

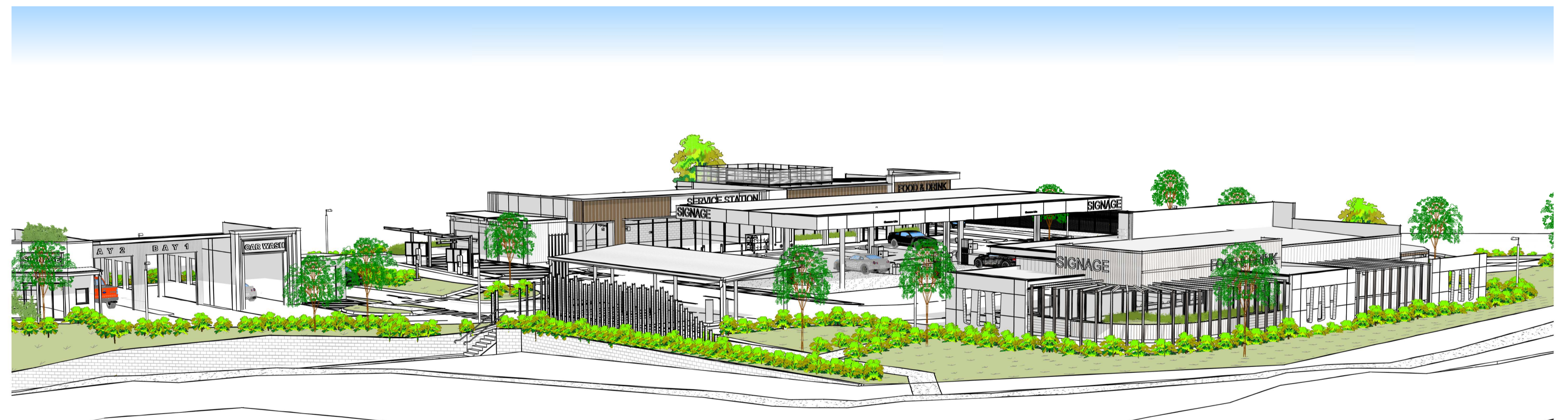
**RECEIVED**  
20/04/2026  
**TOOWOOMBA  
REGIONAL COUNCIL**

**APPENDIX A – REVISED DEVELOPMENT PLANS**  
*Verve Design Group*

# ARCHITECTURAL DRAWINGS

## PROPOSED MIXED USE DEVELOPMENT

### 7 MERINGANDAN SHIRLEY RD, MERINGANDAN WEST, QLD



DA ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
DA00	COVER PAGE
DA01	EXISTING SITE PLAN
DA02	PROPOSED SITE PLAN
DA03	NOT ISSUED
DA04	BUILDING ELEVATIONS & PERSPECTIVES - T1/T2
DA05	BUILDING ELEVATIONS & PERSPECTIVES - T1/T2
DA06	BUILDING ELEVATIONS & PERSPECTIVES -T1/T2
DA07	BUILDING ELEVATIONS & PERSPECTIVES - T3
DA08	BUILDING ELEVATIONS & PERSPECTIVES - T4
DA09	BUILDING ELEVATIONS & PERSPECTIVES - T3 & T4
DA10	STREETSCAPE ELEVATION AND PERSPECTIVES

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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	06.11.2024	JB	PRELIMINARY ISSUE	GN
A	31.02.2025	JB	DA ISSUE	GN
B	24.06.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR	GN
C	09.10.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR	GN

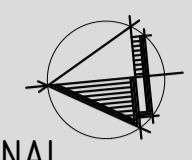
Project Description	
PROPOSED MIXED USE DEVELOPMENT	
7 MERINGANDAN SHIRLEY RD, MERINGANDAN WEST, QLD	
Scale @A1	Date OCT 2024
Drawn JB	Approved By GN

Drawing Title	
COVER PAGE	
Job Number - Drawing Number <b>24160 DA00</b>	Revision <b>C</b>

# APPROVAL

## PROPERTY DESCRIPTION

LOT 10 on RP861102  
 LOT 11 on SP247510  
 COUNCIL - TOOWOOMBA REGIONAL



## DEVELOPMENT ASSESSMENT

EXISTING SITE AREA - 11.383ha  
 DEVELOPMENT AREA - 18,377m<sup>2</sup>  
 INCLUDES STAGE 1 & FUTURE STAGES

## IMPERVIOUS AREAS

CALCULATED OVER STAGE 1 & 2 ONLY

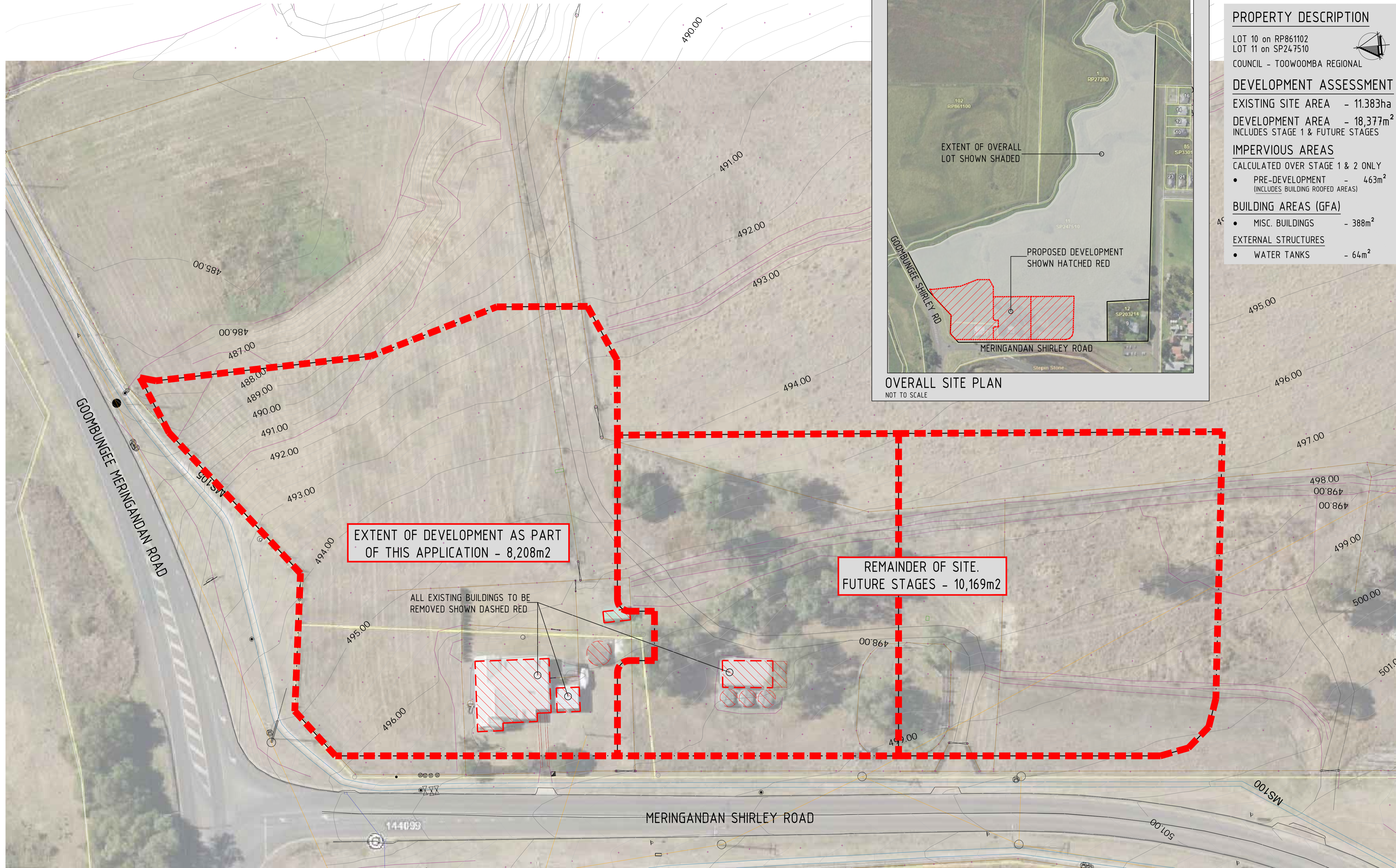
- PRE-DEVELOPMENT - 463m<sup>2</sup>  
 (INCLUDES BUILDING ROOFED AREAS)

## BUILDING AREAS (GFA)

- MISC. BUILDINGS - 388m<sup>2</sup>

## EXTERNAL STRUCTURES

- WATER TANKS - 64m<sup>2</sup>



Consulting Engineer

**VERVE**  
DESIGN GROUP

BUILDING DESIGNERS LICENCE No. 1002212 PH: 07 3857 0942  
 OFFICE 2, LEVEL 1, 488 LUTWICHE ROAD, LUTWICHE QLD 4030 E: info@vervedesigngroup.com.au  
 imagine create deliver

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

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Revision and approvals				
Code	Date	By	Description	Drawn
C	13.03.2026	GN	ISSUE IN RESPONSE TO COUNCIL I/R	
B	09.10.2025	GN	ISSUE IN RESPONSE TO COUNCIL I/R	
A	31.01.2025	GN	D/A ISSUE	

Project Description	
PROPOSED MIXED USE DEVELOPMENT 7 MERINGANDAN SHIRLEY RD, MERINGANDAN WEST, QLD	
Scale	1:400@A1 / 1:800@A3
Drawn	Issued

Drawing Title	
OVERALL SITE PLAN AND EXISTING/DEMOLITION PLAN	
Drawing Number	Revision
24160-DA01	C

**PROPERTY DESCRIPTION**

LOT 10 on RP861102  
 LOT 11 on SP247510  
 COUNCIL - TOOWOOMBA REGIONAL



**DEVELOPMENT ASSESSMENT**

TOTAL DEVELOP. AREA- 18,377m<sup>2</sup>  
 (INCLUDES STAGE 1 & 2 SITE AREAS)  
 STAGE 1 SITE AREA - 8,208m<sup>2</sup>  
 LANDSCAPED AREA - 1,926m<sup>2</sup>  
 (CALCULATED OVER STAGE 1 AREA)  
 BLDG SITE COVER (1,943m<sup>2</sup>) - 23.6%  
 (CALCULATED OVER STAGE 1 AREA)  
 (INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

**IMPERVIOUS AREAS**

(CALCULATED OVER STAGE 1 AREA ONLY)

- PRE DEVELOPMENT - 0m<sup>2</sup>  
 (INCLUDES BUILDING ROOFED AREAS)
- POST DEVELOPMENT - 6,282m<sup>2</sup>  
 (INCLUDES BUILDING ROOFED AREAS)

**BUILDING AREA (GFA) - STAGE 1**

- T1 - SERVICE STATION - 260m<sup>2</sup>
- T2 - FOOD & DRINK - 280m<sup>2</sup>
- T3 - FOOD & DRINK - 220m<sup>2</sup>
- T4 - CARWASH - 62m<sup>2</sup>
- TOTAL BUILDING GFA - 822m<sup>2</sup>

**EXTERNAL STRUCTURES**

- CAR FUEL FORECOURT - 457m<sup>2</sup>  
 (UNENCLOSED BUILDING FOOTPRINT)
- T1 REFUSE ENCLOSURE - 27m<sup>2</sup>
- T2 REFUSE ENCLOSURE - 17m<sup>2</sup>
- T3 REFUSE ENCLOSURE - 22m<sup>2</sup>
- T4 REFUSE ENCLOSURE - 13m<sup>2</sup>
- WASH/VACUUM BAYS - 112m<sup>2</sup>  
 (UNENCLOSED BUILDING FOOTPRINTS)

TOTAL EXTERNAL AREAS - 648m<sup>2</sup>

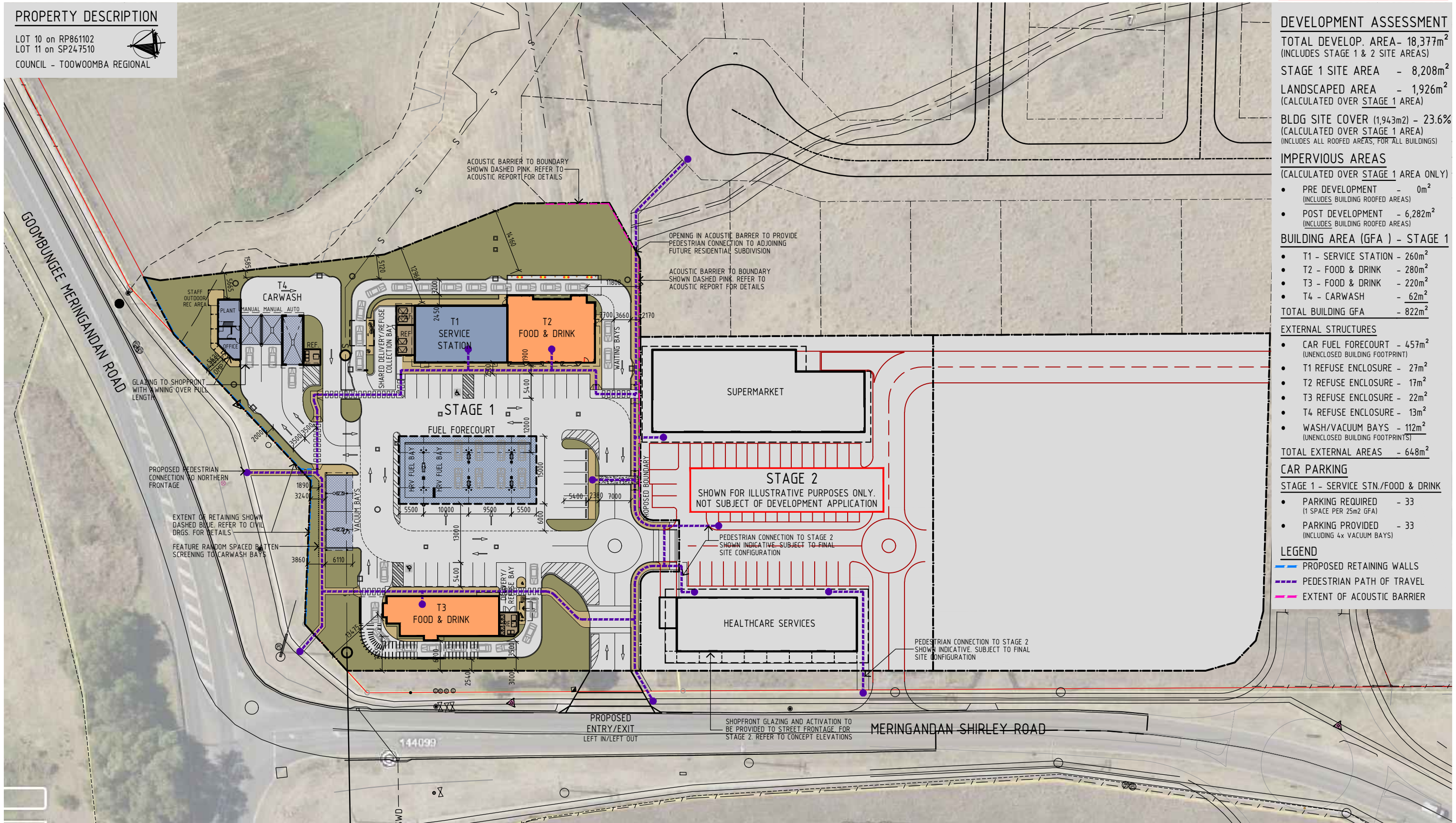
**CAR PARKING**

**STAGE 1 - SERVICE STN./FOOD & DRINK**

- PARKING REQUIRED - 33  
 (1 SPACE PER 25m<sup>2</sup> GFA)
- PARKING PROVIDED - 33  
 (INCLUDING 4x VACUUM BAYS)

**LEGEND**

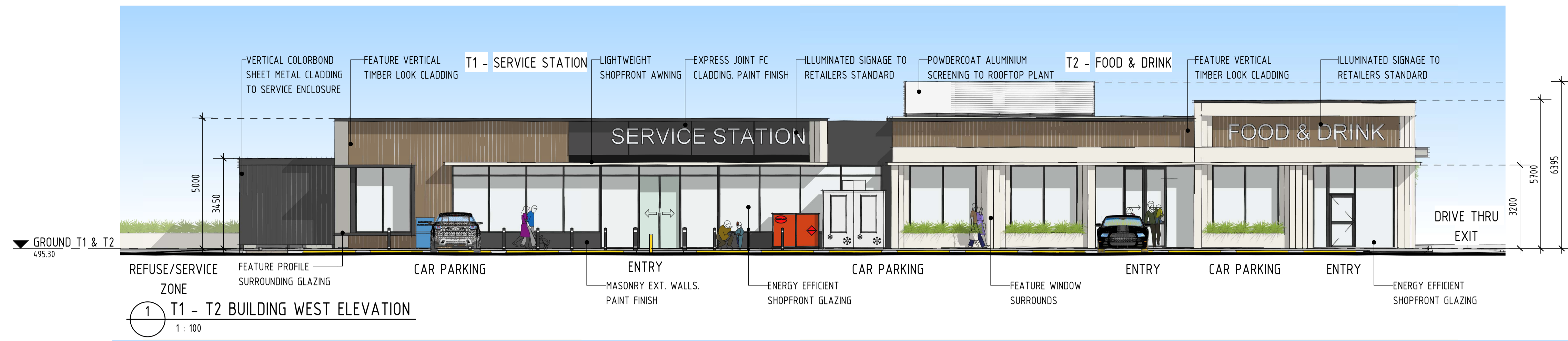
- PROPOSED RETAINING WALLS
- PEDESTRIAN PATH OF TRAVEL
- EXTENT OF ACOUSTIC BARRIER



Revision and approvals				
Code	Date	Drn	Description	Drn
C	09.10.2025	GN	ISSUE IN RESPONSE TO COUNCIL LR	
E	25.03.2026	GN	ISSUE IN RESPONSE TO COUNCIL LR	
D	13.03.2026	GN	ISSUE IN RESPONSE TO COUNCIL LR	

Project Description		Drawing Title	
PROPOSED MIXED USE DEVELOPMENT 7 MERINGANDAN SHIRLEY RD, MERINGANDAN WEST, QLD		PROPOSED SITE PLAN	
Scale 1:4000A1 / 1:8000A3	Approved	Drawing Number	Revision
Drawn	Issued	24160-DA02	E

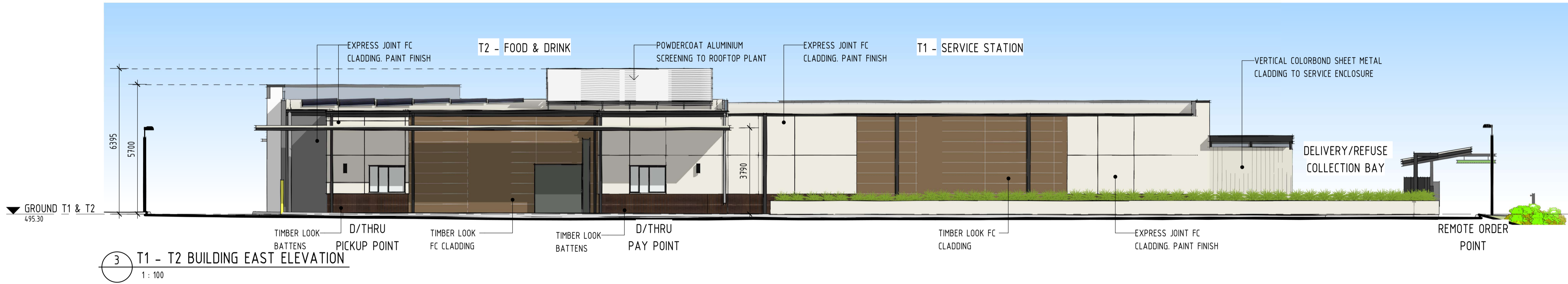
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**1 T1 - T2 BUILDING WEST ELEVATION**  
1 : 100



**2 FUEL FORECOURT BUILDING WEST ELEVATION**  
1 : 100



**3 T1 - T2 BUILDING EAST ELEVATION**  
1 : 100



**4 T1 & T2 WEST PERSPECTIVE**

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Revision and approvals			
Rev	Date	Drn	Description
P1	06.11.2024	JB	PRELIMINARY ISSUE
A	31.02.2025	JB	DA ISSUE
B	24.06.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR
C	09.10.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR

Project Description  
**PROPOSED MIXED USE DEVELOPMENT**  
**7 MERINGANDAN SHIRLEY RD,**  
**MERINGANDAN WEST, QLD**

Scale @A1  
 As indicated

Date  
 OCT 2024

Approved By  
 GN

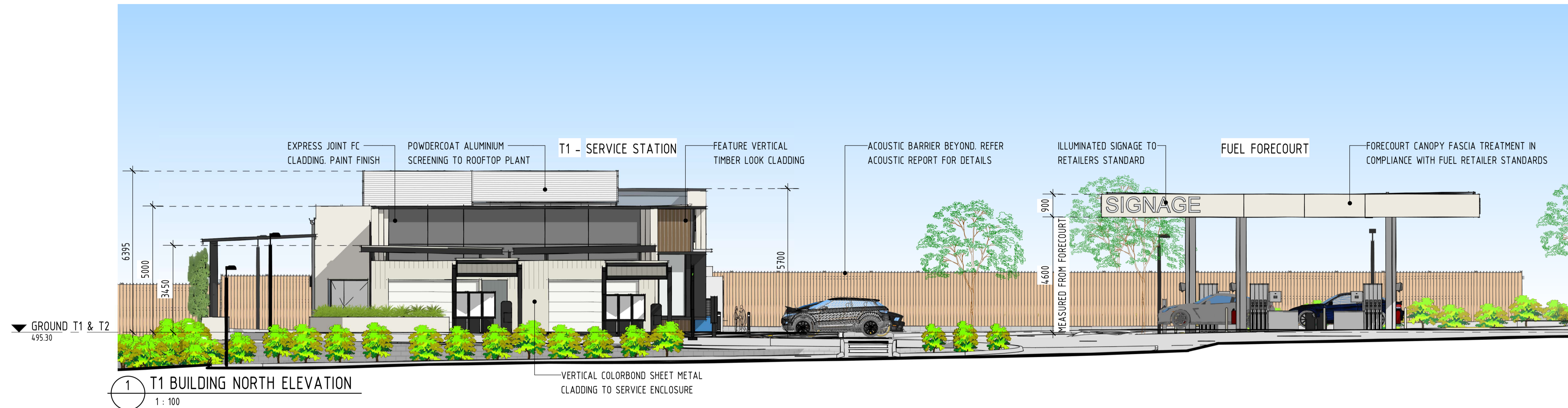
Drawing Title  
**BUILDING ELEVATIONS & PERSPECTIVES - T1/T2**

Job Number - Drawing Number  
**24160 DA04**

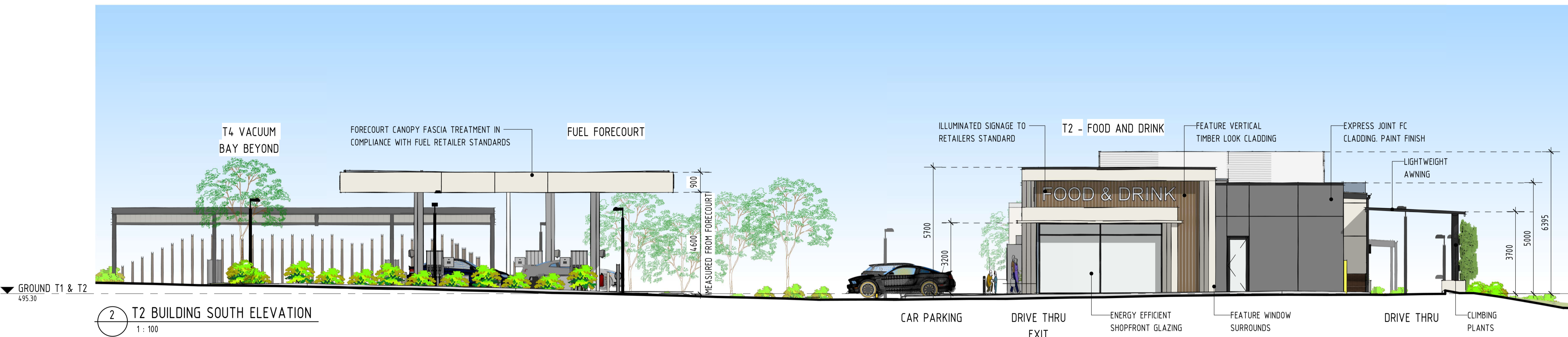
Revision  
**C**

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**1 T1 BUILDING NORTH ELEVATION**  
1 : 100



**2 T2 BUILDING SOUTH ELEVATION**  
1 : 100



**3 T2 SOUTH ELEVATION PERSPECTIVE**



**4 T1 WEST PERSPECTIVE**

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Revision and approvals			
Rev	Date	Drn	Description
P1	06.11.2024	JB	PRELIMINARY ISSUE
A	31.02.2025	JB	DA ISSUE
B	24.06.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR
C	09.10.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR

Project Description  
**PROPOSED MIXED USE DEVELOPMENT  
7 MERINGANDAN SHIRLEY RD,  
MERINGANDAN WEST, QLD**

Scale @A1  
As indicated

Date  
OCT 2024

Approved By  
GN

Drawing Title  
**BUILDING ELEVATIONS &  
PERSPECTIVES - T1/T2**

Job Number - Drawing Number  
**24160 DA05**

Revision  
**C**

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1 T2 DRIVE THRU EXIT PERSPECTIVE



2 T1 DRIVE THRU ENTRY PERSPECTIVE

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Revision and approvals			
Rev	Date	Drn	Description
P1	06.11.2024	JB	PRELIMINARY ISSUE
A	31.02.2025	JB	DA ISSUE
B	24.06.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR
C	09.10.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR

Project Description  
**PROPOSED MIXED USE DEVELOPMENT**  
**7 MERINGANDAN SHIRLEY RD,**  
**MERINGANDAN WEST, QLD**

Scale @A1  
 1: 50

Date  
 OCT 2024

Approved By  
 GN

Drawing Title  
**BUILDING ELEVATIONS & PERSPECTIVES -T1/T2**

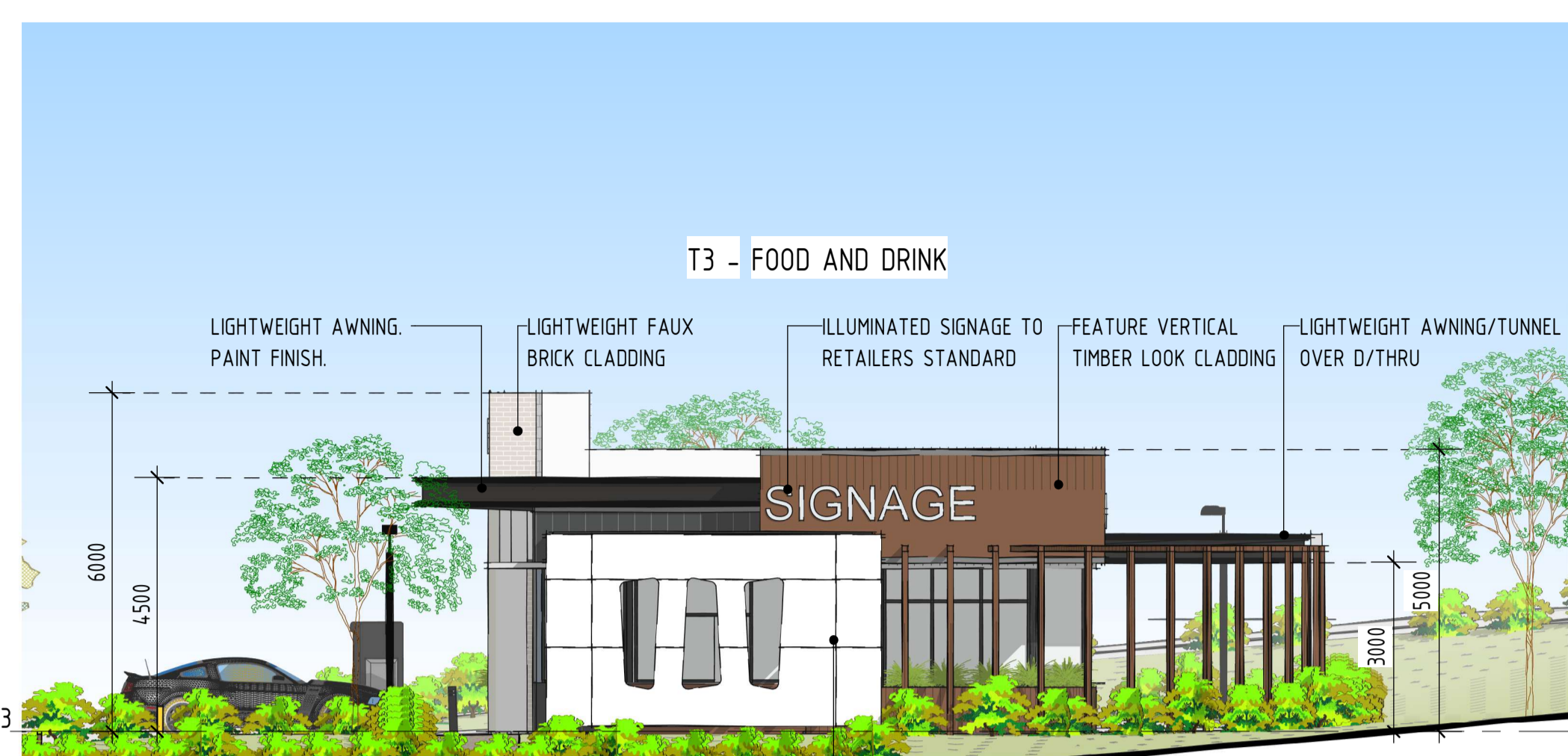
Job Number - Drawing Number  
**24160 DA06**

Revision  
**C**

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1 T3 EAST ELEVATION PERSPECTIVE



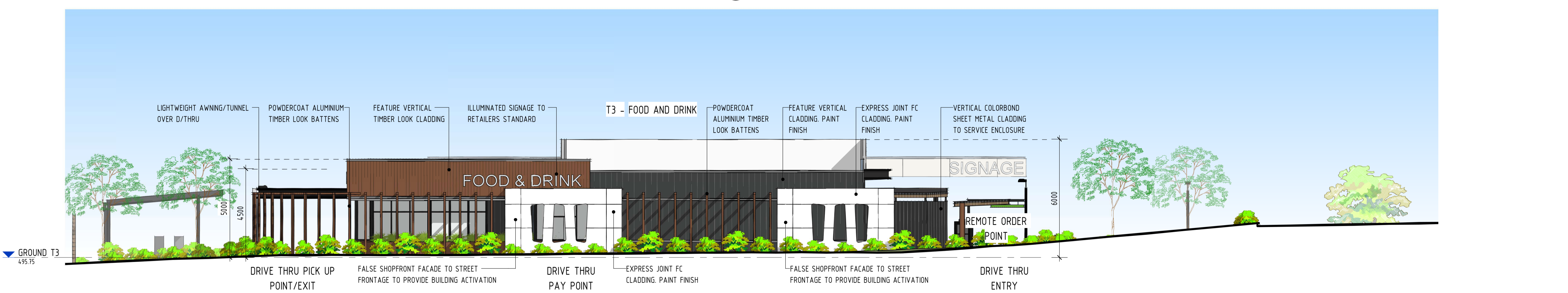
2 T3 BUILDING NORTH ELEVATION  
1 : 100



3 T3 NORTH - WEST ELEVATION PERSPECTIVE



4 T3 BUILDING EAST ELEVATION  
1 : 100



5 T3 BUILDING WEST ELEVATION  
1 : 100

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Revision and approvals			
Rev	Date	Drn	Description
P1	06.11.2024	JB	PRELIMINARY ISSUE
A	31.02.2025	JB	DA ISSUE
B	24.06.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR
C	09.10.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR

Project Description  
**PROPOSED MIXED USE DEVELOPMENT  
 7 MERINGANDAN SHIRLEY RD,  
 MERINGANDAN WEST, QLD**

Scale @A1  
 As indicated

Date  
 OCT 2024

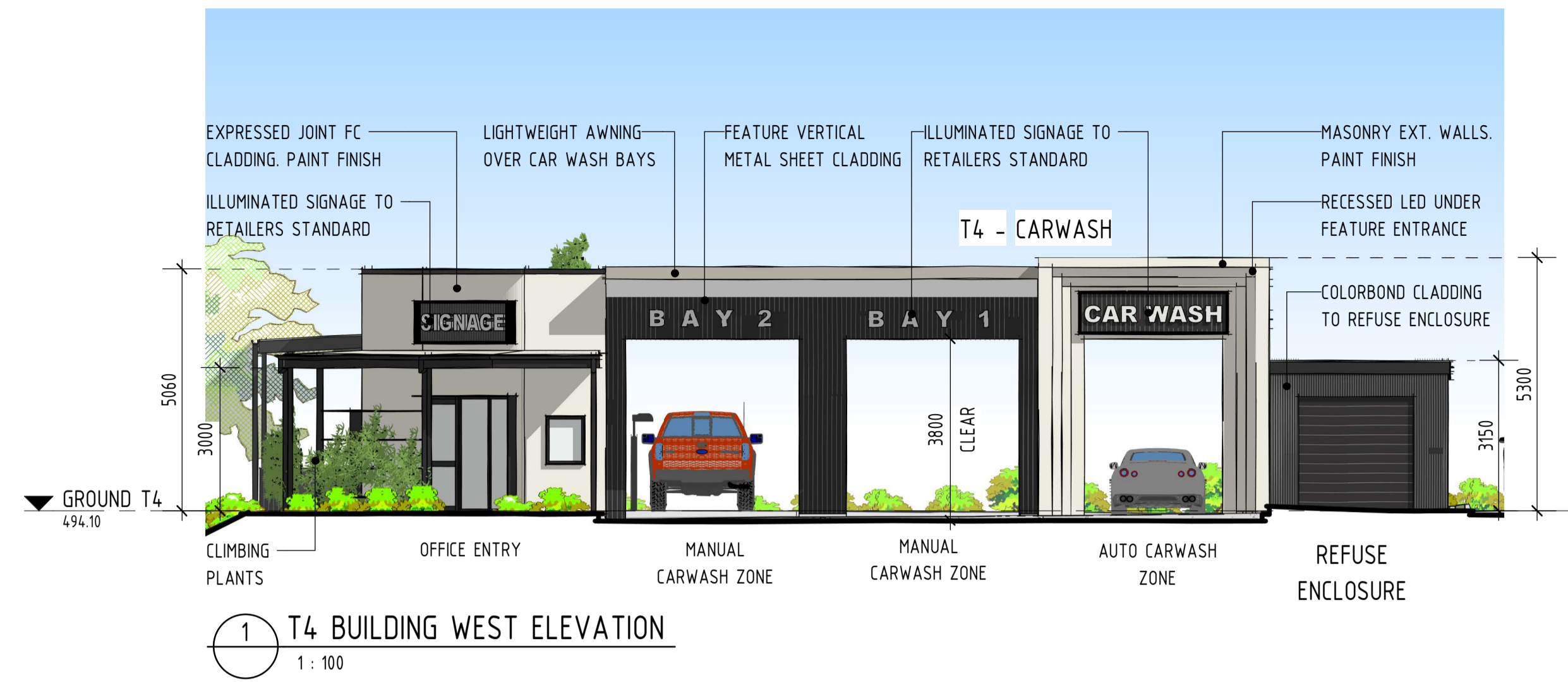
Approved By  
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Drawing Title  
**BUILDING ELEVATIONS &  
 PERSPECTIVES - T3**

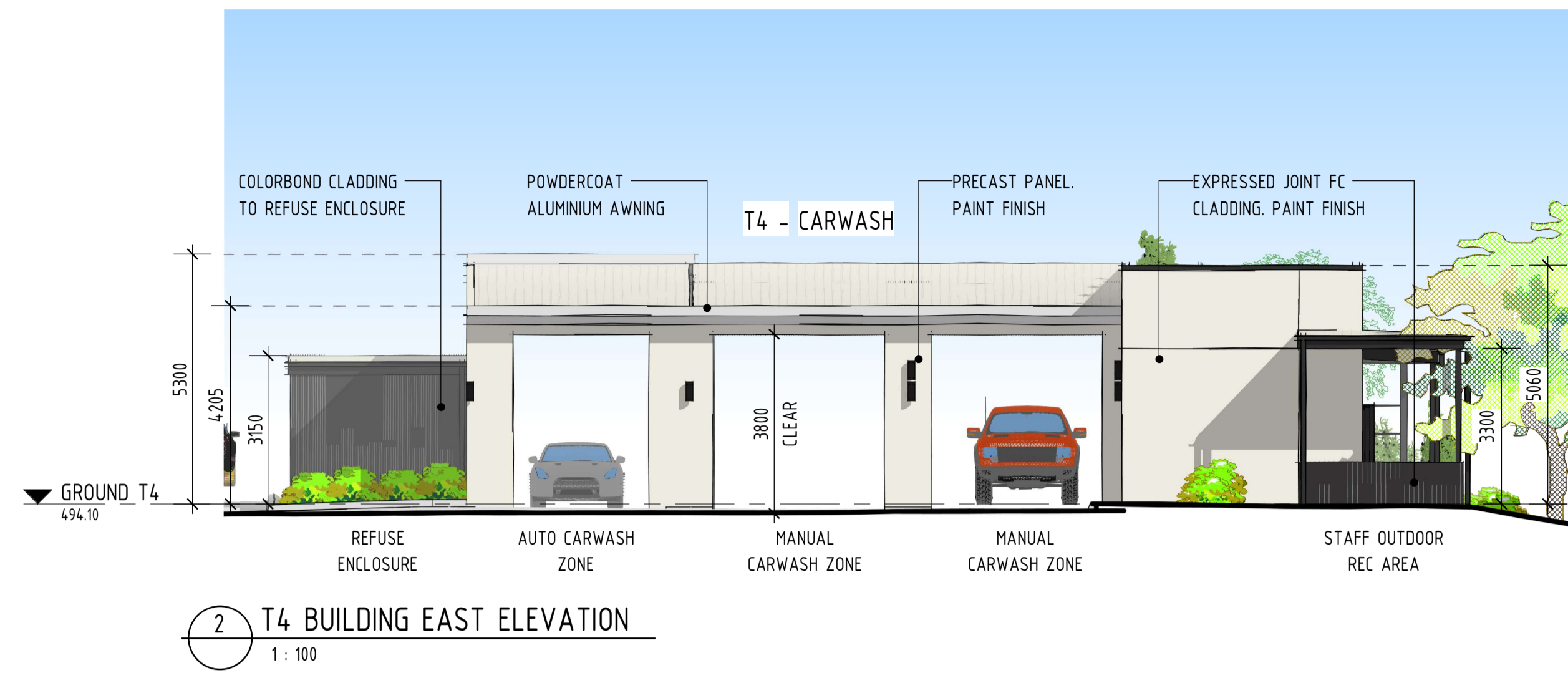
Job Number - Drawing Number  
**24160 DA07**

Revision  
**C**

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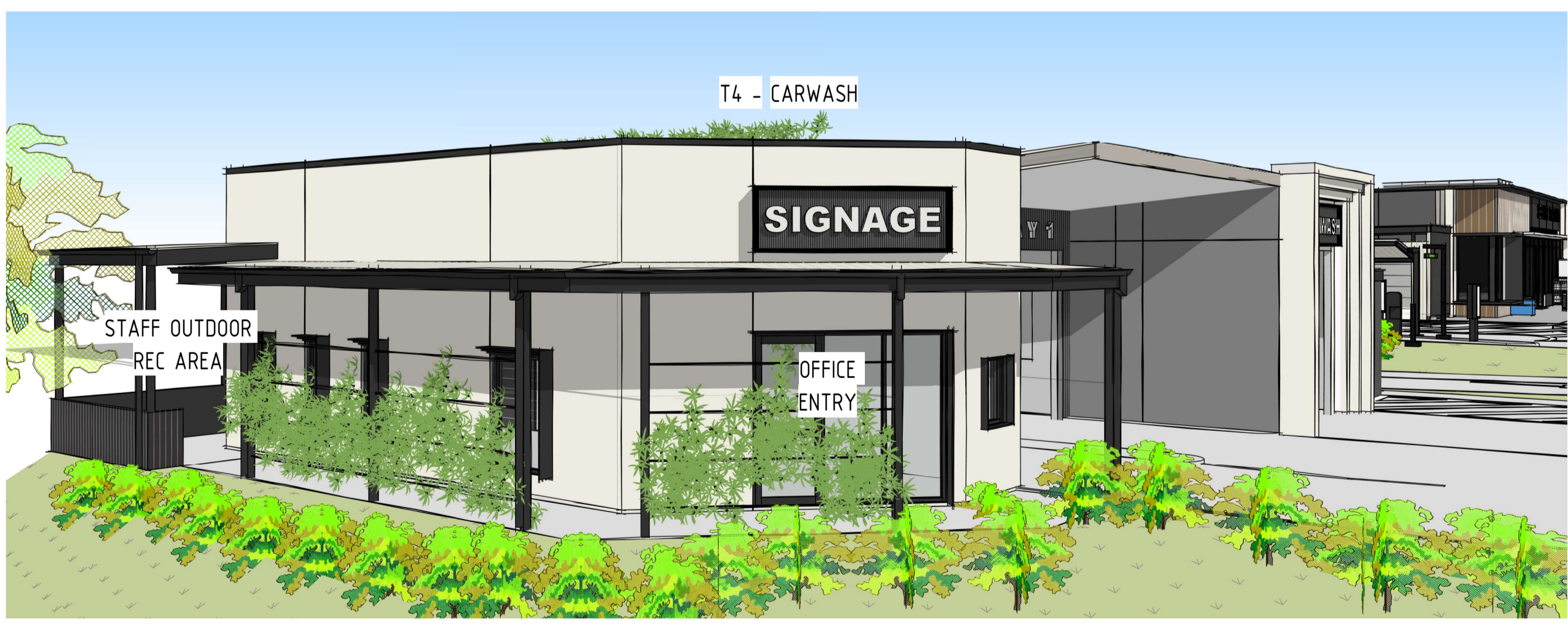
1 T4 BUILDING WEST ELEVATION  
1 : 100



2 T4 BUILDING EAST ELEVATION  
1 : 100



3 T4 BUILDING NORTH ELEVATION  
1 : 100



4 T4 FRONT ELEVATION PERSPECTIVE



5 T4 WEST PERSPECTIVE

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

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	06.11.2024	JB	PRELIMINARY ISSUE	GN
A	31.02.2025	JB	DA ISSUE	GN
B	24.06.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR	GN
P2	18.09.2025	LN	PRELIMINARY ISSUE FOR COMMENT	GN
C	09.10.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR	GN

Project Description  
**PROPOSED MIXED USE DEVELOPMENT**  
**7 MERINGANDAN SHIRLEY RD,**  
**MERINGANDAN WEST, QLD**  
 Scale @A1  
 As indicated  
 Date  
 OCT 2024  
 Approved By  
 GN

Drawing Title  
**BUILDING ELEVATIONS & PERSPECTIVES - T4**  
 Job Number - Drawing Number  
**24160 DA08**  
 Revision  
**C**

**PRELIMINARY**

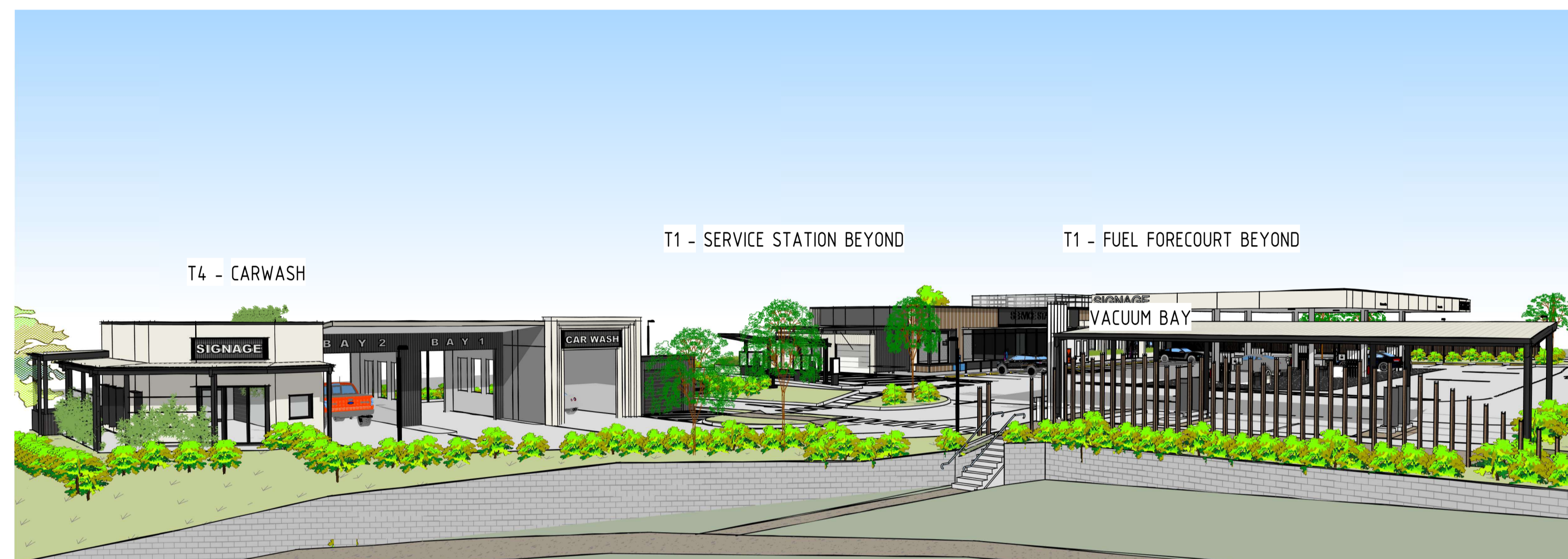
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1 T4 NORTH - EAST ELEVATION PERSPECTIVE



2 T4 NORTH - WEST ELEVATION PERSPECTIVE



3 T3 WEST ELEVATION PERSPECTIVE



4 T3 EAST-WEST ELEVATION PERSPECTIVE

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- commercial
- mixed-use
- self storage
- industrial
- service stations
- quick service restaurants
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Revision and approvals				
Rev	Date	Drn	Description	Appr
A	24.06.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR	GN
P1	18.09.2025	LN	PRELIMINARY ISSUE FOR COMMENT	GN
B	09.10.2025	JB	ISSUE IN RESPONSE TO COUNCIL LR	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT 7 MERINGANDAN SHIRLEY RD, MERINGANDAN WEST, QLD	
Scale @A1 1:50	Date OCT 2024
Drawn JB	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T3 & T4	
Job Number - Drawing Number 24160 DA09	Revision B

**PRELIMINARY**

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1 PERSPECTIVE - SOUTH-WEST



2 STREETScape ELEVATION - MERINGANDAN SHIRLEY ROAD  
1 : 250



3 PERSPECTIVE - NORTH-WEST

FUTURE STAGE 2 DEVELOPMENT SHOWN INDICATIVE ONLY, SUBJECT TO CHANGE NOT PART OF THIS APPLICATION

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	03.10.2025	LN	PRELIMINARY ISSUE	GN
A	13.03.2026	JB	ISSUE IN RESPONSE TO COUNCIL LR.	GN

Project Description	
PROPOSED MIXED USE DEVELOPMENT 7 MERINGANDAN SHIRLEY RD, MERINGANDAN WEST, QLD	
Scale @A1 As indicated	Date OCT 2025
Drawn LN	Approved By GN

Drawing Title		Job Number - Drawing Number		Revision
STREETScape ELEVATION AND PERSPECTIVES		24160	DA10	A