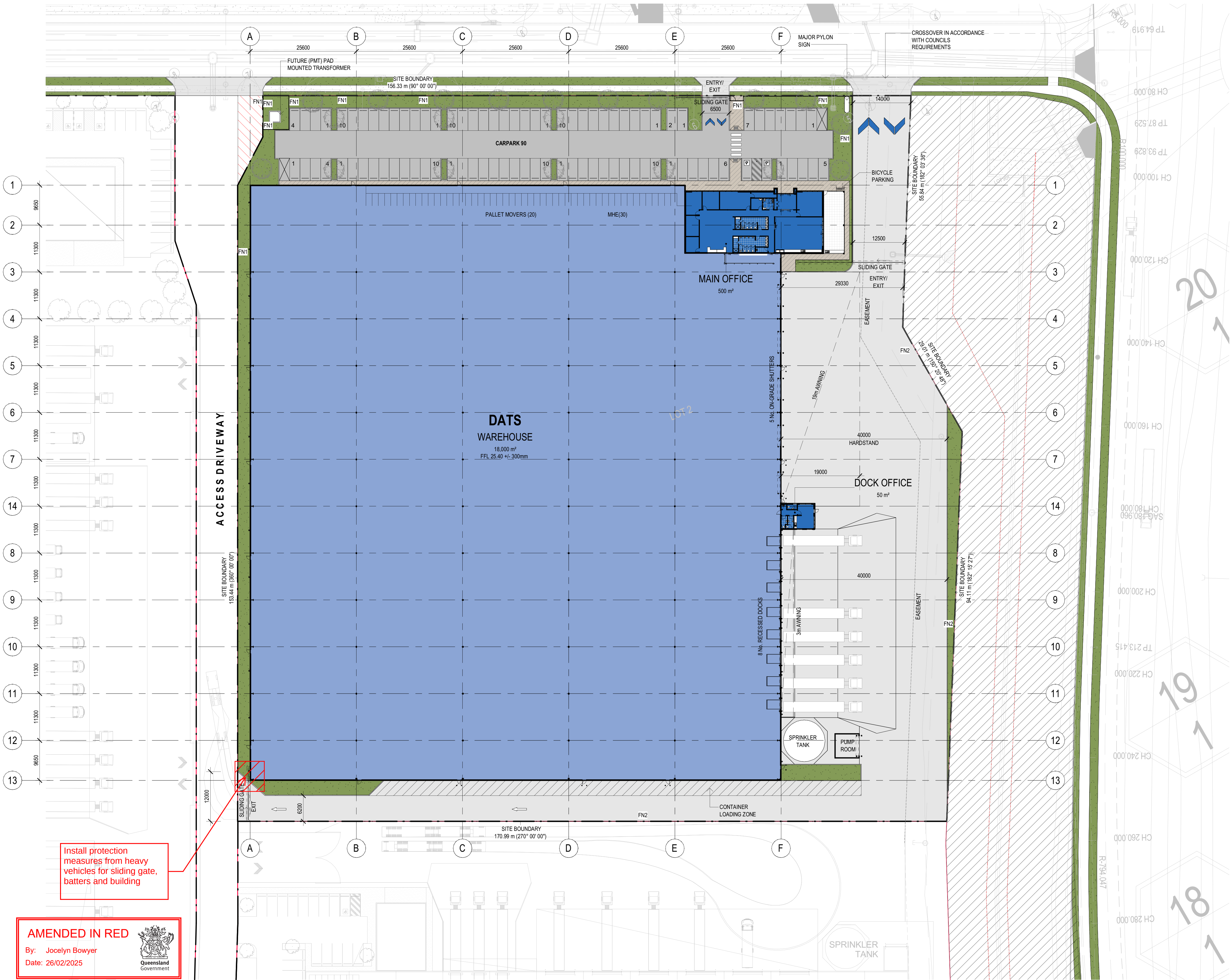




NOTES

- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL PARKING SPACES IN ACCORDANCE WITH LOGAN PLANNING SCHEME 2015
- ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)
- SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS
- ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum)
- GROSS FLOOR AREA (GFA)
 - THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING, INCLUDING MEZZANINES, MEASURED FROM THE OUTSIDE OF EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL, EXCLUDING AREA USED FOR:
 - BUILDING SERVICES
 - GROUND FLOOR PUBLIC LOBBY
 - A PUBLIC MALL IN A SHOPPING COMPLEX
 - THE PARKING, LOADING AND MANOEUVERING OF MOTOR VEHICLES
 - PRIVATE BALCONIES WHETHER ROOFED OR NOT.

GROSS FLOOR AREA (GFA)

- THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING, INCLUDING MEZZANINES, MEASURED FROM THE OUTSIDE OF EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL, EXCLUDING AREA USED FOR:
- BUILDING SERVICES
 - GROUND FLOOR PUBLIC LOBBY
 - A PUBLIC MALL IN A SHOPPING COMPLEX
 - THE PARKING, LOADING AND MANOEUVERING OF MOTOR VEHICLES
 - PRIVATE BALCONIES WHETHER ROOFED OR NOT

DEVELOPMENT ANALYSIS

PDA DEVELOPMENT SCHEME

BUILDING	GFA
WAREHOUSE	18,000 m²
OFFICE	500 m²
DOCK OFFICE	50 m²
TOTAL AREA	18,550 m²

EXTERNAL AREAS (APPROX)	
CANOPIES	1,226 m²
HARDSTAND	5,363 m²
LIGHT DUTY	2,210 m²
PAVING	298 m²

LANDSCAPE	1,478 m²
LANDSCAPING RATIO	5.2%

PARKING	
BAYS PROVIDED	90

SITE COVERAGE	
TOTAL SITE AREA	29,385m²
TOTAL BUILDING FOOTPRINT	18,550 m²

SITE COVERAGE (EXC. CANOPIES AND PUMP HOUSE)	63%
---	-----

LEGEND

- WAREHOUSE
- OFFICE
- INDICATES EXTENT OF HEAVY DUTY HARDSTAND TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF LIGHT DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- INDICATES EXTENT OF UPGRADED HEAVY DUTY PAVEMENT TO CIVIL ENGINEERS DETAILS
- CONCRETE PAVING WITH EXPOSED AGGREGATE FINISH OR SIMILAR
- AREA OF GRASS / LANDSCAPING: REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE LAYOUT AND DETAILS
- EASEMENT LINE
- FN2 FENCE TYPE 2 - 2100mm HIGH BLACK PVC COATED CHAINMESH FENCING WITH 3X ROWS OF BARBED WIRE ABOVE
- FN1 FENCE TYPE 1 - 2100mm HIGH PALISADE/ DIPLOMAT TYPE FENCING, BLACK POWDERCOATED
- SG SLIDING GATE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1446

Date: 19 March 2025



No.	DATE:	REVISION:	BY:	CHK:
P1	14.01.2025	PRELIMINARY ISSUE	ST	ML
P2	04.02.2025	PRELIMINARY DA ISSUE	ST	ML

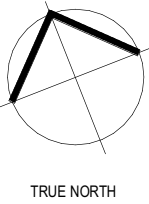
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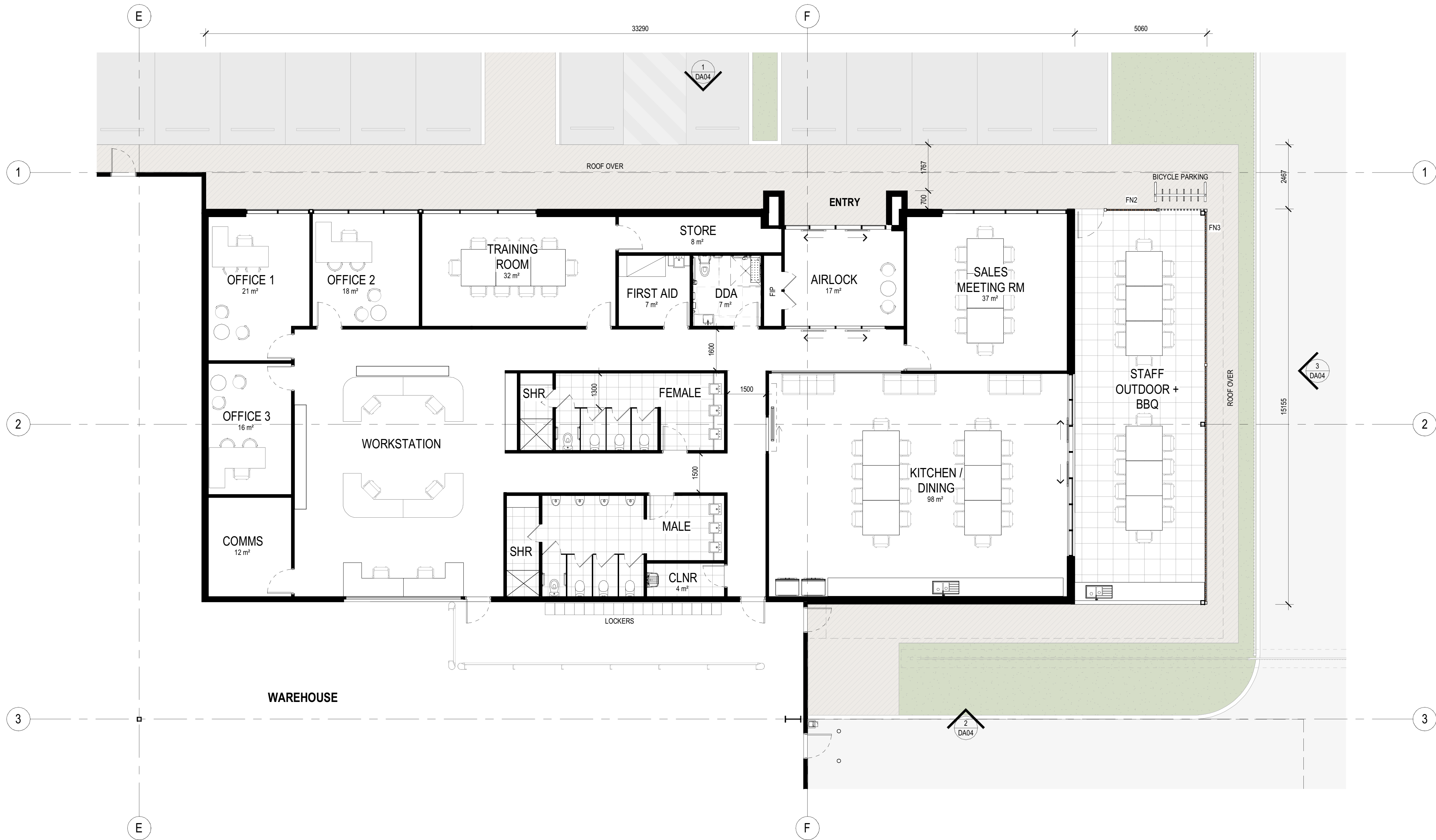
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CLIENT:

DATE: JANUARY, 2025
DRAWN BY: ST
SCALE: As indicated @ A1
SCALE: 1000 @ A3

JOB NO:	25004
DRAWING NO:	DA01
REVISION:	P2



OFFICE FLOOR PLAN
SCALE: 1 : 100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1446

Date: 19 March 2025



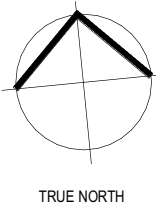
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TITLE:
OFFICE FLOOR PLAN

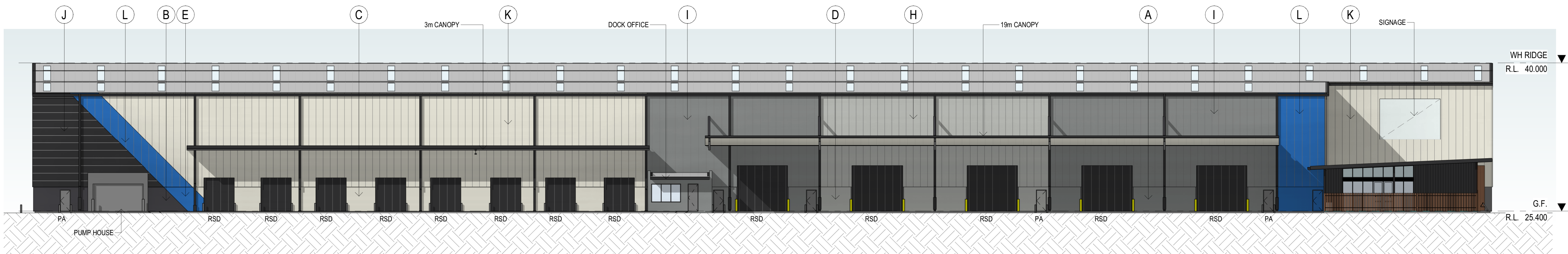


CLIENT:
Charter Hall

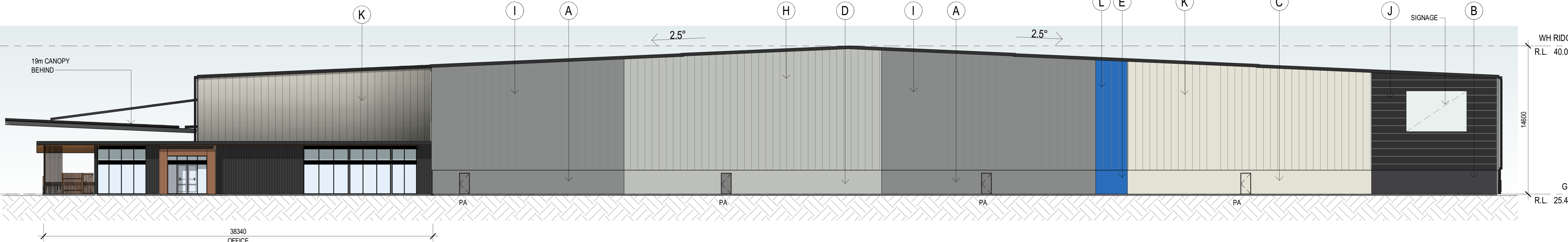
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JOB NO:	25004
DRAWING NO:	DA02
REVISION:	P1

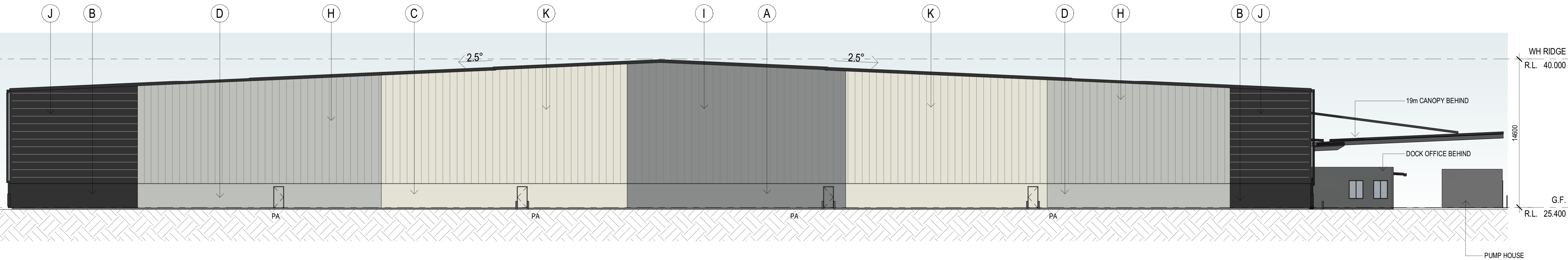




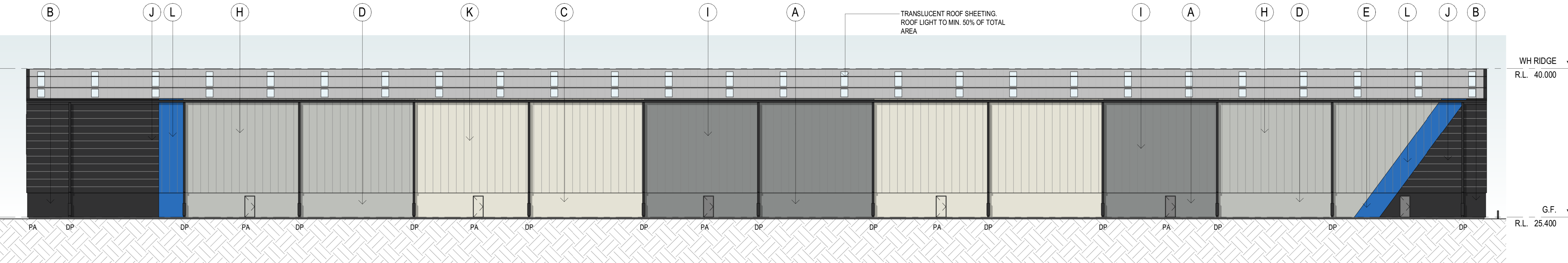
WAREHOUSE ELEVATION - EAST
SCALE: 1 : 250



WAREHOUSE ELEVATION - NORTH
SCALE: 1 : 250



WAREHOUSE ELEVATION - SOUTH
SCALE: 1 : 250



WAREHOUSE ELEVATION - WEST
SCALE: 1 : 250

EXTERNAL FINISHES

(A)	PRECAST CONCRETE PANEL, PAINT FINISH	WINDSPRAY
(B)	PRECAST CONCRETE PANEL, PAINT FINISH	MONUMENT
(C)	PRECAST CONCRETE PANEL, PAINT FINISH	SURFMIST
(D)	PRECAST CONCRETE PANEL, PAINT FINISH	SHALE GREY
(E)	PRECAST CONCRETE PANEL, PAINT FINISH	CHARTER HALL BLUE
(F)	PRECAST CONCRETE PANEL, PAINT FINISH	WOODLAND GREY
(G)	PRECAST CONCRETE PANEL, PAINT FINISH	BASALT
(H)	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
(I)	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
(J)	COLORBOND WALL CLADDING	COLORBOND MONUMENT
(K)	COLORBOND WALL CLADDING	COLORBOND SURFMIST
(L)	COLORBOND WALL CLADDING	COLORBOND CHARTER HALL BLUE
(M)	COLORBOND WALL CLADDING	COLORBOND CREAM
(N)	COLORBOND WALL CLADDING	COLORBOND BASALT
(O)	ROOF CLADDING	TRIMDEK, ZINCALUME
(P)	ROLLER SHUTTER DOOR CLADDING	COLORBOND MONUMENT
(Q)	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND MONUMENT
(R)	BOLLARDS	SAFETY YELLOW
(S)	COLORBOND FASCIA	MONUMENT
(T)	ALUMINIUM FRAMED GLAZING	LOW E GLASS
(U)	WINDOW FRAME - POWDERCOAT FINISH	CHARCOAL
(V)	SOLID ALUMINIUM WALL CLADDING	WHITE
(W)	ALUMINIUM SOFFIT	TIMBER LOOK, MONDOCLAD
(X)	TIMBER SCREEN/CLADDING	TIMBER LOOK, ALUMINIUM BATTENS
(Y)	ALUMINIUM FRAMED COLORBACK TINTED GLAZING	TINTED

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2023/1446

Date: 19 March 2025



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TITLE:
WAREHOUSE ELEVATIONS

CLIENT:
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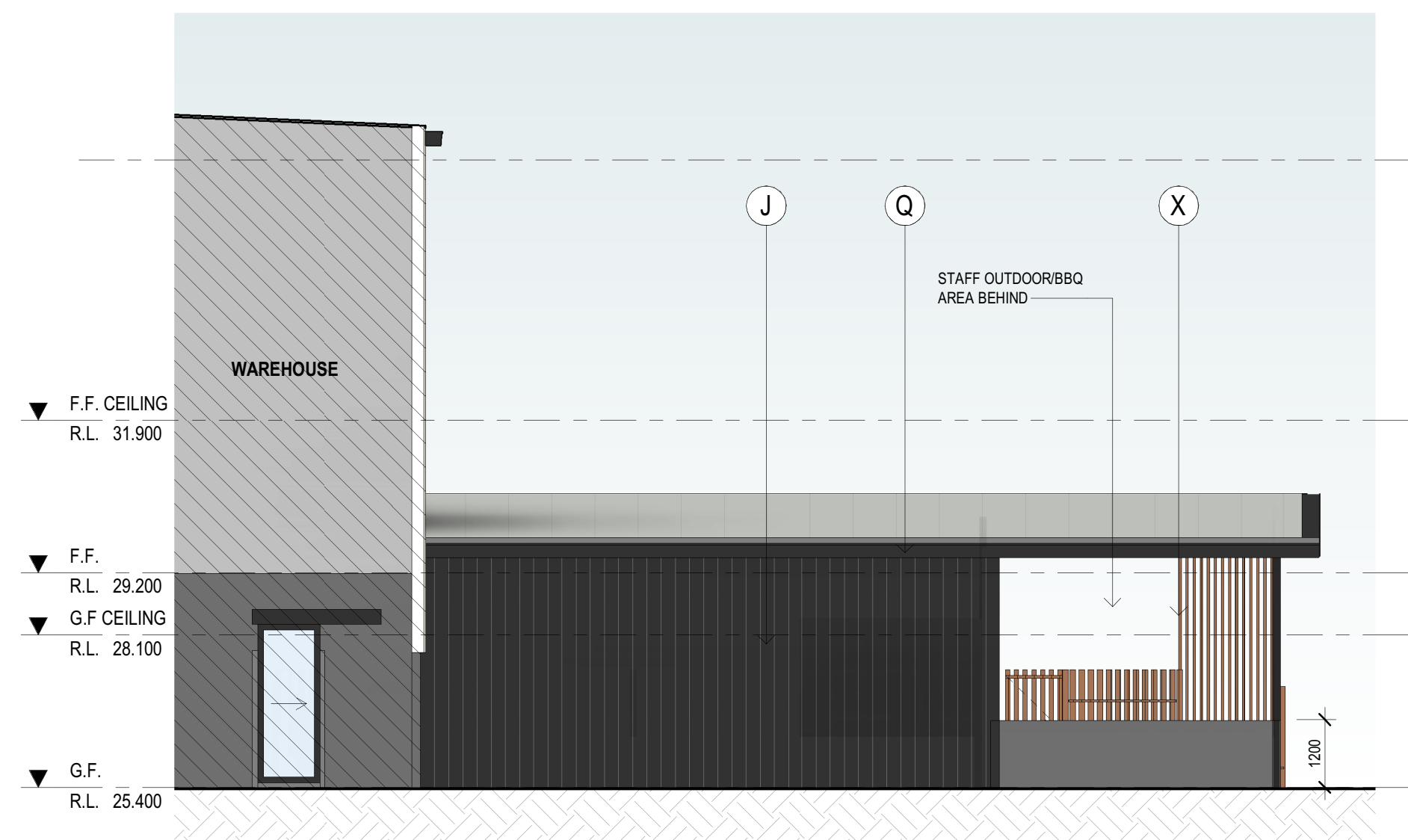
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SCALE: 1 : 1000 @ A3

JOB NO:
25004
DRAWING NO:
DA03
REVISION:
P1

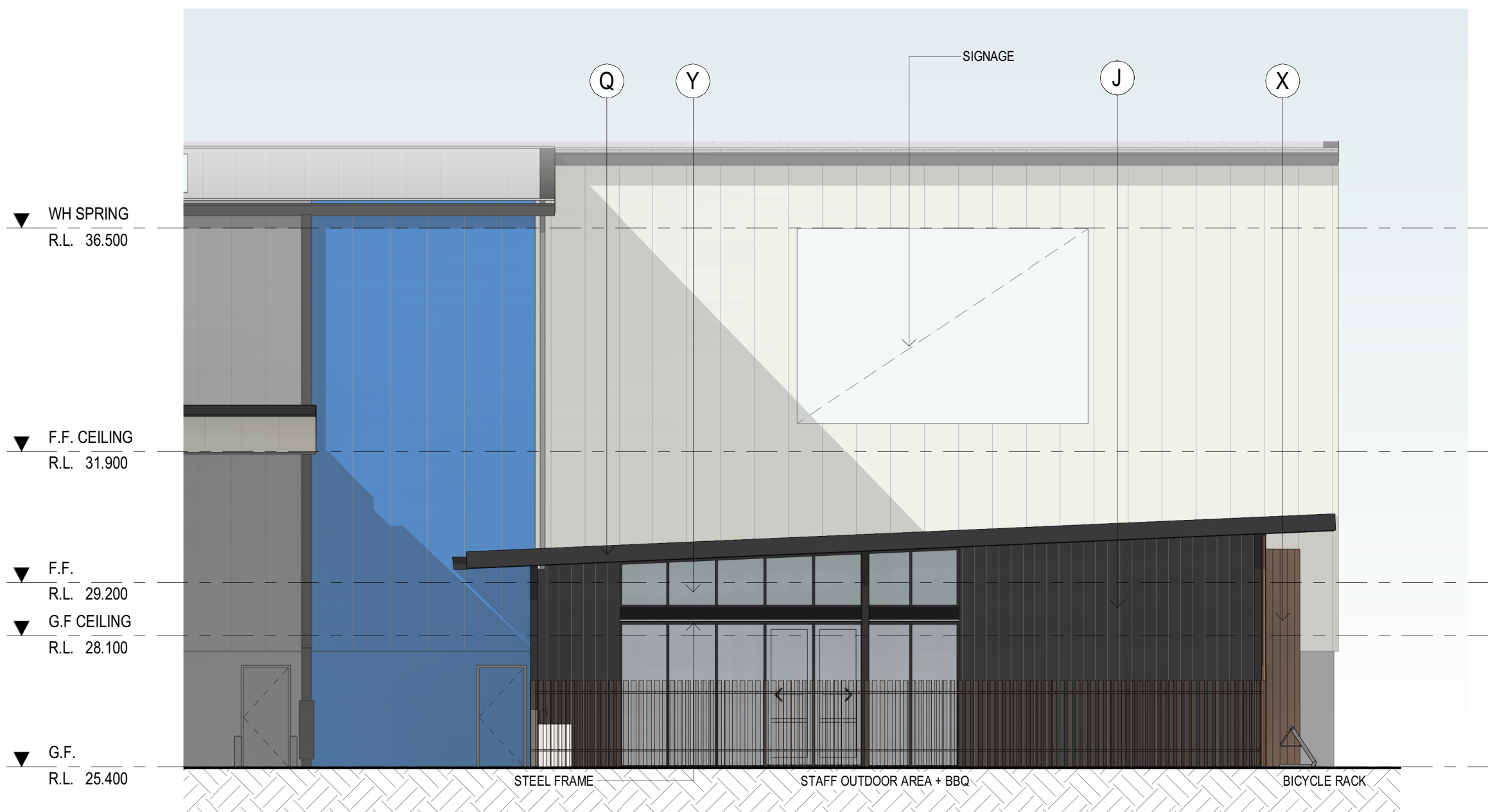
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NORTH ELEVATION - OFFICE
SCALE: 1 : 100



SOUTH ELEVATION - OFFICE
SCALE: 1 : 100



EAST ELEVATION - OFFICE
SCALE: 1 : 100

EXTERNAL FINISHES

A	PRECAST CONCRETE PANEL, PAINT FINISH	WINDSPRAY
B	PRECAST CONCRETE PANEL, PAINT FINISH	MONUMENT
C	PRECAST CONCRETE PANEL, PAINT FINISH	SURFMIST
D	PRECAST CONCRETE PANEL, PAINT FINISH	SHALE GREY
E	PRECAST CONCRETE PANEL, PAINT FINISH	CHARTER HALL BLUE
F	PRECAST CONCRETE PANEL, PAINT FINISH	WOODLAND GREY
G	PRECAST CONCRETE PANEL, PAINT FINISH	BASALT
H	COLORBOND WALL CLADDING	COLORBOND SHALE GREY
I	COLORBOND WALL CLADDING	COLORBOND WINDSPRAY
J	COLORBOND WALL CLADDING	COLORBOND MONUMENT
K	COLORBOND WALL CLADDING	COLORBOND SURFMIST
L	COLORBOND WALL CLADDING	COLORBOND CHARTER HALL BLUE
M	COLORBOND WALL CLADDING	COLORBOND CREAM
N	COLORBOND WALL CLADDING	COLORBOND BASALT
O	ROOF CLADDING	TRIMDEK, ZINCALUME
P	ROLLER SHUTTER DOOR CLADDING	COLORBOND MONUMENT
Q	DOWNPIPES / CAPPINGS / PA DOORS	COLORBOND MONUMENT
R	BOLLARDS	SAFETY YELLOW
S	COLORBOND FASCIA	MONUMENT
T	ALUMINIUM FRAMED GLAZING	LOW E GLASS
U	WINDOW FRAME - POWDERCOAT FINISH	CHARCOAL
V	SOLID ALUMINIUM WALL CLADDING	WHITE
W	ALUMINIUM SOFFIT	TIMBER LOOK, MONDOCLAD
X	TIMBER SCREEN/CLADDING	TIMBER LOOK, ALUMINIUM BATTENS
Y	ALUMINIUM FRAMED COLORBACK TINTED GLAZING	TINTED

PLANS AND DOCUMENTS
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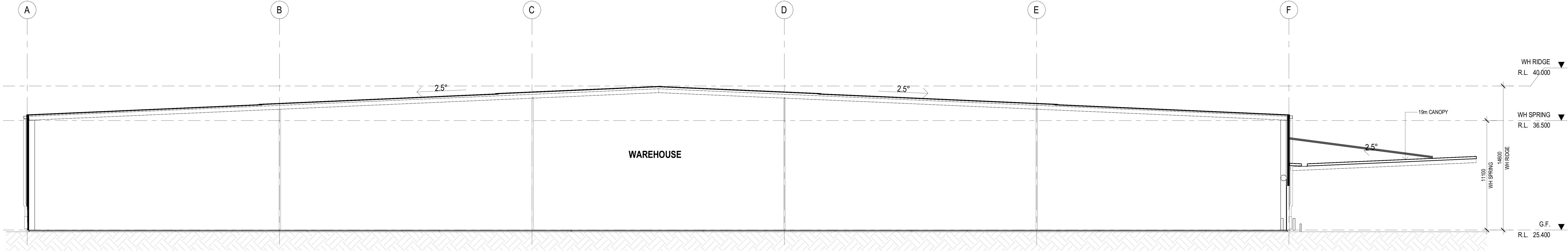
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OFFICE ELEVATIONS

CLIENT:
Charter Hall

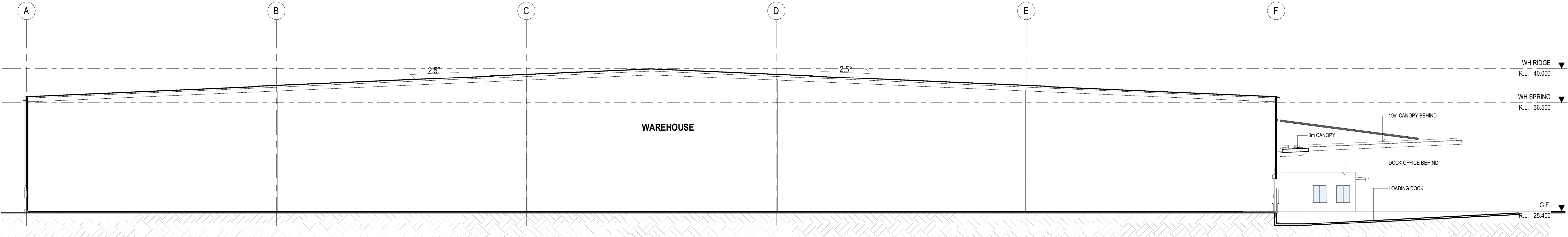
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JOB NO:	25004
DRAWING NO:	DA04
REVISION:	P1

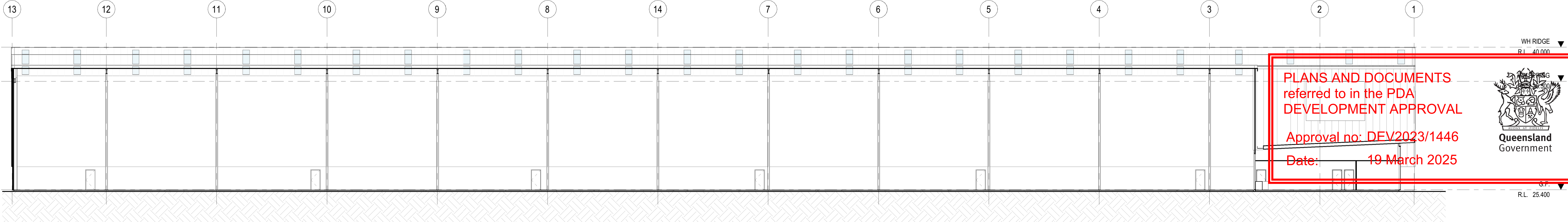
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SECTION A-A
SCALE: 1 : 200



SECTION B-B
SCALE: 1 : 200



SECTION C-C
SCALE: 1 : 200

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TITLE:
SECTIONS

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SCALE: 1 : 200 @ A1
SCALE: XXX @ A3

JOB NO:
25004
DRAWING NO:
DA05
REVISION:
P1

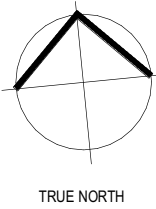
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ROOF PLAN
SCALE: 1 : 350

PROJECT:
DATS
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Crowson Lane North McLean, QLD

TITLE:
OVERALL ROOF PLAN



CLIENT:
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SCALE: 1 : 350 @ A1
SCALE: 1 : 700 @ A3

JOB NO:
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DRAWING NO:
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REVISION:
P1

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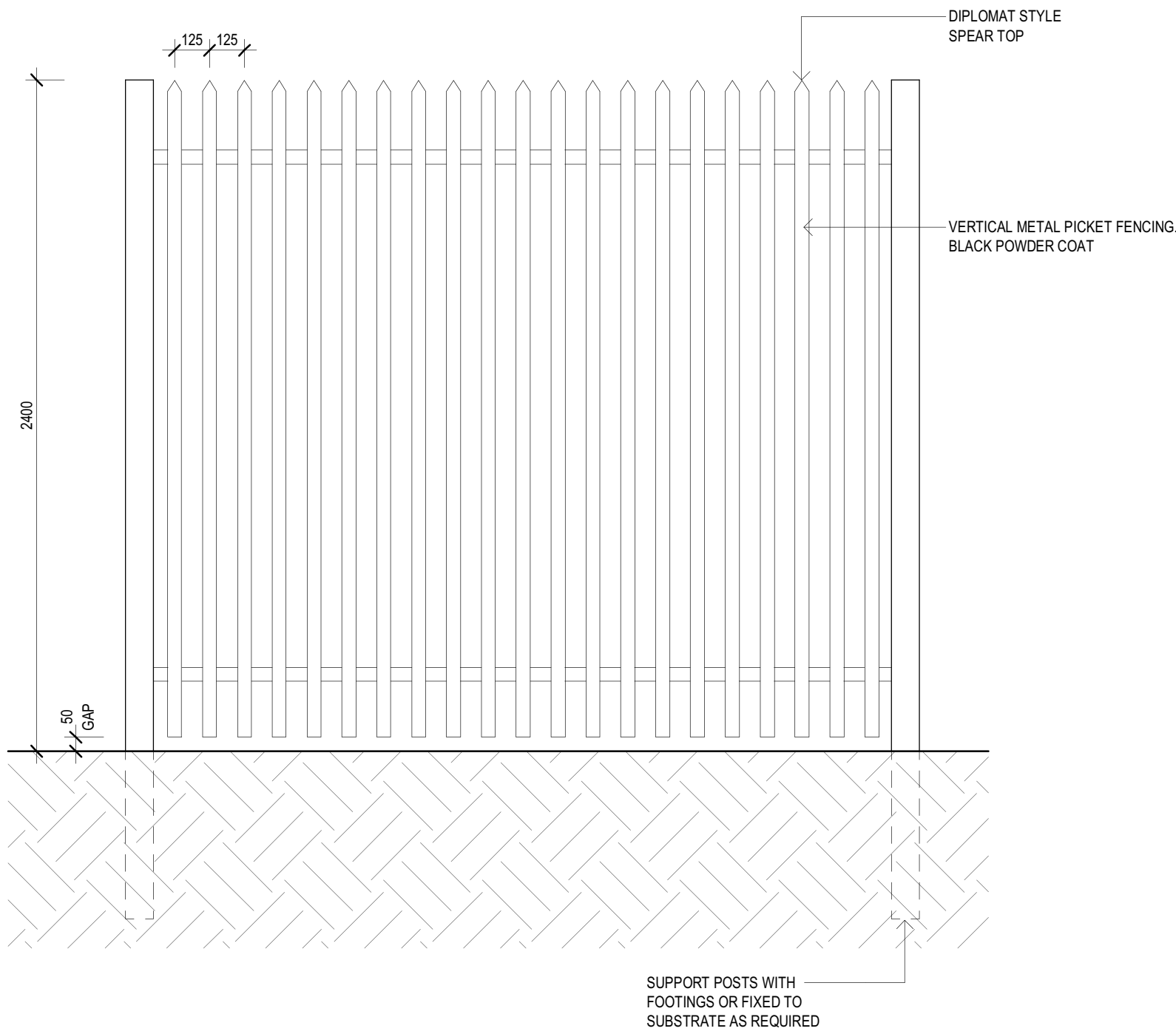
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Date: 19 March 2025



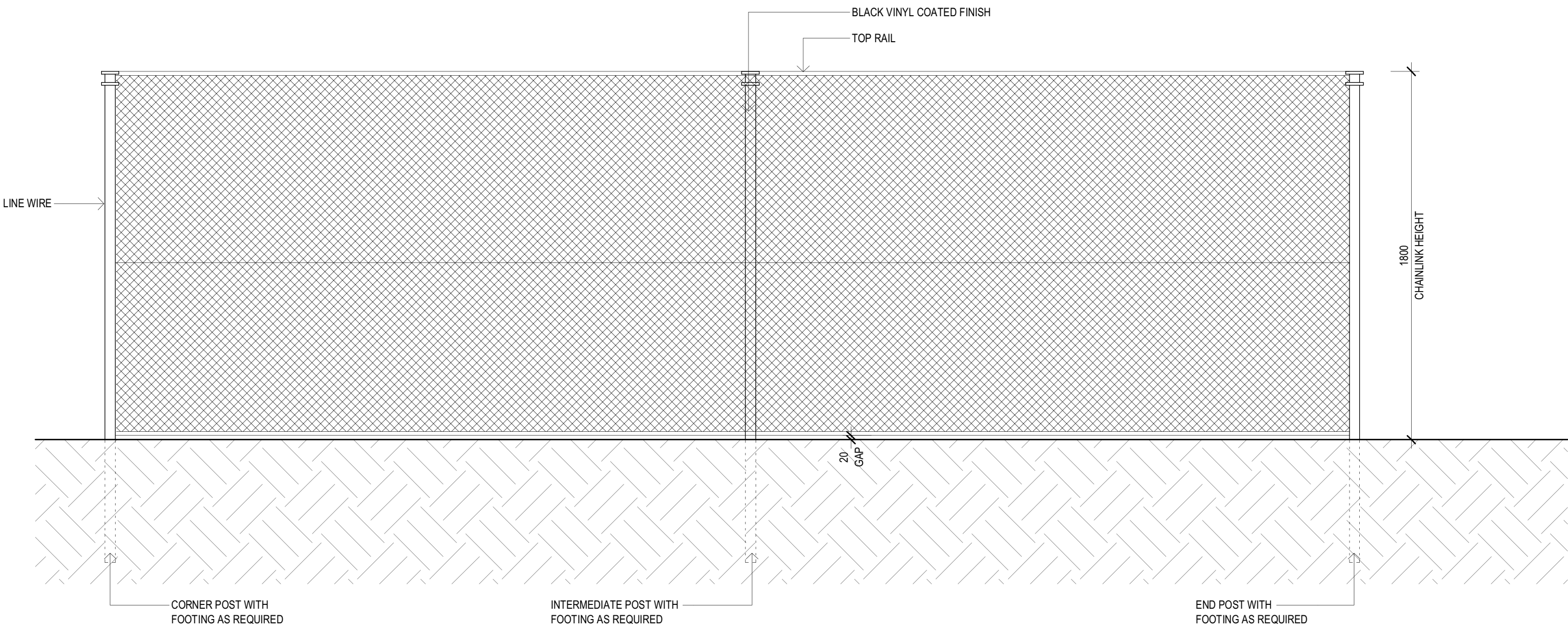
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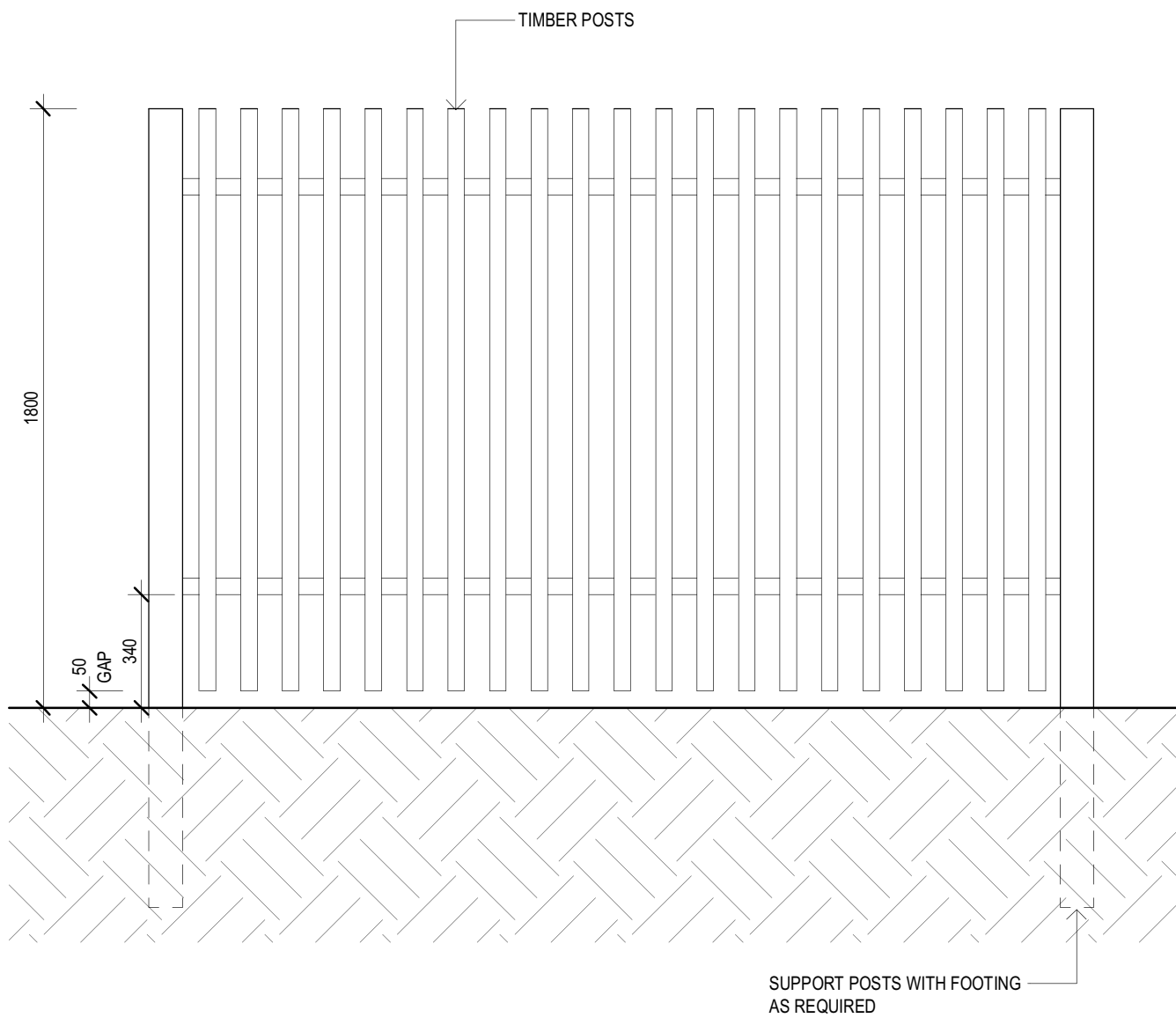
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FN1_TYPICAL PALISADE FENCING
SCALE: 1 : 20



FN2_TYPICAL CHAINWIRE FENCING
SCALE: 1 : 20



FN3_TYPICAL TIMBER SLAT FENCING
SCALE: 1 : 20

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FENCE DETAILS

CLIENT:
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SCALE: 1 : 20 @ A1
SCALE: 1 : 40 @ A3

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REVISION:
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