



# 41 Railway Street, GATTON | QLD

DA Approved Development Site  
for Student Hub

Mercer &  
Cooper  
The Property Collection



# DEVELOPMENT APPROVAL



Four Storeys - 123 spacious studio rooms

Exceptional investment opportunity in the heart of Gatton, Qld.

An extraordinary site with Development Approval for a Purpose Built Student Accommodation Facility - Commercial space on ground floor & 32 car-parks, **Total GFA** 3726 sqm.





# PROPERTY INFORMATION

D.A Approved; Student Accommodation - 4 Storeys, 123 Spacious Studio rooms, Ground level commercial space and a host of impressive amenities. **Total GFA 3726 sqm.**

Location - Gatton Student Hub enjoys a prime location in Gatton, offering a perfect blend of convenience and a vibrant community. Positioned on a spacious **1882** sqm site, the property is surrounded by shops, restaurants, and bars, providing easy access to daily necessities and a lively social scene.

Additionally, it is just 7km from the University of Queensland Gatton Campus, ensuring a short commute for students. Excellent connectivity to Brisbane, the Gold Coast, and Toowoomba, students can explore diverse cultural experiences, employment opportunities, and beautiful coastal destinations.



# FEATURES OF RESIDENCE

Impressive range of features and amenities designed to provide students with a comfortable, convenient, and enjoyable living experience.

Focus on creating a vibrant and supportive community, the facility encompasses a wide array of spaces to cater to various needs and preferences.

The facility comprises various types of studio rooms to cater to different preferences and needs:

- Double bed Studio's | 64
- Accessible Suites | 6
- Single bed Studio's | 53

Site Area - 1882m2

## FLOOR AREAS

Ground (Student Accommodation)	472.50 sqm
Ground (Commerical Cafe/Office)	98.57 sqm
Level 1	1115.72 sqm
Level 2	1120.99 sqm
Level 3	918.30 sqm
Total GFA	3726.08 sqm





# LOCATION

University of Queensland (UQ) - Gatton Campus renowned for its commitment to academic excellence - prominent educational institution

Situated approx. 7km from the student accommodation facility, provides a picturesque setting that blends academic pursuits with a strong focus on agriculture, veterinary science, and natural resource management.

Boasts state-of-the-art facilities, extensive research centres, and a vibrant community that fosters intellectual growth and practical learning experiences.



# SITE PLAN'S





# GATTON STUDENT HUB

ADDRESS: 41 RAILWAY STREET GATTON QLD 4343  
CLIENT: PK Development Holdings Pty Ltd

DEVELOPMENT DATA	
LOT	LOT 13 RP54842
PARISH:	GATTON
COUNTY:	CHURCHILL
SITE AREA:	1882.39sqm
PROPOSED DEVELOPMENT:	
STOREYS:	4
TOTAL APARTMENTS:	123
PARKING:	32 (INCL 2XPWD) 1 X VAN BAY
ACCOMMODATION:	
GROUND	-
LEVEL 1	21 X DOUBLE ROOMS 17 X SINGLE ROOMS 2 X ACCESSIBLE SUITES
LEVEL 2	26 X DOUBLE ROOMS 18 X SINGLE ROOMS 2 X ACCESSIBLE SUITES
LEVEL 3	17 X DOUBLE ROOMS 18 X SINGLE ROOMS 2 X ACCESSIBLE SUITES
TOTAL BEDS:	123
GFA:	
GROUND (STUDENT ACCOM)	472.50 sqm
GROUND (CAFE/OFFICE)	98.57 sqm
LEVEL 1	1115.72 sqm
LEVEL 2	1120.99 sqm
LEVEL 3	918.30 sqm
TOTAL GFA	: 3726.08 sqm

AREA SCHEDULE			
MODULE	UNIT NUMBER	UNIT TYPE	AREA
LEVEL ONE			
	U-313	TYPE A	27.51
	U-101	TYPE A2	23.43
	U-102	TYPE D	20.13
	U-102	TYPE D	20.13
	U-105	TYPE D	20.14
	U-106	TYPE D	20.13
	U-107	TYPE D	20.13
	U-108	TYPE D	20.13
	U-109	TYPE D	20.13
	U-110	TYPE D	20.13
	U-111	TYPE A1	27.51
	U-112	TYPE DB	19.23
	U-113	TYPE DB	19.23
	U-114	TYPE S	15.81
	U-115	TYPE S	15.82
	U-116	TYPE S	15.81
	U-117	TYPE S	15.82
	U-118	TYPE S	15.81
	U-119	TYPE S	15.82
	U-120	TYPE S	15.81
	U-121	TYPE S	15.82
	U-122	TYPE DB	19.23
	U-123	TYPE DB	19.21
	U-124	TYPE DB	19.23
	U-125	TYPE DB	19.23
	U-126	TYPE S	15.81
	U-127	TYPE S	15.81
	U-128	TYPE S	15.81
	U-129	TYPE S	15.81
	U-130	TYPE S	15.81
	U-131	TYPE S	15.81
	U-132	TYPE S	15.81
	U-133	TYPE S	15.81
	U-135	TYPE S	15.81
	U-136	TYPE DB	19.23
	U-137	TYPE DB	19.23
	U-138	TYPE D	20.13
	U-139	TYPE D	20.13
	U-140	TYPE D	20.13
	U-141	TYPE DB	19.23
	U-142	TYPE DB	19.23
LEVEL TWO			
	U-201	TYPE D	20.13
	U-202	TYPE D	20.13
	U-204	TYPE D	20.13
	U-206	TYPE D	20.13
	U-208	TYPE S	15.81
	U-209	TYPE A2	23.43
	U-210	TYPE D	20.13
	U-211	TYPE D	20.13
	U-212	TYPE D	20.13
	U-213	TYPE D	20.14
	U-214	TYPE D	20.13
	U-215	TYPE D	20.13
	U-216	TYPE D	20.13
	U-217	TYPE D	20.13
	U-218	TYPE D	20.13
	U-219	TYPE A1	27.51
	U-220	TYPE DB	19.23
	U-221	TYPE DB	19.23
	U-222	TYPE S	15.81
	U-223	TYPE S	15.82
	U-224	TYPE S	15.81
	U-225	TYPE S	15.82
	U-226	TYPE S	15.81
	U-227	TYPE S	15.82
	U-228	TYPE S	15.81
	U-229	TYPE S	15.82
	U-230	TYPE DB	19.23
	U-231	TYPE DB	19.21
	U-232	TYPE DB	19.23
	U-233	TYPE DB	19.23

AREA SCHEDULE			
	UNIT NUMBER	UNIT TYPE	AREA
	U-234	TYPE S	15.81
	U-235	TYPE S	15.81
	U-236	TYPE S	15.81
	U-237	TYPE S	15.81
	U-238	TYPE S	15.81
	U-239	TYPE S	15.81
	U-240	TYPE S	15.81
	U-241	TYPE S	15.81
	U-242	TYPE DB	19.23
	U-243	TYPE S	15.81
	U-245	TYPE DB	19.23
	U-246	TYPE D	20.13
	U-247	TYPE D	20.13
	U-248	TYPE D	20.13
	U-249	TYPE DB	19.23
	U-250	TYPE DB	19.23
LEVEL THREE			
	U-302	TYPE S	15.81
	U-303	TYPE A2	23.43
	U-304	TYPE D	20.13
	U-305	TYPE D	20.13
	U-306	TYPE D	20.13
	U-307	TYPE D	20.14
	U-308	TYPE D	20.13
	U-309	TYPE D	20.13
	U-310	TYPE D	20.13
	U-311	TYPE D	20.13
	U-312	TYPE D	20.13
	U-313	TYPE A1	27.51
	U-314	TYPE DB	19.23
	U-315	TYPE DB	19.23
	U-316	TYPE S	15.81
	U-317	TYPE S	15.82
	U-318	TYPE S	15.81
	U-319	TYPE S	15.82
	U-320	TYPE S	15.81
	U-321	TYPE S	15.82
	U-322	TYPE S	15.81
	U-323	TYPE S	15.82
	U-324	TYPE DB	19.23
	U-325	TYPE DB	19.21
	U-326	TYPE DB	19.23
	U-328	TYPE S	15.81
	U-329	TYPE S	15.81
	U-330	TYPE S	15.81
	U-331	TYPE S	15.81
	U-332	TYPE S	15.81
	U-333	TYPE S	15.81
	U-334	TYPE S	15.81
	U-335	TYPE S	15.81
	U-336	TYPE DB	19.23
	U-337	TYPE S	15.81
	U-339	TYPE DB	19.23
	U-3273	TYPE DB	19.23



DA04	2/4/20	DEVELOPMENT APPROVAL	KA	JW
DA03	7/2/20	DEVELOPMENT APPROVAL	DC	JW
DA02	19/12/19	DEVELOPMENT APPROVAL	DC	JW
DA01	29/11/19	DEVELOPMENT APPROVAL	DC	JW
REV	DATE	DESCRIPTION	BY	CHK

ISSUE FOR DEVELOPMENT APPROVAL

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wallacebrice (architecture)

Suite 1/Level 5, 80 petrie terrace, brisbane qld 4000  
t: +61 7 3129 5719 / f: +61 7 3876 2462  
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CLIENT:

PK Development Holdings Pty Ltd

DRAWING TITLE:

GATTON STUDENT HUB\_COVER SHEET

PROJECT NAME:

GATTON STUDENT HUB  
41 RAILWAY STREET GATTON QLD 4343

PROJECT NUMBER:

190625

DRAWING NO:

0001

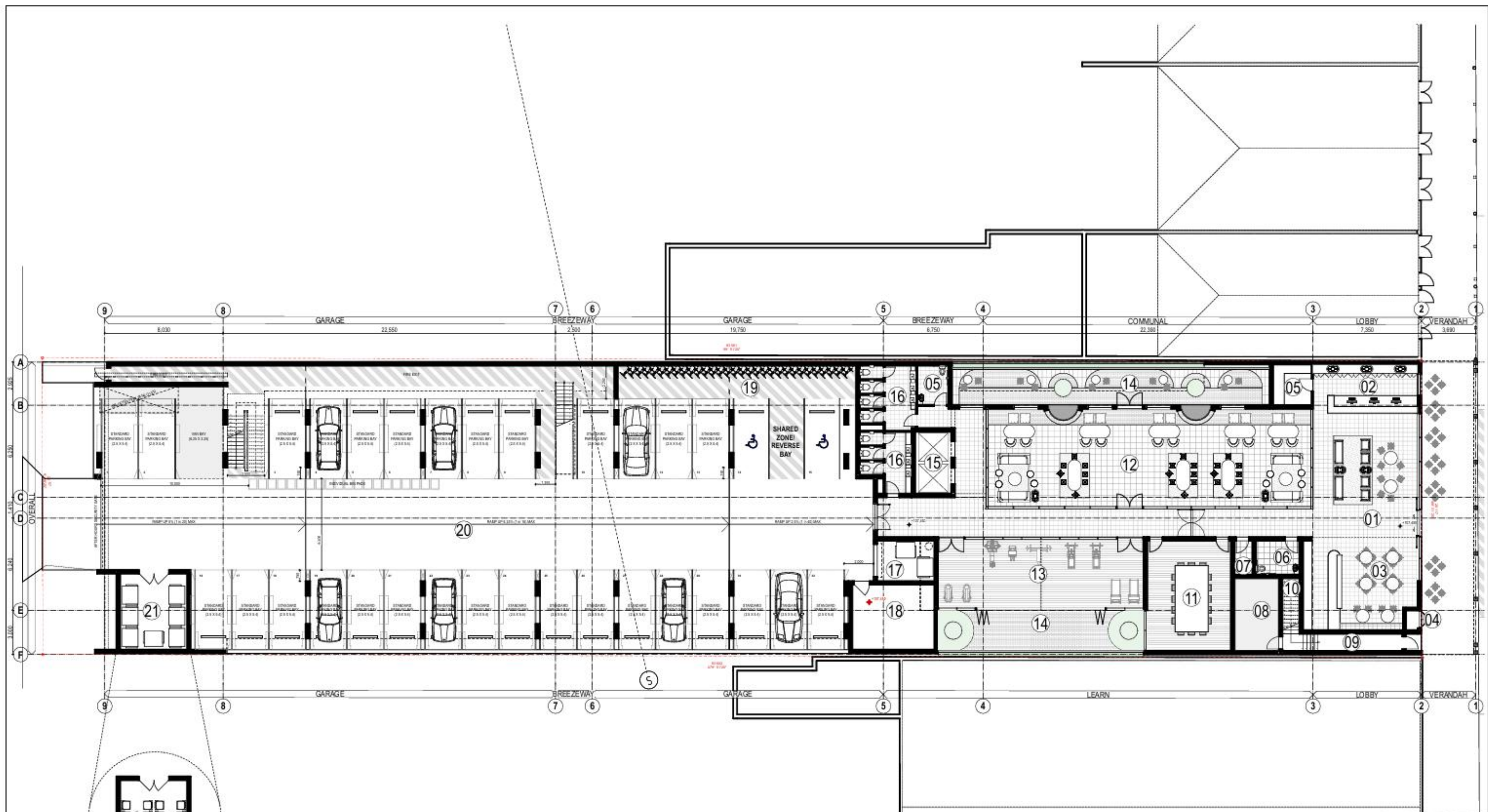
REV

DA04









GROUND FLOOR PLAN  
1:250

# PLAN LEGEND

- |                           |                              |                          |                             |
|---------------------------|------------------------------|--------------------------|-----------------------------|
| 01 - LOBBY                | 11 - GROUP STUDY/MEETING     | 21 - REFUSE              | 31 - COMMUNAL VEGGIE GARDEN |
| 02 - DESK                 | 12 - STUDENT LEARNING CENTRE | 22 - VOID                | 32 - VOID TO GARAGE         |
| 03 - CAFE                 | 13 - GYM/YOG/PILATES         | 23 - STUDENT LOUNGE      | 33 - VOID TO COURTYARD      |
| 04 - BOOSTER              | 14 - COURTYARD               | 24 - PASSAGE             | 34 - ROOF BELOW             |
| 05 - OFFICE               | 15 - LIFT                    | 25 - BREEZEWAY           | 35 - PLANTER                |
| 06 - ACCESSIBLE AMENITIES | 16 - AMENITIES               | 26 - POOL OVER           | 36 - COMMUNAL KITCHEN       |
| 07 - CLEANER ROOM         | 17 - REFUSE CHUTE ROOM       | 27 - ROOF TOP BAR/LOUNGE |                             |
| 08 - FIRE PUMP ROOM       | 18 - SERVICE ROOM            | 28 - POOL                |                             |
| 09 - FIRE EXIT            | 19 - CYCLE STORE/WORKSHOP    | 29 - COMMUNAL LAUNDRY    |                             |
| 10 - FIRE STAIRS          | 20 - GARAGE/PARKING CARS     | 30 - DRYING              |                             |

DA04	2/4/20	DEVELOPMENT APPROVAL	KA	JW
DA03	7/2/20	DEVELOPMENT APPROVAL	DC	JW
DA02	19/12/19	DEVELOPMENT APPROVAL	DC	JW
DA01	29/11/19	DEVELOPMENT APPROVAL	DC	JW
REV	DATE	DESCRIPTION	BY	CHK

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**wallacebrice** (architecture)  
Suite 1/Level 5, 88 Pacific Terrace, Brisbane QLD 4000  
T: +61 7 3229 5710 / F: +61 7 3876 2462  
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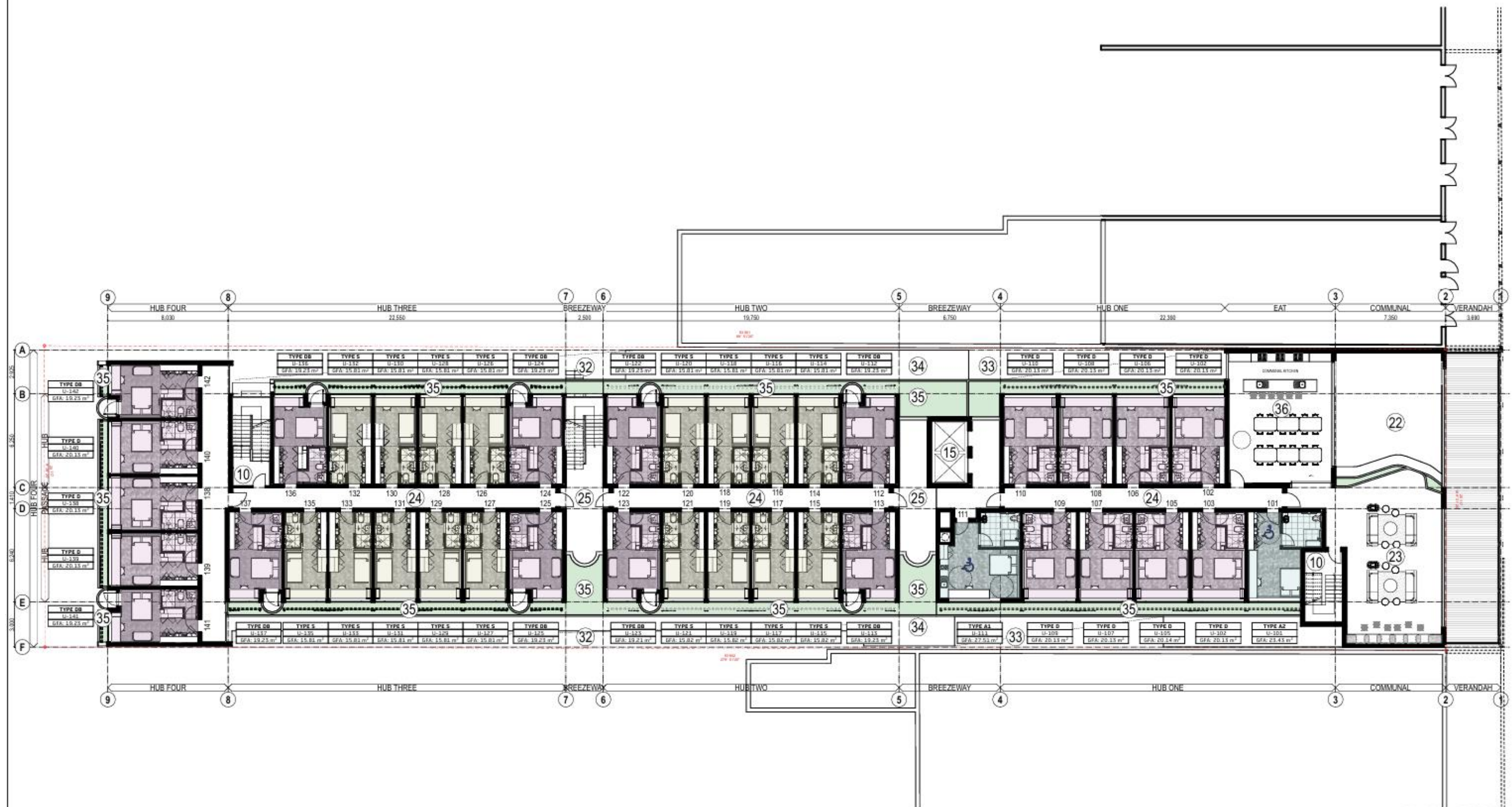
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PK Development Holdings Pty Ltd



DRAWING TITLE:  
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PROJECT NAME:  
GATTON STUDENT HUB  
41 RAILWAY STREET GATTON QLD 4345  
PROJECT NUMBER:  
190625  
DRAWING NO:  
0011  
REV  
DA04

DA ISSUE





LEVEL 1 PLAN  
1:250

DA04	2/4/20	DEVELOPMENT APPROVAL	KA	JW
DA03	7/2/20	DEVELOPMENT APPROVAL	DC	JW
DA02	19/12/19	DEVELOPMENT APPROVAL	DC	JW
DA01	29/11/19	DEVELOPMENT APPROVAL	DC	JW
REV	DATE	DESCRIPTION	BY	CHK

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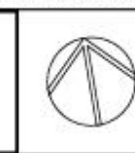
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**wallacebrice** (architecture)

Suite 2/Level 5, 800 Pacific Terrace, Brisbane QLD 4000  
T +61 7 3325 5719 / F +61 7 3076 2462  
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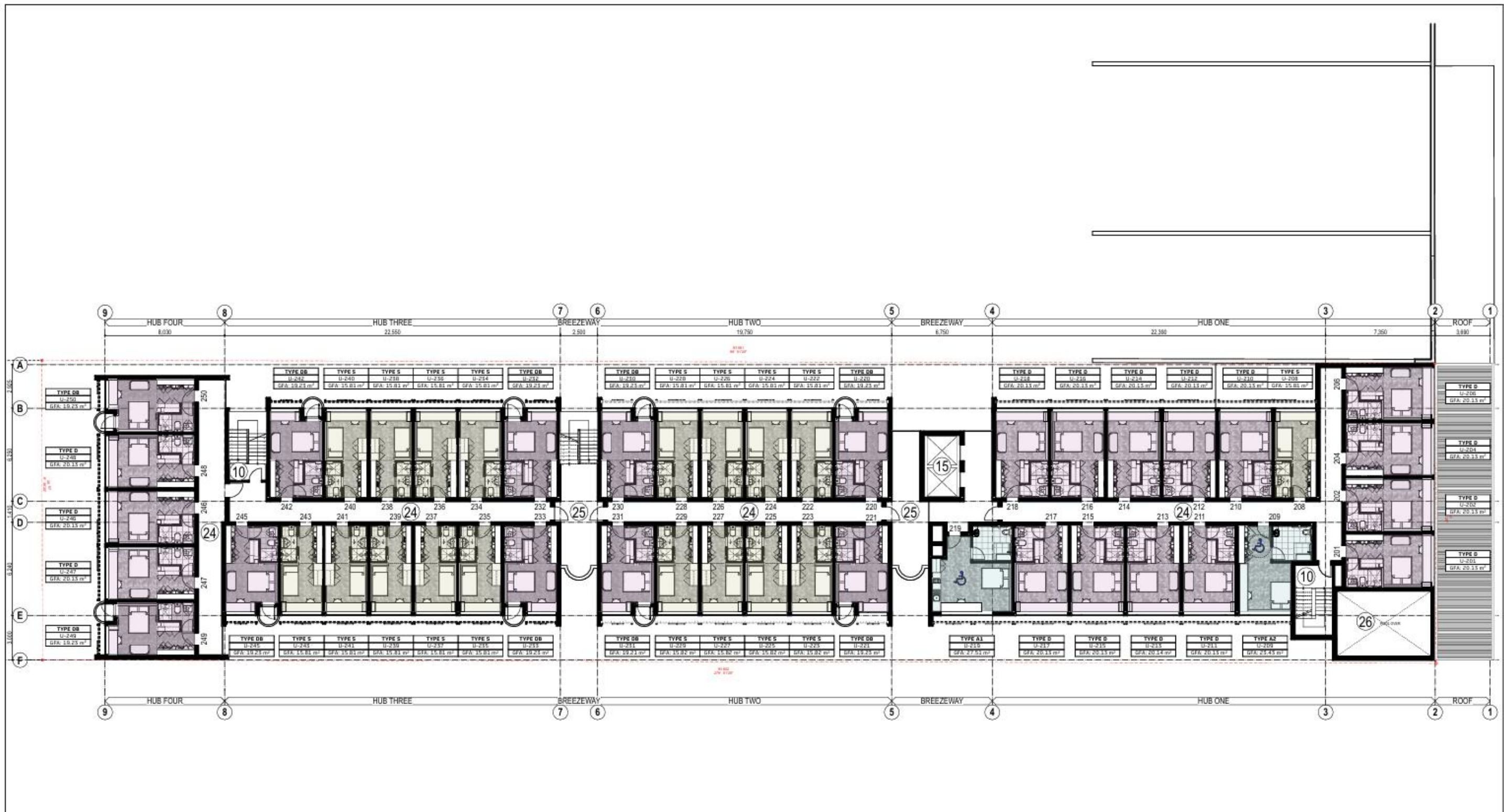
DRAWING TITLE:  
GATTON STUDENT HUB LEVEL ONE

PROJECT NAME:  
GATTON STUDENT HUB  
41 RAILWAY STREET GATTON QLD 4343

PROJECT NUMBER:	DRAWING NO.:	REV
190625	0012	DA04

DA ISSUE





LEVEL 2 PLAN  
1:250

DA04	2/4/20	DEVELOPMENT APPROVAL	KA	JW
DA03	7/2/20	DEVELOPMENT APPROVAL	DC	JW
DA02	19/12/19	DEVELOPMENT APPROVAL	DC	JW
DA01	29/11/19	DEVELOPMENT APPROVAL	DC	JW
REV	DATE	DESCRIPTION	BY	CHK

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**wallacebrice** (architecture)  
Suite 1A Level 5, 80 York Street, Brisbane QLD 4000  
T: +61 7 3329 5730 / F: +61 7 3870 2462  
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DRAWING TITLE: GATTON STUDENT HUB_LEVEL TWO			
PROJECT NAME: GATTON STUDENT HUB 41 RAILWAY STREET GATTON QLD 4343	PROJECT NUMBER: 190625	DRAWING NO: 0013	REV: DA04

**PLAN LEGEND**

- |                           |                              |                          |                             |
|---------------------------|------------------------------|--------------------------|-----------------------------|
| 01 - LOBBY                | 11 - GROUP STUDY/MEETING     | 21 - REFUSE              | 31 - COMMUNAL VEGGIE GARDEN |
| 02 - DESK                 | 12 - STUDENT LEARNING CENTRE | 22 - VOID                | 32 - VOID TO GARAGE         |
| 03 - CAFE                 | 13 - GYM/YOG/PILATES         | 23 - STUDENT LOUNGE      | 33 - VOID TO COURTYARD      |
| 04 - BOOSTER              | 14 - COURTYARD               | 24 - PASSAGE             | 34 - ROOF BELOW             |
| 05 - OFFICE               | 15 - LIFT                    | 25 - BREEZEWAY           | 35 - PLANTER                |
| 06 - ACCESSIBLE AMENITIES | 16 - AMENITIES               | 26 - POOL OVER           | 36 - COMMUNAL KITCHEN       |
| 07 - CLEANER ROOM         | 17 - REFUSE CHUTE ROOM       | 27 - ROOF TOP BAR/LOUNGE |                             |
| 08 - FIRE PUMP ROOM       | 18 - SERVICE ROOM            | 28 - POOL                |                             |
| 09 - FIRE EXIT            | 19 - CYCLE STORE/WORKSHOP    | 29 - COMMUNAL LAUNDRY    |                             |
| 10 - FIRE STAIRS          | 20 - GARAGE/PARKING CARS     | 30 - DRYING              |                             |





LEVEL 3 PLAN  
1:250

PLAN LEGEND

- |                           |                              |                          |                             |
|---------------------------|------------------------------|--------------------------|-----------------------------|
| 01 - LOBBY                | 11 - GROUP STUDY/MEETING     | 21 - REFUSE              | 31 - COMMUNAL VEGGIE GARDEN |
| 02 - DESK                 | 12 - STUDENT LEARNING CENTRE | 22 - VOID                | 32 - VOID TO GARAGE         |
| 03 - CAFE                 | 13 - GYM/YOG/PILATES         | 23 - STUDENT LOUNGE      | 33 - VOID TO COURTYARD      |
| 04 - BOOSTER              | 14 - COURTYARD               | 24 - PASSAGE             | 34 - ROOF BELOW             |
| 05 - OFFICE               | 15 - LIFT                    | 25 - BREEZEWAY           | 35 - PLANTER                |
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| 07 - CLEANER ROOM         | 17 - REFUSE CHUTE ROOM       | 27 - ROOF TOP BAR/LOUNGE |                             |
| 08 - FIRE PUMP ROOM       | 18 - SERVICE ROOM            | 28 - POOL                |                             |
| 09 - FIRE EXIT            | 19 - CYCLE STORE/WORKSHOP    | 29 - COMMUNAL LAUNDRY    |                             |
| 10 - FIRE STAIRS          | 20 - GARAGE/PARKING CARS     | 30 - DRYING              |                             |

DA04	2/4/20	DEVELOPMENT APPROVAL	KA	JW
DA03	7/2/20	DEVELOPMENT APPROVAL	DC	JW
DA02	19/12/19	DEVELOPMENT APPROVAL	DC	JW
DA01	29/11/19	DEVELOPMENT APPROVAL	DC	JW
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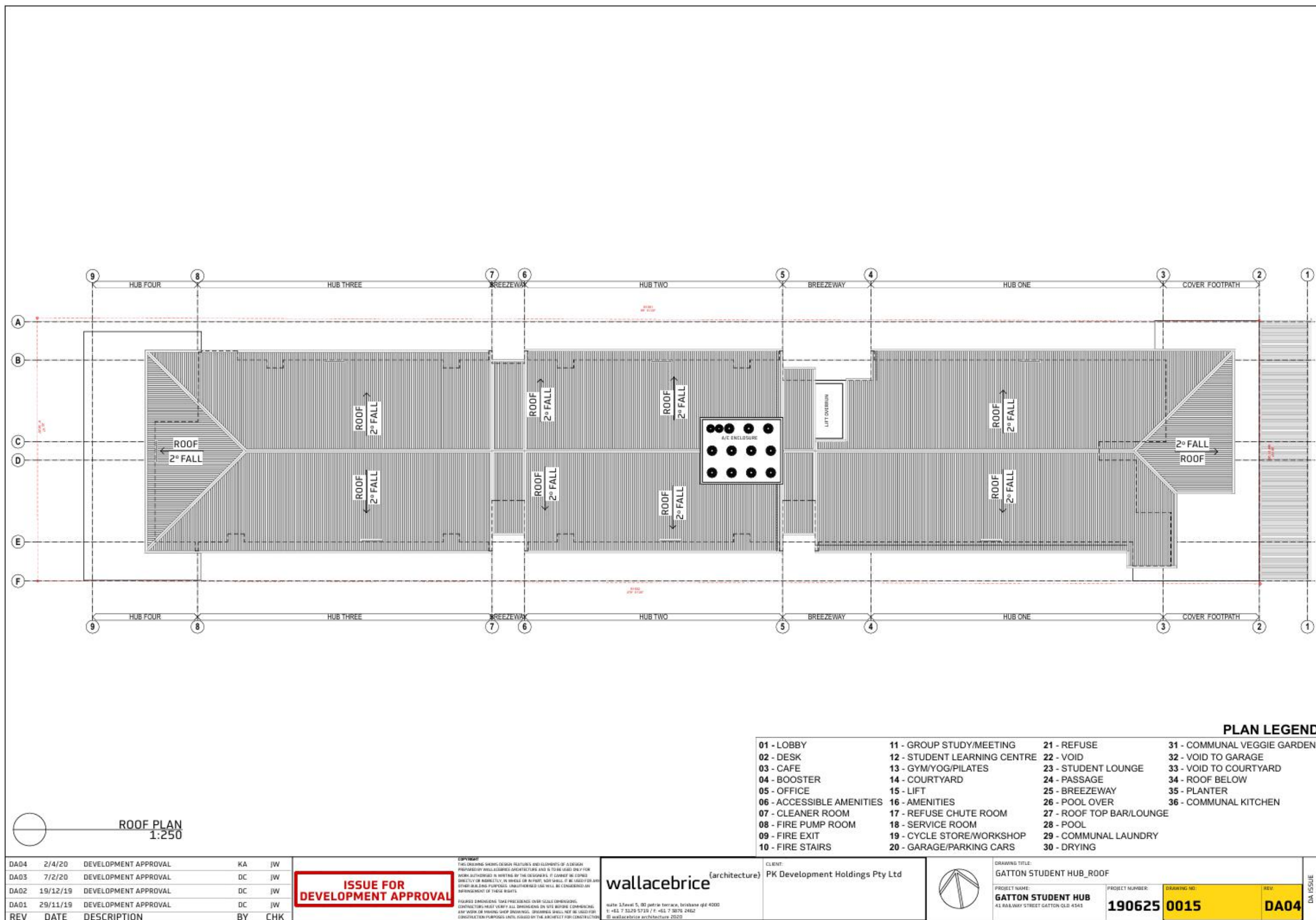
wallacebrice (architecture)  
Suite 3.1 Level 5, 88 Pacific Terrace, Brisbane QLD 4000  
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DRAWING TITLE:  
GATTON STUDENT HUB\_LEVEL THREE  
PROJECT NAME:  
GATTON STUDENT HUB  
41 RAILWAY STREET GATTON QLD 4343  
PROJECT NUMBER:  
190625  
DRAWING NO:  
0014  
REV:  
DA04  
DA ISSUE









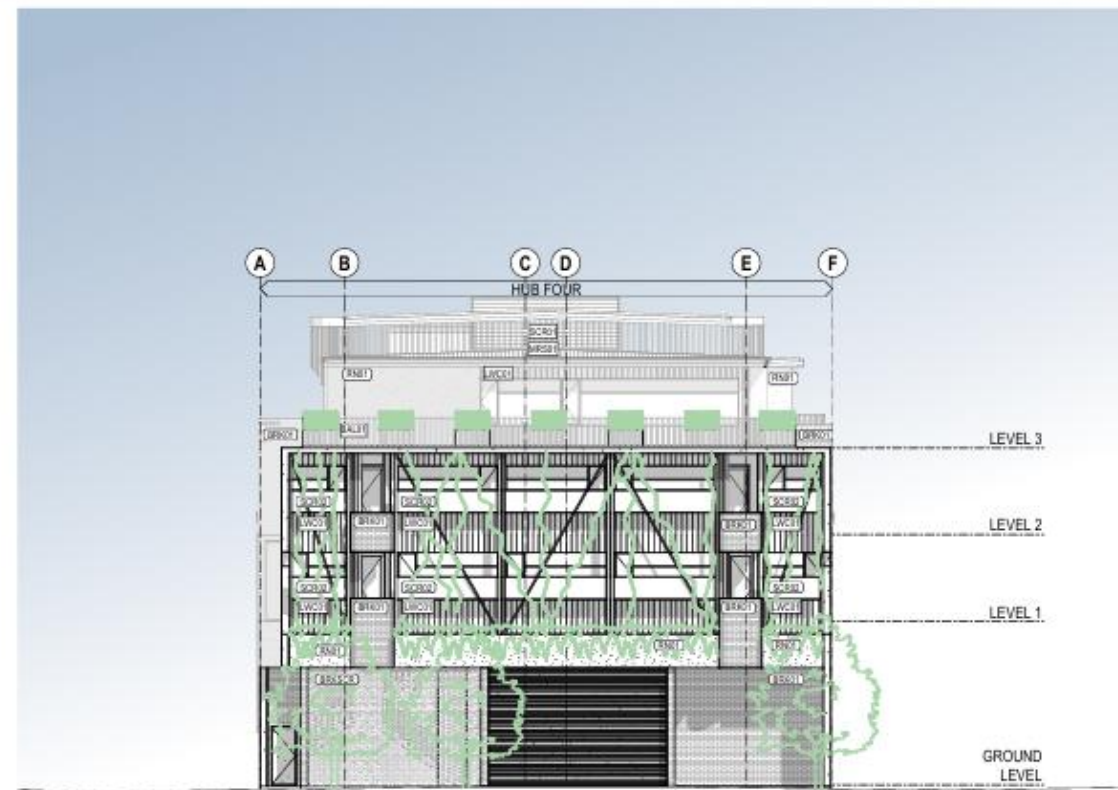


### LEGEND

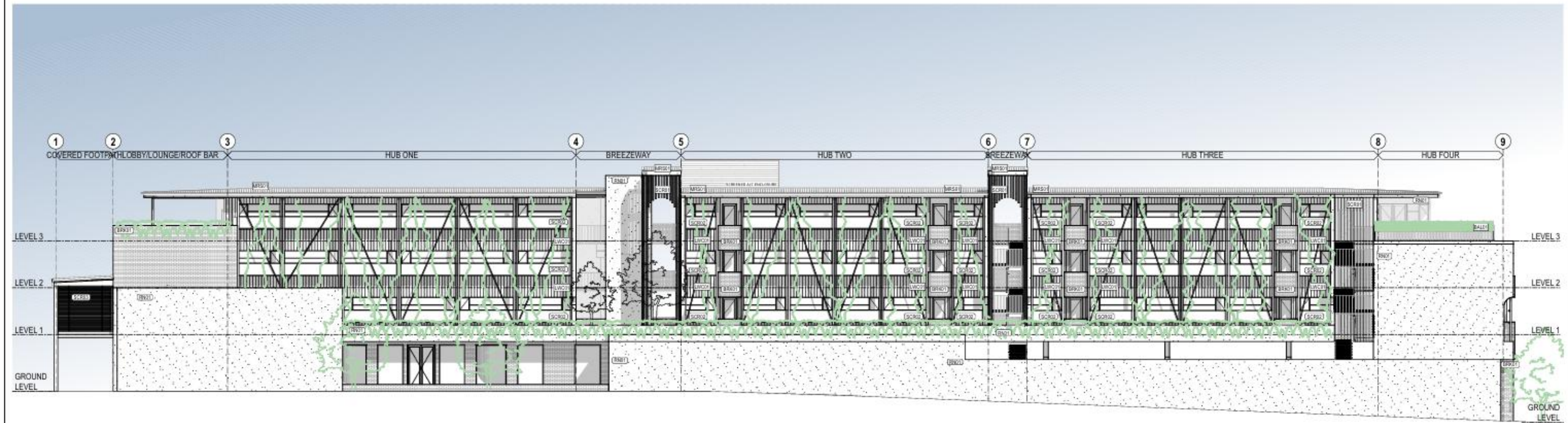
CONC01 CONCRETE OFF FORM  
BAL01 BALUSTRADE TYPE  
BLK01 FACE BLOCK WORK TYPE  
BRK01 FACE BRICK TYPE  
EG01 EAVES GUTTER TYPE  
LWC01 LIGHTWIEGHT CLADDING TYPE

MRS01 ROOF SHEETING TYPE  
RN01 CONCRETE RENDER TYPE  
SCR01 SCREEN TYPE  
SCR02 SCREEN TYPE  
SCR03 SCREEN TYPE  
SCR04 SCREEN TYPE  
VGS01 VERTICAL GARDEN SCREEN

REFER TO FINISHES SCHEDULE FOR TYPE INFORMATION



WIGGINS ST ELEVATION  
1:250



NORTH ELEVATION  
1:250

DA04	2/4/20	DEVELOPMENT APPROVAL	KA	JW
DA03	7/2/20	DEVELOPMENT APPROVAL	DC	JW
DA02	19/12/19	DEVELOPMENT APPROVAL	DC	JW
DA01	29/11/19	DEVELOPMENT APPROVAL	DC	JW
REV	DATE	DESCRIPTION	BY	CHK

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wallacebrice (architecture)

Suite 3 Level 5, 88 Pacific Highway, Brisbane QLD 4000  
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CLIENT: PK Development Holdings Pty Ltd

DRAWING TITLE:  
GATTON STUDENT HUB\_ELEVATIONS

PROJECT NAME:  
GATTON STUDENT HUB  
41 RAILWAY STREET GATTON QLD 4343

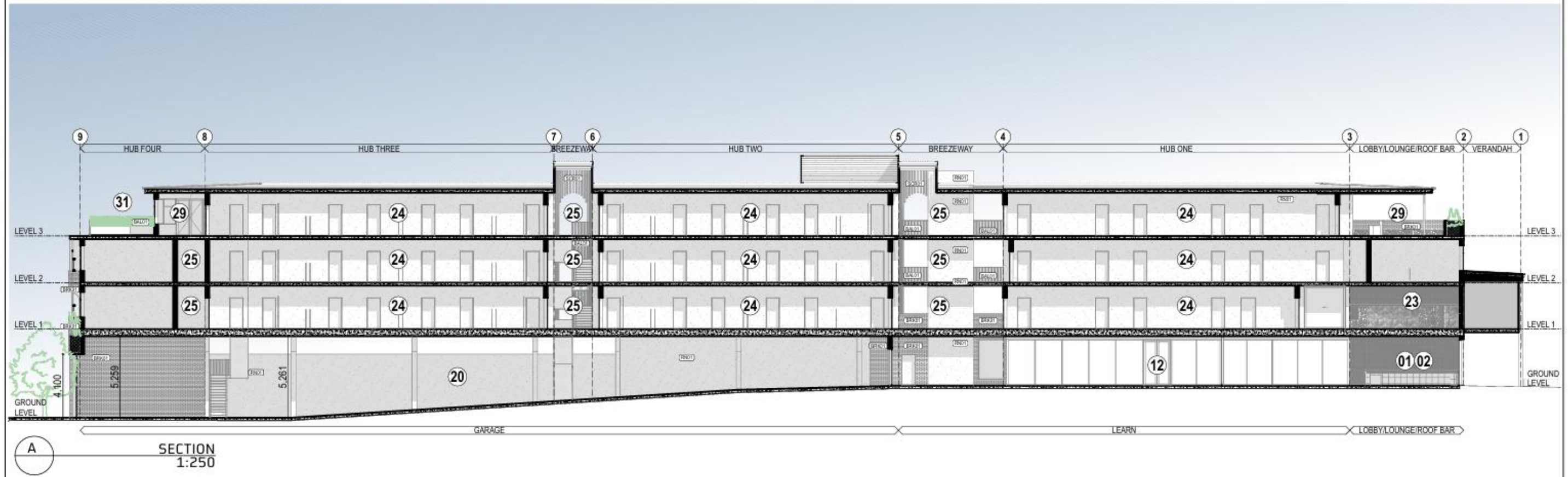
PROJECT NUMBER:  
190625

DRAWING NO:  
0017

REV:  
DA04

DA ISSUE





#### PLAN LEGEND

01 - LOBBY	11 - GROUP STUDY/MEETING	21 - REFUSE	31 - COMMUNAL VEGGIE GARDEN
02 - DESK	12 - STUDENT LEARNING CENTRE	22 - VOID	32 - VOID TO GARAGE
03 - CAFE	13 - GYM/YOG/PILATES	23 - STUDENT LOUNGE	33 - VOID TO COURTYARD
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DA04	2/4/20	DEVELOPMENT APPROVAL	KA	JW
DA03	7/2/20	DEVELOPMENT APPROVAL	DC	JW
DA02	19/12/19	DEVELOPMENT APPROVAL	DC	JW
DA01	29/11/19	DEVELOPMENT APPROVAL	DC	JW
REV	DATE	DESCRIPTION	BY	CHK

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DRAWING TITLE:  
GATTON STUDENT HUB\_SECTIONS

PROJECT NAME:  
GATTON STUDENT HUB  
41 RAILWAY STREET GATTON QLD 4345

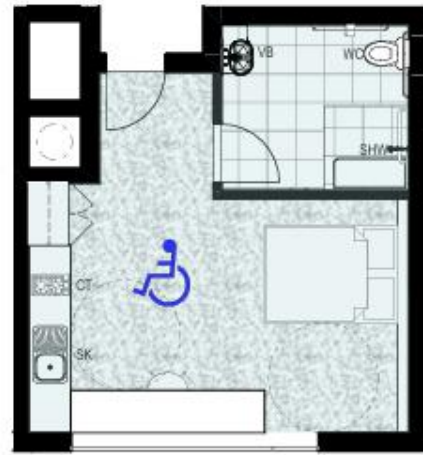
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190625

DRAWING NO:  
0018

REV:  
DA04

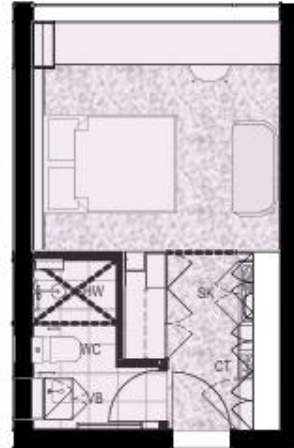
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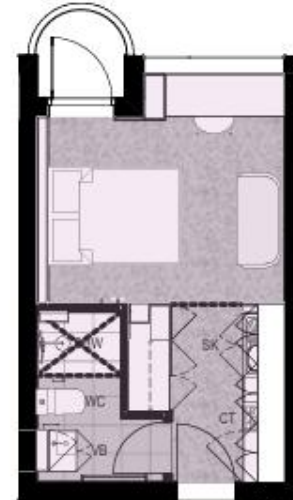
**TYPE A1**  
**U-111**  
GFA: 27.51 m<sup>2</sup>

○ TYPE A1 - ACCESSIBLE ROOM



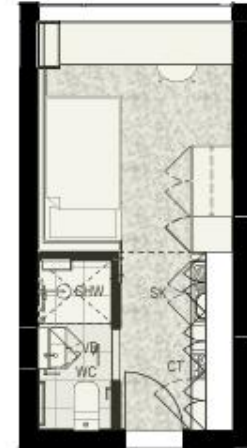
**TYPE D**  
**U-102**  
GFA: 20.13 m<sup>2</sup>

○ TYPE D - DOUBLE ROOM



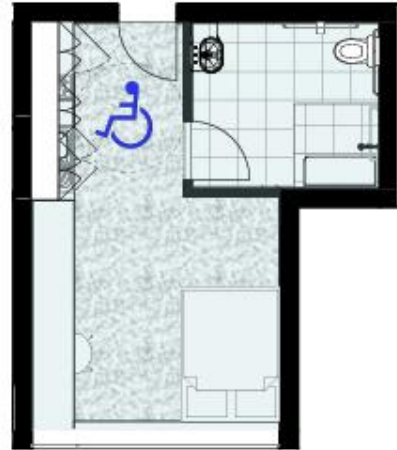
**TYPE DB**  
**U-112**  
GFA: 19.23 m<sup>2</sup>

○ TYPE D - DOUBLE BALCONY ROOM



**TYPE S**  
**U-116**  
GFA: 15.81 m<sup>2</sup>

○ TYPE S - SINGLE BALCONY ROOM



**TYPE A2**  
**U-101**  
GFA: 23.43 m<sup>2</sup>

○ TYPE A2 - ACCESSIBLE ROOM

#### DETAIL PLAN LEGEND

CT	COOKTOP
SK	SINK
SHW	SHOWER
VB	VANITY BASIN
WC	WATER CLOSET

DA04	2/4/20	DEVELOPMENT APPROVAL	KA	JW
DA03	7/2/20	DEVELOPMENT APPROVAL	DC	JW
DA02	19/12/19	DEVELOPMENT APPROVAL	DC	JW
DA01	29/11/19	DEVELOPMENT APPROVAL	DC	JW
REV	DATE	DESCRIPTION	BY	CHK

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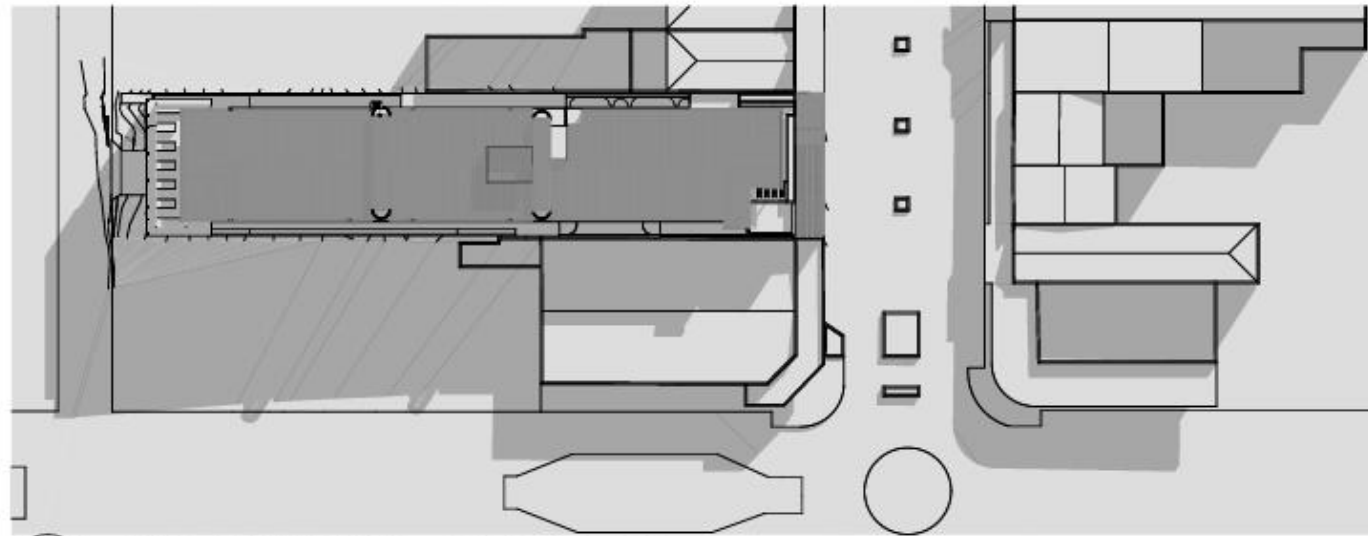
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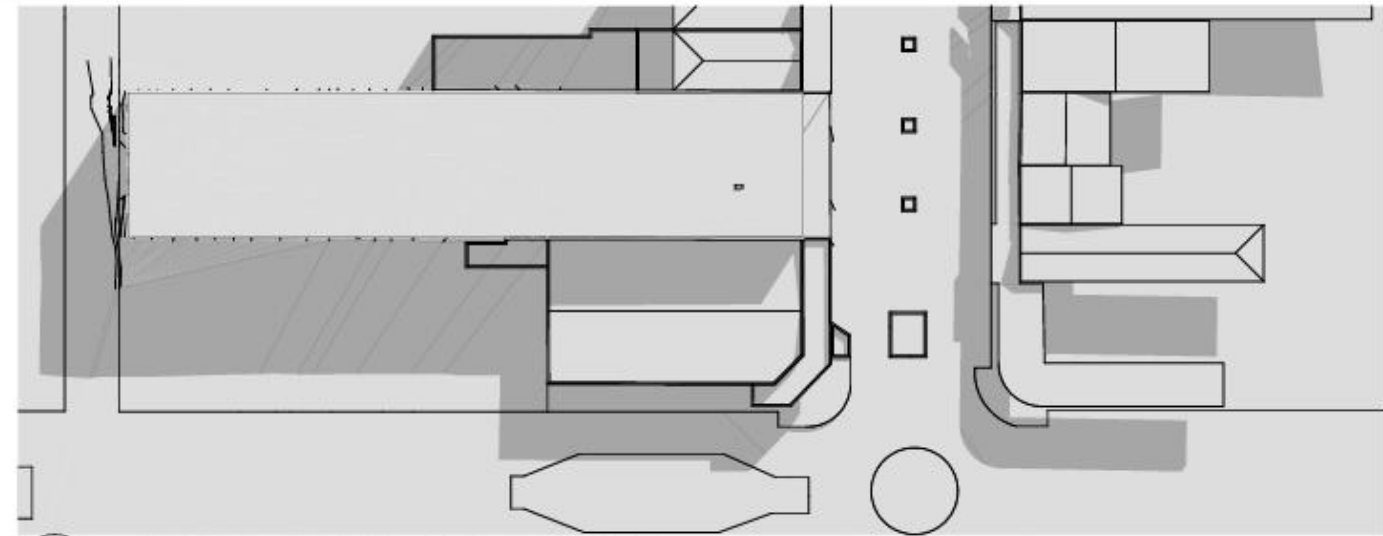
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PROJECT NAME: <b>GATTON STUDENT HUB</b> 41 RAILWAY STREET GATTON QLD 4343			

DA ISSUE

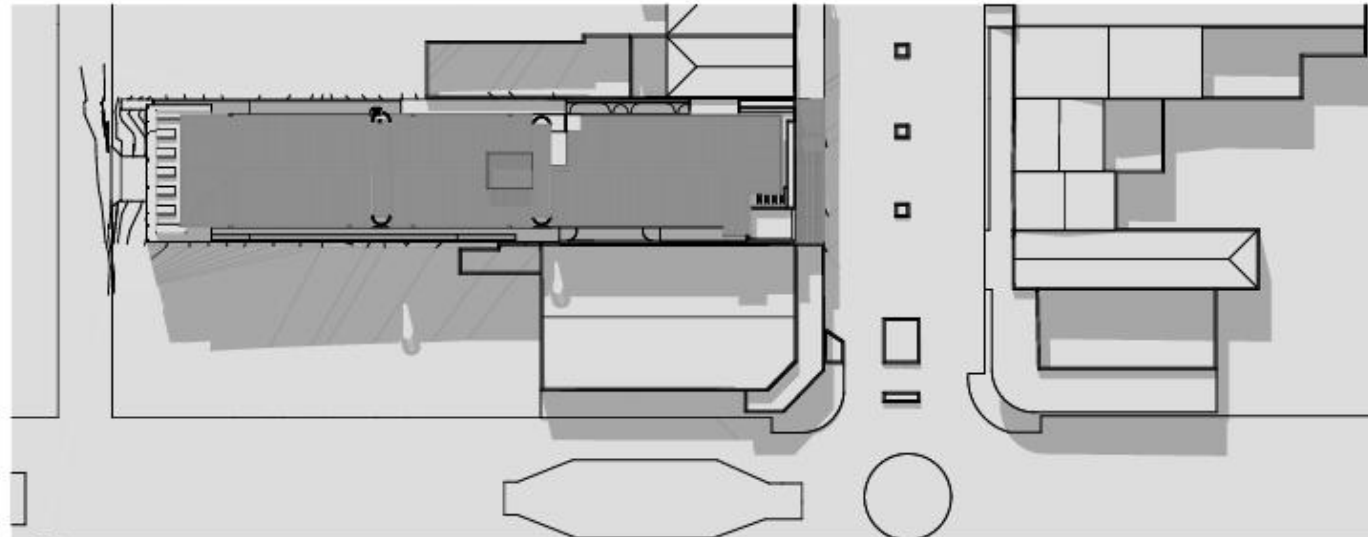




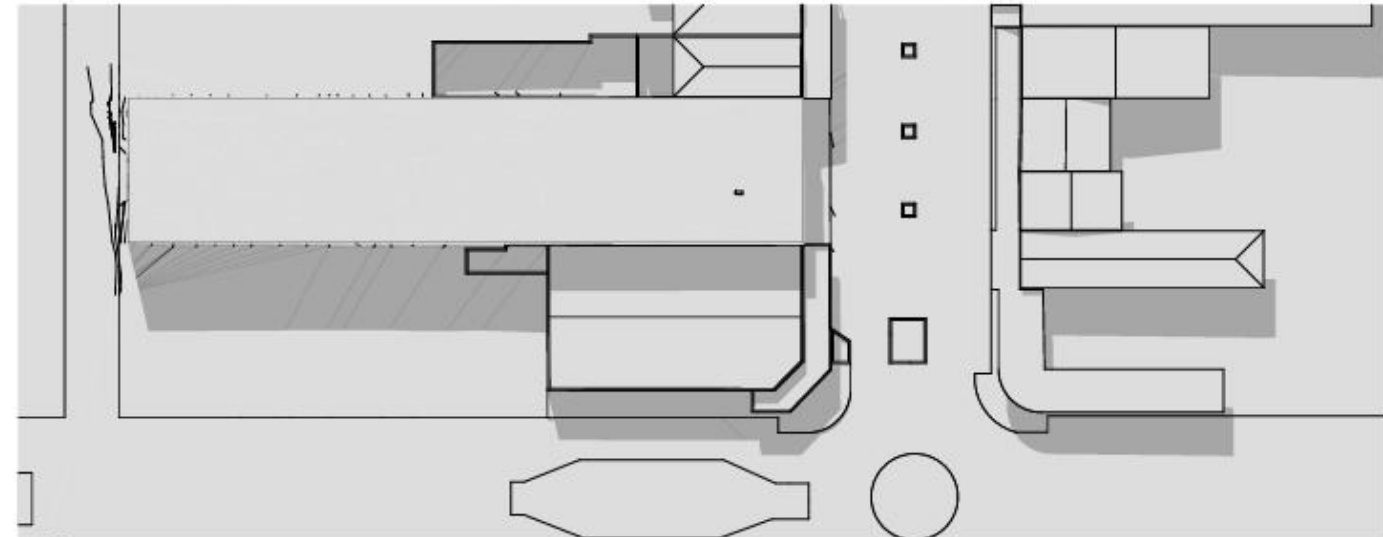
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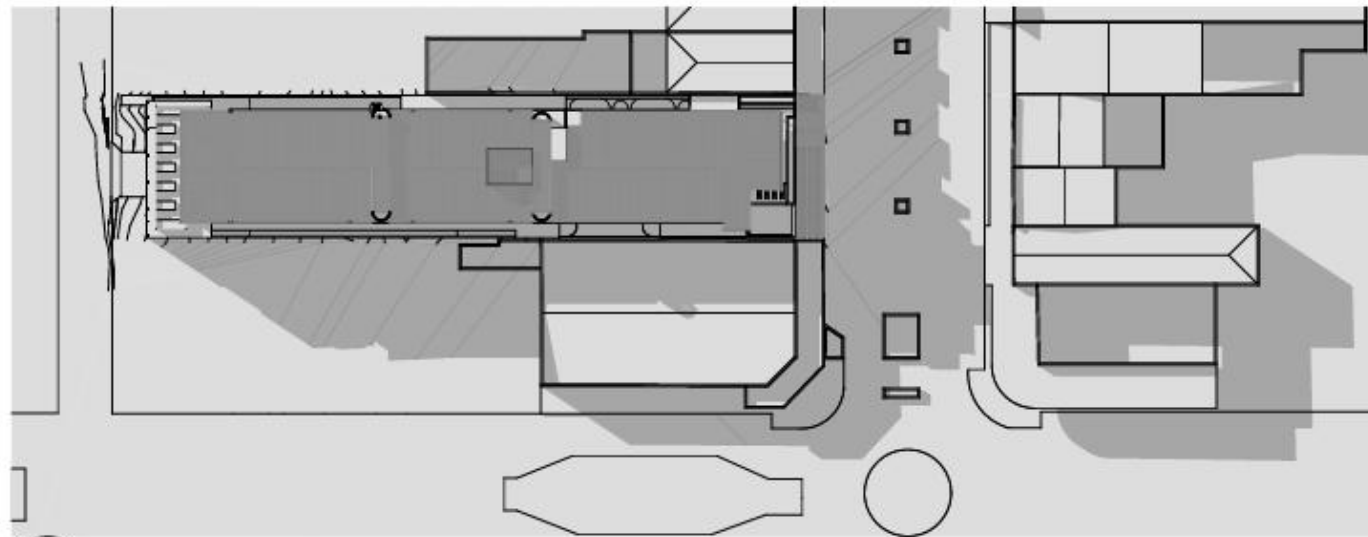
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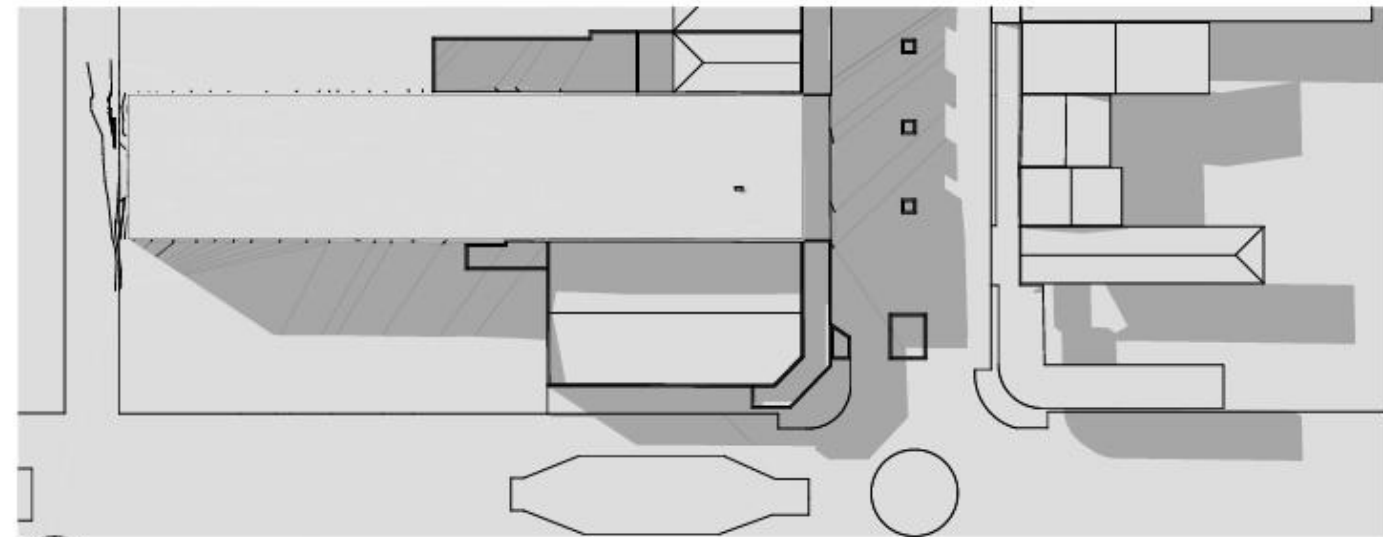
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SHADOW PLAN 21 JUN at 1200h COMPLIANT



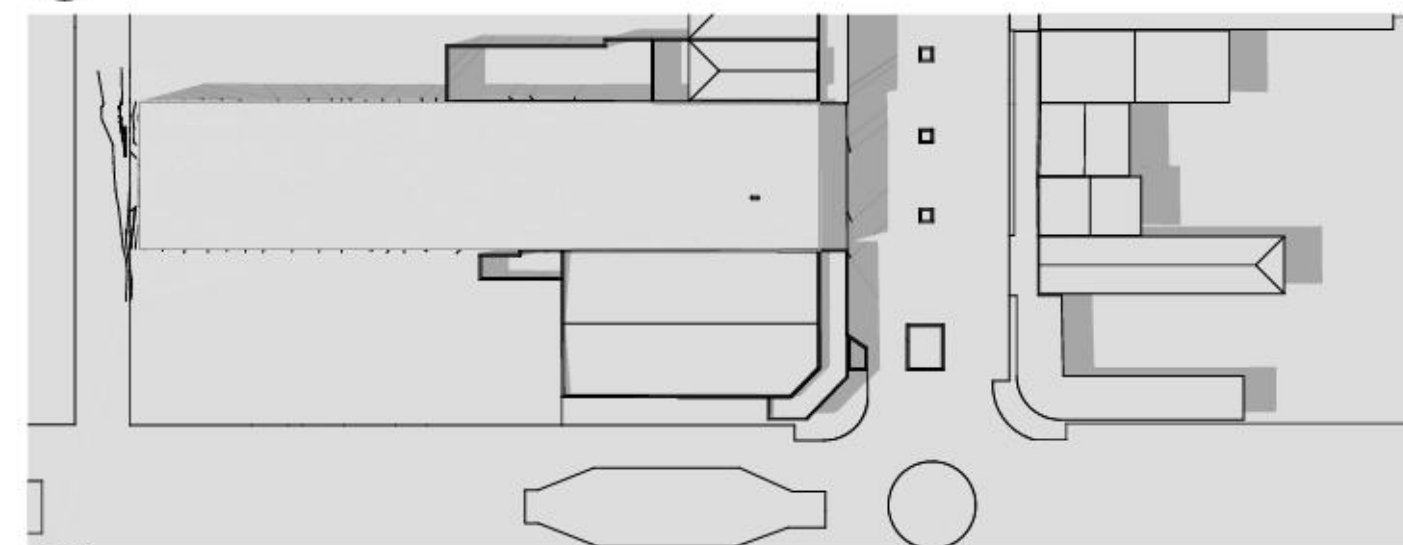
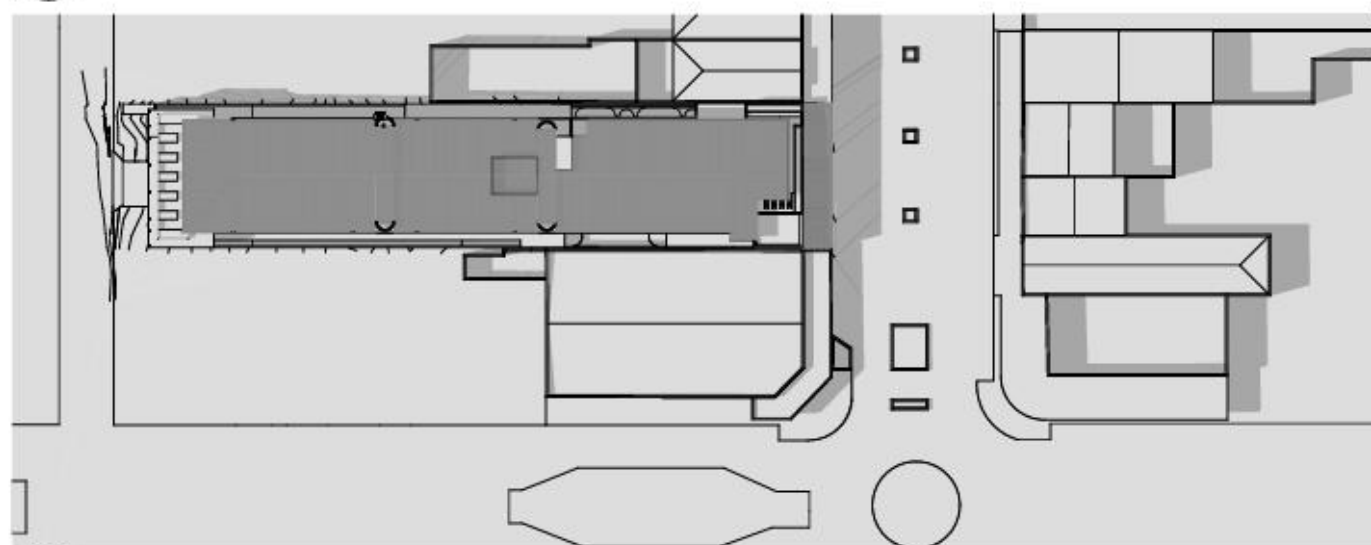
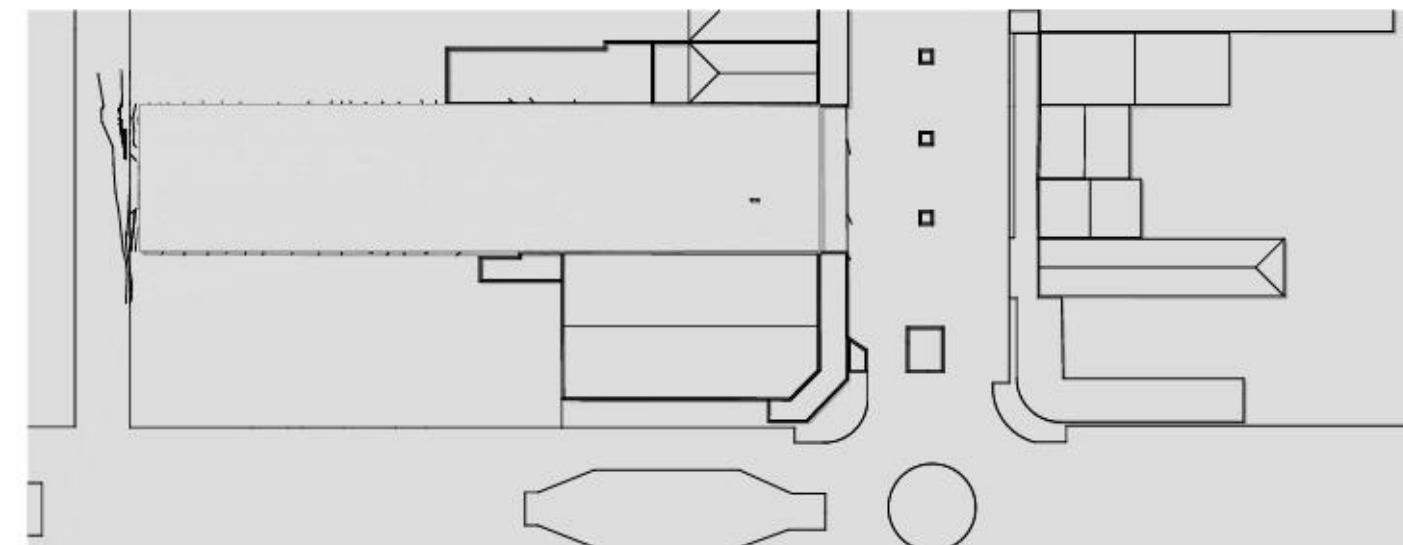
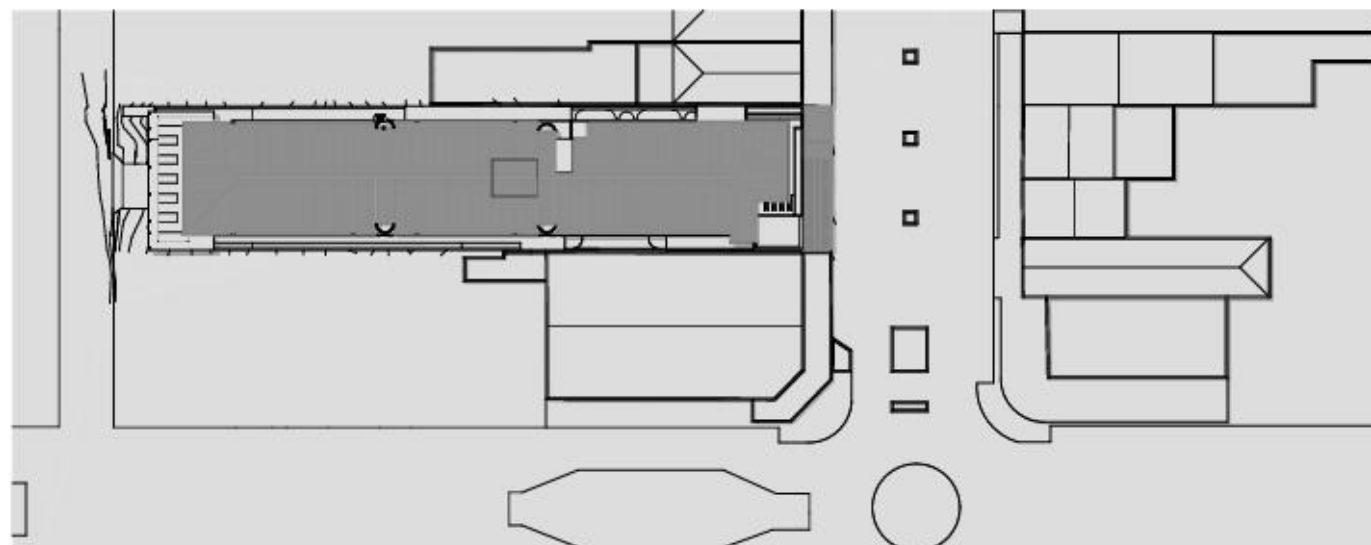
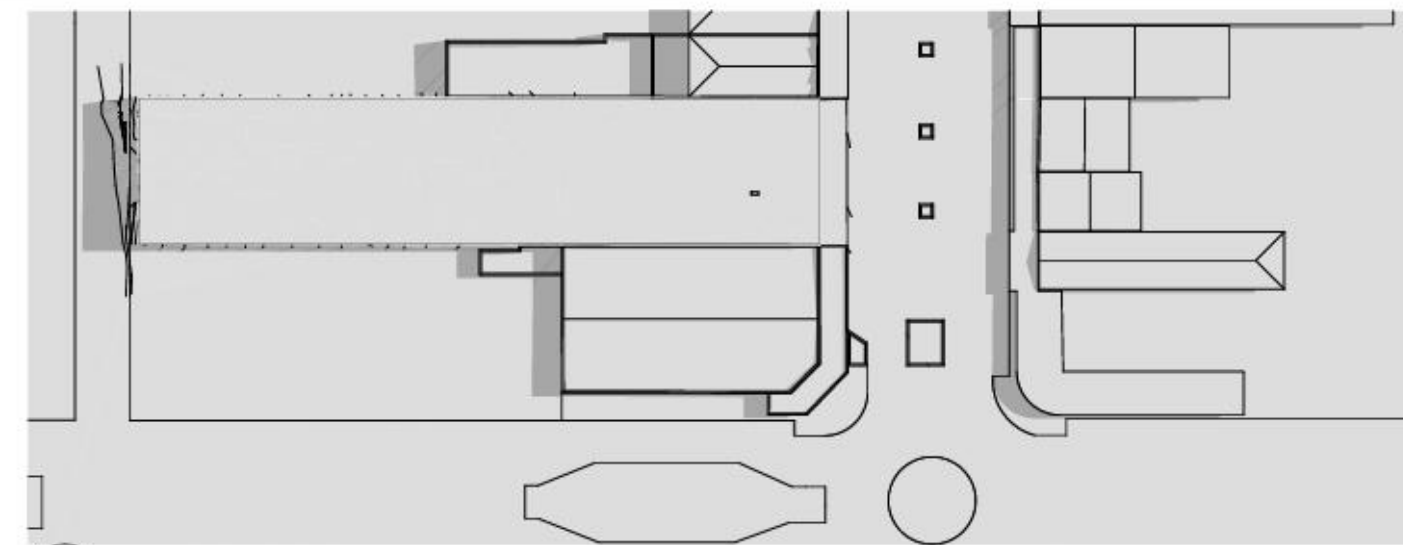
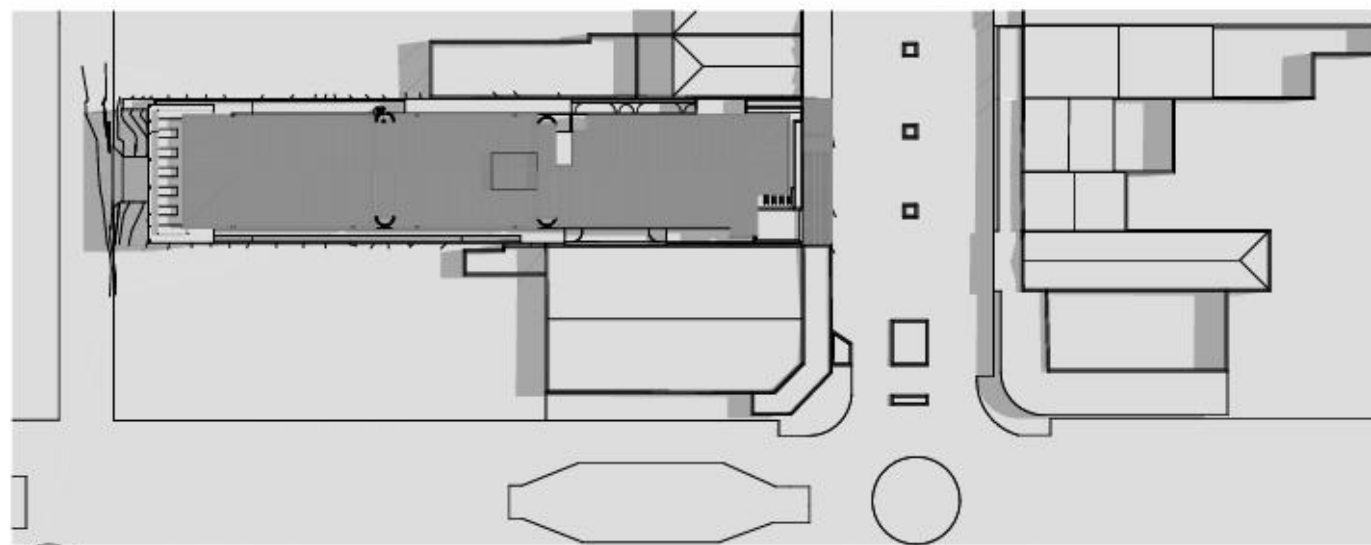
SHADOW PLAN 21 JUN at 1500h PROPOSED



SHADOW PLAN 21 JUN at 1500h COMPLIANT

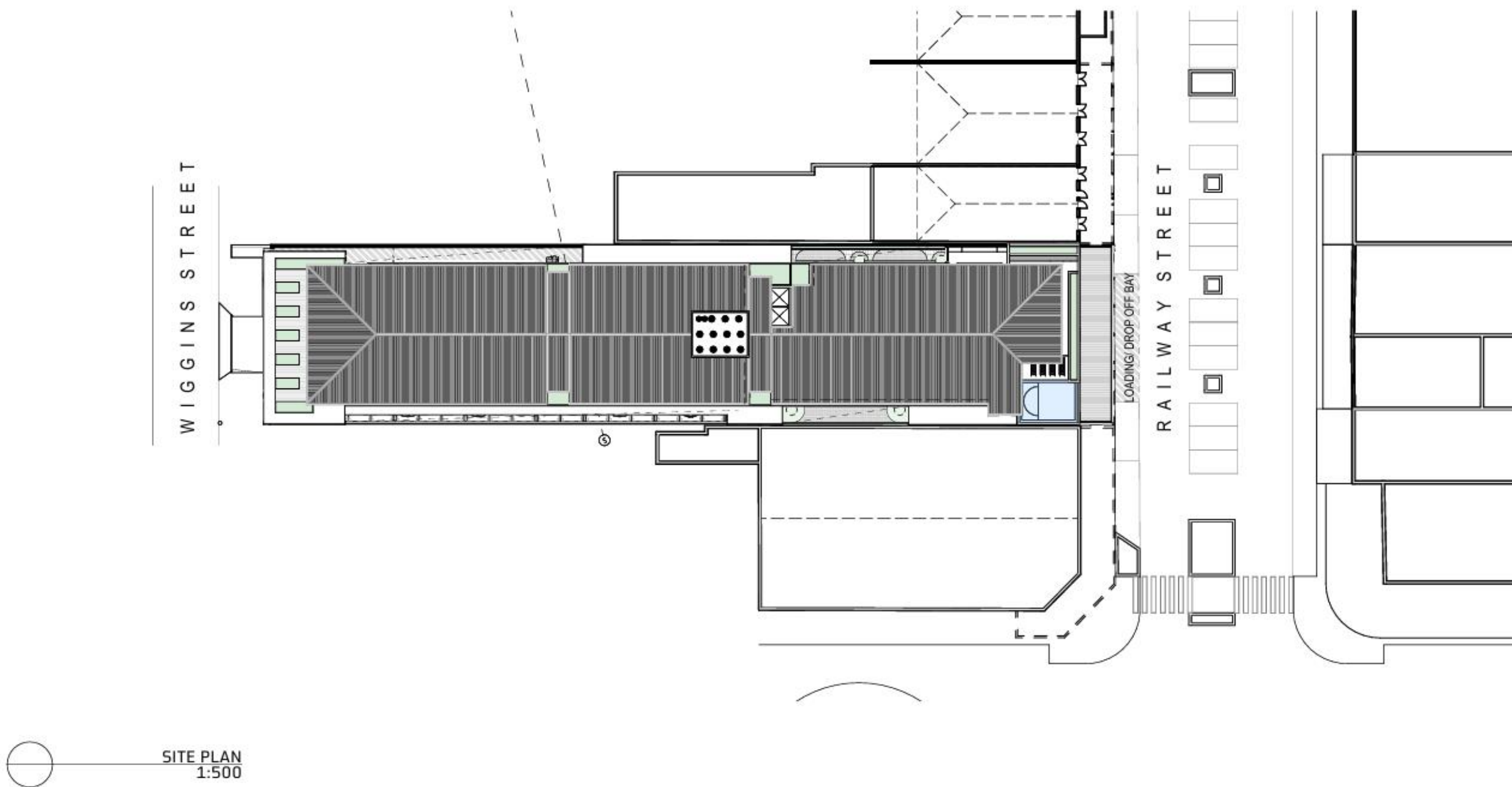
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<p>DA04 2/4/20 DEVELOPMENT APPROVAL KA JW</p> <p>DA03 7/2/20 DEVELOPMENT APPROVAL DC JW</p> <p>DA02 19/12/19 DEVELOPMENT APPROVAL DC JW</p> <p>REV DATE DESCRIPTION BY CHK</p>				<p><b>ISSUE FOR DEVELOPMENT APPROVAL</b></p>		<p><b>COMMENTS</b></p> <p>THIS DRAWING SHOWS DESIGN FEATURES AND ELEMENTS OF A DESIGN PREPARED BY WALLACEBRICE ARCHITECTURE AND IS TO BE USED ONLY FOR WORK AUTHORIZED BY WRITING BY THE DESIGNERS. IT CANNOT BE COPIED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, FOR SALE, IT BE LOANED OR ANY OTHER BUSINESS PURPOSES. UNLESS OTHERWISE USED WILL BE CONSIDERED AN IMPROVEMENT OF THEIR RIGHTS.</p> <p><b>wallacebrice</b> (architecture)</p> <p>PK Development Holdings Pty Ltd</p> <p>suite 1/level 5, 80 petrie terrace, brisbane qld 4000 t +61 7 3226 5722 / f +61 7 3096 2462 © wallacebrice architecture 2020.</p>		<p>CLIENT:</p>		<p>DRAWING TITLE:</p> <p><b>SUN STUDY</b></p> <p>PROJECT NAME:</p> <p><b>GATTON STUDENT HUB</b> 41 RAILWAY STREET GATTON QLD 4543</p> <p>PROJECT NUMBER:</p> <p><b>190625</b></p> <p>DRAWING NO.:</p> <p><b>0021</b></p> <p>REV:</p> <p><b>DA04</b></p>			
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REV	DATE	DESCRIPTION	BY	CHK

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DRAWING TITLE:  
GATTON STUDENT HUB\_SITE PLAN

PROJECT NAME:  
GATTON STUDENT HUB  
41 RAILWAY STREET GATTON QLD 4543

PROJECT NUMBER:  
190625

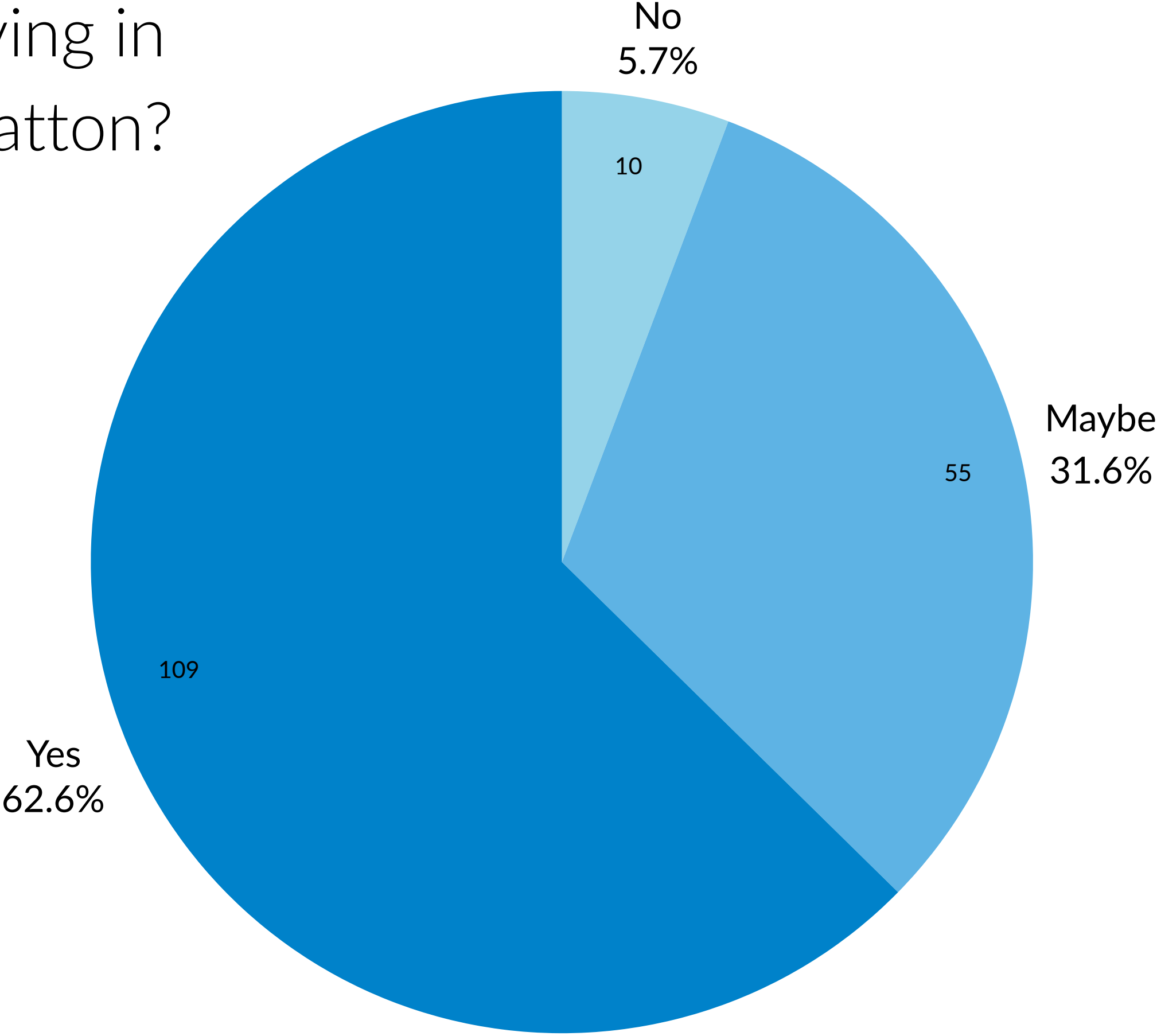
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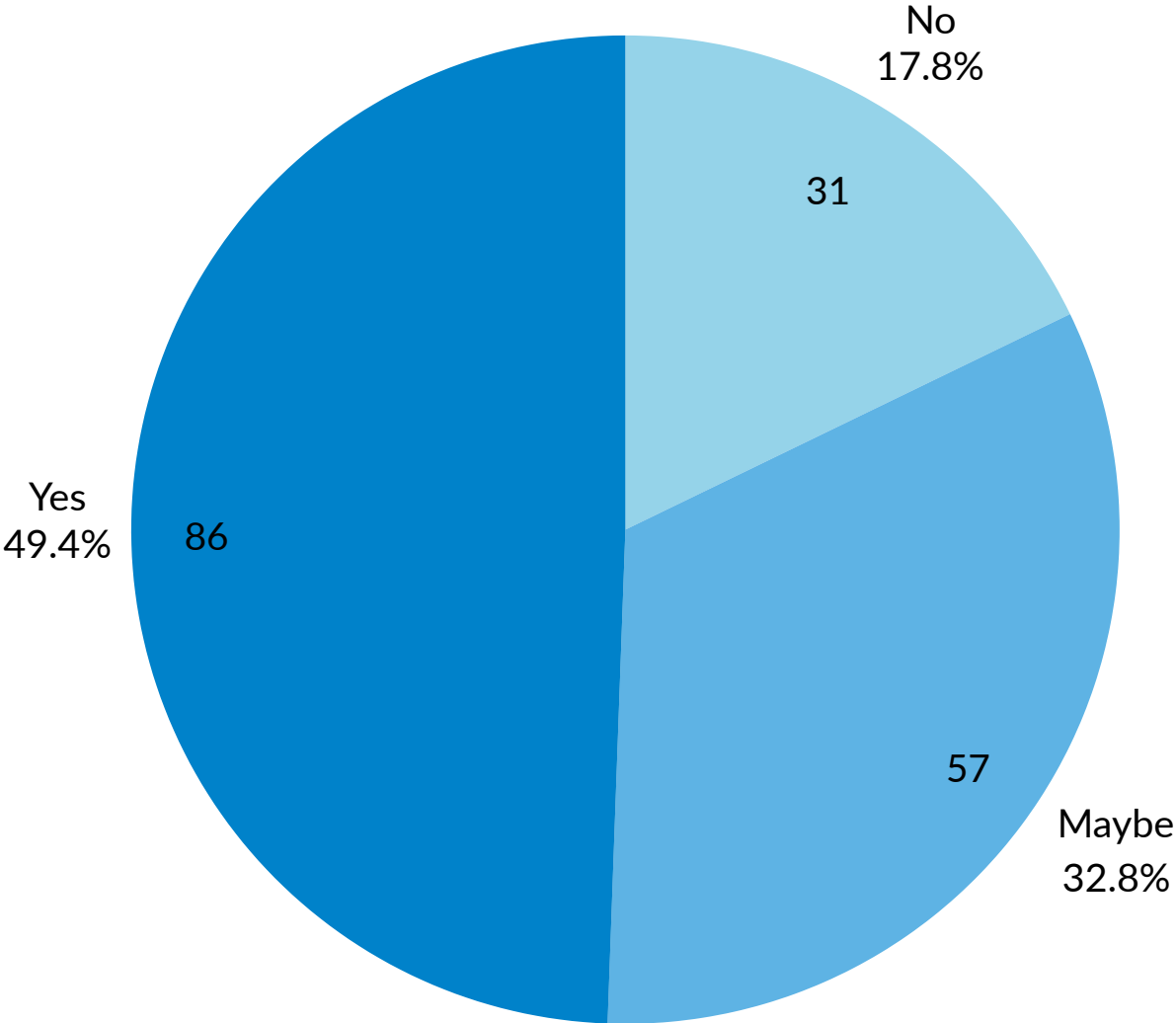


Would you be interest in living in student accomodation in Gatton?

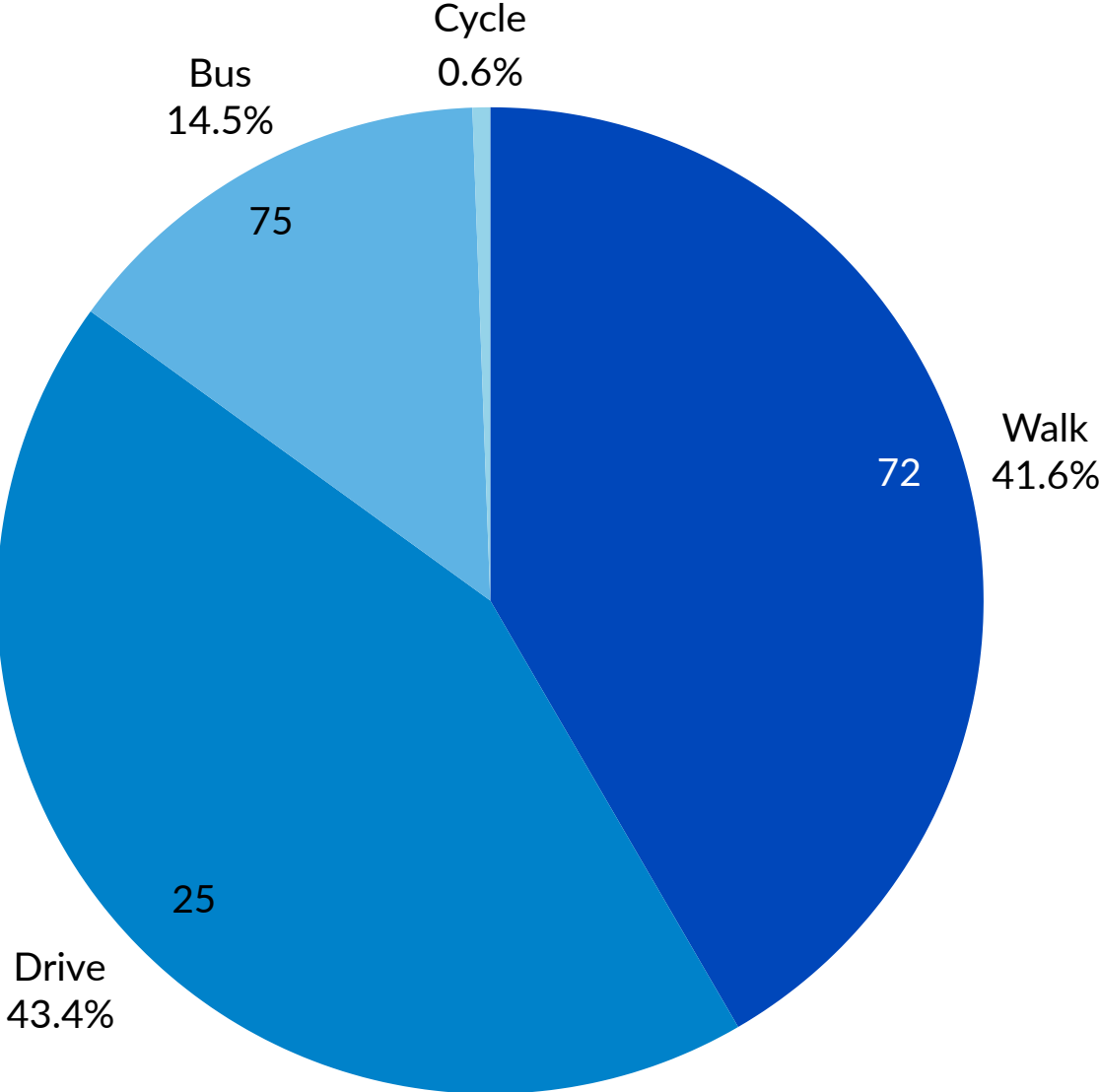




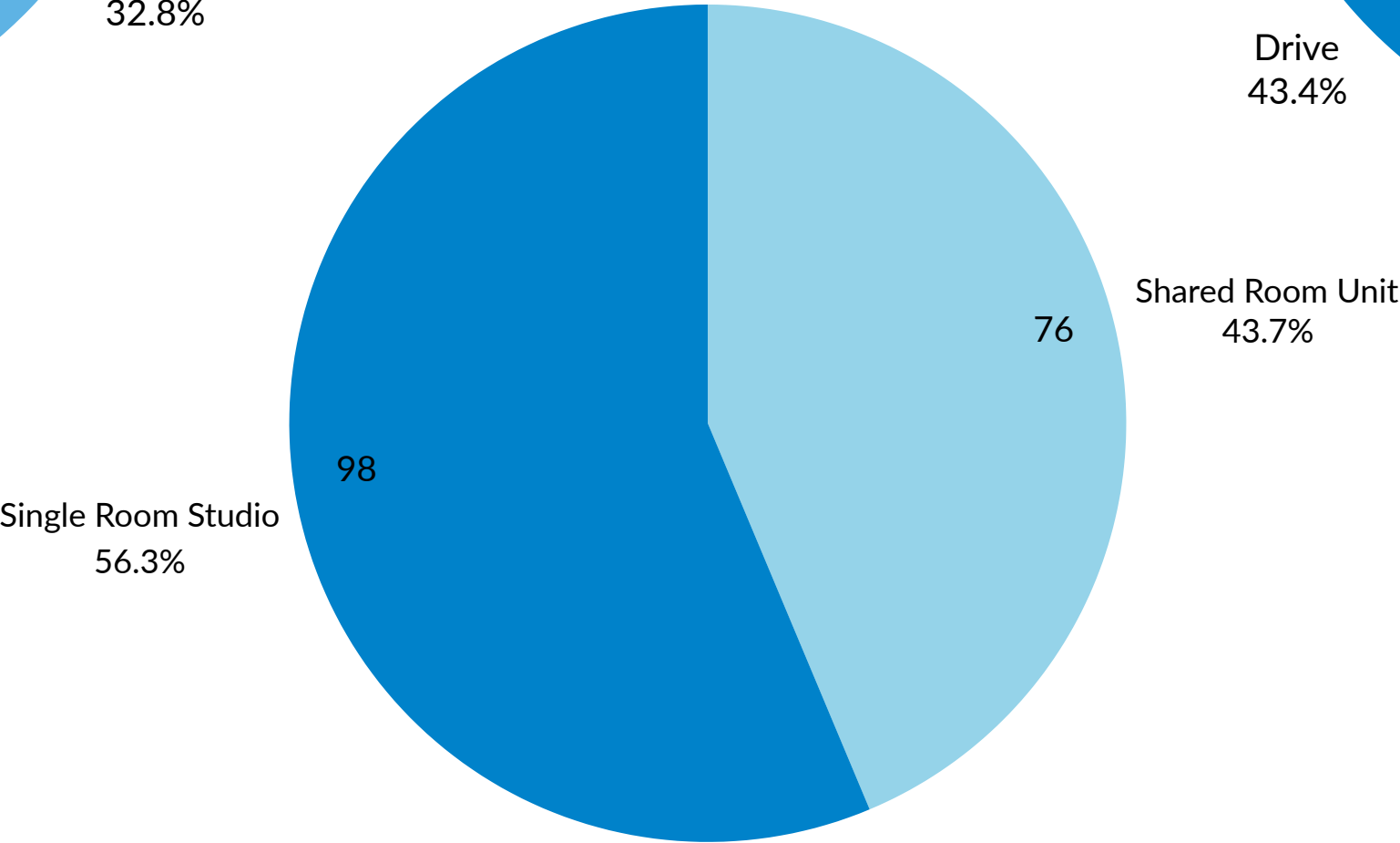
Are you going to be looking for student accommodation next year?



How do you get to and from campus? (all students)



Student accommodation room type preference:





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