

WORKING DRAWING																												
Attention:		Client	BLACK DIAMOND BUILDING AND CONSTRUCTION																									
		Project	PROPOSED INDUSTRY BUILDING																									
		Number	25110																									
Distribution														Copies														
BETACON PROJECTS														1														
Medium : P-Prints T-Transparency D-Disk E-Email																												CURRENT ISSUE
Purpose : B-BA Application D-DA Application E-Estimating T-Tendering C-Construction R-Requested I-Information P-Preliminary PR-Presentation SK-Sketch Design CO-Coordination A-Approval TP-Town Planning Application																												
Other : A3/A4-Reductions L-Laminated C-Colour B-Bound																												
Day				25	19	04	09																				09	
Month				03	05	06	06																				06	
Year				25	25	25	25																				25	
Medium				E	E	E	E																				E	
Purpose				P	P	P	P																				CO	
Other																												
Issued By :				Initials				SM	SM	SM	SM																SM	
No.	Drawing Name			Page	Scale																							
0-00	COVER			A1	N/A	A	B	C	D																		D	
0-01	SURVEY			A1	1:100	A																					A	
0-04	SITE PLAN			A1	1:100	A	B	C	D																		D	
1-01	GROUND FLOOR PLAN			A1	1:100	A	B	C	D																		D	
1-02	FIRST FLOOR PLAN			A1	1:100	A																					A	
1-03	ROOF PLAN			A1	1:100	A																					A	
2-01	ELEVATION			A1	1:100	A																					A	
2-02	ELEVATION			A1	1:100	A																					A	
2-11	COLOUR CONCEPT			A1	1:100	A																					A	
2-12	COLOUR ELEVATIONS			A1	1:100	A		B																			B	
2-13	COLOUR ELEVATIONS			A1	1:100	A		B																			B	
3-01	SECTION			A1	1:100	A																					A	



PROPOSED INDUSTRY BUILDING

LOT 16 EDISON CRESENT, YARRABILBA, QLD 4207

Roofing materials are to be pre coloured and non-reflective.
Glazing treatment must use non-reflective materials/products.

AMENDED IN RED

By: Chessa Lao
Date: 8 July 2025



BUILDING DESIGN:



STRUCTURAL & CIVIL ENGINEER:



BUILDING CERTICATION:

BUILDIER:



HYDRAULIC ENGINEER:

MECHANICAL & ELECTRICAL ENGINEER:

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1633
Date: 25 July 2025



REV.	DESCRIPTION	DATE	ISSUED BY			CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539) 	IN ASSOCIATION WITH:  BLACK DIAMOND BUILDING & CONSTRUCTION		R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO		PROJECT: PROPOSED INDUSTRY BUILDING	SHEET No. REV.
A	DA ISSUE	06.05.2025	SM						UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au	QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au	ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA	0-00 D
B	TRAFFIC COORDINATION	19.09.2025	SM								CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION	PROJECT No. 25110
C	SITE PLAN AND ELEVATION RFI COORDINATION	04.06.2025	SM								TITLE: COVER	
D	STAIR AND LANDSCAPING AMENDMENTS	09.06.2025	SM									
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE												

By: Chessa Lao
Date: 8 July 2025



Approval no: DEV2025/1633
Date: 25 July 2025

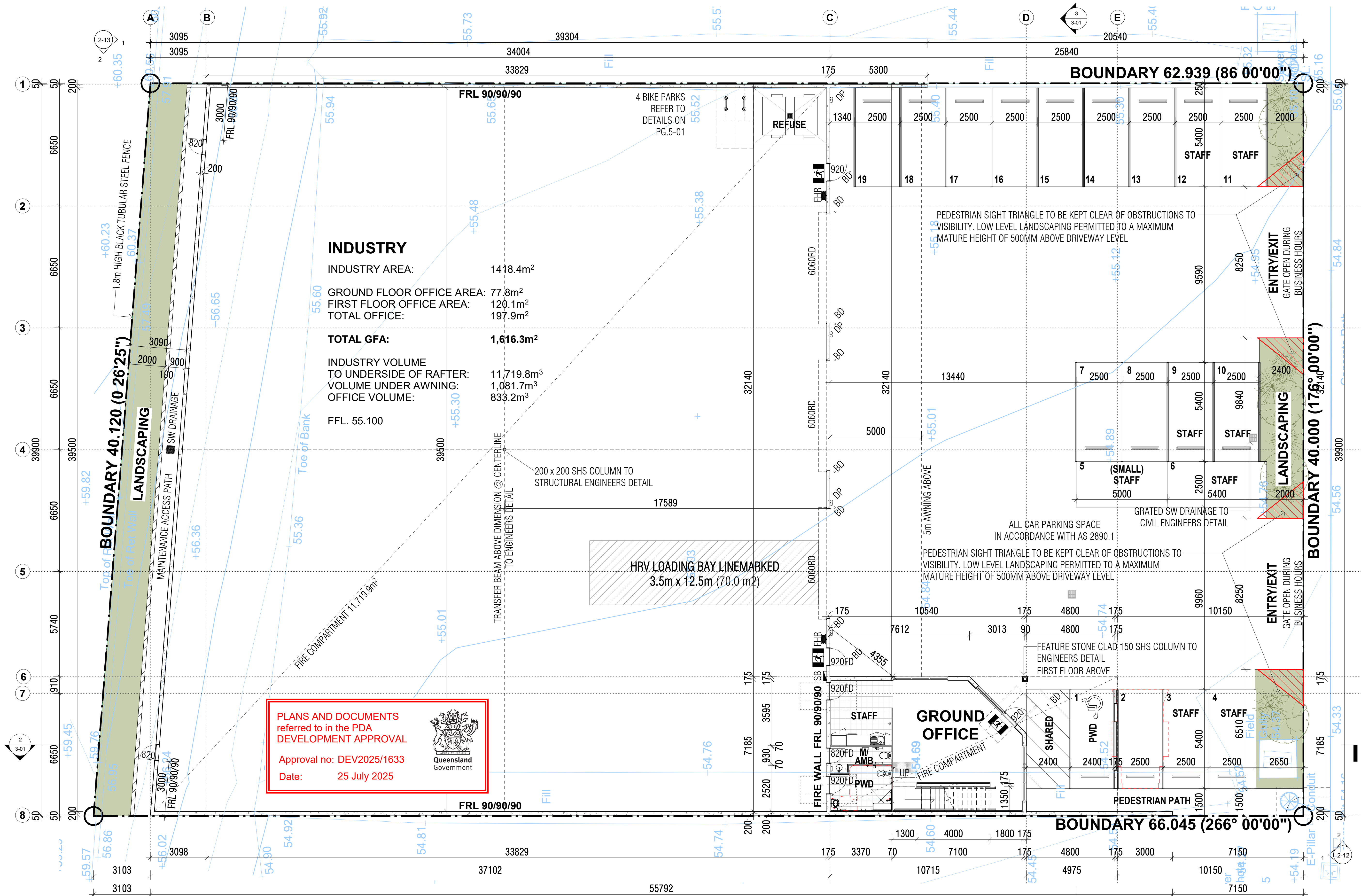


LOT 16 EDISON CRESENT, YARRABILBA, 4207 SP 327417	
SITE AREA:	2,579.7m ²
PROPOSED SITE COVER:	1,537.4m ² 59.6%
GROUND FLOOR INDUSTRY:	1,418.4m ²
GROUND FLOOR OFFICE:	77.8m ²
FIRST FLOOR OFFICE:	120.1m ²
TOTAL OFFICE:	197.9m ²
TOTAL GFA:	1,616.3m ²
OFFICE/INDUSTRY % = 197.9/1,418.4 = 12.2%	
AREA FOR CARPARK CALC.: 1,616.3 m ²	
2 PER UNIT	2
1/100m ²	16.2
REQUIRED	18.2
PROVIDED	19 18
BIKE PARKING: (1 PER 5 CAR PARKS)	
REQUIRED BIKES	4
PROVIDED BIKES	4

[illegible]

1 SITE PLAN
0-04 1 : 200 @ A1

REV.	DESCRIPTION	DATE	ISSUED BY	0241020		CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539)	IN ASSOCIATION WITH: BLACK DIAMOND BUILDING & CONSTRUCTION		R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO	PROJECT: PROPOSED INDUSTRY BUILDING	SHEET No.	REV.		
A	DA ISSUE	06.05.2025	SM	Scale 1: 200 @ A1 (1: 400 @ A3)						ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA	0-04	D		
B	TRAFFIC COORDINATION	19.09.2025	SM		DRAWN BY:	Author				CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION	PROJECT No.	25110		
C	SITE PLAN AND ELEVATION RFI COORDINATION	04.06.2025	SM		X\25000-25999\25110- Lot 16 Edison Crescent Yarrabilba\Q3 DADA LOT 16 EDISON CRESENT YARRABILBA 04.06.25.rvt					UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au			QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au	TITLE: SITE PLAN
D	STAIR AND LANDSCAPING AMENDMENTS	09.06.2025	SM											
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE														

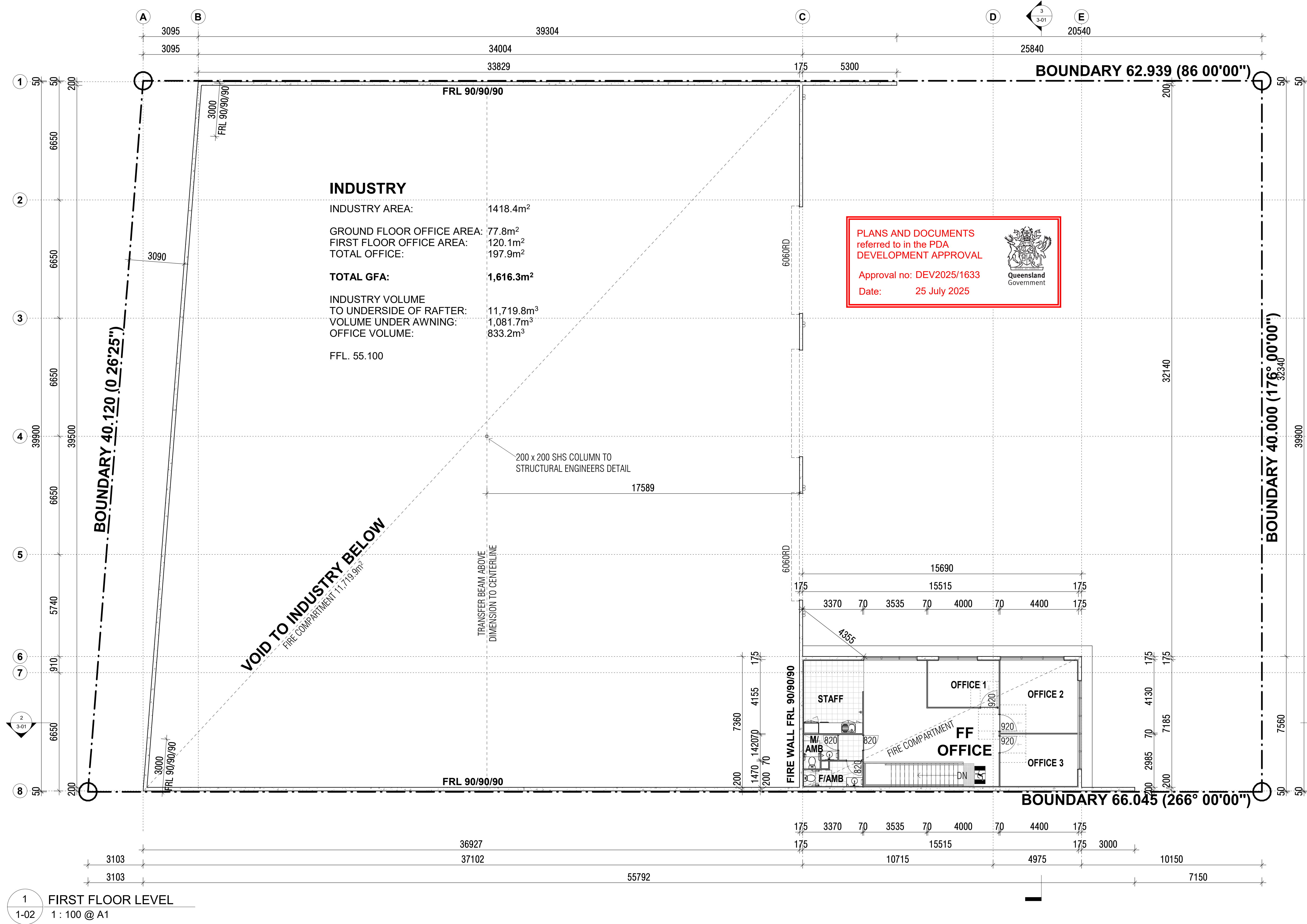


1 GROUND FLOOR LEVEL
1-01 1 : 100 @ A1

NOTE:-
EXIT DOORS MUST BE FREELY OPENABLE
AT ALL TIMES, BRAILLE & TACTILE EXIT
SIGNAGE TO BE PROVIDED TO AS1428.1

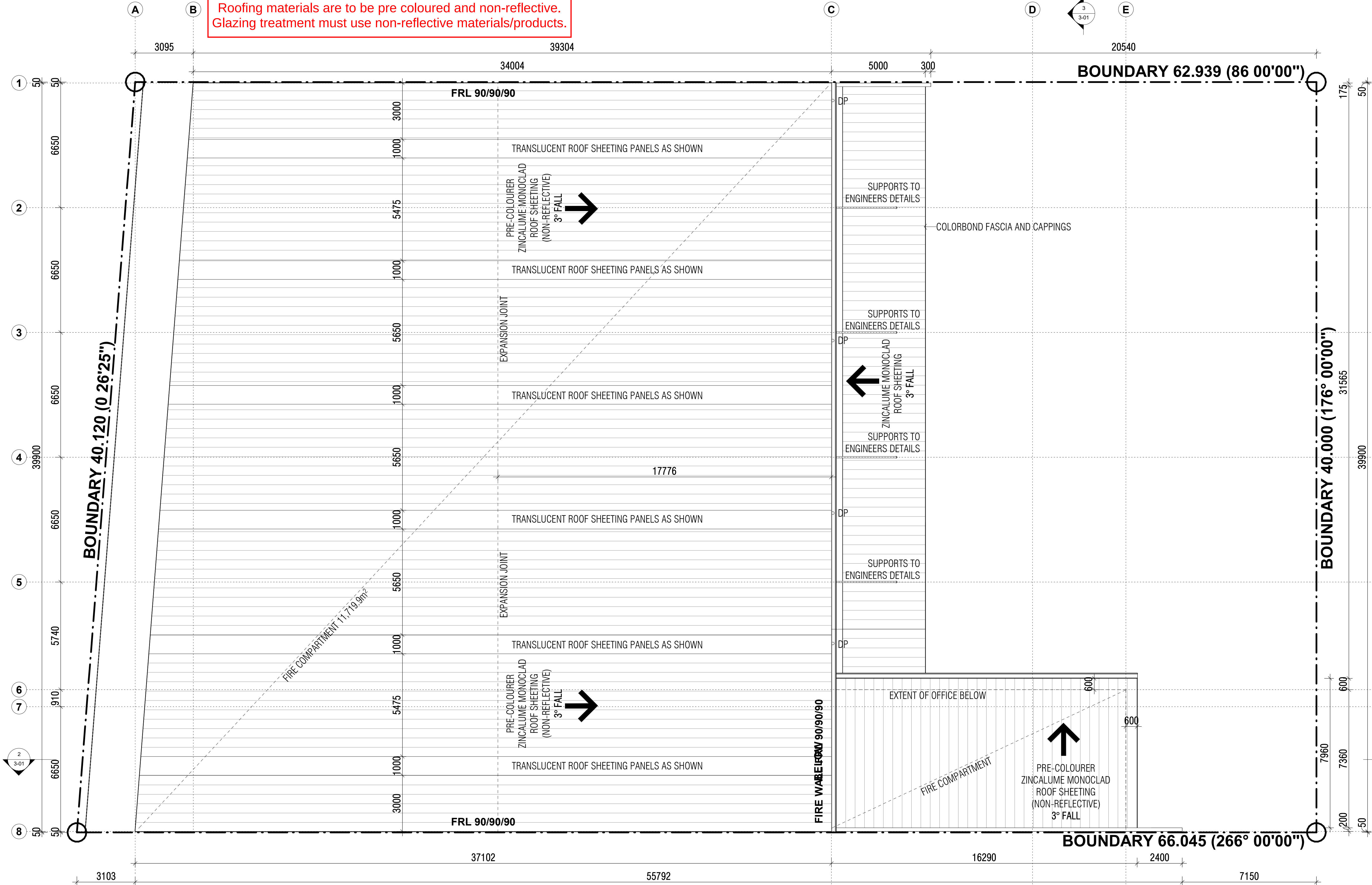
NOTE:-
*FIRE EXTINGUISHERS TO BE PROVIDED TO AS2444
*WATERPROOFING TO AS3740
*DAMP PROOFING TO AS/NZS2904 & AS3660.1
*GLASS ENTRY DOOR
+ THRESHOLD RAMP TO AS1428.1

REV.	DESCRIPTION	DATE	ISSUED BY	0	1	2	5	10	CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539)	IN ASSOCIATION WITH: BLACK DIAMOND BUILDING & CONSTRUCTION	R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO	PROJECT: PROPOSED INDUSTRY BUILDING	SHEET No. REV.
A	DA ISSUE	06.05.2025	SM	Scale 1: 100 @ A1 (1: 200 @ A3)								ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA	1-01 D
B	TRAFFIC COORDINATION	19.09.2025	SM	DRAWN BY: X:\25000-25999\25110- Lot 16 Edison Crescent Yarrabilba\03 DA\DA LOT 16 EDISON CRESENT YARRABILBA_04.06.25.rvt								CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION	PROJECT No.
C	SITE PLAN AND ELEVATION RFI COORDINATION	04.06.2025	SM									TITLE: GROUND FLOOR PLAN	25110
D	STAIR AND LANDSCAPING AMENDMENTS	09.06.2025	SM										
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE													
THE WORK DESCRIBED ON THIS DRAWING IS COVERED BY COPYRIGHT AND IS APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE NOR BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE DRAWING. THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, R H FRANKLAND & ASSOC. PTY LTD WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.													



WATERPROOFING OF WET AREAS	
(a)	BUILDING ELEMENTS IN WET AREAS IN CLASS 2 & 3 BUILDINGS AND CLASS 4 PARTS OF BUILDINGS MUST BE WATER-RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740.
(b)	IN A CLASS 5, 6, 7, 8 OR 9 BUILDING, THE BATHROOM OR SHOWER ROOM, SLOP HOPPER OR SINK COMPARTMENT, LAUNDRY OR SANITARY COMPARTMENT MUST BE WATER-RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740 AS IF THEY WERE IN A RESIDENTIAL BLDG.
ENERGY EFFICIENCY	
SHOWER ROSES TO BE A MINIMUM OF AAA RATING. WATER CLOSETS TO BE DUAL FLUSH. LIGHTING TO BE FLUORESCENT LIGHTS OR COMPACT FLUORESCENT LIGHTING FOR 80% OF THE AREA OF THE BUILDING. DETAILS TO BE PROVIDED TO THE CERTIFYING AUTHORITY PRIOR TO INSTALLATION.	
ENERGY REQUIREMENT	
FLOOR	NIL
WALLS	TO ENERGY EFFICIENCY REPORTS DETAIL
ROOF	TO ENERGY EFFICIENCY REPORTS DETAIL
MECHANICAL VENTILATION	
MECHANICAL VENTILATION SYSTEM COMPLYING WITH AS.1668.1, AS.1668.2 AND AS.3666 SHALL BE PROVIDED IN ACCORDANCE WITH THE MECHANICAL VENTILATION CONSULTANTS DETAILS TO REQUIRED ROOMS.	
NOTE: SEE HYDRAULIC CONSULTANTS' DESIGN FOR DOWNPIPE AND STORMWATER DISCHARGE	
FIRE SERVICES, EMERGENCY LIGHTING AND SMOKE ALARM LEGEND	
ALL LUMINAIRES TO BE COMPLIANT WITH AS/NZ 2293 & THE B.C.A. REFER TO ELECTRICAL CONSULTANTS DOCUMENTATION FOR FURTHER DETAIL/CLARIFICATION.	
	3.2W LED SINGLE SIDED MAINTAINED JUMBO EXIT LUMINAIRE (IN WAREHOUSE ONLY) 40m D6.3/E6.3 2.7W LED SINGLE SIDED MAINTAINED EXIT LUMINAIRE (OFFICE AREA) E2.5/E2
	1 x 36W LED BATTEN CHAIN SUSP. EMERG. LIGHT (INTERNAL) 1 x 36W LED SURFACE MOUNTED WEATHER RESISTANT EMERG. LIGHT (EXTERNAL) D40 / D40
	1.3W LED NON MAINTAINED RECESSED EMERG. LIGHT D40/D40
	FIRE HOSE REEL - 36 METRES, 100mm CLEARANCE ALL ROUND, INSTALLED IN ACCORDANCE WITH AS.2441
NOTE: FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH B.C.A. E1.6 AND SELECTED, LOCATED AND DISTRIBUTED IN ACCORDANCE WITH AS.2444.	
LEGEND - SYMBOLS & WALLS	
	DOOR NUMBER - REFER SCHEDULE
	WINDOW NUMBER - REFER SCHEDULE
	MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS.1668.2 AND AS.3666
	EXISTING STORMWATER
	EXISTING SEWER
	PROPOSED LEVELS
	PROPOSED LANDSCAPING
	TIMBER / STEEL STUD
	CONCRETE WALL
	BLOCK WALL
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING	
THE BUILDING CODE OF AUSTRALIA & UPDATES AS WELL AS THE S.A. CODES SHALL BE THE MINIMUM STANDARDS OF COMPLIANCE. CHECK COUNCIL STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL CONDITIONS.	
ADDITIONAL SIGNAGE REQUIRED TO ALL DOORWAYS PROVIDED WITH AN ILLUMINATED EXIT SIGN - SIGNAGE TO BE COLOUR CONTRASTING AND IN BRAILLE STATE THAT THE DOOR IS AN EXIT DOOR AND WHICH LEVEL THE OCCUPANT IS LOCATED ON.	
PROVIDE 30% LUMINANCE CONTRAST TO DOORWAYS ON ACCESSIBLE PATH OF TRAVEL IN ACCORDANCE WITH AS1428.1-2009 CLAUSE13 WITH 850MM CLEAR WIDTH (920MM DOOR LEAF) AND 0 LEVER HARDWARE 900-1100MM ABOVE FFL.	
ALLOW FOR FALL ARRESTOR ANCHOR POINTS AND LADDER DOOR TO AUSTRALIAN STANDARD	
ALL DIMENSIONS TO STRUCTURAL ELEMENTS ONLY REFER SHEET 1-02 FOR ALL WALL TYPE DETAILS	

Roofing materials are to be pre coloured and non-reflective.
Glazing treatment must use non-reflective materials/products.



WATERPROOFING OF WET AREAS

(a) BUILDING ELEMENTS IN WET AREAS IN CLASS 2 & 3 BUILDINGS AND CLASS 4 PARTS OF BUILDINGS MUST BE WATER-RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740.

(b) IN A CLASS 5, 6, 7, 8 OR 9 BUILDING, THE BATHROOM OR SHOWER ROOM, SLOP HOPPER OR SINK COMPARTMENT, LAUNDRY OR SANITARY COMPARTMENT MUST BE WATER-RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740 AS IF THEY WERE IN A RESIDENTIAL BLDG.

ENERGY EFFICIENCY

SHOWER ROSES TO BE A MINIMUM OF AAA RATING. WATER CLOSETS TO BE DUAL FLUSH. LIGHTING TO BE FLUORESCENT LIGHTS OR COMPACT FLUORESCENT LIGHTING FOR 80% OF THE AREA OF THE BUILDING. DETAILS TO BE PROVIDED TO THE CERTIFYING AUTHORITY PRIOR TO INSTALLATION.

ENERGY REQUIREMENT

FLOOR	NIL
WALLS	TO ENERGY EFFICIENCY REPORTS DETAIL
ROOF	TO ENERGY EFFICIENCY REPORTS DETAIL

MECHANICAL VENTILATION

MECHANICAL VENTILATION SYSTEM COMPLYING WITH AS 1668.1, AS 1668.2 AND AS 3666 SHALL BE PROVIDED IN ACCORDANCE WITH THE MECHANICAL VENTILATION CONSULTANTS DETAILS TO REQUIRED ROOMS.

NOTE: SEE HYDRAULIC CONSULTANTS' DESIGN FOR DOWNPIPE AND STORMWATER DISCHARGE

FIRE SERVICES, EMERGENCY LIGHTING AND SMOKE ALARM LEGEND

ALL LUMINAIRES TO BE COMPLIANT WITH AS/NZ 2293.8 & THE B.C.A. REFER TO ELECTRICAL CONSULTANTS DOCUMENTATION FOR FURTHER DETAIL/CLARIFICATION.

	3.2W LED SINGLE SIDED MAINTAINED JUMBO EXIT LUMINAIRE (IN WAREHOUSE ONLY) 40m D6.3/E6.3 2.7W LED SINGLE SIDED MAINTAINED EXIT LUMINAIRE (OFFICE AREA) E2.5/E2
	1 x 36W LED BATTEN CHAIN SUSP. EMERG. LIGHT (INTERNAL) 1 x 36W LED SURFACE MOUNTED WEATHER RESISTANT EMERG. LIGHT (EXTERNAL) D40 / D40
	1.3W LED NON MAINTAINED RECESSED EMERG. LIGHT D40/D40
	FIRE HOSE REEL - 36 METRES, 100mm CLEARANCE ALL ROUND. INSTALLED IN ACCORDANCE WITH AS 2441

NOTE: FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH B.C.A. E1.6 AND SELECTED, LOCATED AND DISTRIBUTED IN ACCORDANCE WITH AS 2444.

LEGEND - SYMBOLS & WALLS

	DOOR NUMBER - REFER SCHEDULE
	WINDOW NUMBER - REFER SCHEDULE
	MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666
	EXISTING STORMWATER
	EXISTING SEWER
	PROPOSED LEVELS
	PROPOSED LANDSCAPING
	TIMBER / STEEL STUD
	CONCRETE WALL
	BLOCK WALL

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING

THE BUILDING CODE OF AUSTRALIA & UPDATES AS WELL AS THE S.A. A CODES SHALL BE THE MINIMUM STANDARDS OF COMPLIANCE. CHECK COUNCIL STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL CONDITIONS.

ADDITIONAL SIGNAGE REQUIRED TO ALL DOORWAYS PROVIDED WITH AN ILLUMINATED EXIT SIGN - SIGNAGE TO BE COLOUR CONTRASTING AND IN BRAILLE STATE THAT THE DOOR IS AN EXIT DOOR AND WHICH LEVEL THE OCCUPANT IS LOCATED ON.

PROVIDE 30% LUMINANCE CONTRAST TO DOORWAYS ON ACCESSIBLE PATH OF TRAVEL IN ACCORDANCE WITH AS1428.1-2009 CLAUSE13 WITH 850MM CLEAR WIDTH (920MM DOOR LEAF) AND D LEVER HARDWARE 900-1100MM ABOVE FFL.

ALLOW FOR FALL ARRESTOR ANCHOR POINTS AND LADDER DOOR TO AUSTRALIAN STANDARD

ALL DIMENSIONS TO STRUCTURAL ELEMENTS ONLY REFER SHEET 1-02 FOR ALL WALL TYPE DETAILS

1 ROOF PLAN
1-03 1 : 100 @ A1

AMENDED IN RED

By: Chessa Lao
Date: 8 July 2025



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1633
Date: 25 July 2025



REV.	DESCRIPTION	DATE	ISSUED BY
A	DAISSUE	06.05.2025	SM

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE

0 1 2 5 10 Scale 1: 100 @ A1 (1: 200 @ A3)
DRAWN BY: X:\25000-25999\25110- Lot 16 Edison Crescent Yarrabilba\03 DA\DA LOT 16 EDISON CRESNET YARRABILBA_04.06.25.rvt

CHECKED BY: S.E. HARDY
(QBSA LICENCE NUMBER 65539)

IN ASSOCIATION WITH:

BLACK DIAMOND
BUILDING & CONSTRUCTION

R H FRANKLAND & ASSOC. PTY LTD
BUILDING DESIGN & CONSULTING STUDIO

UNIT 1/ 59 LINK DRIVE YATALA
4221 QLD
0408 705 184
mail@rhfrankland.com.au

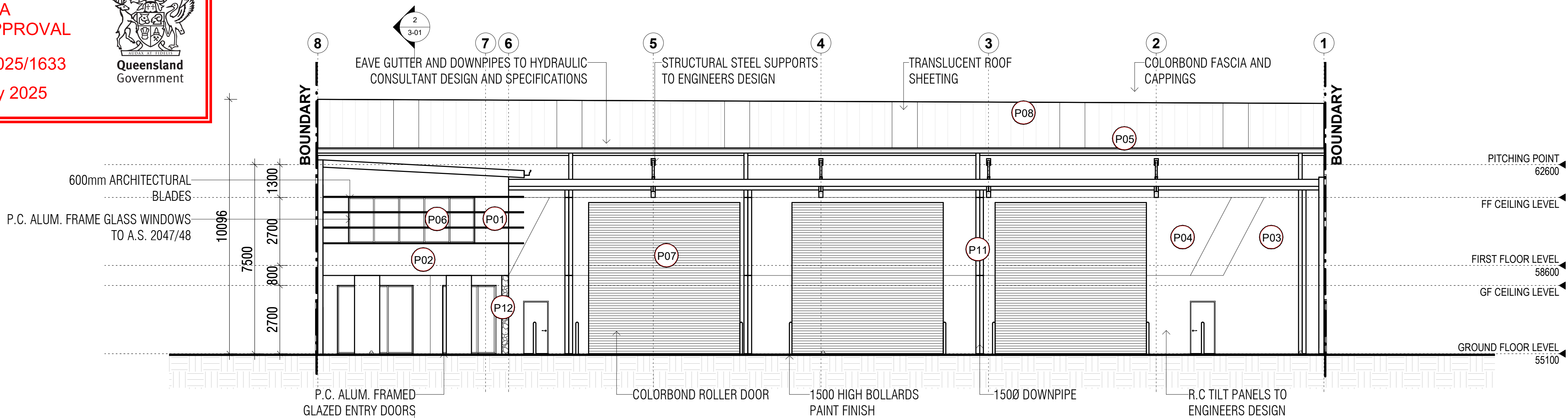
QBA LICENCE NUMBER 065538
ACN 010 013 733
ABN 71 319 441 156
www.rhfrankland.com.au

PROJECT: PROPOSED INDUSTRY BUILDING
ADDRESS: LOT 16 EDISON CRESNET, YARRABILBA

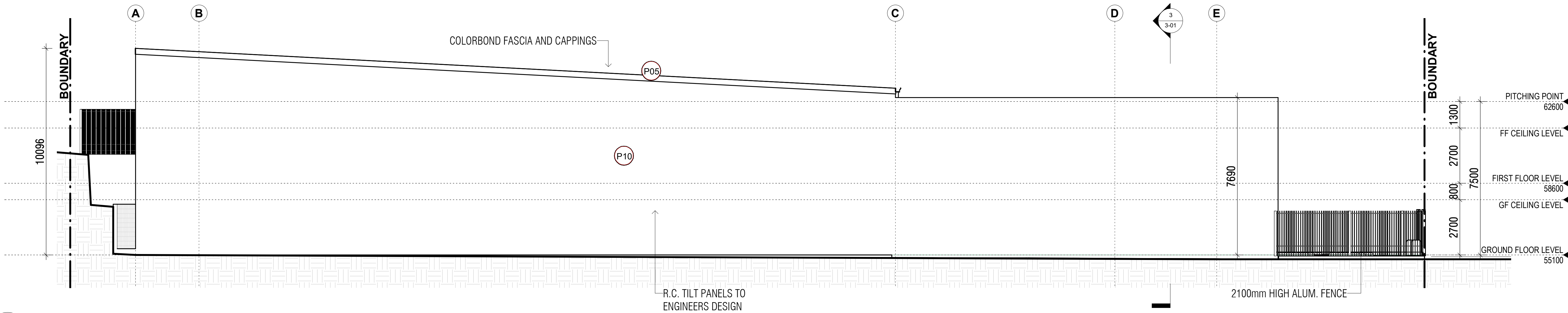
CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION
TITLE: ROOF PLAN

SHEET No. REV.
1-03 A

PROJECT No.
25110



4 EAST ELEVATION
2-01 1 : 100 @ A1



1 SOUTH ELEVATION
2-01 1 : 100 @ A1

EXTERNAL FINISHES LEGEND

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P01			PAINT FINISH DULUX: JARRAH CODE: S14D4	FEATURE OFFICE WALLS
P02			PAINT FINISH DULUX: STONE CROP CODE: S14D7	OFFICE AND INDUSTRY WALLS
P03			PAINT FINISH DULUX: OWL WING CODE: S14D3	FEATURE INDUSTRY WALLS
P04			PAINT FINISH DULUX: WHITE POLAR QUARTER CODE: SW1F2	FEATURE INDUSTRY WALLS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P05			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP CODE: S14D7	GUTTERS, CAPPINGS, STRUCTURAL SUPPORTS
P06			GRD: TINTED GLASS FST: TINTED GLASS FRAME POWDERCOATED COLORBOND: JARRAH	ALL WINDOWS AND ENTRY DOOR
P07			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP	ALL ROLLER DOORS
P08			ZINCALUME ROOF SHEETING WITH TRANSPARENT INSERTS	ALL ROOFS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P09			POWDER COATED FINISH DULUX COLORBOND: MONUMENT CODE: C29	INDUSTRY FENCES
P10			UNPAINTED	BOUNDARY WALLS
P11			PAINTED TO MATCH WALL BEHIND	DOWNPipes
P12			STONE FACADE	FEATURE COLUMN

ALL DIMENSIONS TO BE CHECKED ON SITE BY
CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE
SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY
DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS.
DIMENSIONS TAKE PRECEDENCE OVER SCALING

THE BUILDING CODE OF AUSTRALIA & UPDATES AS WELL
AS THE S.A.A CODES SHALL BE THE MINIMUM
STANDARDS OF COMPLIANCE. CHECK COUNCIL
STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL
CONDITIONS.

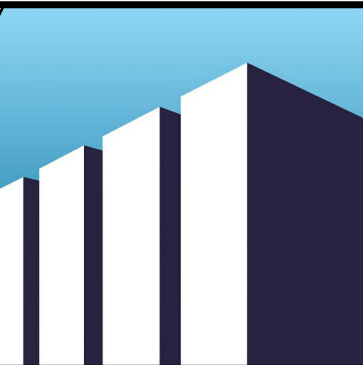
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A	DA ISSUE	06.05.2025	SM
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0 1 2 5 10
Scale 1: 100 @ A1 (1: 200 @ A3)
DRAWN BY:
X:\25000-25999\25110- Lot 16 Edison Crescent Yarrabilba\03 DA\DA LOT 16 EDISON CRESNET YARRABILBA_04.06.25.rvt

CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539)

IN ASSOCIATION WITH:
BLACK DIAMOND BUILDING & CONSTRUCTION



R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO
UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au
QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au

PROJECT: PROPOSED INDUSTRY BUILDING
ADDRESS: LOT 16 EDISON CRESNET, YARRABILBA
CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION
TITLE: ELEVATION

SHEET No.	REV.
2-01	A
PROJECT No.	25110

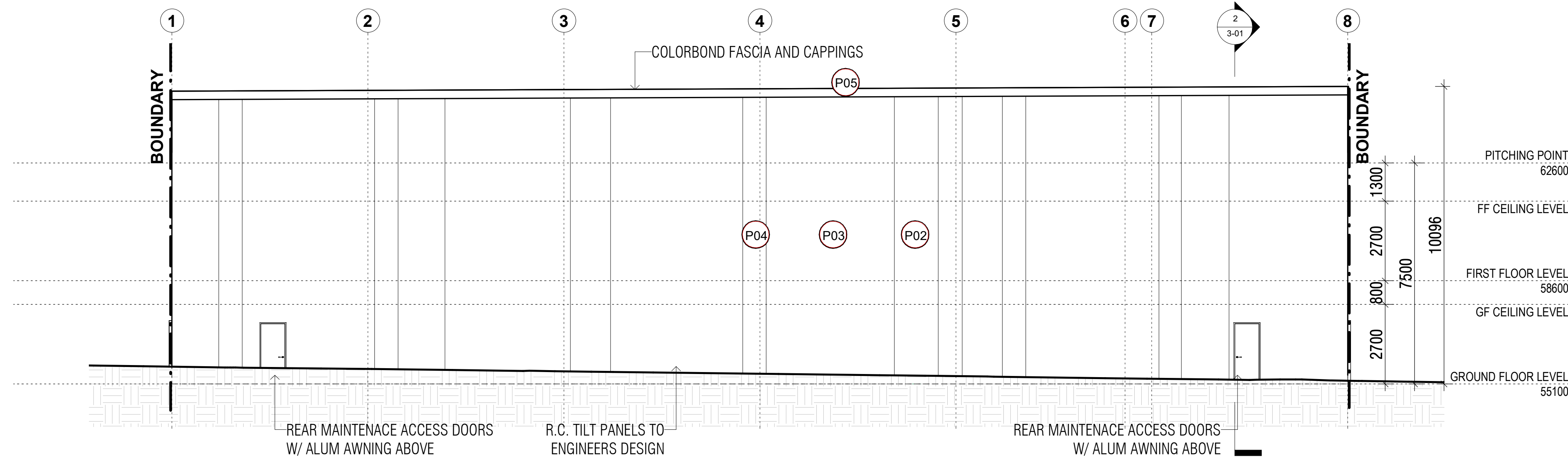
AMENDED IN RED

By: Chessa Lao
Date: 8 July 2025

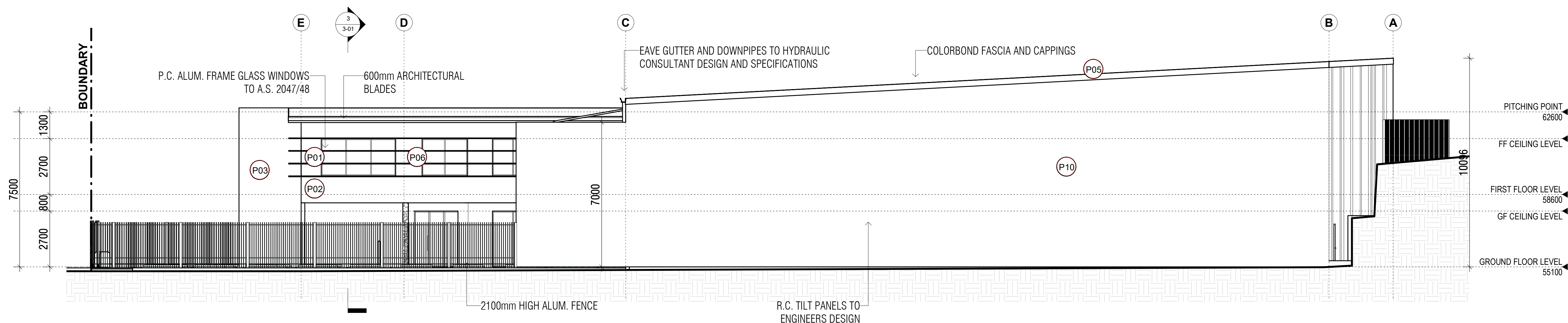


PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/1633
Date: 25 July 2025



4 WEST ELEVATION
2-02 1 : 100 @ A1



1 NORTH ELEVATION
2-02 1 : 100 @ A1

EXTERNAL FINISHES LEGEND

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P01			PAINT FINISH DULUX: JARRAH CODE: S14D4	FEATURE OFFICE WALLS
P02			PAINT FINISH DULUX: STONE CROP CODE: S14D7	OFFICE AND INDUSTRY WALLS
P03			PAINT FINISH DULUX: OWL WING CODE: S14D3	FEATURE INDUSTRY WALLS
P04			PAINT FINISH DULUX: WHITE POLAR QUARTER CODE: SW1F2	FEATURE INDUSTRY WALLS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P05			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP CODE: S14D7	GUTTERS, CAPPINGS, STRUCTURAL SUPPORTS
P06			GRD: TINTED GLASS FST: TINTED GLASS FRAME POWDERCOATED COLORBOND: JARRAH	ALL WINDOWS AND ENTRY DOOR
P07			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP	ALL ROLLER DOORS
P08			ZINCALUME ROOF SHEETING WITH TRANSPARENT INSERTS	ALL ROOFS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P09			POWDER COATED FINISH DULUX COLORBOND: MONUMENT CODE: C29	INDUSTRY FENCES
P10			UNPAINTED	BOUNDARY WALLS
P11			PAINTED TO MATCH WALL BEHIND	DOWNPIPES
P12			STONE FACADE	FEATURE COLUMN

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STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL
CONDITIONS.

Roofing materials are to be pre coloured and non-reflective.
Glazing treatment must use non-reflective materials/products.

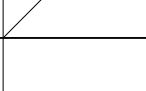
REV. A	DESCRIPTION DA ISSUE	DATE 06.05.2025	ISSUED BY SM	0 1 2 5 10 Scale 1: 100 @ A1 (1: 200 @ A3)	CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539)	IN ASSOCIATION WITH: BLACK DIAMOND BUILDING & CONSTRUCTION	R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au	QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au	PROJECT: PROPOSED INDUSTRY BUILDING ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION TITLE: ELEVATION	SHEET No. REV. 2-02 A PROJECT No. 25110
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE				DRAWN BY: Author X:\25000-25999\25110- Lot 16 Edison Crescent Yarrabilba\03 DA\DA LOT 16 EDISON CRESENT YARRABILBA_04.06.25.rvt THE WORK DESCRIBED ON THIS DRAWING IS COVERED BY COPYRIGHT AND IS APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE NOR BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF R H FRANKLAND. THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, R H FRANKLAND WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.						



AMENDED IN RED

EXTERNAL FINISHES LEGEND

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P05			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP CODE: S14D7	GUTTERS, CAPPINGS, STRUCTURAL SUPPORTS
P06			GRD: TINTED GLASS FST: TINTED GLASS FRAME POWDERCOATED COLORBOND: JARRAH	ALL WINDOWS AND ENTRY DOOR
P07			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP	ALL ROLLER DOORS
P08			ZINCALUME ROOF SHEETING PRE-COLOURED NON REFLECTIVE WITH TRANSPARENT INSERTS	ALL ROOFS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P09			POWDER COATED FINISH DULUX COLORBOND: MONUMENT CODE: C29	INDUSTRY FENCES
P10			UNPAINTED	BOUNDARY WALLS
P11			PAINTED TO MATCH WALL BEHIND	DOWNPIPES
P12			STONE FACADE	FEATURE COLUMN

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING

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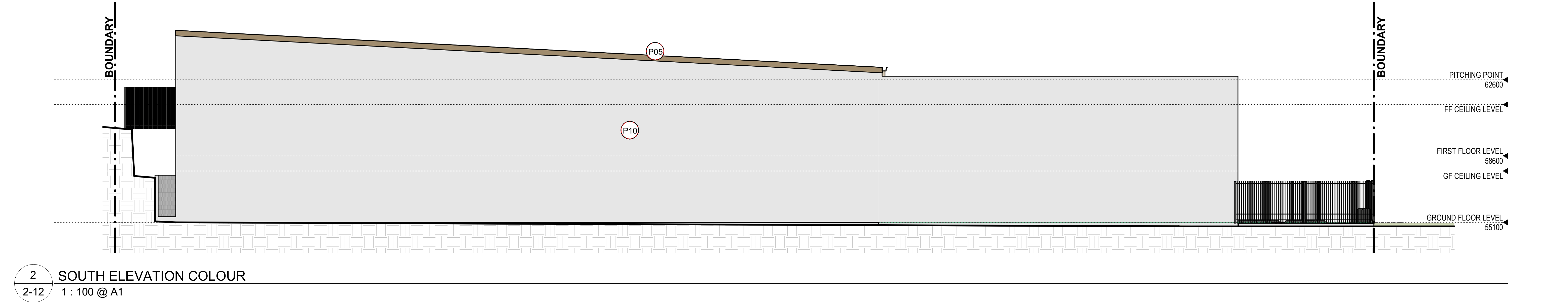
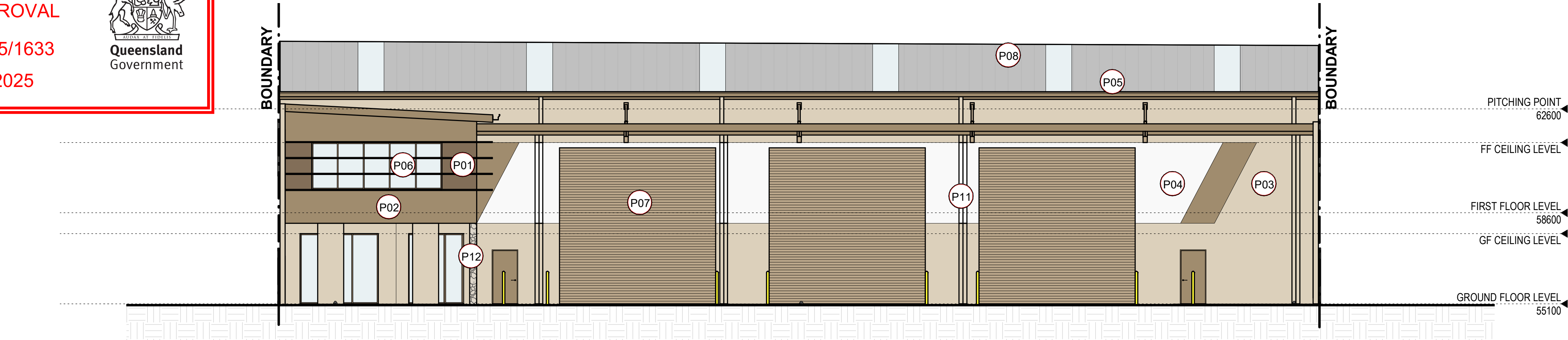
DRAWN BY:	Author
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CHECKED BY: S.E. HARDY
(QBSA LICENCE NUMBER 65539)

IN ASSOCIATION WITH:

R H FRANKLAND & ASSOC. PTY LTD
BUILDING DESIGN & CONSULTING STUDIO

PROJECT: PROPOSED INDUSTRY BUILDING



EXTERNAL FINISHES LEGEND

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P01			PAINT FINISH DULUX: JARRAH CODE: S14D4	FEATURE OFFICE WALLS
P02			PAINT FINISH DULUX: STONE CROP CODE: S14D7	OFFICE AND INDUSTRY WALLS
P03			PAINT FINISH DULUX: OWL WING CODE: S14D3	FEATURE INDUSTRY WALLS
P04			PAINT FINISH DULUX: WHITE POLAR QUARTER CODE: SW1F2	FEATURE INDUSTRY WALLS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P05			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP CODE: S14D7	GUTTERS, CAPPINGS, STRUCTURAL SUPPORTS
P06			GRD: TINTED GLASS FST: TINTED GLASS FRAME POWDERCOATED COLORBOND: JARRAH	ALL WINDOWS AND ENTRY DOOR
P07			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP	ALL ROLLER DOORS
P08			ZINCALUME ROOF SHEETING WITH TRANSPARENT INSERTS	ALL ROOFS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P09			POWDER COATED FINISH DULUX COLORBOND: MONUMENT CODE: C29	INDUSTRY FENCES
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P11			PAINTED TO MATCH WALL BEHIND	DOWNPIPES
P12			STONE FACADE	FEATURE COLUMN

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AMENDED IN RED

By: Chessa Lao

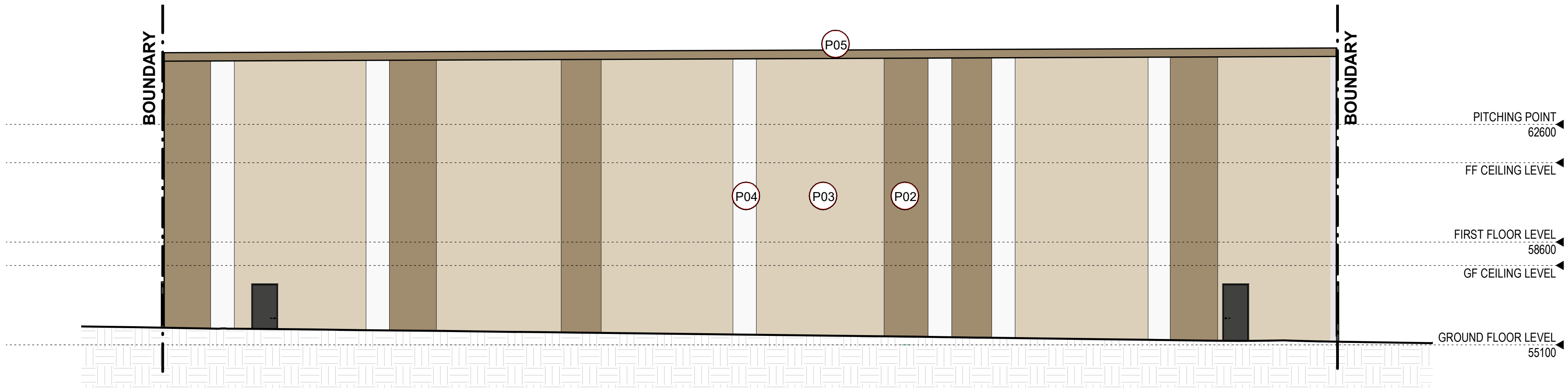
Date: 8 July 2025



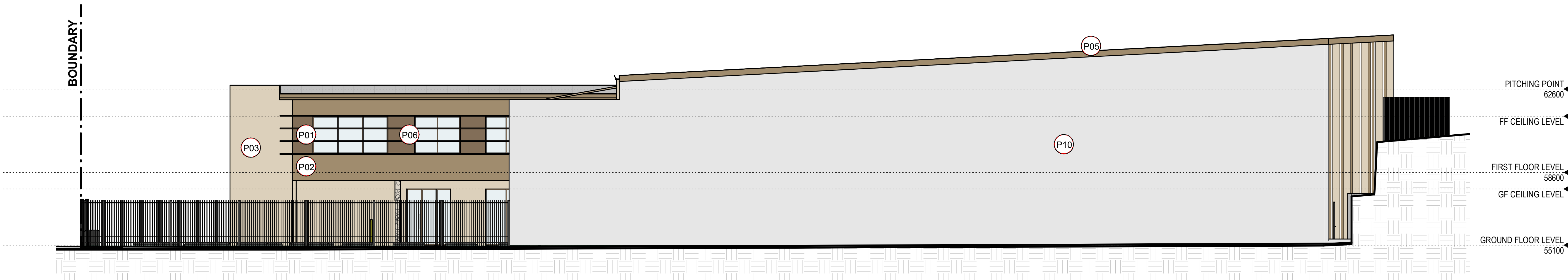
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1633

Date: 25 July 2025



1 WEST ELEVATION COLOUR
1 : 100 @ A1



2 NORTH ELEVATION COLOUR
1 : 100 @ A1

EXTERNAL FINISHES LEGEND

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P03			PAINT FINISH DULUX: OWL WING CODE: S14D3	FEATURE INDUSTRY WALLS
P04			PAINT FINISH DULUX: WHITE POLAR QUARTER CODE: SW1F2	FEATURE INDUSTRY WALLS

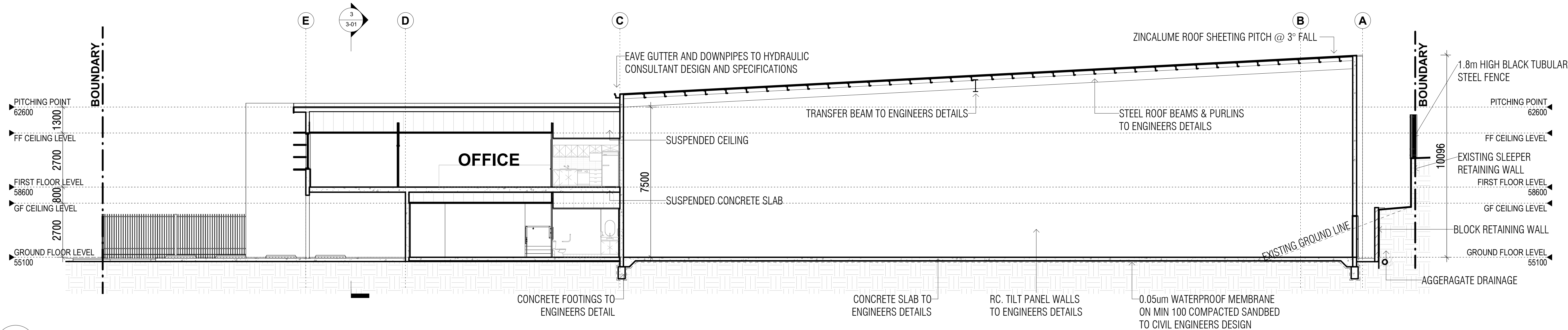
REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P05			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP CODE: S14D7	GUTTERS, CAPPINGS, STRUCTURAL SUPPORTS
P06			GRD: TINTED GLASS FST: TINTED GLASS FRAME POWDERCOATED COLORBOND: JARRAH	ALL WINDOWS AND ENTRY DOOR
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REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
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2 TYPICAL SECTION
3-01 1 : 100 @ A1

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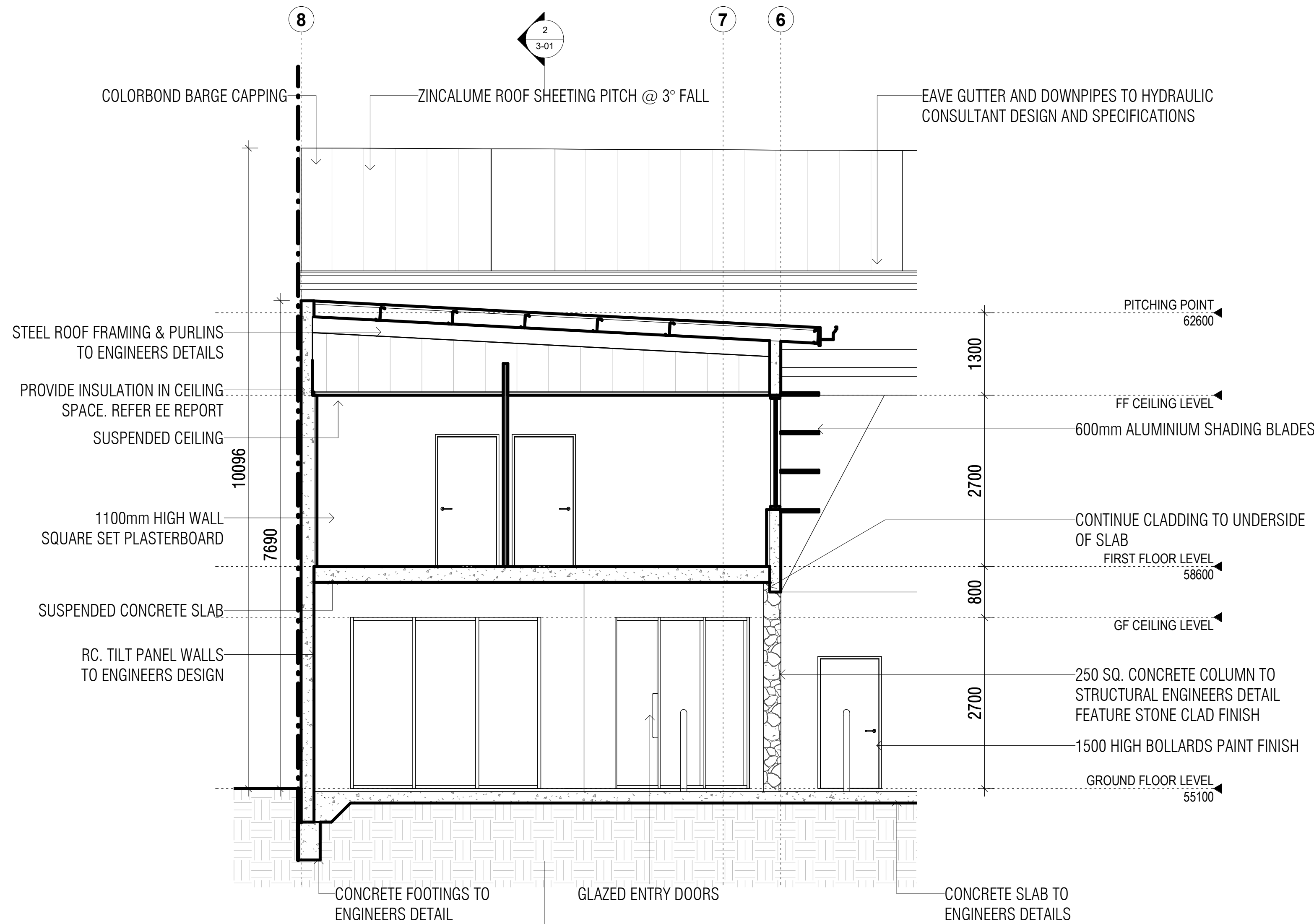
AMENDED IN RED

By: Chessa Lao
Date: 8 July 2025



PLANS AND DOCUMENTS
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Approval no: DEV2025/1633
Date: 25 July 2025



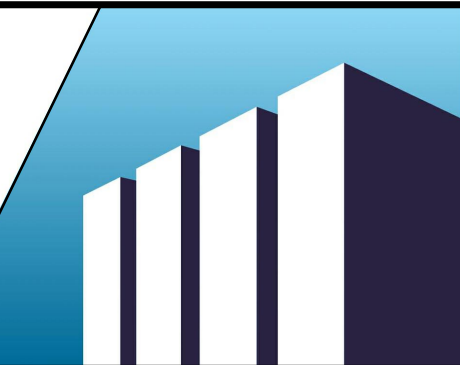
3 OFFICE SECTION
3-01 1 : 50 @ A1

REV.	DESCRIPTION	DATE	ISSUED BY
A	DA ISSUE	06.05.2025	SM
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE			

0 1 2 5 10
Scale 1: 100 @ A1 (1: 200 @ A3)
DRAWN BY: Author
X:\25000-25999\25110- Lot 16 Edison Crescent Yarrabilba\03 DA\DA LOT 16 EDISON CRESNT YARRABILBA_04.06.25.rvt

CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539)

IN ASSOCIATION WITH:
BLACK DIAMOND BUILDING & CONSTRUCTION



R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO
UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au
QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au

PROJECT: PROPOSED INDUSTRY BUILDING
ADDRESS: LOT 16 EDISON CRESNT, YARRABILBA
CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION
TITLE: SECTION

SHEET No.	REV.
3-01	A
PROJECT No.	25110