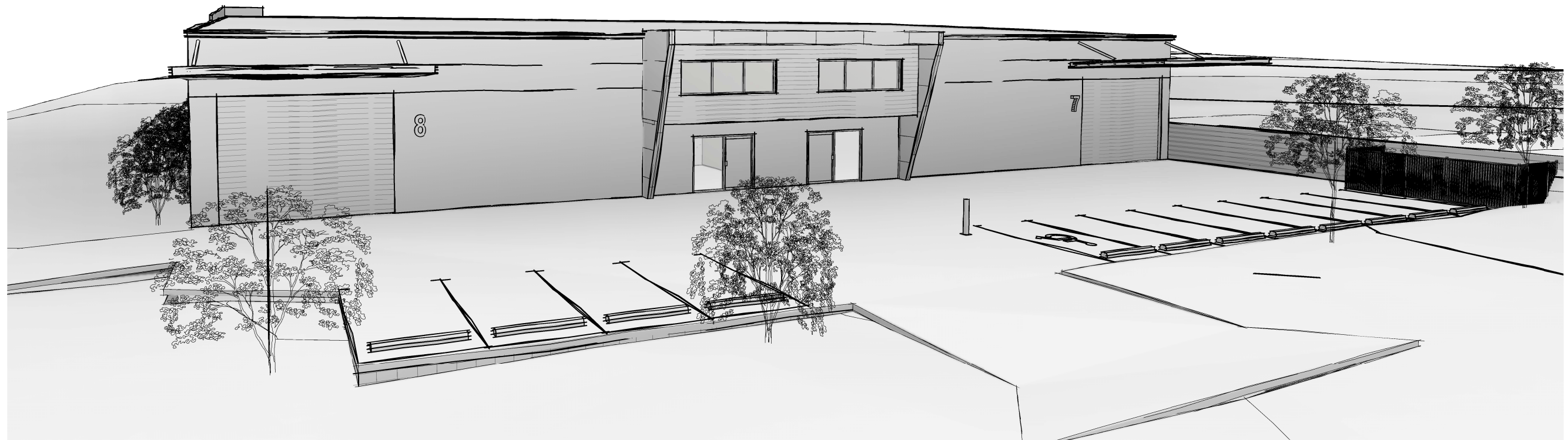




PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4738

Date: 1 April 2026



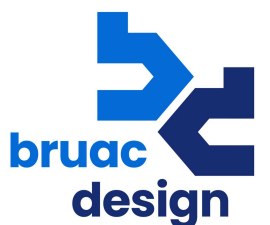
Proposed Warehouse Development at 31,43,47 Jobs Circuit, Yarrabilba, QLD

PROPOSED WAREHOUSE DEVELOPMENT

LOT 46 & 54 YARRABILBA MIBA, YARRABILBA QLD

COVER PAGE

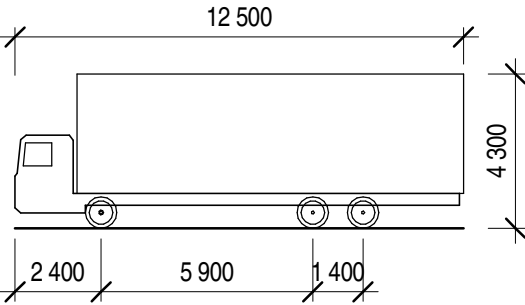
DWG N° BD067-DA00-J by DF
DATE 2026.03.27



BUILDING DESIGN
0416 352 057

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SITE 54 & 46	
SITE AREAS	2,025m ²
T7 GF	573m ²
T7 MEZ	80m ²
T8 GF	543m ²
T8 MEZ	80m ²
TOTAL GF	1116m ²
TOTAL MEZ	160m ²
TOTAL GFA	1276m ²
TOTAL COVERAGE	1131m ²
CAR PARKING	11 + 1PWD PARKINGS
BICYCLE PARKINGS	3 PARKINGS



HRV - HEAVY RIGID VEHICLE

OVERALL LENGTH	12.500m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	4.300m
MIN. BODY GROUND CLEARANCE	0.417m
TRACK WIDTH	2.500m
LOCK-TO-LOCK TIME	6.0sec
CURB TO CURB TURNING RADIUS	12.500m

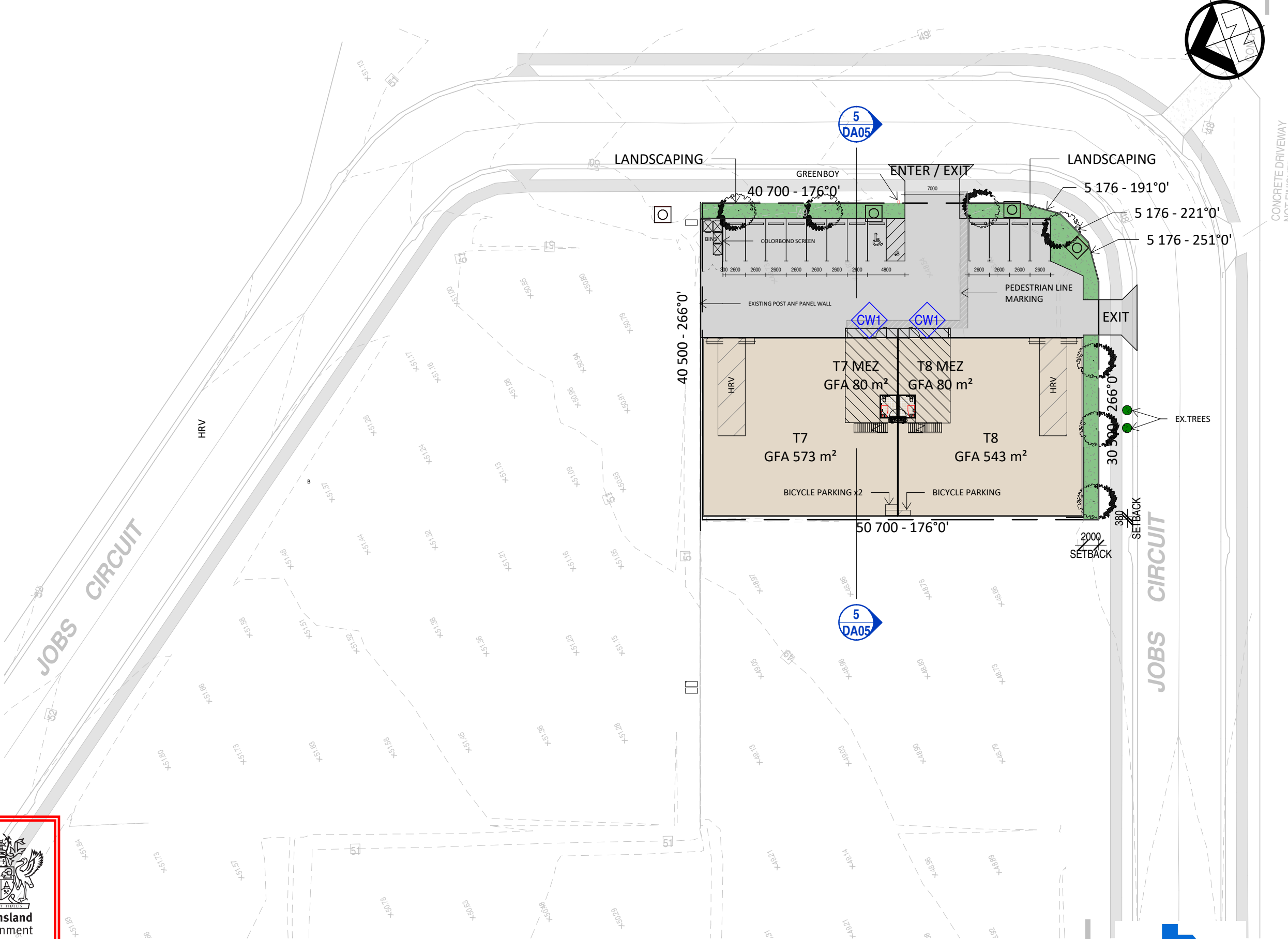
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PROPOSED WAREHOUSE DEVELOPMENT

LOT 46 & 54 YARRABILBA MIBA, YARRABILBA QLD



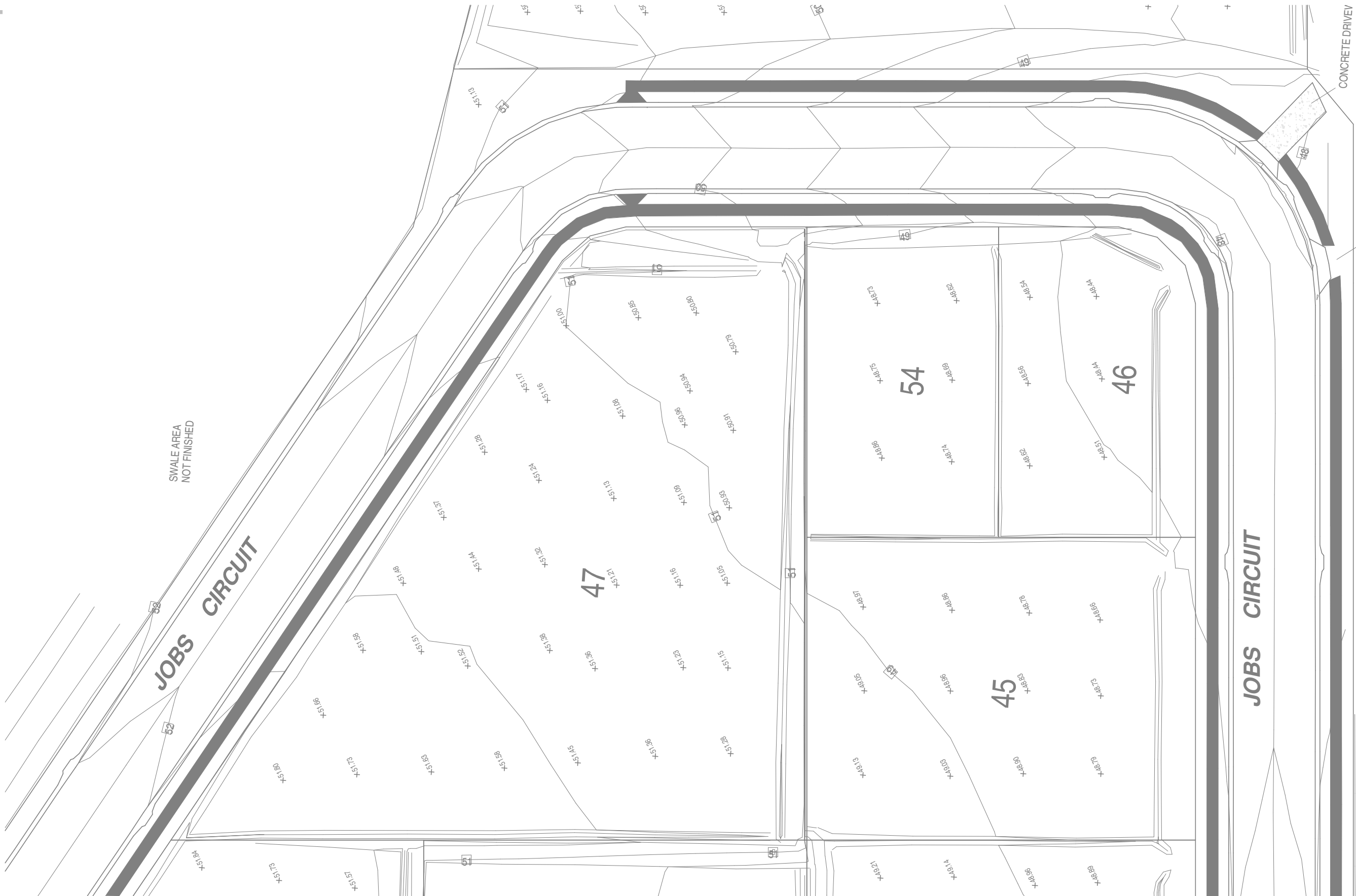
SITE PLAN & GROUND FLOORS

1 : 500

PROPOSED SITE & FLOOR PLANS

DWG N° BD067-DA01-L by DF
DATE 2026.03.27





1 : 500

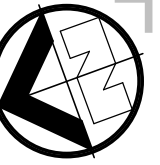
LOT 46 & 54 YARRABILBA MIBA, YARRABILBA QLD



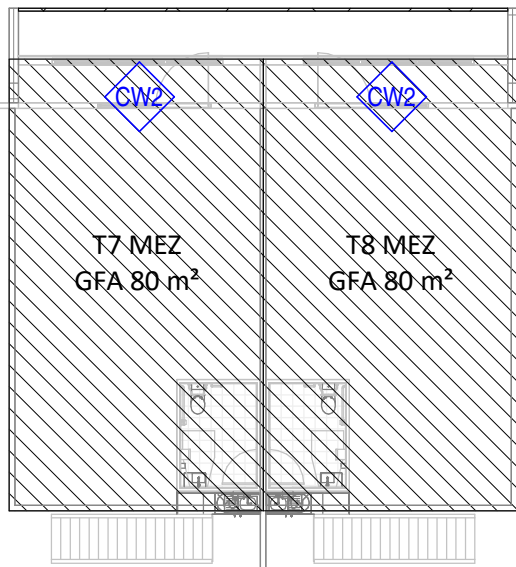
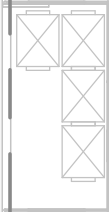
Queensland
Government

DWG N° BD067-DA02-J by DF
DATE 2026.03.27





5
DA05



CW2

UNIT 7 & 8 MEZ

1 : 200

5
DA05

PROPOSED WAREHOUSE DEVELOPMENT

LOT 46 & 54 YARRABILBA MIBA, YARRABILBA QLD

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

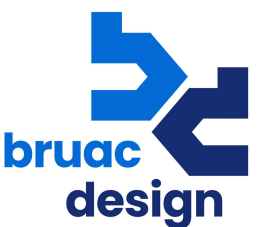
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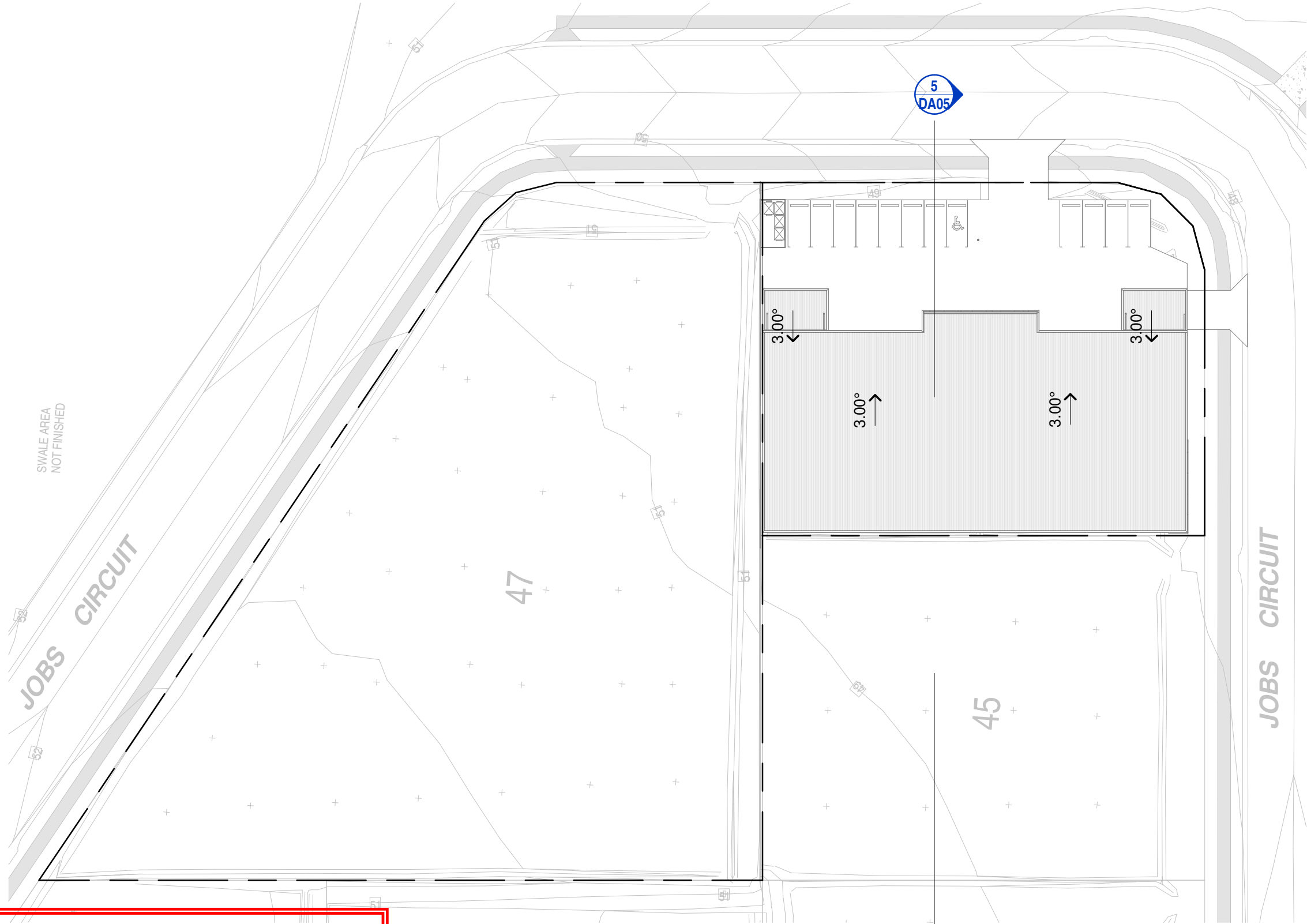
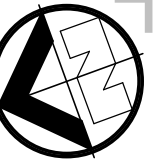
PROPOSED L1 FLOOR PLANS

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ROOF NOTES

UNLESS NOTED OTHERWISE:

1. ROOF SHEETING TO BE MONOCLAD 0.42 BMT, COLORBOND SHALE GREY FINISH
2. RIDGE VENT (IF APPLICABLE) TO BE CORRUGATED 0.42 BMT, COLORBOND SHALE GREY FINISH
3. FLASHINGS, GUTTERS AND SUMPS TO BE COLORBOND
4. BOX GUTTERS TO BE ZINCALUME FINISH AND HAVE MIN. 1:200 FALL
5. WAREHOUSE AND OFFICE ROOFS TO HAVE 60mm THICK LIGHTWEIGHT FOILED FACED BLANKET INSULATION WITH BASE BLANKET R-VALUE OF R1.3, SUPPORTED WITH SAFETY MESH.
6. DOWNPIPES (DP) COLOURS TO BE PAINTED TO MATCH WALL COLOUR BEHIND, DOWNPIPES TO PVC, REFER PPR FOR FURTHER INFORMATION.
7. SERVICES CONTRACTOR TO ALLOW FOR FLASHING AND SEALING OF ALL ROOF PENETRATIONS FOR THEIR RESPECTIVE WORKS. THE FLASHING AND SEALING OF ALL PENETRATIONS IS TO BE CARRIED OUT BY THE ROOFING CONTRACTOR FOR THE PROJECT. ALL PENETRATIONS 150mm AND GREATER REQUIRE FULL LENGTH PAN FLASHINGS TO EXTEND NO LESS THAN 500mm BEYOND THE LOWER SIDE OF THE PENETRATION
8. APPROVED 'GREY' COLOUR ROOFING SEALANT TO BE USED
9. ACCESS TO THIS ROOF IS BY MECHANICAL ACCESS APPARATUS ONLY. ACCESS SHOULD BE BY TRAINED CONTRACTORS. PERSONEL ACCESSING THE ROOF MUST PROVIDE THEIR OWN RISK ANALYSIS AND PROTECTION SYSTEM. ROOF IS DESIGNED TO SUPPORT PLANT EQUIPMENT SHOWN ON THIS DRAWING ONLY

PLANS AND DOCUMENTS
refer to in the PDA
DEVELOPMENT APPROVAL

1 : 500

Approval no: DEV-2026-YAR-4738

Date: 1 April 2026



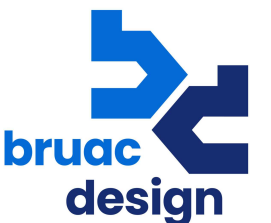
PROPOSED WAREHOUSE DEVELOPMENT

LOT 46 & 54 YARRABILBA MIBA, YARRABILBA QLD

ROOF PLAN

DWG N° BD067-DA04-D by DF

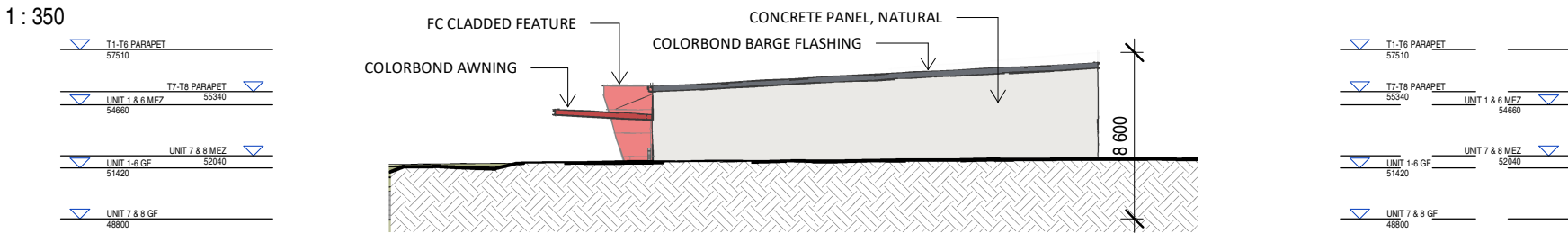
DATE 2026.03.27



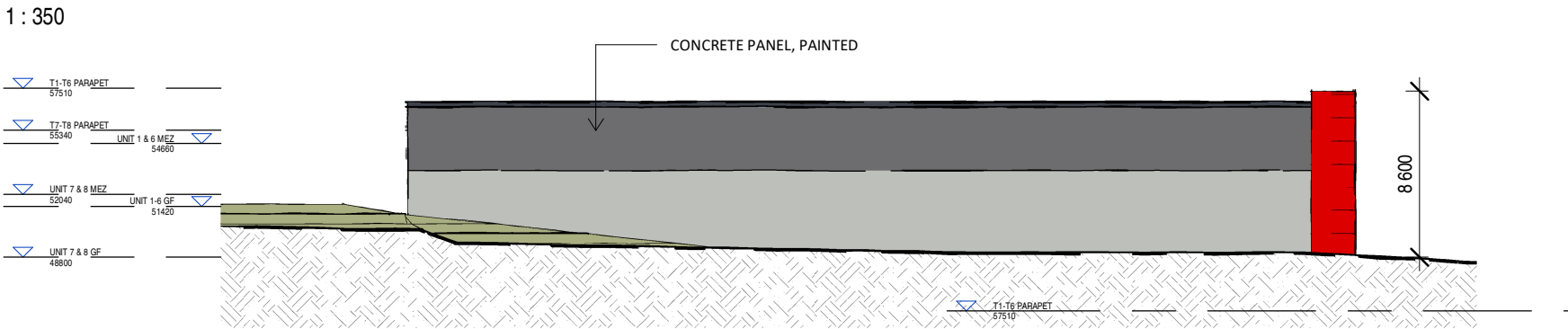
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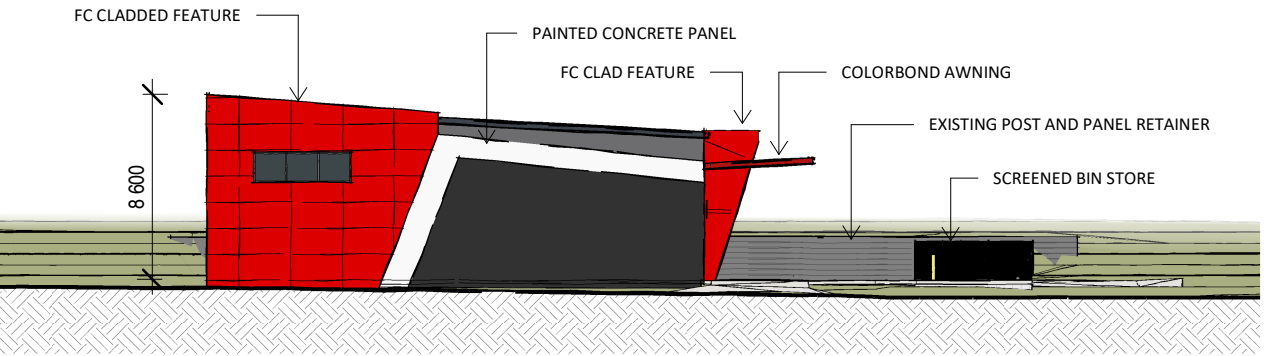
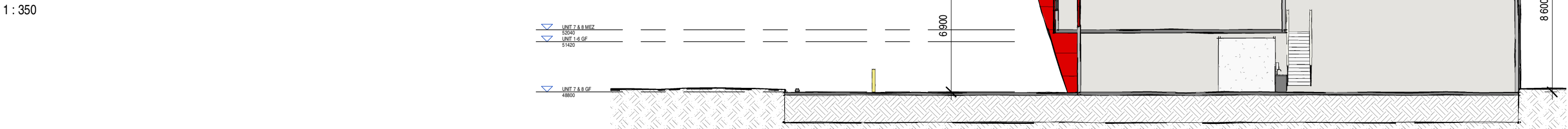
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

1 : 350

WINDOW SCHEDULE (CW)				
WINDOW NO	QTY	DIMENSIONS (mm)		FINISH / COLOUR TBA
		HEIGHT	WIDTH	
CW1	2	2400	3000	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW2	3	1400	4500	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4738

Date: 1 April 2026

T7 SECTION

1 : 200

BUILDING DESIGN

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PROPOSED WAREHOUSE DEVELOPMENT

LOT 46 & 54 YARRABILBA MIBA, YARRABILBA QLD

ELEVATIONS & SCHEDULES

DWG N° BD067-DA05-J by DF
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