

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2026/221

Dated: 09/06/2026

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

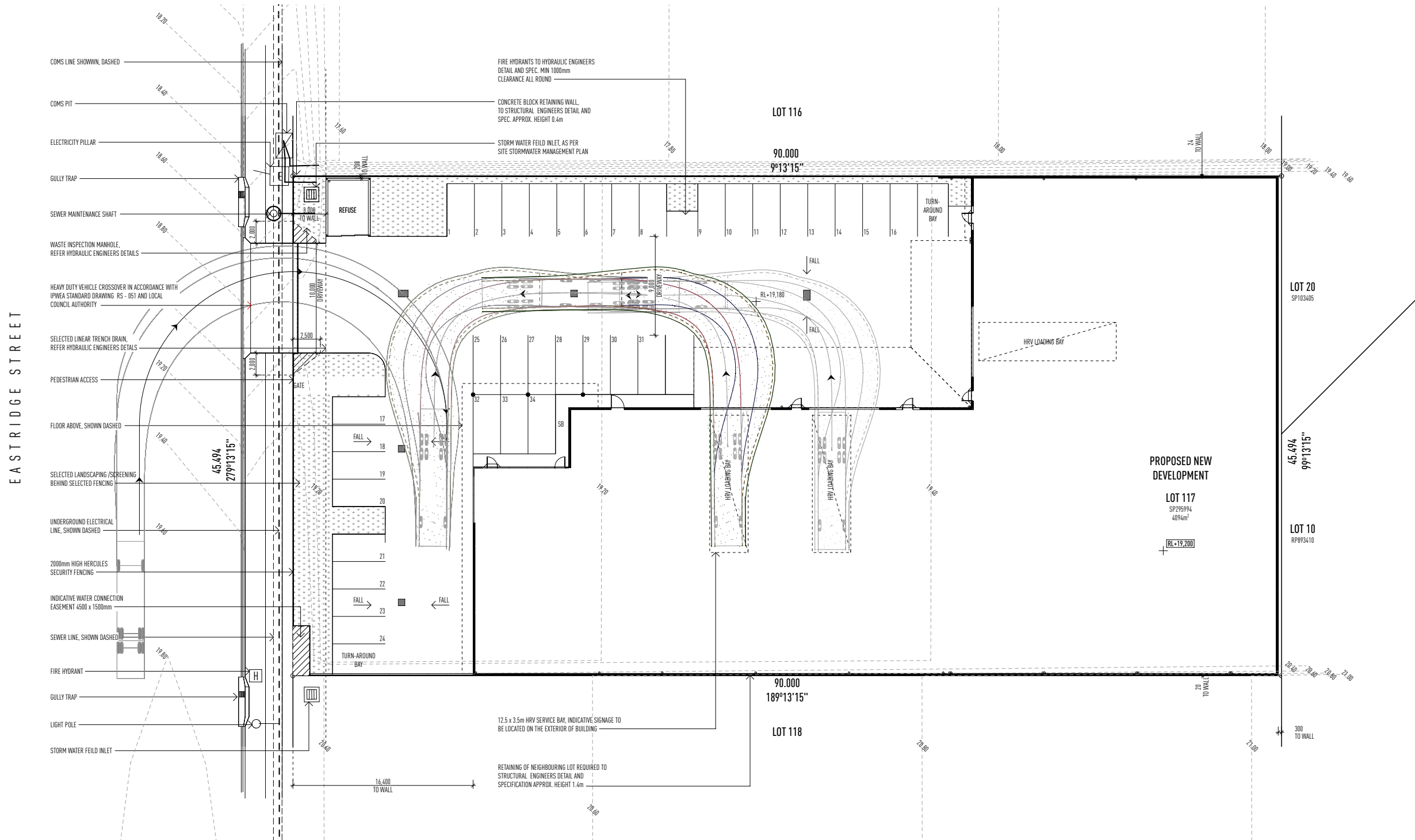
PRELIMINARY ONLY

NOT FOR CONSTRUCTION

- NOTE
- REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED. REMOVE ALL DEBRIS, SURPLUS EXCAVATION / FILL FROM SITE. REGRASS AND GENERALLY LEAVE TIDY.
- ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER, GRADED TO A SLOPE NOT LESS THAN 1:20 OVER THE FIRST 1000mm FROM THE BUILDING.
- STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA PARTS 3.1.2. & 3.5.2. IN ADDITION TO AS/NZS. 3500 & DISCHARGED TO LOCAL AUTHORITIES REQUIREMENTS, REFER HYDRAULIC ENGINEERS DETAILS.
- ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PITS AS REQUIRED.
- THE HEIGHT IF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.
- CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH B.C.A E1.6 AND SELECTED. LOCATED AND DISTRIBUTED IN ACCORDANCE WITH AS 2444.
- DRIVEWAY
1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS
- ALL EXTERNAL DRIVEWAY GRADES TO CIVIL ENGINEERS DETAIL AND SPEC.
ALL DRAINAGE TO HYDRAULIC ENGINEERS DETAIL AND SPEC

- EXCAVATION NOTES
- BANKS TO BE BATTERED IN ACCORDANCE WITH THE BCA, PART 3.1.1 RETAINING WALLS THAT EXCEED 1m IN HEIGHT WILL REQUIRE ADDITIONAL APPROVAL PRIOR TO THE RELEASE OF A FINAL CERTIFICATION FORM 21.
- CONTOURS AND LEVELS MAY BE BASED ON PROPOSED SITE INFORMATION ONLY. CHECK AND VERIFY ALL CONTOUR AND SPOT LEVELS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- GRADE SITE AWAY FROM BUILDING A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO THE PERIMETER, SO THAT THE WATER DRAINS TO THE ROAD OR UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES.

- PEDESTRIAN TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO A MAXIMUM MATURE HEIGHT OF 500mm ABOVE DRIVEWAY LEVEL.
- R.L. 00.000 SURFACE LEVEL
- 0.000 EXISTING SURFACE LEVELS
- F.L. 00.000 FLOOR LEVEL



SITE PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

PROJECT

PROPOSED NEW DEVELOPMENT

AT

LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

FOR

EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



DRAWING No. BP1358/MIN/1.01			ISSUE E
DRAWING SITE PLAN	CV / KF		
DRAWN	APRIL 26		
DATE	1:200 @ A1		
SCALE			

two clicks design

BICYCLE STORAGE FACILITIES

VERTICAL STORAGE RACKS TO BE PROVIDED AND IN ACCORDANCE WITH AS2890.3 BICYCLE PARKING FACILITIES.

BICYCLE STORAGE LAYOUT IS TO BE IN ACCORDANCE WITH AS2890.3 SECTION 2 FIGURE 2.4 - VERTICAL STORAGE FACILITIES

21 BICYCLE PARKS HAVE BEEN ARRANGED TO MEET THE EXAMPLE SET OUT IN AS2890.3 SECTION 2 FIGURE 2.4

BICYCLE PARKING

1 - 150 GFA
BICYCLE SPACES REQUIRED: 19
BICYCLE SPACES PROVIDED: 21

WASTE GENERATION GENERAL

GENERAL				
INDUSTRY	50 LTRS/100m ²	(2,308.5m ²)	=1,154.25	LTRS/DAY
OFFICE	10 LTRS/100m ²	(412.49m ²)	=41.24	LTRS/DAY
TOTAL PER DAY			=1,195.49	LTRS/DAY
TOTAL PER 5 DAY WEEK			=5,977.45	LTRS
1x INDUSTRIAL BINS 3000L (2PICK UP PER WEEK)			=6000	LTRS
1x INDUSTRIAL BINS 1000L (1PICK UP PER WEEK)			=1000	LTRS
SIZE	CAPACITY (L)	LENGTH	WIDTH	HEIGHT
-	3000	2030mm	1450mm	1684mm
-	1000	1738mm	901mm	1310mm

WASTE GENERATION RECYCLE

RECYCLE				
OFFICE	20 LTRS/100m ²	(412.49m ²)	=82.49	LTRS/DAY
TOTAL PER DAY			=82.49	LTRS/DAY
TOTAL PER WEEK			=412.49	LTRS
1 x WHEELIE BINS 360L (2 PICK UP PER WEEK)			=720	LTRS
SIZE	CAPACITY (L)	LENGTH	WIDTH	HEIGHT
-	360	865	650	1100

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

MIN/2026/221

Application No:

Dated: 09/06/2026

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

PRELIMINARY ONLY

NOT FOR CONSTRUCTION
NOTE

NCC 2019 VOLUME 1 PART C:
COMPARTMENTATION AND SEPARATION
C2.2 GENERAL FLOOR AREA AND VOLUME
LIMITATIONS

(a) THE SIZE OF ANY FIRE COMPARTMENT OR ATRIUM IN A CLASS 5, 6, 7, 8 OR 9 BUILDING MUST NOT EXCEED THE RELEVANT MAXIMUM FLOOR AREA NOR THE RELEVANT MAXIMUM VOLUME SET OUT IN TABLE C2.2 AND C2.5 EXCEPT AS PERMITTED IN C2.3

(b) A PART OF A BUILDING WHICH CONTAINS ONLY HEATING, VENTILATING OR LIFT EQUIPMENT, WATER TANKS, OR SIMILAR SERVICE UNITS IS NOT COUNTED IN THE FLOOR AREA OR VOLUME OF A FIRE COMPARTMENT OR ATRIUM IF IT IS SITUATED AT THE TOP OF THE BUILDING.

(c) IN A BUILDING CONTAINING AN ATRIUM, THE PART OF THE ATRIUM WELL BOUNDED BY THE PERIMETER OF THE OPENINGS IN THE FLOORS AND EXTENDING FROM THE LEVEL OF THE FIRST FLOOR ABOVE THE ATRIUM FLOOR TO THE ROOF COVERING IS NOT COUNTED IN THE VOLUME OF THE ATRIUM FOR THIS CLAUSE.

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD
MANAGEMENT
EP4.3 EMERGENCY WARNING AND INTERCOM
SYSTEM

TO WARN OCCUPANTS OF AN EMERGENCY AND ASSIST EVACUATION OF A BUILDING, AN EMERGENCY WARNING AND INTERCOM SYSTEM MUST BE PROVIDED, TO THE DEGREE NECESSARY, APPROPRIATE TO:-

(a) THE FLOOR AREA OF THE BUILDING; AND
(b) THE FUNCTION OR USE OF THE BUILDING; AND
(c) THE HEIGHT OF THE BUILDING.

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD
MANAGEMENT
E2.2 GENERAL REQUIREMENTS

(a) A BUILDING MUST COMPLY WITH (b), (c), (d) AND -
(i) TABLE E2.2a AS APPLICABLE TO CLASS 2 TO 9 BUILDINGS SUCH THAT EACH SEPARATE PART

COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION; AND
(ii) TABLE E2.2b AS APPLICABLE TO CLASS 6 AND 9b BUILDINGS SUCH THAT EACH SEPARATE PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION.

(d) A SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CLAUSE 4 OF SPECIFICATION E2.2a TO OPERATE AS1668.1 SYSTEMS THAT ARE PROVIDED FOR ZONE PRESSURISATION AND AUTOMATIC AIR PRESSURISATION OF FIRE ISOLATED EXITS.

E2.2 GENERAL REQUIREMENTS - EXTRACT
FROM TABLE E2.2a

BUILDINGS NOT MORE THAN 25m IN EFFECTIVE HEIGHT

CLASS 5, 6, 7b, 8 AND 9b BUILDINGS
IN A-

(b) CLASS 4, 7b, 8 OR 9b BUILDING (OTHER THAN A SCHOOL) OR PART OF A BUILDING HAVING A RISE IN STOREYS OF MORE THAN 2, OR

THE BUILDING MUST BE PROVIDED WITH-

(d) IN EACH FIRE ISOLATED STAIRWAY, INCLUDING ANY ASSOCIATED FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP, AN AUTOMATIC AIR PRESSURISATION SYSTEM FOR FIRE ISOLATED EXITS IN ACCORDANCE WITH AS 1668.1; OR

(e) A ZONE PRESSURISATION SYSTEM BETWEEN VERTICALLY SEPERATED FIRE COMPARTMENTS IN ACCORDANCE WITH AS1668.1, IF THE BUILDING HAS MORE THAN ONE FIRE COMPARTMENT; OR

(f) AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM COMPLYING WITH SPECIFICATION E2.2a; OR

(g) A SPRINKLER SYSTEM (OTHER THAN FPA1010D OR FPA1010H SYSTEM) COMPLYING WITH SPECIFICATION E1.5

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD
MANAGEMENT
CLAUSE 4. SMOKE DETECTION SYSTEM

(a) IN ALL CLASSES 2 - 9 BUILDINGS-

(i) A SMOKE DETECTION SYSTEM MUST -
(A) SUBJECT TO (b) AND (c), COMPLY WITH AS1670.1, AND
(B) ACTIVATE A BUILDING OCCUPANT WARNING SYSTEM IN ACCORDANCE WITH CLAUSE 7

CLAUSE 7. BUILDING OCCUPANT WARNING
SYSTEM

SUBJECT TO E4.9, A BUILDING OCCUPANT WARNING SYSTEM PROVIDED AS PART OF A SMOKE HAZARD MANAGEMENT SYSTEM MUST COMPLY WITH CLAUSE 3.22 OF AS1670.1 TO SOUND THROUGH ALL OCCUPIED AREAS EXCEPT

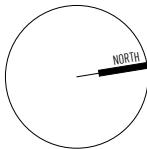
TYPICAL BICYCLE STORAGE PLAN 1 : 100

BICYCLE STORAGE DETAIL 1 : 100

SITE DEVELOPMENT PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED



THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD
FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

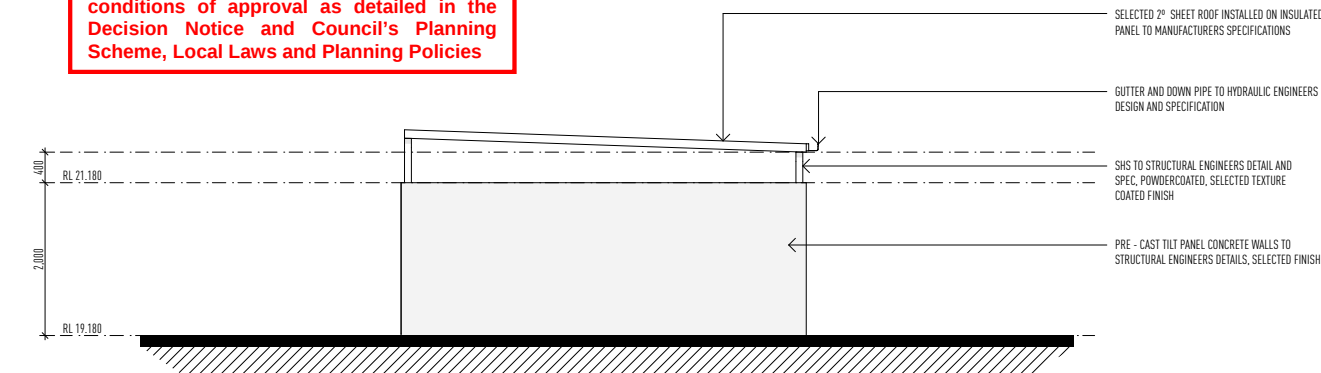
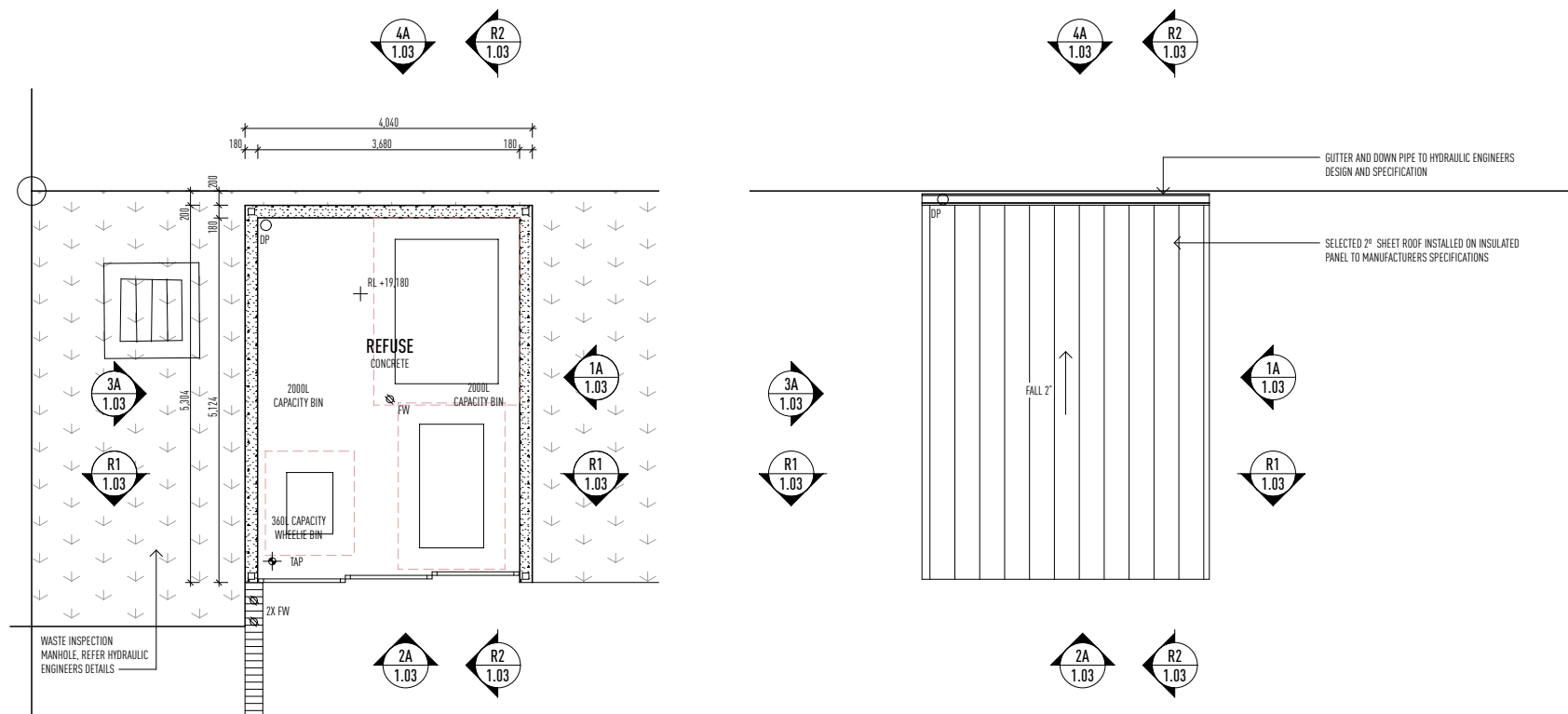


DRAWING No. BP1358/MIN/1.02			ISSUE E
DRAWING	SITE DEVELOPMENT PLAN		
DRAWN	CV / KF		
DATE	APRIL 26		
SCALE	1:200 @ A1		

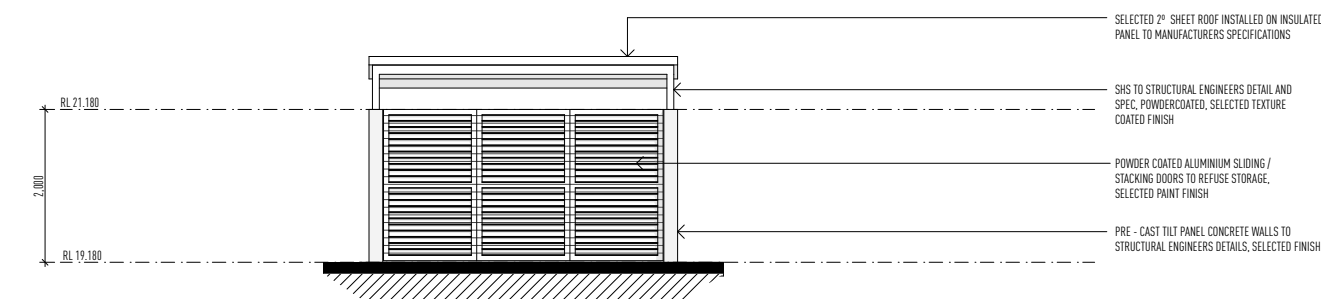
two clicks design

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

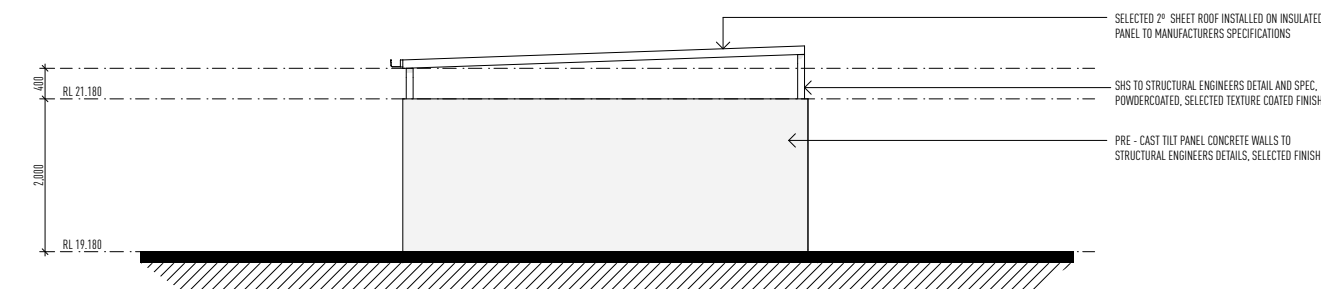
NOT FOR CONSTRUCTION



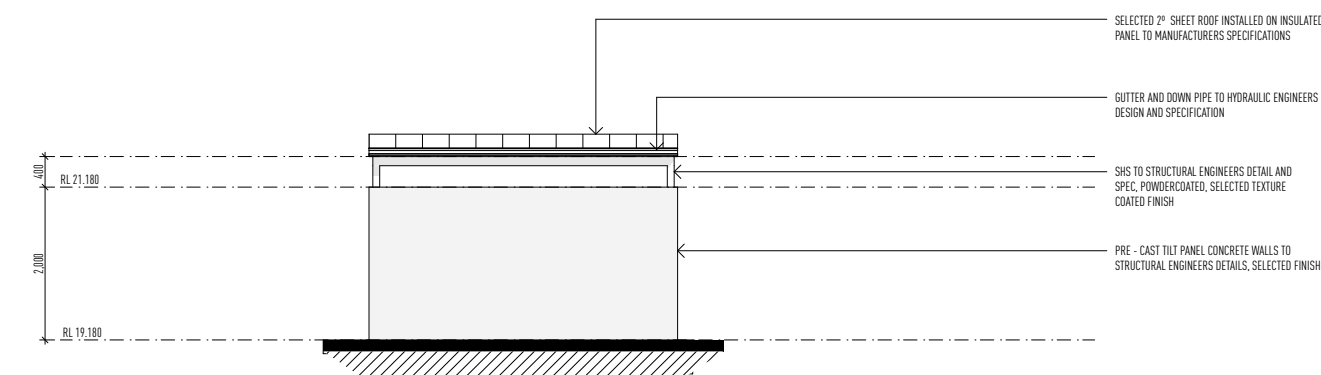
ELEVATION 1 1:50



ELEVATION 2 1:50

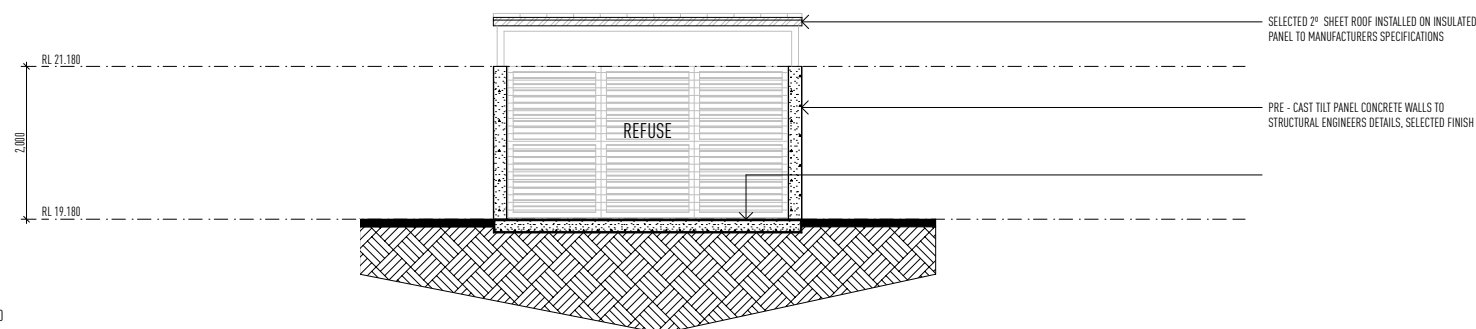


ELEVATION 3 1:50



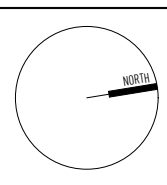
ELEVATION 4 1:50

SECTION R1 1 : 50



SECTION R2 1:50

REFUSE DETAILS

[illegible]

- THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
- THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD
FOR
EASTRIDGE 117 PTY LTD

07 5527 5300
INFO@JPD.COM.AU
WWW.IPD.COM.AU



DRAWING No. BP1358/MIN/1.03		ISSUE E
DRAWN CV / KF	two clicks design	
DATE APRIL 26		
SCALE N.T.S @ A1		

two clicks design

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL
Application No: MIN/2026/221
Dated: 09/06/2026
Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
LEGEND - LANDSCAPE PLAN

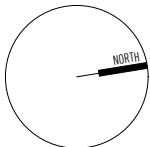
TURF
HEDGES
TREES



LANDSCAPE INTENT PLANS

1:200, 2:1 @ A1

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED



THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

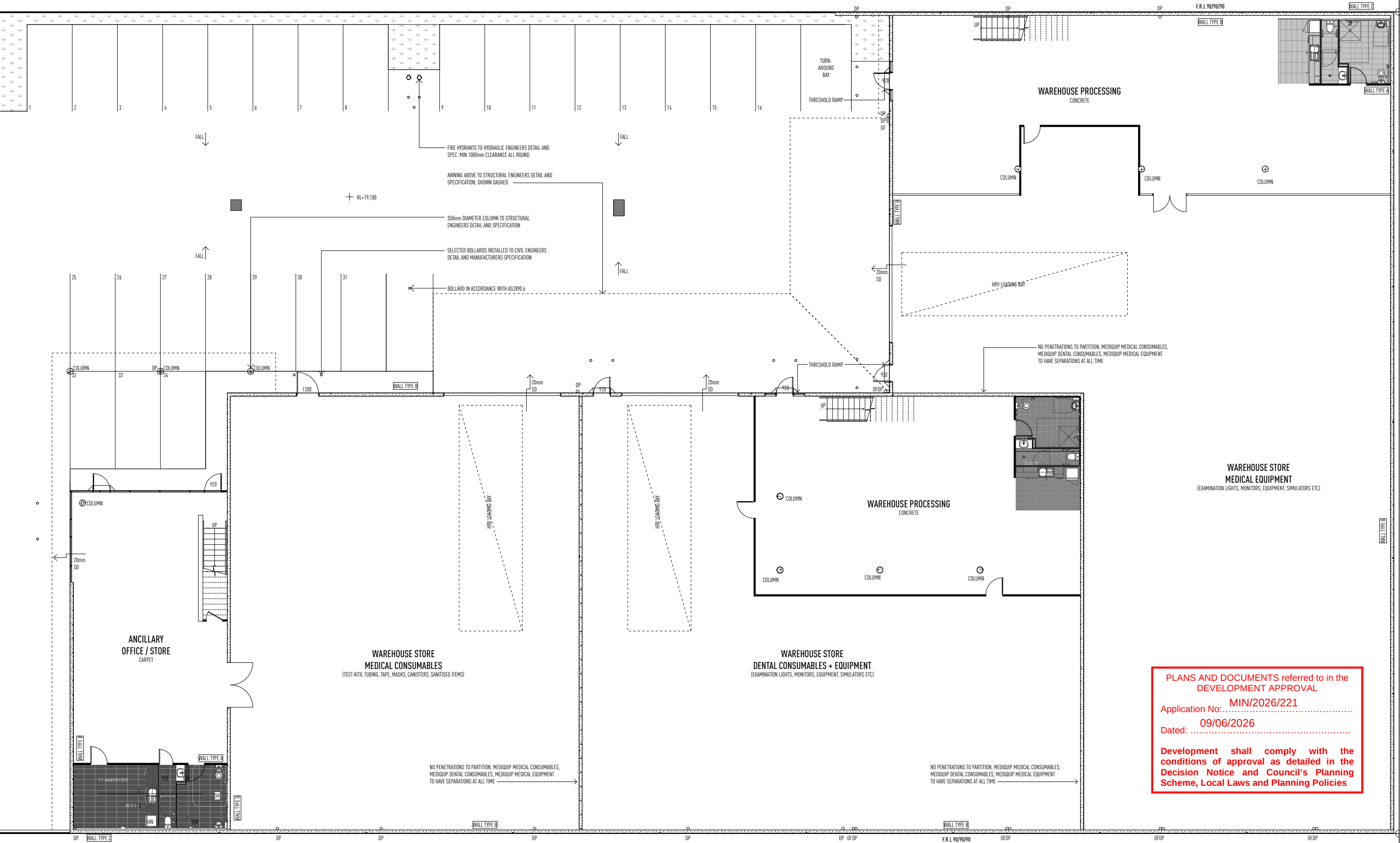
PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD
FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

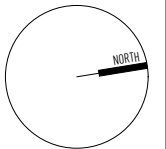


DRAWING LANDSCAPE INTENT PLANS			DRAWING No. BP1358/MIN/1.04	ISSUE E
DRAWN	CV / KF			
DATE	APRIL 26			
SCALE	N.T.S @ A1			

two clicks design



ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED



THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



DRAWING GROUND FLOOR PLAN - MINOR CHANGE		DRAWING No. BP1358/MIN/2.01	ISSUE E
DRAWN CV / KF			
DATE APRIL 26			
SCALE N.T.S @ A1			

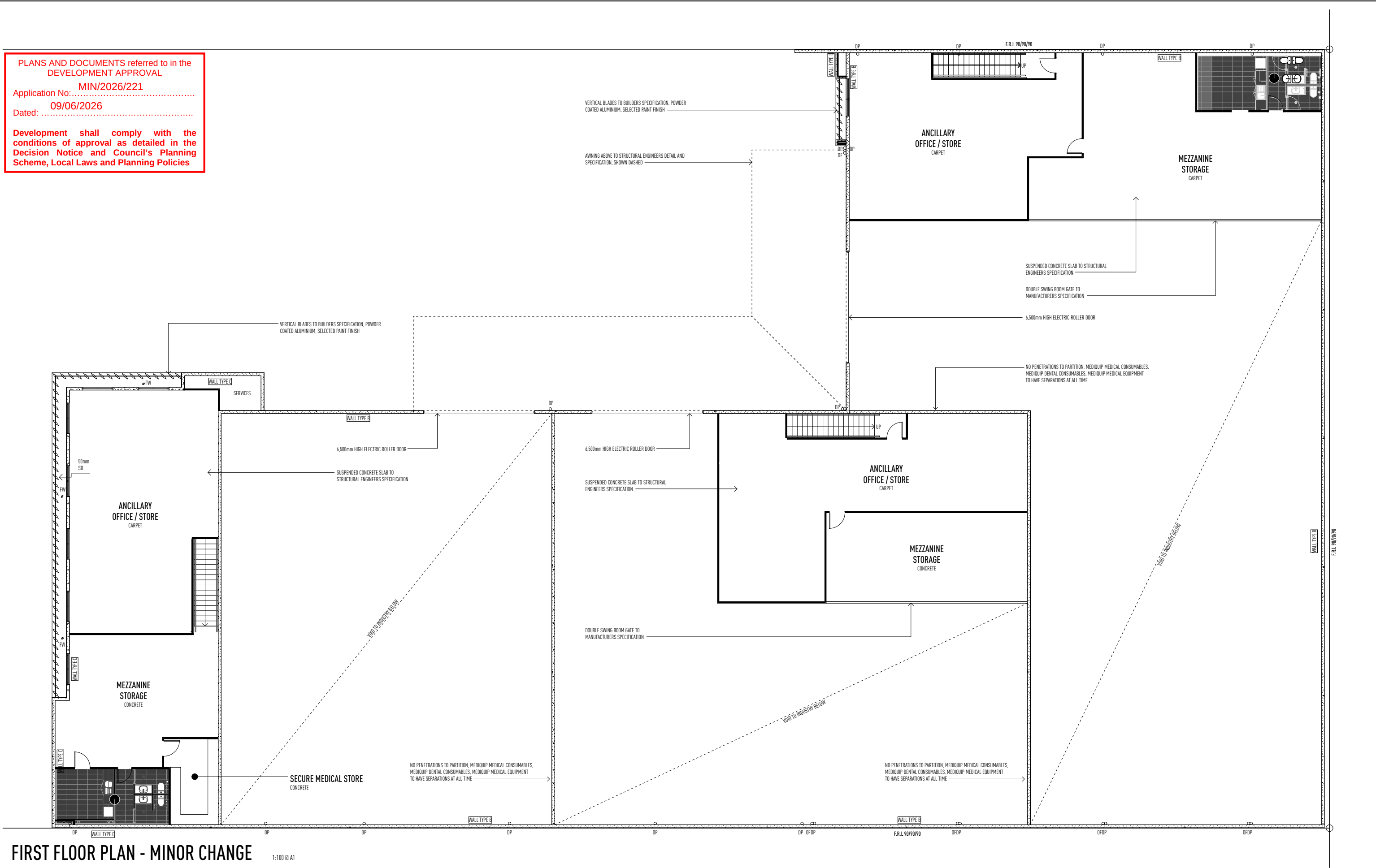
two clicks design

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2026/221

Dated: 09/06/2026

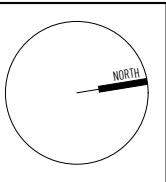
Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies



FIRST FLOOR PLAN - MINOR CHANGE

1:100 @ A1

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED



• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

• THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

DRAWING
FIRST FLOOR PLAN - MINOR CHANGE

DRAWN	CV / KF
DATE	APRIL 26
SCALE	N.T.S @ A1

DRAWING No.
BP1358/MIN/2.02

ISSUE
E

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

MIN/2026/221

Application No:.....

09/06/2026

Dated:

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

Application No:.....MIN/2020/221

Dated: 09/06/2020

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

OVER FLOW TO HYDRAULIC ENGINEERS
DETAIL AND SPEC. _____

KLIP LOK ROOF INSTALLED TO MANUFACTURERS SPECIFICATIONS ON 2nd STEEL RAFTERS TO STRUCTURAL ENGINEERS DESIGN, 50mm INSULATION BLANKET TO UNDERSIDE

AWNING TO ROLLER DOORS, 2ND FALL ON GALVANISED STEEL FRAME, FALL TO BOX GUTTER TO STRUCTURAL ENGINEERS DETAIL AND SPEC, INSTALLED TO MANUFACTURERS SPECIFICATION

— PARAPET WALL TO BUILDERS SPECIFICATION,
FULLY TANKED AND WATERPROOFED

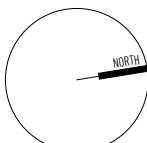
FLASHING / CAPPINGS TO TOP OF
PARAPET WALLS, FALL TO INSIDE

1:100 @ A1

— BOX GUTTER AND DOWN PIPE TO HYDRAULIC ENGINEERS DESIGN AND SPECIFICATION

BOX GUTTER AND DOWN PIPE TO HYDRAULIC ENGINEERS DESIGN AND SPECIFICATION

ROOF ANCHOR POINTS TO BE INSTALLED FOR MAINTENANCE,
AS PER MANUFACTURERS SPECIFICATION AND TO AS5532

[illegible]

THIS DRAWING HAS BEEN PRODUCED BASED ON THE INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

- THE WORKS DESCRIBED IN THIS AND ALL ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

FOR
FASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL
EMAIL
WEB

07 5527 5300
INFO@JPD.COM.AU
WWW.JPD.COM.AU



1m		5m		10m	
DRAWING ROOF PLAN - MINOR CHANGE				DRAWING No. BP1358/MIN/2.03	
DRAWN CV / KF				ISSUE E	
DATE APRIL 26					
SCALE N.T.S. @ A1					

two clicks design

PRELIMINARY ONLY

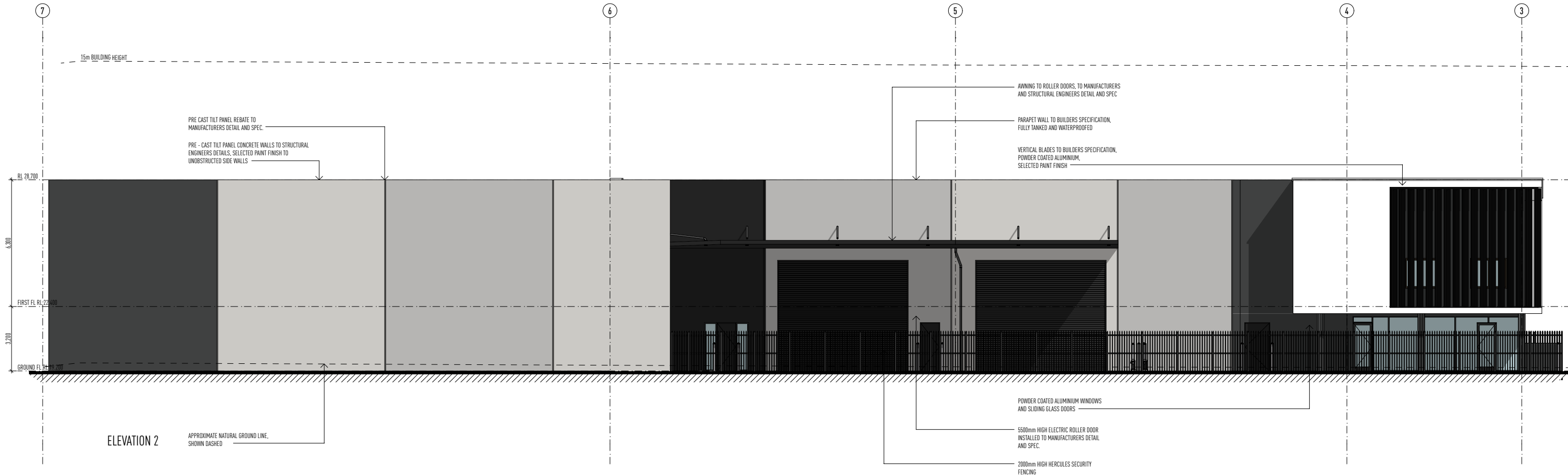
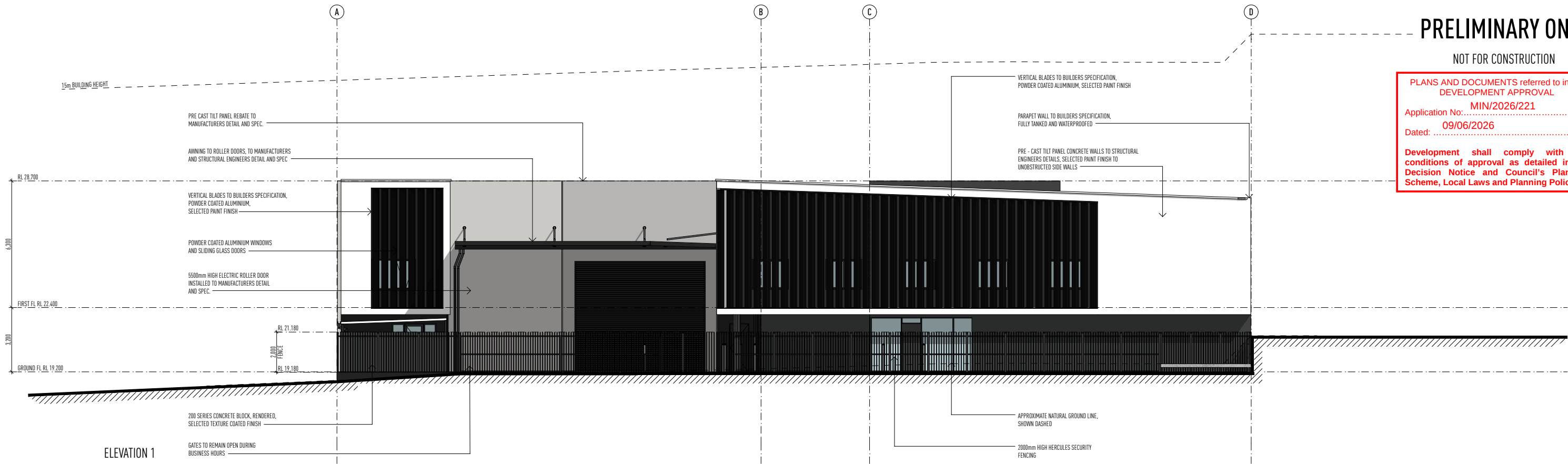
NOT FOR CONSTRUCTION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No:.....MIN/2026/221

Dated:09/06/2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



ELEVATION 1 & 2

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

1m5m10m

DRAWING
ELEVATION 1 & 2

DRAWN CV / KF

DATE APRIL 26

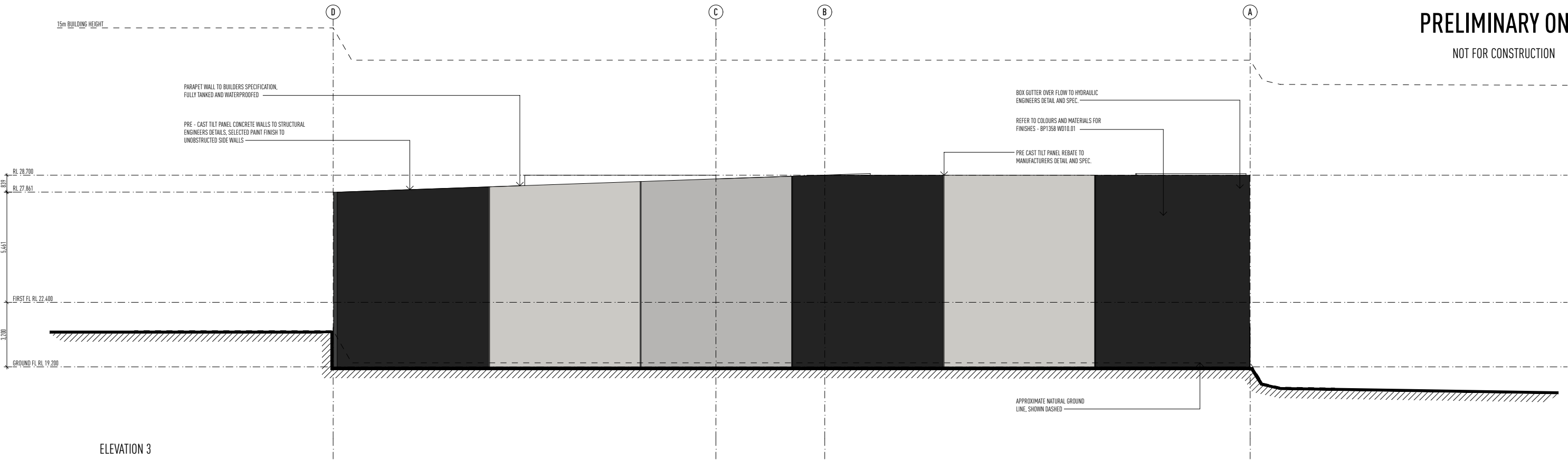
SCALE N.T.S @ A1

DRAWING No.
BP1358/MIN/3.01

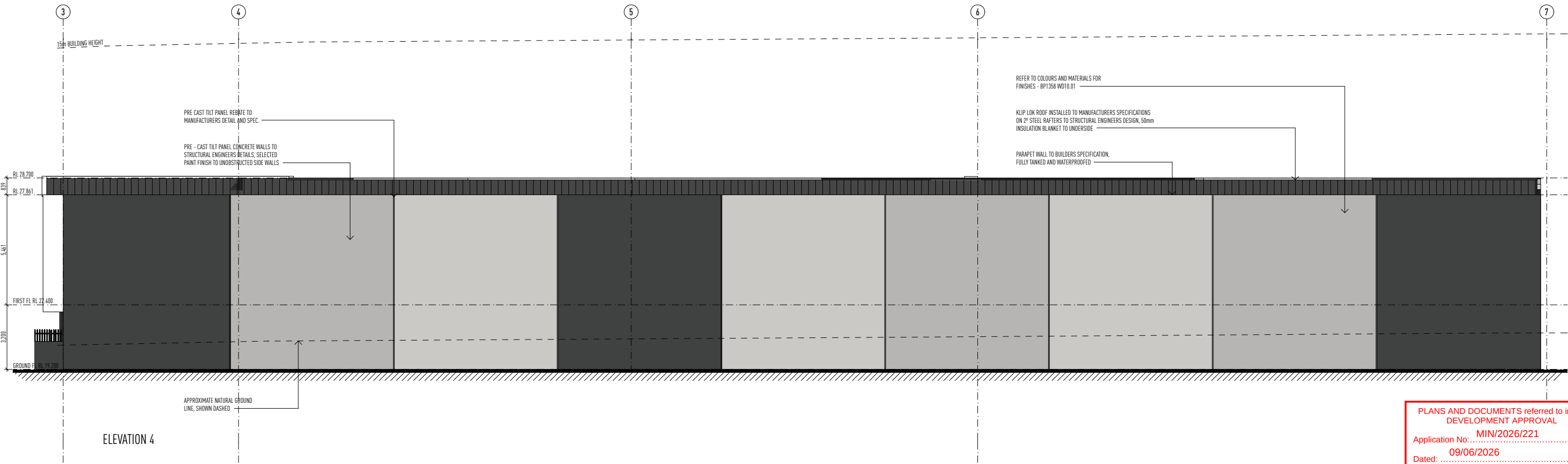
ISSUE
E

two clicks design

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



ELEVATION 3



ELEVATION 4

ELEVATION 3 & 4

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL
Application No:.....
MIN/2026/221
Dated: 09/06/2026
Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD
FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

DRAWING ELEVATION 3 & 4			DRAWING No. BP1358/MIN/3.02	ISSUE E
DRAWN	CV / KF			
DATE	APRIL 26			
SCALE	N.T.S @ A1			

two clicks design

DEVELOPMENT PARTICULARS

AREA BREAKDOWN		TOTAL	TOTAL GFA	TOTAL	BICYCLE PARKING
GROUND FLOOR AREA		2,328.10m ²	TOTAL USE AREA (TUA)	2,864.07m ²	1/150m ² TUA
			TOTAL AREA	2,642.13m ²	2624.1m ² / 150
DEDUCTIONS			OFFICE - MAXIMUM 20% TUA	18 SPACES	TOTAL REQUIRED
VEHICLE LOADING BAY		138.39m ²	ALLOWABLE OFFICE SPACE	21 SPACES	TOTAL PROVIDED
AMENITIES		77.56m ²	PROPOSED OFFICE SPACE		
STAIR WELL		25.73 m ²		528.43m ² (20%)	
				79m ² (18.12%)	
GROUND FLOOR GFA		2,168.3m ²	CARPARKING		
GROUND FLOOR TUA		2,025.79m ²	2 PER TENANCY	2 SPACES	
			1/50m ² FOR FIRST 500m ² TUA	10 SPACES	
MEZZANINE FLOOR AREA		732.86m ²	1/100m ² THEREAFTER	22 SPACES	
			TOTAL MIN. REQUIRED	34	
DEDUCTIONS			TOTAL PROVIDED	37	
STAIR		29.51m ²	SERVICING REQUIREMENT		
AMENITIES		6.05m ²	HEAVY RIGID VEHICLE (HRV)	12.5m x 3.5m	
SERVICES		6.43m ²	HRV LOADING	3 TOTAL	
MEZZANINE GFA		695.77m ²			
MEZZANINE TUA		616.37m ²			

PRELIMINARY ONLY

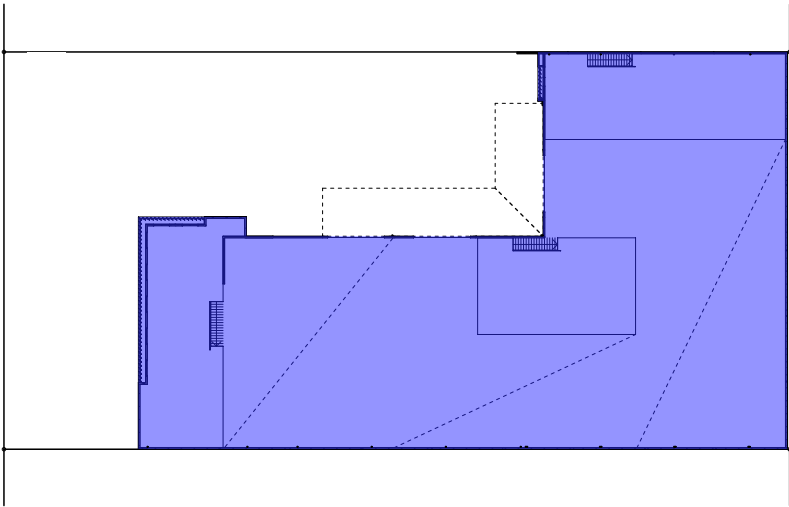
NOT FOR CONSTRUCTION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

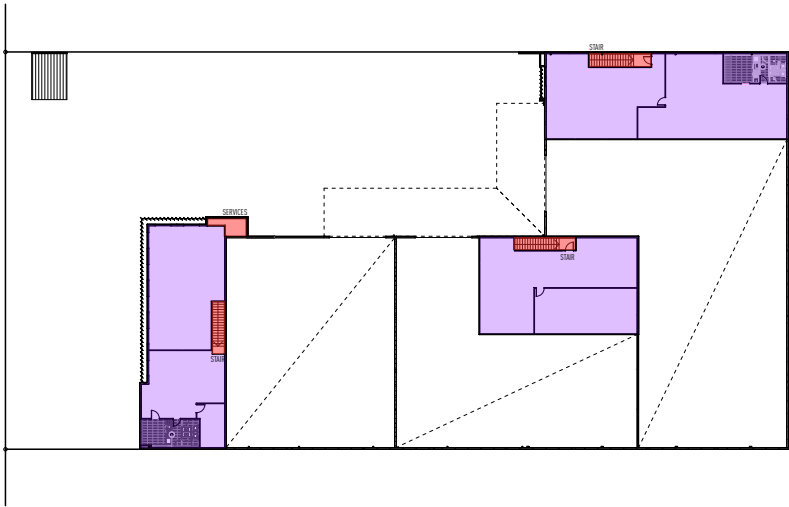
Application No: MIN/2026/221

Dated: 09/06/2026

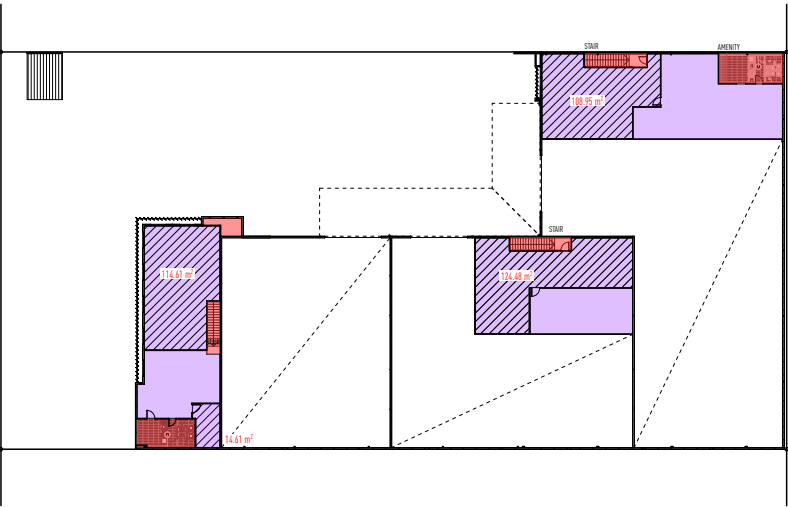
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



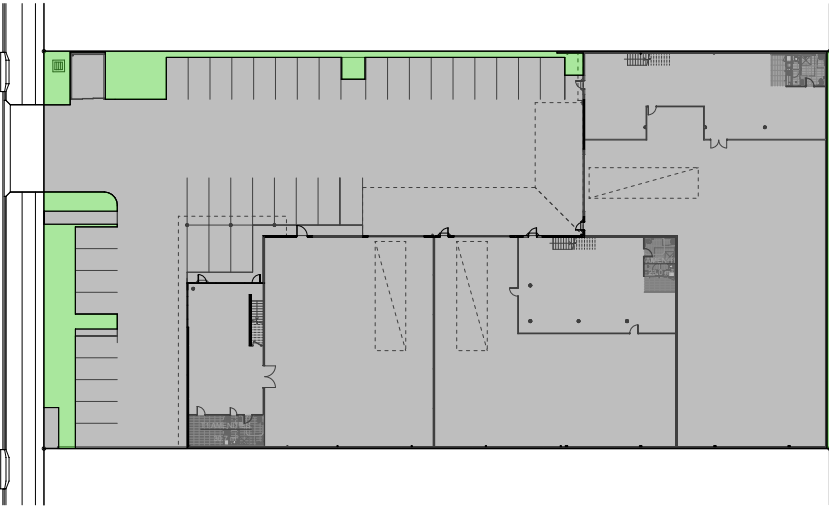
FIRST FLOOR - SITE COVER DIAGRAM
NTS



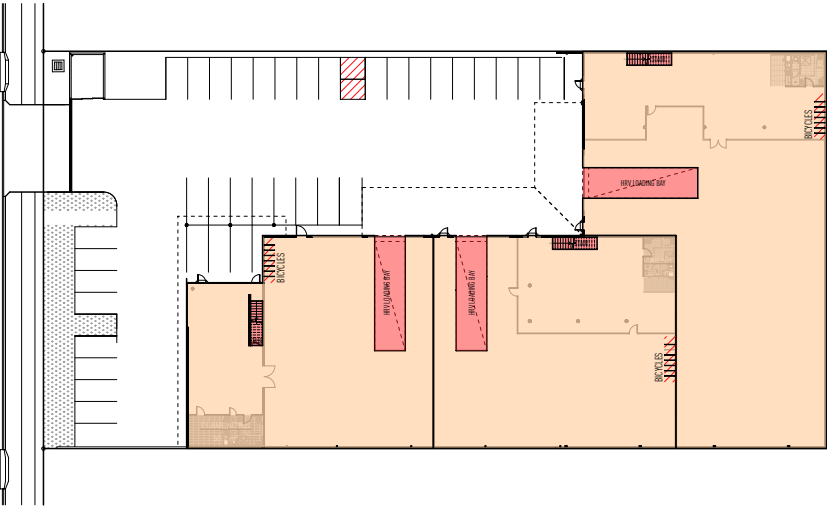
MEZZANINE - GFA DIAGRAM
NTS



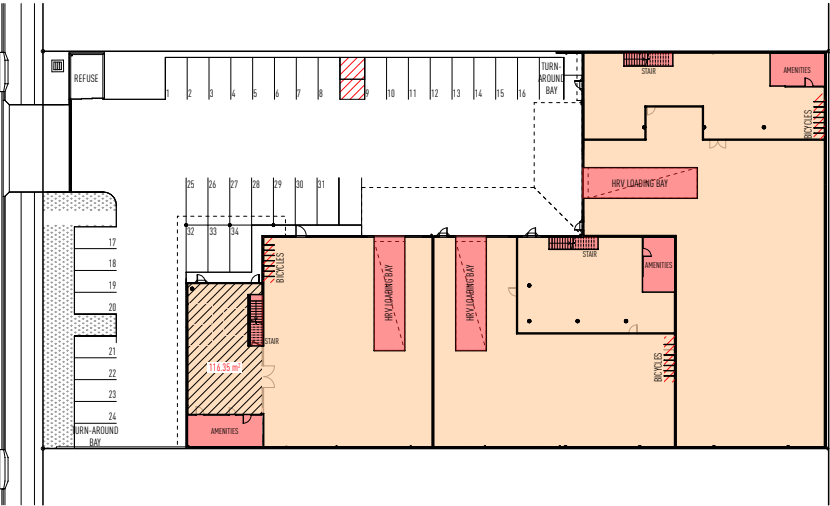
MEZZANINE - TUA DIAGRAM
NTS



GROUND FLOOR - IMPERVIOUS AREA DIAGRAM
NTS



GROUND FLOOR - GFA DIAGRAM
NTS



GROUND FLOOR - TUA DIAGRAM
NTS

AREA DIAGRAMS - MINOR CHANGE

1:437,500 @ A1

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED

• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
• THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



DRAWING	CV / KF
DATE	APRIL 26
SCALE	N.T.S @ A1

DRAWING No. BP1358/MIN/11.01

ISSUE E

two clicks design