 TO 1139 & 1142 TO 1145  
AURA

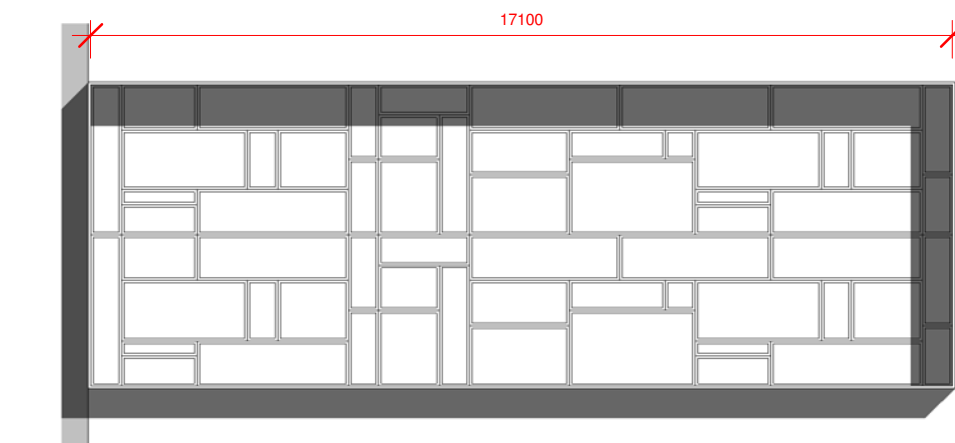
Drawing Description  
WINDOW 1-8 DETAILS

Drawn SB Checked DJ

Scale As indicated Date 28.06.23

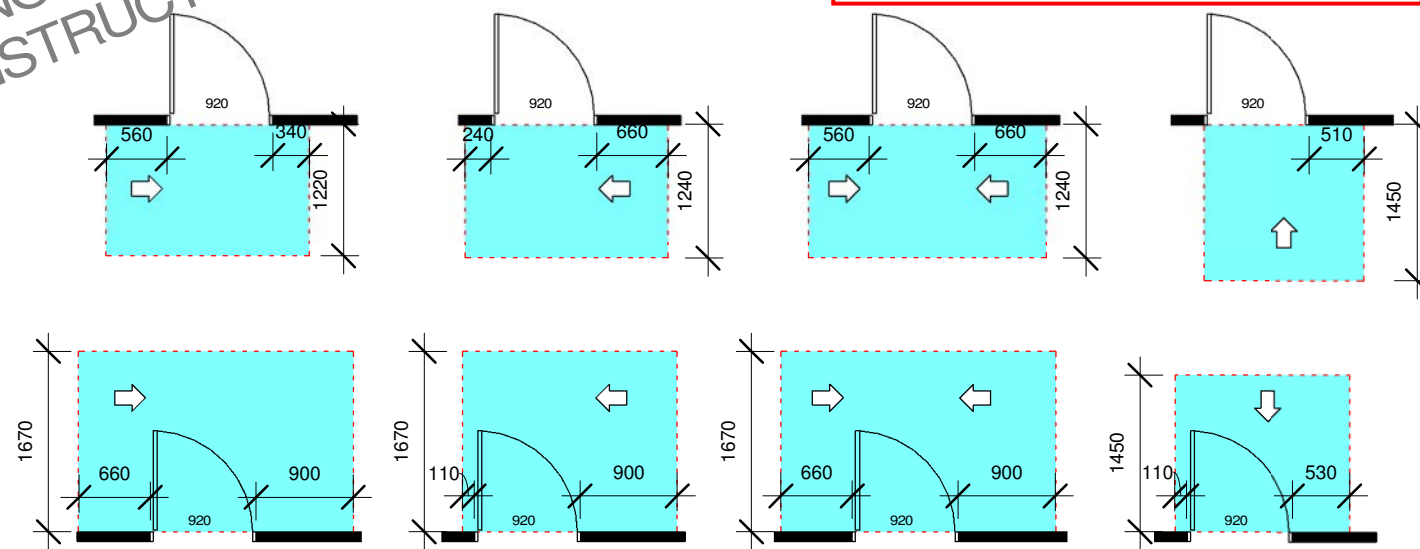
Project No. 2023-22 Sheet No. 19 OF 25

PRELIM. WDS Issue X

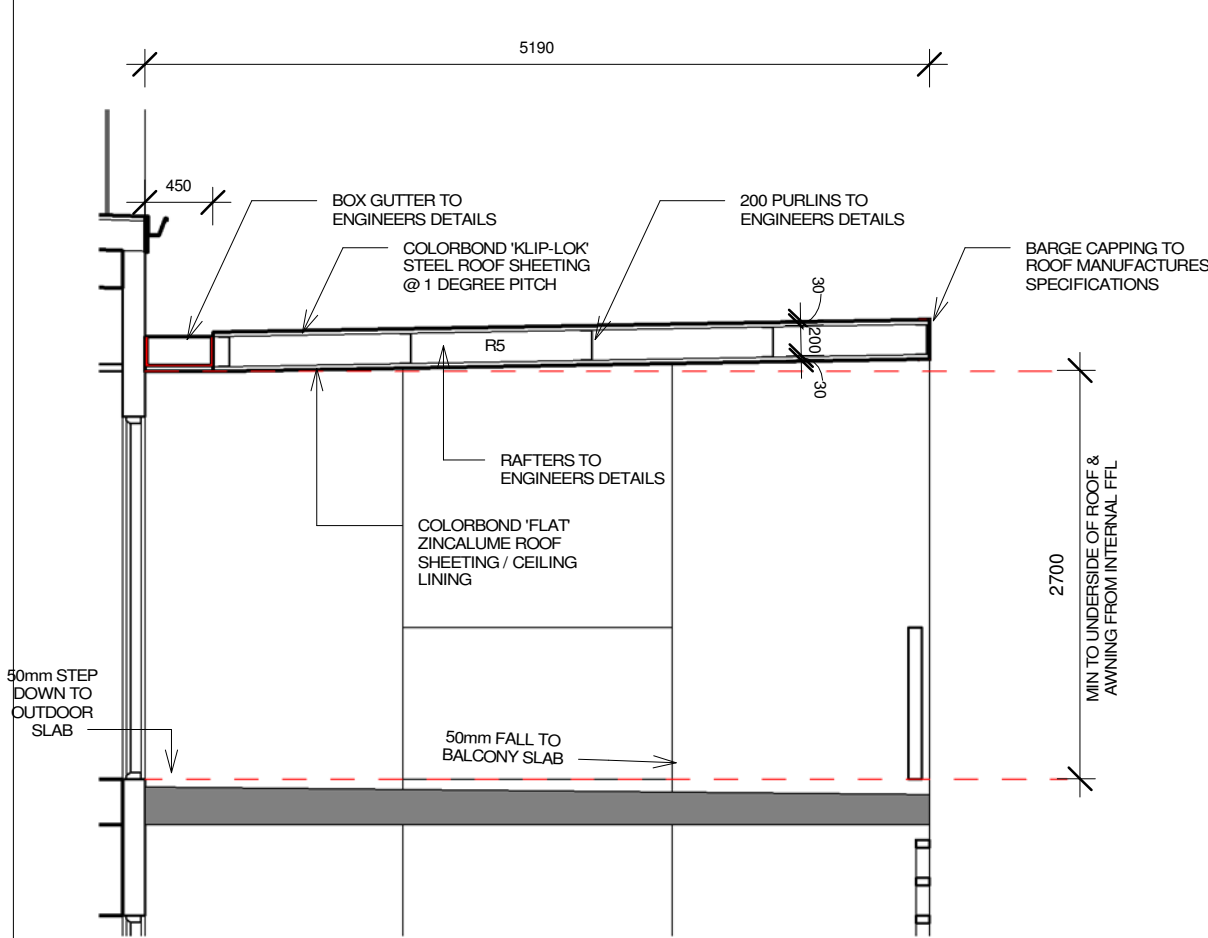


8 NOT GLAZING (W8)  
1 : 150

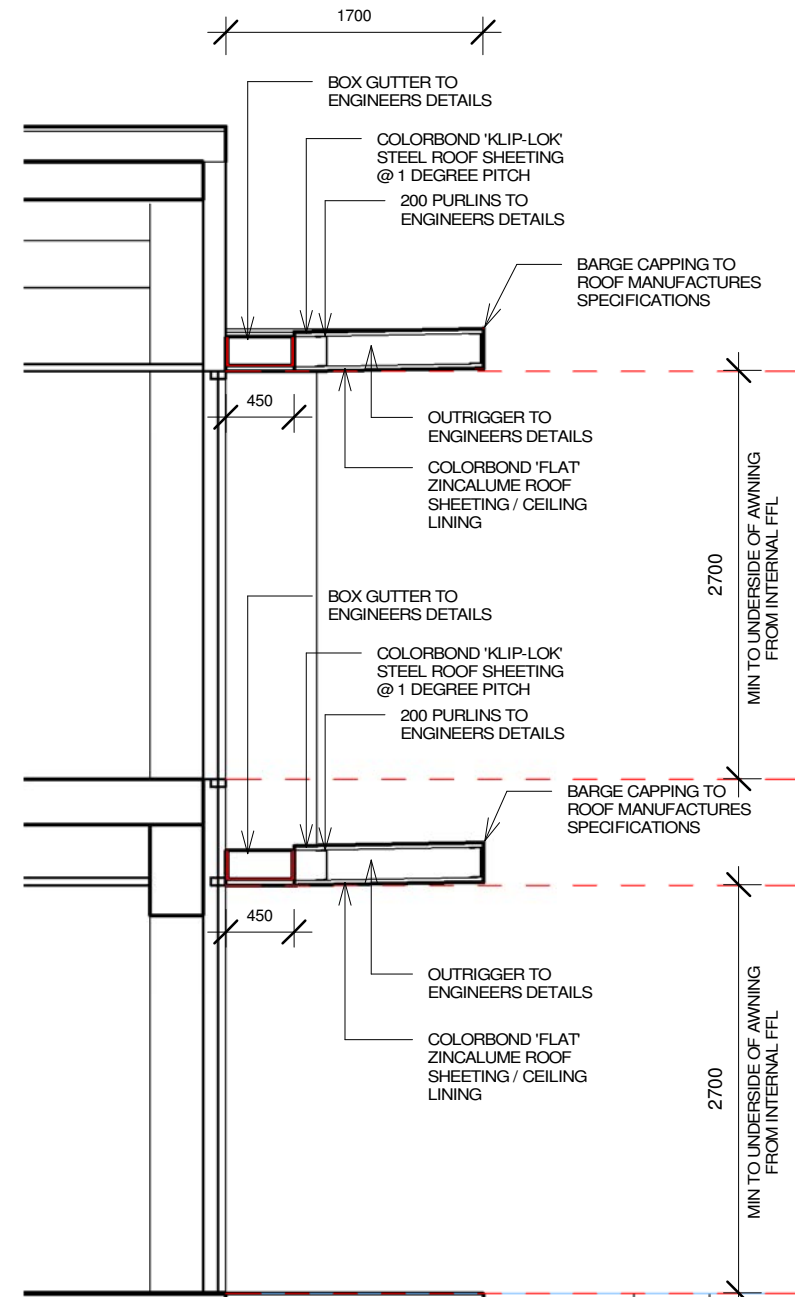
W8 - NOT GLAZING- SELECT FEATURE COLOURED DECORATIVE PANELS & SURROUND FRAME FIXED TO CONCRETE TILT PANEL



CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS  
TO COMPLY WITH AS 1428.1-2009 (FIGURE 31)



**SECTION E**  
1 : 50



**SECTION F**  
1 : 50

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

NOTE\*\*\* ENGINEER TO CONFIRM AWNING  
DETAILS AND STRUCTURAL ELEMENTS FOR  
ROOF FRAMING FOR AWNING & BOX  
GUTTERS

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024

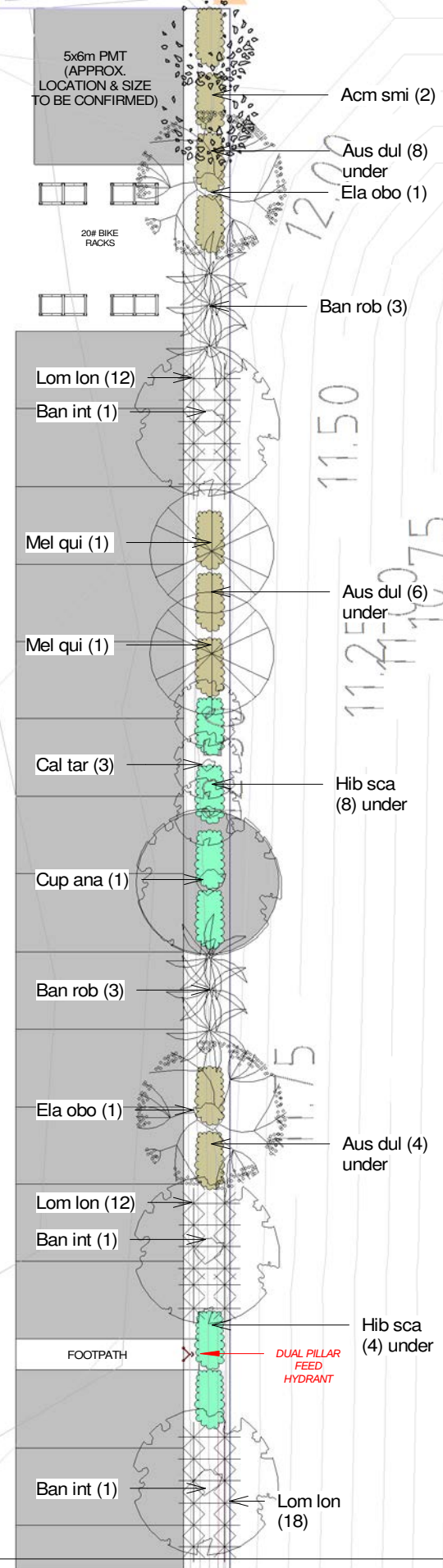
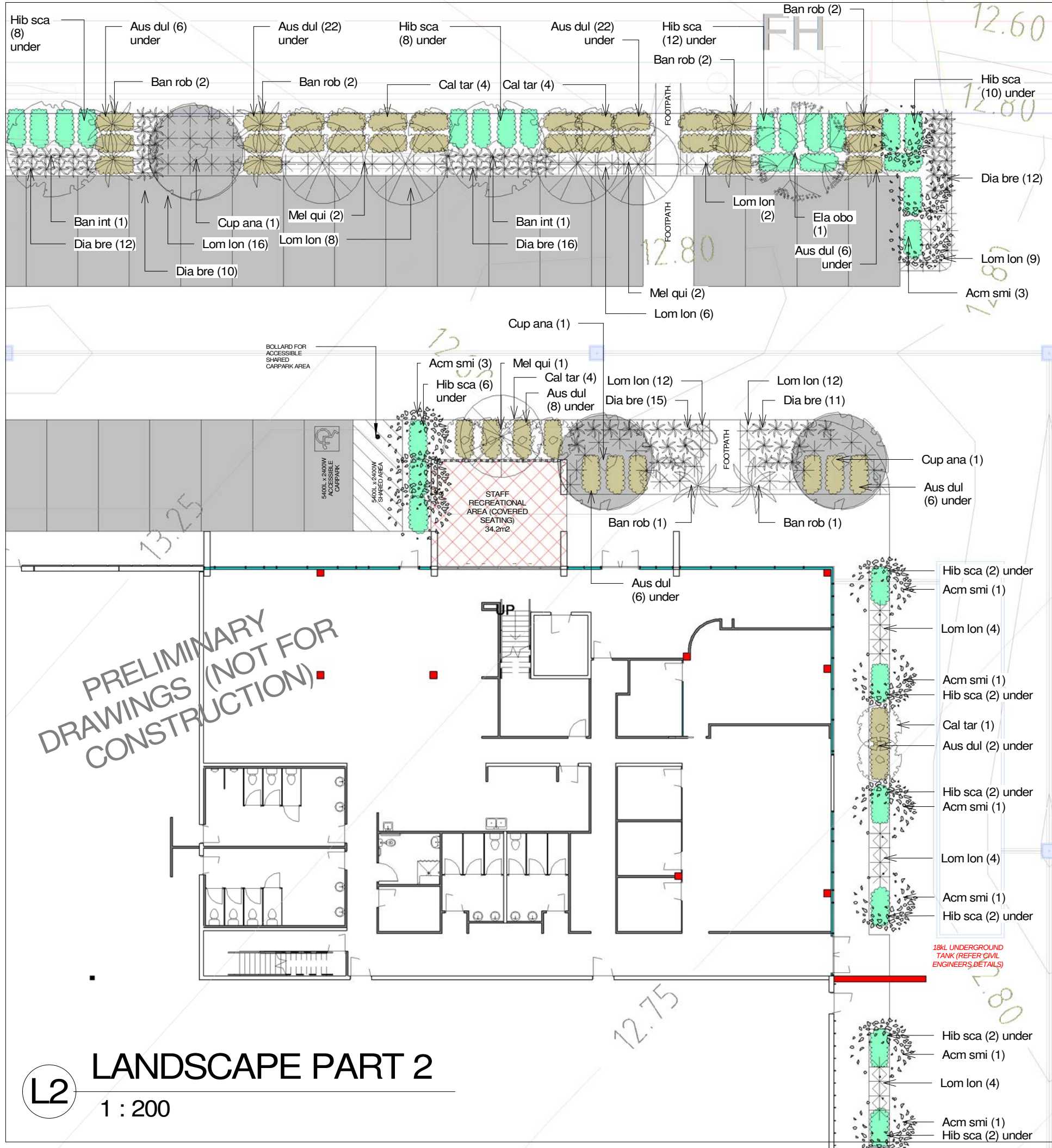


6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

|   |          |                                   |    |
|---|----------|-----------------------------------|----|
| X | 10.10.24 | STRUCTURAL CLIENT BUILDER CHANGES | DJ |
| W | 13.09.24 | STRUCTURAL CLIENT BUILDER CHANGES | DJ |
| V | 23.08.24 | DERIVS CHANGES                    | DJ |
| U | 23.08.24 | INTERIOR DESIGNERS CHANGES        | DJ |
| T | 07.08.24 | STRUCTURAL ENG CHANGES            | DJ |
| S | 31.07.24 | STRUCTURAL ENG CHANGES            | DJ |
| R | 30.07.24 | PRELIMINARY WORKING DWGS          | DJ |
| Q | 27.06.24 | WINDOW, ROOF & FASADE CHANGES     | DJ |
| P | 17.06.24 | REMOVED FIRE PUMP                 | DJ |
| O | 14.06.24 | WATER TANK / PITT CHANGES         | DJ |
| N | 06.06.24 | INSERTED WATER TANK & BOOSTER     | DJ |
| M | 04.06.24 | REVISED CIVIL BASE INSERTED       | DJ |
| L | 08.05.24 | CARPARK REMOVED FOR FOOTPATH      | DJ |
| K | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED      | DJ |
| J | 08.04.24 | CLIENTS & STOCKLAND CHANGES       | DJ |
| I | 27.02.24 | CLIENTS & STOCKLAND CHANGES       | DJ |
| H | 09.10.23 | CLIENTS CHANGES                   | DJ |
| G | 07.09.23 | 3D VIEWS ADDED                    | DJ |
| F | 25.08.23 | INTERNAL LAYOUTS ADDED            | DJ |
| E | 21.07.23 | COLOURS ALTERED                   | DJ |
| D | 28.06.23 | SKETCH DWGS                       | DJ |

| Issue                                | Date         | Subject   | Initial  | Auth |
|--------------------------------------|--------------|-----------|----------|------|
| Amendments                           |              |           |          |      |
| Client                               | UNIQUE FOODS |           |          |      |
| LOT 1136 TO 1139 & 1142 TO 1145 AURA |              |           |          |      |
| Drawing Description                  |              |           |          |      |
| AWNING DETAILS                       |              |           |          |      |
| Drawn                                | SB           | Checked   | DJ       |      |
| Scale                                | As indicated | Date      | 28.06.23 |      |
| Project No.                          | 2023-22      | Sheet No. | 20 OF 25 |      |
| PRELIM. WDS                          |              | Issue     | X        |      |







**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2024/1534  
Date: 21 November 2024



building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
www.buildingsuncoastgreen.com.au  
QBCC Licence No. 65942

| Issue                                | Date         | Subject   | Initial  | Auth |
|--------------------------------------|--------------|-----------|----------|------|
| <b>Amendments</b>                    |              |           |          |      |
| Client UNIQUE FOODS                  |              |           |          |      |
| LOT 1136 TO 1139 & 1142 TO 1145 AURA |              |           |          |      |
| <b>Drawing Description</b>           |              |           |          |      |
| LANDSCAPE PART 2                     |              |           |          |      |
| Drawn                                | SB           | Checked   | DJ       |      |
| Scale                                | As indicated | Date      | 28.06.23 |      |
| Project No.                          | 2023-22      | Sheet No. | 22 OF 25 |      |
| PRELIM. WDS                          |              | Issue X   |          |      |

L2

LANDSCAPE PART 2

1 : 200

# LANDSCAPE PART 3

1 : 200

BUILDING  
H1 12.985



## PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

building  
**suncoast**  
green

building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
[www.buildingsuncoastgreen.com.au](http://www.buildingsuncoastgreen.com.au)  
QBCC Licence No. 65942

|   |          |                                    |      |
|---|----------|------------------------------------|------|
| X | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 2500 |
| V | 11.03.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | 2500 |
| V | 23.06.24 | DEBRIS CHARGES                     | 2500 |
| V | 23.06.24 | DEBRIS CHARGES                     | 2500 |
| V | 07.08.24 | STRUCTURAL ENG. CHANGES            | 2500 |
| V | 31.07.24 | STRUCTURAL ENG. CHANGES            | 2500 |
| V | 07.07.24 | PRELIMINARY WORKING LOGS           | 2500 |
| V | 27.06.24 | WINDOW, ROOF & FACADE CHANGES      | 2500 |
| V | 06.06.24 | REMOVAL OF MATERIALS               | 2500 |
| O | 14.06.24 | WATER TANK / PMT CHANGES           | 2500 |
| O | 06.06.24 | INSERTED WATER TANK & BOOSTER      | 2500 |
| N | 01.06.24 | REVISIONS                          | 2500 |
| N | 08.05.24 | CARPARK REMOVED FOR FOOTPATH       | 2500 |
| L | 08.05.24 | CLIENTS & LANDSCAPE PLAN ADDED     | 2500 |
| K | 08.05.24 | CLIENTS & STOCKLAND CHANGES        | 2500 |
| I | 27.02.24 | CLIENTS & STOCKLAND CHANGES        | 2500 |
| E | 09.10.23 | CLIENTS & STOCKLAND CHANGES        | 2500 |
| H | 07.09.23 | 3D VIEWS ADDED                     | 2500 |
| D | 25.08.23 | INTERNAL LAYOUTS ADDED             | 2500 |
| D | 01.07.23 | COLORS & FINISHES ASSERTED         | 2500 |
| A | 28.06.23 | SECTION DWG'S                      | 2500 |
| B |          |                                    |      |

Amendments

|        |              |
|--------|--------------|
| Client | UNIQUE FOODS |
|--------|--------------|

LOT 1136 TO 1139 & 1142 TO 1145  
AURA

Drawing Description  
**LANDSCAPE PART 3**

|             |              |           |          |
|-------------|--------------|-----------|----------|
| Drawn       | SB           | Checked   | DJ       |
| Scale       | As indicated | Date      | 28.06.23 |
| Project No. | 2023-22      | Sheet No. | 23 OF 25 |
| PRELIM. WDS |              | Issue     | X        |

1 : 200

1134  
305 382

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

1  
SP3



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 20

building  
**suncoast**  
green

building | design | town planning

6 Lorraine Avenue  
Marcoola Beach, QLD, 4573  
07 5448 8500  
[www.buildingsuncoastgreen.com.au](http://www.buildingsuncoastgreen.com.au)  
QBCC Licence No. 65942

|   |          |                                    |          |
|---|----------|------------------------------------|----------|
| X | 13.10.94 | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/06 |
| W | 10.08.94 | CEILING/ WALL/ FLOOR CHANGES       | 06/06/06 |
| V | 23.06.94 | DEBRIS CHANGES                     | 06/06/06 |
| U | 07.06.94 | CEILING/ WALL/ FLOOR CHANGES       | 06/06/06 |
| T | 07.06.94 | INTERIOR LIME CHANGES              | 06/06/06 |
| S | 31.07.94 | STRUCTURAL CLIENT/ BUILDER CHANGES | 06/06/06 |
| R | 29.07.94 | PERIMETER CHANGES                  | 06/06/06 |
| Q | 26.07.94 | WINDOW/ ROOF/ FASCIAE CHANGES      | 06/06/06 |
| P | 14.06.94 | ROOF CHANGES                       | 06/06/06 |
| O | 14.06.94 | WATER TANK / PMT CHANGES           | 06/06/06 |
| N | 06.06.94 | INSERTED WATER TANK & BOOSTER      | 06/06/06 |
| M | 04.06.94 | REBUILT CHIMNEY/ INSERTED          | 06/06/06 |
| L | 02.05.94 | CARPARK REMOVED FOR FOOTPATH       | 06/06/06 |
| K | 08.05.94 | CLIENTS/ STOCKLAND CHANGES         | 06/06/06 |
| J | 08.05.94 | CLIENTS/ STOCKLAND CHANGES         | 06/06/06 |
| I | 27.02.94 | CLIENTS/ STOCKLAND CHANGES         | 06/06/06 |
| H | 07.02.93 | CLIENTS/ STOCKLAND CHANGES         | 06/06/06 |
| G | 07.09.93 | 30 VIEWS ADDED                     | 06/06/06 |
| F | 25.08.93 | INTERNAL LAUNDRY ADDED             | 06/06/06 |
| E | 21.07.93 | COURTS ADDED                       | 06/06/06 |
| D | 28.06.93 | SKETCH DWGS                        | 06/06/06 |

| Issue      | Date | Subject | Initial | Auth |
|------------|------|---------|---------|------|
| Amendments |      |         |         |      |

Client UNIQUE FOODS  
LOT 1136 TO 1139 & 1142 TO 1145  
AURA

|                     |
|---------------------|
| Drawing Description |
| LANDSCAPE PART 4    |

|       |              |         |          |
|-------|--------------|---------|----------|
| Drawn | SB           | Checked | DJ       |
| Scale | As indicated | Date    | 08.06.02 |

|             |              |           |          |
|-------------|--------------|-----------|----------|
| Scale       | As Indicated | Date      | 28.06.23 |
| Project No. | 2023-22      | Sheet No. | 24 OF 25 |

PRELIM. WDS Issue X

LANDSCAPE SPECIES LEGEND

| NO:           | CODE    | BOTANICAL NAME            | COMMON NAME       | HEIGHT | SPREAD | COLOUR | POT SIZE |
|---------------|---------|---------------------------|-------------------|--------|--------|--------|----------|
| TREES         |         |                           |                   |        |        |        |          |
| 27            | Mel qui | Melaleuca quinquinervia   | Paperbark Teatree | 12m    | 6m     | Cream  | 200 L    |
| 10            | Cup ana | Cupaniopsis anacardioides | Tuckeroo          | 5-8m   | 6m     | Cream  | 200 L    |
| 12            | Ela obo | Elaeocarpus obovatus      | Blueberry Ash     | 12m    | 4m     | -      | 200 L    |
| 20            | Ban int | Banksia integrifolia      | Coastal Banksia   | 15m    | 3m     | Yellow | 200 L    |
| LARGE SHRUBS  |         |                           |                   |        |        |        |          |
| 69            | Ban rob | Banksia robur             | Swamp Banksia     | 2-3m   | 2-3m   | Yellow | 100 L    |
| 55            | Cal tar | Callistemon taree pink    | Pink bottle brush | 3m     | 1.5m   | Pink   | 100L     |
| 33            | Acm smi | Acmena smithii            | Lilly Pilly       | 10m    | 3m     | Pink   | 100 L    |
| SMALL SHRUBS  |         |                           |                   |        |        |        |          |
| 438           | Lom lon | Lomandra longifolia       | Mat rush          | 1m     | 1m     | -      | 200mm    |
| 234           | Dia bre | Dianella brevipedunculata | Blue Flax Lily    | 1m     | 1m     | Purple | 200mm    |
| GROUND COVERS |         |                           |                   |        |        |        |          |
| 260           | Hib sca | Hibbertia scandens        | Snake Vine        | 0.2m   | 2.5m   | Yellow | 140mm    |
| 342           | Aus dul | Austromytus dulcis        | Midgen Berry      | 0.5m   | 0.8m   | White  | 140mm    |

LANDSCAPE SPECIES PHOTOS

TREES



Melaleuca quinquinerviaCupaniopsis anacardioidesElaeocarpus obovatusBanksia integrifolia

LARGE SHRUBS



Banksia roburCallistemon taree pinkAcmena smithii

SMALL SHRUBS



Lomandra longifoliaDianella brevipedunculataHibbertia scandensAustromytus dulcis

PRELIMINARY  
DRAWINGS (NOT FOR  
CONSTRUCTION)

LANDSCAPE NOTES

PREPARATION OF GARDEN BEDS FOR PLANTING:

CULTIVATE EXISTING SOIL IN NATURAL GROUND TO A MINIMUM DEPTH OF 150mm. IMPORT CLEAN TOPSOIL (SANDY LOAM) TO A MINIMUM DEPTH OF 300mm, ABOVE ORIGINAL GROUND LEVEL. ORGANIC MATTER OR GYPSUM ETC. MAY ALSO BE ADDED AS NECESSARY TO IMPROVE THE SOIL FOR THE BEST POSSIBLE GROWTH. TEST THE SOIL USING A 'SOIL TEST KIT' TO ENSURE IT IS HEALTHY AND AMEND AS NECESSARY.

ALL GARDEN BEDS TO BE MOUNDED 300mm MIN AT CENTRE OF BED, ABOVE FINISHED PAVEMENT LEVELS, TO PREVENT ANY PONDING AROUND PLANTS.

FERTILIZE USING A SLOW RELEASE FERTILIZER IN 'PILL' OR 'GRANULE' FORM, AT TIME OF PLANTING. ENSURE THAT FERTILIZER DOES NOT DIRECTLY CONTACT ROOTS.

INSTALL AN AUTOMATIC IRRIGATION SYSTEM WITH TIMER. PLACE IRRIGATION LINE AFTER PLANTING & PRIOR TO MULCHING.

USE ONLY SUN 'HARDENED' PLANTS. ENSURE HEALTHY ROOT SYSTEM TO ALL PLANTS TO BE USED. UNDER NO CIRCUMSTANCES ARE ROOT BOUND PLANTS TO BE USED.

TREES:

ALL 45L TREES AND LARGE SHRUBS WILL NEED TO BE STAKED SECURELY USING 1800mm STAKES x 2 OR 3 AS NECESSARY AND TIED TO STAKES USING HESSIAN WEBBING, (TO PREVENT PLANT DAMAGE UNTIL ESTABLISHED).

MULCH:

ALL GARDENS ARE BE MULCHED WITH 'TEA TREE' MULCH TO A MINIMUM DEPTH OF 100mm.

DRAINAGE:

PLEASE ENSURE ADEQUATE DRAINAGE IS INSTALLED BELOW GARDENS AND PAVED AND CONCRETED AREAS.

LOCATION OF SERVICES AND LEVELS:

PLEASE REFER HYDRAULICS PLAN FOR FULL INFORMATION ON SERVICES TYPE AND LOCATION AND FINISHED LEVELS.

CONCRETE:

STENCILLED CONCRETE IS TO BE USED AS THE FINISH FOR THE ENTRY PATHWAY WHERE SHOWN.

A STENCILLED CONCRETE FINISH IN A COLOUR AND STYLE COMPLIMENTARY TO THE BUILDING IS TO BE APPLIED BY A QUALIFIED PERSON ACCORDING TO BEST INDUSTRY STANDARDS.

GENERAL NOTES:

CONCRETE ROLLBACK KERB FOR CAR PARK EDGES AND GARDEN BOUNDARIES AS NECESSARY, TO ENGINEER'S DETAIL.

MAINTENANCE:

IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE PROPERTY TO A SATISFACTORY STANDARD TO COUNCIL'S APPROVAL.

A MAINTENANCE REGIME MUST BE PROGRAMMED TO MAINTAIN MULCH, WATER, FERTILIZER, PRUNING AND THE CARE AND/OR REPLACEMENT OF ANY DAMAGED OR DISEASED PLANT.

SHORT TERM

FOR THE FIRST 4 WEEKS ALL PLANTS MUST BE WATERED FOR 20mins PER DAY min. REDUCING TO 10mins PER DAY FOR FOLLOWING 5 MONTHS. (ALWAYS WATER IN RELATION TO RAINFALL).

LONG TERM

FERTILIZE ALL PLANTS EACH SPRING & WHEN REQUIRED DURING THE YEAR. ENSURE USE OF A NATIVE 'FRIENDLY' FERTILIZER.

TREES & SHRUBS TO BE PRUNED AFTER FLOWERING TO MAINTAIN HEALTHY GROWTH AND SHAPE. PRUNE AT THE NODE FOR ALL NATIVES. NEVER 'HARD PRUNE' A PLANT UNLESS ON RELIABLE AUTHORITY.

DUE TO BREAKING DOWN, ORGANIC MULCH NEEDS TO BE 'TOPPED UP' EVERY FEW YEARS TO MAINTAIN A THICK COVER.

STAKES AND WEBBING WHICH SUPPORT TREES MAY BE REMOVED AFTER TREES ARE SUITABLY ESTABLISHED.

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1534

Date: 21 November 2024



Queensland  
Government

|                                                                                                                                                                                                                                                                                                          |  |                            |  |                                                 |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|--|-------------------------------------------------|--|
| <br><b>building<br/>suncoast<br/>green</b><br>building   design   town planning<br><br>6 Lorraine Avenue<br>Marcoola Beach, QLD, 4573<br>07 5448 8500<br>www.buildingsuncoastgreen.com.au<br>QBCC Licence No. 65942 |  |                            |  | Client <b>UNIQUE FOODS</b>                      |  |
|                                                                                                                                                                                                                                                                                                          |  |                            |  | LOT 1136 TO 1139 & 1142 TO 1145<br><b>AURA</b>  |  |
|                                                                                                                                                                                                                                                                                                          |  |                            |  | Drawing Description<br><b>LANDSCAPE DETAILS</b> |  |
|                                                                                                                                                                                                                                                                                                          |  | Drawn <b>SB</b>            |  | Checked <b>DJ</b>                               |  |
|                                                                                                                                                                                                                                                                                                          |  | Scale <b>As indicated</b>  |  | Date <b>28.06.23</b>                            |  |
|                                                                                                                                                                                                                                                                                                          |  | Project No. <b>2023-22</b> |  | Sheet No. <b>25 OF 25</b>                       |  |
|                                                                                                                                                                                                                                                                                                          |  | <b>PRELIM. WDS</b>         |  | Issue <b>X</b>                                  |  |

|   |          |                                    |    |    |
|---|----------|------------------------------------|----|----|
| X | 10.10.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | SB | DJ |
| W | 13.09.24 | STRUCTURAL CLIENT/ BUILDER CHANGES | SB | DJ |
| U | 23.08.24 | DEBRIS CHANGES                     | SB | DJ |
| V | 23.08.24 | INTERIOR DESIGN CHANGES            | SB | DJ |
| U | 07.08.24 | STRUCTURAL ENG. CHANGES            | SB | DJ |
| U | 31.07.24 | STRUCTURAL ENG. CHANGES            | SB | DJ |
| U | 30.07.24 | PRELIMINARY WORKING DWGS           | SB | DJ |
| U | 27.06.24 | LANDSCAPE CHANGES                  | SB | DJ |
| U | 17.06.24 | REMOVED FIRE R.I.P                 | SB | DJ |
| U | 14.06.24 | WATER TANK / P.M.I. CHANGES        | SB | DJ |
| U | 08.06.24 | INSERTED WATER TANK & BOOSTER      | SB | DJ |
| U | 04.06.24 | REVISED CIVIL BASE INSERTED        | SB | DJ |
| U | 08.05.24 | CASHPARK REMOVED FOR FOOTPATH      | SB | DJ |
| U | 02.05.24 | CIVIL & LANDSCAPE PLAN ADDED       | SB | DJ |
| U | 09.10.23 | CLIENTS & STOCKLAND CHANGES        | SB | DJ |
| U | 27.02.24 | CLIENTS CHANGES                    | SB | DJ |
| U | 09.09.23 | 3D VIEWS ADDED                     | SB | DJ |
| U | 25.08.23 | INTERNAL LAYOUTS ADDED             | SB | DJ |
| U | 31.07.23 | COLORS ALTERED                     | SB | DJ |
| U | 28.06.23 | SKETCH DWGS                        | SB | DJ |

|            |      |         |         |      |
|------------|------|---------|---------|------|
| Issue      | Date | Subject | Initial | Auth |
| Amendments |      |         |         |      |