WORKING DRAWING

Attention: Client	BLACK DIAMOND BUILDING & CONSTRUCTION
Project	LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207
Number	25-028

Medium : P-Prints T-Transparency D-Disk E-Email

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

																CURRENT ISSUE
Day	07	21														
Month	05	05														
Year	25	25														
Medium	E	E														
Purpose	P	BA														
Issued By : Initials	KS	ATM														
No.	**Drawing Name**															
0.00	COVER PAGE	1	2													2
0.01	GENERAL NOTES 1	1														1
0.02	GENERAL NOTES 2	1														1
0.03	EXISTING SURVEY PLAN		1													1
0.04	OVERALL SITE PLAN	1	3													3
0.05	AREA CALCULATION	1														1
0.06	TUA CALCULATION	1														1
1.01	OVERALL GROUND FLOOR	1														1
1.02	DETAILED FIRST FLOOR	1														1
1.05	SLAB SETOUT		1													1
1.11	ROOF PLAN	1														1
1.21	DETAILED ELEVATIONS	1														1
1.22	DETAILED ELEVATIONS	1														1
1.31	SECTIONS	1														1
4.01	STANDARD DETAILS 1	1														
4.02	STANDARD DETAILS 2	1														
4.11	TYPICAL STAIR DETAILS	1														1
4.21	TYPICAL INTERNAL ELEVATIONS		1													1
4.22	TYPICAL INTERNAL ELEVATIONS		1													1
5.01	WINDOW &DOOR SCHEDULE		1													1
6.01	ARTIST IMPRESSIONS	1														1
6.02	ARTIST IMPRESSIONS	1														1
6.03	ARTIST IMPRESSIONS	1														1
6.04	ARTIST IMPRESSIONS	1														1

ARTIST IMPRESSION ONLY - SUBJECT

PROPOSED WAREHOUSE DEVELOPMENT
AT
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207
BY

ATP DESIGN STUDIO

IN ASSOSCIATION WITH

BLACK DIAMOND BUILDING & CONSTRUCTION

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government

REV.	DATE	COMMENT
2	21.05.25	BA ISSUE
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS THESE DRAWINGS 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 ANDREW PENNYCUCK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

0.00

DRAWING NAME
COVER PAGE

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.J. PENNYCUCK

DRAWN BY	SHEET NUMBER
ATP	0.00
DATE	CURRENT REV.
21.05.25	ISSUE 2
SCALE	PROJECT No.
1 : 1	25-028

DEVELOPMENT SUMMARY

LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

SITE AREA: 2,169.5 m²

SITE COVERAGE
PROPOSED BUILDING SITE COVER: 1,154.5 m²
53 %

OVERALL TOTAL: **1,460.46 m² (67%)**

PARKING REQUIRED
GFA = 1460.46 m²

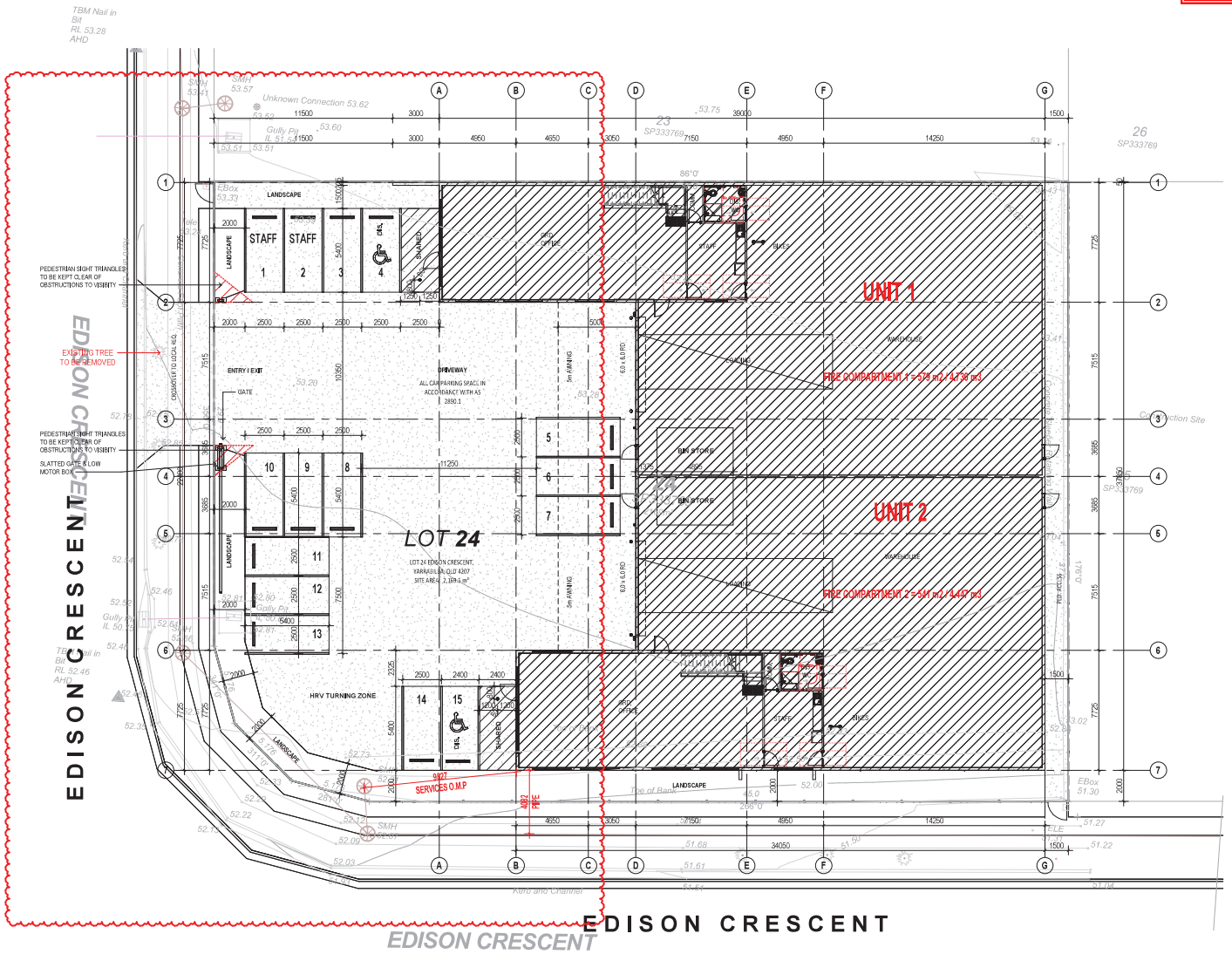
1/100 m2		9.6
REQUIRED	=	14.6 (15)
PROVIDED	=	15

BIKE PARKING
1 PER 5 CARS
REQUIRED: 3
PROVIDED: 4

AMENDED IN RED
By: Ali Rizayee
Date: 23 July 2025
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1650
Date: 7 August 2025
Queensland Government

Removed street tree(s) to be replaced and to comply with *Logan Planning Scheme 2015*, Schedule 6, SC6.2.5 Infrastructure, Standard specification No. 2 (Landscaping) 2015, section 6.3.3 Tree Planting



OVERALL SITE PLAN
1 : 150

SCALE: 500 @ A3 (SCALE: 250 @ A1)

SITE AREA	Acreage
2170 m²	
O/ALL SITE COVERAGE	
0 m²	
COVENANT APPLICABLE	

TRUE NORTH

EARTHWORKS

PA	0.000	AHD
CU	?	
FIL	?	
MAIN	0.000	AHD

REV.	DATE	COMMENT
3	21.05.25	BA ISSUE
2	15.05.25	TP COMMENTS
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS THESE DRAWINGS IS COVERED BY THE COPYRIGHT ACT AND APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE NOR BE REPRODUCED OR DISPLAYED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS AND ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

0.04

DRAWING NAME
OVERALL SITE PLAN

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.J. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	0.04
DATE	CURRENT REV.
21.05.25	ISSUE 3
SCALE	PROJECT No.
As indicated	25-028

DEVELOPMENT SUMMARY

LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

SITE AREA: 2,169.5 m²

SITE COVERAGE
PROPOSED BUILDING SITE COVER: 1,154.5 m²
53 %

OVERALL TOTAL: **1,460.46 m² (67%)**

PARKING REQUIRED
GFA = 1460.46 m²

1/100 m2		9.6
REQUIRED	=	14.6 (15)
PROVIDED	=	15

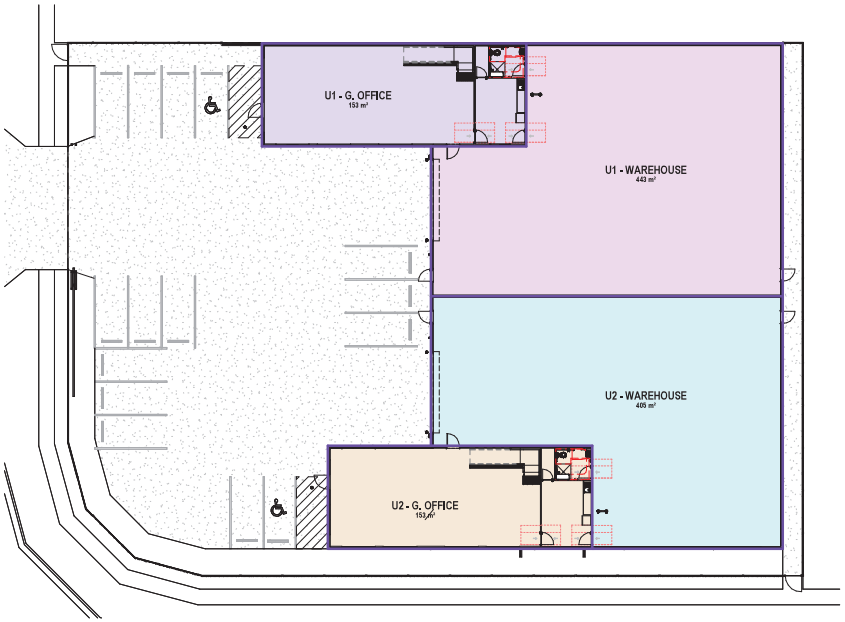
BIKE PARKING
1 PER 5 CARS
REQUIRED: 3
PROVIDED: 4

GROSS BUILDING AREA

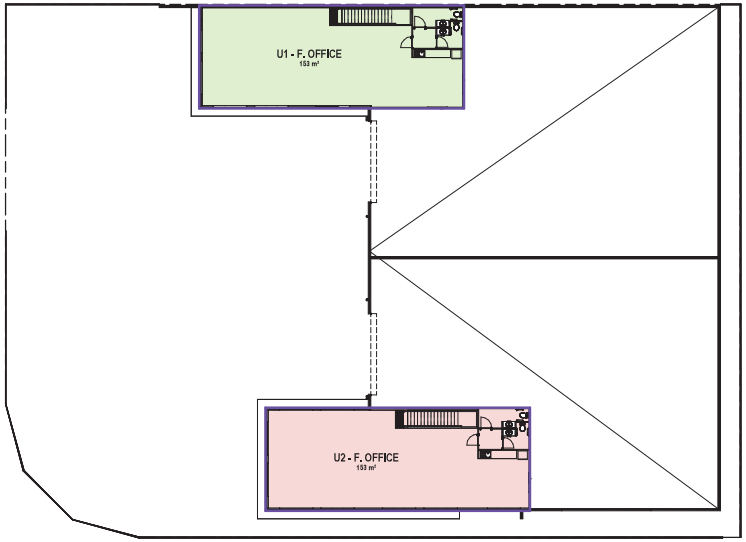
GFA - UNIT 1	
Name	Area
U1 - WAREHOUSE	443.44 m²
U1 - G. OFFICE	152.96 m²
U1 - F. OFFICE	152.95 m²
TOTAL	749.35 m²

GFA - UNIT 2	
Name	Area
U2 - WAREHOUSE	405.20 m²
U2 - G. OFFICE	152.96 m²
U2 - F. OFFICE	152.96 m²
TOTAL	711.11 m²

OVERALL TOTAL: **1,460.46 m2**



GROUND FLOOR
1 : 200



FIRST FLOOR
1 : 200

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED ON THIS THESE DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

0.05

DRAWING NAME
AREA CALCULATION

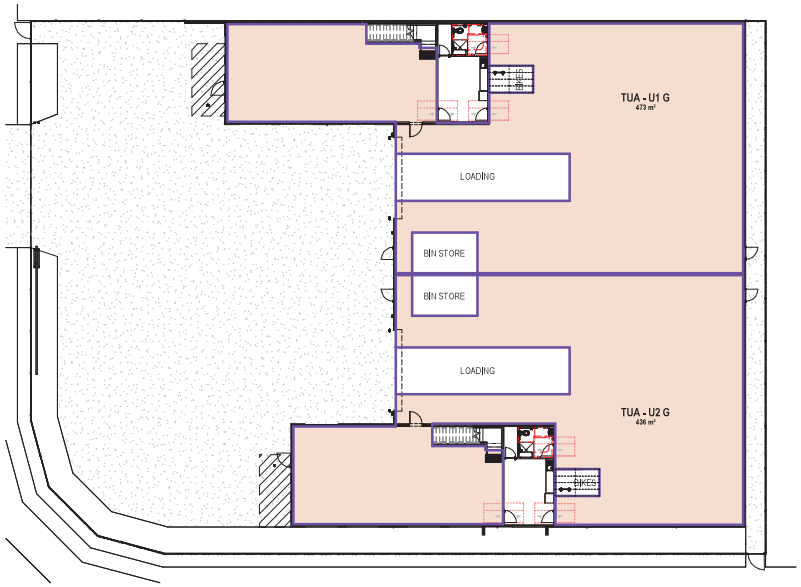
PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

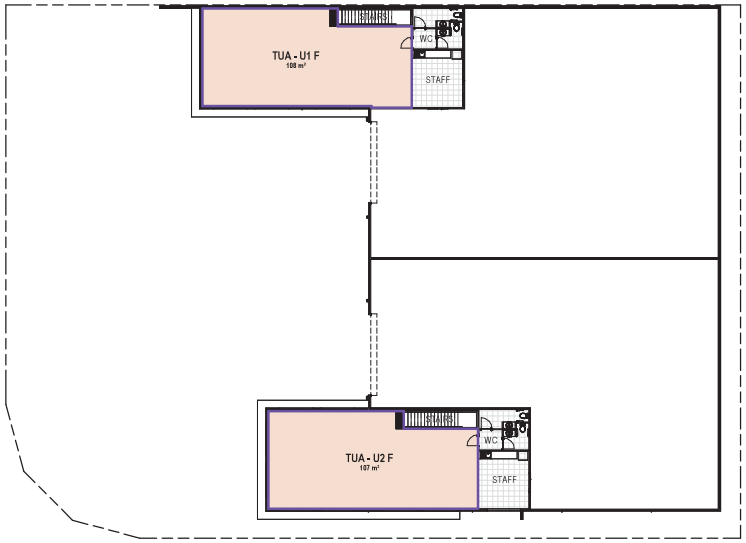
(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	0.05
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
As indicated	25-028

TUA TOTAL	
Name	Area
TUA - U1 G	473 m²
TUA - U2 G	436 m²
	909 m²
TUA - U1 F	108 m²
TUA - U2 F	107 m²
	215 m²
TOTAL	1124 m²



GROUND FLOOR
1 : 200



FIRST FLOOR
1 : 200

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government

REV.	DATE	COMMENT
1	07.05.25	PRELIM BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED ON THIS THESE DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

0.06

DRAWING NAME
TUA CALCULATION

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	0.06
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
1 : 200	25-028

LEGEND - WALLS & SYMBOLS

- BLOCK WALL
- CONCRETE WALL
- TIMBER / STEEL STUD
- DOOR NUMBER - REFER SCHEDULE
- WINDOW NUMBER - REFER SCHEDULE
- PROPOSED LEVELS
- PROPOSED LANDSCAPING

NOTE:

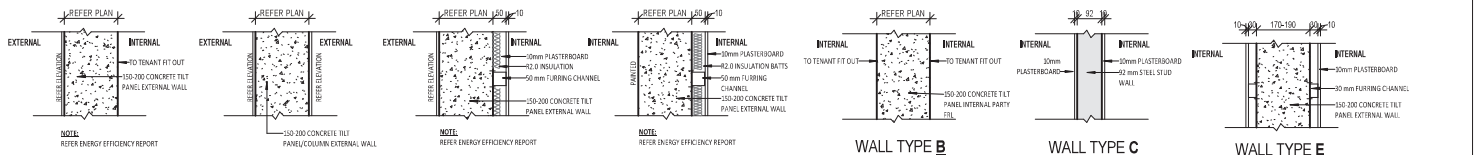
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING

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.

ENERGY REQUIREMENT

FLOOR	N/L
WALLS	R2 INSULATION
ROOF	R3.5 ANTICON INSULATION BLANKET

LEGEND - WALLS TYPES &

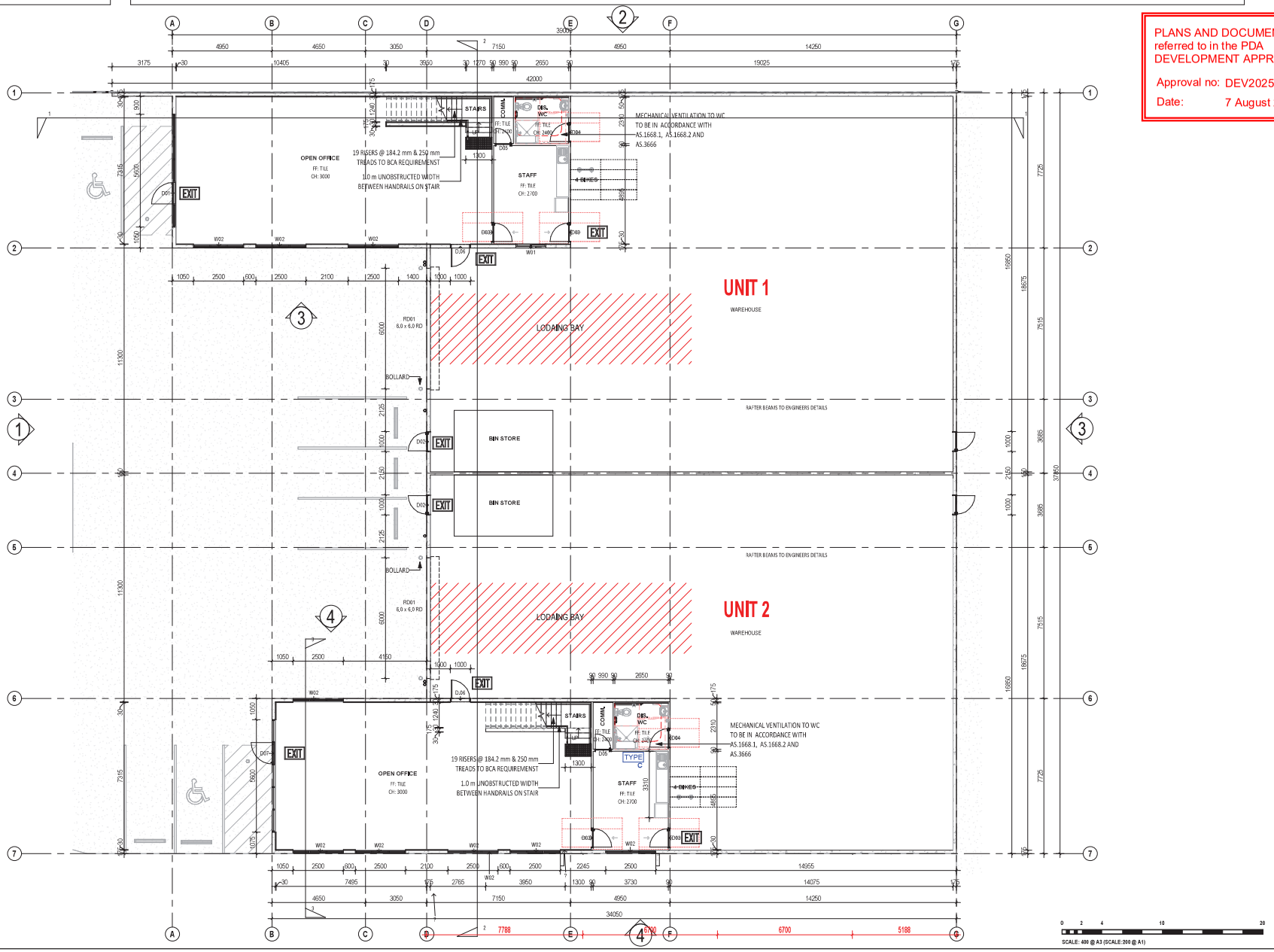


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government



SCALE: 400 @ A3 (SCALE: 200 @ A1)

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS THESE DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

1.01

DRAWING NAME
OVERALL GROUND FLOOR

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.J. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	1.01
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
As indicated	25-028

LEGEND - WALLS & SYMBOLS

- BLOCK WALL
- CONCRETE WALL
- TIMBER / STEEL STUD
- DOOR NUMBER - REFER SCHEDULE
- WINDOW NUMBER - REFER SCHEDULE
- PROPOSED LEVELS
- PROPOSED LANDSCAPING

NOTE:

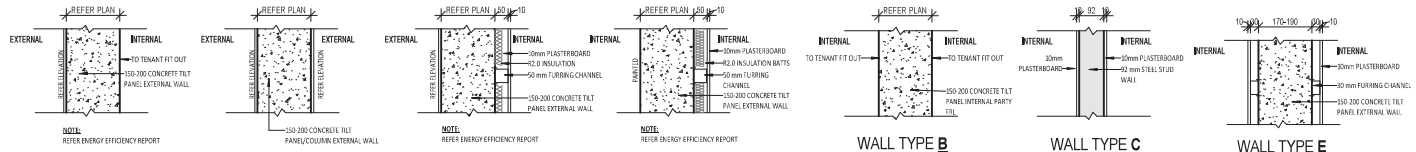
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING

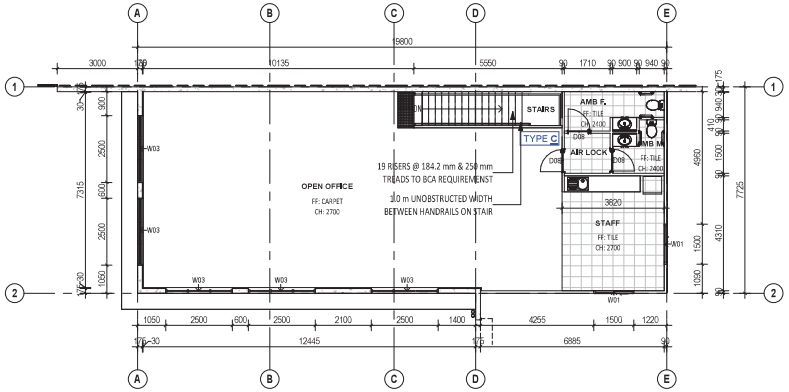
THE BUILDING CODE OF AUSTRALIA & UPDATES AS WELL AS THE S.A.A CODES SHALL BE THE MINIMUM STANDARDS OF COMPLIANCE. CHECK COUNCIL STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL CONDITIONS.

ENERGY REQUIREMENT

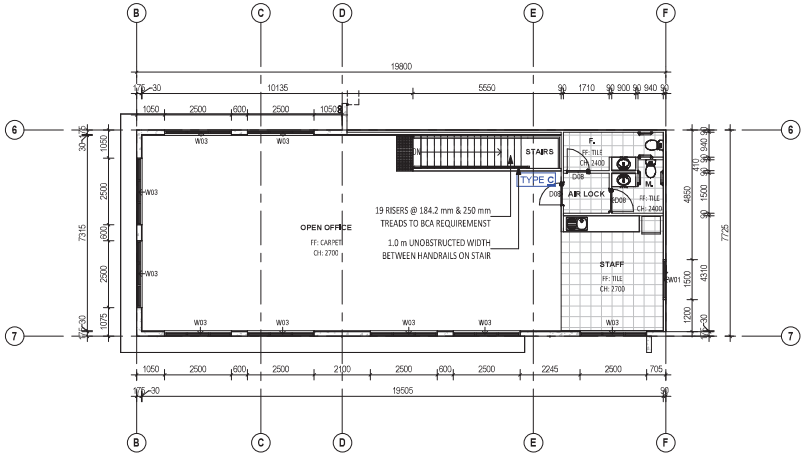
FLOOR	N/L
WALLS	R2 INSULATION
ROOF	R3.5 ANTICON INSULATION BLANKET

LEGEND - WALLS TYPES &





U1 FIRST FLOOR
1 : 100



U2 FIRST FLOOR
1 : 100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government

0 1 2 5 10

SCALE: 200 @ A3 (SCALE: 100 @ A1)

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS THESE DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

1.02

DRAWING NAME
DETAILED FIRST FLOOR

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	1.02
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
As indicated	25-028

LEGEND - WALLS & SYMBOLS

- BLOCK WALL
- CONCRETE WALL
- TIMBER / STEEL STUD
- EMERGENCY LIGHTING
- EXIT — EMERGENCY EXIT LIGHTING

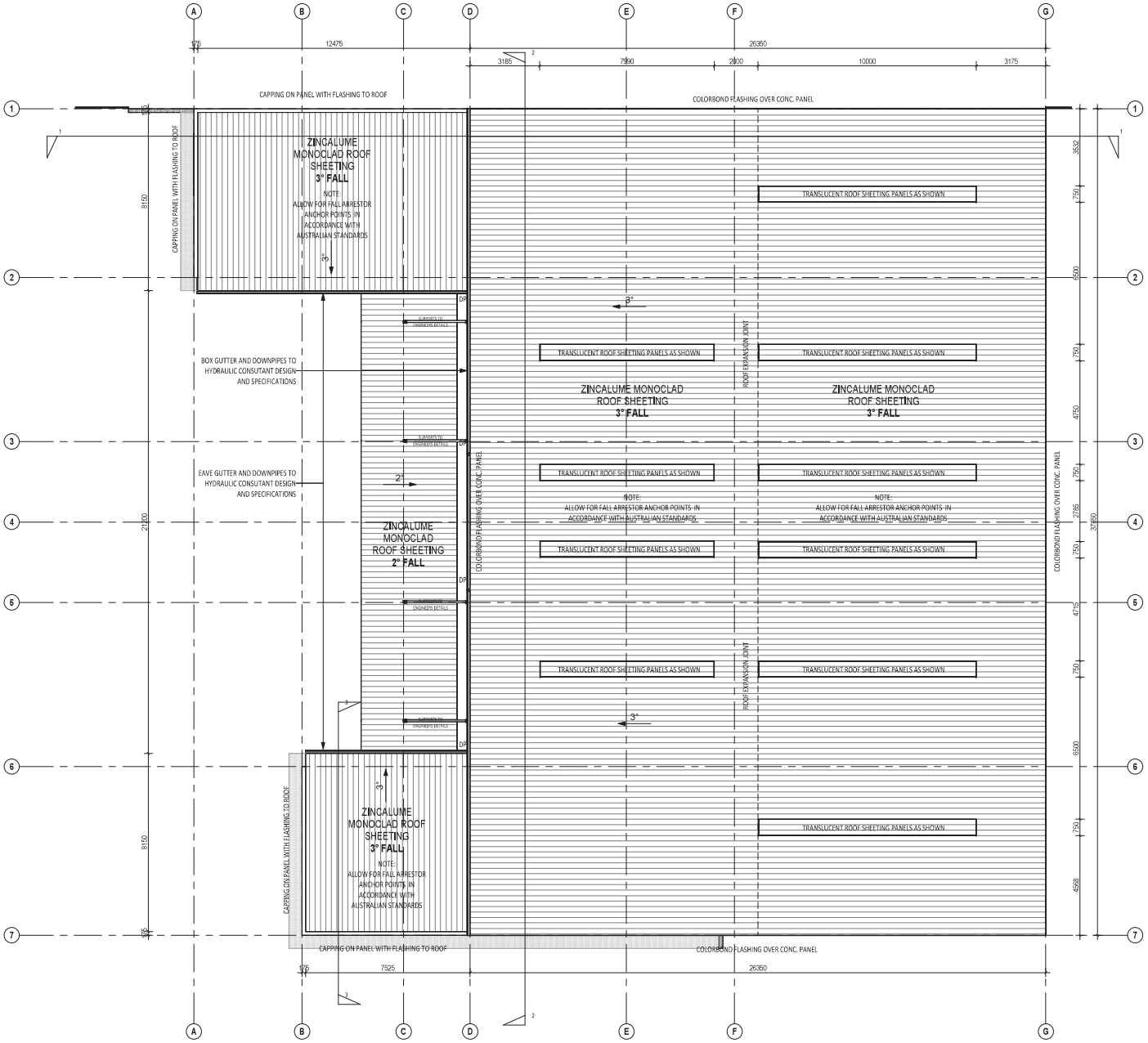
NOTE:

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.

ENERGY REQUIREMENT

FLOOR	NIL
WALLS	R2 INSULATION
ROOF	R3.5 ANTICON INSULATION BLANKET



ROOF PLAN
1 : 100

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government

AMENDED IN RED

By: Ali Rizayee

Date: 23 July 2025

Queensland Government

0 2 4 10 20

SCALE: 400 @ A3 (SCALE:200 @ A1)

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED ON THIS THESE DRAWINGS IS COVERED COPYRIGHT AND 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

1.11

DRAWING NAME
ROOF PLAN

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

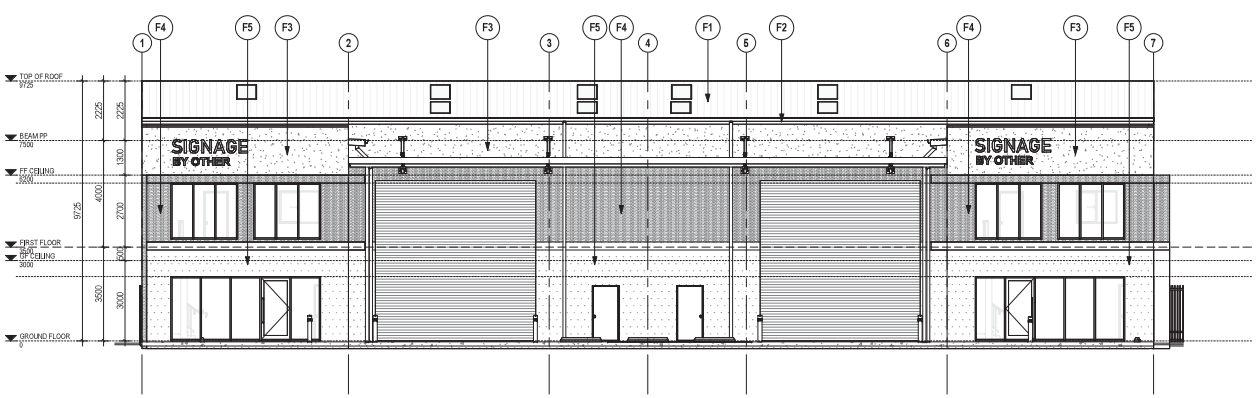
DRAWN BY	SHEET NUMBER
ATP	1.11
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
As indicated	25-028

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

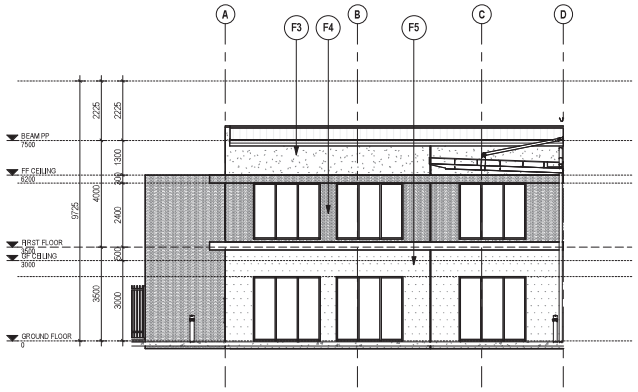
Approval no: DEV2025/1650

Date: 7 August 2025

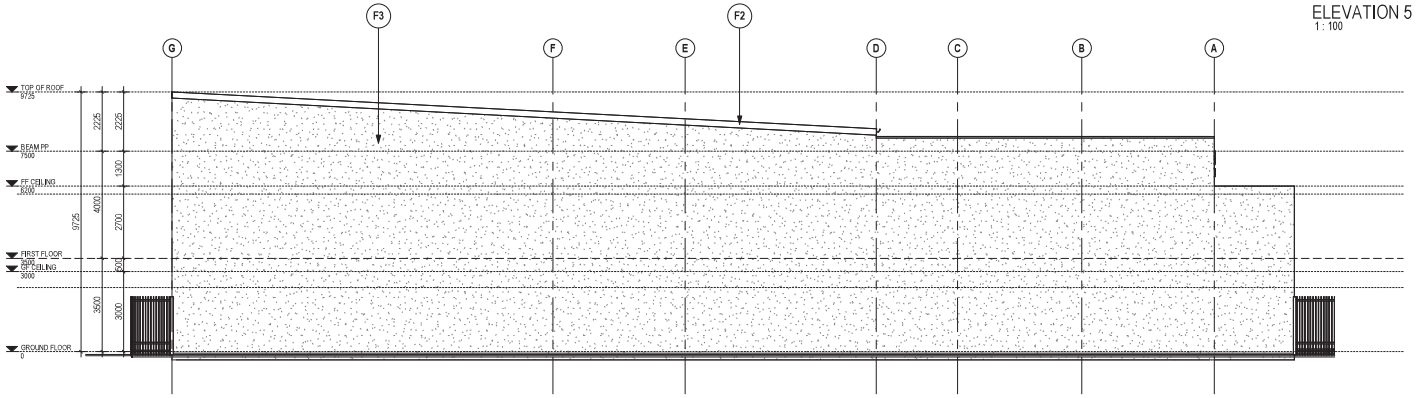
Queensland Government



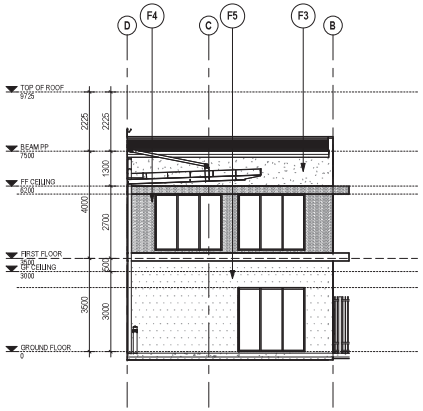
ELEVATION 1
1 : 100



ELEVATION 5
1 : 100



ELEVATION 2
1 : 100



ELEVATION 6
1 : 100

FINISHES - EXTERNAL SCHEME		
TAG	ELE. REF.	DESCRIPTION
F1		ROOF: ZINCALUME MONOCLAD ROOF SHEETING **3° FALL** COLOUR: COLORBOND - SHALE GREY
F2		FASCIA, GUTTER, FLASHING &CAPPING: POWDER COATED FINISH COLOUR: COLORBOND - SHALE GREY
F3		FINISH 1 PAINT: DULUX: LEXICON
F4		FINISH 2 PAINT: COLORBOND - MONUMENT

FINISHES - EXTERNAL SCHEME		
TAG	ELE. REF.	DESCRIPTION
F5		FINISH 3 PAINT: DULUX: COLORBOND - SHALE GREY
F6		FINISH 4 PAINT: YELLOW
F7		ROLLER SHUTTER DOOR COLOUR: COLORBOND - MONUMENT
F8		UNFINISHED WALLS

BUILDING ELEMENTS	
TAG	DESCRIPTION
A	50 x 100mm ALUMINUM BATTEN SCREEN DULUX: LEXICON
B	100 x 200mm ALU. HOOD COLORBOND - MONUMENT
C	EXTERNAL DOORS COLOUR: COLORBOND - SHALE GREY
HJ	HORIZONTAL PANEL REBATE TO DETAILERS DETAILS

FINISHES & COLOURS		
F3 A	F1 F2 F4 C	F5 B
F6		

NOTE:

- THE BUILDING CODE OF AUSTRALIA (B.C.A.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUST. (AS.) CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.
- CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPLIED VIDE TITLE.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.
- THE BUILDING MATERIALS FOR EXTERNAL WALLS MIST NOT BE NON-COMBUSTIBLE

0 1,5 3 7,5 15

SCALE: 300 @ A3 (SCALE: 150 @ A1)

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 849 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED ON THIS THESE DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

1.21

DRAWING NAME

DETAILED ELEVATIONS

PROJECT

PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS

LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

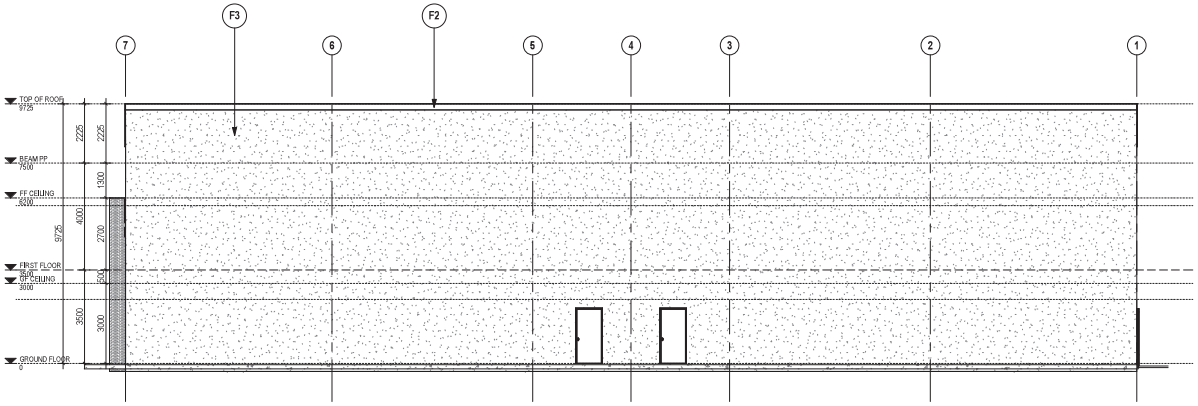
DRAWN BY	SHEET NUMBER
ATP	1.21
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
1 : 100	25-028

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

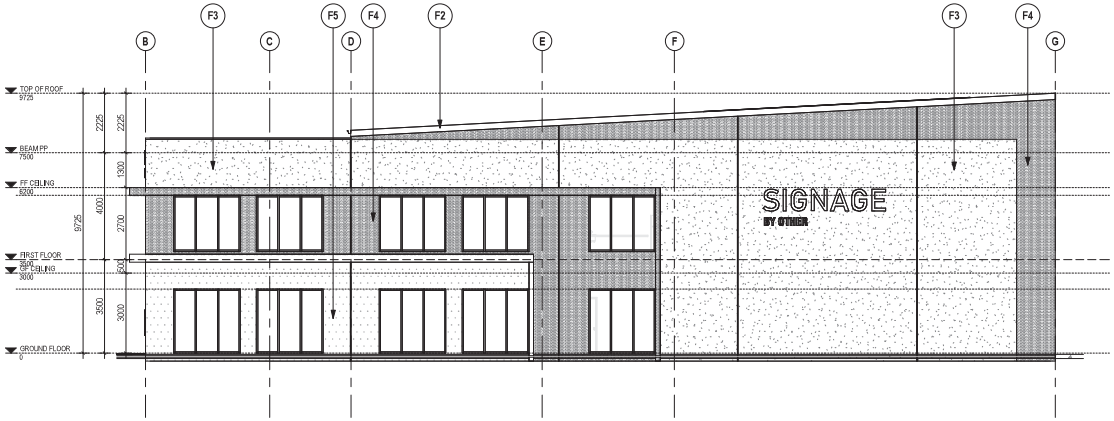
Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government



ELEVATION 3
1 : 100



ELEVATION 4
1 : 100

FINISHES - EXTERNAL SCHEME		
TAG	ELE. REF.	DESCRIPTION
F1		ROOF: ZINCALUME MONOCLAD ROOF SHEETING **3° FALL** COLOUR: COLORBOND - SHALE GREY
F2		FASCIA, GUTTER, FLASHING &CAPPING: POWDER COATED FINISH COLOUR: COLORBOND - SHALE GREY
F3		FINISH 1 PAINT: DULUX: LEXICON
F4		FINISH 2 PAINT: COLORBOND - MONUMENT

FINISHES - EXTERNAL SCHEME		
TAG	ELE. REF.	DESCRIPTION
F5		FINISH 3 PAINT: DULUX: COLORBOND - SHALE GREY
F6		FINISH 4 PAINT: YELLOW
F7		ROLLER SHUTTER DOOR COLOUR: COLORBOND - MONUMENT
F8		UNFINISHED WALLS

BUILDING ELEMENTS	
TAG	DESCRIPTION
A	50 x 100mm ALUMINUM BATTEN SCREEN DULUX: LEXICON
B	100 x 200mm ALU. HOOD COLORBOND - MONUMENT
C	EXTERNAL DOORS COLOUR: COLORBOND - SHALE GREY
HJ	HORIZONTAL PANEL REBATE TO DETAILERS DETAILS

FINISHES & COLOURS		
F3 A	F1 F2 F4 C	F5 B
F6		

NOTE:

- THE BUILDING CODE OF AUSTRALIA (B.C.A.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUST. (AS.) CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.
- CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPILED VIDE TITLE.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.
- THE BUILDING MATERIALS FOR EXTERNAL WALLS MIST NOT BE NON-COMBUSTIBLE

0 1,5 3 7,5 15

SCALE: 300 @ A3 (SCALE: 150 @ A1)

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 849 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS THESE DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

1.22

DRAWING NAME

DETAILED ELEVATIONS

PROJECT

PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS

LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.J. PENNYCUICK

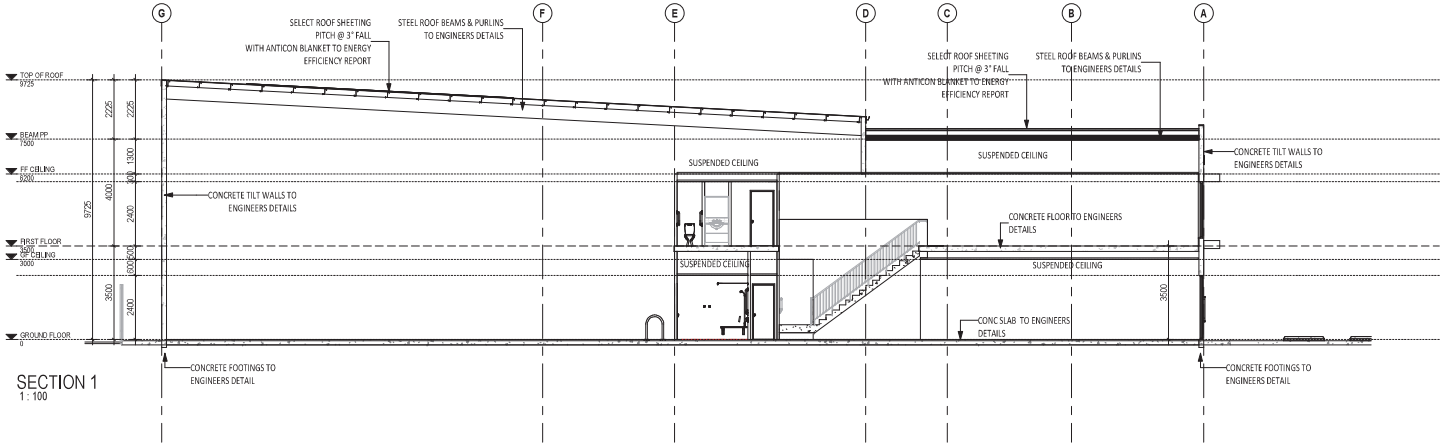
DRAWN BY	SHEET NUMBER
ATP	1.22
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
1 : 100	25-028

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

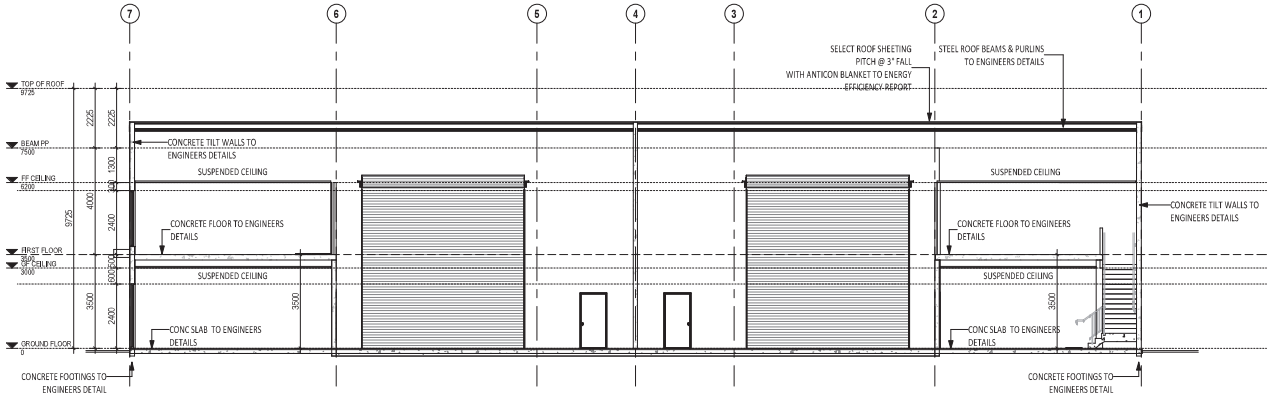
Approval no: DEV2025/1650

Date: 7 August 2025

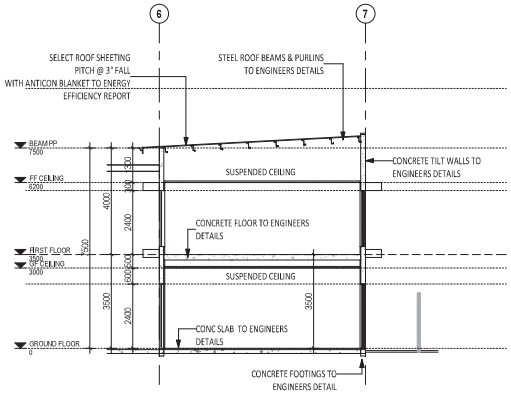
Queensland Government



SECTION 1
1 : 100



SECTION 2
1 : 100



SECTION 3
1 : 100

0 1 2 5 10

SCALE: 200 @ A3 (SCALE: 100 @ A1)

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS PLANS DRAWINGS 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 ANDREW PENNYCUCK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

1.31

DRAWING NAME
SECTIONS

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.J. PENNYCUCK

DRAWN BY	SHEET NUMBER
ATP	1.31
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
1 : 100	25-028

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government

ARTISIT IMPRESSION 1

NOTE: LANDSCAPE SHOWN IS INDICATIVE ONLY. PLEASE REFER TO THE LANDSCAPE ARCHITECT FOR ACTUAL INTENT.

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© **COPYRIGHT RESERVED** THE WORK DESCRIBED ON THIS THESE DRAWINGS 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 DISPLAYED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

6.01

DRAWING NAME
ARTIST IMPRESSIONS

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	6.01
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
	25-028

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1650
Date: 7 August 2025

Queensland Government

ARTISIT IMPRESSION 2

NOTE: LANDSCAPE SHOWN IS INDICATIVE ONLY. PLEASE REFER TO THE LANDSCAPE ARCHITECT FOR ACTUAL INTENT.

ARTISIT IMPRESSION 3

NOTE: LANDSCAPE SHOWN IS INDICATIVE ONLY. PLEASE REFER TO THE LANDSCAPE ARCHITECT FOR ACTUAL INTENT.

REV.	DATE	COMMENT
1	07.05.25	PRELIM BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 849 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS PLANS DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

6.02

DRAWING NAME
ARTIST IMPRESSIONS

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.J. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	6.02
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
1 : 1	25-028

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1650
Date: 7 August 2025

Queensland Government

ARTISIT IMPRESSION 4

NOTE: LANDSCAPE SHOWN IS INDICATIVE ONLY. PLEASE REFER TO THE LANDSCAPE ARCHITECT FOR ACTUAL INTENT.

ARTISIT IMPRESSION 5

NOTE: LANDSCAPE SHOWN IS INDICATIVE ONLY. PLEASE REFER TO THE LANDSCAPE ARCHITECT FOR ACTUAL INTENT.

ARTISIT IMPRESSION 6

NOTE: LANDSCAPE SHOWN IS INDICATIVE ONLY. PLEASE REFER TO THE LANDSCAPE ARCHITECT FOR ACTUAL INTENT.

REV.	DATE	COMMENT
1	07.05.25	PRELIM BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS THESE DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

6.03

DRAWING NAME
ARTIST IMPRESSIONS

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
Author	6.03
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
1 : 1	25-028

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1650

Date: 7 August 2025

Queensland Government

ARTISIT IMPRESSION 12

NOTE: LANDSCAPE SHOWN IS INDICATIVE ONLY. PLEASE REFER TO THE LANDSCAPE ARCHITECT FOR ACTUAL INTENT.

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 848 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© **COPYRIGHT RESERVED** THE WORK DESCRIBED ON THIS PAGE DRAWING IS PROTECTED BY COPYRIGHT AND IS APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE NOR REPRODUCED OR DOPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

6.04

DRAWING NAME

ARTIST IMPRESSIONS

PROJECT

PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS

LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

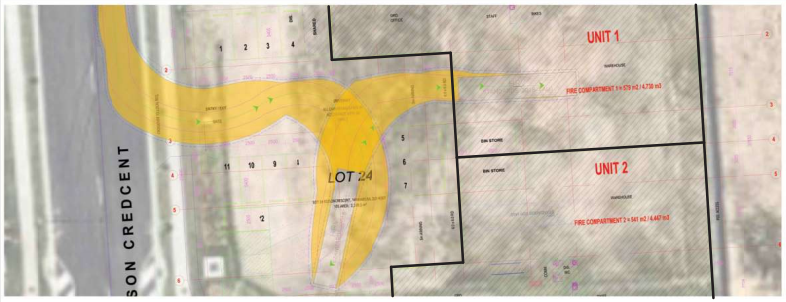
(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

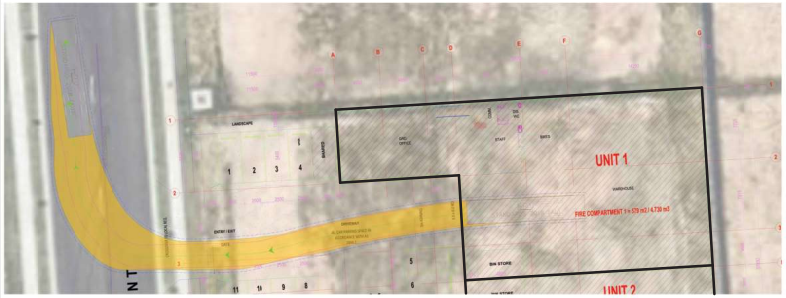
DRAWN BY	SHEET NUMBER
Author	6.04
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
	25-028

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

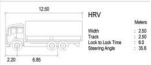
Approval no: DEV2025/1650
Date: 7 August 2025

Queensland Government





VEHICLE USED IN SIMULATION



	Meters
Width	2.50
Track	2.50
Lock to Lock Time	6.0
Steering Angle	35.0

SWEPT PATH LEGEND
- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE

N

SCALE 1:250

PROJECT
LOT 24, 44 EDISON CRESCENT, YARRABILBA

CLIENT
ZONE PLANNING GROUP

DRAWING TITLE
SWEPT PATH - HRV

DRAWING NUMBER
NOD24728QLD - SK01

DATE	REVISION
13 MAY 2025	A

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS

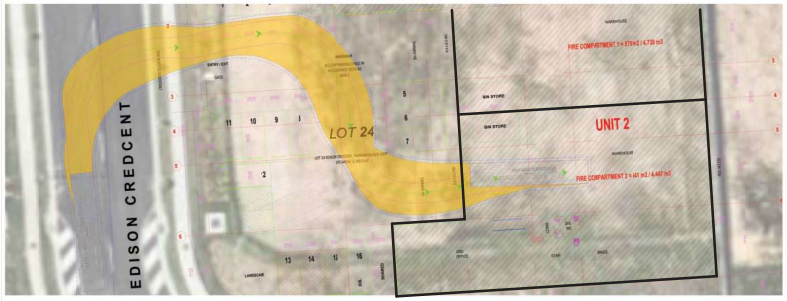
MODUS
Transport and Traffic Engineering

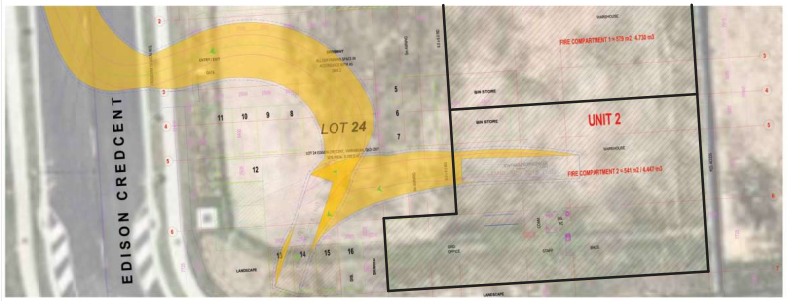
ABN 84 10 759 061
310 Edward Street, BRISBANE/CITY QLD 4000
T: 1300 638 488 E: marketing@moduseng.com.au
W: www.modusengineering.com.au

PRELIMINARY ADVICE ONLY
NOT TO BE USED FOR CONSTRUCTION

MODUS ENGINEERING ALL RIGHTS RESERVED: THIS DOCUMENT IS PRODUCED BY MODUS ENGINEERING SOLELY FOR THE BENEFIT OF AND USE BY THE CLIENT IN ACCORDANCE WITH THE TERMS OF THE RETAINER. MODUS ENGINEERING DOES NOT AND SHALL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY WHATSOEVER TO ANY THIRD PARTY ARISING OUT OF ANY USE OR RELIANCE BY THIRD PARTY ON THE CONTENT OF THIS DOCUMENT.

GENERAL NOTES:
1 PRELIMINARY DESIGN ISSUED FOR COMMENT ONLY.
2 ALL DIMENSIONS ARE PROVIDED IN METERS UNLESS NOTED OTHERWISE.





VEHICLE USED IN SIMULATION

	Meters
Width	2.50
Track	2.50
Lock to Lock Time	6.0
Steering Angle	35.0

SWEPT PATH LEGEND
- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE

N

SCALE 1:250

PROJECT
LOT 24, 44 EDISON CRESCENT, YARRABILBA

CLIENT
ZONE PLANNING GROUP

DRAWING TITLE
SWEPT PATH - HRV

DRAWING NUMBER
NOD24728QLD - SK02

DATE	REVISION
13 MAY 2025	A

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS

MODUS
Transport and Traffic Engineering

ABN 84 10 759 061
310 Edward Street, BRISBANE/CITY QLD 4000
T: 1300 638 488 E: marketing@moduseng.com.au
W: www.modusengineering.com.au

PRELIMINARY ADVICE ONLY
NOT TO BE USED FOR CONSTRUCTION

MODUS ENGINEERING ALL RIGHTS RESERVED: THIS DOCUMENT IS PRODUCED BY MODUS ENGINEERING SOLELY FOR THE BENEFIT OF AND USE BY THE CLIENT IN ACCORDANCE WITH THE TERMS OF THE RETAINER. MODUS ENGINEERING DOES NOT AND SHALL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY WHATSOEVER TO ANY THIRD PARTY ARISING OUT OF ANY USE OR RELIANCE BY THIRD PARTY ON THE CONTENT OF THIS DOCUMENT.

GENERAL NOTES:
1 PRELIMINARY DESIGN ISSUED FOR COMMENT ONLY.
2 ALL DIMENSIONS ARE PROVIDED IN METERS UNLESS NOTED OTHERWISE.

REV.	DATE	COMMENT
1	07.05.25	PRELIM. BA

BA PLANS

BLACK DIAMOND BUILDING AND CONSTRUCTIONS

ATP DESIGN STUDIO

QBCC : 15183066
ABN : 74 739 849 180

E. www.ATPdesignstudio.com
P. 04 23 535 120
E. andrew@ATPdesignstudio.com

© COPYRIGHT RESERVED THE WORK DESCRIBED IN THIS THESE DRAWINGS 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 ANDREW PENNYCUICK.

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS, WHERE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING. ATP DESIGN STUDIO WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

IN ASSOCIATION

SS0.07

DRAWING NAME
SWEPT PATH

PROJECT
PROPOSED WAREHOUSE DEVELOPMENT

ADDRESS
LOT 24 EDISON CRESCENT, YARRABILBA, QLD 4207

(QBCC LICENCE NUMBER 15183066)
A.T. PENNYCUICK

DRAWN BY	SHEET NUMBER
ATP	SS0.07
DATE	CURRENT REV.
07.05.25	ISSUE 1
SCALE	PROJECT No.
	25-028