

RPD		
LOT 99 on SP193961 188-202 WAYNE GOSS DRIVE		
COUNCIL: LOGAN CITY TOTAL SITE AREA - 34,833m ²		
DEVELOPMENT ASSESSMENT		
BUILDING AREAS - GFA		
STAGE 2		
• T7 - FOOD & DRINK	- 220m ²	
STAGE 3		
• T12 - CHILDCARE/SWIM SCHOOL/ BULKY GOODS (REFER DRAWING PACKAGE PREPARED BY SPARC)	- 2372m ²	
STAGE 4		
• T8 - MEDICAL	- 453m ²	
• T9 - PHARMACY	- 491m ²	
STAGE 5		
• T10 - BOTTLE SHOP	- 450m ²	
• T11 - TAVERN BEER GARDEN - 565m ²	- 945m ²	
CAR PARKING		
• STAGE 2 PARKING REQUIRED	- 22	
• STAGE 2 PARKING PROVIDED	- 29	
• STAGE 3 PARKING REQUIRED	- 75	
• STAGE 3 PARKING PROVIDED	- 82	
• STAGE 4 PARKING REQUIRED	- 74.1	
• STAGE 4 PARKING PROVIDED	- 72	
• STAGE 5 PARKING REQUIRED	- 114	
• STAGE 5 PARKING PROVIDED	- 80	
• TOTAL PARKING REQUIRED	- 285.1	
• TOTAL PARKING PROVIDED	- 263	

Consulting Engineer



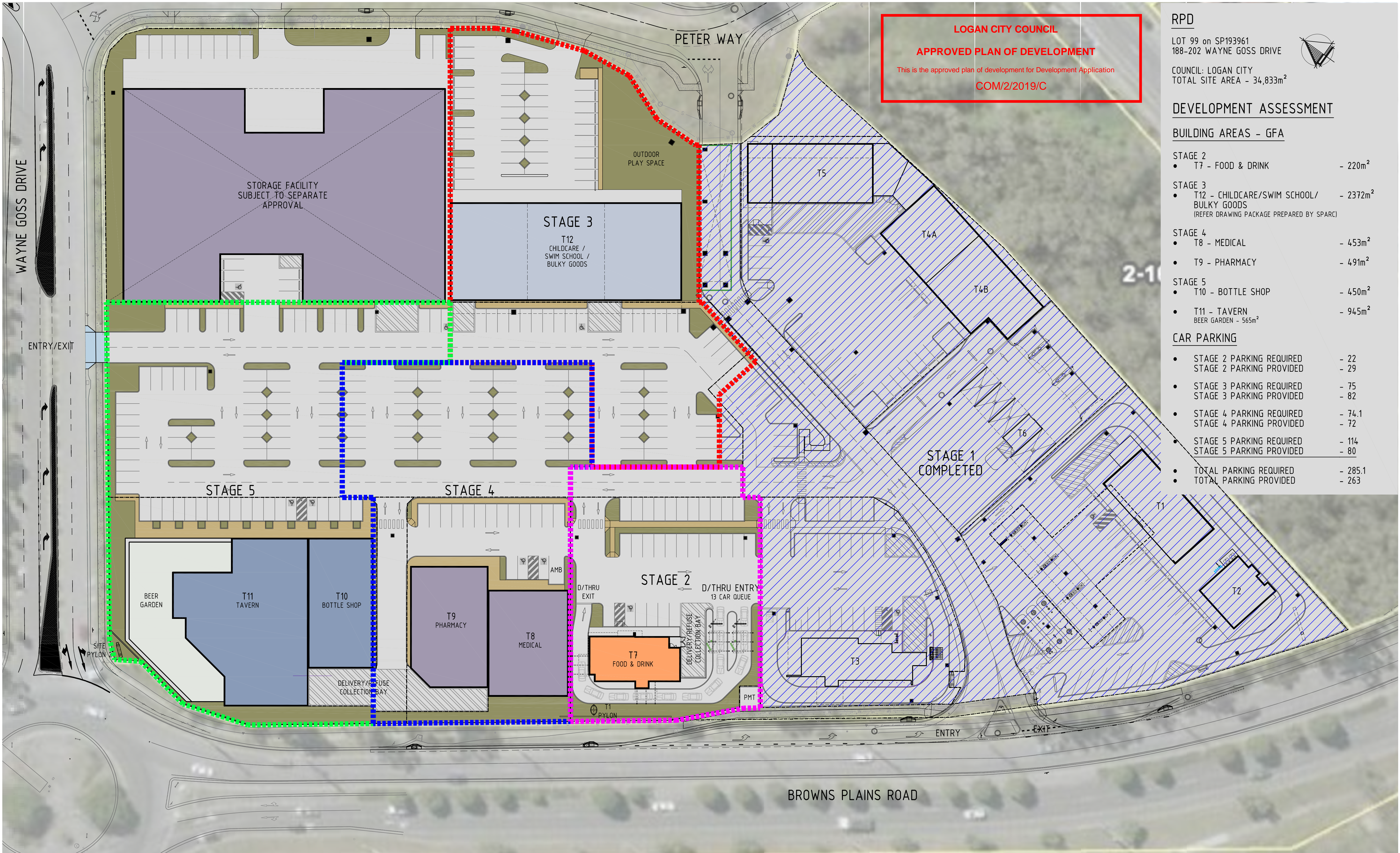
- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

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Revision and approvals				
Code	Date	By	Description	Dwn
P12	08.03.2021	SS	AMENDED DA ISSUE	
P11	05.03.2021	SS	AMENDED DA ISSUE	
P10	09.02.2021	SS	RETAINING WALL AMENDMENT	

Project Description	
PROPOSED FOOD & DRINK OUTLETS 188-202 WAYNE GOSS DRIVE, BERRINBA	
Scale: 1:400@A1 / 1:800@A3	Approved
Drawn	Issued

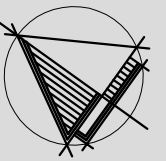
Drawing Title	
STAGE 2 SITE PLAN	
Drawing Number	Revision
20174-DA01	P12



RPD

LOT 99 on SP193961
188-202 WAYNE GOSS DRIVE

COUNCIL: LOGAN CITY
TOTAL SITE AREA - 34,833m²



DEVELOPMENT ASSESSMENT

BUILDING AREAS - GFA

- STAGE 2
- T7 - FOOD & DRINK - 220m²
- STAGE 3
- T12 - CHILDCARE/SWIM SCHOOL/ BULKY GOODS (REFER DRAWING PACKAGE PREPARED BY SPARC) - 2372m²
- STAGE 4
- T8 - MEDICAL - 453m²
 - T9 - PHARMACY - 491m²
- STAGE 5
- T10 - BOTTLE SHOP - 450m²
 - T11 - TAVERN BEER GARDEN - 565m²

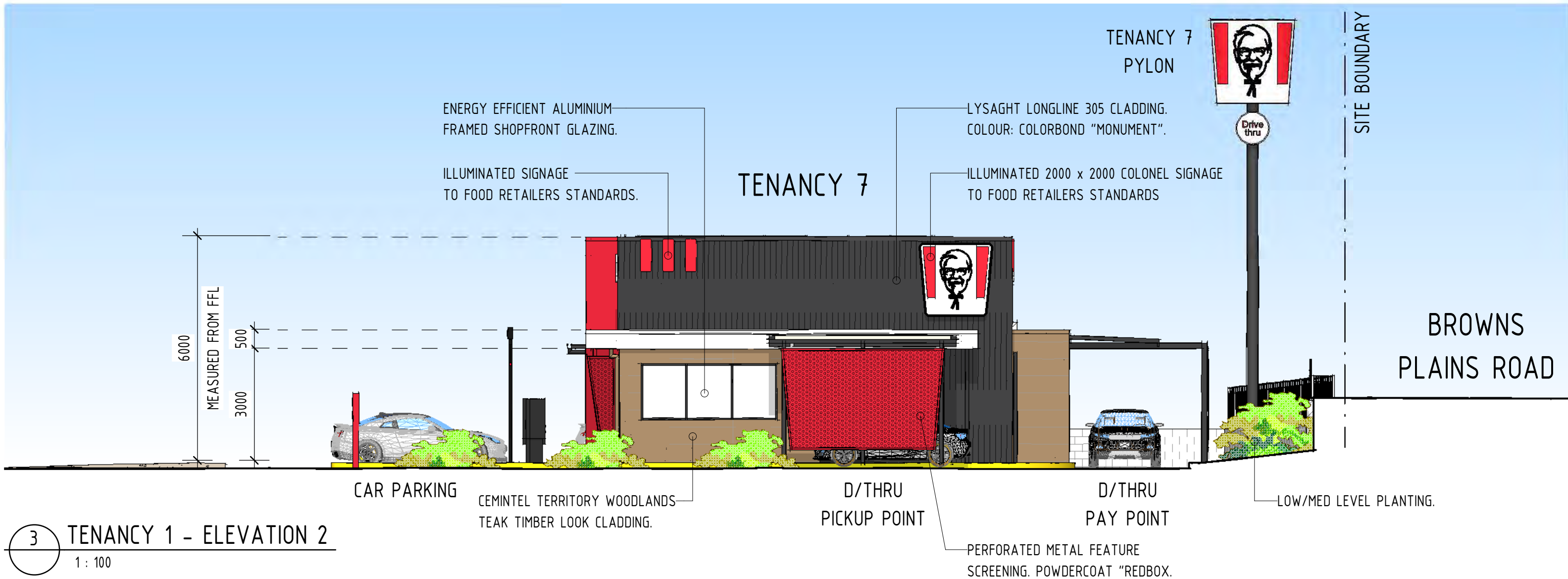
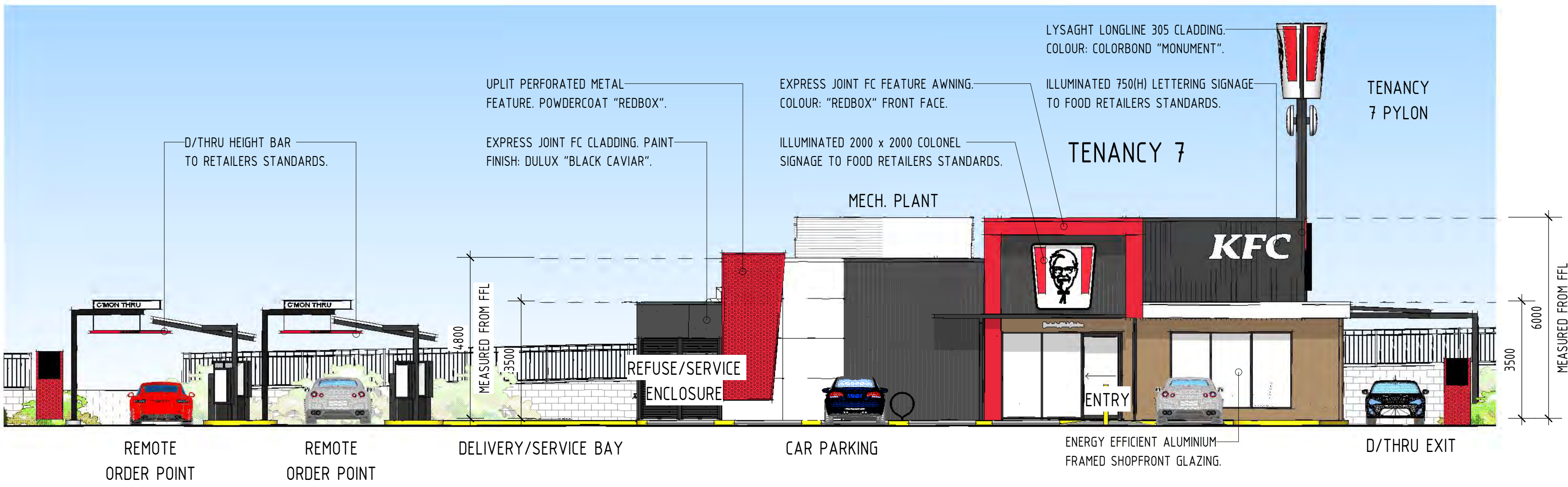
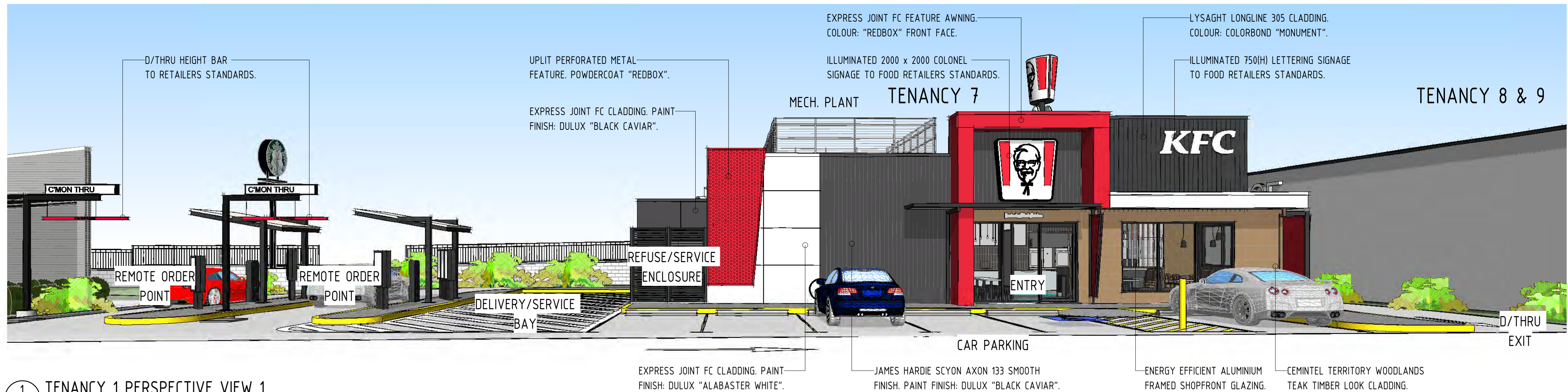
CAR PARKING

- STAGE 2 PARKING REQUIRED - 22
- STAGE 2 PARKING PROVIDED - 29
- STAGE 3 PARKING REQUIRED - 75
- STAGE 3 PARKING PROVIDED - 82
- STAGE 4 PARKING REQUIRED - 74.1
- STAGE 4 PARKING PROVIDED - 72
- STAGE 5 PARKING REQUIRED - 114
- STAGE 5 PARKING PROVIDED - 80
- TOTAL PARKING REQUIRED - 285.1
- TOTAL PARKING PROVIDED - 263

INFORMATION

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NOTE:
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LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

COM/2/2019/C

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Revision and approvals					Appr
Rev	Date	Drn	Description		
P1	15.12.2020	JG	PRELIMINARY ISSUE FOR INFORMATION		GN
P2	08.03.2021	SS	AMENDED DA ISSUE		

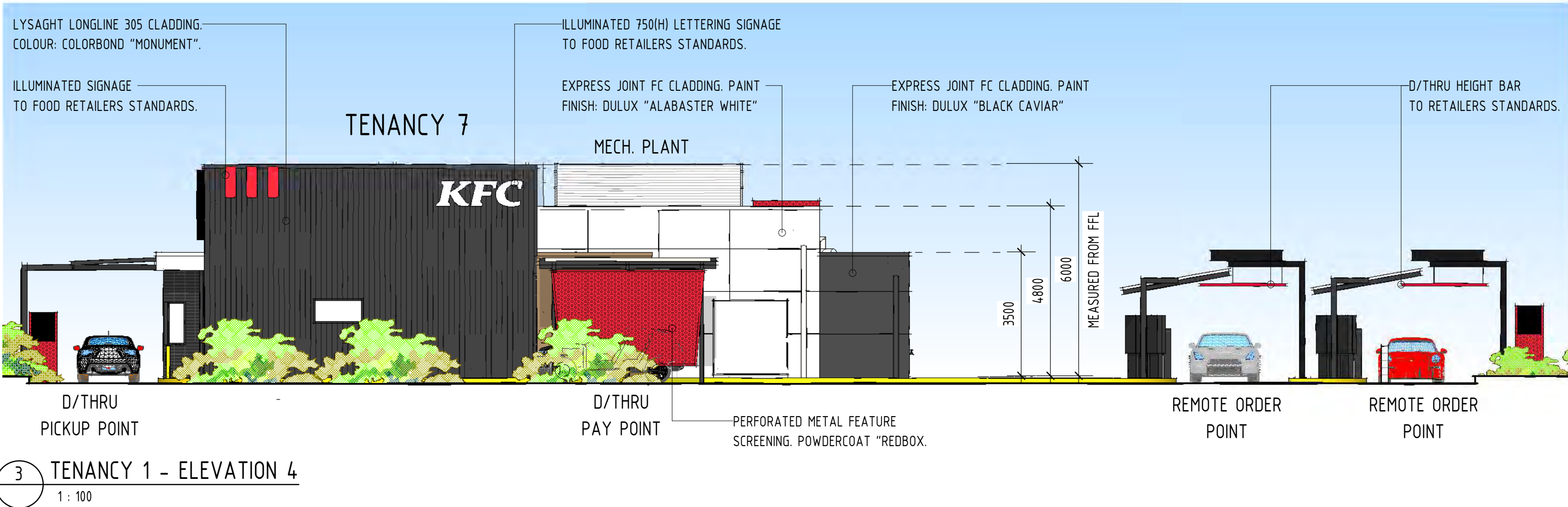
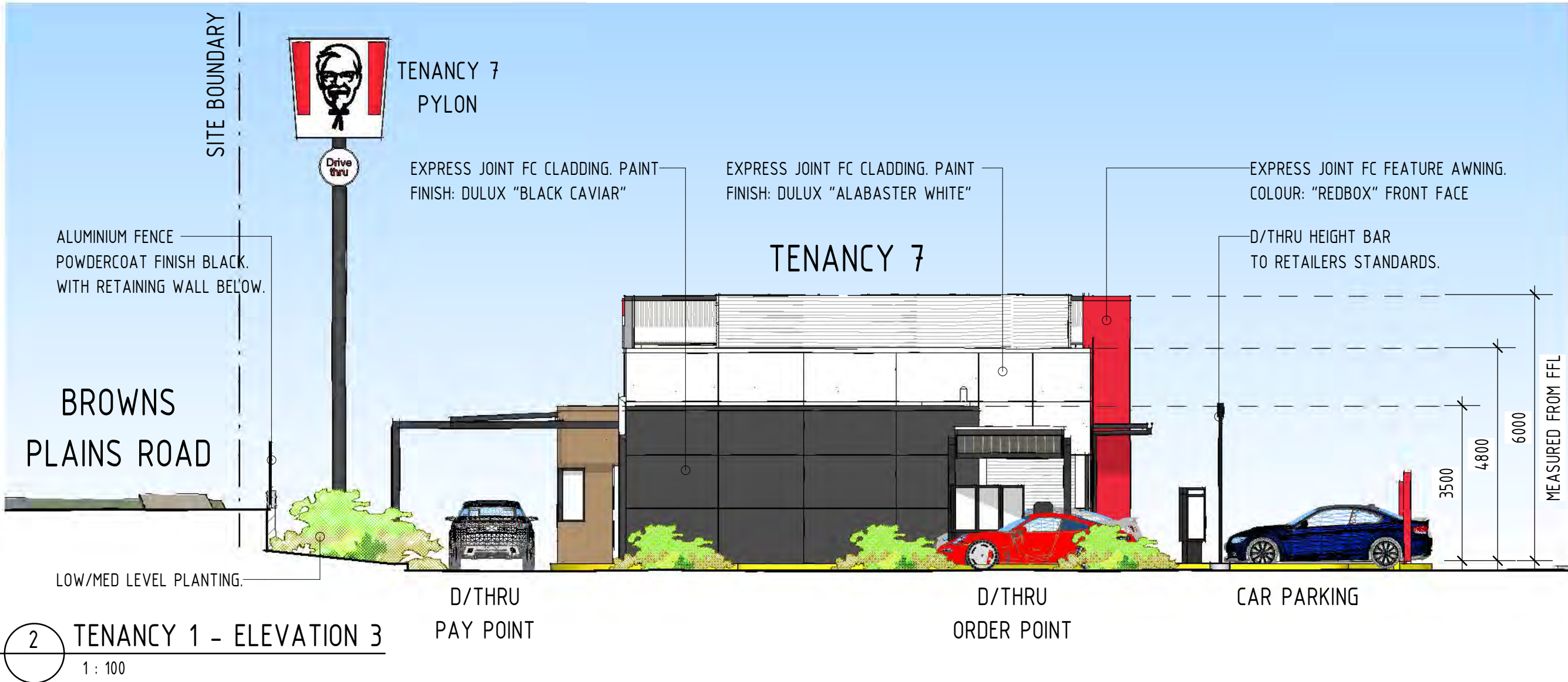
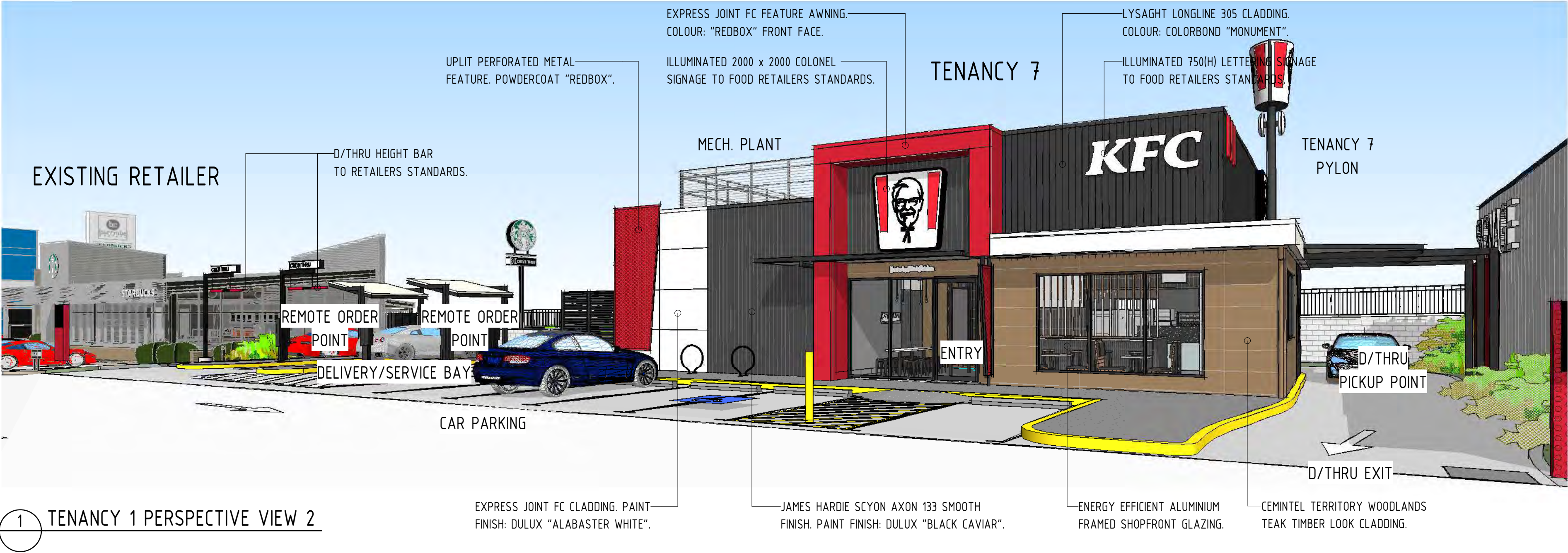
Project Description
BERRINBA MIXED USE DEVELOPMENT
188-202 WAYNE GOSS DRIVE,
BERRINBA, BRISBANE, QLD 4117.
Scale @A1
As indicated
Date
SEP - 2019
Approved By
GN

Drawing Title
TENANCY 7 ELEVATIONS & PERSPECTIVES - STAGE 2
Job Number - Drawing Number
20174 DA02
Revision
P2

INFORMATION

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P1	15.12.2020	JG	PRELIMINARY ISSUE FOR INFORMATION	GN
P2	08.03.2021	SS	AMENDED DA ISSUE	

Project Description	
BERRINBA MIXED USE DEVELOPMENT	
188-202 WAYNE GOSS DRIVE, BERRINBA, BRISBANE, QLD 4117.	
Scale @A1 As indicated	Date SEP - 2019
Drawn JG	Approved By GN

Drawing Title	
TENANCY 7 ELEVATIONS & PERSPECTIVES - STAGE 2	
Job Number - Drawing Number	Revision
20174 DA03	P2

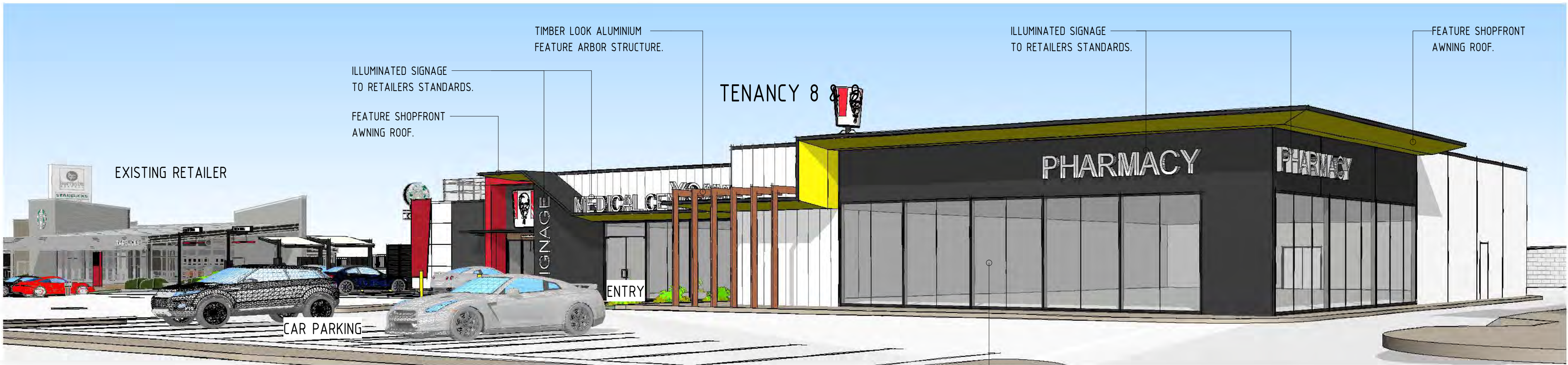
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1 TENANCY 2 - PERSPECTIVE VIEW 1



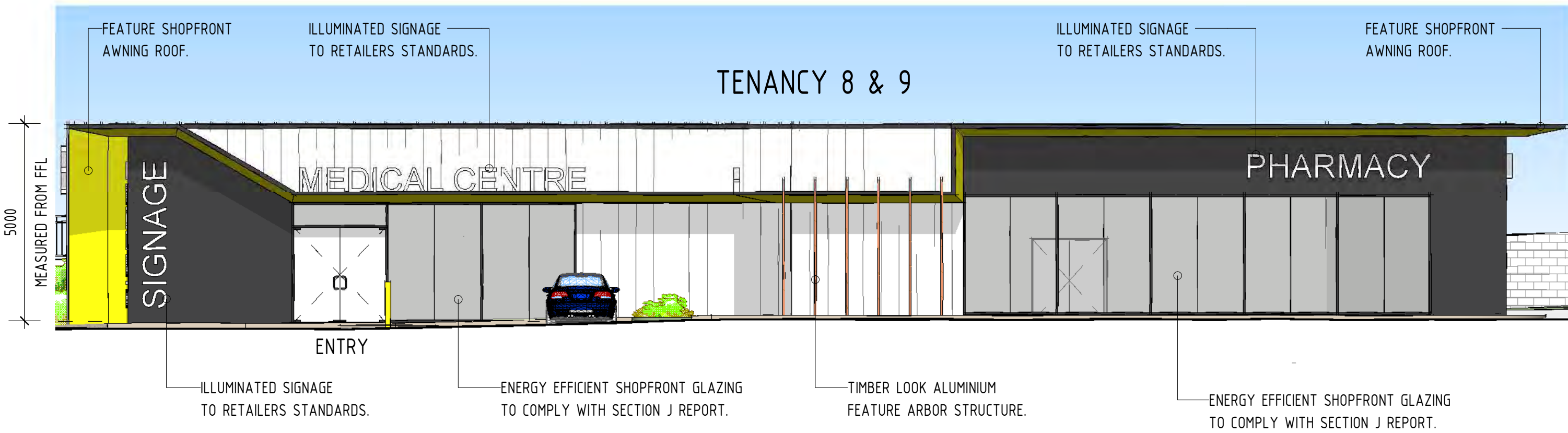
2 TENANCY 8 & 9 - PERSPECTIVE VIEW 2

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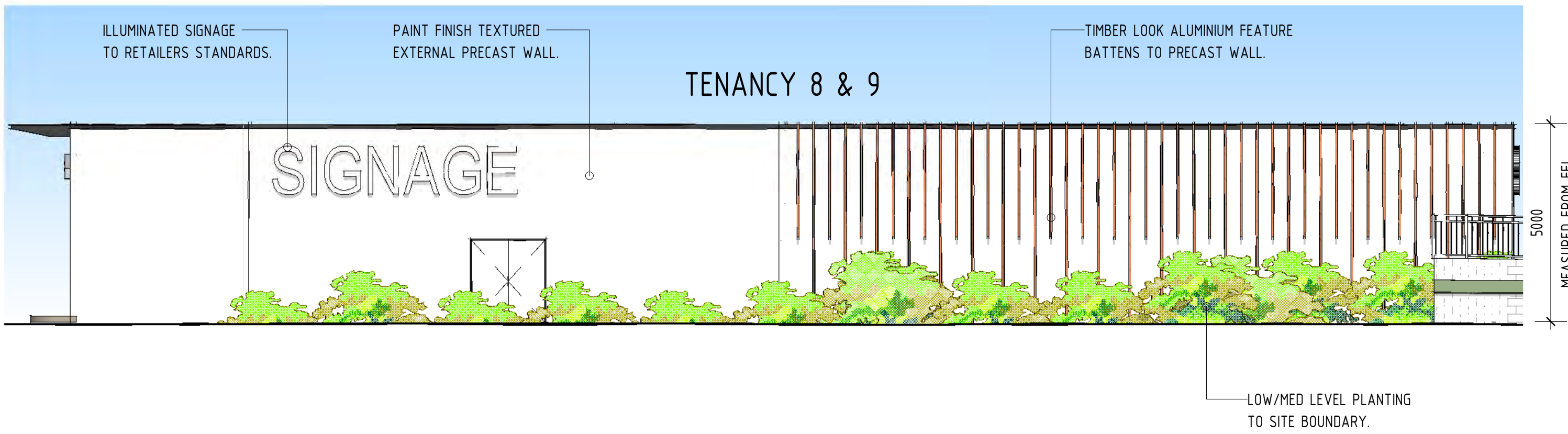
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3 TENANCY 8 & 9 - ELEVATION 1



4 TENANCY 8 & 9 - ELEVATION 2

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P2	08.03.2021	SS	AMENDED DA ISSUE		

BERRINBA MIXED USE DEVELOPMENT 188-202 WAYNE GOSS DRIVE, BERRINBA, BRISBANE, QLD 4117.	
Scale @A1 As indicated	Date SEP - 2019
Drawn JG	Approved By GN

Drawing Title TENANCY 8 & 9 ELEVATIONS & PERSPECTIVES - STAGE 4	
Job Number - Drawing Number 20174 DA04	Revision P2

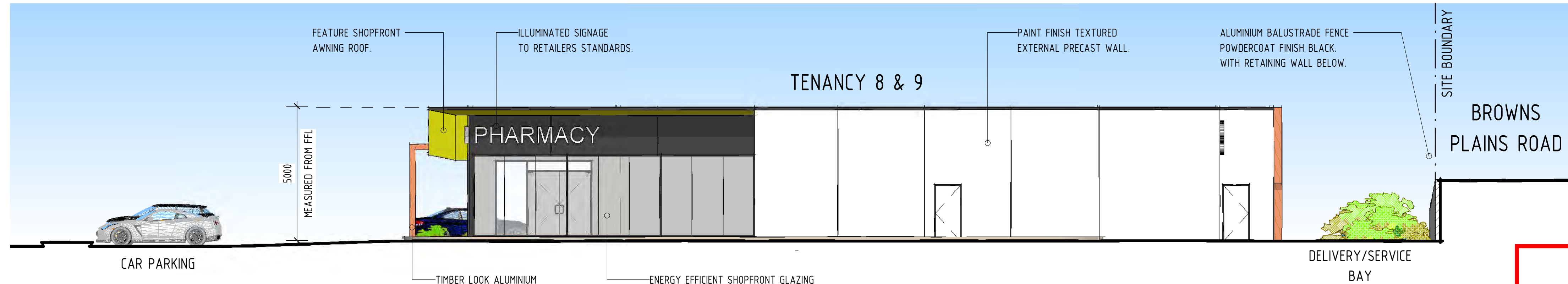
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1 TENANCY 8 & 9 - PERSPECTIVE VIEW 3

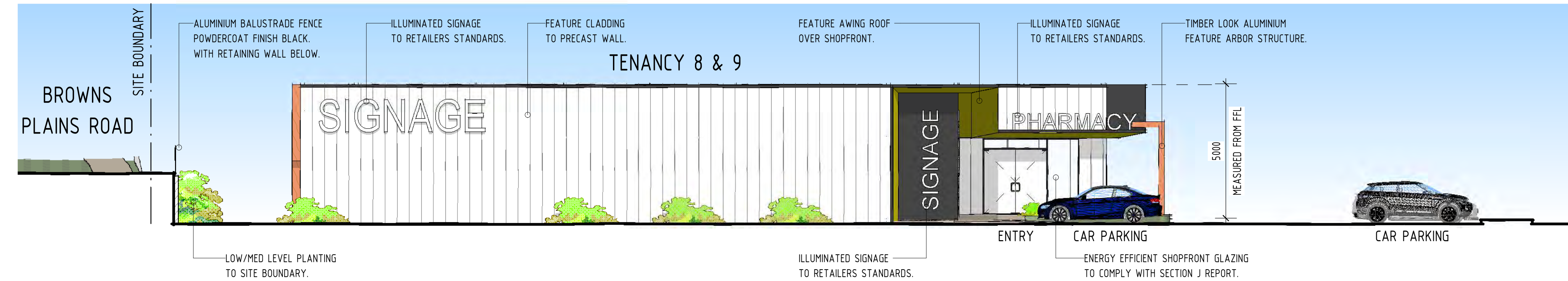


2 TENANCY 8 & 9 - ELEVATION 3
1 : 100

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3 TENANCY 8 & 9 - ELEVATION 4
1 : 100

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Rev	Date	Drn	Description	Appr	GN
P1	15.12.2020	JG	PRELIMINARY ISSUE FOR INFORMATION		
P2	08.03.2021	SS	AMEDED DA ISSUE		

BERRINBA MIXED USE DEVELOPMENT 188-202 WAYNE GOSS DRIVE, BERRINBA, BRISBANE, QLD 4117.	
Scale @A1 As indicated	Date SEP - 2019
Drawn JG	Approved By GN

Drawing Title TENANCY 8 & 9 ELEVATIONS & PERSPECTIVES - STAGE 4	
Job Number - Drawing Number 20174 DA05	Revision P2

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1 TENANCY 10 & 11 PERSPECTIVE 1



2 TENANCY 10 & 11 - ELEVATION 1
1 : 100

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P1	15.12.2020	JG	PRELIMINARY ISSUE FOR INFORMATION		GN
P2	17.12.2020	SS	PRELIMINARY ISSUE FOR INFORMATION		
P3	08.03.2021	SS	AMENDED DA ISSUE		

Project Description
BERRINBA MIXED USE DEVELOPMENT
188-202 WAYNE GOSS DRIVE,
BERRINBA, BRISBANE, QLD 4117.

Scale @A1
As indicated

Date
SEP - 2019

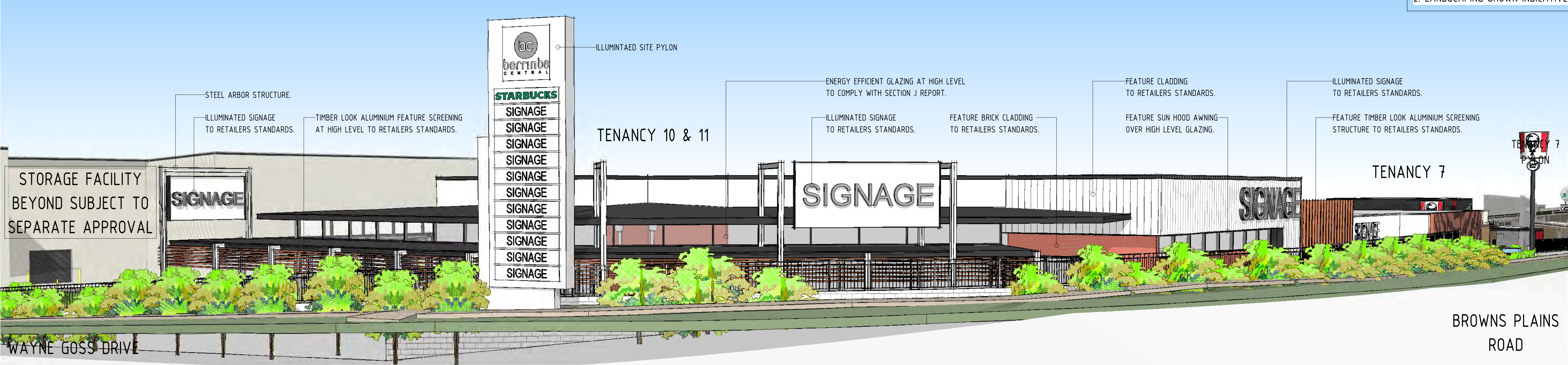
Approved By
GN

Drawing Title
**TENANCY 10 & 11 ELEVATIONS
& PERSPECTIVES - STAGE 5**

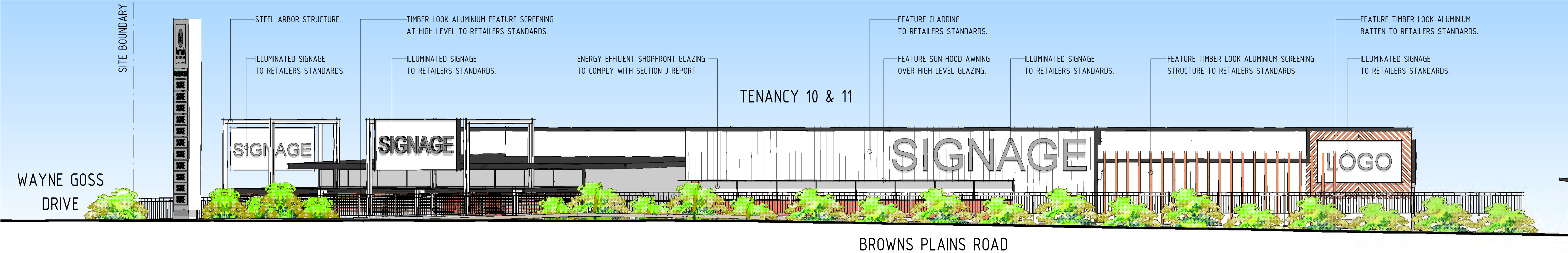
Job Number - Drawing Number
20174 DA06

Revision
P3

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1 TENANCY 10 & 11 PERSPECTIVE 2



2 TENANCY 10 & 11 - ELEVATION 2
1 : 100

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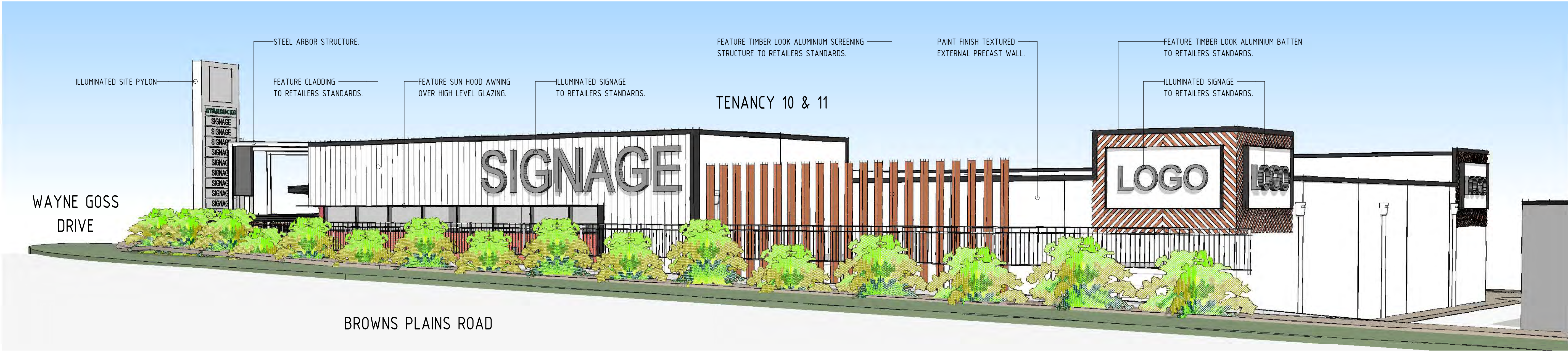
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P3	08.03.2021	SS	AMENDED DA ISSUE	

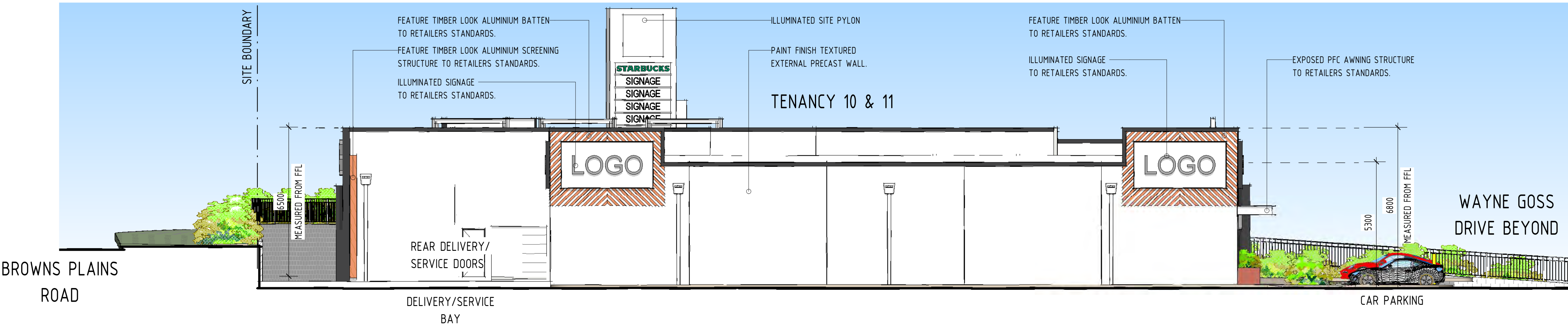
Project Description	
BERRINBA MIXED USE DEVELOPMENT	
188-202 WAYNE GOSS DRIVE,	
BERRINBA, BRISBANE, QLD 4117.	
Scale @A1	Date
As indicated	SEP - 2019
Drawn JG	Approved By GN

Drawing Title	
TENANCY 10 & 11 ELEVATIONS & PERSPECTIVES - STAGE 5	
Job Number - Drawing Number	Revision
20174 DA07	P3

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1 TENANCY 10 & 11 PERSPECTIVE 3



2 TENANCY 10 & 11 - ELEVATION 3
1 : 100

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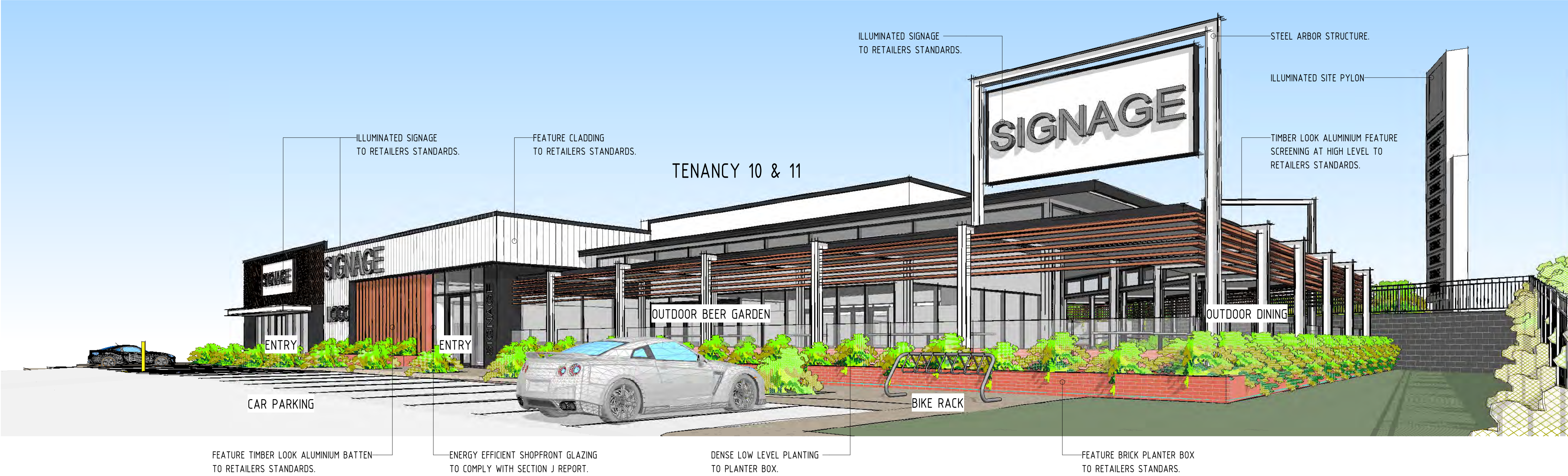
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P2	17.12.2020	SS	PRELIMINARY ISSUE FOR INFORMATION	
P3	08.03.2021	SS	AMENDED DA ISSUE	

Project Description	
BERRINBA MIXED USE DEVELOPMENT 188-202 WAYNE GOSS DRIVE, BERRINBA, BRISBANE, QLD 4117.	
Scale @A1 As indicated	Date SEP - 2019
Drawn JG	Approved By GN

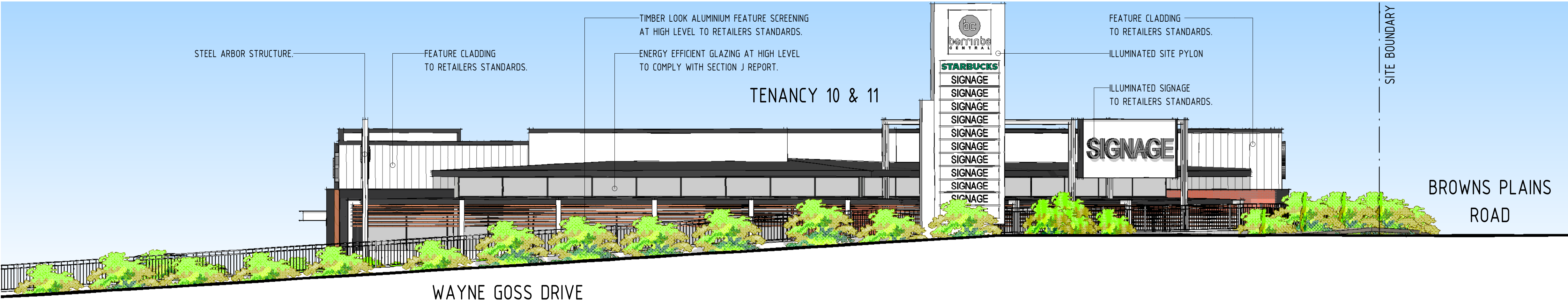
Drawing Title	
TENANCY 10 & 11 ELEVATIONS & PERSPECTIVES - STAGE 5	
Job Number - Drawing Number 20174 DA08	Revision P3

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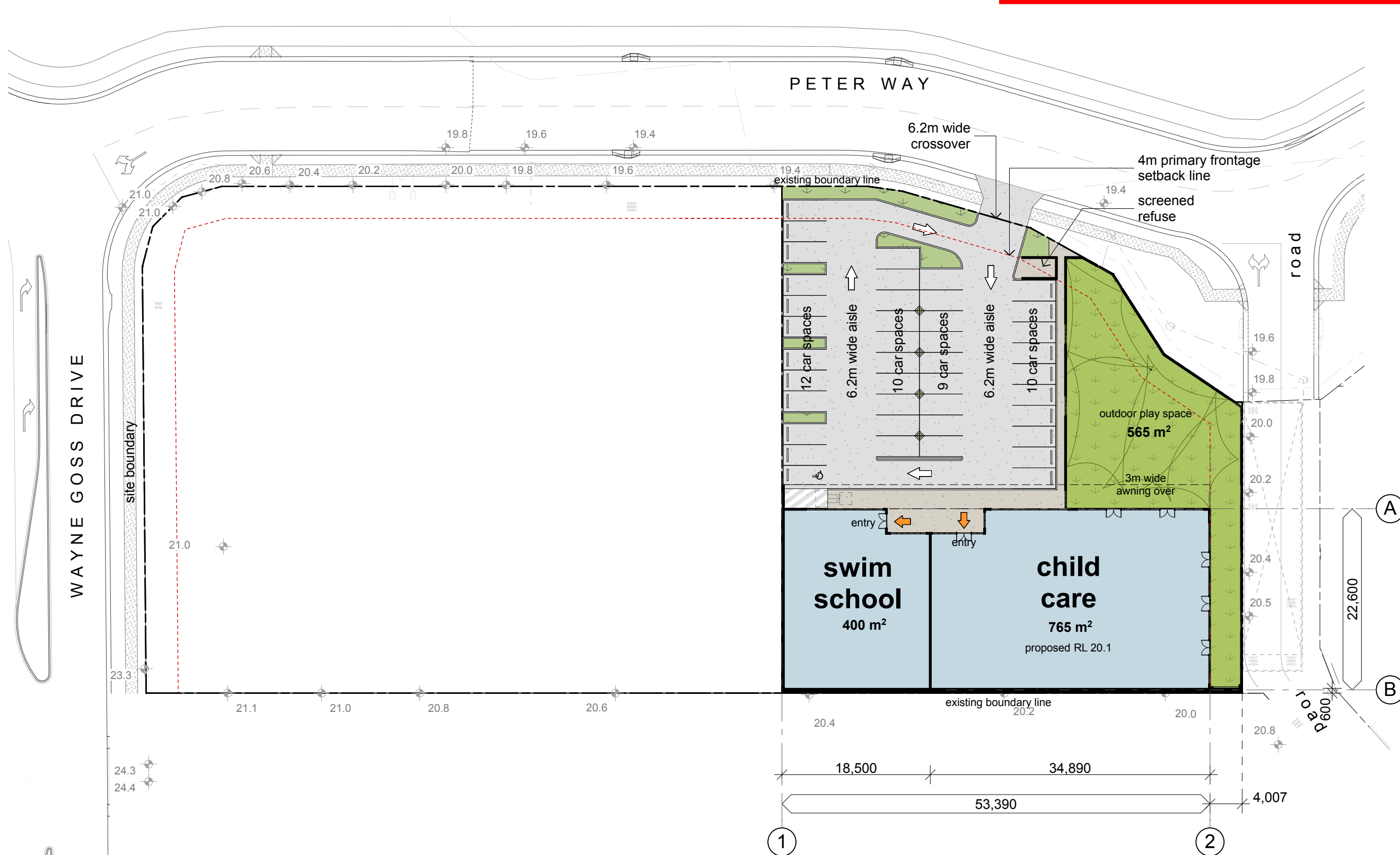
WAYNE GOSS
DRIVE

1 TENANCY 10 & 11 PERSPECTIVE 4



2 TENANCY 10 & 11 - ELEVATION 4
1 : 100

site information

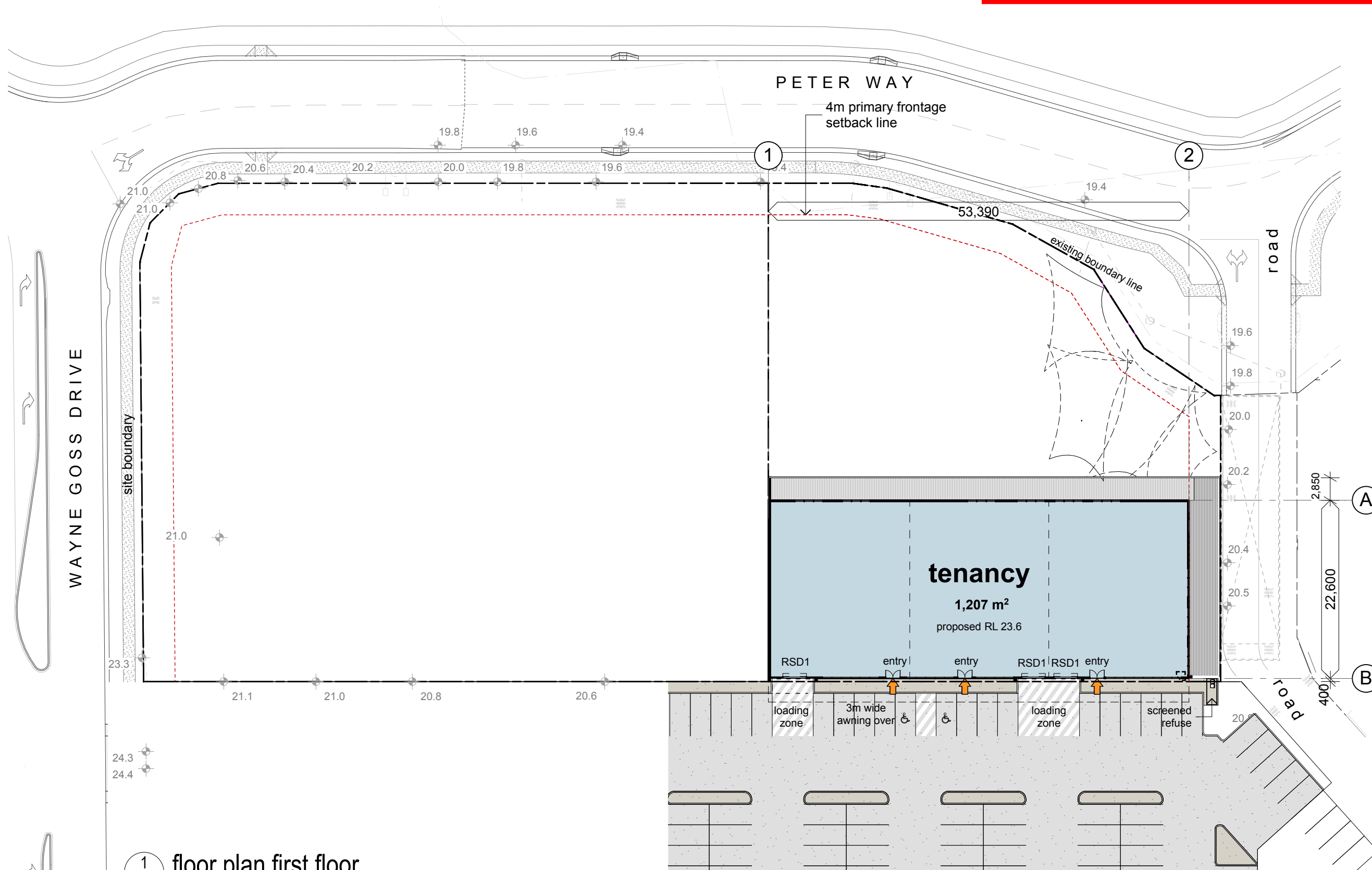
lot area 3,157m²total GFA 2,372m²
site yield 75%carparks provided (in lot)
41

1 floor plan ground floor
SCALE 1:500

P7	05/03/21	Revised DA issue
P6	4/12/20	DA issue
P5	4/12/20	DA issue
P4	3/12/20	DA issue
issue	date	revision



site information

lot area 3,157m²total GFA 2,372m²
site yield 75%carparks provided (in lot)
41

P5	05/03/21	Revised DA issue
P4	4/12/20	DA issue
P3	30/10/20	DA issue
P2	30/09/20	preliminary DA Issue
issue	date	revision

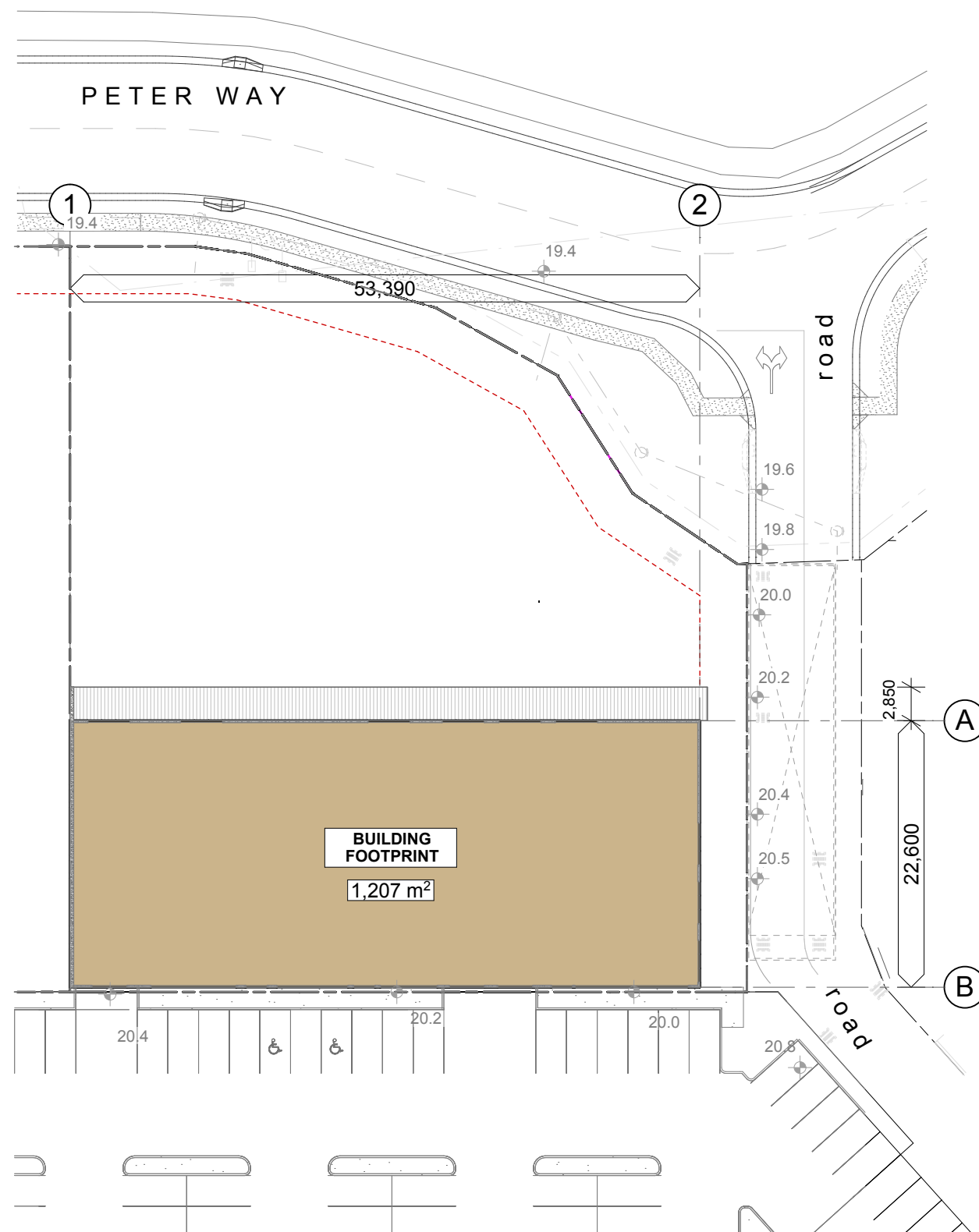


impervious area

items	area m2
impervious area	1,347m ²
building footprint	2,374m ²
total	3,721m²

landscape

landscape	672m ²
landscape % of lot	21.2%



1 impervious area first floor
SCALE 1:500



2 impervious area ground floor
SCALE 1:500

P5	05/03/21	Revised DA issue
P4	4/12/20	DA issue
P3	30/10/20	DA issue
P2	30/09/20	preliminary DA issue
issue	date	revision

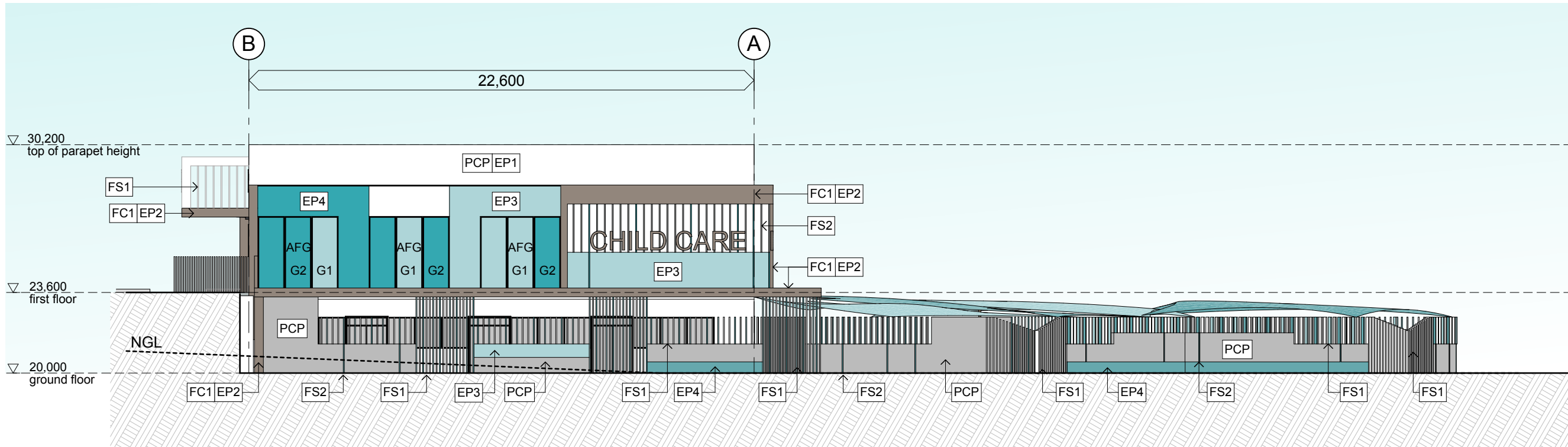


legend

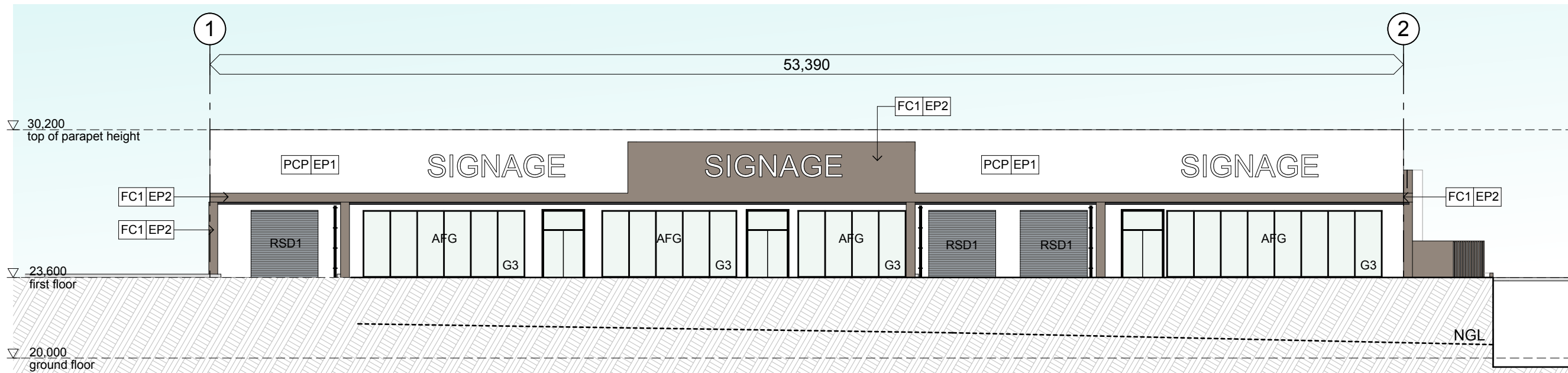
materials	
AFG	aluminium framed glazing
FC1	fibre cement cladding-finish as scheduled
FS1	fixed aluminium screen type 1
FS2	fixed aluminium screen type 2
MRS1	zincalume metal roof sheet
PCP	precast concrete panel - white finish
PPT	parapet

finishes legend

	EP1- Dulux 'terrace white'
	EP2- Dulux 'colour to match Duratec Copper Metallic Kinetic'
	EP3- Dulux 'Imagine Half'
	EP4- Dulux 'Blue Mercury'
	EP5- Dulux 'colour to match Shale Grey'



1 south elevation
SCALE 1:200



2 west elevation
SCALE 1:200

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APPROVED PLAN OF DEVELOPMENT

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COM/2/2019/C

P5	05/03/21	Revised DA issue
P4	4/12/20	DA issue
P3	30/10/20	DA issue
P2	30/09/20	preliminary DA issue
issue	date	revision

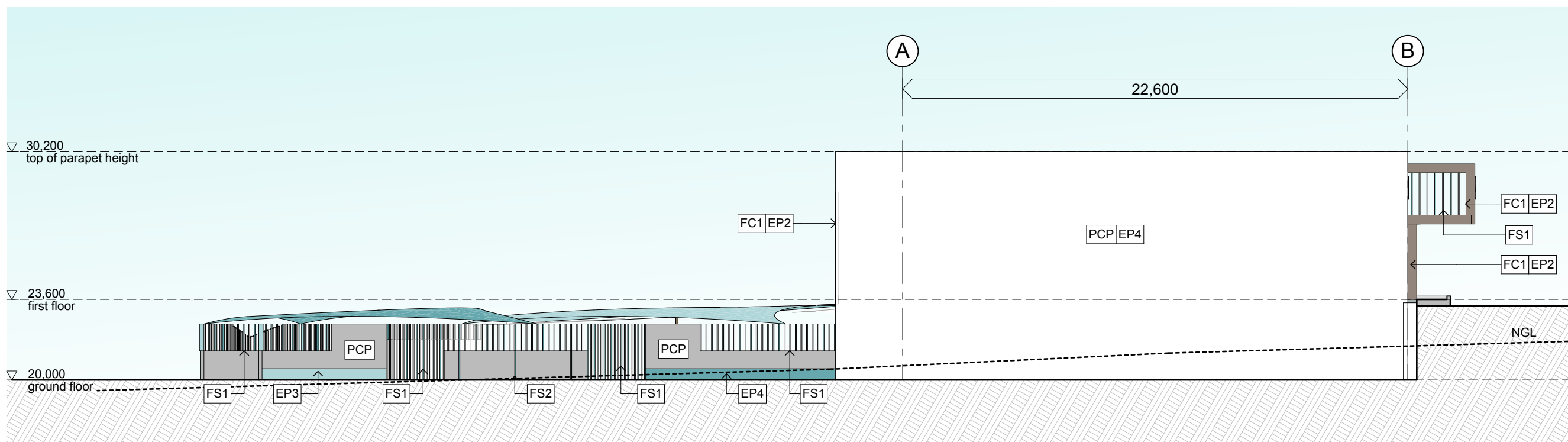
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materials

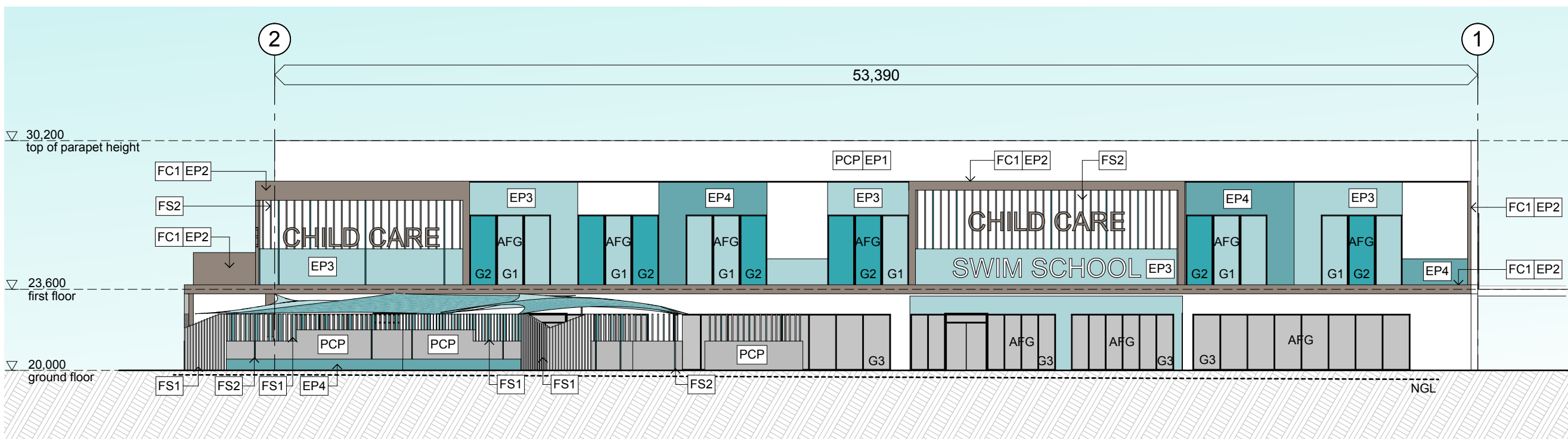
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	EP4- Dulux 'Blue Mercury'
	EP5- Dulux 'colour to match Shale Grey'



1 north elevation
SCALE 1:200



2 east elevation
SCALE 1:200

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COM/2/2019/C

P5	05/03/21	Revised DA issue
P4	4/12/20	DA issue
P3	30/10/20	DA issue
P2	30/09/20	preliminary DA Issue
issue	date	revision

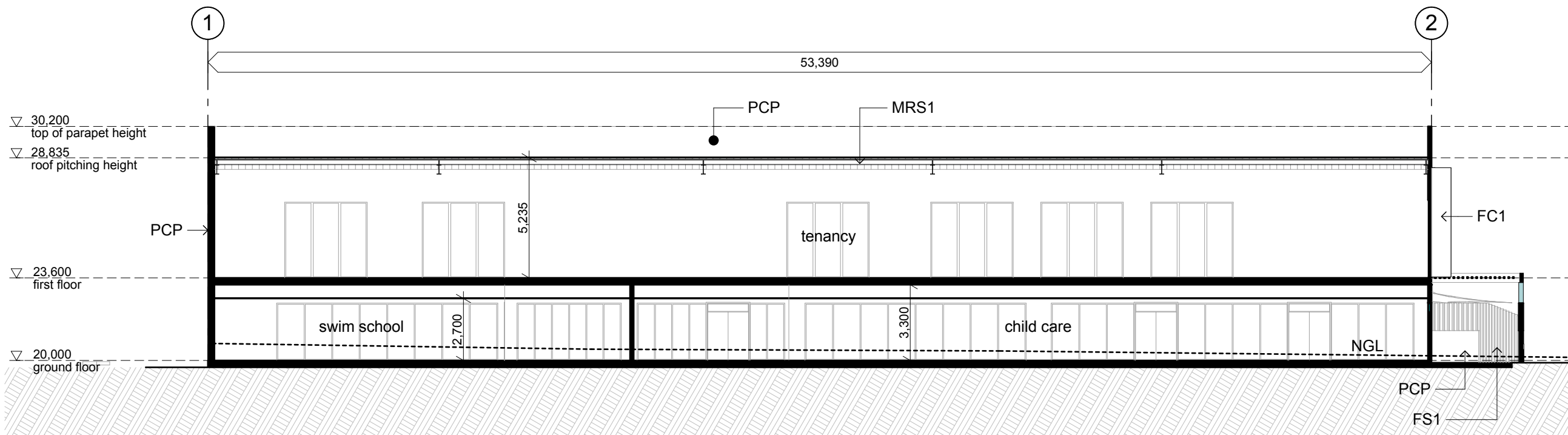
legend

materials

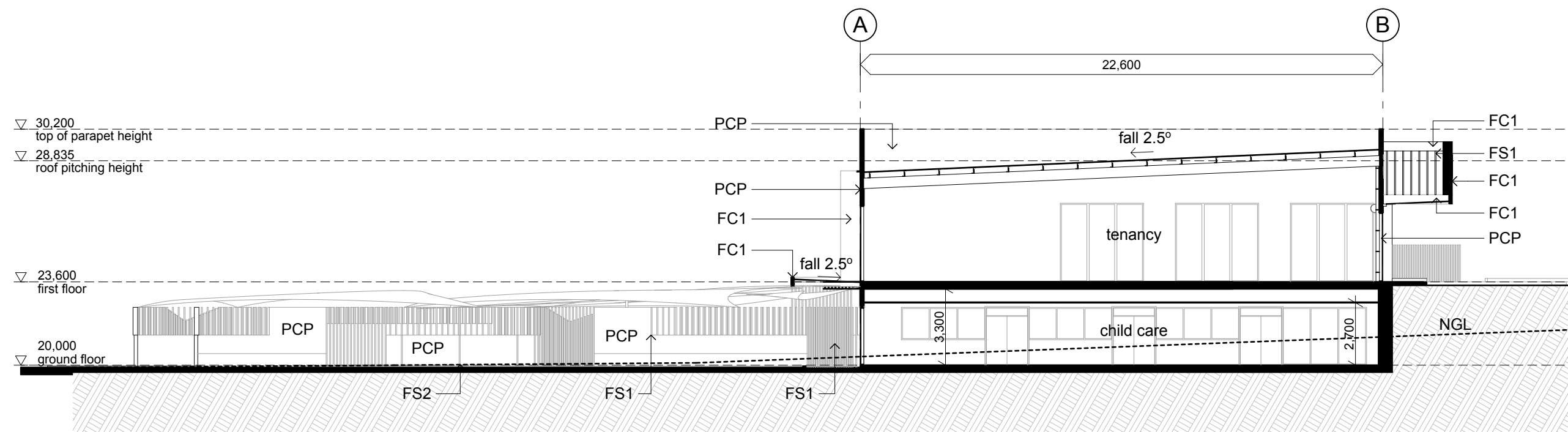
AFG	aluminium framed glazing
FC1	fibre cement cladding-finish as scheduled
FS1	fixed aluminium screen type 1
FS2	fixed aluminium screen type 2
MRS1	zincalume metal roof sheet
PCP	precast concrete panel - white finish
PPT	parapet

fixtures

B	bollard
COL	column
	to structural engineer's specification
BG	box gutter
DP	downpipe



1 section 1
SCALE 1:200



2 section 2
SCALE 1:200

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APPROVED PLAN OF DEVELOPMENT
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COM/2/2019/C

P5	05/03/21	Revised DA issue
P4	4/12/20	DA issue
P3	30/10/20	DA issue
P2	30/09/20	preliminary DA issue
issue	date	revision



(artist's impression only)

1 perspective 1

P5	05/03/21	Revised DA issue
P4	4/12/20	DA issue
P3	30/10/20	DA issue
P2	30/09/20	preliminary DA Issue
issue	date	revision



(artist's impression only)

1 perspective 2

P3	05/03/21	Revised DA issue
P2	4/12/20	DA issue
P1	30/10/20	DA issue
issue	date	revision



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1 perspective 3

(artist's impression only)



2 perspective 4

(artist's impression only)

issue	date	revision
P3	05/03/21	Revised DA issue
P2	4/12/20	DA issue
P1	30/10/20	DA issue

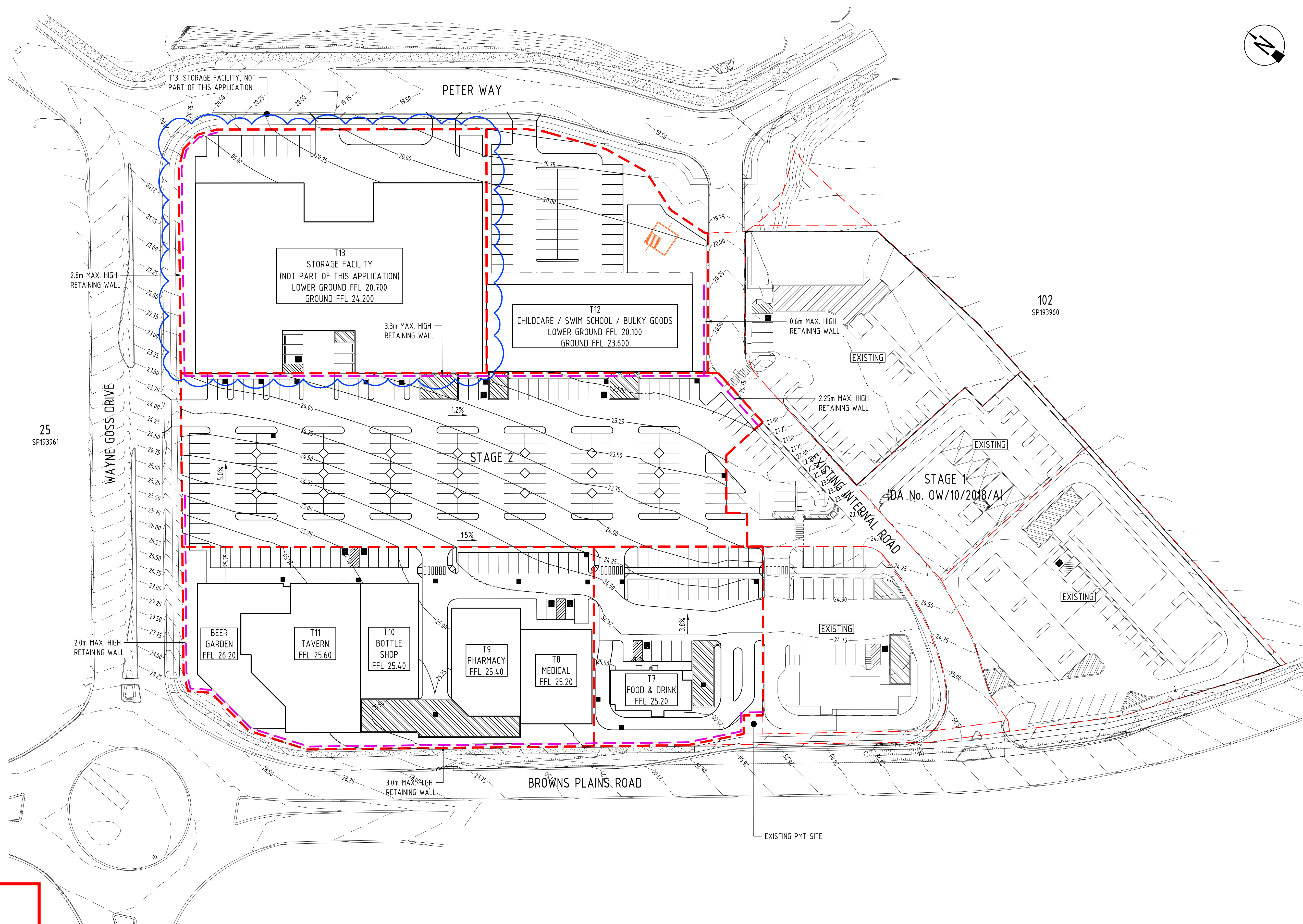
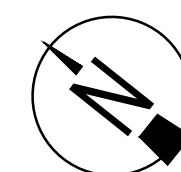
STAGE 2 BOUNDARY

STAGE 1 BOUNDARY

EXISTING SURFACE CONTOURS

EARTHWORKS CONTOURS

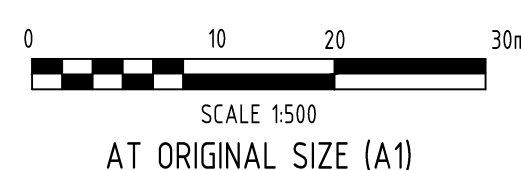
PROPOSED RETAINING WALL



COM/2/2019/C

ISSUED FOR
APPROVAL

01	17.12.20	ISSUED FOR APPROVAL		AG	JN
Rev	Date	Description		By	Chk



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SUNSHINE COAST / SYDNEY / TOOWONG

Project Name
BERRINBA CENTRAL
MIXED-USE DEVELOPMENT
188-202 WAYNE GOSS DRIVE
BERRINBA, QLD. 4117

Discipline CIVIL		Status APPROVAL
Designed By AG	Checked By JN	Approved By JG
Project No. 22775	Drawn By LS	Scale at A1 1:500
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Title	STAGE 2 PROPOSED GRADING PLAN
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ht.	Drawing No. DA11
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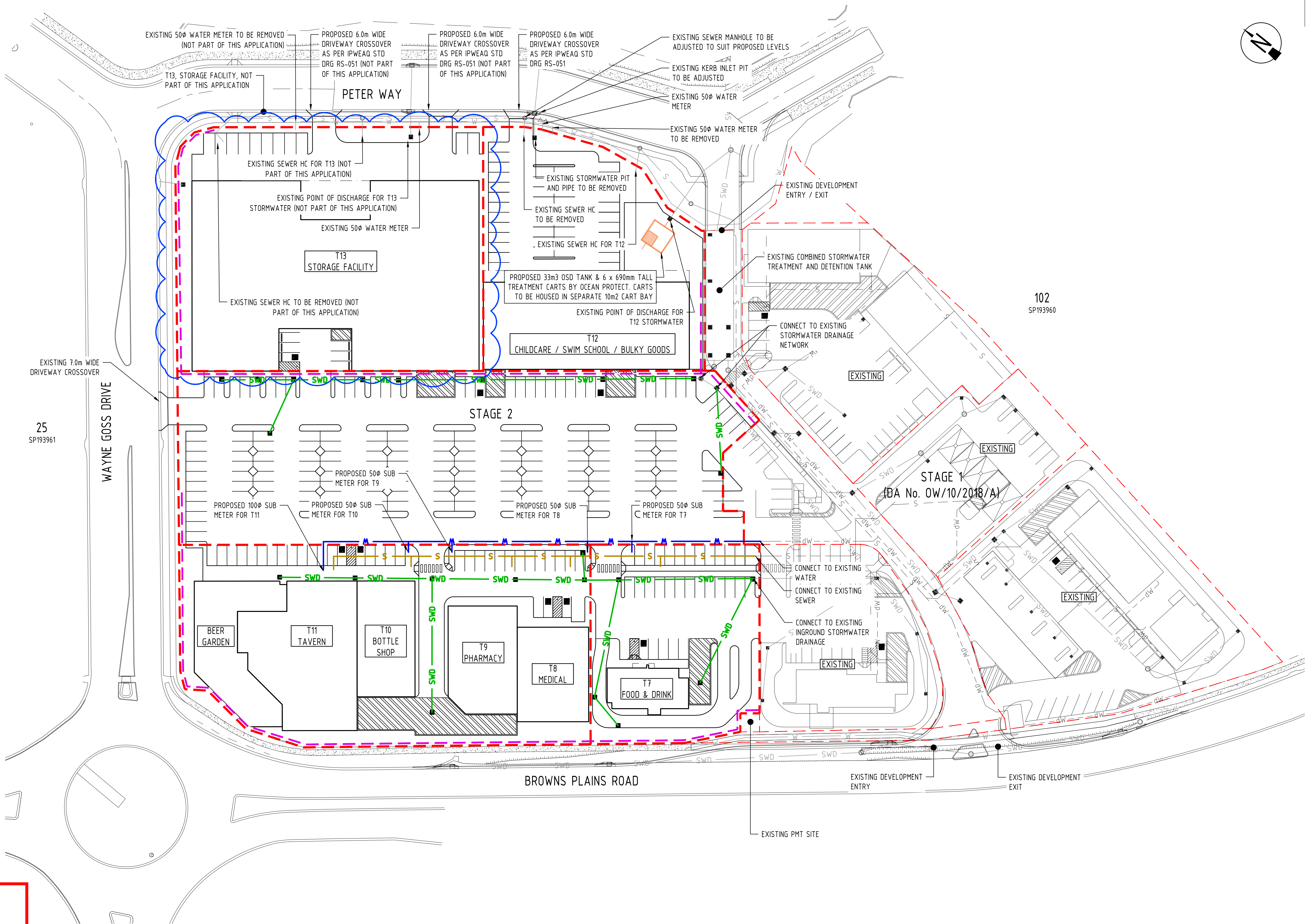
Revision	01
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PLOT DATE: 12/17/2020 5:15 PM FILENAME: J:\22000\22775\CV\DWG\22775 DA11 STAGE 2 PROPOSED GRADING PLAN.DWG

Full Size on Original 0 10 20 30 40 50 60 70 80 90 100mm

LEGEND

- STAGE 2 BOUNDARY
--- STAGE 1 BOUNDARY
--- PROPOSED RETAINING WALL
--- SWD --- EXISTING STORMWATER DRAINAGE
--- dSWD --- EXISTING STORMWATER DRAINAGE (RECORDS)
--- S --- EXISTING SEWER
--- dS --- EXISTING SEWER (RECORDS)
--- W --- EXISTING WATER
--- dW --- EXISTING WATER (RECORDS)
--- E --- EXISTING UNDERGROUND ELECTRICITY
--- dE --- EXISTING UNDERGROUND ELECTRICITY (RECORDS)
--- OE --- EXISTING OVERHEAD ELECTRICITY
--- T --- EXISTING TELECOMMUNICATIONS
--- dT --- EXISTING TELECOMMUNICATIONS (RECORDS)
--- SWD --- PROPOSED STORMWATER
--- W --- PROPOSED WATER
--- S --- PROPOSED SEWER



LOGAN CITY COUNCIL

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APPROVAL

Rev	Date	Description	By	Chk
01	17.12.20	ISSUED FOR APPROVAL	AG	JN

0 10 20 30m
SCALE 1:500
AT ORIGINAL SIZE (A1)



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SUNSHINE COAST / SYDNEY / TOOWOOMBA

Client BERRINBA SERVICE RETAIL PTY LTD	Discipline CIVIL	Status APPROVAL	Title STAGE 2 CIVIL ENGINEERING FUNCTIONAL ROAD AND SERVICES LAYOUT PLAN
Project Name BERRINBA CENTRAL MIXED-USE DEVELOPMENT 188-202 WAYNE GOSS DRIVE BERRINBA, QLD, 4117	Designed By AG	Checked By JN	Approved By JG
	Project No. 22775	Drawn By LS	Scale at A1 1:500
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			Revision 01