



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

PROPOSED WAREHOUSE DEVELOPMENT

LOT 47 YARRABILBA MIBA, YARRABILBA QLD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4373

Date: 22 April 2026

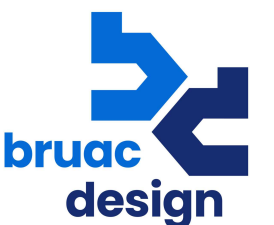


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COVER PAGE

DWG N° BD067-DA00-M by DF

DATE 2026.03.30



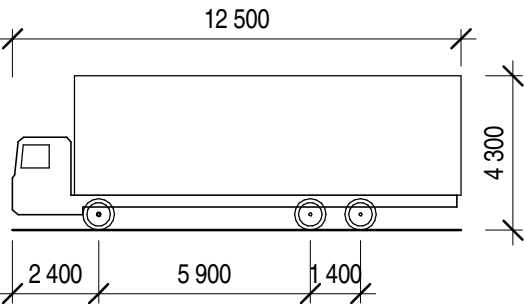
BUILDING DESIGN
0416 352 057

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PARKING SCHEDULE SITE 47

	GF	HRV	GF - HRV	MEZ	TOTAL GFA FOR PARKING		100
T1	440	43.75	396.25	126	522.25		5.2225
T2	361	43.75	317.25	80	397.25		3.9725
T3	559	43.75	515.25	80	595.25		5.9525
T4	370	43.75	326.25	80	406.25		4.0625
T5	398	43.75	354.25	80	434.25		4.3425
T6	629	43.75	585.25	120	705.25		7.0525
TOTALS	2757	262.5	2494.5	566			30.605
TOTAL GFA FOR PARKING	3060.5					30.605	

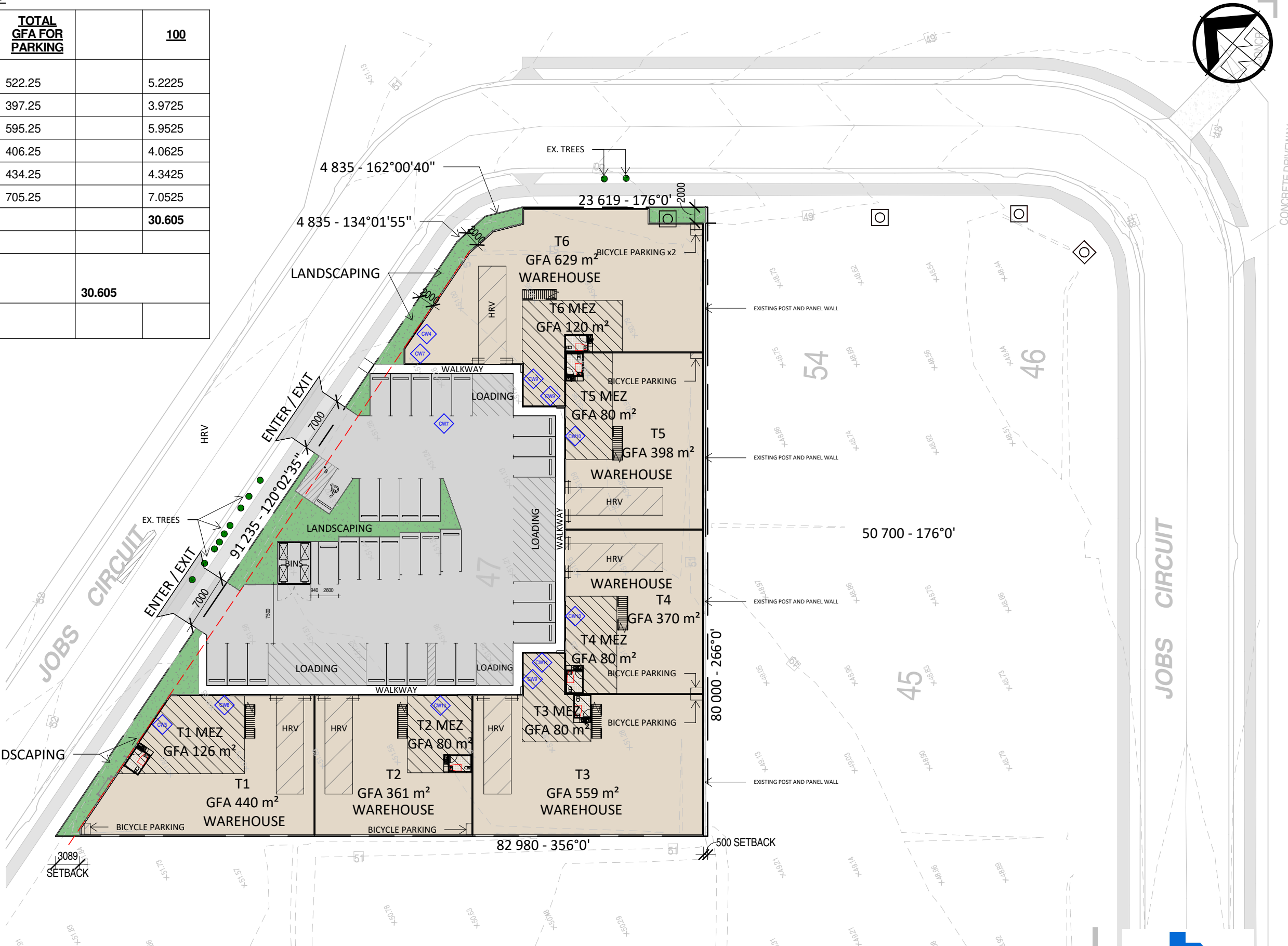
SITE 47:		
SITE AREA	4,470m ²	
TENANCY	GFA	AREA
T1 GF	396.25m ²	440m ²
T1 MEZ	126m ²	126m ²
T2 GF	317.25m ²	361m ²
T2 MEZ	80m ²	80m ²
T3 GF	515.25m ²	559m ²
T3 MEZ	80m ²	80m ²
T4 GF	326.25m ²	370m ²
T4 MEZ	80m ²	80m ²
T5 GF	354.25m ²	398m ²
T5 MEZ	80m ²	80m ²
T6 GF	585.25m ²	629m ²
T6 MEZ	120m ²	120m ²
TOTAL GF	2494.5m ²	2757m ²
TOTAL MEZ	566m ²	566m ²
TOTAL	3060.5m ²	3323m ²
TOTAL COVER	2759m ² (61.7%)	
CAR PARKING	31 PARKINGS	
BICYCLE PARKING	7 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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SITE PLAN & GROUND FLOORS

1 : 500

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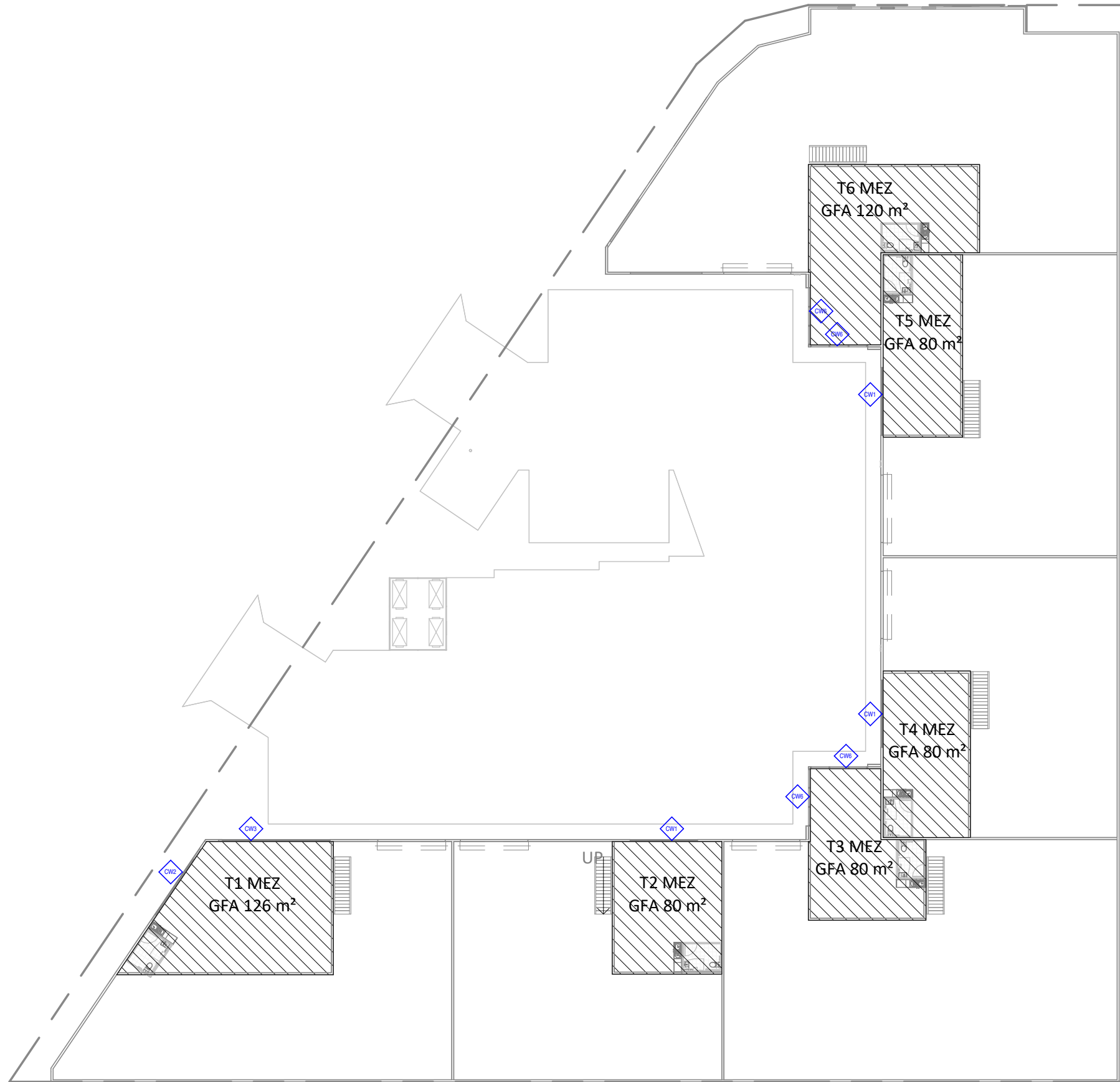

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PROPOSED SITE & FLOOR PLANS

DWG N° BD067-DA01-O by DF
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LEVEL 1 OFFICES

1 : 350

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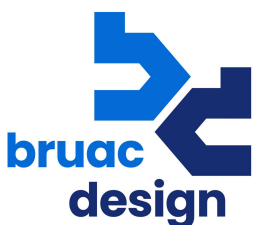
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PROPOSED L1 FLOOR PLANS

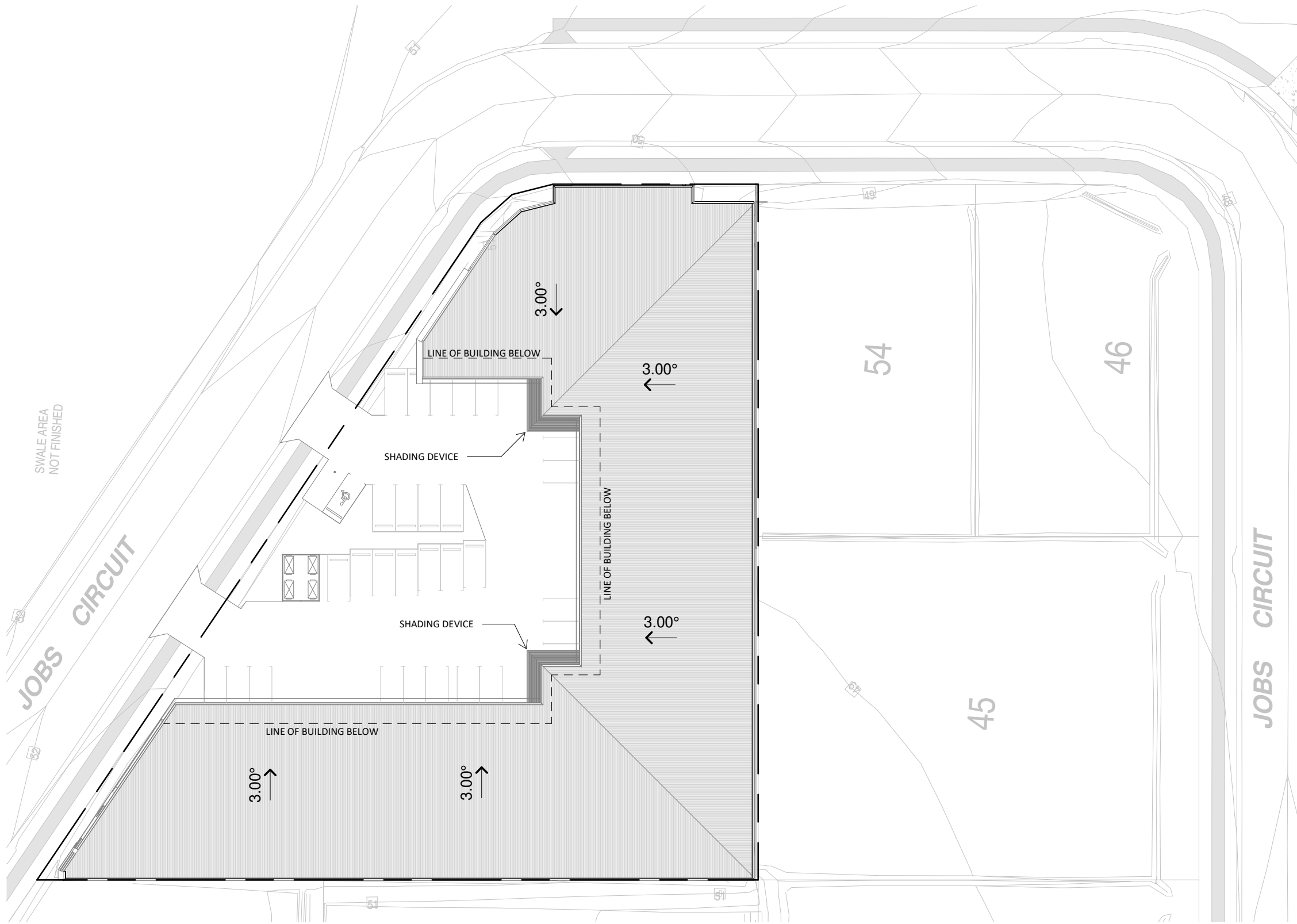
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ROOF NOTES

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.
- 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



ROOF PLAN

1 : 500

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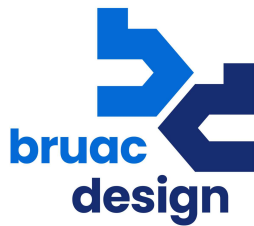
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ROOF PLAN

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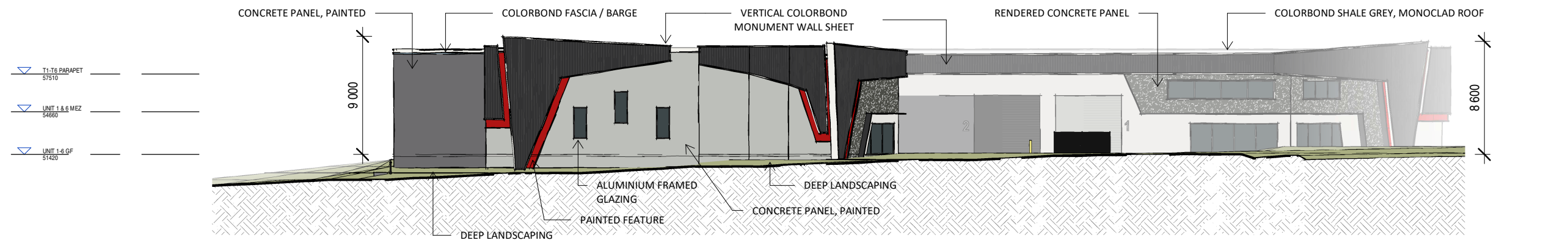
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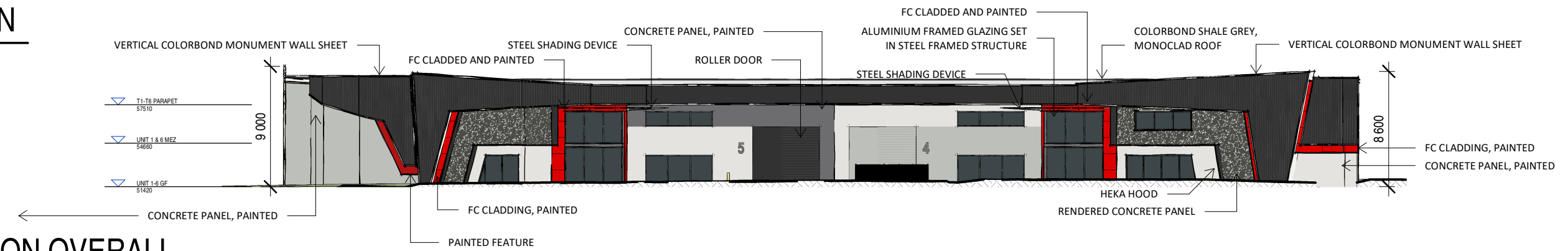
EAST ELEVATION

1 : 350



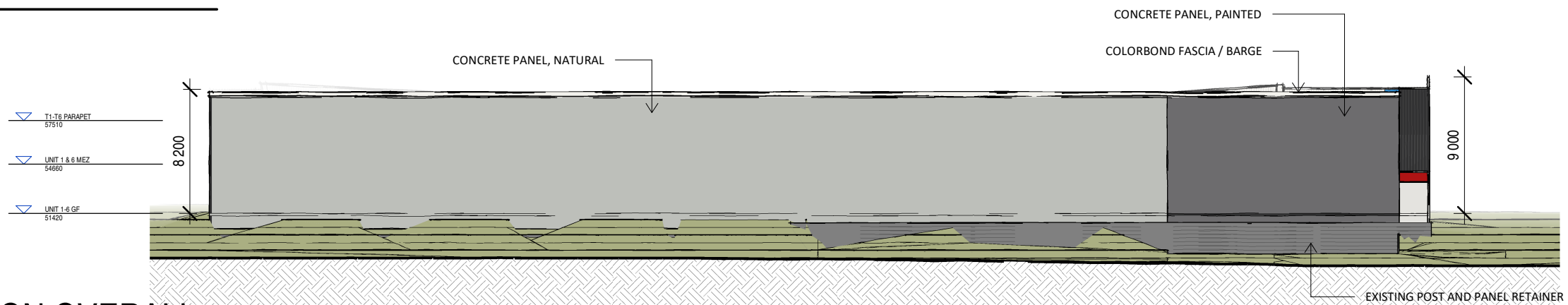
NORTH ELEVATION OVERALL

1 : 350



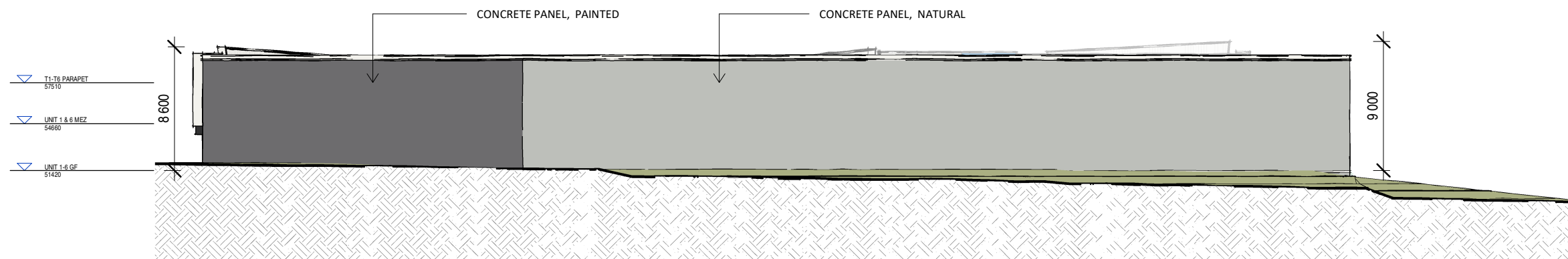
SOUTH ELEVATION OVERALL

1 : 350



WEST ELEVATION OVERALL

1 : 350



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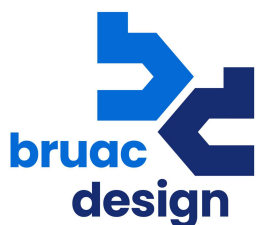
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ELEVATIONS

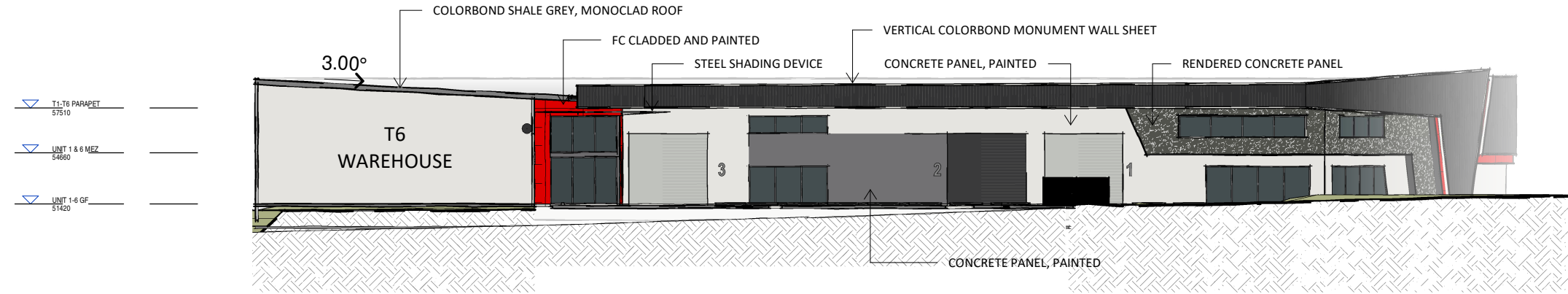
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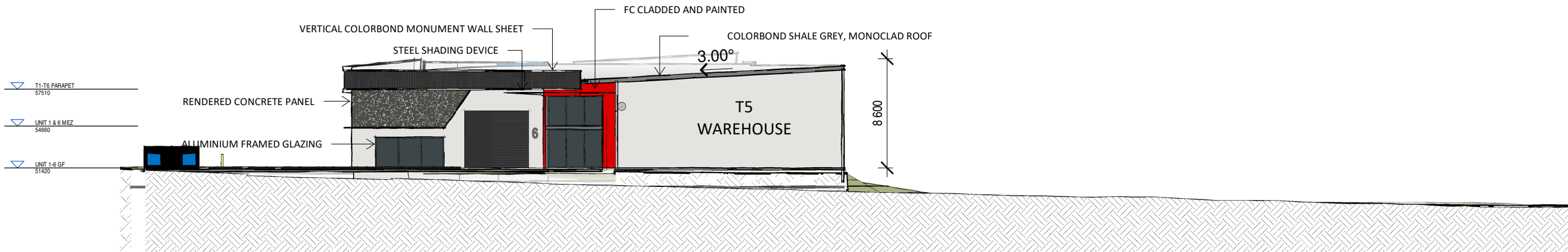
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EASTERN ELEVATION INTERNAL

1 : 350



WESTERN ELEVATION INTERNAL

1 : 350

WINDOW SCHEDULE (CW)				
WINDOW NO	QTY	DIMENSIONS (mm)		FINISH / COLOUR
		HEIGHT	WIDTH	
CW1	3	1140	5000	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW2	1	1400	5000	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW3	1	1400	8000	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW4	1	1756	4598	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW5	1	2313	6400	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW6	4	2400	4250	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW7	1	2400	5300	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW8	1	2400	6600	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW9	3	3000	4250	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW10	3	2400	5000	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED
CW11	1	2948	4325	POWDER COATED NON REFLECTIVE ALUMINIUM AND ANIT-REFLECTIVE CLEAR GLASS TO BE USED

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ELEVATIONS, SECTIONS & SCHEDULES

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