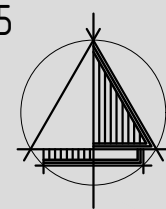


RPD

ORIGINAL LOT 8 on SP122595
PARISH - NUNDAH
COUNTY - STANLEY

COUNCIL: BRISBANE CITY



DEVELOPMENT ASSESSMENT OVERALL

TOTAL SITE AREA - 29,844m²
DEVELOPED SITE AREA - 14,340m²
(EXCLUDES SERVICE STATION SITE AREA)
TOTAL LANDSCAPED AREA - TBCm²
(CALCULATED OVER DEVELOPED SITE AREA)
INCLUDES FOOTPATH VERGE TO NEW ROAD

IMPERVIOUS AREAS

(CALCULATED OVER DEVELOPED SITE AREA)
• PRE DEVELOPMENT - 0m²
(INCLUDES BUILDING ROOFED AREAS)
• POST DEVELOPMENT - TBCm²
(INCLUDES BUILDING ROOFED AREAS)

DEVELOPMENT ASSESSMENT PER LOT

LOT 1

- LOT AREA - 2,024m²
- LANDSCAPED AREA (13.8%) - 281m²
- BUILDING SITE COVER - 56.4%
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

BUILDING AREA - GROSS FLOOR AREA

- T1 - BUILDING 1 - 1,051m²
- T1 - MEZZANINE OFFICE - 178m²

TOTAL BUILDING GFA - 1,229m²

CAR PARKING

- PARKING PROVIDED - 12

LOT 2

- LOT AREA - 2,000m²
- LANDSCAPED AREA (6.7%) - 137m²
- BUILDING SITE COVER - 60.2%
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

BUILDING AREA - GROSS FLOOR AREA

- T2 - BUILDING 2 - 1,041m²
- T2 - MEZZANINE OFFICE - 150m²

TOTAL BUILDING GFA - 1,191m²

CAR PARKING

- PARKING PROVIDED - 15

LOT 3

- LOT AREA - 2,000m²
- LANDSCAPED AREA (6.6%) - 131m²
- BUILDING SITE COVER - 56.0%
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

BUILDING AREA - GROSS FLOOR AREA

- T3/4 - BUILDING 3 & 4 - 995m²
- T3/4 - MEZZANINE OFFICE - 98m²

TOTAL BUILDING GFA - 1,093m²

CAR PARKING

- PARKING PROVIDED - 15

LOT 4

- LOT AREA - 3,116m²
- LANDSCAPED AREA (5.0%) - 156m²
- BUILDING SITE COVER - 67.5%
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

BUILDING AREA - GROSS FLOOR AREA

- T5/6/7 - BUILDINGS 5/6/7 - 1,201m²
- T5/6/7 - MEZZ. STORAGE - 688m²

TOTAL BUILDING GFA - 1,889m²

(EXCLUDES AREAS FOR INTERNAL CAR PARKING SPACES - 216m²)

CAR PARKING

- PARKING PROVIDED - 39
(INCLUDES 1x SPACE INTERNAL TO EACH UNIT)

LOT 5

- LOT AREA - 2,381m²
- LANDSCAPED AREA (11.0%) - 263m²
- BUILDING SITE COVER - 44%
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

BUILDING AREA - GROSS FLOOR AREA

- T8 - BUILDING 8 - 980m²
- MEZZANINE OFFICE - 198m²

TOTAL BUILDING GFA - 1,178m²

CAR PARKING

- PARKING PROVIDED - 14

LOT 6
APPROVED SERVICE STATION DEVELOPMENT
NOT PART OF THIS APPLICATION

Road access to be
provided and located as
per condition 2 of SARA
referral response

BCC DS

RECEIVED

24/07/2026

APPLICATION REF

A006928686

Amended in red by SARA on

27 July 2026

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2602-50848 SRA

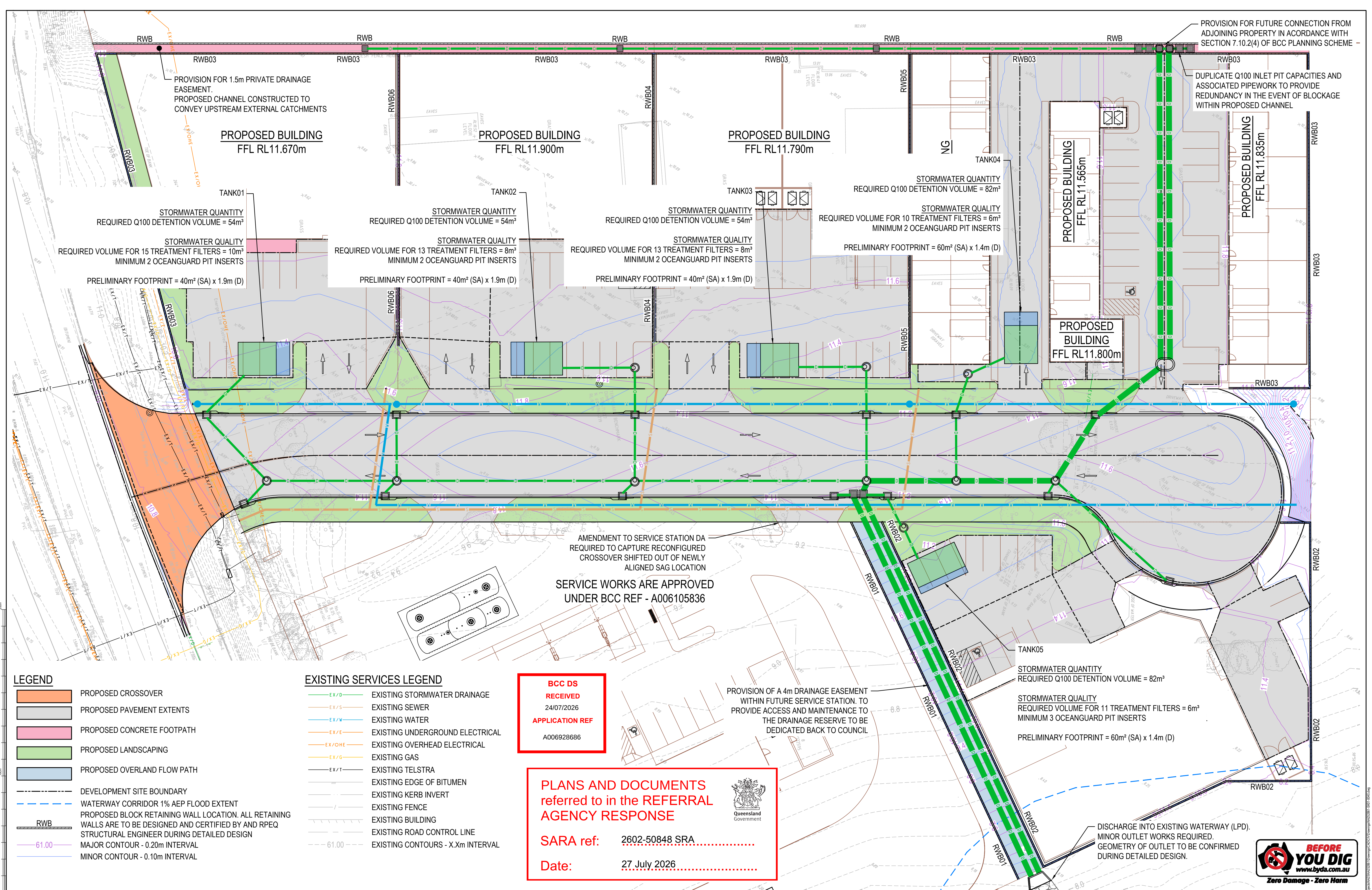
Date: 27 July 2026



- commercial
- mixed-use
- self storage
- industrial
- service stations
- quick service restaurants
- child care centres
- large format retail

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Revision and approvals				Project Description		Drawing Title	
Code	Date	Dm	Description	PROPOSED INDUSTRIAL DEVELOPMENT 47 LINKFIELD ROAD, BALD HILLS		PROPOSED SITE PLAN	
B	19.06.2026	GN	ISSUE IN RESPONSE TO COUNCIL LR	Scale: 1:400 @ A1 / 1:800 @ A3	Approved	Drawing Number	Revision
A	11.12.2025	GN	D.A ISSUE	Drawn	Issued	25169-DA01	B



LEGEND

- PROPOSED CROSSOVER
- PROPOSED PAVEMENT EXTENTS
- PROPOSED CONCRETE FOOTPATH
- PROPOSED LANDSCAPING
- PROPOSED OVERLAND FLOW PATH
- DEVELOPMENT SITE BOUNDARY
- WATERWAY CORRIDOR 1% AEP FLOOD EXTENT
- PROPOSED BLOCK RETAINING WALL LOCATION. ALL RETAINING WALLS ARE TO BE DESIGNED AND CERTIFIED BY AND RPEQ STRUCTURAL ENGINEER DURING DETAILED DESIGN
- MAJOR CONTOUR - 0.20m INTERVAL
- MINOR CONTOUR - 0.10m INTERVAL

EXISTING SERVICES LEGEND

- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING GAS
- EXISTING TELSTRA
- EXISTING EDGE OF BITUMEN
- EXISTING KERB INVERT
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING ROAD CONTROL LINE
- EXISTING CONTOURS - X.Xm INTERVAL

BCC DS RECEIVED
24/07/2026
APPLICATION REF
A006928686

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2602-50848 SRA

Date: 27 July 2026

North

Scale

Client
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Project
PROPOSED INDUSTRIAL DEVELOPMENT

47 LINKFIELD ROAD, BALD HILLS
QUEENSLAND, 4036

Drawing Title
CIVIL SERVICES PRELIMINARY STORMWATER PLAN

Drawn JG	Designed KG	Q.A. Check SS	Date 23.06.26	Scale @ A1 1:250
Project No. NA252861		Drawing No. SK01-0040		Issue A

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