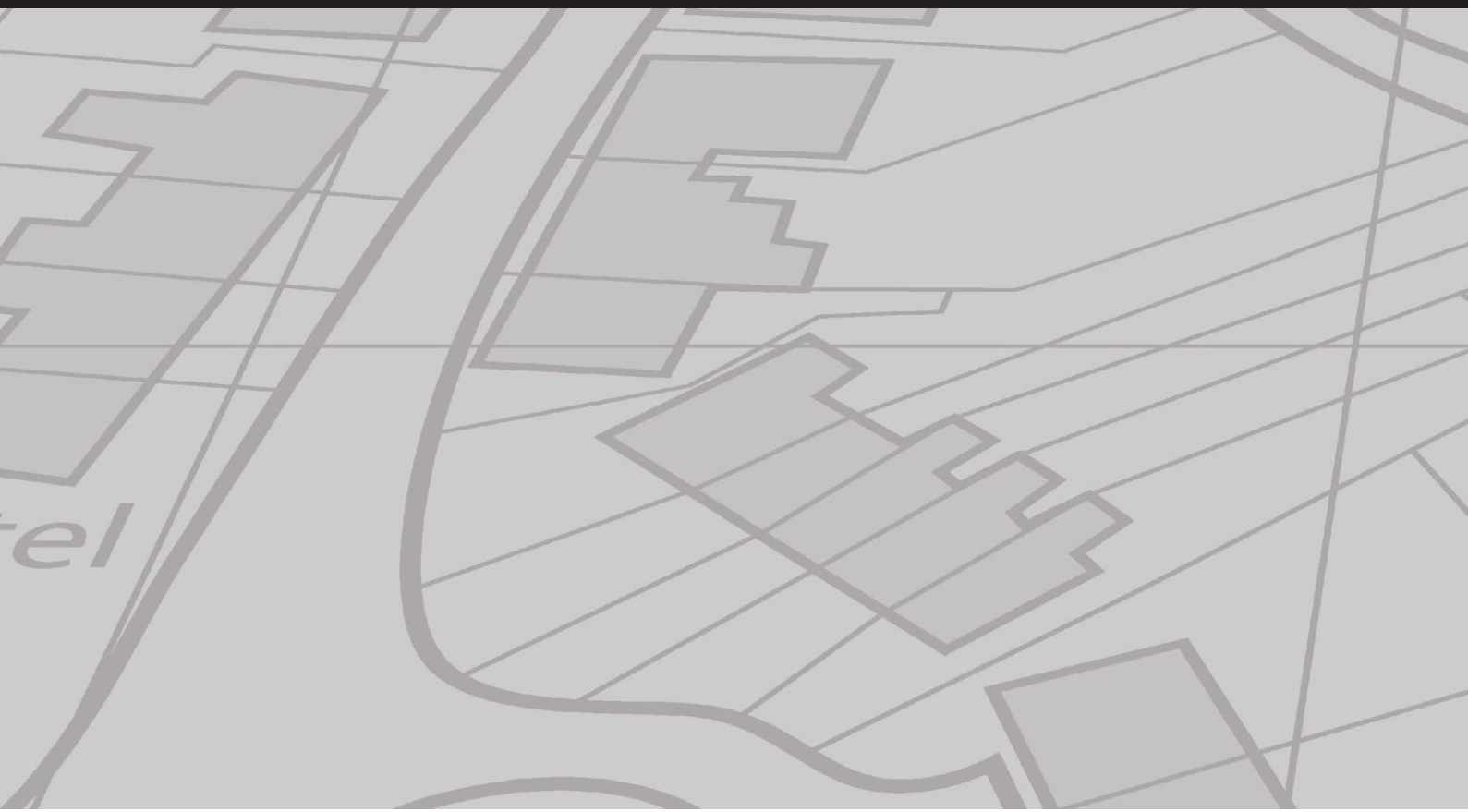
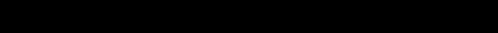
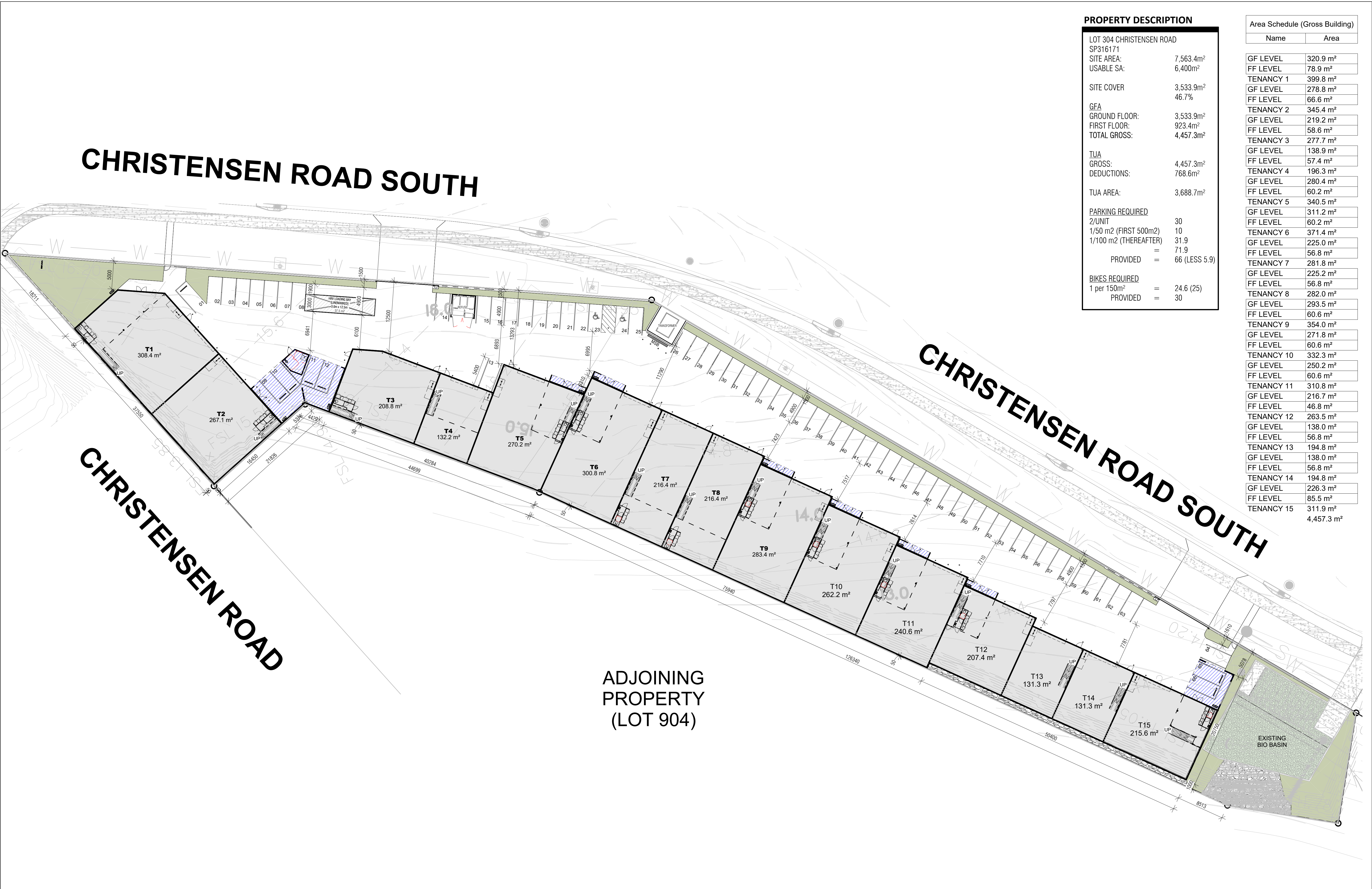




Section 3 PLANS



	REV.	DESCRIPTION	DATE	ISSUED BY	 1/19 Gateway Court, Coomera QLD 4209 QBA LICENCE NUMBER 15383037 ACN 668 144 965 ABN 92 668 144 965 www.victo.com.au	PROJECT:	PROPOSED INDUSTRY DEVELOPMENT	TITLE SHEET	SHEET No.	REV.
	A	DA ISSUE	29.01.26	JW		0-00	A			
		C:\Users\Josh\Victo Construction Pty Ltd\VICTO - 7. DESIGN\1. PROJECTS\Lot 304 Christensen Road\1_Design Docs\1_Architectural\DA_304 CHRISTENSEN ROAD_29.01.26.rvt				CLIENT:	VICTO	DA APPLICATION	PROJECT No.	2602

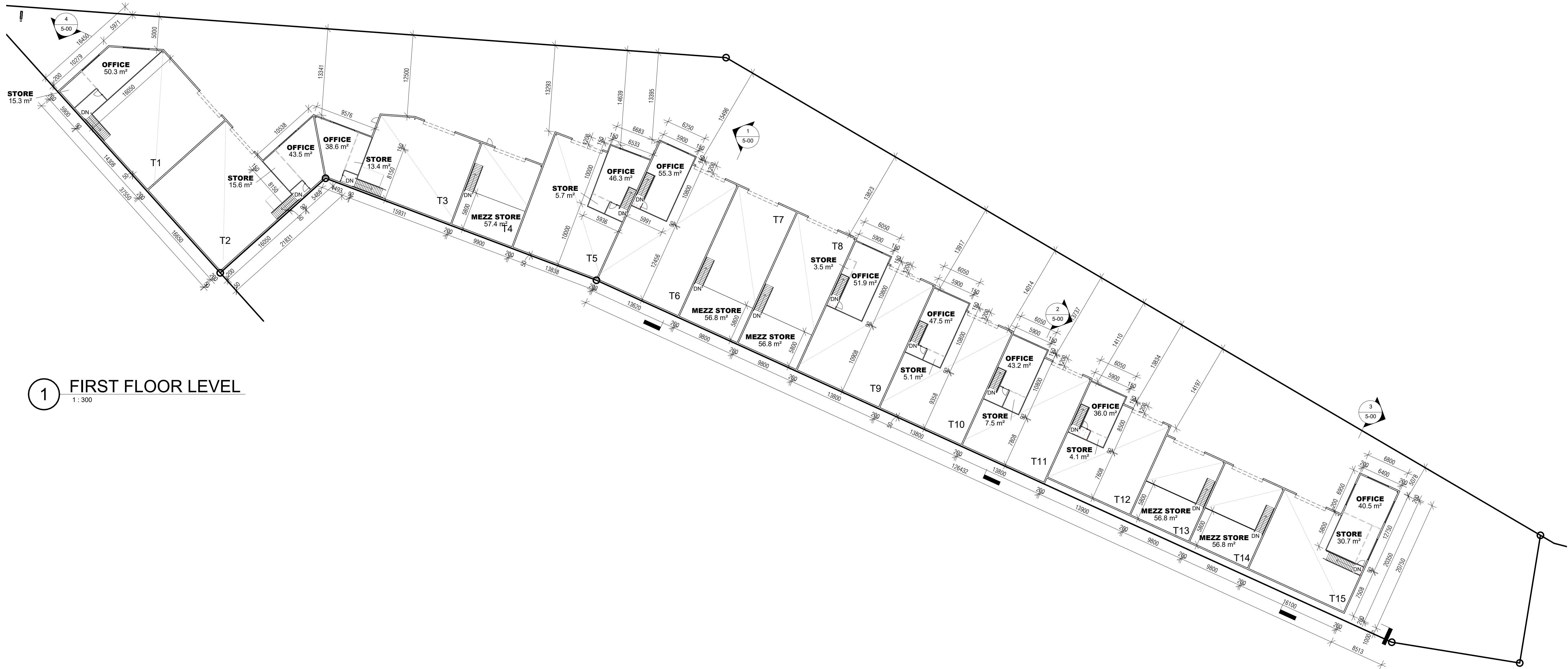


PROPERTY DESCRIPTION	
LOT 304 CHRISTENSEN ROAD	
SP316171	
SITE AREA:	7,563.4m ²
USABLE SA:	6,400m ²
SITE COVER	3,533.9m ²
	46.7%
GFA	
GROUND FLOOR:	3,533.9m ²
FIRST FLOOR:	923.4m ²
TOTAL GROSS:	4,457.3m ²
TUA	
GROSS:	4,457.3m ²
DEDUCTIONS:	768.6m ²
TUA AREA:	3,688.7m ²
PARKING REQUIRED	
2/UNIT	30
1/50 m2 (FIRST 500m2)	10
1/100 m2 (THEREAFTER)	31.9
	71.9
PROVIDED	= 66 (LESS 5.9)
BIKES REQUIRED	
1 per 150m ²	= 24.6 (25)
PROVIDED	= 30

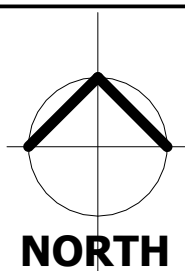
Area Schedule (Gross Building)	
Name	Area
GF LEVEL	320.9 m ²
FF LEVEL	78.9 m ²
TENANCY 1	399.8 m ²
GF LEVEL	278.8 m ²
FF LEVEL	66.6 m ²
TENANCY 2	345.4 m ²
GF LEVEL	219.2 m ²
FF LEVEL	58.6 m ²
TENANCY 3	277.7 m ²
GF LEVEL	138.9 m ²
FF LEVEL	57.4 m ²
TENANCY 4	196.3 m ²
GF LEVEL	280.4 m ²
FF LEVEL	60.2 m ²
TENANCY 5	340.5 m ²
GF LEVEL	311.2 m ²
FF LEVEL	60.2 m ²
TENANCY 6	371.4 m ²
GF LEVEL	225.0 m ²
FF LEVEL	56.8 m ²
TENANCY 7	281.8 m ²
GF LEVEL	225.2 m ²
FF LEVEL	56.8 m ²
TENANCY 8	282.0 m ²
GF LEVEL	293.5 m ²
FF LEVEL	60.6 m ²
TENANCY 9	354.0 m ²
GF LEVEL	271.8 m ²
FF LEVEL	60.6 m ²
TENANCY 10	332.3 m ²
GF LEVEL	250.2 m ²
FF LEVEL	60.6 m ²
TENANCY 11	310.8 m ²
GF LEVEL	216.7 m ²
FF LEVEL	46.8 m ²
TENANCY 12	263.5 m ²
GF LEVEL	138.0 m ²
FF LEVEL	56.8 m ²
TENANCY 13	194.8 m ²
GF LEVEL	138.0 m ²
FF LEVEL	56.8 m ²
TENANCY 14	194.8 m ²
GF LEVEL	226.3 m ²
FF LEVEL	85.5 m ²
TENANCY 15	311.9 m ²
	4,457.3 m ²



DA APPLICATION



1 FIRST FLOOR LEVEL
1: 300



REV.	DESCRIPTION	DATE	ISSUED BY
A	DA ISSUE	29.01.26	JW

0 15m 30m
Scale 1: 300 @ A1 (1: 600 @ A3)
C:\Users\Josh\Victo Construction Pty Ltd\VICTO - 7. DESIGN\1. PROJECTS\Lot 304 Christensen Road\1. Design Docs\1. Architectural\DA_304 CHRISTENSEN ROAD_29.01.26.rvt

VICTO

1/19 Gateway Court, Coomera QLD 4209
QBA LICENCE NUMBER 15383037
ACN 668 144 965
ABN 92 668 144 965
www.victo.com.au

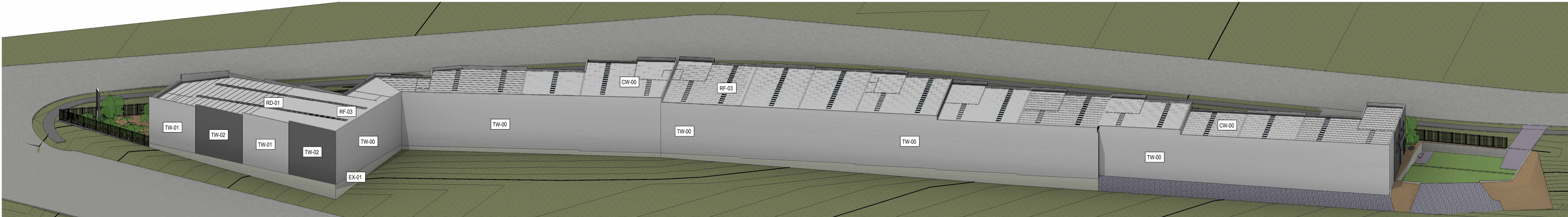
PROJECT: PROPOSED INDUSTRY DEVELOPMENT
ADDRESS: LOT 304 CHRISTENSEN ROAD
CLIENT: VICTO

FIRST FLOOR PLAN
DA APPLICATION

SHEET No. REV.
1-20 A
PROJECT No.
2602



1 BUILDING ISOMETRIC 1



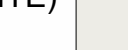
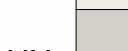
2 BUILDING ISOMETRIC 2

Multi-Category Material Takeoff External				
Material: Keynote	Material: Description	Material: Manufacturer	Material: Comments	Material: Model
CW-00	ROOF SHEETING	ZINCLUME	-	-
DT-01	FEATURE COLOUR 1 - TENANCY SIGNAGE	DULUX	LEXICON (WHITE)	-
DT-02	GUTTERS	COLORBOND	MONUMENT	-
G-02	EXTERNAL GATES	-	BLACK	-
GL-01	EXTERNAL GLAZING	SUNERGY	GREY	-
RD-01	ROLLER DOOR	COLORBOND	MONUMENT	-
TW-00	TILT WALL - UNPAINTED FINISH	-	-	-
TW-03	PAINTED FINISH COLOUR 3	DULUX	BILBY	-
WF-01	WINDOW/DOOR FRAME	COLORBOND	MONUMENT	-

ANNOTATION SCHEDULE	
CW-00	EXTERNAL ROOF SHEETING
D-02	DOOR FINISH
EX-01	EXPOSED STRUCTURE
GL-01	GLASS COLOUR 1
RD-01	ROLLER DOOR - FINISH COLOUR 1
RF-03	SC 3050gsm FR50 TRANSLUCENT ROOF SHEETING PANELS AS SHOWN
TW-00	TILT WALL - UNPAINTED FINISH
TW-01	TILT WALL - PAINTED FINISH COLOUR 1
TW-02	TILT WALL - PAINTED FINISH COLOUR 2
TW-03	TILT WALL - PAINTED FINISH COLOUR 3
TW-04	TILT WALL - PAINTED FINISH COLOUR 4

CW-00	MONOCLAD METAL ROOF SHEETING: ZINCLUME	
DT-01	LEXICON (WHITE)	
FC-02	COLOURBOND: SOUTHERLY	
RD-01	COLOURBOND: MONUMENT	
TW-01	DULUX: LEXICON (WHITE)	
TW-02	DULUX: SOUTHERLY	
TW-03	DULUX: BILBY	
WF-01	BLACK	



CW-00	MONOCLAD METAL ROOF SHEETING: ZINCLUME		TW-01	DULUX: LEXICON (WHITE)	
DT-01	LEXICON (WHITE)		TW-02	DULUX: SOUTHERLY	
FC-02	COLOURBOND: SOUTHERLY		TW-03	DULUX: BILBY	
RD-01	COLOURBOND: MONUMENT		WF-01	BLACK	

[illegible]



1 CHRISTENSEN ROAD SOUTH STREET ELE - PART 1



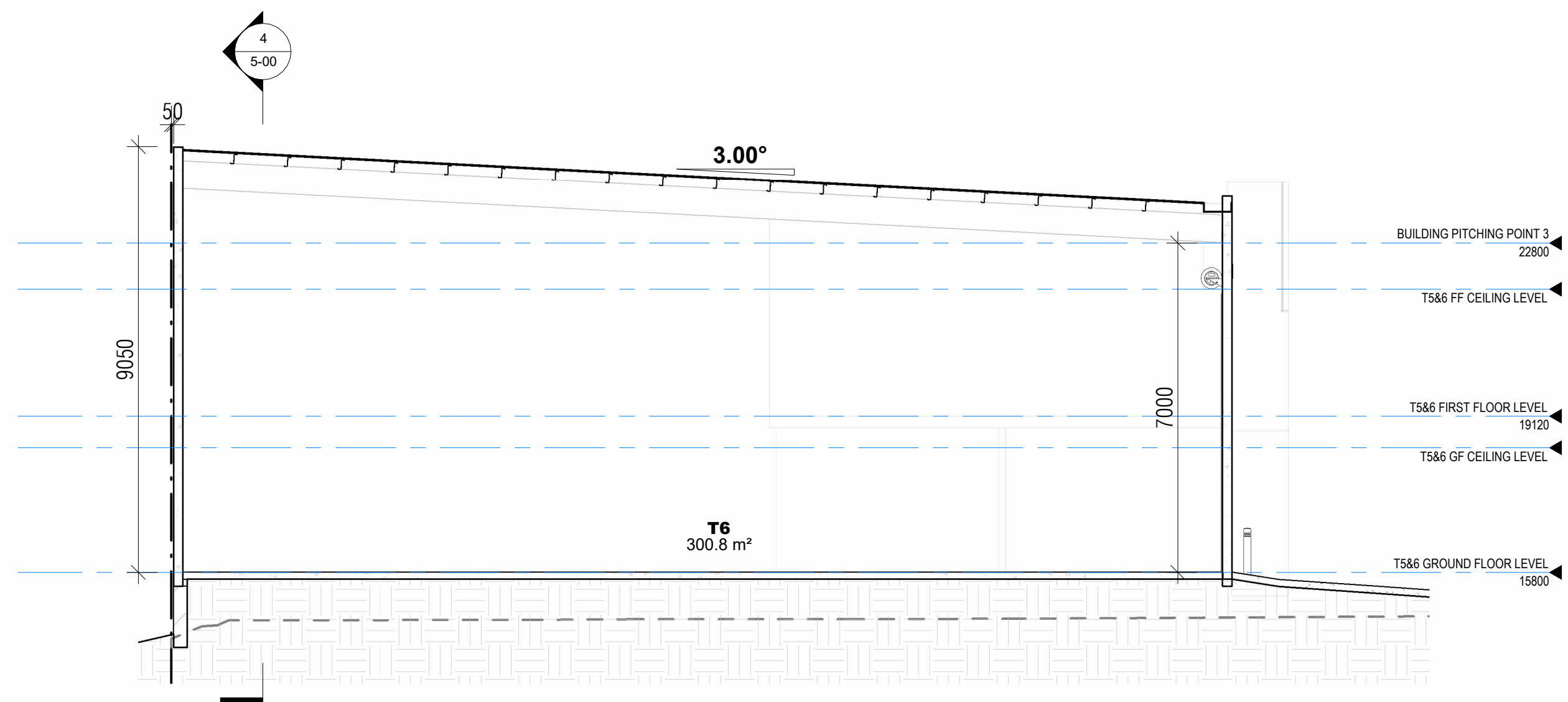
2 CHRISTENSEN ROAD SOUTH STREET ELE - PART 2



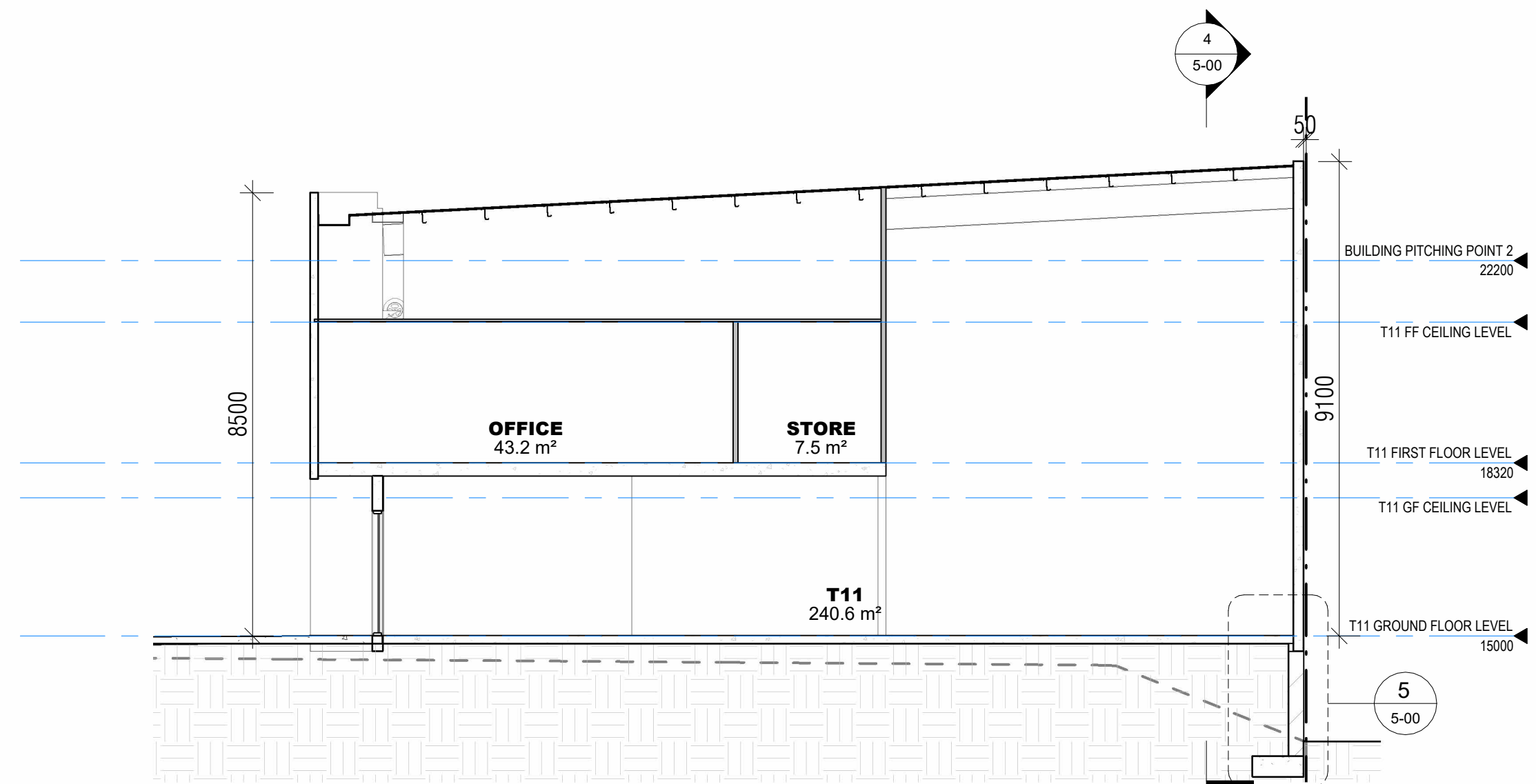
3 CHRISTENSEN ROAD SOUTH STREET ELE - PART 3

ANNOTATION SCHEDULE	
CW-00	EXTERNAL ROOF SHEETING
D-02	DOOR FINISH
DT-01	DETAIL COLOUR 1
FC-02	FEATURE COLOUR 2
GL-01	GLASS COLOUR 1
RD-01	ROLLER DOOR - FINISH COLOUR 1
RF-03	SC 3050gsm FR50 TRANSLUCENT ROOF SHEETING PANELS AS SHOWN
TW-01	TILT WALL - PAINTED FINISH COLOUR 1
TW-02	TILT WALL - PAINTED FINISH COLOUR 2
TW-03	TILT WALL - PAINTED FINISH COLOUR 3
TW-04	TILT WALL - PAINTED FINISH COLOUR 4

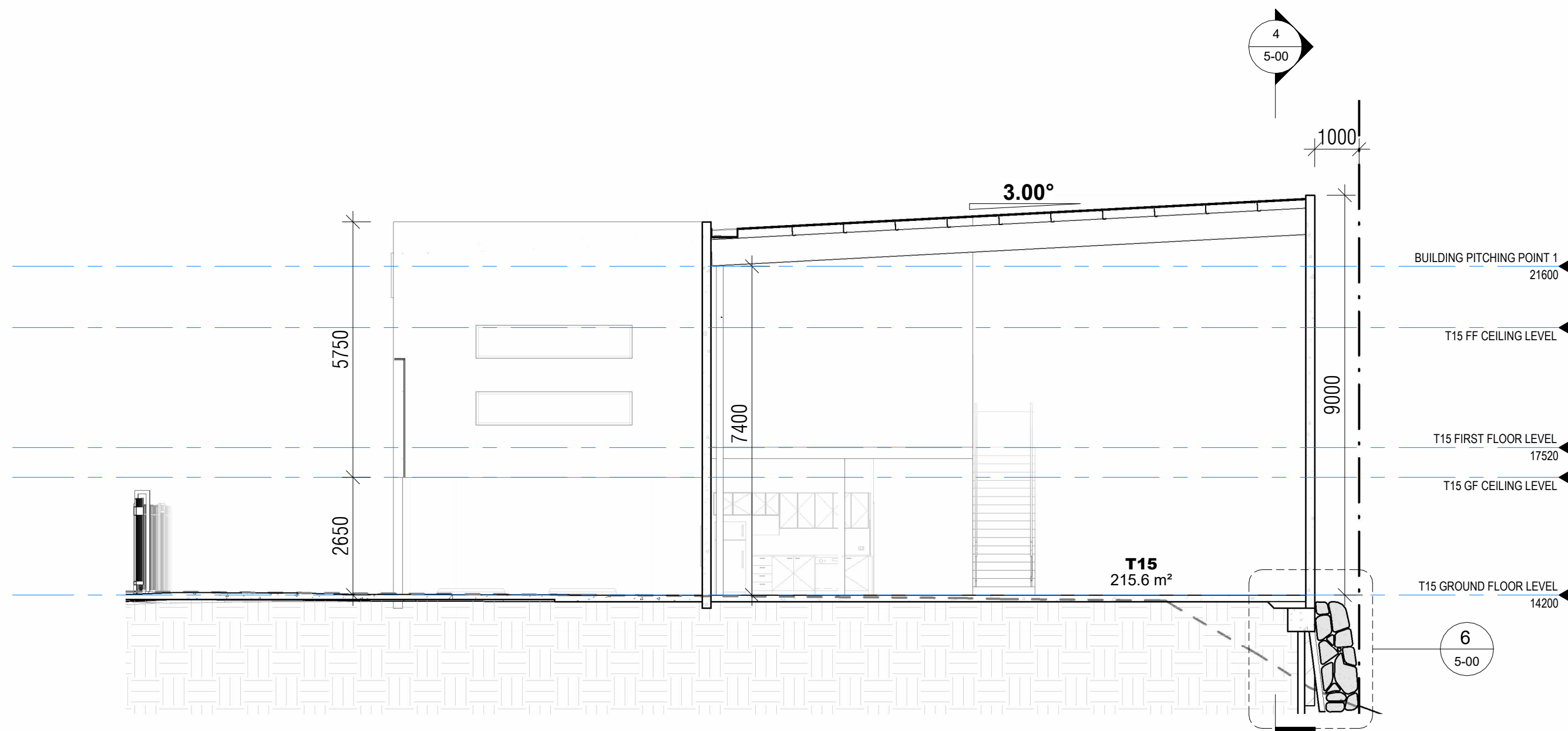
CW-00	MONOCLAD METAL ROOF SHEETING: ZINCLUME		TW-01	DULUX: LEXICON (WHITE)	
DT-01	LEXICON (WHITE)		TW-02	DULUX: SOUTHERLY	
FC-02	COLOURBOND: SOUTHERLY		TW-03	DULUX: BILBY	
RD-01	COLOURBOND: MONUMENT		WF-01	BLACK	



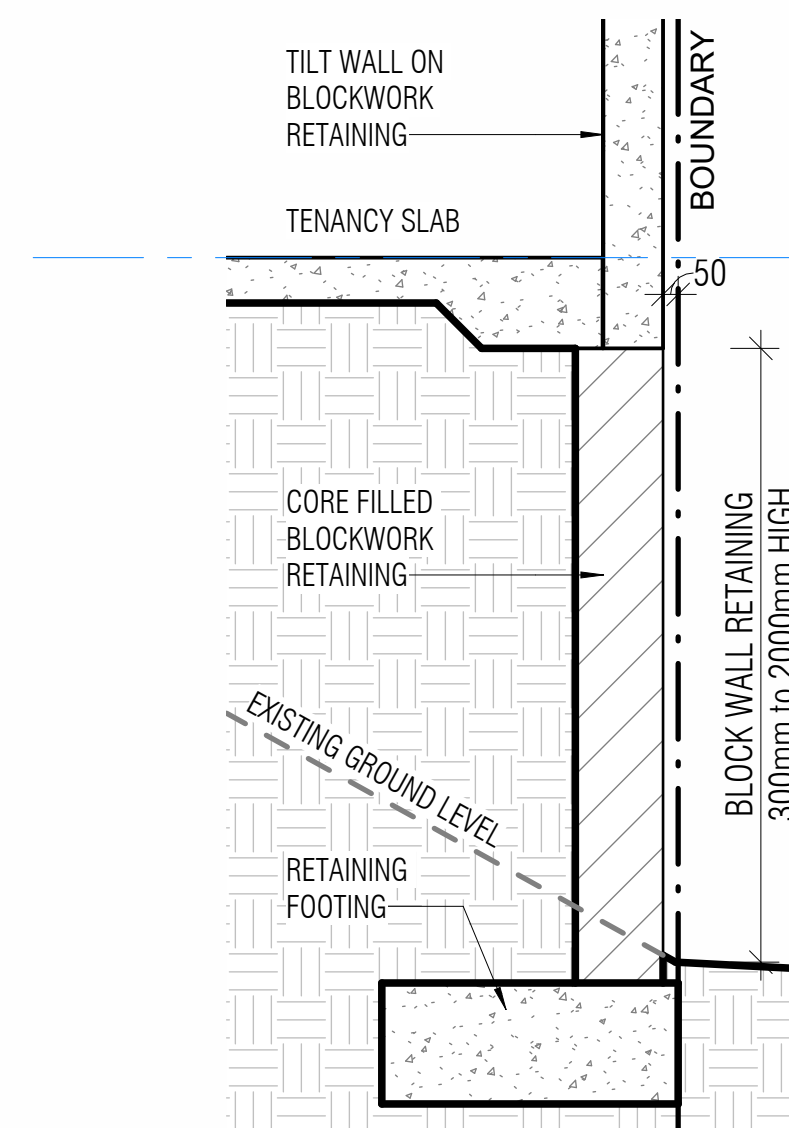
1 BUILDING SECTION 1
1 : 100



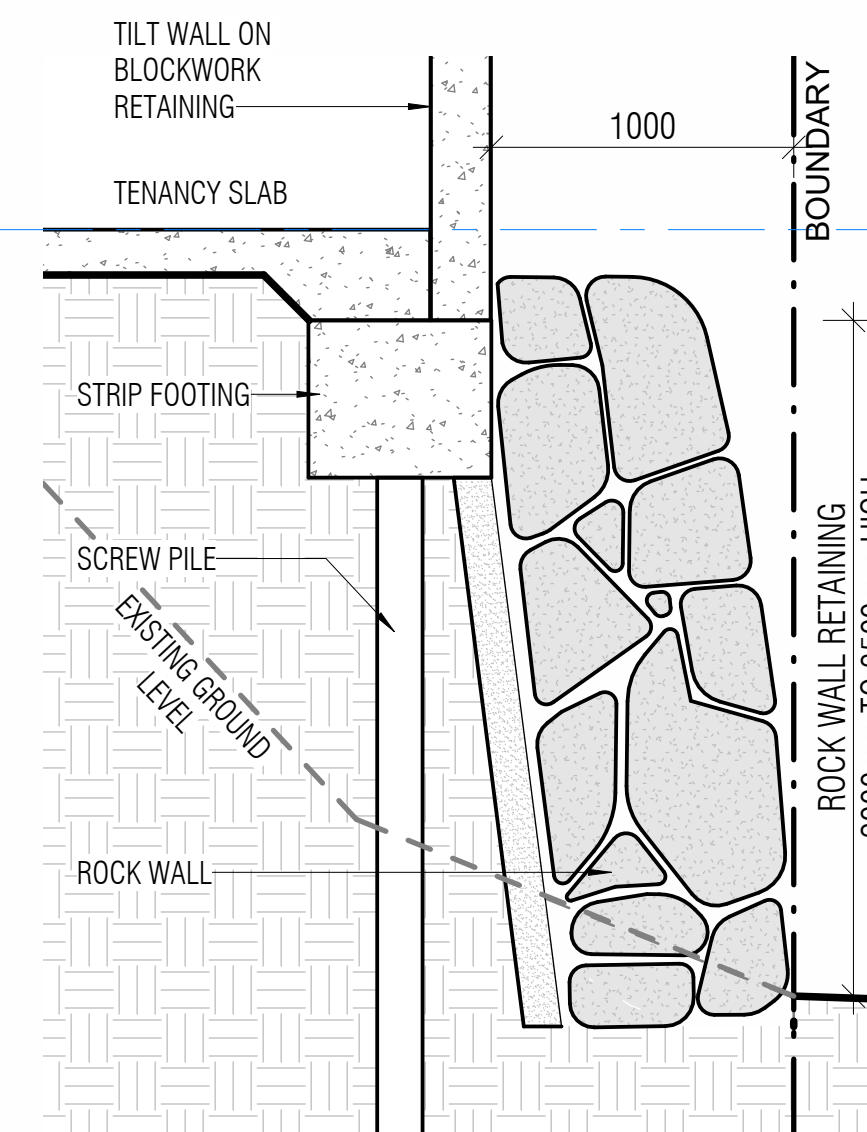
2 BUILDING SECTION 2
1 : 100



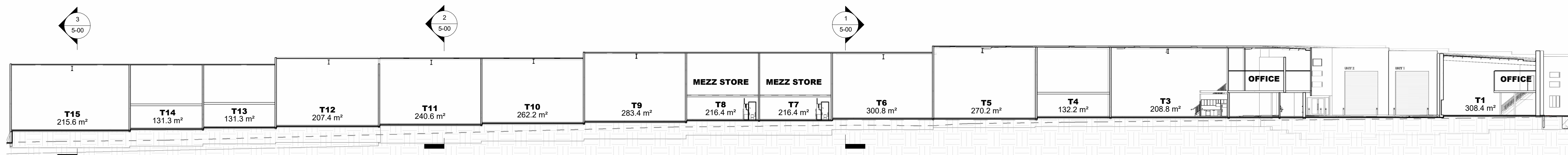
3 BUILDING SECTION 3
1 : 100



5 STANDARD BLOCK WALL RETAINING
1 : 25

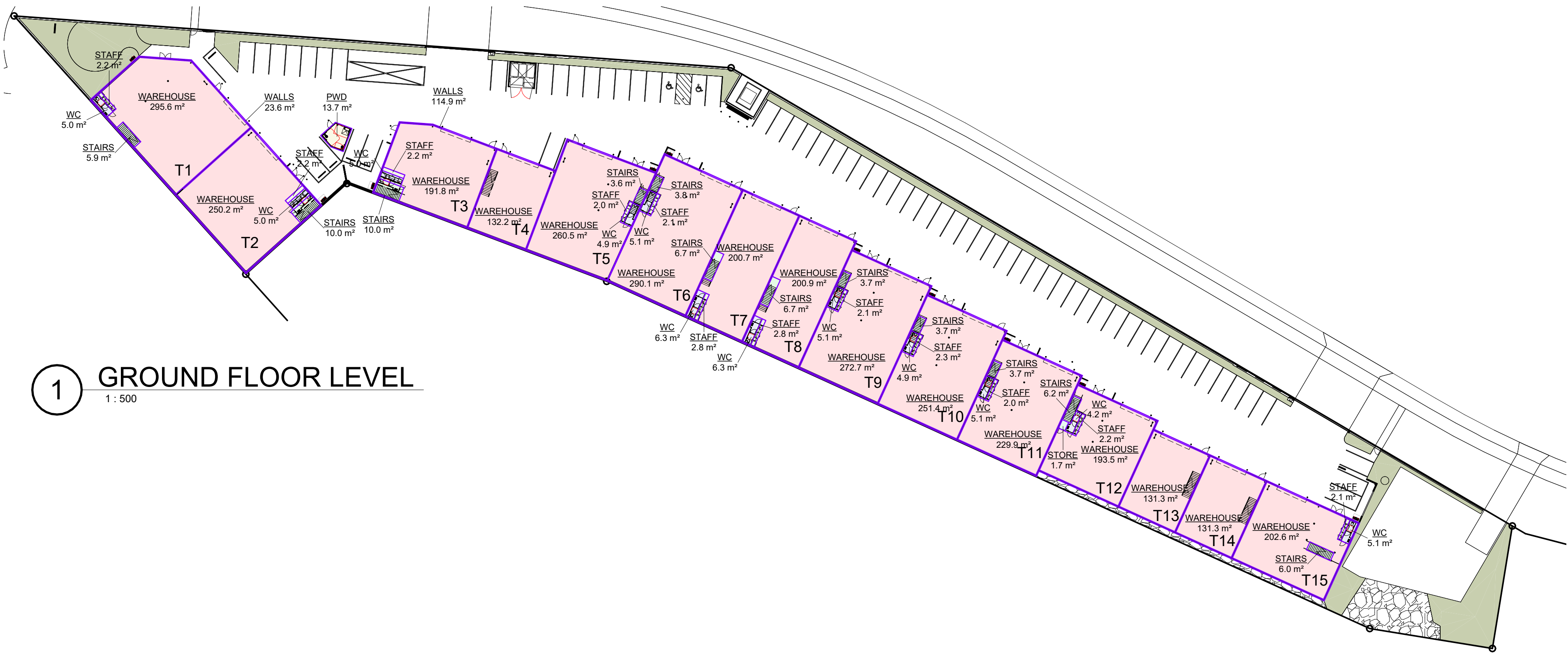


6 STANDARD ROCK WALL RETAINING
1 : 25

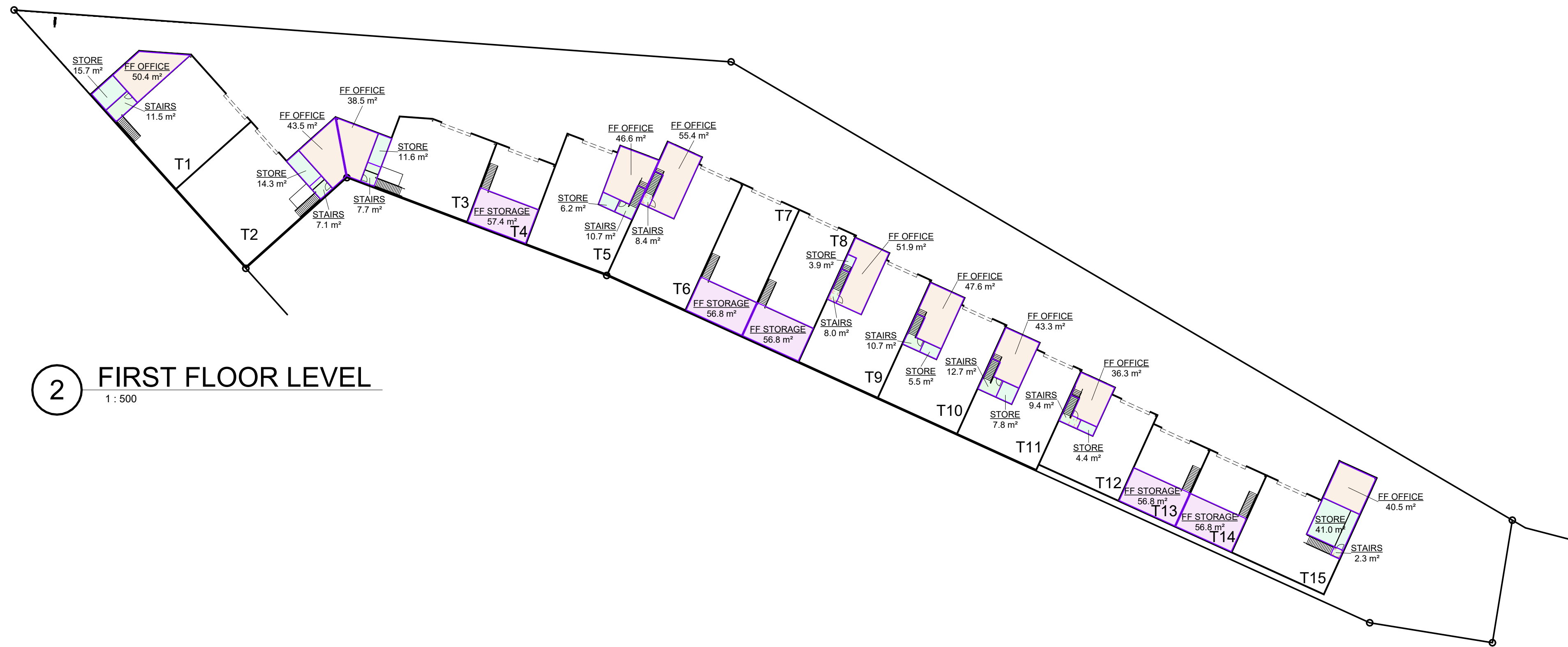


4 BUILDING SECTION 4
1 : 300





1 GROUND FLOOR LEVEL
1 : 500



2 FIRST FLOOR LEVEL
1 : 500

PROPERTY DESCRIPTION

LOT 304 CHRISTENSEN ROAD	
SP316171	
SITE AREA:	7,563.4m ²
USABLE SA:	6,400m ²
SITE COVER	3,533.9m ²
	46.7%
GFA	
GROUND FLOOR:	3,533.9m ²
FIRST FLOOR:	923.4m ²
TOTAL GROSS:	4,457.3m ²
TUA	
GROSS:	4,457.3m ²
DEDUCTIONS:	768.6m ²
TUA AREA:	3,688.7m ²
PARKING REQUIRED	
2/UNIT	30
1/50 m2 (FIRST 500m2)	10
1/100 m2 (THEREAFTER)	31.9
	= 71.9
PROVIDED	= 66 (LESS 5.9)
BIKES REQUIRED	
1 per 150m ²	= 24.6 (25)
PROVIDED	= 30

Area Schedule (Gross Building)	
Name	Area

GF LEVEL	320.9 m ²
FF LEVEL	78.9 m ²
TENANCY 1	399.8 m ²
GF LEVEL	278.8 m ²
FF LEVEL	66.6 m ²
TENANCY 2	345.4 m ²
GF LEVEL	219.2 m ²
FF LEVEL	58.6 m ²
TENANCY 3	277.7 m ²
GF LEVEL	138.9 m ²
FF LEVEL	57.4 m ²
TENANCY 4	196.3 m ²
GF LEVEL	280.4 m ²
FF LEVEL	60.2 m ²
TENANCY 5	340.5 m ²
GF LEVEL	311.2 m ²
FF LEVEL	60.2 m ²
TENANCY 6	371.4 m ²
GF LEVEL	225.0 m ²
FF LEVEL	56.8 m ²
TENANCY 7	281.8 m ²
GF LEVEL	225.2 m ²
FF LEVEL	56.8 m ²
TENANCY 8	282.0 m ²
GF LEVEL	293.5 m ²
FF LEVEL	60.6 m ²
TENANCY 9	354.0 m ²
GF LEVEL	271.8 m ²
FF LEVEL	60.6 m ²
TENANCY 10	332.3 m ²
GF LEVEL	250.2 m ²
FF LEVEL	60.6 m ²
TENANCY 11	310.8 m ²
GF LEVEL	216.7 m ²
FF LEVEL	46.8 m ²
TENANCY 12	263.5 m ²
GF LEVEL	138.0 m ²
FF LEVEL	56.8 m ²
TENANCY 13	194.8 m ²
GF LEVEL	138.0 m ²
FF LEVEL	56.8 m ²
TENANCY 14	194.8 m ²
GF LEVEL	226.3 m ²
FF LEVEL	85.5 m ²
TENANCY 15	311.9 m ²
	4,457.3 m ²

Area Schedule (Rentable)	
Name	Area

WALLS	23.6 m ²
WALLS	114.9 m ²
PWD	13.7 m ²
DEDUCTIONS	152.2 m ²
SITE	152.2 m ²
STAIRS	5.9 m ²
STAFF	2.2 m ²
WC	5.0 m ²
STAIRS	11.5 m ²
STORE	15.7 m ²
DEDUCTIONS	40.2 m ²
WAREHOUSE	295.6 m ²
FF OFFICE	50.4 m ²
TUA	346.0 m ²
T1	386.2 m ²
STAFF	2.2 m ²
WC	5.0 m ²
STAIRS	10.0 m ²
STAIRS	7.1 m ²
STORE	14.3 m ²
DEDUCTIONS	38.6 m ²
WAREHOUSE	250.2 m ²
FF OFFICE	43.5 m ²
TUA	293.8 m ²
T2	332.3 m ²

STAFF	2.2 m ²
WC	5.0 m ²
STAIRS	10.0 m ²
STAIRS	7.7 m ²
STORE	11.6 m ²
DEDUCTIONS	36.4 m ²
WAREHOUSE	191.8 m ²
FF OFFICE	38.5 m ²
TUA	230.3 m ²
T3	266.7 m ²

FF STORAGE	57.4 m ²
DEDUCTIONS	57.4 m ²
WAREHOUSE	132.2 m ²
TUA	132.2 m ²
T4	189.6 m ²

STAFF	2.0 m ²
WC	4.9 m ²
STAIRS	3.6 m ²
STAIRS	10.7 m ²
STORE	6.2 m ²
DEDUCTIONS	27.4 m ²
FF OFFICE	46.6 m ²
WAREHOUSE	260.5 m ²
TUA	307.1 m ²
T5	334.5 m ²

STAFF	2.1 m ²
WC	5.1 m ²
STAIRS	3.8 m ²
STAIRS	8.4 m ²
DEDUCTIONS	19.4 m ²
WAREHOUSE	290.1 m ²
FF OFFICE	55.4 m ²
TUA	345.5 m ²
T6	364.9 m ²

FF STORAGE	56.8 m ²
STAFF	2.8 m ²
WC	6.3 m ²
STAIRS	6.7 m ²
DEDUCTIONS	72.6 m ²
WAREHOUSE	200.7 m ²
TUA	200.7 m ²
T7	273.2 m ²

Area Schedule (Rentable)	
Name	Area

FF STORAGE	56.8 m ²
STAFF	2.8 m ²
WC	6.3 m ²
STAIRS	6.7 m ²
DEDUCTIONS	72.6 m ²
WAREHOUSE	200.9 m ²
TUA	200.9 m ²
T8	273.5 m ²

STAFF	2.1 m ²
WC	5.1 m ²
STAIRS	3.7 m ²
STAIRS	8.0 m ²
STORE	3.9 m ²
DEDUCTIONS	22.8 m ²
WAREHOUSE	272.7 m ²
FF OFFICE	51.9 m ²
TUA	324.6 m ²
T9	347.3 m ²

STAFF	2.3 m ²
WC	4.9 m ²
STAIRS	3.7 m ²
STAIRS	10.7 m ²
STORE	5.5 m ²
DEDUCTIONS	27.1 m ²
WAREHOUSE	251.4 m ²
FF OFFICE	47.6 m ²
TUA	299.0 m ²
T10	326.1 m ²

STAFF	2.0 m ²
WC	5.1 m ²
STAIRS	3.7 m ²
STAIRS	12.7 m ²
STORE	7.8 m ²
DEDUCTIONS	31.4 m ²
WAREHOUSE	229.9 m ²
FF OFFICE	43.3 m ²
TUA	273.2 m ²
T11	304.6 m ²

STAFF	2.2 m ²
WC	4.2 m ²
STORE	1.7 m ²
STAIRS	6.2 m ²
STAIRS	9.4 m ²
STORE	4.4 m ²
DEDUCTIONS	28.1 m ²
WAREHOUSE	193.5 m ²
FF OFFICE	36.3 m ²
TUA	229.9 m ²
T12	258.0 m ²

FF STORAGE	56.8 m ²
DEDUCTIONS	56.8 m ²
WAREHOUSE	131.3 m ²
TUA	131.3 m ²
T13	188.2 m ²

FF STORAGE	56.8 m ²
DEDUCTIONS	56.8 m ²
WAREHOUSE	131.3 m ²
TUA	131.3 m ²
T14	188.2 m ²

STAFF	2.1 m ²
WC	5.1 m ²
STAIRS	6.0 m ²
STAIRS	2.3 m ²
STORE	41.0 m ²
DEDUCTIONS	56.5 m ²
WAREHOUSE	202.6 m ²
FF OFFICE	40.5 m ²
TUA	243.1 m ²
T15	299.6 m ²
Grand total: 89	4,485.1 m ²

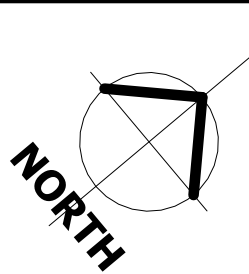
WAREHOUSE / OFFICE
51.9 / 272.7 = 19.0%
RATIO > REQ 20%

WAREHOUSE / OFFICE
47.6 / 251.4 = 18.9%
RATIO > REQ 20%

WAREHOUSE / OFFICE
43.3 / 229.9 = 18.8%
RATIO > REQ 20%

WAREHOUSE / OFFICE
36.3 / 193.5 = 18.8%
RATIO > REQ 20%

WAREHOUSE / OFFICE
40.5 / 202.6 = 19.9%
RATIO > REQ 20%



REV.	DESCRIPTION	DATE	ISSUED BY
A	DA ISSUE	29.01.26	JW

0 2.5m 5m
Scale 1: 50 @ A1 (1: 100 @ A3)

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VICTO

1/19 Gateway Court, Coomera QLD 4209
QBA LICENCE NUMBER 15383037
ACN 668 144 965
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www.victo.com.au

PROJECT: PROPOSED INDUSTRY DEVELOPMENT
ADDRESS: LOT 304 CHRISTENSEN ROAD
CLIENT: VICTO

TUA CALCULATIONS PLAN

DA APPLICATION

SHEET No. REV.
9-00 A
PROJECT No.
2602