

# proposed industrial development

## lot 12, crockford street, northgate

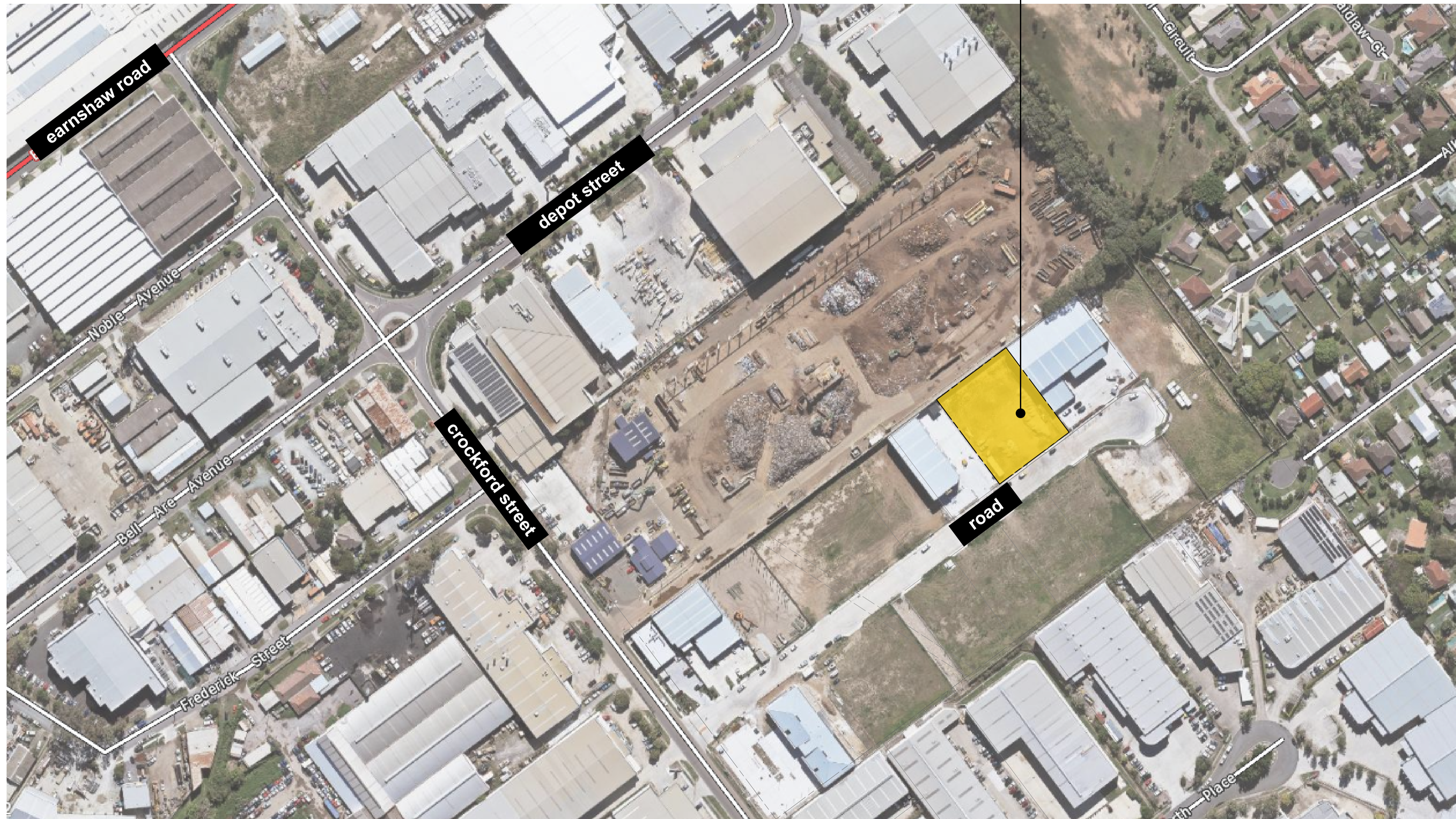


image source: Queensland Globe mapping 2019

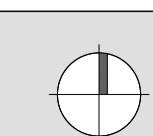
### proposed industrial development

**site address**  
lot 12, crockford street, northgate 4013

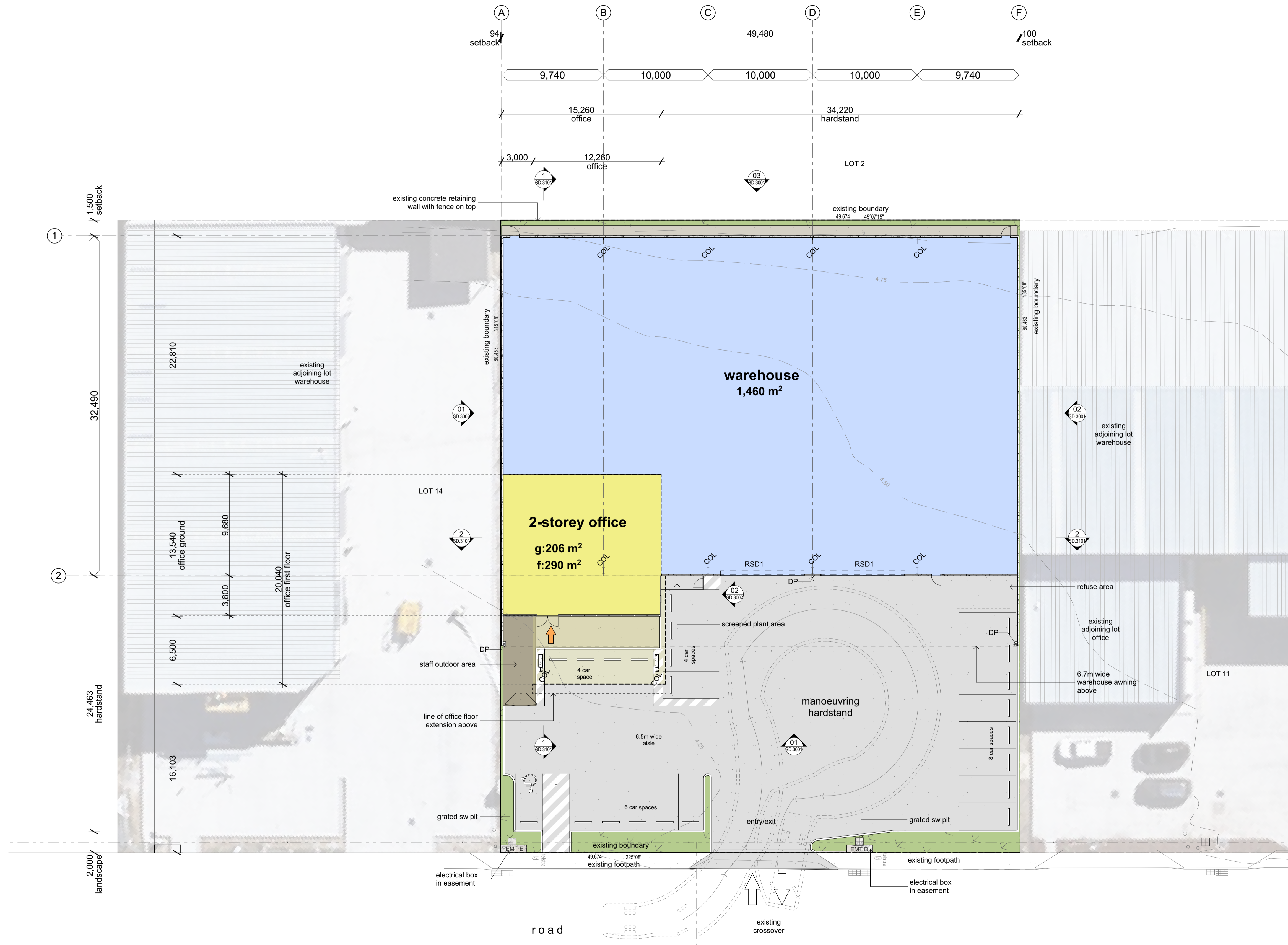
**parcel information**  
Lot 12 on SP291304  
local government area - brisbane city council  
ward Northgate

### drawing schedule

SD.0001	cover page and drawing schedule
SD.1001	site plan
SD.1002	roof plan
SD.1003	site cover calculations
SD.2001	office floor plan
SD.3001	elevations - sheet 1
SD.3002	elevations - sheet 2
SD.3101	sections
SD.4001	3D views



P4	09/07/19	consultant issue
P3	08/07/19	preliminary issue
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**site info**

site area 3,003m<sup>2</sup>

GFA  
warehouse 1,460m<sup>2</sup>  
office 496m<sup>2</sup>  
total 1,956m<sup>2</sup>

site yield approx. 65.10%

carparks required  
1/100m<sup>2</sup> GFA: 20  
+ 2 per tenancy/site: 2  
total: 22

carparks provided  
22 (including 1 PWD)

landscape provided  
approx. 120m<sup>2</sup> (approx. 3.9%)

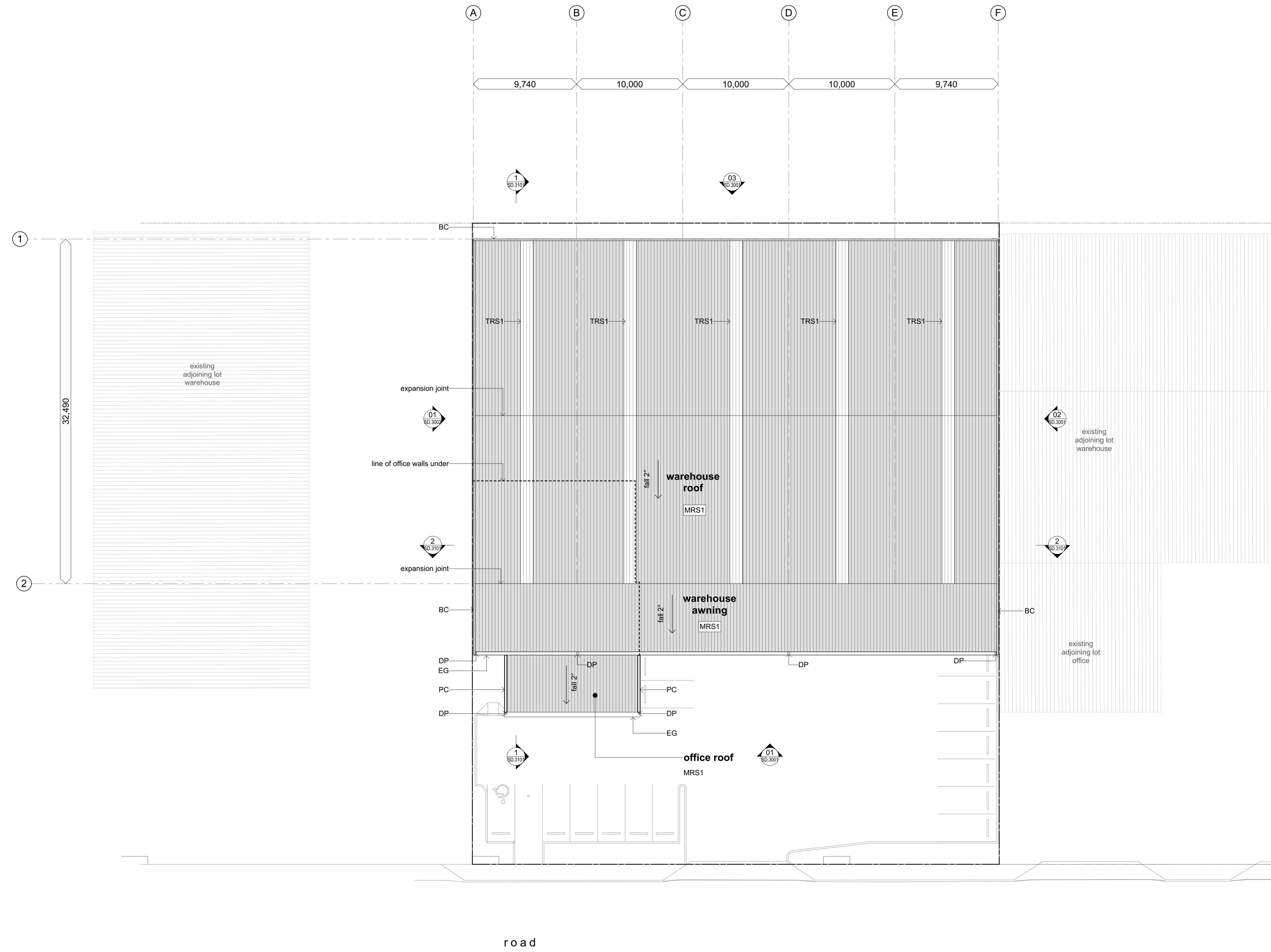
building details  
RSD1 8.0mW x 5.0mH roller shutter door

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

medium rigid vehicle (MRV)  
8,800  
2,500

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roof legend	
BC	barge capping
BG	box gutter
DP	downpipe, colour finish to match adjacent wall
EG	eaves gutter
RWH	rain water head
MRS1	zincalume metal roof sheet
RC	ridge capping
TRS	translucent roof sheet (minimum 10% of total warehouse roof area)



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**site cover**

As defined in the Brisbane City Plan 2014, 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 —

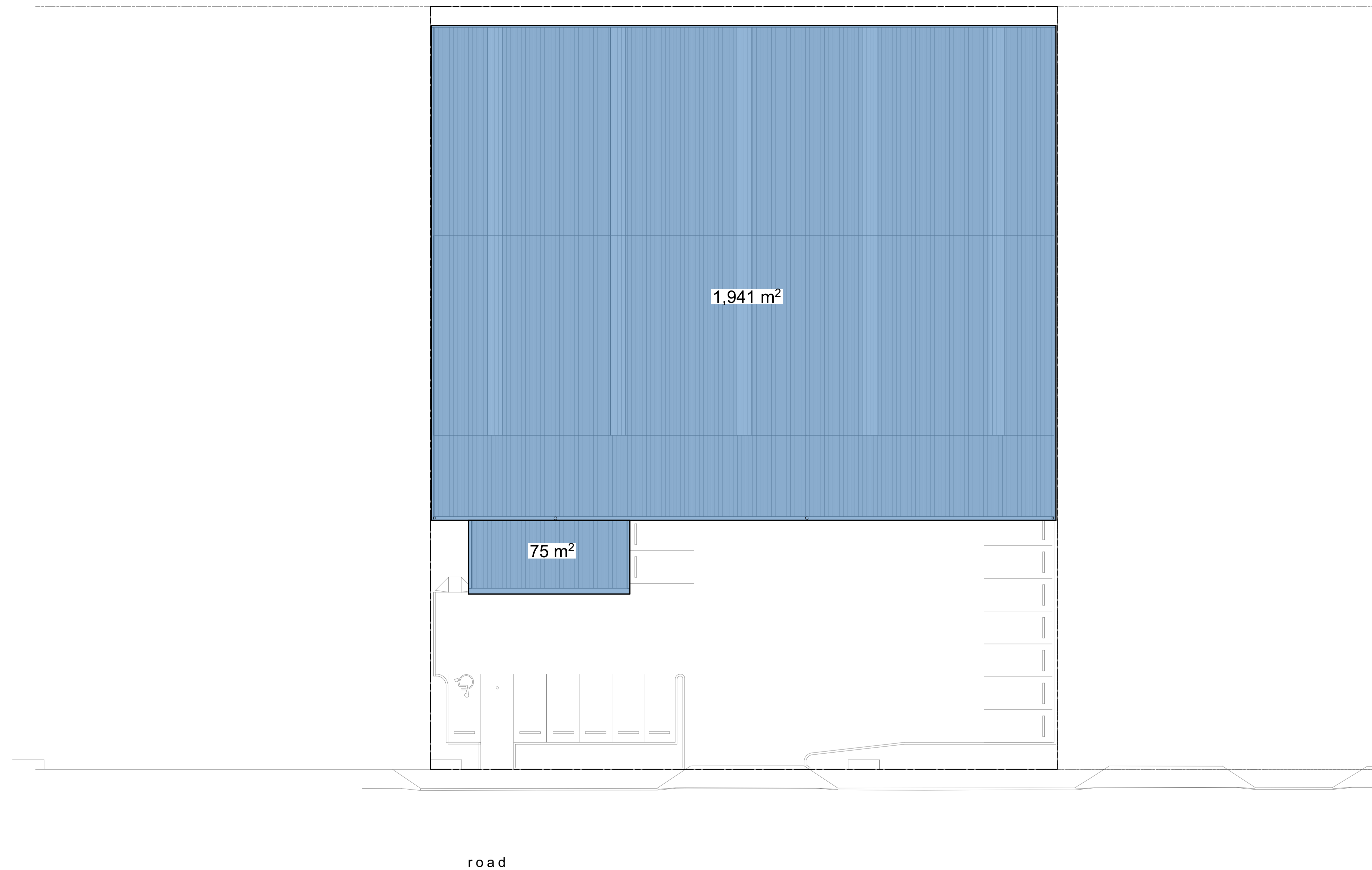
- (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- (b) a basement that is completely below ground level and used for a car parking; or
- (c) the eaves of a building; or
- (d) a sun shade.

**total site cover:** 2,016 m<sup>2</sup>

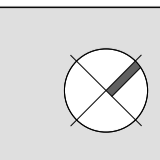


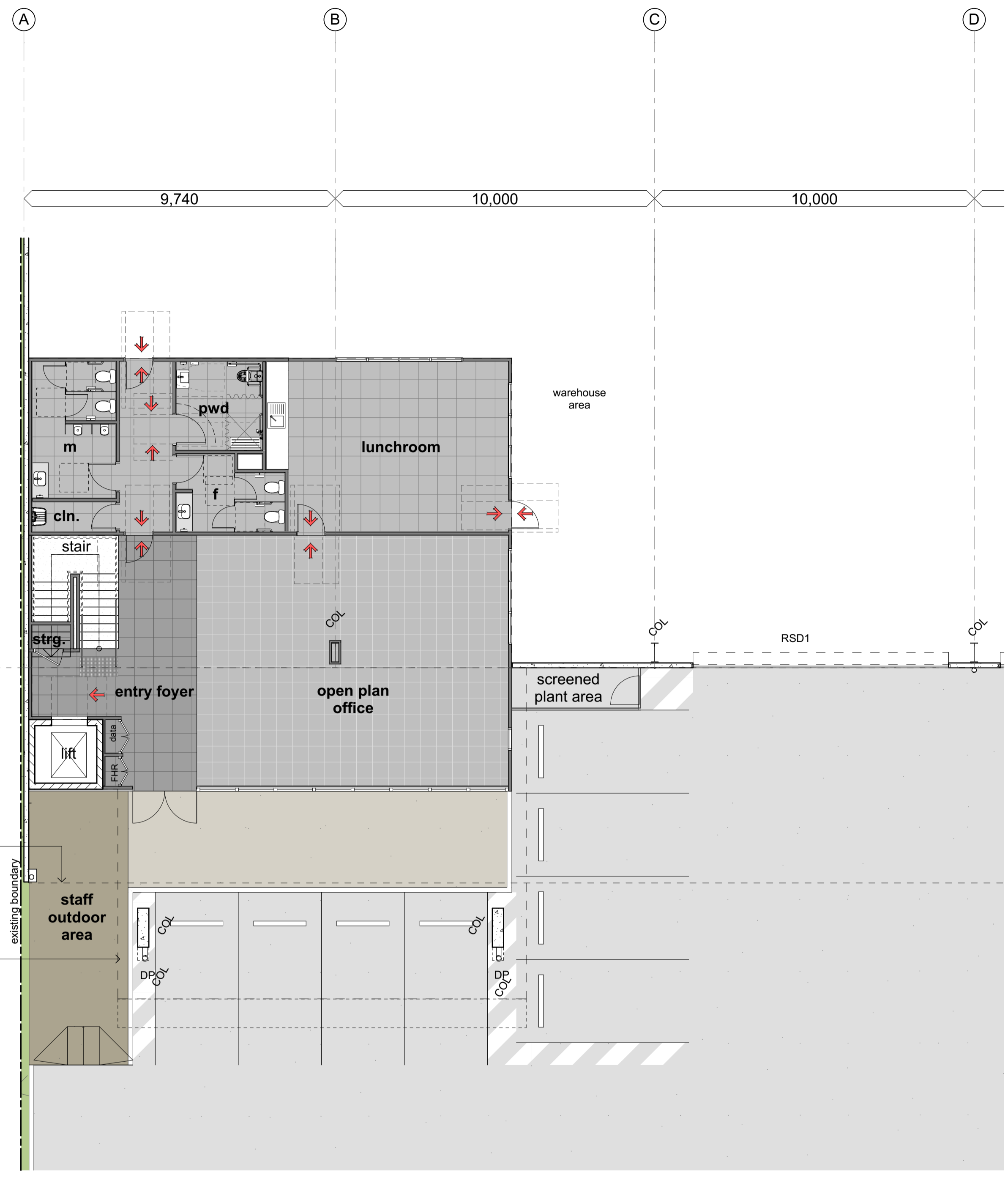
**site area:** 3,003 m<sup>2</sup>

**site cover percentage:** 67.13%

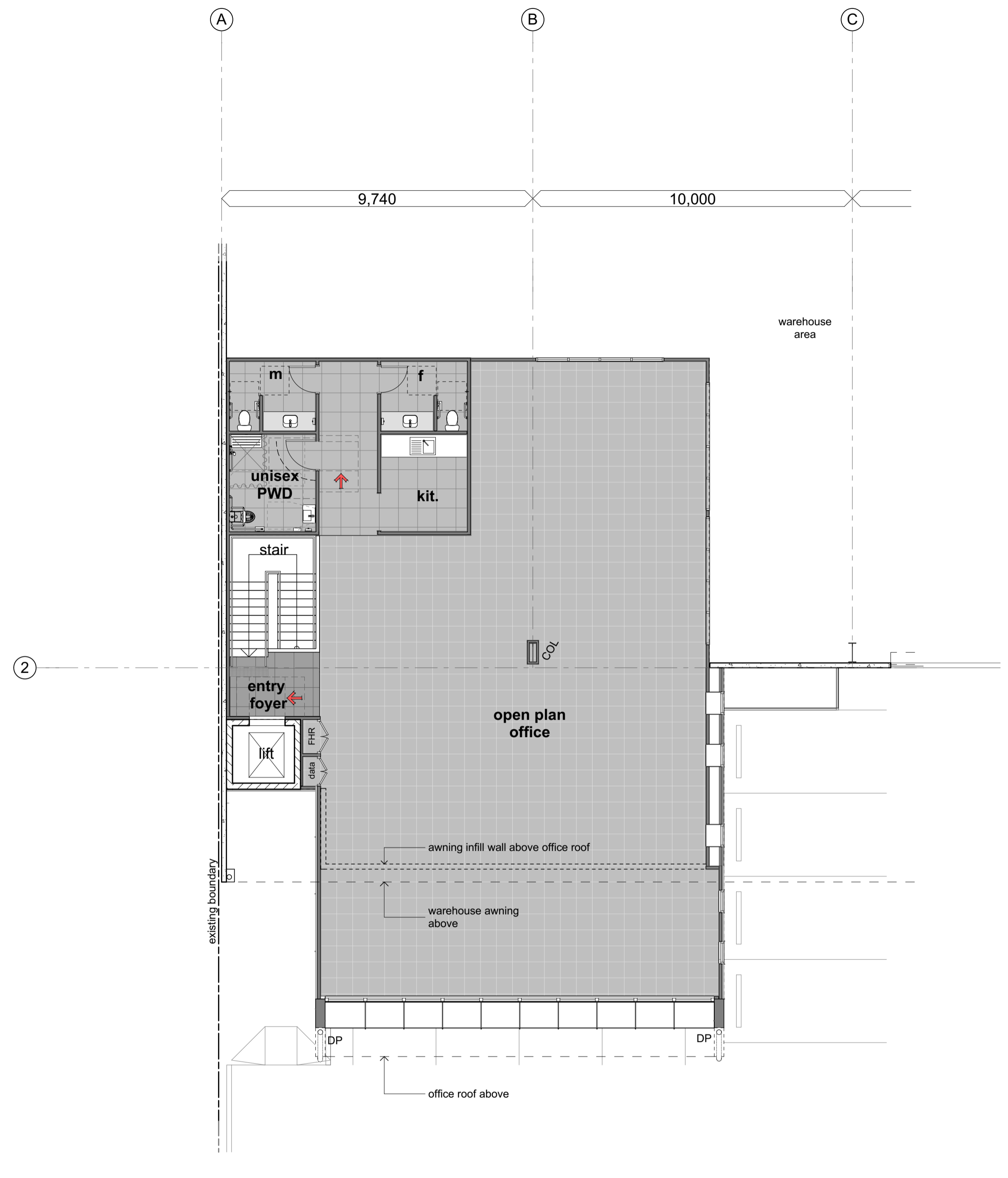


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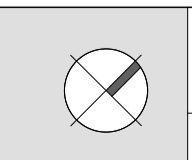




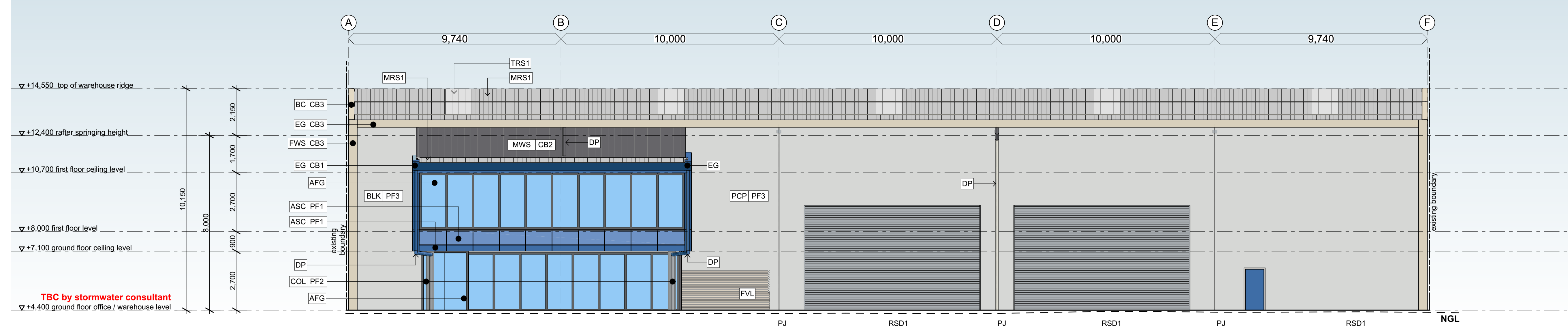
01 ground floor office plan  
SCALE 1:100



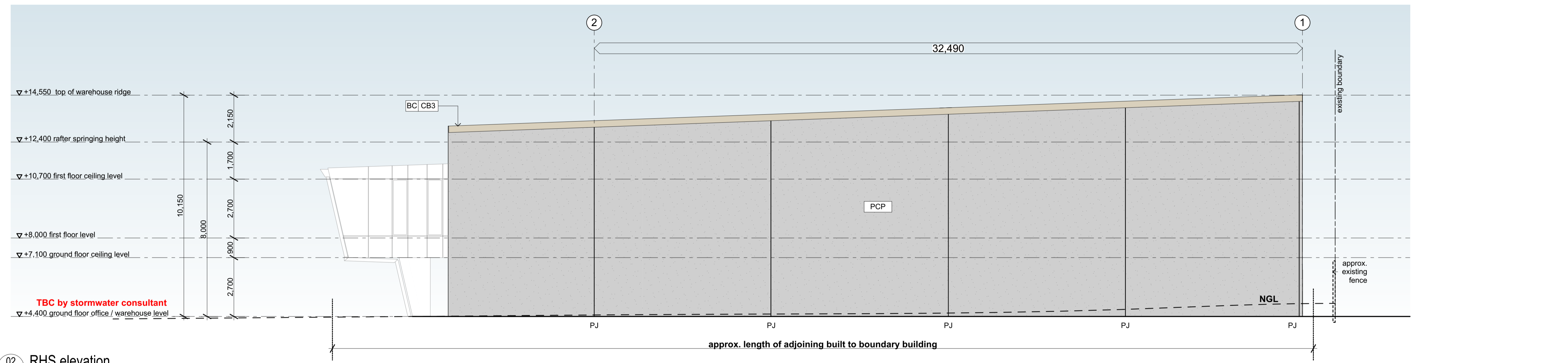
02 first floor office plan  
SCALE 1:100



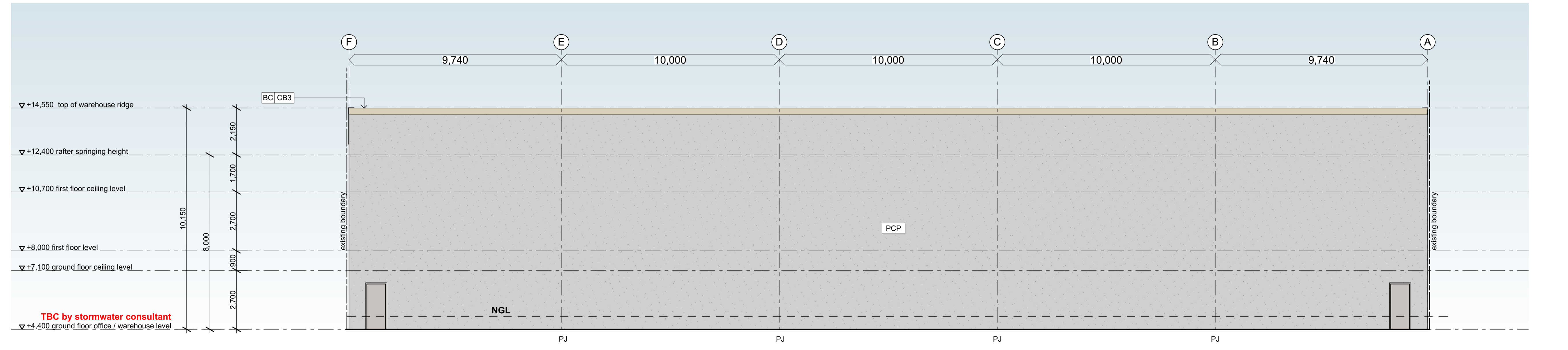
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01 front elevation  
SCALE 1:100



02 RHS elevation  
SCALE 1:100



03 rear elevation  
SCALE 1:100

**Legend**

	finish
	material

**materials**

- AFG aluminium framed glazing
- ASC solid aluminium sheet wall cladding
- MWS colorbond metal wall sheeting
- PCP precast concrete panel
- FC fibre cement sheeting
- FWS folded colorbond wall sheeting
- BLK block wall

**finishes**

- CB1 colorbond blue
- CB2 colorbond monument
- CB3 colorbond paperbark

**PF#** paint finish as specified

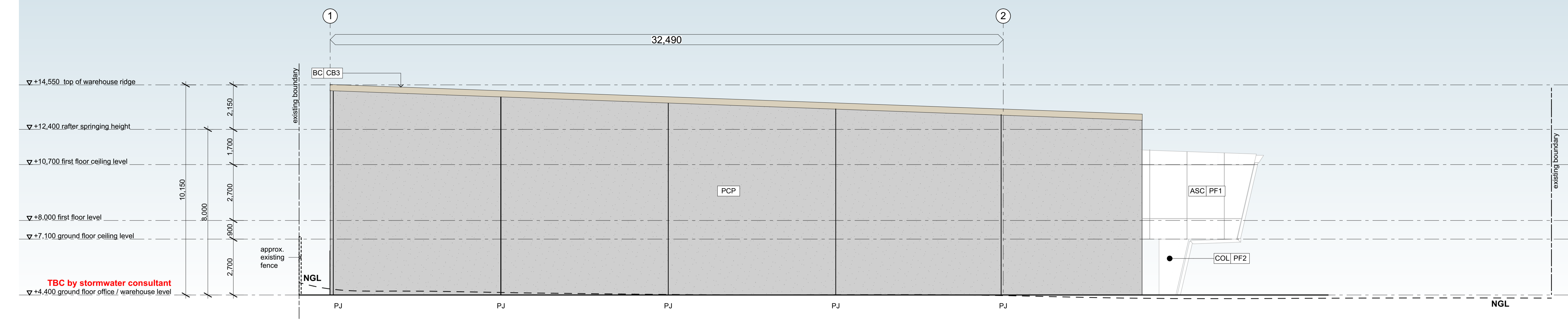
**general**

- PJ panel joint
- B bollard
- BR bike rack
- COL column
- FVL fixed ventilation louvres

**roof legend**

- BC barge capping
- BG box gutter
- DP downpipe, colour finish to match adjacent wall eaves gutter
- EG rain water head
- MRS1 zincalume metal roof sheet
- RC ridge capping
- TRS translucent roof sheet (minimum 10% of total warehouse roof area)

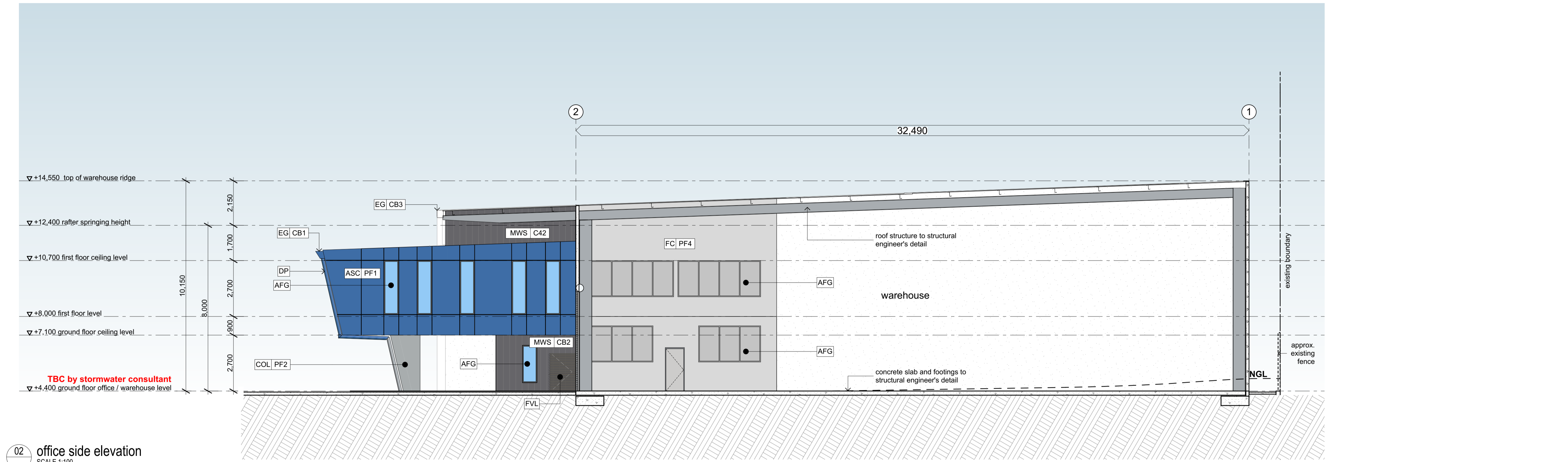
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01 LHS elevation  
SCALE 1:100

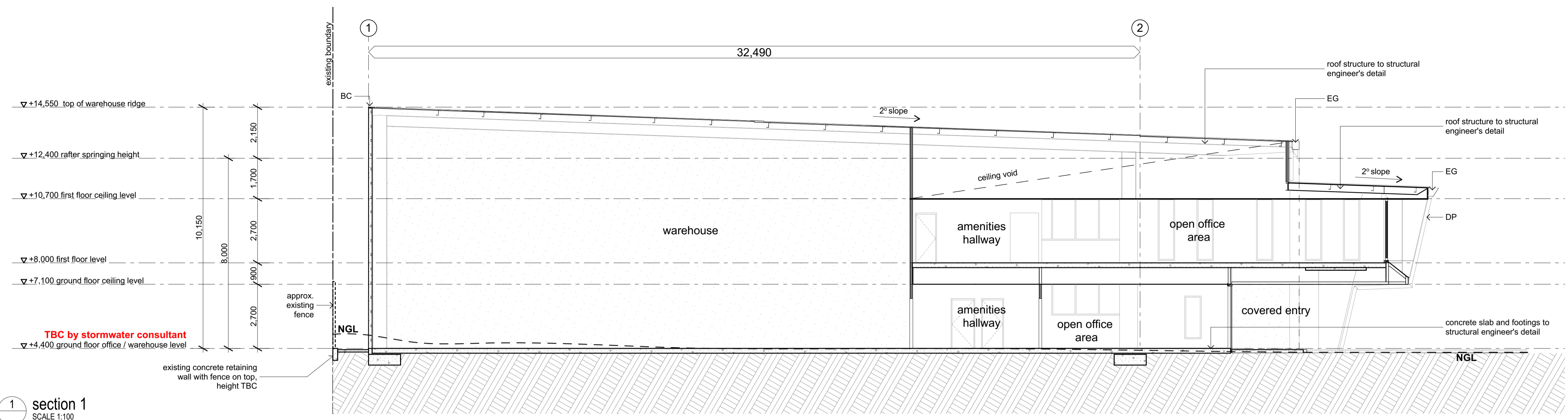
Legend	
	finish
	material
materials	
AFG	aluminium framed glazing
ASC	solid aluminium sheet wall cladding
MWS	colorbond metal wall sheeting
PCP	precast concrete panel
FC	fibre cement sheeting
FWS	folded colorbond wall sheeting
BLK	block wall
finishes	
CB1	colorbond blue
CB2	colorbond monument
CB3	colorbond paperbark
PF#	paint finish as specified
general	
PJ	panel joint
B	bollard
BR	bike rack
COL	column
	to structural engineer's specification
FVL	fixed ventilation louvres

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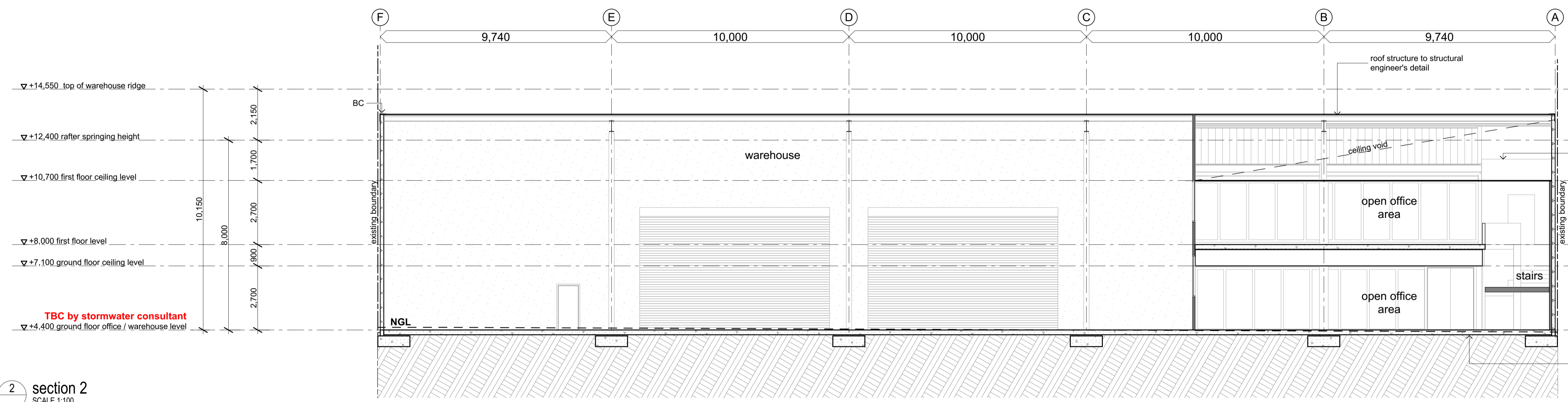


02 office side elevation  
SCALE 1:100

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1 section 1  
SCALE 1:100



2 section 2  
SCALE 1:100

**Legend**

	finish
	material

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1 view 1



2 view 2

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