

APPENDIX C

PROPOSAL PLANS



g a s m a n
development
perspectives

planning
environment
landscape
engineering
survey

Proposed industrial development

6-10 Eastridge Street Stapylton



1 location plan/satellite imagery
SCALE 1:500

background image source: <https://www.nearmap.com/au/en>

site information

site address 6-10 Eastridge Street Stapylton
QLD, 4306

parcel information Lot 111 & 113, SP316137
local government area - gold coast council

drawing schedule

A0001	cover page and drawing schedule
A1001	proposed site plan
A1002	proposed roof plan
A1003	site cover calculations
A1004	site impervious area
A1005	site tua calculations
A2101	floor plan - ground floor
A2102	floor plan - mezzanine
A3001	elevations 1
A3101	sections 1
A4001	perspectives 1
A4002	perspectives 2

note:
background aerial image source has been provided to communicate existing surrounding amenities only, nearmaps aerial image is indicative only and not shown to scale.

DA ISSUE

P5	21/02/25	Revised DA Issue
P4	16/01/25	Revised DA Issue
P3	05/12/24	Revised DA Issue
P2	29/11/24	Revised DA Issue
P1	25/11/24	DA Issue

issue date revision

job no.

2499



site information

TUA (total usable area)			site area	6,477m ²
warehouse 1			developable area	6,061m ²
ground	43m ²		excl. retaining zone	94m ²
mezzanine	93m ²		hardstand area	2,466m ²
warehouse 2			GBA (incl. loading zone)	
ground	44m ²		warehouse 1	87m ²
mezzanine	93m ²		ground	102m ²
warehouse 3			warehouse 2	87m ²
ground	44m ²		ground	99m ²
mezzanine	93m ²		warehouse 3	87m ²
warehouse 4			mezzanine	99m ²
ground	38m ²		warehouse 4	87m ²
mezzanine	94m ²		ground	99m ²
warehouse 5			warehouse 5	79m ²
ground	338m ²		ground	99m ²
mezzanine	149m ²		warehouse 6	8m ²
warehouse 6			PWD	
ground	162m ²		warehouse 7	421m ²
mezzanine	96m ²		ground	151m ²
warehouse 7			warehouse 8	245m ²
ground	112m ²		mezzanine	100m ²
mezzanine	96m ²		warehouse 9	170m ²
warehouse 8			ground	100m ²
ground	112m ²		warehouse 10	170m ²
mezzanine	96m ²		mezzanine	100m ²
warehouse 9			warehouse 11	256m ²
ground	173m ²		ground	100m ²
mezzanine	97m ²		mezzanine	100m ²
warehouse 10			warehouse 12	256m ²
ground	173m ²		ground	100m ²
mezzanine	97m ²		mezzanine	100m ²
warehouse 11			warehouse 11	421m ²
ground	336m ²		ground	151m ²
mezzanine	146m ²		mezzanine	151m ²
warehouse 12			warehouse 12	700m ²
ground	609m ²		ground	200m ²
mezzanine	180m ²		mezzanine	200m ²
total TUA			total GBA	4,387m ²
	3,515m ²		total site yield	72.4%
			total GBA / developable area	

GFA (excl. loading zones)

warehouse 1	62m ²	
ground	102m ²	
mezzanine		
warehouse 2	62m ²	
ground	99m ²	
mezzanine		
warehouse 3	62m ²	
ground	99m ²	
mezzanine		
warehouse 4	54m ²	
ground	99m ²	
mezzanine		
PWD	8m ²	
warehouse 5	361m ²	
ground	151m ²	
mezzanine		
warehouse 6	185m ²	
ground	100m ²	
mezzanine		
warehouse 7	133m ²	
ground	100m ²	
mezzanine		
warehouse 8	133m ²	
ground	100m ²	
mezzanine		
warehouse 9	196m ²	
ground	100m ²	
mezzanine		
warehouse 10	196m ²	
ground	100m ²	
mezzanine		
warehouse 11	361m ²	
ground	151m ²	
mezzanine		
warehouse 12	640m ²	
ground	200m ²	
mezzanine		
total GFA		3,853m ²
total site yield		63.6%
total GFA / developable area		

carparks required

warehouse:	44
1/50m ² < 500m ² GFA	
1/100m ² > 500m ² GFA	
+ 2 per tenancy/site	
total:	68

carparks provided

71 (including 1 PWD)	
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landscape provided

approx. 539m ² (approx 8.3%)	
taken from total site area & excl. retaining zone	

design vehicle/s

turning circles shown indicatively only	
and must be checked by traffic engineer	

MRV

8,800	
2,500	

legend

BR	bike rack
BR	manoeuvring bay
PMT	padmount transformer
PLD1	6mH x 5.0mW panel lift
PLD2	2.4mH x 4.7mW panel lift
RSD1	6mH x 5mW roller shutter
RSD2	5mH x 3.5mW roller shutter

P8

21/02/25	Revised DA issue
16/01/25	Revised DA issue
05/12/24	Revised DA issue
03/12/24	issue for coordination
03/12/24	for client review
02/12/24	for client review
29/11/24	Revised DA issue
25/11/24	DA issue

issue

date	revision
21/02/25	1

job no.

2499

homestead drive

existing watercourse

eastridge street

Defined in the Brisbane City Plan Council Planning Scheme ePlan, Schedule 1 Definitions:

site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is -

- (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- (b) a basement that is completely below ground level and used for a car parking; or
- (c) the eaves of a building; or
- (d) a sun shade.

 hatch indicates area included in site cover calculation

warehouse

total site cover:	3,338m ²
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site area:	6,477m ²
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site cover percentage: 51.5%

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impervious area

impervious area, means the portion of the site, that will be covered by ground surfaces unable to be penetrated by water measured to its outermost projection.

warehouse 1

total impervious area: 2,508m²

hatch indicates area included in impervious area calculation (excluding retaining wall zone)

total building footprint: 2,987m²

hatch indicates area included in building footprint calculation

total landscaping: 539m²

hatch indicates area included in landscape calculation

building footprint
2,987m²

site impervious area
2,508m²

PMT
24m²

MSB

DA ISSUE

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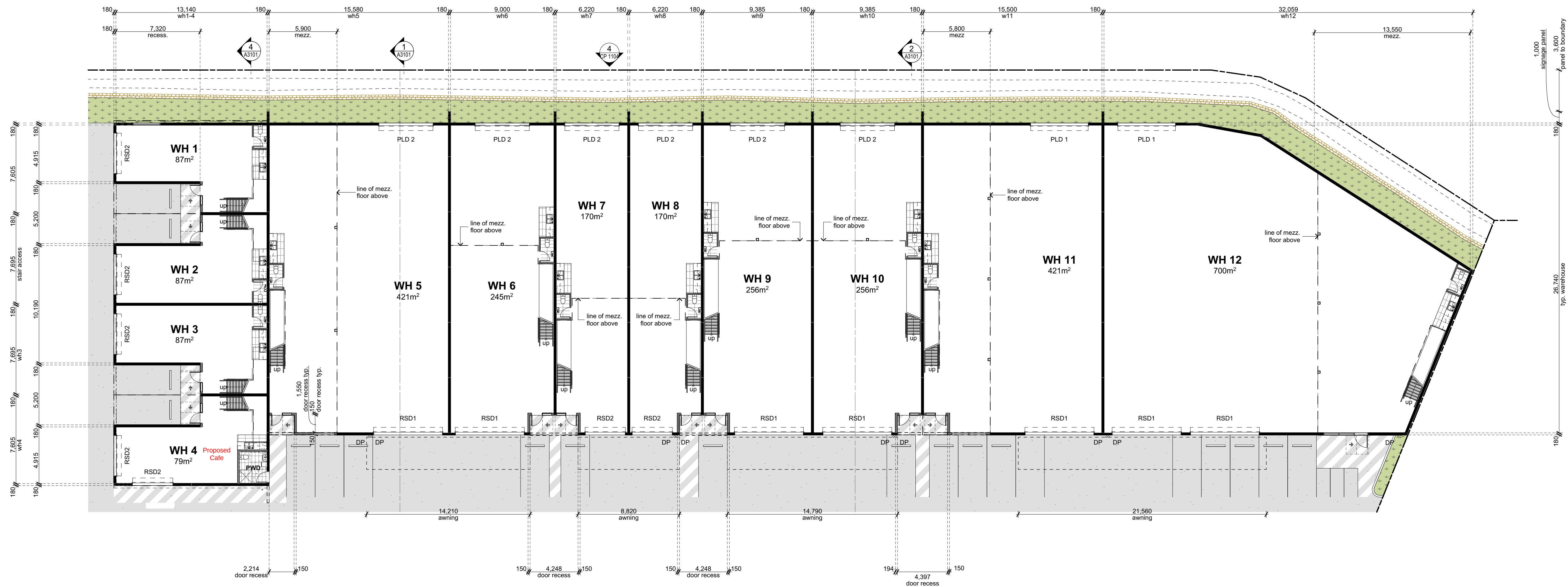
TUA calculations	
total area combined	Area (m²)
warehouse 01	137
warehouse 02	137
warehouse 03	137
warehouse 04	132
warehouse 05	487
warehouse 06	258
warehouse 07	208
warehouse 08	208
warehouse 09	270
warehouse 10	270
warehouse 11	482
warehouse 12	789
	3,515 m²

furniture legend

furniture layout shown
indicatively only. client to supply
and install all furniture

indicates circulation space
to accessible doors to be
in accordance with
AS1428.1-2009

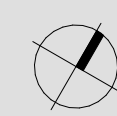
indicates 900 x 900
circulation space for
people with ambulant
disabilities to be in
accordance with
AS1428.1-2009



DA ISSUE

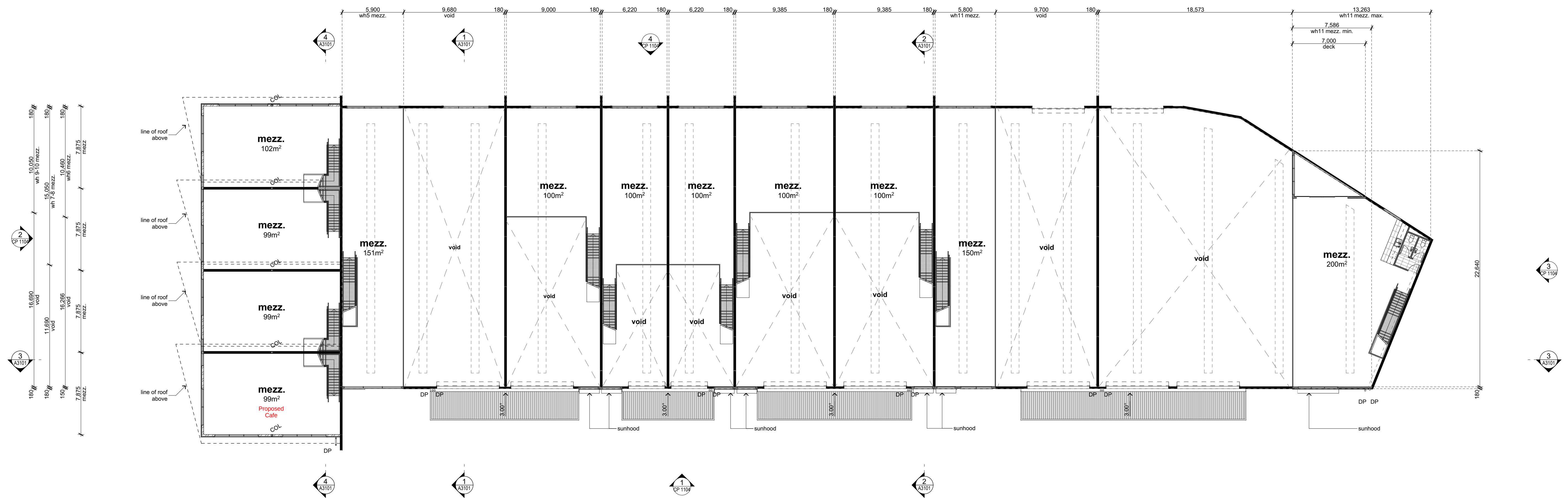
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2499



|| indicates circulation space
to accessible doors to be
in accordance with
AS1428.1-2009

indicates 900 x 900
circulation space for
people with ambulant
disabilities to be in
accordance with
AS1428.1-2009

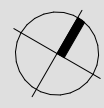


DATA ISSUE

P5	21/02/25	Revised DA issue
P4	16/01/25	Revised DA issue
P3	05/12/24	Revised DA Issue
P2	29/11/24	Revised DA Issue
P1	25/11/24	DA Issue
sub	date	revision

b no. _____

2499



legend

- BR bike rack
MVB manoeuvring bay
PLD1 6m x 5.0m panel lift door
PLD2 4.70m x 2.4m panel lift door
PMT padmount transformer
RSD1 6m x 5m roller shutter door
RSD2 3m x 5m roller shutter door
RSD3 3m x 2.4m roller shutter door
WH warehouse

- materials**
AFG aluminium framed glazing
MWS colorbond metal wall sheeting
MRS zincalume metal roof sheeting
PCP precast concrete panel
SOF1 soffit type 1
BC barge capping
BG box gutter
DP downpipe
EG eaves gutter
PWC polycarbonate wall cladding
RC ridge capping
TRS translucent roof sheet (minimum 10% of total warehouse roof area)

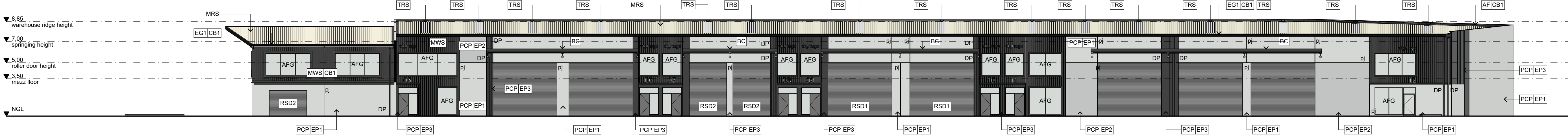
- finishes**
CB1 colorbond 1
CB1 COLORBOND: Monument
EP1 external paint finish-1
DULLUX: Vivid White: SW1G1: 94
EP2 external paint finish-2
DULLUX: Milton Moon: SNAG2: 50
EP3 external paint finish-3
DULLUX: Monument: C29:8
IP1 internal paint finish-1
DULLUX: Vivid White: SW1G1: 94

- fixtures**
B bollard
BC barge capping
BG box gutter
BR bike rack
COL column
to structural engineer's specification
DP1 downpipe type 1
DP2 downpipe type 2
EG eaves gutter
HR1 handrail type 1
HR2 handrail type 2
PJ panel joint
RWH rainwater head
WS wheel stop

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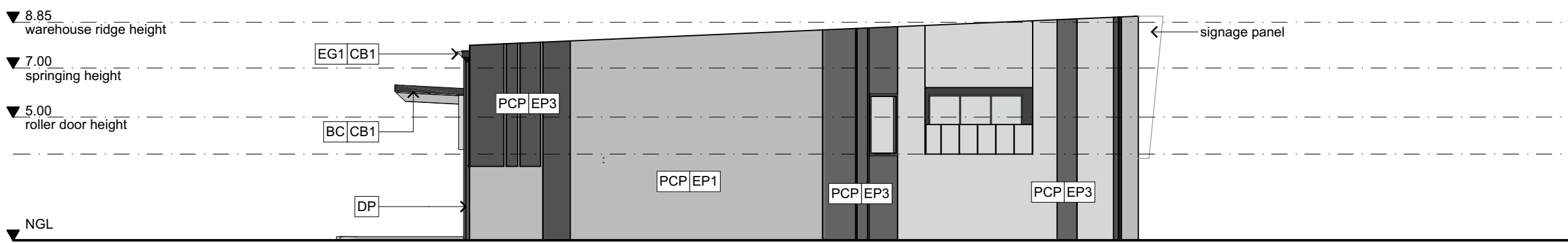
job no. **2499**



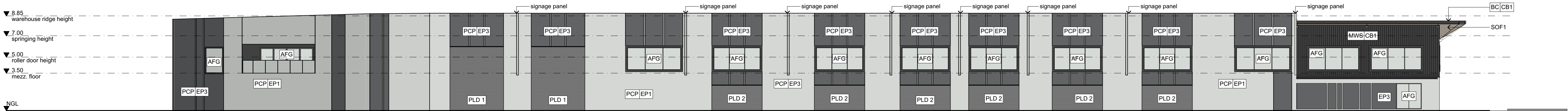
1 south elevation
SCALE 1:200



2 east elevation
SCALE 1:200



3 west elevation
SCALE 1:200



4 north elevation
SCALE 1:200

legend

BR	bike rack
MVB	manoeuvring bay
PLD1	6m x 5.0m panel lift door
PLD2	4.70m x 2.4m panel lift door
PMT	padmount transformer
RSD1	6m x 5m roller shutter door
RSD2	3m x 5m roller shutter door
RSD3	3m x 2.4m roller shutter door
WH	warehouse

materials

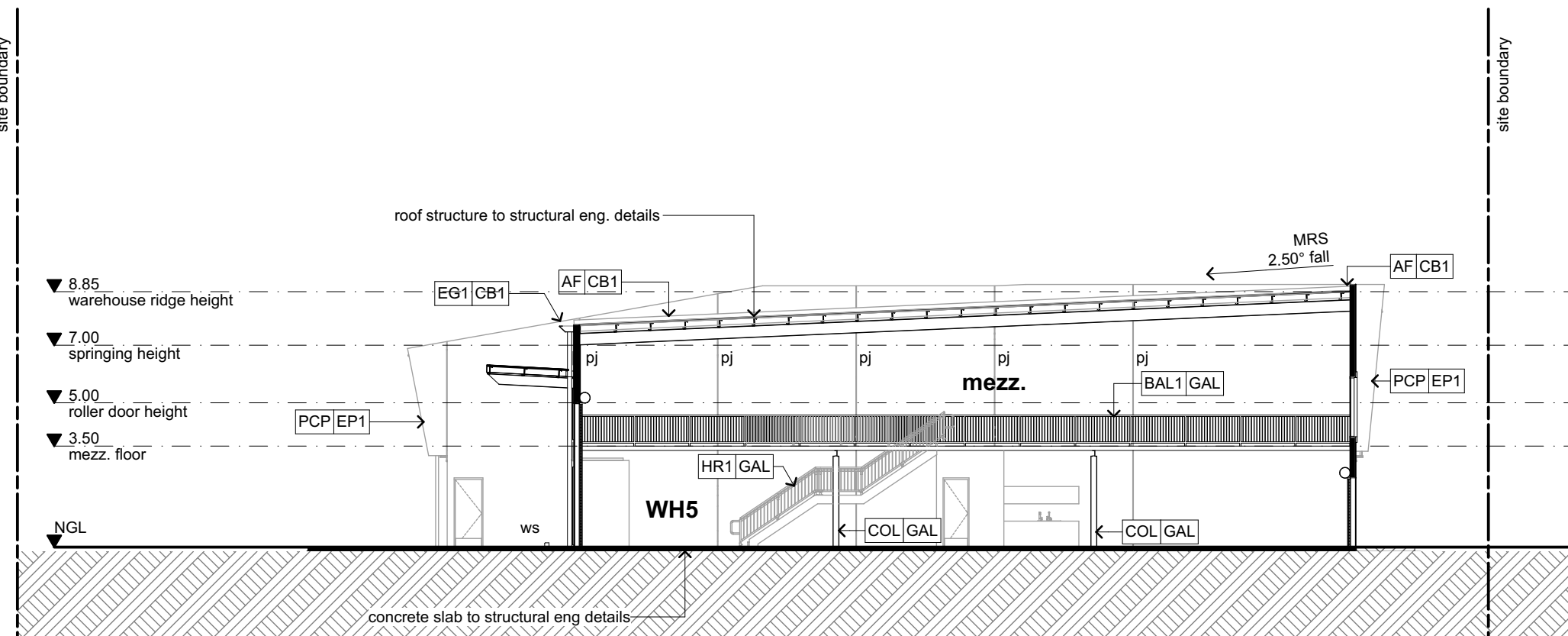
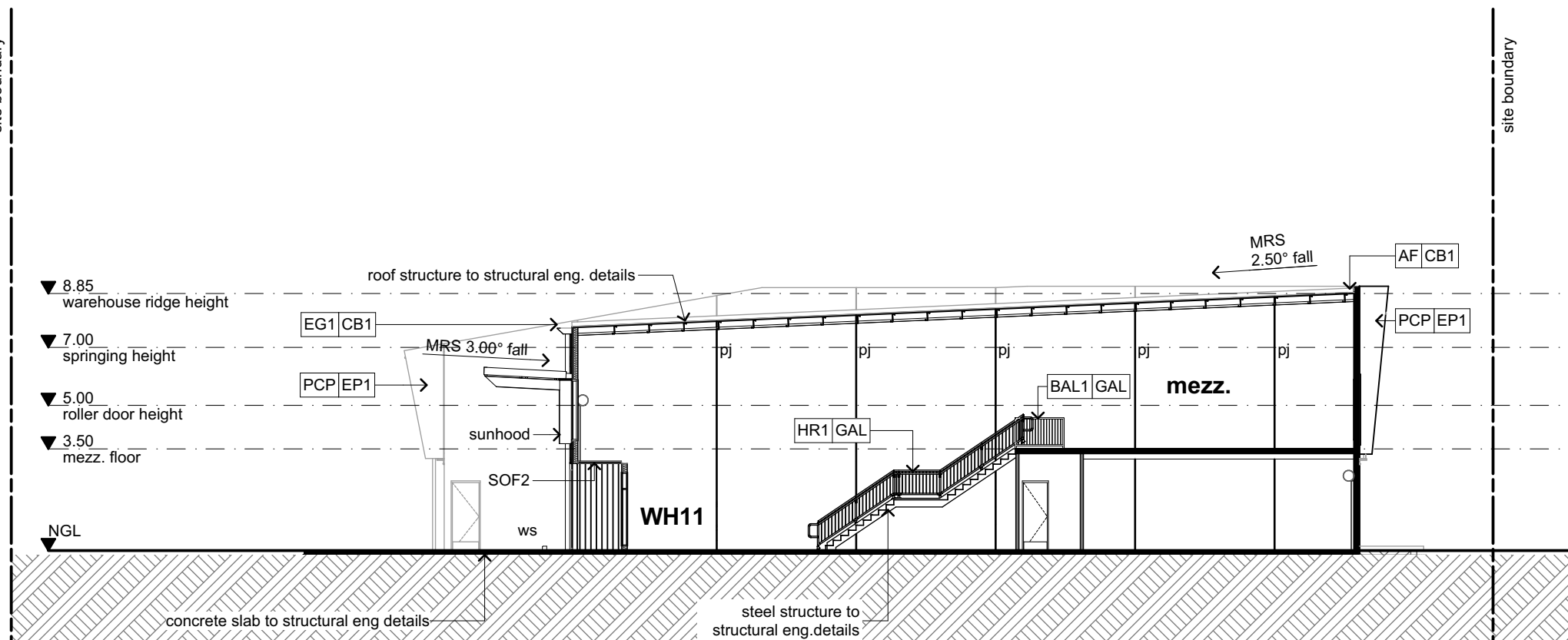
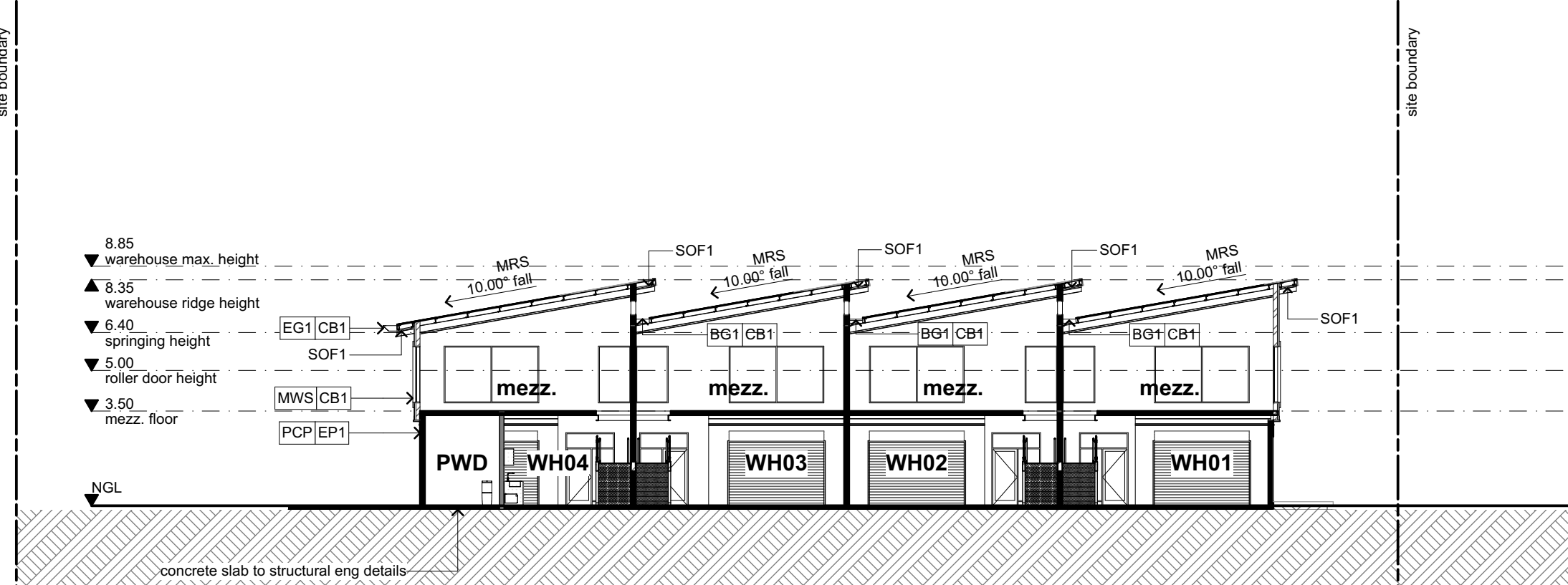
AFG	aluminium framed glazing
MWS	colorbond metal wall sheeting
MRS	zincalume metal roof sheeting
PCP	precast concrete panel
SOF1	soffit type 1
BC	barge capping
BG	box gutter
DP	downpipe
EG	eaves gutter
PWC	polycarbonate wall cladding
RC	ridge capping
TRS	translucent roof sheet (minimum 10% of total warehouse roof area)

finishes

CB1	colorbond 1
EP1	external paint finish-1 DULUX: Vivid White: SW1G1: 94
EP2	external paint finish-2 DULUX: Milton Moon: SNAGZ: 50
EP3	external paint finish-3 DULUX: Monument: C29:8
IP1	internal paint finish-1 DULUX: Vivid White: SW1G1: 94

fixtures

B	bollard
BC	barge capping
BG	box gutter
BR	bike rack
COL	column
	to structural engineer's specification
DP1	downpipe type 1
DP2	downpipe type 2
EG	eaves gutter
HR1	handrail type 1
HR2	handrail type 2
PJ	panel joint
RWH	rainwater head
WS	wheel stop

1 section 1
SCALE 1:2002 section 2
SCALE 1:2003 section 3
SCALE 1:2004 section 4
SCALE 1:200

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1 image 01



2 image 02

DA ISSUE



1 image 03



2 image 04

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