

2789-427

YARRABILBA MIXED USE

AMENDMENT - 11.10.24

Reddog Architects acknowledges the Yugambeh, Bundjalung & Wangerriburra people as the Traditional Custodians of the land in Yarrabilba, and recognises their continuing connection to land, waters and community. We respect their wisdom and methods of climate responsive occupation of this land for thousands of generations. We pay our respects to the First Nations Peoples and their Elders, past, present and future.



SITE ADDRESS
LOT 10, ADLER CIRCUIT, YARRABILBA QLD 4207

RPD
LOT 10 ON SP296372

SITE AREA
3950 SQM

LOCAL COUNCIL:
LOGAN CITY COUNCIL

DEVELOPMENT DATA		
TOTAL GFA AREAS		
RETAIL / HEALTH SERVICES / COMMERCIAL & FOOD PREMISES (GROUND)	1,235.6 sqm	
RESIDENTIAL (LEVEL 1, 2 & 3)	3,489.0 sqm	
COMMUNAL OPEN SPACE (COS)	200 sqm = 5.0%	

CARPARKING REQUIRED		
RESIDENTIAL		
1.25 CARPARKS / UNIT	1.25 x 34 = 42.5	43 CARPARKS
RETAIL / HEALTH SERVICES / COMMERCIAL		
1 CARPARK/ 30sqm	765.8 sqm / 30 = 25.5	26 CARPARKS
FOOD PREMISES		
1 CARPARK/ 20sqm	469.8 sqm / 20 = 23.5	24 CARPARKS
TOTAL (RESIDENTIAL)		43 CARPARKS
TOTAL (RETAIL & FOOD PREMISES)		50 CARPARKS

CARPARKING PROVIDED		
RESIDENTIAL		
BASEMENT		49 CARPARKS + 8 MOTORBIKES
TOTAL		49 CARPARKS + 8 MOTORBIKES
RETAIL / HEALTH SERVICES / COMMERCIAL & FOOD PREMISES		
GROUND		51 CARPARKS + 1 MOTORBIKE
TOTAL		51 CARPARKS + 1 MOTORBIKE
TOTAL (BASEMENT)		
TOTAL (GROUND)		49 CARPARKS + 8 MOTORBIKES
TOTAL		51 CARPARKS + 1 MOTORBIKE
TOTAL		
100 CARPARKS + 9 MOTORBIKES		

UNITS					
	1 BED	2 BED	3 BED	4 BED	TOTAL
LEVEL 1		10	2		12
LEVEL 2		10	2		12
LEVEL 3		8	1	1	9
TOTAL		28	5	1	34

BICYCLE PARKING REQUIRED / PROVIDED				
RESIDENTIAL				
EMPLOYEES	1 BICYCLE PARK / 3 UNITS	1 x 34 / 3 = 11.33	12 BICYCLE PARKS	
VISITORS	1 BICYCLE PARK / 12 UNITS	1 x 34 / 12 = 2.83	3 BICYCLE PARKS	

RETAIL / HEALTH SERVICES / COMMERCIAL				
EMPLOYEES	1 BICYCLE PARK/ 400sqm	765.8 sqm / 400 = 1.91	2 BICYCLE PARKS	
VISITORS	1 BICYCLE PARK/ 200sqm	765.8 sqm / 200 = 3.83	4 BICYCLE PARKS	

FOOD PREMISES				
1 BICYCLE PARK/ 30sqm		469.8 sqm / 30 = 15.66	16 BICYCLE PARKS	

TOTAL (RESIDENTIAL)	15 BICYCLE PARKS
TOTAL (RETAIL & FOOD PREMISES)	22 BICYCLE PARKS

LANDSCAPING PROVIDED	
GROUND LEVEL TOTAL	665.8 sqm = 16.9%
PLANTERS / ROOF TOP PLANTERS	129.2 sqm = 3.2%
TOTAL	795 sqm = 20.1%

NOTES:
AREAS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY.

DRAWING SCHEDULE	
DA-00	COVERPAGE
DA-01	SITE PLAN & DEVELOPMENT DATA
DA-02	FLOOR PLAN - BASEMENT
DA-03	FLOOR PLAN - GROUND
DA-04	FLOOR PLAN - LEVEL 1
DA-05	FLOOR PLAN - LEVEL 2
DA-06	FLOOR PLAN - LEVEL 3
DA-07	ROOF PLAN
DA-08	ELEVATIONS
DA-09	ELEVATIONS
DA-10	SECTIONS
DA-11	3D VIEWS
DA-12	3D VIEWS

LEGEND	
BAL-1	BATTEN BALUSTRADE
BAL-2	GLASS BALUSTRADE
BAL-3	SOLID BALUSTRADE
CL-1	FIBRE CEMENT SHEETING
CONC	CONCRETE FINISH
COS	CONFIRM ON SITE
EG	EAVES GUTTER
EGL	EXISTING GROUND LINE
EV	ELECTRIC VEHICLE CHARGING STATION
MB	MOTOR BIKE CARPARK
MIN	MINIMUM
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NLA	NET LEASABLE AREA
SCR-1	BATTEN SCREEN
SCR-2	FIXED BLADES SCREEN
SL	SKYLIGHT
SQM	SQUARE METER
RL	RELATIVE LEVEL
RND	RENDERED
WH	WINDOW HOOD



SITE PLAN
SCALE 1:200

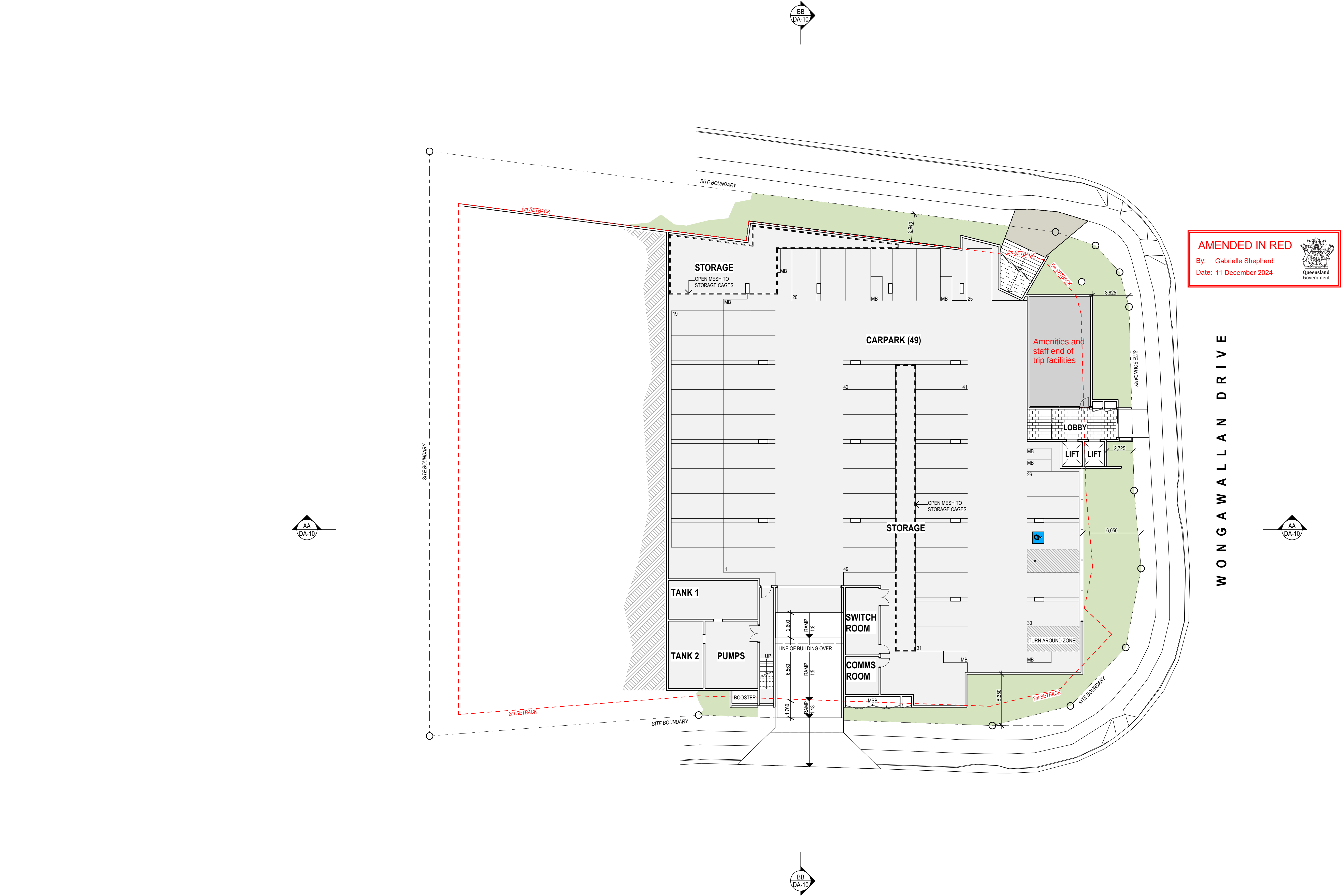
ISSUE	DATE	BY	DESCRIPTION	CHKD
B	15.08.2023	CL	DEVELOPMENT APPLICATION	JO
C	29.02.2024	CL	AMENDMENT	JO
D	19.06.2024	JO	AMENDMENT	GT
E	27.06.2024	JO	AMENDMENT	GT
F	04.10.2024	EM	AMENDMENT	GT

YARRABILBA MIXED USE

DRAWING SITE PLAN & DEVELOPMENT DATA

PROJECT NO.	DRAWING NO.	ISSUE
2789-427	DA-01	F

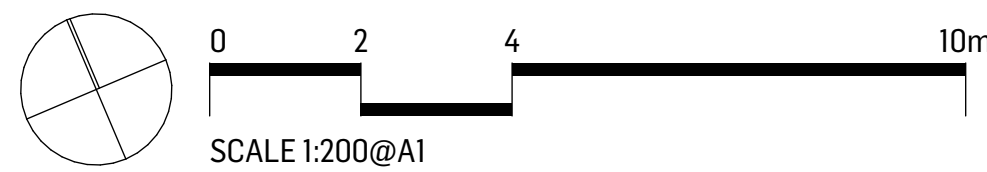




AMENDED IN RED
By: Gabrielle Shepherd
Date: 11 December 2024



FLOOR PLAN - BASEMENT
SCALE 1:200



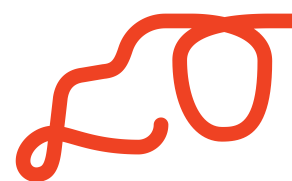
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2023/1442
Date: 19 December 2024



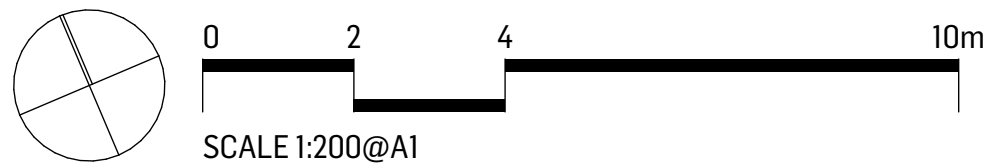
ISSUE	DATE	BY	DESCRIPTION	CHKD
B	03.08.2023	CL	AMENDMENT	JO
C	29.02.2024	CL	AMENDMENT	JO
D	01.05.2024	SC	AMENDMENT	JO
E	19.06.2024	JO	AMENDMENT	GT
F	04.10.2024	EM	AMENDMENT	GT

YARRABILBA MIXED USE

DRAWING
FLOOR PLAN - BASEMENT
PROJECT NO. **2789-427** DRAWING NO. **DA-02** ISSUE **F**



FLOOR PLAN - GROUND
SCALE 1:200

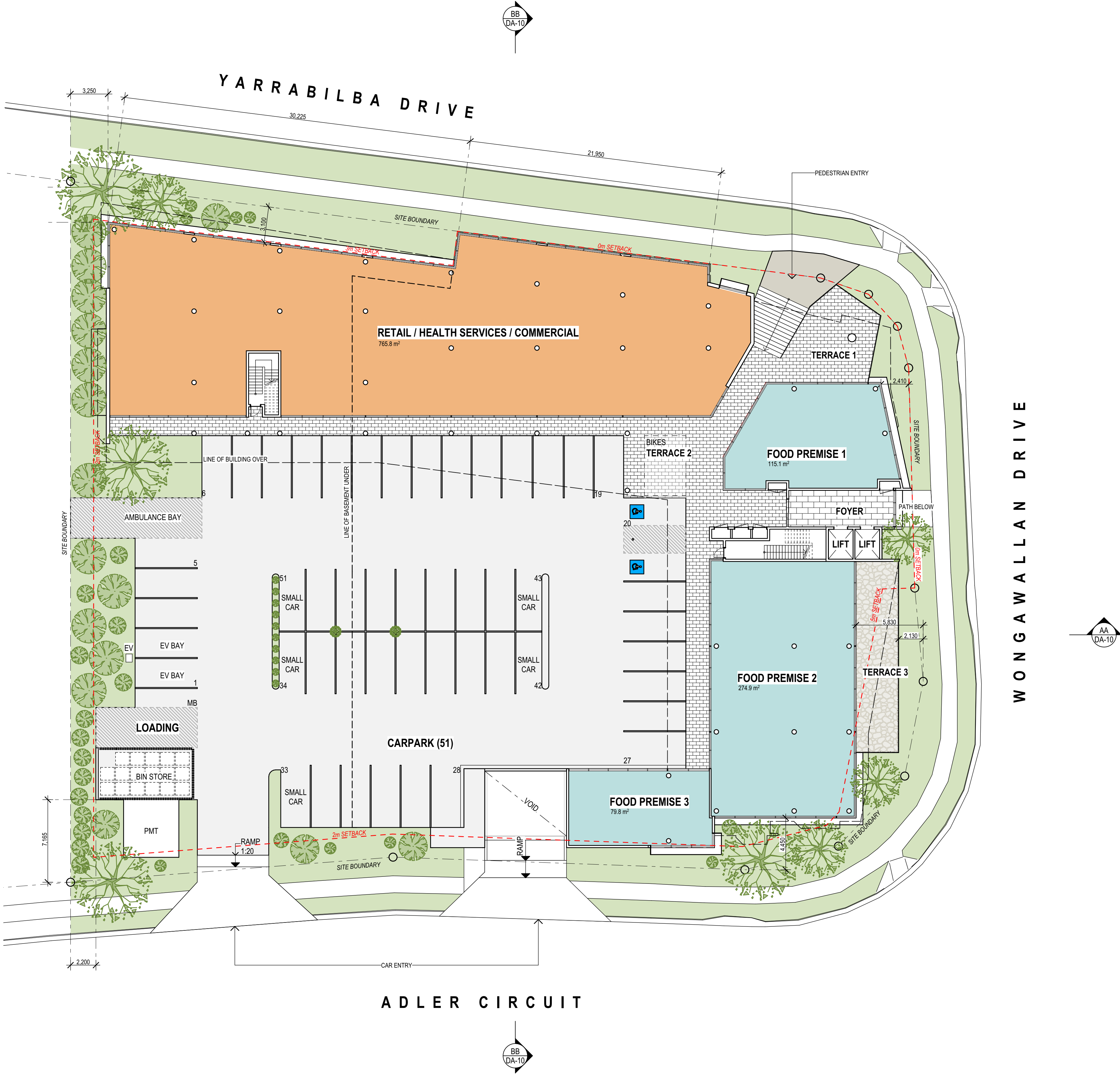


ISSUE	DATE	BY	DESCRIPTION	CHKD
C	15.08.2023	CL	AMENDMENT	JO
D	29.02.2024	CL	AMENDMENT	JO
E	01.05.2024	SC	AMENDMENT	JO
F	19.06.2024	JO	AMENDMENT	GT
G	04.10.2024	EM	AMENDMENT	GT

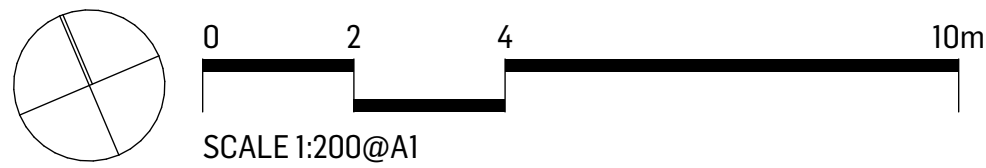
YARRABILBA MIXED USE

DRAWING
FLOOR PLAN - GROUND

PROJECT NO. **2789-427** DRAWING NO. **DA-03** ISSUE **G**



FLOOR PLAN - LEVEL 1
SCALE 1:200



ISSUE	DATE	BY	DESCRIPTION	CHKD
A	28.07.2023	CL	DEVELOPMENT APPLICATION	JO
B	03.08.2023	CL	AMENDMENT	JO
C	29.02.2024	CL	AMENDMENT	JO
D	01.05.2024	SC	AMENDMENT	JO
E	04.10.2024	EM	AMENDMENT	GT

YARRABILBA MIXED USE

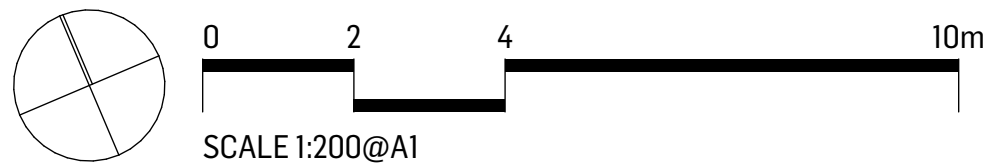
DRAWING
FLOOR PLAN - LEVEL 1

PROJECT NO. 2789-427
DRAWING NO. DA-04
ISSUE E





FLOOR PLAN - LEVEL 2
SCALE 1:200



ISSUE	DATE	BY	DESCRIPTION	CHKD
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YARRABILBA MIXED USE

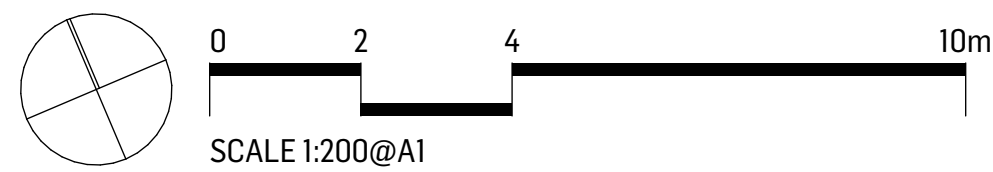
FLOOR PLAN - LEVEL 2

PROJECT NO. 2789-427
DRAWING NO. DA-05
ISSUE D





FLOOR PLAN - LEVEL 3
SCALE 1:200



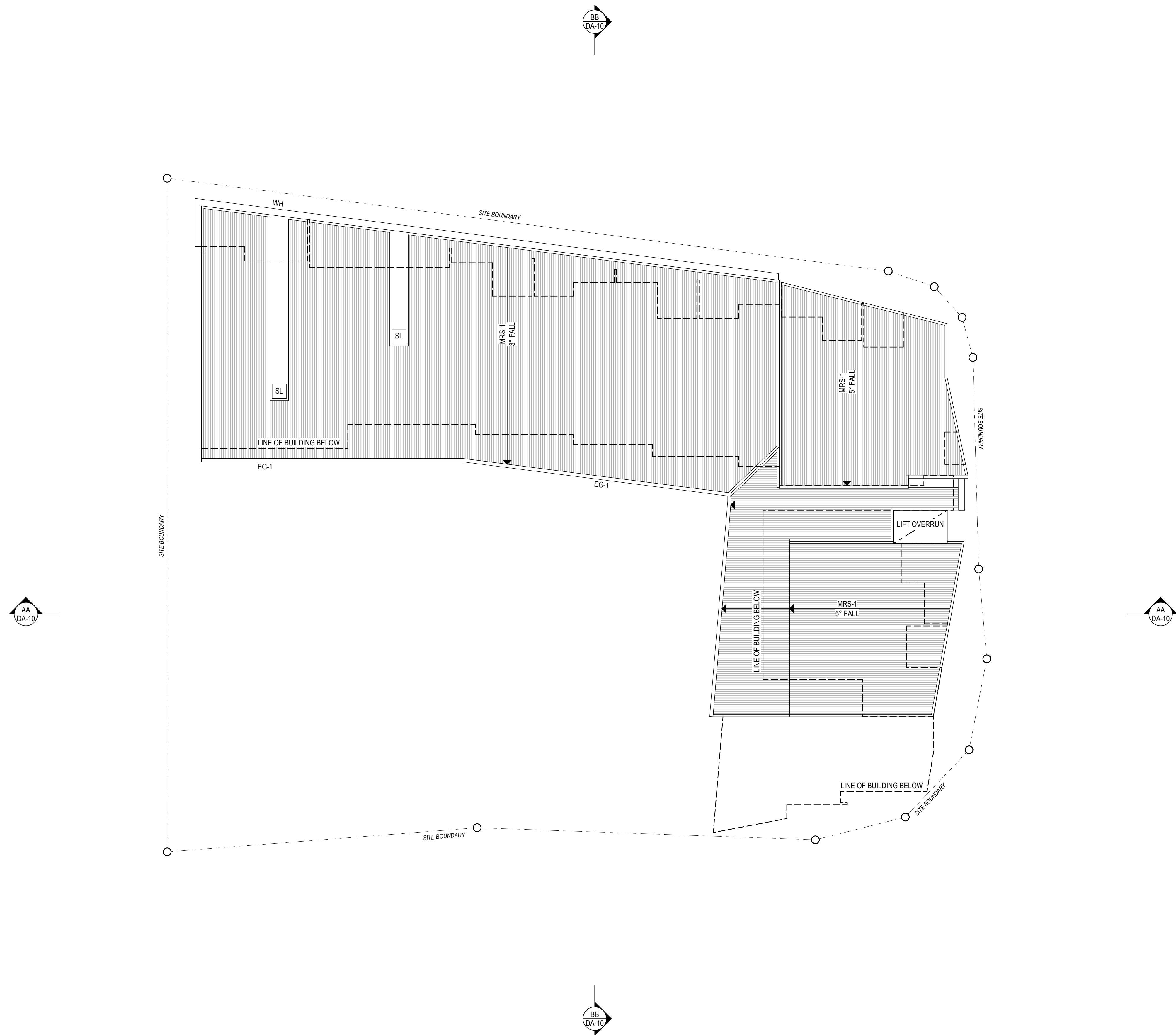
ISSUE	DATE	BY	DESCRIPTION	CHKD
A	28.07.2023	CL	DEVELOPMENT APPLICATION	JO
B	29.02.2024	CL	AMENDMENT	JO
C	01.05.2024	SC	AMENDMENT	JO
D	04.10.2024	EM	AMENDMENT	GT
E	11.10.2024	EM	AMENDMENT	GT

YARRABILBA MIXED USE

DRAWING
FLOOR PLAN - LEVEL 3
PROJECT NO. **2789-427** DRAWING NO. **DA-06** ISSUE **E**



BAL-1	BATTEN BALUSTRADE
BAL-2	GLASS BALUSTRADE
BAL-3	SOLID BALUSTRADE
	- RENDERED
	- PAINT FINISH
CL-1	FIBRE CEMENT SHEETING
	- PAINT FINISH
CONC	CONCRETE FINISH
EG	EAVES GUTTER
EGL	EXISTING GROUND LINE
MIN	MINIMUM
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
SCR-1	BATTEN SCREEN
SCR-2	FIXED GLASS SCREEN
SL	SKYLIGHT
RND	RENDERED
	- PAINT FINISH
WH	WINDOW HOOD



ISSUE	DATE	BY	DESCRIPTION	CHKD
A	28.07.2023	CL	DEVELOPMENT APPLICATION	JO
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C	01.05.2024	SC	AMENDMENT	JO
D	04.10.2024	EM	AMENDMENT	GT

D



- LEGEND**
- BAL-1 BATTEN BALUSTRADE
 - BAL-2 GLASS BALUSTRADE
 - BAL-3 SOLID BALUSTRADE
 - RENDERED
 - PAINT FINISH
 - CL-1 FIBRE CEMENT SHEETING
 - PAINT FINISH
 - CONC CONCRETE FINISH
 - EG EAVES GUTTER
 - EGL EXISTING GROUND LINE
 - MIN MINIMUM
 - MRS METAL ROOF SHEETING
 - MWS METAL WALL SHEETING
 - SCR-1 BATTEN SCREEN
 - SCR-2 FIXED BLADES SCREEN
 - SL SKYLIGHT
 - RND RENDERED
 - PAINT FINISH
 - WH WINDOW HOOD



ELEVATION - NORTH
SCALE 1:200



ELEVATION - EAST
SCALE 1:200

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B	15.08.2023	CL	DEVELOPMENT APPLICATION	JO
C	01.05.2024	SC	AMENDMENT	JO
D	04.10.2024	EM	AMENDMENT	GT
E	19.11.2024	EM	AMENDMENT	GT

YARRABILBA MIXED USE

DRAWING

ELEVATIONS

PROJECT NO.

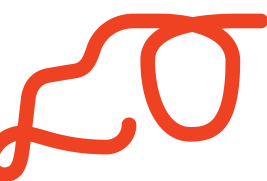
2789-427

DRAWING NO.

DA-08

ISSUE

E



- LEGEND**
- BAL-1 BATTEN BALUSTRADE
 - BAL-2 GLASS BALUSTRADE
 - BAL-3 SOLID BALUSTRADE
 - RENDERED
 - PAINT FINISH
 - CL-1 FIBRE CEMENT SHEETING
 - PAINT FINISH
 - CONC CONCRETE FINISH
 - EG EAVES GUTTER
 - EGL EXISTING GROUND LINE
 - MIN MINIMUM
 - MRS METAL ROOF SHEETING
 - MWS METAL WALL SHEETING
 - SCR-1 BATTEN SCREEN
 - SCR-2 FIXED BLADES SCREEN
 - SL SKYLIGHT
 - RND RENDERED
 - PAINT FINISH
 - WH WINDOW HOOD



ELEVATION - SOUTH
SCALE 1:200



ELEVATION - WEST
SCALE 1:200

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D	04.10.2024	EM	AMENDMENT	GT
E	19.11.2024	EM	AMENDMENT	GT

YARRABILBA MIXED USE

DRAWING

ELEVATIONS

PROJECT NO.

2789-427

DRAWING NO.

DA-09

ISSUE

E

