Development Application

Material Change of Use – Warehouse and Medium Impact Industry and Reconfiguring a Lot – One Lot into Two Lots

Northpoint Planning

110 Penelope Road, Stuart
Lots 12 on SP338024

11 July 2025
Reference: NP25.112

Client: McDonald Constructions

Project: 110 Penelope Road, Stuart

Date: 11 July 2025

Project Reference: NP25.112

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

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Approval			
Author Signature		Approver Signature	
Name	I. Cooper	Name	M. Hutton
Title	Student Planner	Title	Principal Planner

Northpoint Planning

ABN 52 352 159 357

E hello@northpointplanning.com.au

W www.northpointplanning.com.au

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1.0 Executive Summary

In accordance with s 84 of the *State Development and Public Works Organisation Act 1971* (the SDPWO Act) this combined development application seeks a development permit for Material Change of Use – Warehouse and Medium Impact Industry and Reconfiguring a Lot – One Lot into Two Lots.

The subject site is located at 110 Penelope Road, Stuart and formally described as Lot 12 on SP338024. The site comprises an area of 20,000m^2, and is currently wholly covered by concrete hardstand in anticipation for future industrial development. The site maintains frontage and dual crossover to Penelope Road to the west, with frontage to Rob McLean Drive (Townsville Port Access Road) to the east.

The subject site is located within the Cleveland Bay Industrial Park (CBIP), forming part of the Townsville State Development Area (Townsville SDA). The subject site is located within the Medium Impact Industry Precinct of the *Townsville State Development Area Development Scheme 2019* (the development scheme).

The proposed development involves the construction of two warehouse buildings on the subject site, with the northern tenancy comprising a Warehouse use, and the southern tenancy Medium Impact Industry. The proposed development comprises uses consistent with the preferred development intent of the Medium Impact Industry Precinct of the development scheme.

Additionally, the proposed development seeks to subdivide the subject site to formalise separate title to each proposed use. The resultant allotments comprise a total area of 10,000m^2 each, with each allotment wholly containing built form, access and services associated with each proposed use.

Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary	
Address	110 Penelope Road, Stuart
Real Property Description	Lot 12 on SP338024
Area of Lot	20,000m^2 | 2ha
Applicant	McDonald Constructions
Purpose of Proposal	▪ Material Change of Use – Warehouse and Medium Impact Industry ▪ Reconfiguring a Lot – One Lot into Two Lots
Type of Application	Combined Material Change of Use and Reconfiguring a Lot
Category of Assessment	Code
SARA Mapping	▪ Townsville priority port precincts ▪ State-controlled road ▪ Area within 25m of a State-controlled road
Referral Agencies	Early referral request – Townsville City Council
Public Notification	Not required
Zoning	Medium Impact Industry Precinct

2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 110 Penelope Road, Stuart comprising an area of 2ha, and is formally identified as Lot 12 on SP338024. The site fronts Penelope Road to the west and Ron McLean Drive to the east, with access to the site provided via crossover to the northern and southern sides of the Penelope Road frontage. A wide verge adjoins the site to the east, with approximately 31m from the rear lot boundary to the Ron McLean Drive carriageway.

Easement AD on SP331994 traverses the full extent of the eastern property boundary for the purpose of stormwater conveyance.

The site is currently vacant land, forming part of CBIP and therefore has been improved for future industrial purposes. The land is located within the Townsville SDA and accordingly is subject to assessment against the development scheme.

The immediate surrounding locality has been recently developed and subdivided for future industrial development, as anticipated within the Medium Impact Industry Precinct of the development scheme. Current approved development within the CBIP includes warehouses, transport depots, medium impact industry, freight terminals and various ancillary industrial uses.

The wider locality comprises predominant large-scale industrial uses, including the Glencore Copper Refinery to the south and the JBS Food Processing and Sun Metals Zinc Refinery to the east. The Port of Townsville is located approximately 5km to the north of the site, with the Bruce Highway corridor located in proximity to the south.

The subject lot and surrounding locality are illustrated in Figure 1 below.

Figure 1: Site Location

Source: Qld Globe

3.0 Proposed Development

3.1. General Overview

The proposed development involves the construction of two industrial warehouse buildings on the subject site, positioned to the northern and southern halves of the lot. Each warehouse will be contained within its own future freehold allotment following the proposed subdivision of the site.

The southern warehouse (Stage 1) has been purpose-designed to support the operations of Weir Minerals, involving the storage, distribution and servicing of mineral extraction components. Due to the nature of the operations, the southern tenancy is identified as a Medium Impact Industry use. The northern warehouse (Stage 2A), which includes a future extension component (Stage 2B), will retain a Warehouse use.

Additionally, the proposal seeks to reconfigure the existing lot into two equal freehold allotments of 10,000m^2 each. The subdivision will allow each tenancy to be afforded separate title, providing clear operational boundaries and facilitating independent ownership or lease arrangements. The configuration ensures each lot is appropriately designed to accommodate the intended built form, access, hardstand, servicing and landscaping outcomes.

A detailed outline of the proposed development is provided below.

3.2. Proposed Uses

The proposed development involves the construction of two warehouses within the CBIP. The proposed development will be undertaken in a staged format, with each stage as follows:

- **Stage 1:** Construction of a warehouse to the south of the subject site.
- **Stage 2A:** Construction of a warehouse to the north of the subject site.
- **Stage 2B**: Extension to northern warehouse.

A detailed outline of each proposed warehouse is provided below

Southern Warehouse (Stage 1)

The southern tenancy comprises a purpose-built warehouse and ancillary office located to the south of the subject site. The property has been designed to accommodate the operation of Weir Minerals and involves the storage, distribution and maintenance of mineral extraction parts and equipment. Specifically, the proposed warehouse involves:

- Construction of a warehouse building with an ancillary office, total building footprint of 2,500m^2:
  - Warehouse - comprising an area of approximately 2,200m^2.
  - Ancillary office - comprising an area of approximately 300m^2.
- Warehouse comprising a total of 5 vehicle access bays.
- Provision of two workshop bays within the warehouse, each comprising 1,100m^2.
- Inclusion of wear lining, boiler and burn rooms to the eastern side of the warehouse, with an equipment storage area located to the north-east of the building.
- 6m wide awning to the northern and eastern sides of the warehouse.
- Ancillary office setback approximately 24m from the Penelope Road frontage.
- Proposed warehouse setback 63.5m from the stormwater drainage easement to the east.
- On-site staff and visitor car parking adjoining the building to the Penelope Road frontage.
- Provision of 36 parking spaces, inclusive of one (1) person with disability parking space.

- Proposed development to be serviced via three crossovers to the Penelope Road frontage, comprising the following:
    - Retention of existing 10m wide crossover and driveway to the southern side of the Penelope Road frontage for heavy vehicle access.
    - New crossover and driveway located centrally to the frontage, providing dedicated access to on-site parking area.
    - New crossover and driveway to northern side of the frontage to facilitate flow through heavy vehicle access.
- Sealed hardstand vehicle circulation area located to the rear of the warehouse.
- Provision of extensive landscaping to the on-site parking area and building façade, inclusive of a 2m landscape buffer to the Penelope Road frontage.
- Ability for all vehicles anticipated with the use to enter, traverse and exit the development in a forward motion.

The general layout of the proposed southern warehouse is illustrated in Figures 2 and 3 below.

Figure 2: Proposed Southern Warehouse Layout

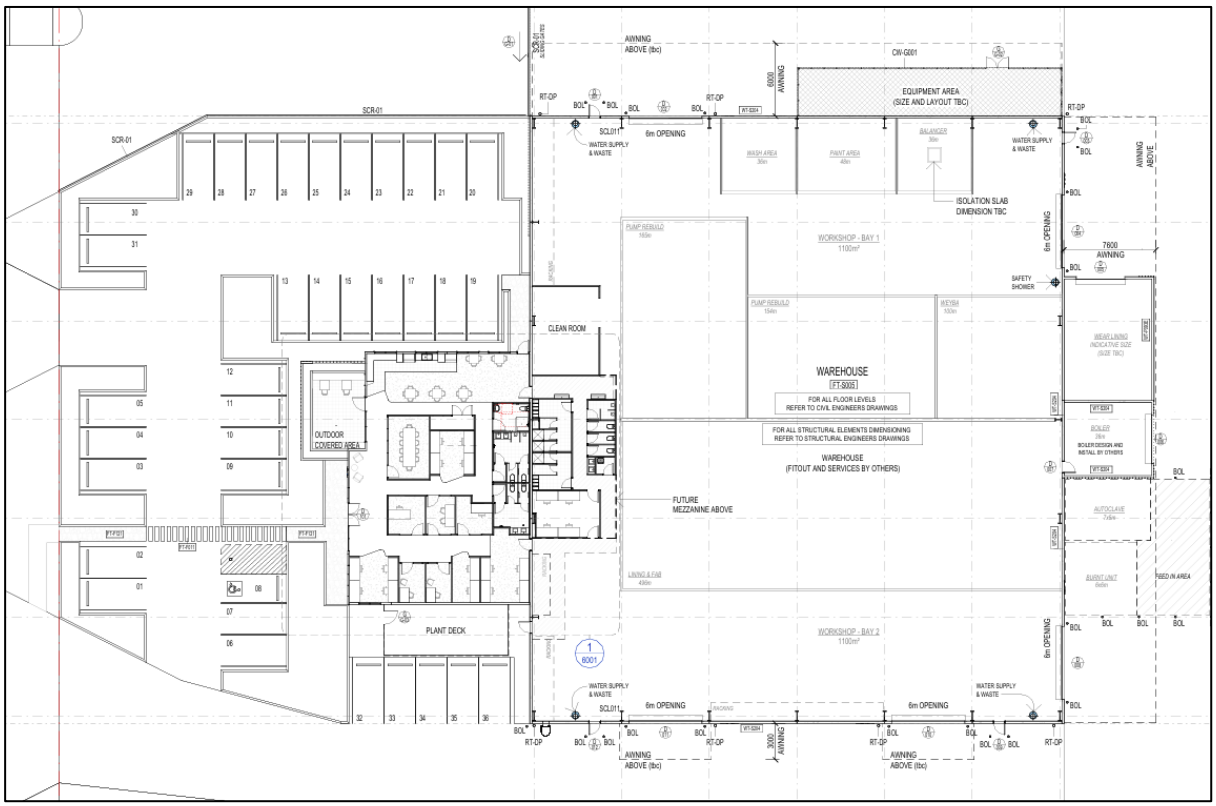
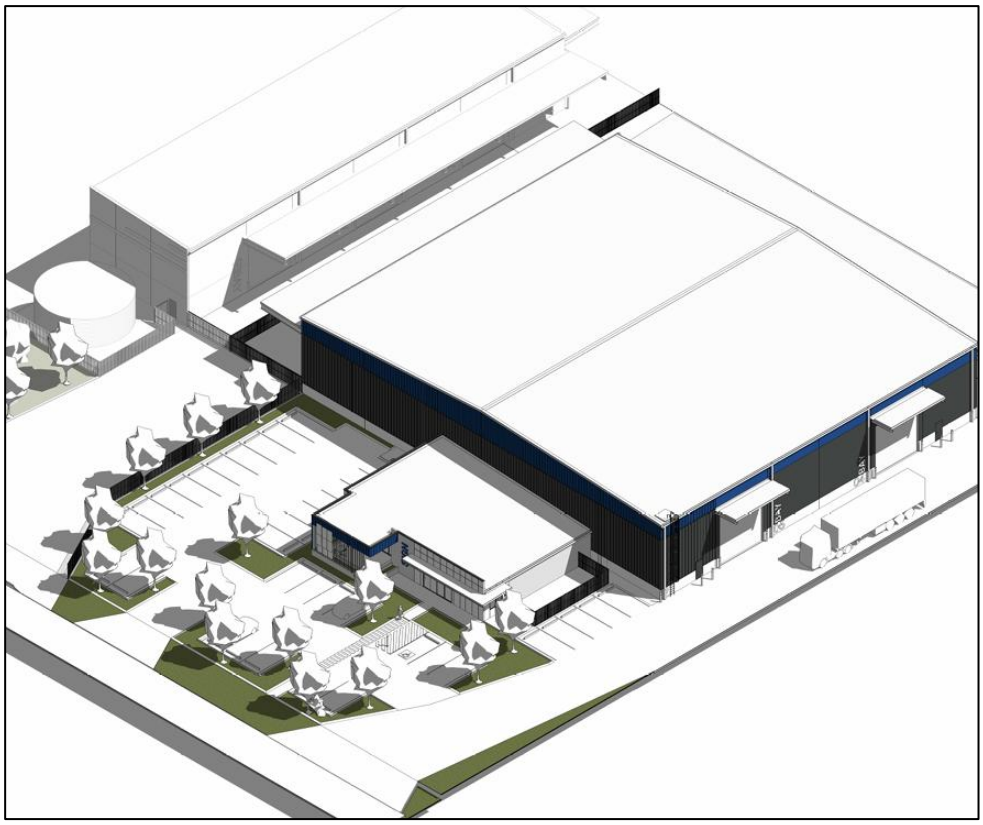


Figure 3: Proposed Southern Warehouse



Northern Warehouse (Stage 2A)

The northern warehouse comprises a warehouse and attached ancillary office located to the northern side of the subject site, oriented to the Penelope Road frontage. A specific tenant is yet to be finalised for this tenancy; however, the tenancy will be utilised for a warehouse use. We note the layout of the warehouse has previously been approved (previous) Lot 8 on SP338023 in accordance with development approval AP2023/008. This proposal seeks to relocate the previously approved development to the subject site.

Specifically, proposed northern warehouse involves the following:

- Construction of a warehouse building with an ancillary office, total building footprint of 2,100m^2:
  - Warehouse - comprising an area of approximately 2,000m^2.
  - Ancillary office - comprising an area of approximately 113m^2.
- 6m wide awnings to the south, east and north façades, traversing the full length of vehicle access bay areas.
- Ancillary office setback 31.8m from the Penelope Road frontage.
- Proposed warehouse setback in excess of 50m from the stormwater drainage easement traversing the eastern (rear) property boundary.
- Warehouse comprising a total of 10 vehicle access bays.
- Water tank and fire services located to the southern side of the Penelope Road façade.
- On-site staff and visitor car parking adjoining the building to the Penelope Road frontage.
- Provision of 21 car parking spaces, inclusive of one (1) person with disability parking space.

- Provision of landscaping to on-site car parking area, including 6m wide landscape buffer to Penelope Road frontage.
- Provision of dedicated pedestrian access from Penelope Road frontage and carpark.
- Retention of existing 10m wide crossover and driveway from the northern side of the Penelope Road frontage for heavy vehicle access.
- Sealed hard-stand vehicle circulation area surrounding warehouse.
- Provision of new crossover and driveway to Penelope Road, providing dedicated access to on-site parking area.
- Provision of new crossover and driveway to the southern side of the Penelope Road frontage to facilitated flow through heavy vehicle access.
- Ability for all vehicles anticipated with the use to enter, traverse and exit the development in a forward motion.

Northern Warehouse (Stage 2B)

Stage 2B of the northern warehouse involves an extension to the rear of the warehouse and an extension of the office forward of the building.

The general layout of proposed northern warehouse is demonstrated in Figure 4 and 5 overleaf.

Figure 4: Proposed Northern Warehouse Layout

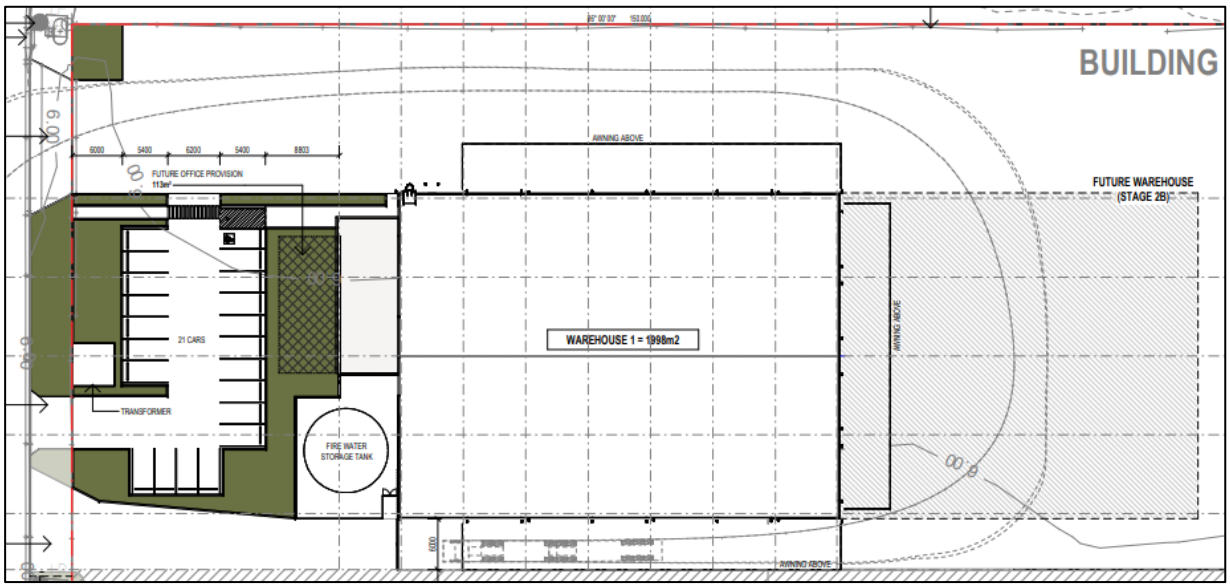
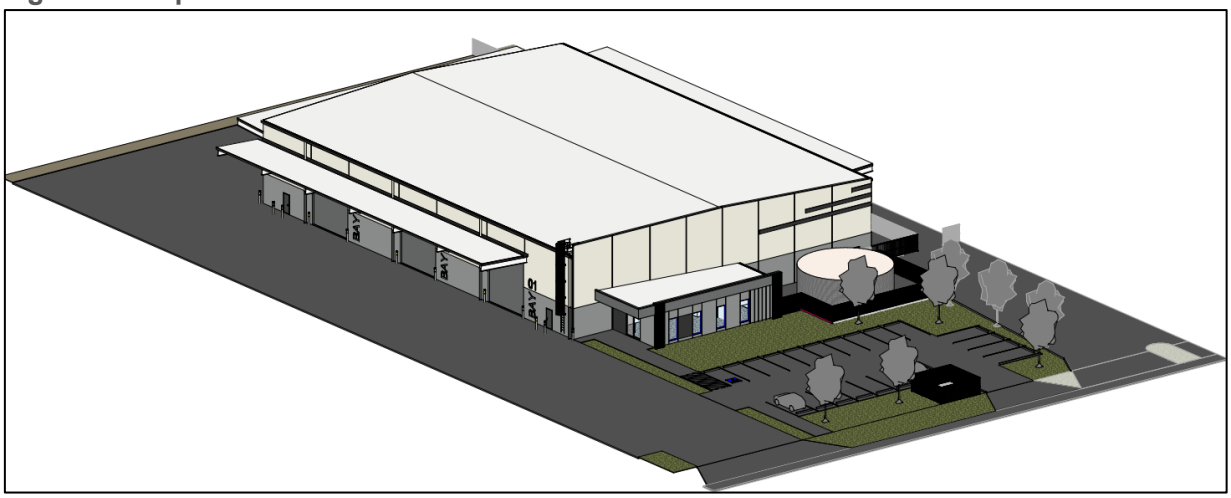


Figure 5: Proposed Northern Warehouse



3.3. Proposed Subdivision

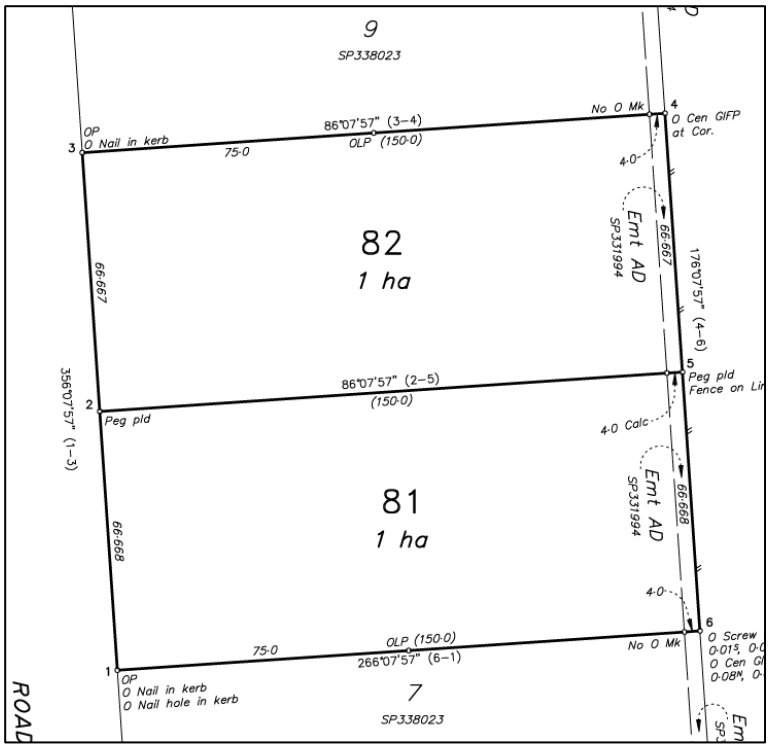
Additionally, the proposed development seeks approval to subdivide the subject allotment to provide for two new allotments. The purpose of the subdivision is to provide separate title to each of the proposed industrial uses within the subject site.

Specifically, the proposed development involves the following:

- Creation of two allotments, each comprising an area of 10,000m^2.
- Proposed Lot 81 located to the southern half of the subject site, wholly encompassing encompass proposed Warehouse B, associated servicing arrangements and hardstand.
- Proposed Lot 82 located to the northern half of the subject site, wholly encompassing encompass proposed Warehouse A, associated servicing arrangements and hardstand.
- Proposed allotments designed to sufficiently accommodate the proposed built form, uses and anticipated activities associated with the proposed development within the site.

The proposed subdivision layout is demonstrated in Figure 2 below.

Figure 6: Proposed Lot Layout



3.4. Proposal Plans

The proposed development is illustrated in the following development plans prepared by SeriesTwo Architects (refer **Appendix 4**):

Northern Warehouse – Building A

- A2504.A-DD-0000-A – Cover Sheet
- A2504.A-DD-0001-A – For Information
- A2504.A-DD-0101-B – Site Plan
- A2504.A-DD-0102-A – Staging Plan
- A2504.A-DD-1201-A – Structural Setout Plan
- A2504.A-DD-1301-B – Floor Plan
- A2504.A-DD-2001-A – Roof Plan
- A2504.A-DD-4001-A – 3D Views
- A2504.A-DD-4101-A – Elevations
- A2504.A-DD-4102-A – Elevations
- A2504.A-DD-4201-A – Sections
- A2504.A-DD-4202-A – Sections
- A2504.A-DD-6001-B – Floor Plan – Office
- A2504.A-DD-6002-A – RCP – Office
- A2504.A-DD-7001-A – Metalwork Details – Screens

Southern Warehouse – Building B

- A2504.B-DD-0000-B – Cover Sheet
- A2504.B-DD-0001-B – For Information
- A2504.B-DD-0101-K – Site Plan
- A2504.B-DD-0102-B – Staging Plan
- A2504.B-DD-0110-B – External Works Plan
- A2504.B-DD-1201-E – Structural Setout Plan
- A2504.B-DD-1301-F– Floor Plan
- A2504.B-DD-2001-D – Roof Plan
- A2504.B.DD-3001-D – Reflected Roof Plan
- A2504.B-DD-4001-D – 3D Views
- A2504.B-DD-4101-E – Elevations
- A2504.B-DD-4102-E – Elevations
- A2504.B-DD-4201-E – Sections
- A2504.B-DD-4202-E – Sections
- A2504.B-DD-5101-E – Detail Sections
- A2504.B-DD-6001-E – Floor Plan – Office
- A2504.B-DD-6002-D – RCP – Office

3.5. Use Definition

The use on proposed Lot 82 (northern lot) is defined by the development scheme as a Warehouse.

A Warehouse *means the use of premises for:*

(a) Storing or distribution of goods, whether or not carried out in a building or
(b) The wholesale of goods, if the use is ancillary to the use in paragraph (a)

The use on proposed Lot 81 (southern lot) is defined by the development scheme as Medium Impact Industry.

Medium Impact Industry is defined as *the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:*

(a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise
(b) generates high traffic flows in the context of the locality or road network
(c) generates an elevated demand on local infrastructure network
(d) potential for noticeable offsite impacts in the event of fire, explosion or toxic release
(e) onsite controls are required for emissions and dangerous goods risks
(f) the use is primarily undertaken indoors
(g) evening or night activities are undertaken indoors and not outdoors

3.6. Background

The Material Change of Use component of the proposed development has previously been approved for an Early Referral Response (Council reference CAR25/0287), with the application defining each building as a Warehouse use. However, upon discussion with the client and identification of the

specific operations to be undertaken within the southern tenancy, the correct defined use is identified as Medium Impact Industry.

Weir Minerals is identified as the specific tenant for the purpose-built southern tenancy. Specifically, the intended activities within this tenancy include the receipt, storage, distribution and servicing of industrial equipment and mineral processing components. These operations involve mechanical servicing and limited on-site assembly of parts, which exceed the thresholds for a 'Warehouse' use under the development scheme. As such, the defined land use is identified as 'Medium Impact Industry' to accurately reflect the nature and scale of the activities proposed.

The proposed northern warehouse will retain a Warehouse use.

3.7. Access and Parking

The proposed development has been designed to provide appropriate separate access to each proposed warehouse to facilitate both passenger vehicle and heavy vehicle access.

The proposed development retains the existing 10m wide crossovers to the northern and southern Penelope Road frontage, facilitating heavy vehicle access to each warehouse and associated vehicle circulation areas respectively. Two new heavy vehicle crossovers are proposed centrally along the Penelope Road frontage, facilitating heavy vehicles to traverse around each tenancy.

A 6.2m wide driveway and associated crossover is provided centrally to each warehouse building, providing separate access to each on-site parking area.

In accordance with Schedule 6 of the planning scheme, the nominated parking rate for the proposed development is one (1) parking space per 100m^2 of GFA. Accordingly, each warehouse requires 21 and 25 parking spaces respectively. We note that the proposed development achieves this prescribed minimum, with the northern warehouse provisioning 21 parking spaces and southern warehouse providing 36 parking spaces.

Vehicles, including heavy vehicles, are able to enter, traverse and exit the site in a forward motion.

3.8. Infrastructure Services

The subject site is connected to Council's reticulated water and sewer networks. The connections have been constructed to cater for future industrial development anticipated within CBIP and are considered appropriate for the proposed development. New property connections to the reticulated water and sewer networks will be provided to service each the additional allotment. The proposed development can be appropriately connected to telecommunications and electrical networks.

3.9. Stormwater Drainage

The proposed development will maintain lawful stormwater discharge to the existing drainage infrastructure within the CBIP. The site currently drains to an existing inlet pit located to the northeast corner of the site. Given the proposed subdivision of the site into two freehold allotments, it is anticipated that an additional stormwater inlet pit is required to service the newly created lot. Stormwater management for each lot will ensure that runoff is appropriately captured, treated, and discharged to the lawful point of discharge in accordance with the relevant standards.

3.10. Landscaping

Landscaping has been incorporated within both proposed tenancies to the façade and on-site car parking areas. Specifically, a 2m wide landscaping strip is proposed along the frontage of the southern lot, with a 6m wide landscaping strip proposed along the frontage of the northern lot. The proposed landscaping will assist in screening and improve the visual amenity of the streetscape.

The proposed development does not involve the removal or alteration of any street tree.

4.0 Legislative Framework

4.1. Townsville State Development Area

In accordance with the *State Development and Public Works Organisation Act 1971* (SDPWO Act), the Townsville SDA was declared a State Development Area in October 2003.

Pursuant to section 79 of the SDPWO Act, the *Townsville SDA Development Scheme 2019* (the development scheme) manages development within the Townsville SDA. The development scheme identifies development that requires SDA assessable development or SDA self-assessable development.

Development that is not regulated by the development scheme may be regulated by other legislation and planning instruments, including the *Planning Act 2016* and the *Townsville City Plan 2014* (the planning scheme).

The development scheme identifies land within a series of precincts:

- Port Industry Precinct;
- High Impact Industry Precinct;
- Medium Impact Industry Precinct;
- Low Impact Industry Precinct;
- Infrastructure Corridors Precinct;
- Resources Precinct; and
- Environmental Management Precinct.

In accordance with section 2.4.3, Table 3 of the development scheme, the proposed development is identified as SDA assessable development given the proposal involves a material change of use within the Medium Impact Industry Precinct. Accordingly, the proposed development requires a development application for Material Change of Use – Warehouse and Medium Impact Industry.

Section 2.5.9 of the development scheme provides for consideration of the proposed development against other government matters.

4.2. State Planning Policy

In accordance with section 2.5.9 of the development scheme, assessment against the State Planning Policy (SPP) is required, with the development to be consistent with the SPP to the extent practicable.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the development scheme and the planning scheme, and further assessment in this regard is not required.

4.3. North Queensland Regional Plan

The subject site is located within the Townsville Urban Area and Townsville State Development Area of the North Queensland Regional Plan (NQRP). The proposed development is consistent with the NQRP, given the proposal provides for an industrial use within the Townsville SDA. In particular:

- The proposed development provides for industrial uses on land intended and developed for industrial purposes.
- The subject site is suitably buffered from incompatible land uses.
- The proposal maintains the integrity of strategic infrastructure corridors.

- The proposal maintains strategic supply chains in a suitable location with connection to rail and road infrastructure and the Port of Townsville

4.4. State Development and Assessment Provisions

It is considered assessment against State Development and Assessment Provisions (SDAP) is required where the development impacts road transport infrastructure.

Accordingly, assessment against State code 1: Development in a State-controlled road environment is provided at Section 5.

4.5. Application Referral

Referral of the development application is required to Townsville City Council or a State agency where specific assessment is required against relevant benchmarks.

For the purposes of this development application, early referral response is sought by Townsville City Council.

It is considered further referral to State agencies is not required, given the proposed development is consistent with State Code 1 (refer section 5).

4.6. Assessment Benchmarks

The relevant assessment benchmarks for this development application are outlined within the Townsville SDA Development Scheme as well as the Townsville City Plan.

Accordingly, assessment against the relevant benchmarks within the following codes are addressed within this planning report:

Townsville SDA Development Scheme:

- Strategic vision for the Townsville SDA
- Overall objectives for development in the Townsville SDA
- Medium Impact Industry Precinct – Preferred development intent
- SDA wide assessment criteria

State Development Assessment Provisions:

- State Code 1: Development in a State-controlled road environment

Townsville City Plan:

- Medium impact industry zone code
- Reconfiguring a lot code
- Healthy waters code
- Landscaping code
- Transport impact, access and parking code
- Works code

Assessment against the relevant benchmarks is providing in Sections 5 to 7 below.

5.0 State Development Assessment Provisions

5.1. State Code 1: Development in a State-controlled road environment

The purpose of State Code 1 is to *protect the safety, function and efficiency of State-controlled roads, future State-controlled roads, road transport infrastructure, active transport infrastructure and public passenger services on State-controlled roads from adverse impact of development. The code is intended to protect the safety of people using, and living or working near, State-controlled roads.*

Specifically, this code seeks to ensure:

(1) Development does not create a safety hazard for users of a State-controlled road, by increasing the likelihood or frequency of fatality or serious injury.
(2) Development does not compromise the structural integrity of State-controlled roads, road transport infrastructure or road works.
(3) Development does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network.
(4) Development does not compromise the State's ability to construct State-controlled roads and future State-controlled roads, or significantly increase the cost to construct state-controlled roads and future State-controlled roads.
(5) Development does not compromise the state's ability to maintain and operate State-controlled roads, or significantly increase the cost to maintain and operate State-controlled roads.
(6) Development does not compromise the structural integrity of public passenger transport infrastructure located on State-controlled roads or compromise the operating performance of public passenger transport services on State-controlled roads.
(7) The community is protected from significant adverse impacts resulting from environmental emissions generated by vehicles using State-controlled roads.

The proposed development is considered to comply with the propose of State Code 1. In particular:

- The proposed development does not provision new access arrangements to Ron McLean Drive, with access to the site facilitated exclusively via crossovers and driveways to the Penelope Road frontage.
- The proposed development involves industrial uses anticipated within the Medium Impact Industry Precinct of the development scheme and therefore is considered consistent with the anticipated traffic associated with development within CBIP.
- Built form associated with the proposed development is setback in excess of 18m from the eastern lot boundary adjoining Rob McLean Drive.
- A wide verge of approximately 31m separates the subject allotment from the State-controlled road carriageway, providing an additional buffer from the proposed development.
- The proposed development retains the existing stormwater management regime within the CBIP development area with the proposed development to avoid adverse impacts of stormwater run-off on the adjoining State-controlled road.
- The proposed development does not involve any work within the State-controlled road corridor, and will not result in any worsening safety impact.

Further assessment against State Code 1 is provided at **Appendix 6**.

6.0 Townsville SDA Development Scheme Planning Assessment

6.1. Strategic Vision for the Townsville SDA

The proposed development achieves the vision of the Townsville SDA given the proposal provides for development that is consistent with the anticipated use, scale and amenity of the Townsville SDA. Specifically, the proposal demonstrates development consistent with the Townsville SDA vision by:

- providing for uses that are reliant on direct access to the Port of Townsville, national freight rail and major road networks;
- provides for short and long-term economic benefits to the region and State, with the establishment of a two new warehouse buildings for industrial use;
- provides for uses and tenancy which supports regionally significant extractive resources;
- provides for uses that are anticipated within the Medium Impact Industry Precinct of the development scheme; and
- does not adversely impact environmental, cultural heritage and community values of the surrounding land.

6.2. Overall Objectives for Development in the Townsville SDA

The proposed development is consistent with the overall objectives and furthers the purpose of the Townsville SDA. In particular:

- the proposed development capitalises on the subject site's strategic location in proximity to transport infrastructure;
- the proposed development provides for uses that are anticipated within the Medium Impact Industry Precinct and is compatible with anticipated future industrial uses;
- the proposed lots are appropriately sized to accommodate the proposes uses;
- the proposal does not result in any adverse impact to sensitive land uses;
- the proposal avoids adverse impacts on environmental, cultural heritage and community values of surrounding land;
- the proposed development has been intentionally designed to mitigate adverse emissions and amenity impacts resulting from the operation of indoor workshop areas; and
- the proposed development can be appropriately serviced by infrastructure.

6.3. Medium Impact Industry Precinct – Preferred Development Intent

The proposed development is consistent with the preferred development intent of the Medium Impact Industry Precinct. The proposed development involves the construction of two industrial warehouses, with such industrial uses anticipated within the precinct and utilising key linkages to rail, road and port infrastructure.

A Warehouse and Medium Impact Industry use is supported within the Medium Impact Industry Precinct as a preferred development intent.

Furthermore, whilst the proposed resultant allotments comprise areas of 1ha rather than the prescribed 2ha outcome, the reduced lot size is considered adequate to encompass and accommodate the operations of each proposed industrial use within each lot respectively. The proposed subdivision seeks to formalise separate title to the two industrial uses within the subject site.

6.4. SDA Wide Assessment Criteria

The proposed development is considered consistent with the SDA wide assessment criteria as outlined below.

- Infrastructure and Services: The proposed development can be appropriately connected to reticulated water and wastewater services as well as telecommunications and electrical network. The subject site is located within the Cleveland Bay Industrial Park, with the parent subdivision developed for uses such as that proposed.
- Emissions: The proposed development involves a Warehouse and Medium Impact Industry use that is not anticipated to result in adverse impacts from emissions. The proposed development is located within CBIP and is not located in proximity to sensitive land uses. The development has been purposefully designed to mitigate emission impacts associated with internal operations, with impacts considered limited to noise and traffic impacts associated with heavy vehicle movement.
- Contaminated Land: The proposed development is not located on land known to be identified on the Environmental Management Register or Contaminated Land Register.
- Acid Sulfate Soils: The subject site has been improved to accommodate future industrial development, with no earthworks required that would disturb acid sulfate soils.
- Climate Change: The proposed development has been designed and will operate in accordance with best practices and is considered to minimise emissions of greenhouse gases.
- Transport: The subject site is located within CBIP and is located within the Medium Impact Industry Precinct where Warehouse and Medium Impact Industry uses are anticipated. The anticipated traffic generated by the proposed development is considered to be consistent with traffic anticipated for the development area. The proposed development provides for safe access, with dedicated access points for heavy vehicles and separate access points for the on-site parking arrangements. Sufficient on-site parking is provided to service each proposed warehouse and specifically cater for parking generated in association with the respective warehouse tenancies.
- Environment, cultural heritage and community: The subject site is located within stage 1 of CBIP and is not considered to maintain any significant environmental, cultural heritage or community values. The proposed development involves an industrial use within an industrial precinct and is not considered to result in any unacceptable adverse impact on environmental values, ecological processes or cultural or community values.
- Engineering and design standards: The proposed development will be designed and constructed in accordance with relevant standards.
- Other government matters: The proposed development is considered to be consistent with other government matters to the extent practicable (refer Section 4).
- Energy and water efficiency: The proposed development has been designed to maximise energy efficiency, in regard to building orientation, provision of awnings and maximising opportunities for cross ventilation.
- Visual impacts: The proposed development provides for a high level of visual amenity, providing a positive contribution to the Penelope Road frontage. Landscaping is provided to the full extent of the street frontage, with articulation and architectural design elements providing for a visually appealing development.

- Reconfiguring a Lot: The proposed development provides for the reconfiguration of the subject site to provide for two new freehold allotments to formalise separate title to each propose industrial use. Although the proposed subdivision results in allotments below the prescribed 2ha lot size, it is considered the reduced lot size is adequate in accommodating the operations and associated built form, hardstand and access, parking and servicing arrangements of each proposed warehouse respectively.
- Landscaping: The proposed development provides for extensive on-site landscaping, particularly to the façade of the development, with this designed to reduce the impact of built form on the Penelope Road streetscape.
- Natural hazards – flooding, including storm tide inundation: The proposed development is located within CBIP, with the land previously improved for industrial uses such as that proposed.
- Natural hazards – other: The proposed development is located within CBIP, with the land previously improved for industrial uses such as that proposed.
- Water quality: The proposed development is located within CBIP, with the land previously improved for industrial uses such as that proposed. It is understood a site-based stormwater management plan will be included as a condition of approval.

7.0 Local Planning Scheme Planning Assessment

7.1. Medium Impact Industry Zone Code

The purpose of the Medium Impact Industry Zone Code is to *provide for medium impact industry uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes*.

The particular purpose of this code is to:

a) *facilitate the safe and efficient use of land for a range of industrial activities; and*
b) *ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive uses.*

The purpose of this code will be achieved through the following overall outcomes:

a) *the zone accommodates a wide range of industrial uses that are likely to have some potential for off-site impacts, including manufacturing, transport, storage, outdoor sales and other uses which require larger sites in locations separated from sensitive land uses;*
b) *other non-industrial uses are those which are ancillary to or directly support the industrial functions of the area, and are limited in extent;*
c) *the zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms, or retail based hardware supplies;*
d) *the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;*
e) *the impacts of development are managed to ensure public health and safety and achieve acceptable levels of amenity for nearby sensitive land uses;*
f) *development avoids significant adverse effects on water quality and the natural environment;*
g) *development does not adversely affect the safe and efficient operation of nearby Department of Defence landholdings;*
h) *development is safe and legible, and designed to establish safe and efficient movement systems;*
i) *lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to the Low impact industry zone; and*
j) *development makes a positive contribution to the public domain, particularly along major roads.*

The proposed development is considered to be consistent with the purpose and overall outcomes of the Medium Impact Industry Zone Code. The proposed development is considered to comply with all acceptable outcomes of the Medium Impact Industry Code, with the exception of the following:

- AO1.2 – *Buildings are setback from street and road frontages…where there are no adjoining buildings, 6m.*
- AO10 – *The area used for an office use does not exceed 250m^2 or 10% of the gross floor area, whichever is the lesser.*

Detail assessment against the relevant performance outcome of the above benchmarks is provided below.

PO1 – Development is consistent with the scale of surrounding buildings.	**AO1.1** – Site cover does not exceed 80%.
	AO1.2 – Buildings are set back from street and road frontages: a) within 20% of the average front setback of adjoining buildings; or b) where there are no adjoining buildings, 6m.

Response

The proposed development does not comply with AO1.2 of the Medium Impact Industry Zone Code, given there are no adjoining buildings and the proposed warehouses are setback approximately 20m from the Penelope Street frontage.

The proposed setback is considered appropriate for the locality, given the purpose of CBIP is to provide large format industrial uses with integration of heavy vehicle access given the linkages to key road, rail and port infrastructure. The proposed development has been intentionally designed to provide for dedicated heavy vehicle access and circulation around the facility, with separate designated employee and visitor access to the Penelope Street frontage.

Extensive landscaping, inclusive of shade trees to the car parking area, is provided across the Penelope Street frontage to soften the development and provide a positive contribution to the amenity of the streetscape.

A wide verge separates the eastern boundary of the subject site from the Ron Mclean Drive carriageway, with approximately 31m to the carriageway. It is considered the eastern setback is suitable given the context of the development in relation to the State-controlled road.

PO10 – Offices are accommodated where they are ancillary to the primary industrial use on the site.	**AO10** – The area used for an office use does not exceed 250m^2 or 10% of the gross floor area, whichever is the lesser.

Response

The proposed development involves ancillary offices that exceed the nominated threshold. The proposed offices are necessary to facilitate and support the industrial warehouse and medium impact industry uses on the site. The proposed office is considered ancillary to the proposed development, in accordance with PO10 of the Medium Impact Industry Zone Code.

Additionally, the proposed subdivision is considered consistent with the purpose and overall outcomes of the zone code. Specifically, the proposed reconfiguration seeks to subdivide the subject site to provide for two new allotments to formalise separate title to the proposed industrial uses within the subject site, supporting the prolonged operation of each use. The resultant allotments are adequately sized to encompass each warehouse and associated operations, with each lot achieving a lot size exceeding the prescribed minimum requirements for the Medium Impact Industry Zone.

7.2. Reconfiguring a Lot Code

The purpose of the Reconfiguring a lot code is *to facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated compact and sustainable city form, and protect the productive capacity, landscape character and ecological and physical functions of Townsville's diverse natural resources.*

The purpose of the code will be achieved through the following overall outcomes:

a) lot reconfiguration creates safe, convenient, functionally efficient and attractive neighbourhoods and districts that are consistent with the intended character of the area;
b) lot reconfiguration creates walkable residential neighbourhoods and centres, and accessible community facilities and employment opportunities;
c) lot reconfiguration is responsive to the local environment, including topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
d) lot reconfiguration near infrastructure corridors and other major facilities ensures that sensitive land uses are protected from activities generating amenity impacts;
e) lot reconfiguration assists in protecting areas containing important ecological values or providing important environmental services;
f) lot reconfiguration does not facilitate fragmentation or alienation of land that would prejudice the productive use of rural land resources;
g) lot reconfiguration facilitates compatible relationships between different land uses and with the natural environment;
h) lot design and lot sizes are suited to the intended use of the land having regard to the ability to accommodate buildings, vehicle access, parking, on-site services and open space;
i) lot orientation facilitates the conservation of non-renewable energy sources and the siting of buildings that is appropriate for the local climatic conditions;
j) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner, which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;
k) the street system provides for high levels of permeability and safety for all users and in particular, facilitates high levels of accessibility by public transport, walking and cycling; and
l) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities.

The proposed development is considered to be consistent with the purpose and overall outcomes of the Reconfiguring a lot code, particularly given:

- The proposed subdivision provides for resultant allotments that are suitably sized and configured to support the proposed industrial uses within the subject site.
- The proposed development results in lot sizes exceeding the minimum prescribed lot size for the Medium impact industry zone, with resultant lot sizes of 10,000m^2 compared to the prescribed 2,000m^2.
- The proposed development supports the formalisation of long-term industrial tenancy and operation of each proposed industrial use within the subject site by providing separate title to two preferred industrial uses.
- The proposed lot sizes are appropriate in encompassing each warehouse and associated built form, hard stand, landscaping, and access, parking and servicing arrangements respectively within individual resultant allotments.

- Each resultant allotment can be connected to Council's reticulated water and sewer networks without requiring significant infrastructure upgrades.

Accordingly, the proposed development is considered to be consistent with the performance outcomes of the Reconfiguring a lot code.

7.3. Healthy Waters Code

The purpose of the Works code is *to ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the* Environmental Protection (Water) Policy 2009.

The purpose of the code will be achieved through the following overall outcomes:

a) *environmental values of receiving water are protected from adverse development impacts arising from altered stormwater quality and altered stormwater flow;*
b) *environmental values of receiving water are protected from waste water impacts;*
c) *environmental values of receiving water are protected from development impacts arising from the creation or expansion of non-tidal artificial waterways such as urban lakes;*
d) *potential adverse impacts on the natural and built environment, including infrastructure and human health as a result of acid sulfate soils are avoided;*
e) *public health and safety are protected and damage or nuisance caused by stormwater is avoided;*
f) *stormwater is designed to maintain or recreate natural hydrological processes and minimise run-off;*
g) *whole of lifecycle costs of infrastructure are minimised; and*
h) *well-designed developments are responsive to receiving water quality.*

The proposed development is considered to comply with all acceptable outcomes of the Healthy Water Code. The subject site has been previously improved for future industrial uses, with no adverse impact to the existing hydrological process anticipated. It is noted an existing stormwater pit is located centrally along the Penelope Road frontage, with this to be modified to facilitate the proposed crossover.

It is understood relevant and reasonable conditions of approval may be imposed for stormwater drainage.

7.4. Landscape Code

The purpose of the Landscape code is *to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.*

The purpose of the code will be achieved through the following overall outcomes:

a) *a high quality streetscape and on-site landscape enhances the character of the city;*
b) *landscape design is used to integrate the natural and built form elements of the site and the locality;*
c) *landscape elements create a legible and attractive street frontage, and enhance the continuity of the streetscape;*
d) *screening is used to soften built form, mitigate adverse aesthetic impacts and provide privacy and character;*

e) *plant species and landscaping materials are suited to the Dry Tropics' cyclone prone climate;*
f) *plant species, landscape materials and surface treatments are suited to their intended function and user requirements;*
g) *plant species, landscaping materials and surface treatments are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;*
h) *landscape design facilitates an accessible, safe and comfortable environment for all users; and*
i) *significant on-site vegetation is retained, protected and integrated into the site design wherever practicable.*

The proposed development is considered to be consistent with the purpose and overall outcomes of the Landscape code. The proposed development is considered to comply with all acceptable outcomes of the Landscape code, with the exception of the following:

- AO10.1 – *Screen planting is provided along the side or rear boundary of a site (a & b).*

Detail assessment against the relevant performance outcome of the above benchmark is provided below.

PO10 – Where provided, landscaping along a side or rear boundary assists in maintaining privacy, screening unsightly or service elements and enhancing the appearance of the development from nearby premises.	**AO10.1** – Screen planting is provided along the side or rear boundary of a site, which consists of: a) Either trees with a maximum spacing of 3m (measured from centres) and capable of providing a dense screen within 3 years of planting or screening shrubs capable of growing to a height of 3m within 2 years of planting; and b) Low shrubs and ground covers, where appropriate, to allow for complete covering of planted area.
	AO10.2 – A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.

Response

The proposed development provides for extensive landscaping to the Penelope Street frontage, however no landscaping is provided to the side or rear boundary of the site. The proposed development is located within CBIP, with surrounding uses anticipated to comprise similar industrial uses.

The proposed development has been intentionally designed to provide for sufficient area for the efficient operation of the facility, with no unsightly elements requiring additional screening from the adjoining property. The built form of the proposed development is setback in excess of 50m from the carriageway of Ron Mclean Drive to the east.

7.5. Transport Impact, Access and Parking Code

The purpose of the Transport impact, access and parking code is *to ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.*

The purpose of the code will be achieved through the following overall outcomes:

a) *the function, safety and efficiency of the transport network are optimised;*
b) *pedestrians (including people with a disability) and cyclists are provided with a high level of accessibility, safety, amenity and convenience within a development site and on-site facilities are integrated with external walking and cyclist networks and public transport nodes;*
c) *the use of public transport is facilitated wherever appropriate;*
d) *access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;*
e) *access, parking, servicing and associated manoeuvring areas do not detract from streetscape character, and are designed to discourage crime and antisocial behaviour; and*
f) *adverse impacts on the environment and the amenity of the locality are avoided.*

The proposed development is considered to be consistent with the purpose and overall outcomes of the Transport Impact, Access and Parking Code. The development has been designed to ensure that access and on-site manoeuvring arrangements support the safe and efficient operation of the development without adversely impacting the surrounding road network. Vehicular access to the site will be provided via crossovers constructed in accordance with Council's standard drawings.

Sufficient on-site car parking is provided to accommodate the needs of the development, in accordance with the minimum rates prescribed by the planning scheme. The parking layout has been designed to ensure safe and efficient vehicle movement within the site, with appropriate aisle widths, turning areas, and queuing provisions to meet relevant standards.

The proposed development does not generate a significant increase in traffic volumes above that anticipated by uses within CBIP and is not expected to result in adverse impacts on the capacity, safety, or function of the surrounding road network. The design of access, parking, and servicing arrangements ensures the development can operate efficiently while maintaining safe and convenient access for all users.

Accordingly, the proposed development is considered to be consistent with the performance outcomes of the Transport impact, access and parking code.

7.6. Works Code

The purpose of the Works code is *to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.*

The purpose of the code will be achieved through the following overall outcomes:

a) *premises are provided with a level of service which is appropriate to the intended character and function of the zone;*
b) *risk to life and property is avoided;*
c) *development does not detract from environmental values, including the quality of receiving waters;*
d) *development does not detract from the desired character and amenity of the locality;*
e) *the integrity and quality of existing infrastructure is maintained;*

f) *access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;*
g) *development facilitates an efficient provision of infrastructure and use of resources; and*
h) *whole of life cycle costs for infrastructure are minimised.*

The proposed development is considered to be consistent with the purpose and overall outcomes of the Works code. The site has already been developed in anticipation of future industrial uses such as that proposed and maintains existing water, sewer, and stormwater infrastructure. This existing infrastructure is sufficient to service the proposed development without the need for significant upgrades or extensions. The resultant allotments can be adequately connected via separate property connection to the reticulated water and sewer networks.

Access and parking areas have been designed to provide all-weather access and are designed to accommodate the necessary vehicle movements for industrial uses, including heavy vehicle access.

Given the nature of the development, further assessment against the Works code is not considered necessary.

7.7. Airport Environs Overlay Code

The purpose of the Airport environs overlay code is to ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.

The proposed development is consistent with the purpose of the Airport environs overlay code. The proposed development involves industrial buildings within an industrial precinct. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

Given the nature of the development, further assessment against the Airport environs overlay code is not considered necessary.

7.8. Flood Hazard Overlay Code

The purpose of the Flood hazard overlay code is to *manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property*.

The subject site is identified as containing of low, medium and high flood hazard area within the Flood hazard overlay of the planning scheme. However, more recently released flood risk mapping from Townsville City Council identifies low and medium flood risk across the site. Refer to Figure 7 and 8 overleaf for existing and updated identified flood hazard across the site:

Figure 7 – Flood Hazard Overlay Extent

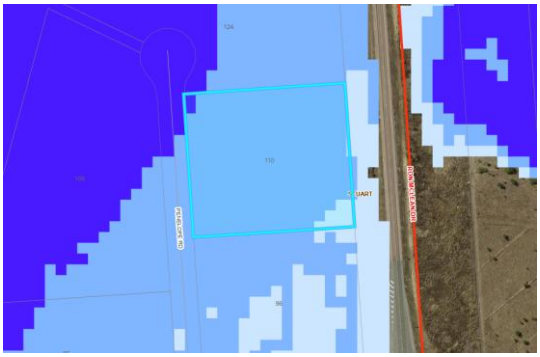
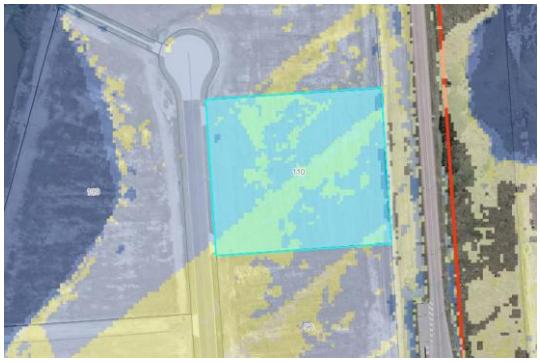


Figure 8 – New Flood Risk Mapping



As demonstrated within the new flood risk mapping, risk of flooding within the site is reduced. The updated mapping identifies the defined flood event level for the site as 5.07m AHD. The site is generally mapped at 5m AHD, with a slight fall to the north to 4.75m AHD. Accordingly, it is considered the lot has previously been improved (filled) for future industrial development and the proposed development can achieve appropriate flood immunity.

8.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of McDonald Constructions in association with a combined development application for a Material Change of Use – Warehouse and Medium Impact Industry and Reconfiguring a Lot – One Lot into Two Lots located at 110 Penelope Road, Stuart and formally described as Lot 12 on SP338024.

The subject site is located within the Medium Impact Industry Precinct of the development scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.

Appendix 1

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**51310205**	**Search Date:**	19/05/2025 14:36
Date Title Created:	13/03/2023	**Request No:**	51897830
Previous Title:	51303318		

ESTATE AND LAND

Estate in Fee Simple

LOT 12 SURVEY PLAN 338024
Local Government: TOWNSVILLE

REGISTERED OWNER — INTEREST

Dealing No: 722392881 04/04/2023

FOUNTAS CPH ALPHA PTY LTD A.C.N. 656 872 838 UNDER INSTRUMENT 722392881	TRUSTEE	1/2
BRUNO CPH ALPHA PTY LTD A.C.N. 656 872 810 UNDER INSTRUMENT 722392881	TRUSTEE	1/2
	AS TENANTS IN COMMON	

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20898083 (RESUB 2 OF SUB 2 OF POR 27)

2. EASEMENT IN GROSS No 721892157 09/08/2022 at 14:41
burdening the land
TOWNSVILLE CITY COUNCIL
over
EASEMENT AD ON SP331994

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ TITLES QUEENSLAND

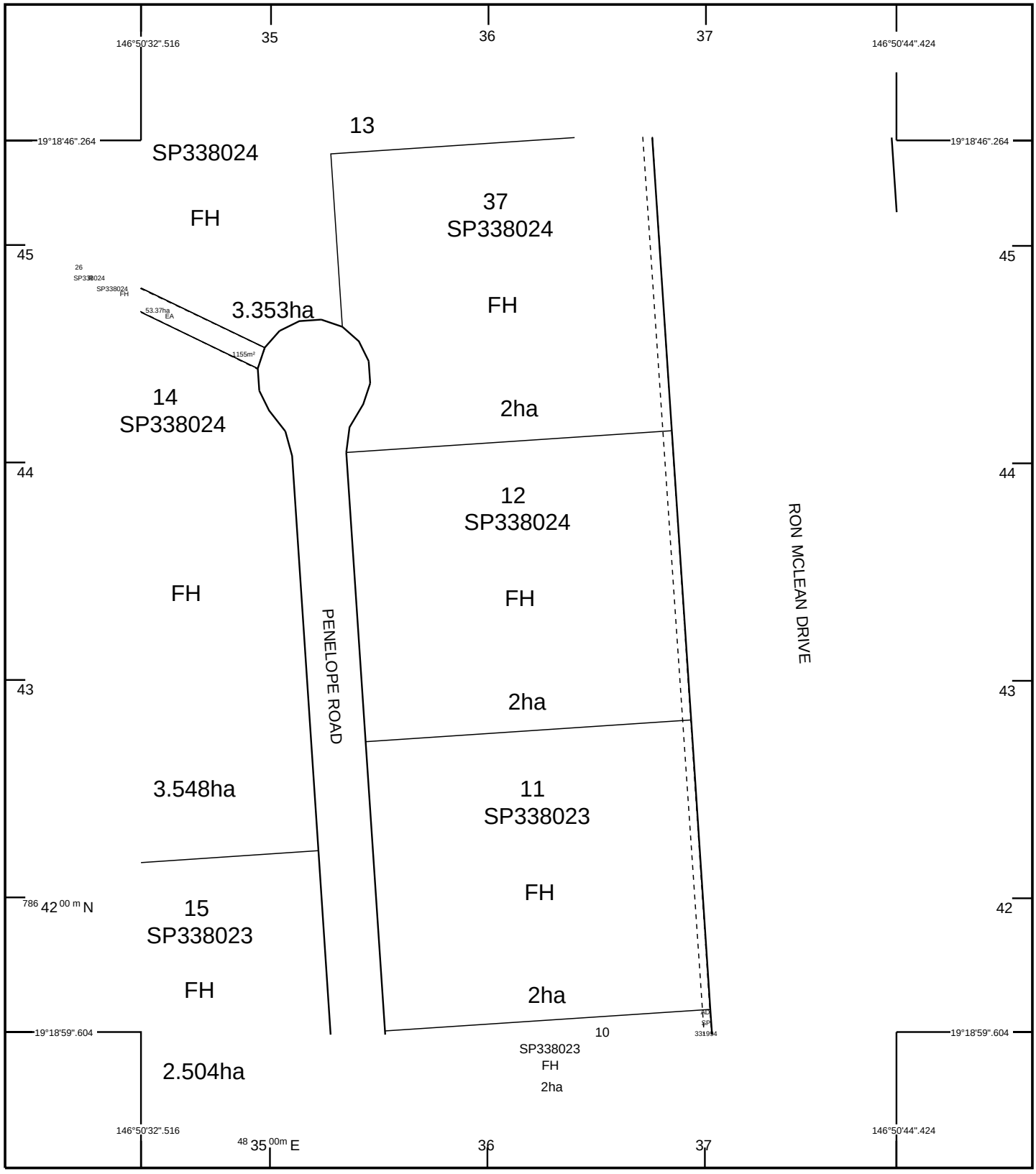
Company owner's consent to the making of a development application under the *State Development and Publics Works Organisation Act 1971*

BRUNO CPH ALPHA PTY LTD (ACN 656 872 810)
as owner(s) of premises identified as:
Lot 12 on SP338024 and located at 110 Penelope Road, Stuart
consent to the making of a development application under the *State Development and Public Works Organisation Act 1971* by Northpoint Planning on the premises described above.
Name Angelo Bruno *Signature* *Position* Director *Date* 21/05/2025
Name *Signature* *Position* *Date*

Company owner's consent to the making of a development application under the *State Development and Publics Works Organisation Act 1971*

FOUNTAS CPH ALPHA PTY LTD (ACN 656 872 838)
as owner(s) of premises identified as:
Lot 12 on SP338024 and located at 110 Penelope Road, Stuart
consent to the making of a development application under the *State Development and Public Works Organisation Act 1971* by Northpoint Planning on the premises described above.
Name Peter Fountas *Signature* *Position* Director *Date* 21/05/2025
Name *Signature* *Position* *Date*

Appendix 2



STANDARD MAP NUMBER
8259-24214

0 50 100 150 200 250 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 2500

MAP WINDOW POSITION & NEAREST LOCATION

146°50'38".470
19°18'52".934
STUART
1.36 KM

GDA

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	12/SP338024
Area/Volume	2ha
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	STUART
Segment/Parcel	51403/122

CLIENT SERVICE STANDARDS

PRINTED 22/04/2025

DCDB 20/04/2025

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SmartMap

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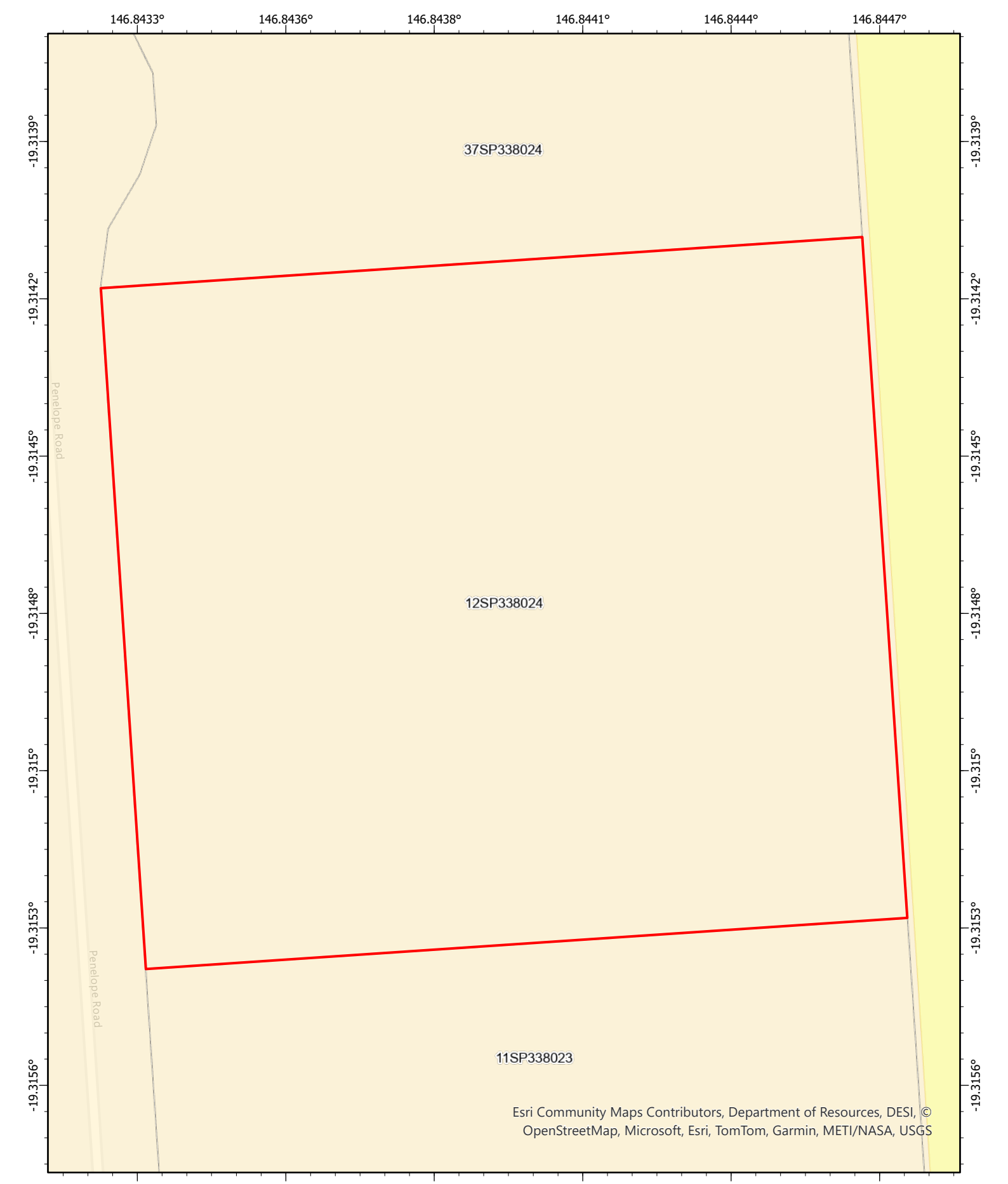
Matters of Interest for all selected Lot Plans

Townsville priority port precincts
State-controlled road
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 12SP338024 (Area: 20000 m²)
Townsville priority port precincts
State-controlled road
Area within 25m of a State-controlled road



Townsville priority port precincts

Date: 22/04/2025

Precinct

- Infrastructure and supply chain corridors
- Port industry and commerce

N

Scale: 1:1,000

0 10 20 30 40

Metres

Queensland Government

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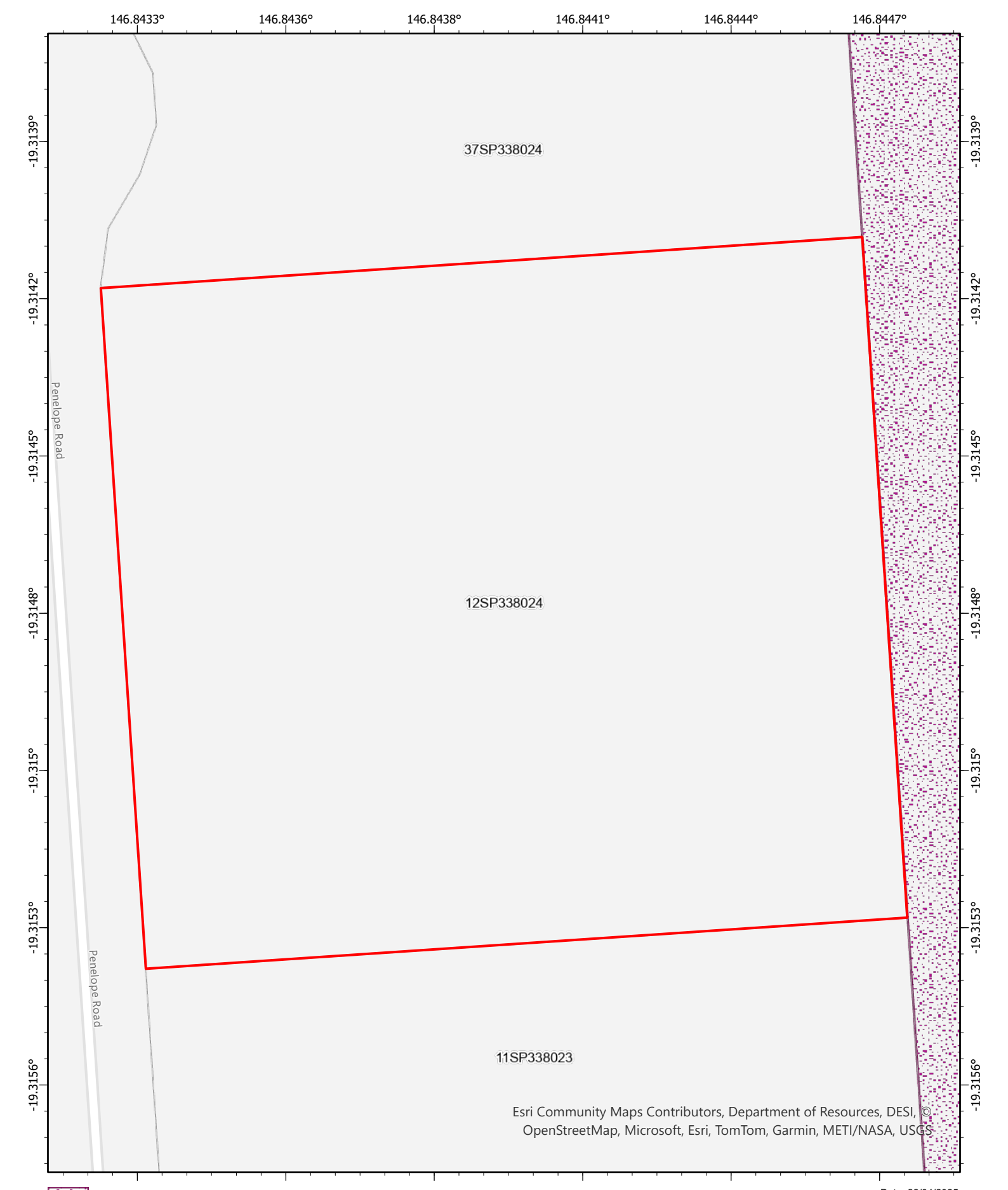

State-controlled road

Date: 22/04/2025

N

Scale: 1:1,000

0 10 20 30 40

Metres

Queensland Government

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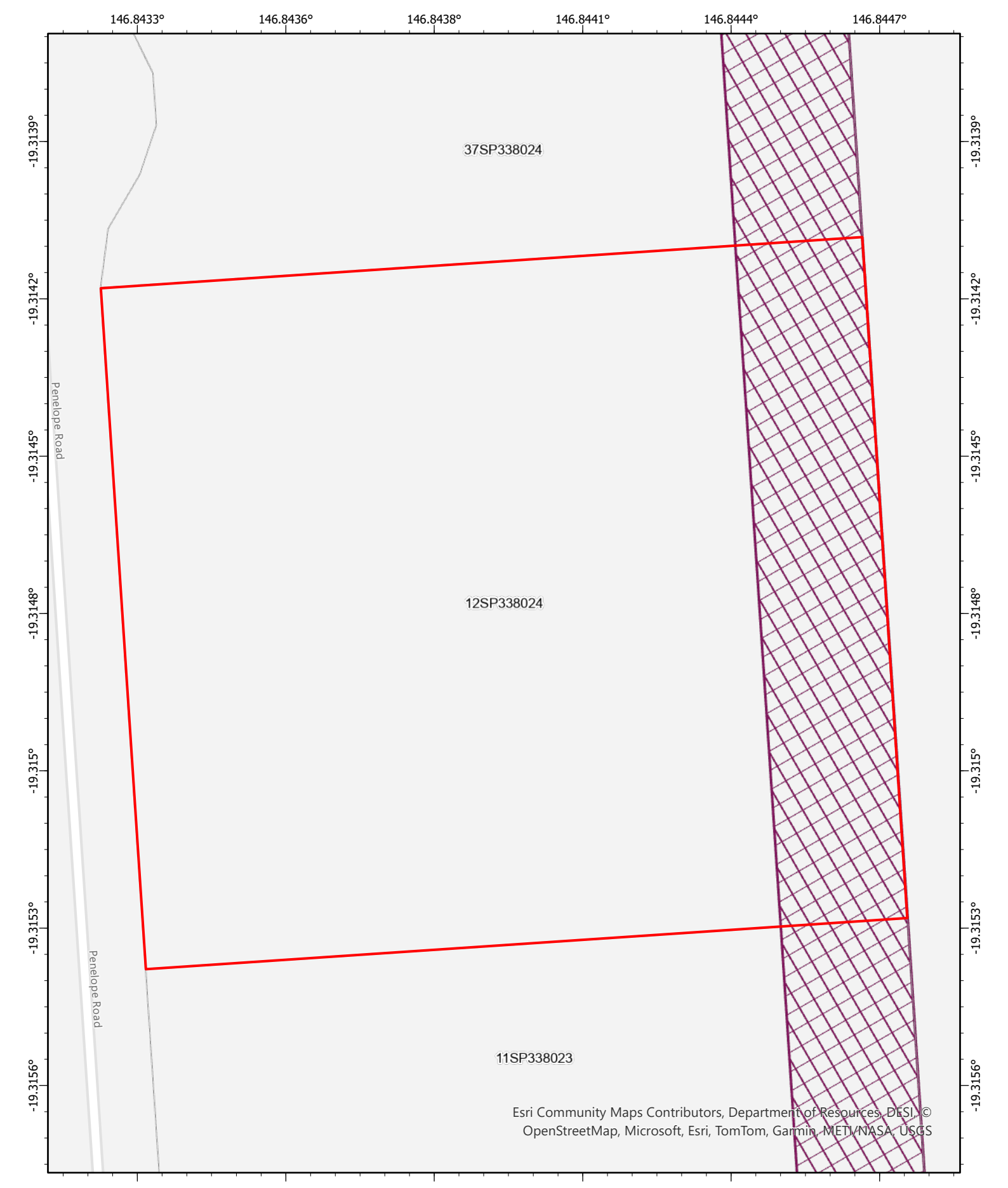

Area within 25m of a State-controlled road

Date: 22/04/2025

N

Scale: 1:1,000

0 10 20 30 40

Metres

Queensland Government

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Appendix 3

Subject Site and Surrounds

110 Penelope Road, Stuart (Lot 12 on SP338024)

19°18'35"S 146°50'13"E

19°18'35"S 146°51'4"E

19°19'14"S 146°50'13"E

19°19'14"S 146°51'4"E

A product of Queensland Globe

N

0 100 metres

Scale: 1:7523

Printed at: A4

Print date: 26/5/2025

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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Queensland Government

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

Appendix 4

DRAWING SCHEDULE

#	Name	REV
0000	COVER SHEET	A
0001	FOR INFORMATION	A
0101	SITE PLAN	B
0102	STAGING PLAN	A
1201	STRUCTURAL SETOUT PLAN	A
1301	FLOOR PLAN	B
2001	ROOF PLAN	A
4001	3D VIEWS	A
4101	ELEVATIONS	A
4102	ELEVATIONS	A
4201	SECTIONS	A
4202	SECTIONS	A
6001	FLOOR PLAN - OFFICE	B
6002	RCP - OFFICE	A
7001	METALWORK DETAILS - GENERAL	A
7011	METALWORK DETAILS - SCREENS	A

NOTES:
Only use figured dimensions. Do not scale from drawings.

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan — north

BUILDING 'A' NEW WAREHOUSE
LOT 12, 110 PENELOPE RD

project/client
BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

Local Authority:	Townsville City Council
Lot/s:	12
RP/SP:	SP315832
Site Area:	20000sqm

PRELIMINARY

drawing title
COVER SHEET

project no:	scale:	
A2504.A	NTS	@A1

discipline	stage	dwg no	rev no
A	DD	0000	A

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ABBREVIATIONS

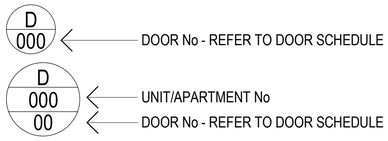
AL	ALUMINIUM
AP	ACCESS PANEL
B	BATH
BAL	BALUSTRADE
BCT	BABY CHANGE TABLE
BDY	BOUNDARY
BG	BOX GUTTER
B/H	BULKHEAD
BLDG	BUILDING
BOL	BOLLARD
BR	BUMP RAIL
BRT	BACK REST
BSN	BASIN
BT	BALUSTRADE TYPE
BWU	BOILING WATER UNIT
CD	CLOTHES DRYER
CFC	COMPRESSED FIBRE CEMENT
CH	COAT HOOK
CJ	CONSTRUCTION JOINT
CKT	COOKTOP
CL	CENTRE LINE
CMS	COMMUNICATIONS
CMT	CERAMIC TILES
COL	COLUMN
CONC	CONCRETE
CPD	CUPBOARD
CPT	CARPET
CR	CURTAIN RAIL
C/S	CENTRES
CT	CEILING TYPE
D	DOOR
DB	DISTRIBUTION BOARD
DF	DRINKING FOUNTAIN
DG	DRIP GROOVE
DP	DOWNPIPE
DPC	DAMPPROOF COURSE
DTR	DOUBLE TOWEL RAIL
DW	DISHWASHER
EG	EAVES GUTTER
EJ	EXPANSION JOINT
EQ	EQUAL
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
FP	FIXED PANEL
FRZ	FREEZER
FSH	FIXED SHELF
FT	FINISH TYPE
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
GB	GARBAGE BIN
GC	GARBAGE CHUTE
GD	GRATED DRAIN
GPO	GENERAL PURPOSE OUTLET
GR	GRAB RAIL
GT	GREASE TRAP
HC	HOSE COCK
HD	HAND DRYER
HOR	HORIZONTAL
HP	HOT PLATES
HT	HANDRAIL TYPE
HWU	HOT WATER UNIT
INS	INSULATION
IO	INSPECTION OPENING
L	LOUVRE
LDG	LANDING
LDY	LAUNDRY
LSH	LAMINATED MDF SHELF
LT	LAUNDRY TUB
M	MIRROR
MAX	MAXIMUM
MDF	MAIN DISTRIBUTION FRAME
MIN	MINIMUM
MSB	MAIN SWITCH BOARD
MT	MIXER TAP
MV	MIXER VALVE
MW	MICROWAVE
N	NORTH
OA	OVERALL
OB	OBSCURE GLASS
OF	OVERFLOW
OV	OVEN
PB	PLASTERBOARD
PTD	PAPER TOWEL DISPENSER
PW	PLYWOOD
PWD	PERSONS WITH DISABLITIES
PWDB	PWD BASIN
PWDWC	PWD TOILET
RC	REINFORCED CONCRETE
RNF	REINFORCED
RWH	RAINWATER HEAD
RT	ROOF TYPE
RH	RANGE HOOD
RL	RELATIVE LEVEL
REF	REFRIGERATOR
RWO	RAIN WATER OUTLET
S	SINK
SB	SWITCHBOARD
SD	SPOON DRAIN
SDO	SPOON DRAIN OUTLET
SFL	STRUCTURAL FLOOR LEVEL
SH	SHELF
SHW	SHOWER
SL	STRUCTURAL LEVEL
SND	SANITARY NAPKIN DISPENSER
SNU	SANITARY NAPKIN DISPOSAL UNIT
SPD	SOAP DISPENSER
SPH	SOAP HOLDER
SR	SHOWER ROSE
SS	STAINLESS STEEL
SSB	SUB SWITCH BOARD
SWD	STORMWATER DRAIN
TB	TROLLEY BAY
TBC	TO BE CONFIRMED
TD	TISSUE DISPENSER
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
UBO	UNDER BENCH OVEN
UG	UNDERGROUND
UR	URINAL
U/S	UNDERSIDE
VB	VANITY BASIN
VER	VERTICAL
VP	VENT PIPE
V	VINYL
VT	VINYL TILES
W	WINDOW
WB	WALL BASIN
WC	TOILET
WIR	WALK IN ROBE
WM	WASHING MACHINE
WM/D	WASHING MACHINE/ DRYER
WO	WALL OVEN
WS	WHEEL STOP
WT	WALL TYPE

DRAWING NUMBERING SYSTEM

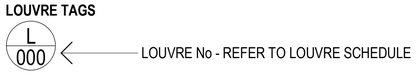
SERIES 0000	INFORMATION & SITE PLANS
SERIES 1000	FLOOR PLANS
SERIES 2000	ROOF PLANS
SERIES 3000	VERTICAL VIEWS
SERIES 4000	REFLECTED CEILING PLANS
SERIES 5000	DETAIL SECTIONS
SERIES 6000	ROOM DETAIL PLANS & ELEVATIONS
SERIES 7000	CONSTRUCTION DETAILS
SERIES 8000	SCHEDULES
SERIES 9000	MISCELLANEOUS/TENANCY DETAILS
SERIES 10000	INFORMATION

SYMBOLS

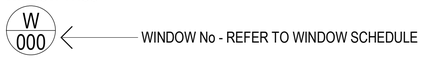
DOOR TAGS



LOUVRE TAGS



WINDOW TAGS



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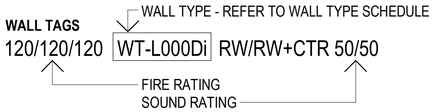

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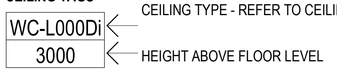
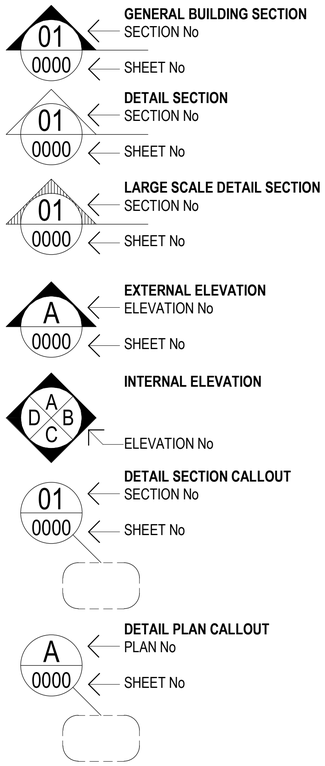


SECTION & ELEVATION MARKERS

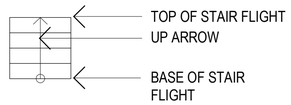


LEVELS

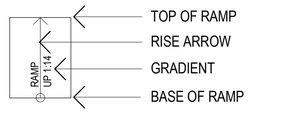
+ EXL 3000	EXISTING LEVEL
+ FFL 3000	FINISHED FLOOR LEVEL
+ RL 3000	RELATIVE LEVEL
+ SL 3000	STRUCTURAL LEVEL
+ TOW 3000	TOP OF WALL
+ USC 3000	UNDERSIDE OF CEILING

FALLS, RISES & STEPS

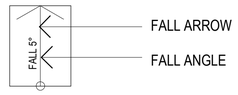
STAIRS



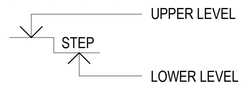
RAMPS



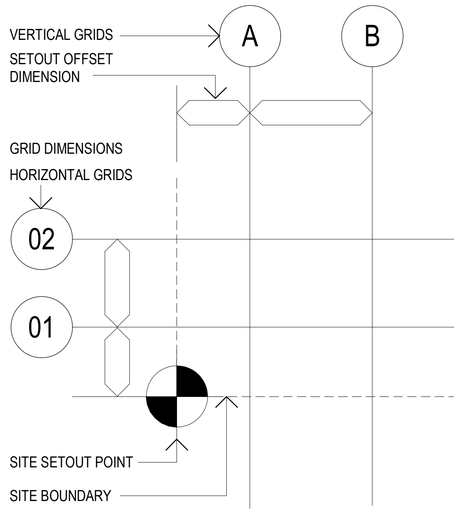
ROOFS



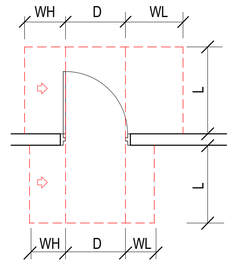
SLAB SETDOWNS



GRIDS & SETOUT POINTS



PWD CIRCULATION SPACES AT DOORS



D	CLEAR OPENING MIN 850
L	LENGTH
WH	WIDTH HINGE SIDE
WL	WIDTH LATCH SIDE
	DIRECTION OF APPROACH
	CLEAR CIRCULATION SPACE

REFER TO AS1428 FOR DETAILS OF ALL OTHER APPROACH DIRECTIONS

NOTES

- USE ONLY FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS
- CHECK ALL DRAWINGS ON SITE BEFORE COMMENCEMENT OF WORKS, & REFER ALL DISCREPANCIES TO ARCHITECT
- ARCHITECTURAL DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTING ENGINEERS' DOCUMENTATION
- IN CONJUCTION WITH THE DRAWINGS REFER ALSO TO
  1. EXTERIOR & INTERIOR FINISHES SCHEDULES
  2. DOOR SCHEDULE
  3. SPECIFICATIONS

WALL TYPES

REFER TO SERIES 1000 FLOOR PLANS

CEILING TYPES

REFER TO SERIES 3000 REFLECTED CEILING PLANS

REFLECTED CEILING LEGEND

REFER TO SERIES 3000 REFLECTED CEILING PLANS

BALUSTRADE & HANDRAIL TYPES

REFER TO SERIES 7000 METALWORK DETAILS & SERIES 8000 STAIR DETAILS

NOTE, ALL BALUSTRADES TO BE NON-CLIMABLE AND A MINIMUM 1050mm ABOVE FINISHED FLOOR LEVEL (FFL), NO EXCEPTIONS

SCREEN TYPES

REFER TO SERIES 7000 METALWORK DETAILS

FLOOR SLIP RATINGS

SUMMARY FROM SA HB 198:201214

P5 (R12)	EXTERNAL RAMPS STEEPER THAN 1:14, SWIMMING POOL STAIRS & RAMPS, LOADING DOCKS, COMMERCIAL KITCHENS
P4 (R11)	RAMP UNDER 1:14, EXTERNAL STAIR TREADS & LANDING, WALKWAYS, OTHER EXTERNAL AREAS, COLD STORES & FREEZER, SERVING AREAS BEHIND BARS, SWIMMING POOL SURROUNDS, SHOWER ROOMS
P3 (R10)	UNDERCOVER CAR PARK, INTERNAL STAIR TREAD & LANDINGS, WET AREAS, TOILET FACILITIES IN OFFICES, HOTELS & SHOPPING CENTRES, PUBLIC FOOD SERVERY & DINING AREAS, SHOP FRESH FRUIT & VEGETABLE AREAS, EXTERNAL SHOP ENTRY AREAS, COMMUNAL CHANGE ROOMS, HOSPITAL BATHROOMS
P2 (R09)	HOTEL & APARTMENT KITCHENS, LAUNDRIES & BATHROOMS, HOSPITAL WARDS & CORRIDORS
P1 (R08)	SHOPPING CENTRE MALLS, SUPERMARKET AISLES & INTERNAL SHOPS

PRELIMINARY

NOTES.
Only use figured dimensions. Do not scale from drawings.

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan — north

project/client

BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR

MCDONALD CONSTRUCTIONS

seriestwo architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

FOR INFORMATION

project no:	scale:	
A2504.A	NTS	@A1

discipline	stage	dwg no	rev no
A	DD	0001	A

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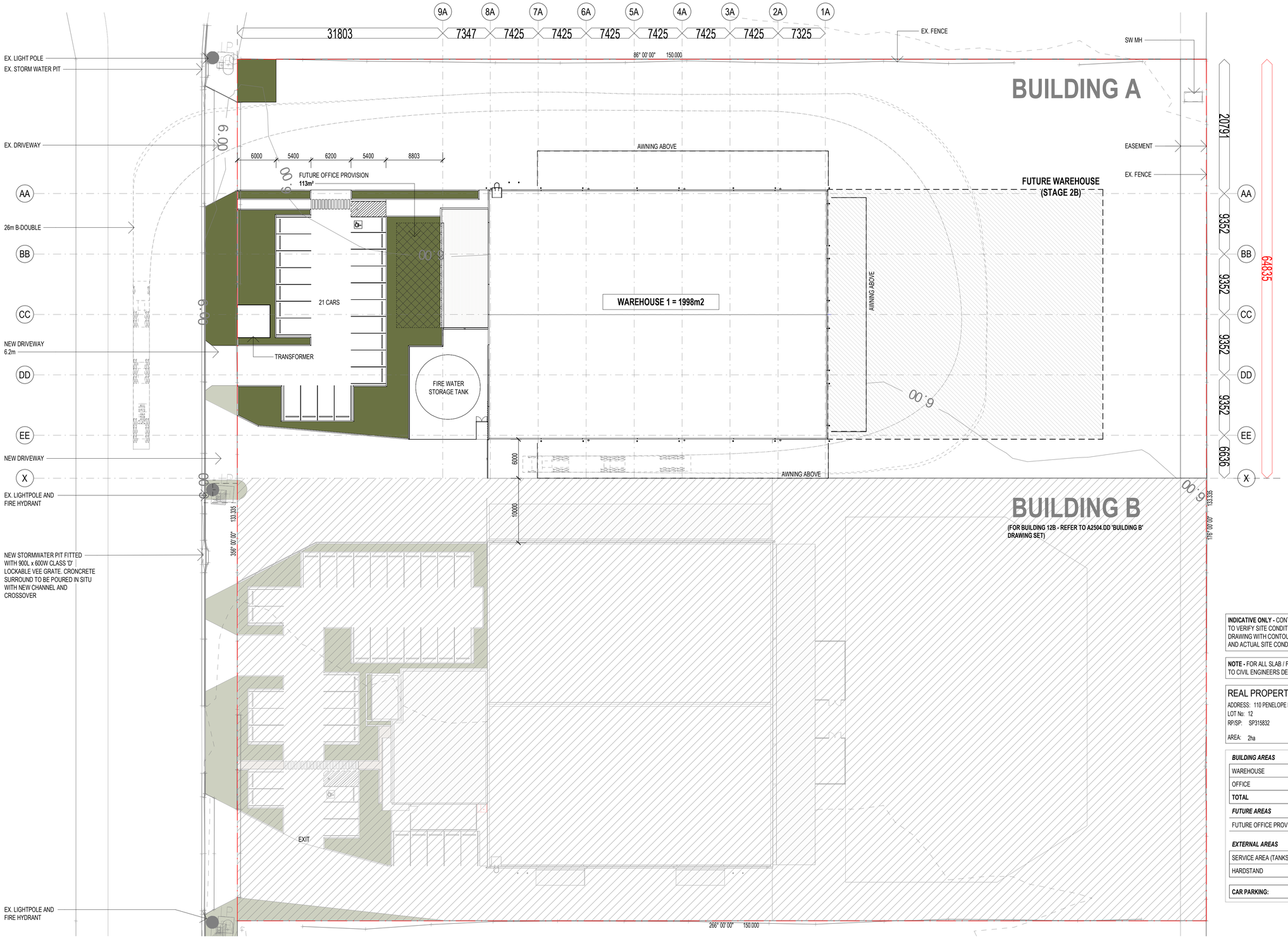

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
21.05.2025	B	PRELIMINARY	PM
12.05.2025	A	PRELIMINARY	BC

key plan — north

INDICATIVE ONLY - CONTRACTOR/ CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS.

NOTE - FOR ALL SLAB / FLOOR LEVELS REFER TO CIVIL ENGINEERS DESIGN.

REAL PROPERTY DESCRIPTION

ADDRESS: 110 PENELOPE ROAD
LOT No: 12
RP/SP: SP315832

AREA: 2ha

BUILDING AREAS	
WAREHOUSE	1998m²
OFFICE	113m²
TOTAL	**2111m²**
FUTURE AREAS	
FUTURE OFFICE PROVISION	113m²
EXTERNAL AREAS	
SERVICE AREA (TANKS)	192m²
HARDSTAND	2200m²
CAR PARKING:	21 CARS

project/client

BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

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Fortitude Valley QLD 4006

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Series Two Architects Pty Ltd

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SITE PLAN

PRELIMINARY

0 5 10 15 20 25 50 100

project no:	scale:	
A2504.A	As indicated @A1	
discipline	stage	dwg no	rev no
A	DD	0101	B

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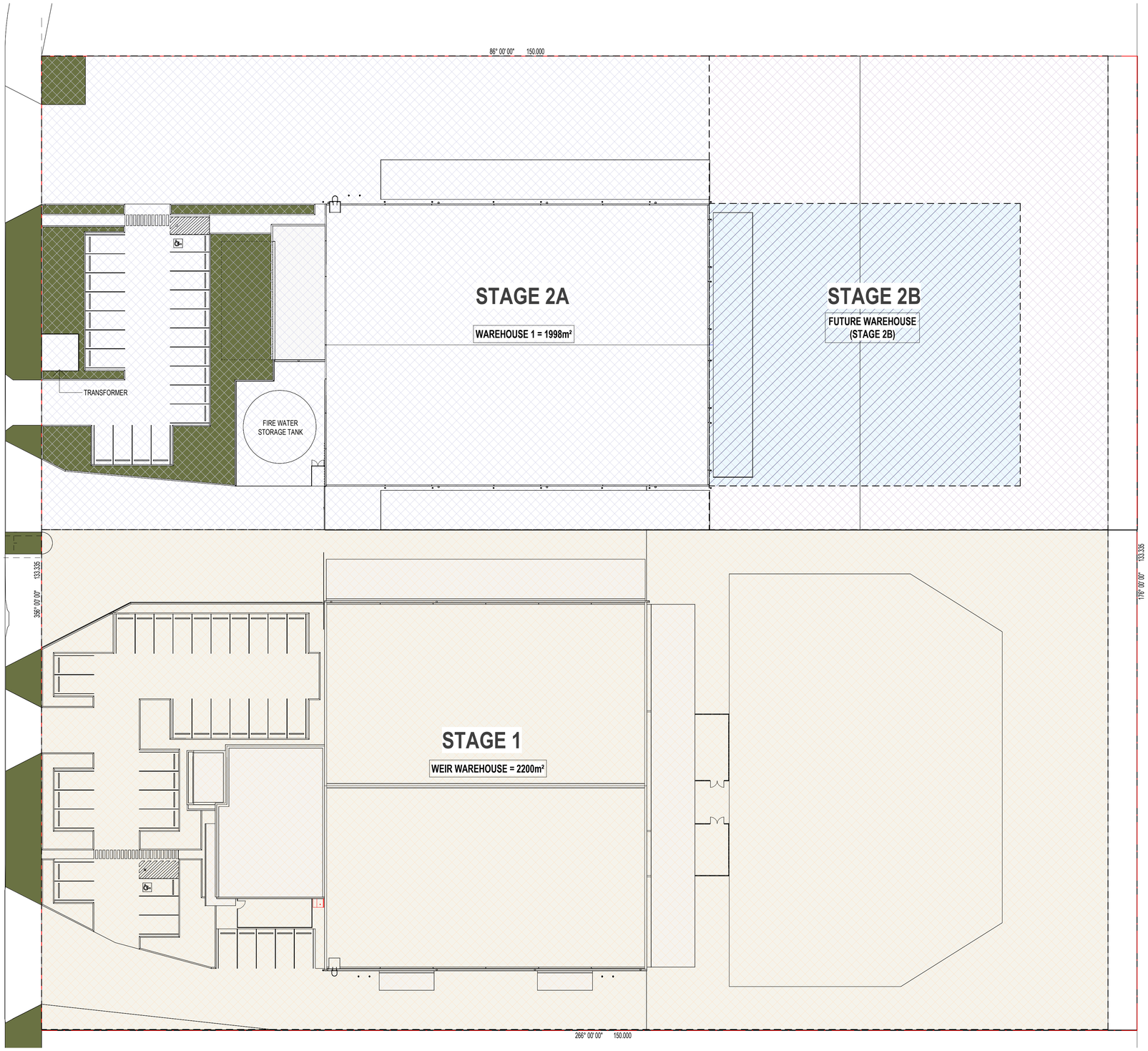

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
21.05.2025	A	PRELIMINARY	PM

key plan — north

INDICATIVE ONLY - CONTRACTOR/ CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS.

NOTE - FOR ALL SLAB / FLOOR LEVELS REFER TO CIVIL ENGINEERS DESIGN.

REAL PROPERTY DESCRIPTION

ADDRESS: 110 PENELOPE ROAD
LOT No: 12
RP/SP: SP315832

AREA: 2ha

project/client

BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

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Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

STAGING PLAN

project no:	scale:	
A2504.A	1 : 300	@A1

discipline	stage	dwg no	rev no
A	DD	0102	A

PRELIMINARY

0 5 10 15 20 25 50 100

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WALL TYPES

WT-S201	150mm TILT-UP CONCRETE PANEL
WT-S204	180 mm TILT-UP CONCRETE PANEL (REFER CERTIFIER FOR FRL)

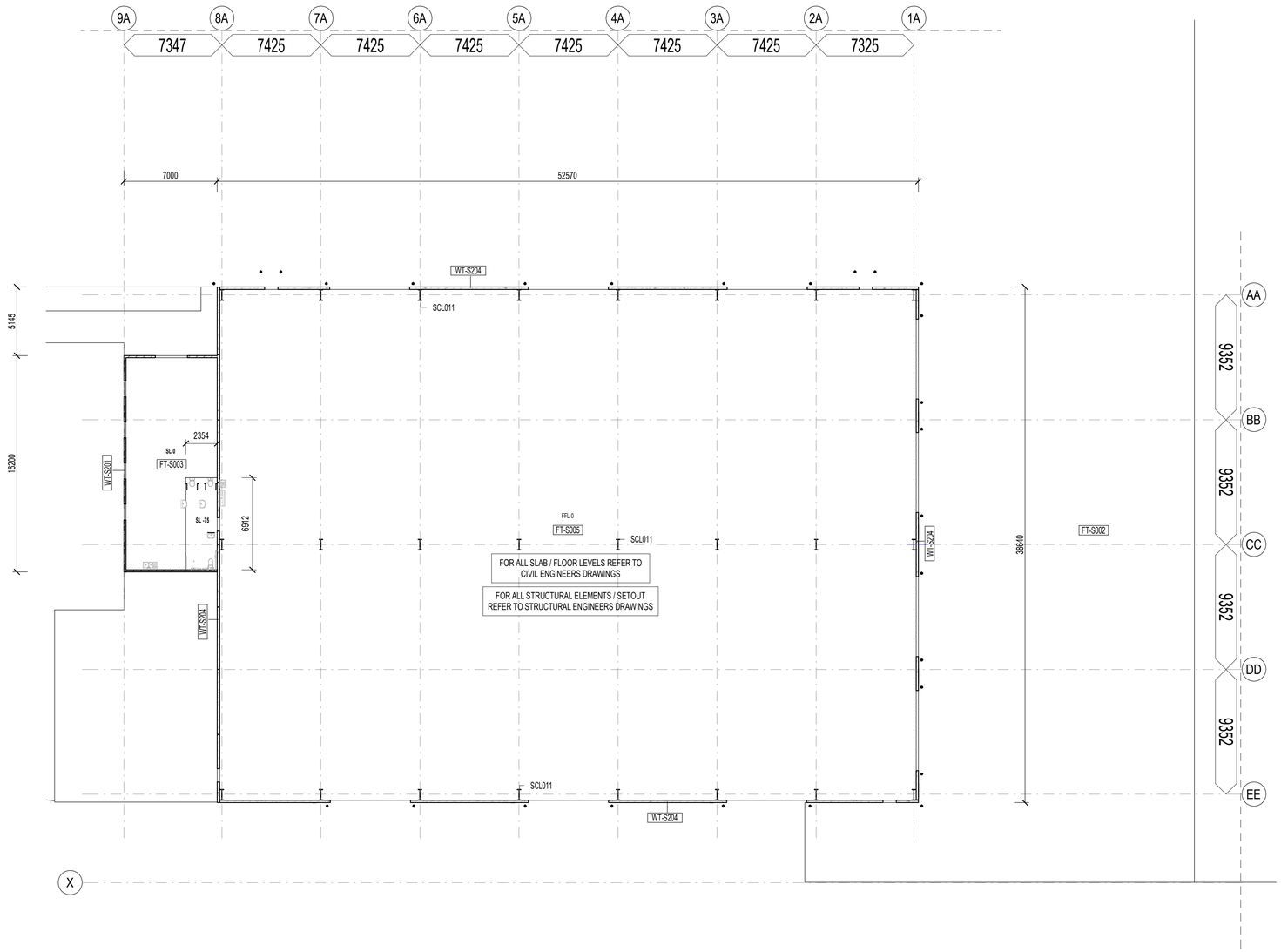
FLOOR TYPES

FT-F131	COLOURED CONCRETE - REFER ENGINEERS
FT-S002	EXTERNAL CONCRETE HARDSTAND - REFER ENGINEER
FT-S003	125 THICK REINFORCED CONCRETE SLAB - REFER ENGINEER
FT-S005	200 THICK REINFORCED CONCRETE SLAB - REFER ENGINEER

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

SCL011	STEEL UB COLUMN



NOTE, LIFT PIT TO INCLUDE 300 x 300 SUMP WITH GALVANISED STEEL GRATE AND HIGH LIQUID LEVEL VISUAL ALERT. REFER TO TYPICAL DETAIL WITHIN QBUILD SPECIFICATION.

PRELIMINARY

0 20000 40000 60000 80000 100000 200000

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan — north

project/client

BUILDING 'A' NEW WAREHOUSE

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STRUCTURAL SETOUT PLAN

project no:	scale:	
A2504.A	1 : 200	@A1

discipline	stage	dwg no	rev no
A	DD	1201	A

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FLOOR TYPES

FT-F131	COLOURED CONCRETE - REFER ENGINEERS
FT-F224	CERAMIC FLOOR TILES - NON SLIP
FT-F421	CARPET TILES
FT-S002	EXTERNAL CONCRETE HARDSTAND - REFER ENGINEER
FT-S003	125 THICK REINFORCED CONCRETE SLAB - REFER ENGINEER
FT-S005	200 THICK REINFORCED CONCRETE SLAB - REFER ENGINEER

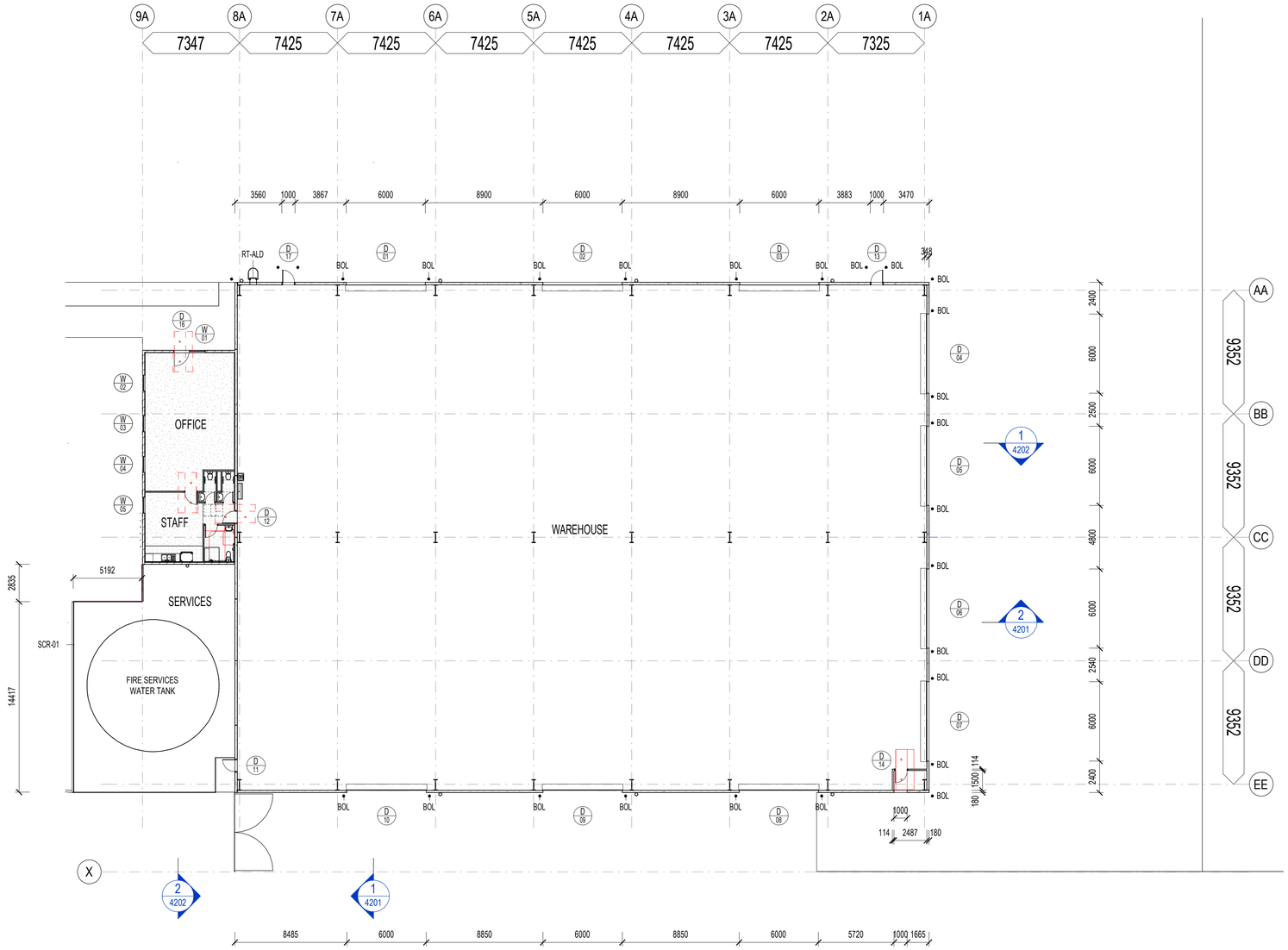
WALL TYPES

WT-L006L	28 FURRING CHANNEL WITH 13 PLASTERBOARD TO ONE SIDE
WT-P097D	92 STEEL STUDS WITH 10 PLASTERBOARD TO BOTH SIDES
WT-P186B	64 STEEL STUDS WITH 13 PLASTERBOARD TO BOTH SIDES
WT-S201	150mm TILT-UP CONCRETE PANEL
WT-S204	180 mm TILT-UP CONCRETE PANEL (REFER CERTIFIER FOR FRL)

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

BOL	BOLLARD
RT-ALD	ACCESS LADDER
SCR-01	SCREEN TYPE 01



PRELIMINARY

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date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan

north

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drawing title

FLOOR PLAN

project no:	scale:	
A2504.A	1 : 200	@A1

discipline	stage	dwg no	rev no
A	DD	1301	A

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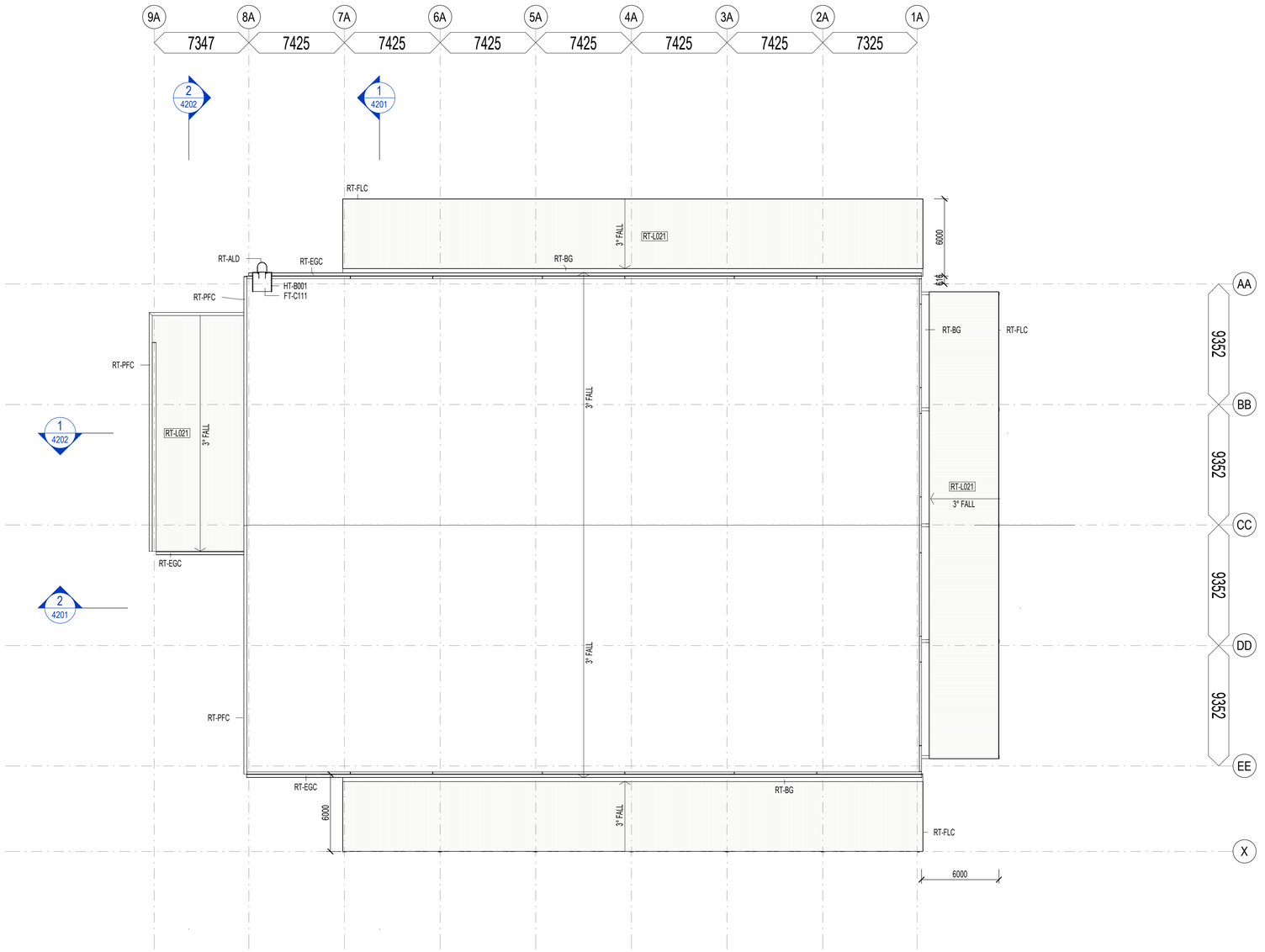
INSTALL PROPRIETARY FALL ARREST ANCHOR SYSTEM TO ROOF, DESIGNED & INSTALLED TO AUSTRALIAN STANDARDS

NOTE, INSTALL PASSIVE ROOF VENTS AND SOFFIT INTAKE VENTSCC

NOTE, STRUCTURAL ENGINEER TO ENSURE ROOF IS DESIGNED TO TAKE SOLAR PANELS - ENGINEER TO COORDINATE WITH ELECTRICAL CONSULTANT AND BUILDING OWNER FOR REQUIREMENTS



PRELIMINARY

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ROOF TYPES

RT-L021	TRIMDEK METAL ROOF SHEETING
RT-L041	TRIMDEK METAL ROOF SHEETING

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

FT-C111	STEEL MESH ROOF WALKWAY
HT-B001	METAL BALUSTRADE TYPE 1A
RT-ALD	ACCESS LADDER
RT-BG	BOX GUTTER
RT-EGC	COLORBOND EAVES GUTTER
RT-FLC	COLORBOND FLASHING
RT-PFC	COLORBOND PARAPET FLASHING

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan

north

project/client

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drawing title

ROOF PLAN

project no:	scale:	
A2504.A	1 : 200	@A1

discipline	stage	dwg no	rev no
A	DD	2001	A

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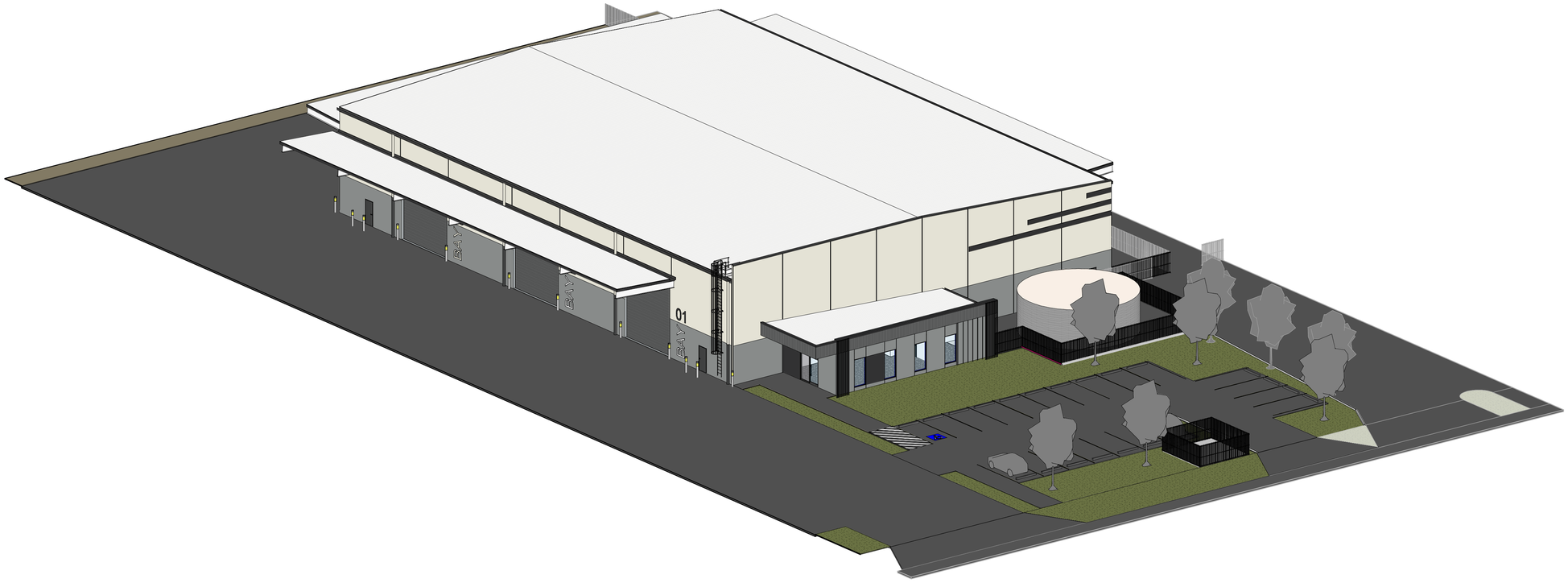

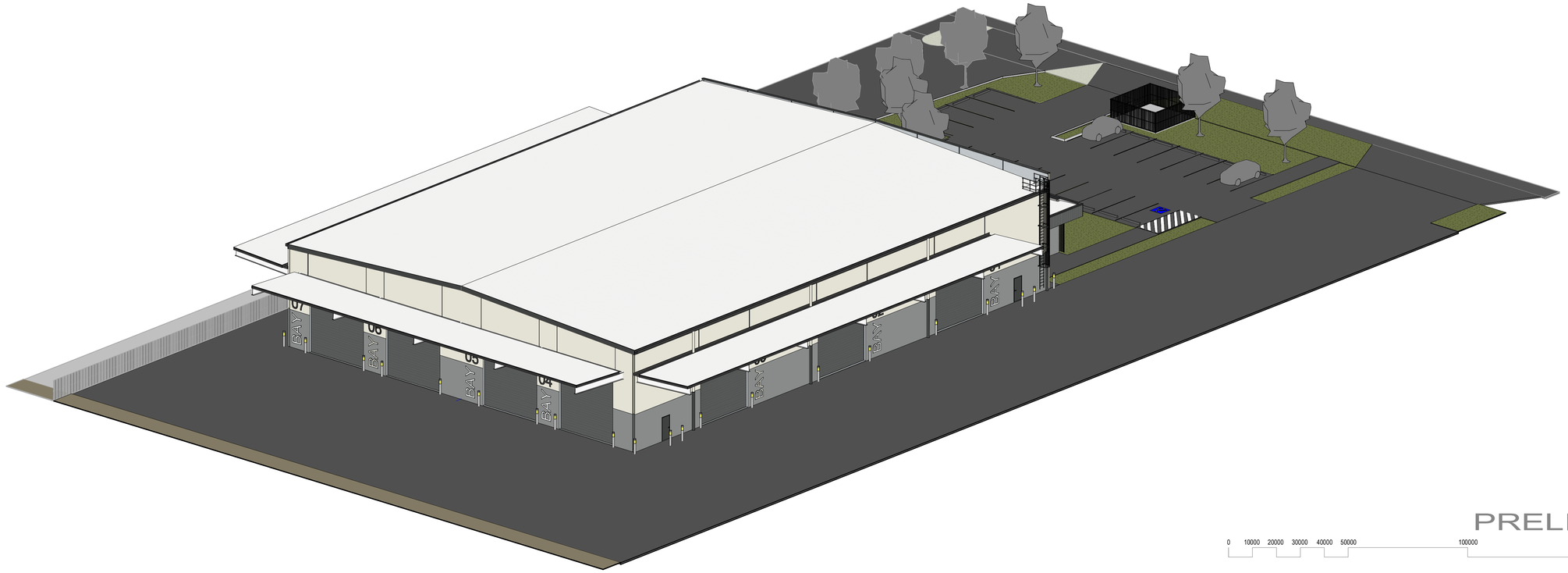

PRELIMINARY

0 10000 20000 30000 40000 50000 100000

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan

project/client

BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

3D VIEWS

project no:			scale:
A2504.A			@A1
discipline	stage	dwg no	rev no
A	DD	4001	A

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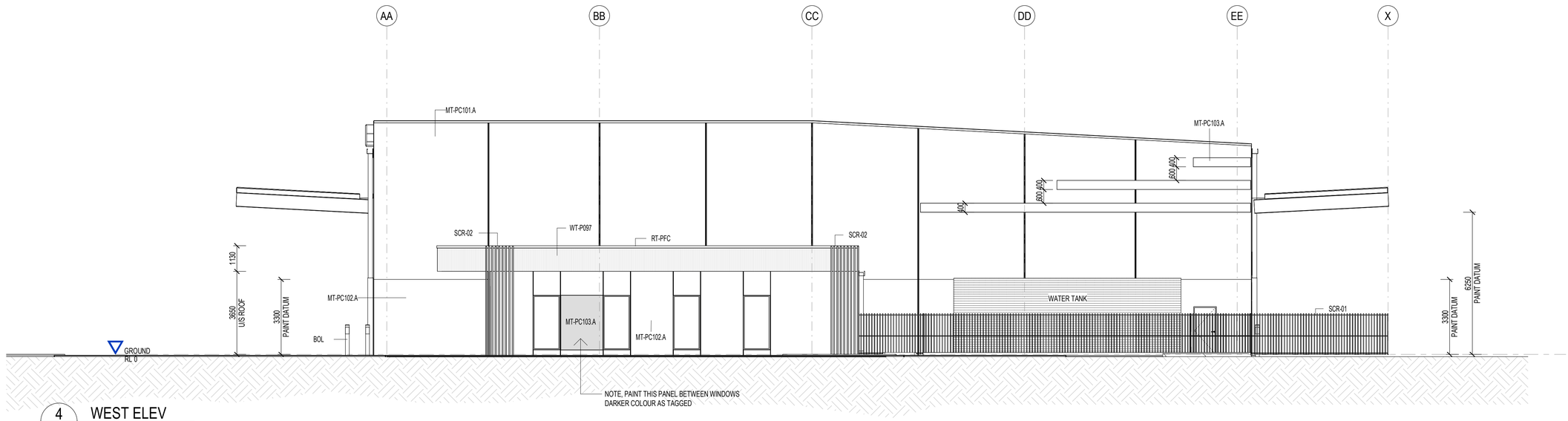
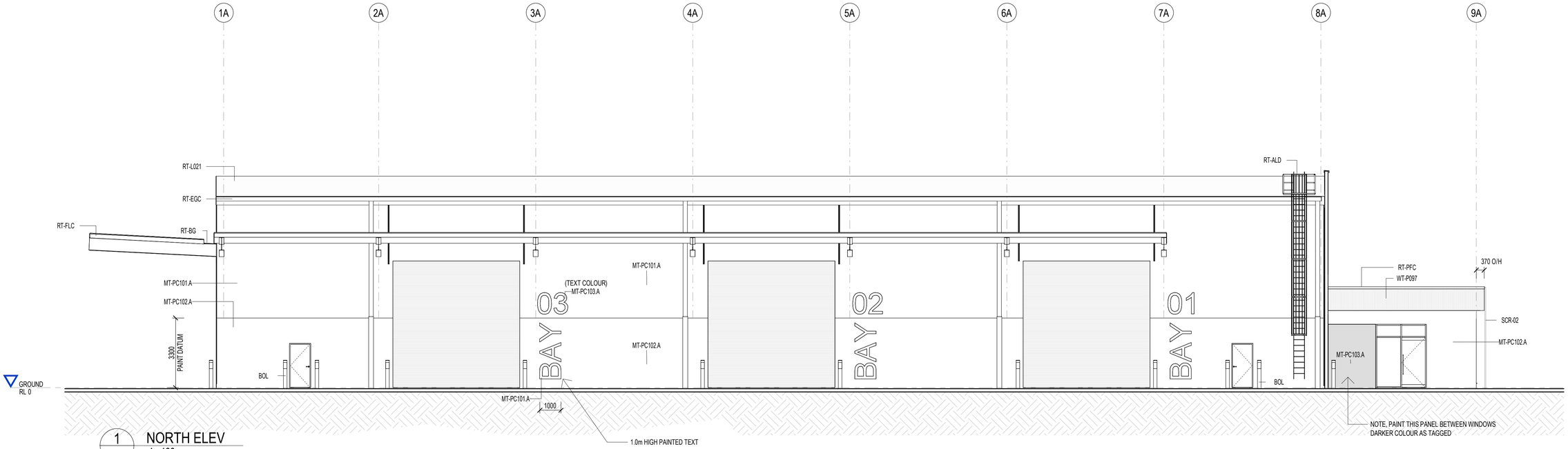


4 WEST ELEV
1 : 100



1 NORTH ELEV
1 : 100

PRELIMINARY

0 10000 20000 30000 40000 50000 100000

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

BOL	BOLLARD
MT-PC101.A	PAINT FINISH 01.A
MT-PC102.A	PAINT FINISH 02.A
MT-PC103.A	PAINT FINISH 03.A
RT-ALD	ACCESS LADDER
RT-BG	BOX GUTTER
RT-EGC	COLORBOND EAVES GUTTER
RT-FLC	COLORBOND FLASHING
RT-L021	COLORBOND ROOF SHEETING ON STEEL PURLINS
RT-PFC	COLORBOND PARAPET FLASHING
SCR-01	SCREEN TYPE 01
SCR-02	SCREEN TYPE 02
WT-P097	

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan

project/client

BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

ELEVATIONS

project no:	scale:	
A2504.A	1 : 100	@A1

discipline	stage	dwg no	rev no
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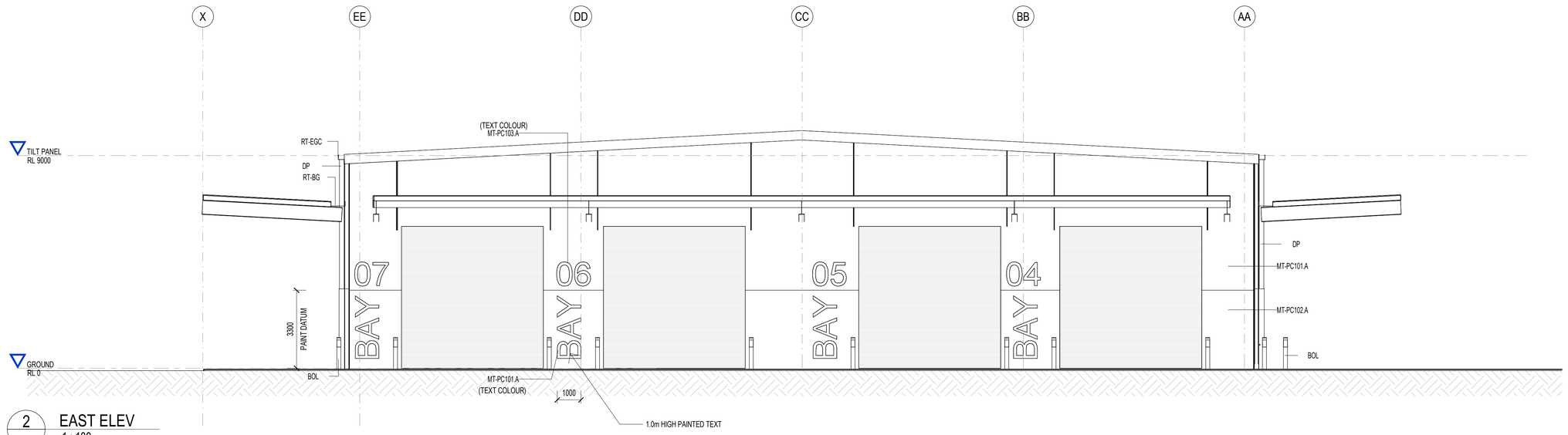

2 EAST ELEV
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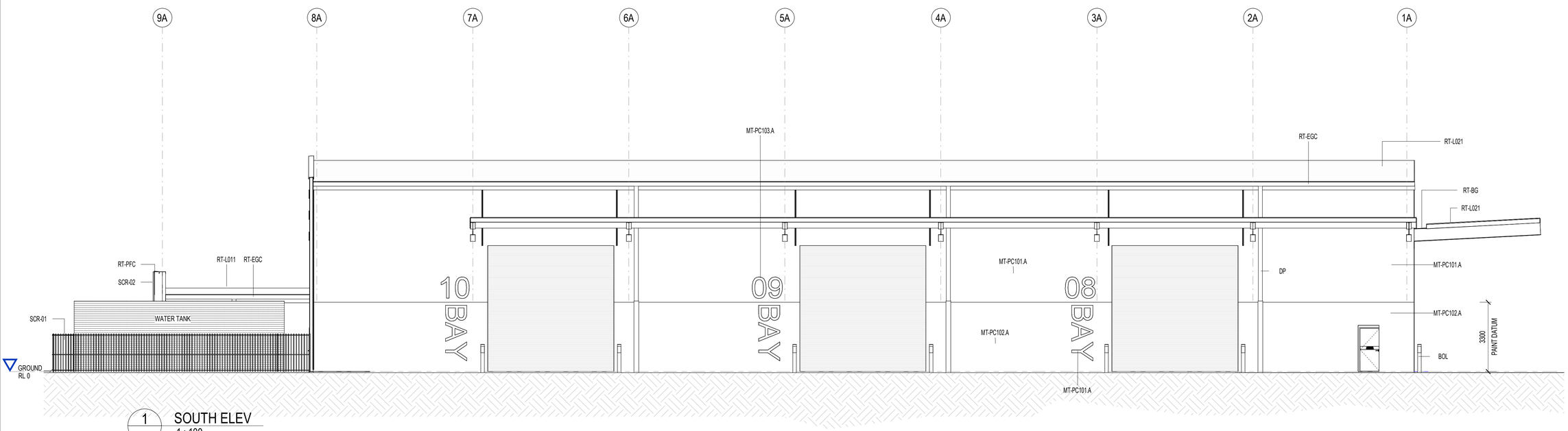

1 SOUTH ELEV
1 : 100

PRELIMINARY

0 10000 20000 30000 40000 50000 100000

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

BOL	BOLLARD
DP	DOWNPIPE
MT-PC101.A	PAINT FINISH 01.A
MT-PC102.A	PAINT FINISH 02.A
MT-PC103.A	PAINT FINISH 03.A
RT-BG	BOX GUTTER
RT-EGC	COLORBOND EAVES GUTTER
RT-L011	COLORBOND ROOF SHEETING ON STEEL PURLINS
RT-L021	COLORBOND ROOF SHEETING ON STEEL PURLINS
RT-PFC	COLORBOND PARAPET FLASHING
SCR-01	SCREEN TYPE 01
SCR-02	SCREEN TYPE 02

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan

project/client

BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

ELEVATIONS

project no:	scale:	
A2504.A	1 : 100	@A1

discipline	stage	dwg no	rev no
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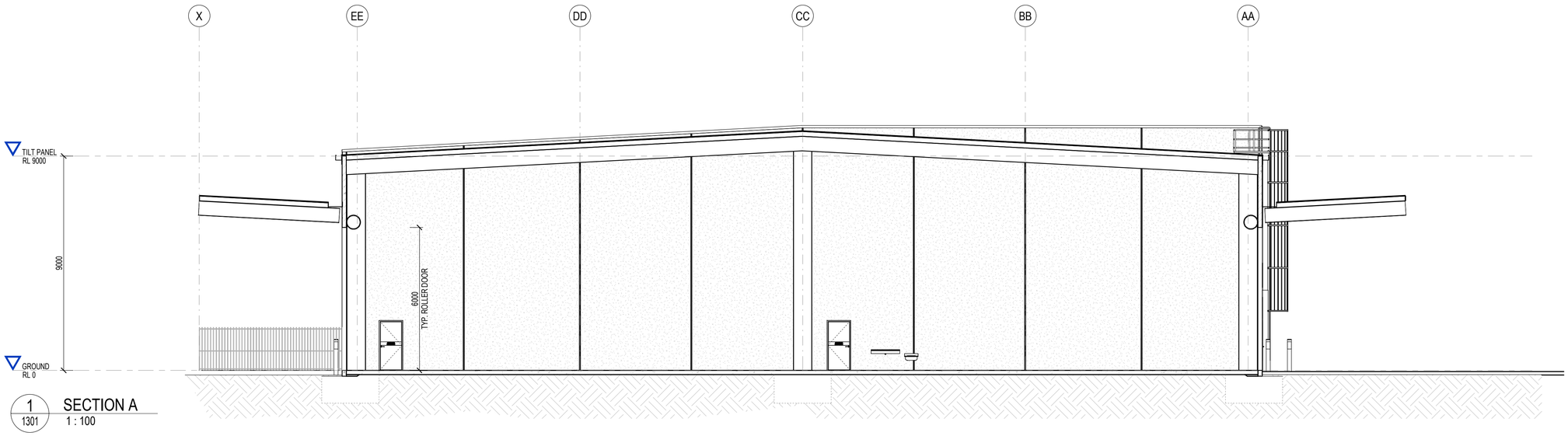

1 / 1301 SECTION A
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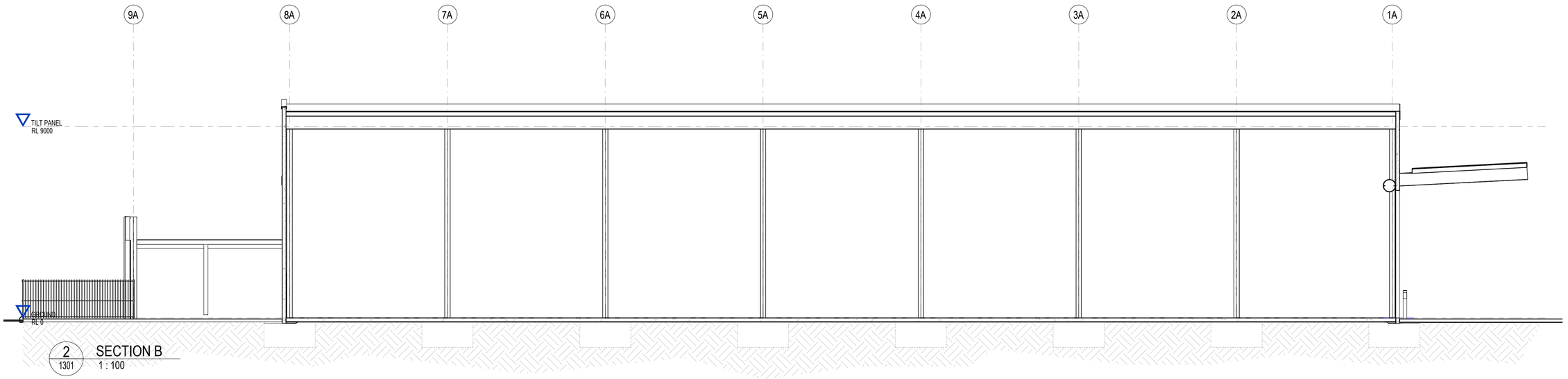

2 / 1301 SECTION B
1 : 100

PRELIMINARY

0 10000 20000 30000 40000 50000 100000

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan

project/client
BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title
SECTIONS

project no:		scale:	
A2504.A		1 : 100	@A1
discipline	stage	dwg no	rev no
A	DD	4201	A

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FLOOR TYPES

FT-F131	COLOURED CONCRETE - REFER ENGINEERS
FT-F224	CERAMIC FLOOR TILES - NON SLIP
FT-F421	CARPET TILES
FT-S002	EXTERNAL CONCRETE HARDSTAND - REFER ENGINEER
FT-S003	125 THICK REINFORCED CONCRETE SLAB - REFER ENGINEER
FT-S005	200 THICK REINFORCED CONCRETE SLAB - REFER ENGINEER

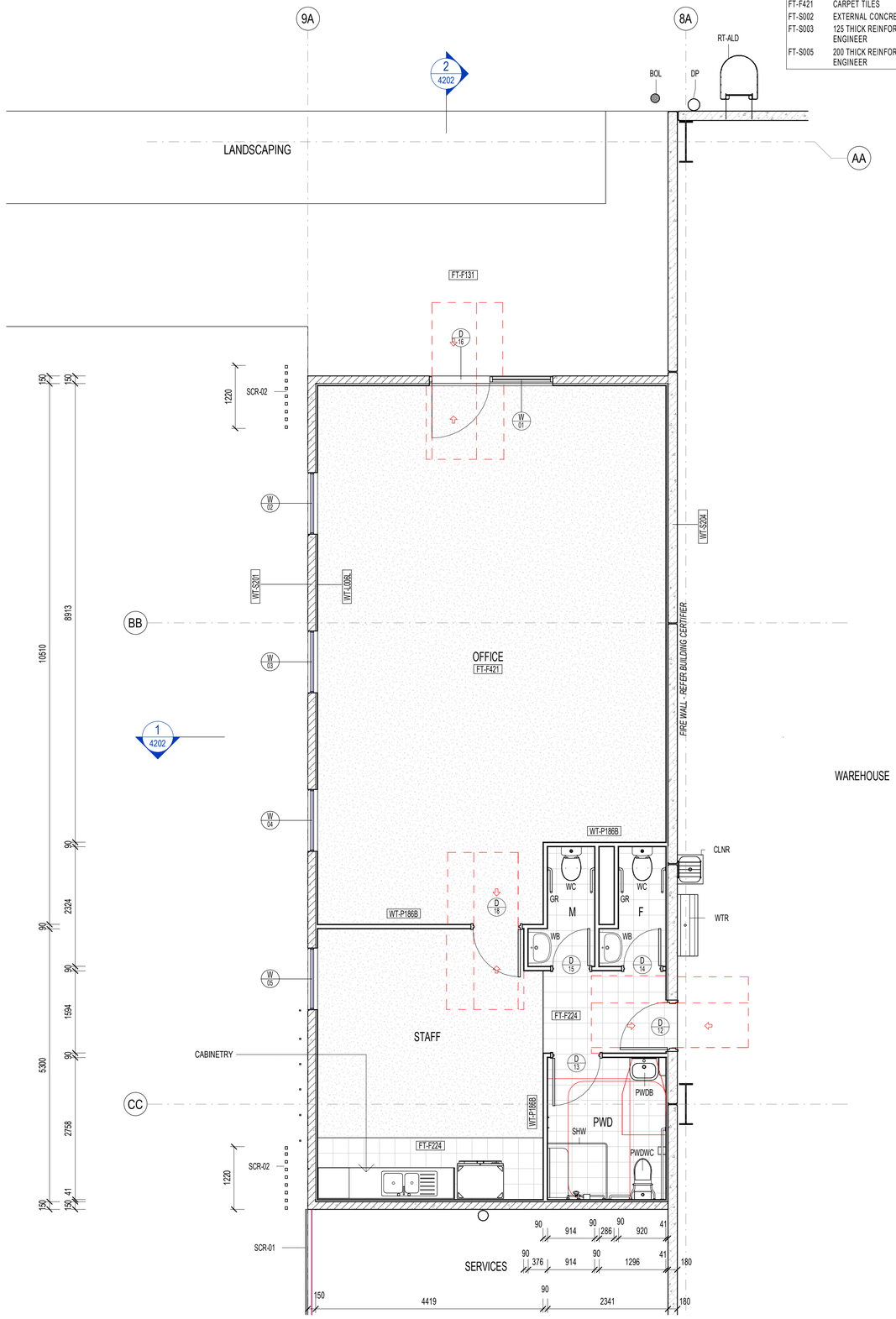
WALL TYPES

WT-L006L	28 FURRING CHANNEL WITH 13 PLASTERBOARD TO ONE SIDE
WT-P186B	64 STEEL STUDS WITH 13 PLASTERBOARD TO BOTH SIDES
WT-S201	150mm TILT-UP CONCRETE PANEL
WT-S204	180 mm TILT-UP CONCRETE PANEL (REFER CERTIFIER FOR FRL)

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

BOL	BOLLARD
CLNR	CLEANER'S SINK
DP	DOWNPIPE
GR	GRAB RAIL
PWDB	PWD BASIN
PWDWC	PWD TOILET
RT-ALD	ACCESS LADDER
SCR-01	SCREEN TYPE 01
SCR-02	SCREEN TYPE 02
SHW	SHOWER
WB	WALL BASIN
WC	TOILET
WTR	WASH TROUGH



PRELIMINARY

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date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan — north

project/client

BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

OFFICE PLAN

project no:	scale:	
A2504.A	1 : 50	@A1

discipline	stage	dwg no	rev no
A	DD	6001	A

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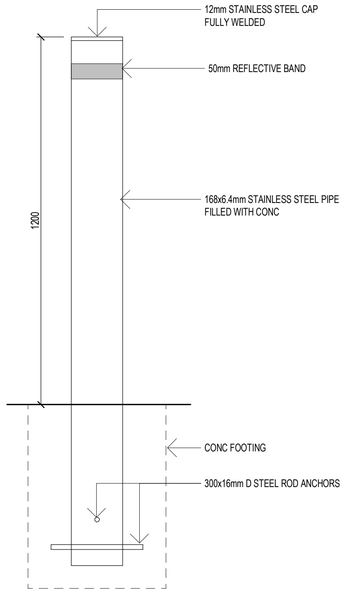
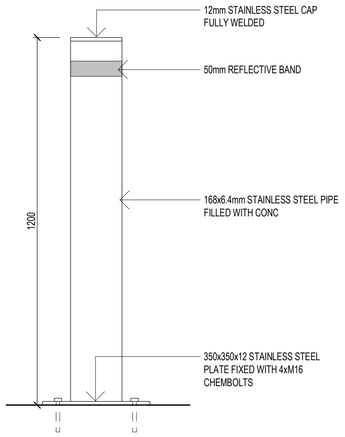


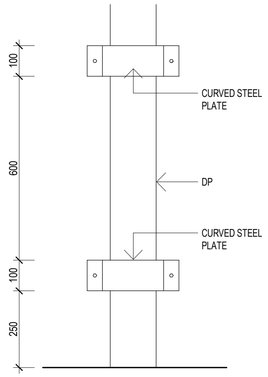
ELEVATION

1 BOLLARD IN FOOTING
1 : 10



ELEVATION

2 BOLLARD SURFACE MOUNT
1 : 10



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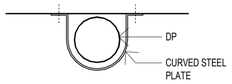
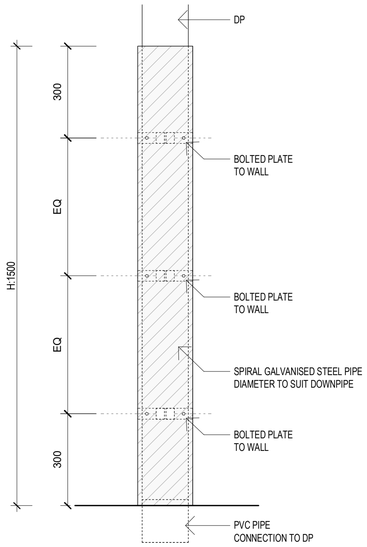
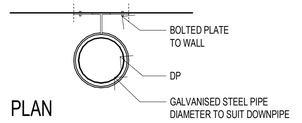


PLAN

3 DP PROTECTOR 1
1 : 10

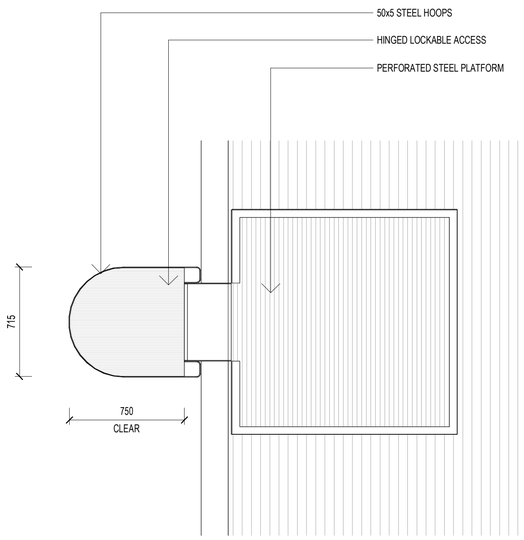


ELEVATION

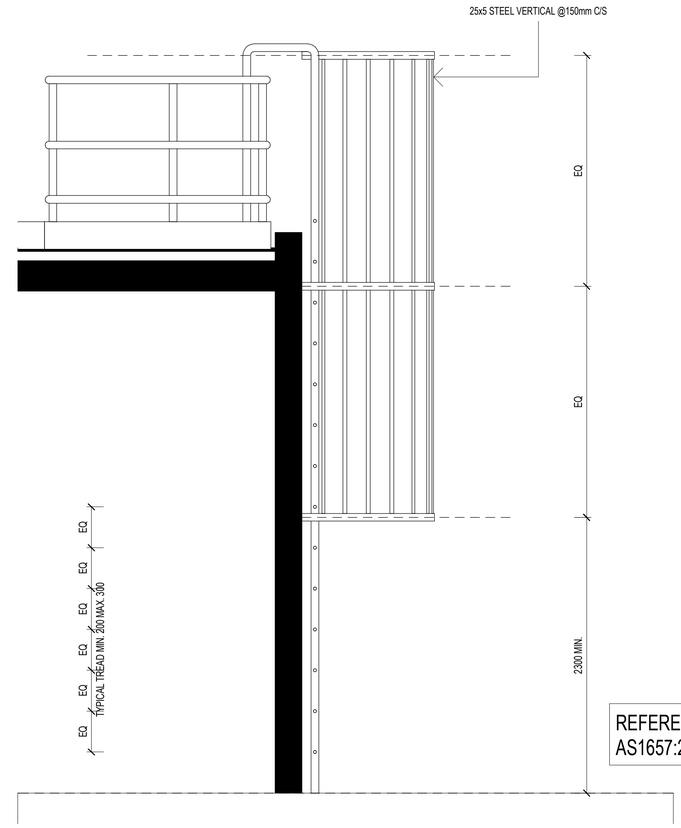


PLAN

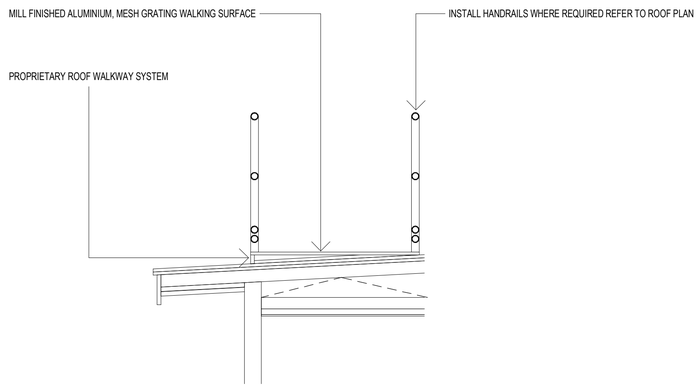
4 DP PROTECTOR 2
1 : 10



5 ROOF ACCESS LADDER
1 : 20



REFERENCES
AS1657:2018 ACCESS BETWEEN LEVELS



6 ROOF WALKWAY
1 : 20

PRELIMINARY

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
12.05.2025	A	PRELIMINARY	BC

key plan

project/client
BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects
Level 1 / 212 Constance St.
Fortitude Valley QLD 4006
Telephone (07) 3113 4082
hello@seriestwo.com.au
Series Two Architects Pty Ltd

drawing title
METALWORK DETAILS - GENERAL

project no:	scale:	
A2504.A	As indicated @A1	
discipline	stage	dwg no / rev no
A	DD	7001 A

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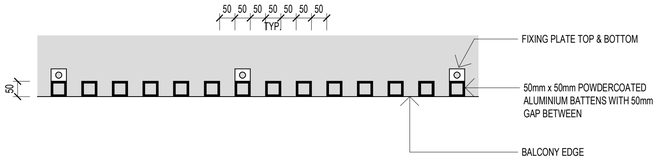

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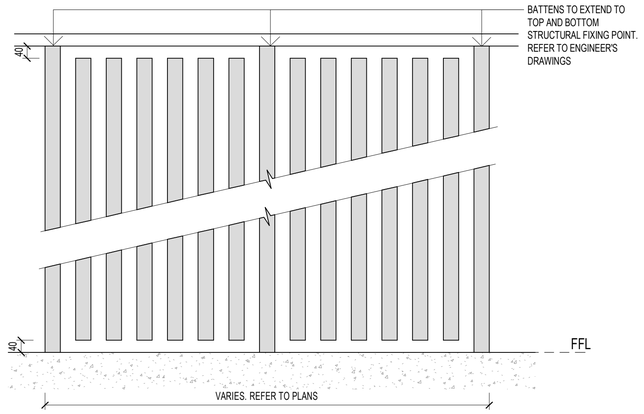

2 - TYPICAL SCREEN ELEVATION SCR#01
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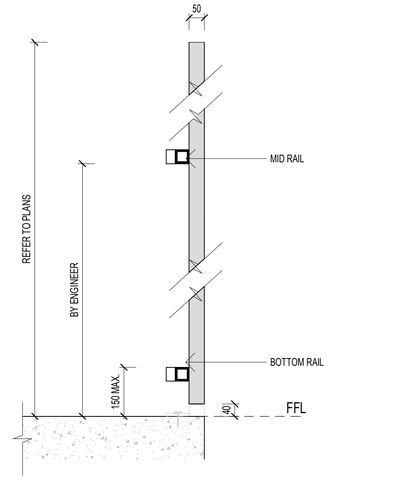

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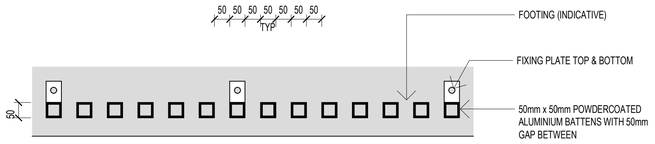

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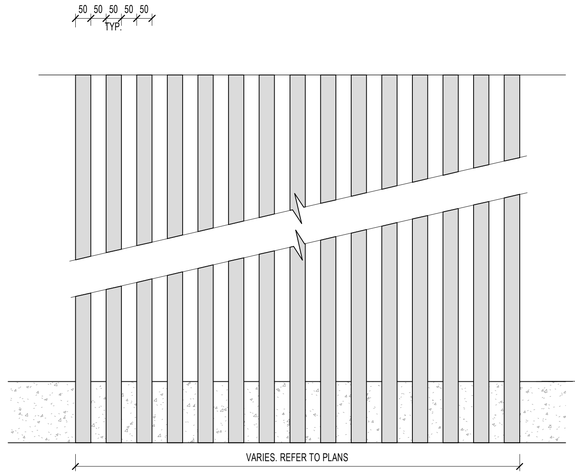

5 - TYPICAL SCREEN ELEVATION SCR#02
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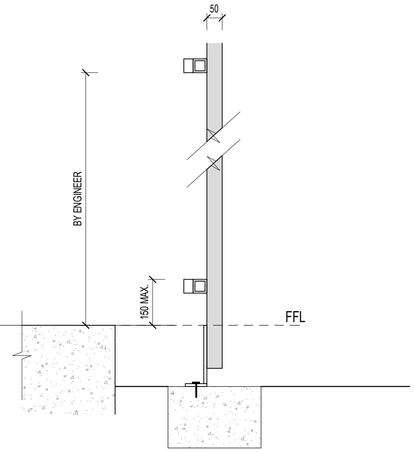

6 - TYPICAL SCREEN SECTION SCR#02
1 : 10

NOTES:
Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

12.05.2025	A	PRELIMINARY	BC
date	no	revision history	chkd

key plan

project/client
BUILDING 'A' NEW WAREHOUSE

LOT 12, 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects
Level 1 / 212 Constance St.
Fortitude Valley QLD 4006
Telephone (07) 3113 4082
hello@seriestwo.com.au
Series Two Architects Pty Ltd

drawing title
METALWORK DETAILS - SCREENS

project no:		scale:	
A2504.A		1 : 10	@A1
discipline	stage	dwg no	rev no
A	DD	7011	A

PRELIMINARY

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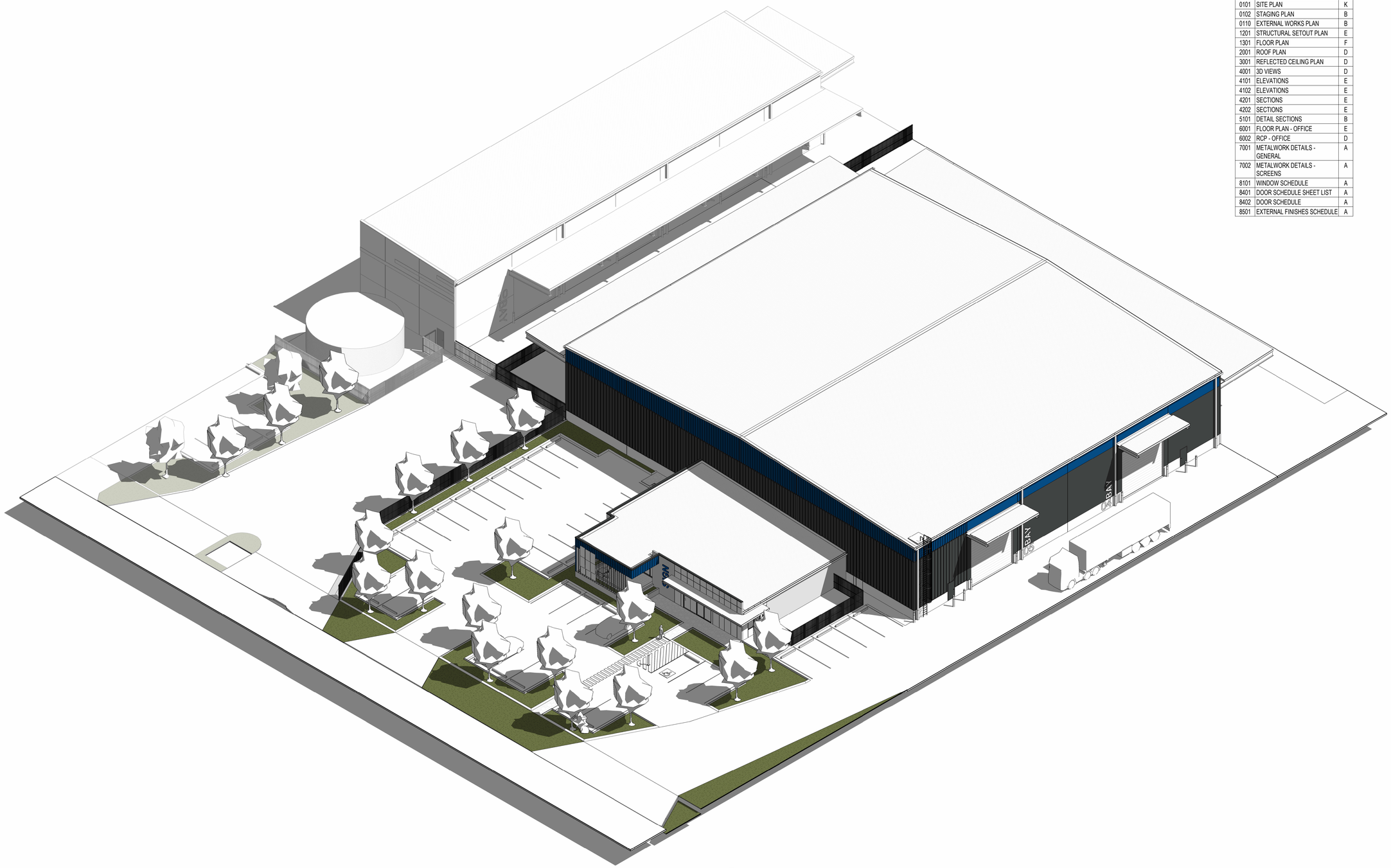

BUILDING B

LOT 12/ 110 PENELOPE RD

DRAWING SCHEDULE

#	Name	REV
0000	COVER SHEET	B
0001	FOR INFORMATION	B
0101	SITE PLAN	K
0102	STAGING PLAN	B
0110	EXTERNAL WORKS PLAN	B
1201	STRUCTURAL SETOUT PLAN	E
1301	FLOOR PLAN	F
2001	ROOF PLAN	D
3001	REFLECTED CEILING PLAN	D
4001	3D VIEWS	D
4101	ELEVATIONS	E
4102	ELEVATIONS	E
4201	SECTIONS	E
4202	SECTIONS	E
5101	DETAIL SECTIONS	B
6001	FLOOR PLAN - OFFICE	E
6002	RCP - OFFICE	D
7001	METALWORK DETAILS - GENERAL	A
7002	METALWORK DETAILS - SCREENS	A
8101	WINDOW SCHEDULE	A
8401	DOOR SCHEDULE SHEET LIST	A
8402	DOOR SCHEDULE	A
8501	EXTERNAL FINISHES SCHEDULE	A

NOTES:
Only use figured dimensions. Do not scale from drawings.

date	no	revision history	chkd
18.06.2025	B	FOR CONSTRUCTION	PM
12.05.2025	A	PRELIMINARY	BC

key plan — north

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

Local Authority: TOWNSVILLE CITY COUNCIL
Lot/s: 12
RP/SP: SP315832
Site Area: 2ha.

FOR CONSTRUCTION

drawing title
COVER SHEET

project no:	scale:	
A2504.B	NTS	@A1

discipline	stage	dwg no	rev no
A	DD	0000	B

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19/06/2025 11:14:45 AM

ABBREVIATIONS

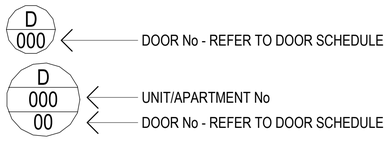
AL	ALUMINIUM
AP	ACCESS PANEL
B	BATH
BAL	BALUSTRADE
BCT	BABY CHANGE TABLE
BDY	BOUNDARY
BG	BOX GUTTER
B/H	BULKHEAD
BLDG	BUILDING
BOL	BOLLARD
BR	BUMP RAIL
BRT	BACK REST
BSN	BASIN
BT	BALUSTRADE TYPE
BWU	BOILING WATER UNIT
CD	CLOTHES DRYER
CFC	COMPRESSED FIBRE CEMENT
CH	COAT HOOK
CJ	CONSTRUCTION JOINT
CKT	COOKTOP
CL	CENTRE LINE
CMS	COMMUNICATIONS
CMT	CERAMIC TILES
COL	COLUMN
CONC	CONCRETE
CPD	CUPBOARD
CPT	CARPET
CR	CURTAIN RAIL
C/S	CENTRES
CT	CEILING TYPE
D	DOOR
DB	DISTRIBUTION BOARD
DF	DRINKING FOUNTAIN
DG	DRIP GROOVE
DP	DOWNPIPE
DPC	DAMPPROOF COURSE
DTR	DOUBLE TOWEL RAIL
DW	DISHWASHER
EG	EAVES GUTTER
EJ	EXPANSION JOINT
EQ	EQUAL
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
FP	FIXED PANEL
FRZ	FREEZER
FSH	FIXED SHELF
FT	FINISH TYPE
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
GB	GARBAGE BIN
GC	GARBAGE CHUTE
GD	GRATED DRAIN
GPO	GENERAL PURPOSE OUTLET
GR	GRAB RAIL
GT	GREASE TRAP
HC	HOSE COCK
HD	HAND DRYER
HOR	HORIZONTAL
HP	HOT PLATES
HT	HANDRAIL TYPE
HWU	HOT WATER UNIT
INS	INSULATION
IO	INSPECTION OPENING
L	LOUVRE
LDG	LANDING
LDY	LAUNDRY
LSH	LAMINATED MDF SHELF
LT	LAUNDRY TUB
M	MIRROR
MAX	MAXIMUM
MDF	MAIN DISTRIBUTION FRAME
MIN	MINIMUM
MSB	MAIN SWITCH BOARD
MT	MIXER TAP
MV	MIXER VALVE
MW	MICROWAVE
N	NORTH
OA	OVERALL
OB	OBSCURE GLASS
OF	OVERFLOW
OV	OVEN
PB	PLASTERBOARD
PTD	PAPER TOWEL DISPENSER
PW	PLYWOOD
PWD	PERSONS WITH DISABLITIES
PWDB	PWD BASIN
PWDWC	PWD TOILET
RC	REINFORCED CONCRETE
RNF	REINFORCED
RWH	RAINWATER HEAD
RT	ROOF TYPE
RH	RANGE HOOD
RL	RELATIVE LEVEL
REF	REFRIGERATOR
RWO	RAIN WATER OUTLET
S	SINK
SB	SWITCHBOARD
SD	SPOON DRAIN
SDO	SPOON DRAIN OUTLET
SFL	STRUCTURAL FLOOR LEVEL
SH	SHELF
SHW	SHOWER
SL	STRUCTURAL LEVEL
SND	SANITARY NAPKIN DISPENSER
SNU	SANITARY NAPKIN DISPOSAL UNIT
SPD	SOAP DISPENSER
SPH	SOAP HOLDER
SR	SHOWER ROSE
SS	STAINLESS STEEL
SSB	SUB SWITCH BOARD
SWD	STORMWATER DRAIN
TB	TROLLEY BAY
TBC	TO BE CONFIRMED
TD	TISSUE DISPENSER
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
UBO	UNDER BENCH OVEN
UG	UNDERGROUND
UR	URINAL
U/S	UNDERSIDE
VB	VANITY BASIN
VER	VERTICAL
VP	VENT PIPE
V	VINYL
VT	VINYL TILES
W	WINDOW
WB	WALL BASIN
WC	TOILET
WIR	WALK IN ROBE
WM	WASHING MACHINE
WM/D	WASHING MACHINE/ DRYER
WO	WALL OVEN
WS	WHEEL STOP
WT	WALL TYPE

DRAWING NUMBERING SYSTEM

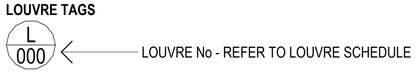
SERIES 0000	INFORMATION & SITE PLANS
SERIES 1000	FLOOR PLANS
SERIES 2000	ROOF PLANS
SERIES 3000	VERTICAL VIEWS
SERIES 4000	REFLECTED CEILING PLANS
SERIES 5000	DETAIL SECTIONS
SERIES 6000	ROOM DETAIL PLANS & ELEVATIONS
SERIES 7000	CONSTRUCTION DETAILS
SERIES 8000	SCHEDULES
SERIES 9000	MISCELLANEOUS/TENANCY DETAILS
SERIES 10000	INFORMATION

SYMBOLS

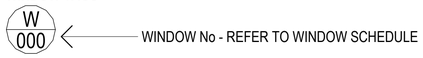
DOOR TAGS



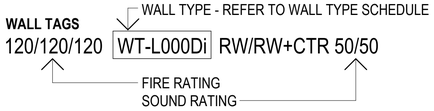
LOUVRE TAGS



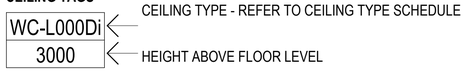
WINDOW TAGS



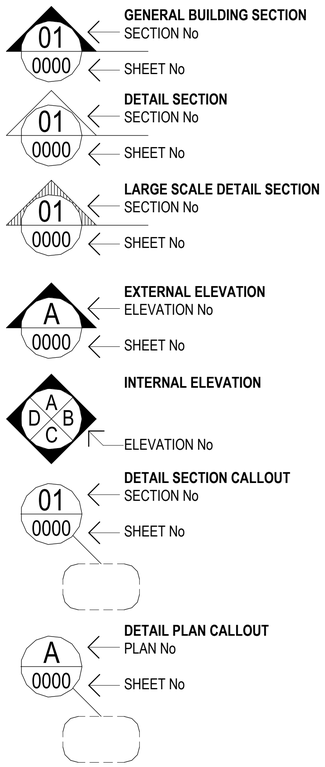
WALL TAGS



CEILING TAGS



SECTION & ELEVATION MARKERS

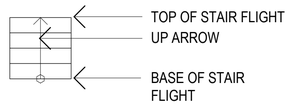


LEVELS

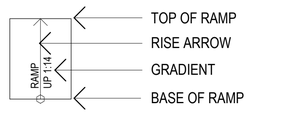
+ EXL 3000	EXISTING LEVEL
+ FFL 3000	FINISHED FLOOR LEVEL
+ RL 3000	RELATIVE LEVEL
+ SL 3000	STRUCTURAL LEVEL
+ TOW 3000	TOP OF WALL
+ USC 3000	UNDERSIDE OF CEILING

FALLS, RISES & STEPS

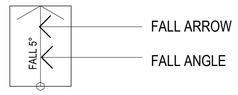
STAIRS



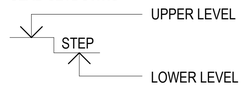
RAMPS



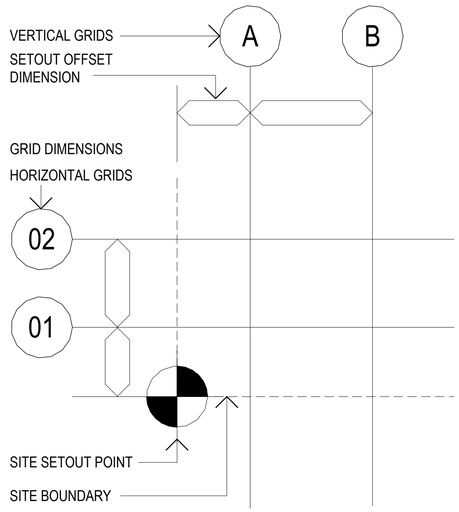
ROOFS



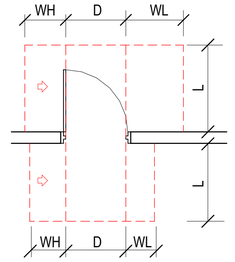
SLAB SETDOWNS



GRIDS & SETOUT POINTS



PWD CIRCULATION SPACES AT DOORS



D	CLEAR OPENING MIN 850
L	LENGTH
WH	WIDTH HINGE SIDE
WL	WIDTH LATCH SIDE
⇨	DIRECTION OF APPROACH
- - -	CLEAR CIRCULATION SPACE

REFER TO AS1428 FOR DETAILS OF ALL OTHER APPROACH DIRECTIONS

NOTES

- USE ONLY FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS
- CHECK ALL DRAWINGS ON SITE BEFORE COMMENCEMENT OF WORKS, & REFER ALL DISCREPANCIES TO ARCHITECT
- ARCHITECTURAL DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTING ENGINEERS' DOCUMENTATION
- IN CONJUCTION WITH THE DRAWINGS REFER ALSO TO
  1. EXTERIOR & INTERIOR FINISHES SCHEDULES
  2. DOOR SCHEDULE
  3. SPECIFICATIONS

WALL TYPES

REFER TO SERIES 1000 FLOOR PLANS

CEILING TYPES

REFER TO SERIES 3000 REFLECTED CEILING PLANS

REFLECTED CEILING LEGEND

REFER TO SERIES 3000 REFLECTED CEILING PLANS

BALUSTRADE & HANDRAIL TYPES

REFER TO SERIES 7000 METALWORK DETAILS & SERIES 8000 STAIR DETAILS

NOTE, ALL BALUSTRADES TO BE NON-CLIMABLE AND A MINIMUM 1050mm ABOVE FINISHED FLOOR LEVEL (FFL), NO EXCEPTIONS

SCREEN TYPES

REFER TO SERIES 7000 METALWORK DETAILS

FLOOR SLIP RATINGS

SUMMARY FROM SA HB 198:201214

P5 (R12)	EXTERNAL RAMPS STEEPER THAN 1:14, SWIMMING POOL STAIRS & RAMPS, LOADING DOCKS, COMMERCIAL KITCHENS
P4 (R11)	RAMP UNDER 1:14, EXTERNAL STAIR TREADS & LANDING, WALKWAYS, OTHER EXTERNAL AREAS, COLD STORES & FREEZER, SERVING AREAS BEHIND BARS, SWIMMING POOL SURROUNDS, SHOWER ROOMS
P3 (R10)	UNDERCOVER CAR PARK, INTERNAL STAIR TREAD & LANDINGS, WET AREAS, TOILET FACILITIES IN OFFICES, HOTELS & SHOPPING CENTRES, PUBLIC FOOD SERVERY & DINING AREAS, SHOP FRESH FRUIT & VEGETABLE AREAS, EXTERNAL SHOP ENTRY AREAS, COMMUNAL CHANGE ROOMS, HOSPITAL BATHROOMS
P2 (R09)	HOTEL & APARTMENT KITCHENS, LAUNDRIES & BATHROOMS, HOSPITAL WARDS & CORRIDORS
P1 (R08)	SHOPPING CENTRE MALLS, SUPERMARKET AISLES & INTERNAL SHOPS

FOR CONSTRUCTION

NOTES:
Only use figured dimensions. Do not scale from drawings.

date	no	revision history	chkd
18.06.2025	B	FOR CONSTRUCTION	PM
12.05.2025	A	PRELIMINARY	BC

key plan — north

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

FOR

MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title
FOR INFORMATION

project no:	scale:	
A2504.B	NTS	@A1

discipline	stage	dwg no	rev no
A	DD	0001	B

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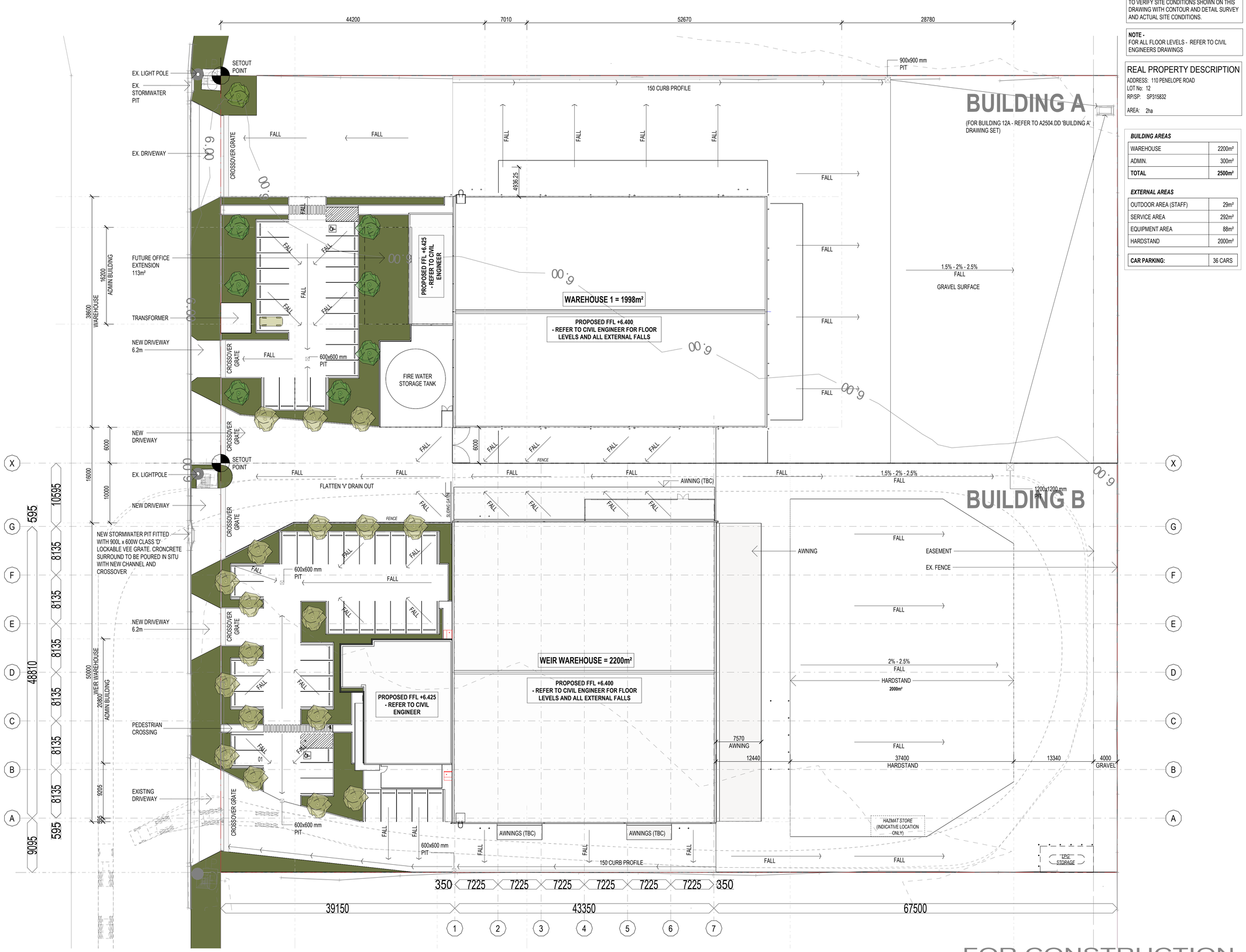

INDICATIVE ONLY - CONTRACTOR/ CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS.

NOTE -
FOR ALL FLOOR LEVELS - REFER TO CIVIL ENGINEERS DRAWINGS

REAL PROPERTY DESCRIPTION

ADDRESS: 110 PENELOPE ROAD
LOT No: 12
RP/SP: SP315832

AREA: 2ha

BUILDING AREAS

WAREHOUSE	2200m²
ADMIN.	300m²
TOTAL	**2500m²**

EXTERNAL AREAS

OUTDOOR AREA (STAFF)	29m²
SERVICE AREA	292m²
EQUIPMENT AREA	88m²
HARDSTAND	2000m²

CAR PARKING:	36 CARS

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
18.06.2025	K	FOR CONSTRUCTION	PM
03.06.2025	J	FOR INFORMATION	PM
02.06.2025	I	FOR CONSTRUCTION	PM
26.05.2025	H	PRELIMINARY	PM
21.05.2025	G	PRELIMINARY	PM
15.05.2025	F	PRELIMINARY	BC
13.05.2025	E	PRELIMINARY	BC
12.05.2025	D	PRELIMINARY	BC
09.05.2025	C	PRELIMINARY	BC
06.05.2025	B	PRELIMINARY	BC
02.05.2025	A	PRELIMINARY	BC

key plan — north

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

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seriestwo **architects**

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

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drawing title
SITE PLAN

project no:	scale:
A2504.B	As indicated @A1

discipline	stage	dwg no	rev no
A	DD	0101	K

FOR CONSTRUCTION

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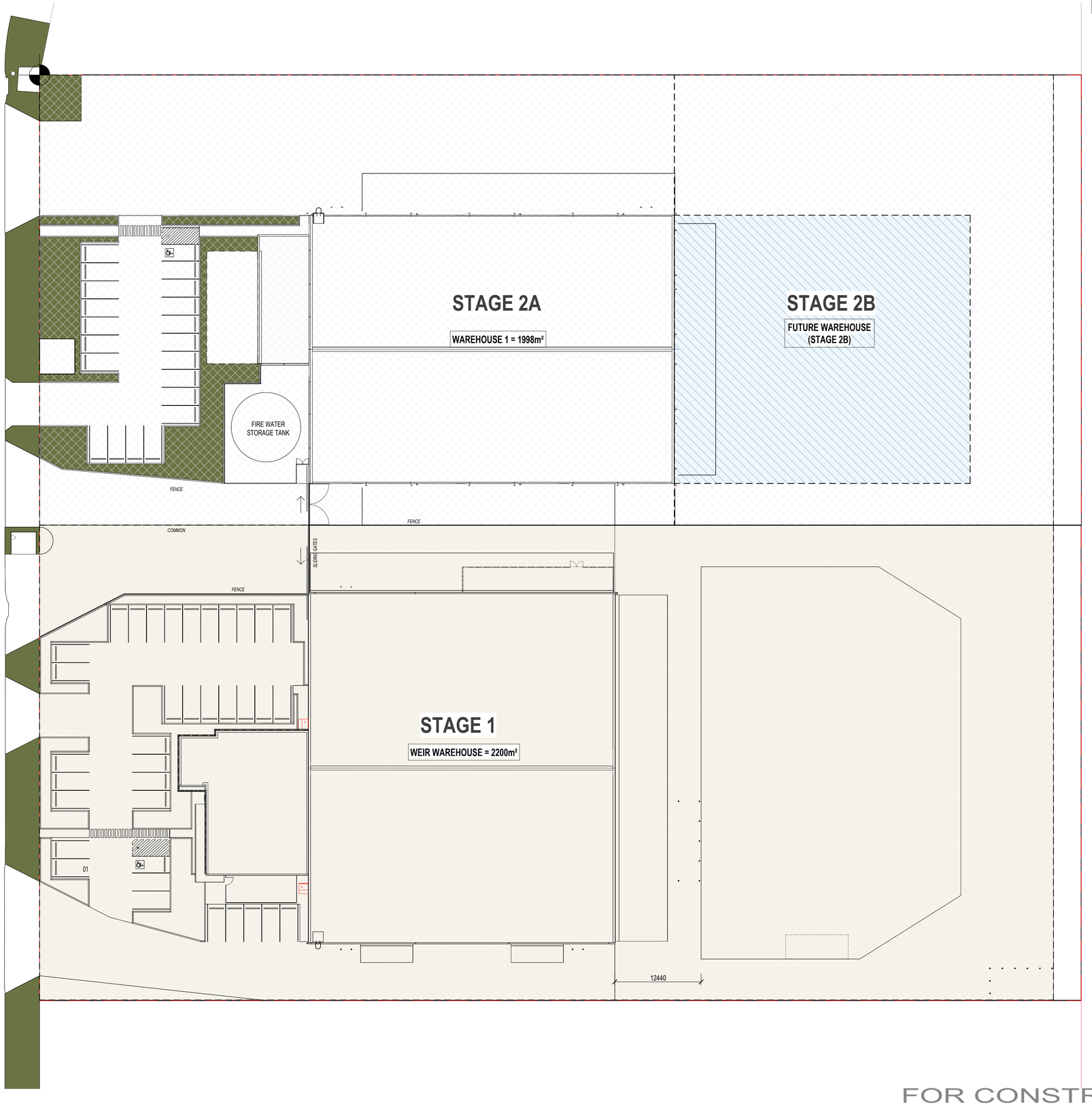
INDICATIVE ONLY - CONTRACTOR/ CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS.



FOR CONSTRUCTION

0 3 6 9 12 15 30 60

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
18.06.2025	B	FOR CONSTRUCTION	PM
21.05.2025	A	PRELIMINARY	PM

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BUILDING B

LOT 12/ 110 PENELOPE RD

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seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

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drawing title

STAGING PLAN

project no:	scale:	
A2504.B	1 : 300	@A1

discipline	stage	dwg no	rev no
A	DD	0102	B

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INDICATIVE ONLY - CONTRACTOR/ CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS.

NOTE -
FOR ALL FLOOR LEVELS - REFER TO CIVIL ENGINEERS DRAWINGS

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

KB	KERB
SCR-01	SCREEN TYPE 01
WS	WHEEL STOP

date	no	revision history	chkd
19.06.2025	C	FOR CONSTRUCTION	PM
18.06.2025	B	FOR CONSTRUCTION	PM
02.06.2025	A	FOR CONSTRUCTION	PM

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BUILDING B

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seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

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EXTERNAL WORKS PLAN

project no:	scale:	
A2504.B	1 : 150	@A1

discipline	stage	dwg no	rev no
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FOR CONSTRUCTION

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FLOOR TYPES

FT-F121	EXPOSED AGGREGATE CONCRETE TOPPING
FT-F224	CERAMIC FLOOR TILES - NON SLIP
FT-S001	REINFORCED CONCRETE HARDSTAND/ ROAD - REFER ENGINEER
FT-S002	REINFORCED CONCRETE SLAB - REFER ENGINEERS
FT-S003	REINFORCED CONCRETE SLAB - REFER ENGINEERS
FT-S005	REINFORCE CONCRETE WAREHOUSE SLAB - REFER ENGINEER
FT-S007	REINFORCED CONCRETE HARDSTAND - REFER ENGINEER

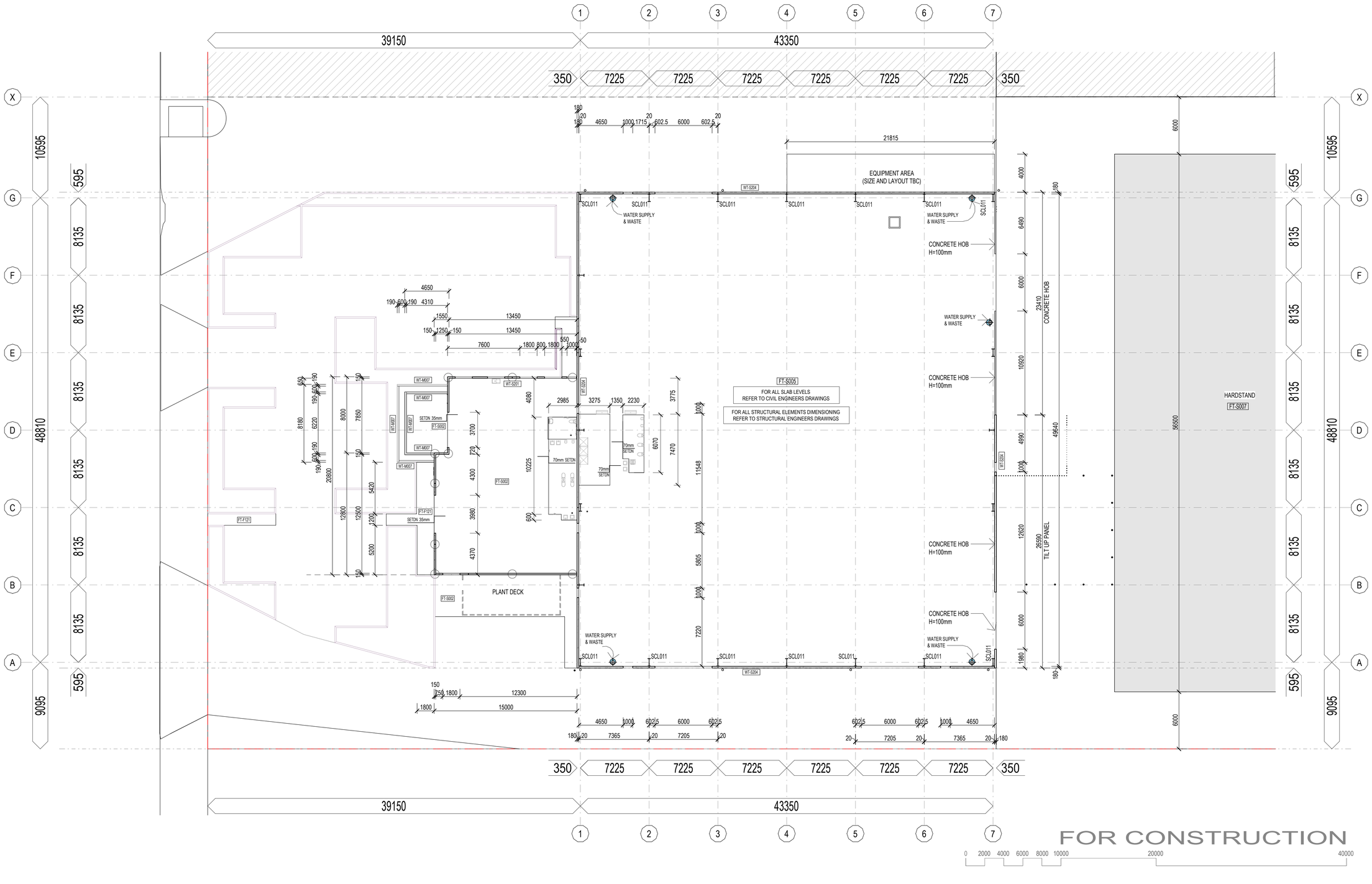
WALL TYPES

WT-M007	190 CONCRETE BLOCK REINFORCED & CORE FILLED
WT-S201	150mm TILT-UP CONCRETE PANEL
WT-S204	180 mm TILT-UP CONCRETE PANEL

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

SCL011	STEEL UB COLUMN



FOR CONSTRUCTION

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02.06.2025	D	FOR CONSTRUCTION	PM
15.05.2025	C	PRELIMINARY	BC
13.05.2025	B	PRELIMINARY	BC
12.05.2025	A	PRELIMINARY	BC

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architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

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hello@seriestwo.com.au

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STRUCTURAL SETOUT PLAN

project no:	scale:		
A2504.B	1 : 200	@A1	
discipline	stage	dwg no	rev no
A	DD	1201	E

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FLOOR TYPES

FT-F011	WHITE PAINTED CARPARK GRAPHICS
FT-F112	POLISHED CONCRETE FINISH
FT-F121	EXPOSED AGGREGATE CONCRETE TOPPING
FT-F224	CERAMIC FLOOR TILES - NON SLIP
FT-F421	CARPET TILES
FT-S001	REINFORCED CONCRETE HARDSTAND/ ROAD - REFER ENGINEER
FT-S002	REINFORCED CONCRETE SLAB - REFER ENGINEERS
FT-S003	REINFORCED CONCRETE SLAB - REFER ENGINEERS
FT-S005	REINFORCE CONCRETE WAREHOUSE SLAB - REFER ENGINEER
FT-S007	REINFORCED CONCRETE HARDSTAND - REFER ENGINEER

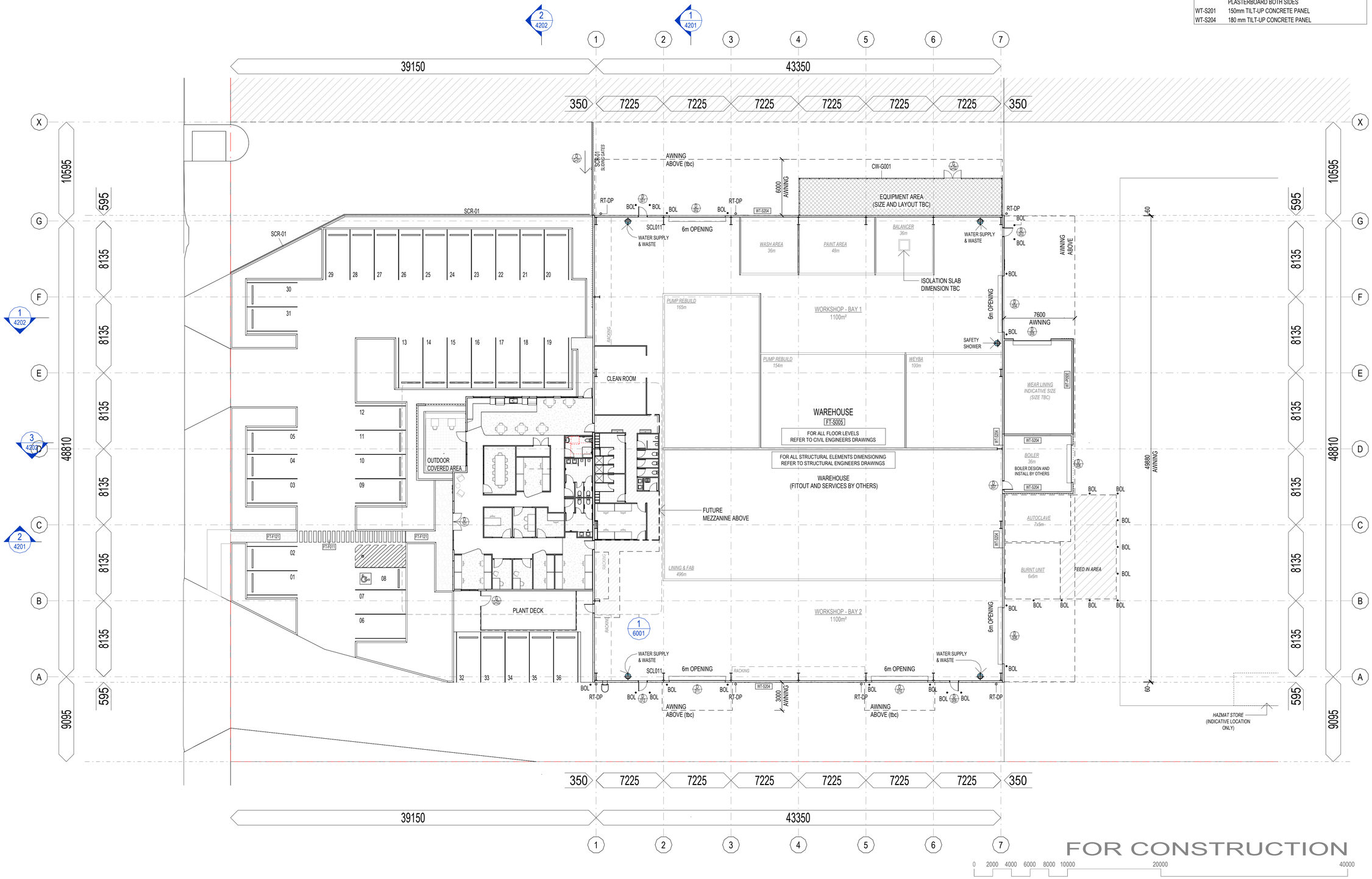
WALL TYPES

WT-M007	190 CONCRETE BLOCK REINFORCED & CORE FILLED
WT-P006L	28 FURRING CHANNEL WITH 13 PLASTERBOARD TO ONE SIDE
WT-P009L	28 FURRING CHANNEL WITH 13 WR PLASTERBOARD TO ONE SIDE
WT-P027	18MM LAMINATE
WT-P062B	64 STEEL STUDS WITH 6 FIBRE CEMENT BOTH SIDES
WT-P093E	150 GIRT & 30 CHANNEL W METAL SHEET CLADDING TO ONE SIDE
WT-P094E	150 GIRT W FC 9 BOTH SIDES & ONE SIDE WITH VERTICAL BATTENS
WT-P186B	64 STEEL STUDS WITH 13 PLASTERBOARD TO BOTH SIDES
WT-P219B	64 STEEL STUDS WITH 13 WATER RESISTANT PLASTERBOARD & 13 PLASTERBOARD
WT-P279B	64 STEEL STUDS WITH 13 WATER RESISTANT PLASTERBOARD BOTH SIDES
WT-S201	150mm TILT-UP CONCRETE PANEL
WT-S204	180 mm TILT-UP CONCRETE PANEL

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

BOL	BOLLARD
CW-G001	GLAZED CURTAIN WALL
RT-DP	DOWNPIPE
SCL011	STEEL UB COLUMN
SCR-01	SCREEN TYPE 01



FOR CONSTRUCTION

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18.06.2025	F	FOR CONSTRUCTION	PM
26.05.2025	E	PRELIMINARY	PM
15.05.2025	D	PRELIMINARY	BC
13.05.2025	C	PRELIMINARY	BC
12.05.2025	B	PRELIMINARY	BC
06.05.2025	A	PRELIMINARY	BC

key plan — north

project/client

BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

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FLOOR PLAN

project no:	scale:	
A2504.B	1 : 200	@A1

discipline	stage	dwg no	rev no
A	DD	1301	G

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INSTALL PROPRIETARY FALL ARREST ANCHOR SYSTEM TO ROOF, DESIGNED & INSTALLED TO AUSTRALIAN STANDARDS

NOTE,
- INSTALL PASSIVE ROOF VENTS AND SOFFIT INTAKE VENTS.
- ROOF IS BASED ON CONTINUOUS JOIN FREE ROOF SHEETS. IF JOIN IS REQUIRED, ENGINEER TO PROVIDE DETAILS.
- REFER TO HYDRAULIC ENGINEER FOR ALL GUTTER AND DOWN PIPE SIZES AND LOCATIONS.

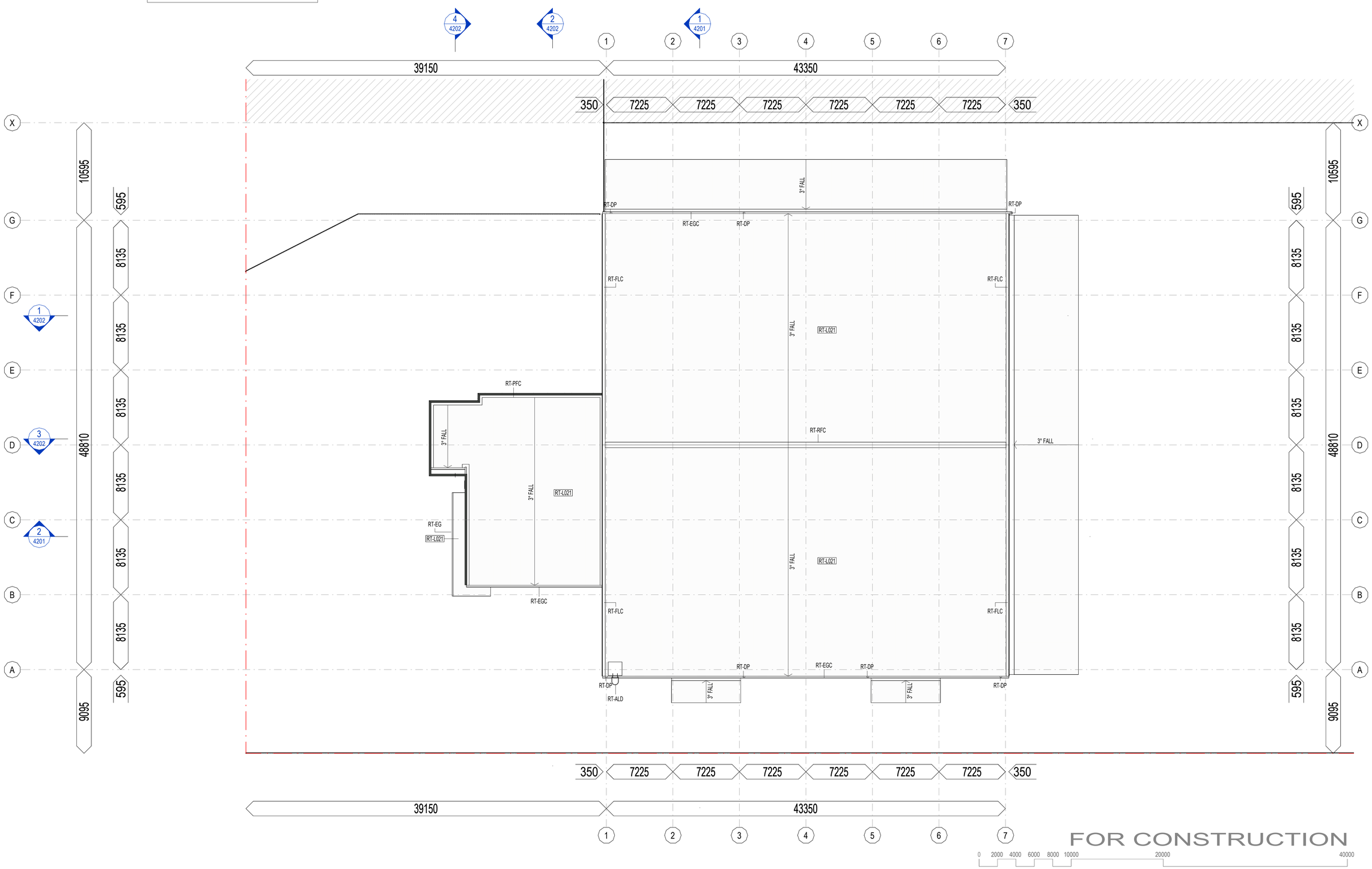
ROOF TYPES

RT-L021	TRIMDEK METAL ROOF SHEETING - COLORBOND SURFMIST

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

RT-ALD	ACCESS LADDER
RT-DP	DOWNPIPE
RT-EG	EAVES GUTTER
RT-EGC	COLORBOND EAVES GUTTER
RT-FLC	COLORBOND FLASHING
RT-PFC	COLORBOND PARAPET FLASHING
RT-RFC	COLORBOND RIDGE FLASHING



FOR CONSTRUCTION

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date	no	revision history	chkd
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15.05.2025	C	PRELIMINARY	BC
13.05.2025	B	PRELIMINARY	BC
12.05.2025	A	PRELIMINARY	BC

key plan — north

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo architects

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Fortitude Valley QLD 4006

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hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title
ROOF PLAN

project no:	scale:	
A2504.B	1 : 200	@A1

discipline	stage	dwg no	rev no
A	DD	2001	D

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NOTE, PASSIVE ROOF VENTS AND SOFFIT INTAKE VENTS

NOTE, CRITICAL LIGHT LOCATIONS ARE SET OUT ON ARCHITECTURAL PLANS, FOR ALL OTHERS REFER TO ELECTRICAL CONSULTANT

CEILING TYPES

CT-C003L	9 FIBRE CEMENT SOFFIT ON 28 FURRING CHANNELS
CT-C007L	CEILING TILES ON SUSPENDED FRAME
CT-L009K	13 WATER RESISTANT PLASTERBOARD ON SUSPENDED FRAME
CT-L028K	TIMBER LOOK CEILING

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
18.06.2025	D	FOR CONSTRUCTION	PM
15.05.2025	C	PRELIMINARY	BC
13.05.2025	B	PRELIMINARY	BC
12.05.2025	A	PRELIMINARY	BC

key plan — north

project/client

BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

REFLECTED CEILING PLAN

project no:		scale:	
A2504.B		1 : 200	@A1
discipline	stage	dwg no	rev no
A	DD	3001	D

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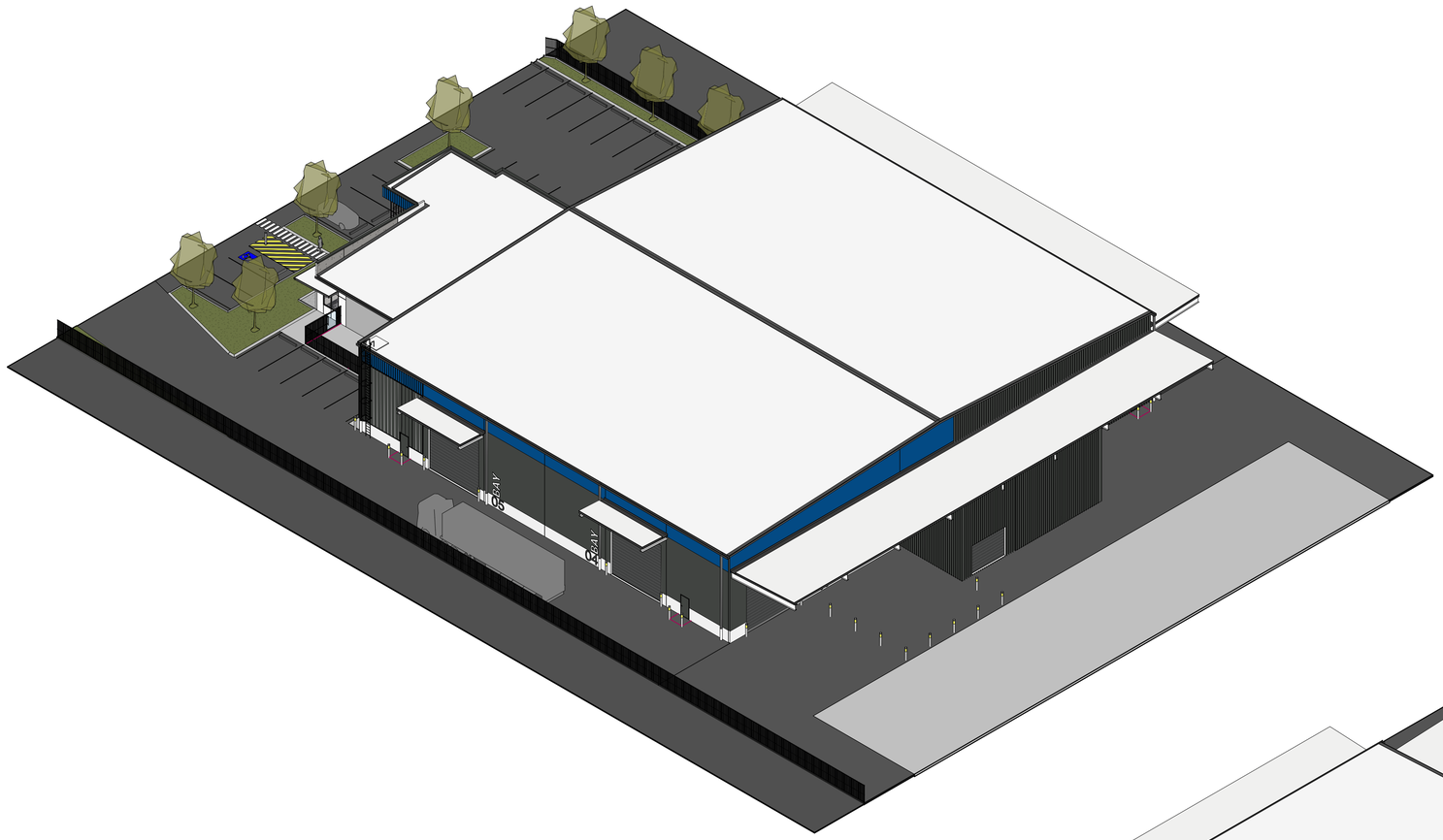

FOR CONSTRUCTION

NOTES: Only use figured dimensions. Do not scale from drawings.

date	no	revision history	chkd
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15.06.2025	C	PRELIMINARY	BC
13.06.2025	B	PRELIMINARY	BC
12.06.2025	A	PRELIMINARY	BC

project/client

BUILDING B

LOT 12/ 110 PENELOPE RD

FOR

MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

3D VIEWS

project no:	scale:
A2504.B	@A1

discipline	stage	dwg no	rev no
A	DD	4001	D

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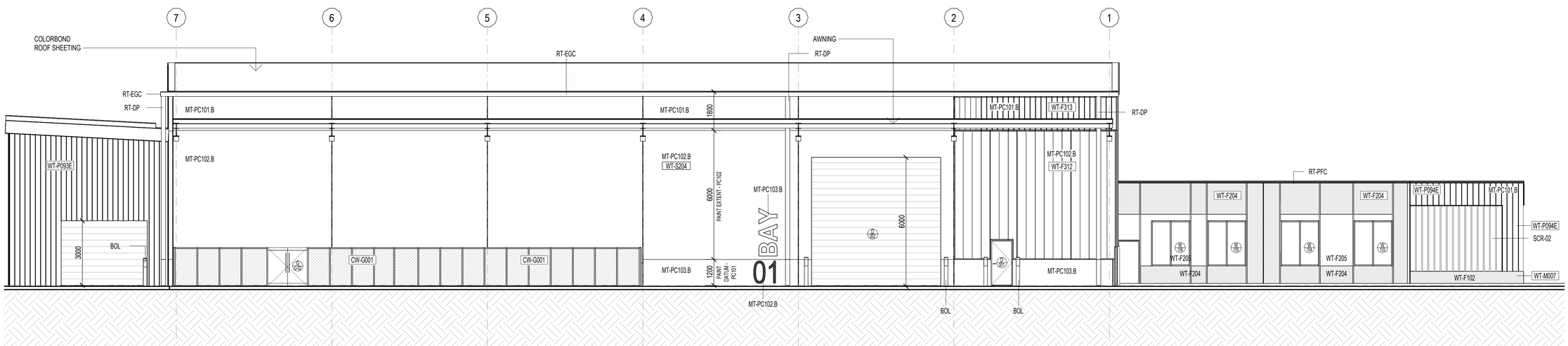
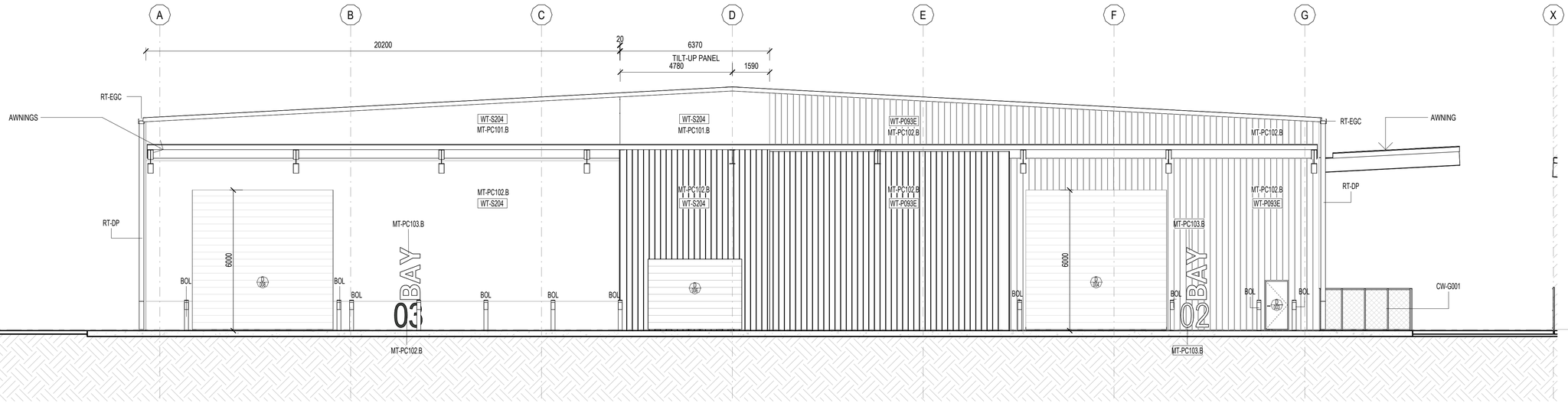


1 / - NORTH ELEV
1 : 100



3 / - EAST ELEV
1 : 100

FOR CONSTRUCTION

0 1000 2000 3000 4000 5000 10000 20000

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

BOL	BOLLARD
CW-G001	GLAZED CURTAIN WALL
MT-PC101.B	PAINT FINISH 01.B
MT-PC102.B	PAINT FINISH 02.B
MT-PC103.B	PAINT FINISH 03.B
RT-DP	DOWNPIPE
RT-EGC	COLORBOND EAVES GUTTER
RT-PFC	COLORBOND PARAPET FLASHING
SCR-02	SCREEN TYPE 02
WT-F102	RENDER AND PAINT FINISHED
WT-F204	TILT UP CONC PANELS PAINT TYPE 3 AND WITH VERTICAL BATTENS
WT-F205	TILT UP CONC PANELS PAINT TYPE 1 AND WITH VERTICAL BATTENS
WT-F312	METAL CLADDING COLOUR 02
WT-F313	METAL CLADDING COLOUR 03
WT-P093E	150 GIRT W METAL CLADDING TO EXTERIOR
WT-P094E	150 GIRT W FC 9 & FC 9 WITH VERTICAL BATTENS
WT-S204	TILT UP CONC PANELS

date	no	revision history	chkd
18.06.2025	E	FOR CONSTRUCTION	PM
15.05.2025	D	PRELIMINARY	BC
13.05.2025	C	PRELIMINARY	BC
12.05.2025	B	PRELIMINARY	BC
06.05.2025	A	PRELIMINARY	BC

key plan

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects
Level 1 / 212 Constance St.
Fortitude Valley QLD 4006
Telephone (07) 3113 4082
hello@seriestwo.com.au
Series Two Architects Pty Ltd

drawing title
ELEVATIONS

project no:	scale:	
A2504.B	1 : 100	@A1

discipline	stage	dwg no	rev no
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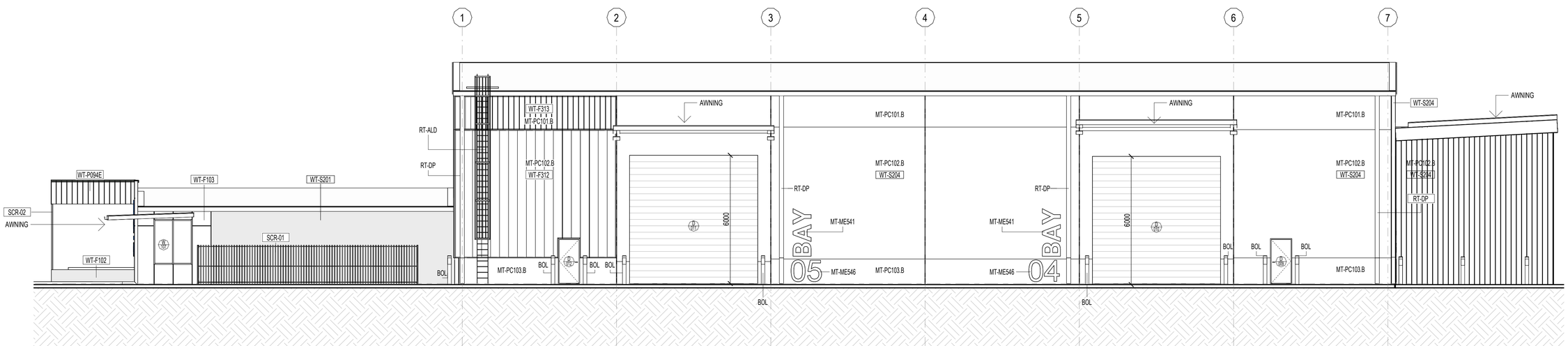

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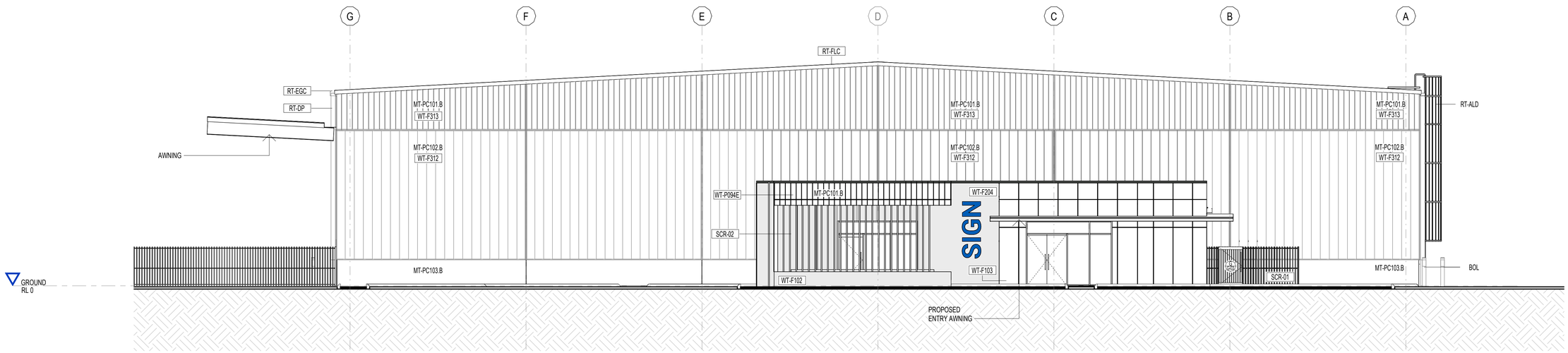
1 : 100



2 - WEST ELEV
1 : 100

FOR CONSTRUCTION

0 1000 2000 3000 4000 5000 10000 20000

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

BOL	BOLLARD
MT-ME541	POWDER COATED WHITE STEEL
MT-ME546	WOODLAND GREY POWDER COATED STEEL
MT-PC101.B	PAINT FINISH 01.B
MT-PC102.B	PAINT FINISH 02.B
MT-PC103.B	PAINT FINISH 03.B
RT-ALD	ACCESS LADDER
RT-DP	DOWNPIPE
RT-EGC	COLORBOND EAVES GUTTER
RT-FLC	COLORBOND FLASHING
SCR-01	SCREEN TYPE 01
SCR-02	SCREEN TYPE 02
WT-F102	RENDER AND PAINT FINISHED
WT-F103	EXPOSED CONCRETE WITH CLEAR SEALER AND NEGATIVE JOINTS
WT-F204	TILT UP CONC PANELS PAINT TYPE 3 AND WITH VERTICAL BATTENS
WT-F312	METAL CLADDING COLOUR 02
WT-F313	METAL CLADDING COLOUR 03
WT-P094E	150 GIRT W FC 9 & FC 9 WITH VERTICAL BATTENS
WT-S204	TILT UP CONC PANELS

date	no	revision history	chkd
18.06.2025	E	FOR CONSTRUCTION	PM
16.05.2025	D	PRELIMINARY	BC
13.05.2025	C	PRELIMINARY	BC
12.05.2025	B	PRELIMINARY	BC
07.05.2025	A	PRELIMINARY	BC

key plan

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title
ELEVATIONS

project no:	scale:	
A2504.B	1 : 100	@A1

discipline	stage	dwg no	rev no
A	DD	4102	E

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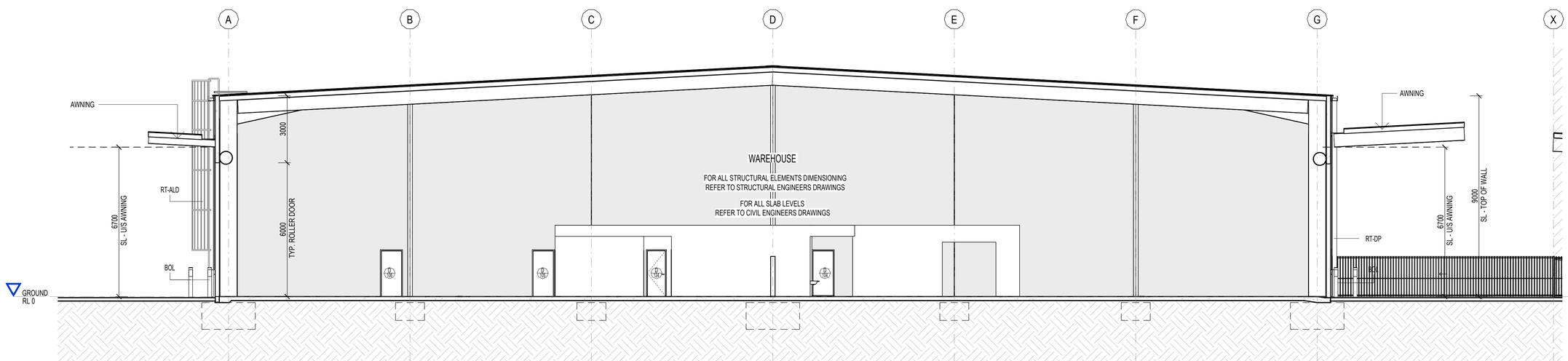

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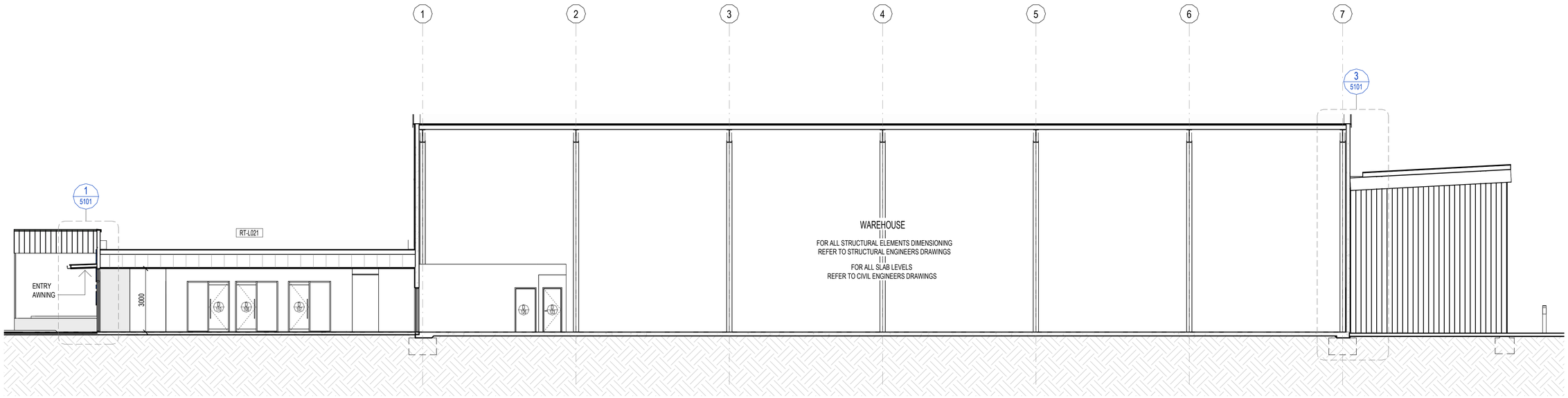

2 / - SECTION B
1 : 100

FOR CONSTRUCTION

0 1000 2000 3000 4000 5000 10000 20000

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

BOL	BOLLARD
RT-ALD	ACCESS LADDER
RT-DP	DOWNPIPE
RT-L021	COLORBOND ROOF SHEETING ON STEEL PURLINS

date	no	revision history	chkd
19.06.2025	F	FOR CONSTRUCTION	PM
18.06.2025	E	FOR CONSTRUCTION	PM
16.05.2025	D	PRELIMINARY	BC
13.05.2025	C	PRELIMINARY	BC
12.05.2025	B	PRELIMINARY	BC
06.05.2025	A	PRELIMINARY	BC

key plan

project/client

BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

SECTIONS

project no:	scale:	
A2504.B	1 : 100	@A1

discipline	stage	dwg no	rev no
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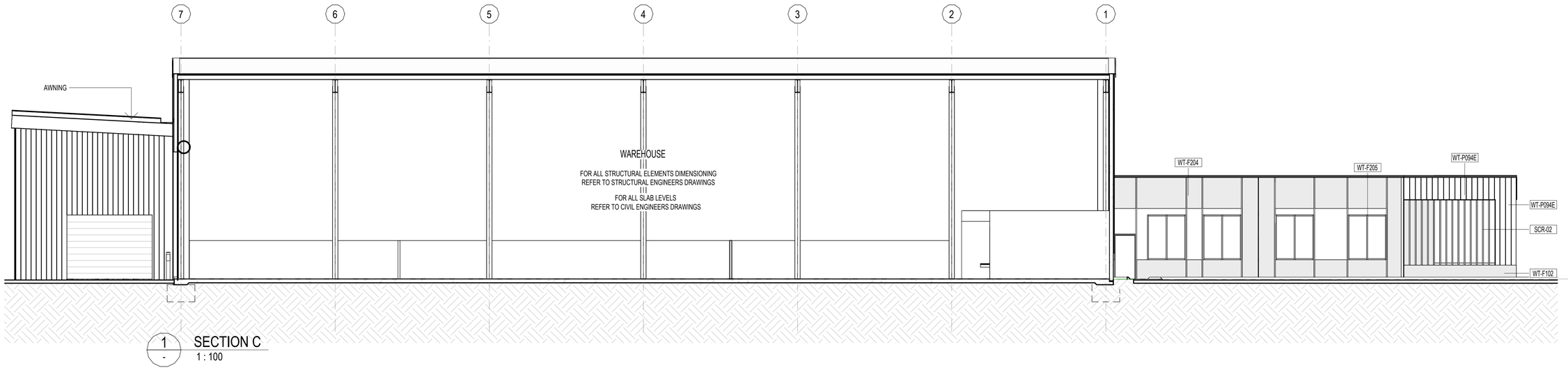

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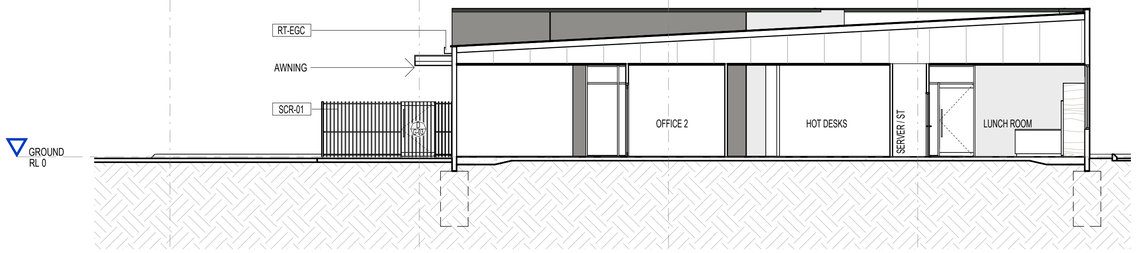

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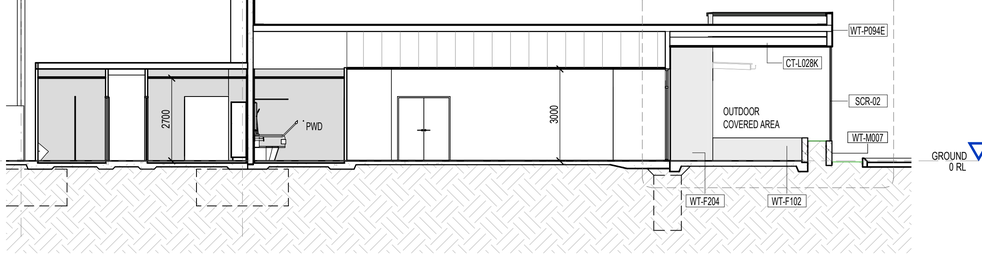
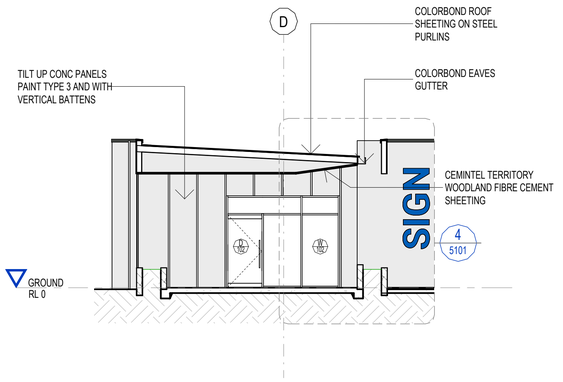


3 / - SECTION E
1 : 100



FOR CONSTRUCTION

0 1000 2000 3000 4000 5000 10000 20000

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

CT-L028K	TIMBERLOOK ALUMINIUM PANEL SOFFIT
MT-CL038	CEMINTEL TERRITORY WOODLAND FIBRE CEMENT SHEETING
RT-EGC	COLORBOND EAVES GUTTER
RT-L021	COLORBOND ROOF SHEETING ON STEEL PURLINS
SCR-01	SCREEN TYPE 01
SCR-02	SCREEN TYPE 02
WT-F102	RENDER AND PAINT FINISHED
WT-F204	TILT UP CONC PANELS PAINT TYPE 3 AND WITH VERTICAL BATTENS
WT-F205	TILT UP CONC PANELS PAINT TYPE 1 AND WITH VERTICAL BATTENS
WT-P094E	150 GIRT W FC 9 & FC 9 WITH VERTICAL BATTENS

date	no	revision history	chkd
19.06.2025	F	FOR CONSTRUCTION	PM
18.06.2025	E	FOR CONSTRUCTION	PM
15.05.2025	D	PRELIMINARY	BC
13.05.2025	C	PRELIMINARY	BC
12.05.2025	B	PRELIMINARY	BC
07.05.2025	A	PRELIMINARY	BC

key plan

project/client

BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

SECTIONS

project no:		scale:	
A2504.B		1 : 100	@A1
discipline	stage	dwg no	rev no
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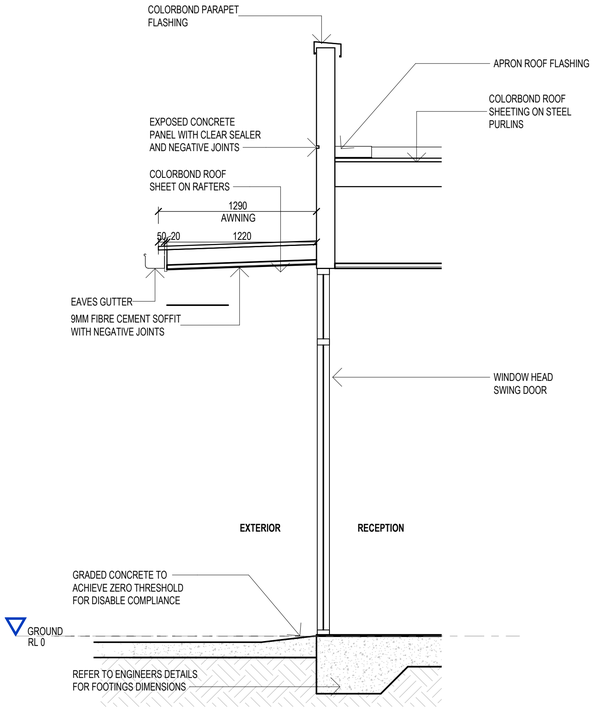

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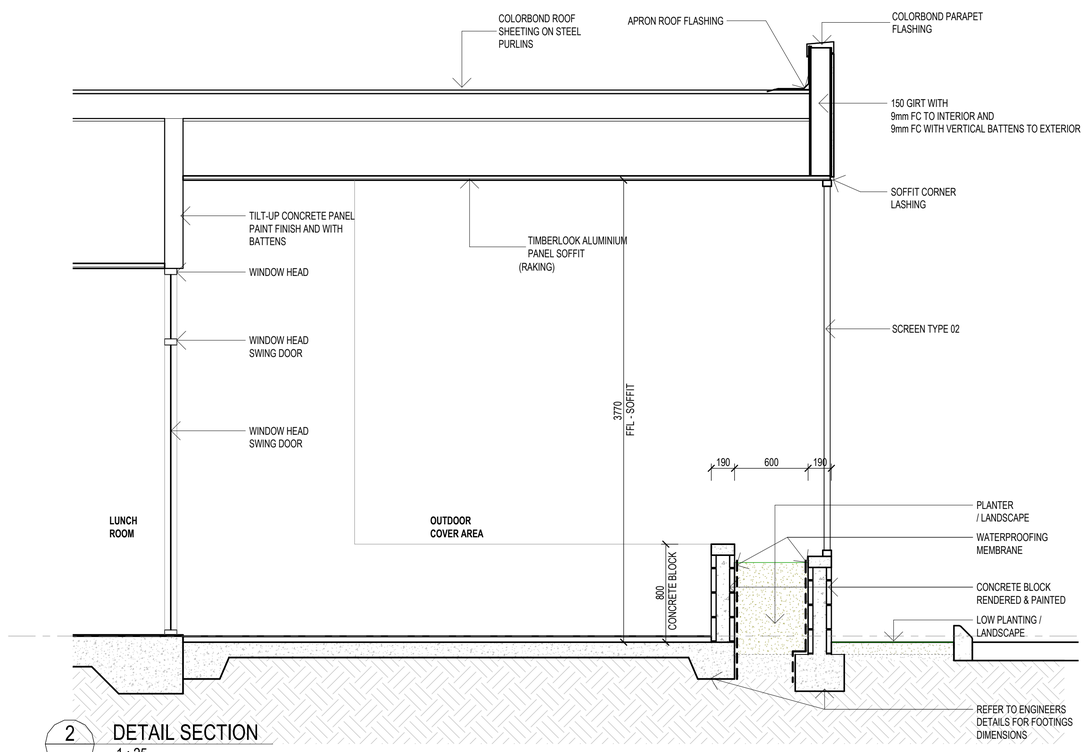

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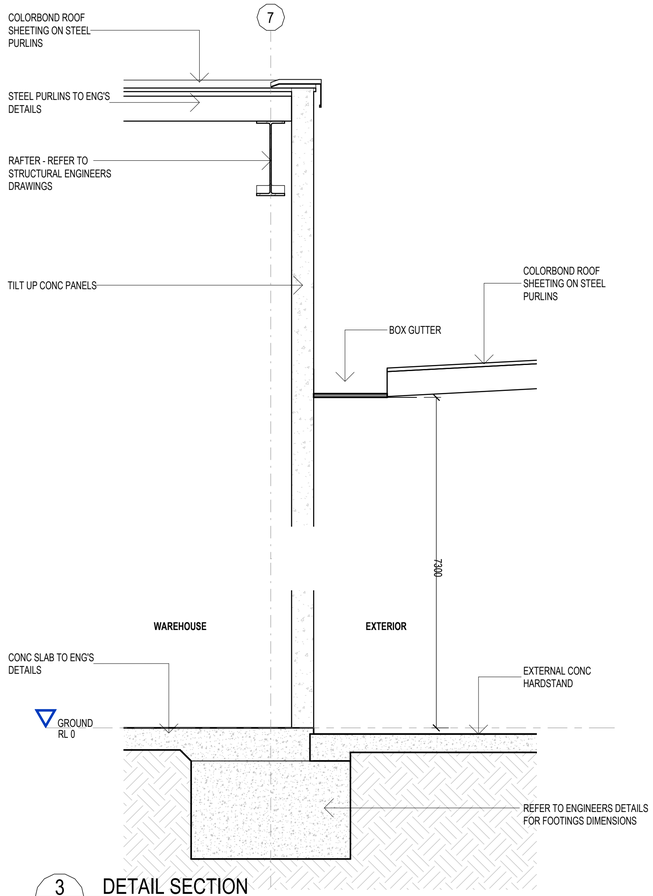

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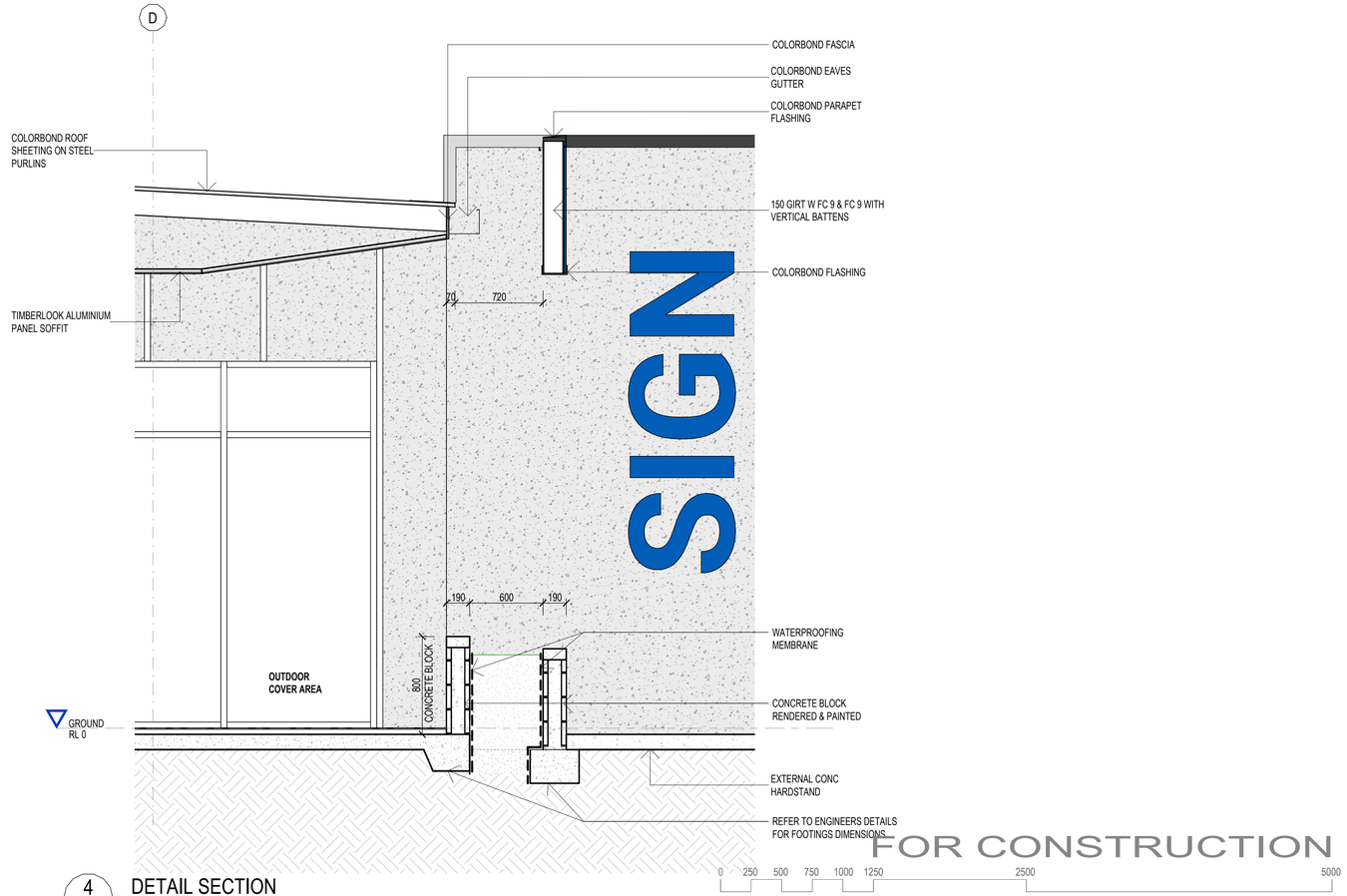

4 - DETAIL SECTION
1 : 25

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

CT-C003	9MM FIBRE CEMENT SOFFIT WITH NEGATIVE JOINTS
CT-L028K	TIMBERLOOK ALUMINIUM PANEL SOFFIT
FT-S001	EXTERNAL CONC HARDSTAND
FT-S002	EXTERNAL CONC HARDSTAND
FT-S005	CONC SLAB TO ENG'S DETAILS
RT-BG	BOX GUTTER
RT-EG	EAVES GUTTER
RT-EGC	COLORBOND EAVES GUTTER
RT-L021	COLORBOND ROOF SHEETING ON STEEL PURLINS
RT-PFC	COLORBOND PARAPET FLASHING
RT-SP	STEEL PURLINS TO ENG'S DETAILS
SCR-02	SCREEN TYPE 02
WT-P094E	150 GIRT W FC 9 & FC 9 WITH VERTICAL BATTENS
WT-S204	TILT UP CONC PANELS

date	no	revision history	chkd
18.06.2025	B	FOR CONSTRUCTION	PM
03.06.2025	A	FOR INFORMATION	PM

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects
Level 1 / 212 Constance St.
Fortitude Valley QLD 4006
Telephone (07) 3113 4082
hello@seriestwo.com.au
Series Two Architects Pty Ltd

drawing title
DETAIL SECTIONS

project no:	scale:	
A2504.B	1 : 25	@A1

discipline	stage	dwg no	rev no
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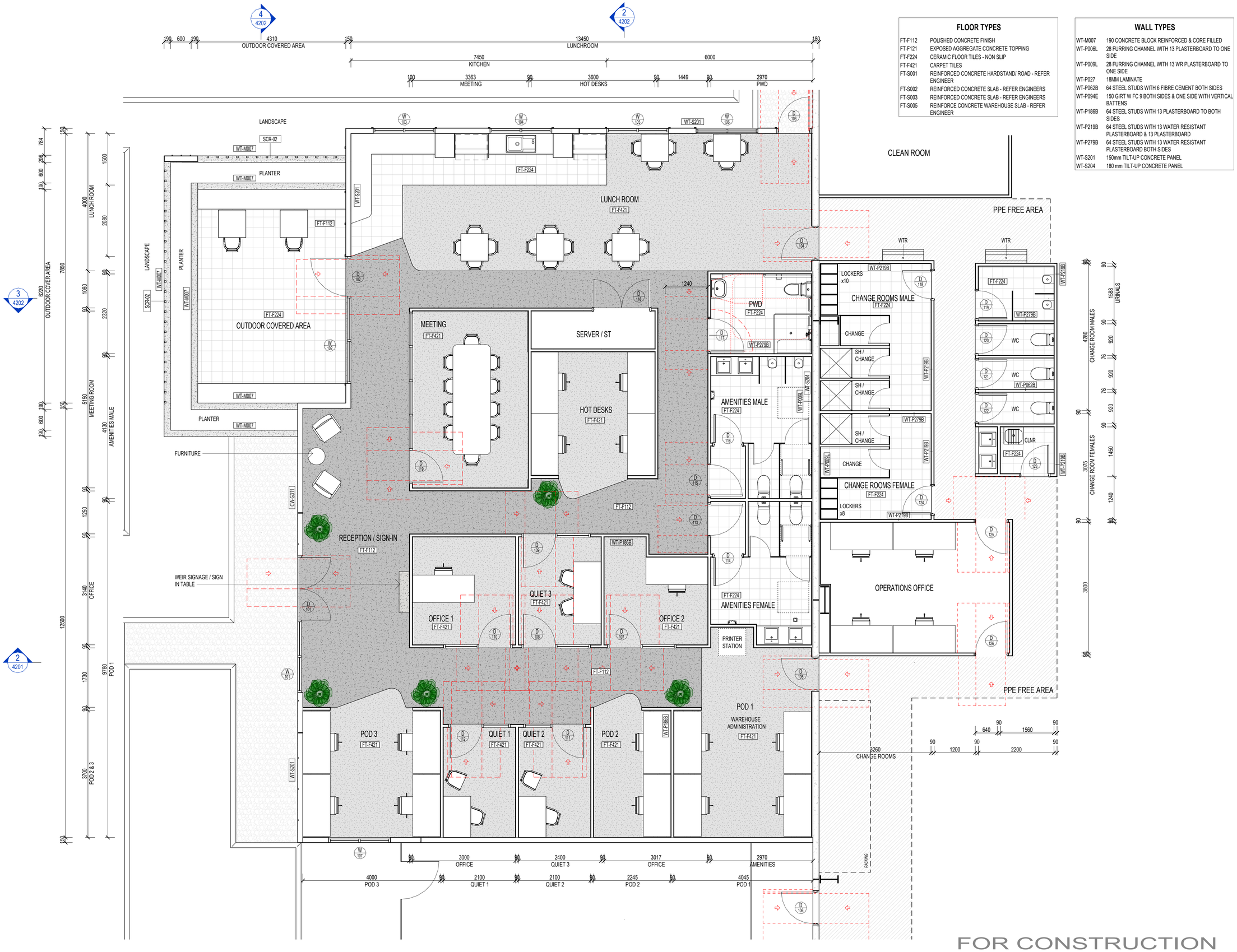

FLOOR TYPES

FT-F112	POLISHED CONCRETE FINISH
FT-F121	EXPOSED AGGREGATE CONCRETE TOPPING
FT-F224	CERAMIC FLOOR TILES - NON SLIP
FT-F421	CARPET TILES
FT-S001	REINFORCED CONCRETE HARDSTAND/ ROAD - REFER ENGINEER
FT-S002	REINFORCED CONCRETE SLAB - REFER ENGINEERS
FT-S003	REINFORCED CONCRETE SLAB - REFER ENGINEERS
FT-S005	REINFORCE CONCRETE WAREHOUSE SLAB - REFER ENGINEER

WALL TYPES

WT-M007	190 CONCRETE BLOCK REINFORCED & CORE FILLED
WT-P006L	28 FURRING CHANNEL WITH 13 PLASTERBOARD TO ONE SIDE
WT-P009L	28 FURRING CHANNEL WITH 13 WR PLASTERBOARD TO ONE SIDE
WT-P027	18MM LAMINATE
WT-P062B	64 STEEL STUDS WITH 6 FIBRE CEMENT BOTH SIDES
WT-P094E	150 GIRT W FC 9 BOTH SIDES & ONE SIDE WITH VERTICAL BATTENS
WT-P186B	64 STEEL STUDS WITH 13 PLASTERBOARD TO BOTH SIDES
WT-P219B	64 STEEL STUDS WITH 13 WATER RESISTANT PLASTERBOARD & 13 PLASTERBOARD
WT-P279B	64 STEEL STUDS WITH 13 WATER RESISTANT PLASTERBOARD BOTH SIDES
WT-S201	150mm TILT-UP CONCRETE PANEL
WT-S204	180 mm TILT-UP CONCRETE PANEL

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

CLNR	CLEANER'S SINK
S	SINK
SCR-02	SCREEN TYPE 02
WTR	WASH TROUGH

date	no	revision history	chkd
19.06.2025	F	FOR CONSTRUCTION	PM
18.06.2025	E	FOR CONSTRUCTION	PM
15.05.2025	D	PRELIMINARY	BC
13.05.2025	C	PRELIMINARY	BC
12.05.2025	B	PRELIMINARY	BC
02.05.2025	A	PRELIMINARY	BC

key plan — north

project/client

BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

FLOOR PLAN - OFFICE

project no:	scale:	
A2504.B	1 : 50	@A1

discipline	stage	dwg no	rev no
A	DD	6001	F

FOR CONSTRUCTION

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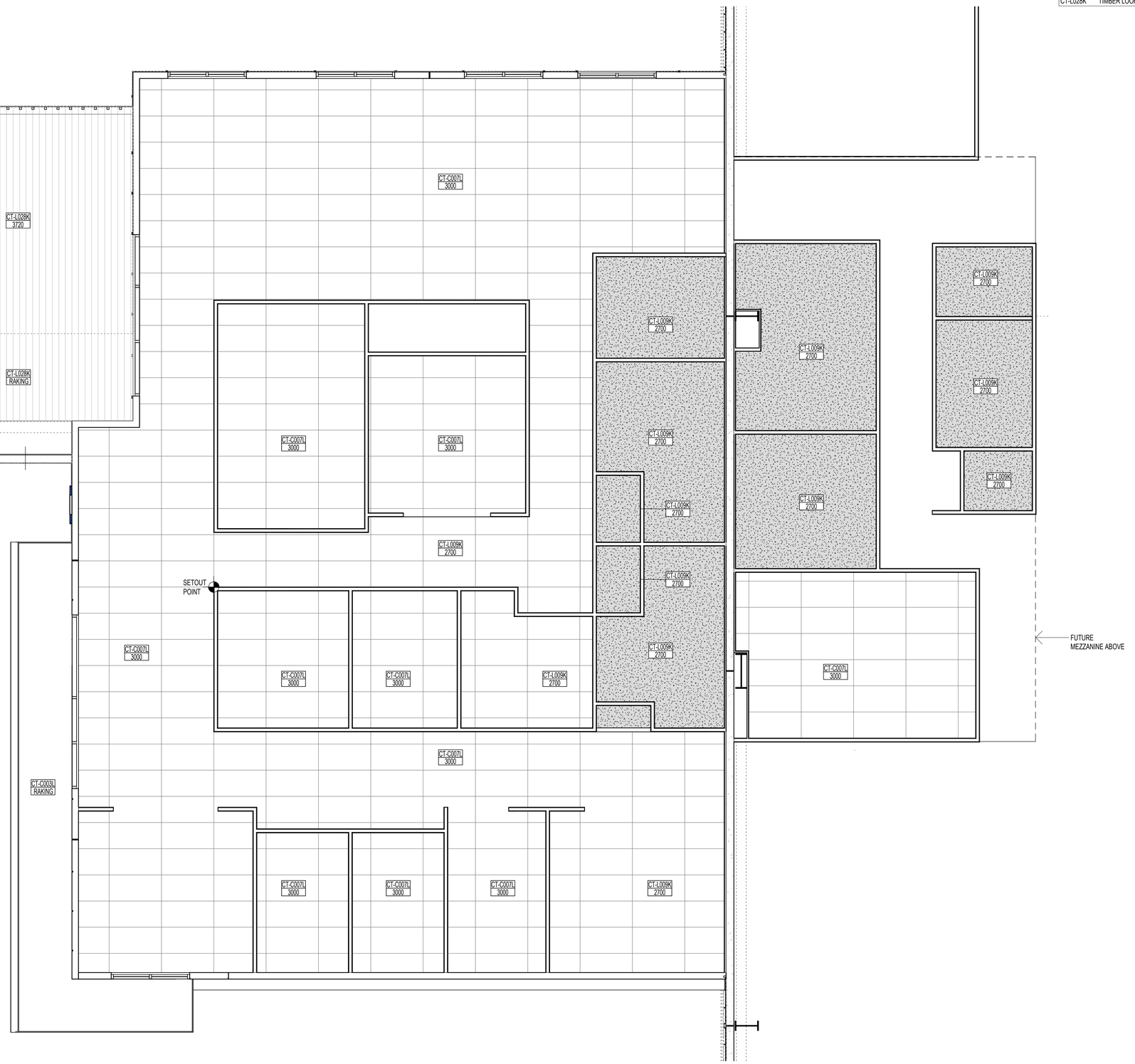
NOTE, PASSIVE ROOF VENTS AND SOFFIT INTAKE VENTS

NOTE, CRITICAL LIGHT LOCATIONS ARE SET OUT ON ARCHITECTURAL PLANS, FOR ALL OTHERS REFER TO ELECTRICAL CONSULTANT



CEILING TYPES

CT-C003L	9 FIBRE CEMENT SOFFIT ON 28 FURRING CHANNELS
CT-C007L	CEILING TILES ON SUSPENDED FRAME
CT-L009K	13 WATER RESISTANT PLASTERBOARD ON SUSPENDED FRAME
CT-L028K	TIMBER LOOK CEILING

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
19.06.2025	E	FOR CONSTRUCTION	PM
18.06.2025	D	FOR CONSTRUCTION	PM
15.05.2025	C	PRELIMINARY	BC
13.05.2025	B	PRELIMINARY	BC
12.05.2025	A	PRELIMINARY	BC

key plan — north

project/client

BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
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seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

RCP - OFFICE

project no:	scale:	
A2504.B	1 : 50	@A1

discipline	stage	dwg no	rev no
A	DD	6002	E

FOR CONSTRUCTION

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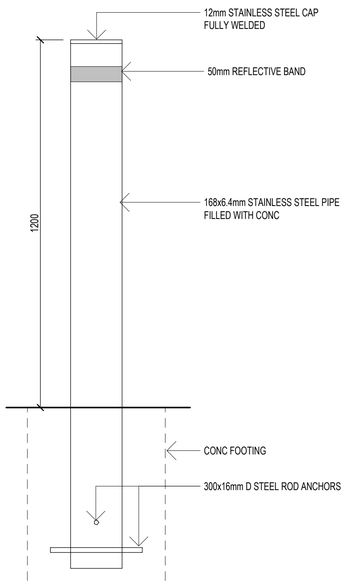


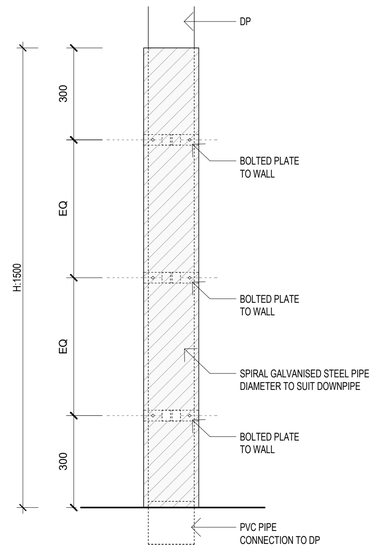
ELEVATION

1 - BOLLARD IN FOOTING
1 : 10

ELEVATION

PLAN

3 - DP PROTECTOR 1
1 : 10



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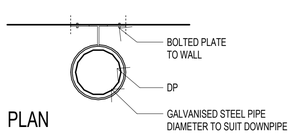
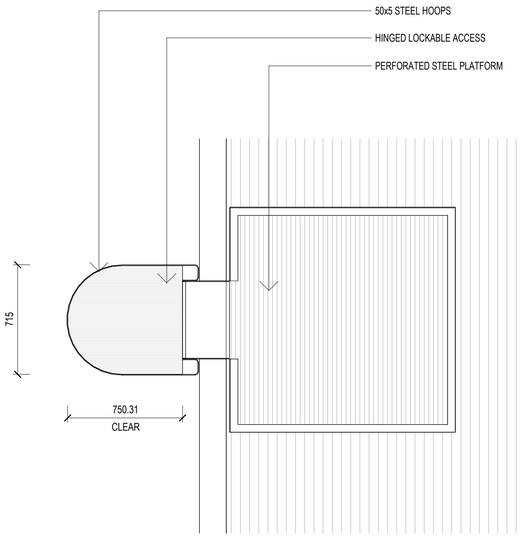
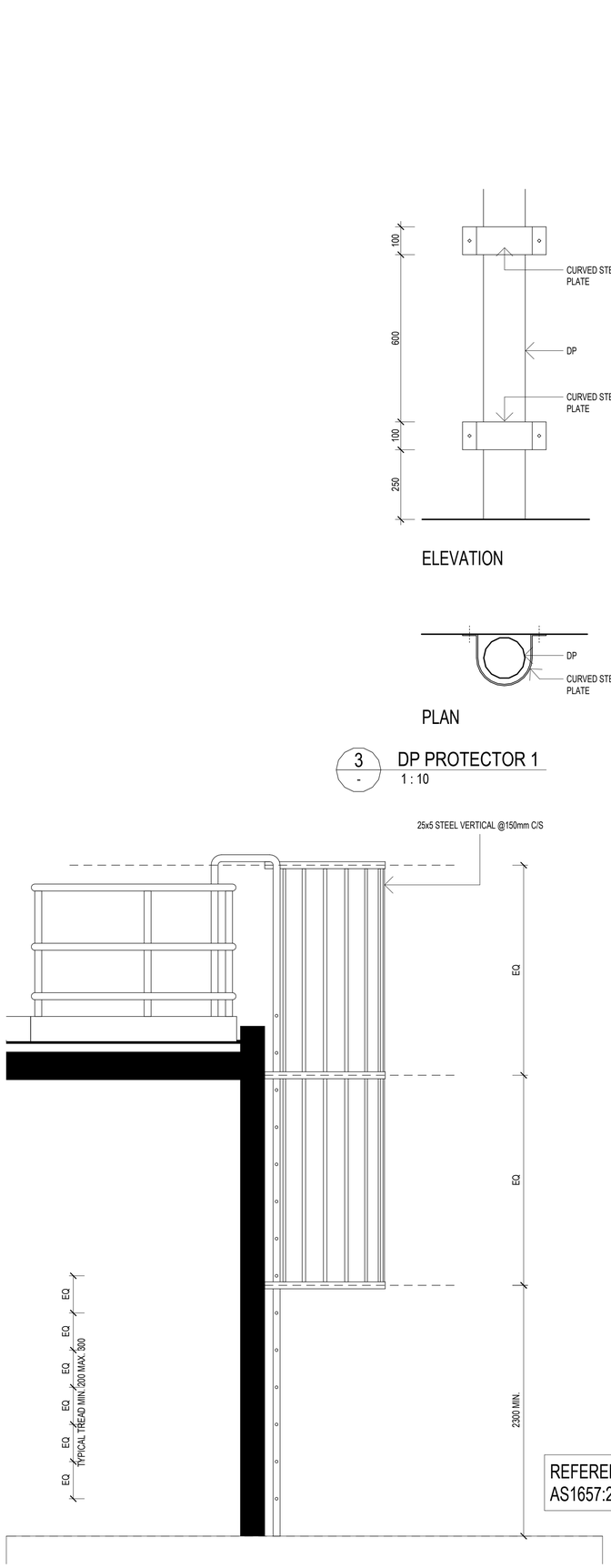


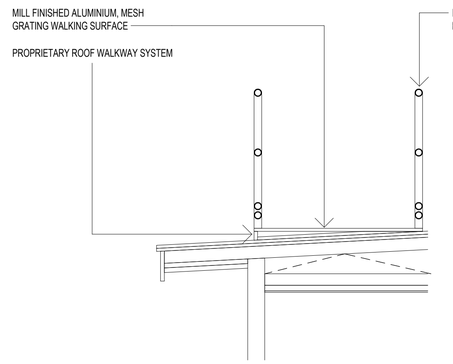
PLAN

4 - DP PROTECTOR 2
1 : 10



5 - ROOF ACCESS LADDER
1 : 20





6 - ROOF WALKWAY
1 : 20

REFERENCES
AS1657:2018 ACCESS BETWEEN LEVELS

FOR CONSTRUCTION

NOTES: Only use figured dimensions. Do not scale from drawings.

ABBREVIATIONS

date	no	revision history	chkd
18.06.2025	A	FOR CONSTRUCTION	PM

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

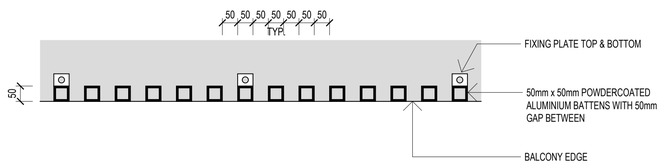
FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects
Level 1 / 212 Constance St.
Fortitude Valley QLD 4006
Telephone (07) 3113 4082
hello@seriestwo.com.au
Series Two Architects Pty Ltd

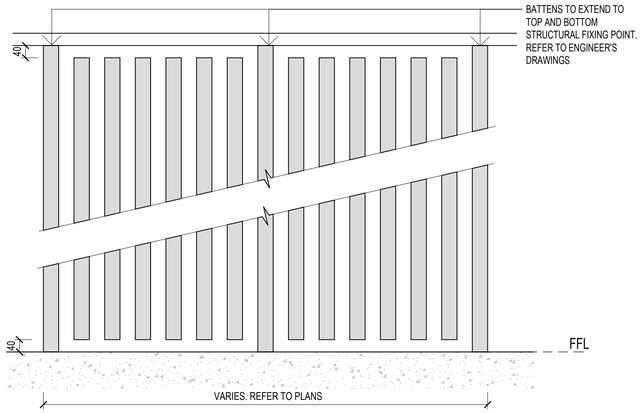
drawing title
METALWORK DETAILS - GENERAL

project no:	scale:	
A2504.B	As indicated @A1	
discipline	stage	dwg no / rev no
A	DD	7001 / A

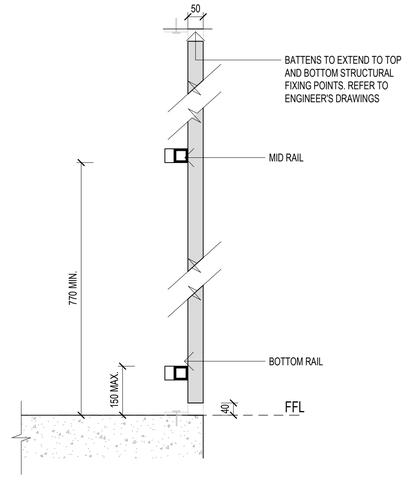
19/06/2025 11:16:15 AM F:\4000\2504_WEIR Lot 11 Cleveland Industrial Park\C4D\Model\A2504.B-DD.rvt



1 - TYPICAL SCREEN DETAIL SCR#01
1 : 10



2 - TYPICAL SCREEN ELEVATION SCR#01
1 : 10



3 - TYPICAL SCREEN SECTION SCR#01
1 : 10

FOR CONSTRUCTION

NOTES: Only use figured dimensions. Do not scale from drawings.

date	no	revision history	chkd
18.06.2025	A	FOR CONSTRUCTION	PM

key plan — north

project/client
BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

seriestwo
architects

Level 1 / 212 Constance St.
Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title
METALWORK DETAILS - SCREENS

project no:	scale:	
A2504.B	1 : 10	@A1

discipline	stage	dwg no	rev no
A	DD	7002	A

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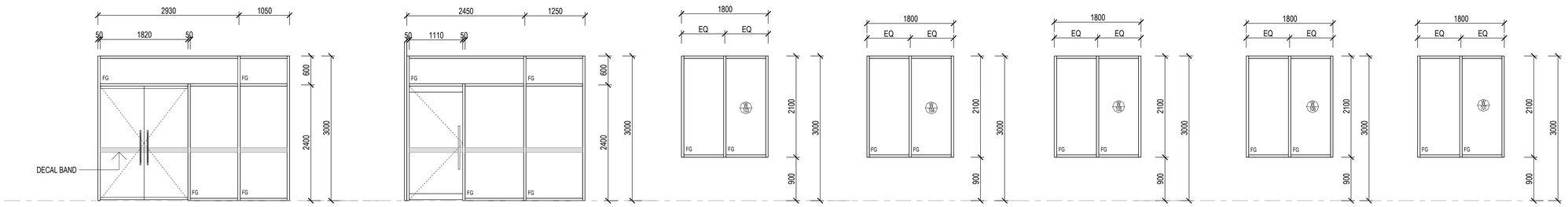

1 W101 + D101
1 : 50

2 W102
1 : 50

3 W103
1 : 50

4 W104
1 : 50

5 W105
1 : 50

6 W106
1 : 50

7 W107
1 : 50

NOTES: Only use figured dimensions. Do not scale from drawings.

LEGEND

- TRANSLUCENT FILM
- CLEAR GLASS
- STAINLESS STEEL SECURITY SCREEN
- FG FIXED GLASS

NOTE: CONFIRM ALL GLAZING DIMENSIONS ON SITE

NOTE: ALL SECURITY SCREENS OVER OBERABLE SLIDING AND SWING DOORS TO BE KEYED

NOTE: REFER TO ACOUSTIC REPORT FOR ALL GLASS AND SEAL REQUIREMENTS

NOTE: OPENING RESTRICTERS TO BE PROVIDED IN ACCORDANCE WITH NCC D2.24

date	no	revision history	chkd
18.06.2025	A	FOR CONSTRUCTION	PM

key plan — north

project/client

BUILDING B

LOT 12/ 110 PENELOPE RD

FOR
MCDONALD CONSTRUCTIONS

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Fortitude Valley QLD 4006

Telephone (07) 3113 4082
hello@seriestwo.com.au

Series Two Architects Pty Ltd

drawing title

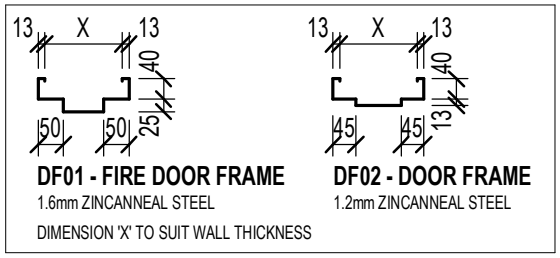
WINDOW SCHEDULE

project no:	scale:	
A2504.B	1 : 50	@A1

discipline	stage	dwg no	rev no
A	DD	8101	A

FOR CONSTRUCTION

19/06/2025 11:16:18 AM F:\4000\2504_WEIR Lot 11 Cleveland Industrial Park\C4D\Model\A2504.B-DD.rvt



DF01 - FIRE DOOR FRAME
1.6mm ZINCANNEAL STEEL

DF02 - DOOR FRAME
1.2mm ZINCANNEAL STEEL

DIMENSION 'X' TO SUIT WALL THICKNESS

NOTE:

ALL DOORWAYS SHALL HAVE A MINIMUM LUMINANCE CONTRAST OF 30% BETWEEN

a. DOOR LEAF & DOOR JAMB
b. DOOR LEAF & ADJACENT WALL
c. ARCHITRAVE & WALL
d. DOOR LEAF & ARCHITRAVE OR
e. DOOR JAMB & ADJACENT WALL

WITH A MINIMUM WIDTH OF AREA OF LUMINANCE OF 50mm

AS1428.1 - 2009

A2504.BBUILDING B

SERIES TWO ARCHITECTS - 527 GREGORY TERRACE, FORTITUDE VALLEY

DOOR SCHEDULE SHEET LIST 8401 B

F:\4000\2504_WEIR Lot 11 Cleveland Industrial Park\CAD\Model\A2504.B-DD.rvt

19/06/2025 11:40:55 AM

	#	Room Name	Size			Type	Door Finish	Frame Type	Wall Width	Comments
			Ht	W	Th					
WAREHOUSE AREA	001	EXIT 1	2040	920	40	Fire Rated	Painted	Steel DF01	180	Fire Rated
	002	WAREHOUSE	6000	6000	25	Roller Shutter	Painted	Aluminium DF02	180	
	003	EXIT 2	2040	920	40	Fire Rated	Painted	Steel DF01	190	Fire Rated
	004	WAREHOUSE	6000	6000	25	Roller Shutter	Painted	Aluminium DF02	180	
	005	WEAR LINING	3000	4000	25	Roller Shutter	Painted	Aluminium DF02	190	
	006	BOILER	3000	4000	25	Roller Shutter	Painted	Aluminium DF02	190	
	007	BOILER	2040	920	40	Fire Rated	Painted	Steel DF01	180	Fire Rated
	008	WAREHOUSE	6000	6000	25	Roller Shutter	Painted	Aluminium DF02	180	
	009	EXIT 3	2040	920	40	Fire Rated	Painted	Steel DF01	180	Fire Rated
	010	WAREHOUSE	6000	6000	25	Roller Shutter	Painted	Aluminium DF02	180	
	011	WAREHOUSE	6000	6000	25	Roller Shutter	Painted	Aluminium DF02	180	
	012	EXIT 4	2040	920	40	Fire Rated	Painted	Steel DF01	180	Fire Rated
OFFICE BUILDING	101	RECEPTION / SIGN-IN	2375	1820	40	Aluminium Framed Glazed	Powder Coat	Aluminium	100	Lockable doors (tbc)
	102	OUTDOOR COVERED AREA	2375	1110	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	100	Lockable doors (tbc)
	103	LUNCH ROOM	2040	920	40	Solid Core Single	Painted	Steel DF01	150	Fire Rated, Lockable doors (tbc), After hours access
	104	LUNCH ROOM	2040	920	40	Solid Core Single	Painted	Steel DF01	150	Fire Rated
	105	WAREHOUSE	2040	920	40	Solid Core Single	Painted	Steel DF01	150	Fire Rated
	106	WAREHOUSE	2040	920	40	Solid Core Single	Painted	Steel DF01	150	Fire Rated
	107	OFFICE 2	2350	925	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	100	
	108	QUIET 3	2350	925	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	100	
	109	QUIET 3	2350	925	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	100	
	110	OFFICE 1	2350	925	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	100	
	111	QUIET 2	2350	925	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	100	
	112	QUIET 1	2350	925	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	100	
	113	AMENITIES FEMALE	2040	920	40	Solid Core Single	Painted	Aluminium DF02	90	
	114	AMENITIES FEMALE	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	115	AMENITIES MALE	2040	920	40	Solid Core Single	Painted	Aluminium DF02	90	
	116	AMENITIES MALE	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	117	PWD	2040	970	40	Solid Core Single	Painted	Aluminium DF02	90	
	118	SERVER / ST	2040	1640	35	Solid Core Double	Painted	Aluminium DF02	90	
	118	CHANGE ROOMS MALE	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	119	MEETING	2350	925	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	100	
	119	URINALS	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	120	WC	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	121	WC	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	122	WC	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	123	CLEANER'S	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	124	CHANGE ROOMS FEMALE	2040	820	40	Solid Core Single	Painted	Aluminium DF02	90	
	125	WAREHOUSE	2040	920	40	Solid Core Single	Painted	Aluminium DF02	90	
	126	OPERATIONS OFFICE	2040	920	40	Solid Core	Painted	Aluminium DF02	90	
GATES	G-01	DRIVEWAY ENTRY	1800	9930	50	Aluminium Framed Gate Sliding Auto	Powder Coat		100	Lockable gate
	G-02	EQUIPMENT AREA	1800	915	40	Chainwire gate	N/A		50	Lockable gate
	G-03	PLANT DECK	1800	1100	40	Aluminium Framed Glazed Single	Powder Coat	Aluminium	50	Lockable gate

External Finishes Schedule
Building B

Lot 12, 110 Penelope Rd, Townsville

FOR: MCDONALD Constructions

seriestwo **architects**

212 Constance Street, Fortitude Valley, Ph 31134082, seriestwo.com.au

FOR CONSTRUCTION Issue 18/06/2025

DRAWING No. 8501 / REV A

IMAGE	ITEM	CODE	TYPE	FINISH	COLOUR	SUPPLIER	COMMENTS
	GENERAL						
	Concrete Driveway	**FT-S001**	Broom Finish Grey Concrete	Broom finish, with non-slip rating of P5	Natural / Grey	By Builder	Refer to plans for extent, applied to grey concrete substrate.
	Loading Bay text	**'BAY 01'**	Paint	Paint	Number colour: Dulux Woodland grey Bay colour: Dulux Surfmist	By Builder	Refer to elevations
	Mailbox		Prefinished metal and lockable mailboxes recessed into the entry statement wall.	Powder Coated / Prefinished Metal	Colorbond Monument	By Builder	
	Outdoor area soffit	**CT-L028K**	Timber look battens, Aluminium soffits	Pre-finished	Timber look	By Builder	
	FC panel soffits	**CT-C003L**	9mm compressed fibre cement pane with negative joins	Natural with clean coating	Cemintel	By Builder	Refer to structural engineer's design.

IMAGE	ITEM	CODE	TYPE	FINISH	COLOUR	SUPPLIER	COMMENTS
	Wheel Stops	**WS**	Concrete	Paint	Yellow	By Contractor Example	In locations nominated on site plan and civil drawings.
	Line Marking	**FT-F011**	Non-slip line marking	Paint	White	TBA	Note all line marking to be non-slip (P4) and compliant with Australian Standards to suit location. All car parks and site marking.
	Exposed Steel	N/A	Exposed Steelwork	Shop painted with Dulux Weathermax HBR two-pack gloss	Colorbond Monument	DULUX	Note: For steelwork design, detailing, specification, and protection, refer to the structural engineer's design and specification.
	Bollards	**BOL**	Stainless Steel or galvanised bollards in footings.	Galvanised or SS	NA	By Builder – Refer to Detail	
	Floor Wastes	**FW (External Only)**	316 Grade SS	Stainless Steel	NA	'Stormtech' / Client approved alternative	Note, grates must be small to prevent children's fingers being caught.

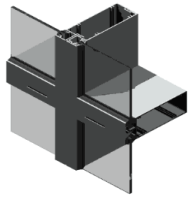
IMAGE	ITEM	CODE	TYPE	FINISH	COLOUR	SUPPLIER	COMMENTS
	Windows and Doors	**Refer Plans**	100 Series Face Glaze.	Powder Coated	Colorbond Monument, clear glass.	G James	Note, glazing subject to energy efficiency report by others.
	Steel Roller Door	**Refer Plans**	Automatic steel roller door	Colorbond Steel / Powder Coated	Colorbond Monument	By Builder	Refer to Plans
	Louvres for Mechanical		Aluminum. Any mechanical louvres / grills internal and external	Powder Coated	Monument	By Builder	Refer to Mechanical documents / contractor for locations and sizes.
	Screen type 01	**SCR-01**	Aluminium Battens (50x50mm, 1800mm height)	Powder coated	Monument	By builder	Note, sliding gate to have automatic opening function. By builder.
	Wire Mesh / Equipment enclosure	**CW-G001**	Lockable Galvanized and Powder Coated Chain wire mesh	Powder Coated	Wire and supports to have Black colour finish	By builder	Note, the gate must always be able to be open to enable fire escape.

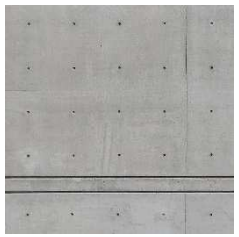
IMAGE	ITEM	CODE	TYPE	FINISH	COLOUR	SUPPLIER	COMMENTS
	FAÇADE						
	Cement Render and Painted	**WT-F102**	Non-Combustible Render	Sponge Finish Render		By Builder	Note, rendered wall generally only to planter wall – colour TBC (Paint Dulux Dover white) Refer to elevations
	Exposed concrete with negative joints	**WT-F103**		Off-form concrete with clear coating		By Builder	Refer to elevations
	Painted tilt-up panel with vertical battens	**WT-F204**	Dulux 'Acratex 968' 'AcraSkin' high build coating.	Low Gloss applied with medium texture roller.	Dulux colorbond Dover White (C23)	Dulux / Builder	Refer to elevations
	Painted tilt-up panel with vertical battens	**WT-F205**	Dulux 'Acratex 968' 'AcraSkin' high build coating.	Low Gloss applied with medium texture roller.	Dulux colorbond Monument	Dulux / Builder	Refer to elevations
	Metal Cladding	**WT-F313**	Trimdeck cladding	Colour steel	Dulux Sapphire Stone (A382/ S40C8)	Lysaght / Dulux	Refer to elevations.

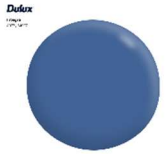
IMAGE	ITEM	CODE	TYPE	FINISH	COLOUR	SUPPLIER	COMMENTS
	Metal Cladding	**WT-F312**	Trimdeck cladding	Colour steel	Colorbond Woodland grey (C23)	Lysaght / Dulux	Refer to elevations.
	Paint 01 (feature blue)	**MT-PC101.B**	Dulux 'Acratex 968' 'AcraSkin' high build coating.	Low Gloss applied with medium texture roller.	Colour to match Weir corporate blue.	By Builder	Refer to elevations
	Paint 02	**MT-PC102.B**	Dulux 'Acratex 968' 'AcraSkin' high build coating.	Low Gloss applied with medium texture roller.	Dulux colorbond Woodland grey (C23)	By Builder	Refer to elevations
	Paint 03	**MT-PC103.B**	Dulux 'Acratex 968' 'AcraSkin' high build coating.	Low Gloss applied with medium texture roller.	Dulux colorbond Dover White (C23)	By Builder	Refer to elevations

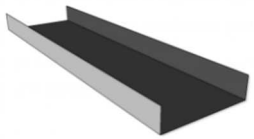
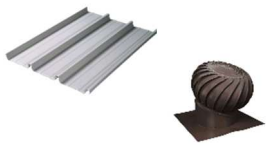
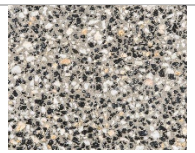
IMAGE	ITEM	CODE	TYPE	FINISH	COLOUR	SUPPLIER	COMMENTS
	ROOF / SOFFITT						
	Downpipes	**RT-DP**	PVC	Painted	To match wall colour	By Builder	Size as required by Hydraulic Engineer
	Sumps	**RWH**	'Colorbond'	Colour Steel	Colorbond Surfmist	By Builder	Size as required by Hydraulic Engineer
	Flashings	**RT-FLG**	'Colorbond'	Colour Steel	Colorbond Monument to all visible flashings. Surfmist to all non-visible flashings.	By Builder	All flashings, including but not limited to parapets, aprons, barges.
	Box Gutter	**RT-BG**	'Colorbond Quad Gutter'	Colour Steel	Colorbond Surfmist	By Builder	Note, minimum 150mm Quad gutters with front lower than back.
	Eaves Gutter	**RT-EGC**	Commercial Eaves Gutter Ribbed	Colour Steel	Colorbond Monument	By Builder	Refer to engineers' drawings for size
	Metal Roof	**RT-L021**	'Colorbond' Trimdeck, and Whirlybird roof vents.	Colour Steel	Colorbond Surfmist	Stramit	Note, install safety fall arrest roof anchor system in accordance with Australian standards.

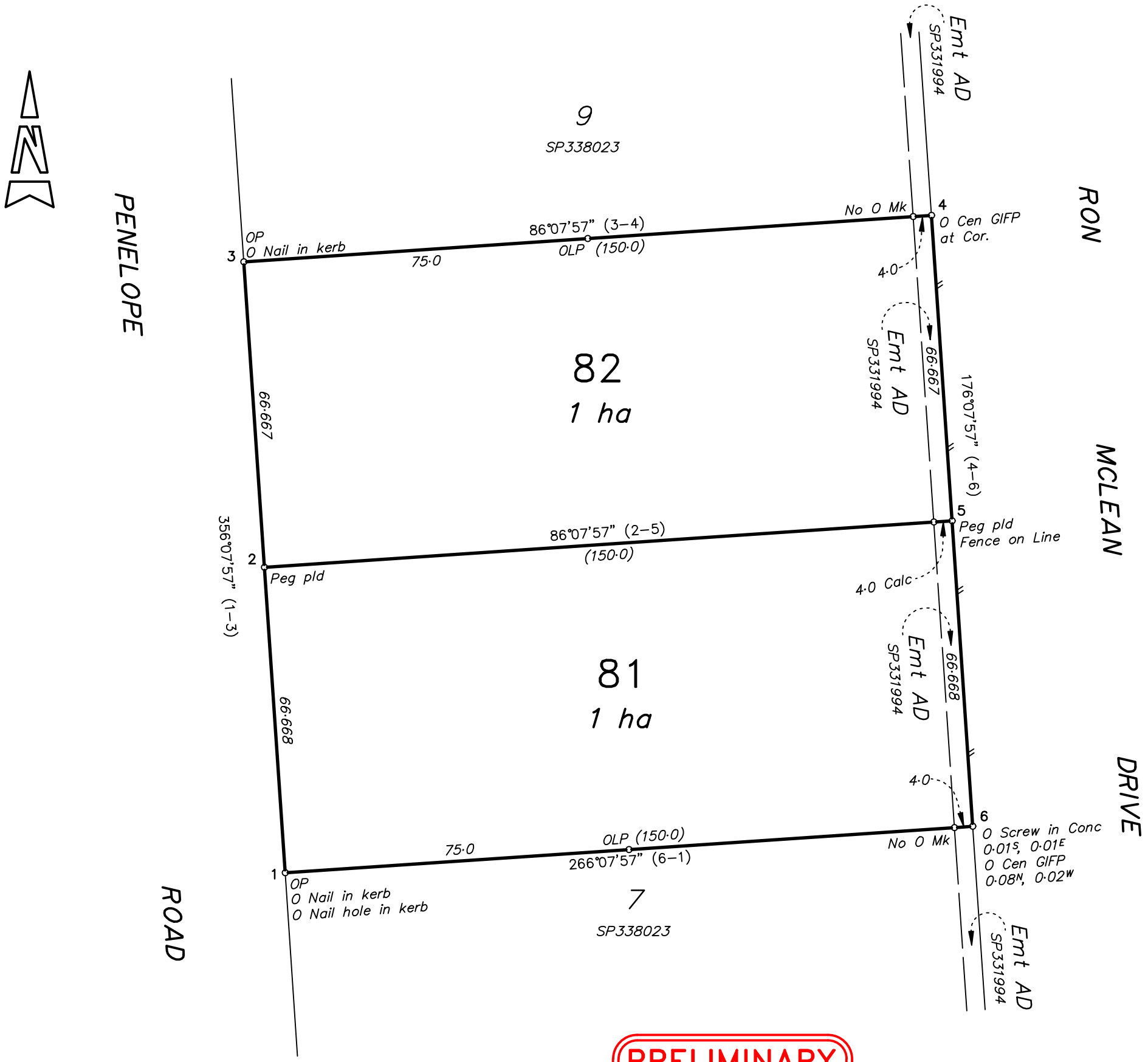
IMAGE	ITEM	CODE	TYPE	FINISH	COLOUR	SUPPLIER	COMMENTS
	Roof ladder with cage	**RT-ALD**	Vertical caged rung ladder	Aluminium	Colorbond Monument	By Builder	Note, to be designed to comply with relevant Australian Standards, by specialist consultants/ supplier/ contractor.
	EXTERNAL FLOORS						
	Kerb, and Chanel		Grey Concrete	Broom Finish	Refer to Council Drawings	Hanson - TBC	Kerb, channel, and tactile indicators to comply with local council design standards.
	Footpath	**FT-F121**	Exposed aggregate	Matt sealer	Eclipse	Boral	Footpath to comply with local council design standards.
Note, all materials in this schedule and proposed for the project are to be non-combustible, selected fitted / fixed / installed in accordance with manufacturer's specifications, Australian Standards and National Construction Code.							

Appendix 5

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 2



PRELIMINARY COPY
6/02/2024

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
1	O Nail in kerb	254°05'30"	5·09	2/IS321248
1	O Nail hole in kerb	247°32'45"	21·16	2/IS321248
2	Iron Pin	265°16'	1·11	
3	O Nail in kerb	265°29'15"	4·968	3/IS321248
5	Iron Pin	234°30'50'	1·715	

SURVEY REPORT

Plans used were Subject Plan SP338023 together with SP341886 and IS321248.

All original reference marks and corner marks were found and are in agreement with deed.

New lots were pegged accordingly.

Rowlands Surveys Pty Ltd (ACN 010 025 260) hereby certify that the land comprised in this plan was surveyed by the corporation, by Jake William Linnett (Registered Surveying Associate) for whose work the corporation accepts responsibility, under the supervision of Benjamin John Cook (Cadastral Surveyor) and that the plan is accurate, that the said survey was performed in accordance with the *Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003* and associated Regulations and Standards and that the said survey was completed on 29/1/2024.

Authorised Delegate
(Benjamin John Cook)
Date:

0m 10m 50m 100m 150m (Scale 1:1000)
0 50 mm 100 mm 150 mm

State copyright reserved.

PLAN OF

Lots 81 and 82

Cancelling Lot 8 on SP338023

LOCAL GOVERNMENT : Townsville City Council
LOCALITY : Stuart
Meridian: MGA (Zone 55) vide SP338023
Survey Records: NO

Scale: 1 : 1000
Format: STANDARD

SP345445

Land Title Act 1994 ; Land Act 1994
Form 21B Version 2

(Dealing No.)

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet 2 of 2

4. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51303308	*Lot 8 on SP338023*	*81 and 82*	–	–

ENCUMBRANCE
EASEMENT ALLOCATION

Easement	Lots to be Encumbered
721892157	*81 and 82*

PRELIMINARY COPY

6/02/2024

6. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

. . . .

Appendix 6

State code 1: Development in a state-controlled road environment

State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment. This guideline provides direction on how to address State Code 1.

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the **state-controlled road.**	**AO1.1** Development is not located in a **state-controlled road**. AND **AO1.2** Development can be maintained without requiring access to a **state-controlled road**.	**Complies** The proposed development is not located in a State-controlled road and does not require access to the State-controlled road.
PO2 The design and construction of the development does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** The proposed development involves built form that is appropriately setback from the State controlled road and does not adversely impact the structural integrity or physical condition of State transport infrastructure.
PO3 The location of the development does not obstruct **road transport infrastructure** or adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies** The proposed development is appropriately setback from the State-controlled road corridor and does not adversely impact the State controlled road.
PO4 The location, placement, design and operation of advertising devices, visible from the **state-controlled road**, do not create a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies** It is considered any advertising visible from the State-controlled road will not create a safety hazard.

Performance outcomes	Acceptable outcomes	Response
PO5 The design and construction of buildings and **structures** does not create a safety hazard by distracting users of the **state-controlled road**.	**AO5.1** Facades of buildings and **structures** fronting the **state-controlled road** are made of non-reflective materials. AND **AO5.2** Facades of buildings and **structures** do not direct or reflect point light sources into the face of oncoming traffic on the **state-controlled road**. AND **AO5.3** External lighting of buildings and **structures** is not directed into the face of oncoming traffic on the **state-controlled road**. AND **AO5.4** External lighting of buildings and **structures** does not involve flashing or laser lights.	**Complies** The façade of buildings and structures fronting the State-controlled road will not comprise reflective material that will create a safety hazard.
PO6 Road, pedestrian and bikeway bridges over a **state-controlled road** are designed and constructed to prevent projectiles from being thrown onto the **state-controlled road**.	**AO6.1** Road, pedestrian and bikeway bridges over the **state-controlled road** include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	**Not Applicable** The proposed development does not involve a road, pedestrian or bikeway bridge over a State controlled road.
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the **state-controlled road**.	**AO7.1** Landscaping is not located in a **state-controlled road**. AND **AO7.2** Landscaping can be maintained without requiring access to a **state-controlled road**.	**Complies** Landscaping associated with the proposed development: ▪ is not located in a State-controlled road; ▪ landscaping can be maintained without requiring access to the State-controlled road; and

Performance outcomes	Acceptable outcomes	Response
	AND **AO7.3** Landscaping does not block or obscure the sight lines for vehicular access to a **state-controlled road**.	▪ landscaping does not block or obscure the site lines of vehicles utilising the State-controlled road
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies** The proposed development is not anticipated to cause any worsening of stormwater impacts to the State-controlled road as a result of any increase in impervious area within the site. The proposed development will retain Penelope Road as the lawful point of discharge.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** Run-off from the proposed development will not be unlawfully discharged to the State-controlled road. The existing lawful point of discharge to the Penelope Road frontage will be retained.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** Run-off from the proposed development will not be unlawfully discharged to the State-controlled road. The existing lawful point of discharge to the Penelope Road frontage will be retained.
PO11 Development ensures that stormwater is lawfully discharged.	**AO11.1** Development does not create any new points of discharge to a **state-controlled road.** AND **AO11.2** Development does not concentrate flows to a **state-controlled road**. AND **AO11.3** Stormwater run-off is discharged to a **lawful point of discharge**.	**Complies** The proposed development does not create any new points of discharge or concentrate flows to the State-controlled road, with Penelope Road being retained as the lawful point of discharge.

Performance outcomes	Acceptable outcomes	Response
	AND **AO11.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **state-controlled road**.	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a **state-controlled road**.	**AO12.1** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (within +/- 10mm) to existing flood levels within a **state-controlled road**. AND **AO12.2** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a **state-controlled road**. AND **AO12.3** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a **state-controlled road**.	**Complies** The proposed development will result in negligible impact on flood levels within the State-controlled road corridor. The site has been improved for industrial development, such as that proposed, in accordance with the subdivision and associated operational works of the parent CBIP subdivision development.
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the **state-controlled road**.	**AO13.1** Drainage infrastructure is wholly contained within the development site, except at the **lawful point of discharge**. AND	**Complies** Drainage infrastructure is wholly contained within the development site and can be maintained without requiring access to a State-controlled road.

Performance outcomes	Acceptable outcomes	Response
	AO13.2 Drainage infrastructure can be maintained without requiring access to a **state-controlled road**.	
PO14 Drainage infrastructure associated with, or within, a **state-controlled road** is constructed, and designed to ensure the **structural integrity** and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve infrastructure within the State-controlled road.

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a **new or changed access** to a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve a new or changed access to a State-controlled road.
PO16 The location, design and operation of a **new or changed access** does not adversely impact the **functional requirements** of the **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve a new or changed access to a State-controlled road.
PO17 The location, design and operation of a **new or changed access** is consistent with the **future intent** of the **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve a new or changed access to a State-controlled road.
PO18 New or changed access is consistent with the access for the relevant **limited access road policy**: 1. **LAR 1** where direct access is prohibited; or 2. **LAR 2** where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve a new or changed access to a State-controlled road.
PO19 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve a new or changed access to a State-controlled road.

Performance outcomes	Acceptable outcomes	Response
PO20 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve a new or changed access to a State-controlled road.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** The proposed development does not result in any impact to public passenger transport.
PO22 Development maintains the ability for people to access **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** The proposed development does not result in any impact to public passenger transport.
PO23 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** The proposed development does not result in any impact to public passenger transport.
PO24 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** The proposed development does not result in any impact to public passenger transport.

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies** The proposed development maintains safety of users of the State-controlled road, noting: ▪ the development does not involve any new access point to a State-controlled road; and ▪ is consistent with the anticipated traffic generation within the CBIP development area.

Performance outcomes	Acceptable outcomes	Response
PO26 Development ensures **no net worsening** of the operating performance of the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies** The proposed development does not involve a new access point to a State-controlled road and is not anticipated to result in a net worsening of operating performance of the State-controlled road network.
PO27 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	**Complies** The proposed development maintains safety of users of the State-controlled road, noting: ▪ the development does not involve any new access point to a State-controlled road; and ▪ is consistent with the anticipated traffic generation within the CBIP development area.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve uses that involve haulage.
PO29 Development does not impede delivery of **planned upgrades** of **state-controlled roads**.	No acceptable outcome is prescribed.	**Complies** The proposed development does not involve works within, or direct access to, the State controlled road.
PO30 Development does not impede delivery of **corridor improvements** located entirely within the **state-controlled road corridor**.	No acceptable outcome is prescribed.	**Complies** The proposed development does not involve works within, or direct access to, the State controlled road.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** The proposed development does not involve works within the State-controlled road corridor and will not create a safety hazard to users of State transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
PO32 Development does not adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies** The proposed development works will be wholly contained within the allotment and will not adversely impact the operating performance of the State-controlled road.
PO33 Development does not undermine, damage or cause subsidence of a **state-controlled road**.	No acceptable outcome is prescribed.	**Complies** The proposed development involves built form that is sufficiently setback from and will not undermine the State-controlled road corridor.
PO34 Development does not cause ground water disturbance in a **state-controlled road**.	No acceptable outcome is prescribed.	**Complies** The proposed development will maintain the stormwater regime, with the proposed development retaining the Penelope Road frontage as the lawful point of discharge.
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or **structural integrity** of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies** The proposed development does not involve excavation, boring, piling, blasting and fill compaction within proximity to the State-controlled road.
PO36 Filling and excavation associated with the construction of **new or changed access** do not compromise the operation or capacity of existing drainage infrastructure for a **state-controlled road.**	No acceptable outcome is prescribed.	**Not applicable** The proposed development does not involve a new or changed access to a State-controlled road.

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a **state-controlled road.**	**AO37.1** Development provides a noise barrier or earth mound which is designed, sited and constructed:	**Not applicable** The proposed development does not involve reconfiguring a lot

Performance outcomes	Acceptable outcomes	Response
	1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO37.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound. OR **AO37.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to the **state-controlled road**.	
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a **state-controlled road.**	**AO38.1** Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with:	**Not applicable** The proposed development does not involve reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Response
	a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO38.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a **state-controlled road** in **private open space**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;	**Not applicable** **T**he proposed development does not involve an accommodation activity.

Performance outcomes	Acceptable outcomes	Response
	b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO39.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO40 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from a **state-controlled road** in **habitable rooms** at the facade.	**AO40.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms**; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR	**Not applicable** The proposed development does not involve an accommodation activity.

Performance outcomes	Acceptable outcomes	Response
	AO40.2 Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	**Not applicable** The proposed development does not involve an accommodation activity.
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	**Not applicable** The proposed development does not involve an accommodation activity.
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	**Not applicable** The proposed development does not involve an accommodation activity.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**;	No acceptable outcome is provided.	**Not applicable** The proposed development does not involve the listed uses.

Performance outcomes	Acceptable outcomes	Response
b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO45 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;	No acceptable outcome is provided.	**Not applicable** The proposed development does not involve the listed uses.

Performance outcomes	Acceptable outcomes	Response
c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO46 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	**Not applicable** The proposed development does not involve the listed uses.
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a **childcare centre** or **educational establishment** which have balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a **state-controlled road** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated **outdoor play areas**.	No acceptable outcome is provided.	**Not applicable** The proposed development does not involve the listed uses.

Performance outcomes	Acceptable outcomes	Response
PO48 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	**Not applicable** The proposed development does not involve the listed uses.
Air, light and vibration		
PO49 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **state-controlled road**.	**AO49.1** Each dwelling or unit has access to a **private open space** which is shielded from a **state-controlled road** by a building, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO49.2** Each **outdoor education area** and **outdoor play area** is shielded from a **state-controlled road** by a building, **solid gap-free fence,** or other **solid gap-free structure**.	**Not applicable** The proposed development does not involve the listed uses.
PO50 Patient care areas within **hospitals** are protected from vibration impacts from a **state-controlled road** or **type 1 multi-modal corridor**.	**AO50.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO50.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	**Not applicable** The proposed development does not involve the listed uses.

Performance outcomes	Acceptable outcomes	Response
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a **state-controlled road** or **type 1 multi-modal corridor**, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	**Not applicable** The proposed development does not involve the listed uses.

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a **future state-controlled road**.	**AO52.1** Development is not located in a **future state-controlled road**. OR ALL OF THE FOLLOWING APPLY: **AO52.2** Development does not involve filling and excavation of, or material changes to, a **future state-controlled road**. AND **AO52.3** The intensification of lots does not occur within a **future state-controlled road**. AND **AO52.4** Development does not result in the landlocking of parcels once a **future state-controlled road** is delivered.	**Not applicable** The proposed development is not in proximity to a future State-controlled road.
PO53 The location and design of **new or changed access** does not create a safety hazard for users of a **future state-controlled road**.	**AO53.1** Development does not include **new or changed access** to a **future state-controlled road**.	**Not applicable** The proposed development is not in proximity to a future State-controlled road.

Performance outcomes	Acceptable outcomes	Response
PO54 Filling, excavation, building foundations and **retaining structures** do not undermine, damage or cause subsidence of a **future state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** The proposed development is not in proximity to a future State-controlled road.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Not applicable** The proposed development is not in proximity to a future State-controlled road.
PO56 Development ensures that stormwater is lawfully discharged.	**AO56.1** Development does not create any new points of discharge to a **future state-controlled road**. AND **AO56.2** Development does not concentrate flows to a **future state-controlled road**. AND **AO56.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO56.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **future state-controlled road**.	**Not applicable** The proposed development is not in proximity to a future State-controlled road.