

APPENDIX B

Proposal Plans

Prepared by:


Lens Arc

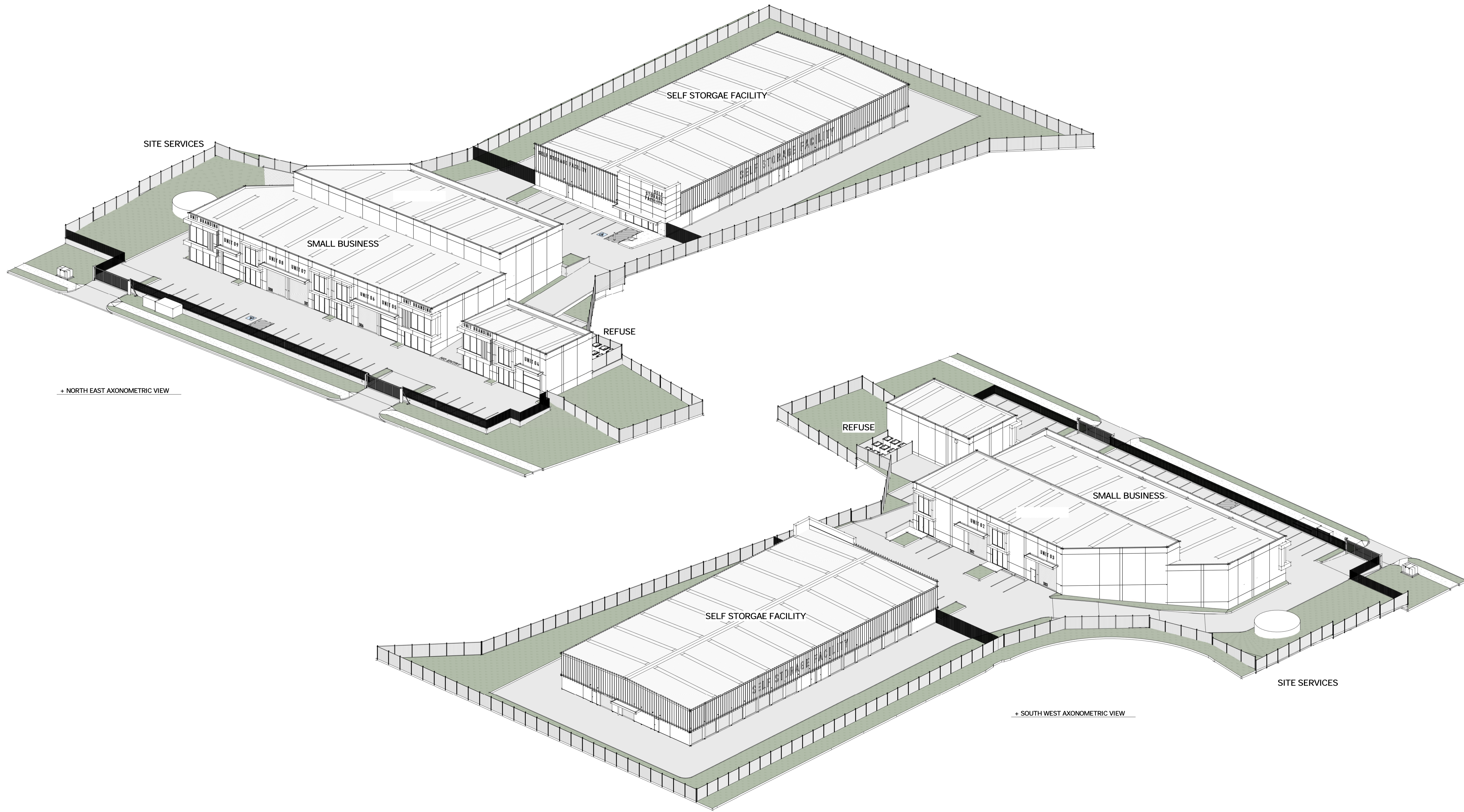
HOLMVIEW DEVELOPMENT

901 TEYS ROAD HOLMVIEW QLD

+ HOLMVIEW DEVELOPMENT

DA-001	COVER PAGE/ DRAWING LIST
DA-002	PERSPECTIVE VIEWS
DA-003	AXONOMETRIC VIEWS
DA-004	EXISTING/ SITE LOCALITY PLAN
DA-005	PROPOSED SITE PLAN
DA-006	PROPOSED STAGING PLAN - STAGE 01
DA-007	PROPOSED STAGING PLAN - STAGE 02
DA-008	T2-9 GROUND FLOOR PLAN
DA-009	T1 GROUND FLOOR PLAN
DA-010	T1 FIRST FLOOR PLAN
DA-011	T2-9 ROOF PLAN
DA-012	T1 ROOF PLAN
DA-013	MATERIAL SELECTIONS/COLOURS
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DA-015	T2-9 - EXTERNAL BUILDING ELEVATIONS - SHEET 2
DA-016	T1 - EXTERNAL BUILDING ELEVATIONS
DA-017	INDICATIVE OVERALL SITE SECTION

PROJECT No. ADL22026	Project Name: MIXED USE DEVELOPMENT	SCALE	DRAWN ADL	ISSUED 08.02.2024	Drawing Title: COVER PAGE/ DRAWING LIST	FOR INFORMATION	A1
ADDRESS TEYS ROAD, HOLMVIEW QLD 4207		A LensArc	E contact@lensarc.com.au	W lensarc.com.au	DA-001	Rev. 4	

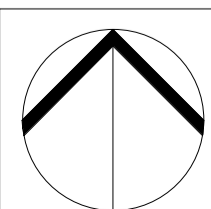


+ NORTH EAST AXONOMETRIC VIEW

+ SOUTH WEST AXONOMETRIC VIEW

NOTE: IMAGES ARE ONLY AN INDICATIVE REPRESENTATION OF THE PROPOSED DESIGN INTENT & ARE NOT TO BE RELIED UPON OR USED FOR THE PURPOSES OF CONSTRUCTION. REFER TO DETAILED ARCHITECTURAL DOCUMENTATION

PROJECT No. ADL22026	Project Name: MIXED USE DEVELOPMENT	SCALE	DRAWN ADL	ISSUED 08.02.2024	Drawing Title: AXONOMETRIC VIEWS	FOR APPROVAL	A1
ADDRESS TEYS ROAD, HOLMVIEW QLD 4207		0m 0m 0m 0m 0m			A LensArc E contact@lensarc.com.au W lensarc.com.au	DA-003 Rev. 4	



PROJECT No. ADL22026

Project Name:

MIXED USE DEVELOPMENT

SCALE 1 : 400

DRAWN ADL

ISSUED 08.02.2024

Drawing Title:

EXISTING/ SITE LOCALITY PLAN

FOR APPROVAL

ADDRESS TEYS ROAD, HOLMVIEW QLD 4207

0m 12m 24m 36m 48m

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DA-004

Rev. 4

A1



DEVELOPMENT NUMBERS

SITE	
SITE AREA	8,902m ²
EX. BUILT FORM	0m ²
DEMO BUILT FORM	0m ²
ADDED BUILT FORM	3,032m ²
TOTAL	3,032m ²
SITE COVERAGE	34.0%






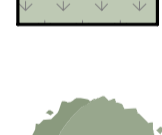


NEW BUILT FORM AREAS	
SELF STORAGE	2,962m ²
SERVICE INDUSTRY	760m ²
INDOOR REC	178m ²
SHOWROOM	953m ²
FOOD/ DRINK	159m ²

GRAND TOTAL	5,012m ²
SITE YIELD	56.4%

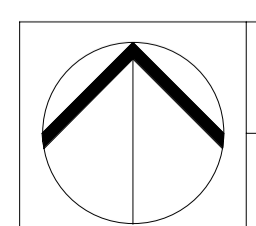
PROPOSED PARKING	
EX. APPROVED CAR PARKS	0
ADDED CAR PARKS	36
TOTAL	36

NOTES: ALL FIGURES ARE SUBJECT TO VERIFICATION OF A LICENSED SURVEYOR, TRAFFIC ENGINEER & RELEVANT DEVELOPMENT PLANNING CODE REQUIREMENTS

LEGEND

-  EX. BUILT FORM
-  NEW BUILT FORM
-  BITUMEN PAVEMENT
AREA ADDED - 3,880m²
-  CONCRETE HARDSTAND
AREA ADDED - 0m²
-  LANDSCAPED AREAS
-  VARIETY OF MATURE HEIGHT NATIVE TREE
PLANTING & UNDER PLANTING GROUND COVERS.
REFER LANDSCAPE PLANS FOR DETAILS
-  CANOPIES OVER
-  DEMO. BUILT FORM

LEGEND	
CODE	DESCRIPTION
EF-1	2400h EXTERNAL PRESSED METAL SPEAR TIP FENCING. COLOURBOND MONUMENT.
EF-2	2500h EXTERNAL SHEET METAL FENCING. COLOURBOND BASLAT



PROJECT No. ADL22026 Project Name: MIXED USE DEVELOPMENT

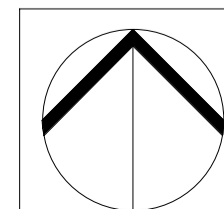
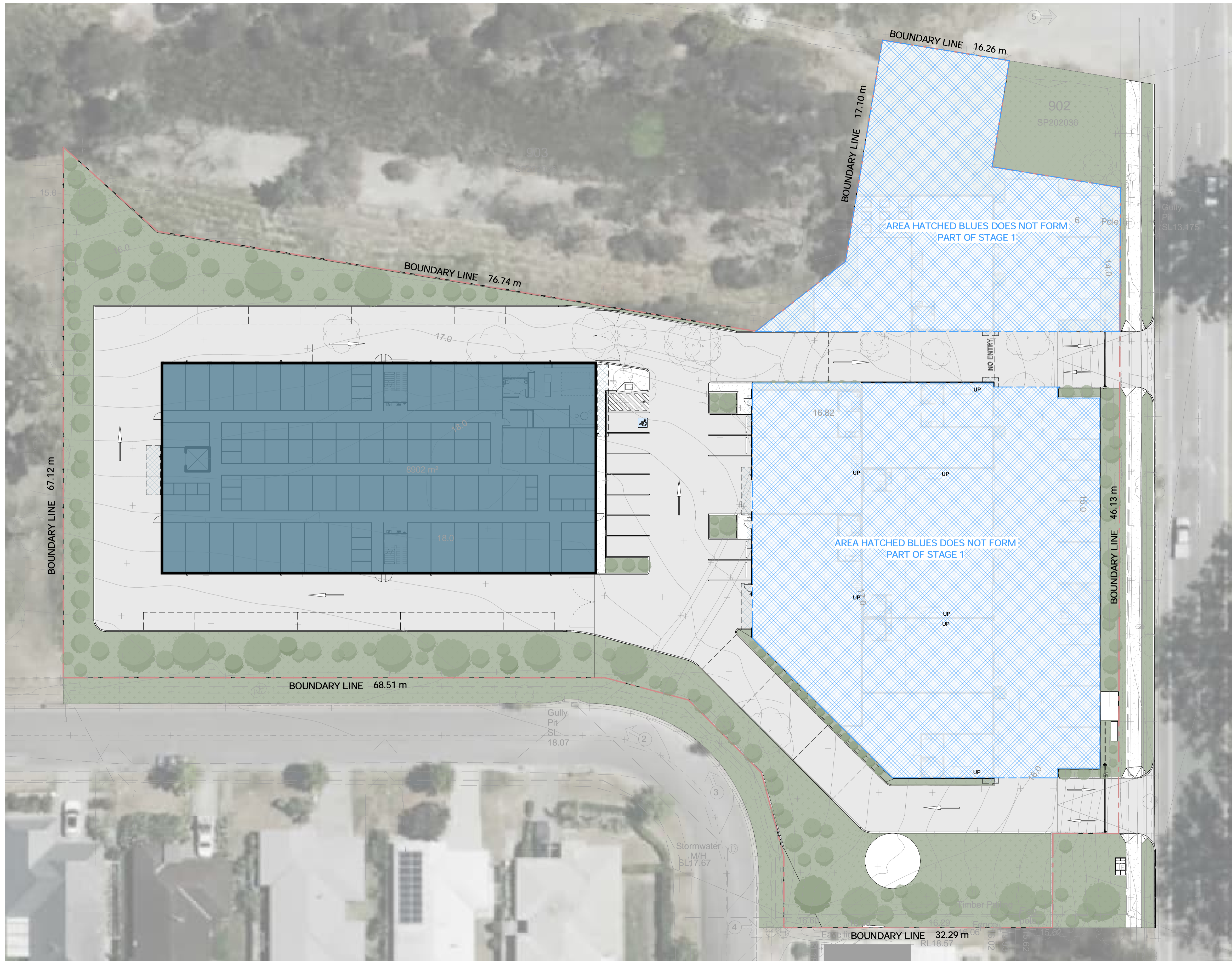
ADDRESS TEYS ROAD, HOLMVIEW QLD 4207

SCALE 1 : 250 DRAWN ADL ISSUED 08.02.2024

0m 7.5m 15m 22.5m 30m

Drawing Title: PROPOSED SITE PLAN

A LensArc E contact@lensarc.com.au W lensarc.com.au FOR APPROVAL DA-005 Rev. 4 A1



PROJECT No. ADL22026

Project Name:

MIXED USE DEVELOPMENT

SCALE 1 : 250

DRAWN ADL

ISSUED 08.02.2024

Drawing Title:

PROPOSED STAGING PLAN - STAGE 01

FOR APPROVAL

ADDRESS TEYS ROAD, HOLMVIEW QLD 4207

0m 7.5m 15m 22.5m 30m

A LensArc

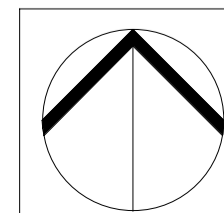
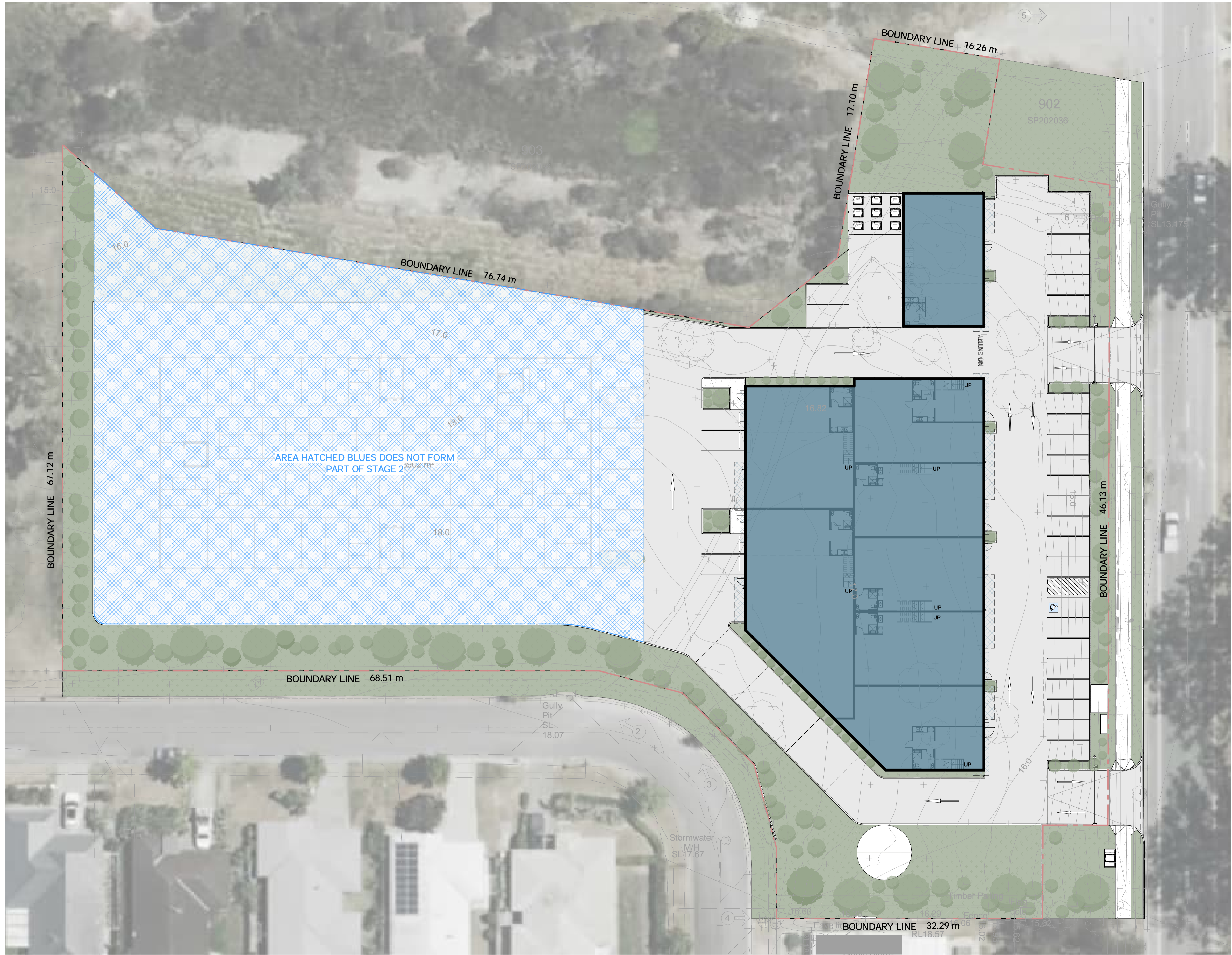
E contact@lensarc.com.au

W lensarc.com.au

DA-006

Rev. 4

A1



PROJECT No. ADL22026

Project Name:

MIXED USE DEVELOPMENT

ADDRESS TEYS ROAD, HOLMVIEW QLD 4207

SCALE 1 : 250

DRAWN ADL

ISSUED 08.02.2024



Drawing Title:

PROPOSED STAGING PLAN - STAGE 02

A LensArc

E contact@lensarc.com.au

W lensarc.com.au

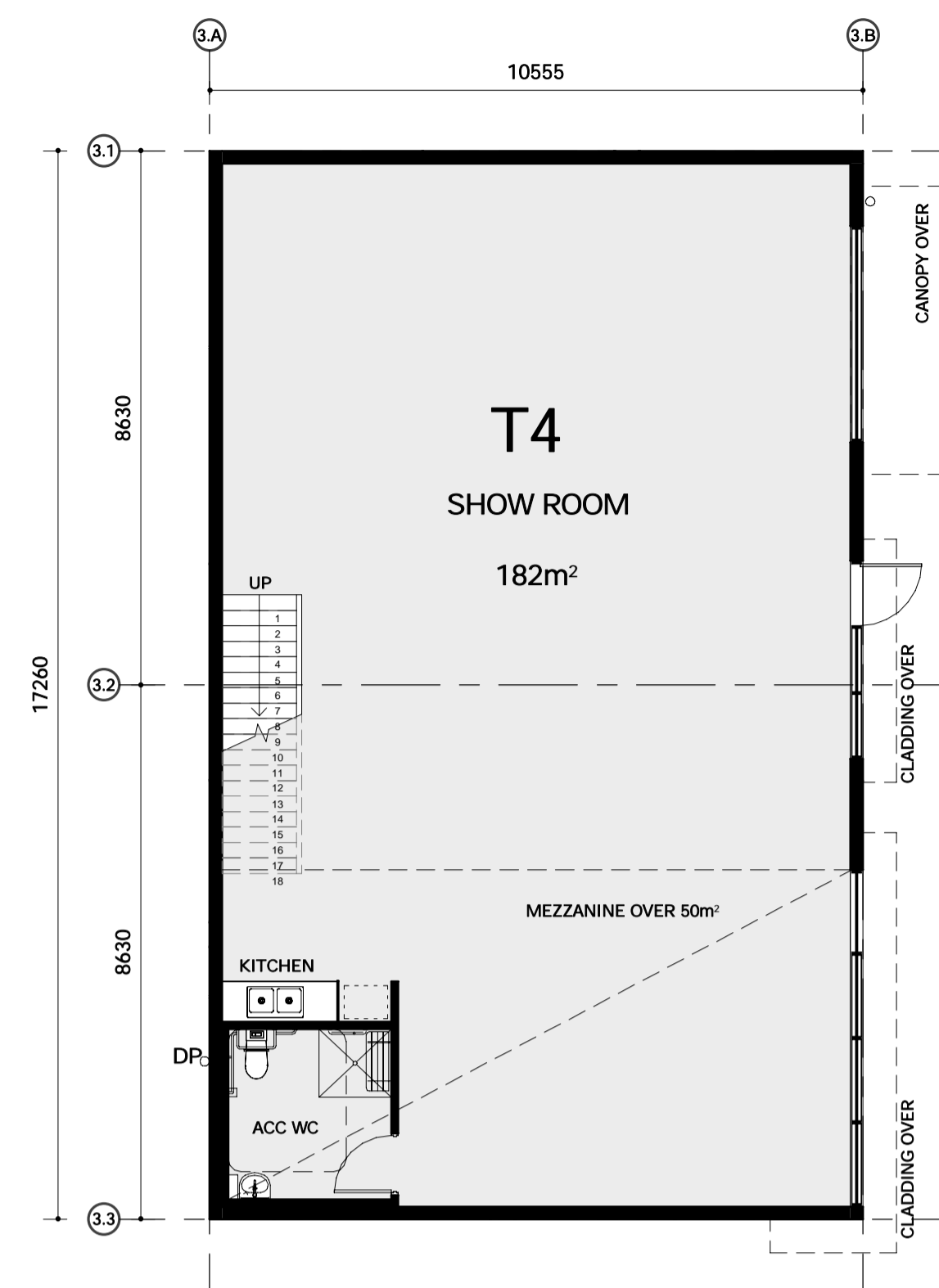
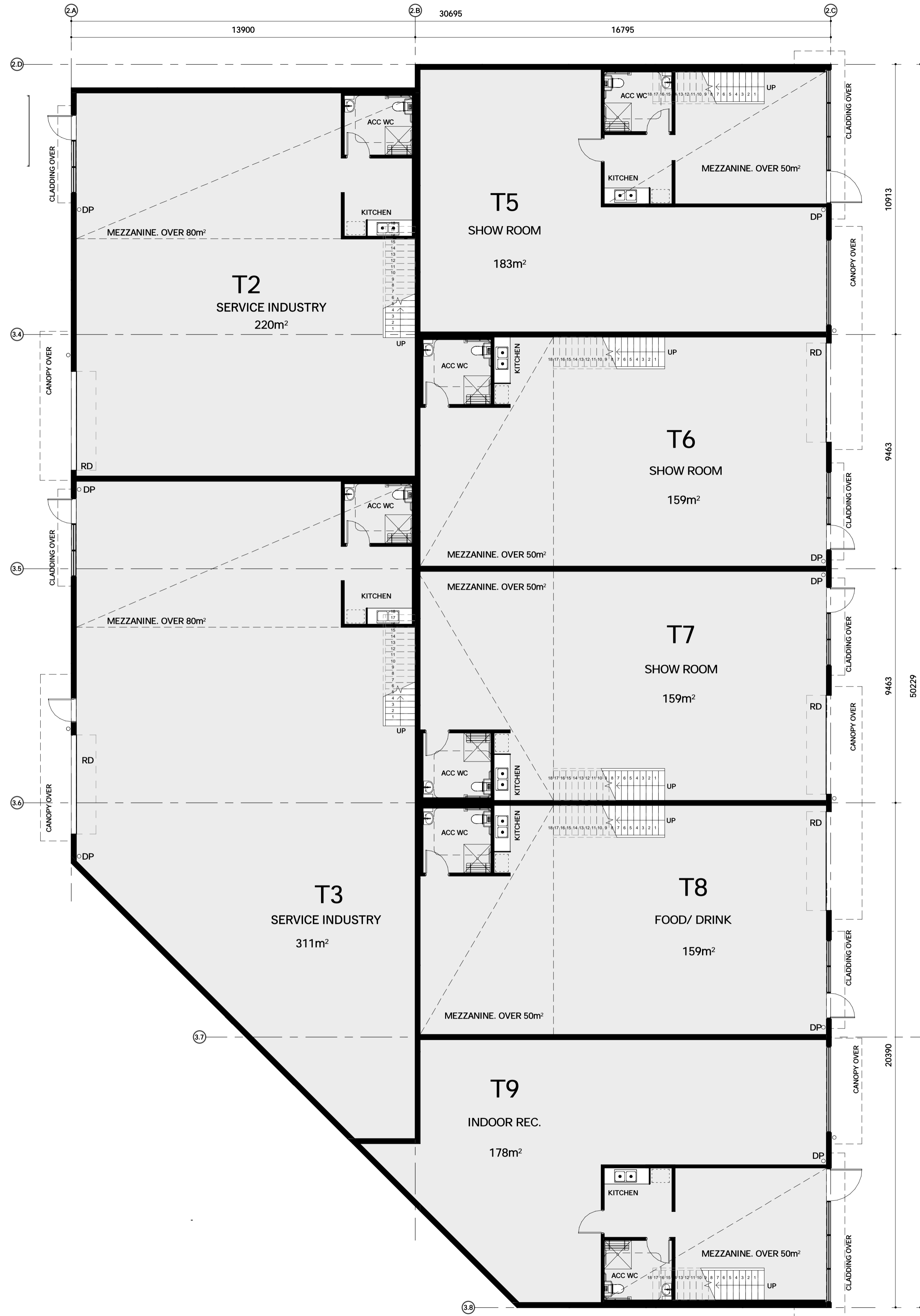
FOR APPROVAL

DA-007

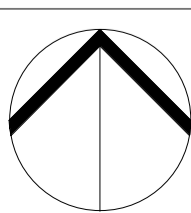
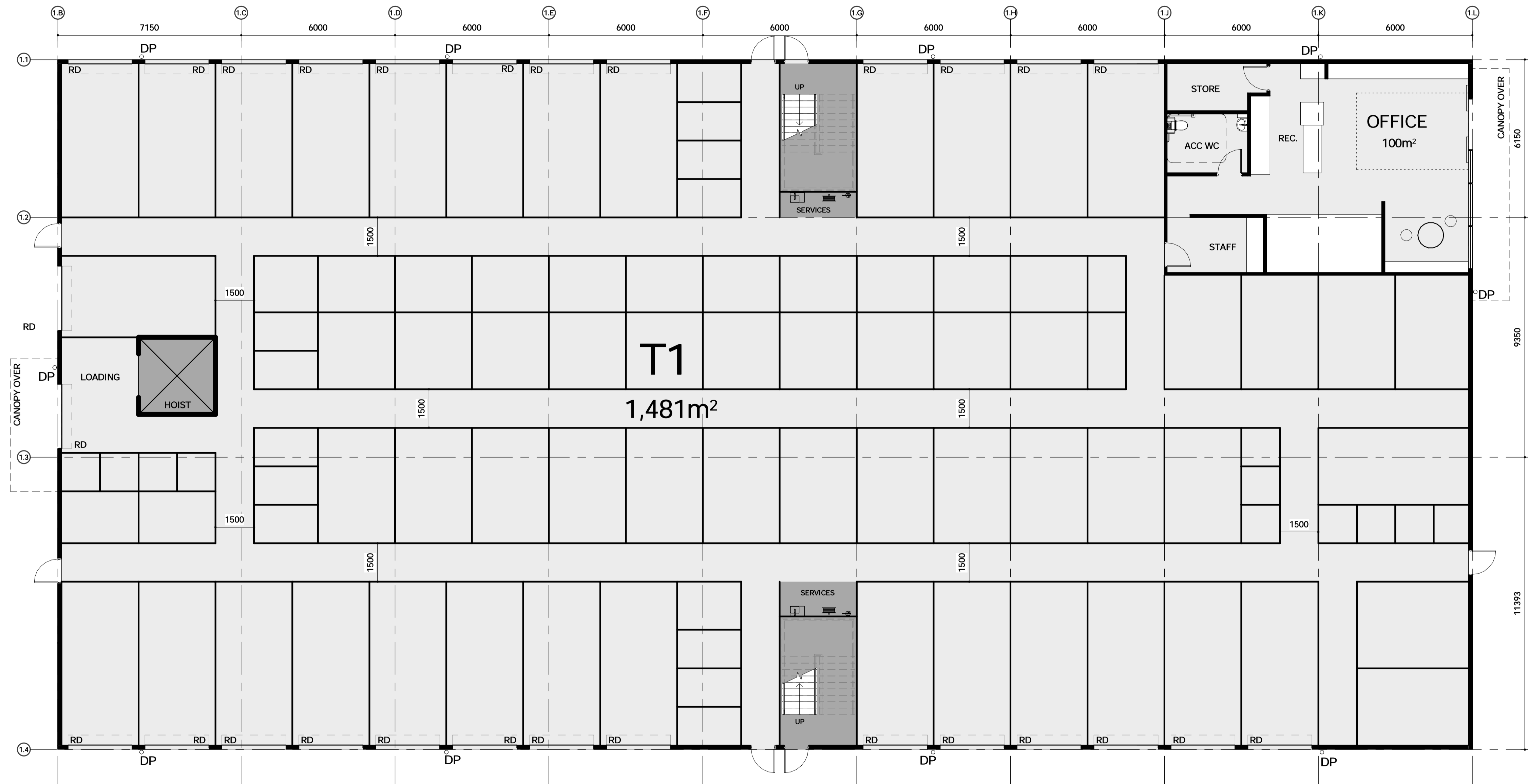
Rev. 4

A1

LEGEND	
CODE	DESCRIPTION
DP	ROOF DOWN PIPE. REFER CIVIL DESIGN FOR DETAILS.



LEGEND	
CODE	DESCRIPTION
DP	ROOF DOWN PIPE. REFER CIVIL DESIGN FOR DETAILS.



PROJECT No. ADL22026

Project Name:

MIXED USE DEVELOPMENT

SCALE 1 : 100

DRAWN ADL

ISSUED 08.02.2024

Drawing Title:

T1 GROUND FLOOR PLAN

FOR APPROVAL

ADDRESS TEYS ROAD, HOLMVIEW QLD 4207

0m 3m 6m 9m 12m

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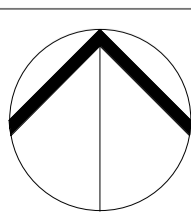
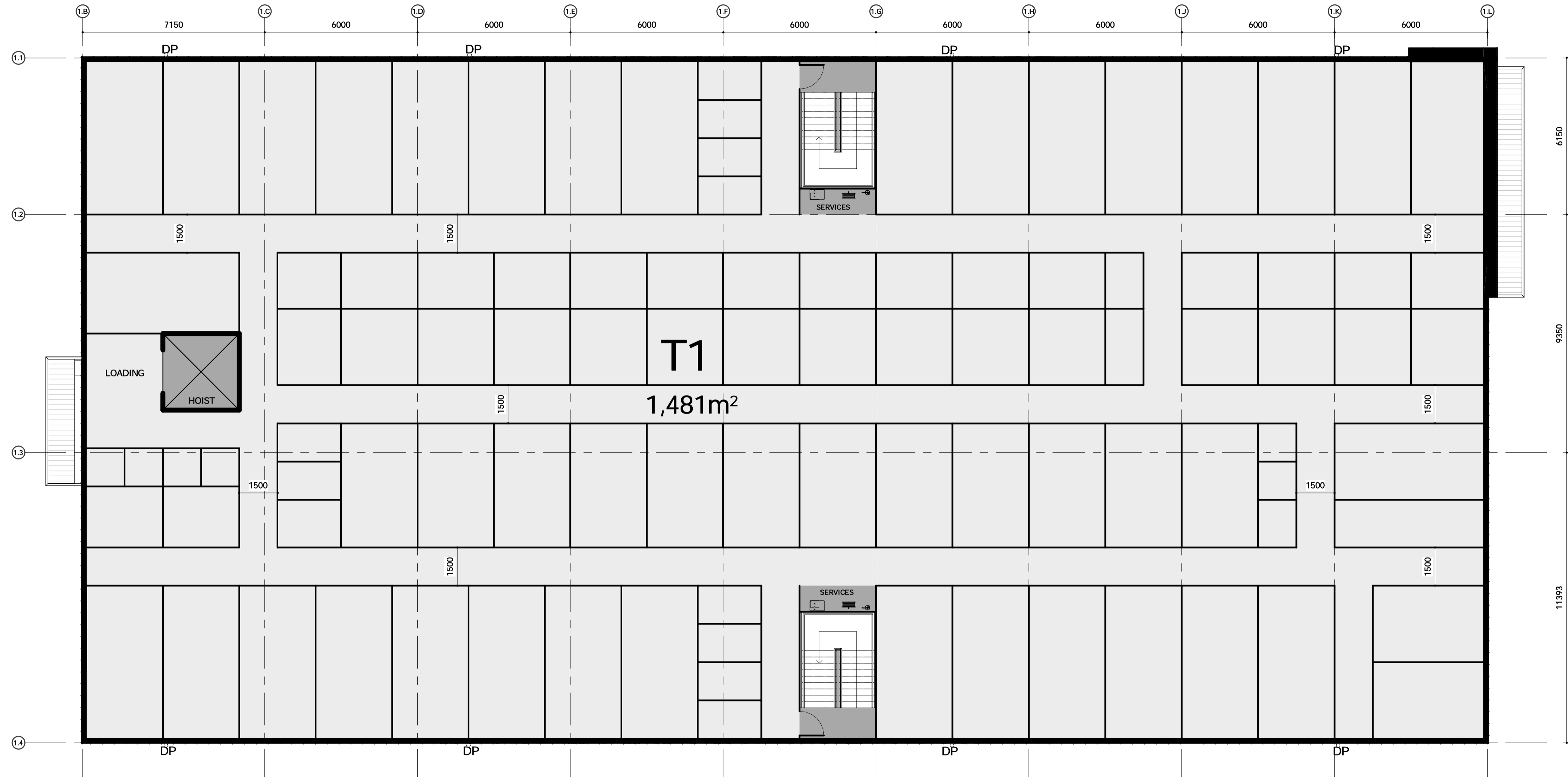
W lensarc.com.au

DA-009

Rev. 4

A1

LEGEND	
CODE	DESCRIPTION
DP	ROOF DOWN PIPE. REFER CIVIL DESIGN FOR DETAILS.



PROJECT No. ADL22026

Project Name:

MIXED USE DEVELOPMENT

SCALE 1 : 100

DRAWN ADL

ISSUED 08.02.2024

Drawing Title:

T1 FIRST FLOOR PLAN

FOR APPROVAL

ADDRESS TEYS ROAD, HOLMVIEW QLD 4207

0m 3m 6m 9m 12m

A LensArc

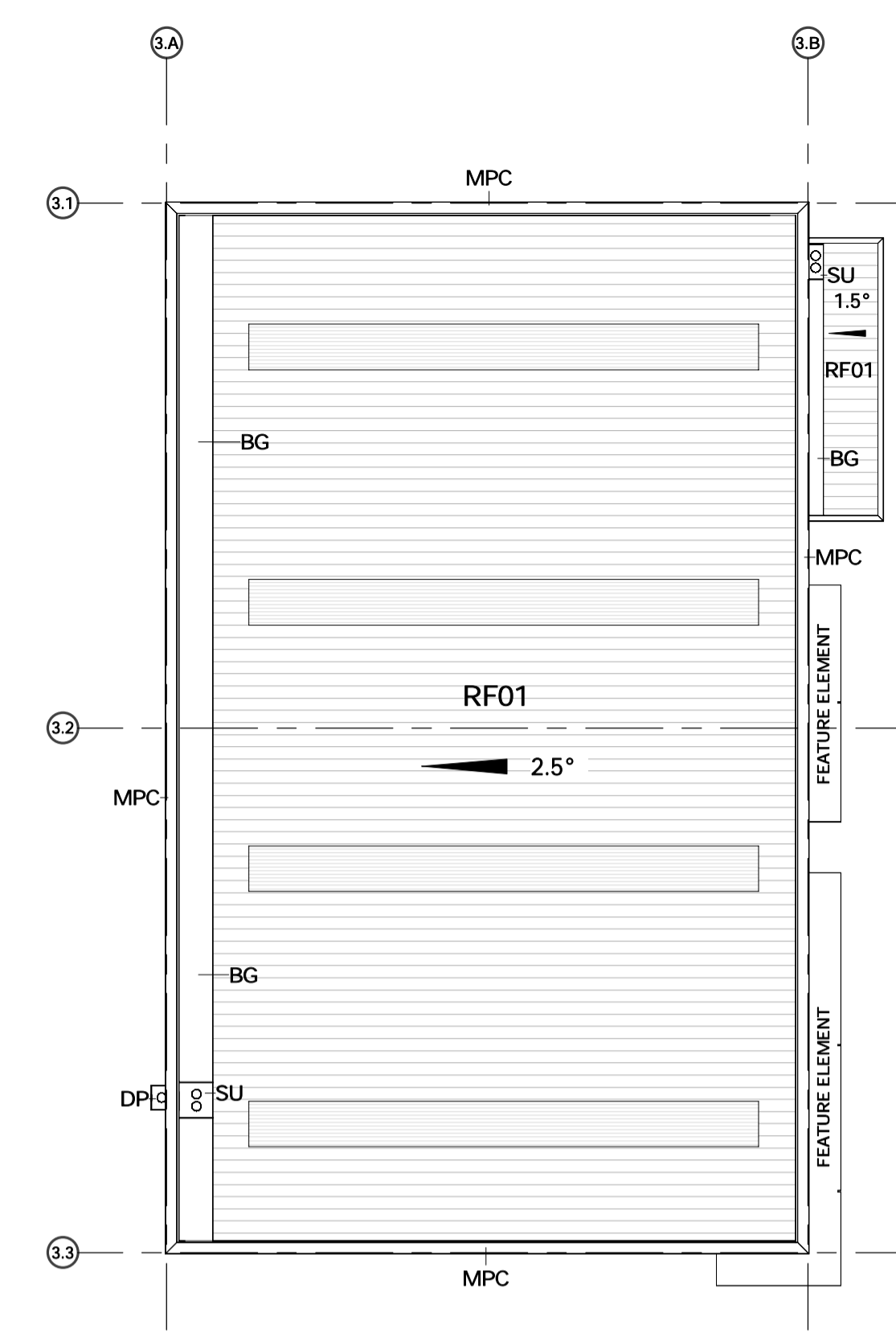
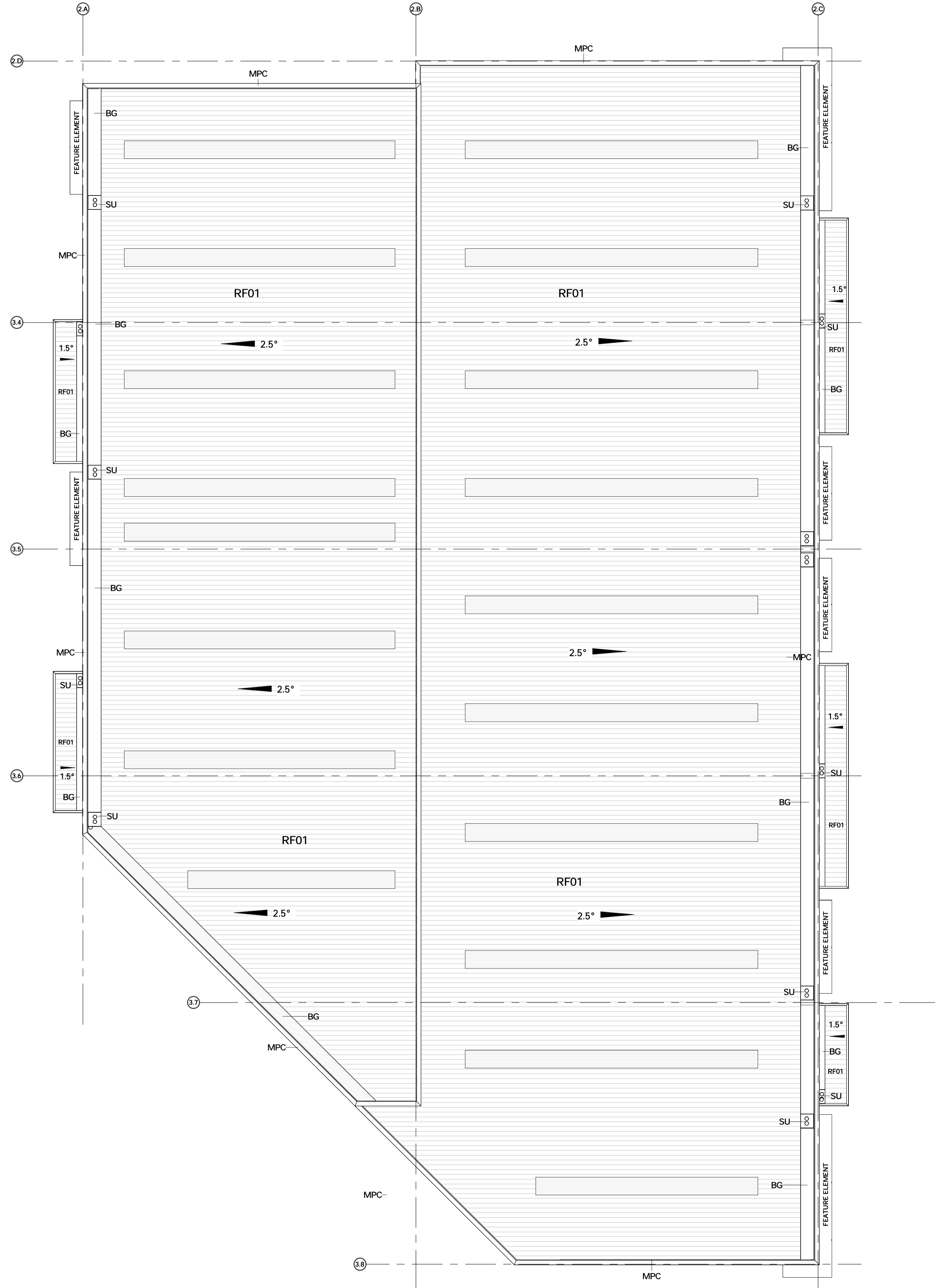
E contact@lensarc.com.au

W lensarc.com.au

DA-010

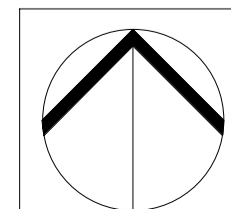
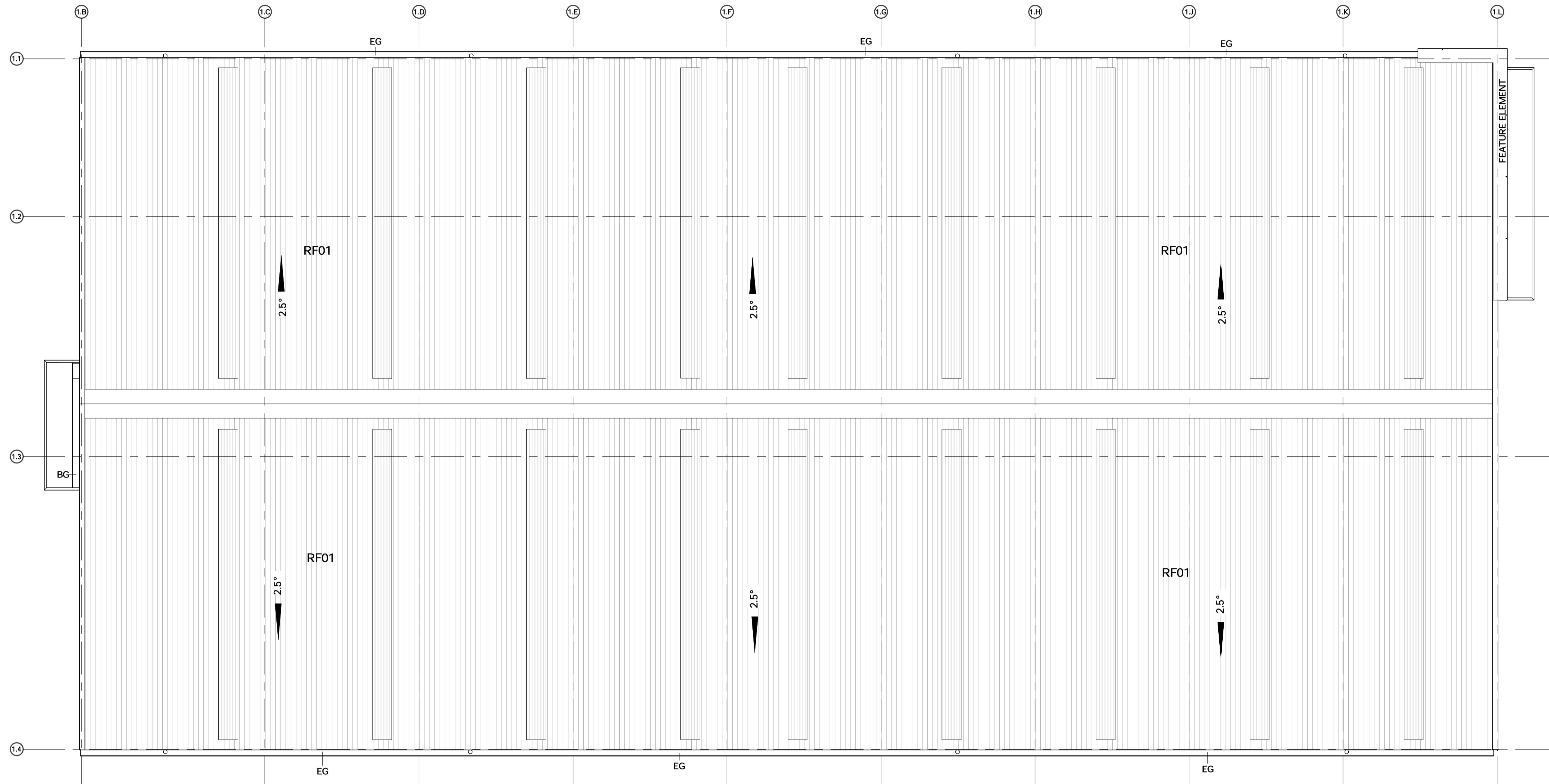
Rev. 4

A1



LEGEND	
CODE	DESCRIPTION
BG	BOX GUTTER.
DP	ROOF DOWN PIPE. REFER CIVIL DESIGN FOR DETAILS.
MPC	METAL PARAPET CAPPING
RF01	CONCEALED FIXED RIB PROFILE METAL SHEET
SU	BOX GUTTER SUMP + OVERFLOW

LEGEND	
CODE	DESCRIPTION
BG	BOX GUTTER.
EG	EAVES GUTTER. 300 HALF ROUND
RF01	CONCEALED FIXED RIB PROFILE METAL SHEET



PROJECT No. ADL22026

Project Name:

MIXED USE DEVELOPMENT

SCALE 1 : 100

DRAWN ADL

ISSUED 08.02.2024

Drawing Title:

T1 ROOF PLAN

FOR APPROVAL

ADDRESS TEYS ROAD, HOLMVIEW QLD 4207

0m 3m 6m 9m 12m

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DA-012

Rev. 4

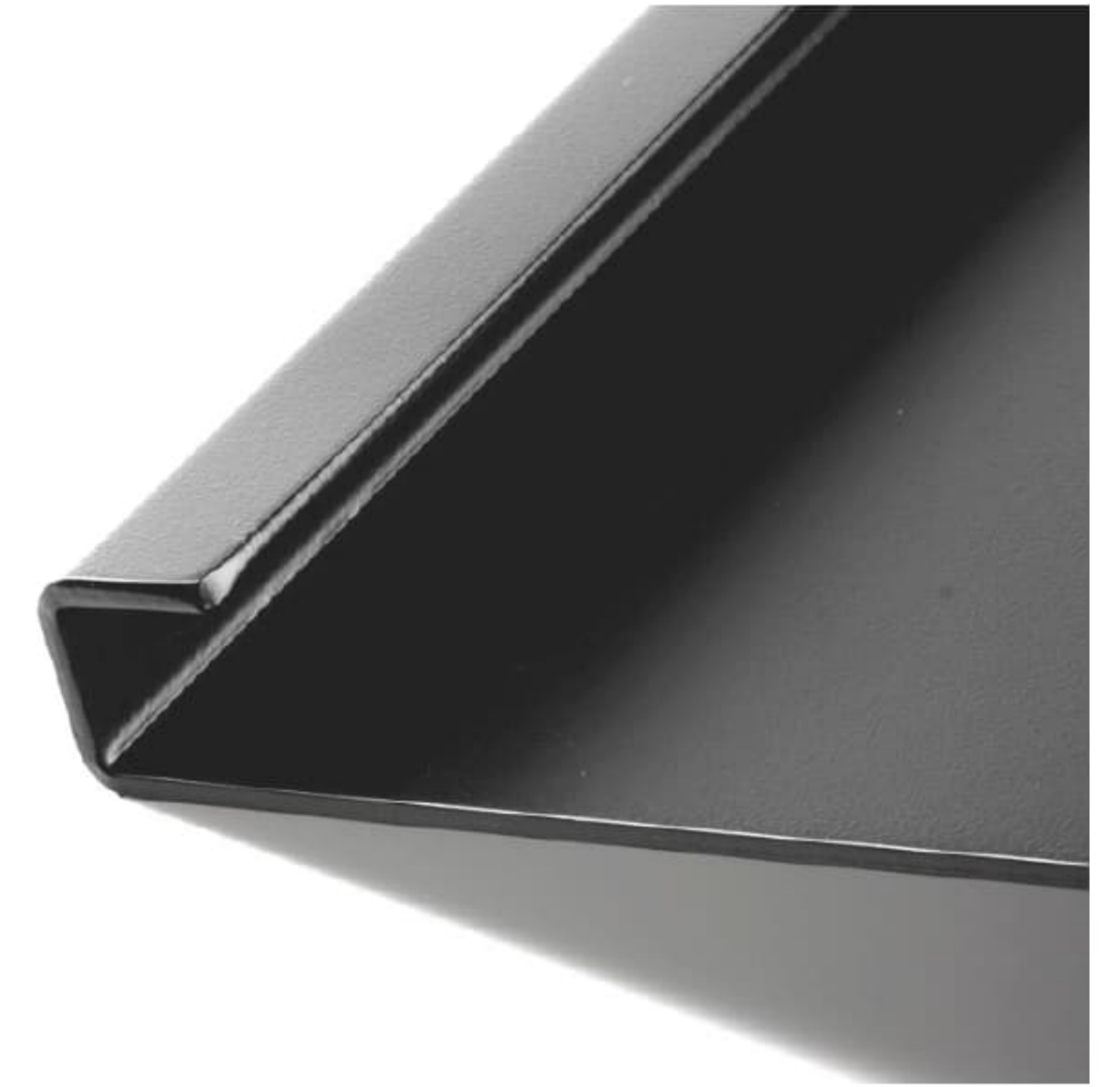
A1



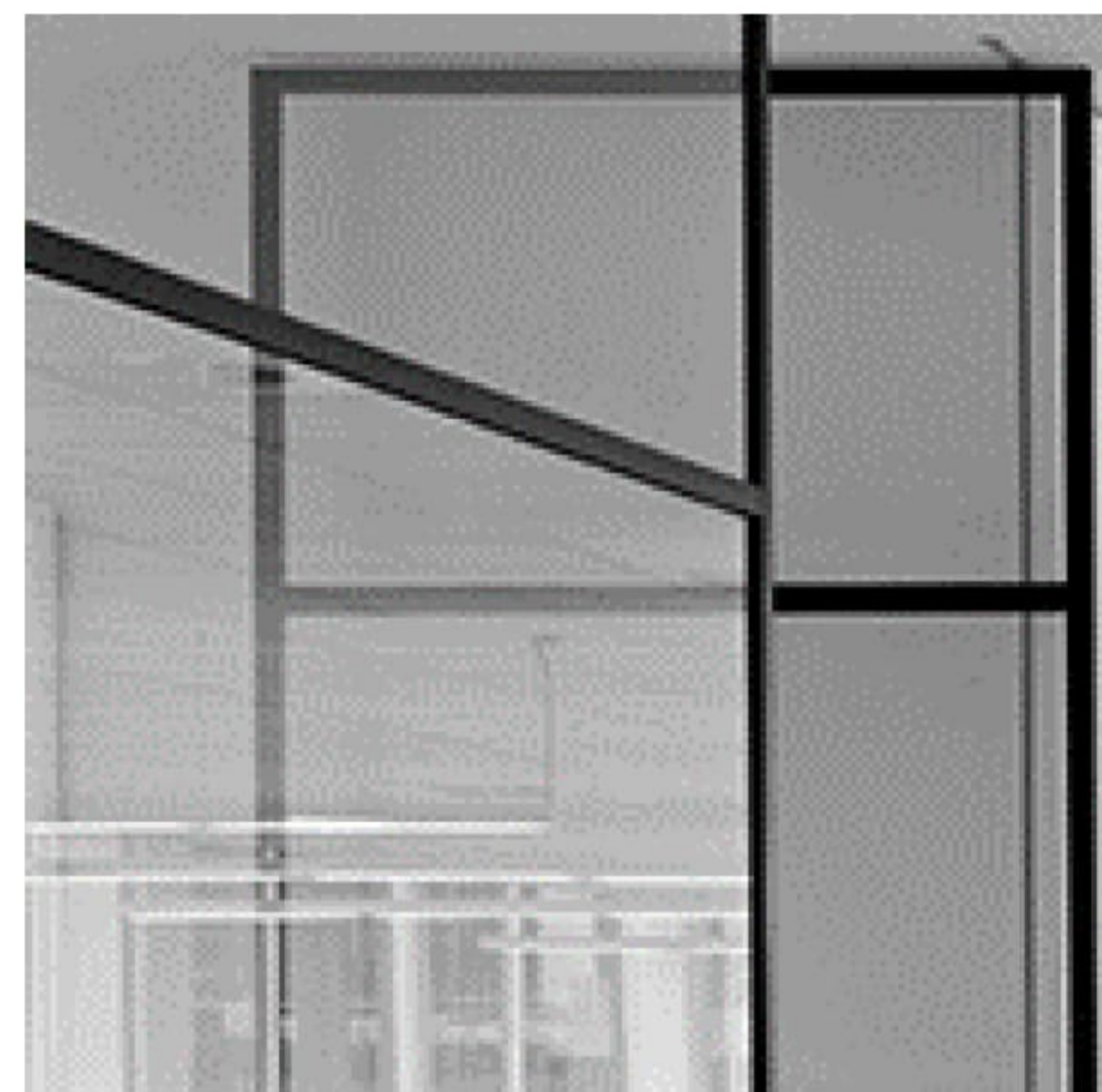
Basalt Aluminum
Canopy/Shroud Cladding



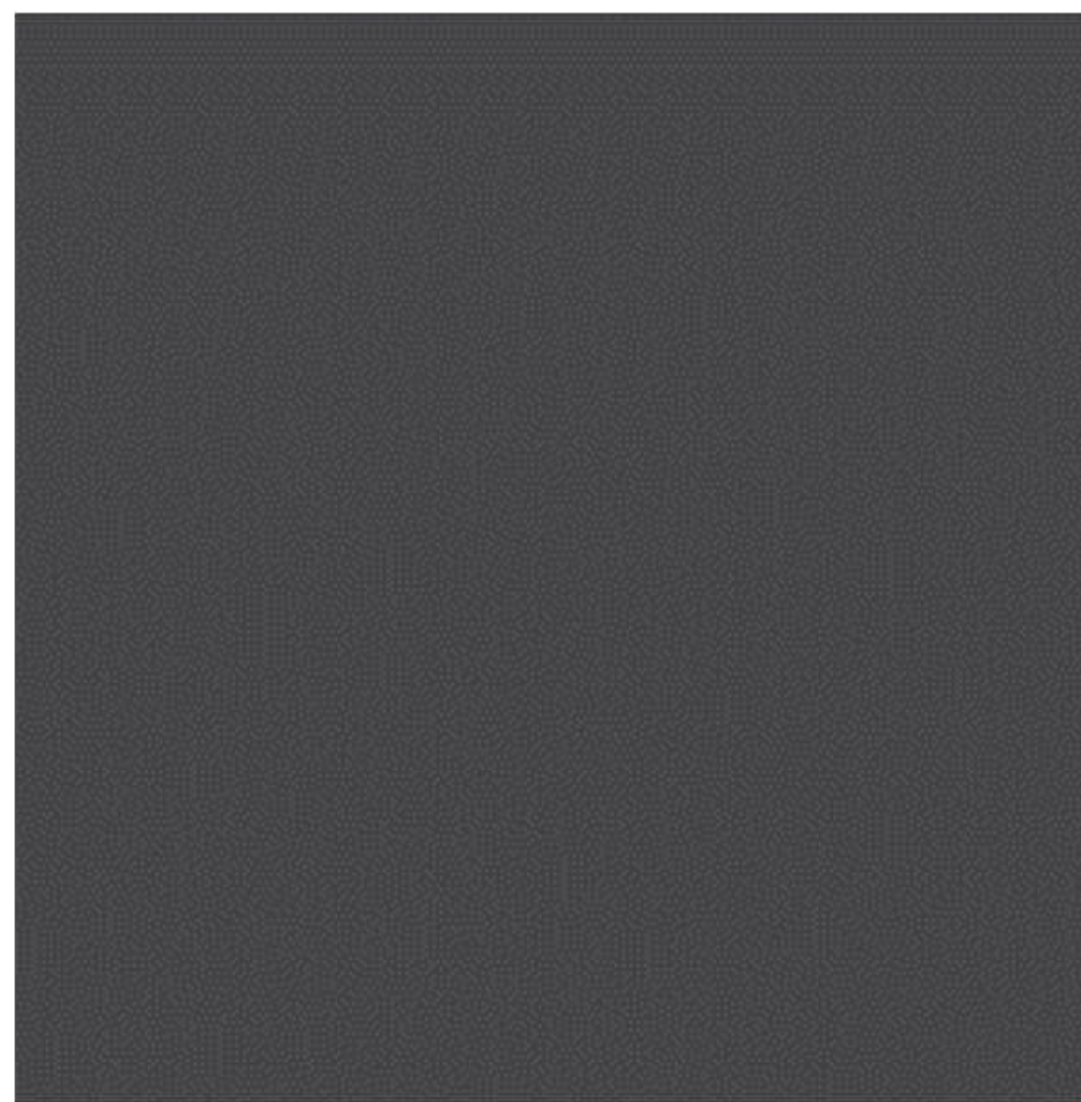
Tenancy Steel Blade Signage



Basalt Steel Window Blades



Basalt Aluminum Framed
Glazing/ Grey Tint

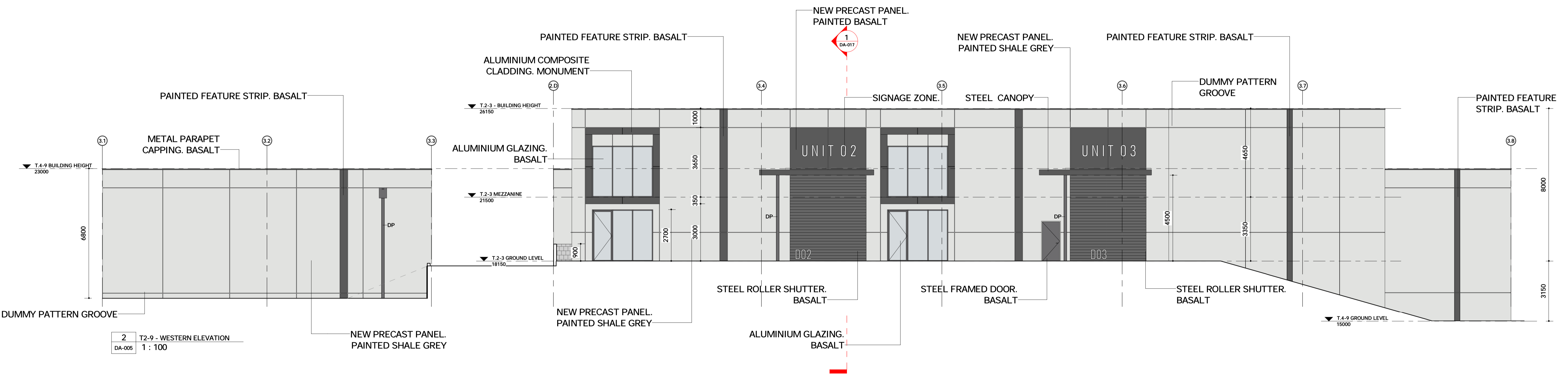
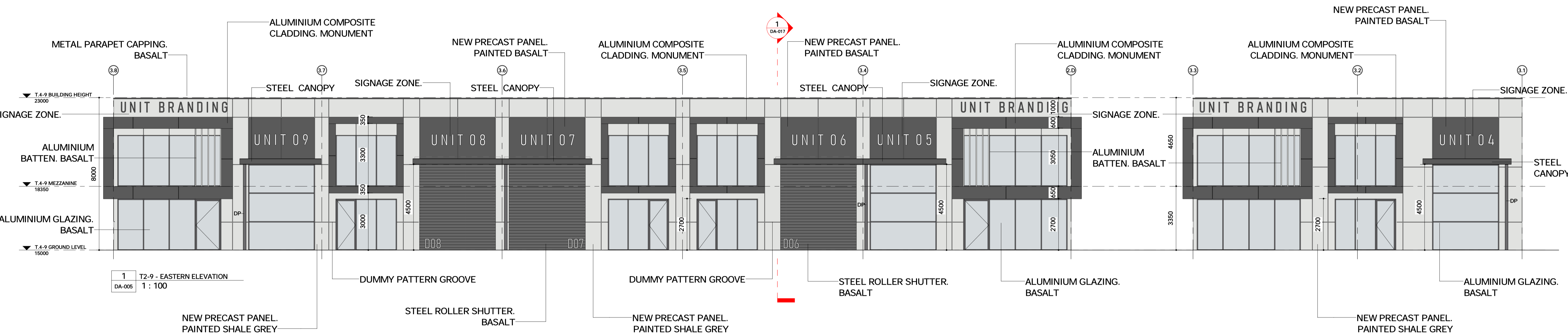


Basalt/ Shale Grey Painted
Precast



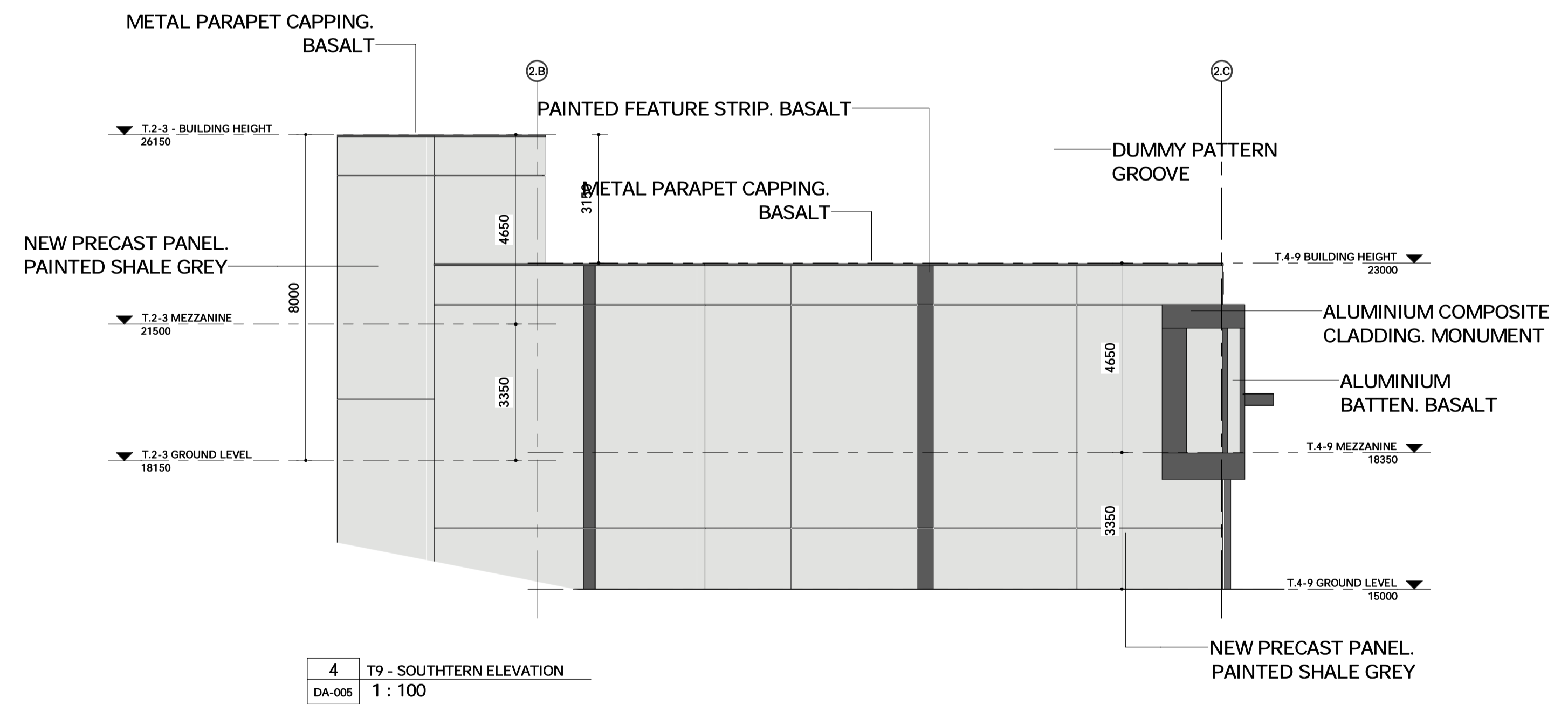
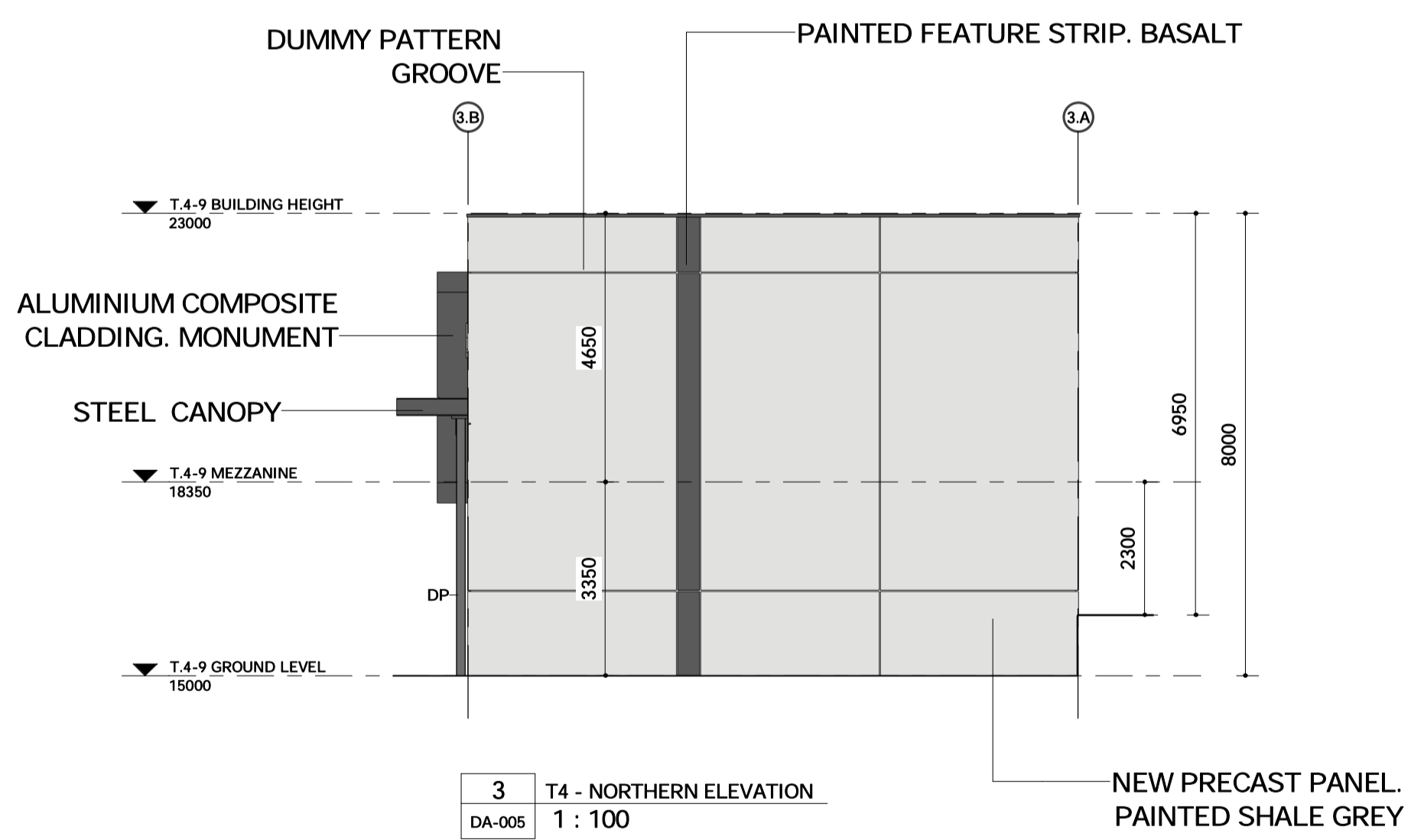
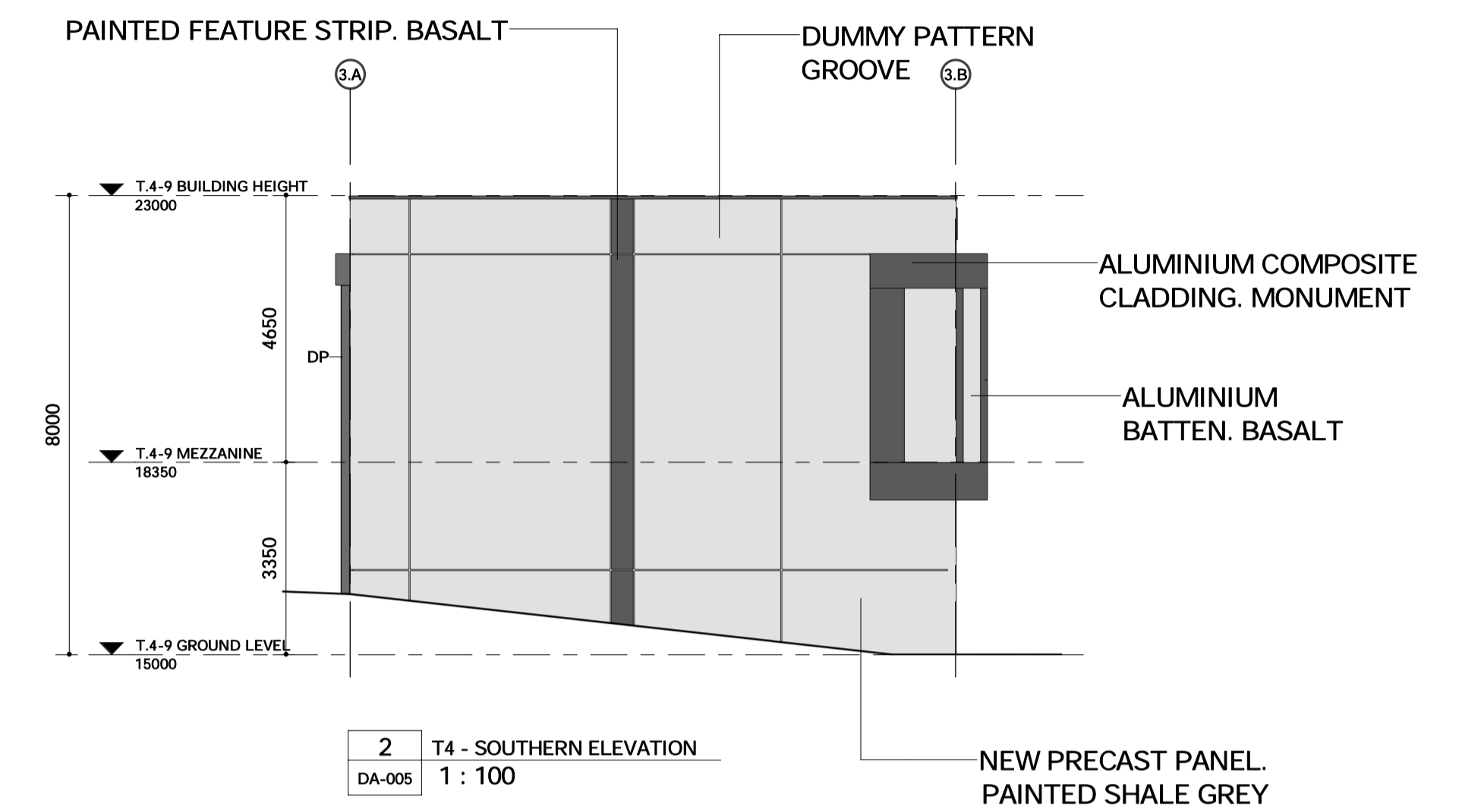
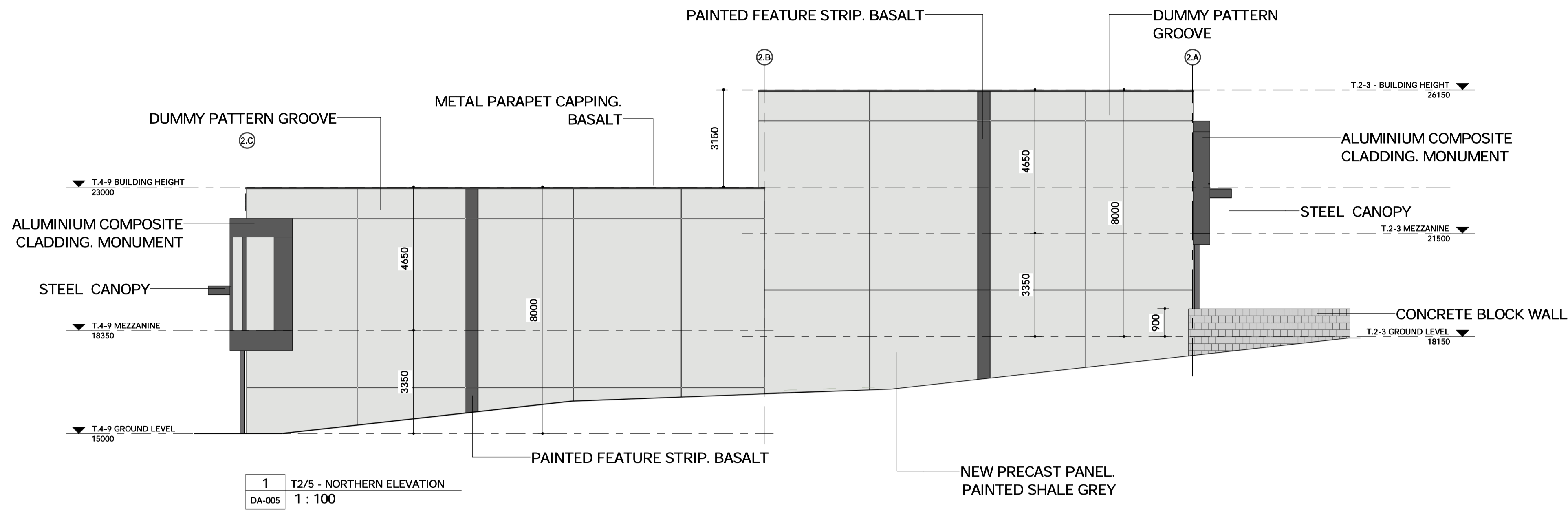
Precast Dummy Joint Layout

LEGEND	
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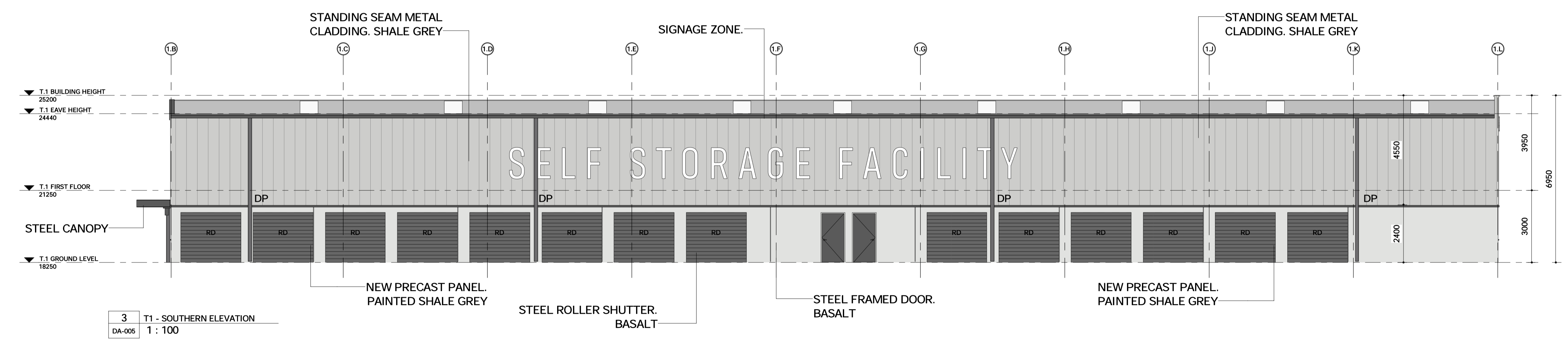
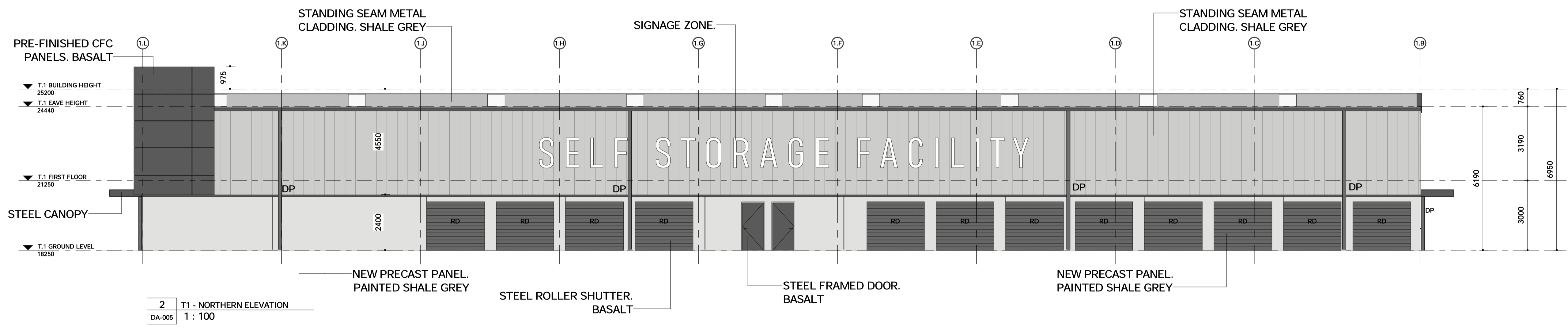
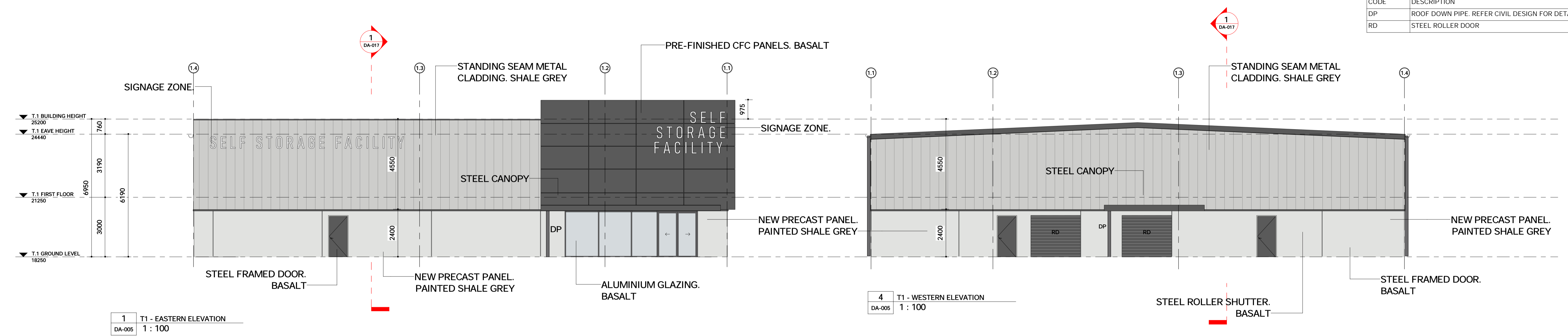


PROJECT No.	ADL22026	Project Name:	MIXED USE DEVELOPMENT	SCALE	1 : 100	DRAWN	ADL	ISSUED	08.02.2024	Drawing Title:	T2-9 - EXTERNAL BUILDING ELEVATIONS - SHEET 1			
ADDRESS	TEYS ROAD, HOLMVIEW QLD 4207								A	LensArc	E	contact@lensarc.com.au	W	lensarc.com.au
											FOR APPROVAL		A1	
											DA-014	Rev. 4		

LEGEND	
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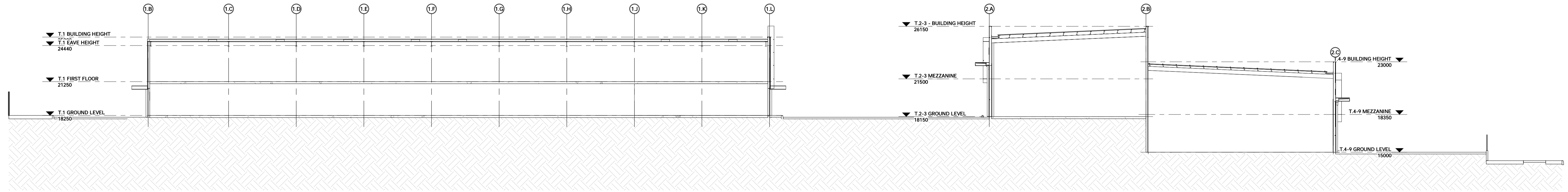


LEGEND	
CODE	DESCRIPTION
DP	ROOF DOWN PIPE. REFER CIVIL DESIGN FOR DETAILS.
RD	STEEL ROLLER DOOR



4 T1 - WESTERN ELEVATION
DA-005 1:100

LEGEND	
CODE	DESCRIPTION



NOTE: IMAGES ARE ONLY AN INDICATIVE REPRESENTATION OF THE PROPOSED DESIGN INTENT & ARE NOT TO BE RELIED UPON. REFER TO CIVIL ENGINEERING DETAILS DESIGN FOR SITE LEVELS AND GRADIENTS

PROJECT No. ADL22026	Project Name: MIXED USE DEVELOPMENT	SCALE 1 : 170	DRAWN ADL	ISSUED 08.02.2024	Drawing Title: INDICATIVE OVERALL SITE SECTION	FOR APPROVAL	A1
ADDRESS TEYS ROAD, HOLMVIEW QLD 4207		0m 3.6m 7.2m 10.8m 14.4m			A LensArc E contact@lensarc.com.au W lensarc.com.au	DA-017 Rev. 4	