

DEVELOPMENT APPLICATION DRAWINGS

STORELOCAL THE GAP + WORKSTORES

ADDRESS: 842 WATERWORKS ROAD, THE GAP QLD 4061
SITE AREA: 5,400 square metres (existing - prior to land dedication)

BUILDING A: SELF-STORAGE GROSS FLOOR AREA

LEVEL	
GROUND	1,562
LEVEL 1	1,648
LEVEL 2	1,879
LEVEL 3	1,879
LEVEL 4	1,879
	8,847 m ²

BUILDINGS B & C: WORKSTORES GROSS FLOOR AREA

LEVEL	
GROUND	1,273
LEVEL 1	1,113
	2,386 m ²

LANDSCAPE AREA

10.76 % OF SITE AREA 579 m²

SITE COVER

60.53 % OF SITE AREA 3,269 m²

REVISED DEVELOPMENT DATA

DA DRAWING LIST		
DA0.01	COVERSHEET + DEVELOPMENT DATA	B
DA1.01	LOCALITY PLAN + SITE PLAN	B
DA2.01	GROUND FLOOR PLAN	A
DA2.02	MEZZ / LEVEL 1 FLOOR PLAN	B
DA2.03	LEVEL 2 FLOOR PLAN	B
DA2.04	LEVEL 3 FLOOR PLAN	B
DA2.05	LEVEL 4 FLOOR PLAN	B
DA2.06	ROOF PLAN	B
DA3.01	SECTIONS - SHEET 1	B
DA3.02	SECTIONS - SHEET 2	B
DA3.03	SECTIONS - SHEET 3	B
DA4.01	PROPOSED ELEVATIONS	B
DA5.01	PERSPECTIVES SHEET 1	B
DA5.02	PERSPECTIVES SHEET 2	B
DA5.03	PERSPECTIVES SHEET 3	B
DA6.01	MATERIALS SHEET 1	B
DA7.01	SHADOW DIAGRAMS SHEET 1	B
DA7.02	SHADOW DIAGRAMS SHEET 2	B



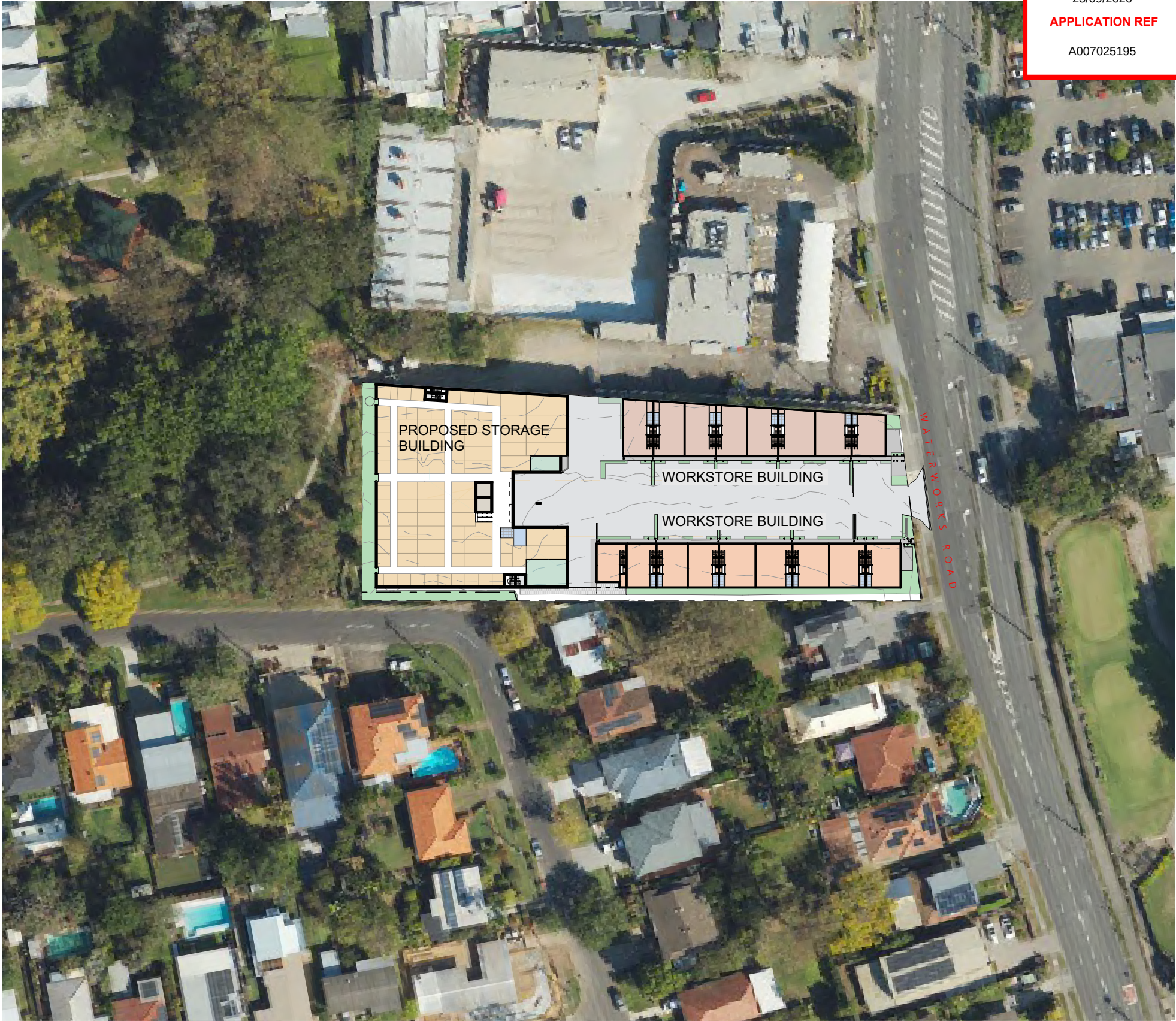


1

LOCALITY PLAN

-

SCALE: 1:5000



2

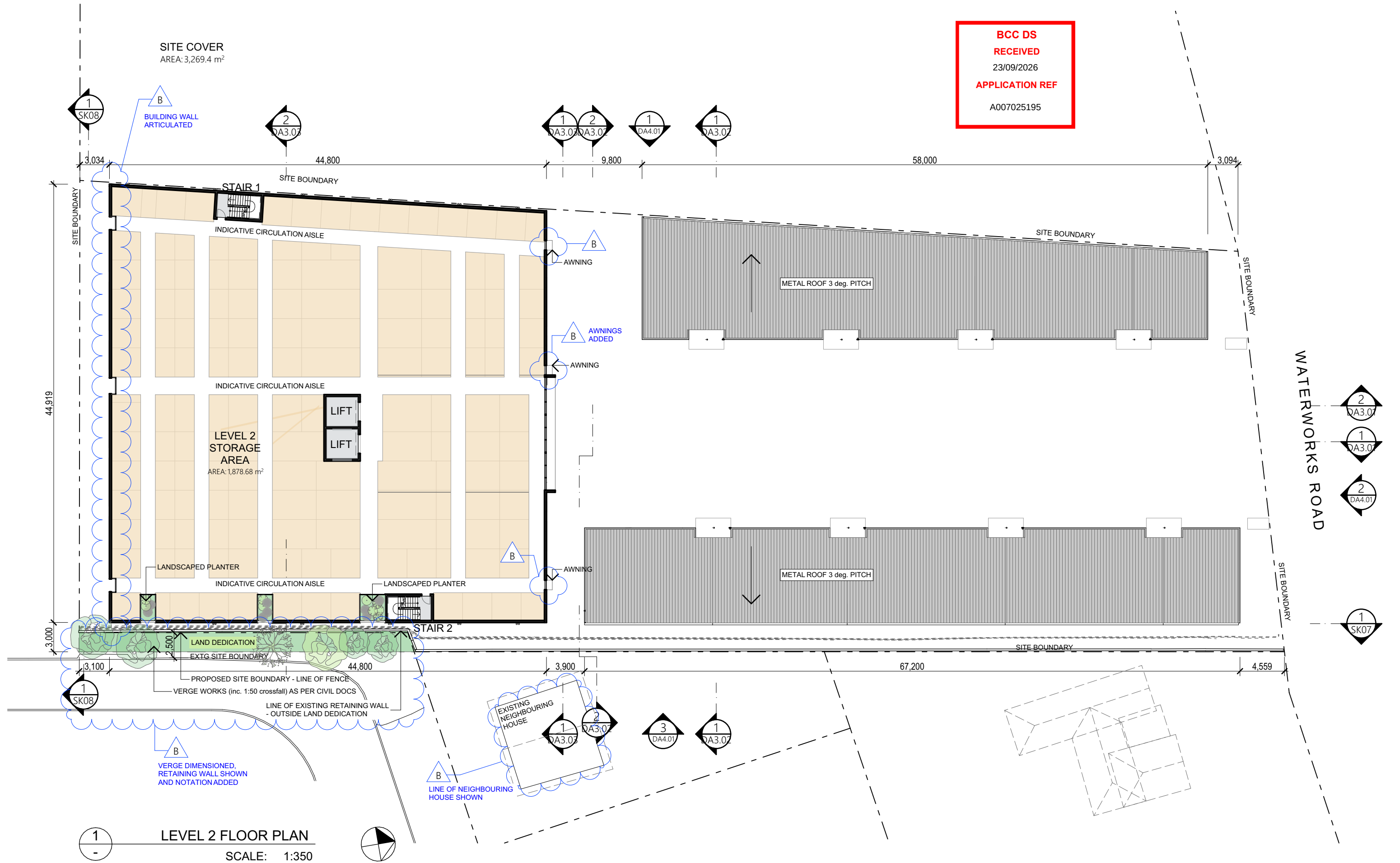
GROUND FLOOR - SITE PLAN

-

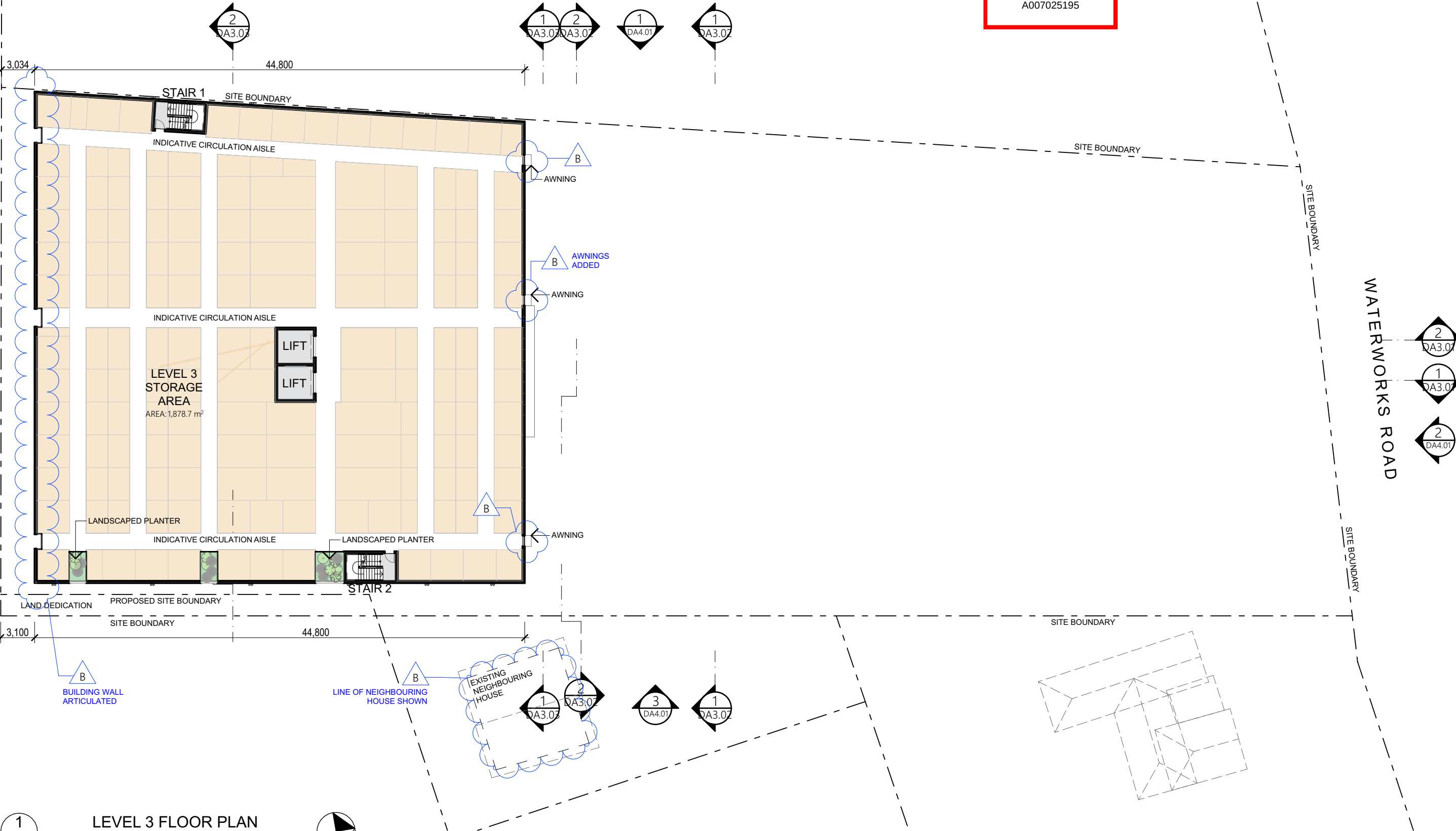
SCALE: 1:1000

BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195



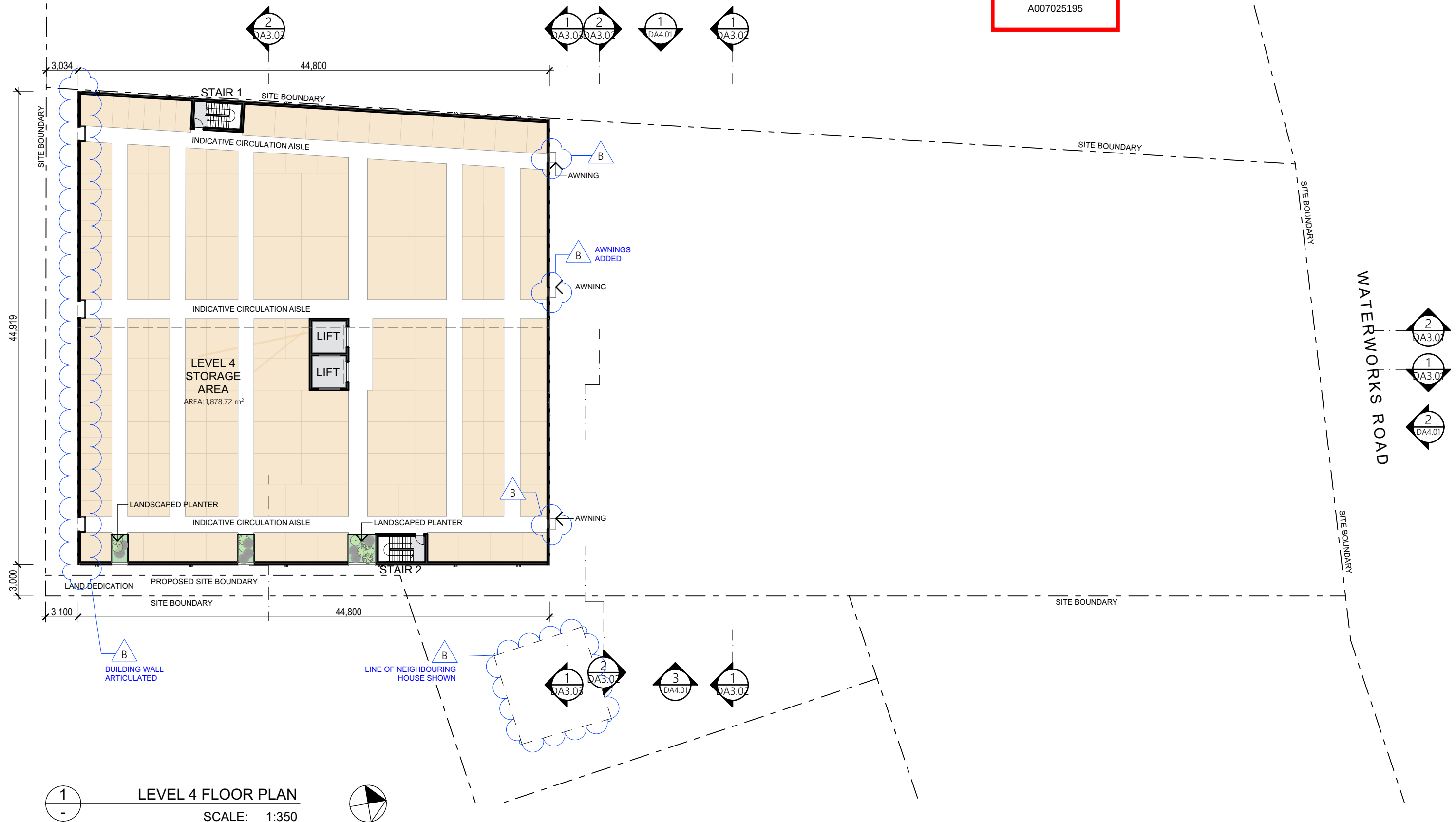


BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195

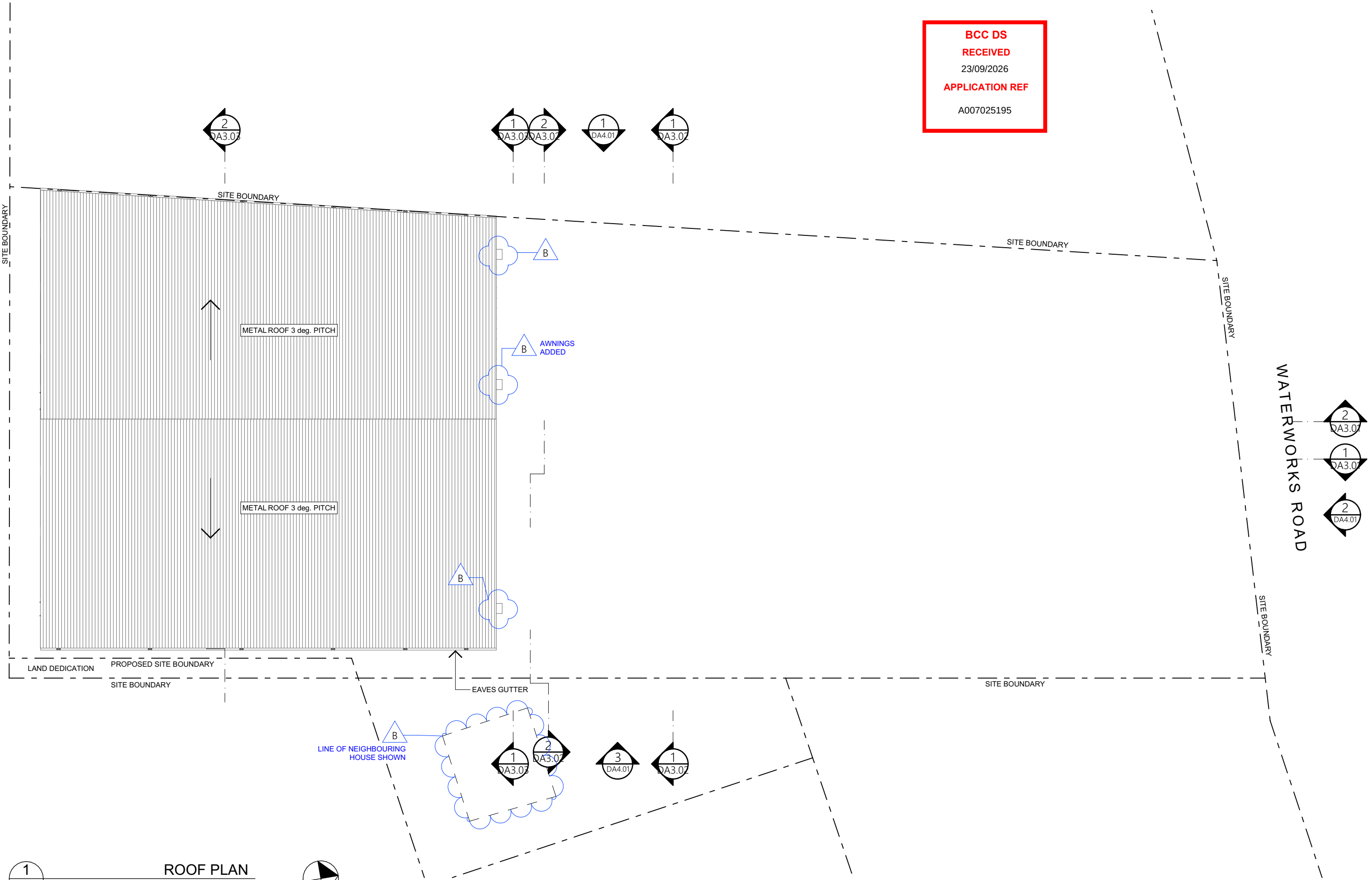


1 LEVEL 3 FLOOR PLAN
- SCALE: 1:350

BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195



BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195



1
-
ROOF PLAN
SCALE: 1:350



M R A C
McDougall Roberts Architecture and Consulting

phone: 0439 743 031
email: nathan@mcdougallroberts.com.au
ABN 95825191456
BOAQ 4150

GENERAL NOTES
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION.
ALL DIMENSIONS TO BE CONFIRMED ON SITE.
THESE DOCUMENTS DRAWINGS ARE STRICTLY COPYRIGHT AND SHALL NOT
BE COPIED IN WHOLE NOR PART WITHOUT THE WRITTEN PERMISSION OF
McDOUGALL ROBERTS

REV.	DETAILS
P1	PRELIMINARY ISSUE
A	DA ISSUE
B	DA IR RESPONSE

INT	DATE
NR	27/03/2026
NR	06/05/2026
NR	17/09/2026

PRADELLA
PROPERTY
StoreLocal

PROJECT	STORELOCAL THE GAP + WORKSTORES
	842 WATERWORKS ROAD, THE GAP QLD 4061
CLIENT	PRADELLA PROPERTY
JOB No.	2520-PP

DRAWING TITLE:	ROOF PLAN
SCALE:	1:350@A3
DRAWN: NR	
DATE:	17/09/2026
DWG No.	DA2.06
ISSUE	B

GENERAL LEGEND		MR	METAL ROOF SHEETING
D	GLAZED DOOR	PC	PAINTED CONCRETE PANEL
EG	EAVES GUTTER	RS	METAL ROLLER SHUTTER
MC	METAL CLADDING	W	GLAZED WINDOW

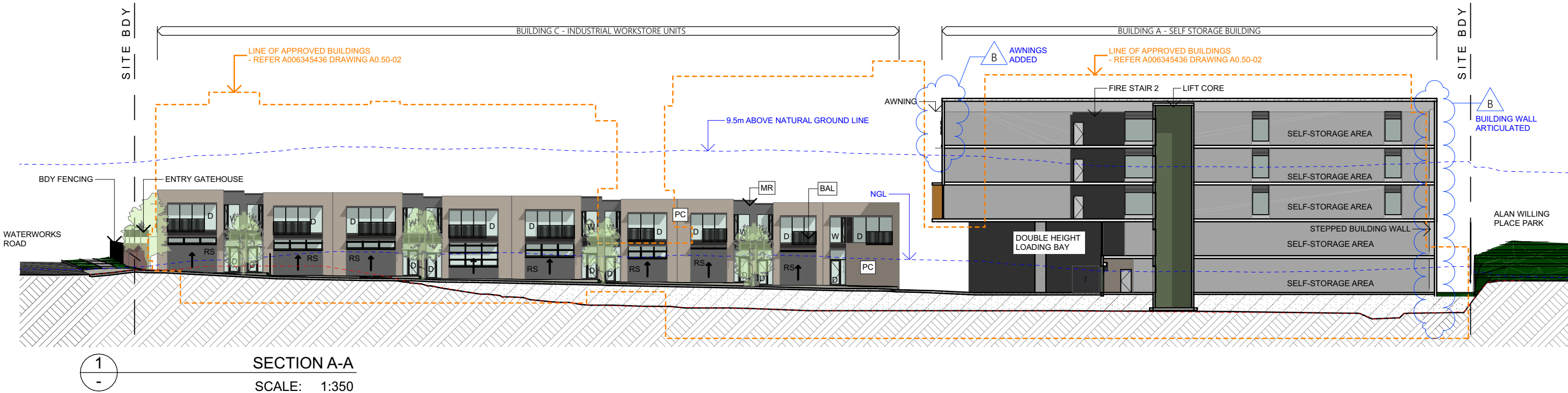
BCC DS

RECEIVED

23/09/2026

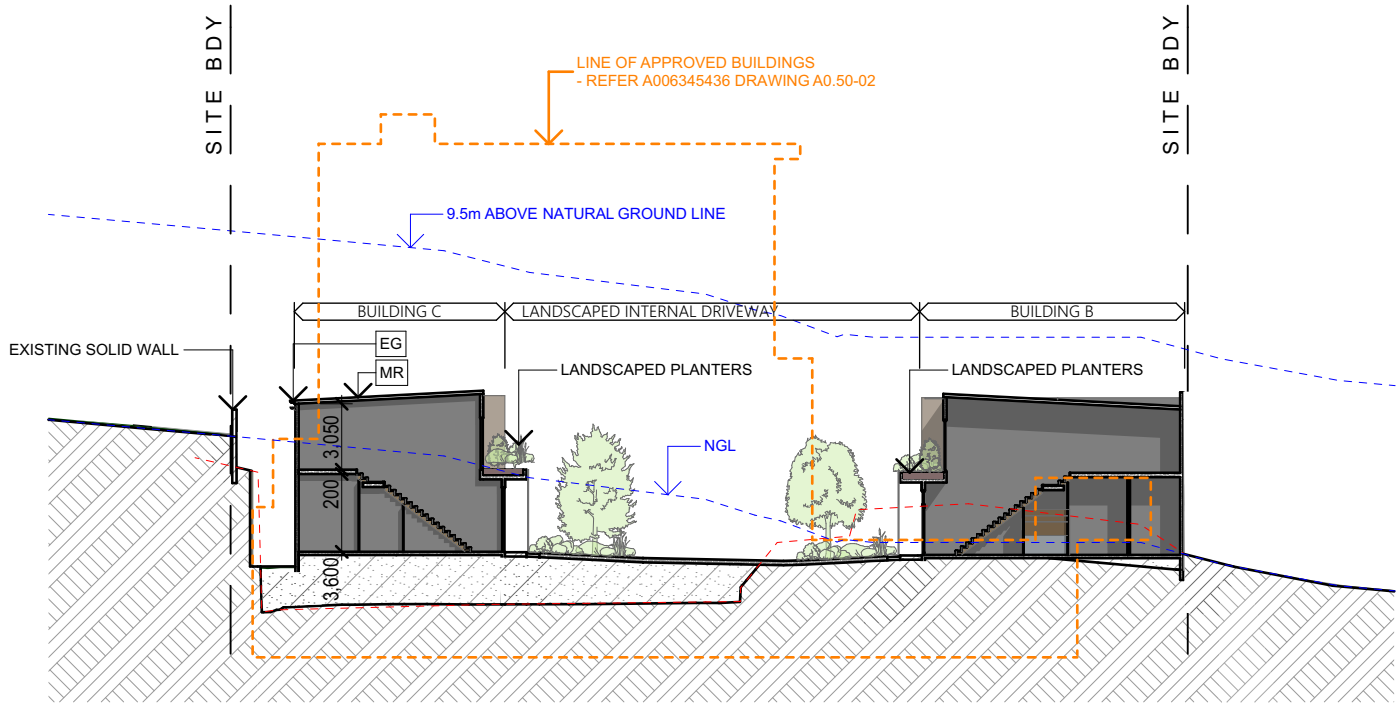
APPLICATION REF

A007025195

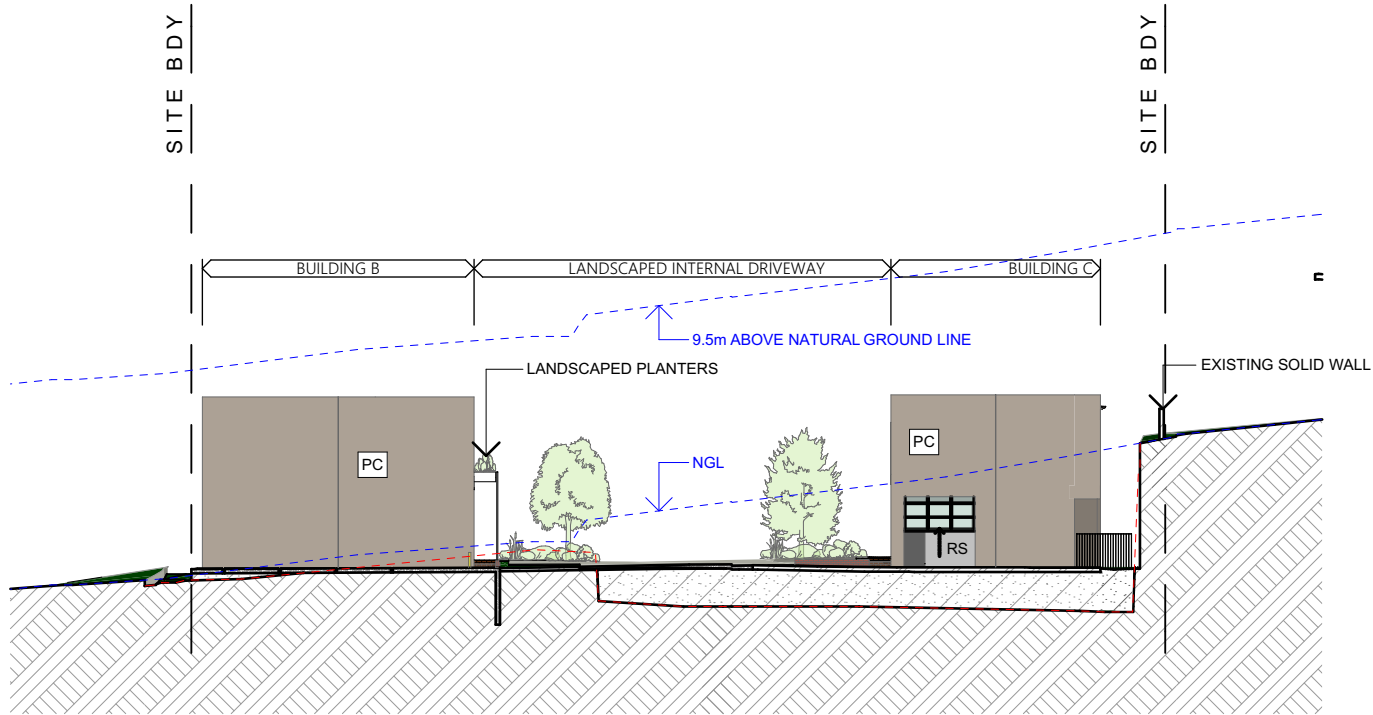


BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195

GENERAL LEGEND		MR	METAL ROOF SHEETING
D	GLAZED DOOR	PC	PAINTED CONCRETE PANEL
EG	EAVES GUTTER	RS	METAL ROLLER SHUTTER
MC	METAL CLADDING	W	GLAZED WINDOW



1
-
SECTION C-C
SCALE: 1:350



2
-
SECTION D-D
SCALE: 1:350

GENERAL LEGEND		MR	METAL ROOF SHEETING
D	GLAZED DOOR	PC	PAINTED CONCRETE PANEL
EG	EAVES GUTTER	RS	METAL ROLLER SHUTTER
MC	METAL CLADDING	W	GLAZED WINDOW

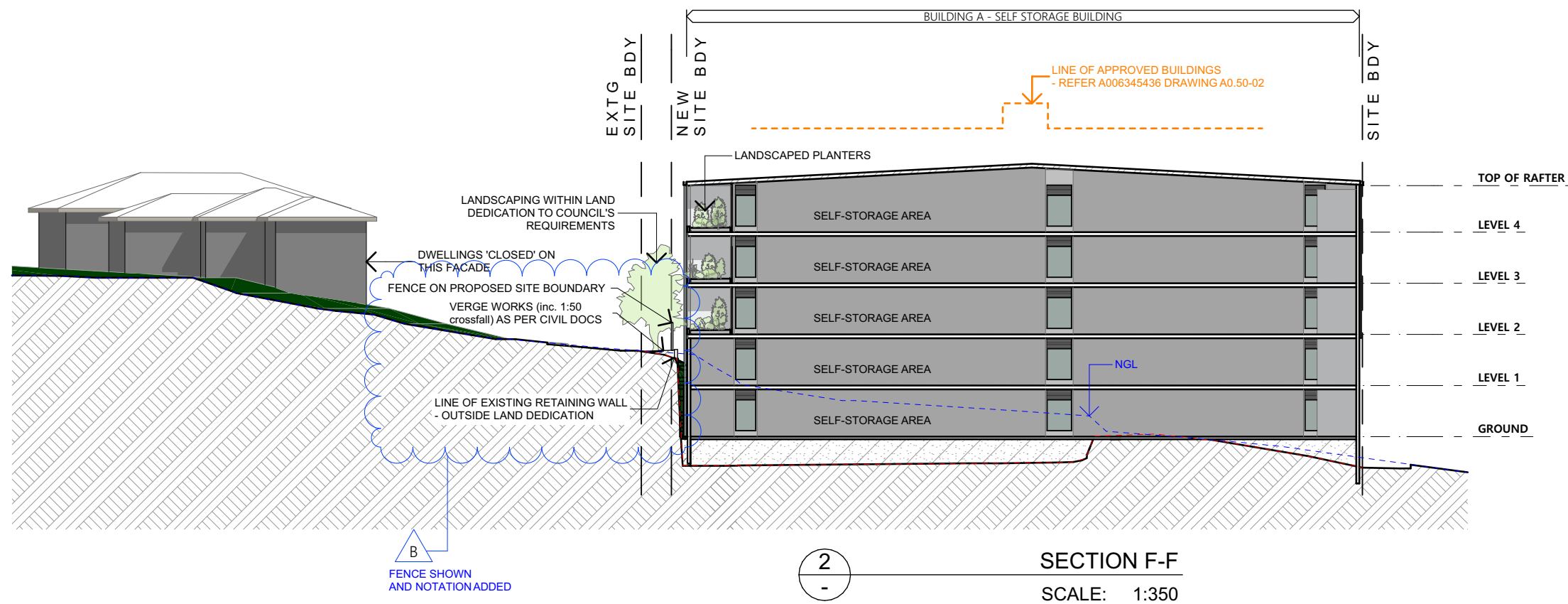
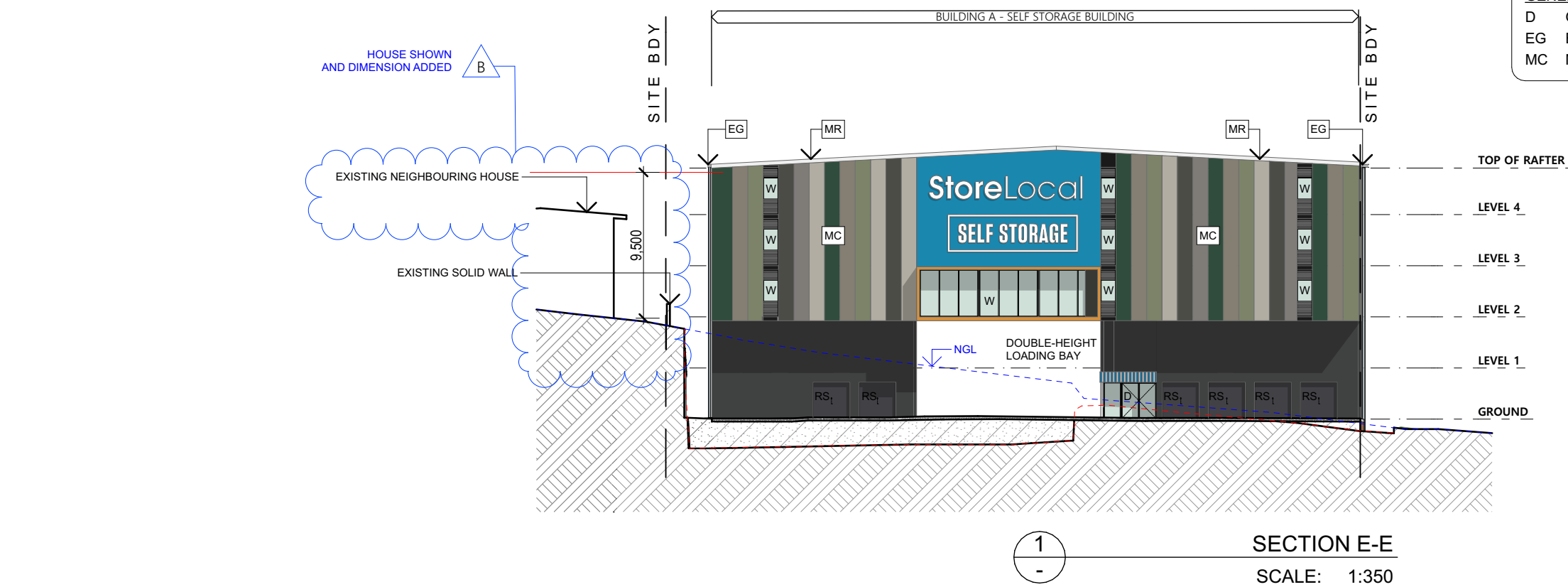
BCC DS

RECEIVED

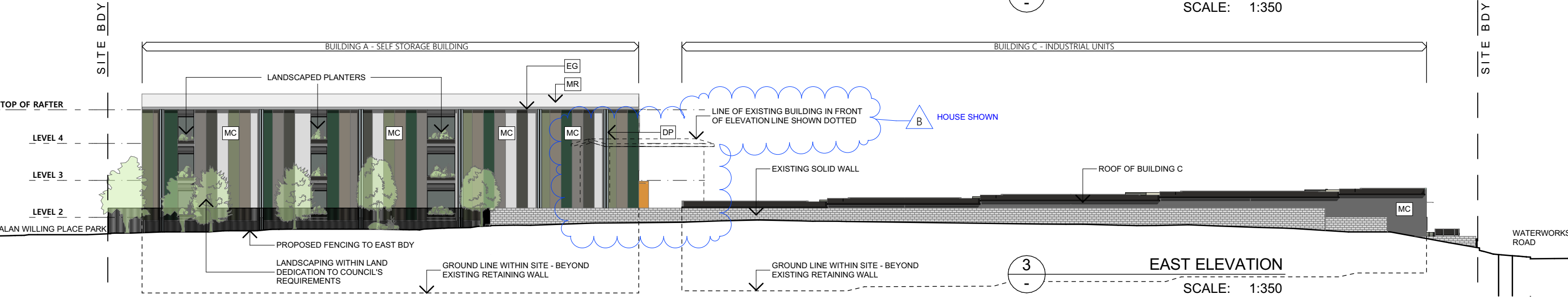
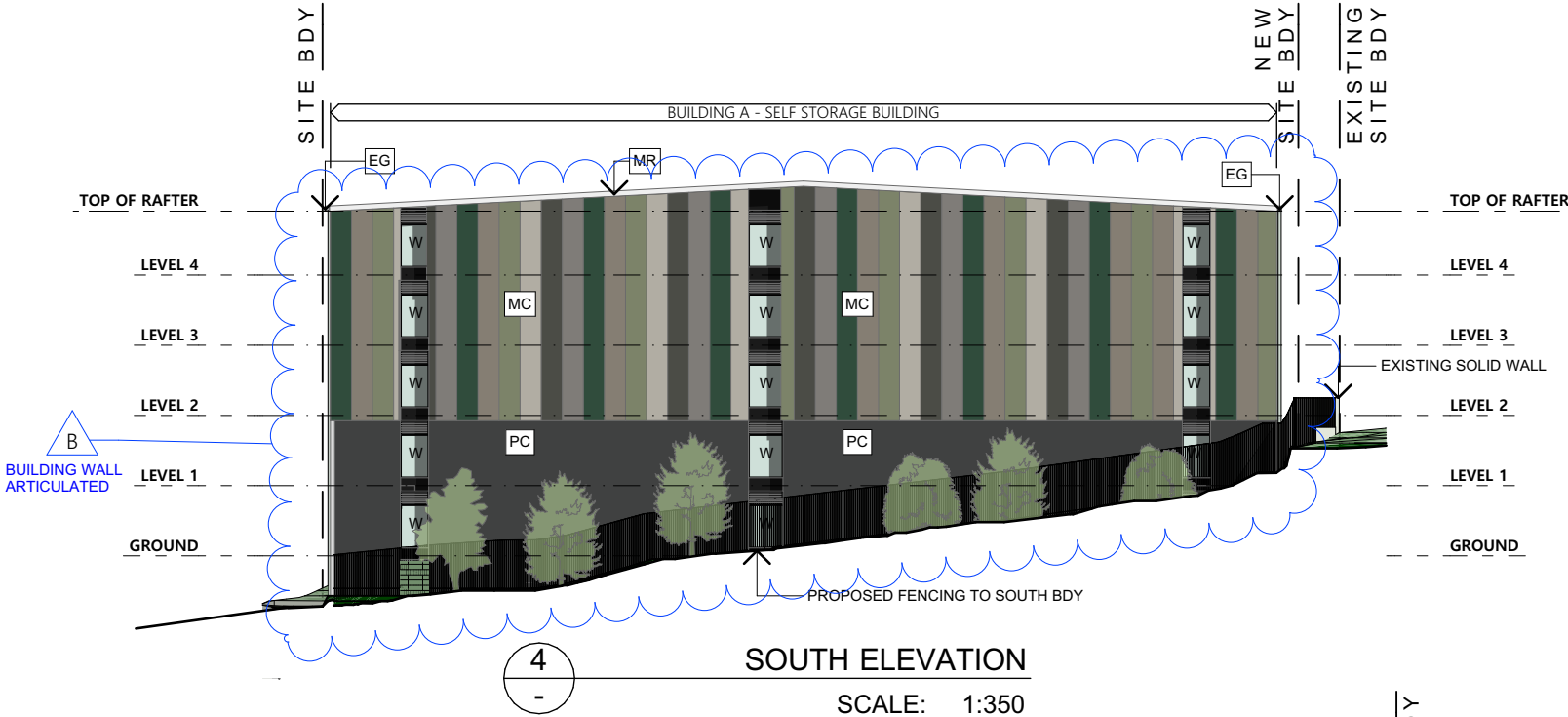
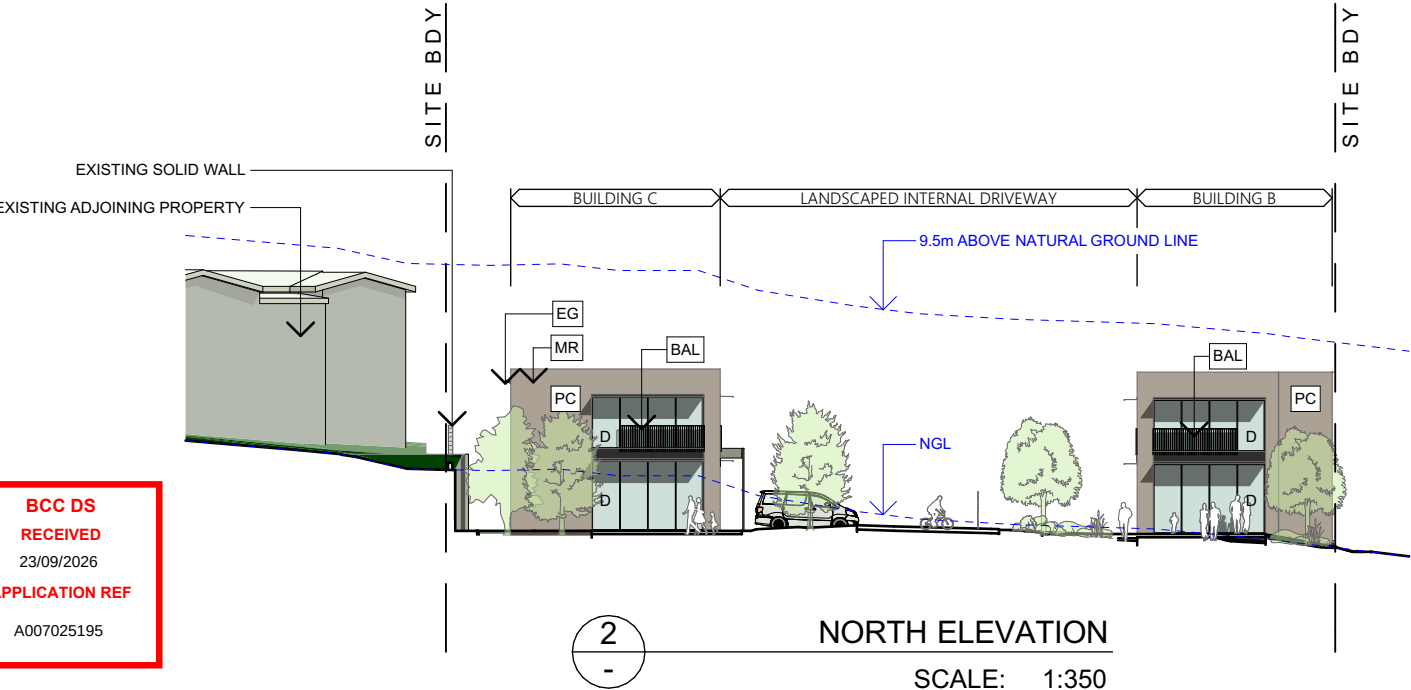
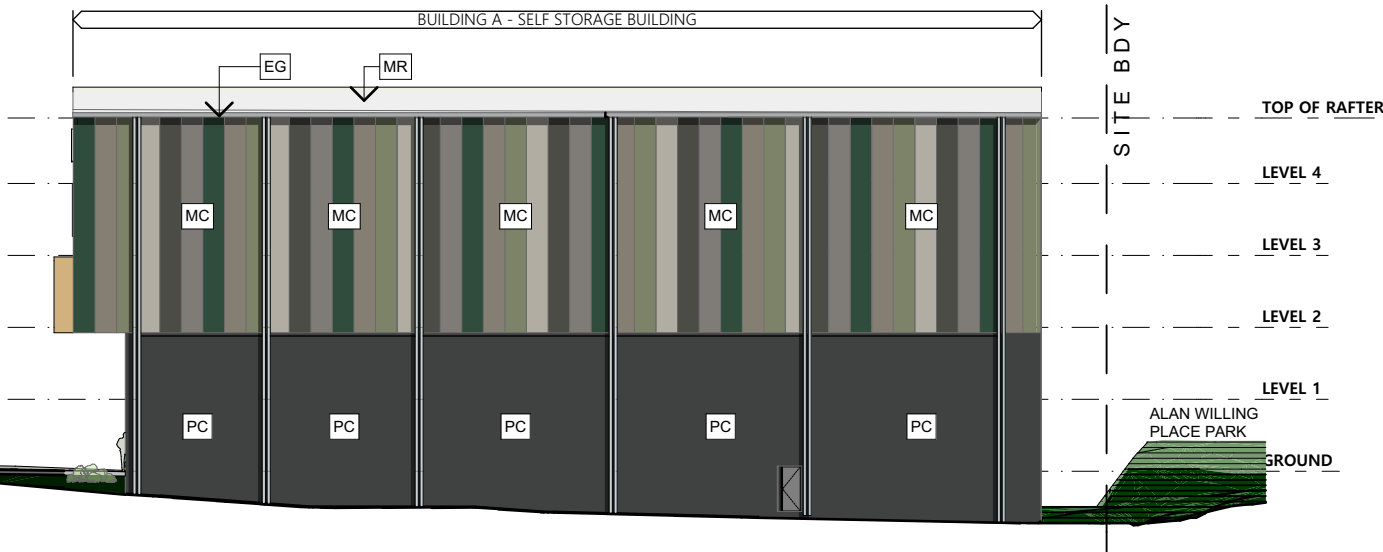
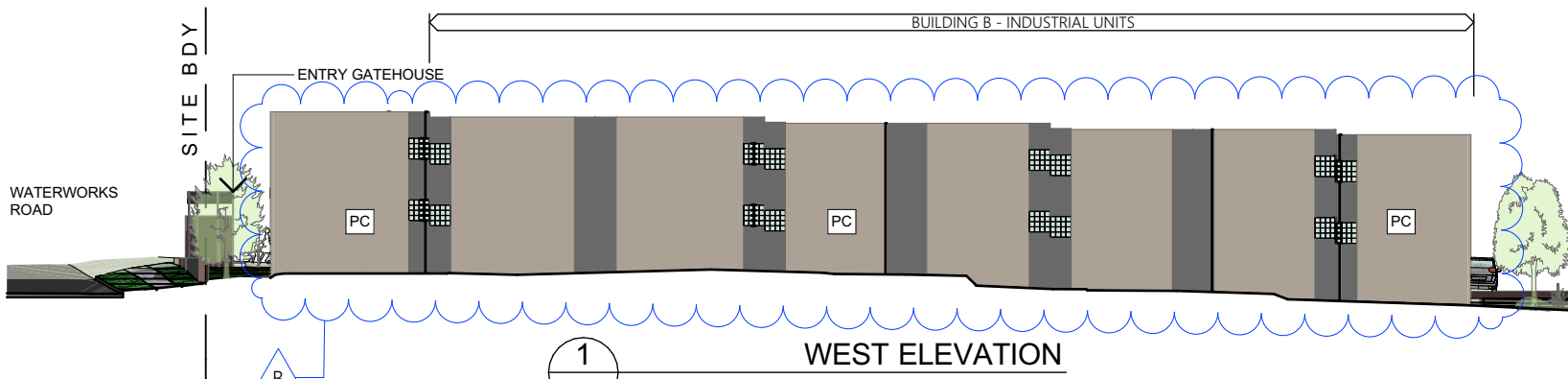
23/09/2026

APPLICATION REF

A007025195



GENERAL LEGEND		MR	METAL ROOF SHEETING
D	GLAZED DOOR	PC	PAINTED CONCRETE PANEL
EG	EAVES GUTTER	RS	METAL ROLLER SHUTTER
MC	METAL CLADDING	W	GLAZED WINDOW



MRAC

McDougall Roberts Architecture and Consulting

phone:

0439 743 031

email:

nathan@mcdougallroberts.com.au

ABN

95825191456

BOAQ

4150

GENERAL NOTES
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION.
ALL DIMENSIONS TO BE CONFIRMED ON SITE.
THESE DOCUMENTS DRAWINGS ARE STRICTLY COPYRIGHT AND SHALL NOT
BE COPIED IN WHOLE NOR PART WITHOUT THE WRITTEN PERMISSION OF
MCDUGALL ROBERTS

REV.	DETAILS
P1	PRELIMINARY ISSUE
A	DA ISSUE
B	DA IR RESPONSE

INT	DATE
NR	27/03/2026
NR	06/05/2026
NR	17/09/2026

PRADELLA

PROPERTY

StoreLocal

PROJECT	STORELOCAL THE GAP + WORKSTORES
	842 WATERWORKS ROAD, THE GAP QLD 4061
CLIENT	PRADELLA PROPERTY
JOB No.	2520-PP

DRAWING TITLE:	PROPOSED ELEVATIONS
SCALE:	@A3
DRAWN:	NR
DATE:	17/09/2026
DWG No.	DA4.01
ISSUE	B



BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195

1
-

VIEW FROM WATERWORKS RD



2
-

LANDSCAPED DRIVEWAY VIEW

BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195

AWNINGS ADDED + PROFILED CLADDING SHOWN



1
-
VIEW OF BUILDING B FROM ENTRY

B REC SPACE ADDED

B AWNINGS ADDED + PROFILED CLADDING SHOWN



2
-
DRIVEWAY VIEW OF BUILDING C

M R A C
McDougall Roberts Architecture and Consulting

phone: 0439 743 031
email: nathan@mcdougallroberts.com.au
ABN 95825191456
BOAQ 4150

GENERAL NOTES
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION.
ALL DIMENSIONS TO BE CONFIRMED ON SITE.
THESE DOCUMENTS DRAWINGS ARE STRICTLY COPYRIGHT AND SHALL NOT
BE COPIED IN WHOLE NOR PART WITHOUT THE WRITTEN PERMISSION OF
McDOUGALL ROBERTS

REV. DETAILS
P1 PRELIMINARY ISSUE
A DA ISSUE
B DA IR RESPONSE

INT DATE
NR 27/03/2026
NR 06/05/2026
NR 17/09/2026

**PRADELLA
PROPERTY**
StoreLocal

PROJECT STORELOCAL THE GAP + WORKSTORES
842 WATERWORKS ROAD, THE GAP QLD 4061
CLIENT PRADELLA PROPERTY
JOB No. 2520-PP

DRAWING TITLE: PERSPECTIVES SHEET 2
SCALE: 1:217.22, 1:1@A3
DRAWN: NR
DATE: 17/09/2026
DWG No. DA5.02 ISSUE B



BCC DS
RECEIVED
 23/09/2026
APPLICATION REF
 A007025195

1 VIEW OF BUILDING A ENTRY



2 BUILDING C FROM SOUTH

M R A C
 McDougall Roberts Architecture and Consulting

phone: 0439 743 031
 email: nathan@mcdougallroberts.com.au
 ABN 95825191456
 BOAQ 4150

GENERAL NOTES
 DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION.
 ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 THESE DOCUMENTS DRAWINGS ARE STRICTLY COPYRIGHT AND SHALL NOT
 BE COPIED IN WHOLE NOR PART WITHOUT THE WRITTEN PERMISSION OF
 McDUGALL ROBERTS

REV.	DETAILS
P1	PRELIMINARY ISSUE
A	DA ISSUE
B	DA IR RESPONSE

INT	DATE
NR	27/03/2026
NR	06/05/2026
NR	17/09/2026

PRADELLA
PROPERTY

StoreLocal

PROJECT	STORELOCAL THE GAP + WORKSTORES
	842 WATERWORKS ROAD, THE GAP QLD 4061
CLIENT	PRADELLA PROPERTY
JOB No.	2520-PP

DRAWING TITLE:	PERSPECTIVES SHEET 3
SCALE:	1:1@A3
DRAWN:	NR
DATE:	17/09/2026
DWG No.	DA5.03
ISSUE	B

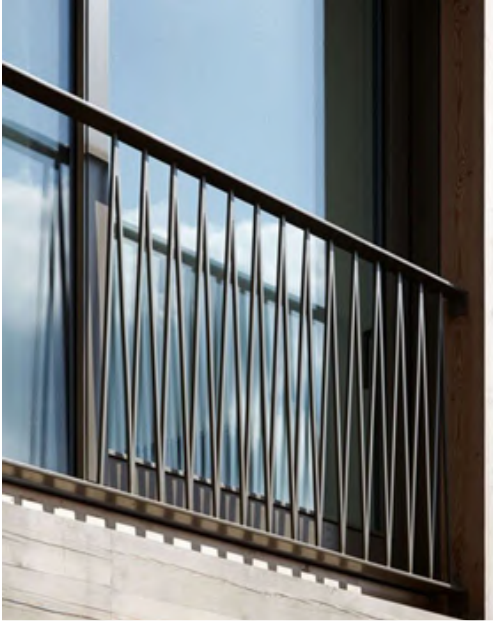
INDUSTRIAL WORKSTORE EXTERNAL MATERIALS



PAINTED TEXTURED CONCRETE
+ BRICK PAVERS



PAINTED TEXTURED CONCRETE



METAL BALUSTRADE



PAINTED CONCRETE



BRICK PAVERS

INDUSTRIAL WORKSTORE INTERNAL MATERIALS



BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195

B
PROFIED CLADDING
MATERIALS ADDED

STORAGE BUILDING EXTERNAL MATERIALS



COLORBOND 'WALLABY'



COLORBOND 'COTTAGE GREEN'



COLORBOND 'DUNE'



COLORBOND 'GULLY'



COLORBOND 'PALE EUCALYPT'

M R A C

McDougall Roberts Architecture and Consulting

phone: 0439 743 031

email: nathan@mcdougallroberts.com.au

ABN 95825191456

BOAQ 4150

GENERAL NOTES
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION.
ALL DIMENSIONS TO BE CONFIRMED ON SITE.
THESE DOCUMENTS DRAWINGS ARE STRICTLY COPYRIGHT AND SHALL NOT
BE COPIED IN WHOLE NOR PART WITHOUT THE WRITTEN PERMISSION OF
McDOUGALL ROBERTS

REV.	DETAILS
A	DA ISSUE
B	DA IR RESPONSE

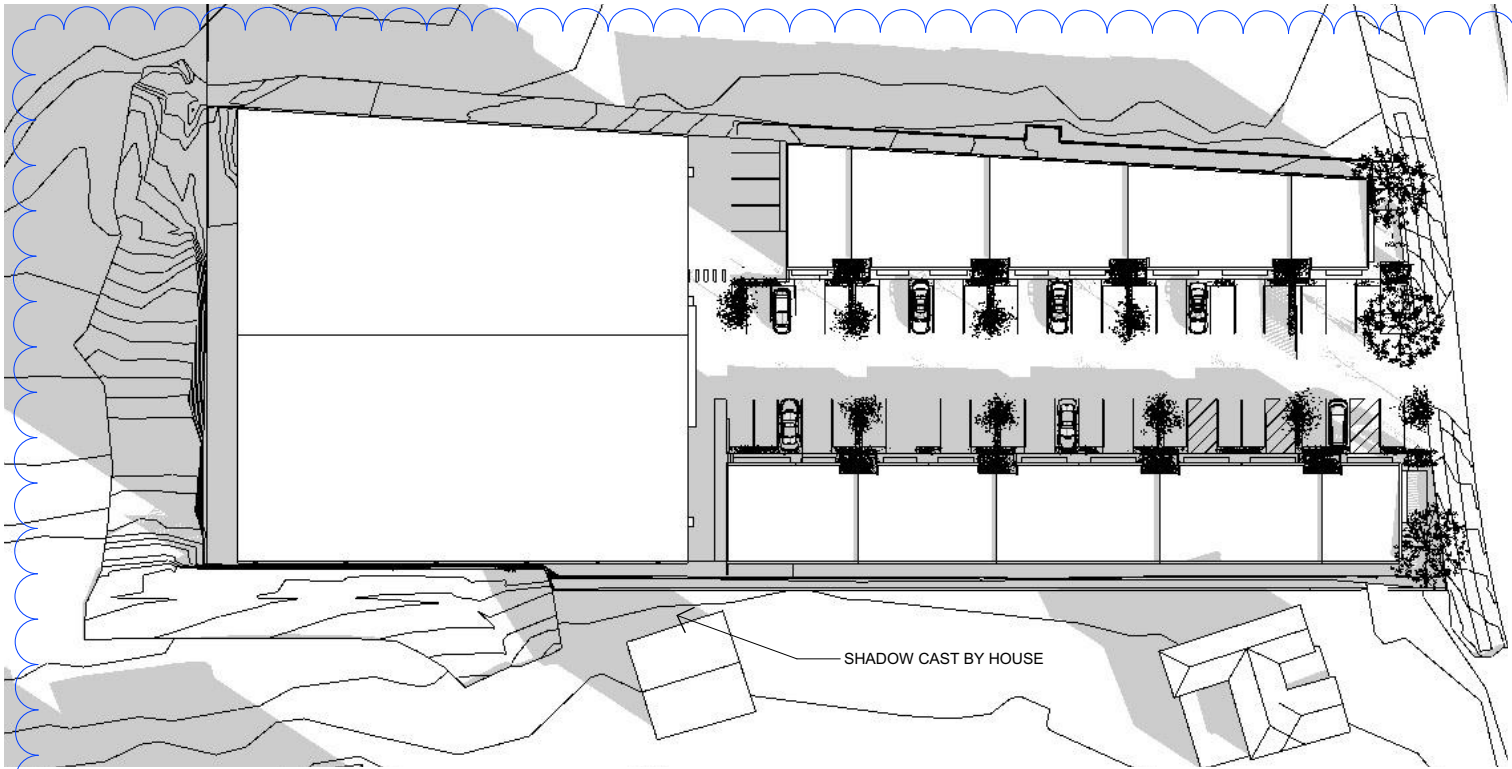
INT	DATE
NR	06/05/2026
NR	17/09/2026

PRADELLA
PROPERTY

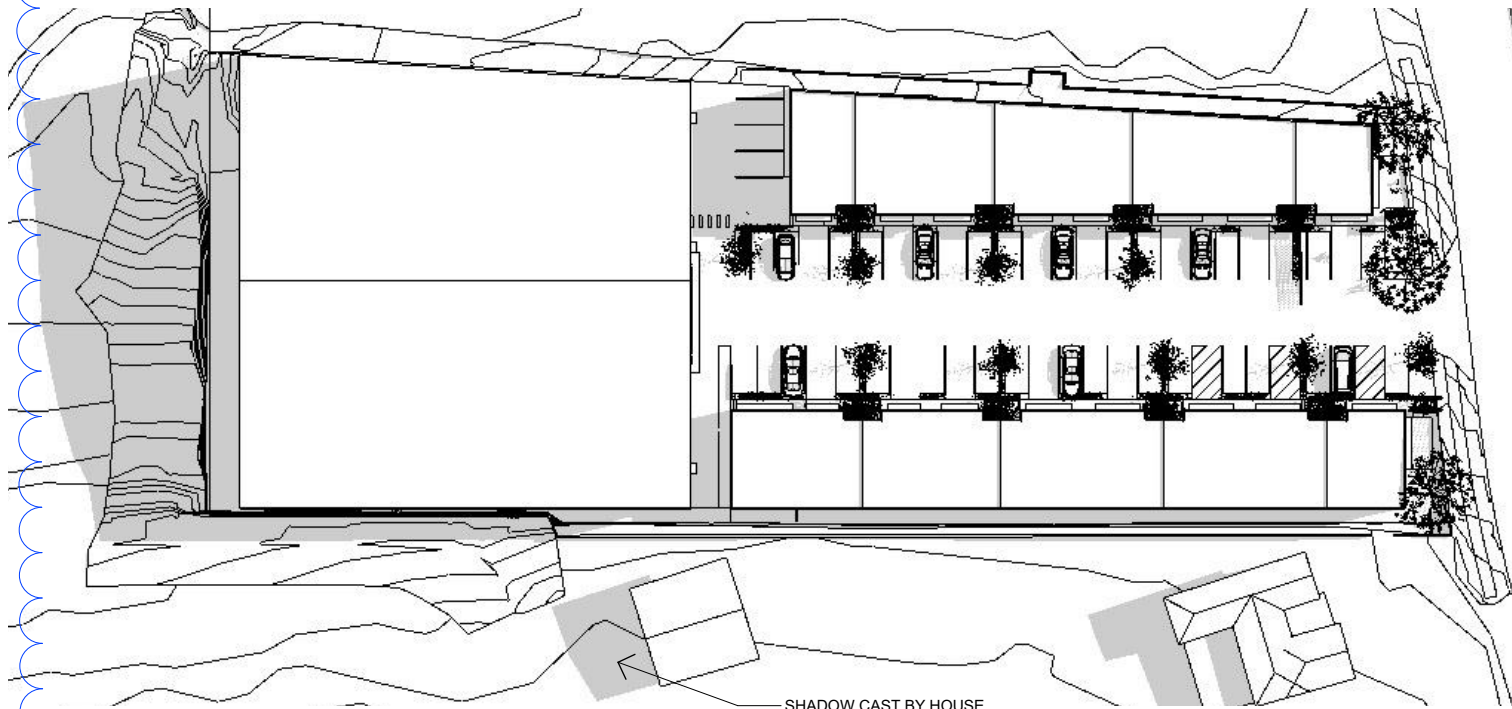
StoreLocal

PROJECT	STORELOCAL THE GAP + WORKSTORES
	842 WATERWORKS ROAD, THE GAP QLD 4061
CLIENT	PRADELLA PROPERTY
JOB No.	2520-PP

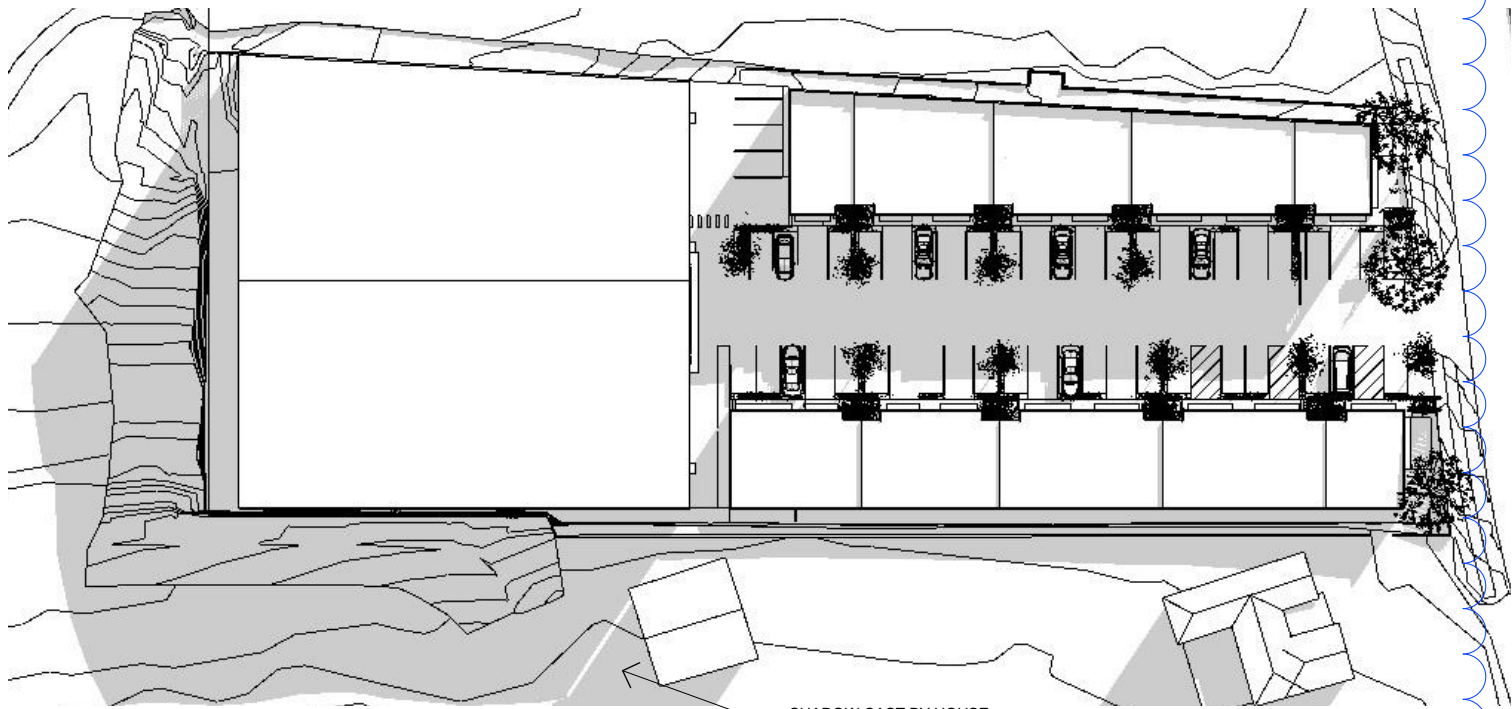
DRAWING TITLE:	MATERIALS SHEET 1
SCALE:	@A3
DRAWN: NR	
DATE:	17/09/2026
DWG No.	DA6.01
ISSUE	B



3 SUN STUDY - 21st JUNE 9am
-



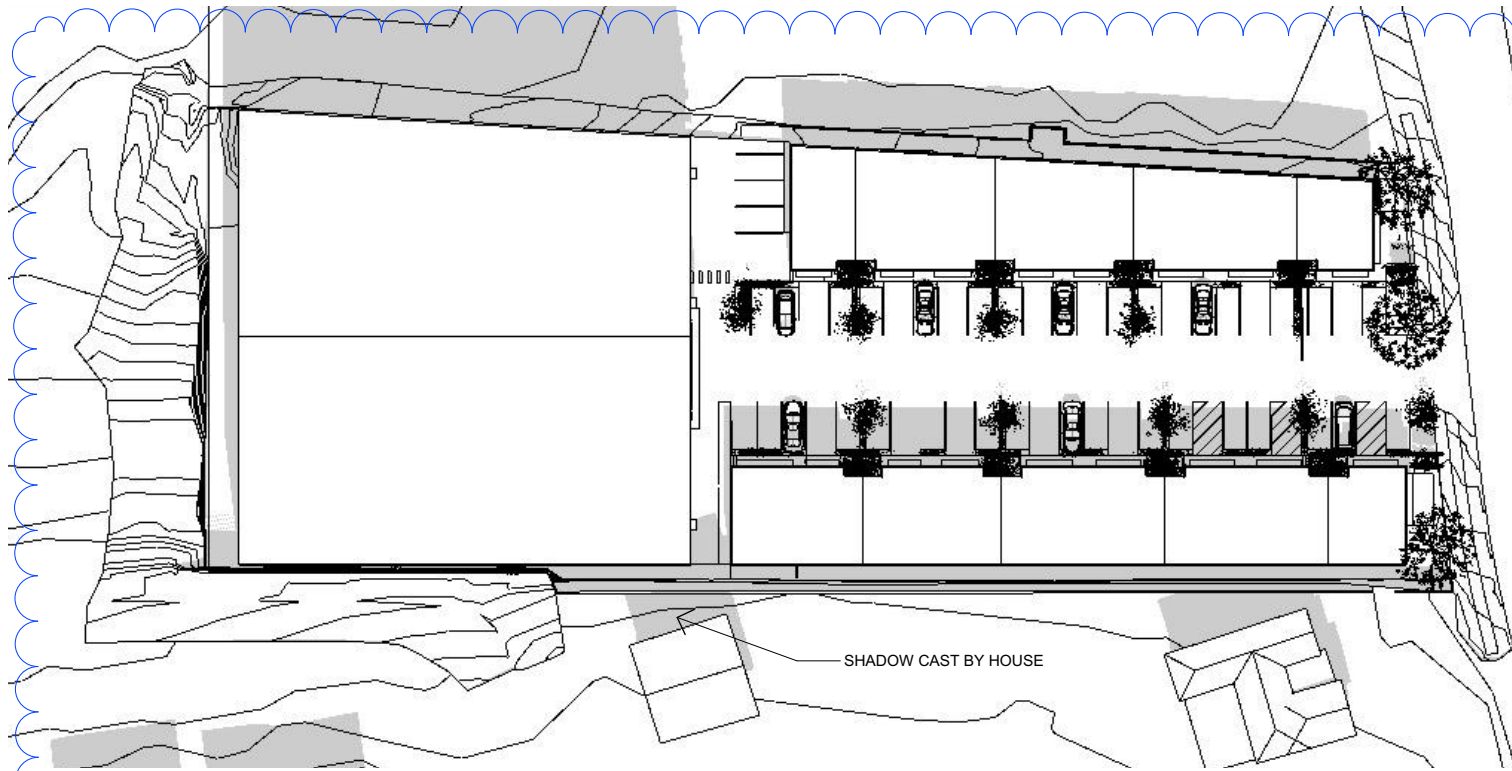
1 SUN STUDY - 21st JUNE 12noon
-



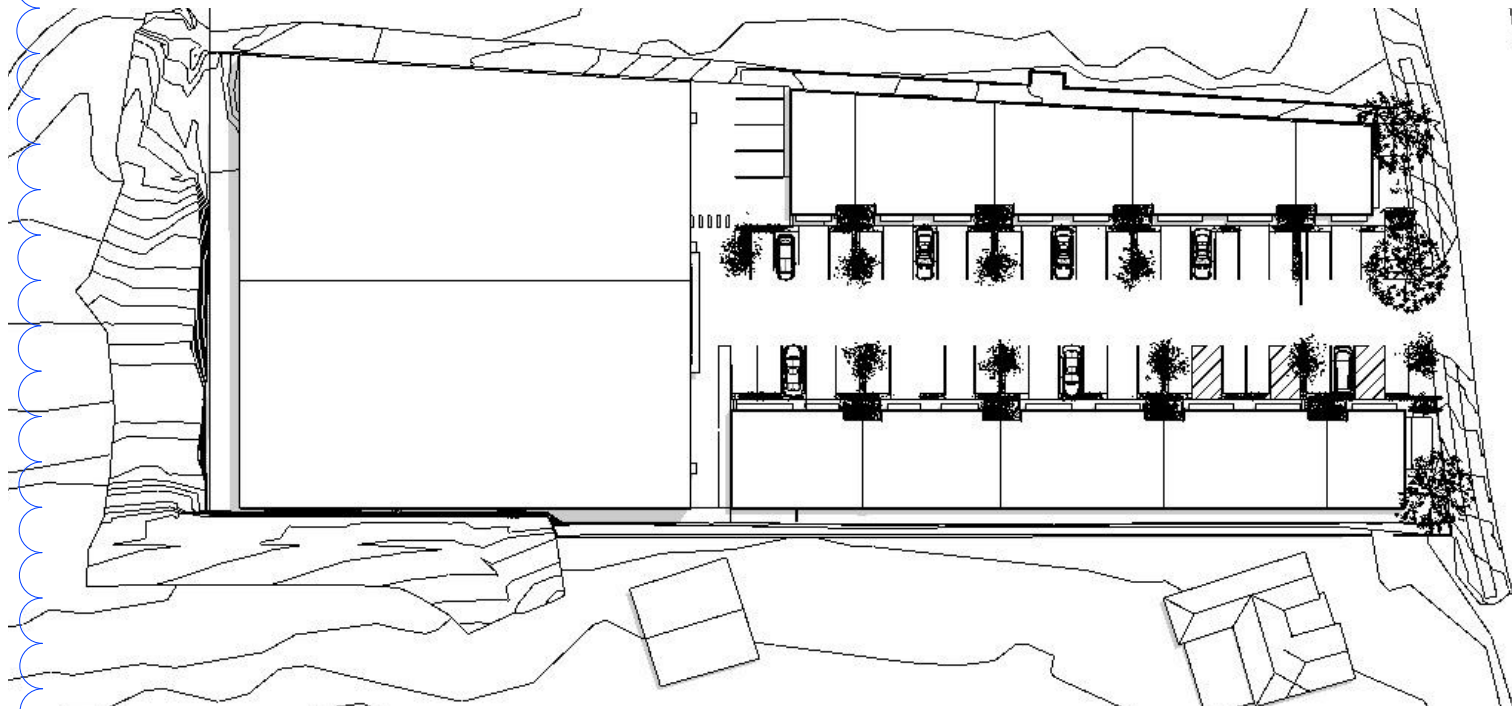
2 SUN STUDY - 21st JUNE 3pm
-

B
SHADOW DIAGRAMS ADDED

BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195



1 SUN STUDY - 21st DEC 9am

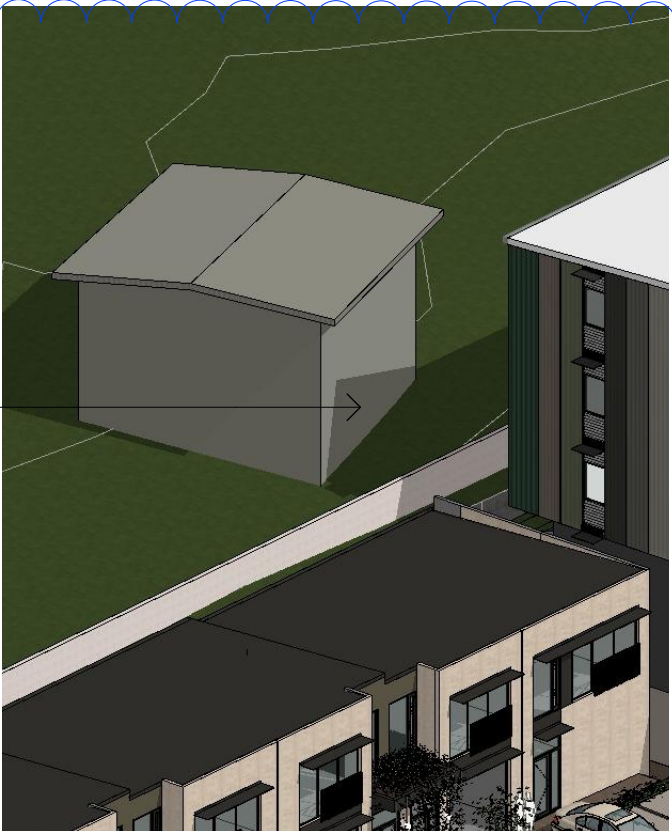


2 SUN STUDY - 21st DEC 12noon

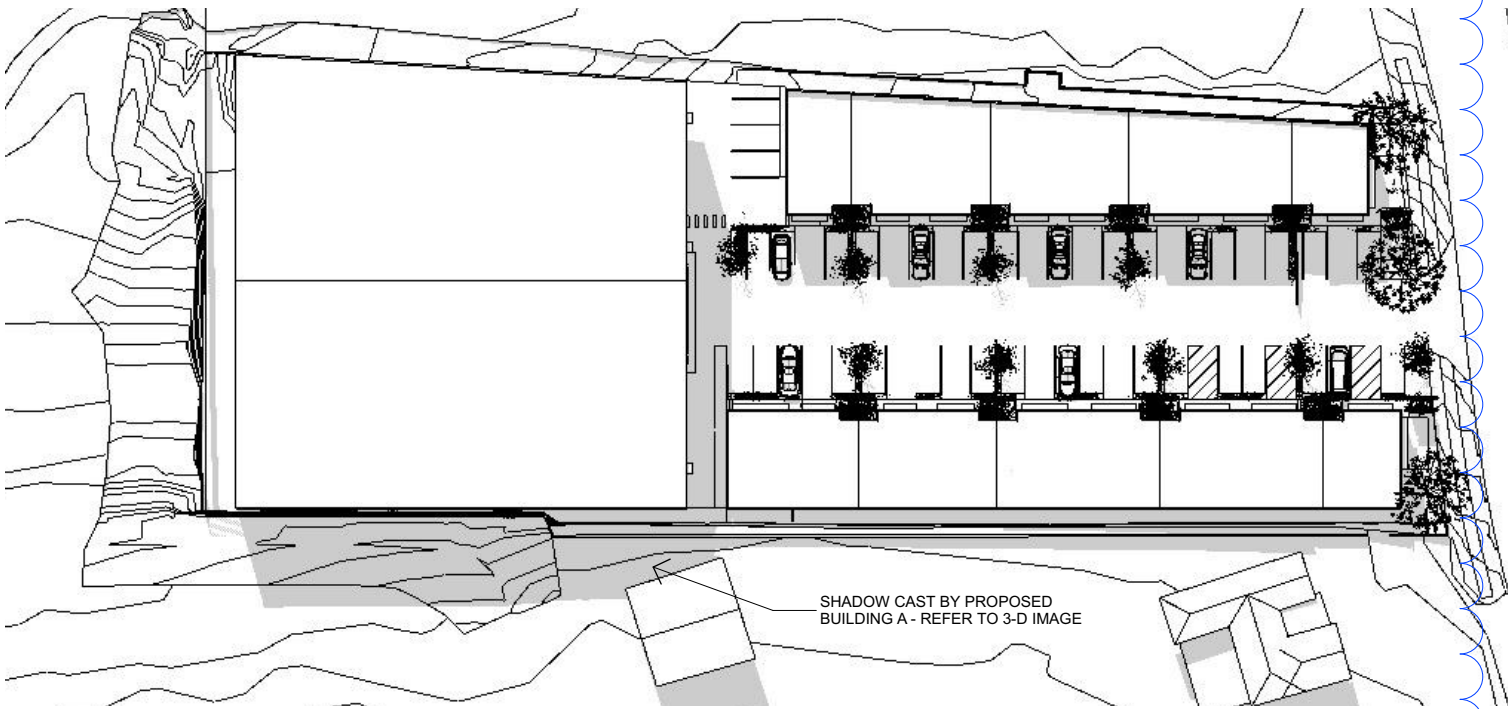
BCC DS
RECEIVED
23/09/2026
APPLICATION REF
A007025195

B
SHADOW DIAGRAMS ADDED

SHADOW CAST BY PROPOSED BUILDING A



4 SUN STUDY - 21st DEC 3pm 3D View



3 SUN STUDY - 21st DEC 3pm