

FOR APPROVAL

THIS DRAWING IS NOT FOR CONSTRUCTION

BCC DS
RECEIVED
02-JUN-2026
APPLICATION REF
A007038312

ARCHITECTURAL DRAWINGS

PROPOSED SERVICE STATION DEVELOPMENT

347 ALBANY CREEK ROAD, BRIDGEMAN DOWNS QLD 4035



DA ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
DA00	COVER PAGE
DA01	PROPOSED OVERALL SITE PLAN
DA02	PROPOSED FLOOR PLAN
DA03	BUILDING ELEVATIONS & PERSPECTIVES
DA04	BUILDING ELEVATIONS & PERSPECTIVES

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.

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

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
- mixed-us
- self storag
- industria
- service station
- quick servic
- child care centres
- large format retai

©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. Check all dimensions on site prior commencement of works

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	17.04.2026	CH	PRELIMINARY ISSUE	SS
P2	23.04.2026	PL	APPROVAL ISSUE	SS
A	05.05.2026	PL	APPROVAL ISSUE	SS

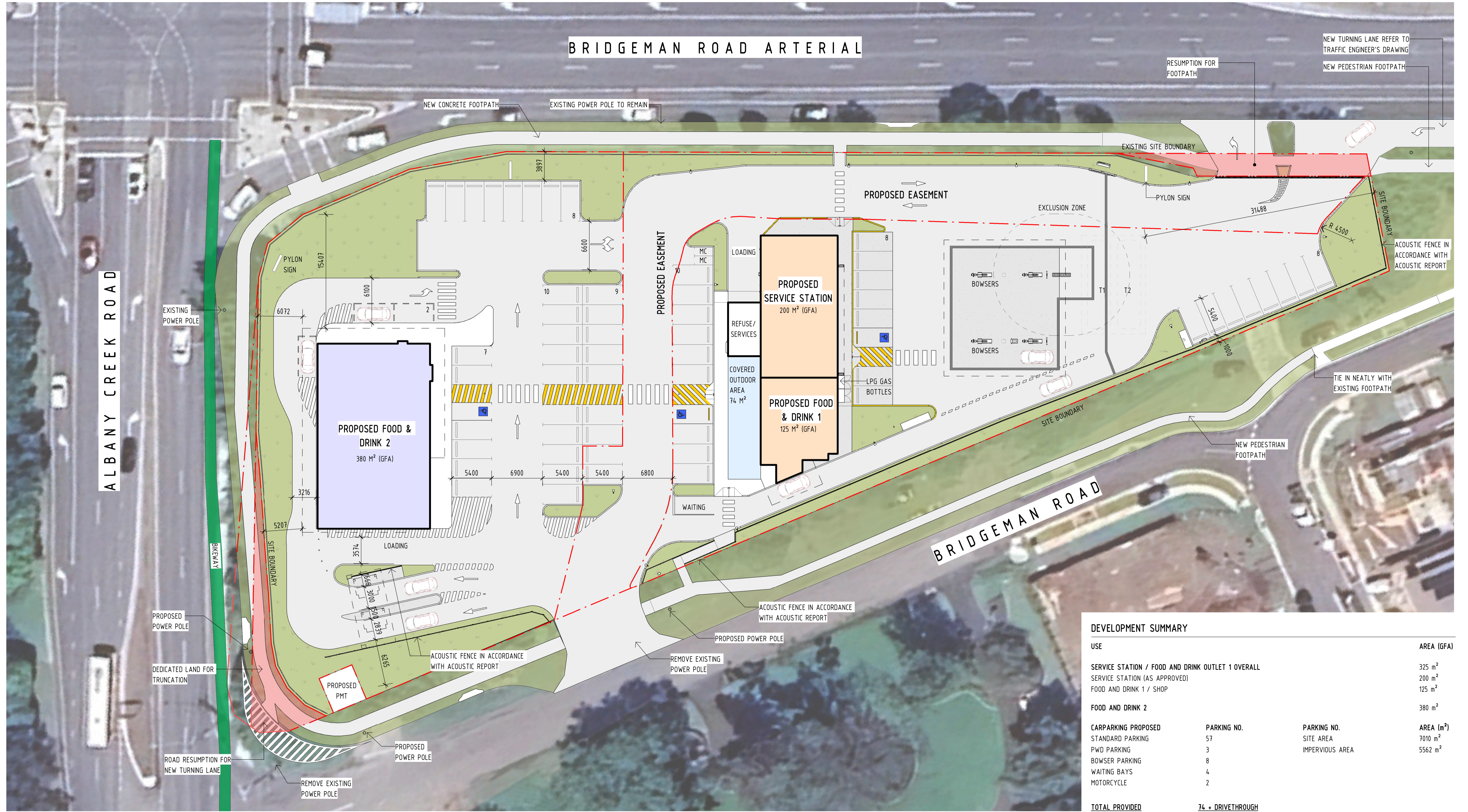
Project Description
**PROPOSED SERVICE STATION
347 ALBANY CREEK RD, BRIDGEMAN
DOWNS QLD 4035**

Drawing Title
COVER PAGE

Scale @A1 Date APR 2026
Drawn CH Approved By SS

Job Number - Drawing Number
25281 DA00

Revision
A



DEVELOPMENT SUMMARY			
USE			AREA (GFA)
SERVICE STATION / FOOD AND DRINK OUTLET 1 OVERALL			325 m ²
SERVICE STATION (AS APPROVED)			200 m ²
FOOD AND DRINK 1 / SHOP			125 m ²
FOOD AND DRINK 2			380 m ²
CARPARKING PROPOSED	PARKING NO.	PARKING NO.	AREA (m²)
STANDARD PARKING	57	SITE AREA	7010 m ²
PWD PARKING	3	IMPERVIOUS AREA	5562 m ²
BOWSER PARKING	8		
WAITING BAYS	4		
MOTORCYCLE	2		
TOTAL PROVIDED	74 + DRIVETHROUGH		

1 PROP. SITE PLAN
1:250

BCC DS RECEIVED
02-JUN-2026
APPLICATION REF
A007038312

THE ACOUSTIC BARRIER HEIGHTS ARE ABOVE RETAINING WALL LEVEL OR ADJACENT PAVEMENT LEVEL, WHICHEVER IS THE HIGHER ELEVATION.

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.

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
- mixed-use
- self storage
- industrial
- service station
- quick service
- child care centres
- large format retail

Revision and approvals			
Rev	Date	Drn	Description
P1	17.04.2026	CH	PRELIMINARY ISSUE
P2	23.04.2026	PL	APPROVAL ISSUE
P3	29.04.2026	PL	APPROVAL ISSUE
A	05.05.2026	PL	APPROVAL ISSUE

Project Description
PROPOSED SERVICE STATION
347 ALBANY CREEK RD, BRIDGEMAN DOWNS QLD 4035

Scale @A1
As indicated

Date
APR 2026

Approved By
SS

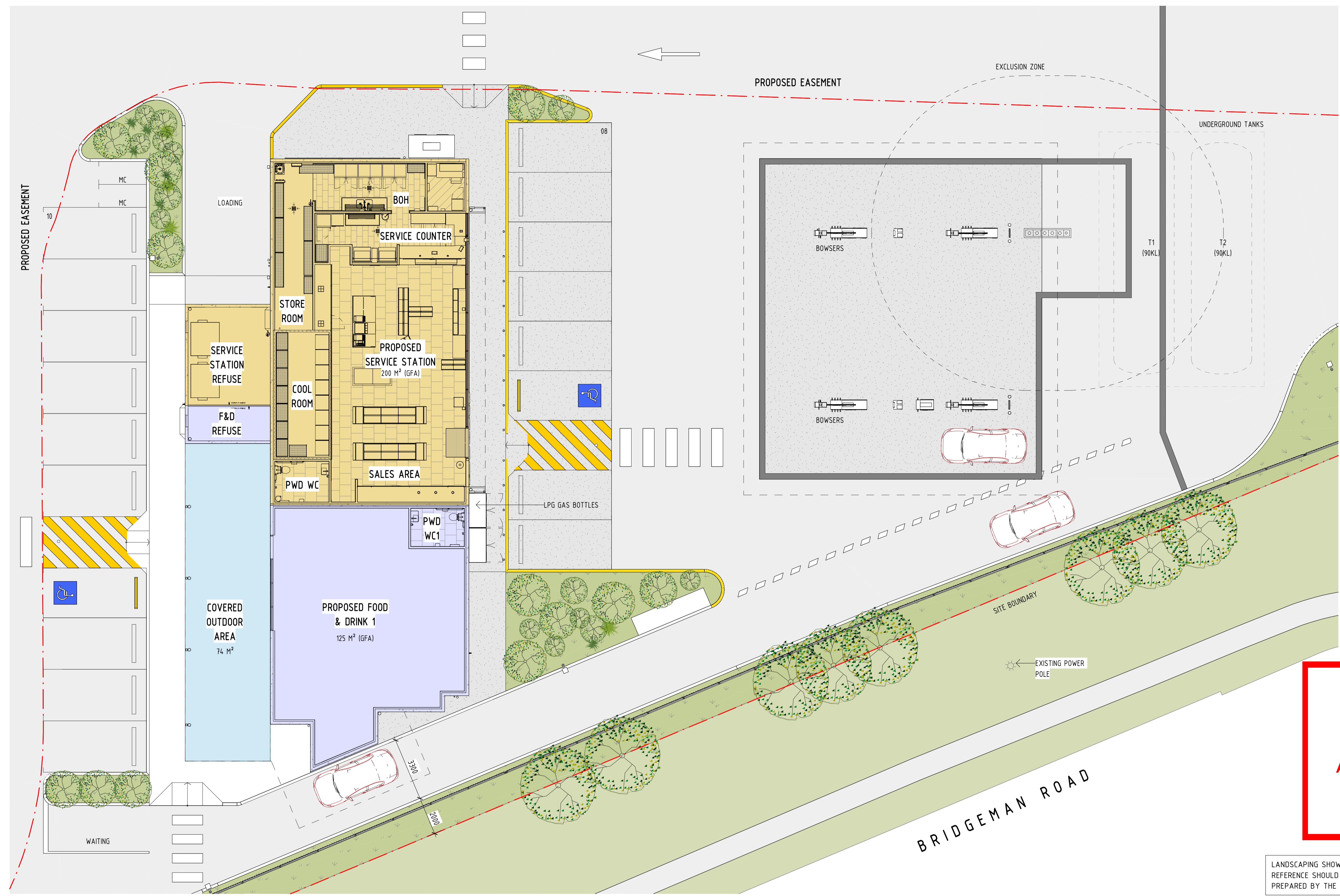
Drawing Title
PROPOSED OVERALL SITE PLAN

Job Number - Drawing Number
25281 DA01

Revision
A

FOR APPROVAL

THIS DRAWING IS NOT FOR CONSTRUCTION



BCC DS RECEIVED
 02-JUN-2026
APPLICATION REF
 A007038312

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.

1 PROP. FLOOR PLAN - GROUND
 1 : 100

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
- mixed-us
- self storage
- industria
- service station
- quick servic
- child care centres
- large format retail

Rev	Date	Drn	Description	Appr
P1	17.04.2026	CH	PRELIMINARY ISSUE	SS
P2	23.04.2026	PL	APPROVAL ISSUE	SS
A	05.05.2026	PL	APPROVAL ISSUE	SS

Project Description
PROPOSED SERVICE STATION
 347 ALBANY CREEK RD, BRIDGEMAN
 DOWNS QLD 4035

Scale @A1
 1 : 100

Date
 APR 2026

Approved By
 SS

Drawing Title
PROPOSED FLOOR PLAN

Job Number - Drawing Number
25281 DA02

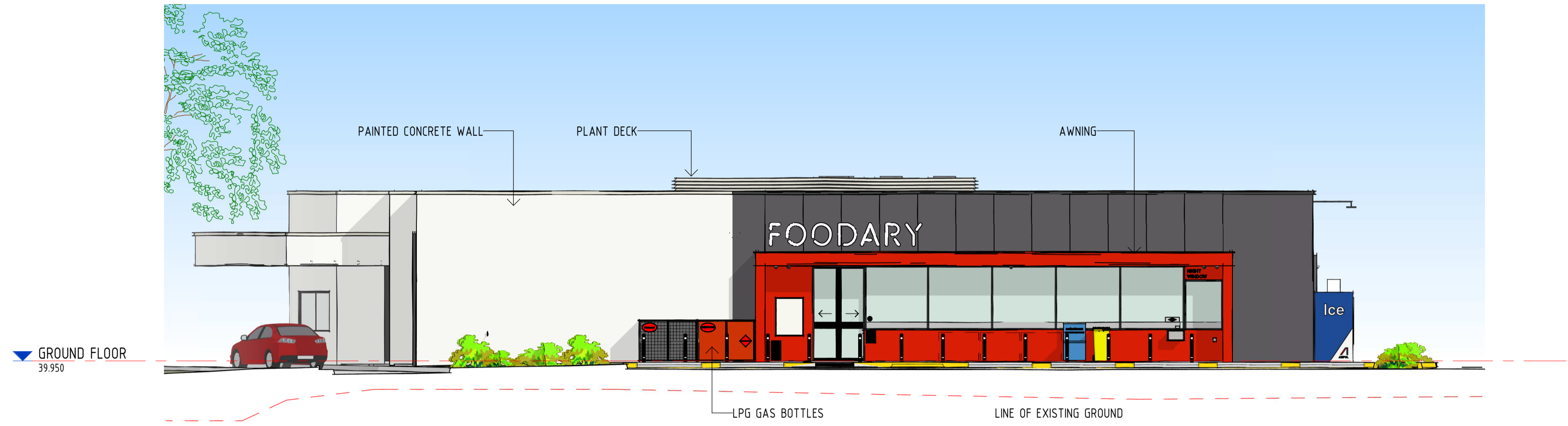
Revision
A

FOR APPROVAL

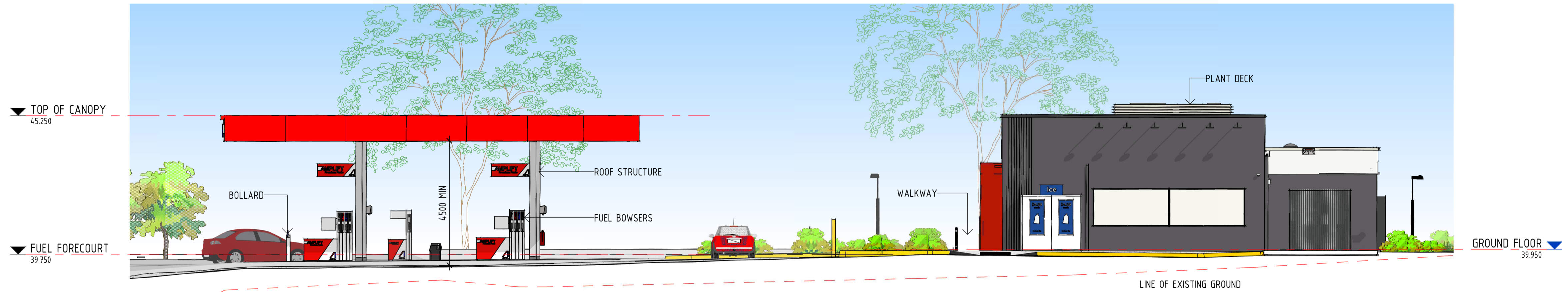
THIS DRAWING IS NOT FOR CONSTRUCTION

BCC DS RECEIVED
02-JUN-2026
APPLICATION REF
A007038312

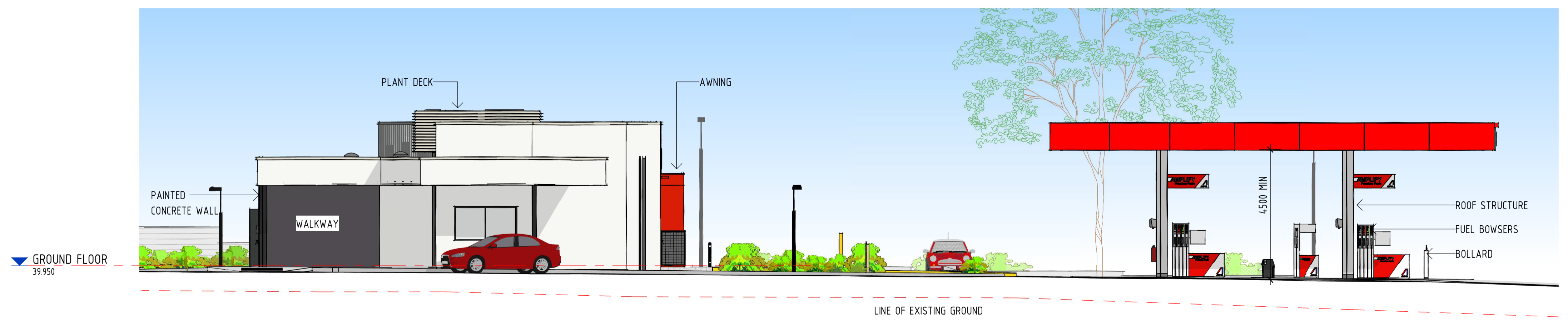
- NOTE:**
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPARATE SIGNAGE APPLICATION & APPROVAL BY LOCAL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



1 BUILDING ELEVATION NORTH
 1 : 100



2 BUILDING ELEVATION WEST
 1 : 100



3 BUILDING ELEVATION EAST
 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:

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
 - mixed-us
 - self storag
 - industria
 - service station
 - quick servic
 - child care centres
 - 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. Check all dimensions on site prior commencement of works.

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	17.04.2026	CH	PRELIMINARY ISSUE	SS
P2	23.04.2026	PL	APPROVAL ISSUE	SS
A	05.05.2026	PL	APPROVAL ISSUE	SS

Project Description
PROPOSED SERVICE STATION
347 ALBANY CREEK RD, BRIDGEMAN
DOWNS QLD 4035

Scale @A1
 As indicated

Date
 APR 2026

Approved By
 SS

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

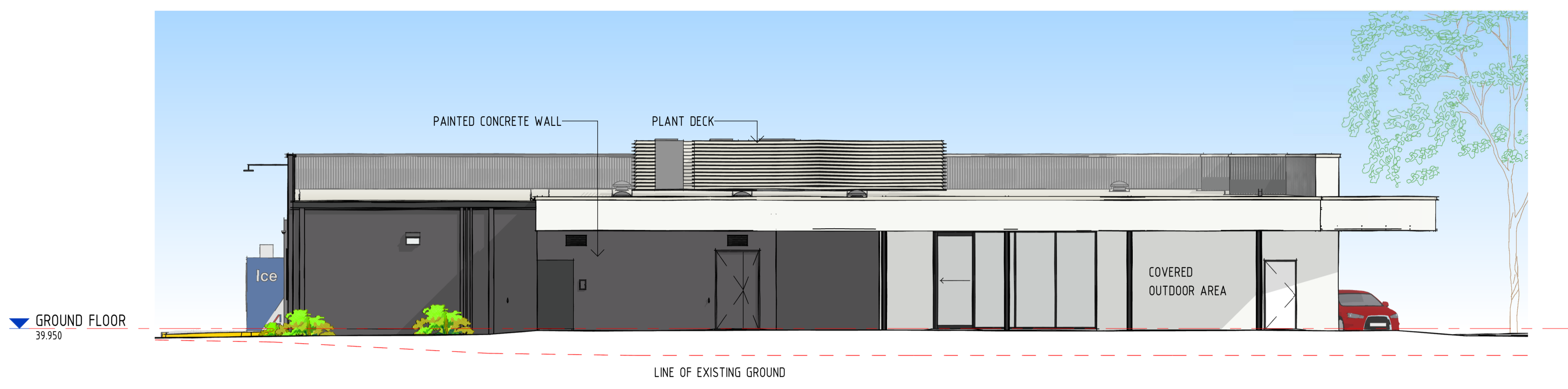
Job Number - Drawing Number
25281 DA03

Revision
A

FOR APPROVAL

THIS DRAWING IS NOT FOR CONSTRUCTION

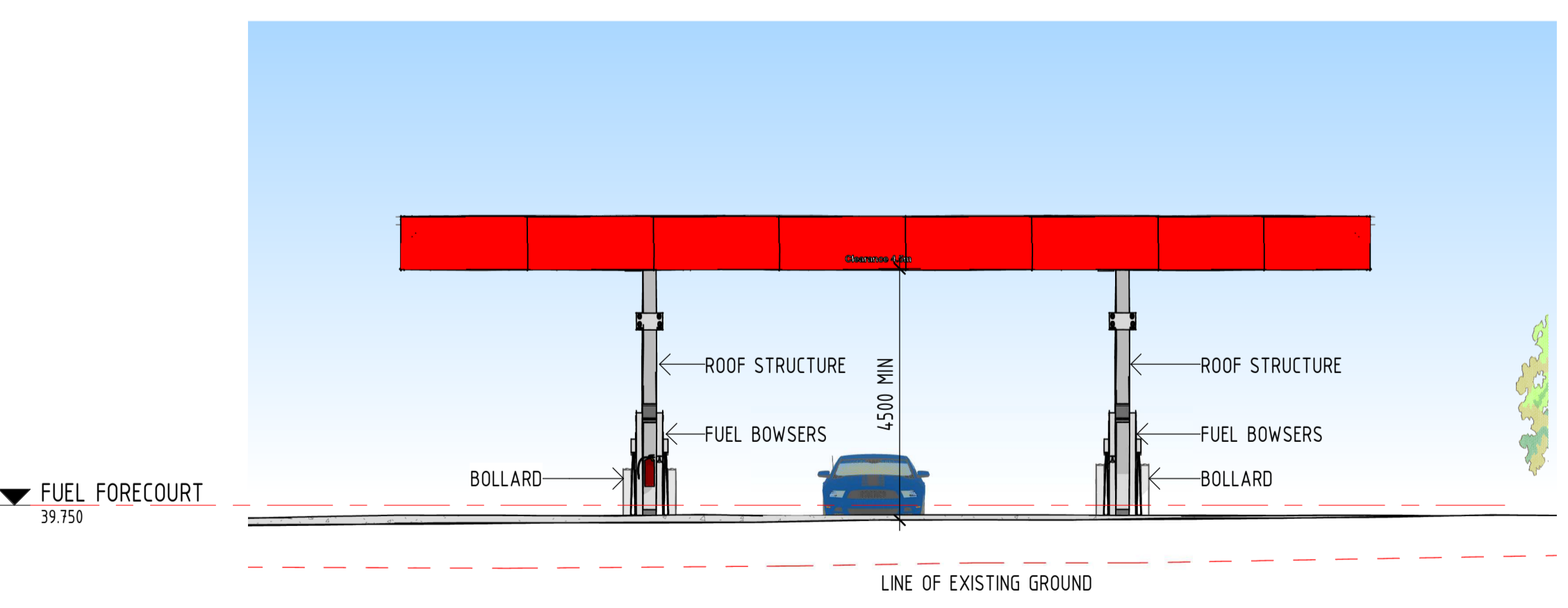
- NOTE:**
1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS
 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND FLOOR LEVEL UNLESS NOTED OTHERWISE
 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPARATE SIGNAGE APPLICATION & APPROVAL BY LOCAL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



2 BUILDING ELEVATION SOUTH
1 : 100



1 FUEL STATION NORTH ELEVATION
1 : 100



3 FUEL STATION SOUTH ELEVATION
1 : 100

BCC DS RECEIVED
02-JUN-2026
APPLICATION REF
A007038312

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
 - mixed-us
 - self storag
 - industria
 - service station
 - quick servic
 - child care centres
 - large format retai
- ©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. Check all dimensions on site prior commencement of works.

Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	17.04.2026	CH	PRELIMINARY ISSUE	SS
P2	23.04.2026	PL	APPROVAL ISSUE	SS
A	05.05.2026	PL	APPROVAL ISSUE	SS

Project Description
PROPOSED SERVICE STATION
347 ALBANY CREEK RD, BRIDGEMAN
DOWNS QLD 4035

Scale @A1
As indicated

Drawn CH

Date
APR 2026

Approved By
SS

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

Job Number - Drawing Number
25281 DA04

Revision
A