

AMENDED IN RED

By: Tom Barker
Date: 26 October 2016



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/793
Date: 28 October 2016



STAGE ONE DEVELOPMENT SUMMARY

Site Area: 21,150m ²		
Zoning: Urban Living Zone		Car Park Requirements
GFA Schedule		
BOH	15	
Shop (Coles)	3,260	
	3,275 m ²	164 (@ 1/20m ²)
GLA Schedule		
Shop (Coles)	3,201	
	3,201 m ²	
Car Park Schedule		
Use	Quantity	
Car Park	219	Excess of 55
Bicycle Park	32	32 (@ 1/5 cars)
Trolley bay	9	7 (@ 1/500m ²)

Gross floor area (GFA) is defined as—
The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:
- Building services
- Ground floor public lobby
- A public mall in a shopping complex
- The parking loading and manoeuvring of motor vehicles
- Private balconies whether roofed or not

Gross leasable area (GLA) is defined as—
The sum of the floor area of all buildings located on premise, measured from the outside of external walls or the centre of a common wall:
- Inclusive of the area of any external use area and roofed balcony; and
- Exclusive of:
- An area used for a building service, a public toilet, a ground floor public lobby and a public mall in a shopping centre; and
- An area exclusively used for the parking, loading and manoeuvring of a vehicle.

Coloured hatching defines area measured for GFA calculations

Staging Assessment Process

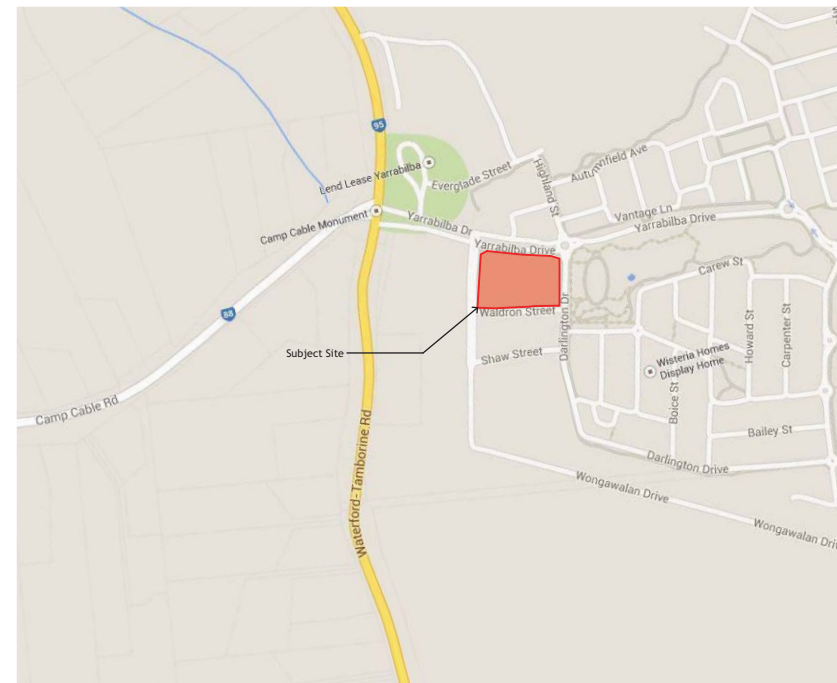
1. Separate compliance assessment for detailed design documentation is required for Stages 2-5 in accordance with Condition 35 of PDA development approval DEV2013/512; and
2. Stages 2-5 must be generally in accordance with this Masterplan.

Infrastructure Charges

Infrastructure Charges for each Stage will be paid prior to commencement of use of that Stage in accordance with PDA development approval DEV2013/512.

Advertising Devices

All advertising devices associated with Stage 1 will comply with Logan City Councils Advertising Devices Code, otherwise a separate operational works application will be required.



Site Location Plan

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PROJECT

Yarrabilba Village Centre
FOR
Coles Group Property Developments

AT Yarrabilba Drive, Yarrabilba, QLD
RP Lot 6000 on SP271600
COUNTY: Ward
PARISH: Moffatt
WARD: Division Four

FOR APPROVAL
ONLY
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coles

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QLD 4006

AMENDMENTS

R	DATE	DESCRIPTION
A	22/07/2016	Issue For DA Approval
B	25/07/2016	Revised issue for DA Approval

BY Yarrabilba Village
SK Centre

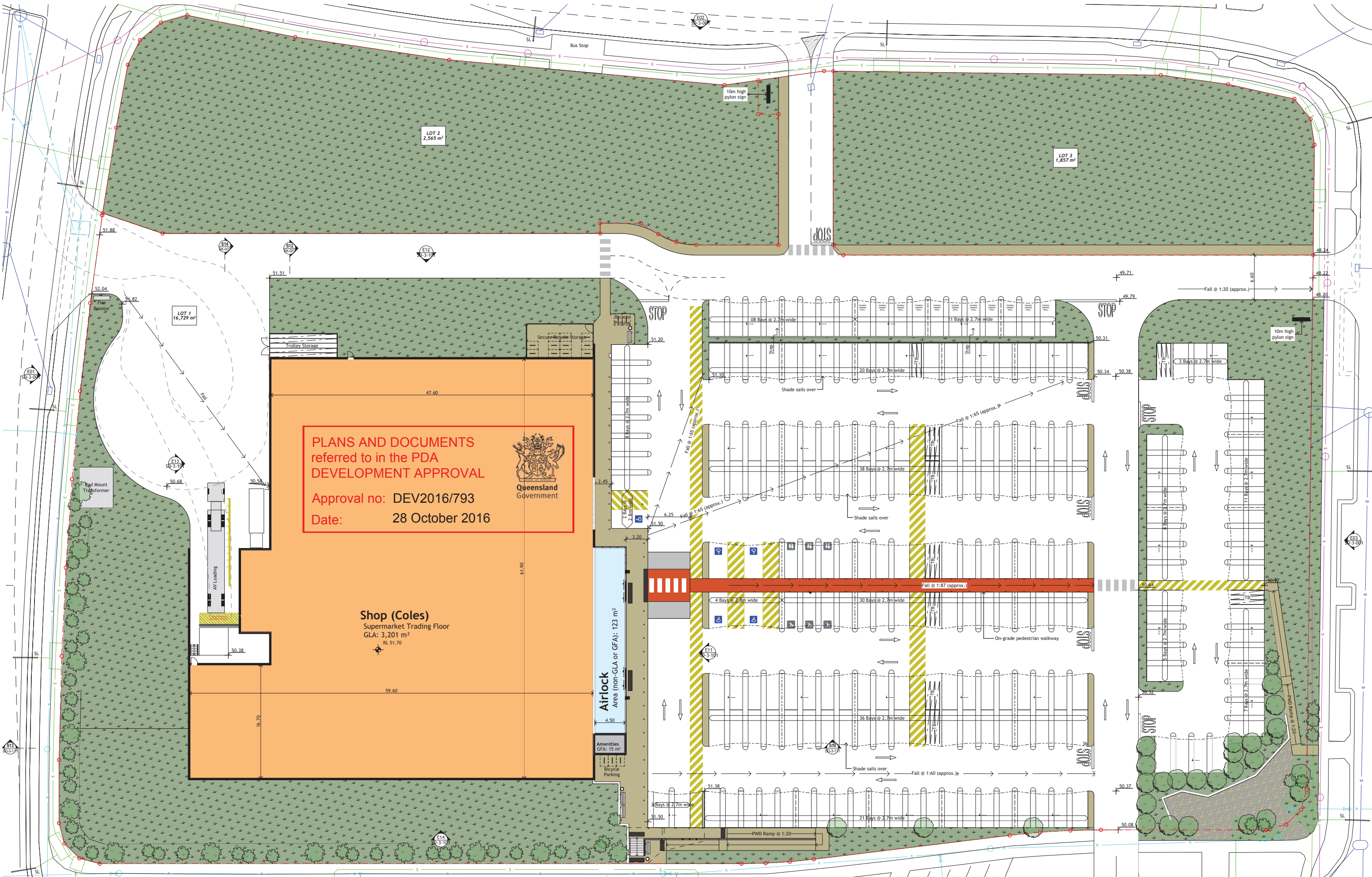
DRAWING DESCRIPTION
Stage One Site Plan

DRAWING DETAILS

DRAWN	CHECKED	APPROVED
SK	ME	ME
SCALE	SHEET	PUBLISH DATE
1:500	A1	25/07/2016

FILE #	DRAWING #	REVISION
248-14	DA-1-101	B





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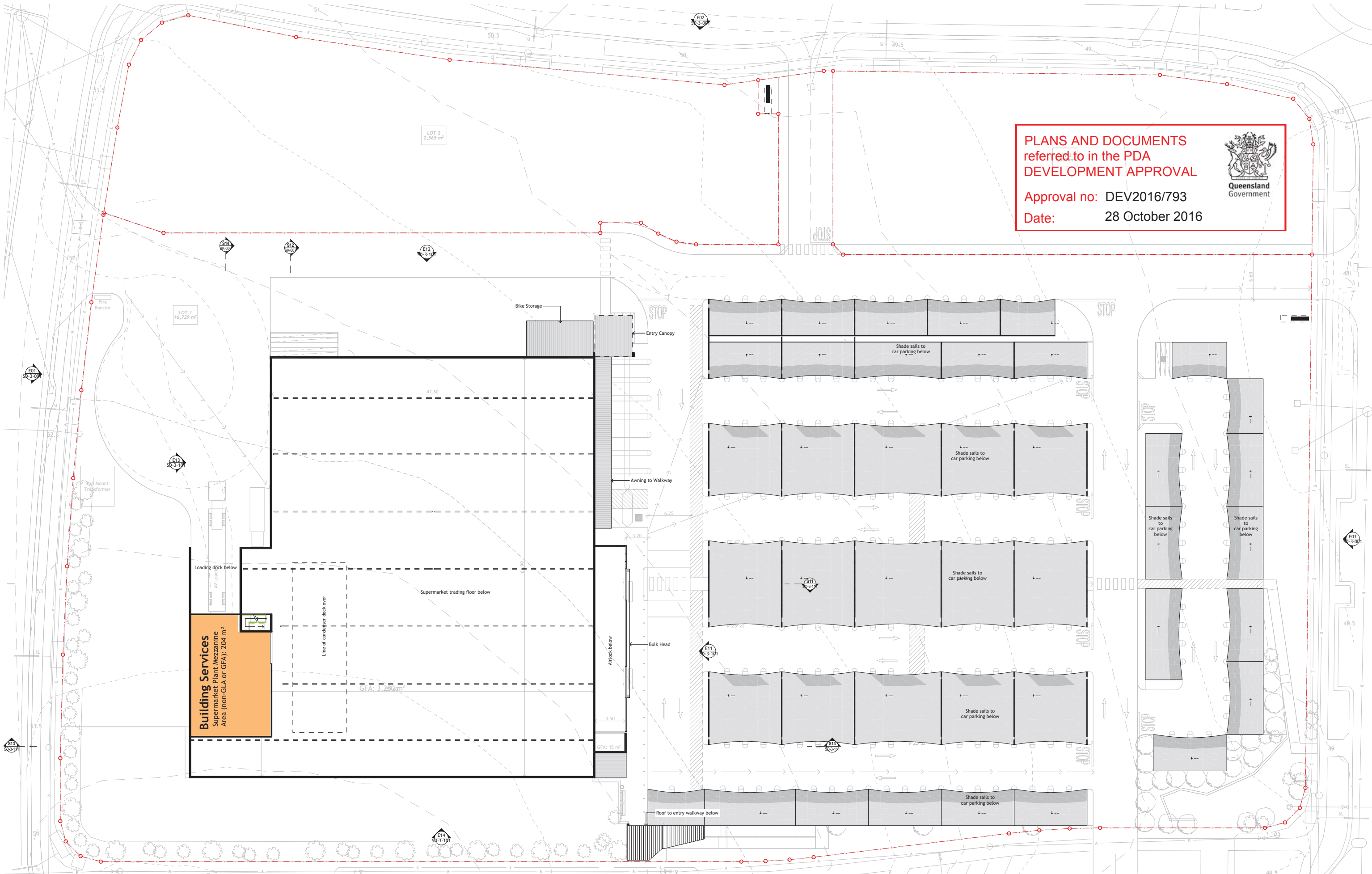
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A	22/07/2016 Issue For DA Approval

DRAWING DETAILS	
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SCALE	PUBLISH DATE
1:250	A1 22/07/2016
FILE #	DRAWING #
248-14	DA-2-101
REVISION	
A	

BY Yarrabilba Village Centre
SK

DRAWING DESCRIPTION
Stage One Retail Level
Floor Plan

DRAWING DETAILS
N
SK
SCALE 1:250
FILE # 248-14
DRAWING # DA-2-101
REVISION A



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BY SK Yarrabilba Village Centre

DRAWING DESCRIPTION
Stage One Mezzanine Floor Plan

DRAWING DETAILS

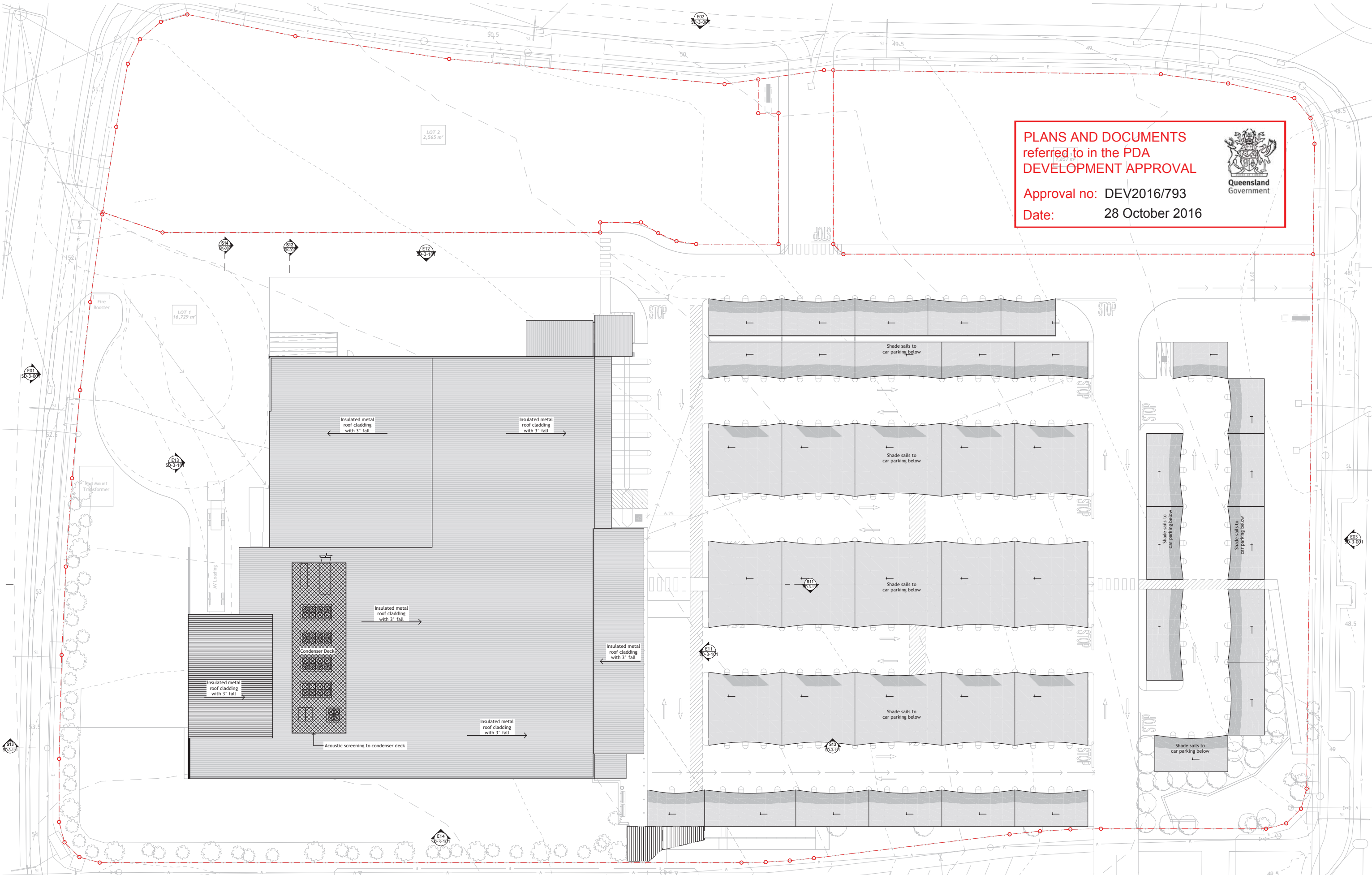
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SHEET A1 PUBLISH DATE 22/07/2016

FILE #	DRAWING #	REVISION
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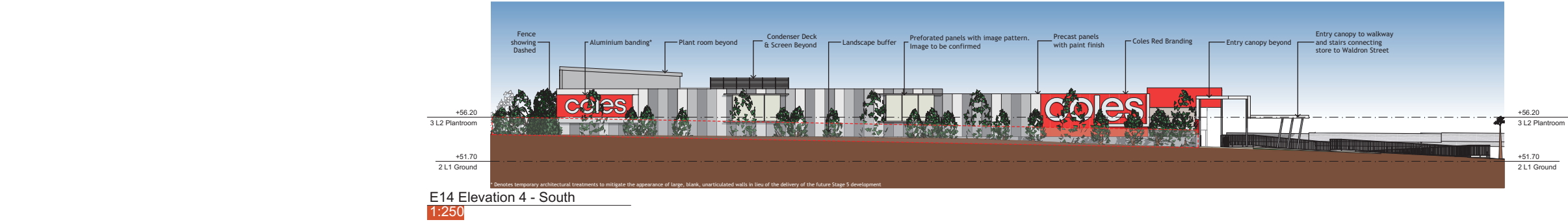
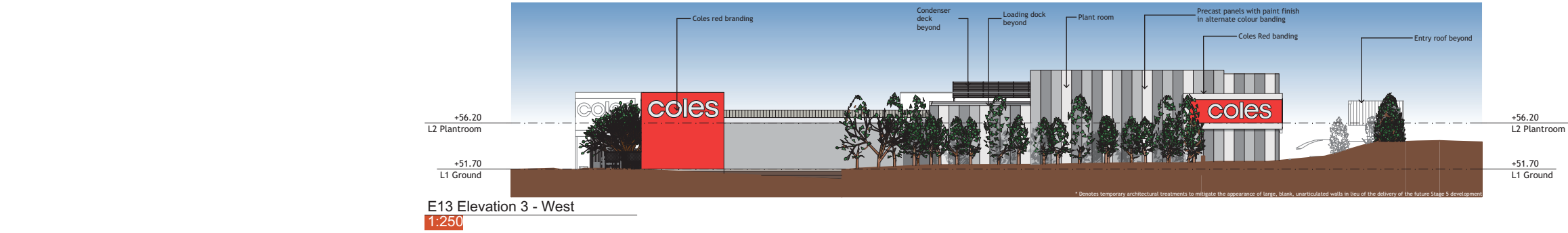
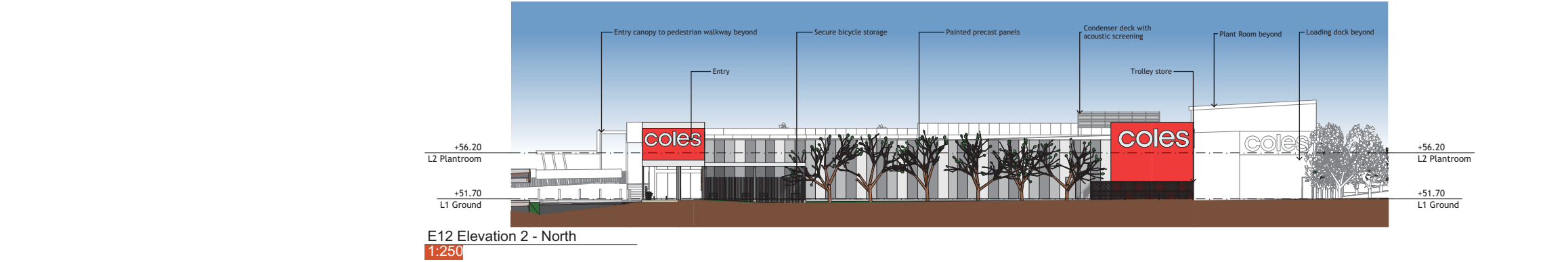
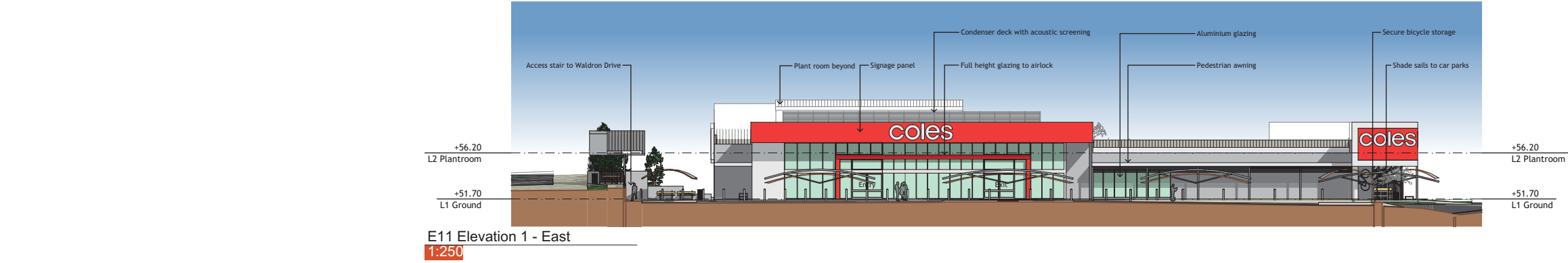
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Yarrabilba Village Centre

Stage One Roof Plan

DRAWING DESCRIPTION

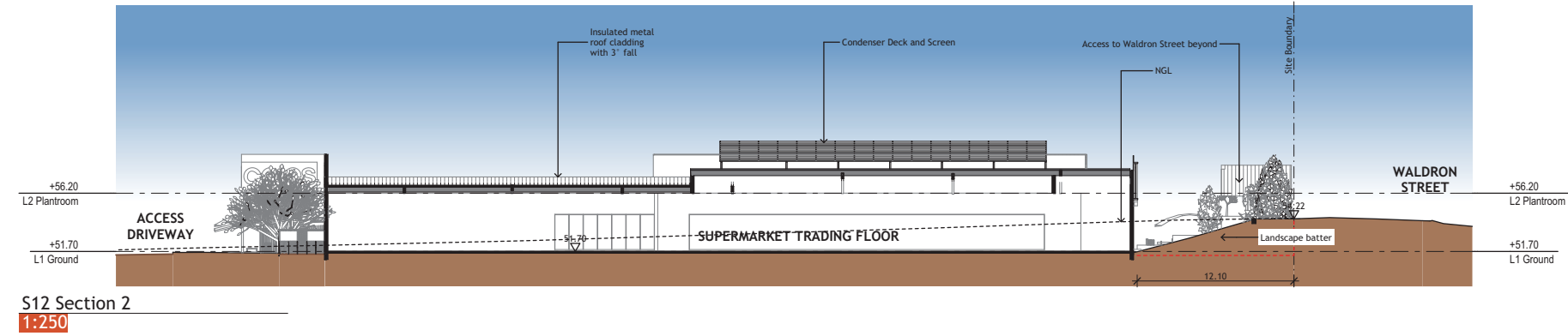
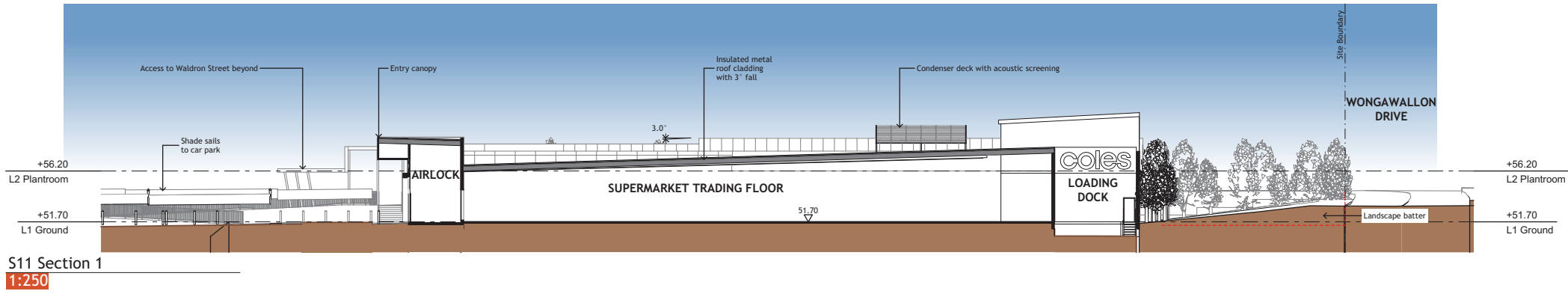


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