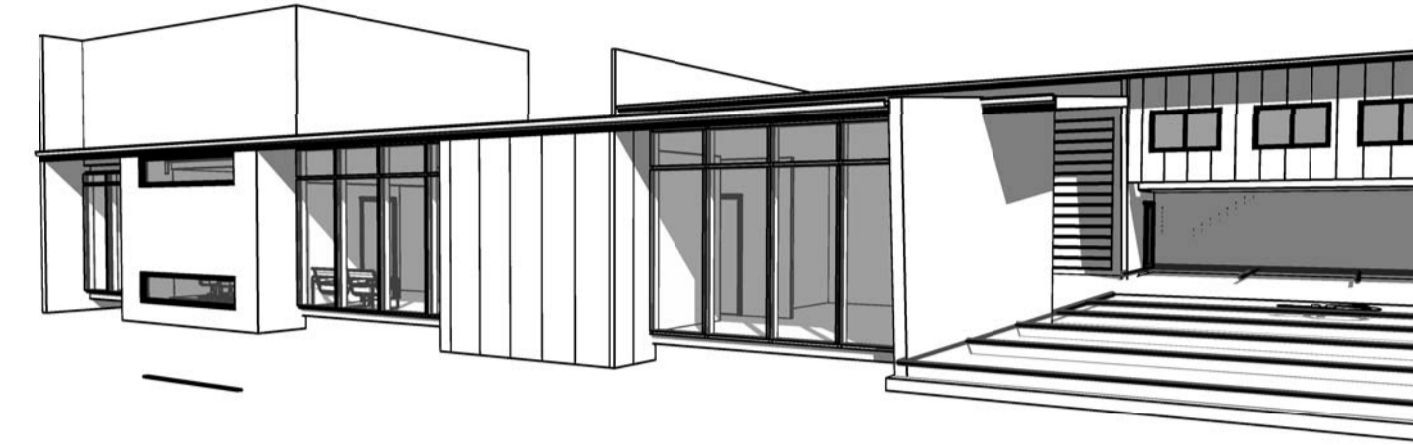
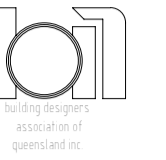


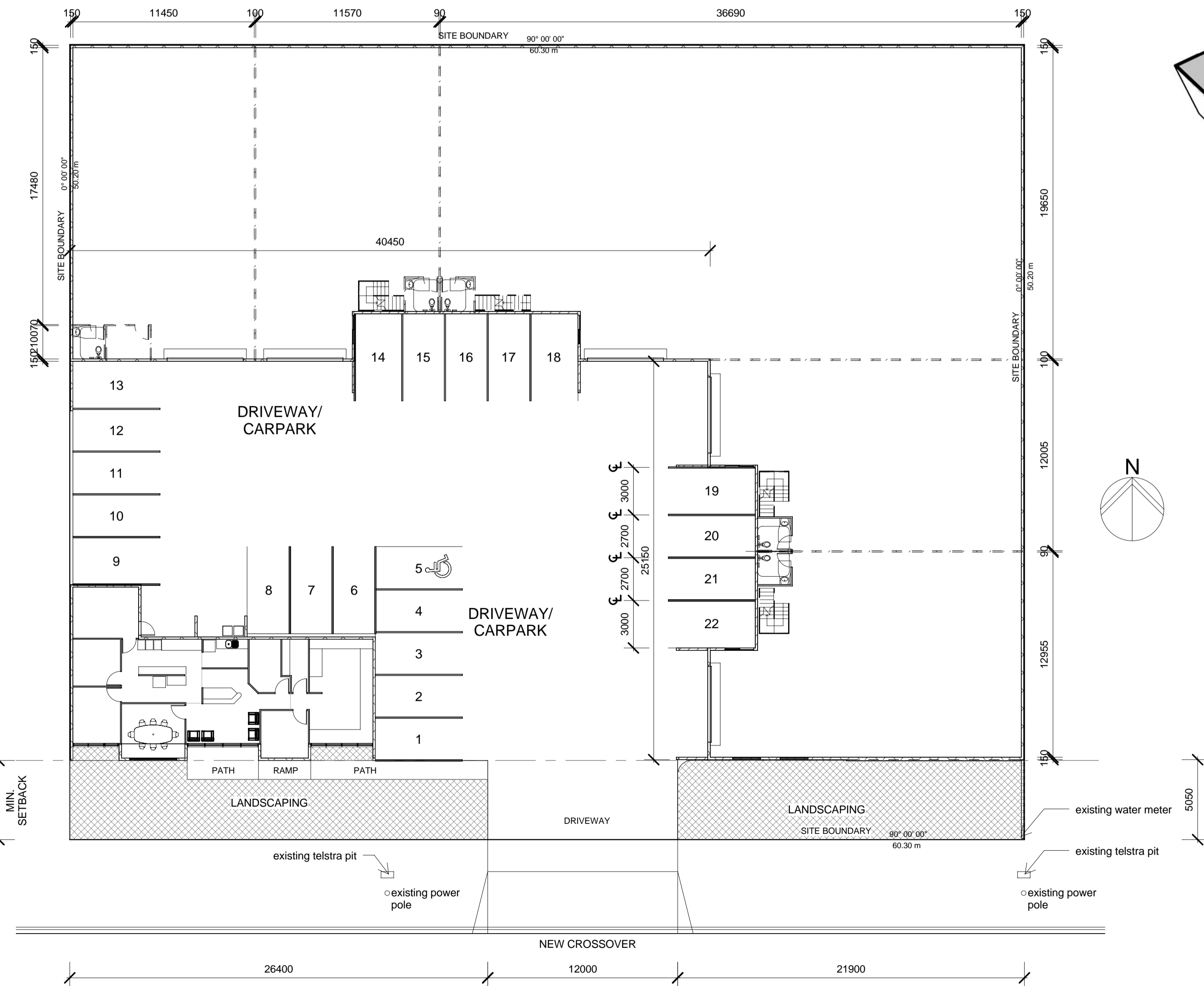
TURNBULL STREET



- NOTES
1. VERIFY ALL DIMENSIONS & LEVELS PRIOR COMMENCING ANY WORK
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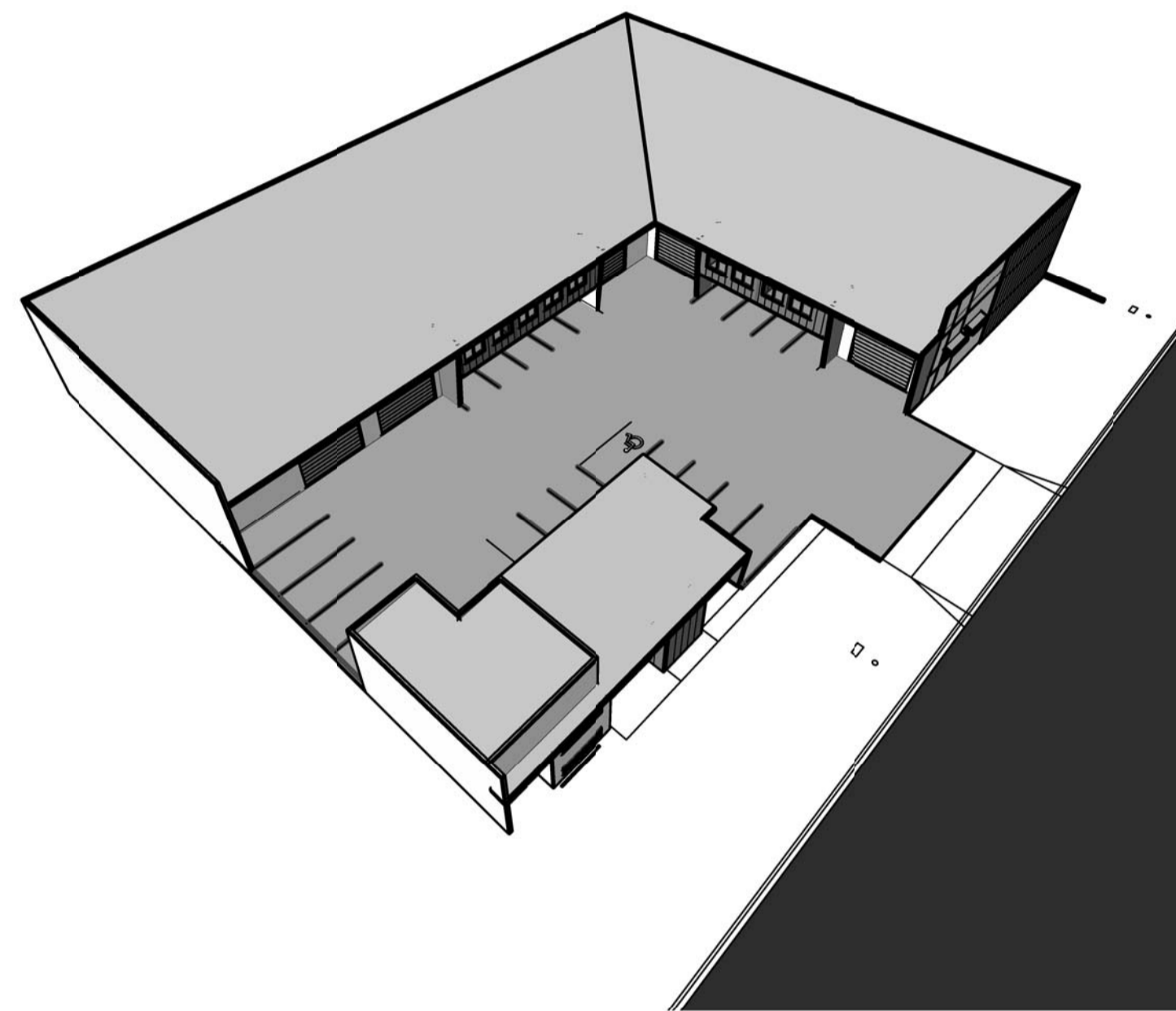


No.	Description	Date
1	DEVELOPMENT APPLICATION ISSUE	20/07/07
3	REVISED LAYOUT	20/09/07
4	CARPARK REVISION, AWNINGS TO WAREHOUSE WINDOWS	17/01/07



SITE PLAN
1:200

TURNBULL STREET



REAL PROPERTY DESCRIPTION

LOTS 12, 13, 14 ON RP 710227
PARISH: COONAMBELAH
COUNTY: ELPHINSTONE
SITE AREA: 3035m²
SITE COVERAGE:

PROJECT DETAILS

LOCAL AUTHORITY: TOWNSVILLE CITY COUNCIL
ZONING: CORE INDUSTRY

SETBACKS & HEIGHTS
MIN. FRONT SETBACK: 5M
PROPOSED SETBACK: 5M
MAX. ALLOWABLE BUILDING HEIGHT: 12m OR 3-STORY
PROPOSED BUILDING HEIGHT: 8.5m

SITE COVER
SITE AREA: 3035m²
MAX. ALLOWABLE SITE COVERAGE: 100%
PROPOSED SITE COVERAGE: 1772m² (58.4%)

LANDSCAPING
LANDSCAPE AREA: 234m² (7.7%)
AVERAGE LANDSCAPING WIDTH: 5.0m

CARPARKING
REQUIRED CARPARKS (WAREHOUSE): 17
REQUIRED CARPARKS (OFFICE): 5
TOTAL REQUIRED CARPARKS: 22
TOTAL CARPARKS PROVIDED: 22

AREAS
LEASABLE WAREHOUSE AREA: 1606m²
LEASABLE OFFICE AREA: 133m²
GROSS FLOOR AREA: 1779m²

Drawing List			
Number	Sheet Name	Issue Date	Rev
A01	PROPOSED SITE PLAN	20/09/07	3
A02	GROUND FLOOR PLAN	20/09/07	3
A03	ELEVATIONS & SECTIONS	20/09/07	3
A04	ROOF PLAN	20/09/07	3
A05	TRUCK TURNING CIRCLE ANALYSIS PLAN	10/01/07	

Area Schedule (Gross Building)	
Name	Area
OFFICE	138.50 m ²
WAREHOUSE	1640.92 m ²
Grand total: 3	1779.42 m ²

Area Schedule (Rentable)	
Name	Area
OFFICE SPACE	130.18 m ²
WAREHOUSE SPACE	1606.34 m ²
Grand total: 3	1736.51 m ²

Room Schedule		
Name	Area	Staff
RECEPT.	21.02 m ²	1
TEA ROOM	5.20 m ²	0
UNISEX	7.15 m ²	0
BOARD ROOM	13.72 m ²	0
WORKROOM 1	20.11 m ²	2
OFFICE 1	8.85 m ²	1
OFFICE 2	10.89 m ²	1
OFFICE 3	9.00 m ²	1
WORKROOM 2	27.81 m ²	4
FILES 2	4.97 m ²	0
WAREHOUSE	1583.36 m ²	
STORE RM	13.40 m ²	
		10

Parking Schedule	
Mark	Description
1	2.7m x 5.5m 90° Front-in wheel stop
2	2.7m x 5.5m 90° Front-in wheel stop
3	2.7m x 5.5m 90° Front-in wheel stop
4	2.7m x 5.5m 90° Front-in wheel stop
5	2.7m x 5.5m 90° Front-in wheel stop
6	2.7m x 5.5m 90° Front-in wheel stop
7	2.7m x 5.5m 90° Front-in wheel stop
8	2.7m x 5.5m 90° Front-in wheel stop
9	3.0m x 5.5m 90° Front-in wheel stop
10	2.7m x 5.5m 90° Front-in wheel stop
11	2.7m x 5.5m 90° Front-in wheel stop
12	2.7m x 5.5m 90° Front-in wheel stop
13	3.0m x 5.5m 90° Front-in wheel stop
14	3.0m x 5.5m 90° Front-in wheel stop
15	2.7m x 5.5m 90° Front-in wheel stop
16	2.7m x 5.5m 90° Front-in wheel stop
17	2.7m x 5.5m 90° Front-in wheel stop
18	3.0m x 5.5m 90° Front-in wheel stop
19	3.0m x 5.5m 90° Front-in wheel stop
20	2.7m x 5.5m 90° Front-in wheel stop
21	2.7m x 5.5m 90° Front-in wheel stop
22	3.0m x 5.5m 90° Front-in wheel stop



JOB
NEW WAREHOUSE AT
LOTS 12, 13, 14
TURNBULL STREET
GARBUTT 4814

CLIENT
ROBUILD PTY LTD

DRAWING
PROPOSED SITE
PLAN



DATE
JUNE 2007

VERIFIED

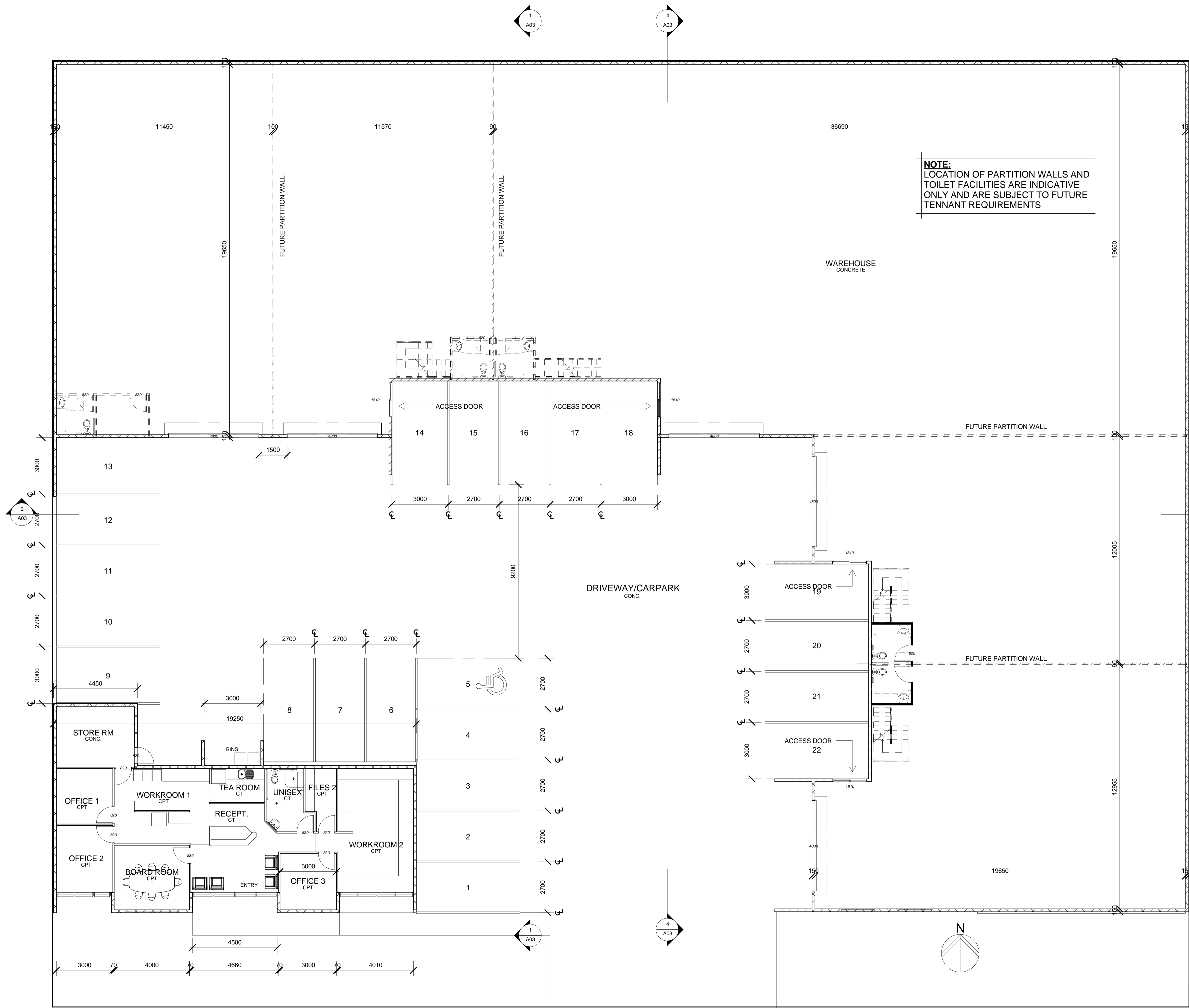
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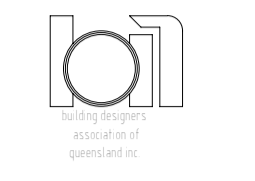
DRAWING No.
A01

SCALE
As indicated

JOB No.
D07202



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No.	Description	Date
1	DEVELOPMENT APPLICATION ISSUE	20/03/07
3	REVISED LAYOUT	20/05/07
4	CARPARK REVISION, AWNINGS TO WAREHOUSE WINDOWS	13/06/07



JOB
NEW WAREHOUSE AT LOTS 12, 13, 14 TURNBULL STREET GARBUTT 4814

CLIENT
ROBUILD PTY LTD

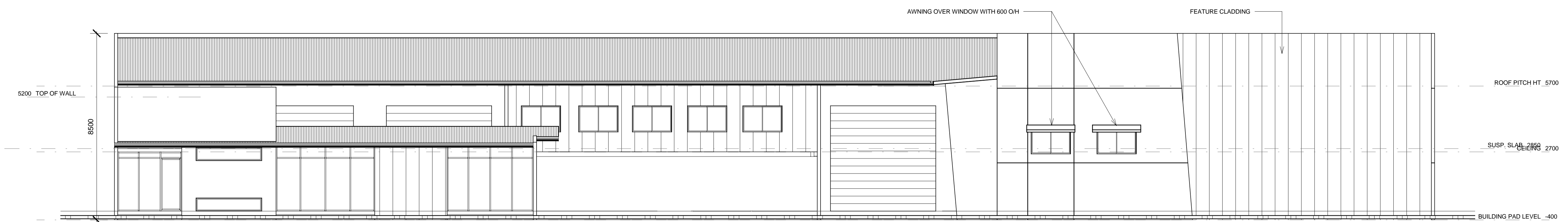
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GROUND FLOOR PLAN



DATE JUNE 2007	VERIFIED AUTHORISED
DRAWN	DRAWING No. A02
SCALE 1 : 100	JOB No. D07202

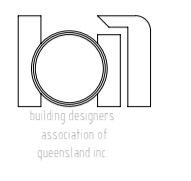
GROUND FLOOR PLAN
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W:\2007\13\131191

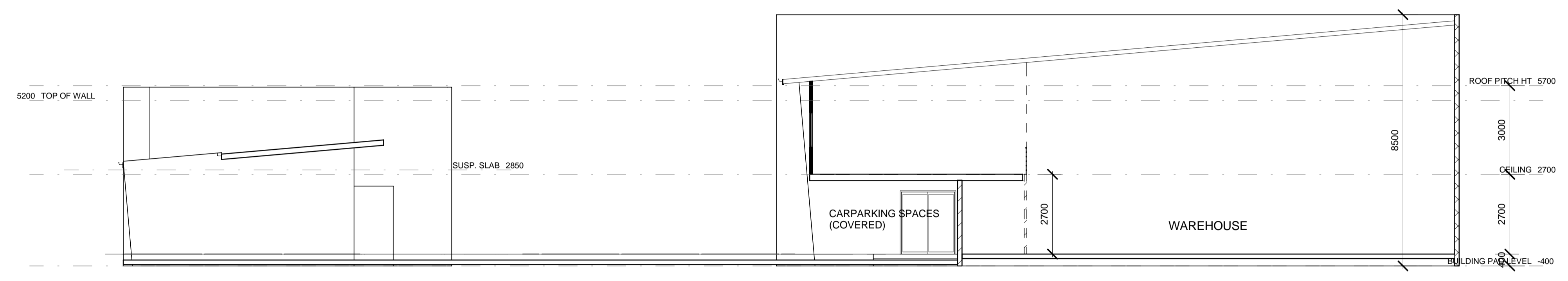


3 SOUTH ELEVATION - TURNBULL STREET
1:100

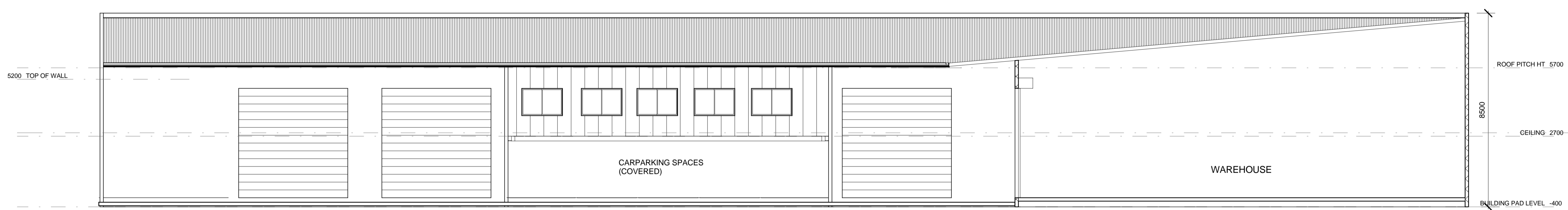
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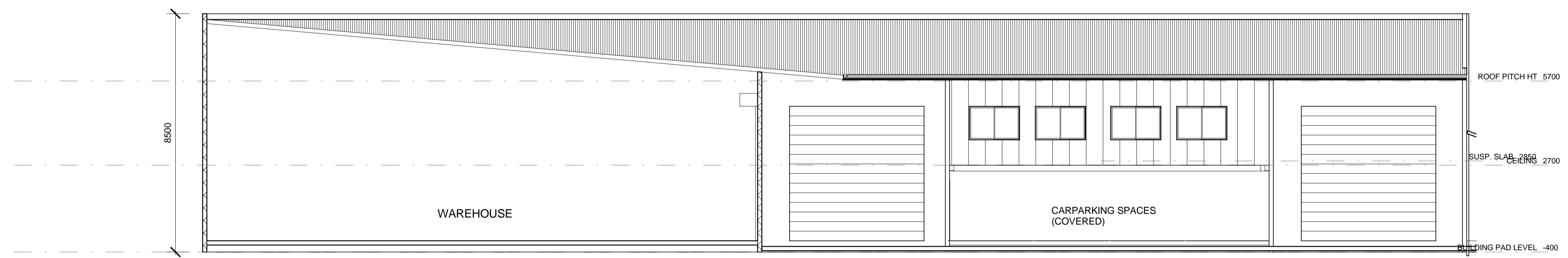
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1 Section 1
A02 1:100



2 Section 2
A02 1:100



4 Section 3
A02 1:100



JOB
**NEW WAREHOUSE AT
LOTS 12, 13, 14
TURNBULL STREET
GARBUTT 4814**

CLIENT
ROBUILD PTY LTD

DRAWING
**ELEVATIONS &
SECTIONS**

Design Centre (NQ) Pty Ltd
A.B.N. 43 110 466 932
BSA LIC. No. 1075030
BUILDING DESIGN -
MEDIUM RISE
P: 07 4775 7070
F: 07 4775 7558

**design
CENTRE** nq

DATE
JUNE 2007

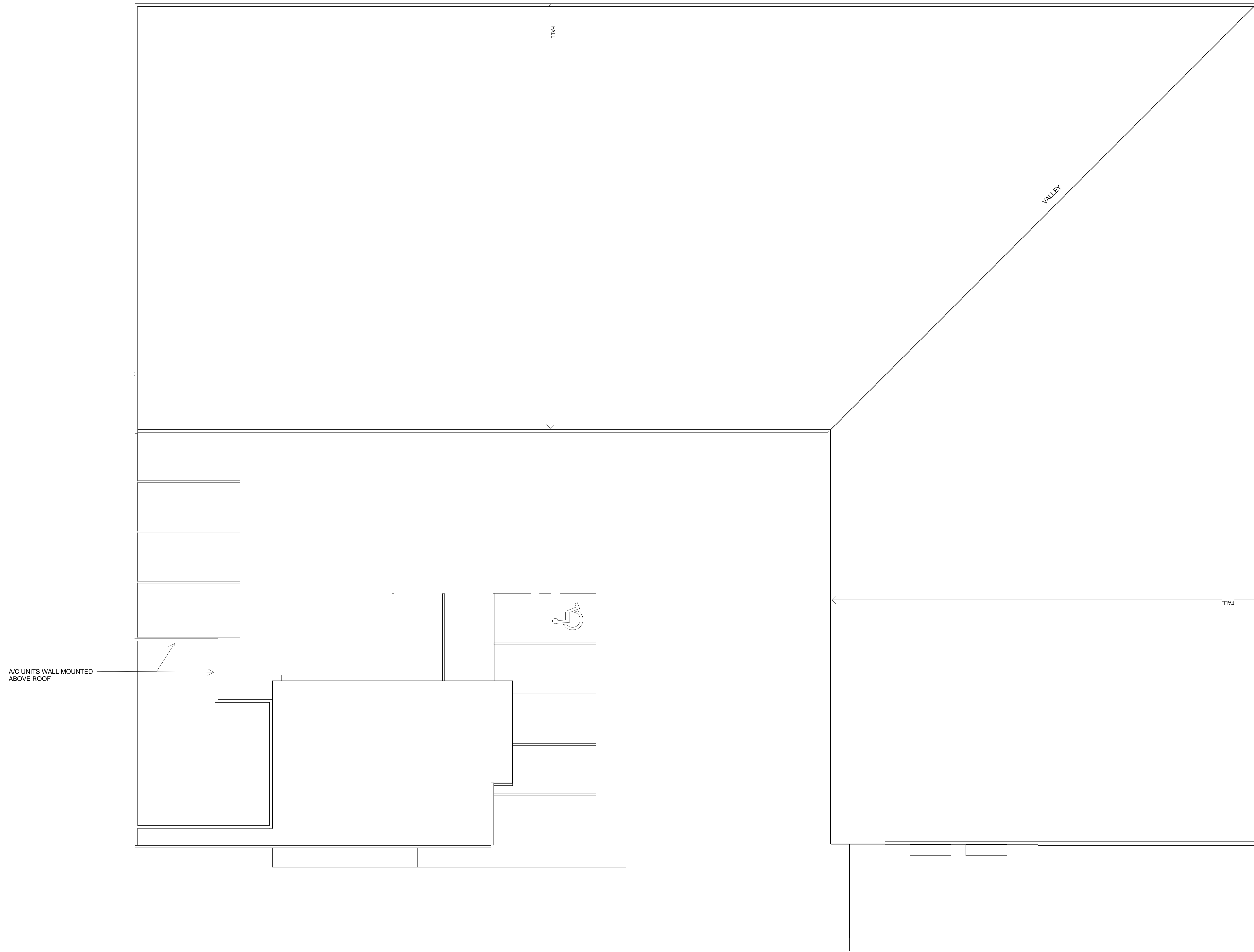
VERIFIED
AUTHORISED

DRAWN

DRAWING No.
A03

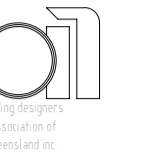
SCALE
1:100

JOB No.
D07202



ROOF PLAN
1:100

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JOB
**NEW WAREHOUSE AT
 LOTS 12, 13, 14
 TURNBULL STREET
 GARBUTT 4814**

CLIENT
ROBUILD PTY LTD

DRAWING
ROOF PLAN

Design Centre (NQ) Pty Ltd
 A.B.N. 45 110 466 932
 BSA LIC. No. 1075200
 BUILDING DESIGN -
 MEDIUM RISE
 P: 07 4775 7070
 F: 07 4775 7558

**design
 CENTRE_{nq}**

DATE
JUNE 2007

VERIFIED
 AUTHORISED

DRAWN

DRAWING No.
A04

SCALE
1 : 100

JOB No.
D07202