

ATTACHMENT 2

Revised Architectural Plans

Prepared by:
Verve Design Group

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1654

Date: 18 December 2025



Queensland
Government

ARCHITECTURAL DRAWINGS

PROPOSED MIXED USE DEVELOPMENT

HOLLOWS ROAD, FLAGSTONE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1654
Date: 18 December 2025



3D PERSPECTIVE FOR ILLUSTRATION ONLY

DA ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
DA00	COVER PAGE
DA01	PROPOSED SITE PLAN
DA1B	PROPOSED GFA PLAN
DA02	PROPOSED STAGING PLAN
DA03	PROPOSED LOT PLAN
DA04	T1 - BUILDING ELEVATIONS & PERSPECTIVES
DA05	T1 - BUILDING ELEVATIONS & PERSPECTIVES
DA06	T2 - BUILDING ELEVATIONS & PERSPECTIVES
DA07	T3 - BUILDING ELEVATIONS & PERSPECTIVES

DA ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
DA08	T4 - BUILDING ELEVATIONS & PERSPECTIVES
DA09	T5 - BUILDING ELEVATIONS & PERSPECTIVES
DA10	T6 - BUILDING ELEVATIONS & PERSPECTIVES
DA11	DELETED
DA12	T8 - BUILDING ELEVATIONS & PERSPECTIVES
DA13	T9 - BUILDING ELEVATIONS & PERSPECTIVES
DA14	T10 - BUILDING ELEVATIONS & PERSPECTIVES
DA15	PHOTOREALISTIC RENDER

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PREPARED BY THE RELEVANT CONSULTANT.

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- ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial
- ☐ mixed-use
- ☐ self storage
- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	21.05.2025	TM	PRELIMINARY ISSUE FOR COMMENT	SS
A	23.06.2025	BM	DA ISSUE	
B	13.10.2025	BM	RESPONSE TO COUNCIL LR	
C	15.10.2025	BM	RESPONSE TO COUNCIL LR	

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
HOLLOWS ROAD, FLAGSTONE	
Scale @A1 1:50	Date JAN 2025
Drawn BM	Approved By GN

Drawing Title	
COVER PAGE	
Job Number - Drawing Number	Revision
24072 DA00	C

AMENDED IN RED

By: Carly Prenzler
Date: 18/12/25



As per Condition #38, provide Rail Interface Barriers along the site boundary

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

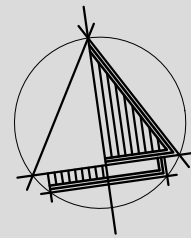
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As per Condition #30 Install a shaded pedestrian link from Hollows Road to T5

PROPERTY DESCRIPTION

LOTS 25007 & 25009 on SP303120
LOCALITY: FLAGSTONE
COUNCIL: LOGAN CITY COUNCIL



DEVELOPMENT ASSESSMENT

SITE AREA (APPROX) - 65,945m²

DEVELOPMENT AREA - 57,470m²

INCLUDES HOLLOW'S ROAD EXTENSION WORKS
EXCLUDES NEW BEITH ROAD EXTENSION WORKS

BUILDING AREAS

- T1 - SHOWROOM - 9,066.5m²
- T2A - SHOWROOM - 3,111.5m²
EXCLUDES LIFT/STAIR LOBBY - 25m²
- T2B - SHOWROOM - 661.5m²
EXCLUDES LIFT/STAIR LOBBY - 25m²
- T3 - FOOD & DRINK - 278m²
INCLUDES REFUSE - 30m²
EXCLUDES ALFRESCO - 46m²
- T4 - FOOD & DRINK - 250m²
- T5 - FOOD & DRINK - 270m²
INCLUDES INTERNAL REFUSE - 15m²
- T6 - FOOD & DRINK - 150m²
INCLUDES INTERNAL REFUSE - 10m²
- T7 - CARWASH - 63.5m²
UNENCLOSED WASH BAYS - 248m²
- T8 - SHOWROOM - 928m²
- T9 - WORKSHOP - 308.5m²
- T10 - SELF STORAGE - 10,400m²
4 STOREY BUILDING - APPROX. NLA - 7,900m²

TOTAL BUILDING GFA - 25,487.5m²

EXTERNAL STRUCTURES

- T3 REFUSE/SERVICES - 30m²
- T4 REFUSE/SERVICES - 42.5m²
- T6 REFUSE/SERVICES - 10m²
- T7 REFUSE/SERVICES - 18.5m²
- T8/9 REFUSE/SERVICES - 30m²

CAR PARKING

- T1-5 PARKING REQ. - TBC
- T1-5 PARKING PROV. - 397
- T6-9 PARKING REQ. - TBC
- T6-9 PARKING PROV. - 40
- T10 PARKING REQ. - TBC
- T10 PARKING PROV. - 15

D/THRU QUEUE

- T3 D/THRU - 16
- T4 D/THRU - 13
- T5 D/THRU - 11
- T6 D/THRU - 11

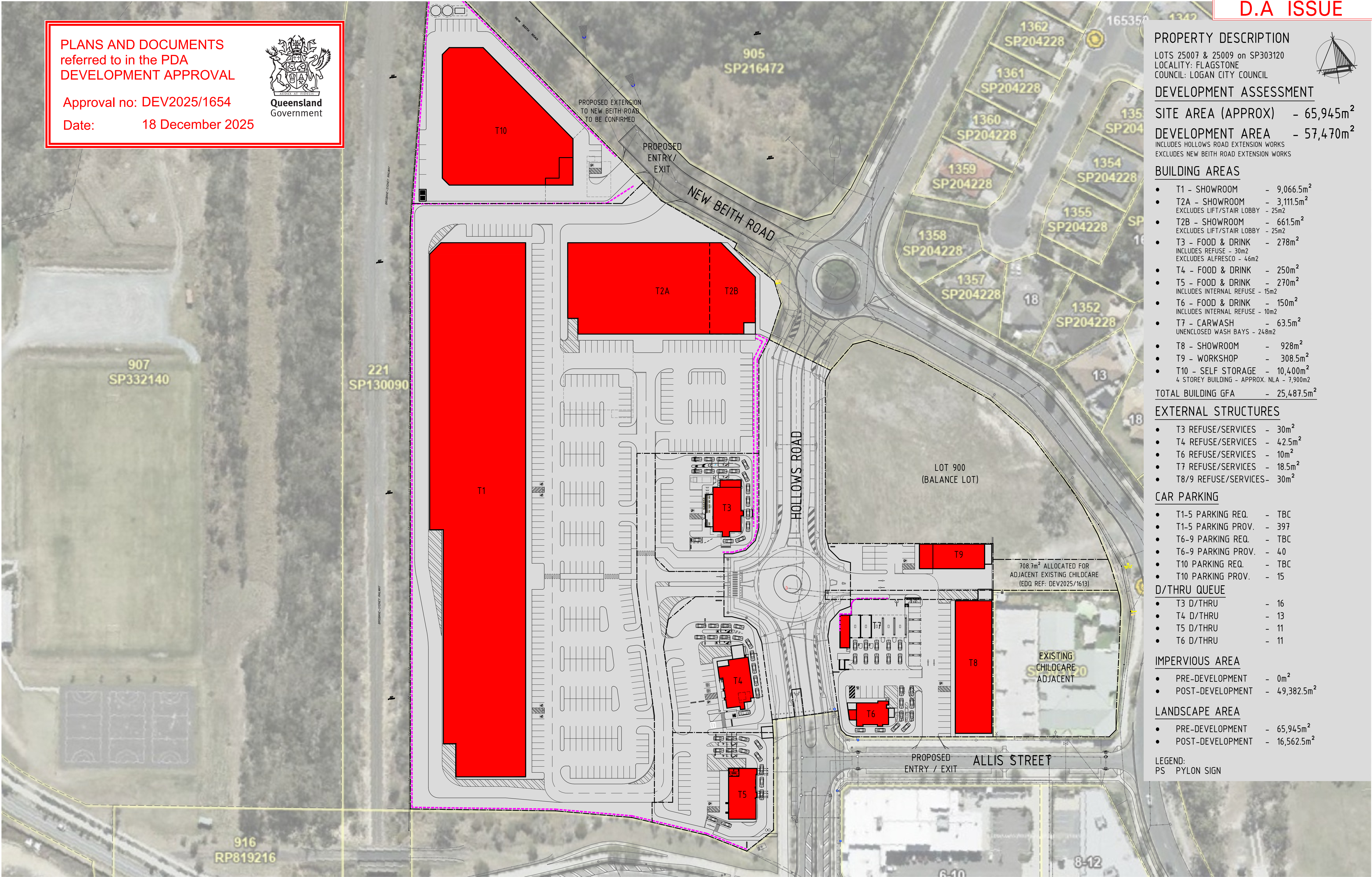
IMPERVIOUS AREA

- PRE-DEVELOPMENT - 0m²
- POST-DEVELOPMENT - 49,382.5m²

LANDSCAPE AREA

- PRE-DEVELOPMENT - 65,945m²
- POST-DEVELOPMENT - 16,562.5m²

LEGEND:
PS PYLON SIGN



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

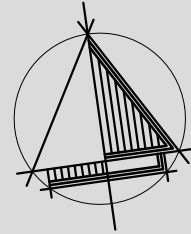
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D.A ISSUE

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LEGEND:

PS PYLON SIGN

Consulting Engineer



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

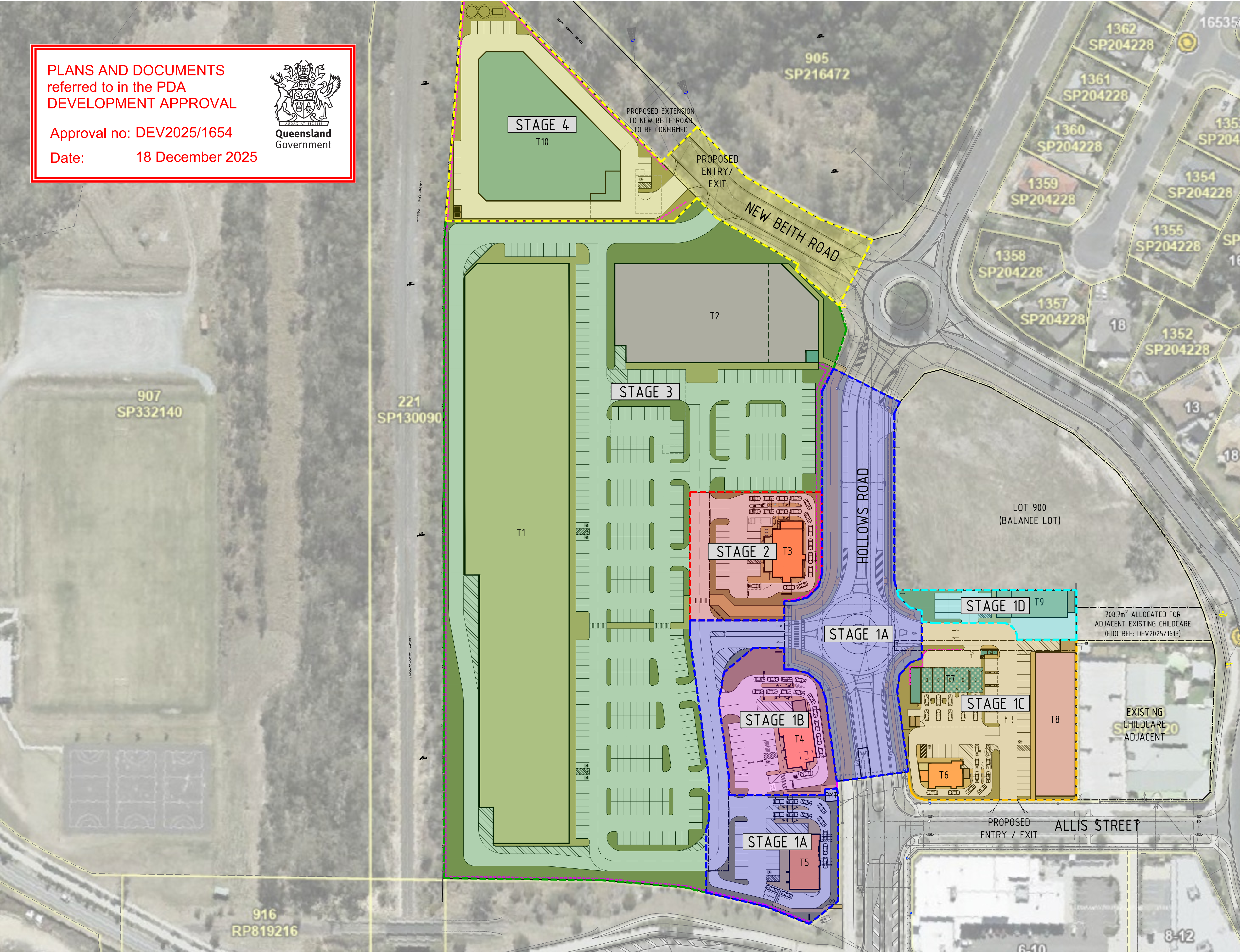
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Revision and approvals				Dwn	Project Description		Drawing Title	
Code	Date	Dwn	Description					
A	23.06.2025	SS	DA ISSUE		PROPOSED MIXED USE DEVELOPMENT HOLLWS ROAD, FLAGSTONE		Drawing Number 24072-DA01B	
C	15.10.2025	SS	DA ISSUE - RESPONSE TO COUNCIL I.R.					
B	13.10.2025	SS	DA ISSUE - RESPONSE TO COUNCIL I.R.					
					Scale 1:750 @ A1 / 1:1500 @A3	Approved	Revision C	
					Drawn SS	Issued		

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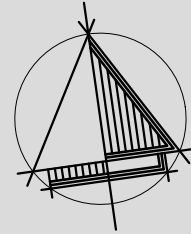
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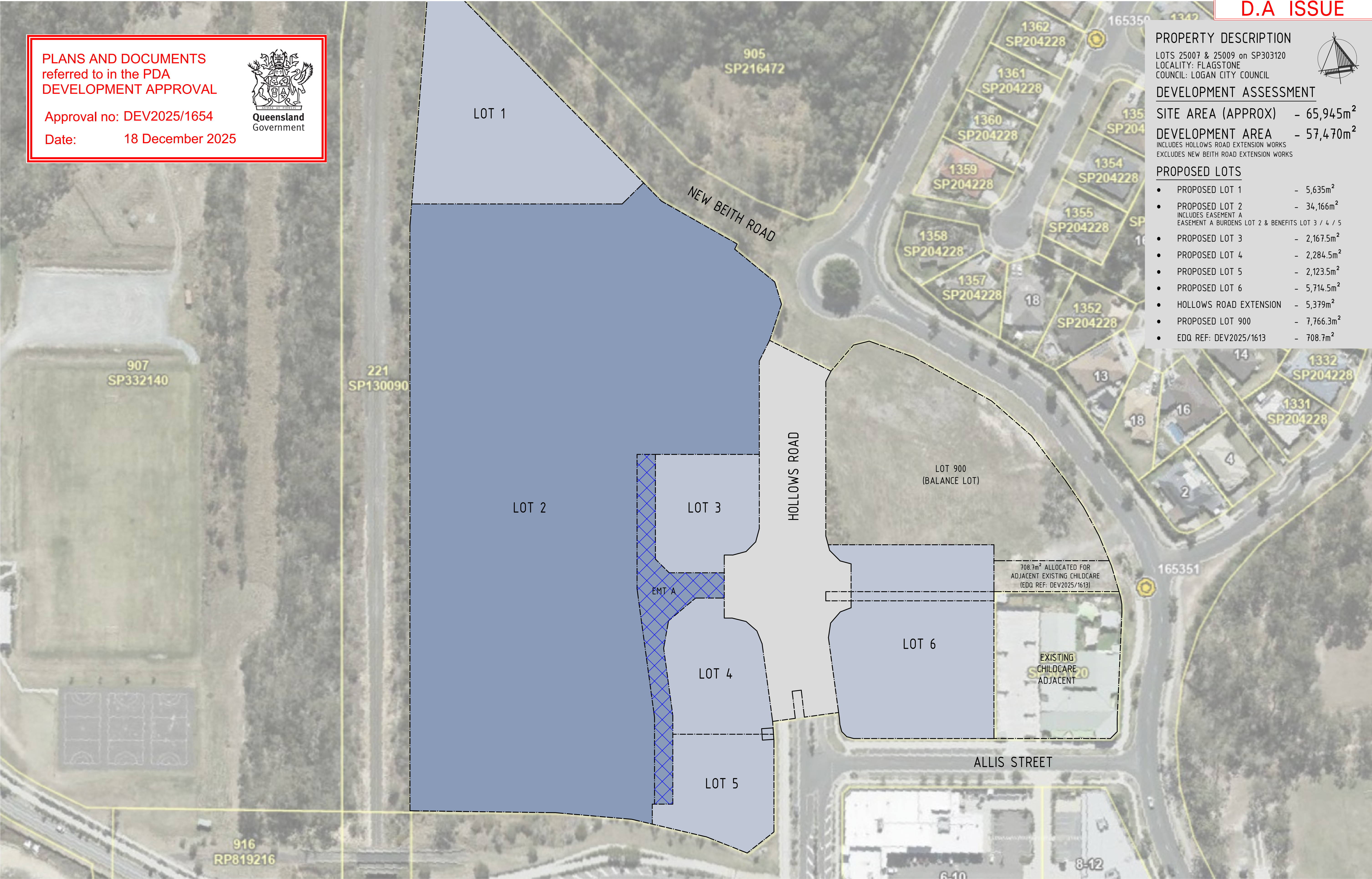
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PROPOSED LOTS

- PROPOSED LOT 1 - 5,635m²
- PROPOSED LOT 2 - 34,166m²
INCLUDES EASEMENT A
EASEMENT A BURDENS LOT 2 & BENEFITS LOT 3 / 4 / 5
- PROPOSED LOT 3 - 2,167.5m²
- PROPOSED LOT 4 - 2,284.5m²
- PROPOSED LOT 5 - 2,123.5m²
- PROPOSED LOT 6 - 5,714.5m²
- HOLLOWS ROAD EXTENSION - 5,379m²
- PROPOSED LOT 900 - 7,766.3m²
- EDQ REF: DEV2025/1613 - 708.7m²



Consulting Engineer



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

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Revision and approvals					Dwn
Code	Date	Drm	Description		
A	23.06.2025	SS	DA ISSUE		
P2	18.06.2025	SS	PRELIMINARY ISSUE FOR COMMENT		
P1	20.05.2025	SS	PRELIMINARY ISSUE FOR COMMENT		

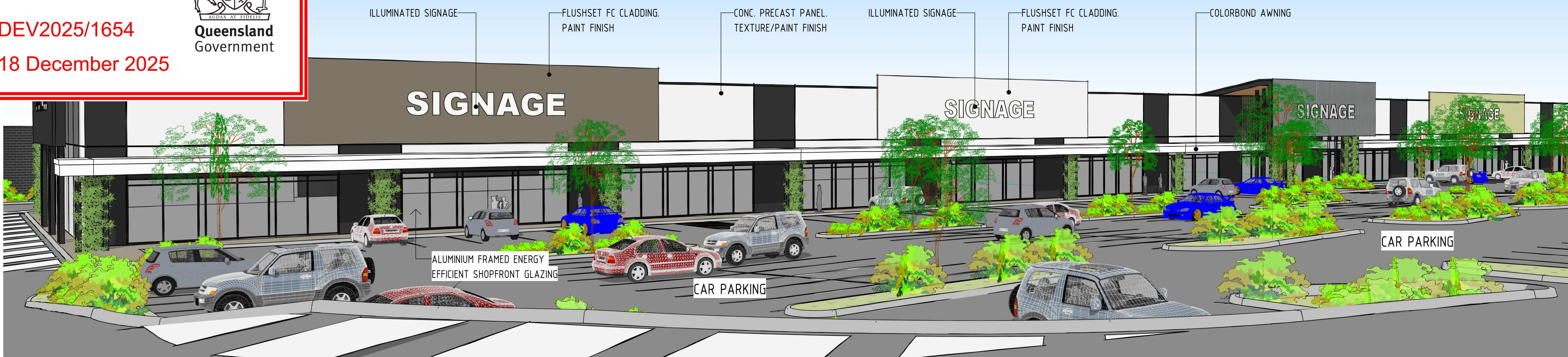
Project Description	
PROPOSED MIXED USE DEVELOPMENT HOLLOWS ROAD, FLAGSTONE	
Scale 1:750 @ A1 / 1:1500 @A3	Approved
Drawn SS	Issued

Drawing Title	
PROPOSED LOT PLAN	
Drawing Number 24072-DA03	Revision A

PLANS AND DOCUMENTS
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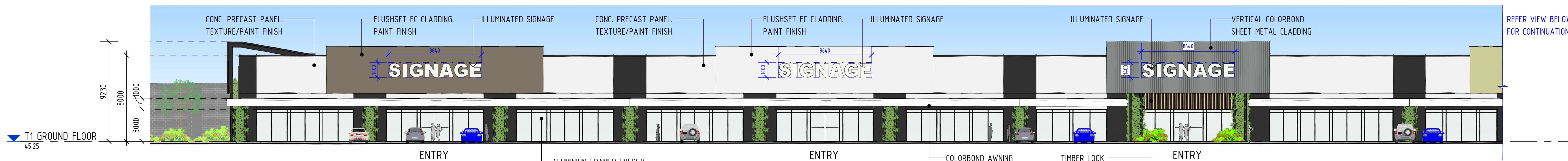
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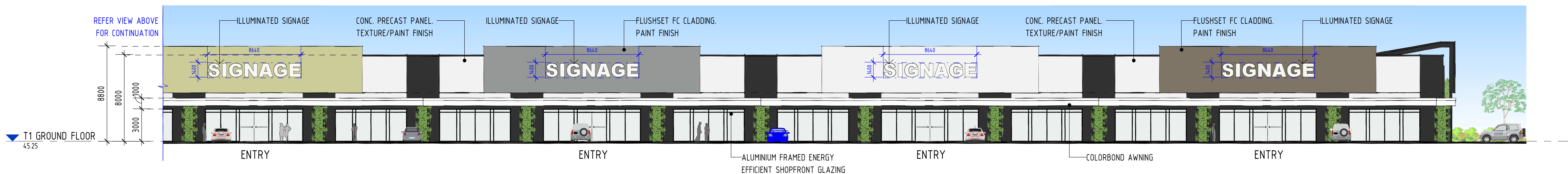
1 T1 PERSPECTIVE 1

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5. BLUE DIM FOR INDICATIVE SIGNAGE FACE DIMENSIONS



2 T1 ELEVATION EAST - PART A
1 : 200



4 T1 ELEVATION SOUTH
1 : 200

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CONSULTING ENGINEER



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B	13.10.2025	BM	RESPONSE TO COUNCIL LR		

Scale @A1 As indicated		Date JAN 2025
Drawn BM		Approved By GN

Drawing Title T1 - BUILDING ELEVATIONS & PERSPECTIVES		Job Number - Drawing Number 24072	Revision DA04	Revision B
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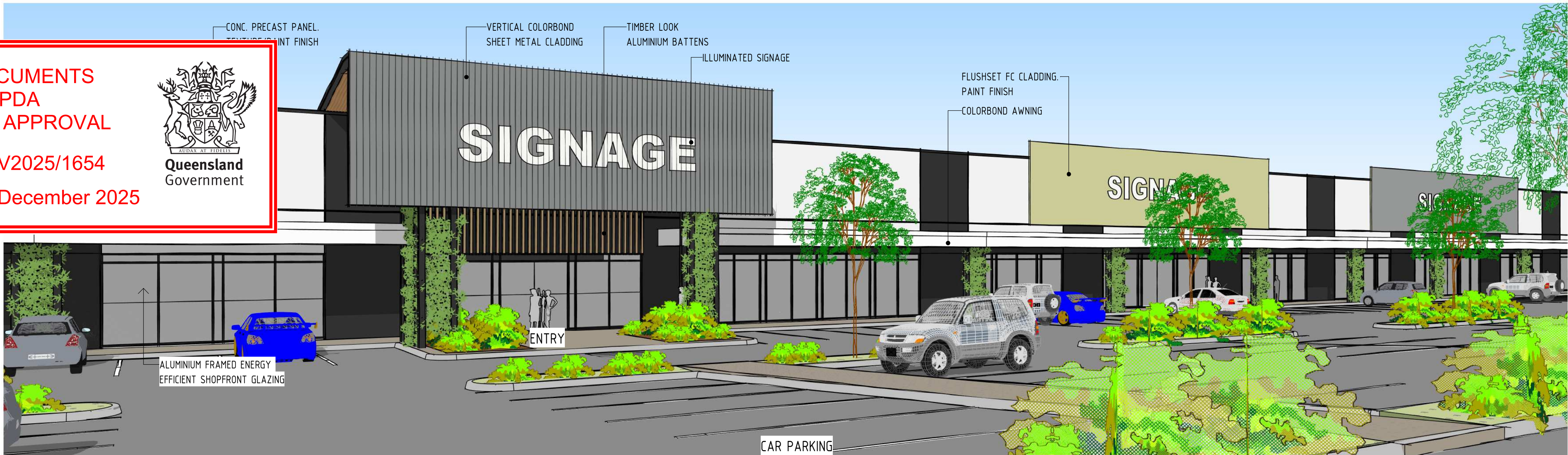
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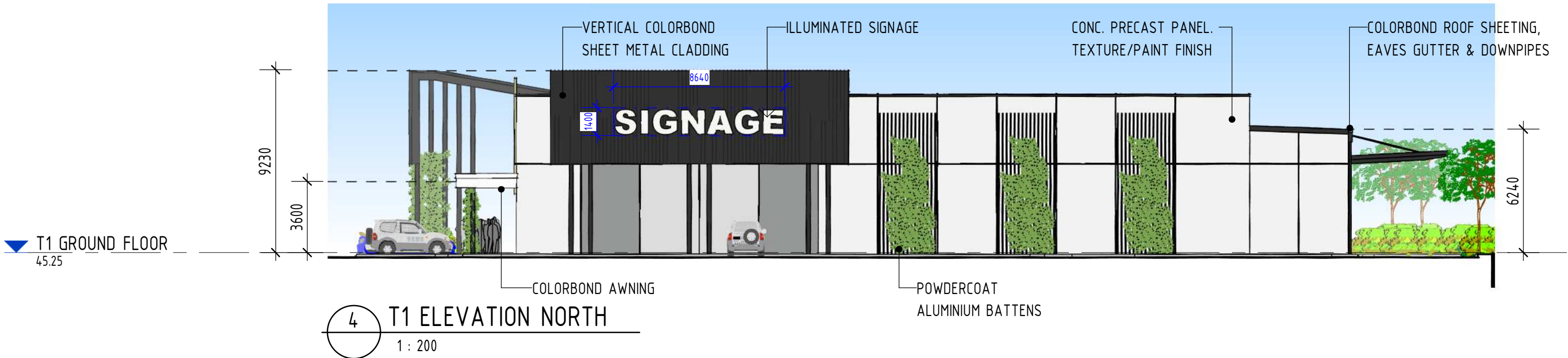
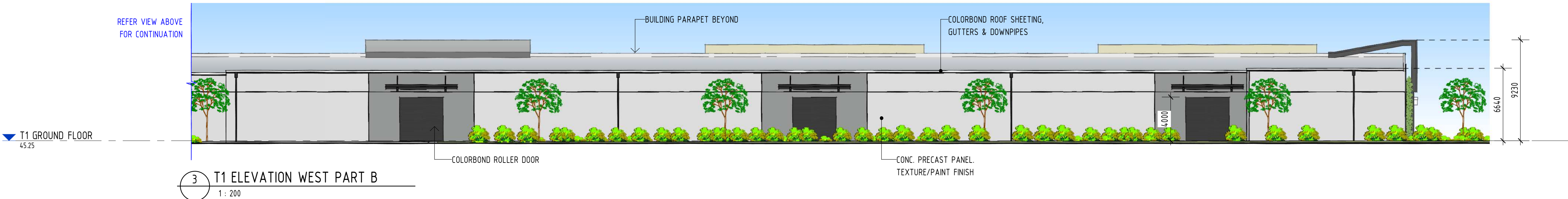
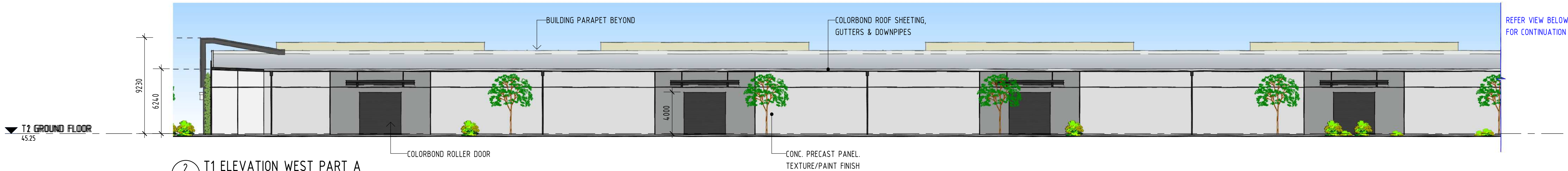
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1 T1 PERSPECTIVE 2



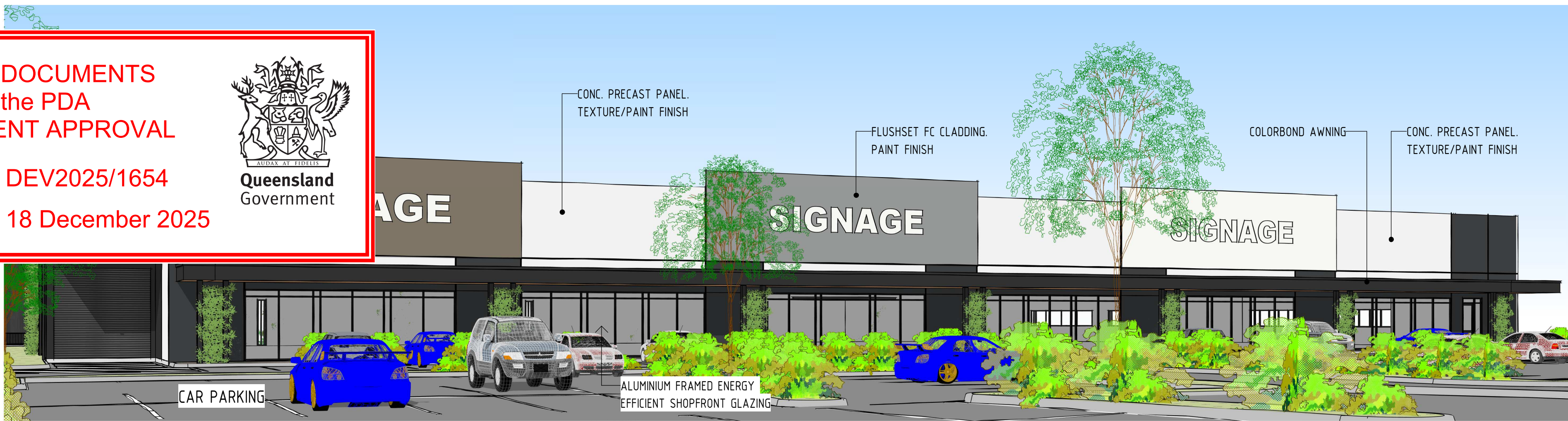
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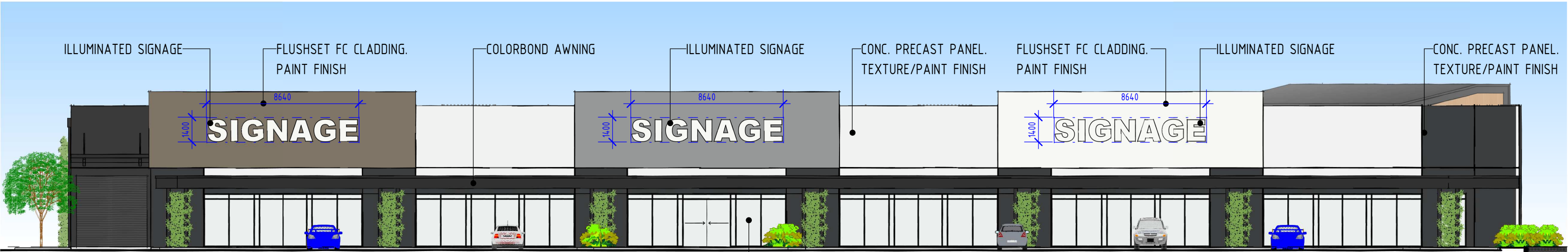
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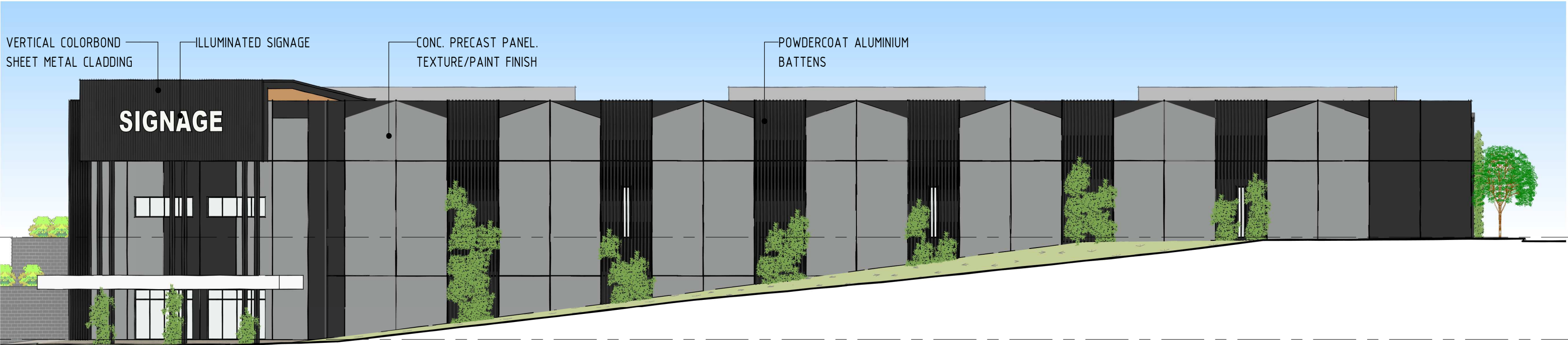
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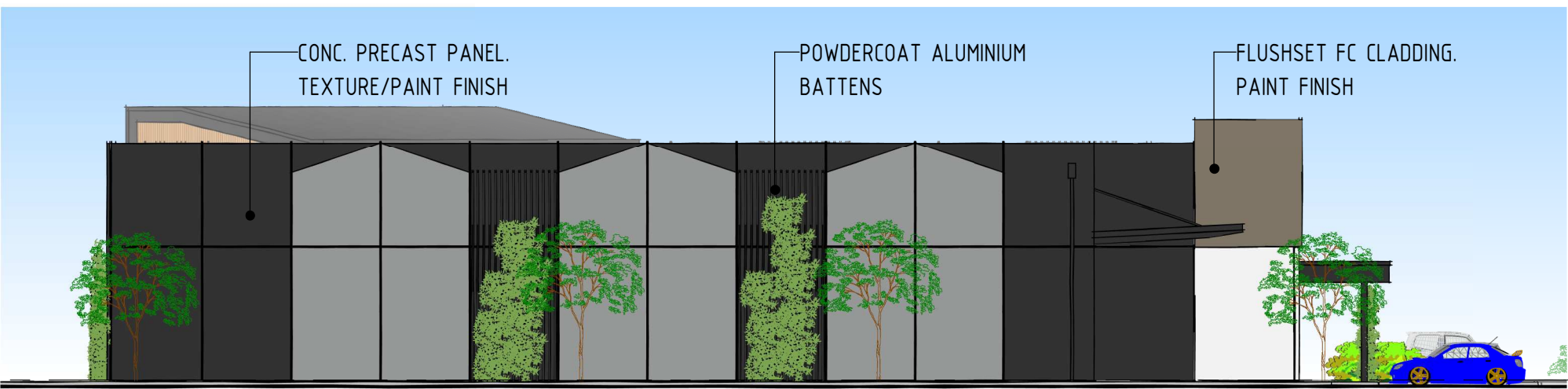
1 T2 PERSPECTIVE



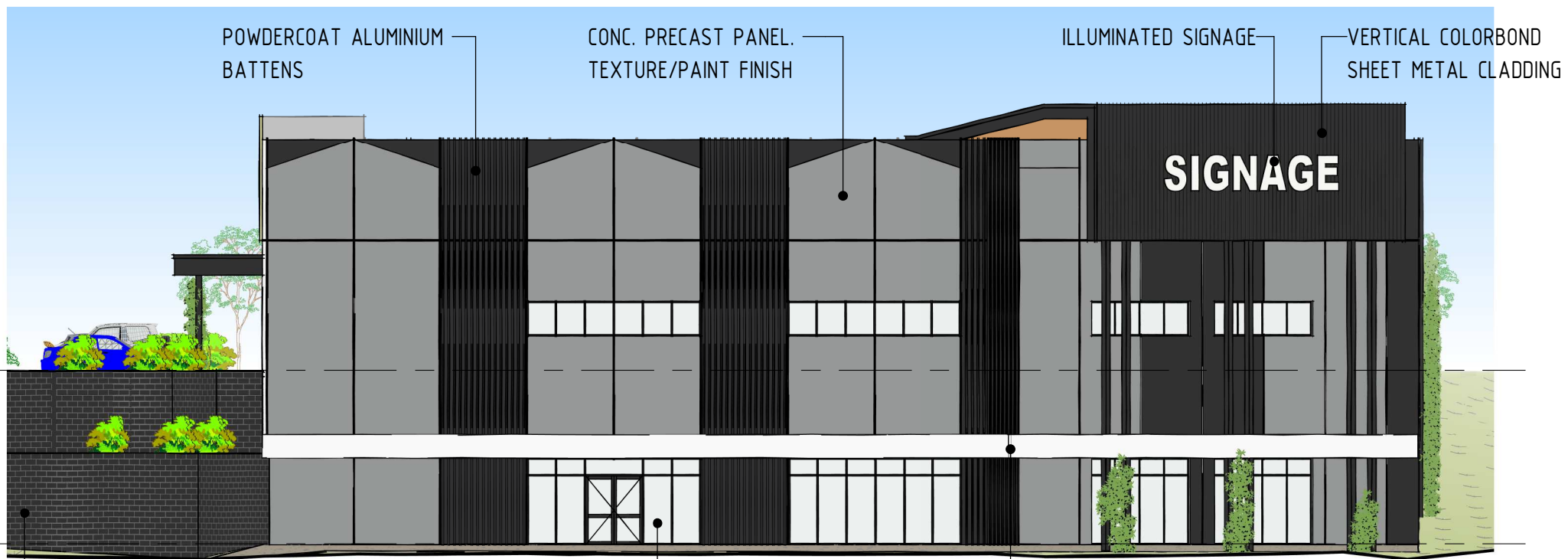
2 T2 ELEVATION SOUTH
1 : 200



3 T2 ELEVATION NORTH
1 : 200



4 T2 ELEVATION WEST
1 : 200



5 T2 ELEVATION EAST
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DA ISSUE
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HOLLOWS ROAD, FLAGSTONE	
Scale @A1 As indicated	Date JAN 2025
Drawn BM	Approved By GN

Drawing Title	
T2 - BUILDING ELEVATIONS & PERSPECTIVES	
Job Number - Drawing Number 24072	Revision B
DA06	

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Date: 18 December 2025



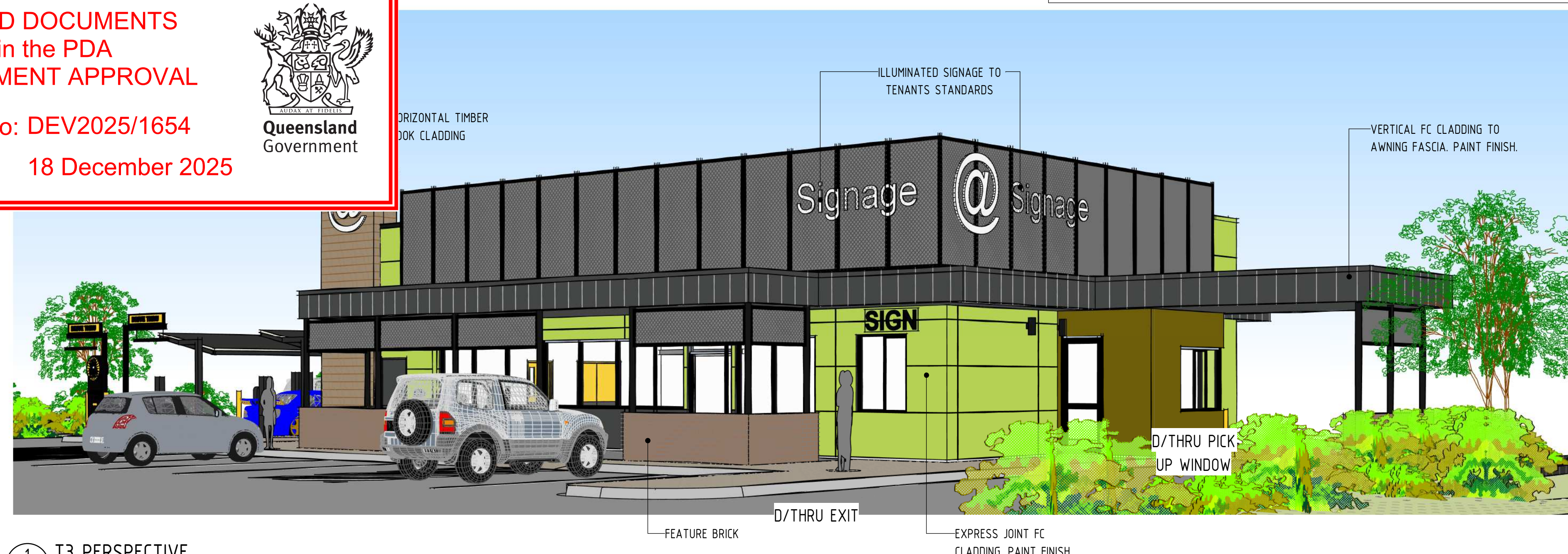
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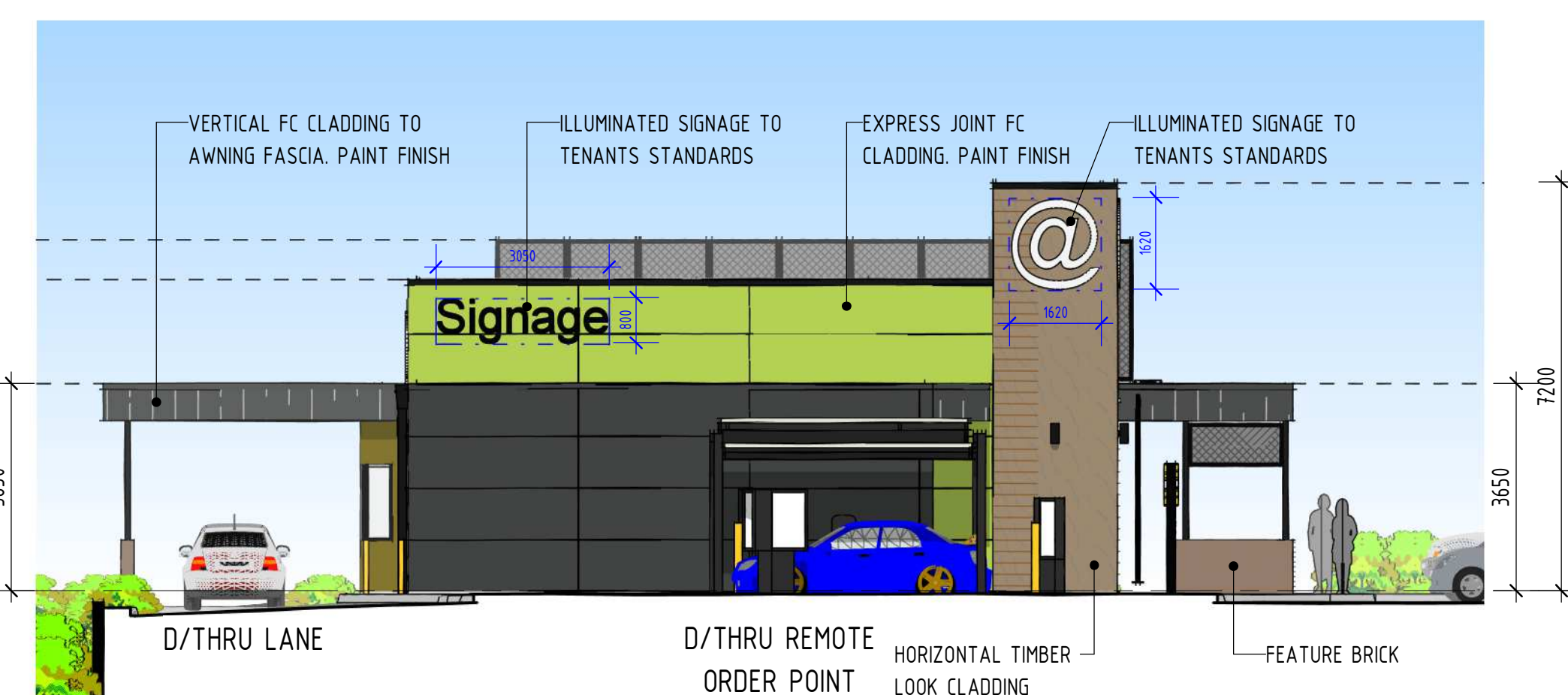
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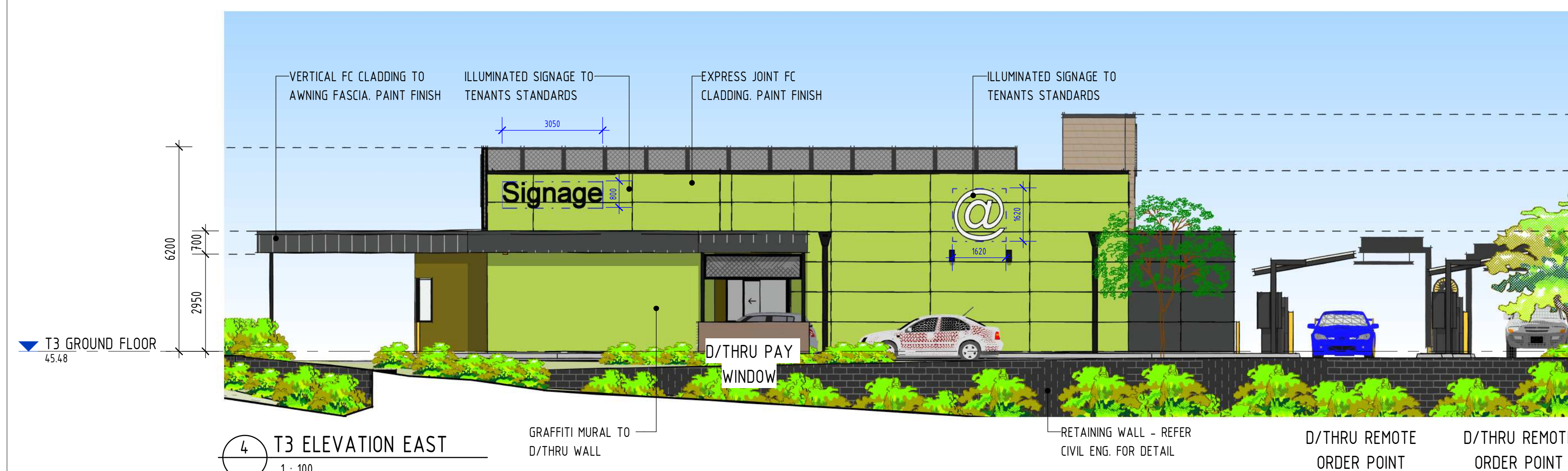
1 T3 PERSPECTIVE



2 T3 ELEVATION WEST
1 : 100



3 T3 ELEVATION NORTH
1 : 100



4 T3 ELEVATION EAST
1 : 100



5 T3 ELEVATION SOUTH
1 : 100

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CONSULTING ENGINEER



- ☐ commercial
- ☐ mixed-use
- ☐ self storage
- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	23.01.2025		ISSUE FOR COMMENT	
P2	21.05.2025	TM	PRELIMINARY ISSUE FOR COMMENT	S
A	23.06.2025	BM	DA ISSUE	

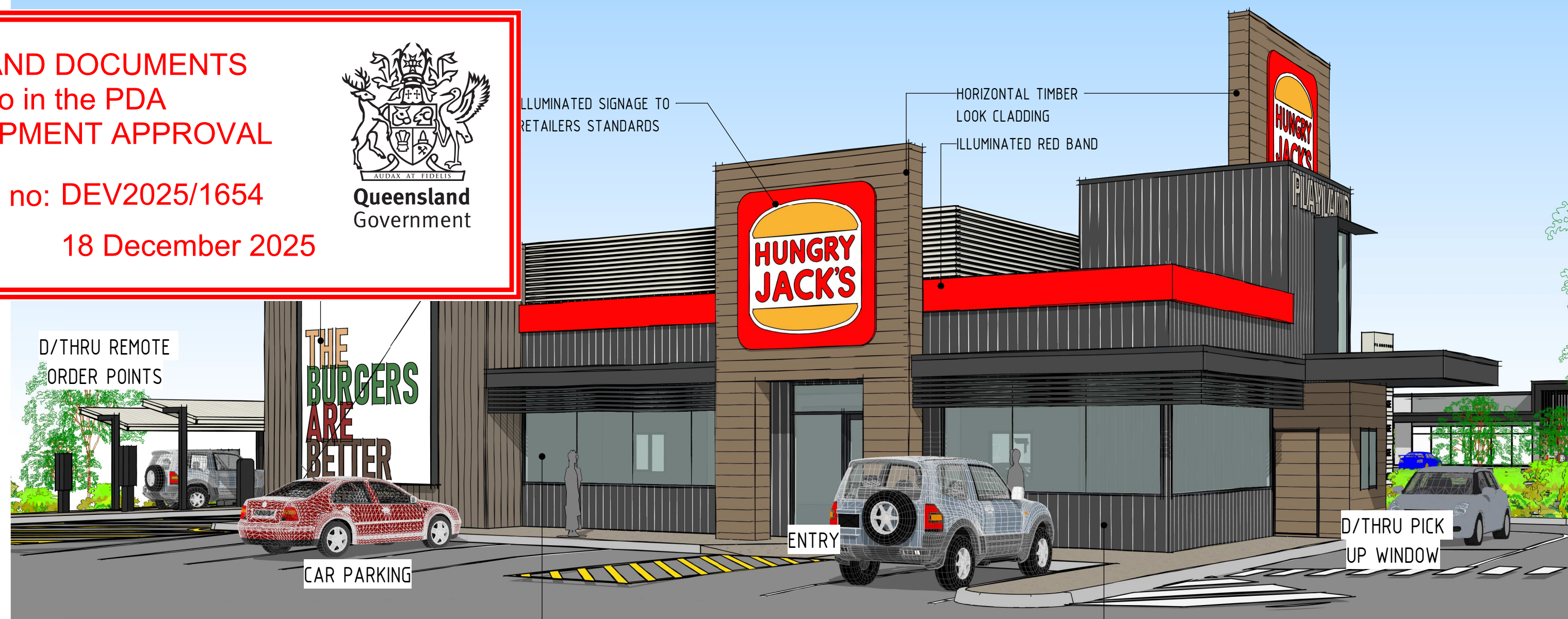
Project Description	
PROPOSED MIXED USE DEVELOPMENT	
HOLLOWS ROAD, FLAGSTONE	
Scale @A1 As indicated	Date JAN 2025
Drawn BM	Approved By GM

Drawing Title		
T3 - BUILDING ELEVATIONS & PERSPECTIVES		
Job Number - Drawing Number	Revision	
24072	DA07	A

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1654

Date: 18 December 2025



1 T4 PERSPECTIVE



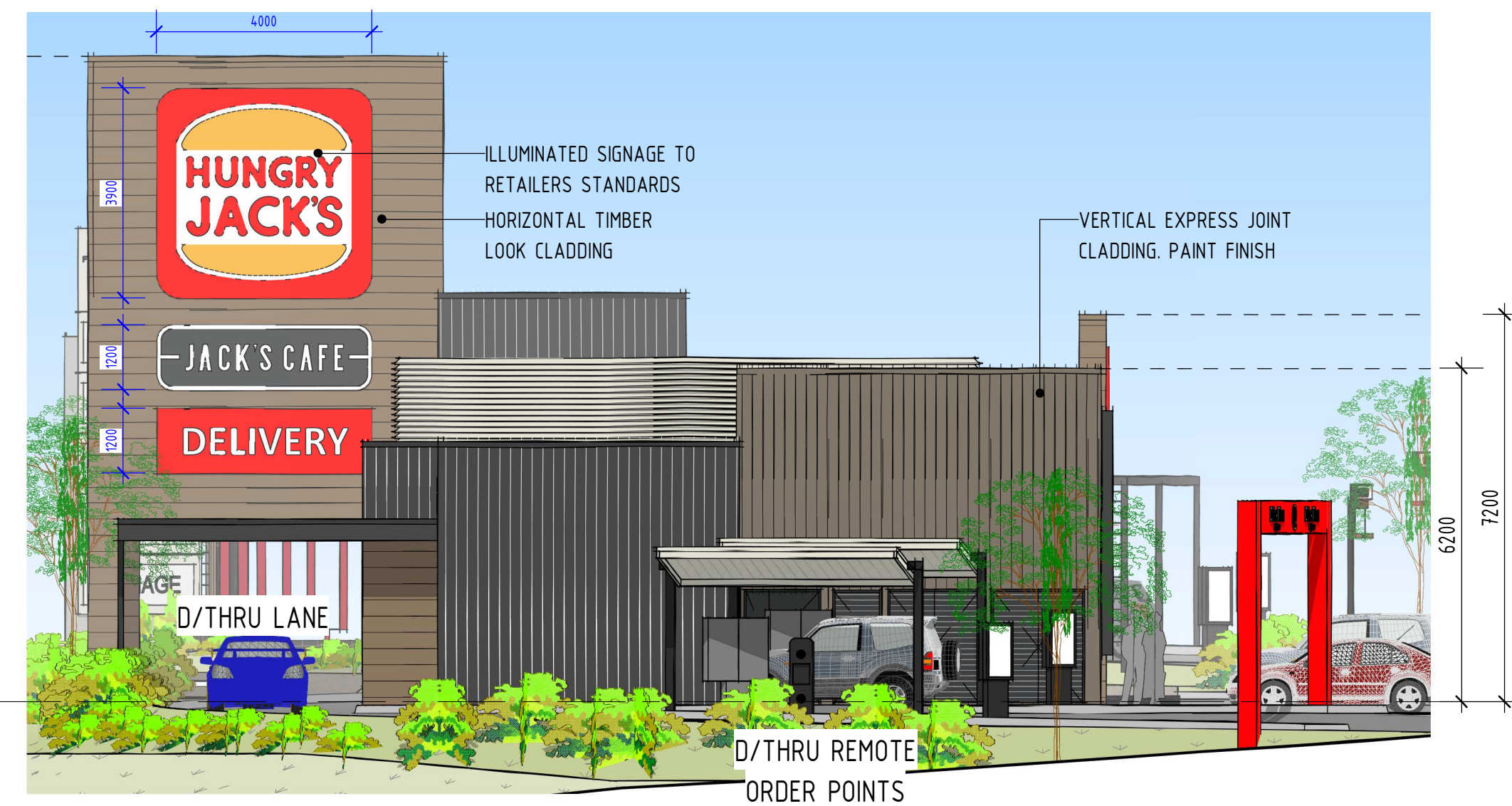
2 T4 ELEVATION WEST

1 : 100



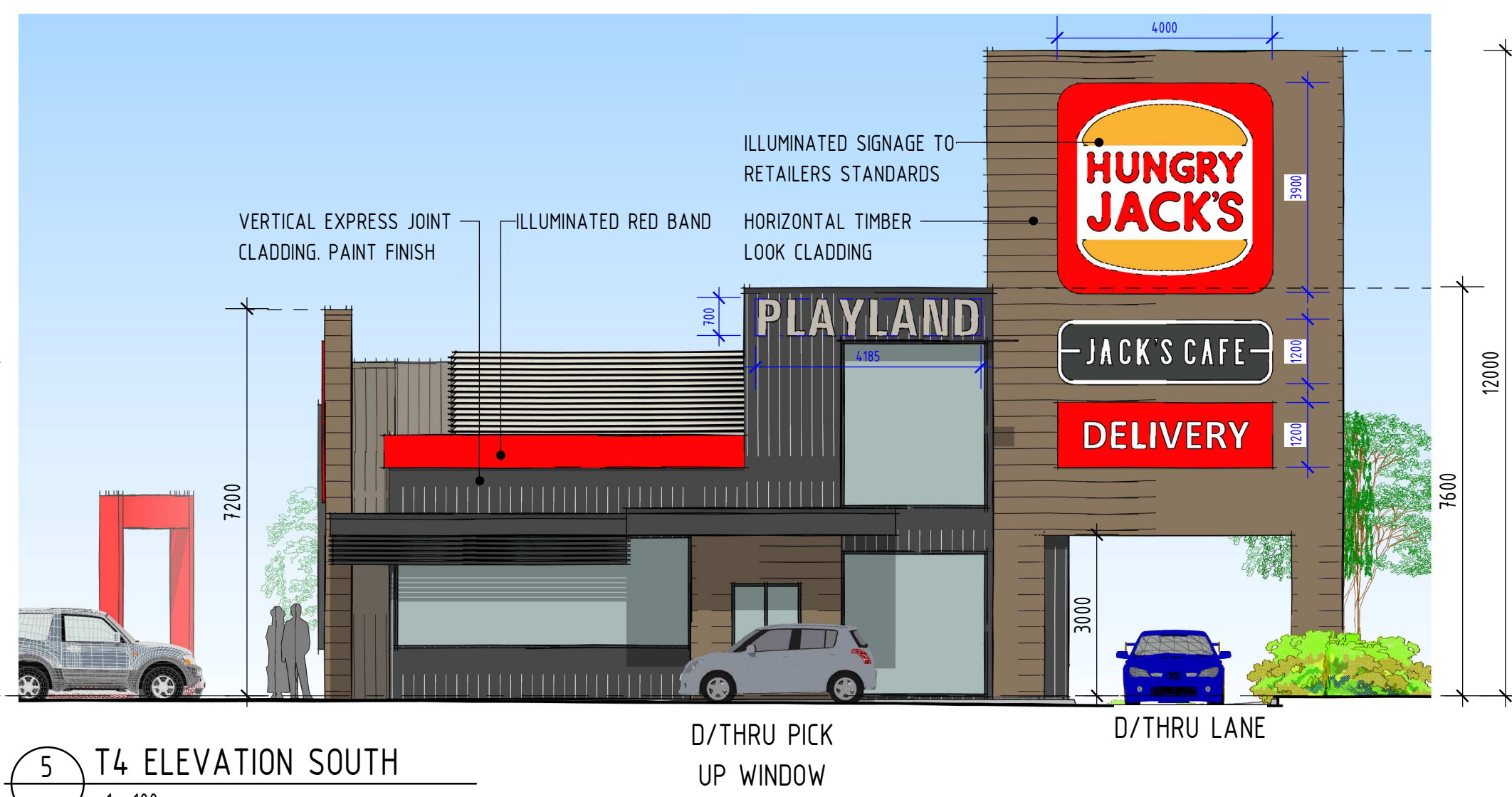
4 T4 ELEVATION EAST

1 : 100



3 T4 ELEVATION NORTH

1 : 100



5 T4 ELEVATION SOUTH

1 : 100

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CONSULTING ENGINEER



- ☐ commercial
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- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

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P2	21.05.2025	TM	PRELIMINARY ISSUE FOR COMMENT	SS
A	23.06.2025	BM	DA ISSUE	
B	13.10.2025	BM	RESPONSE TO COUNCIL LR	

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
HOLLOWS ROAD, FLAGSTONE	
Scale @A1 As indicated	Date JAN 2025
Drawn BM	Approved By GN

Drawing Title	
T4 - BUILDING ELEVATIONS & PERSPECTIVES	
Job Number - Drawing Number	Revision
24072	B
DA08	

AMENDED IN RED

By: Carly Prenzler

Date: 18/12/25



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1654

Date: 18 December 2025



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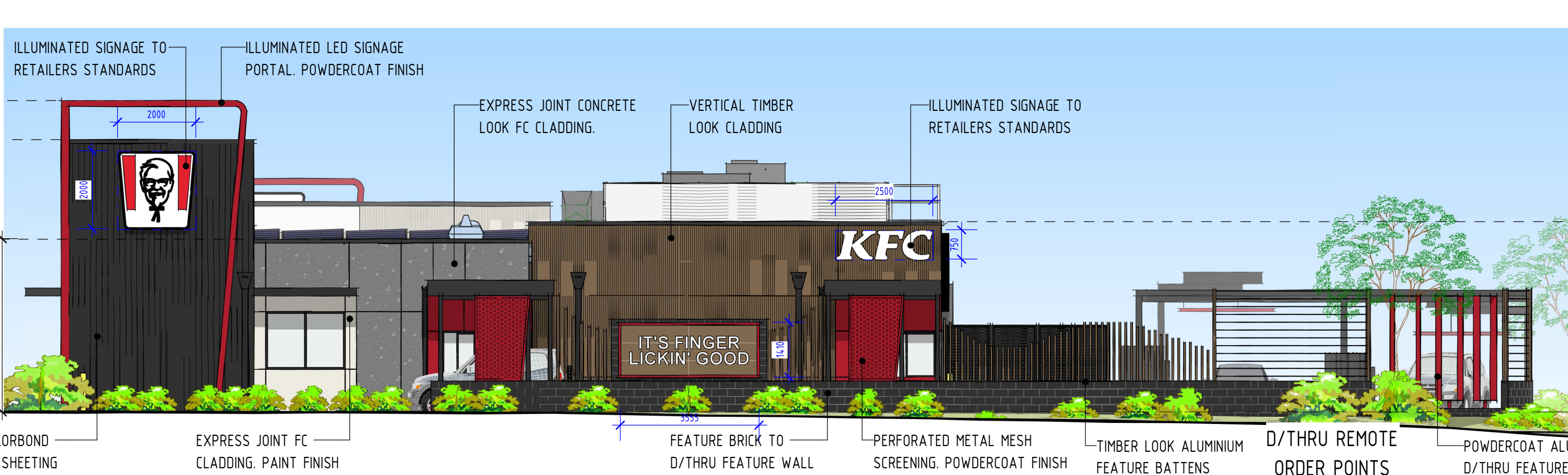
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As per Condition #30 Install a shaded pedestrian link from Hollows Road to T5

1 T5 PERSPECTIVE

2 T5 ELEVATION WEST

1 : 100

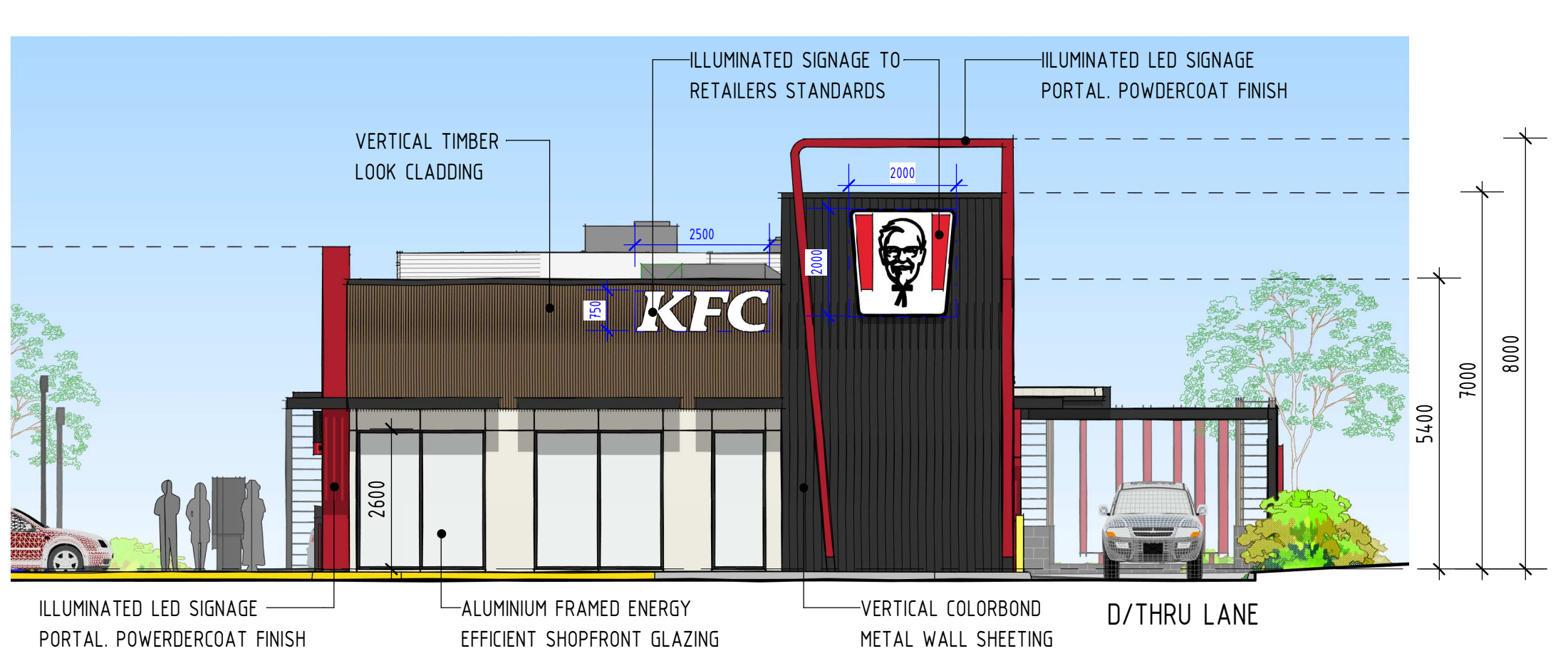


4 T5 - ELEVATION EAST

1 : 100

3 T5 - ELEVATION NORTH

1 : 100



5 T5 - ELEVATION SOUTH

1 : 100

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- | | |
|---------------------------------------|--|
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P1	23.01.2025	TM	ISSUE FOR COMMENT	
P2	21.05.2025	TM	PRELIMINARY ISSUE FOR COMMENT	SS
P3	18.06.2025	BM	ISSUE FOR INFORMATION	
A	23.06.2025	BM	DA ISSUE	
B	16.09.2025	BM	ISSUE FOR REVIEW	
C	13.10.2025	BM	RESPONSE TO COUNCIL I.R	
D	15.10.2025	BM	RESPONSE TO COUNCIL I.R	

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
HOLLOWES ROAD, FLAGSTONE	
Scale @A1 As indicated	Date JAN 2025
Drawn BM	Approved By GN

Drawing Title	
T5 - BUILDING ELEVATIONS & PERSPECTIVES	
Job Number - Drawing Number 24072	Revision D
DA09	

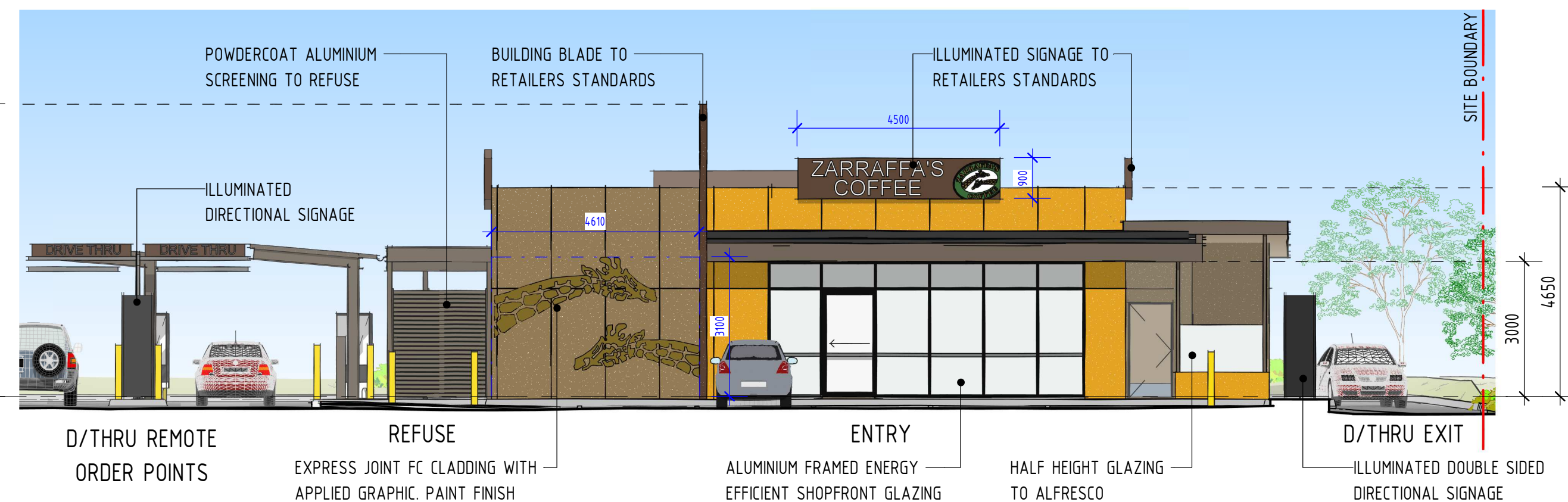
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1654

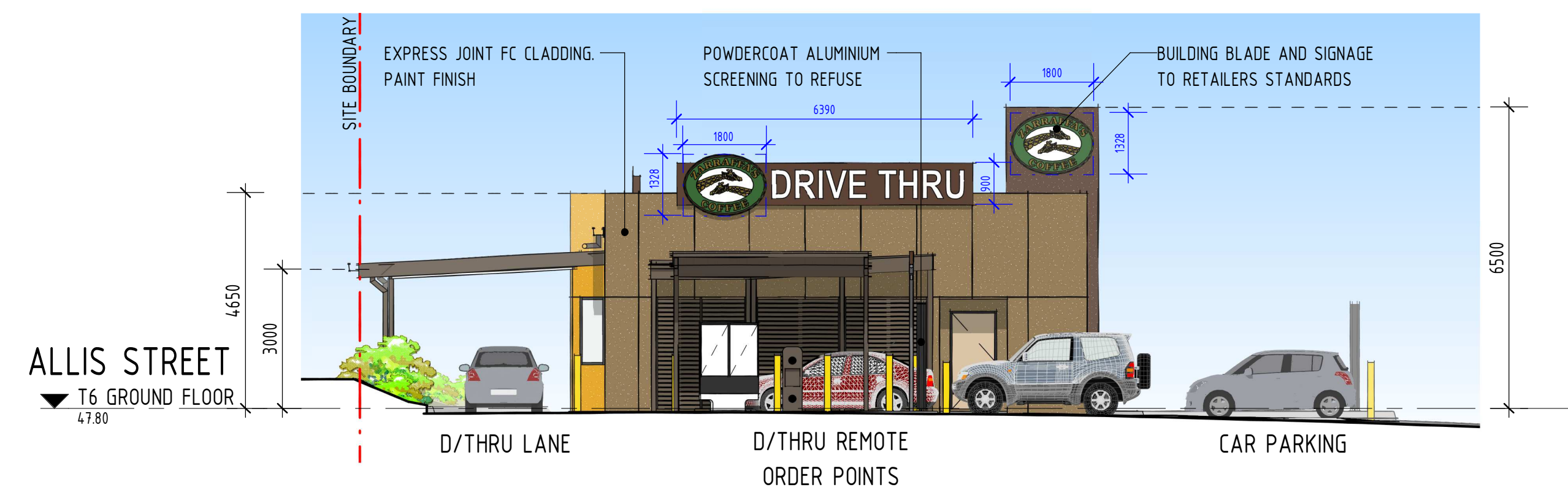
Date: 18 December 2025



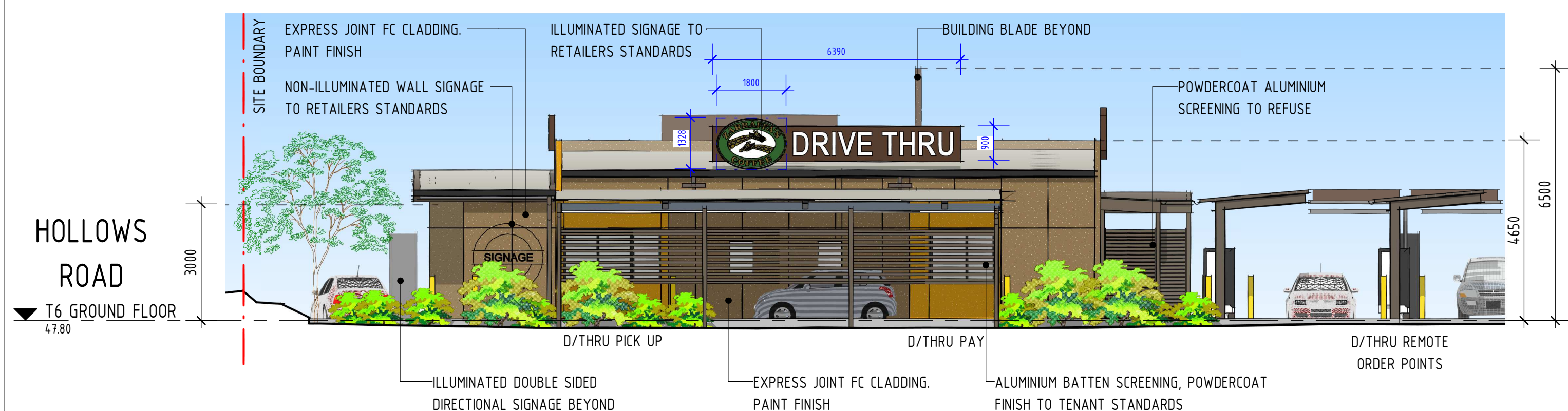
1 T6 PERSPECTIVE



2 T6 ELEVATION NORTH
1 : 100



3 T6 ELEVATION EAST
1 : 100



4 T6 ELEVATION SOUTH
1 : 100



5 T6 ELEVATION WEST
1 : 100

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- commercial service stations
mixed-use quick service restaurants
self-storage child care centres
industrial large format retail

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P1	23.01.2025		ISSUE FOR COMMENT		
P2	21.05.2025	TM	PRELIMINARY ISSUE FOR COMMENT		SS
A	23.06.2025	BM	DA ISSUE		
B	04.12.2025	BM	REVISED ISSUE FOR DA		

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
HOLLOWS ROAD, FLAGSTONE	
Scale @A1 As indicated	Date JAN 2025
Drawn BM	Approved By GN

Drawing Title	
T6 - BUILDING ELEVATIONS & PERSPECTIVES	
Job Number - Drawing Number 24072	Revision B

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1654

Date: 18 December 2025



ELLIS STREET

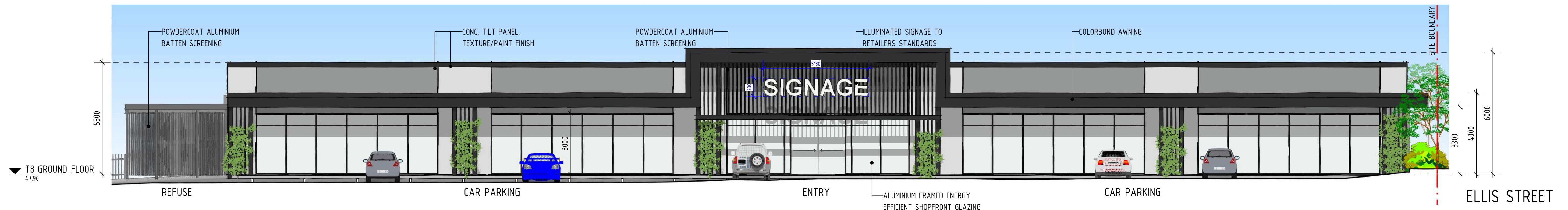
1 T8 PERSPECTIVE

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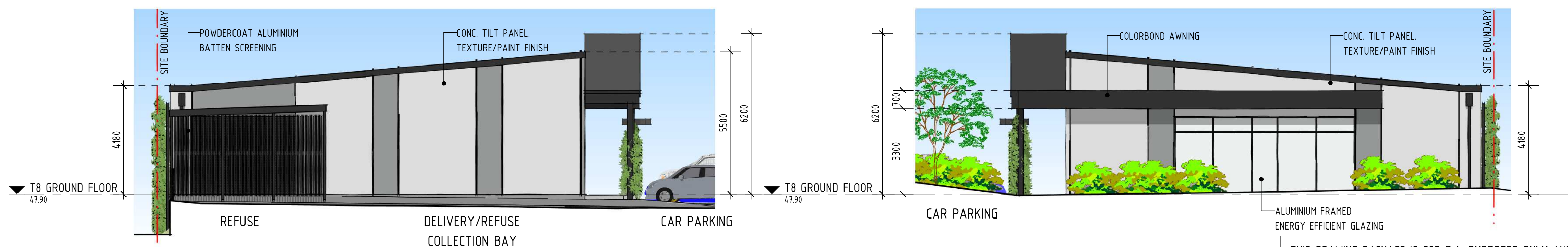
2 T8 ELEVATION WEST

1 : 100



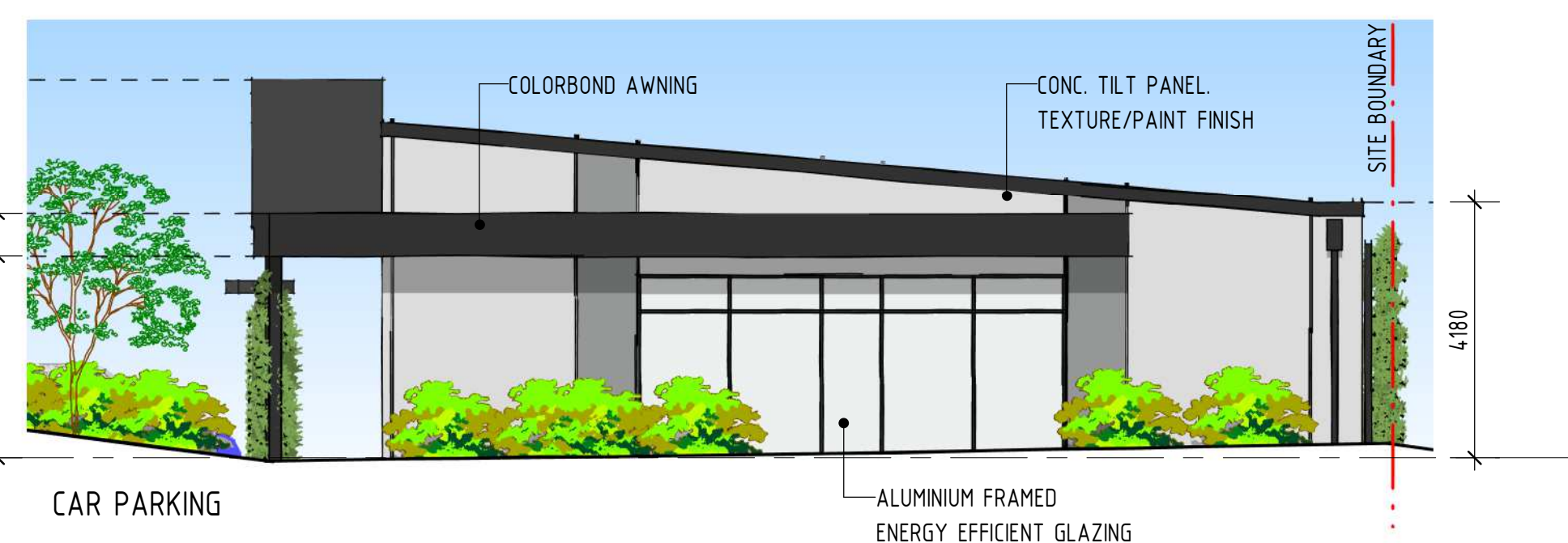
3 T8 ELEVATION EAST

1 : 100



4 T8 ELEVATION NORTH

1 : 100



5 T8 ELEVATION SOUTH

1 : 100

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P2	21.05.2025	TM	PRELIMINARY ISSUE FOR COMMENT	SS
A	23.06.2025	BM	DA ISSUE	

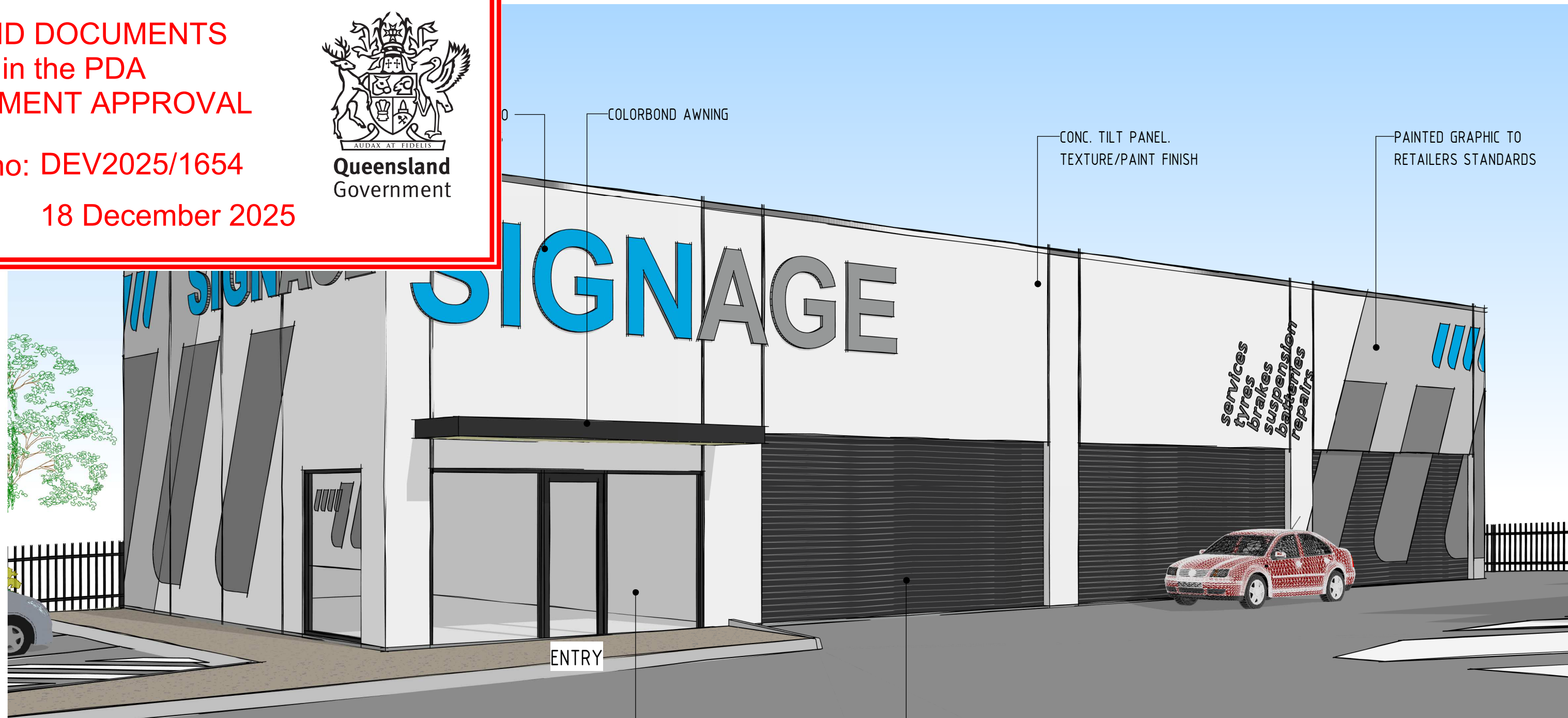
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PROPOSED MIXED USE DEVELOPMENT	
HOLLOWS ROAD, FLAGSTONE	
Scale @A1 As indicated	Date JAN 2025
Drawn BM	Approved By GN

Drawing Title	
T8 - BUILDING ELEVATIONS & PERSPECTIVES	
Job Number - Drawing Number 24072	Revision DA12
	A

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1654

Date: 18 December 2025



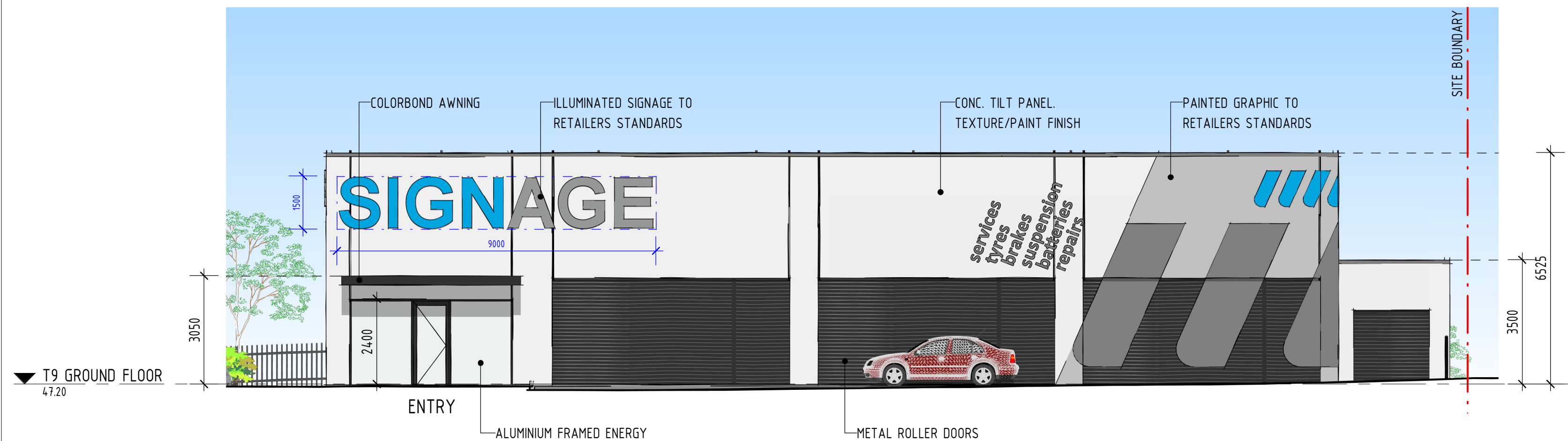
1 T9 PERSPECTIVE

DA ISSUE

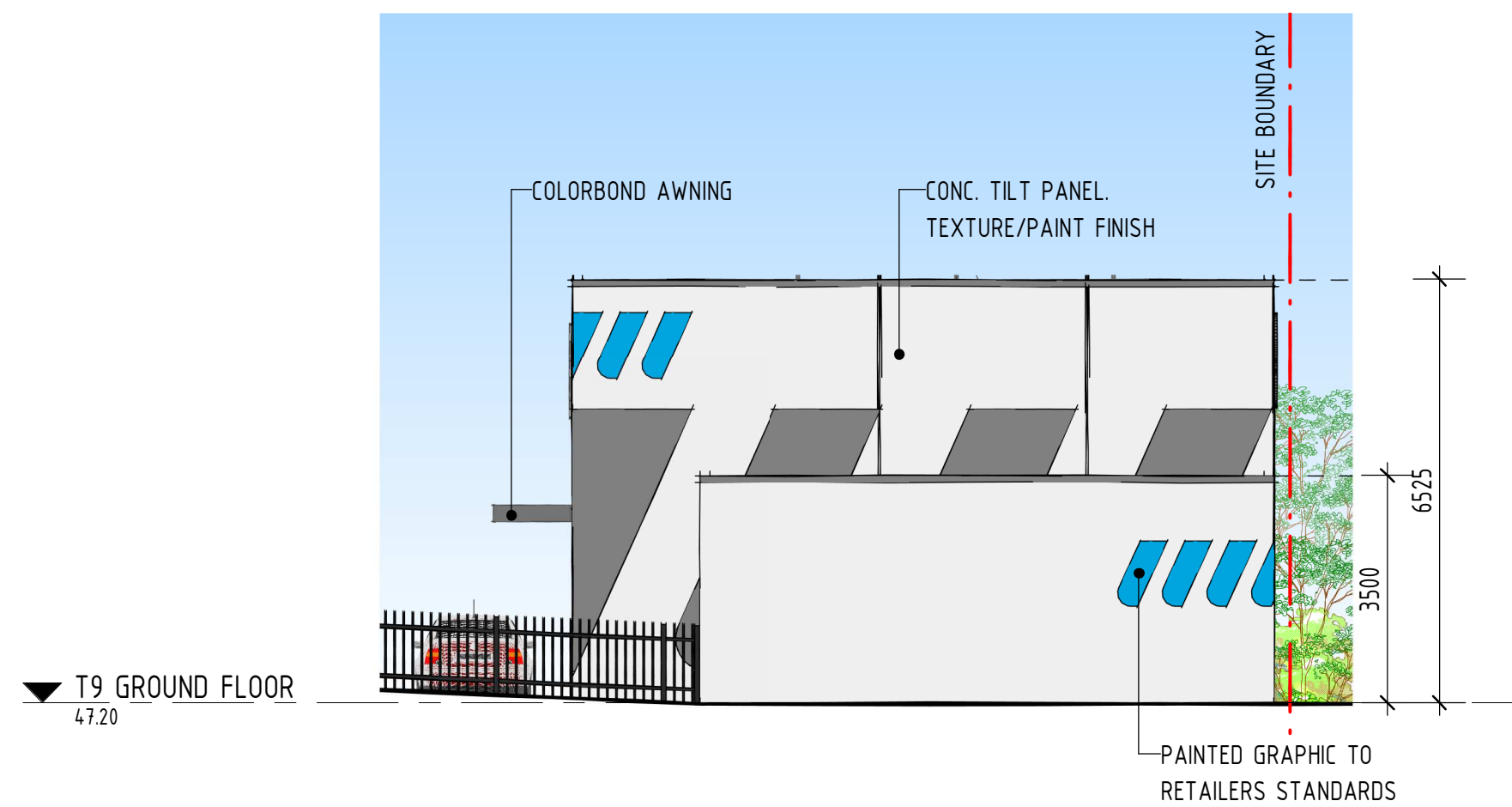
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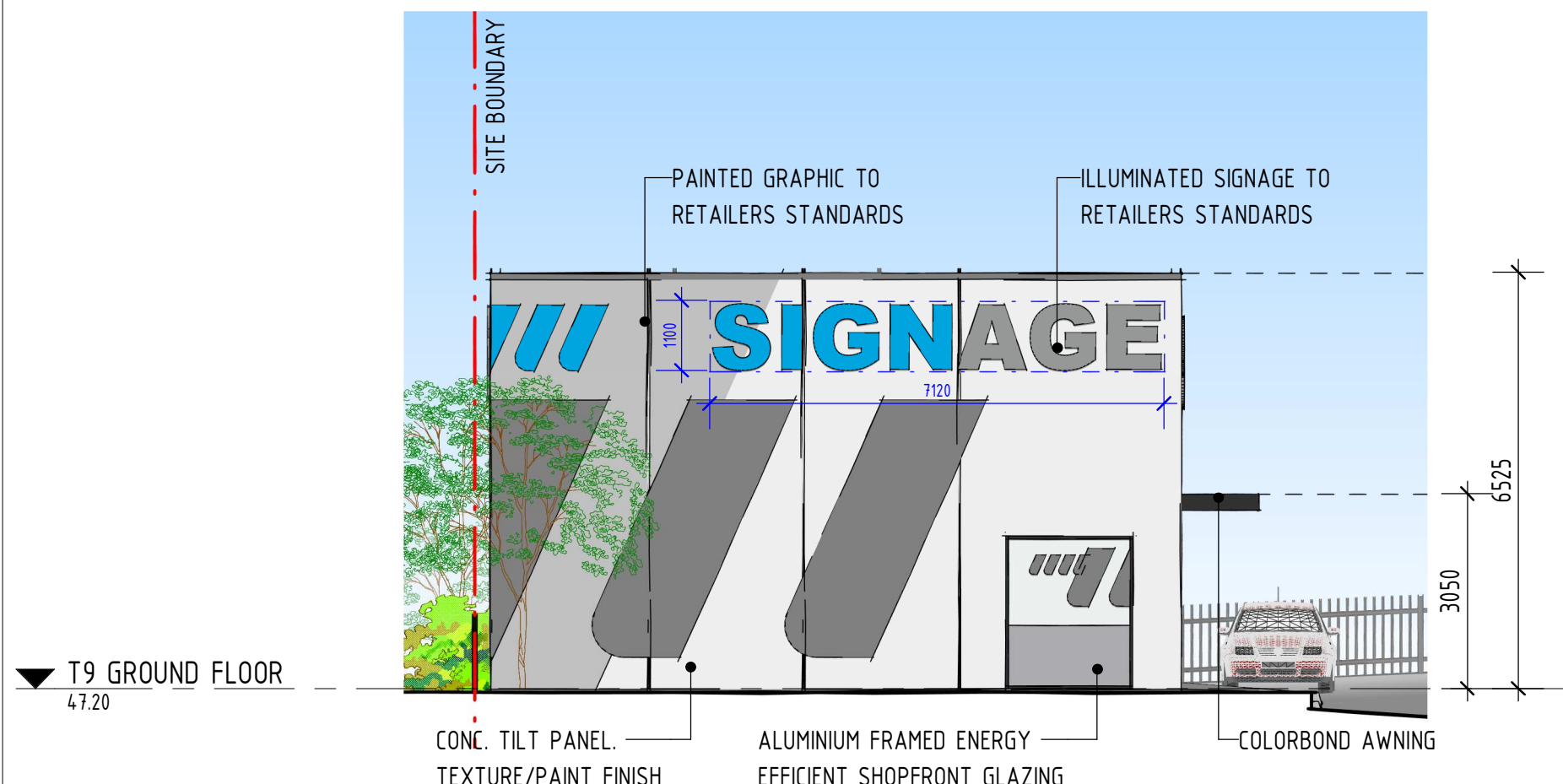
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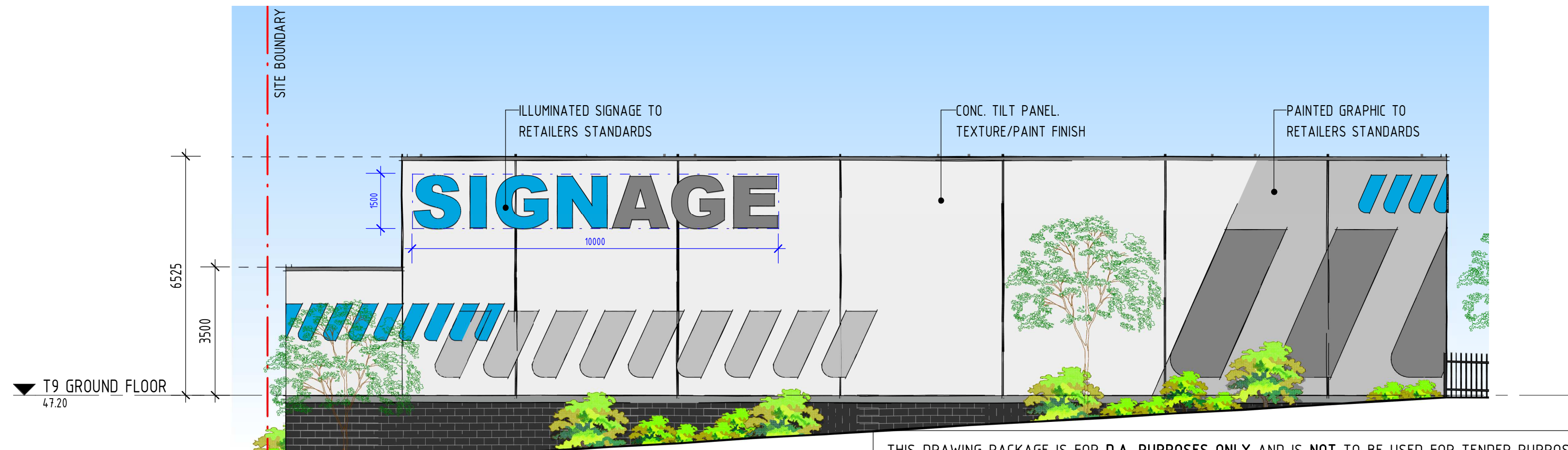
2 T9 - ELEVATION SOUTH
1 : 100



3 T9 - ELEVATION EAST
1 : 100



4 T9 - ELEVATION WEST
1 : 100



5 T9 - ELEVATION NORTH
1 : 100

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A	23.06.2025	BM	DA ISSUE	
B	13.10.2025	BM	RESPONSE TO COUNCIL LR	

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
HOLLOWS ROAD, FLAGSTONE	
Scale @A1 As indicated	Date JAN 2025
Drawn BM	Approved By GN

Drawing Title	
T9 - BUILDING ELEVATIONS & PERSPECTIVES	
Job Number - Drawing Number 24072	Revision DA13 B

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1654

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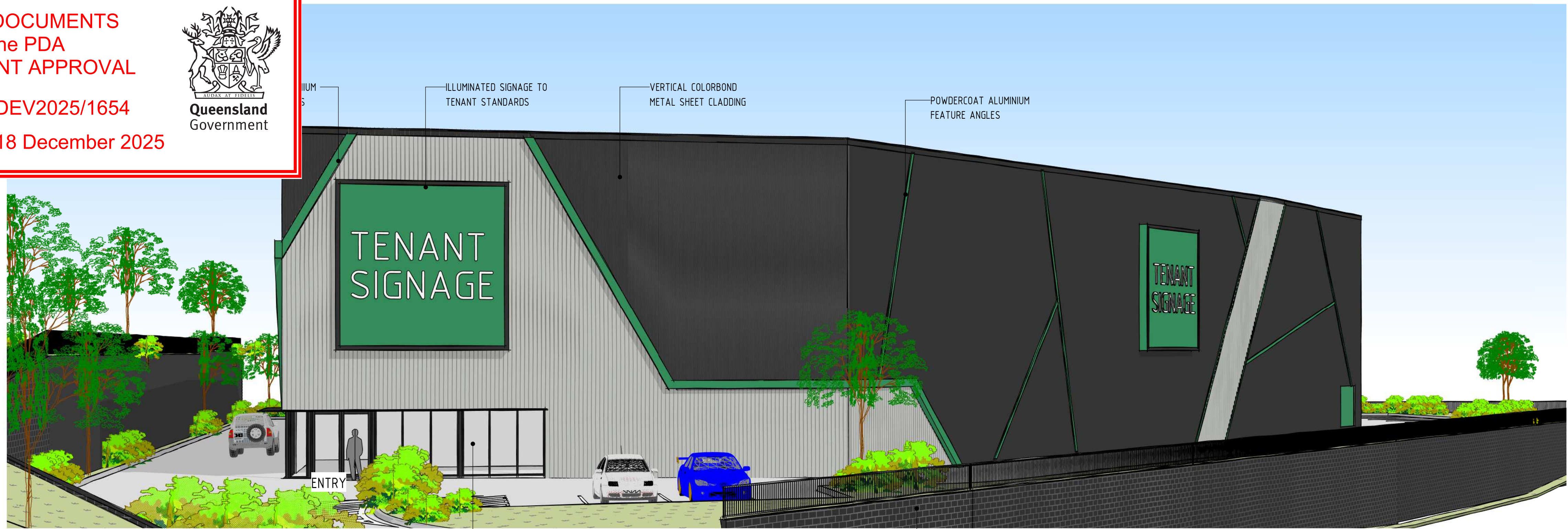


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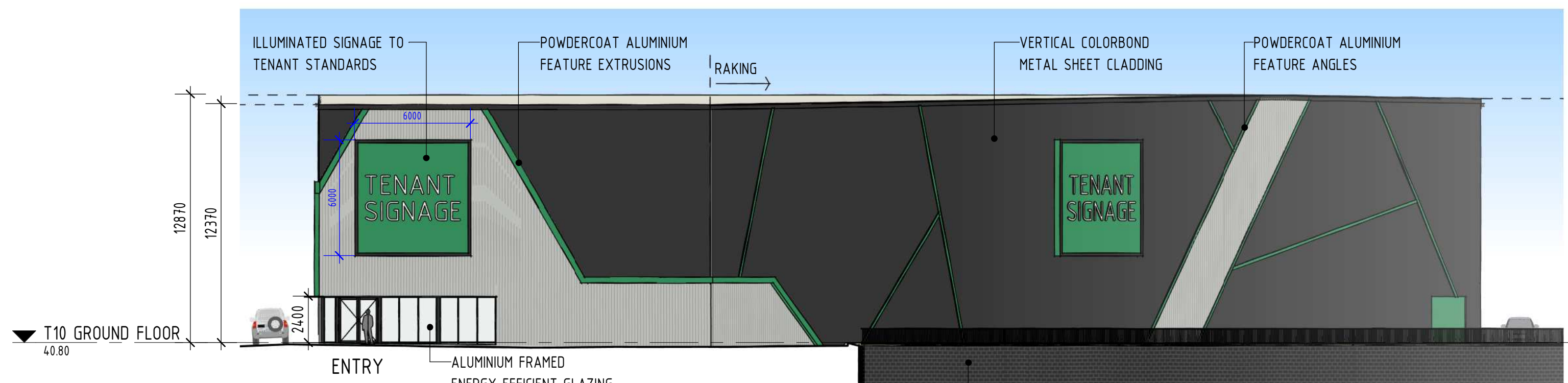
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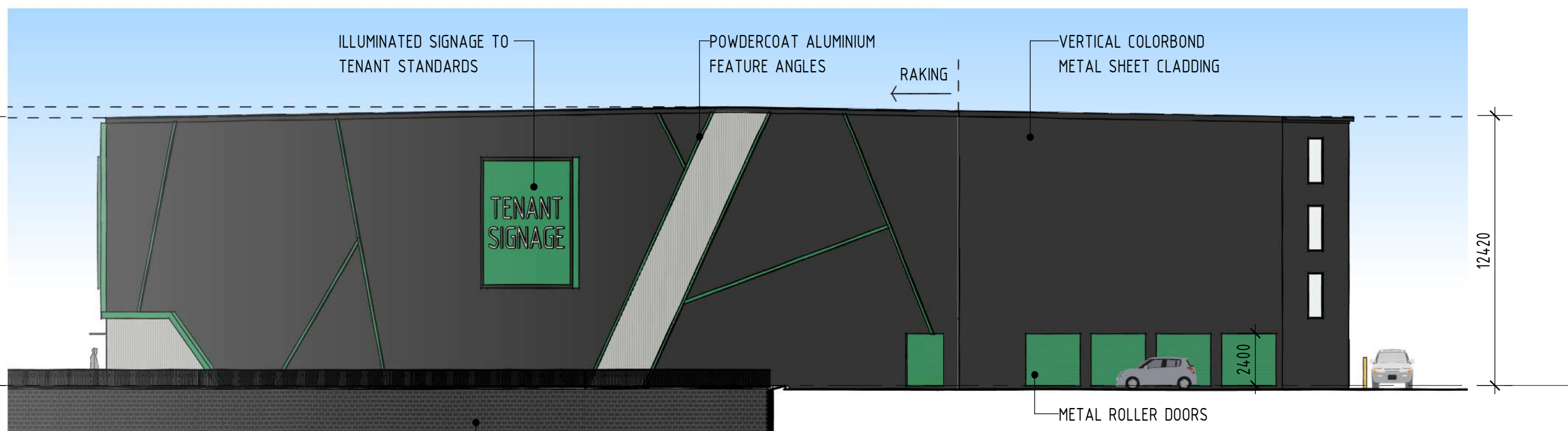


1 T10 PERSPECTIVE



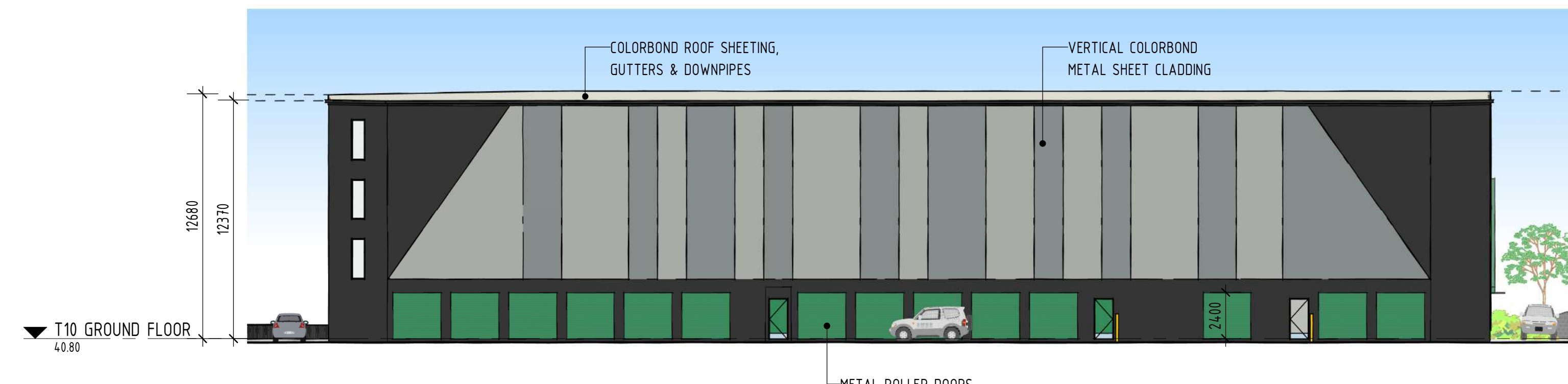
2 T10 ELEVATION EAST

1 : 200



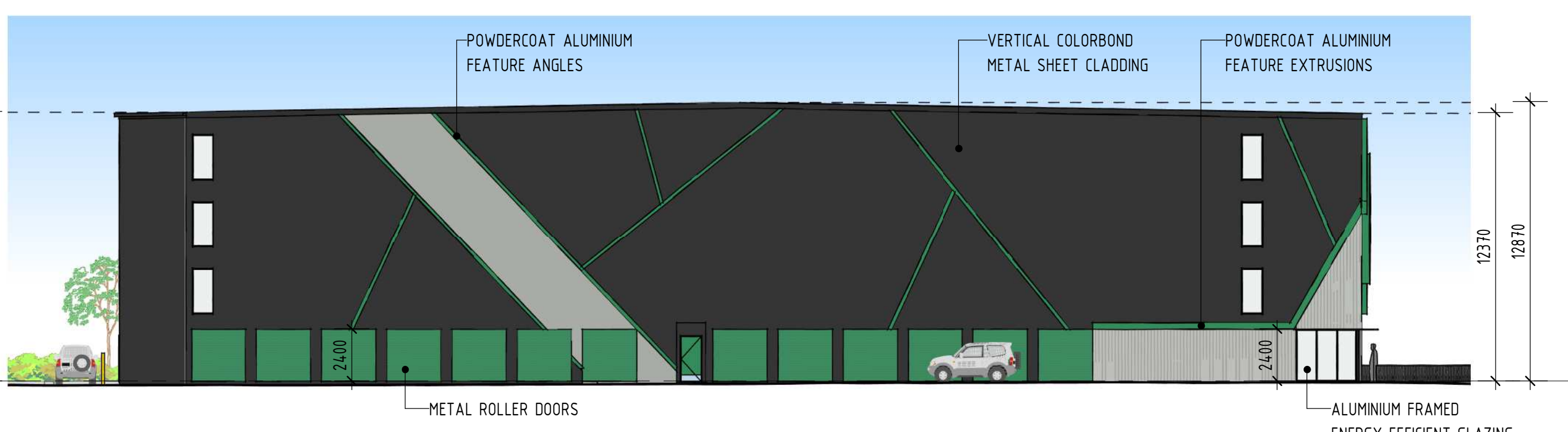
3 T10 ELEVATION NORTH

1 : 200



4 T10 ELEVATION WEST

1 : 200



5 T10 ELEVATION SOUTH

1 : 200

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- ☐ commercial ☐ service stations ☐ mixed-use ☐ quick service restaurants ☐ self storage ☐ child care centres ☐ industrial ☐ large format retail

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Revision and approvals				Project Description	
Rev	Date	Drn	Description	Appr	
P1	23.01.2025		ISSUE FOR COMMENT		PROPOSED MIXED USE DEVELOPMENT
P2	21.05.2025	TM	PRELIMINARY ISSUE FOR COMMENT	SS	
A	23.06.2025	BH	DA ISSUE		HOLLOWS ROAD, FLAGSTONE
					Scale @A1 As indicated
					Drawn BM

Project Description		Drawing Title	
PROPOSED MIXED USE DEVELOPMENT		T10 - BUILDING ELEVATIONS & PERSPECTIVES	
HOLLOWS ROAD, FLAGSTONE		Job Number - Drawing Number	
		24072 DA14	
		Revision	
		A	

Project Description		Drawing Title	
PROPOSED MIXED USE DEVELOPMENT		T10 - BUILDING ELEVATIONS & PERSPECTIVES	
HOLLOWS ROAD, FLAGSTONE		Job Number - Drawing Number	
		24072 DA14	
		Revision	
		A	

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CONSULTING ENGINEER



- ☐ commercial
- ☐ mixed-use
- ☐ self storage
- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	23.01.2025		ISSUE FOR COMMENT	
A	23.06.2025	BH	DA ISSUE	
B	13.10.2025	BH	RESPONSE TO COUNCIL L/R	
C	15.10.2025	BH	RESPONSE TO COUNCIL L/R	

Project Description	
PROPOSED MIXED USE DEVELOPMENT	
HOLLOWS ROAD, FLAGSTONE	
Scale @A1	Date JAN 2025
Drawn BH	Approved By GN

Drawing Title	
PHOTOREALISTIC RENDER	
Job Number - Drawing Number	24072 DA15
Revision	C

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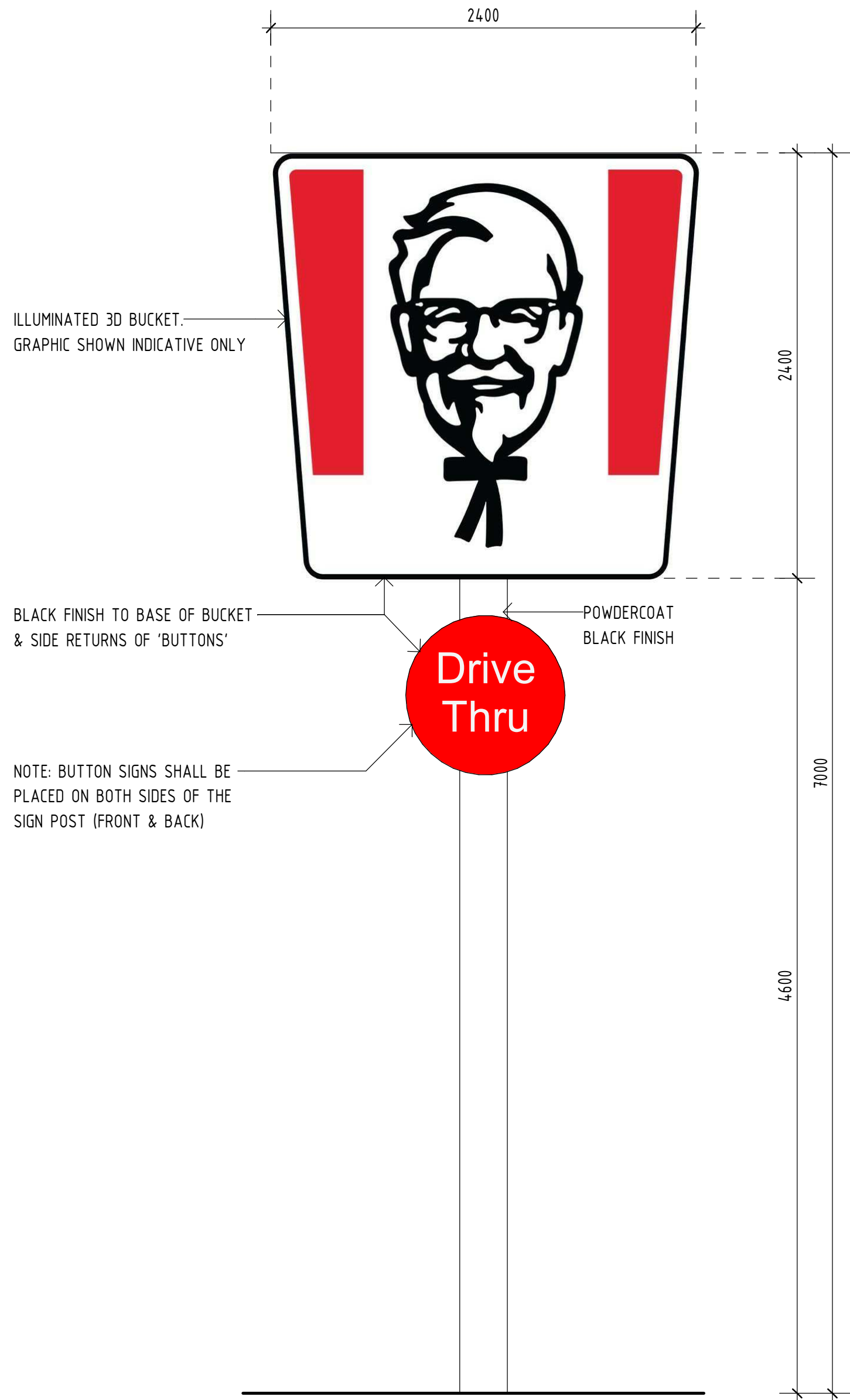
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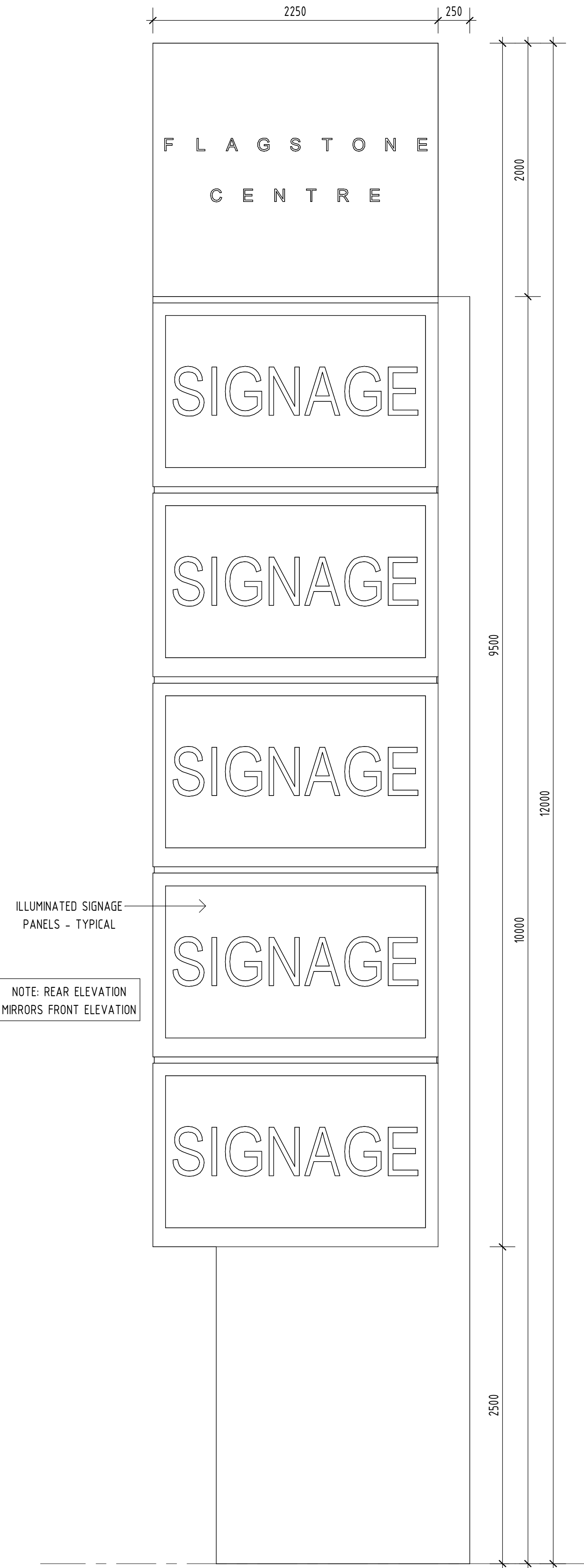
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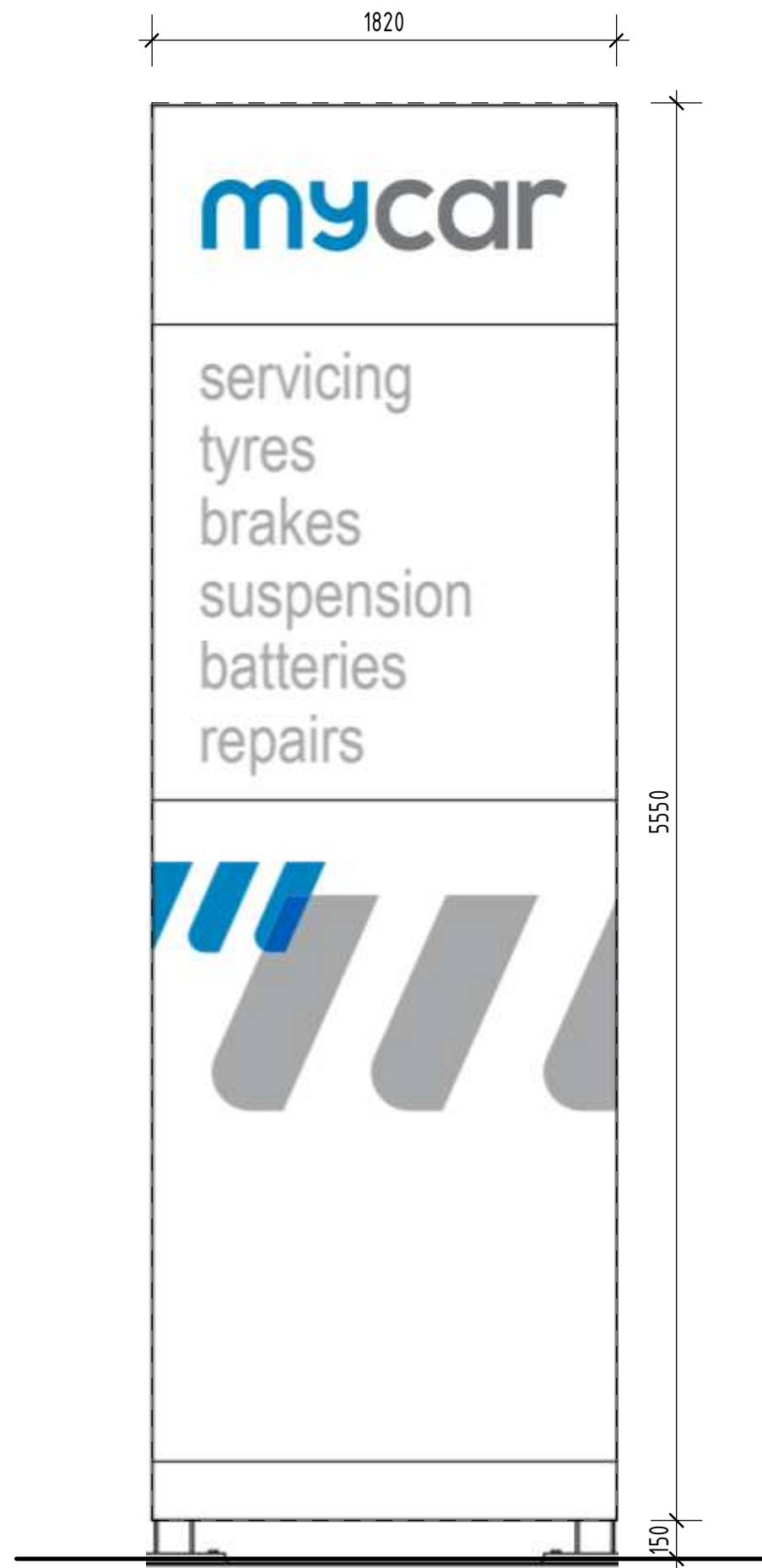
1 PS1 - TENANCY PYLON SIGNAGE DETAIL

1 : 25



2 PS2/PS3/PS4 - SHARED SITE PYLON SIGN - 12m

1 : 25



3 PS5 - TENANCY PYLON SIGNAGE DETAIL

1 : 25

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Sparkletown Flagstone
Development Application

04.06.25

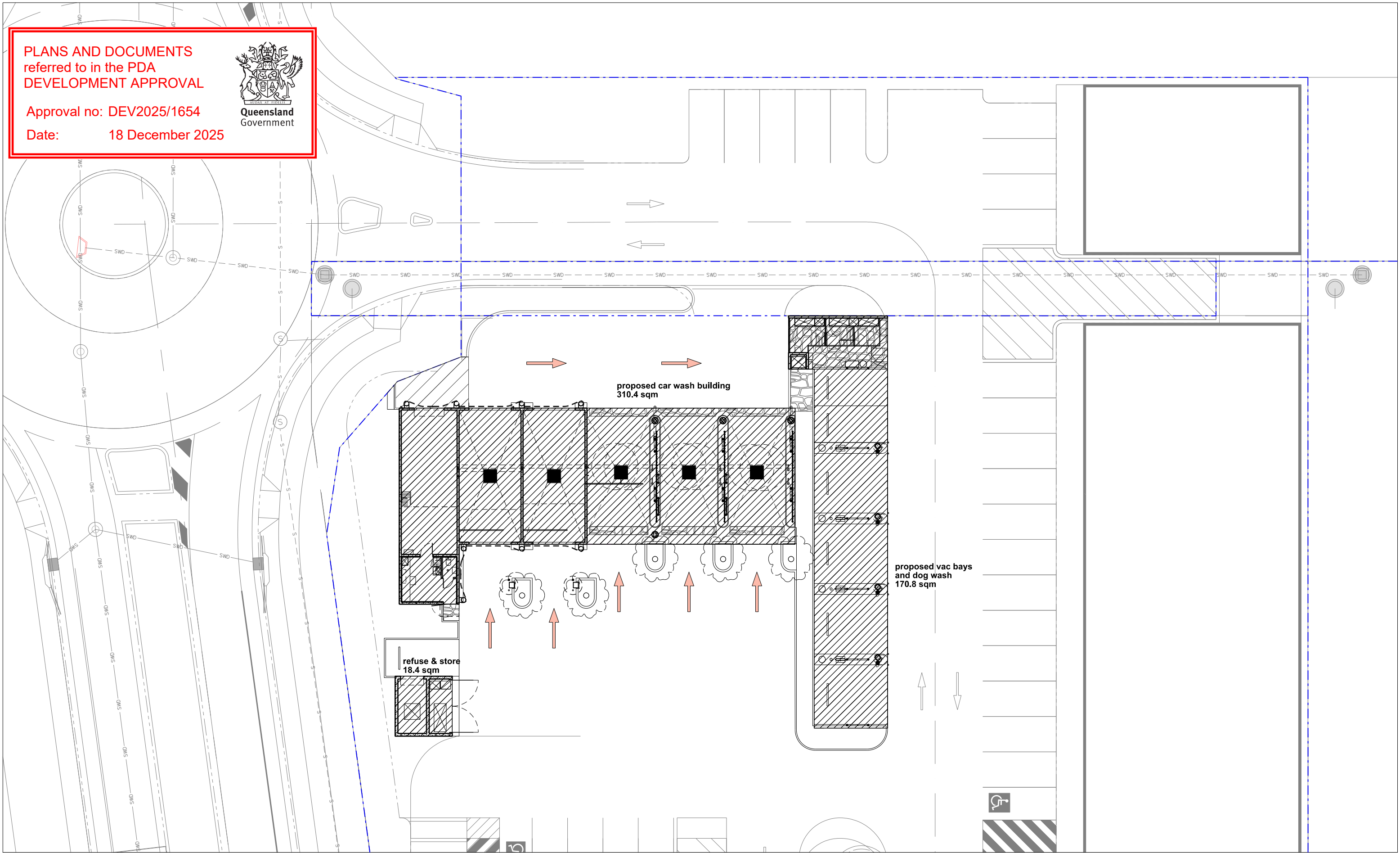
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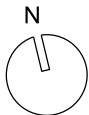
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Rev	Description	By	Date	Rev	Description	By	Date	Rev	Description	By	Date

Key Plan

North Point



Document Control Status

CONCEPT DESIGN

Project

Sparkletown Flagstone

Drawing Title

Site Plan

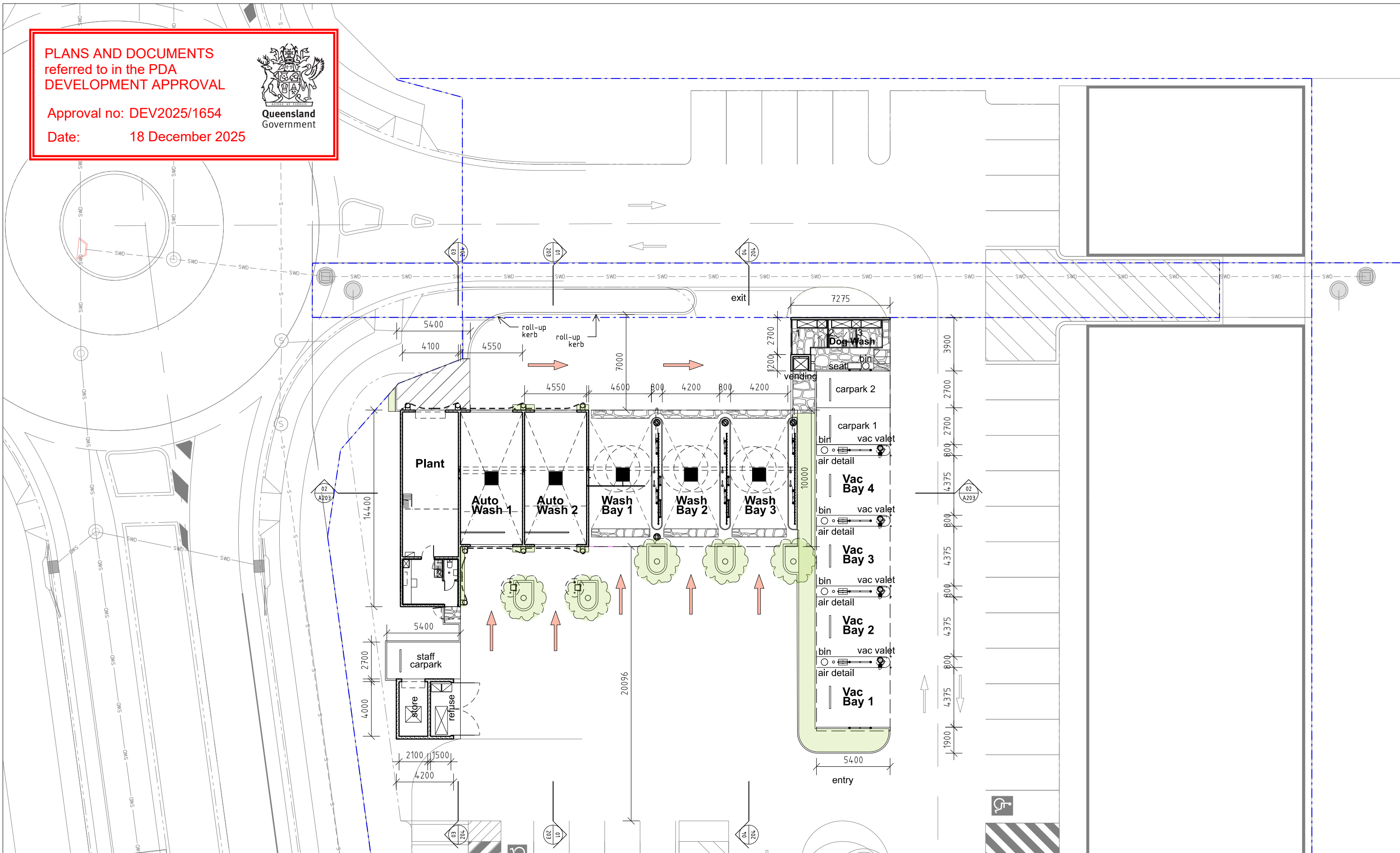
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Drawing Number:				Revision:			

A-100

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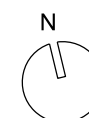
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[illegible]

North Point



CONCEPT DESIGN

Sparkletown Flagstone

Sparkletown Holdings

Ground Plan

Drawn:	DT	Date:	04.06.25	Proj. Architect:	DT	Date:	04.06.25
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Drawing Number:						Revision:	
A-101						-	

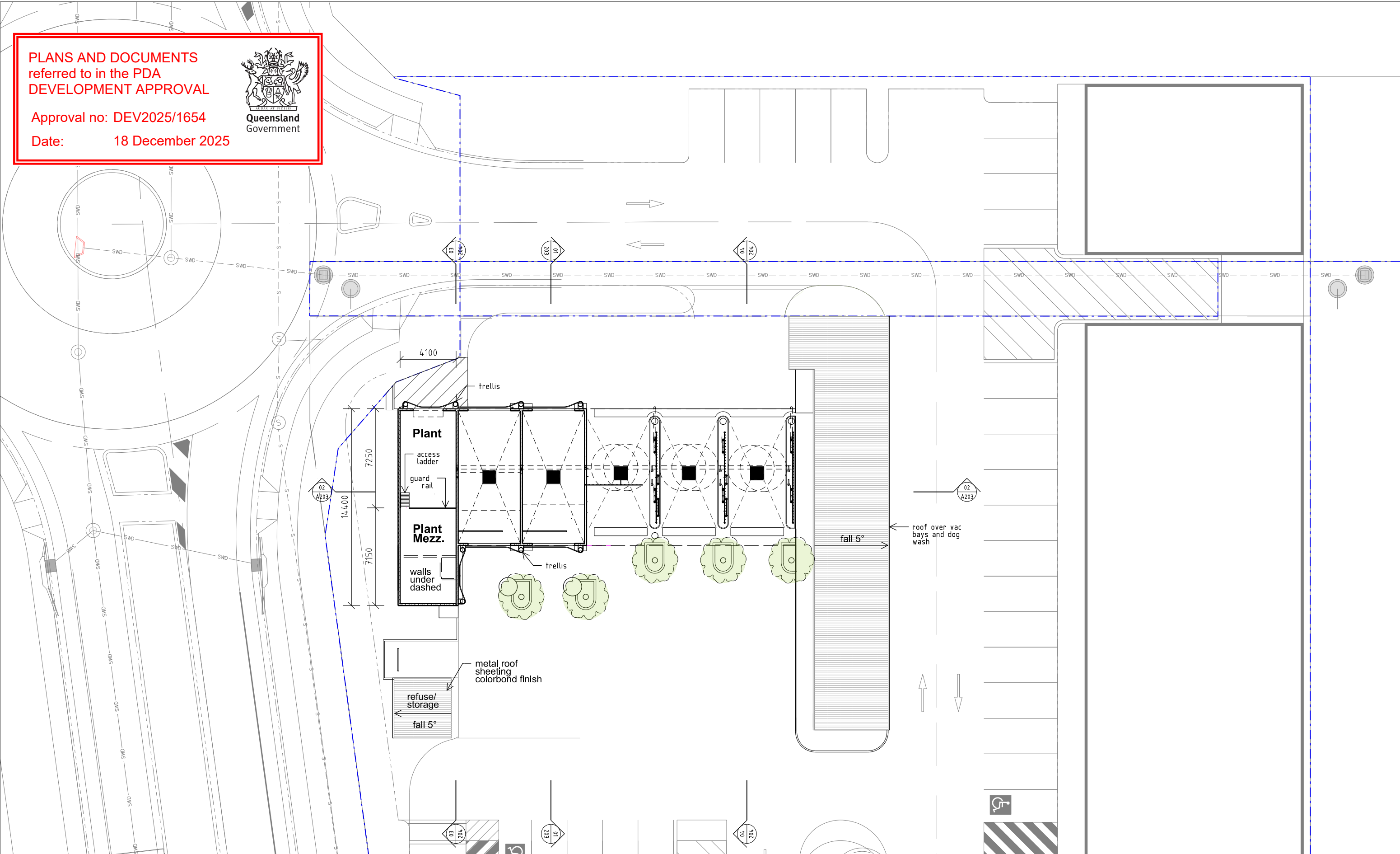
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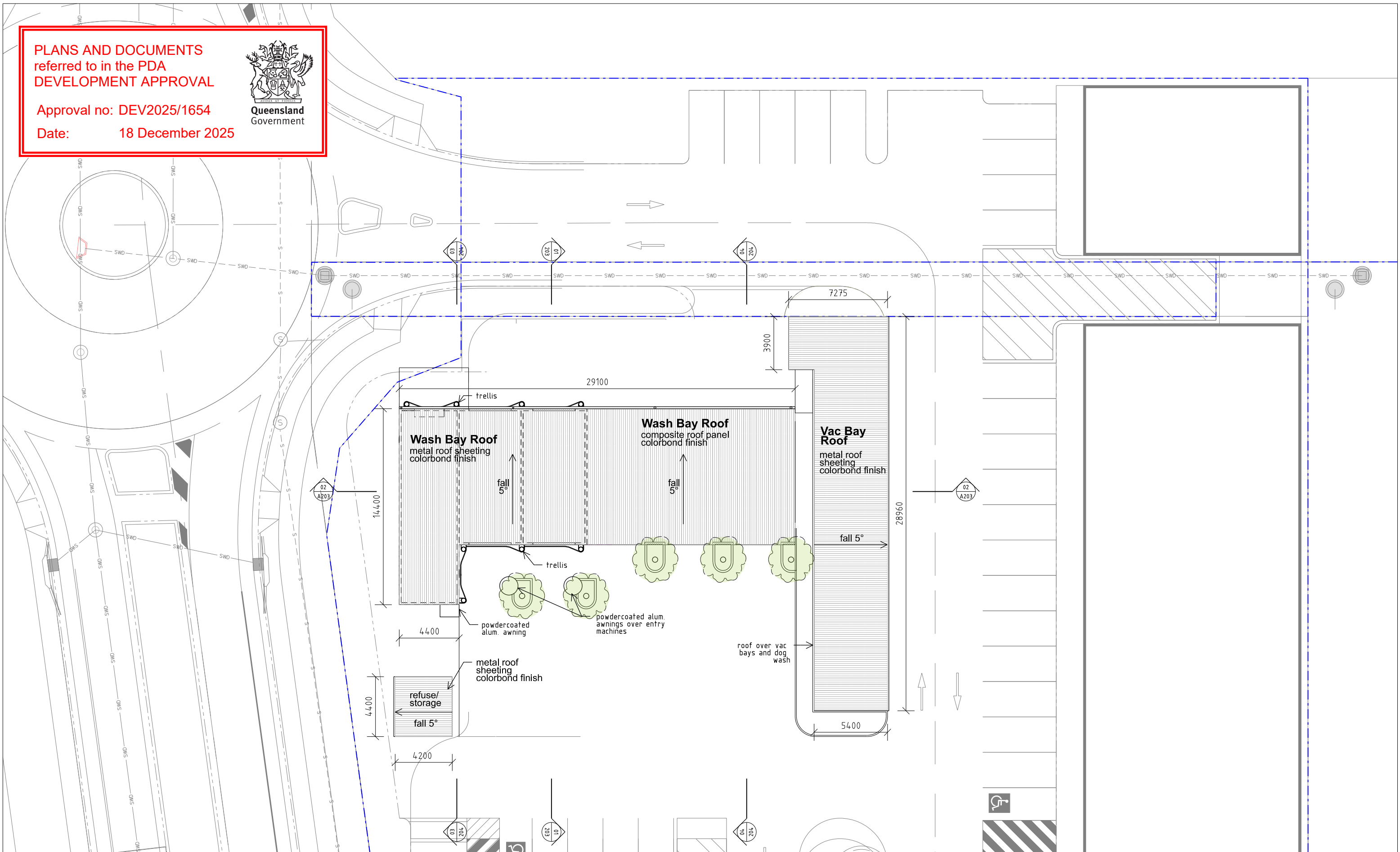


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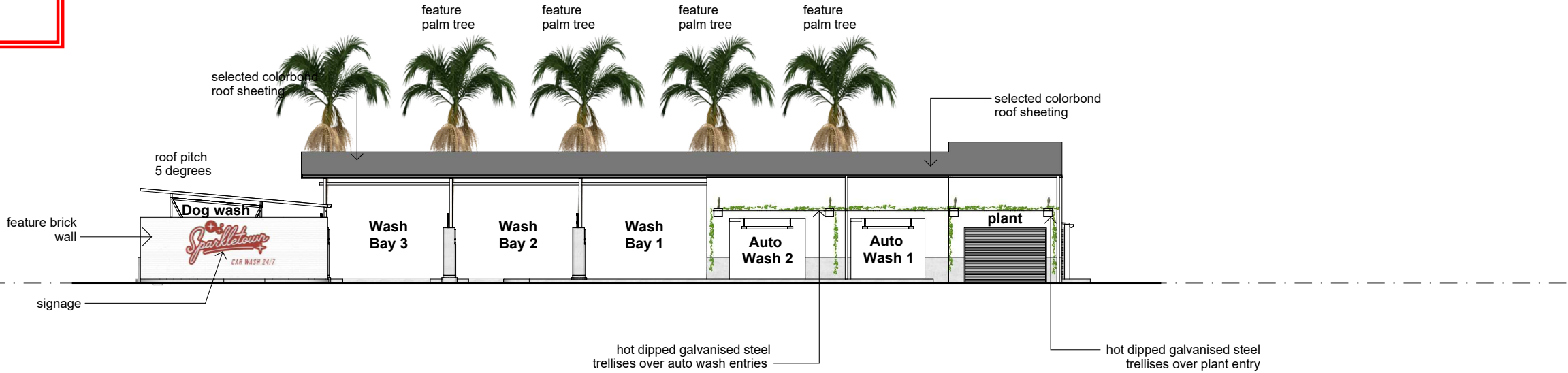
Twohill & James. Level 2, 171 Robertson, St Fortitude Valley QLD 4005 07 3257 0100 mail@twohillandjames.com www.twohillandjames.com Twohill and James Pty Ltd ABN 94 148 999 848	Rev	Description	By	Date	Rev	Description	By	Date	Rev	Description	By	Date	Key Plan	North Point 	Document Control Status	CONCEPT DESIGN	Project	Sparkletown Flagstone	Drawing Title			
	Roof Plan																					
	Drawn: DT		Date: 04.06.25		Proj. Architect: DT		Date: 04.06.25															
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	Roof Plan																					
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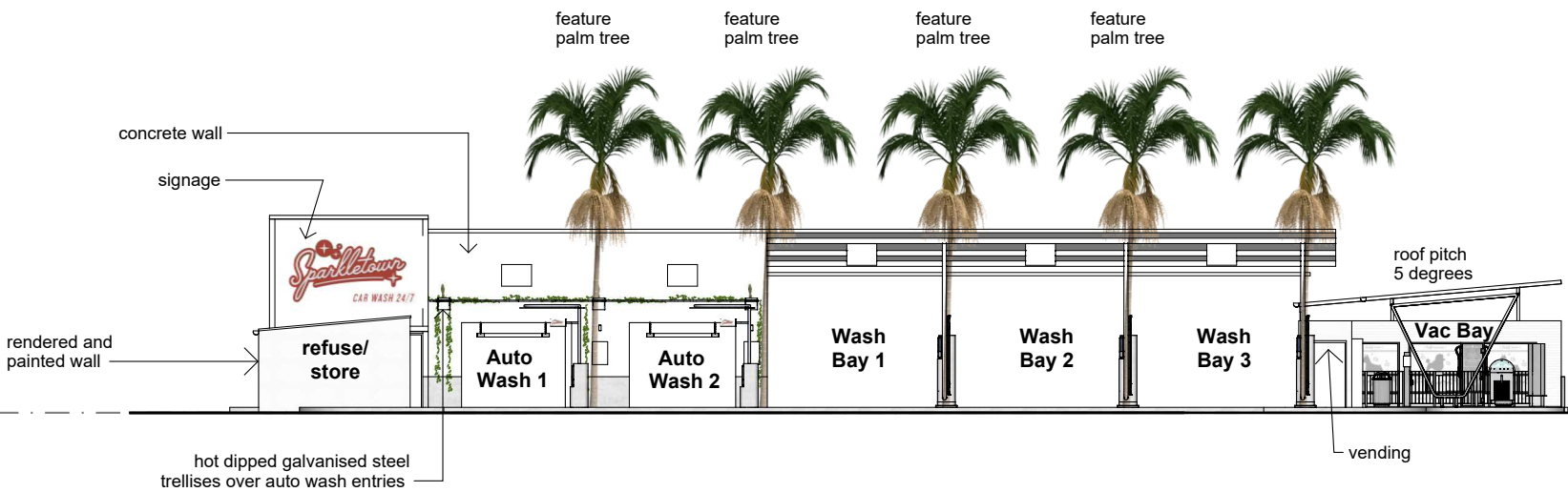
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01 Elevation 01
Scale 1:200



02 Elevation 02
Scale 1:200

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Rev	Description	By	Date	Rev	Description	By	Date	Rev	Description	By	Date

North Point

Document Control Status

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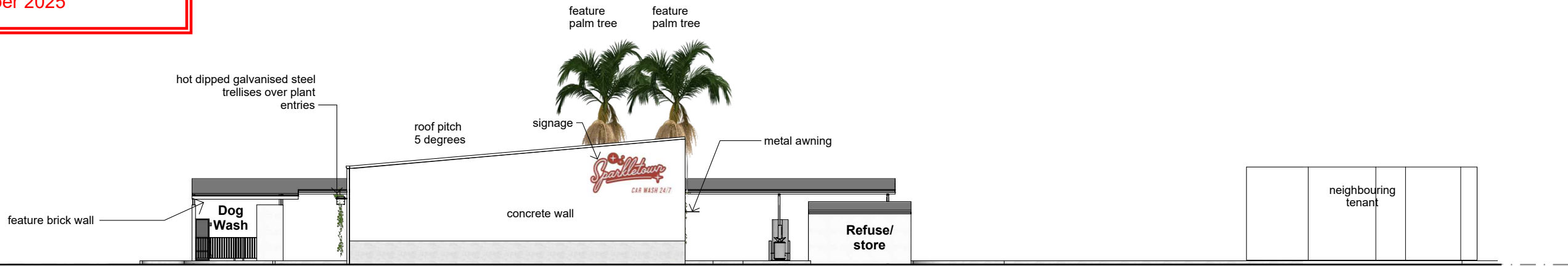
Project
Sparkletown Flagstone

Client
Sparkletown Holdings

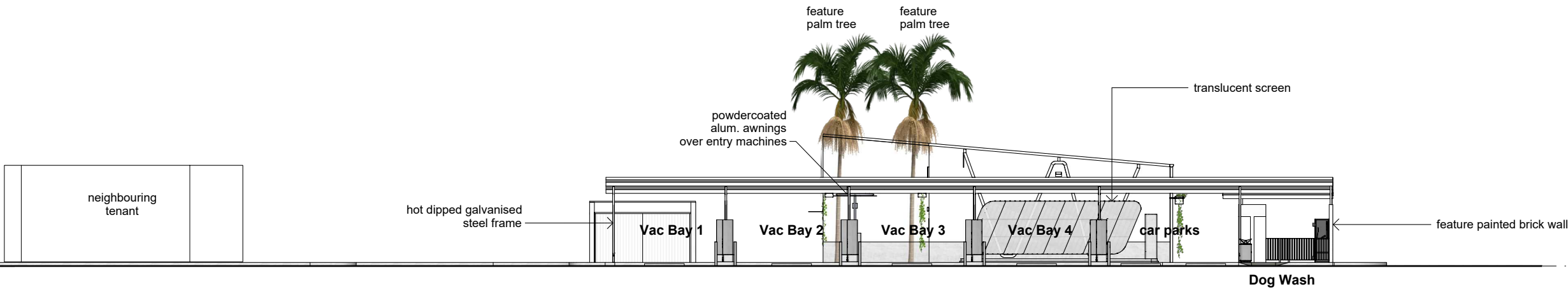
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Drawing Number: A-201			Revision: -

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03 Elevation 03
Scale 1:200

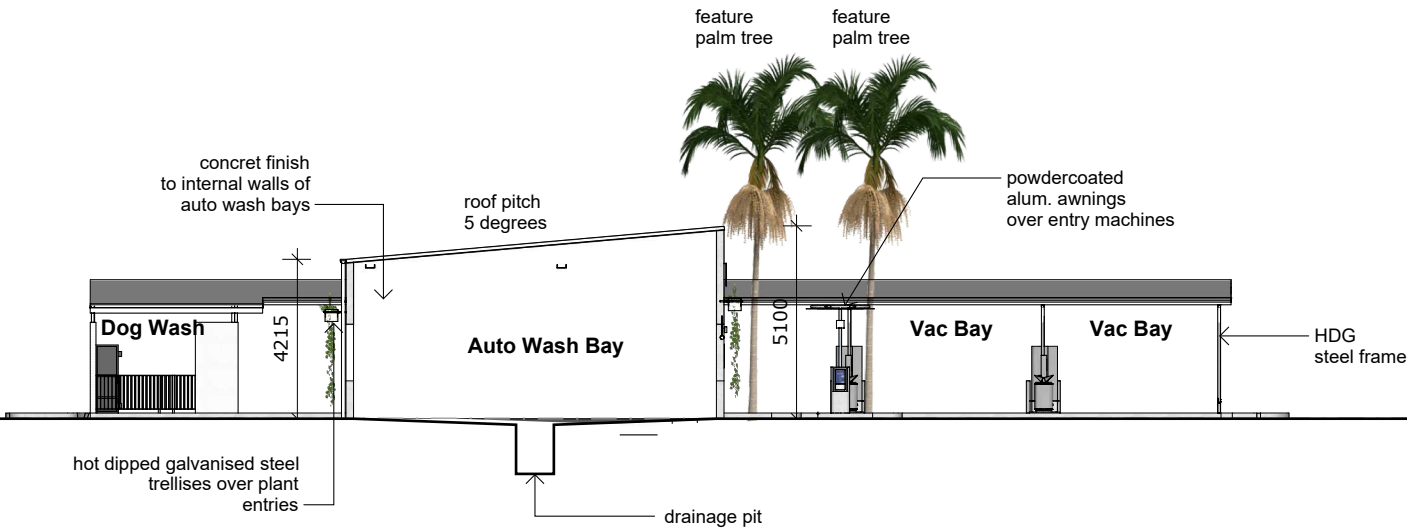


04 Elevation 04
Scale 1:200

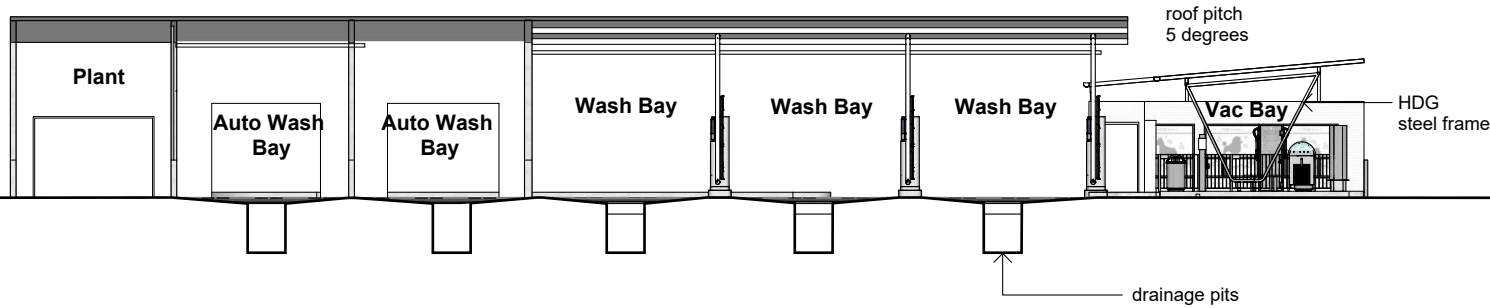
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01 Section 01
Scale 1:200



02 Section 02
Scale 1:200

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North Point

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**Development
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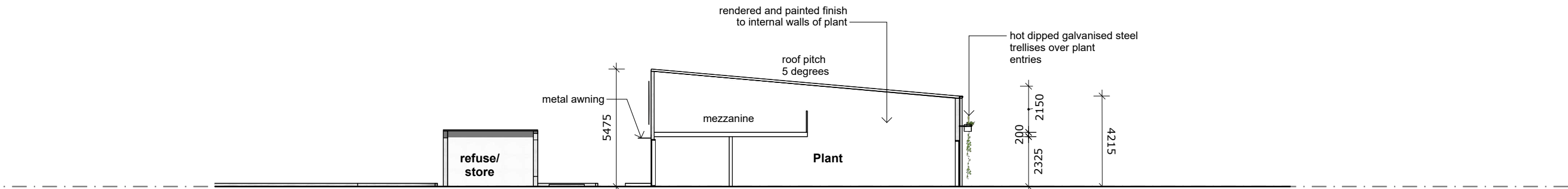
Project
Sparkletown Flagstone

Client
Sparkletown Holdings

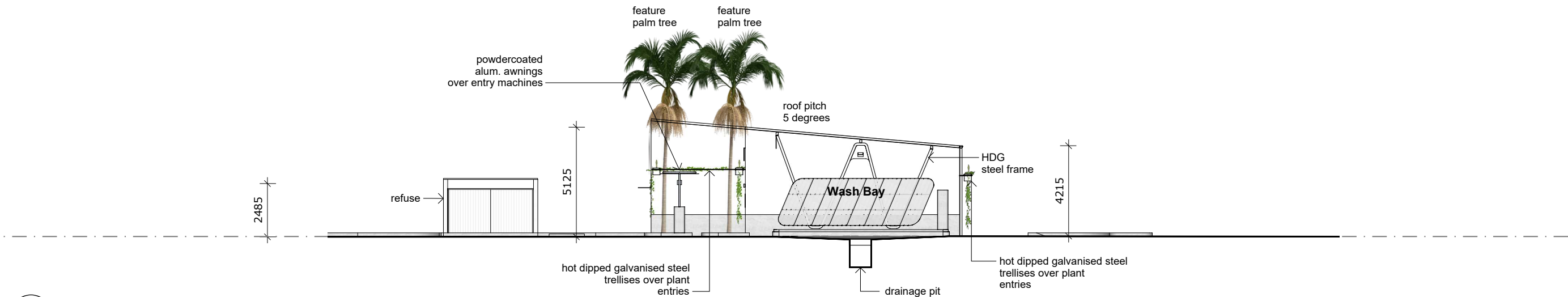
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Drawing Number: A-203			Revision: -

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03 Section 03
Scale 1:200



04 Section 04
Scale 1:200

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SOUTH-EAST SITE VIEW



NORTH-EAST SITE VIEW



NORTH-WEST SITE VIEW



SOUTH-WEST SITE VIEW

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		CONCEPT DESIGN	Sparkletown Flagstone	3D Views			
				Drawn:	Date:	Proj. Architect:	Date:
				DT	04.06.25	DT	04.06.25
				Cad File:	Scale:	Project Number:	
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		Client		Drawing Number:	A-401		Revision:
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Key Plan	North Point											
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Project	Sparkletown Flagstone											
Drawing Title	3D Views											
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