

AURA BUSINESS PARK - BULKY GOODS CENTRE
AURA BLVD, GRAF DR, PACKER RD, EDISON CRES,
BARINGA 4551

THESE DRAWINGS ARE ARCHITECTURAL ONLY AND MUST BE READ IN CONJUNCTION WITH THE TOWN PLANNING REPORT & DOCUMENTS BY THE OTHER SPECIALIST CONSULTANTS.

Sheet List	
Sheet Number	Sheet Name
DA000	COVER SHEET
DA101	LOCATION PLAN
DA210	SITE PLAN
DA211	SITE PLAN - ROAD DUPLICATION
DA212	SITE PLAN - EASEMENT PLAN
DA215	SITE PLAN LEVEL 1
DA230	ROOF PLAN
DA400	ELEVATIONS - SITE
DA401	ELEVATIONS - DETAIL
DA501	SECTIONS - SITE
DA502	SECTIONS - DETAIL
DA800	SIGNAGE- LAYOUT PLAN
DA801	SIGNAGE - DETAIL
DA900	CIRCULATION DIAGRAM - VEHICLES
DA901	CIRCULATION DIAGRAM - PEDESTRIAN
DA911	MATERIAL SELECTIONS
DA920	PERSPECTIVE
DA921	PERSPECTIVE
DA922	PERSPECTIVE
DA923	PERSPECTIVE
DA924	PERSPECTIVE
DA925	PEDESTRIAN ACCESS TO EDISON CRESCENT
DA926	PUBLIC BICYCLE AREA
DA927	PEDESTRIAN ENTRY FROM AURA BOULEVARD
DA928	3D Views



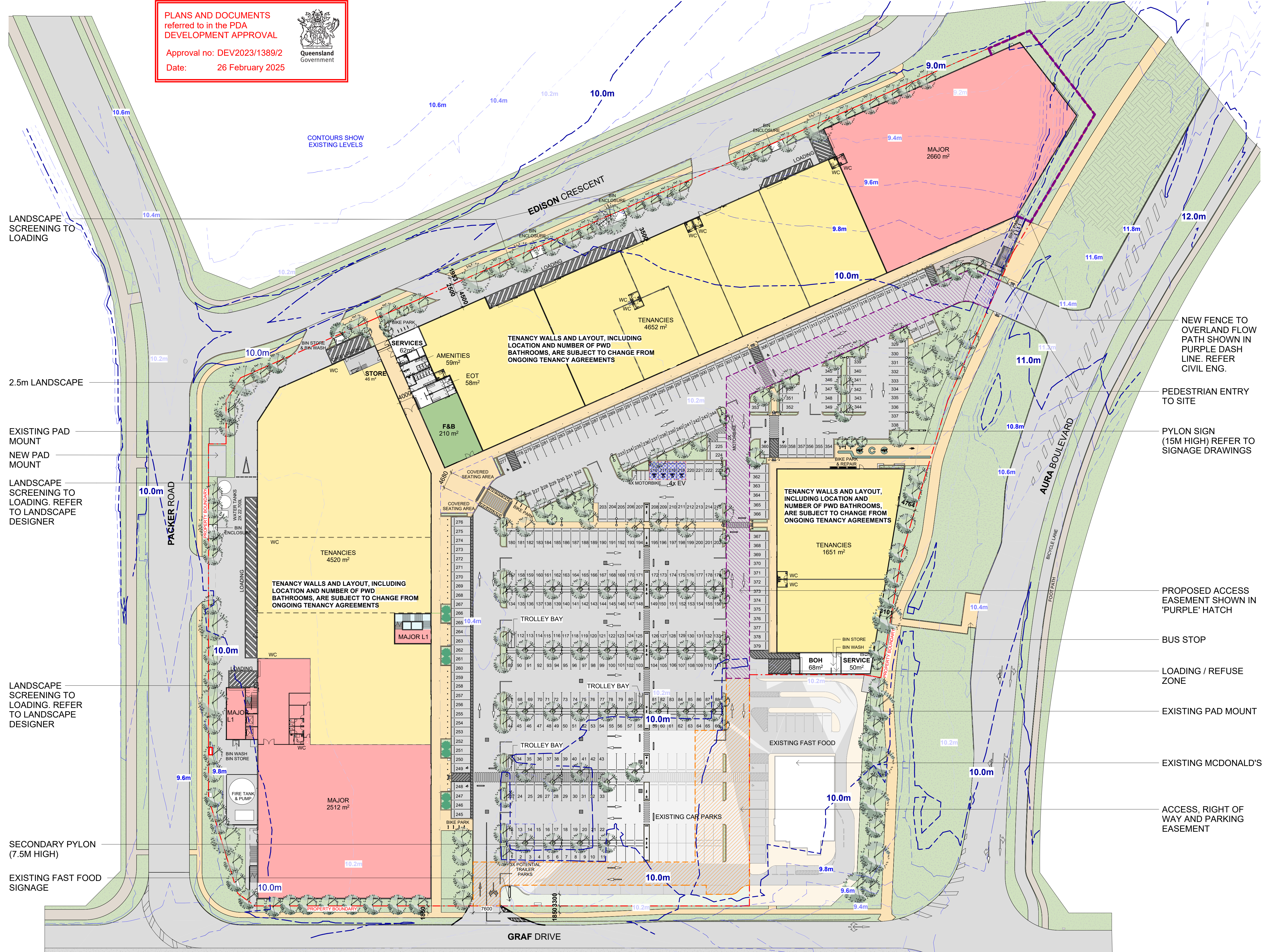
THESE ARTIST IMPRESSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025





PARKING REQUIREMENT (SHOWROOM AND FOOD PREMISES ONLY)

SHOWROOM USE
(1 BAY / 20m² GFA (WHERE ≤ 100 m² GFA) + 1 BAY / 50m² GFA (FOR COMPONENT > 100 m² GFA)
GFA = 20240 m²
PARKING BAYS REQUIRED = 408

FOOD PREMISES
(1 BAY / 15m² GFA)
GFA = 211 m²
PARKING BAYS REQUIRED = 15

TOTAL PARKING BAY REQUIRED = 423 BAYS

PARKING REQUIREMENT (POTENTIAL GYM, SHOWROOM, FOOD PREMISES)

SHOWROOM USE
(1 BAY / 20m² GFA (WHERE ≤ 100 m² GFA) + 1 BAY / 50m² GFA (FOR COMPONENT > 100 m² GFA)
GFA = 18240m²
PARKING BAYS REQUIRED = 368

FOOD PREMISES
(1 BAY / 15m² GFA)
GFA = 211 m²
PARKING BAYS REQUIRED = 15

POTENTIAL GYM USE
2000m² POTENTIAL GYM (1 BAY / 20m²)
PARKING BAYS REQUIRED = 100

TOTAL PARKING BAY REQUIRED = 483 BAYS

PARKING SCHEDULE	
Type	Count
STANDARD - DISABLED	9
STANDARD	422
EV BAYS	4
Total	435

MCDONALD'S CARPARK NOT INCLUDED IN PARKING SCHEDULE

BICYCLE SCHEDULE

36 CUSTOMER BICYCLE PARKS
10 SECURED STAFF BICYCLE PARKS

AURA BOULEVARD SITE FRONTAGE: 173m
AURA BOULEVARD BUILDING FRONTAGE: 92m
PERCENTAGE OF BUILDING FRONTAGE: 53%

TOTAL SITE AREA: 38,079.34 m²

TOTAL LANDSCAPED AREA: 2843 m²

PERCENTAGE OF LANDSCAPED AREA: 7.46%

GFA SCHEDULE	
Name	Area
AMENITIES	59 m²
EOT	64 m²
F & B	211 m²
MAJOR	9266 m²
SERVICES	58 m²
TENANCY	10793 m²
TOTAL	20451 m²

GLAR SCHEDULE - GROUND LEVEL	
Name	Area
TENANCY	9920 m²
MAJOR	5177 m²
F & B	160 m²
TOTAL	15257 m²

GLAR SCHEDULE - LEVEL 1	
Name	Area
MAJOR	4091 m²
TOTAL GLAR (GF+L1)	19348 m²

APPROVED LAND USES

	SHOWROOM INDOOR SPORT & RECREATION (MAXIMUM 2,000sqm)
	FOOD PREMISES (MAXIMUM 200sqm)
	FOOD PREMISES
	MAJOR SHOWROOM (OVER 2,000sqm)

LANDSCAPE SCREENING TO LOADING

2.5m LANDSCAPE

EXISTING PAD MOUNT
NEW PAD MOUNT

LANDSCAPE SCREENING TO LOADING. REFER TO LANDSCAPE DESIGNER

LANDSCAPE SCREENING TO LOADING. REFER TO LANDSCAPE DESIGNER

SECONDARY PYLON (7.5M HIGH)

EXISTING FAST FOOD SIGNAGE

NEW FENCE TO OVERLAND FLOW PATH SHOWN IN PURPLE DASH LINE. REFER CIVIL ENG.

PEDESTRIAN ENTRY TO SITE

PYLON SIGN (15M HIGH) REFER TO SIGNAGE DRAWINGS

PROPOSED ACCESS EASEMENT SHOWN IN 'PURPLE' HATCH

BUS STOP

LOADING / REFUSE ZONE

EXISTING PAD MOUNT

EXISTING MCDONALD'S

ACCESS, RIGHT OF WAY AND PARKING EASEMENT



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025



SITE PLAN - ROAD DUPLICATION
AURA LARGE FORMAT RETAIL

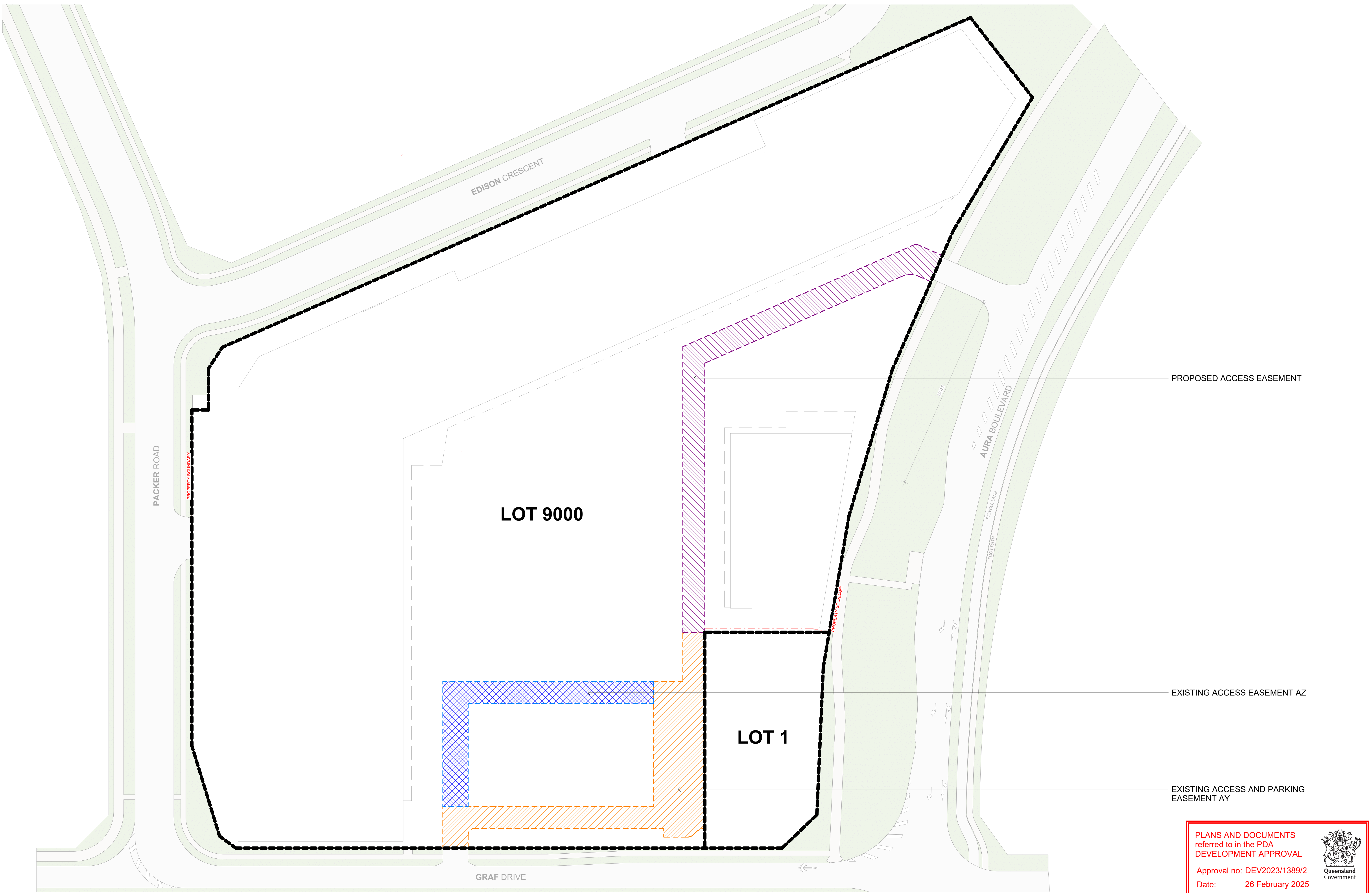
Status: **FOR TOWN PLANNING**
Path: C:\Users\C.Cemmi\Documents\63166 Aura Bulky
Goods_C.Cemmi.rvt

Scale: 1:500 @ A1
0 40
© Hames Sharley:



Project Number: 63166
Drawing Number: DA211
Revision: J
Date: 27/11/2024





PROPOSED ACCESS EASEMENT

EXISTING ACCESS EASEMENT AZ

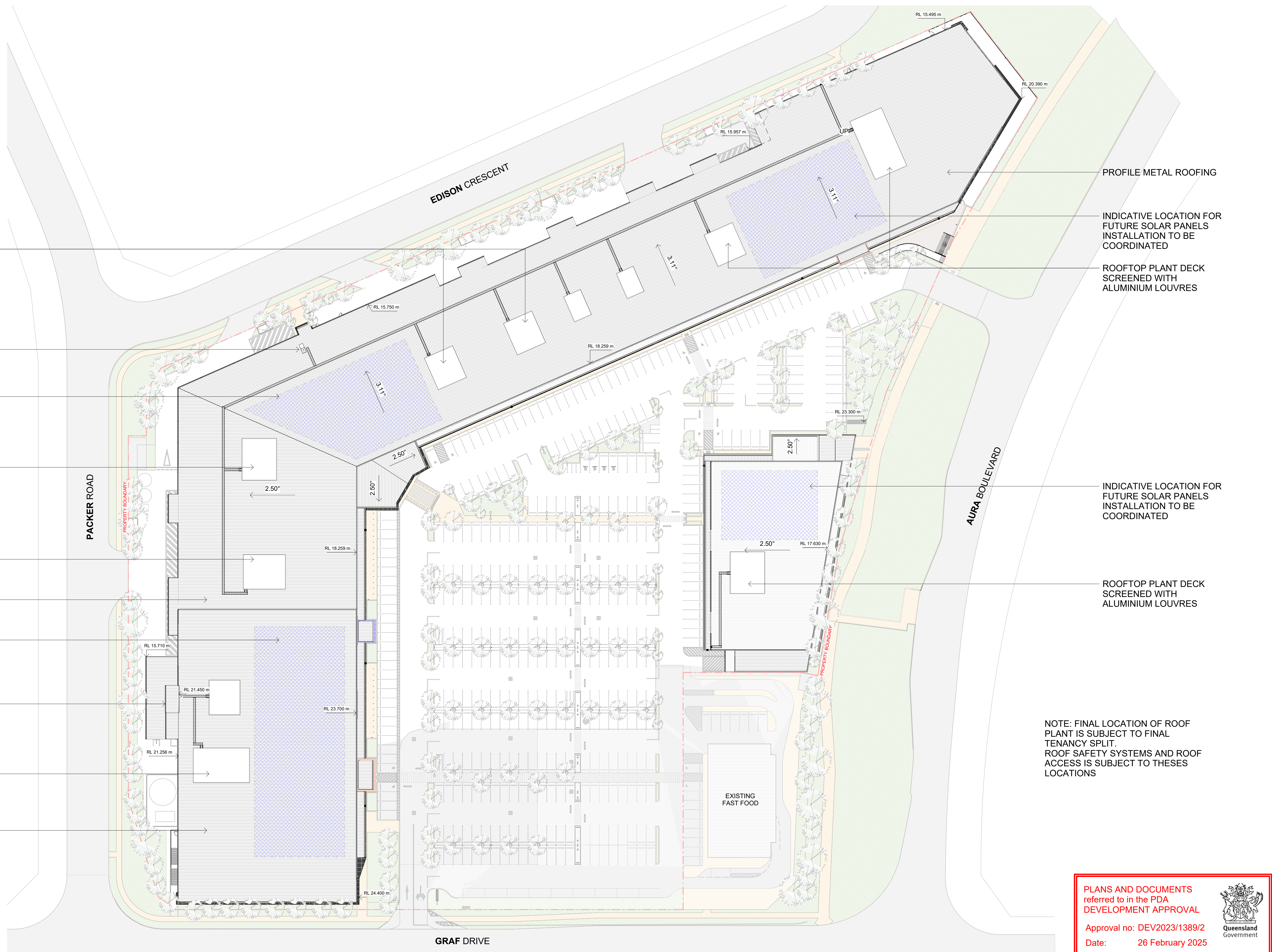
EXISTING ACCESS AND PARKING EASEMENT AY

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025







ROOFTOP PLANT DECK
SCREENED WITH
ALUMINIUM LOUVRES

ROOFTOP ACCESS HATCH

INDICATIVE LOCATION FOR
FUTURE SOLAR PANELS
INSTALLATION TO BE
COORDINATED

ROOFTOP PLANT DECK
SCREENED WITH
ALUMINIUM LOUVRES

ROOFTOP PLANT DECK
SCREENED WITH
ALUMINIUM LOUVRES

PROFILE METAL ROOFING

INDICATIVE LOCATION FOR
FUTURE SOLAR PANELS
INSTALLATION TO BE
COORDINATED

ROOF ACCESS STAIR

ROOFTOP PLANT DECK
SCREENED WITH
ALUMINIUM LOUVRES

PROFILE METAL ROOFING

PROFILE METAL ROOFING

INDICATIVE LOCATION FOR
FUTURE SOLAR PANELS
INSTALLATION TO BE
COORDINATED

ROOFTOP PLANT DECK
SCREENED WITH
ALUMINIUM LOUVRES

INDICATIVE LOCATION FOR
FUTURE SOLAR PANELS
INSTALLATION TO BE
COORDINATED

ROOFTOP PLANT DECK
SCREENED WITH
ALUMINIUM LOUVRES

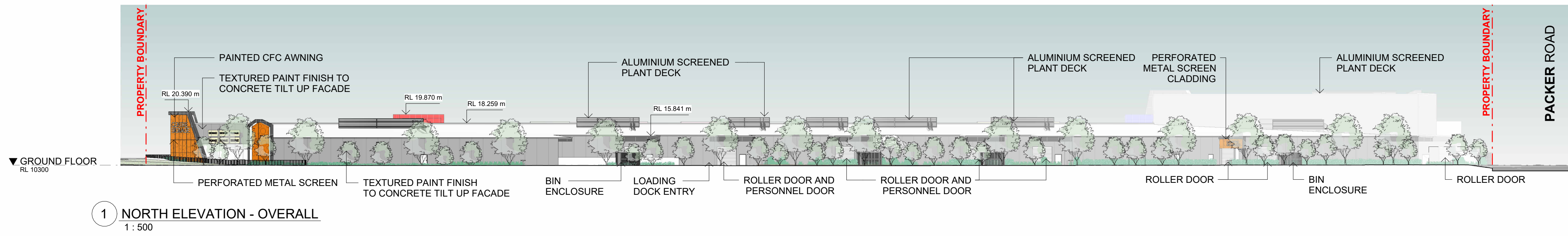
NOTE: FINAL LOCATION OF ROOF
PLANT IS SUBJECT TO FINAL
TENANCY SPLIT.
ROOF SAFETY SYSTEMS AND ROOF
ACCESS IS SUBJECT TO THESE
LOCATIONS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

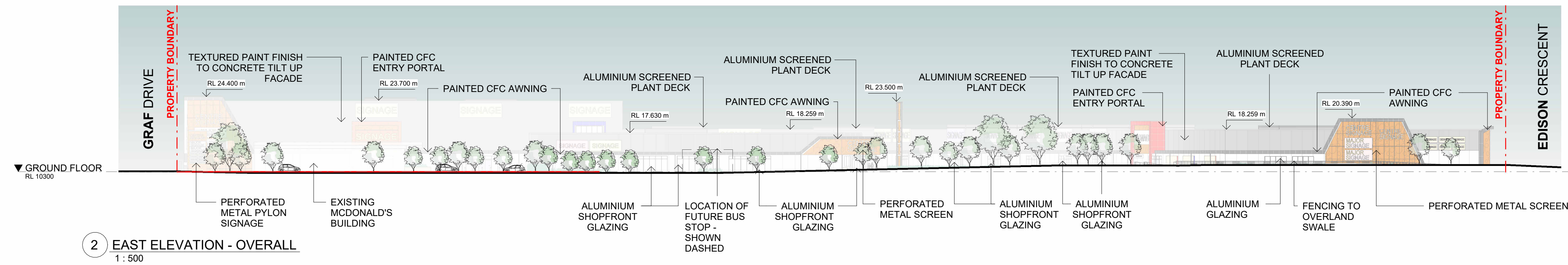
Approval no: DEV2023/1389/2

Date: 26 February 2025

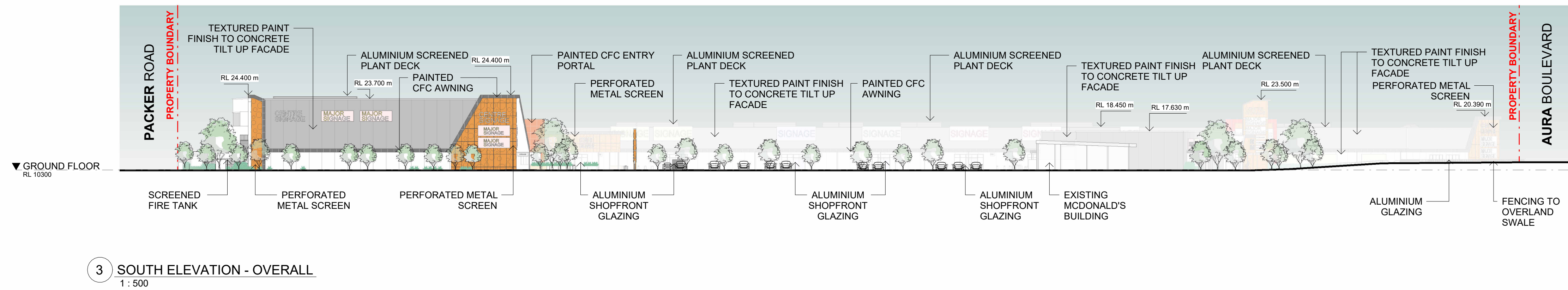




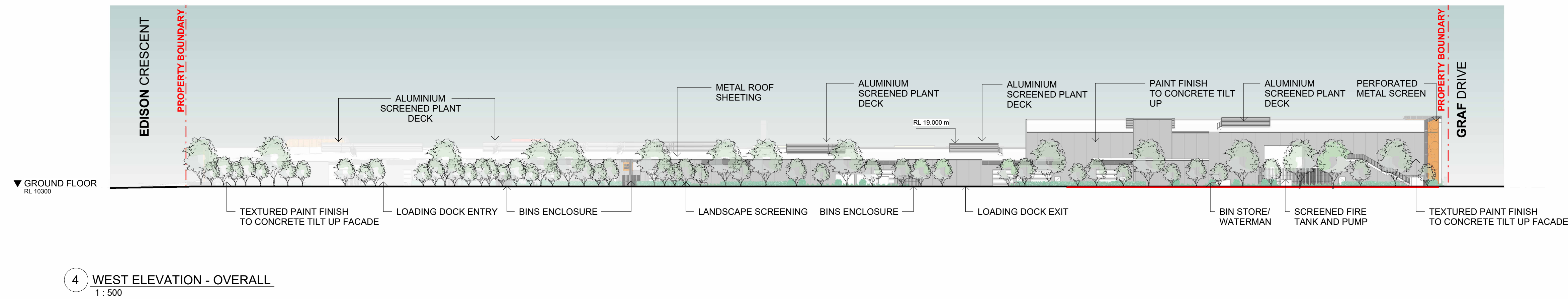
1 NORTH ELEVATION - OVERALL
1 : 500



2 EAST ELEVATION - OVERALL
1 : 500



3 SOUTH ELEVATION - OVERALL
1 : 500

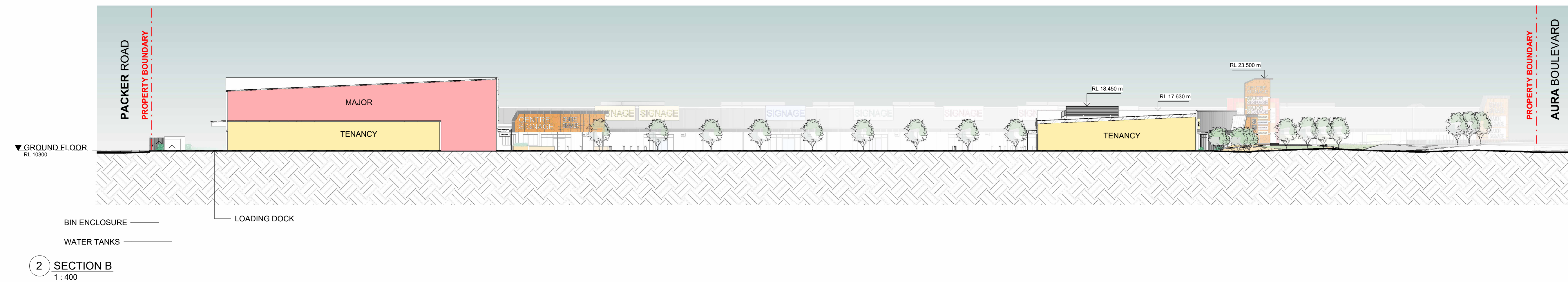
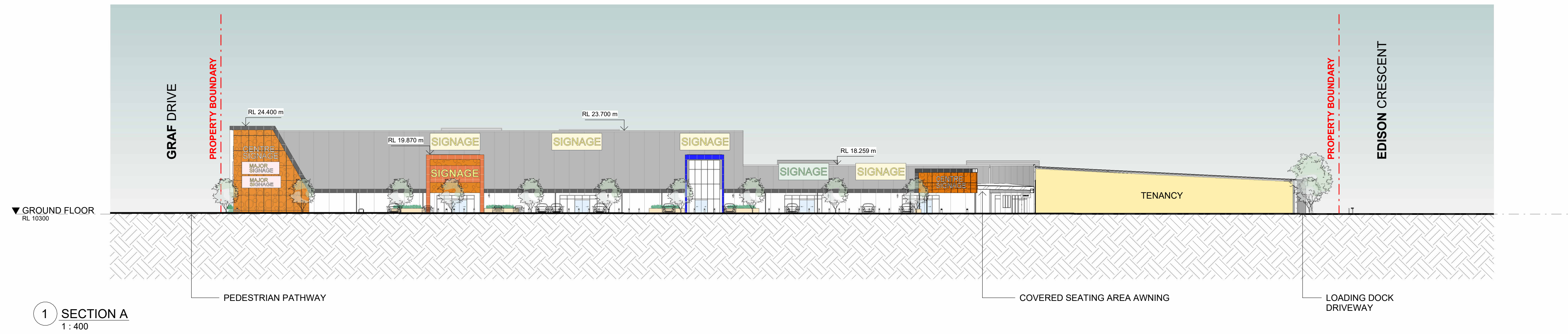


4 WEST ELEVATION - OVERALL
1 : 500

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025

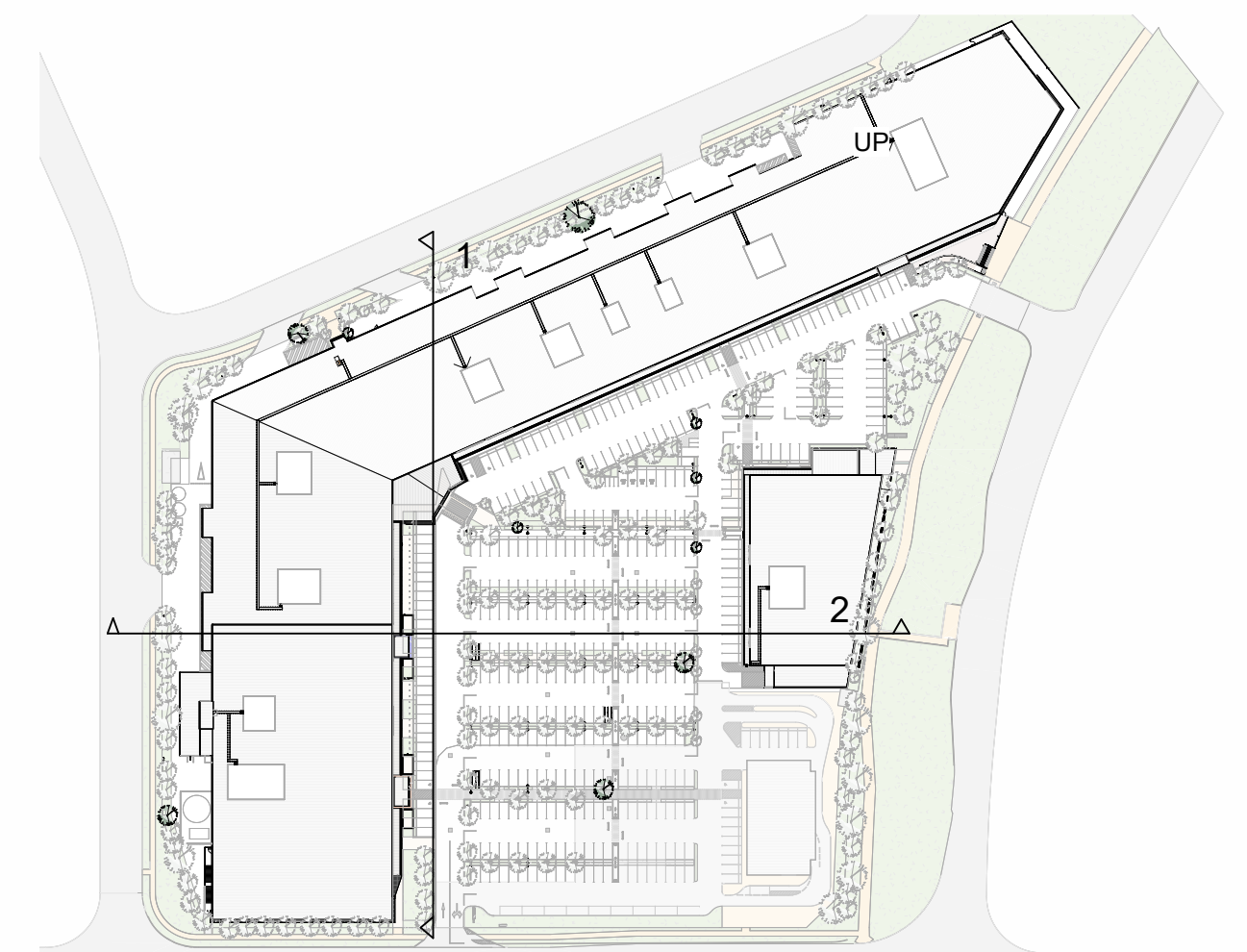

Queensland
Government

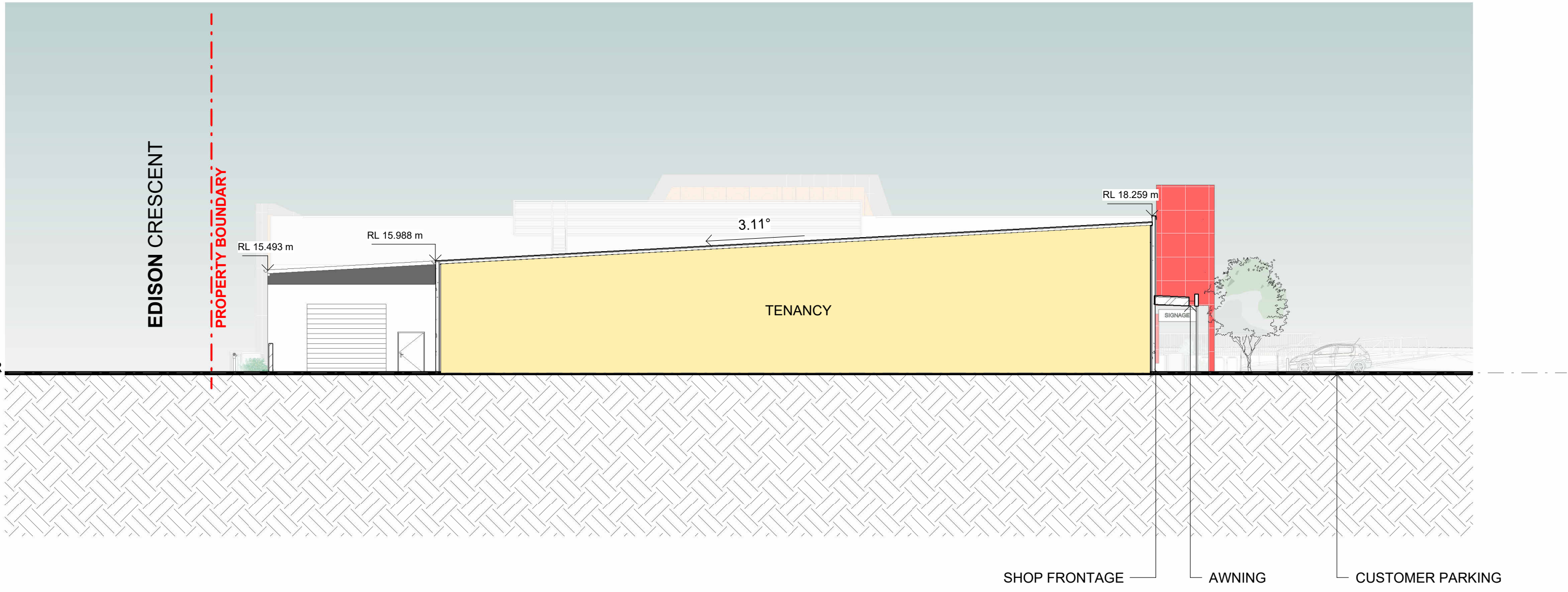


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

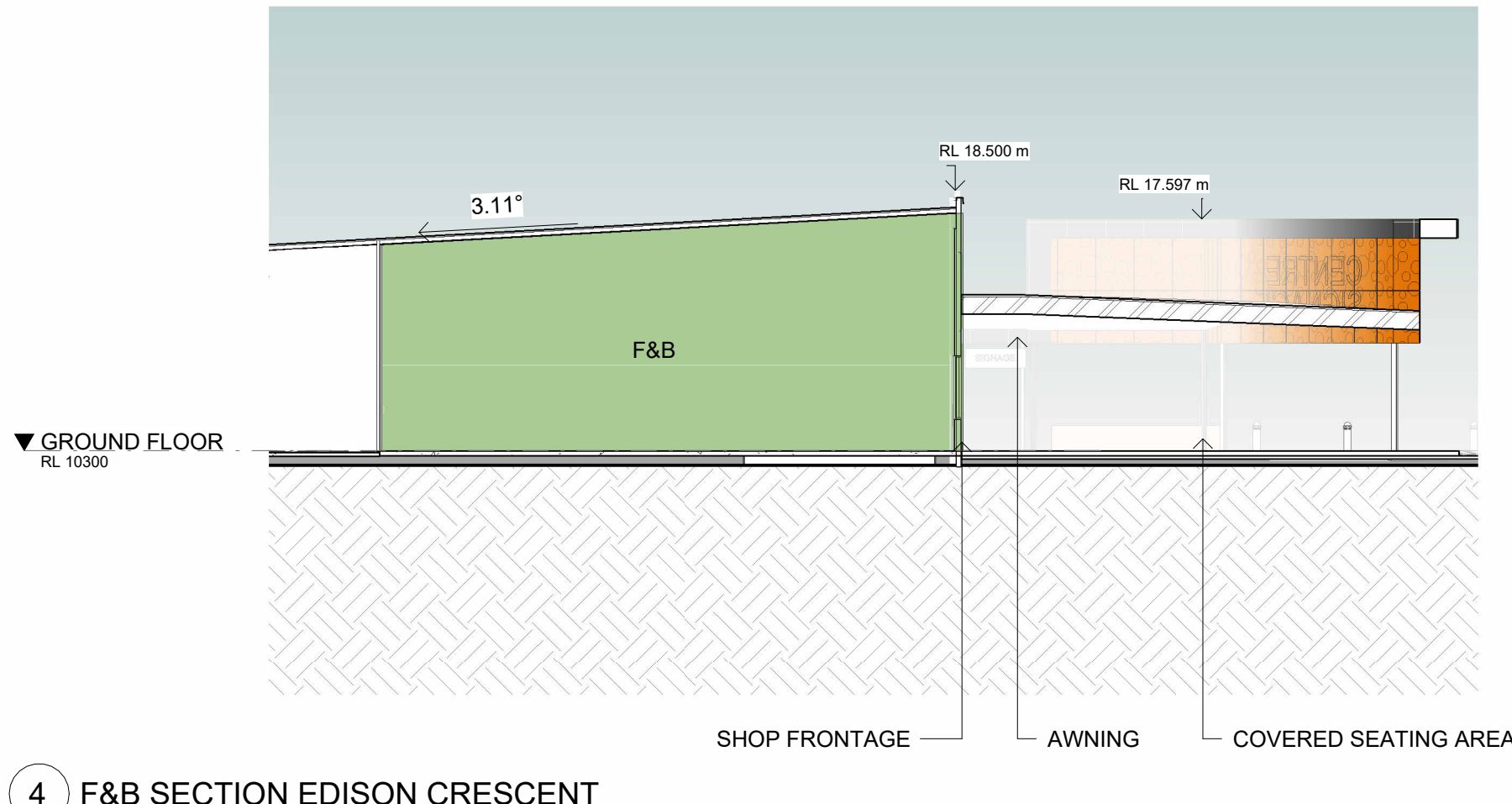
Approval no: DEV2023/1389/2
Date: 26 February 2025

Queensland
Government

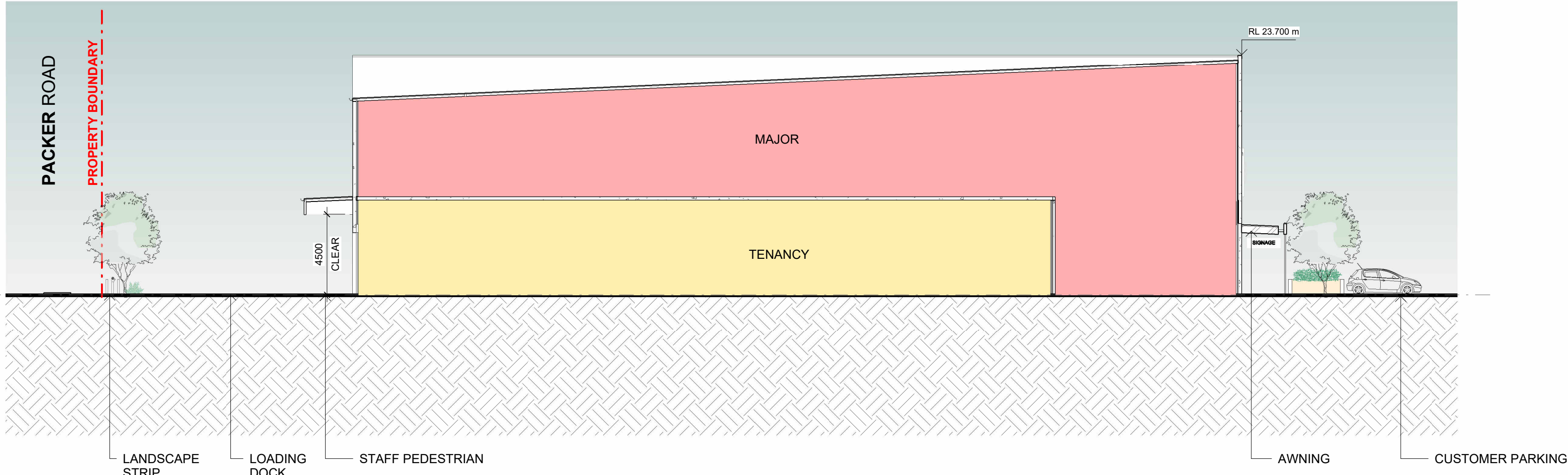




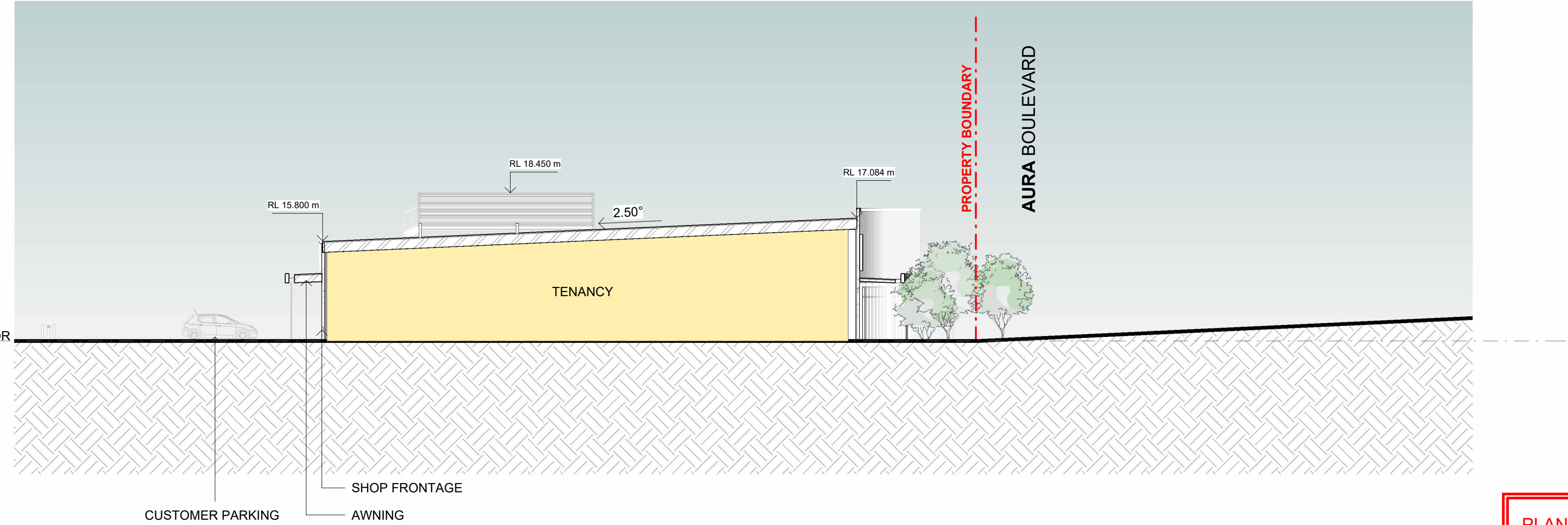
1 MAJOR TENANCY SECTION
1 : 200



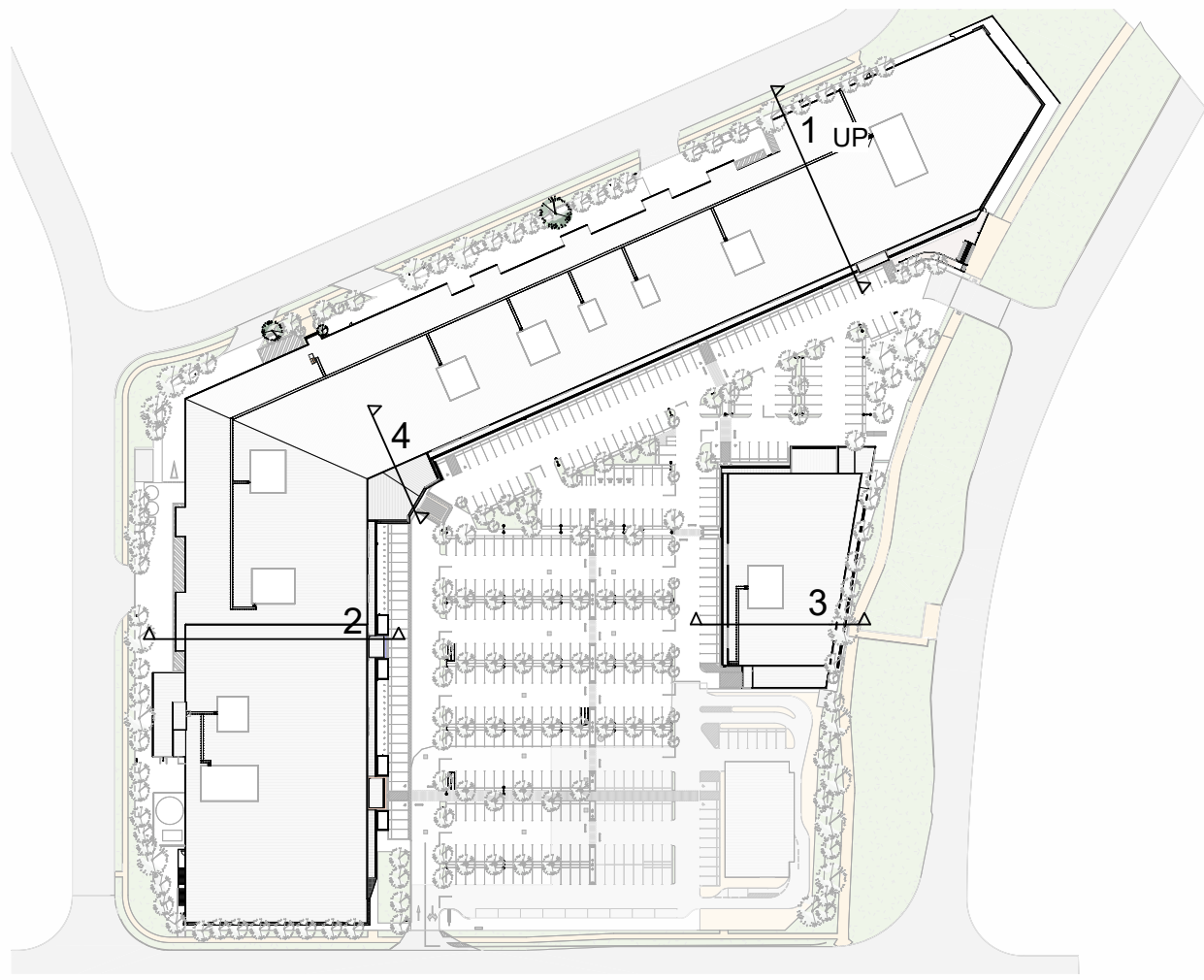
4 F&B SECTION EDISON CRESCENT
1 : 200



2 WEST TENANCY SECTION
1 : 200

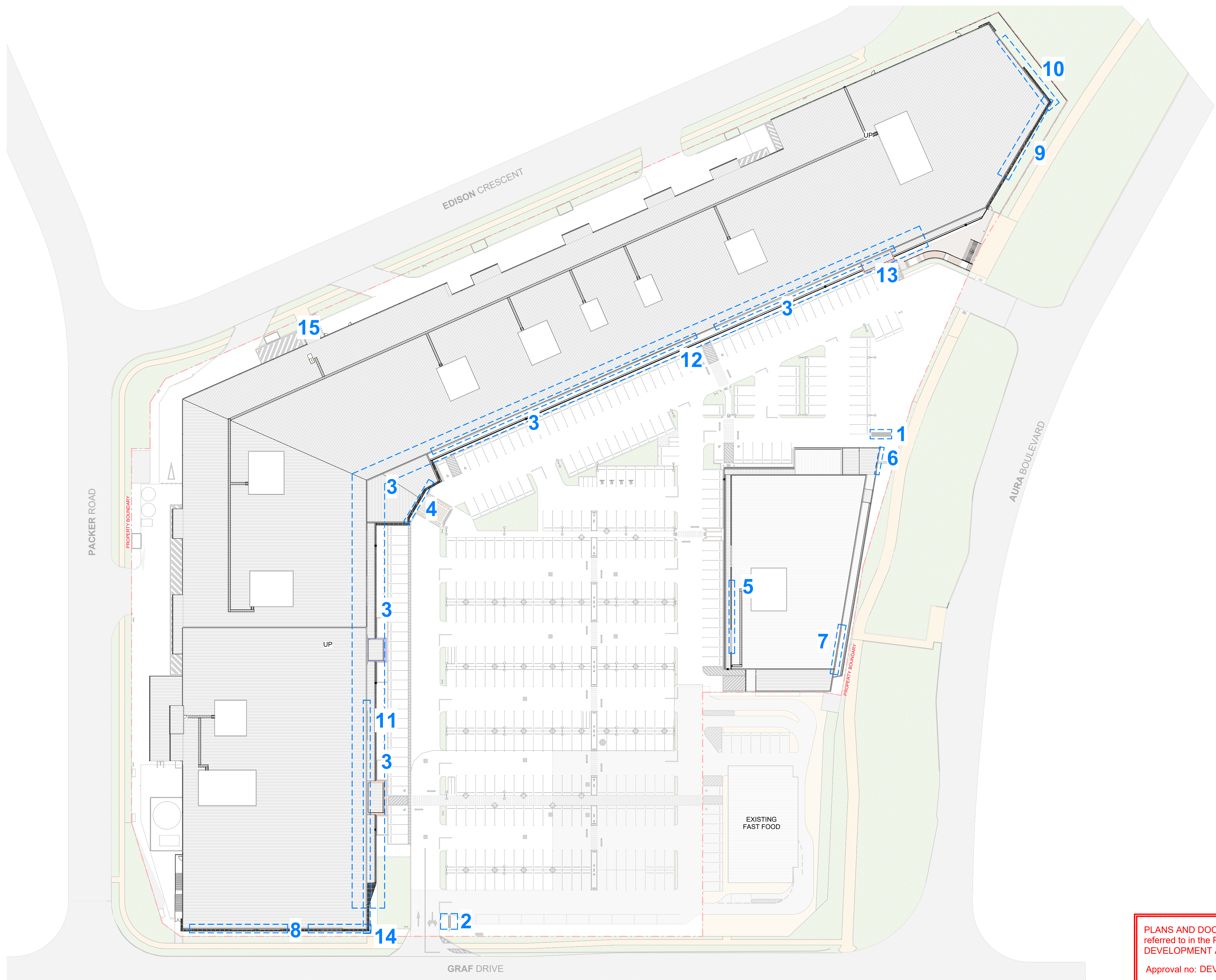


3 EAST TENANCY SECTION
1 : 200



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2023/1389/2
Date: 26 February 2025





PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/DA801 ROADWIDE ELEVATIONS

Date: 26 February 2025



SIGNAGE- LAYOUT PLAN
AURA LARGE FORMAT RETAIL

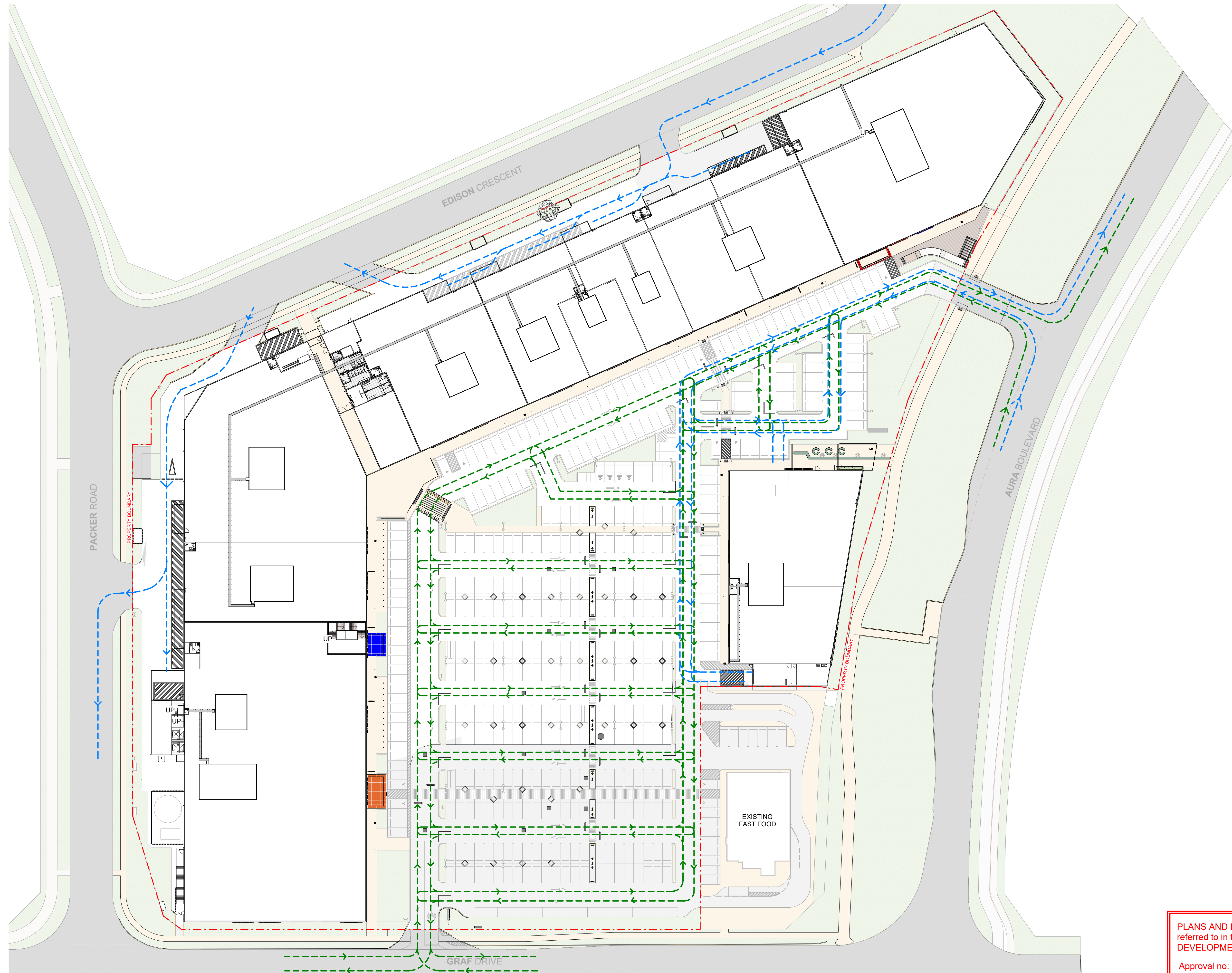
Status: **FOR TOWN PLANNING APPROVAL**
Path: C:\Users\C.Cemmi\Documents\63166 Aura Bulky Goods_C.Cemmi.rvt

Scale: 1:500 @ A1
0 40
© Hames Sharley:



Project Number: 63166
Drawing Number: DA800
Revision: G
Date: 27/11/2024





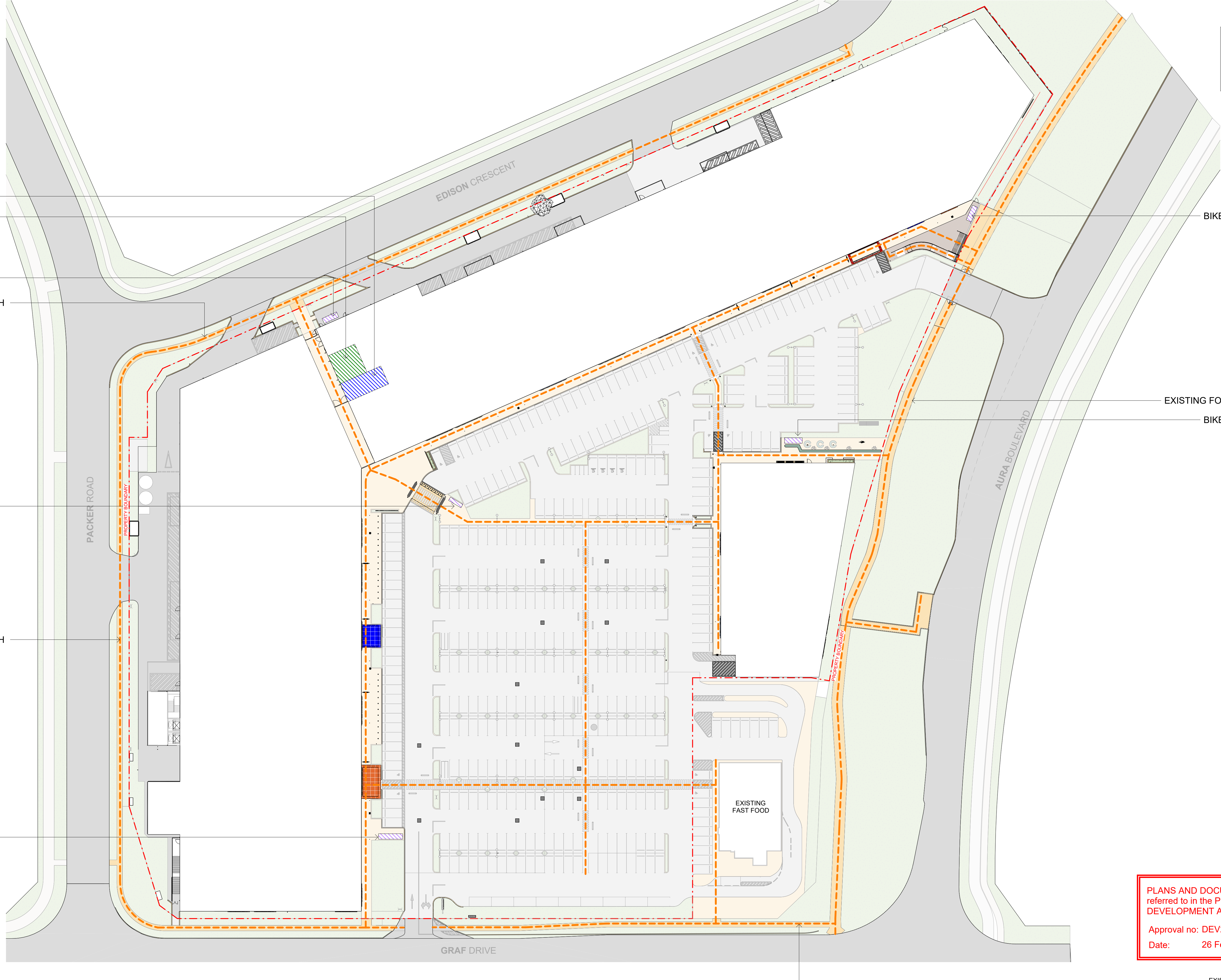
CIRCULATION LEGEND

- CIRCULATION OF PATRONS VEHICLES
- CIRCULATION OF LOADING VEHICLES

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025





PEDESTRIAN LEGEND

- PEDESTRIAN ACCESS ROUTES
- EOT
- AMENITIES
- BIKE RACKS

EOT

AMENITIES

BIKE RACKS

EXISTING FOOTPATH

BIKE RACKS

EXISTING FOOTPATH

BIKE RACKS

BIKE RACKS

EXISTING FOOTPATH

BIKE RACKS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2

Date: 26 February 2025





1. ALUMINIUM SHOPFRONT GLAZING



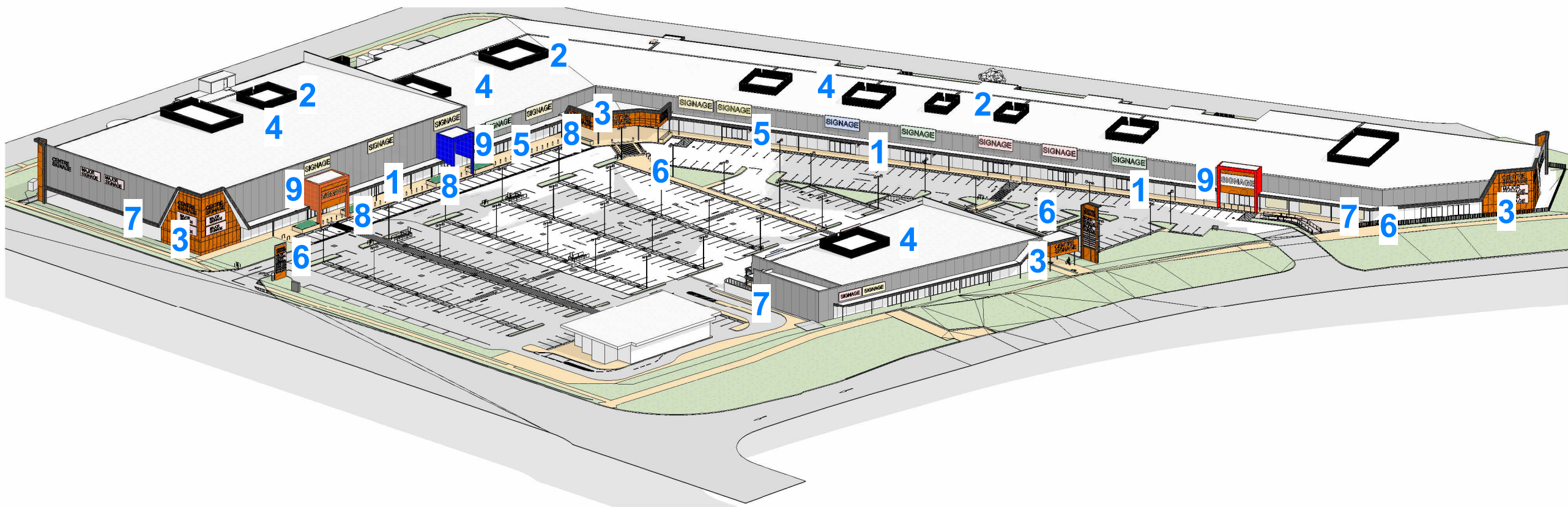
3. PERFORATED METAL



4. PROFILED METAL ROOFING



2. ALUMINIUM PLANT SCREENING



5. EXPOSED AGGREGATE CONCRETE PAVING



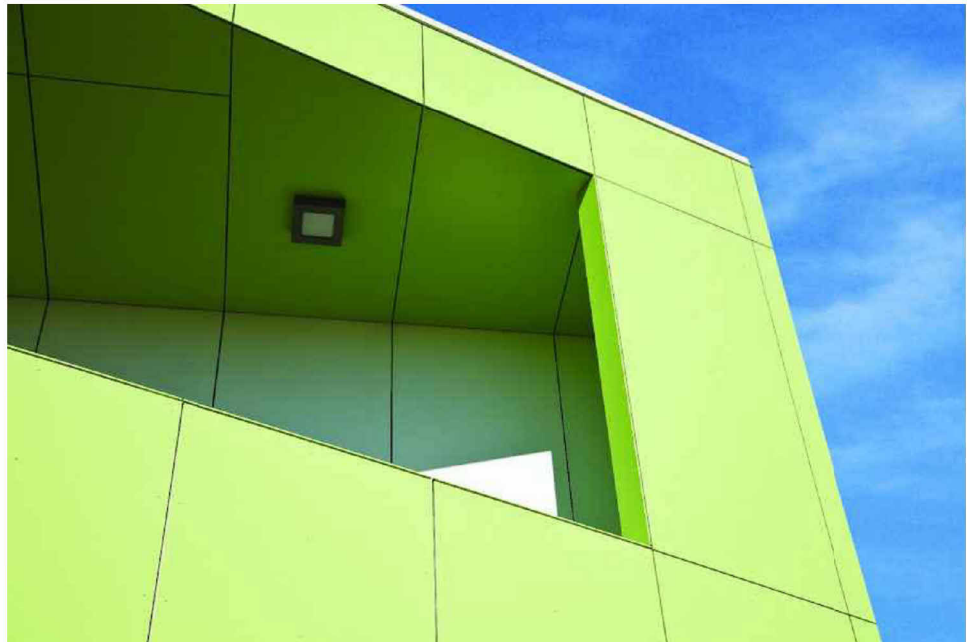
6. SS BIKE LOOPS



7. PAINT FINISH CONCRETE TILT-UP PANELS



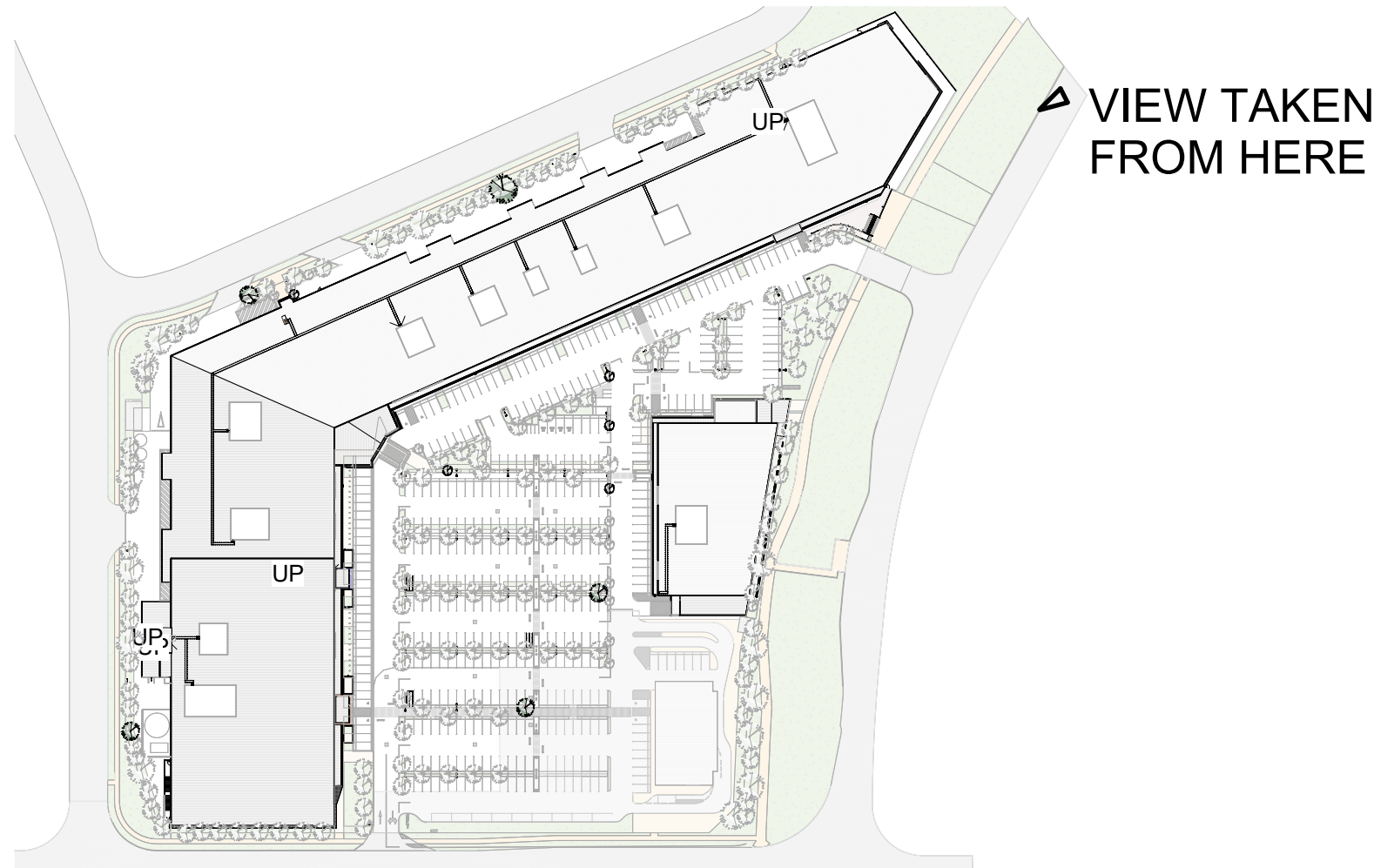
8. PRECAST PLANTERS



9. PAINTED CFC



THESE ARTIST IMPRESSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



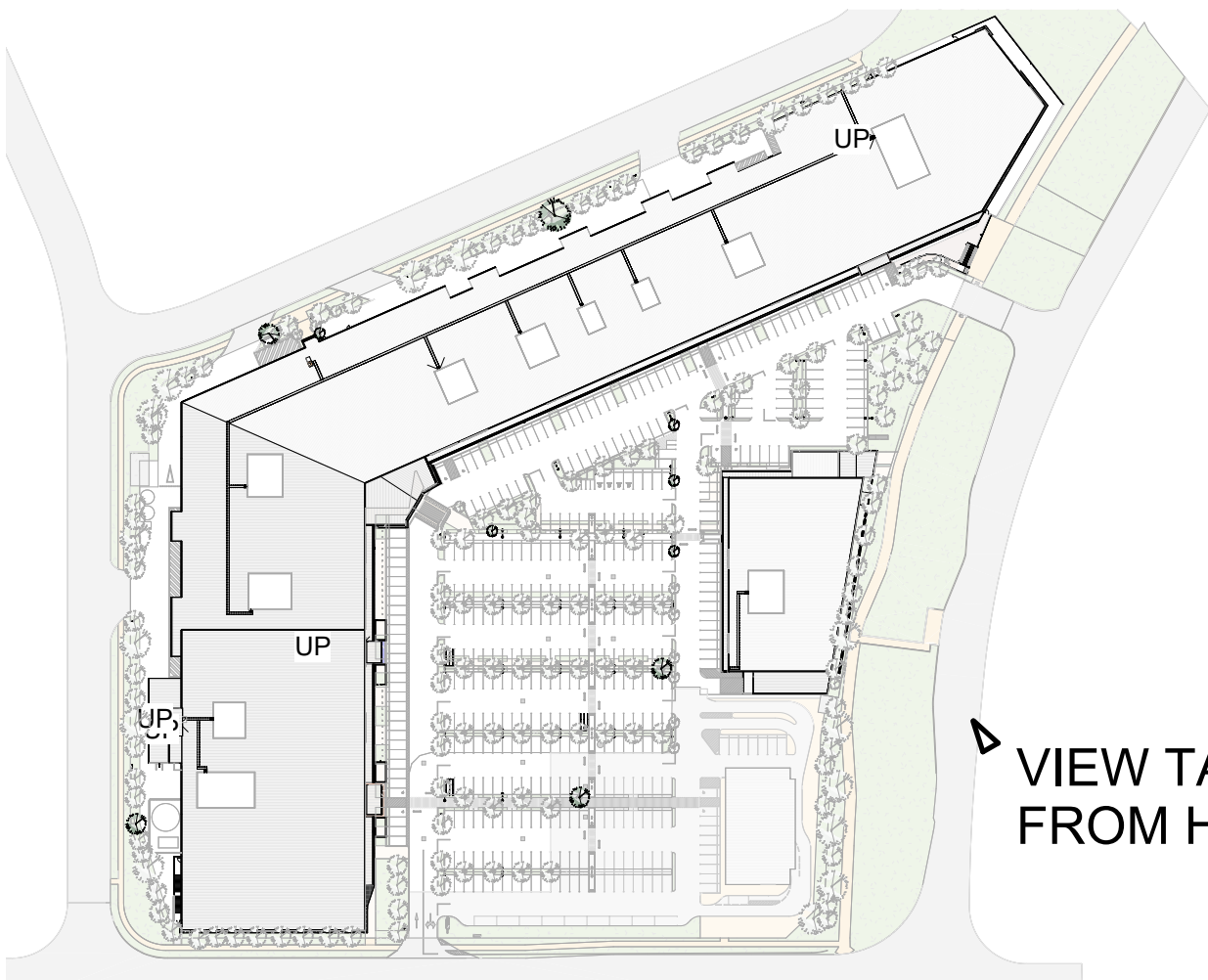
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025





THESE ARTIST IMPRESSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



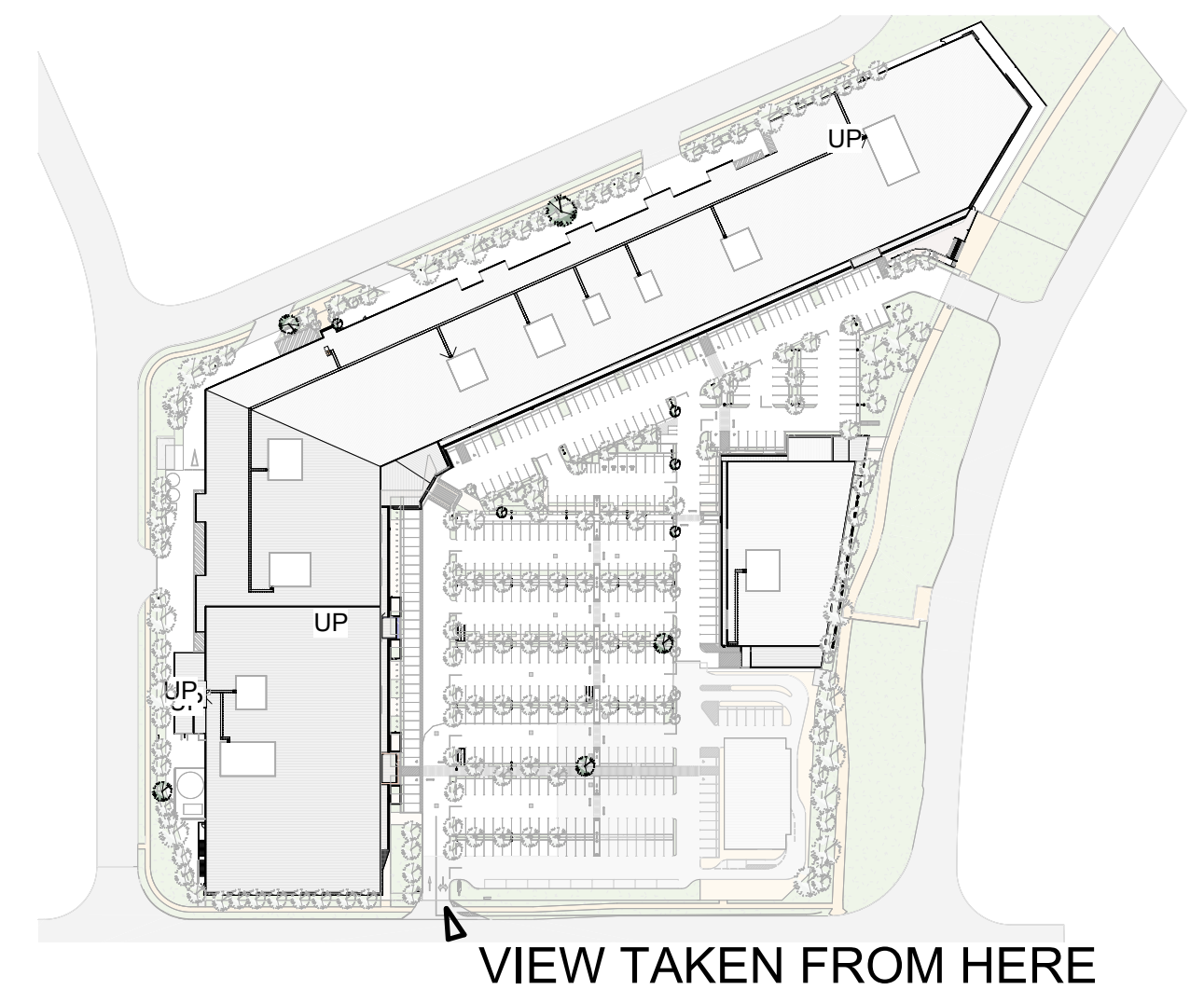
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025





THESE ARTIST IMPRESSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



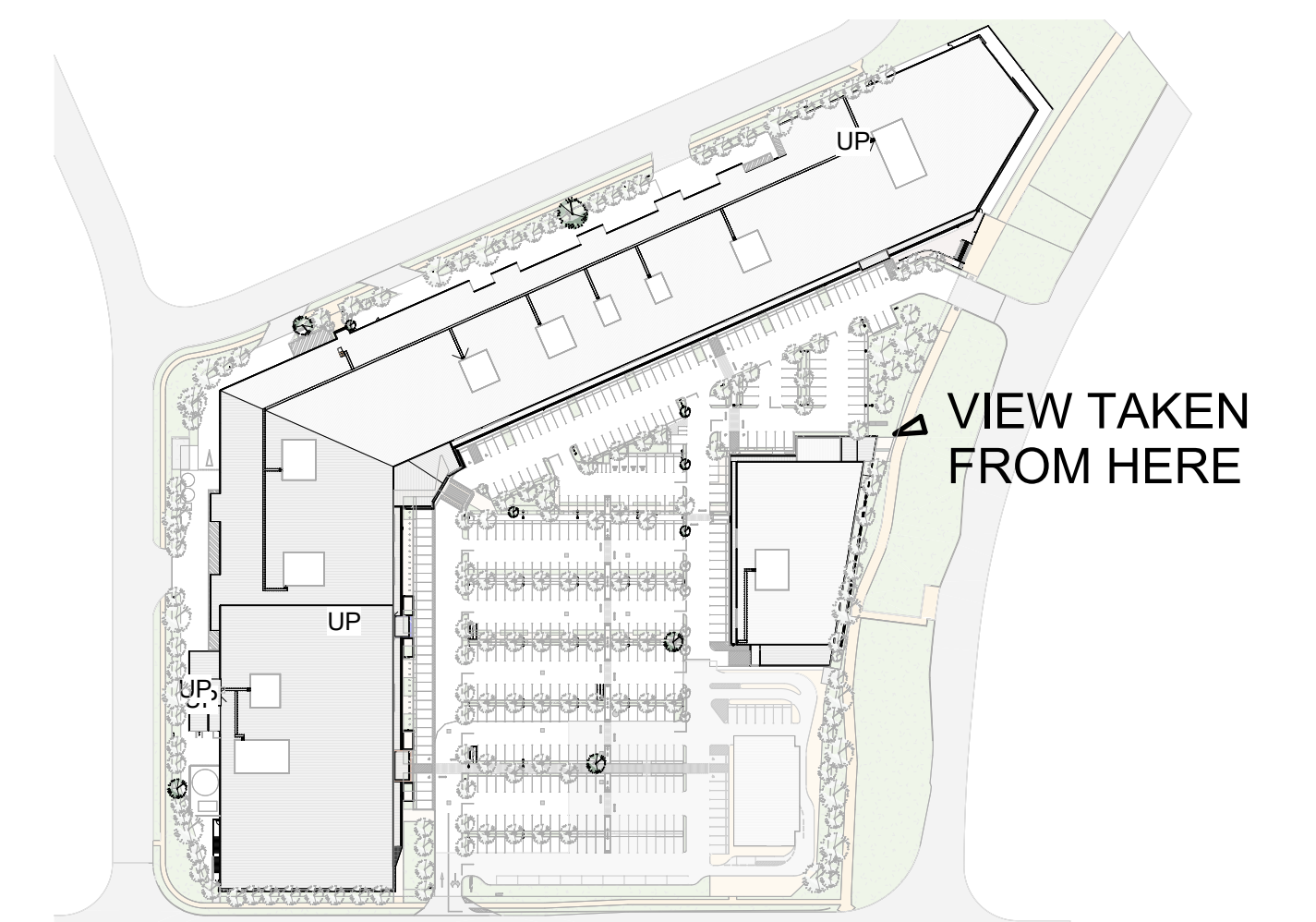
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025





THESE ARTIST IMPRESSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



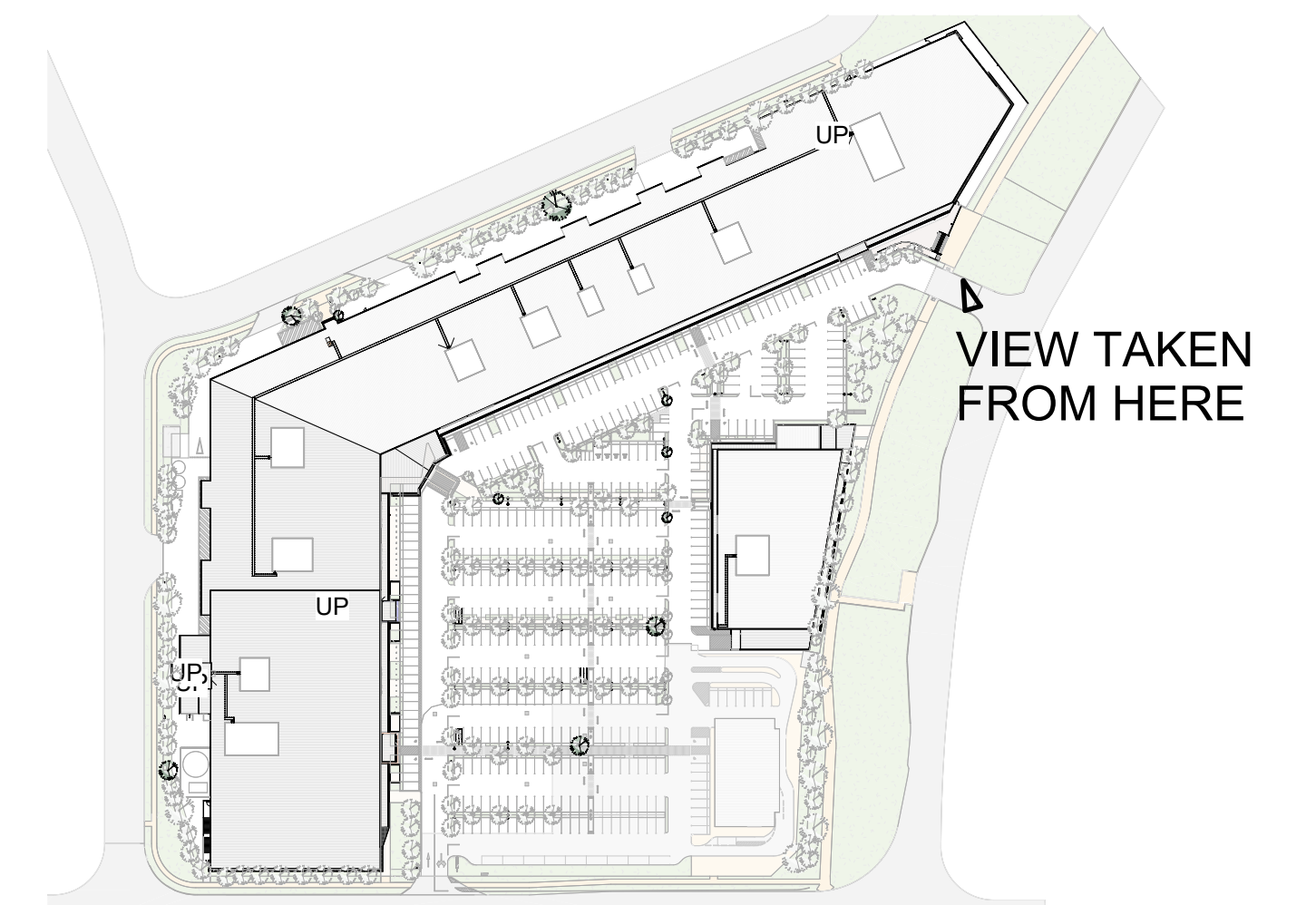
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025





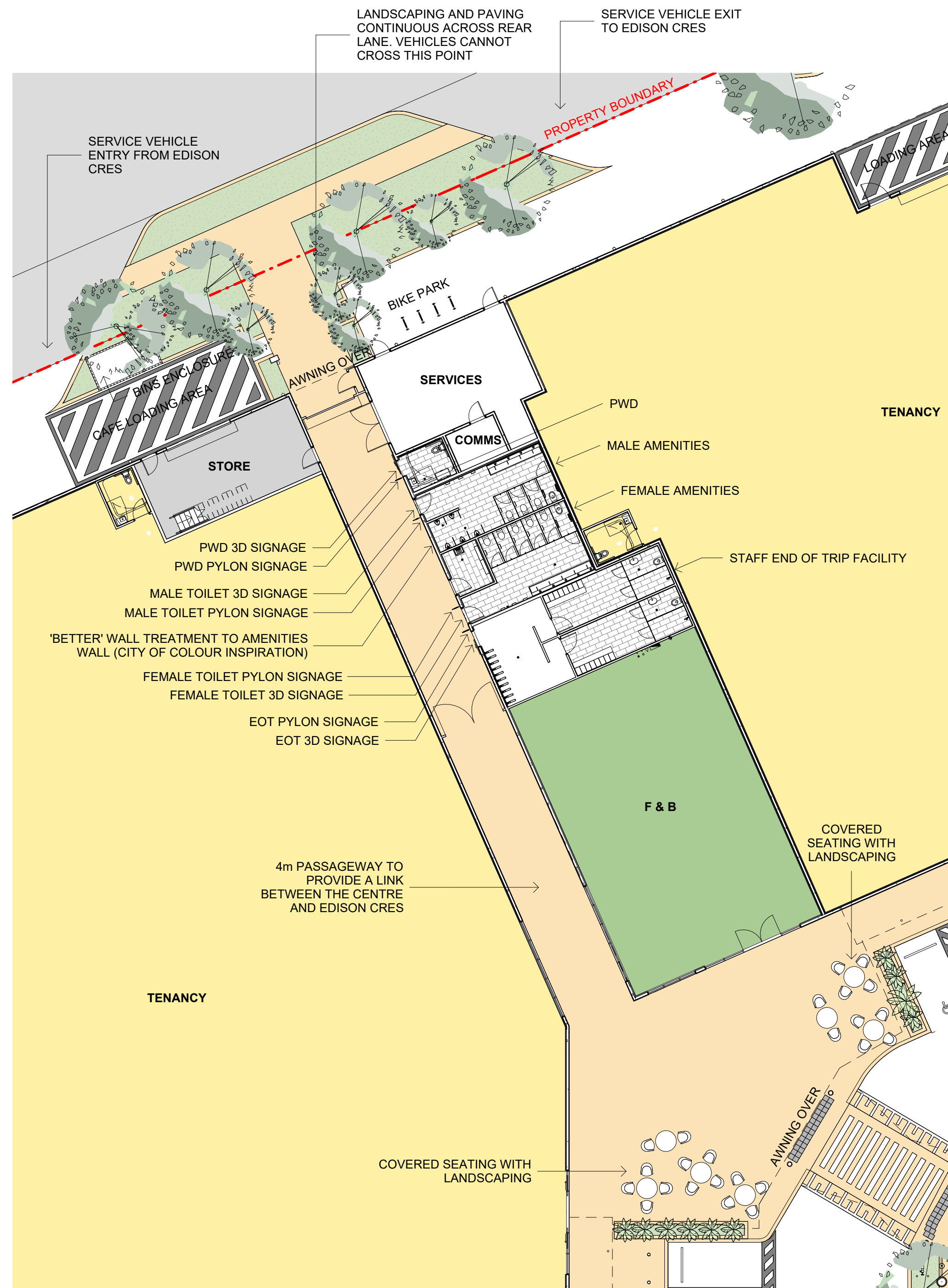
THESE ARTIST IMPRESSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025





VIEW FROM EDISON CRESCENT

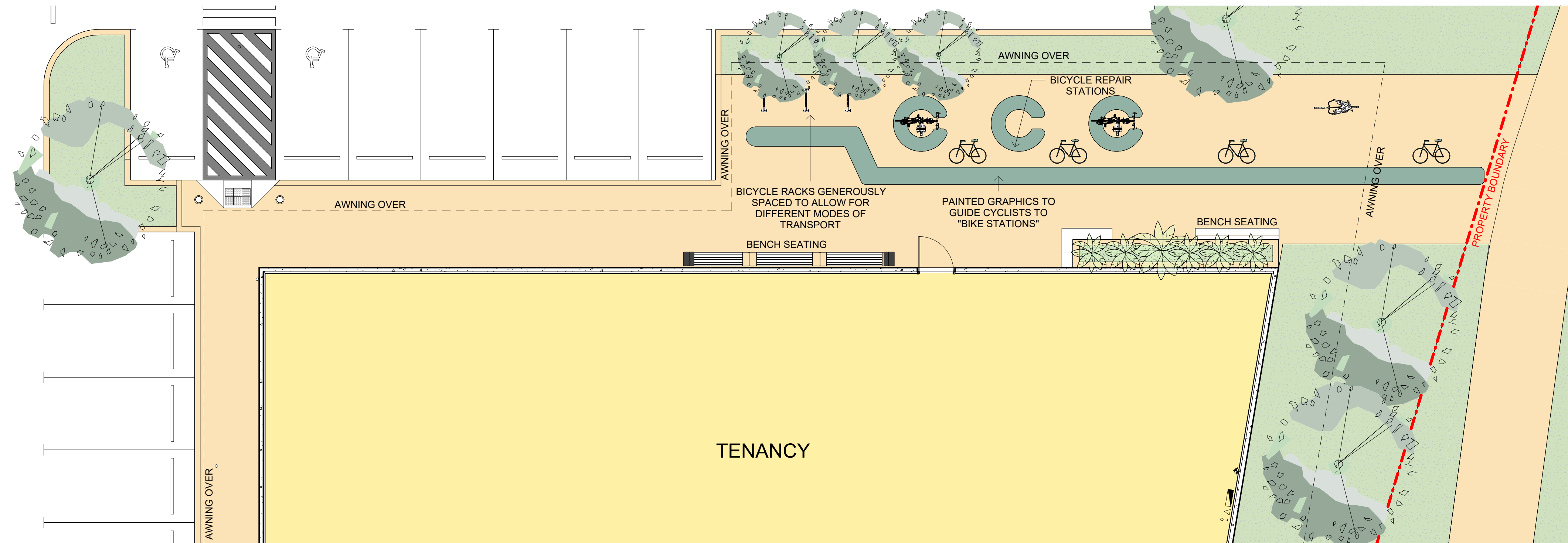


VIEW FROM CENTRE CARPARK

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2023/1389/2
Date: 26 February 2025



VIEW LOOKING TOWARDS THE CENTRE

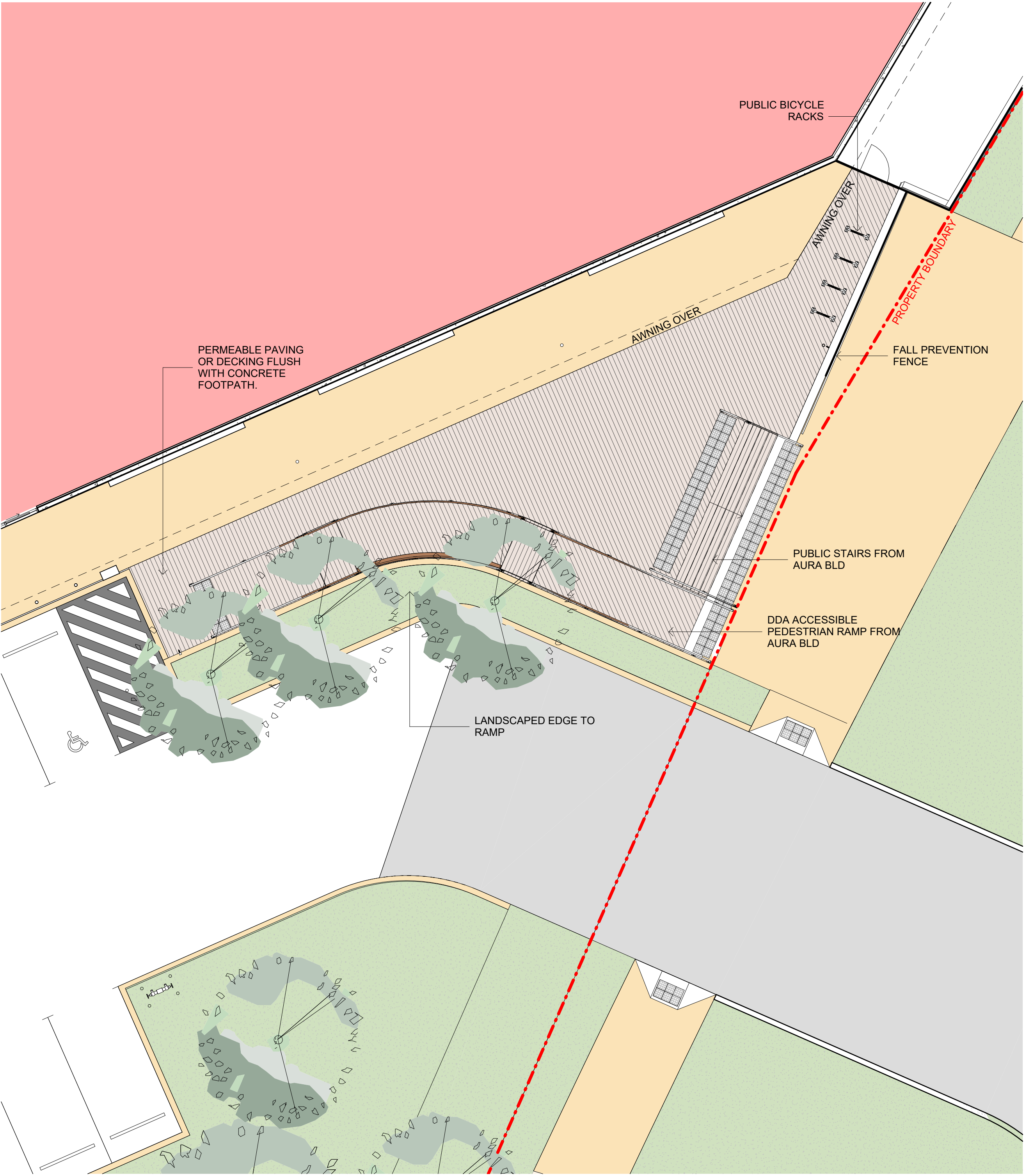


VIEW LOOKING TOWARDS AURA BLD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025





VIEW TOWARDS NORTHERN CORNER OF CENTRE



VIEW TOWARDS AURA BOULEVARD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2

Date: 26 February 2025



Queensland
Government



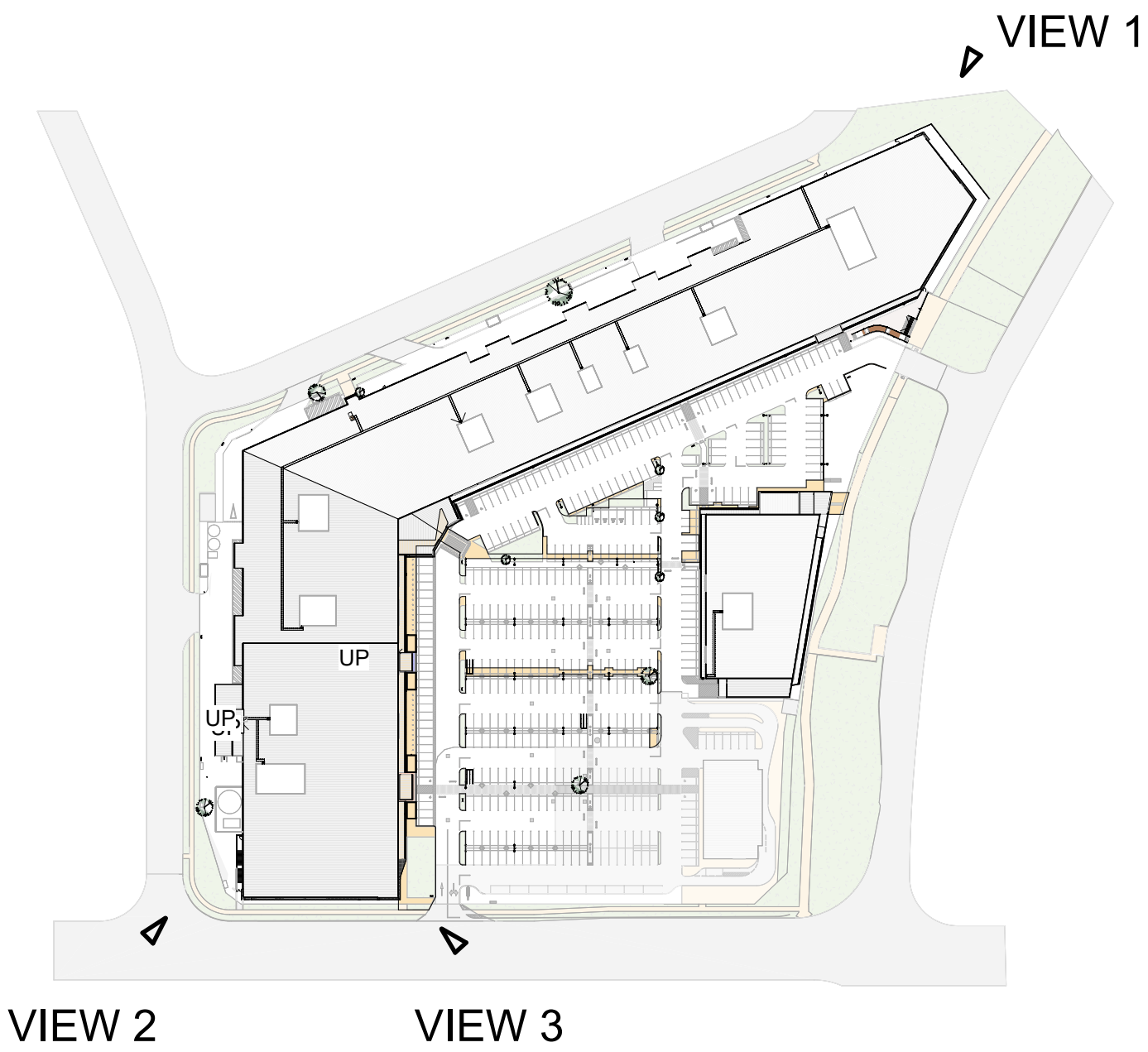
VIEW 1 - NORTHERN ELEVATION



VIEW 2 - SOUTHERN ELEVATION



VIEW 3 - ENTRY FROM GRAF DRIVE



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025

Queensland
Government