

Section 2
SUPPORTING DOCUMENTS





zone

Planning Group

Planning Assessment Report

DEVELOPMENT APPLICATION
Medium Impact Industry

Prepared for Ramirez Property Holdings Pty Ltd

May 2026
Q25135

101 Wongawallan Drive,
Yarrabilba



This report was prepared by



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Zone Ref	Issue	Date	Prepared by	Checked by
Q25135	Draft	29/04/2026	AS	DG
	Final Version	12/05/2026	AS	KW

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Contents

Executive Summary	1
1.0 Site & Surrounding Environment	2
1.1 Site & Application Details	2
1.2 Site Characteristics & Surrounds	2
2.0 Proposed Development	5
2.1 Development Specifics	6
2.1.1 Building Height	6
2.1.2 Gross Floor Area	6
2.1.3 Car & Bicycle Parking	6
2.1.4 Access	6
2.1.5 Site Cover	6
2.1.6 Setbacks	6
2.1.7 Landscaping	6
2.1.8 Building Design	7
4.0 Statutory Planning Framework & Assessment	8
4.1 Yarrabilba Priority Development Area (PDA)	8
4.2 Yarrabilba PDA Development Scheme	8
4.2.1 Land Use Definition & Level of Assessment	9
4.2.2 PDA Consistent Development	9
4.2.3 Public Notification	9
4.2.4 PDA Wide Criteria	10
4.2.5 Industry & Business Zone	10
4.2.6 Applicable Plan of Development – Precinct 5A - Mixed Industry & Business Area	11
4.3 Infrastructure Charges	14
5.0 Conclusion	15



Figures & Tables

Figure 1: Plan of Development

Figure 2: Aerial of the Subject Site – Image date 6 February 2026 (Source: Nearmap)

Figure 3: Isometric View of Site in Proximity to the District Centre

Figure 4: Proposed Site Plan (Source: SOBD)

Figure 5: Perspectives of Proposed Development (Source: SOBD)

Figure 6: Landscape Intent Plan (Source: Deep Rainforest)

Figure 7: Perspectives of Development (Source: SOBD)

Figure 8: Yarrabilba PDA Development Scheme Zones

Figure 9: Yarrabilba PDA Development Scheme Zones

Table 1: Site & Application Details

Table 2: POD Criteria

Appendices

Appendix 1	SPP / DAMS State Mapping
Appendix 2	Proposal Plans
Appendix 3	Traffic Assessment
Appendix 4	Civil Engineering Report
Appendix 5	Statement of Landscape Intent
Appendix 6	Waste Management Report

Project Team

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Executive Summary

Aspects of Development

TYPE OF DEVELOPMENT	LEVEL OF ASSESSMENT	APPROVAL SOUGHT
Material Change of Use	PDA Assessable Development	Development Permit

Overview of Application

Ramirez Property Holdings Pty Ltd (the 'Applicant') seeks development approval for a Material Change of Use (MCU) for a Medium Impact Industry development at 101 Wongawallan Drive, Yarrabilba which is land that is subject to an approved Plan of Development (POD) under PDA Development Approval (DEV2022/1306/31).

Pursuant to the approved Plan of Development applicable to the site, such is located within the western part of Precinct 5A, with a land use designation of 'Mixed Industry and Business Area'. A Medium Impact Industry use constitutes Assessable Development within the PDA. The proposal generally complies with the relevant provisions of the POD however, the proposed vehicular access location conflicts with the nominated no vehicle access strip in addition to a minor reduced landscape width to the frontage of the site at 1.7m. Accordingly, the proposal is considered to trigger PDA Assessable Development, noting that all other aspects of the development comply with the applicable requirements.

This Report overviews the nature of the proposal and provides an assessment of the development against the requirements of the relevant statutory planning documents. This application is accompanied by Proposal Plans, Engineering Plans, Traffic Assessment, Waste Management Plan and Statement of Landscape Intent to support this application.

In summary, the proposed development is deemed to be a desirable use having regard to the sites' land use Zone and context within the Yarrabilba PDA. It is therefore recommended, that EDQ favourably consider this application and impose reasonable and relevant conditions as part of its approval.



1.0 Site & Surrounding Environment

1.1 Site & Application Details

Table 1: Site & Application Details

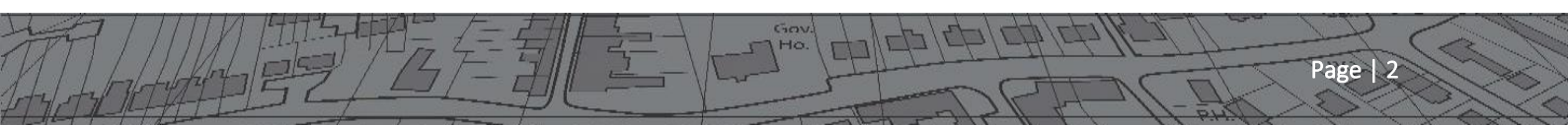
Address	101 Wongawallan Drive, Yarrabilba QLD 4207
Real Property Description	Lot 27 on SP333769
Site Area	3,003m ²
Land Owner & Applicant	Ramirez Property Holdings Pty Ltd
Applicant Contact Details	C/- Zone Planning QLD (Andre Sultan) PO Box 3805, Burleigh Town QLD 4220 07 5562 2303 asultan@zoneplanning.com.au
Local Government Area	Logan City Council
SEQ Regional Plan Designation	Urban Footprint
Planning Instrument	Yarrabilba PDA Development Scheme
PDA Precinct/Zone	Precinct 2A & Precinct 5A - Mixed Industry and Business Area

1.2 Site Characteristics & Surrounds

The subject site comprises of a single lot which fronts Wongawallan Drive to the east with a total site area of 3,003m². The site comprises of a slight fall from the north-west corner to the south-east front boundary. A single drainage pit is located in the south-east corner of the site which discharges to Wongawallan Drive. A retaining wall is located along the western boundary of the site, with the sewer manhole located in the south-east.

The land is subject of a PDA Development Approval (DEV2022/1306/31) and most recently amended on 22 July 2025.

Pursuant to the approved Plan of Development applicable to the site (see **Figure 1** below), such is located within the eastern part of Stage 2 of Precinct 5A, with a land use designation of 'Mixed Industry and Business Area'.



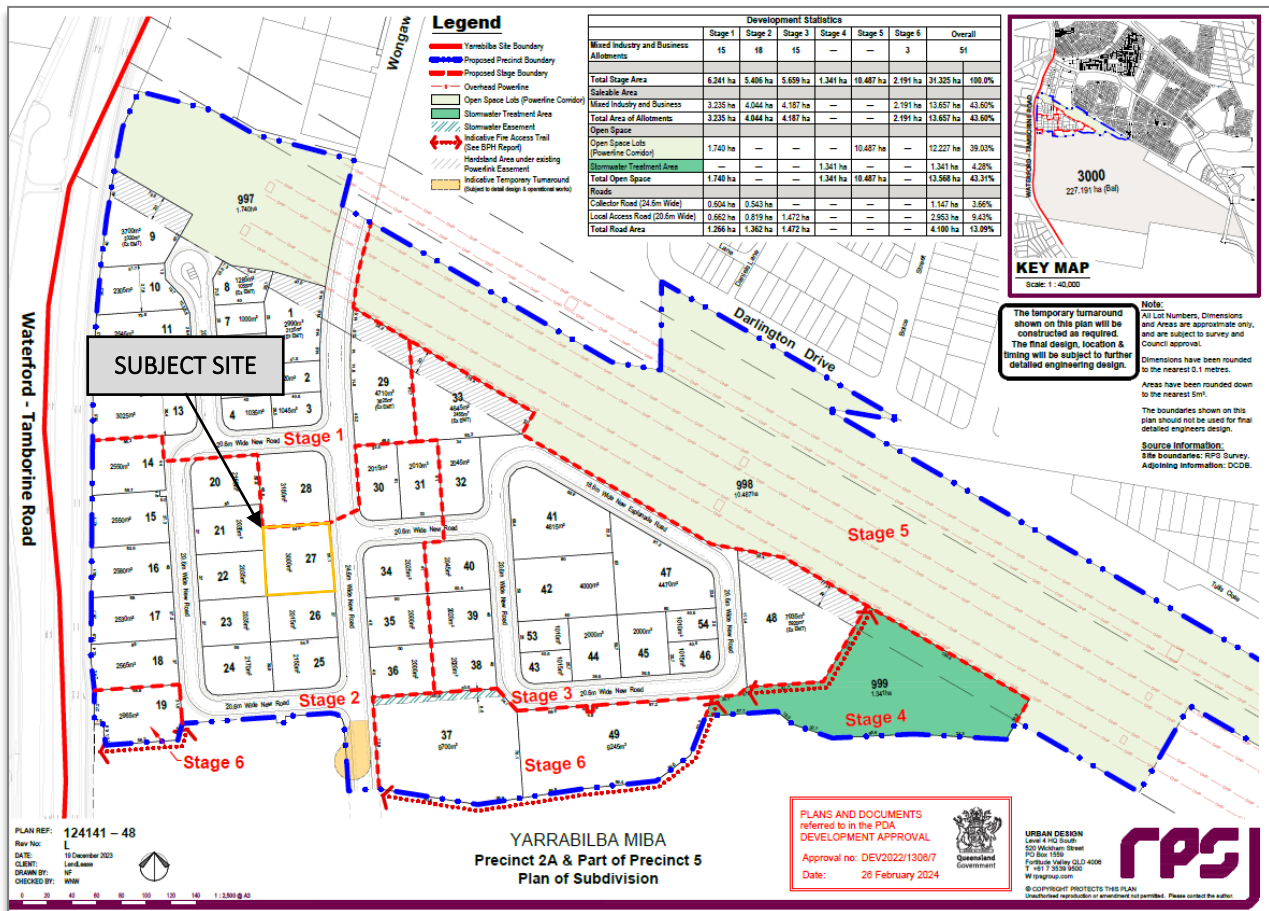


Figure 1: Plan of Development

As illustrated in **Figures 2** and **3** below, the area north of the site is the Yarrabilba District Centre which is expanding to comprise a range of employment areas and goods and services providers to complement the growth of the surrounding residential neighbourhood.

The subject site is within an industrial/business intent precinct which is separated from the District Centre by a wide transmission line corridor with extensive overhead infrastructure. Land to the south and east of the site is earmarked for future stages of the POD expansion and will comprise of similar business/industry related uses. Waterford Tamborine Road is located to the west of the site.

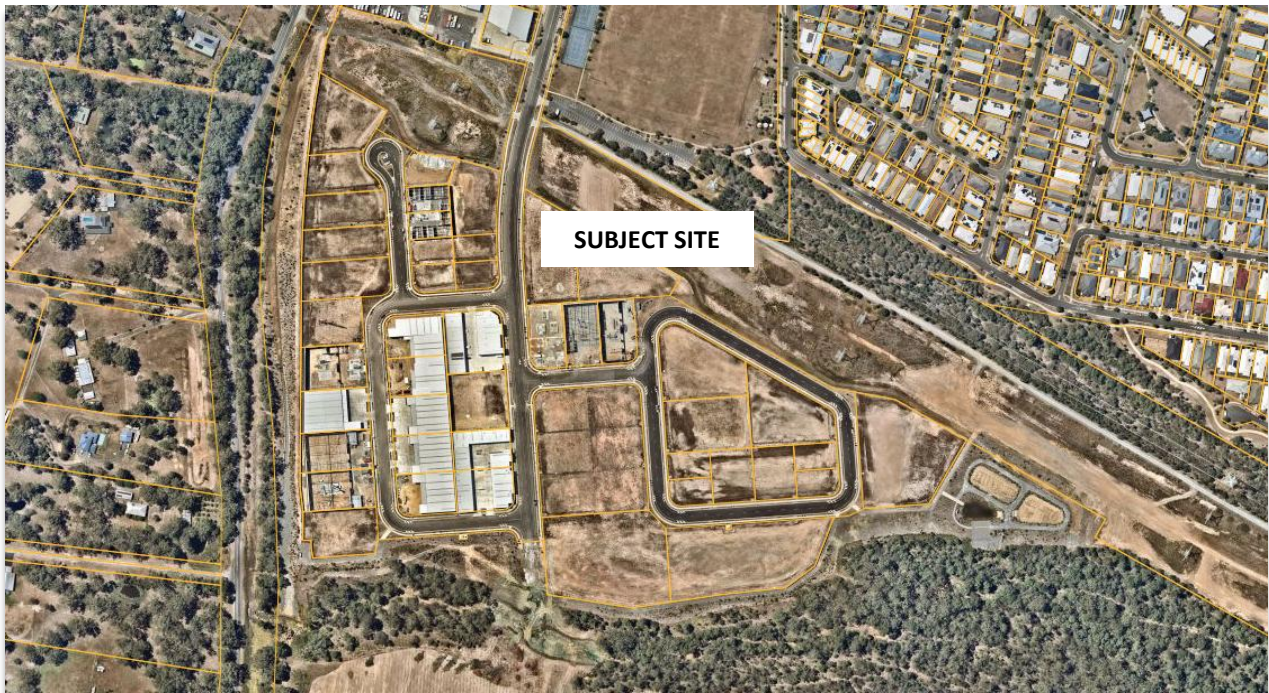


Figure 2: Aerial of the Subject Site – Image date 6 February 2026 (Source: Nearmap)



Figure 3: Isometric View of Site in Proximity to the District Centre



2.0 Proposed Development

The subject application involves a Development Permit for a Material Change of Use for a Medium Impact Industry development.

The proposed development will comprise a single building with four tenancies accommodating the Medium Impact Industry land use. The proposal includes a total gross floor area (GFA) of 1,978.92m² which includes an upper-level mezzanine internal to each tenancy. The development will be accessed via two separated vehicular crossovers, comprising a designated entry point towards the northern boundary and a designated exit point towards the southern boundary. **Figure 4** below depicts the proposed site plan with **Figure 5** showing the proposed perspective.

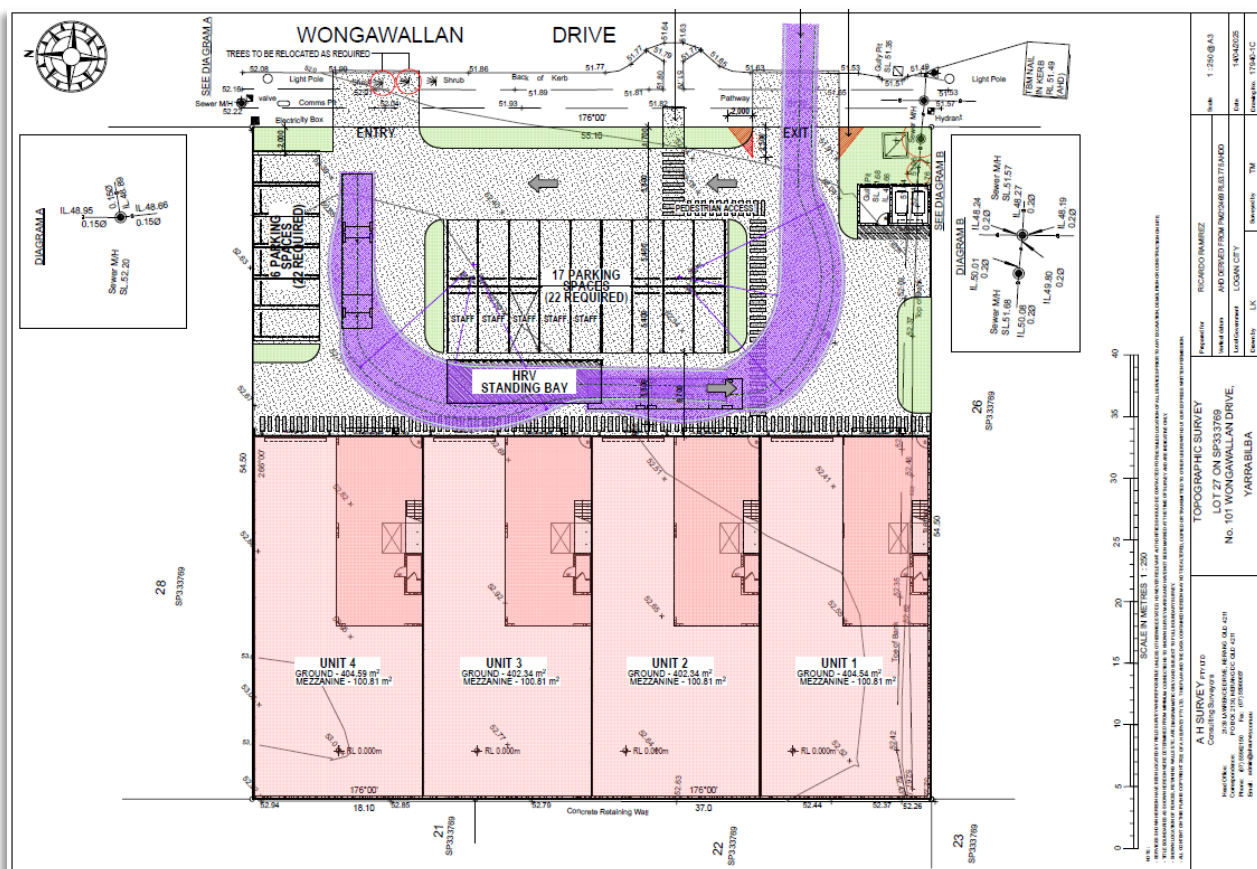


Figure 4: Proposed Site Plan (Source: SOBD)



Figure 5: Perspectives of Proposed Development (Source: SOBD)



2.1 Development Specifics

2.1.1 Building Height

The proposed development comprises of a ground floor level and internal mezzanine and is therefore two storeys high. The building extends to an approximate overall height of 8.8m.

2.1.2 Gross Floor Area

The development proposes a total GFA of 1,978.92m² which incorporates both the ground level areas and ancillary mezzanine/office components.

2.1.3 Car & Bicycle Parking

The development proposes a total of 23 carparking spaces which are provided in a communal, shared arrangement.

A total of 8 bicycle parking spaces has been provided and are included internal to the tenancies at a rate of 2 per tenancy.

2.1.4 Access

Access to the site is taken from the northern vehicular crossover with egress provided by the southern vehicular crossover. The location of the vehicular crossover will result in the removal/relocation of the existing street trees along Wongawallan Drive. Refer to **Figure 4**. The proposed northern vehicular access conflicts with the no vehicle access strip of the POD. Please refer to the Traffic Engineering Report within **Appendix 3** for further justification in this regard.

The development makes provision for on-site manoeuvring of a heavy rigid vehicle with waste collection also to occur on-site.

2.1.5 Site Cover

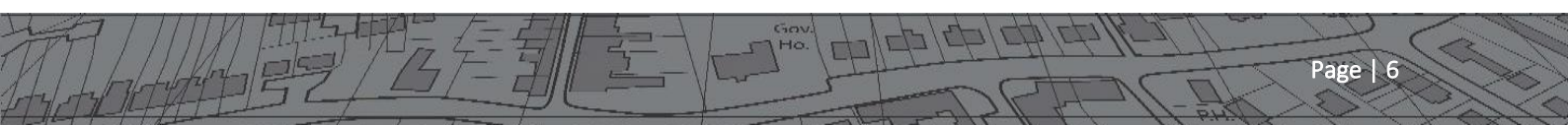
The proposed development results in a building site cover of 52.69%.

2.1.6 Setbacks

Given the development is for Industrial related activities the tenancies have been positioned in order to make efficient use of the site and as such the building includes built to boundary walls to adjoining properties to the north, south and west.

2.1.7 Landscaping

The development provides areas of landscaping to the road frontage to complement the built form and to soften the appearance of the car parking spaces. **Figure 6** below depicts the proposed landscape intent for the site.



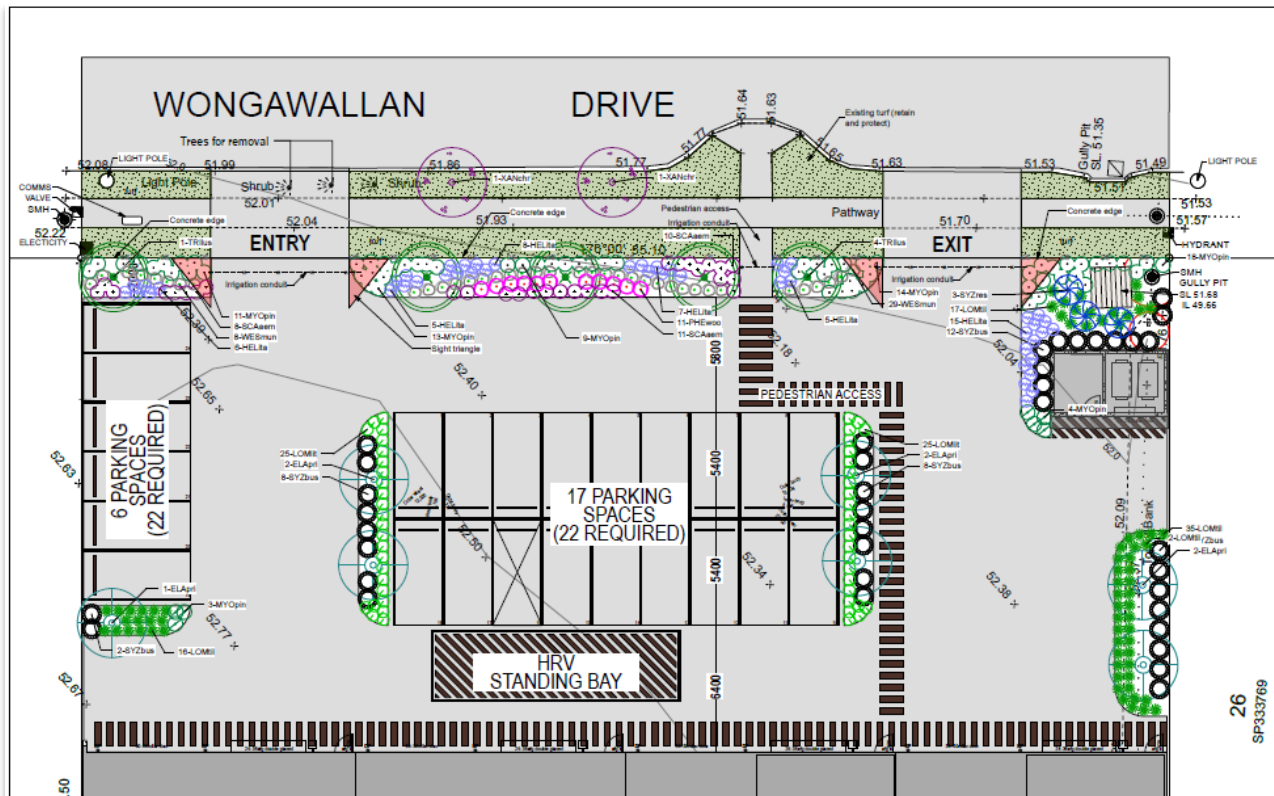


Figure 6: Landscape Intent Plan (Source: Deep Rainforest)

2.1.8 Building Design

The proposed development consists of a high-quality and modern aesthetic. Movement in the horizontal façade fronting the street provided by awnings and feature cladding, along with varying darker colour tones highlighted with glazing deliver visual interest and an articulated interface to the street. These elements combined with frontage planting will contribute to the desired streetscape character. **Figure 7** below demonstrates the proposed design for the development.



Figure 7: Perspectives of Development (Source: SOBD)



4.0 Statutory Planning Framework & Assessment

4.1 Yarrabilba Priority Development Area (PDA)

The Yarrabilba Priority Development Area (PDA) is approximately 2,222Ha and located approximately 20km south of Logan Central. The PDA incorporates a variety of land uses including retail, business, financial, medical, educational and various community services. In addition to the aforementioned mix of uses, the PDA offers a diverse mix of housing supply, ranging in type and scale.

Economic Development Queensland (EDQ) is the delegate of the Minister for Economic Development Queensland (MEDQ) for the purposes of assessing development applications within Yarrabilba in accordance with the *Economic Development Act 2012*.

4.2 Yarrabilba PDA Development Scheme

The Yarrabilba PDA Development Scheme is the applicable planning instrument which applies to all development on land within the bounds and precincts of the PDA (see **Figure 8**). The PDA Development Scheme establishes five key Zones/Precincts, namely:

- Urban Living
- Major Centre (and Sub-area A)
- Industry and Business
- Environmental Protection

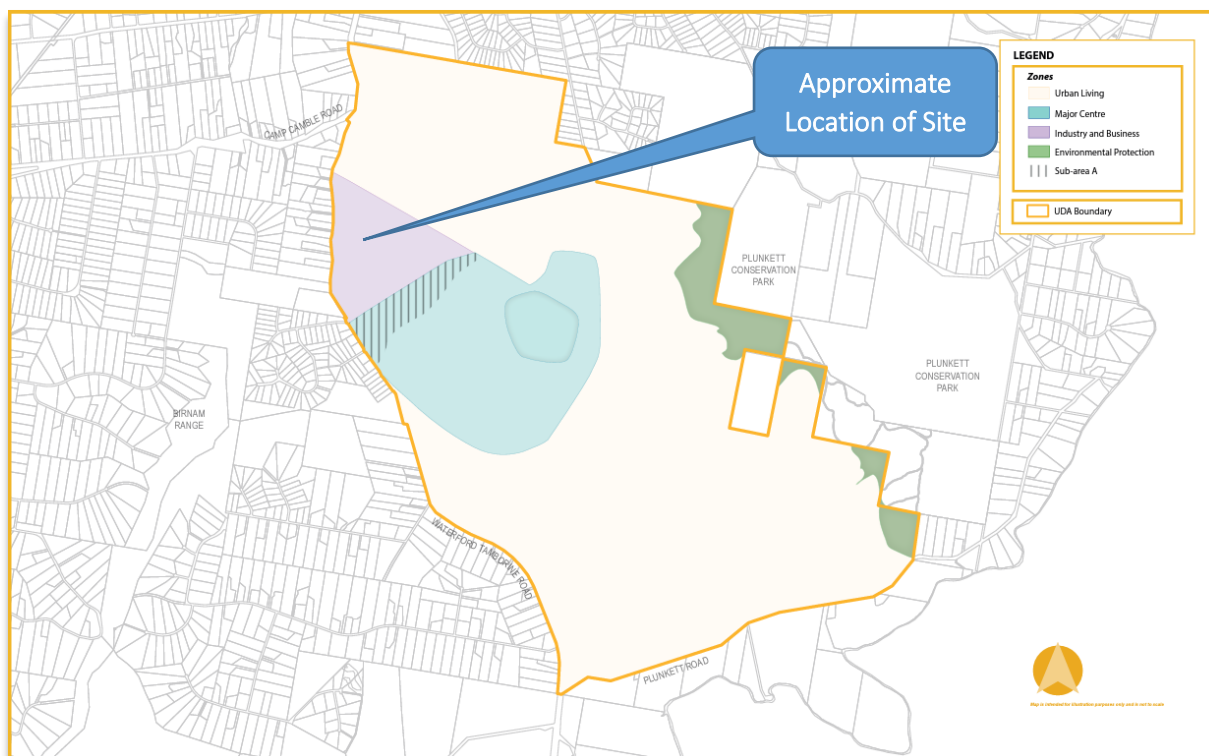


Figure 8: Yarrabilba PDA Development Scheme Zones

The subject site is located in the Industry and Business Area Zone.



Development within the PDA is regulated under the Yarrabilba Urban Development Area Development Scheme specifically through the following components:

- A land use plan
- Infrastructure plan
- An implementation strategy

4.2.1 Land Use Definition & Level of Assessment

Pursuant to Schedule 2 of the PDA Development Scheme, the proposed development is defined as follows:

Medium Impact Industry

Means the use of premises for industrial activities that have offsite air, noise and odour emissions. Despite mitigation measures these activities would still have noticeable impacts on nonindustrial uses. The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

As mentioned above, all tenancies will be used for the Medium Impact Industry use. A Medium Impact Industry use constitutes Assessable Development within the PDA. The proposal generally complies with the relevant provisions of the POD however, the proposed vehicular access location conflicts with the nominated no vehicle access strip. Accordingly, the proposal is considered to trigger PDA Assessable Development, noting that all other aspects of the development comply with the applicable requirements.

4.2.2 PDA Consistent Development

As per part 3.2.3 of the PDA Development Scheme, PDA assessable development as identified above is considered to be consistent with the land use plan if:

- I. *the development complies with all relevant PDA-wide criteria and the zone intents, or*
- II. *the development does not comply with one or more of the aspects of the PDA-wide criteria or zone intent but:*
 - a. *the development does not conflict with the PDA vision, and*
 - b. *there are sufficient grounds to justify the approval of the development despite the non-compliance with the PDA-wide criteria or the zone intents.*

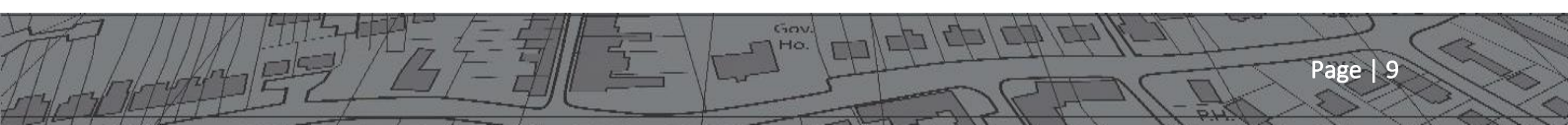
Applicant's Response

As demonstrated herein, the proposed development, is considered to be consistent with the PDA-wide criteria and the intent for the Industry and Business Zone. Therefore, the proposed use is considered to be 'consistent' development.

4.2.3 Public Notification

Section 3.2.10 of the PDA Development Scheme requires Public Notification for any development application within the PDA where the application:

- I. *includes a proposal for development which does not comply with the zone intent*





- II. *is accompanied by a context plan required under section 3.2.8, or*
- III. *is for development which in the opinion of the ULDA, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the urban living zone.*

In addition, in accordance with s.84 of the Act, a PDA development application may require public notification if the application includes a proposal for a use or is of a size or nature which, in the opinion of EDQ warrants public notification.

Applicant's Response

In this instance, the proposed development and land use is consistent with the Industry and Business Zone and presents a minor conflict with the vehicle access limitation strip. Accordingly, it is considered that the proposal retains compliance with the Zone intent and is not required to be publicly advertised.

4.2.4 PDA Wide Criteria

Section 3.3 of the PDA Development Scheme identifies criteria which are required to be considered when preparing and assessing all development applications for the PDA area. As the development remains largely consistent with the POD, the proposal is considered to align with the PDA Wide Criteria.

4.2.5 Industry & Business Zone

The site is located entirely with the *Industry and Business Zone* as depicted in **Figure 9** below:

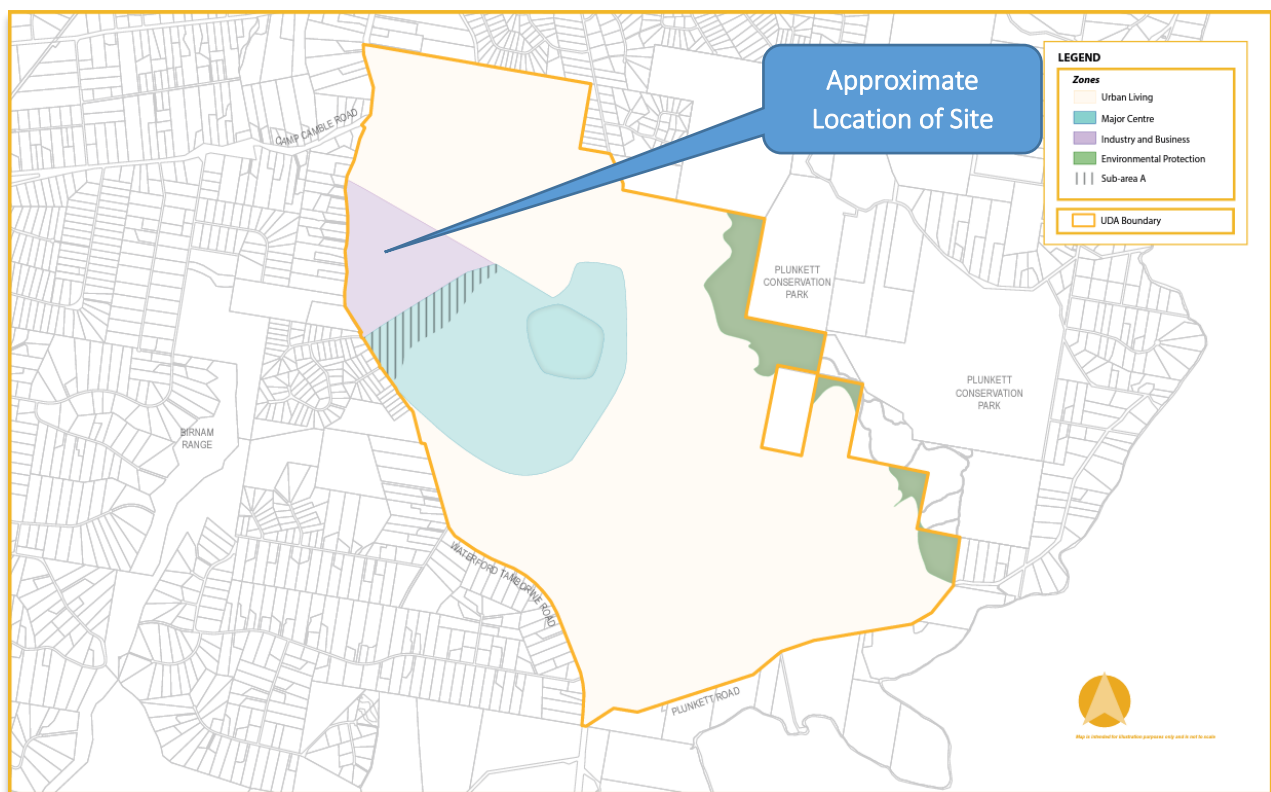


Figure 9: Yarrabilba PDA Development Scheme Zones



The intent for the Industry and Business Zone states:

‘The industry and business zone accommodates industrial, business park and commercial activities which do not generate dust, noise and odour emissions beyond the zone. The zone provides for a wide range of compatible industrial uses including low and medium impact industry, research and technological industries, knowledge creation, entrepreneurial activity and service industry activities.

A limited range of other uses may also be acceptable in the industry and business zone where it can be demonstrated that the use:

- *supports or otherwise has a clear nexus with the primary uses within the zone*
- *provides a service to the workforce within the zone*
- *will not prejudice the establishment or operation of the primary uses within the zone.*

Non-industrial uses, such as commercial, trade retail activities, business and a range of other supporting/ complementary uses may locate in the zone where such uses do not compromise the intended industrial/ business character of the local area. Uses that promote knowledge creation and entrepreneurial activity in industry, science and technology and research and development are encouraged.

The location, design, operation and management of uses and works contribute to the amenity, built form, landscaping and streetscape which enhances the industrial and business character of the area. Development will include visual buffering at appropriate locations along Waterford Tamborine Road to promote the establishment of a landscape screen for external properties facing the development in the industry and business zone.

Development has linkages to existing and proposed transport infrastructure, public transport services, bicycle and pedestrian networks and community facilities and maximises the sustainable and efficient use of essential services, including water, sewer, energy, and telecommunications infrastructure.

The zone may accommodate unanticipated interim land uses that do not compromise the long term use of the land for its intended purpose.

Applicant’s Response

The proposed development is for a business/industrial use and is provided in a built form outcome that will continue to cater for such activities. The surrounding area is being developed in accordance with the relevant POD which calls for industrial and business-related land uses and built forms.

Therefore, the proposal is considered to be appropriate for the Zone and the subject site.

4.2.6 Applicable Plan of Development – Precinct 5A - Mixed Industry & Business Area

The following assessment against the key siting and design requirements under the POD, specifically *Plan No. 124141-52, Rev M, dated 3 July 2025, prepared by RPS* as referenced in the PDA development approval DEV2022/1306/31, is provided below.

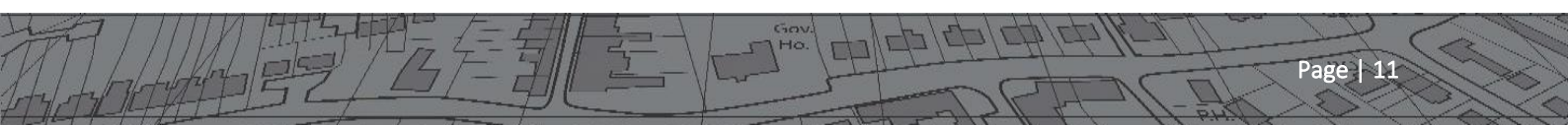




Table 2: POD Criteria

DESIGN REQUIREMENT		COMPLIANCE ACHIEVED / COMMENT
A	<i>All advertising devices are to be in accordance with Logan City Council's Planning Scheme.</i>	Noted Such will be complied with by individual tenant/owners as required.
B	<i>End of trip facilities can be provided by operators if deemed necessary.</i>	Noted End of trip facilities are not proposed.
C	<i>Location of storage facilities for flammable materials are to be outside the bushfire buffer zones for Lots 19, 37, 48 & 49, and storage of flammable materials is not to be above ground for all lots.</i>	Not applicable
D	<i>All refuse storage areas, materials, plant areas and services will be suitably screened from to all boundaries.</i>	Complies The proposal is provided with a secure refuse storage area that is to be suitably screened from the boundaries.
E	<i>Buildings are shaped, designed and finished so that the maximum length of unvaried or unarticulated (blank) wall does not exceed 20 metres (unless facing a side or rear property boundary).</i>	Complies The frontage elevations include a variety of colours, articulations and extrusions to provide for a varied façade to Jobs Circuit.
F	<i>Roofing materials are pre coloured and non-reflective.</i>	Complies The plans show non-reflective colours to be used on the roof.
G	<i>Glazing treatment must use non-reflective materials/products.</i>	Complies All glazing will utilise non-reflective treatment.
H	<i>Where buildings face the public realm areas, including streets, parks and walkways, significant overlooking and surveillance opportunities must be incorporated with positive CPTED practice. Where public use walkways are incorporates between or within sites, the buildings must front activated zones to these walkways in accordance with positive CPTED practice.</i>	Complies The development proposes entry doors/windows/roller doors and pedestrian street access to Wongawallan Drive to promote a positive CPTED practice. The parking area also interfaces with the street.
I	<i>All service areas, plant and air conditioning plant is to be screened, integrated into the building, or located on the roof with screening.</i>	Complies Services and plant equipment will be screened from view.
J	<i>Site coverage may be up to 80% provided:</i> <i>All other landscaping and development requirements of the Plan of Development are complied with;</i> <i>Development is in context with, and visually compatible with the appearance of any neighbouring buildings;</i> <i>Adequate pedestrian access and amenity is provided at ground level.</i>	Complies The development results in 52.6% site cover. The resulting site cover maintains areas for landscaping and activated pedestrian entrances to the road frontage.
K	<i>Waterford-Tamborine Rd frontage:</i>	Not Applicable



DESIGN REQUIREMENT		COMPLIANCE ACHIEVED / COMMENT
	- Building development along the Waterford Tamborine Road must be setback a minimum of 2.0 metres; - Any building located within 3.0m of Waterford Tamborine Road must include an articulated facade and a minimum of 2 colours (which may contain glazing).	
L	Powerlink Easement - Compliance Assessment is to be accompanied by written approval from Powerlink for any works and improvements within the hardstand area (Lots 1, 8, 9, 29, 33, and 48).	Not Applicable
M	Zero setbacks to side and rear boundaries will be permitted subject to sight lines and other constraints affecting adjoining development.	Complies The development proposes 0m setbacks as permitted by the POD to the side/rear boundaries.
N	Bicycle parking will be provided at the rate of one space per five car parking spaces.	Complies The development proposes 23 car parking spaces and therefore, 5 x bike spaces are required. There are 8 x bike parking spaces provided in total, being two per tenancy internal to same.
O	Landscaping:- - Preference is to be given to utilising plant species that are native and endemic to the area and are low maintenance species. - All street frontages, not developed as Built to Boundary buildings will require a 2.0m minimum width landscape strip, except at vehicular and pedestrian access points. - Provide a continuous 2.0m wide landscape strip to Waterford-Tamborine Rd frontage so that all external service and utility areas are screened from view from Waterford-Tamborine Road. - Provide a 1.8m high black tubular steel fence (or similar) along the Waterford-Tamborine Rd frontage. - Canopy trees and landscape will be provided by Stockland within the street and verge. These must be retained, or otherwise relocated, as part of the development and incorporated into any final verge surface treatments, maintaining compliance with the specifications within Logan City Council's Standard Specification No.2 (Landscaping) 2015.	Complies The development proposes a mix of native species which will be low maintenance. Refer to the SLI for more information. Complies The development proposes 2m wide landscape strips along the front boundaries except where at vehicular and pedestrian access points and the central planting area (between the two VXO's), where the landscape strip narrows to approx. 1.7m. Such is considered minor and reasonable given the larger/wide area of landscaping positioned on the corner, which exceeds the min 2m width (ie. has a max 4.7m depth). Not Applicable The site does not front Waterford-Tamborine Road. Not Applicable The site does not front Waterford-Tamborine Road. Complies Due to the placement of the existing street trees to the frontage of the site, their removal/relocation is necessary to facilitate vehicular crossovers to the development. It is proposed to either replace or relocate the existing street tree impact by the new VXO's to a location outside of the vehicular crossovers, immediately to the front of the site.



DESIGN REQUIREMENT		COMPLIANCE ACHIEVED / COMMENT
P	Carparking:- - Car parking will be provided in accordance with Table 1. - Service vehicles must enter and leave the Site in a forward direction. - Where an onsite refuse collection area is provided, access and manoeuvring areas are designed and provided to enable access by a refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 Design Vehicles and Turning Path Templates. - All premises are identified by the provision of a street number in a prominent location, preferably near the site entry, i.e. on the kerb or letterbox or by signage on the building or site. - Where more than one lot is purchased by the same owner or adjoining lots are being developed at the same time, shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.	Complies The total GFA of 1,978.92m ² with a parking rate 1 space per 80m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter, requires 22 spaces and a total of 23 have been provided. Complies Provision has been made for service vehicles to enter and exit the site in a forward gear. Complies On-site refuse collection is allowed for. Swept paths have been supplied within the Traffic Impact Assessment. Complies Street numbering will be clearly displayed on the site's frontage. Not applicable The subject site is made up of a single lot only.

In summary, the proposal maintains compliance with all provisions of the POD with exception to the prescribed 2m wide landscape width (as addressed above). As also mentioned, the entry crossover to the north coincides with the access limitation strip notated on the POD, however as addressed in the traffic report such is fully compliant with required AS2890.1 sight distances and as such is deemed to be safe and therefore, compliant.

It is also acknowledged that the guideline requiring 1 shade tree per 6 car parking spaces is not expressly contained within the POD requirements but instead forms part of PDA Guideline No. 10 (May 2015 version). This guideline has not been consistently applied across existing developments within the Yarrabilba estate.

Notwithstanding, the proposal achieves compliance with the guideline through the provision of at least four shade trees within the car parking area.

4.3 Infrastructure Charges

We anticipate infrastructure charges will be levied, and that credits may apply under the creation of the lots through subdivision. We await advice from EDQ as to any additional infrastructure charges applicable in this instance.



5.0 Conclusion

This Planning Report has provided an assessment of the proposed Warehouse development at 101 Wongawallan Drive (Lot 27), Yarrabilba against the relevant elements of the planning legislative framework applicable to the Yarrabilba Priority Development Area.

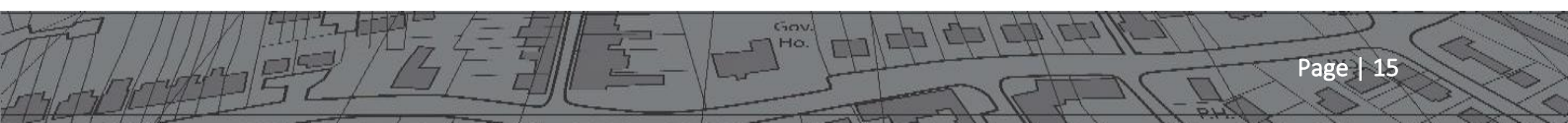
In summary, the outcome of the assessment and in particular the complimentary statutory planning, contextual and operational circumstances applying to the site and development, clearly support approval of the application. More specifically and in conclusion:

- The proposed land use is contemplated by the relevant POD;
- The design largely complies with the POD criteria, with exception of landscape width and location of the northern crossover within the access restriction area of the POD;
- The development seeks to relocate/replace the existing street trees in accordance with Item O of the POD;
- The development has been assessed against the relevant provisions Yarrabilba PDA Development Scheme and has been demonstrated to comply with PDA-wide criteria and intent for the Industry and Business Areas Zone; and
- The application is accompanied by a range of supporting reports undertaken by the expert consulting team which demonstrates the site and proposal suitability.

The proposed development is deemed to be a desirable use having regard to the sites' land use zone and context within an Industry and Business Areas Zone in the Yarrabilba PDA. Further, the proposed use optimises the sites' amenity and convenient location to urban services, growing neighbourhood, established centre activities and public transport modes.

Overall, the proposed development is considered to be an appropriate land use to the industry and commercial area and is not anticipated to unduly affect the amenity, built form, land use character and environmental qualities of the locality.

It is therefore recommended, that EDQ favourably consider this application and impose reasonable and relevant conditions as part of its approval.





APPENDIX 1

SPP / DAMS State Mapping

State Assessment and Referral Agency - Matters of Interest Report

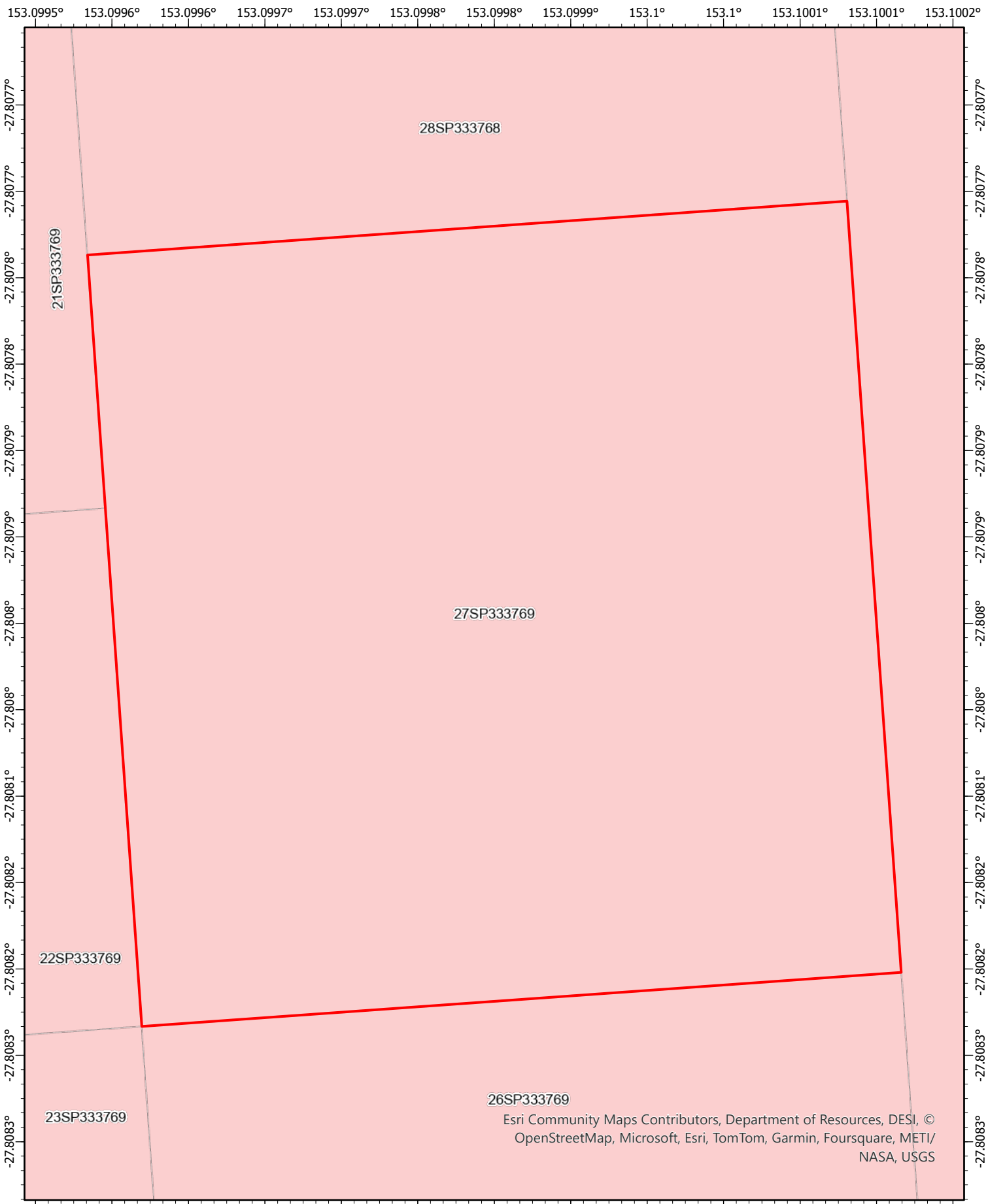
Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 27SP333769 (Area: 3003 m²)

SEQ Regional Plan land use categories
Water resource planning area boundaries

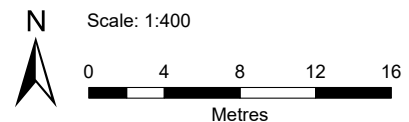


SEQ Regional Plan land use categories

Regional Land Use Category

Urban Footprint

Date: 17/03/2025

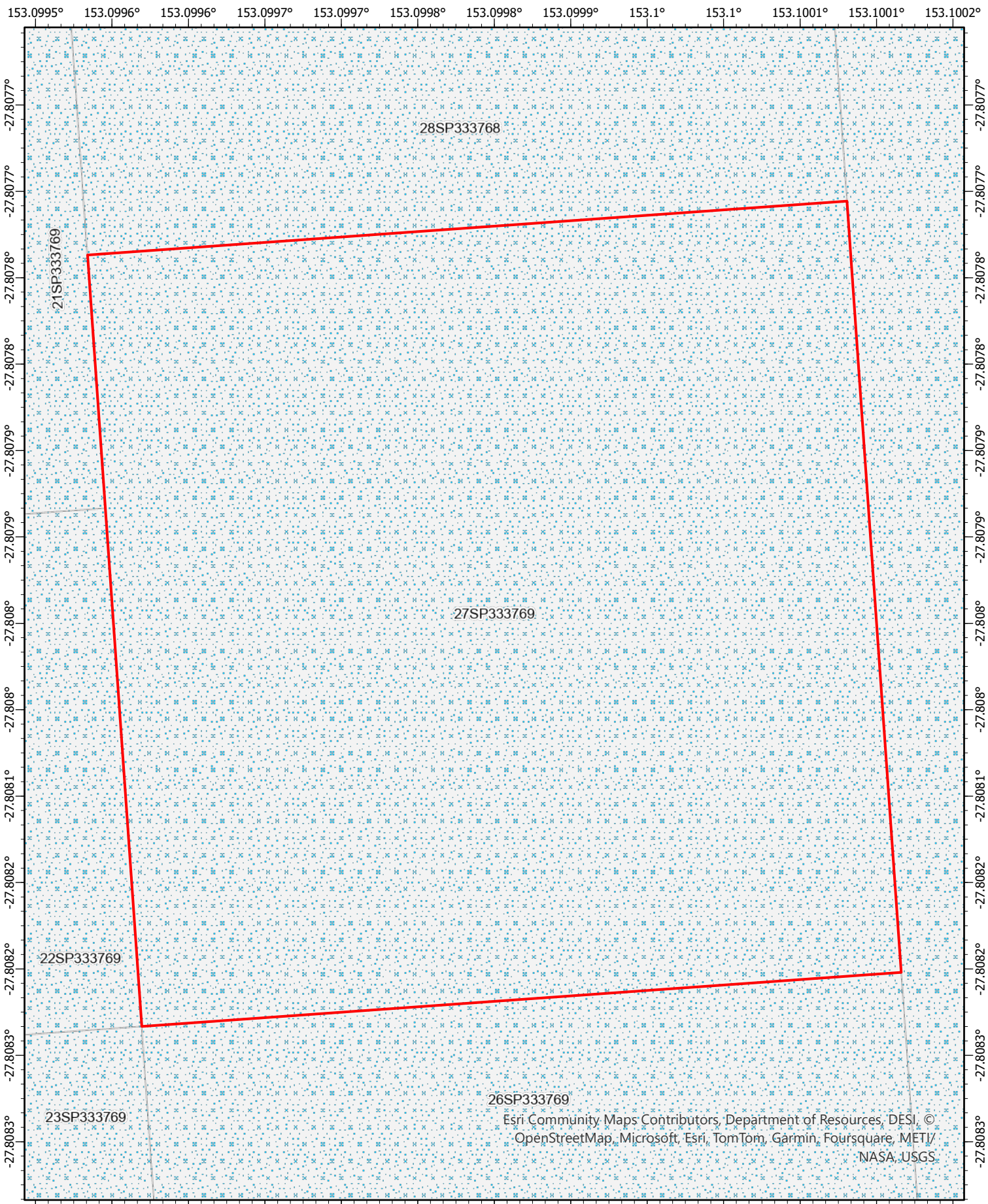


Queensland Government



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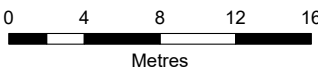
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 Water resource planning area boundaries



Scale: 1:400



Date: 17/03/2025

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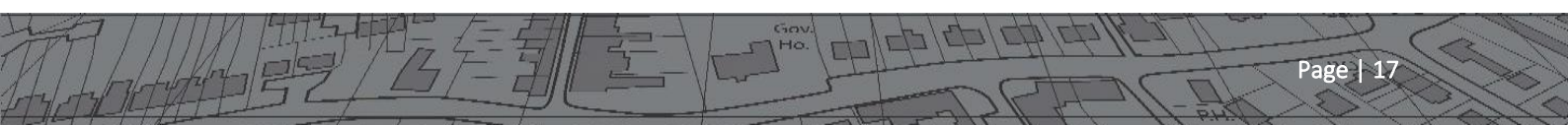


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APPENDIX 2

Proposal Plans



Designed by us,
inspired by you.

PROPOSED DEVELOPMENT

PROJECT CLIENT

RAMIREZ PROPERTY TRUST

LOT 27 No. 101

WONGAWALLEN DRIVE, YARRABILBA

JOB NUMBER

10416



PROPOSED DEVELOPMENT

PROJECT CLIENT

RAMIREZ PROPERTY TRUST

LOT 27 No. 101

JOB NUMBER

WONGAWALLEN DRIVE, YARRABILBA

10416

RAMIREZ PROPERTY TRUST
LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

[illegible][illegible]

RAMIREZ PROPERTY TRUST
LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

REPORT STATUS	DATE
WORKPLACE HEALTH & SAFETY REPORT COMPLETED - DISCUSSED WITH & PROVIDED TO CLIENT ALONG WITH WORKING DRAWINGS	**/**/2025

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied.

6. HAZARDOUS SUBSTANCES

ASBESTOS

(for alterations to a building constructed prior to 1990)

This building was constructed prior to 1990 and therefore may contain **asbestos** either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement.

All the above applies.



NOTES:
*ALL dimensions to structure only - finishes excluded.
*ALL stormwater & drainage to be in compliance with N.C.C parts 3.3.5 & 7.4, as well as ASNZS3500.
*Discharge stormwater to TANK, where possible, ALL other stormwater & overflow to keep & channel. In accordance with local government requirements & standards.
*2 Downpipes Max. to each 100mm stormwater pipe, subsurface pipes to be 100mm diameter, any underslab piping to have an inspection opening at upper end, then to be 100mm sewer grade piping with no joins under slab.
*Gutters to be 125mm D-section colorbond gutters.
*ALL driveway & X/O grades to local government requirements & standards.
*Provide sediment control to site where required.
*Meter box position T.B.C on site.
*ALL retaining walls by owner.

G.L

CUT

FILL

F.L

RL ***

****mm

****mm

RL ***

approx.

PROPOSED DEVELOPMENT DETAILS

SITE AREA - 3003m2

OVERALL BUILDING FOOTPRINT - 1,582.16m2
SITE COVERAGE - 1582.16m2 /3003= (52.69%)

OVERALL HARDSTAND AREA - 2821.43m2 (93.95%)
OVERALL LANDSCAPING - 181.57m2(6.05%)

MEDIUM IMPACT INDUSTRY GFA - 1,978.92 m2

TOTAL GROSS FLOOR AREA - 1,978.92 m2

VEHICLE PARKING DETAILS

CARPARKING REQUIREMENTS
(as per yarrabilba precinct 2A & part 5 POD)

MED. IMPACT INDUSTRY (1/80m² of GFA(up to 500m²) + 1/100m² (over 500m²)

1/80m² (500m² = 6.25) +
1/100m² (1483m² = 15) = 21.25

TOTAL PARKING SPACE REQD. - 22 spaces
TOTAL PARKING SPACE PROV. - 23 spaces

BICYCLE REQUIREMENTS
(as per yarrabilba precinct 2A & part 5 POD)

1 space per 5 car parks

BICYCLE SPACE REQD. - 4.6 spaces
BICYCLE SPACE PROV. - 8 spaces (2 per unit - internal)

(bicycle spaces are secured within tenancies)
(communal end of trip facilities provided in disabled access bathroom)



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QBCC License No: 1129687



PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT:RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLAN DRIVE
YARRABILBA

DRAWN BY: RH
CHECKED BY: SO
DESIGN: CUSTOM
DATE: A26/11/2025
SCALES: 1:200 @ A1

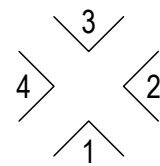
AMENDMENTS:
B151225, C300126, D100226,
E030326, F210426

SHEET NUMBER: 5 of 15
JOB NUMBER: 10416

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OSMAN FOR THE STRUCTURAL INTEGRITY
AND PERFORMANCE OF THE BUILDING.



NOTES:
*All dimensions to structure only - finishes excluded.
*Lift off hinges to WC door, as per N.C.C 10.4.2.
*Provide GPO & cold water provisions to DW space.
*All external & internal doors & windows to be measured onsite & confirmed by builder.
*Sarking to external walls.
*Insulation Req. as per Energy Efficiency Report.
*Mechanically vent rooms without natural ventilation.
*Maximum water supply pressure not to exceed 500kpa at any outlet.
*All shower roses to be AAA rated.
*Hot water system shall be heat pump, solar, or gas.
*Water supply outlets to have WELs rating.
*Toilet cisterns to have dual flush, 6/3 Ltrs.
*ALL handrails to be 100mm above finished floor level.
*Bedroom windows w. 2m fall height from FL to ground below must comply with N.C.C 11.3.7. To be fitted with non-removable screens or restricted to 125mm opening.
*If more than one smoke alarm is required they must be interconnected as per N.C.C 9.5.1, & comply with AS 3786.



PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

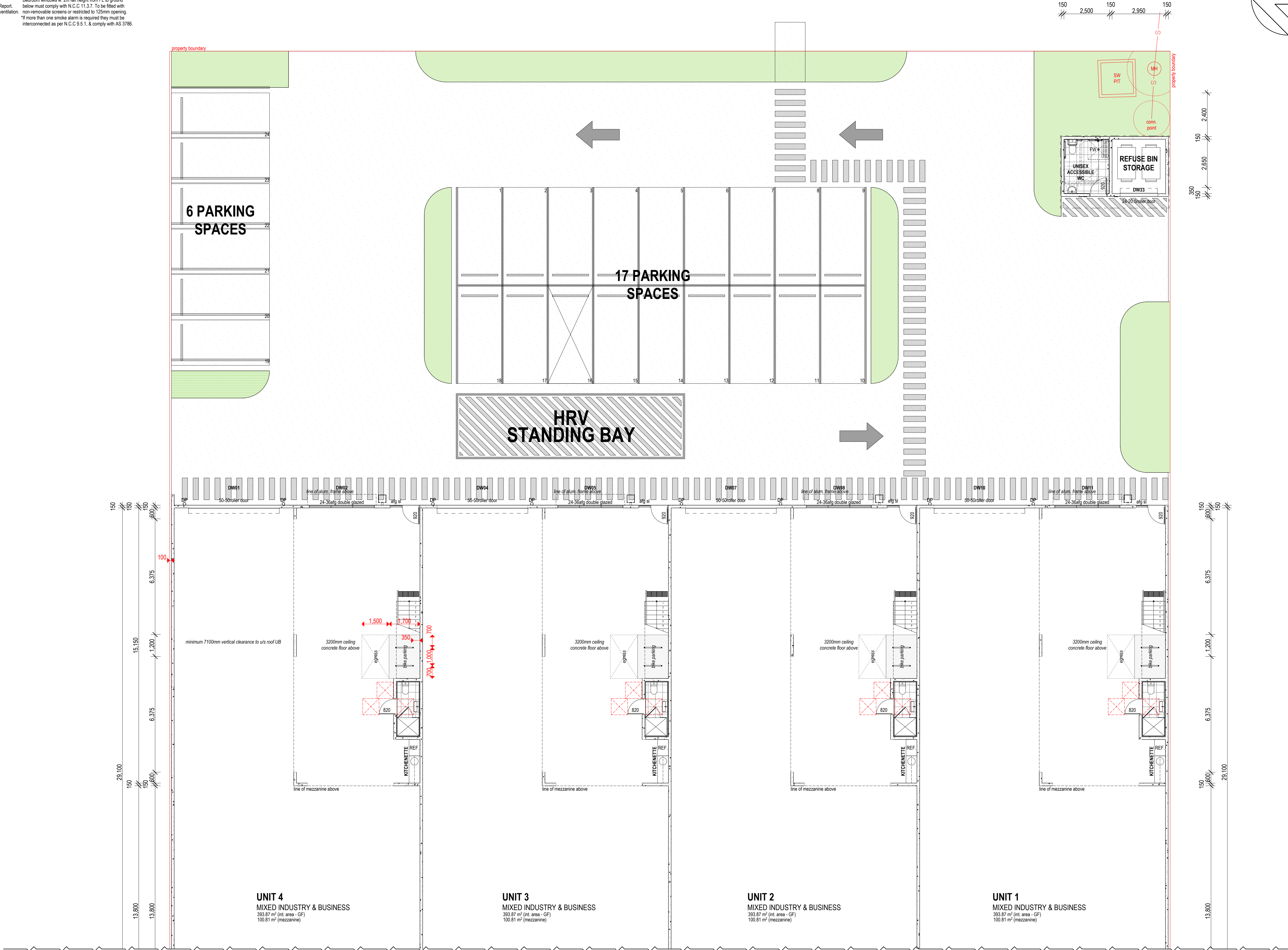
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SCALES: 1:100 @ A1

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JOB NUMBER: 10416

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NOTES:	
"All dimensions to structure only - finishes excluded."	"ALL shower doors to be AAA rated."
"Lift off hinges to WC door, as per N.C.C 10.4.2."	"Hot water system shall be heat pump, solar, or gas."
"Provide GPO & cold water provisions to DW space."	"Water supply outlets to have WEELS rating."
"ALL external & internal doors & windows to be measured outside & confirmed by builder to be measured outside."	"Toilet cisterns to have dual flush. 6/3 litre."
"Insulate roof to external wall."	"ALL handrails to be 1000mm above finished floor level."
"Insulate R/W, as per Energy Efficiency Report."	"Bedroom windows w. 2m light transmittance R/L to ground below must comply with N.C.C 11.3.7. To be fitted with non-removable screens or restricted to 125mm opening."
"Mechanically vent external wall without natural ventilation."	"If more than one smoke alarm is required they must be interconnected as per N.C.C 9.5.1, & comply with AS 3786."
"Maximum water supply pressure not to exceed 500kPa at any outlet."	



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PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENTRAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 107
WONGAWALLEN DRIVE
YARRABILL BA

DRAWN BY: RH

CHECKED BY: SC

DATE: A26/11/2025

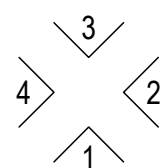
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SHEET NUMBER: 7 of 15

JOB NUMBER: 10416

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ELEVATIONS

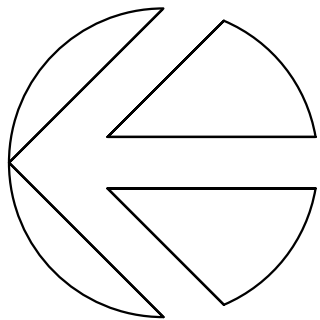
GROUND FLOOR PLAN

SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

NOTES:
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*Lift off hinges to WC door, as per N.C.C 10.4.2.
*Provide GPO & cold water provisions to DW space.
*ALL external & internal doors & windows to be measured onsite & confirmed by builder.
*Sarking to external walls.
*Insulation Req. as per Energy Efficiency Report.
*Mechanically vent rooms without natural ventilation.
*Maximum water supply pressure not to exceed 500kpa at any outlet.

*ALL shower roses to be AAA rated.
*Hot water system shall be heat pump, solar, or gas.
*Water supply outlets to have WELs rating.
*Toilet cisterns to have dual flush, 6/3 litre.
*ALL handrails to be 100mm above finished floor level.
*Bedroom windows w. 2m fall height from FL to ground below must comply with N.C.C 11.3.7. To be fitted with non-removable screens or restricted to 125mm opening.
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PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

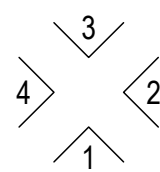
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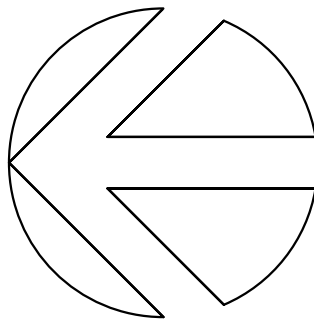
ELEVATIONS

MEZZANINE PLAN

SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

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PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

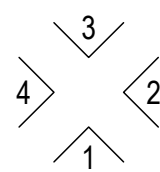
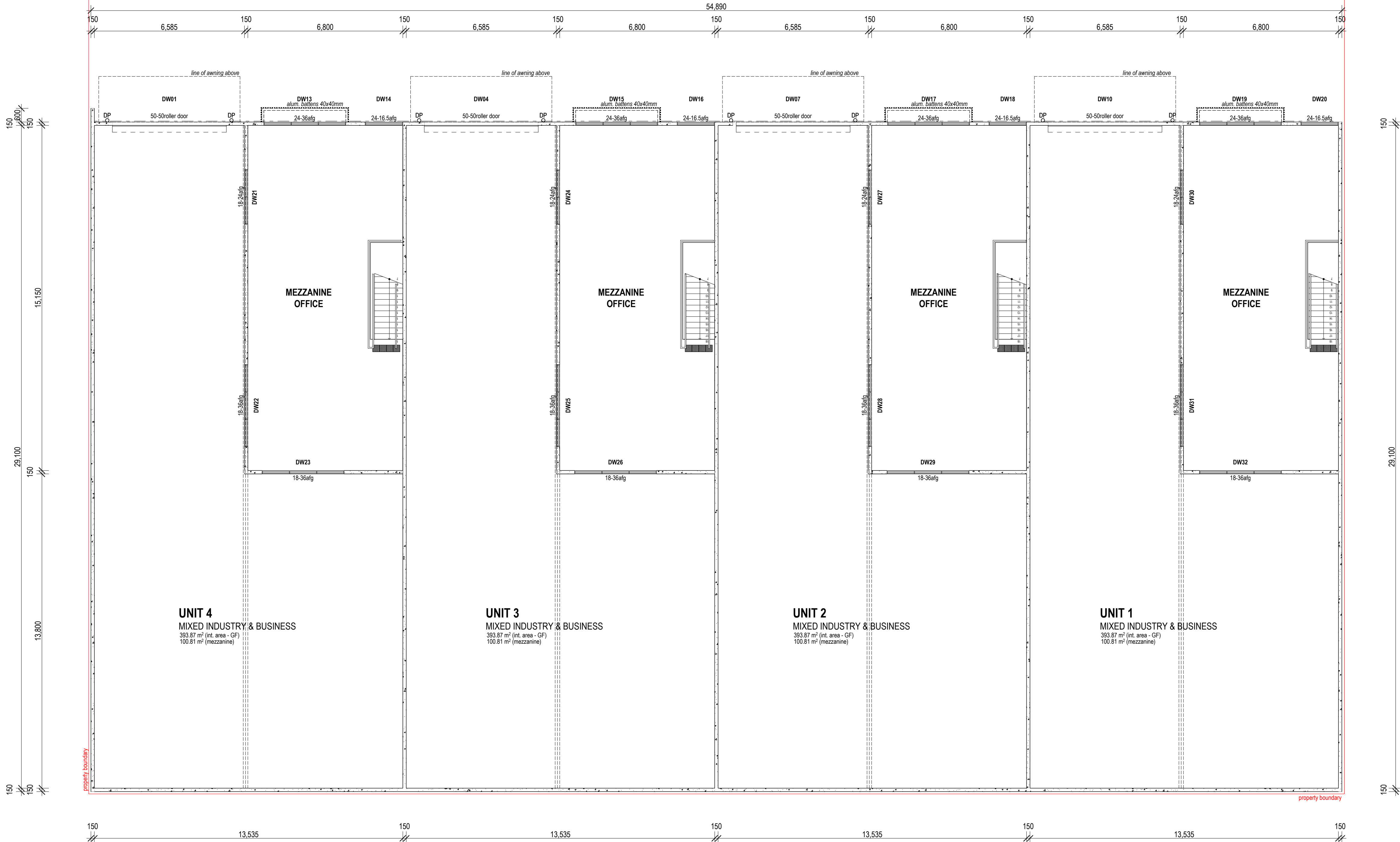
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SHEET NUMBER: 9 of 15
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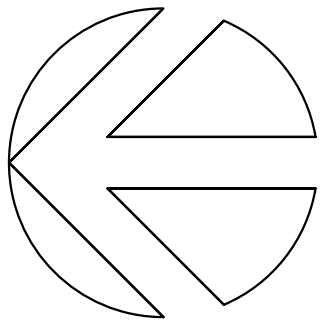
ELEVATIONS

MEZZANINE PLAN

SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

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PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

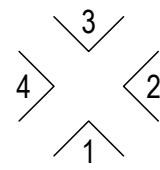
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AMENDMENTS:
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ELEVATIONS
ROOF PLAN
SCALE 1:100



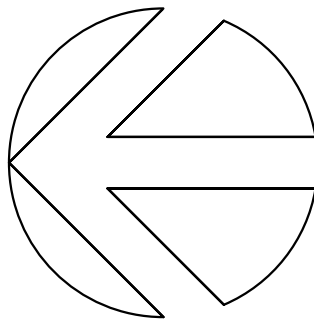
Lysaght colorbond fascias,
gutters & downpipes
Colour: SHALE GREY

2.5 Deg Lysaght colorbond trimdek sheet roof, or equivalent
Colour: SHALE GREY

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

NOTES:
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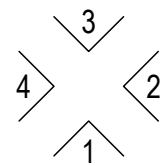
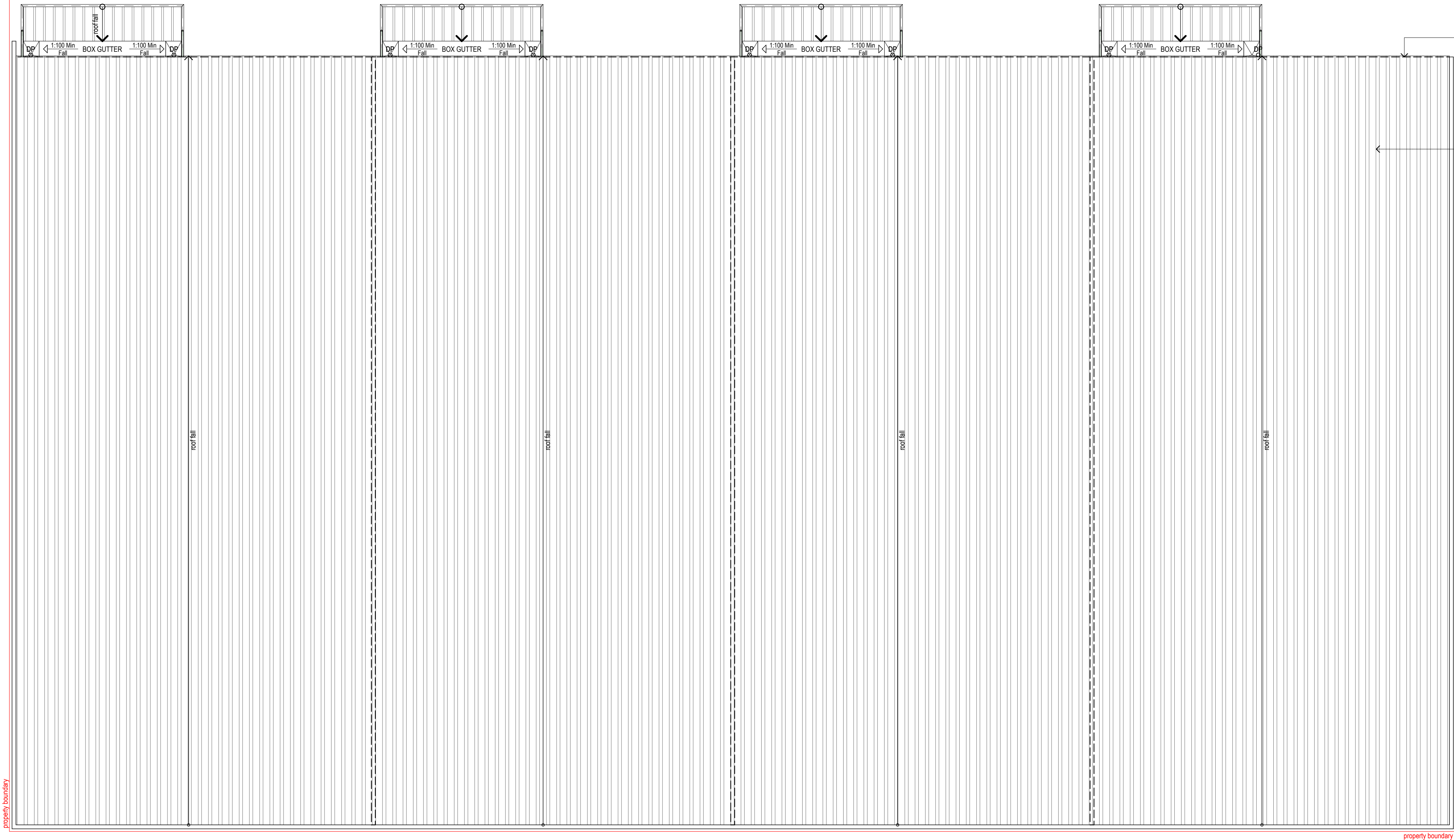


PROPOSED DEVELOPMENT

BUILDER: T.B.C
CLIENT: RAMIREZ PROPERTY TRUST
PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA
DRAWN BY: RH
CHECKED BY: SO
DESIGN: CUSTOM
DATE: A26/11/2025
SCALES: 1:100 @ A1
AMENDMENTS:
B151225, C300126, D100226,
E030326, F210426

SHEET NUMBER: 11 of 15
JOB NUMBER: 10416

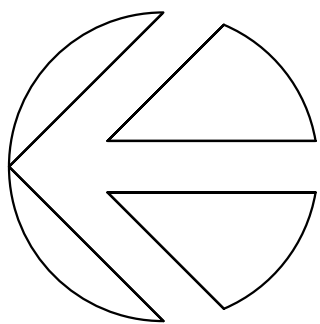
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ELEVATIONS
ROOF PLAN
SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

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PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

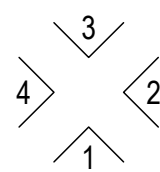
SCALE: 1:100 @ A1

AMENDMENTS:
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JOB NUMBER: 10416

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ELEVATIONS

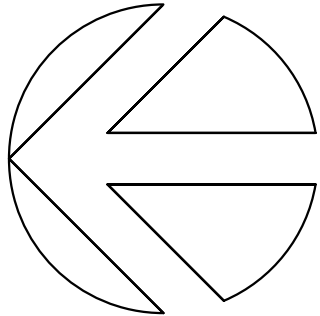
LANDSCAPE INTENT PLAN - GROUND FLOOR PLAN

SCALE 1:100



PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

NOTES:
*All dimensions to structure only - finishes excluded.
*Lift off hinges to WC door, as per N.C.C 10.4.2.
*Provide GPO & cold water provisions to DW space.
*ALL external & internal doors & windows to be measured onsite & confirmed by builder.
*Sarking to external walls.
*Insulation Req. as per Energy Efficiency Report.
*Mechanically vent rooms without natural ventilation.
*Maximum water supply pressure not to exceed 500kpa at any outlet.
*ALL shower roses to be AAA rated.
*Hot water system shall be heat pump, solar, or gas.
*Water supply outlets to have WELs rating.
*Toilet cisterns to have dual flush, 6/3 litre.
*ALL handrails to be 100mm above finished floor level.
*Bedroom windows w. 2m fall height from FL to ground below must comply with N.C.C 11.3.7. To be fitted with non-removable screens or restricted to 125mm opening.
*If more than one smoke alarm is required they must be interconnected as per N.C.C 9.5.1, & comply with AS 3786.



**Stuart
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PO BOX 2845
Burleigh Heads DC QLD 4220
ABN 73 097 995 616
QBCC License No: 1129687



PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLÉN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

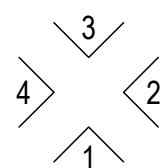
SCALE: 1:100 @ A1

AMENDMENTS:
B151225, C300126, D100226,
E030326, F210426

SHEET NUMBER: 13 of 15

JOB NUMBER: 10416

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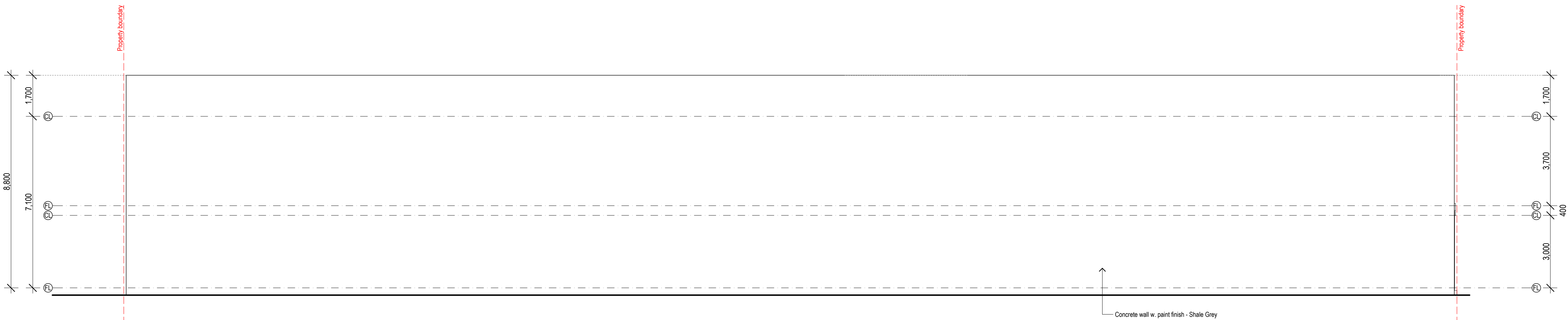
ELEVATIONS

LANDSCAPE INTENT PLAN - GROUND FLOOR PLAN

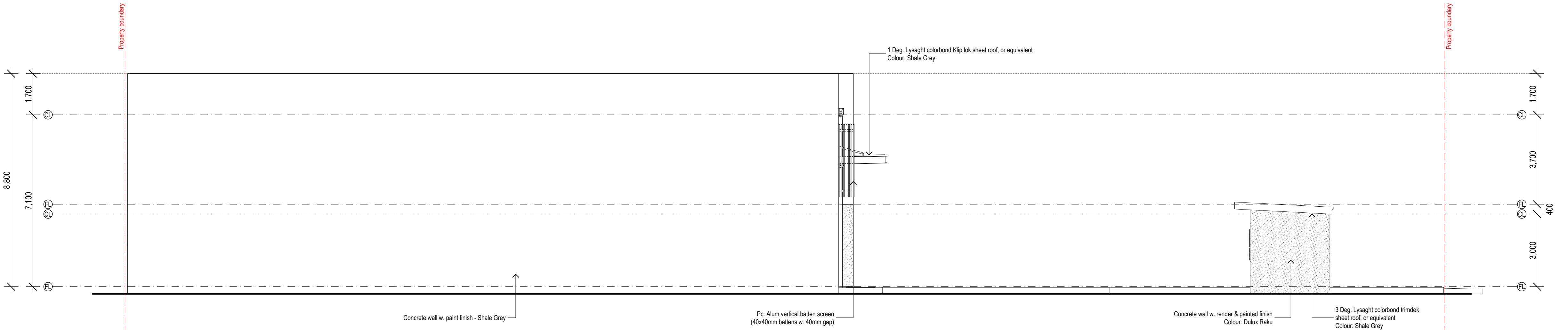
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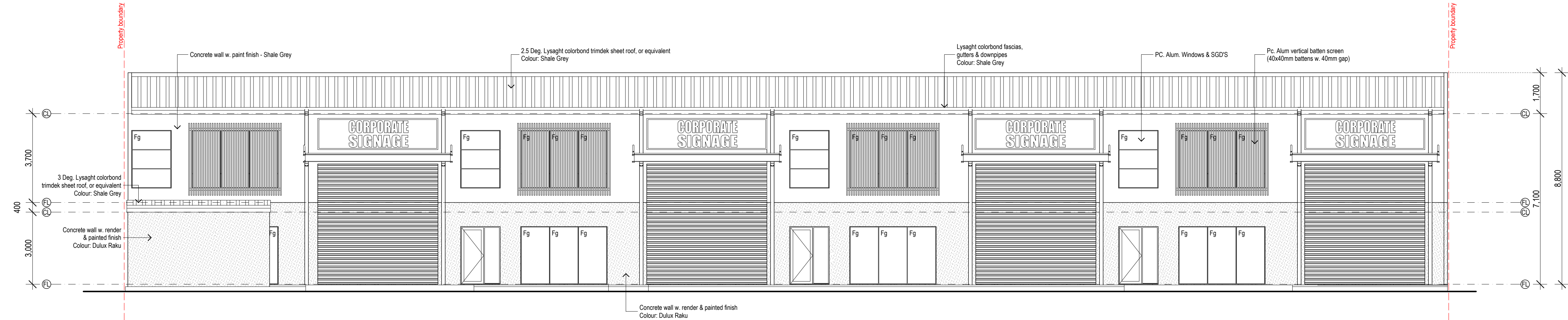
NOTES:
*All dimensions to structure only - finishes excluded.
*ALL external & internal doors & windows to be measured onsite & confirmed by builder.
*Sarking to external walls.
*Insulation Rtg. as per Energy Efficiency Report.
*Hot water system shall be heat pump, solar, or gas.
*Water supply outlets to have WELS rating.
*ALL handrails to be 1000mm above finished floor level.
*Bedroom windows w. 2m fall height from FL to ground below must comply with N.C.C 11.3.7. To be fitted with non-removable screens or restricted to 125mm opening.



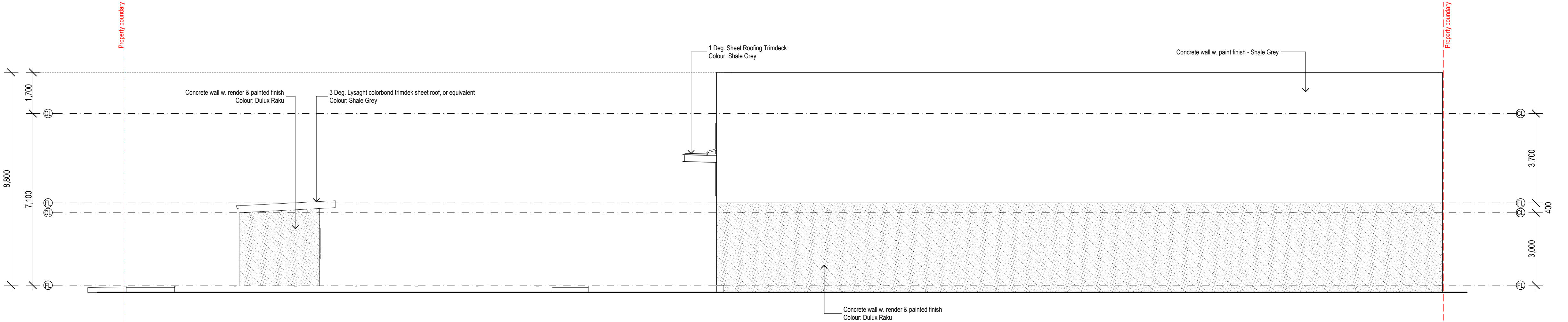
ELEVATION 1 1:100



ELEVATION 2 1:100



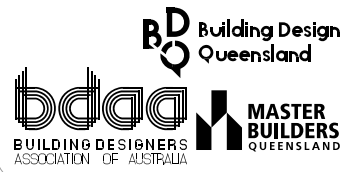
ELEVATION 3 1:100



ELEVATION 4 1:100



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PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

SCALE: 1:100 @ A1

AMENDMENTS:
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SHEET NUMBER: 14 of 15

JOB NUMBER: 10416

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View from Exterior								
DW ID	DW02	DW03	DW05	DW06	DW08	DW10	DW11	DW12
DW H*W	2,400×3,600	2,400×1,650	2,400×3,600	2,400×1,650	2,400×3,600	2,400×1,650	2,400×3,600	2,400×1,650
Leaf Dimensions W*H	---	920×2,340	---	920×2,340	---	920×2,340	---	920×2,340
Sill Height	0	0	0	0	0	0	0	0
Details	Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing	
View from Exterior								
DW ID	DW13	DW14	DW15	DW16	DW17	DW18	DW19	DW20
DW H*W	2,400×3,600	2,400×1,650	2,400×3,600	2,400×1,650	2,400×3,600	2,400×1,650	2,400×3,600	2,400×1,650
Leaf Dimensions W*H	---	---	---	---	---	---	---	---
Sill Height	600	600	600	600	600	600	600	600
Details	Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing	
View from Exterior								
DW ID	DW21	DW22	DW23	DW24	DW25	DW26	DW27	
DW H*W	1,800×2,400	1,800×3,600	1,800×3,600	1,800×2,400	1,800×3,600	1,800×3,600	1,800×2,400	
Leaf Dimensions W*H	---	---	---	---	---	---	---	
Sill Height	1,200	1,200	1,200	1,200	1,200	1,200	1,200	
Details	Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing	
View from Exterior								
DW ID	DW28	DW29	DW30	DW31	DW32	DW33		
DW H*W	1,800×3,600	1,800×3,600	1,800×2,400	1,800×3,600	1,800×3,600	2,400×2,050		
Leaf Dimensions W*H	---	---	---	---	---	2,050×2,400		
Sill Height	1,200	1,200	1,200	1,200	1,200	0		
Details	Pc. Alum fixed glass window w. non-reflective glazing		Pc. Alum fixed glass window w. non-reflective glazing		Pc. alum roller door			
View from Exterior								
DW ID	DW01	DW04	DW07	DW10				
DW H*W	5,000×5,000	5,000×5,000	5,000×5,000	5,000×5,000				
Leaf Dimensions W*H	5,000×5,000	5,000×5,000	5,000×5,000	5,000×5,000				
Sill Height	0	0	0	0				
Details	Pc. Alum roller door							

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Building Design
Queensland

bdaa

MASTER
BUILDERS
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PROPOSED DEVELOPMENT

BUILDER: T.B.C.

CLIENTRAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

SCALES: 1:1 @ A1

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SHEET NUMBER: 15 of 15

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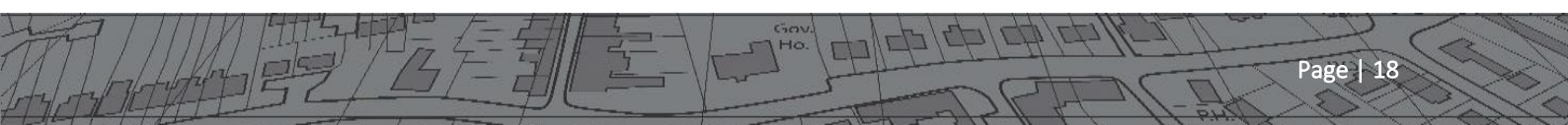
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WINDOW REVISIONS



APPENDIX 3

Traffic Assessment





Traffic & Transportation Direction

Mixed Industry and Business Development

Lot 27 Wongawallan Drive, Yarrabilba

Traffic Impact Assessment

April 2026

Reference: 1624 rep 260428 final

Mixed Industry and Business Development

Lot 27 Wongawallan Drive, Yarrabilba

Traffic Impact Assessment

Prepared for: Projects & Designs Engineers

Status: Final report

Date: 28 April 2026

Reference: 1624 rep 260428 final

Revision	Date	Description	Author	Reviewed	Approved
A	17/04/2026	Draft 01	Rico Kobelt	Oliver Mihaila	Sachin Prasad <i>RPEQ: 21946</i>
B	23/04/2026	Final	Rico Kobelt	Oliver Mihaila	Sachin Prasad <i>RPEQ: 21946</i>
C	28/04/2026	Final 02	Rico Kobelt	Oliver Mihaila	Sachin Prasad <i>RPEQ: 21946</i>

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Table of Contents

1.	Introduction	1
2.	Transport Network.....	2
2.1	Site Location	2
2.2	Road Network	3
2.3	Sustainable Transport.....	4
2.4	Crash History.....	4
3.	The Proposal	6
4.	Parking Assessment.....	7
4.1	Statutory Parking Requirement.....	7
5.	Car Park and Access Layout	8
5.1	Heavy Vehicle Access.....	8
5.2	Car Parking Design.....	9
5.3	Loading.....	10
6.	Bicycle Parking	11
6.1	Bicycle Parking Requirement	11
6.2	Bicycle Parking Design	11
7.	Traffic Assessment	12
7.1	Traffic Generation.....	12
7.2	Traffic Distribution	12
8.	Conclusion	13

Appendix A

Swept Path Assessment

Appendix B

Sight Distance Assessment

Appendix C

Bicycle Parking Specifications

1. Introduction

Amber Organisation has been engaged by Projects & Designs Engineers to prepare a Traffic Impact Assessment (TIA) for the proposed mixed industry and business development at Lot 27 Wongawallan Road, Yarrabilba.

The proposal includes construction of a building at the rear of the site separated into four units, each with internal ground floor and mezzanine, for mixed industry and business use. A total of 23 car parking spaces are proposed at ground level, accessed via separate entry and exit crossovers to Wongawallan Drive.

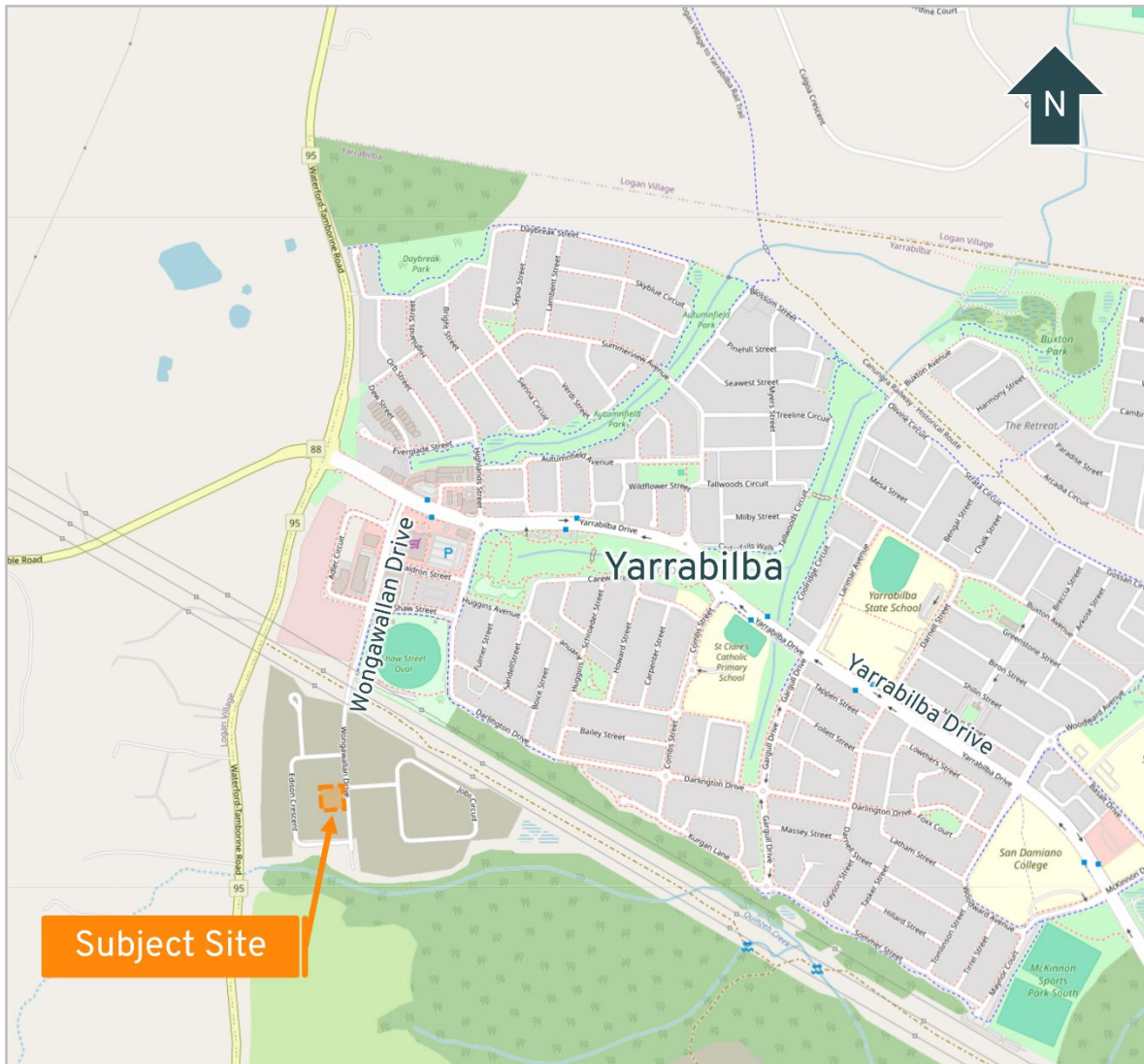
This report has been prepared to assess the traffic and parking impacts associated with the proposal and is based on observations at the site as well as our experience with similar developments.

2. Transport Network

2.1 Site Location

The site is located on the western side of Wongawallan Drive in Yarrabilba, approximately 680 metres south of Yarrabilba Drive. Figure 1 shows the location of the site in relation to the surrounding transport network.

Figure 1: Site Location



Source: OpenStreetMap

The site and surrounding land in Yarrabilba are zoned 'Priority development area' and characterised by a recently constructed subdivision.

The site has a 55.10m frontage to Wongawallan Drive and site area of 3,003 sqm. The site is currently unoccupied and is a vacant lot with no vehicle access.

Figure 2 provides an aerial photograph view of the site and the surrounding area. The figure shows the vacant lots and industrial land use in the surrounding area.

Figure 2: Aerial Photograph



Source: Nearmap

2.2 Road Network

Wongawallan Drive is a local road which has a general north-south alignment between Yarrabilba Drive (north) and its termination (south). In the vicinity of the site, it has a typical carriageway width of approximately 15.5 metres which accommodates one lane of vehicle traffic and a bicycle lane in each direction with unrestricted kerbside parking on both sides. The default urban speed limit of 50km/hr applies, and a concrete footpath is provided on both sides. It is noted that in the future, it is planned to be classified as a collector road and continue past its current termination point and connect with the planned road network in the south.

Jobs Circuit is a local road which extends from the eastern side of Wongawallan Drive forming a loop road. In the vicinity of the site, it has a typical carriageway width of approximately 11.5 metres which accommodates one lane of vehicle traffic in each direction and unrestricted kerbside

parking on both sides. The default speed limit of 50km/hr applies, and a concrete footpath is generally provided on both sides.

The intersection of **Wongawallan Drive** and **Jobs Circuit** is priority controlled with 'Give Way' signage and associated line marking provided for vehicles exiting Jobs Circuit.

2.3 Sustainable Transport

The site does not currently have convenient access to the public transport network, with the closest bus stop located 800 metres walking distance from the site which services Bus Route 587 (Yarrabilba – Loganlea).

Footpaths are generally provided on at least one side of all roads in the area. Bicycle lanes are provided along both sides of Wongawallan Drive, which connect with the broader cycling network via Yarrabilba Drive.

2.4 Crash History

Amber has conducted a review of the crash data from the Queensland roads database for all injury crashes that occurred in the five-year period between 2020 and 2024 for the surrounding road network, which included:

- The entire length of Wongawallan Drive;
- The entire length of Jobs Circuit;
- The entire length of Edison Crescent; and
- All respective intersections.

The results of the crash search are summarised in Table 1.

Table 1: Crash Summary

Road	Location	Severity	Crash Type	Month, Year	Light and Weather Conditions
Yarrabilba Drive	Intersection with Wongawallan Drive	Hospitalisation	202 – Vehs Opposite Approach: Thru-Right	March, 2024	Daylight – Clear
Yarrabilba Drive	Intersection with Wongawallan Drive	Hospitalisation	202 – Vehs Opposite Approach: Thru-Right	June, 2024	Darkness (Lit) – Clear

A total of two crashes were found within the search area within the five-year period, both of which had the same crash type and were located at the intersection of Yarrabilba Drive / Wongawallan Drive. We note the right turn from Yarrabilba Drive into Wongawallan Drive is fully controlled, with no crashes found within the rest of the search area in the vicinity of the site. These results are unsurprising given the larger established road volumes along Yarrabilba Drive and the recently constructed subdivision associated with the rest of the search area, including along Wongawallan Drive.

Given the search area, the associated traffic volumes on the roads and road classifications, it is concluded that the surrounding road network is considered to be operating in a relatively safe manner.

3. The Proposal

The proposed mixed industry and business development at Lot 27 Wongawallan Drive, Yarrabilba, involves the construction of a building at the rear of the site separated into four units, each with internal ground floor and mezzanine. The building would provide a Gross Floor Area (GFA) of 1,978.72 sqm, or 494.68 sqm per unit. An overview of the site plan can be seen in Figure 3.

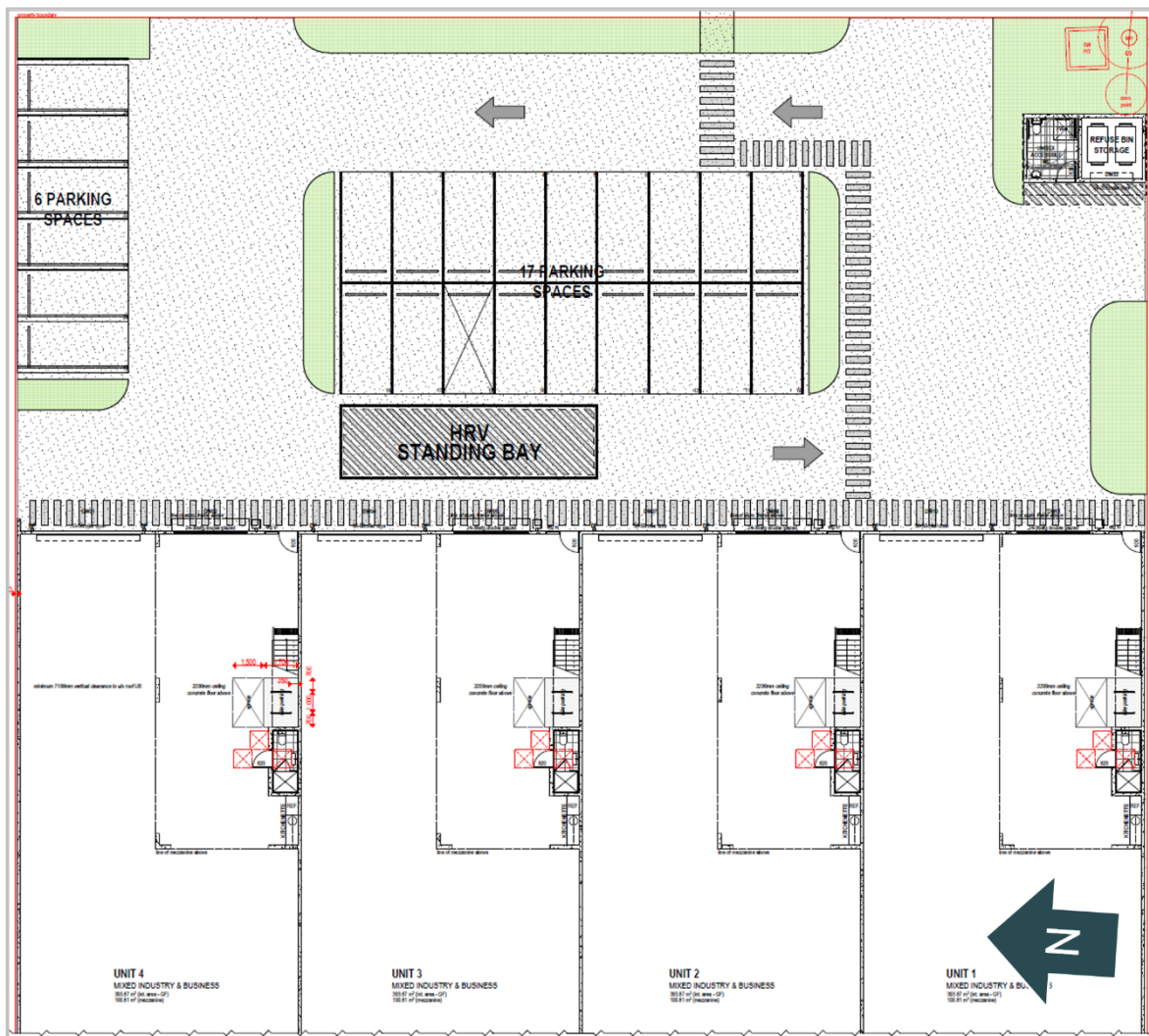
A total of 23 car parking spaces are proposed at ground level, and each unit is provided with a roller door accessible for vehicles up to a 6.4-metre-long Small Rigid Vehicle (SRV, as defined by AS2890.2:2018). All vehicular access to the site is proposed via separate entry and exit crossovers to Wongawallan Drive.

Each unit is proposed to provide four bicycle parking spaces, for a total of 16 spaces.

A Heavy Rigid Vehicle (HRV, as defined in AS2890.2:2018) 'Standing Bay' is also provided along the western accessway for short-term loading/unloading activities.

A refuse bin storage area is provided at the southeastern corner of the site.

Figure 3: Site Plan



Source: Stuart Osman

4. Parking Assessment

4.1 Statutory Parking Requirement

The number of car parking spaces required for various land uses is listed under Table 9.4.7.3.2 of the servicing, access and parking code of the Logan Planning Scheme 2015 (Planning Scheme). There is no specific land use stipulated for 'Mixed Industry and Business'. The land use 'Medium impact industry' has been adopted for the purposes of this assessment, as it most closely represents the intended use. Application of the relevant parking rates is provided below in Table 2.

Table 2: Planning Scheme Car Parking Requirement

Use	Gross Floor Area (sqm)	Parking Rate	Parking Requirement ¹	Proposed Parking Provision
Medium impact industry	1,978.72	1 space per 80 sqm up to 500 sqm; plus 1 space per 100 sqm GFA thereafter	22 spaces	23 spaces

Accordingly, the site has a statutory parking requirement of 22 spaces, while the proposal involves a provision of 23 spaces on-site. Therefore, the proposed parking provisions are considered satisfactory and exceed the minimum requirements outlined in the Planning Scheme.

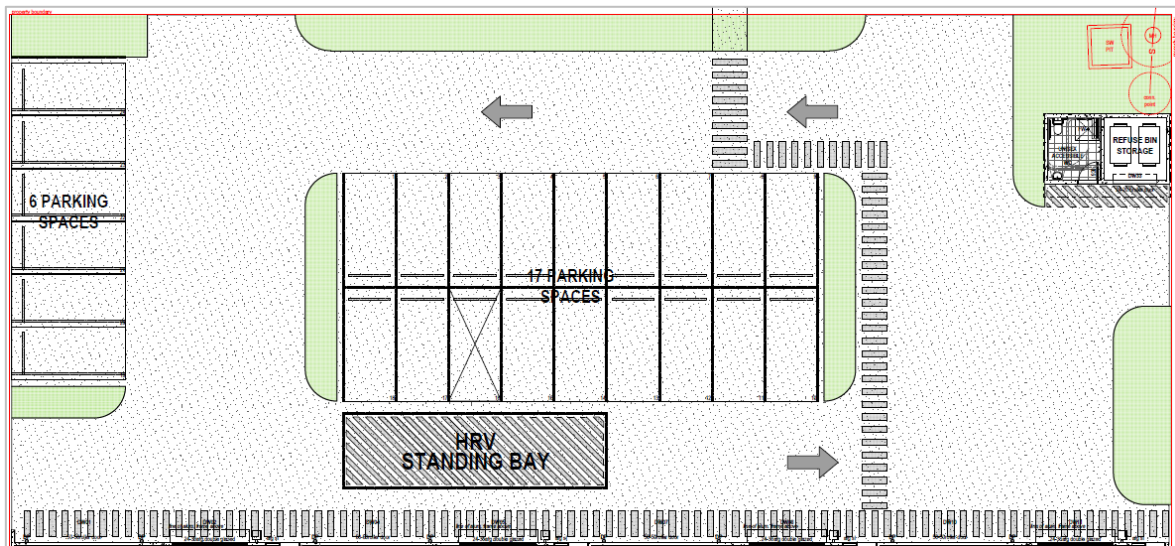
¹ The calculated requirement has been rounded up to the nearest whole number as per the Planning Scheme.

5. Car Park and Access Layout

All 23 car parking spaces will be located within an open-air car park with access via separate entry and exit crossovers to Wongawallan Drive. The entry crossover is located towards the northeast corner of the site while the exit crossover is located towards the southeast corner of the site.

The internal carpark layout allows for one-way movement within the western accessway and two-way movement within the eastern accessway, allowing vehicles to circulate if required. An overview of the internal car park layout can be seen on Figure 4.

Figure 4: Internal car park layout



Source: Stuart Osman

5.1 Vehicle Access

Access to the site is proposed via an entry-only crossover, located towards the northeast corner of the site, and an exit-only crossover located towards the southeast corner of the site. The access arrangements generally comply with the requirements of the Planning Scheme and relevant Australian Standards, and are detailed as follows:

- The proposal requires access and loading by service vehicles up to the size of a 12.5-metre-long Heavy Rigid Vehicle (HRV), with a Standing Bay located within the western accessway. A swept path assessment has been prepared using a HRV and is provided in Appendix A. The assessment indicates the vehicle is able to satisfactorily enter the site via the entry-only crossover, traverse through via the western accessway where the Standing Bay is located, and exit the site via the exit-only crossover, all in a forward direction. This is in accordance with accommodating the design vehicle for a 'Medium impact industry' land use under Table 9.4.7.3.5 of the Planning Scheme.
- The site access provides sufficient sight distance in accordance with AS 2890.2:2018 to allow commercial vehicles to safely enter and exit the road network, as demonstrated in Appendix B.
- A pedestrian sight splay measuring 2.0m wide x 2.5m deep is located on both sides of the exit-only crossover, which is kept free of obstructions to visibility.

- Vehicular crossing gradients are less than 1 in 20 (5%) from the edge of the frontage road to the property boundary and less than 1 in 8 (12.5%) for the first 6 metres into the car park.
- The exit-only crossover is proposed in a suitable location in accordance with the 'Yarrabilba MIBA Precinct 2A & Part of Precinct 5 Plan of Development' (dated 19 December 2023) and Figure 3.1 of AS/NZS 2890.1:2004.

It is noted that the proposed entry-only crossover is located along the continuing leg of a T-intersection (Jobs Circuit) which is designated as a prohibited zone for vehicular access based on the 'Yarrabilba MIBA Precinct 2A & Part of Precinct 5 Plan of Development' (dated 19 December 2023) as well as Figure 3.1 of AS/NZS 2890.1:2004. The location of the proposed entry-only crossover is considered acceptable in this case for the following reasons:

- The crossover is limited to entry-only movements, which is considered a low-risk addition to the intersection for the following reasons:
 - Vehicles approaching the site from the south would turn left without any additional potential vehicle conflict points.
 - Vehicles approaching the site from the north would turn right, giving way only to vehicles traveling in the opposite direction, which would function the same outside of a T-intersection arrangement.
 - A clear hold line is line-marked for vehicles exiting Jobs Circuit which would give way to vehicles traveling along Wongawallan Drive, including vehicles entering the site.
 - Clear priority-control is provided on all approaches.
- The minor road opposite the entry-only crossover, Jobs Circuit, would have comparatively minimal traffic volumes as it serves as a local access for the relatively small number of lots within the vicinity and does not provide for through movements to other catchments.
- It is considered impractical to provide both accessways (entry and exit) at the southeast corner of the site as they would conflict with the constructed pedestrian crossing outstand. There is sufficient frontage within this section only for one one-way crossover.

Accordingly, the access arrangements for the site are suitably designed and are generally in accordance with the requirements of the Planning Scheme, AS/NZS 2890.1:2004 and AS 2890.2:2018.

5.2 Car Park Design

The proposal includes 23 car parking spaces across two parking modules within the site, with all spaces in a 90-degree configuration. Each space has a length of 5.4 metres and a width of 2.5 metres, which complies with AS/NZS 2890.1:2004 for User Classes 1, 1A and 2 associated with staff and visitors of the site.

The eastern parking aisle has a minimum width of 5.8 metres which allows for simultaneous two-way vehicle movement and satisfactory access to the 90-degree parking spaces.

The western parking aisle has a minimum width of 6.55 metres, which allows for satisfactory access to the 90-degree parking spaces. It is noted that the pedestrian walkway is line-marked along the building within this parking aisle.

The northern parking aisle has a minimum width of 8.5 metres which allows for simultaneous two-way vehicle movement and satisfactory access to the 90-degree parking spaces.

Each car space has a side clearance buffer of 300mm minimum to any obstructions greater than 150mm in height, which is in accordance with the design envelope shown in Figure 5.2 of AS/NZS 2890.1:2004.

Each wheel stop is located 620mm from the front edge of the space when parked to a kerb equal to or less than 150mm in height.

Each car parking space is uncovered and exceeds the minimum height clearance requirement of 2.2m.

Overall, the assessment demonstrates that the design of the car park is considered satisfactory with vehicles able to access the parking spaces in a suitable manner, and the design is in accordance with requirements of the Planning Scheme and AS/NZS 2890.1:2004.

5.3 Loading

The loading facilities required for various land uses is listed under Table 9.4.7.3.2 of the Planning Scheme. The land use as a 'Medium impact industry' requires a loading bay.

A Standing Bay is provided for vehicles up to the size of an HRV which will be utilised for loading/unloading activities and therefore is in accordance with the loading requirements of the Planning Scheme.

It is noted that while the Standing Bay is occupied by an HRV, access to/from car spaces 14 to 18 would be impeded. However, this is anticipated to be infrequent and of short duration. To mitigate this, car spaces 14 to 18 are allocated to staff only, to prevent visitors having access impeded while the HRV Standing Bay is occupied.

Each unit is provided with a roller door and informal loading area within the building. The applicant has stated that each unit is anticipated to service vehicles up to a 6.4-metre-long Small Rigid Vehicle (SRV, as defined by AS 2890.2:2018) in size. The swept path assessment provided in Appendix A demonstrates that each unit can satisfactorily accommodate access and egress for an SRV.

A refuse bin storage area is provided towards the southeastern corner of the site. The swept path assessment provided in Appendix A demonstrates that a Council waste collection vehicle can suitably enter the site, manoeuvre to the waste collection area, and exit the site in a forward direction.

Accordingly, the proposed loading arrangements are considered suitable.

6. Bicycle Parking

6.1 Bicycle Parking Requirement

The number of bicycle parking spaces required for various land uses is listed under column 6 of Table 9.4.7.3.2 of Part 9.4.7 of the Planning Scheme. There is no specific land use stipulated for 'Mixed Industry and Business'. The land use 'Medium impact industry' has been adopted for the purposes of this assessment, as it most closely represents the intended use. Application of the relevant bicycle parking rates is provided below in Table 3.

Table 3: Planning Scheme Bicycle Parking Requirement

Use	Gross Floor Area (sqm)	Parking Rate	Bicycle Parking Requirement ²	Proposed Parking Provision
Medium impact industry	1,978.72	1 space per 800 sqm of GFA is applicable for employees	3 spaces	16 spaces

Accordingly, the site has a statutory bicycle parking requirement of three spaces, while the proposal involves a provision of 16 bicycle spaces on-site. Therefore, the proposed bicycle parking provisions are considered satisfactory and exceed the minimum requirements outlined in the Planning Scheme.

6.2 Bicycle Parking Design

All 16 bicycle parking spaces are of 'Arc De Triomphe' type, consisting of eight metal rails (two in each unit) which each provide two bicycle parking spaces on either side. The design specifications for this type of bicycle parking are shown on Appendix C.

The bicycle spaces provide a length of 1.7 metres, minimum width of 0.5 metres and access aisle width of 1.5 metres and height clearance of 3.2 metres.

Accordingly, the proposed bicycle parking provision is considered appropriate, and the spaces are suitably designed in accordance with AS 2890.3:2015.

² The calculated requirement has been rounded up to the nearest whole number as per the Planning Scheme.

7. Traffic Assessment

7.1 Traffic Generation

The *Department of Main Roads, Road Planning and Design Manual* (RPDM) provides trip generation information for various land uses and is based on surveys undertaken across urban areas. For the purposes of this assessment, the 'Light Industrial' land use has been adopted as it most closely represents the intended use.

The RPDM details the following average traffic generation rates for the 'Light Industrial' land use:

- 9 daily trips per 100 sqm GFA
- 0.9 peak hour trips per 100 sqm GFA

It is assumed for this type of development that the distribution of vehicles would be:

- 80% inbound / 20% outbound in the AM peak; and
- 20% inbound / 80% outbound in the PM peak.

Application of the traffic generation rate and distributions for each of the peak hours above yields the following trip generation estimations for the proposal.

Table 4: Trip Generation Estimation (AM and PM peak hours)

Land Use Category	Gross Floor Area (sqm)	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Light Industrial	1,978.72	14	4	18	4	14	18

The level of traffic generated by the site, equivalent to an average of approximately one vehicle trip every three minutes (two-way total) in each of the peak hours, is not anticipated to have a material impact to the operation of the surrounding road network.

7.2 Traffic Distribution

All vehicles access the site via Wongawallan Drive and most would be distributed further to Yarrabilba Drive, both of which can accommodate the minor increase in traffic. It is noted that the intersection of Wongawallan Drive and Yarrabilba Drive is controlled via signals. Vehicles would then distribute onto the wider State road network for which the additional traffic would be well within the daily variation of traffic volumes.

Accordingly, the traffic generated by the proposal is expected to have a negligible impact on the surrounding road network.

8. Conclusion

The proposed mixed industry and business development at Lot 27 Wongawallan Drive, Yarrabilba, involves the construction of four units each with internal ground floor and mezzanine with a total GFA of 1,978.72 sqm.

A total of 23 car parking spaces are proposed on the ground level, and each unit is provided with a roller door accessible for vehicles up to a 6.4-metre-long SRV in size. A HRV Standing Bay is provided within the western accessway. All car parking spaces and service vehicle areas are accessed via shared accessways and one-way crossovers to Wongawallan Drive with the entry-only crossover provided towards the northeastern corner of the site, and an exit-only crossover provided towards the southeastern corner of the site.

Based on the above assessment, the following conclusions are provided:

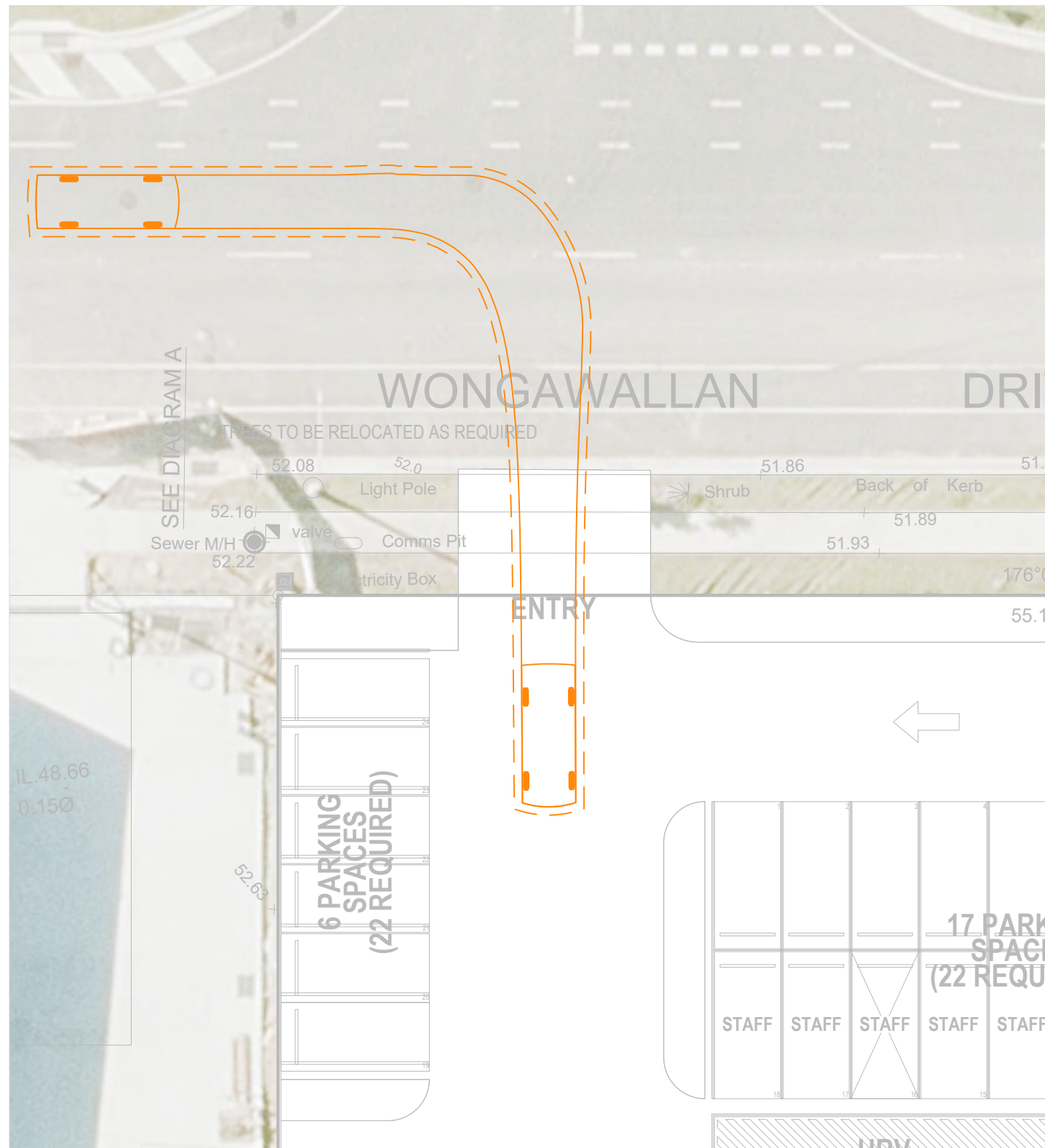
- The land use has a statutory parking requirement of 22 spaces in accordance with Table 9.4.7.3.2 of the servicing, access and parking code of the Logan Planning Scheme 2015 (Planning Scheme). The proposal provides 23 spaces on-site and therefore exceeds the statutory requirement.
- The proposed car parking and access arrangements have been suitably designed and are generally in accordance with the Planning Scheme, AS/NZS 2890.1:2004 and AS 2890.2:2018. This is further demonstrated by the swept path assessment shown in Appendix A and sight distance assessment shown in Appendix B.
- The location of entry-only crossover at the intersection of Wongawallan Drive with Jobs Circuit is considered acceptable as:
 - it is limited to entry-only movements;
 - Jobs Circuit has minimal traffic volumes; and
 - it is considered impractical to provide both accessways at the southeast corner of the site due to the location of the pedestrian crossing outstand.
- A total of 16 bicycle parking spaces are proposed which exceeds the statutory requirement of the Planning Scheme. The bicycle parking design specifications are shown in Appendix C.
- The proposed loading arrangements have been suitably designed and are in accordance with the Planning Scheme and AS 2890.2:2018. This is further demonstrated by the swept path assessment shown in Appendix A.
- The proposal is expected to generate in the order of 18 vehicle movements per peak hour (two-way), which is equivalent to an average of approximately one vehicle every three minutes. The level of traffic generated by the proposal is expected to have a negligible impact on the surrounding road network.

Therefore, it is concluded that the traffic and parking aspects of the proposed mixed industry and business development are satisfactory, and the proposal will have a negligible impact on the surrounding environment.

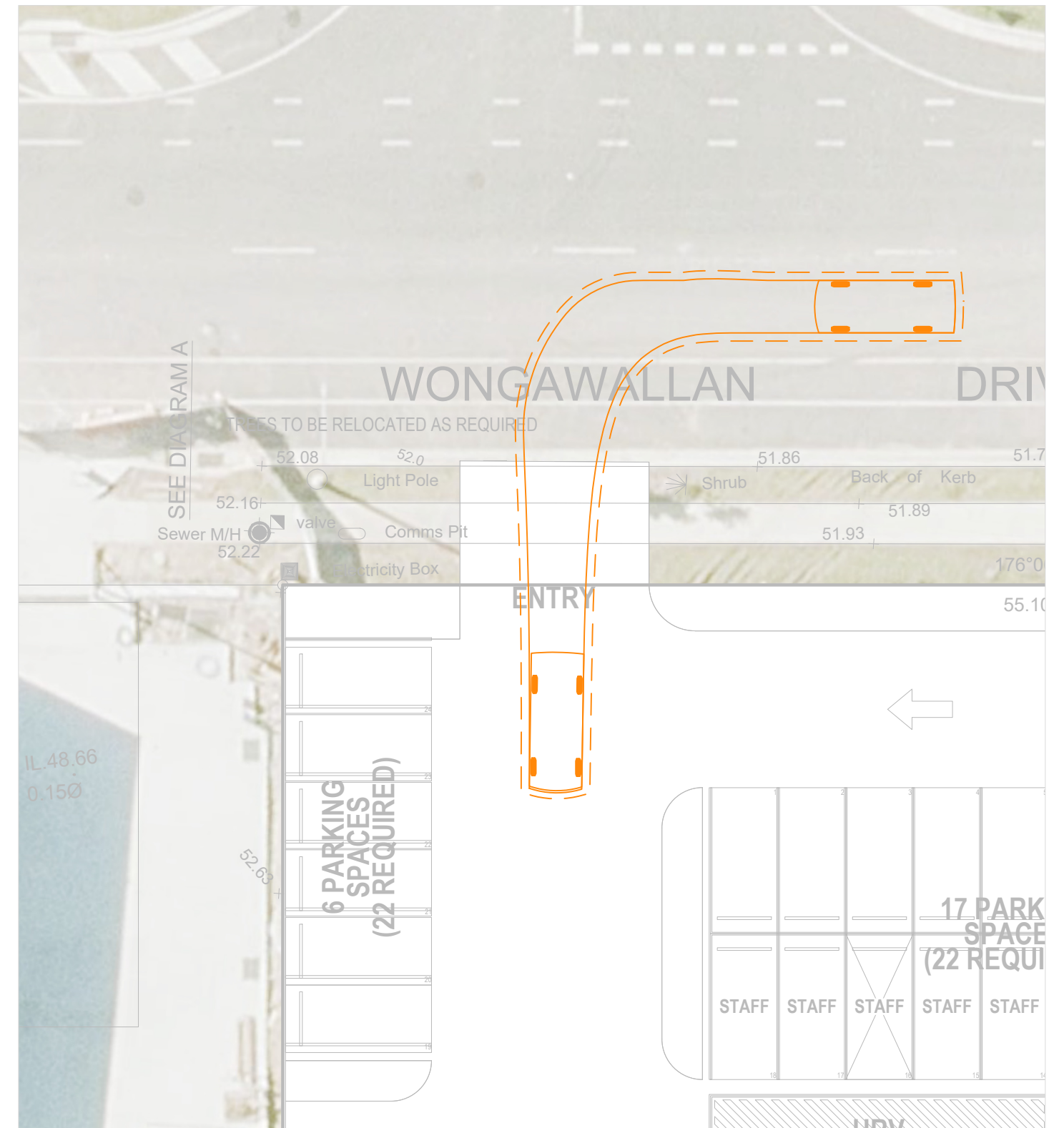
Appendix A

Swept Path Assessment





Entry Manoeuvre



Entry Manoeuvre

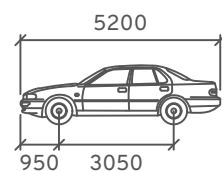
Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

B99



Width : 1940 mm
Track : 1840
Height : 2200
Lock to Lock : 6.0s
Steering Angle : 33.9



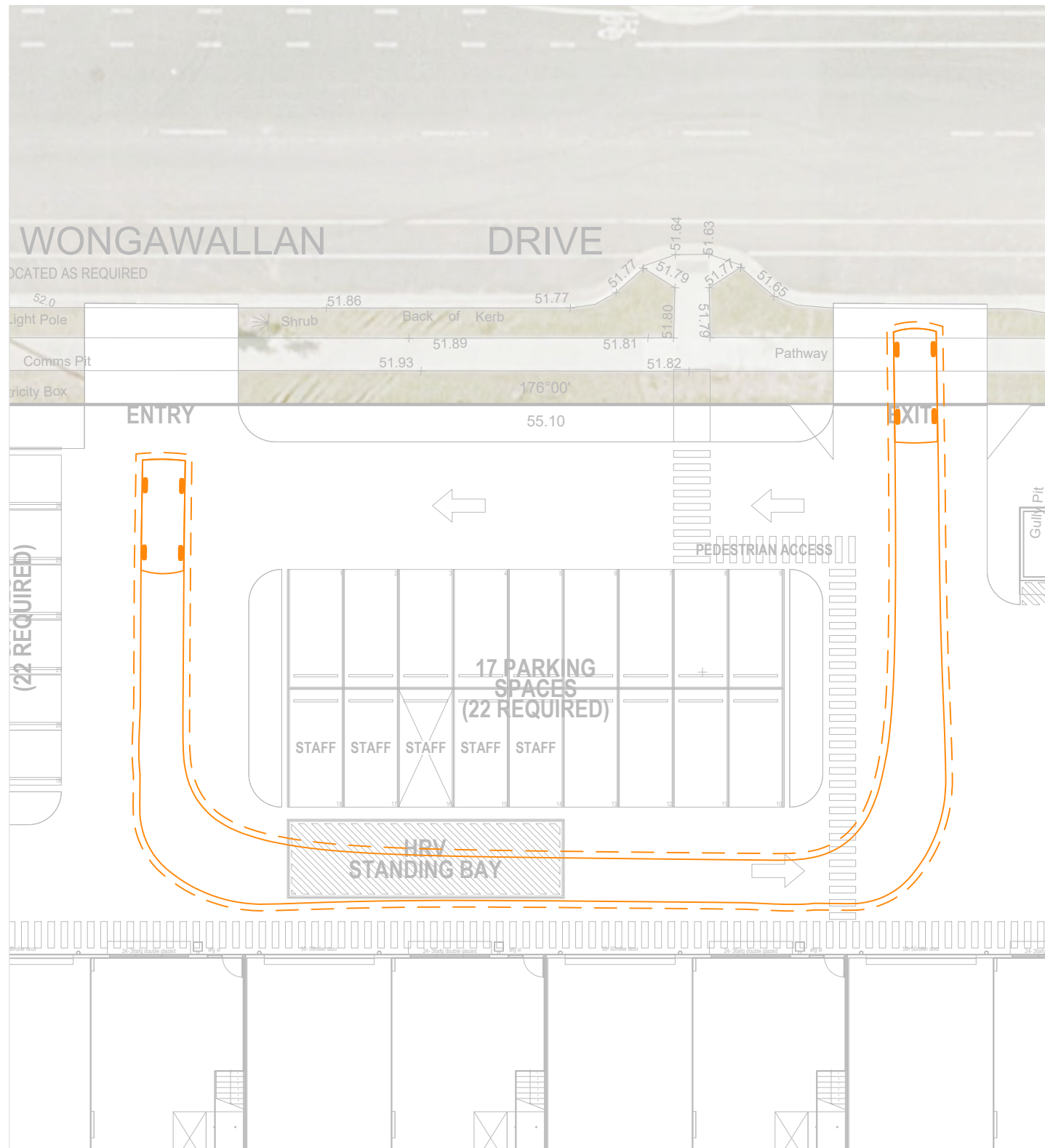
Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

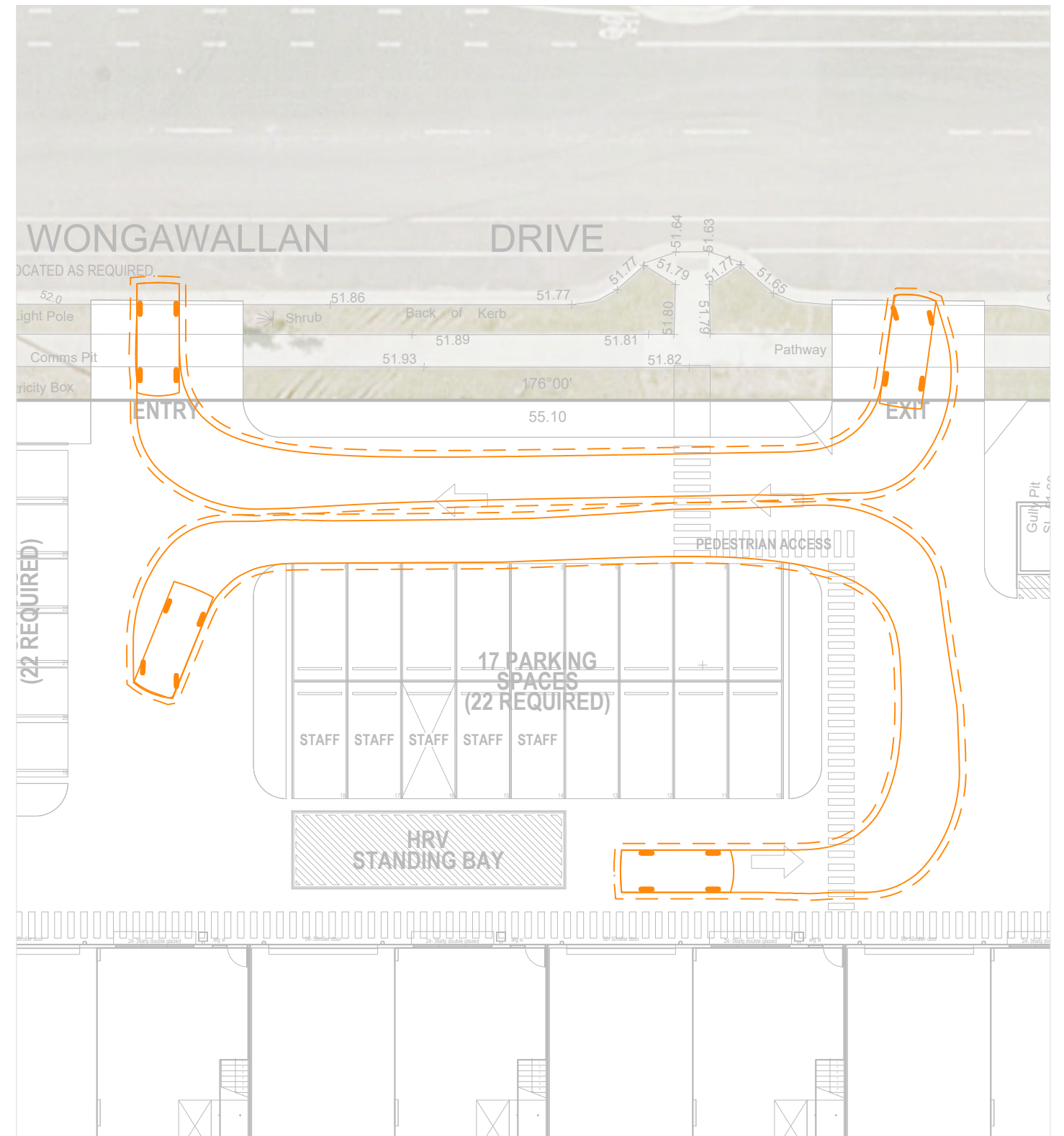
Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:200

Amber 01



B99 Internal Turning Manoeuvre



B99 Internal Turning Manoeuvre

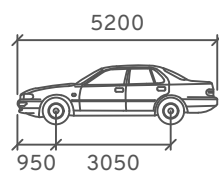
Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

B99



Width	: 1940
Track	: 1840
Height	: 2200
Lock to Lock	: 6.0s
Steering Angle	: 33.9



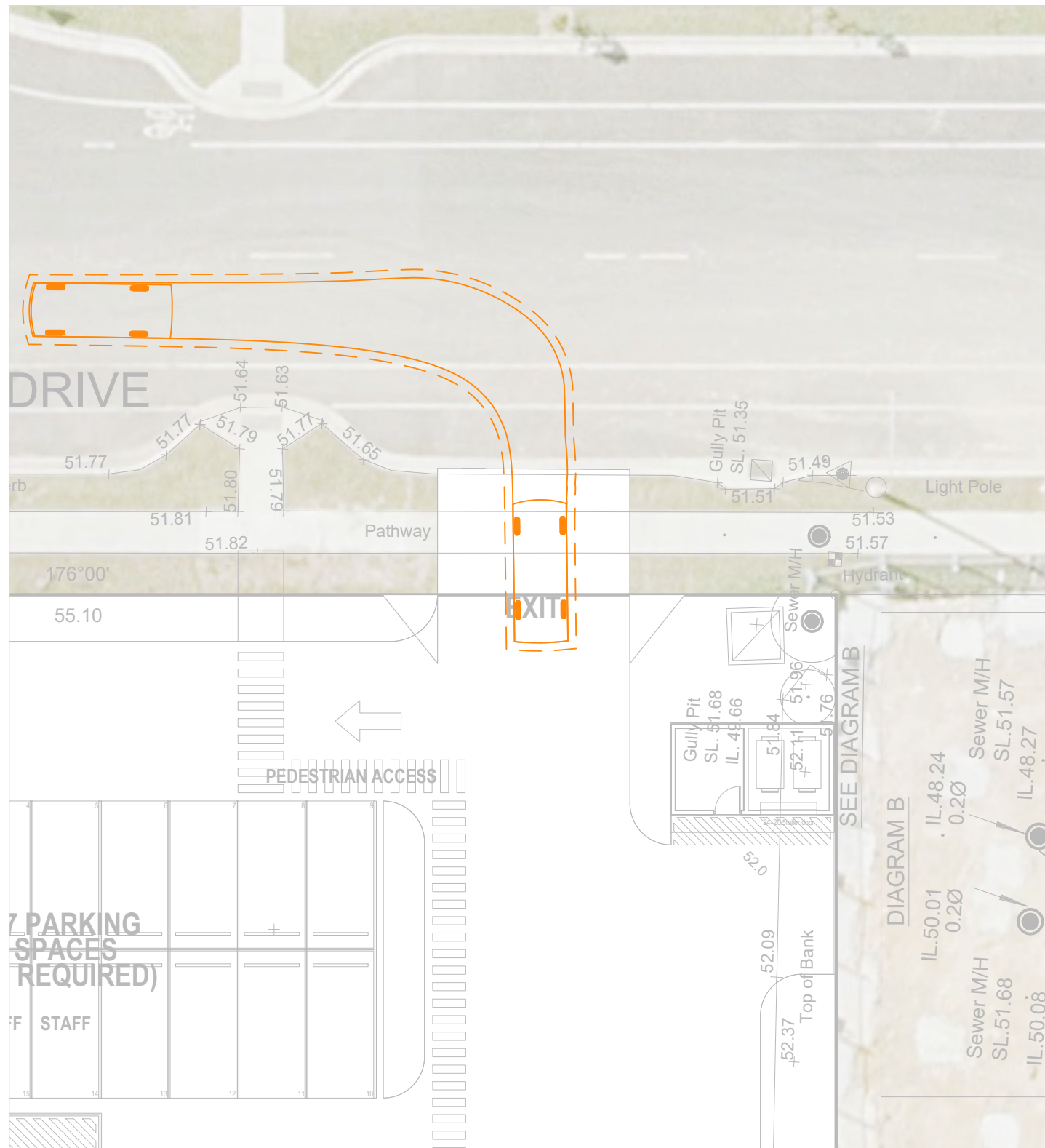
Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:250

Amber 02



Exit Manoeuvre

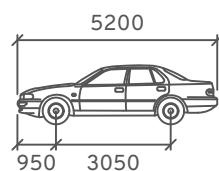
Vehicle Envelope

300mm Clearance

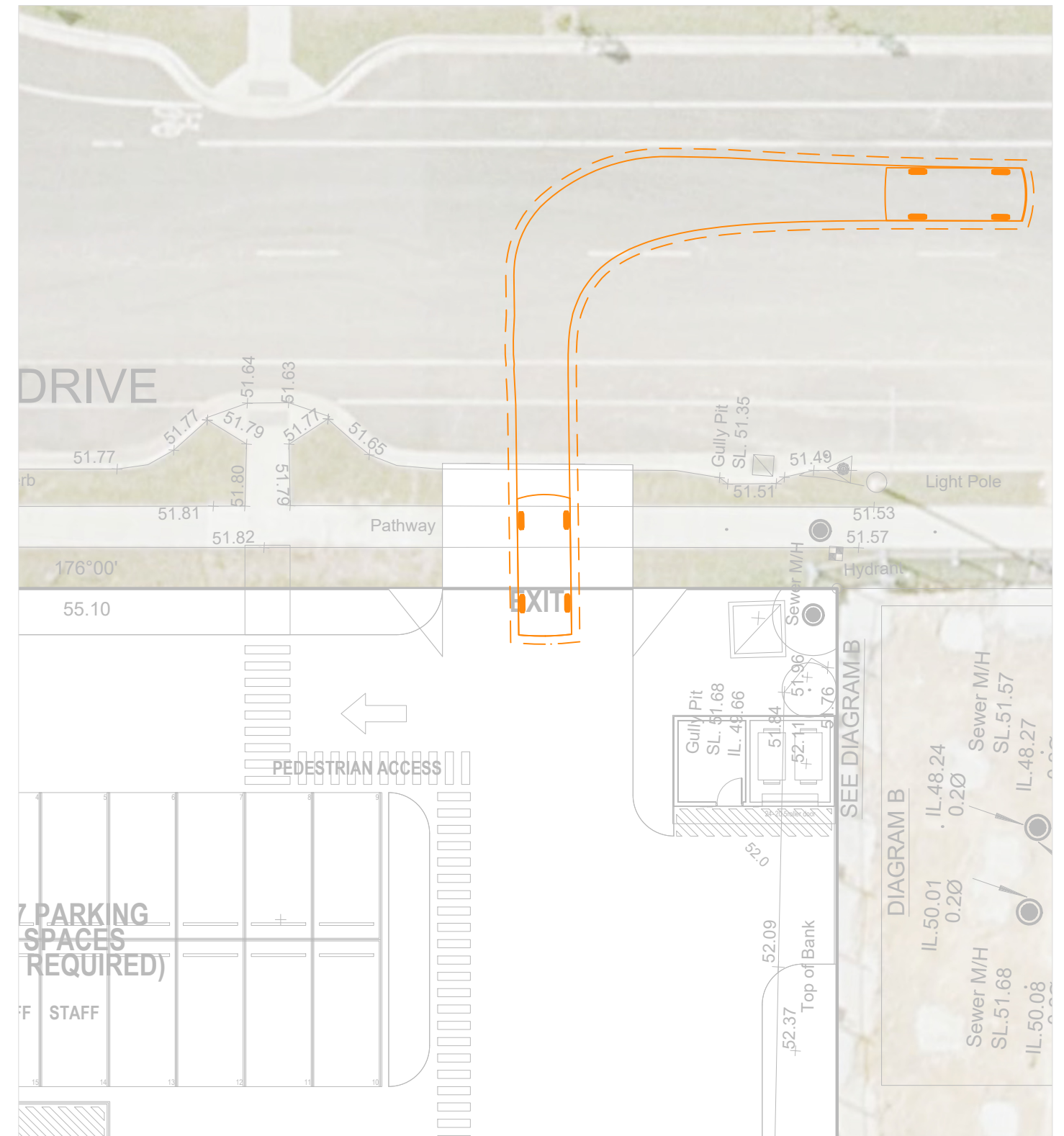
Reverse Manoeuvre

Min. Design Speed 5km/h

B99



Width : 1940 mm
Track : 1840 mm
Height : 2200 mm
Lock to Lock : 6.0s
Steering Angle : 33.9



Exit Manoeuvre



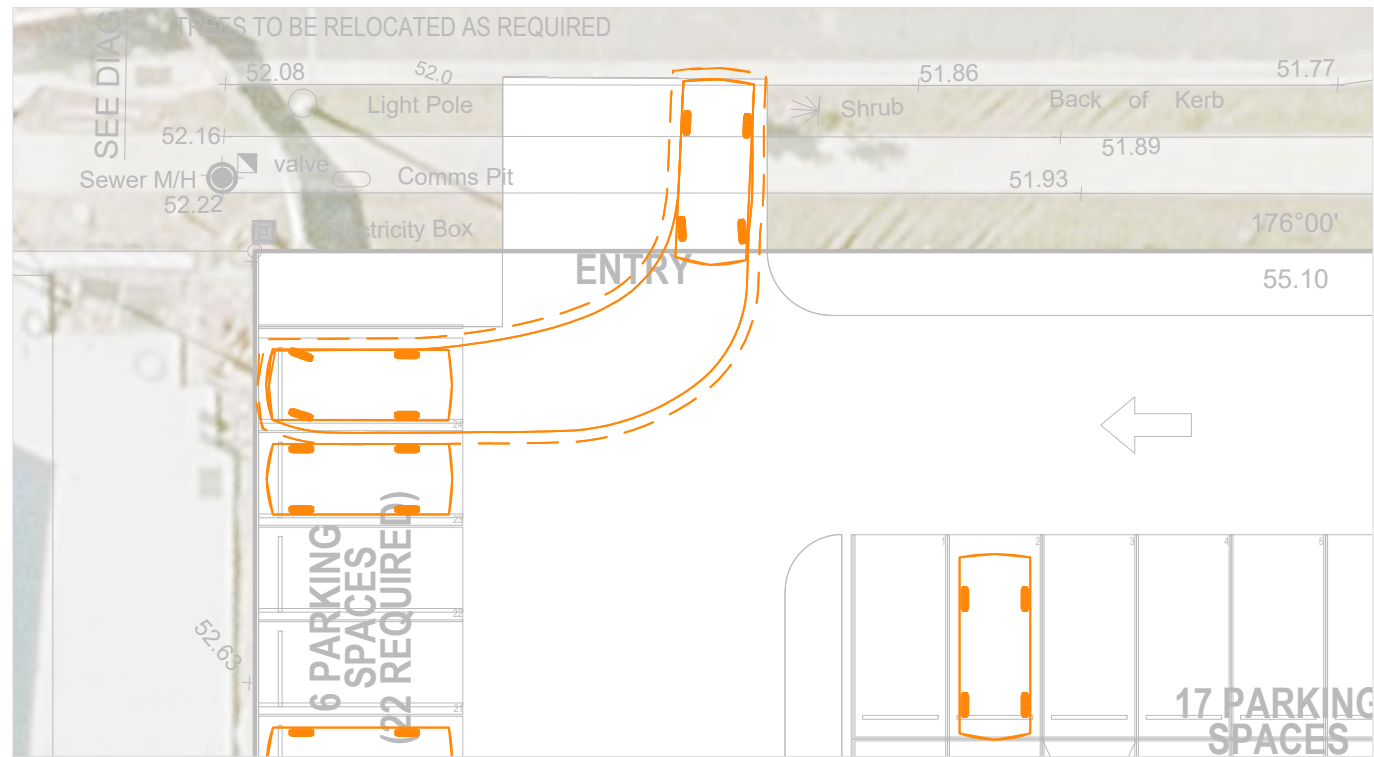
Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

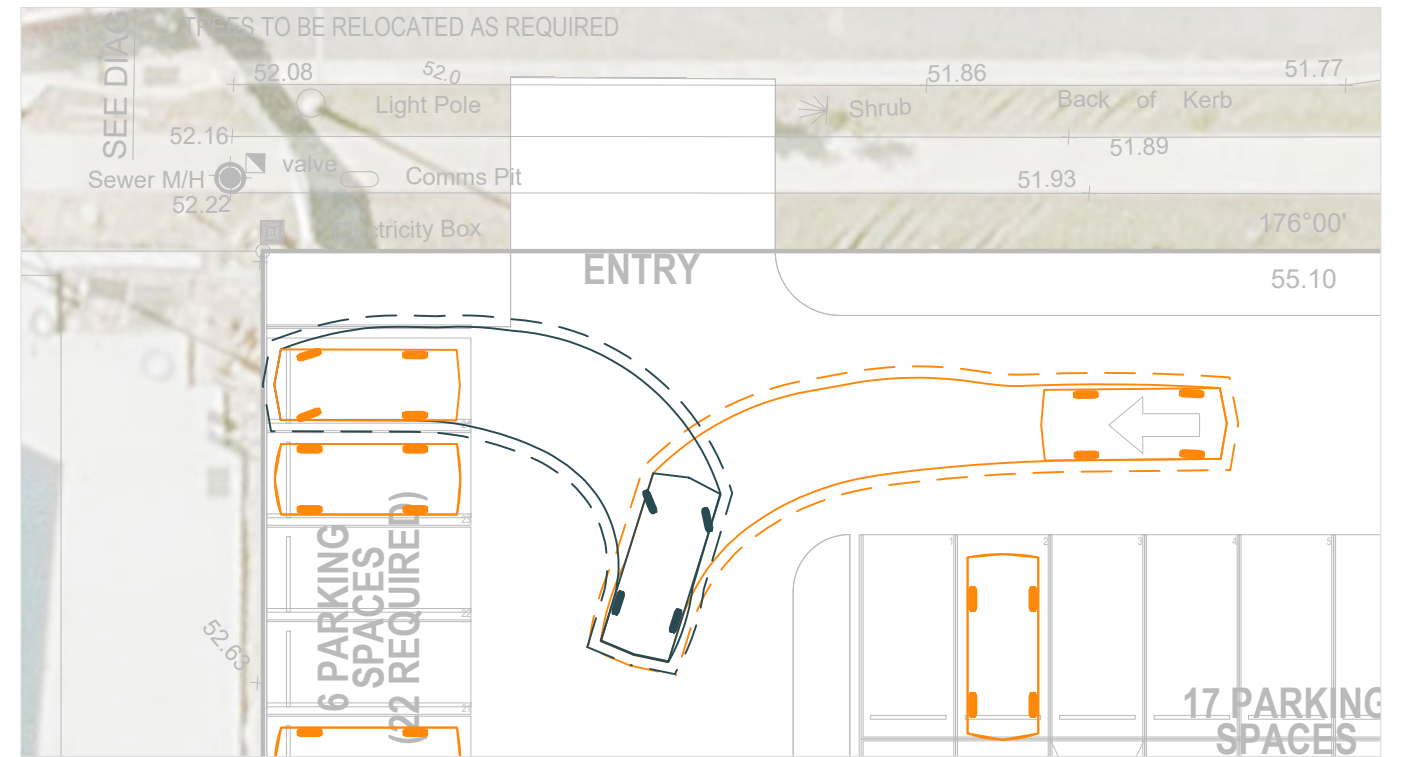
Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:200

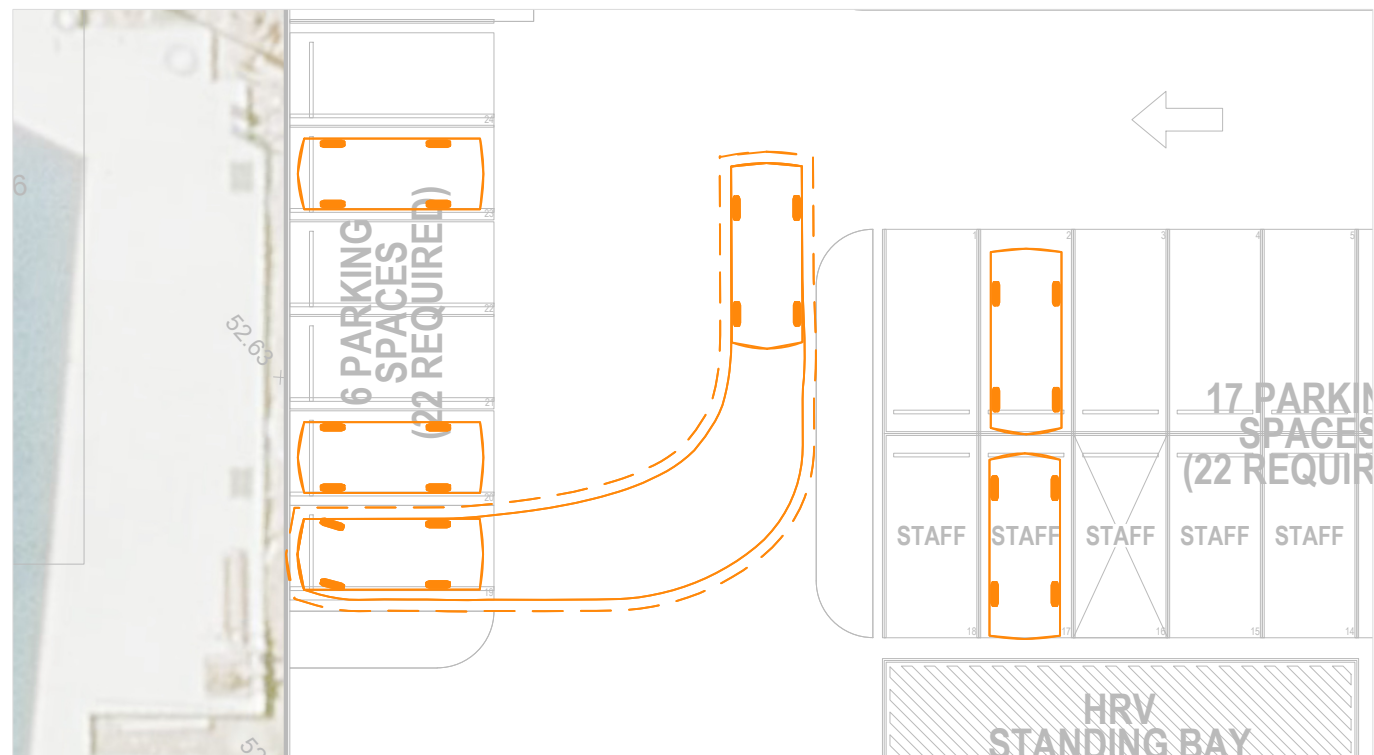
Amber 03



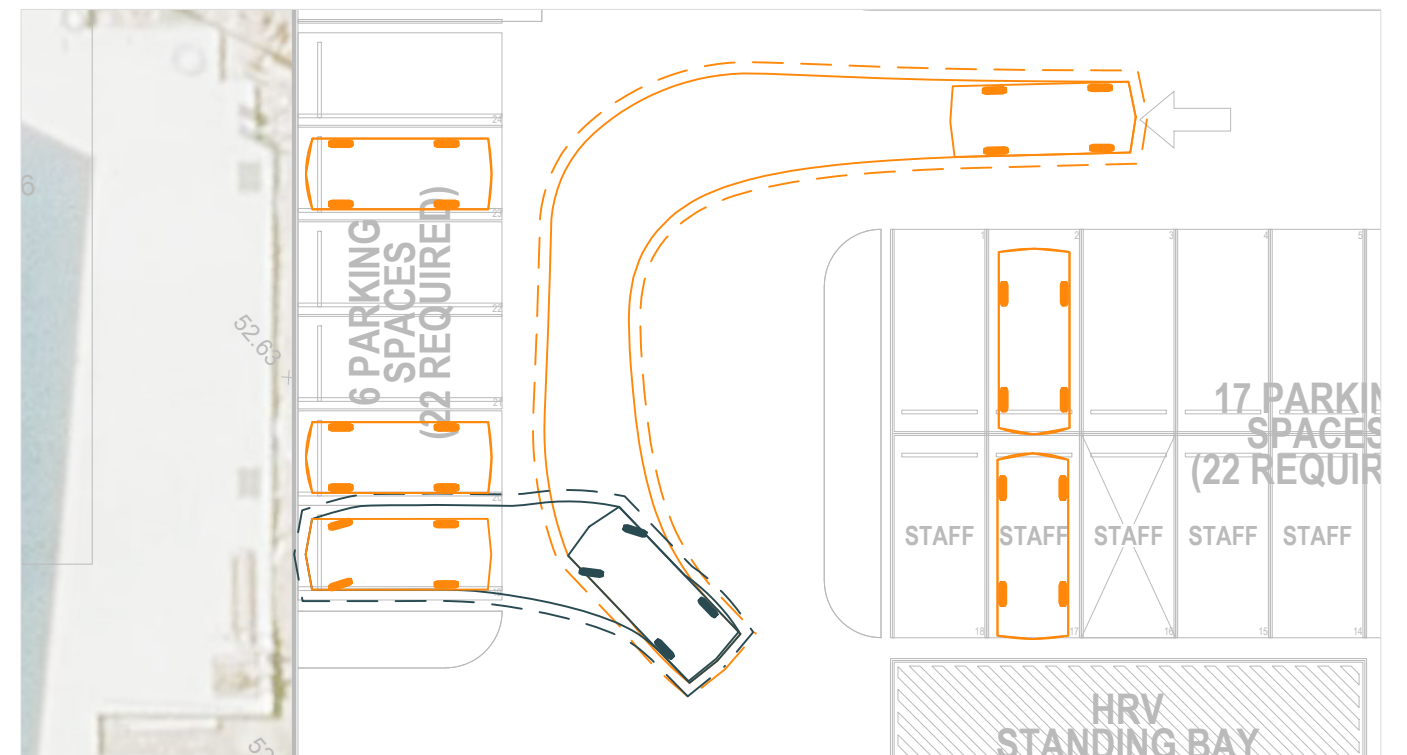
Entry Manoeuvre



Exit Manoeuvre



Entry Manoeuvre



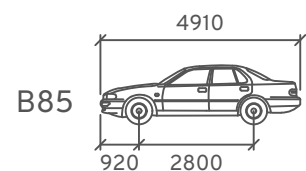
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Width : 1870 mm
Track : 1770
Lock to Lock : 6.0s
Steering Angle : 34.1
Height : 2100



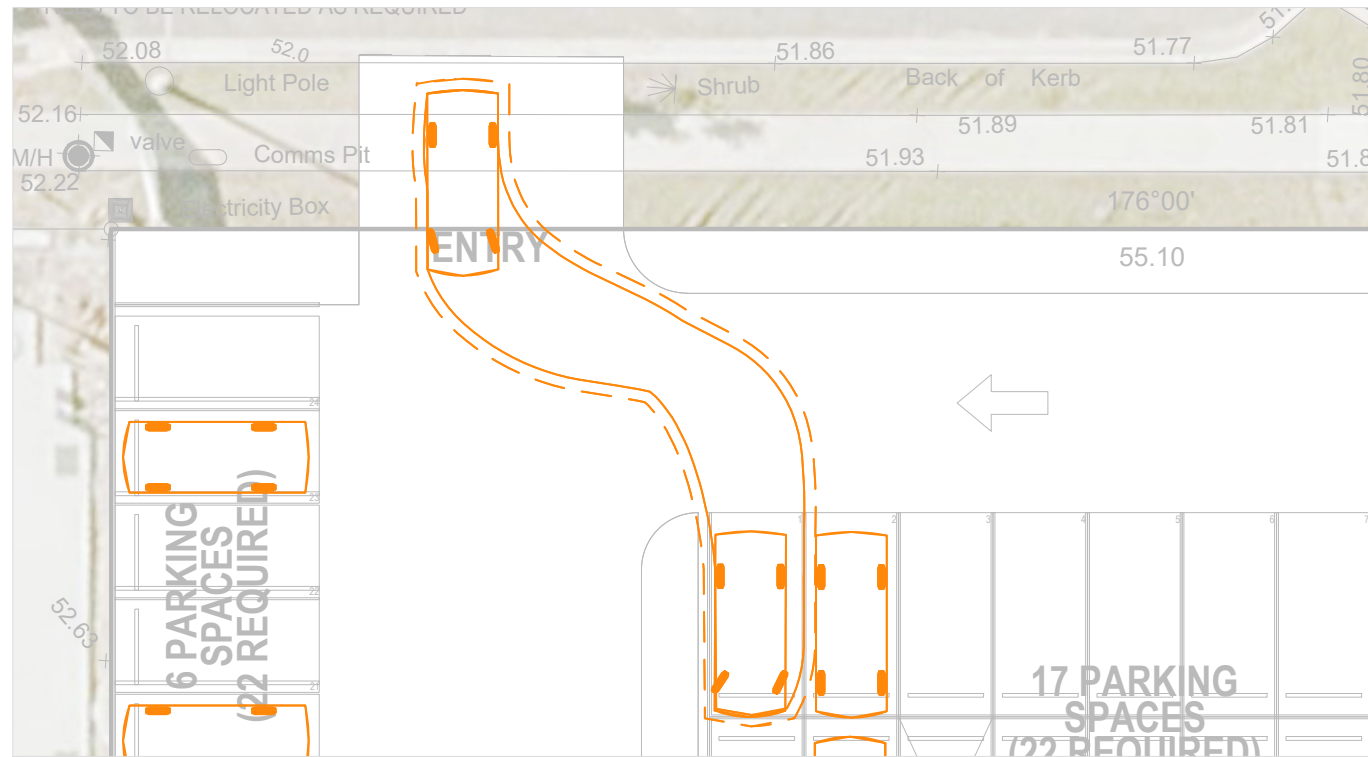
Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

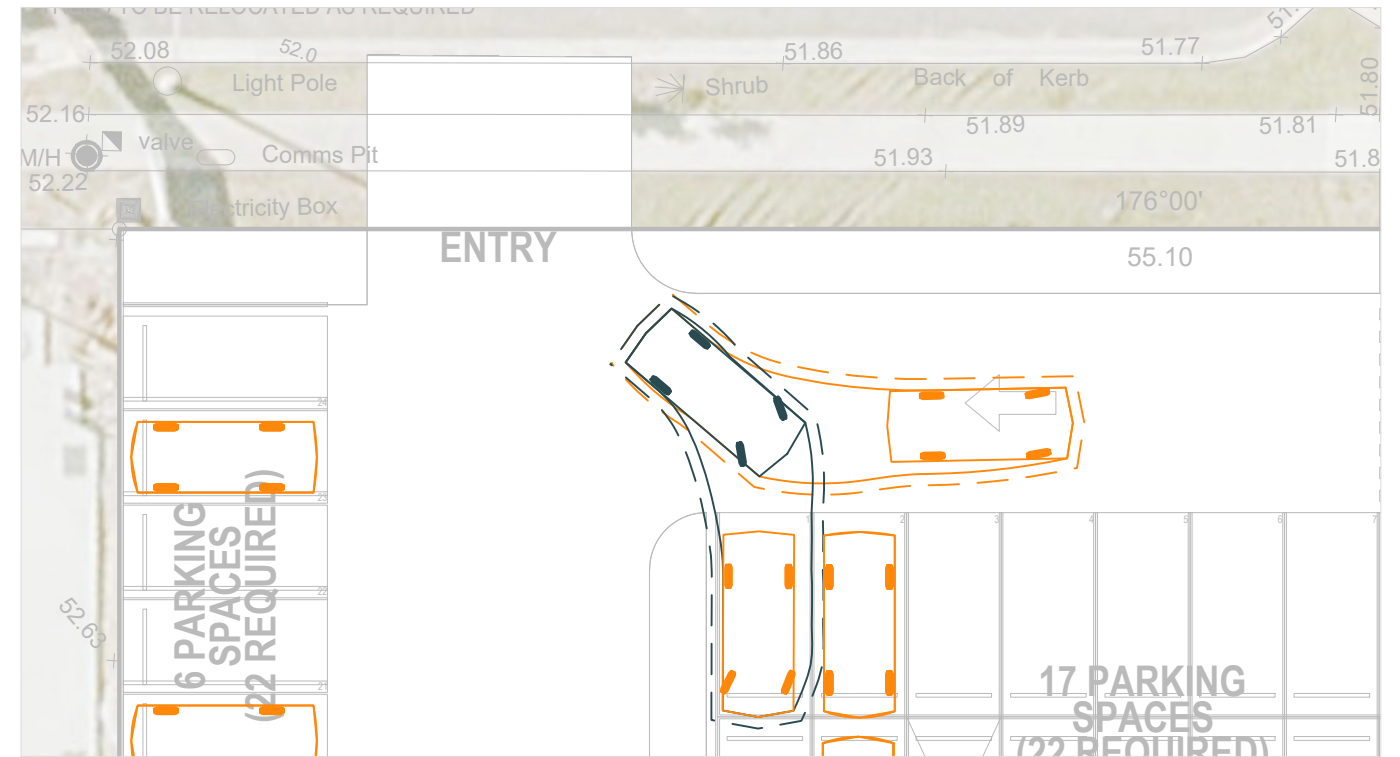
Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:200

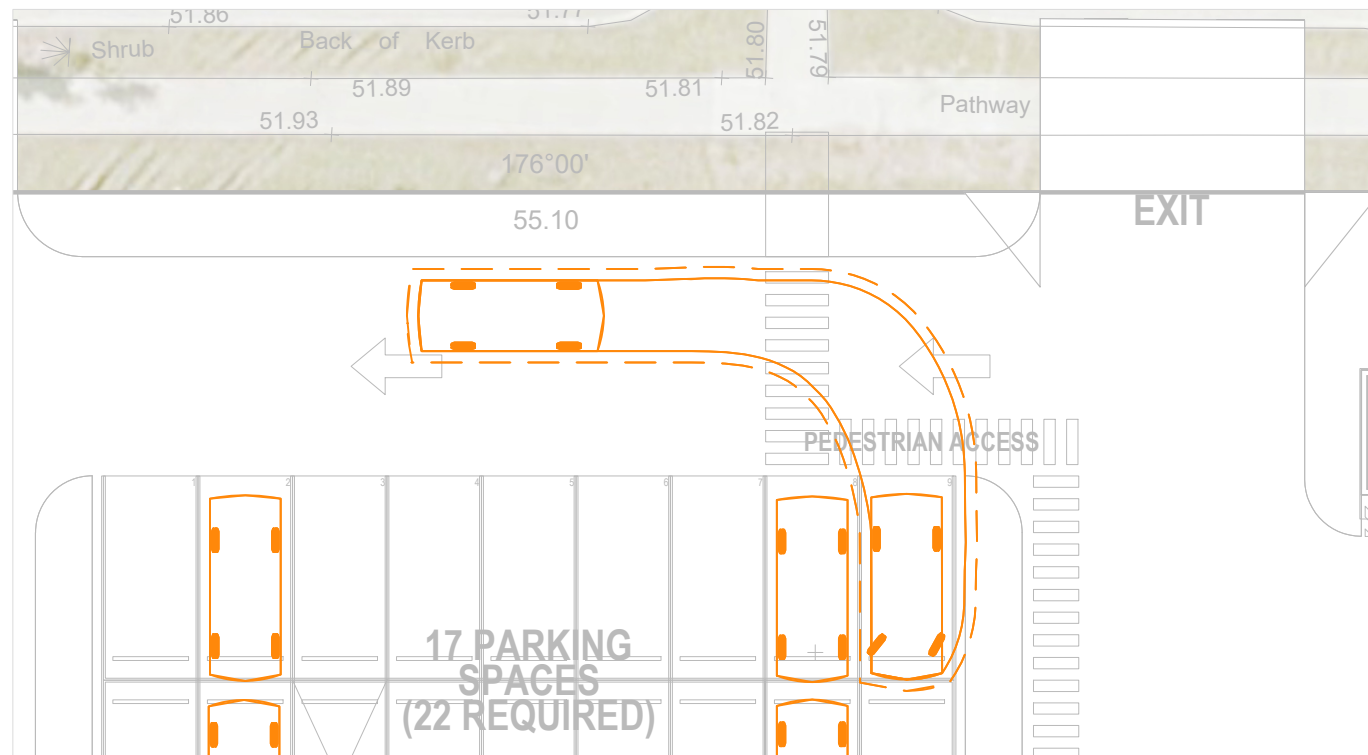
Amber 04



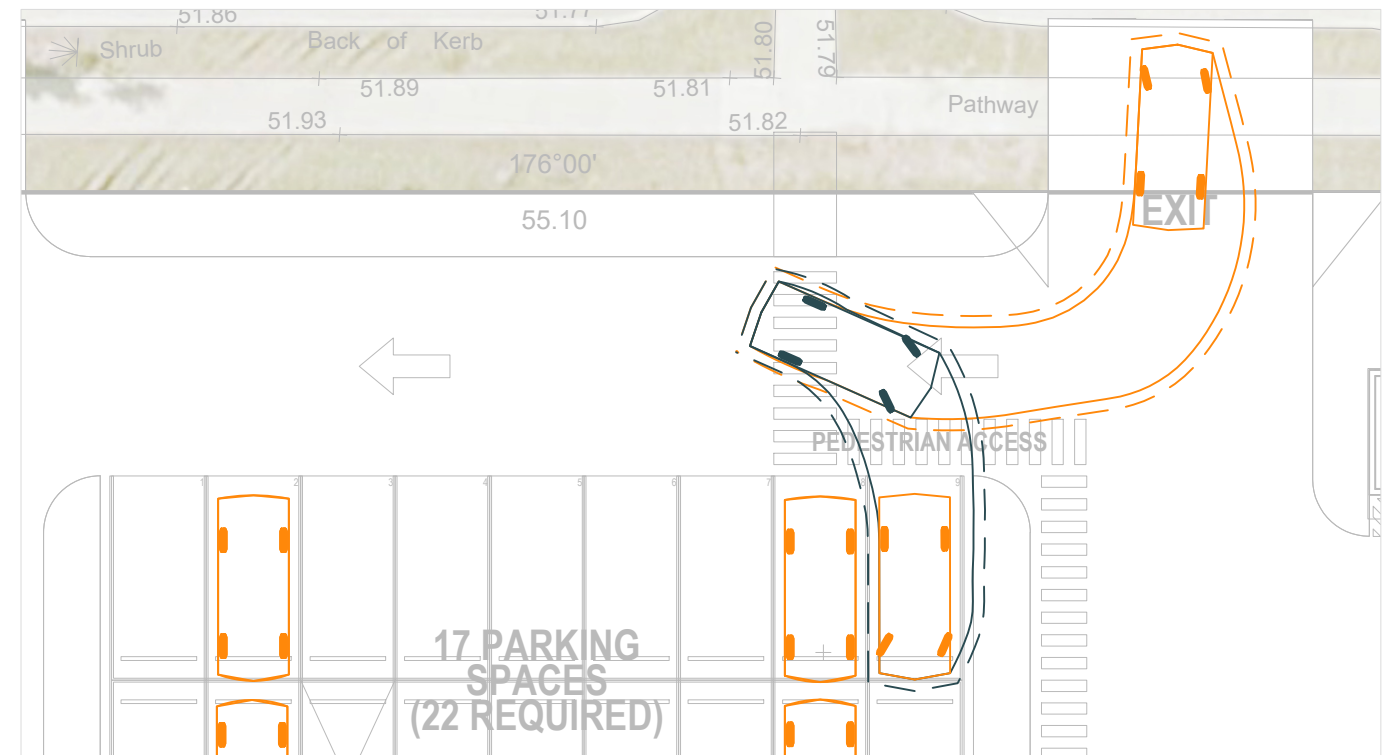
Entry Manoeuvre



Exit Manoeuvre



Entry Manoeuvre



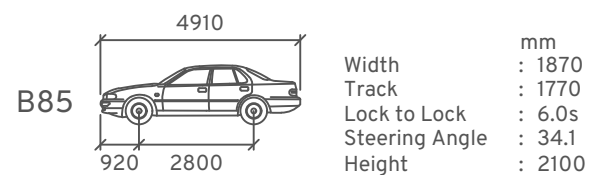
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

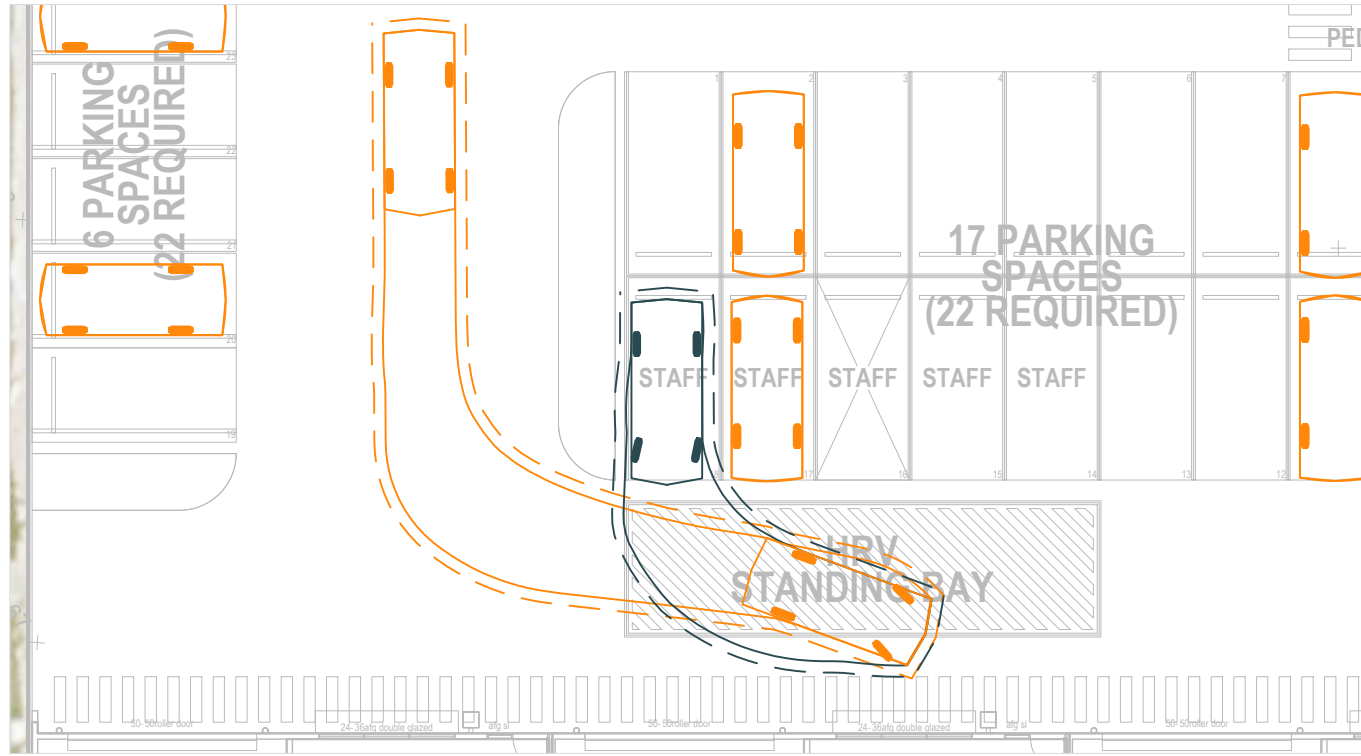
Min. Design Speed 5km/h



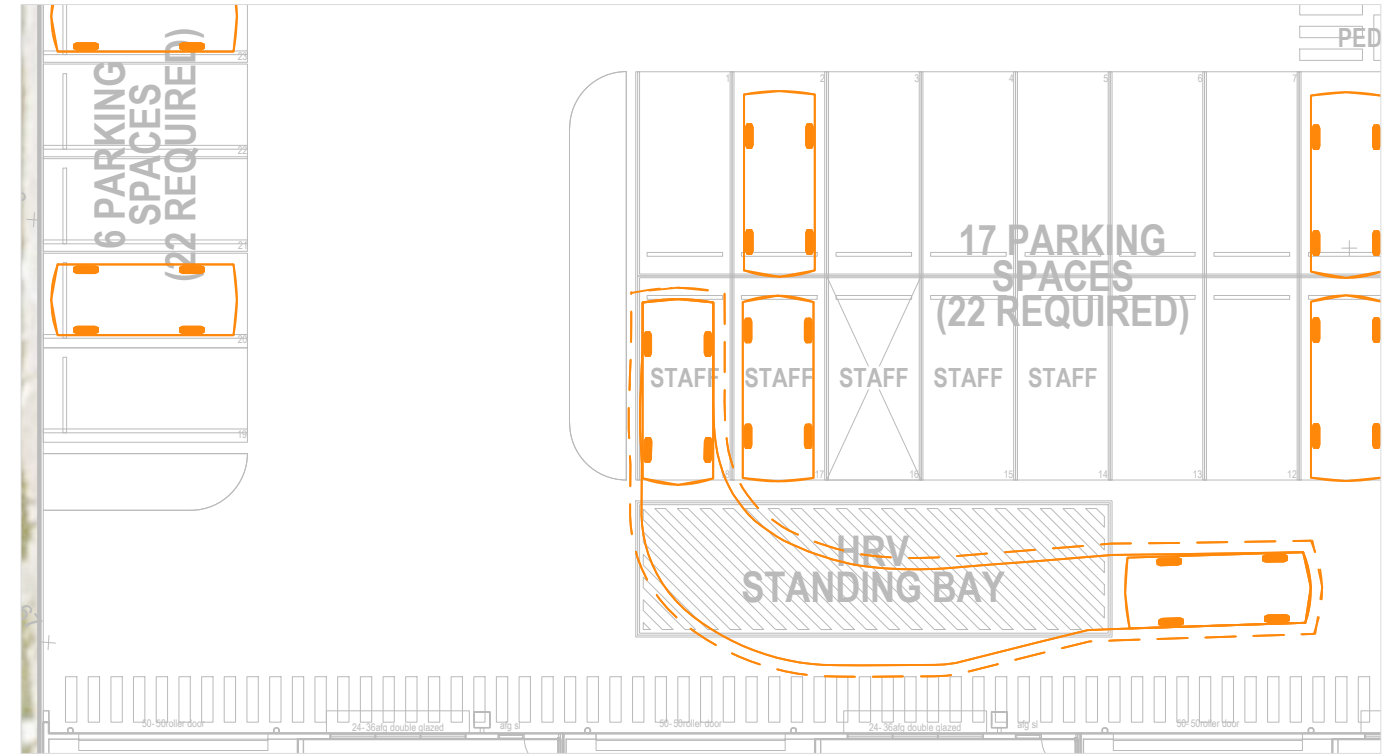
Mixed Industry And Business Development
Lot 27 Wongawallan Drive, Yarrabilba
Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:200

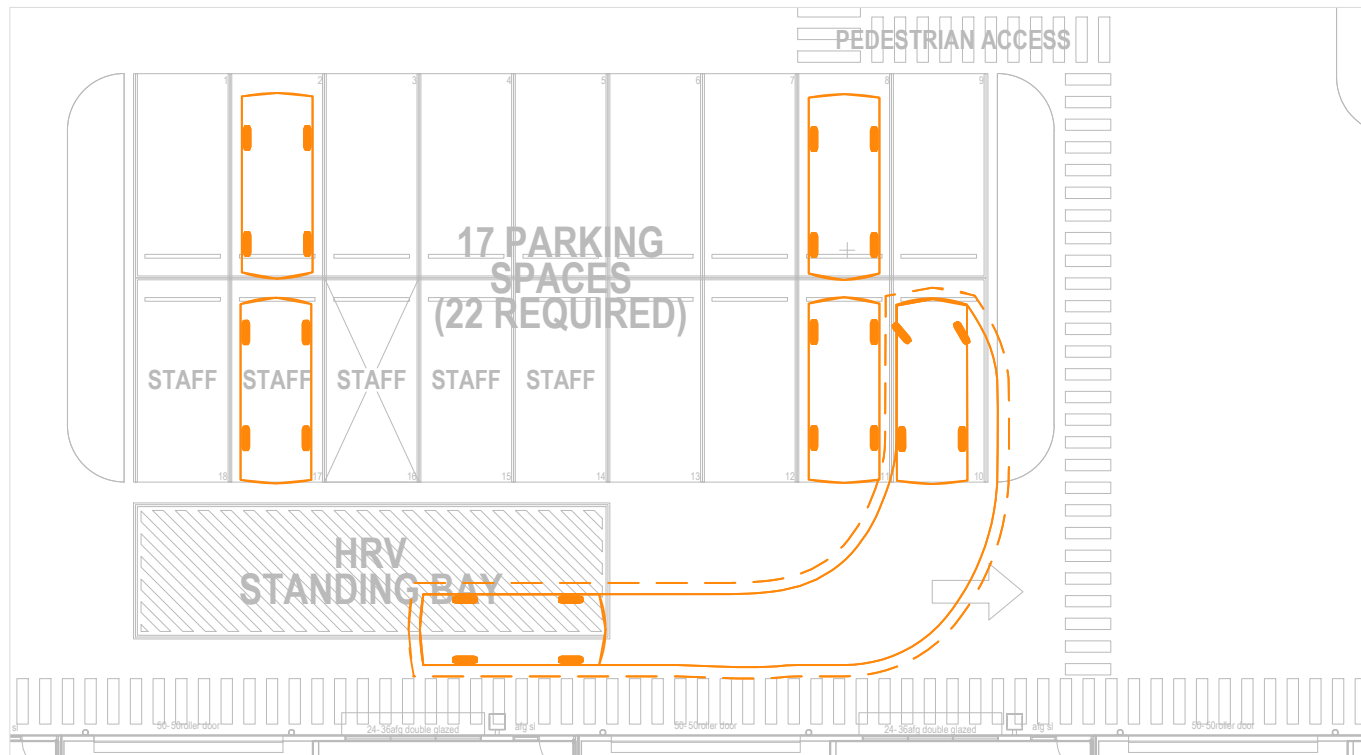
Amber 05



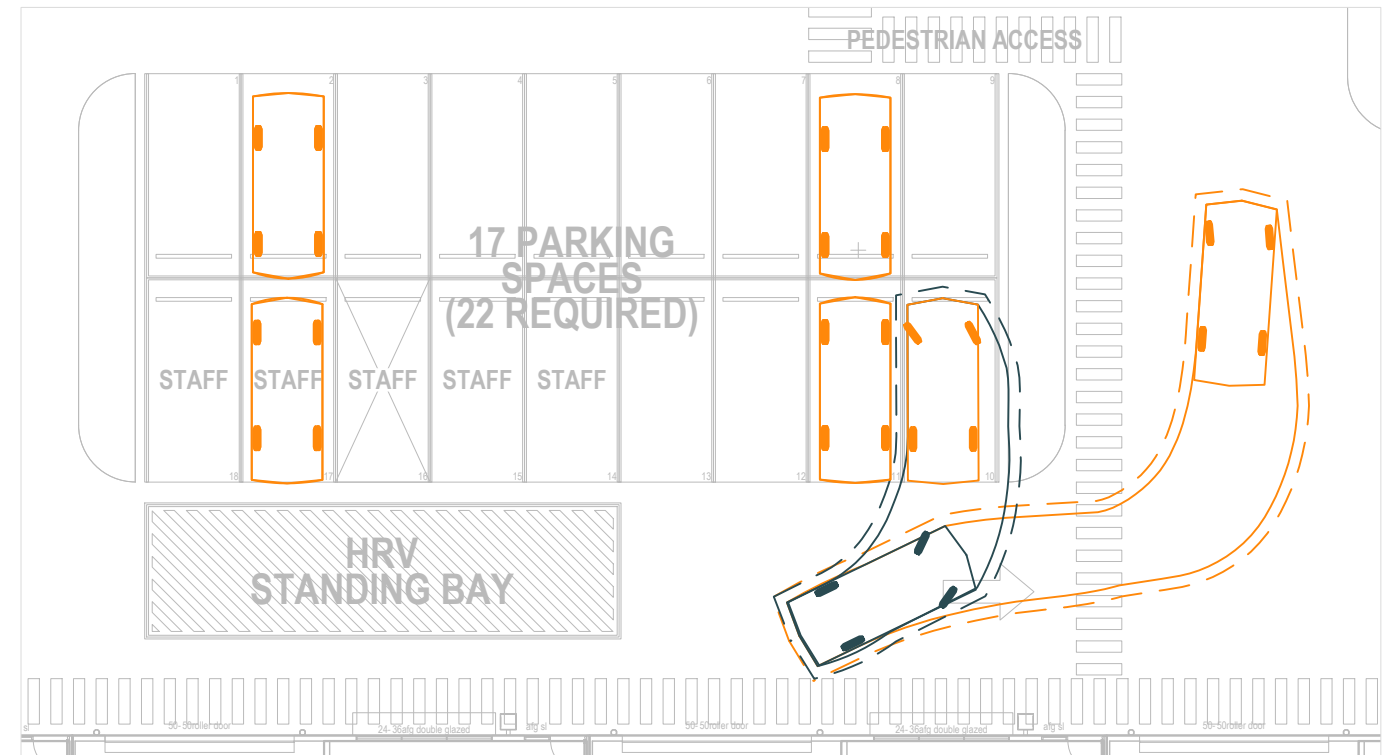
Entry Manoeuvre



Exit Manoeuvre



Entry Manoeuvre



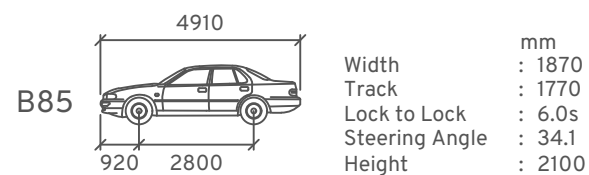
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mixed Industry And Business Development

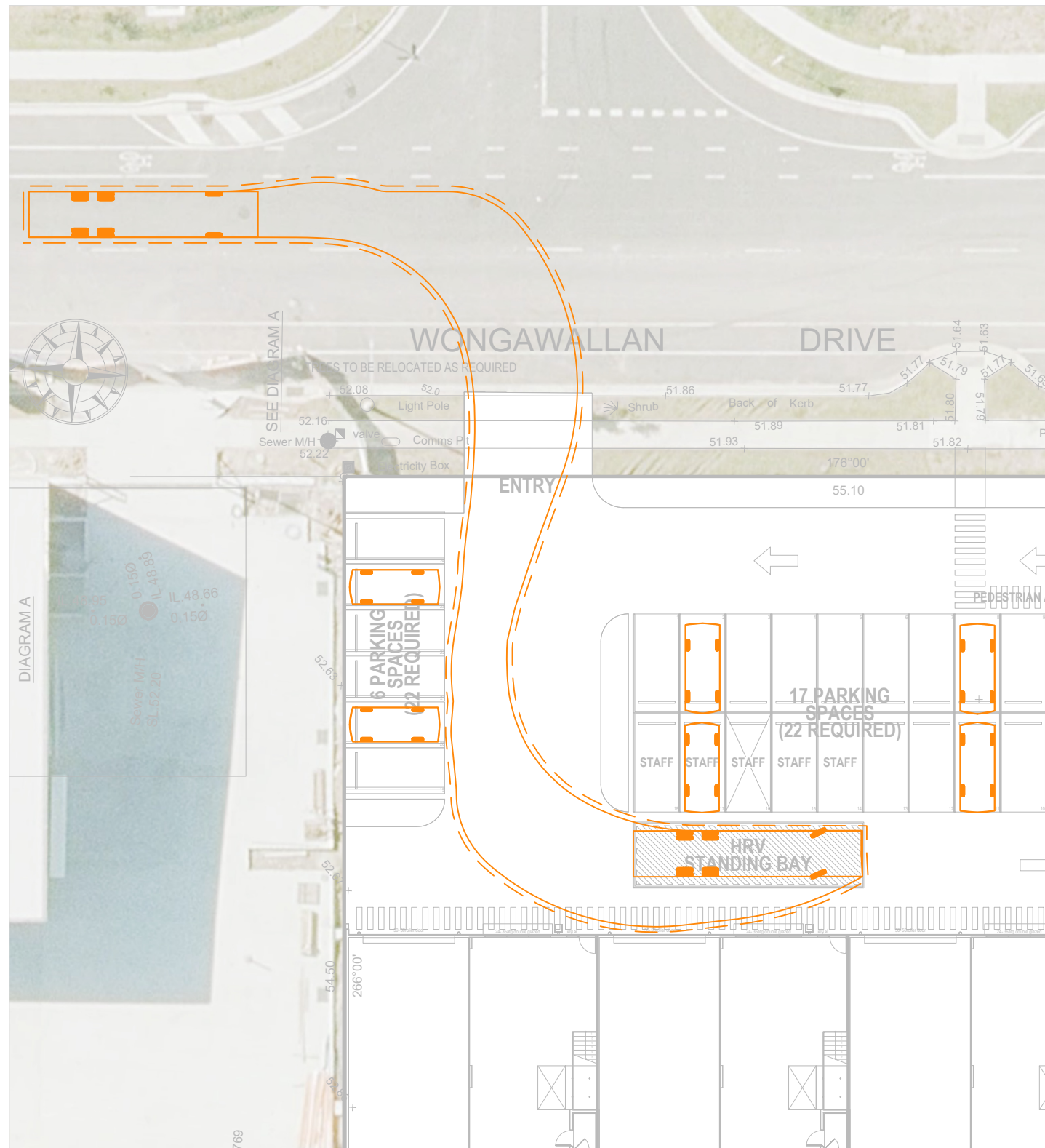
Lot 27 Wongawallan Drive, Yarrabilba

Swept Path Assessment

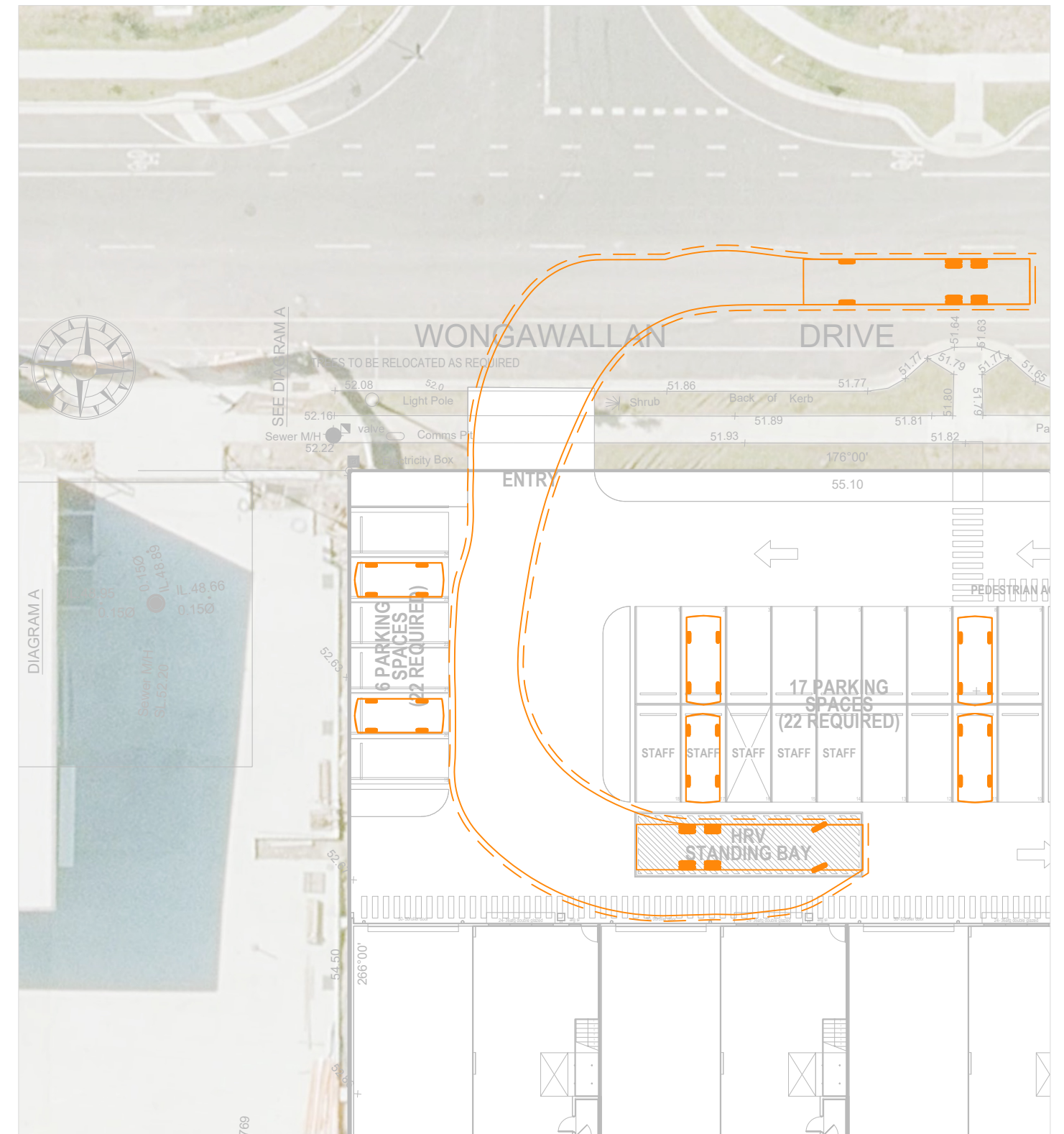
DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:200



Amber 06

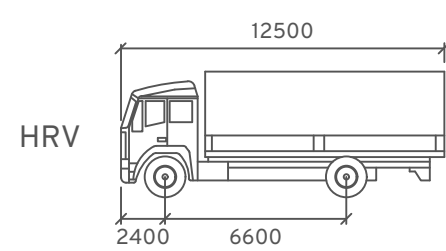


Entry Manoeuvre



Entry Manoeuvre

Vehicle Envelope
 300mm Clearance
 Reverse Manoeuvre
 Min. Design Speed 5km/h

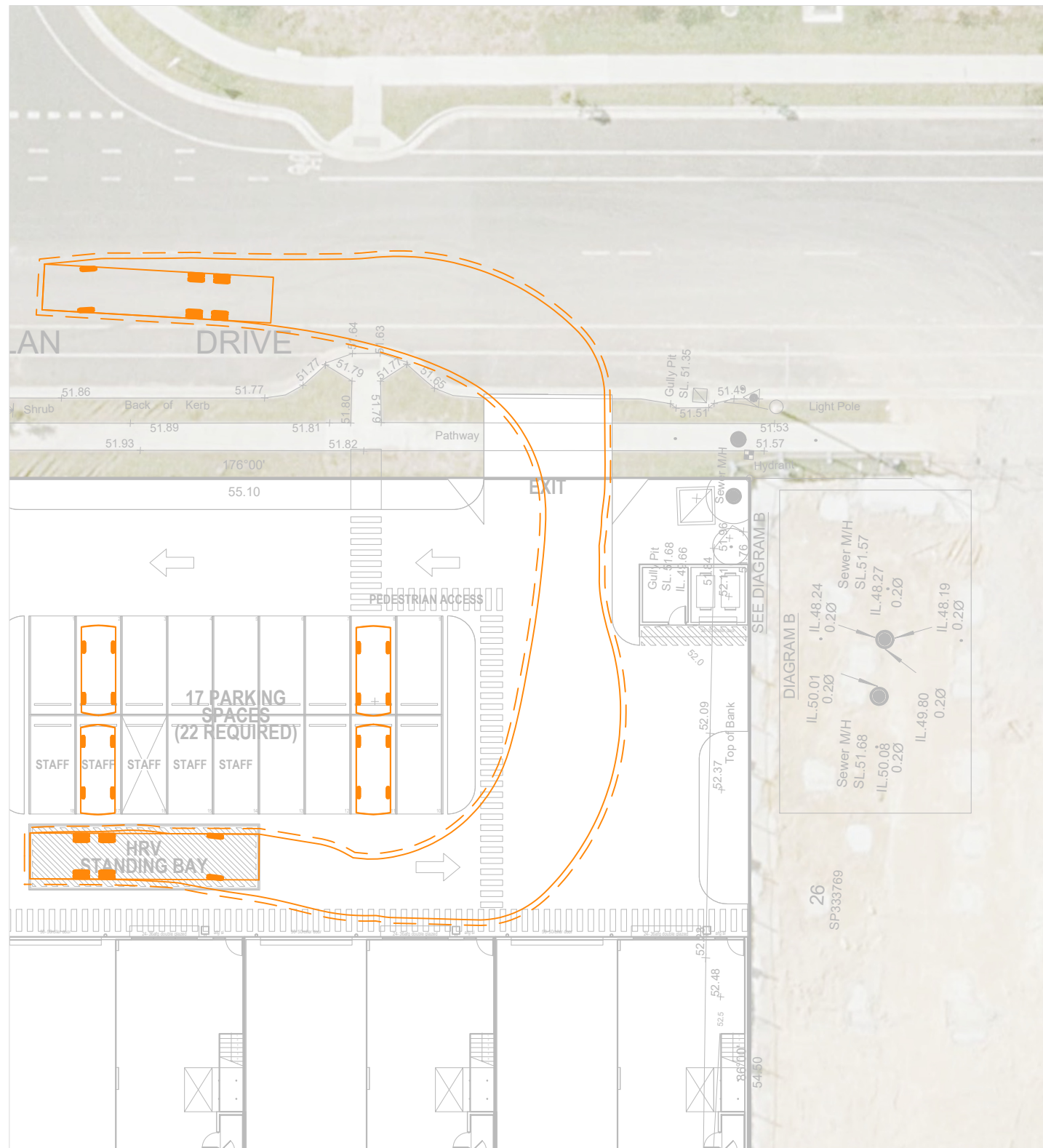


Width : 2500 mm
 Track : 2500 mm
 Lock to Lock : 6.0s
 Steering Angle : 35.2



Mixed Industry And Business Development
 Lot 27 Wongawallan Drive, Yarrabilba
 Swept Path Assessment

DRAWN: RK
 DATE: 22/04/2026
 DWG NO: 1624 S02A
 SCALE at A3: 1:300



Exit Manoeuvre

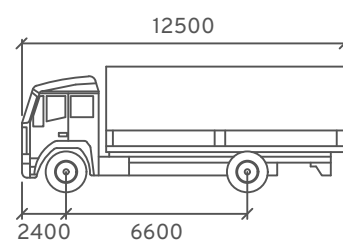
Vehicle Envelope

300mm Clearance

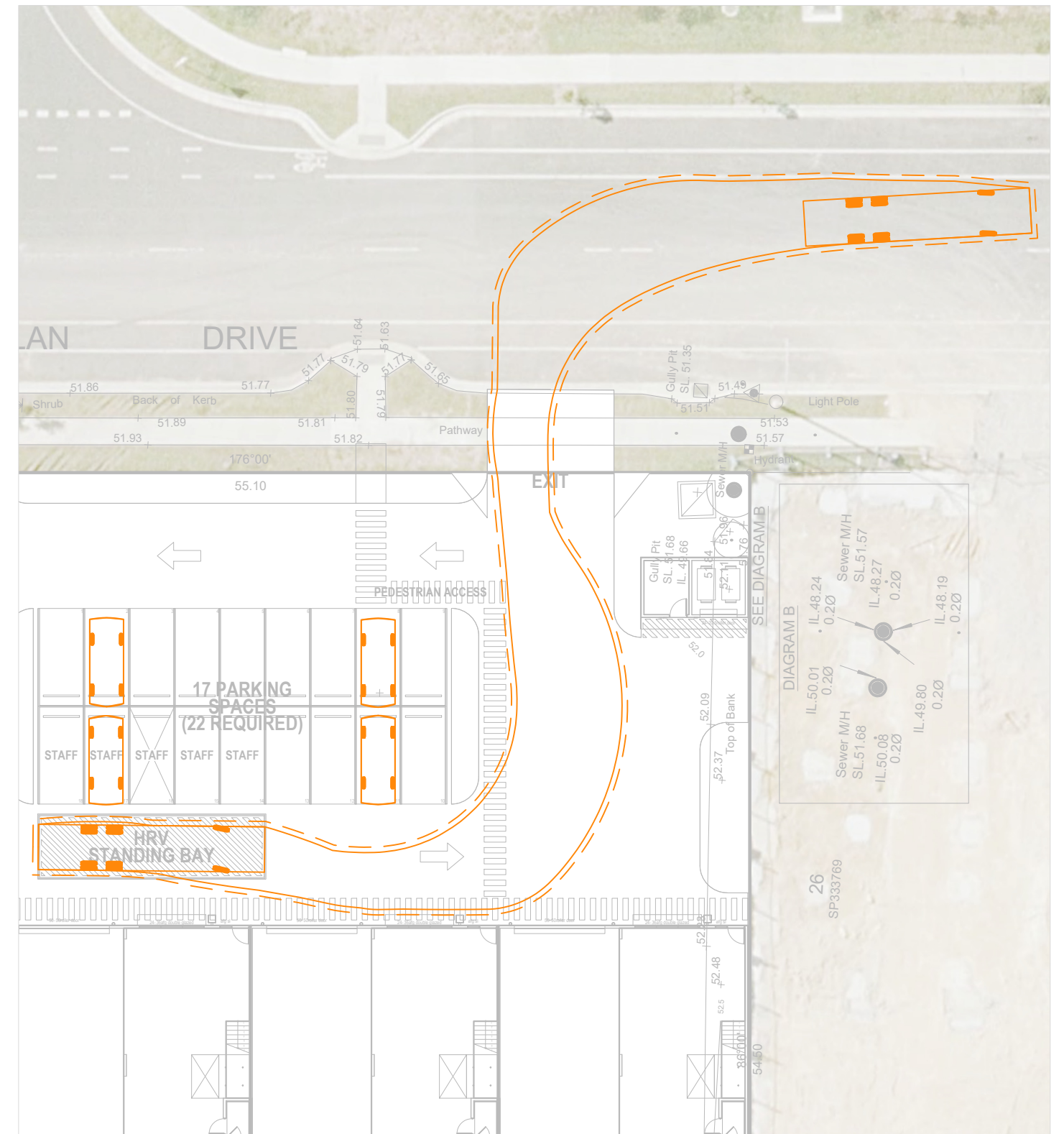
Reverse Manoeuvre

Min. Design Speed 5km/h

HRV



Width : 2500
Track : 2500
Lock to Lock : 6.0s
Steering Angle : 35.2



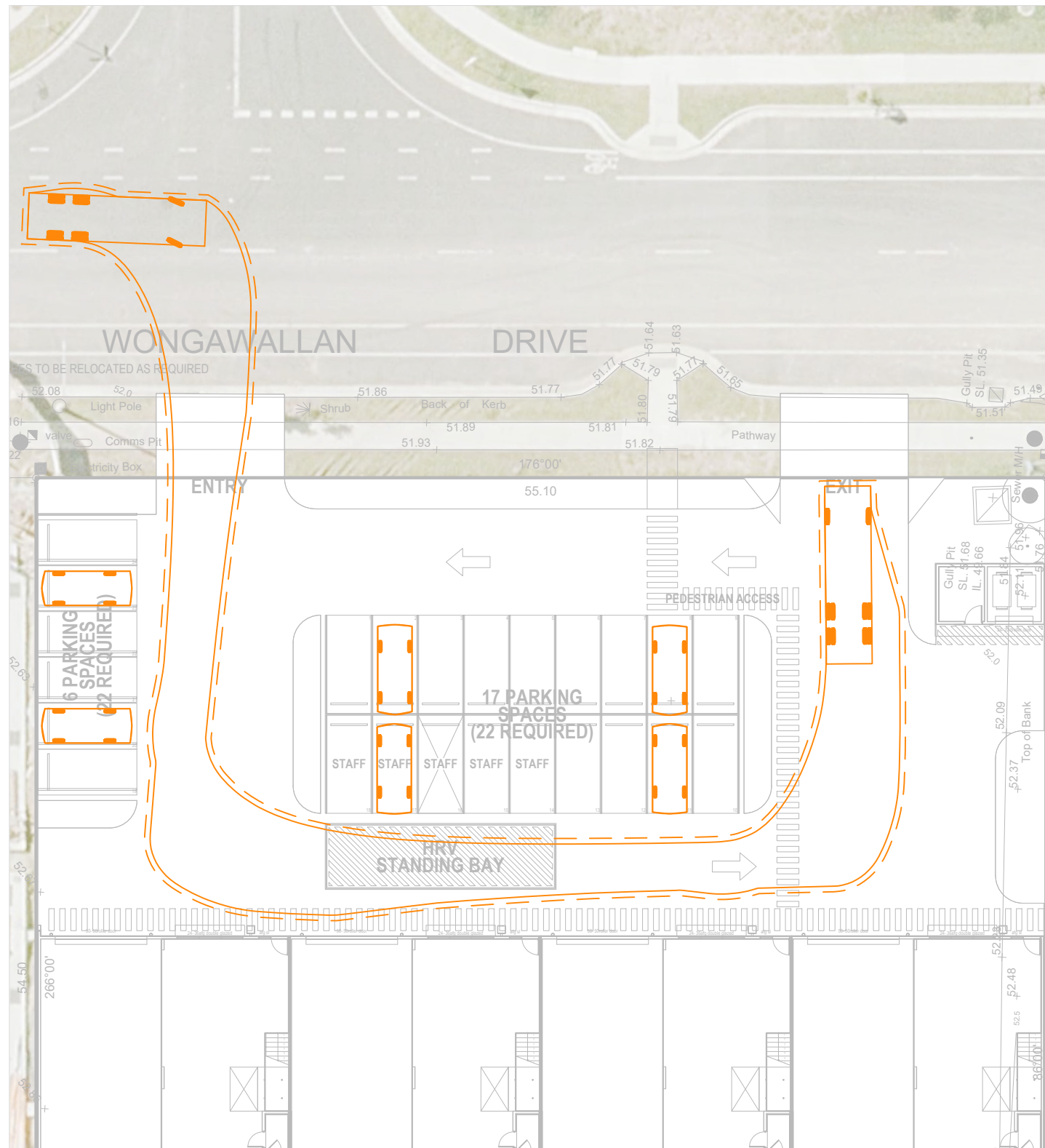
Exit Manoeuvre



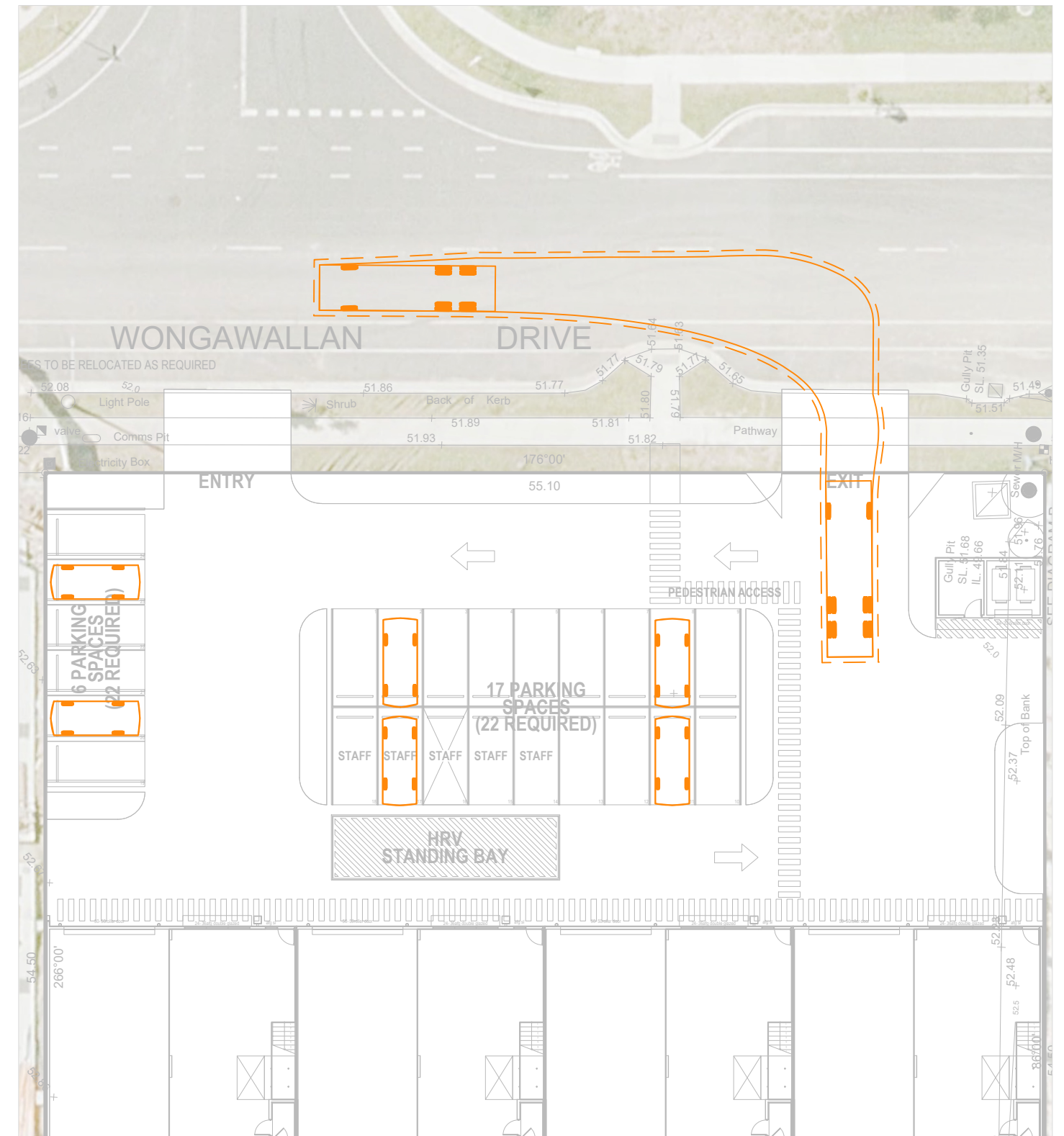
Mixed Industry And Business Development
Lot 27 Wongawallan Drive, Yarrabilba
Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:300

Amber 08



Entry Manoeuvre



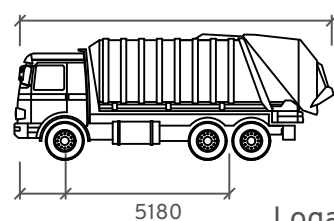
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Length : 9691
Width : 2500
Wheel base : 5180
Wall-Wall Radius : 9700

Logan City Waste Vehicle



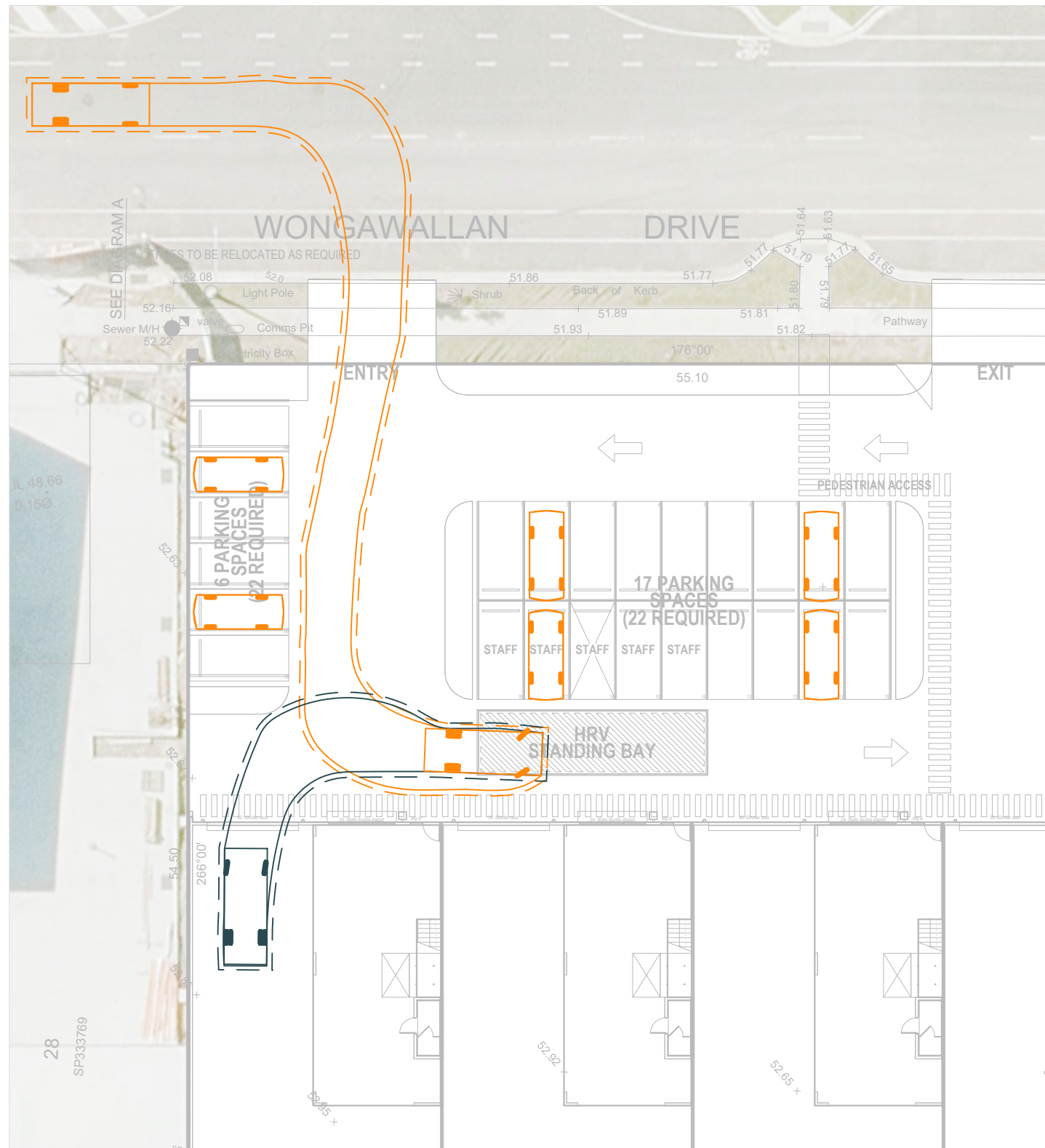
Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

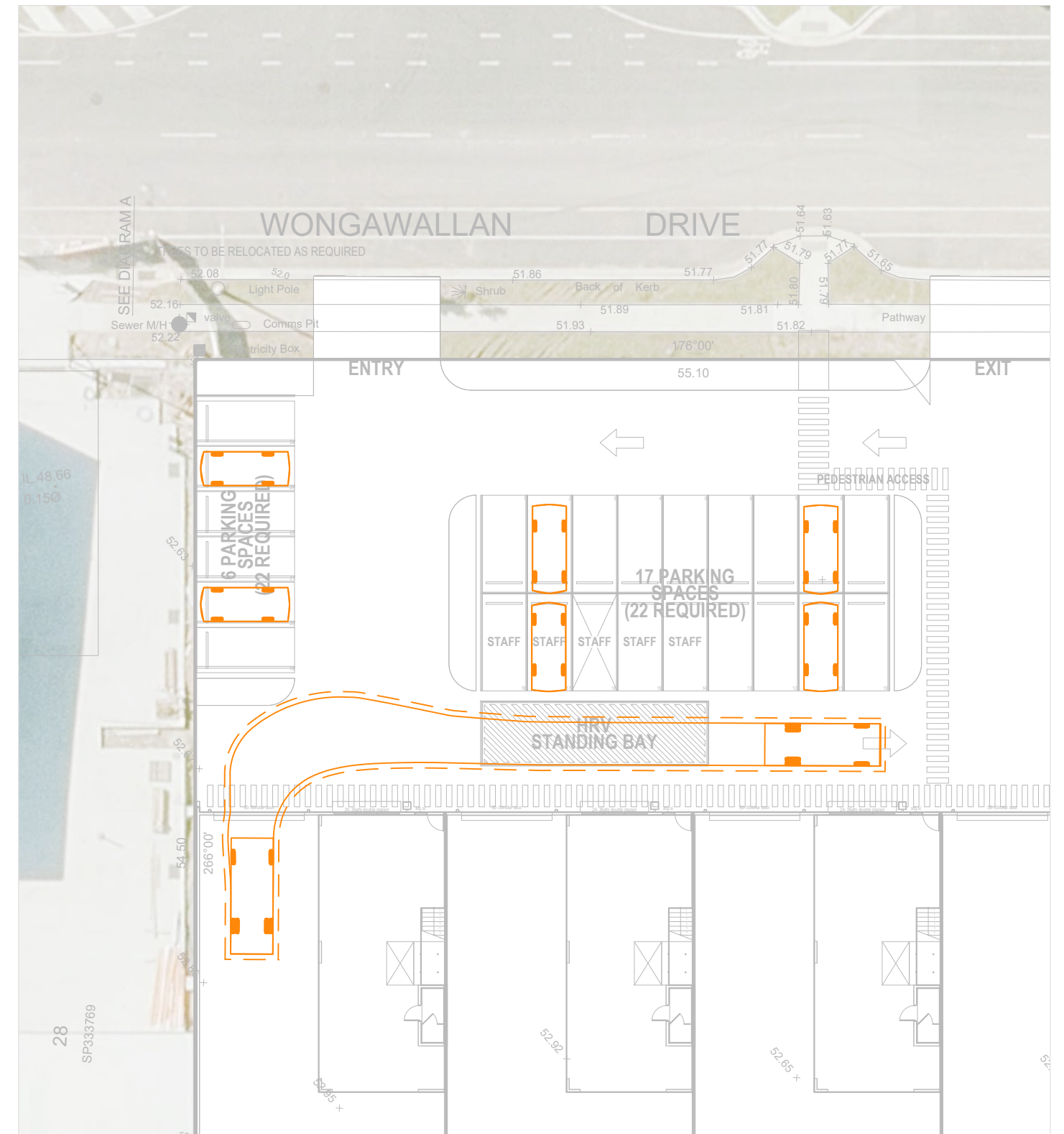
Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:300

Amber 09

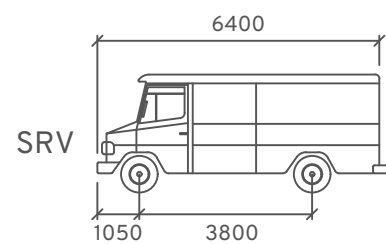


Entry Manoeuvre



Exit Manoeuvre

Vehicle Envelope
 300mm Clearance
 Reverse Manoeuvre
 Min. Design Speed 5km/h



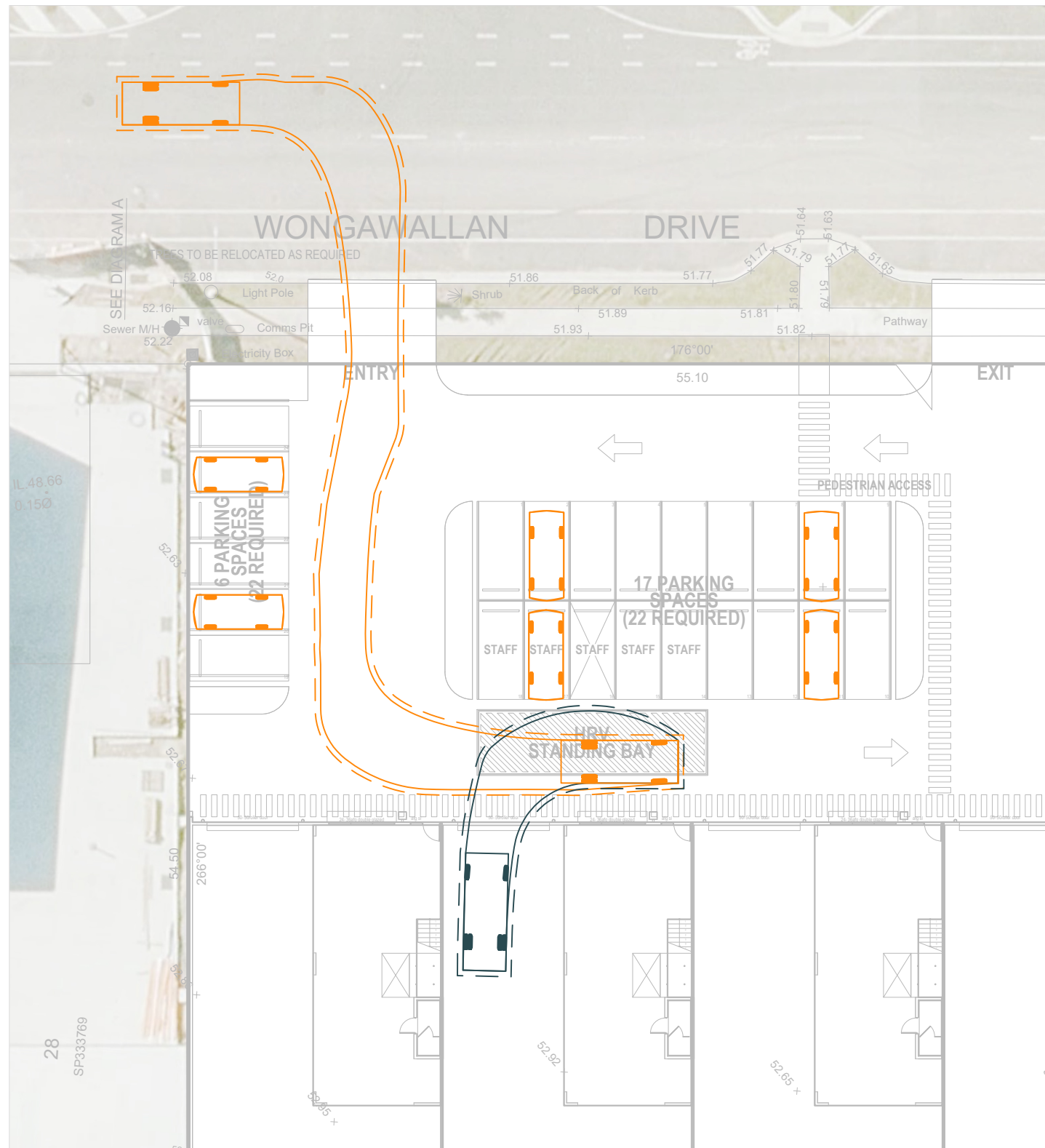
Width : 2300
 Track : 2300
 Lock to Lock : 6.0s
 Steering Angle : 38.0



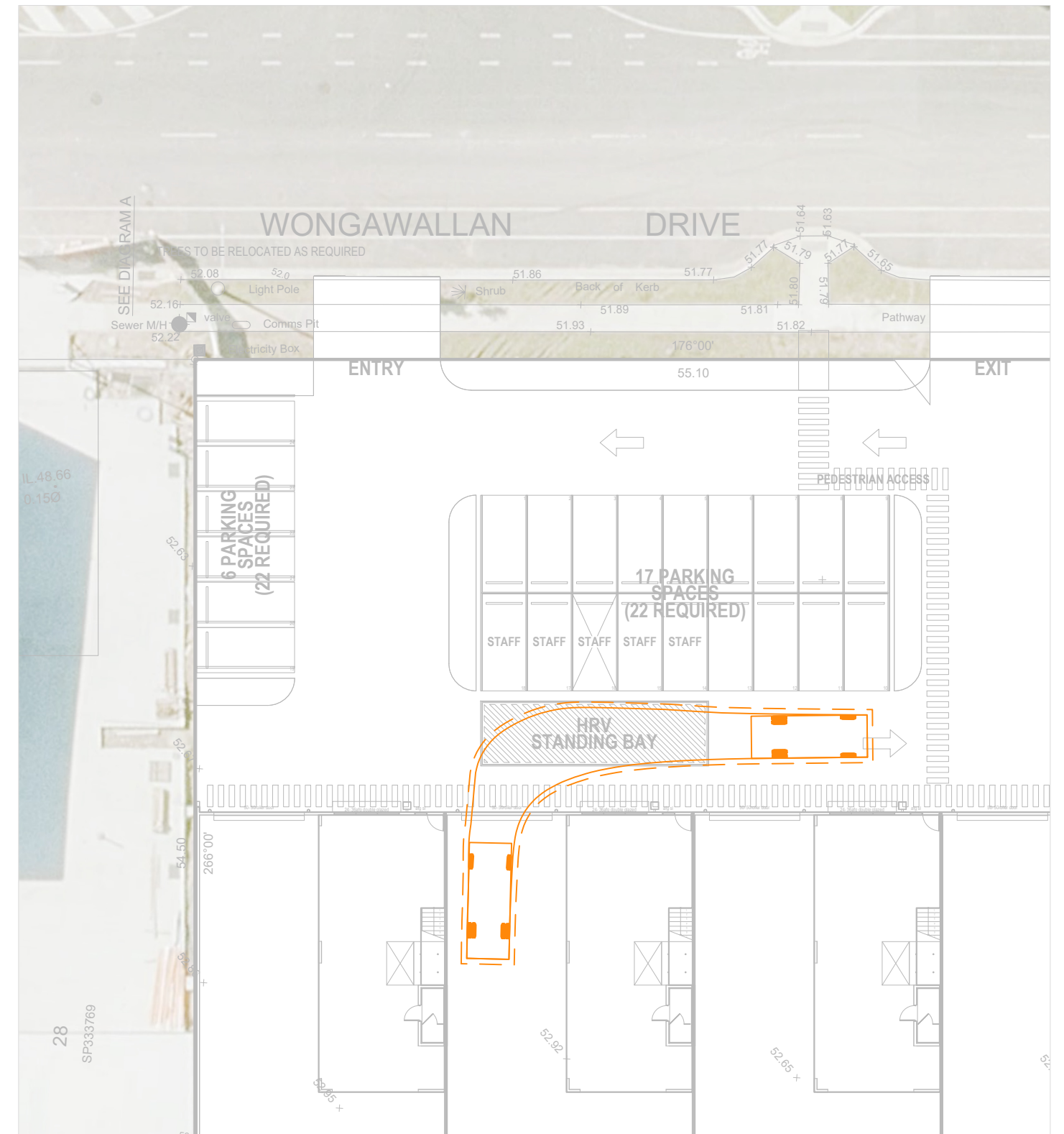
Mixed Industry And Business Development
 Lot 27 Wongawallan Drive, Yarrabilba
 Swept Path Assessment

DRAWN: RK
 DATE: 22/04/2026
 DWG NO: 1624 S02A
 SCALE at A3: 1:300

Amber 10

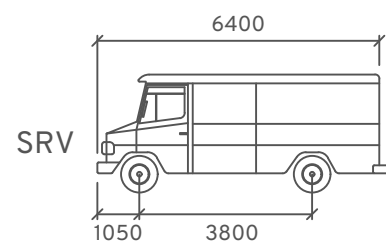


Entry Manoeuvre



Exit Manoeuvre

Vehicle Envelope
 300mm Clearance
 Reverse Manoeuvre
 Min. Design Speed 5km/h

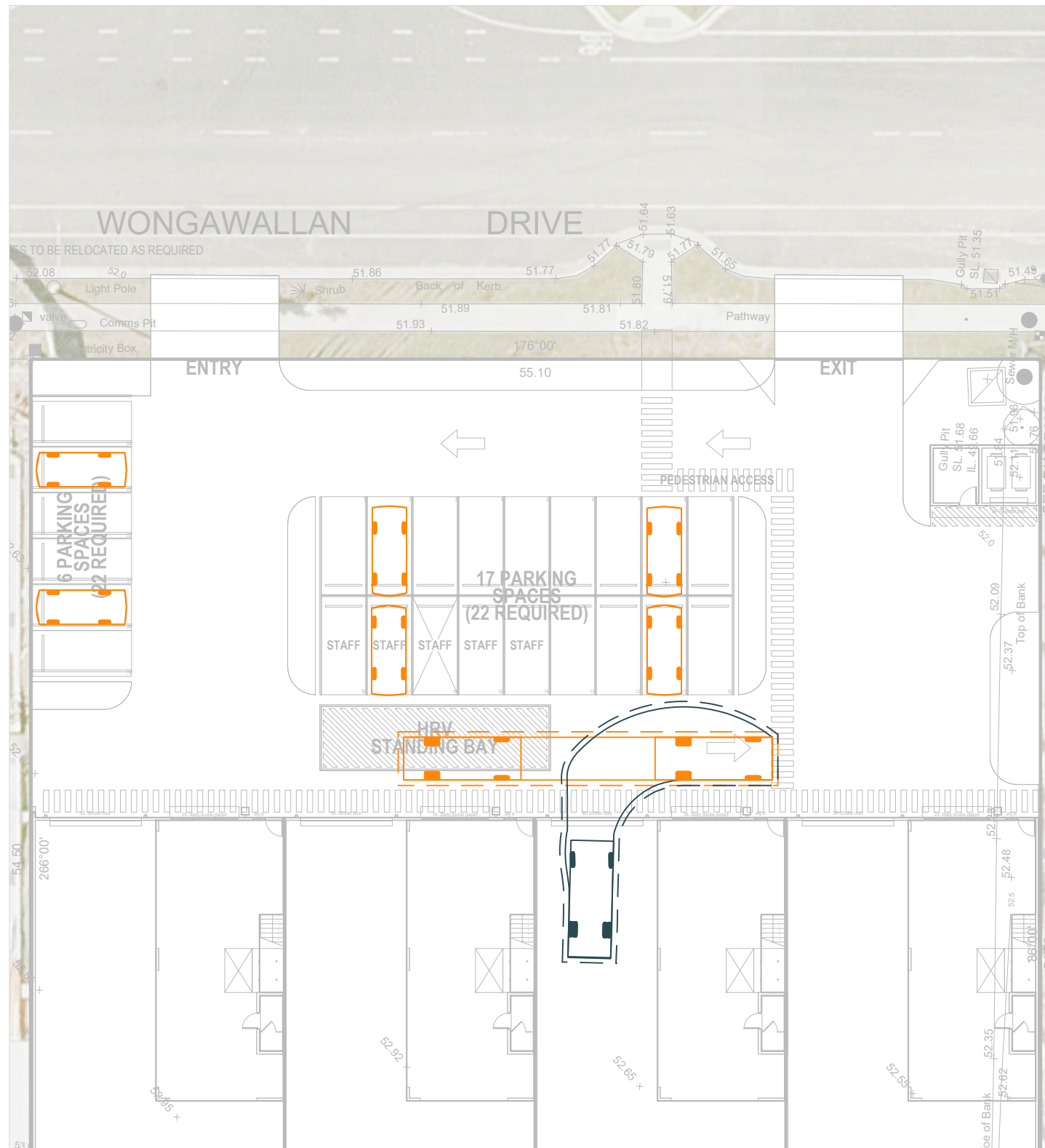


Width : 2300 mm
 Track : 2300 mm
 Lock to Lock : 6.0s
 Steering Angle : 38.0°

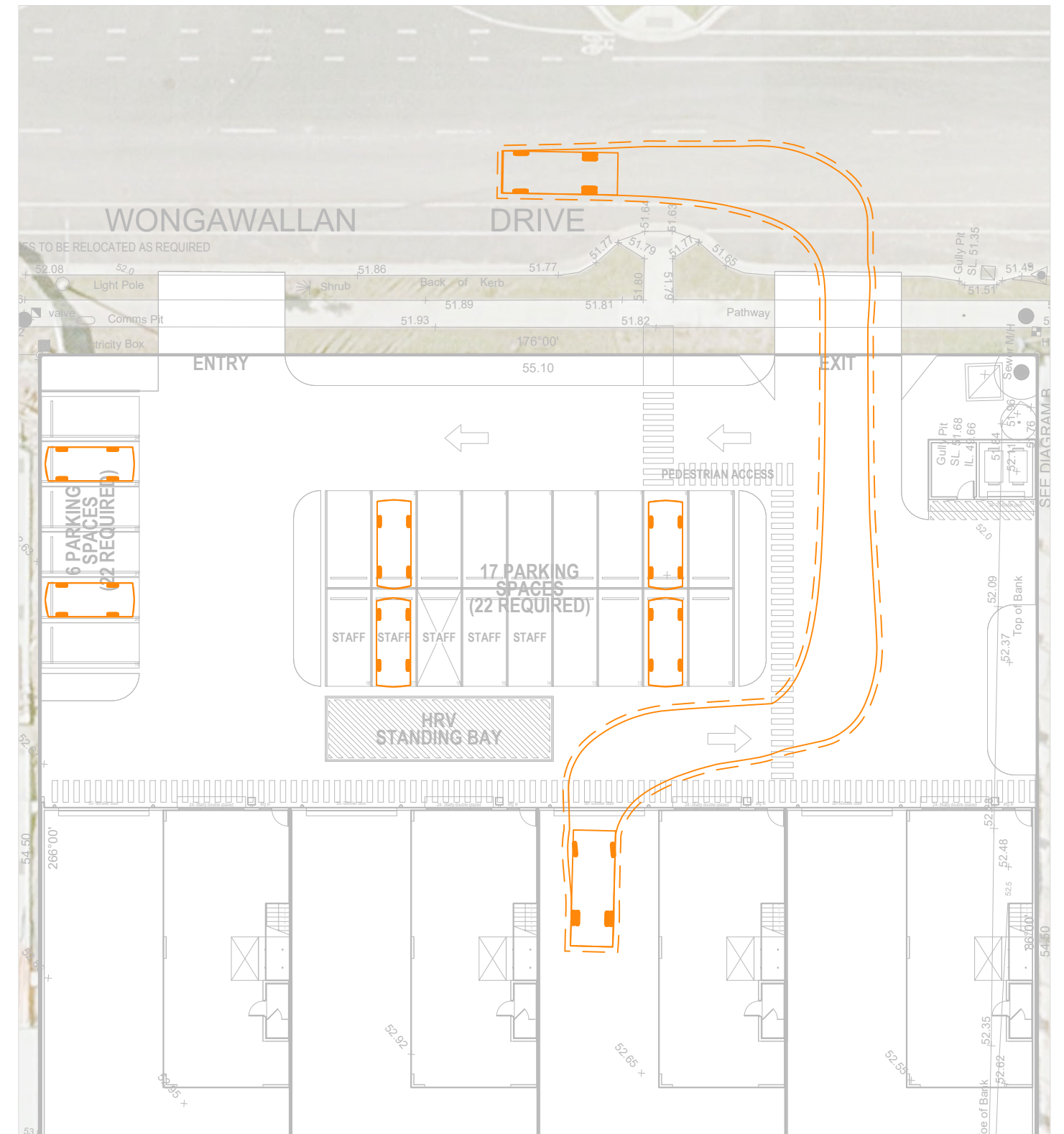


Mixed Industry And Business Development
 Lot 27 Wongawallan Drive, Yarrabilba
 Swept Path Assessment

DRAWN: RK
 DATE: 22/04/2026
 DWG NO: 1624 S02A
 SCALE at A3: 1:300



Entry Manoeuvre



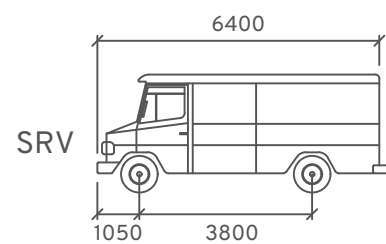
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Width
Track
Lock to Lock
Steering Angle

mm
: 2300
: 2300
: 6.0s
: 38.0



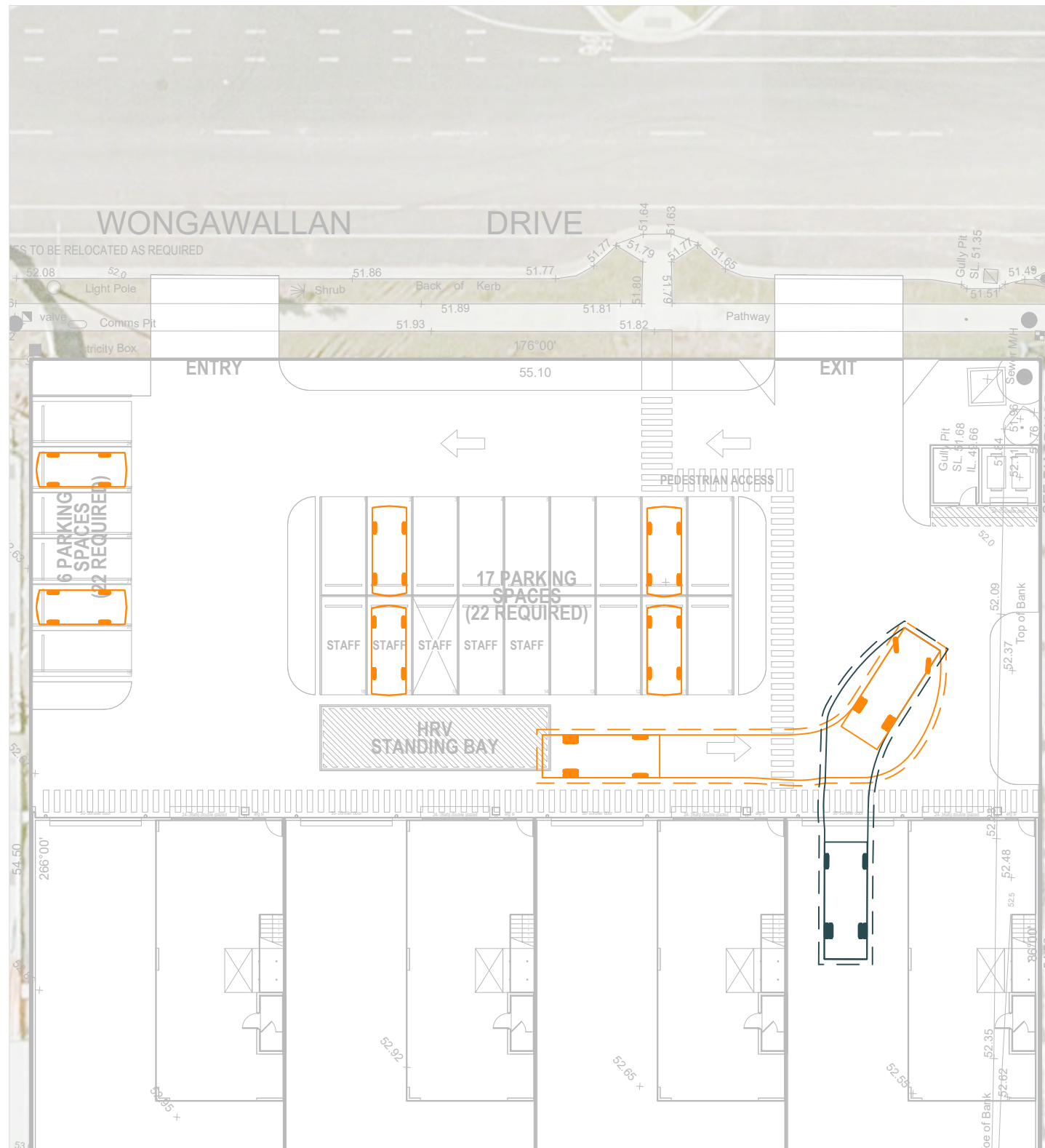
Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

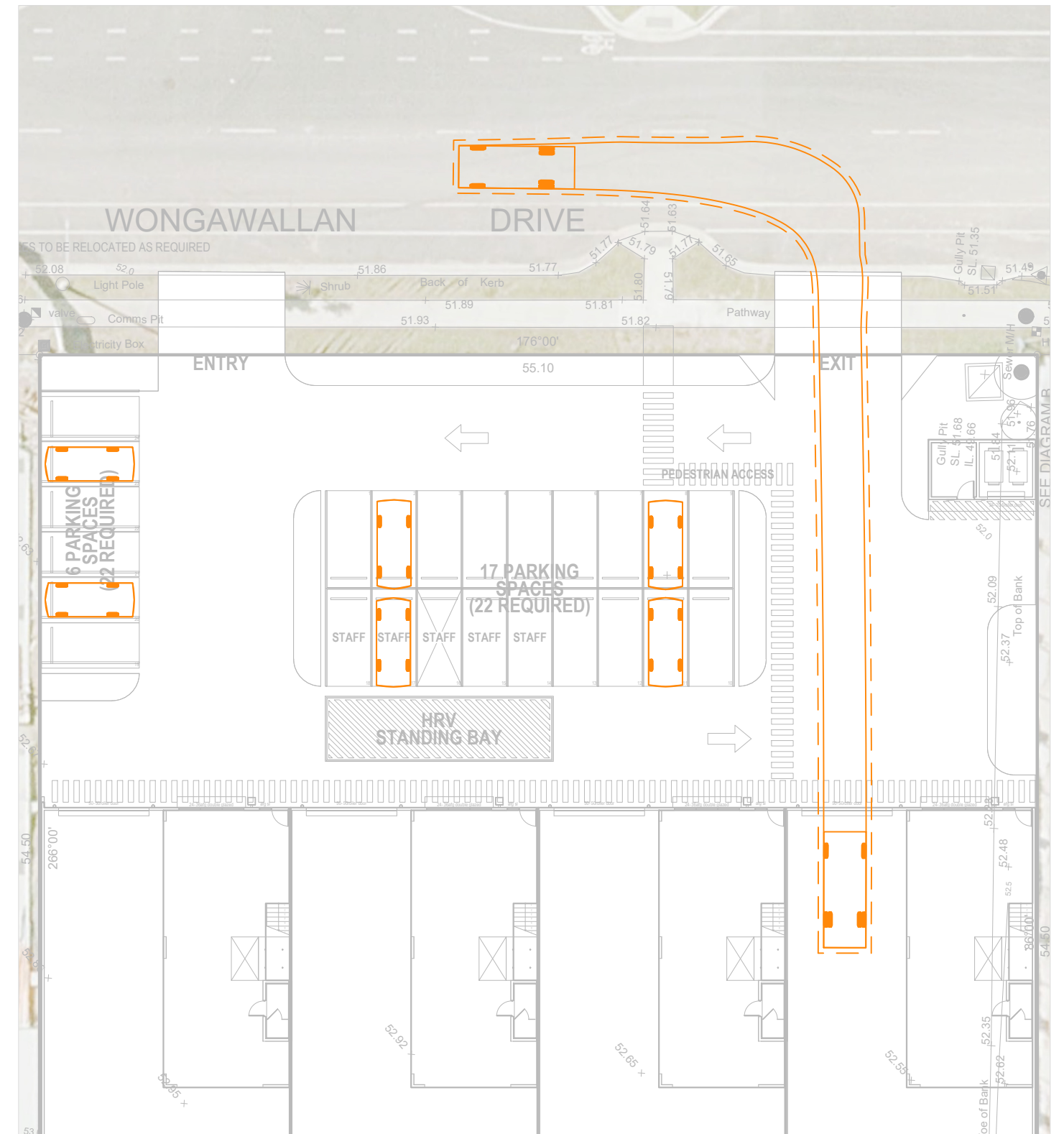
Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:300

Amber 12



Entry Manoeuvre



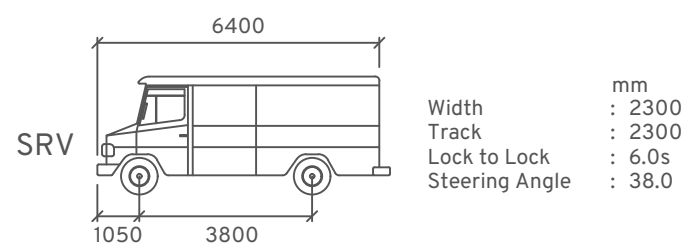
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

Swept Path Assessment

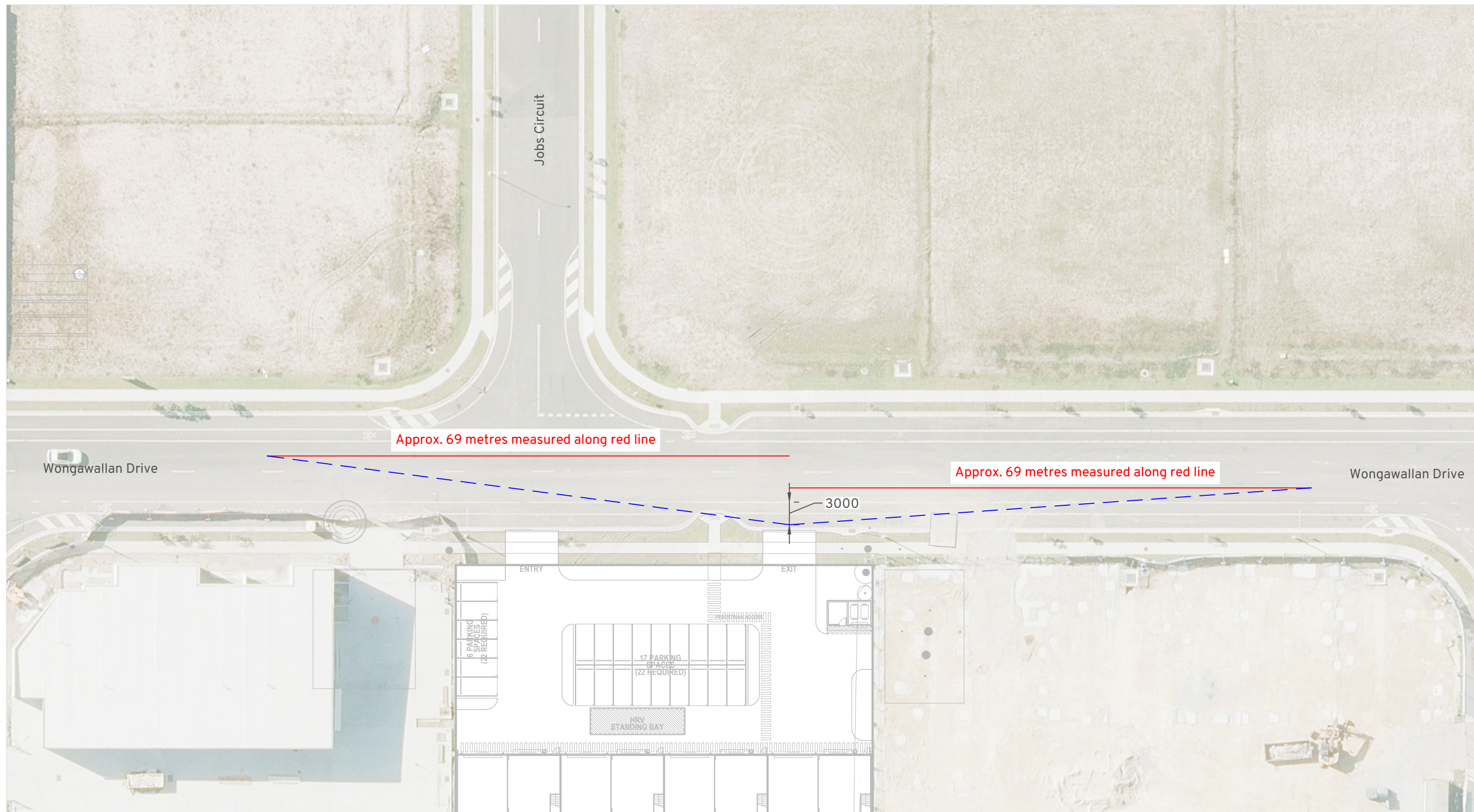
DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:300

Amber 13

Appendix B

Sight Distance Assessment





Sight Distance Assessment

Sight Distance

Sight Line

Sight Distance at exit point exceeds the requirement of 69 metres at access driveways, based on a frontage road speed of 50 km/hr and a desirable 5 s gap.

AS2890.1:2004 Section 3.2.4, and AS 2890.2:2018 Section 3.4.5.

Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

Swept Path Assessment

DRAWN: RK
DATE: 15/04/2026
DWG NO: 1624 S01D
SCALE at A3: 1:500

Appendix C

Bicycle Parking Specifications



Arc de Triomphe™



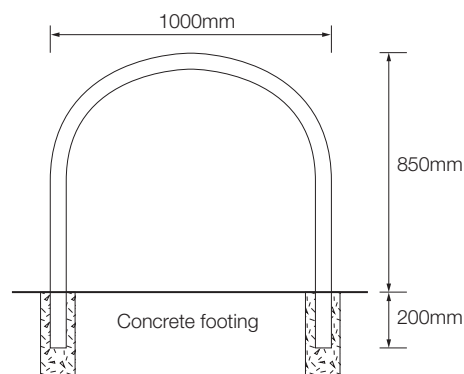
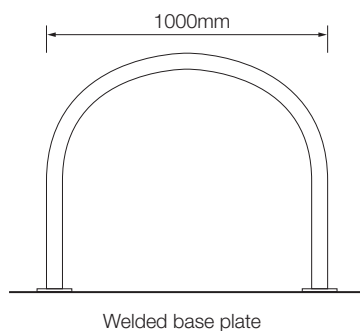
Galvanised finish / Stainless Steel finish

Features



- Each rail supports two adult bikes in an upright position
- Can be either bolted to a concrete slab or concreted in situ
- Available in stainless steel or galvanised steel
- Provides the ability to lock both wheels and frame
- Suitable for foyers and entry areas

Dimensions



Specifications

Material options

- Galvanised (Duragal)
- 316 Marine grade stainless steel

Fixing options

- Welded flange - Bolt on
- In situ

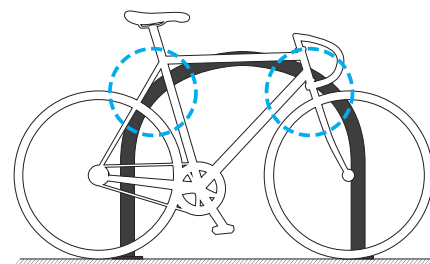
Recommended fasteners

- Galvanised Dynabolts (M10 x 65mm)
- Stainless Dynabolts (M10 x 65mm)
- Shear Nut security fasteners

Dimensions

1000mm [w] x 850mm [h]

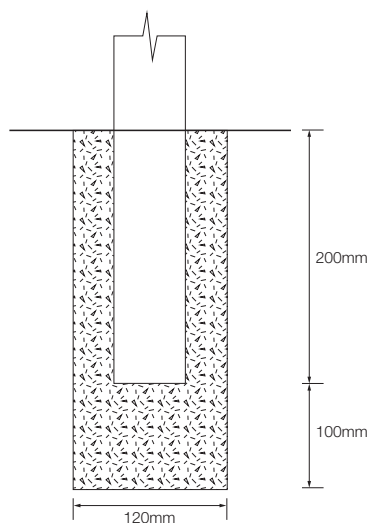
Locking Points



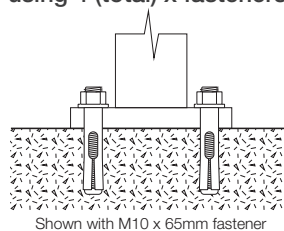
V4.1 - 1/05/2017 | Specification may be subject to change without notice. ©Bicycle Network

Fixing options

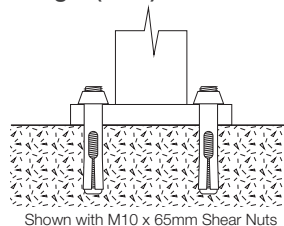
In situ (Concrete footing)



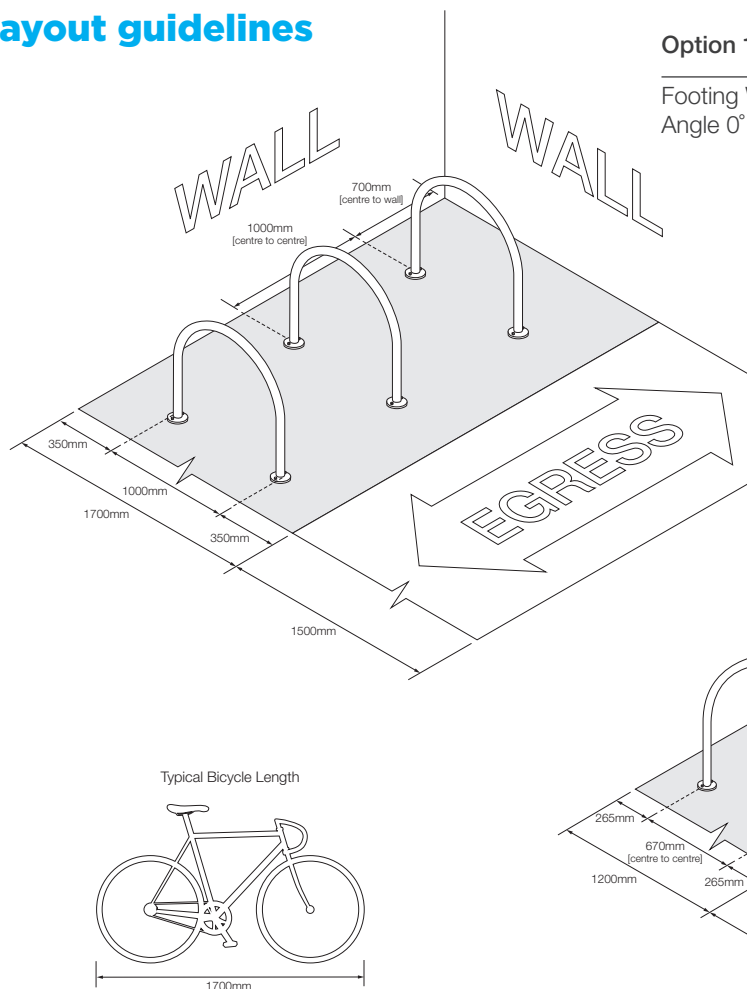
Welded flange (Bolt on)
using 4 (total) x fasteners



Welded flange (Security heads)
using 4 (total) x fasteners



Layout guidelines

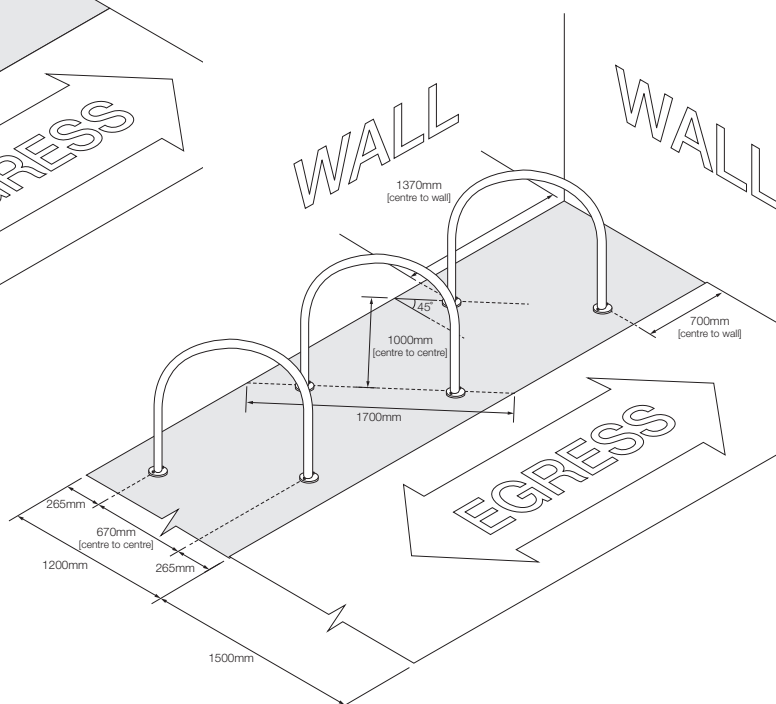


Option 1:

Footing Width 1700mm
Angle 0°

Option 2:

Footing Width 1200mm
Angle 45°



V4.1 - 1/05/2017 | Specification may be subject to change without notice. ©Bicycle Network



**BIKE
PARKING**

DESIGN. SUPPLY. INSTALL.

Bicycle Network ABN 41 026 835 903

p. 1300 727 563 e. parking@bicyclenetwork.com.au bikeparking.com.au

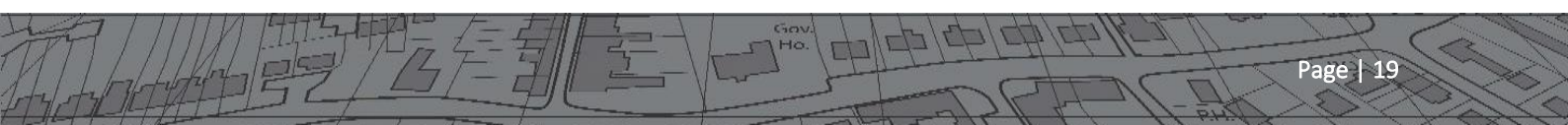
VIC Level 4, 246 Bourke Street, Melbourne VIC 3000 NSW 234 Crown Street, Darlinghurst NSW 2010

TAS 210 Collins Street, Hobart TAS 7000 NT Suite 5, 18-20 Cavenagh Street, Darwin 0800



APPENDIX 4

Civil Engineering Report





THERE MAY BE EXISTING SERVICES
WITHIN THE WORKS AREA THAT ARE
NOT SHOWN ON THESE PLANS.
THE CONTRACTOR IS TO LOCATE
ALL SERVICES PRIOR TO THE
COMMENCEMENT OF WORKS.



RICARDO RAMIREZ

LOT 27 SP 333769

LOT 27 WONGAWALLAN DRIVE

YARRABILBA, QLD, 4207



LOCALITY PLAN

N.T.S.

DRAWING SCHEDULE				
No.	TITLE	REV.	NOTE	DATE
C01	COVER SHEET	01	ISSUED FOR APPROVAL	20/03/26
C02	GENERAL NOTES	01	ISSUED FOR APPROVAL	20/03/26
C03	EROSION AND SEDIMENT CONTROL LAYOUT PLAN AND DETAILS	01	ISSUED FOR APPROVAL	20/03/26
C04	BULK EARTHWORKS LAYOUT PLAN	01	ISSUED FOR APPROVAL	20/03/26
C05	BULK EARTHWORKS TYPICAL CROSS SECTIONS	01	ISSUED FOR APPROVAL	20/03/26
C06	CIVIL WORKS PLAN	01	ISSUED FOR APPROVAL	20/03/26
C07	DRAINAGE PLAN	01	ISSUED FOR APPROVAL	20/03/26
C08	STORMWATER LONGITUDINAL SECTION	01	ISSUED FOR APPROVAL	20/03/26
C09	STORMWATER CALCULATION SHEET	01	ISSUED FOR APPROVAL	20/03/26
C10	STORMWATER CATCHMENT PLAN	01	ISSUED FOR APPROVAL	20/03/26
C11	VEHICLE SWEEP PATH PLAN	01	ISSUED FOR APPROVAL	20/03/26

LEGEND - EXISTING	
	PRINCIPAL RP BOUNDARY
	ABUTTING BOUNDARY
	EASEMENT BOUNDARY
	CONTOUR
	TREE
	TREE - TO BE PROTECTED
	ROAD SIGN
	STORMWATER LINE
	STORMWATER SWALE / TABLE DRAIN
	STORMWATER PIT
	STORMWATER FIELD INLET
	STORMWATER MANHOLE
	STORMWATER HEADWALL
	SEWER LINE
	SEWER MAINTENANCE HOLE
	WATER LINE
	VALVE
	HYDRANT
	TELECOMMUNICATION LINE
	TELECOMMUNICATION PIT
	ELECTRICITY LINE OVERHEAD
	ELECTRICITY LINE UNDERGROUND
	ELECTRICITY POLE
	STREET LIGHT

LEGEND - EXISTING	
	BANK / BATTER
	ROCK WALL
	BLOCK WALL
	TIMBER WALL
	FENCE
	EDGE OF SEAL / BITUMEN
	EDGE OF GRAVEL
	BUILDING
	BUILDING OVER
	BUILDING
	CONCRETE
	LANDSCAPE / PERMEABLE

LEGEND - PROPOSED	
	RP BOUNDARY
	EASEMENT BOUNDARY
	CONTOUR
	LIMIT OF WORKS
	TREE
	ROAD SIGN
	STORMWATER LINE
	BUILDING HYDRAULICS (INDIC. ONLY)
	STORMWATER PIT
	STORMWATER FIELD INLET
	STORMWATER MANHOLE
	STORMWATER HEADWALL
	WATER LINE
	VALVE
	HYDRANT
	TELECOMMUNICATION LINE
	FIBRE OPTIC LINE
	TELECOMMUNICATION PIT
	TELECOMMUNICATION PLINTH
	ELECTRICITY LINE UNDERGROUND
	ELECTRICITY POLE
	STREET LIGHT

LEGEND - PROPOSED	
	BANK / BATTER
	BLOCK WALL
	FENCE
	EDGE OF SEAL / BITUMEN
	EDGE OF GRAVEL
	TYPE B1 BARRIER KERB AND CHANNEL
	TO IPWEA STD DRG RSD-200
	BUILDING
	BUILDING OVER
	BUILDING
	SEAL / BITUMEN
	CONCRETE
	PAVERS
	LANDSCAPE / PERMEABLE
	VEGETATED / GARDEN AREA
	SJ
	SAWN JOINT
	DCJ
	DOWEL CRADLE JOINT
	EDJ
	EXPANSION DOWEL JOINT
	R
	2N12 - 1000 L TIES
	TO U/S FABRIC
	G
	GAS LINE
	GAS VALVE

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COVER SHEET
RICARDO RAMIREZ
LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207

FOR AND ON BEHALF OF P&D ENGINEERS Pty Ltd RICARDO RAMIREZ C.P.ENG, R.P.E.Q. 10733, N.E.R. 3317530			
DATE	MAR '26	DRAWING NUMBER	REVISION
DESIGN	JB	6230- C01	01
DRAWN	JB		
CHECKED	RAR	SHEET 01 OF 11 SHEETS	

GENERAL NOTES		
1.	The builder / contractor is to check and be responsible for the correctness of all dimensions and any discrepancy is to be reported immediately.	
2.	Do not obtain dimensions by scaling off these drawings.	
3.	Stability of the building during construction and excavation in the vicinity of neighbouring buildings is the responsibility of the builder.	
4.	All workmanship and materials are to be in accordance with the current S.A.A codes and local government ordinances.	
5.	Refer architect for set out dimensions, levels, steps and falls.	
6.	All standards and codes of practice referred to are those editions current at time of tendering.	
7.	Existing contours are at 0.50m intervals UNO.	
8.	Proposed contours are at 0.25m intervals UNO.	

NOTES : CIVIL WORKS		
1.	Refer to structural engineers details for building floor construction.	
2.	Refer to architects details for building floor levels.	
3.	B1 = TYPE B1 kerb refer IPWEAQ Std Dwg RSD-200. B2 = TYPE B2 kerb refer IPWEAQ Std Dwg RSD-200.	
4.	All linemarking and signage is to comply with the manual of uniform traffic control devices.	
5.	Car stops are to be provided at the end of all carparks (excluding parallel parks and shared zone) in accordance with AS2890 and installed to manufacturers specifications.	
6.	Existing footpath, kerb and frontage areas to be reinstated to original after completion of works.	
7.	All setout points shown are to lip of kerb or edge of concrete UNO.	

SITEWORKS NOTES		
1.	Datum A.H.D.	
2.	Origin of levels. refer to bench or state survey marks where shown on plan.	
3.	Contractor must verify all dimensions and existing levels on site prior to commencement of work.	
4.	All works to be undertaken in accordance with the details shown on the drawings & the directions of the superintendent.	
5.	Existing services unless shown on survey plan have been plotted from services search plans and as such their accuracy cannot be guaranteed. It is the responsibility of the contractor to establish the location and level of all existing services prior to the commencement of any work. Any discrepancies shall be reported to the superintendent. clearances shall be obtained from the relevant service authority.	
6.	Where new works abut existing the contractor shall ensure that a smooth even profile, free from abrupt changes is achieved.	
7.	The contractor shall arrange all survey setout to be carried out by a registered surveyor.	
8.	Care is to be taken when excavating near existing services. No mechanical excavation is to be undertaken over Telstra or electrical services. Hand excavate in these areas.	
9.	Contractor to obtain authority approvals where applicable.	
10.	Make smooth transition to existing surfaces and make good.	
11.	These plans shall be read in conjunction with approved landscape, architectural, structural, hydraulic and mechanical drawings and specifications or written instructions that may be issued relating to development at the site.	
12.	Trenches through existing road and concrete pavements shall be sawcut to full depth of concrete and a minimum of 50mm in bituminous paving.	
13.	All branch gas and water services under driveways and brick paving shall be located in 80Ø uPVC sewer grade conduits extending a minimum of 500mm beyond edge of paving.	
14.	Grades to pavements to be as implied by RL's on plan . Grade evenly between nominated RL's. Areas exhibiting ponding greater than 5mm depth will not be accepted/ unless in a designated sag point.	
15.	All covers and grates etc to existing service utilities are to be adjusted to suit new finished surface levels where applicable.	
16.	All buildings and hardstand areas are to be removed and disposed of off site in accordance with local council requirements.	
17.	All trees and tree waste to be disposed of off site in accordance with local council requirements.	

EARTHWORKS		
1.	Earthworks to be read in conjunction with Geotechnical investigation.	
2.	The contractor is to strip the construction area of all grass, shrubs, rubbish, deleterious material and unsuitable topsoil as nominated by the engineer. Disposal of this unsuitable material is to be off site.	
3.	Topsoil approved by the superintendent for reuse, is to be stockpiled on site as directed.	
4.	Bulk earthworks is to be carried out in accordance with council standards and the requirements of as3798.	
5.	Geotechnical supervision of earthworks is to be carried out in accordance with the level 1 requirements of as3798 by a N.A.T.A. registered geotechnical testing authority at the contractors cost. The contractor shall provide details of all testing to the engineer progressively through the works and notify the engineer of any non-conformances. All non conforming work is to be rectified.	
6.	Prior to fill operations and in the presence of the geotechnical engineer, proof roll the fill area subgrade. Remove soft and or compressible zones and replace with select site material compacted to a density consistent with that noted for the proposed filling.	
7.	Proof rolling nominated shall be carried out using a single axle highway truck with a rear axle load not less than 10 tonnes tyres inflated to 550kpa or approved equivalent. Equipment labour and loading required for proof rolling is to be provided by the contractor.	
8.	The majority of material won from proposed excavations should be suitable for use as fill material. Suitable materials for filling should generally have a maximum particle size not exceeding 150mm. Oversize material is to be either crushed to a particle size =< 150mm for reuse as fill material or be disposed of off site.	
9.	All fill under footings and slabs shall be compacted in layers not greater than 150mm to 100% standard compaction. For cohesive materials or a density index of not less than 70% for non cohesive materials. Tests shall be conducted on fill as required by qualified soil test consultant to confirm compaction. Following completion of bulk earthworks operations the contractor is to notify the superintendent. The finished surface is to be proof rolled in the presence of the geotechnical engineer prior to topsoiling/building.	
10.	It is the contractors responsibility to protect the site and surrounding areas from damage resulting from stormwater runoff. Temporary diversion drains and or other drainage control devices are to be implemented by the contractor during construction to minimise the effects of weather.	
11.	Imported fill material if ordered, shall be low plasticity granular fill having the following characteristics: Minimum CBR 15 Plasticity index <15 % Passing 0.0075mm sieve <25 %	
12.	Excess spoil material generated during construction is to be disposed of as directed by the superintendent.	
13.	All fill material placed on the site comprising only natural earth and rock is to be free of contaminants (as defined by section 11 of the environmental protection act (EPA) 1994), noxious, hazardous, deleterious and organic materials. Suitable fill material is deemed to comply with the requirements of clause 4.3, AS3798, guidelines on earthworks for commercial and residential developments.	
14.	The movement of material to and from the site is to be in accordance with relevant EPA policies, in particular those addressing presence and treatment of fire ants.	
15.	Retaining wall heights are to finished surface top and bottom.	
16.	For retaining walls that are in fill next to any vehicular area and additional course of blocks is to be added as a kerb block.	
17.	Any retaining wall above 1.0m in height is to have handrails installed in accordance with the relevant standards.	
18.	Full extent of retaining walls are to be confirmed onsite during construction	

EXISTING SERVICES & FEATURES		
1.	The contractor shall allow for the capping off, excavation and removal (if required) of all existing services in areas affected by works within the contract area or as shown on the drawings unless directed otherwise by the superintendent.	
2.	The contractor shall ensure that at all times services to all buildings not affected by the works are not disrupted.	
3.	Prior to commencement of any works the contractor shall gain approval of his program for the relocation/construction of temporary services.	
4.	Contractor shall construct temporary services to maintain supply to existing building remaining in operation during works to the satisfaction and approval of the superintendent. Once diversion is complete and commissioned, the contractor shall remove all such temporary services and make good to the satisfaction of the superintendent.	
5.	Interruption to supply of existing services shall be done so as not to cause any inconvenience to the principal. Contractor to gain approval from the superintendent for time of interruption.	
6.	Existing services, buildings, external structures an trees shown on these drawings are existing features prior to any demolition works.	
7.	All buildings and hardstand areas are to be removed and disposed of off site in accordance with local council requirements.	
8.	All trees and tree waste to be disposed of off site in accordance with local council requirements.	

NOTES : SEDIMENT CONTROL		
1.	All controls are to be compliant with the landcom - managing urban stormwater - 4th edition.	
2.	Construction is to be programmed to provide installation of perimeter landscaping/surface treatment as early as practical.	
3.	At the prestart meeting the contractors works program is to be reviewed. Alterations to the program may be required to ensure satisfactory erosion and sediment control.	
4.	A photographic record of sediment and erosion control devices and the immediate downstream stormwater system is to be carried out on a fortnightly cycle and after each major storm event. Carry out corrective and preventative action as required.	
5.	Public and workplace safety issues must be considered and monitored for each device to the satisfaction of the superintendent.	
6.	Woven fabrics are to be used for sediment fence filter fabric.	
7.	Sediment management devices shall be installed prior to commencement of construction activities and maintained at a suitable level/condition throughout construction. sediment fences are to be cleaned out when capacity is reduced to 30%. Drainage structure protection is to be cleaned following each significant runoff producing storm.	
8.	The contractor shall provide temporary drainage control to divert flow from undisturbed areas around disturbed areas and direct flow from disturbed areas towards control devices.	
9.	Ponded rainfall shall be pumped through a sediment fence located on the site before discharging into the downstream stormwater system.	
10.	The contractor shall be responsible for the inspection and maintenance of sediment and erosion control devices. All devices are to be inspected at least weekly and after significant runoff producing storms.	
11.	If erosion and sediment control devices have been found to be deficient or failed in service due to unforeseen circumstances corrective action is to be undertaken by the contractor immediately which may include: Amendments/additions to the original erosion control plans. Such additions or amendments are to be approved by the superintendent.	
12.	Straw bales used in sediment devices are to be replaced after a maximum service period of 6 weeks.	
13.	Sediment management devices are to be maintained by the contractor as noted and detailed until approval has been granted by the engineer for their removal the contractor is to remove and dispose of these devices off site.	
14.	All temporary access roads and hardstand areas are to be trimmed and maintained in a serviceable condition for the duration of the contract.	
15.	All temporary access roads and hardstand areas are to be reinstated to the satisfaction of the superintendent at the end of the contract.	

DRAINAGE NOTES:		
1.	All stormwater work to comply with councils design and construction manual.	
2.	Contractor shall be responsible for maintaining the minimum cover of 600mm on all pipes UNO.	
3.	Protection of pipes due to loads exceeding W7 wheel load shall be the contractor's responsibility.	
4.	Bedding type shall be type HS2 for RCP. Where necessary the overlay zone shall be reduced to accommodate pavement requirements. Refer to this drawing for details.	
5.	Minimum cover over existing pipes for protection during construction shall be 800mm.	
6.	No construction loads shall be applied to plastic pipes.	
7.	Finished surface levels shown on layout plan dwgs take precedence over design drainage surface levels.	
8.	All pipes 300Ø and larger to be reinforced concrete class '2' approved spigot and socket with rubber ring joints. U.N.O. hardies FRC pipe may be used in lieu of RCP if desired in ground. All aerial pipes to be uPVC class SH.	
9.	All pipes 225Ø and lower and all aerial pipes to be PVC class SN10.	
10.	All pits in trafficable areas to be cast in situ and shall be constructed of 25 mpa concrete having 150mm thick walls and bases, reinforced with SL72 mesh heavy duty galv mild steel grating and frame. Precast pits, rectangular or circular in shape, may be used in lieu and shall comply with relevant australian standards.	
11.	All pits, gratings and frames shall be installed in accordance with the manufacturers specification and to be in accordance with AS3500.3 and AS3996.	
12.	Pit chamber dimensions are to be selected to satisfy the following: - Pipe size - Depth to invert - Skew angle	
13.	Refer typical pit chamber details. If pit lid size is smaller than the pit chamber size then the pit lid is to be constructed on the corner of the pit chamber with the step irons directly below. Alternatively the pit lid to be used, is to be the same size as the pit chamber.	
14.	For pipe sizes greater than 300Ø, pit floor is to be benched to facilitate flow.	
15.	Galvanised step irons shall be provided at 300 CTRS for pits having a depth exceeding 1200mm. subsoil drainage pipe shall be provided in pipe trenches adjacent to inlet pipes. (minimum length 3m)	
16.	All subsoil pipes shall be 100mm slotted PVC in a filter sock, UNO, with 3m installed upstream of all pits	
17.	All pipework shall have minimum diameter 100Ø.	
18.	Minimum grade for roofwater drainage lines shall be 1.0%	
19.	All pipe junctions and taper up to and including 300Ø shall be via purpose made fittings.	
20.	All roof drainage to be installed in accordance with AS3500, part 3. testing to be undertaken and reports provided to the superintendent.	
21.	Location of the direct down pipe connections may vary on site to suit site conditions, where connection shown on long sections chainages are indicative only.	
22.	Pits in excess of 1.5 m deep to have wall and floor thickness increased to 200mm. reinforced with N12@300 CTRS centrally placed throughout.	
23.	All pits are to have enviropod 200 gully inserts installed in accordance with the manufacturers specifications.	
24.	Grated drains are to be installed in accordance with the manufacturers specifications.	
25.	For stormwater lines labeled "BH" refer to the hydraulic engineers plans.	
26.	All pits are to have an enviropod 200 or approved similar installed.	

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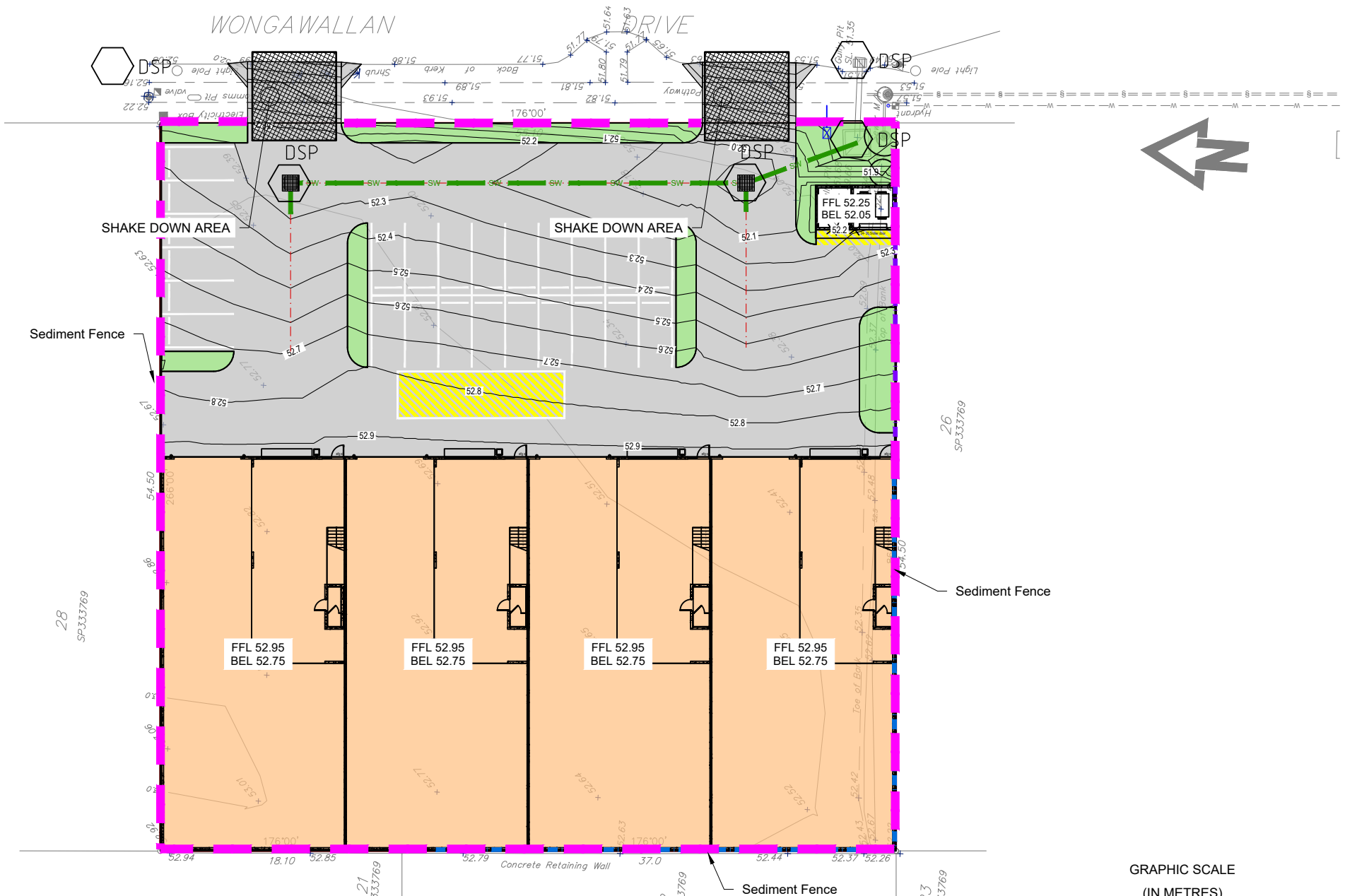
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GENERAL NOTES

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LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207

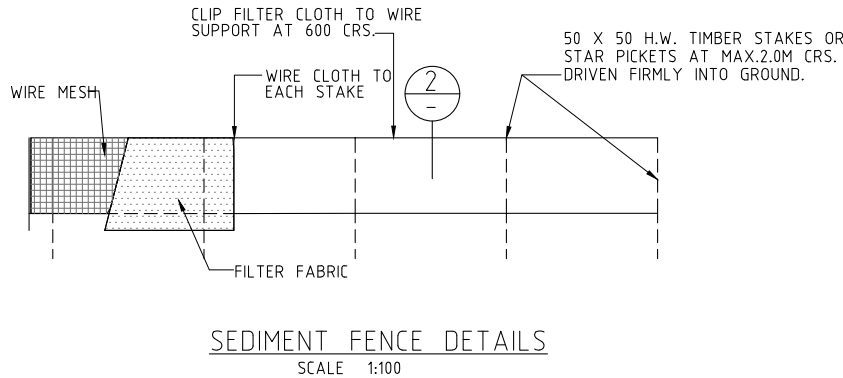
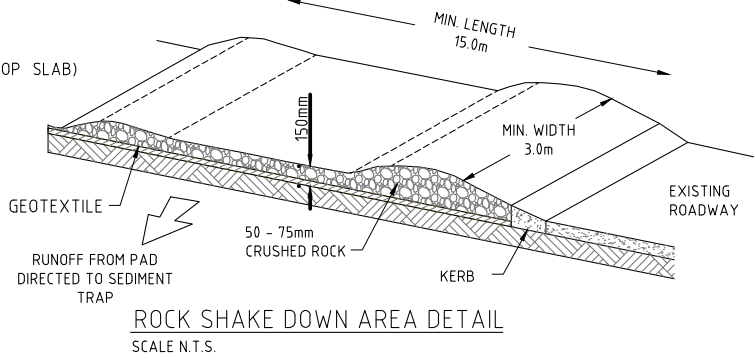
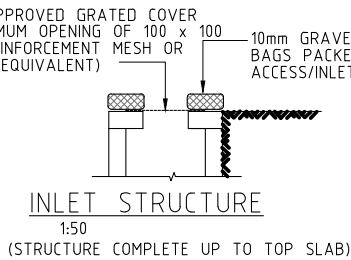
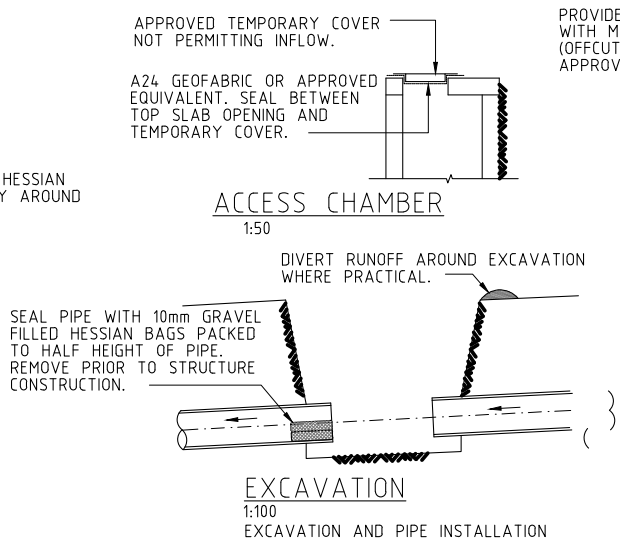
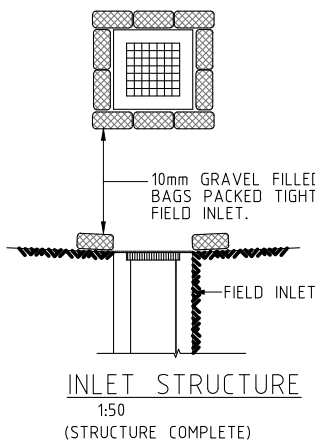
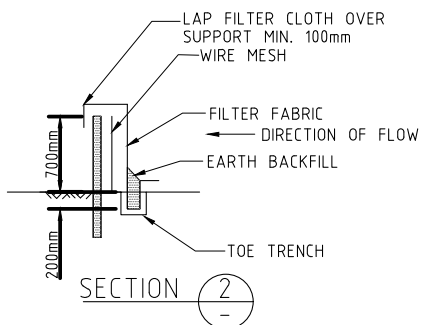
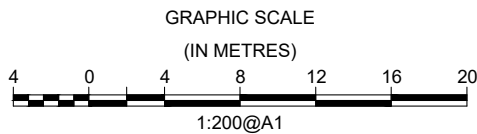
FOR AND ON BEHALF OF P&D ENGINEERS Pty Ltd RICARDO RAMIREZ C.P.ENG, R.P.E.Q. 10733, N.E.R. 3317530			
DATE	MAR. '26	DRAWING NUMBER	REVISION
DESIGN	JB	6230- C02	01
DRAWN	JB		
CHECKED	RAR	SHEET 02 OF 11 SHEETS	



- NOTES : SEDIMENT CONTROL**
- CONSTRUCTION IS TO BE PROGRAMMED TO PROVIDE INSTALLATION OF PERIMETER LANDSCAPING/SURFACE TREATMENT AS EARLY AS PRACTICAL.
 - AT THE PRESTART MEETING THE CONTRACTORS WORKS PROGRAM IS TO BE REVIEWED. ALTERATIONS TO THE PROGRAM MAY BE REQUIRED TO ENSURE SATISFACTORY EROSION AND SEDIMENT CONTROL.
 - A PHOTOGRAPHIC RECORD OF SEDIMENT AND EROSION CONTROL DEVICES AND THE IMMEDIATE DOWNSTREAM STORMWATER SYSTEM IS TO BE CARRIED OUT ON A FORTNIGHTLY CYCLE AND AFTER EACH MAJOR STORM EVENT. CARRY OUT CORRECTIVE AND PREVENTATIVE ACTION AS REQUIRED.
 - PUBLIC AND WORKPLACE SAFETY ISSUES MUST BE CONSIDERED AND MONITORED FOR EACH DEVICE TO THE SATISFACTION OF THE SUPERINTENDENT.
 - WOVEN FABRICS ARE TO BE USED FOR SEDIMENT FENCE FILTER FABRIC.
 - SEDIMENT MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MAINTAINED AT A SUITABLE LEVEL/CONDITION THROUGHOUT CONSTRUCTION. SEDIMENT FENCES ARE TO BE CLEANED OUT WHEN CAPACITY IS REDUCED TO 30%. DRAINAGE STRUCTURE PROTECTION IS TO BE CLEANED FOLLOWING EACH SIGNIFICANT RUNOFF PRODUCING STORM.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE CONTROL TO DIVERT FLOW FROM UNDISTURBED AREAS AROUND DISTURBED AREAS AND DIRECT FLOW FROM DISTURBED AREAS TOWARDS CONTROL DEVICES.
 - PONDED RAINFALL SHALL BE PUMPED THROUGH A SEDIMENT FENCE LOCATED ON THE SITE BEFORE DISCHARGING INTO THE DOWNSTREAM STORMWATER SYSTEM.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL DEVICES. ALL DEVICES ARE TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE DUE TO UNFORESEEN CIRCUMSTANCES CORRECTIVE ACTION IS TO BE UNDERTAKEN BY THE CONTRACTOR IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL EROSION CONTROL PLANS. SUCH ADDITIONS OR AMENDMENTS ARE TO BE APPROVED BY THE SUPERINTENDENT.
 - STRAW BALES USED IN SEDIMENT DEVICES ARE TO BE REPLACED AFTER A MAXIMUM SERVICE PERIOD OF 6 WEEKS.
 - SEDIMENT MANAGEMENT DEVICES ARE TO BE MAINTAINED BY THE CONTRACTOR AS NOTED AND DETAILED UNTIL APPROVAL HAS BEEN GRANTED BY THE ENGINEER FOR THEIR REMOVAL. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF THESE DEVICES OFF SITE.
 - ALL TEMPORARY ACCESS ROADS AND HARDSTAND AREAS ARE TO BE TRIMMED AND MAINTAINED IN A SERVICEABLE CONDITION FOR THE DURATION OF THE CONTRACT.
 - ALL TEMPORARY ACCESS ROADS AND HARDSTAND AREAS ARE TO BE REINSTATED TO THE SATISFACTION OF THE SUPERINTENDENT AT THE END OF THE CONTRACT.

LEGEND

-  PROP SEDIMENT FENCE
-  PROP SHAKEDOWN AREA
-  DRAINAGE STRUCTURE PROTECTION



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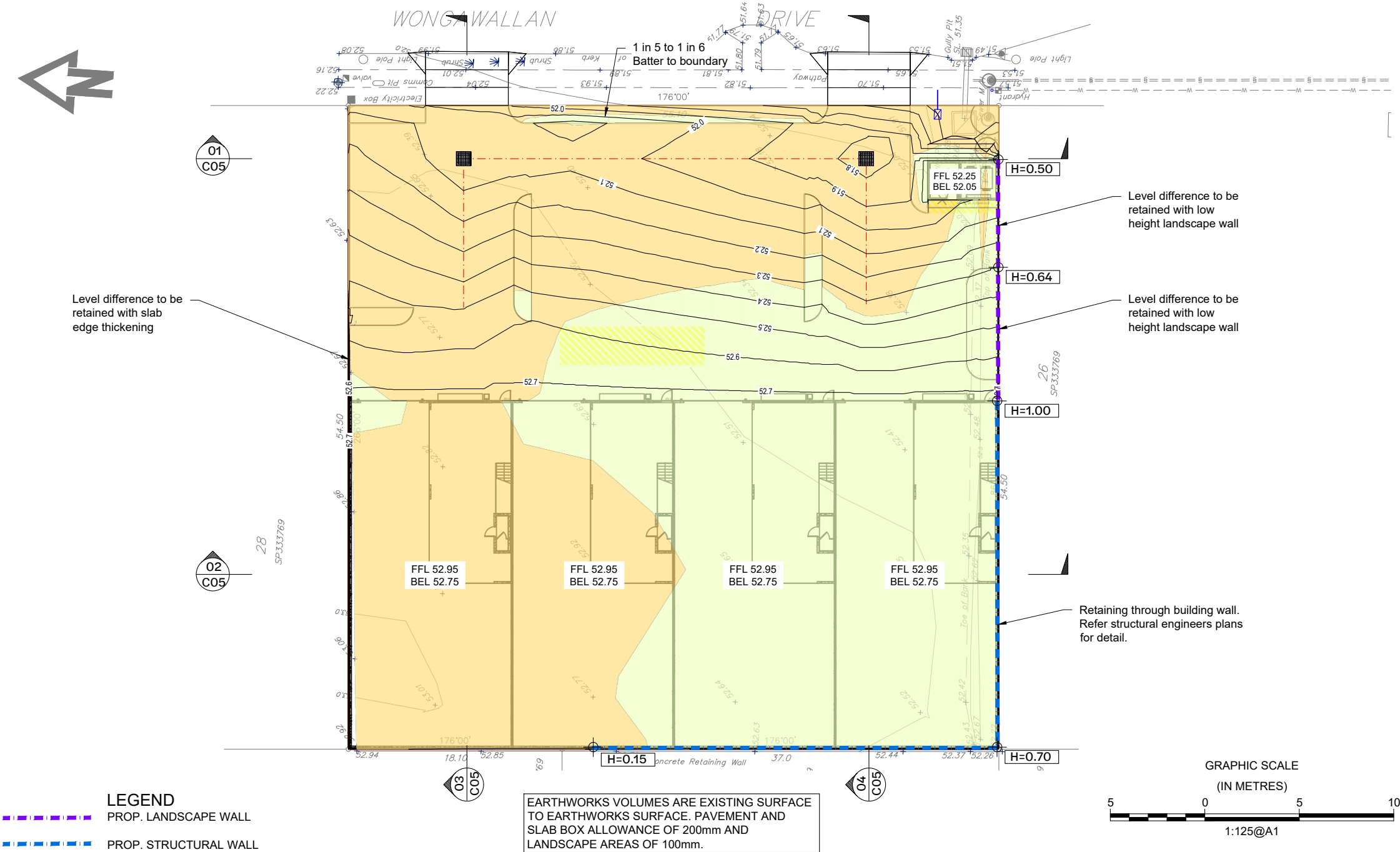
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EROSION AND SEDIMENT CONTROL PLAN
RICARDO RAMIREZ
LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207

FOR AND ON BEHALF OF P&D ENGINEERS Pty Ltd RICARDO RAMIREZ C.P.ENG, R.P.E.Q. 10733, N.E.R. 3317530			
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ALL LEVELS TO BE
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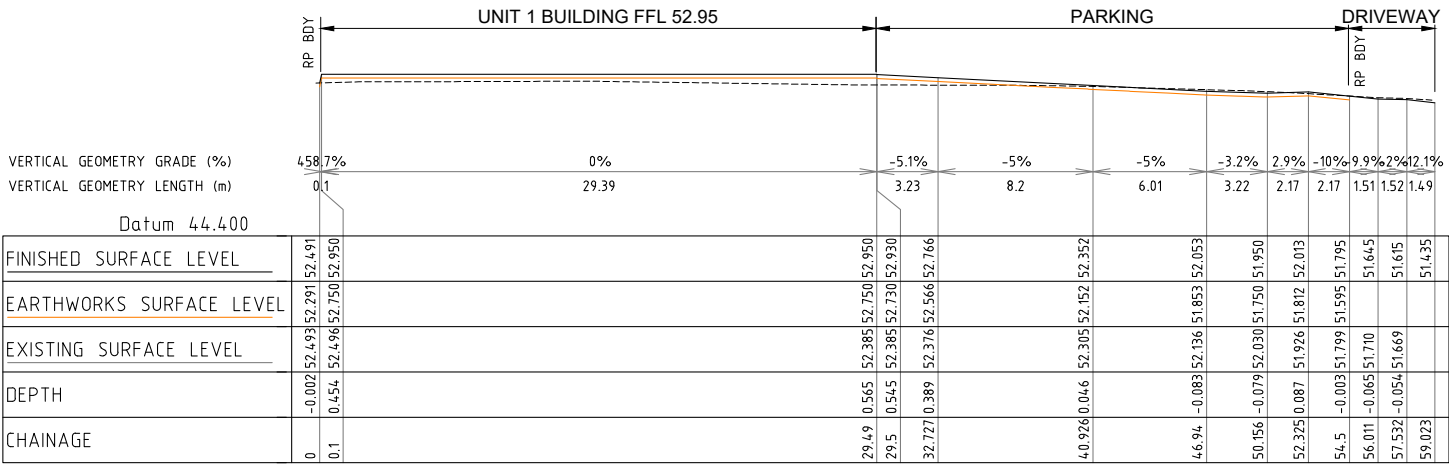
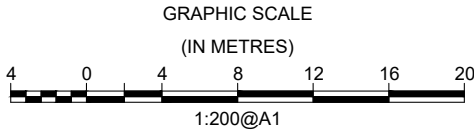
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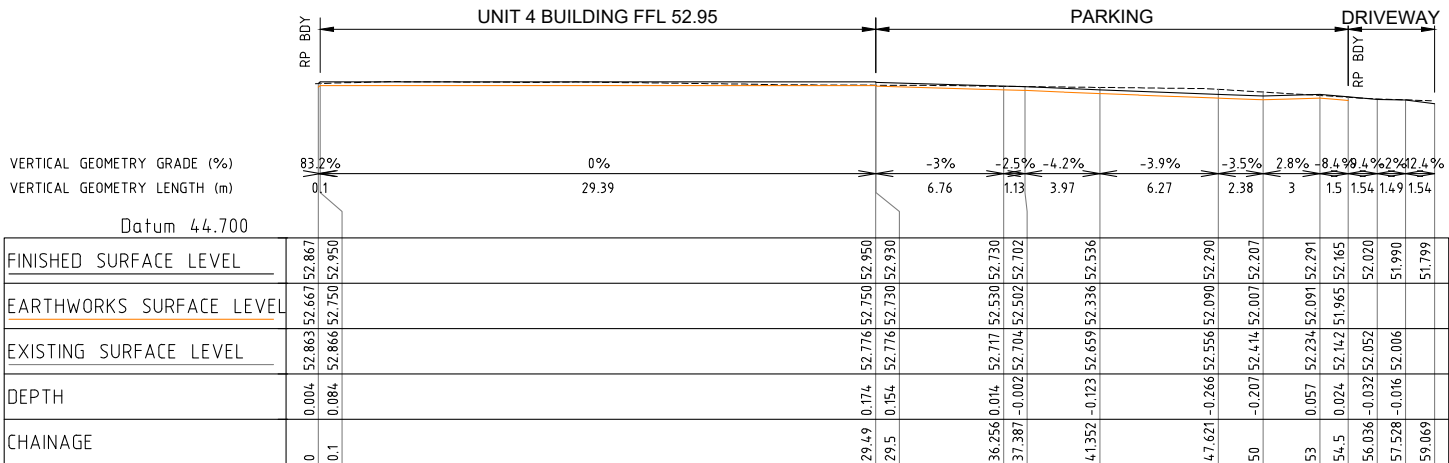
BULK EARTHWORKS LAYOUT PLAN

RICARDO RAMIREZ
LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207

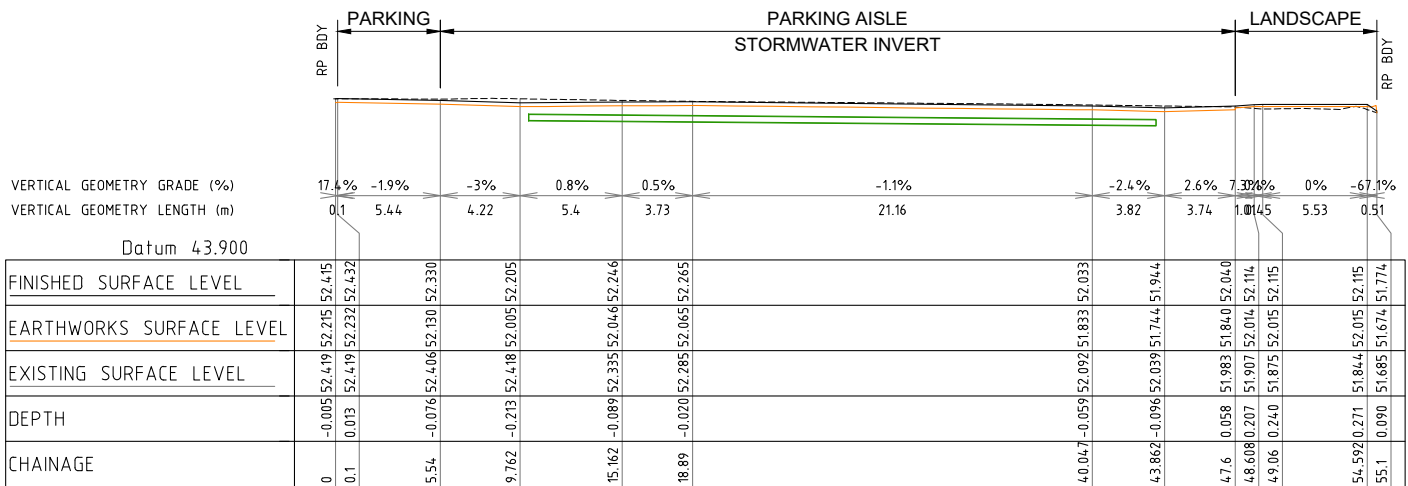
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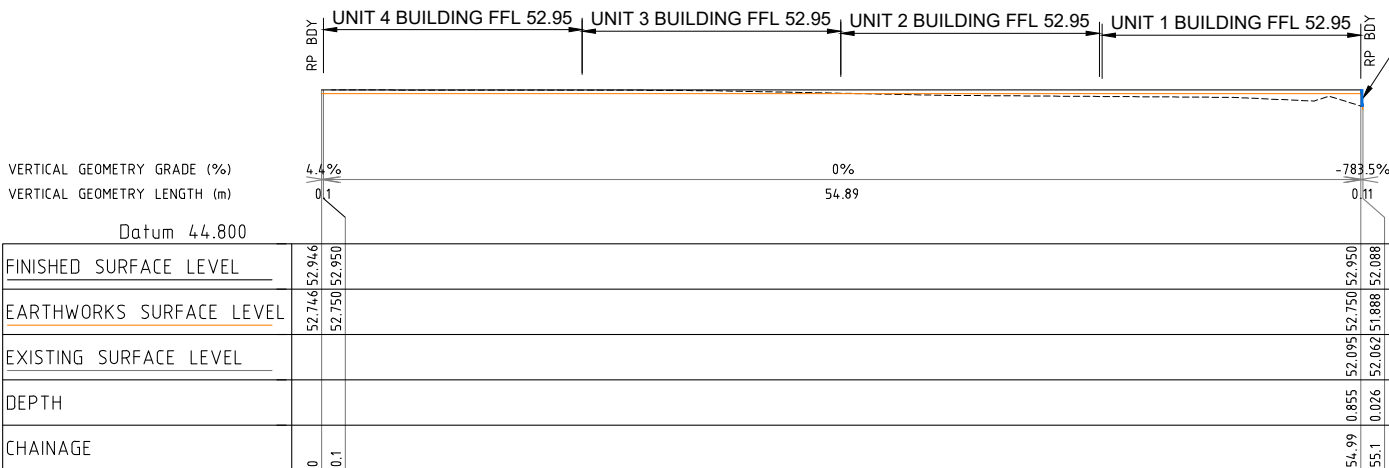
SECTION 4
SCALE 1:200



SECTION 3
SCALE 1:200



SECTION 1
SCALE 1:200



SECTION 2
SCALE 1:200

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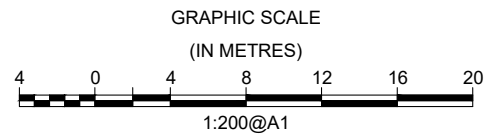
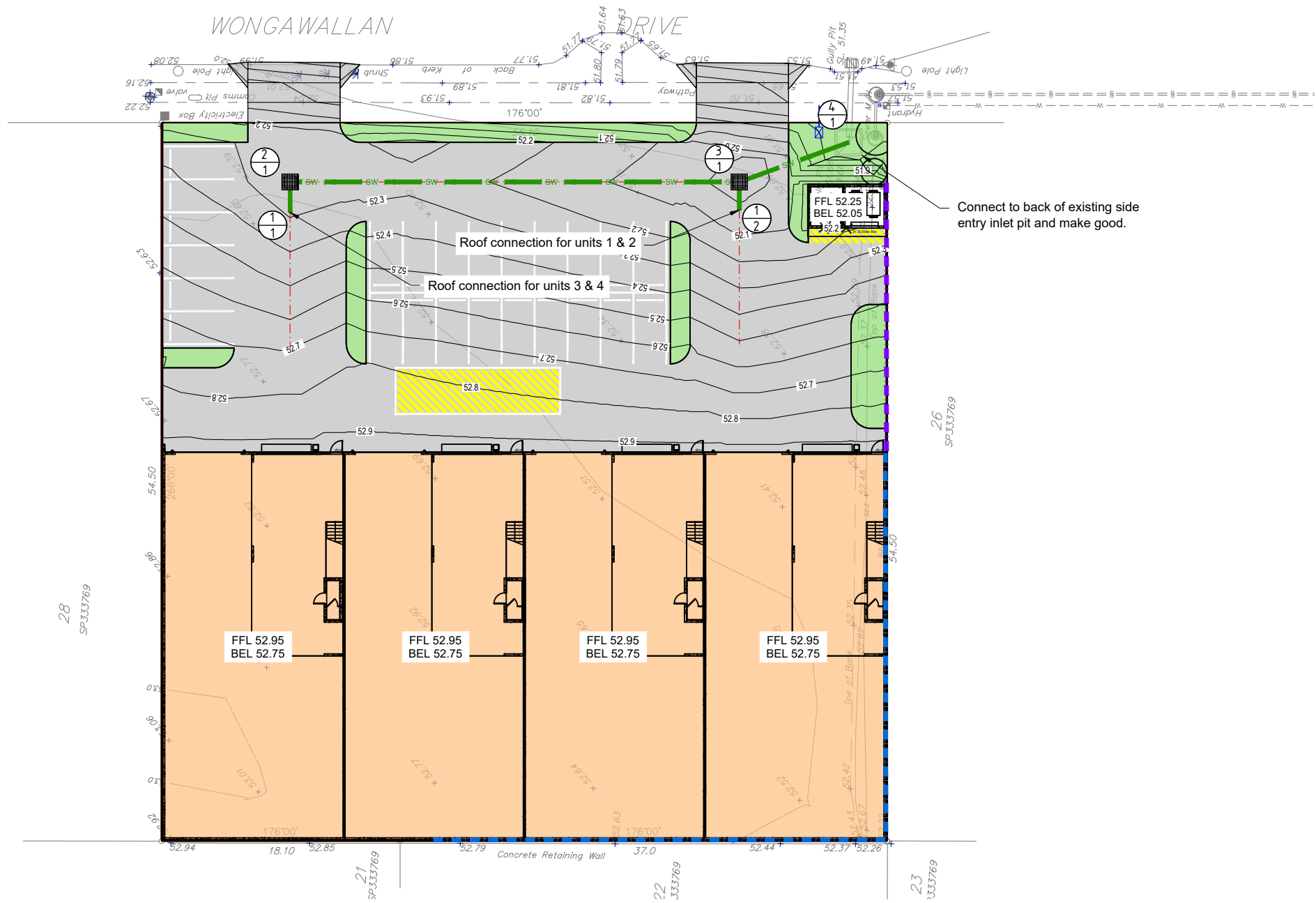
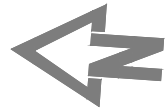
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BULK EARTHWORKS TYPICAL CROSS SECTIONS
RICARDO RAMIREZ
LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207

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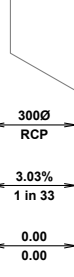
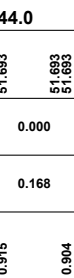
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DRAINAGE PLAN

RICARDO RAMIREZ
LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207

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STRUCTURE NAME	1/1	1/2	1/3	1/4
STRUCTURE DESCRIPTION	PIPE CONNECTION	STD FIELD INLET SAG TYPE 1A 900 x 600 GRATE	STD FIELD INLET SAG TYPE 1A 900 x 600 GRATE	EXISTING INLET PIT
				
PIPE SIZE (mm)	300Ø	300Ø	375Ø	
PIPE CLASS	RCP	RCP	RCP	
PIPE GRADE (%)	3.03%	0.81%	3.12%	
PIPE SLOPE (1 in X)	1 in 33	1 in 123	1 in 32	
FULL PIPE VELOCITY (m/s)	0.00	0.85	1.30	
PART FULL VELOCITY (m/s)	0.00	1.33	2.75	
DATUM R.L.	44.0			
H.G.L IN PIPE & W.S.E IN STRUCTURE	51.693 51.693	51.693 51.472	51.378 51.408 51.158	50.783 50.783
PIPE FLOW (m3/s)	0.000	0.060	0.143	
PIPE CAPACITY (m3/s)	0.168	0.087	0.310	
DEPTH OF INVERT	0.915	0.904 0.924	0.940 1.064	1.058 2.002
INVERT LEVEL OF PIPE	51.371	51.301 51.281	51.003 50.879	50.603 49.660
DESIGN SURFACE LEVEL	52.286	52.205	51.944	51.662
SETOUT COORDINATES	E 1304.684 N 695.604	E 1306.991 N 695.765	E 1309.369 N 661.748	E 1312.949 N 653.658
CHAINAGE	0.000	2.312 2.312	36.413	8.846 45.299

LINE

1

STRUCTURE NAME	2/1	1/3
STRUCTURE DESCRIPTION	PIPE CONNECTION	STD FIELD INLET SAG T TYPE 1A 900 x 600 GRATE
		
PIPE SIZE (mm)	300Ø	
PIPE CLASS	RCP	
PIPE GRADE (%)	2.21%	
PIPE SLOPE (1 in X)	1 in 45	
FULL PIPE VELOCITY (m/s)	0.00	
PART FULL VELOCITY (m/s)	0.00	
DATUM R.L.	44.0	
H.G.L IN PIPE & W.S.E IN STRUCTURE	51.378 51.378	51.378 51.408 51.158
PIPE FLOW (m3/s)	0.000	
PIPE CAPACITY (m3/s)	0.144	
DEPTH OF INVERT	0.966	0.938 1.064
INVERT LEVEL OF PIPE	51.052	51.005 50.879
DESIGN SURFACE LEVEL	52.018	51.944
SETOUT COORDINATES	E 1307.248 N 661.600	E 1309.369 N 661.748
CHAINAGE	0.000 2.127 2.127	

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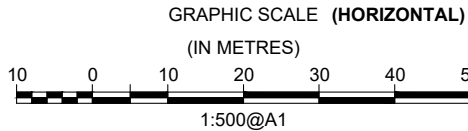
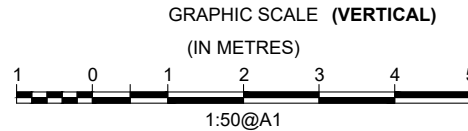
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STORMWATER LONGITUDINAL SECTION

RICARDO RAMIREZ
LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207



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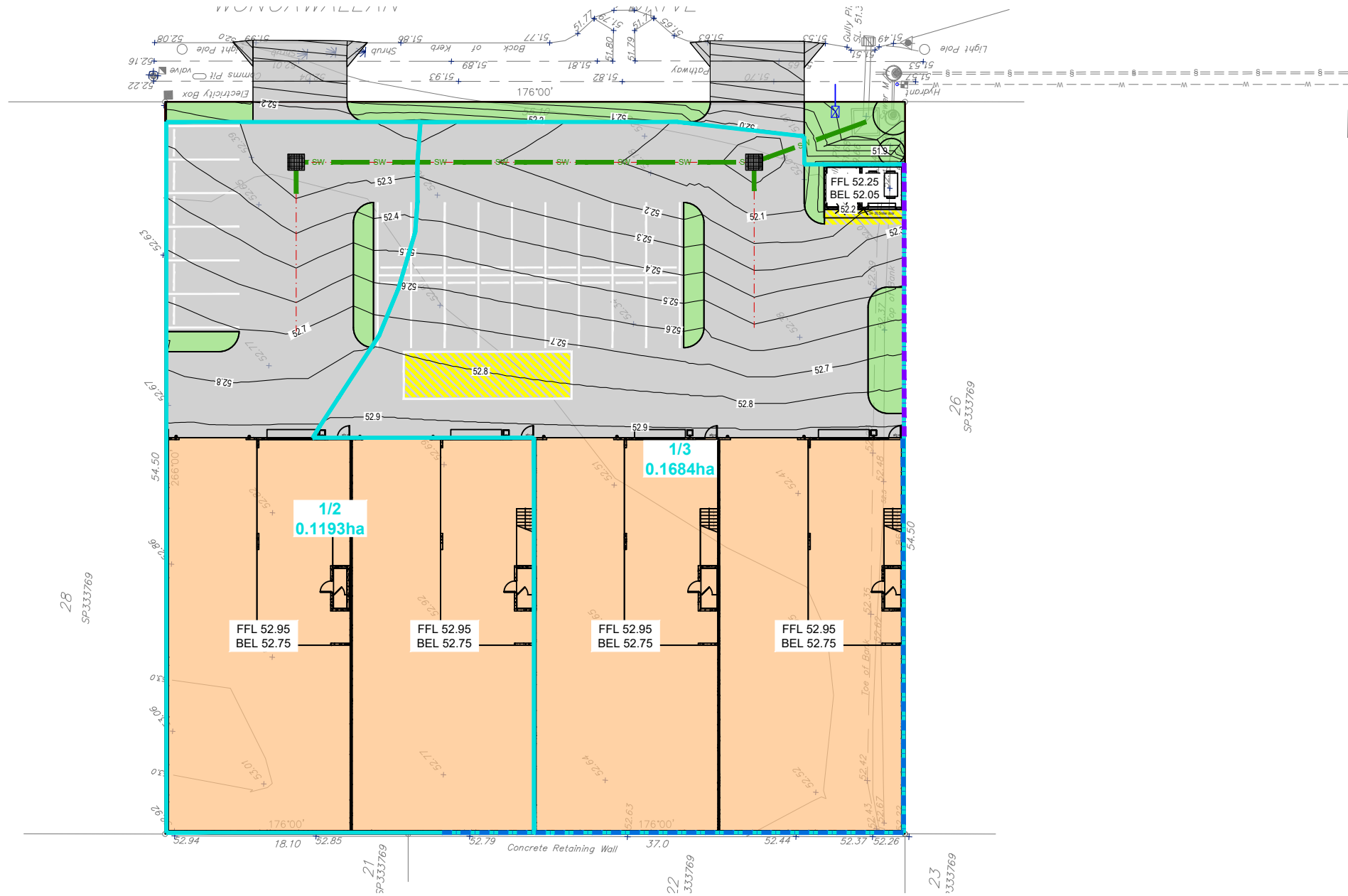
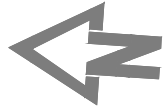
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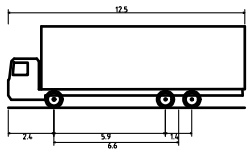
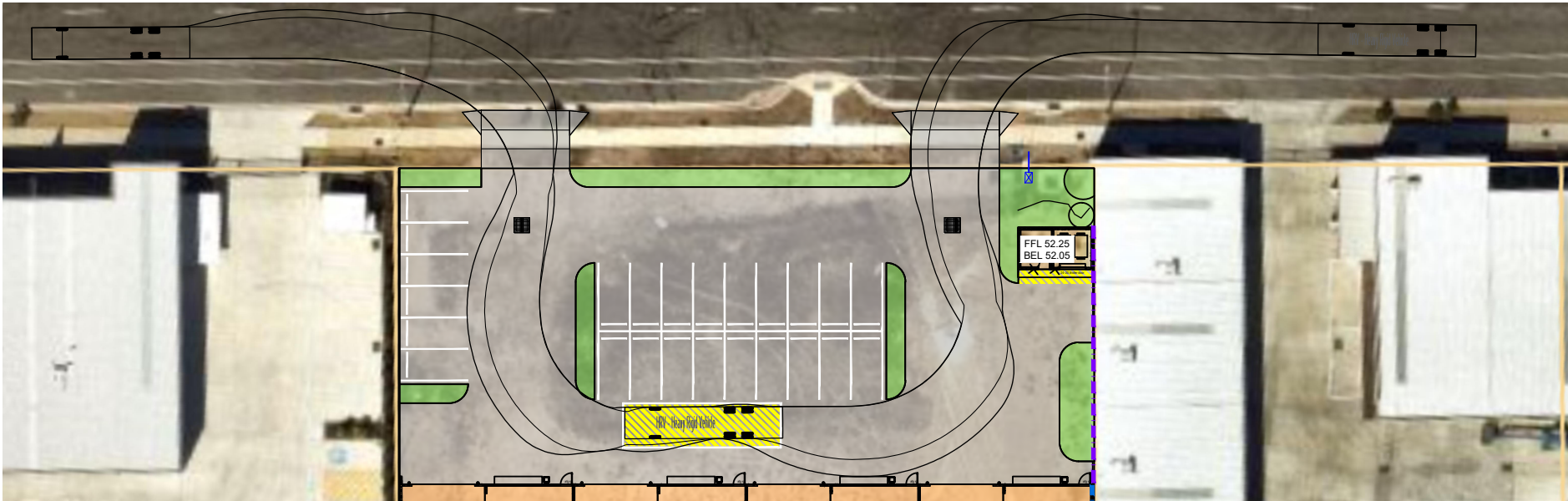
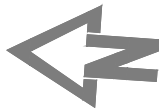
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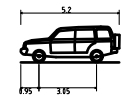
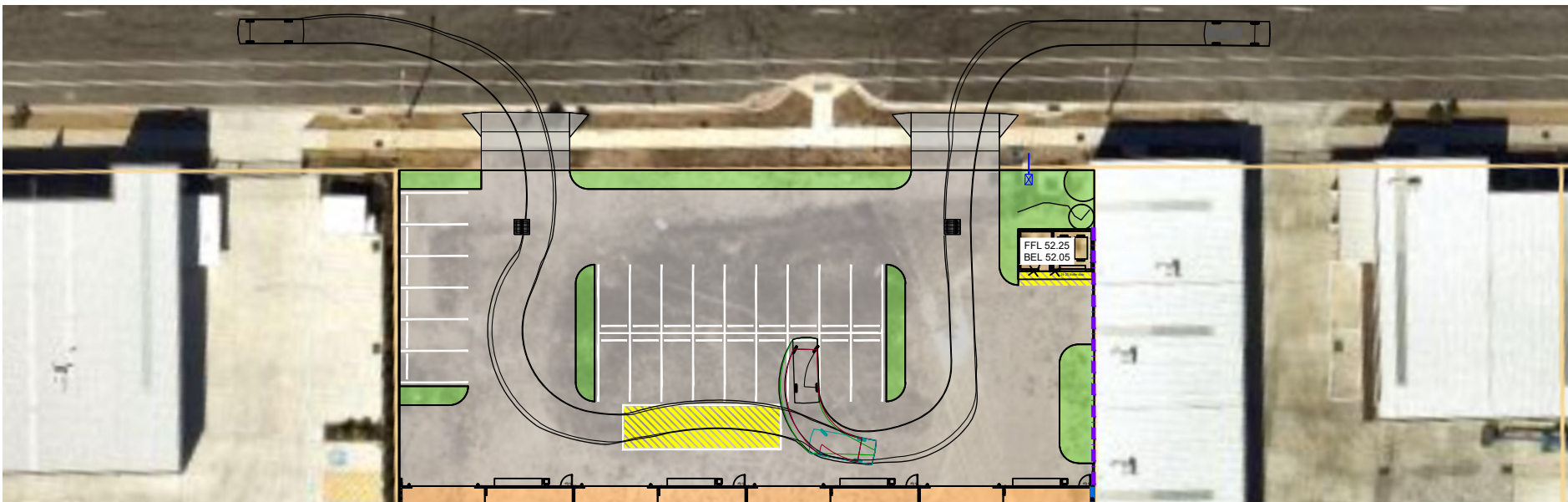
STORMWATER CATCHMENT PLAN

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LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207

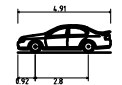
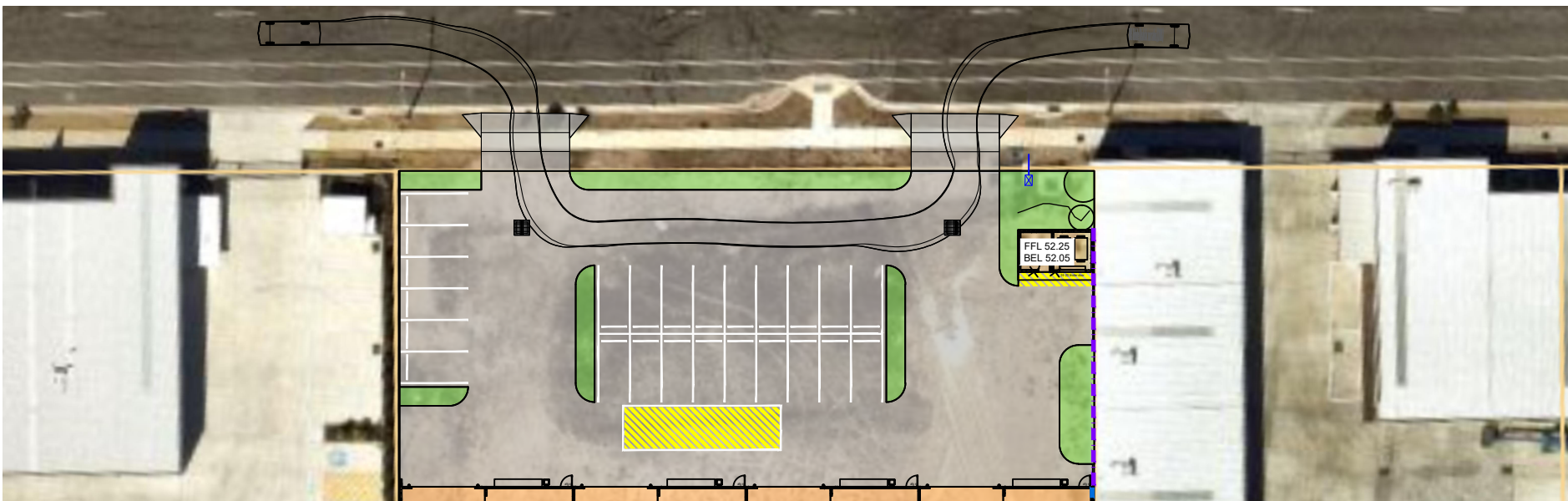
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HRV - Heavy Rigid Vehicle
Overall Length 12.500m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.417m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m



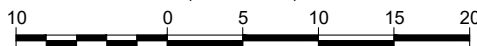
B89 Vehicle (Realistic min radius) (2004)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m



B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.750m

GRAPHIC SCALE

(IN METRES)



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VEHICLE SWEEP PATH PLAN

RICARDO RAMIREZ
LOT 27 WONGAWALLAN DRIVE
YARRABILBA, QLD, 4207

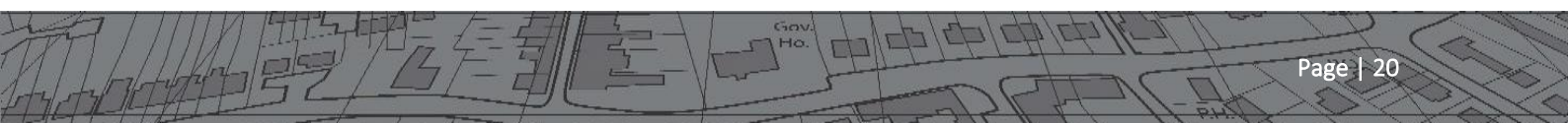
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APPENDIX 5

Statement of Landscape Intent



GENERAL NOTES

These Landscape Notes are provided as an outline of the expected construction quality and technical requirements. Refer to the landscape technical specification for all requirements.

BCA: All works to be in accordance with the Building Code of Australia (BCA) AUSTRALIAN STANDARDS: All works to be in accordance with the following Australian Standards:

- Concrete AS 3600
- Slip Resistance AS 4586
- Formed Surfaces AS 3610.1
- Steel AS 4100
- Galvanising AS 4680
- Timber Preservative Treatments AS 1604.1
- Mulching AS 4454
- Soils AS 4419
- Tree Protection AS 4970

DESIGN FOR EQUITABLE ACCESS: All external works to comply with building certifier requirements for equitable access.

STREETSCAPE WORKS: All works with local authority streets shall be in accordance with local authority requirements and standards.

PEDESTRIAN PAVEMENT SURFACES: Longitudinal grades shall be no steeper than 1:20 and cross-fall grades no steeper than 1:40.

SURFACE LEVELS: Final surface levels to be verified on site. Notify of any discrepancies.

FALLS: All surfaces falls to be directed away from buildings for a minimum of 1200mm. All paved areas to be graded evenly.

NON-SLIP: All pedestrian trafficable pavement surfaces to comply with non-slip standards.

CONCRETE WORK: Refer to Structural Engineer for all structural and jointing requirements. Refer to material and finishes schedule for decorative finish to concrete.

FOOTPATHS/CROSSOVERS: To comply with Local Authority requirements. Refer to Engineer's drawings.

SERVICE CONDUITS: Conduits to be installed under pavements to facilitate installation of future drainage systems.

SUBSURFACE DRAINAGE: Subsurface drainage to be installed to eliminate ponding water.

SERVICES LIDS: All service lids within pavements to be an infillable service lid. Lids to be "Deep Pan" style to accept either unit paving or insitu concrete pavements.

CODE LIGHTING: Refer to Electrical Engineer's drawings for all code lighting requirements.

STEELWORK: All steelwork and fixings to be Hot Dip Galvanised unless otherwise noted as Stainless Steel. All stainless steel to be grade 316L.

DRAINAGE: Refer to Civil and Hydraulic Engineer's drawings for locations of all pipework, connections and sumps.

TIMBER PRESERVATIVE TREATMENTS: All timber to be preservative treated in accordance with AS 1604.1

RETAINING WALLS: Refer to Structural Engineer's requirements.

TREE PROTECTION: Unless identified for removal, all existing trees shall be protected in accordance with AS 4970.

WEED REMOVAL FROM EXISTING SITE: Ensure all weeds are removed from site through direct excavation and/or herbicide treatment.

SOIL FOR TURF AND PLANTING AREAS: To include imported soil blend or site improved soil in compliance with AS 4419. Site improved soil must be tested and certified to be in compliant with AS 4419. Cultivation and soil depth as per schedule.

MULCHING: All planting areas to include either organic or inorganic mulch. Unless otherwise nominated, use organic mulch.

PLANT MATERIAL: Plant material to be true to species, well established, free from disease and pests and of form and shape consistent to species.

VEGETATION MANAGEMENT: Refer to Ecology.

MAINTENANCE & ESTABLISHMENT: Maintain turf and plants to provide optimal growth for the full establishment period. Works to include manual watering, fertilizing, pest and disease control, mowing, weeding, aerating, removal of cuttings, pruning (to AS 4373, with the intention to maintain healthy foliage or remove damaged growth), maintaining stakes and ties, replacing damaged or failed planting, top dressing & soil replacement / re-topping and mulch maintenance / re-topping as required during the period. Maintain paths for cleanliness and slip resistance (to AS4663).

MAINTENANCE & ESTABLISHMENT PERIOD (STREET WORKS): 52 weeks after award of Practical Completion. At completion the works shall be inspected by the Principal for compliance. If any incomplete works are identified, the maintenance and establishment period shall be extended until these are completed to the satisfaction of the Local Authority.

MAINTENANCE & ESTABLISHMENT PERIOD (PRIVATE SITE WORKS): 12 weeks after award of Practical Completion. At completion the works shall be inspected by the Principal for compliance. If any incomplete works are identified, the maintenance and establishment period shall be extended until these are completed to the satisfaction of Deep Rainforest Company Pty Ltd.

DEFECTS LIABILITY PERIOD: After award of Practical Completion a 52 week defects liability period shall commence. During the defects liability period the contractor shall make good any omissions in the works and rectify any defective work or materials that becomes apparent through normal use. Rectification works shall be at the contractor's expense.

LANDSCAPE SPECIFICATION

General

- Landscape drawings shall be read in conjunction with the site survey and architectural and civil engineering design documentation
- Works to be carried out in accordance with all relevant Australian and industry standards unless directed otherwise
- For any discrepancies consult with the superintendent before proceeding with any works
- Finished levels of landscape works must not exceed civil design finished levels. Refer to architectural, civil design drawings for finished levels
- Contractor is to verify all setout points and dimensions prior to proceeding with any works
- All dimensions are in millimetres unless otherwise noted. Do not scale from drawings
- Verify all dimensions on site prior to construction

Verification of Services

- The contractor shall be responsible for the Verification of services within the extent of works.
- Service lines are to be marked and brought to the attention of all workers.
- Permission shall be obtained for any modification or temporary interruption of services from respective authorities or as otherwise organised by construction services.

Protection of Existing Trees

- All vegetation within and adjoining the works area, shall be protected from damage incurred during the works program
- All tree protection works to be in accordance with AS4970 - Protection of Trees on Development Sites and recommendations listed in the project vegetation management plan. Any variation from the standard is to be approved by the project arborist
- Following the construction phase, existing trees to be retained shall be managed in accordance with the post construction phase recommendations listed in the project vegetation management plan.
- Any damage to the existing trees and vegetation must be rectified at contractors cost
- Pruning of existing retained trees to improve form and shape shall be undertaken in accordance with the requirements of AS4373 — pruning of amenity trees

Ripping and Topsoil Requirements

- The areas to be treated with landscape works shall be sprayed with herbicide prior to ground preparation. Herbicide to be applied in accordance with manufacturers' specification
- Imported topsoil shall comply with AS4419 soils for landscaping and garden use' and shall be delivered to site with certification to verify soil quality.
- Where site topsoil is to be used, it shall be tested for compliance with AS4419, and where found deficient ameliorated in accordance with the recommendations of a qualified soil analyst
- Cultivation and topsoil depths should be applied to planting areas in accordance with tables 1 and 2 - refer below
- Topsoil, whether reused from site or imported is to be non-dispersible. It shall be the responsibility of the contractor to certify that the topsoil is non-dispersive by obtaining a test from an approved site soil analyst and providing it to the superintendent prior to installation.
- Any hydraulic flows directed onto landscapes batters should be managed by contractor to prevent any possible riling or gullying from Occurring

Podium Soils

- Imported growing media with suitable characteristics are imperative to the success of all plantings within podium beds- do not vary specificatons. Media should have the following characteristics- pH 6.0, weight 375kg/m3 @ 30% moisture, 500kg/m3 fully saturated weight (field capacity), air filled porosity 18-22% and W/HC @ 60-83%. Media should include organic based fertilisers, organic water wetting granules plus major and minor elements in suitable ratios for satisfactory growth. Total dissolved salts should be between 1500dS/m and 2000dS/m. Specialist advices and supply should be obtained prior to site delivery. Certification must be obtained prior to delivery. No supply of media without certification. Do not install podium media mixes by truck mounted blowers due to bulking factor and subsequent slumping.

Sourcing Plants

- The quality of container stock, 45l and greater, shall conform to the requirements of the Natspec guide to specifying trees
- Local provenance stock should be used where possible
- Where particular plant species cannot be sourced, plant species substitutions must not be made without written approval from the superintendent
- Each species to arrive on site must have identification tags. Tags are to be removed after planting. The contractor shall notify the —superintendent of any issues sourcing plants.
- Refer to the master plant species schedules for species use for particular areas, spacing's and container volumes
- Sourcing, purchasing, collection and delivery shall be the responsibility of the contractor. It is the contractor's responsibility to make sure that plant stock is suitable to meet specifications.
- At the time of inspection the superintendent shall accept or reject the plant material. Any damaged or poor quality plant specimens are to be rejected and replacements organised. All plants shall be free from living insect pests, any plant material not meeting the minimum size requirements as shown on the plant schedule shall be rejected by the superintendent, and the contractor shall replace any rejected plant material.
- It is the responsibility of the contractor to ensure that all plant material is to be transported correctly. Plants in transit shall be kept moist, protected from the sun and any damaging winds and shall be securely held in position such that movement is minimised.

Planting Procedure

- Water plants in containers immediately prior to planting.
- Square holes should be dug and the bottom and sides lightly disturbed so that roots can penetrate more easily. Planting holes shall be 1.5 the depth of the root ball and 2 x the width of the rootball at the time of planting
- The hole should be lightly watered and allowed to soak away before planting the freshly watered plant.
- Planting holes shall be prepared no more than 24 hours prior to planting.
- Agriform slow release fertiliser tablets or approved equivalent are to be installed where required. Apply tablets at a rate and depth as per the manufacturer's specifications. Typically 150mm below soil surface and 100mm away from the root ball.
- Compliant topsoil shall be placed around the plant as specified in specification notes.
- Avoid leaving air pockets in backfill by carefully firming soil progressively.
- An indentation around the new plant should be formed to aid water retention.
- 45lt and larger stock are to be staked only as necessary to prevent wind damage, with 2x 1800x50x50mm hardwood stakes. The plants shall be secured to the stakes with ties made from 50mm wide hessian webbing
- Water all plants thoroughly after planting and for the duration of the establishment/maintenance period.
- All plant material is to be hardened off, not forced or soft, and suitable for planting in the natural climatic conditions prevailing at the site.
- For further planting details refer to Local Authority Standard Drawings.

Turfing

- All areas disturbed by construction activities are to be topsoiled and turfed as directed by the superintendent unless specified otherwise.
- Turf as specified in master plant schedule
- Turf shall be free of weeds, soil pests and diseases and supplied as roll width not less than 300mm
- Turf rolls shall be placed butt hard against each other and perpendicular to the direction of water flow
- Maintain turfed areas until the attainment of a dense continuous sward of healthy grass over the whole turfed area, evenly green and of a consistent height.
- Where turf fails; lift failed turf and relay with new turf.
- Levels: where levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.
- Top dressing - when the turf is established mow, remove cuttings and lightly top dress with 5mm layer of coarse pit sand. Rub the dressingwell into the joints and correct any unevenness in the turf surface.

Organic Mulch

- All planted areas and individual tree plantings are to be mulched to AS 4454.
- All surface treatments are to smoothly transition into existing surfaces.
- Planting mulch to be organic friable mulch (imported or site sourced where compliant with these requirements)
- Mulch to be hoop pine fines or other approved wood material.
- The material must be free of soil, weeds, stones, vermin, insects or other foreign material.
- Planting is to be mulched at approximately 100mm thick and replenished if mulch layer degrades below 75mm depth during maintenance period.
- Mulch to be kept clear of tree stems by 75mm and all other plants stems by 50mm.

Concrete Edging

- Concrete Edge to be installed between all planting and mowable grassed areas. Refer locations specified on plans and to be installed as per detail.

Spade Edging

- Spade Edge to be installed between all planting and mowable grassed areas. Refer locations specified on plans and to be installed as per detail.

Subsoil Drains

- Subsoil drains are to be installed to all garden beds to assist with drainage and dewatering.
- Subsoil drainage is to be laid out in a linear arrangement with a mainline drain connected to the hydraulic drainage network. The contractor is to ensure compliance with authority requirements with regard to the connection requirements.
- Subsoil drainage construction is to accord with the typical details
- Agricultural pipe at the base of a laser graded trench. The trench is to be graded to achieve uniform falls to the outlet hydraulic network connection/stormwater outlets at a minimum grade of 1.0% and back-filled with washed river gravel and coarse drainage sand
- Subsoil drainage laterals are to be constructed of 100mm ø agricultural pipe laid on a PVC membrane at the base of trenches. Laterals are to be laser graded to uniformly drain to the mainline at a minimum grade of 0.5% and trenches back-filled with washed river gravel and coarse drainage sand.
- All agricultural pipe is to be slotted and surrounded by geotextile filter cloth.
- The contractor is to reinstate to the extent of disturbance required for installation of subsoil drainage beyond the excavation works.

Disestablishment and Make-Good any Areas Damaged by Construction

- The contractor is to make good any damage to existing works incurred as a result of his/her actions or subcontractors. Restoration requires repair of the damaged area and / or replacement of damaged items to return the damaged area to its predisturbed condition. All restoration work is to be in accordance with the landscape specification notes and details and to the satisfaction of the superintendent

Damage to existing planting areas:

- Replace plants damaged as a result of construction activities with the same number, species and size of plant at time of damage, and conforming to the plant quality notes. Replace soil and mulch as required to return disturbed area to the original predisturbed condition
- Damage to existing paths (concrete, pavers, brickwork):
- Replace any concrete paths, pavers or brickwork damaged as a result of construction activities with new materials to match existing
- Remove all unwanted materials from site including excess construction material

Irrigation System

Design and construct:

- It is recommended to install automatic irrigation
- In-ground fixed position irrigation, including pumps, controllers, backflow device and ancillary components as necessary.
- The design of new irrigation components shall be carried out by a suitably qualified, certified irrigation designer. Prior to installation, the proposed design shall be submitted to the superintendent for approval and determination as to its suitability.

Extent of Irrigation:

- All soft landscape planted garden beds
- Turfed areas
- All automatic spray - zoned as required
- Exclude hard pavement/footpath areas.

Irrigation private open spaces to include:

- All soft landscape planted garden beds
- Turfed areas
- Exclude hard pavement areas.

Irrigation to Road Reserve

- Emitters to also be installed (within private property along the property street frontages) allowing watering of the turfed verge and street trees.
- Exclude hard pavement/footpath areas.

Water source:

- Irrigation system to be connected to mains supply (town water) contractor to value the irrigation system appropriately to ensure pressure is adequate.
- Contractor to ensure a backflow prevention device is installed to council's requirements.

Performance:

- Irrigation system to be fully automatic programmable spray system (no in-ground drip irrigation proposed).
- Spray sprinklers are to be located for head to head coverage and minimal overspray onto adjacent hard finish surfaces.
- Emitters to deliver sufficient precipitation for maximum soil absorption and water uptake by plants with minimum run-off.
- Prioritize deep, less frequent watering periods.
- Set up zonal precipitation capacity in consultation with superintendent.
- Ensure all irrigation pipes (mains, sub-mains and laterals) in planting beds are min. 300mm below finished ground levels and pinned wherenecessary to ensure they remain at specified depth.
- The contractor is to confirm if the system is required to communicate with a central controls system and incorporate suitable controller as required.
- The contractor is to liaise with relevant authorities and obtain any approvals required.
- Testing of the system, including existing controllers is to be undertaken as part of the irrigation works.

Commissioning:

- The entire irrigation system shall be flushed on completion of installation and each water outlet device shall be removed from the supply line.
- Any high or low pressure sections of the irrigation system shall be tested at current local government supply pressure or design operating pressure respectively for a min. period of 30 minutes. All testing to be undertaken prior to planting and mulching.
- Automatic controllers shall be tested by individually operating each solenoid valve from the irrigation controller. The irrigation system shall then be tuned and balanced so that the required quantity of water is delivered to each output device and the timer program set.
- The contractor shall provide training to the superintendent in the setting up and operation of the irrigation system.
- Provide as constructed' drawings as part of the practical completion requirements.

Establishment Period

- The contractor shall care for installed landscape treatments to ensure their establishment for a period of 12 weeks from the date of practical completion
- Until the landscape works are granted 'off maintenance' following the completion of the 12 week establishment period, the contractor is responsible for the following with regard to plant material:
- The replacement of dead or dying plant material as a result of incorrect installation
- The replacement of dead or dying plant material due to poor maintenance practices (including the failure of automatic irrigation systems)
- The replacement of poor plant stock as supplied by the nursery (including diseased plant material)
- Plants stolen during the establishment period are to be replaced at the principal's expense prior to 'off maintenance'

General:

- Pest or disease outbreaks to be controlled as required for specific outbreak, according to best environmental practices, upon detection
- Keep site clean, tidy and safe for use continuously throughout establishment period
- Any abnormal plant growth and missing plants are to be reported immediately to the superintendent

Watering:

- Water as required and in response to prevailing weather conditions
- Manually water all planting areas or until an automatic irrigation system is operational (if proposed)
- Water quality - pH between 5.5 - 7.5, total soluble salts less than 1000mg/l, no substances that would be toxic to plant growth
- Watering program - subject to time of year and climate, each plant to receive 4 litres of water per week during the first 6 weeks (minimum 40mm and no more than 150mm) - subject to site conditions watering frequency to be as follows:
- Week 1= Daily
- Week 2= every other day
- Week 3= every 3rd day
- Weeks 4-12= Weekly
- Co-ordinate the water supply and confirm the watering regime against commonwealth, state and local government legislation and restrictions at the time

Planting Areas:

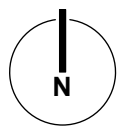
- Weeding - remove weeds as required to maintain planting areas weed free when observed at bi-weekly intervals
- Re-mulching - inspect bi-weekly to determine mulch requirements. Maintain at specified depth and levels around the base of plants

Reporting to superintendent:

- A maintenance log should be kept for the duration of the establishment period outlining a monthly program and inspection reporting and issue to the project superintendent at the end of each fortnight.

Compliance criteria- the plant establishment period shall be deemed complete at the end of 12 weeks, subject to the following criteria:

- Surfaces are covered with the specified treatment to the specified depths
- Pests, disease, nutrient deficiencies or toxicities are not evident
- Organic mulch surfaces have been maintained in a weed free and tidy condition and to the specified depth
- Vegetation is established and well formed, and shows evidence of growth typical of the species and seasonal conditions
- Plants have healthy root systems that have penetrated into the surrounding ground and not able to be lifted out of its planting hole
- All fixtures and irrigation system have been installed and are operating as specified
- Collection and removal of litter from within the planters
- Removal of mulch from drainage and access areas
- All non-conformance reports and defects notifications have been closed out



KEY		
SYMBOL	ITEM	FINISHES/SPECIFICATION
	GARDEN BEDS ON NATURAL GROUND	75mm deep Hoop Pine Mulch to 200mm deep Imported Topsoil, ameliorated as per schedule & soil specifications
	GARDEN BEDS ON PODIUM	100mm deep Hoop Pine Mulch to Light Weight Podium Mix to depths indicated
	EXISTING GARDEN BEDS	Existing Garden Beds - Retain, Protect & Reinstate as Required
T1	TURF TO NATURAL GROUND	'A Grade' Green Couch (Cynodon dactylon) to 75mm deep Imported Topsoil over 300mm deep Ripped & Cultivated Subgrade
PT	TURF TO PODIUM	A Grade Green Couch (Cynodon dactylon) 100mm deep Imported Light Weight Podium Mix.
AT	ARTIFICIAL TURF TO NATURAL GROUND	Artificial Turf (Tiger Turf or Approved Similar) install to manufacturers Specification/Requirements
T2	TURF TO RETENTION / DETENTION BASIN	'B Grade' Green Couch (Cynodon dactylon) to 75mm deep Imported Topsoil over 300mm deep Ripped & Cultivated Subgrade
	BIO-RETENTION BASIN	Planting refer to drawing and details, construction refer to engineers drawings and details
	PAVEMENT TYPE 1	Refer to Architects/Engineers Details
	PAVEMENT TYPE 2	Refer to Architects/Engineers Details
	PAVEMENT TYPE 3	GCCC Standard 1200mm Wide Concrete Path (Existing, Protect & Retain)
	STEPPERS	Concrete 400x400mm (Precast) on concrete haunch

PLANT LIST					
ID	Qty	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees					
ELApr1	7	Elaeocarpus ret Prima Donna	75lt	6m	5m
TRIlus	5	Tristaniopis 'Luscious' PBR	75lt	10m	5m
XANchr	2	Xanthostemon chrysanthus	75lt	7-10m	6 - 8m
Shrubs					
HELita	46	Helichrysum italicum	200mm	0.6m	.6m
PHÉwoo	11	Phebalium 'woombye pink'	200mm	.8m	.8m
SYZbus	38	Syzygium 'Bush Christmas'	200mm	1.5-2m	1m
SYZres	3	Syzygium 'Resilience'	300mm	3-5m	2m
WESmun	37	Westringia fruticosa 'Mundi'	140mm	.75m	.75m
Ground Covers					
MYOpin	72	Myoporum parv. fine leaved Pink	140mm	0.3m	0.9-1.2m
SCAAem	29	Scaevola aemula 'Mauve Clusters'	140mm	0.2	0.6-1m
Grasses					
LOMlit	50	Lomandra 'Little Con'	140mm	0.2-0.4m	0.3m
LOMtil	70	Lomandra conf. 'Tilga'	140mm	0.7m	.7m
Total	#				
All plant species to be true species and meet the minimum size requirements indicated in this schedule. Should there be any discrepancy between the quantity of plants indicated in this schedule and the planting plans, the quantities indicated in the planting plan should take precedence.					

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Client RAMIREZ PROPERTY TRUST		
Address LOT 27 WONGAWALLEN DVE YARRABILBA		

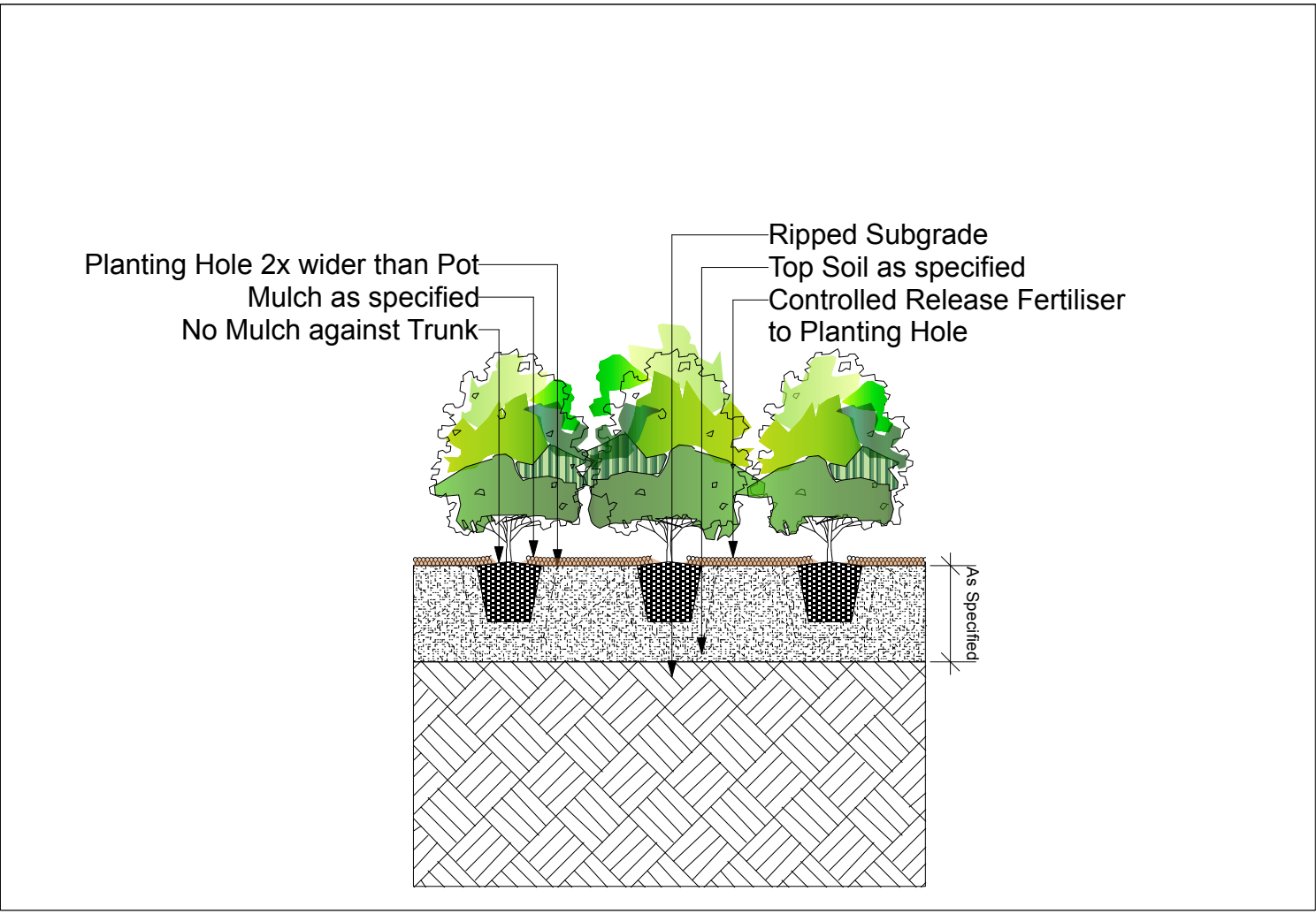
Project
PROPOSED DEVELOPMENT

Drawing
Cover Sheet

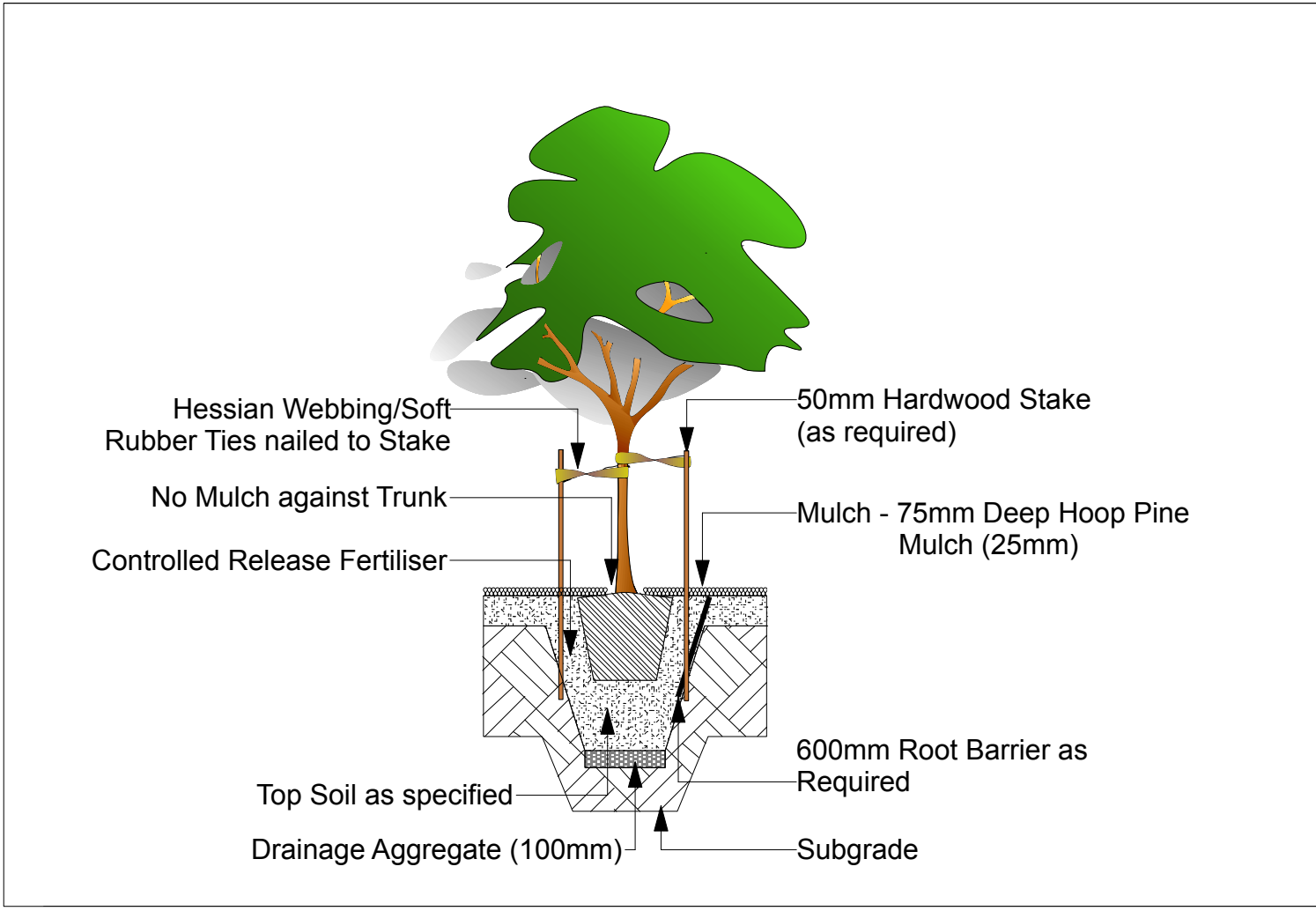
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DISCLAIMER

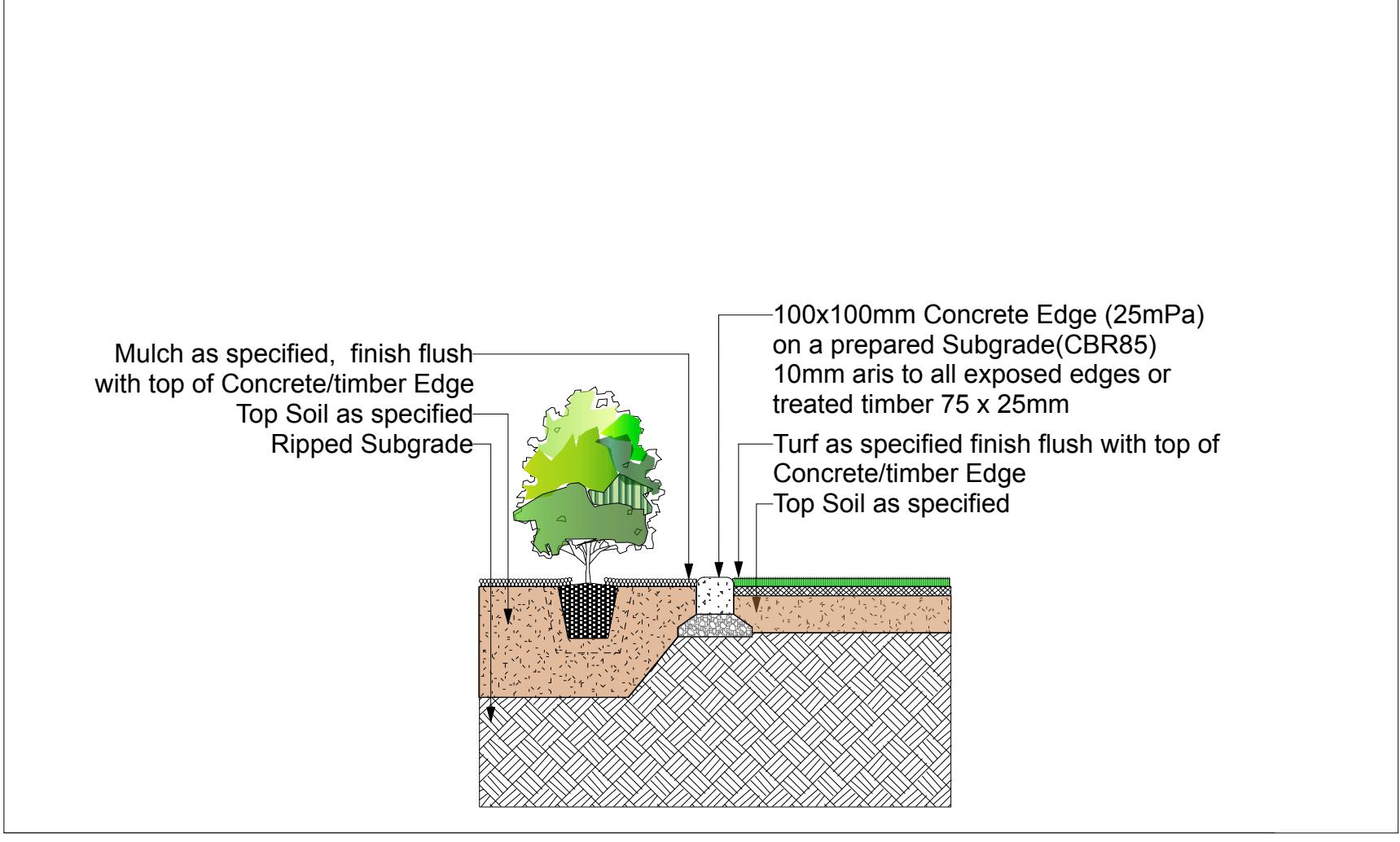
All Architectural, Civil, Structural, Hydraulic and Electrical information shown on this drawing is for co-ordination purposes only. Refer to the relevant consultants documentation for construction purposes. Refer to legend. Do not scale from drawings, dimensions take precedence. Notify of any discrepancies between drawings and site conditions including levels and locations of trees & services.



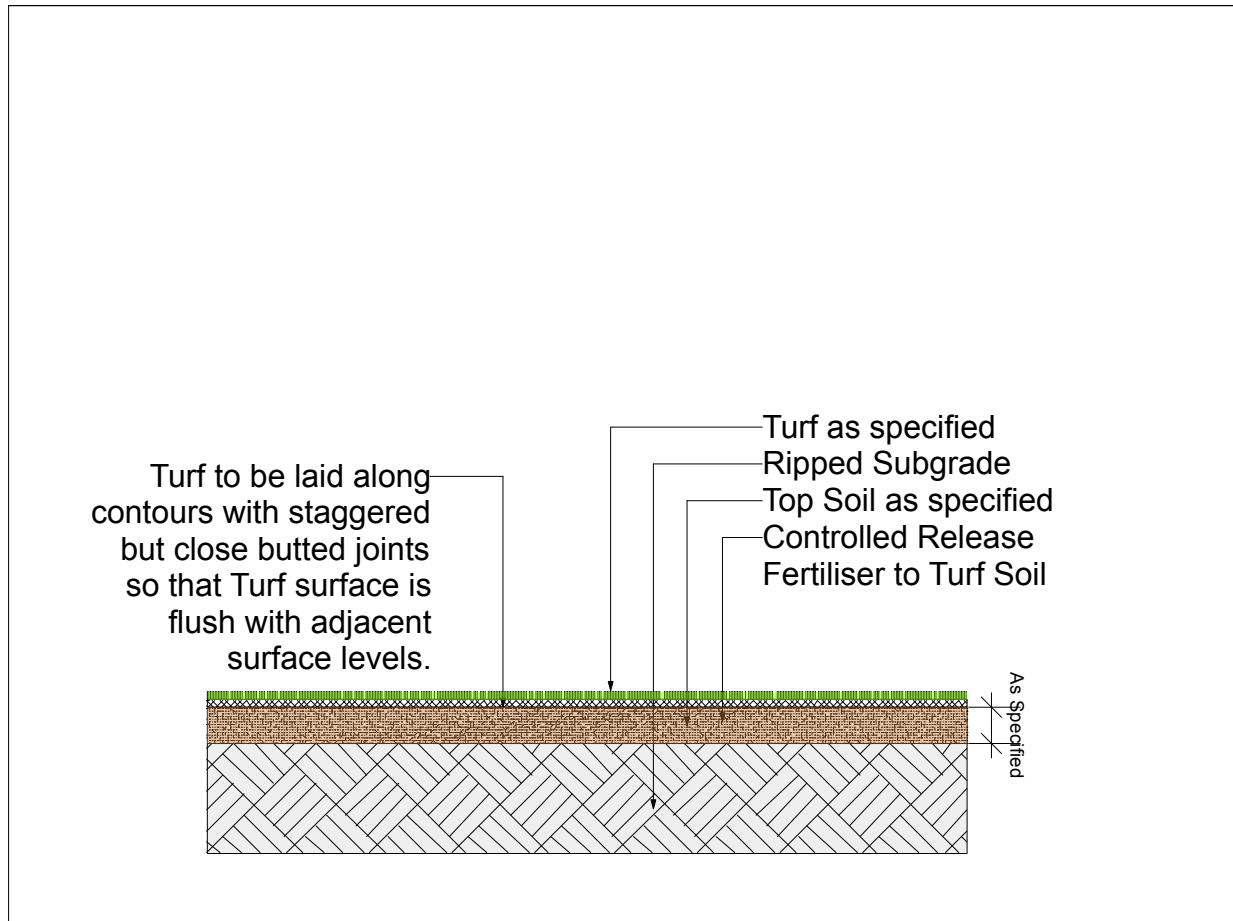
1 **SHRUB PLANTING DETAIL**
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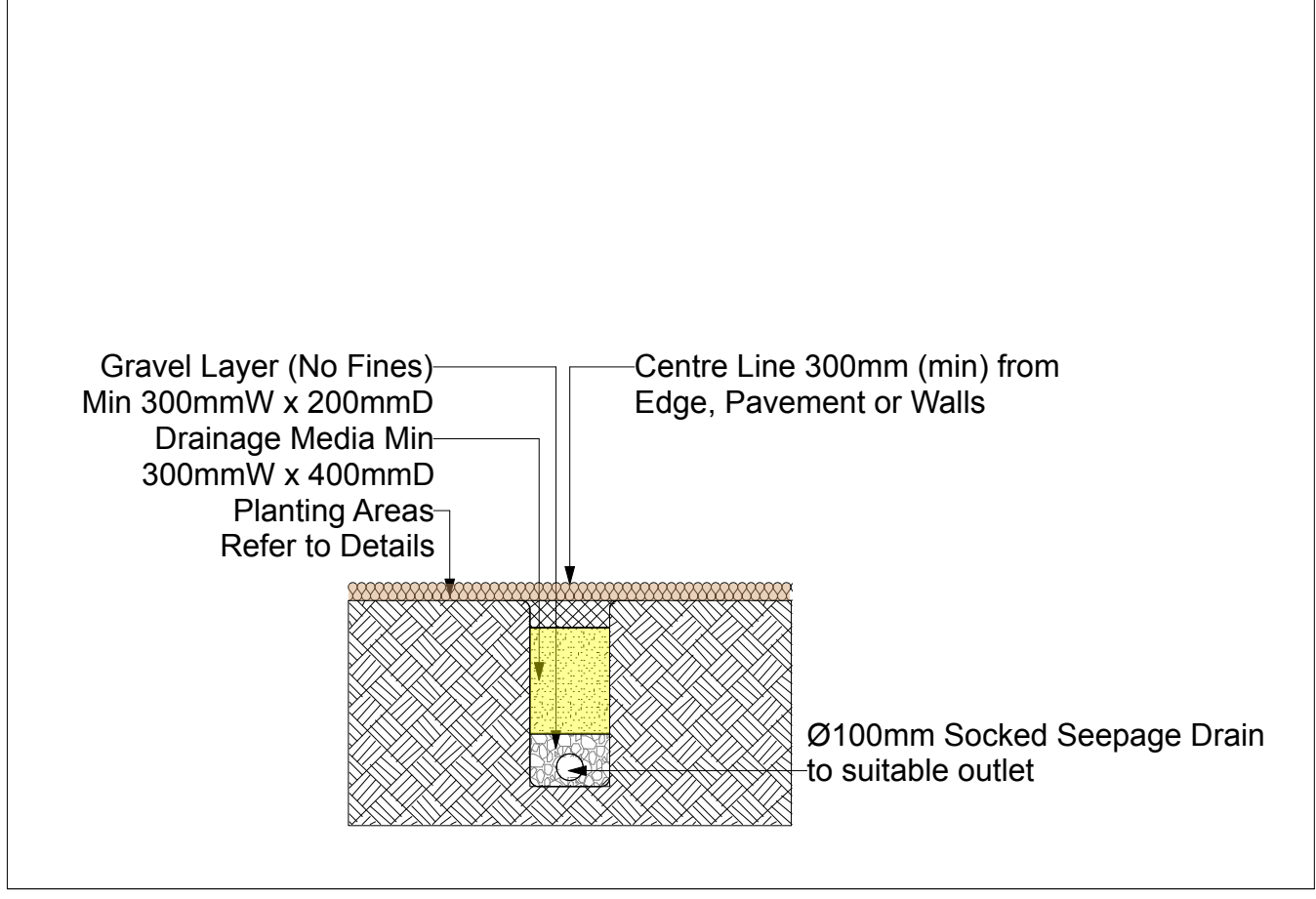
2 **TREE PLANTING DETAIL**
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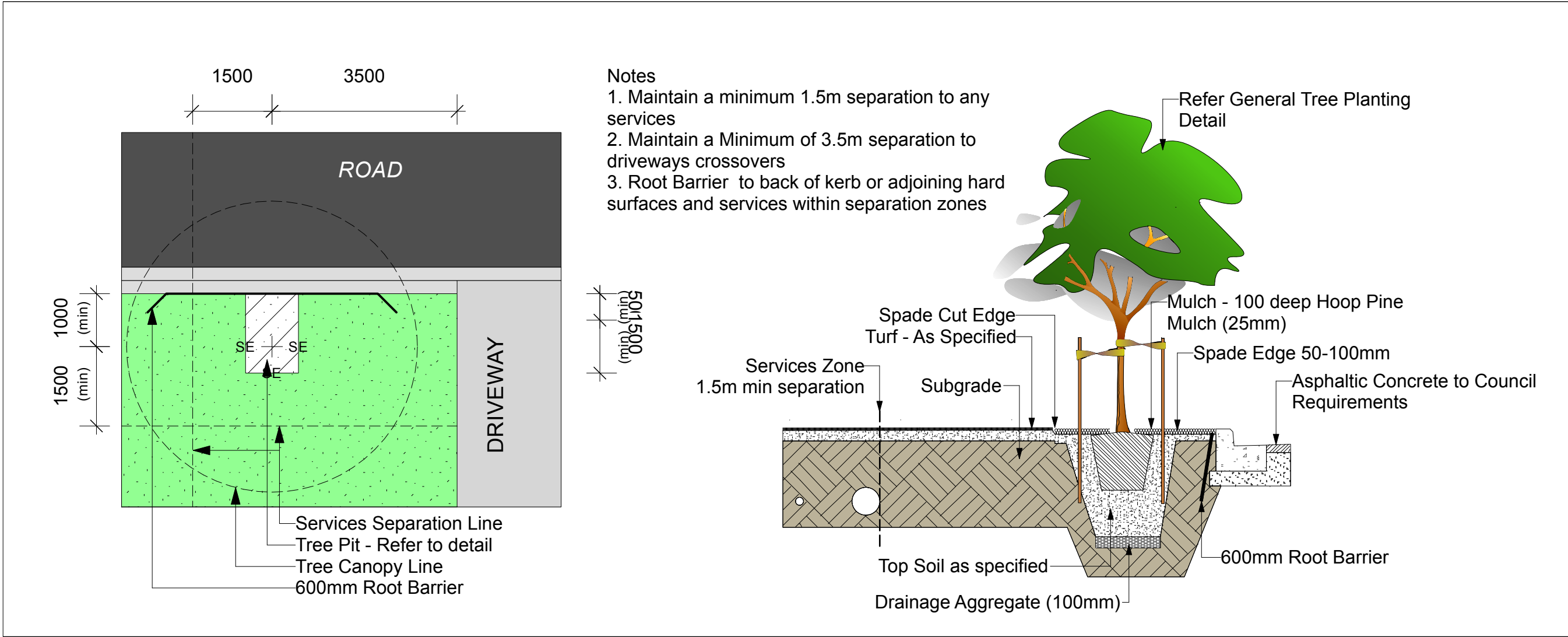
3 **CONCRETE EDGE DETAIL**
Scale: NTS



4 **TURF DETAIL**
Scale: NTS



5 **SUB SURFACE DRAIN DETAIL**
Scale: NTS



7 **STREET TREE PLANTING DETAIL**
Scale: NTS

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Project
PROPOSED DEVELOPMENT

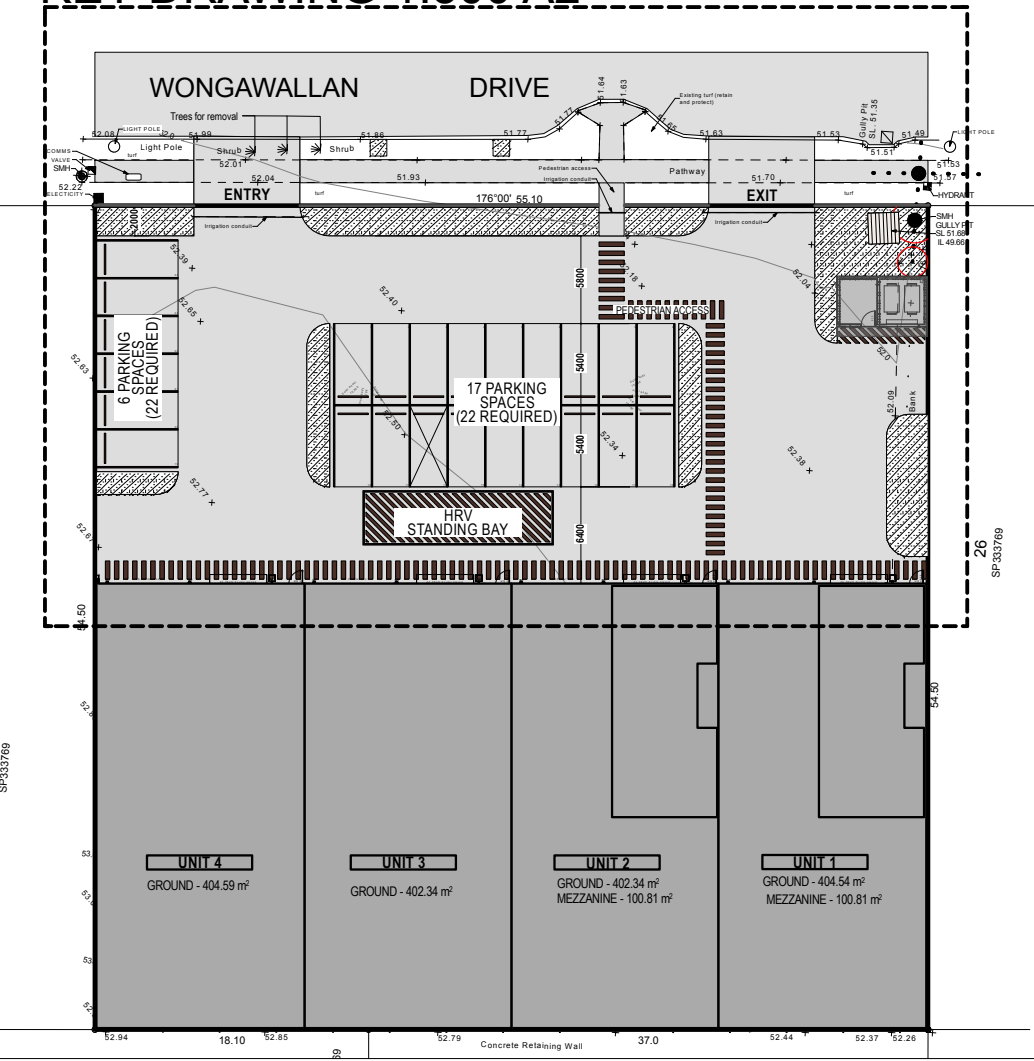
Drawing
Details

Deep Rainforestco.

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T. 0412 232 877

Scale		
Date 17/3/2026		
North	Job No. LP26-14 Issue.	Dwg No. DT1

KEY DRAWING 1:500 A2



KEY	
SYMBOL	ITEM
	GARDEN BEDS ON NATURAL GROUND
	GARDEN BEDS ON PODIUM
	EXISTING GARDEN BEDS
	TURF TO NATURAL GROUND
	TURF TO PODIUM
	ARTIFICIAL TURF TO NATURAL GROUND
	TURF TO RETENTION / DETENTION BASIN
	BIO-RETENTION BASIN
	PAVEMENT TYPE 1
	PAVEMENT TYPE 2
	GRAVEL
	CONCRETE EDGE
	IRRIGATION CONDUIT
	RETAINING WALLS

NO. DATE NOTE

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Address
LOT 27 WONGAWALLEN DVE YARRABILBA

Project
PROPOSED DEVELOPMENT

Drawing
Surface Treatment 1

Deep Rainforestco.

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 0412 232 877

Scale

Date
17/3/2026

North



Job No.
LP26-14
Issue.

Dwg No.
ST1

WONGAWALLAN

DRIVE

Trees for removal

Light Pole

turf

Shrub

Shrub

Pathway

Existing turf (retain and protect)

Gully Pit

SL. 51.35

Light Pole

HYDRANT

SMH

GULLY PIT

SL 51.68

IL 49.66

Bank

52.08

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KEY DRAWING 1:500 A2

Drawing Planting Plan 1

Scale 		
Date 17/3/2026		
North 	Job No. LP26-14 Issue.	Dwg No. PP1



APPENDIX 6

Waste Management Report



zone

Planning Group

Waste Management Plan

DEVELOPMENT PERMIT

Material Change of Use for Medium Impact Industry Development

Prepared for Ramirez Property Holdings Pty Ltd

May 2026

Q25135

101 Wongawallan Drive,
Yarrabilba (Lot 27)



This report was prepared by



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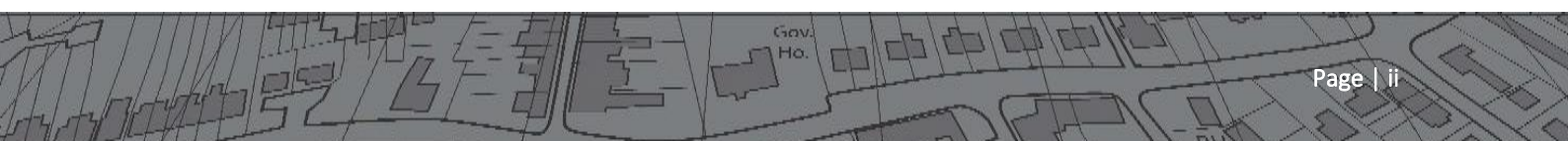
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Zone Ref	Issue	Date	Prepared by	Checked by
Q25135	Draft	29/04/2026	AS	AS
	Final Version	11/05/2026	AS	AS

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Contents

Appendices	0
Glossary of Terms	1
1.0 Introduction	3
1.1 Site & Application Details	3
1.2 Site Location & Characteristics	3
1.3 Scope of Report	4
1.4 Proposed Development	4
2.0 Waste & Recycling Generation	6
2.1 Type of Waste Streams	6
2.2 General & Recycling Waste Quantities	6
3.0 Waste & Recycling Storage	7
3.1 Waste & Recycling Bin Requirements	7
3.2 Waste Storage Area	7
4.0 Collection Details	8
4.1 Collection Frequency	8
4.2 Collection Vehicle Access	8
5.0 Conclusion	9

Appendices

Appendix 1	Proposal Plans
Appendix 2	Swept Path Plan - RCV



Glossary of Terms

Bin carting route – the proposed route to move bins between the storage point and the servicing point.

Bulk bins – bins fitted with lids and side pockets to allow them to be serviced by a front-lift truck.

Clinical or related waste – waste that has the potential to cause disease, including, for example, the following –

- animal waste;
- discarded sharps;
- human tissue waste; or
- laboratory waste.

Commercial accommodation – for the purposes of this policy means commercial development that includes a domestic or residential component, such as Retirement facility, Community care centre, Rooming accommodation, Short term accommodation or Resort complex.

Commercial premises – for the purpose of this policy means any of the following types of premises:

- a Hotel, Short term accommodation, Tourist park, Food and drink outlet;
- an assembly building, institutional building, Child care centre, Educational establishment;
- premises where a sport or game is ordinarily played in public;
- an exhibition ground, show ground or racecourse;
- an Office, Shop or other premises where business or work other than a manufacturing process is carried out.

Commercial waste – means waste, other than green waste, recyclable waste, and interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial developments.

Common servicing point – a common area where more than two dwellings/tenancies stand their wheelie bins for servicing.

Common storage point – a common area where more than two dwellings/tenancies store their wheelie bins.

Constructed hardstand area – a hardstand area, for example a concrete pad, which has been constructed for bin storage.

Digesters and dehydrators – machines specifically designed to reduce food waste volumes to allow for efficient disposal. Digesters typically process the material into sludge while dehydrators remove liquid from food waste generating a fertiliser as the end product. Disposal of end product can be used on either internal gardens or on external gardens/farms.

General waste – waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises.

Glass crushers – machines that can reduce the volume of glass waste by up to 75%, saving valuable space.

Hazardous waste – solid waste that is or contains toxic material, for example light bulbs, fluorescence lights, batteries.

Internal servicing roadway – is a driveway, private roadway or other path intended for use by vehicles, in which the waste collection vehicle is required to use to service a bin.

Mixed-use development – for the purpose of this policy, any building or development complex used, or intended to be used, for residential purposes in combination with other commercial uses (e.g. Offices, Food and drink outlets etc).



Non-serviced area – an area within the boundaries of Logan LGA which is not serviced by Council's waste collection contractor.

Organic waste – is waste that comes from plants or animal that is biodegradable for example green waste and food waste.

Recycling chute – a duct in which recycling descends from one point to another.

Recyclable waste – for a local government's area, means clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. In the City of Gold Coast the following wastes are deemed recyclable:

- all household plastics, bottles and containers;
- aluminium and steel cans and aerosols;
- bottles and jars made only of glass;
- clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.

Related waste – means waste that constitutes, or is contaminated with, chemicals, cytotoxic drugs, human body parts, pharmaceutical products or radioactive substances.

Ro-Ro bin – roll-on roll-off bin.

Roll-on roll-off bin – large steel open top skip bins or enclosed bins. Bins are collected by a hook-lift truck.

Solid waste – any general or recyclable waste, be it commercial or domestic. Solid waste does not include waste discharges to sewer/water or the atmosphere.

Servicing point – the designated area allocated to the temporary storage of waste bins for the period of servicing only. The point may be within or external to a development.

Storage point – the area allocated to the permanent storage of waste bins. This is the normal location of the waste bins and excludes the period where the bin is serviced. A storage point may be a common storage point or an individual bin storage point.

Waste – includes anything, other than a resource that is:

- left over, or an unwanted by-product from an industrial, commercial, domestic or other activity; or
- surplus to the industrial, commercial, domestic or other activity generating the waste.

Waste carting distance – the distance required for a person to transport their waste from the nearest point of exit of their dwelling/tenancy to a storage point (or in the case of a multi-level building, to the nearest waste disposal point).

Waste chute – a duct in which waste descends from one point/level to a collection bin.

Waste disposal point – the point where waste is disposed of into the chute, also known as waste hopper. It consists of a fixed frame and hood unit, covered with a hinged or pivoted door.

Waste storage room – the room at the base of the chute used for the storage of waste bins.

Wheelie bin – two wheeled mobile garbage bins, made from high density polyethylene (HDPE). Wheelie bins are collected by a side-lift truck.



1.0 Introduction

1.1 Site & Application Details

Table 1: Site & Application Details

Address	101 Wongawallan Drive, Yarrabilba QLD 4207
Real Property Description	Lot 27 on SP333769
Site Area	3,003m ²
Land Owner & Applicant	Ramirez Property Holdings Pty Ltd
Applicant Contact Details	C/- Zone Planning QLD (Andre Sultan) PO Box 3805, Burleigh Town QLD 4220 07 5562 2303 asultan@zoneplanning.com.au

1.2 Site Location & Characteristics

The subject site at 101 Wongawallan Drive, Yarrabilba and described as Lot 27 on SP333769, is located on the western side of Wongawallan Drive, which is the main access point to the industrial estate. The site has a total area of 3,003m² and has a single road frontage.

The land has been the subject of a PDA Development Approval (DEV2022/1306/31) as per amended approval dated 22 July 2025.



Figure 1: Aerial Image of Subject Site – Image date 6 February 2026 (Source: Nearmap)



1.3 Scope of Report

This report has been prepared in support of a Development Application seeking approval for the proposed development from Economic Development Queensland (EDQ). This report presents a Waste Management Plan for the operational phase of the proposed development.

This Waste Management Plan includes:

- › details of the anticipated type and quantity of waste;
- › details of the waste storage bins needed; and
- › details of the proposed waste collection arrangements.

This report is based on the Plans referenced in **Appendix 1** and presents conceptual information on the abovementioned elements rather than detailed design and calculations and presents the 'end case' scenario once the proposed development has been constructed and becomes operational.

1.4 Proposed Development

The proposed development involves a single building with four Medium Impact Industry tenancies as shown in **Figure 2** and **3** below.

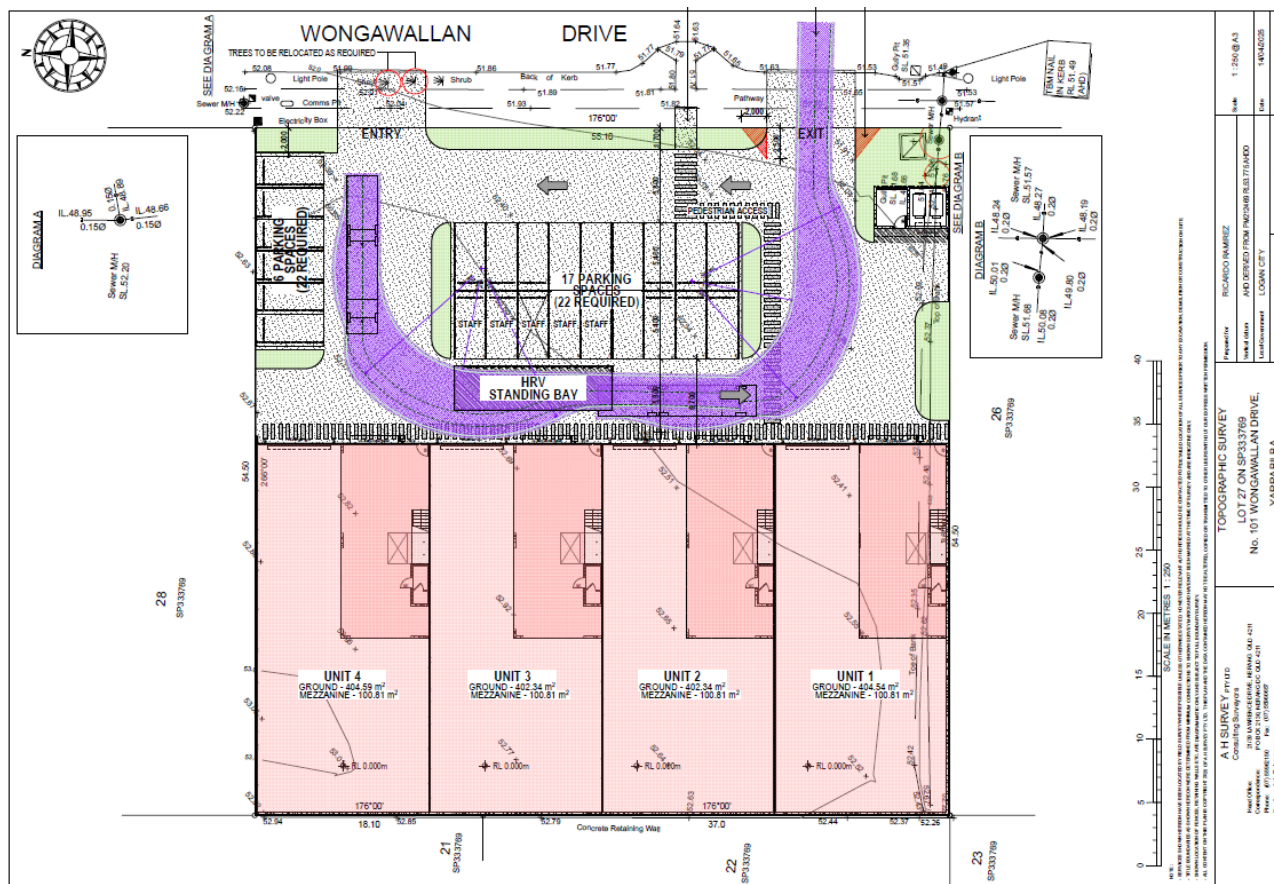


Figure 2: Proposed Site Plan (Source: SOBD)



Figure 3: Perspectives of Proposed Development (Source: SOBD)



2.0 Waste & Recycling Generation

2.1 Type of Waste Streams

The proposed development will generate both general waste and recycling associated with the operation of the proposed industrial tenancies.

2.2 General & Recycling Waste Quantities

Calculations of the general and recycling waste predicted to be generated by the development have been prepared adopting industry standard waste generation rates on the basis that Logan Council does not prescribe standard rates. Therefore, the proposal adopts Brisbane City Council (BCC) rates and assumes a 6-day week for operations.

Table 2: Waste Generation Calculations

LAND USE	AREA	GENERAL WASTE RATE	TOTAL	RECYCLING RATE	TOTAL
Industry	1,978.9m ²	50L/100m ² /day	989.45L/day	50L/100m ² /day	989.45L/day
TOTAL			5,936.7L/week		5,936.7L/week

It is considered that the estimated waste generation volumes equate to **5.9m³** of General Waste and **5.9m³** of Recycling Waste per week.



3.0 Waste & Recycling Storage

3.1 Waste & Recycling Bin Requirements

Waste will be collected by private contractor on-site, as is commonplace across industrial types of development.

Table 3 provides a breakdown of the general and recycling waste bins required by the development based on the calculations in Section 2.2 of this report. The waste storage point has been designed to accommodate these bin sizes.

Table 3: Refuse Bin Recommendations – Logan Planning Scheme

GENERAL WASTE STORAGE REQUIREMENT	RECYCLING WASTE STORAGE REQUIREMENT	TOTAL WASTE STORAGE REQUIREMENT
5,936.7L/week	5,936.7L/week	<i>General Waste</i> 1 x 2,000L bulk bin
1 x 2,000L bulk bin	1 x 2,000L bulk bin	<i>Recycling</i> 1 x 2,000L bulk bin
Dimensions: 1805mm (W) x 1000mm (D) x 1359mm (H)	Dimensions: 1805mm (W) x 1000mm (D) x 1359mm (H)	

3.2 Waste Storage Area

The waste storage area is located external to the building as depicted on the plans below and outlined in red.

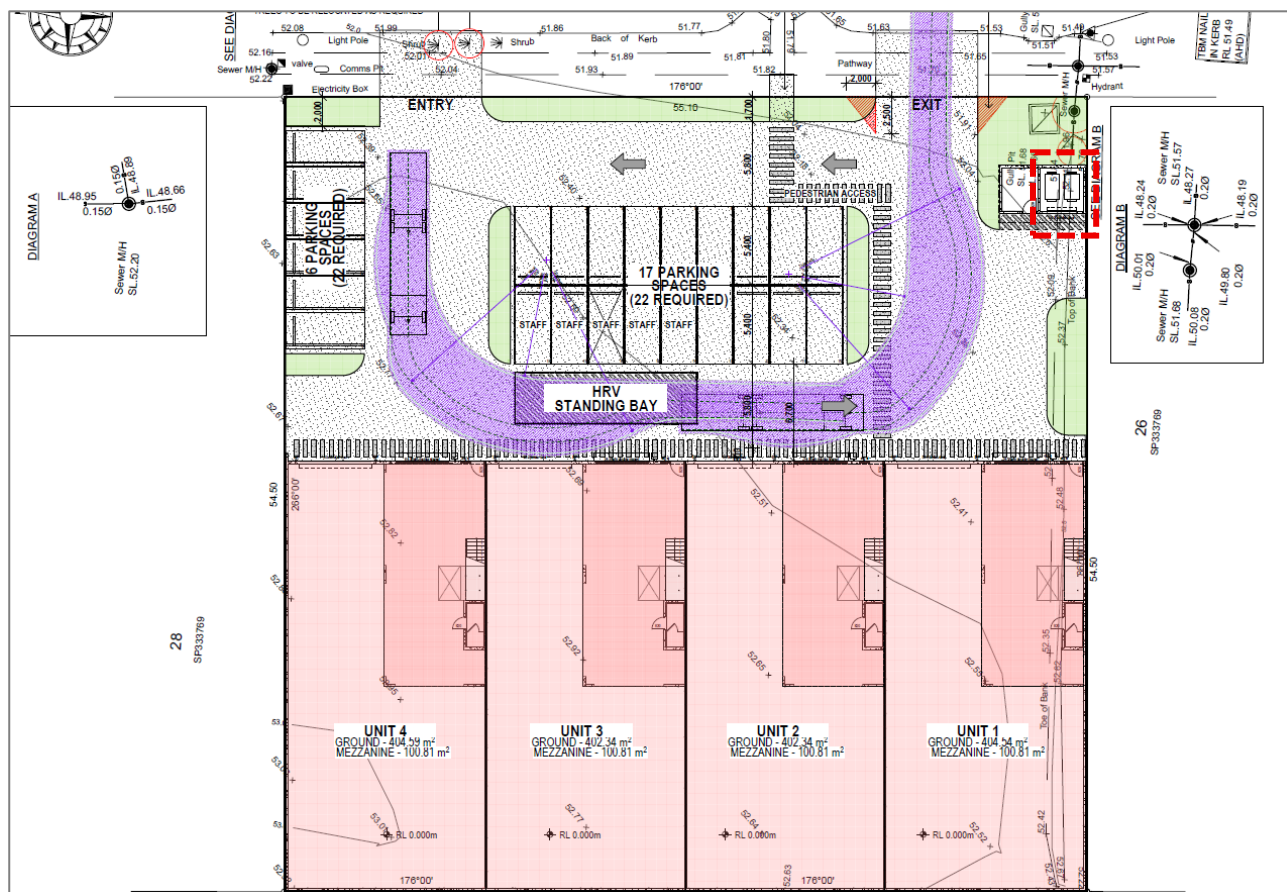


Figure 4: Extract of Site Plan (Source: SOBD)



4.0 Collection Details

The following provides an overview of the refuse bin collection and servicing details relevant to this proposal.

Based on the calculations provided in Section 2.2 of this Report, and the bin requirements determined in Section 2.3, both general and recycling waste should be serviced three times per week. Once the development is operational, the collection frequency should be reviewed to ensure that an efficient practice is in place.

4.1 Collection Frequency

Given the nature of the development, refuse bins are required to be serviced as outlined below (see **Table 4**).

Table 4: Refuse Bin Collection Frequency

WASTE STREAM	TOTAL WASTE STORAGE REQUIREMENT	COLLECTION FREQUENCY
General Waste	1 x 2,000L bulk bin	3 x per week
Recycling	1 x 2,000L bulk bin	3 x per week

4.2 Collection Vehicle Access

The development will be serviced on-site via a private contractor by either a rear or front loading refuse collection vehicle (RCV). Swept Path Plans for a front-lift RCV have been provided within **Appendix 2**.

The bin collections areas utilise the loading areas, located within the carparking area, for convenient collection as the RCV circulates the site. The small bulk bins will be moved by individual tenants on collection day as needed.



5.0 Conclusion

This Report has been prepared to demonstrate the proposed waste management practices to be implemented during the operational phase of the proposed Medium Impact Industry development at 101 Wongawallan Drive, Yarrabilba (Lot 27).

The proposed development comprises a single building with four tenancies. The development is anticipated to generate minimal general and recycling waste streams with access for a RCV able to occur on the site.

The proposed waste management arrangements consist of the following:

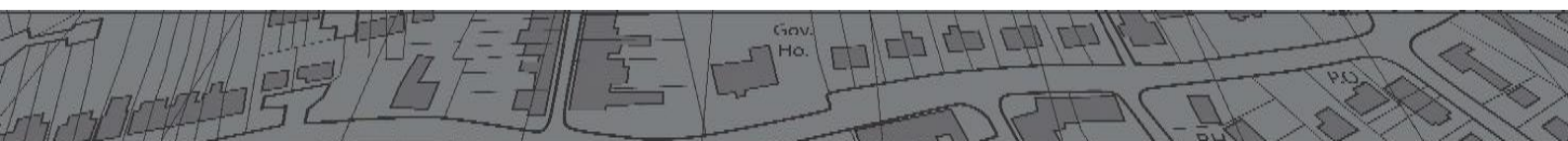
- The proposal the proposal is estimated to generate a total of approximately **5.9m³/week** of general waste and **5.9m³/week** of recycling waste based on a typical 6-day operating week;
- The development requires 1 x 2,000L bulk bins for general waste and 1 x 2,000L bulk bins for recycling;
- The development is anticipated to be serviced three times per week for both general and recycling waste;
- General waste and recycling bulk bins will be serviced on-site with the servicing point conveniently located adjacent to the driveway, external the building and immediately adjacent the manoeuvring area; and
- Transfer of the bulk bins to the bulk bin servicing point and return is to be the responsibility of individual tenants/body corporate.

It is considered that the estimated waste generation volumes equate to **5.9m³** of General Waste and **5.9m³** of Recycling Waste per week.



APPENDIX 1

Proposal Plans



Designed by us,
inspired by you.

PROPOSED DEVELOPMENT

PROJECT CLIENT

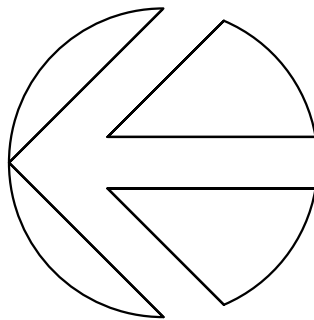
RAMIREZ PROPERTY TRUST

LOT 27 No. 101

WONGAWALLEN DRIVE, YARRABILBA

JOB NUMBER

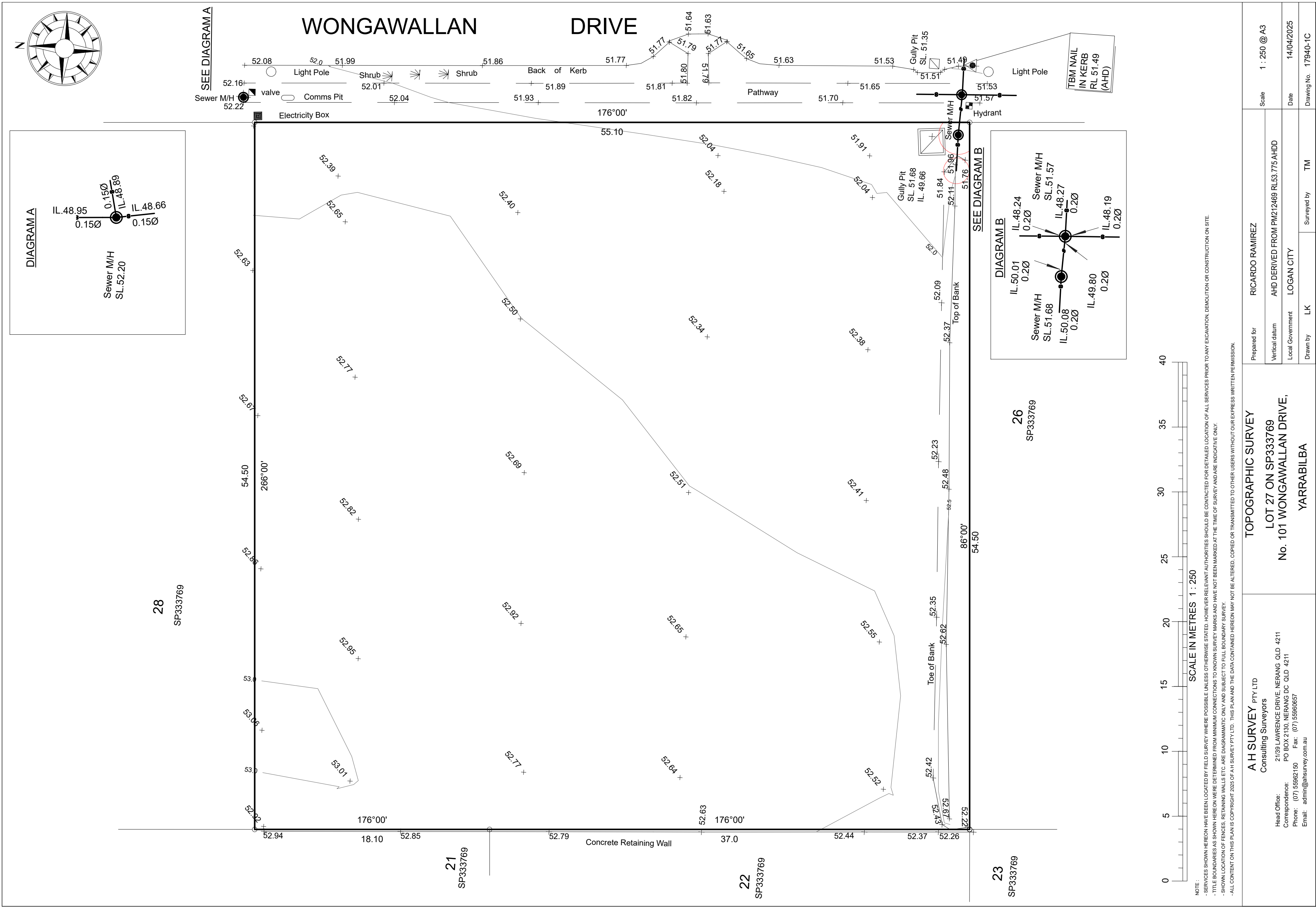
10416



PROPOSED DEVELOPMENT

BUILDER: T.B.C
CLIENT: RAMIREZ PROPERTY TRUST
PROJECT: LOT 27 No. 101
WONGAWALLAN DRIVE
YARRABILBA
DRAWN BY: RH
CHECKED BY: SO
DESIGN: CUSTOM
DATE: A26/11/2025
SCALES: 1:200 @ A1
AMENDMENTS:
B151225, C300126, D100226,
E030326, F210426
SHEET NUMBER: 4 of 15
JOB NUMBER: 10416

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NOTES:
*ALL dimensions to structure only - finishes excluded.
*ALL stormwater & drainage to be in compliance with N.C.C parts 3.3.5 & 7.4, as well as ASNZS3500.
*Discharge stormwater to TANK, where possible, ALL other stormwater & overflow to keep & channel. In accordance with local government requirements & standards.
*2 Downpipes Max. to each 100mm stormwater pipe, subsurface pipes to be 100mm diameter, any underslab piping to have an inspection opening at upper end, then to be 100mm sewer grade piping with no joins under slab.
*Gutters to be 125mm D-section colorbond gutters.
*ALL driveway & X/O grades to local government requirements & standards.
*Provide sediment control to site where required.
*Meter box position T.B.C on site.
*ALL retaining walls by owner.

G.L

CUT

FILL

F.L

RL ***

****mm

****mm

RL ***

approx.

PROPOSED DEVELOPMENT DETAILS

SITE AREA - 3003m2

OVERALL BUILDING FOOTPRINT - 1,582.16m2
SITE COVERAGE - 1582.16m2 /3003= (52.69%)

OVERALL HARDSTAND AREA - 2821.43m2 (93.95%)
OVERALL LANDSCAPING - 181.57m2(6.05%)

MEDIUM IMPACT INDUSTRY GFA - 1,978.92 m2

TOTAL GROSS FLOOR AREA - 1,978.92 m2

VEHICLE PARKING DETAILS

CARPARKING REQUIREMENTS
(as per yarrabilba precinct 2A & part 5 POD)

MED. IMPACT INDUSTRY (1/80m² of GFA(up to 500m²) + 1/100m² (over 500m²)

1/80m² (500m² = 6.25) +
1/100m² (1483m² = 15) = 21.25

TOTAL PARKING SPACE REQD. - 22 spaces
TOTAL PARKING SPACE PROV. - 23 spaces

BICYCLE REQUIREMENTS
(as per yarrabilba precinct 2A & part 5 POD)
1 space per 5 car parks

BICYCLE SPACE REQD. - 4.6 spaces
BICYCLE SPACE PROV. - 8 spaces (2 per unit - internal)

(bicycle spaces are secured within tenancies)
(communal end of trip facilities provided in disabled access bathroom)



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QBCC License No: 1129687



PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT:RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLAN DRIVE
YARRABILBA

DRAWN BY: RH
CHECKED BY: SO
DESIGN: CUSTOM
DATE: A26/11/2025
SCALES: 1:200 @ A1

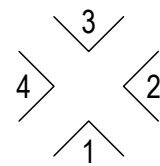
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SHEET NUMBER: 5 of 15
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NOTES:
*All dimensions to structure only - finishes excluded.
*Lift off hinges to WC door, as per N.C.C 10.4.2.
*Provide GPO & cold water provisions to DW space.
*All external & internal doors & windows to be measured onsite & confirmed by builder.
*Sarking to external walls.
*Insulation Req. as per Energy Efficiency Report.
*Mechanically vent rooms without natural ventilation.
*Maximum water supply pressure not to exceed 500kpa at any outlet.
*All shower roses to be AAA rated.
*Hot water system shall be heat pump, solar, or gas.
*Water supply outlets to have WELs rating.
*Toilet cisterns to have dual flush, 6/3 Ltrs.
*ALL handrails to be 100mm above finished floor level.
*Bedroom windows w. 2m fall height from FL to ground below must comply with N.C.C 11.3.7. To be fitted with non-removable screens or restricted to 125mm opening.
*If more than one smoke alarm is required they must be interconnected as per N.C.C 9.5.1, & comply with AS 3786.



PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

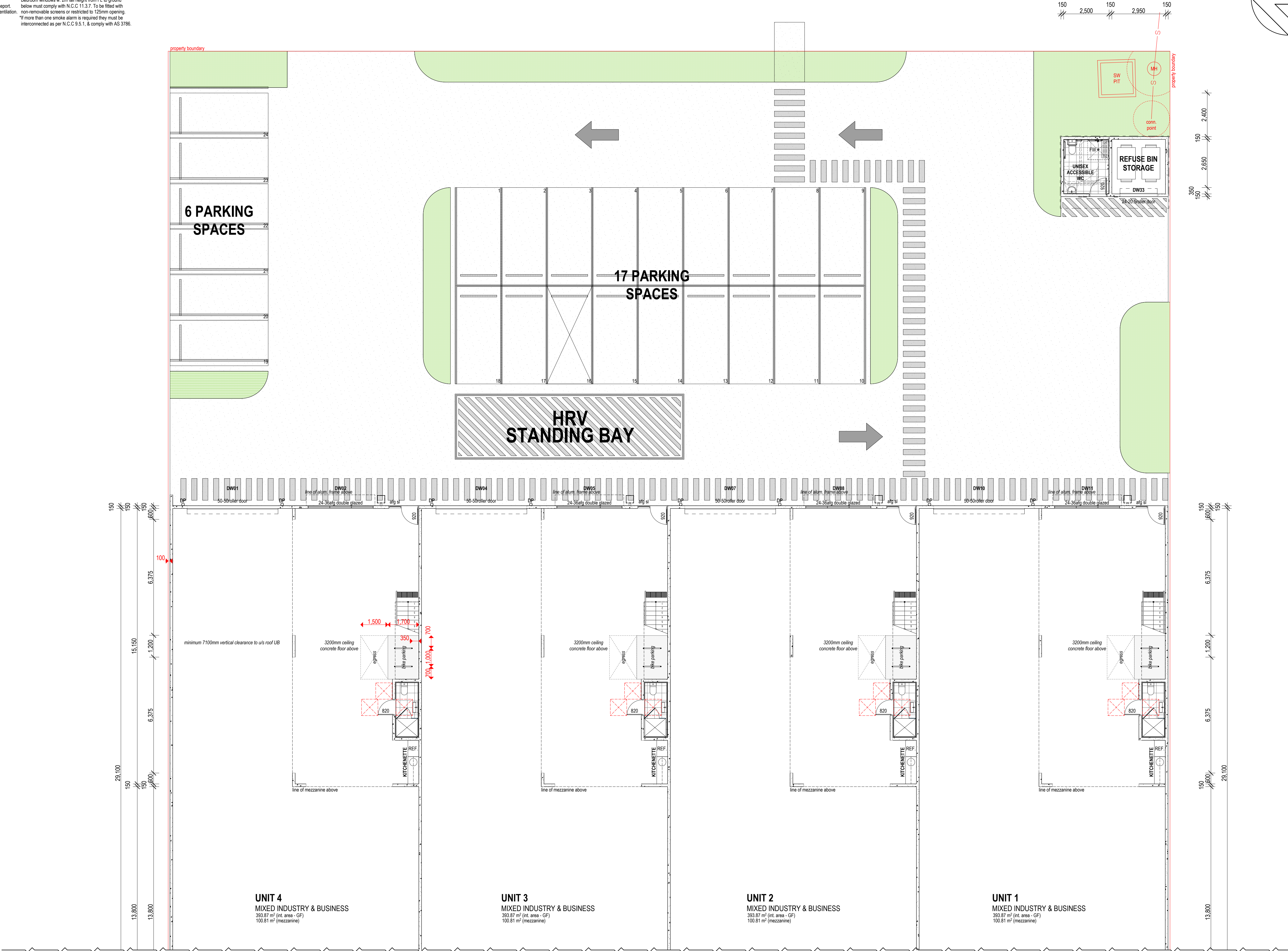
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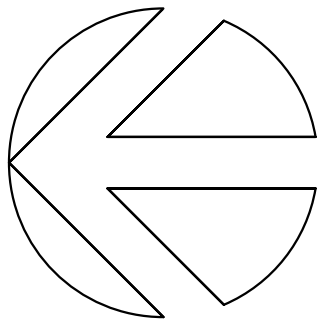
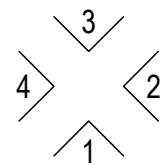
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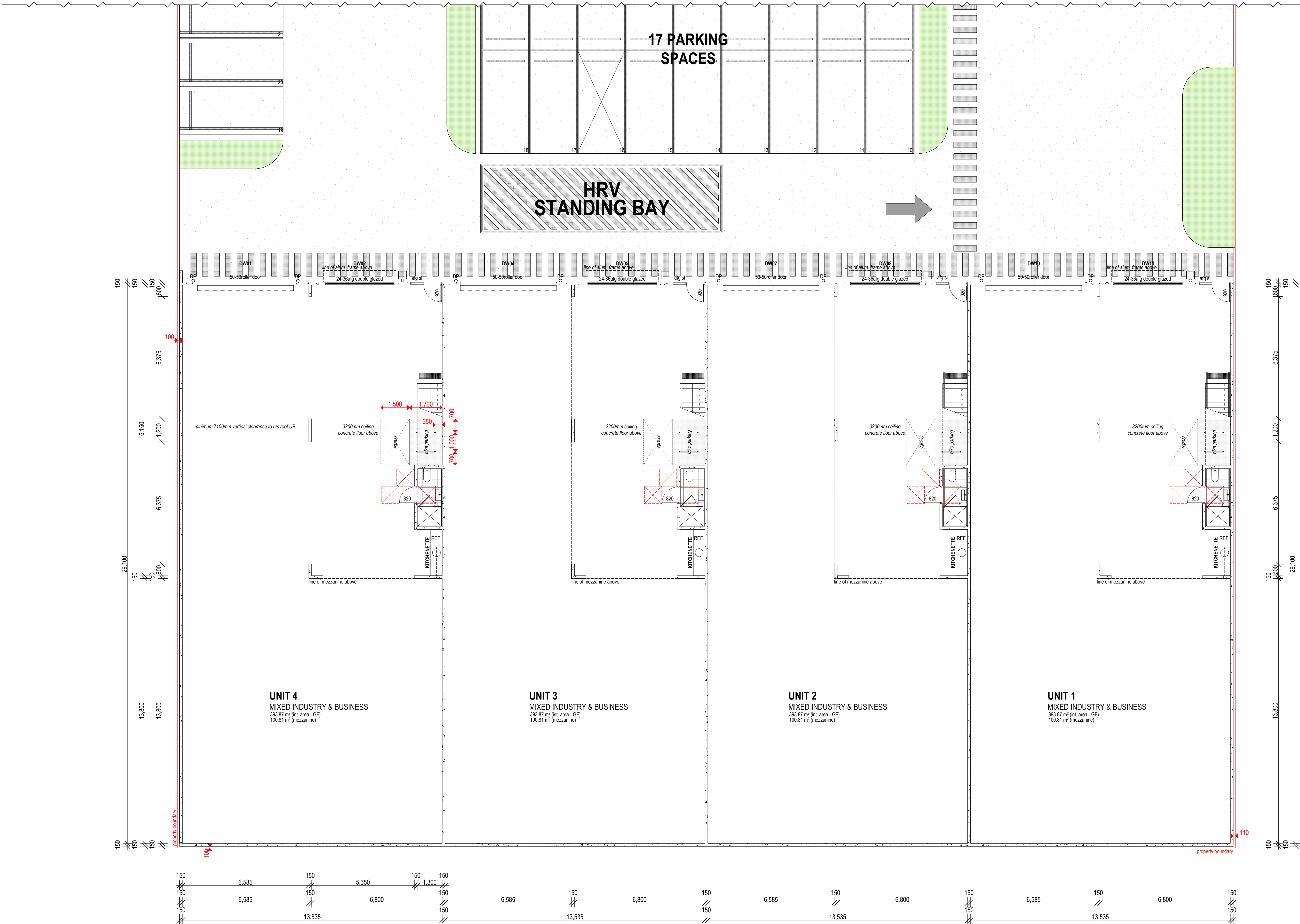
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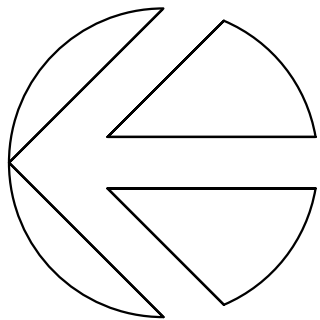
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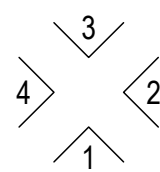
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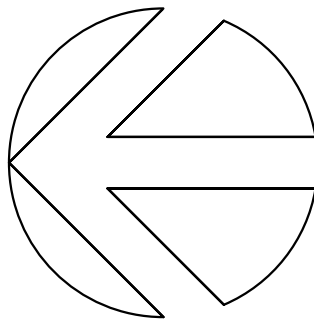
ELEVATIONS

MEZZANINE PLAN

SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

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PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

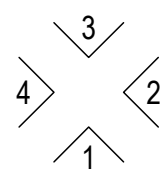
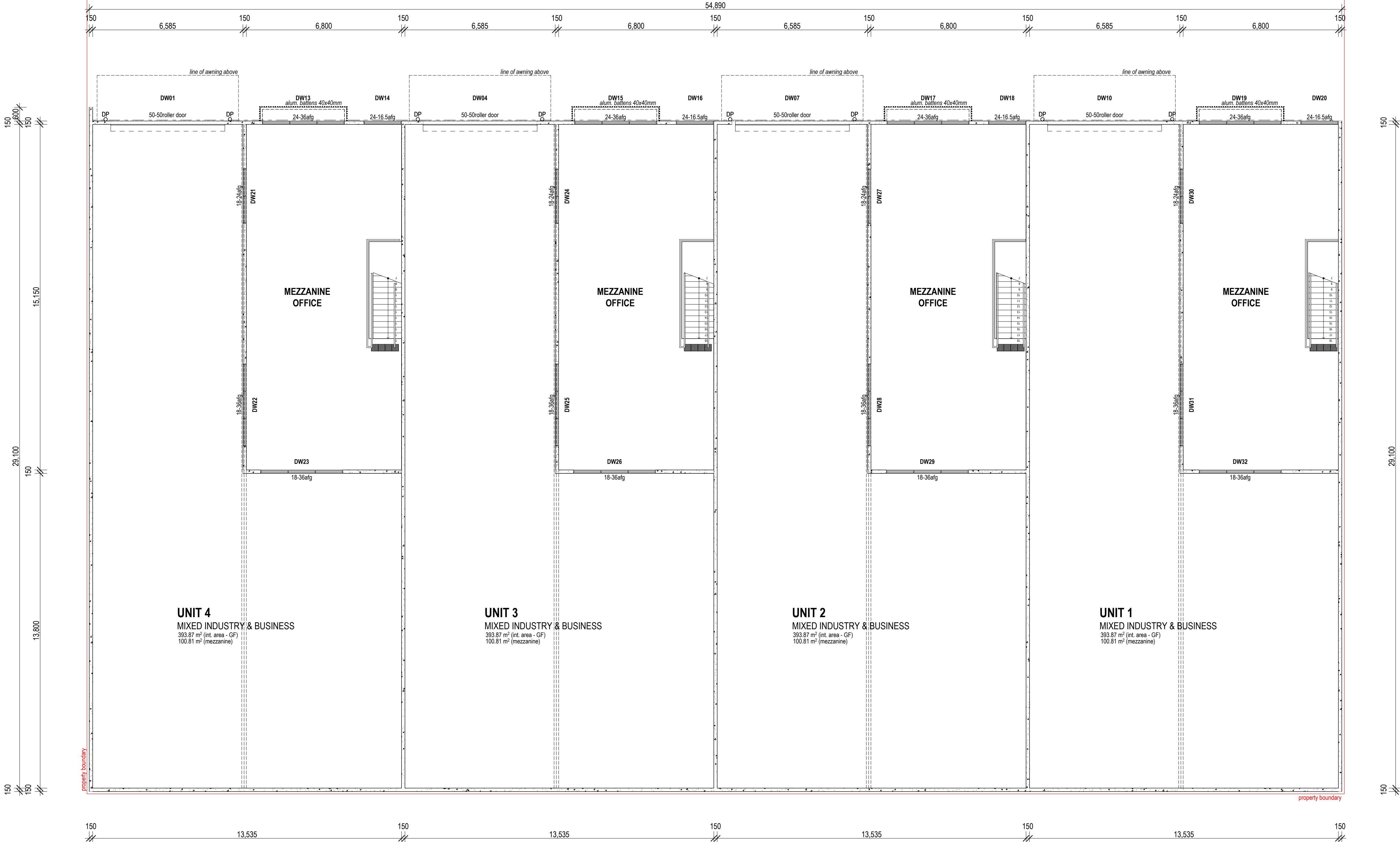
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SHEET NUMBER: 9 of 15

JOB NUMBER: 10416

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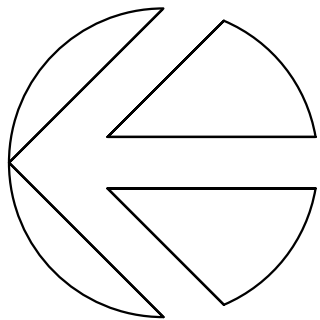
ELEVATIONS

MEZZANINE PLAN

SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

NOTES:
*All dimensions to structure only - finishes excluded.
*Lift off hinges to WC door, as per N.C.C 10.4.2.
*Provide GPO & cold water provisions to DW space.
*ALL external & internal doors & windows to be measured onsite & confirmed by builder.
*Sarking to external walls.
*Insulation Req. as per Energy Efficiency Report.
*Mechanically vent rooms without natural ventilation.
*Maximum water supply pressure not to exceed 500kpa at any outlet.
*ALL shower roses to be AAA rated.
*Hot water system shall be heat pump, solar, or gas.
*Water supply outlets to have WELs rating.
*Toilet cisterns to have dual flush, 6/3 litre.
*ALL handrails to be 100mm above finished floor level.
*Bedroom windows w. 2m fall height from FL to ground below must comply with N.C.C 11.3.7. To be fitted with non-removable screens or restricted to 125mm opening.
*If more than one smoke alarm is required they must be interconnected as per N.C.C 9.5.1, & comply with AS 3786.



**Stuart
Osman**

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Studio 2/71 Township Dr,
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PO BOX 2845
Burleigh Heads DC QLD 4220
ABN 73 097 995 616
QBCC License No: 1129687



PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

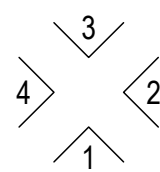
SCALE: 1:100 @ A1

AMENDMENTS:
B151225, C3001026, D100226,
E0303026, F210426

SHEET NUMBER: 10 of 15

JOB NUMBER: 10416

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designers of discrepancies. Failure to do so
shall void the designers responsibilities.
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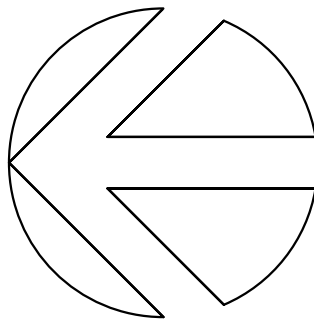


ELEVATIONS
ROOF PLAN
SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

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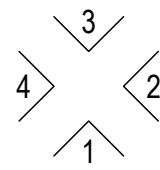
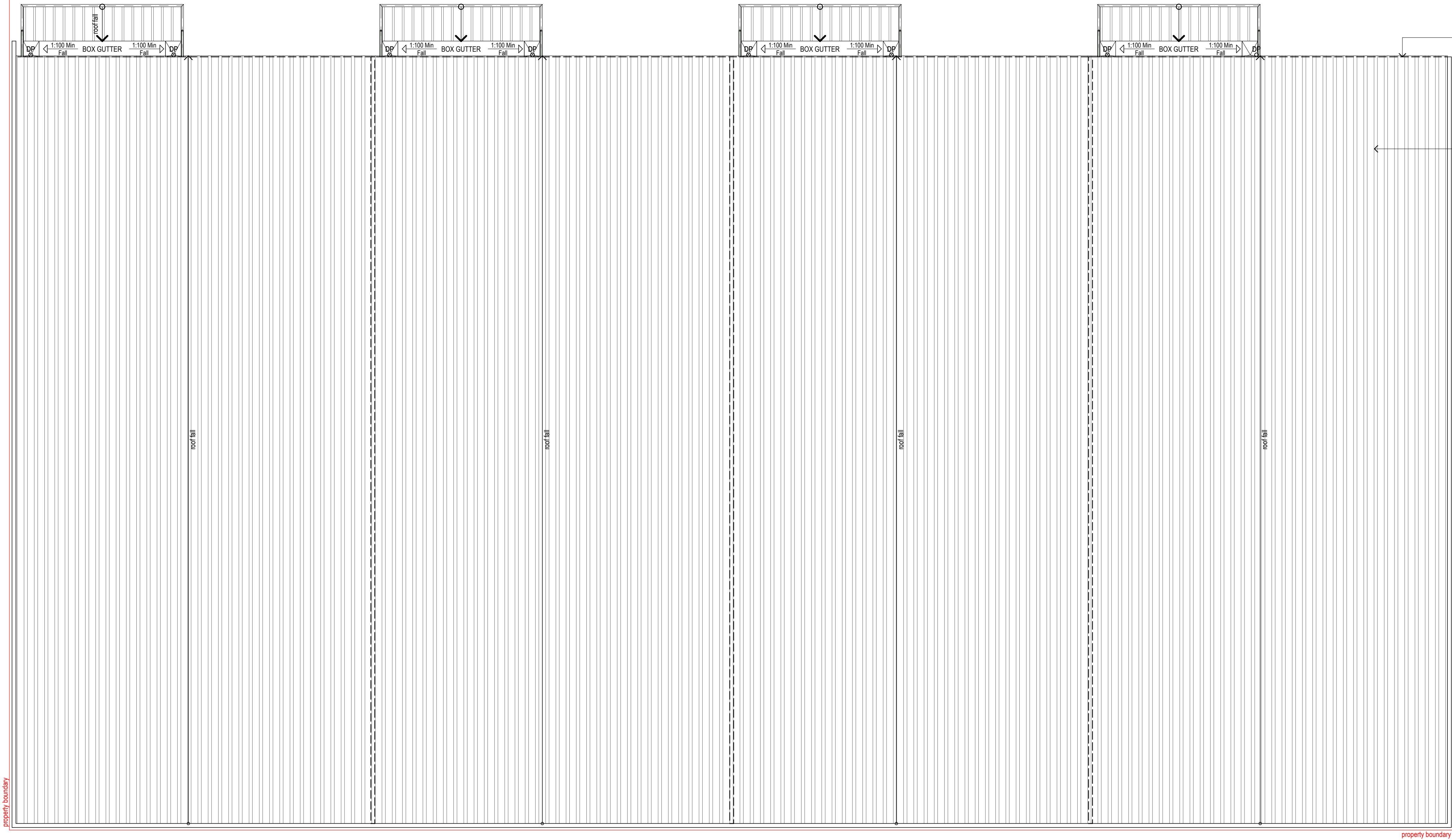


PROPOSED DEVELOPMENT

BUILDER: T.B.C
CLIENT: RAMIREZ PROPERTY TRUST
PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA
DRAWN BY: RH
CHECKED BY: SO
DESIGN: CUSTOM
DATE: A26/11/2025
SCALE: 1:100 @ A1
AMENDMENTS:
B151225, C300126, D100226,
E030326, F210426

SHEET NUMBER: 11 of 15
JOB NUMBER: 10416

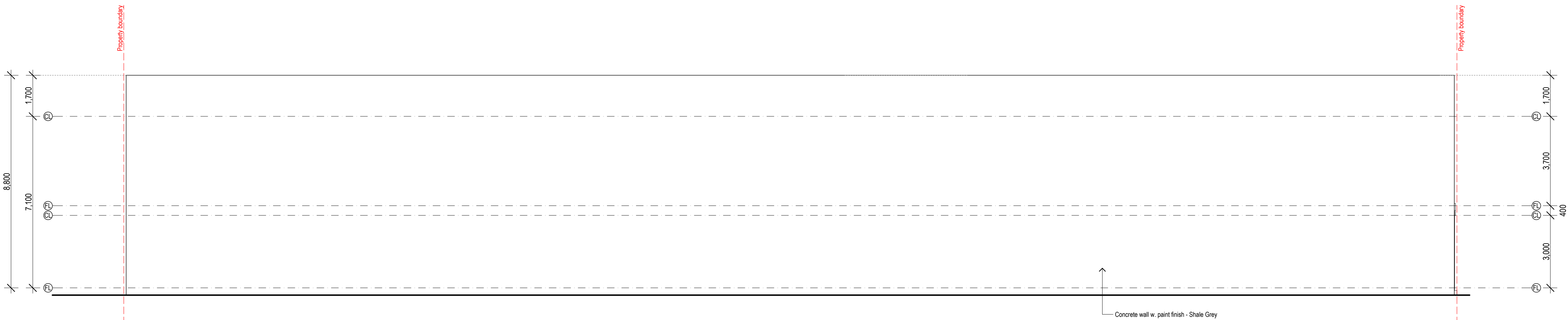
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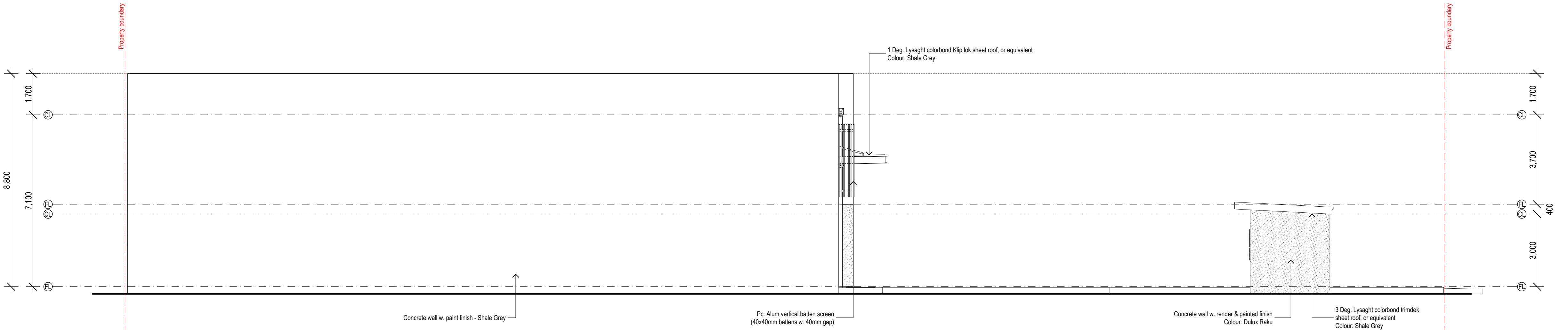
ELEVATIONS
ROOF PLAN
SCALE 1:100

PRELIMINARY PLANS ONLY NOT FOR CONSTRUCTION

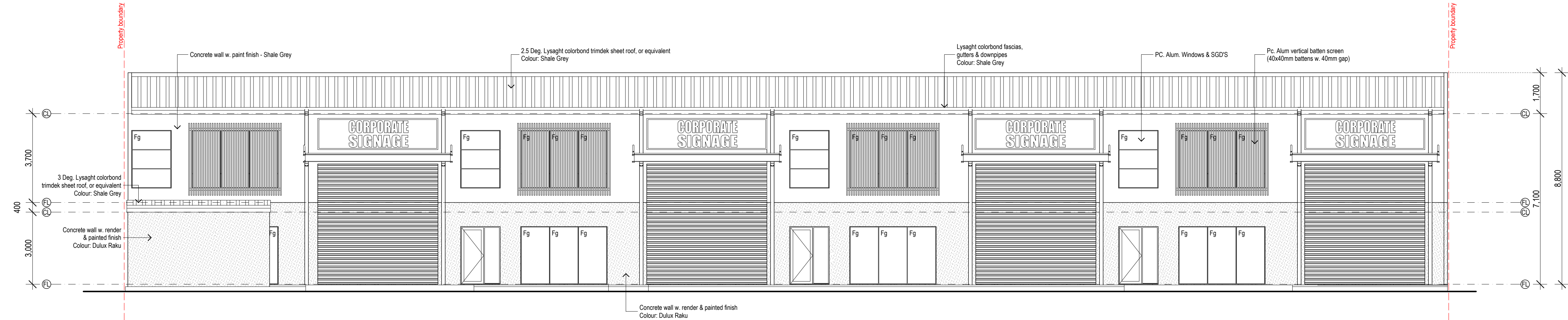
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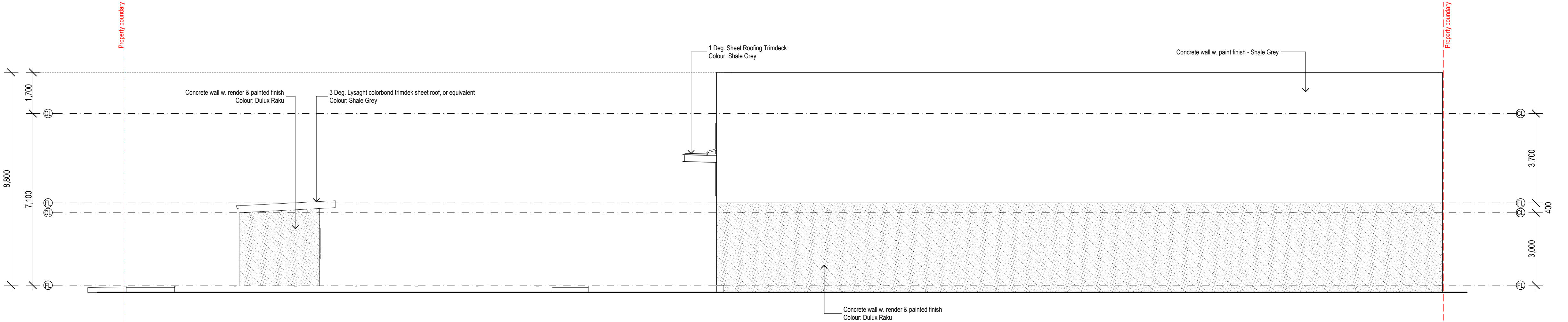
ELEVATION 1 1:100



ELEVATION 2 1:100



ELEVATION 3 1:100



ELEVATION 4 1:100



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PROPOSED DEVELOPMENT

BUILDER: T.B.C

CLIENT: RAMIREZ PROPERTY TRUST

PROJECT: LOT 27 No. 101
WONGAWALLEN DRIVE
YARRABILBA

DRAWN BY: RH

CHECKED BY: SO

DESIGN: CUSTOM

DATE: A26/11/2025

SCALE: 1:100 @ A1

AMENDMENTS:
B151225, C300126, D100226,
E030326, F210426

SHEET NUMBER: 14 of 15

JOB NUMBER: 10416

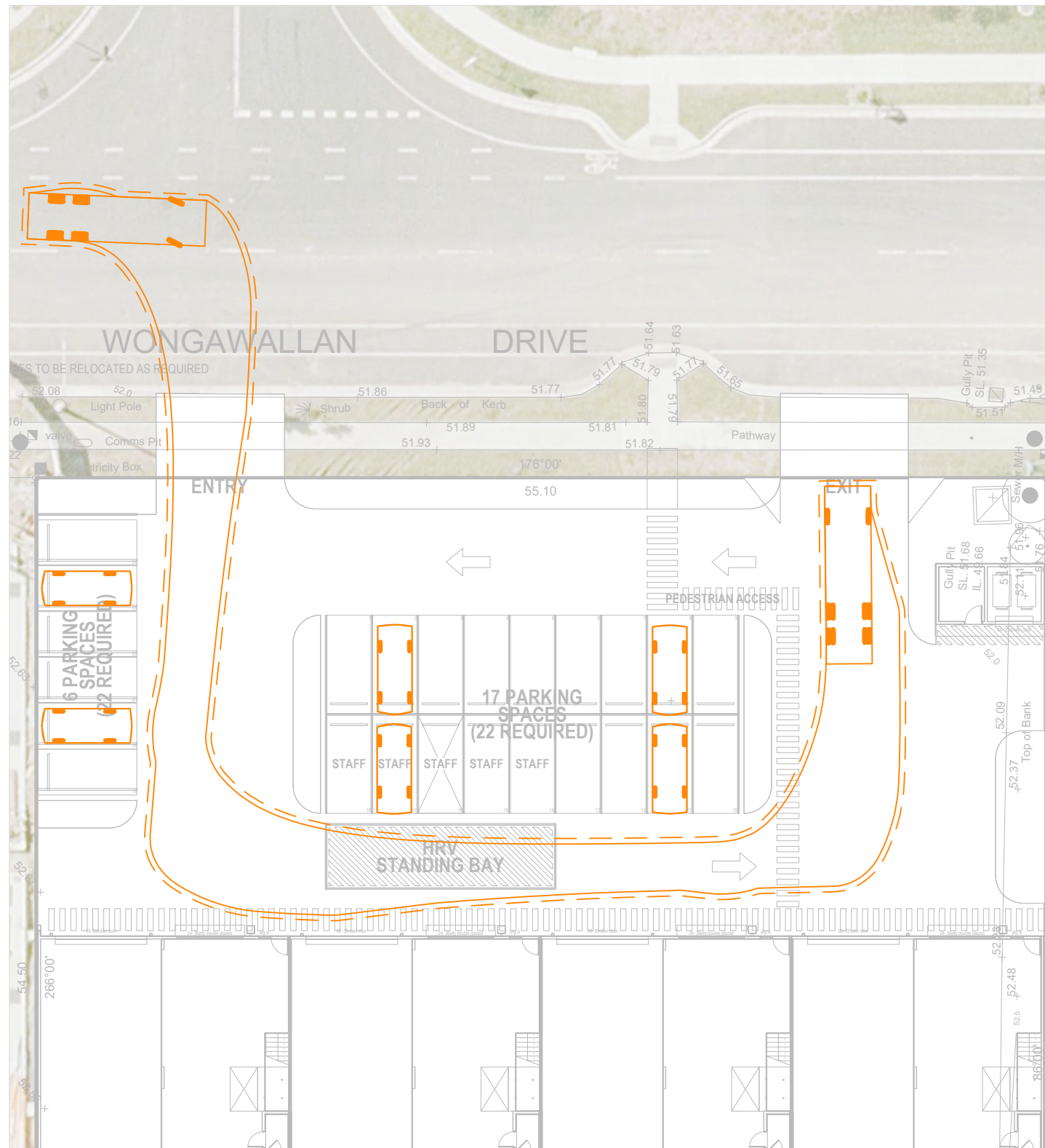
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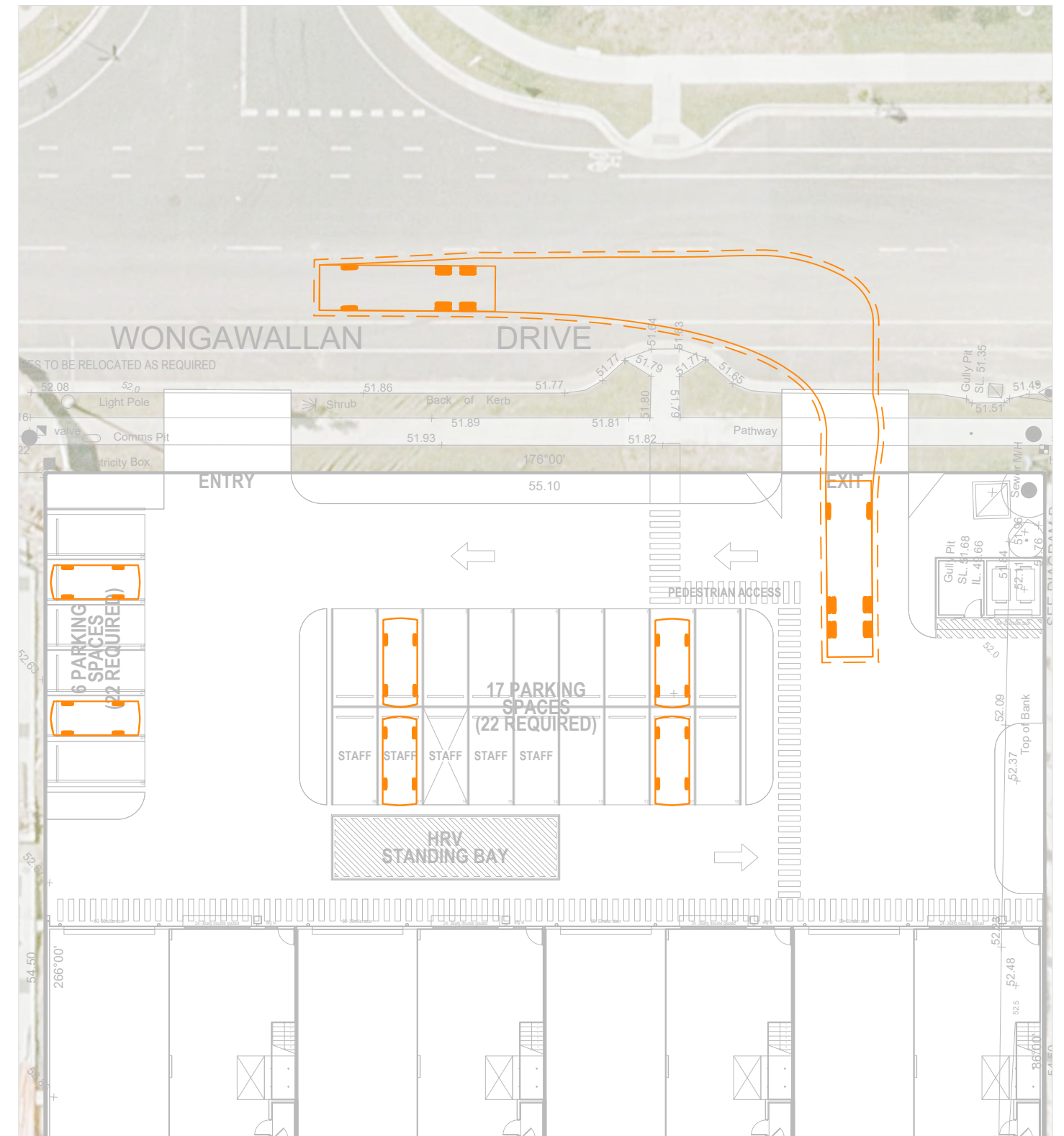
APPENDIX 2

Swept Path Plan





Entry Manoeuvre



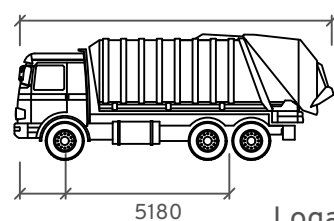
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



Length : 9691
Width : 2500
Wheel base : 5180
Wall-Wall Radius : 9700

Logan City Waste Vehicle



Mixed Industry And Business Development

Lot 27 Wongawallan Drive, Yarrabilba

Swept Path Assessment

DRAWN: RK
DATE: 22/04/2026
DWG NO: 1624 S02A
SCALE at A3: 1:300

Amber 09