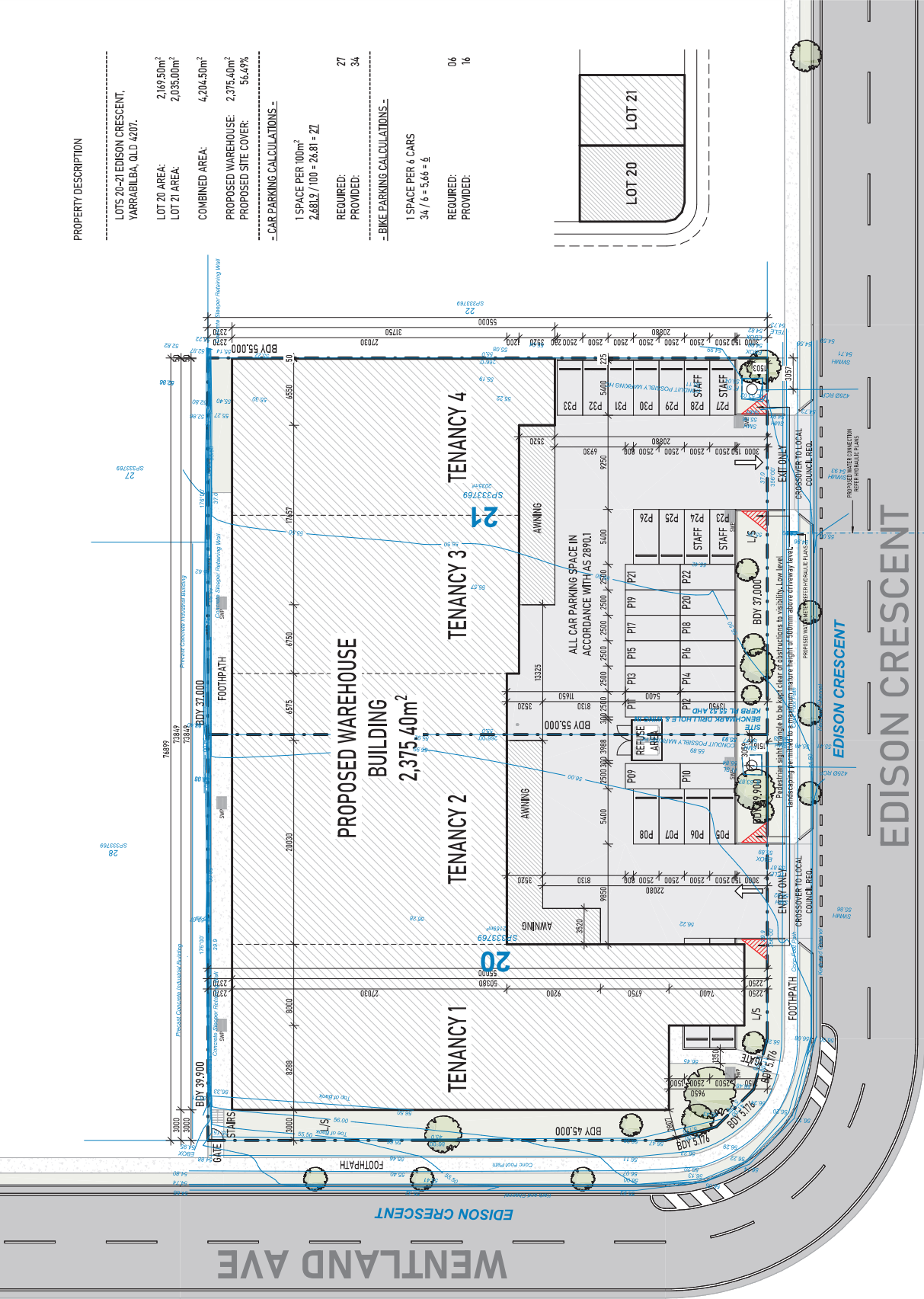


GFA CALCULATION

- TENANCY 1 -	
WAREHOUSE AREA:	590.70m ²
GF OFFICE AREA:	106.20m ²
FF OFFICE AREA:	145.20m ²
TENANCY 1 GFA:	
TENANCY 1 VOLUME:	5,861.80m ³
- TENANCY 2 -	
WAREHOUSE AREA:	651.70m ²
GF OFFICE AREA:	73.30m ²
FF OFFICE AREA:	73.10m ²
TENANCY 2 GFA:	
TENANCY 2 VOLUME:	6,033.60m ³
- TENANCY 3 -	
WAREHOUSE AREA:	338.90m ²
GF OFFICE AREA:	618.0m ²
FF OFFICE AREA:	97.00m ²
TENANCY 3 GFA:	
TENANCY 3 VOLUME:	3,463.20m ³
- TENANCY 4 -	
WAREHOUSE AREA:	366.60m ²
GF OFFICE AREA:	62.80m ²
FF OFFICE AREA:	94.10m ²
TENANCY 4 GFA:	
TENANCY 4 VOLUME:	3,651.80m ³
- TOTAL GFA -	
2,481.90m ²	
NATURAL VENTILATION	
- TENANCY 1 -	
WAREHOUSE AREA:	574.30m ²
5% OF AREA:	28.715m ²
01 x ROLLER DOOR	36.00m ²
03 x LOUVERS	35.55m ²
- TENANCY 2 -	
WAREHOUSE AREA:	637.20m ²
5% OF AREA:	31.86m ²
02 x ROLLER DOOR	72.00m ²
- TENANCY 3 -	
WAREHOUSE AREA:	328.10m ²
5% OF AREA:	16.405m ²
01 x ROLLER DOOR	36.00m ²
- TENANCY 4 -	
WAREHOUSE AREA:	354.40m ²
5% OF AREA:	17.72m ²
01 x ROLLER DOOR	36.00m ²



PROPERTY DESCRIPTION

LOTS 20-21 EDISON CRESCENT,
YARRABILBA, QLD 4207.

LOT 20 AREA:
2,169.50m²
2,035.00m²

COMBINED AREA:
4,204.50m²

PROPOSED WAREHOUSE:
2,375.40m²
PROPOSED SITE COVER:
56.49%

- CAR PARKING CALCULATIONS -

1 SPACE PER 100m²
2,481.9 / 100 = 24.81 = 25

REQUIRED:
PROVIDED:

- BIKE PARKING CALCULATIONS -

1 SPACE PER 6 CARS
34 / 6 = 5.66 = 6

REQUIRED:
PROVIDED:



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025/1644
Date: 7 August 2025

REV

DATE

ISSUED BY

DESCRIPTION

1	20.08.2025	W. J. HARRIS	PRELIMINARY
2	20.08.2025	W. J. HARRIS	REVISED
3	20.08.2025	W. J. HARRIS	REVISED
4	20.08.2025	W. J. HARRIS	REVISED
5	20.08.2025	W. J. HARRIS	REVISED
6	20.08.2025	W. J. HARRIS	REVISED
7	20.08.2025	W. J. HARRIS	REVISED
8	20.08.2025	W. J. HARRIS	REVISED
9	20.08.2025	W. J. HARRIS	REVISED
10	20.08.2025	W. J. HARRIS	REVISED
11	20.08.2025	W. J. HARRIS	REVISED
12	20.08.2025	W. J. HARRIS	REVISED
13	20.08.2025	W. J. HARRIS	REVISED
14	20.08.2025	W. J. HARRIS	REVISED
15	20.08.2025	W. J. HARRIS	REVISED
16	20.08.2025	W. J. HARRIS	REVISED
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99	20.08.2025	W. J. HARRIS	REVISED
100	20.08.2025	W. J. HARRIS	REVISED

PROJECT: Proposed Warehouse Building

ADDRESS: Lots 20 & 21 Edison Crescent, Yarrabilba, QLD 4207.

CLIENT: Black Diamond Building & Construction

TITLE: Site Plan

PROJECT No. 0-10

CC

PROJECT No. 24159



CHECKED BY: J. E. HARRIS
(QSLA LICENSE NUMBER 86539)

SCALE: 1:200 @ A1 (1:400 @ A3)
DRAWN BY: W. J. HARRIS
DATE: 20.08.2025
PROJECT: Proposed Warehouse Building
ADDRESS: Lots 20 & 21 Edison Crescent, Yarrabilba, QLD 4207.

RH FRANKLAND & ASSOC. PTY LTD
BUILDING DESIGN & CONSULTING STUDIO
1/59 LINK OR VITALA (QSLA LICENSE NUMBER 06538)
4207 QLD A/CN 010 013 733
0408 705 84 A/BN 71 315 441 156
m@rhfrankland.com.au | www.rhfrankland.com.au

Note* Lot 20 & 21 to be Amalgamated



By: Ali Rizayee
Date: 29/07/2025

-TENANCY1-

WAREHOUSE AREA: 651.70m²
GF OFFICE AREA: 73.30m²
FF OFFICE AREA: 73.10m²

TENANCY 2 GFA: 798.10m²
TENANCY 2 VOLUME: 6,039.60m³

- TENANCY 3 -

WAREHOUSE AREA:	338.90m ²
GF OFFICE AREA:	6180m ²
FF OFFICE AREA:	97.00m ²

TENANCY 3 GFA:	497.70m ²
TENANCY 3 VOLUME:	<u>3,463.20m³</u>

- TENANCY 4 -	

WAREHOUSE AREA: 366.60m²
GF OFFICE AREA: 62.80m²
FF OFFICE AREA: 94.10m²

TENANCY 4 GFA: 523.50m²
TENANCY 4 VOLUME: 3,651.80m³

- TOTAL GFA - 2,681,90m²

- ABBREVIATIONS:

FRL	- Fire Resistance Level
DP	- Down Pipes
FHR	- Wall Fire Hydrant
FD	- Fire Door
RD	- Roller Door
O/H	- Overhead
L/S	- Landscape
AW	- Awning Window
FGW	- Fixed Glass Windows
LW	- Louver Window
SWP	- Stormwater Pit

PROJECT:	Proposed Warehouse Building	SHEET No. 1-10	PROJECT No. 2419
ADDRESS:	Lots 20 & 21 Edison Crescent, Yarralthra QLD 4207.		
CLIENT:	Black Diamond Building & Construction		
TITLE:	Ground Floor		

IN ASSOCIATION WITH
BLACK DIAMOND
BUILDINGS & CONSTRUCTION

CHECKED BY: S.E. HARDY
(OBSA LICENCE NUMBER 65559)

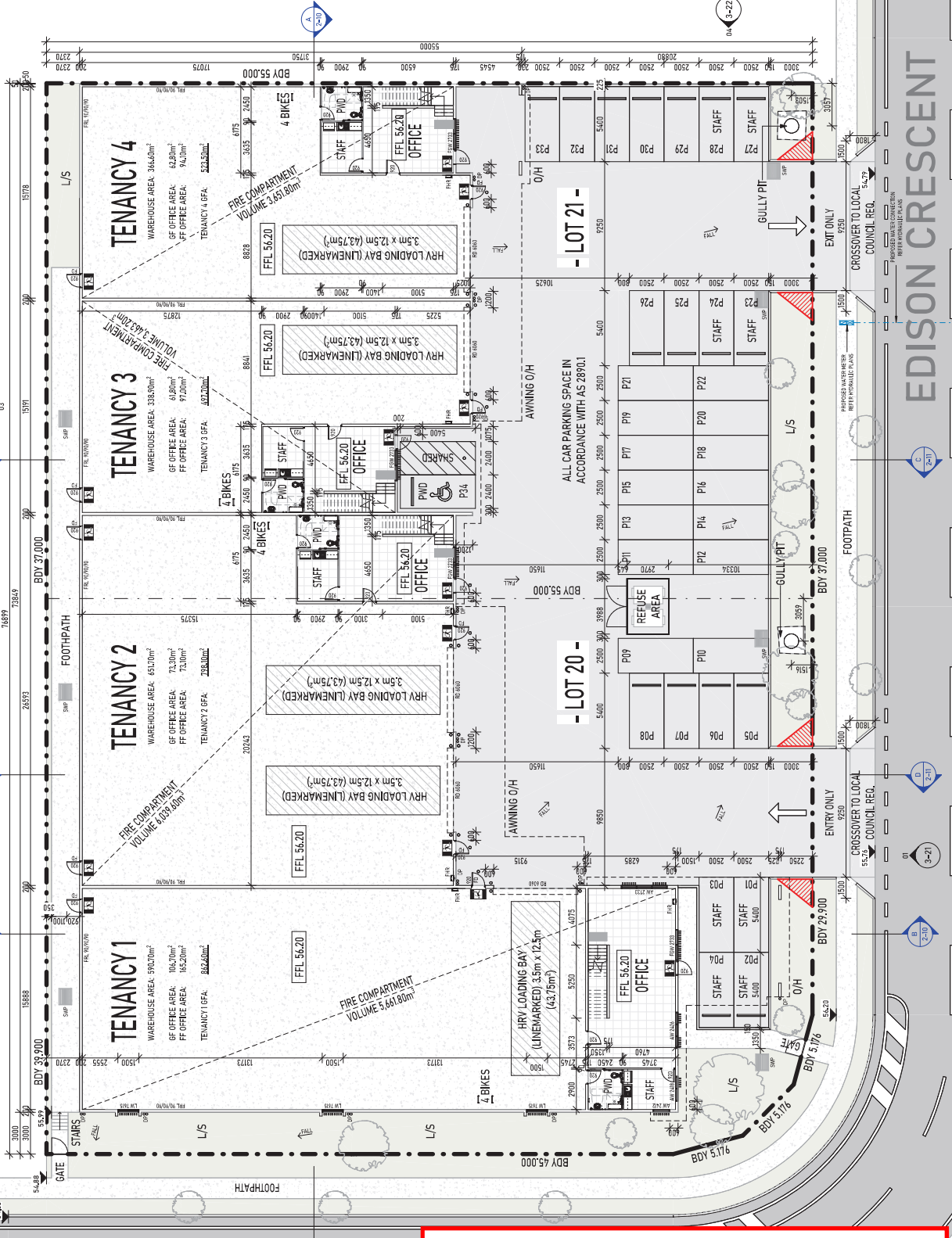
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Scale 1: 150 @
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[illegible]

Removed street tree(s) to be replaced and to comply with Logan Planning Scheme 2015, Schedule 6, C6.2.5 Infrastructure, Standard specification No. 2 (Landscaping) 2015, section 6.3.3 Tree Planting



-TENANCY1-

WAREHOUSE AREA:	590.70m ²
GF OFFICE AREA:	106.70m ²
FF OFFICE AREA:	165.20m ²
TENANCY 1 GFA:	862.60m ²
TENANCY 1 VOLUME:	5,661.80m ³

WAREHOUSE AREA:	651.70m ²
GF OFFICE AREA:	73.30m ²
FF OFFICE AREA:	73.10m ²
TENANCY 2 GFA:	798.10m ²
TENANCY 2 VOLUME:	6,039.60m ³

WAREHOUSE AREA:	338.90m ²
GF OFFICE AREA:	61.80m ²
FF OFFICE AREA:	97.00m ²
TENANCY 3 GFA:	<u>497.70m²</u>
TENANCY 3 VOLUME:	<u>3,463.20m³</u>

WAREHOUSE AREA:	366.60m ²
GF OFFICE AREA:	62.80m ²
FF OFFICE AREA:	94.10m ²
TENANCY 4 GFA:	523.50m ²
TENANCY 4 VOLUME:	3,651.80m ³

- TOTAL GFA - 2,681.90m²

- ABBREVIATIONS -

- | | |
|-----|--------------------------|
| FRL | - Fire Resistance Levels |
| DP | - Down Pipes |
| FHR | - Wall Fire Hydrant |
| FD | - Fire Door |
| RD | - Roller Door |
| O/H | - Overhead |
| L/S | - Landscape |
| AW | - Awning Window |
| FGW | - Fixed Glass Windows |
| LW | - Louver Window |
| SWP | - Stormwater Pit |



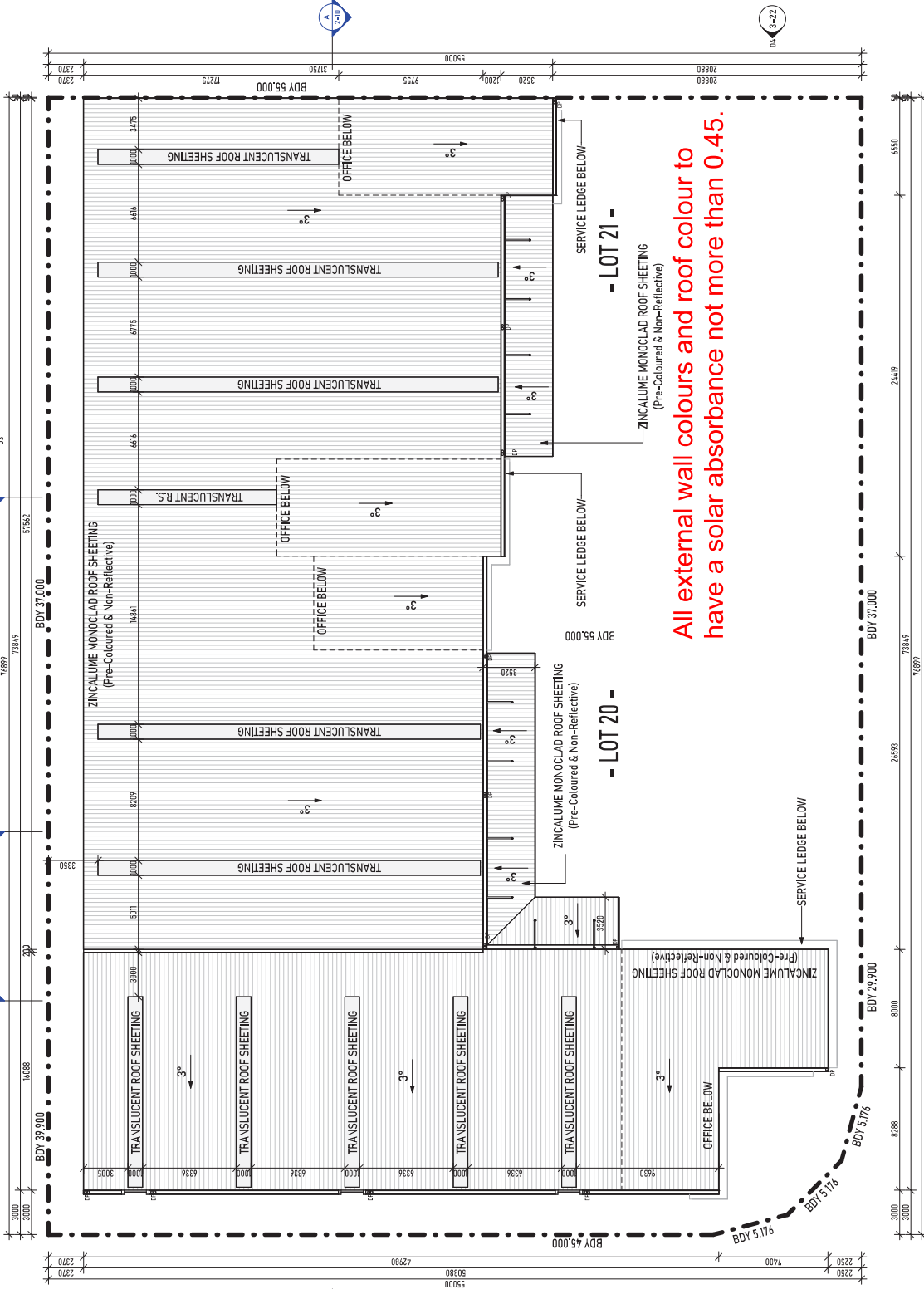
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1644
Date: 7 August 2025

[illegible]

AMENDED IN RED

By: Al Rzaayee
Date: 28/07/2025



- ABBREVIATIONS -
- FRL - Fire Resistance Levels
 - DP - Down Pipes
 - FHR - Wall Fire Hydrant
 - FD - Fire Door
 - RD - Roller Door
 - O/H - Overhead
 - L/S - Landscape
 - AW - Awning Window
 - FGW - Fixed Glass Windows
 - LW - Louver Window
 - SWP - Stormwater Pit

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1644
Date: 7 August 2025

Queensland Government

REV	DATE	DESCRIPTION	ISSUED BY
1	28/07/2025	AS NOTED	AL RZAYEE
2	28/07/2025	AS NOTED	AL RZAYEE
3	28/07/2025	AS NOTED	AL RZAYEE
4	28/07/2025	AS NOTED	AL RZAYEE
5	28/07/2025	AS NOTED	AL RZAYEE
6	28/07/2025	AS NOTED	AL RZAYEE
7	28/07/2025	AS NOTED	AL RZAYEE
8	28/07/2025	AS NOTED	AL RZAYEE
9	28/07/2025	AS NOTED	AL RZAYEE
10	28/07/2025	AS NOTED	AL RZAYEE
11	28/07/2025	AS NOTED	AL RZAYEE
12	28/07/2025	AS NOTED	AL RZAYEE
13	28/07/2025	AS NOTED	AL RZAYEE
14	28/07/2025	AS NOTED	AL RZAYEE
15	28/07/2025	AS NOTED	AL RZAYEE

PROJECT: Proposed Warehouse Building
ADDRESS: Lots 20 & 21 Edison Crescent, Yarrabilba, QLD 4207.
CLIENT: Black Diamond Building & Construction
TITLE: Roof Plan

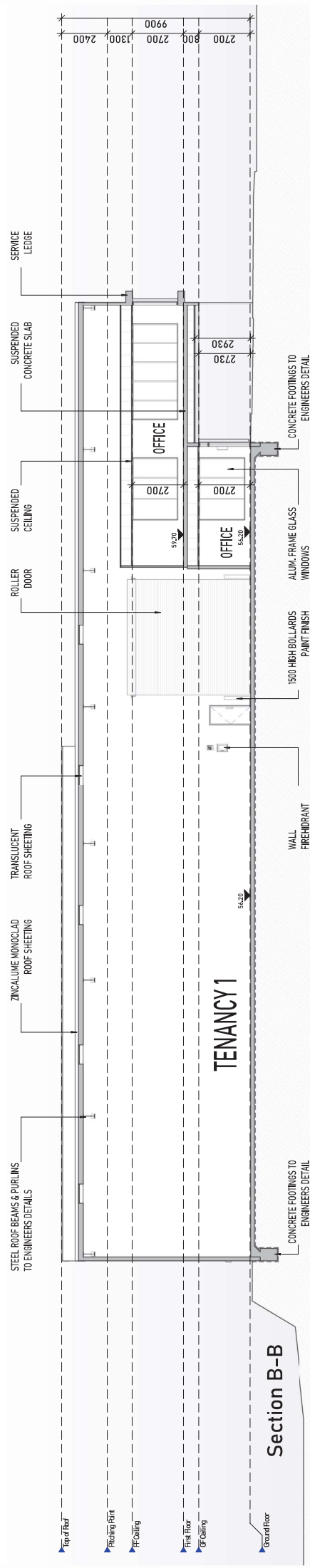
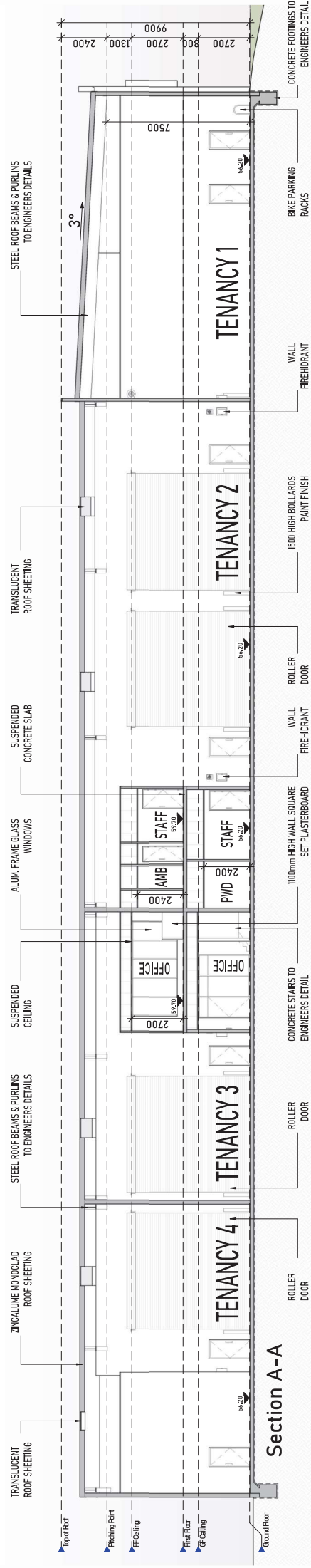
PROJECT No. 1-30 W
PROJECT No. 24159

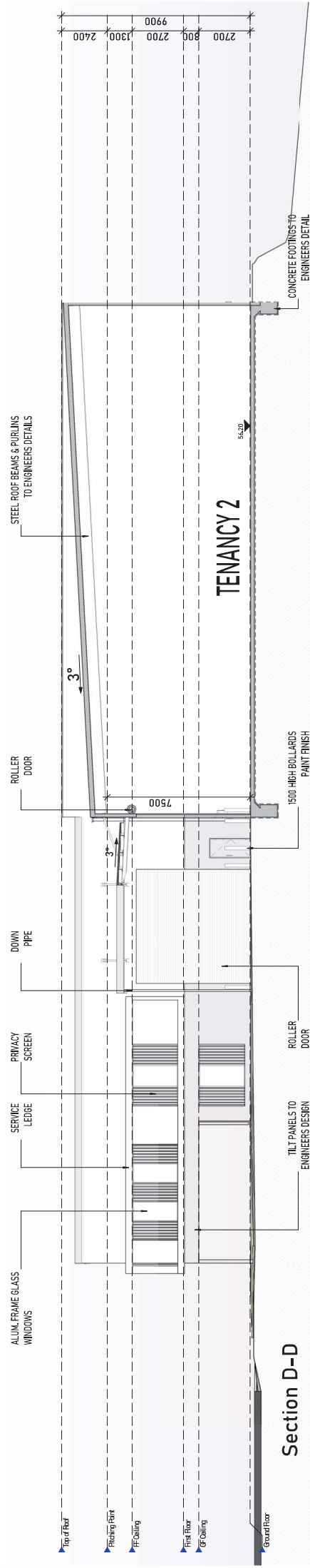
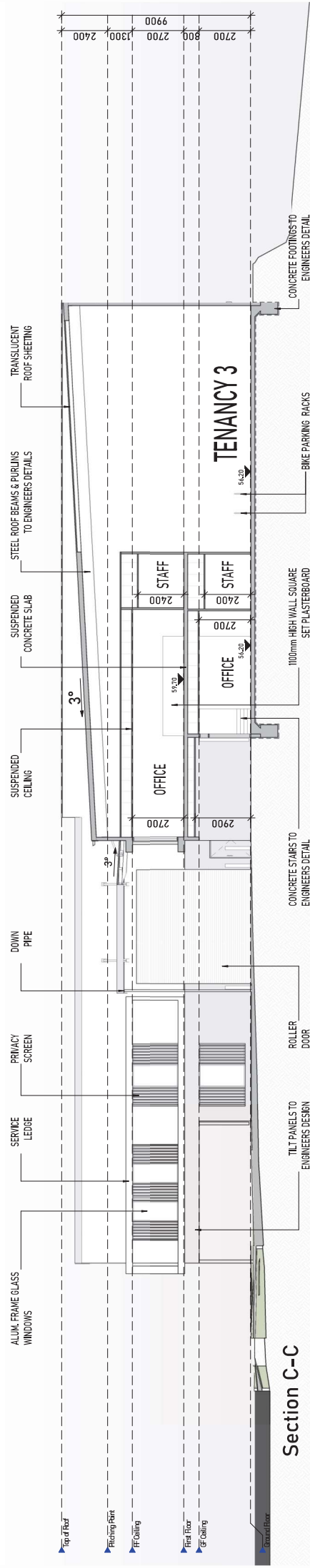
RH FRANKLAND & ASSOC. PTY LTD
BUILDING DESIGN & CONSULTING STUDIO
1/59 LINK OR XAYALA (DEALANCE NUMBER 065538)
4207 QLD ACN 010 013 733
0408 705 84 AEN 71 319 441 156
m@rhfrankland.com.au | www.rhfrankland.com.au

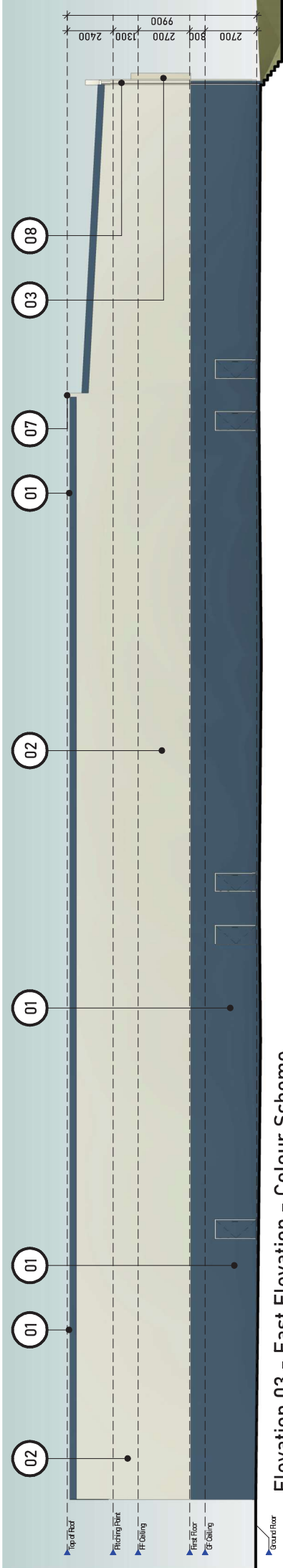
ISSUED BY: AL RZAYEE
CHECKED BY: S.E. HARRY
(DEALANCE NUMBER 65538)

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DRAWN BY: [Name]

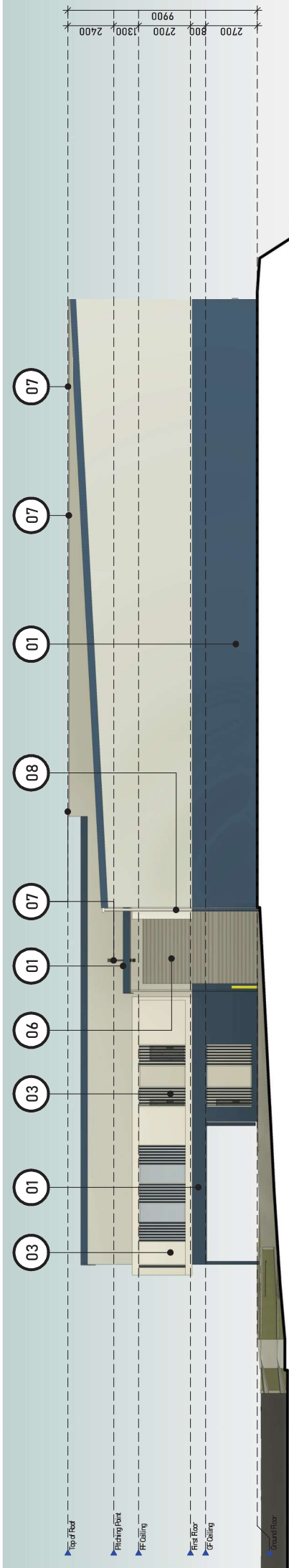
ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. REFER TO ALL DIMENSIONS ON SITE.



[illegible]



Elevation 03 - East Elevation - Colour Scheme



Elevation 04 - South Elevation - Colour Scheme

REF	COLOR	DESCRIPTION	LOCATION	REF	COLOR	DESCRIPTION	LOCATION
01		PAINT FINISH DELUX: BLUE ACCOLADE CODE: S37E9	INDUSTRY WALLS SCREENS & FASCIA	05		POWERCOATED FINISH COLORBOND WHITE ON WHITE - CODE: SWI2	ALL WINDOWS & DOORS
02		PAINT FINISH DELUX: SNOW SEASON CODE: SN4B3	INDUSTRY WALLS	06		POWERCOATED FINISH COLORBOND DELUX: DIESKAU - CODE: SN4HI	ALL ROLLER DOORS
03		PAINT FINISH DELUX: WHITE ON WHITE CODE: SWI2	INDUSTRY WALLS, GUTTERS, SERVICE LEDGE	07		POWERCOATED FINISH COLORBOND DELUX: MONUMENT - CODE: C29	CAPPING, STRUCTURAL SUPPORT & FENCES
04		ZINCALUME ROOF SHEETING WITH TRANSPARENT INSERTS: COLORBOND: SURFMIST - CODE: C1	ALL ROOFS	08		PAINTED TO MATCH WALL BEHIND	DOWNPIPES

* 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 FURTHER 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.

PLANS AND DOCUMENTS
submitted in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025/1644
Date: 7 August 2025



[illegible]

[illegible]



IN ASSOCIATION WITH		 BLACK DIAMOND BUILDING & CONSTRUCTION				PROJECT: Proposed Warehouse Building ADDRESS: Lots 20 & 21 Edison Crescent, Yarrabilla, QLD 4207. CLIENT: Black Diamond Building & Construction TITLE: Render O3		SHEET No. 7-30 W PROJECT No. 24159	
DRAWN BY:		Author		1691 LINK DR, VITALA 4207 QLD KCN 010017 733 0408 705 184 4EN 71 319 441 156 ma@rhfrankland.com.au www.rhfrankland.com.au		PROJECT No. 24159		SHEET No. 7-30 W	
DATE		ISSUED BY		PROJECT No. 24159		SHEET No. 7-30 W		PROJECT No. 24159	
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08/08/2025		08/08/2025		PROJECT No. 24159		SHEET No. 7-30 W		PROJECT No. 24159</	



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1644
Date: 7 August 2025



REV		DESCRIPTION	DATE	ISSUED BY
1	01-01-2025	Issue for PDA	01-01-2025	Author
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3	01-01-2025	Issue for PDA	01-01-2025	Author
4	01-01-2025	Issue for PDA	01-01-2025	Author
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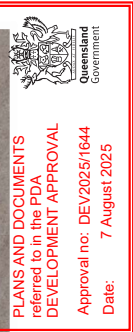
PROJECT	Proposed Warehouse Building
ADDRESS	LOTS 20 & 21 Edison Crescent, Yarrabilba, QLD 4207.
CLIENT	Black Diamond Building & Construction
TITLE	Render 04

RH FRANKLAND & ASSOC. PTY LTD
BUILDING DESIGN & CONSULTING STUDIO
1/591 LINKUP AVENUE, YARRABILBA QLD 4207
0408 705 84 ABN 71 315 441 156
mail@rhfrankland.com.au www.rhfrankland.com.au



CHECKED BY: S.E. HARRY
ORCA LICENSE NUMBER: 065538
DRAWN BY:
Author

1/591 LINKUP AVENUE, YARRABILBA QLD 4207
0408 705 84 ABN 71 315 441 156
mail@rhfrankland.com.au www.rhfrankland.com.au

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CHECKED BY: S.E. HANBY (QSA LICENSE NUMBER 65538)		ISSUED BY		DATE		DESCRIPTION		REV.	
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PROJECT		Proposed Warehouse Building		SHEET No.		REV.	
ADDRESS		Lots 20 & 21 Edison Crescent, Yarabilla, QLD 4207.		7-90		L	
CLIENT		Black Diamond Building & Construction		PROJECT No.		24159	
TITLE		Render O9					
RH FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO 1691 LINK DR, YATALA Q&A ACMA NUMBER 065538 4207 QLD ACMA 010101733 0408 705 164 EN7 71 319 441 156 mail@rhfrankland.com.au www.rhfrankland.com.au							
IN ASSOCIATION WITH BLACK DIAMOND BUILDING & CONSTRUCTION							
CHECKED BY: S.E. HARRY (Q&A LICENSE NUMBER 64539)							
DRAWN BY:		Author		*****			
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