

INDUSTRIAL COMPLEX

PROPERTY ADDRESS

34 Heleen Downs Road, Stuart QLD 4811

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA -36773m² Approx

RPD

Lot 51 on SP 331993

LGA

TOWNSVILLE CITY COUNCIL

PLANNING REQUIREMENTS

Zone: Medium Impact Industry Precinct

- Parking Requirements:
- 1 / 100m² GFA

Drawing List - DA				
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By	Checked By
DA-001	Cover Sheet	21-03-2024	IL	PM
DA-002	Locality Plan	21-03-2024	IL	PM
DA-101	Site Plan	03-04-2024	IL	PM
DA-102	Stage 1- Ground Floor Plan	03-04-2024	IL	PM
DA-103	Stage 1- Ground Floor Plan - Part A	03-04-2024	IL	PM
DA-104	Stage 1- Ground Floor Plan - Part B	03-04-2024	IL	PM
DA-105	Stage 1- Ground Floor Plan - Part C	03-04-2024	FT	JH
DA-106	Stage 1- Mezzanine Level - Part B	03-04-2024	IL	PM
DA-107	Stage 3- Ground Floor Plan	21-03-2024	FT	JH
DA-108	Stage 3- Roof Plan	21-03-2024	FT	JH
DA-401	Stage 1- Elevations	03-04-2024	IL	PM
DA-402	Stage 3- Elevations	03-04-2024	FT	JH
DA-501	Stage 1- Sections	03-04-2024	IL	PM
DA-502	Stage 1- Sections	03-04-2024	IL	PM
DA-503	Stage 3- Sections	03-04-2024	FT	JH
DA-504	Stage 3- Visualisation	21-03-2024	FT	JH



*STAGE 1 VISUALISATION SHOWN



**RGM Industrial
Complex**



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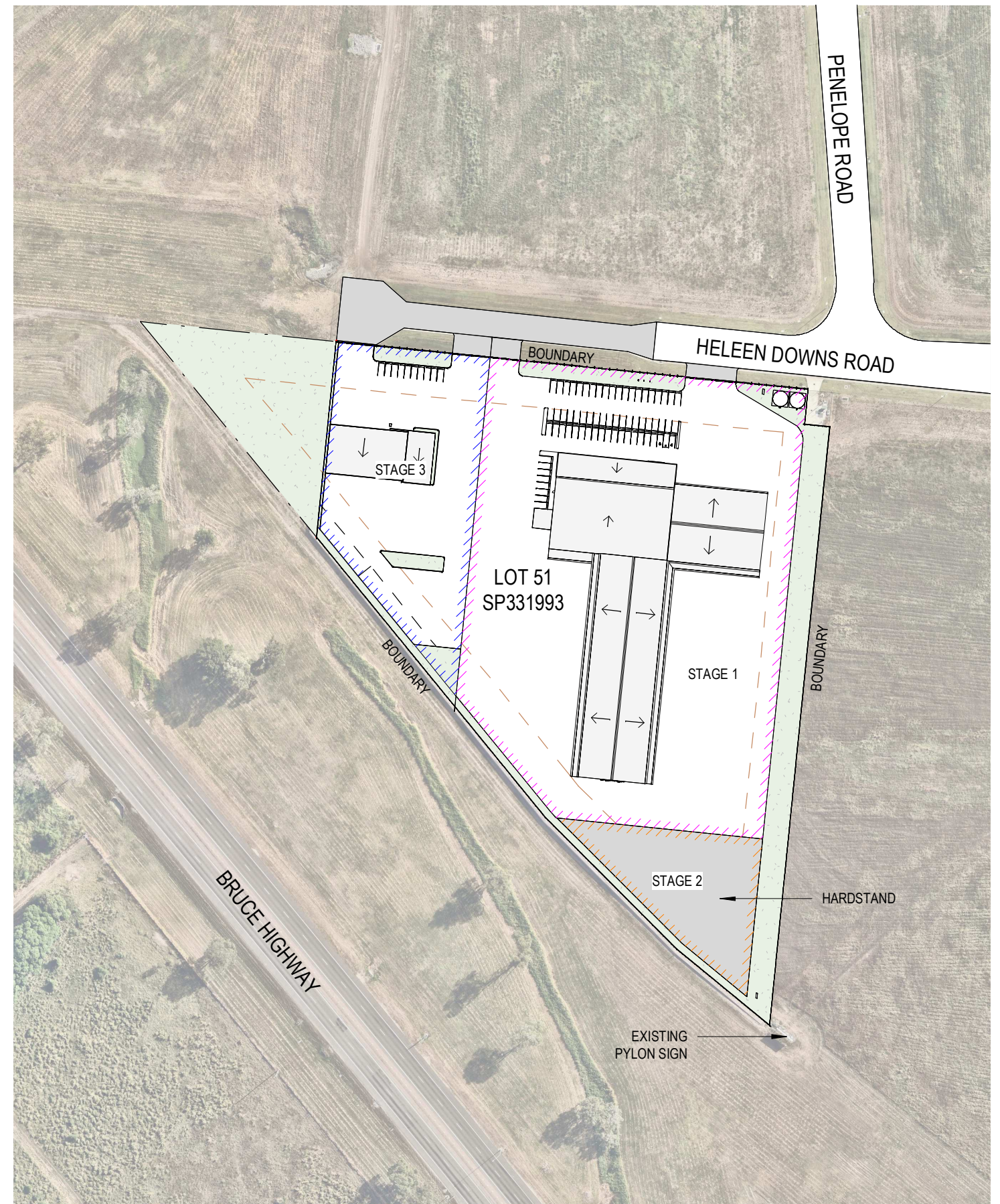
Cover Sheet

2359_DA DA-001 Rev 6 3/04/2024 2:25:01 PM
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CiteCon



1 Site Existing
1 : 2000



2 Site Proposed
1 : 2000



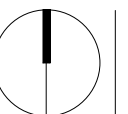
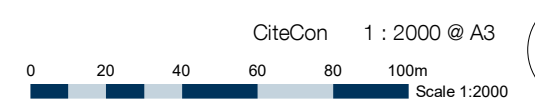
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Locality Plan

2359_DA DA-002 Rev 6 3/04/2024 2:25:02 PM
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LEGEND	
STAGE 1	
STAGE 2	
STAGE 3	

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54 Heleen Downs Road, Stuart QLD 4811

RPD

Lot 51 on SP331993

CONCEPT DESIGN

TOTAL SITE AREA -36773m²

LGA

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SITE COVER

• 16%

BUILDING GFA

STAGE 1	
• Ground Floor	- 4433m ²
• Level 1	- 158m ²
• External Covered Area (Wash Bay/Degas Bay & Covered Area)	- 654m ²
TOTAL	- 5245m²

STAGE 3	
• Ground Floor (Including Wash bays)	- 697m ²
TOTAL	- 697m²

CARPARKING

STAGE 1	
• CAR PARKING REQUIRED	- 49
• CAR PARKING PROVIDED	- 65
• PWD	- 2
TOTAL	- 67

STAGE 3	
• CAR PARKING PROVIDED	- 10
TOTAL	- 10

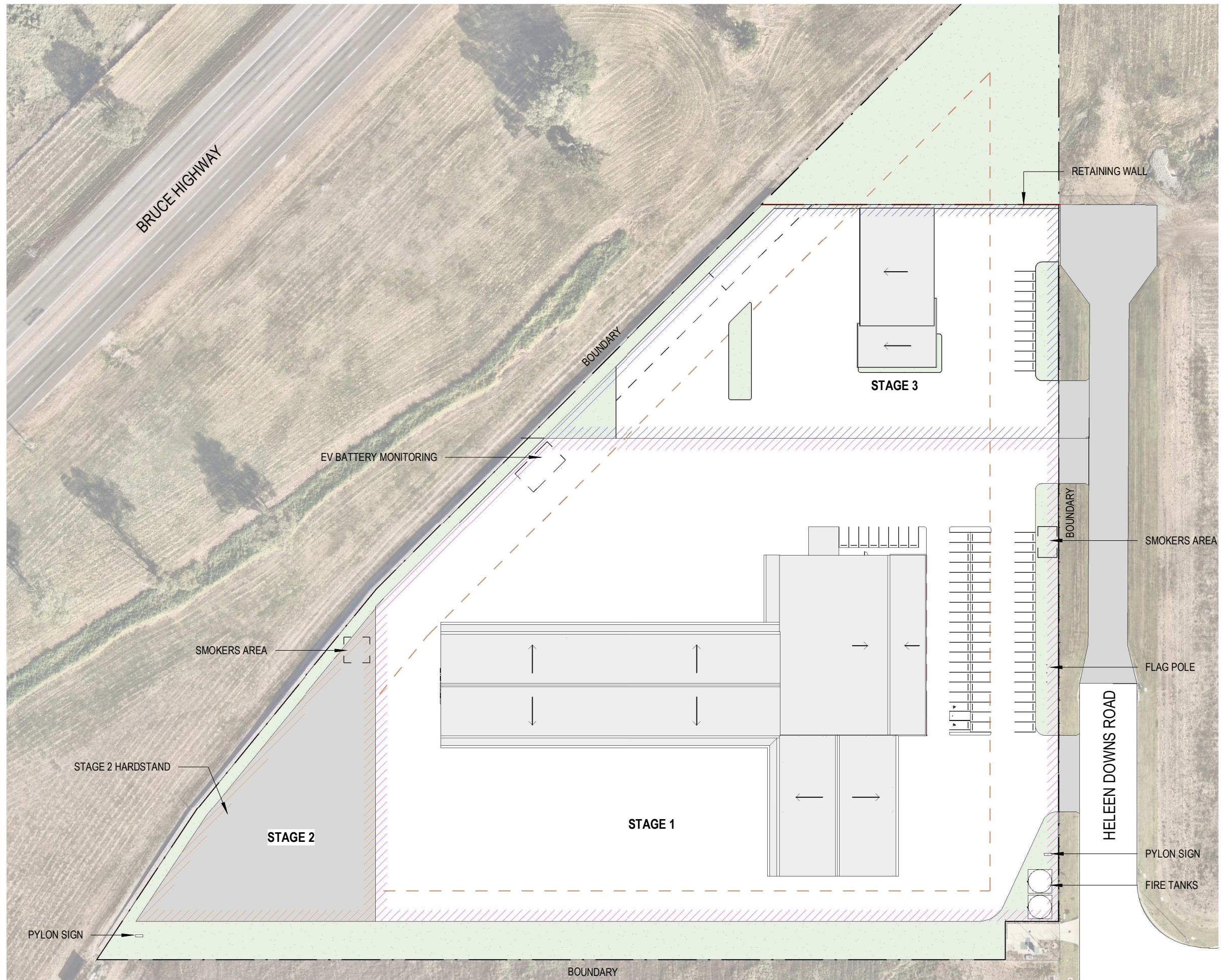
* NOT INCLUDING 2 TRUCK STOP BAYS

HARDSTAND

• STAGE 1	- 15664m ²
• STAGE 2	- 2680m ²
• STAGE 3	- 5274m ²

LANDSCAPE

• LANDSCAPE (Final Stage) - 7303m²



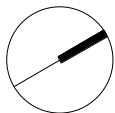
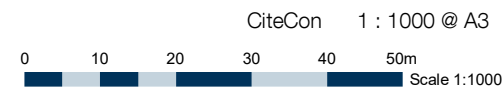
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Site Plan

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WORKSHOP 01

DEFENCE BAY	338 m ²
DOUBLE SERVICE BAY	338 m ²
FAB. BAY	340 m ²
FAB. MACHINING BAY	83 m ²

WORKSHOP OFFICE/LUNCHROOM

CLEANER	2 m ²
FEMALE AMENITIES & LOCKERS	31 m ²
LUNCH ROOM 02	85 m ²
MALE AMENITIES & LOCKERS	40 m ²
MEZZANINE STORAGE	73 m ²
WALKWAY	24 m ²
WORKSHOP OFFICE	27 m ²
WORKSHOP STORAGE	32 m ²

WAREHOUSE

WAREHOUSE	453 m ²
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WORKSHOP 02

EV / HYDR	338 m ²
SERVICE BAY'S	455 m ²

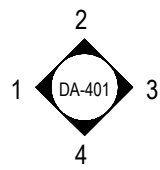
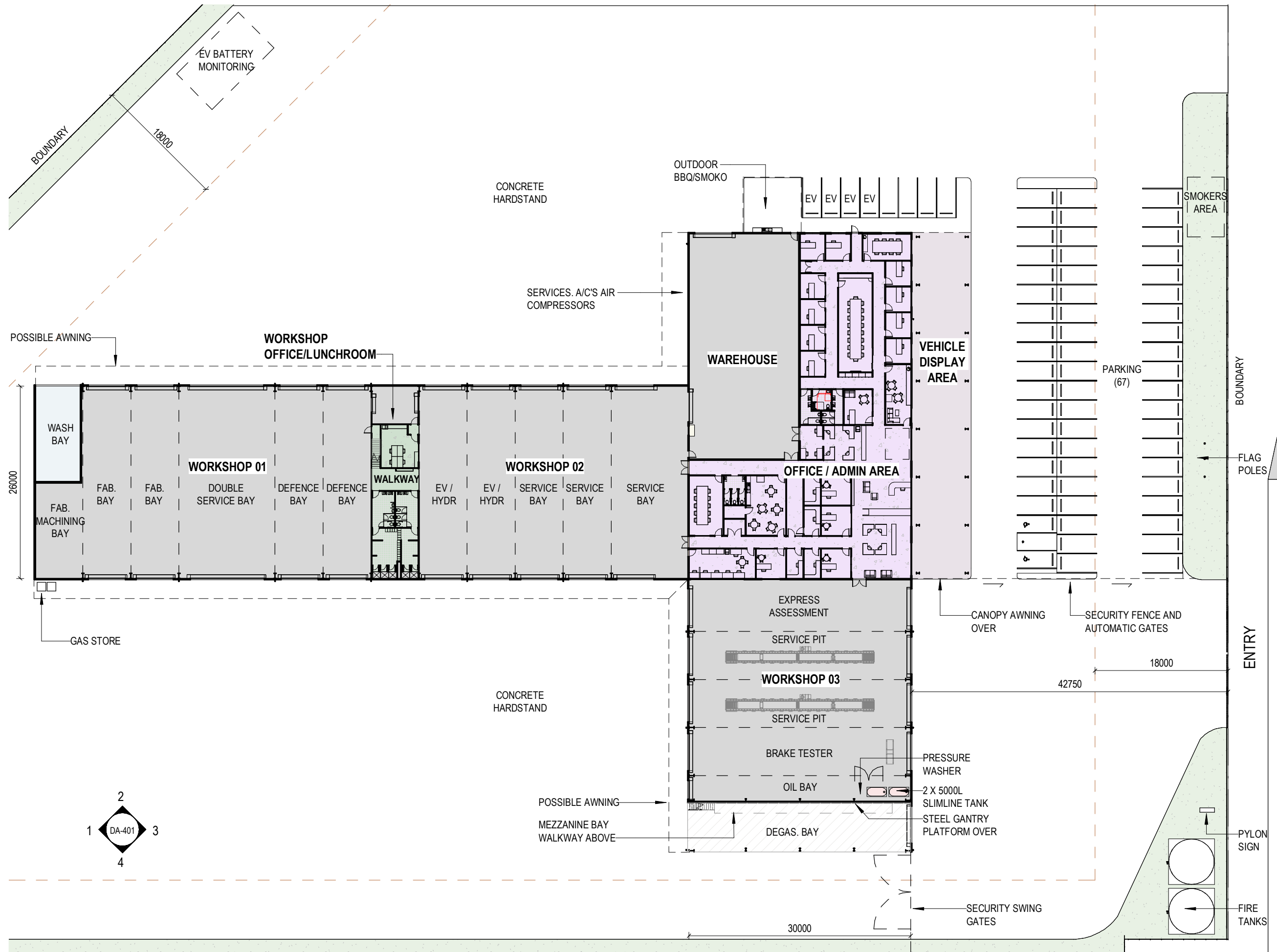
OFFICE/ADMIN

ADMIN AMENITIES	27 m ²
BOARDROOM	61 m ²
CIRCULATION	228 m ²
DISPLAY	16 m ²
DRIVER LOUNGE	27 m ²
GENERAL MANAGER	18 m ²
LUNCH ROOM 01	43 m ²
MANAGER 01	16 m ²
MANAGER 02	16 m ²
MANAGER 03	16 m ²
MANAGER 04	16 m ²
MANAGER 05	9 m ²
MEETING ROOM	23 m ²
OFFICE 01	11 m ²
OFFICE 02	11 m ²
OFFICE 03	11 m ²
OFFICE 04	11 m ²
OFFICE 05	12 m ²
OFFICE 06	12 m ²
PARTS SERVICE	27 m ²
RECEPTION	38 m ²
SALES 01	11 m ²
SALES 02	11 m ²
SALES 03	11 m ²
SALES 04	11 m ²
SERV WARRANTY 01	9 m ²
SERV WARRANTY 02	9 m ²
SERV WARRANTY 03	18 m ²
SERV. WARRANTY 04	9 m ²
SERVER	6 m ²
SERVICE POD	13 m ²
SERVICE RECEPTION	34 m ²
STORE 01	5 m ²
STORE 02	2 m ²
TRAINING/MEETING	37 m ²
UNISEX AMENITIES	11 m ²
WAREHOUSE OFFICE	14 m ²
WORKSHOP CONTROLLER	36 m ²

WORKSHOP 03

BRAKE TESTER	195 m ²
EXPRESS ASSESSMENT	210 m ²
OIL BAY	83 m ²
SERVICE PIT	390 m ²

OVERALL GROUND TOTAL	4,433m²
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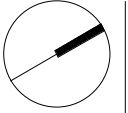
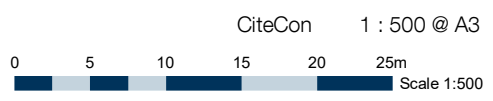


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Stage 1- Ground Floor Plan
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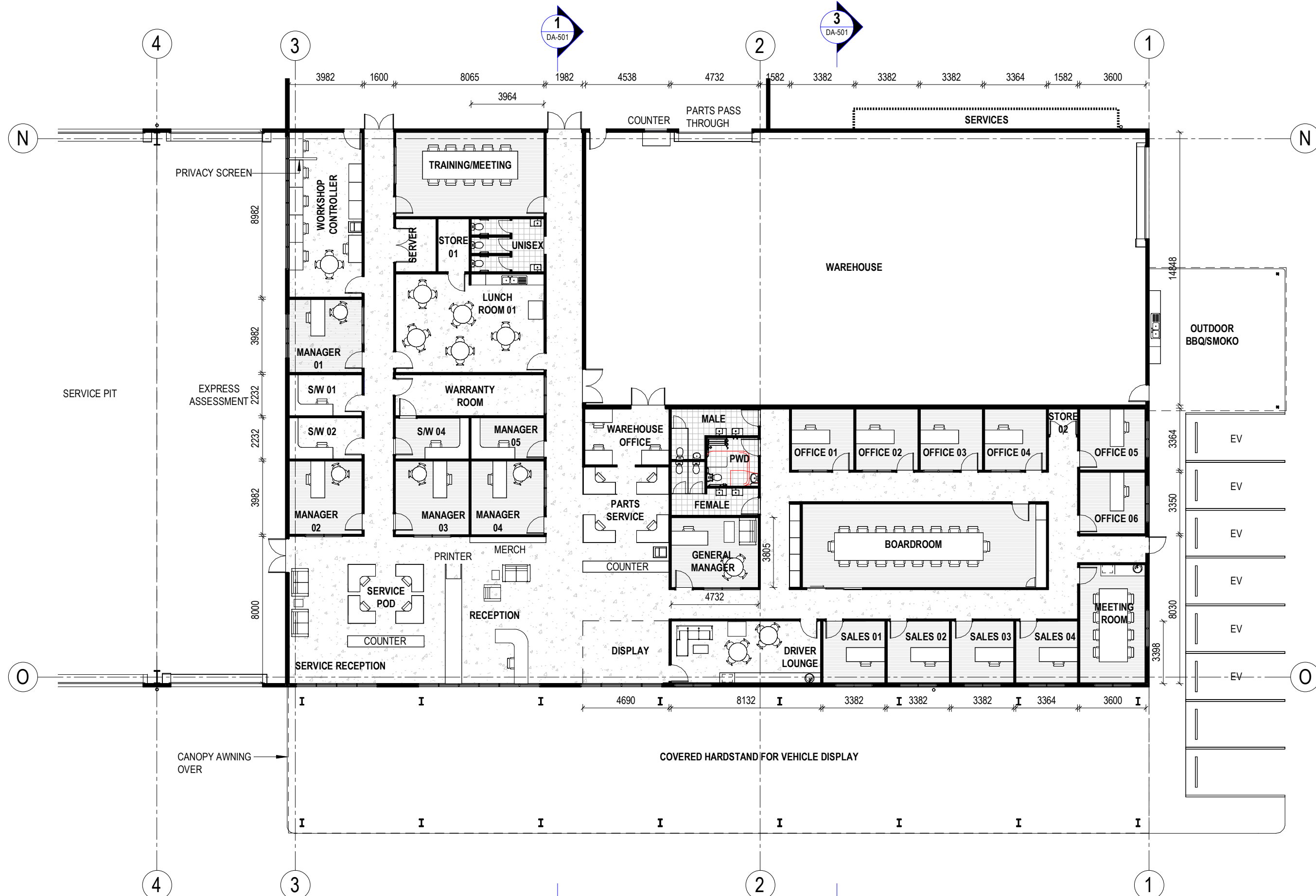
OFFICE/ADMIN

ADMIN AMENITIES	27 m ²
BOARDROOM	61 m ²
CIRCULATION	228 m ²
DISPLAY	16 m ²
DRIVER LOUNGE	27 m ²
GENERAL MANAGER	18 m ²
LUNCH ROOM 01	43 m ²
MANAGER 01	16 m ²
MANAGER 02	16 m ²
MANAGER 03	16 m ²
MANAGER 04	16 m ²
MANAGER 05	9 m ²
MEETING ROOM	23 m ²
OFFICE 01	11 m ²
OFFICE 02	11 m ²
OFFICE 03	11 m ²
OFFICE 04	11 m ²
OFFICE 05	12 m ²
OFFICE 06	12 m ²
PARTS SERVICE	27 m ²
RECEPTION	38 m ²
SALES 01	11 m ²
SALES 02	11 m ²
SALES 03	11 m ²
SALES 04	11 m ²
SERV WARRANTY 01	9 m ²
SERV WARRANTY 02	9 m ²
SERV WARRANTY 03	18 m ²
SERV. WARRANTY 04	9 m ²
SERVER	6 m ²
SERVICE POD	13 m ²
SERVICE RECEPTION	34 m ²
STORE 01	5 m ²
STORE 02	2 m ²
TRAINING/MEETING	37 m ²
UNISEX AMENITIES	11 m ²
WAREHOUSE OFFICE	14 m ²
WORKSHOP CONTROLLER	36 m ²

WAREHOUSE

WAREHOUSE	453 m ²
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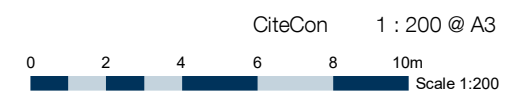
WAREHOUSE & ADMIN TOTAL	1,350m²
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Stage 1- Ground Floor Plan - Part

A

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CiteCon 1 : 200 @ A3

WORKSHOP 01

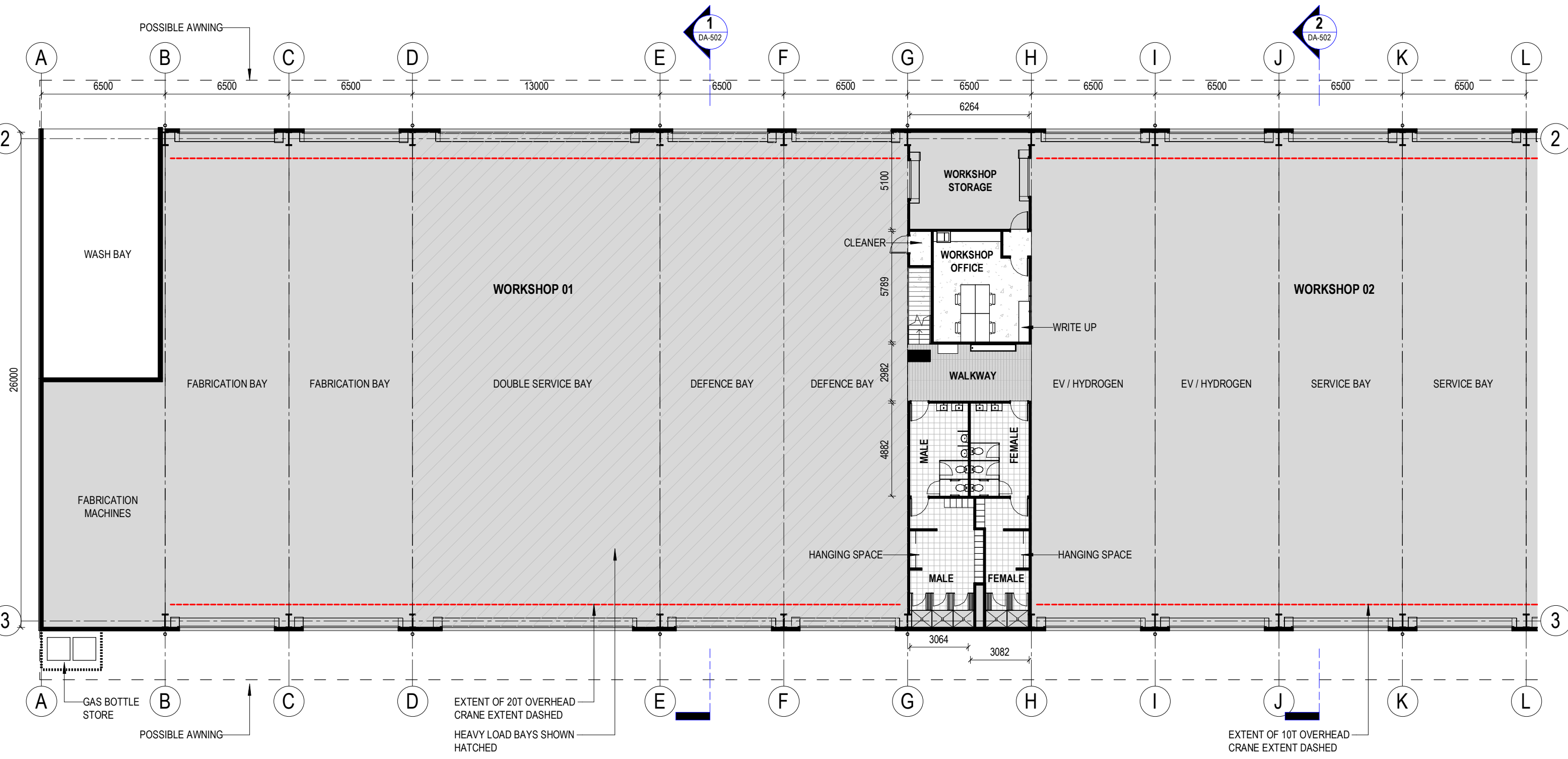
DEFENCE BAY	338 m ²
DOUBLE SERVICE BAY	338 m ²
FAB. BAY	340 m ²
FAB. MACHINING BAY	83 m ²
TOTAL	1199m²

WORKSHOP OFFICE/LUNCHROOM

CLEANER	2 m ²
FEMALE AMENITIES & LOCKERS	31 m ²
LUNCH ROOM 02	85 m ²
MALE AMENITIES & LOCKERS	40 m ²
MEZZANINE STORAGE	73 m ²
WALKWAY	24 m ²
WORKSHOP OFFICE	27 m ²
WORKSHOP STORAGE	32 m ²
TOTAL	315m²

WORKSHOP 02

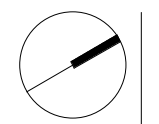
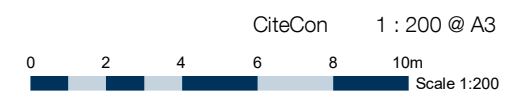
EV / HYDR	338 m ²
SERVICE BAY'S	455 m ²
TOTAL	793m²



Stage 1- Ground Floor Plan - Part

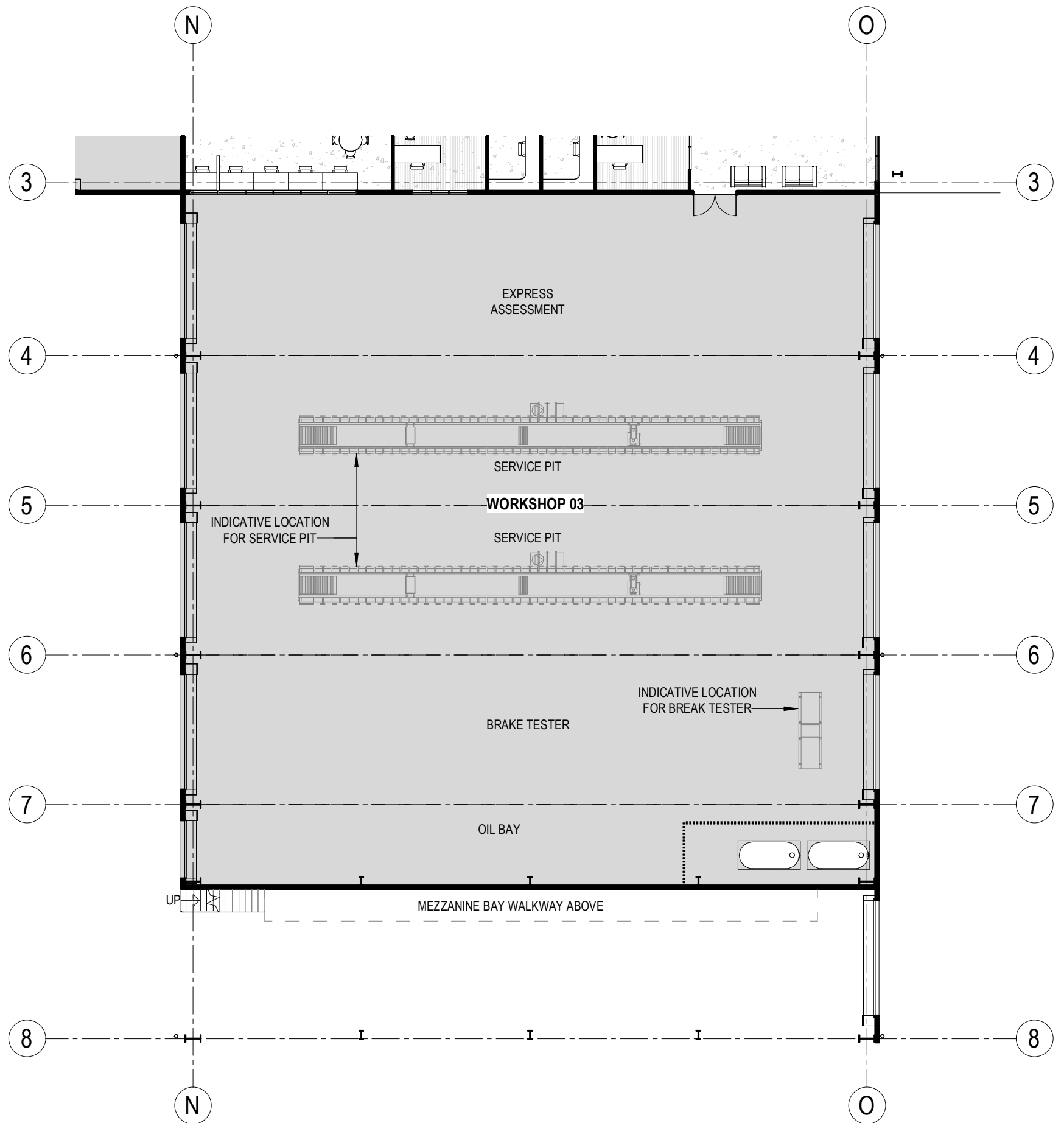
B

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WORKSHOP 03

BRAKE TESTER	195 m ²
EXPRESS ASSESSMENT	210 m ²
OIL BAY	83 m ²
SERVICE PIT	390 m ²
TOTAL	878m²



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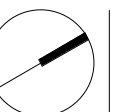
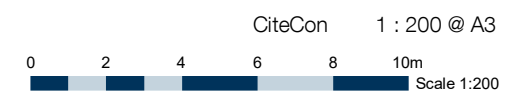


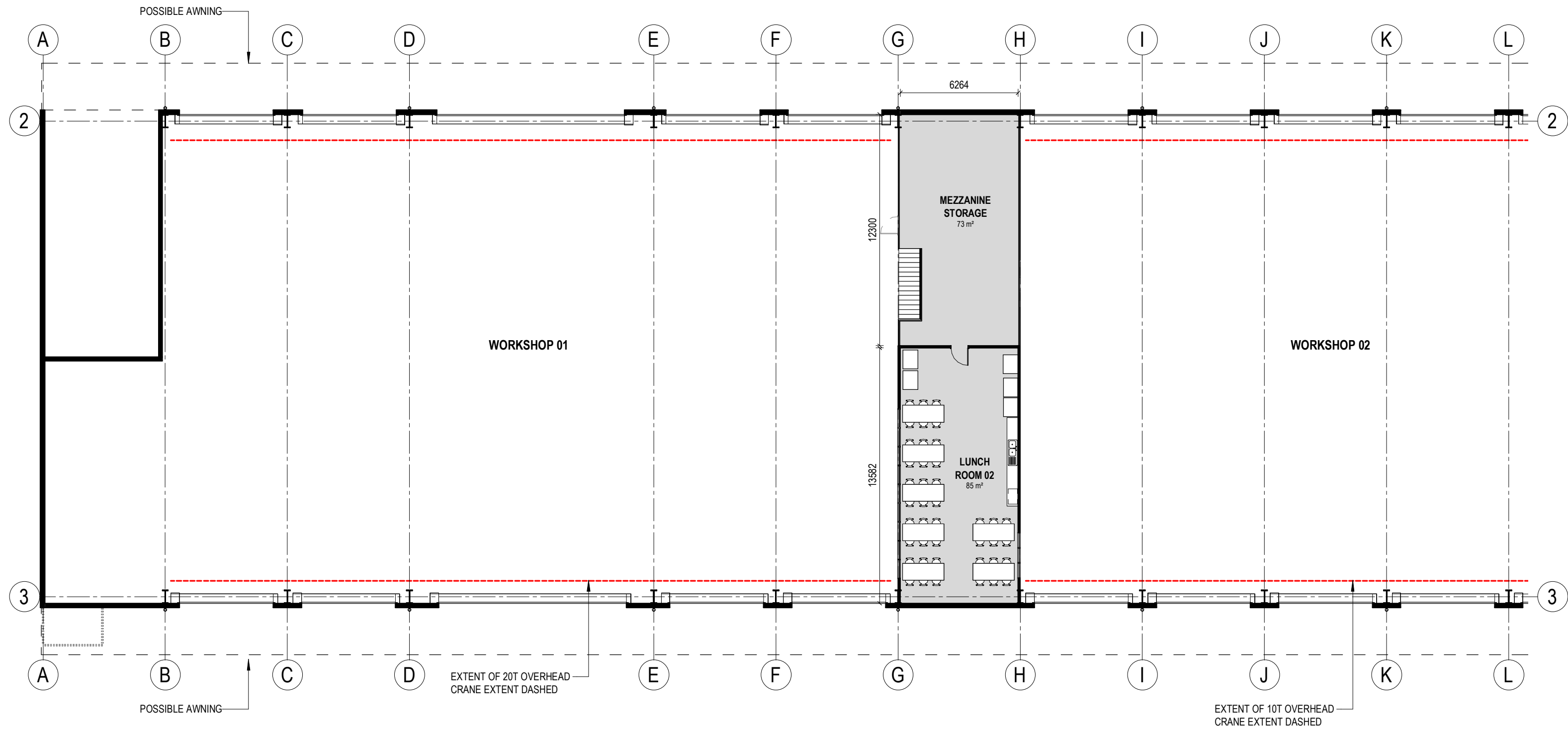
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Stage 1- Ground Floor Plan - Part

C

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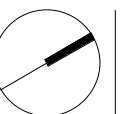
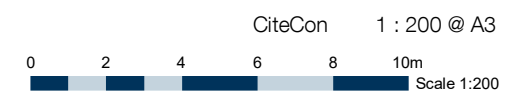




Stage 1- Mezzanine Level - Part

B

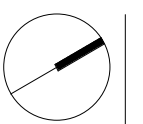
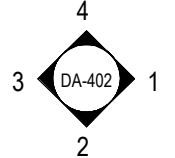
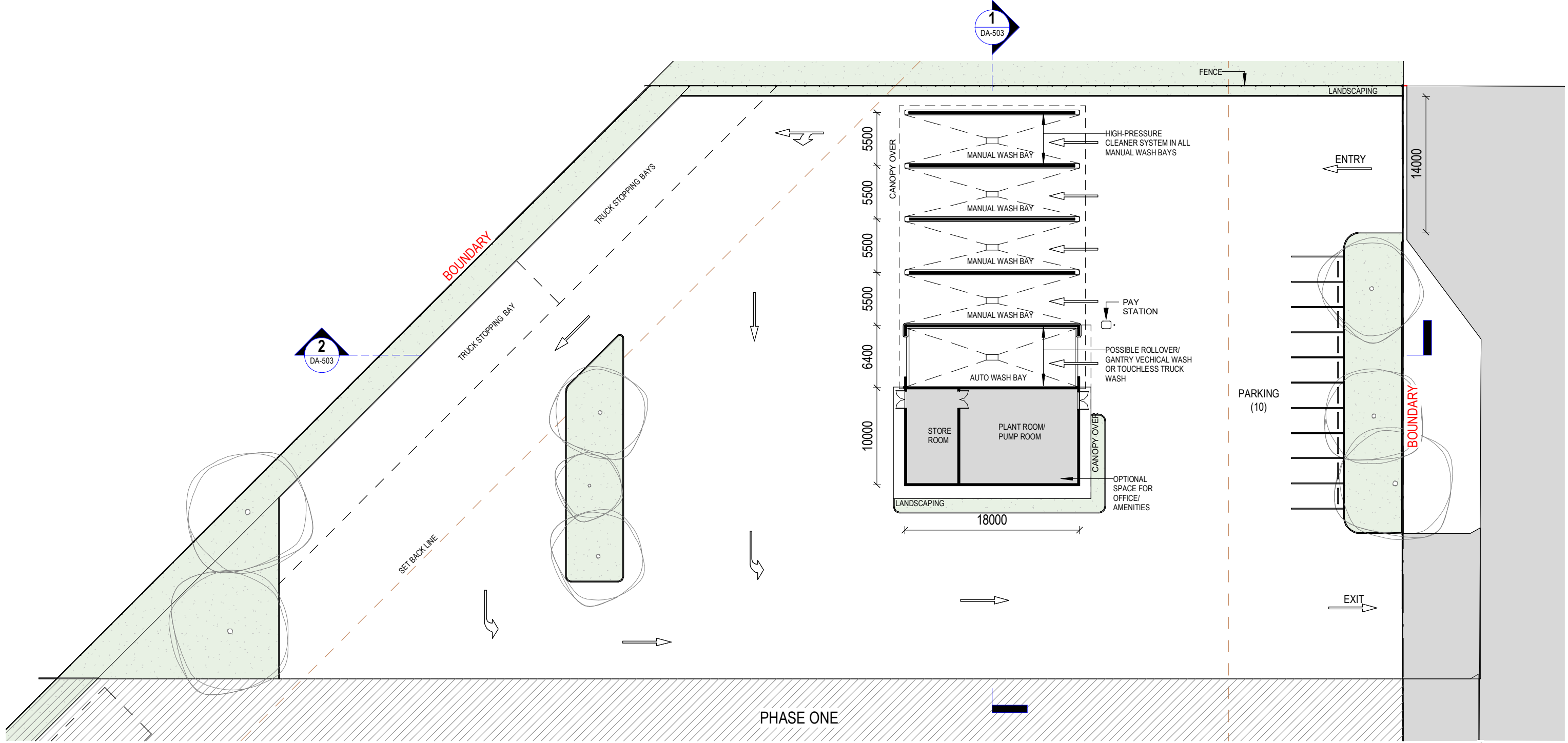
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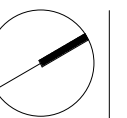
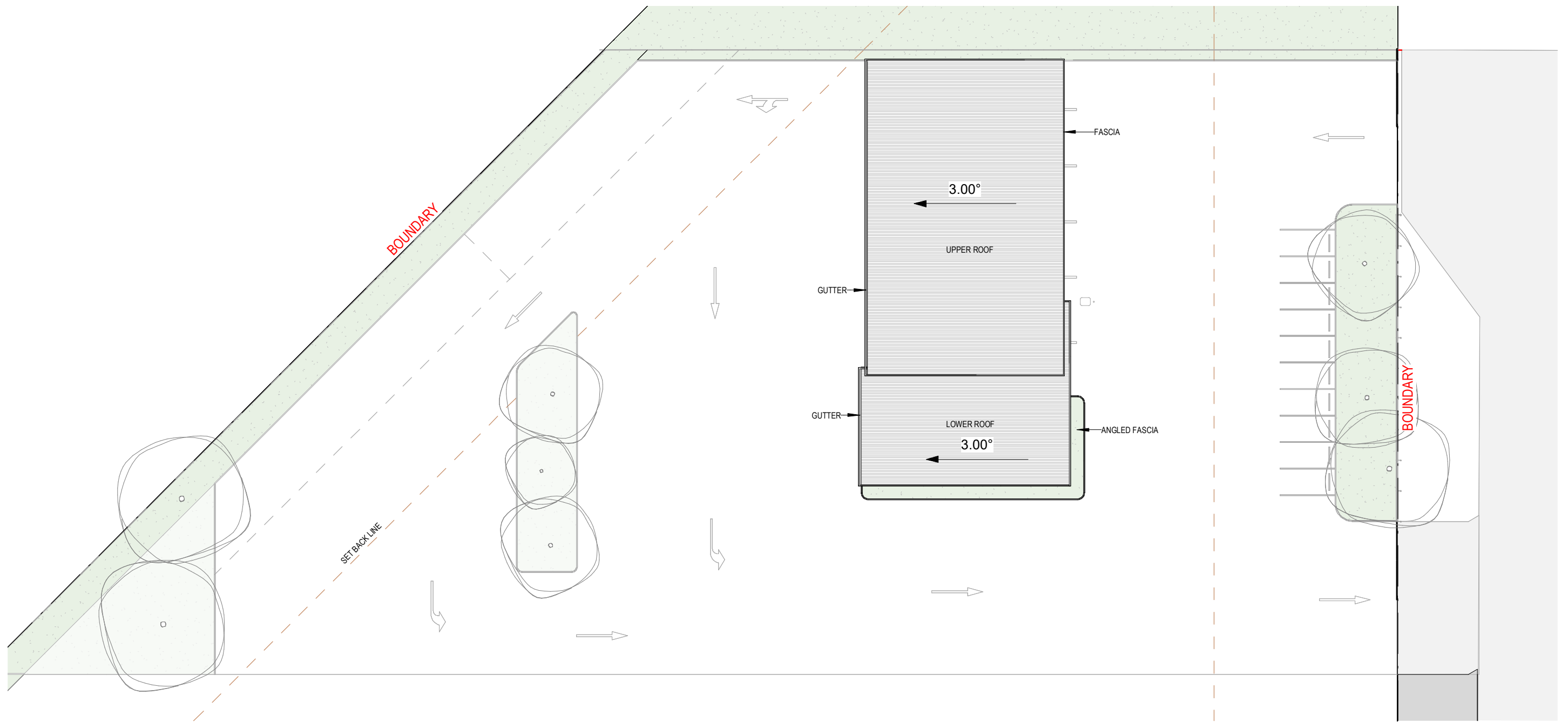


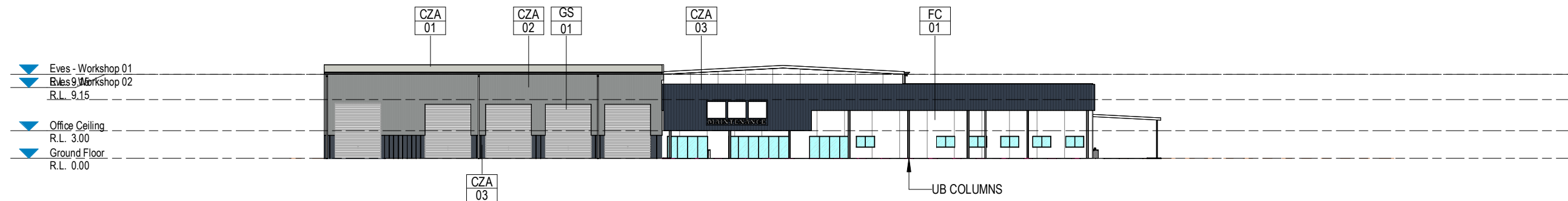
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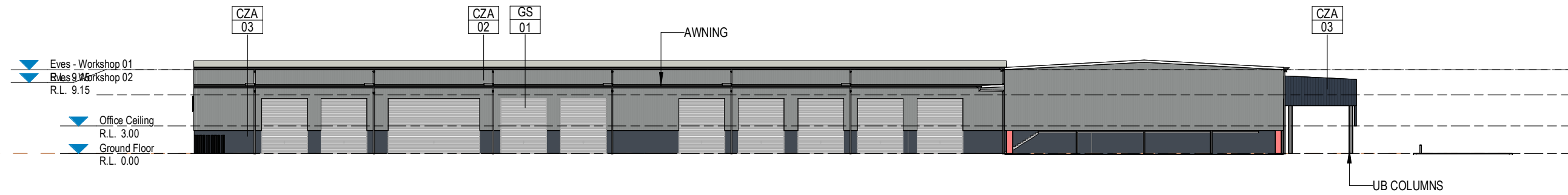




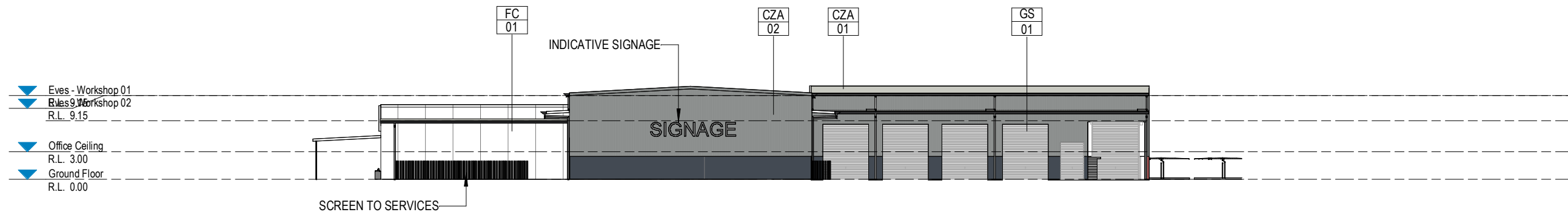


1 Elevation 1 - Front
1 : 500

MATERIAL LEGEND	
CODE	MATERIAL
FC01	PRE-PRIMED FIBRE CEMENT (SHALE GREY)
CZA03	METAL WALL CLADDING-ENSEAM (IRONSTONE)
CZA02	METAL WALL CLADDING-TRIMDEK (IRONSTONE)
CZA01	ROOF SHEETING (SURFMIST)
GS01	GALVANIZED STEEL - ROLLER DOORS



2 Elevation 2 - East
1 : 500

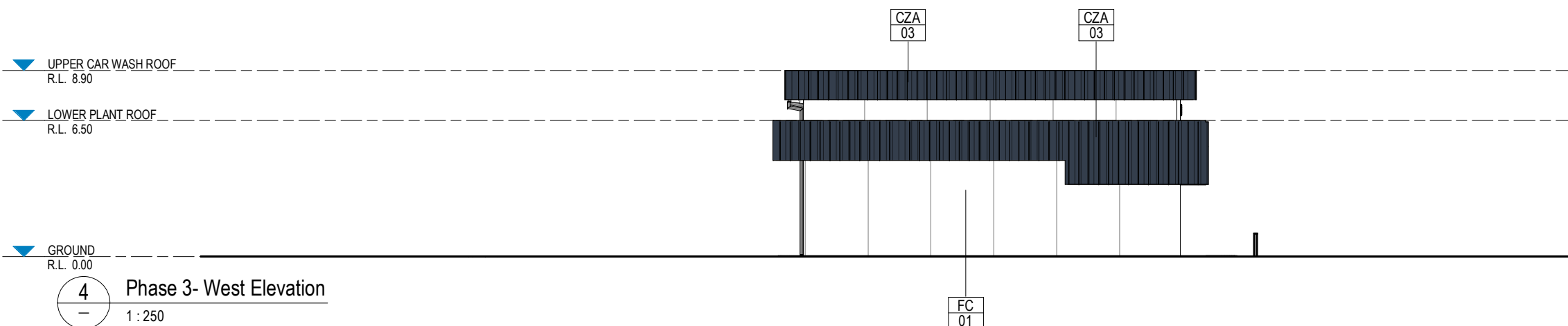
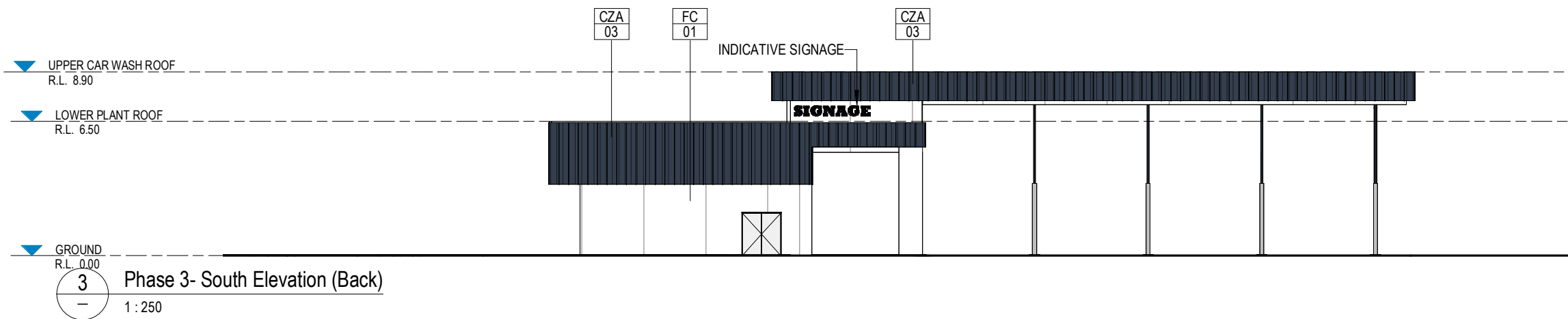
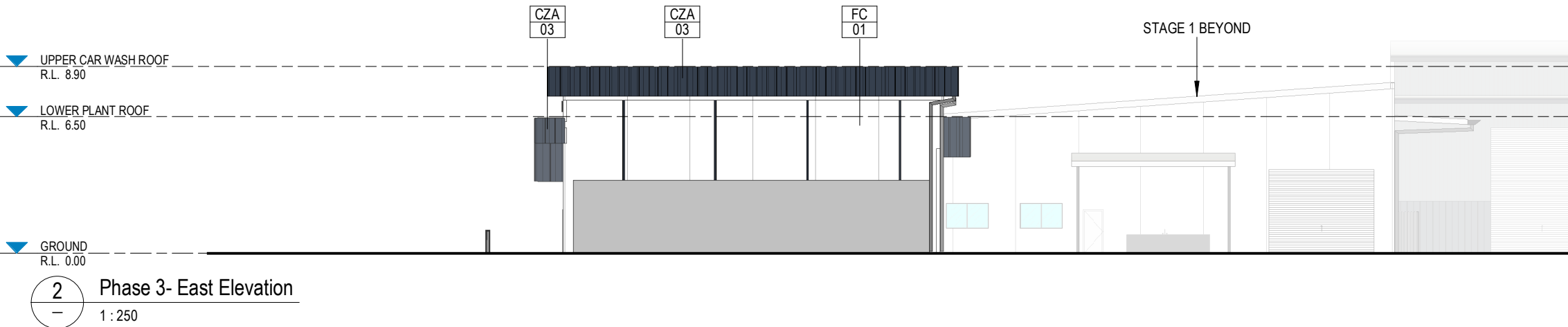
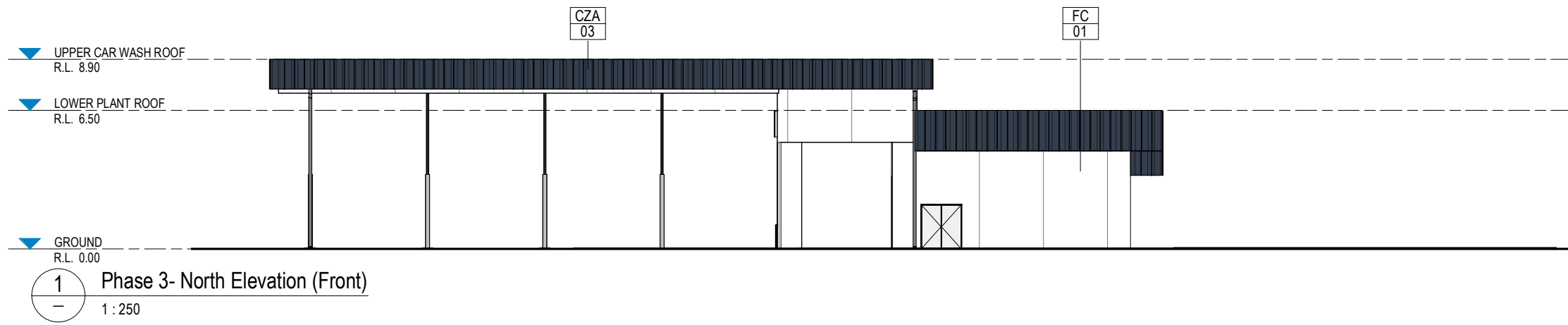


3 Elevation 3 - Back
1 : 500



4 Elevation 4 - West
1 : 500

MATERIAL LEGEND	
CODE	MATERIAL
FC01	PRE-PRIMED FIBRE CEMENT (SHALE GREY)
CZA03	METAL WALL CLADDING-ENSEAM (IRONSTONE)
CZA02	METAL WALL CLADDING-TRIMDEK (IRONSTONE)
CZA01	ROOF SHEETING (SURFMIST)
GS01	GALVANIZED STEEL- ROLLER DOORS



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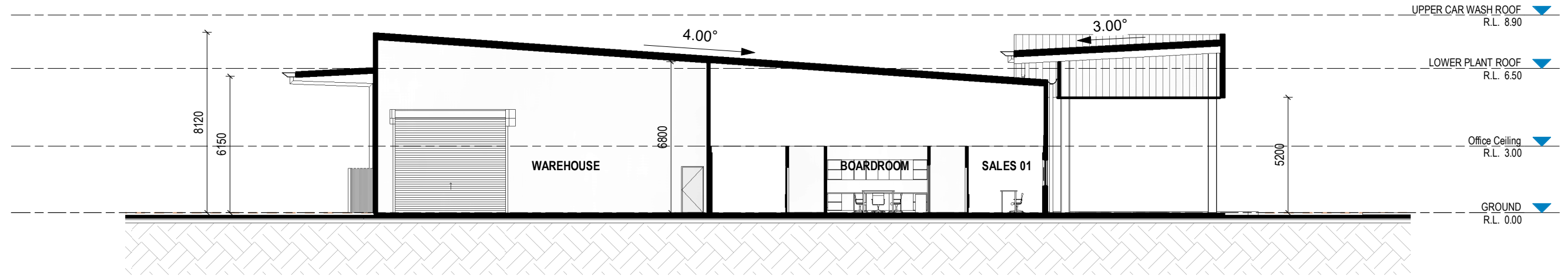
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Stage 3- Elevations

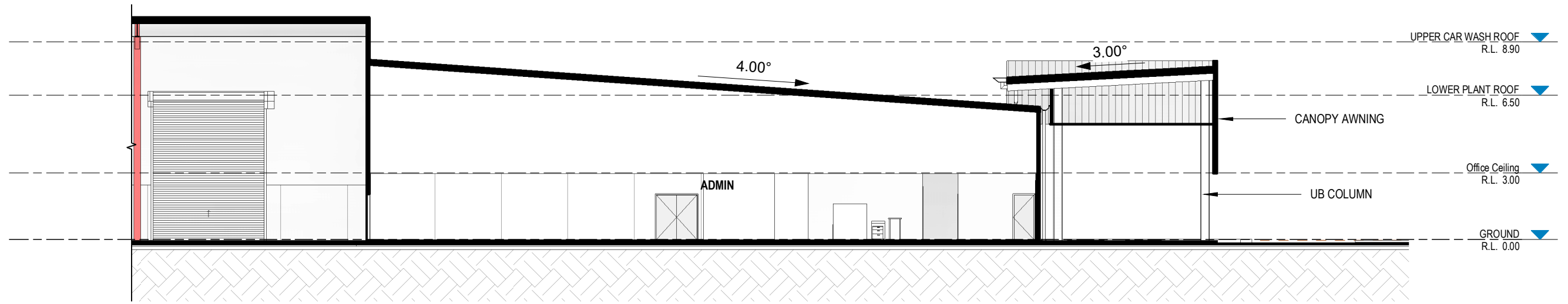
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3 Section 1 - Warehouse
1 : 200



1 Section 1 - Admin
1 : 200

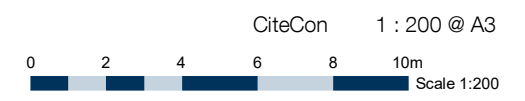


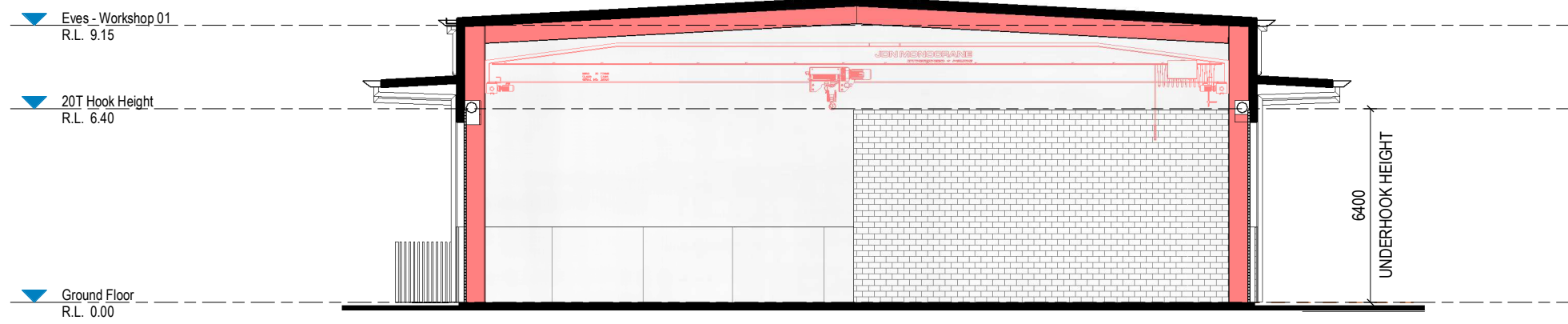
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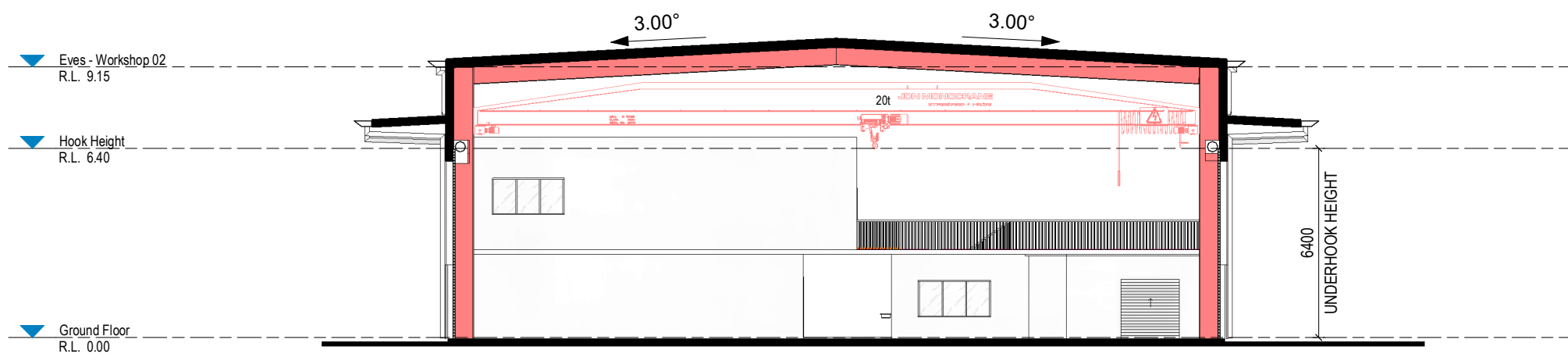
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Stage 1- Sections
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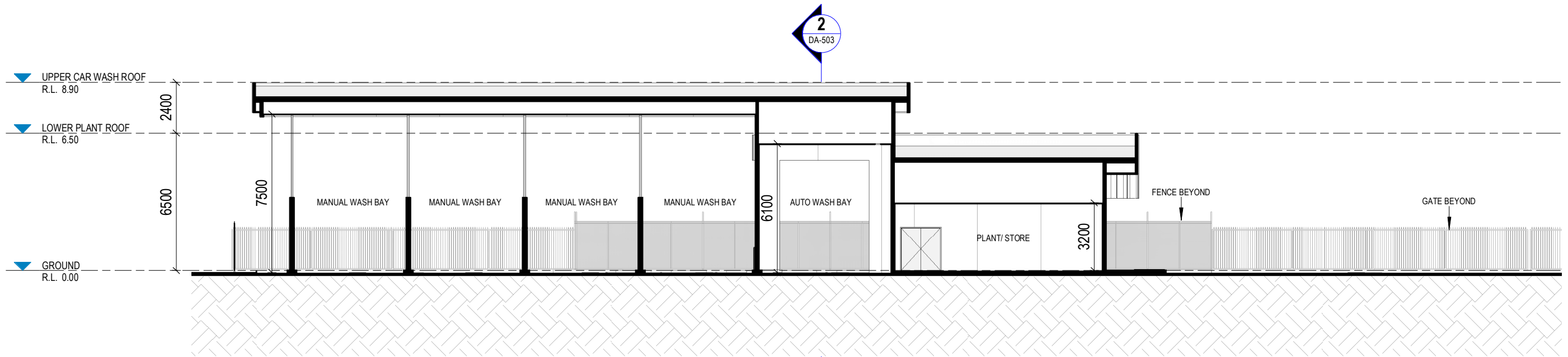


1 Section - Workshop 01 Crane
1 : 200

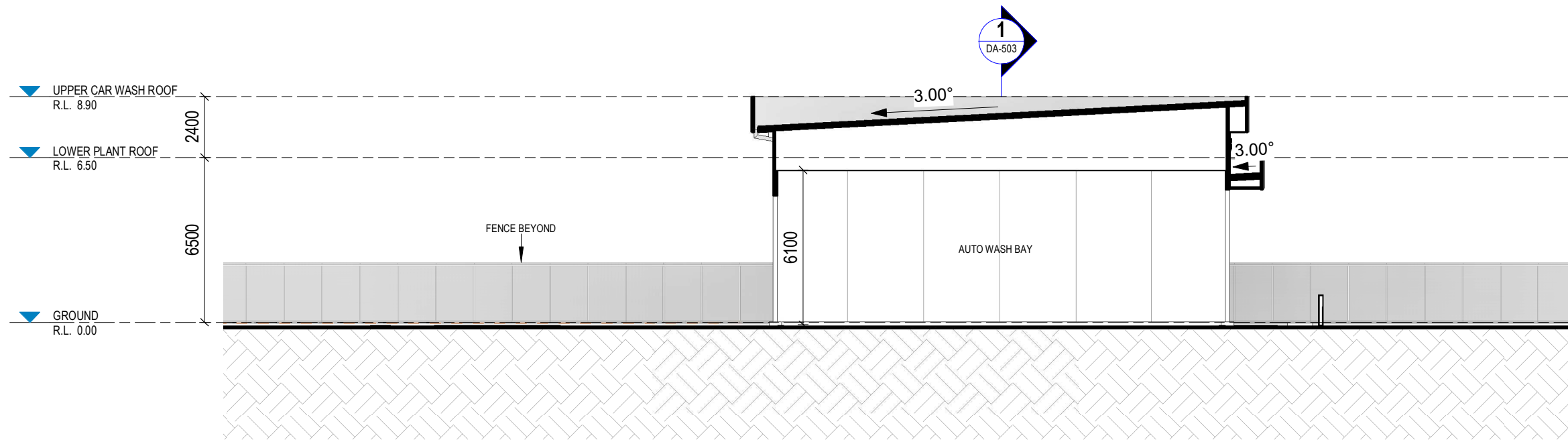


2 Section - Workshop 02 Crane
1 : 200





1 Phase 3- Section 1
1 : 200



2 Phase 3- Section 2
1 : 200



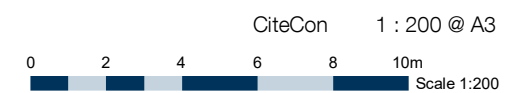
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Stage 3- Sections

2359_DA DA-503 Rev 2 3/04/2024 2:25:19 PM
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Stage 3- Visualisation

2359_DA DA-504 Rev 1 3/04/2024 2:25:19 PM
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