

APPENDIX B

Proposal Plans

Prepared by:

Verve Design Group

ARCHITECTURAL DA DRAWINGS

PROPOSED MIXED USE DEVELOPMENT

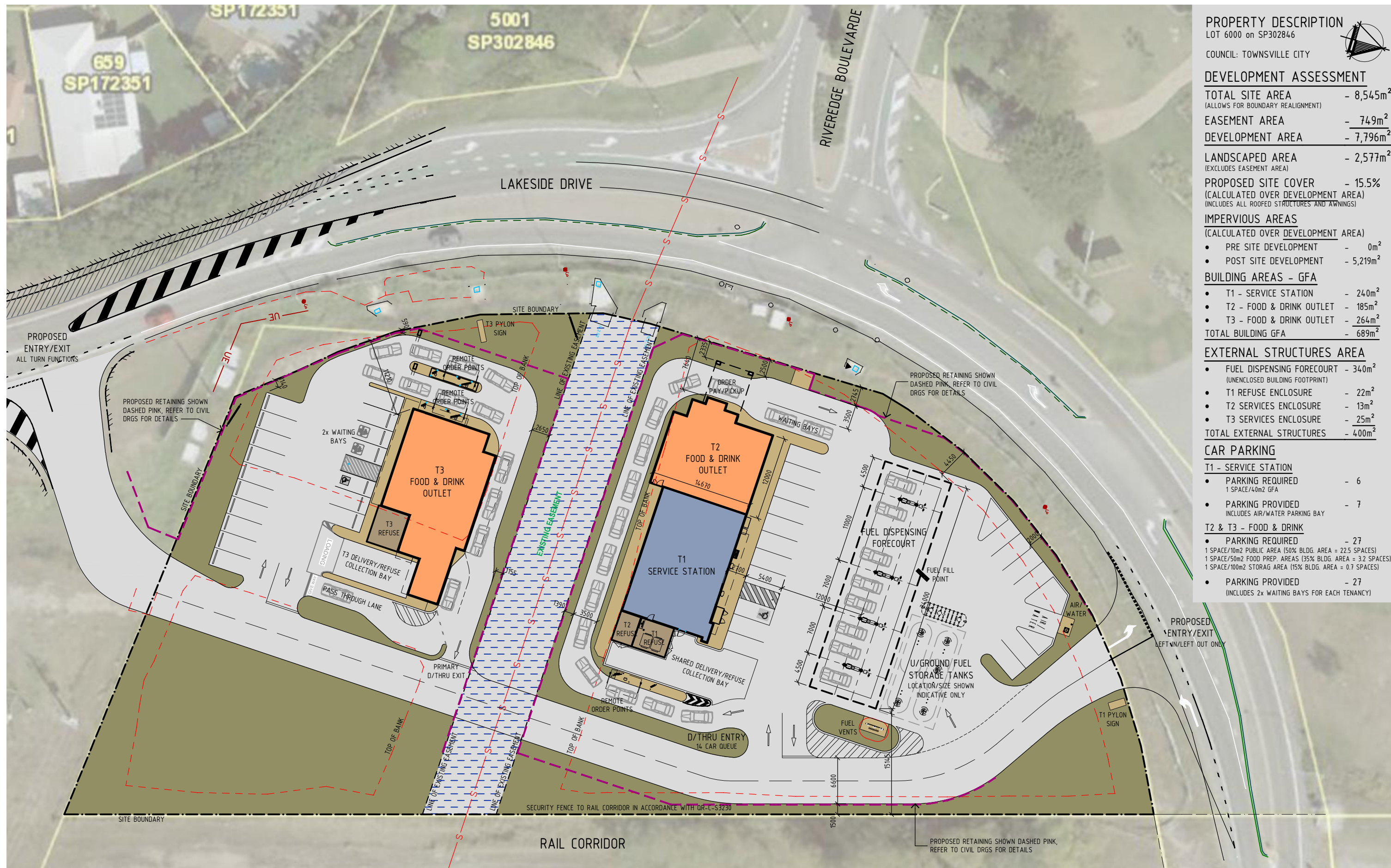
286 LAKESIDE DRIVE, OONOONBA QLD 4811



LOCATION MAP
NOT TO SCALE

ARCHITECTURAL DRAWINGS - DA	
DRG No.	DRAWING TITLE
DA01	COVER PAGE
DA02	PROPOSED SITE PLAN
DA03	CONCEPT SITE PLAN - T1/T2
DA04	BUILDING ELEVATIONS & PERSPECTIVES - T1/T2
DA05	BUILDING ELEVATIONS & PERSPECTIVES - T1/T2
DA06	BUILDING ELEVATIONS & PERSPECTIVES - 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.



PROPERTY DESCRIPTION

LOT 6000 on SP302846

COUNCIL: TOWNSVILLE CITY

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 8,545m²
(ALLOWS FOR BOUNDARY REALIGNMENT)EASEMENT AREA - 749m²DEVELOPMENT AREA - 7,796m²LANDSCAPED AREA - 2,577m²
(EXCLUDES EASEMENT AREA)PROPOSED SITE COVER - 15.5%
(CALCULATED OVER DEVELOPMENT AREA)
(INCLUDES ALL ROOFED STRUCTURES AND AWNINGS)

IMPERVIOUS AREAS

(CALCULATED OVER DEVELOPMENT AREA)

- PRE SITE DEVELOPMENT - 0m²
- POST SITE DEVELOPMENT - 5,219m²

BUILDING AREAS - GFA

- T1 - SERVICE STATION - 240m²
- T2 - FOOD & DRINK OUTLET - 185m²
- T3 - FOOD & DRINK OUTLET - 264m²
- TOTAL BUILDING GFA - 689m²

EXTERNAL STRUCTURES AREA

- FUEL DISPENSING FORECOURT - 340m²
(UNENCLOSED BUILDING FOOTPRINT)
- T1 REFUSE ENCLOSURE - 22m²
- T2 SERVICES ENCLOSURE - 13m²
- T3 SERVICES ENCLOSURE - 25m²
- TOTAL EXTERNAL STRUCTURES - 400m²

CAR PARKING

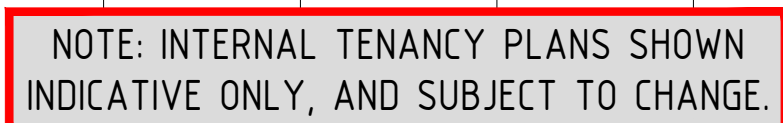
T1 - SERVICE STATION

- PARKING REQUIRED - 6
1 SPACE/40m² GFA
- PARKING PROVIDED - 7
INCLUDES AIR/WATER PARKING BAY

T2 & T3 - FOOD & DRINK

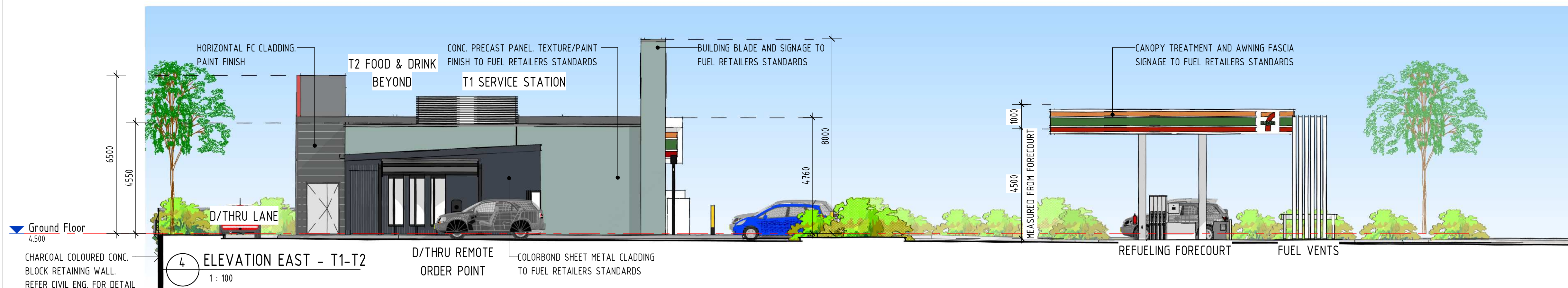
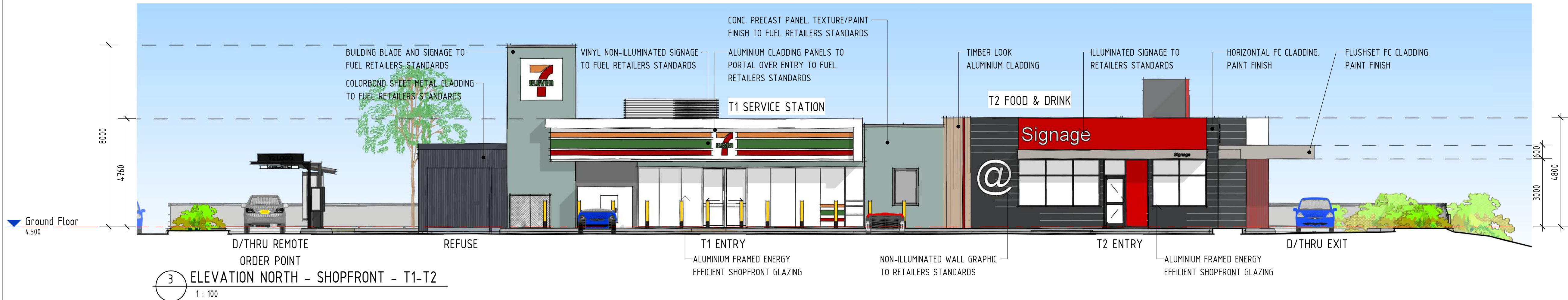
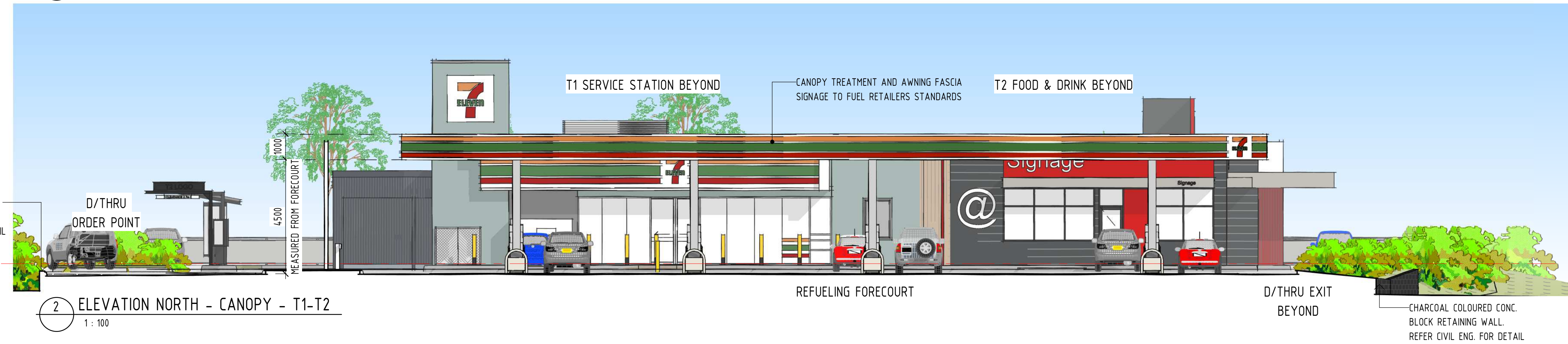
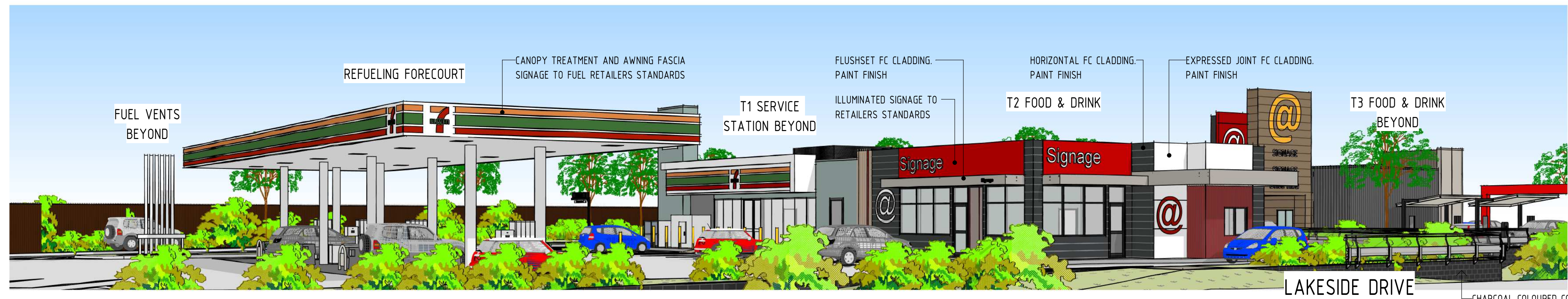
- PARKING REQUIRED - 27
1 SPACE/10m² PUBLIC AREA (50% BLDG. AREA = 22.5 SPACES)
1 SPACE/50m² FOOD PREP. AREAS (35% BLDG. AREA = 3.2 SPACES)
1 SPACE/100m² STORAGE AREA (15% BLDG. AREA = 0.7 SPACES)
- PARKING PROVIDED - 27
(INCLUDES 2x WAITING BAYS FOR EACH TENANCY)

COUNCIL: TOWNSVILLE CITY



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



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

© 2011 copyright, all rights reserved.
This drawing is the © copyright & property of VERVE DESIGN GROUP 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					Appr
Rev	Date	Drn	Description		
A	18.06.2021	TD	DA ISSUE		
B	16.11.2021	TD	REVISED DA ISSUE		
C	05.10.2022	GN	UPDATES TO T2 TENANCY		
D	28.10.2022	NG	UPDATES TO T2 TENANCY		
P2	29.04.2026	TM	PRELIMINARY ISSUE		
E	29.05.2026	TM	DA ISSUE		
F	13.07.2026	TH	ISSUE FOR D.A.		

Scale		Date	
As indicated		JUNE 2021	
Drawn	TD	Approved By	GN

Drawing Title		Job Number - Drawing Number		Revision
BUILDING ELEVATIONS & PERSPECTIVES - T1/T2		19212 DA04		F

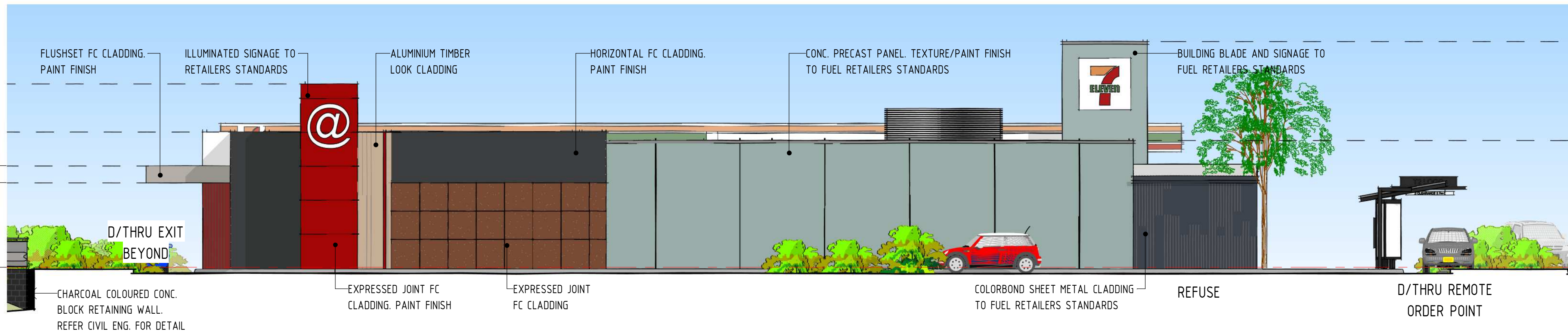
DA ISSUE

THIS DRAWING IS NOT FOR CONSTRUCTION

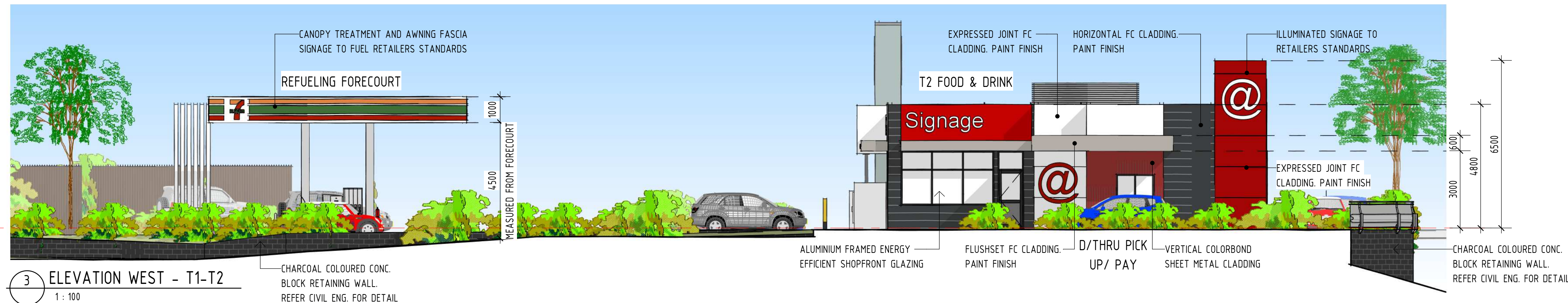
- NOTE:
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPARATE SIGNAGE APPLICATION & APPROVAL BY LOCAL AUTHORITY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

LAKESIDE DRIVE

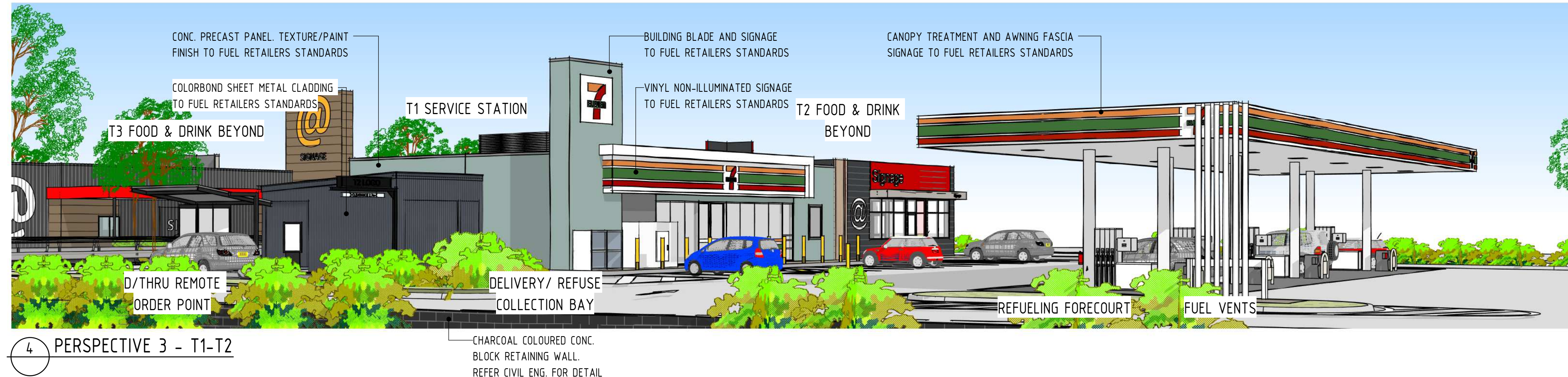
1 PERSPECTIVE 2 - T1-T2



2 ELEVATION SOUTH - T1-T2



3 ELEVATION WEST - T1-T2



4 PERSPECTIVE 3 - T1-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 service stations
mixed-use quick service restaurants
self storage child care centres
industrial large format retail

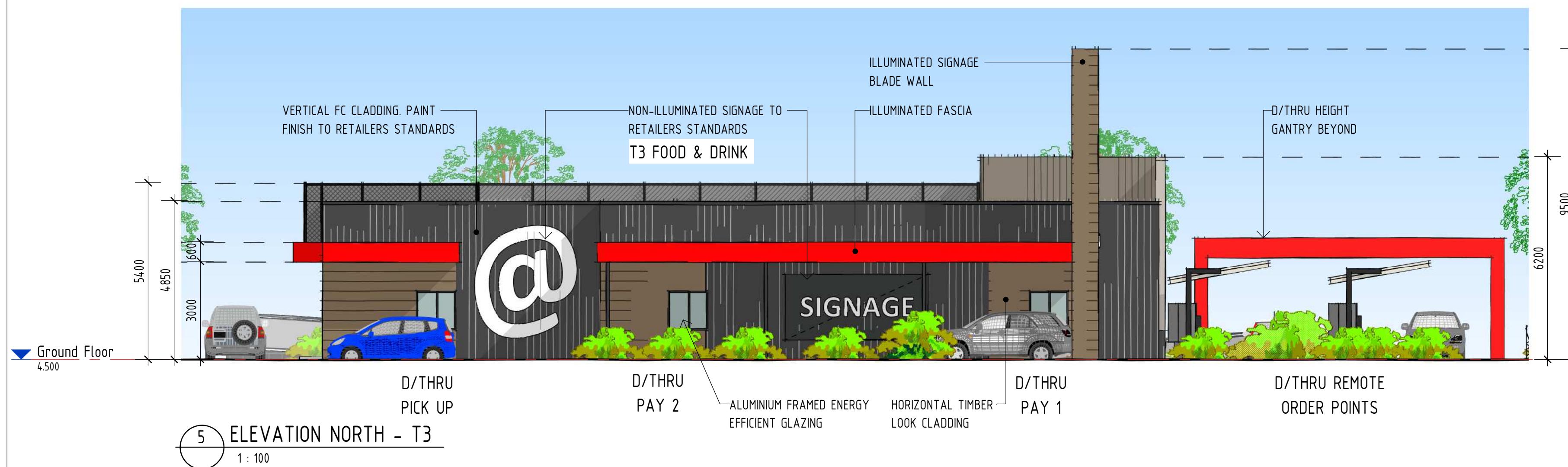
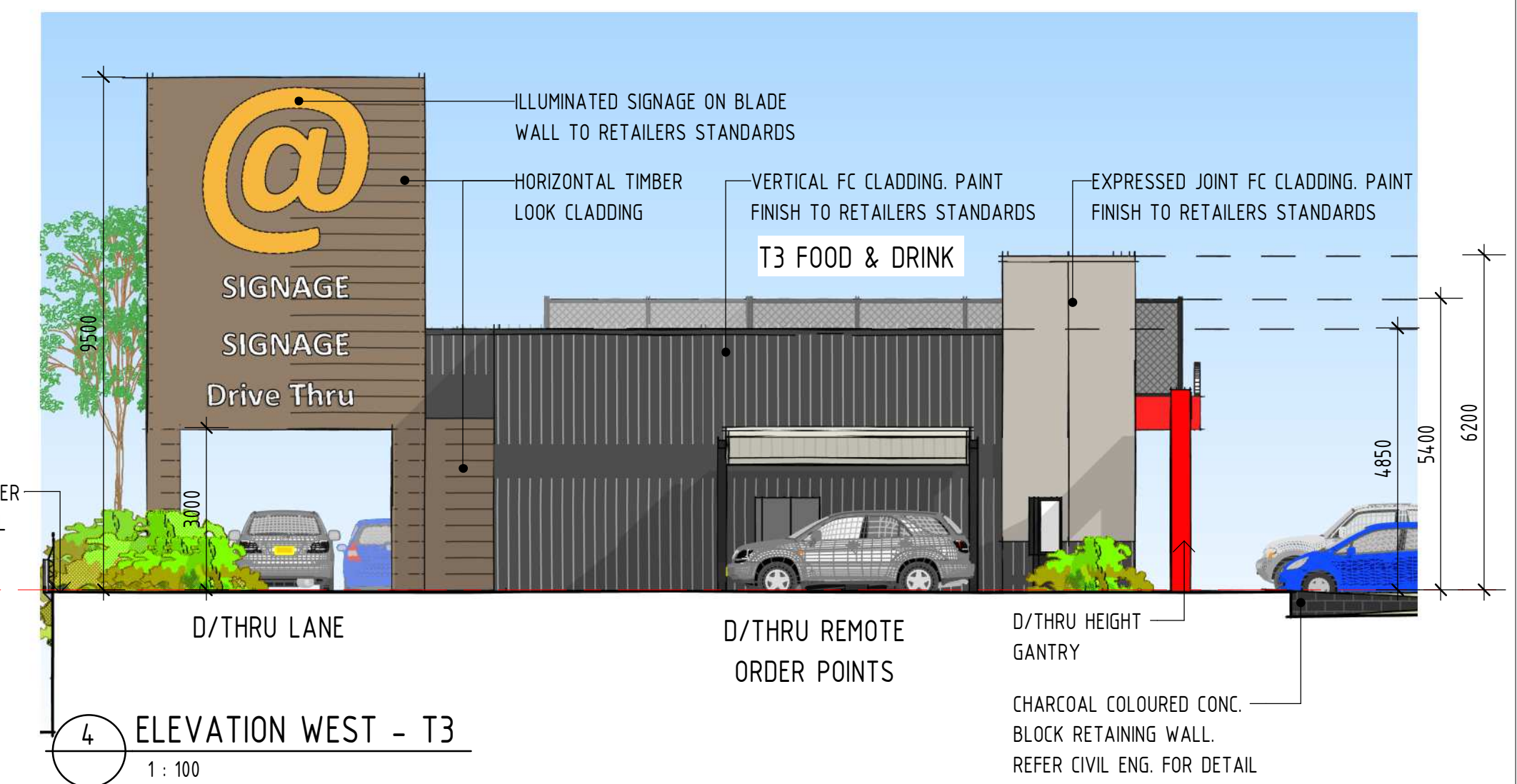
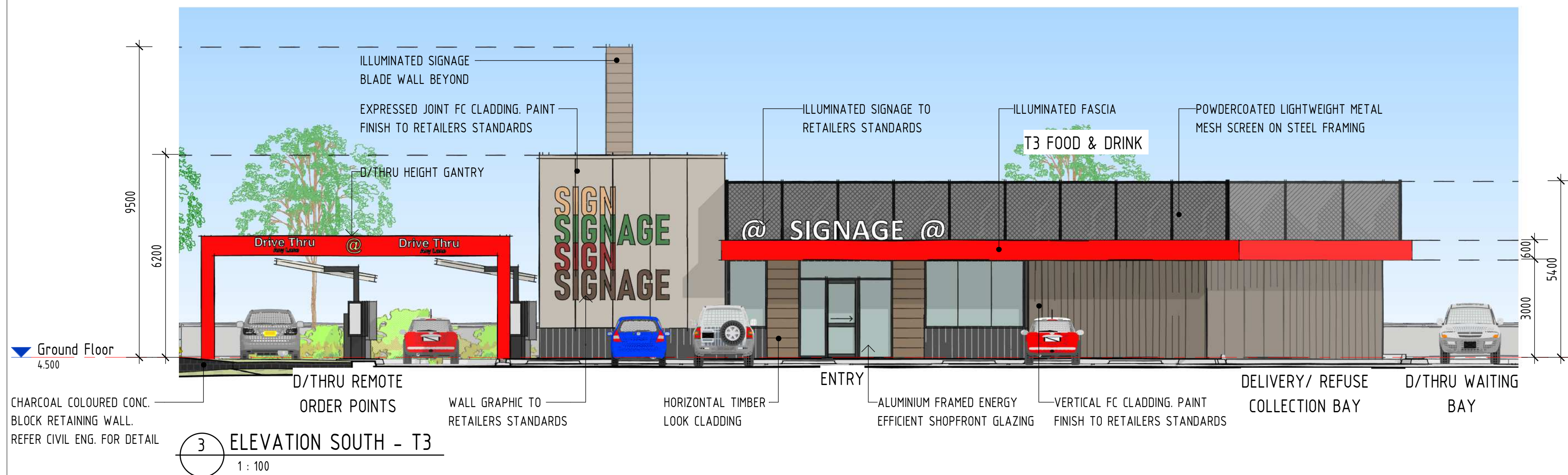
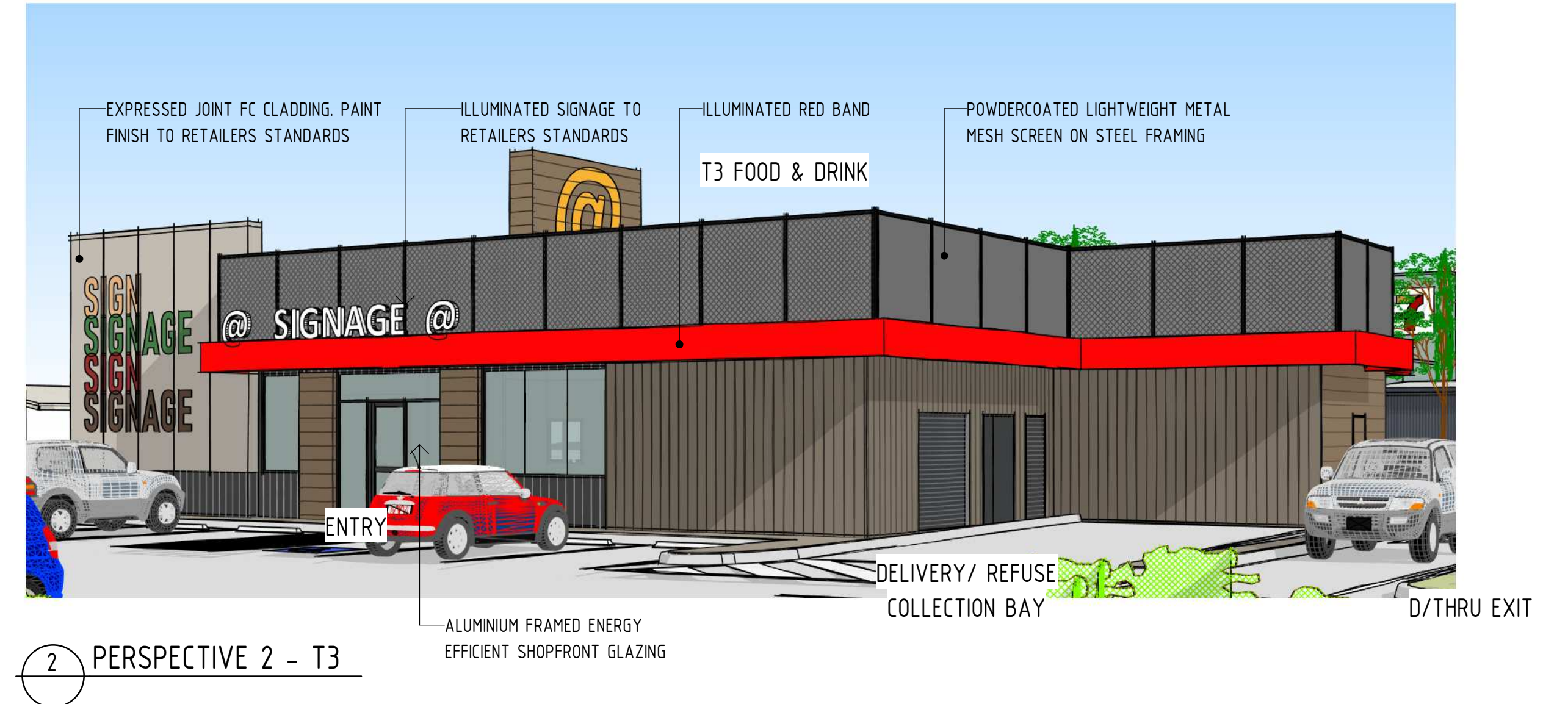
© 2011 copyright, all rights reserved.
This drawing is the © copyright & property of VERVE DESIGN GROUP and must not be used or duplicated without authorisation.
Do not scale this drawing.
Check all dimensions on site prior commencement of works

Revision and approvals					Appr
Rev	Date	Drn	Description		
A	18.06.2021	TD	DA ISSUE		
B	16.11.2021	TD	REVISED DA ISSUE		
C	05.10.2022	GN	UPDATES TO T2 TENANCY		
D	28.10.2022	NG	UPDATES TO T2 TENANCY		
P2	29.04.2026	TM	PRELIMINARY ISSUE		
E	29.05.2026	TM	DA ISSUE		
F	13.07.2026	TH	ISSUE FOR D.A.		

Project Description	
PROPOSED MIXED USE DEVELOPMENT 286 LAKESIDE DRIVE, OONONBA QLD 4811	
Scale @A1 As indicated	Date JUNE 2021
Drawn TD	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T1/T2	
Job Number - Drawing Number 19212 DA05	Revision F

- 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



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

© 2011 copyright, all rights reserved.
This drawing is the © copyright & property of VERVE DESIGN GROUP 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
A	18.06.2021	TD	DA ISSUE	
B	16.11.2021	TD	REVISED DA ISSUE	
C	05.10.2022	GN	UPDATES TO T2 TENANCY	
D	28.10.2022	NG	UPDATES TO T2 TENANCY	
E	29.05.2026	TM	DA ISSUE	
F	13.07.2026	TH	ISSUE FOR D.A.	

Project Description	
PROPOSED MIXED USE DEVELOPMENT 286 LAKESIDE DRIVE, OONONBA QLD 4811	
Scale @A1 As indicated	Date MAY 2026
Drawn TM	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T3	
Job Number - Drawing Number 19212 DA06	Revision F