

YERONGA COMMERCIAL BUILDING

PARKSIDE YERONGA

PROJECT NO: 21007



DRAWING LIST

Sheet Number	Sheet Name	Current Revision
A00.01	COVER SHEET	13
A01.02	FIGURE GROUND PLAN	15
A02.00	BASEMENT 03 PLAN	16
A02.01	BASEMENT 01 & 02 PLAN	15
A02.02	LOWER GROUND PLAN	16
A02.03	UPPER GROUND PLAN	15
A02.04	LEVEL 1 PLAN	15
A02.05	LEVEL 2 PLAN	15
A02.06	LEVEL 3 PLAN	15
A02.07	LEVEL 4 PLAN	15
A02.08	ROOF PLAN	15
A05.00	SOUTH ELEVATION	15
A05.01	WEST ELEVATION	15
A05.02	NORTH ELEVATION	15
A05.03	EAST ELEVATION	15
A05.04	STREET ELEVATIONS	9
A06.00	SECTION 01	14
A06.01	SECTION 02	15
A06.02	SECTION 03	15
A06.03	SECTION 04	15
A06.04	SECTION 05	15
A06.05	SECTION 06	10
A06.20	FACADE DETAILS 01	4
A06.21	FACADE DETAILS 02	4
A06.30	PERIMETER SECTIONS 01	5
A06.31	PERIMETER SECTIONS 02	5
A06.32	PERIMETER SECTIONS 03	5
A40.00	DIAGRAMS - SUN STUDIES	5
A50.00	AREA PLANS - GFA	5

13	Further Issues Response	28.04.22
12	Further Issues Response	26.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Development Summary

Site Area:	2,301m ²
Building Uses:	Commercial, Retail
Building height in storeys:	6
Total Cars:	82
Total GFA:	6,223m ²
Site Cover :	63.17%
Deep Planting:	Refer to Landscape Report

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builder/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
COVER SHEET

DRAWN BY NM
CHECKED PE
DATE PRINTED 28/04/2022 5:24:18 PM
SCALE @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A00.01	13

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022





PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022

15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues Response	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Buildings/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
FIGURE GROUND PLAN

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:24:47 PM
SCALE 1 : 200 @ A1



PROJECT NUMBER DWG NO REVISION
21007 A01.02 15



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257
Date: 7 July 2022

16	Further Issues Response	28.04.22
15	Further Issues Response	26.04.22
14	Draft Further Issues Response	14.04.22
13	Draft Further Issues Response	01.04.22
12	Draft Further Issues	22.03.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

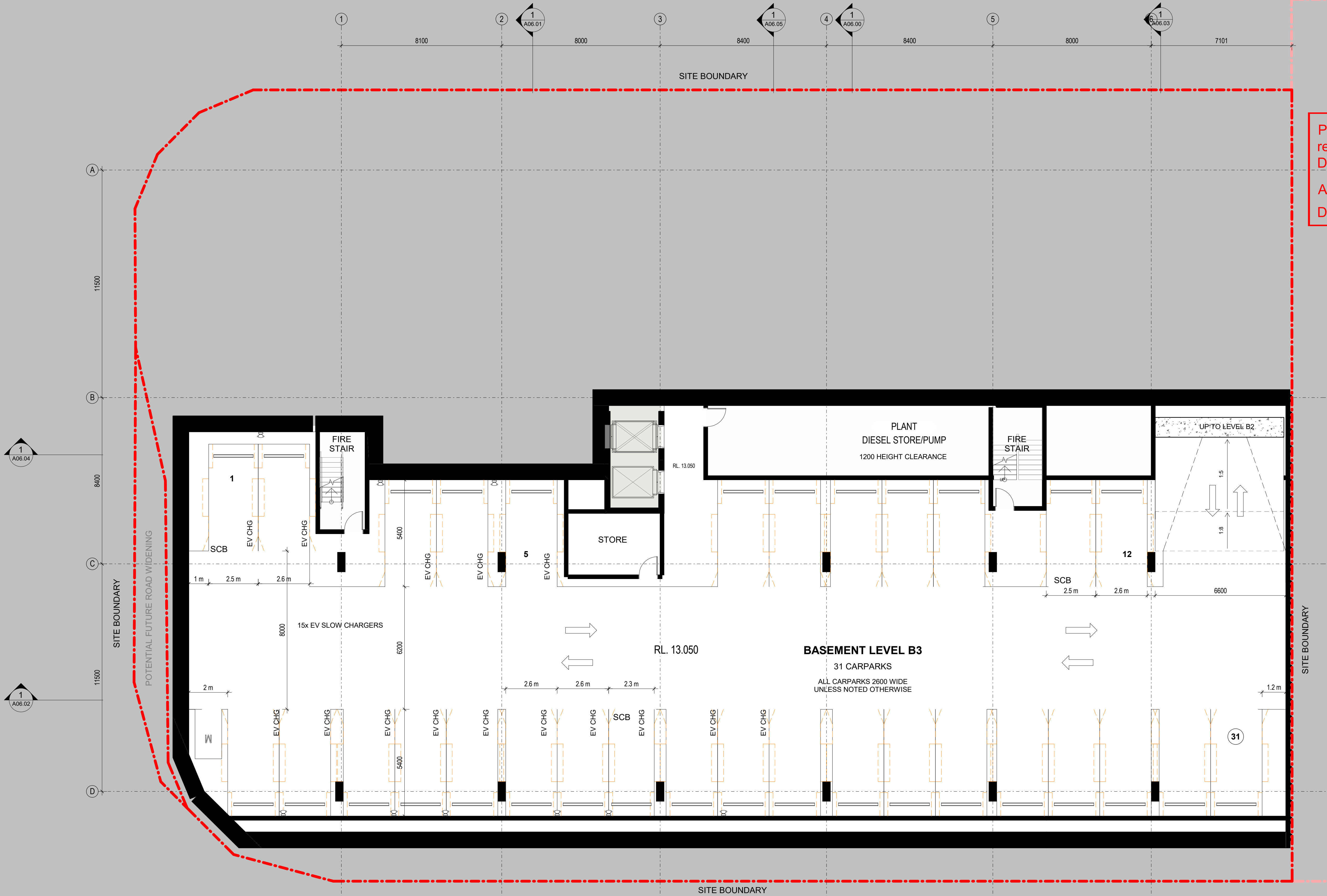
VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
BASEMENT 03 PLAN

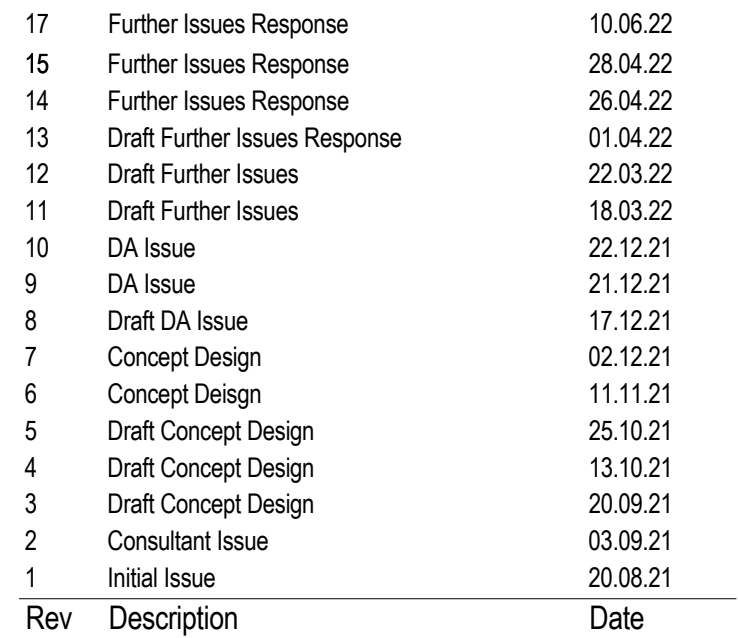
DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:24:49 PM
SCALE 1 : 100 @ A1



PROJECT NUMBER	DWG NO	REVISION
21007	A02.00	16




Approval no: DEV2021/1257
Date: 7 July 2022



Archipelago

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved



PROJECT NUMBER	DWG NO	REVISION
21007	A02.01	17

Approval no: DEV2021/1257
Date: 7 July 2022

DA ISSUE

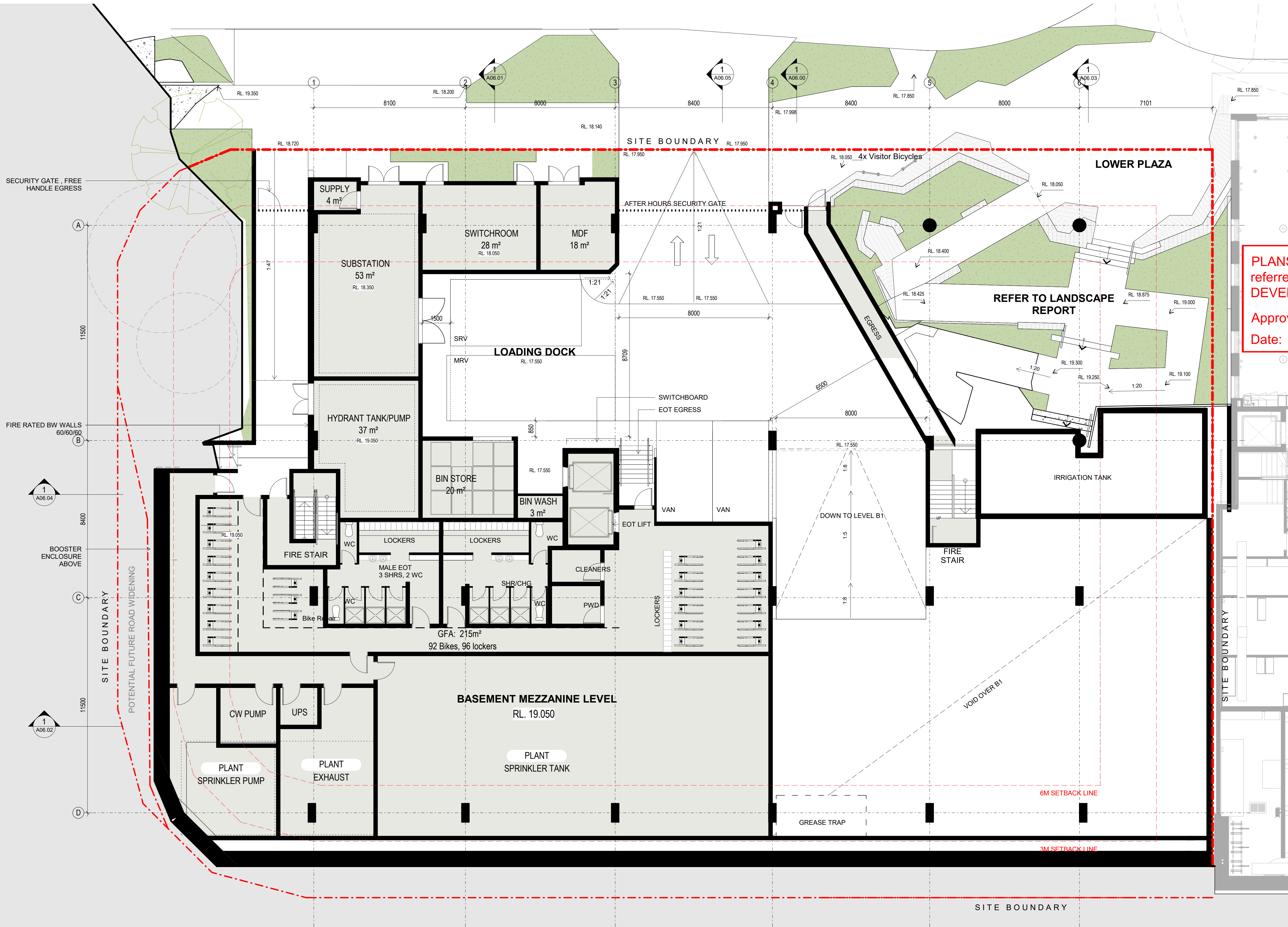
Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

DRAWING TITLE
LOWER GROUND PLAN

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:25:05 PM
SCALE 1 : 100 @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A02.02	16



Date: 7 July 2022

DA ISSUE

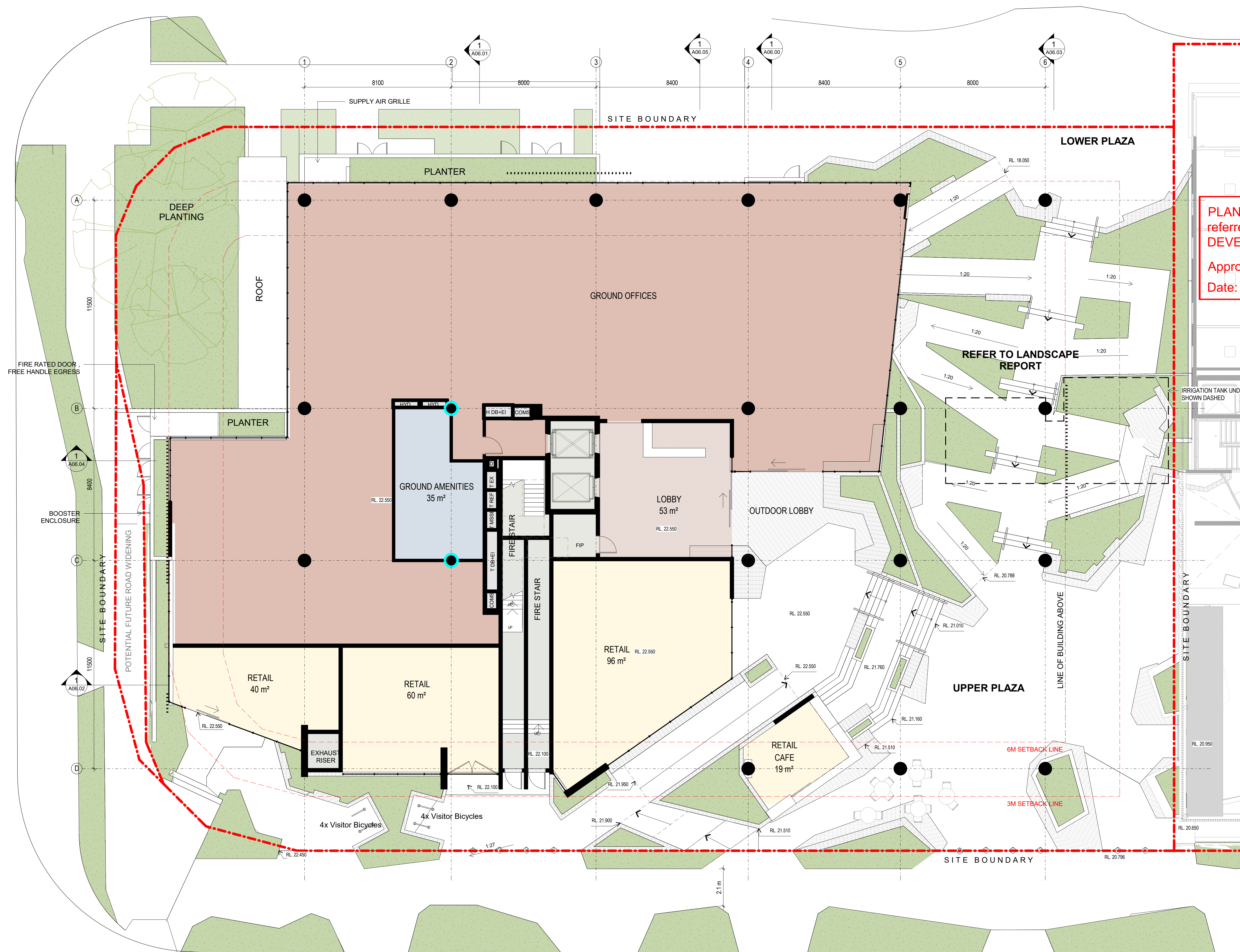
Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008. All rights reserved.

UPPER GROUND PLAN

DRAWN BY NM
CHECKED PE
DATE PRINTED 28/04/2022 5:25:23 PM
SCALE 1 : 100 @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A02.03	15

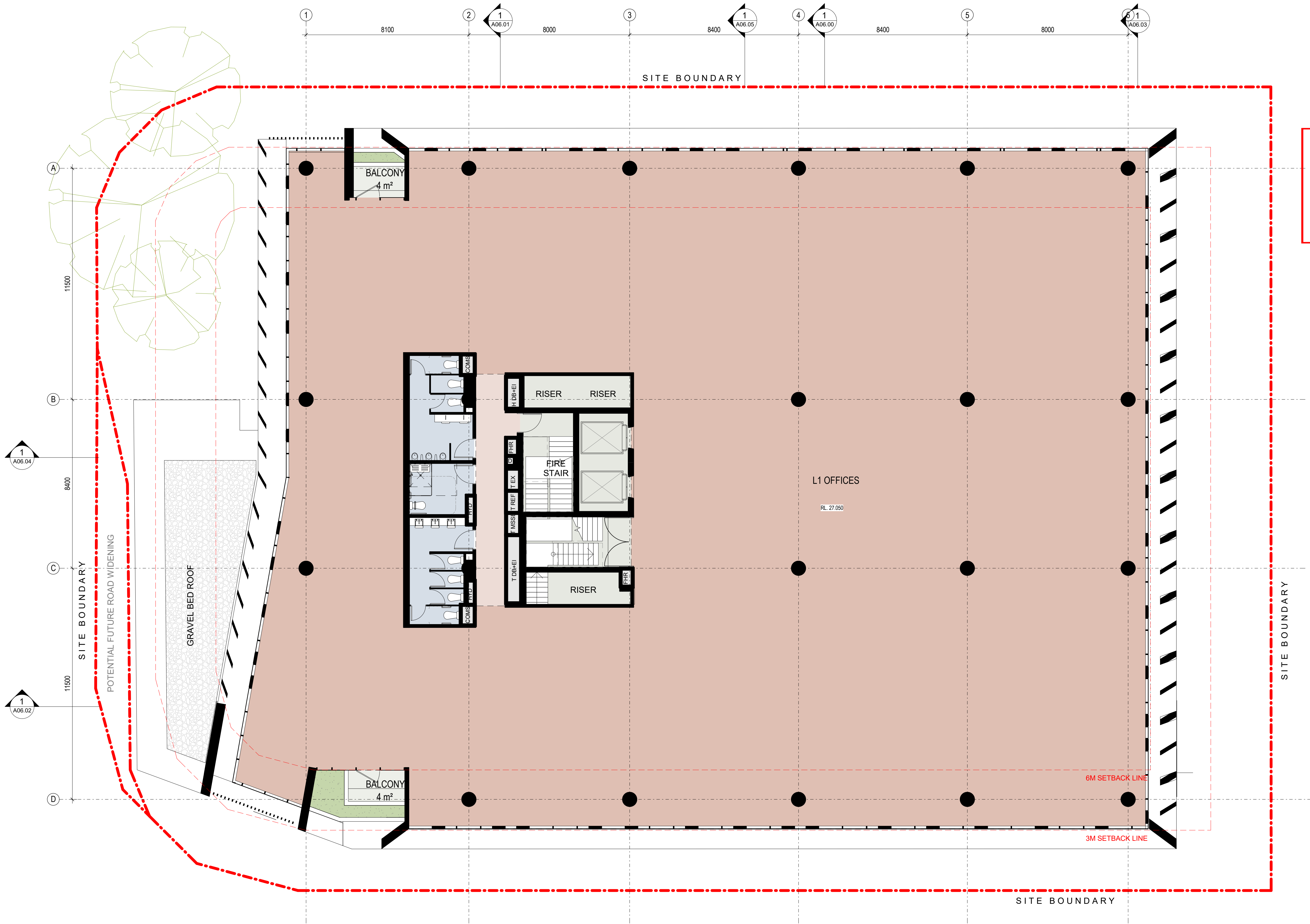




PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street,
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
LEVEL 1 PLAN

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:25:27 PM
SCALE 1 : 100 @ A1



PROJECT NUMBER DWG NO REVISION
21007 A02.04 15



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257
Date: 7 July 2022

15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

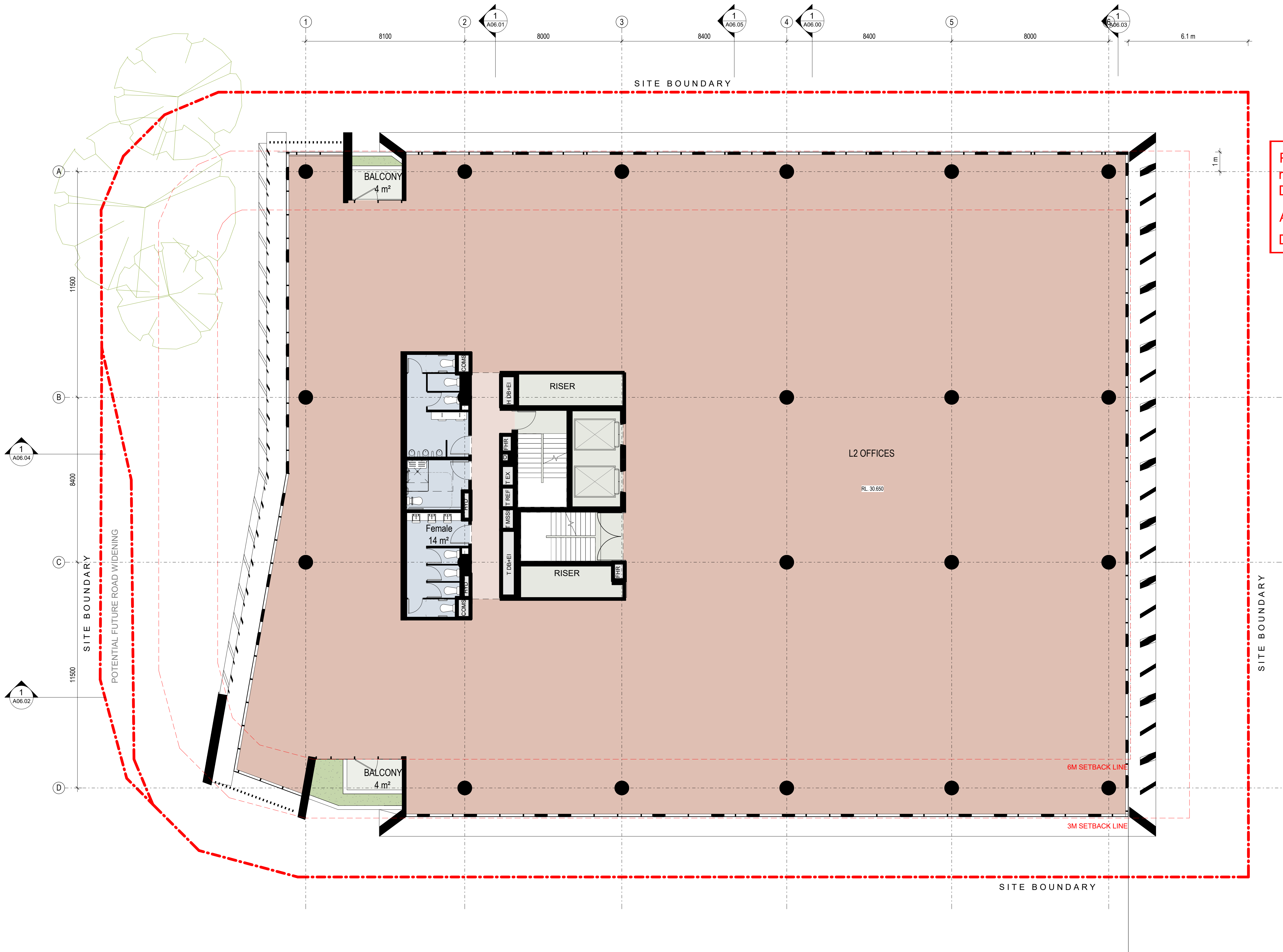
VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
LEVEL 2 PLAN

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:25:30 PM
SCALE 1 : 100 @ A1



PROJECT NUMBER DWG NO REVISION
21007 A02.05 15





PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257
Date: 7 July 2022

15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

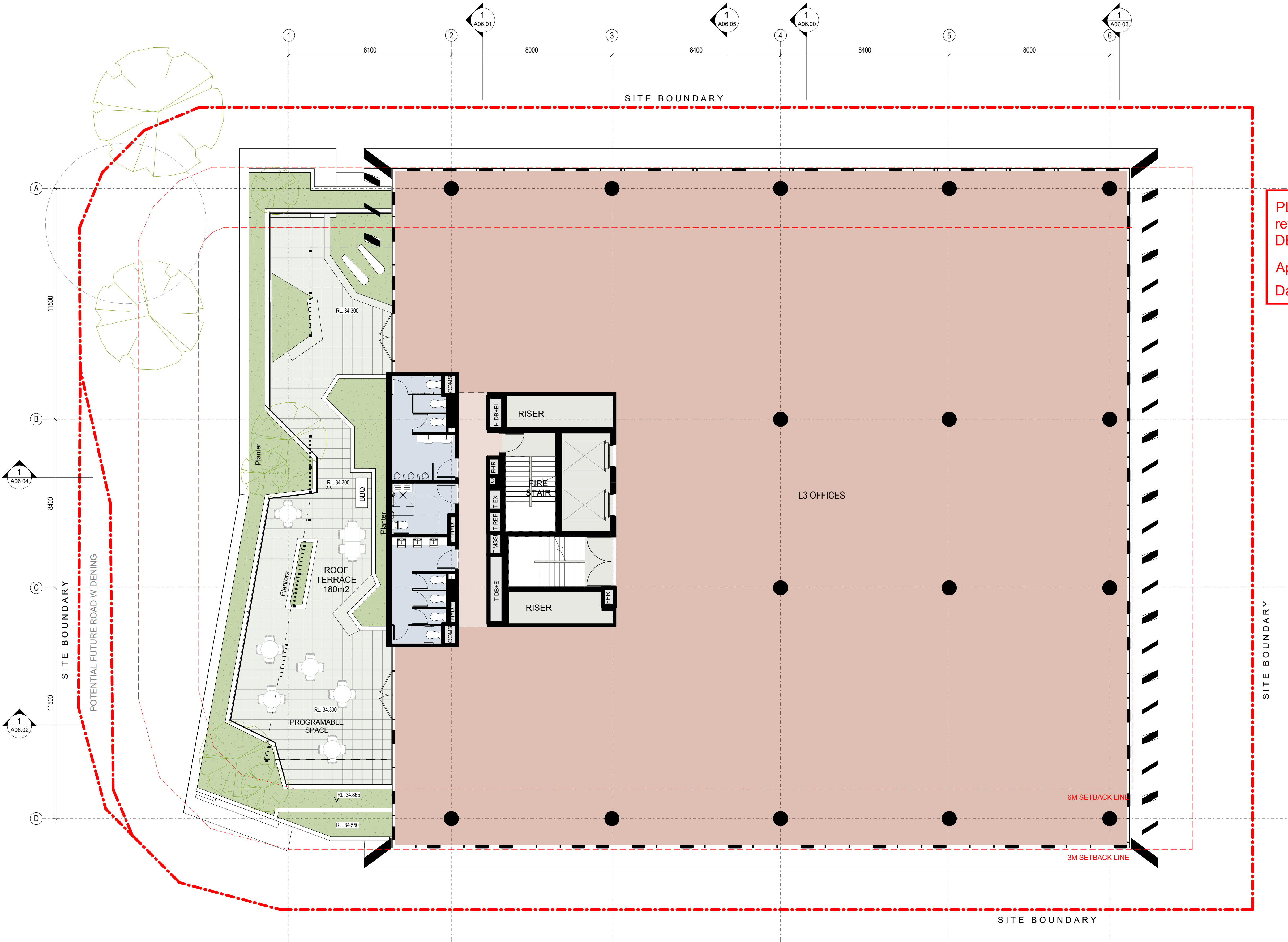
VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
LEVEL 3 PLAN

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:25:35 PM
SCALE 1 : 100 @ A1



PROJECT NUMBER DWG NO REVISION
21007 A02.06 15





PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022

15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street,
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

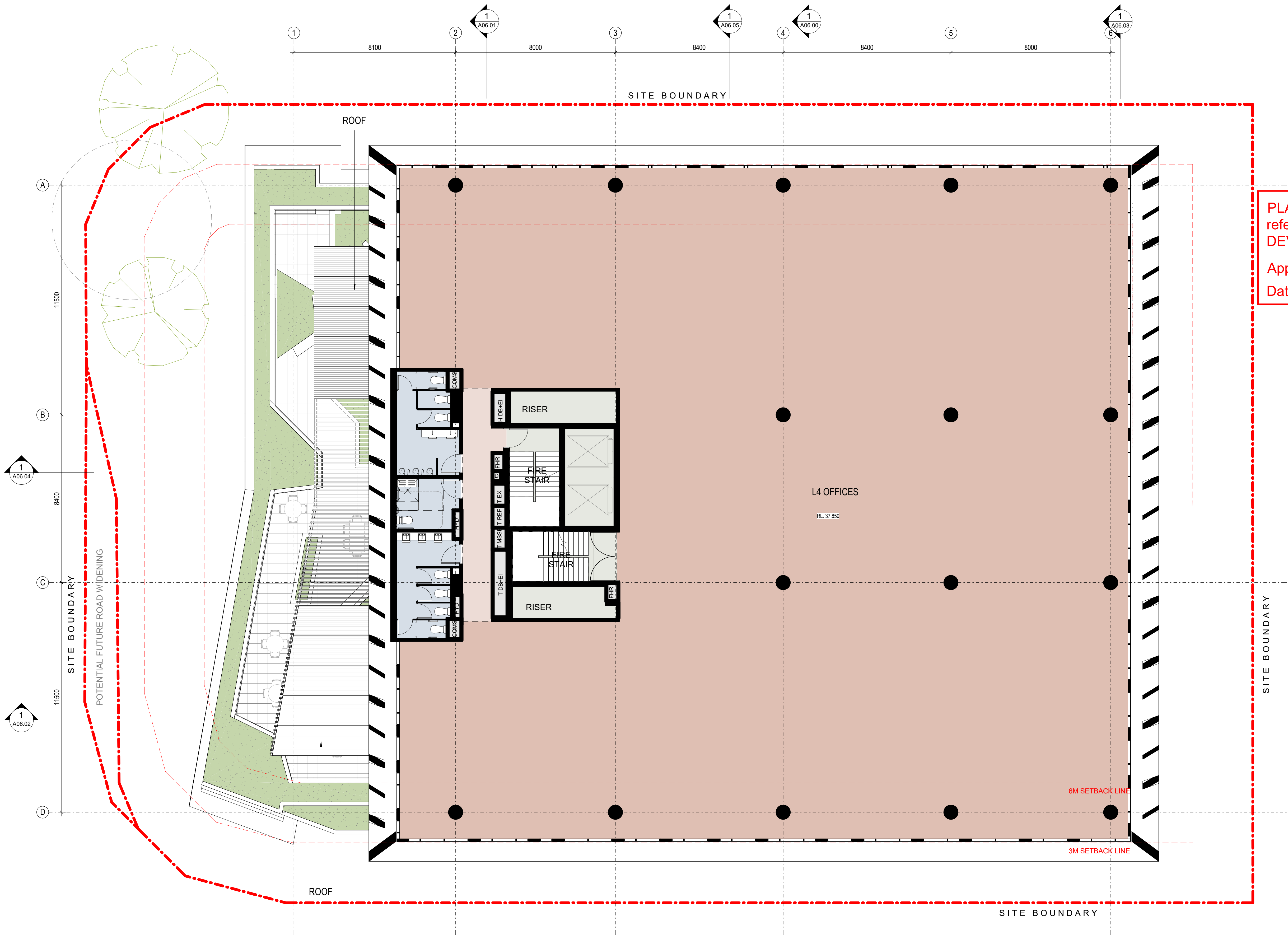
VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
LEVEL 4 PLAN

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:25:39 PM
SCALE 1 : 100 @ A1



PROJECT NUMBER DWG NO REVISION
21007 A02.07 15

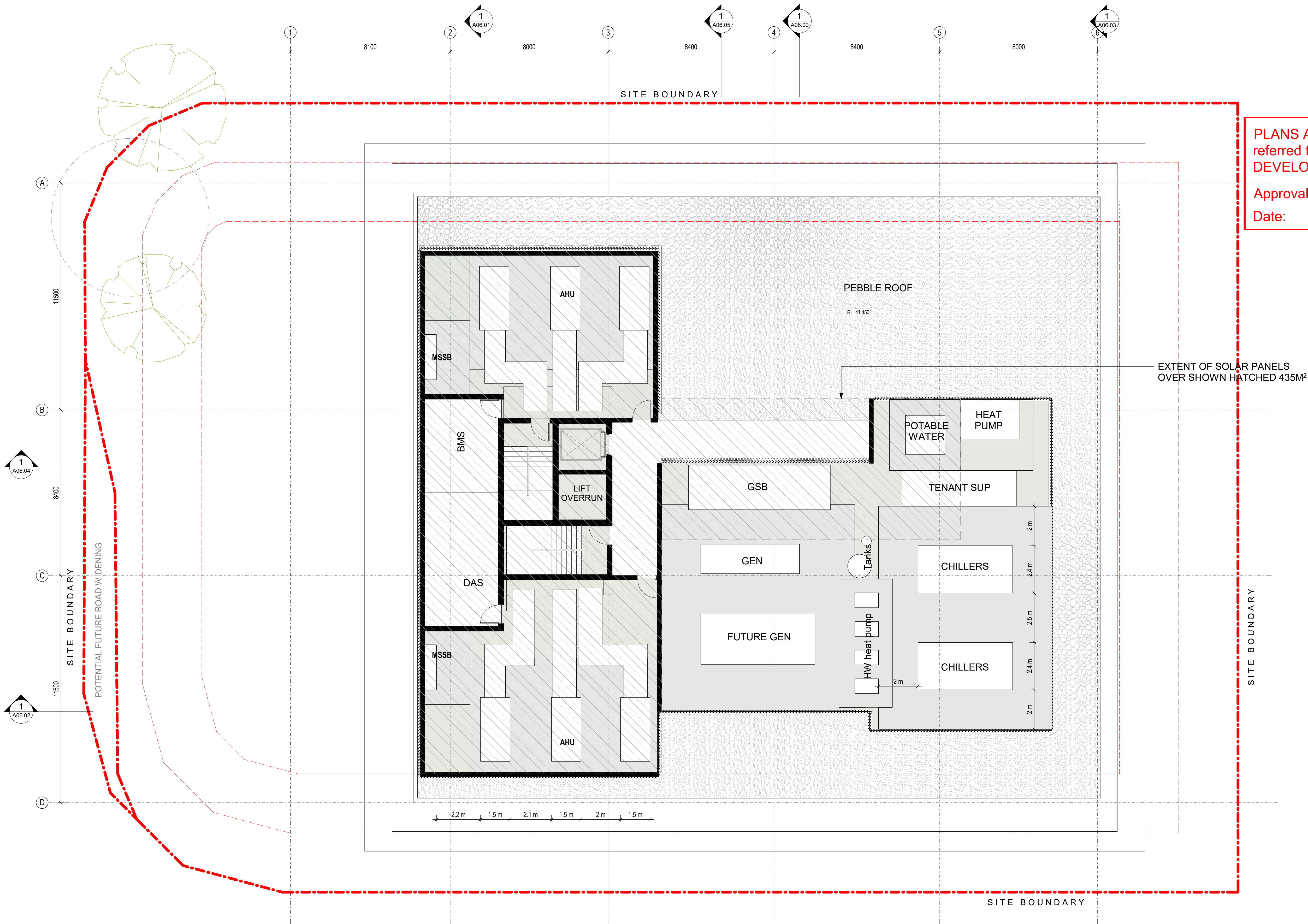




PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues Response	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street,
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

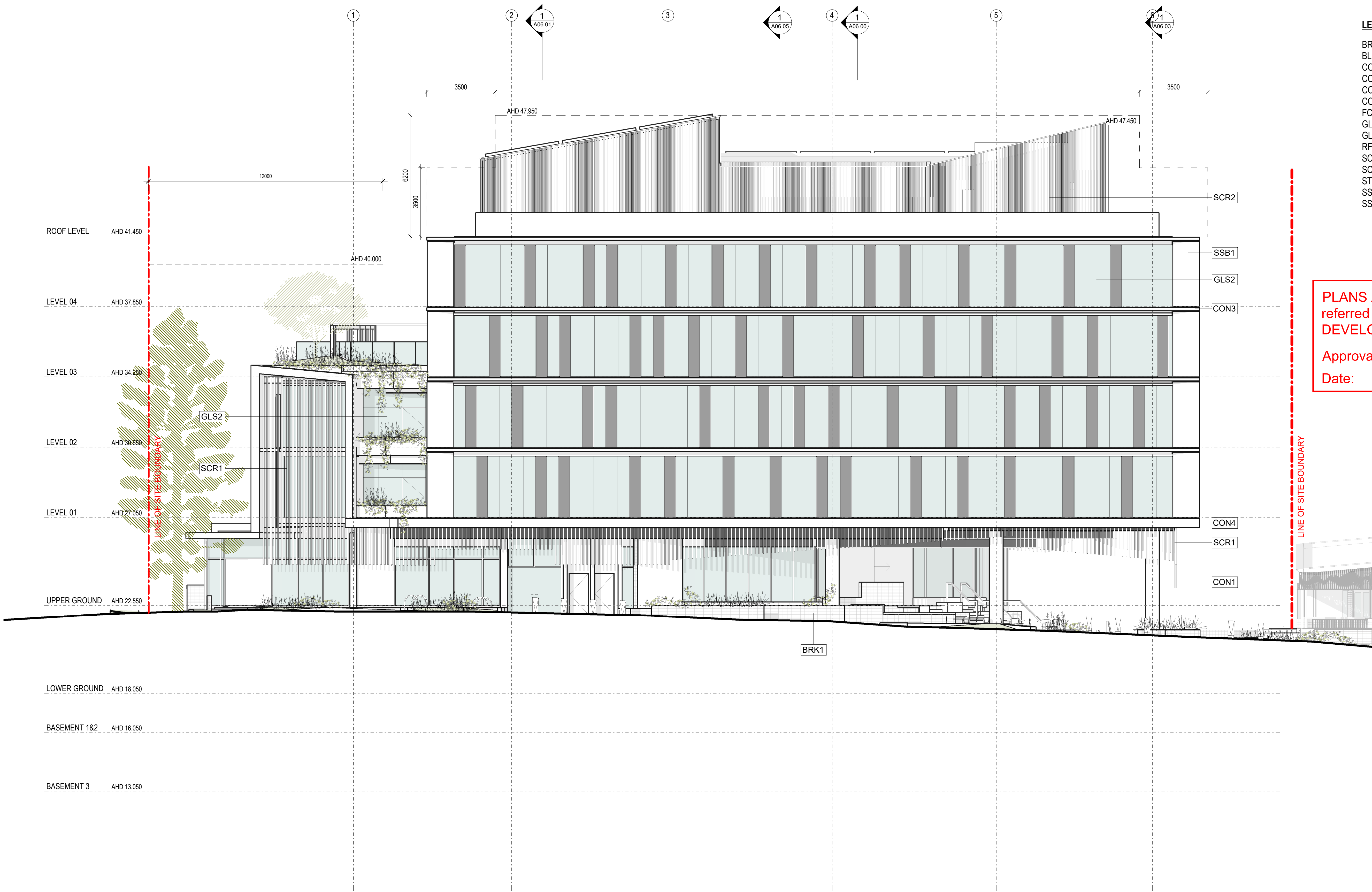
VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
ROOF PLAN

DRAWN BY NM
CHECKED PE
DATE PRINTED 28/04/2022 5:25:51 PM
SCALE 1:100 @ A1



PROJECT NUMBER DWG NO REVISION
21007 A02.08 15



LEGEND	
BRK1	BRICK FINISH TO MATCH COMMUNITY CENTRE
BLK1	RENDERED BLOCKWORK - PAINT FINISH
CON1	CONCRETE COLUMNS
CON2	PRECAST CONCRETE WALL
CON3	EXPRESSED CONCRETE SLAB EDGES
CON4	PAINTED CONCRETE SLAB EDGES
FC1	FC CLADDING
GLS1	FULL HEIGHT SHOPFORNT GLAZING SYSTEM
GLS2	FULL HEIGHT WINDOW WALL FACADE SYSTEMS
RFS1	ROOF TO MATCH COMMUNITY CENTRE
SCR1	SUSPENDED BATTEN SCREEN TYPE A
SCR2	VERTICAL PLANT ROOM LOUVRE
STL1	STEEL COLUMNS
SSB1	SUNSHADING BLADE - PRECAST CONCRETE
SSB2	SUNSHADING BLADE - LIGHTWEIGHT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues Response	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

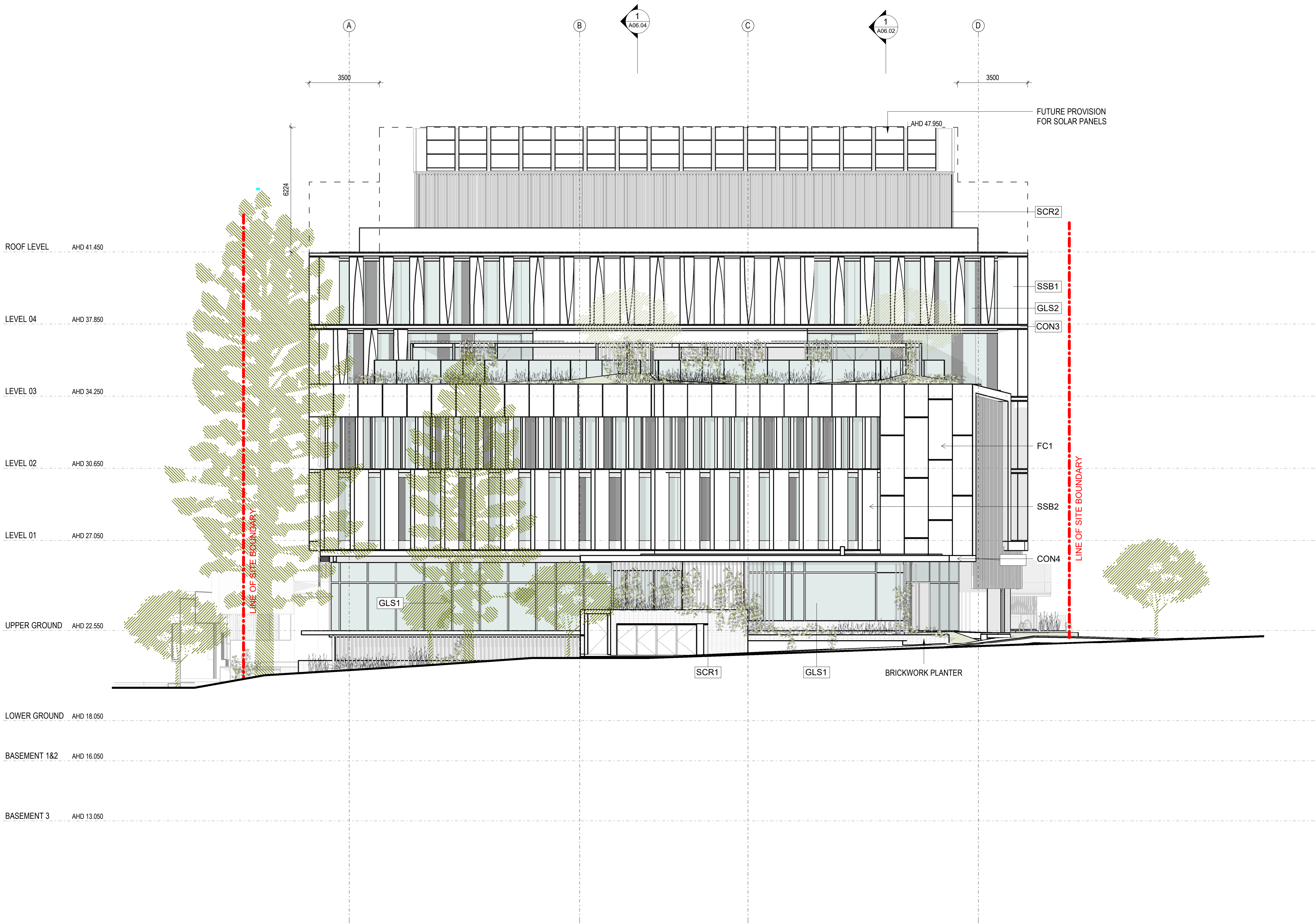
YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
SOUTH ELEVATION

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:26:16 PM
SCALE 1 : 100 @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A05.00	15



LEGEND

BRK1	BRICK FINISH TO MATCH COMMUNITY CENTRE
BLK1	RENDERED BLOCKWORK - PAINT FINISH
CON1	CONCRETE COLUMNS
CON2	PRECAST CONCRETE WALL
CON3	EXPRESSED CONCRETE SLAB EDGES
CON4	PAINTED CONCRETE SLAB EDGES
FC1	FC CLADDING
GLS1	FULL HEIGHT SHOPFORNT GLAZING SYSTEM
GLS2	FULL HEIGHT WINDOW WALL FACADE SYSTEMS
RFS1	ROOF TO MATCH COMMUNITY CENTRE
SCR1	SUSPENDED BATTEN SCREEN TYPE A
SCR2	VERTICAL PLANT ROOM LOUVRE
STL1	STEEL COLUMNS
SSB1	SUNSHADING BLADE - PRECAST CONCRETE
SSB2	SUNSHADING BLADE - LIGHTWEIGHT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257
Date: 7 July 2022



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues Response	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

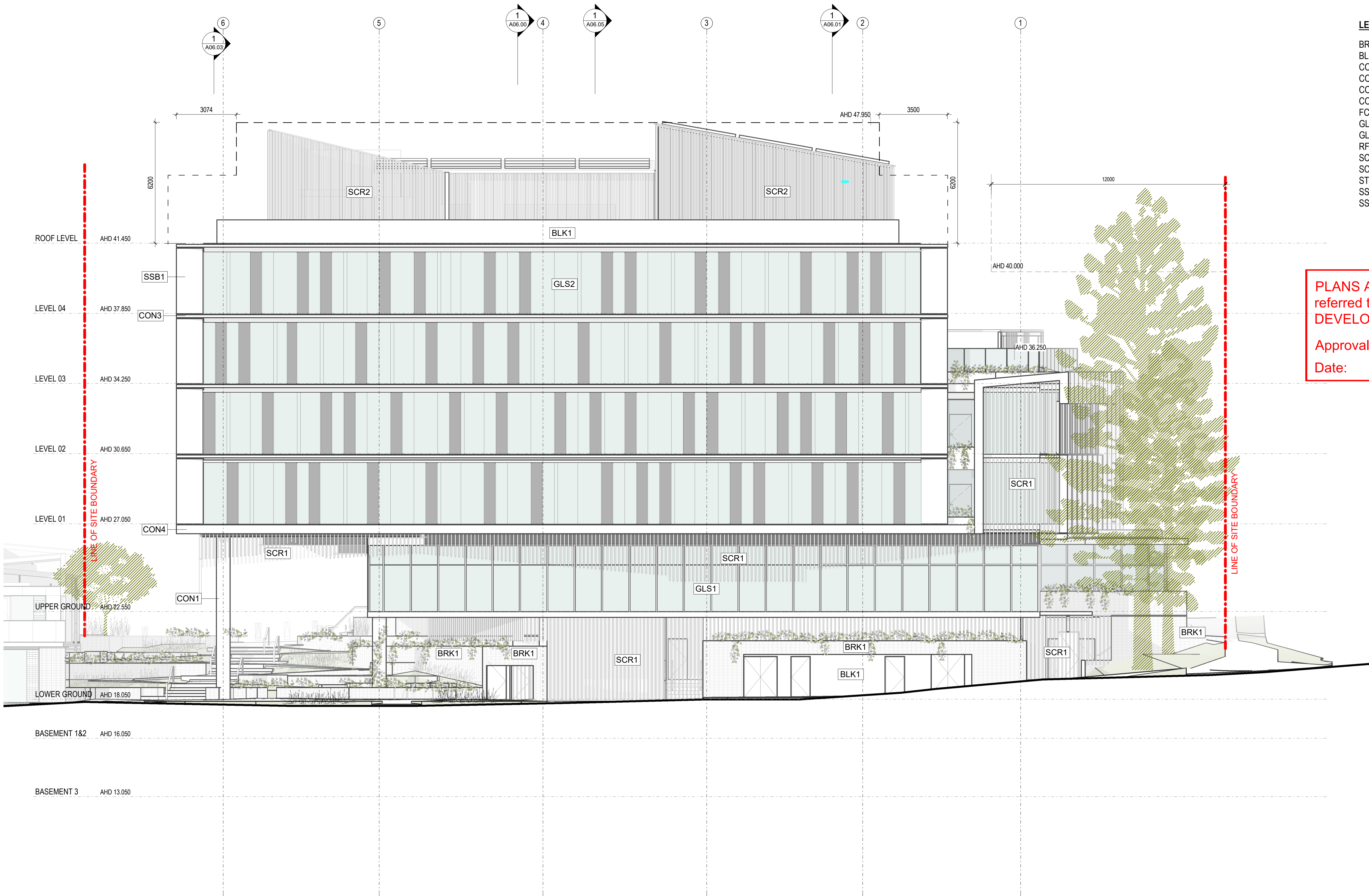
YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
WEST ELEVATION

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:27:47 PM
SCALE 1 : 100 @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A05.01	15



LEGEND

BRK1	BRICK FINISH TO MATCH COMMUNITY CENTRE
BLK1	RENDERED BLOCKWORK - PAINT FINISH
CON1	CONCRETE COLUMNS
CON2	PRECAST CONCRETE WALL
CON3	EXPRESSED CONCRETE SLAB EDGES
CON4	PAINTED CONCRETE SLAB EDGES
FC1	FC CLADDING
GLS1	FULL HEIGHT SHOPFORNT GLAZING SYSTEM
GLS2	FULL HEIGHT WINDOW WALL FACADE SYSTEMS
RFS1	ROOF TO MATCH COMMUNITY CENTRE
SCR1	SUSPENDED BATTEN SCREEN TYPE A
SCR2	VERTICAL PLANT ROOM LOUVRE
STL1	STEEL COLUMNS
SSB1	SUNSHADING BLADE - PRECAST CONCRETE
SSB2	SUNSHADING BLADE - LIGHTWEIGHT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257
Date: 7 July 2022



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues Response	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
NORTH ELEVATION

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:28:16 PM
SCALE 1:100 @ A1

PROJECT NUMBER DWG NO REVISION
21007 A05.02 15



Date: 7 July 2022

DA ISSUE

Archipelago

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved.

PROJECT NUMBER	DWG NO	REVISION
21007	A05.03	15

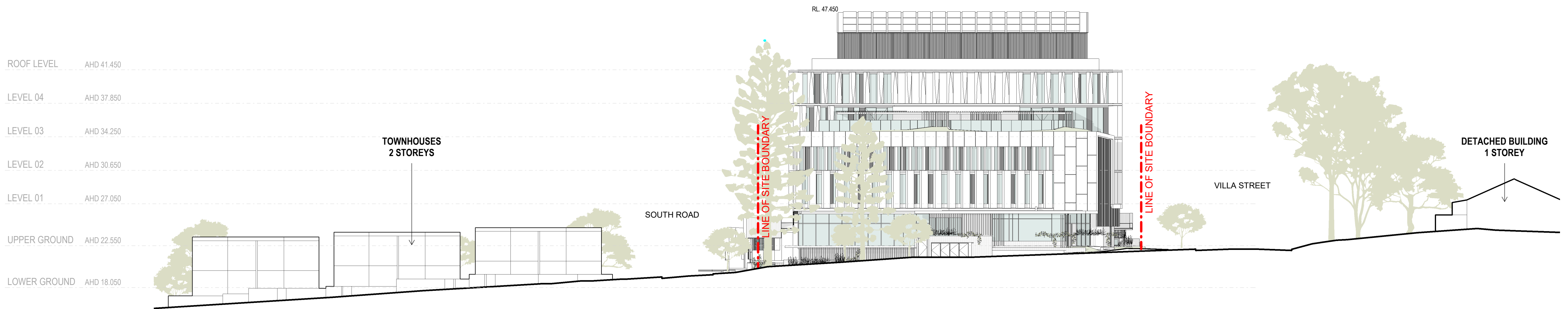


South Elevation - Villa Street

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2021/1257
Date: 7 July 2022



West Elevation - Park Road

9	Further Issues Response	28.04.22
8	Further Issues Response	26.04.22
7	Draft Further Issues Response	14.04.22
6	Draft Further Issues Response	01.04.22
5	Draft Further Issues	18.03.22
4	DA Issue	22.12.21
3	DA Issue	21.12.21
2	Draft DA Issue	17.12.21
1	Concept Design	02.12.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

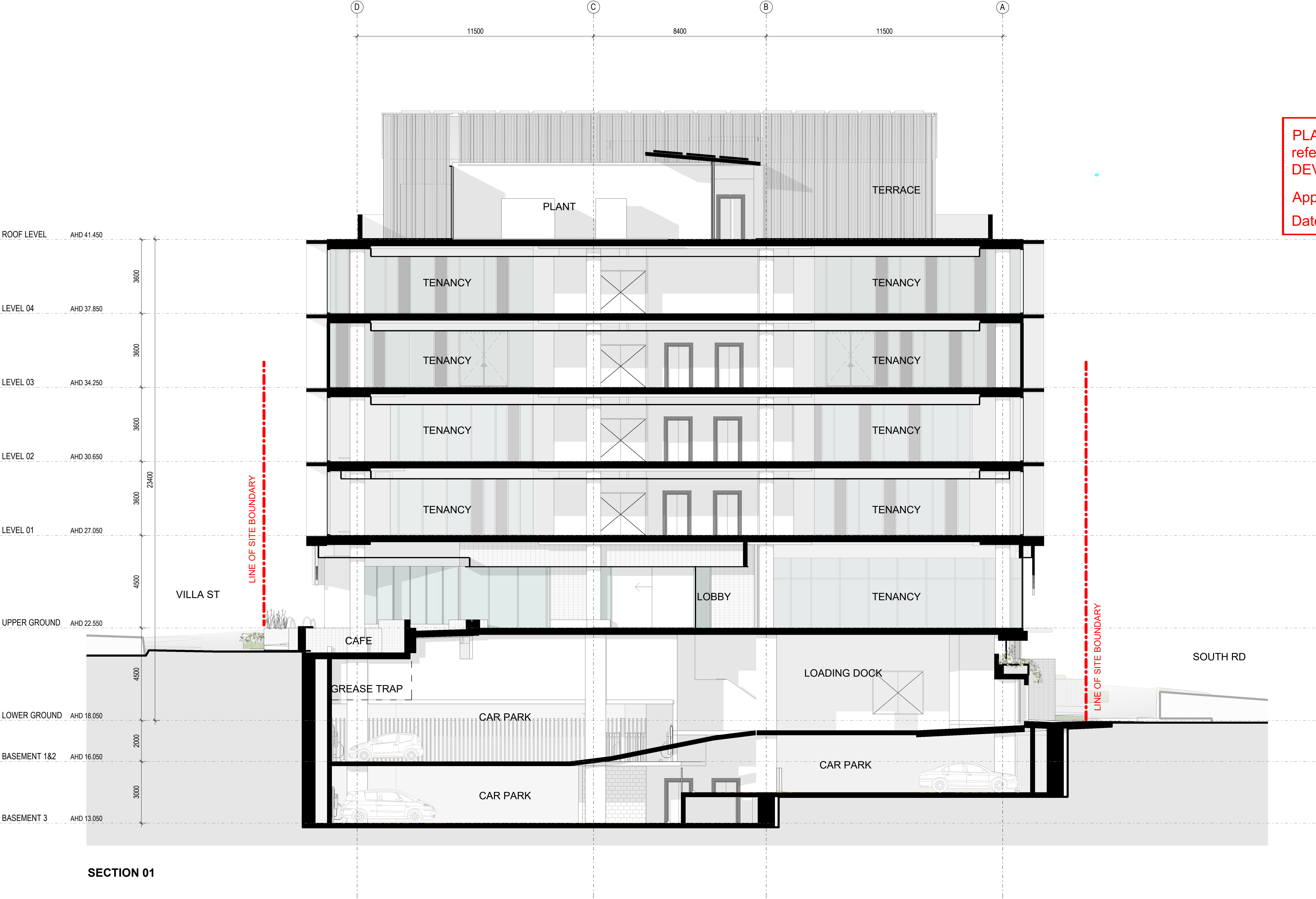
DRAWING TITLE
STREET ELEVATIONS

DRAWN BY NM
CHECKED DC
DATE PRINTED 28/04/2022 5:29:54 PM
SCALE 1 : 250 @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A05.04	9

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257
Date: 7 July 2022



SECTION 01

14	Further Issues Response	28.04.22
13	Further Issues Response	26.04.22
12	Draft Further Issues Response	14.04.22
11	Draft Further Issues Response	01.04.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
SECTION 01

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:30:09 PM
SCALE 1 : 100 @ A1

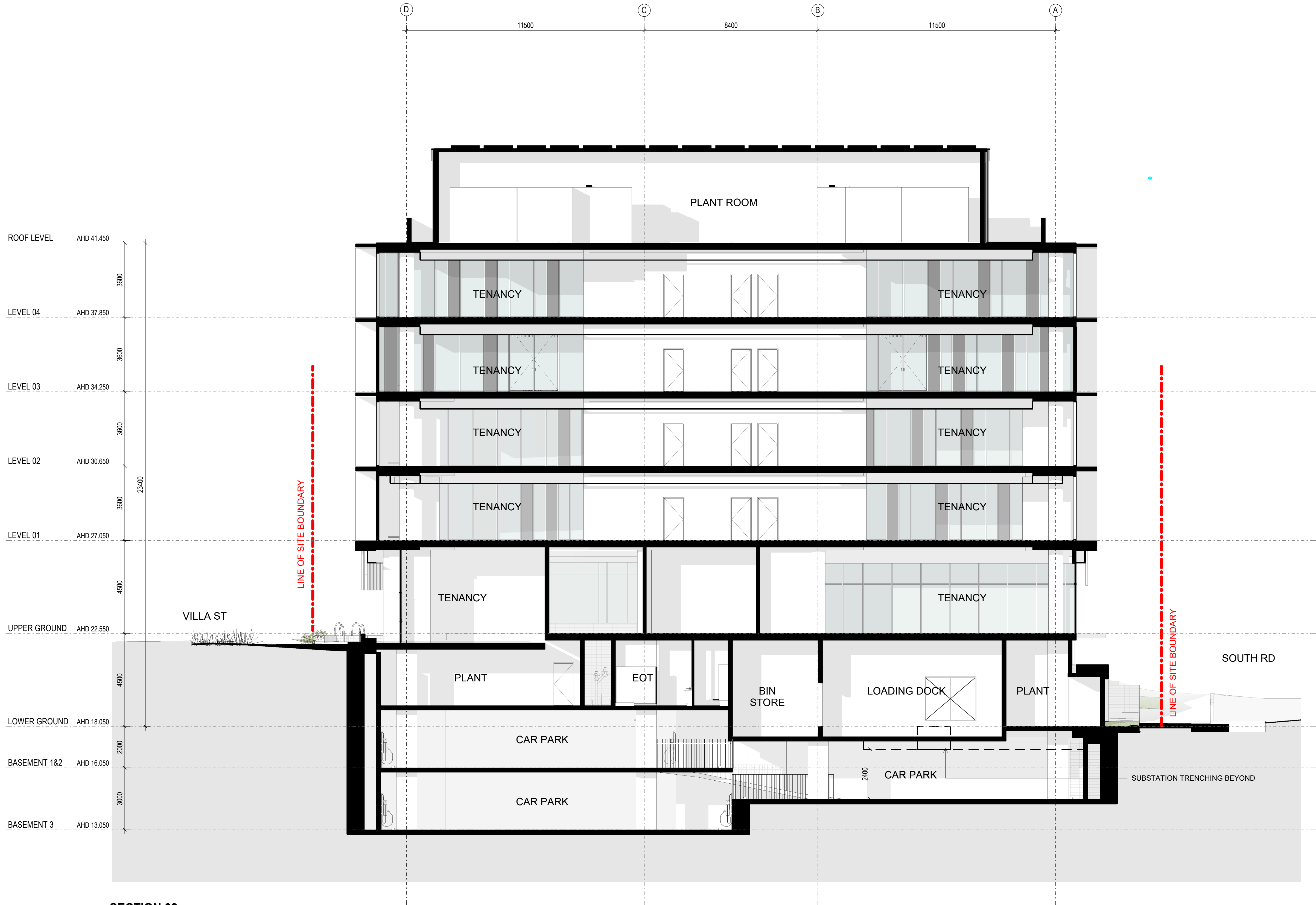
PROJECT NUMBER DWG NO REVISION
21007 A06.00 14



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
SECTION 02

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:30:20 PM
SCALE 1 : 100 @ A1

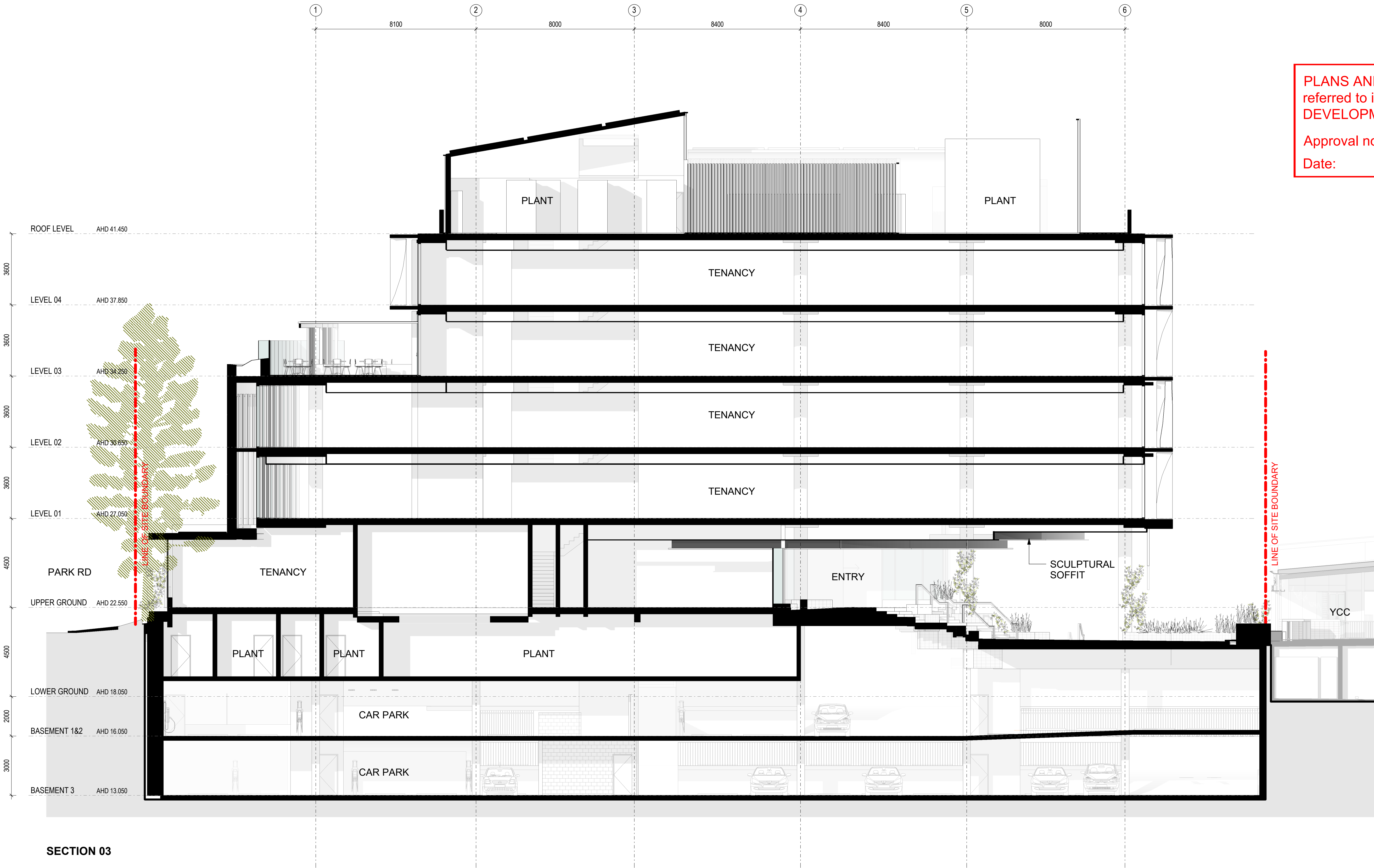
PROJECT NUMBER	DWG NO	REVISION
21007	A06.01	15



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builder/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
SECTION 03

DRAWN BY NM, PH
CHECKED PE
DATE PRINTED 28/04/2022 5:30:34 PM
SCALE 1 : 100 @ A1

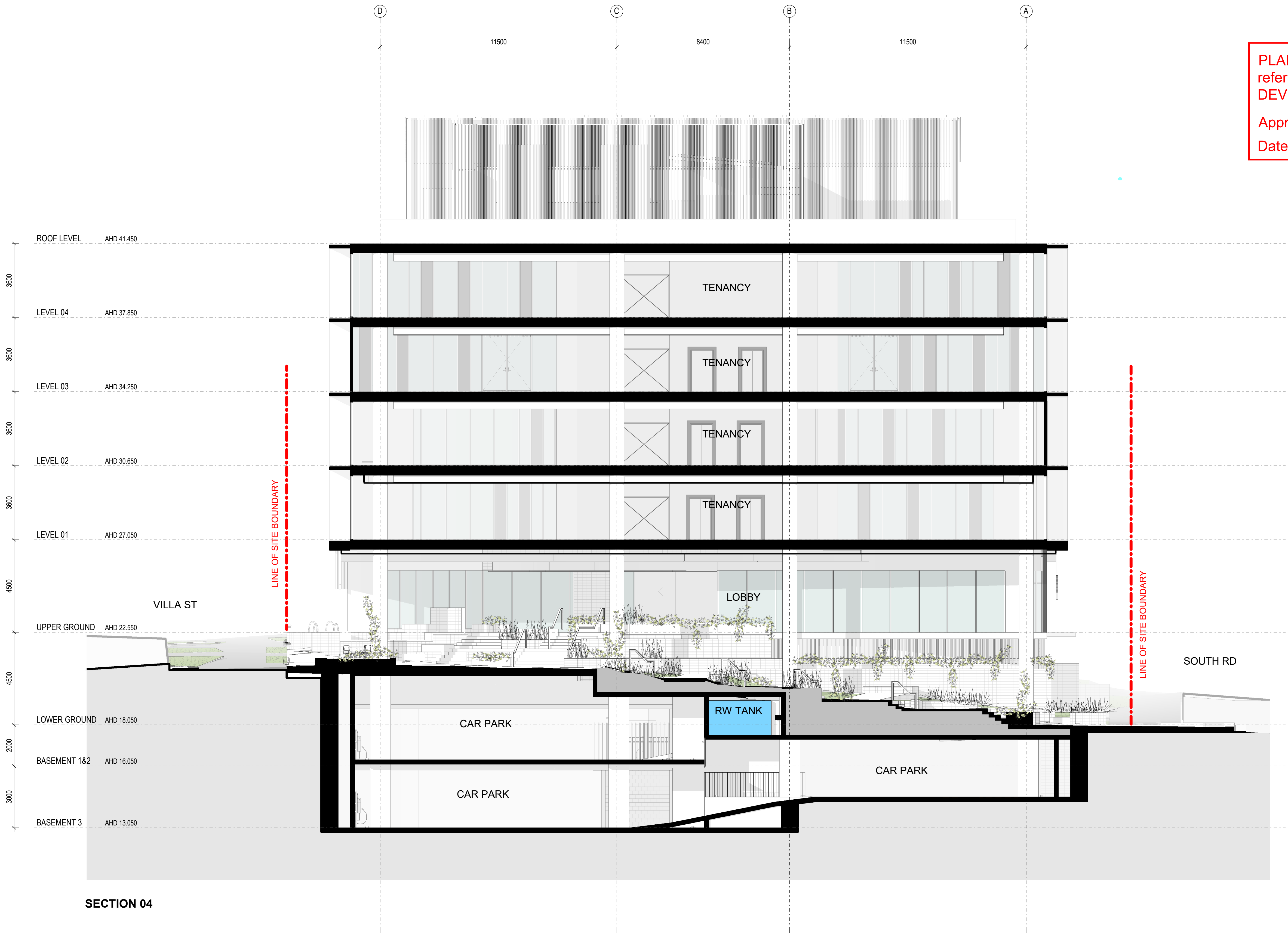
PROJECT NUMBER DWG NO REVISION
21007 A06.02 15



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
SECTION 04

DRAWN BY NM
CHECKED DC
DATE PRINTED 28/04/2022 5:30:53 PM
SCALE 1 : 100 @ A1

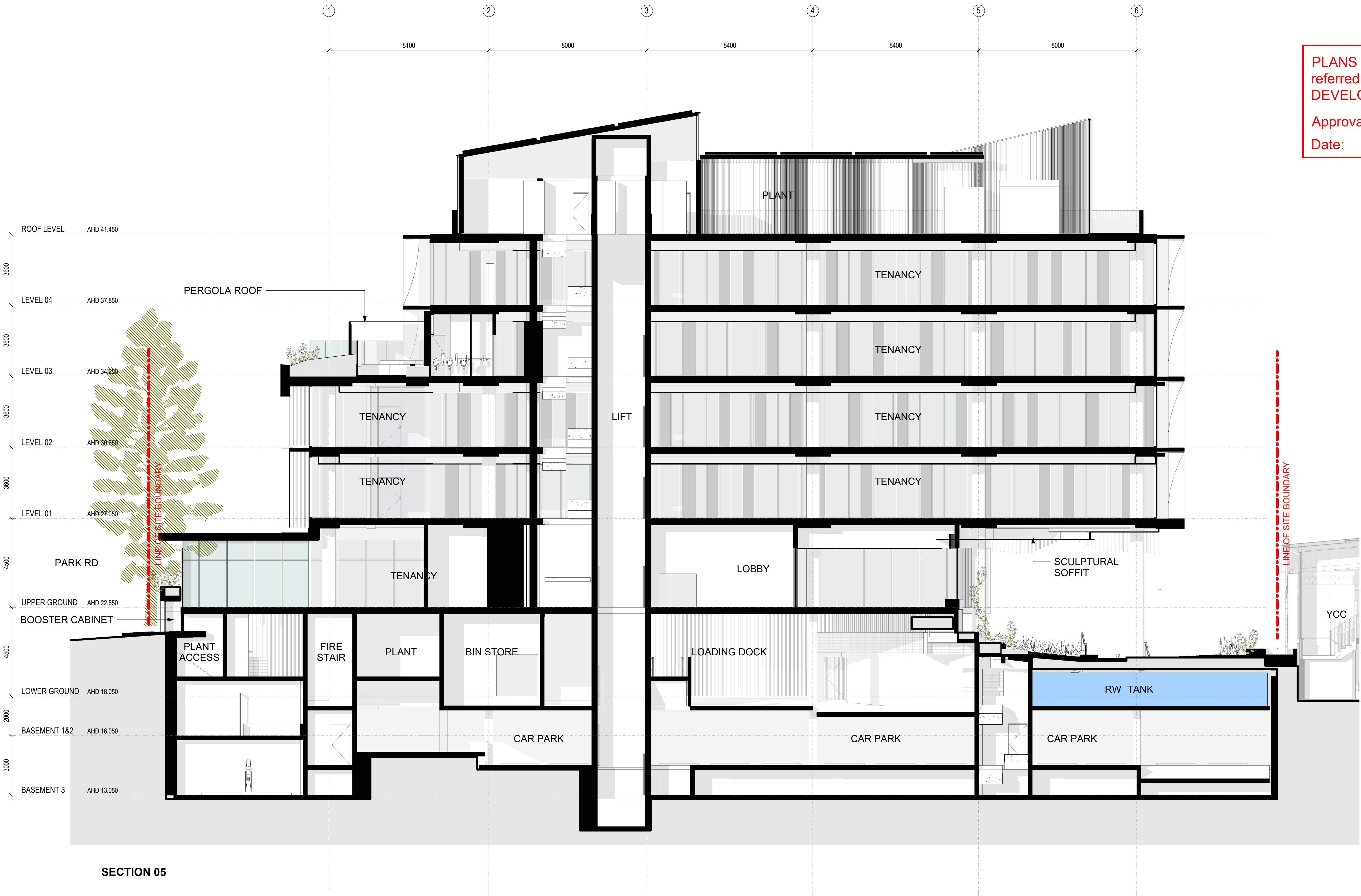
PROJECT NUMBER	DWG NO	REVISION
21007	A06.03	15



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



SECTION 05

15	Further Issues Response	28.04.22
14	Further Issues Response	26.04.22
13	Draft Further Issues Response	14.04.22
12	Draft Further Issues Response	01.04.22
11	Draft Further Issues	18.03.22
10	DA Issue	22.12.21
9	DA Issue	21.12.21
8	Draft DA Issue	17.12.21
7	Concept Design	02.12.21
6	Concept Design	11.11.21
5	Draft Concept Design	25.10.21
4	Draft Concept Design	13.10.21
3	Draft Concept Design	20.09.21
2	Consultant Issue	03.09.21
1	Initial Issue	20.08.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
SECTION 05

DRAWN BY NM
CHECKED DC
DATE PRINTED 28/04/2022 5:31:07 PM
SCALE 1: 100 @ A1

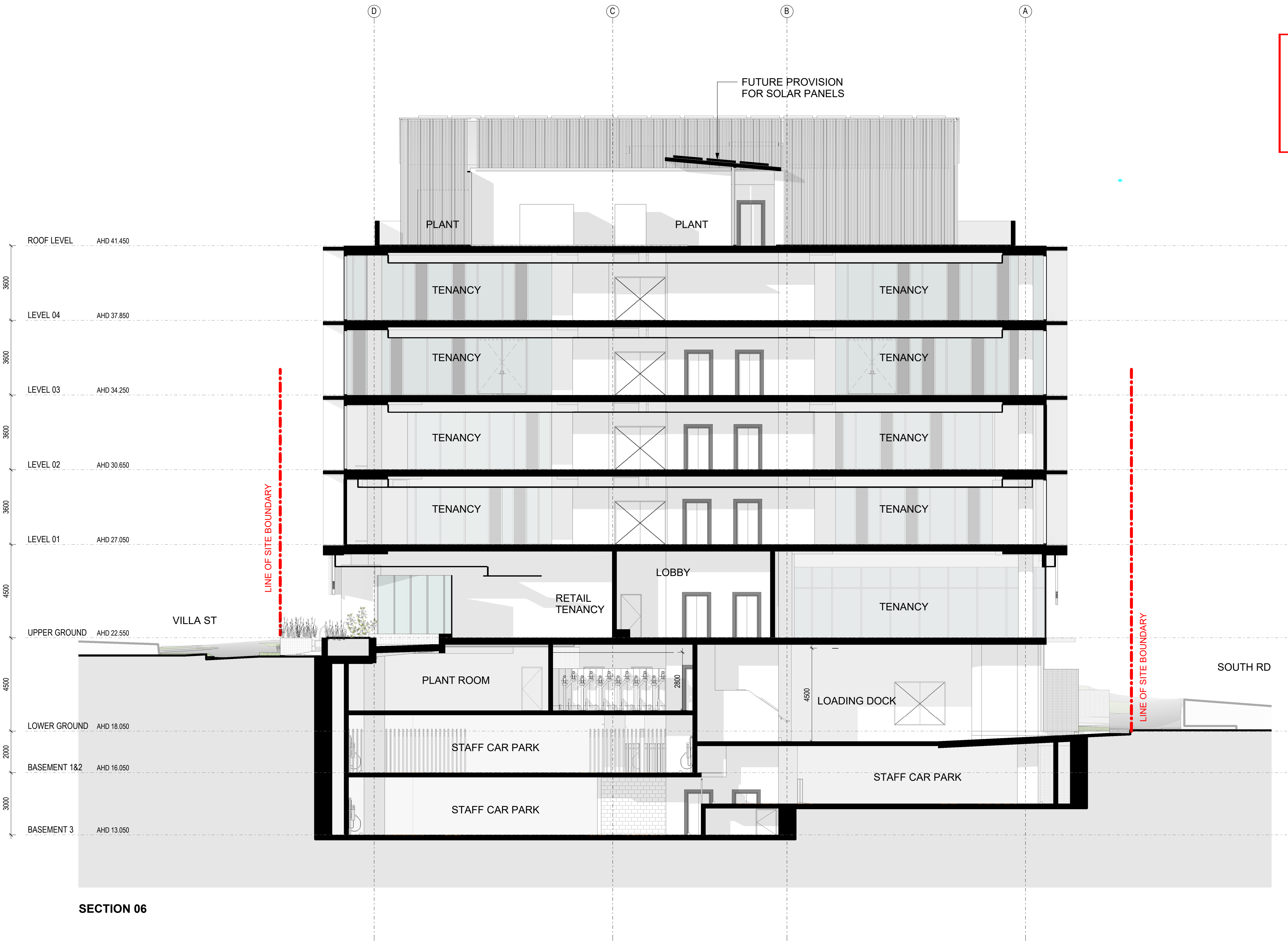
PROJECT NUMBER	DWG NO	REVISION
21007	A06.04	15



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



10	Further Issues Response	28.04.22
9	Further Issues Response	26.04.22
8	Draft Further Issues Response	14.04.22
7	Draft Further Issues Response	01.04.22
6	Draft Further Issues	18.03.22
5	DA Issue	22.12.21
4	DA Issue	21.12.21
3	Draft DA Issue	17.12.21
2	Concept Design	02.12.21
1	Concept Design	11.11.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

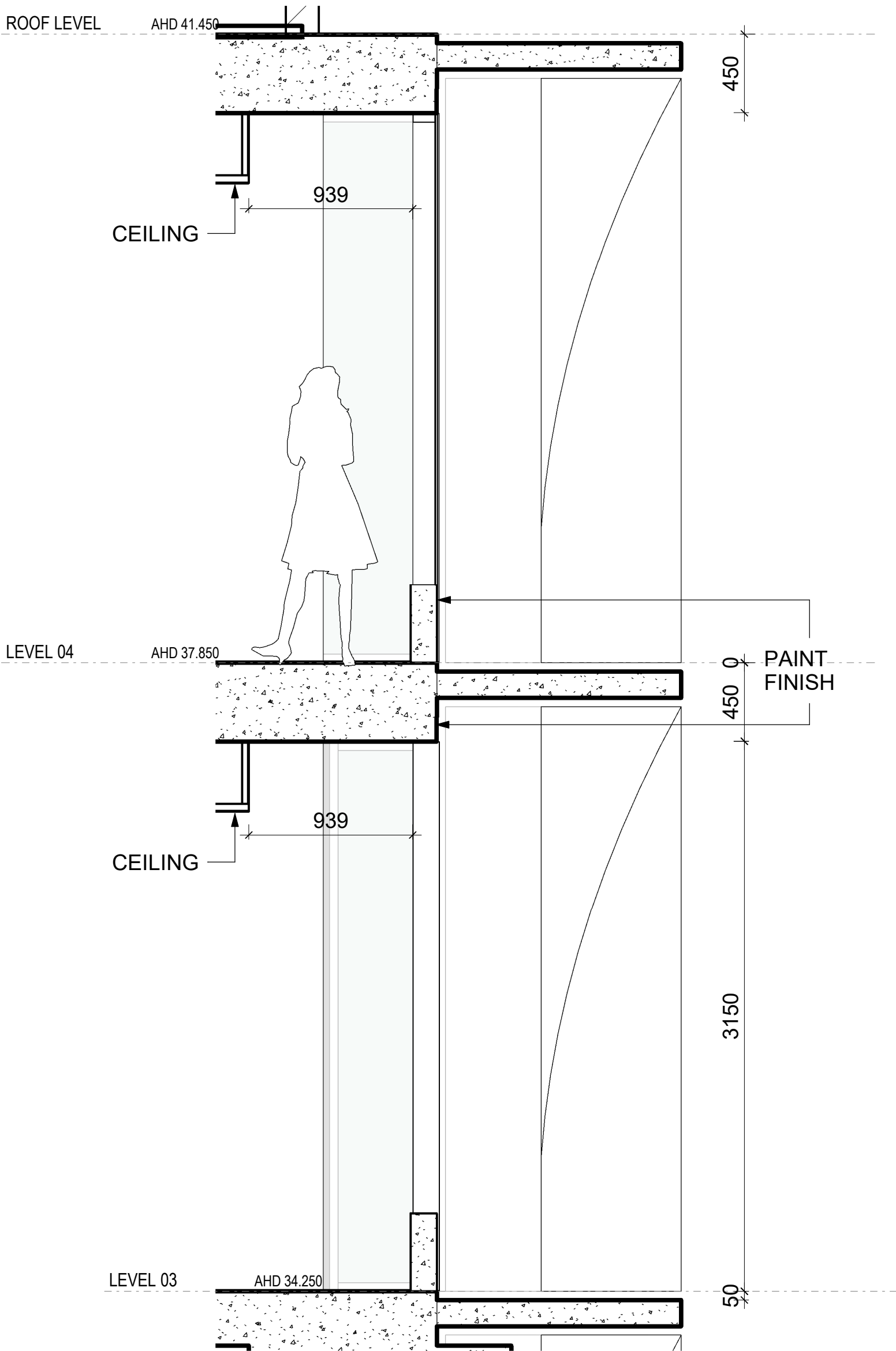
YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

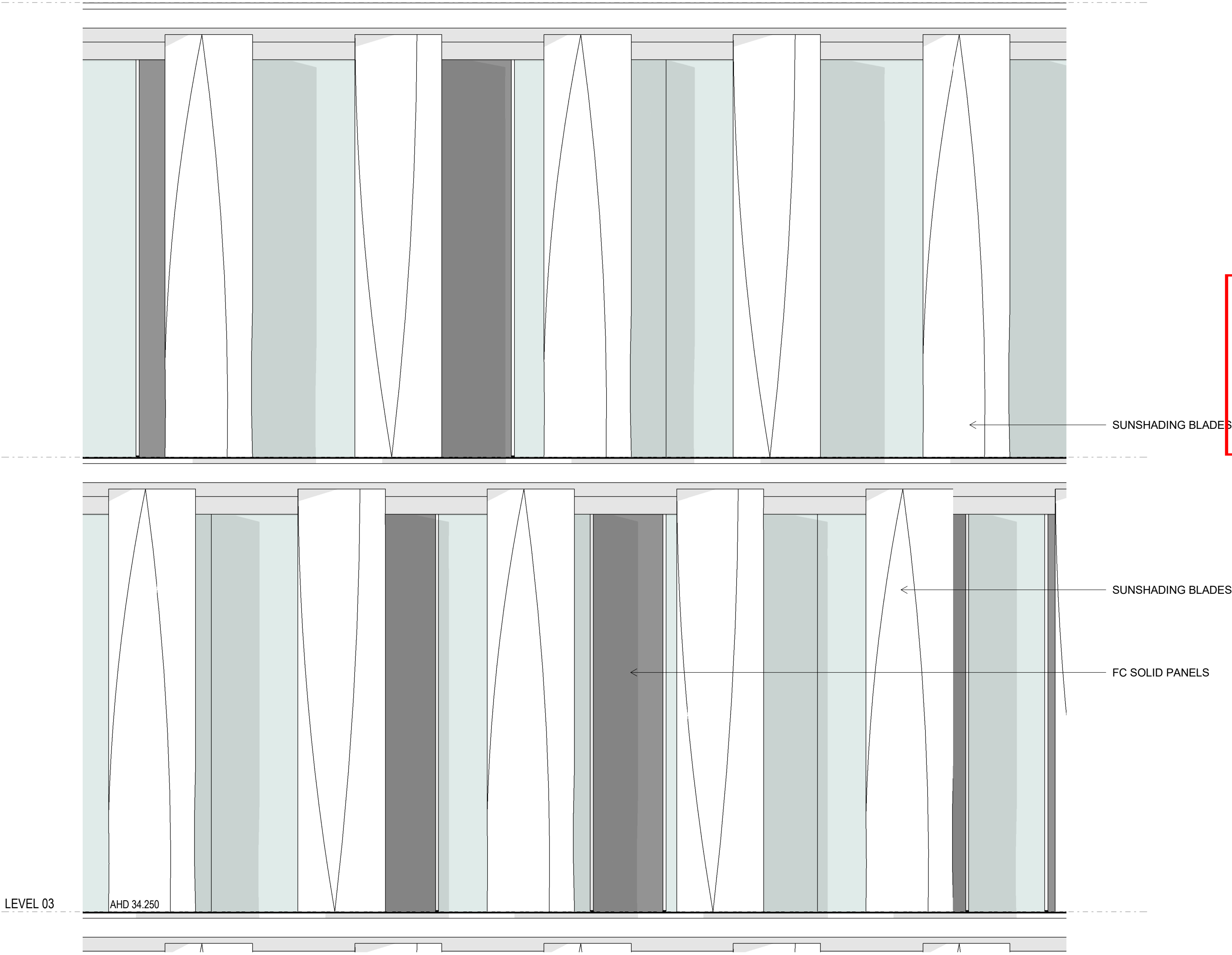
DRAWING TITLE
SECTION 06

DRAWN BY NM
CHECKED PE
DATE PRINTED 28/04/2022 5:31:21 PM
SCALE 1:100 @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A06.05	10



EAST & WEST TOWER FACADE - DETAIL SECTION



EAST & WEST TOWER FACADE - DETAIL ELEVATION



EAST & WEST TOWER FACADE - INDICATIVE VISUALISATION

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



4	Further Issues Response	28.04.22
3	DA Issue	22.12.21
2	DA Issue	21.12.21
1	Draft DA Issue	17.12.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

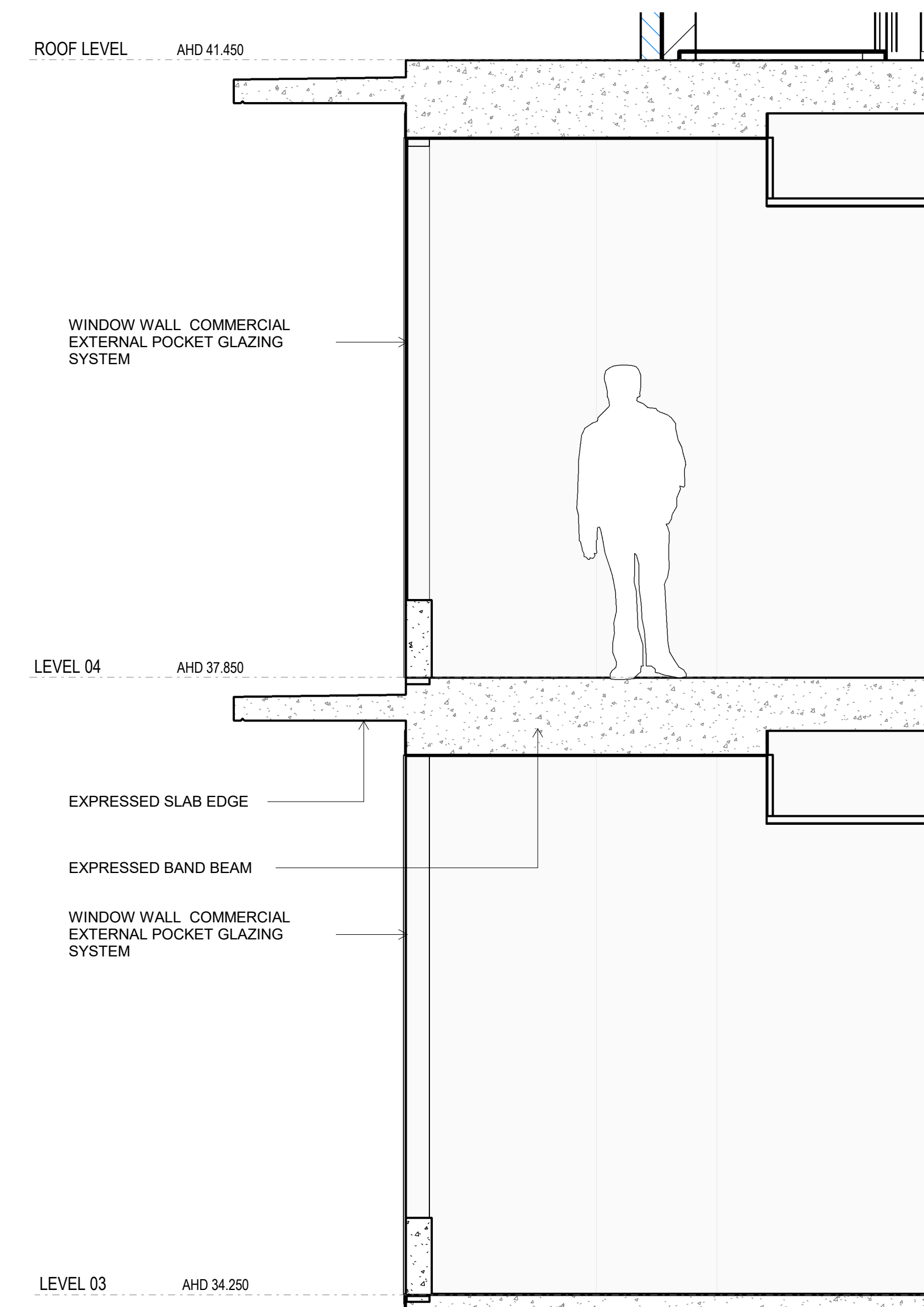
YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

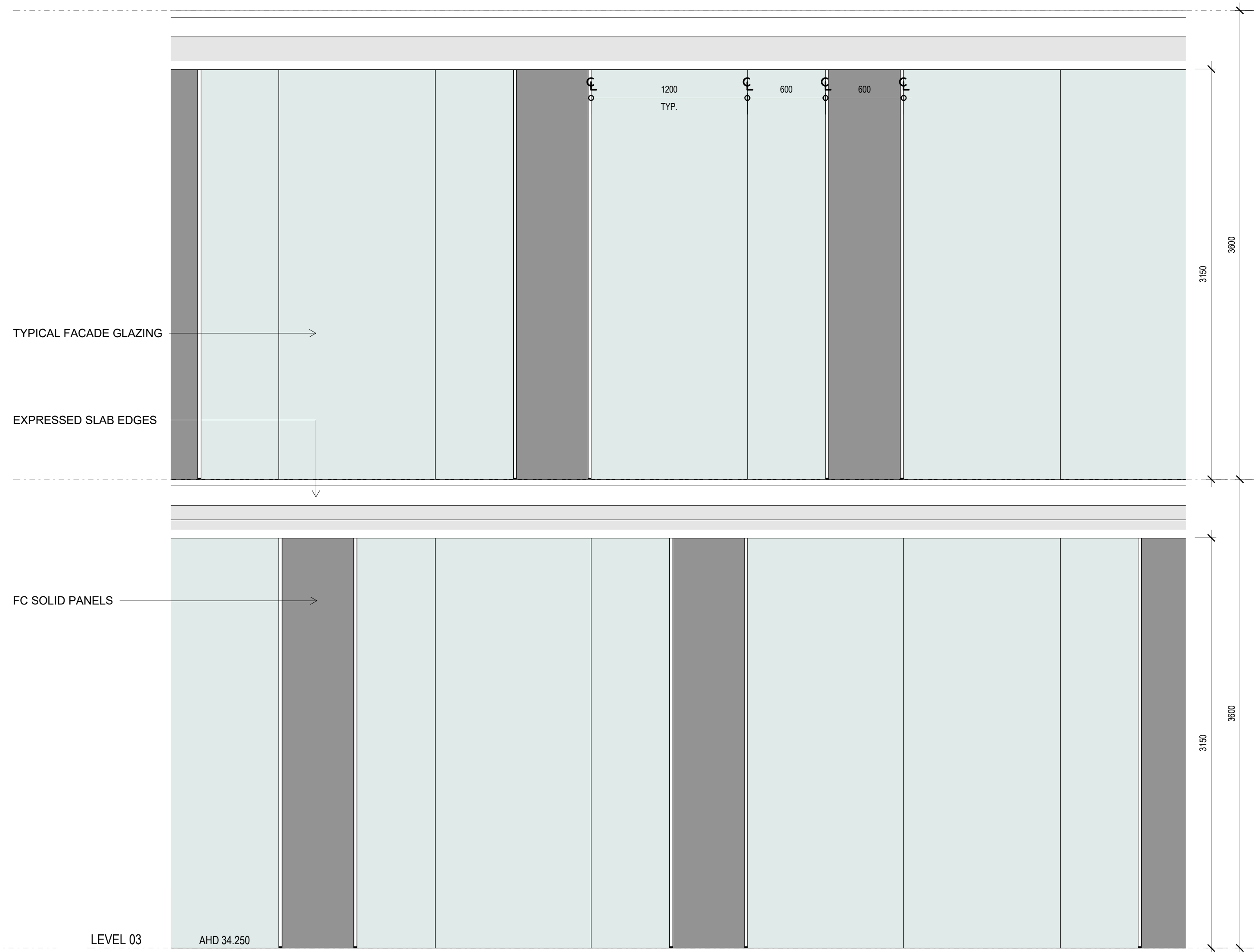
DRAWING TITLE
FACADE DETAILS 01

DRAWN BY DC
CHECKED PE
DATE PRINTED 28/04/2022 5:31:28 PM
SCALE 1 : 25 @ A1

PROJECT NUMBER DWG NO REVISION
21007 A06.20 4



SOUTH & NORTH TOWER FACADE - DETAIL SECTION



SOUTH & NORTH TOWER FACADE - DETAIL ELEVATION



SOUTH & NORTH TOWER FACADE - INDICATIVE VISUALISATION

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



4	Further Issues Response	28.04.22
3	DA Issue	22.12.21
2	DA Issue	21.12.21
1	Draft DA Issue	17.12.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

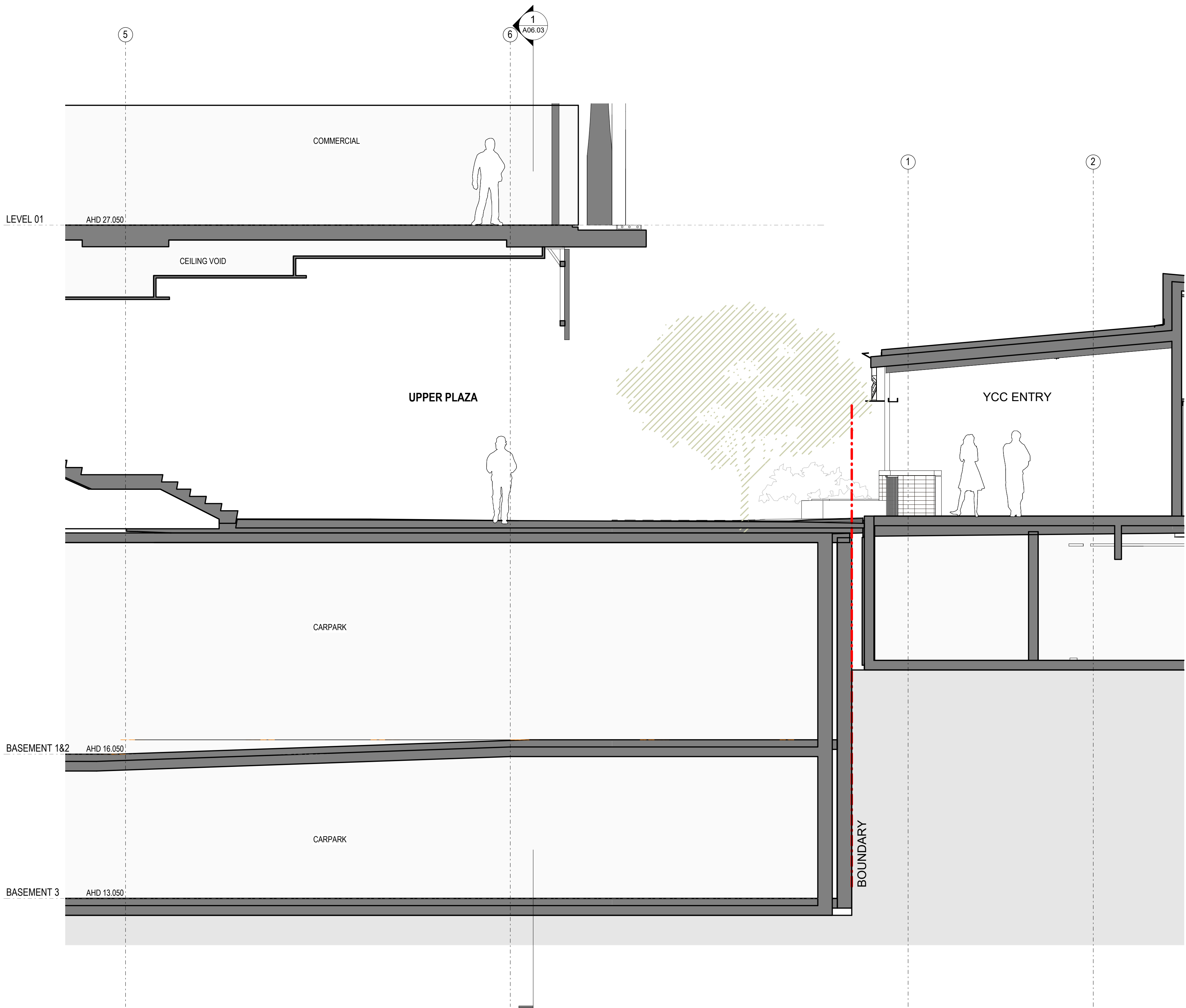
YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
FACADE DETAILS 02

DRAWN BY DC
CHECKED PE
DATE PRINTED 28/04/2022 5:31:35 PM
SCALE 1 : 25 @ A1

PROJECT NUMBER	DWG NO	REVISION
21007	A06.21	4



PERIMETER SECTION YCC 1

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257
Date: 7 July 2022



5	Further Issues Response	28.04.22
4	Further Issues Response	26.04.22
3	DA Issue	22.12.21
2	DA Issue	21.12.21
1	Draft DA Issue	17.12.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
PERIMETER SECTIONS 01

DRAWN BY DC
CHECKED PE
DATE PRINTED 28/04/2022 5:31:39 PM
SCALE 1 : 50 @ A1

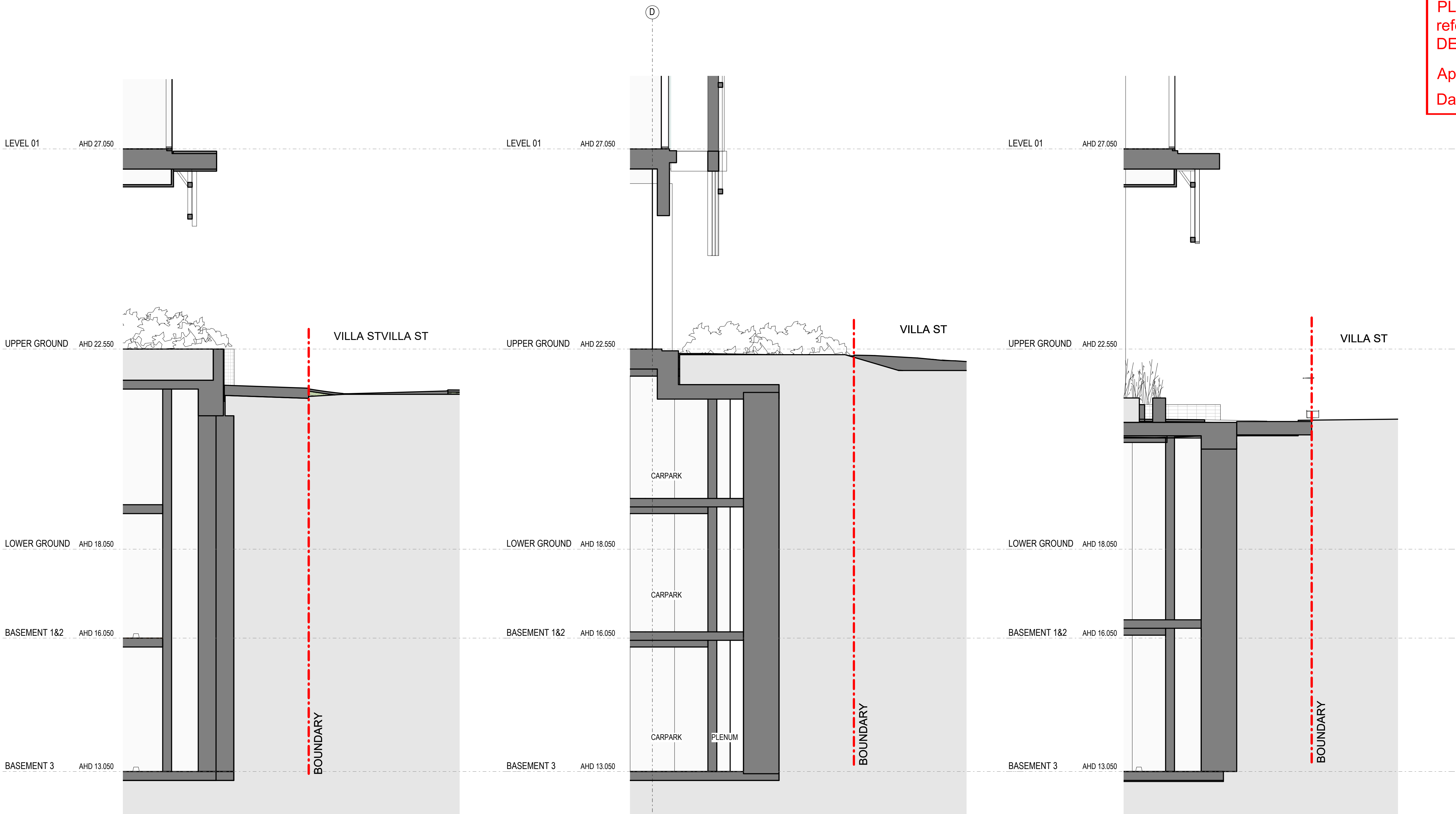
PROJECT NUMBER	DWG NO	REVISION
21007	A06.30	5



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



5	Further Issues Response	28.04.22
4	Further Issues Response	26.04.22
3	DA Issue	22.12.21
2	DA Issue	21.12.21
1	Draft DA Issue	17.12.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
PERIMETER SECTIONS 02

DRAWN BY DC
CHECKED PE
DATE PRINTED 28/04/2022 5:31:41 PM
SCALE 1 : 50 @ A1

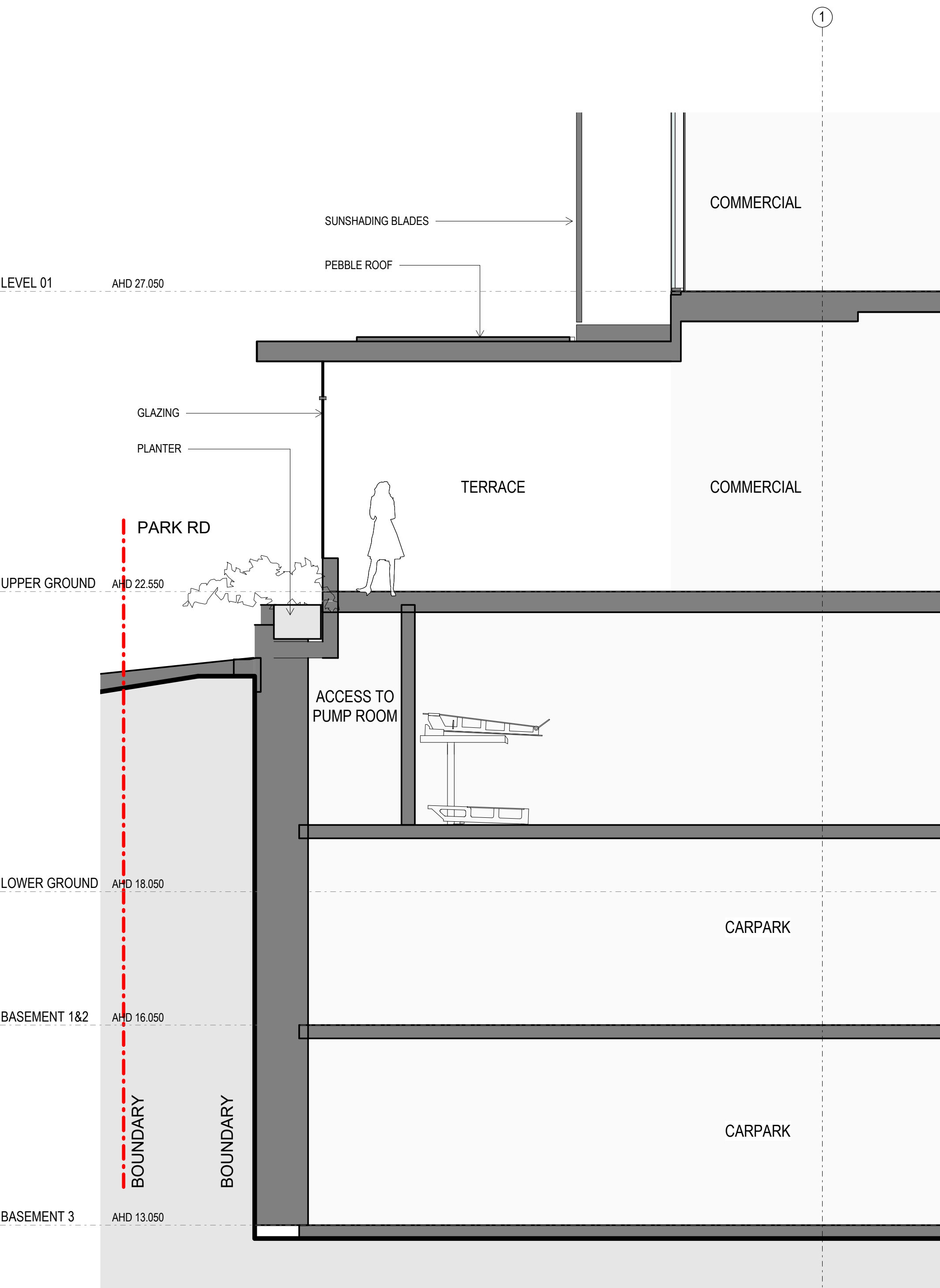
PROJECT NUMBER	DWG NO	REVISION
21007	A06.31	5



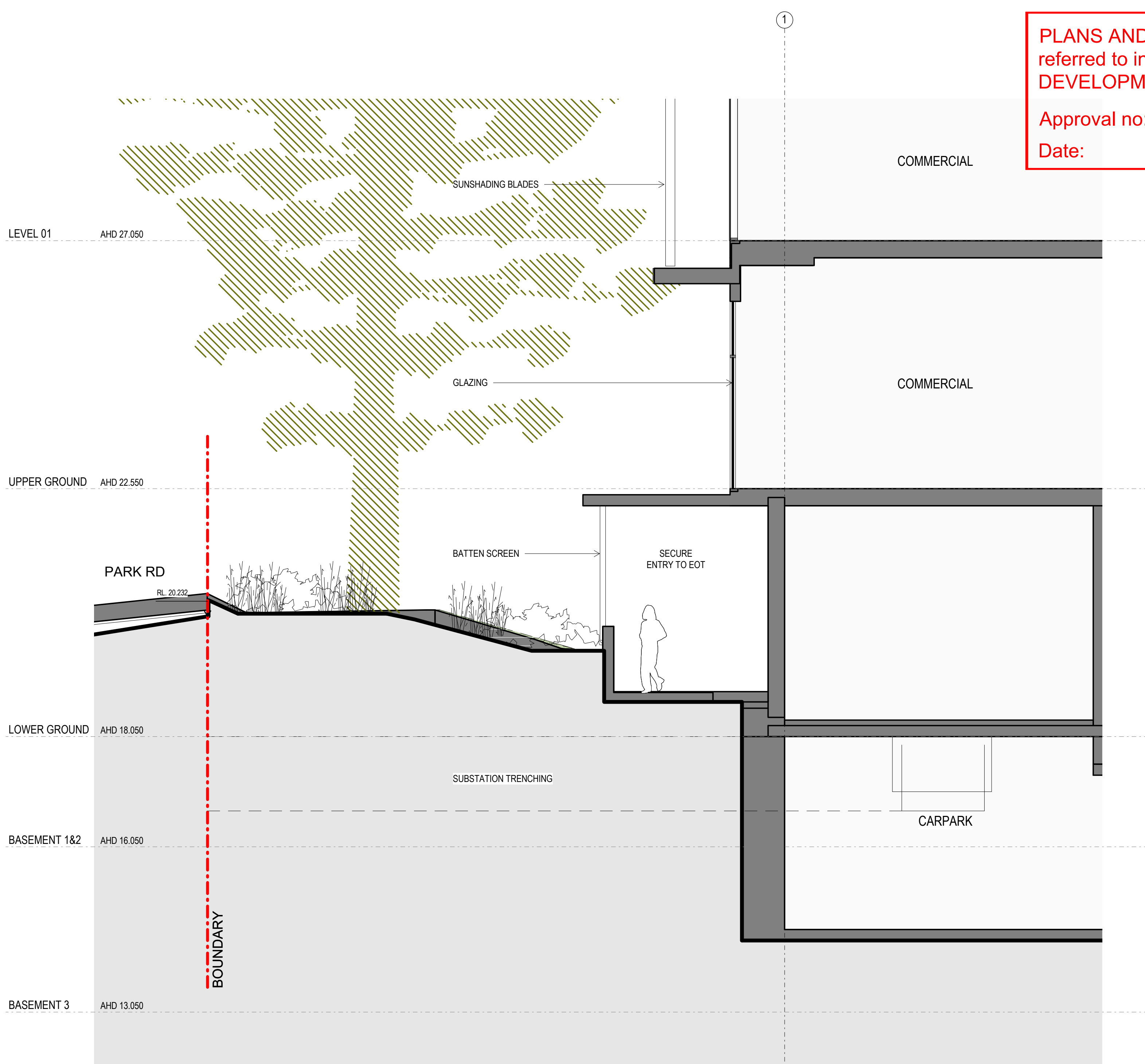
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



PERIMETER SECTION PARK RD 1



PERIMETER SECTION PARK RD 2

5	Further Issues Response	28.04.22
4	Further Issues Response	26.04.22
3	DA Issue	22.12.21
2	DA Issue	21.12.21
1	Draft DA Issue	17.12.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

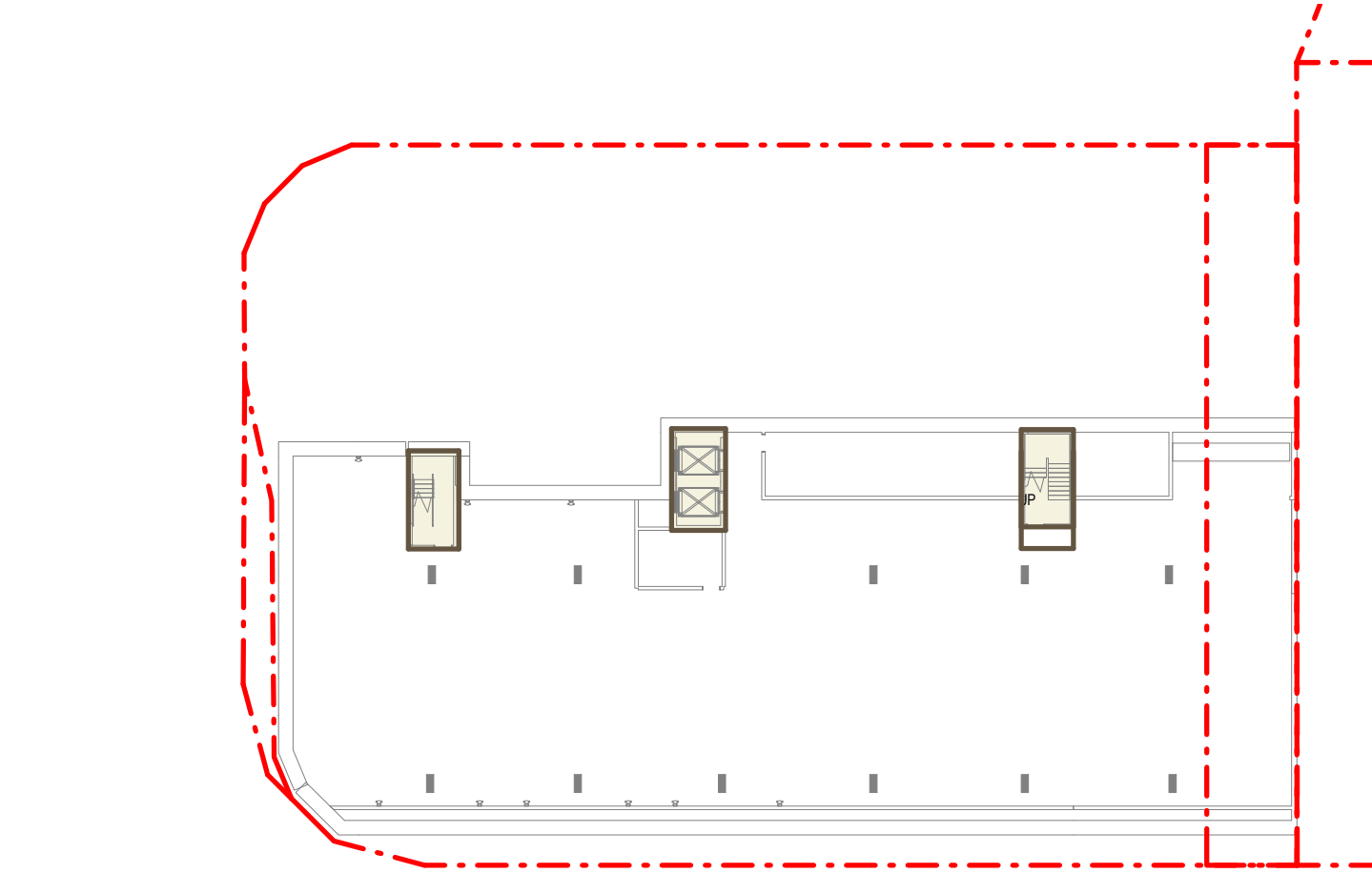
YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

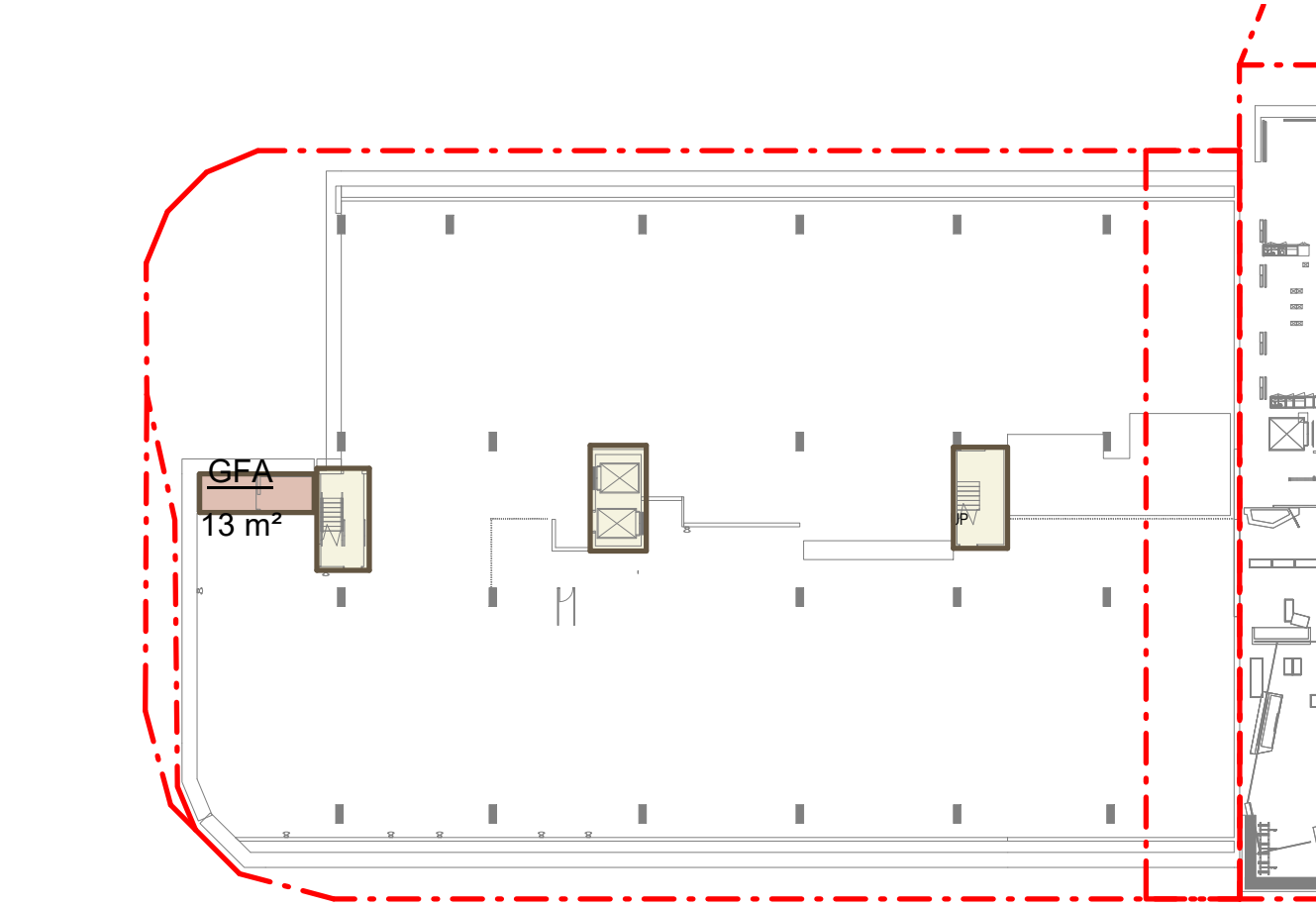
DRAWING TITLE
PERIMETER SECTIONS 03

DRAWN BY DC
CHECKED PE
DATE PRINTED 28/04/2022 5:31:43 PM
SCALE 1:50 @ A1

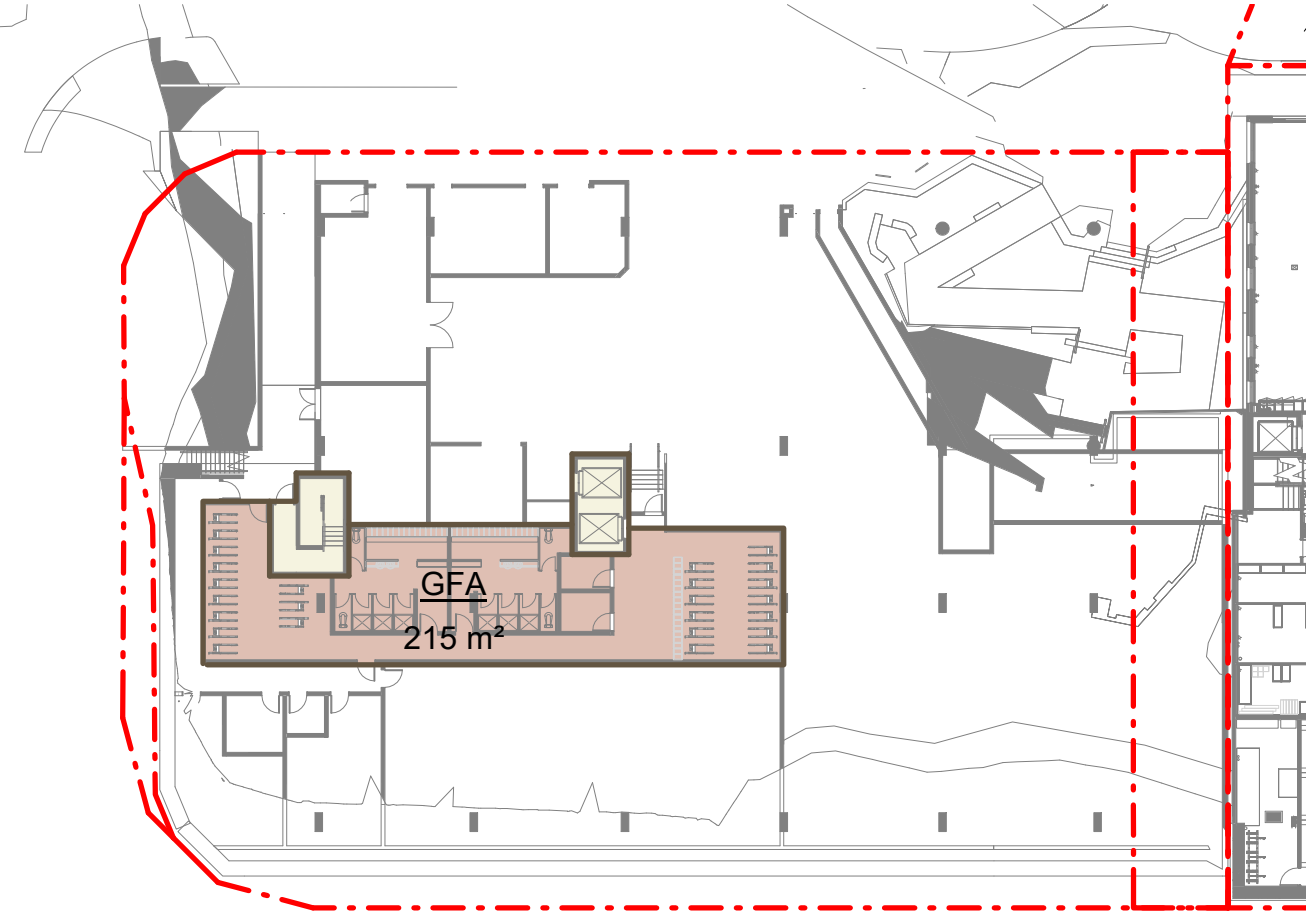
PROJECT NUMBER	DWG NO	REVISION
21007	A06.32	5



BASEMENT



BASEMENT 1&2



LOWER GROUND

GFA	
BASEMENT 1&2	13 m ²
LOWER GROUND	215 m ²
UPPER GROUND	920 m ²
LEVEL 01	1373 m ²
LEVEL 02	1373 m ²
LEVEL 03	1165 m ²
LEVEL 04	1165 m ²
TOTAL	6223 m ²

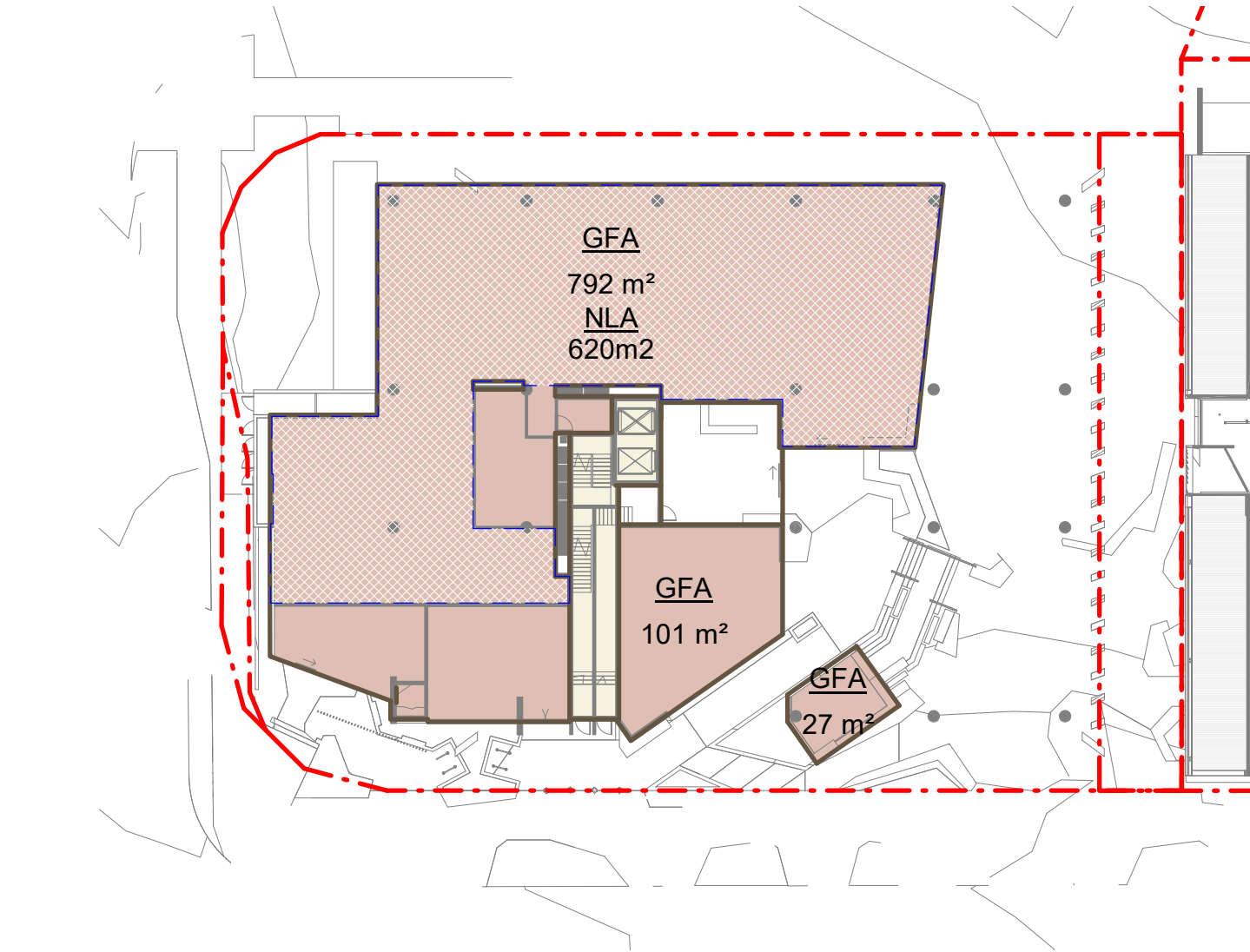
VERICAL CIRCULATION	
BASEMENT 3	48 m ²
BASEMENT 1&2	48 m ²
LOWER GROUND	37 m ²
UPPER GROUND	67 m ²
LEVEL 01	46 m ²
LEVEL 02	46 m ²
LEVEL 03	46 m ²
LEVEL 04	56 m ²
ROOF LEVEL	59 m ²
TOTAL	451 m ²

GFA HAS BEEN MEASURE AS PER BCC CITY PLAN 2014:
Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—
a. building services, plant or equipment; or
b. access between levels; or
c. a ground floor public lobby; or
d. a mall; or
e. parking, loading or manoeuvring vehicles; or
f. unenclosed private balconies, whether roofed or not.

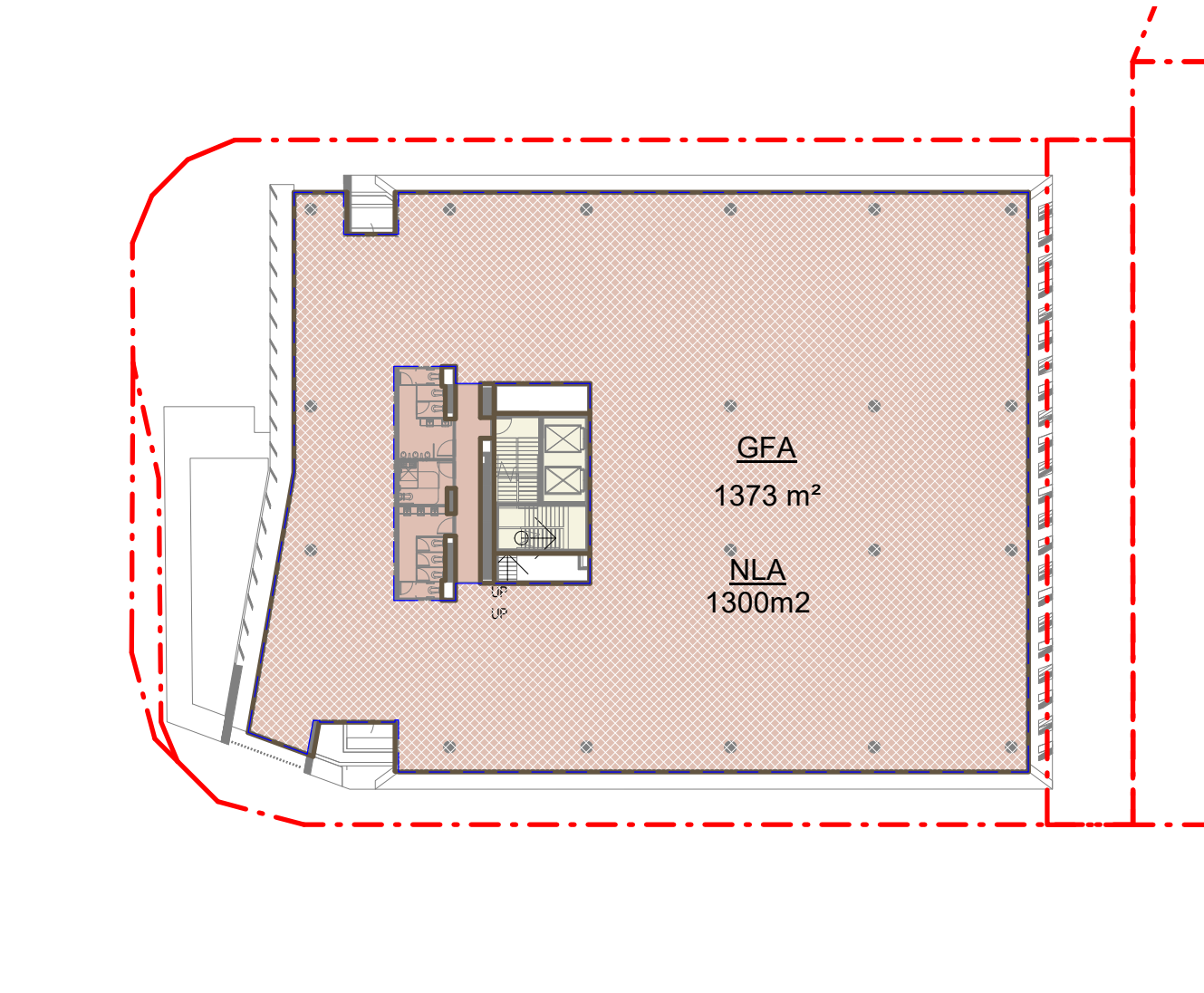
Total Commercial NLA = 5420m2

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

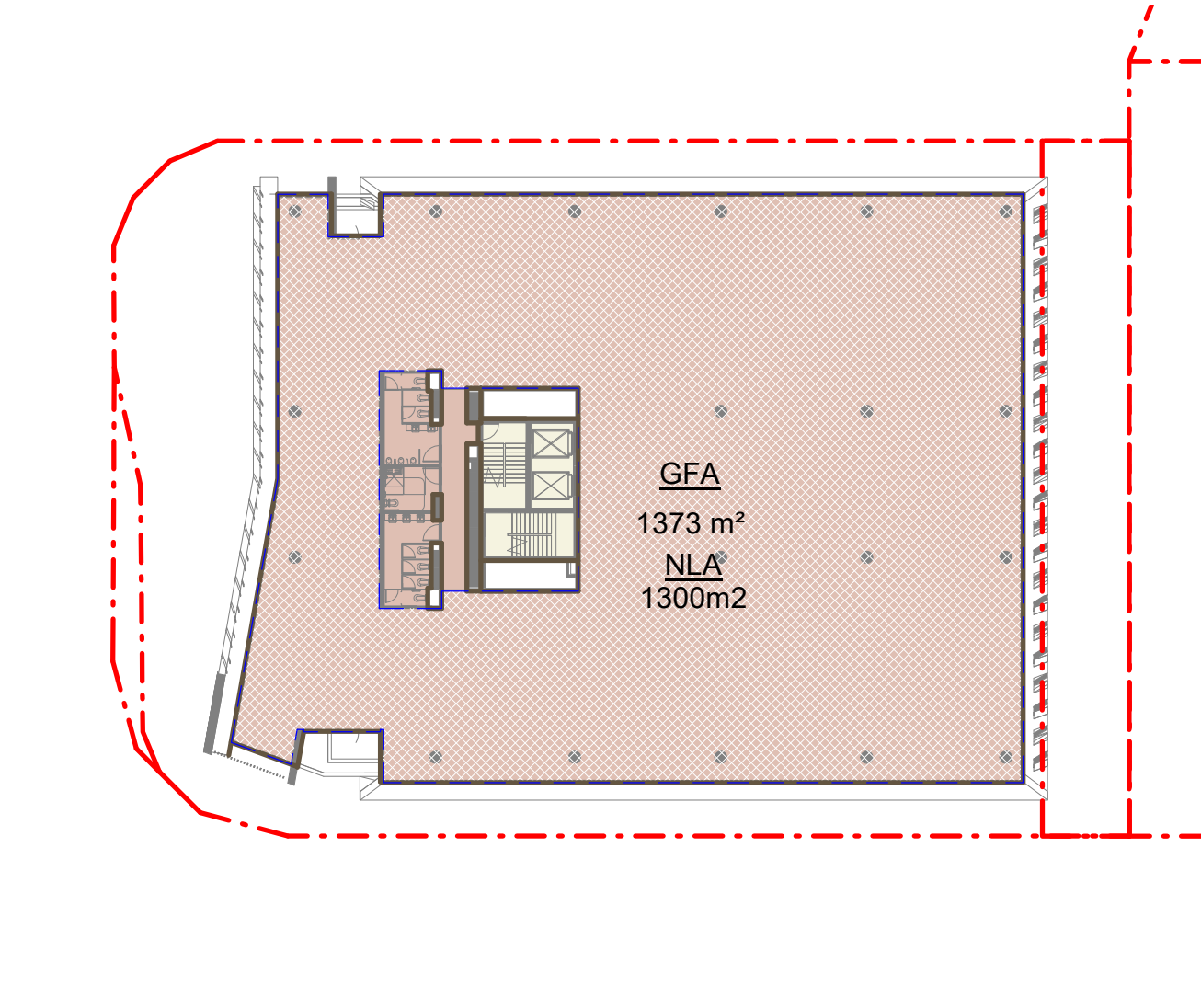
Approval no: DEV2021/1257
Date: 7 July 2022



UPPER GROUND



LEVEL 01



LEVEL 02

5	Further Issues Response	28.04.22
4	Further Issues Response	26.04.22
3	DA Issue	22.12.21
2	DA Issue	21.12.21
1	Draft DA Issue	17.12.21
Rev	Description	Date

DA ISSUE

Archipelago

Archipelago
Naval Offices,
3 Edward Street,
Brisbane QLD 4000
T +617 3236 4606
www.archipelago.com.au

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

YERONGA COMMERCIAL BUILDING
ECONOMIC DEVELOPMENT QLD

VILLA STREET, YERONGA QLD 4104

DRAWING TITLE
AREA PLANS - GFA

DRAWN BY DJ
CHECKED DC
DATE PRINTED 28/04/2022 5:33:28 PM
SCALE 1 : 400 @ A1



PROJECT NUMBER DWG NO REVISION
21007 A50.00 5

LEVEL 03

LEVEL 04

TERRACE