

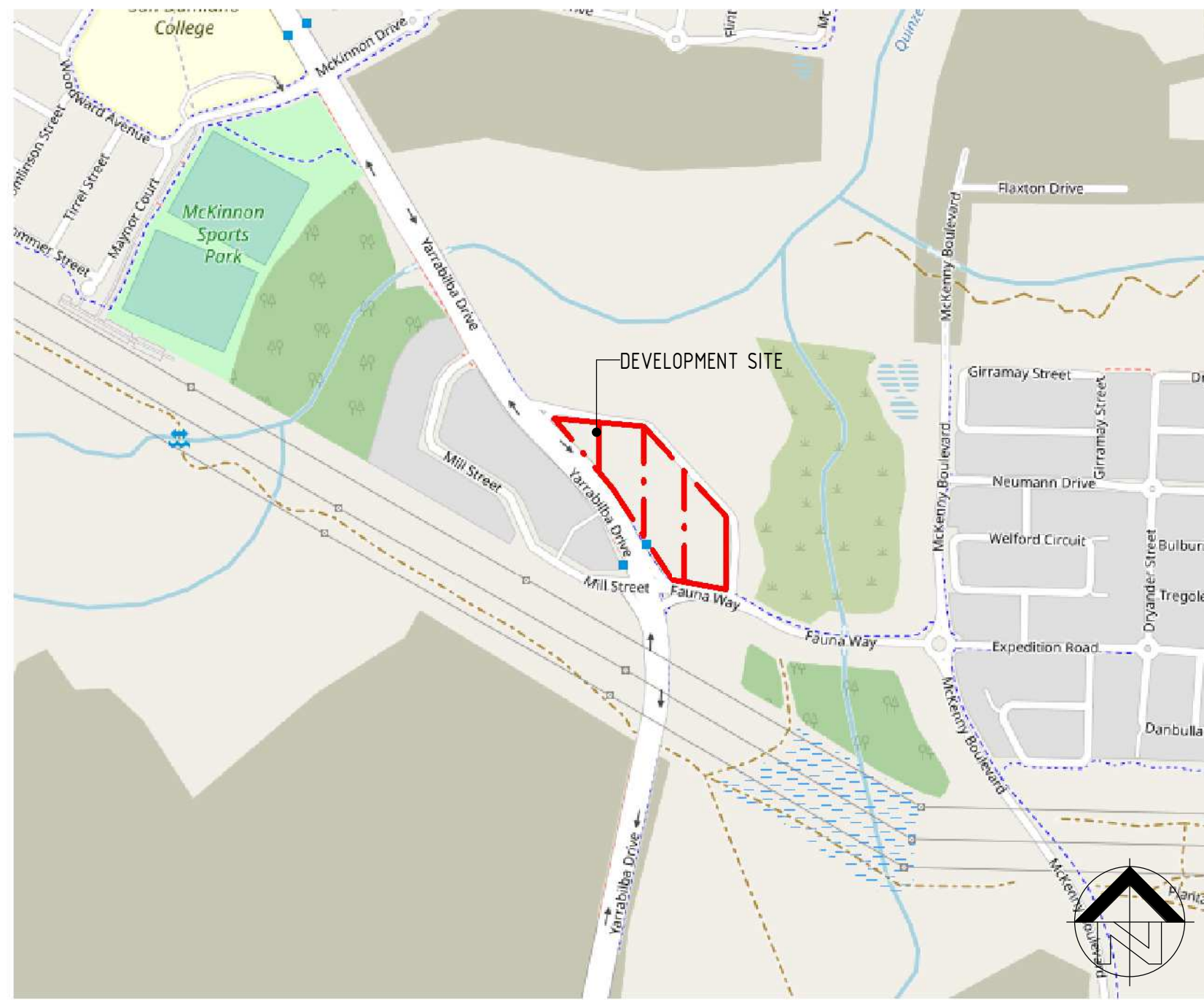
ARCHITECTURAL DA DRAWINGS

PROPOSED MIXED USE DEVELOPMENT

LOT 15-17 DIXON CIRCUIT, YARRABILBA



3D PERSPECTIVE FOR ILLUSTRATION ONLY



LOCATION MAP
NTS

DA ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
DA00	COVER PAGE
DA01	PROPOSED SITE PLAN
DA02	PART SITE PLAN SHEET 1
DA03	PART SITE PLAN SHEET 2
DA04	BUILDING ELEVATIONS & PERSPECTIVES - T1
DA05	BUILDING ELEVATIONS & PERSPECTIVES - T1
DA06	BUILDING ELEVATIONS & PERSPECTIVES - T2
DA07	BUILDING ELEVATIONS & PERSPECTIVES - T2

DA ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
DA08	BUILDING ELEVATIONS & PERSPECTIVES - T3
DA09	BUILDING ELEVATIONS & PERSPECTIVES - T3
DA10	BUILDING ELEVATIONS & PERSPECTIVES - T4
DA11	BUILDING ELEVATIONS & PERSPECTIVES - T5-T9
DA12	BUILDING ELEVATIONS & PERSPECTIVES - T5-T9
DA13	BUILDING ELEVATIONS & PERSPECTIVES - T5-T9
DA14	BUILDING ELEVATIONS & PERSPECTIVES - T10-T12
DA15	SITE PERSPECTIVES

LANDSCAPING SHOWN IS FOR 'ARTIST IMPRESSION' PURPOSES ONLY.
REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRAWINGS
PREPARED BY THE RELEVANT CONSULTANT.

THIS DRAWING PACKAGE IS FOR D.A. PURPOSES ONLY AND IS NOT TO BE USED FOR TENDER PURPOSES.
ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT.
ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE RESPONSIBILITY OF THE TENDERER.
VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

AMENDED IN RED

By: Ali Rizayee
Date: 24 October 2025



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1708
Date: 12 November 2025



D.A ISSUE

RPD
LOT 15, 16 & 17 on SP331111.
COUNCIL: LOGAN CITY.

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 23,353m²

LANDSCAPED AREA (10.8%) - 2,519m²

BUILDING SITE COVER - 38.7%
INCLUDES TOTAL ROOFED AREAS OF ALL ENCLOSED BUILDINGS

BUILDING AREAS - GFA

- T1 - SHOWROOM - 1,343m²
- T2 - FOOD & DRINK - 246m²
EXCLUDES ALFRESCO SEATING - 64m²
- T3 - FOOD & DRINK - 282m²
INCLUDES PLAYGROUND - 9m²
- T4 - SERVICE INDUSTRY - 390m²
- T5 - SHOWROOM - 1,137m²
- T6 - SHOWROOM - 722m²
- T7 - SHOWROOM - 650m²
- T8 - SHOWROOM - 1,000m²
- T9 - INDOOR RECREATION - 2,800m²
INCLUDES MEZZANINE LEVEL - 300m²
- T10 - FOOD & DRINK - 65m²
- T11 - FOOD & DRINK - 80m²
- T12 - FOOD & DRINK - 90m²

TOTAL BUILDING GFA - 8,805m²

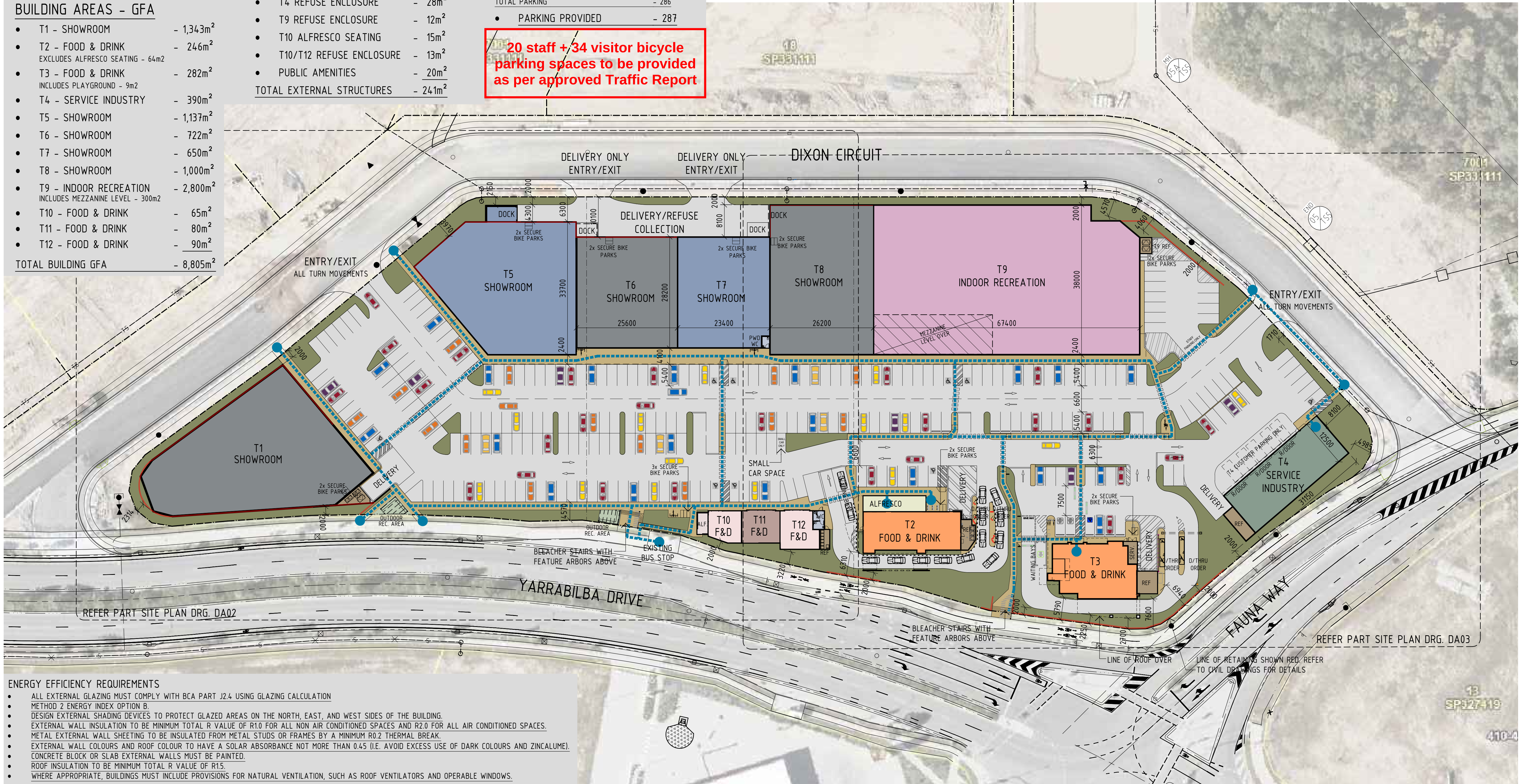
EXTERNAL STRUCTURES

- T1 REFUSE ENCLOSURE - 20m²
- T2 ALFRESCO SEATING - 64m²
- T2 REFUSE ENCLOSURE - 25m²
- T3 REFUSE ENCLOSURE - 44m²
- T4 REFUSE ENCLOSURE - 28m²
- T9 REFUSE ENCLOSURE - 12m²
- T10 ALFRESCO SEATING - 15m²
- T10/T12 REFUSE ENCLOSURE - 13m²
- PUBLIC AMENITIES - 20m²
- TOTAL EXTERNAL STRUCTURES - 241m²

CAR PARKING

- PARKING REQUIRED APPROX. - 286
 - FOOD & DRINK (T10 TO T12 INCLUDED) - 48
 - SHOWROOM - 1 SPACE/35m² - 137
 - INDOOR RECREATION - 1/30m² (APPROX) - 93
 - SERVICE INDUSTRY - 1 SPACE/50m² - 8
 - TOTAL PARKING - 286
- PARKING PROVIDED - 287

20 staff + 34 visitor bicycle
parking spaces to be provided
as per approved Traffic Report



ENERGY EFFICIENCY REQUIREMENTS

- ALL EXTERNAL GLAZING MUST COMPLY WITH BCA PART J2.4 USING GLAZING CALCULATION
- METHOD 2 ENERGY INDEX OPTION B.
- DESIGN EXTERNAL SHADING DEVICES TO PROTECT GLAZED AREAS ON THE NORTH, EAST, AND WEST SIDES OF THE BUILDING.
- EXTERNAL WALL INSULATION TO BE MINIMUM TOTAL R VALUE OF R10 FOR ALL NON AIR CONDITIONED SPACES AND R2.0 FOR ALL AIR CONDITIONED SPACES.
- METAL EXTERNAL WALL SHEETING TO BE INSULATED FROM METAL STUDS OR FRAMES BY A MINIMUM R0.2 THERMAL BREAK.
- EXTERNAL WALL COLOURS AND ROOF COLOUR TO HAVE A SOLAR ABSORBANCE NOT MORE THAN 0.45 (I.E. AVOID EXCESS USE OF DARK COLOURS AND ZINCALUME).
- CONCRETE BLOCK OR SLAB EXTERNAL WALLS MUST BE PAINTED.
- ROOF INSULATION TO BE MINIMUM TOTAL R VALUE OF R15.
- WHERE APPROPRIATE, BUILDINGS MUST INCLUDE PROVISIONS FOR NATURAL VENTILATION, SUCH AS ROOF VENTILATORS AND OPERABLE WINDOWS.

Consulting Engineer



- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

© 2011 copyright, all rights reserved.
This drawing is the copyright & property of VERVE BUILDING DESIGN
and must not be used or duplicated without authorisation.
Do not scale this drawing.
Check all dimensions on site prior commencement of works

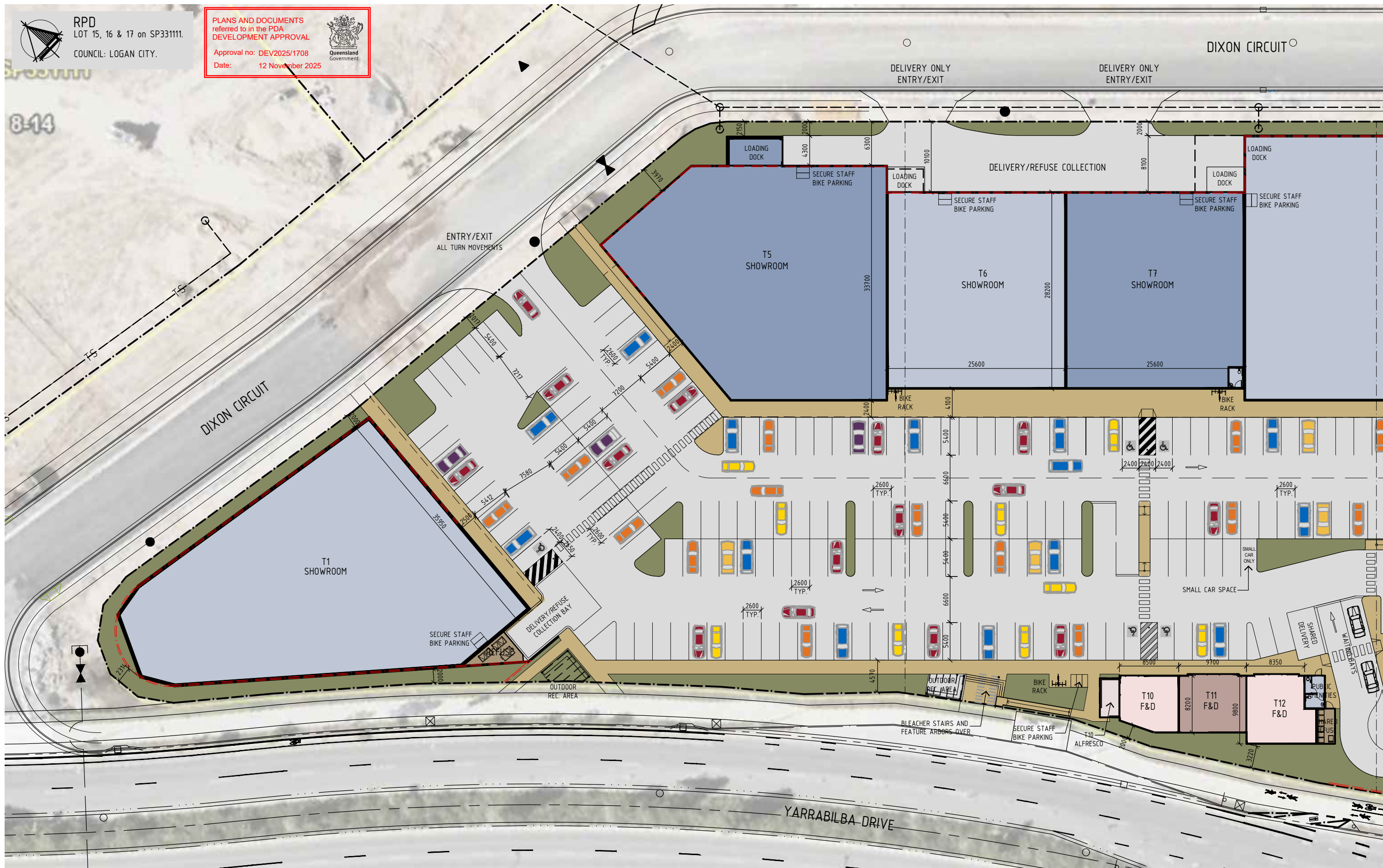
Revision and approvals				
Code	Date	Dm	Description	
M	22.08.2025	GN	D.A ISSUE - MINOR CHANGE	
L	30.05.2025	GN	D.A ISSUE - MINOR CHANGE	
N	11.09.2025	GN	DA ISSUE - MINOR CHANGE	

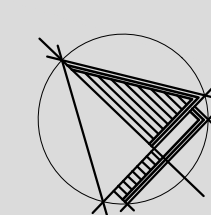
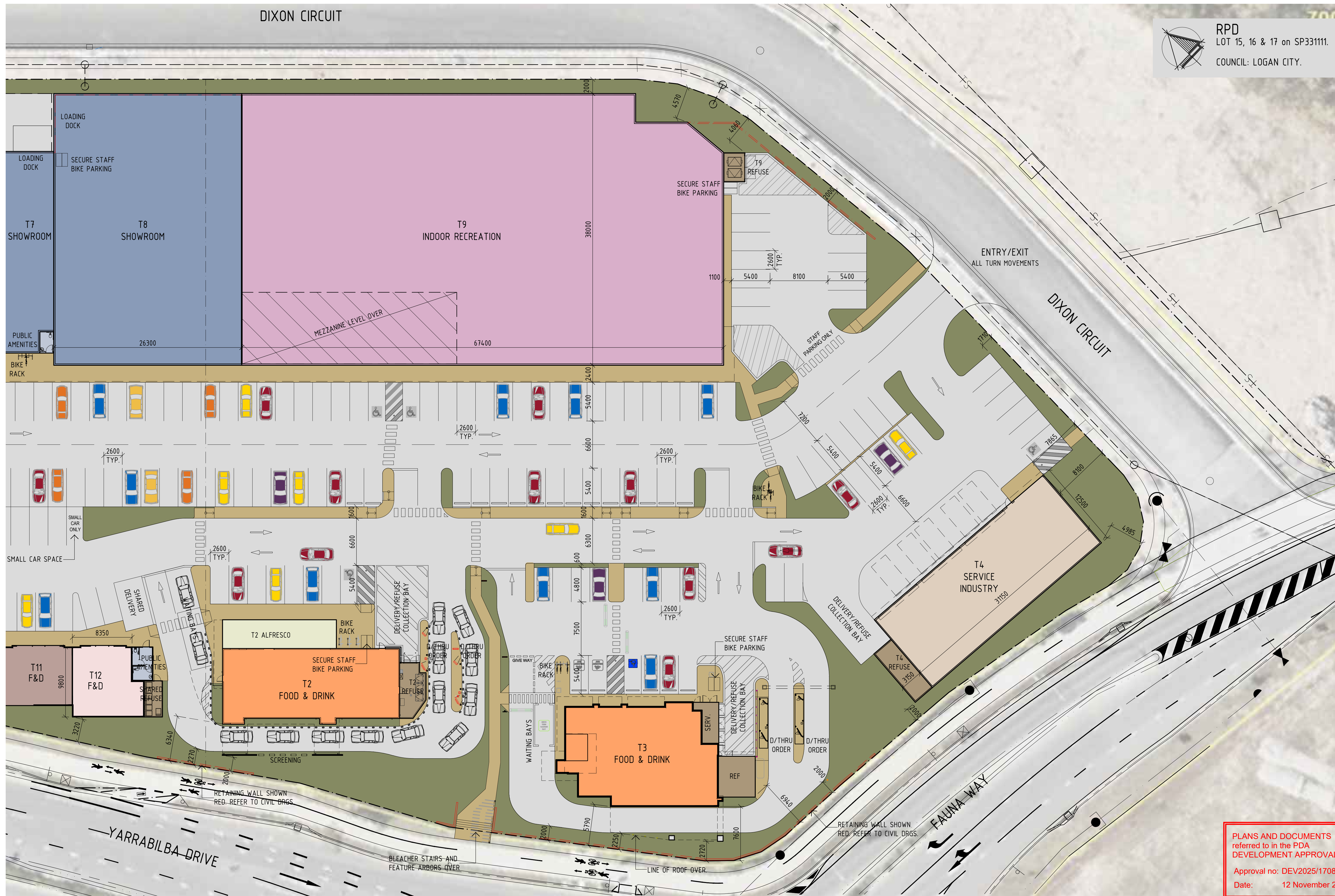
Project Description		
PROPOSED MIXED USE DEVELOPMENT LOT 15-17 DIXON CIRCUIT, YARRABILBA		
Scale: 1:500 @ A1 / 1:1000 @ A3	Approved	
Drawn	Issued	

Drawing Title
PROPOSED SITE PLAN

Drawing Number
22202-DA01

Revision
N





RPD
LOT 15, 16 & 17 on SP331111.
COUNCIL: LOGAN CITY.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

Date: 12 November 2025



Revision and approvals				
Code	Date	Dm	Description	
J	11.09.2025	GN	D.A ISSUE - MINOR CHANGE	
H	30.05.2025	GN	D.A ISSUE - MINOR CHANGE	
G	14.05.2025	SS	DA ISSUE - MINOR CHANGE	

Project Description
PROPOSED MIXED USE DEVELOPMENT
LOT 15-17 DIXON CIRCUIT, YARRABILBA

Scale:
1:250 @ A1 / 1:500 @ A3
Drawn

Approved

Issued

Drawing Title
PART SITE PLAN - SHEET 2

Drawing Number
22202-DA03

Revision
J

DA ISSUE

THIS DRAWING IS NOT FOR CONSTRUCTION

- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRWAINGS PREPARED BY THE RELEVANT CONSULTANT

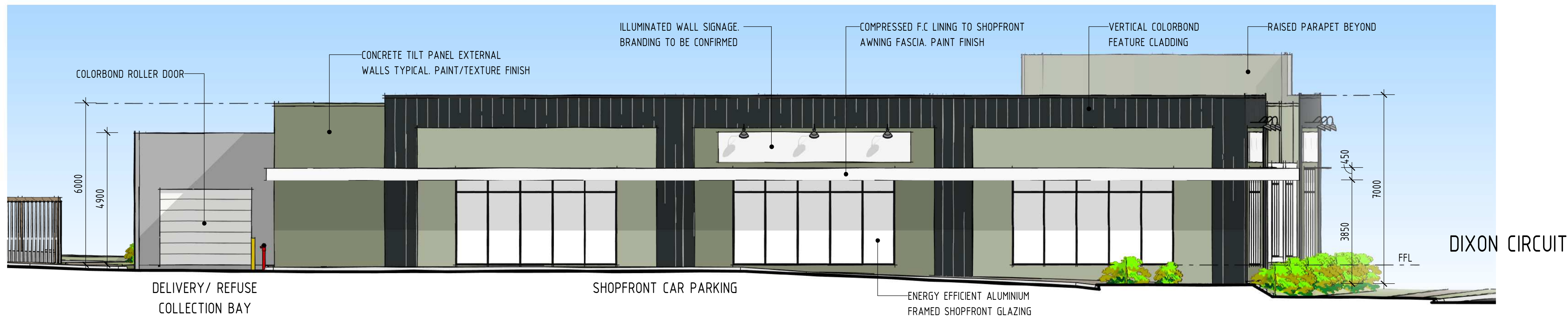
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

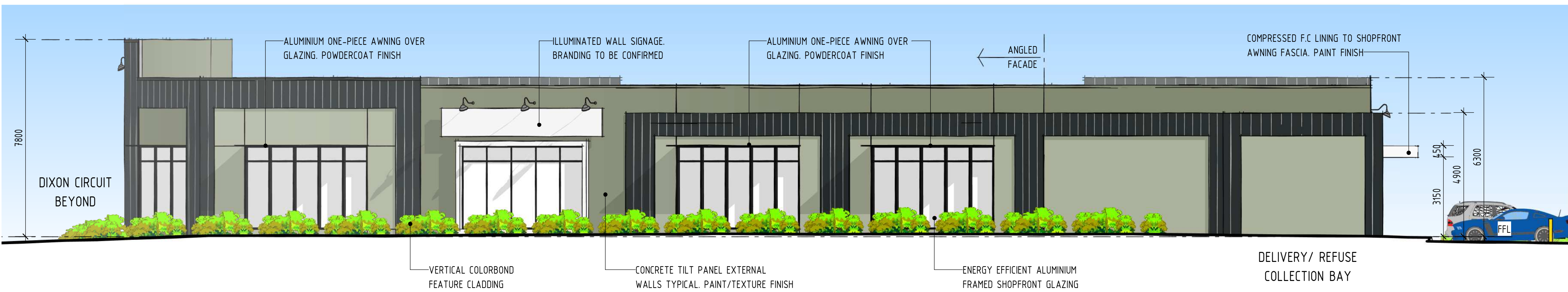
Date: 12 November 2025



1 3D PERSPECTIVE 1 - T1



2 ELEVATION EAST - T1



3 ELEVATION SOUTH - T1

THIS DRAWING PACKAGE IS FOR D.A. PURPOSES ONLY AND IS NOT TO BE USED FOR TENDER PURPOSES. ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE RESPONSIBILITY OF THE TENDERER. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

VERVE SCHEDULES DISCLAIMER:

1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial / industrial / retail
- ☐ fast food restaurant design
- ☐ travel centre / service stations
- ☐ project concept to completion

© 2011 copyright, all rights reserved.

This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.

Do not scale this drawing.

Check all dimensions on site prior to commencement of works

Revision and approvals				
Rev	Date	Drn	Description	Appr
P3	31.10.2023	GN	PRELIMINARY ISSUE	
A	10.11.2023	TM	DA ISSUE	GN
B	14.11.2023	GN	DA ISSUE	
C	19.03.2024	LN	DA ISSUE	GN
D	22.03.2024	CB	DA ISSUE	GN
E	10.06.2026	TM	ISSUE FOR MINOR CHANGE	GN
F	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN

Project Description

PROPOSED MIXED USE DEVELOPMENT

LOT 15-17 DIXON CIRCUIT, YARRABILBA

Scale @A1
As indicated

Drawn TM

Date
SEPTEMBER 2025

Approved By
GN

Drawing Title

BUILDING ELEVATIONS & PERSPECTIVES - T1

Job Number - Drawing Number

22202 DA04

Revision

F

DA ISSUE

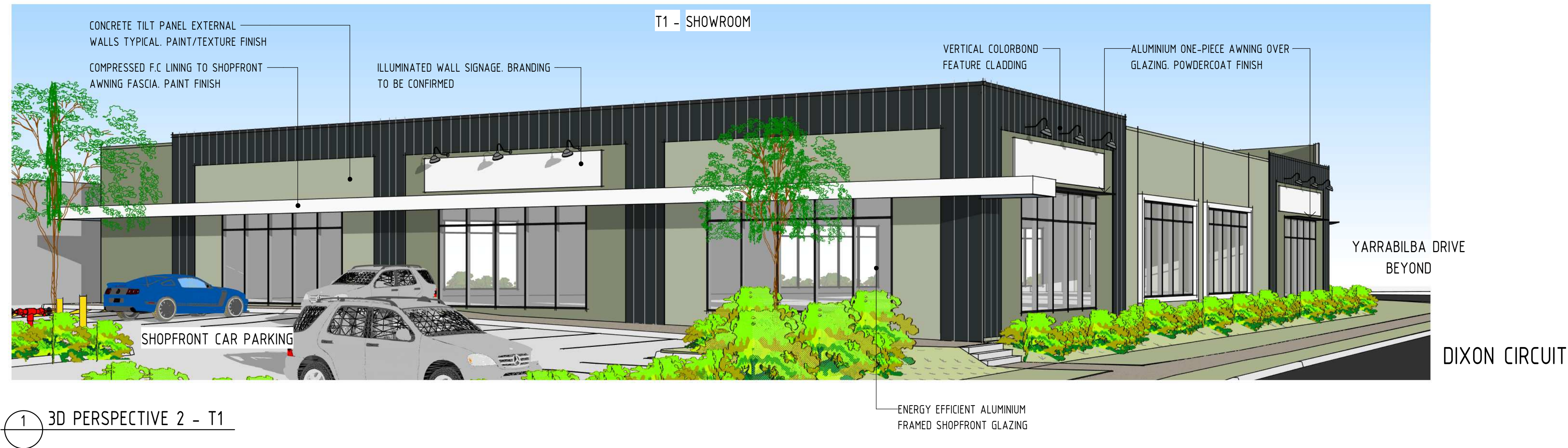
THIS DRAWING IS NOT FOR CONSTRUCTION

- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRWAINGS PREPARED BY THE RELEVANT CONSULTANT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

Date: 12 November 2025

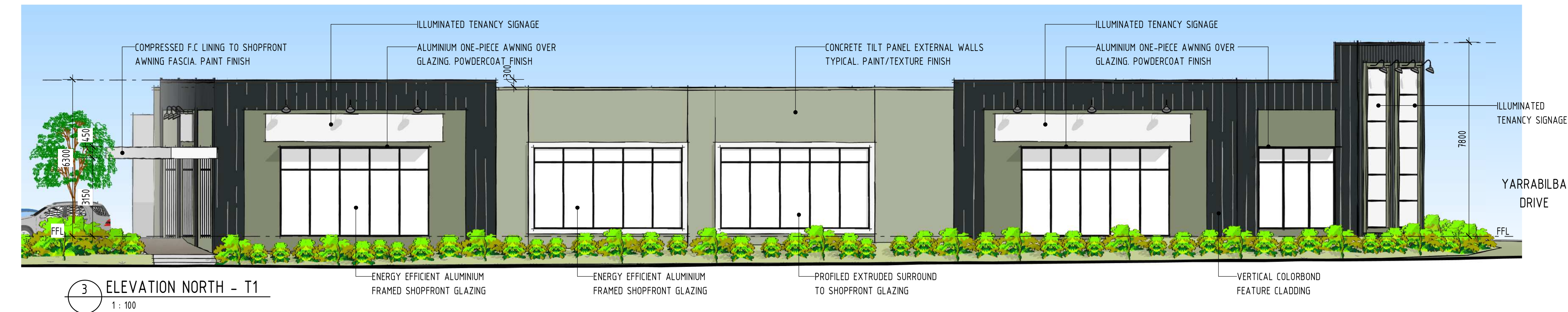


1 3D PERSPECTIVE 2 - T1



2 ELEVATION WEST - T1

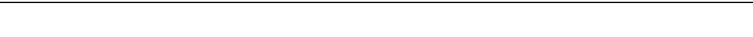
1 : 100



3 ELEVATION NORTH - T1

1 : 100

THIS DRAWING PACKAGE IS FOR D.A. PURPOSES ONLY AND IS NOT TO BE USED FOR TENDER PURPOSES. ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE RESPONSIBILITY OF THE TENDERER. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

VERVE SCHEDULES DISCLAIMER:		CONSULTING ENGINEER		 VERVE BUILDING DESIGN CO. QBCC LICENCE No. 1238672 OFFICE 1, LEVEL 1, 488 LUTWYCHE RD, LUTWYCHE 4030 PH: (07) 3867 0842 E: info@vervebd.com.au imagine create deliver	☐ commercial / industrial / retail		© 2011 copyright. all rights reserved.		<table><tr><th colspan="5">Revision and approvals</th></tr><tr><th>Rev</th><th>Date</th><th>Drn</th><th>Description</th><th>Appr</th></tr><tr><td>P3</td><td>31.10.2023</td><td>GN</td><td>PRELIMINARY ISSUE</td><td></td></tr><tr><td>A</td><td>10.11.2023</td><td>TM</td><td>DA ISSUE</td><td>GN</td></tr><tr><td>B</td><td>14.11.2023</td><td>GN</td><td>DA ISSUE</td><td></td></tr><tr><td>C</td><td>19.03.2024</td><td>LN</td><td>DA ISSUE</td><td>GN</td></tr><tr><td>D</td><td>22.03.2024</td><td>CB</td><td>DA ISSUE</td><td>GN</td></tr><tr><td>E</td><td>10.06.2026</td><td>TM</td><td>ISSUE FOR MINOR CHANGE</td><td>GN</td></tr><tr><td>F</td><td>15.09.2025</td><td>SV</td><td>ISSUE FOR MINOR CHANGE</td><td>GN</td></tr></table>		Revision and approvals					Rev	Date	Drn	Description	Appr	P3	31.10.2023	GN	PRELIMINARY ISSUE		A	10.11.2023	TM	DA ISSUE	GN	B	14.11.2023	GN	DA ISSUE		C	19.03.2024	LN	DA ISSUE	GN	D	22.03.2024	CB	DA ISSUE	GN	E	10.06.2026	TM	ISSUE FOR MINOR CHANGE	GN	F	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN	<table><tr><td colspan="2">Project Description</td></tr><tr><td colspan="2">PROPOSED MIXED USE DEVELOPMENT</td></tr><tr><td colspan="2">LOT 15-17 DIXON CIRCUIT, YARRABILBA</td></tr><tr><td>Scale @A1 As indicated</td><td>Date SEPTEMBER 2025</td></tr><tr><td>Drawn TM</td><td>Approved By GN</td></tr></table>		Project Description		PROPOSED MIXED USE DEVELOPMENT		LOT 15-17 DIXON CIRCUIT, YARRABILBA		Scale @A1 As indicated	Date SEPTEMBER 2025	Drawn TM	Approved By GN	<table><tr><td colspan="2">Drawing Title</td></tr><tr><td colspan="2">BUILDING ELEVATIONS & PERSPECTIVES - T1</td></tr><tr><td>Job Number - Drawing Number</td><td>Revision</td></tr><tr><td>22202 DA05</td><td>F</td></tr></table>		Drawing Title		BUILDING ELEVATIONS & PERSPECTIVES - T1		Job Number - Drawing Number	Revision	22202 DA05	F
Revision and approvals																																																																													
Rev	Date	Drn	Description		Appr																																																																								
P3	31.10.2023	GN	PRELIMINARY ISSUE																																																																										
A	10.11.2023	TM	DA ISSUE		GN																																																																								
B	14.11.2023	GN	DA ISSUE																																																																										
C	19.03.2024	LN	DA ISSUE	GN																																																																									
D	22.03.2024	CB	DA ISSUE	GN																																																																									
E	10.06.2026	TM	ISSUE FOR MINOR CHANGE	GN																																																																									
F	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN																																																																									
Project Description																																																																													
PROPOSED MIXED USE DEVELOPMENT																																																																													
LOT 15-17 DIXON CIRCUIT, YARRABILBA																																																																													
Scale @A1 As indicated	Date SEPTEMBER 2025																																																																												
Drawn TM	Approved By GN																																																																												
Drawing Title																																																																													
BUILDING ELEVATIONS & PERSPECTIVES - T1																																																																													
Job Number - Drawing Number	Revision																																																																												
22202 DA05	F																																																																												
1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.					☐ fast food restaurant design		This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.																																																																						
2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.					☐ travel centre / service stations		Do not scale this drawing.																																																																						
3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.					☐ project concept to completion		Check all dimensions on site prior to commencement of works																																																																						
4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE																																																																													

DA ISSUE

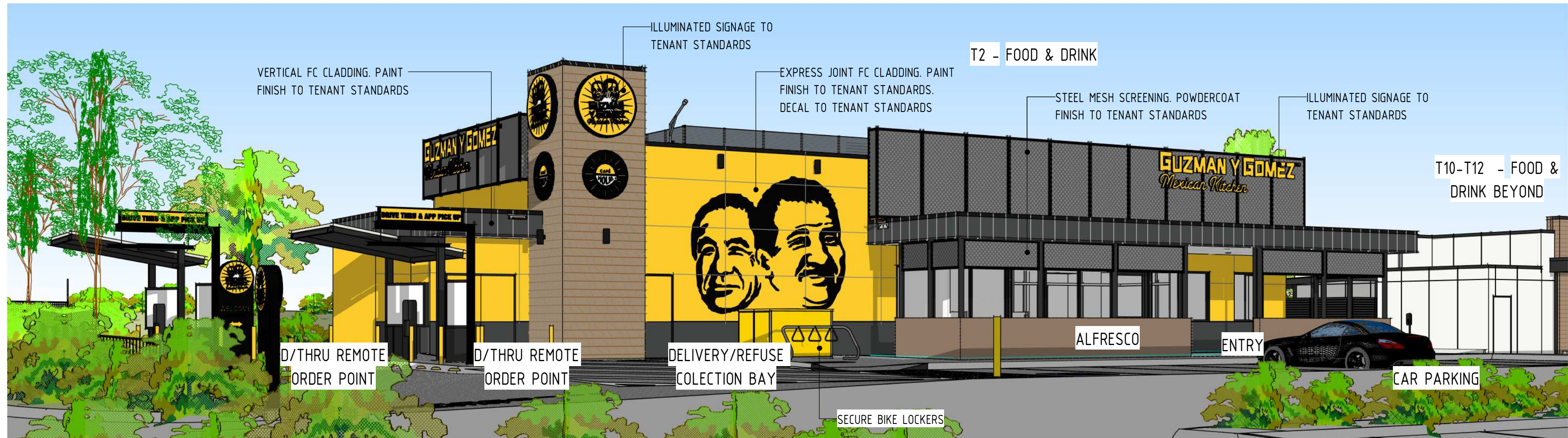
THIS DRAWING IS NOT FOR CONSTRUCTION

- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRWAINGS PREPARED BY THE RELEVANT CONSULTANT

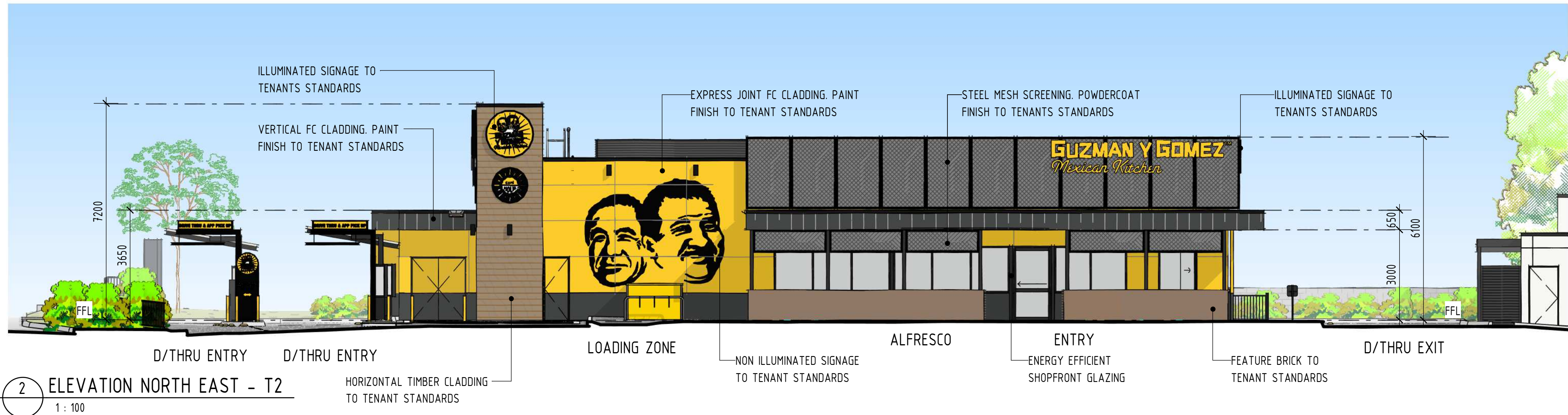
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

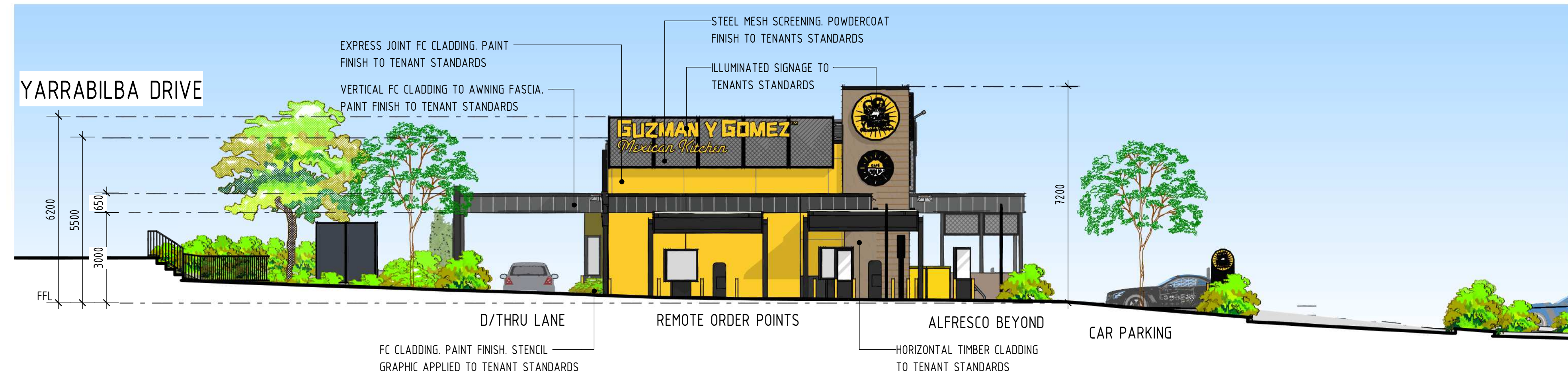
Date: 12 November 2025



1 3D PERSPECTIVE 1 - T2



2 ELEVATION NORTH EAST - T2



3 ELEVATION SOUTH EAST - T2

THIS DRAWING PACKAGE IS FOR D.A. PURPOSES ONLY AND IS NOT TO BE USED FOR TENDER PURPOSES. ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE RESPONSIBILITY OF THE TENDERER. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

VERVE SCHEDULES DISCLAIMER:

1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial / industrial / retail
- ☐ fast food restaurant design
- ☐ travel centre / service stations
- ☐ project concept to completion

© 2011 copyright, all rights reserved.

This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.

Do not scale this drawing.

Check all dimensions on site prior commencement of works

Revision and approvals				Project Description	
Rev	Date	Drn	Description	Appr	
P1	06.10.2023	GN	PRELIMINARY ISSUE FOR COMMENT		PROPOSED MIXED USE DEVELOPMENT
P2	31.10.2023	GN	PRELIMINARY ISSUE		
A	10.11.2023	TH	DA ISSUE	GN	LOT 15-17 DIXON CIRCUIT, YARRABILBA
B	20.11.2023	LN	DA ISSUE	GN	Scale @A1 As indicated
C	19.03.2024	LN	DA ISSUE	GN	Date SEPTEMBER 2025
D	22.03.2024	CB	DA ISSUE	GN	Approved By GN
E	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN	

Job Number - Drawing Number

22202 DA06

Drawing Title

BUILDING ELEVATIONS & PERSPECTIVES - T2

Revision

E

DA ISSUE

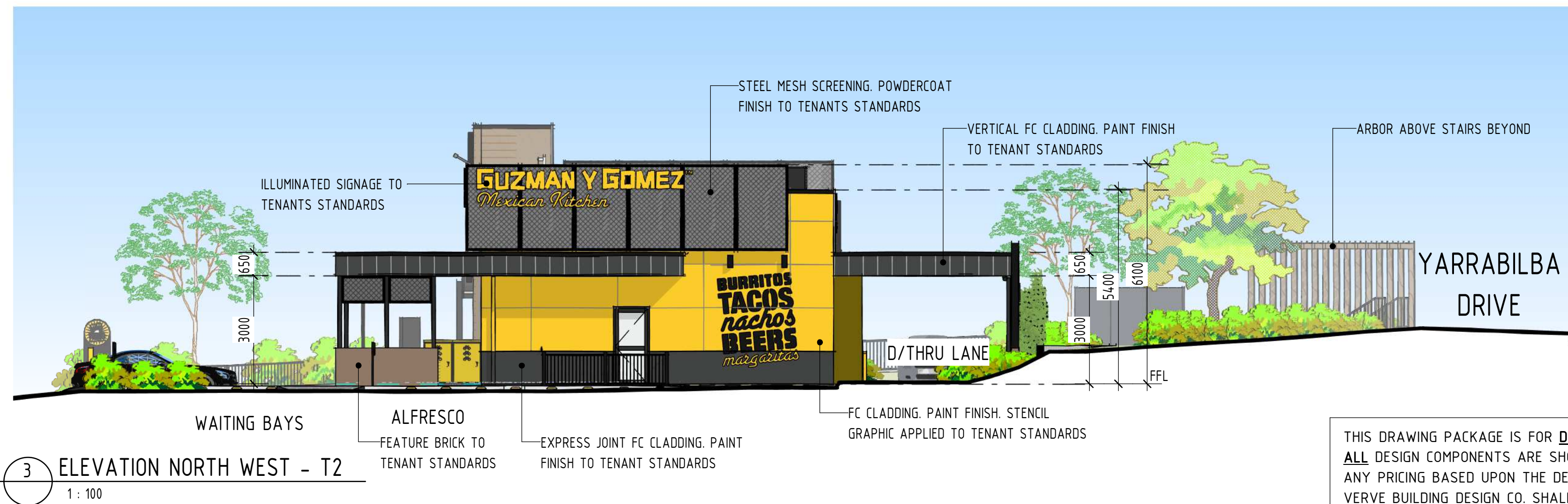
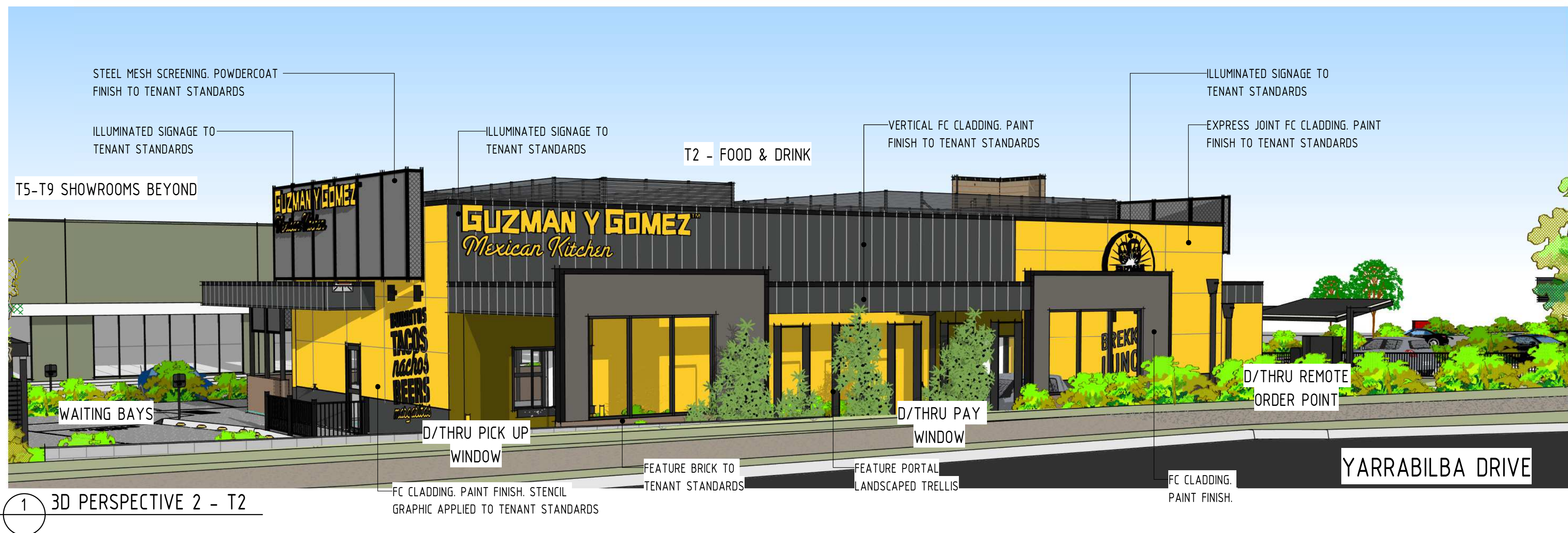
THIS DRAWING IS NOT FOR CONSTRUCTION

- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRWAINGS PREPARED BY THE RELEVANT CONSULTANT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

Date: 12 November 2025



THIS DRAWING PACKAGE IS FOR D.A. PURPOSES ONLY AND IS NOT TO BE USED FOR TENDER PURPOSES. ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE RESPONSIBILITY OF THE TENDERER. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

- VERVE SCHEDULES DISCLAIMER:
1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
 2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
 3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
 4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial / industrial / retail
- ☐ fast food restaurant design
- ☐ travel centre / service stations
- ☐ project concept to completion

© 2011 copyright. all rights reserved.

This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.

Do not scale this drawing.

Check all dimensions on site prior commencement of works

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	06.10.2023	GN	PRELIMINARY ISSUE FOR COMMENT	
P2	31.10.2023	GN	PRELIMINARY ISSUE	
A	10.11.2023	TH	DA ISSUE	GN
B	20.11.2023	LN	DA ISSUE	GN
C	19.03.2024	LN	DA ISSUE	GN
D	22.03.2024	CB	DA ISSUE	GN
E	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
LOT 15-17 DIXON CIRCUIT, YARRABILBA	
Scale @A1 As indicated	Date SEPTEMBER 2025
Drawn TH	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T2	
Job Number - Drawing Number	Revision
22202	DA07 E

DA ISSUE

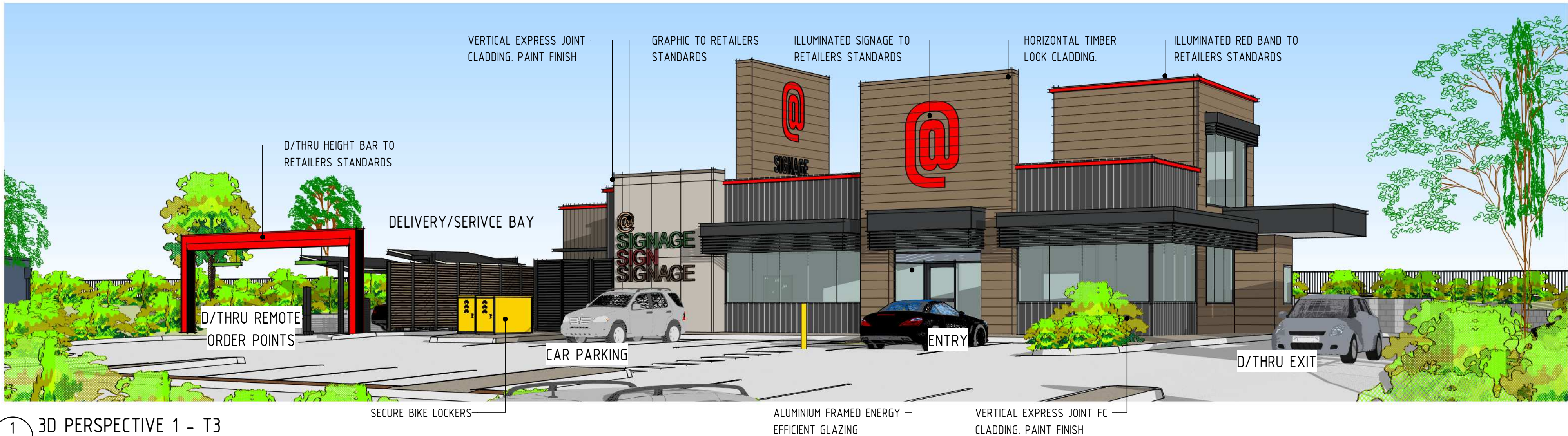
THIS DRAWING IS NOT FOR CONSTRUCTION

- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRWAINGS PREPARED BY THE RELEVANT CONSULTANT

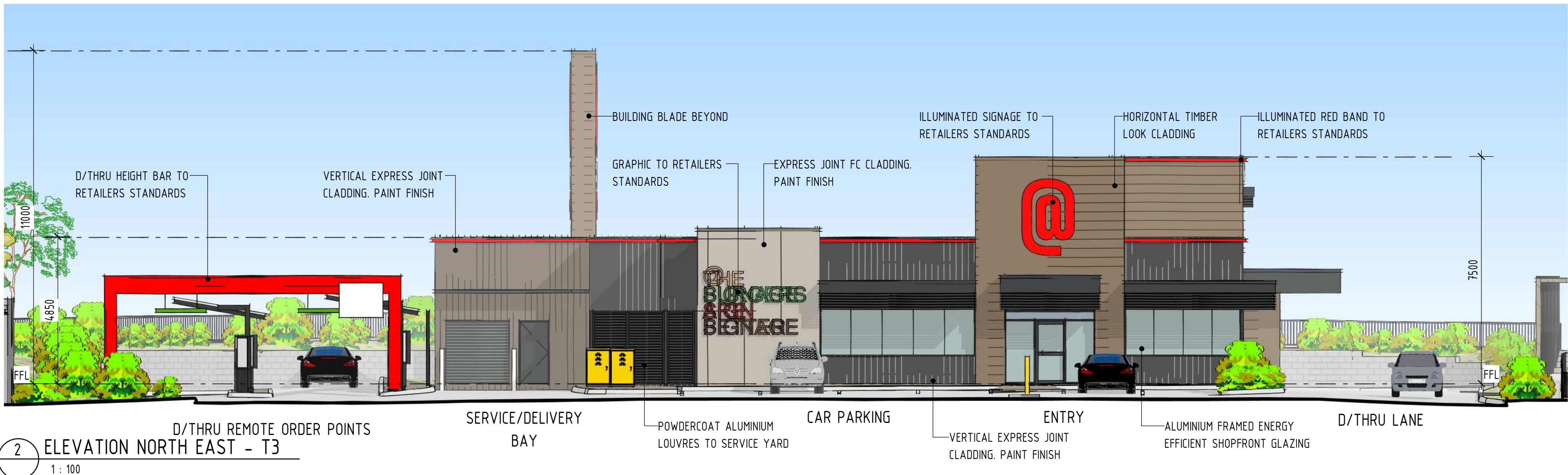
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

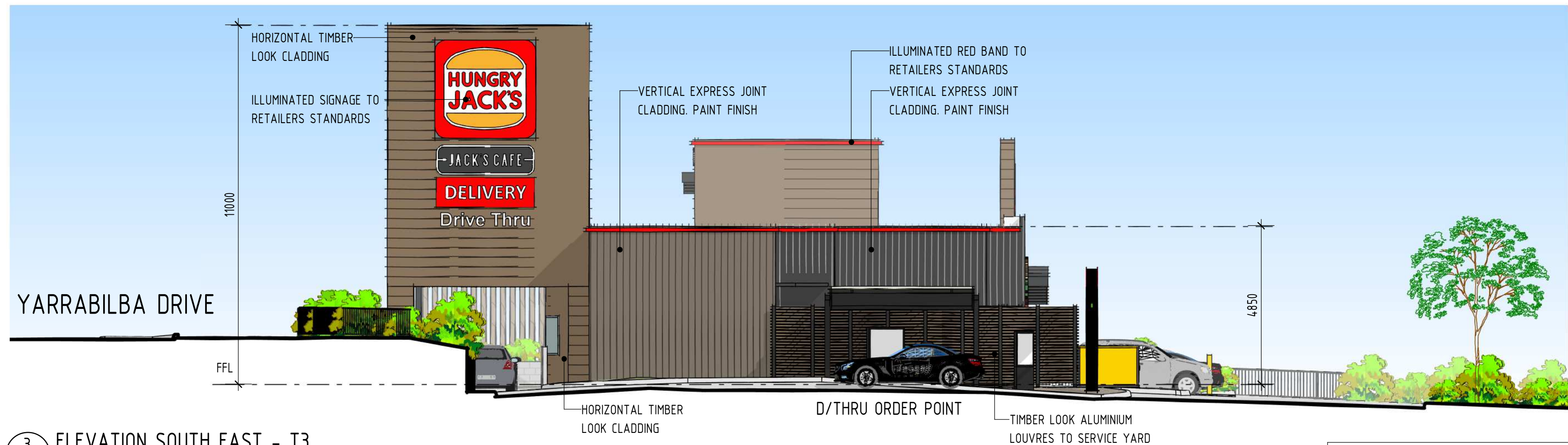
Date: 12 November 2025



1 3D PERSPECTIVE 1 - T3



2 ELEVATION NORTH EAST - T3



3 ELEVATION SOUTH EAST - T3

THIS DRAWING PACKAGE IS FOR D.A. PURPOSES ONLY AND IS NOT TO BE USED FOR TENDER PURPOSES. ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE RESPONSIBILITY OF THE TENDERER. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

VERVE SCHEDULES DISCLAIMER:

1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial / industrial / retail
- ☐ fast food restaurant design
- ☐ travel centre / service stations
- ☐ project concept to completion

© 2011 copyright, all rights reserved.

This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.

Do not scale this drawing.

Check all dimensions on site prior commencement of works

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	06.10.2023	GN	PRELIMINARY ISSUE FOR COMMENT	
P2	31.10.2023	GN	PRELIMINARY ISSUE	
A	10.11.2023	TM	DA ISSUE	GN
B	19.03.2024	LN	DA ISSUE	GN
C	22.03.2024	CB	DA ISSUE	GN
D	02.06.2025	TM	ISSUE FOR MINOR CHANGE	GN
E	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
LOT 15-17 DIXON CIRCUIT, YARRABILBA	
Scale @A1 As indicated	Date SEPTEMBER 2025
Drawn TM	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T3	
Job Number - Drawing Number	Revision
22202	DA08 E

DA ISSUE

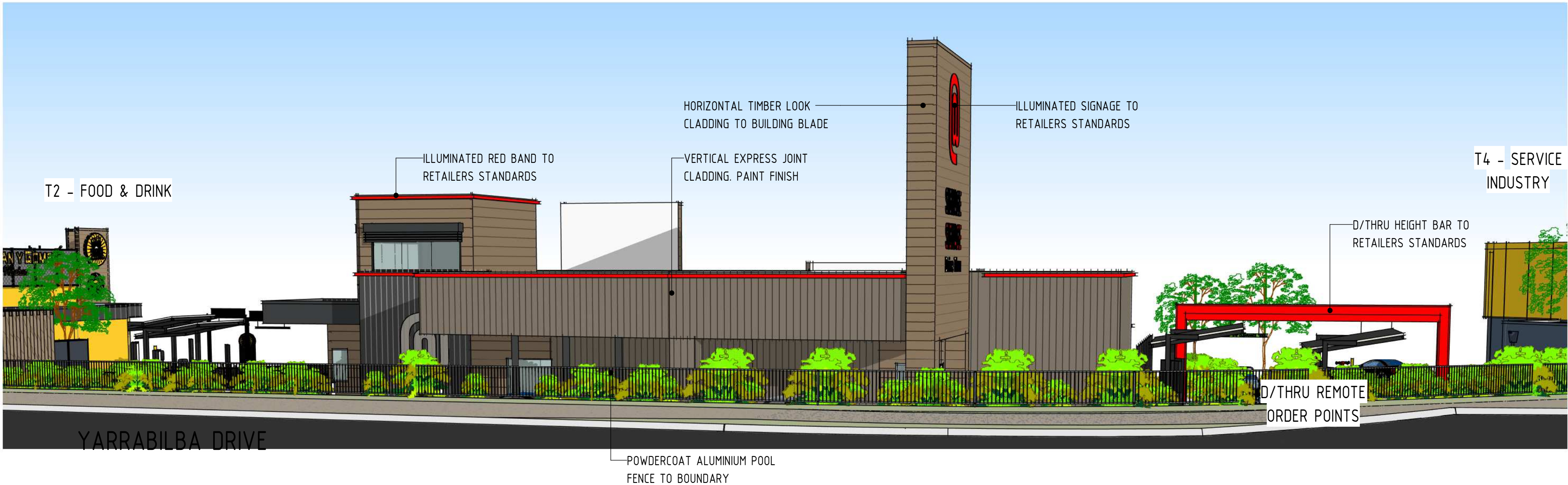
THIS DRAWING IS NOT FOR CONSTRUCTION

- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRWAINGS PREPARED BY THE RELEVANT CONSULTANT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

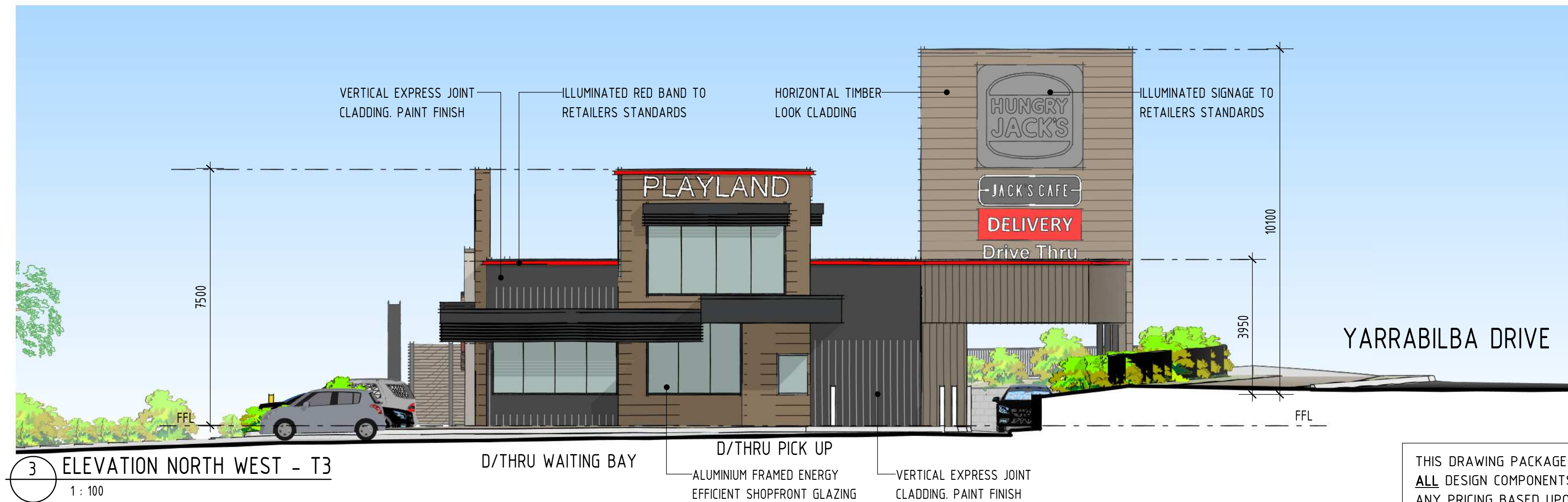
Date: 12 November 2025



1 3D PERSPECTIVE 2 - T3



2 ELEVATION SOUTH WEST - T3



3 ELEVATION NORTH WEST - T3

THIS DRAWING PACKAGE IS FOR **D.A. PURPOSES ONLY** AND IS **NOT** TO BE USED FOR TENDER PURPOSES. **ALL** DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE **RESPONSIBILITY OF THE TENDERER**. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

- VERVE SCHEDULES DISCLAIMER:**
1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
 2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
 3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
 4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial / industrial / retail
- ☐ fast food restaurant design
- ☐ travel centre / service stations
- ☐ project concept to completion

© 2011 copyright, all rights reserved.

This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.

Do not scale this drawing.

Check all dimensions on site prior commencement of works

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	06.10.2023	GN	PRELIMINARY ISSUE FOR COMMENT	
P2	31.10.2023	GN	PRELIMINARY ISSUE	
A	10.11.2023	TM	DA ISSUE	GN
B	20.11.2023	LN	DA ISSUE	GN
C	07.05.2024	TM	DA ISSUE	GN
D	02.06.2025	TM	ISSUE FOR MINOR CHANGE	GN
E	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
LOT 15-17 DIXON CIRCUIT, YARRABILBA	
Scale @A1 As indicated	Date SEPTEMBER 2025
Drawn TM	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T3	
Job Number - Drawing Number 22202	Revision E
DA09	

DA ISSUE

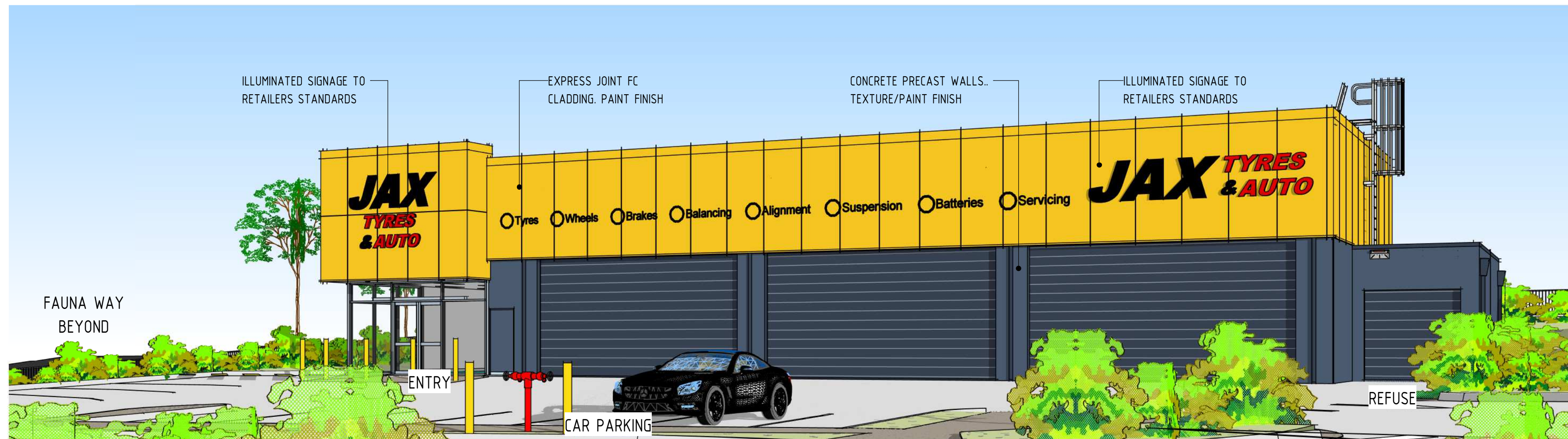
THIS DRAWING IS NOT FOR CONSTRUCTION

- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPARATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRAWINGS PREPARED BY THE RELEVANT CONSULTANT

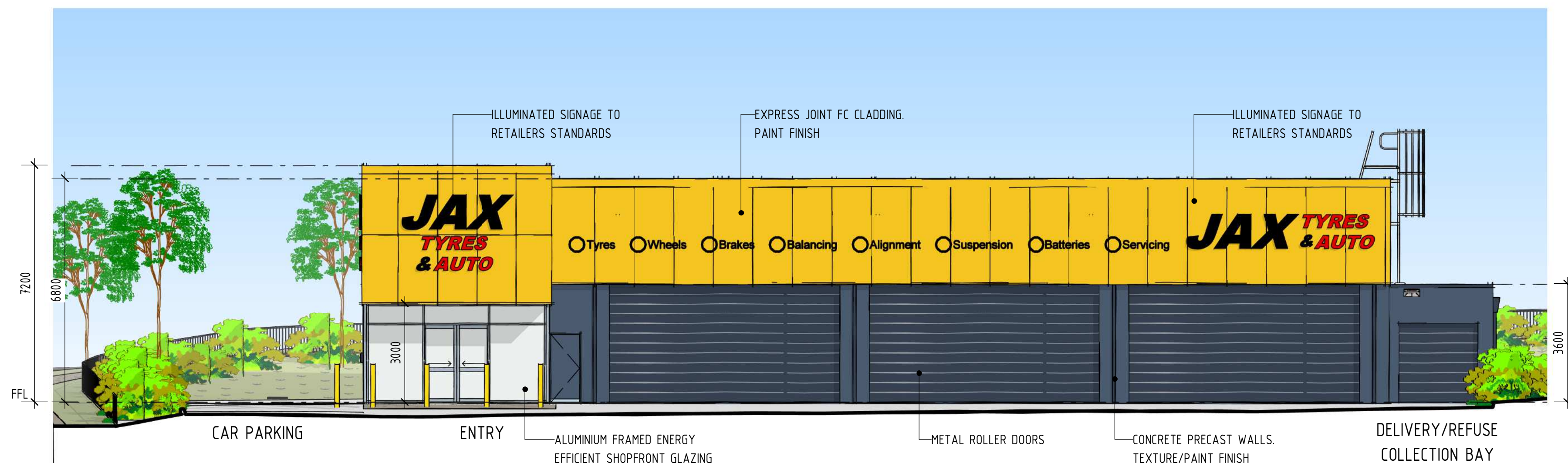
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

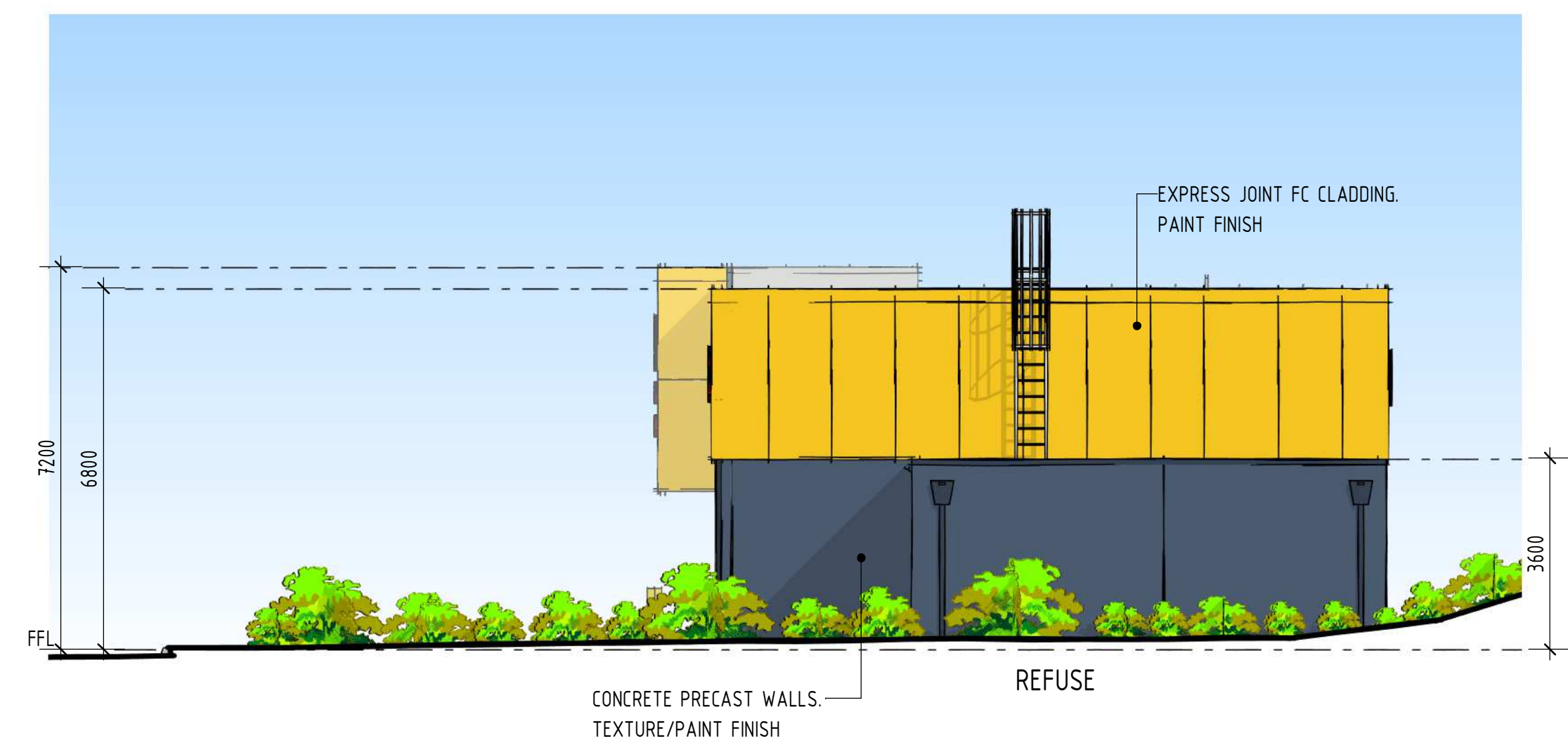
Date: 12 November 2025



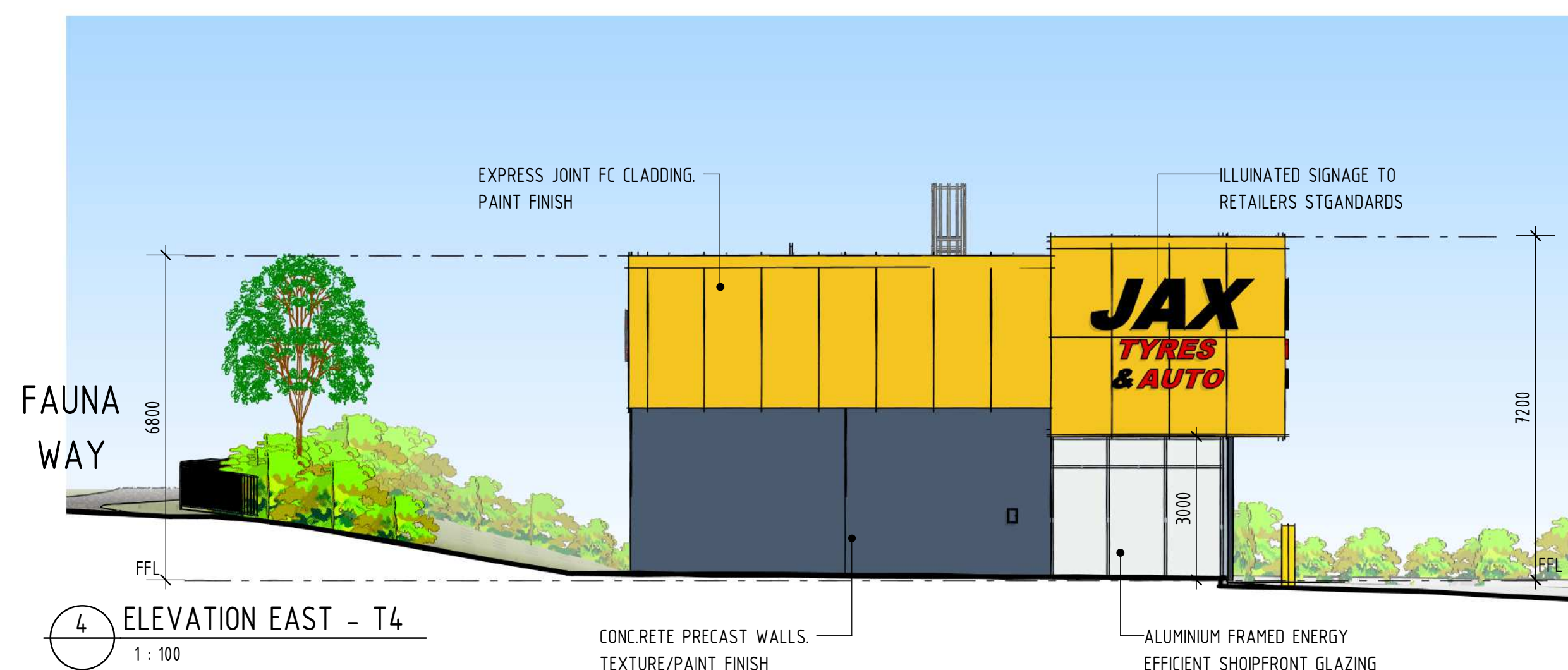
1 3D PERSPECTIVE 1 - T4



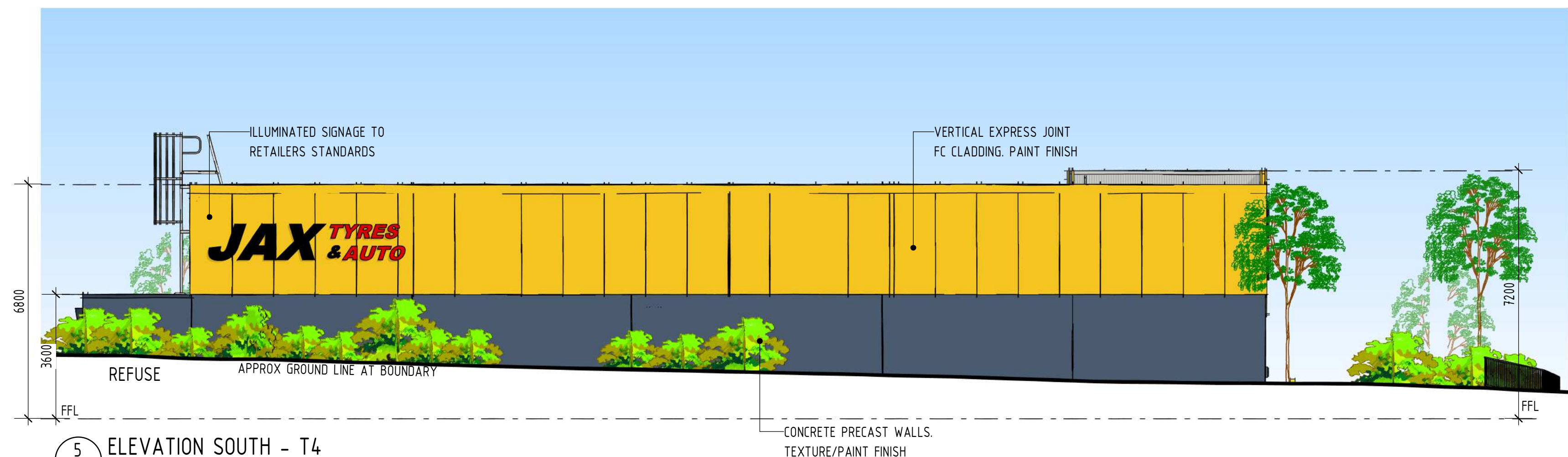
2 ELEVATION NORTH - T4



3 ELEVATION WEST - T4



4 ELEVATION EAST - T4



5 ELEVATION SOUTH - T4

THIS DRAWING PACKAGE IS FOR **D.A. PURPOSES ONLY** AND IS **NOT** TO BE USED FOR TENDER PURPOSES. **ALL** DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE **RESPONSIBILITY OF THE TENDERER**. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

- VERVE SCHEDULES DISCLAIMER:**
1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
 2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
 3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
 4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial / industrial / retail
- ☐ fast food restaurant design
- ☐ travel centre / service stations
- ☐ project concept to completion

© 2011 copyright, all rights reserved.

This drawing is the copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.

Do not scale this drawing.

Check all dimensions on site prior to commencement of works

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	06.10.2023	GN	PRELIMINARY ISSUE FOR COMMENT	
P2	31.10.2023	GN	PRELIMINARY ISSUE	
A	10.11.2023	TH	DA ISSUE	GN
B	20.11.2023	LN	DA ISSUE	GN
C	02.06.2025	TH	ISSUE FOR MINOR CHANGE	GN
D	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
LOT 15-17 DIXON CIRCUIT, YARRABILBA	
Scale @A1 As indicated	Date SEPTEMBER 2025
Drawn TH	Approved By GN

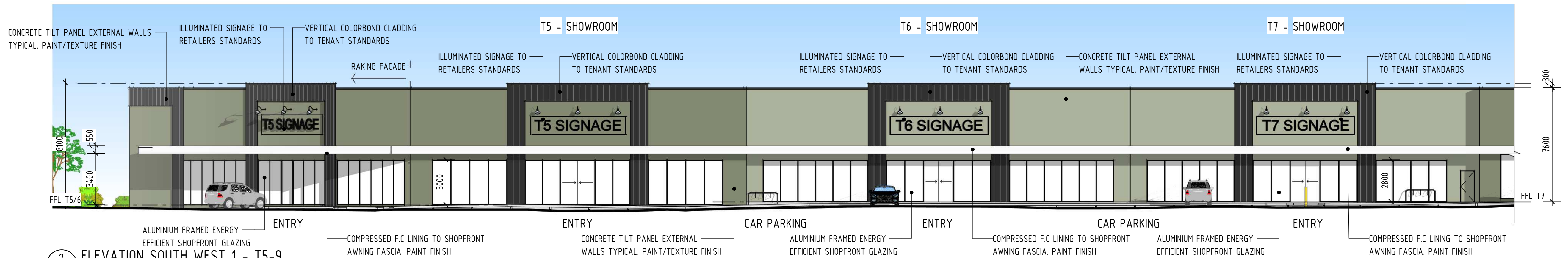
Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T4	
Job Number - Drawing Number	Revision
22202 DA10	D



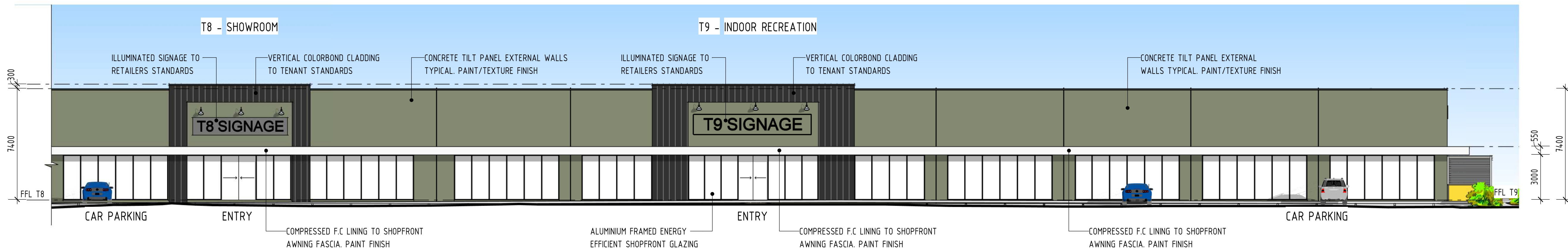
1 OVERALL ELEVATION SOUTH WEST - T5-9
1 : 250

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1708
Date: 12 November 2025



2 ELEVATION SOUTH WEST 1 - T5-9
1 : 150



3 ELEVATION SOUTH WEST 2 - T5-9
1 : 150

NOTE:

1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRAWINGS PREPARED BY THE RELEVANT CONSULTANT

THIS DRAWING PACKAGE IS FOR D.A. PURPOSES ONLY AND IS NOT TO BE USED FOR TENDER PURPOSES.
ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT.
ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE RESPONSIBILITY OF THE TENDERER.
VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

VERVE SCHEDULES DISCLAIMER:

1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



☐ commercial / industrial / retail
☐ fast food restaurant design
☐ travel centre / service stations
☐ project concept to completion

© 2011 copyright. all rights reserved.
This drawing is the copyright & property of
VERVE BUILDING DESIGN and must not be
used or duplicated without authorisation.
Do not scale this drawing.
Check all dimensions on site prior
commencement of works

Revision and approvals					Project Description	
Rev	Date	Drn	Description	Appr	PROPOSED MIXED USE DEVELOPMENT	
P1	06.10.2023	GN	PRELIMINARY ISSUE FOR COMMENT			
P2	31.10.2023	GN	PRELIMINARY ISSUE			
A	10.11.2023	TH	DA ISSUE	GN	LOT 15-17 DIXON CIRCUIT, YARRABILBA	
B	22.03.2024	CB	DA ISSUE	GN		
C	02.06.2025	TH	ISSUE FOR MINOR CHANGE	GN		
D	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN		

Scale @A1		Date	
As indicated		SEPTEMBER 2025	
Drawn TH		Approved By GN	

Drawing Title		Job Number - Drawing Number		Revision	
BUILDING ELEVATIONS & PERSPECTIVES - T5-T9		22202		DA11	
				D	

DA ISSUE

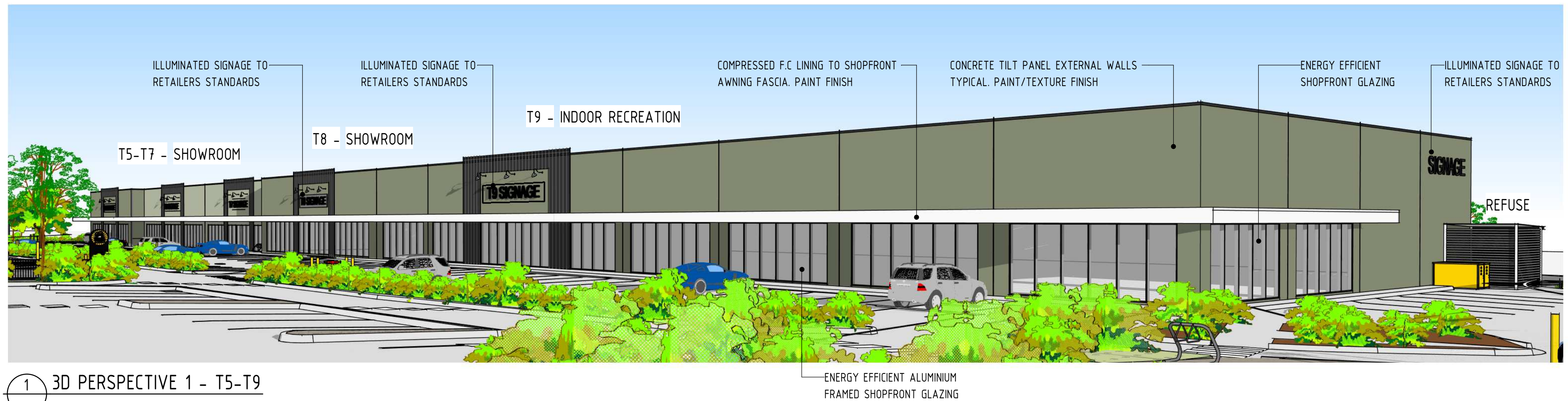
THIS DRAWING IS NOT FOR CONSTRUCTION

- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRWAINGS PREPARED BY THE RELEVANT CONSULTANT

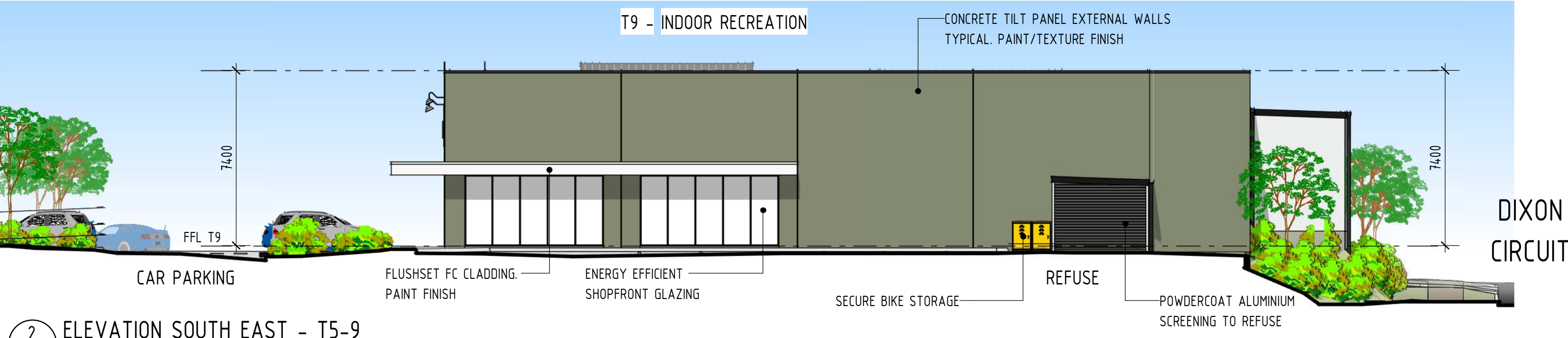
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1708

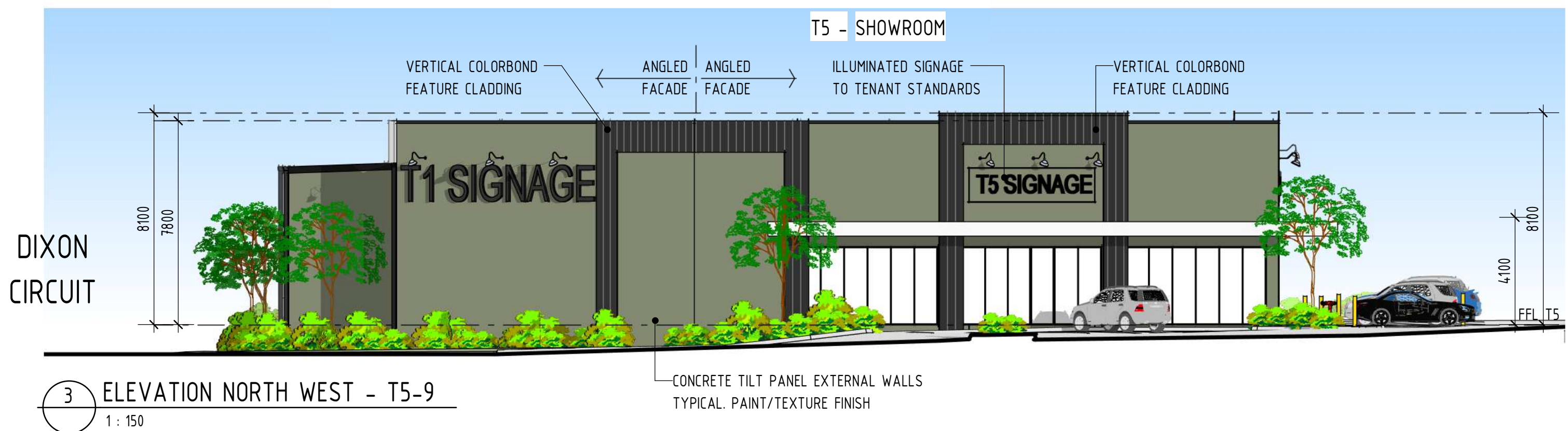
Date: 12 November 2025



1 3D PERSPECTIVE 1 - T5-T9



2 ELEVATION SOUTH EAST - T5-9
1 : 150



3 ELEVATION NORTH WEST - T5-9
1 : 150

THIS DRAWING PACKAGE IS FOR **D.A. PURPOSES ONLY** AND IS **NOT** TO BE USED FOR TENDER PURPOSES. **ALL** DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE **RESPONSIBILITY OF THE TENDERER**. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.



4 3D PERSPECTIVE 2 - T5-T9

VERVE SCHEDULES DISCLAIMER:

1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial / industrial / retail
- ☐ fast food restaurant design
- ☐ travel centre / service stations
- ☐ project concept to completion

© 2011 copyright, all rights reserved.

This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.

Do not scale this drawing.

Check all dimensions on site prior commencement of works

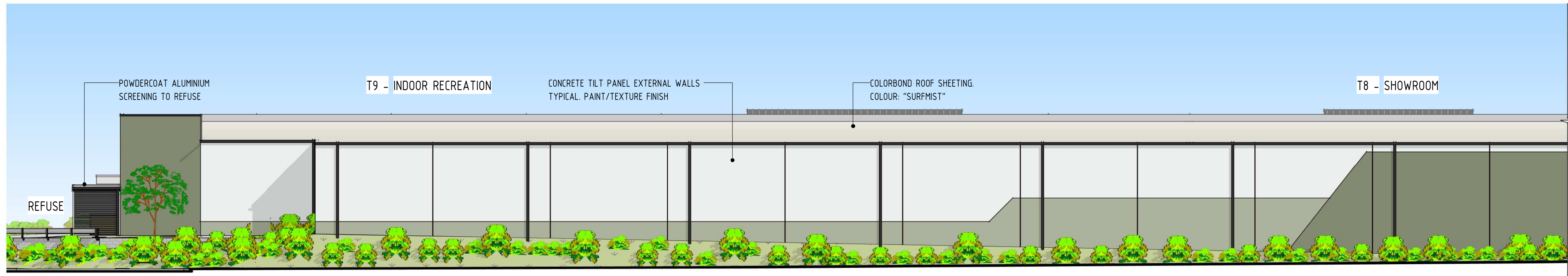
Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	06.10.2023	GN	PRELIMINARY ISSUE FOR COMMENT	
P2	31.10.2023	GN	PRELIMINARY ISSUE	
A	10.11.2023	TM	DA ISSUE	GN
B	22.03.2024	CB	DA ISSUE	GN
C	02.06.2025	TM	ISSUE FOR MINOR CHANGE	GN
D	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
LOT 15-17 DIXON CIRCUIT, YARRABILBA	
Scale @A1 As indicated	Date SEPTEMBER 2025
Drawn TM	Approved By GN

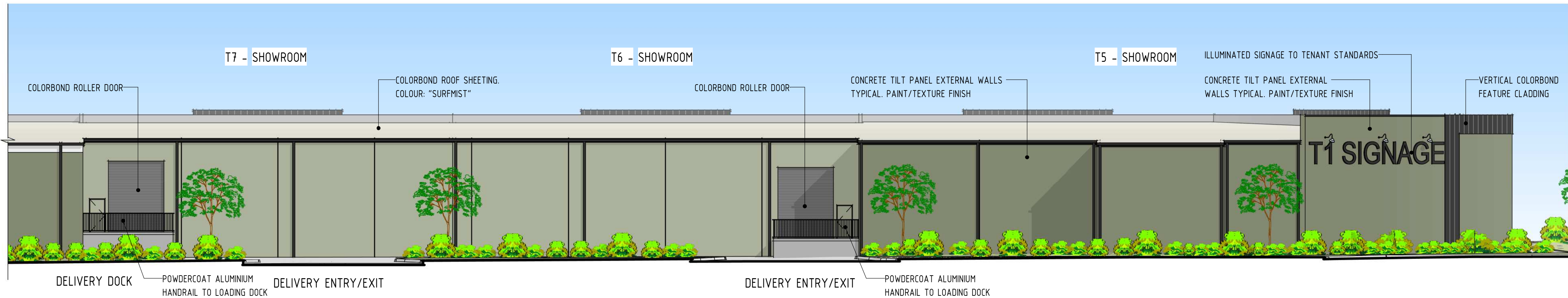
Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T5-T9	
Job Number - Drawing Number	Revision
22202 DA12	D



1 OVERALL ELEVATION NORTH EAST - T5-9
1 : 250



2 ELEVATION NORTH EAST 1 - T5-9
1 : 150



3 ELEVATION NORTH EAST 2 - T5-9
1 : 150

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1708
Date: 12 November 2025

Queensland
Government

VERVE SCHEDULES DISCLAIMER:

- ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
- SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
- ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
- ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

© 2011 copyright, all rights reserved.

This drawing is the copyright & property of
VERVE BUILDING DESIGN and must not be
used or duplicated without authorisation.

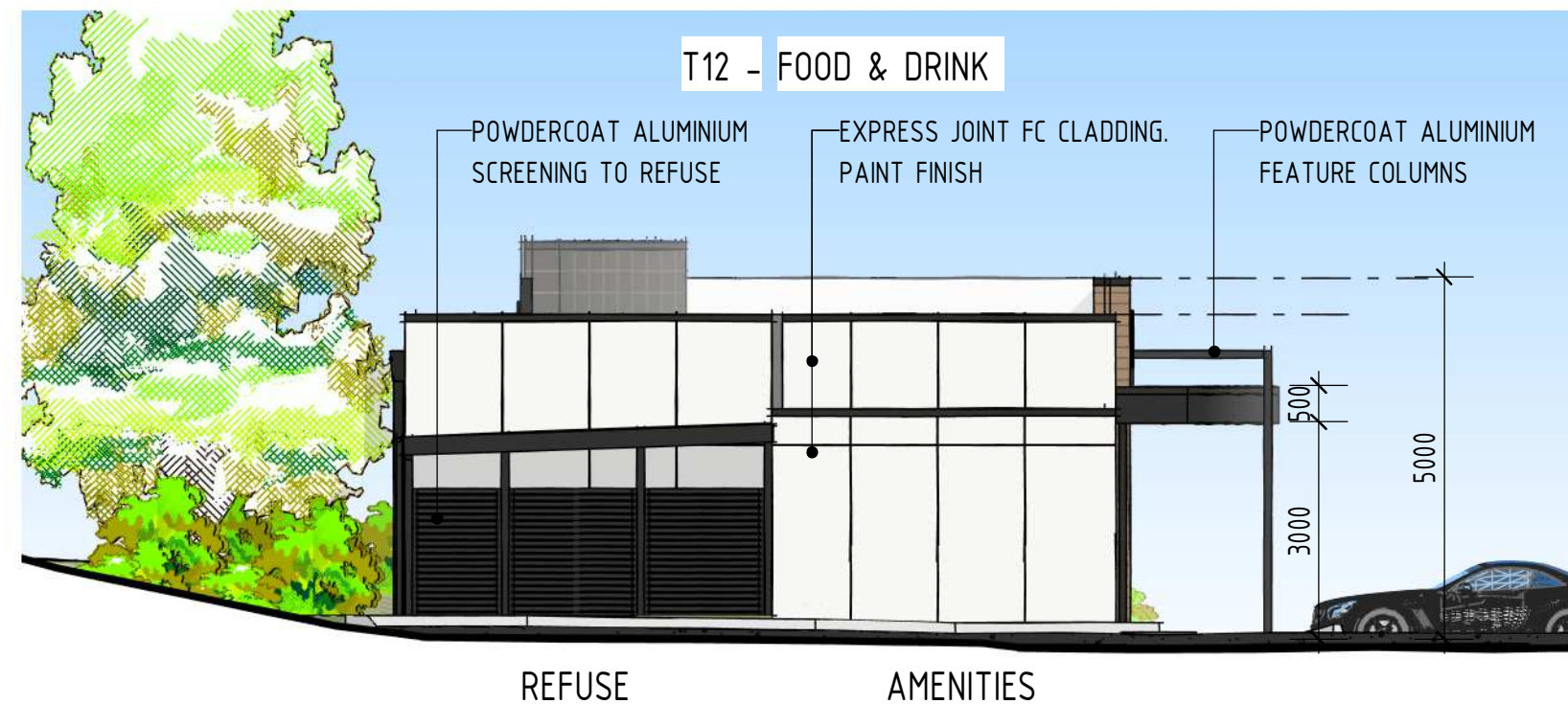
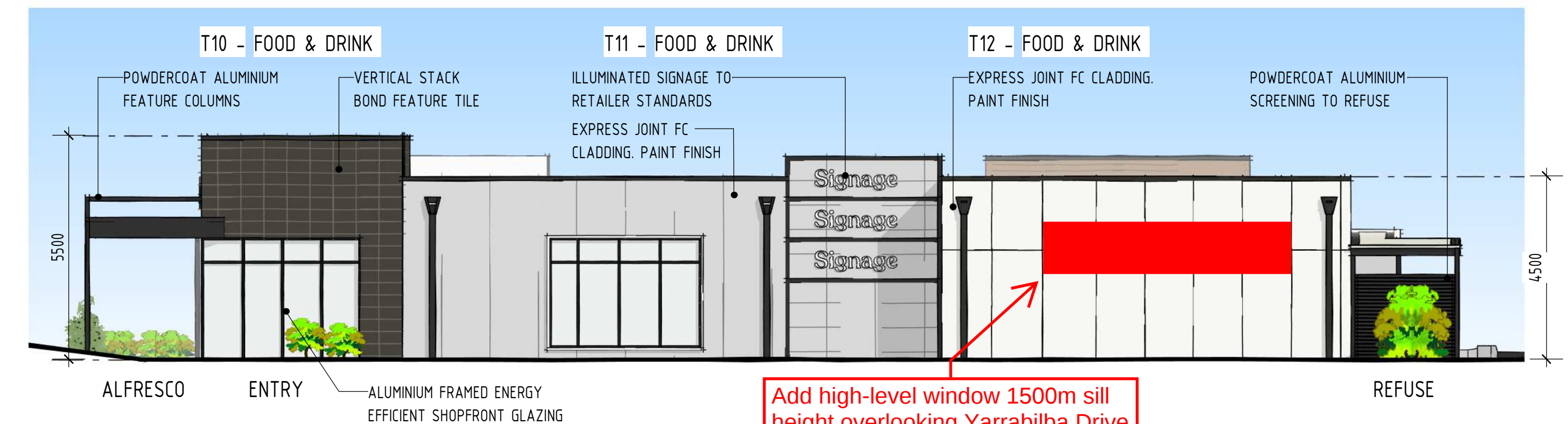
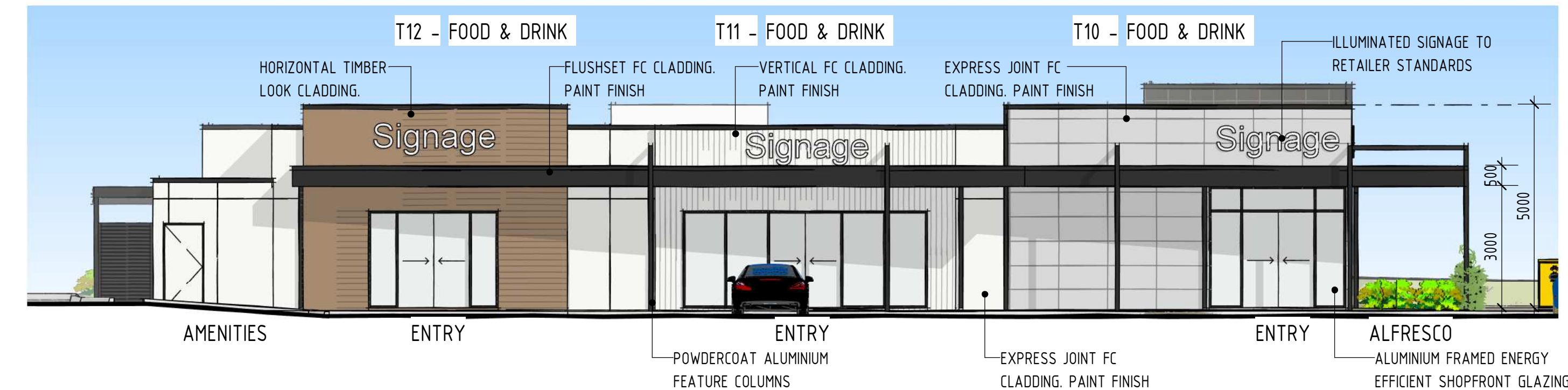
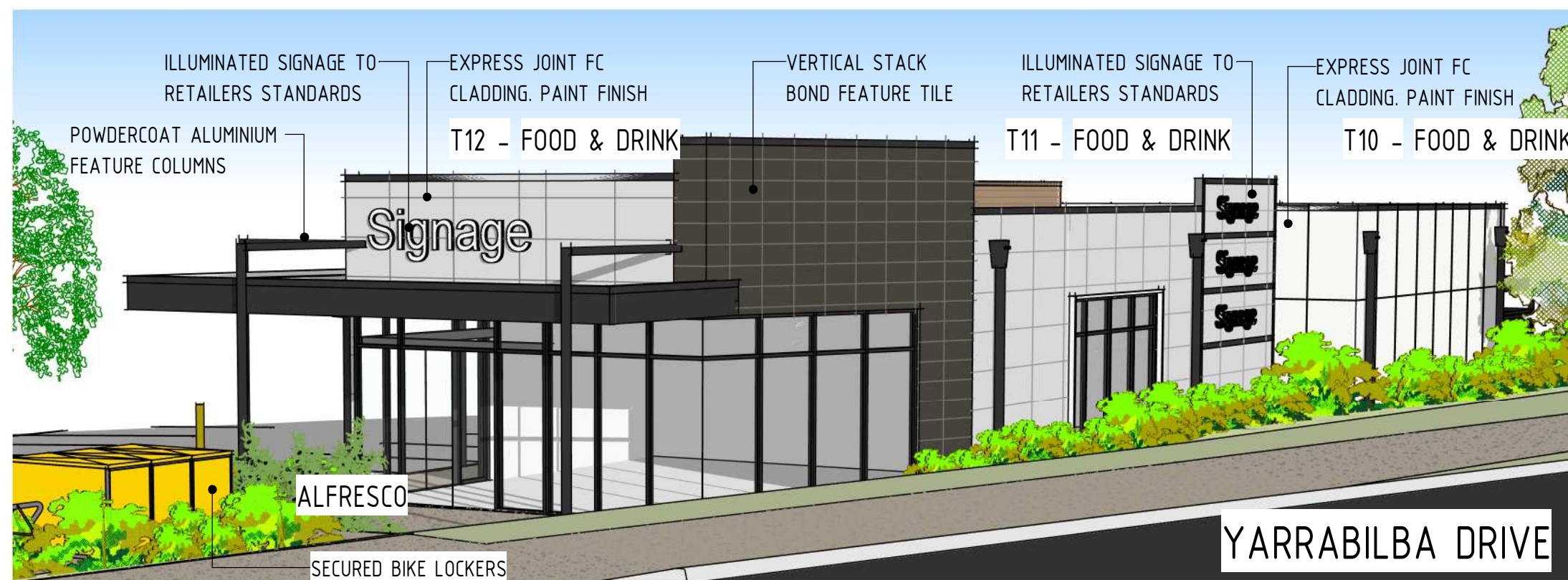
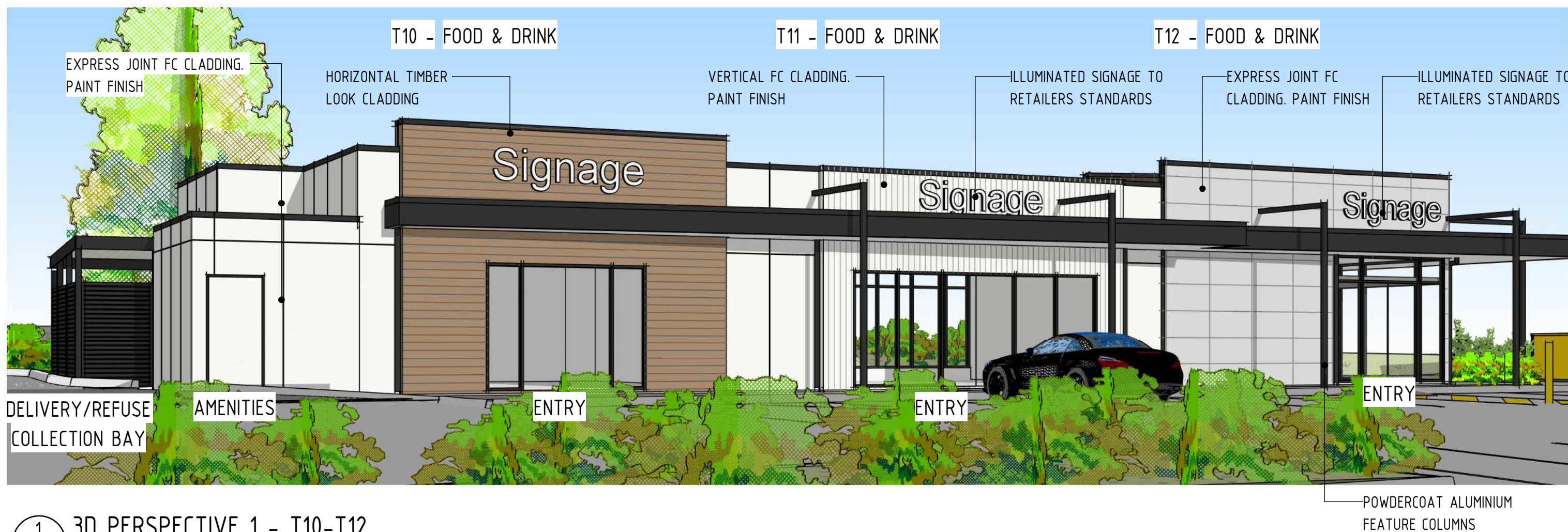
Do not scale this drawing.

Check all dimensions on site prior
commencement of works

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	06.10.2023	GN	PRELIMINARY ISSUE FOR COMMENT	
P2	31.10.2023	GN	PRELIMINARY ISSUE	
A	10.11.2023	TM	DA ISSUE	GN
B	22.03.2024	CB	DA ISSUE	GN
C	02.06.2025	TM	ISSUE FOR MINOR CHANGE	GN
D	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
LOT 15-17 DIXON CIRCUIT, YARRABILBA	
Scale @A1 As indicated	Date SEPTEMBER 2025
Drawn TM	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T5-T9	
Job Number - Drawing Number 22202	Revision D
DA13	



NOTE:

1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRAWINGS PREPARED BY THE RELEVANT CONSULTANT

THIS DRAWING PACKAGE IS FOR D.A. PURPOSES ONLY AND IS NOT TO BE USED FOR TENDER PURPOSES. ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE RESPONSIBILITY OF THE TENDERER. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

VERVE SCHEDULES DISCLAIMER:

1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET.
2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED.
4. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



☐ commercial / industrial / retail
☐ fast food restaurant design
☐ travel centre / service stations
☐ project concept to completion

© 2011 copyright, all rights reserved.
This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation.
Do not scale this drawing.
Check all dimensions on site prior to commencement of works

Revision and approvals				
Rev	Date	Drn	Description	Appr
B	14.11.2023	GN	DA ISSUE	
C	22.11.2023	TM	DA ISSUE	GN
D	19.03.2024	LN	DA ISSUE	GN
E	22.03.2024	CB	DA ISSUE	GN
F	02.06.2025	TM	ISSUE FOR MINOR CHANGE	GN
G	04.06.2025	TM	ISSUE FOR MINOR CHANGE	GN
H	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
LOT 15-17 DIXON CIRCUIT, YARRABILBA	
Scale @A1 As indicated	Date SEPTEMBER 2025
Drawn TM	Approved By GN

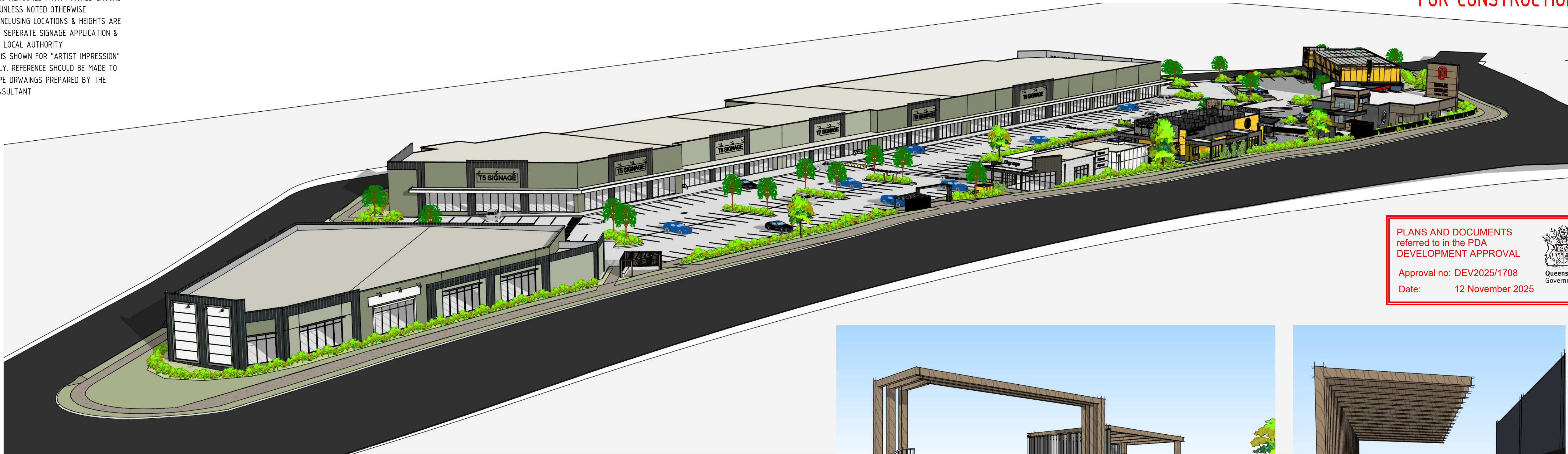
Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T10-T12	
Job Number - Drawing Number 22202	Revision H
DA14	

NOTE:

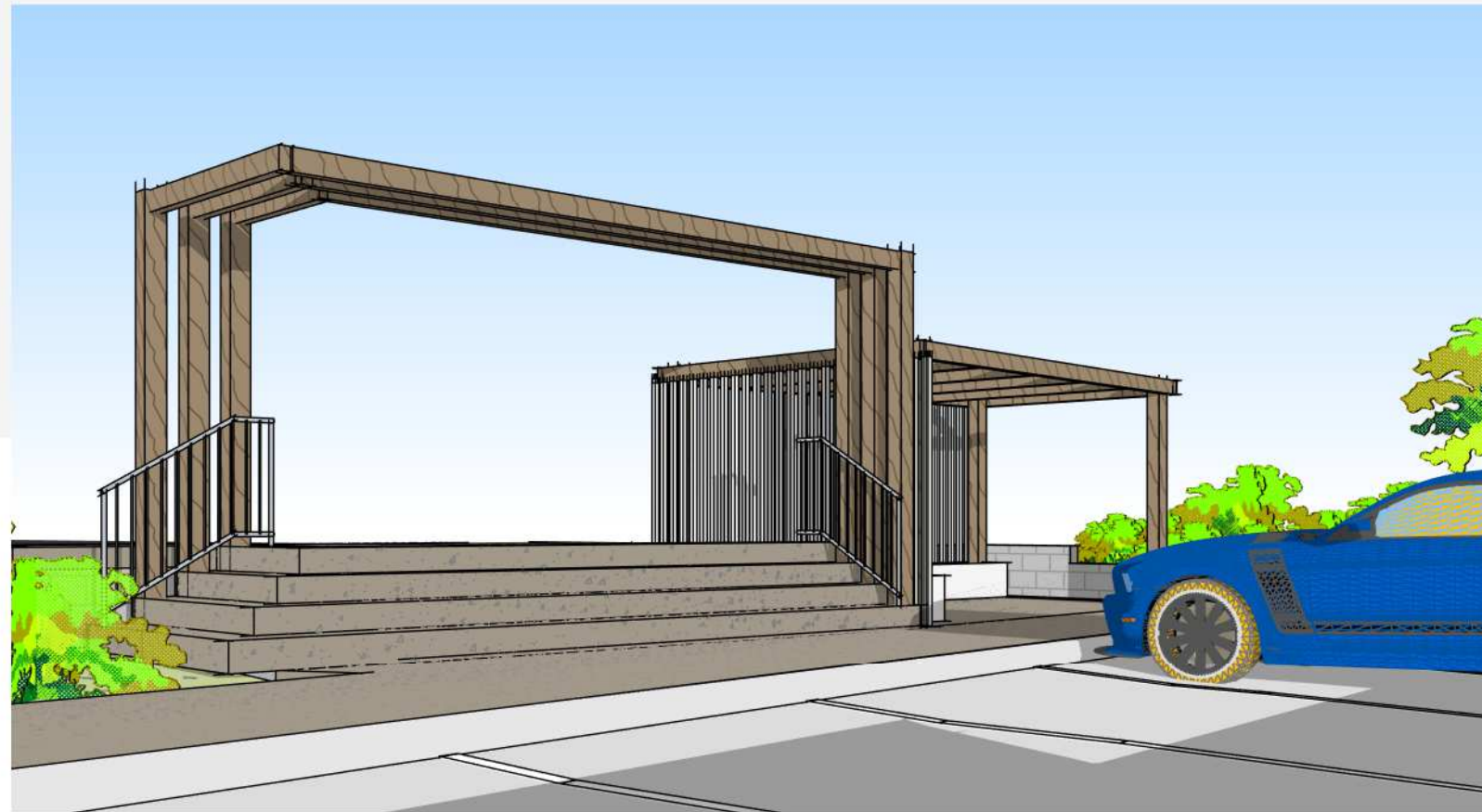
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPERATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY
4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRWAINGS PREPARED BY THE RELEVANT CONSULTANT

THIS DRAWING PACKAGE IS FOR **D.A. PURPOSES ONLY** AND IS **NOT** TO BE USED FOR TENDER PURPOSES.
ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT.
ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE **RESPONSIBILITY OF THE TENDERER**.
VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

DA ISSUE
THIS DRAWING IS NOT
FOR CONSTRUCTION



1 3D OVERALL PERSPECTIVE 1



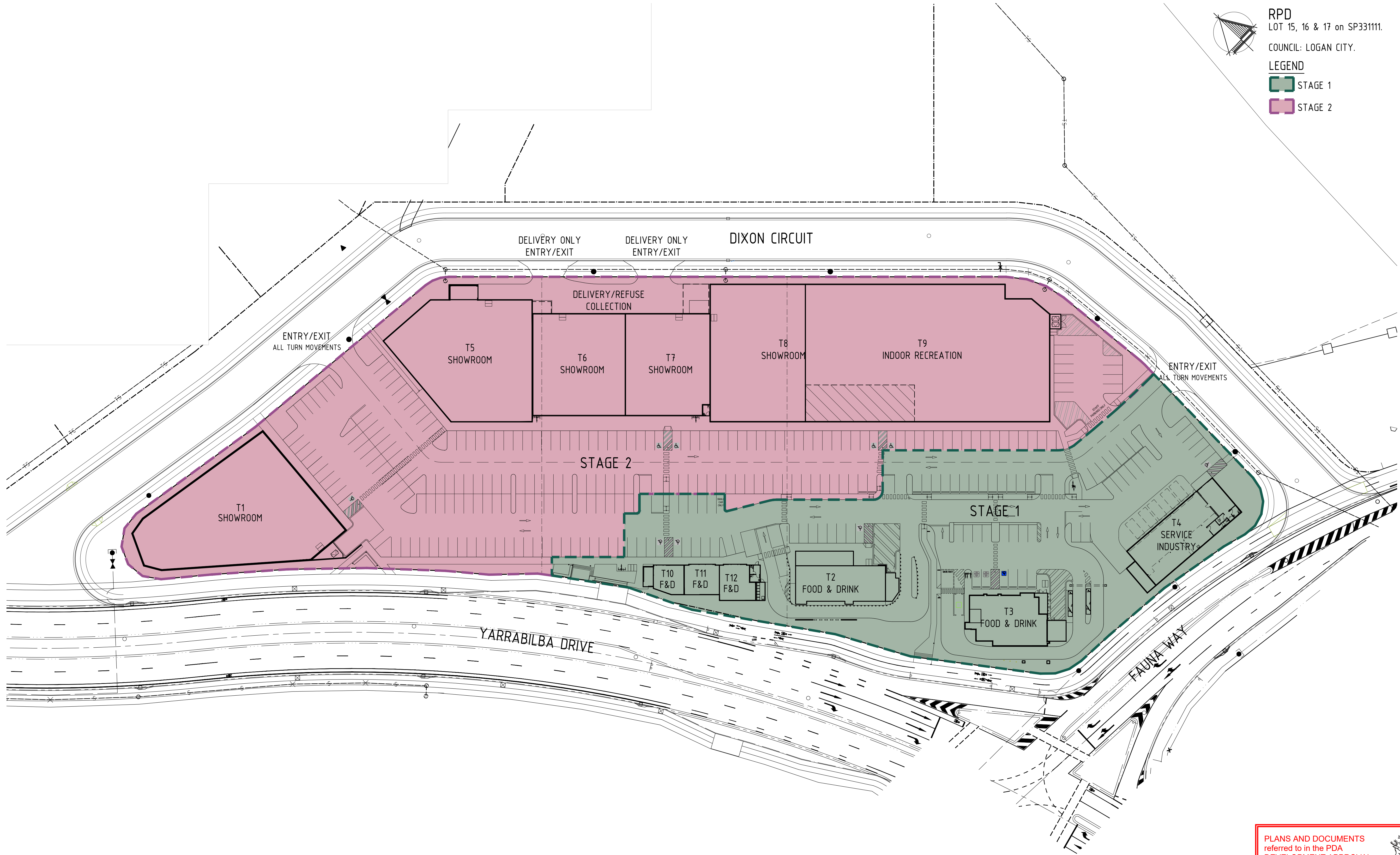
3 EXTERNAL STAIRS PERSPECTIVES



2 3D OVERALL PERSPECTIVE 2

VERVE SCHEDULES DISCLAIMER: ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING SET. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES. ANY DISCREPANCIES IN SCHEDULES SHOULD BE IDENTIFIED TO THE AUTHOR NOTED. ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE		CONSULTING ENGINEER		 imagine create deliver BRCC LICENCE No. 1236572 PH: (07) 3857 0942 OFFICE 1, LEVEL 1, 488 LUTWYCHE RD, LUTWYCHE 4030 E: info@vervedesign.com.au		☐ commercial / industrial / retail ☐ fast food restaurant design ☐ travel centre / service stations ☐ project concept to completion		© 2011 copyright. all rights reserved. This drawing is the © copyright & property of VERVE BUILDING DESIGN and must not be used or duplicated without authorisation Do not scale this drawing. Check all dimensions on site prior commencement of works		<table><tr><th colspan="4">Revision and approvals</th></tr><tr><th>Rev</th><th>Date</th><th>Drn</th><th>Description</th><th>Appr</th></tr><tr><td>C</td><td>20.11.2023</td><td>LN</td><td>DA ISSUE</td><td>GN</td></tr><tr><td>D</td><td>22.11.2023</td><td>TM</td><td>DA ISSUE</td><td>GN</td></tr><tr><td>E</td><td>22.03.2024</td><td>CB</td><td>DA ISSUE</td><td>GN</td></tr><tr><td>F</td><td>02.06.2025</td><td>TM</td><td>ISSUE FOR MINOR CHANGE</td><td>GN</td></tr><tr><td>G</td><td>04.06.2025</td><td>TM</td><td>ISSUE FOR MINOR CHANGE</td><td>GN</td></tr><tr><td>H</td><td>10.06.2026</td><td>TM</td><td>ISSUE FOR MINOR CHANGE</td><td>GN</td></tr><tr><td>I</td><td>15.09.2025</td><td>SV</td><td>ISSUE FOR MINOR CHANGE</td><td>GN</td></tr></table>		Revision and approvals				Rev	Date	Drn	Description	Appr	C	20.11.2023	LN	DA ISSUE	GN	D	22.11.2023	TM	DA ISSUE	GN	E	22.03.2024	CB	DA ISSUE	GN	F	02.06.2025	TM	ISSUE FOR MINOR CHANGE	GN	G	04.06.2025	TM	ISSUE FOR MINOR CHANGE	GN	H	10.06.2026	TM	ISSUE FOR MINOR CHANGE	GN	I	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN	Project Description PROPOSED MIXED USE DEVELOPMENT LOT 15-17 DIXON CIRCUIT, YARRABILBA Scale @A1 1 : 50 Drawn TM Date SEPTEMBER 2025 Approved By GN		Drawing Title SITE PERSPECTIVES Job Number - Drawing Number 22202 DA15 Revision I	
Revision and approvals																																																											
Rev	Date	Drn	Description	Appr																																																							
C	20.11.2023	LN	DA ISSUE	GN																																																							
D	22.11.2023	TM	DA ISSUE	GN																																																							
E	22.03.2024	CB	DA ISSUE	GN																																																							
F	02.06.2025	TM	ISSUE FOR MINOR CHANGE	GN																																																							
G	04.06.2025	TM	ISSUE FOR MINOR CHANGE	GN																																																							
H	10.06.2026	TM	ISSUE FOR MINOR CHANGE	GN																																																							
I	15.09.2025	SV	ISSUE FOR MINOR CHANGE	GN																																																							

RPD
LOT 15, 16 & 17 on SP331111.
COUNCIL: LOGAN CITY.
LEGEND
STAGE 1
STAGE 2



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025/1708
Date: 12 November 2025



Consulting Engineer

VERVE
BUILDING DESIGN CO.
BUILDING DESIGNERS LICENCE No. 1002212
OFFICE 2, LEVEL 1, 488 LUTWYCHE ROAD, LUTWYCHE QLD 4030 E: info@vervebd.com.au PH: 07 3867 0842
Imagine create deliver

- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

© 2011 copyright, all rights reserved.
This drawing is the copyright & property of Verve Building Design and must not be used or duplicated without authorisation.
Do not scale this drawing.
Check all dimensions on site prior commencement of works

Revision and approvals				
Code	Date	Dwn	Description	Dwn
C	11.09.2025	GN	D.A ISSUE - MINOR CHANGE	
B	03.07.2025	GN	DA ISSUE - MINOR CHANGE	
A	14.05.2025	SS	DA ISSUE - MINOR CHANGE	

Project Description	
PROPOSED MIXED USE DEVELOPMENT LOT 15-17 DIXON CIRCUIT, YARRABILBA	
Scale: 1:500 @ A1 / 1:1000 @ A3	Approved
Drawn	Issued

Drawing Title	
PROPOSED STAGING PLAN	
Drawing Number	Revision
22202-DA16	C